

**JOINT**  
**PUBLIC NOTICE**

CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107  
and  
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
Water Quality Certification and Wetlands Section  
2600 Bull Street  
Columbia, South Carolina 29201

REGULATORY DIVISION  
Refer to: P/N SAC-2006-01075

16 MARCH 2017

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et. seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Mr. ROBERT MALLARD**  
**INDUSTRIAL VENTURES, LLC**  
**C/O MR. JUDD GOFF**  
**RED BAY ENVIRONMENTAL**  
**720 HAWKSBILL COURT**  
**MOUNT PLEASANT, SC 29464**

for a permit to place fill material in

**FRESHWATER WETLANDS**

for development of the site for construction of a heavy commercial/industrial facility that is in-kind with land uses in the immediate vicinity.

The project site is located on the western side of Folly Road at 1488 Folly Road, on James Island, Charleston County, South Carolina, Charleston County, South Carolina (Latitude: 32.7117°N, Longitude: -79.9658°W), James Island Quadrangle.

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 1.3 acres of freshwater wetlands for development of the site. In detail, the applicant has stated that the impacts are required to construct access roads, building pads and associated parking as shown on the attached plans. The applicant has stated that the impacts are unavoidable due to the location of the wetlands in the center of the project site. PLEASE NOTE: This project was previously permitted under permit #SAC- 2007-01075-2IR, however was not constructed due to the economy. As mitigation for the proposed impacts, the proposes to use 6.6 non-buffer enhancement/restoration credits purchased for the previous authorization with an additional 5.1 credits to be purchased for a total of 11.7 credits to be purchased from the Pigeon Pond Mitigation Bank. The purpose of the proposed work is for commercial/industrial development of the site.

**NOTE: This public notice and associated plans are available on the Corps' website at:**  
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project will not impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information that the project will have no effect on any federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36

C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

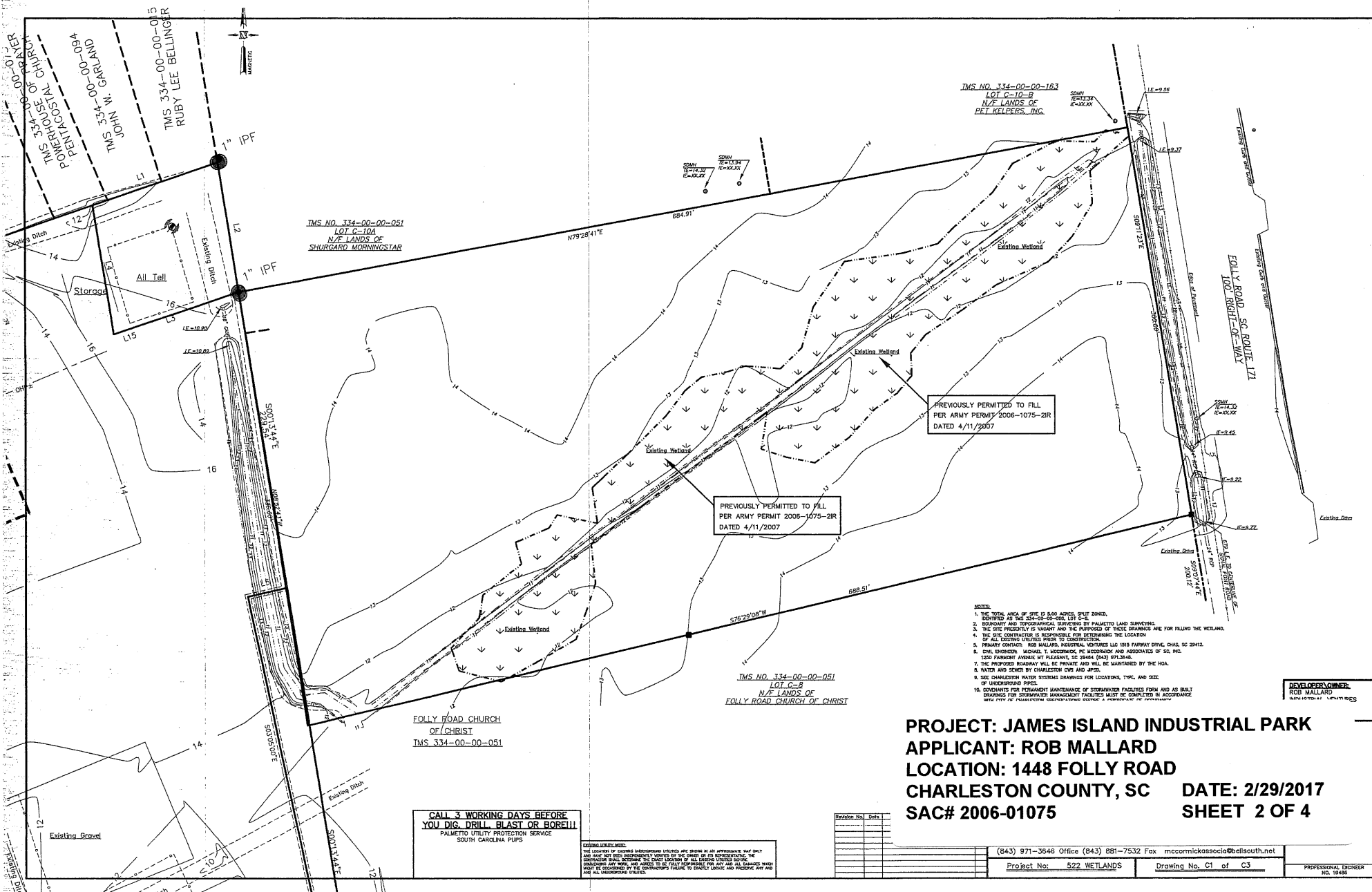
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107**

If there are any questions concerning this public notice, please contact Mary Hope Green, at (843) 329-8044 or toll free at 1-866-329-8187.





TMS NO. 334-00-00-051  
LOT C-10A  
N/E LANDS OF  
SHURGARD MORNINGSTAR

TMS NO. 334-00-00-163  
LOT C-10-B  
N/E LANDS OF  
PRT KELEKERS, INC.

PREVIOUSLY PERMITTED TO FILL  
PER ARMY PERMIT 2006-1075-2IR  
DATED 4/11/2007

PREVIOUSLY PERMITTED TO FILL  
PER ARMY PERMIT 2006-1075-2IR  
DATED 4/11/2007

TMS NO. 334-00-00-051  
LOT C-8  
N/E LANDS OF  
FOLLY ROAD CHURCH OF CHRIST

FOLLY ROAD CHURCH  
OF CHRIST  
TMS 334-00-00-051

CALL 3 WORKING DAYS BEFORE  
YOU DIG, DRILL, BLAST OR BORE!!!  
PALMETTO UTILITY PROTECTION SERVICE  
SOUTH CAROLINA PUPS

**EXISTING UTILITY NOTES:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO CHECK LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

- NOTES:**
1. THE TOTAL AREA OF SITE IS 8.00 ACRES, SPLIT ZONED.
  2. BOUNDARY AND TOPOGRAPHICAL SURVEYS BY PALMETTO LAND SURVEYING.
  3. THE SITE PREVIOUSLY IS VACANT AND THE PURPOSES OF THESE DRAWINGS ARE FOR FILLING THE WETLAND.
  4. THE SITE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  5. PRIMARY CONTRACTOR: ROB MALLARD INDUSTRIAL VENTURES LLC 1315 FARROW DRIVE, CHAS, SC 29412.
  6. CIVIL ENGINEER: MICHAEL T. WOODRUM, PE ARCHITECTS AND ASSOCIATES OF SC, INC. 1320 FARROW AVENUE MT PLEASANT, SC 29464 (843) 871-3446.
  7. THE PROPOSED ROADWAY WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
  8. PLOTS AND SPACES BY CHARLESTON CIVIL AND ARCH.
  9. SEE CHARLESTON WATER SYSTEMS DRAWINGS FOR LOCATIONS, TYPES, AND SIZES OF UNDERGROUND SPIES.
  10. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON RESOLUTIONS BECAUSE A PORTION OF THE JOBSITE IS

**DEVELOPER/OWNER:**  
ROB MALLARD  
INDUSTRIAL VENTURES

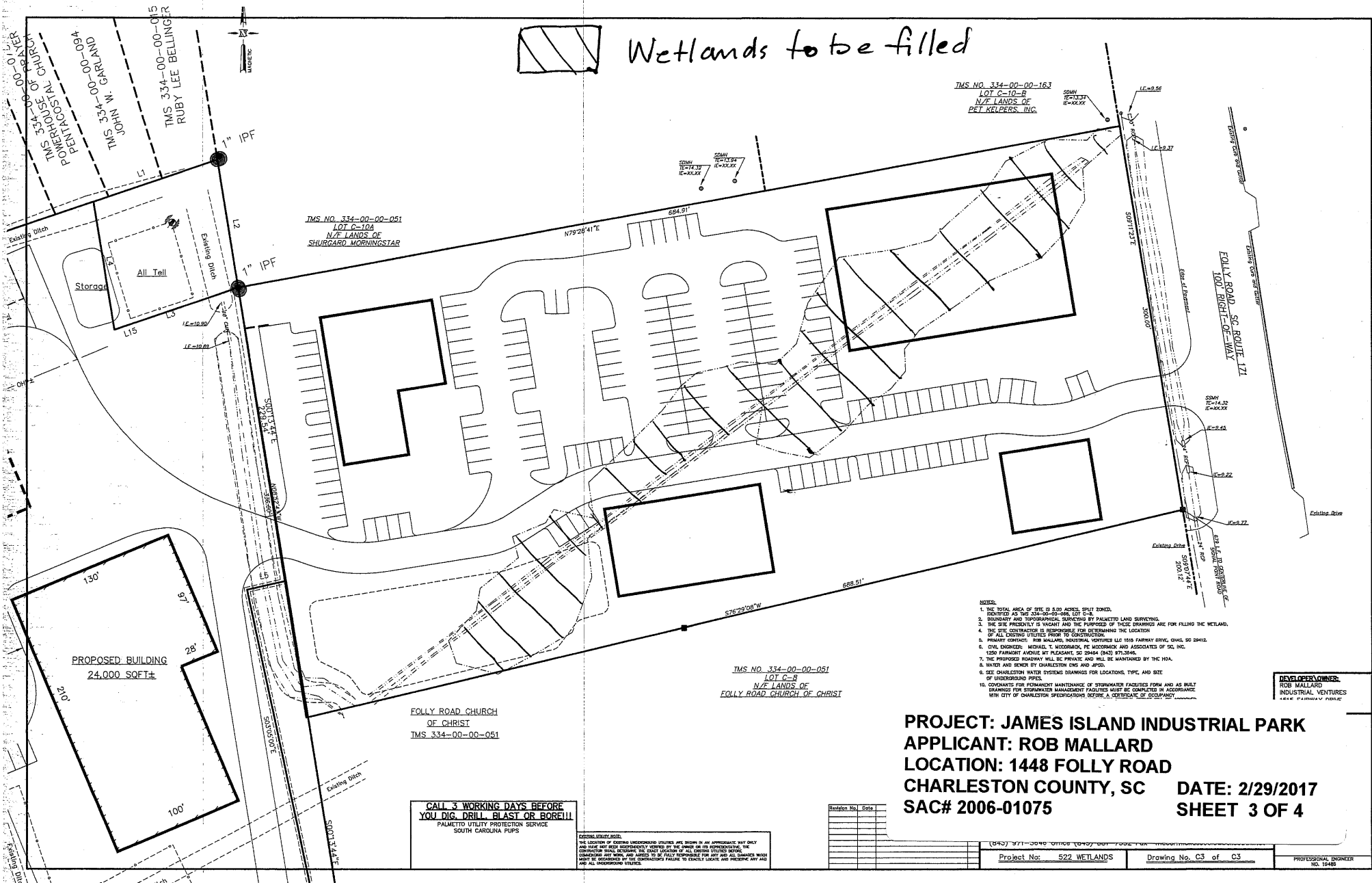
**PROJECT: JAMES ISLAND INDUSTRIAL PARK**  
**APPLICANT: ROB MALLARD**  
**LOCATION: 1448 FOLLY ROAD**  
**CHARLESTON COUNTY, SC**      **DATE: 2/29/2017**  
**SAC# 2006-01075**      **SHEET 2 OF 4**

Revision No.	Date

(843) 971-3646 Office (843) 881-7532 Fax mccormickasocia@efsouth.net  
Project No: 522 WETLANDS      Drawing No. C1 of C3

PROFESSIONAL ENGINEER  
NO. 10486

 Wetlands to be filled



TMS NO. 334-00-00-163  
LOT C-10-B  
N/E LANDS OF  
PET KELLERS, INC.

TMS NO. 334-00-00-051  
LOT C-10A  
N/E LANDS OF  
SHURGARD MORNINGSTAR

TMS NO. 334-00-00-051  
LOT C-9  
N/E LANDS OF  
FOLLY ROAD CHURCH OF CHRIST

FOLLY ROAD CHURCH  
OF CHRIST  
TMS. 334-00-00-051

PROPOSED BUILDING  
24,000 SQFT±

- NOTES:
1. THE TOTAL AREA OF SITE IS 8.59 ACRES, SPLIT ZONED.
  2. BOUNDARY AND TOPOGRAPHICAL SURVEYING BY PALMETTO LAND SURVEYING.
  3. THE SITE PRESENTLY IS VACANT AND THE PURPOSE OF THESE DRAWINGS ARE FOR FILLING THE WETLAND.
  4. THE SITE CONTAINING IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  5. PRIMARY CONTRACTOR: ROB MALLARD INDUSTRIAL VENTURES LLC 1555 FAIRMAY DRIVE, CHAR, SC 29412.
  6. CIVIL ENGINEER: MICHAEL T. MCCORMACK, PE MCCORMACK AND ASSOCIATES OF SC, INC. 1220 FAIRMONT AVENUE, RT. 16, SCARLETT, SC 29584 (843) 871-3046.
  7. THE PROPOSED ROADWAY WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
  8. WATERS AND SEWER BY CHARLESTON ONE AND AID.
  9. SEE CHARLESTON WATER SYSTEMS DRAWINGS FOR LOCATIONS, TYPE, AND SIZE OF UNDERGROUND PIPES.
  10. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON PROVISIONS, SECTION 1.4, SUBSECTION 1.4.2 (2007/2007).

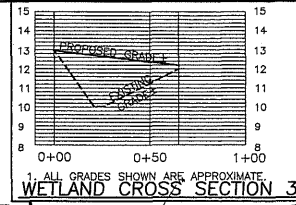
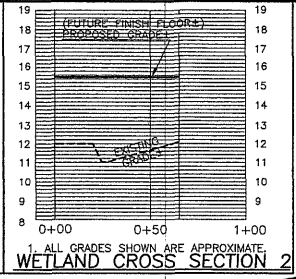
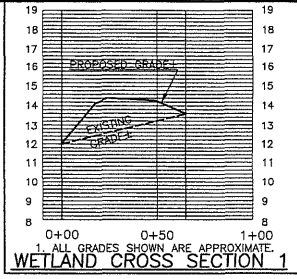
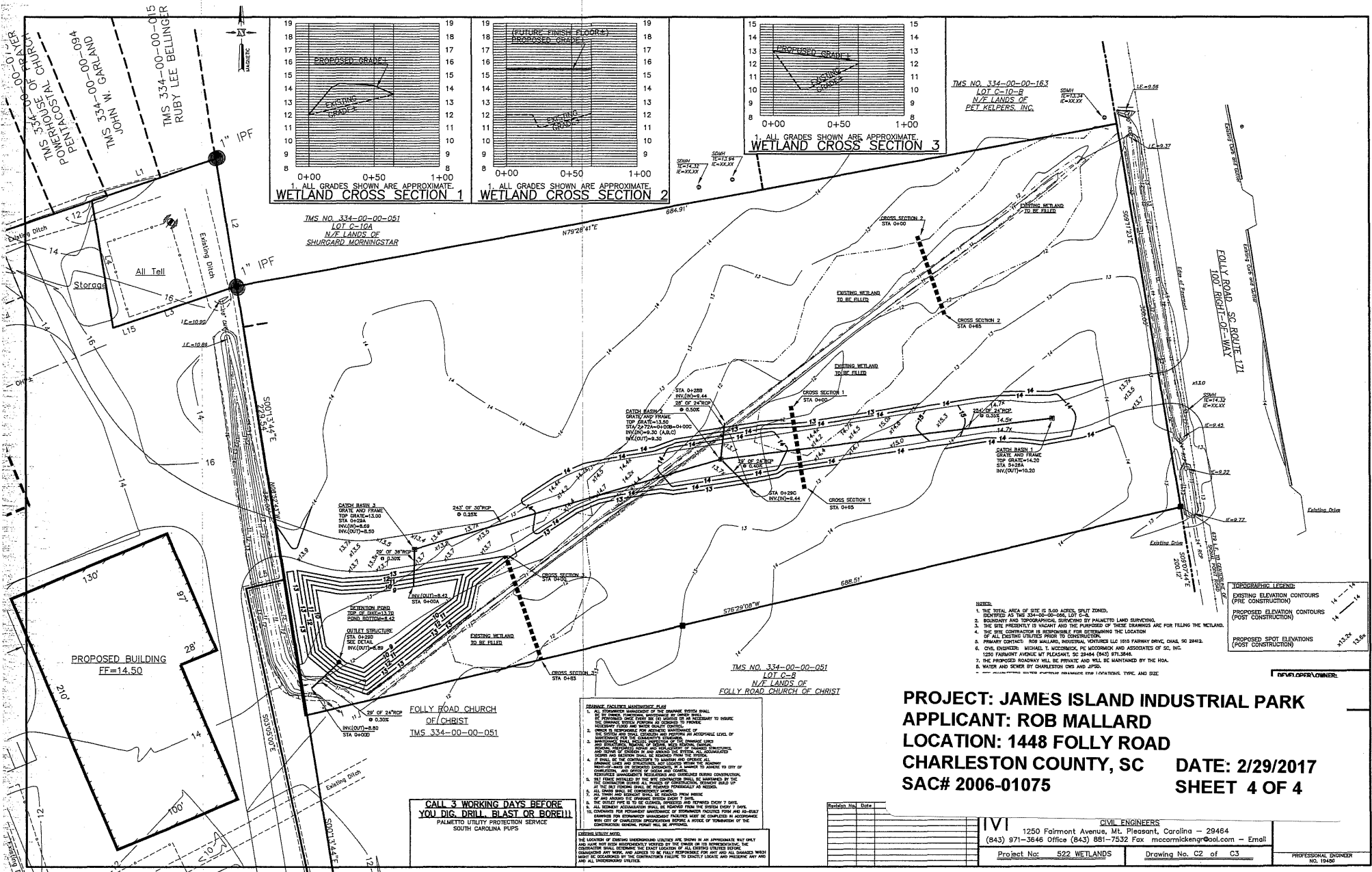
DESIGNER/OWNER:  
ROB MALLARD  
INDUSTRIAL VENTURES  
1555 FAIRMAY DRIVE

**PROJECT: JAMES ISLAND INDUSTRIAL PARK**  
**APPLICANT: ROB MALLARD**  
**LOCATION: 1448 FOLLY ROAD**  
**CHARLESTON COUNTY, SC**      **DATE: 2/29/2017**  
**SAC# 2006-01075**                      **SHEET 3 OF 4**

CALL 3 WORKING DAYS BEFORE  
YOU DIG, DRILL, BLAST OR BORE!!!  
PALMETTO UTILITY PROTECTION SERVICE  
SOUTH CAROLINA PUPS

**CONTRACTOR NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFY BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING ANY WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE OR PROTECT ANY AND ALL UNDERGROUND UTILITIES.

Revision No.	Date



TMS NO. 334-00-00-163  
LOT C-10-B  
N/E LANDS OF  
PET KEEPLERS, INC.

TMS NO. 334-00-00-051  
LOT C-10A  
N/E LANDS OF  
SHURGARD MORNINGSTAR

TMS NO. 334-00-00-051  
LOT C-5  
N/E LANDS OF  
FOLLY ROAD CHURCH OF CHRIST

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PALMETTO UTILITY PROTECTION SERVICE  
SOUTH CAROLINA PUPS

**STORMWATER FACILITIES MAINTENANCE PLAN**

1. ALL STORMWATER FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

A. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

B. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

C. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

D. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

E. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

F. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

G. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

H. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

I. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

J. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

K. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

L. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

M. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

N. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

O. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

P. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

Q. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

R. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

S. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

T. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

U. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

V. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

W. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

X. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

Y. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

Z. ALL STORMWATER FACILITIES SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING.

- NOTES:**
1. THE TOTAL AREA OF SITE IS 8.00 ACRES, SPLIT ZONED.
  2. IDENTIFIED AS THE 334-00-00-166, LOT C-2.
  3. ROADWAY AND TOPOGRAPHICAL SURVEYS BY PALMETTO LAND SURVEYING.
  4. THE SITE CONSTRUCTION IS RESPONSIBLE FOR ESTABLISHING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  5. PRIMARY CONTRACTOR: ROB MALLARD INDUSTRIAL WORKSPACES LLC 1815 FAIRMWAY DRIVE, CHAS. SC 29442.
  6. CIVIL ENGINEER: MICHAEL T. MCCORMICK, P.E. MCCORMICK AND ASSOCIATES OF SC, INC. 1200 FAIRMONT AVENUE MT. PLEASANT, SC 29524 (DAS) 871.2846.
  7. THE PROPOSED ROADWAY WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
  8. WATER AND SEWER BY QUANTLETON O&A AND JPOD.
  9. ALL UTILITIES SHALL BE MAINTAINED PER THE LOCATION, TYPE, AND SIZE.

**TOPOGRAPHIC LEGEND:**

EXISTING ELEVATION CONTOURS  
(PRE CONSTRUCTION)

PROPOSED ELEVATION CONTOURS  
(POST CONSTRUCTION)

PROPOSED SPOT ELEVATIONS  
(POST CONSTRUCTION)

42.50' 43.50'

**PROJECT: JAMES ISLAND INDUSTRIAL PARK**  
**APPLICANT: ROB MALLARD**  
**LOCATION: 1448 FOLLY ROAD**  
**CHARLESTON COUNTY, SC**      **DATE: 2/29/2017**  
**SAC# 2006-01075**      **SHEET 4 OF 4**

**IVI**      1250 Fairmont Avenue, Mt. Pleasant, Carolina - 29464  
(843) 971-3646 Office (843) 881-7532 Fax      mcco@ivie.com      Email

Project No: 522 WETLANDS      Drawing No. C2 of C3      PROFESSIONAL ENGINEER  
NO. 10480