

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
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N # 2005-2W-233-P

August 12, 2005

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

**INDUSTRIAL VENTURES LLC
C/O MICHAEL ANDERSEN
TIDEWATER ENVIRONMENTAL SERVICES, INC.
POST OFFICE BOX 865
JOHNS ISLAND, SOUTH CAROLINA 29547-0865**

for a permit to place fill in wetlands in an area adjacent to the

STONO RIVER

at a location on Hwy 171 near Riverland on James Island, Charleston County, South Carolina (Latitude: 32.71083 N; Longitude: 79.96472 W).

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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, SEPTEMBER 12, 2005

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

The proposed work consists of filling 0.86 acres comprised of a jurisdictional ditch and associated wetlands to facilitate the construction of a business park, while avoiding large oaks that are located throughout the project area. The applicant proposes to buy 6.5 mitigation credits from an approved mitigation bank.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

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 the Coastal Zone Management Program (15 CFR 930). 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 would impact 0.86 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our 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). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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 and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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

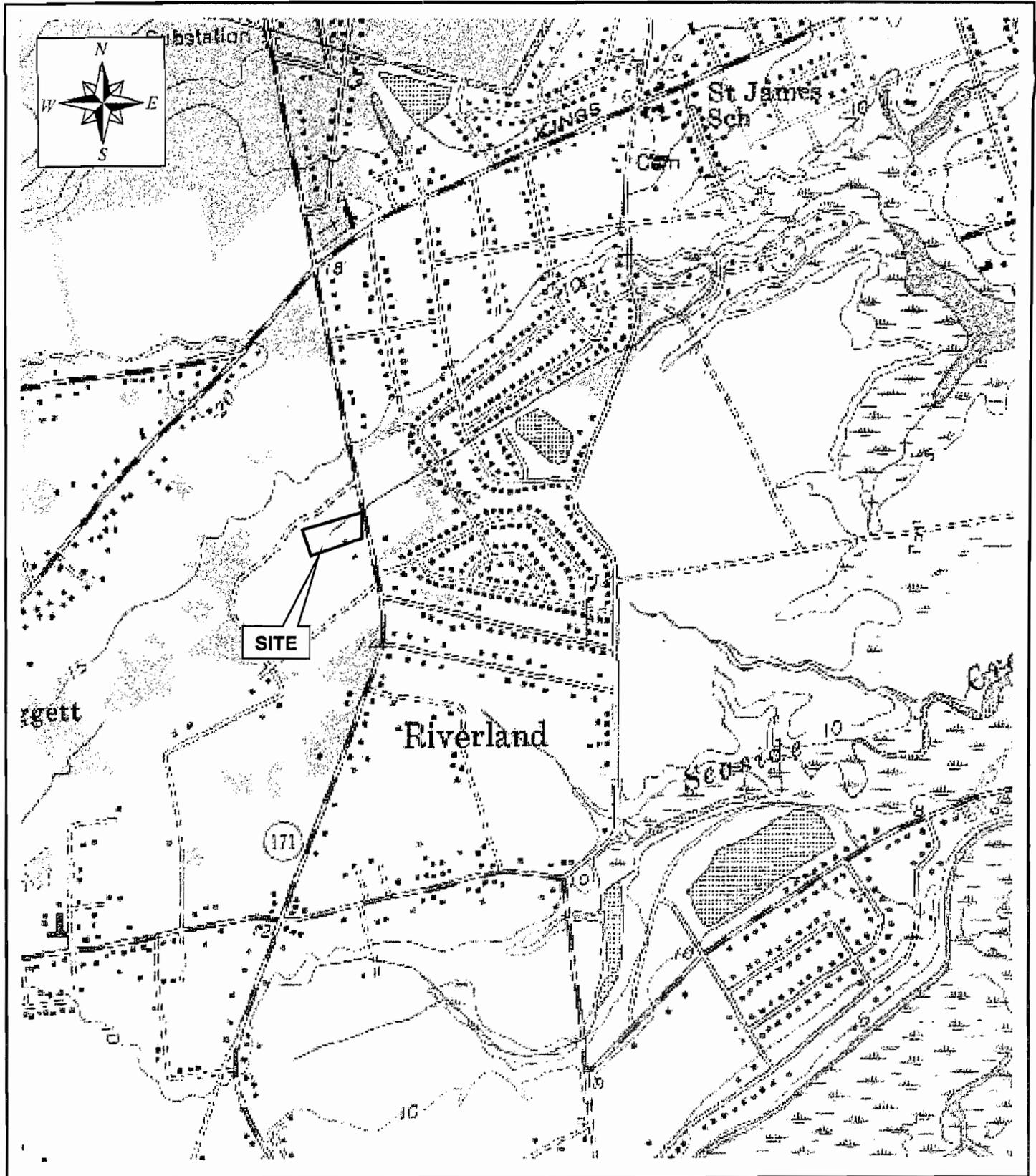
may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline 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 of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers 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 of Engineers 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.

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



Robin D. Collier-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



PURPOSE: JAMES ISLAND BUSINESS PARK

ADJACENT PROPERTY OWNERS:
1. SEE ATTACHED

SURVEY DATUM: UTM

FIGURE 1
SITE LOCATION MAP
1"=2000'



APPLICANT
INDUSTRIAL VENTURES LLC

PROPOSED: WETLAND FILL

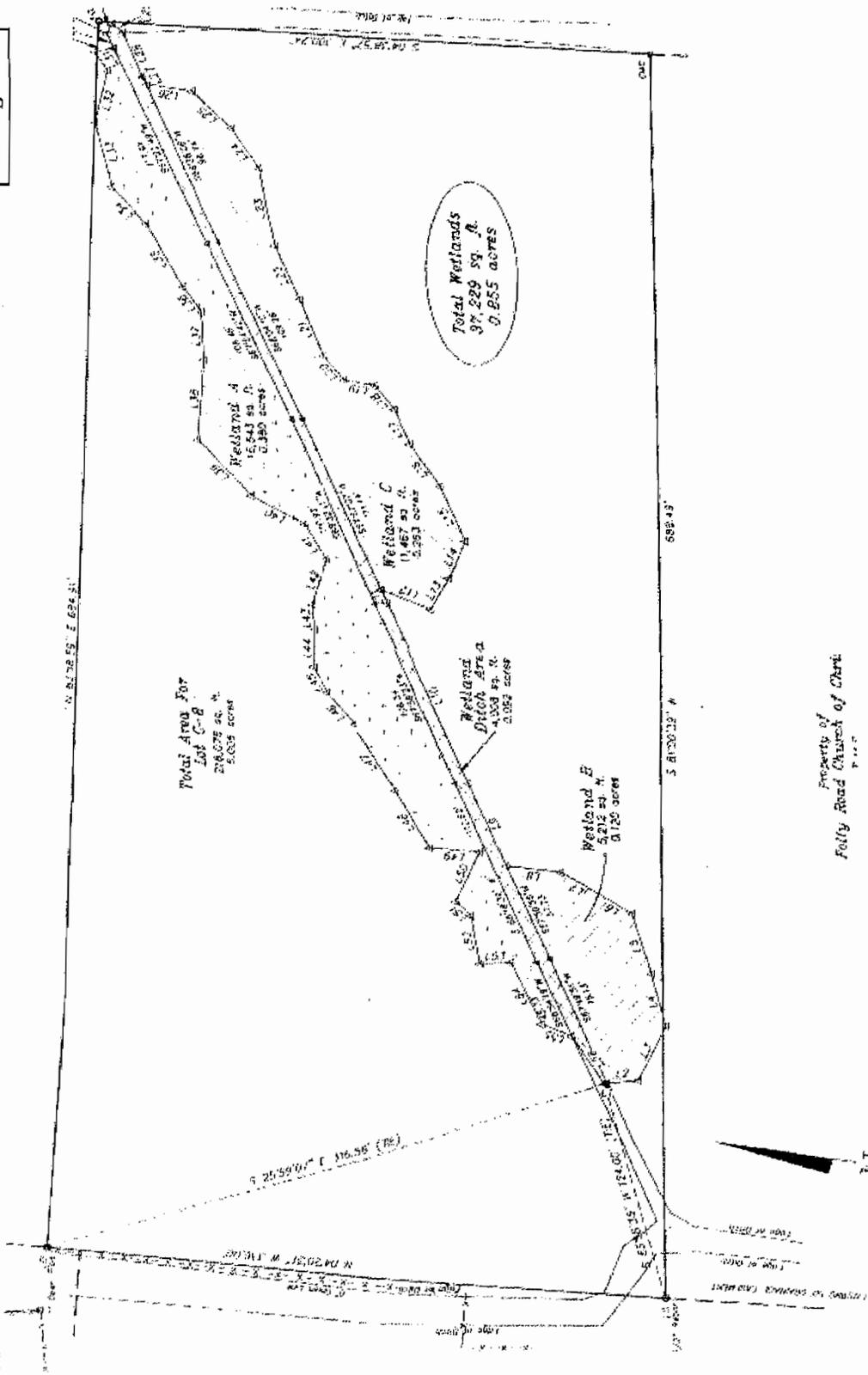
AT: FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

IN: JURISDICTIONAL WETLAND

COUNTY: CHARLESTON

SHEET: 1 OF 5

DATE: 06/21/05



Property of
Folly Road Church of Christ
P.O. #

PURPOSE: JAMES ISLAND BUSINESS PARK

ADJACENT PROPERTY OWNERS:
1. SEE ATTACHED

SURVEY DATUM: UTM

FIGURE 2
SITE MAP

1" = approx. 100'

0' 1000' 2000' 4000'



APPLICANT
INDUSTIRAL VENTURES LLC

PROPOSED: WETLAND FILL

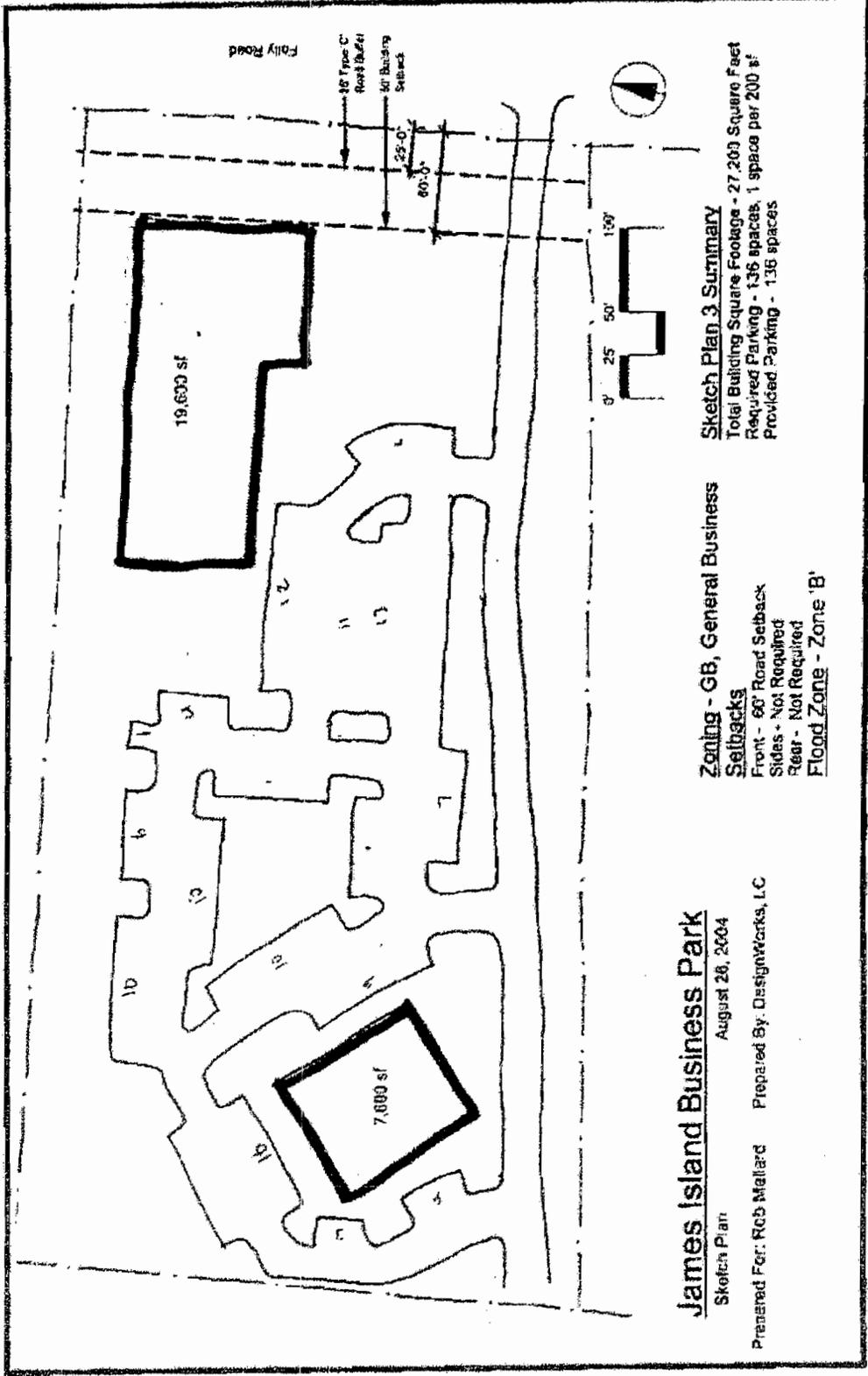
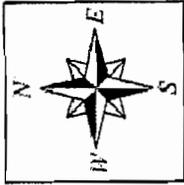
AT: FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

IN: JURISDICTIONAL WETLAND

COUNTY: CHARLESTON

SHEET: 2 OF 5

DATE: 06/21/05



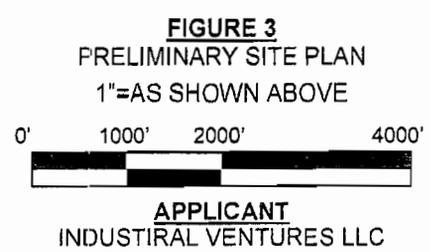
Sketch Plan 3 Summary
 Total Building Square Footage - 27,200 Square Feet
 Required Parking - 136 spaces, 1 space per 200 sf
 Provided Parking - 136 spaces

Zoning - GB, General Business
Setbacks
 Front - 60' Road Setback
 Sides - Not Required
 Rear - Not Required
Flood Zone - Zone 'B'

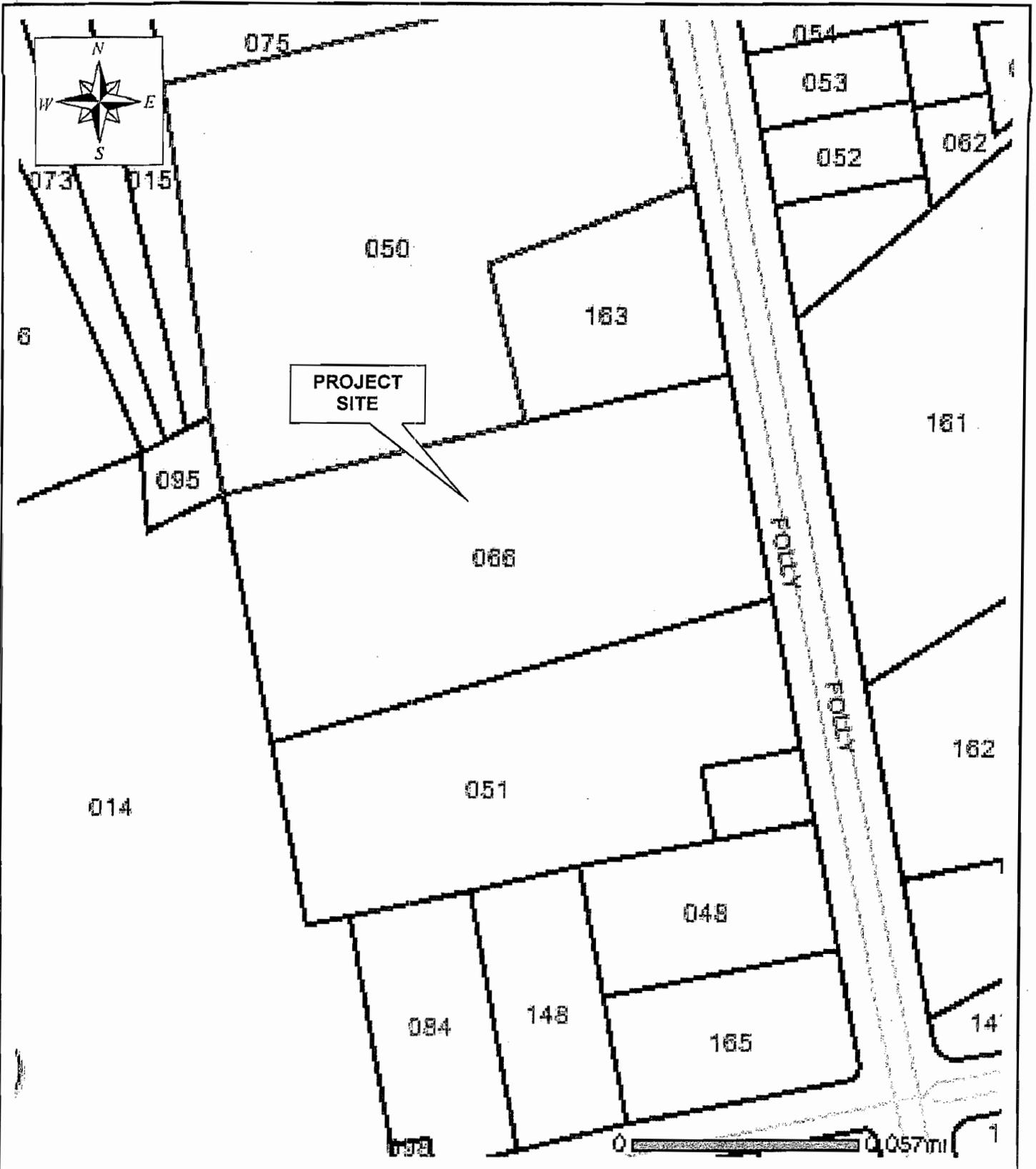
James Island Business Park
 Sketch Plan
 August 26, 2004

Prepared For: Rob Mallard Prepared By: DesignWorks, L.C.

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ADJACENT PROPERTY OWNERS:
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SURVEY DATUM: UTM



PROPOSED: WETLAND FILL
AT: FOLLY ROAD
 CHARLESTON, SOUTH CAROLINA
IN: JURISDICTIONAL WETLAND
COUNTY: CHARLESTON
SHEET: 3 OF 5 **DATE:** 06/21/05



PURPOSE: JAMES ISLAND BUSINESS PARK

ADJACENT PROPERTY OWNERS:
1. SEE ATTACHED

SURVEY DATUM: UTM

FIGURE 4
TAX MAP

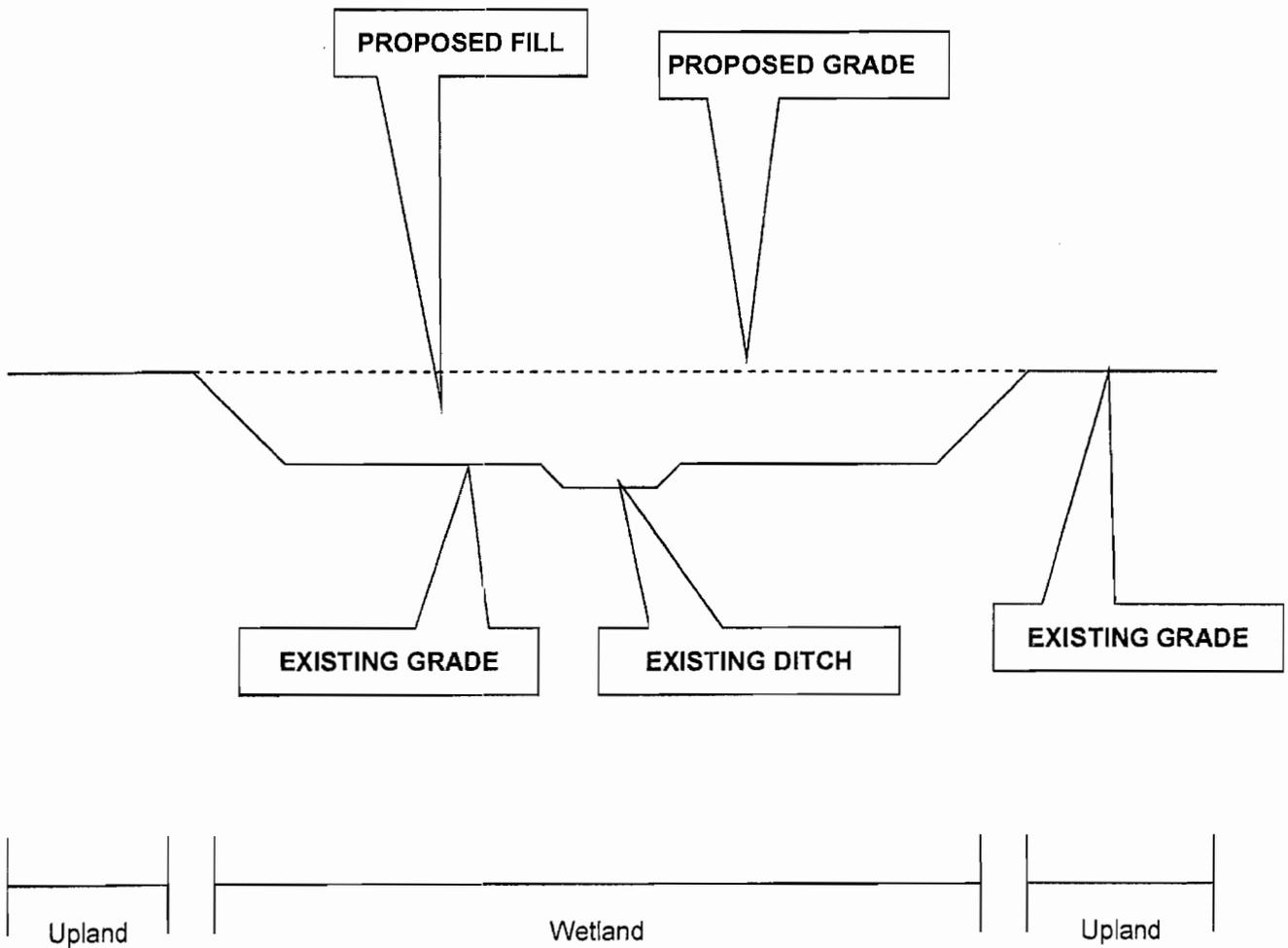
1"=150'



APPLICANT
INDUSTRIAL VENTURES LLC

PROPOSED: WETLAND FILL
AT: FOLLY ROAD
CHARLESTON, SOUTH CAROLINA
IN: JURISDICTIONAL WETLAND
COUNTY: CHARLESTON

SHEET: 4 OF 5 DATE: 06/21/05



PURPOSE: JAMES ISLAND BUSINESS PARK

ADJACENT PROPERTY OWNERS:
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SURVEY DATUM: UTM

FIGURE 5
TYPICAL CROSS SECTION
1"=NTS

APPLICANT
INDUSTRIAL VENTURES LLC

PROPOSED: WETLAND FILL
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CHARLESTON, SOUTH CAROLINA
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COUNTY: CHARLESTON
SHEET: 5 OF 5 **DATE:** 06/21/05

Wetland System

Required Wetland Mitigation Credits						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Lost Type	2					
Priority Category	0.5					
Existing Condition	0.1					
Duration	2					
Dominant Impact	3					
Cumulative Impact	0	0.043	0.043	0.043	0.043	0.043
Sum of r Factors (R)	7.6	0.043	0.043	0.043	0.043	0.043
Impacted Area (Acres) (AA)	0.86					
R x AA=	6.536	0	0	0	0	0
Total Impacted Area:						0.86
Total Required Credits = $\Sigma (M \times A)$:						6.54

Wetland Restoration and/or Enhancement						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Net Improvement	0	0	0			
Control	0	0	0			
Temporal Lag	0	0	0			
Credit Schedule	0	0	0			
Kind	0	0	0			
Location	0	0	0			
Sum of m Factors (M)	0	0	0	0	0	0
Buffer-Only Enhancement	yes	no	no	no	no	no
Mitigation Area (Acres) (AA)	0	0	0			
M x A=	0	0	0	0	0	0
					Acres	Credits
Restoration/Enhancement Area:					0.00	0.00
Buffer-Only Enhancement Area:					0.00	0.00
Total Restoration/Enhancement = $\Sigma (M \times A)$:					0.00	0.00

Wetland Preservation						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Priority Category	0					
Existing Condition	0					
Degree of Threat	0					
Control	0					
Kind	0					
Location	0					
Sum of m Factors (M)	0	0	0	0	0	0
Mitigation Area Acres (AA)	0					
M x A=	0	0	0	0	0	0
Total Preserved Area:						0.00
Total Preservation Credits = $\Sigma (M \times A)$:						0.00

Wetland Creation						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Vegetation						
Soil						
Control						
Temporal Lag						
Credit Schedule						
Kind						
Location						
Sum of m Factors (M)	0	0	0	0	0	0
Mitigation Area (Acres) (A)						
M x A=	0	0	0	0	0	0
Total Created Area:						0.00
Total Creation Credits = $\Sigma (M \times A)$:						0.00

Wetland Mitigation Summary			
I. Required Mitigation			
A.	Required Mitigation Credit (RMC):		6.536
II. Non-Banking Mitigation Credit Summary			
		Acres	Credits
B.	Creation:	0.00	0.00
C.	Restoration/Enhancement Area:	0.00	0.00
D.	Buffer-Only Enhancement Area:	0.00	0.00
E.	No Net Loss Non-Bank Mitigation = B+C+D:	0.00	0.00
F.	Preservation:	0.00	0.00
G.	Total Proposed Non-Bank Mitigation = E+F:	0.00	0.00
III. Banking Mitigation Credit Summary			
		Acres	Credits
H.	Creation:	0.00	0.00
I.	Restoration/Enhancement Area:	0.00	0.00
J.	Buffer-Only Enhancement Area:	0.00	0.00
K.	No Net Loss Bank Mitigation = H+I+J:	0.00	0.00
L.	Preservation:		
M.	Total Proposed Bank Mitigation = K+L:	0.00	0.00
IV. Grand Totals			
		Acres	Credits
N.	Total Preservation Mitigation = F+L:	0.00	0.00
O.	Total Non-Preservation Mitigation = E+K:	0.00	0.00
P.	Total Creation = B+H:	0.00	0.00
Q.	Buffer-Only Enhancement = C+I:	0.00	0.00
R.	Proposed Mitigation Credit = G+M:	0.00	0.00
V. Mitigation Checks			Result
Proposed Mitigation Credits (PMC) \geq Required Mitigation Credits (RMC)			no
PMCTotal-Non-Preservation \geq $\frac{1}{2}$ x RMC			no
PMCTotal-Creation + Restoration/Enhancement (Not Including Buffer-Only Enhancement) \geq $\frac{1}{4}$ RMC			no