

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
150 Executive Center Drive, Suite 205
Greenville, South Carolina 29615
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-2018-01621

June 8, 2021

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Mr. Raif Webster
VanTrust Real Estate LLC
775 Yard Street, Suite 300
Columbus, Ohio 43212

for a permit to build an automotive related distribution facility, associated parking lot, trailer parking spaces, and a stormwater detention basin in

unnamed tributaries of the North Tyger River

at a location north of Howell Road and east of Tyger River Drive in Duncan, Spartanburg County, South Carolina (Latitude: 34.910484°N, Longitude: 82.087224°W), Wellford Quad.

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 two tributaries for the proposed distribution facility. In detail, a French drain system consisting of geotextile fabric surrounding 400 cubic yards of #57 (crushed) stone with an eight-inch perforated pipe will be placed in 675 linear feet of an intermittent tributary and 470 linear feet of a perennial tributary. The applicant has

proposed to mitigate for impacts to wetlands and/or waters of the United States by buying credits from a USACE approved mitigation bank. The project purpose is to build an automotive related distribution facility and its attendant features.

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. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. 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 would impact 1,145 linear feet of freshwater habitat well inland of 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 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.

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.

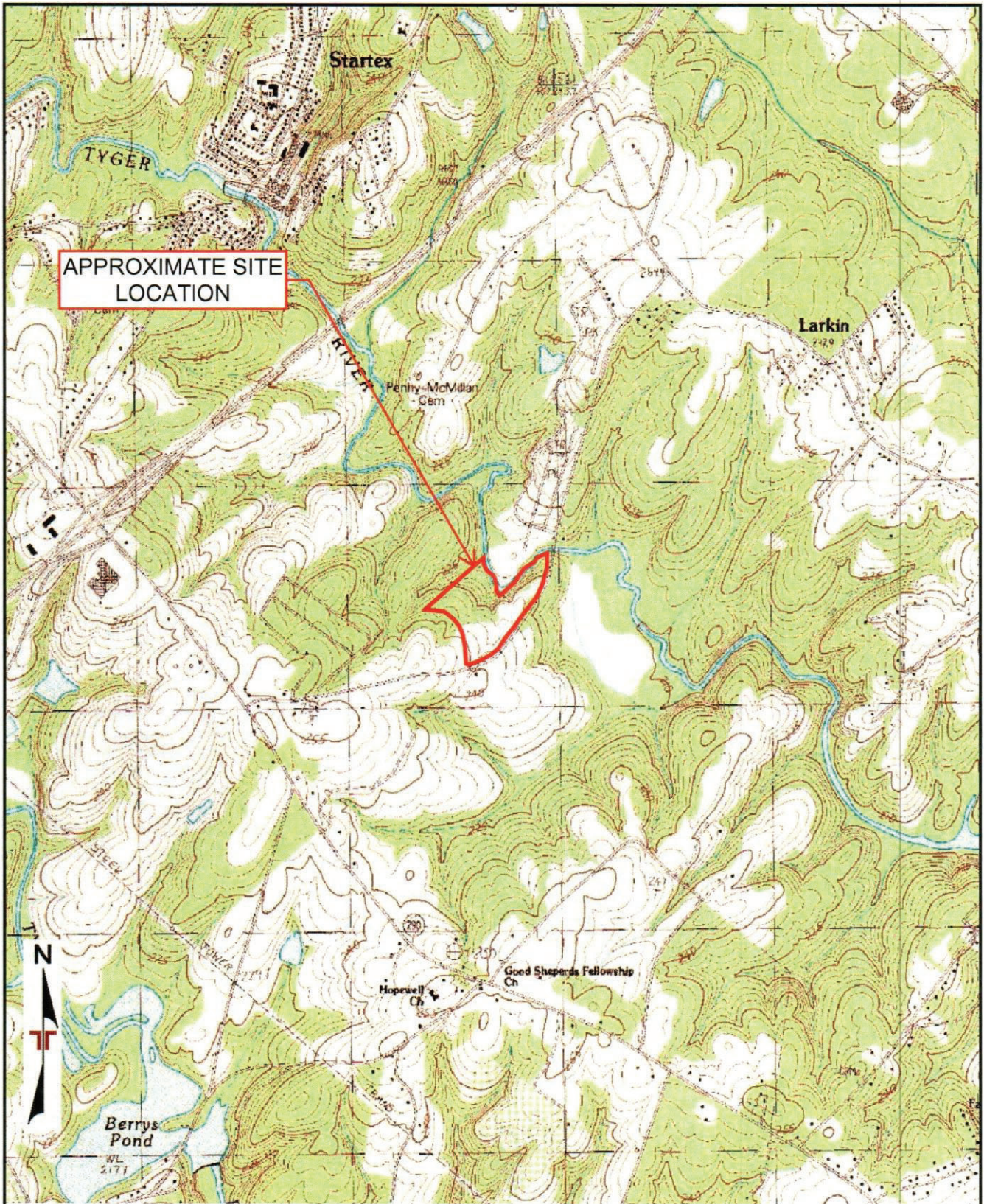
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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. 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
150 Executive Center Drive, Suite 205
Greenville, South Carolina 29615**

If there are any questions concerning this public notice, please contact Adrianna E. Krzywicka, Project Manager, at (864) 609-4325, or by email at Adrianna.E.Krzywicka@usace.army.mil.



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: WELLFORD, SC (1/1/1983).

Project Manager:	KW	Project No.	86187118
Drawn by:	KW	Scale:	1"=2,000'
Checked by:	JB	File Name:	N/A
Approved by:	JR/KW	Date:	JULY 2018

Terracon
 72 Pointe Cir
 Greenville, SC 29615-3506

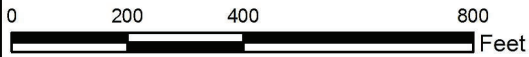
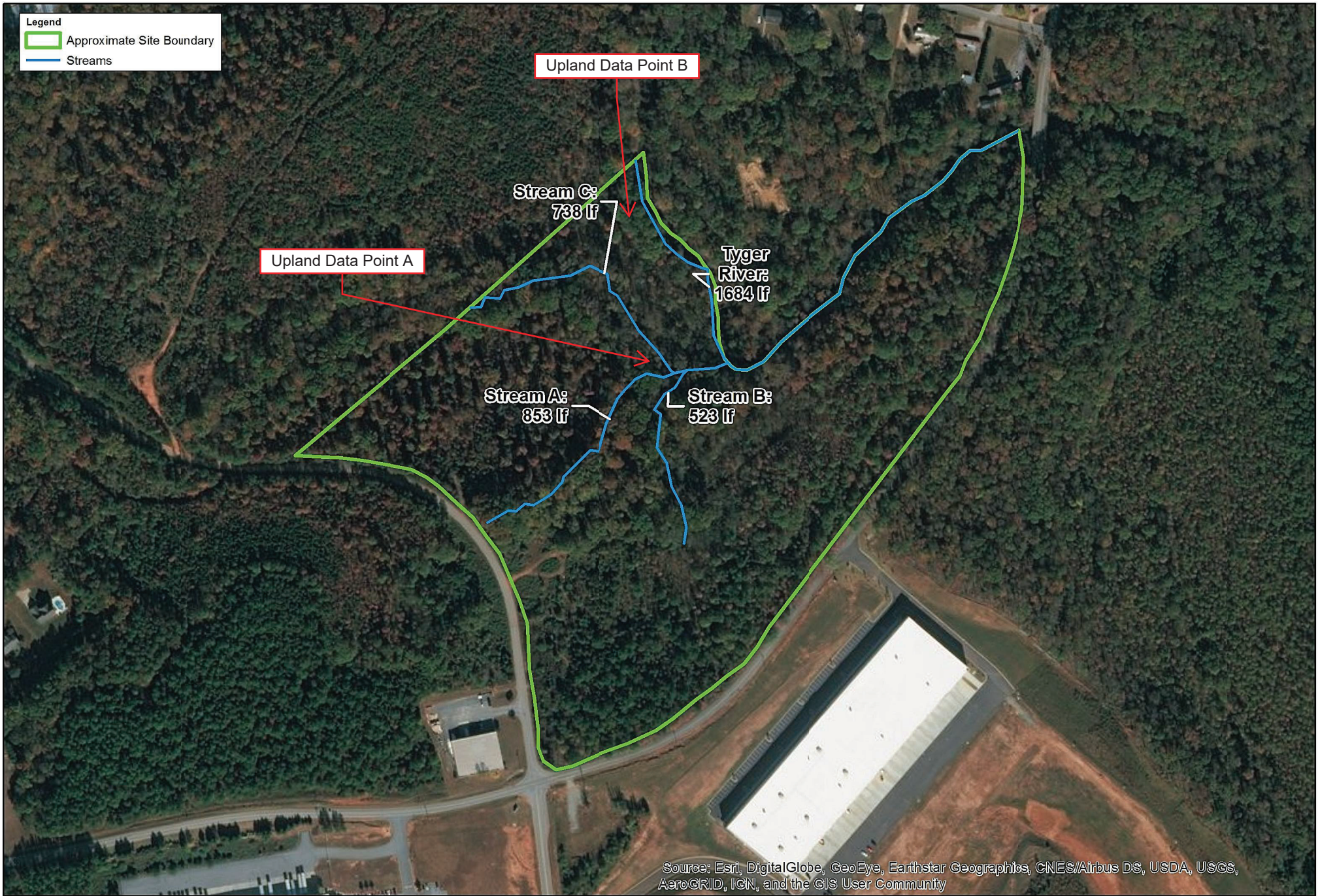
TOPOGRAPHIC MAP

Hillside Site Q
 Howell Road and Tyger River Drive
 Duncan, SC

Exhibit	1
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Legend

- Approximate Site Boundary
- Streams



1:4,000



Project No.	86187118
Drawn By:	MDP
Approved By:	JWB
Date:	8/1/2018

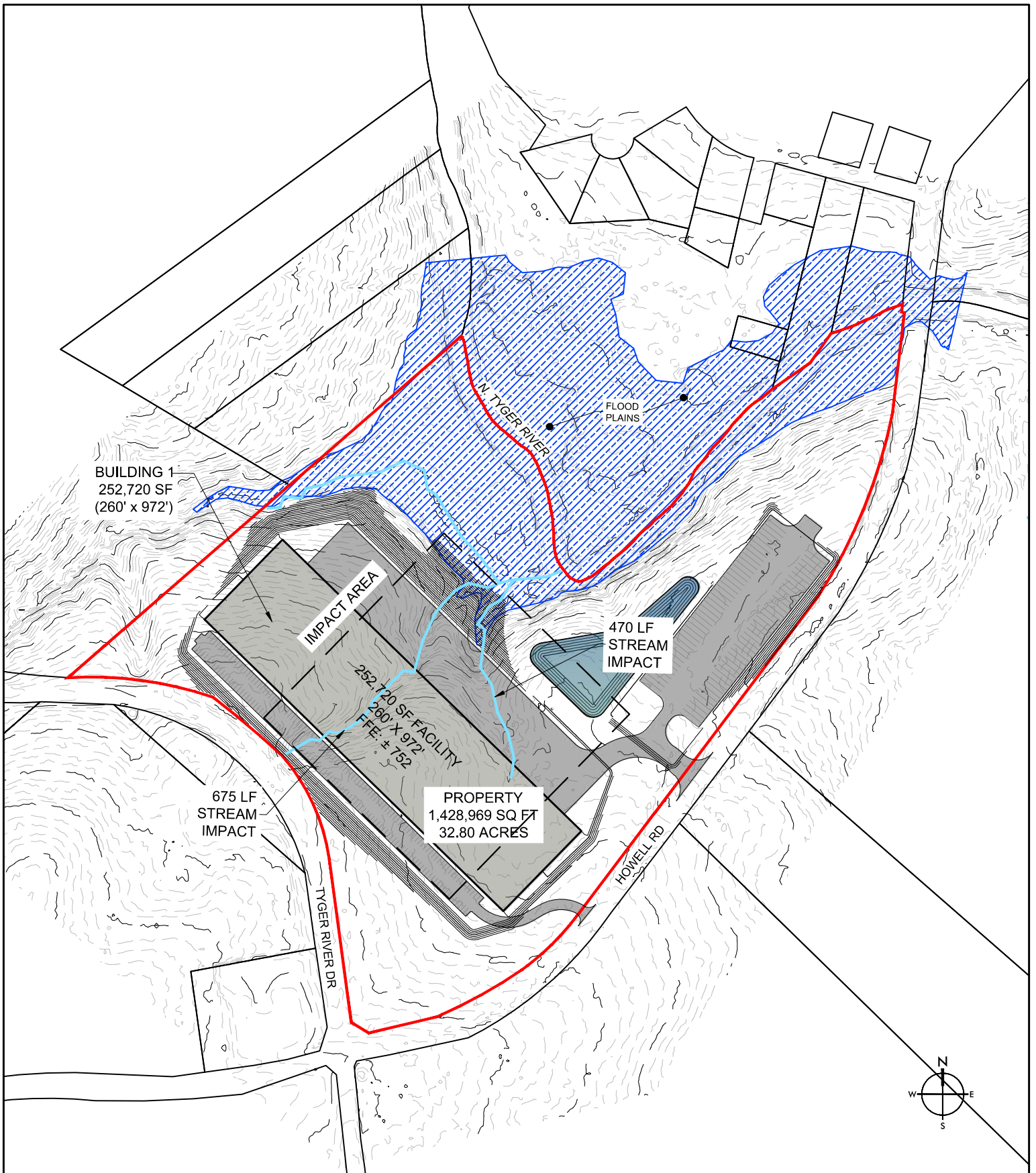
Terracon
Consulting Engineers & Scientists

72 Pointe Circle
Greenville, SC 29315
PH: (864) 292-2901 FAX: (864) 292-6361

Wetland Delineation Map

Hillside Site Q
Howell Road and Tyger River Drive
Duncan, Spartanburg County, South Carolina

Exhibit
6



BUILDING 1
252,720 SF
(260' x 972')

IMPACT AREA

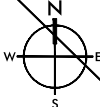
470 LF
STREAM
IMPACT

675 LF
STREAM
IMPACT

PROPERTY
1,428,969 SQ FT
32.80 ACRES

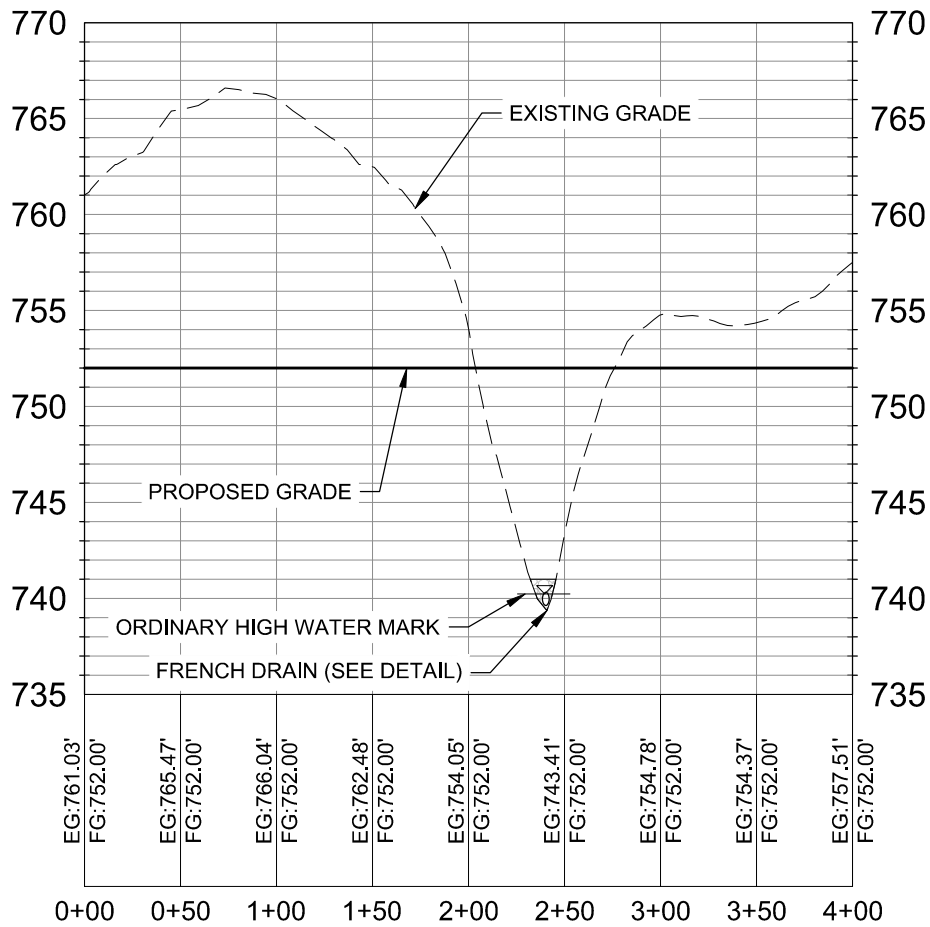
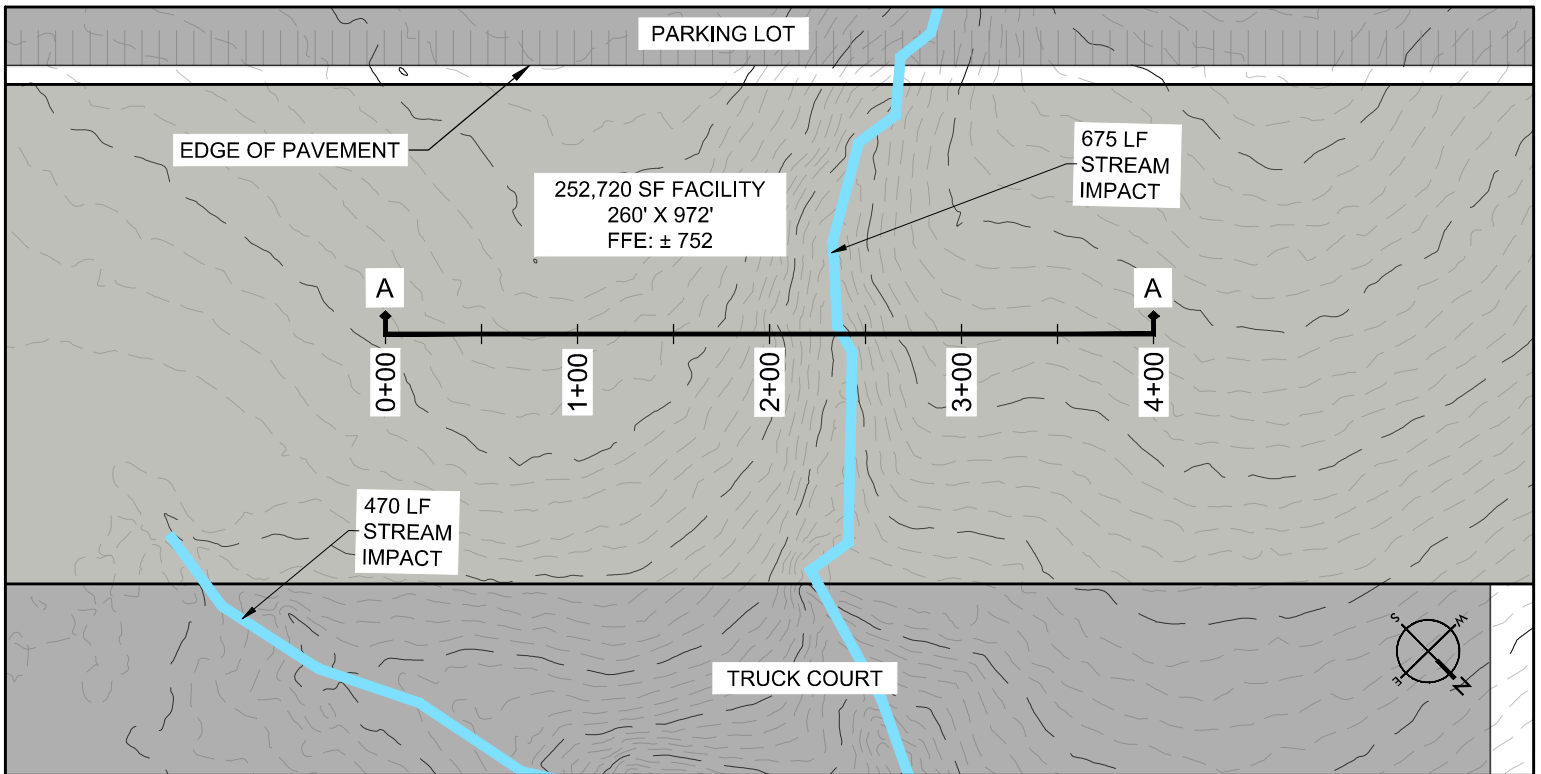
TYGER RIVER DR

HOWELL RD



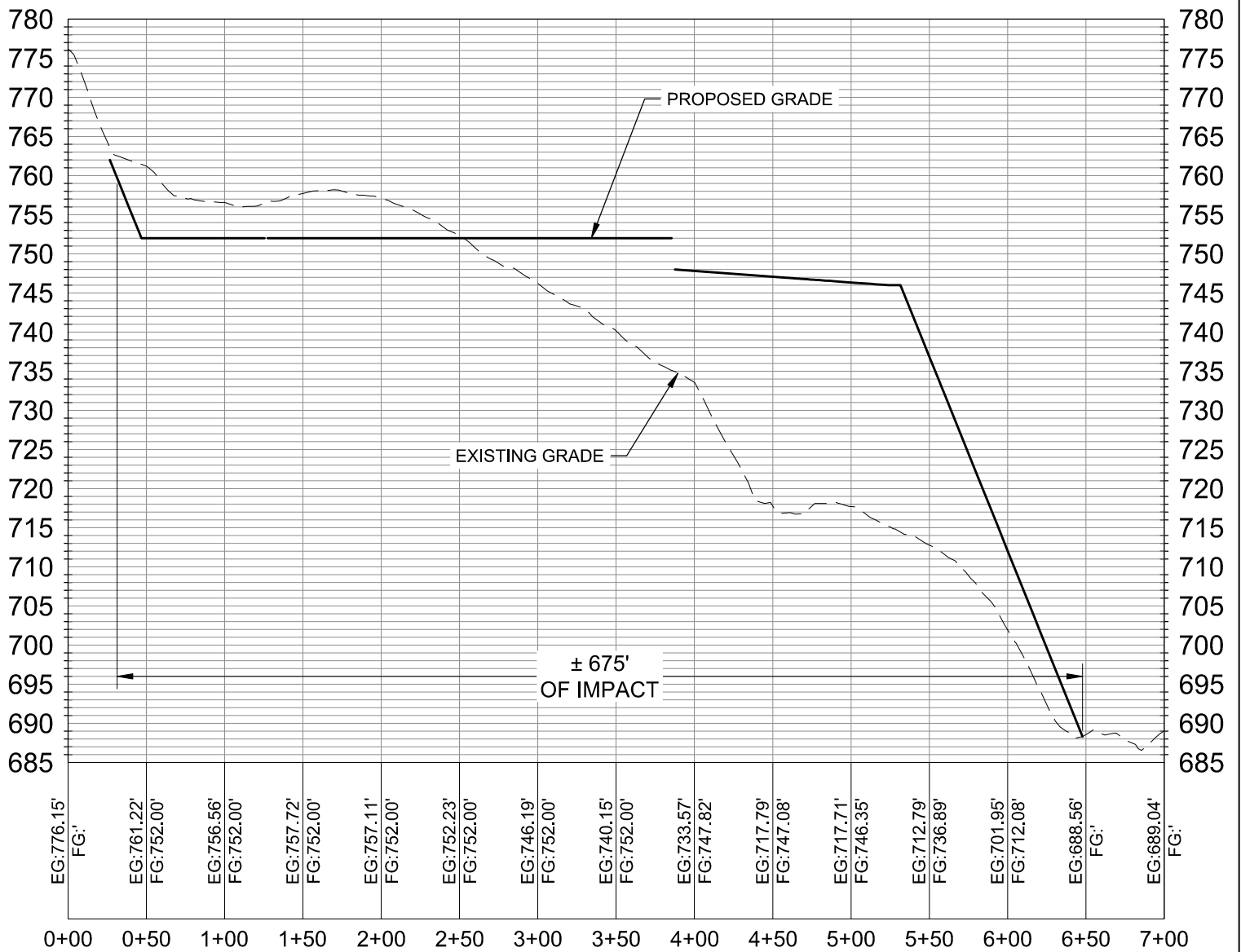
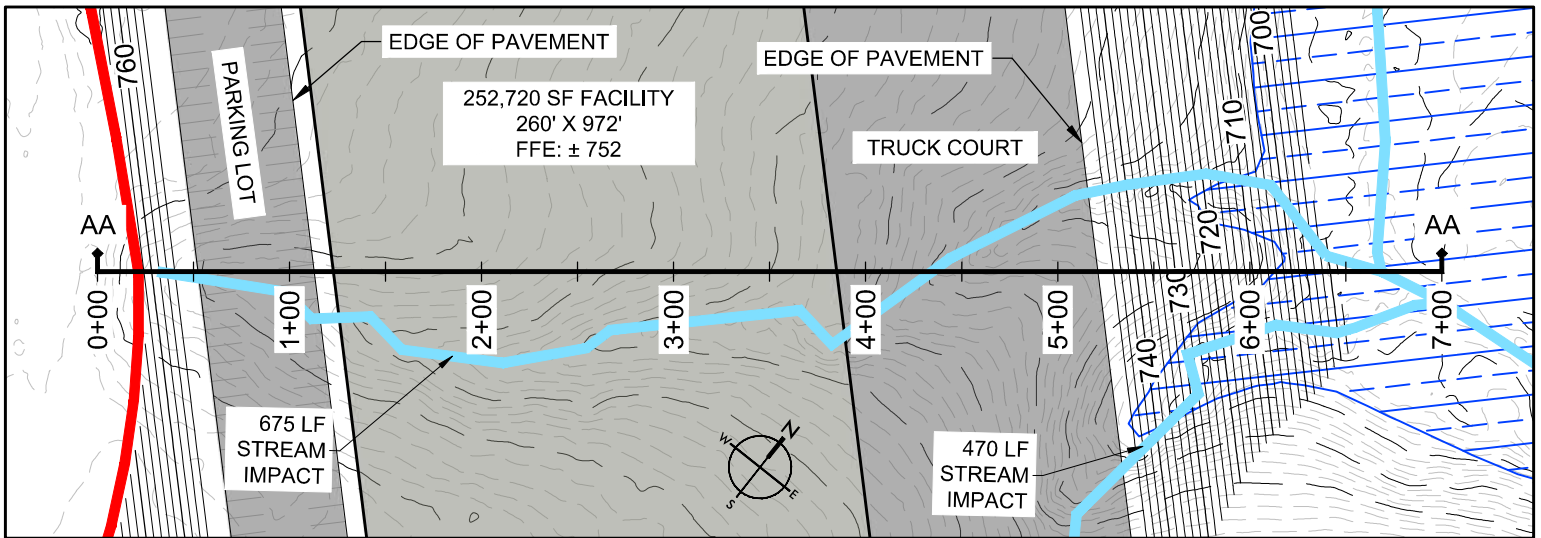
PROJECT NAME: HILLSIDE VANTRUST
 PROJECT #: GR3282
 DATE: 02/18/2020
 SCALE: 1" = 300'

OVERALL
 PROJECT
 AREA VIEW



PROJECT NAME: HILLSIDE VANTRUST
 PROJECT #: GR3282
 DATE: 02/18/2020 REVISED: 03/13/2020
 SCALE: 1" = 100' VERTICAL SCALE: 1" = 10'

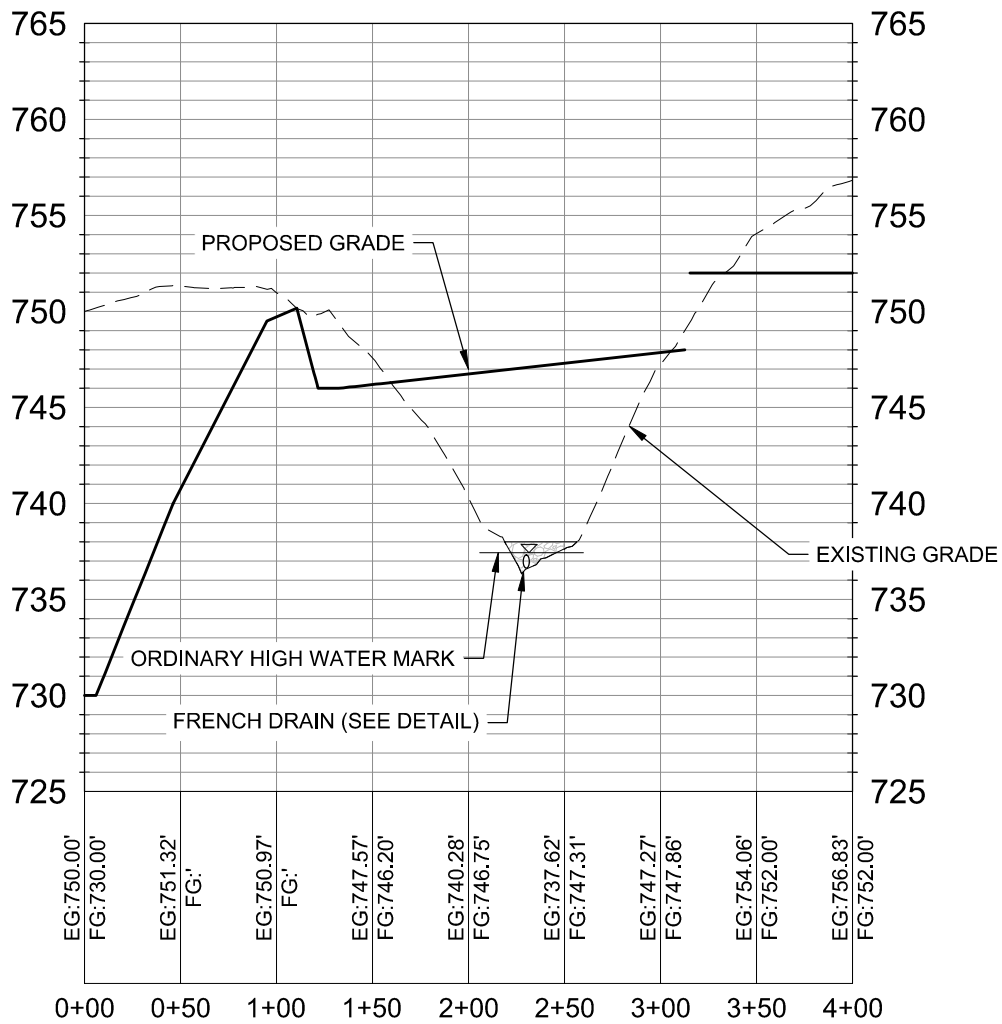
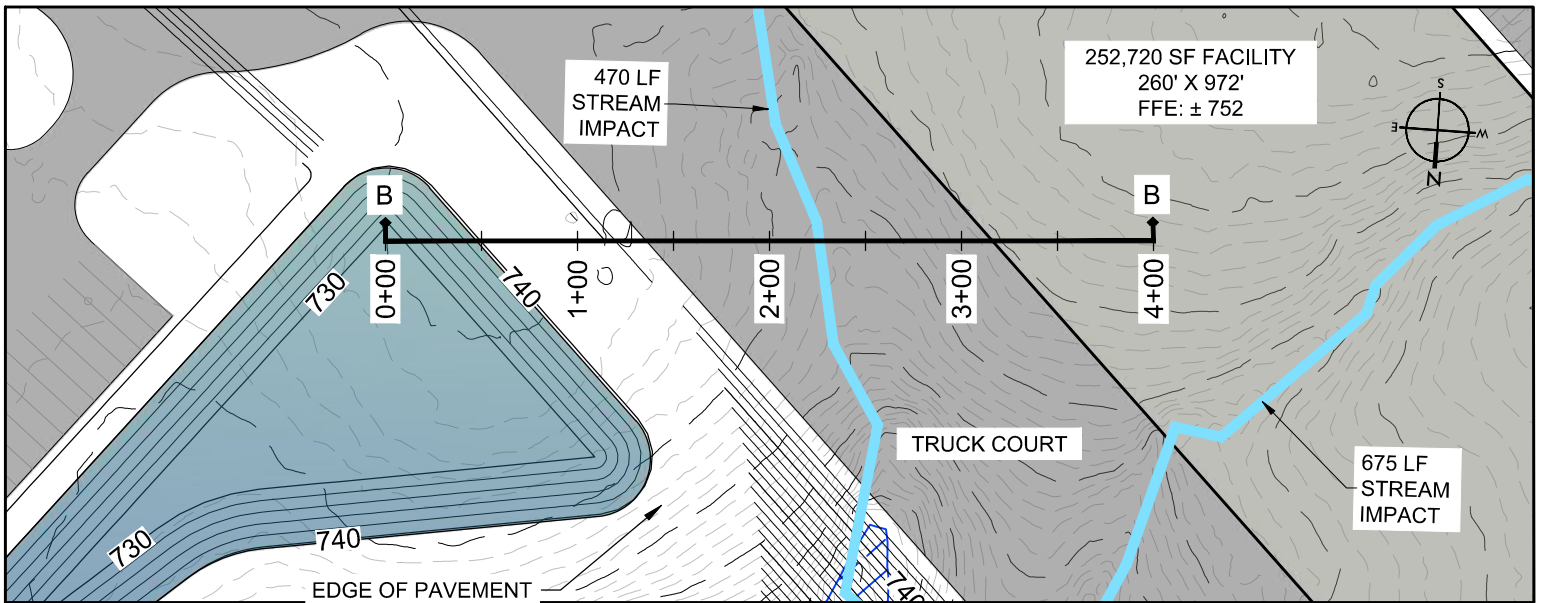
SECTION A
 PLAN AND
 PROFILE



PROJECT NAME: HILLSIDE VANTRUST
 PROJECT #: GR3282
 DATE: 02/18/2020
 SCALE: 1" = 100'

SECTION AA
 PLAN AND
 PROFILE

VERTICAL SCALE: 1" = 20'



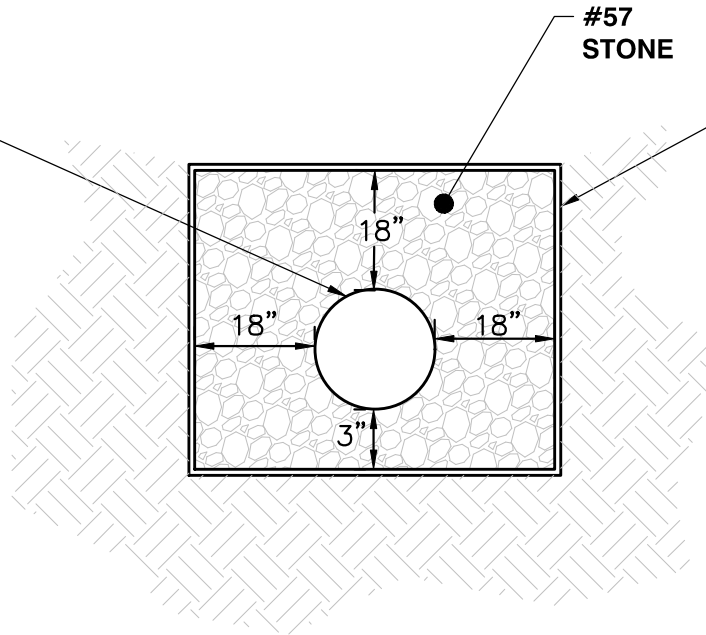
PROJECT NAME: HILLSIDE VANTRUST
 PROJECT #: GR3282
 DATE: 02/18/2020 REVISED: 03/13/2020
 SCALE: 1" = 100' VERTICAL SCALE: 1" = 10'

SECTION B
 PLAN AND
 PROFILE

8" PERFORATED PIPE
(SDR 35)

#57
STONE

GEOTEXTILE
FABRIC



FRENCH DRAIN DETAIL

N.T.S.



PROJECT NAME: HILLSIDE VANTRUST
PROJECT #: GR3282
DATE: 03/19/2020
SCALE: NTS

FRENCH DRAIN
DETAIL