

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N #SAC-2014-00533-2G

5 SEPTEMBER 2014

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

MARC FETTEN
COOPER RIVER PARTNERS, LLC
C/O THOMAS HUTTO
GEL ENGINEERING, LLC
POST OFFICE BOX 30712
CHARLESTON, SOUTH CAROLINA 29417

for a permit to place fill material in jurisdictional freshwater wetlands near the

COOPER RIVER

At a location, on TMS parcels 246-00-00-004 and -019 at the Bushy Park Industrial Complex in Berkeley County, South Carolina (Latitude 32.9916 Longitude -79.9293).

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 13,910 cubic yards of clean fill material in 2.53 acres of jurisdictional freshwater wetlands to construct a rail spur to the existing railroad located to the north of the site of a proposed manufacturing facility. The impacts are for the rail spur only. The impacts to freshwater wetlands are limited to the necessary right-of-way required for the rail. No wetland impacts will be required for the proposed manufacturing facility. The applicant has stated that the railroad spur is critical to the manufacturing facility's operations and will be used for delivery of raw goods and distribution of pine-based derivatives. Manufactured products will be transported via the proposed new rail spur to the existing rail system to the north of the facility. AS mitigation for the proposed impacts, the applicant proposes to purchase 30.8 mitigation credits from the Pigeon Pond Mitigation Bank or another Corps approved mitigation bank. The purpose of the proposed work is for construction of a rail spur for a proposed manufacturing facility.

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 South Carolina Coastal Zone Management Act (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. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 (2.53) acres of freshwater wetlands upstream 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.

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.

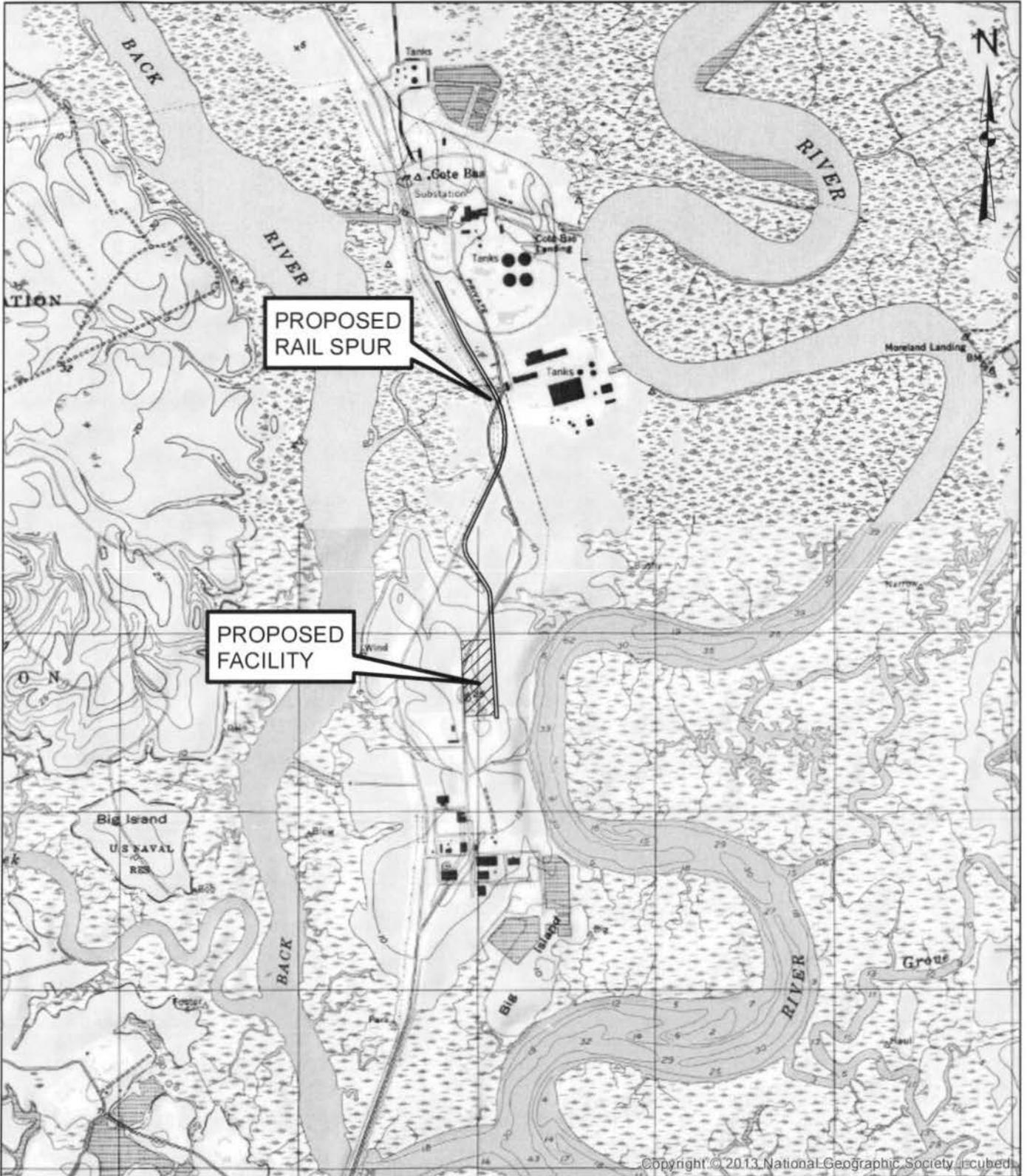
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources 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 to provide any information it may have with regard to historic and cultural resources.

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.

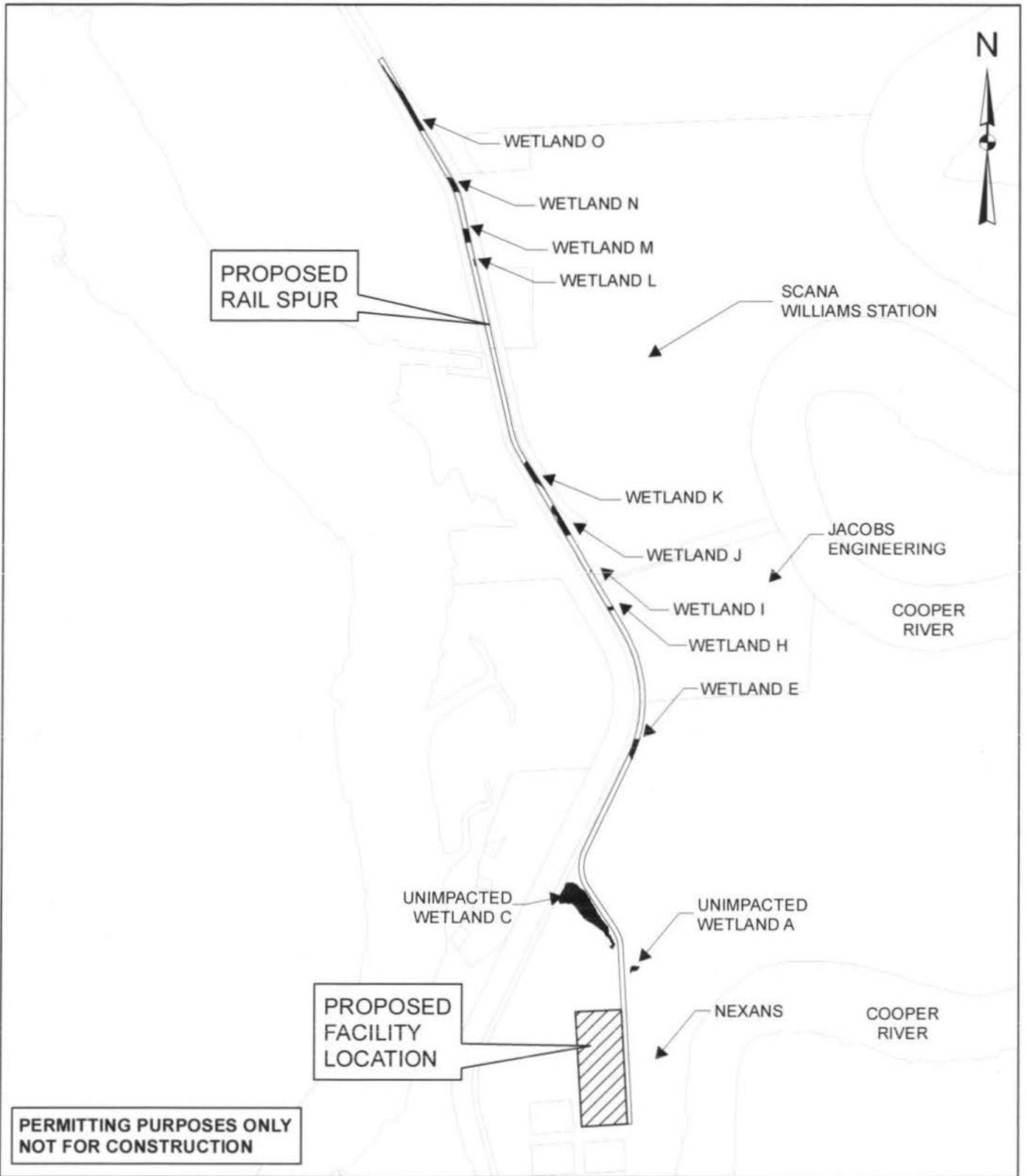
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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 Mary Hope Green at 843-329-8044 or toll free at 1-866-329-8187.

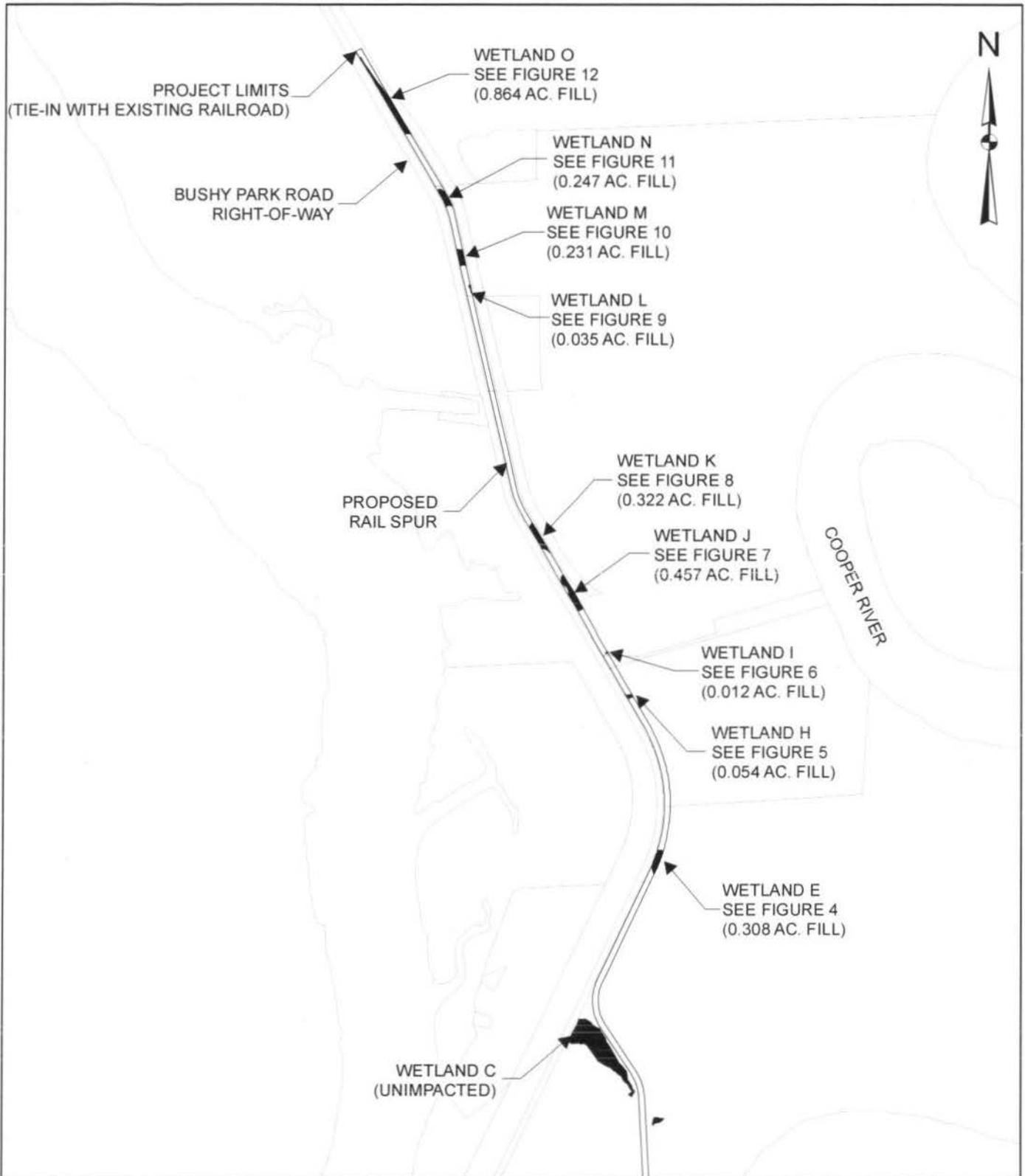


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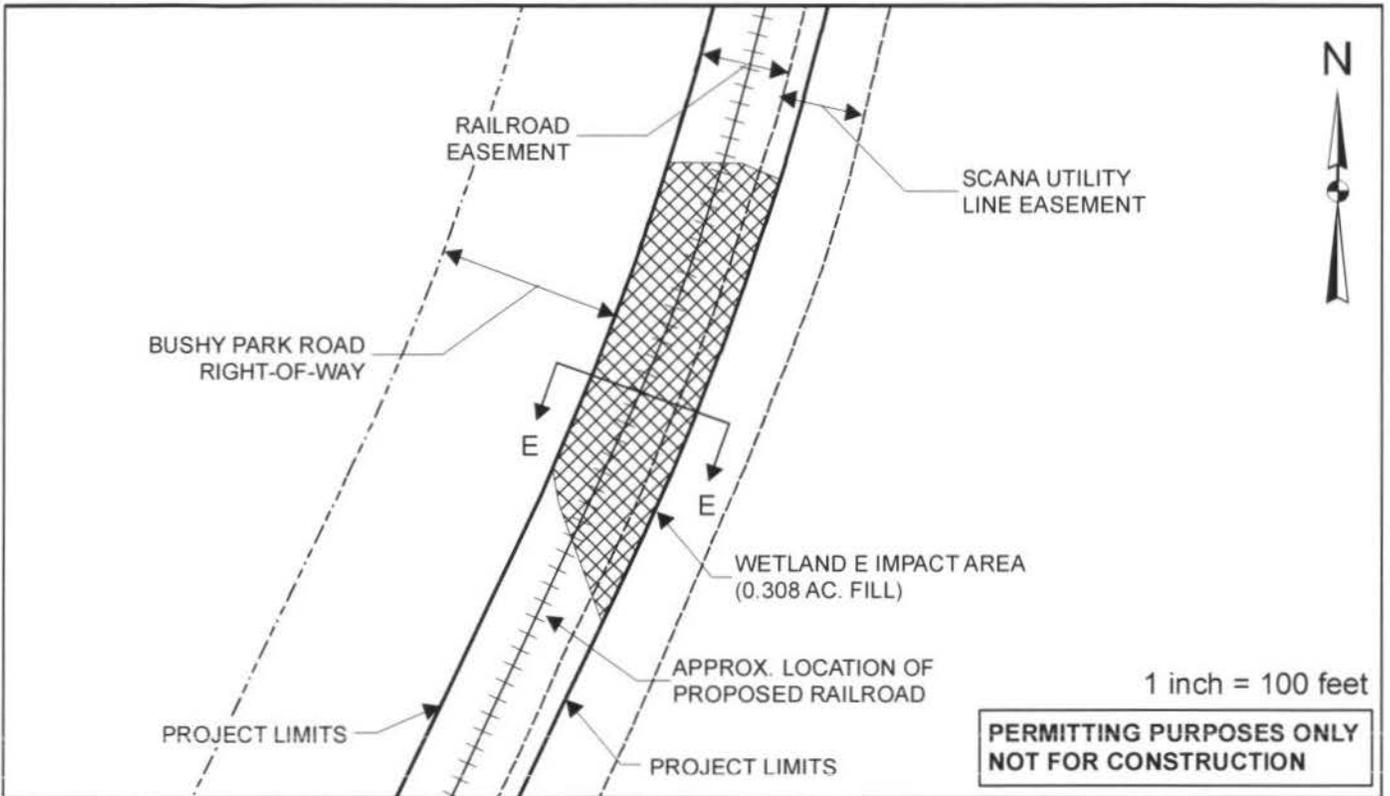
<p>PURPOSE: WETLANDS FILL FOR RAIL SPUR <i>SAC-2014-00533-26</i> ADJACENT PROPERTY OWNERS: SEE ATTACHED: PUBLIC NOTICE MAILING LIST DATA FORM</p> <p>SURVEY DATUM: N/A</p>	<p>FIGURE 1 TOPOGRAPHIC LOCATION MAP NOT TO SCALE PROJECT DOUGLAS BUSHY PARK INDUSTRIAL COMPLEX BERKELEY COUNTY, SOUTH CAROLINA</p>	<p>PROPOSED: WETLANDS FILL AT: BUSHY PARK INDUSTRIAL COMPLEX IN: COOPER RIVER COUNTY OF: BERKELEY SOUTH CAROLINA SHEET: 1 of 12 DATE: 7/23/2014</p>
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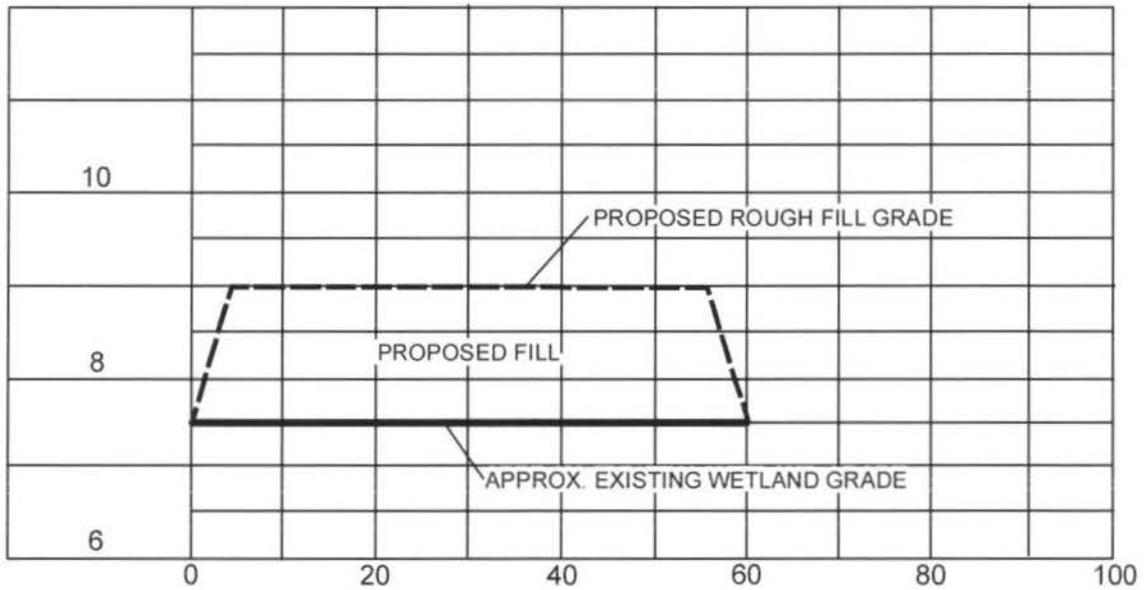
<p>PURPOSE: WETLANDS FILL FOR RAIL SPUR</p> <p><i>SAC-2014-00533-2G</i></p> <p>ADJACENT PROPERTY OWNERS: SEE ATTACHED: PUBLIC NOTICE MAILING LIST DATA FORM</p> <p>SURVEY DATUM: NAD83, NAVD88</p>	<p>FIGURE 2</p> <p>SITE MAP</p> <p>NOT TO SCALE</p> <p>PROJECT DOUGLAS BUSHY PARK INDUSTRIAL COMPLEX BERKELEY COUNTY, SOUTH CAROLINA</p>	<p>PROPOSED: WETLANDS FILL</p> <p>AT: BUSHY PARK INDUSTRIAL COMPLEX</p> <p>IN: COOPER RIVER</p> <p>COUNTY OF: BERKELEY SOUTH CAROLINA</p> <p>SHEET: 2 of 12</p> <p>DATE: 7/23/2014</p>
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<p>PURPOSE: PROJECT DOUGLAS WETLANDS FILL FOR RAIL SPUR SAC-2014-00533-2G ADJACENT PROPERTY OWNERS: SEE ATTACHED PUBLIC NOTICE MAILING LIST DATA FORM</p> <p>SURVEY DATUM: NAD83, NAVD88</p>	<p>FIGURE 3 WETLANDS LOCATION MAP</p> <p>1 inch = 1,400 feet</p> <p>PROJECT DOUGLAS BUSHY PARK INDUSTRIAL COMPLEX BERKELEY COUNTY, SOUTH CAROLINA</p>	<p>PROPOSED: WETLANDS FILL</p> <p>AT: BUSHY PARK INDUSTRIAL COMPLEX</p> <p>IN: COOPER RIVER</p> <p>COUNTY OF: BERKELEY SOUTH CAROLINA</p> <p>SHEET: 3 of 12</p> <p>DATE: 7/23/2014</p>
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WETLAND E FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 750 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-2G
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

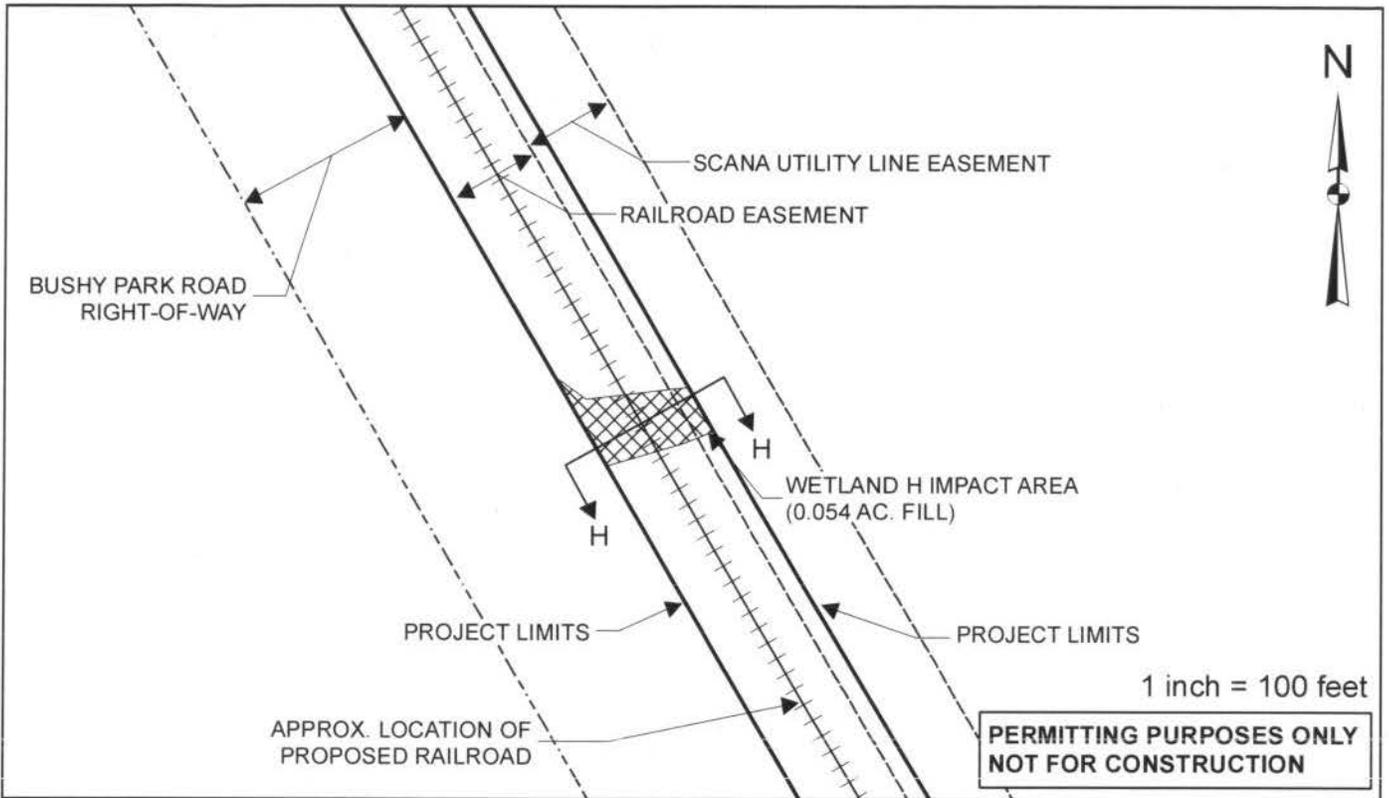
FIGURE 4
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

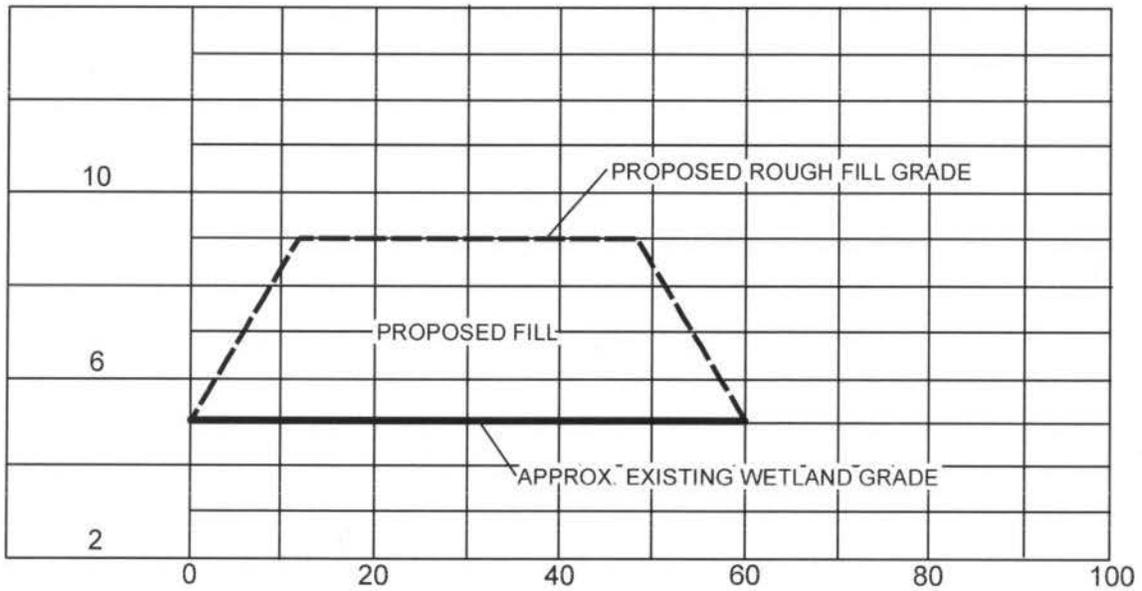
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 4 of 12

DATE: 7/23/2014



WETLAND H FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 350 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-2G
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

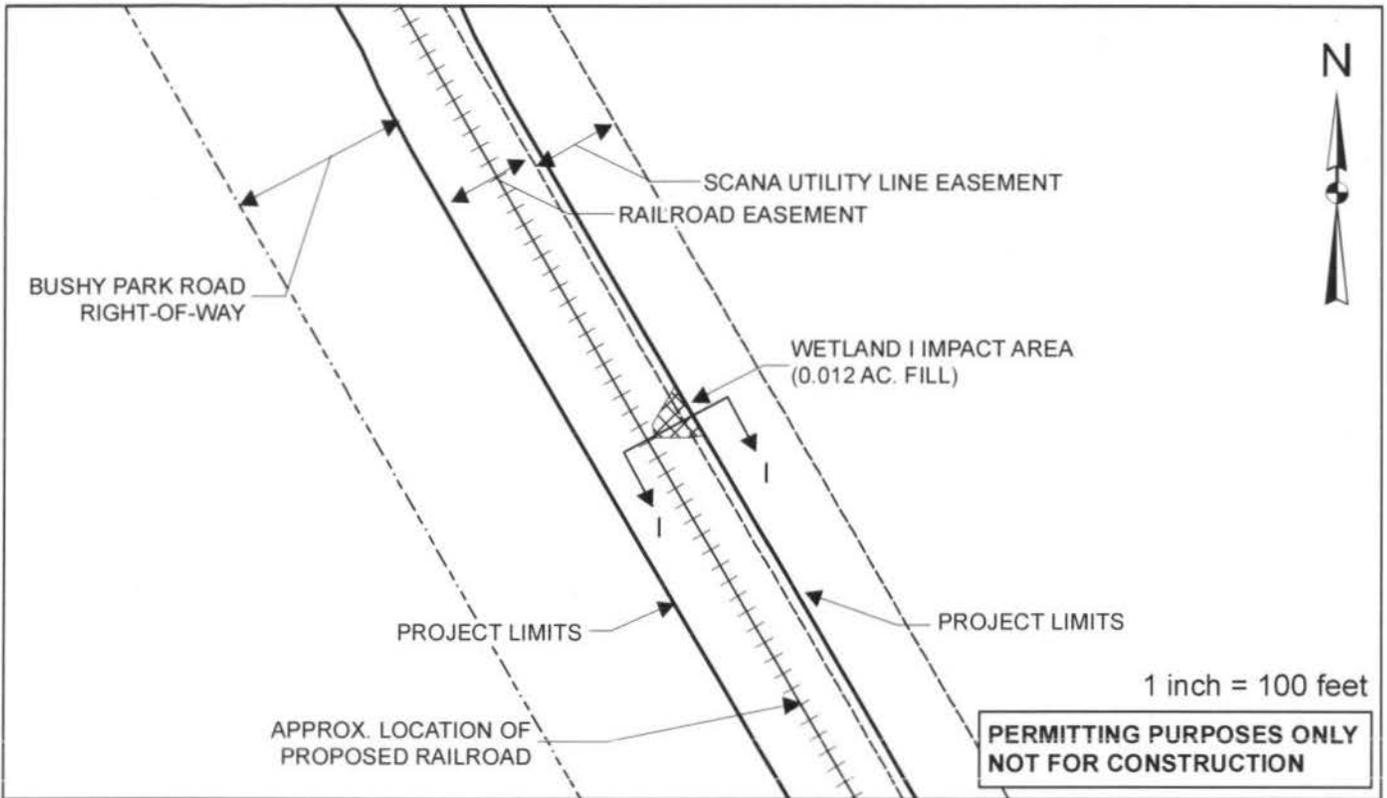
FIGURE 5
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

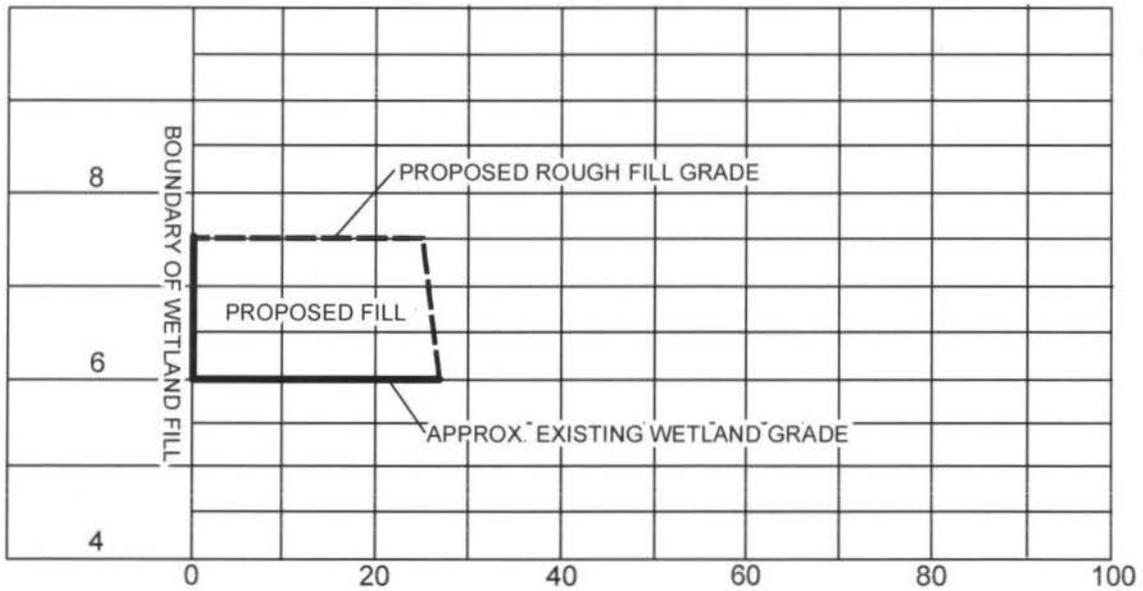
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 5 of 12

DATE: 7/23/2014



WETLAND I FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 30 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-26
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

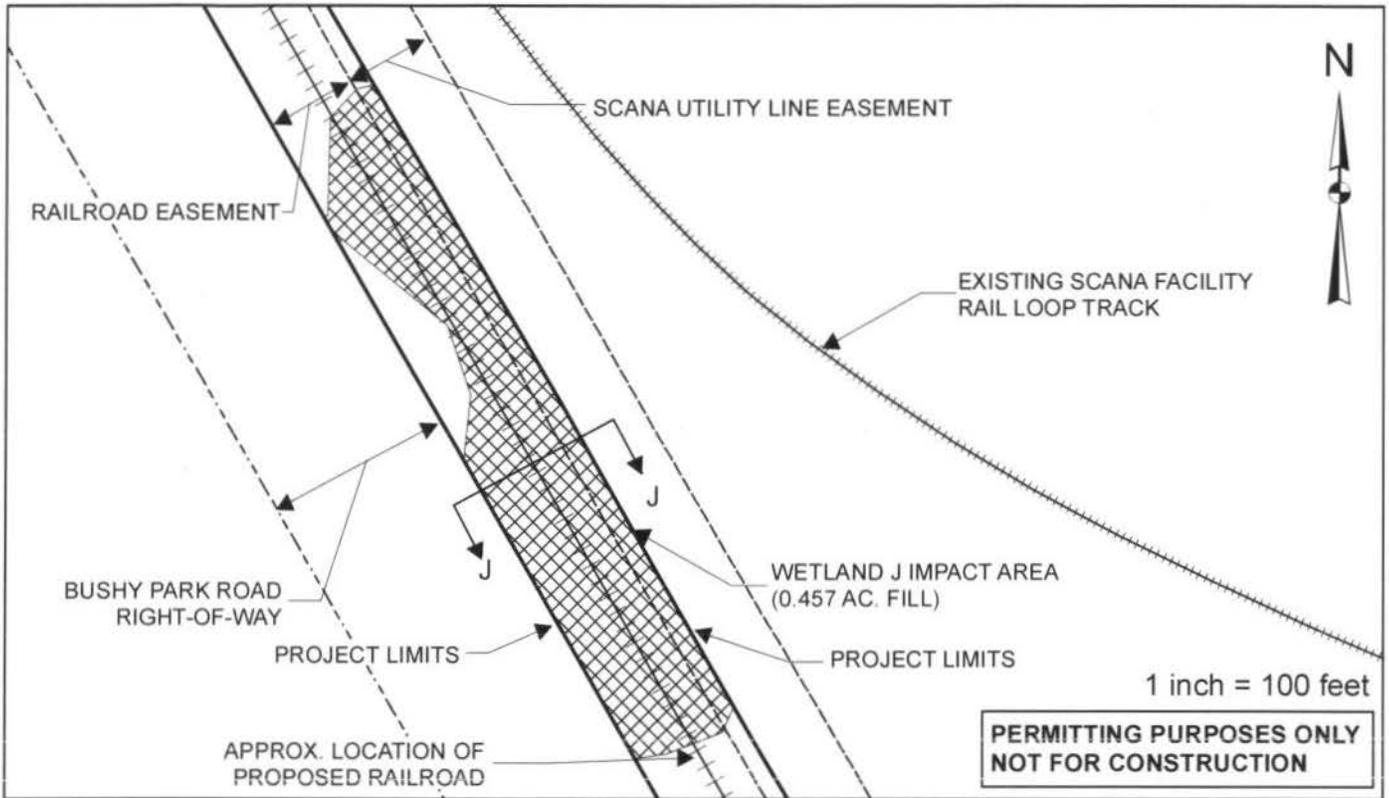
FIGURE 6
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

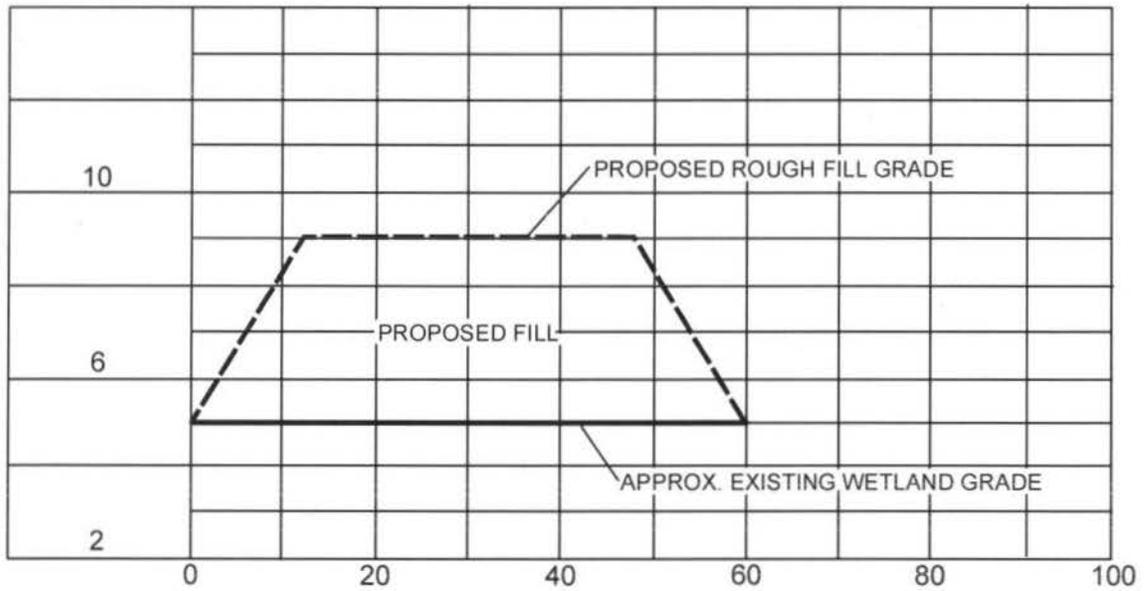
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 6 of 12

DATE: 7/23/2014



WETLAND J FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 2950 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-26
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

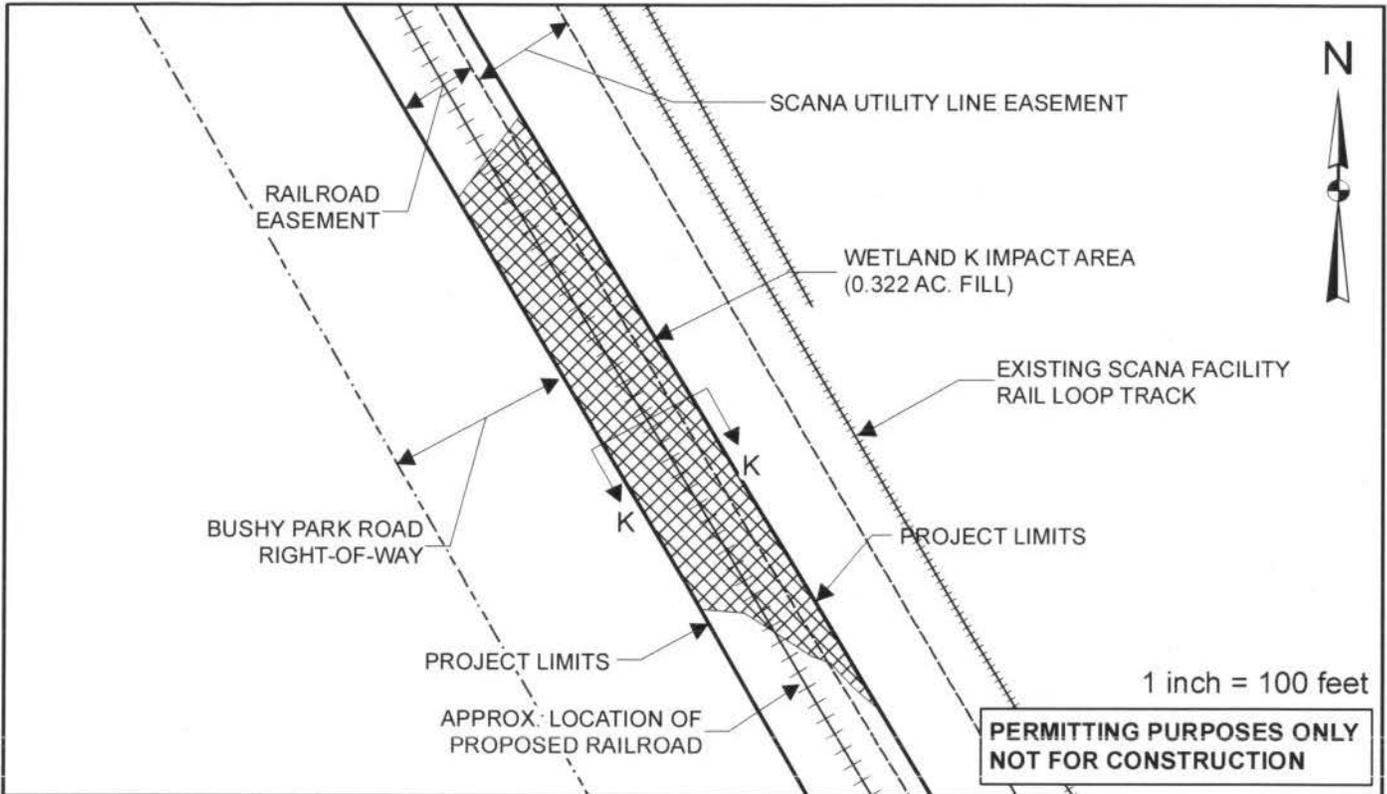
FIGURE 7
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

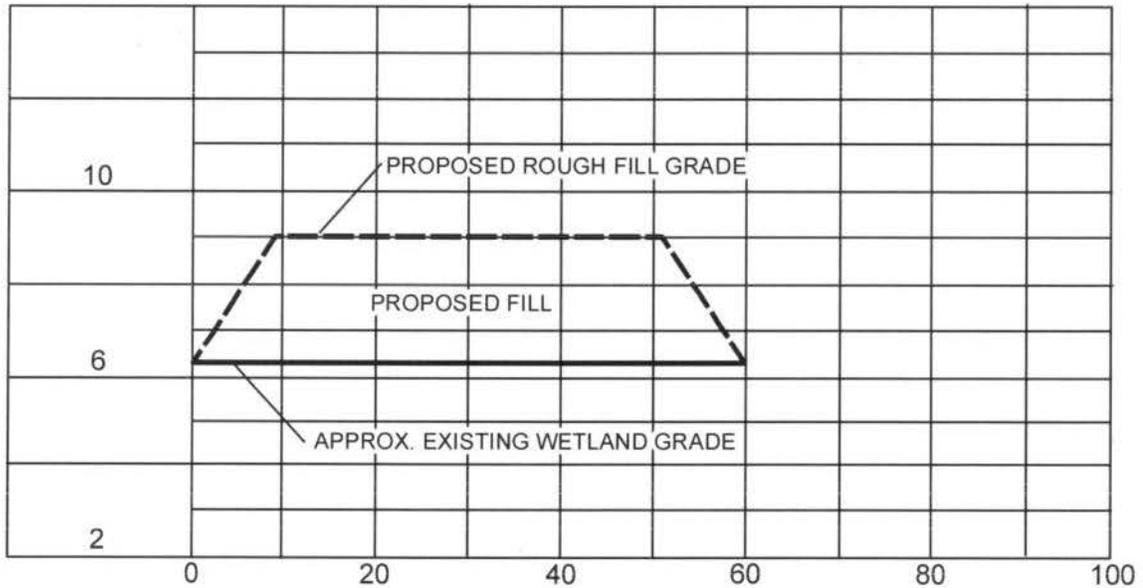
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 7 of 12

DATE: 7/23/2014



WETLAND K FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 1301 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC - 2014-00533-2G
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

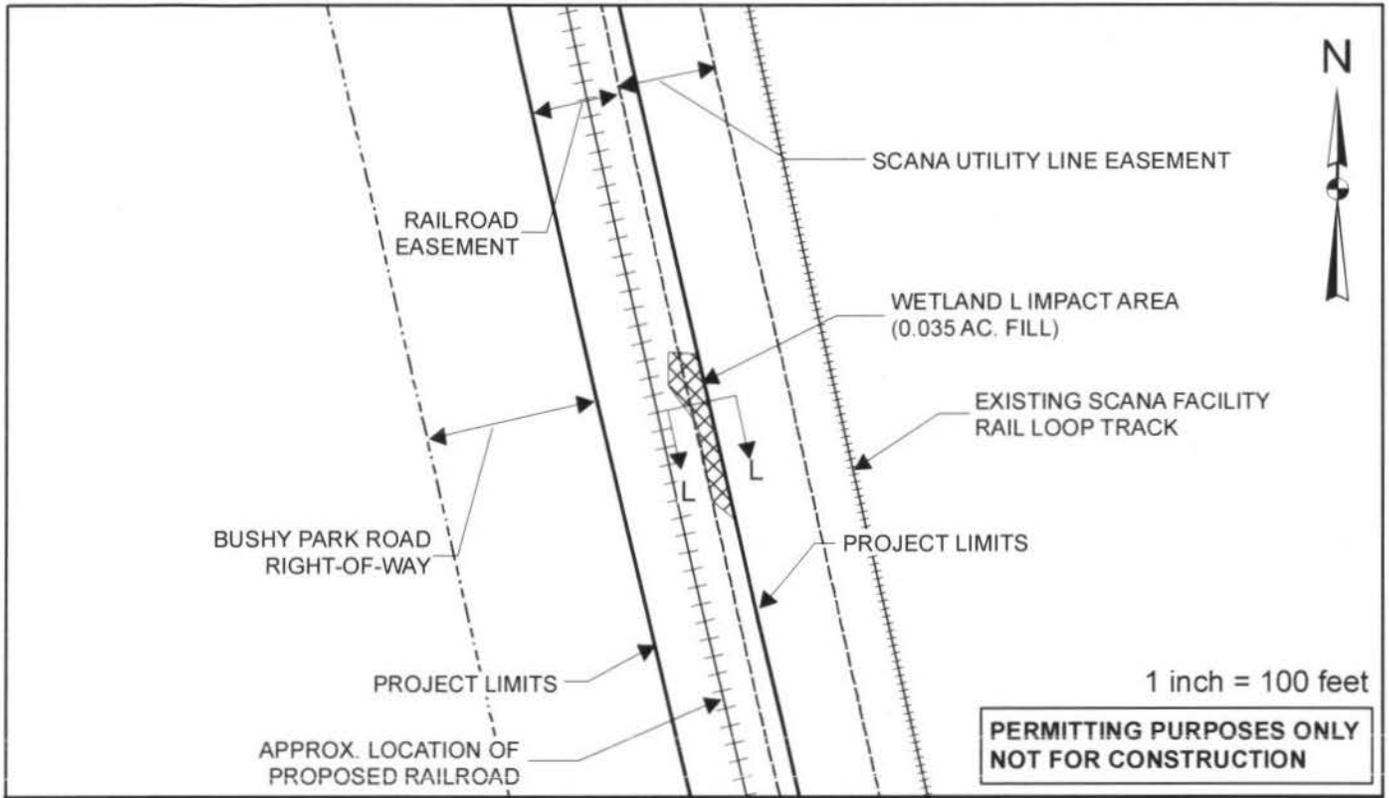
FIGURE 8
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

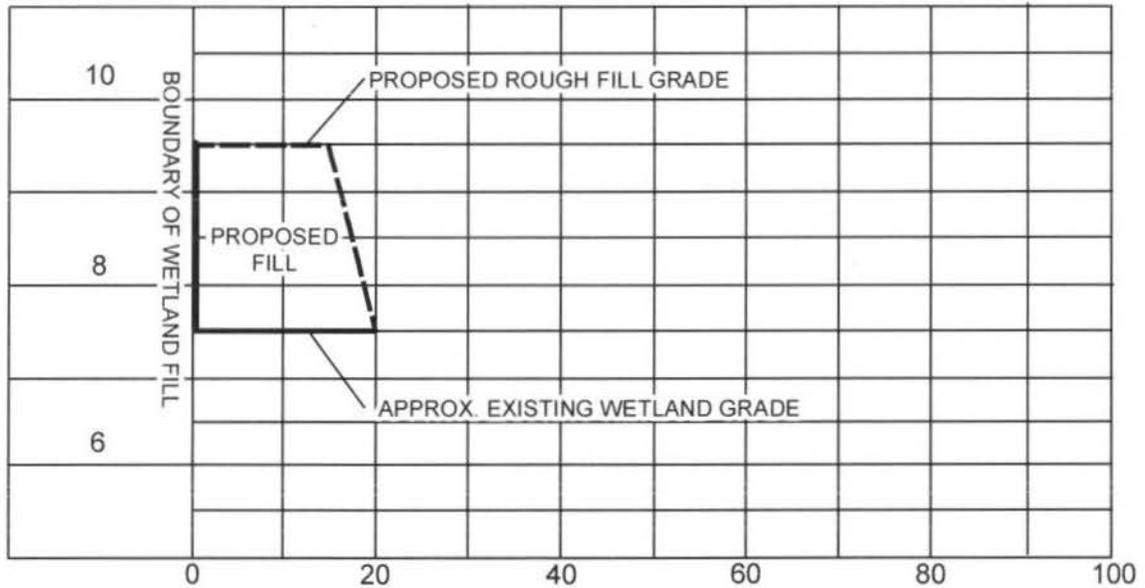
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 8 of 12

DATE: 7/23/2014

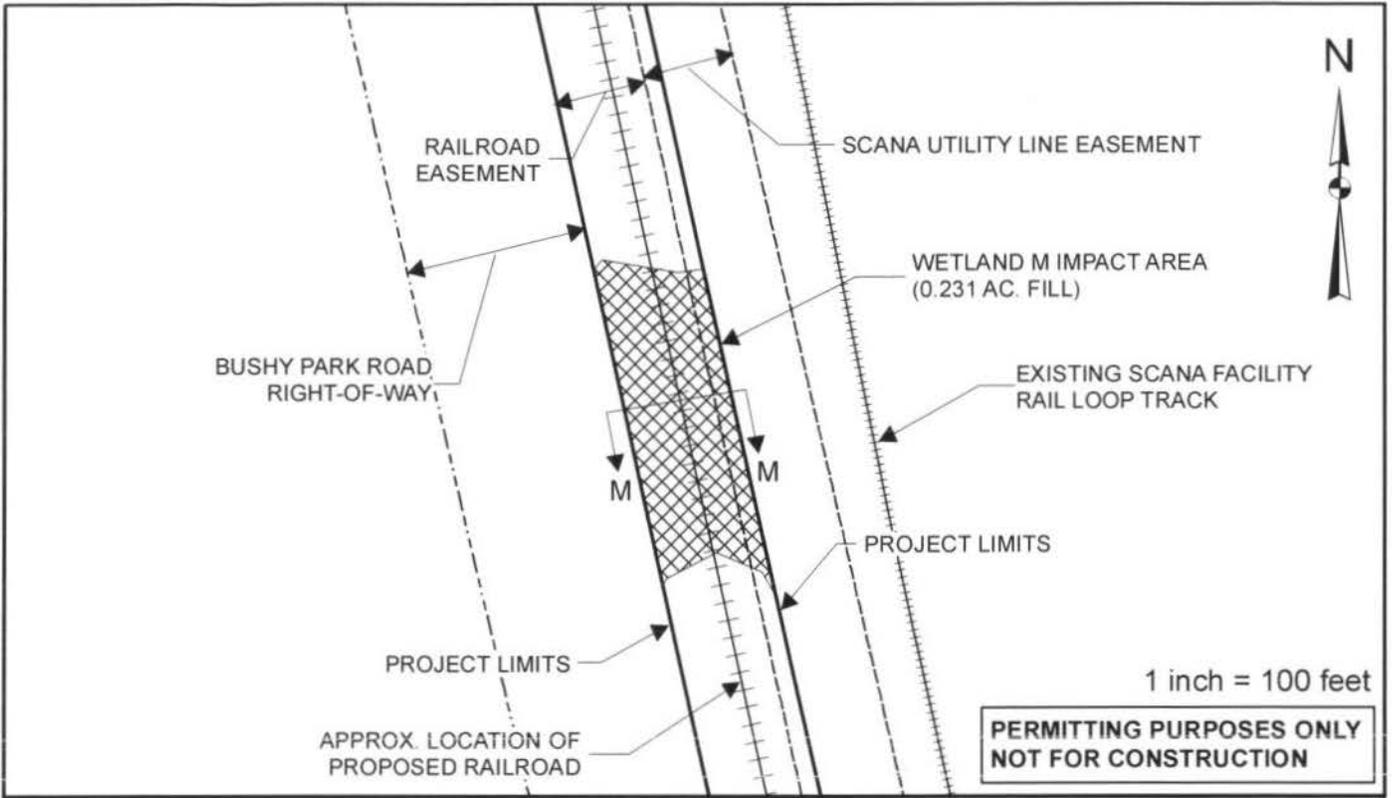


WETLAND L FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 84 CU. YD.

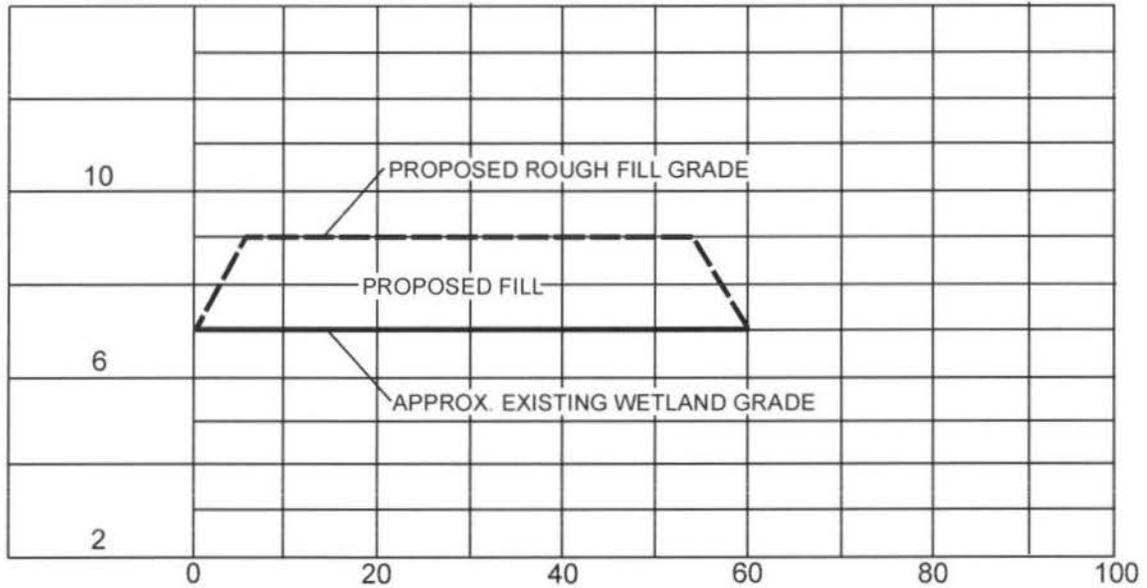


HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

<p>PURPOSE: PROJECT DOUGLAS WETLANDS FILL FOR RAIL SPUR <i>SAC-2014-00533-26</i> ADJACENT PROPERTY OWNERS: SEE ATTACHED: PUBLIC NOTICE MAILING LIST DATA FORM</p> <p>SURVEY DATUM: NAD83, NAVD88</p>	<p>FIGURE 9 WETLAND PLAN AND FILL SECTION SCALE AS SHOWN PROJECT DOUGLAS BUSHY PARK INDUSTRIAL COMPLEX BERKELEY COUNTY, SOUTH CAROLINA</p>	<p>PROPOSED: WETLANDS FILL AT: BUSHY PARK INDUSTRIAL COMPLEX IN: COOPER RIVER COUNTY OF: BERKELEY SOUTH CAROLINA SHEET: 9 of 12 DATE: 7/23/2014</p>
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WETLAND M FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 373 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-2G
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

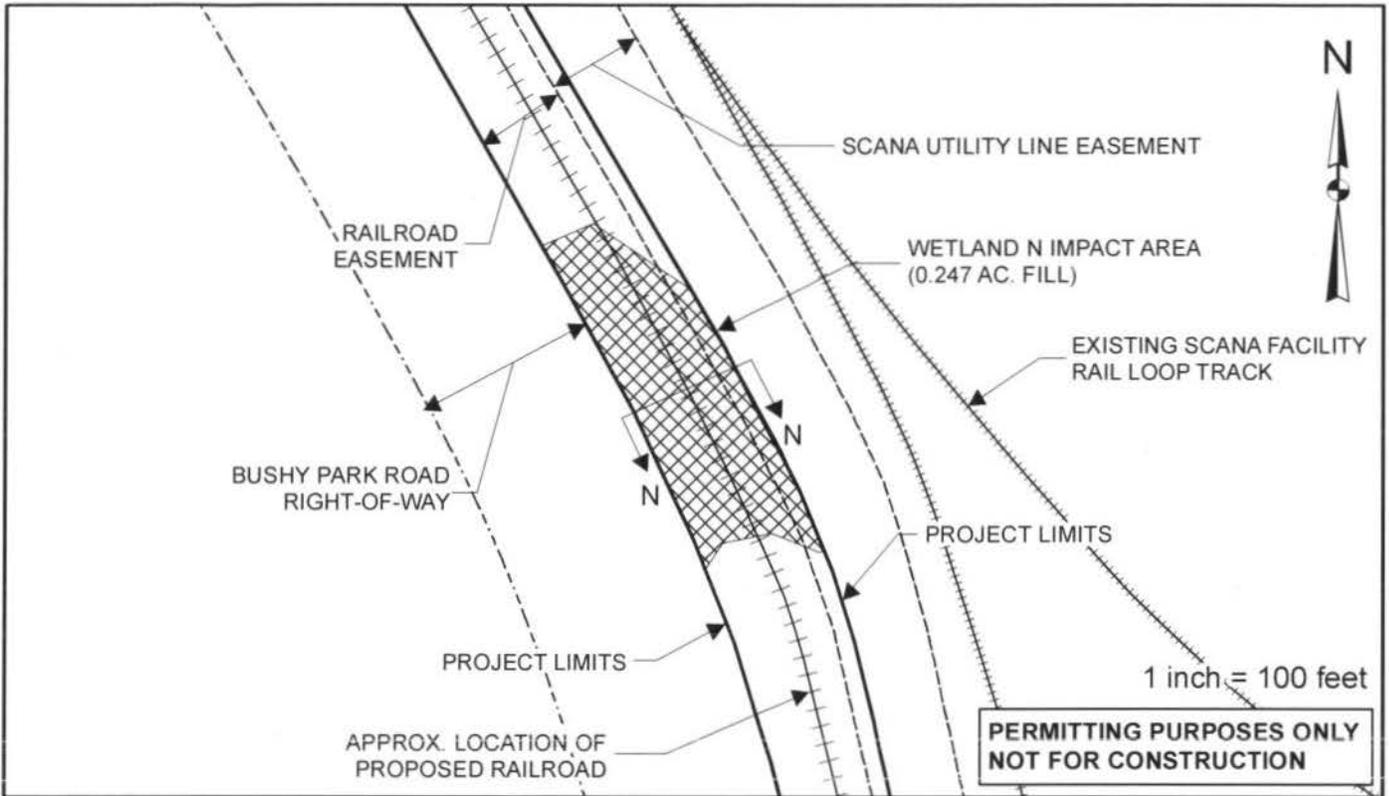
FIGURE 10
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

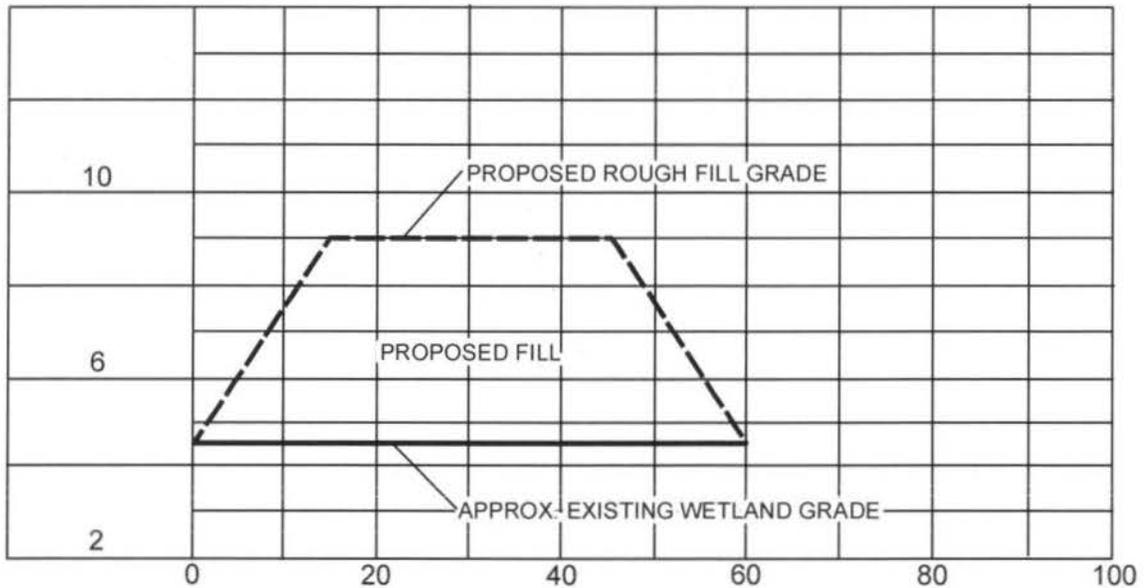
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 10 of 12

DATE: 7/23/2014



WETLAND N FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 1793 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-2G
ADJACENT PROPERTY OWNERS:
SEE ATTACHED
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

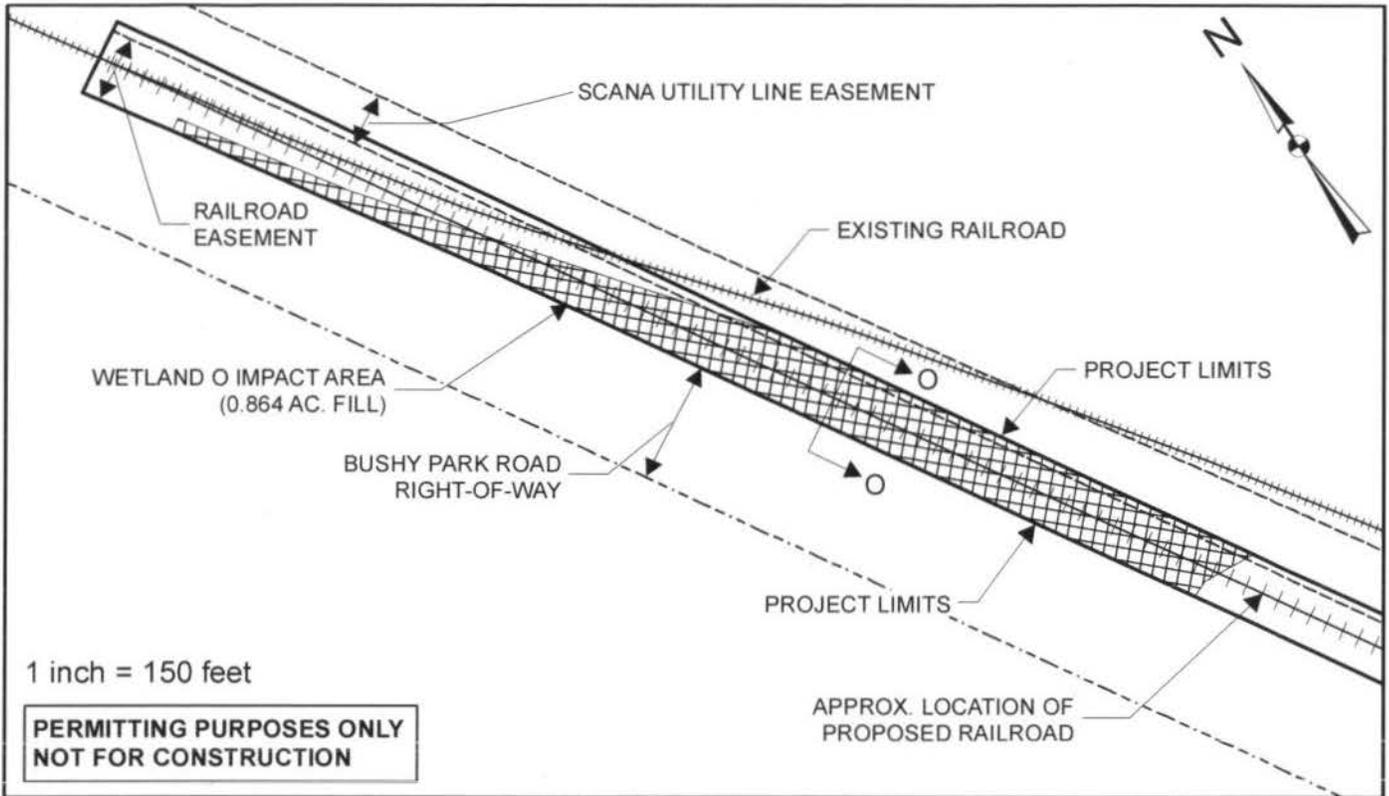
FIGURE 11
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

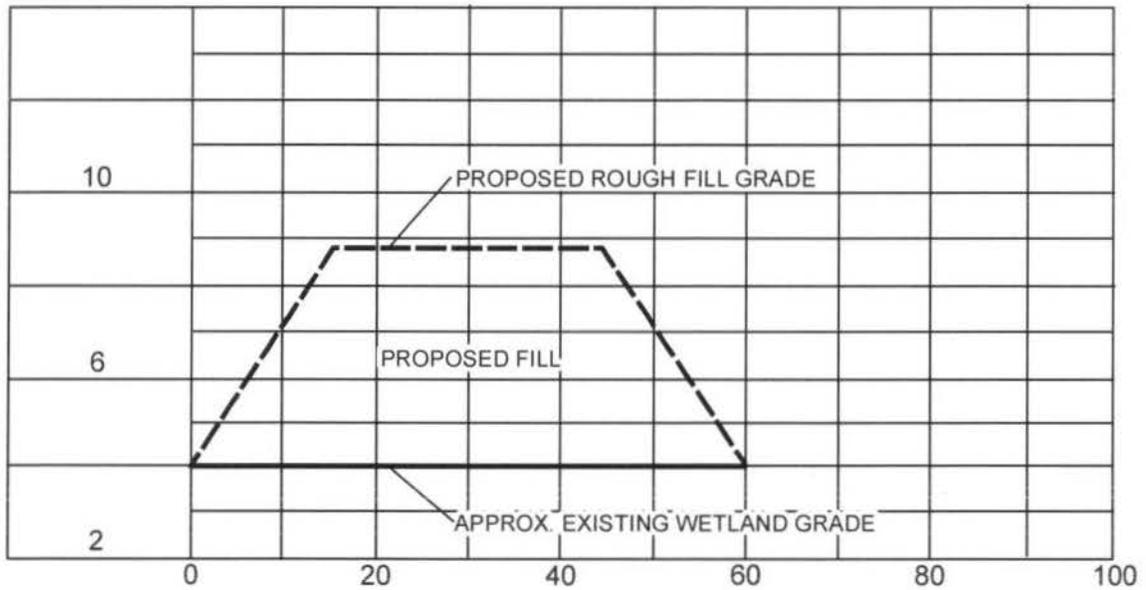
PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 11 of 12

DATE: 7/23/2014



WETLAND O FILL SECTION
(JURISDICTIONAL)
TOTAL EST. VOLUME OF WETLAND FILL: 6273 CU. YD.



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PURPOSE: PROJECT DOUGLAS
WETLANDS FILL FOR RAIL SPUR
SAC-2014-00533-26
ADJACENT PROPERTY OWNERS:
SEE ATTACHED:
PUBLIC NOTICE MAILING LIST DATA FORM

SURVEY DATUM: NAD83, NAVD88

FIGURE 12
WETLAND PLAN
AND FILL SECTION
SCALE AS SHOWN

PROJECT DOUGLAS
BUSHY PARK INDUSTRIAL COMPLEX
BERKELEY COUNTY, SOUTH CAROLINA

PROPOSED: WETLANDS FILL
AT: BUSHY PARK INDUSTRIAL COMPLEX
IN: COOPER RIVER
COUNTY OF: BERKELEY
SOUTH CAROLINA

SHEET: 12 of 12

DATE: 7/23/2014