



JETRO WEBINAR  
THURSDAY, DECEMBER 4, 2020

ESTABLISHING MANUFACTURING FACILITY IN SOUTH CAROLINA  
BY



# Alliance Consulting Engineers, Inc. - Overview

- Headquartered in Columbia, South Carolina
- Established in 2004 and Five (5) Regional Offices
- 1,800+ projects completed
- Civil/Site/Environmental Consulting Firm



- Due Diligence Services



- Site Design



- Stormwater Design and Permitting



- Roadway Design and Permitting



- Water/Wastewater Design and Permitting

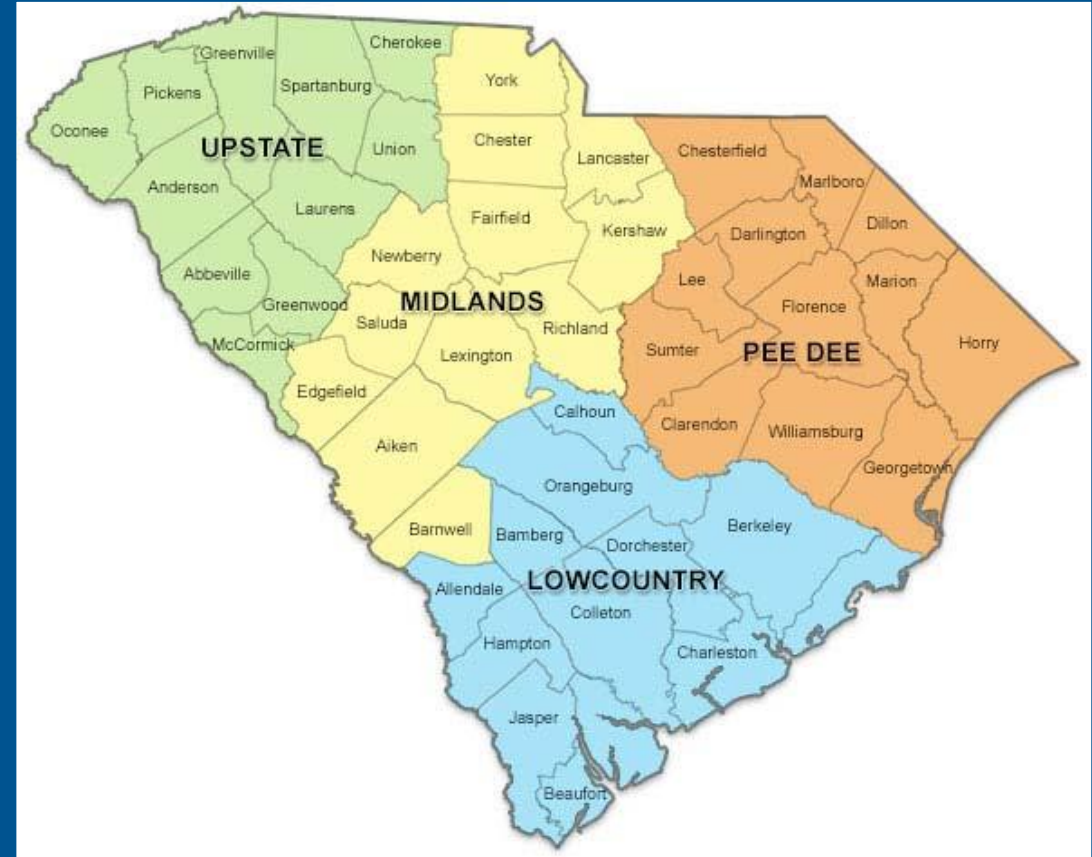


- Rail Design and Permitting



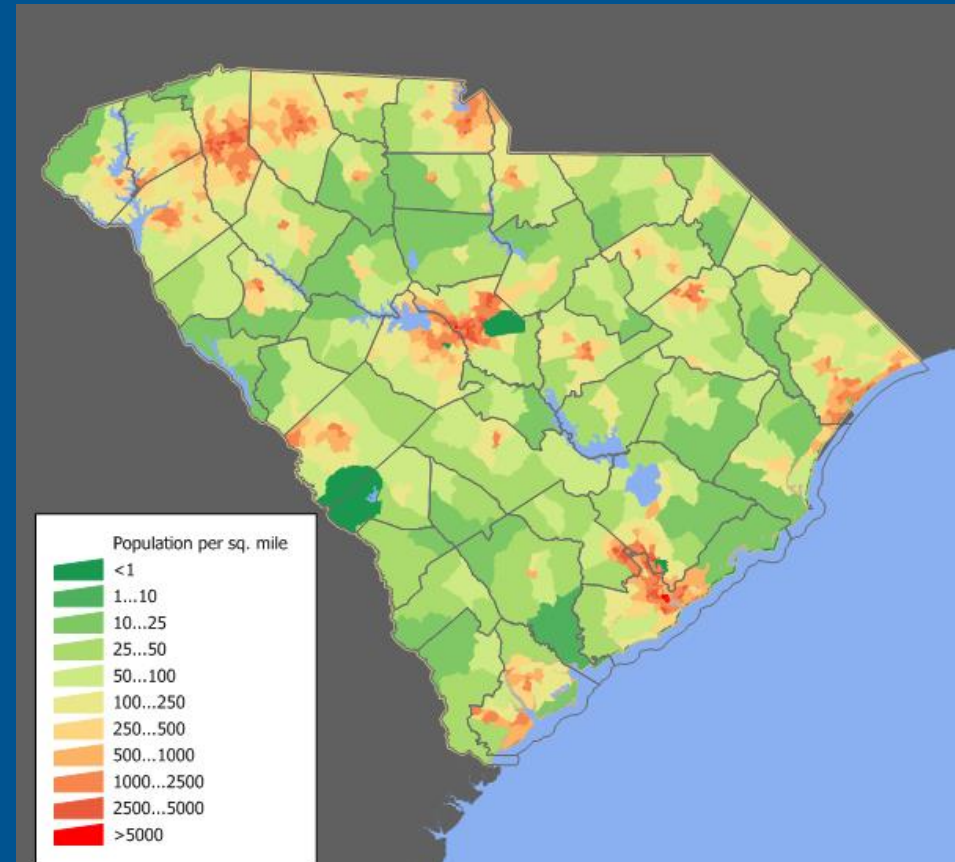
# South Carolina Geographical Regions

- Four (4) distinct Regions within South Carolina
- Pee Dee and Lowcountry Regions
  - Located along the Atlantic Coast Line, little to no elevation change, and sandy soils.
- Midlands Region
  - Central portion of the state, topography begins to increase and materials begin to change from sandy region to a sandy clay mixture.
- Upstate Region
  - Topography changes from mild to medium slopes.
  - Clay soil consistency.



# South Carolina Geographical Regions

- Forty-six (46) Counties
  - Each of which Alliance Consulting Engineers, Inc. has completed projects
- 5.2 Million Population (2020)
- State Capital located in Columbia



# Permitting Requirements

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- Land Disturbance Permitting



- State Regulated – 30-45 days

- Encroachment Permitting



- State Regulated – 60 days

- Water and Wastewater Construction Permit

- State Regulated – 30-45 days

# Permitting Requirements

- Air Permitting – United States Environmental Protection Agency (USEPA)
  - Federally Regulated, but State Regulated and Managed – 25 days to 90 days depending on level of emissions
- Wetlands Permitting - United States Army Corps of Engineers (USACE)
  - Federally Regulated – Thirty (30) days to six (6) months depending on the anticipated area of Wetlands Impacts
- Building Permitting
  - Locally Regulated – Varies depending on area



**US Army Corps  
of Engineers®**

# Property Acquisition Process (if Publicly Owned)

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- Letter of Intent to both County and State of Commitment to locate to South Carolina.
- Approval of Incentives through South Carolina Department of Commerce Coordinating Council.
- Approval for conveyance of property from County (or Public Entity) – Three (3) reading at Public

## Meetings – 45 days

- 1<sup>st</sup> Reading by Title Only of Conveyance of Property for Project Code Name
- 2<sup>nd</sup> Reading includes a Public Hearing and limited project details
- 3<sup>rd</sup> Reading is announcement of company name and conveyance of Property

# Expedite approach to streamline project

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➤ The following items can be completed concurrently while the property acquisition phase is underway and can commence once Letter of Intent has been signed.

➤ Due Diligence (Two (2) months)

➤ Phase I Environmental Site Assessment (Four (4) weeks)

➤ Boundary Survey (Four (4) weeks)

➤ Topographic Survey (varies on size of site)

➤ Design Level Geotechnical Explorations (Six (6) to Eight (8) weeks)

➤ Wetlands Delineation and United States Army Corps of Engineers (USACE) Verification (Two (2) months to Six (6) months depending on the Site Constraints)

➤ Site Design (One (1) to two (2) months)

➤ Site Permitting (see previous slides)

➤ Bidding and Award of Site Grading (30-45 days)



# South Carolina Palmetto Sites Advantages

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- Preliminary Due Diligence Services completed (Savings of two (2) months)
- Utility Infrastructure is identified and capacities known (Savings of one (1) month)
- “Shovel Ready” Sites
  - Infrastructure extend to property (Savings of four (4) to six (6) months)
  - Public Roadway Access (Savings of six (6) to nine (9) months)
  - Publicly Owned (guarantee of no ownership issues or changes in property costs)

# Toray Carbon Fibers

- Four (4) projects completed in total
- \$1 billion investment
- 400-acres
- Spartanburg County, South Carolina
- PAN-based Carbon Fiber Manufacturer
- Completed in 2017
- 600,000 SF facility
- Mass Grading, Off-Site Water and 30-inch Wastewater Improvements (over one (1) mile), Final Grading Design, and over one (1) mile of Rail Design

