

**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 #SAC 2007-1728-1IW

4 JANUARY 2008

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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

**SC COAST & LAKES, LLC**  
**c/o ZYAD KHALIL LAND SURVEYOR**  
**1816 BOUNDARY STREET**  
**BEAUFORT, SOUTH CAROLINA 29902**

for a permit to construct a timber bulkhead and community dock in waters of

BATTERY CREEK

at a location on an outparcel at Live Oaks in the Battery Creek Subdivision in the City of Beaufort, Beaufort County, South Carolina (Latitude 32.43605°, Longitude -80.70284°)

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, 4 FEBRUARY 2008**

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

The proposed work consists of the construction of a community dock with a 4' x 100' walkway leading to a 16' x 16' fixed covered pierhead and a 3' x 24' ramp leading waterward to a 12' x 50' floating dock for use by the residents of the Live Oak at Battery Creek Subdivision. The project also includes the construction of a 54' timber bulkhead with 29 cubic yards of backfill in marshes of Battery Creek for road access to the community dock.

4 JANUARY 2008

**NOTE:** Plans depicting the work described in this notice are available on the Charleston District U.S. Army Corps of Engineers website at [www.sac.usace.army.mil](http://www.sac.usace.army.mil) 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 0.04 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.

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

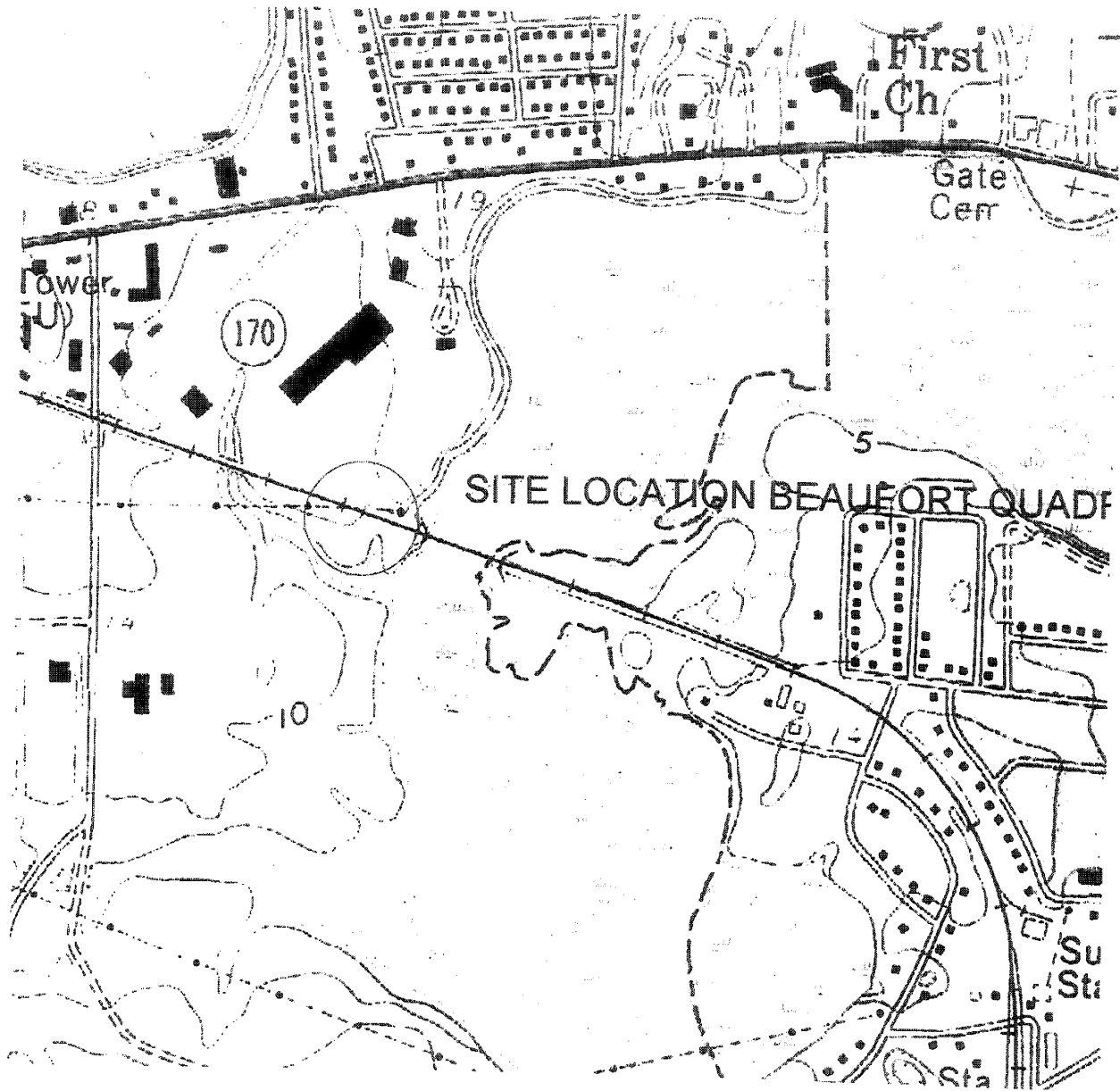
is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to 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 Debbie King at 843-329-8044 or toll free at 1-866-329-8187.



**P/N #SAC 2007-1728-1IW**

Sheet 1 of 5

**APPLICANT:**

SOUTH CAROLINA  
COAST & LAKES LLC  
2245-C ASHLEY CROSSING DR.  
CHARLESTON, SC 29414

**ACTIVITY:**

COMMUNITY DOCK

**LOCATION:**

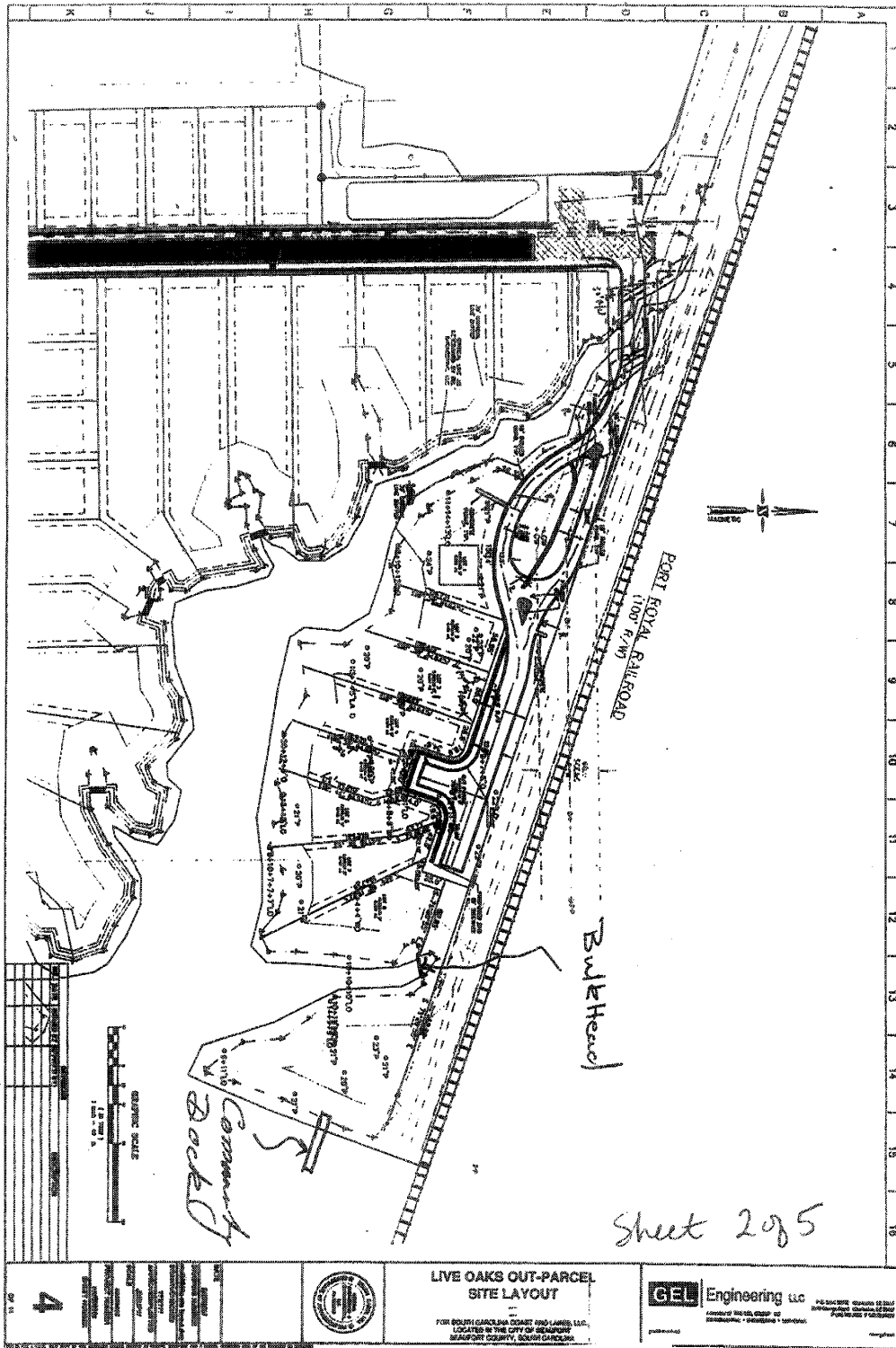
OFF DEANNE DRIVE,  
BEAUFORT, SC 29906  
OUT PARCEL  
LIVE OAKS, BATTERY CREEK S/D  
TMN: R122-029-000-0401-0000

**COUNTY:** BEAUFORT

**DATED:** JULY 19, 2007

**ADJACENT PROPERTY:**

- 1) SC PORTS AUTHORITY  
176 CONCORD STREET  
CHARLESTON, SC 29401
- 2) BEAUFORT PLAZA INC.  
P.O. BOX 4160  
BEAUFORT, SC 29903
- 3) ACROSS SALEM ROAD FARM LTD  
P.O. BOX 4100  
BEAUFORT, SC 29901



**P/N #SAC 2007-1728-1IW**

**APPLICANT:**

SOUTH CAROLINA COAST & LAKES LLC  
 2245-C ASHLEY CROSSING DR.  
 CHARLESTON, SC 29414

**ACTIVITY:**

COMMUNITY DOCK &  
 TIMBER BULKHEAD

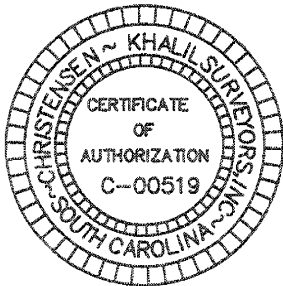
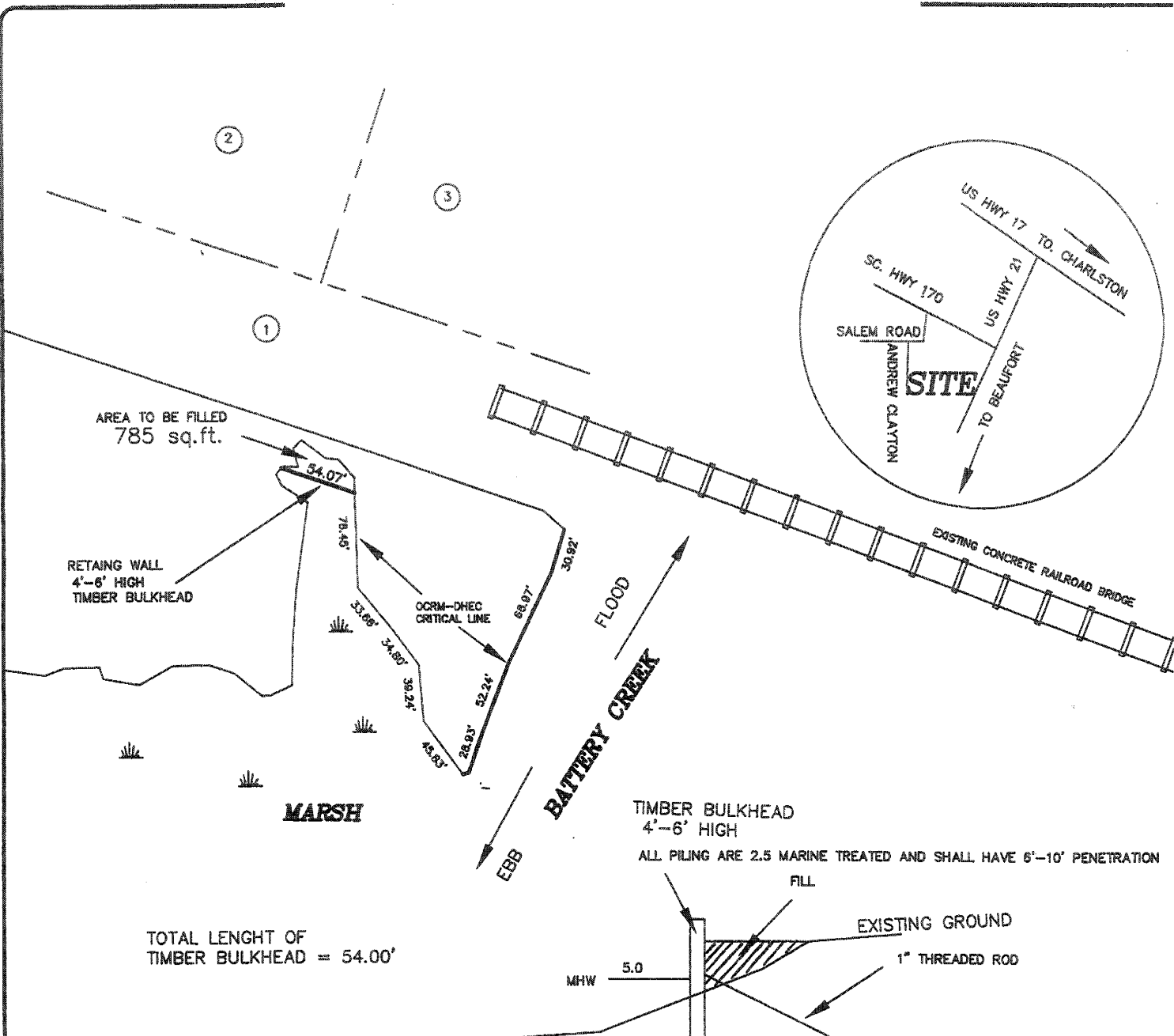
**LOCATION:**

TMN: R122-029-000-0401-0000  
 OFF DEANNE DRIVE, BEAUFORT, SC 29906 "THE RESERVE" -OUT PARCEL  
 LIVE OAKS, BATTERY CREEK S/D

LAT 32° 26.0915" N LONG 080° 42' 0997" W

**COUNTY:** BEAUFORT

**DATED:** DECEMBER 7<sup>TH</sup>, 2007



**CERTIFICATION:**

I HEREBY CERTIFY THAT THE DISTANCES THAT PERTAIN TO CRITICAL LINE AND MARSH LINES ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS ACROSS EXTENDED PROPERTY LINE.

ZYAD A. KHALIL  
SC REGISTERED LAND SURVEYOR # 15176

SCALE : 1"=100'

**APPLICANT:** SC COAST & LAKES, LLC  
2245-C ASHLEY CROSSING DRIVE  
CHARLESTON SC. 29414

**ACTIVITY:**  
TIMBER BULKHEAD

**LOCATION:** OFF DEANNE DRIVE  
R122 029 000 0401 0000  
AT BATTERY CREEK SUBDIVISION  
BEAUFORT, SC. 29906

**COUNTY:** BEAUFORT

**DATED:** JULY 19, 2007

**P/N #SAC 2007-1728-1IW**

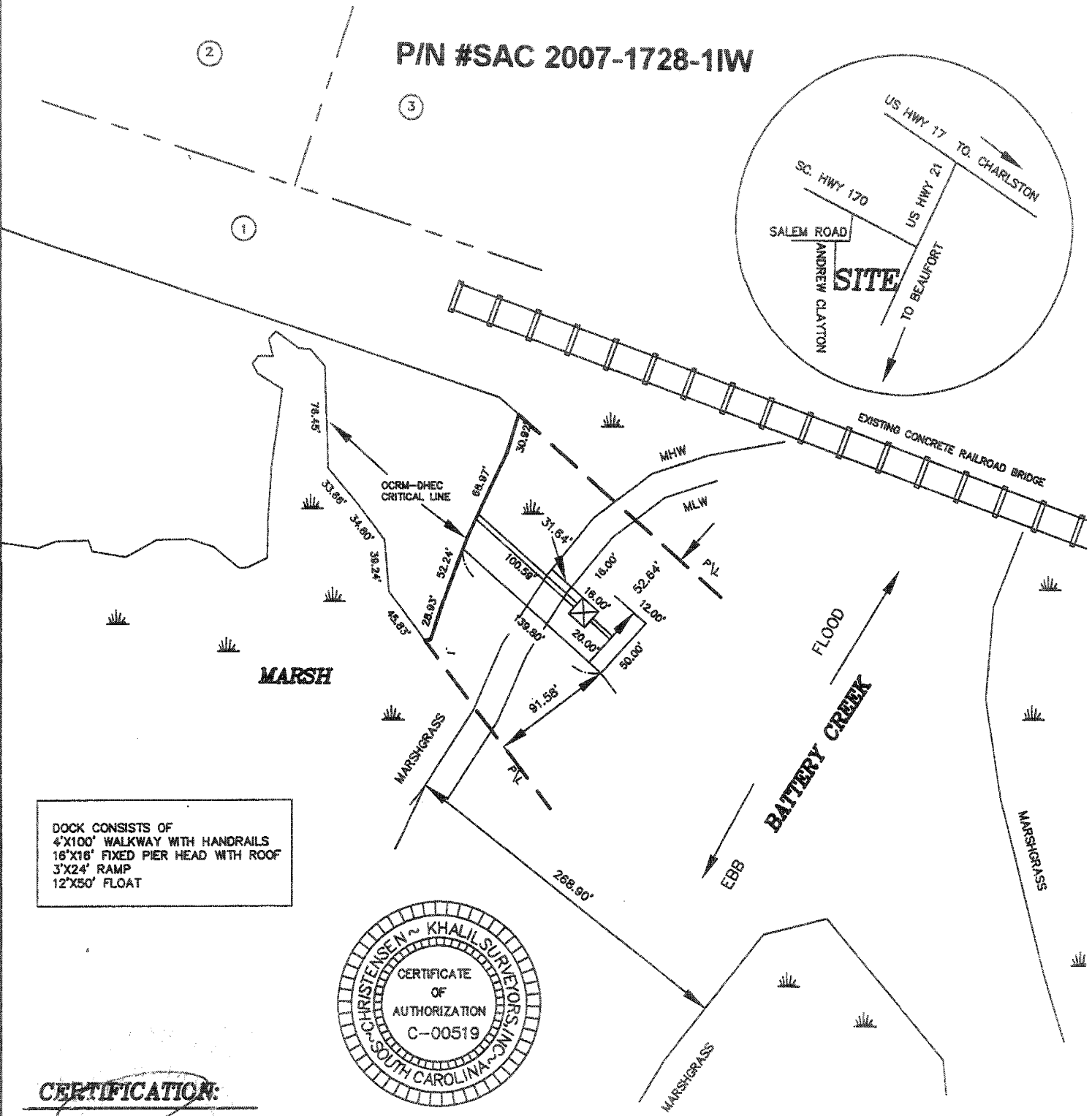
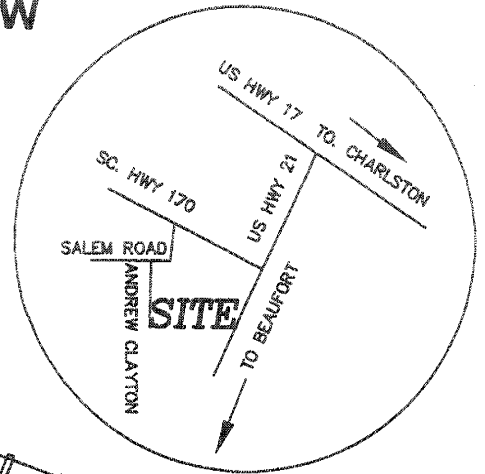
Sheet 3 of 5

6856

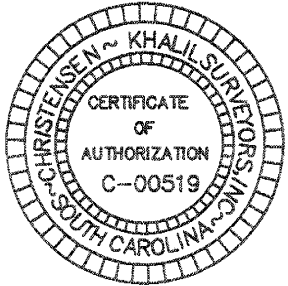
**ADJACENT PROPERTY:**

- 1) S.C PORTS AUTHORITY  
176 CONCORD STREET  
CHARLESTON SC. 29401
- 2) BEAUFORT PLAZA INC.  
P.O.BOX 4160  
BEAUFORT SC. 29903
- 3) ACROSS SALEM ROAD FARM LTD  
P.O.BOX 4100  
BEAUFORT SC. 29901

P/N #SAC 2007-1728-1IW



DOCK CONSISTS OF  
 4'X100' WALKWAY WITH HANDRAILS  
 16'X18' FIXED PIER HEAD WITH ROOF  
 3'X24' RAMP  
 12'X30' FLOAT



**CERTIFICATION:**

I HEREBY CERTIFY THAT THE DISTANCES THAT PERTAIN TO CRITICAL LINE AND MARSH LINES ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS ACROSS EXTENDED PROPERTY LINE.

ZYAD A. KHALIL  
 SC REGISTERED LAND SURVEYOR # 15178

SCALE : 1"=100'

Sheet 4 of 5

6856

**APPLICANT:** SC COAST & LAKES, LLC  
 2245-C ASHLEY CROSSING DRIVE  
 CHARLESTON SC. 29414

**ACTIVITY:**  
 COMMUNITY DOCK

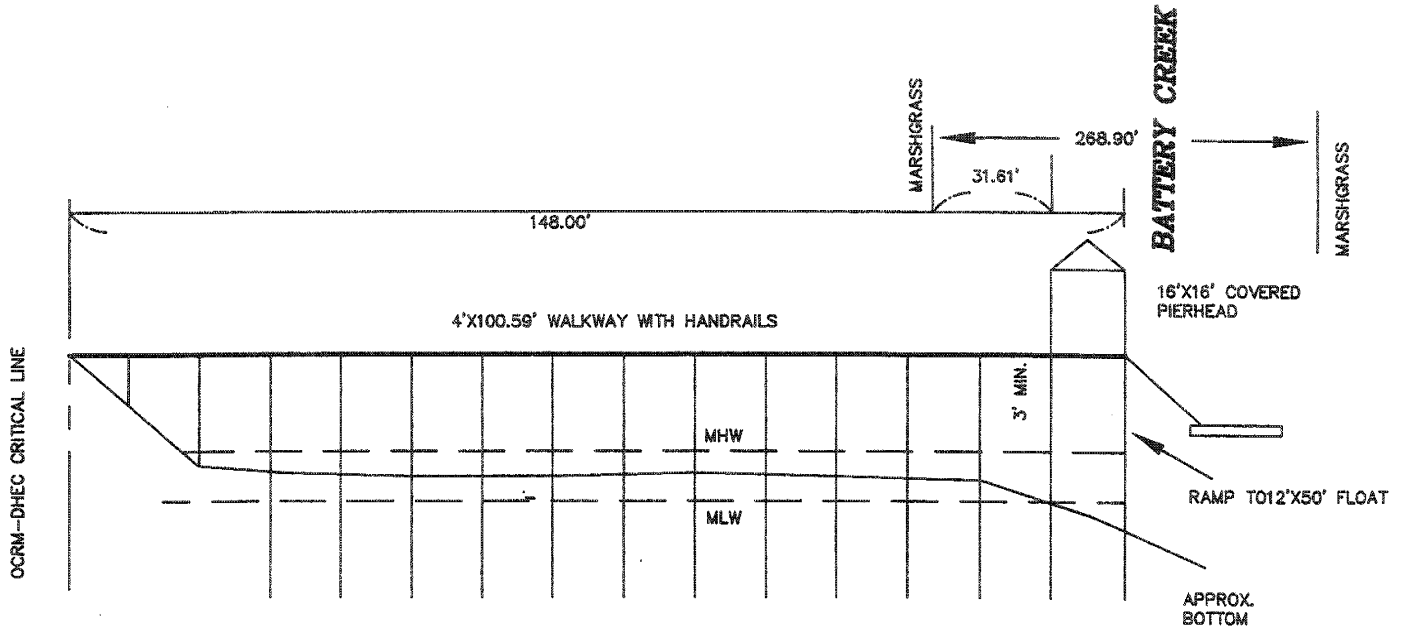
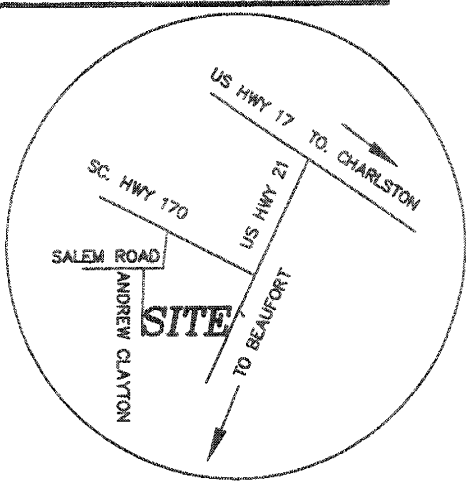
**LOCATION:** OFF DEANNE DRIVE  
 R122 029 000 0401 0000  
 AT BATTERY CREEK SUBDIVISION  
 BEAUFORT, SC. 29906

**COUNTY:** BEAUFORT

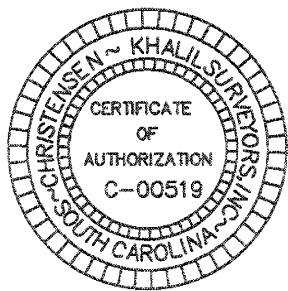
**DATED:** JULY 19, 2007

**ADJACENT PROPERTY:**

- 1.) S.C PORTS AUTHORITY  
 178 CONCORD STREET  
 CHARLESTON SC. 29401
- 2.) BEAUFORT PLAZA INC.  
 P.O.BOX 4160  
 BEAUFORT SC. 29903
- 3.) ACROSS SALEM ROAD FARM LTD  
 P.O.BOX 4100  
 BEAUFORT SC. 29901



DOCK CONSISTS OF  
 4'X100' WALKWAY WITH HANDRAILS  
 16'X18' FIXED PIER HEAD WITH ROOF  
 3'X24' RAMP  
 12'X50' FLOAT



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ZYAD A. KHALIL  
 SC REGISTERED LAND SURVEYOR # 13178

SCALE : 1"=100'

*Sheet 5 of 5*

6856

**APPLICANT:** SC COAST & LAKES, LLC  
 2245-C ASHLEY CROSSING DRIVE  
 CHARLESTON SC. 29414

**ACTIVITY:**  
 COMMUNITY DOCK

**LOCATION:** OFF DEANNE DRIVE  
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