

**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 #2007-1730-1IW

28 SEPTEMBER 2007

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

**COASTAL CONTRACTORS, MR. TIM RENTZ**  
c/o NEWKIRK ENVIRONMENTAL, INC.  
ATTN.: MR. ASHER HOWELL  
POST OFFICE BOX 309  
BLUFFTON, SOUTH CAROLINA 29910

for a permit to place fill material in, to perform excavation in and to construct a community dock, a water control structure and a bulkhead in jurisdictional wetlands and waters located within the marshes of

**BATTERY CREEK**

at locations on a 78 acre site located adjacent to US Hwy 280 in Port Royal, Beaufort County, South Carolina (Latitude 32.39949°, Longitude -80.73274°)

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, 29 OCTOBER 2007**

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

The proposed work consists of placing fill material to improve existing road crossings, performing excavation to meet stormwater retention requirements, the construction of one community dock, a bulkhead and the installation of a water control structure. In detail, the project consists of the placement of 3,500 cubic yards of fill material in 0.65 acres of impounded ponds A

REGULATORY DIVISION

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and B and wetland D/E, the excavation of 80,000 cubic yards of material within 11.15 acres of impounded ponds A and B, the construction of a community dock consisting of an 8' x 75' timber walkway leading to a 20' x 40' fixed timber pierhead. The project also includes the construction of a 735 linear foot bulkhead with 700 cubic yards of backfill and a 5980 square foot water control structure. **Please note:** The project plans show several community boardwalks that will not require permitting by this office. The project plans also show dock corridors that, according to the applicant, are for future private dock access. These are dock corridors are not considered a part of this application. The purpose of the proposed work is to construct a new residential development.

**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 0.65 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 applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, 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.

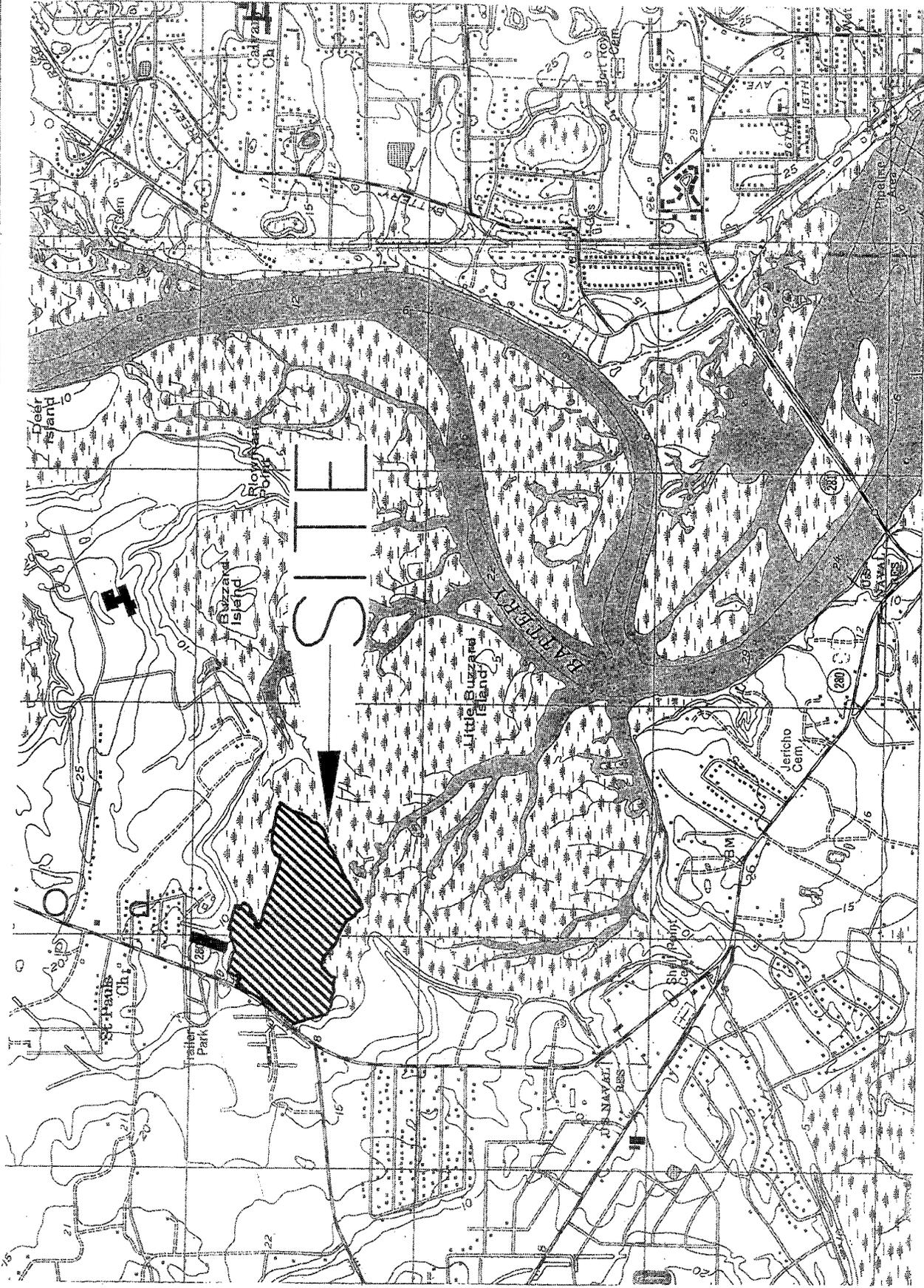
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered 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.



# TOPOGRAPHIC MAP

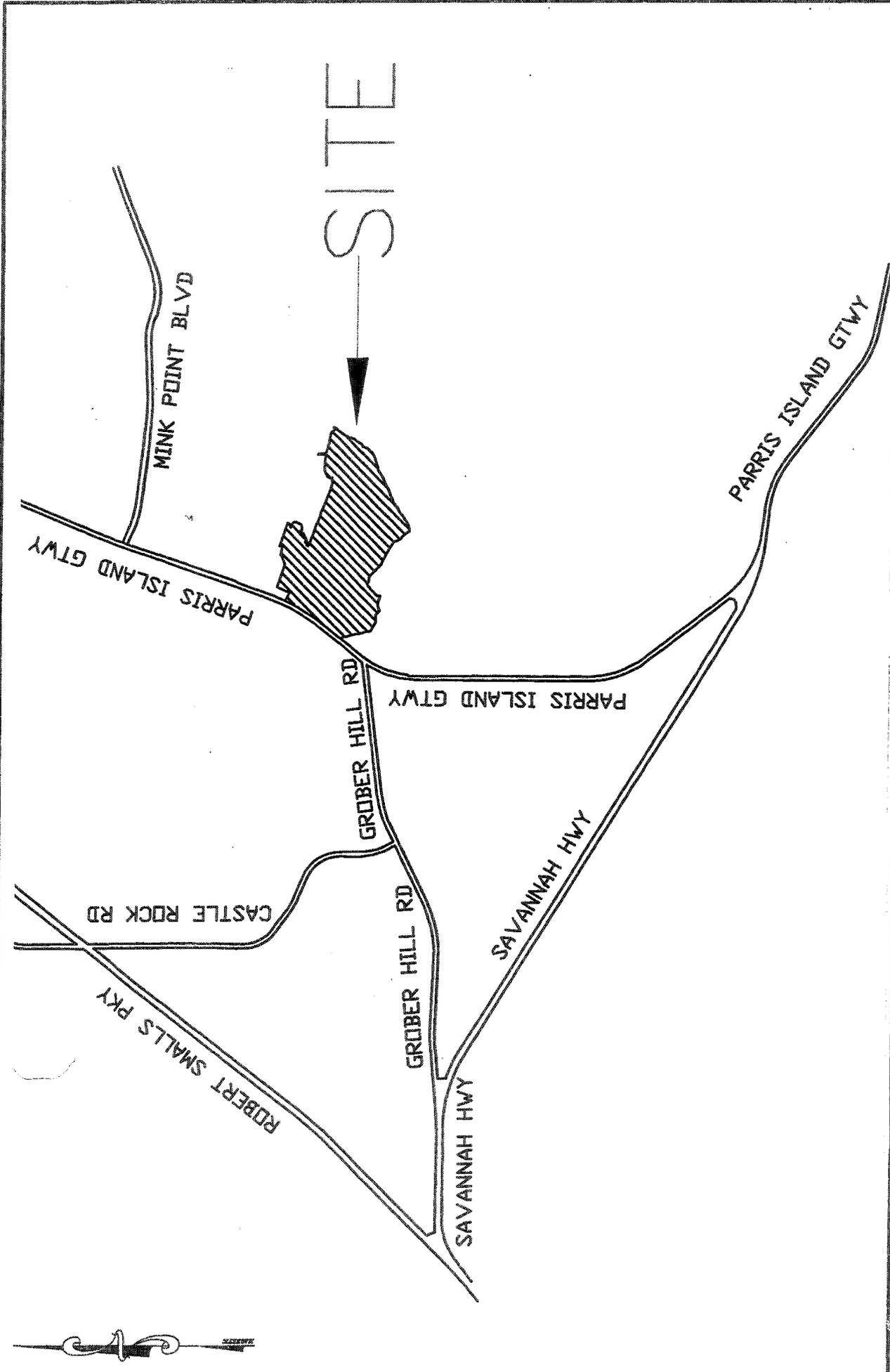
U.S.G.S. TOPOGRAPHIC MAP  
 7.5 MINUTE SERIES—BEAUFORT QUADRANGLE  
 LAT.: 32° 23' 59" LONG.: 80° 44' 08"  
 SCALE: 1"=2000'

PROP. ACTIVITY: ROAD CROSSING & SITE DEVELOPMENT IMPACT  
 PROJECT NAME: CARSONS  
 COUNTY: BEAUFORT  
 APPLICANT: COASTAL CONTRACTORS  
 P. O. Box 759  
 BEAUFORT, SC 29901

DATE: 07/10/07 SHEET 1 OF 15

SAC 2007-1730-1IW





PROP. ACTIVITY: ROAD CROSSING &  
 SITE DEVELOPMENT IMPACT  
 PROJECT NAME: CARSON'S  
 COUNTY: BEAUFORT  
 APPLICANT: COASTAL CONTRACTORS  
 P. O. Box 759  
 BEAUFORT, SC 29901

DATE: 07/10/07 SHEET 2 OF 16

# VICINITY MAP

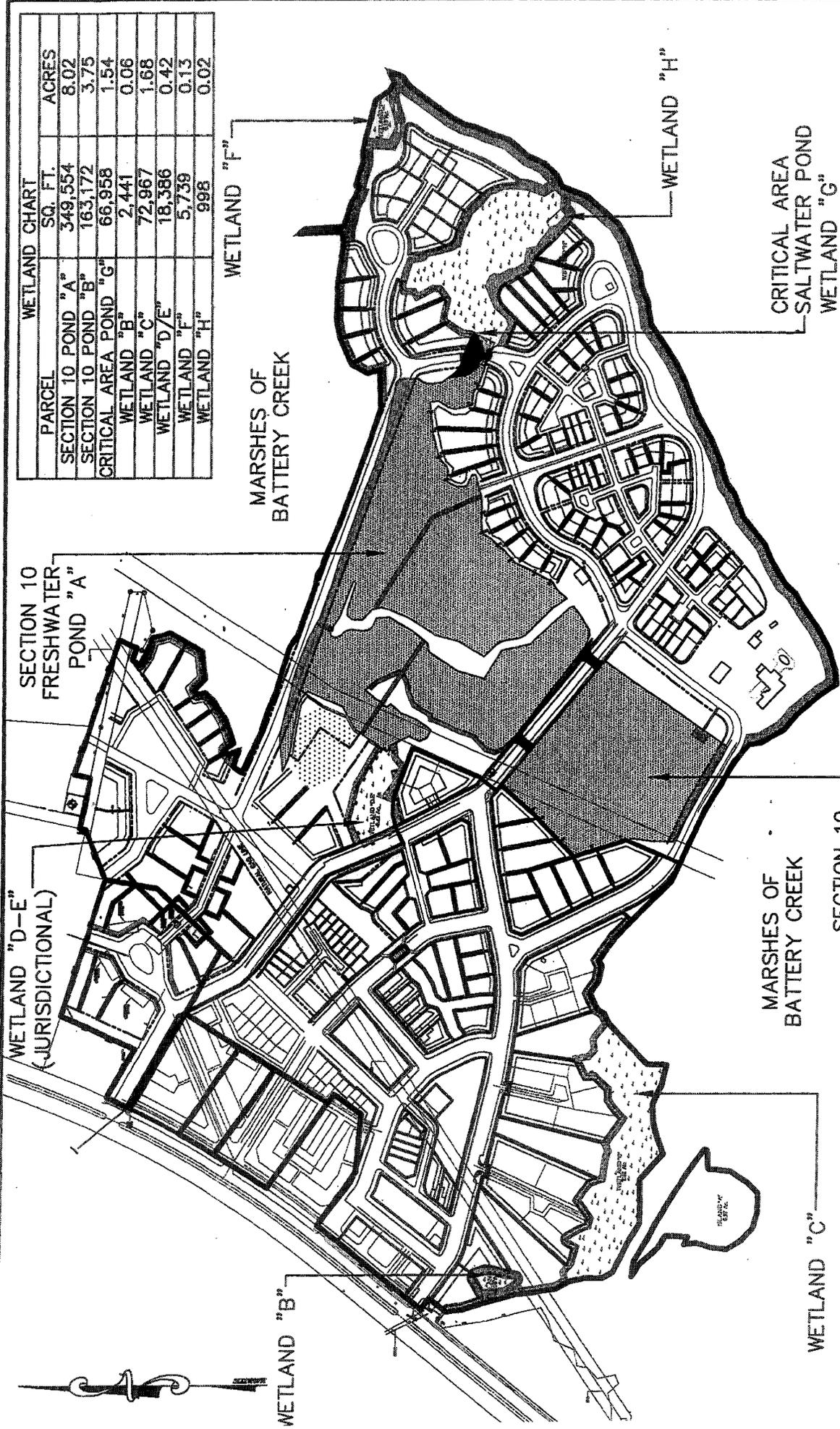
BEAUFORT COUNTY  
 GIS MAP

SCALE: 1" = 2000'

SAC 2007-1730-11W



PARCEL	WETLAND CHART	SQ. FT.	ACRES
SECTION 10 POND "A"		349,554	8.02
SECTION 10 POND "B"		163,172	3.75
CRITICAL AREA POND "G"		66,958	1.54
WETLAND "B"		2,441	0.06
WETLAND "C"		72,967	1.68
WETLAND "D/E"		18,386	0.42
WETLAND "F"		5,739	0.13
WETLAND "H"		998	0.02



PROF. ACTIVITY: ROAD CROSSING & SITE DEVELOPMENT IMPACT

PROJECT NAME: CARSONS

COUNTY: BEAUFORT

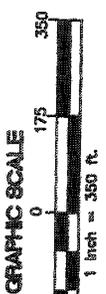
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901

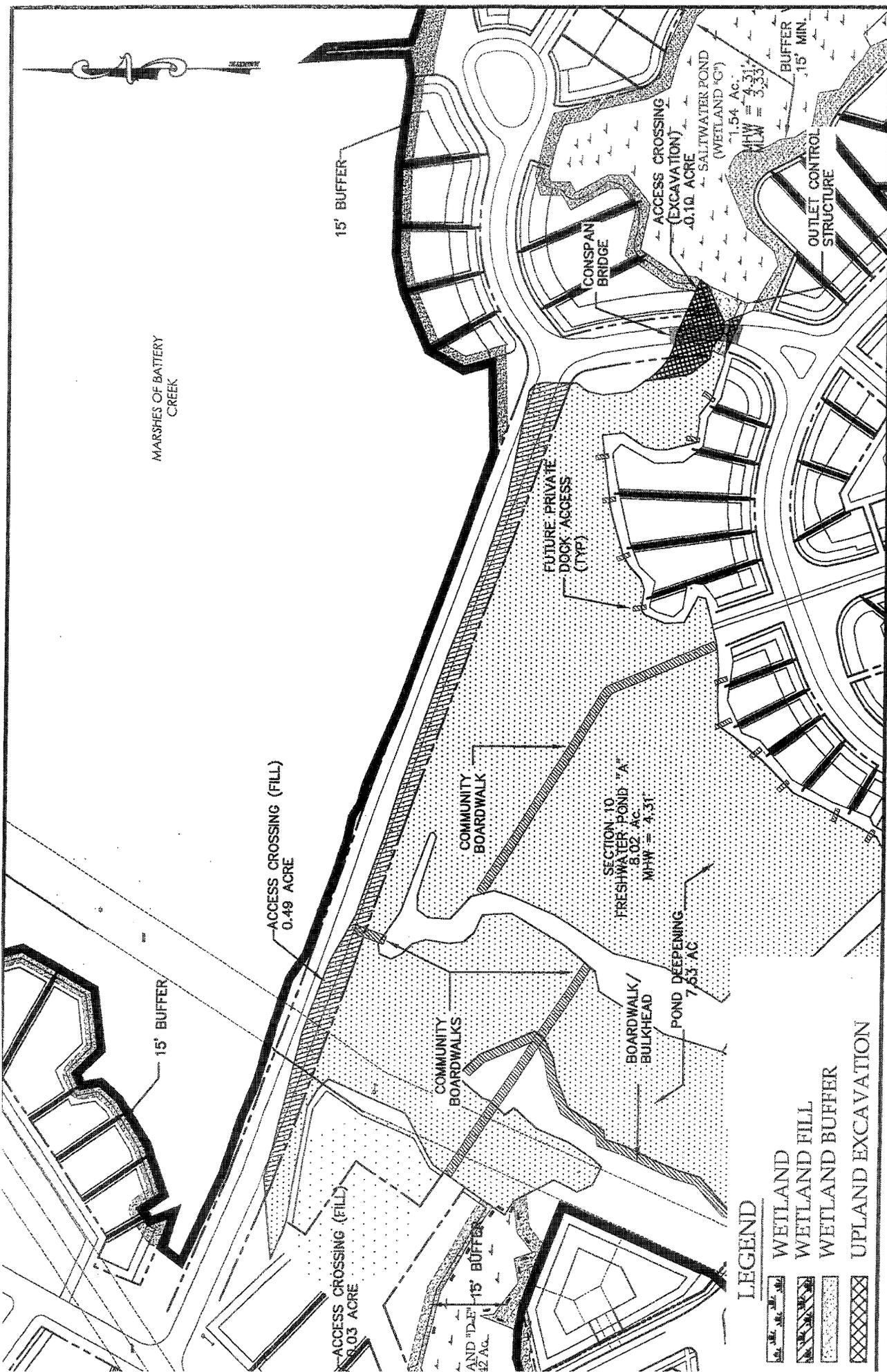
DATE: 07/10/07 SHEET 3 OF 15

SAC 2007-1730-11W

# SITE MAP

OF EXISTING WETLANDS  
REPRODUCED FROM A SURVEY PREPARED BY  
DAVID GASQUE & ASS., INC. SURVEYING DATED: 09-01-05.  
SCALE=1"=350'





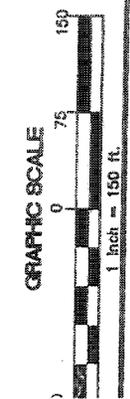
- LEGEND**
- WETLAND
  - WETLAND FILL
  - WETLAND BUFFER
  - UPLAND EXCAVATION

**SAC 2007-1730-1IW**

# SITE MAP

OF IMPACTED FRESHWATER POND "A"

SCALE = 1" = 150'



**PROP. ACTIVITY:** ROAD CROSSING & SITE DEVELOPMENT IMPACT

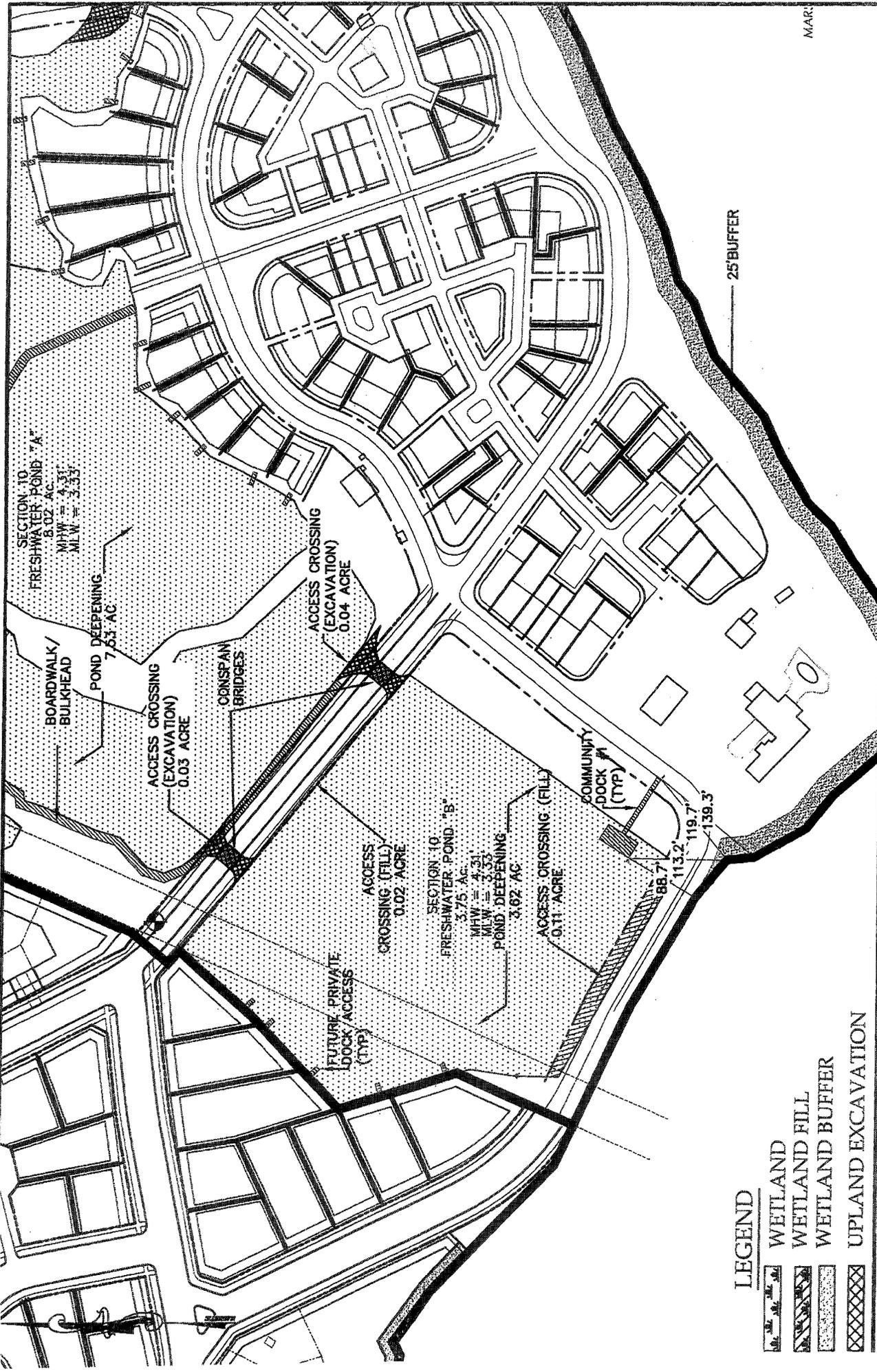
**PROJECT NAME:** CARSONS

**COUNTY:** BEAUFORT

**APPLICANT:** COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901

**DATE:** 07/10/07

**REVISED:** 09/10/07 SHEET 4 OF 15



MAR

25' BUFFER

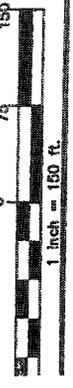
**LEGEND**

-  WETLAND
-  WETLAND FILL
-  WETLAND BUFFER
-  UPLAND EXCAVATION

**SAC 2007-1730-1IW**

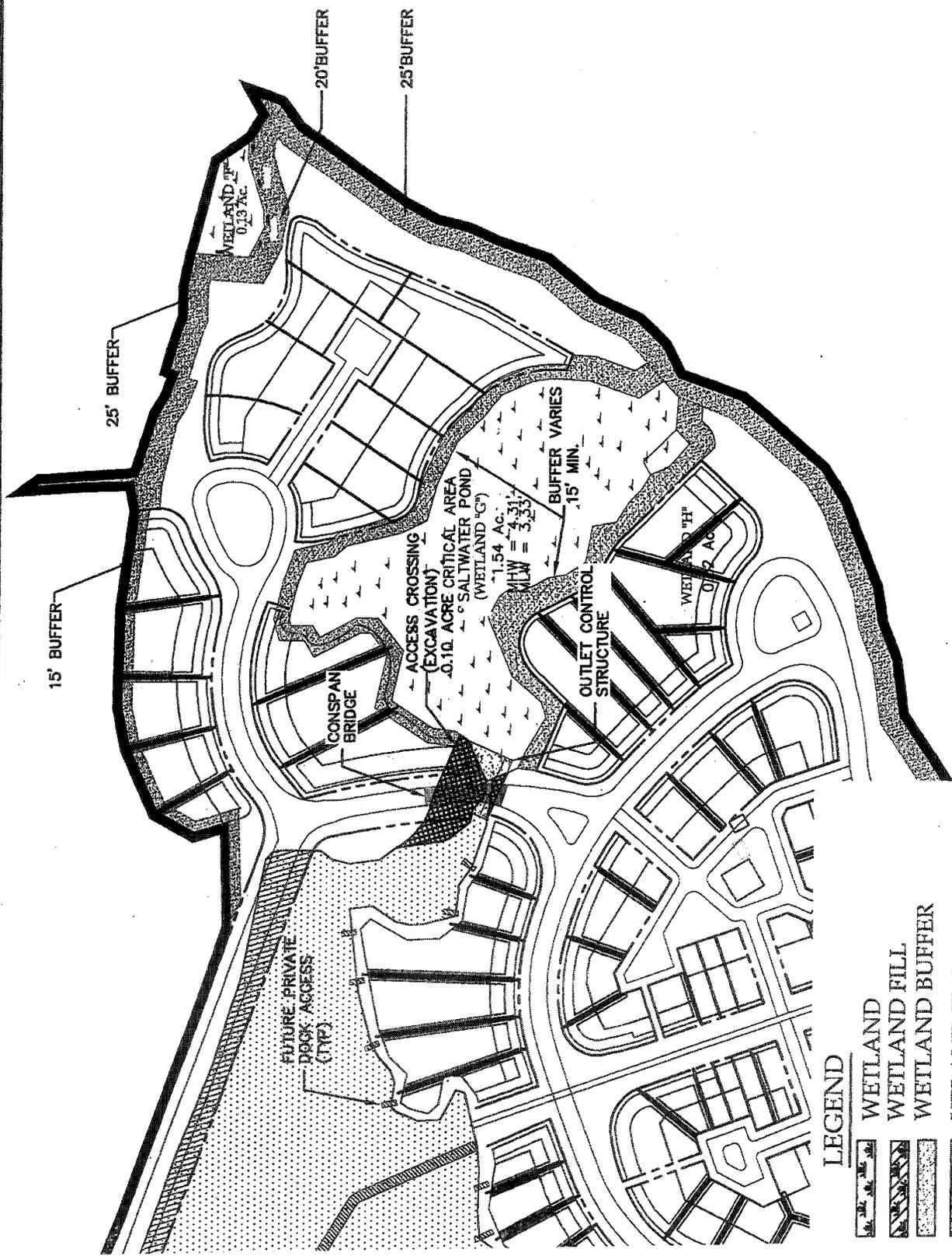
**SITE MAP**

GRAPHIC SCALE OF IMPACTED FRESHWATER PONDS "A" & "B"



SCALE = 1" = 150'

PROP. ACTIVITY: ROAD CROSSING & SITE DEVELOPMENT IMPACT  
 PROJECT NAME: CARSONS  
 COUNTY: BEAUFORT  
 APPLICANT: COASTAL CONTRACTORS  
 P. O. Box 759  
 BEAUFORT, SC 29901  
 DATE: 07/10/07  
 REVISED: 09/10/07 SHEET 5 OF 15

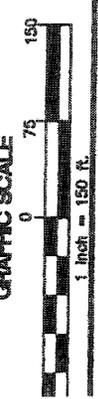


**LEGEND**

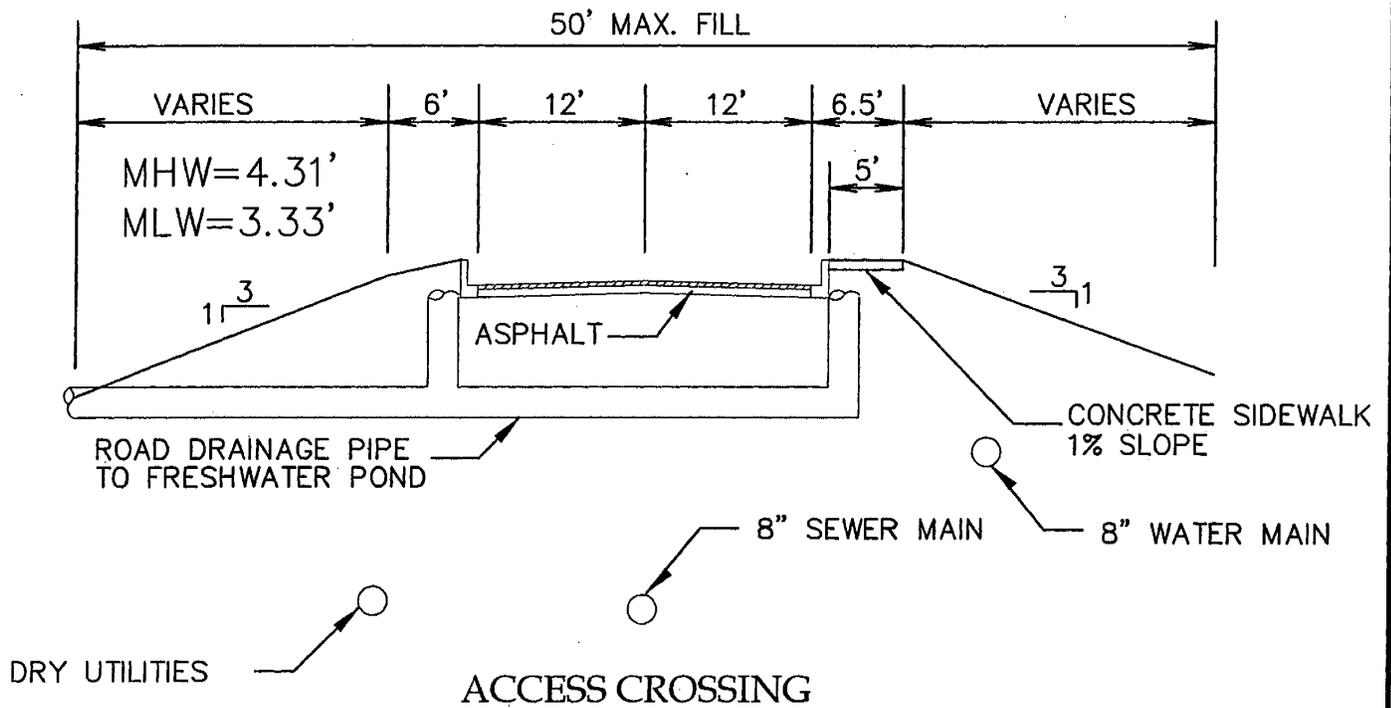
- WETLAND
- WETLAND FILL
- WETLAND BUFFER
- UPLAND EXCAVATION

**SAC 2007-1730-1IW**

**SITE MAP**  
OF IMPACTED SALTWATER POND "G"



PROP. ACTIVITY: STRUCTURES &  
SITE DEVELOPMENT IMPACT  
PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901  
DATE: 07/10/07  
REVISED: 09/10/07 SHEET 6 OF 15

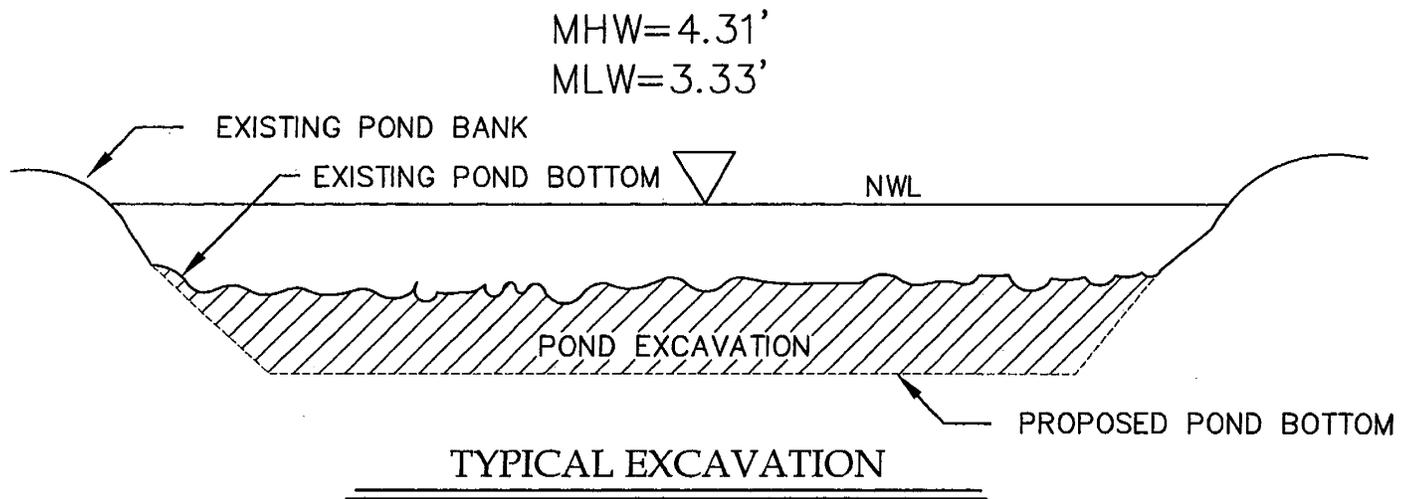


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# ACCESS CROSSING SECTION

NOT TO SCALE

PROP. ACTIVITY: ROAD CROSSING &  
SITE DEVELOPMENT IMPACT  
PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901  
DATE: 07/10/07

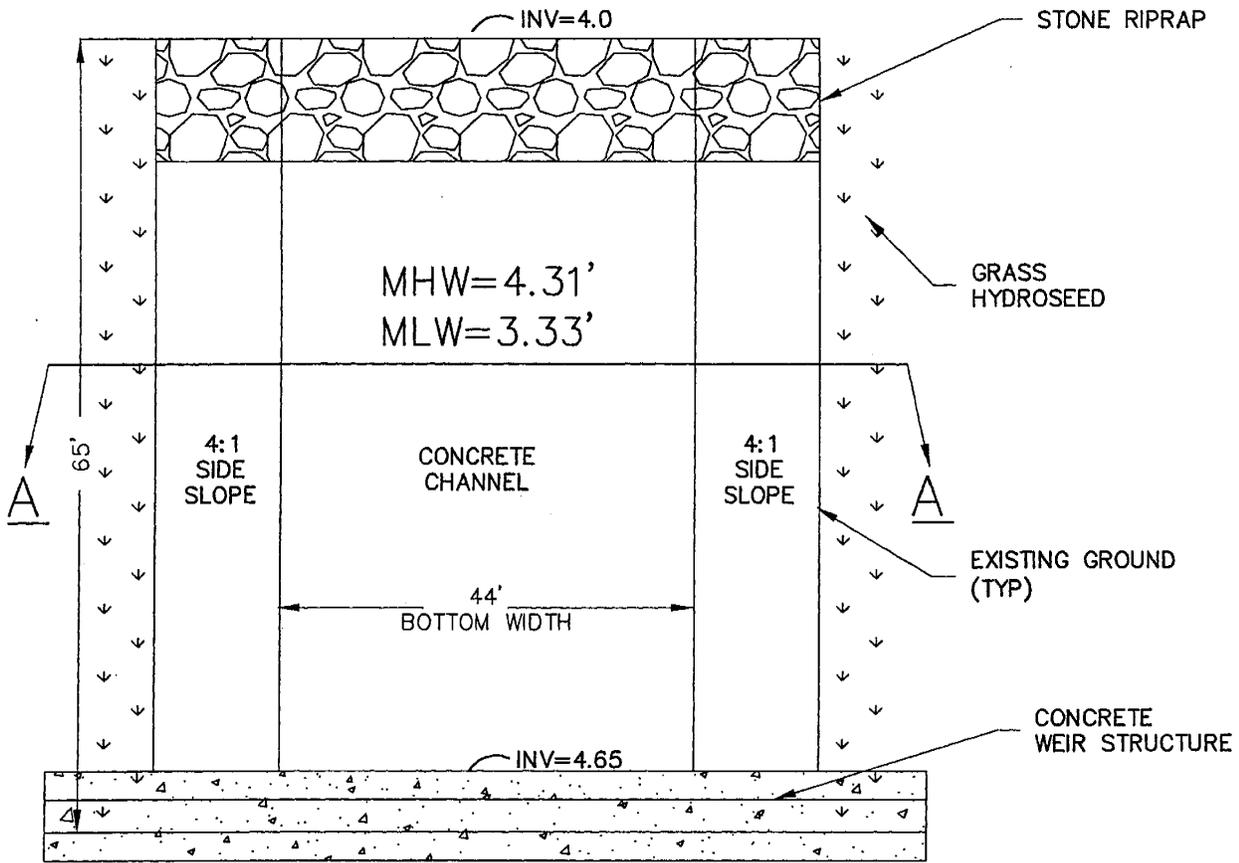


**SAC 2007-1730-1IW**

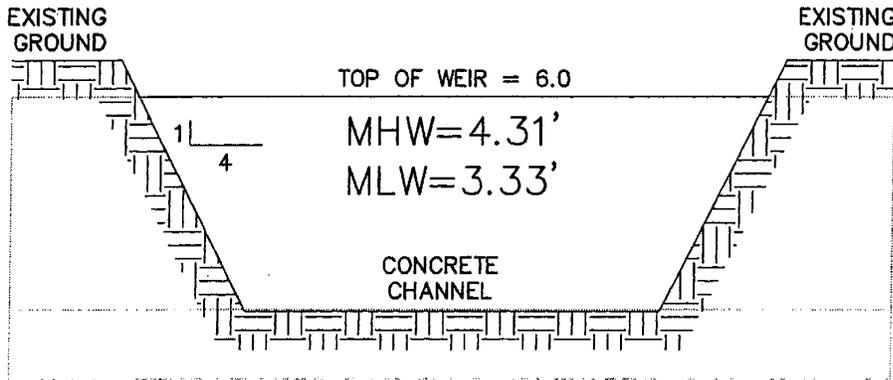
**POND DEEPENING**  
**CROSSING SECTION**

NOT TO SCALE

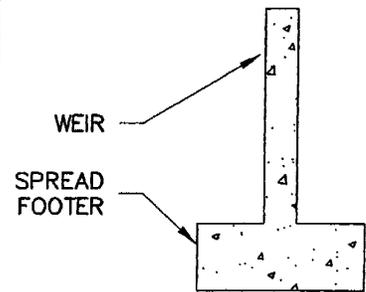
PROP. ACTIVITY: ROAD CROSSING &  
SITE DEVELOPMENT IMPACT  
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P. O. Box 759  
BEAUFORT, SC 29901  
DATE: 07/10/07



PLAN VIEW



SECTION A-A



WEIR PROFILE

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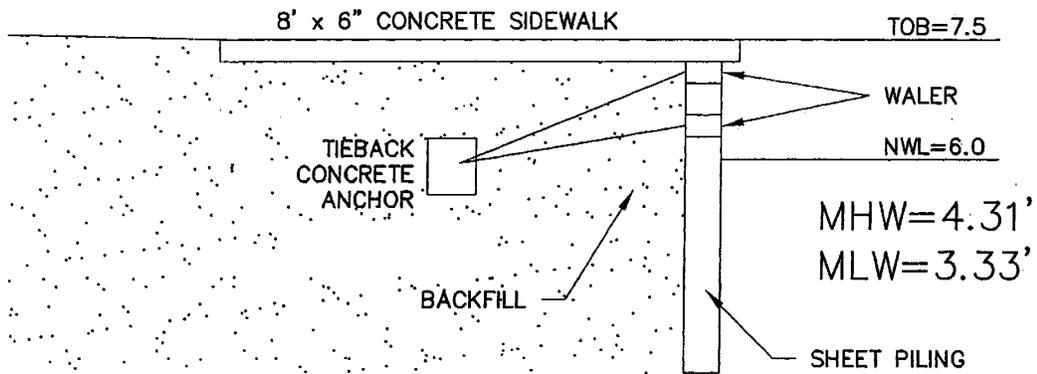
OUTFALL CONTROL STRUCTURE

NOT TO SCALE

OUTLET CONTROL STRUCTURE

NOT TO SCALE

PROP. ACTIVITY: ROAD CROSSING & SITE DEVELOPMENT IMPACT  
 PROJECT NAME: CARSONS  
 COUNTY: BEAUFORT  
 APPLICANT: COASTAL CONTRACTORS  
 P. O. Box 759  
 BEAUFORT, SC 29901  
 DATE: 07/10/07



## BOARDWALK/BULKHEAD

NOT TO SCALE

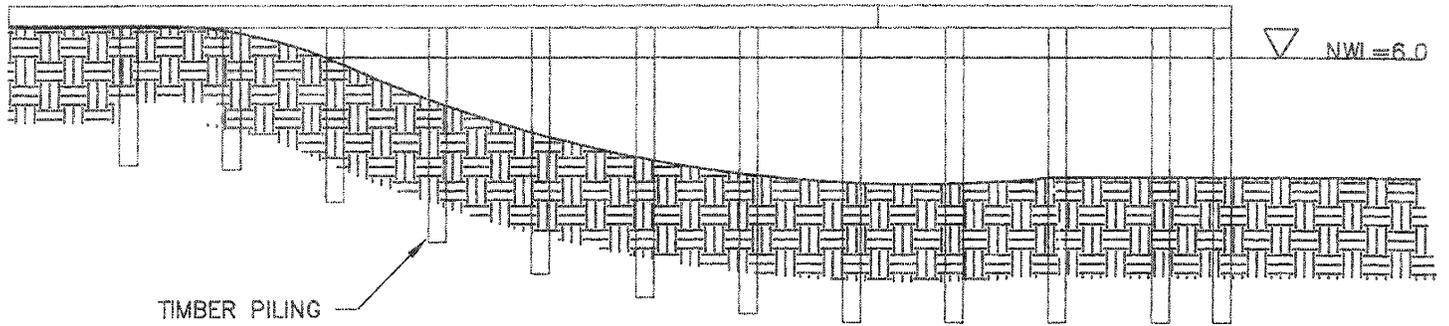
**SAC 2007-1730-1IW**

## BOARDWALK/BULKHEAD SECTION

NOT TO SCALE

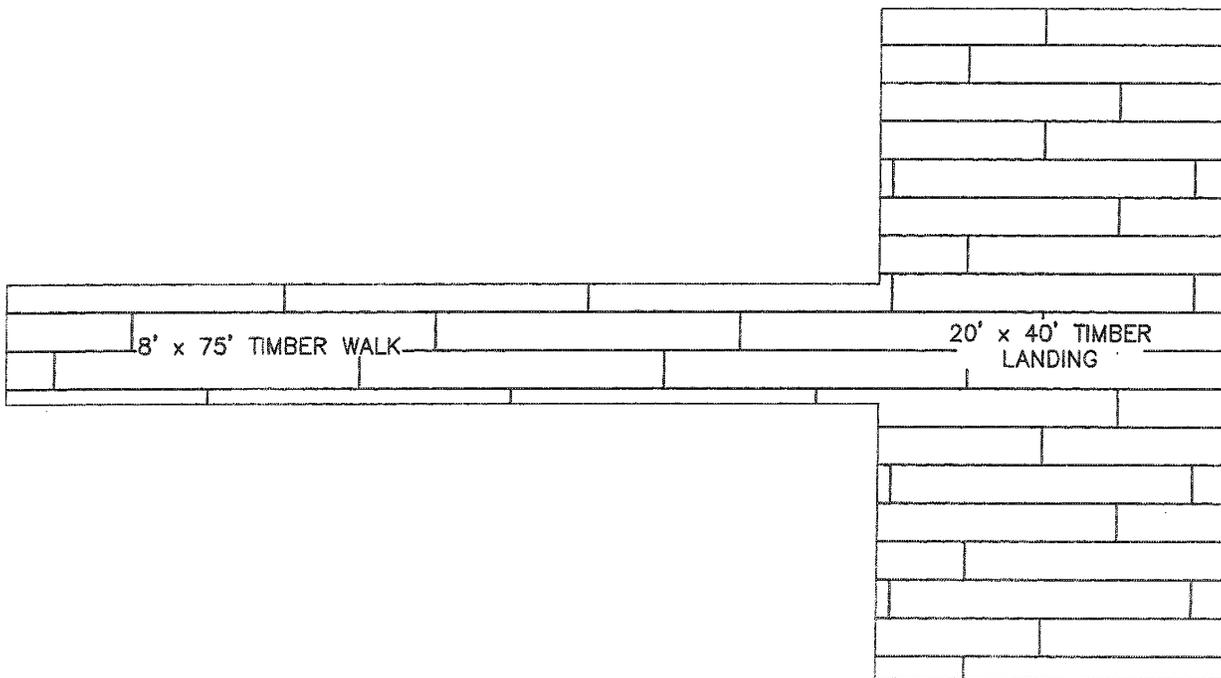
PROP. ACTIVITY: ROAD CROSSING &  
SITE DEVELOPMENT IMPACT  
PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901  
DATE: 07/10/07

MHW=4.31'  
MLW=3.33'



## COMMUNITY DOCK #1 PROFILE VIEW

NOT TO SCALE



## COMMUNITY DOCK #1 PLAN VIEW

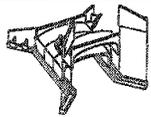
NOT TO SCALE

SAC 2007-1730-1IW

# COMMUNITY DOCK #1 TYPICAL SECTION

NOT TO SCALE

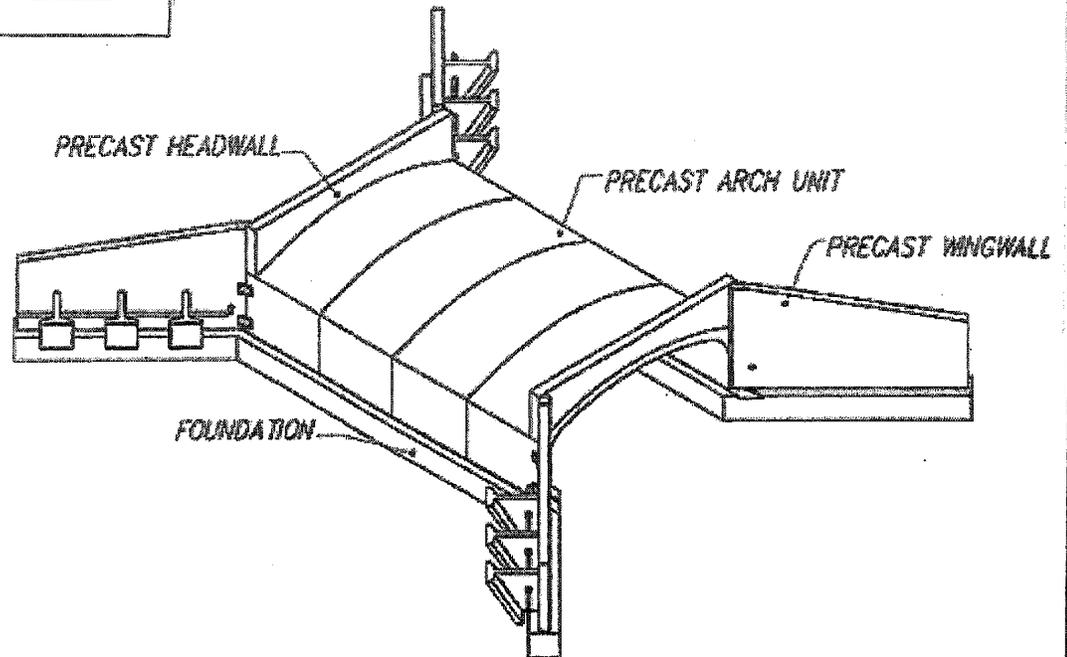
PROP. ACTIVITY: ROAD CROSSING &  
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PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901  
DATE: 07/10/07



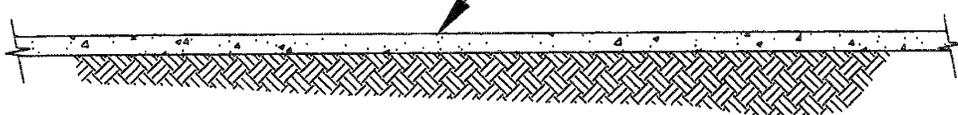
**CON/SPAN®**  
BRIDGE SYSTEMS

© 2002 CON/SPAN®

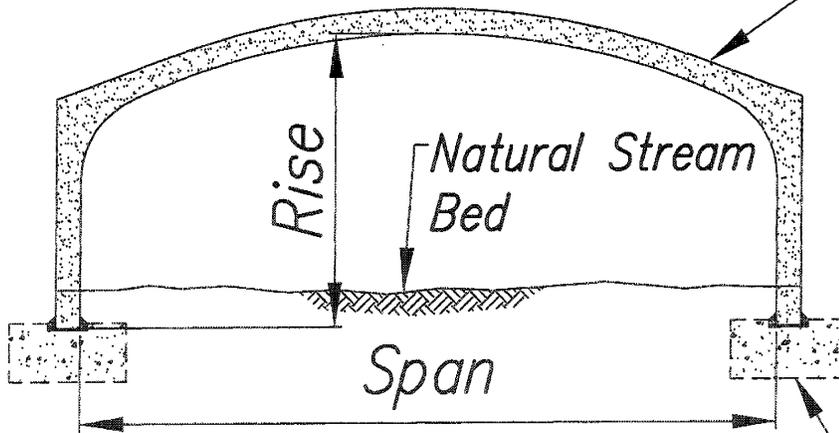
The System



Roadway/Runway



CON/SPAN Precast Unit



STREAM CROSSING

Cast-in-place  
Strip Foundation  
(typ.)

SAC 2007-1730-1IW

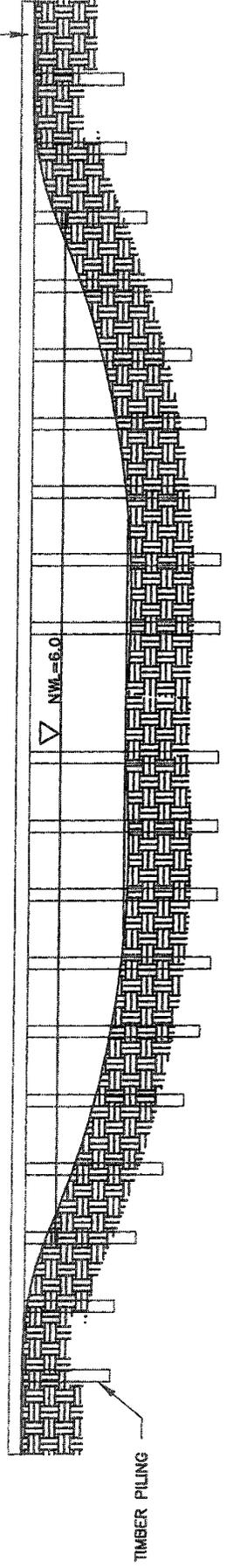
# BRIDGE TYPICAL SECTION

NOT TO SCALE

PROP. ACTIVITY: ROAD CROSSING &  
SITE DEVELOPMENT IMPACT  
PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901

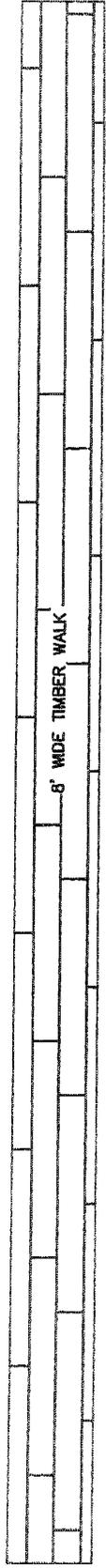
MHW=4.31'  
MLW=3.33'

EXISTING UPLAND



COMMUNITY BOARDWALK PROFILE VIEW

NOT TO SCALE



COMMUNITY BOARDWALK PLAN VIEW

NOT TO SCALE

SAC 2007-1730-1IW

# COMMUNITY BOARDWALK TYPICAL SECTION



SCALE=1"=350'

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SITE DEVELOPMENT IMPACT  
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BEAUFORT, SC 29901  
DATE: 07/10/07  
REVISED: 09/10/07 SHEET 13 OF 15



TOTAL SITE AREA

UPLAND AREA		62.69	AC
WETLAND AREA		15.62	AC
FRESHWATER	2.31	AC	
SECTION 10	11.77	AC	
CRITICAL	1.54	AC	
<hr/>			
TOTAL AREA		78.31	AC

BUFFERS

CRITICAL LINE BUFFERS		2.65	AC
WETLAND BUFFERS		0.69	AC
<hr/>			
TOTAL BUFFERS		3.34	AC

WETLAND IMPACTS

FRESHWATER POND A (ACCESS CROSSING)		0.49	AC
FRESHWATER POND A (DEEPENING)		7.53	AC
FRESHWATER POND B (ACCESS CROSSING)		0.13	AC
FRESHWATER POND B (DEEPENING)		3.62	AC
WETLAND D/E (ACCESS CROSSING)		0.03	AC
<hr/>			
TOTAL IMPACTED AREA		11.80	AC

WETLAND PRESERVATION

SALTWATER POND G		1.54	AC
WETLAND B		0.06	AC
WETLAND C		1.68	AC
WETLAND D/E		0.39	AC
WETLAND F		0.13	AC
WETLAND H		0.02	AC
<hr/>			
TOTAL PRESERVED WETLAND AREA		3.82	AC

ESTIMATED MATERIAL FOR WETLAND IMPACTS

WETLAND FILL (ACCESS CROSSING)		3500	CY
WETLAND EXCAVATION (POND DEEPENING) (11.15 ACRES)		80,000	CY

**SAC 2007-1730-1IW**

IMPACT SUMMARY

PROP. ACTIVITY: ROAD CROSSING &  
SITE DEVELOPMENT IMPACT  
PROJECT NAME: CARSONS  
COUNTY: BEAUFORT  
APPLICANT: COASTAL CONTRACTORS  
P. O. Box 759  
BEAUFORT, SC 29901