

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

October 26, 2007

REGULATORY DIVISION

Refer to: P/N # **SAC 2007-2342-1IQ**

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

SALTMARSH AT SEABROOK
c/o MR. EDWARD MANN
3924 FOREST DRIVE
COLUMBIA, SOUTH CAROLINA 29206

for a permit to construct a community dock structure on an un-named tributary of

BOHICKET CREEK

at a location at the north end of Landfall Way, about 0.25-mile northwest of Seabrook Island Road, Town of Seabrook Island, Charleston County, South Carolina (Long. 80.16579 x Lat. 32.59828).

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, NOVEMBER 26, 2007

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

The proposed work consists of a dock structure including a 4' by 746' pier leading to a 20' by 15' fixed pier and a ramp to a 10' by 30' floating dock. The purpose of the project is to provide recreational boat docking space for the *Saltmarsh at Seabrook* community residents.

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Refer to: P/N # SAC 2007-2342-11Q

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 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 0.08-acre 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.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

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.

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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. 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.

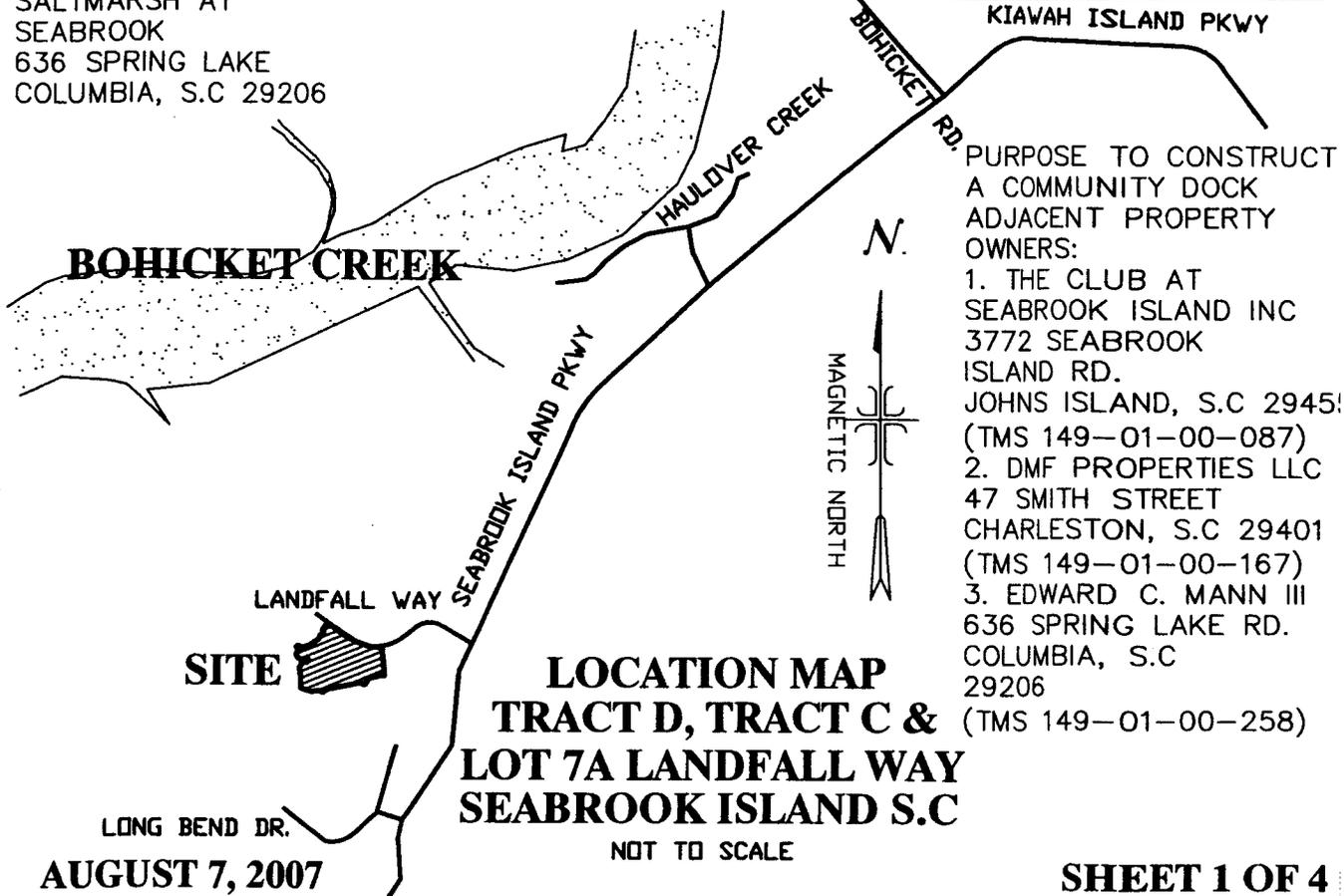
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine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

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.18	N88°18'51"E
L2	45.15	N61°31'09"E
L3	299.08	S28°13'02"E
L4	23.86	S56°04'49"W
L5	7.28	N33°32'53"W
L6	148.09	S53°13'03"W
L7	48.24	S01°19'39"W
L8	17.84	S05°29'17"E
L9	20.54	S65°23'59"W
L10	27.15	S81°50'51"W
L11	22.71	S88°19'54"W
L12	75.00	S55°52'37"W
L13	256.65	S55°52'37"W
L14	35.54	S46°42'59"W
L15	32.95	S24°35'32"W
L16	37.70	N89°01'11"W
L17	45.63	S66°54'14"W
L18	32.57	S55°52'04"W
L19	59.14	S80°21'56"W
L20	51.95	S87°27'33"W
L21	21.98	N87°37'03"W
L22	10.56	N14°18'58"W
L23	56.94	N25°06'47"W
L24	50.05	N20°38'32"W

LINE TABLE		
LINE	LENGTH	BEARING
L25	94.34	N31°54'21"W
L26	60.35	N13°06'33"E
L27	44.17	N61°14'57"E
L28	27.92	N29°31'59"E
L29	19.98	N47°01'22"W
L30	27.21	S82°37'47"W
L31	52.96	S34°23'46"W
L32	18.48	N59°10'42"W
L33	46.84	N77°46'34"W
L34	33.73	N34°05'36"W
L35	34.71	N04°47'00"E
L36	25.64	N15°33'13"W
L37	23.71	N71°11'25"W
L38	21.69	N13°44'10"E
L39	24.58	N86°38'50"E
L40	34.43	S68°32'34"E
L41	23.52	N32°15'16"E
L42	89.63	N46°42'47"E
L43	49.90	N26°46'12"E
L44	35.53	N39°25'15"E
L45	48.51	N00°13'50"W
L46	38.85	N37°59'36"E
L47	34.19	N11°12'56"W
L48	20.37	S77°16'24"W
L49	95.45	N14°25'47"E
L50	178.86	S75°32'38"E

APPLICATION BY:
SALTMARSH AT
SEABROOK
636 SPRING LAKE
COLUMBIA, S.C 29206



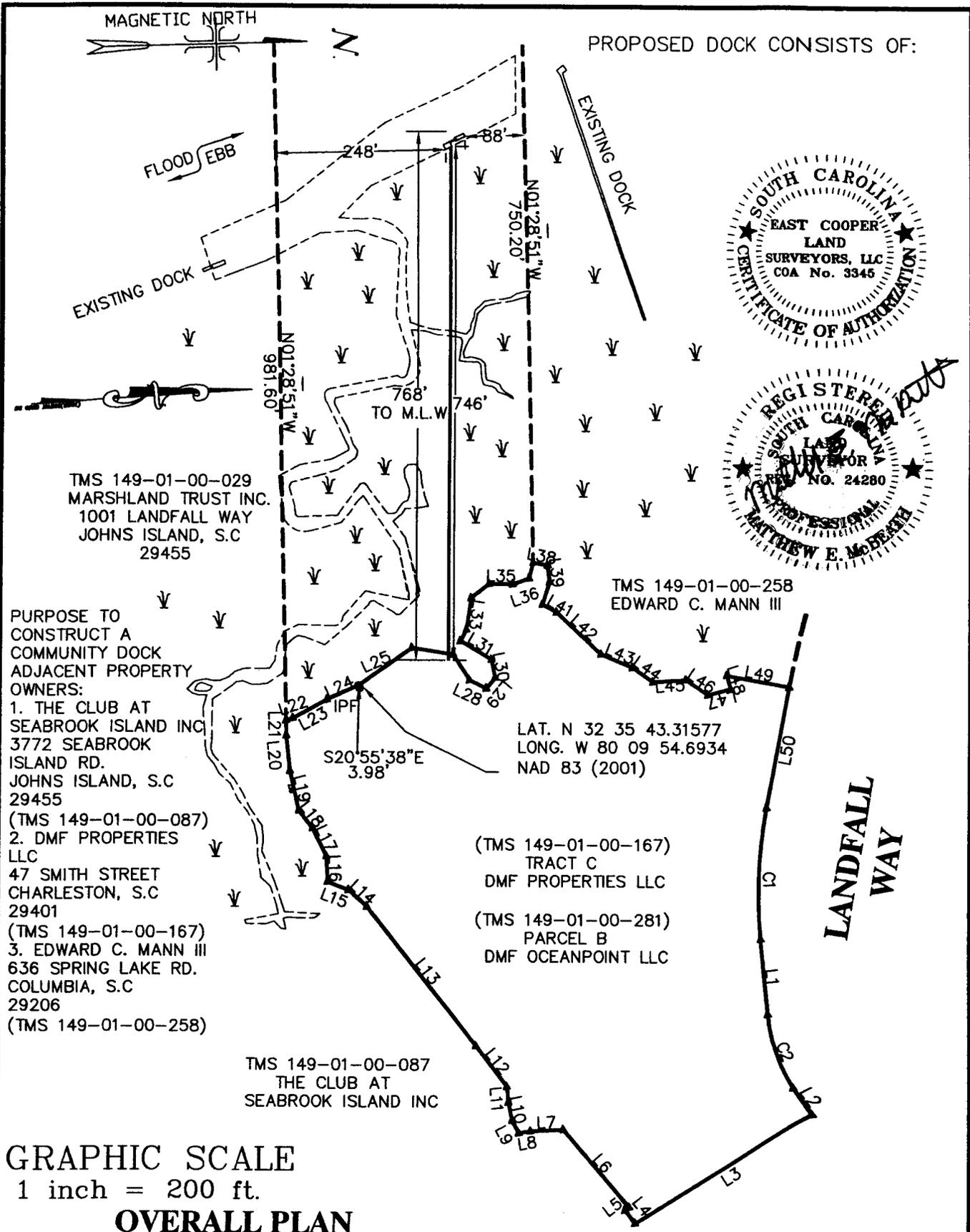
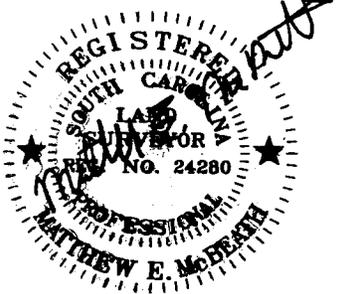
EAST COOPER LAND SURVEYING, LLC

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
OFFICE (843) 856-1277 E-MAIL ecls@BELLSOUTH.NET

FAX (843) 856-5210



PROPOSED DOCK CONSISTS OF:



TMS 149-01-00-029
MARSHLAND TRUST INC.
1001 LANDFALL WAY
JOHNS ISLAND, S.C
29455

PURPOSE TO
CONSTRUCT A
COMMUNITY DOCK
ADJACENT PROPERTY
OWNERS:
1. THE CLUB AT
SEABROOK ISLAND INC
3772 SEABROOK
ISLAND RD.
JOHNS ISLAND, S.C
29455
(TMS 149-01-00-087)
2. DMF PROPERTIES
LLC
47 SMITH STREET
CHARLESTON, S.C
29401
(TMS 149-01-00-167)
3. EDWARD C. MANN III
636 SPRING LAKE RD.
COLUMBIA, S.C
29206
(TMS 149-01-00-258)

TMS 149-01-00-258
EDWARD C. MANN III

LAT. N 32 35 43.31577
LONG. W 80 09 54.6934
NAD 83 (2001)

(TMS 149-01-00-167)
TRACT C
DMF PROPERTIES LLC

(TMS 149-01-00-281)
PARCEL B
DMF OCEANPOINT LLC

TMS 149-01-00-087
THE CLUB AT
SEABROOK ISLAND INC

GRAPHIC SCALE
1 inch = 200 ft.

OVERALL PLAN

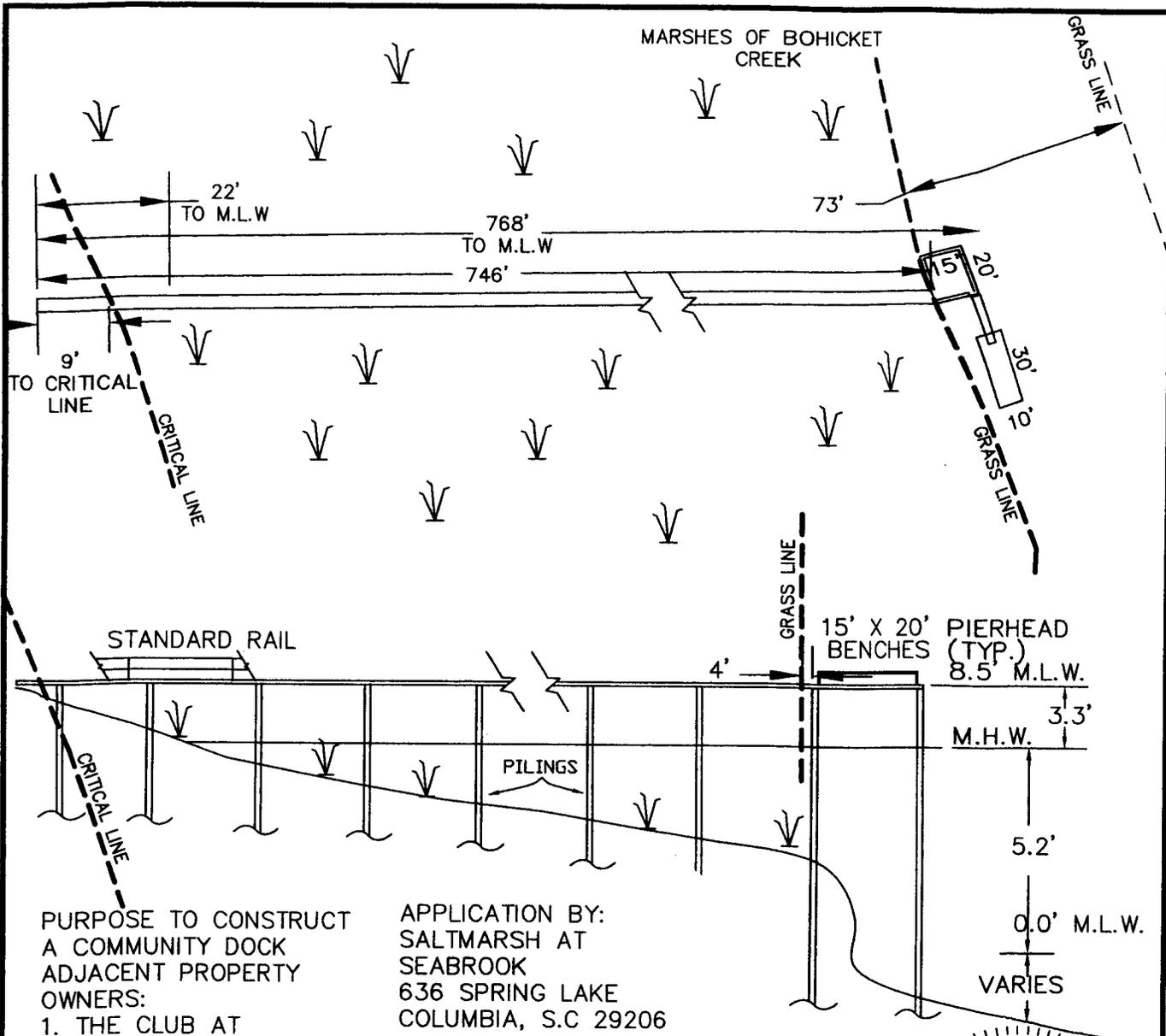
**TRACT D TRACT C LOT 7A LANDFALL WAY
SEABROOK ISLAND S.C**

**AUGUST 7, 2007
SHEET 3 OF 4**

EAST COOPER LAND SURVEYING, LLC

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
OFFICE (843) 856-1277 E-MAIL ecls@BELLSOUTH.NET

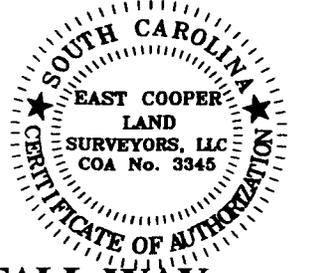
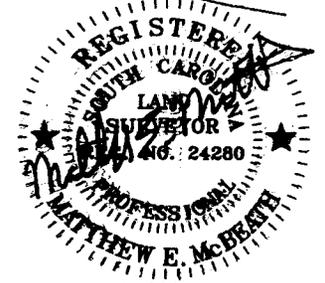
FAX (843) 856-5210



PURPOSE TO CONSTRUCT
 A COMMUNITY DOCK
 ADJACENT PROPERTY
 OWNERS:
 1. THE CLUB AT
 SEABROOK ISLAND INC
 3772 SEABROOK
 ISLAND RD.
 JOHNS ISLAND, S.C 29455
 (TMS 149-01-00-087)
 2. DMF PROPERTIES LLC
 47 SMITH STREET
 CHARLESTON, S.C 29401
 (TMS 149-01-00-167)
 3. EDWARD C. MANN III
 636 SPRING LAKE RD.
 COLUMBIA, S.C
 29206
 (TMS 149-01-00-258)

APPLICATION BY:
 SALTMARSH AT
 SEABROOK
 636 SPRING LAKE
 COLUMBIA, S.C 29206

PROPOSED DOCK CONSISTS OF:
 746' X 4' DOCK
 20' X 20' PIERHEAD WITH BENCHES
 10' X 30' FLOAT
 3' X 20' RAMP



NOT TO SCALE
 DATUM: MEAN LOW WATER

TYPICAL PROFILE

**TRACT D TRACT C LOT 7A LANDFALL WAY
 SEABROOK ISLAND S.C SHEET 4 OF 4**

AUGUST 7, 2007

EAST COOPER LAND SURVEYING, LLC

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 OFFICE (843) 856-1277 E-MAIL ecls@BELLSOUTH.NET FAX (843) 856-5210