

**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 # 2008-0681-11T

28 MARCH 2008

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 South Carolina Department of Health and Environmental Control by

**BINDON PLANTATION, LLC**  
**C/O NEWKIRK ENVIRONMENTAL, INC.**  
**P.O. BOX 746**  
**MT. PLEASANT, SOUTH CAROLINA 29465**

for a permit to construct a dry stack marina facility and community dock in the waters of the

**POCOTALIGO RIVER**

at a location described as being within Binden Plantation on Hwy 17 (Trask Pkwy) across from Cotton Hall Road in Beaufort County, South Carolina (32.61272 Latitude/ 80.84098 Longitude)

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, APRIL 28, 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 Dry Stack Marina facility and community dock. In detail the work consist of building a dry stack facility including parking and boat storage in the adjacent uplands of Binden Plantation. The proposed community dock includes the construction of three separate 830' long piers, which include the following: 1) Pier #1, a 5' X 830' pedestrian walkway, 2) Pier #2, a 7' X 830' pier to support a motorized pedestrian cart, and 3) Pier #3, a 14' X 830' pier to support a motorized boat cradle. The above piers will provide transportation of boats and people between the dry stack facility and the water. The pedestrian walkway will be constructed with open mesh and the pedestrian cart and boat cradle will be constructed on an open track to allow for sunlight to reach the marsh grasses below, therefore reducing shading impacts. The three piers will connect to a 24' X 24' fixed pier and 14' X 40' hydraulic boatlift with 2' X 40' gangways on either side of the lift. Downstream of the fixed pier will be a 4' X 24' ramp connecting to a 10' X 100 floating dock. The purpose of the proposed project is to provide recreational water access for residents of the adjacent proposed

REGULATORY DIVISION

Refer to: P/N # 2008-0681-11T

28 MARCH 2008

development. Please note the permit application for the adjacent Binden Plantation development is currently in review by the Corps, SAC 2007-1657-11T. In addition, please note that to date, no permit application has been received for any proposed private docks on the waterfront lots of Binden Plantation, as referenced in the permit application.

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 of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is 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 South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.544 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.

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. **Please note that a Draft MOA was submitted and is under review for the Binden Plantation development, SAC 2007-1657-11T.**

REGULATORY DIVISION

Refer to: P/N # 2008-0681-1IT

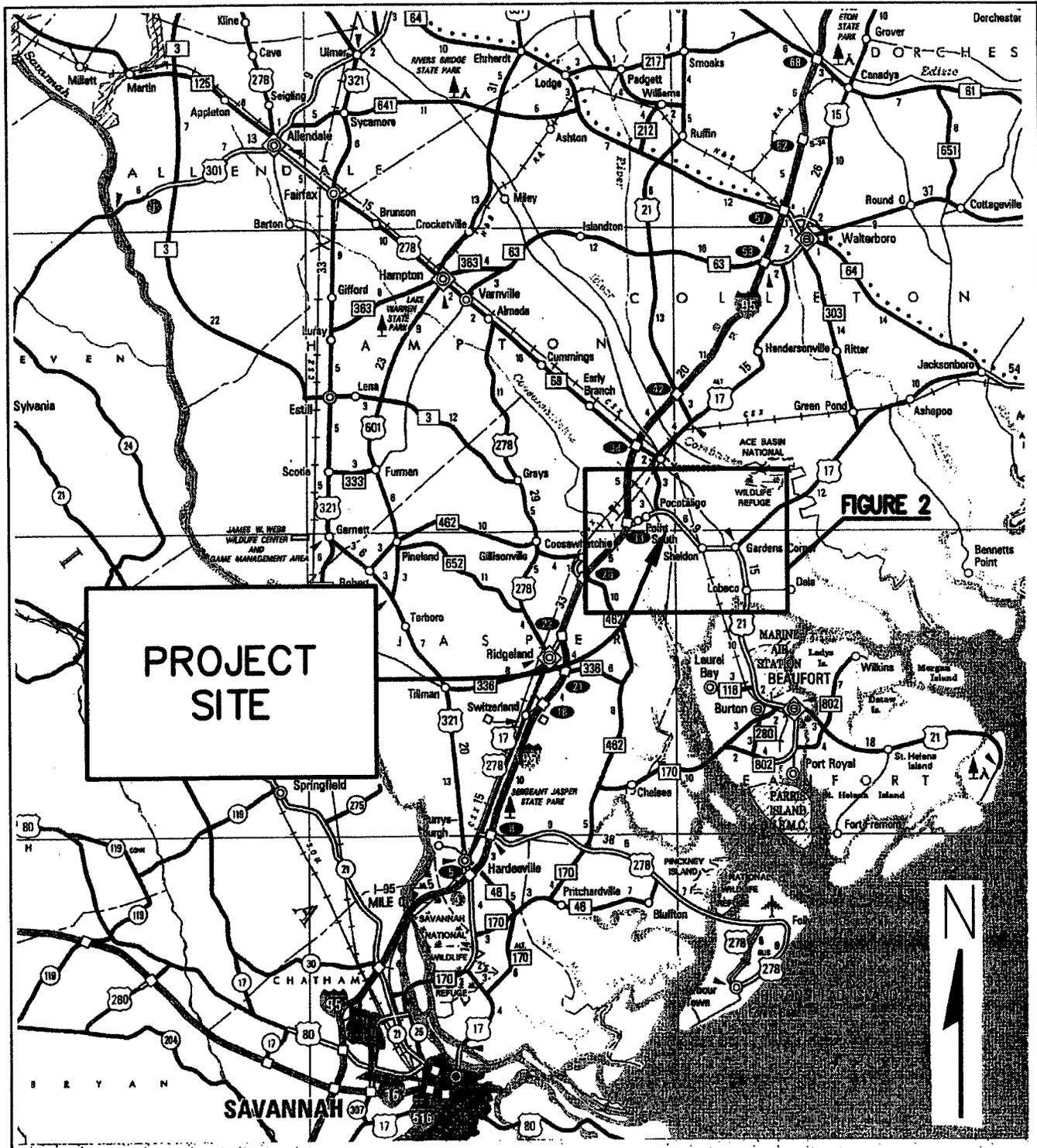
28 MARCH 2008

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 Tracy C. Dotolo at 843-329-8044 or toll free at 1-866-329-8187.



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 1**  
SITE LOCATION MAP (1)

SCALE: N.T.S.

BINDON PLANTATION, LLC.  
ORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 1 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**

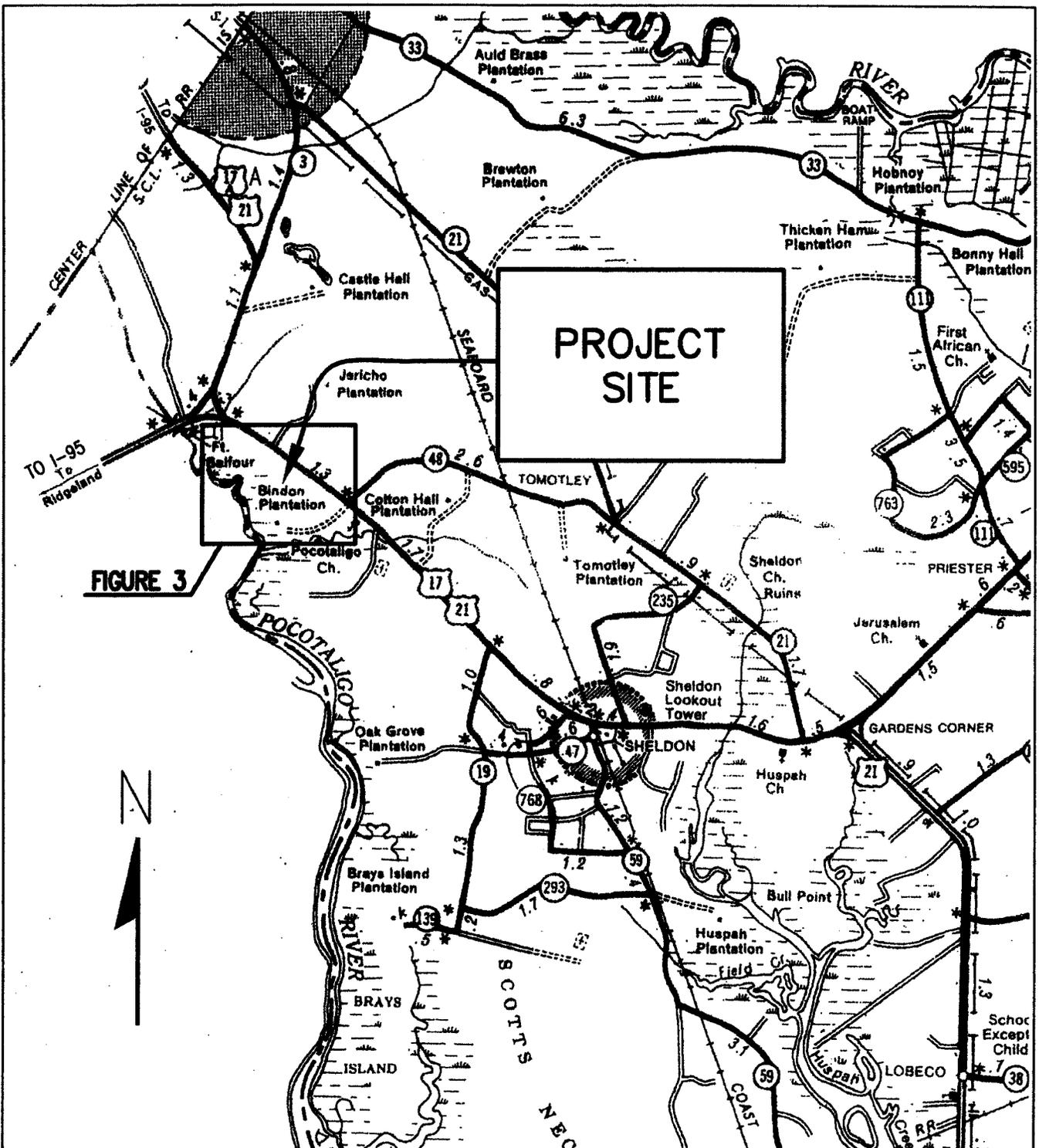


FIGURE 3

FIGURE 2  
SITE LOCATION MAP (2)

PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SCALE: N.T.S.

BINDON PLANTATION, LLC.  
HART COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

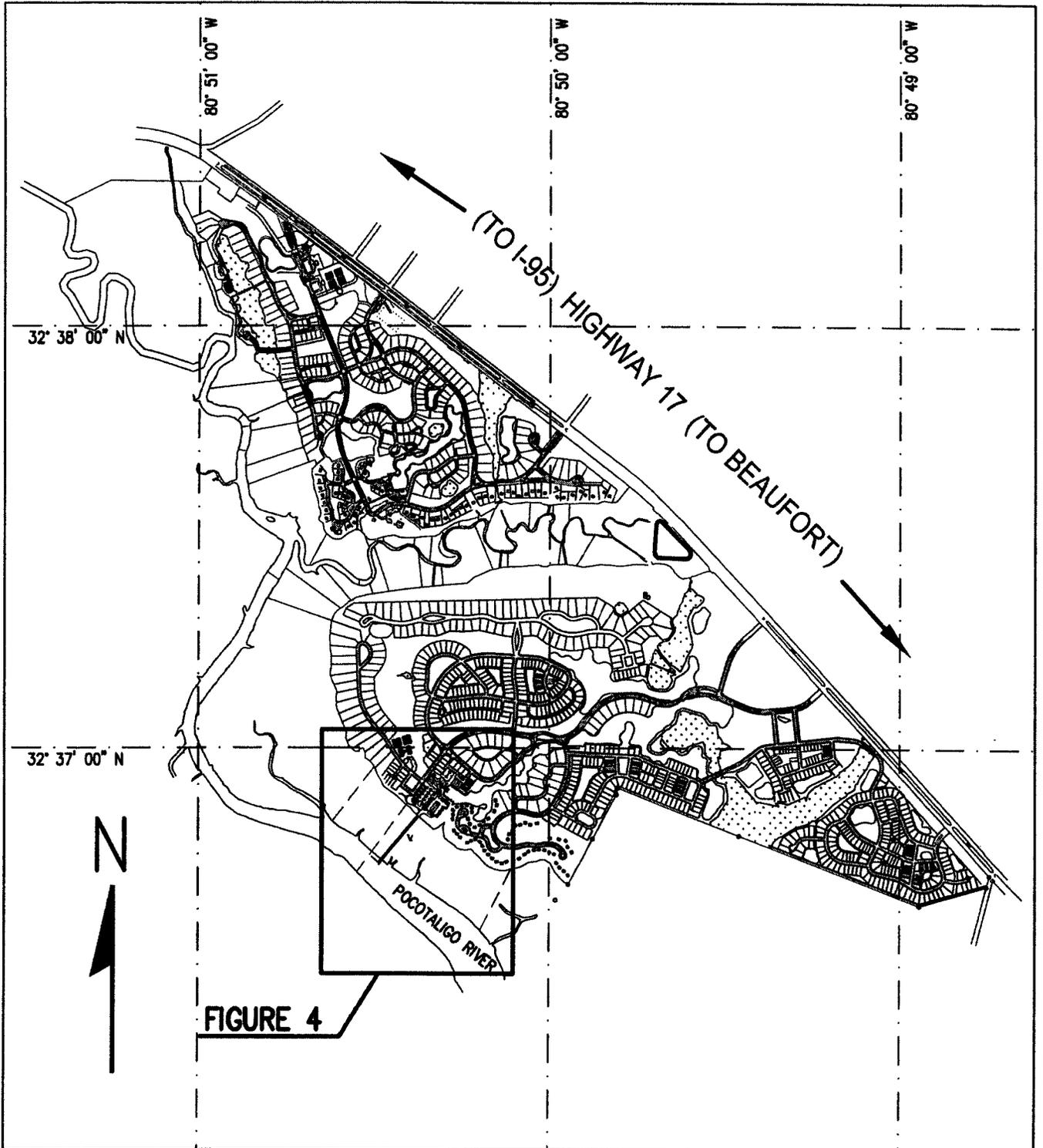
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 2 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-1IT**



**FIGURE 4**

PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 3**  
SITE AREA PLAN VIEW (1)

SCALE: 1"=2000'  
BINDON PLANTATION, LLC.  
FORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

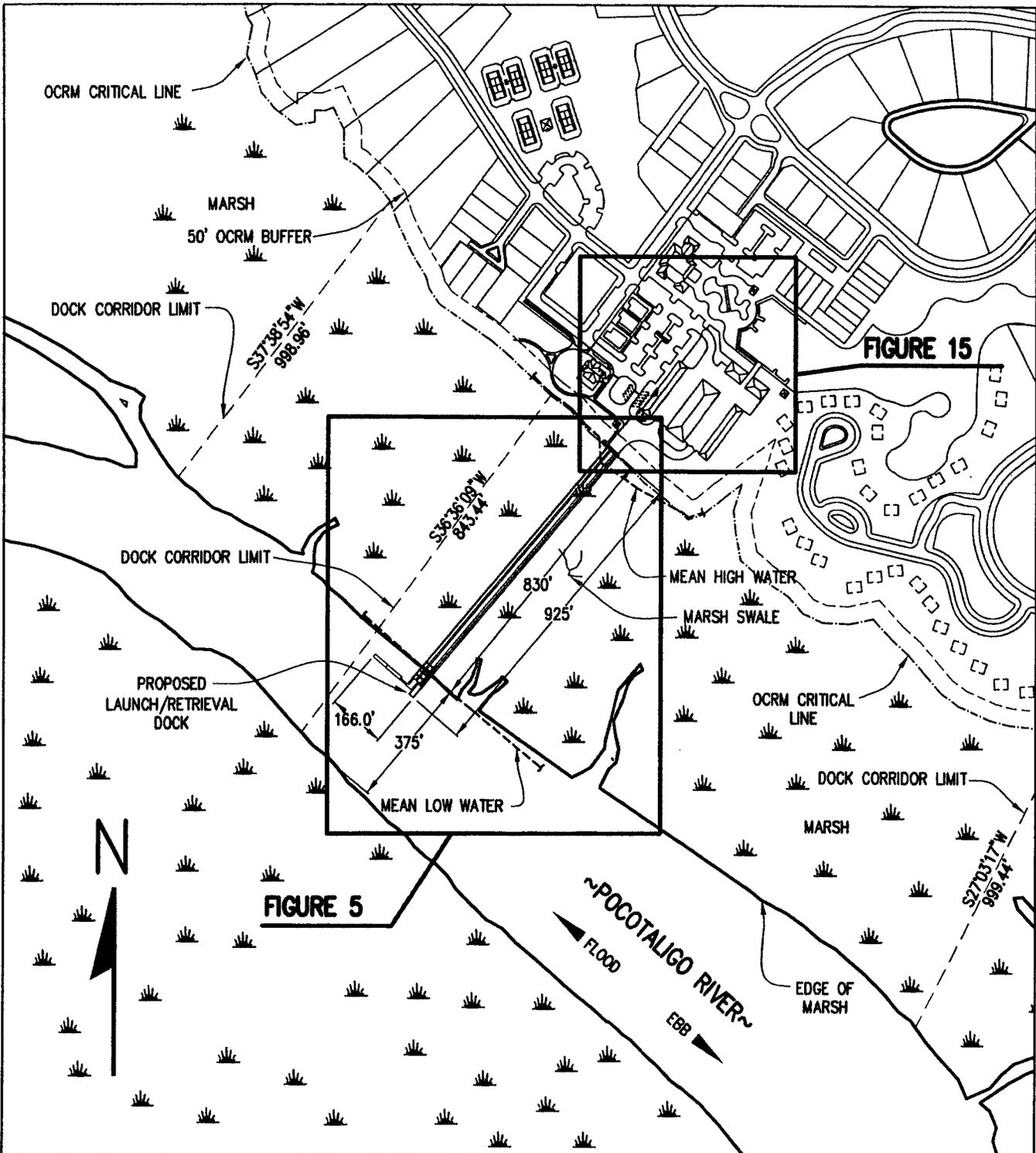
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 3 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-1IT**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
 BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
 SEE ATTACHED LIST

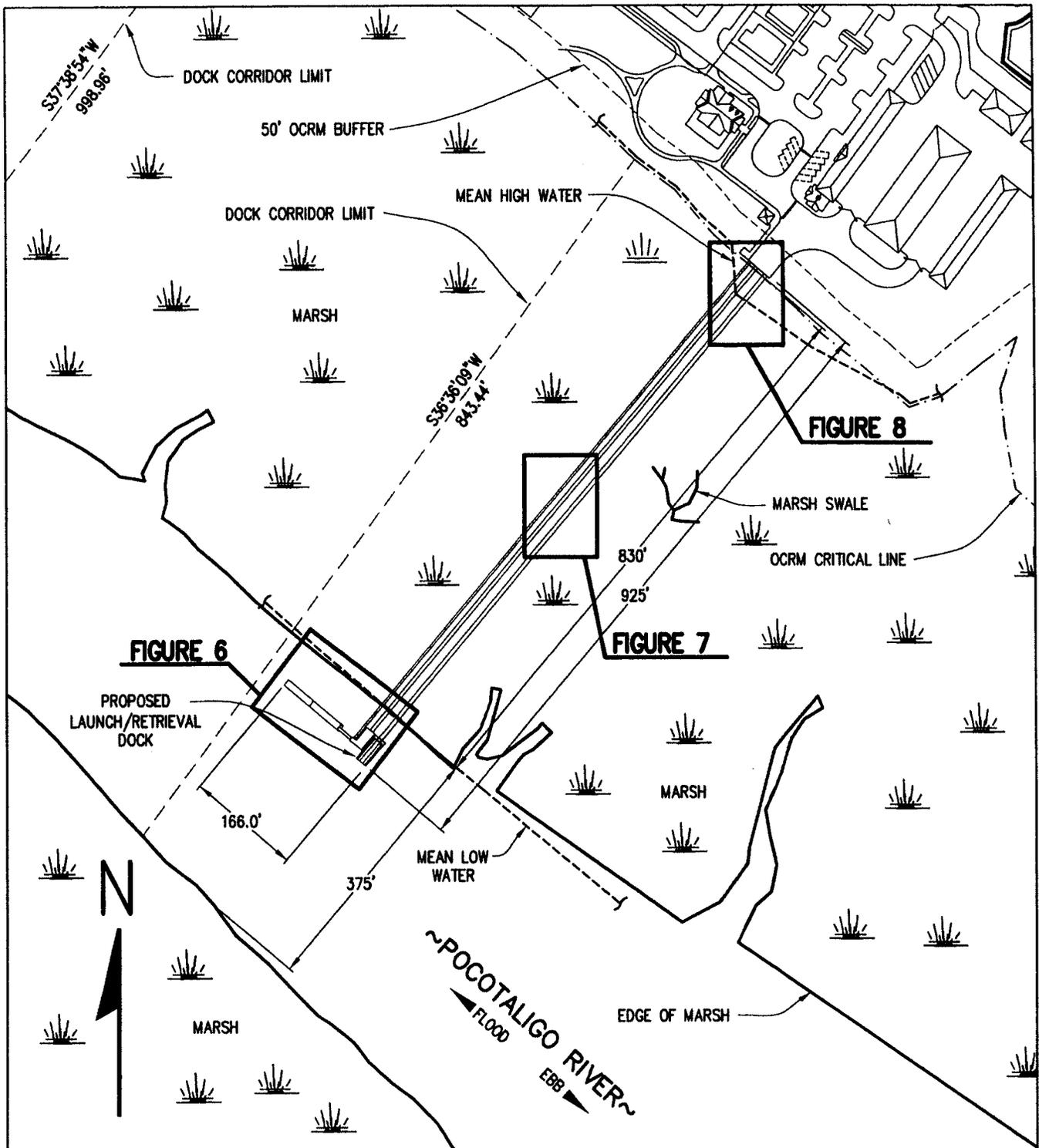
**FIGURE 4**  
 SITE AREA PLAN VIEW (2)

SCALE: 1" = 400'  
 BINDON PLANTATION, LLC.  
 PORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
 PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
 FLOATING DOCK

AT: BINDON PLANTATION  
 IN: POCOTALIGO RIVER  
 COUNTY: BEAUFORT, SOUTH CAROLINA  
 SHEET: 4 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
 Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 5**  
SITE AREA PLAN VIEW (3)

SCALE: 1" = 200'

BINDON PLANTATION, LLC.  
ORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

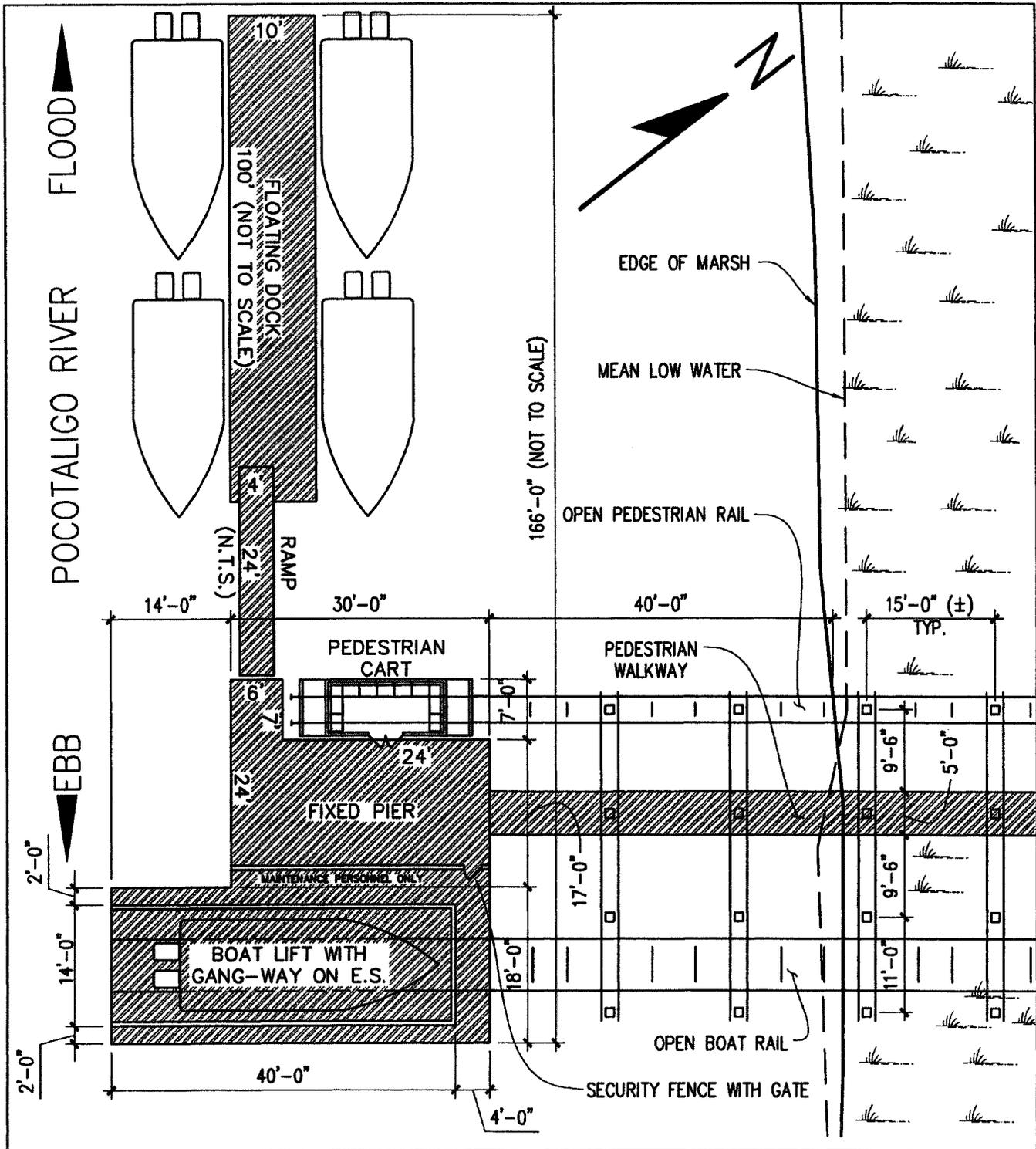
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 5 OF 15 DATE: 01/25/08

**Bindon Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 6**  
PLAN VIEW OF DOCK HEAD

SCALE: 1/16" = 1'-0"

BINDON PLANTATION, LLC.  
FORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

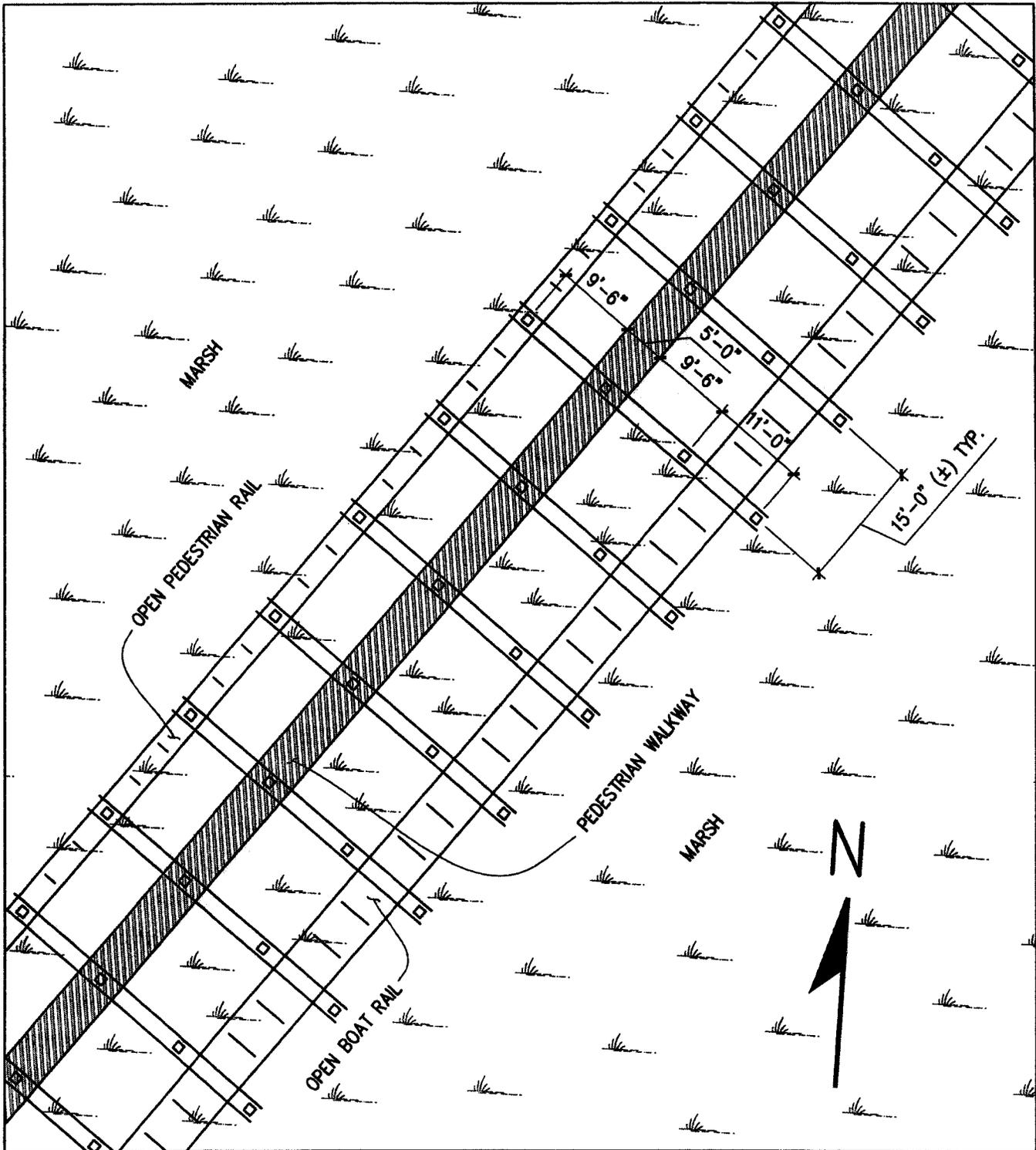
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 6 OF 15 DATE: 01/25/08

**Bindon Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
 BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
 SEE ATTACHED LIST

**FIGURE 7**  
 PLAN VIEW OF TYPICAL DOCK

SCALE: 1/16" = 1'-0"

BINDON PLANTATION, LLC.  
 FORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
 PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
 FLOATING DOCK

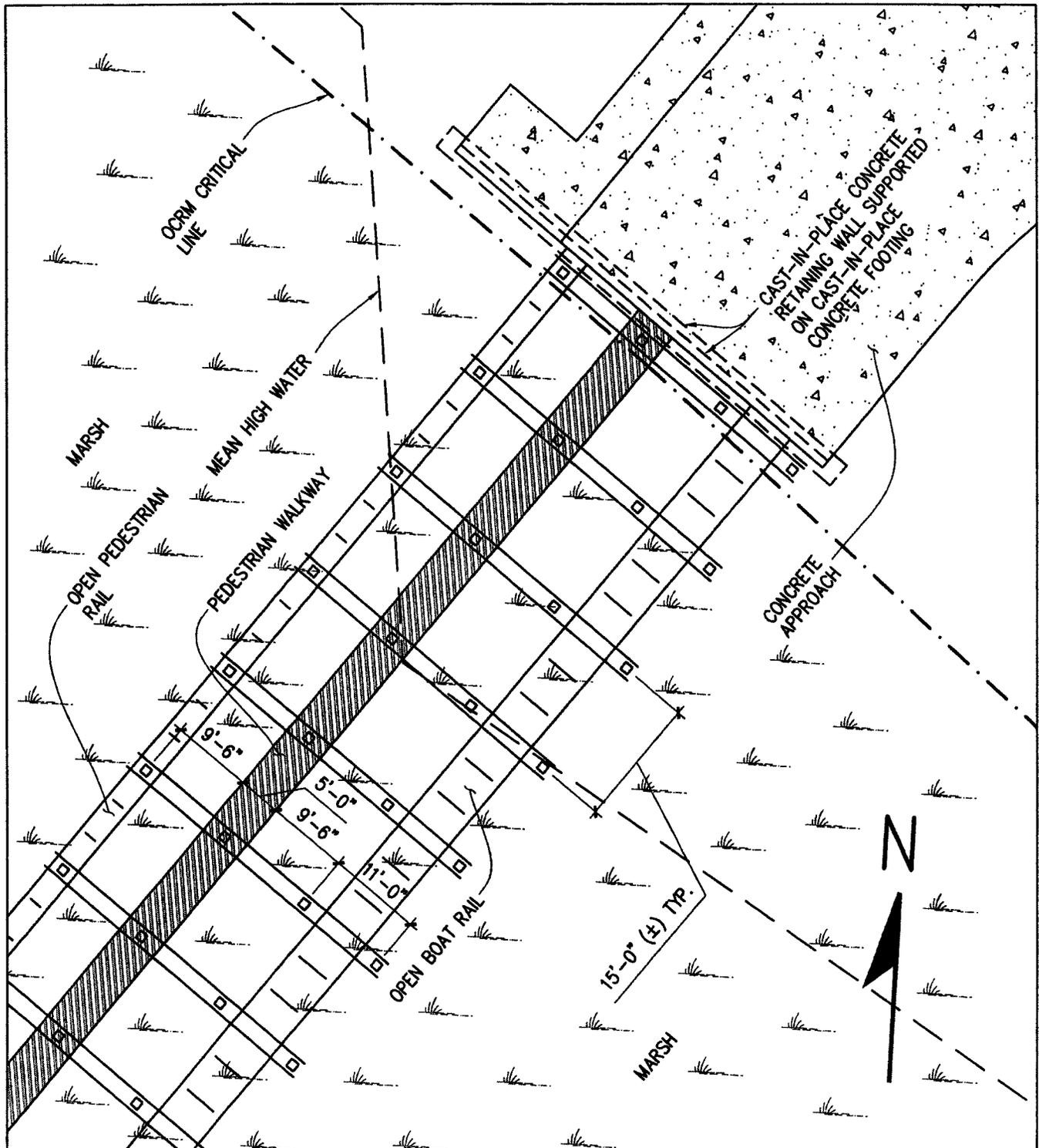
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 7 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
 Facility, SAC 2008-0681-1IT**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 8**  
PLAN VIEW OF DOCK AT  
APPROACH

SCALE: 1/16" = 1'-0"

BINDON PLANTATION, LLC.  
FORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

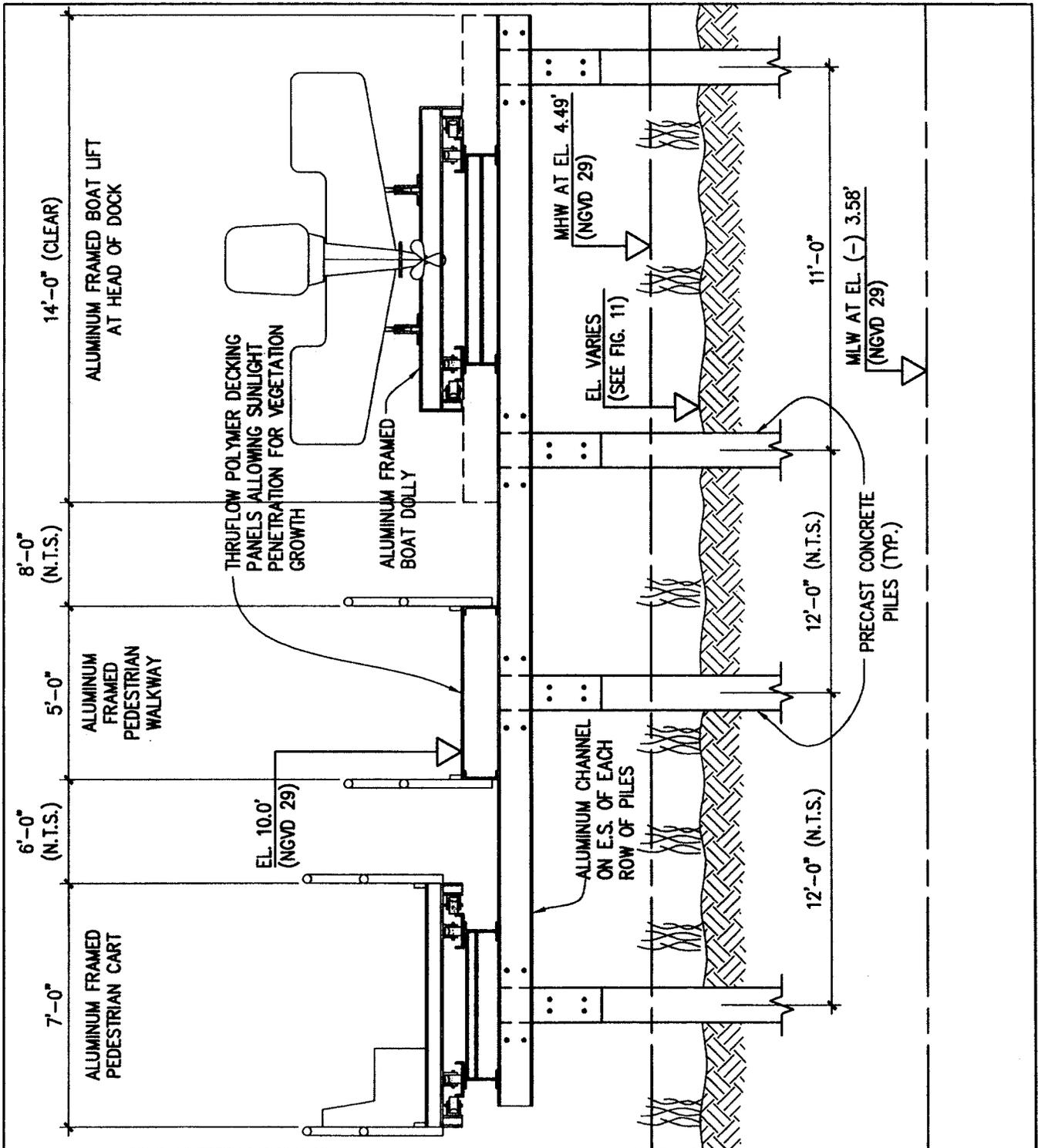
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 8 OF 15 DATE: 01/25/08

**Bindon Plantation Dry Stack Marina  
Facility, SAC 2008-0681-1IT**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 9**  
 TRANSVERSE SECTION AT  
 PEDESTRIAN CART, PEDESTRIAN  
 WALKWAY, AND BOAT DOLLY  
 SCALE: 1/4" = 1'-0"  
 BINDON PLANTATION, LLC.  
 AUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

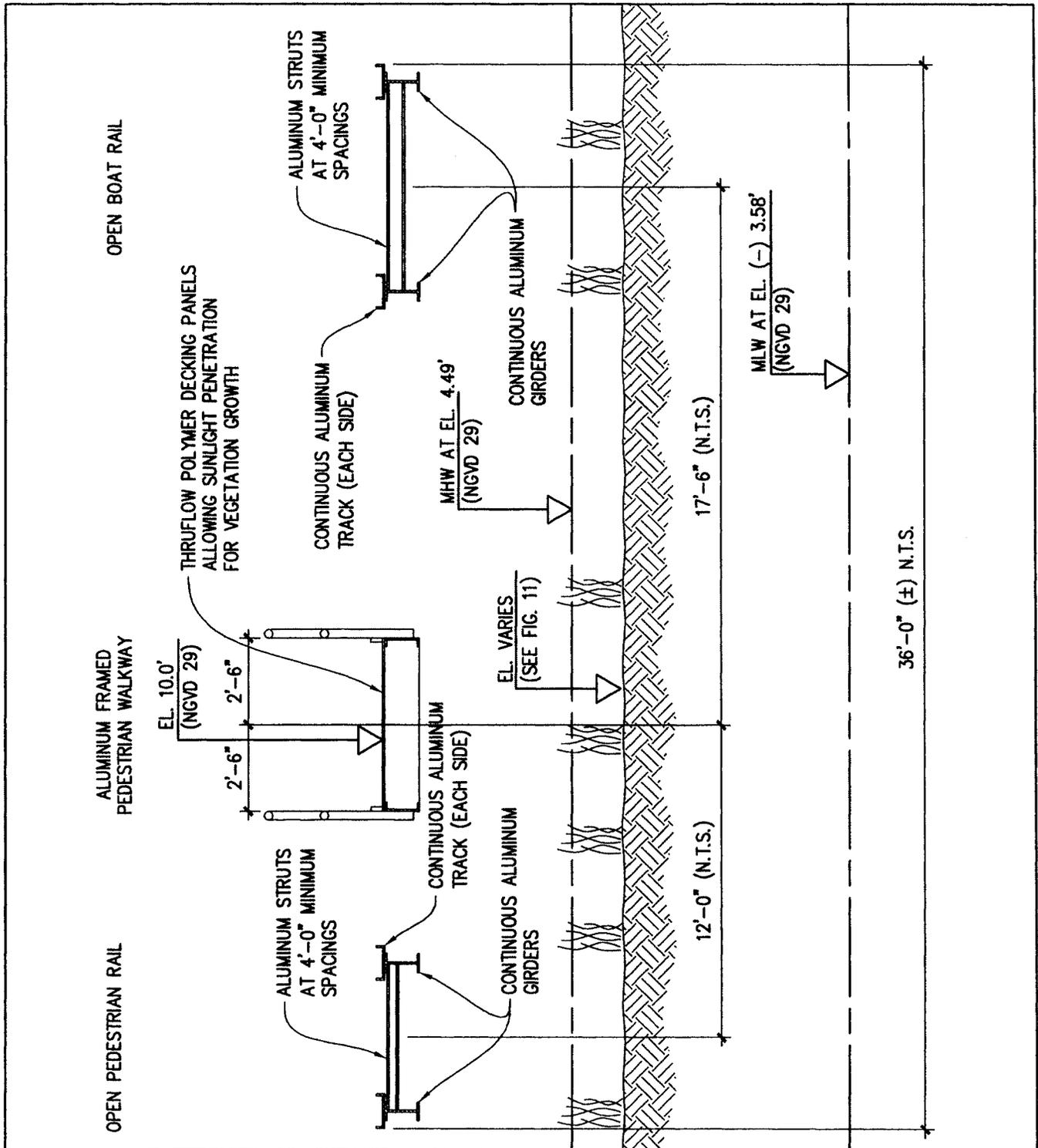
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 9 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
 Facility, SAC 2008-0681-1IT**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 10**

TRANSVERSE SECTION AT OPEN  
PEDESTRIAN RAIL, PEDESTRIAN  
WALKWAY, AND OPEN BOAT RAIL

SCALE: 1/4" = 1'-0"

BINDON PLANTATION, LLC.

EAUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

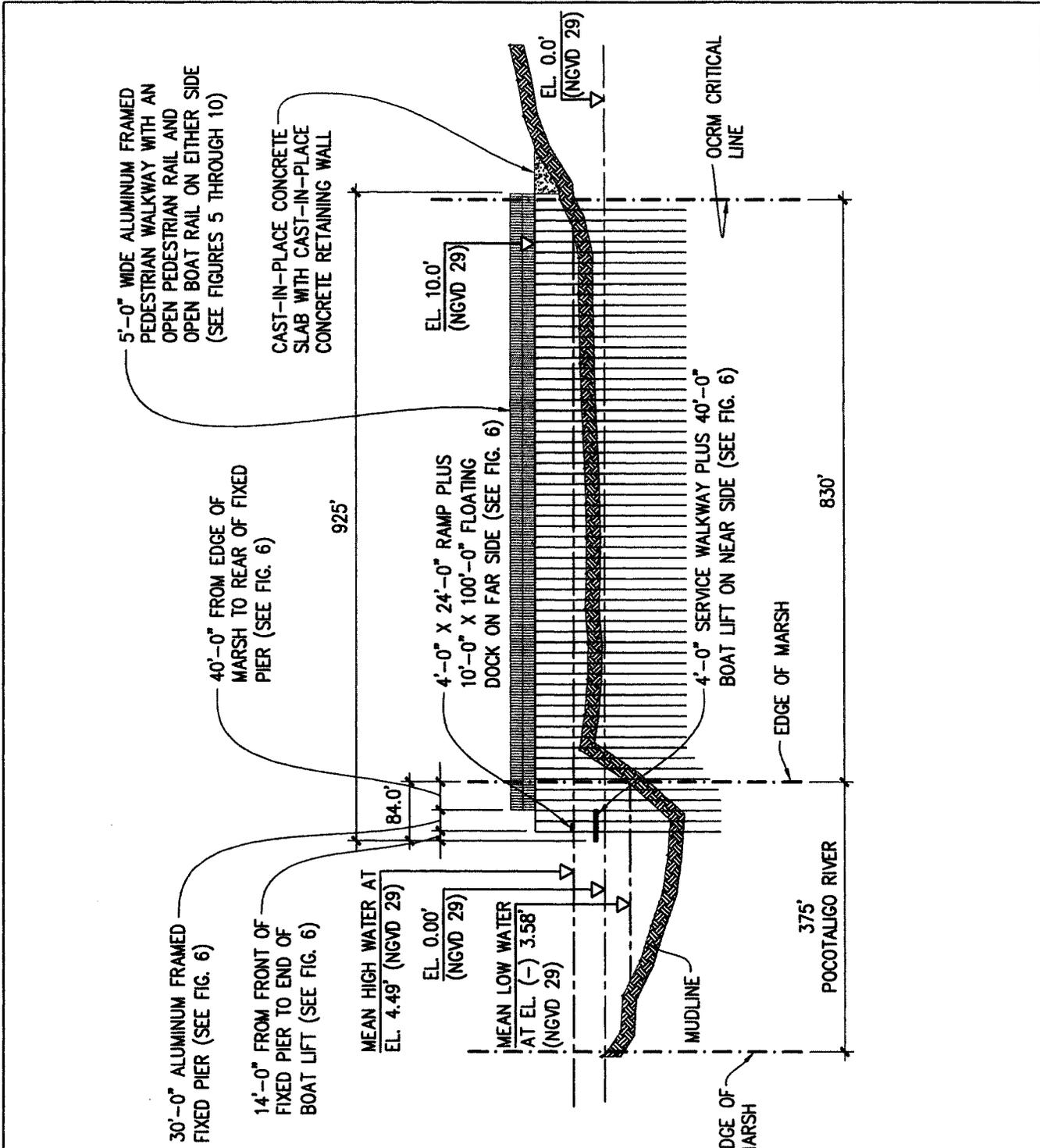
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 10 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 11**  
ELEVATION VIEW OF DOCK

SCALE: 1" = 200' HORIZONTALLY  
1" = 20' VERTICALLY

BINDON PLANTATION, LLC.  
AUFORT COUNTY, SOUTH CAROLINA

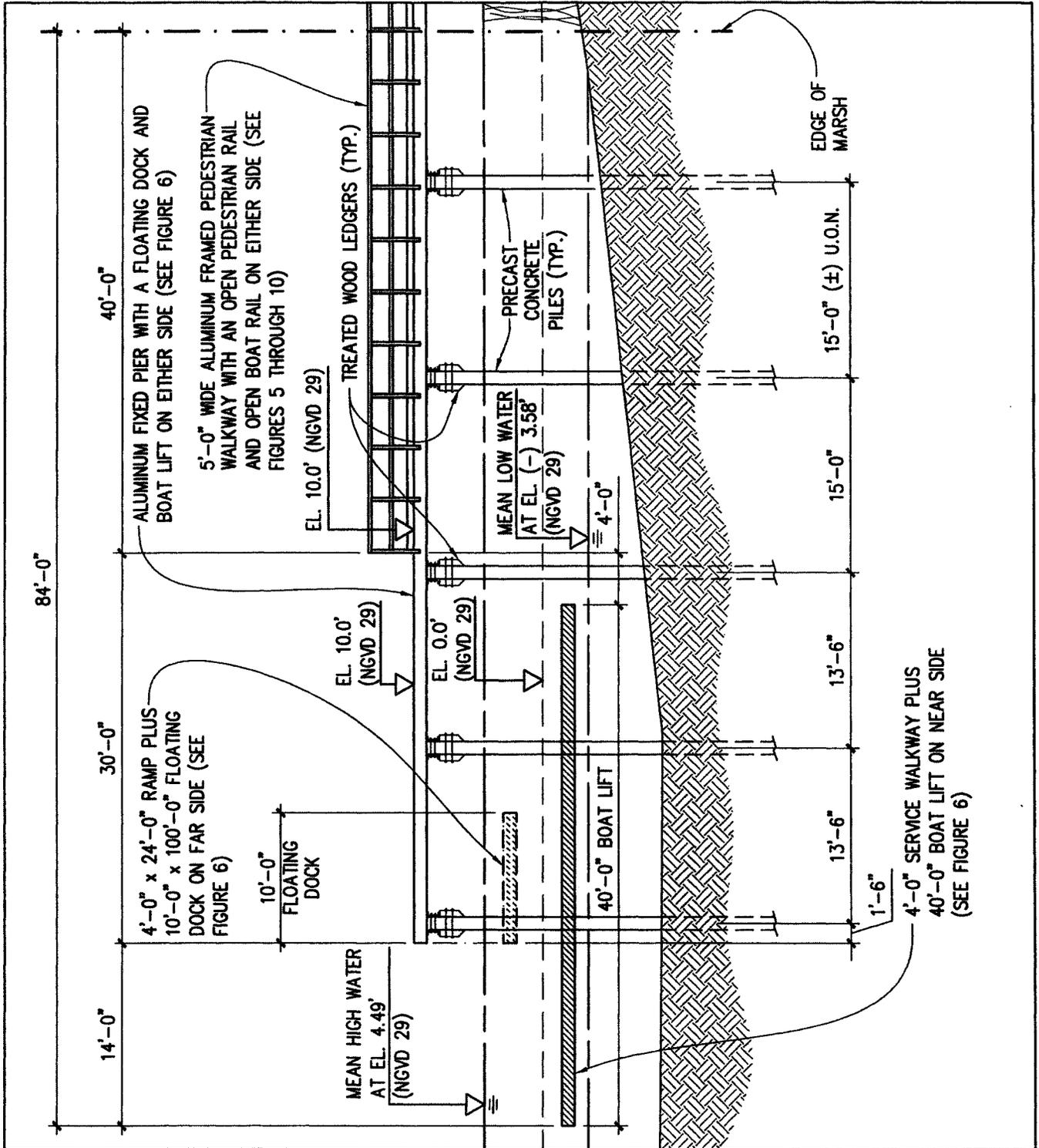
PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 11 OF 15 DATE: 01/25/08



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 12**  
ELEVATION VIEW  
OF DOCK HEAD

SCALE: 3/32" = 1'-0"  
BINDON PLANTATION, LLC.  
BEAUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

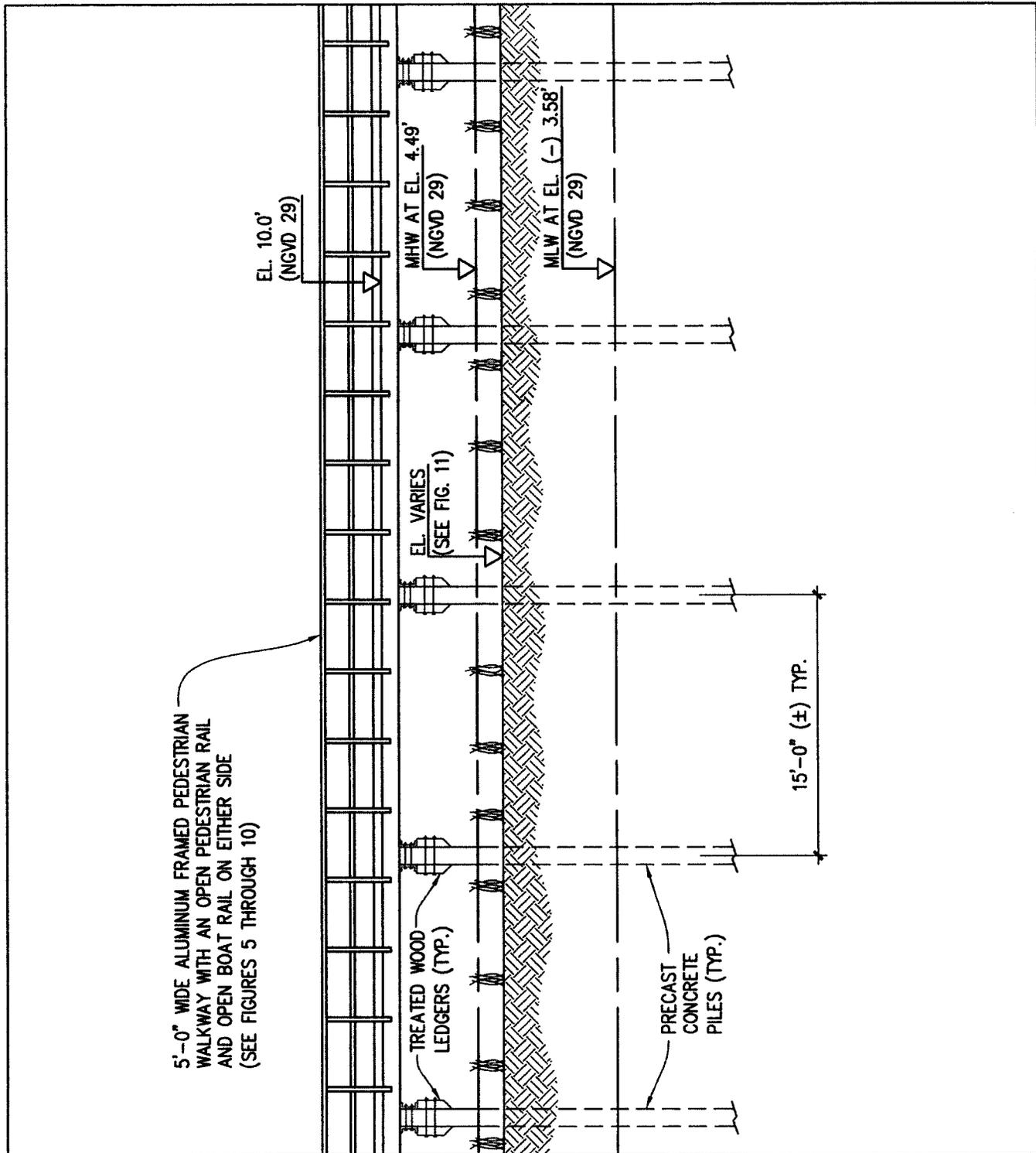
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 12 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-1IT**



5'-0" WIDE ALUMINUM FRAMED PEDESTRIAN WALKWAY WITH AN OPEN PEDESTRIAN RAIL AND OPEN BOAT RAIL ON EITHER SIDE (SEE FIGURES 5 THROUGH 10)

TREATED WOOD LEDGERS (TYP.)

PRECAST CONCRETE PILES (TYP.)

15'-0" (±) TYP.

PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 13**  
ELEVATION VIEW  
OF TYPICAL DOCK

SCALE: 1/8" = 1'-0"  
BINDON PLANTATION, LLC.  
AUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

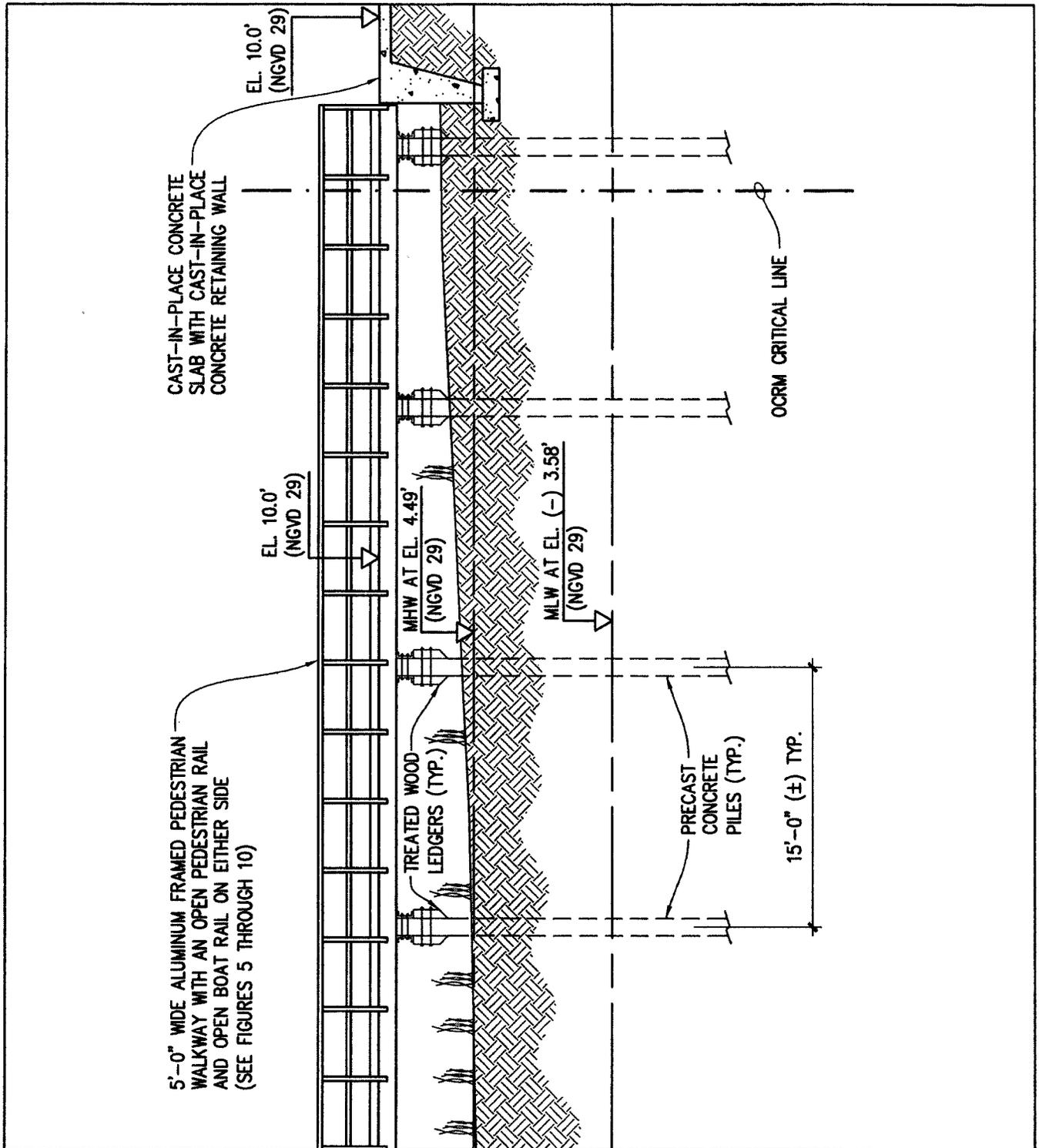
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 13 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 14**

**ELEVATION VIEW OF DOCK APPROACH**

SCALE: 1/8" = 1'-0"  
BINDON PLANTATION, LLC.  
AUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

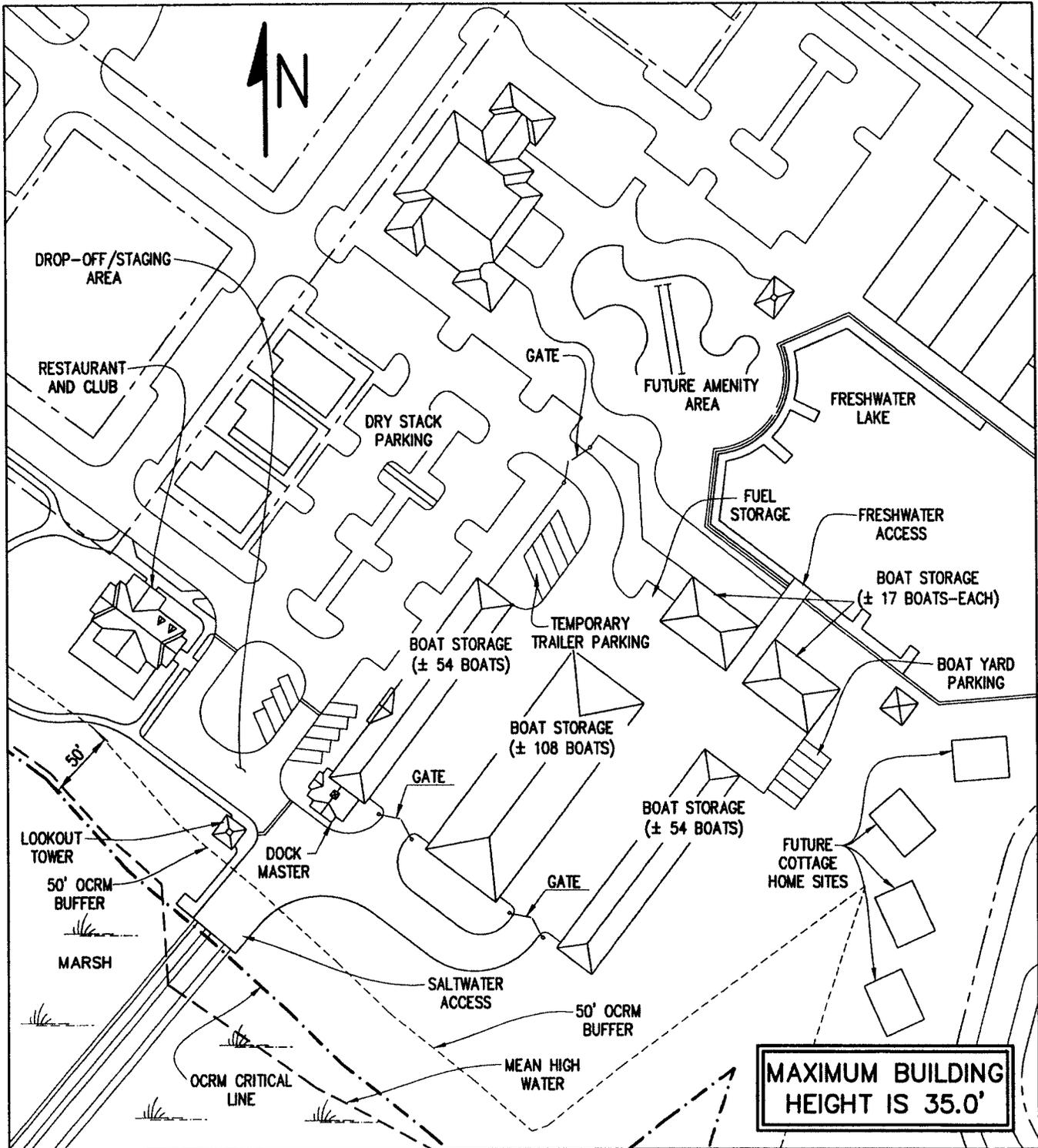
AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 14 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**



PURPOSE: LAUNCH / RETRIEVAL DOCK  
BINDON PLANTATION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

**FIGURE 15**  
**BOAT HOUSE SITE PLAN**

SCALE: 1" = 100'

BINDON PLANTATION, LLC.  
AUFORT COUNTY, SOUTH CAROLINA

PROPOSED: BOAT LAUNCHING / RETRIEVAL PIER,  
PEDESTRIAN RAIL, PEDESTRIAN DOCK AND  
FLOATING DOCK

AT: BINDON PLANTATION

IN: POCOTALIGO RIVER

COUNTY: BEAUFORT, SOUTH CAROLINA

SHEET: 15 OF 15 DATE: 01/25/08

**Binden Plantation Dry Stack Marina  
Facility, SAC 2008-0681-11T**