

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

8 July 2005

Refer to: P/N #2005-1E-196-C thru P/N #2005-1E-202-C

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

KEITH HINSON
WACCAMAW LAND & TIMBER
4705A OLEANDER DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577

for a permit to construct seven (7) community dock structures in the

BLACK RIVER

at the proposed Black Banks Plantation, off Choppee Road, Georgetown County, South Carolina.
(Latitude – 33.4675, Longitude – 79.2578)

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, 8 AUGUST 2005

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

The proposed work consists of constructing seven (7) community dock structures on a 508 acre site that will be initially subdivided as five (5) large tracts and two (2) remaining parcels. The large tracts and remaining parcels may be further subdivided in the future. The proposed community dock structures consist of 4' wide walkways of varying lengths leading from highland to 5' wide walkways of varying lengths. Fixed walkways, 4' wide, will be installed parallel to the Black River. Floating docks, each 6' x 28', will be installed – three (3) on the upstream side and five (5) on the downstream side – at the end of the parallel walkways and attached to the parallel walkways by 4' wide adjusting ramps. Boat lifts are to be installed on each side of the 5' wide fixed walkways. The structures identified as CD-1 thru CD-6 are new structures, while the structure identified as CD-7 is a replacement for an existing dock structure that is in disrepair and will be removed from the site. The purpose of this work is for the private recreational use of the future residents of Black Banks Plantation.

Refer to: P/N #2005-1E-196-C thru P/N #2005-1E-202-C
Keith Hinson

NOTE: THE REFERENCE NUMBER ASSOCIATED WITH EACH STRUCTURE IS SHOWN ON THE ATTACHED SHEET. PLEASE REFER TO THIS NUMBER WHEN COMMENTING ON A SPECIFIC STRUCTURE.

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 of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. 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 or the navigable waters permit must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 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).

The District Engineer has 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. Consultation of the National Register constitutes the extent of cultural resource investigations by

Refer to: P/N #2005-1E-196-C thru P/N #2005-1E-202-C
Keith Hinson

the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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. 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 me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

REGULATORY DIVISION

8 July 2005

Refer to: P/N #2005-1E-196-C thru P/N #2005-1E-202-C
Keith Hinson

The following numbers correspond with the proposed work:

- P/N #2005-1E-196-C – CD-1 – Remainder of Black Banks Plantation (West)
- P/N #2005-1E-197-C – CD-2 – Tract 1
- P/N #2005-1E-198-C – CD-3 – Tract 2A
- P/N #2005-1E-199-C – CD-4 – Tract 3A
- P/N #2005-1E-200-C – CD-5 – Tract 4A
- P/N #2005-1E-201-C – CD-6 – Tract 5A
- P/N #2005-1E-202-C – CD-7 – Remainder of Black Banks Plantation (East)

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

ATLANTIC OCEAN

SITE

Fraser St

Highway 17

Choppee Rd

USACOE PN:

Black Banks Plantation
Dock Permit

VICINITY MAP

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 1 OF 12

DDC PN: 03.03457L

SCALE: 1" = 12000'

ORIGINAL DATE: MAY 31, 2005

REVISED DATE:

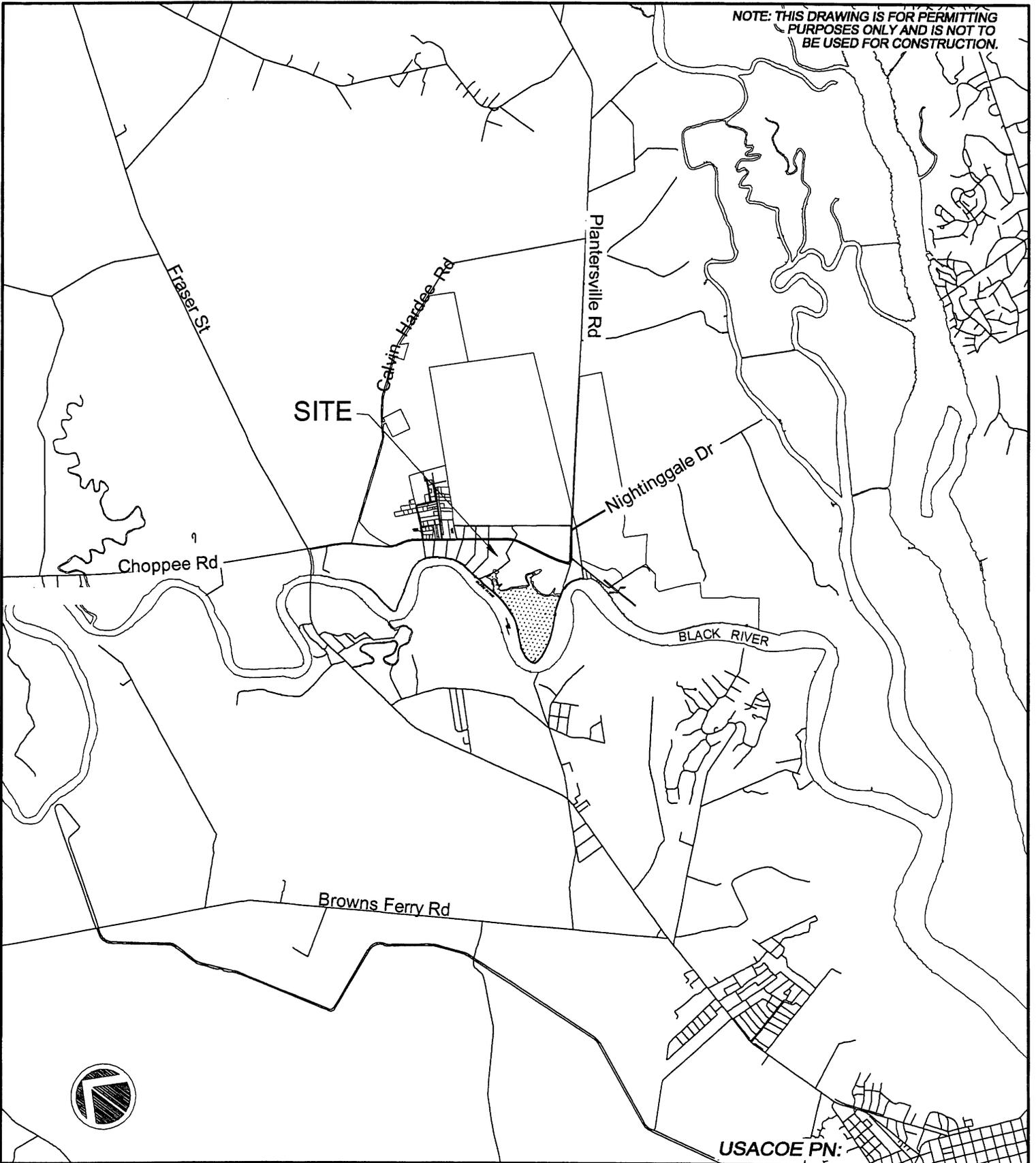
APPLICANT:

WACCAMAW LAND & TIMBER



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



Black Banks Plantation
Dock Permit

LOCATION MAP

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 2 OF 12

DDC PN: 03.03457L

SCALE: 1" = 6000'

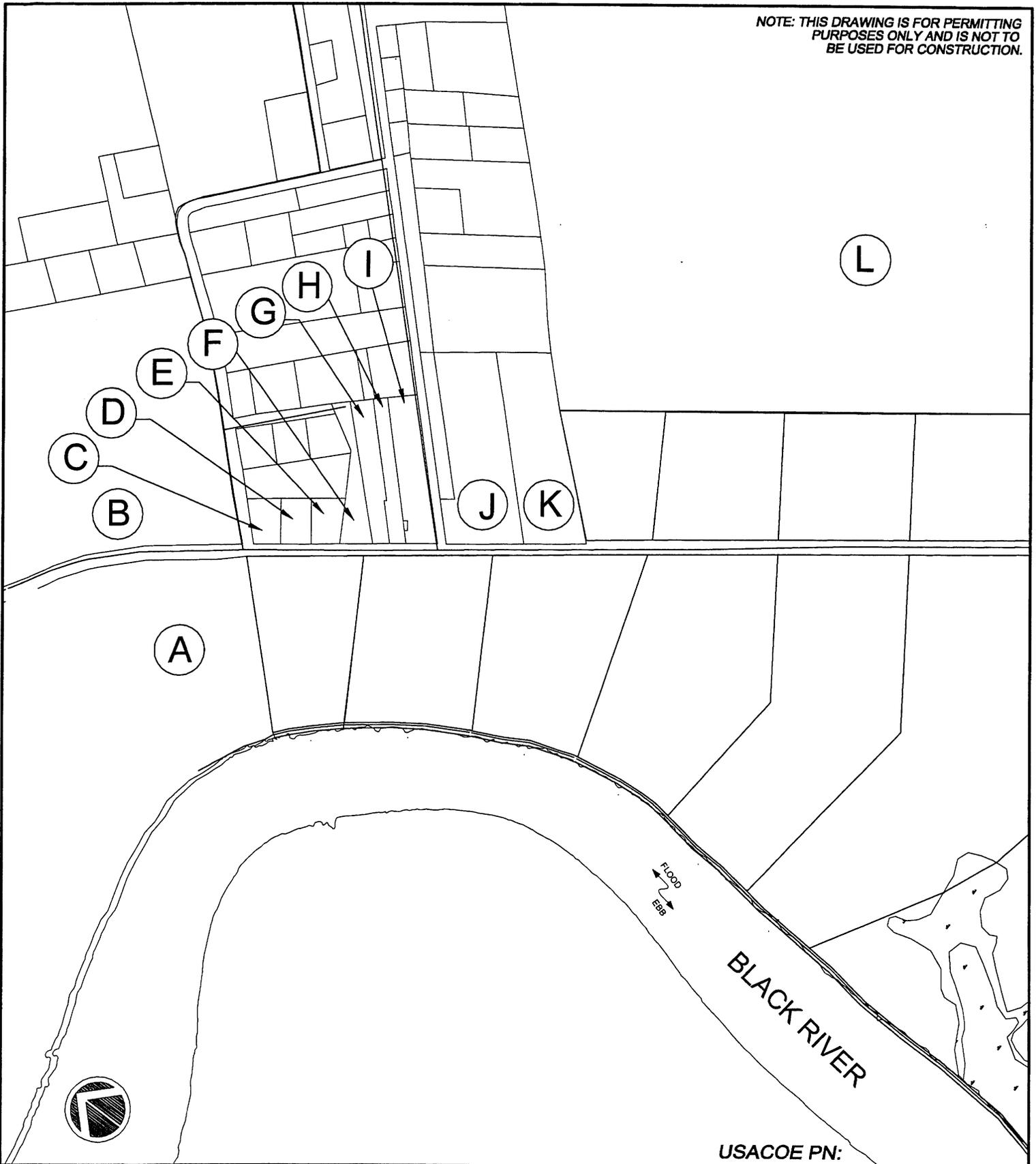
ORIGINAL DATE: MAY 31, 2005
REVISED DATE:

APPLICANT:
WACCAMAW LAND & TIMBER



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



USACOE PN:

<p>Black Banks Plantation Dock Permit</p>	<p>ADJACENT PROPERTY OWNERS</p>		<p>PURPOSE: RECREATION & TEMPORARY BOAT MOORING COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 3 OF 12</p>	<p>DDC PN: 03.03457L</p>	<p>SCALE: 1" = 600'</p>	
<p>ORIGINAL DATE: MAY 31, 2005 REVISED DATE:</p>	<p>APPLICANT: WACCAMAW LAND & TIMBER</p>		 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>

4/2/05 2:40:13 PM DT

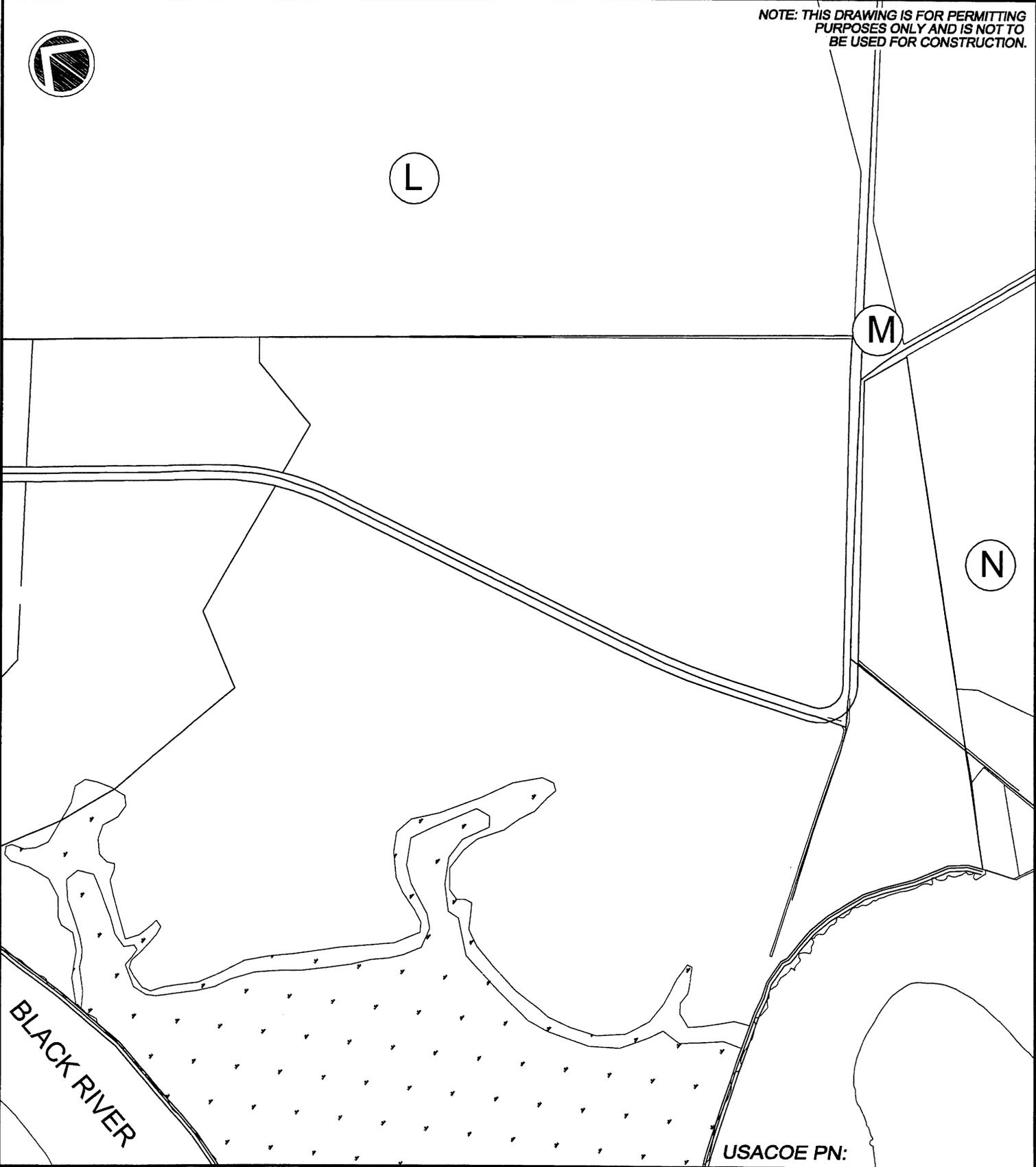
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



L

M

N



BLACK RIVER

USACOE PN:

<p>Black Banks Plantation Dock Permit</p>	<p>ADJACENT PROPERTY OWNERS</p>		<p>PURPOSE: RECREATION & TEMPORARY BOAT MOORING COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 4 OF 12</p>	<p>DDC PN: 03.03457L</p>	<p>SCALE: 1" = 600'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: MAY 31, 2005 REVISED DATE:</p>	<p>APPLICANT: WACCAMAW LAND & TIMBER</p>		

3:44:00 PM 4/27/05 4:07:05 PM 4/27/05 4:08:13 PM 4/27/05

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

Map Key	TMS Number	Owner Name	Address
A	03-0476 -006.00.00	Inman Walker Jr, In C/O Butch Deere	2713 Choppee Rd, Georgetown, SC 29440
B	03-0476 -003.00.00	Charles Ingram Lumber Co Inc.	4930 Planer Rd, Effingham, SC 29541
C	03-0480 -001.00.00	Mattie M Greene	1328 Choppee Rd, Georgetown, SC 29440
D	03-0480 -001.00.00	Mattie M Greene	1328 Choppee Rd, Georgetown, SC 29440
E	03-0480 001-03.00	Sadie B Greene	1306 Choppee Rd, Georgetown, SC 29440
F	03-0480 -001.01.00	John H Spears	2214 Beck St, Georgetown, SC 29440
G	03-0480 -001.05.00	Henry Vanderhorst	45 Thelma Ln, Georgetown, SC 29440
H	03-0480 -002.00.00	Mildred Carty Parker	80 Paladino Ave Apt 4-C, New York, NY, 10035
I	03-0480 -002.02.00	Albert M Alston	1216 Choppee Rd, Georgetown, SC 29440
J	03-0480 -019.00.00	Wesley Johnson	1144 Choppee Rd, Georgetown, SC 29440
K	03-0180 -018.00.00	Louis H Hutto Jr	P.O. Box 493, Georgetown, SC 29442
L	03-0480 -030.00.00	Equitable Trust Co. Tr. Et. Al.	C/O Anc Bk Tr Dept, P.O. Box 2428, Myrtle Beach, SC 29578
M	03-0480 -029.01.00	Ingleside Plantation LLC	107 Cannon St, Georgetown, SC 29440
N	03-0480 -031.01.00	Louis H Hutto Jr	P.O. Box 493, Georgetown, SC 29442

USACOE PN:

Black Banks Plantation Dock Permit	ADJACENT PROPERTY OWNERS CHART	PURPOSE: RECREATION & TEMPORARY BOAT MOORING COUNTY: GEORGETOWN STATE: SOUTH CAROLINA
SHEET 5 OF 12	DDC PN: 03.03457L	SCALE: 1" = 12000'
ORIGINAL DATE: MAY 31, 2005 REVISED DATE:	APPLICANT: WACCAMAW LAND & TIMBER	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>

C:\Users\jgibson\Documents\Projects\Black Banks Plantation Dock Permit.dwg 4/2/2005 2:46:13 PM EDT

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

S.C. HIGHWAY 52
66' R/W

S.C. HIGHWAY 4
66' R/W

REMAINDER OF
BLACK BANKS
PLANTATION
(EAST)

EXISTING
DIRT ROAD

WOOD
SHELTER
WOOD
BUILDING
WOOD
SHED
WOOD
BUILDING

1 - STORY
WOOD FRAME
DWELLING

APPROXIMATE
EDGE OF MARSH

APPROXIMATE
EDGE OF MARSH

CD-7
(TO REPLACE
EXISTING DOCK)

BLACK RIVER

TO WINYAH BAY

MLW = 0.1'

MHW = 2.6'

NOTE: TIDE DATUM BASED ON NGVD29.

USACOE PN:

Black Banks Plantation
Dock Permit

DOCK MASTER PLAN

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN

STATE: SOUTH CAROLINA

SHEET 7 OF 12

DDC PN: 03.03457L

SCALE: 1" = 500'

ORIGINAL DATE: MAY 31, 2005

REVISED DATE:

APPLICANT:

WACCAMAW LAND & TIMBER



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

CHART OF DISTANCES FROM PROPERTY LINE PIN TO CENTERLINE OF INDIVIDUAL DOCKS		
DOCK #	TRACT #	DISTANCE
CD-1	REMAINDER WEST	168'
CD-2	1	292'
CD-3	2A	250'
CD-4	3A	249'
CD-5	4A	250'
CD-6	5A	194'
CD-7	REMAINDER EAST	REPLACES EXISTING DOCK

USACOE PN:

Black Banks Plantation
Dock Permit

DISTANCE CHART

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 8 OF 12

DDC PN: 03.03457L

SCALE: 1" = 1000'

ORIGINAL DATE: MAY 31, 2005
REVISED DATE:

APPLICANT:
WACCAMAW LAND & TIMBER



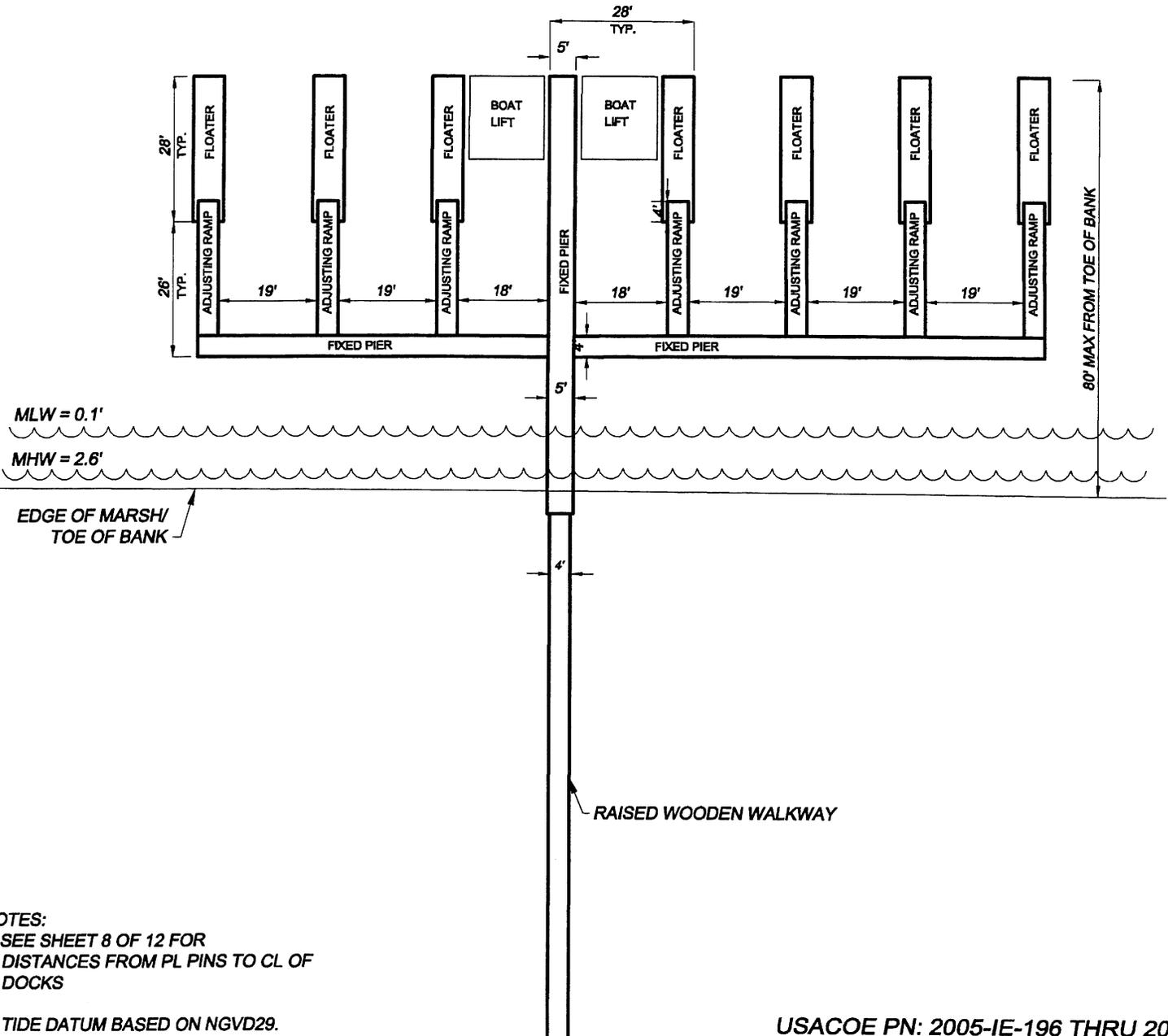
Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

C:\Users\jg\Documents\Projects\Black Banks Plantation Dock Permit\03.03457L.dwg 4/2/2005 8:48:13 PM EDT

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

BLACK RIVER

FLOOD
EBB



- NOTES:
 1. SEE SHEET 8 OF 12 FOR DISTANCES FROM PL PINS TO CL OF DOCKS
 2. TIDE DATUM BASED ON NGVD29.

USACOE PN: 2005-IE-196 THRU 202

Black Banks Plantation
Dock Permit

PLAN VIEW
COMMUNITY DOCK

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 9 OF 12

DDC PN: 03.03457L

SCALE: 1" = 30'

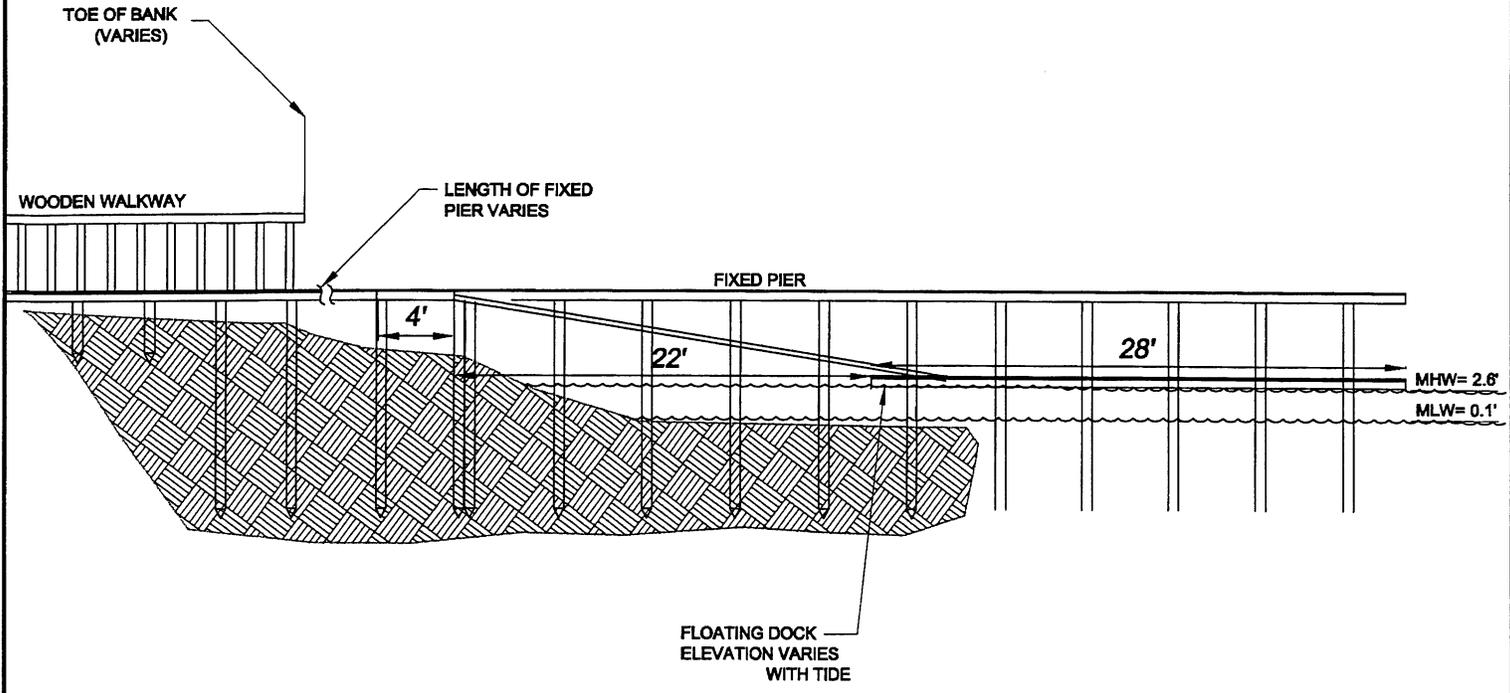
ORIGINAL DATE: MAY 31, 2005
REVISED DATE: JUNE 27, 2005

APPLICANT:
WACCAMAW LAND & TIMBER



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax (843) 692-3210

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

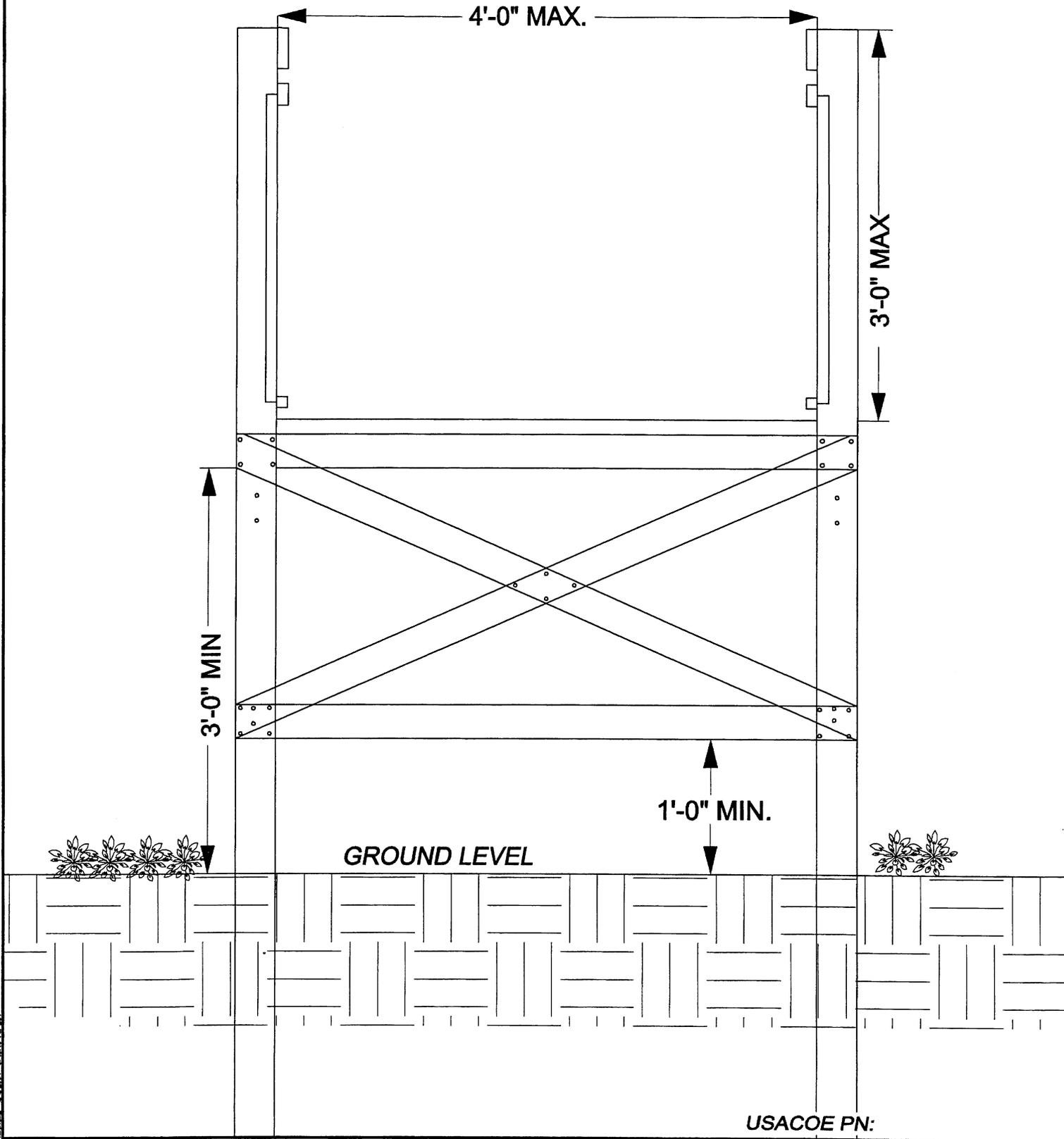


NOTE: TIDE DATUM BASED ON NGVD29.

USACOE PN: 2005-IE-196 THRU 202

<p>Black Banks Plantation Dock Permit</p>	<p>PROFILE VIEW COMMUNITY DOCK</p>		<p>PURPOSE: RECREATION & TEMPORARY BOAT MOORING COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 10 OF 12</p>	<p>DDC PN: 03.03457L</p>	<p>SCALE: 1" = 10'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: MAY 31, 2005 REVISED DATE: JUNE 27, 2005</p>		<p>APPLICANT: WACCAMAW LAND & TIMBER</p>	

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

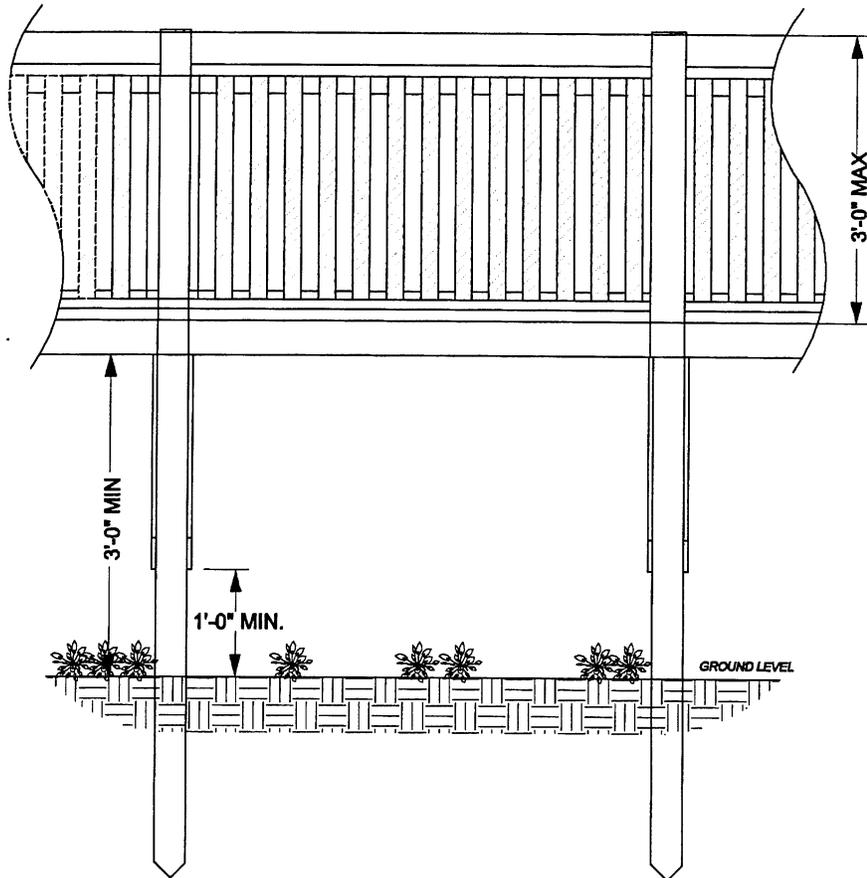


USACOE PN:

<p>Black Banks Plantation Dock Permit</p>	<p>SECTION VIEW RAISED WOODEN WALKWAY</p>	<p>PURPOSE: RECREATION & TEMPORARY BOAT MOORING COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 11 OF 12</p>	<p>DDC PN: 03.03457L</p>	<p>SCALE: 1" = 1'</p>
<p>ORIGINAL DATE: MAY 31, 2005 REVISED DATE:</p>	<p>APPLICANT: WACCAMAW LAND & TIMBER</p>	
<p>DDC  Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>		

4/2/05 2:40 PM

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



USACOE PN:

Black Banks Plantation
Dock Permit

PROFILE VIEW
RAISED WOODEN WALKWAY

PURPOSE: RECREATION & TEMPORARY
BOAT MOORING

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 12 OF 12

DDC PN: 03.03457L

SCALE: 1" = 2'



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

ORIGINAL DATE: MAY 31, 2005
REVISED DATE:

APPLICANT:
WACCAMAW LAND & TIMBER

4/1/2005 2:40:13 PM BT