

REVISED
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

19 August 2005

Refer to: P/N #2004-1G-088-C (Revised)
P/N #2004-1G-089-C (Revised)

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

ENTERPRISE ROAD DEVELOPMENT, LLC
c/o JAMES M. WOOTEN, P.E.
DDC ENGINEERS, INC.
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577

for a modification to DA Permits #2004-1G-088 and #2004-1G-089 to relocate and modify the previously authorized structures in the

ATLANTIC INTRACOASTAL WATERWAY (AIWW)

at a 538.40 tract of land off of Enterprise Road, Horry County, South Carolina.
(Latitude – 33.66574; Longitude – 79.06122)

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, TUESDAY, 6 SEPTEMBER 2005

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

The proposed modification to DA Permit #2004-1G-088 consists of relocating the previously authorized community dock structure, identified as DD-1, from its original location (the island identified as the amenity area) to the new location of the amenity center (previously Lot #75); reducing the number of floating docks associated with this structure from seven (7) to five (5); and constructing a 15' x 15' gazebo in the center of the 6' wide fixed pier walkway. In addition, a 15' x 15' gazebo is to be constructed in the center of the 5' wide fixed pier walkway on the community structure identified as DD-2. The purpose of this work remains for the private recreational use

Refer to: P/N #2004-1G-088-C (Revised)
P/N #2004-1G-089-C (Revised)
Enterprise Road Development, LLC

identified as DD-2. The purpose of this work remains for the private recreational use of the future residents of Cypress River Plantation. **PLEASE NOTE THAT THE MODIFICATION REQUESTED UNDER DA PERMIT #2004-1G-088 IS THE ONLY WORK SUBJECT TO SECTION 401 OF THE CLEAN WATER ACT.**

NOTE: ONLY THE DRAWINGS THAT PERTAIN TO THE REQUESTED MODIFICATIONS ARE ATTACHED, SHEETS 4, 6A, 8 THRU 14, 17, AND 18 OF 22.

The proposed modification to DA Permit #2004-1G-089 consists of relocating the previously authorized structure, identified as ID-1, from its original location (Lot #75) to the new location on the island which has been subdivided into four (4) lots (previously the amenity area), and enlarging the structure to accommodate these four (4) lots. The new structure will consist of a 4' wide walkway leading to a 5' x 50' fixed pier walkway with a 4' wide fixed walkway installed parallel to the AIWW. Four (4) floating docks, each 6' x 28', will be installed, two (2) on each side, at the end of the parallel walkway and attached to the parallel walkway by a 4' wide adjusting ramp. Four (4) boat lifts will be installed between the fixed dock and floating docks. The purpose of this work is for the private recreational use of the future residents of Lots #75 - #78, Cypress River Plantation.

It is understood that this work will be conducted on/or adjacent to an area subject to a prism and/or disposal easement held by the United States in perpetuity in conjunction with a Congressionally authorized project for the maintenance and improvement of the Atlantic Intracoastal Waterway. Should a permit be issued, appropriate provisions will be included to ensure the interests of the Federal Government are understood.

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**

(This paragraph is applicable to #2004-1G-088-C only.) 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,

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P/N #2004-1G-089-C (Revised)
Enterprise Road Development, LLC

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 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.

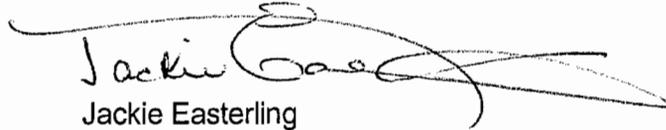
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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.

REGULATORY DIVISION

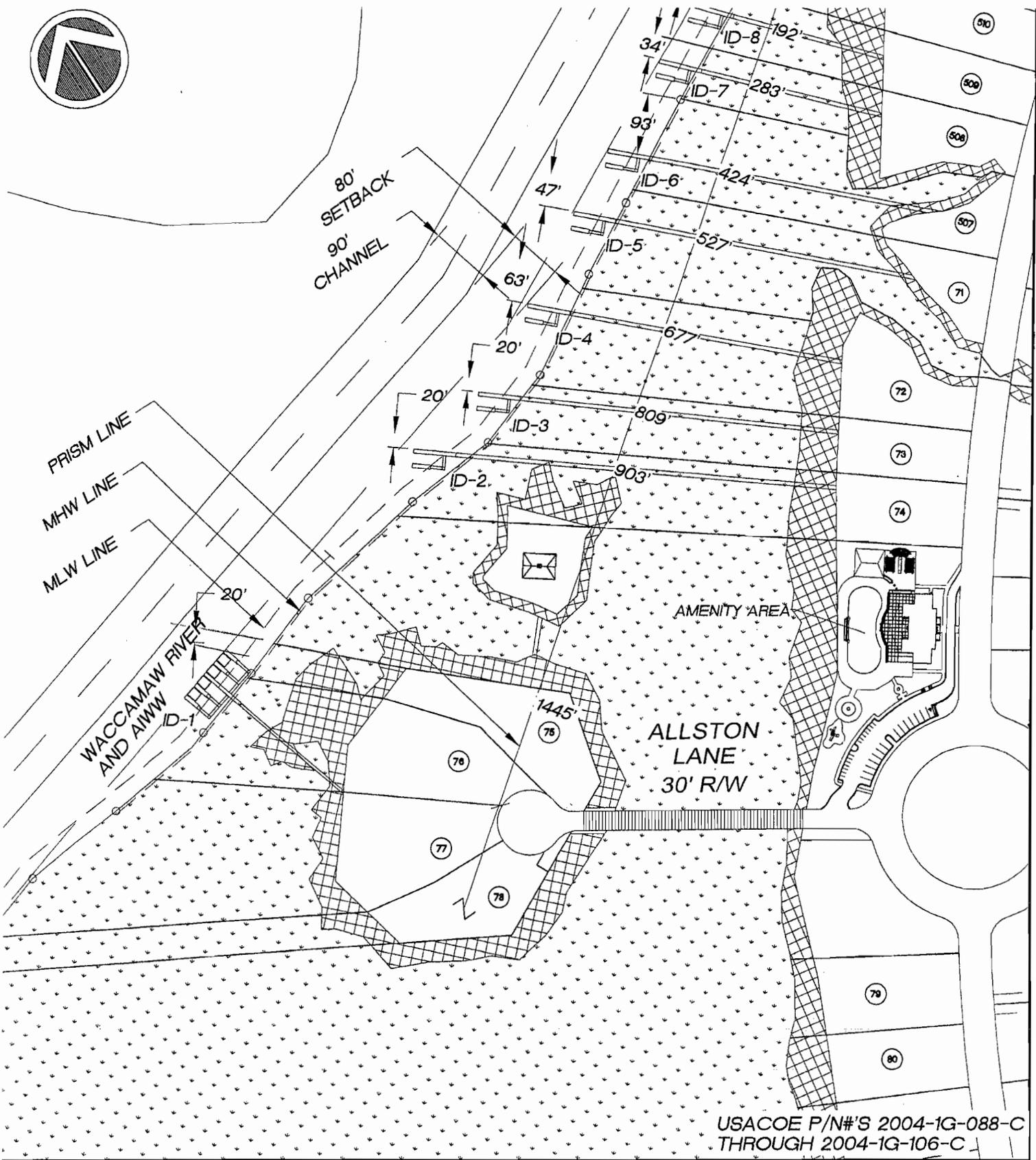
19 August 2005

Refer to: P/N #2004-1G-088-C (Revised)
P/N #2004-1G-089-C (Revised)
Enterprise Road Development, LLC

If there are any questions concerning this public notice, please contact me at
843-329-8044 or toll free at 1-866-329-8187.

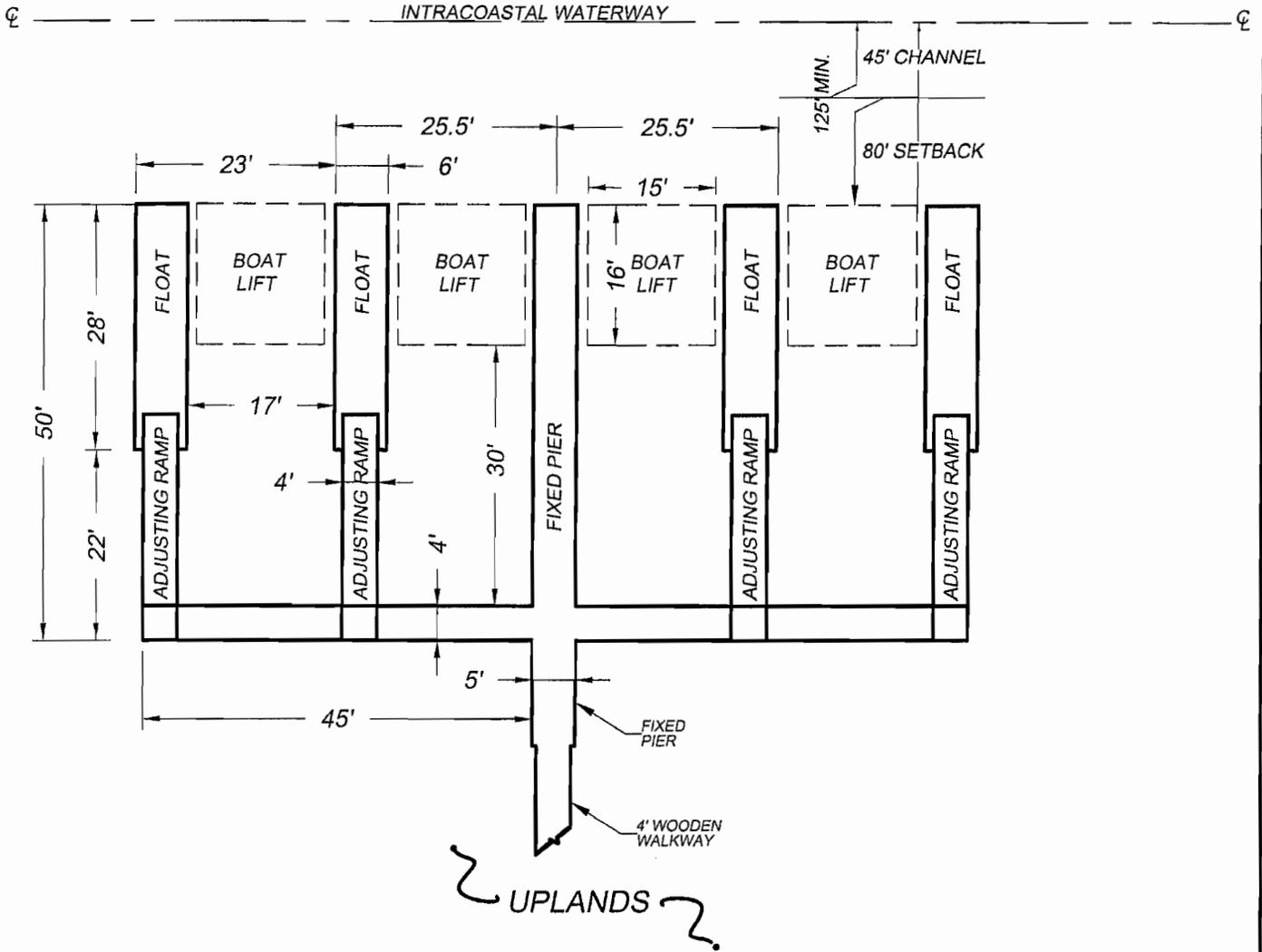
A handwritten signature in black ink, appearing to read "Jackie Easterling", with a large, sweeping flourish extending to the right.

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



USACOE P/N#S 2004-1G-088-C THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION REVISED REGULATORY PERMIT APPLICATION DOCKS AND OTHER AMENITIES	INDIVIDUAL AND SHARED DOCKS MASTER PLAN		PROPOSED: RECREATION AND TEMPORARY BOAT MOORING COUNTY: HORRY STATE: SOUTH CAROLINA
	PROJECT#: 03.03396	SCALE: 1" = 200'	
REVISED DATE: MARCH 25, 2005 SHEET 4 OF 22	APPLICANT: ENTERPRISE ROAD DEVELOPMENT, LLC		 DDC Engineers, Inc. ENGINEERS, PLANNERS, + SURVEYORS 1298 PROFESSIONAL DRIVE MYRTLE BEACH, SOUTH CAROLINA PHONE: (843) 692-3200 FAX: (843) 692-3210



USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

PLAN VIEW
PROPOSED QUAD DOCK
SHARED (TYPICAL)
ID-1 FOR LOTS 75, 76, 77, 78

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING
COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT# 03.03396

SCALE: 1" = 20'

REVISED DATE: MARCH 25, 2005
SHEET 6A OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
2208 HIGHWAY 17 SOUTH
NORTH MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 272-3903
FAX: (843) 272-2373

**CHART OF DISTANCES FROM NEAREST USACOE MONUMENT
ALONG PRISM LINE TO POINT OF INTERSECTION WITH
CENTERLINE OF INDIVIDUAL DOCKS**

DOCK NO.	LOT #	DISTANCE
ID-1	75, 76, 77, 78	1445'
ID-2	74	583'
ID-3	73	492'
ID-4	72	420'
ID-5	71	503'
ID-6	507	450'
ID-7	508	294'
ID-8	509	235'
ID-9	510	164'
ID-10	511	132'
ID-11	512	129'
ID-12	513	128'
ID-13	514	65'
ID-14	515	64'
ID-15	516	65'
ID-16	517	66'
ID-17	518	75'
SHARED DOCK ID-18	519, 520	179'

USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

***DISTANCE CHART
FOR INDIVIDUAL AND
SHARED DOCKS
ID-1 THRU ID-18***

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING
COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT# 03.03396

SCALE: N.T.S.

REVISED DATE: MARCH 25, 2005
SHEET 8 OF 22

EXHIBITS

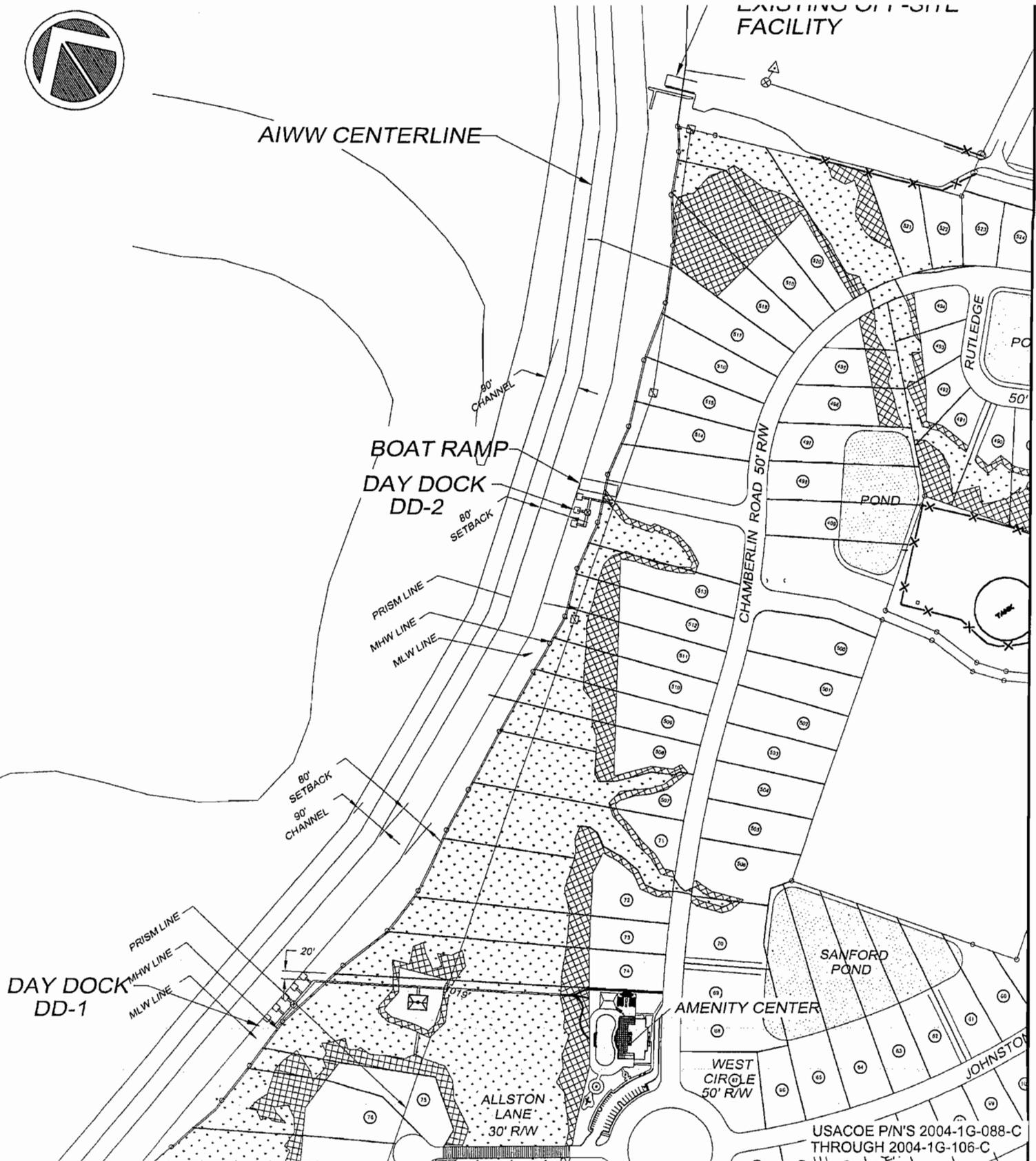
APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
2208 HIGHWAY 17 SOUTH
NORTH MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 272-3503
FAX: (843) 272-2373



EXISTING OFF-SITE FACILITY

AIWW CENTERLINE



CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS & OTHER AMENITIES

DAY DOCKS MASTER PLAN

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING

COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT#: 03.03396

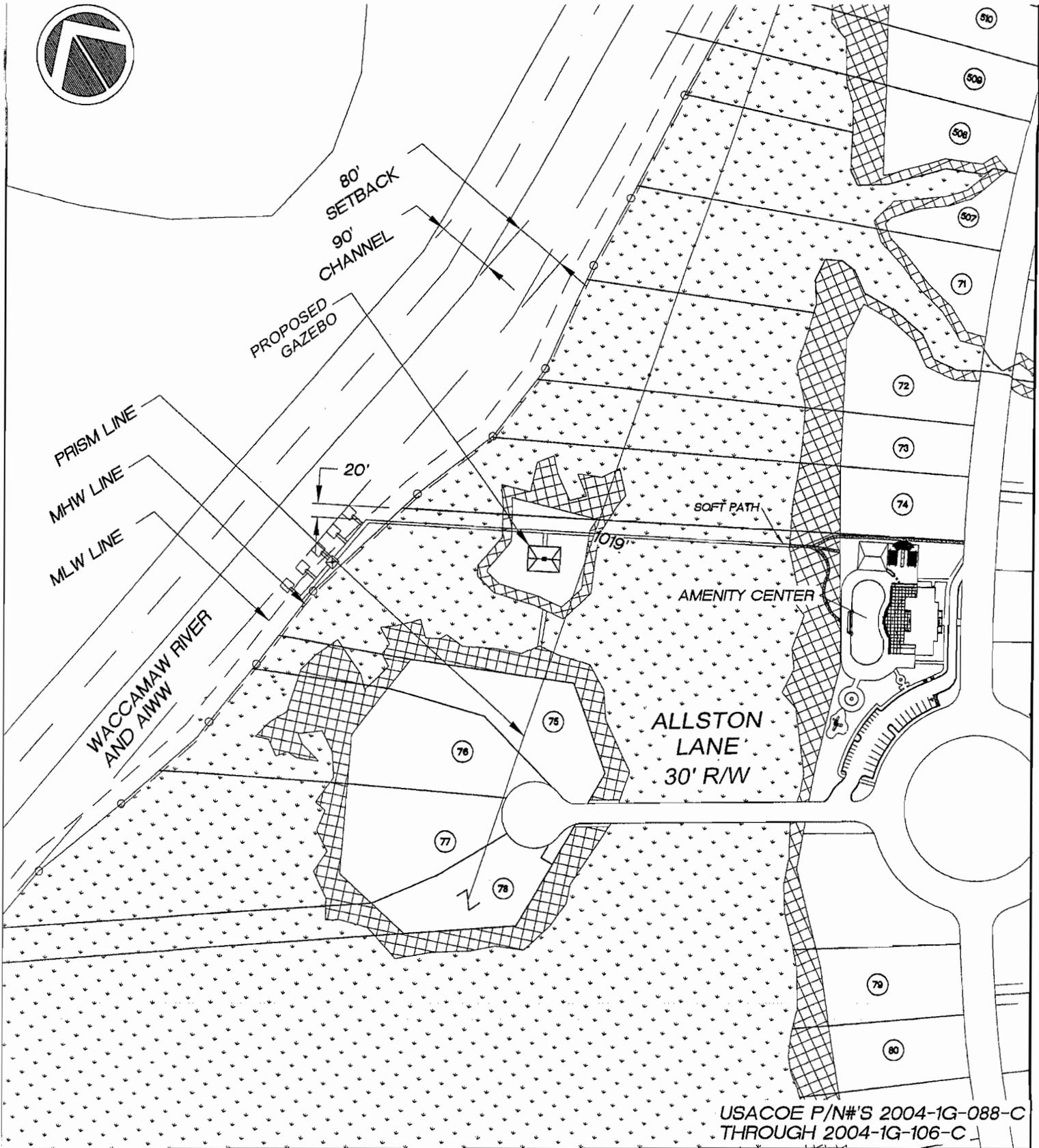
SCALE: N.T.S.

REVISED DATE: MARCH 25, 2005
SHEET 9 OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
 ENGINEERS, PLANNERS, & SURVEYORS
 1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (843) 692-3200
 FAX: (843) 692-3210



USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

**DAY DOCK
DD-1
MASTER PLAN**

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING
COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 200'

DATE: MARCH 25, 2005
SHEET 10 OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC





AIWW CENTERLINE

COE MONUMENT
STA. 1850+34.10
235' OFFSET

90'
CHANNEL

BOAT RAMP
DAY DOCK
DD-2

80'
SETBACK

COE MONUMENT
STA. 1856+84.10
235' OFFSET
515
(515)

BERLIN ROAD 50' RW

COE MONUMENT
STA. 1852+61.60
235' OFFSET
(LAST KNOWN MONUMENT)

PRISM LINE
EXTENDED
MHW LINE
MLW LINE

EDGE OF
HIGH GROUND

USACOE P/N'S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS & OTHER AMENITIES

**DAY DOCK
DD-2 AND BOAT RAMP
MASTER PLAN**

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING

COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT#: 03.03396

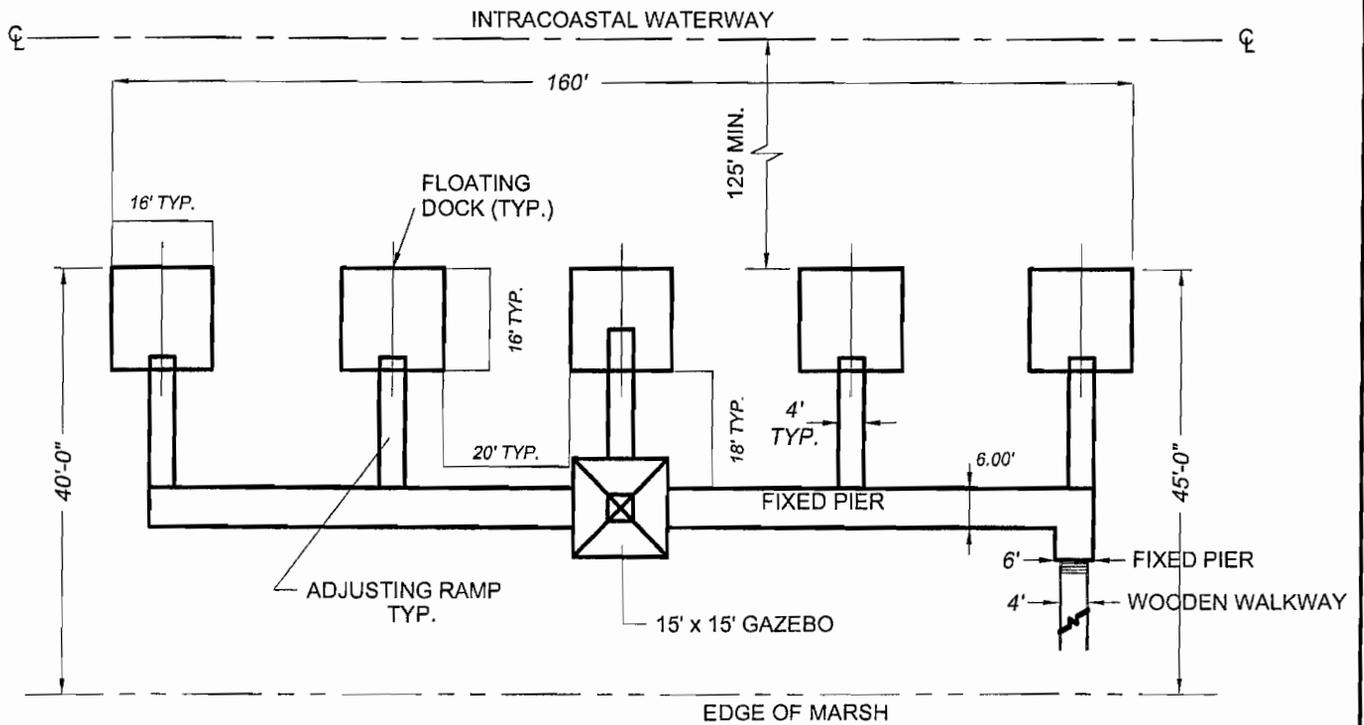
SCALE: 1" = 200'

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210

REVISED DATE: MARCH 25, 2005
SHEET 11 OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

**PLAN VIEW
PROPOSED DAYDOCK
DD-1 (COMMUNITY)**

PROJECT# 03.03396

SCALE: 1" = 30'

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING
COUNTY: HORRY
STATE: SOUTH CAROLINA

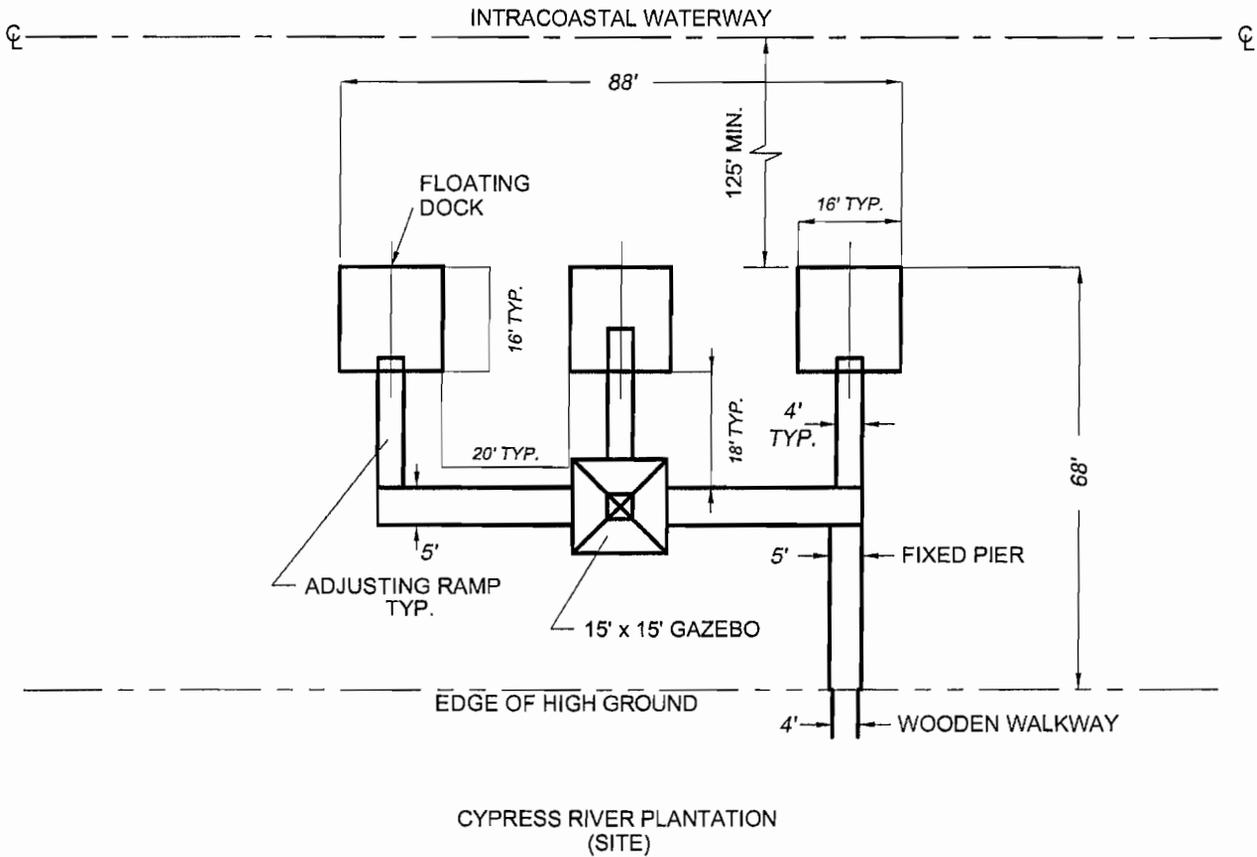
REVISED DATE: MARCH 25, 2005
SHEET 12 OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
2208 HIGHWAY 17 SOUTH
NORTH MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 272-3903
FAX: (843) 272-2373

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USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

**PLAN VIEW
PROPOSED DAYDOCK
DD-2 (COMMUNITY)**

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING
COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT# 03.03396

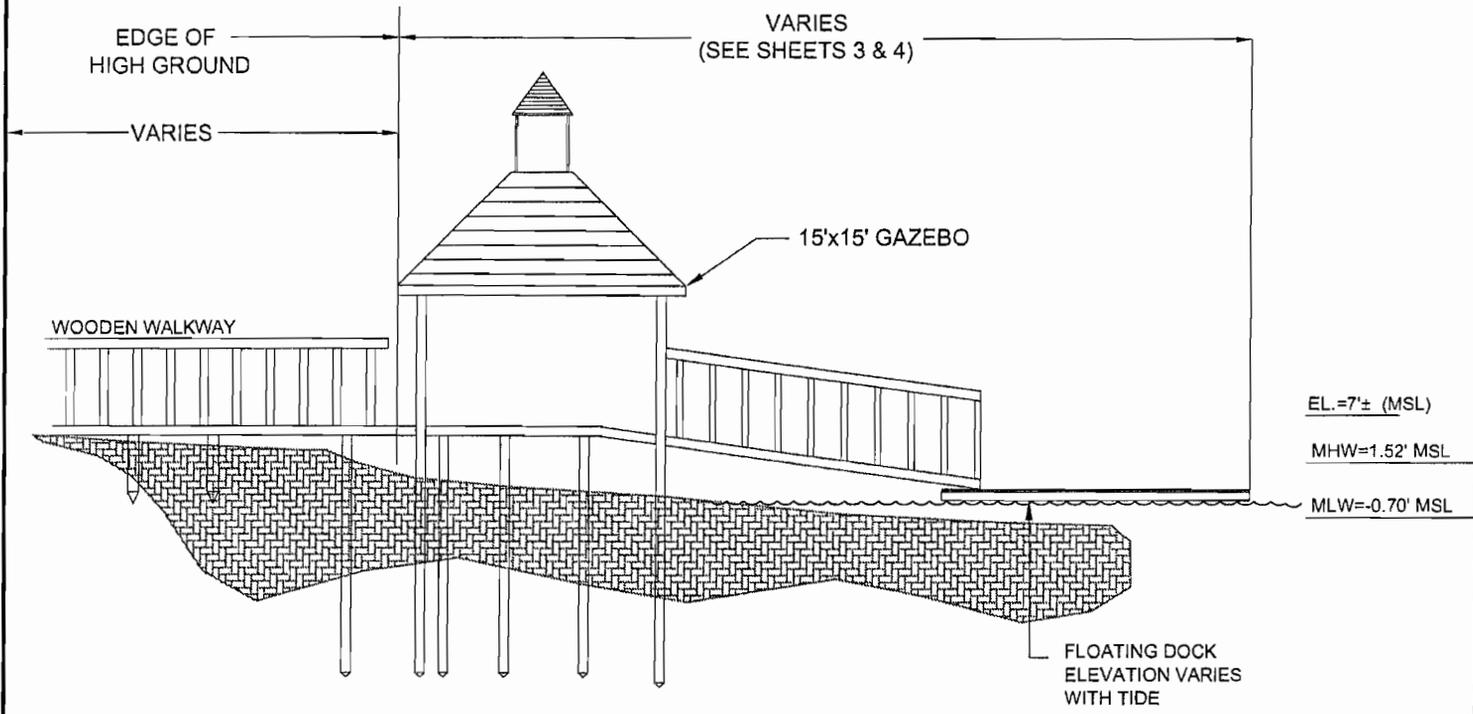
SCALE: 1" = 30'

REVISED DATE: MARCH 25, 2005
SHEET 13 OF 22

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
2208 HIGHWAY 17 SOUTH
NORTH MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 272-3903
FAX: (843) 272-2373



- NOTE:
1. DISTANCE FROM END OF THE PIER IS 125' MIN. TO CL OF AIWW.
 2. TIDE DATUM BASED ON NAVD88.

USACOE P/N#S 2004-1G-088-C THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION REVISED REGULATORY PERMIT APPLICATION DOCKS AND OTHER AMENITIES	PROFILE VIEW PROPOSED DAYDOCK TYPICAL (COMMUNITY)		PROPOSED: RECREATION AND TEMPORARY BOAT MOORING COUNTY: HORRY STATE: SOUTH CAROLINA
	PROJECT# 03.03396	SCALE: 1" = 10'	
REVISED DATE: MARCH 25, 2005 SHEET 14 OF 22	APPLICANT: ENTERPRISE ROAD DEVELOPMENT, LLC.		 <p>ENGINEERS, PLANNERS, & SURVEYORS 2208 HIGHWAY 17 SOUTH NORTH MYRTLE BEACH, SOUTH CAROLINA PHONE: (843) 272-3903 FAX: (843) 272-2373</p>

EXHIBITS

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PROPOSED
PEDESTRIAN
BRIDGE

WACCAMAW RIVER
AND AIWW

AMENITY CENTER

ALLSTON LANE
30' R/W

USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

OVERALL PLAN OF
PEDESTRIAN BRIDGE
(COMMUNITY)

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING

COUNTY: HORRY
STATE: SOUTH CAROLINA

DATE: MARCH 25, 2005
SHEET 17 OF 22

EXHIBITS

PROJECT#: 03.03396 SCALE: 1" = 200'
APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1299 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210

LOT 75

EDGE OF HIGH GROUND (TYP.)

WETLAND

WETLAND BUFFER

AMENITY AREA
ISLAND WITH
GAZEBO

120'-0"

4' WIDE WOODEN
PEDESTRIAN BRIDGE
(BY OTHERS)

PAVED PATH (TYP.)

USACOE P/N#S 2004-1G-088-C
THROUGH 2004-1G-106-C

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
DOCKS AND OTHER AMENITIES

PLAN VIEW
**PROPOSED PEDESTRIAN
BRIDGE (COMMUNITY)**

PROPOSED: RECREATION AND
TEMPORARY BOAT MOORING

COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT# 03.03396

SCALE: N.T.S.

REVISED DATE: MARCH 25, 2005
SHEET 18 OF 22

AMENITIES

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
2208 HIGHWAY 17 SOUTH
NORTH MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 272-3503
FAX: (843) 272-2373

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