

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, SC 29412**

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 SAC-2016-00668

July 8, 2016

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.), the an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Mr. Roger M. Freedman**  
**Broad Creek Marina Development, LLC**  
**P.O. Box 21584**  
**Hilton Head, SC 29925**

for a proposed ferry terminal adjacent to the existing Broad Creek Marina in

Broad Creek

at a location adjacent to or in the vicinity of Broad Creek Marina Way, Hilton Head Island, Beaufort County, South Carolina (Latitude 32.18481N, Longitude 80.7586W). Quad Sheet: Beaufort

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 the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

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

The proposed work consists of a new ferry terminal. In detail, the applicant proposes to construct a 14' x 865' walkway with (5) 18' x 22' passes; a 14' x 64' terminal platform with a 45 degree access on each side; a 24' x 40' covered pierhead, (2) 12' x 64' ingress/egress ramps to a 30' x 70' floating platform, (2) 6' x 36' ramps, and (2) 16' x 32' floating platforms. The proposed ferry terminal is adjacent to the existing Broad Creek Marina, is not located in a Federal channel, and does not impede navigation in Broad Creek. The opposing bank currently has no dock

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currently has no dock structures; however, the proposed design is identical to the Haig Point Terminal located 0.7 miles to the southwest. No mitigation is proposed at this time. The project purpose is to load and unload passengers and freight on and off of ferry boats moving to and from the Daufuskie Terminal located on Daufuskie Island.

**NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, SC 29412**

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). 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 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 0.375 acres of estuarine and marine substrates utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information 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.

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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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(j)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

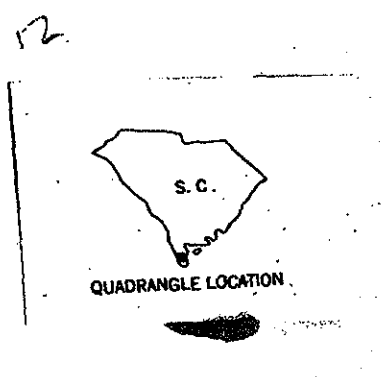
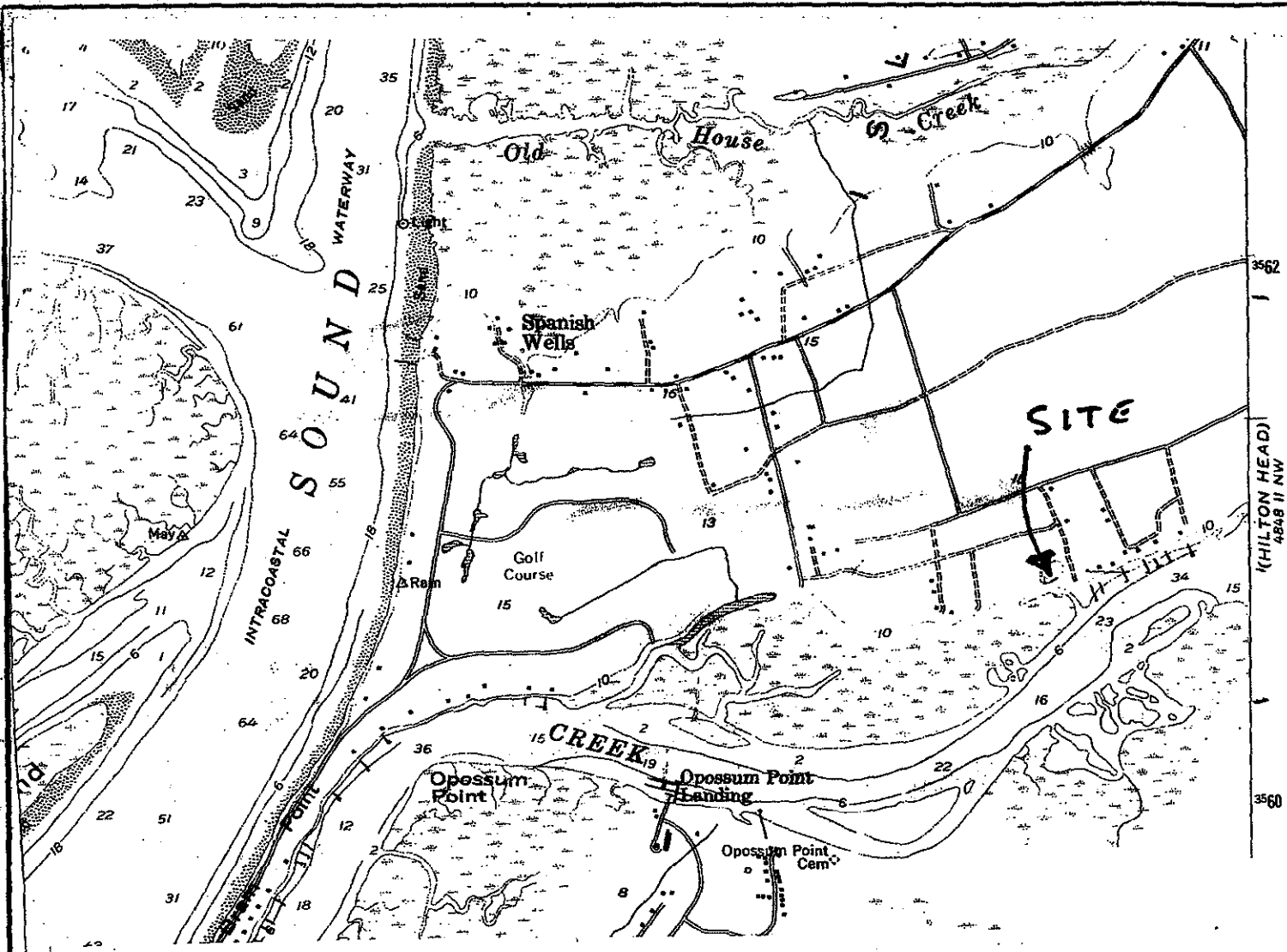
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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. 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 cannot undertake to adjudicate rival claims.

The Corps 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 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.

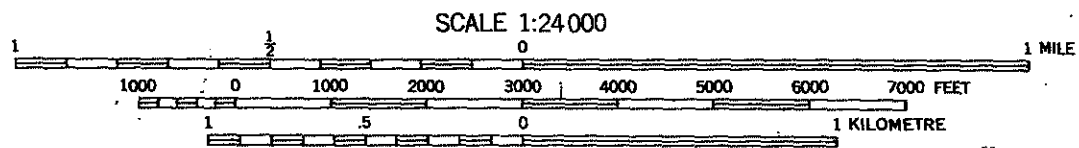
If there are any questions concerning this public notice, please contact Ivan W. Fannin, Project Manager, at 843-329-8134 or toll free at 1-866-329-8187.

SAC-2016-00668



BLUFFTON, S. C.

N 3207.5—W 8045/7.5  
 PHOTOINSPECTED 1972  
 1956  
 PHOTOREVISED 1971  
 AMS 4848 III NE—SERIES V846



SCALE 1:24 000

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM TO MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 8.1 FEET

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

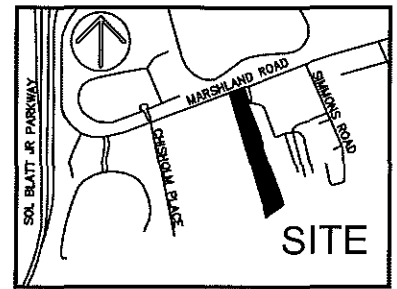
|   |                          |
|---|--------------------------|
| Project Title:<br><b>FERRY TERMINAL</b>             |                          |
| Project Location:<br><b>18 SIMMONS ROAD</b>         |                          |
| Applicant:<br><b>BROAD CREEK MARINA DEVELOPMENT</b> |                          |
| Date:<br><b>4-5-16</b>                              | Scale:<br><b>1:24000</b> |
| Application #                                       | Sheet of                 |

**REFERENCE PLAT**

A PLAT OF PARCEL RECONFIGURATION BOUNDARY SURVEY, LOCATED ON HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 PB 142, PG 149  
 DATE: 08-18-15, LAST REVISED: 12-09-15  
 BY: JAMES HAYES, S.C.R.L.S. No. 13527

**NOTES**

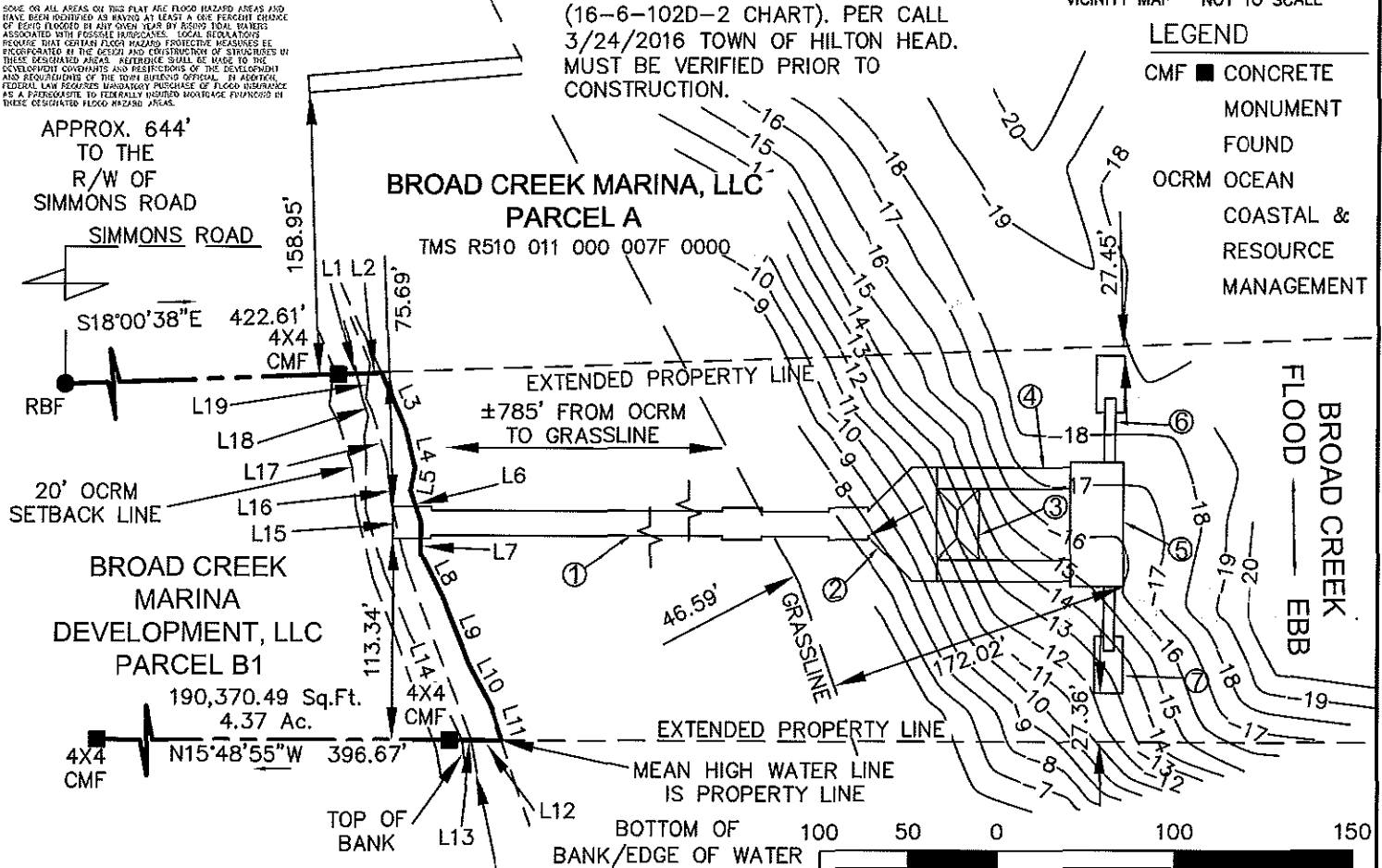
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A7, MINIMUM ELEVATION 14' AND ZONE C FIRM PANEL 0007D COMMUNITY 450250.
2. BUILDING SETBACK LINES WILL BE ADDRESSED DURING DESIGN PHASE, AND AS PER LMO 16-6-102D, WETLAND BUFFERS AND STANDARDS. (16-6-102D-2 CHART). PER CALL 3/24/2016 TOWN OF HILTON HEAD. MUST BE VERIFIED PRIOR TO CONSTRUCTION.



VICINITY MAP NOT TO SCALE

**LEGEND**

- CMF ■ CONCRETE
- MONUMENT FOUND
- OCRM OCEAN COASTAL & RESOURCE MANAGEMENT



**TOWN OF HILTON HEAD**  
 TMS R510 011 000 082A 0000

| LINE TABLE |             |          |
|------------|-------------|----------|
| LABEL      | BEARING     | DISTANCE |
| L1         | S18°00'38"E | 17.24'   |
| L2         | S18°00'38"E | 6.95'    |
| L3         | N49°52'33"E | 34.95'   |
| L4         | N60°14'57"E | 22.60'   |
| L5         | N84°37'04"E | 13.06'   |
| L6         | N54°33'21"E | 18.64'   |
| L7         | N74°30'42"E | 17.83'   |
| L8         | N47°21'09"E | 28.10'   |
| L9         | N52°50'31"E | 39.28'   |
| L10        | S45°51'51"W | 27.30'   |
| L11        | S55°57'43"W | 20.09'   |
| L12        | N15°48'55"W | 17.24'   |
| L13        | N15°48'55"W | 12.17'   |
| L14        | N53°10'53"E | 104.62'  |
| L15        | N60°37'57"E | 36.96'   |
| L16        | N67°51'24"E | 24.51'   |
| L17        | N56°29'19"E | 29.52'   |
| L18        | S46°45'48"W | 7.03'    |
| L19        | N80°24'15"E | 14.28'   |

- ① 14' x 856' WALKWAY WITH (5) 18' x 22' PASSES
- ② 14' x 64' PIERHEAD WITH 45 DEGREE ACCESS
- ③ 24' x 40' COVERED PIERHEAD
- ④ (2) 12' x 64' INGRESS AND EGRESS RAMPS
- ⑤ 30' x 70' FLOAT
- ⑥ (2) 6' x 36' RAMPS
- ⑦ (2) 16' x 32' FLOATS

PREPARED FOR:  
**BROAD CREEK MARINA DEVELOPMENT, L.L.C.**  
 A PROPOSED DOCK SURVEY OF  
**#33 BROAD CREEK MARINA WAY**

TAX PARCEL No.  
 R510 011 000 0006 0000

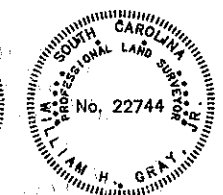
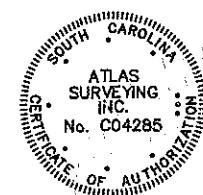
SHEET 2 OF 4  
 HILTON HEAD ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1"=100'  
 FIELD CHECK: WHG  
 DATE: 03-31-16  
 PROJECT No.: BFT-16100  
 FILE: BFT-16100-D2(b)PRO.DWG

GRAPHIC SCALE

**ATLAS SURVEYING INC.**

49 BROWN'S COVE ROAD, SUITE #5  
 RIDGELAND, SC 29936  
 PHONE: (843) 645-9277  
 FAX: (843) 645-9267  
 E-MAIL: BGRAY@ATLASSURVEYING.COM



*William H. Gray* 5/31/16  
 WILLIAM H. GRAY, JR.  
 S.C.R.L.S. No. 22744  
 NOT VALID UNLESS CRIMPED WITH SEAL

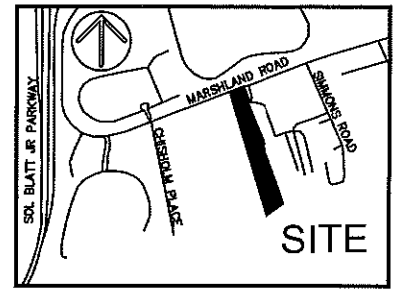
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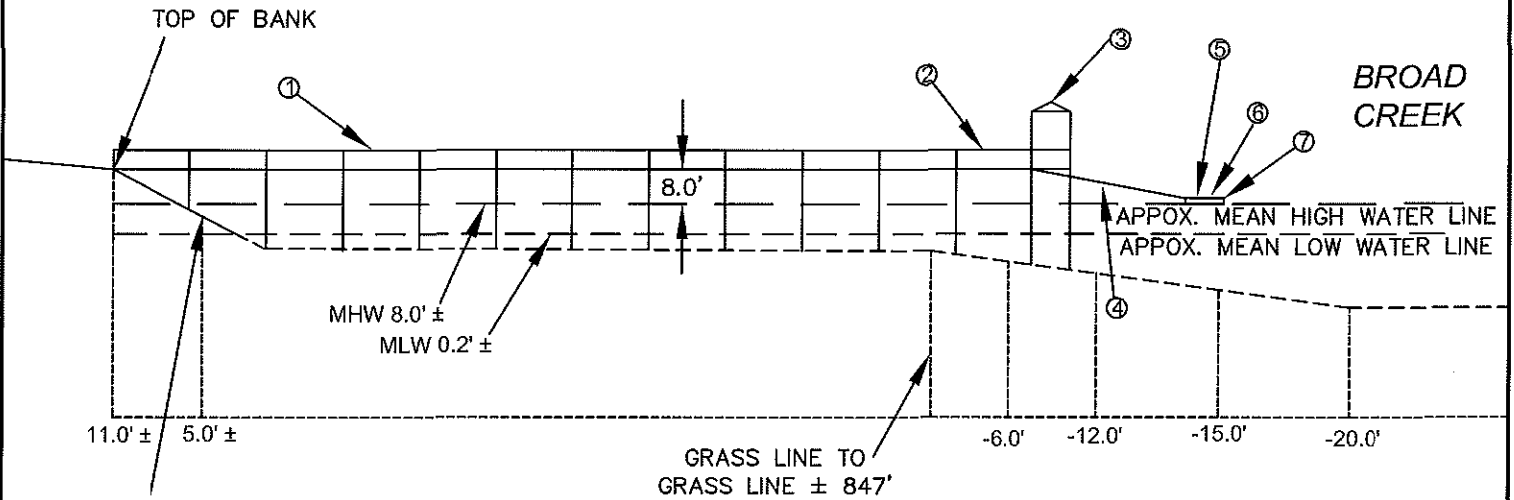
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VICINITY MAP NOT TO SCALE

**LEGEND**

- OCRM OCEAN COASTAL & RESOURCE MANAGEMENT
- 20 WATER DEPTH ELEVATION SHOT
- MHW MEAN HIGH WATER
- MLW MEAN LOW WATER



BOTTOM OF BANK/EDGE OF WATER IS OCRM CRITICAL LINE VERIFIED BY PAUL WOJOSKI ON 03-31-16

**SIDE PROFILE VIEW**  
(NOT TO SCALE)

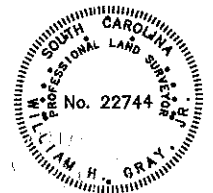
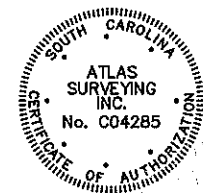
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TAX PARCEL No.  
 R510 011 000 0006 0000

SHEET 3 OF 3

HILTON HEAD ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK: WHG  
 DATE: 03-31-16  
 PROJECT No.: BFT-16100  
 FILE: BFT-16100-D2(b)PRO.DWG



*William H. Gray* 5/3/16

WILLIAM H. GRAY, JR.  
 S.C.R.L.S. No.: 22744  
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