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

MAJOR ACTIVITY

REGULATORY DIVISION 15 February 2008
Refer to: P/N # 2008-0209-1IT - P

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

SEABROOK POINT PROPERTY OWNERS ASSOCIATION
C/O O'QUINN MARINE CONSTRUCTION, INC.
95 SHEPPARD ROAD
BEAUFORT, SOUTH CAROLINA 29907

for a permit to make additions to an existing community dock adjacent to

WHALE BRANCH

at a location described as being located at 2 Whale Branch Drive, Seabrook Point on Port Royal Island in Beaufort County, South Carolina (32.525022 Latitude/ -80.780211 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, MARCH 17, 2008

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

The proposed work consists of adding a 9' X 8' floating section to the existing 9' X 42' floating dock and 13.6' X 31.5' roof on the existing pierhead. The work also consists of adding a new 3' X 30' ramp connecting to an 8'X24' and 8' X 20' L-shaped floating dock. The purpose of the proposed project is to improve private community recreational water access.

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

REGULATORY DIVISION
Refer to: P/N # 2008-0209-1IT

15 February 2008

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 514 square feet 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.

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

Jeff Thompson
SCDHEC-OCRM
Project Manager

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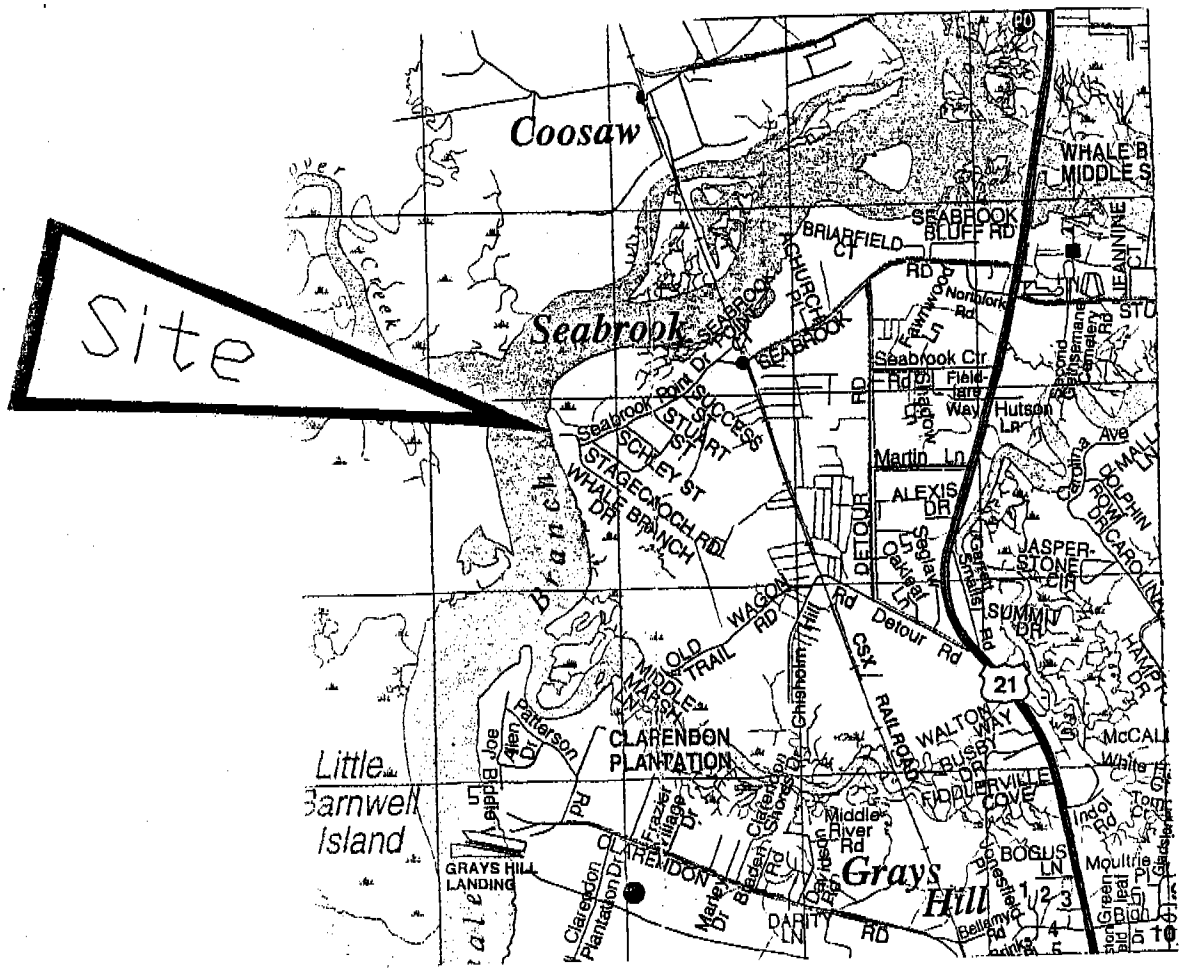
ACCURATE MAPS & ATLAS, INC.

Central
BEAUFORT COUNTY, SC

MAP #1



Start out going NORTHEAST on PARKER DR toward HILANDA DR.

Turn LEFT onto TRASK PKWY / US-21 N.

Turn LEFT onto SEABROOK RD.

SEABROOK RD becomes SEABROOK POINT DR.

Turn LEFT to stay on SEABROOK POINT DR.

Turn RIGHT onto WHALE BRANCH DR.

End at **2 Whale Branch Dr**
Seabrook, SC 29940-3521, US

APPLICA	Seabrook Point POA Dock Additions P/N 2008-0209-1IT	le Branch Drive rook, SC	ADJACENT PROPERTY OWNERS: 1. James Langford
ACTIVITY	February 15, 2008		2. Melanie Gallion
(	Sheet 1 of 3		
P/N #		8	

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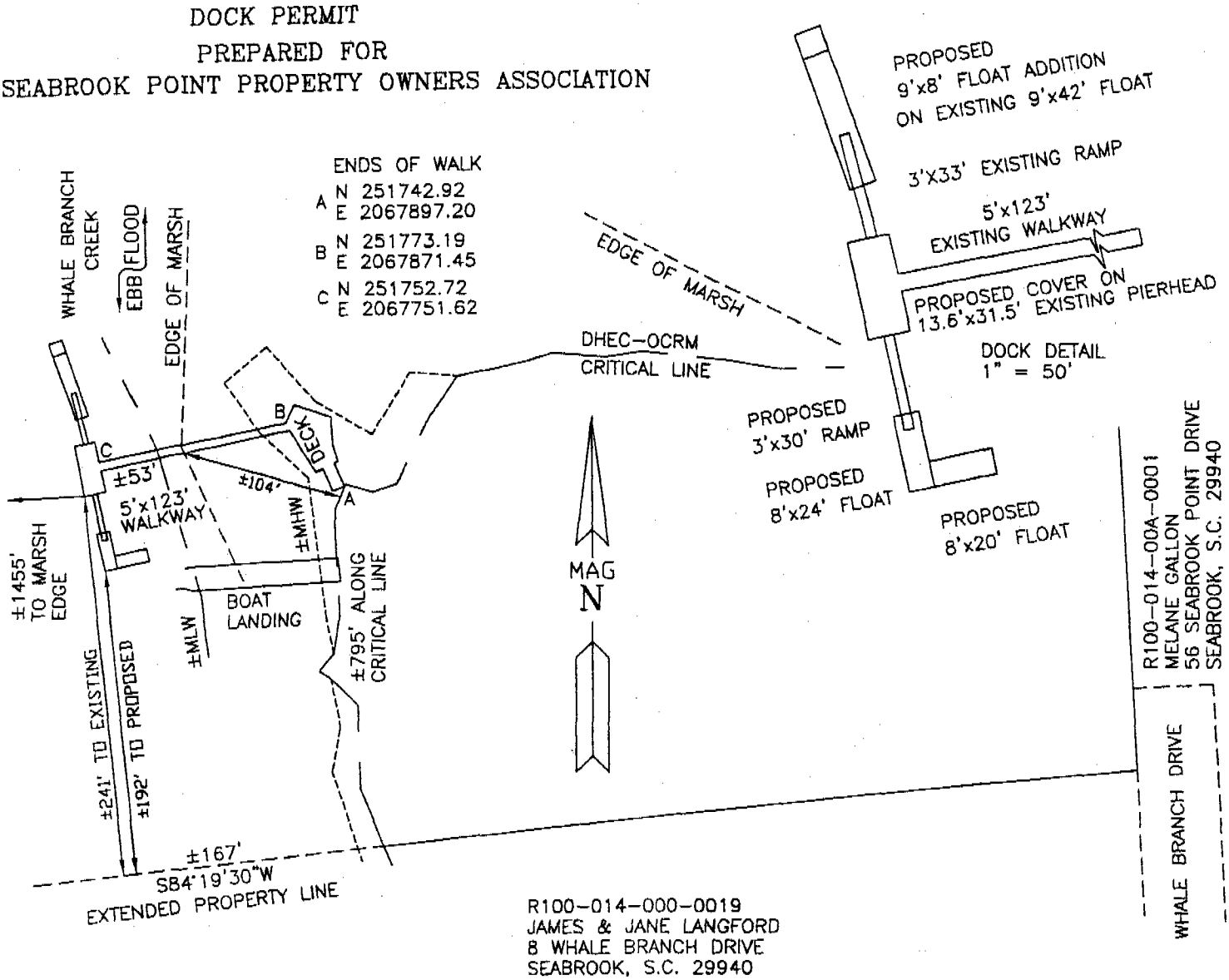
DOCK PERMIT
PREPARED FOR
SEABROOK POINT PROPERTY OWNERS ASSOCIATION



I HEREBY CERTIFY TO THE DIMENSIONS SHOWN ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE AND MARSH LINE.

PIN: R100-014-000-0018-0000

0 50' 100' 200' 300'

SCALE 1" = 100'

DECEMBER 13, 2007

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

P13E

Seabrook Point POA Dock Additions
P/N 2008-0209-1IT
February 15, 2008

Sheet 2 of 3

APPLIC
SE
ACTIV

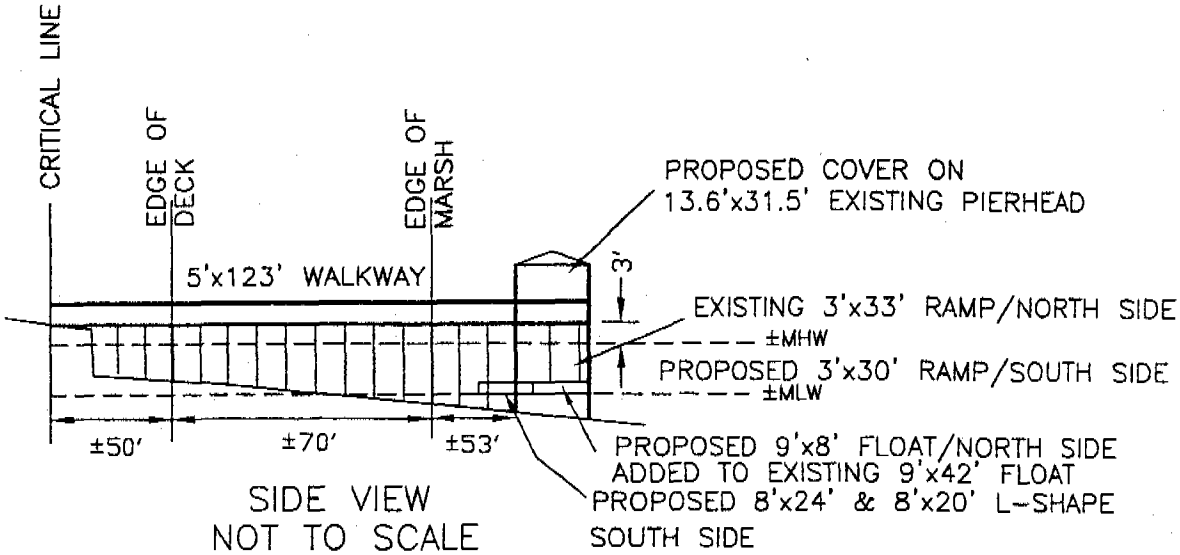
BRANCH DRIVE
ABROOK POINT

ADJACENT PROPERTY OWNERS

JAMES & JANE LANGFORD

MELANE GALLON

DOCK PERMIT
PREPARED FOR
SEABROOK POINT PROPERTY OWNERS ASSOCIATION



SIDE VIEW
NOT TO SCALE

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE AND MARSH LINE.

R100-014-00A-0001
MELANE GALLON
56 SEABROOK POINT DRIVE
SEABROOK, S.C. 29940

R100-014-000-0019
JAMES & JANE LANGFORD
8 WHALE BRANCH DRIVE
SEABROOK, S.C. 29940

PIN: R100-014-000-0018-0000

P13605/JJ

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

APPLICANT: SEABROOK PI OWNERS AS
ACTIVITY: DOC

Seabrook Point POA Dock Additions
P/N 2008-0209-1IT
February 15, 2008

Sheet 3 of 3

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JINT

ADJACENT PROPERTY OWNERS

JAMES & JANE LANGFORD

MELANE GALLON

10 x ~~115~~