

**SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES
BUREAU OF COASTAL MANAGEMENT**

CRITICAL AREA PERMIT & COASTAL ZONE CONSISTENCY CERTIFICATION

Permittee(s): Erica Zepp and John Bell

Permit Number(s): OCRM04790

Date of Issuance: August 12, 2025

Expiration Date: August 12, 2030

Location: On and adjacent to tributary of the Charleston Harbor at 746 Clearview Drive,
Charleston, Charleston County, South Carolina (TMS#: 451-01-00-085)

**SEE SPECIAL
CONDITION(S)**

This permit is issued under the provisions of S. C. Code Ann. Section 48-39-10, et seq., and 23A S.C. Code Ann. Regs. 30-1 through 30-18, *as amended*. **Please carefully read the project description and special conditions that appear on this permit/certification as they will affect the work that is allowed and may modify the work from that shown on the submitted plans. All special conditions attached to the permit will take precedent over submitted plans.** The general conditions are also a part of this permit/certification and should be read in their entirety. The S. C. Contractor's Licensing Act of 1999, enacted as S.C. Code Ann. Section 40-11-5 through 430, requires that all construction with a total cost of \$5,000 or more be performed by a licensed contractor with a valid contractor's license for marine class construction, except for construction performed by a private landowner for strictly private purposes. Your signature on and acceptance of this permit denotes your understanding of the stated law regarding use of licensed contractors. **All listed special and general conditions will remain in effect for the life of the permit. This applies to permittee, future property owners, or permit assignees.**

DESCRIPTION OF THE PROJECT, AS AUTHORIZED

The plans submitted by you, attached hereto, show the work consists of the following: The construction of a private recreational dock consisting of 4' x 336' walkway with handrails leading to an 8' x 12' fixed pierhead with handrails. On the left side of the pierhead a 3' x 24' catwalk will provide access to an 8' x 16' two-pile boat lift. The purpose is for private recreational use.

SPECIAL CONDITIONS

1. **The dock is constructed per the revised drawings dated August 5, 2025, and labeled as "Attachment A."**
2. **The entire dock structure, including the pierhead and boatlift cannot extend further than $\frac{1}{4}$ of the creek's width as measured from marshgrass to marshgrass.**
3. **The dock must be staked in the field and approved by staff prior to issuance of a construction placard.**
4. Any disturbed critical area adjacent to the construction site be restored to original contours and conditions upon project completion.
5. Once project construction is initiated, it is carried to completion in an expeditious manner in order to minimize the period of disturbance to the environment.
6. An as-built survey of the structure(s) must be submitted to the Department within 90 days from completion of construction. The survey must be performed by a registered land surveyor, must show all components of the

structure(s), and must list the starting and ending coordinates of the structure(s) in the SC State Plane Coordinate System, which can be obtained by survey-grade Global Positioning System equipment.

7. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.

PERMITTEE'S ATTENTION IS DIRECTED TO GENERAL CONDITIONS NUMBERS FOUR (4) AND FIVE (5). BY ACCEPTANCE OF THIS PERMIT, PERMITTEE IS PLACED ON NOTICE THAT THE STATE OF SOUTH CAROLINA, BY ISSUING THIS PERMIT, DOES NOT WAIVE ITS RIGHTS TO REQUIRE PAYMENT OF A REASONABLE FEE FOR USE OF STATE LANDS AT A FUTURE DATE IF SO DIRECTED BY STATUTE.

THE PERMITTEE, BY ACCEPTANCE OF THIS PERMIT AGREES TO ABIDE BY THE TERMS AND CONDITIONS CONTAINED HEREIN AND TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ATTACHED HERETO AND MADE A PART HEREOF. ANY DEVIATION FROM THESE CONDITIONS, TERMS, PLANS AND SPECIFICATIONS SHALL BE GROUNDS FOR REVOCATION, SUSPENSION OR MODIFICATION OF THIS PERMIT AND THE INSTITUTION OF SUCH LEGAL PROCEEDINGS AS THE DEPARTMENT MAY CONSIDER APPROPRIATE.

Permit Number: **OCRM04790**

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

PERMITTEE(S)

John Bell and Erica Zepp

DATE

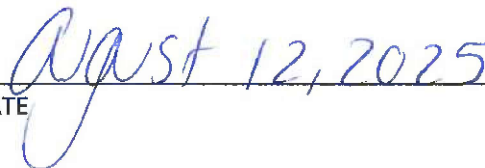
This permit becomes effective when the State official, designated to act for the Bureau of Coastal Management, has signed below.


CRITICAL AREA PERMITTING PROJECT MANAGER

Jacqueline A. Adams

Or Other Authorized State Official

DATE


August 12, 2025

**SEE SPECIAL
CONDITION(S)**

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GENERAL CONDITIONS:

This construction and use permit is expressly contingent upon the following conditions which are binding on the permittee:

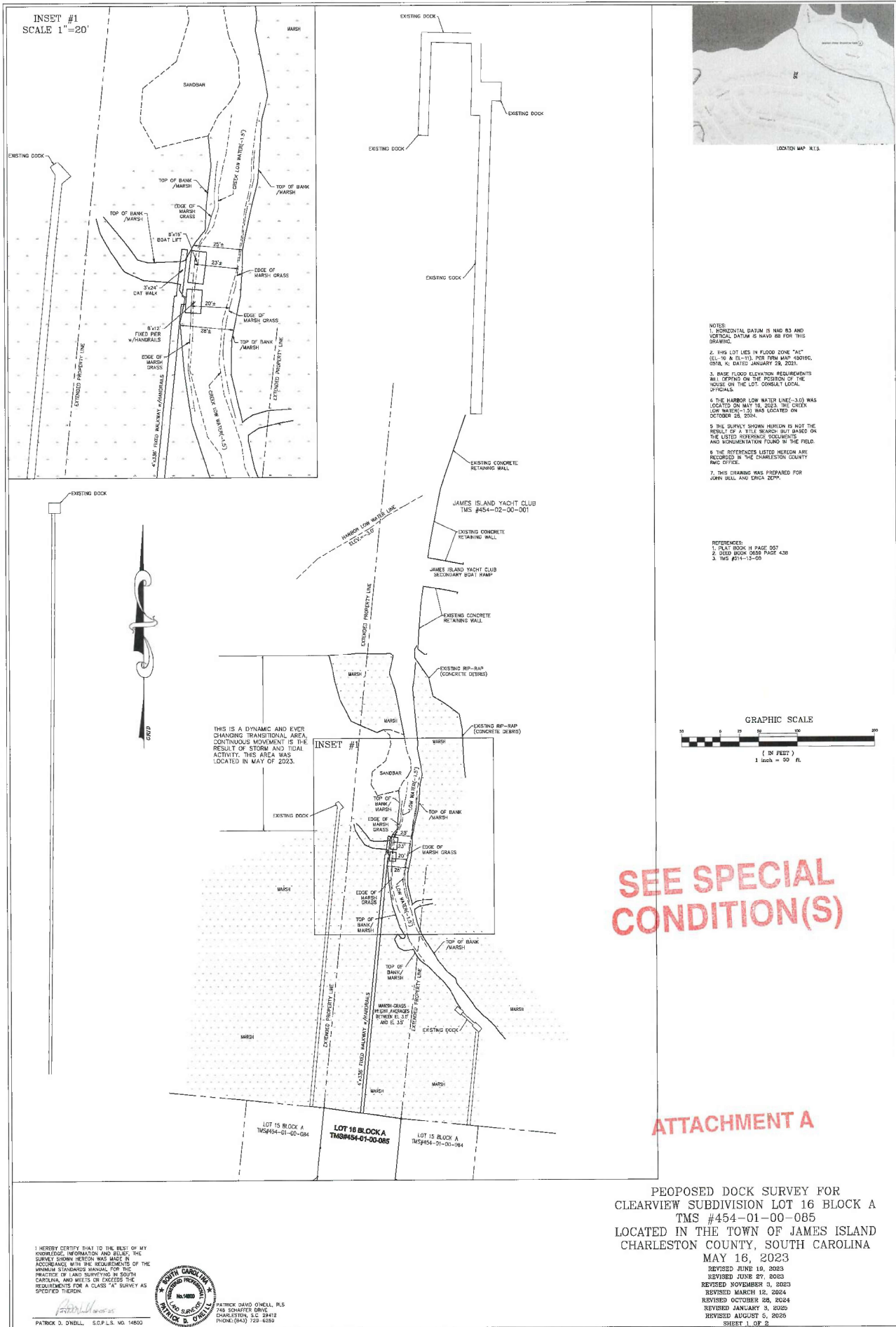
1. The permittee, in accepting this permit, covenants and agrees to comply with and abide by the provisions and conditions herein and assumes all responsibility and liability and agrees to save the Department and the State of South Carolina, its employees or representatives, harmless from all claims of damage arising out of operations conducted pursuant to this permit.
2. If the activity authorized herein is not constructed or completed within five years of the date of issuance, this permit shall automatically expire. A request, in writing, for an extension of time shall be made not less than thirty days prior to the expiration date.
3. All authorized work shall be conducted in a manner that minimizes any adverse impact on fish, wildlife and water quality.
4. This permit does not relieve the permittee from the requirements of obtaining a permit from the U. S. Army Corps of Engineers or any other applicable federal agency, nor from the necessity of complying with all applicable local laws, ordinances, and zoning regulations. This permit is granted subject to the rights of the State of South Carolina in the navigable waters and shall be subject, further, to all rights held by the State of South Carolina under the public trust doctrine as well as any other right the State may have in the waters and submerged lands of the coast.
5. This permit does not convey, expressly or impliedly, any property rights in real estate or material nor any exclusive privileges; nor does it authorize the permittee to alienate, diminish, infringe upon or otherwise restrict the property rights of any other person or the public; nor shall this permit be interpreted as appropriating public properties for private use.
6. The permittee shall permit the Department or its authorized agents or representatives to make periodic inspections at any time deemed necessary to ensure that the activity being performed is in accordance with the terms and conditions of this permit.
7. Any abandonment of the permitted activity will require restoration of the area to a satisfactory condition as determined by the Department
8. This permit may not be transferred to a third party without prior written notice to the Department, either by the transferee's written agreement to comply with all terms and conditions of this permit or by the transferee subscribing to this permit and thereby agreeing to comply.
9. If the display of lights and signals on any structure or work authorized herein is not otherwise provided for by law, such lights and special signals as may be prescribed by the United States Coast Guard shall be installed and maintained by and at the expense of the permittee.
10. The permit construction placard or a copy of the placard shall be posted in a conspicuous place at the project site during the entire period of work.
11. The structure or work authorized herein shall be in accordance with the permit, as issued, and shall be maintained in good condition. Failure to build in accordance with the permit, as issued, or failure to maintain the structure in good condition, shall result in the revocation of this permit.

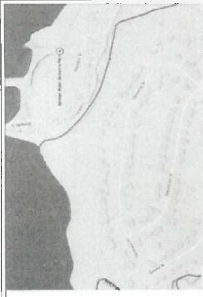
**SEE SPECIAL
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12. The authorization for activities or structures herein constitutes a revocable license. The Department may require the permittee to modify activities or remove structures authorized herein if it is determined by the Department that such activity or structures violates the public's health, safety, or welfare, or if any activity is inconsistent with the public trust doctrine. Modification or removal under this condition shall be ordered only after reasonable notice stating the reasons therefore and provision to the permittee of the opportunity to respond in writing. When the Permittee is notified that the Department intends to revoke the permit, Permittee agrees to immediately stop work pending resolution of the revocation.
13. The Department shall have the right to revoke, suspend, or modify this permit in the event it is determined the permitted structure (1) significantly impacts the public health, safety and welfare, and/or is violation of Section 48-39-150, (2) adversely impacts public rights, (3) that the information and data which the permittee or any other agencies have provided in connection with the permit application is either false, incomplete or inaccurate, or (4) that the activity is in violation of the terms and/or conditions, including any special conditions of the permit. That the permittee, upon receipt of the Department's written intent to revoke, suspend, or modify the permit has the right to a hearing. Prior to revocation, suspension, or modification of this permit, the Department shall provide written notification of intent to revoke to the permittee, and permittee can respond with a written explanation to the Department. (South Carolina Code Section 1-23-370 shall govern the procedure for revocation, suspension or modification herein described).
14. Any modification, suspension or revocation of this permit shall not be the basis of any claim for damages against the Department or the State of South Carolina or any employee, agent, or representative of the Department or the State of South Carolina.
15. All activities authorized herein shall be, if they involve a discharge or deposit into navigable waters or ocean waters, at all times consistent with all applicable water quality standards, effluent limitations, and standards of performance, prohibitions, and pretreatment standards established pursuant to applicable federal, state and local laws.
16. Extreme care shall be exercised to prevent any adverse or undesirable effects from this work on the property of others. This permit authorizes no invasion of adjacent private property, and the Department assumes no responsibility or liability from any claims of damage arising out of any operations conducted by the permittee pursuant to this permit.

**SEE SPECIAL
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ATTACHMENT A





LOCATION MAP A-1.5

NOTES:
1. THE PROPOSED DOCK SURVEY FOR CLEARVIEW SUBDIVISION LOT 16 BLOCK A, TMS #454-01-00-085, IS SHOWN ON THE ATTACHED DRAWING.
2. THE PROPOSED DOCK SURVEY FOR CLEARVIEW SUBDIVISION LOT 16 BLOCK A, TMS #454-01-00-085, IS SHOWN ON THE ATTACHED DRAWING.
3. THE PROPOSED DOCK SURVEY FOR CLEARVIEW SUBDIVISION LOT 16 BLOCK A, TMS #454-01-00-085, IS SHOWN ON THE ATTACHED DRAWING.
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6. THE PROPOSED DOCK SURVEY FOR CLEARVIEW SUBDIVISION LOT 16 BLOCK A, TMS #454-01-00-085, IS SHOWN ON THE ATTACHED DRAWING.
7. THIS DRAWING WAS PREPARED FOR JOHN BELL AND DICK CYP.

REFERENCES:
1. PLAT BOOK 14 PAGE 227
2. PLAT BOOK 14 PAGE 228
3. TMS #454-01-00-085

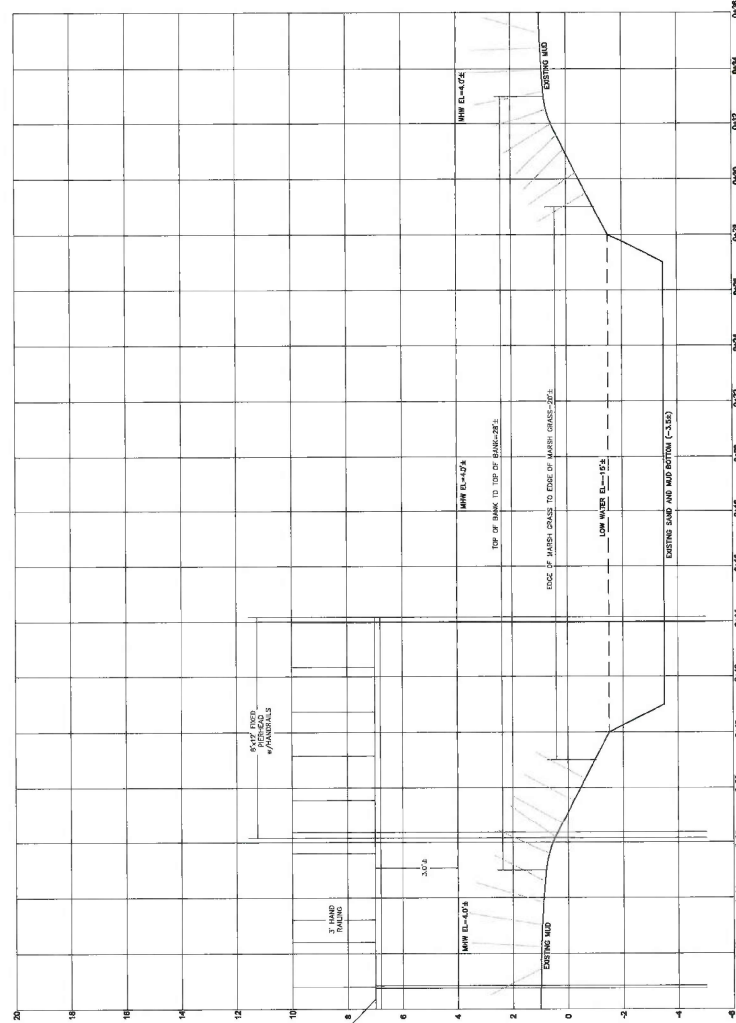
ATTACHMENT A

PROPOSED DOCK SURVEY FOR
CLEARVIEW SUBDIVISION LOT 16 BLOCK A
TMS #454-01-00-085
LOCATED IN THE TOWN OF JAMES ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
MAY 16, 2023

REVISED JUNE 15, 2023
REVISED NOVEMBER 3, 2023
REVISED MARCH 15, 2024
REVISED JANUARY 5, 2025
REVISED AUGUST 5, 2025

SHEET 2 OF 2

ATTACHMENT A



PROFILE VIEW
HORIZONTAL SCALE 1"=2'
VERTICAL SCALE 1"=2'

SEE SPECIAL
CONDITION(S)

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I AM A duly Licensed Professional Engineer in the State of South Carolina, and I am the author of the design and calculations shown on this drawing.



PATRICK D. ONELL, SCALE NO. 14800