

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

REGULATORY DIVISION
Refer to: P/N # SAC-2013-00993-2IU

March 27, 2015
Page 1 of 4

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), 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 S.C. Department of Health and Environmental Control by

Carl Carlson
c/o Rebellion Farm Holdings, LLC
P.O. Box 2562
Mt. Pleasant, South Carolina 29465

for a permit to remove an existing dock and boathouse, repair existing docks for community and commercial use, construct new docks for community and commercial use, construct a new boat ramp with a timber bulkhead, rip rap, and associated dock for community use, and maintain an existing boat ramp in its current condition for community use in

Beresford Creek

at a location on an approximately 47 acre tract adjacent to Beresford Creek and Clements Ferry Road in Berkeley County, South Carolina (Latitude: 32.89613, Longitude: -79.91112).

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:

Dock A: Dock A is an existing dock consisting of a 4' x 65' walkway, 9' x 10' fixed pierhead, 8' x 16' floating dock, and 8' x 10' boatlift that requires maintenance. The proposed work includes removing and replacing decking and railing on the fixed pier, removing and replacing decking on the floating dock if and as necessary, straightening piling to secure the floating dock and maintaining/replacing electrical and mechanical components of the boat lift as needed. It is intended that Dock A will be used by the residents of the adjacent proposed Sweetwater community for boat moorage and access to Beresford Creek.

Dock B: Dock B is an existing dock consisting of an 11' x 29' fixed pierhead, 4' x 16' walkway, and 12' x 72' floating dock that requires maintenance. The proposed work includes re-building/replacing the fixed pierhead, removing and replacing decking on the floating dock as needed, and straightening the piling to secure the floating dock. It is intended that Dock B may be used for the moorage of two inshore fishing charter boats as well as the temporary use of customers visiting the adjacent proposed restaurant and/or inn. If there are occasions when additional moorage is needed for patrons of the inn or restaurant, this need is proposed to be accommodated on Dock D. An Operations and Maintenance Manual has been established for Dock B.

Docks C & D: Docks C & D are proposed new community dock structures that will each consist of a 6' x 24' dock walkway and a 15' x 30' covered fixed pierhead with a 3' x 24' gangway leading to a 10' x 60' floating dock. It is intended that these docks will be used by the residents of the adjacent proposed Sweetwater community for boat moorage and access to Beresford Creek. As mentioned above, Dock D is also proposed to be used for temporary moorage by patrons of the proposed restaurant and/or inn on an as needed basis.

Dock C: Dock C is proposed to be constructed at the site of an existing 34' x 80' fixed concrete structure which consists of a 25' x 60' covered boat house, 12' x 46' fixed concrete pier, and a 8' x 40' floating dock. This structure is proposed to be removed to accommodate construction of Dock C. Removal activities are proposed to include removing the floating dock to site uplands, taking down the metal boat house structure and removing to site uplands, and using a barge to take down the concrete pier and pull out the associated piles. Netting is proposed to be utilized as necessary to prevent debris from falling into the creek. A diver is proposed to be on hand as needed.

Boat Ramp/Dock E: The boat ramp and dock are proposed to be constructed utilizing an existing earthen causeway. 100 linear feet of wooden bulkhead is proposed along each side of the causeway. At the end of the causeway, a 15' x 99' concrete boat ramp with associated rip rap is proposed to extend into Beresford Creek. On the west side of the boat ramp a 6' x 10' concrete pad, 4' x 40' aluminum gangway, and 8' x 40' ground-out floating dock is proposed. 0.07 acres of fill is proposed to be placed in water of the U.S. associated with concrete pads, rip rap, and paving.

Boat Ramp F: Boat Ramp F is an existing 10' x 50' concrete boat ramp that is proposed to be maintained in its current condition. It is intended that this ramp will be used by the residents and guests of the adjacent proposed Sweetwater community for the launching of canoes and kayaks into Beresford Creek.

The applicant has stated that the wooden bulkhead and pilings for the proposed docks will be installed by vibrating or jetting as opposed to impact pile driving. The applicant offered no compensatory mitigation for impacts associated with the proposed work. The project purpose as stated by the applicant is to provide boat moorage and access to the water for the owners and residents of the Sweetwater development.

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 the Coastal Zone Management Program (15 CFR 930). 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 estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp and snapper-grouper management complexes through placement of 0.07 acres of fill material and 0.09 acres of shading. 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.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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.

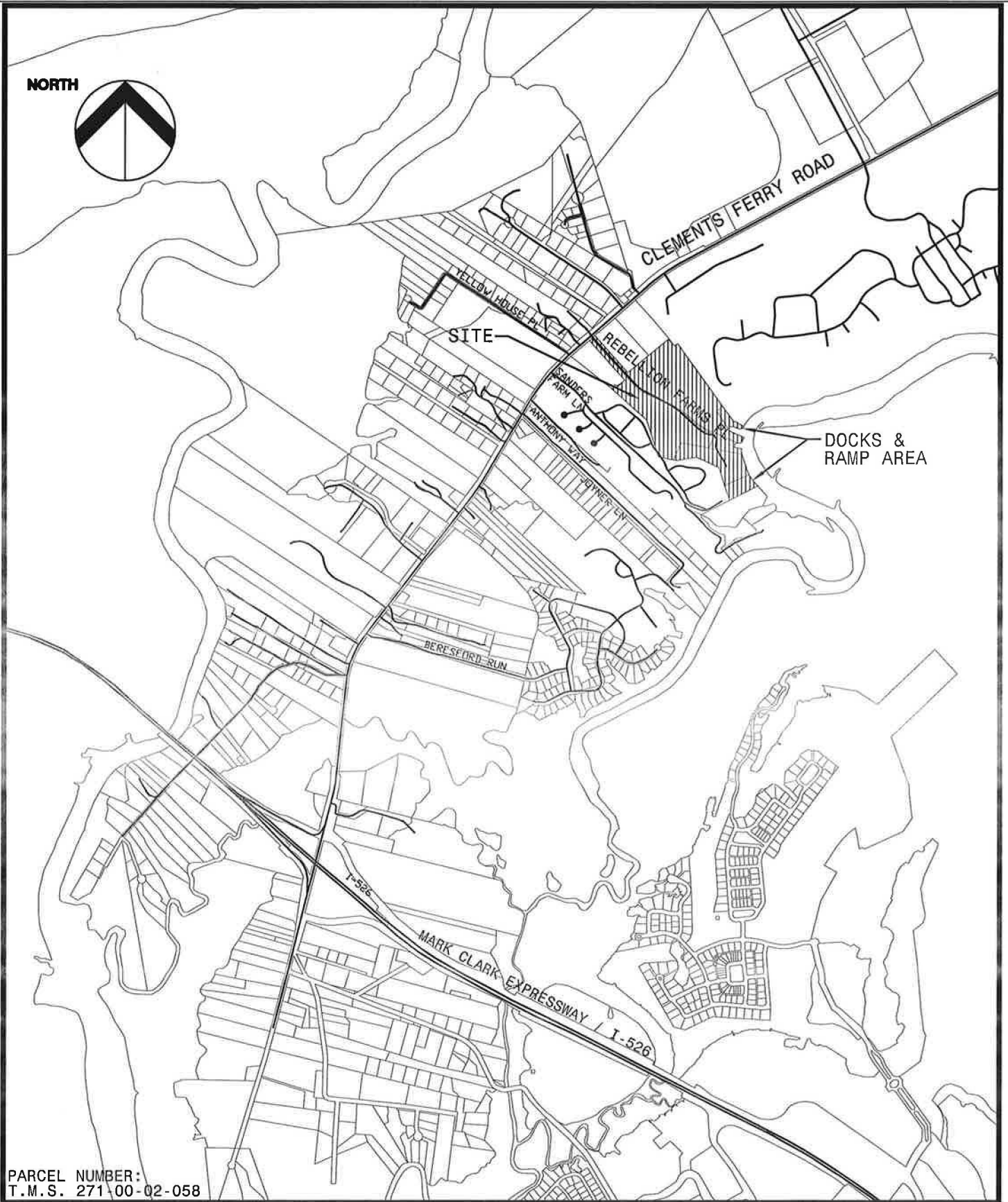
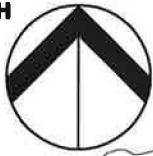
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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 Steven Currie at 843-329-8044 or toll free at 1-866-329-8187.

NORTH



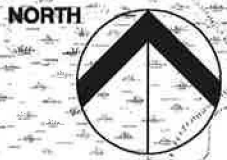
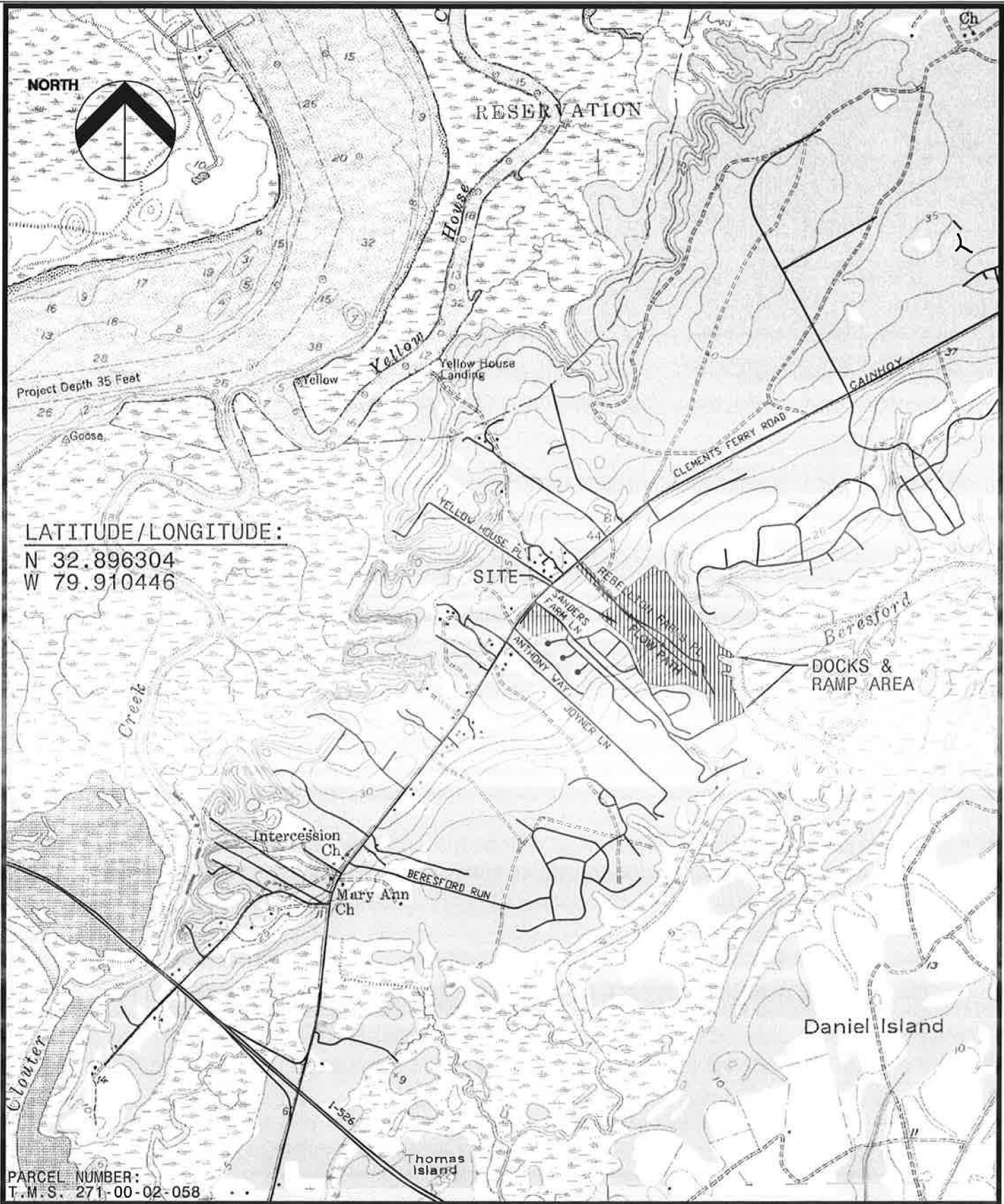
PARCEL NUMBER:
T.M.S. 271-00-02-058

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 1 OF 21
SCALE: 1" = 2000'
DATE: 3-23-2015
JOB NO.: 413135400



SITE LOCATION MAP



LATITUDE/LONGITUDE:

N 32.896304
W 79.910446

PARCEL NUMBER:
T.M.S. 271-00-02-058

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 2 OF 21
SCALE: 1" = 2000'
DATE: 3-23-2015
JOB NO.: 413135400



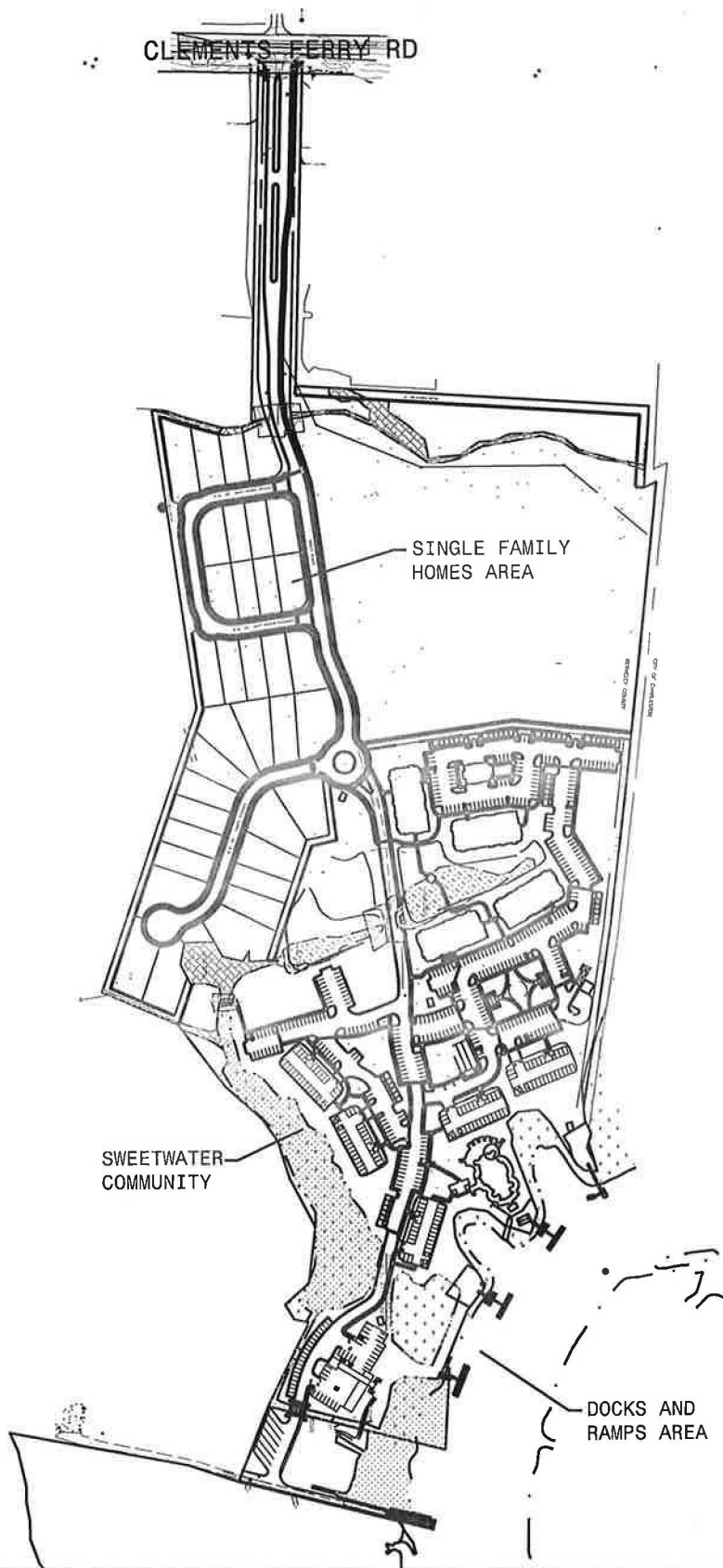
USGS QUADRANGLE TOPOGRAPHY MAP
NORTH CHARLESTON MAP

474 WANDO PARK BOULEVARD, SUITE 201, MOUNT PLEASANT, SOUTH CAROLINA 29464 (843) 849-7500

NORTH



CLEMENTS FERRY RD



SINGLE FAMILY HOMES AREA

SWEETWATER COMMUNITY

DOCKS AND RAMPS AREA

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

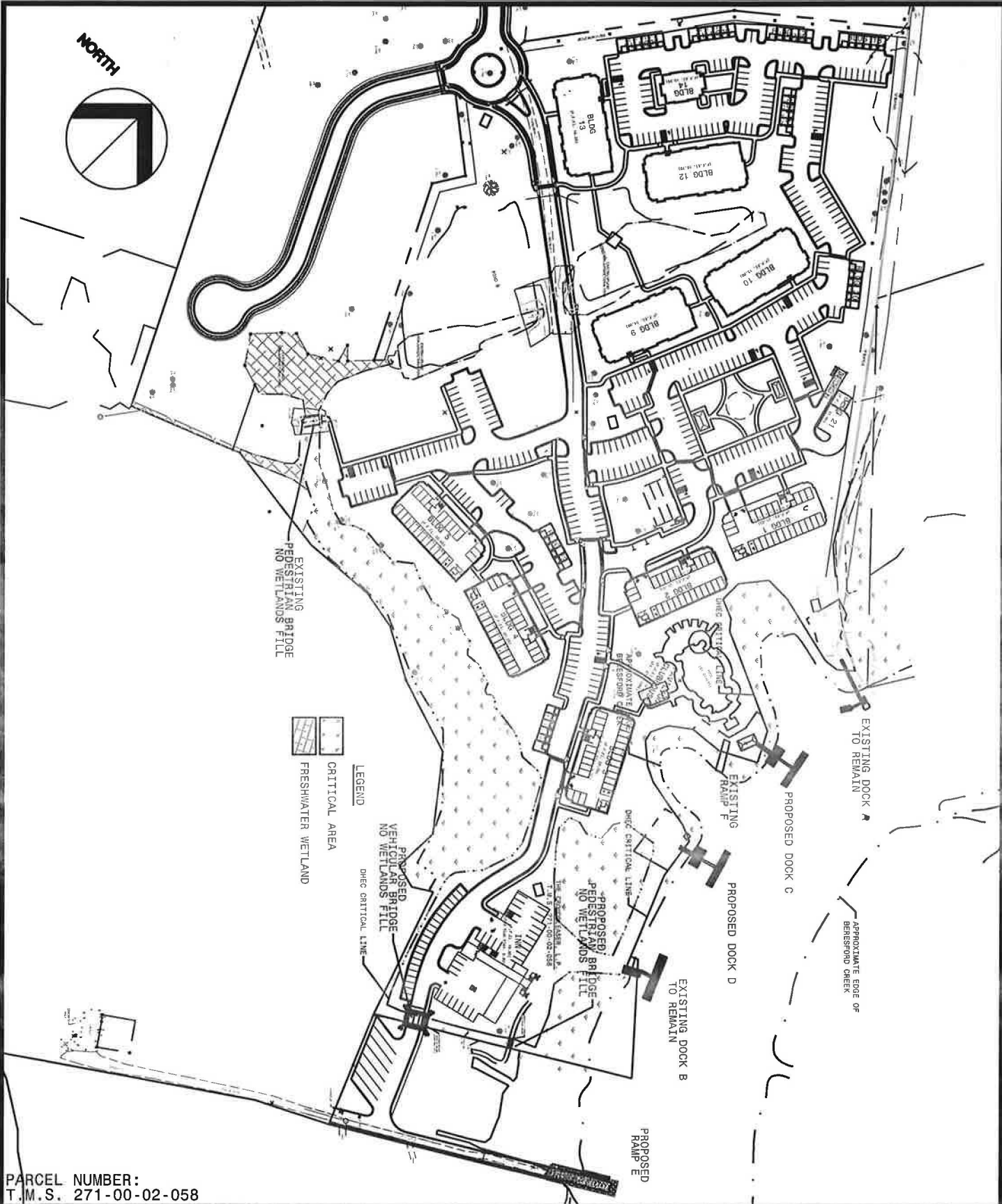
SHEET NO.: 3 OF 21
SCALE: 1" = 400'
DATE: 3-23-2015
JOB NO.: 413135400



OVERALL DEVELOPMENT PLAN

USE THIS BORDER/EDGE FOR LAYOUT PLOTS

NORTH



PARCEL NUMBER:
T.M.S. 271-00-02-058

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 4 OF 21
SCALE: 1" = 200'
DATE: 3-23-2015
JOB NO.: 413135400

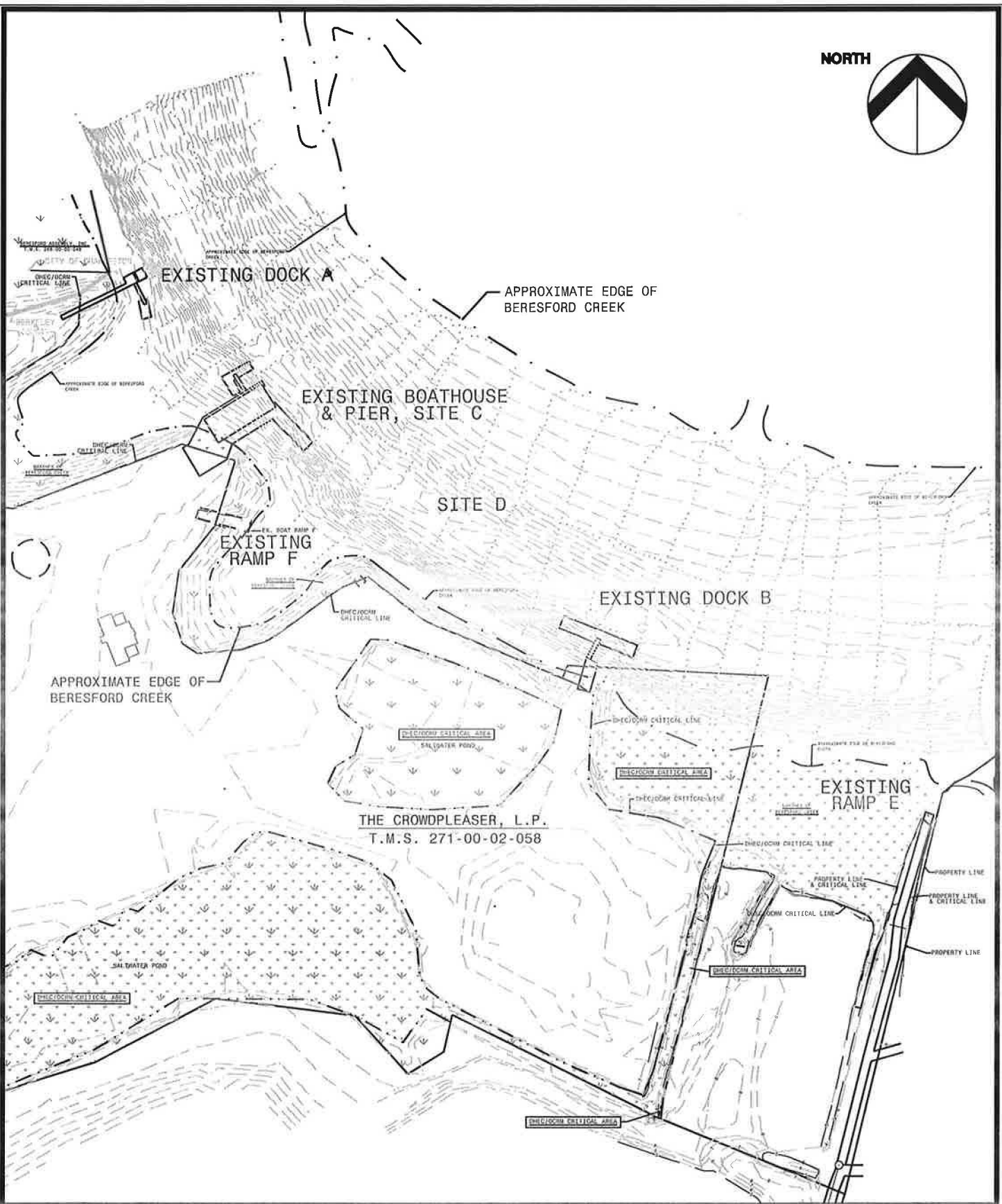
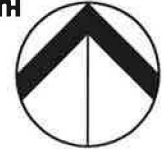


SWEETWATER COMMUNITY PLAN

C:\PLT\WORK\101.dwg/Janine Sun.dwg

USE THIS NUMBER/EDGE FOR LAYER FLUIDS

NORTH



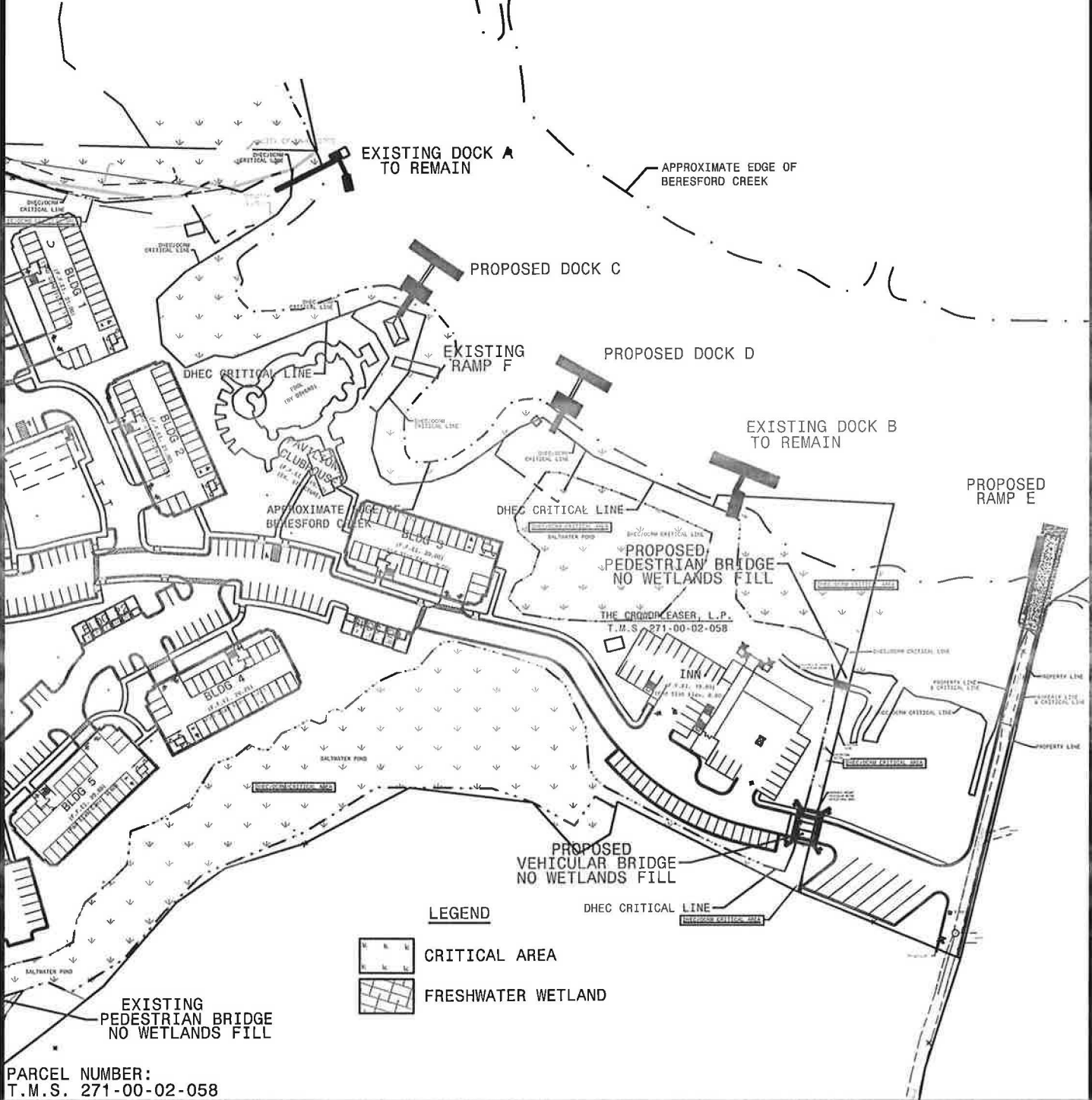
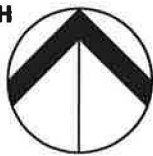
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
 REBELLION FARM HOLDINGS
 BERKELEY COUNTY, SC

SHEET NO.: 5 OF 21
 SCALE: 1 IN. = 120 FT
 DATE: 3-23-2015
 JOB NO.: 413135400



EXISTING SHORELINE CONDITION

NORTH



PARCEL NUMBER:
T.M.S. 271-00-02-058

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

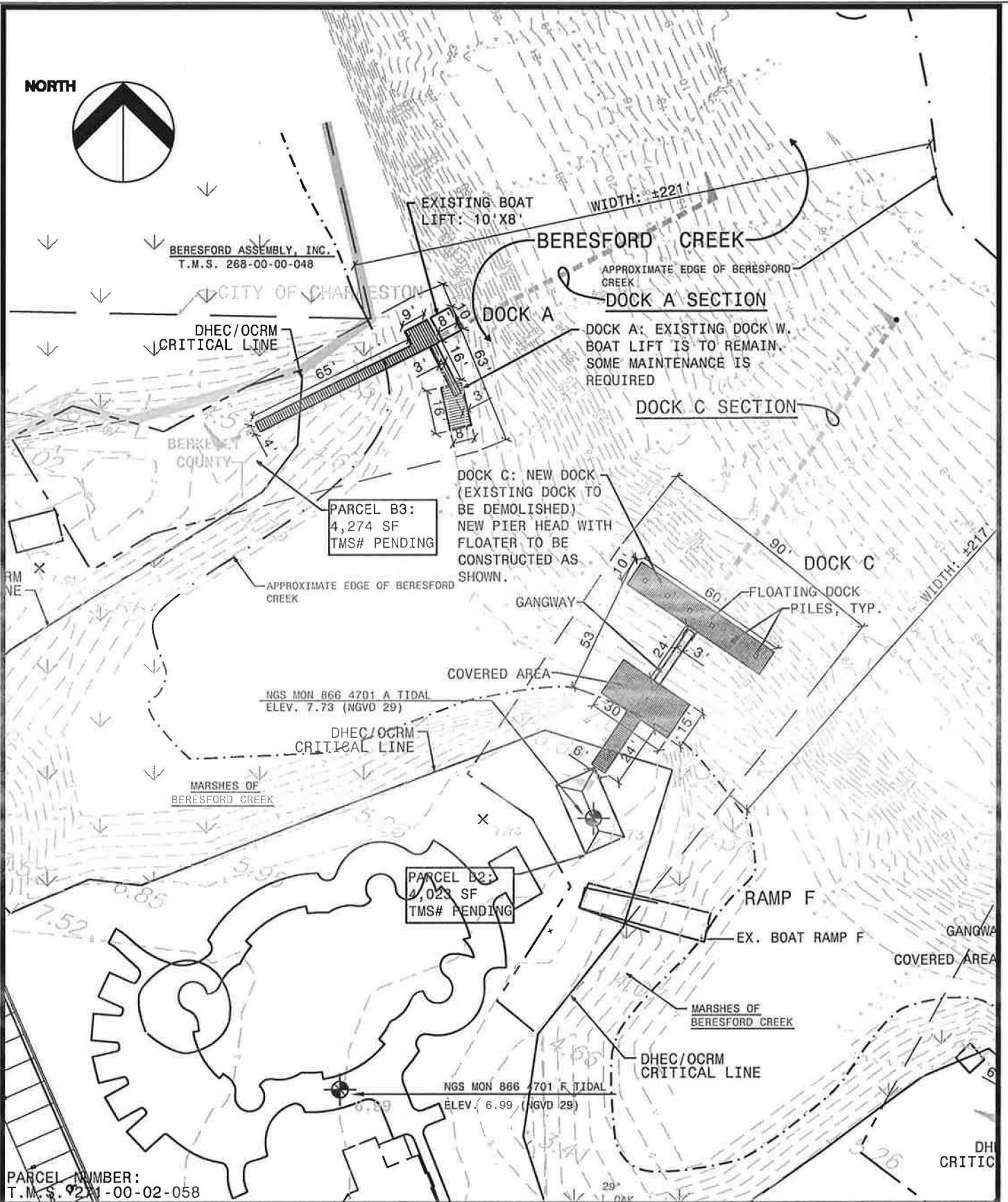
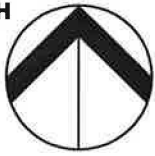
SHEET NO.: 6 OF 21
SCALE: 1" = 150'
DATE: 3-23-2015
JOB NO.: 413135400



PROPOSED DOCKS AND RAMPS PLAN

DATE PLOTTED: 03/23/2015 10:58:11 AM

NORTH



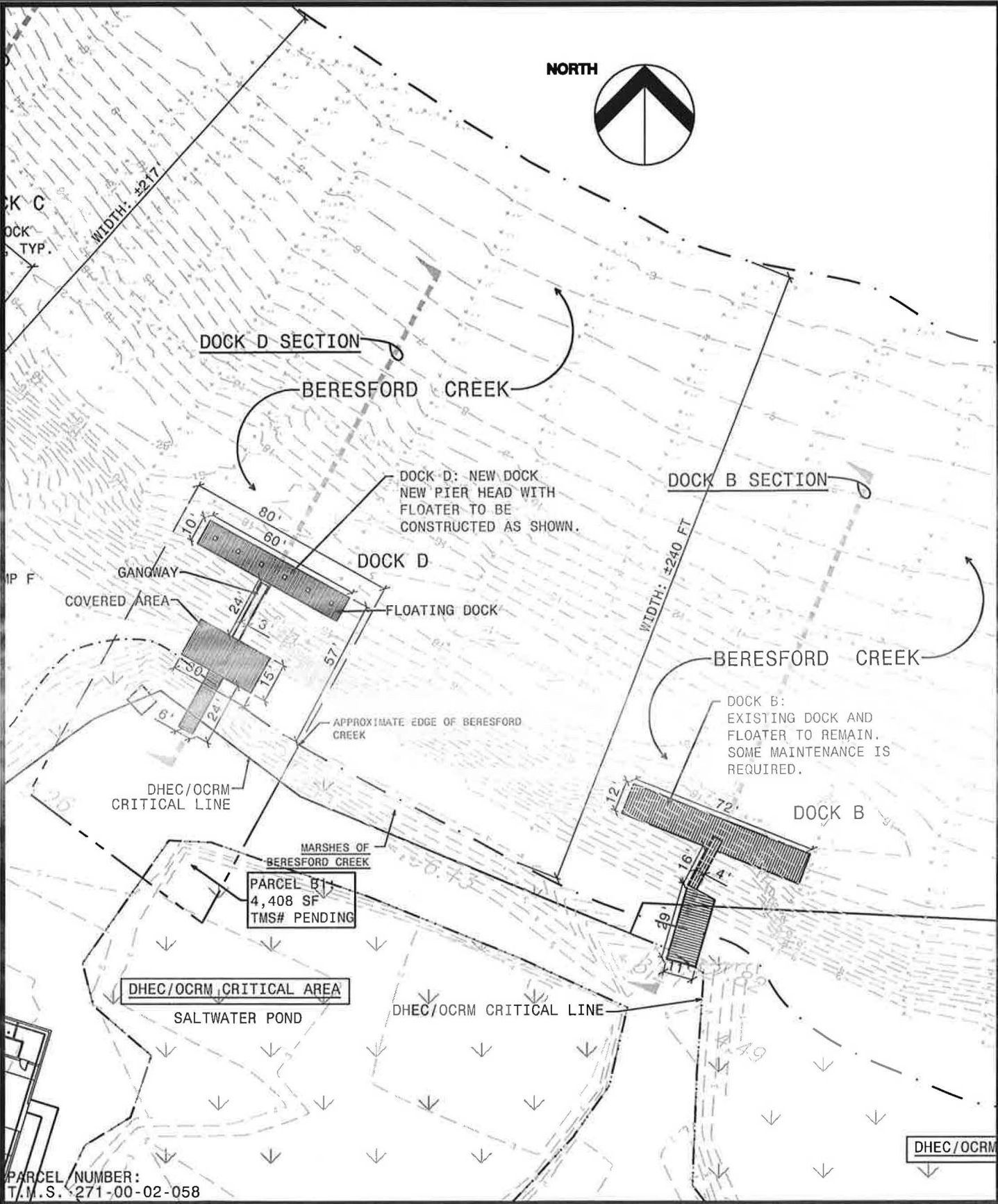
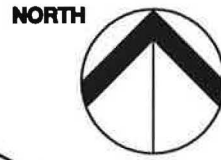
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
 REBELLION FARM HOLDINGS
 BERKELEY COUNTY, SC

SHEET NO.: 7 OF 21
 SCALE: 1" = 50'
 DATE: 3-23-2015
 JOB NO.: 413135400



DOCKS A AND C, RAMP F: PROPOSED

USE THIS VERSION/EDGE FOR LANDLORD PLANS



SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
 REBELLION FARM HOLDINGS
 BERKELEY COUNTY, SC

SHEET NO.: 8 OF 21
 SCALE: 1" = 50'
 DATE: 3-23-2015
 JOB NO.: 413135400



DOCKS D AND B: PROPOSED

USE THIS NUMBER/EDGE FOR LAYOUT PLOT

NORTH

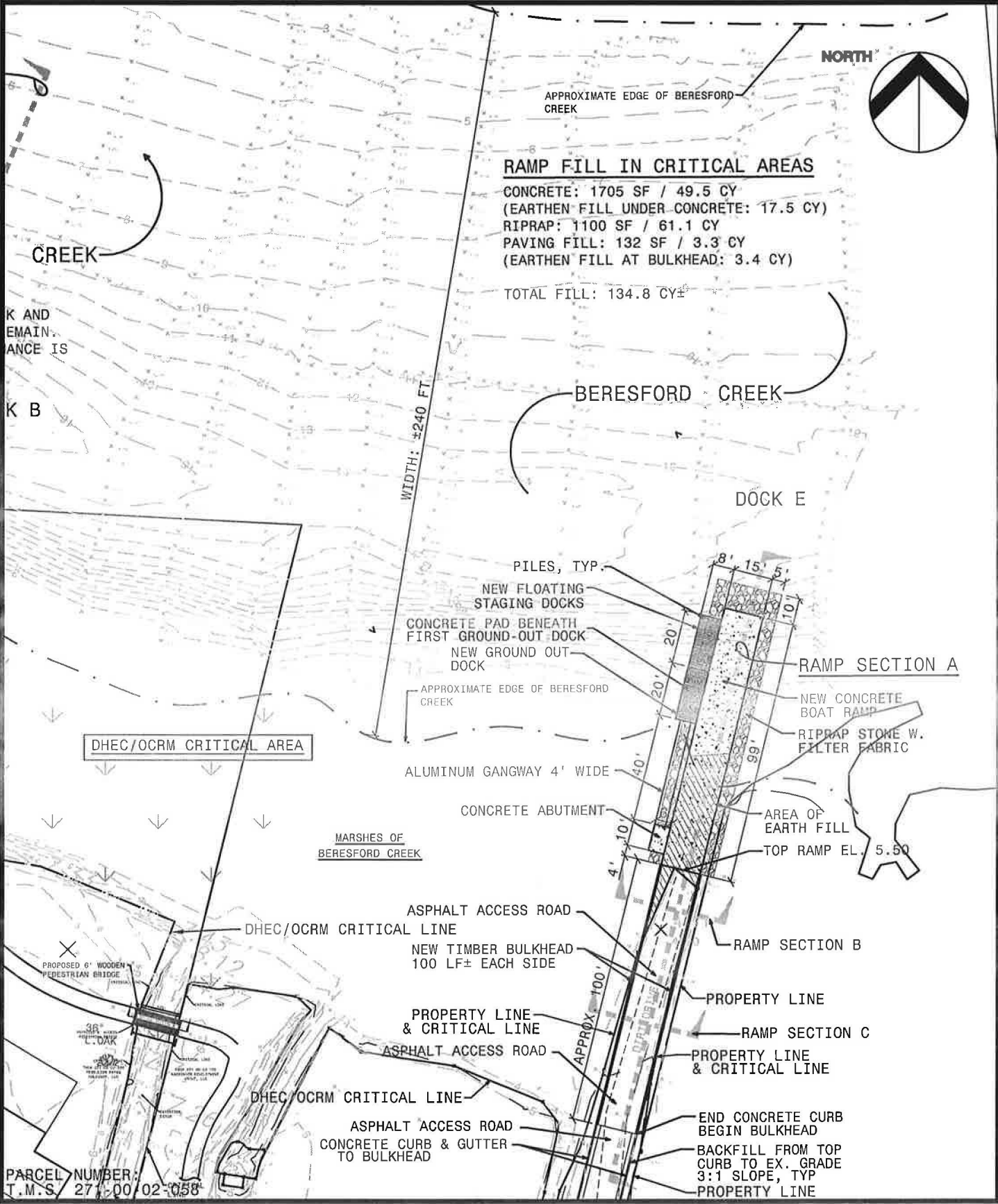


APPROXIMATE EDGE OF BERESFORD CREEK

RAMP FILL IN CRITICAL AREAS

CONCRETE: 1705 SF / 49.5 CY
(EARTHEN FILL UNDER CONCRETE: 17.5 CY)
RIPRAP: 1100 SF / 61.1 CY
PAVING FILL: 132 SF / 3.3 CY
(EARTHEN FILL AT BULKHEAD: 3.4 CY)

TOTAL FILL: 134.8 CY±



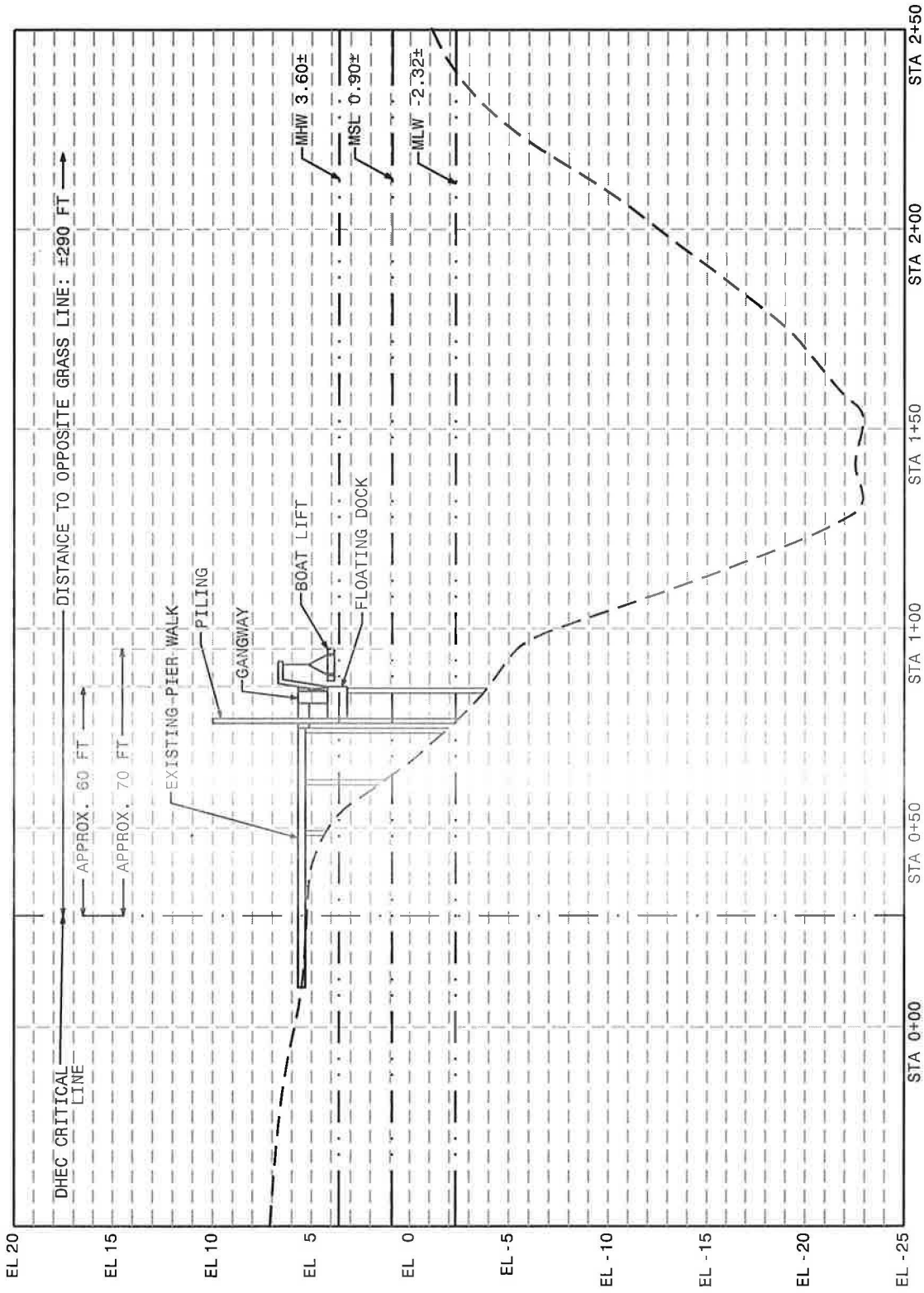
PARCEL NUMBER:
T.M.S. 271-00/02-058

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 9 OF 21
SCALE: 1" = 50'
DATE: 3-23-2015
JOB NO.: 413135400



DOCK E AND NEW BOAT RAMP: PROPOSED



DOCK A SECTION

VER: 1"=6'
HOR: 1"=30'

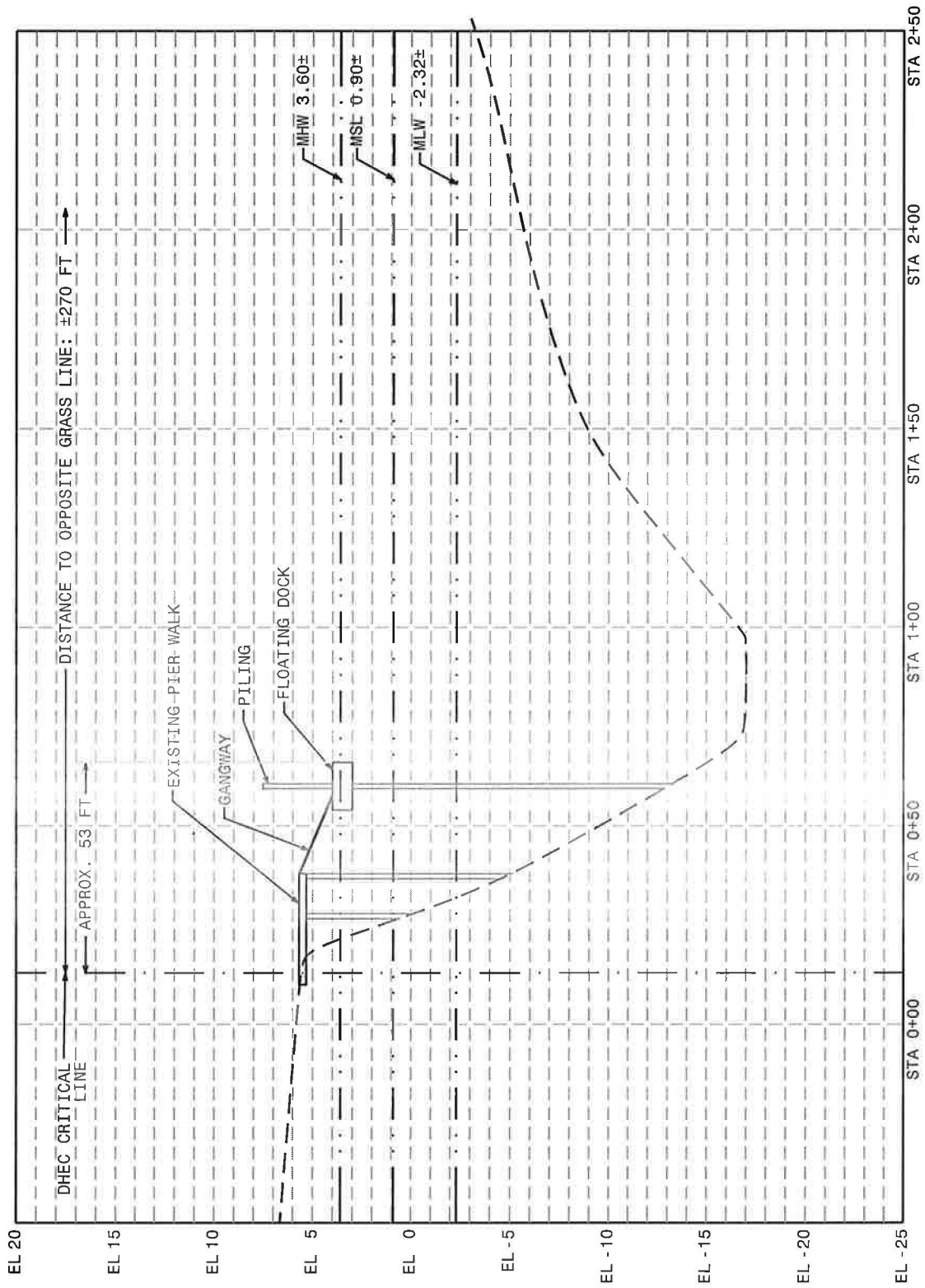
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 10 OF 21
SCALE: AS NOTED
DATE: 3-23-2015
JOB NO.: 413135400



DOCK A: SECTION

USE THIS DIMENSION/EDGE FOR DESIGN PLANS



DOCK B SECTION

SCALES: VER: 1"=6'
HOR: 1"=30'

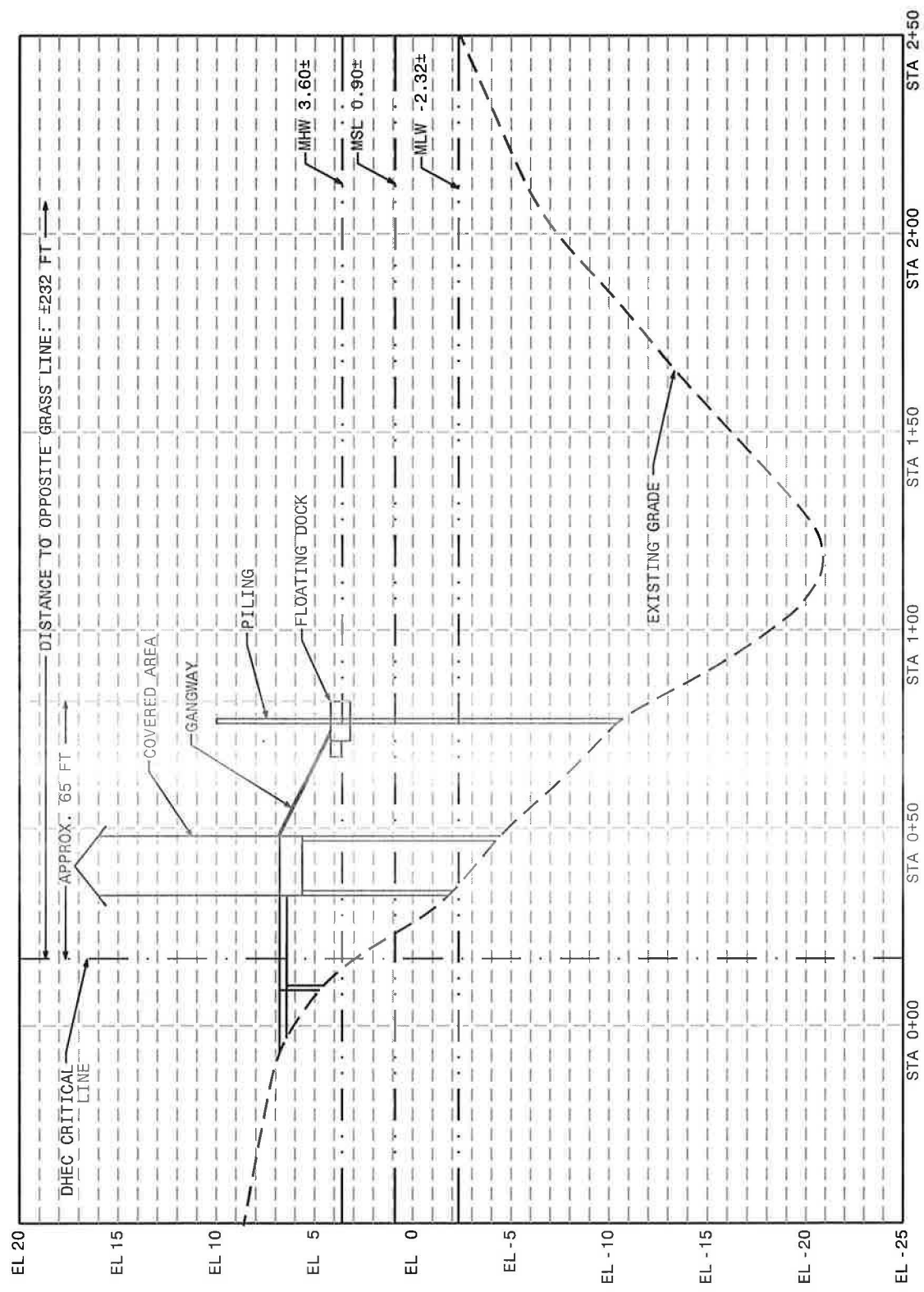
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 11 OF 21
SCALE: AS NOTED
DATE: 3-23-2015
JOB NO.: 413135400



DOCK B: SECTION

USE THIS NUMBER/TYPE FOR LAYOUT PLANS



DOCK C SECTION

SCALES: VER: 1"=8'
HOR: 1"=40'

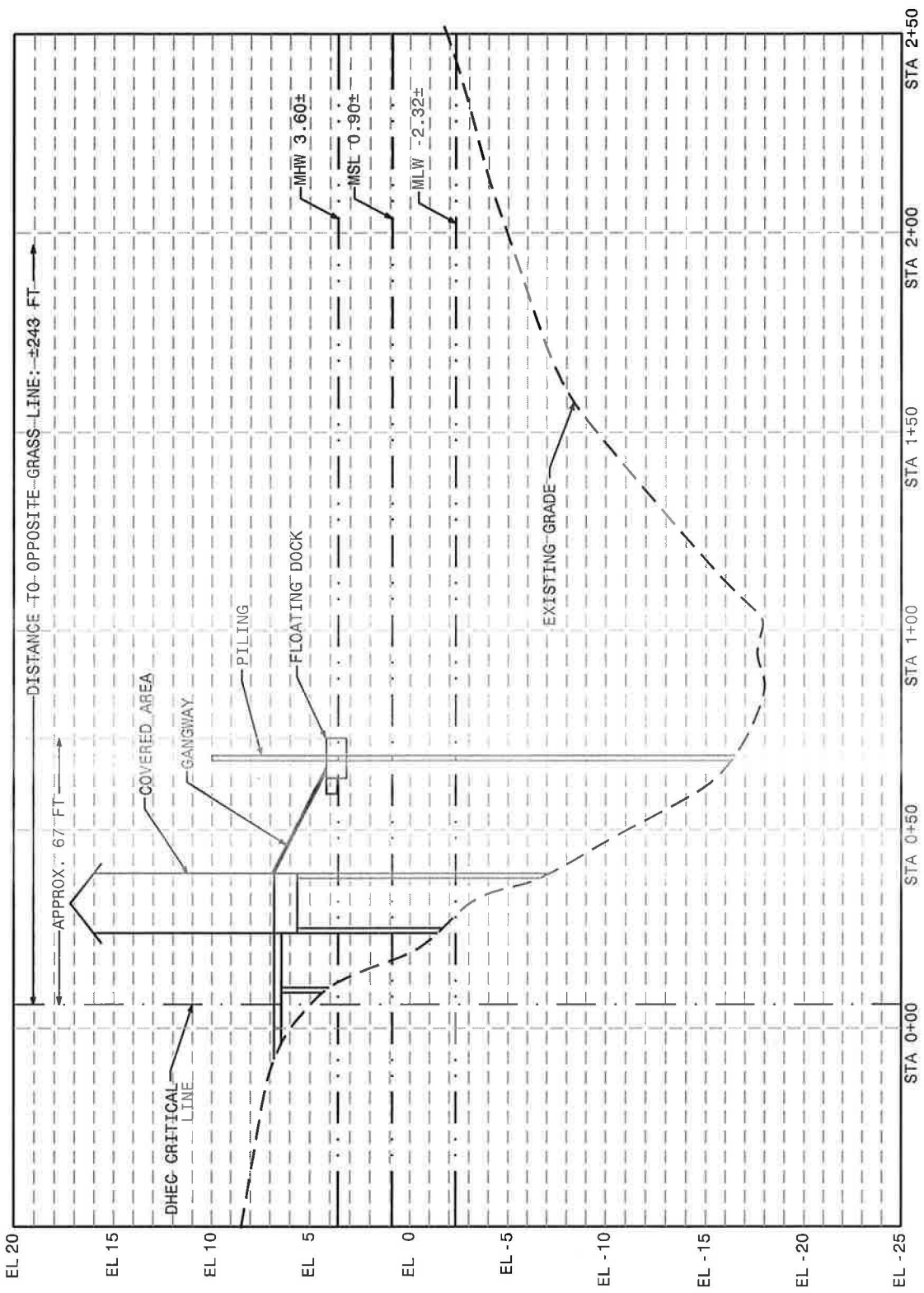
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 12 OF 21
SCALE: AS NOTED
DATE: 3-23-2015
JOB NO.: 413135400



DOCK C: SECTION

USE THIS CENTER/EDGE FOR LAYOUT PLACING



DOCK D SECTION

SCALES: VER: 1"=8'
HOR: 1"=40'

SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 13 OF 21
SCALE: AS NOTED
DATE: 3-23-2015
JOB NO.: 413135400



DOCK D: SECTION

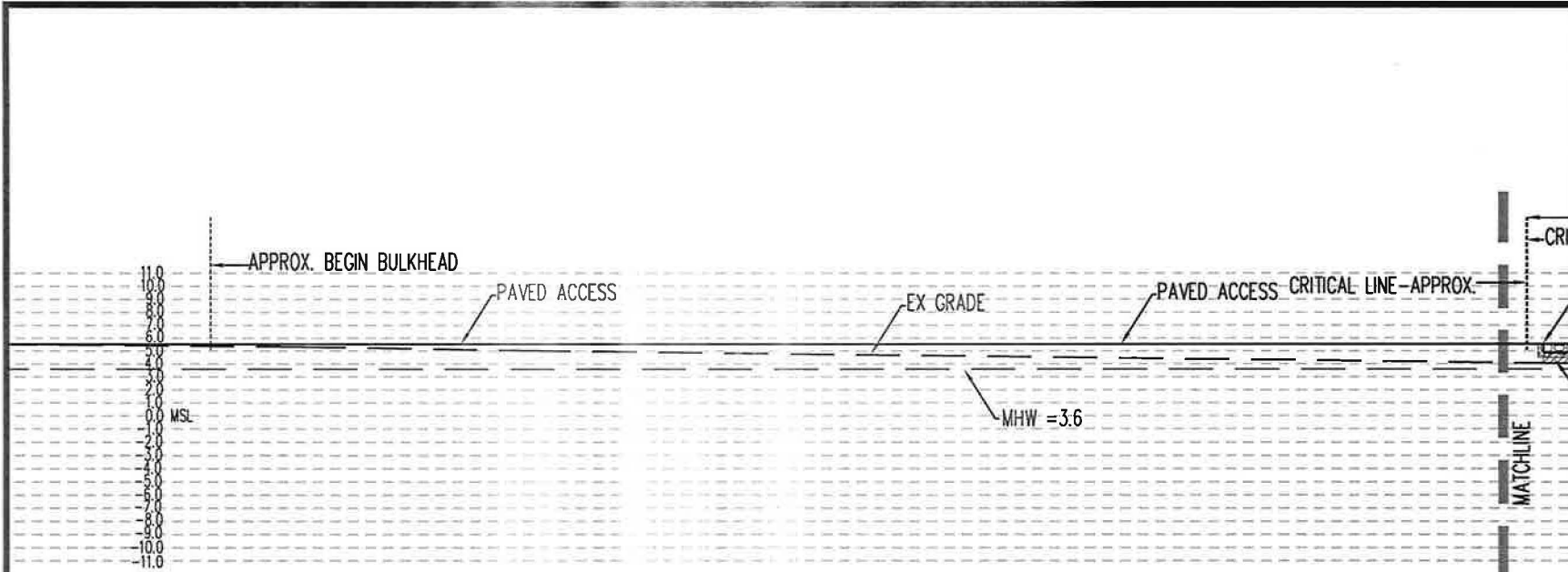
SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
REBELLION FARM HOLDINGS
BERKELEY COUNTY, SC

SHEET NO.: 14 OF 21
SCALE: NO SCALE
DATE: 3-23-2015
JOB NO.: 413135400

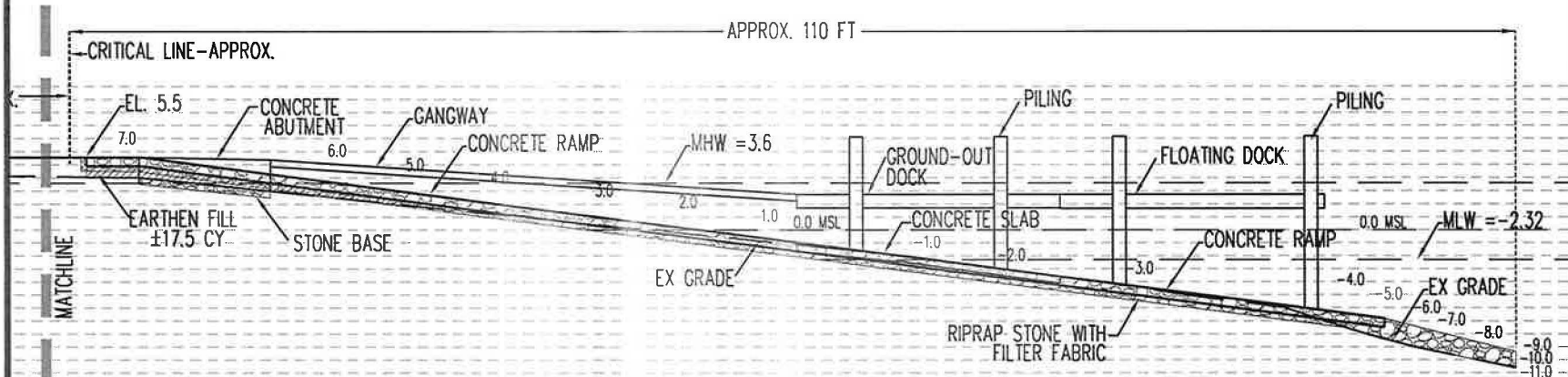


474 WANDO PARK BOULEVARD, SUITE 201, MOUNT PLEASANT, SOUTH CAROLINA 29464 (843) 849-7500

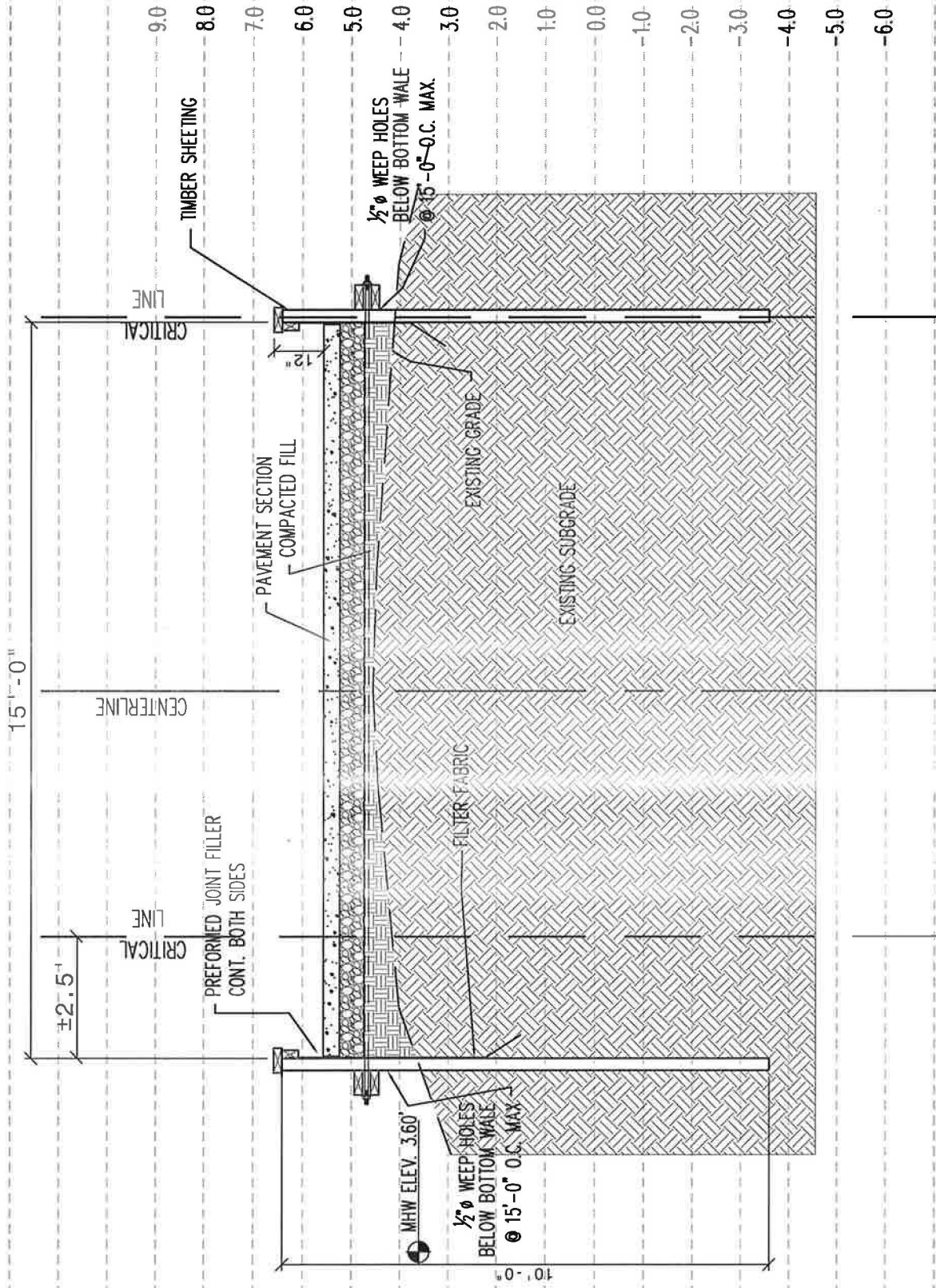
BOAT RAMP: SECTION A



SECTION A: RAMP APPROACH



SECTION A: LOWER RAMP

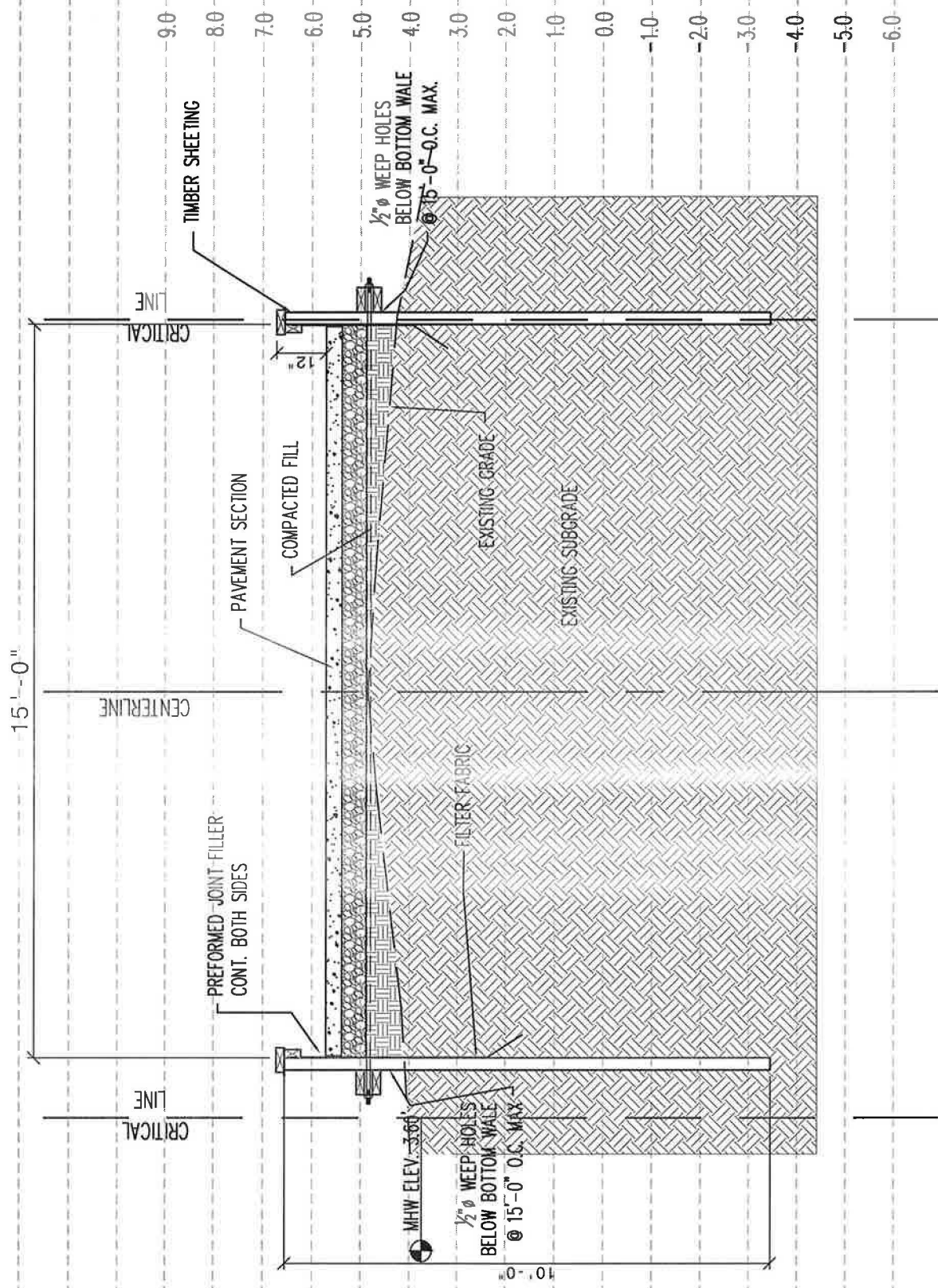


SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
 REBELLION FARM HOLDINGS
 BERKELEY COUNTY, SC

SHEET NO.: 15 OF 21
 SCALE: NO SCALE
 DATE: 3-23-2015
 JOB NO.: 413135400



BOAT RAMP: SECTION B

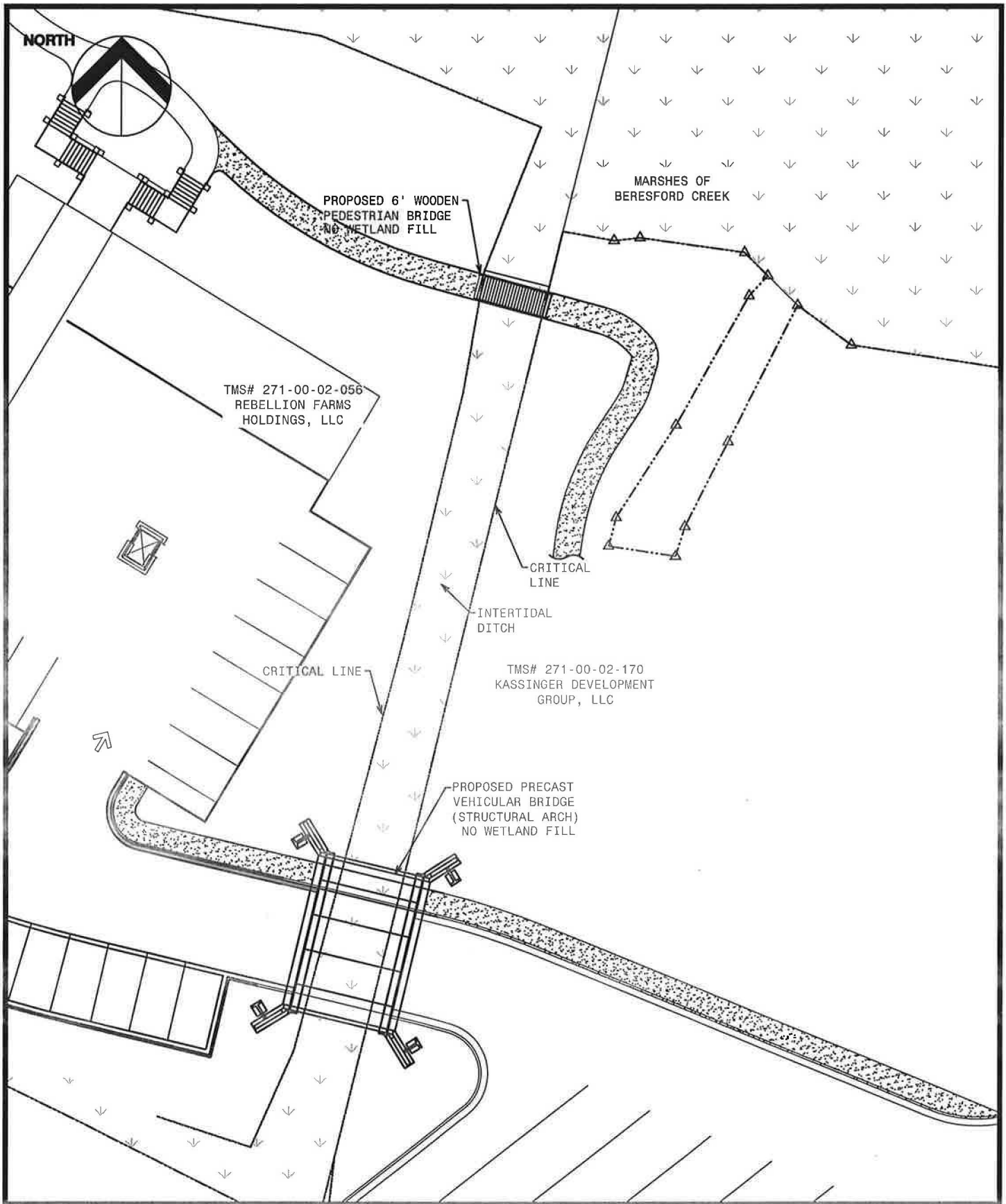


SWEETWATER COMMUNITY-DOCKS & BOAT RAMP
 REBELLION FARM HOLDINGS
 BERKELEY COUNTY, SC

SHEET NO.: 16 OF 21
 SCALE: NO SCALE
 DATE: 3-23-2015
 JOB NO.: 413135400



BOAT RAMP: SECTION C

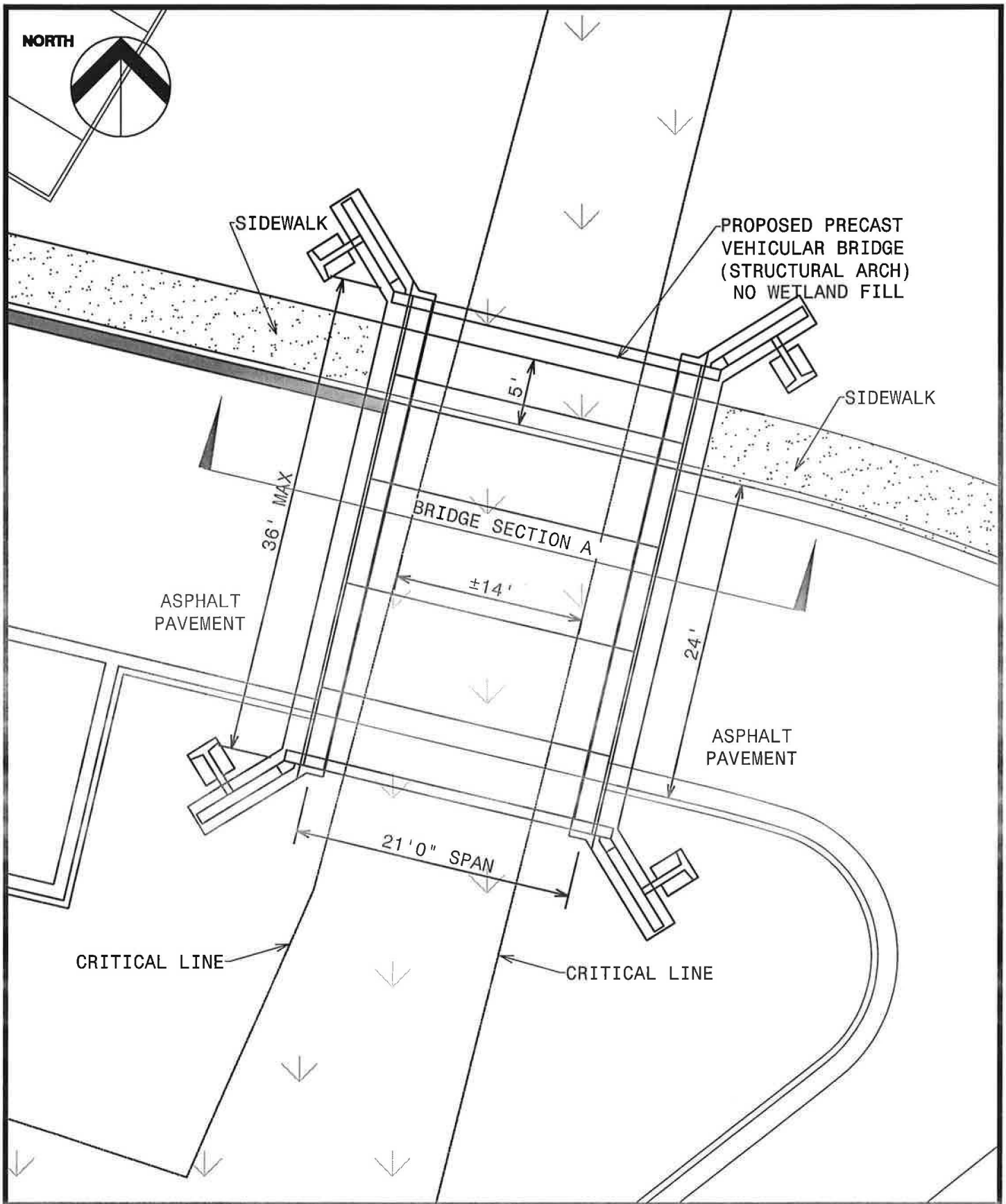


SWEETWATER APTS-BRIDGE
 REBELLION FARM HOLDINGS, LLC
 BERKELEY COUNTY, SC

SHEET NO.: 17 OF 21
 SCALE: 1" = 30'
 DATE: 3-23-2015
 JOB NO.: 413135400



BRIDGE SITE PLAN



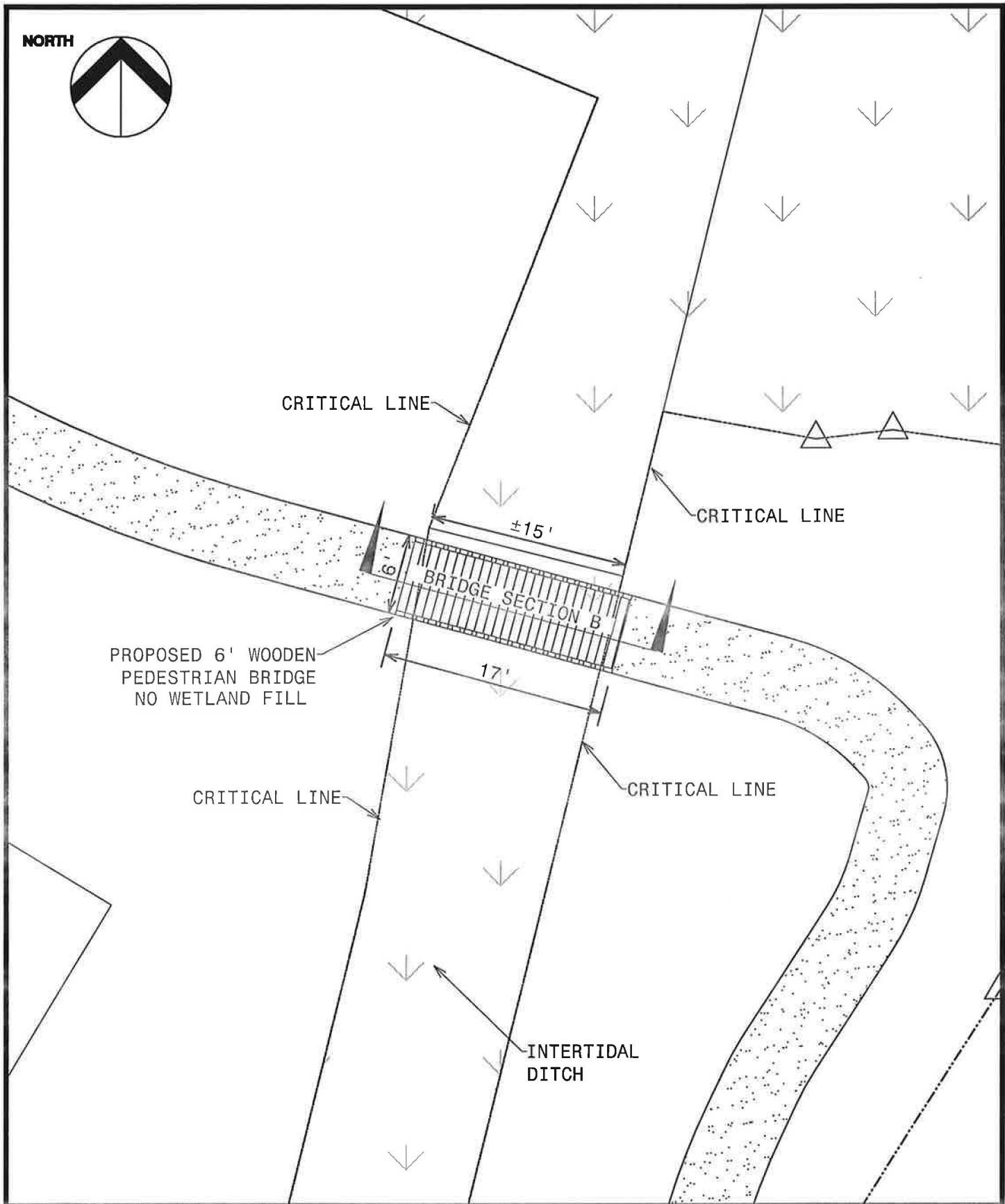
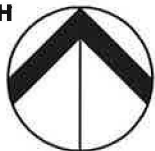
SWEETWATER APTS-BRIDGE
 REBELLION FARM HOLDINGS, LLC
 BERKELEY COUNTY, SC

SHEET NO.: 18 OF 21
 SCALE: 1" = 10'
 DATE: 3-23-2015
 JOB NO.: 413135400



PROPOSED PRECAST
 VEHICULAR BRIDGE

NORTH

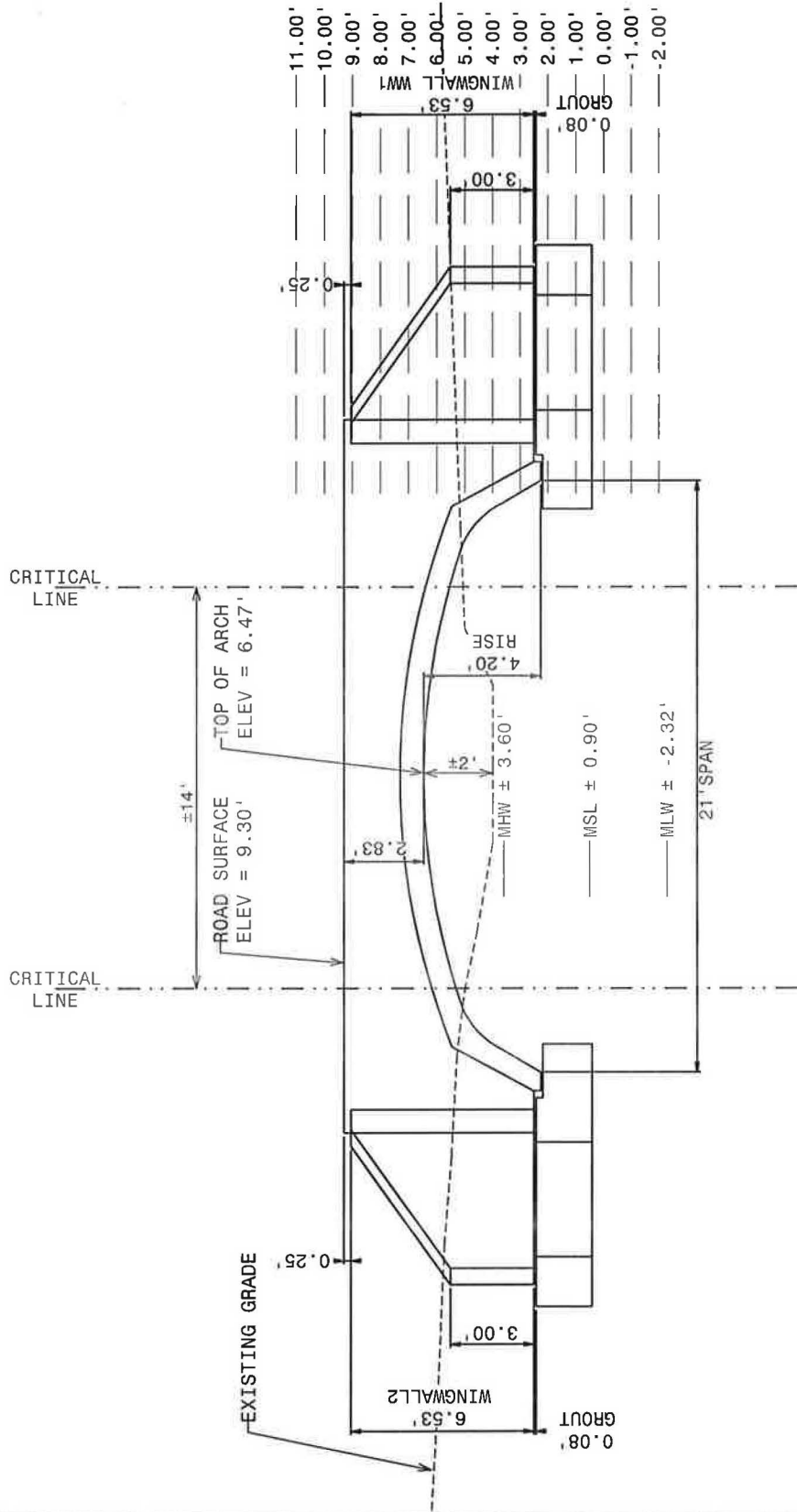


SWEETWATER APTS-BRIDGE
 REBELLION FARM HOLDINGS, LLC
 BERKELEY COUNTY, SC

SHEET NO.: 19 OF 21
 SCALE: 1" = 10'
 DATE: 3-23-2015
 JOB NO.: 413135400



PROPOSED 6' WOODEN
 PEDESTRIAN BRIDGE

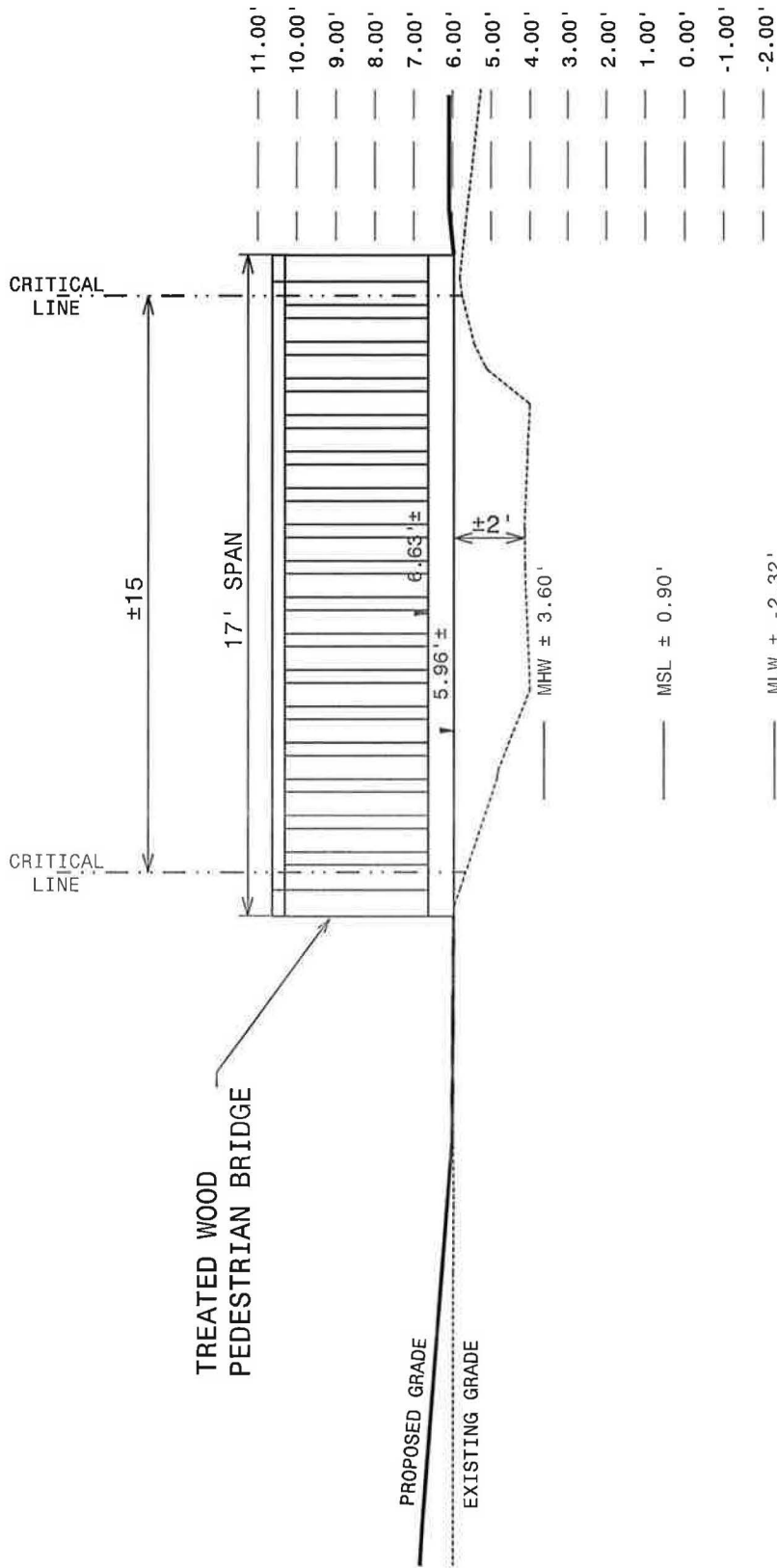


SWEETWATER APTS-BRIDGE
 REBELLION FARM HOLDINGS, LLC
 BERKELEY COUNTY, SC

SHEET NO.: 20 OF 21
 SCALE: N.T.S.
 DATE: 3-23-2015
 JOB NO.: 413135400



STRUCTURAL ARCH
 SECTION "A"



SWEETWATER APTS-BRIDGE
 REBELLION FARM HOLDINGS, LLC
 BERKELEY COUNTY, SC

SHEET NO.: 21 OF 21
 SCALE: N.T.S.
 DATE: 3-23-2015
 JOB NO.: 413135400



WOODEN PEDESTRIAN
 BRIDGE SECTION "B"