

**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 #2014-00401-1W

8 MAY 2014

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

**LEAMINGTON ASSOCIATES, INC.**  
**c/o STEADFAST MARINE CONSTRUCTION LLC**  
**POST OFFICE BOX 6898**  
**BEAUFORT, SOUTH CAROLINA 29903**

for an After-The-Fact authorization for an existing deck and canoe launching dock and a permit to replace an existing ramp and to construct five (5) additional floating docks in jurisdictional waters of the U.S., a part of the

**PALMETTO DUNES GOLF COURSE TIDAL LAGOON SYSTEM**

at a location adjacent to 1 Queens Way, Hilton Head Island, Beaufort County, South Carolina (Latitude 32.159202°, Longitude -80.728456°)

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 after-the-fact authorization for 1000 square feet of decking and for an 8' x 11' hinged wooden ramp used to launch canoes. In addition, the project consists of removing an existing 7.8' x 32.33' floating dock and replacing an existing 4' x 24' ramp that will lead to five floating docks: 1) a proposed 6'8" x 20' floating dock with 2) a 5' x 24'7" kayak launch floating dock on its west side and 3) a 10' x 26'8" floating dock on its east side. A 4) 6'8" x 40' floating dock is proposed to be located perpendicular to the east side floating dock and 5) a 5' x 24'7" kayak launch floating dock will be added beyond the perpendicular floating dock as shown on sheet 3 of 4. According to the applicant, the recreational purpose of the project is for kayak and canoe launching and retrieval and for wildlife viewing.

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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 0.04 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 is not likely to adversely effect 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

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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 Debbie King at 843-329-8044 or toll free at 1-866-329-8187.



SAC 2014-00401-1W

Project Title: KAYAK DOCK	
Project Location: 1 QUEENS WAY M.H.I.	
Applicant: LEAMINGTON ASSOCIATES	
Date: 4-24-14	Scale: SHOWN
Application #	Sheet 1 of 4

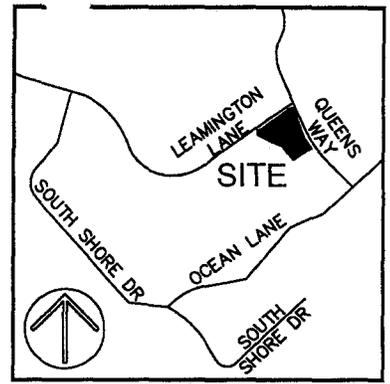
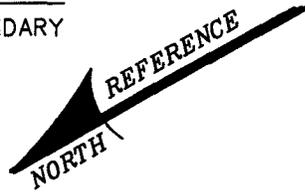
Revisions	
Date	Initials

# PARCEL 12

98,868 Sq.Ft.  
2.27 Ac.

## LEGEND

- POINT ON BOUNDARY
- P PINE
- LO LIVE OAK
- G GUM
- LA LAUREL OAK



VICINITY MAP NOT TO SCALE

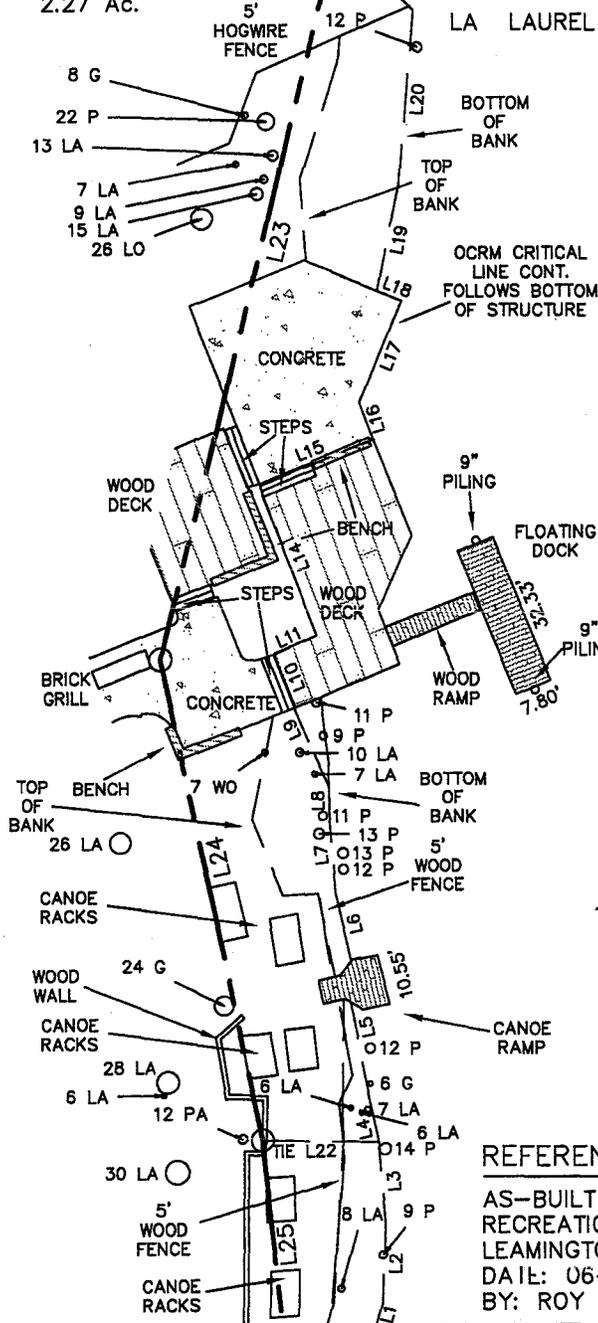
THE AREA SHOWN HEREON IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA OF THE SUBJECT PROPERTY WHETHER SHOWN OR NOT.

*Paul Wiza*  
SIGNATURE

09/16/2014  
DATE  
The critical line shown on this plot is valid for three years from the date of this signature, subject to the cautionary language above.

## NOTES

1. THIS LOT LIES IN FLOOD ZONE A7 WITH A MINIMUM ELEVATION OF 14', FIRM PANEL 0013-D, COMMUNITY 450250.
2. THE DATUM IS BASED ON NGVD 29 DATUM.
3. BOTTOM OF BANK IS OCRM LINE.

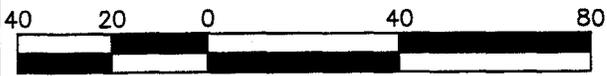


LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N45°43'49"W	24.79'
L2	N59°10'52"W	16.95'
L3	N65°58'21"W	17.05'
L4	N73°42'10"W	9.57'
L5	N72°12'04"W	20.40'
L6	N73°42'18"W	14.62'
L7	N65°55'05"W	16.71'
L8	S61°54'34"E	5.96'
L9	N85°30'06"W	17.96'
L10	N82°39'31"W	11.84'
L11	N05°15'40"E	9.90'
L14	N82°16'54"W	33.63'
L15	N06°55'21"E	25.03'
L16	N82°03'51"W	8.30'
L17	N38°28'41"W	22.80'
L18	S51°25'12"W	5.52'
L19	N49°54'30"W	22.86'
L20	N56°25'30"W	36.86'
L21	N71°25'17"E	22.47'
L22	S29°53'28"W	24.64'
L23	N47°41'05"W	155.48'
L24	N73°08'55"W	103.50'
L25	N67°28'55"W	126.96'

## REFERENCE

AS-BUILT SURVEY OF LEAMINGTON RECREATION PARCEL, PARCEL 12, LEAMINGTON, PALMETTO DUNES RESORT.  
DATE: 06-27-88; PB: 37, PG: 199  
BY: ROY HUSSEY, R.L.S. 2373

SAC 2014-00401-1W



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

Sheet 2 of 4

PREPARED FOR:  
STEADFAST MARINE  
A DOCK ASBUILT SURVEY OF  
PARCEL 12, #1 QUEENS WAY  
LEAMINGTON, PALMETTO DUNES  
TAX PARCEL No.  
R520 016 00B 0144 0000  
HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK: WHG  
DATE: 04-02-14  
SCALE: 1"=40'  
PROJECT No.: 14079  
FILE: 14079 D1.DWG



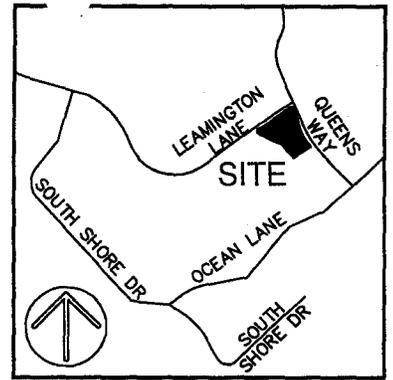
*William H. Gray, Jr.*  
WILLIAM H. GRAY, JR.  
S.C.R.E.S. No. 22744  
NOT VALID UNLESS CRIMPED WITH SEAL

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2.27 Ac.

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VICINITY MAP NOT TO SCALE

## LAGOON

APPROX. OCRM CRITICAL LINE IS BOTTOM OF BANK AND FOLLOWS BOTTOM OF STRUCTURE AND WAS VERIFIED BY PAUL WOJOSKI 04-17-14

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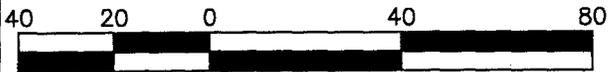
*②⑥ are proposed*

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- ② 6'-8"x20' FLOAT
- ③ 5'x24'-7" KAYAK LAUNCH FLOAT
- ④ 10'x26'-8" FLOAT
- ⑤ 6'-8"x40' FLOAT
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- ⑦ EXISTING 8'x11' CANOE RAMP
- ⑧ EXISTING 1,000 +/- SQUARE FOOT DECK

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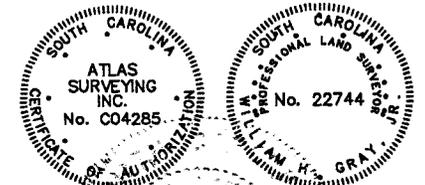
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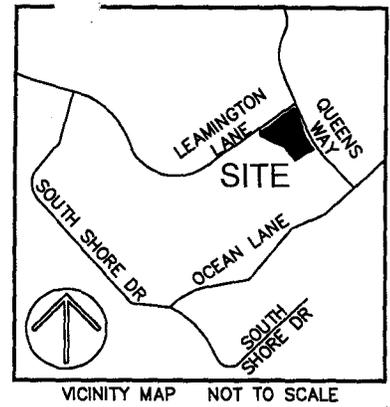
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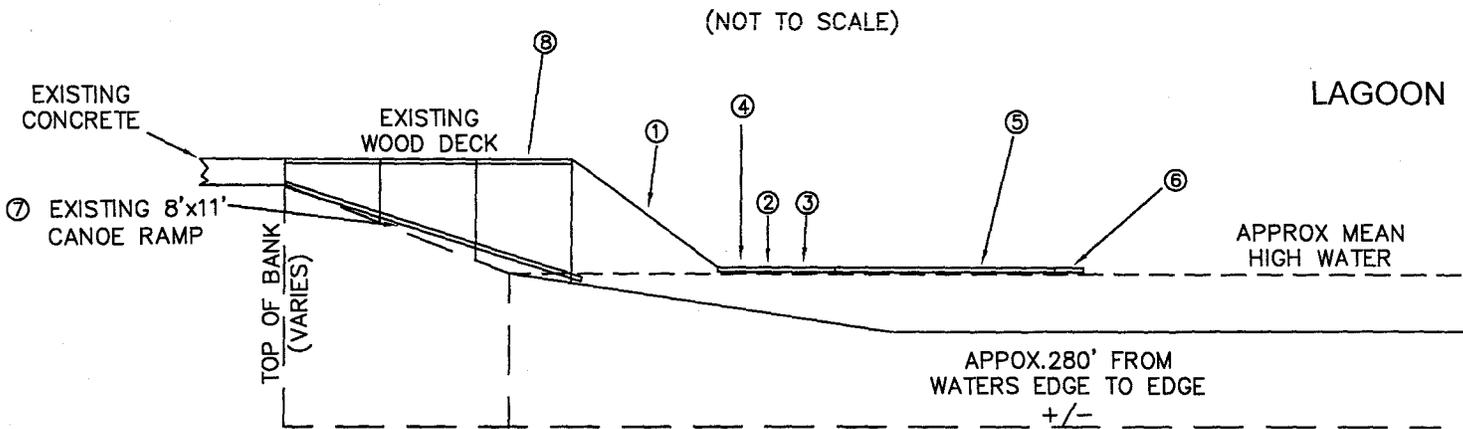
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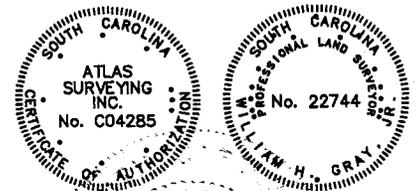
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FIELD CHECK: WHG  
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FILE: 14079 D1.DWG



*William H. Gray, Jr.* 9/19/14  
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