

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-2013-00839-2G

5 SEPTEMBER 2013

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act 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

RABBIT ISLAND KIAWAH, LLC
C/O MR. SPENCER NASH
406 RHETT BUTLER DRIVE
CHARLESTON, SOUTH CAROLINA 29414

for a permit to construct a community dock in the

KIAWAH RIVER

at a location TMS Parcel 207-00-00-008, on the northwest corner of Little Rabbit Island, in the Town of Kiawah Island, Charleston County, South Carolina.
(Latitude 32.5967° - Longitude -80.1319°)

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 construction of a 14' x 14' pierhead with a roof attached to high land by a 4' x 118.5' walkway. In addition, the applicant proposes to install two 10' x 20' floating docks attached to the upstream side of the pierhead by a 3' x 20' ramp. The purpose of the proposed work is to construct a community dock for the future residents of Little Rabbit Island (soon to be known as "The Pointe").

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

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

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 have minimal impact on 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.

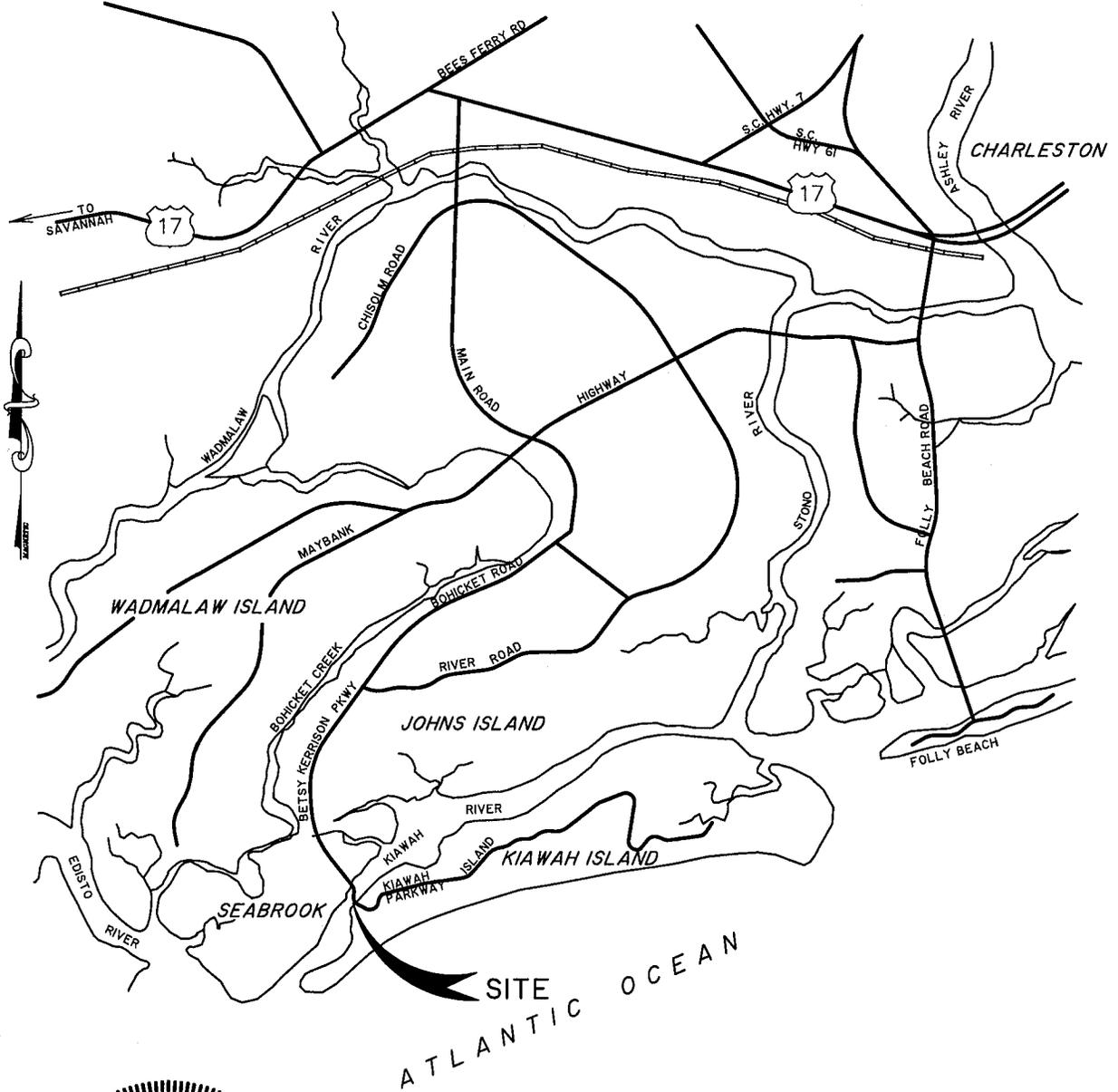
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 Mary Hope Green at 843-329-8044 or toll free at 1-866-329-8187.

Z:\24535\24535.000\Engineering\Drawings\Neighborhood Dock\24535p0 - Neighborhood Vicinity and Details.dwg - Jun 6, 2013 - 7:23:45 AM



DATUM: NGVD29

TRACKING NUMBER:			
REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

VICINITY MAP

PROPOSED ACTIVITY: SAC-2013-00839-2G
 LITTLE RABBIT ISLAND COMMUNITY DOCK

APPLICANT:
 RABBIT ISLAND KIAWAH, LLC

LOCATION: CHARLESTON COUNTY, S.C.
 DATE: JUNE 25, 2013
 JOB NUMBER: J - 24535

SHEET: 1 OF 7
 SCALE: NOT TO SCALE

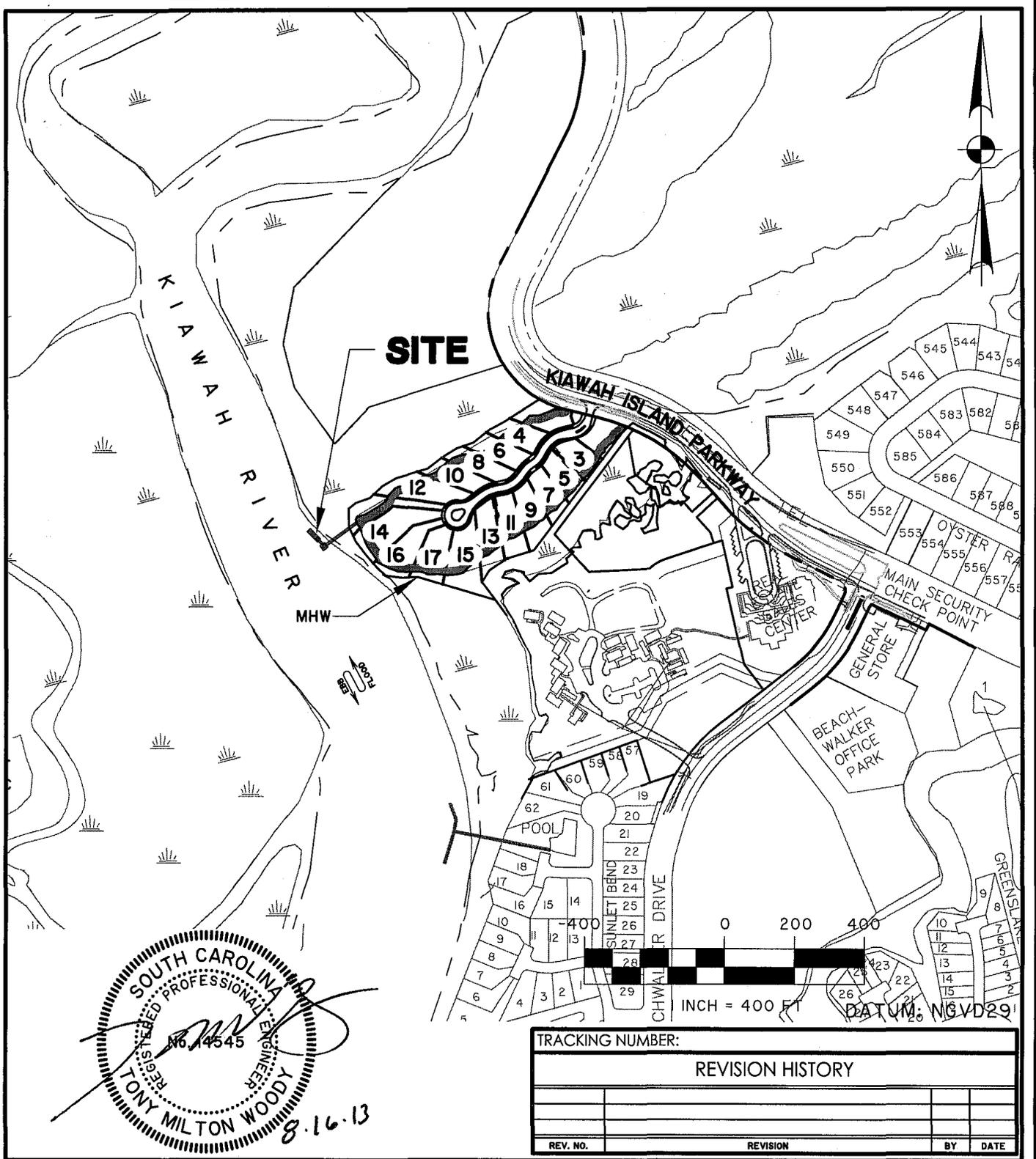


THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

682 Johnnie Dodds Blvd. • Suite 100
 PO Box 1522
 Mt. Pleasant, SC 29465-1522 • 843.849.0200

www.thomasandhutton.com

Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC



SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 14545
 TONY MILTON WOODY
 8.16.13

TRACKING NUMBER:			
REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SITE MAP

PROPOSED ACTIVITY: SAC-2013-00839-2G
 LITTLE RABBIT ISLAND COMMUNITY DOCK
 APPLICANT:
 RABBIT ISLAND KIAWAH, LLC
 LOCATION: CHARLESTON COUNTY, S.C.
 DATE: JUNE 25, 2013
 JOB NUMBER: J - 24535

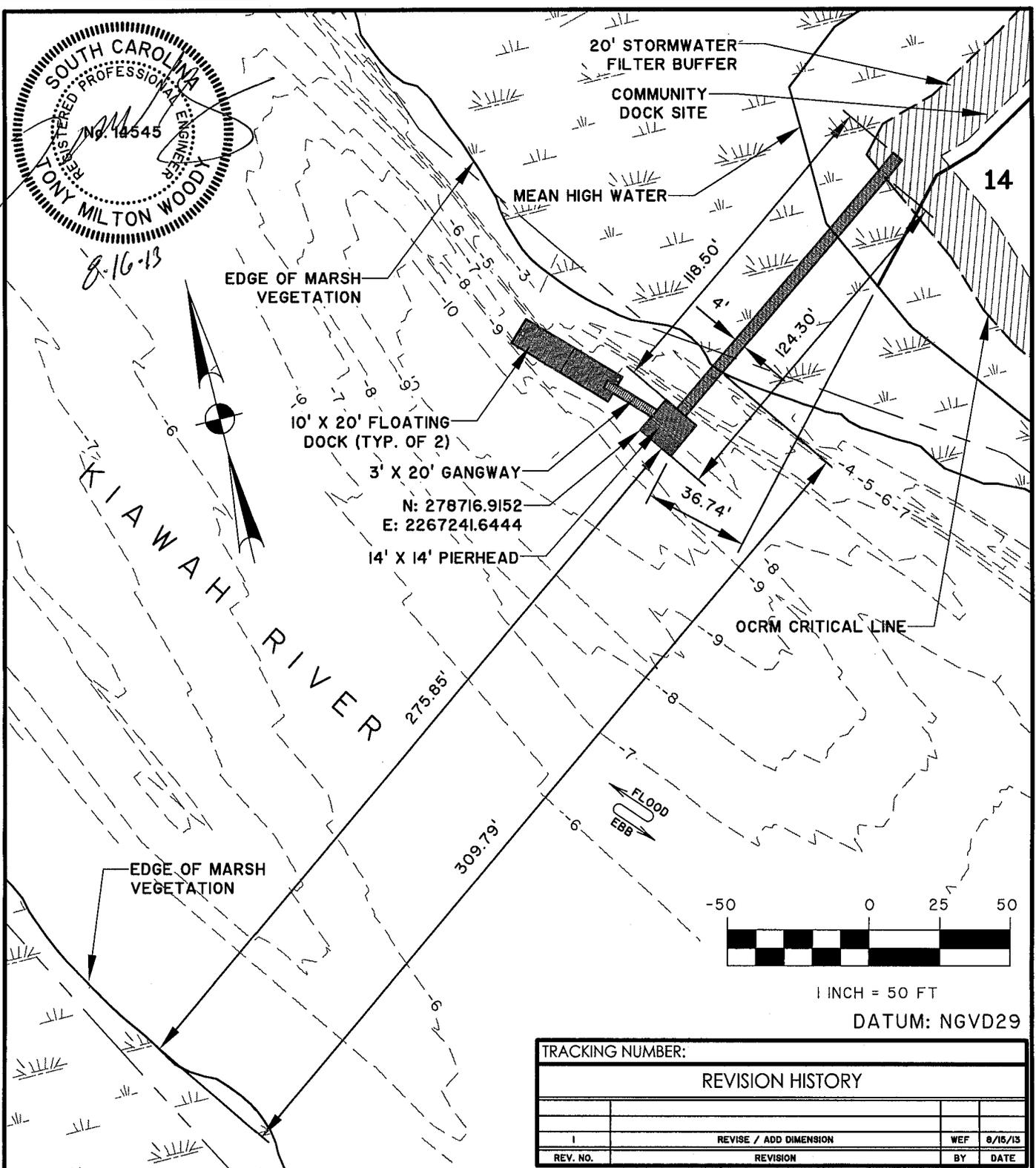
SHEET: 3 OF 7
 SCALE: 1" = 400'

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 682 Johnnie Dodds Blvd. • Suite 100
 PO Box 1522
 Mt. Pleasant, SC 29465-1522 • 843.849.0200
 www.thomasandhutton.com
 Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC

Z:\24535\24535.0000\Engineering\Drawings\Permit Drawings\Lot\24535 - 62-64 Dock Plan.dwg - Jun 5, 2013 - 4:37:01 PM



8-16-13



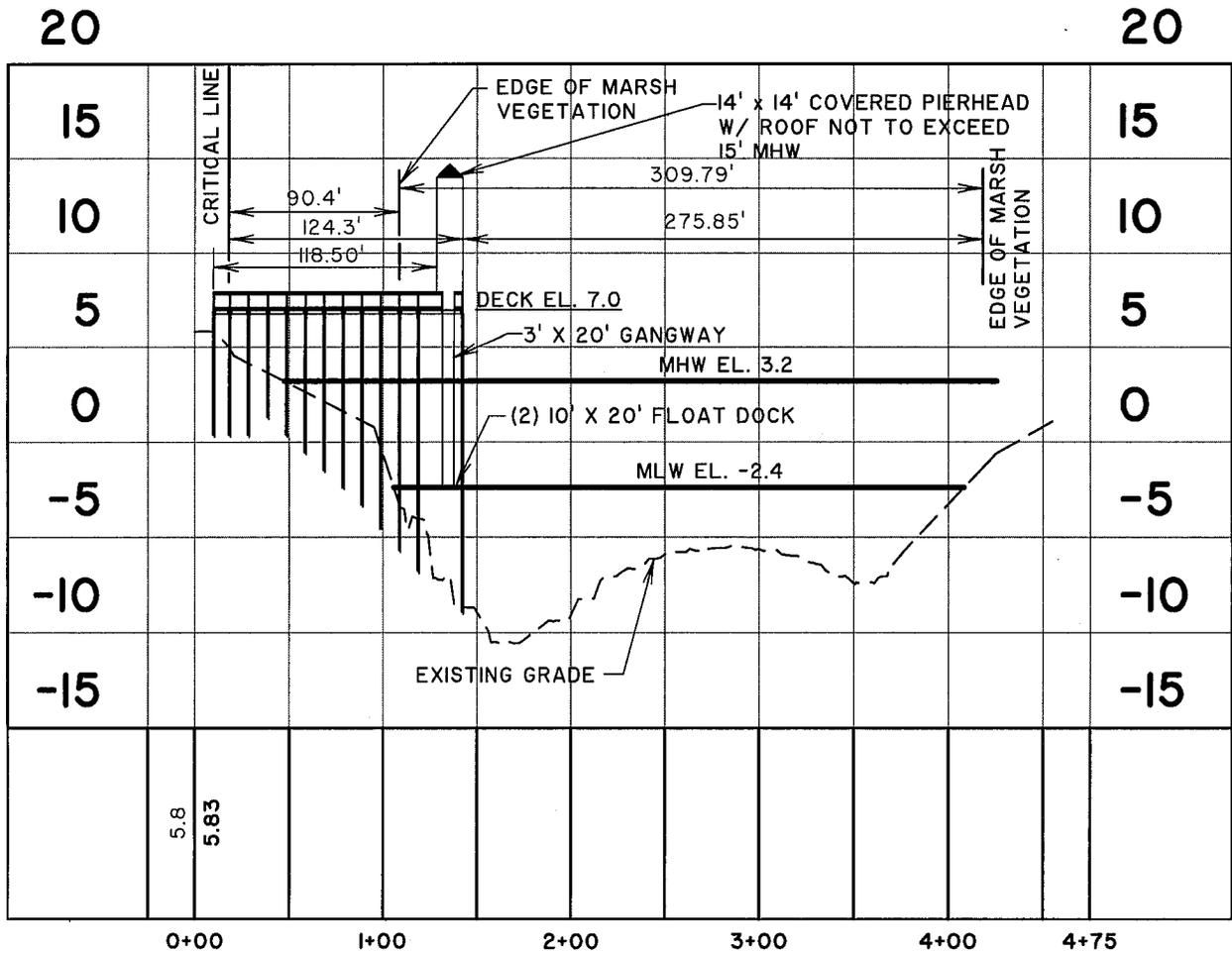
TRACKING NUMBER:

REVISION HISTORY			
1	REVISE / ADD DIMENSION	WEF	8/16/13
REV. NO.	REVISION	BY	DATE

DOCK PLAN
 PROPOSED ACTIVITY: SAC-2013-00839-2G
 LITTLE RABBIT ISLAND COMMUNITY DOCK
 APPLICANT:
 RABBIT ISLAND KIAWAH, LLC
 LOCATION: CHARLESTON COUNTY, S.C.
 DATE: JUNE 25, 2013
 JOB NUMBER: J-24535

SHEET: 4 OF 7
 SCALE: 1" = 50'

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 682 Johnnie Dodds Blvd. • Suite 100
 PO Box 1522
 Mt. Pleasant, SC 29465-1522 • 843.849.0200
 www.thomasandhutton.com
 Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC



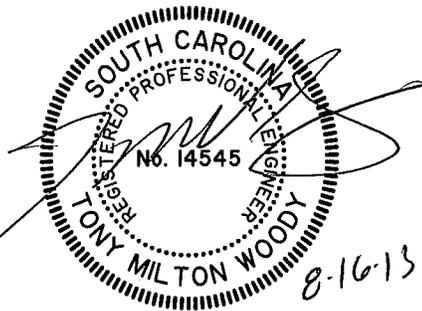
COMMUNITY DOCK

STATIONS: -0+25 - 4+75

SCALE: HORZ.: 1" = 100'

VERT.: 1" = 10'

DATUM: NGVD29



TRACKING NUMBER:			
REVISION HISTORY			
1	REVISE DIMENSIONS	WEF	8/15/13
REV. NO.	REVISION	BY	DATE

DOCK PROFILE

PROPOSED ACTIVITY: SAC 2013-00839-2G
LITTLE RABBIT ISLAND COMMUNITY DOCK

APPLICANT:
RABBIT ISLAND KIAWAH, LLC

LOCATION: CHARLESTON COUNTY, S.C.

DATE: JUNE 25, 2013

JOB NUMBER: J - 24535

SHEET: 5 OF 7

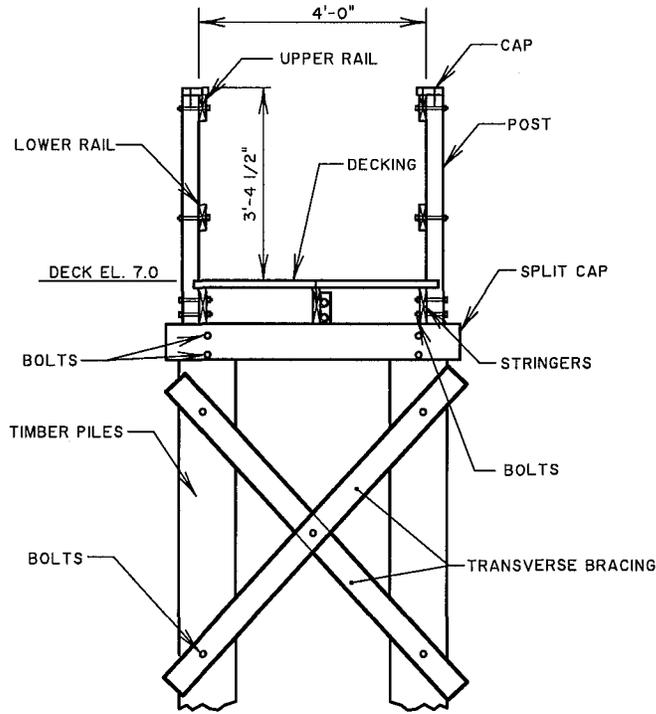
SCALE: 1" = 100'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

682 Johnnie Dodds Blvd. • Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522 • 843.849.0200

www.thomasandhutton.com

Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC



DATUM: NGVD29

TRACKING NUMBER:			
REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

PIER SECTION

PROPOSED ACTIVITY: SAC-2013-00839-2G
LITTLE RABBIT ISLAND COMMUNITY DOCK

APPLICANT:
RABBIT ISLAND KIAWAH, LLC

LOCATION: CHARLESTON COUNTY, S.C.
DATE: JUNE 25, 2013
JOB NUMBER: J - 24535

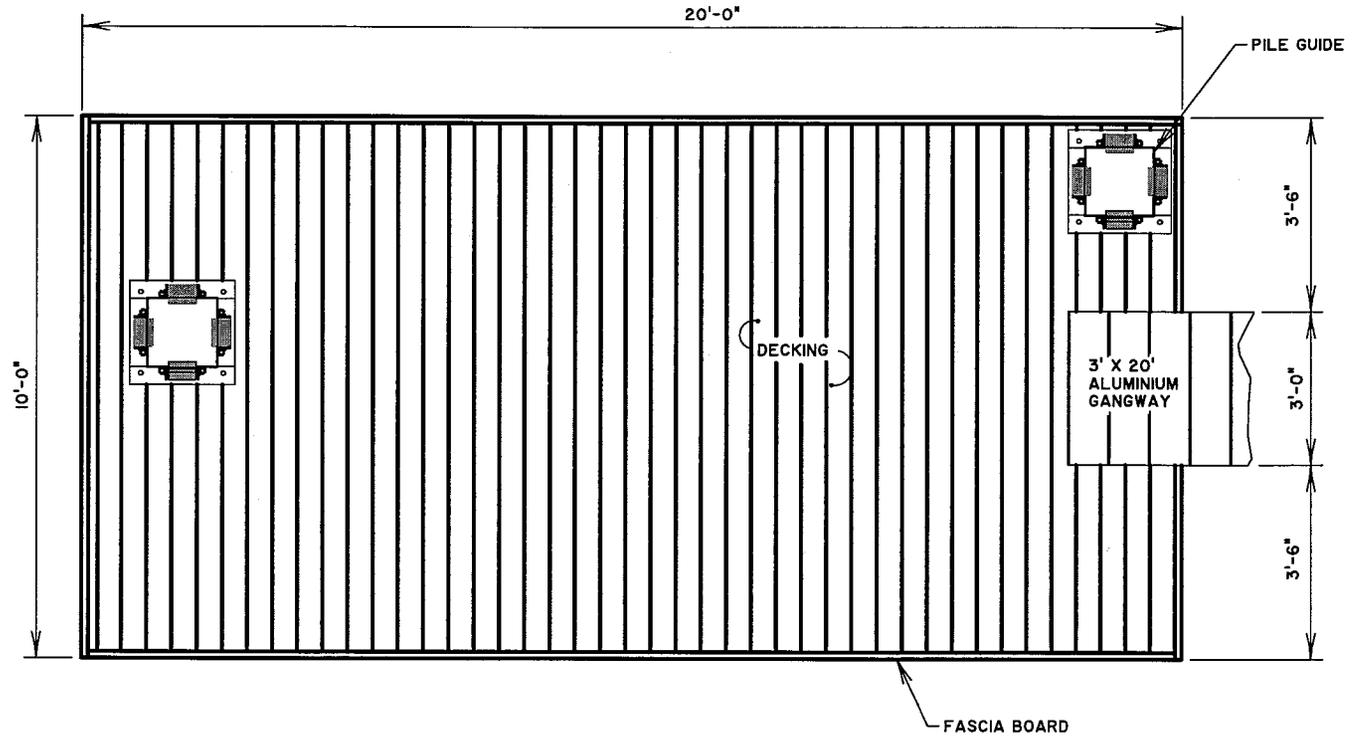
SHEET: 6 OF 7
SCALE: NOT TO SCALE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

682 Johnnie Dodds Blvd. • Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522 • 843.849.0200

www.thomasandhutton.com

Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC



TYPICAL OF 2 FLOATING DOCKS

DATUM: NGVD29

TRACKING NUMBER:

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

FLOAT PLAN

PROPOSED ACTIVITY: SAC 2013-00839-2G

LITTLE RABBIT ISLAND COMMUNITY DOCK

APPLICANT:

RABBIT ISLAND KIAWAH, LLC

LOCATION: CHARLESTON COUNTY, S.C.

DATE: JUNE 25, 2013

JOB NUMBER: J- 24535

SHEET: 7 OF 7

SCALE: NOT TO SCALE



THOMAS & HUTTON

Engineering | Surveying | Planning | GIS | Consulting

682 Johnnie Dodds Blvd. • Suite 100

PO Box 1522

Mt. Pleasant, SC 29465-1522 • 843.849.0200

www.thomasandhutton.com

Savannah, GA | Brunswick, GA | Myrtle Beach, SC | Wilmington, NC

