

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 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-2016-01155 through SAC-2016-1162

August 8, 2016

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

Mr. Rick Walliser
Angel Oak Plantation, LLC
309 Post Office Drive
Indian Tral, North Carolina 28209

for a permit to construct one community dock, six, private recreational docks, and one joint-use dock on the

Stono River and Grimball Creek

at Buckland Plantation on Johns Island, Charleston County, South Carolina. Quad Sheet: Johns Island

Dock 1: Latitude: 32.7786 °N, Longitude: -80.1237 °W
Dock 2: Latitude: 32.7793 °N, Longitude: -80.1219 °W
Dock 3: Latitude: 32.7795 °N, Longitude: -80.1209 °W
Dock 4: Latitude: 32.7798 °N, Longitude: -80.1196 °W
Dock 5: Latitude: 32.7799 °N, Longitude: -80.1192 °W
Dock 6: Latitude: 32.7784 °N, Longitude: -80.1179 °W
Dock 7: Latitude: 32.7774 °N, Longitude: -80.1168 °W
Dock 8: Latitude: 32.7760 °N, Longitude: -80.1159 °W

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 constructing one community dock, six private docks, and one joint-use dock. The proposed work consists of the following:

SAC-2016-01155- Community Dock #1: The proposed work consists of constructing a 6' x 134' dock leading to a 22' x 36' fixed pier, two 10' x 20' boatlifts, and two 3' x 16' ramps leading to two 10' x 20' floating docks.

SAC-2016-01156- Lot 8 Private Dock #2: The proposed work consists of constructing a 4' x 473' dock leading to a 24' x 12' fixed pier, a 10' x 20' boatlift, and a 3' x 16' ramp leading to a 12' x 24' floating dock.

SAC-2016-01157- Lot 7 Private Dock #3: The proposed work consists of constructing a 4' x 306' dock leading to a 24' x 12' fixed pier, a 10' x 20' boatlift, and a 3' x 16' ramp leading to a 12' x 24' floating dock.

SAC-2016-01158- Lot 6 Private Dock #4: The proposed work consists of constructing a 4' x 688' dock leading to a 24' x 12' fixed pier, a 10' x 20' boatlift, and a 3' x 16' ramp leading to a 12' x 24' floating dock.

SAC-2016-01159- Lot 5 Private Dock #5: The proposed work consists of constructing a 4' x 618' dock leading to a 24' x 12' fixed pier, a 10' x 20' boatlift, and a 3' x 16' ramp leading to a 12' x 24' floating dock.

SAC-2016-01160- Lot 4 Private Dock #6: The proposed work consists of constructing a 4' x 775' dock leading to a 10' x 12' fixed pier, and a 3' x 8' ramp leading to a 6' x 10' floating dock.

SAC-2016-01161- Lot 3 Private Dock #7: The proposed work consists of constructing a 4' x 428' dock leading to a 10' x 12' fixed pier, and a 3' x 8' ramp leading to a 6' x 10' floating dock.

SAC-2016-01162- Lot 2 Joint-Use dock #8: The proposed work consists of constructing a 4' x 148' dock leading to a 10' x 12' fixed pier, two 9' x 12' boatlifts, and a 3' x 8' ramp leading to a 12' x 12' floating dock.

The project purpose is to provide the Angel Oak Subdivision community and individual access to the Stono River and Grimball Creek.

NOTE: This public notice and associated plans are available on the Corps' website at:
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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. . The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental

Control. 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 between 180 square feet and 1,592 square feet of estuarine substrates utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information 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 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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

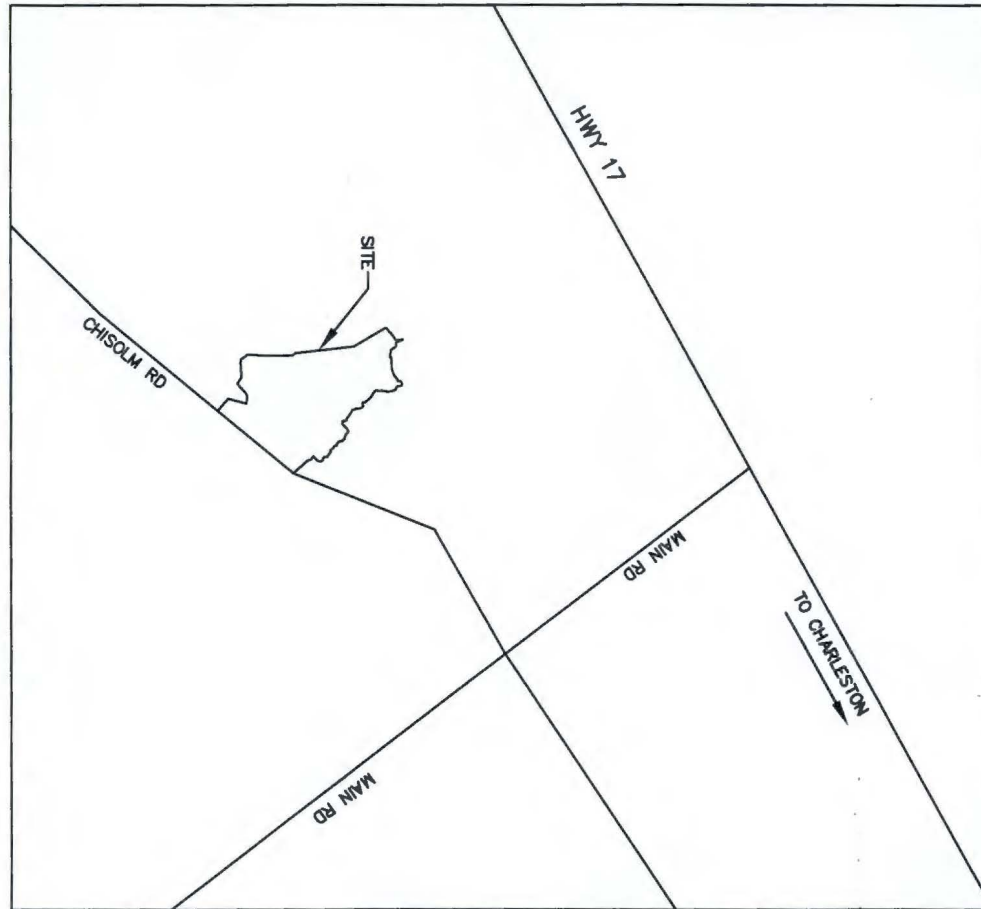
impact including cumulative impacts of the activity on the public interest. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative 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 cannot undertake to adjudicate rival claims.

The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

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

If there are any questions concerning this public notice, please contact Chelsea B. Bowman, Project Manager, at 843-329-8044 or toll free at 1-866-329-8187.

LOCATION MAP
N.T.S.



OWNER / DEVELOPER
ANGEL OAK PLANTATION, LLC
309 POST OFFICE DR.
INDIAN TRAIL, NC 28029
TEL: (843) 347-5851

ENGINEER
VENTURE ENGINEERING, INC.
209 HIGHWAY 544
CONWAY, S.C. 29526
TEL: (843) 347-5851

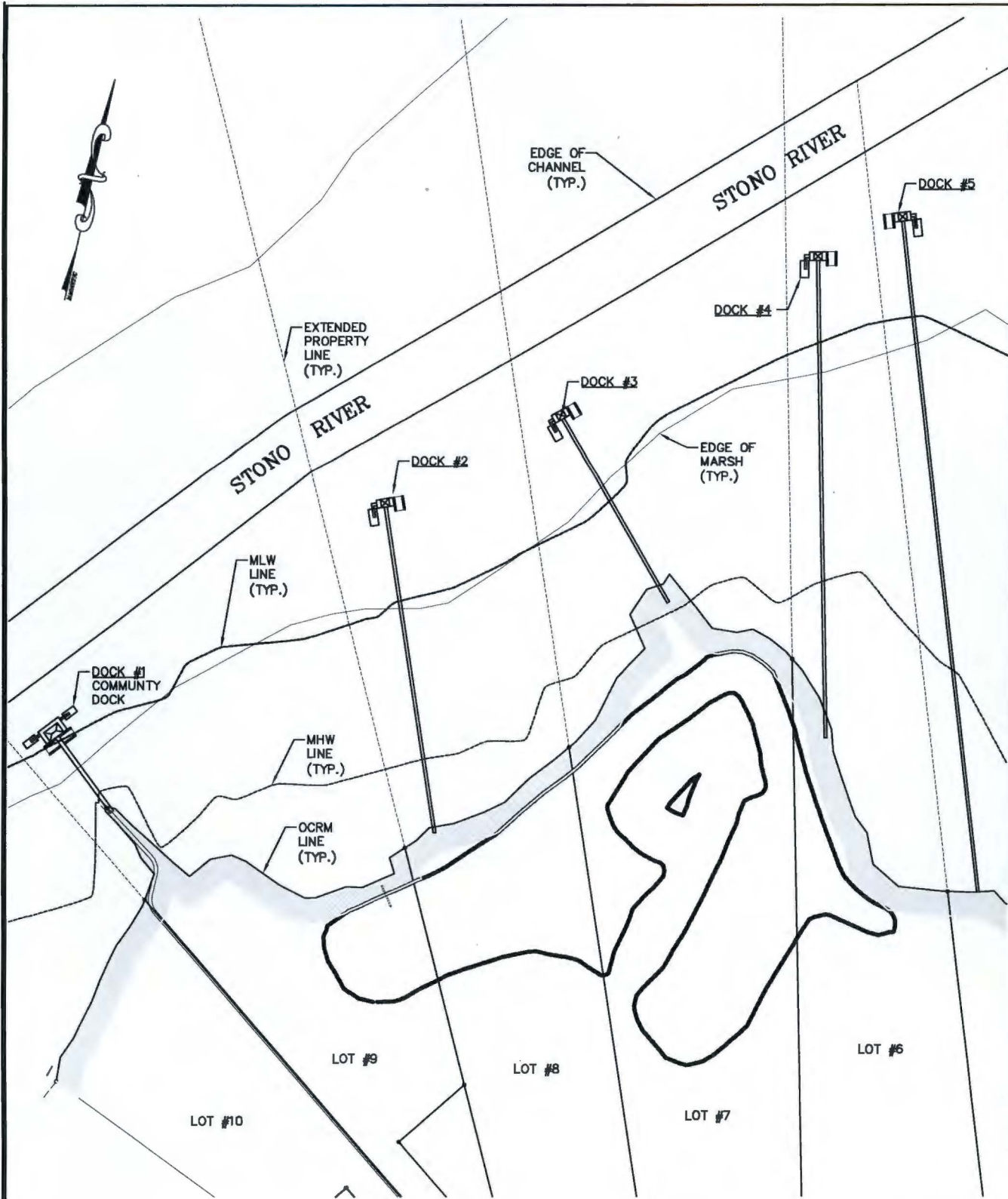
VENTURE ENGINEERING, INC.
Engineering and Land Planning
209 Highway 544 Conway, SC 29526
Phone (843) 347-5851
Fax (843) 347-2792

LOCATION MAP
Prepared for
ANGEL OAK PLANTATION, LLC

TMS #- 249-00-00-013,005
COUNTY: CHARLESTON
STATE: SOUTH CAROLINA
DATE: AUGUST 4, 2016

Sheet 1 of 19

NO.	DATE	DESCRIPTION	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.



STONO RIVER DOCKS
GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

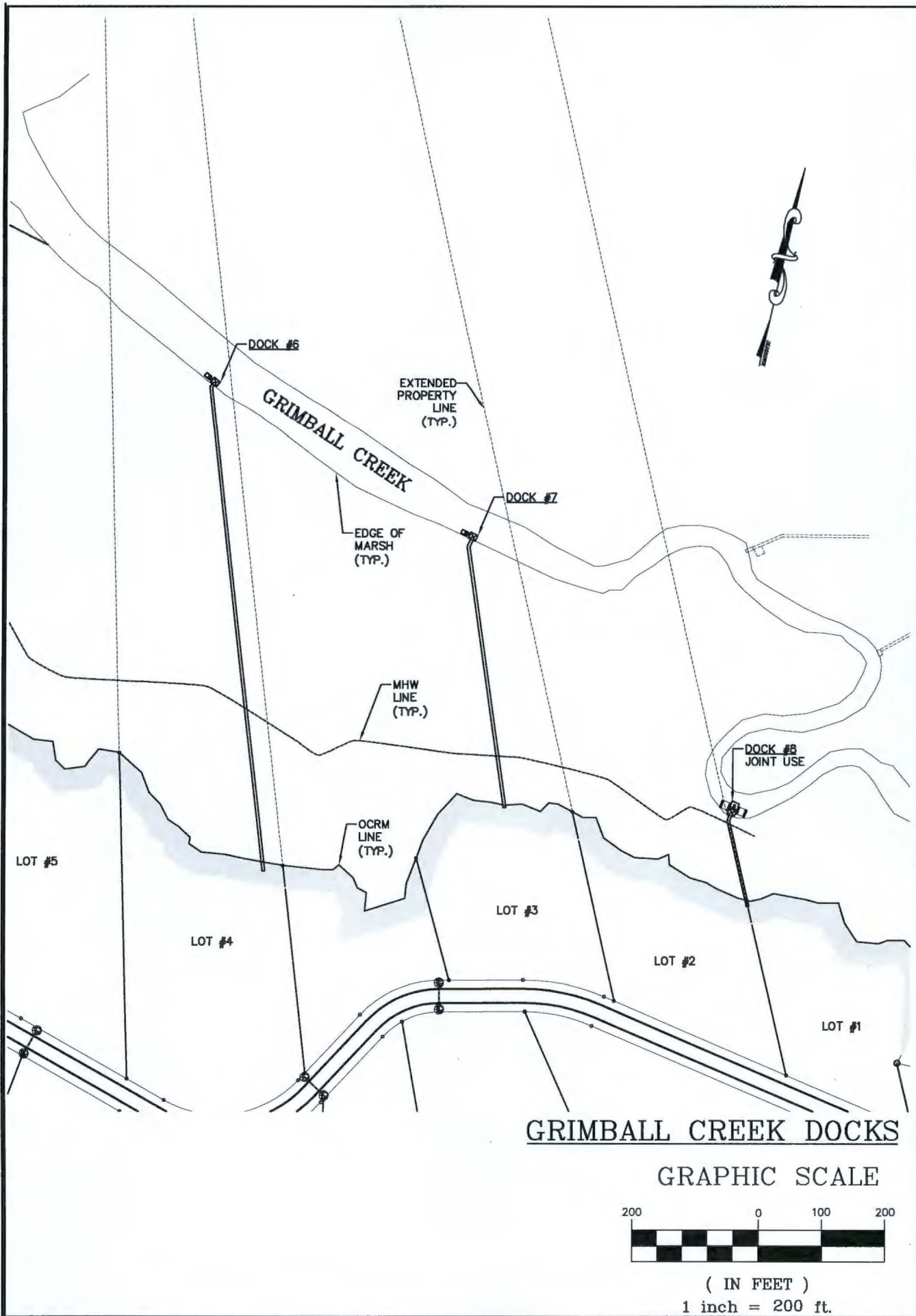
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Sheet 2 of 19

TMS #— 249-00-00-013,005
 COUNTY: CHARLESTON
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DOCK PLAN
 Prepared for
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GRIMBALL CREEK DOCKS

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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Sheet 3 of 19
 TMS #— 249-00-00-013,005
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STONO RIVER

EDGE OF CHANNEL

TO EDGE OF CHANNEL
60'

N 345141
E 2269345

24' X 12'
COVERED
SHELTER

22' X 36'
FIXED PIER

LOT #9
10' X 20'
FLOATING DOCK

3' X 16'
RAMP TO
FLOATING DOCK

MLW LINE

N 345127
E 2269312

3' X 16'
RAMP TO
FLOATING DOCK

LOT #9
LOT #10

LOT #10
10' X 20'
FLOATING DOCK

LOT #9
10' X 20'
BOATLIFT
W/ 2' WIDE
CATWALKS

LOT #10
10' X 20'
BOATLIFT
W/ 2' WIDE
CATWALKS

EDGE OF MARSH
450 LF TO MARSH EDGE

EXTENDED
PROPERTY
LINE

PROPOSED
6' X 134'
WALKWAY

60 LF TO
MHW LINE

15 LF TO
MARSH EDGE

LOT #9
LOT #10

SAC-2016-01155

DOCK #1
COMMUNITY DOCK
GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

NOTE:

FLOATING DOCK CONFIGURATION
MAY BE ROTATED CLOCKWISE 90°
TO MATCH CURRENT DIRECTION.

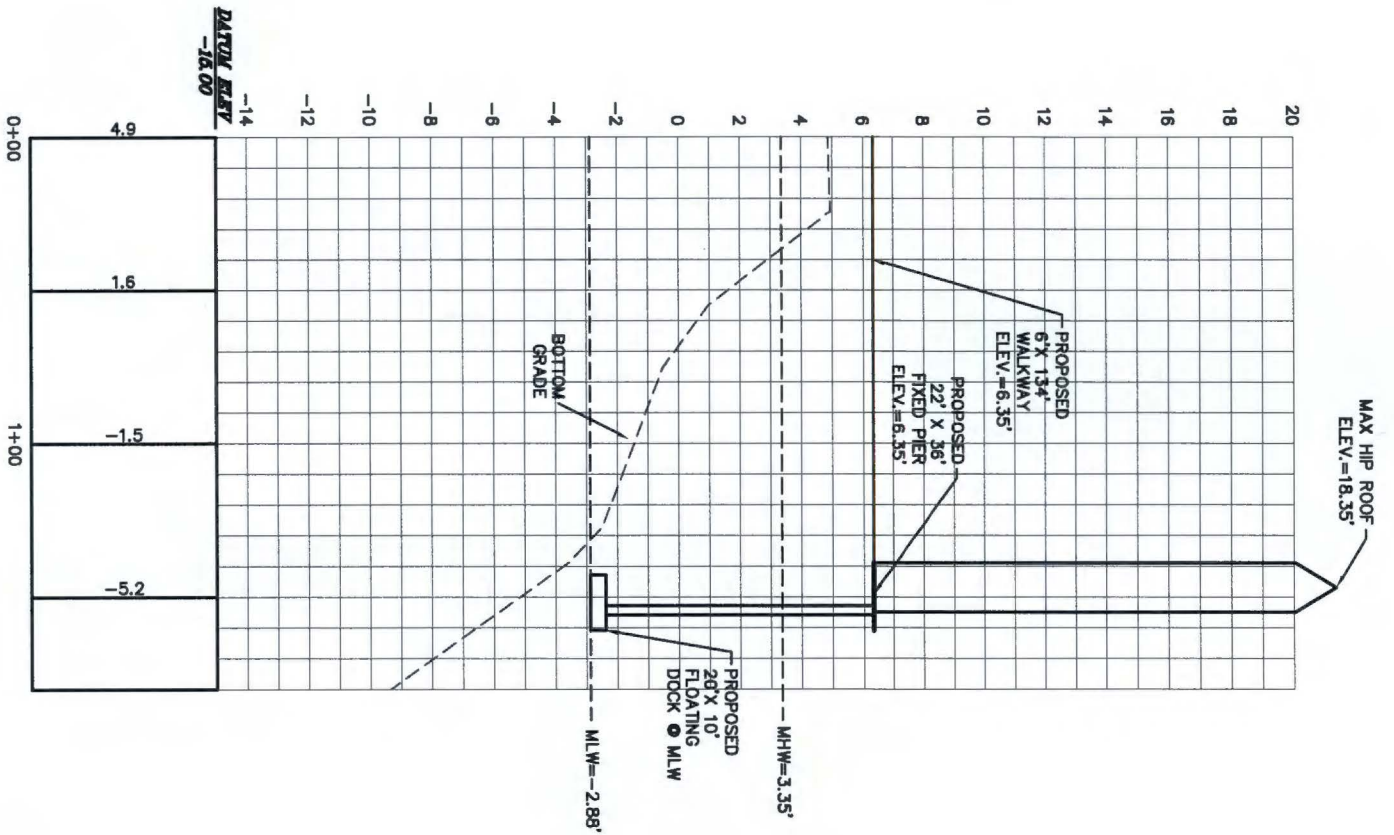
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1	8-4-16	ADDED DISTANCE TO MARSH EDGE		

TMS #—
COUNTY: CHARLESTON
STATE: SOUTH CAROLINA
DATE: AUGUST 4, 2016

Sheet 4 of 19

DOCK PLAN
Prepared for
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SAC-246-01155
DOCK #1 PROFILE
 GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

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CROSS-SECTION PLAN
 Prepared for
ANGEL OAK PLANTATION, LLC

TMS #— 249-00-00-013,005
 COUNTY: CHARLESTON
 STATE: SOUTH CAROLINA
 DATE: AUGUST 4, 2016

Sheet 5 of 19

NO.	DATE	DESCRIPTION	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.

STONO RIVER

EDGE OF CHANNEL

82'
TO EDGE OF
CHANNEL

6# LOT
8# LOT

6# LOT
8# LOT

6# LOT
8# LOT

EXTENDED
PROPERTY
LINE

67'

3' X 16'
RAMP TO
FLOATING
DOCK

N 345341
E 2269861

24' X 12'
FIXED PIER

N 345339
E 2269885

PROPOSED
473' X 4'
WALKWAY

12' X 12'
COVERED
SHELTER

10' X 20'
BOATLIFT
W/ 2' WIDE
CATWALKS

120 LF TO
MARSH EDGE

12' X 24'
FLOATING
DOCK

107 LF TO
MLW LINE

492 LF TO
MARSH EDGE

335 LF TO
MHW LINE

SAC-2016-01156

DOCK #2

LOT #8

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

NOTE:

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MAY BE ROTATED CLOCKWISE 90°
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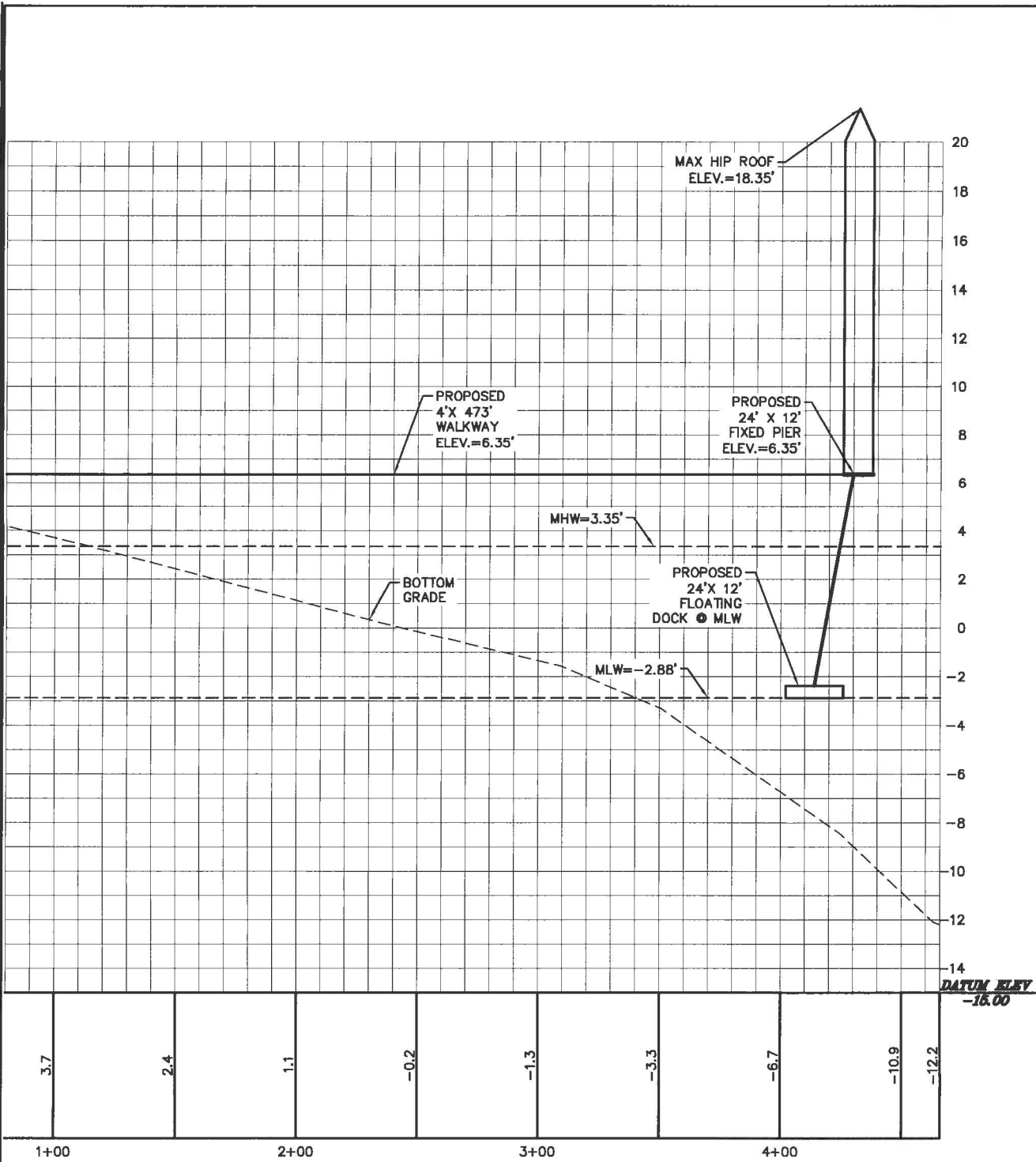
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Sheet 6 of 19

TMS #—
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STATE: SOUTH CAROLINA
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SAC-2016-01156
DOCK #2 PROFILE

GRAPHIC SCALE



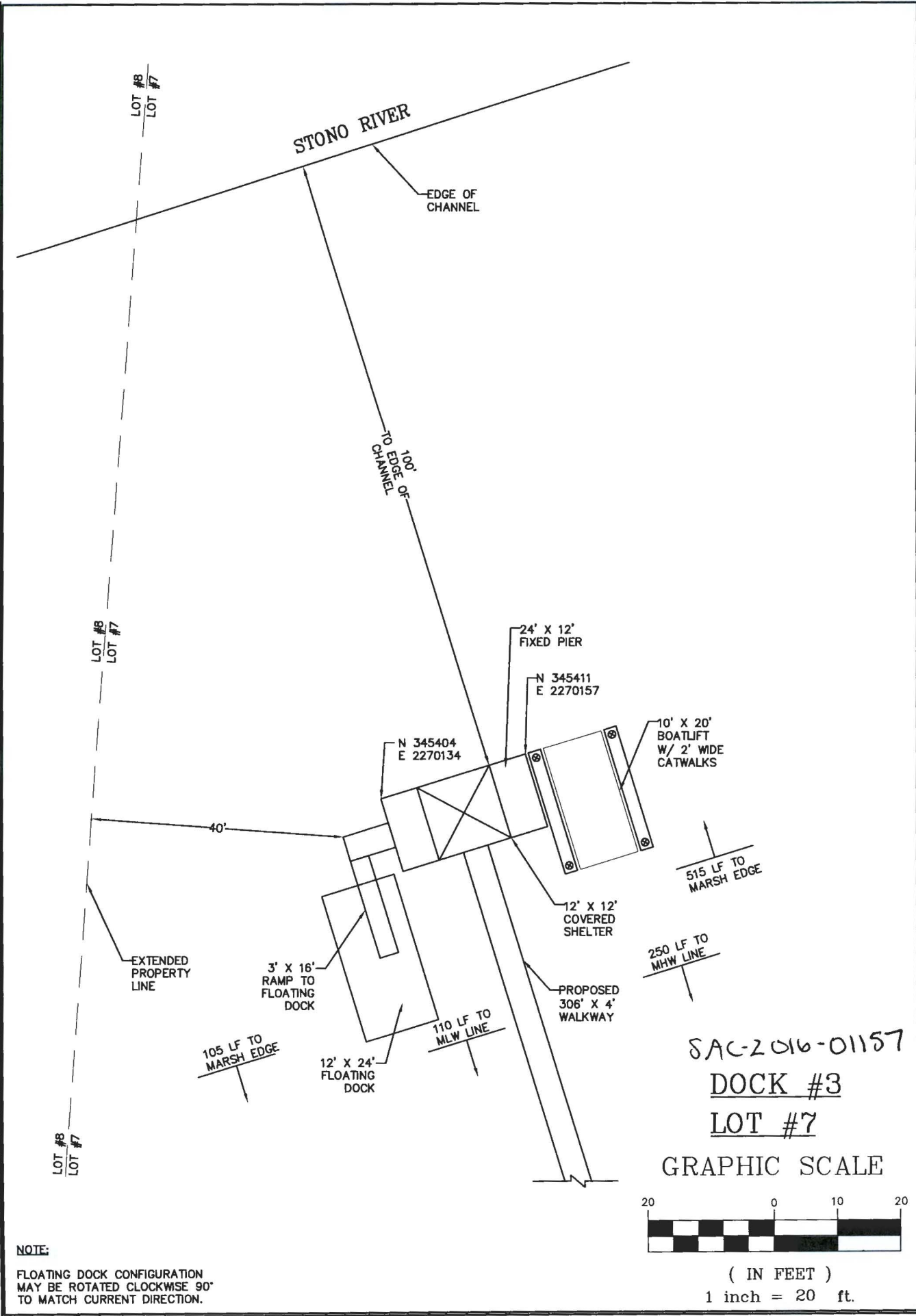
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NOTE:
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 MAY BE ROTATED CLOCKWISE 90°
 TO MATCH CURRENT DIRECTION.

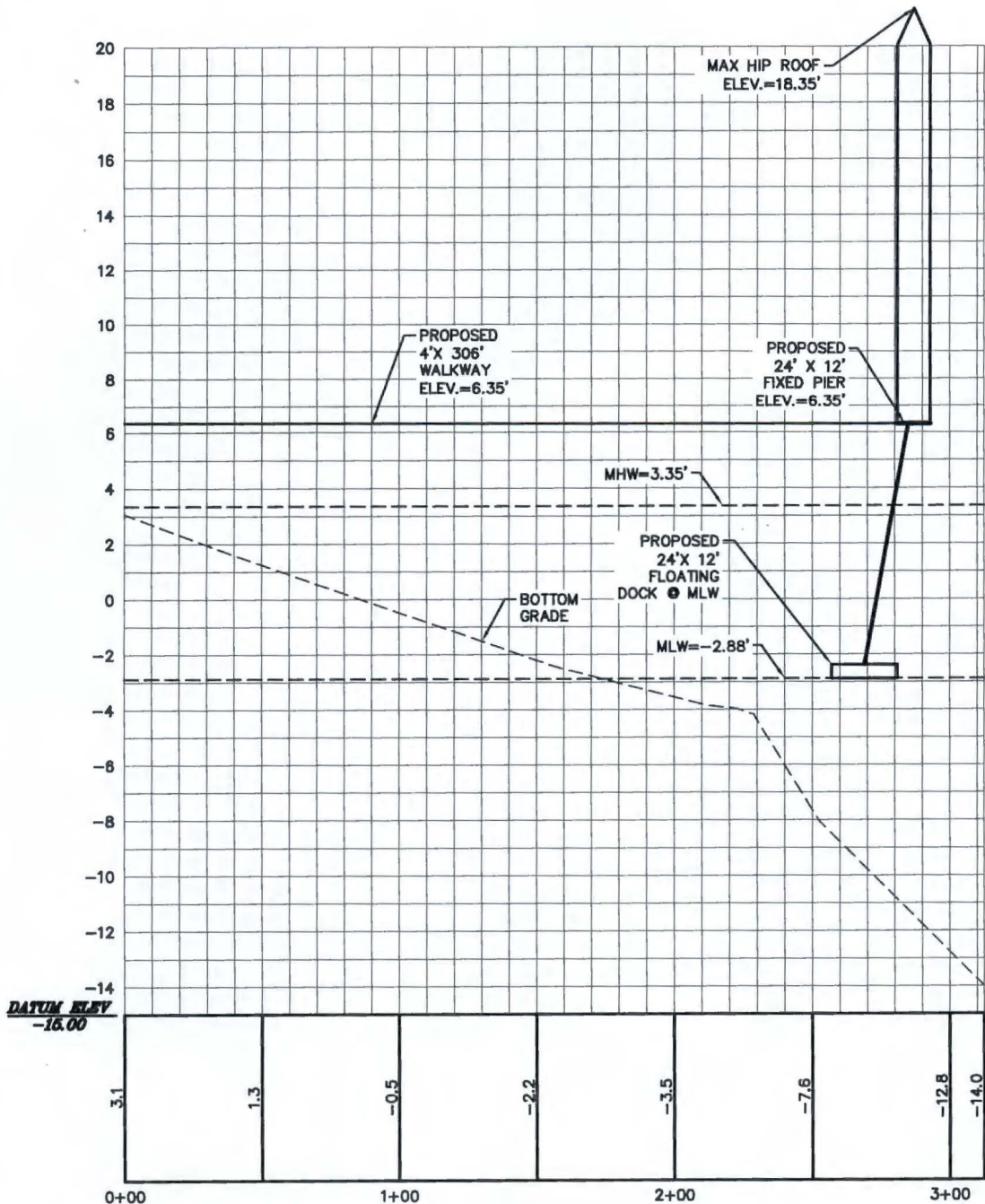
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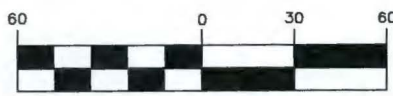
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SAC-2016-01157
DOCK #3
LOT #7
 GRAPHIC SCALE



SAC-2016-01157
 DOCK #3 PROFILE
 GRAPHIC SCALE



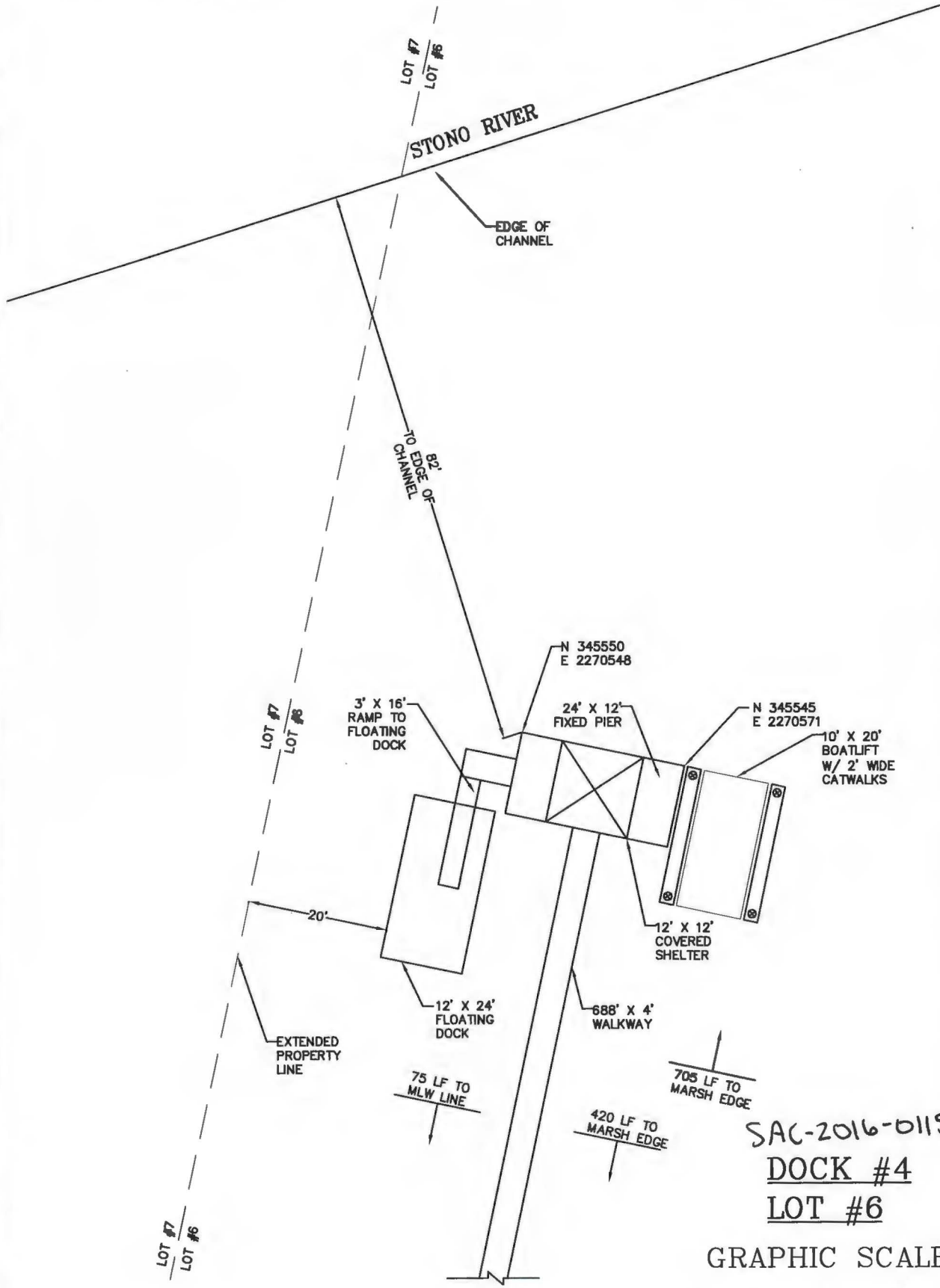
(IN FEET)
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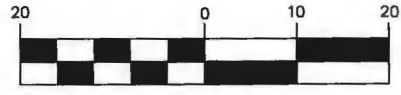
Sheet 9 of 19
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NOTE:
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 MAY BE ROTATED CLOCKWISE 90°
 TO MATCH CURRENT DIRECTION.



(IN FEET)
 1 inch = 20 ft.

SAC-2016-01158
 DOCK #4
 LOT #6

NO.	DATE	DESCRIPTION	J.T.S.	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE		

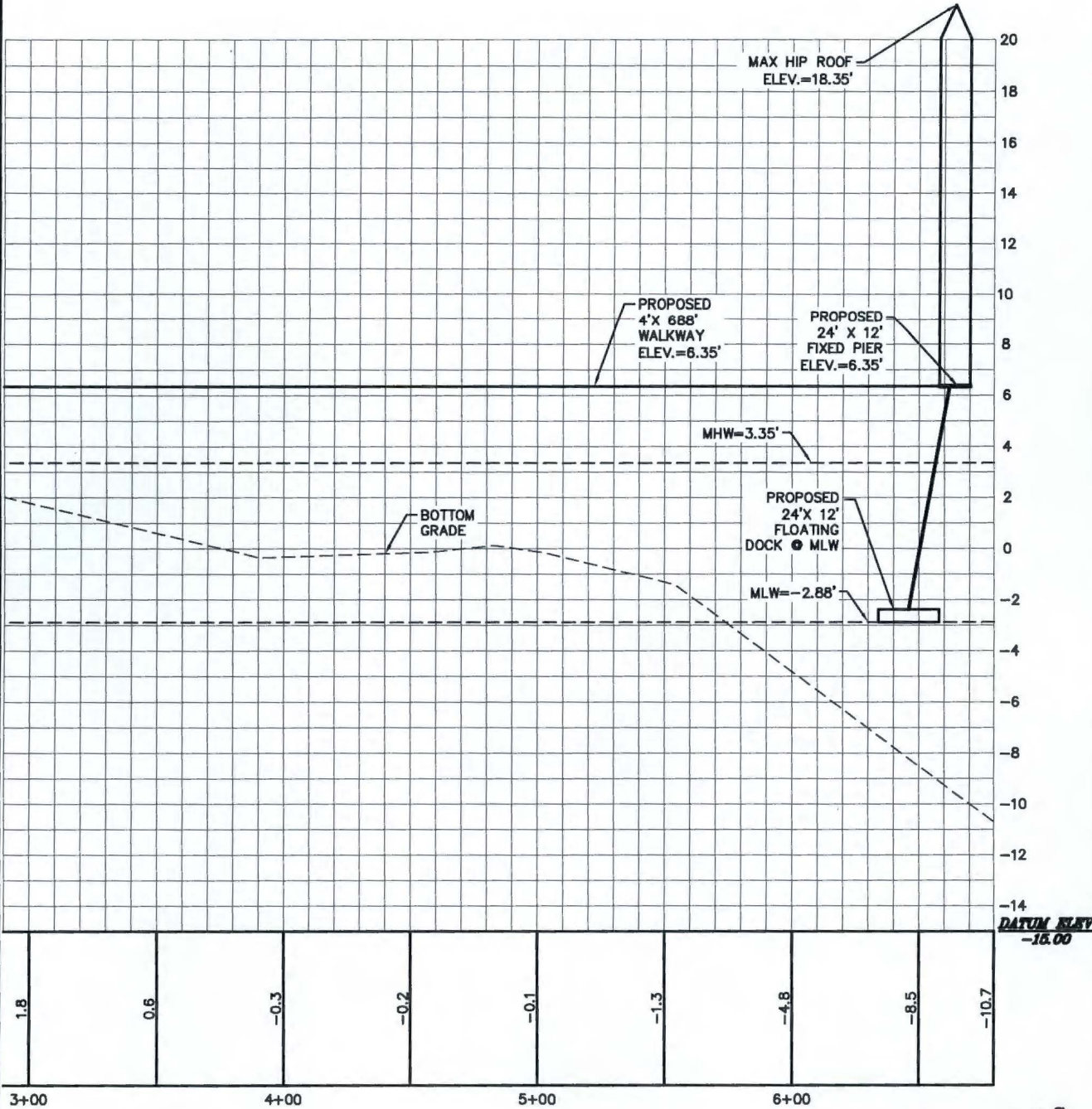
TMS # -
 COUNTY:
 STATE:
 DATE:

249-00-00-013,005
 CHARLESTON
 SOUTH CAROLINA
 AUGUST 4, 2016

Sheet 10 of 19

DOCK PLAN
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1.8	0.6	-0.3	-0.2	-0.1	-1.3	-4.8	-8.5	-10.7
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SAC-2016-01158
DOCK #4 PROFILE
 GRAPHIC SCALE

60 0 30 60

 (IN FEET)
 1 inch = 60 ft.

NO.		DATE	DESCRIPTION	BY	
1	B-4-16		ADDED DISTANCE TO MARSH EDGE	J.T.S.	

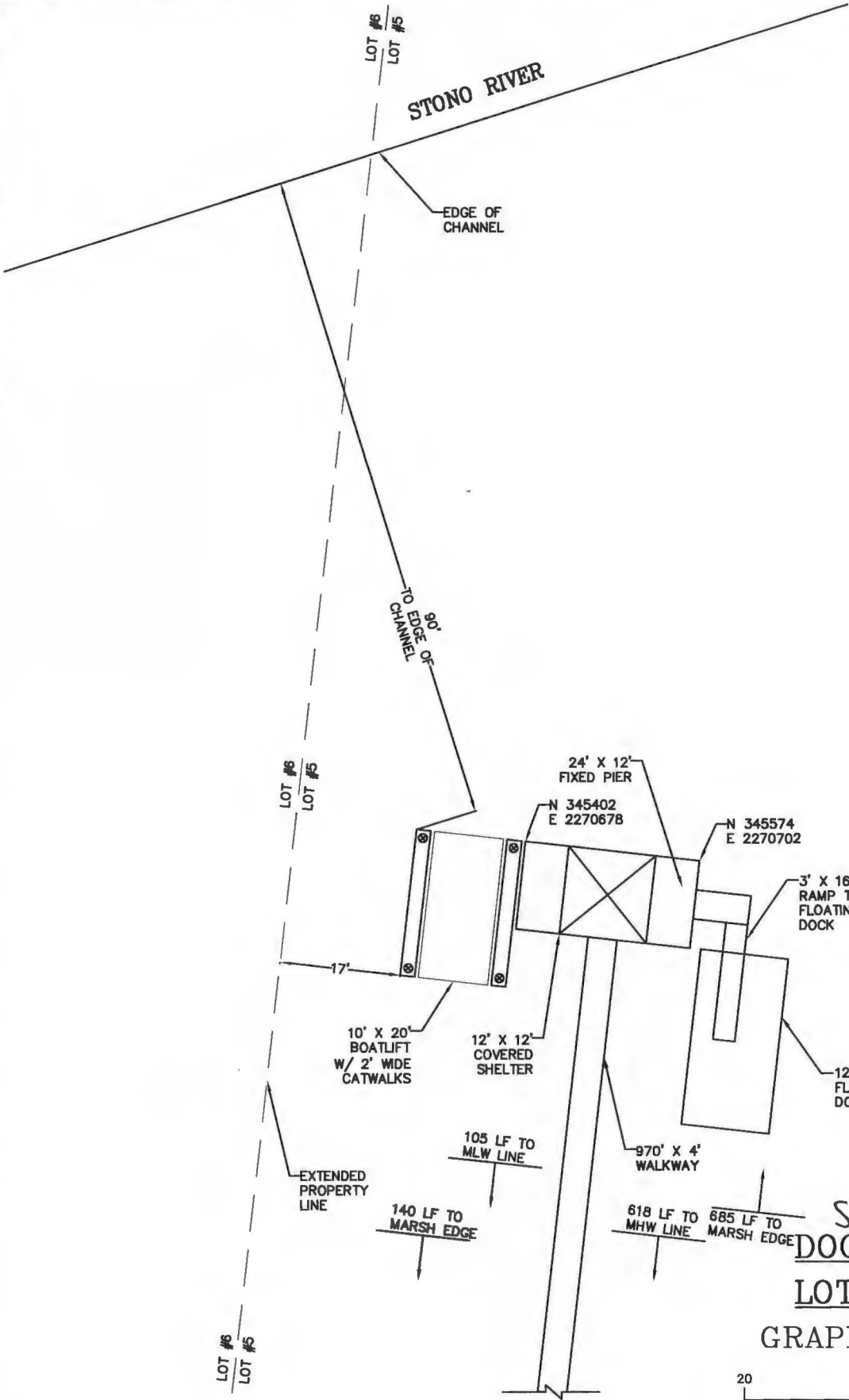
Sheet 11 of 19

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 CHARLESTON
 SOUTH CAROLINA
 AUGUST 4, 2016

TMS #:
 COUNTY:
 STATE:
 DATE:

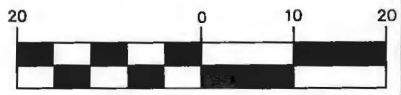
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SAC-2016-01159
DOCK #5

LOT #5
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE:
FLOATING DOCK CONFIGURATION
MAY BE ROTATED CLOCKWISE 90'
TO MATCH CURRENT DIRECTION.

NO.	DATE	DESCRIPTION	J.T.S.	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE		

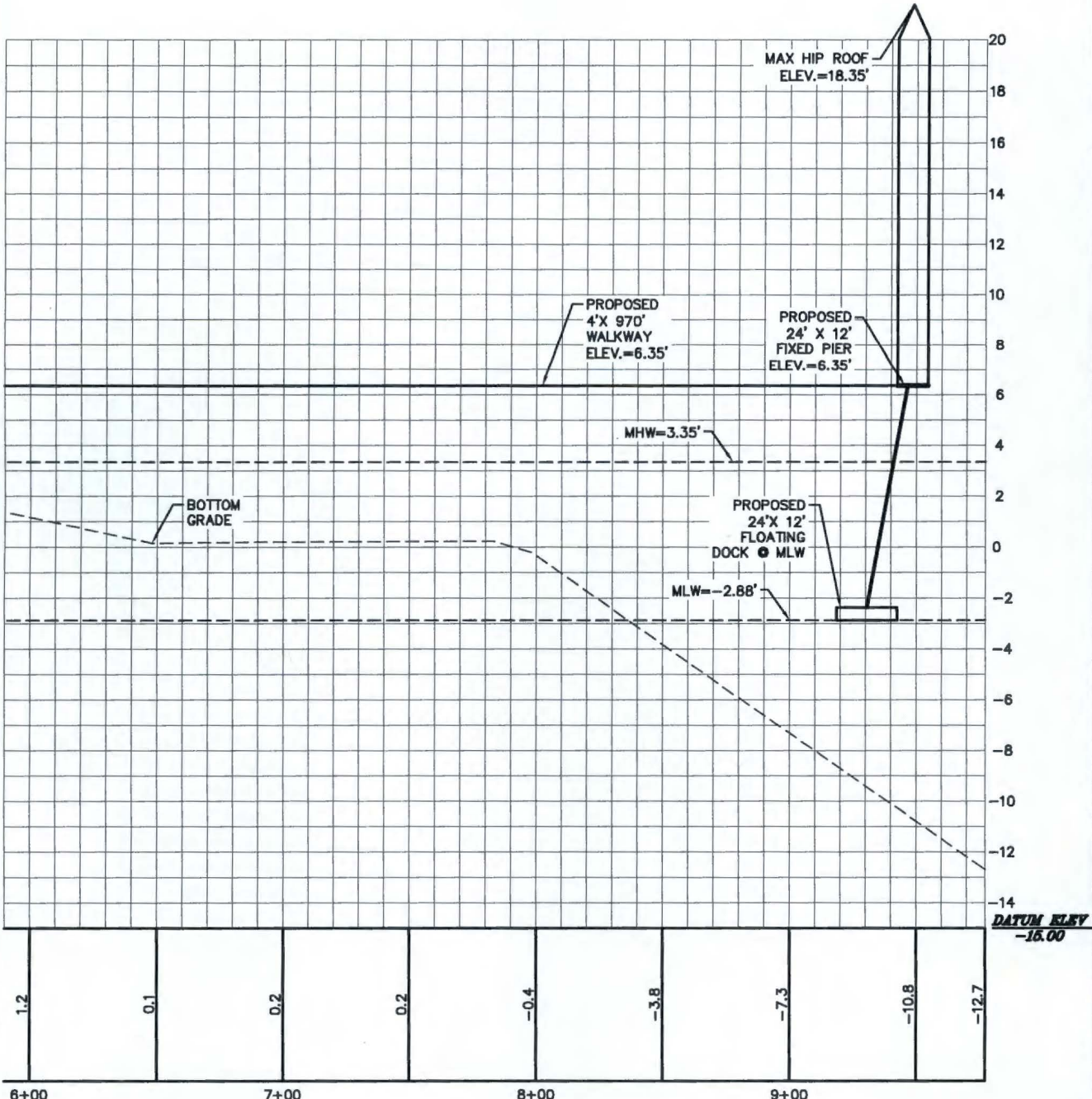
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249-00-00-013,005
CHARLESTON
SOUTH CAROLINA
AUGUST 4, 2016

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DOCK PLAN
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1.2	0.1	0.2	0.2	-0.4	-3.8	-7.3	-10.8	-12.7
6+00		7+00		8+00		9+00		

SAC-2016-01159
DOCK #5 PROFILE

GRAPHIC SCALE



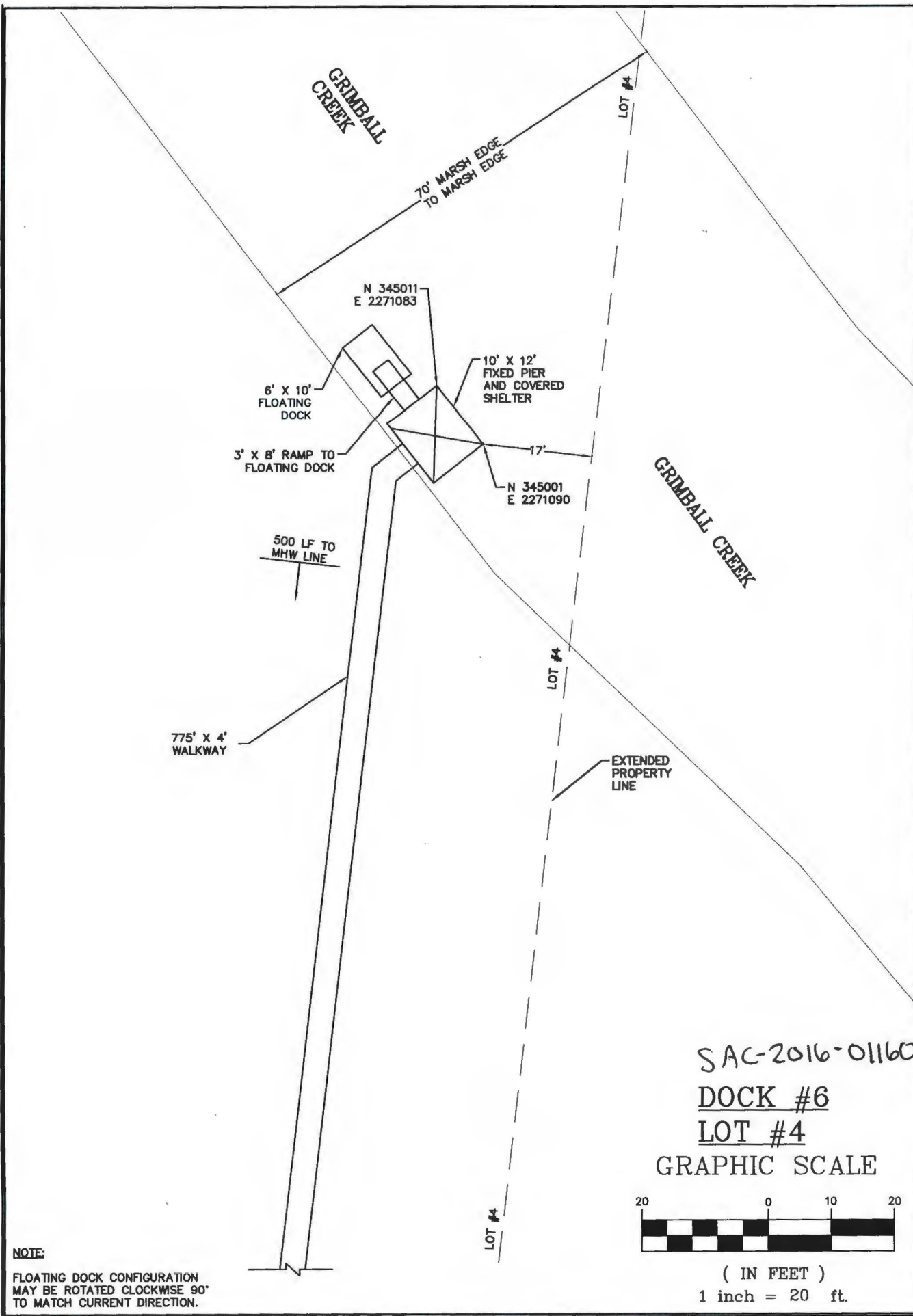
(IN FEET)
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1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.
		DESCRIPTION	BY

Sheet 13 of 19
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 COUNTY CHARLESTON
 STATE SOUTH CAROLINA
 DATE AUGUST 4, 2016

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NOTE:
FLOATING DOCK CONFIGURATION
MAY BE ROTATED CLOCKWISE 90°
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SAC-2016-01160
DOCK #6
LOT #4
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

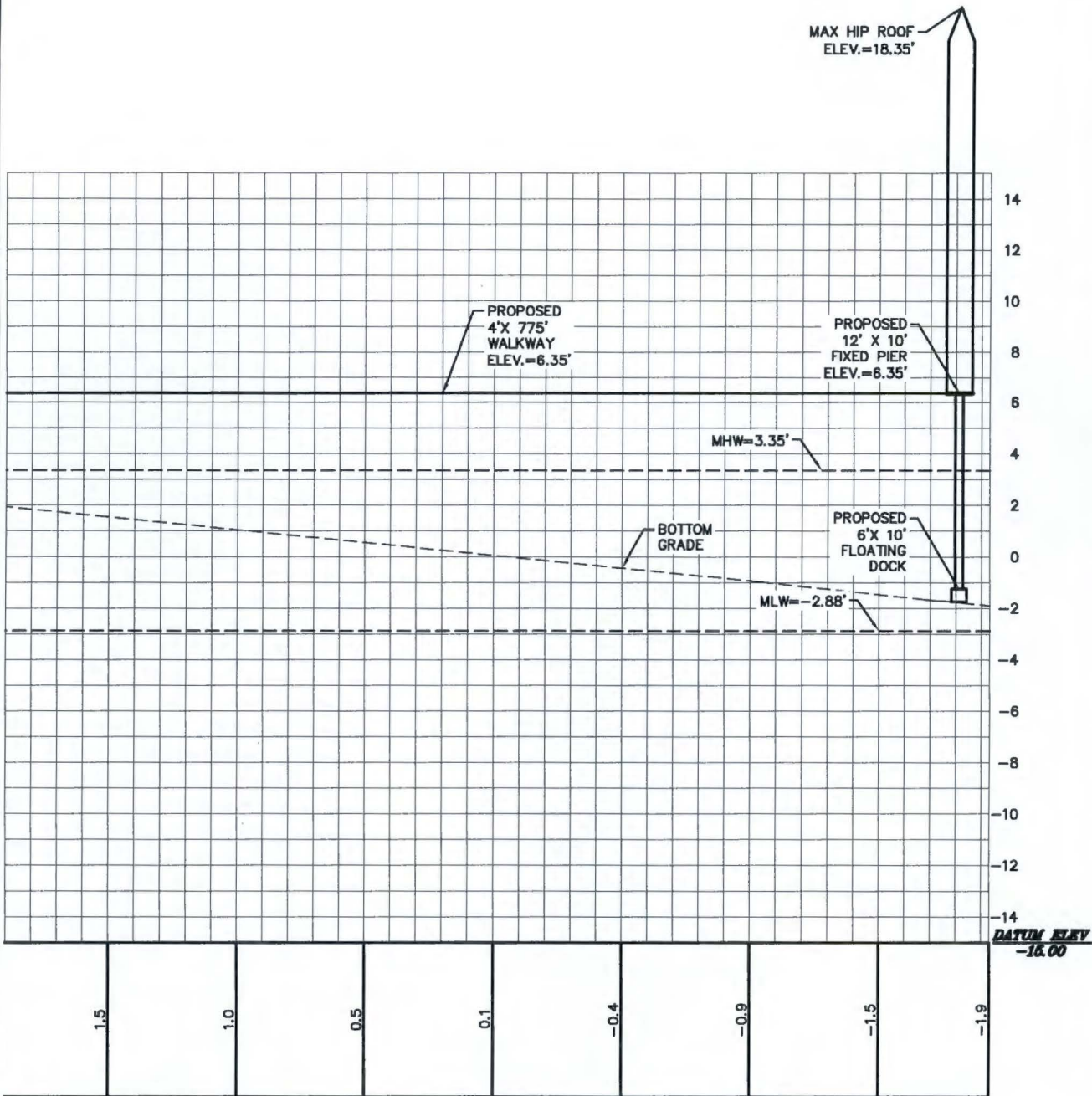
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TMS # 249-00-00-013,005
COUNTY: CHARLESTON
STATE: SOUTH CAROLINA
DATE: AUGUST 4, 2016

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DOCK PLAN
Prepared for
ANGEL OAK PLANTATION, LLC

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SAC-2016-01160
DOCK #6 PROFILE
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

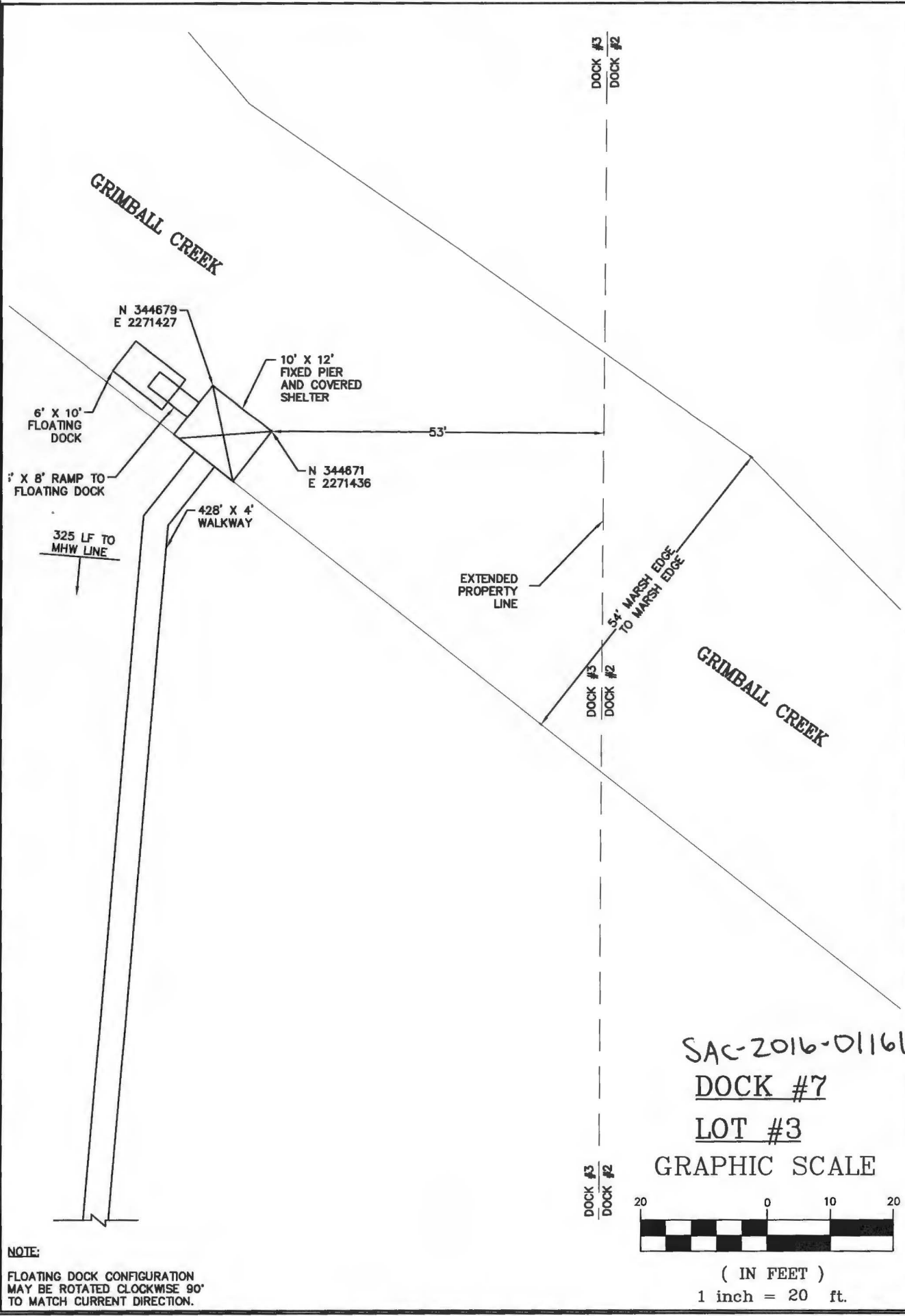
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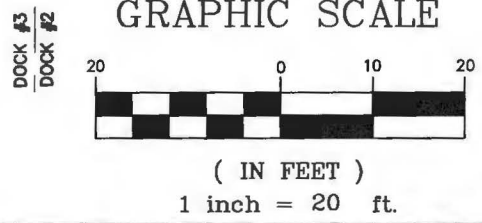
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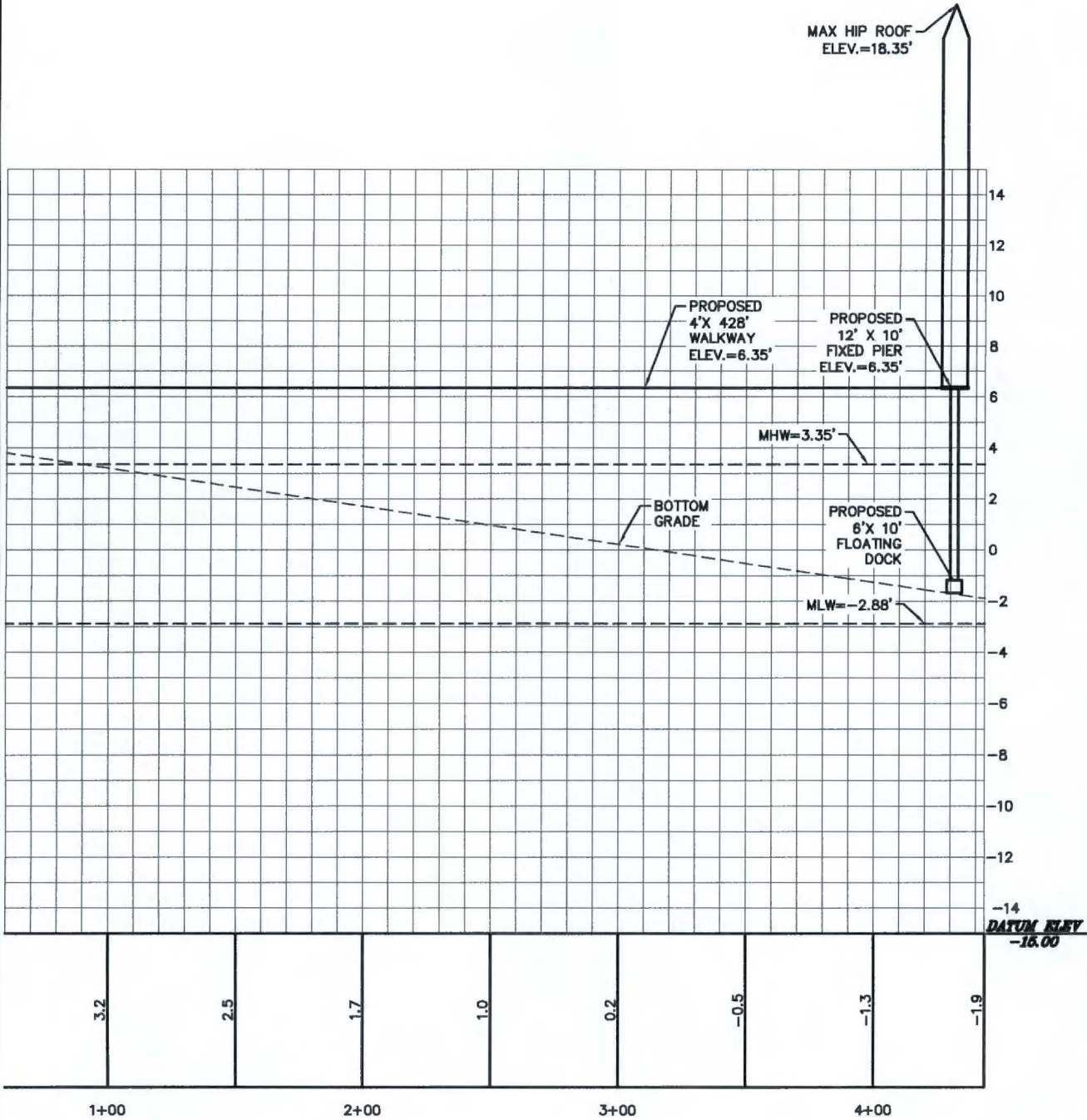
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1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.	

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Sheet 16 of 19

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 Engineering and Land Planning
 209 Highway 544 Conway, SC 29526
 Phone (843) 347-5851
 Fax (843) 347-2792



MAX HIP ROOF
ELEV. = 18.35'

PROPOSED
4' X 428'
WALKWAY
ELEV. = 6.35'

PROPOSED
12' X 10'
FIXED PIER
ELEV. = 6.35'

MHW = 3.35'

BOTTOM
GRADE

PROPOSED
6' X 10'
FLOATING
DOCK

MLW = -2.88'

DATUM ELEV
-16.00

3.2

2.5

1.7

1.0

0.2

-0.5

-1.3

-1.9

1+00

2+00

3+00

4+00

SAC-2016-01161
DOCK #7 PROFILE
GRAPHIC SCALE



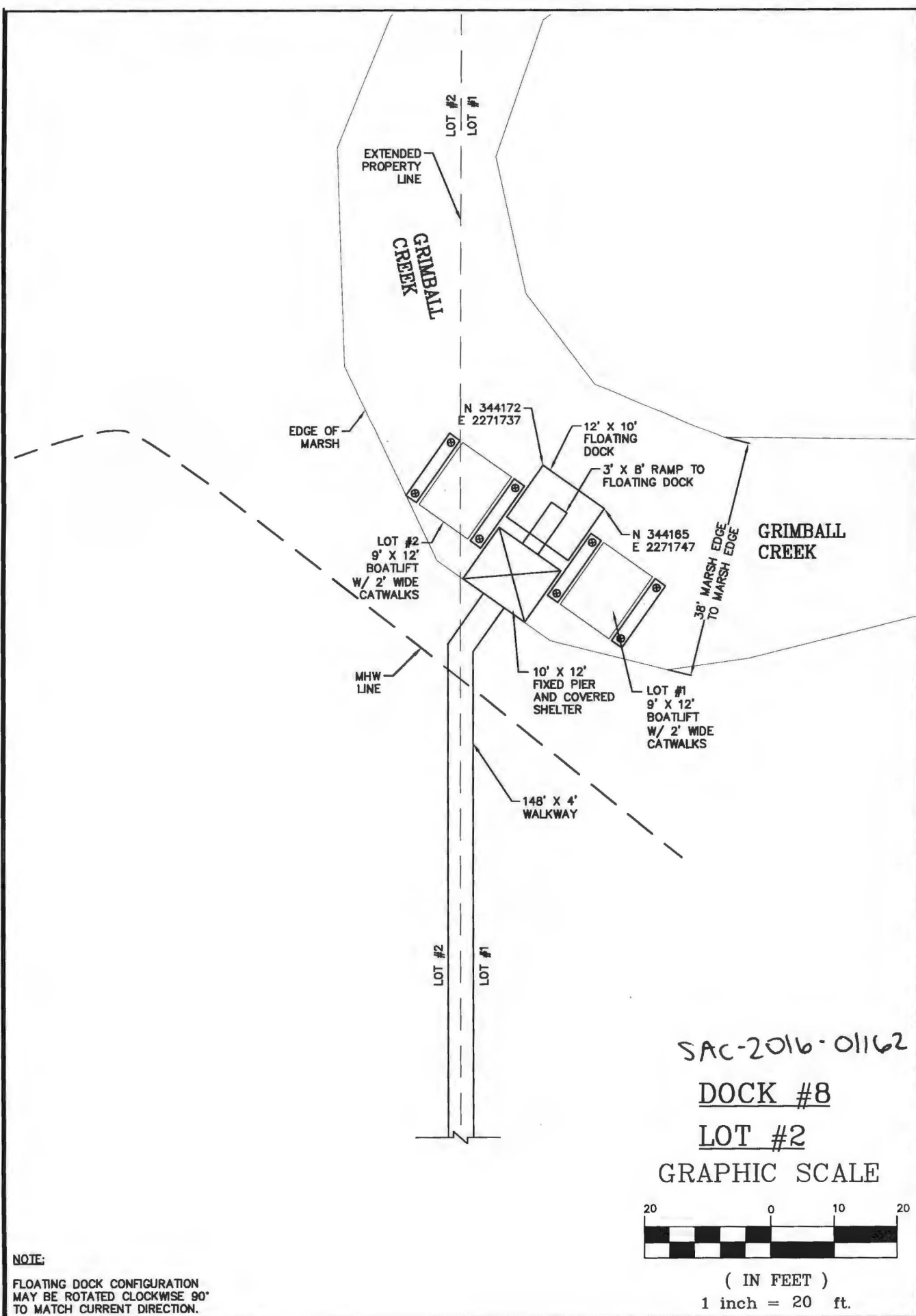
(IN FEET)
1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.

TMS # - 249-00-00-013,005
COUNTY - CHARLESTON
STATE - SOUTH CAROLINA
DATE - AUGUST 4, 2016

CROSS-SECTION PLAN
Prepared for
ANGEL OAK PLANTATION, LLC

VENTURE ENGINEERING, INC.
Engineering and Land Planning
209 Highway 544 Conway, SC 29526
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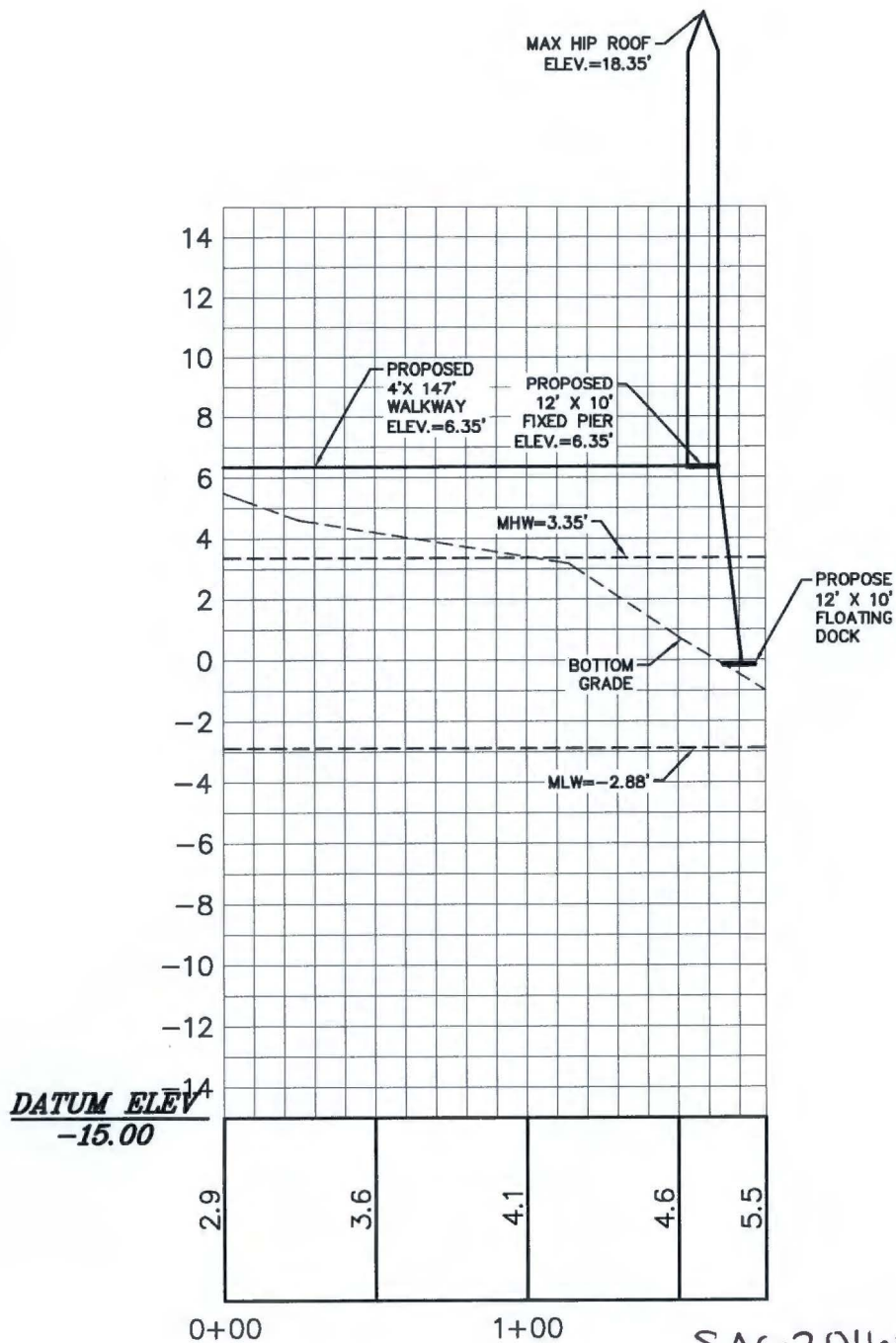
NOTE:
 FLOATING DOCK CONFIGURATION
 MAY BE ROTATED CLOCKWISE 90°
 TO MATCH CURRENT DIRECTION.

SAC-2016-01162
DOCK #8
LOT #2
 GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

VENTURE ENGINEERING, INC. Engineering and Land Planning 209 Highway 544 Conway, SC 29526 Phone (843) 347-5851 Fax (843) 347-2792		DOCK PLAN Prepared for ANGEL OAK PLANTATION, LLC		TMS # - 249-00-00-013,005 COUNTY: CHARLESTON STATE: SOUTH CAROLINA DATE: AUGUST 4, 2016	Sheet 18 of 19
		1 NO.	8-4-16 DATE	ADDED DISTANCE TO MARSH EDGE DESCRIPTION	J.T.S. BY



SAC-2016-01162
DOCK #8 PROFILE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY
1	8-4-16	ADDED DISTANCE TO MARSH EDGE	J.T.S.

TMS # - 249-00-00-013,005
 COUNTY: CHARLESTON
 STATE: SOUTH CAROLINA
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