

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-2006-04166-2T
(formerly SAC-2006-1E-027)

1 July 2014

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

RIVER ROAD DEVELOPERS, LLC
C/O ALBERT VANOVEREEM
C/O KEN HANCE
NEWKIRK ENVIRONMENTAL, INC.
PO BOX 746
MT. PLEASANT, SC 29465

for a permit to modify an existing community dock on the

STONO RIVER

at the Stonoview Community located off of River Road approximately 1 ¼ miles from the intersection of Maybank Highway and River Road on Johns Island, Charleston County, South Carolina. (32.734891 Latitude/ -80.012144 Longitude)

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 the modification of an existing community dock and access boardwalk and the construction of a new section of access boardwalk and a crabbing dock. The EXISTING structures consist of the following: From Highland C to Highland B, existing former causeway/road bed with no boardwalk; From Highland B to Highland A, an existing 6' X 213' long elevated boardwalk; and the existing 4' X 176' pier leading to a 20' X 20' covered pierhead with two (2) 10' X 40' floating docks originating at Highland A. The PROPOSED work consists of the following: The construction of a new 6' X 356' elevated boardwalk along the route of the causeway/road bed from Highland C to Highland B; the redecking of existing 6' X 213' elevated boardwalk from Highland B to Highland A, the addition of handrails to the boardwalk, and the extension of the boardwalk by 20'; and the replacement of the existing dock and pier with a 6' X 183' pier, a 5' X 38' side pier leading to a 10' X 10' crab dock, a 40' X 40' pierhead with a 20' X 20' covered section, two (2) 4' X 20' gangway and 10' X 40' floating docks on both sides of the pierhead, and a 4' X 30' gangway leading to an 8' wide landing and a 10' X 49' floating dock channelward of the pierhead. The proposed boardwalk and docks will have electricity and water.

Please note that a previous Corps permit modification was issued on October 22, 2007, but expired on September 30, 2012, without the modified dock ever being constructed.

The proposed project purpose is for short term boat moorage and access to the water for the residents of the Stonoview Community. The community dock will be the only dock and only water access for the Stonoview Community. The applicant stated that avoidance and minimization of impacts to waters of the U.S. have occurred by utilizing the existing structures and access corridors as well as elevating the structures on piles. No discharge of fill material is being proposed. The applicant also is not proposing compensatory mitigation as the proposed project will not result in a loss of wetlands or waters of the U.S.

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 5,836 square feet of open waters above estuarine substrates 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.

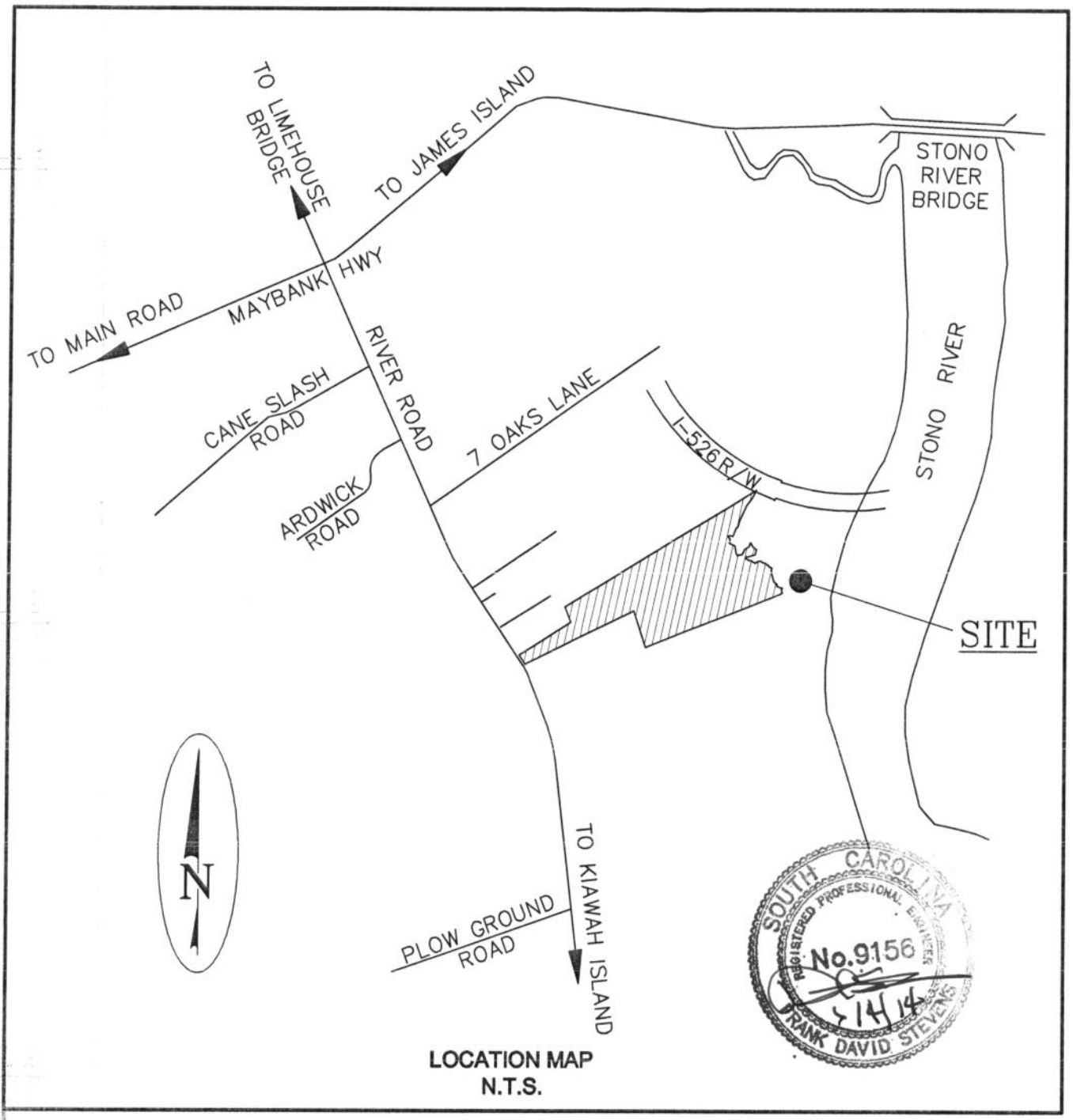
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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.

Refer to: P/N # SAC-2006-04166-2T
(formerly SAC-2006-1E-027)

1 July 2014

If there are any questions concerning this public notice, please contact **Tracy Dotolo Sanders** at 843-329-8044 or toll free at 1-866-329-8187.



APPLICANT:
 RIVER ROAD DEVELOPERS, LLC II
 1110 NORTHCHASE PARKWAY,
 SUITE 150
 MARIETTA, GA 30067
 PHONE: 404.214.2919

PROPOSED ACTIVITY:
 DOCK MODIFICATION

PROJECT LOCATION:
 ON STONO RIVER
 STONOVIEW SUBDIVISION
 JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON

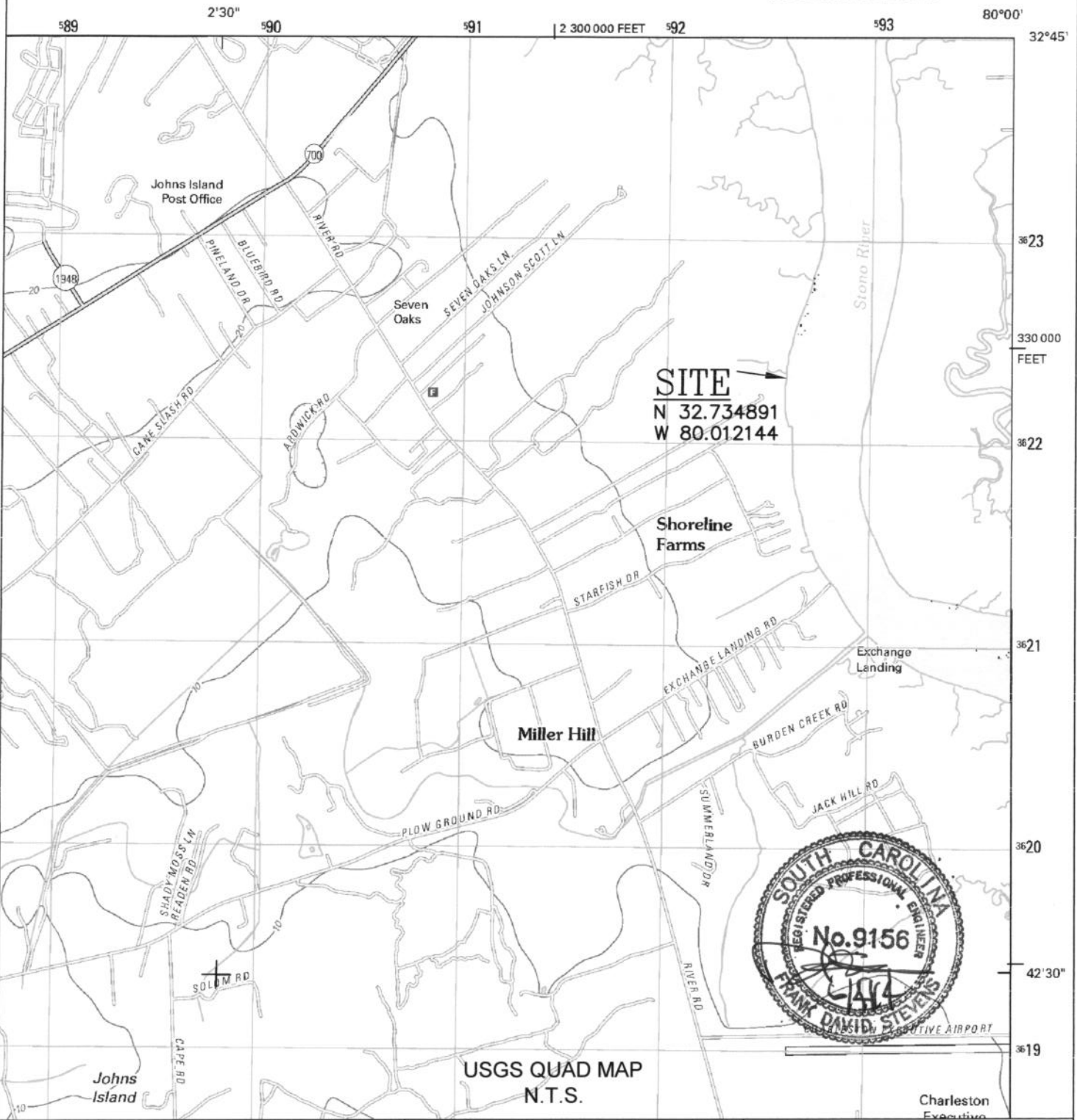
ADJACENT PROPERTY OWNERS:
 S: NANCY W NELSON
 N: SAME AS APPLICANT

**Stonoview Subdivision Community Dock
 P/N SAC-2006-04166-2T**

July 1, 2014

Sheet 1 of 10

LEGAREVILLE QUADRANGLE
SOUTH CAROLINA-CHARLESTON CO.
7.5-MINUTE SERIES



USGS QUAD MAP
N.T.S.

APPLICANT:
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MARIETTA, GA 30067
PHONE: 404.214.2919

PROPOSED ACTIVITY:
DOCK MODIFICATION

PROJECT LOCATION:
ON STONO RIVER
STONOVIEV SUBDIVISION
JOHNS ISLAND, SC 29455

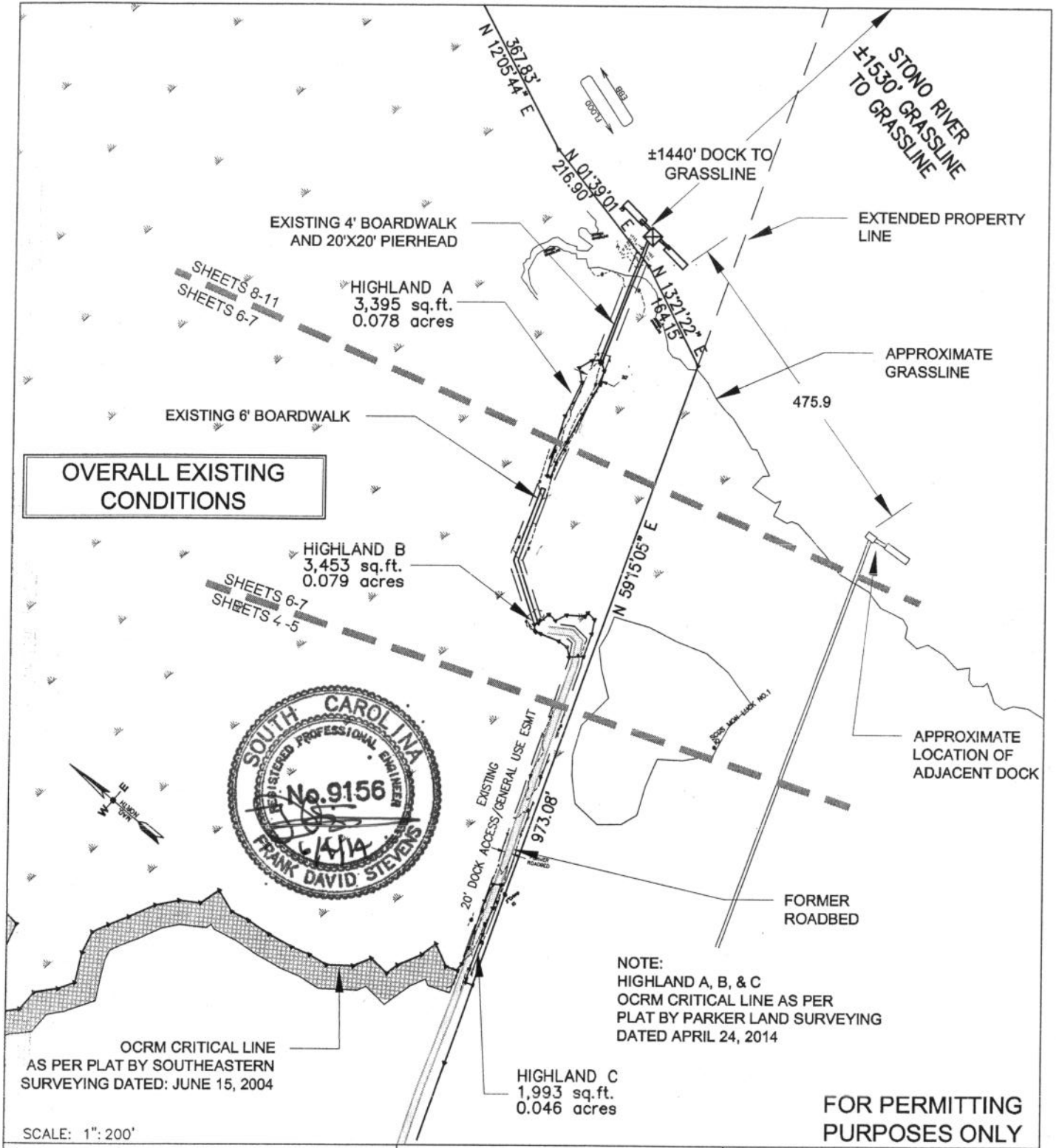
COUNTY: CHARLESTON

ADJACENT PROPERTY OWNERS:
S: NANCY W NELSON
N: SAME AS APPLICANT

Stonoview Subdivision Community Dock
P/N SAC-2006-04166-2T

July 1, 2014

Sheet 2 of 10



APPLICANT:
RIVER ROAD DEVELOPERS, LLC II
1110 NORTHCHASE PARKWAY,
SUITE 150
MARIETTA, GA 30067
PHONE: 404.214.2919

PROPOSED ACTIVITY:
DOCK MODIFICATION

PROJECT LOCATION:
ON STONO RIVER
STONOVIEW SUBDIVISION
JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON

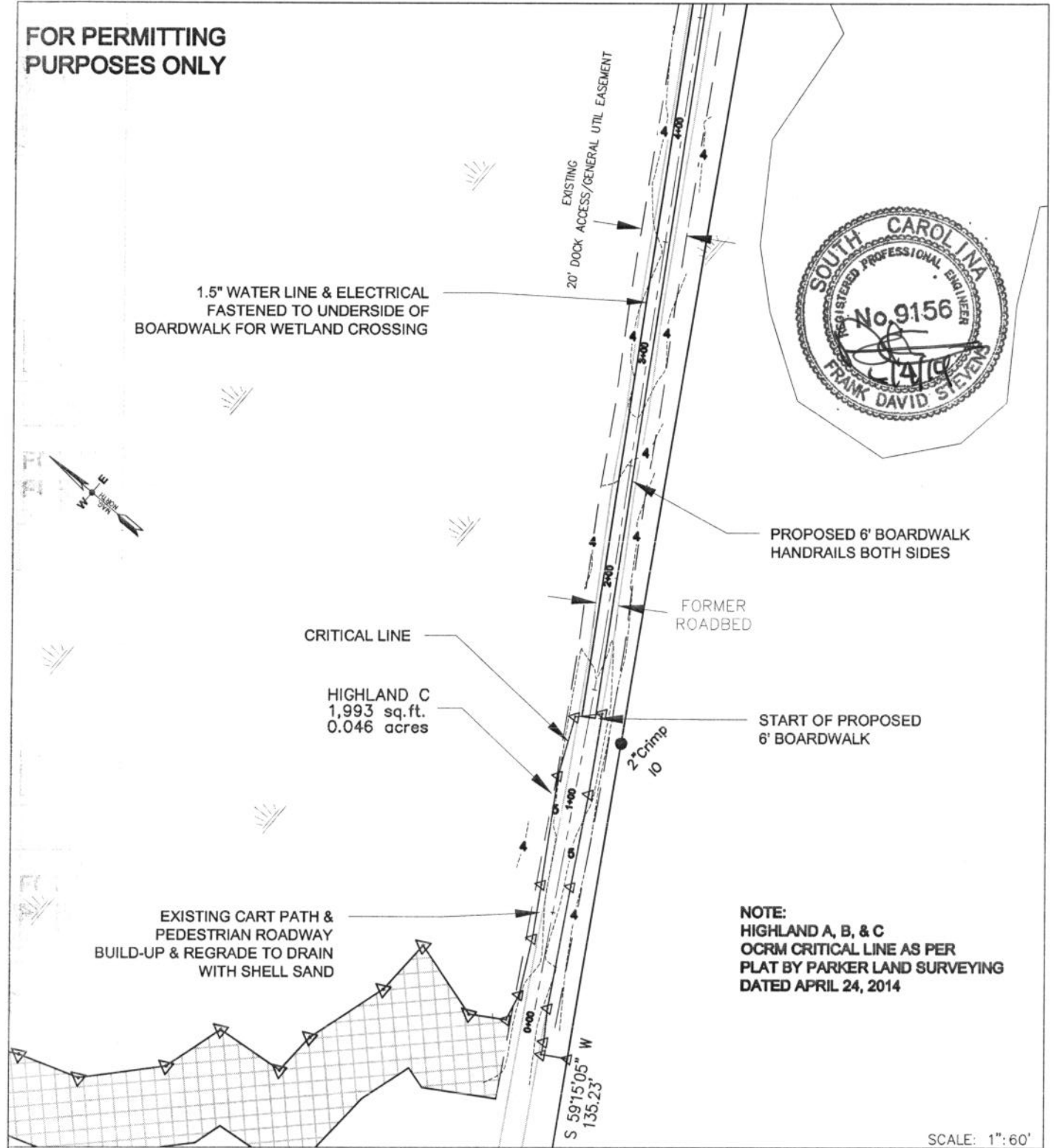
ADJACENT PROPERTY OWNERS:
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N: SAME AS APPLICANT

Stonoview Subdivision Community Dock
P/N SAC-2006-04166-2T

July 1, 2014

Sheet 3 of 10

**FOR PERMITTING
PURPOSES ONLY**



NOTE:
HIGHLAND A, B, & C
OCRM CRITICAL LINE AS PER
PLAT BY PARKER LAND SURVEYING
DATED APRIL 24, 2014

SCALE: 1" = 60'

APPLICANT:
RIVER ROAD DEVELOPERS, LLC II
1110 NORTHCHASE PARKWAY,
SUITE 150
MARIETTA, GA 30067
PHONE: 404.214.2919

PROPOSED ACTIVITY:
DOCK MODIFICATION

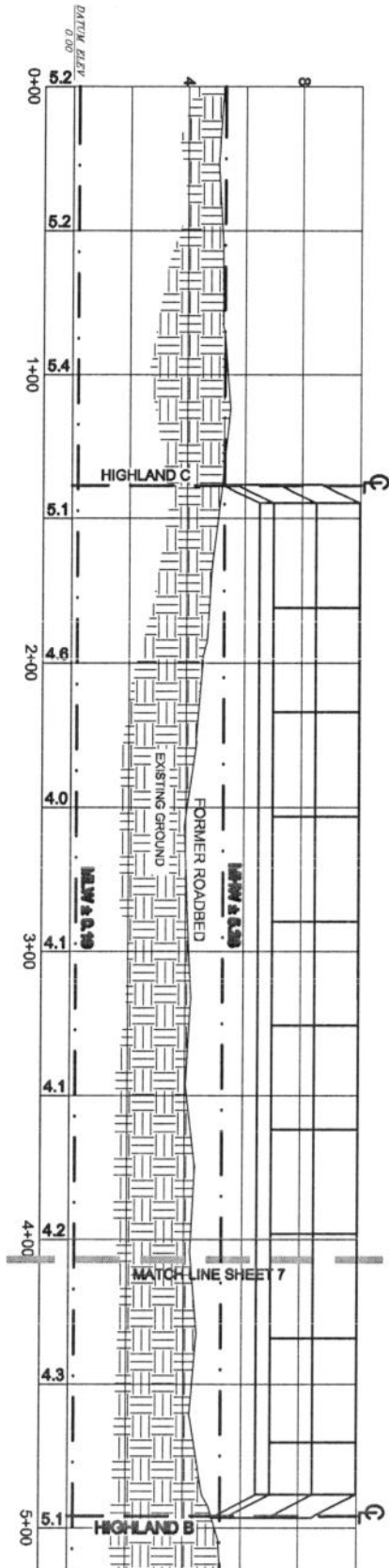
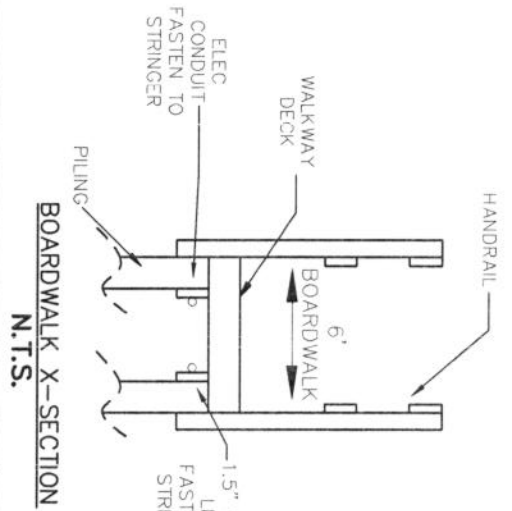
PROJECT LOCATION:
ON STONO RIVER
STONOVIEV SUBDIVISION
JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON

ADJACENT PROPERTY OWNERS:
S: NANCY W NELSON
N: SAME AS APPLICANT

**Stonoviev Subdivision Community Dock
P/N SAC-2006-04166-2T**

**FOR PERMITTING
PURPOSES ONLY**



HORIZONTAL SCALE: 1":60'

VERTICAL SCALE: 1":6"

**Stonoview Subdivision Community Dock
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APPLICANT:
RIVER ROAD DEVELOPERS, LLC II
1110 NORTHCHASE PARKWAY,
SUITE 150
MARIETTA, GA 30067
PHONE: 404.214.2919

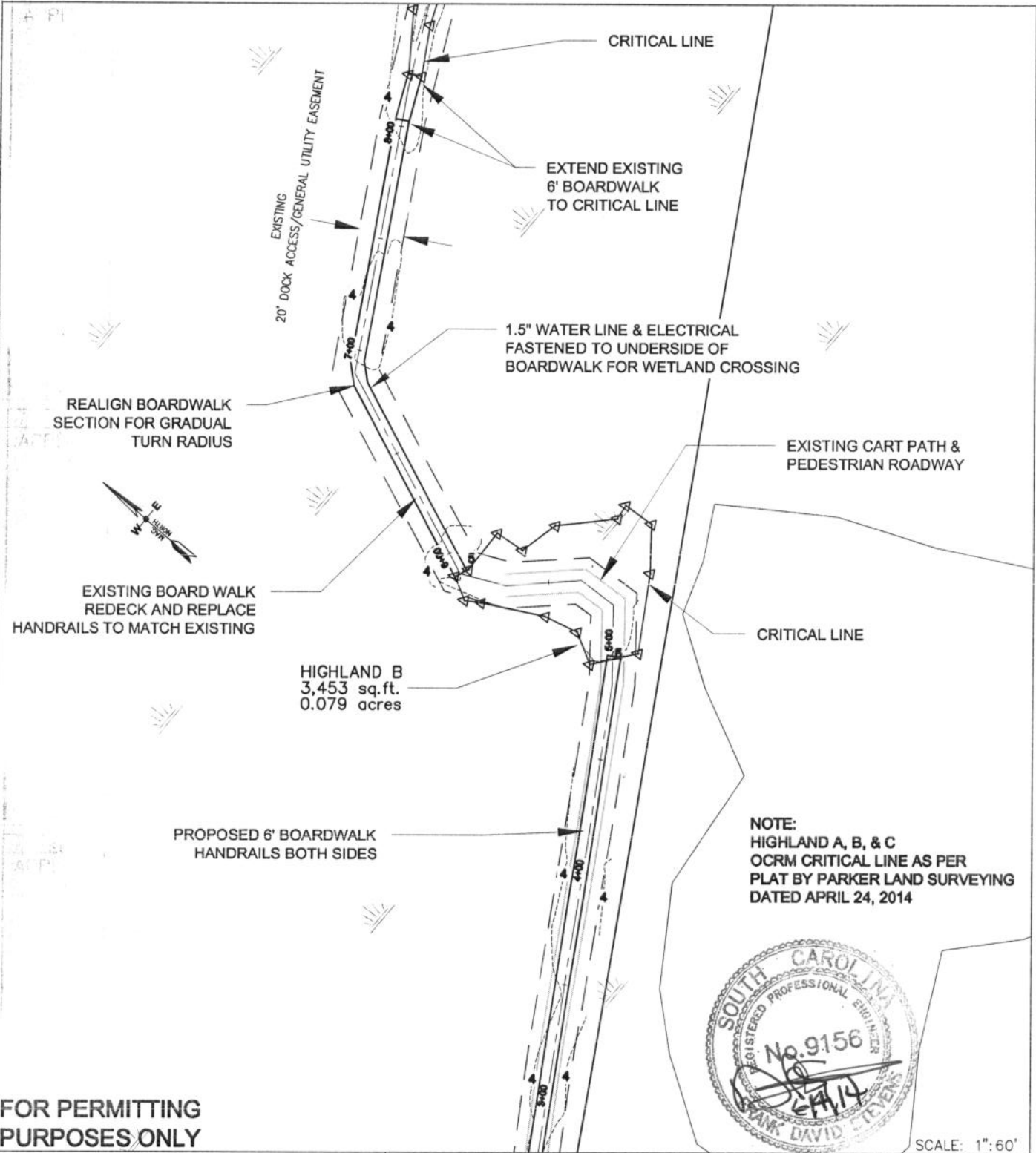
PROJECT LOCATION:
ON STONO RIVER
STONOVIEW SUBDIVISION
JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON

ADJACENT PROPERTY OWNERS:
S: NANCY W NELSON
N: SAME AS APPLICANT

DATE: JUNE 3, 2014
SHEET 5 OF 10

PROPOSED ACTIVITY:
DOCK MODIFICATION



NOTE:
 HIGHLAND A, B, & C
 OCRM CRITICAL LINE AS PER
 PLAT BY PARKER LAND SURVEYING
 DATED APRIL 24, 2014

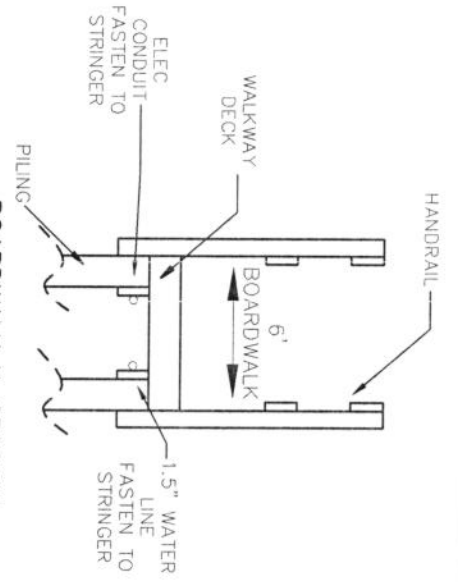


SCALE: 1" = 60'

**FOR PERMITTING
 PURPOSES ONLY**

| | | |
|---|---|--|
| <p>APPLICANT: RIVER ROAD DEVELOPERS, LLC II 1110 NORTHCHASE PARKWAY, SUITE 150 MARIETTA, GA 30067 PHONE: 404.214.2919</p> <p>PROPOSED ACTIVITY: DOCK MODIFICATION</p> | <p>PROJECT LOCATION: ON STONO RIVER STONOVIEW SUBDIVISION JOHNS ISLAND, SC 29455</p> <p>COUNTY: CHARLESTON</p> | <p>ADJACENT PROPERTY OWNERS: S: NANCY W NELSON N: SAME AS APPLICANT</p> <p>Stonoview Subdivision Community Dock P/N SAC-2006-04166-2T</p> |
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FOR PERMITTING
PURPOSES ONLY



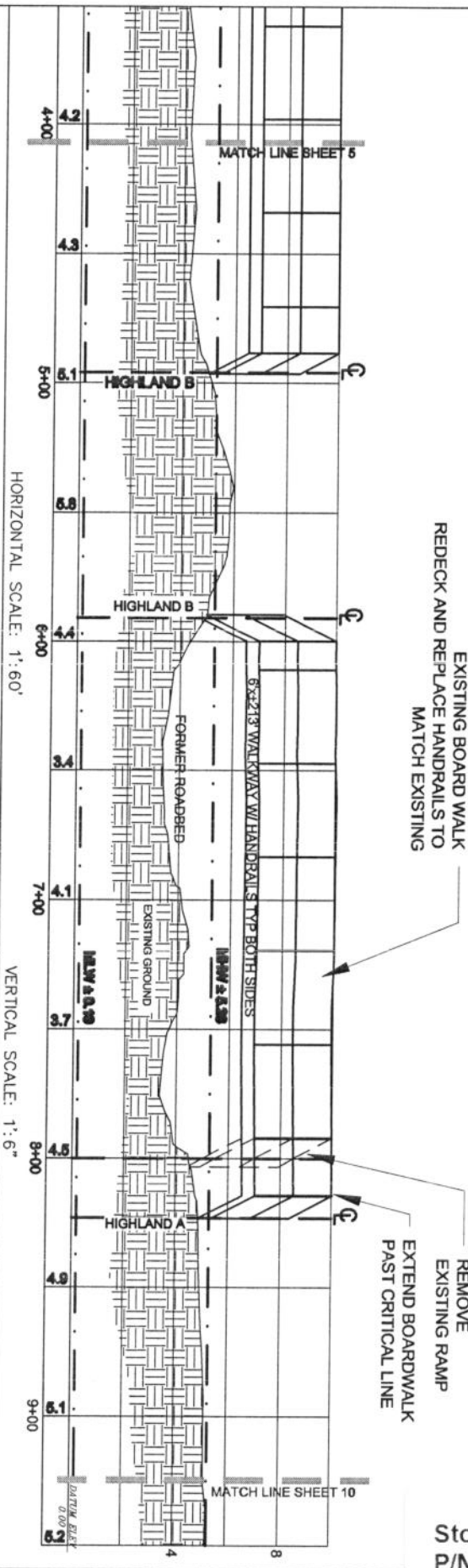
BOARDWALK X-SECTION
N.T.S.



Stonoview Subdivision Community Dock
P/N SAC-2006-04166-2T

July 1, 2014

Sheet 7 of 10



APPLICANT:
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PHONE: 404.214.2919

PROPOSED ACTIVITY:
DOCK MODIFICATION

PROJECT LOCATION:
ON STONO RIVER
STONOVIEW SUBDIVISION
JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON

ADJACENT PROPERTY OWNERS:
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N: SAME AS APPLICANT

DATE: JUNE 3, 2014

SHEET 7 OF 10

EXISTING DOCK LAYOUT

STONO RIVER
±1530' GRASSLINE
TO GRASSLINE

N 120°54' E
367.83'

N 01°39'01" E
216.90'

N 132°21'22" E
164.15'

EXISTING 20' x 20'
COVERED PIERHEAD
& FLOATING DOCKS

HIGHLAND A
3,395 sq.ft.
0.078 acres

NOTE:
HIGHLAND A, B, & C
OCRM CRITICAL LINE AS PER
PLAT BY PARKER LAND SURVEYING
DATED APRIL 24, 2014



SCALE: 1" = 60'

**FOR PERMITTING
PURPOSES ONLY**

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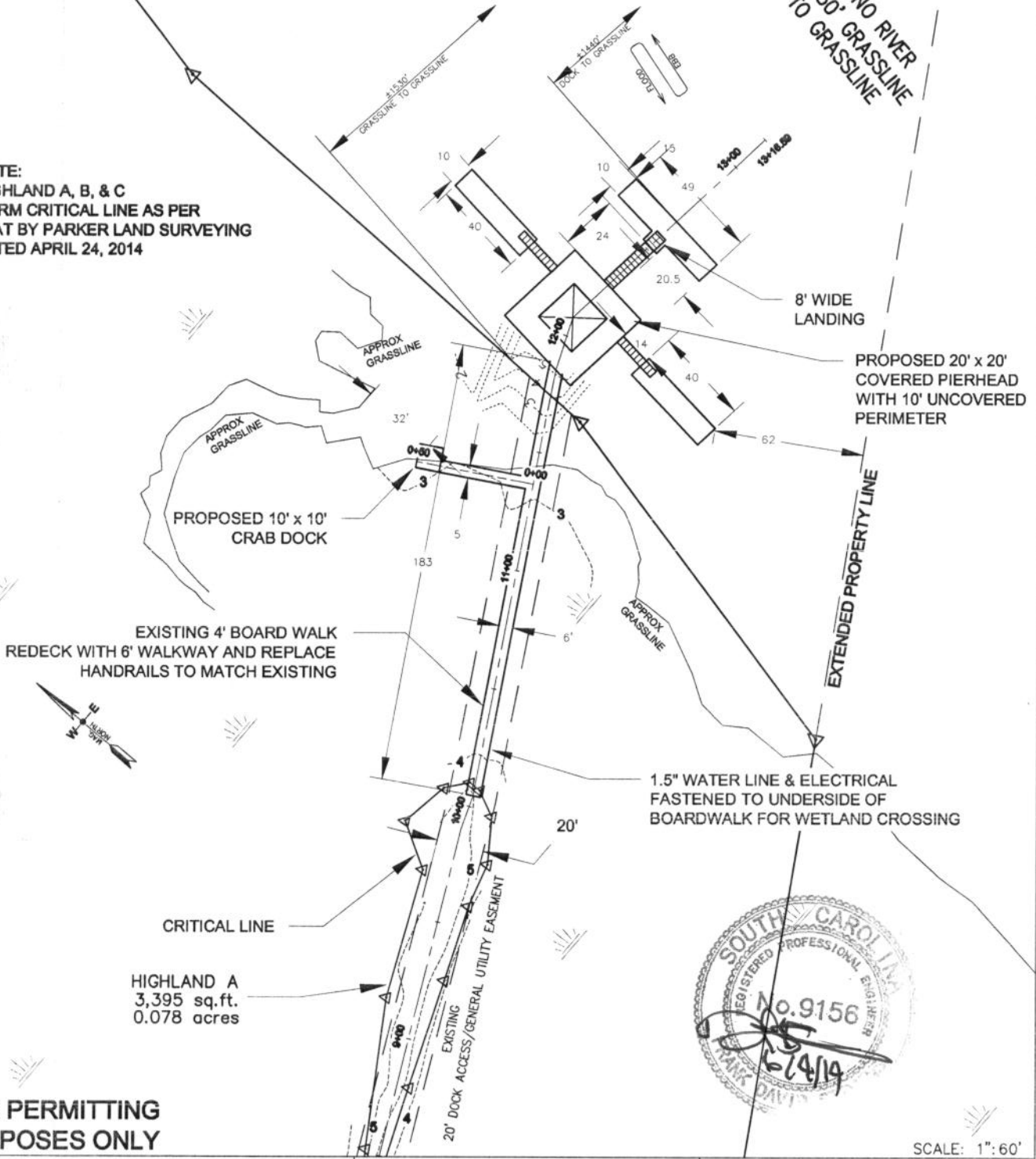
July 1, 2014

Sheet 8 of 10

PROPOSED DOCK LAYOUT

NOTE:
 HIGHLAND A, B, & C
 OCRM CRITICAL LINE AS PER
 PLAT BY PARKER LAND SURVEYING
 DATED APRIL 24, 2014

STONO RIVER
 ±1530' GRASSLINE
 TO GRASSLINE



EXISTING 4' BOARD WALK
 REDECK WITH 6' WALKWAY AND REPLACE
 HANDRAILS TO MATCH EXISTING

PROPOSED 10' x 10'
 CRAB DOCK

8' WIDE
 LANDING

PROPOSED 20' x 20'
 COVERED PIERHEAD
 WITH 10' UNCOVERED
 PERIMETER

EXTENDED PROPERTY LINE

1.5" WATER LINE & ELECTRICAL
 FASTENED TO UNDERSIDE OF
 BOARDWALK FOR WETLAND CROSSING

HIGHLAND A
 3,395 sq.ft.
 0.078 acres



**FOR PERMITTING
 PURPOSES ONLY**

SCALE: 1" = 60'

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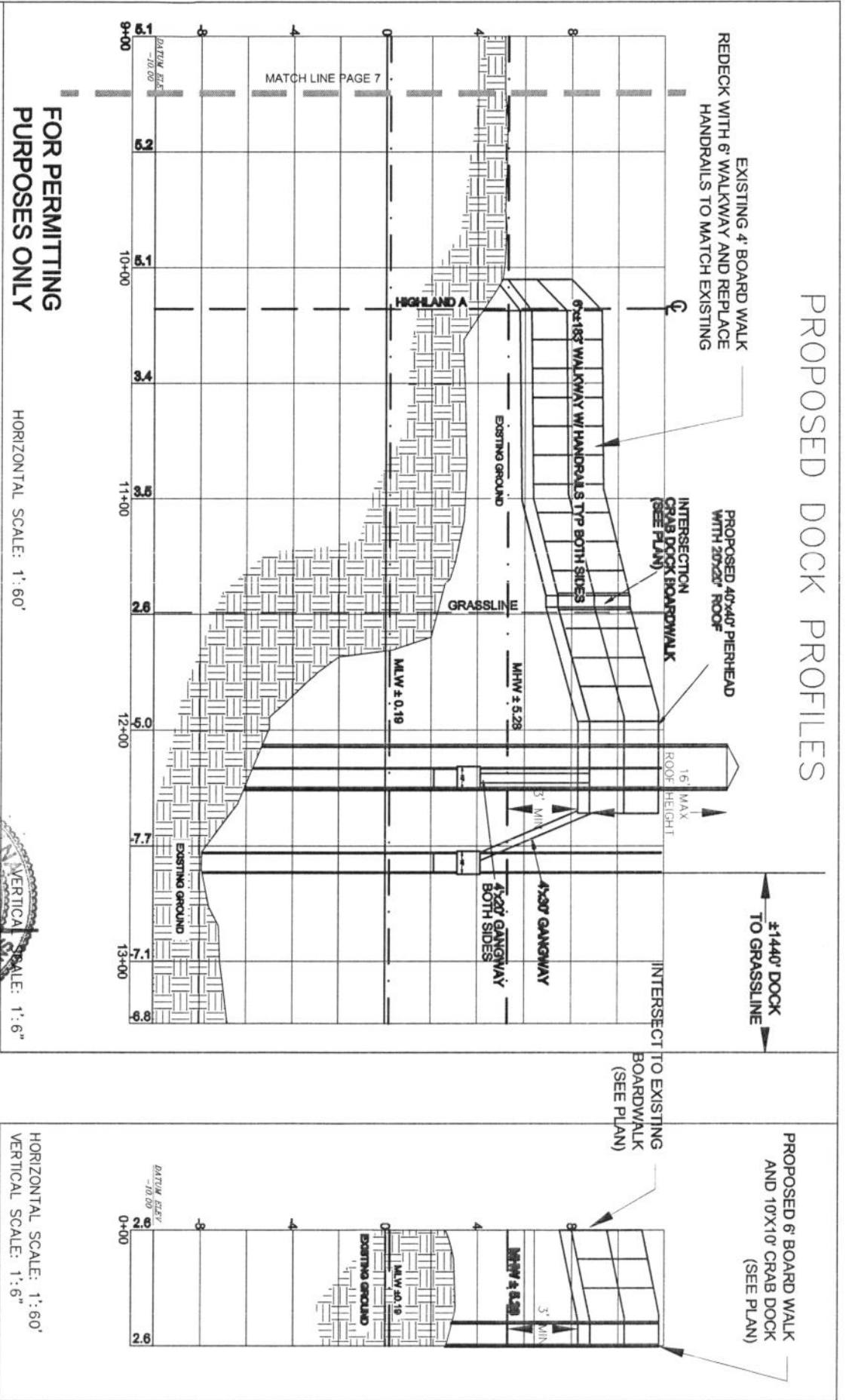
COUNTY: CHARLESTON

ADJACENT PROPERTY OWNERS:
 S: NANCY W NELSON
 N: SAME AS APPLICANT

DATE: JUNE 3, 2014

**Stonoview Subdivision Community Dock
 P/N SAC-2006-04166-2T**

PROPOSED DOCK PROFILES



FOR PERMITTING PURPOSES ONLY

HORIZONTAL SCALE: 1"=60'

VERTICAL SCALE: 1"=6"

HORIZONTAL SCALE: 1"=60'

VERTICAL SCALE: 1"=6"

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PROJECT LOCATION:
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 JOHNS ISLAND, SC 29455

COUNTY: CHARLESTON
 MODIFICATION:



ADJACENT PROPERTY OWNERS:
 S. NANCY W NELSON

Stonoview Subdivision Community Dock
 P/N SAC-2006-04166-2T

July 1, 2014