

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-2018-00916

July 11, 2018

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

Mr. Chris Fredericks
Waterfront Plantation Condominium Association
108 Waterfront Plantation Drive
Charleston, South Carolina 29412

for a permit to expand an existing community dock to allow for the mooring of vessels for a multi-family residential development in

Wappoo Creek/Atlantic Intracoastal Waterway (AIWW)

at Waterfront Plantation Drive, Charleston County, South Carolina (Latitude: 32.7645 °N, Longitude: -79.9822 °W), **Charleston Quad**.

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 expanding an existing residential community dock to allow for the mooring of vessels for private residences of the multi-family residential complex. The existing community dock will be incorporated into the proposed expansion. In detail, the current community dock includes an 8'x130' spine dock/walkway, a 7'x23' fixed pierhead, an 8'x8'

July 11, 2018

gangway landing, and two 7'x20' drive-on boat docks. The proposed expansion would have the following dimensions upon completion of the proposed activity: an 8'x212' spine dock/walkway, a 7'x43' fixed pierhead (7'x20' proposed expansion + 7'x23' existing), 8'x8' gangway landing, six 4'x20' finger docks, four 4'x27' finger docks, and twelve 7.5'x20' drive-on boat docks. The applicant has not proposed to mitigate for impacts to wetlands and/or waters of the United States, as the only impacts to aquatic resources are through shading effects by the proposed structures. The project purpose is to expand an existing multi-family residential community dock.

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. 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 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 5,016 square feet of estuarine substrates and emergent wetlands 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 Atlantic sturgeon (*Acipenser oxyrinchus*), shortnose sturgeon (*Acipenser brevirostrum*), green sea turtle (*Chelonia mydas*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), leatherback sea turtle (*Dermochelys coriacea*), and loggerhead sea turtle (*Caretta caretta*) are present in the vicinity of the project. However, it has been determined that the project will have no effect on these species and will not result in the destruction or adverse modification of designated or proposed critical habitat. In addition, the District Engineer has determined that the project is not likely to adversely affect West Indian manatee (*Trichechus manatus*). 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

July 11, 2018

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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:**

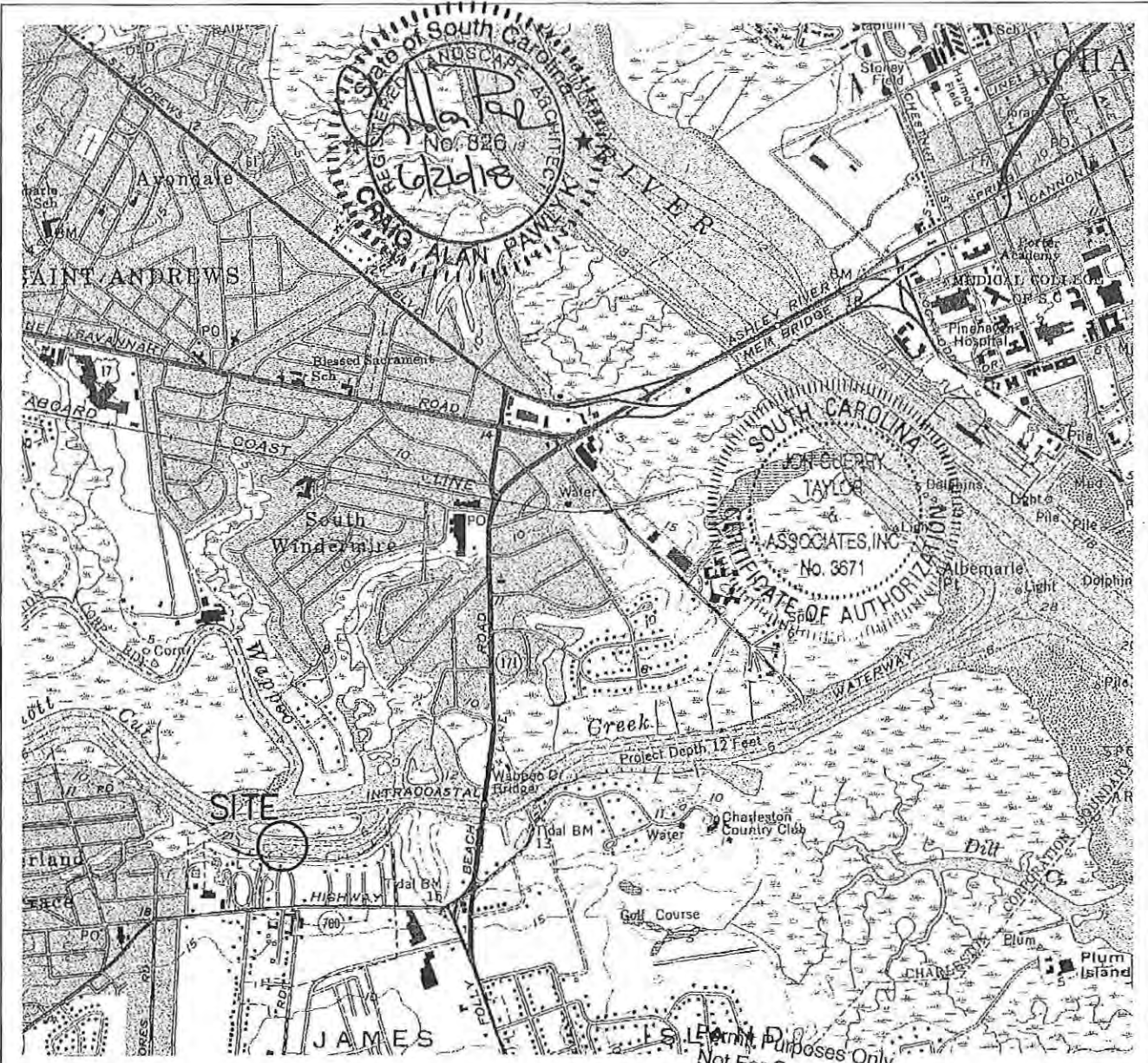
U.S. Army Corps of Engineers

REGULATORY DIVISION
SAC-2018-00916 Waterfront Plantation Community Dock Expansion

July 11, 2018

**ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Tyler L. Sgro, Project Manager, at (843) 329-8037.



Permit Purposes Only
Not For Construction



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QUAD MAP

CHARLESTON QUAD



0 2000
GRAPHIC SCALE 1" = 2000

AUTHORIZED AGENT:

JON GUERRY TAYLOR & ASSOCIATES, INC.
PO BOX 1082
MOUNT PLEASANT, SC 29465
C/O CRAIG PAWLKY

ADJACENT PROPERTY OWNERS:

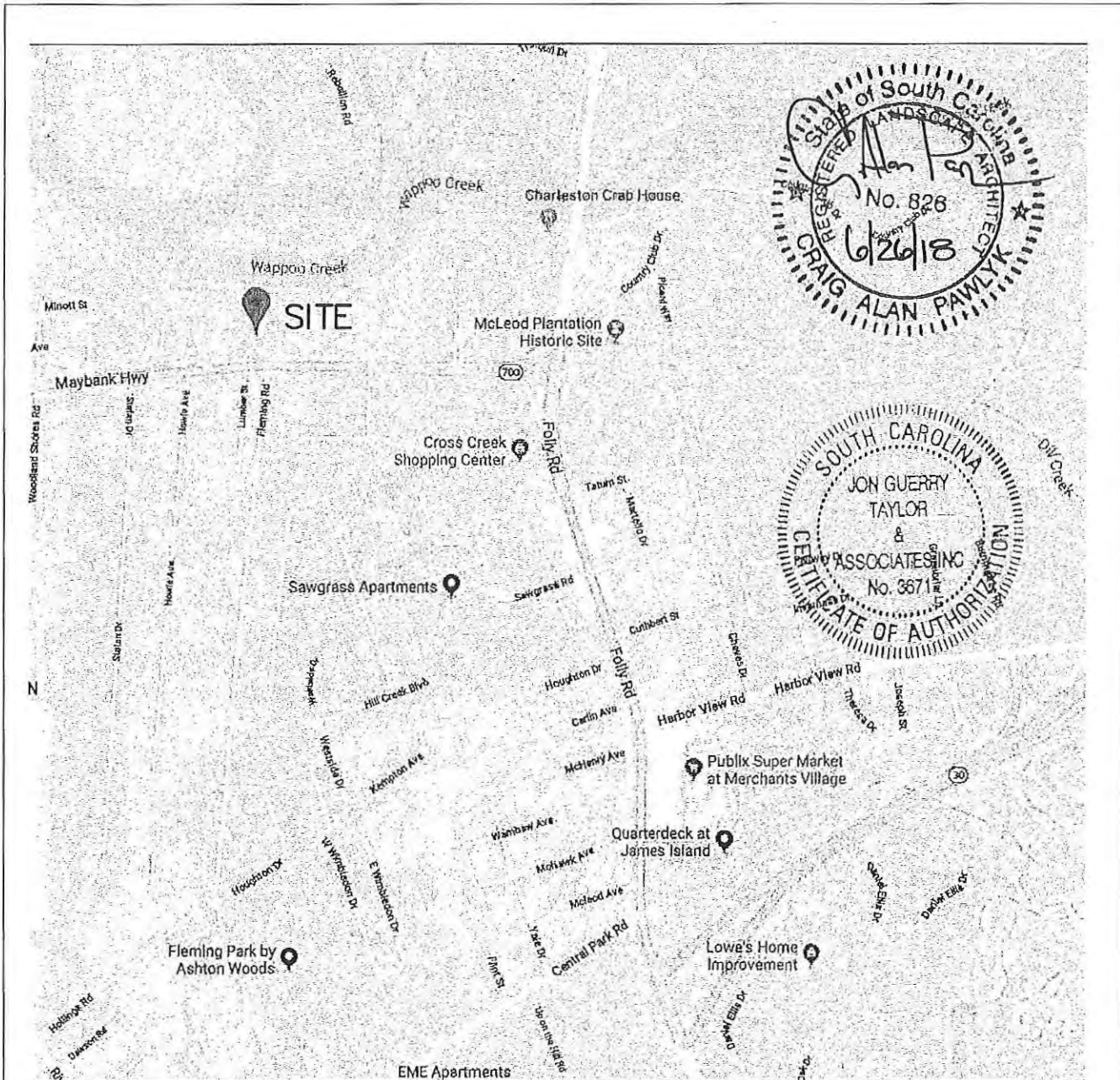
(SEE SHEET 3)

WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572' N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18



LOCATION MAP

N.T.S.

Permit Purposes Only
Not For Construction

AUTHORIZED AGENT:

JON GUERRY TAYLOR & ASSOCIATES, INC.
PO BOX 1082
MOUNT PLEASANT, SC 29465
C/O CRAIG PAWLYK

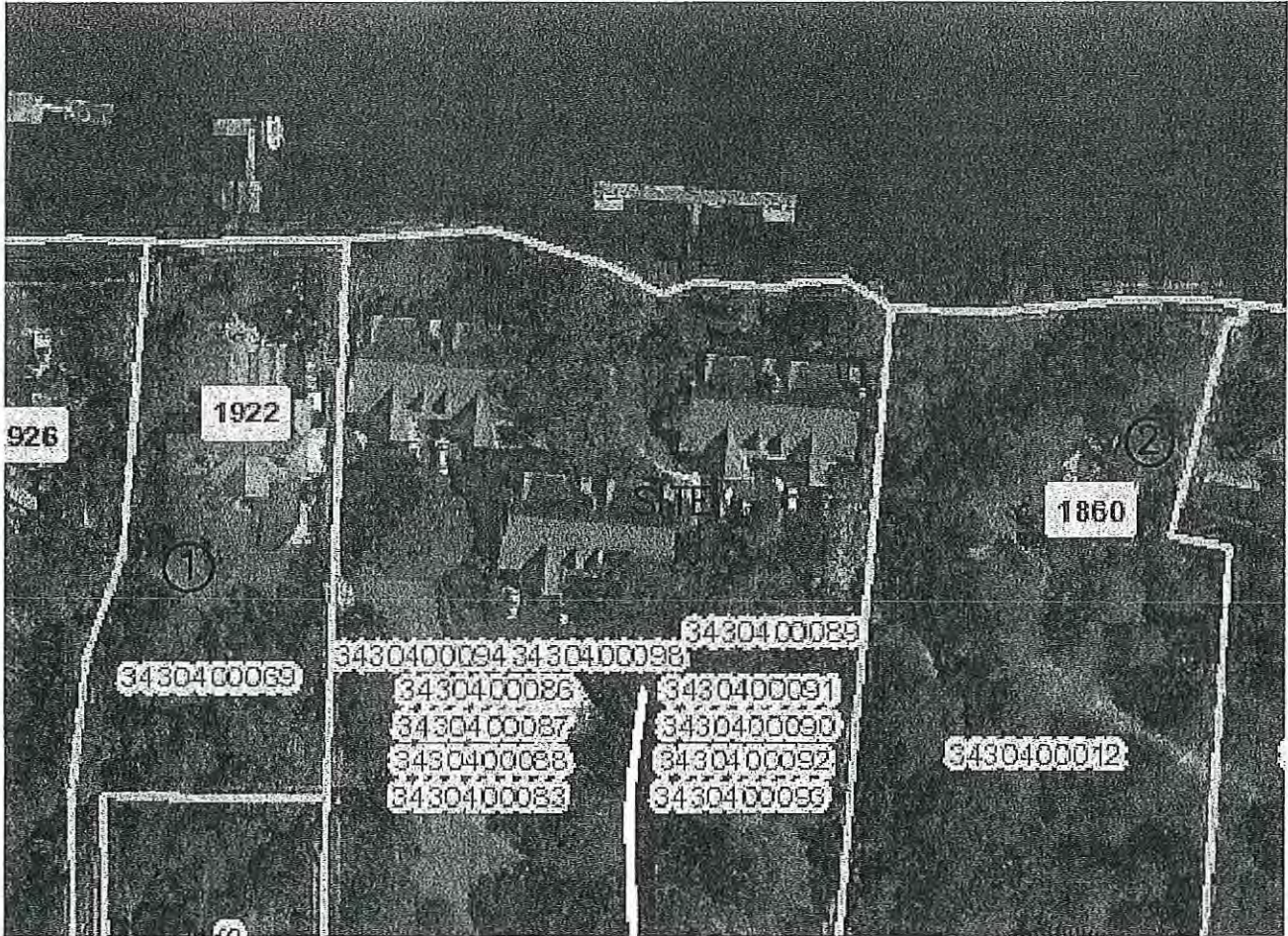
WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572' N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)



ADJACENT PROPERTY OWNERS



- ① BARRE AND FRANCIS BUTLER
1922 MAYBANK HIGHWAY
CHARLESTON, SC 29412
- ② MARY M. GILBREATH
GILBREATH REAL ESTATE LLC
134 COLUMBUS ST.
CHARLESTON, SC 29403



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ADJACENT PROPERTY OWNERS

AUTHORIZED AGENT:
JON GUERRY TAYLOR & ASSOCIATES, INC.
PO BOX 1082
MOUNT PLEASANT, SC 29465
C/O CRAIG PAWLYK

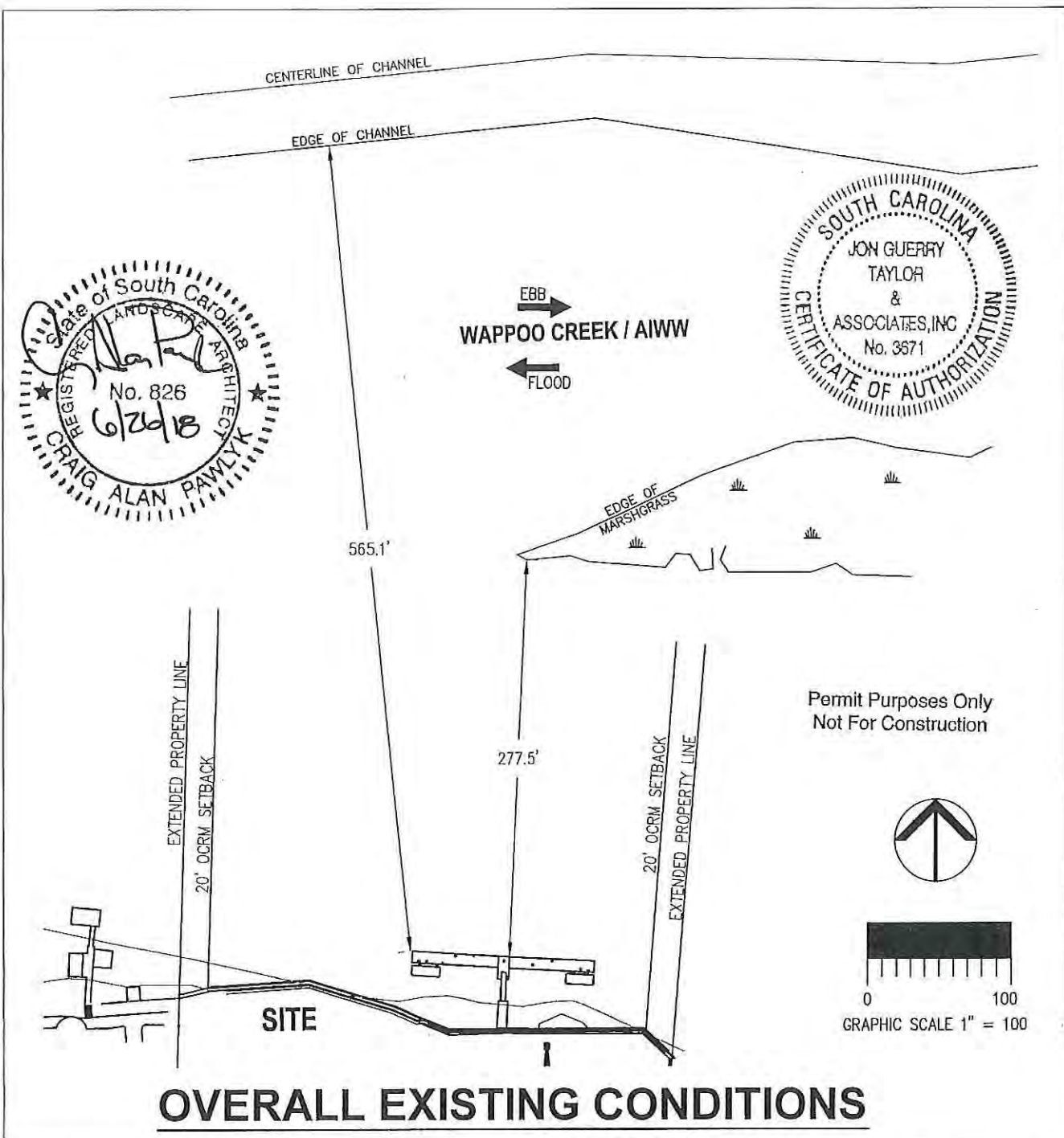
**WATERFRONT
PLANTATION COMMUNITY
DOCK EXPANSION**

LAT.: 32.764572° N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)



OVERALL EXISTING CONDITIONS

AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC
 PO BOX 1082
 MOUNT PLEASANT, SC 29465
 C/O CRAIG PAWLYK

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 3)

**WATERFRONT
 PLANTATION COMMUNITY
 DOCK EXPANSION**

LAT.: 32.764572° N
 LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
 EXISTING COMMUNITY DOCK

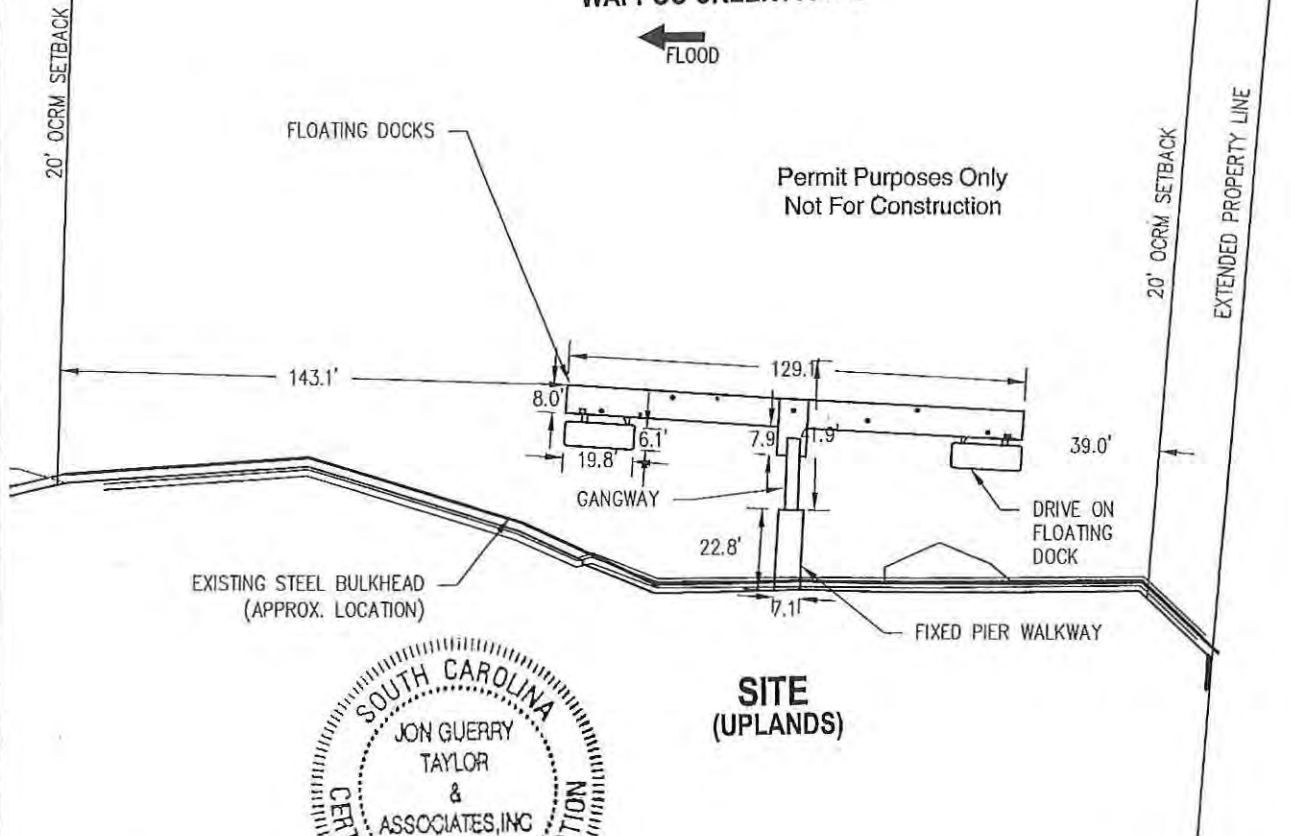
IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 4 OF 11

HYDROGRAPHIC INFORMATION IS REFERENCED TO MEAN LOW WATER AND WAS PROVIDED BY PARKER LAND SURVEYING



EBB
WAPPOO CREEK / AIWW
 FLOOD

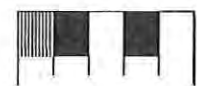


SITE (UPLANDS)



EXISTING CONDITIONS

(ENLARGED VIEW)



0 50
 GRAPHIC SCALE 1" = 50'

AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC.
 PO BOX 1082
 MOUNT PLEASANT, SC 29465
 C/O CRAIG PAWLYK

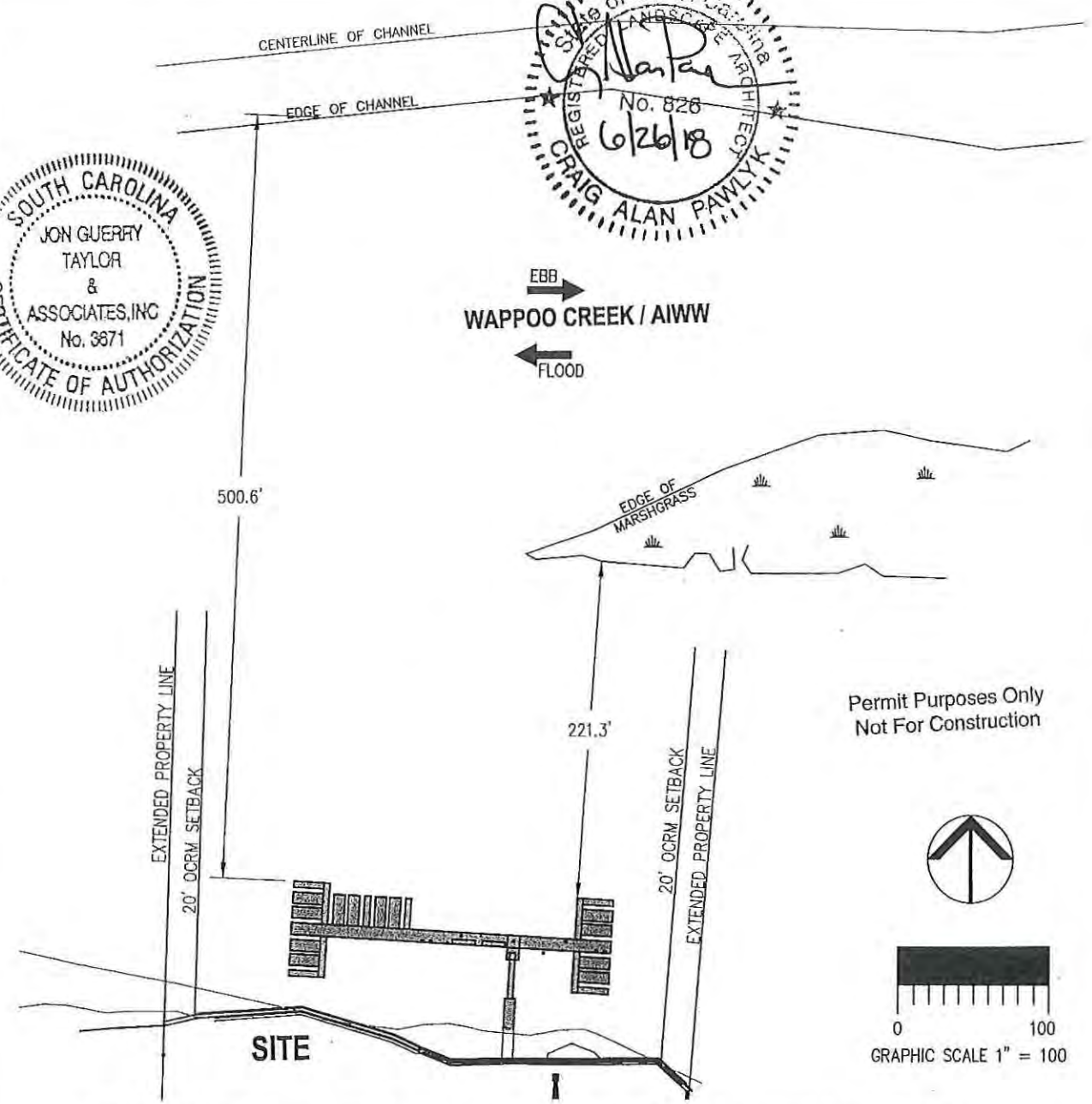
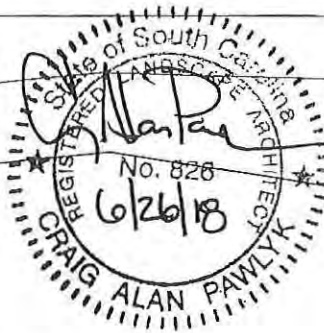
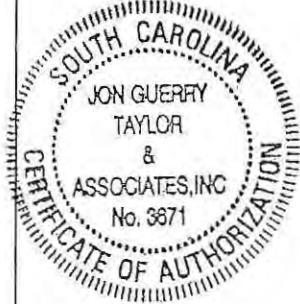
WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572° N
 LONG.: -79.982200 W

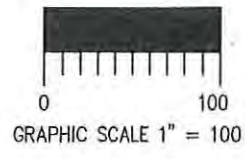
PROPOSED: EXPANSION OF CURRENTLY EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 3)



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Not For Construction



OVERALL PROPOSED IMPROVEMENTS

AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC
 PO BOX 1082
 MOUNT PLEASANT, SC 29465
 C/O CRAIG PAWLYK

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 3)

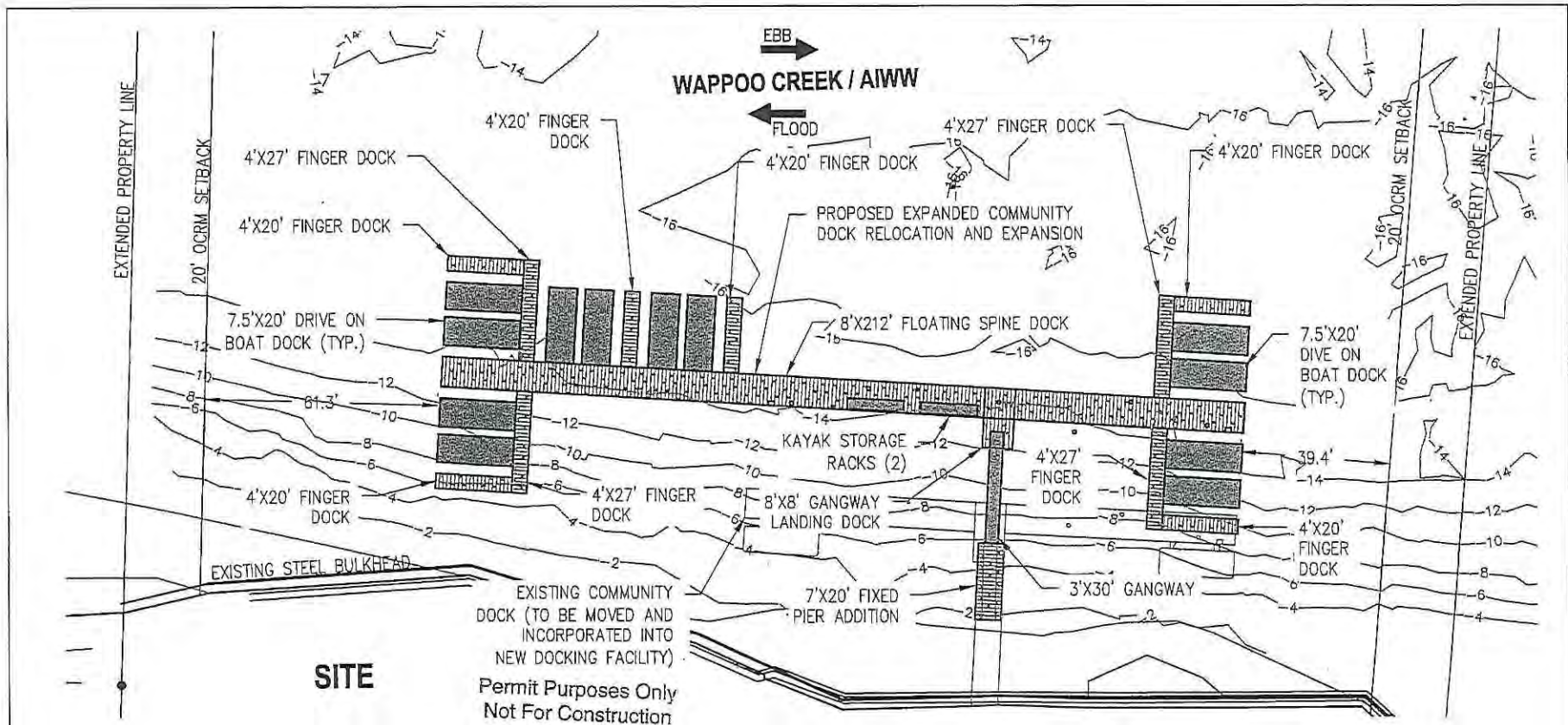
**WATERFRONT
 PLANTATION COMMUNITY
 DOCK EXPANSION**

LAT.: 32.764572° N
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PROPOSED: EXPANSION OF CURRENTLY
 EXISTING COMMUNITY DOCK

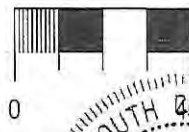
IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 6A OF 11

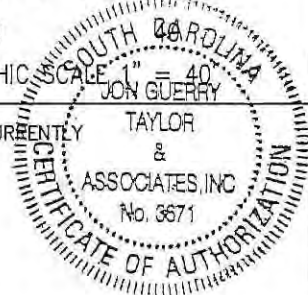
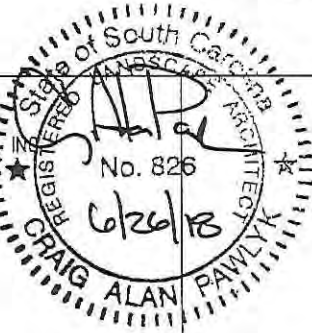


PROPOSED IMPROVEMENTS

(OVERALL VIEW)



GRAPHIC SCALE 1" = 40'



AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC.
 P.O. BOX 1082
 MT. PLEASANT, SC 29465
 c/o CRAIG PAWLKY

ADJACENT RIPARIAN PROPERTY:
 SEE SHEET 3

WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572° N
 LONG.: -79.982200 W

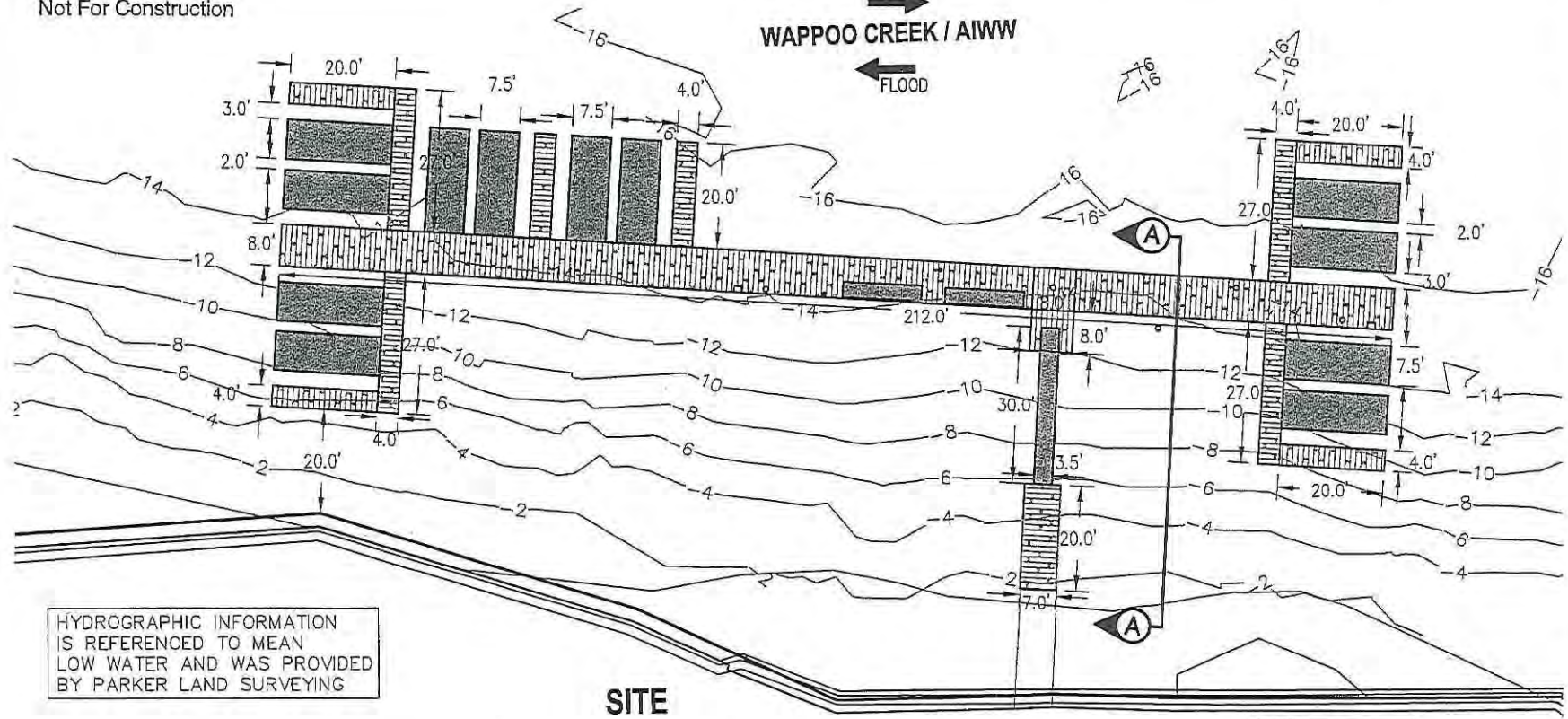
PROPOSED: EXPANSION OF CURRENTLY EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 6B OF 11

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Not For Construction

EBB →
WAPPOO CREEK / AIWW
← FLOOD

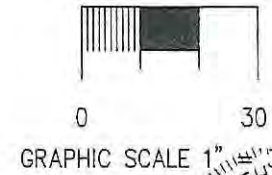


HYDROGRAPHIC INFORMATION
IS REFERENCED TO MEAN
LOW WATER AND WAS PROVIDED
BY PARKER LAND SURVEYING

SITE

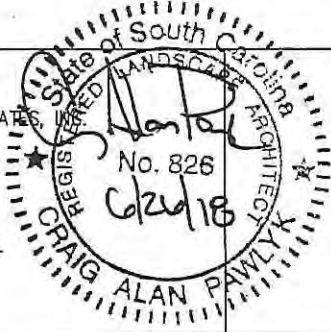
PROPOSED IMPROVEMENTS

(DIMENSIONED VIEW)



AUTHORIZED AGENT:
JON GUERRY TAYLOR & ASSOCIATES, INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o CRAIG PAWLYK

ADJACENT RIPARIAN PROPERTY:
SEE SHEET 3

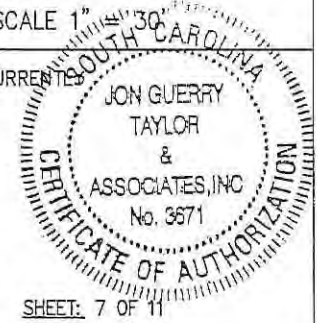


WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

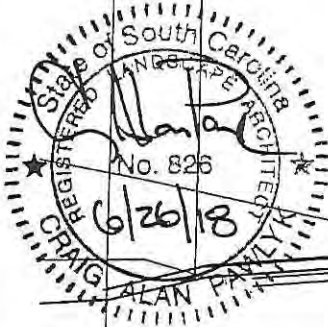
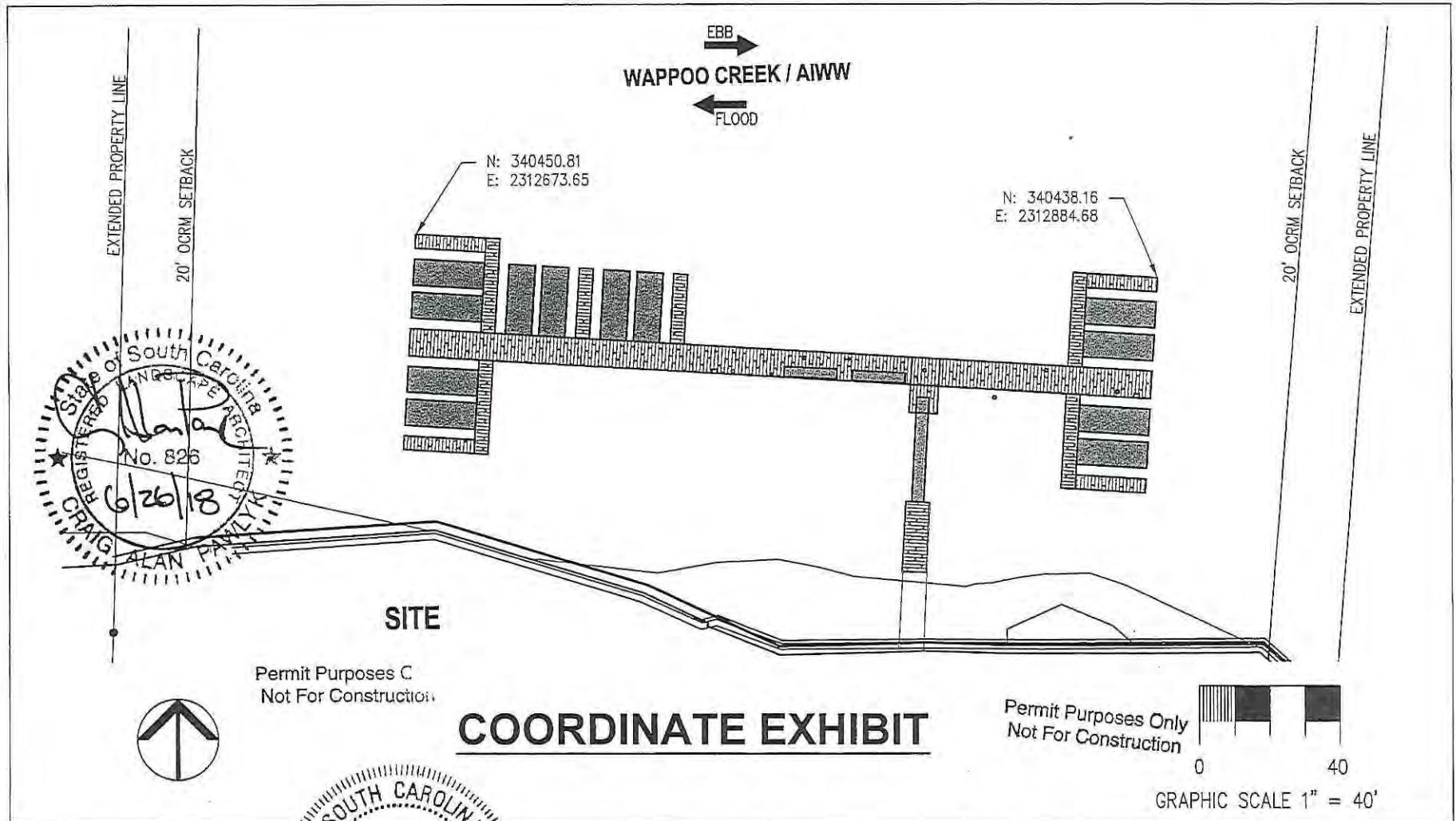
LAT.: 32.764572° N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENT
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18



SHEET: 7 OF 11

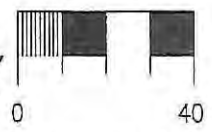


SITE

Permit Purposes C
Not For Construction

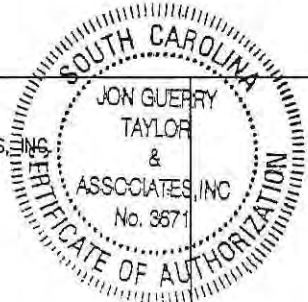
COORDINATE EXHIBIT

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GRAPHIC SCALE 1" = 40'

AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC.
 P.O. BOX 1082
 MT. PLEASANT, SC 29465
 c/o CRAIG PAWLYK



WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572° N
 LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 8 OF 11

ADJACENT RIPARIAN PROPERTY:
SEE SHEET 3

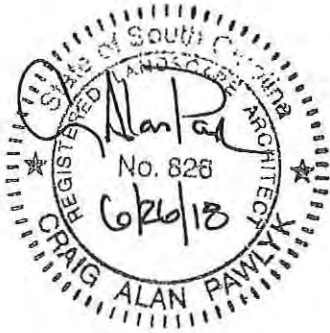
DOCKAGE SCHEDULE:

EXISTING:

23'X7' FIXED PIER	=	161
130'X8' SPINE DOCK	=	1040 SF
8'X8' GANGWAY LANDING DOCK	=	64 SF
(2) 20'X7' DRIVE ON FLOATS	=	280 SF
TOTAL:	=	1,545 SF

PROPOSED:

7'X20' FIXED PIER ADDITION	=	140 SF
212'X8' SPINE DOCK	=	1696 SF
8'X8' GANGWAY LANDING DOCK	=	64 SF
(6) 4'X20' FINGER DOCKS	=	480 SF
(4) 4'X27' FINGER DOCKS	=	432 SF
(12) 7.5'X20' DRIVE ON FLOATS	=	1,800 SF
TOTAL:	=	5,016 SF



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PROPOSED IMPROVEMENTS

N.T.S.

AUTHORIZED AGENT:

JON GUERRY TAYLOR & ASSOCIATES, INC.
PO BOX 1082
MOUNT PLEASANT, SC 29465
C/O CRAIG PAWLYK

ADJACENT PROPERTY OWNERS:

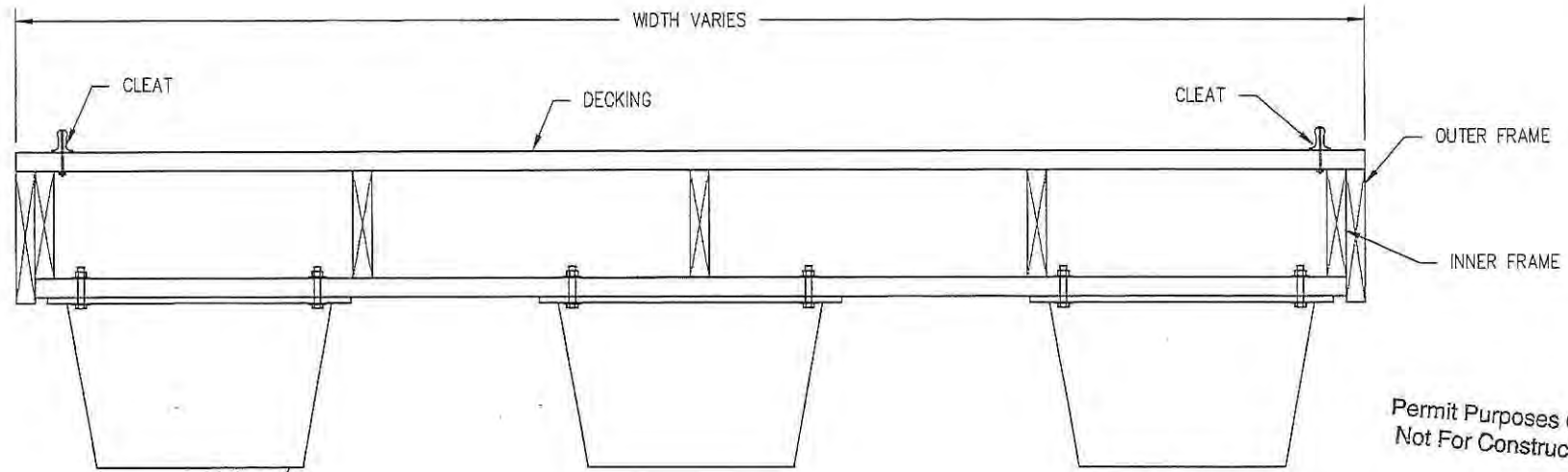
(SEE SHEET 3)

WATERFRONT PLANTATION COMMUNITY DOCK EXPANSION

LAT.: 32.764572' N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

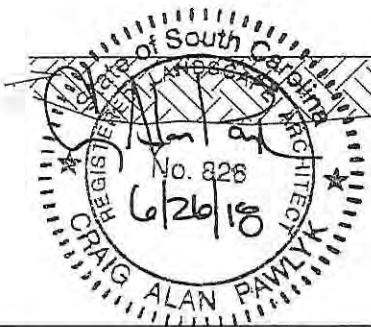


Permit Purposes Only
Not For Construction

POLYSTYRENE FOAM
FILLED FLOAT (TYPICAL)

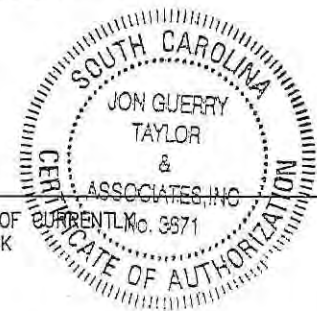
(FLOATING DOCK—WIDTH VARIES)

EXISTING CREEK BOTTOM



FLOATING DOCK SECTION

NOT TO SCALE



AUTHORIZED AGENT:
 JON GUERRY TAYLOR & ASSOCIATES, INC.
 PO BOX 1082
 MOUNT PLEASANT, SC 29465
 C/O CRAIG PAWLYK

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 3)

**WATERFRONT
 PLANTATION COMMUNITY
 DOCK EXPANSION**

LAT.: 32.764572' N
 LONG.: -79.982200 W

PROPOSED: EXPANSION OF EXISTING COMMUNITY DOCK

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 10 OF 11

TOPOGRAPHIC INFORMATION IS REFERENCED TO MEAN LOW WATER AND WAS PROVIDED BY PARKER LAND SURVEYING

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ELEVATION OF TOP OF
7'X20' FIXED PIER
ADDITION = +9.94' MLW

NEW 3.5'X30 GANGWAY

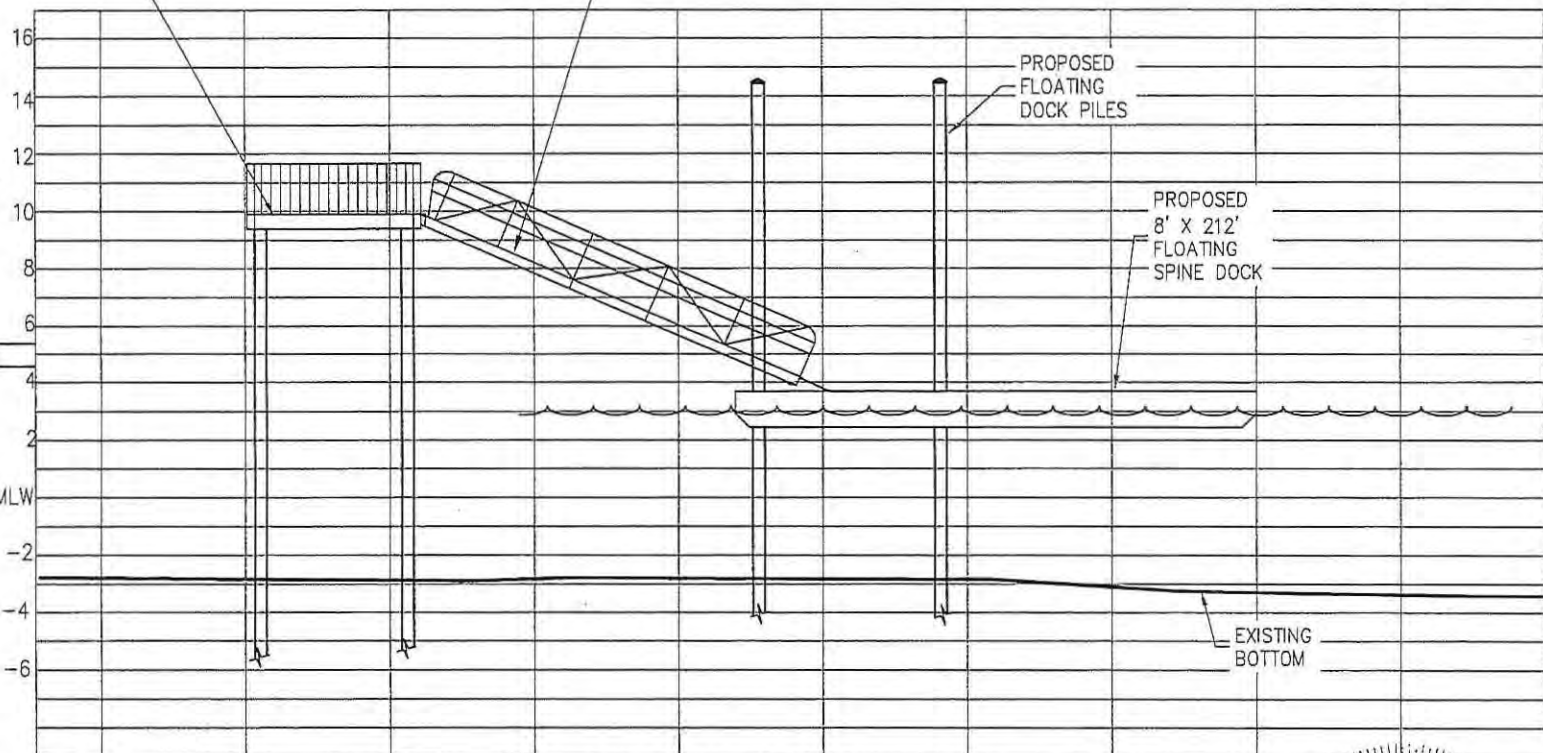
PROPOSED
FLOATING
DOCK PILES

PROPOSED
8' X 212'
FLOATING
SPINE DOCK

EXISTING
BOTTOM

5.91' = HTL
5.58' = MHW

0' MLW



ELEVATION A-A
NOT TO SCALE

(ELEVATION VIEW OF PIER HEAD, GANGWAY & FLOATING DOCK)

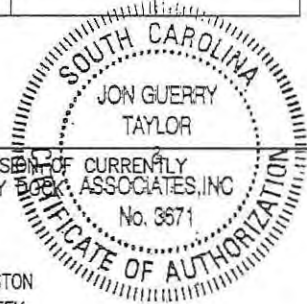
AUTHORIZED AGENT:
JON GUERRY TAYLOR & ASSOCIATES, INC.
PO BOX 1082
MOUNT PLEASANT, SC 29465
C/O CRAIG PAWLYK



**WATERFRONT
PLANTATION COMMUNITY
DOCK EXPANSION**

LAT.: 32.764572° N
LONG.: -79.982200 W

PROPOSED: EXPANSION OF CURRENTLY
EXISTING COMMUNITY DOCK, ASSOCIATES, INC
No. 3571



ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

IN: CITY OF CHARLESTON
ON: WAPPOO CREEK
COUNTY OF: CHARLESTON
STATE OF: SOUTH CAROLINA
DATE: 5-17-18

SHEET: 11 OF 11