

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-2008-01605-2G

17 MARCH 2016

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

KIAWAH RIVER PLANTATION
C/O JUSTIN DAVIS
APPLIED TECHNOLOGY & MANAGEMENT, INC.
POST OFFICE BOX 20336
CHARLESTON, SOUTH CAROLINA 29413

for a permit to construct a community day dock, replace an existing boat ramp, and add a courtesy day dock in waters of

MULLET CREEK

at a location adjacent to the existing gravel boat ramp, at the Kiawah River Plantation tract, 2501 Mullet Hall Road, Johns Island, South Carolina. (Latitude 32.622320° - Longitude -80.120772°; Kiawah Island and Legareville Quads)

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 a community day dock, replacing an existing boat ramp, and adding a courtesy day dock. In detail the applicant proposes to construct a 22' x

22' covered pierhead attached to high ground by a 6' x 120' walkway. In addition, an 8' x 125' floating dock will be installed on the downstream side of the pierhead and attached to the pierhead by a 4' x 65' aluminum gangway. The applicant also proposes to replace the existing gravel boat ramp with a 16' x 125' concrete boat ramp. An 8' x 140' ground out floating courtesy dock with an 8' x 10' concrete abutment on the upland end will be installed on the upstream side of the boat ramp. The applicant did not propose mitigation due to the minimal impact of the proposed work. The purpose of the proposed work is to provide access to Mullet Creek for future residents of a planned upland community (Kiawah River Plantation). The applicant states that "the community dock is proposed in place of individual docks as agreed upon conceptually in an approved Dock Master Plan" with the State.

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request 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 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 have minimal impact on 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 that the project is is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. 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 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.

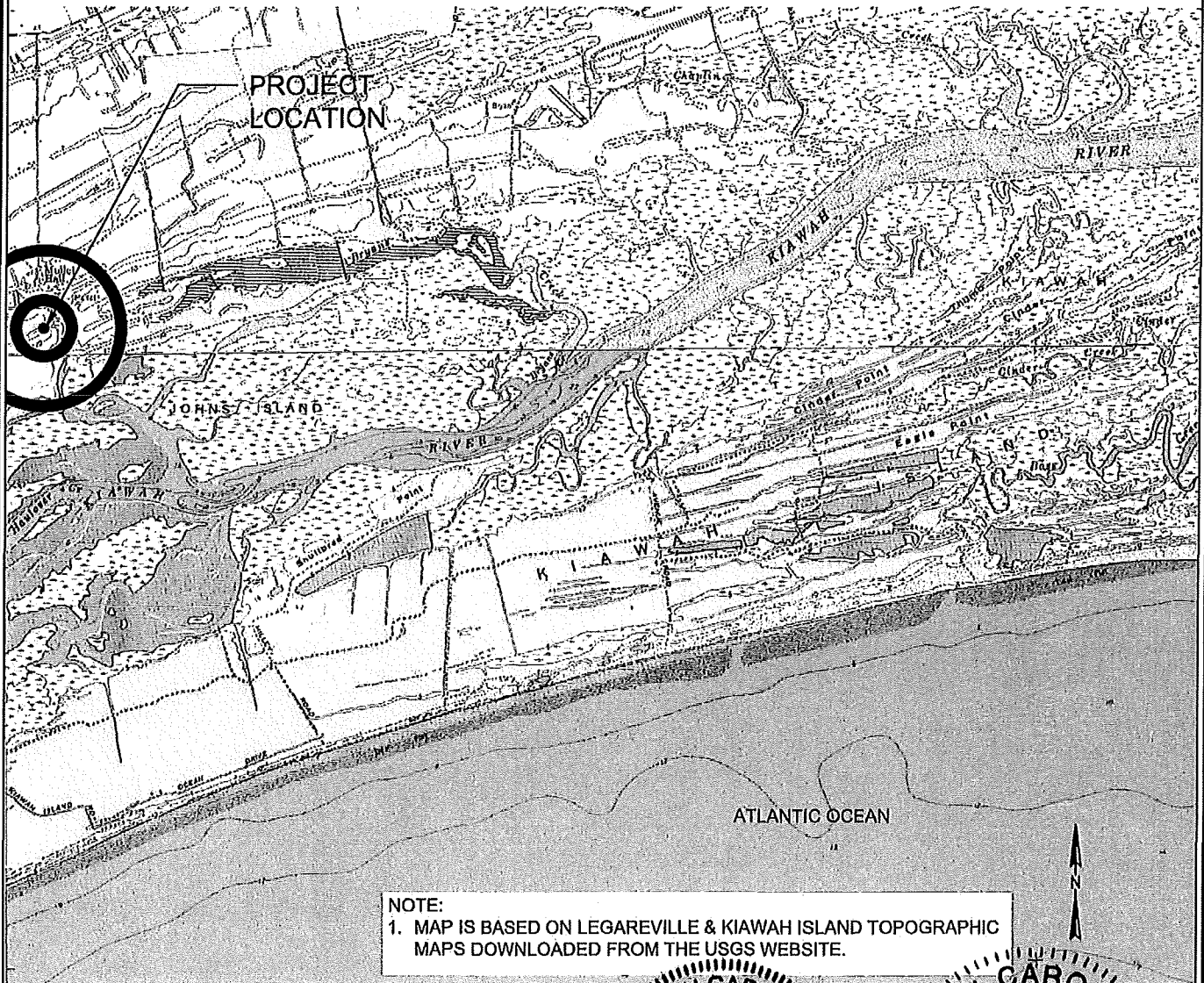
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All 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.

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.

KIAWAH RIVER PLANTATION COMMUNITY DOCK & BOAT RAMP

JOHNS ISLAND, SOUTH CAROLINA

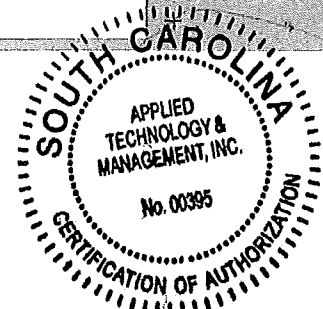
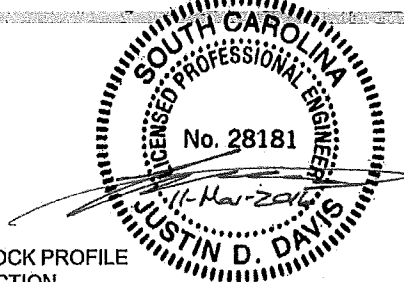


NOTE:

1. MAP IS BASED ON LEGAREVILLE & KIAWAH ISLAND TOPOGRAPHIC MAPS DOWNLOADED FROM THE USGS WEBSITE.

SHEET INDEX

1. COVER SHEET & PROJECT LOCATION MAP
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8. BOAT RAMP PROFILE & COURTESY DOCK CROSS SECTION



*REVISED 03-11-2016

C:\Projects\15-2750 Kiawah River Plantation\Drawings\Permit Plans\2016-01-27\2016-01-27 MM Dock Drawing.dwg 01-Location 1/27/16

941 Houston Northcutt Blvd, Suite 201
Mt Pleasant, SC 29464
(843) 414-1040
Certificate of Authorization #00359

**COVER SHEET &
PROJECT LOCATION MAP**

**KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP**

County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River Plantation Holdings, LP & Ocean Blvd. Properties

JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: NTS	SHEET: 1

NOTES:

1. AERIAL IS DATED MARCH 2015 AND THE SOURCE IS GOOGLE EARTH.
2. ELEVATIONS ARE IN FEET & REFERENCE MEAN LOW WATER.
3. ELEVATIONS & CREEK LIMITS BASED ON SURVEYS BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED 2008 AND 12/2015.

LEGEND

- XX 2008 SURVEY DATA
- *X.X 12/2015 SURVEY DATA

CRITICAL LINE

EDGE OF MARSH

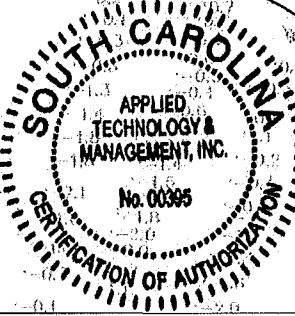
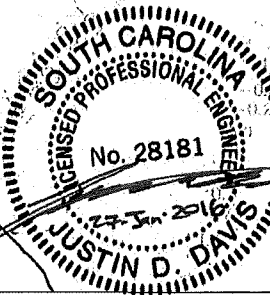
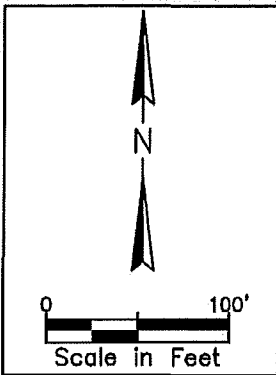
EXISTING GRAVEL BOAT RAMP

MULLET CREEK

EBB FLOOD

Tidal Benchmark NOAA Station ID 8667062	
Water Level	Elev. (ft)
Mean Higher High	5.99
Mean High	5.60
NAVD	3.10
Mean Sea	2.91
Mean Tide	2.80
Mean Low	0.00
Mean Lower Low	-0.17

Elevations reference Mean Low Water



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EXISTING CONDITIONS

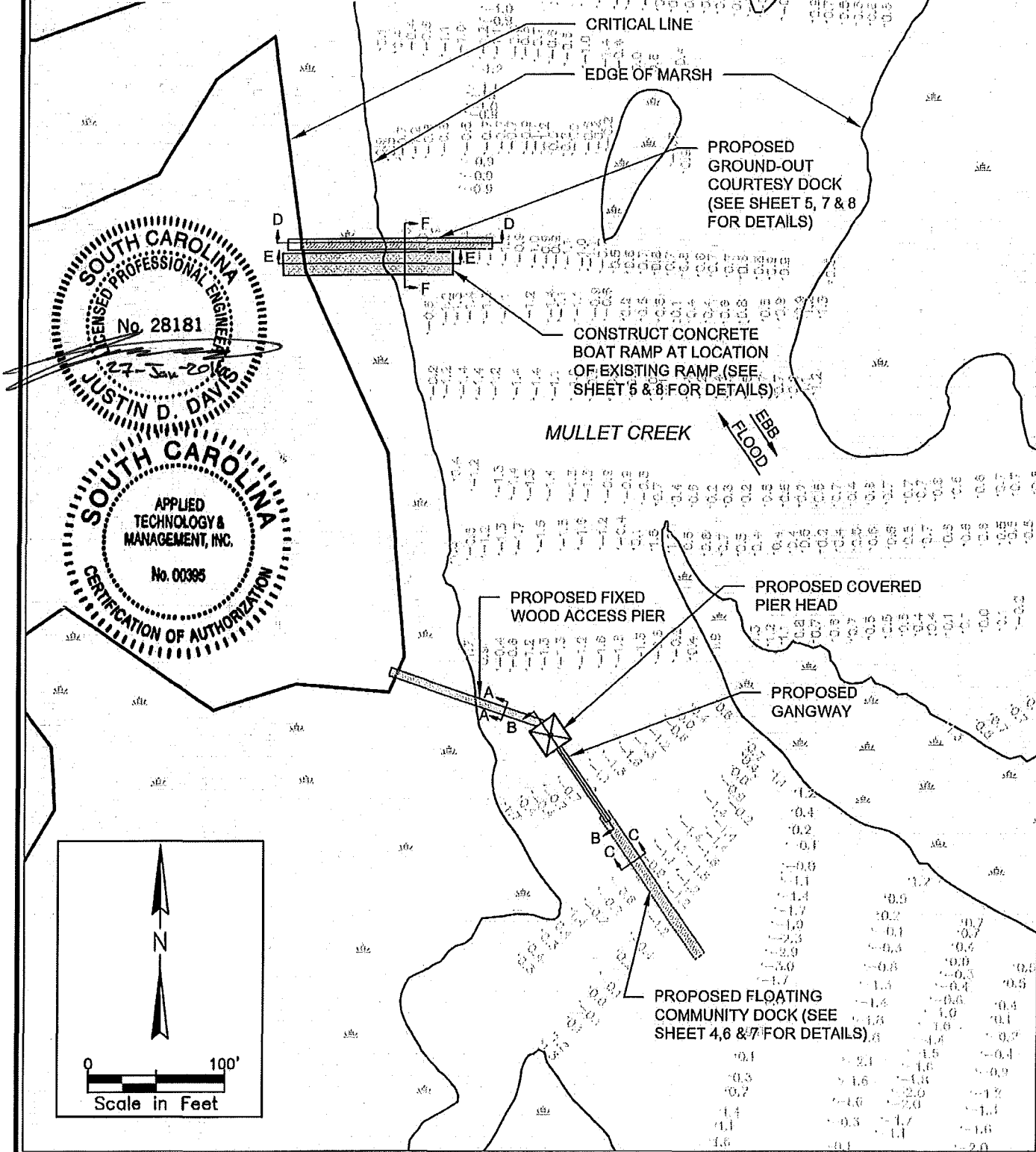
KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP

County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River
Plantation Holdings, LP &
Ocean Blvd. Properties

JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: 1"=100'	SHEET: 2

NOTES:

1. AERIAL IS DATED MARCH 2015 AND THE SOURCE IS GOOGLE EARTH.
2. ELEVATIONS ARE IN FEET & REFERENCE MEAN LOW WATER.
3. ELEVATIONS & CREEK LIMITS BASED ON SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED 2008.



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**PROPOSED IMPROVEMENTS
 OVERVIEW**

KIAWAH RIVER PLANTATION
 COMMUNITY DOCK & BOAT RAMP

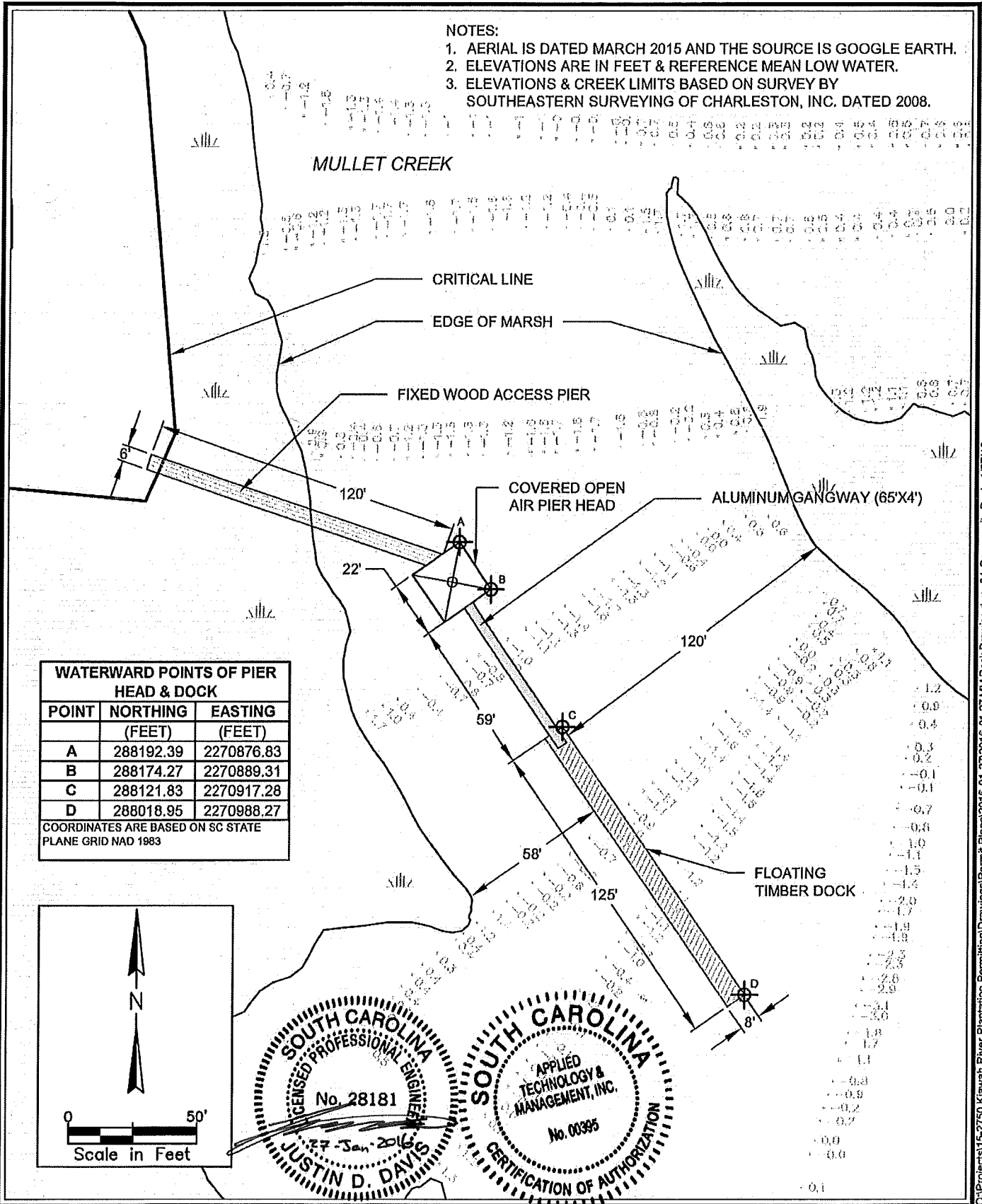
County: Charleston
 Waterbody: Mullet Creek
 Lat: 32° 37' 21.71"N
 Long: 80° 07' 14.41"W
 Applicant: Kiawah River
 Plantation Holdings, LP &
 Ocean Blvd. Properties

JOB NO: 15-2750
 DATE: 01/27/16
 SCALE: 1"=100'

CHECKED BY: JD
 DRAWN BY: MM
 SHEET: 3

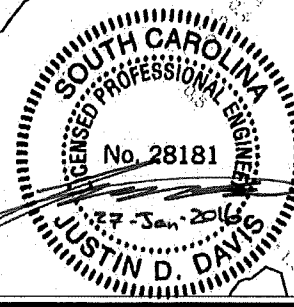
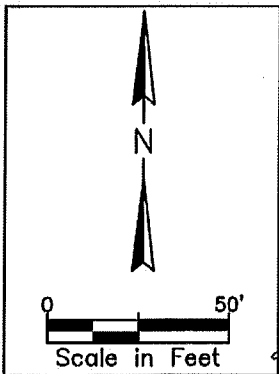
NOTES:

1. AERIAL IS DATED MARCH 2015 AND THE SOURCE IS GOOGLE EARTH.
2. ELEVATIONS ARE IN FEET & REFERENCE MEAN LOW WATER.
3. ELEVATIONS & CREEK LIMITS BASED ON SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED 2008.



WATERWARD POINTS OF PIER HEAD & DOCK		
POINT	NORTHING (FEET)	EASTING (FEET)
A	288192.39	2270876.83
B	288174.27	2270889.31
C	288121.83	2270917.28
D	288018.95	2270988.27

COORDINATES ARE BASED ON SC STATE PLANE GRID NAD 1983



C:\Projects\15-2750 Kiawah River Plantation Permitting\Drawings\Permit Plans\2016-01-27\MM Dock Drawing.dwg 04-Community Dock 1/27/16

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COMMUNITY DOCK LAYOUT

KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP

County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River
Plantation Holdings, LP &
Ocean Blvd. Properties

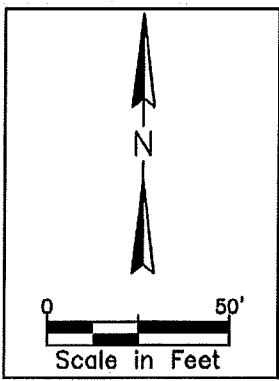
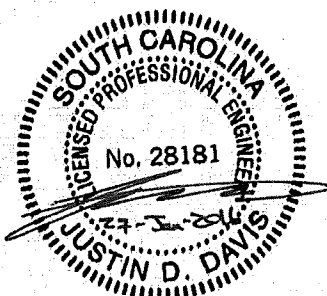
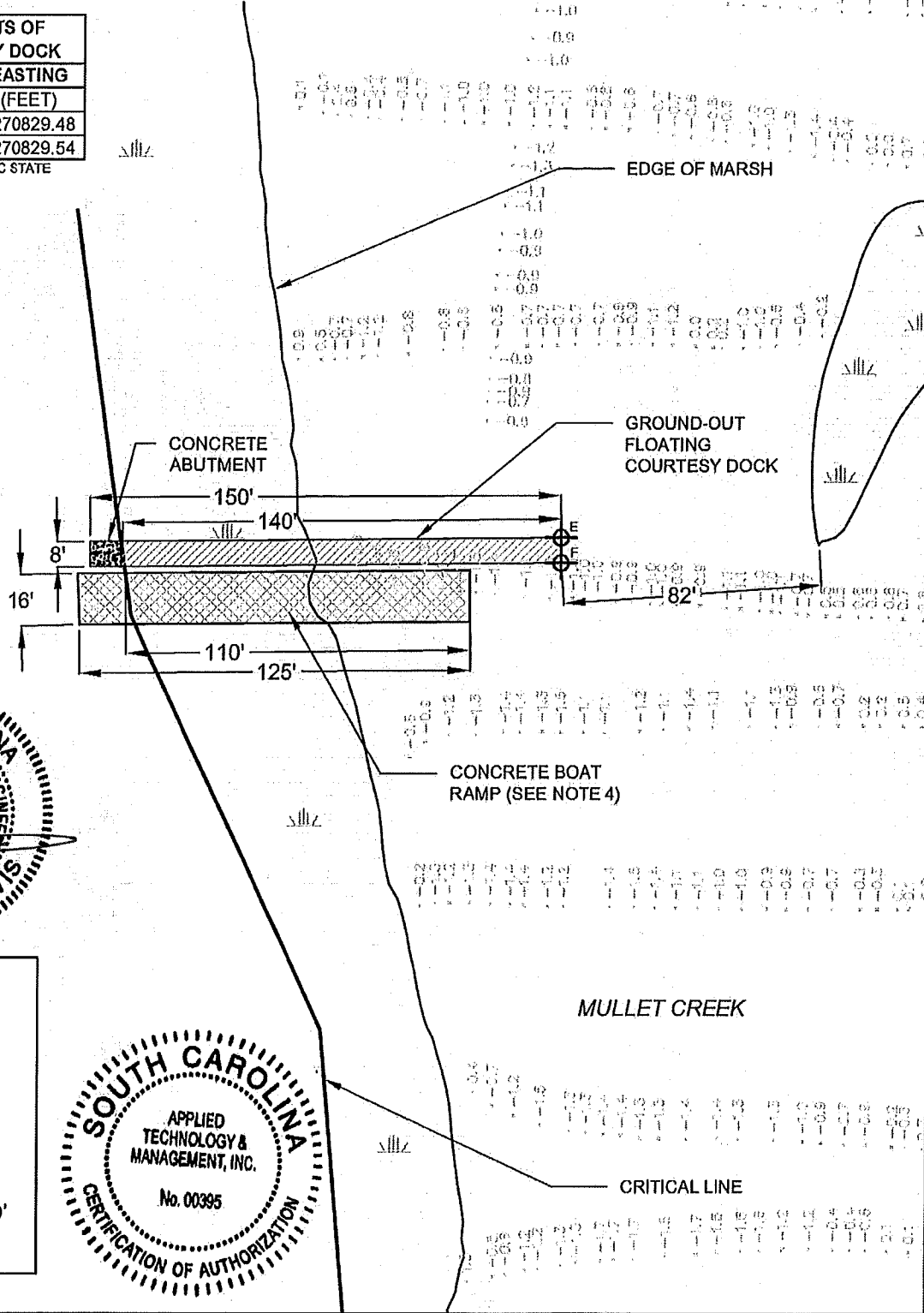
JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: 1"=50'	SHEET: 4

NOTES:

1. AERIAL IS DATED MARCH 2015 AND THE SOURCE IS GOOGLE EARTH.
2. ELEVATIONS ARE IN FEET & REFERENCE MEAN LOW WATER.
3. ELEVATIONS & CREEK LIMITS BASED ON SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED 2008.
4. EXISTING GRAVEL BOAT RAMP WILL BE OVERLAID WITH A SINGLE 16' WIDE CONCRETE RAMP.

WATERWARD POINTS OF FLOATING COURTESY DOCK		
POINT	NORTHING (FEET)	EASTING (FEET)
E	288537.62	2270829.48
F	288529.62	2270829.54

COORDINATES ARE BASED ON SC STATE
PLANE GRID NAD 1983



C:\Projects\15-2750 Kiawah River Plantation Permit Drawings\Permit Plans\2016-01-27\2016-01-27 MM Dock Drawing.dwg 05-Ramp & Dock 1/27/16

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**BOAT RAMP &
COURTESY DOCK LAYOUT**

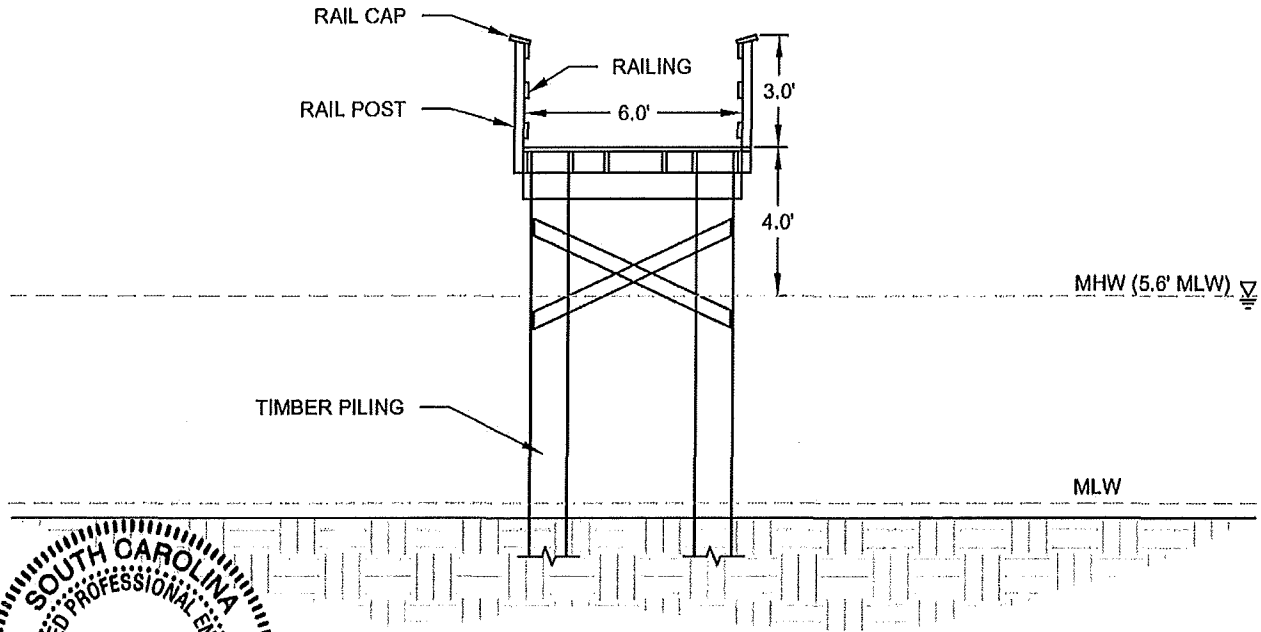
KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP

County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River
Plantation Holdings, LP &
Ocean Blvd, Properties

JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: 1"=50'	SHEET: 5

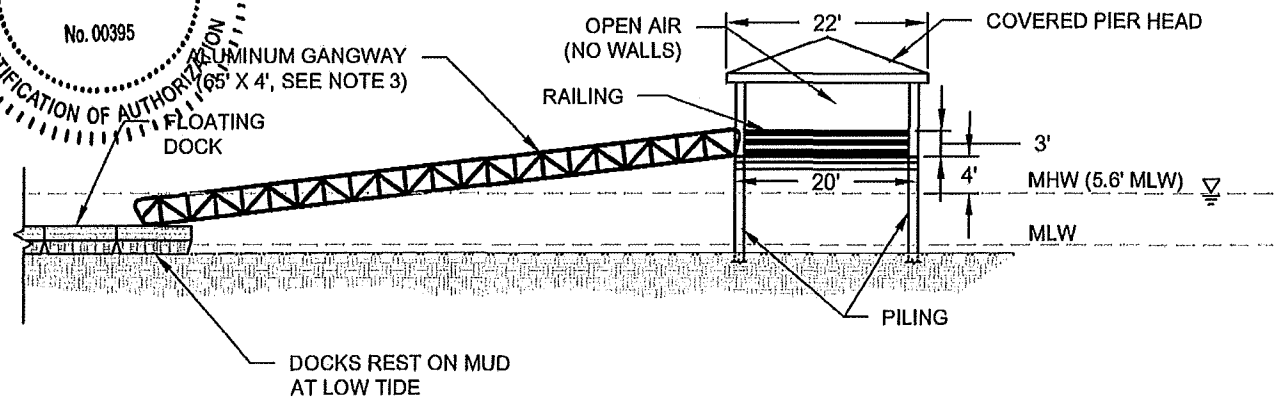
TYPICAL SECTION A-A - FIXED WOOD ACCESS PIER

SCALE: 1"=5'



PROFILE B-B - PIER HEAD TO FLOATING DOCK

SCALE: 1"=20'



NOTES:

1. ELEVATIONS ARE IN FEET AND REFERENCE MEAN LOW WATER.
2. PROFILE ELEVATIONS BASED ON SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED 2008.
3. GANGWAY IS DESIGNED TO MEET THE STANDARD SET UNDER SECTION 405.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

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**COMMUNITY DOCK
SECTION & PROFILE**

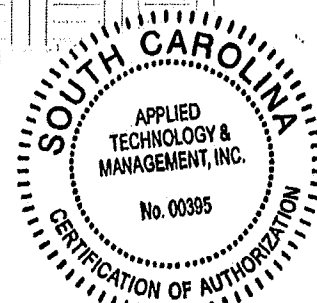
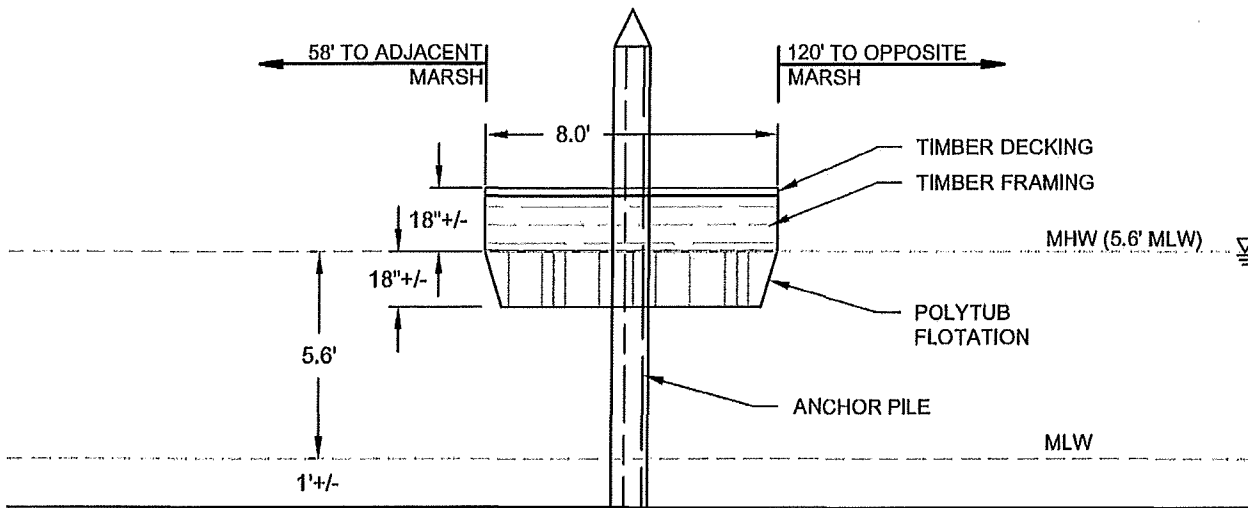
**KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP**

County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River
Plantation Holdings, LP &
Ocean Blvd, Properties

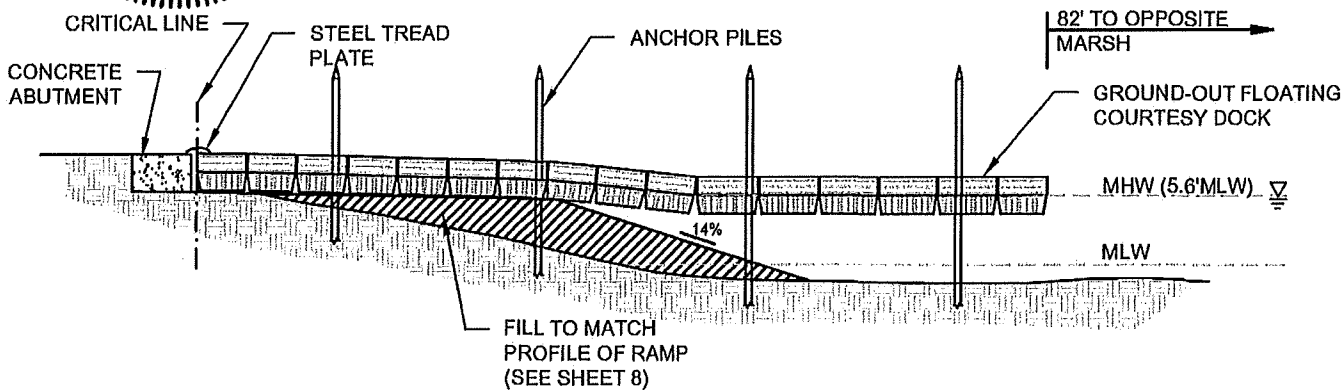
JOB NO: 15-2760
DATE: 01/27/16
SCALE: SHOWN

CHECKED BY: JD
DRAWN BY: MM
SHEET: 6

TYPICAL SECTION C-C - FLOATING DOCK
SCALE: 1"=5'



PROFILE D-D - COURTESY DOCK
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=15'



NOTES:

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- PROFILE ELEVATIONS BASED ON SURVEYS BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED DECEMBER 2015 & 2008.

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COMMUNITY DOCK CROSS SECTION &
COURTESY DOCK PROFILE

KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP

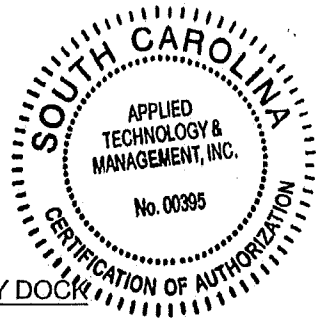
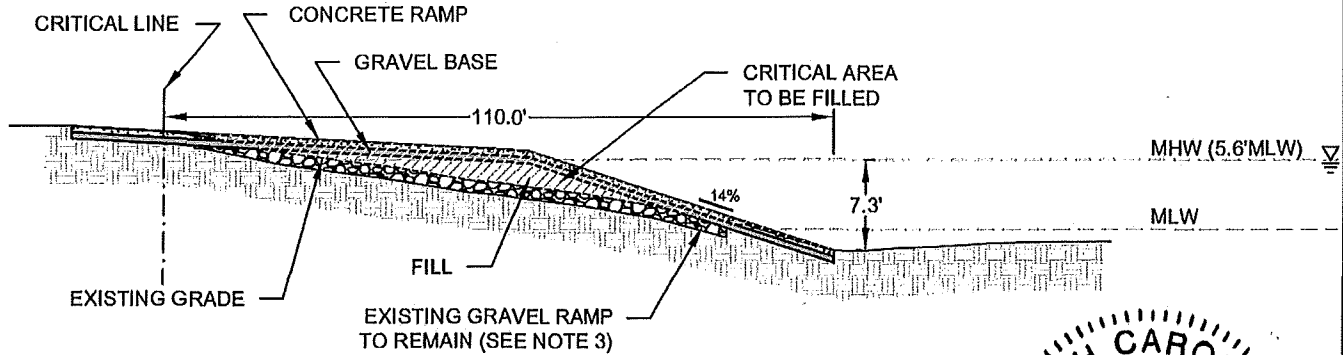
County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River
Plantation Holdings, LP &
Ocean Blvd. Properties

JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: SHOWN	SHEET: 7

PROFILE E-E - BOAT RAMP

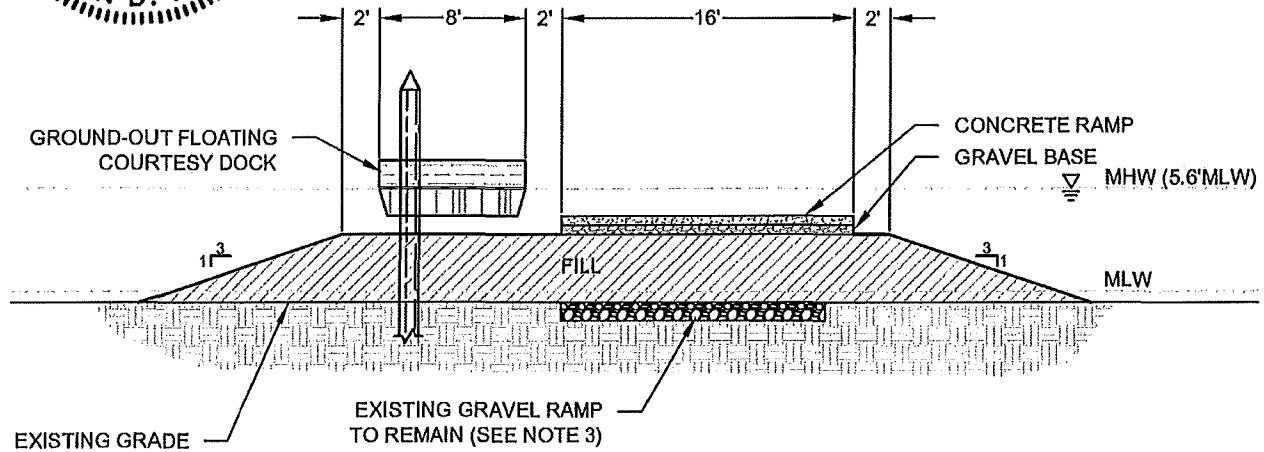
HORIZONTAL SCALE: 1"=30'

VERTICAL SCALE: 1"=15'



TYPICAL SECTION F-F - BOAT RAMP & COURTESY DOCK

SCALE: 1"=10'



NOTES:

1. ELEVATIONS ARE IN FEET AND REFERENCE MEAN LOW WATER.
2. PROFILE ELEVATIONS BASED ON SURVEYS BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED DECEMBER 2015 & 2008.
3. EXISTING GRAVEL BOAT RAMP WILL BE OVERLAID WITH A SINGLE 16' WIDE CONCRETE RAMP.

C:\Projects\15-2750 Kiawah River Plantation Permitting\Drawings\Permit Plans\2016-01-27\2016-01-27 MM Dock Drawing.dwg 08-Cross Sections 1/27/16

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**BOAT RAMP PROFILE &
COURTESY DOCK CROSS SECTION**

KIAWAH RIVER PLANTATION
COMMUNITY DOCK & BOAT RAMP

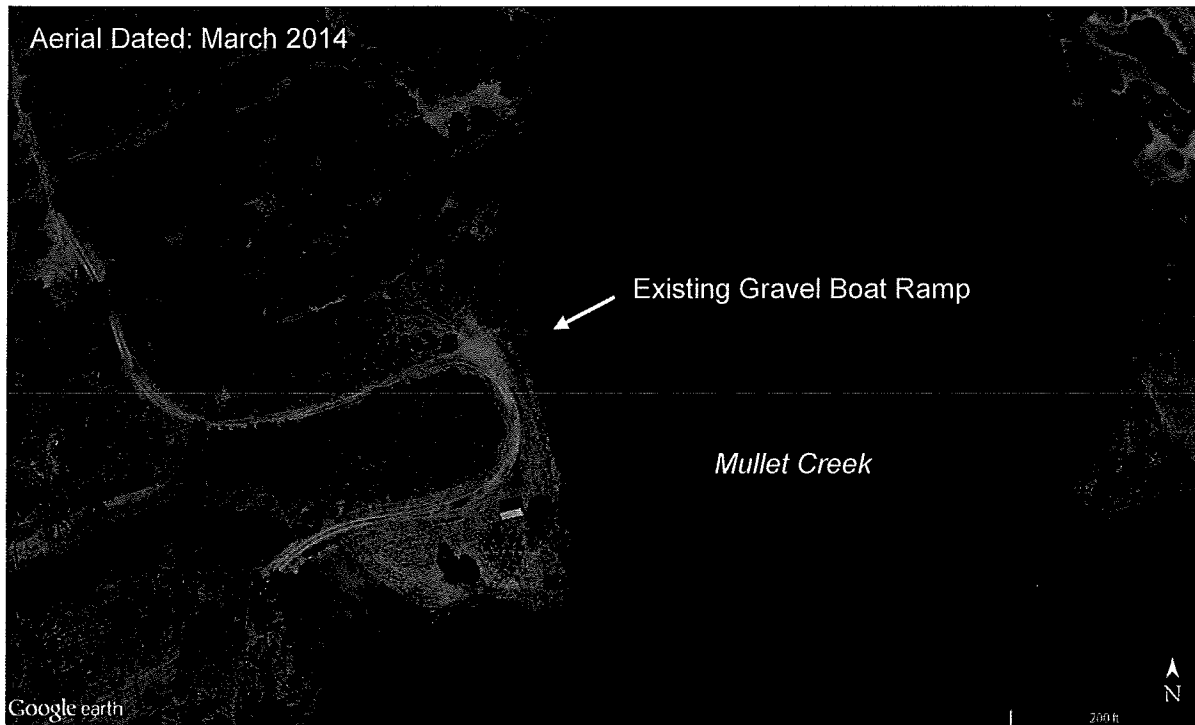
County: Charleston
Waterbody: Mullet Creek
Lat: 32° 37' 21.71"N
Long: 80° 07' 14.41"W
Applicant: Kiawah River Plantation Holdings, LP & Ocean Blvd. Properties

JOB NO: 15-2750	CHECKED BY: JD
DATE: 01/27/16	DRAWN BY: MM
SCALE: SHOWN	SHEET: 8

Project: Kiawah River Plantation Community Dock & Boat Ramp
Applicant: Kiawah River Plantation Holdings and Ocean Boulevard Properties

Project Description and Activities in US Waters (JPA Form #32)

Ocean Boulevard Properties & Kiawah River Partners propose to construct a community day dock, replace an existing boat ramp, and add a courtesy dock at the Kiawah River Plantation in Johns Island on Mullet Creek. See the project location map in the enclosed permit plans for details.



The community dock will be located along Mullet Creek in an area that allows for boat access during most tide levels. The community dock will have a 6 ft. wide fixed wooden access pier that extends approximately 120 feet from the shoreline to a 22 ft. x 22 ft. covered open air pier head. A 4 ft. x 65 ft. aluminum gangway meeting ADA standards will provide access from the fixed pier head to the floating dock. The floating dock will be 125 feet in length and 8 feet wide. At low tide the floating dock will rest on the creek bottom.

The existing gravel boat ramp will be replaced with a 16 ft. wide single-lane concrete boat ramp. An 8 ft. wide ground-out floating courtesy dock will run parallel to the ramp and extend approximately 140 ft. from shore.

Overall Project Purpose and the Basic Purpose of Each Activity in or Affecting U.S. Waters (JPA Form #33)

The purpose of the community dock is to provide access to Mullet Creek for residents of a planned upland community (Kiawah River Plantation). The community dock is proposed in place of individual docks as agreed upon conceptually in an approved Dock Master Plan from December 2010 (attached for reference).

Project: Kiawah River Plantation Community Dock & Boat Ramp
Applicant: Kiawah River Plantation Holdings and Ocean Boulevard Properties

Type and Quantity of Impacts to U.S. Waters (JPA Form #35)

The following calculations demonstrate the impacts to U.S. Waters as indicated in Block #35 of the JPA Form.

Shading:

120 ft. x 6 ft. fixed timber pier	= 670 sq. ft.
22 ft. x 22 ft. fixed timber covered pier head	= 484 sq. ft.
65 ft. x 4 ft. aluminum gangway	= 236 sq. ft.
125 ft. x 8 ft. floating community dock	= 1,000 sq. ft.
<u>150 ft. x 8 ft. ground-out floating courtesy dock</u>	<u>= 1,067 sq. ft.</u>
Total	= 3,457 sq. ft.

Fill For Boat Ramp:

Sectional area of fill (from profile E-E) = 147 sq. ft.

147 sq. ft. x 41 ft. wide ramp including base = 6,027 cubic feet = 223 cubic yards of material

Describe measures taken to avoid and minimize impacts to Waters of the United States (JPA Form #39)

The docks proposed herein are in keeping with an approved Dock Master Plan that includes community docks instead of docks for individual properties, significantly lessening the impacts on the waterway.

The community dock has been positioned to allow access to both sides of the dock, minimizing the overall length and shading of the dock.

The proposed ramp is at the location of an existing gravel ramp, minimizing impacts to the river bottom.