

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-2015-00408-1IU

May 26, 2015

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

Robert Behringer
Bald Hill Associates, LLC
1023 Clements Ferry Road
Charleston, South Carolina 29492

for a permit to construct a community dock in

Bohicket Creek

at lot 10 on Hickory Hill Drive (TMS 202-00-00-253), Johns Island, Charleston County, South Carolina. Latitude: 32.65067° N, Longitude: -80.14647° 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 a community dock. In detail, the applicant is proposing to construct a 4' x 228' walkway with handrails leading to a 20' x 20' covered pierhead with a 3' x 20' ramp on the ebb side of the pierhead that leads to a 10' x 50' floating dock. The applicant has not proposed to mitigate for impacts to wetlands and/or waters of the United States. The project purpose is to construct a community dock to be utilized for recreational activities by the ten home owners on the waterway within the subdivision.

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 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 result in 0.04 acres of shading impact to estuarine substrates and emergent wetlands utilized by various life stages of species comprising the 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.

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 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 the NHPA, the District Engineer has 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 initially determined that no historic properties, nor properties eligible for inclusion in the National Register, are present; therefore, there will be no effect on 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 of Engineers cannot undertake to adjudicate rival claims.

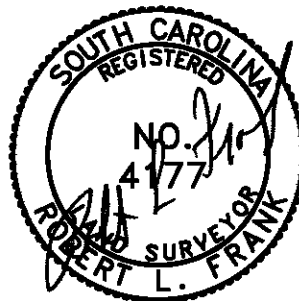
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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 **Steven Currie** at 843-329-8044 or toll free at 1-866-329-8187.

A PROPOSED COMMUNITY
DOCK TO SERVE LOTS 1-8
AND LOT 10 ON
HICKORY HILL ROAD
JOHNS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

THESE DRAWINGS ARE FOR DOCK PERMITTING
ONLY AND DO NOT CONSTITUTE A BOUNDARY
SURVEY OF THIS PROPERTY.

TMS #202-00-00-253



APPLICATION BY:
BALD HILL ASSOCIATES, LLC

ADDRESS: LOT B - HICKORY HILL RD.

DATE: FEBRUARY 26, 2015

REVISED:

ROBERT FRANK SURVEYING

1923 MAYBANK HWY. - CHARLESTON, S.C. 29412

Phone: 843-762-4608 Fax 843-795-5970

E-mail - robertfranklandsurveying@comcast.net

WEB ADDRESS: www.robertfranksurveying.com

SHT. NO.

1 OF 7



- ADJOINING PROPERTY OWNERS:
1. RIVER LANDING OWNERS ASSOC. (TRACT B)
 2. HICKORY HILL PARTNERS, LLC (LOT 9)

APPLICATION BY:
BALD HILL ASSOCIATES, LLC

ADDRESS: LOT B - HICKORY HILL RD.

DATE: FEBRUARY 26, 2015

REVISED:

LOCATION

A PROPOSED
COMMUNITY DOCK
AT LOT 10 ON
HICKORY HILL ROAD
JOHNS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

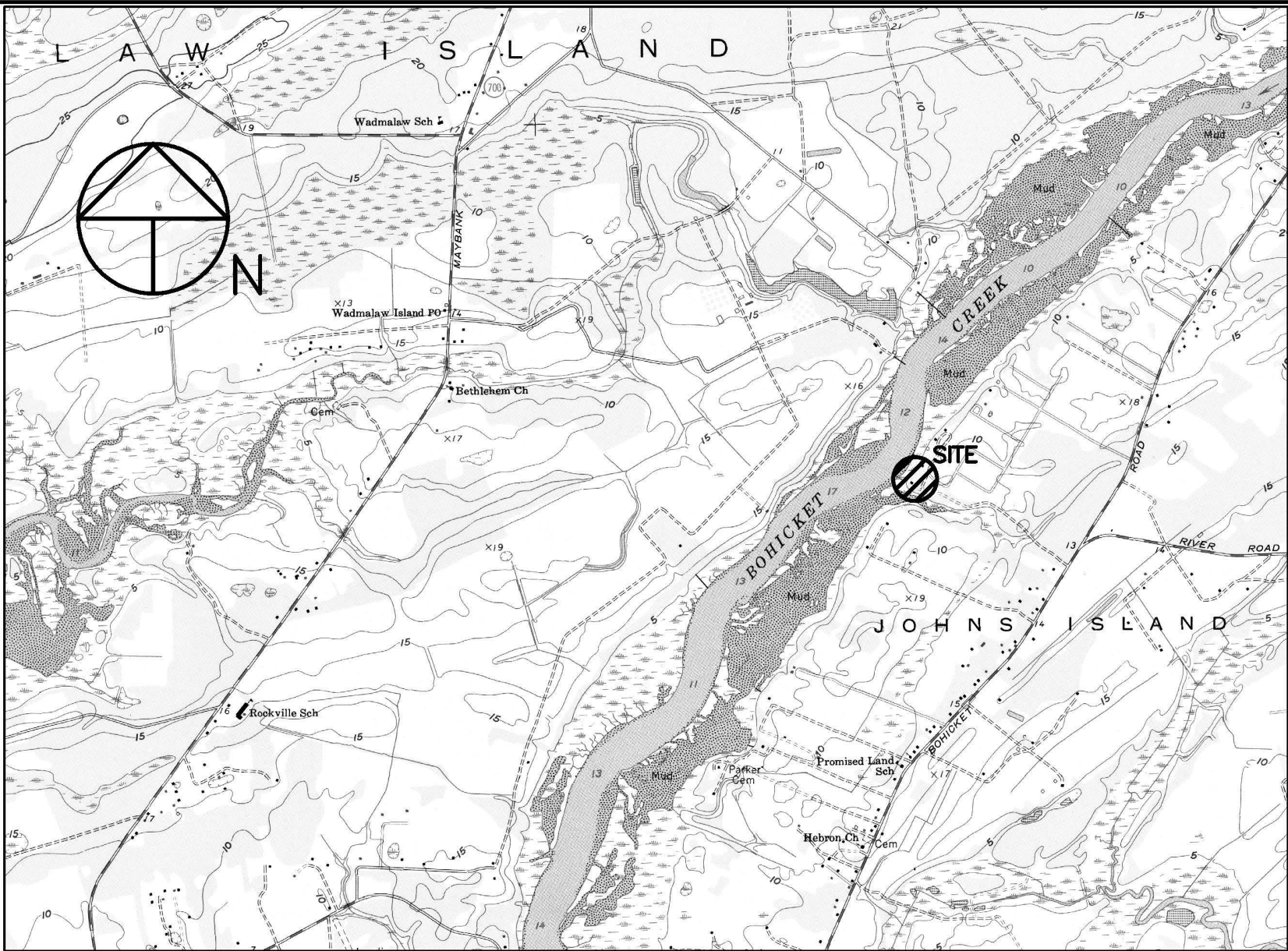
SHT. NAME

LOCATION
MAP

TMS #202-00-00-253

SHT. NO.

2 OF 7



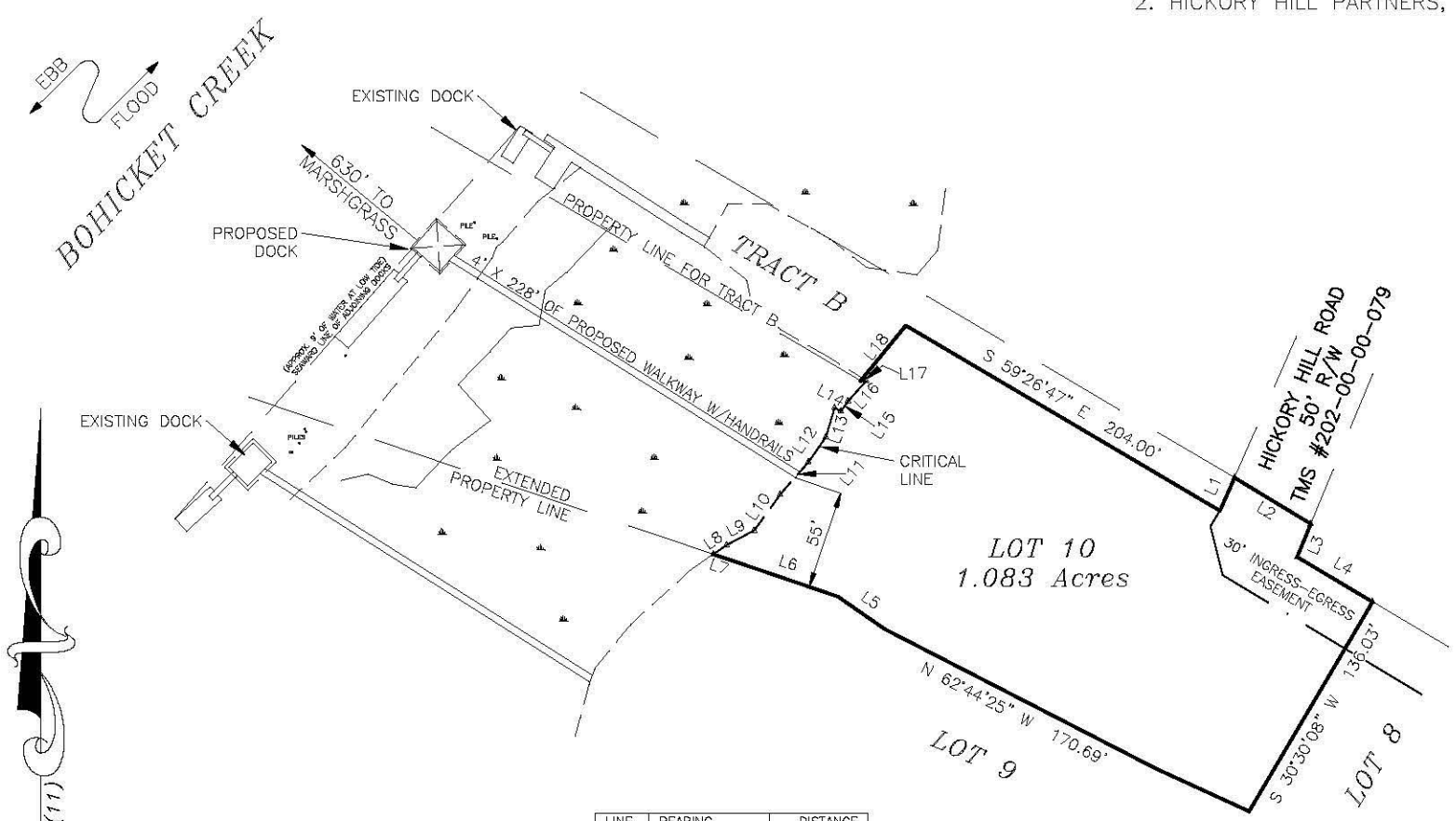
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2. HICKORY HILL PARTNERS, LLC (LOT 9)

TMS #202-00-00-253

<p>APPLICATION BY: BALD HILL ASSOCIATES, LLC</p> <hr/> <p>ADDRESS: LOT B - HICKORY HILL RD.</p> <hr/> <p>DATE: FEBRUARY 26, 2015</p> <hr/> <p>REVISED:</p>	<p>LOCATION</p> <p>A PROPOSED COMMUNITY DOCK TO SERVE LOTS 1-8 AND LOT 10 ON HICKORY HILL ROAD JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA</p>	<p>SHT. NAME</p> <p>WADMALAW ISLAND QUADRANGLE MAP</p> <p><u>PROJECT LATITUDE/LONGITUDE:</u> LATITUDE - 32°39'03.1" LONGITUDE - 80°08'48.7"</p>	<p>SHT. NO.</p> <p>3 OF 7</p>
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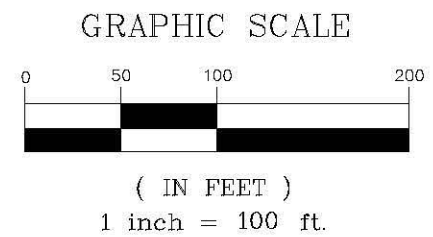
ADJOINING PROPERTY OWNERS:
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GRID NAD-83 (11)
 RTK GPS



LINE	BEARING	DISTANCE
L1	N 23°44'03" E	20.21'
L2	S 58°46'06" E	49.92'
L3	S 22°30'08" W	20.00'
L4	S 59°16'32" E	49.17'
L5	N 55°05'05" W	31.96'
L6	N 71°18'03" W	65.17'
L7	N 71°18'03" W	8.36'
L8	S 55°37'51" W	9.17'
L9	S 61°57'53" W	17.38'
L10	S 35°43'23" W	24.66'
L11	S 41°08'04" W	24.18'
L12	S 34°46'33" W	17.16'
L13	S 16°43'49" W	16.98'
L14	N 61°25'16" W	3.90'
L15	S 34°54'18" W	6.96'
L16	S 42°08'07" W	15.27'
L17	N 87°39'30" E	3.23'
L18	S 39°09'25" W	40.10'

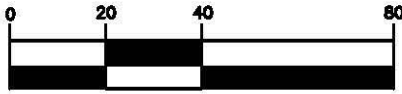


APPLICATION BY: BALD HILL ASSOCIATES, LLC <hr/> ADDRESS: LOT B - HICKORY HILL RD. <hr/> DATE: FEBRUARY 26, 2015 <hr/> REVISED:	LOCATION A PROPOSED COMMUNITY DOCK TO SERVE LOTS 1-8 AND LOT 10 ON HICKORY HILL ROAD JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME FULL PLAN VIEW <hr/> TMS #202-00-00-253	SHT. NO. 4 OF 7
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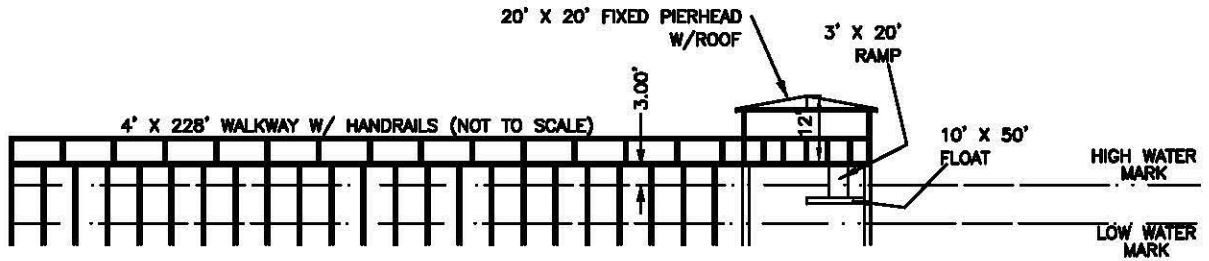
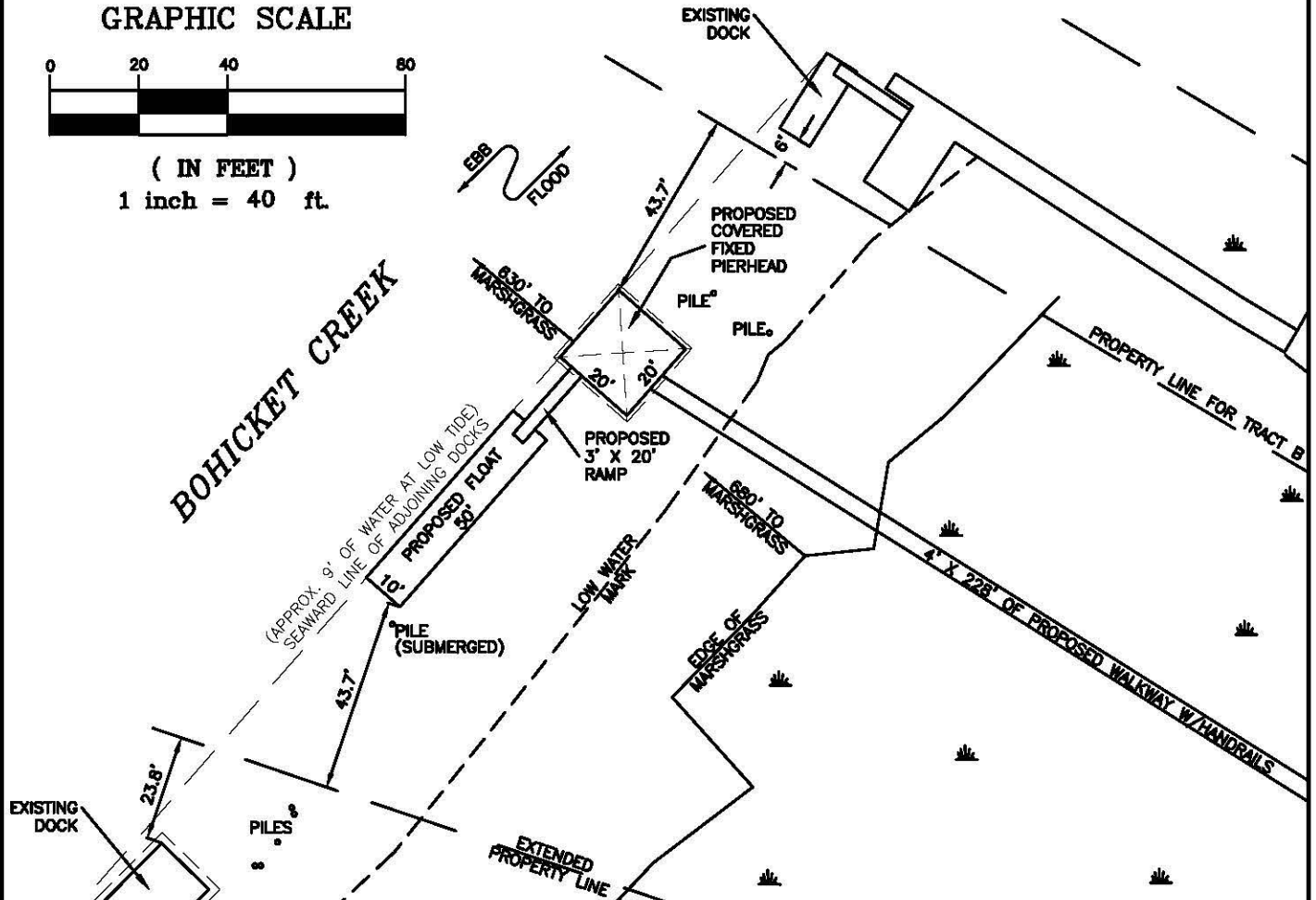
THIS DOCK MAY BE SERVICED BY POWER AND WATER.

POINT OF COMMENCEMENT OF WALKWAY MAY VARY AS MUCH AS TEN FEET EITHER WAY TO ACCOMMODATE EXISTING TREES.

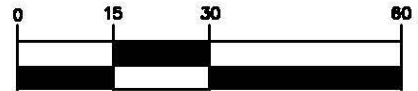
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

- ADJOINING PROPERTY OWNERS:
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APPLICATION BY:
BALD HILL ASSOCIATES, LLC

ADDRESS: LOT B - HICKORY HILL RD.

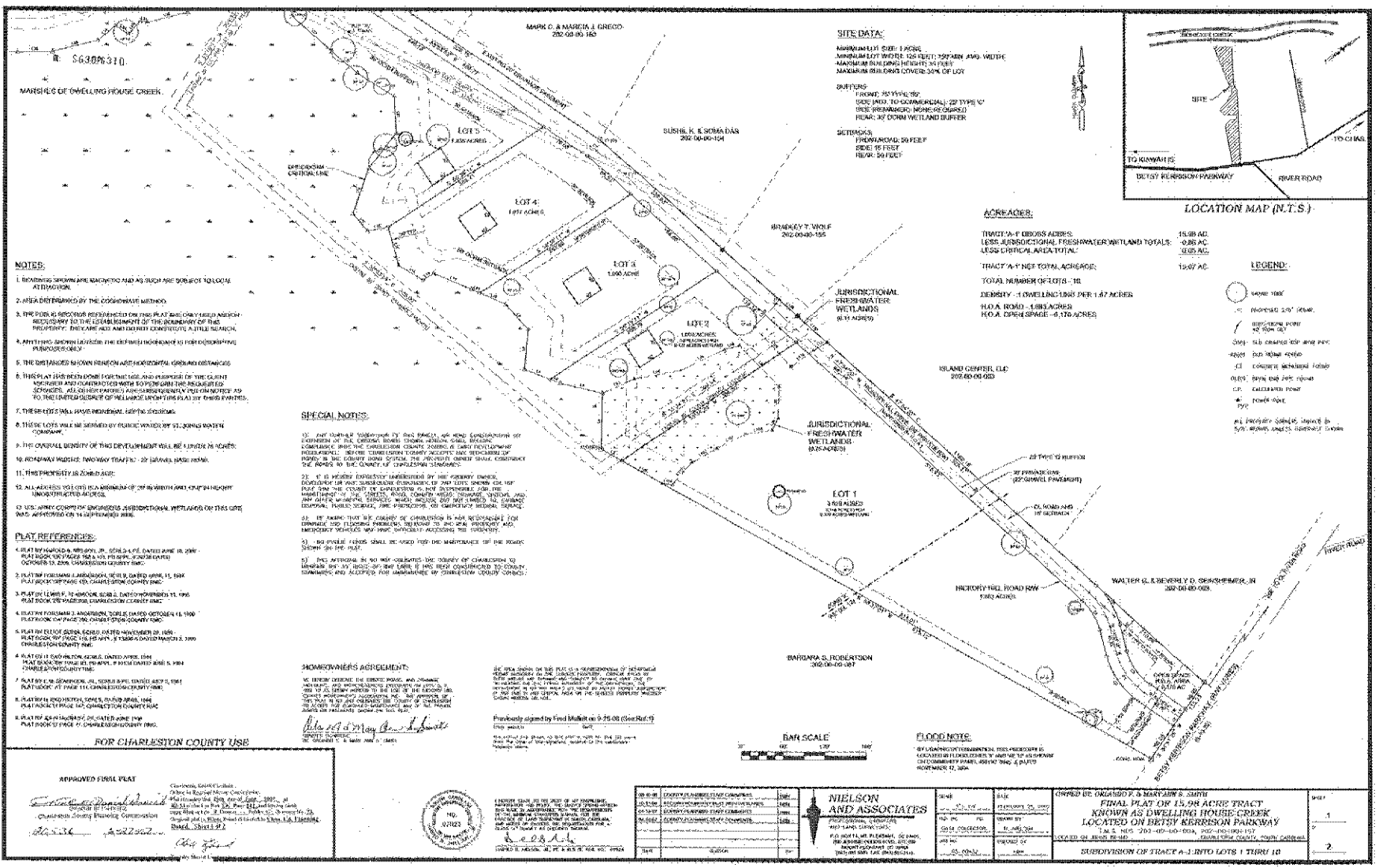
DATE: FEBRUARY 26, 2015

REVISED:

LOCATION A PROPOSED COMMUNITY DOCK TO SERVE LOTS 1-8 AND LOT 10 ON HICKORY HILL ROAD JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA

SHT. NAME
PLAN AND PROFILE
TMS #202-00-00-253

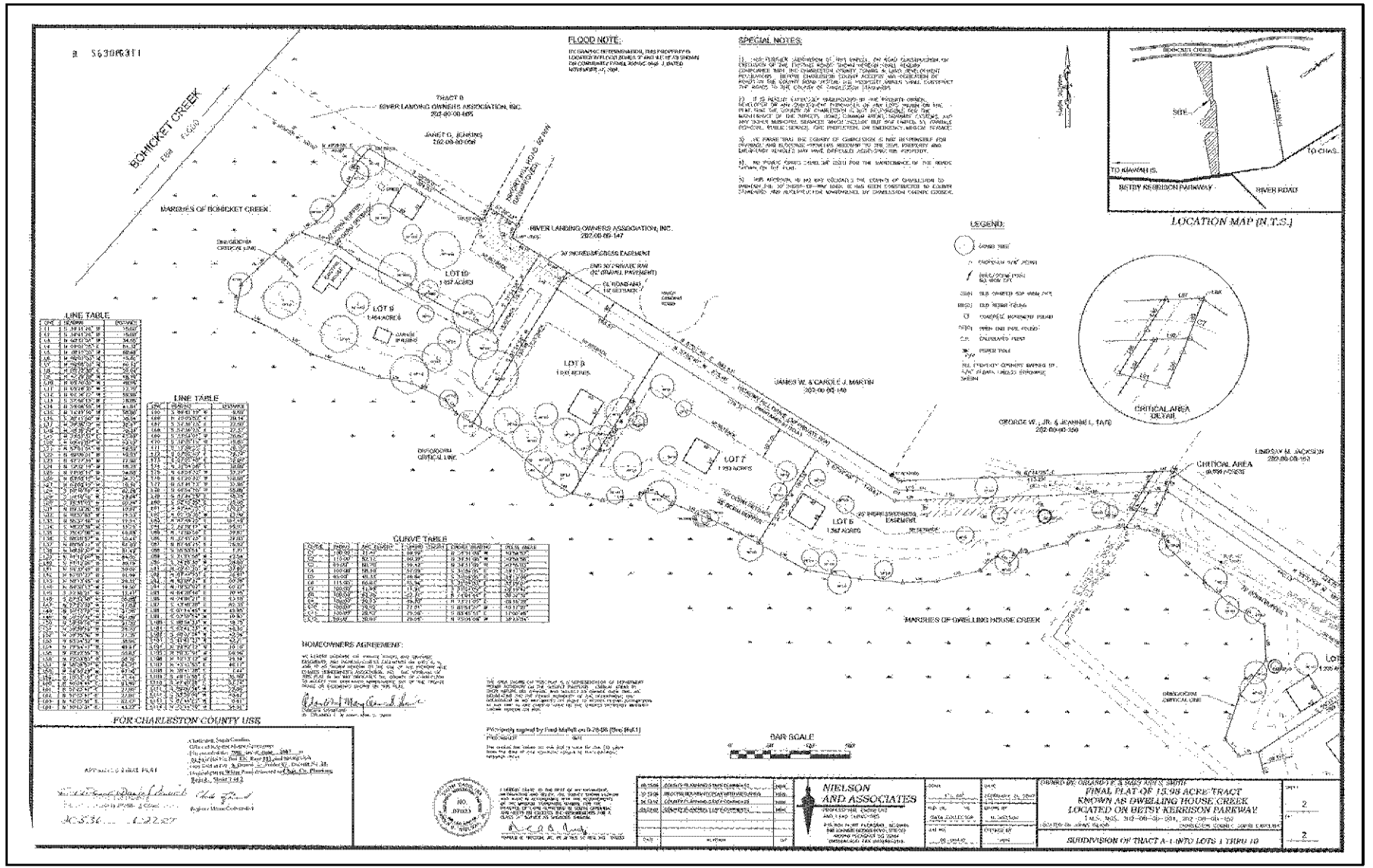
SHT. NO.
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APPLICATION BY: BALD HILL ASSOCIATES, LLC ADDRESS: LOT B - HICKORY HILL RD. DATE: FEBRUARY 26, 2015 REVISED:	LOCATION A PROPOSED COMMUNITY DOCK TO SERVE LOTS 1-8 AND LOT 10 ON HICKORY HILL ROAD JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME REFERENCE PLAT RECORDED AT BOOK EK PAGE 842	SHT. NO. 6 OF 7
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