

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS

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-2016-01396

September 30, 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. Todd Neven
MIRA Creek Landing Development Group, LLC
1718 Pierce Street
Daniel Island, South Carolina 29492

for a permit to construct a private joint use recreational dock in the

Atlantic Intracoastal Waterway

at 2301 Waterway Boulevard in the Town of the Isle of Palms, Charleston County, South Carolina (Latitude: 32.7967 °N, Longitude: -79.7844 °W), Fort Moultrie Quad Map.

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 the construction of a private joint use dock. In detail a 4 foot by 674 foot walkway with handrails will be constructed leading to two 16 foot by 16 foot pierheads. The pierheads will be connected by a 6 foot by 22 foot walkway and each pierhead will also have a 16 foot by 16 foot boat lift. Additionally, each pierhead will have a 3 foot by 23 foot ramp leading to

a 10 foot by 20 foot floating dock. The existing recreational dock on site will be removed. The applicant has proposed no mitigation. The project purpose is to provide private access to the AIWW and surrounding waters.

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

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 0.02 acre 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 project may affect, not likely to adversely affect, 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)(f)(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.

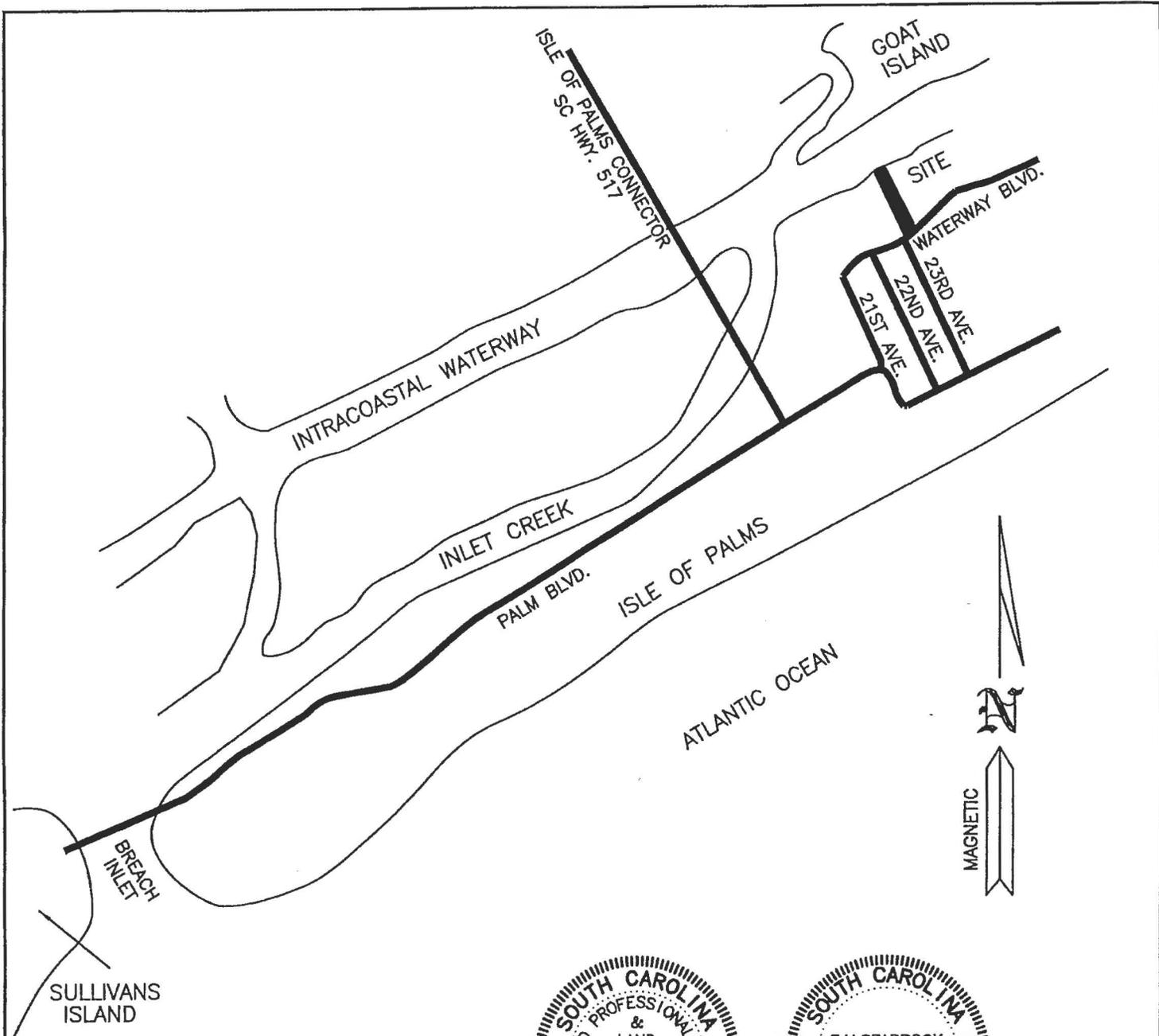
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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
69-A Hagood Avenue
Charleston, South Carolina 29403**

If there are any questions concerning this public notice, please contact David Chamberlain at 843-329-8025 or toll free at 1-866-329-8187.

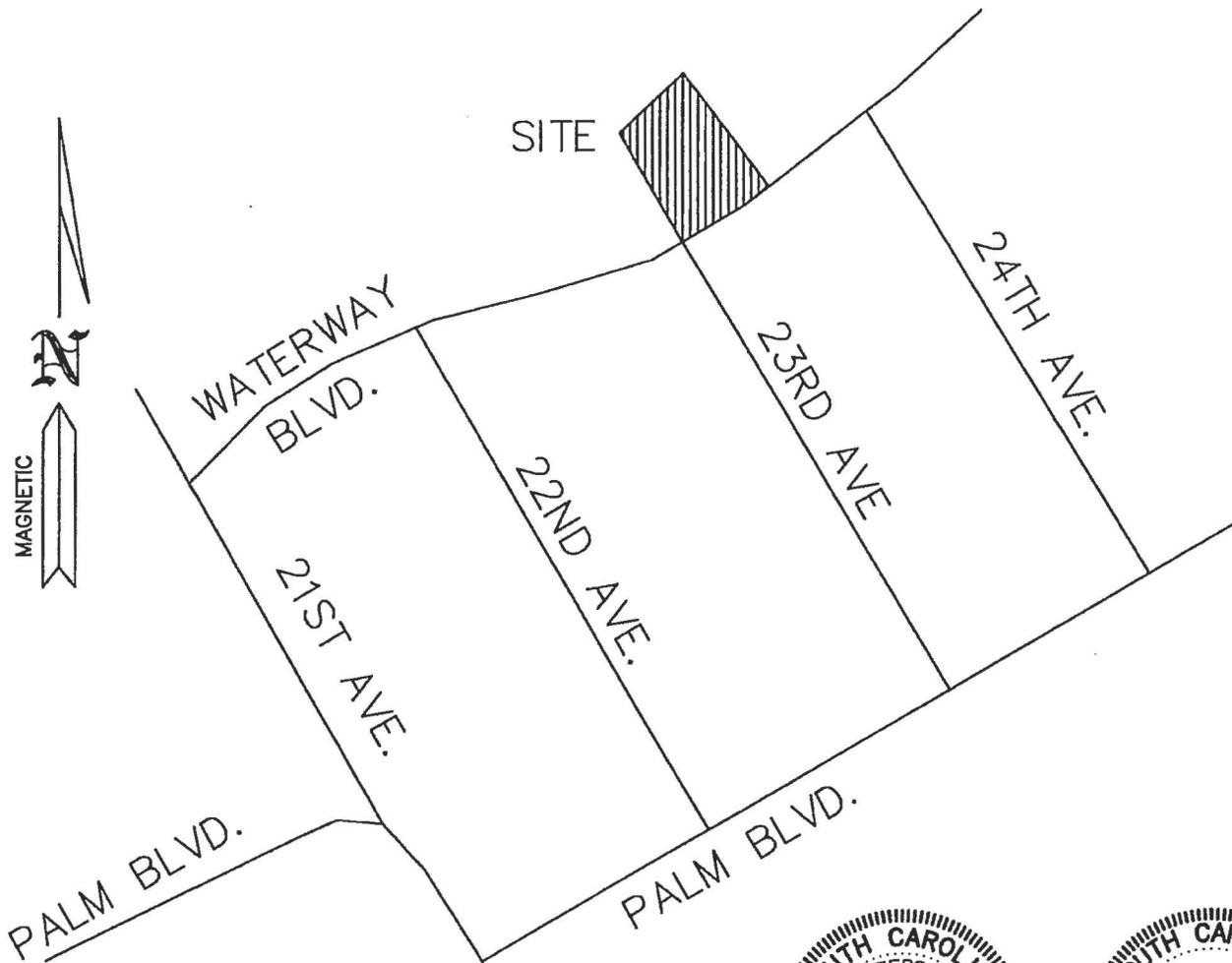


LOCATION MAP
NOT TO SCALE

PURPOSE: TO CONSTRUCT A PRIVATE DOCK
 ADJACENT PROPERTY OWNERS:
 1. JEFFREY MCCALL (TMS 571-05-00-214)
 PO BOX 5572
 GREENVILLE, S. C. 29606-5572
 2. LISA RODGERS ROBERTS (TMS 571-05-00-027)
 2305 WATERWAY BLVD.
 ISLE OF PALMS, S. C. 29451-2319

PROPOSED: DOCK
 THE ATLANTIC INTRACOASTAL WATERWAY
 AT LOT 1-B WATERWAY BLVD.
 (TMS 571-05-00-026)
 ISLE OF PALMS, S. C.
 CHARLESTON COUNTY, S.C.
 APPLICATION BY: MIRA CREEK LANDING
 DEVELOPMENT GROUP, LLC
 1718 PIERCE ST. DANIEL ISLAND, SC 29492
 (TMS 571-05-00-026)
 2301 WATERWAY BLVD.
 ISLE OF PALMS, S. C. 29451-2319
 SHEET 1 OF 5 DATE: 04/29/16

SAC 2016-01396



VICINITY MAP

NOT TO SCALE

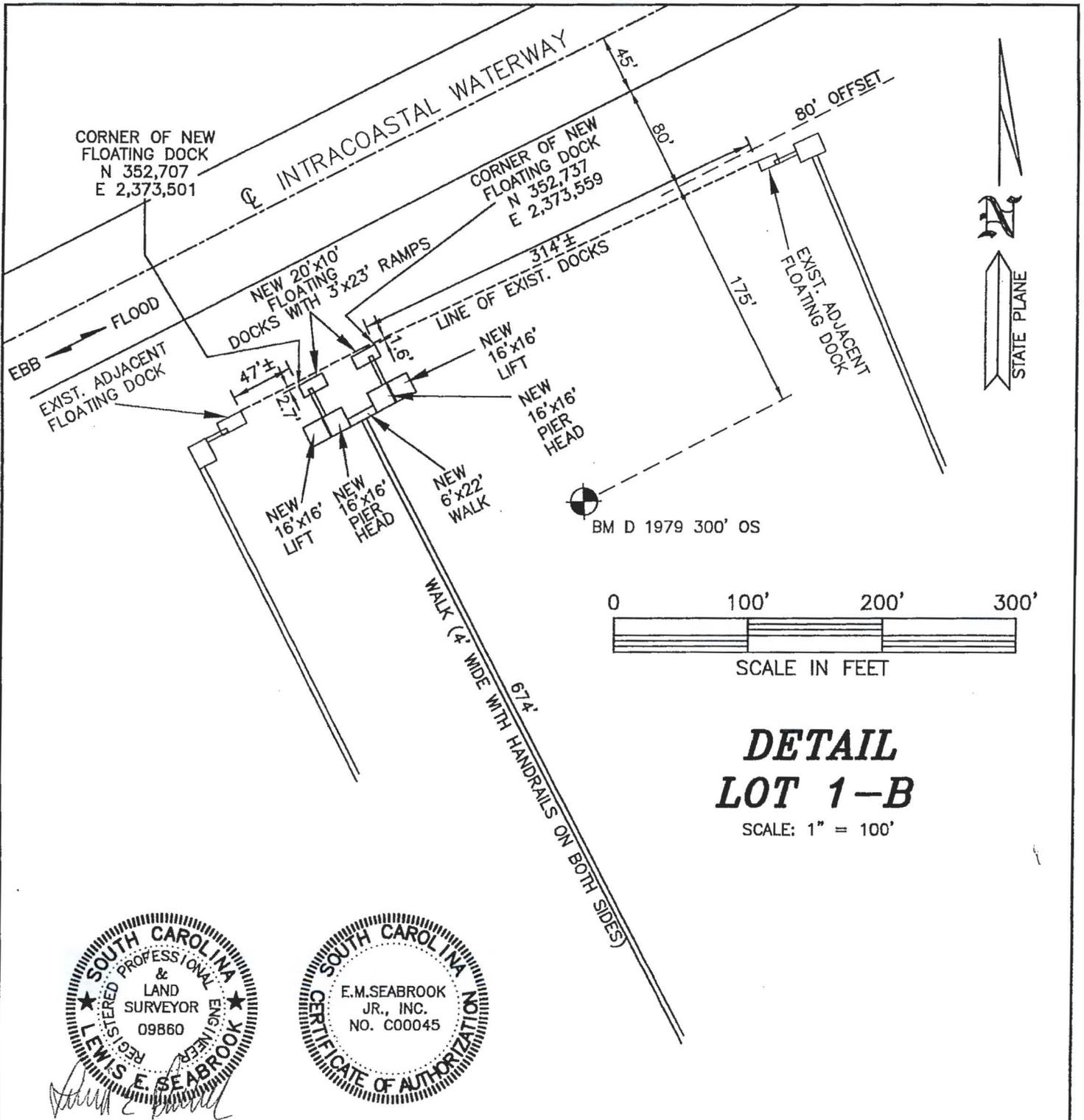
PURPOSE: TO CONSTRUCT A PRIVATE DOCK
ADJACENT PROPERTY OWNERS:

1. JEFFREY MCCALL (TMS 571-05-00-214)
PO BOX 5572
GREENVILLE, S. C. 29606-5572
2. LISA RODGERS ROBERTS (TMS 571-05-00-027)
2305 WATERWAY BLVD.
ISLE OF PALMS, S. C. 29451-2319

PROPOSED: DOCK
THE ATLANTIC INTRACOASTAL WATERWAY
AT LOT 1-B WATERWAY BLVD.
(TMS 571-05-00-026)

ISLE OF PALMS, S. C.
CHARLESTON COUNTY, S.C.
APPLICATION BY: MIRA CREEK LANDING
DEVELOPMENT GROUP, LLC
1718 PIERCE ST. DANIEL ISLAND, SC 29492
(TMS 571-05-00-026)
2301 WATERWAY BLVD.
ISLE OF PALMS, S. C. 29451-2319
SHEET 2 OF 5 DATE: 04/29/16

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DETAIL
LOT 1-B
 SCALE: 1" = 100'



PURPOSE: TO CONSTRUCT A PRIVATE
 JOINT USE DOCK

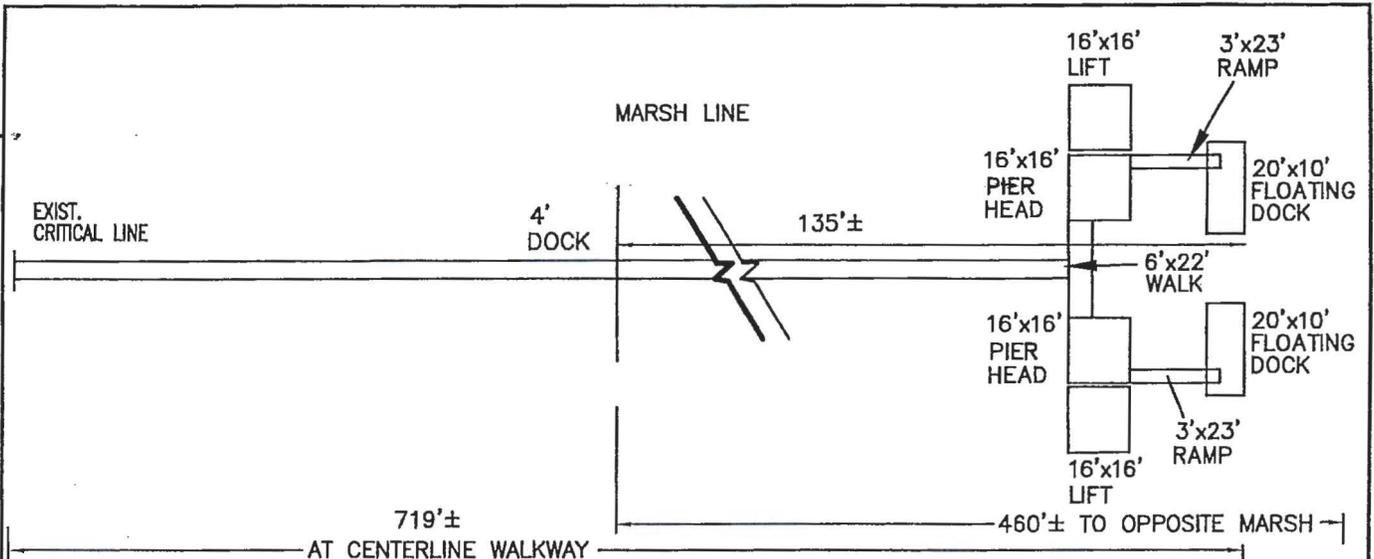
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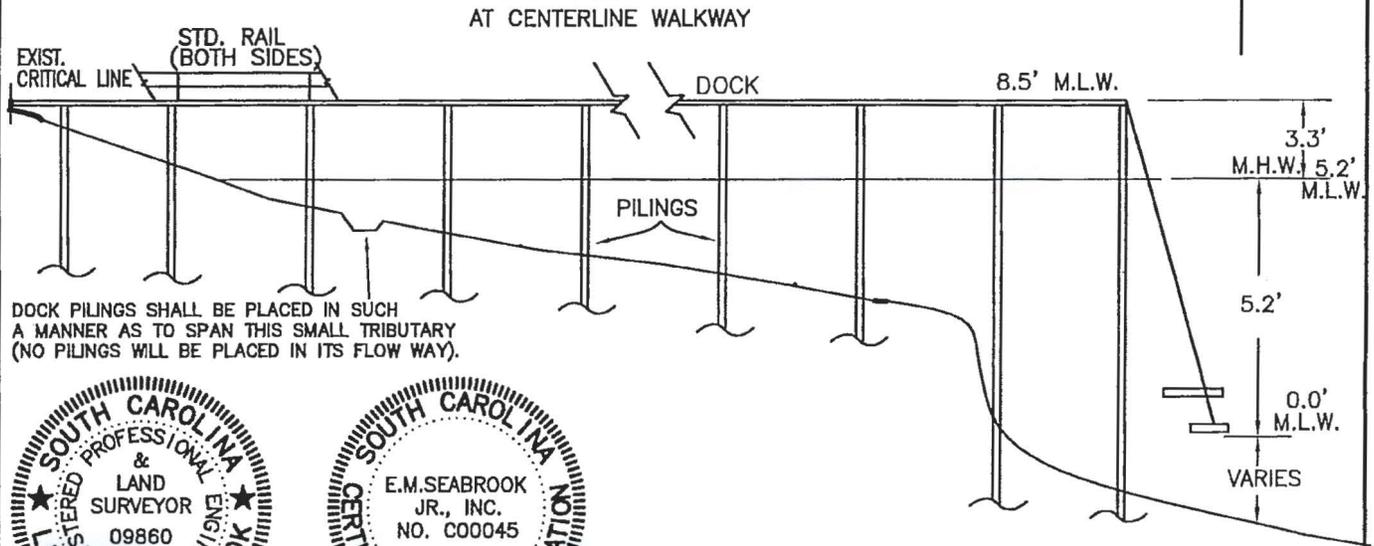
APPLICATION BY: MIRA CREEK LANDING
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 1718 PIERCE ST. DANIEL ISLAND, SC 29492
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 2301 WATERWAY BLVD.
 ISLE OF PALMS, S. C. 29451-2319
 SHEET 4 OF 5 DATE: 04/29/16

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DOCK END DETAIL LOTS 4A & 4B

NOT TO SCALE
719±



DATUM: MEAN LOW WATER

PURPOSE: TO CONSTRUCT A PRIVATE JOINT USE DOCK

DATUM: NGVD 29

ADJACENT PROPERTY OWNERS:

1. LISA RODGERS ROBERS (TMS 571-05-00-027)
2305 WATERWAY BLVD.
ISLE OF PALMS, S. C. 29451-2315
2. JEFFREY McCALL (TMS 571-05-00-214)
P.O. BOX 5572
GREENVILLE, S. C. 29606-5572

NOT TO SCALE

TYPICAL PROFILE LOTS 4A & 4B

PROPOSED: DOCK
THE ATLANTIC INTRACOASTAL WATERWAY
AT LOT 1-B WATERWAY BLVD.
(TMS 571-05-00-026)
ISLE OF PALMS, S. C.
CHARLESTON COUNTY, S.C.
APPLICATION BY: MIRA CREEK LANDING
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1718 PIERCE ST. DANIEL ISLAND, SC 29492
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