

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-2017-00449

November 27, 2017

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

Ms. Kim Knight
Dewees Island POA, Inc.
273 Old House Lane
Dewees Island, South Carolina 29451

for a permit to demolish and replace the existing marina facility in

Morgan Creek

at the existing Dewees Marina, located at 46 41st Avenue, in the Town of Isle of Palms, Charleston County, South Carolina (Latitude: 32.8045 °N, Longitude: -79.7585 °W), Fort Moultrie 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 demolishing and replacing the existing facility at the Dewees Marina. In detail, the proposed marina layout would closely resemble the existing and previously authorized marina configuration, but would also include additional slips on the northeast corner of the facility. These proposed slips would extend approximately 144 feet waterward from the bank and would be oriented to allow boats to enter and exit slips parallel to the channel. Two

(2) three-pile fender dolphins are also proposed at the western terminus of the proposed slips to facilitate the continuation of safe ferry and barge operations at the marina. The marina as proposed, would be anchored in place with timber pilings. Main walkways at the facility would be 8-feet wide and offset approximately 10-feet from the existing bulkhead to prevent ground out conditions during low tide. As shown on the attached drawings, full length finger piers are proposed and range in width based on location and intended function. The slips along the main walkways, parallel to the seawall, are proposed to be reconfigured to fit the most common boat sizes that utilize the marina.

Access to the marina would be provided by two timber piers and three aluminum gangways. One access would be provided adjacent to the existing marina office and one on the south side of the property near the midpoint of the floating dock. The L-shaped fixed pier access adjacent to the marina office would incorporate a 4' by 35' gangway leading to an 8' by 40' floating dock that would help to facilitate ferry operations. The existing 16' by 55' standalone ferry dock would remain. Additionally, a 6' by 80' gangway that meets ADA guidelines would extend from the fixed access platform leading to an 8' by 15' floating gangway landing platform and to the floating docks. The south marina access would incorporate a 12' by 12' fixed access platform leading to two 4' by 30' gangways that extend in each connecting to two 8' by 15' floating gangway landing platforms and to the floating docks.

The existing floating docks, fixed access piers, timber anchor piles, and gangways are expected to be removed via barge mounted crane or excavator and disposed of in an appropriate location. The replacement docks would consist of timber or aluminum framing with fully encapsulated polytub floatation. In total, the proposed redevelopment would allow for three (3) 35-foot slips, thirty (30) 25-foot slips, two (2) 20-foot slips; a total of thirty-five (35) slips and 948 linear feet of dockage.

The applicant proposed that no mitigation be required for mitigation to wetlands and/or waters of the United States. The project purpose, as stated by the applicant, is to replace aged floating docks, fixed access piers, timber pilings, access gangways, and marine utilities at the subject site with new materials to provide long-term sustainable use to marina patrons.

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. 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 0.26 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 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 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)), 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 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 cannot undertake to adjudicate rival claims.

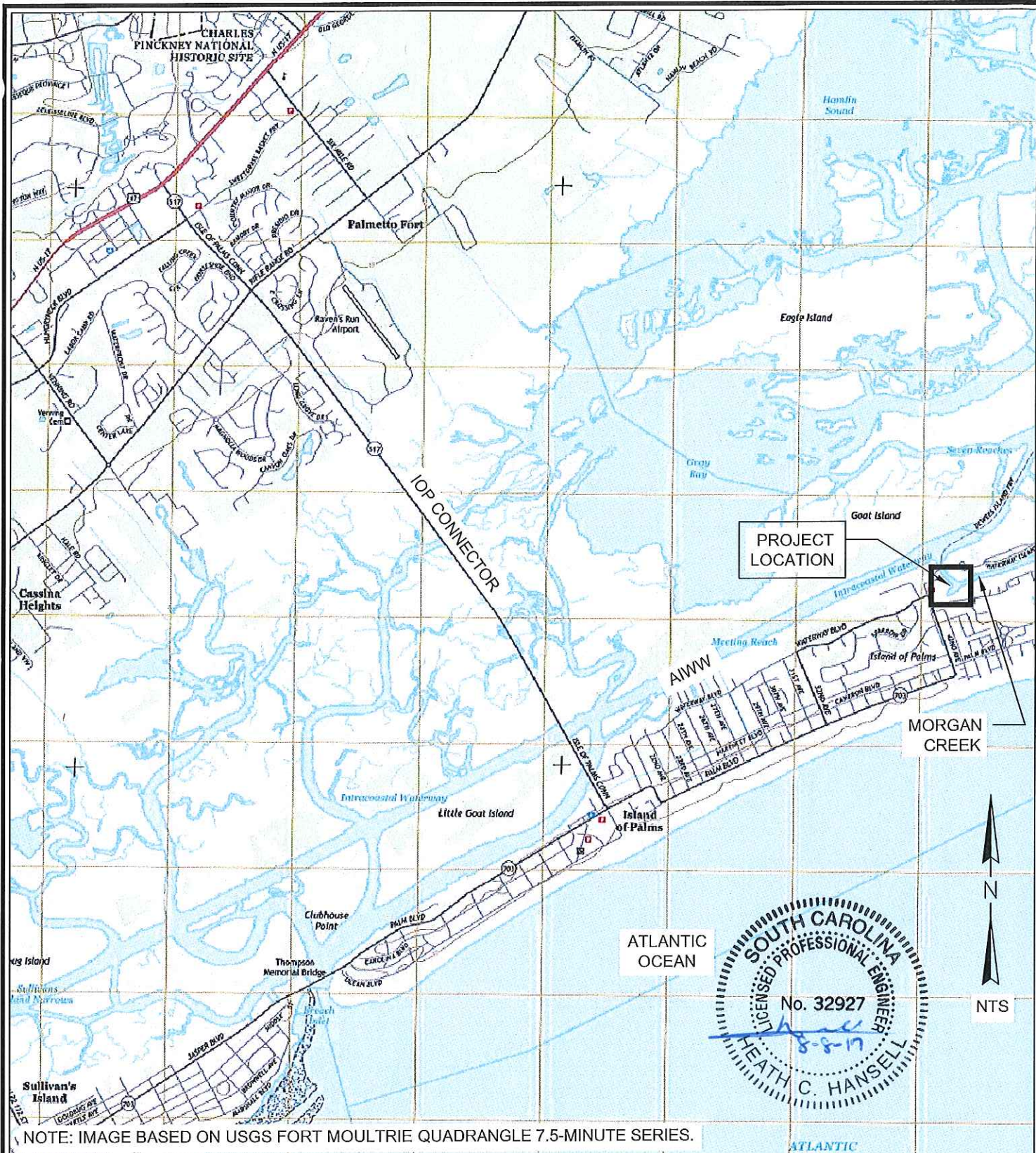
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Courtney M. Stevens, Project Manager, at (843) 329-8027 or toll free at 1-866-329-8187.

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NOTE: THESE DRAWINGS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST
APPLIED TECHNOLOGY, INC. MANAGEMENT.



PROJECT: Dewees Marina Redevelopment
WATERBODY: Morgan Creek
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32°48'16.52"N
LONGITUDE: 79°45'32.00"W

LOCATION MAP

Requested by: Dewees Island POA, Inc.

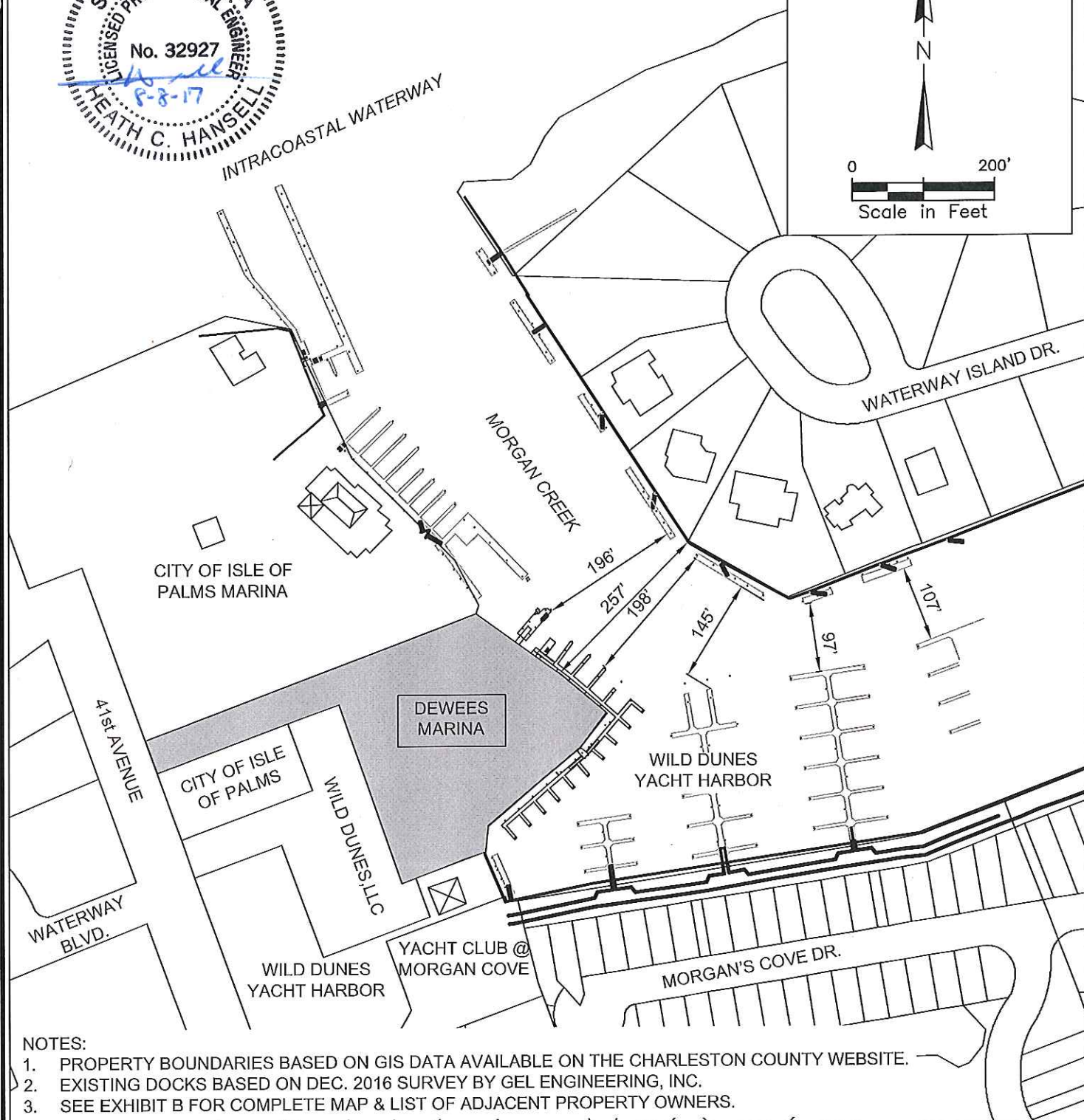
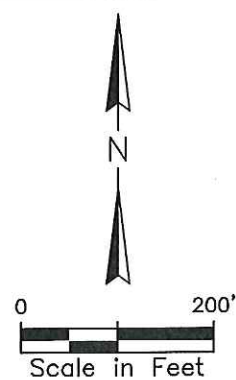
Project Address: 46th Avenue, Isle of Palms

Parcel ID: 5710800006




August 8, 2017
SHEET 1

hna Condition Assessment/UUJULU-Permit Plans/Issues/Remarks/Remarks (2) 06/01/17
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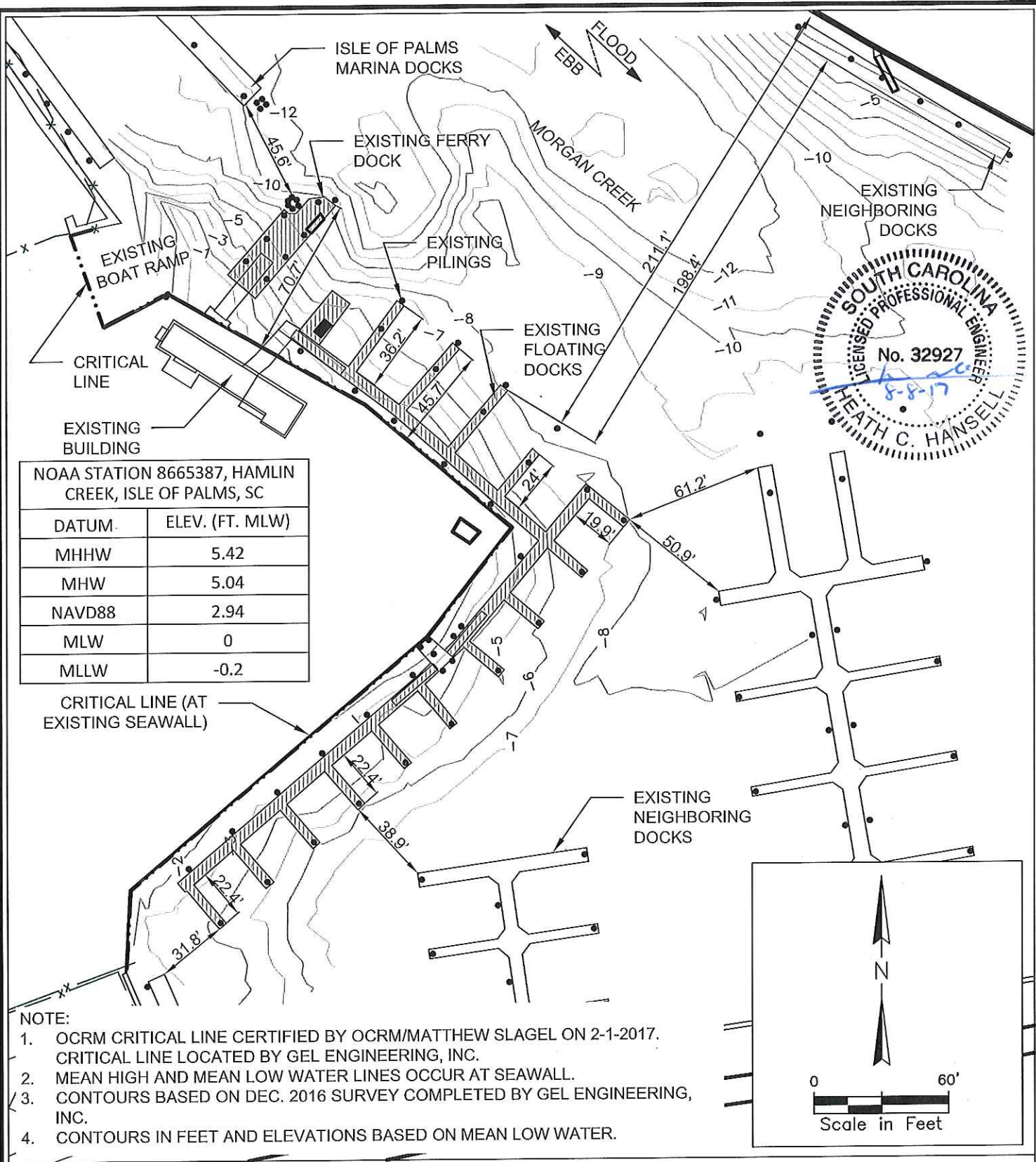


1. PROPERTY BOUNDARIES BASED ON GIS DATA AVAILABLE ON THE CHARLESTON COUNTY WEBSITE.
2. EXISTING DOCKS BASED ON DEC. 2016 SURVEY BY GEL ENGINEERING, INC.
3. SEE EXHIBIT B FOR COMPLETE MAP & LIST OF ADJACENT PROPERTY OWNERS.

PROJECT:	Dewees Marina Redevelopment	EXISTING CONDITIONS OVERVIEW	 August 8, 2017 SHEET 2
WATERBODY:	Morgan Creek		
COUNTY:	Charleston	Requested by: Dewees Island POA, Inc.	
STATE:	South Carolina	Project Address: 46th Avenue, Isle of Palms	
LATITUDE:	32°48'16.52"N		
LONGITUDE:	79°45'32.00"W	Parcel ID: 5710800006	

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PROJECT: Dewees Marina Redevelopment
WATERBODY: Morgan Creek
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32°48'16.52"N
LONGITUDE: 79°45'32.00"W

EXISTING CONDITIONS

Requested by: Dewees Island POA, Inc.

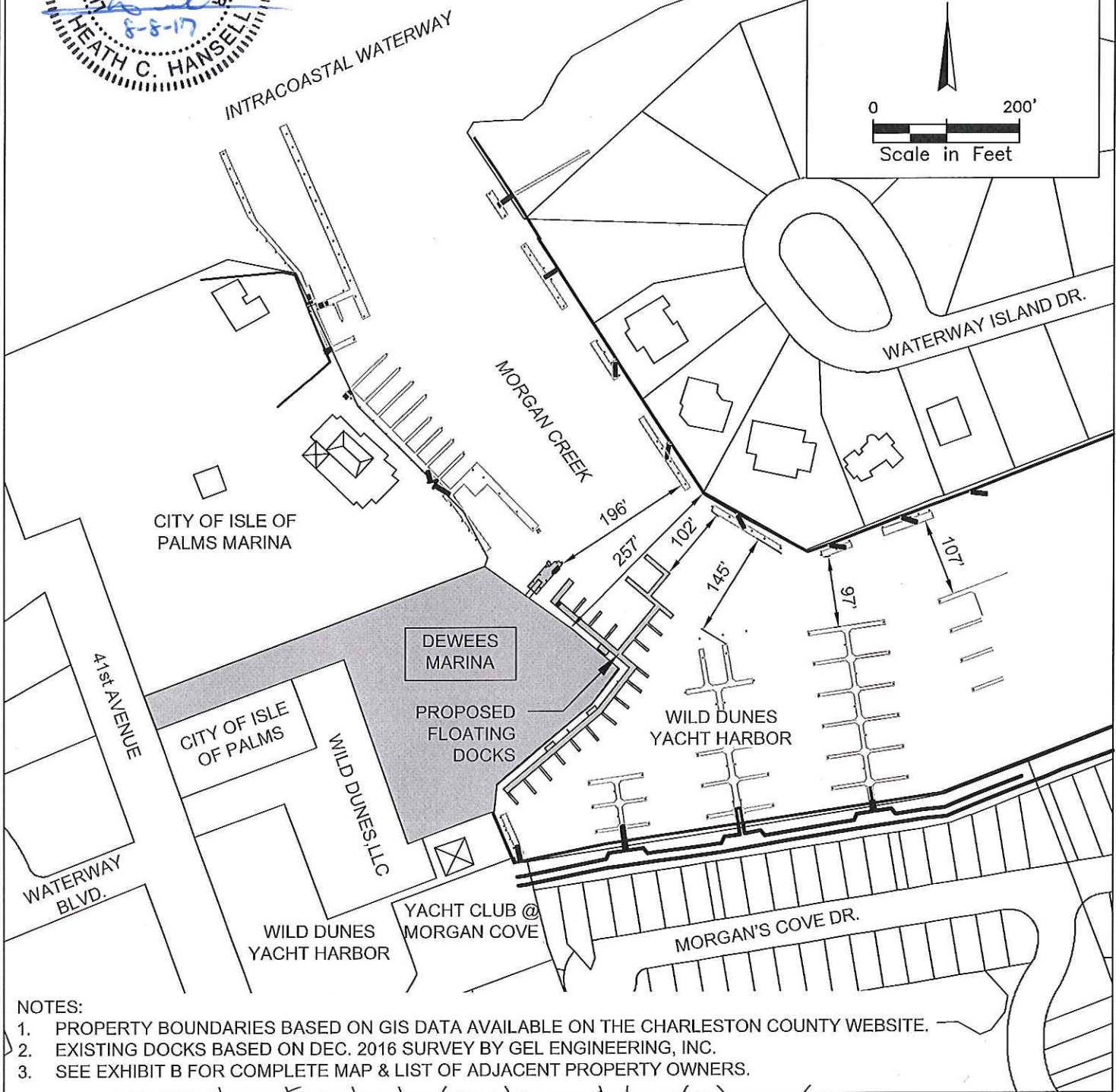
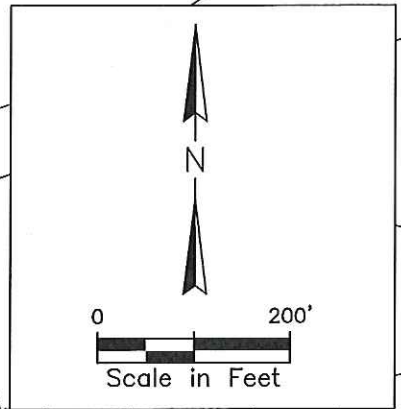
Project Address: 46th Avenue, Isle of Palms

Parcel ID: 5710800006



August 8, 2017
SHEET 3

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NOTES:

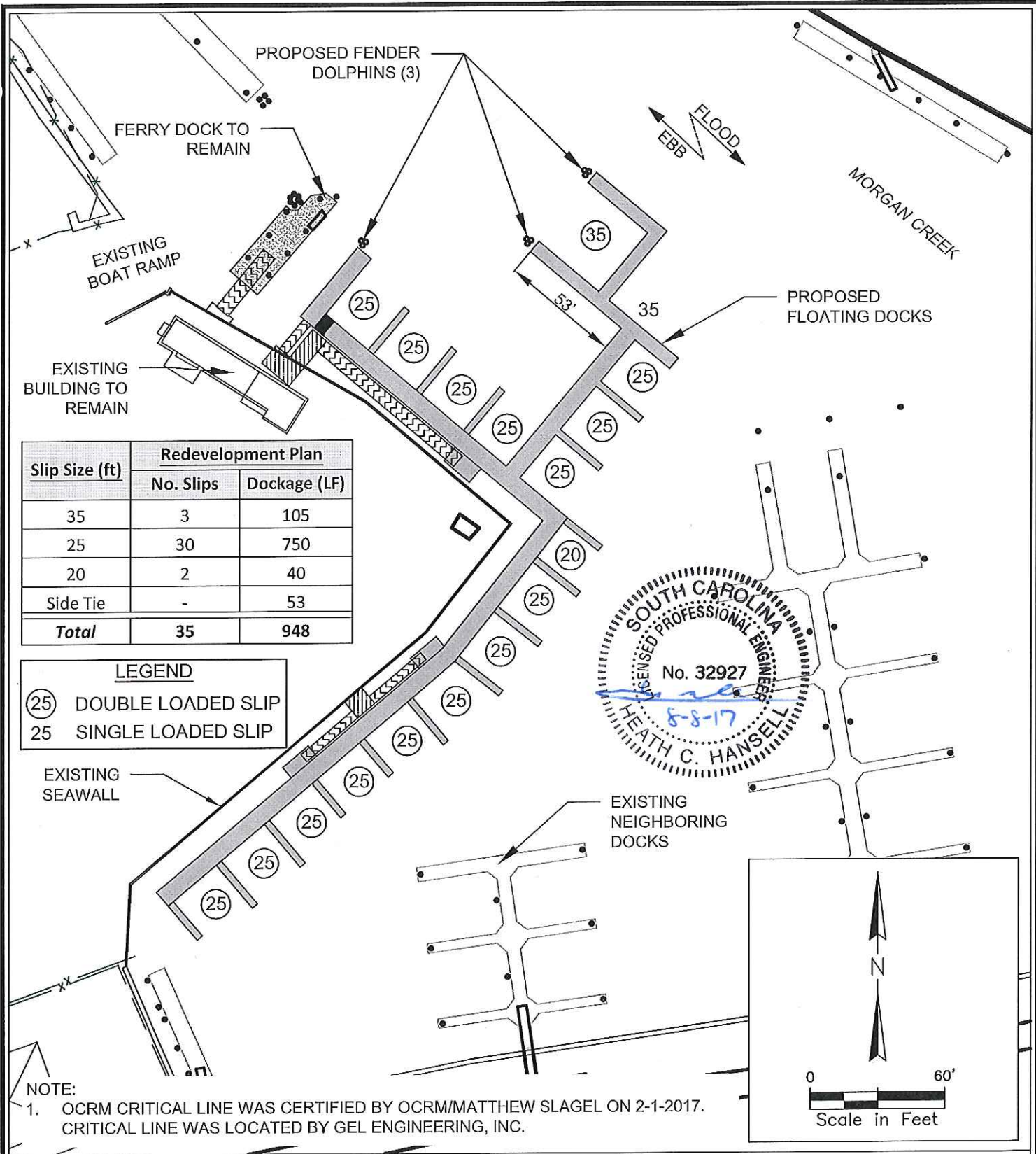
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<p>PROJECT: Dewees Marina Redevelopment</p> <p>WATERBODY: Morgan Creek</p> <p>COUNTY: Charleston</p> <p>STATE: South Carolina</p> <p>LATITUDE: 32°48'16.52"N</p> <p>LONGITUDE: 79°45'32.00"W</p>	<p>PROPOSED IMPROVEMENTS OVERVIEW</p> <p>Requested by: Dewees Island POA, Inc.</p> <p>Project Address: 46th Avenue, Isle of Palms</p> <p>Parcel ID: 5710800006</p>	<p>ATM DESIGN ENGINEERING CONSULTING</p> <p>August 8, 2017 SHEET 4</p>
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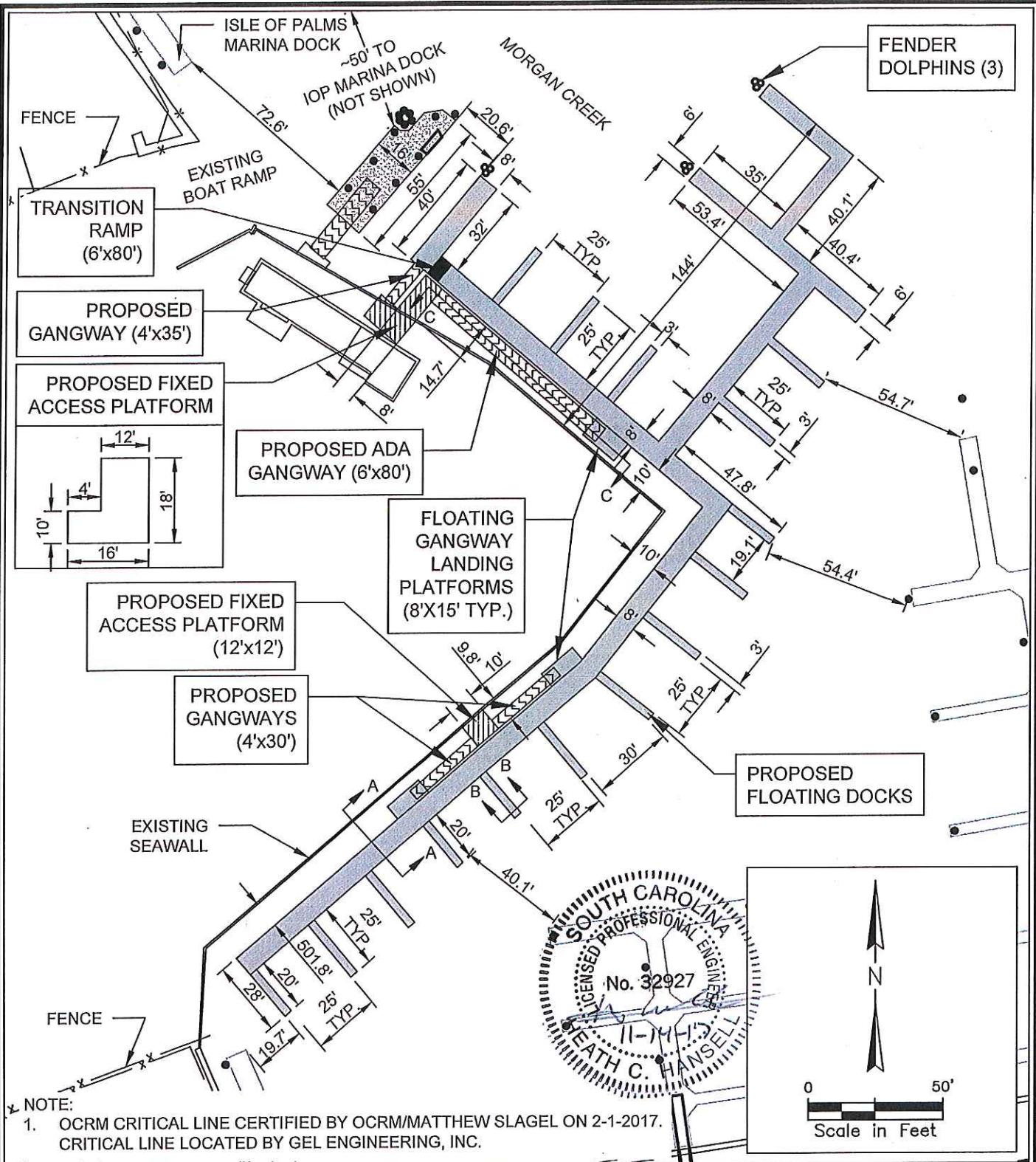
PROPOSED IMPROVEMENTS

Requested by: Dewees Island POA, Inc.
 Project Address: 46th Avenue, Isle of Palms
 Parcel ID: 5710800006



August 8, 2017
 SHEET 5

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PROJECT: Dewees Marina Redevelopment
 WATERBODY: Morgan Creek
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°48'16.52"N
 LONGITUDE: 79°45'32.00"W

PROPOSED IMPROVEMENTS
DIMENSIONS

Requested by: Dewees Island POA, Inc.

Project Address: 46th Avenue, Isle of Palms

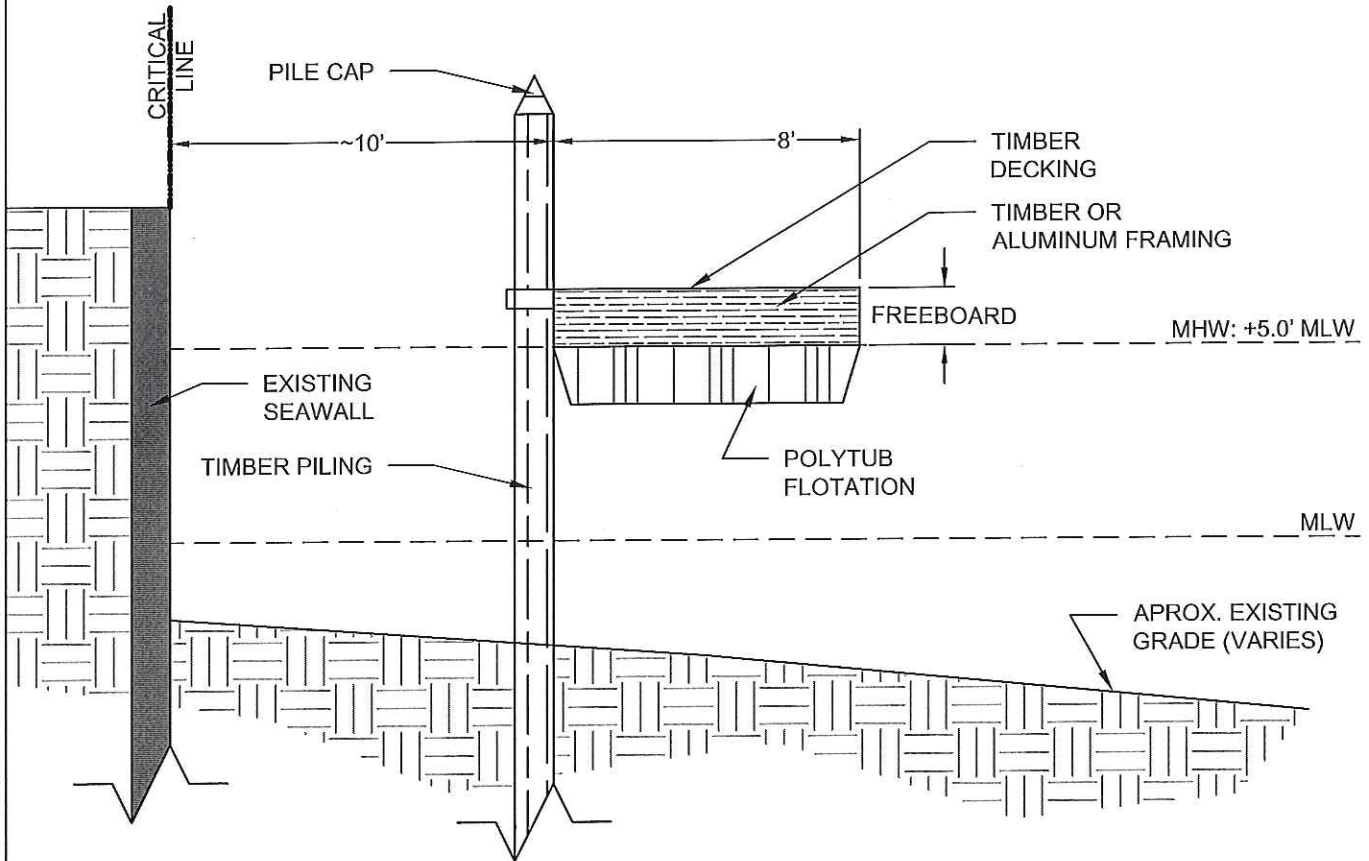
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REVISED 11/13/2017
 November 13, 2017
 SHEET 6

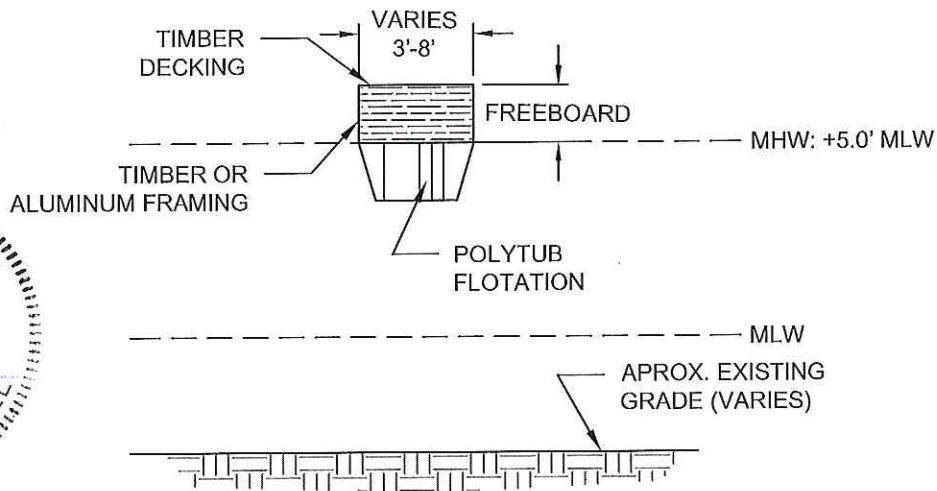
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TYPICAL MAIN FLOATING DOCK SECTION A-A

SCALE: 1"=5'



**TYPICAL FLOATING DOCK FINGER PIER
SECTION B-B**

SCALE: 1"=5'



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**TYPICAL FLOATING
DOCK SECTIONS**

Requested by: Dewees Island POA, Inc.

Project Address: 46th Avenue, Isle of Palms

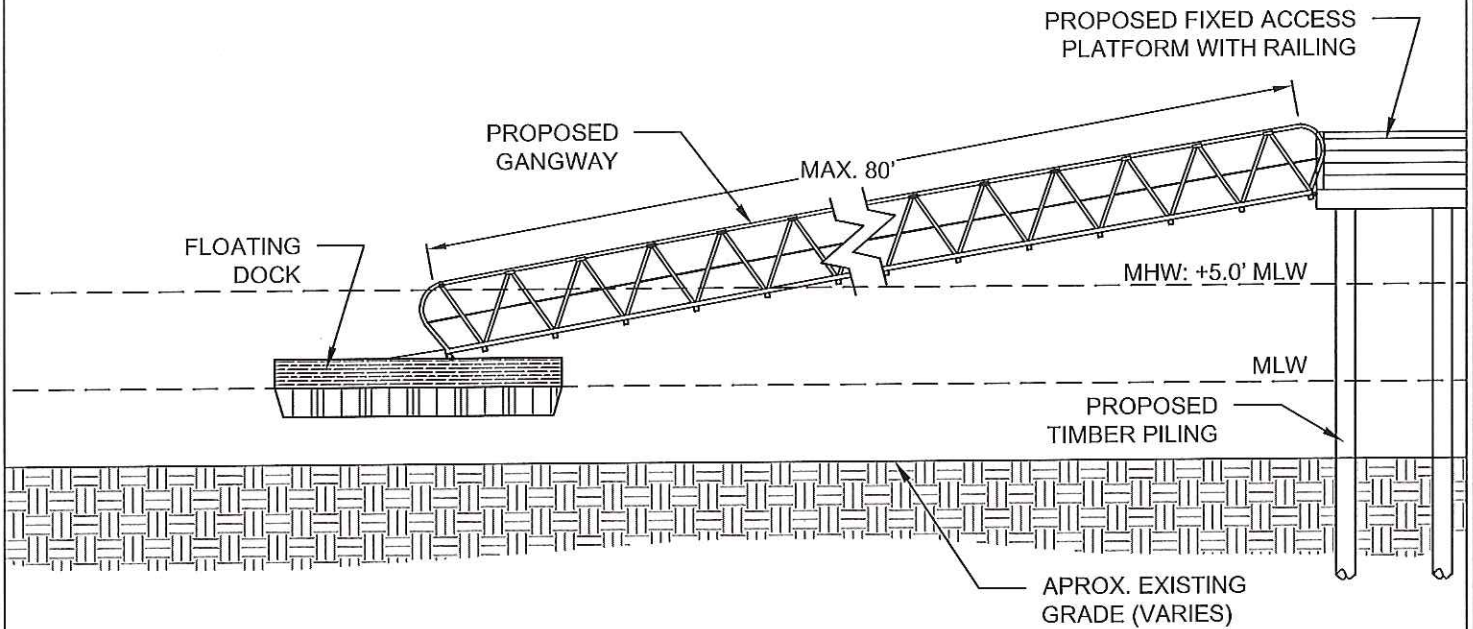
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August 8, 2017
SHEET 7

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APPLIED TECHNOLOGY & MANAGEMENT



TYPICAL GANGWAY PROFILE C-C

SCALE: 1"=10'



PROJECT: Dewees Marina Redevelopment
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TYPICAL GANGWAY PROFILE

Requested by: Dewees Island POA, Inc.

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August 8, 2017
SHEET 8