



## **Docks and Bulkheads ARB Standards**

All Dock and Bulkhead Construction will require a State SCDHEC-OCRM and Beaufort County permits as well as ARB approval prior to construction. Docks shall be designed and built in accordance with the design specifications for river and marsh front docks per the ARB Standards. All applications for docks and piers should accurately illustrate the alignment of property boundaries with adjacent property owners and show the distance of the proposed dock from such extended property boundaries.

All drawings shall be produced, stamped and signed by one of the following: a registered land surveyor, a registered professional engineer or a registered landscape architect. These individuals must be licensed in the state of South Carolina.

Complete plans and specifications including site, color and finish must be submitted along with all fees and compliance deposits. The ARB reserves the right in its sole discretion to disapprove such plans and specifications on any ground, including purely aesthetic reasons.

ARB approval for any dock, pier, access walk or bulkhead is valid for a period of six (6) months. ARB approval is not transferable with sale of the Property. All construction must be completed within 6 months from date of ARB permit. If construction has not begun within six (6) months from date of permitting, the ARB request process must be reinitiated and all fees paid.

Construction must be performed by a licensed contractor with a valid contractor's license for marine construction.

To be eligible for a private dock, a lot must have:

- a) 75 feet of frontage at the marsh edge, and
- b) 75 feet between its extended property lines at the location in the water body of the proposed dock
- c) Lots less than 50 feet wide at the marsh edge are not eligible for a dock.
- d) Docks that serve no boat access purpose will not be approved.

The following standards are applicable for the construction of private-use docks:

### **1.1 CONSTRUCTION**

1. Docks will not be permitted on creeks less than 10' feet wide as measured from marsh vegetation on each side.
2. All dock floats and/or mooring piles must be constructed so that the overall width does not exceed 30% of the lot's waterfront frontage.

3. No part of the walkway, pier-head, floaters or pilings shall be constructed any closer than 20' feet from either side of the property line.
4. Dock walkways shall not exceed 4 feet in width.
5. Docks lengths cannot exceed Beaufort County dock ordinances.
6. Docks cannot be enclosed by walls or screens. Enclosed boathouses are prohibited.
7. Walkways of the dock or pier should be elevated at least four feet above mean high water.
8. All piers and docks must use industry standard treated timber.
9. The maximum pier-head size shall be no greater than 256 square feet.
10. Access to the dock walkway should be such that minimal disruption to vegetation in the setback takes place. Remove no shoreline vegetation root system. Only minor necessary pruning for construction of walkway is permitted.
11. Boat lifts will be reviewed on an individual basis.
12. The primary float must not exceed no more than 30% of frontage and no more than 10 feet in width. If a protector float is added, it must not exceed 6 feet in width.
13. Handrails shall be limited to a maximum height of 36" above the walkway of pier head docking. Standard 4 x 4 bolted, picket or knee brace rails are recommended.

## **1.2 AESTHETICS**

1. Storage on docks will be limited to a bench-like locker no larger than 3 feet high, by 3 feet deep, by eight feet long.
2. Boathouses, structures and roofs are not permitted.
3. All canvas boat covers shall be of a neutral, unobtrusive color.
4. Aluminum ramps are prohibited.
5. Davits\* are not permitted.
6. Dock lights must be subdued. Timers or motion detectors must be installed to limit usage to times when the dock is being used. Lighting should be low to the walkway and low voltage. Electrical permits are required to install lighting and all plans must be pre-approved by the ARB.
7. Bright metal fittings shall not be used.
8. Hull scraping, sandblasting, painting, paint removal, and major engine repair are prohibited on lifts and docks.
9. If more than 50% of a dock is destroyed the property owner must re-submit to OCRM and the ARB for permits to re-construct. The property owner is responsible for the clean-up and removal of any debris in the Critical Area resulting from damage to your dock.
10. Any other repairs or restorations to docks and/or bulkheads require ARB approval and permit and all work must be completed within six (6) months.
11. Property owners may restore and/or maintain seawalls to the original design only after obtaining the required permits from local and state agencies along with approval of the Architectural Review Board.
12. The ARB will require an as-built survey to include all components of the constructed structure and must include the walkway start and the end point located.

\* Davits (small crane for suspending and lowering a lifeboat)

### 1.3 BULKHEADS

1. Bulkheads will not be allowed on lots not designated as marsh or Colleton River lots.
2. Bulkheads must be constructed of timber wood pile, and tongue and groove timber sheeting.
3. Aluminum and vinyl sheeting materials are not allowed.
4. Only clean earthen material free from all potential sources of pollutions may be used as backfill.
5. The river buffer will be planted in grasses and native shrubs to meet the County buffer requirement for disturbed areas.
6. DHEC, OCRM and Beaufort County permits are required before ARB permitting.

### 1.4 MAINTENANCE AGREEMENT

A dock maintenance agreement must be signed by the Property Owner.

All owners who construct or cause to be constructed said docks and/or bulkheads, shall maintain said structures in good repair and keep them safe, clean and orderly in appearance at all times, and must paint or otherwise treat with preservatives all wood or metal located above the high water mark, exclusive of pilings, and to maintain such paint or preservatives in an attractive manner. The Association shall be the sole judge as to whether the docks and or bulkheads are safe, clean, orderly in appearance, and properly painted or preserved in accordance with reasonable standards. If the Association notifies the particular Owner in writing that said dock and/or bulkhead fails to meet acceptable standards, said lot owner shall thereupon remedy such conditions within thirty (30) days to the satisfaction of the Association, and that failing to so remedy such conditions, the Association may make the necessary repairs (but is not obligated to make such repairs) or take such actions as will bring the said dock and/or bulkhead up to acceptable standards, all such repairs and actions to be solely at the expense of the Owner in question.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Lot #