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 #
2005-1E-269 Dock #2
2005-1E-270 Dock #1
SAC-2007-01139-2IG boat ramp extension

MAJOR ACTIVITY

15 JUNE 2007

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

ISLAND POINTE, LLC
C/O DOCK AND MARINE, INC.
PO BOX 12699
CHARLESTON, SOUTH CAROLINA 29422

for a modification to permit numbers 2005-1E-269 and 2005-1E-270. The proposed modification is to change the use of the existing and proposed docks and boat lifts to community use and the and to modify the existing docks and add 12 additional boat lifts. The applicant also proposes to extend of the existing boat ramp an additional 30' channel ward (#SAC-2007-01139-2IG) in

FOLLY CREEK

at a location, the existing Island Pointe development, on Peas Island, off of Peas Island Road, which is off of Folly Road

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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, JULY 16, 2007

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of the addition of a 4' x 30.3' walkway with two 12' x 13' boat lifts and a 4' x 59.6' walkway with four 12' x 13' boat lifts to each one of the existing docks. In addition, the applicant proposes to change the use of the docks and boat lifts to community use. The applicant also proposes to add an additional 10' wide x 30'long section to the existing concrete boat ramp. The purpose of the proposed work to the boat ramp is to make it useable at more tide stages and for community use.

REGULATORY DIVISION
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2005-1E-269 Dock #2
2005-1E-270 Dock #1
SAC-2007-01139-2IG boat ramp extension

15 JUNE 2007

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings 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 the Coastal Zone Management Program (15 CFR 930). 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 (0.006) acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, 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 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 also 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 this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources 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 to provide any information it may have with regard to historic and cultural resources.

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.

REGULATORY DIVISION
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2005-1E-269 Dock #2
2005-1E-270 Dock #1
SAC-2007-01139-2IG boat ramp extension 15 JUNE 2007

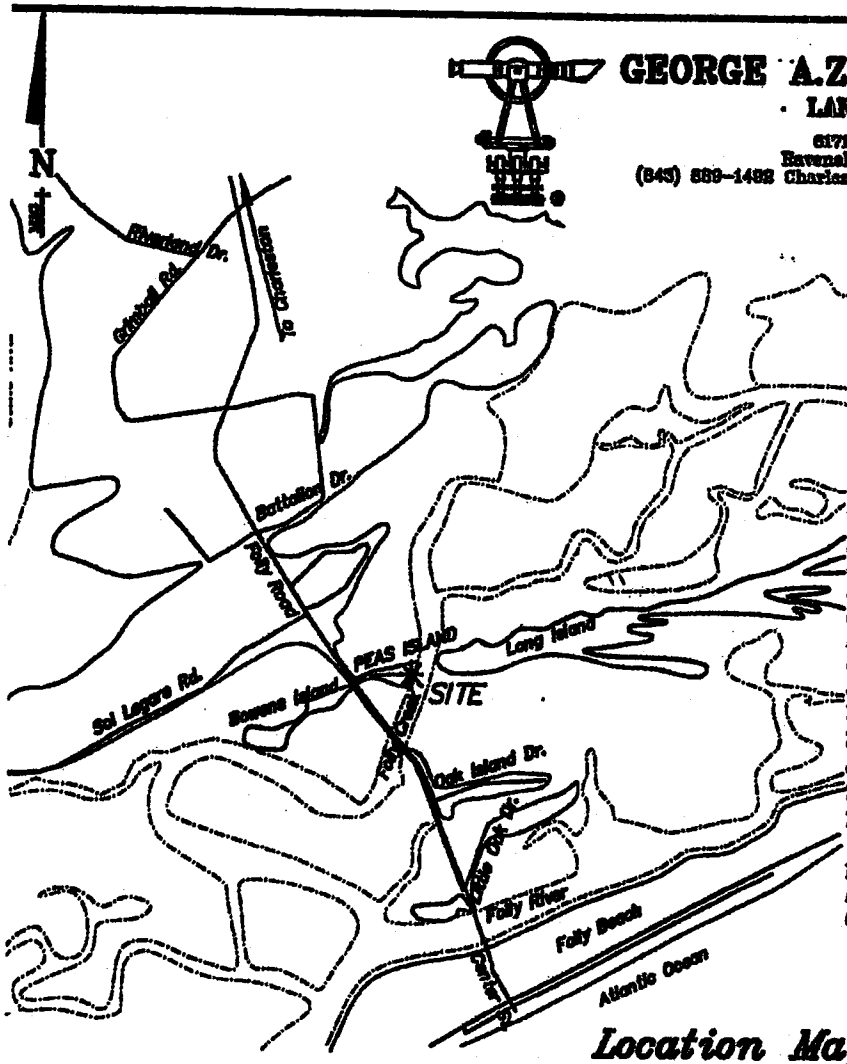
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 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 Mary Hope Glenn at 843-329-8044 or toll free at 1-866-329-8187.

Steve Brooks
Project Manager
SCDHEC-OCRM

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3892 Edisto No. 889-1495



1: Start out going WEST on MCMILLAN AVE / 3RD ST toward AVENUE D. 0.1 miles 2: Turn LEFT onto AVENUE E S. 0.1 miles
3: Turn RIGHT onto COSGROVE AVE EXT. 0.1 miles
4: COSGROVE AVE EXT becomes COSGROVE AVE. 1.0 miles
5: COSGROVE AVE becomes SC-7. 0.1 miles
6: Merge onto I-26 E toward CHARLESTON. 4.3 miles
7: Merge onto US-17 S via EXIT 221A toward SAVANNAH. 1.1 miles
8: Turn SLIGHT RIGHT onto SPRING ST. 0.1 miles
9: Turn LEFT onto LOCKWOOD BLVD. <0.1 miles
10: LOCKWOOD BLVD becomes LOCKWOOD DR. <0.1 miles
11: Merge onto SC-30 W / JAMES ISLAND EXPY via the ramp on the LEFT toward JAMES ISLAND / FOLLY BEACH. 2.6 miles
12: Take the SC-171 / FOLLY ROAD exit- EXIT 3- toward FOLLY BEACH. 0.2 miles
13: Merge onto FOLLY RD / SC-171 toward JAMES ISLAND / FOLLY BEACH. 5.2 miles
14: Turn LEFT onto PEAS ISLAND RD. 0.2 miles 15: End at [1656-1679] Peas Island Rd
Charleston, SC 29412, US

Location Map "NTS"

Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

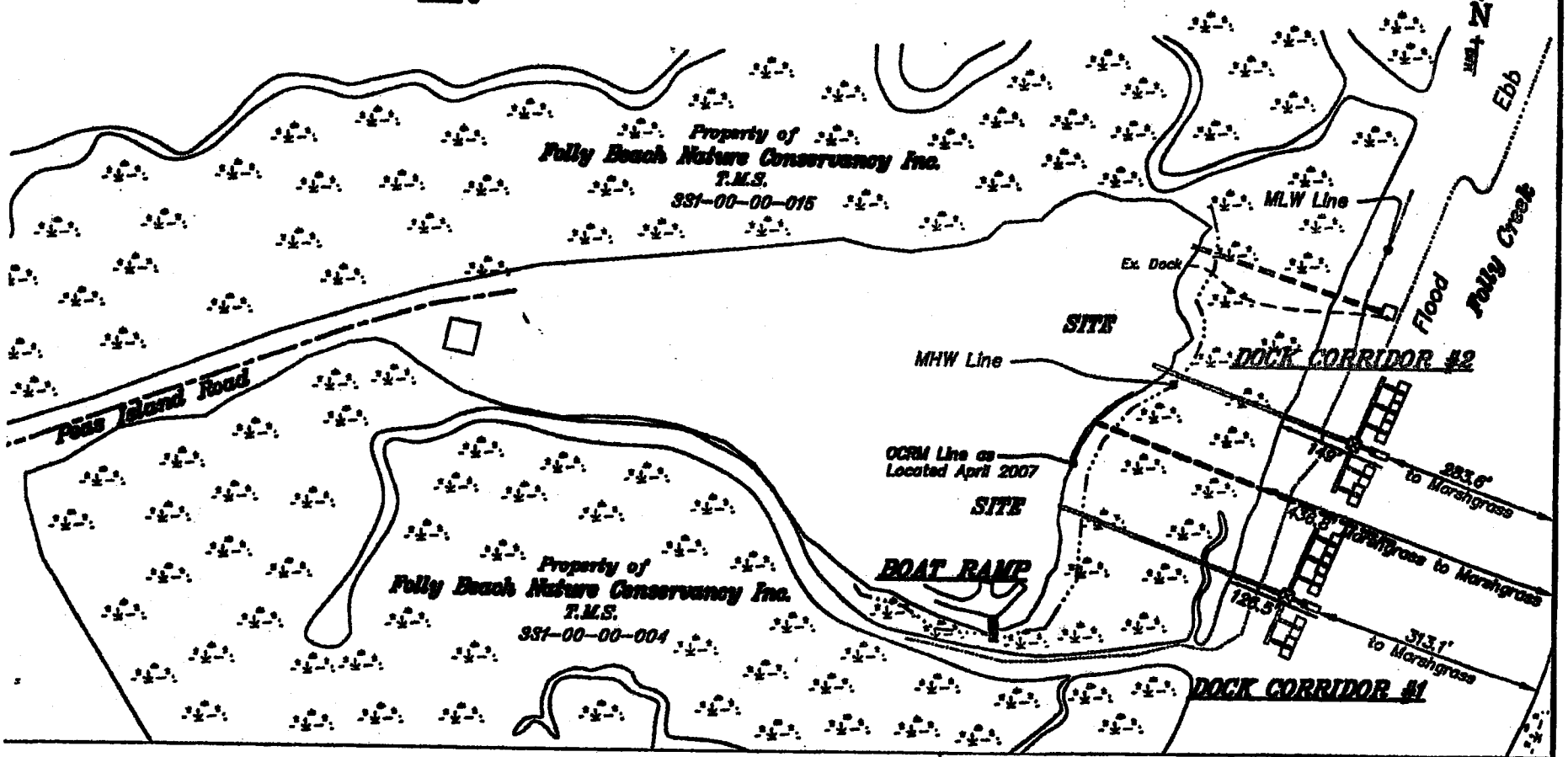
Dock #2 Dock #1
P/N# 2005-1E-269-P & 2005-1E-270-P

LOCATION MAP
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE "NTS"

Sheet 1 of 6

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR F. STEVEN JOHNSON

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3932 Edisto No. 889-1495



Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

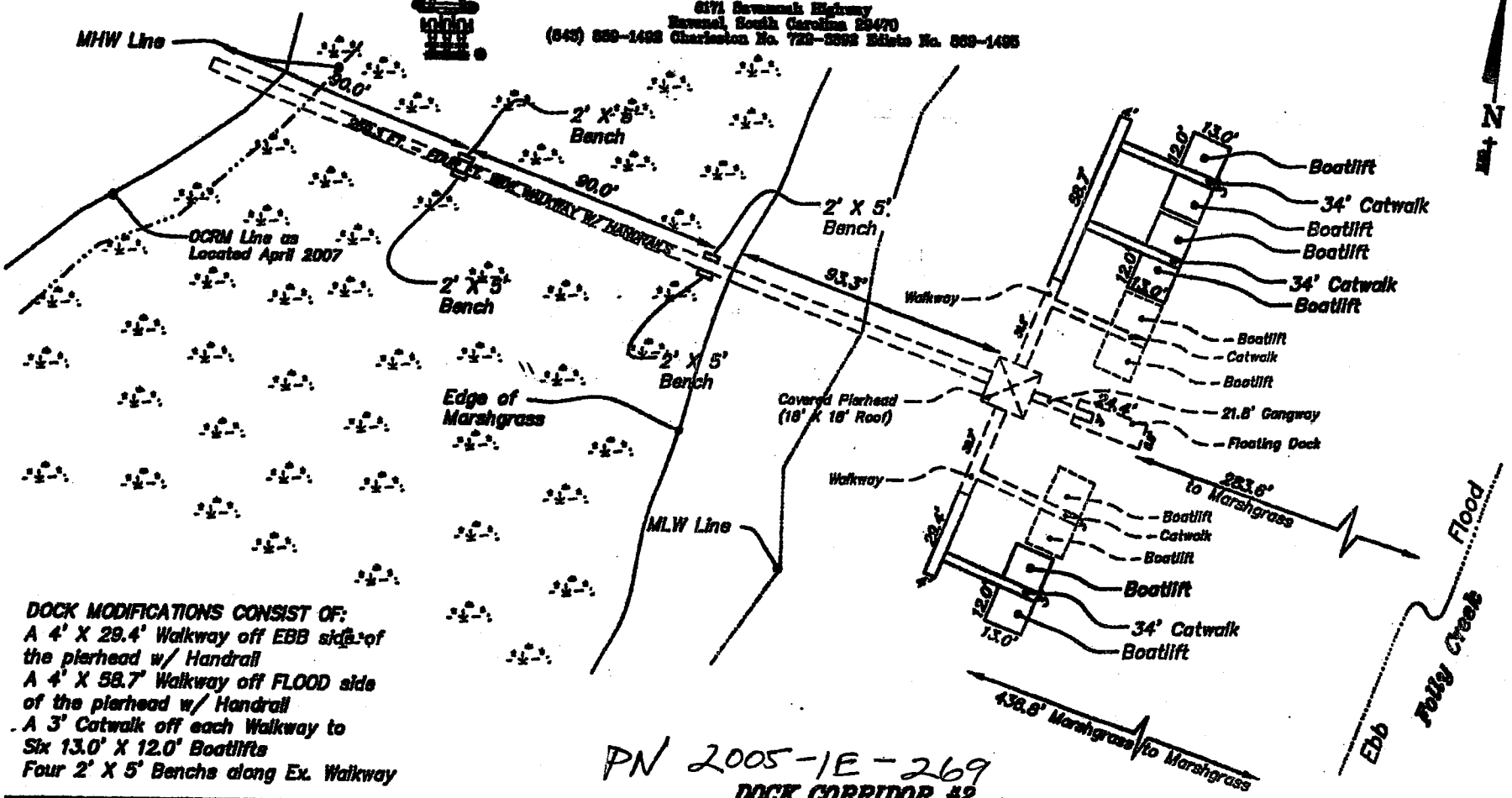
Dock #2 Dock #1
P/N# 2005-1E-269-P & 2005-1E-270-P

OVERALL PLAN
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE "NTS"

Sheet 2 of 6

SOUTH CAROLINA
PROFESSIONAL
No. 8038
LAND SURVEYOR
STEVEN JOHNSON

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3592 Edisto No. 889-1495



DOCK MODIFICATIONS CONSIST OF:
A 4' X 29.4' Walkway off EBB side of the pierhead w/ Handrail
A 4' X 58.7' Walkway off FLOOD side of the pierhead w/ Handrail
A 3' Catwalk off each Walkway to Six 13.0' X 12.0' Boatlifts
Four 2' X 5' Benches along Ex. Walkway

PN 2005-1E-269

DOCK CORRIDOR #2

Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

Dock #2

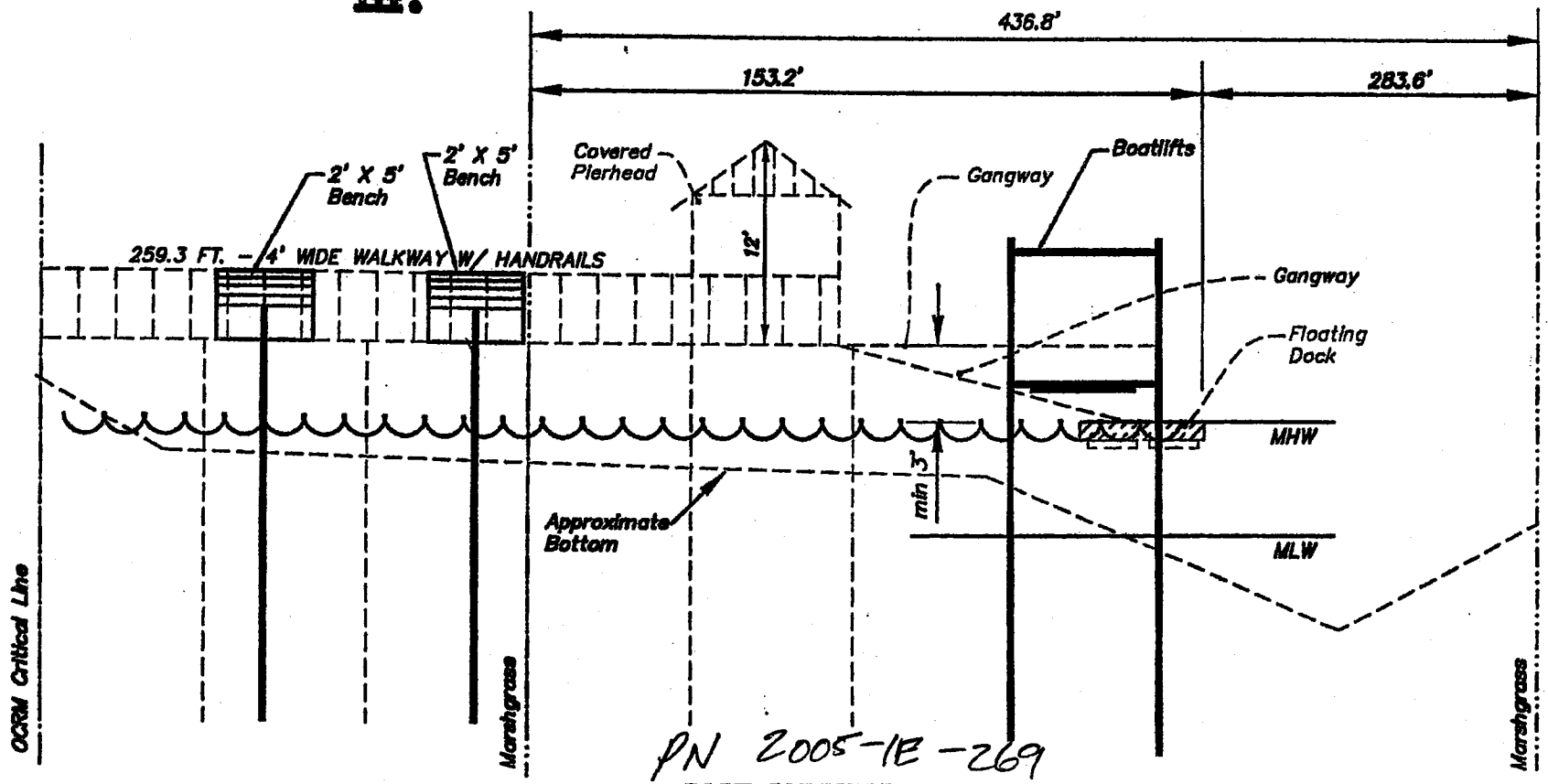
P/N# 2005-1E-269-P & 2005-1E-270-P

DETAIL PLAN
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE 1" = 50'

Sheet 3 of 6

SOUTH CAROLINA PROFESSIONAL REGISTERED LAND SURVEYOR F. STEVEN JOHNSON

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3692 Edisto No. 869-1495



PN 2005-1E-269

DOCK CORRIDOR #2

Applicant: Island Point, LLC
Deas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

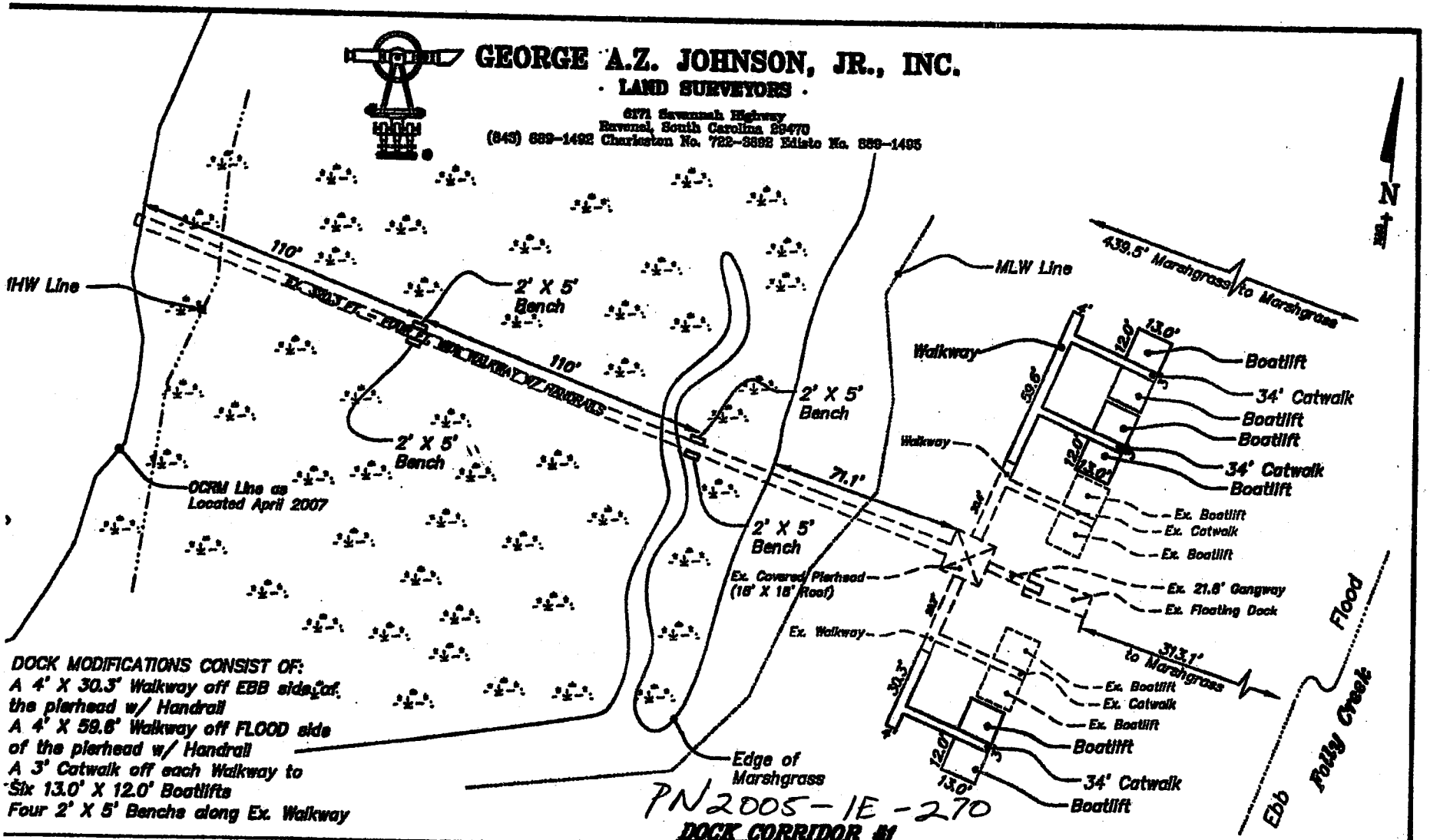
P/N# 2005-1E-269-P & 2005-1E-270-P

SIDE VIEW
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE "NTS"

Sheet 4 of 6

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR F. STEVEN JOHNSON

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3892 Edisto No. 889-1495



DOCK MODIFICATIONS CONSIST OF:
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A 4' X 59.6' Walkway off FLOOD side of the pierhead w/ Handrail
A 3' Catwalk off each Walkway to Six 13.0' X 12.0' Boatlifts
Four 2' X 5' Benches along Ex. Walkway

PN2005-1E-270

DOCK CORRIDOR #1

pplicant: Island Point, LLC
'eas Island
'olly Beach, SC 29439
'harleston County
MS No. 331-00-00-013
'olly Creek
AZJ JOB # 22079

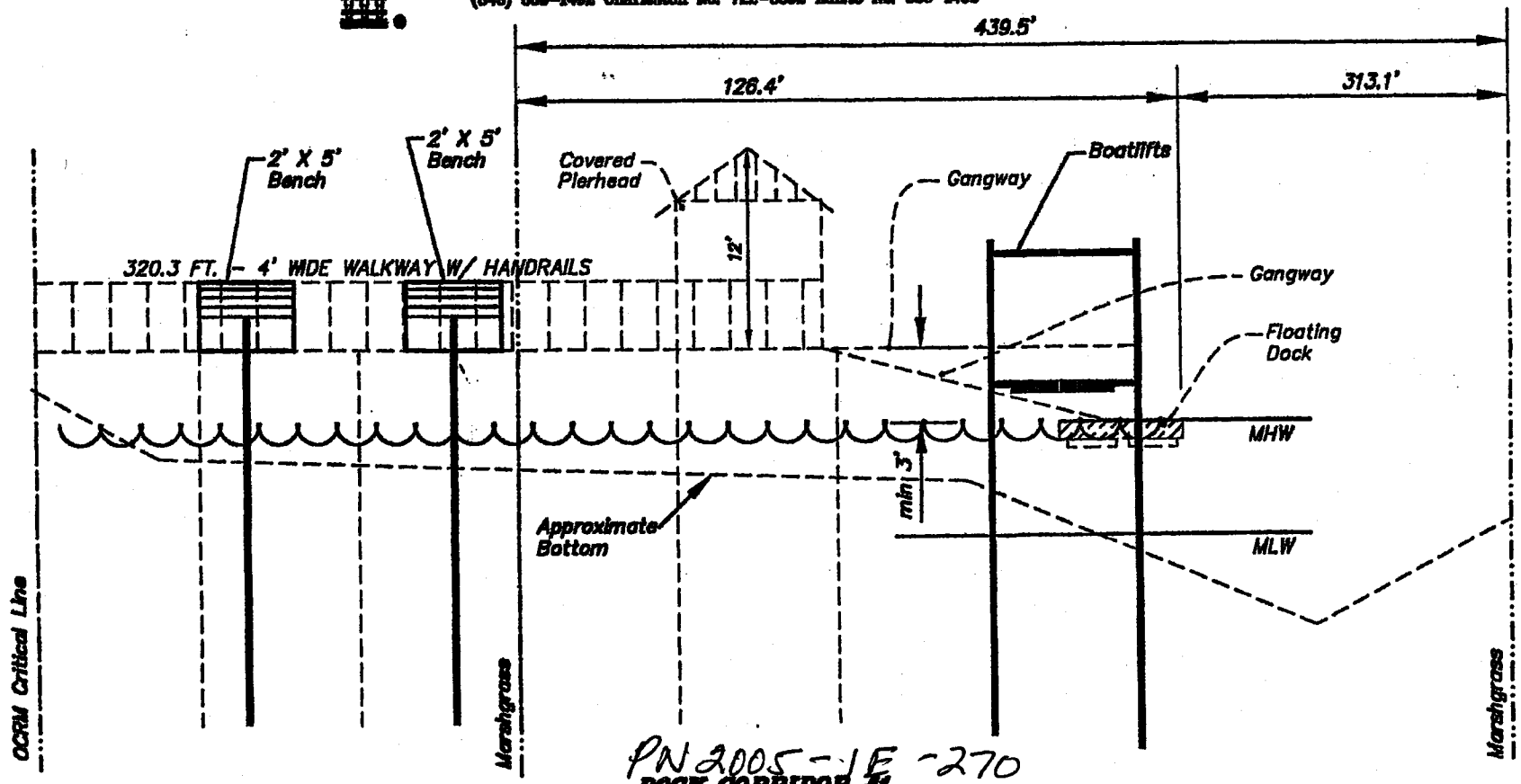
Dock #2 Dock #1
'N# 2005-1E-269-P & 2005-1E-270-P

DETAIL PLAN
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE 1" = 50'

Sheet 5 of 6

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR F. STEVEN JOHNSON

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3592 Edisto No. 869-1495



PN 2005-1E-270

DOCK CORRIDOR #1

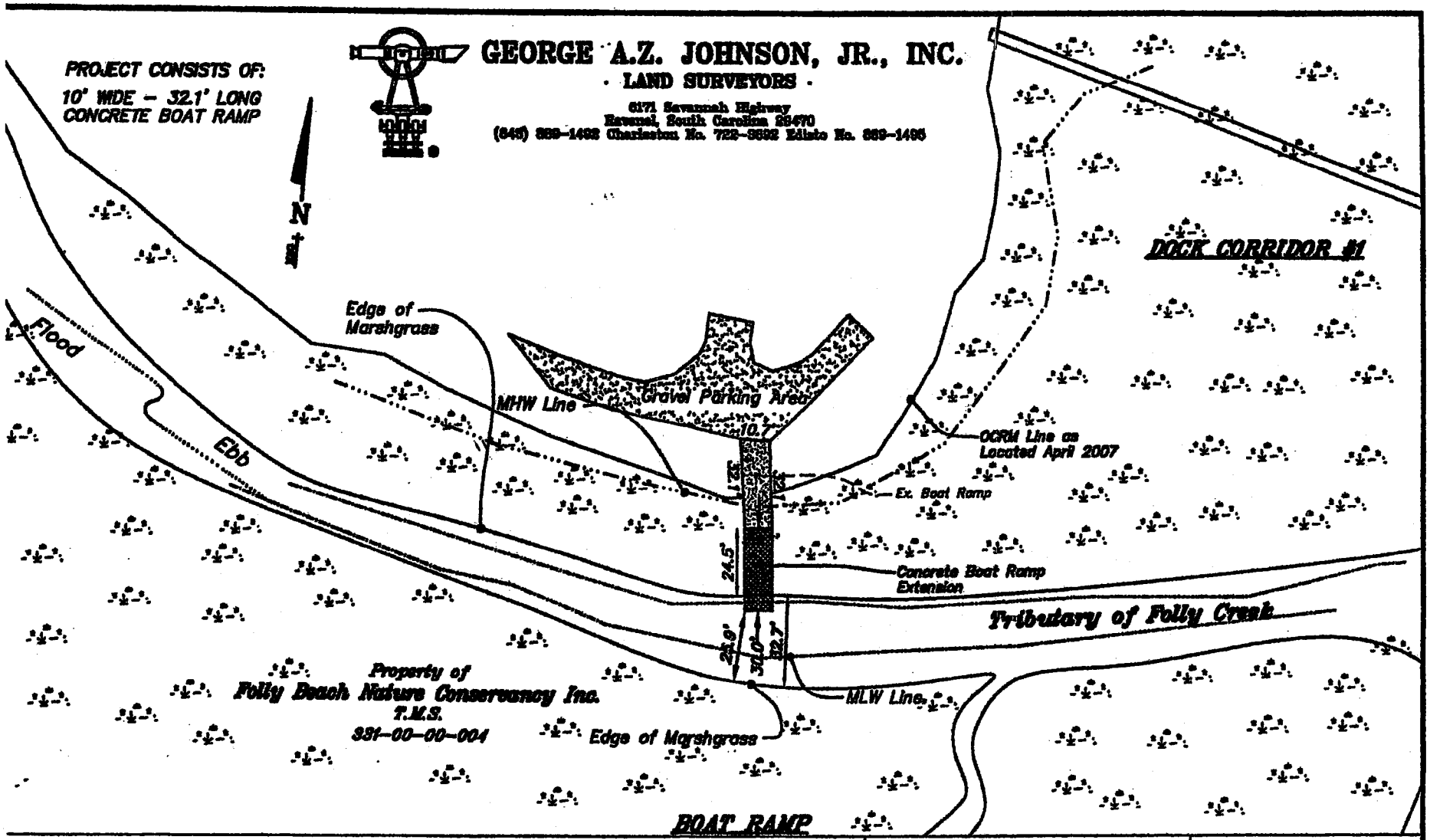
Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

Dock #2 Dock #1
P/N# 2005-1E-269-P & 2005-1E-270-P

SIDE VIEW
CHANGE IN USE
PRIVATE to COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE "NTS"

Sheet 6 of 6

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 10035 F. STEVEN JOHNSON



Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

Boat ramp extension
SAC 2007-01139-2IG

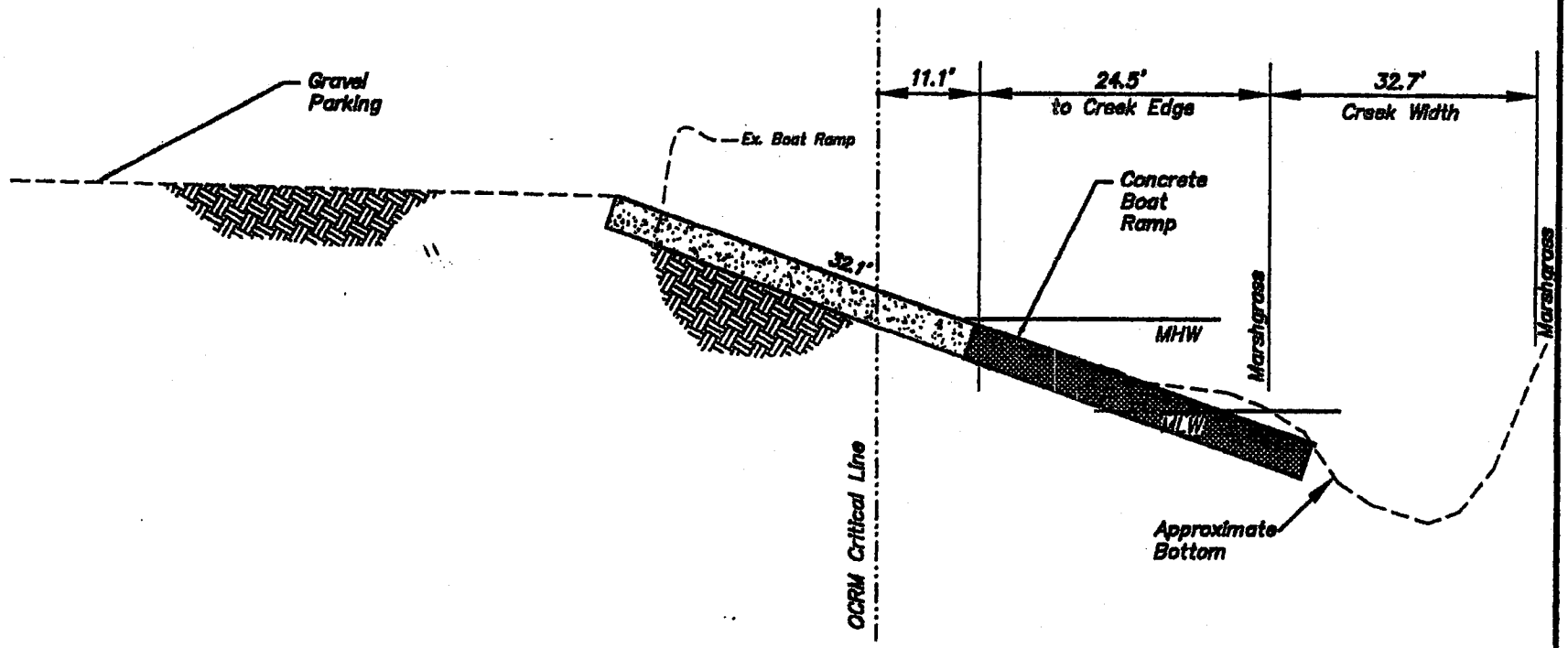
DETAIL PLAN
MODIFICATIONS TO
COMMUNITY
BOAT RAMP
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE 1" = 50'

Sheet 1 of 2

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
F. STEVEN JOHNSON

ROJECT CONSISTS OF:
' WIDE – 30.01' LONG
ONCRETE BOAT RAMP
XTENSION

GEORGE A.Z. JOHNSON, JR., INC.
· LAND SURVEYORS ·
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1492 Charleston No. 722-3692 Edisto No. 869-1465



Applicant: Island Point, LLC
Seas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22079

Boat Ramp Extension
SAC 2007-01139-2JG

SIDE VIEW
MODIFICATIONS TO
COMMUNITY
BOAT RAMP
FOR TMS 331-00-00-013
DATE: MAY 8, 2007
SCALE "NTS"

Sheet 2 of 2

SOUTH CAROLINA PROFESSIONAL REG. 10173 SURVEYOR STEVEN JOHNSON