

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 2015-00056-2M thru # SAC 2015-00060-2M

08 April 2015

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 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

FREEMAN'S POINT DEVELOPERS, LLC.
c/o DAVID RICHARDSON
DOCKMASTERS
P.O. BOX 830
RAVENEL, SOUTH CAROLINA 29470

for a permit to construct a community dock and four amenity docks in Seaside Creek, James Island, Charleston County, South Carolina (Latitude: 32.707394°N, Longitude: 79.947069°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 for each project is described below:

SAC 2015-00056-2M

Community Dock: A 20' X 20' covered pierhead with handrails connected to high ground by a 4' X 136' walkway with handrails. On the north side of the pierhead an 8' X 60' floating dock with four 11' X 18' floating boatlifts. On the south side of the pierhead an 8' X 44' floating dock with three 11' X 18' floating boatlifts.

REGULATORY DIVISION

Refer to: P/N # SAC 2015-00056-2M thru # SAC 2015-00060-2M

08 April 2015

SAC 2015-00057-2M

Amenity Dock Lots 1 and 2: A 10' X 16' floating dock connected to high ground by a 4' X 3' walkway with handrails. Two 11' X 18' floating boatlifts will be attached to the floating dock, one each on the upstream and downstream side of the floating dock.

SAC 2015-00058-2M

Amenity Dock Lots 3 and 4: A 10' X 16' floating dock connected to high ground by a 4' X 3' walkway with handrails. Two 11' X 18' floating boatlifts will be attached to the floating dock, one each on the upstream and downstream side of the floating dock.

SAC 2015-00059-2M

Amenity Dock Lots 5 and 6: A 10' X 16' floating dock connected to high ground by a 4' X 3' walkway with handrails. Two 11' X 18' floating boatlifts will be attached to the floating dock, one each on the upstream and downstream side of the floating dock.

SAC 2015-00060-2M

Amenity Dock Lots 7 and 8: A 10' X 16' floating dock connected to high ground by a 4' X 11' walkway with handrails. Two 11' X 18' floating boatlifts will be attached to the floating dock, one each on the upstream and downstream side of the floating dock.

Note: Piles for this project will be installed using a 500 Series Ho-Pac vibrating hammer to minimize acoustic impacts to aquatic wildlife in the project area. Ho-Pac specifications estimate the sound power of the hammer at 105 A-Weighted Decibels (dBA).

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 have minimal impact on 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.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any 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 7(c) of the Endangered Species Act of 1973 (as amended).

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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.

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. 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.

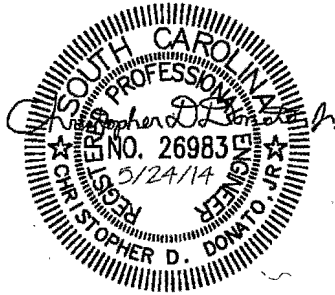
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine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

FREEMANS POINT AMNITY DOCK

PROJECT INFORMATION

PROJECT NAME: FREEMANS POINT
 TAX MAP #: 427-00-00-065
 SITE LOCATION: SEASIDE PLANTATION DRIVE,
 CITY OF CHARLESTON,
 CHARLESTON COUNTY, SC



CONTACT INFORMATION

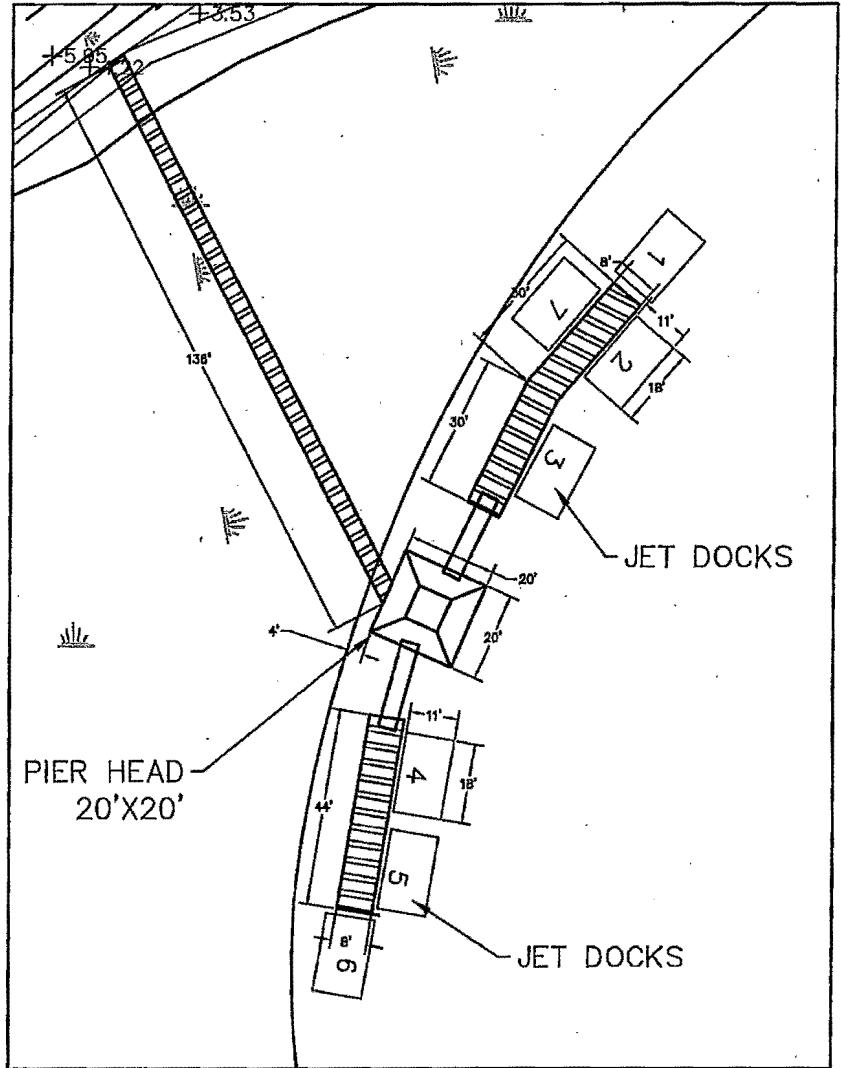
OWNER 1: FREEMAN'S POINT DEVELOPERS, LLC
 20 Bridgealce Boulevard
 Mount Pleasant, SC 29484
 Phone: (843) 849-2353

DEVELOPER: FREEMAN'S POINT DEVELOPERS, LLC
 20 Bridgealce Boulevard
 Mount Pleasant, SC 29484
 Phone: (843) 849-2353
 Contact: Mr. Bob Pickard

PRIMARY CONTACT ENGINEER: SITECAST, LLC
 1250 Fairmont Avenue
 Mount Pleasant, SC 29484
 Phone: (843) 224-4284
 Fax: (843) 884-8844
 Contact: Chris Donato, PE
 Contact: Jacob Cordray, RLA

SURVEYOR: MIKE S. SHULSE, SC RLS
 1213 Shadow Mlet Lane
 Wando, SC 29492
 Phone: (843) 296-1807

WETLANDS SURVEY: PEABODY & ASSOC, INC
 PO BOX 22848
 Charleston, SC 29413
 Phone: (843) 723-5225
 Contact: Alexander Peabody, PLS

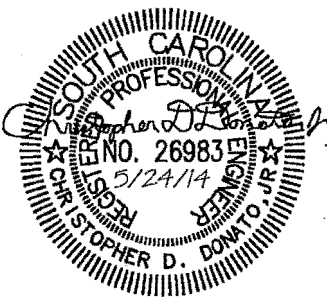
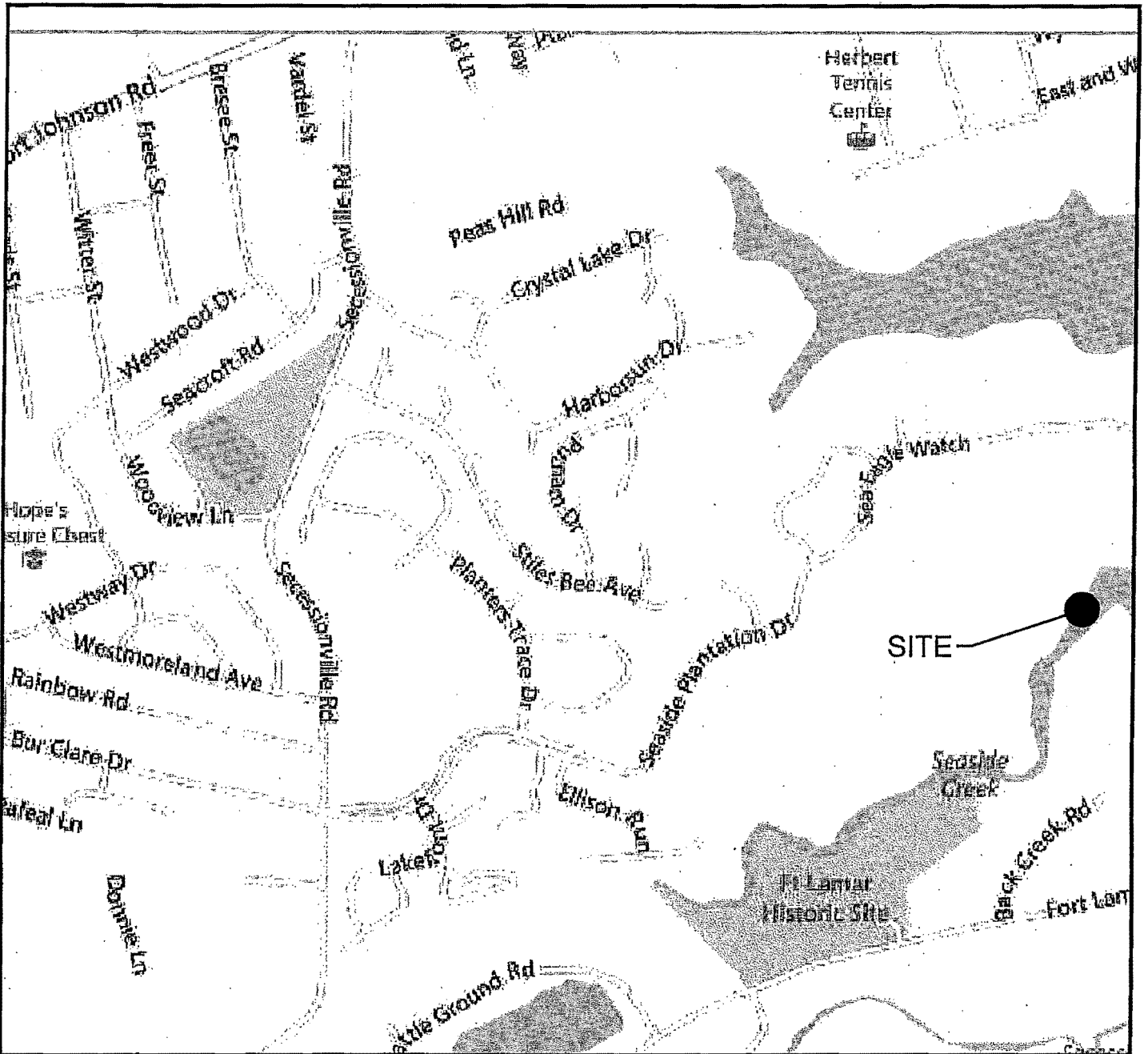


FREEMANS POINT COMMUNITY DOCK	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=40'
APPLICATION #	SHEET 1 OF 4

REVISIONS

DATE	INITIALS



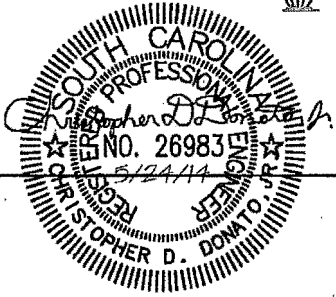
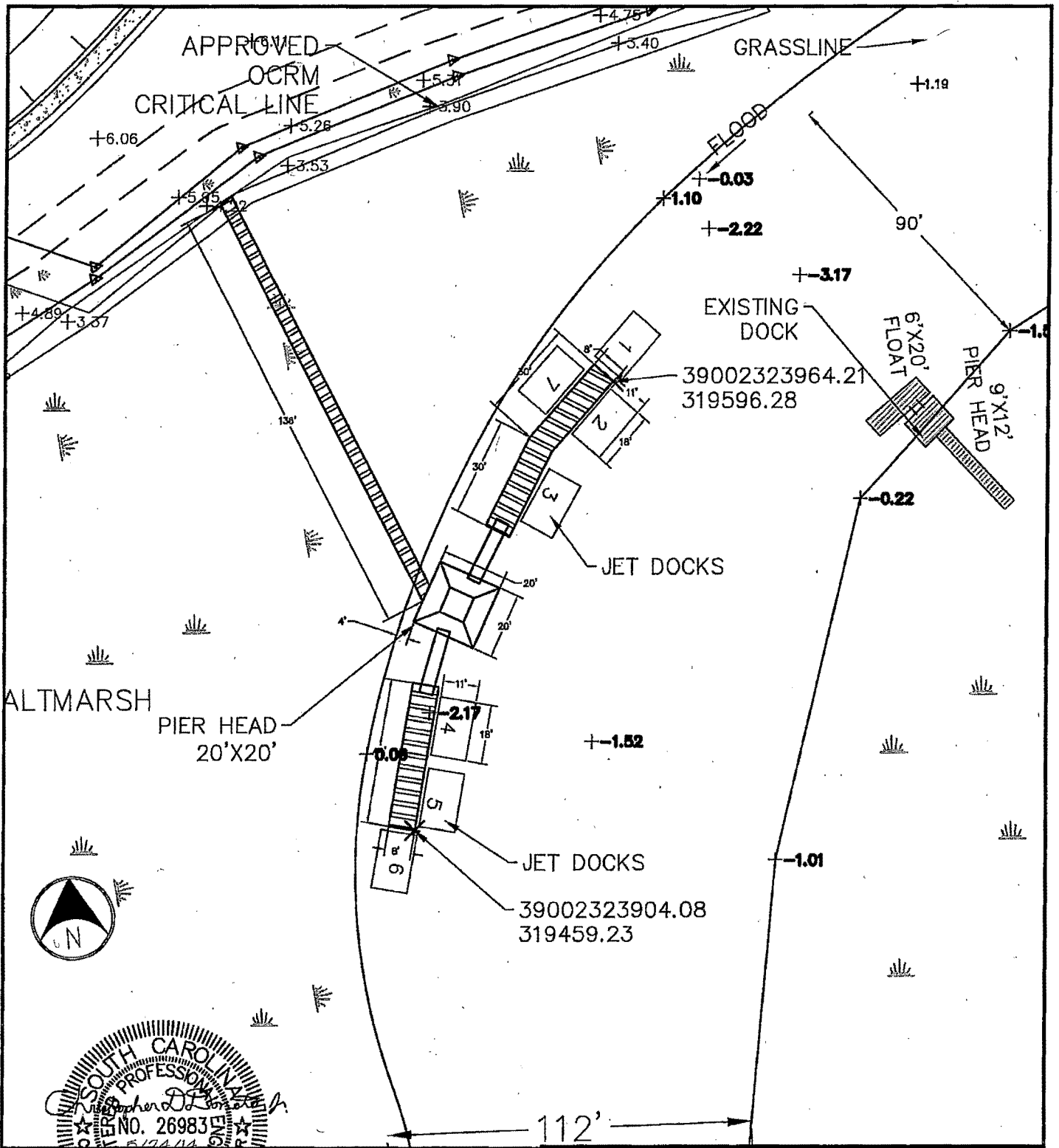


FREEMANS POINT COMMUNITY DOCK	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE = NTS
APPLICATION #	SHEET 2 OF 4

REVISIONS

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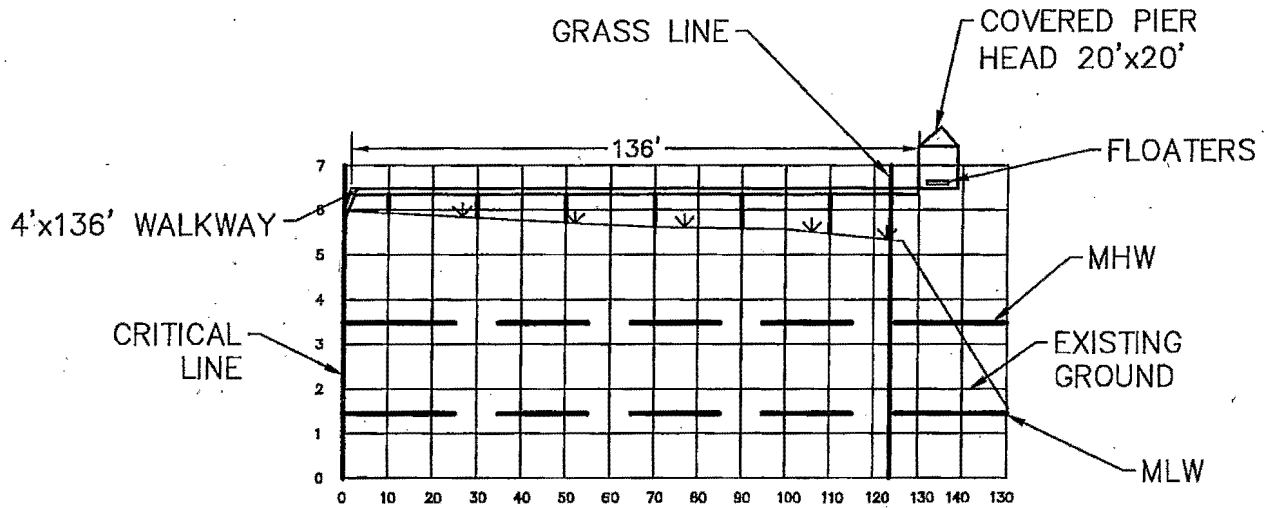


FREEMANS POINT COMMUNITY DOCK	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=40'
APPLICATION #:	SHEET 3 OF 4

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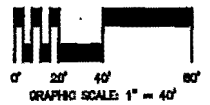
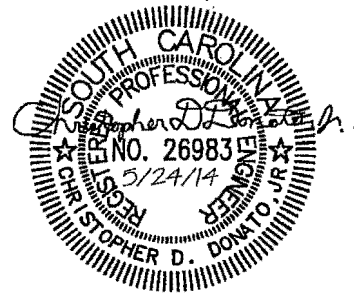




INFORMATION

APPLICANT: FREEMAN'S POINT DEVELOPERS, LLC
 20 Bridgeside Boulevard
 Mount Pleasant, SC 29484
 Phone: (843) 849-2353

SUBDIVISION: FREEMAN'S POINT PHASE 1
MUNICIPALITY: CITY OF CHARLESTON
COUNTY: CHARLESTON
TMS: 427-00-00-085
COUNTY: CHARLESTON



FREEMANS POINT COMMUNITY DOCK

JAMES ISLAND, CITY OF CHARLESTON, SC

REVISIONS

DATE INITIALS

SITECAST, LLC

DATE: October 13, 2014

SCALE=1"=40'

APPLICATION #.

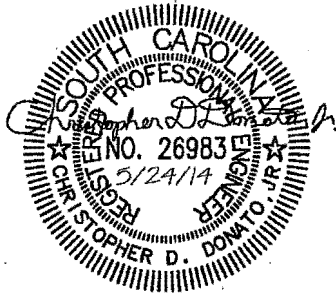
SHEET 4 OF 4



FREEMANS POINT AMNITY DOCK

PROJECT INFORMATION

PROJECT NAME: FREEMANS POINT
 TAX MAP #: 427-00-00-085
 SITE LOCATION: SEASIDE PLANTATION DRIVE,
 CITY OF CHARLESTON,
 CHARLESTON COUNTY, SC



CONTACT INFORMATION

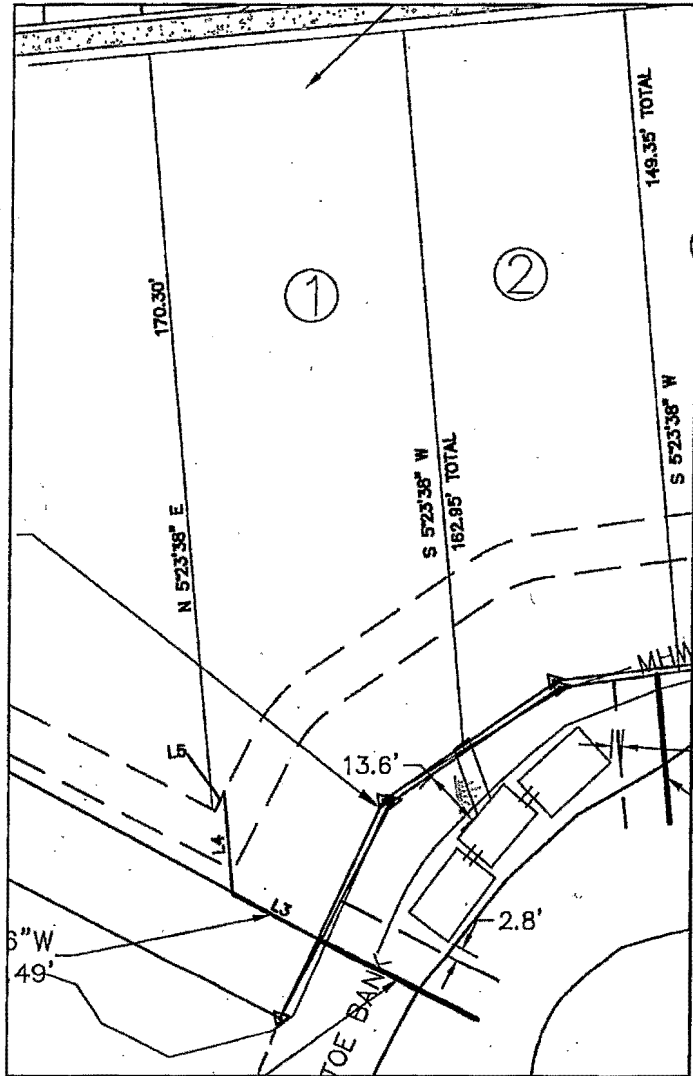
OWNER 1: FREEMAN'S POINT DEVELOPERS, LLC
 20 Bridgeside Boulevard
 Mount Pleasant, SC 29464
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DEVELOPER: FREEMAN'S POINT DEVELOPERS, LLC
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 Fax: (843) 884-8944
 Contact: Chris Donato, PE
 Contact: Jacob Cordray, RLA

SURVEYOR: MIKE S. SHULSE, SC RLS
 1213 Shadow Mist Lane
 Wando, SC 29492
 Phone: (843) 296-1607

WETLANDS SURVEY: PEABODY & ASSOC, INC
 PO BOX 22846
 Charleston, SC 29413
 Phone: (843) 723-5225
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FREEMANS POINT LOTS 1 & 2

JAMES ISLAND, CITY OF CHARLESTON, SC

REVISIONS

DATE INITIALS

SITECAST, LLC

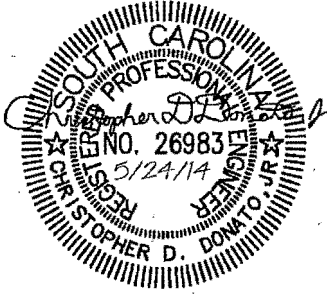
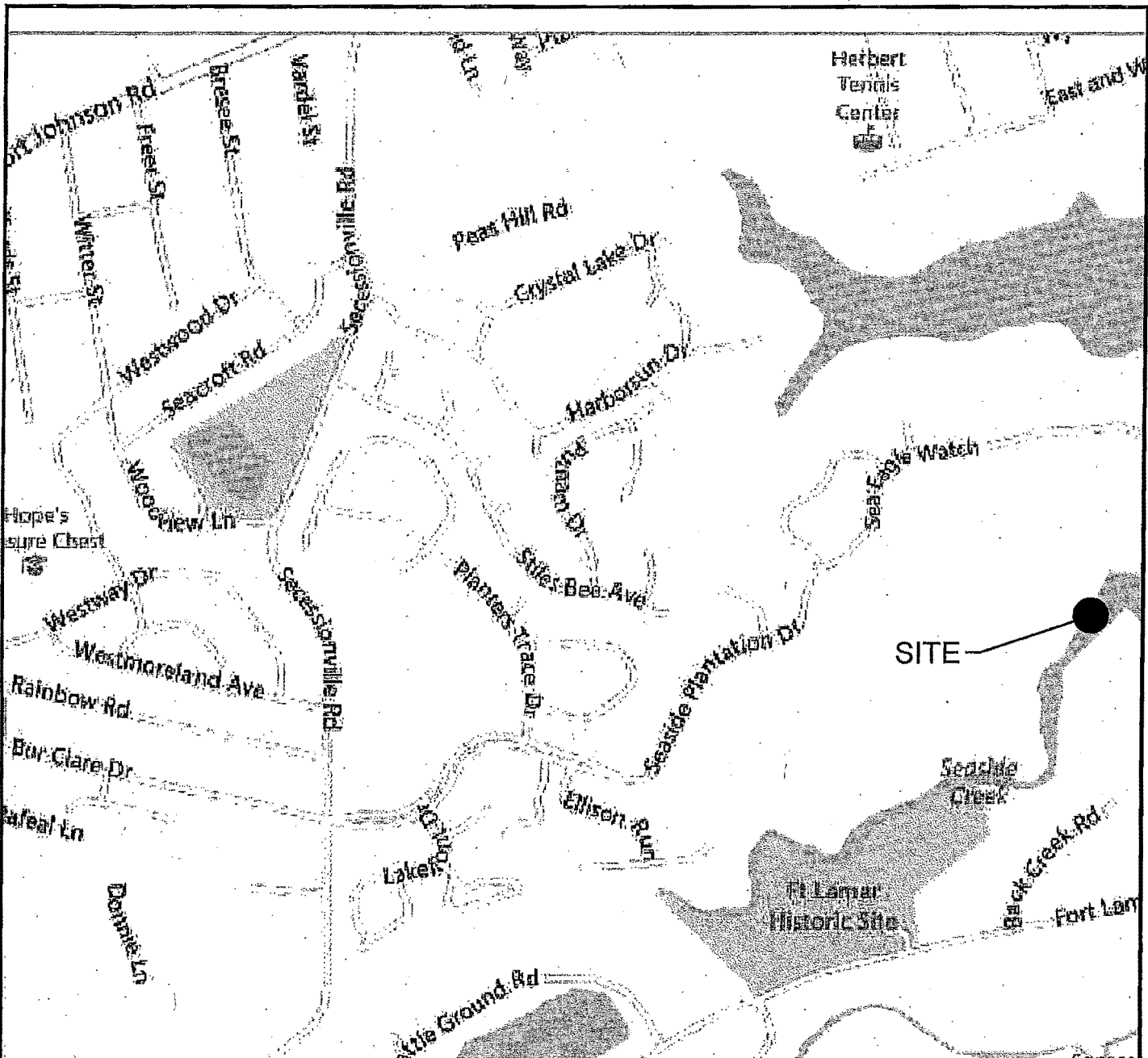
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SHEET 1 OF 4





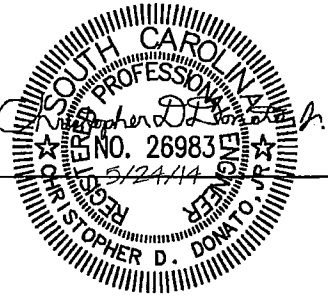
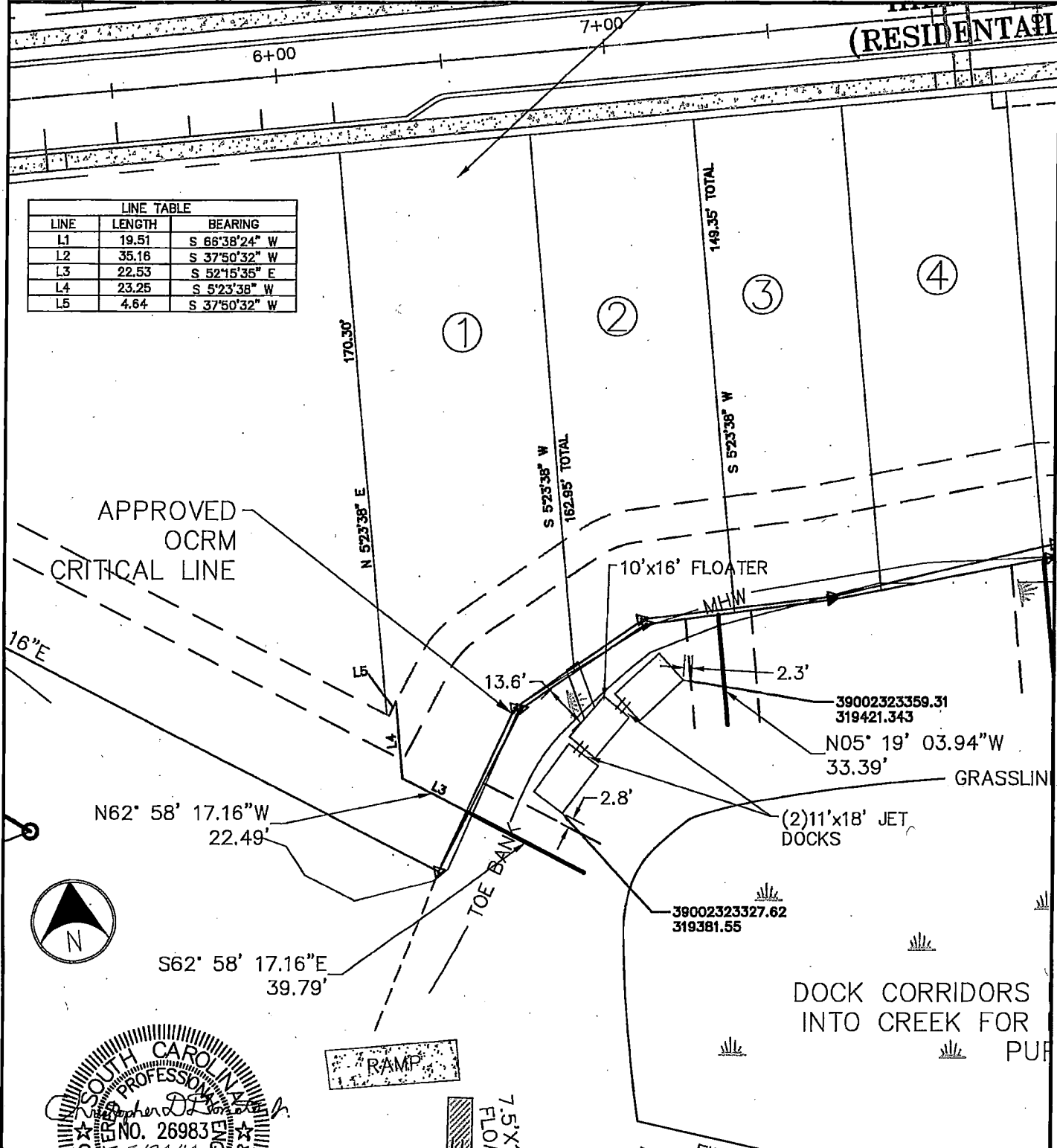
FREEMANS POINT LOTS 1 & 2	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE = NTS
APPLICATION *	SHEET 2 OF 4



REVISIONS	DATE	INITIALS

(RESIDENTIAL)

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.51	S 66°38'24" W
L2	35.16	S 37°50'32" W
L3	22.53	S 52°15'35" E
L4	23.25	S 5°23'38" W
L5	4.64	S 37°50'32" W

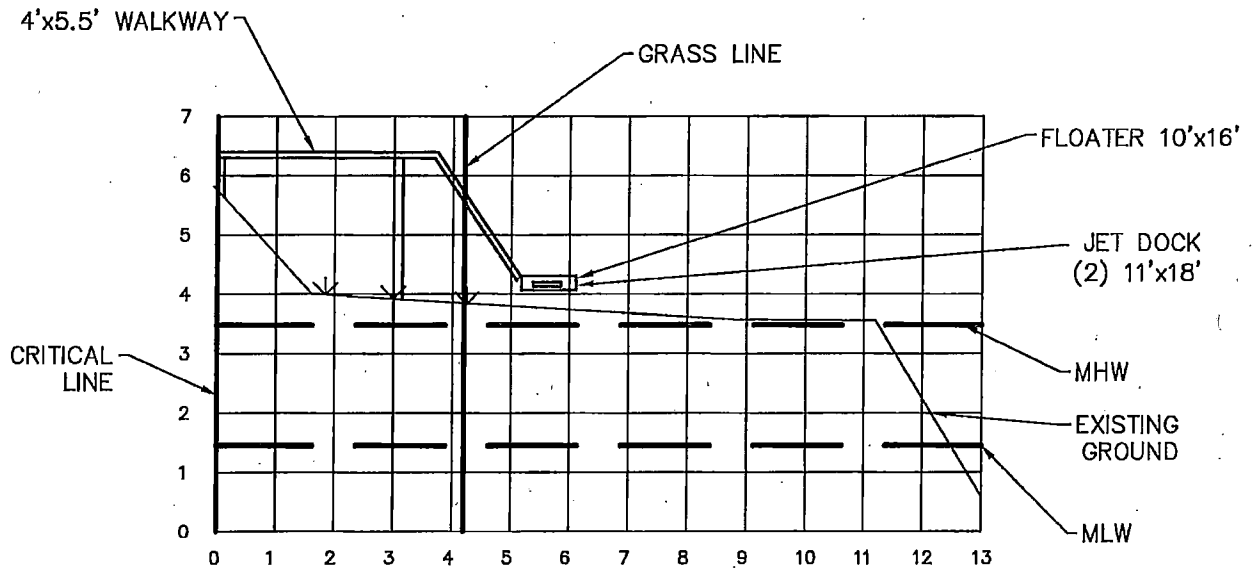


FREEMANS POINT LOTS 1 & 2	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=40'
APPLICATION #.	SHEET 3 OF 4

REVISIONS

DATE	INITIALS





INFORMATION

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 20 Bridgeaide Boulevard
 Mount Pleasant, SC 29484
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SUBDIVISION: FREEMAN'S POINT PHASE 1
MUNICIPALITY: CITY OF CHARLESTON
COUNTY: CHARLESTON
TMS: 427-00-00-085
COUNTY: CHARLESTON

FREEMANS POINT LOTS 1 & 2

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

DATE: October 13, 2014

SCALE=1"=30'

APPLICATION #

SHEET 4 OF 4

REVISIONS

DATE INITIALS



FREEMANS POINT AMNITY DOCK

PROJECT INFORMATION

PROJECT NAME: FREEMANS POINT
 TAX MAP #: 427-00-00-085
 SITE LOCATION: SEASIDE PLANTATION DRIVE,
 CITY OF CHARLESTON,
 CHARLESTON COUNTY, SC



CONTACT INFORMATION

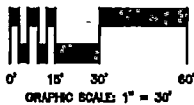
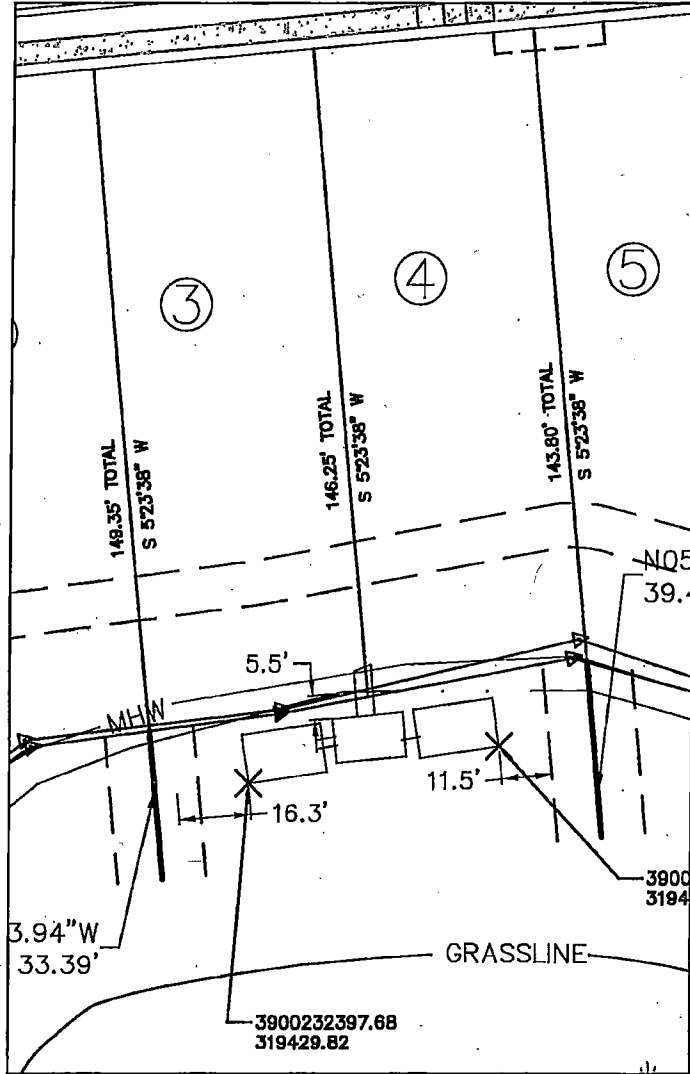
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FREEMANS POINT LOTS 3 & 4

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

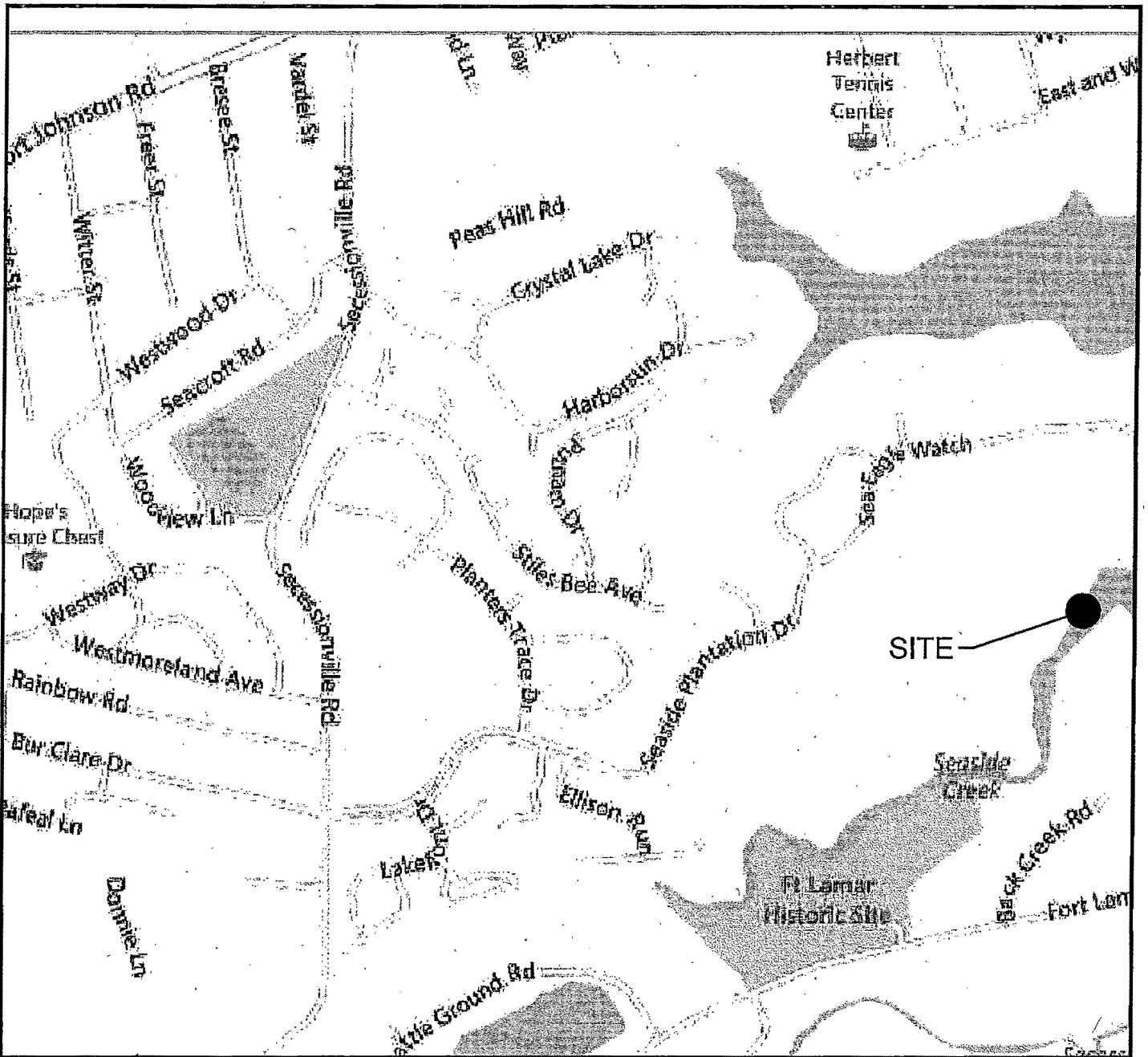
DATE: October 13, 2014

SCALE=1"=40'

APPLICATION #.

SHEET 1 OF 4





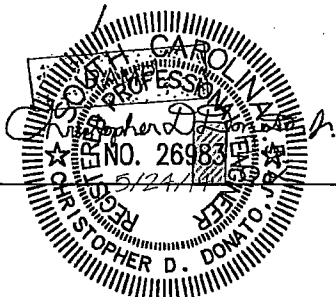
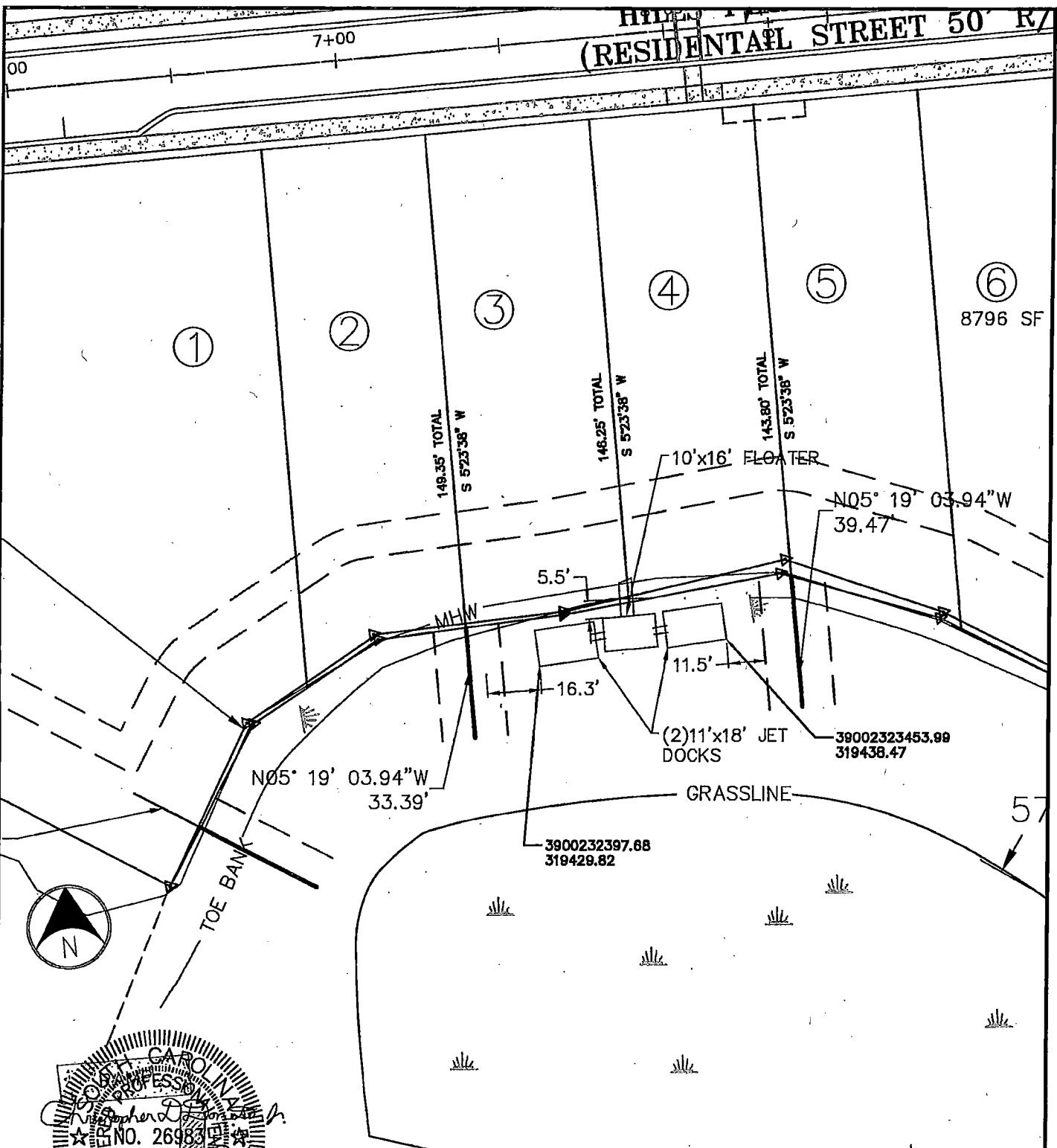
FREEMANS POINT LOTS 3 & 4	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE = NTS
APPLICATION #	SHEET 2 OF 4

REVISIONS

DATE	INITIALS



HIDEY LA
 (RESIDENTIAL STREET 50' R/



FREEMANS POINT LOTS 3 & 4

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

DATE: October 13, 2014

SCALE=1"=40'

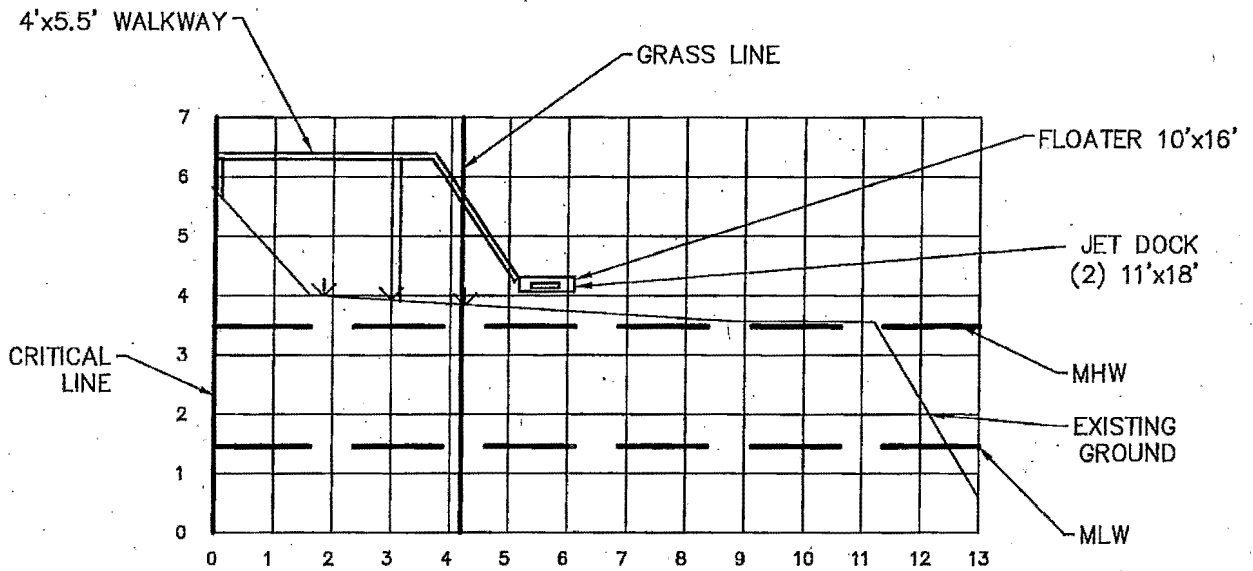
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SHEET 3 OF 4

REVISIONS

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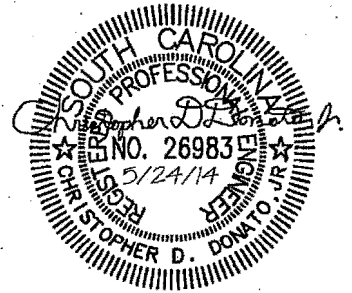
SUBDIVISION: FREEMAN'S POINT PHASE 1

MUNICIPALITY: CITY OF CHARLESTON

COUNTY: CHARLESTON

TMS: 427-00-00-065

COUNTY: CHARLESTON



FREEMANS POINT LOTS 3 & 4	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=30'
APPLICATION #	SHEET 4 OF 4

REVISIONS

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FREEMANS POINT AMNITY DOCK

PROJECT INFORMATION

PROJECT NAME: FREEMANS POINT
 TAX MAP #: 427-00-00-085
 SITE LOCATION: SEASIDE PLANTATION DRIVE,
 CITY OF CHARLESTON,
 CHARLESTON COUNTY, SC



CONTACT INFORMATION

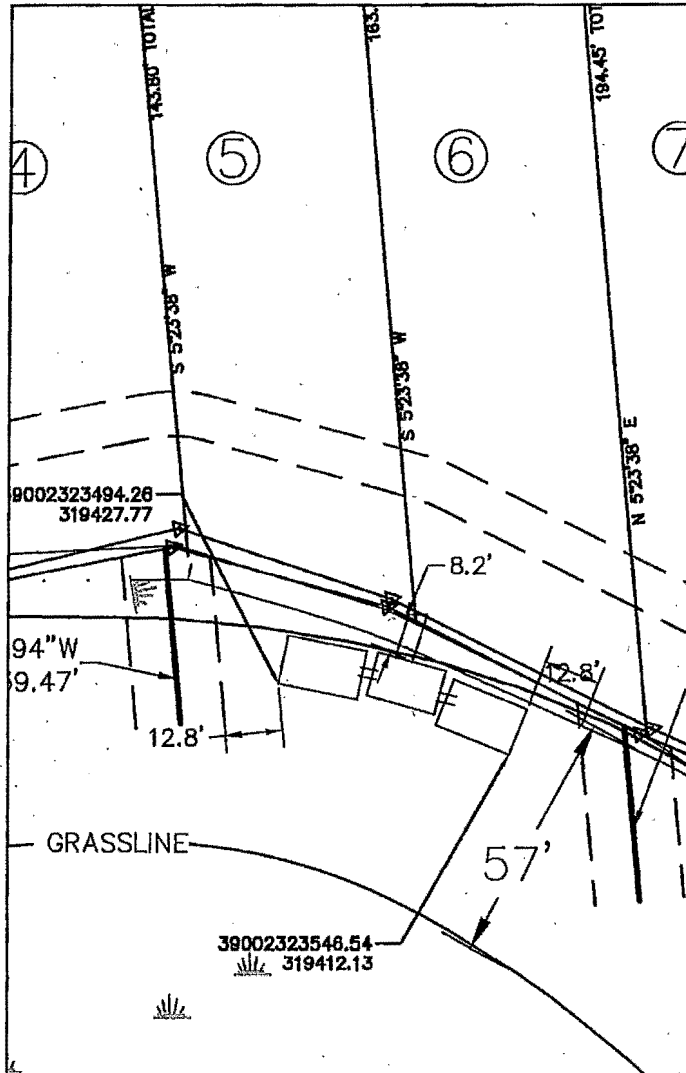
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FREEMANS POINT LOTS 5 & 6.

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

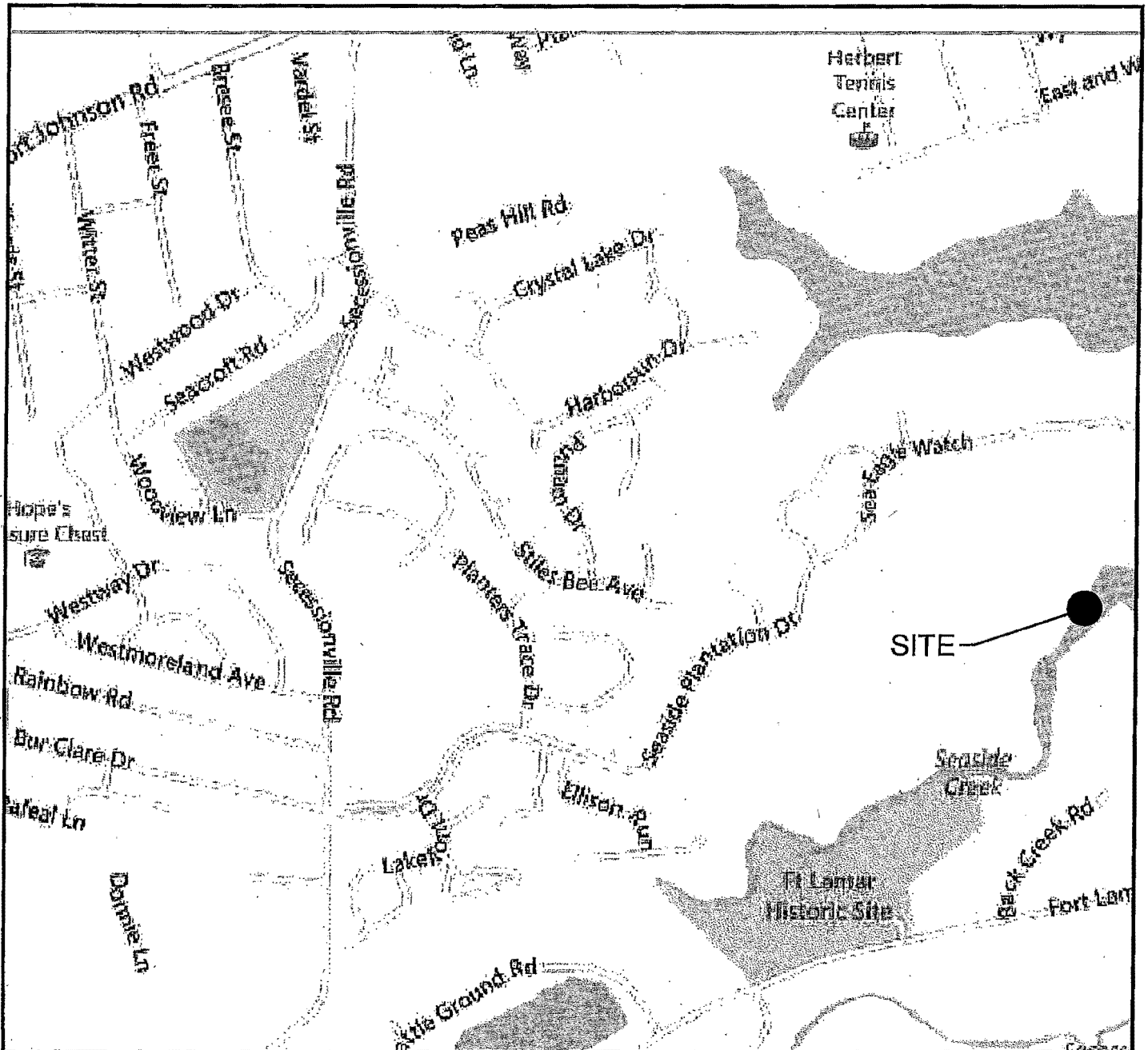
DATE: October 13, 2014

SCALE=1"=40'

APPLICATION #

SHEET 1 OF 4





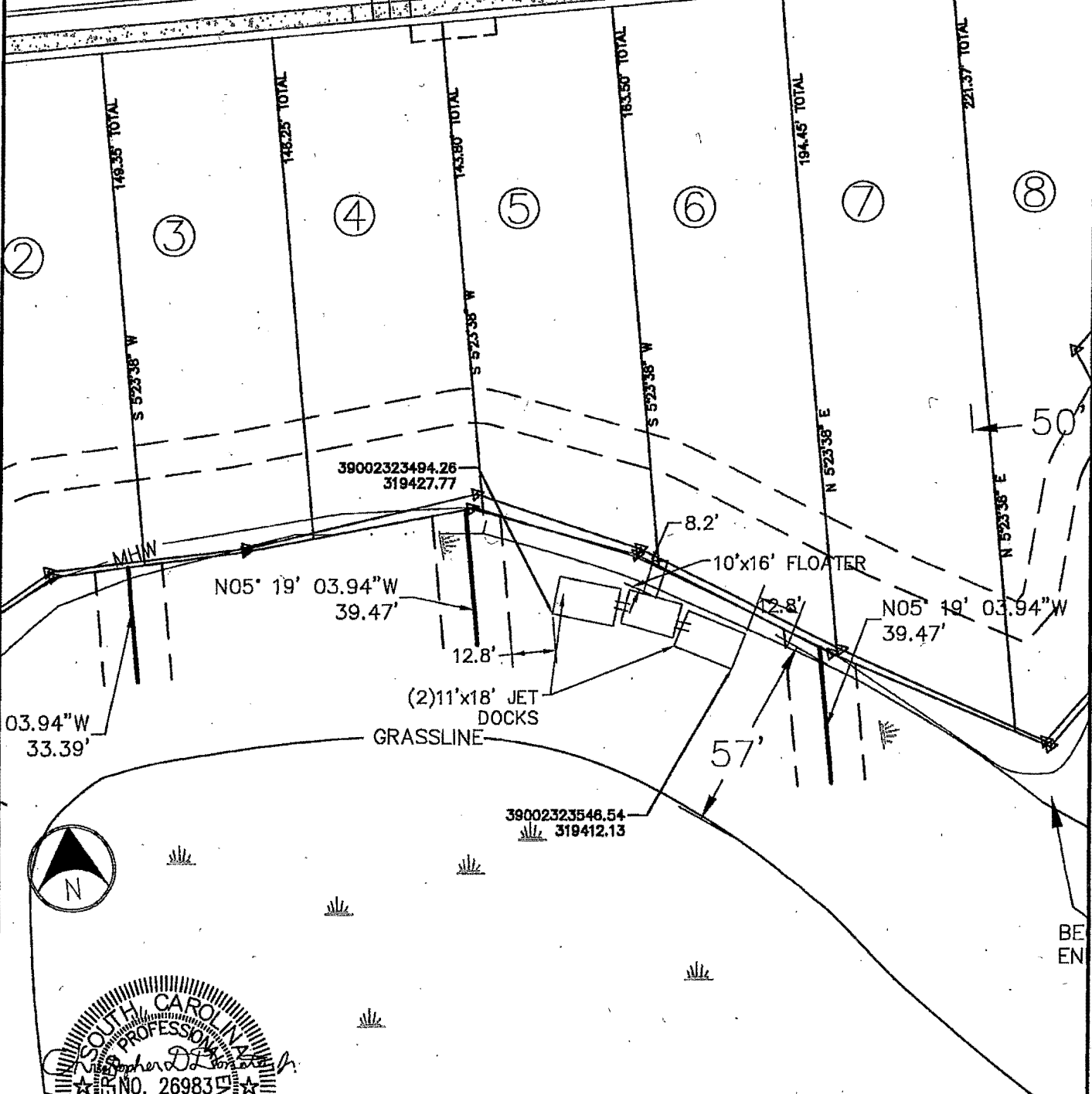
FREEMANS POINT LOTS 5 & 6	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
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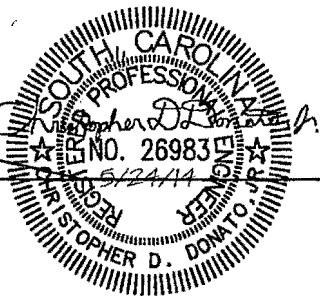


HUES PLAN
 (RESIDENTIAL STREET 50' R/W)



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39002323548.54
 319412.13



REVISIONS

DATE INITIALS

FREEMANS POINT LOTS 5 & 6

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

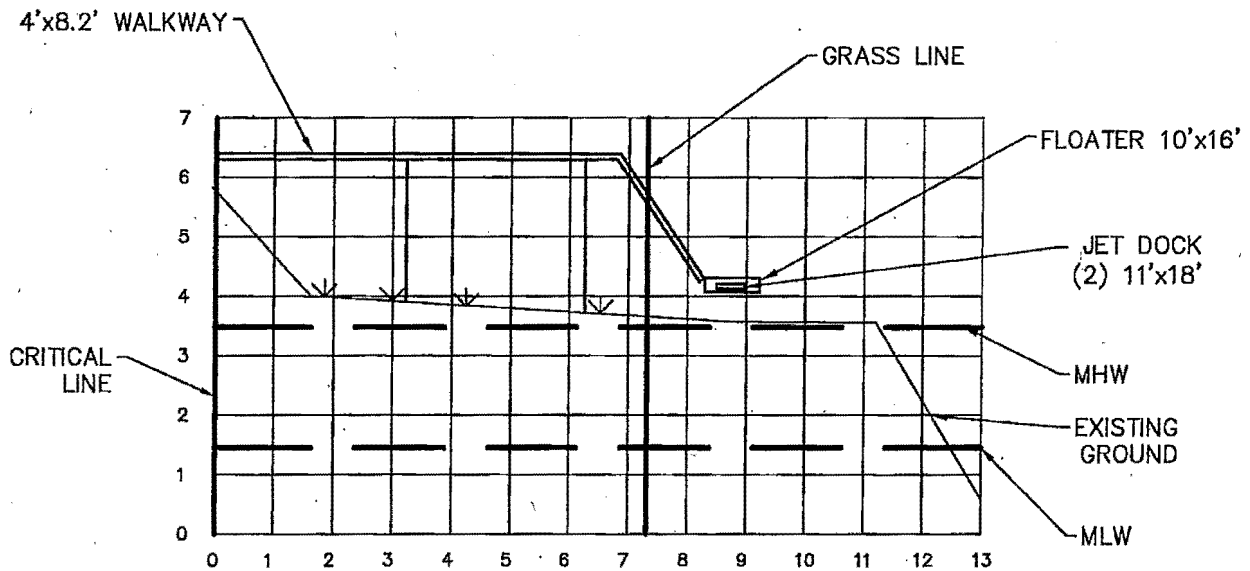
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SHEET 3 OF 4





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 20 BridgeSide Boulevard
 Mount Pleasant, SC 29464
 Phone: (843) 849-2353

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COUNTY: CHARLESTON
TMS: 427-00-00-065
COUNTY: CHARLESTON



FREEMAN'S POINT LOTS 5 & 6

JAMES ISLAND, CITY OF CHARLESTON, SC

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SITECAST, LLC

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SHEET 4 OF 4



FREEMANS POINT AMNITY DOCK

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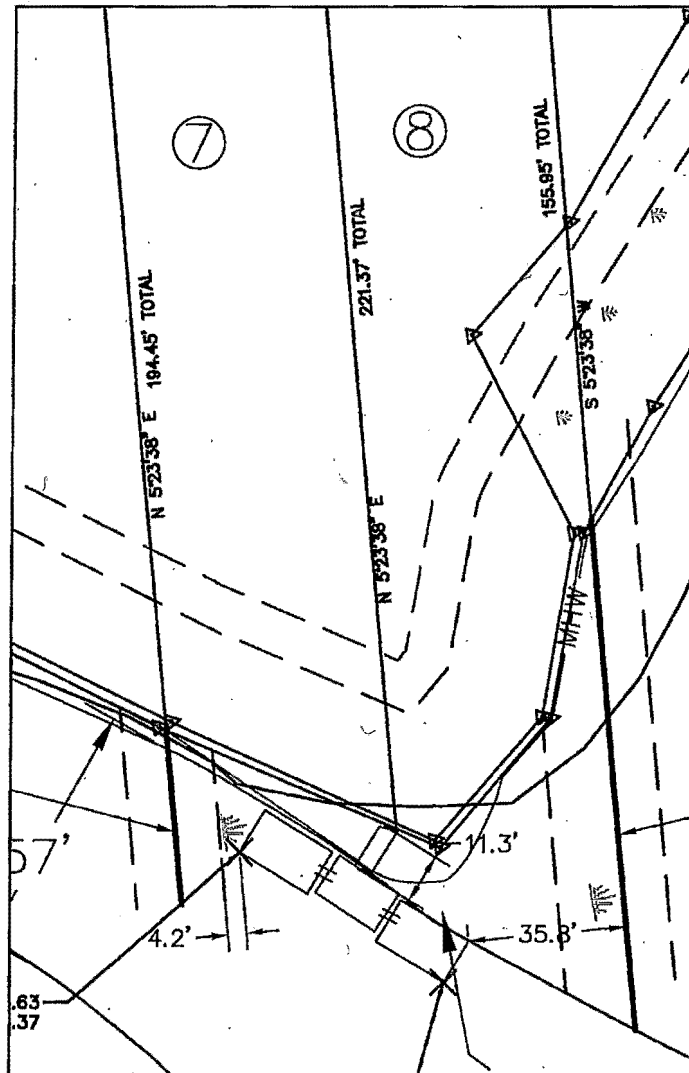
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 Wando, SC 29492
 Phone: (843) 298-1607

WETLANDS SURVEY: PEABODY & ASSOC, INC
 PO BOX 22848
 Charleston, SC 29413
 Phone: (843) 723-5225
 Contact: Alexander Peabody, PLS



REVISIONS

DATE INITIALS

FREEMANS POINT LOTS 7 & 8

JAMES ISLAND, CITY OF CHARLESTON, SC

SITECAST, LLC

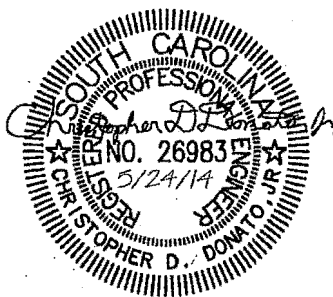
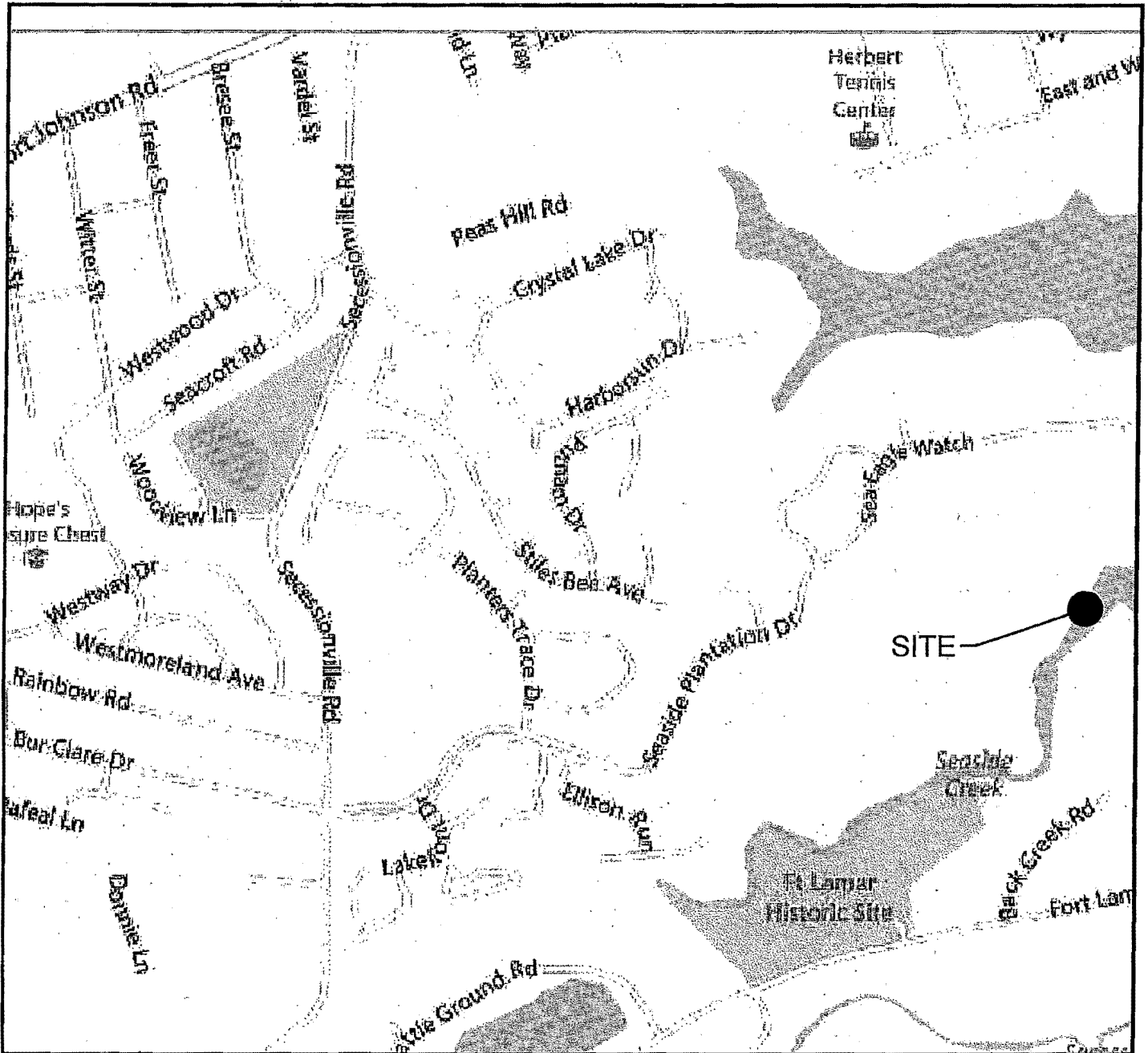
DATE: October 13, 2014

SCALE=1"=40'

APPLICATION #

SHEET 1 OF 4



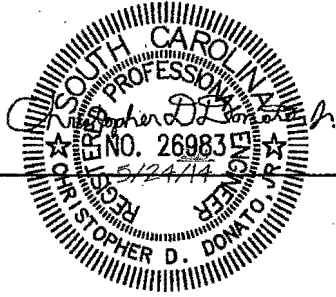
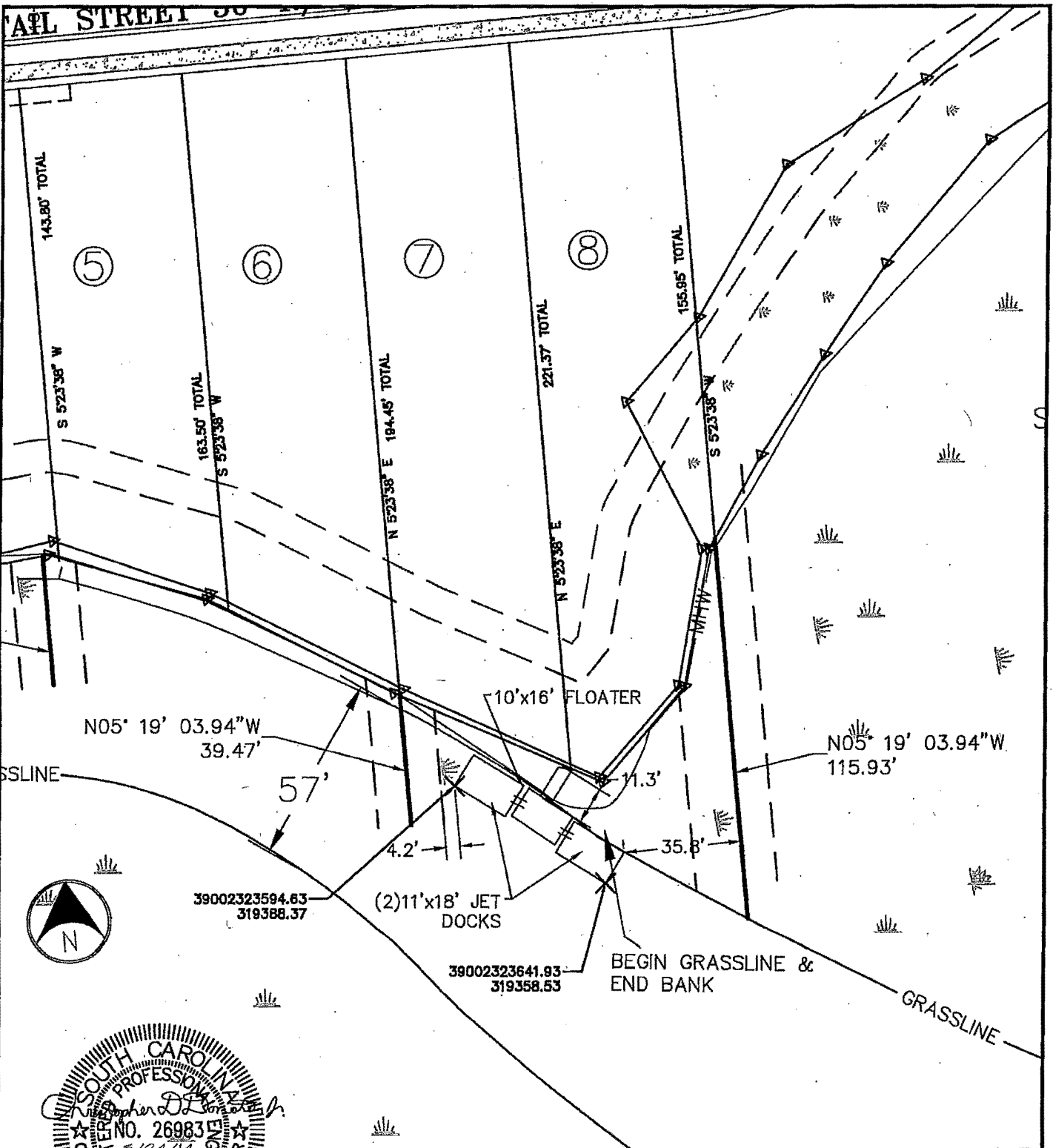


FREEMANS POINT LOTS 7 & 8	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE = NTS
APPLICATION #	SHEET 2 OF 4

REVISIONS

DATE	INITIALS



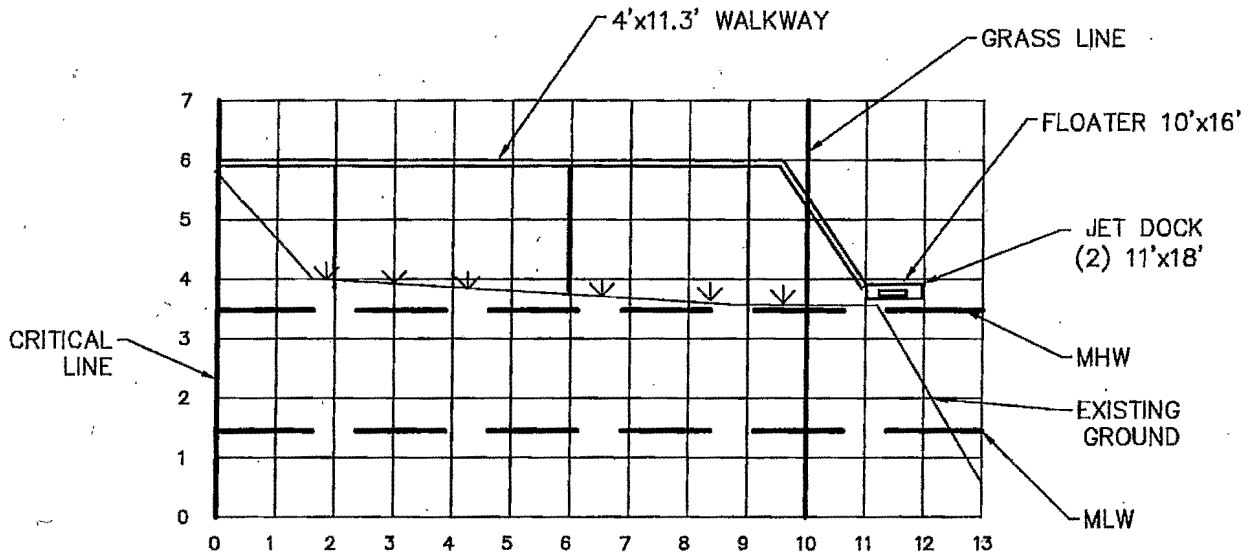


FREEMANS POINT LOTS 7 & 8	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=40'
APPLICATION #	SHEET 3 OF 4

REVISIONS

DATE	INITIALS





INFORMATION

APPLICANT: FREEMAN'S POINT DEVELOPERS, LLC
 20 Bridgeaide Boulevard
 Mount Pleasant, SC 29464
 Phone: (843) 849-2353

SUBDIVISION: FREEMAN'S POINT PHASE 1

MUNICIPALITY: CITY OF CHARLESTON

COUNTY: CHARLESTON

TMS: 427-00-00-085

COUNTY: CHARLESTON

FREEMANS POINT LOTS 7. & 8	
JAMES ISLAND, CITY OF CHARLESTON, SC	
SITECAST, LLC	
DATE: October 13, 2014	SCALE=1"=30'
APPLICATION #.	SHEET 4 OF 4

REVISIONS

DATE	INITIALS

