

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

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

Refer to: P/N

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

Refer to: P/N #

2005-1E-269 Dock #2

2005-1E-270 Dock #1

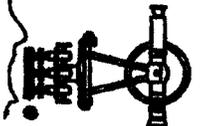
SAC-2007-01139-2IG boat ramp extension

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.

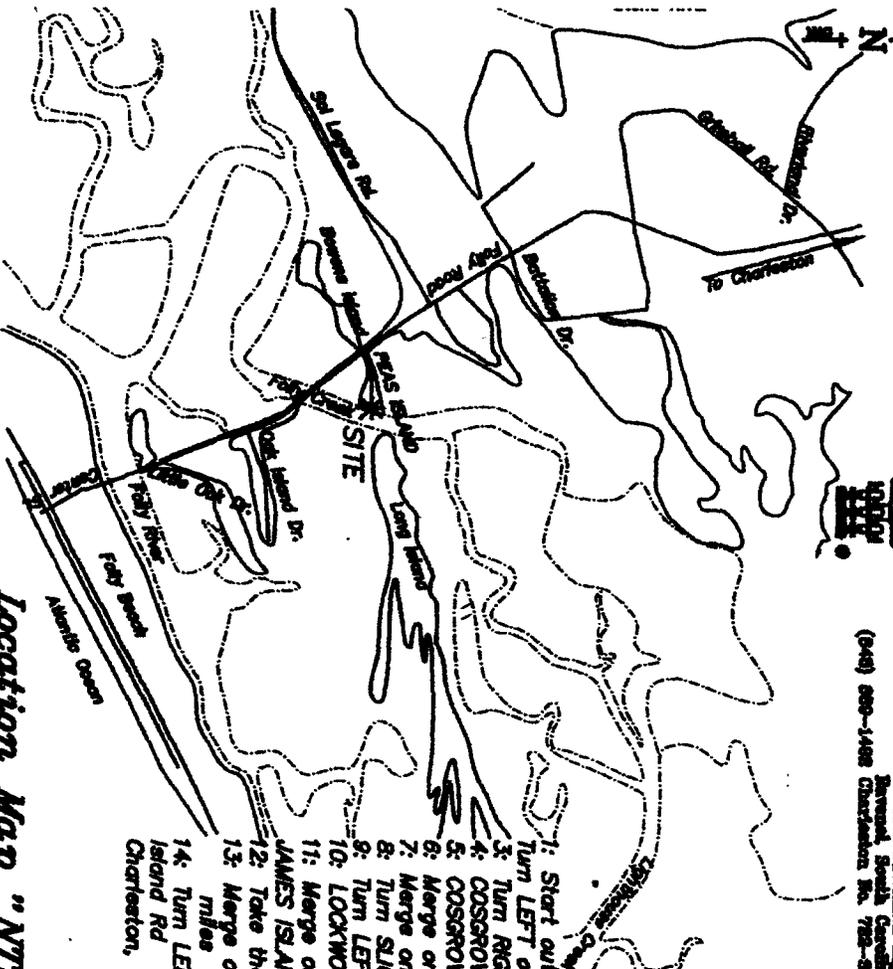
If there are any questions concerning this public notice, please contact Mary Hope Glenn at 843-329-8044 or toll free at 1-866-329-8187.



GEORGE A.Z. JOHNSON, JR., INC.

LAND SURVEYORS

8771 Baymeadow Highway
Myrtle Beach, South Carolina 29570
(843) 800-1400 Charleston, SC 29402
Fax: 800-1400



Location Map "NTS"

- 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

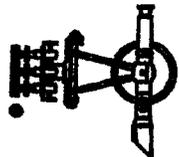
Applicant: Island Point, LLC
 Peas Island
 Folly Beach, SC 29439
 Charleston County
 TMS No. 331-00-00-013
 Folly Creek
 SAZJ JOB # 22079

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

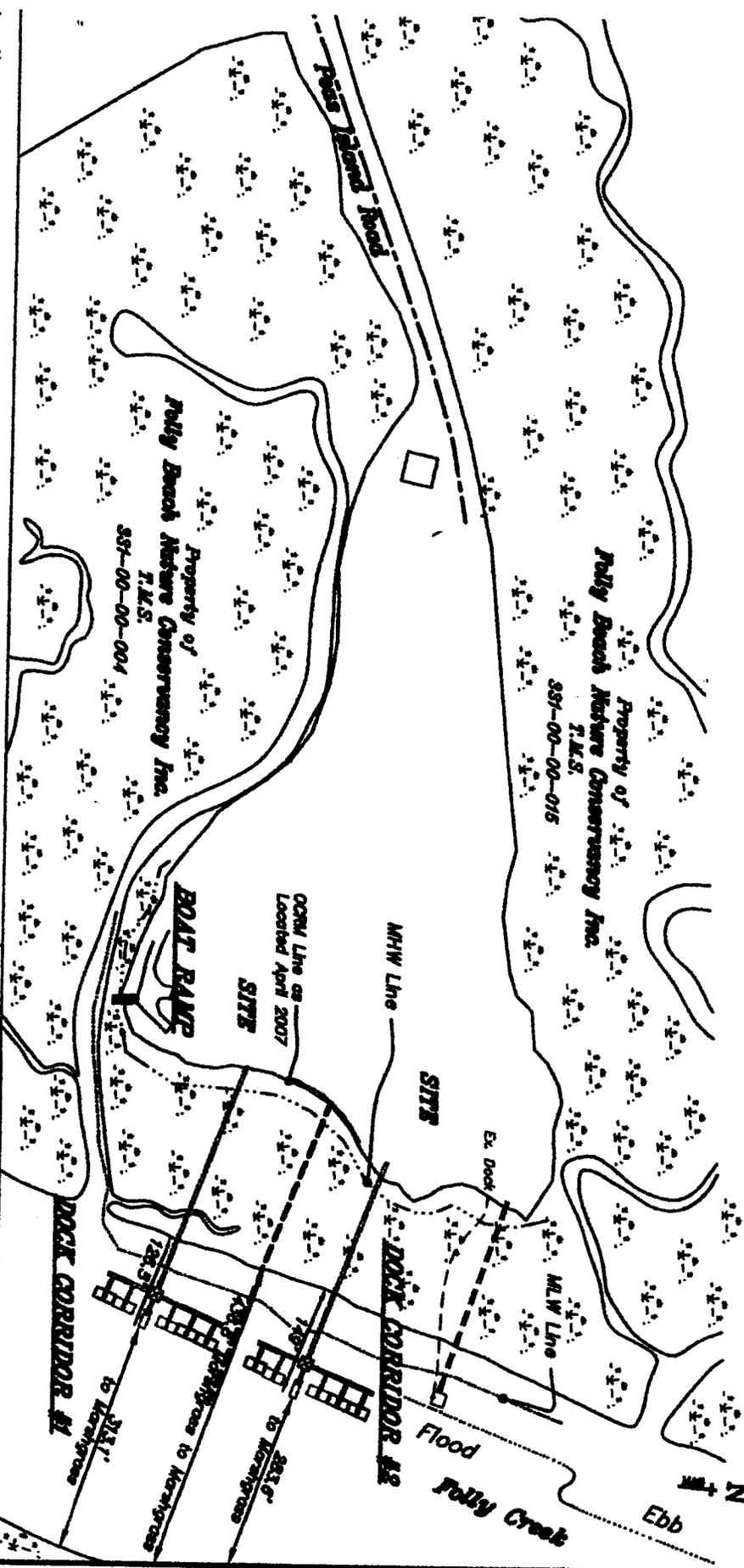
LOCATION MAP
 CHANGE IN USE
 PRIVATE to COMMUNITY
 RECREATIONAL DOCK
 FOR TMS 331-00-00-013
 DATE: MAY 8, 2007
 SCALE "NTS"

Sheet 1 of 6





GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS
 6771 Governors Highway
 Myrtle Beach, South Carolina 29577
 (843) 880-1488 Charleston, S.C. 752-5228 Myrtle Beach, S.C. 880-1488



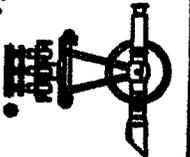
Applicant: Island Point, LLC
 Pears Island
 Folly Beach, SC 29439
 Charleston County
 TMS No. 331-00-00-013
 Folly Creek
 2AZJ JOB # 22079

Deck #2
 Deck #1
 2AZJ 2005-1E-269-P & 2005-1E-270-P

OVERALL PLAN
 CHANGE IN USE
 PRIVATE to COMMUNITY
 RECREATIONAL DOCK
 DATE: MAY 8, 2007
 SCALE "NTS"

Sheet 2 of 6

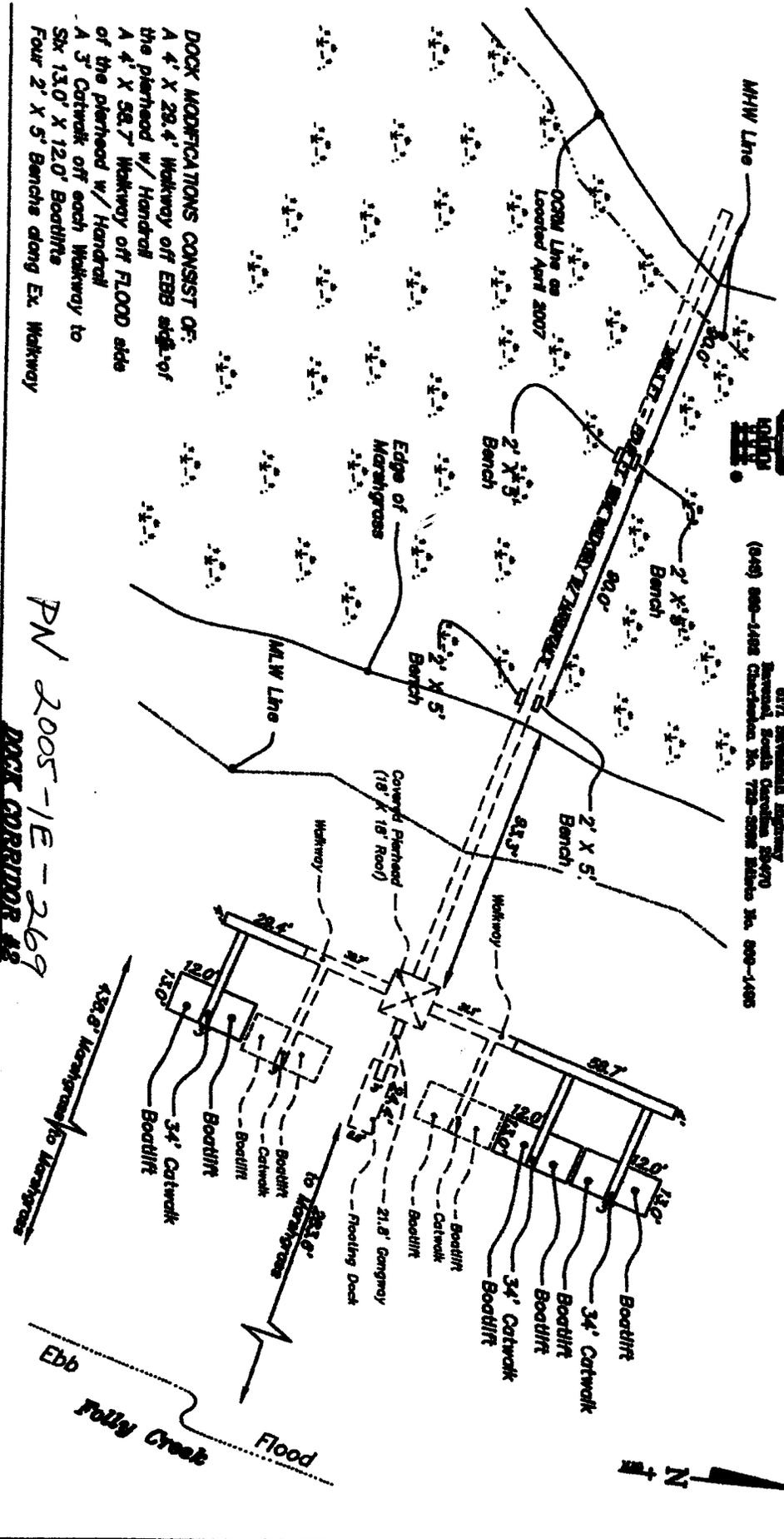




GEORGE A.Z. JOHNSON, JR., INC.

LAND SURVEYORS

8771 Government Highway
General South Carolina 29400
(843) 886-1488 Charleston, So. 29405
Beaufort So. 28506-1485



DOCK MODIFICATIONS CONSIST OF:
A 4' X 28.4' 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' Booths
Four 2' X 5' Benches along Ex. Walkway

PN 2005-1E-269
DOCK CORRIDOR #2

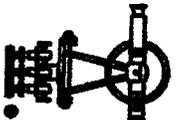
Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZI JOB # 22079

PN# 2005-1E-269-P & 2005-1E-270-P
Book # 2

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

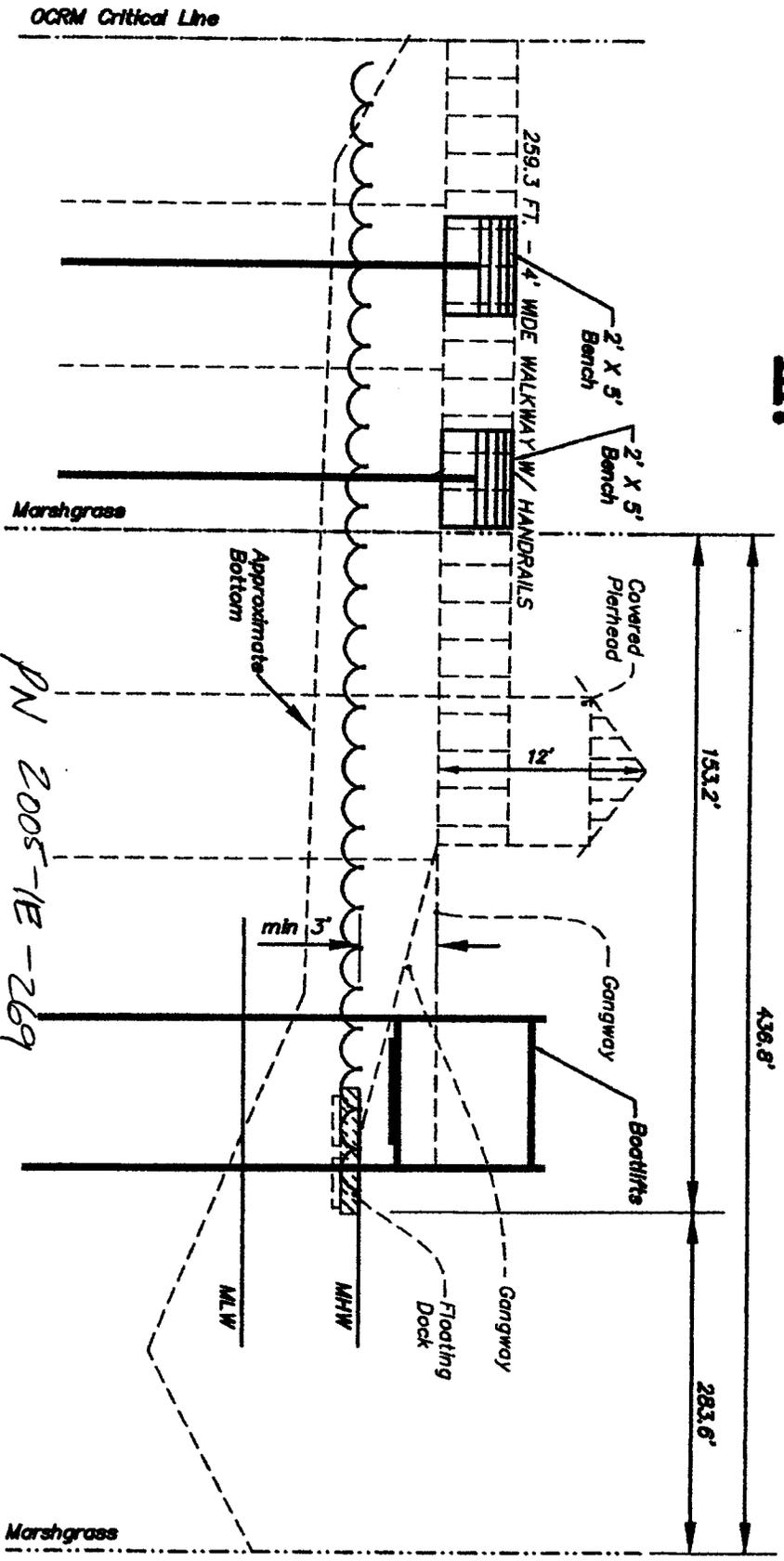




GEORGE A.Z. JOHNSON, JR., INC.

LAND SURVEYORS

6471 Sarumack Highway
Beverly, South Carolina 29007
(843) 688-1488 Charleston, S.C. 29405
8150 E. 11th St. Norfolk, Va. 23502-1488



PN 2005-1E-269
DOCK CORRIDOR #2

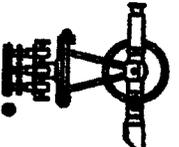
Applicant: Island Point, LLC
 Deas Island
 Folly Beach, SC 29439
 Charleston County
 TMS No. 331-00-00-013
 Folly Creek
 SAZJ JOB # 22079

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"

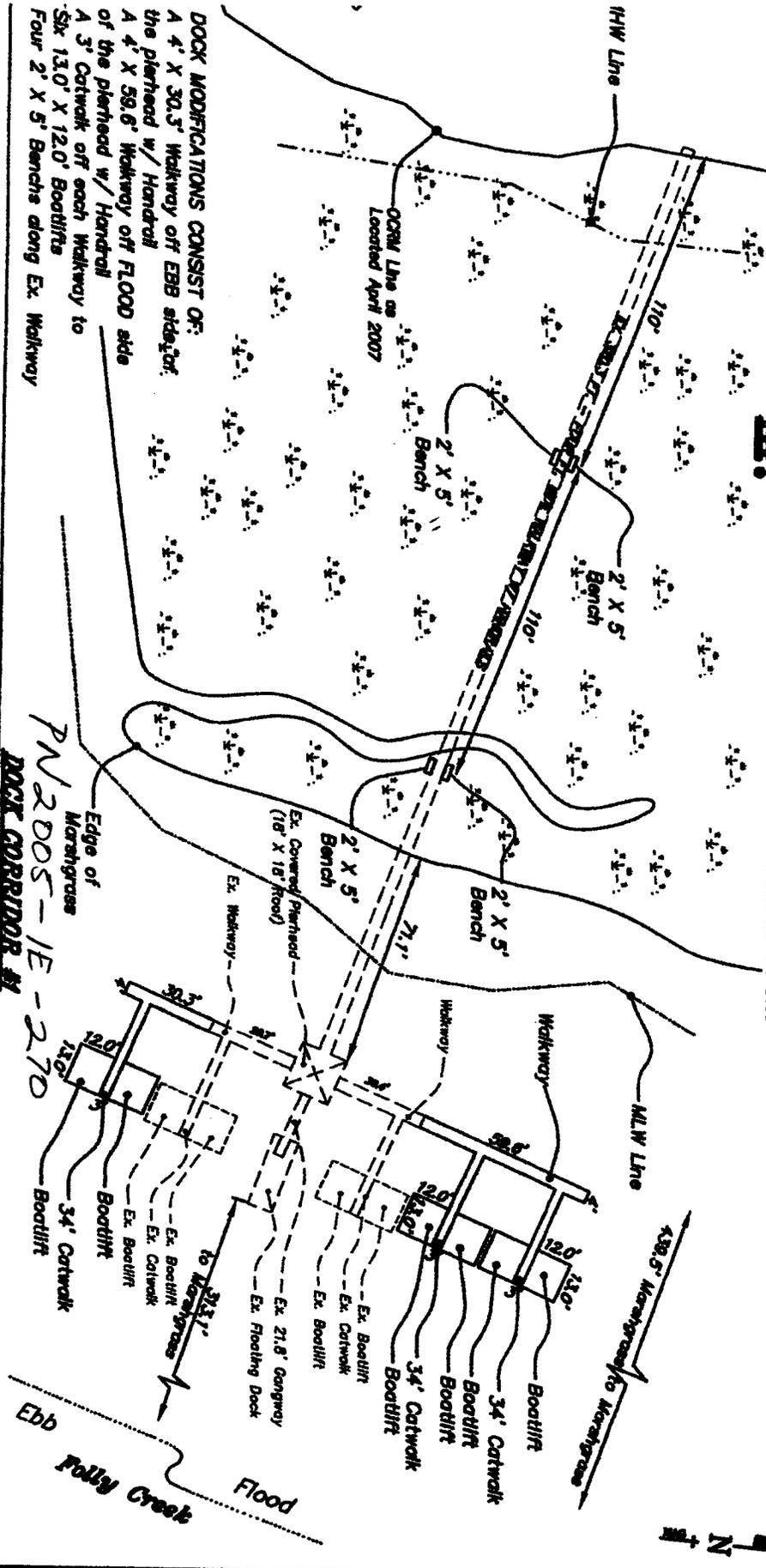
Sheet 4 of 6





GEORGE A.Z. JOHNSON, JR., INC.
 LAND SURVEYORS

6171 Stranahan Highway
 Beaufort, South Carolina 29516
 (410) 889-1482 Charleston, N.C. 782-8882 Raleigh, N.C. 800-1495



DOCK MODIFICATIONS CONSIST OF:
 A 4' X 30.5' Walkway off EBB side of the pierhead w/ Handrail
 A 4' X 59.6' Walkway off FLOOD side of the pierhead w/ Handrail
 A 3' Cutwalk off each Walkway to Six 13.0' X 12.0' Boatlifts
 Four 2' X 5' Benches along Ex. Walkway

Applicant: Island Point, LLC
 1000 Island Point
 P.O. Box 29439
 Charleston County
 MS No. 331-00-00-013
 Folly Creek
 AZU JOB # 22079

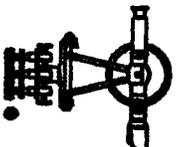
Doc # 2
 Dock # 1
 2005-1E-269-P & 2005-1E-270-P

DOCK CORRIDOR #1

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

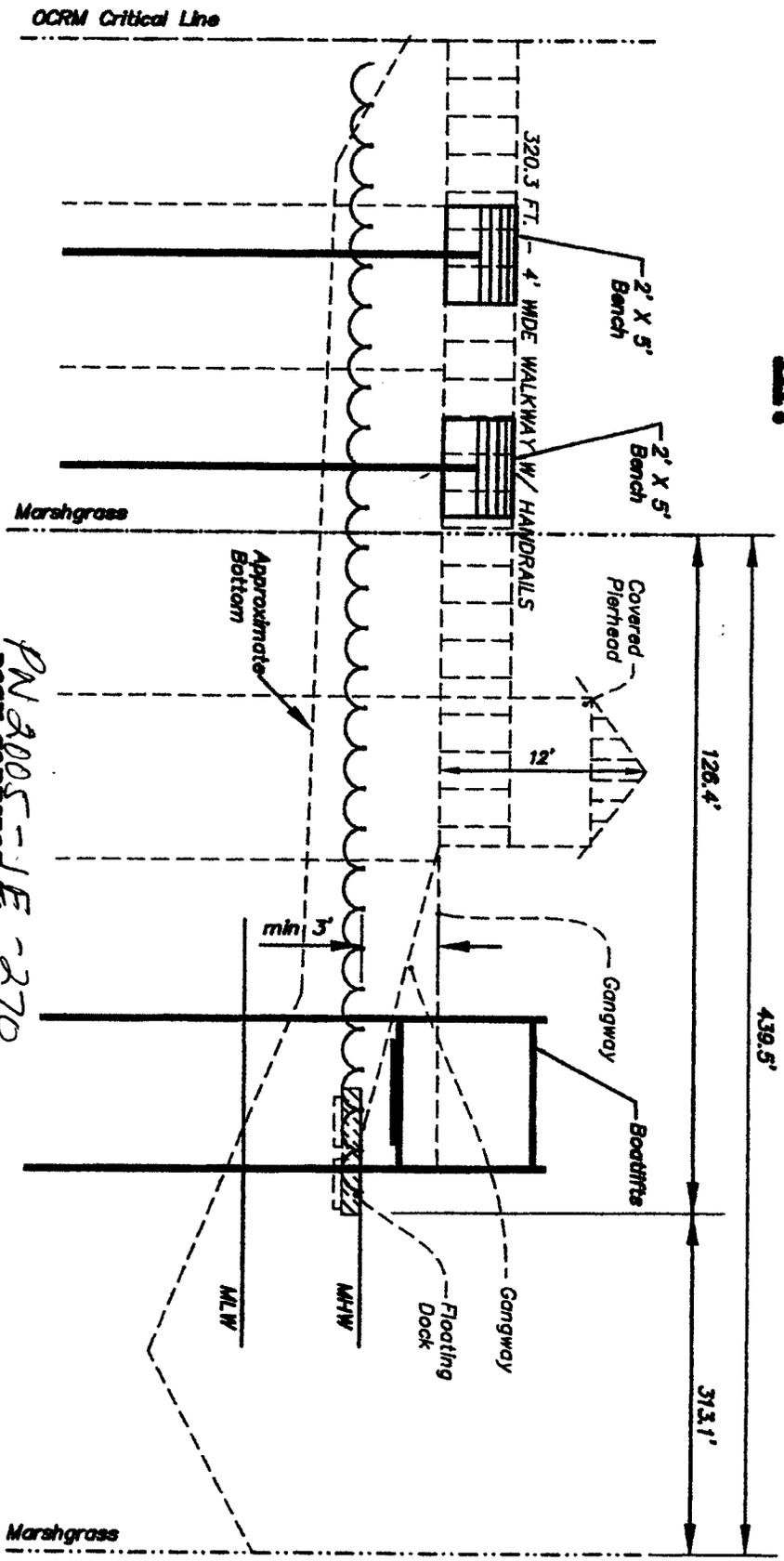
Sheet 5 of 6





GEORGE A.Z. JOHNSON, JR., INC.
 LAND SURVEYORS

6771 Swansboro Highway
 Beaufort South Carolina 29517
 (843) 860-1488 Charleston, N.C. 725-5882 Estero, N.C. 888-1488



*PN 2005-1E-270
 DOCK CORRIDOR*

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

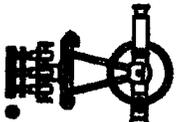
Doc # 2 Doc # 1
 P/N# 2005-1E-269-P & 2005-1E-270-P

SIDE VIEW
 CHANGE IN USE
 PRIVATE to COMMUNITY
 RECREATIONAL DOCK
 DATE: MAY 8, 2007
 SCALE "NTS"

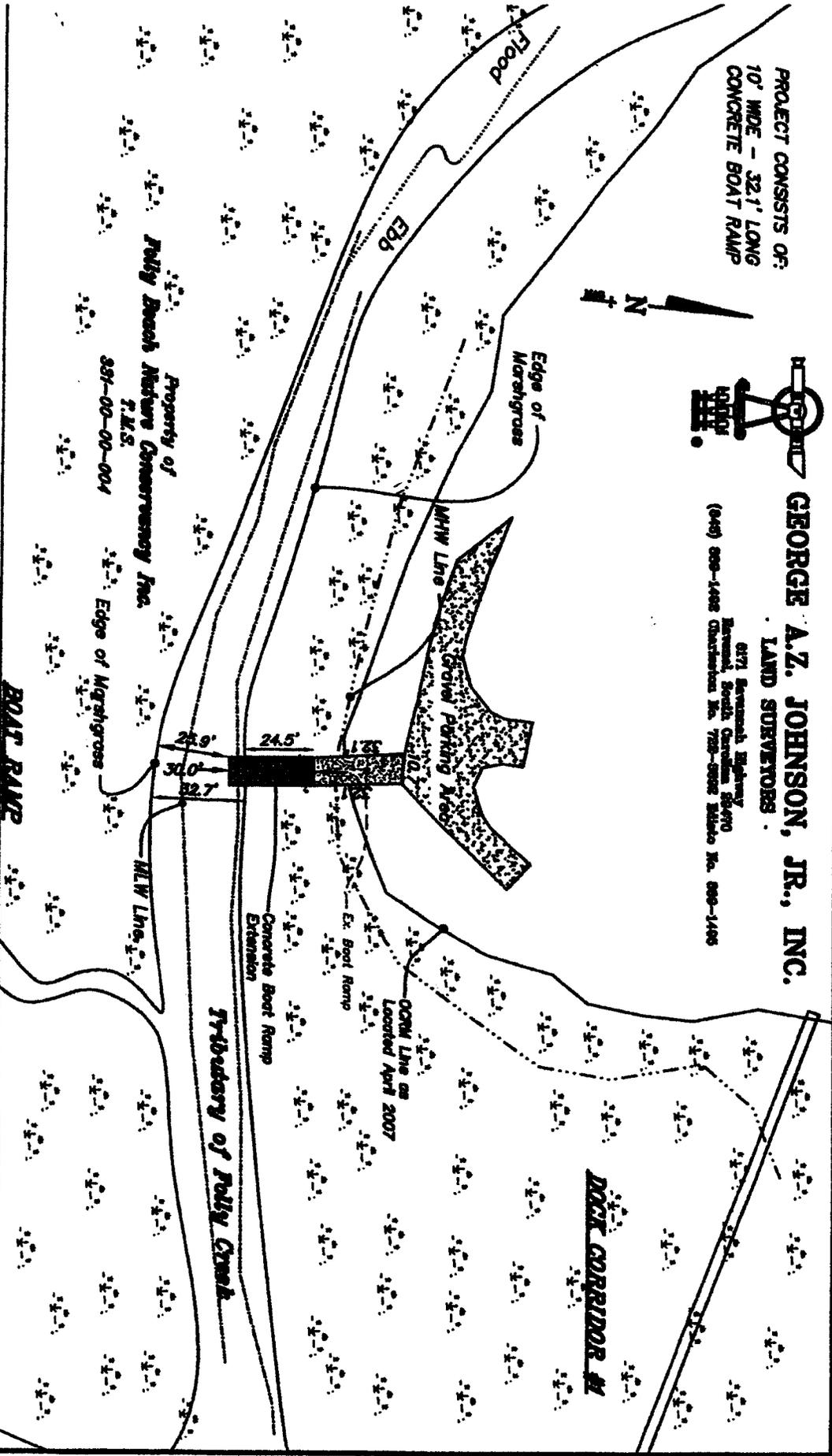
Sheet 6 of 6



PROJECT CONSISTS OF:
 10' WIDE - 32.1' LONG
 CONCRETE BOAT RAMP



GEORGE A.Z. JOHNSON, JR., INC.
 LAND SURVEYORS
 6171 Seward's Highway
 Beaufort, South Carolina 29910
 (843) 886-1488 Charleston, N.C. 727-5582 Raleigh, N.C. 888-1488



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

Property of
Folly Beach Nature Conservancy Inc.
 F.M.S.
 331-00-00-004

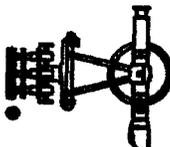
Boat ramp extension
 SAC 2007-01139-216

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

Sheet 1 of 2

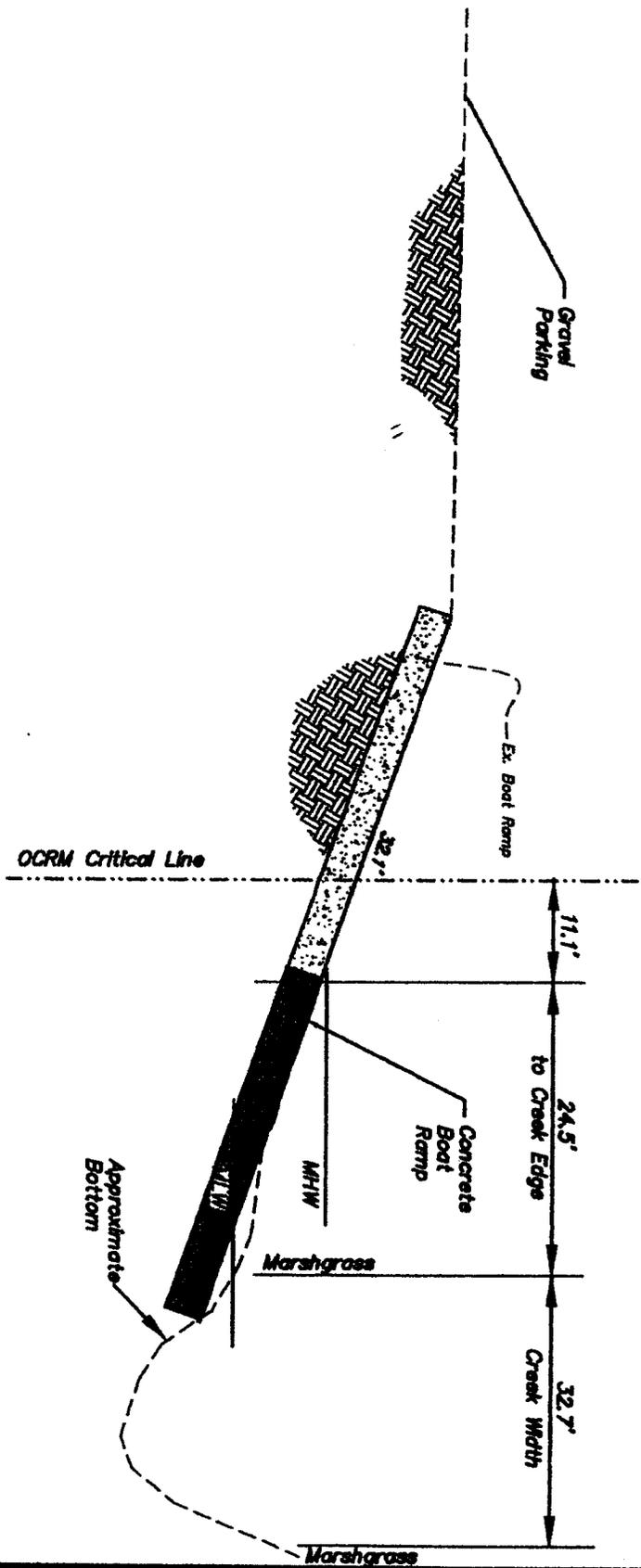


PROJECT CONSISTS OF:
 10' WIDE - 30.0' LONG
 CONCRETE BOAT RAMP
 EXTENSION



GEORGE A.Z. JOHNSON, JR., INC.
 LAND SURVEYORS

6171 Greenwood Highway
 Beaufort, South Carolina 29910
 (843) 880-1488 Charleston, S.C. 29405
 (843) 880-1488



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 2007-01139-215

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

Sheet 2 of 2

