

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 2007-827-1IW

6 JULY 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 South Carolina Department of Health and Environmental Control by

PINCKNEY POINT, LLC
THOMAS & HUTTON ENGINEERING CO.
POST OFFICE BOX 1522
MOUNT PLEASANT, SC 29465-1522

for a permit to construct seven community docks and a community boat ramp with a boarding dock
at eight locations in waters of the

OKATEE RIVER, COLLETON RIVER AND AN UNNAMED TRIBUTARY

at locations adjacent to the Pinckney Point development in the Bluffton Township, Beaufort County, South Carolina (Latitude 32.33403°, Longitude 80.89710°)

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, 6 AUGUST 2007

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

The proposed work consists of constructing seven community docks and a community boat ramp with a boarding dock. Community dock #1 consists of a 6' x 975' walkway leading to a 6' x 131' pierhead with five 3' x 35' catwalks leading to a total of ten boatlifts as shown on sheet 8 of 22. Community dock #2 consists of a 6' x 169' walkway with three 3' x 35' catwalks located on each side of the walkway leading to a total of ten boatlifts as shown on sheet 9 of 22. Community dock #3 consists of a 6' x 175' walkway with three 3' x 35' catwalks located

REGULATORY DIVISION

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6 JULY 2007

on each side of the walkway that leads to a total of ten boatlifts as shown on sheet 11 of 22. Community dock #4 consists of a 6' x 187' walkway with three 3' x 35' catwalks located on each side of the walkway leading to a total of ten boatlifts as shown on sheet 13 of 22. Community dock #5 consists of a 6' x 193' walkway with three 3' x 35' catwalks located on each side of the walkway leading to a total of ten boatlifts as shown on sheet 15 of 22. Community dock #6 consists of a 6' x 190' walkway with three 3' x 35' catwalks located on each side of the walkway leading to a total of ten boatlifts as shown on sheet 17 of 22. Community dock #7 consists of a 6' x 901' walkway with three 3' x 35' catwalks located on each side of the walkway leading to a total of ten boatlifts as shown on sheet 20 of 22. A 14' x 86' boat ramp will be constructed as shown on sheet 5 of 22 and will include a 6' x 60' ground out floating dock. The project also includes an 8' x 230 pedestrian boardwalk leading from uplands to uplands that will not require further processing by this office. The purpose of the project is for water access and boat moorage to the Okatee River and Colleton River by the residents of the Pinckney Point development.

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 initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.03 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 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and 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.

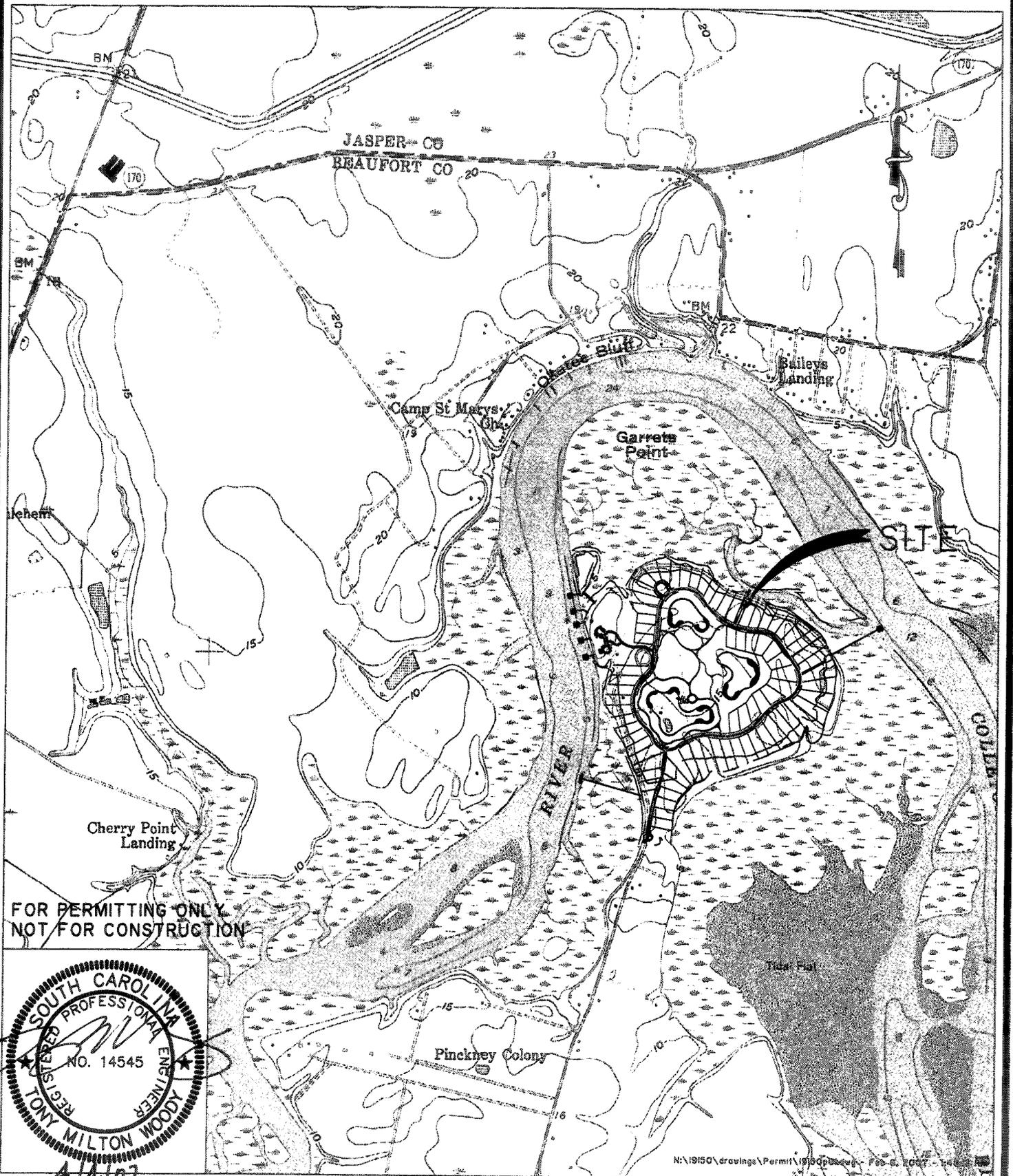
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered 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.

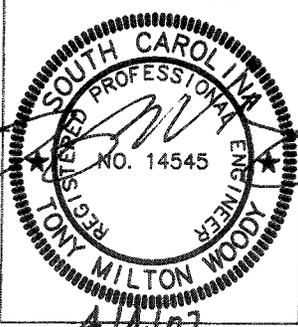
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section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



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SAC 2007-827-1IW
935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
MYRTLE BEACH, SC

QUAD MAP

PINCKNEY POINT
LAT: 32° 20' 09"
LONG: 80° 53' 20"
SOURCE: JASPER, SC QUADRANGLE MAP

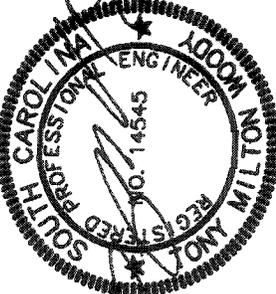
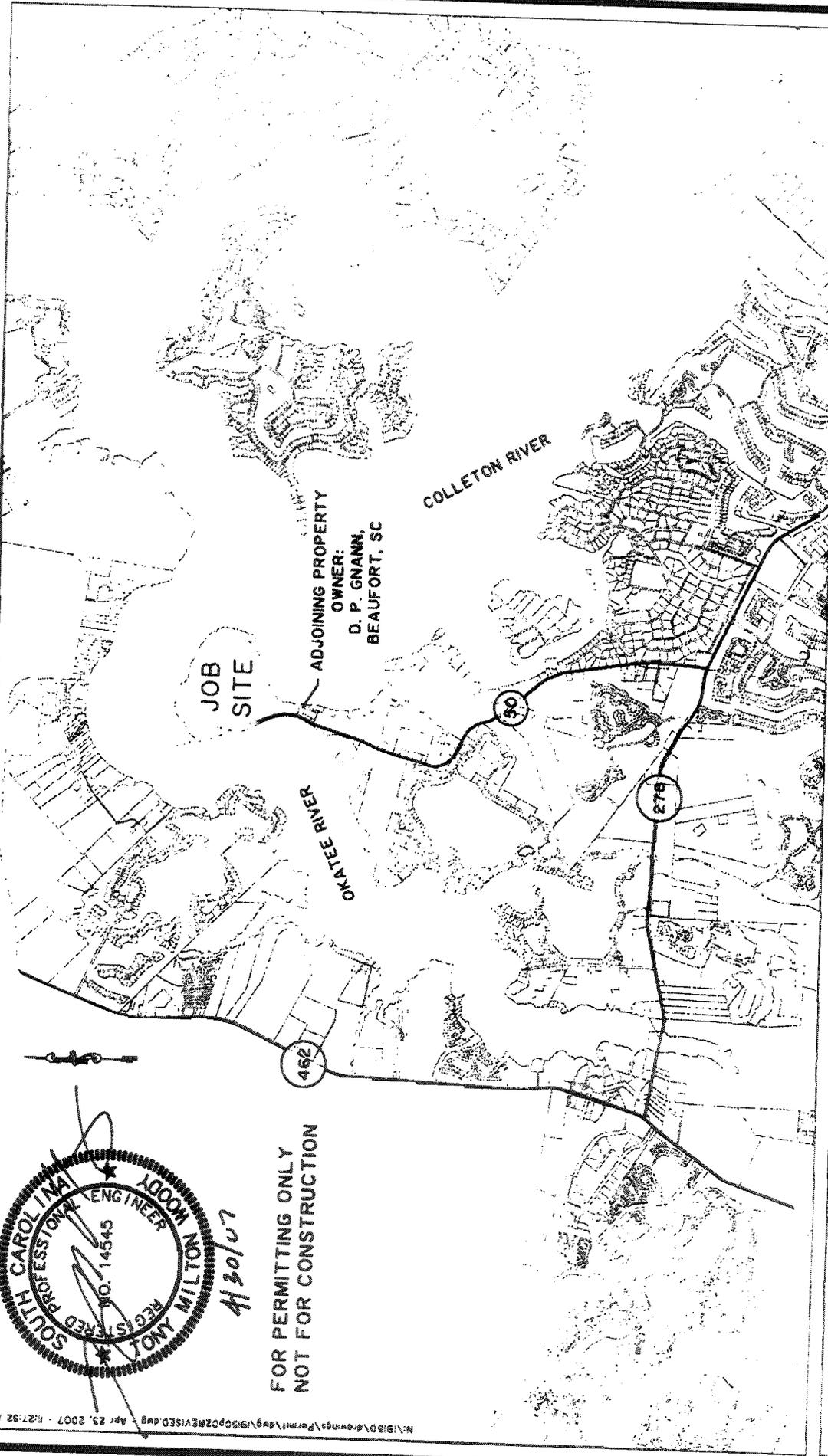
PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE 1" = 2000'

SHEET 1 OF 22

17 20



4/30/07

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935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
MYRTLE BEACH, SC

SITE LOCATION MAP

PINCKNEY POINT SAC 2007-827-1IW

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCKS
COUNTY: BEAUFORT

APRIL 23, 2007

NOT TO SCALE

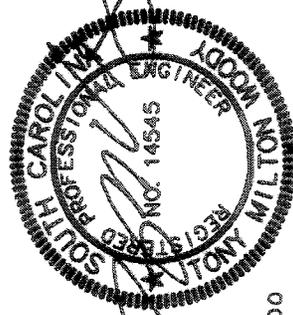
SHEET 2 OF 22

COLLETON RIVER

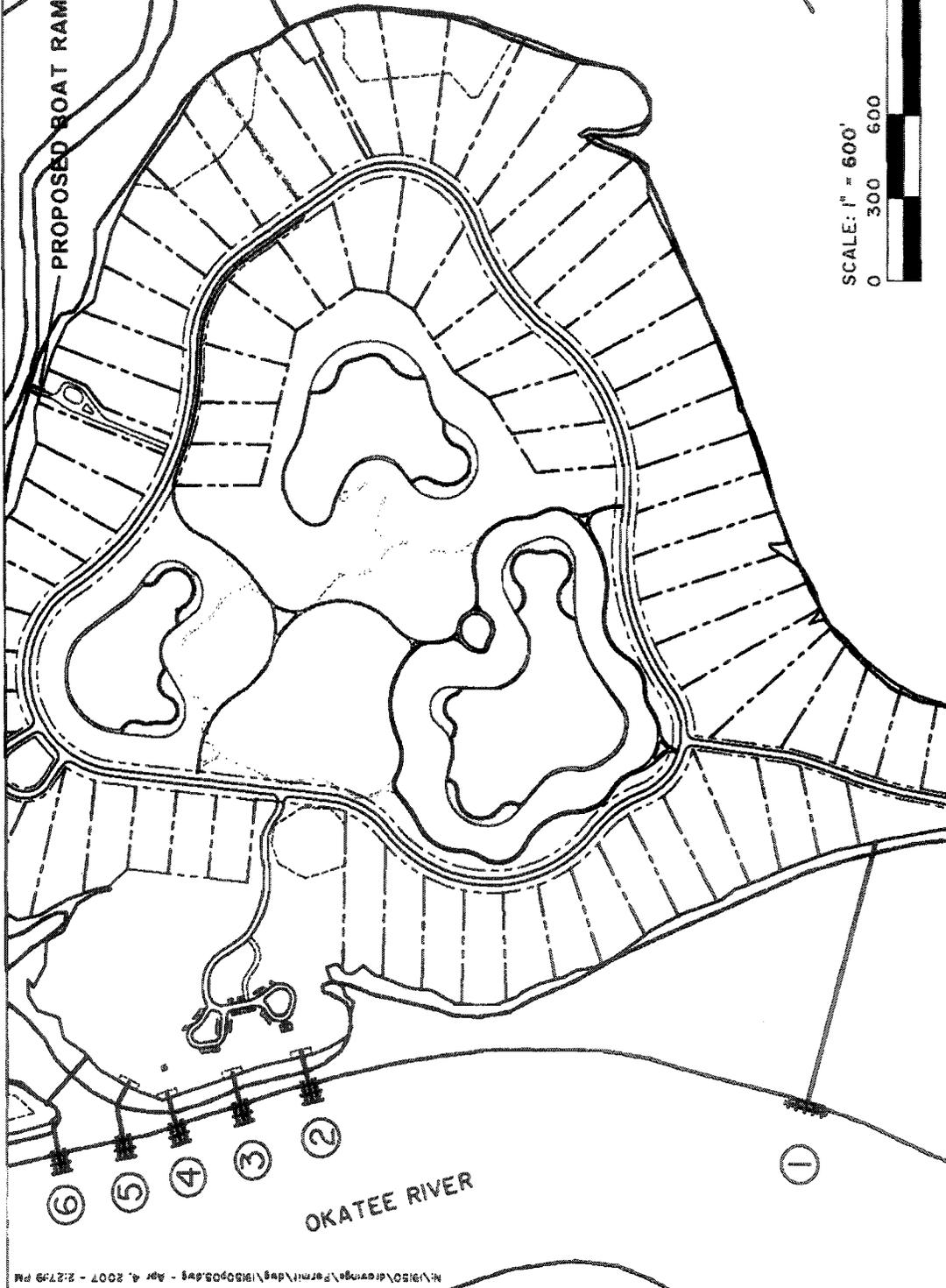
PROPOSED BOAT RAMP



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4/30/07



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DOCK LOCATION PLAN

SAC 2007-827-11W

PINKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

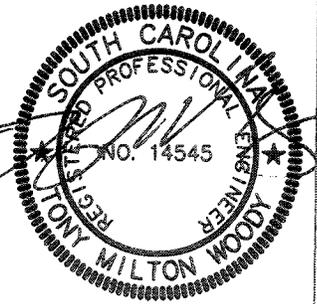
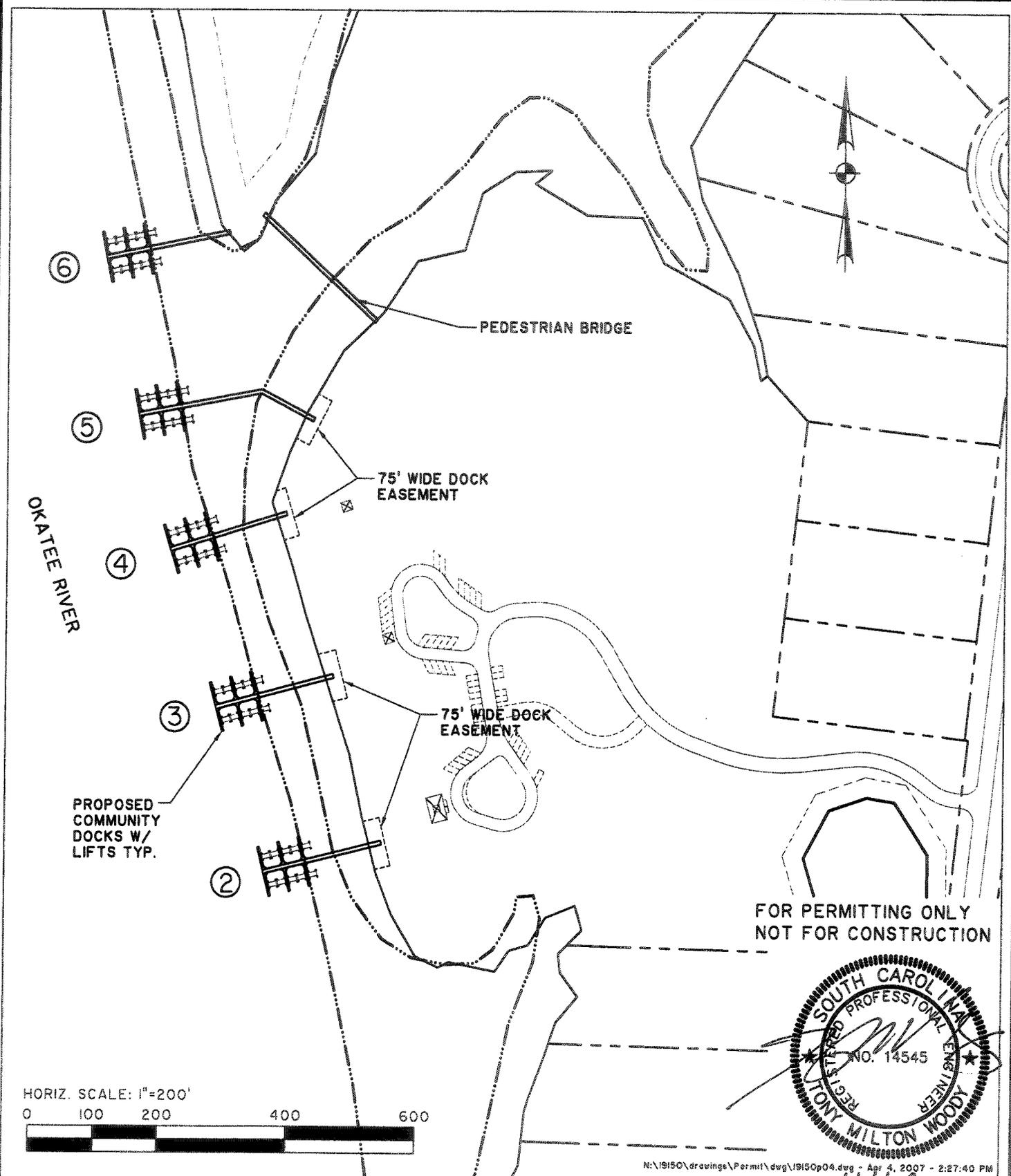
APRIL 23, 2007

SCALE: 1" = 600'

SHEET 3 OF 22

935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
MYRTLE BEACH, SC



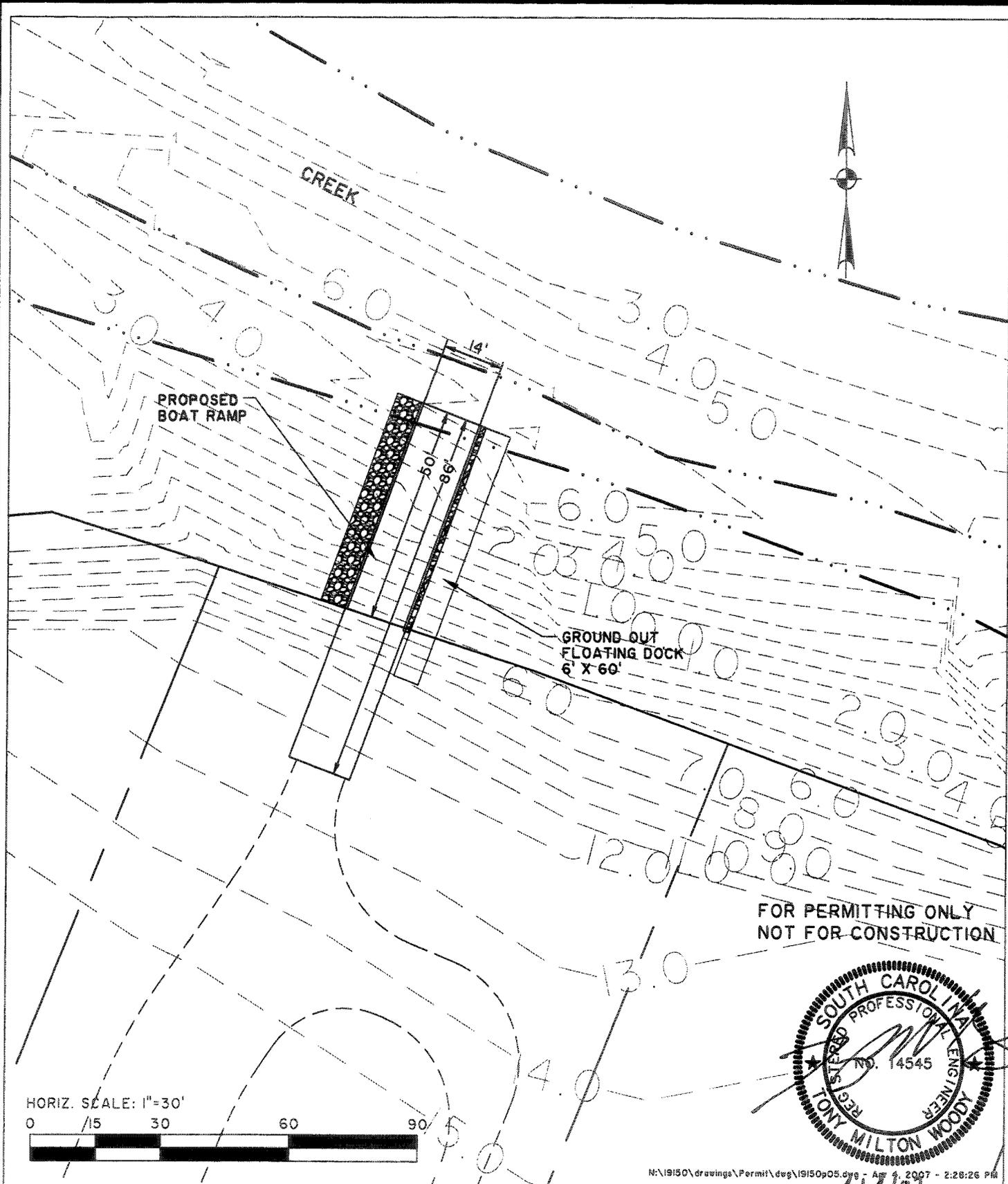


THOMAS & HUTTON
ENGINEERING CO.

935 HOUSTON NORTHCUTT
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MYRTLE BEACH, SC

COMMUNITY DOCK EASEMENTS
PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT
FEBRUARY 7, 2007



HORIZ. SCALE: 1"=30'



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**BOAT RAMP
PLAN**

PINCKNEY POINT

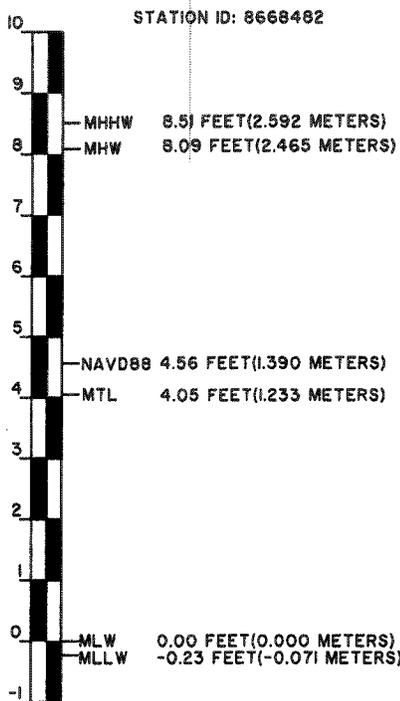
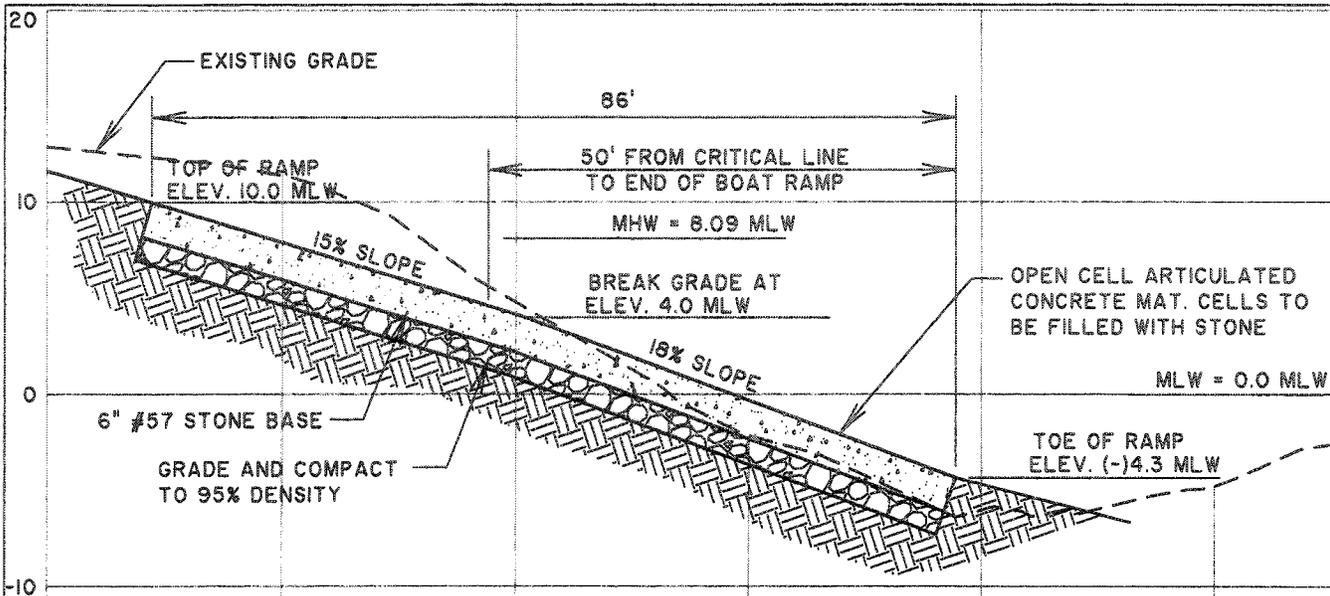
PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

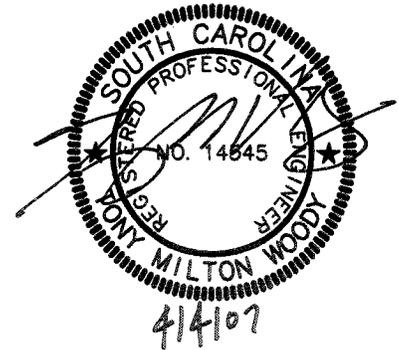
SAC 2007-827-1IW

SCALE: HOR. 1" = 30'

SHEET 5 OF 22



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NEW BOAT RAMP

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



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BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
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BOAT RAMP PROFILE

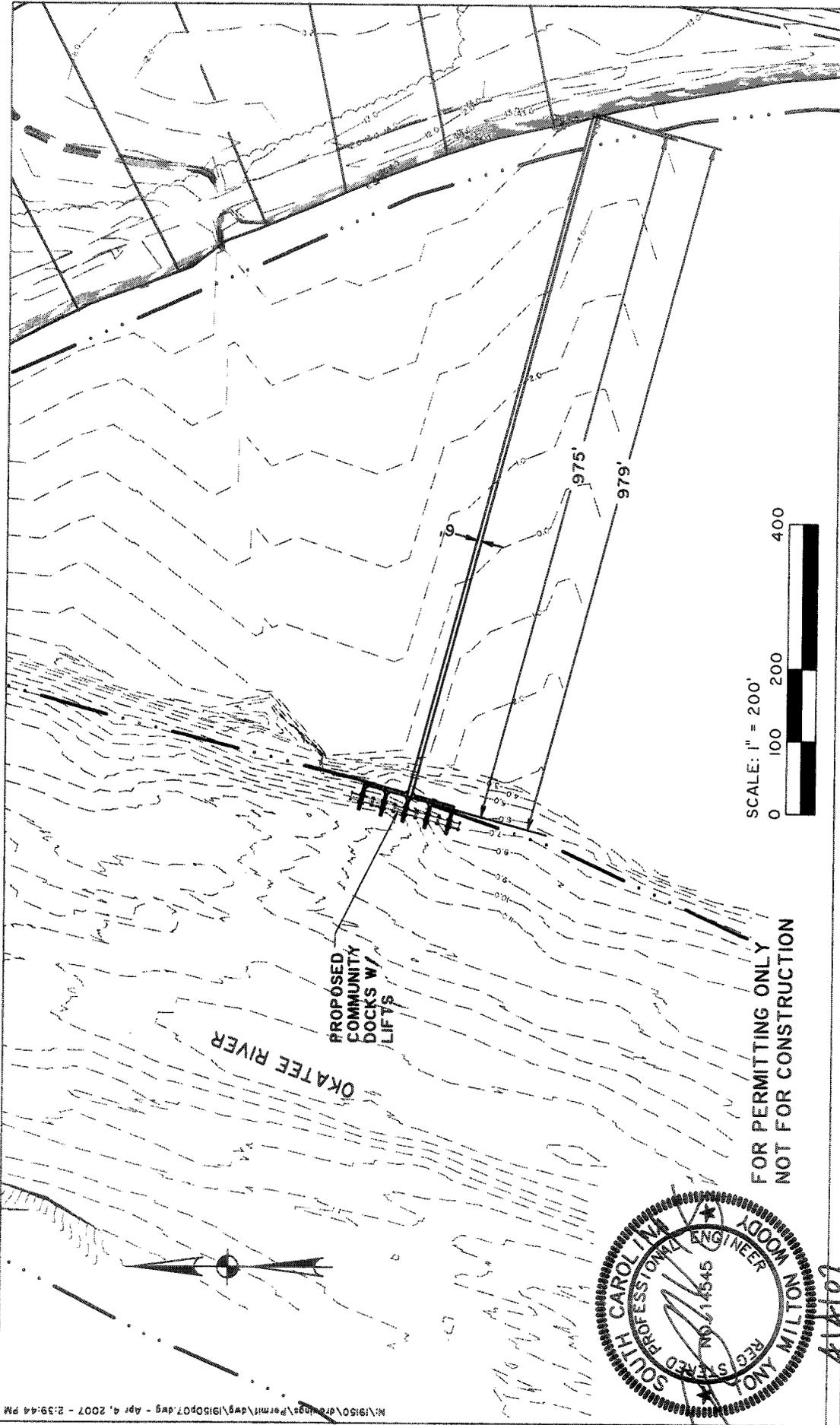
PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

PINCKNEY POINT

FEBRUARY 7, 2007

SAC 2007-827-1IW

SCALE: HOR. 1" = 20'
SCALE: VERT. 1" = 10'
SHEET 6 OF 22



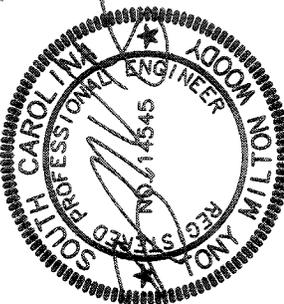
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PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT
FEBRUARY 7, 2007
SCALE: 1" = 200'

COMMUNITY DOCK #1 PLAN
SAC 2007-827-1IW
PINKNEY POINT

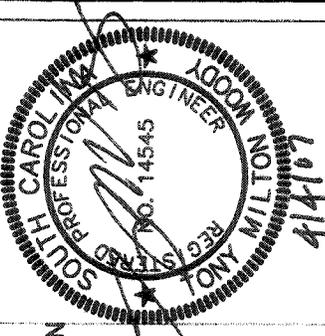
935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
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MYRTLE BEACH, SC

THOMAS & HUTTON ENGINEERS



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20
10
0
-10
-20

DECK-EL 11.40

DOCKS WITH
LIFTS

EXISTING
GRADE

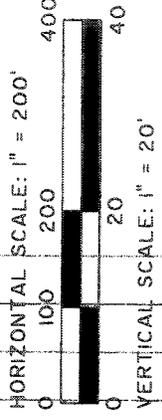
PILE

APPROX. MHW EL 8.09

APPROX. MLW EL 0.00

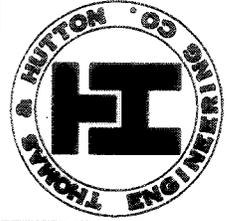
980' FROM CRITICAL LINE TO END OF PIER

984' LENGTH OF THE PIER



NOTE: PILES ARE NOT SHOWN
AT FULL DEPTH

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00



935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
MYRTLE BEACH, SC

COMMUNITY DOCK #1 PROFILE

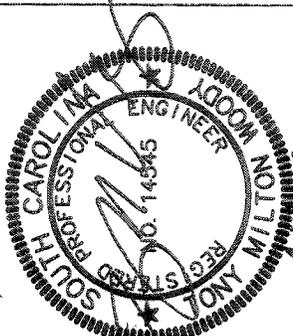
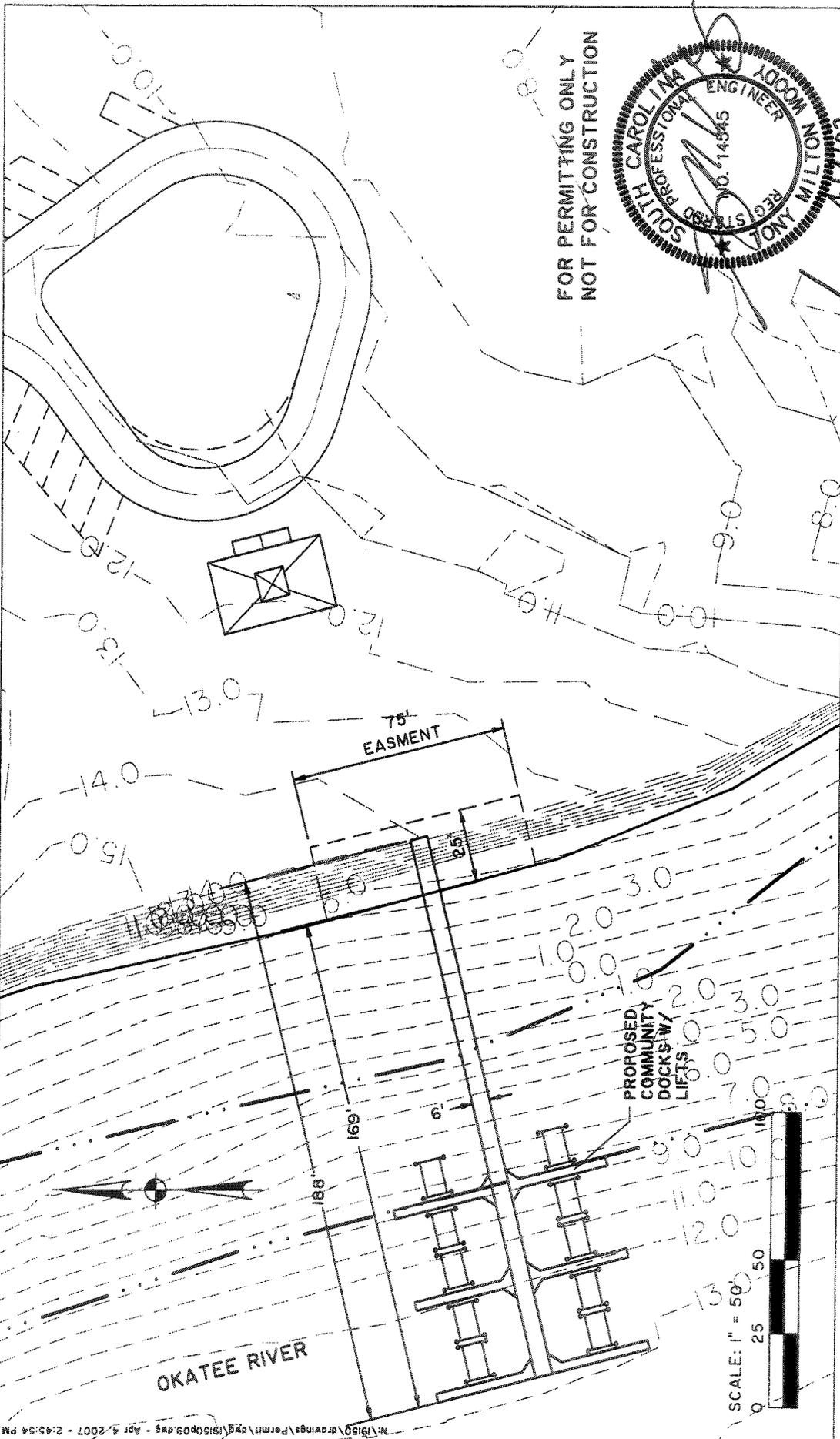
SAC 2007-827-11W

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 200'
SCALE: VERT. 1" = 20'
SHEET 8 OF 22



PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: 1" = 50'

SHEET 9 OF 22

COMMUNITY DOCK #2 PLAN

SAC 2007-827-11W

PINCKNEY POINT

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THOMAS HUTTON & CO. ENGINEERS

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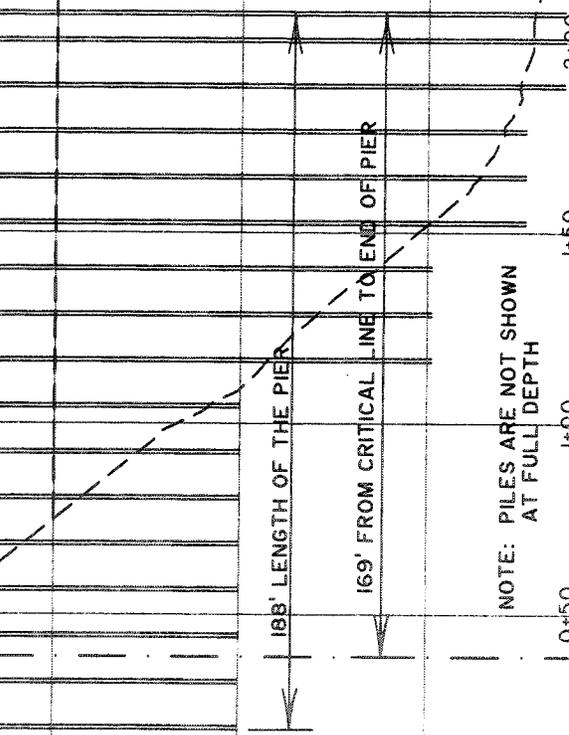
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DECK EL. 11.10

DOCKS WITH LIFTS



PILE



188' LENGTH OF THE PIER

169' FROM CRITICAL LINE TO END OF PIER

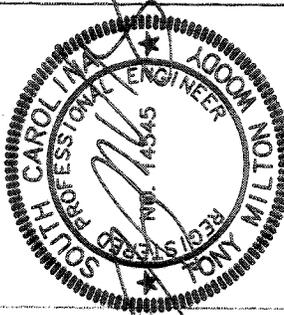
NOTE: PILES ARE NOT SHOWN AT FULL DEPTH

EXISTING GRADE

APPROX. MHW EL. 8.09

APPROX. MLW EL. 0.00

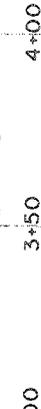
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HORIZONTAL SCALE: 1" = 50'



VERTICAL SCALE: 1" = 5'



COMMUNITY DOCK #2 PROFILE

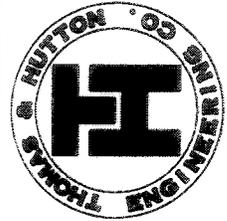
SAC 2007-827-11W

PINCKNEY POINT

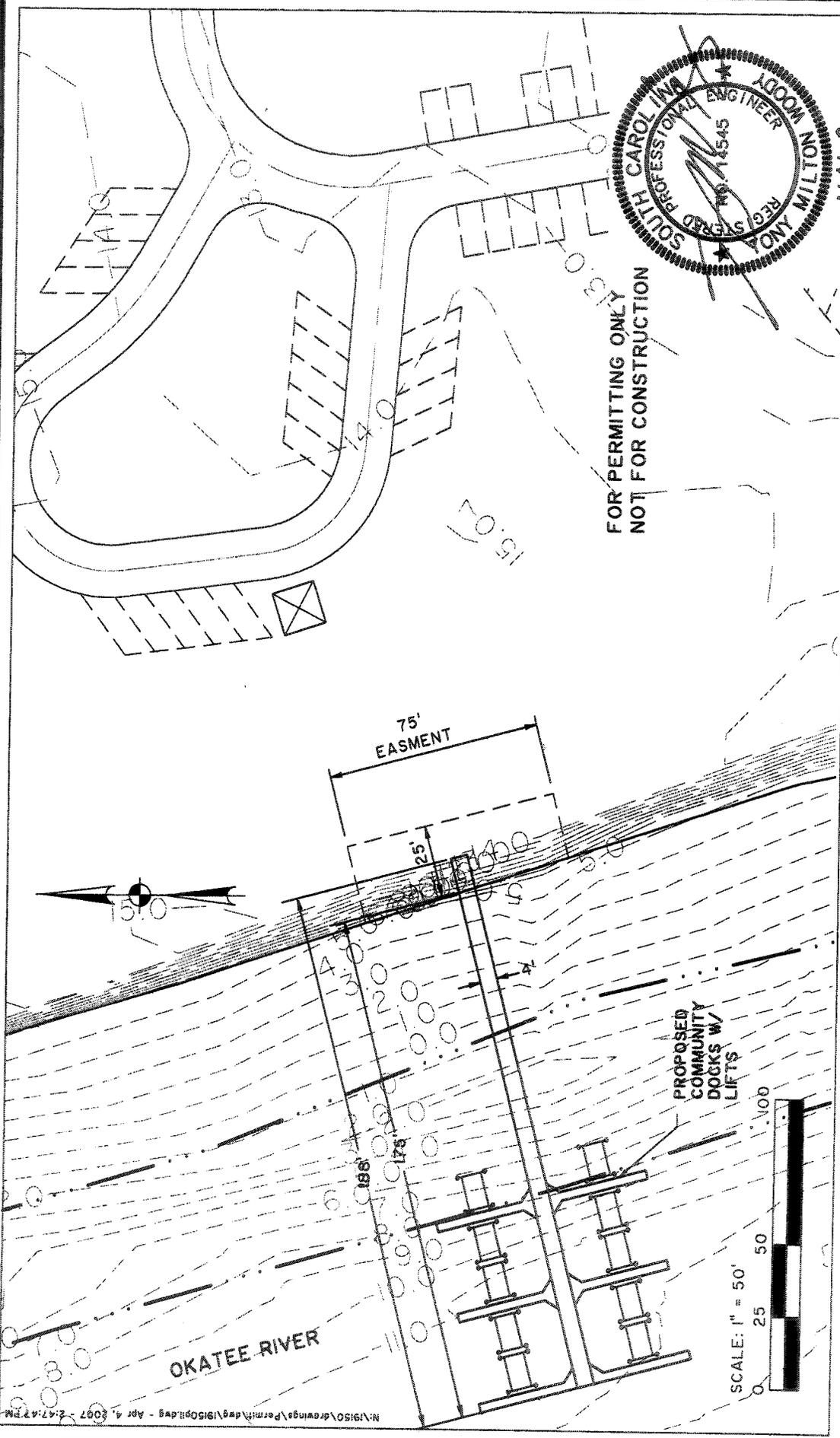
PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 10 OF 22



935 HOUSTON NORTHCUTT
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COMMUNITY DOCK #3 PLAN
SAC 2007-827-11W

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

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SCALE: 1" = 50'

SHEET 11 OF 22

935 HOUSTON NORTHCUTT
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SAVANNAH, GA
MYRTLE BEACH, SC

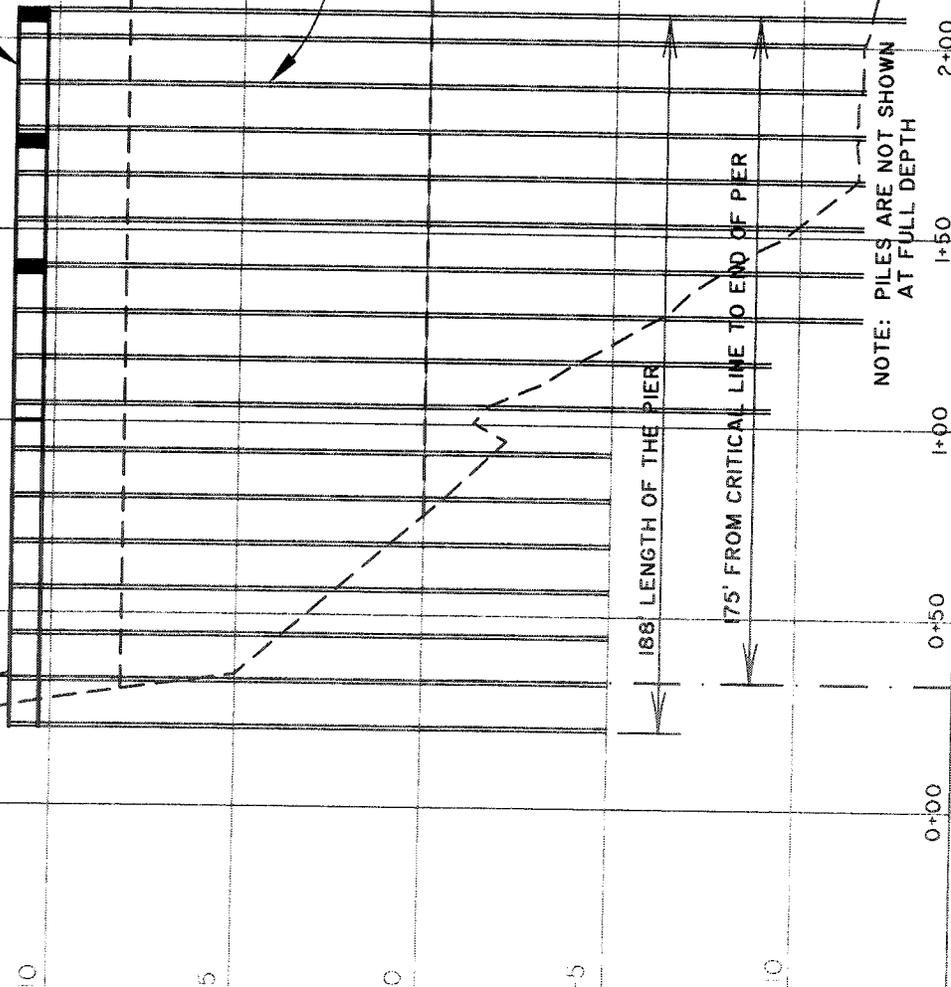
THOMAS & HUTTON ENGINEERS CO.

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DECK EL 11.10

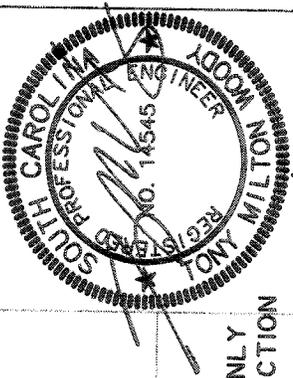
DOCKS WITH LIFTS

PILE

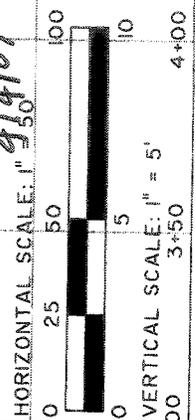


APPROX. MHW EL 8.09

APPROX. MLW EL 0.00



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EXISTING GRADE

NOTE: PILES ARE NOT SHOWN AT FULL DEPTH



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**COMMUNITY DOCK #3
PROFILE**

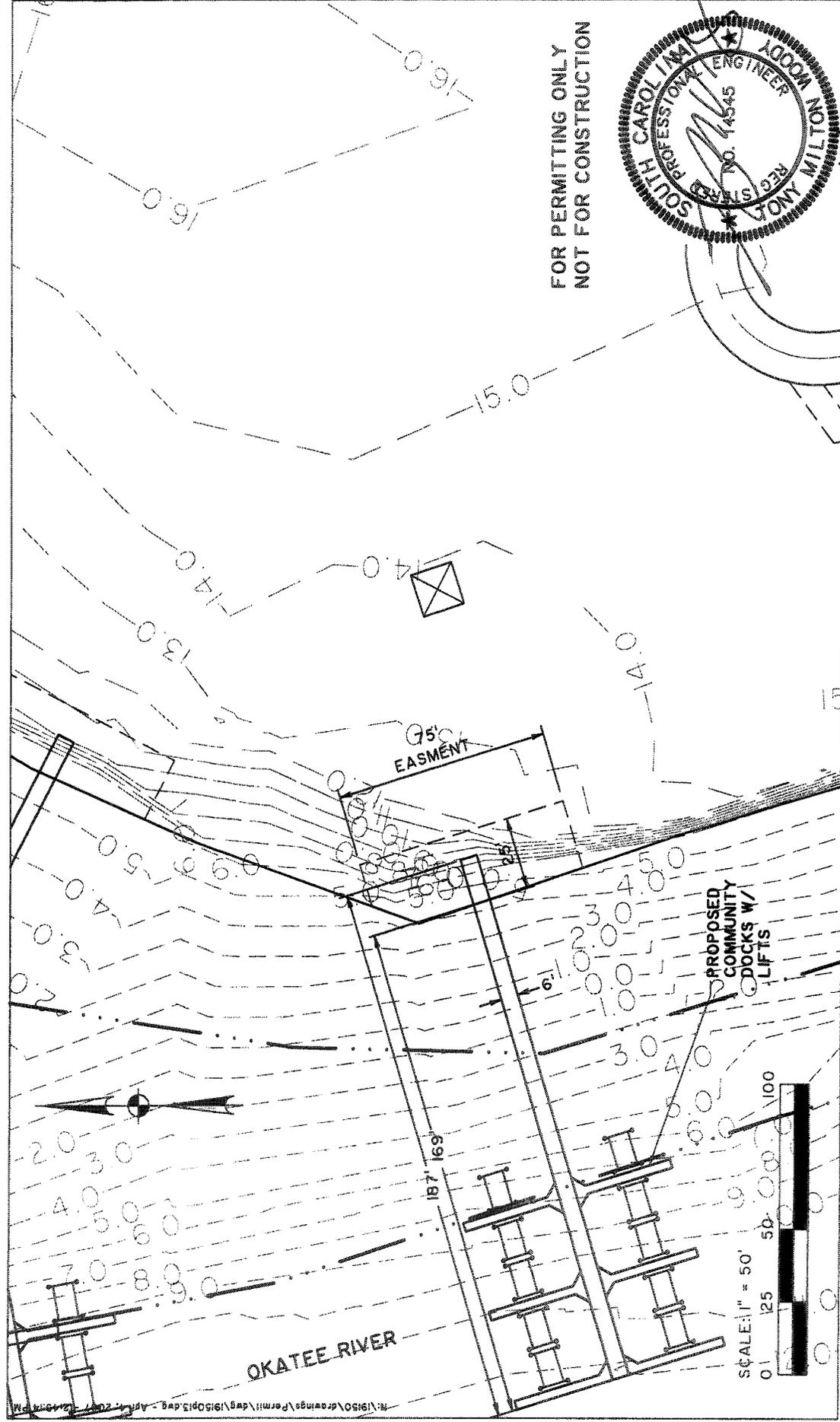
SAC 2007-827-11W

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 12 OF 22



PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

PINCKNEY POINT

FEBRUARY 7, 2007

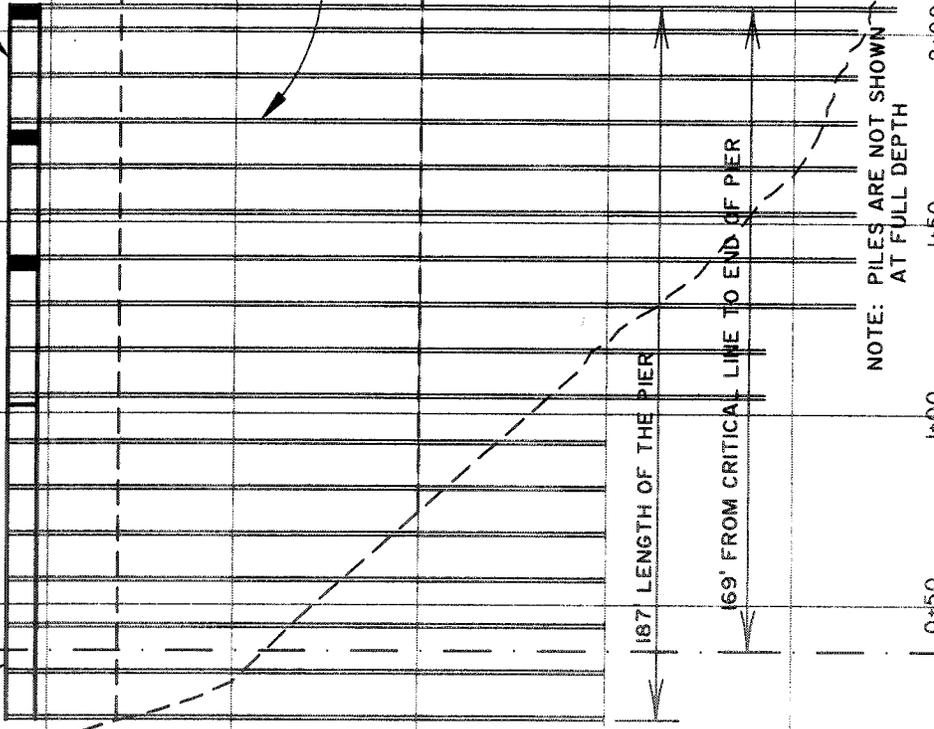
SCALE: 1" = 50'

SHEET 13 OF 22

935 HOUSTON NORTHCUTT
BOULEVARD
MOUNT PLEASANT, SC 29464
(843)849-0200
SAVANNAH, GA
MYRTLE BEACH, SC

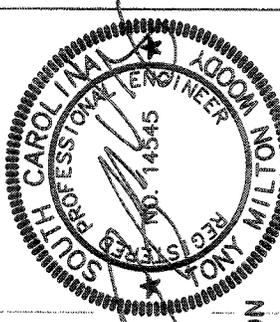
DECK EL. 11.10

DOCKS WITH LIFTS



APPROX. MHW EL. 8.09

APPROX. MLW EL. 0.00



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HORIZONTAL SCALE: 1" = 50'



VERTICAL SCALE: 1" = 5'

EXISTING GRADE

NOTE: PILES ARE NOT SHOWN AT FULL DEPTH



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BOULEVARD
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MYRTLE BEACH, SC

COMMUNITY DOCK #4 PROFILE

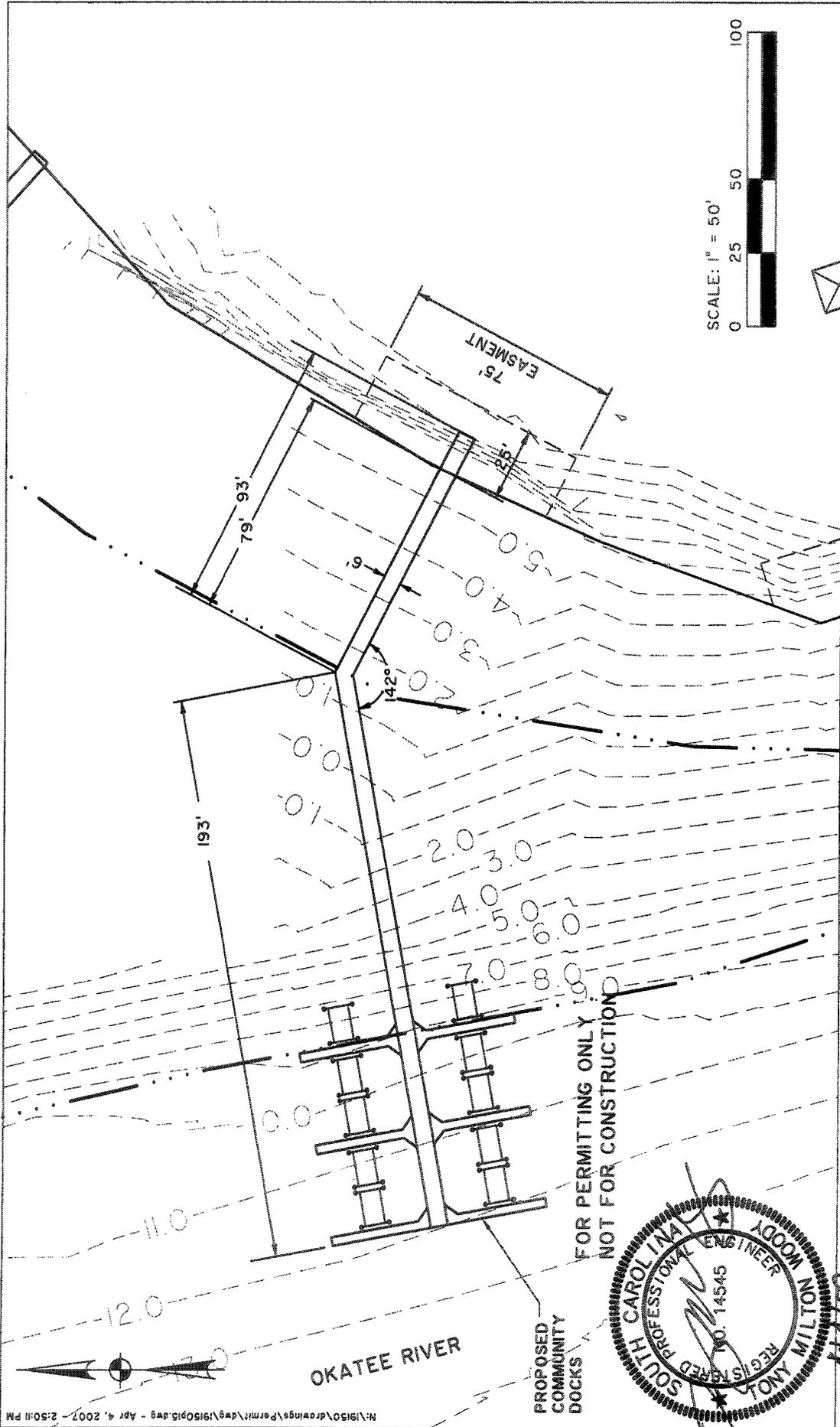
SAC 2007-827-11W

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

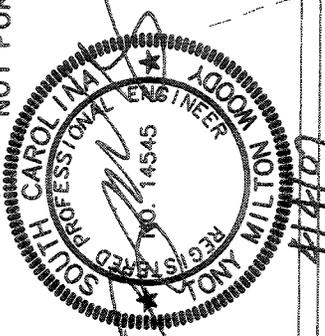
FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 14 OF 22



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<p>935 HOUSTON NORTHCUTT BOULEVARD MOUNT PLEASANT, SC 29464 (843)849-0200 SAVANNAH, GA MYRTLE BEACH, SC</p> 	<p>COMMUNITY DOCK #5 PLAN SAC 2007-827-11W</p> <p>PINCKNEY POINT</p>	<p>PROPOSED ACTIVITY: BOAT RAMP AND COMMUNITY DOCK COUNTY: BEAUFORT</p> <p>FEBRUARY 7, 2007</p> <p>SCALE: 1" = 50' SHEET 15 OF 22</p>
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DECK EL. 111.0

EXISTING GRADE

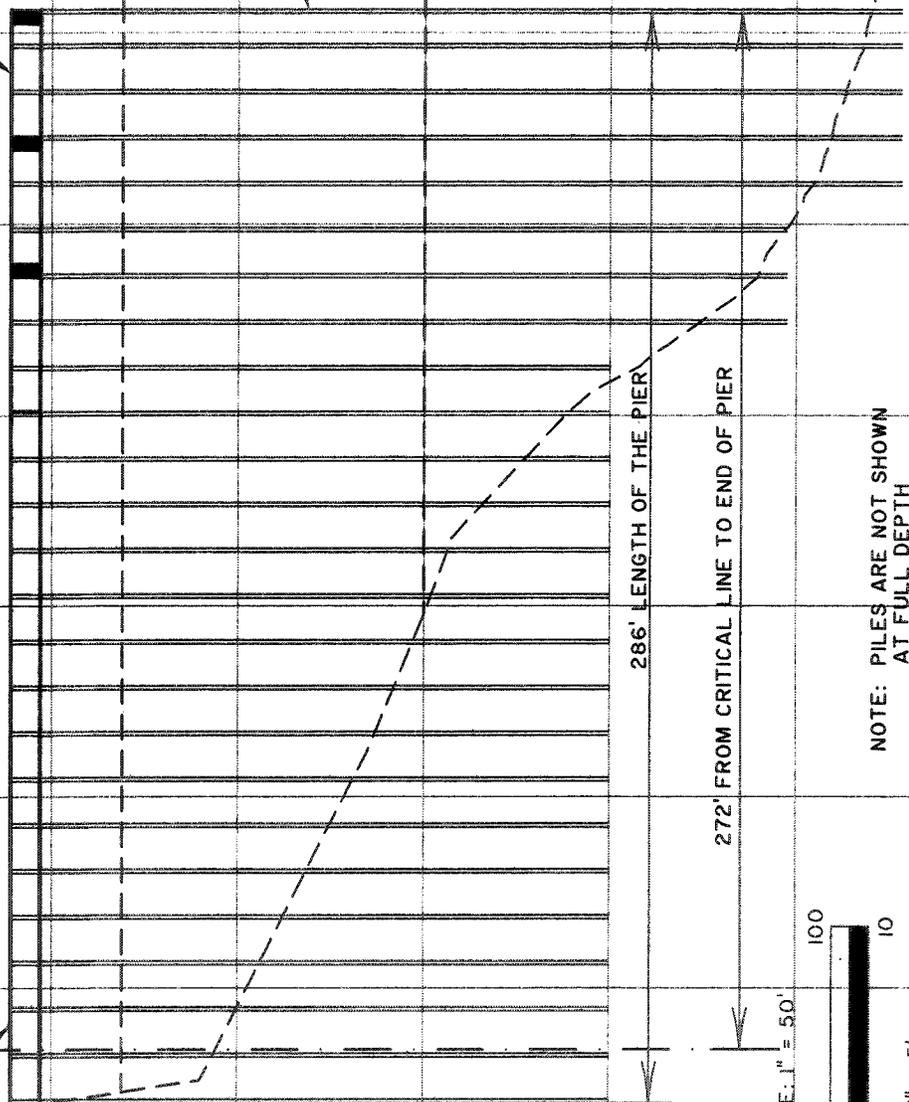
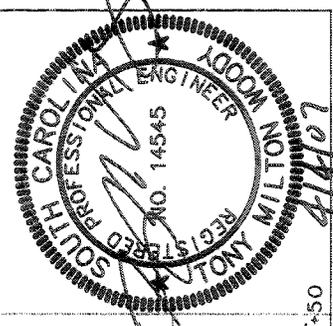
DOCKS WITH LIFTS

PILE

APPROX. MHW EL. 8.09

APPROX. MLW EL. 0.00

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NOTE: PILES ARE NOT SHOWN AT FULL DEPTH

HORIZONTAL SCALE: 1" = 50'



VERTICAL SCALE: 1" = 5'



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SAVANNAH, GA
MYRTLE BEACH, SC

COMMUNITY DOCK #5 PROFILE

SAC 2007-827-1IW

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 16 OF 22

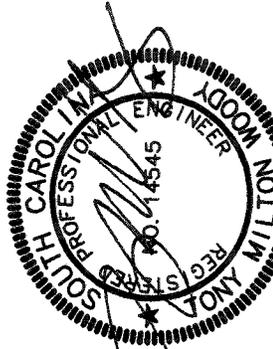
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OKATEE RIVER

PROPOSED
COMMUNITY
DOCKS W/
LIFTS



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411107

COMMUNITY DOCK #6 PLAN
SAC 2007-827-1IW

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: 1" = 50'

SHEET 17 OF 22



935 HOUSTON NORTHCUTT
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MYRTLE BEACH, SC

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DECK EL 111.0

DOCKS WITH LIFTS

PILE

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EXISTING GRADE

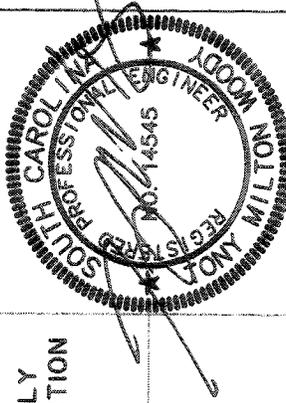
193' LENGTH OF THE PIER

190' FROM CRITICAL LINE TO END OF PIER

NOTE: PILES ARE NOT SHOWN
AT FULL DEPTH

APPROX. MHW EL 8.09

APPROX. MLW EL 0.00



HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE: 1" = 5'



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COMMUNITY DOCK #6 PROFILE

PINCKNEY POINT

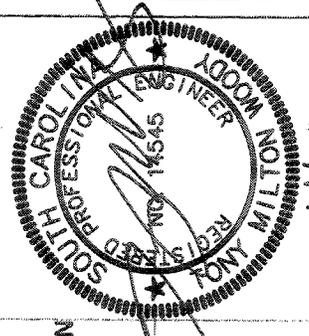
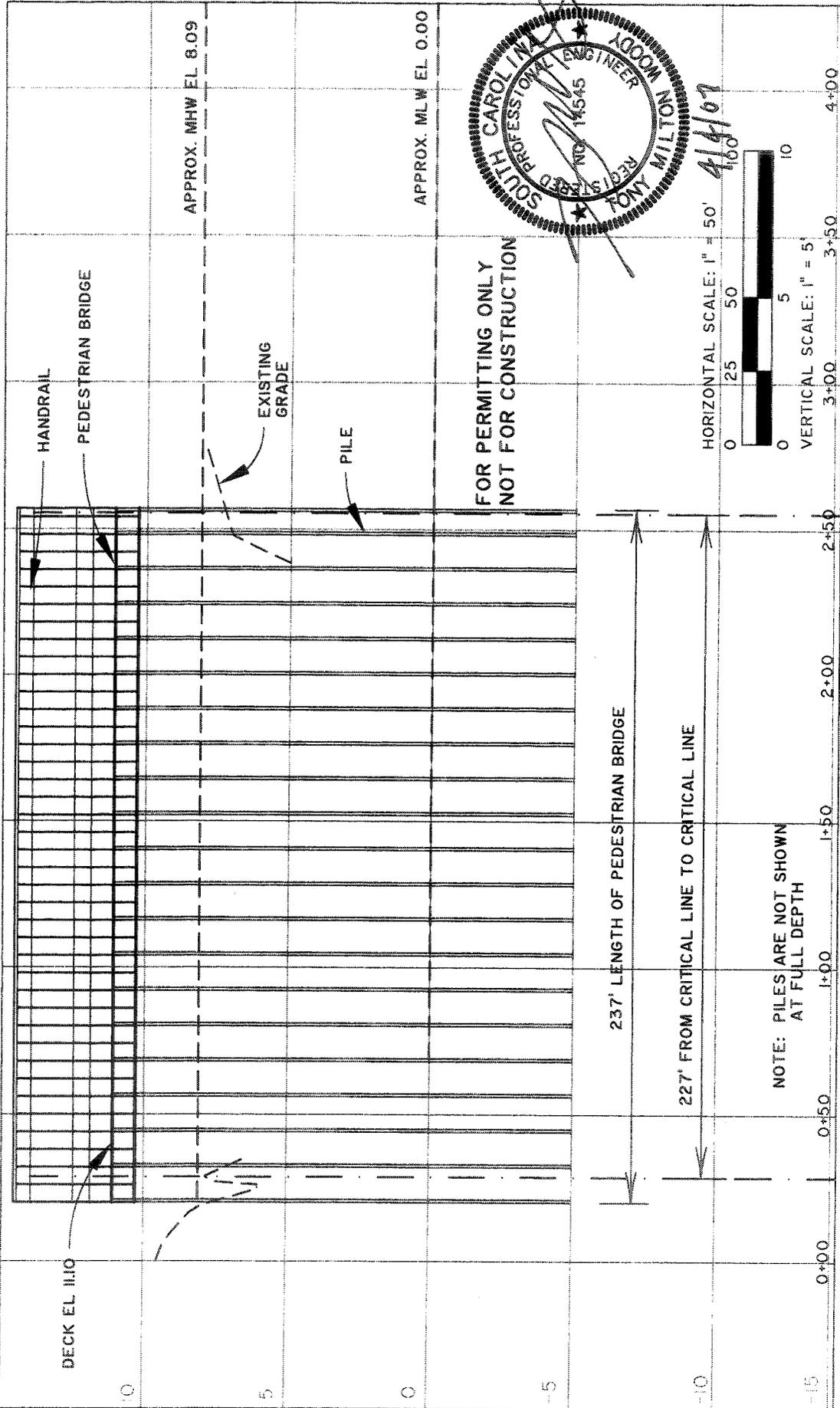
SAC 2007-827-11W

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 16 OF 22

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THOMAS & HUTTON ENGINEERS

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**PEDESTRIAN BRIDGE
PROFILE**

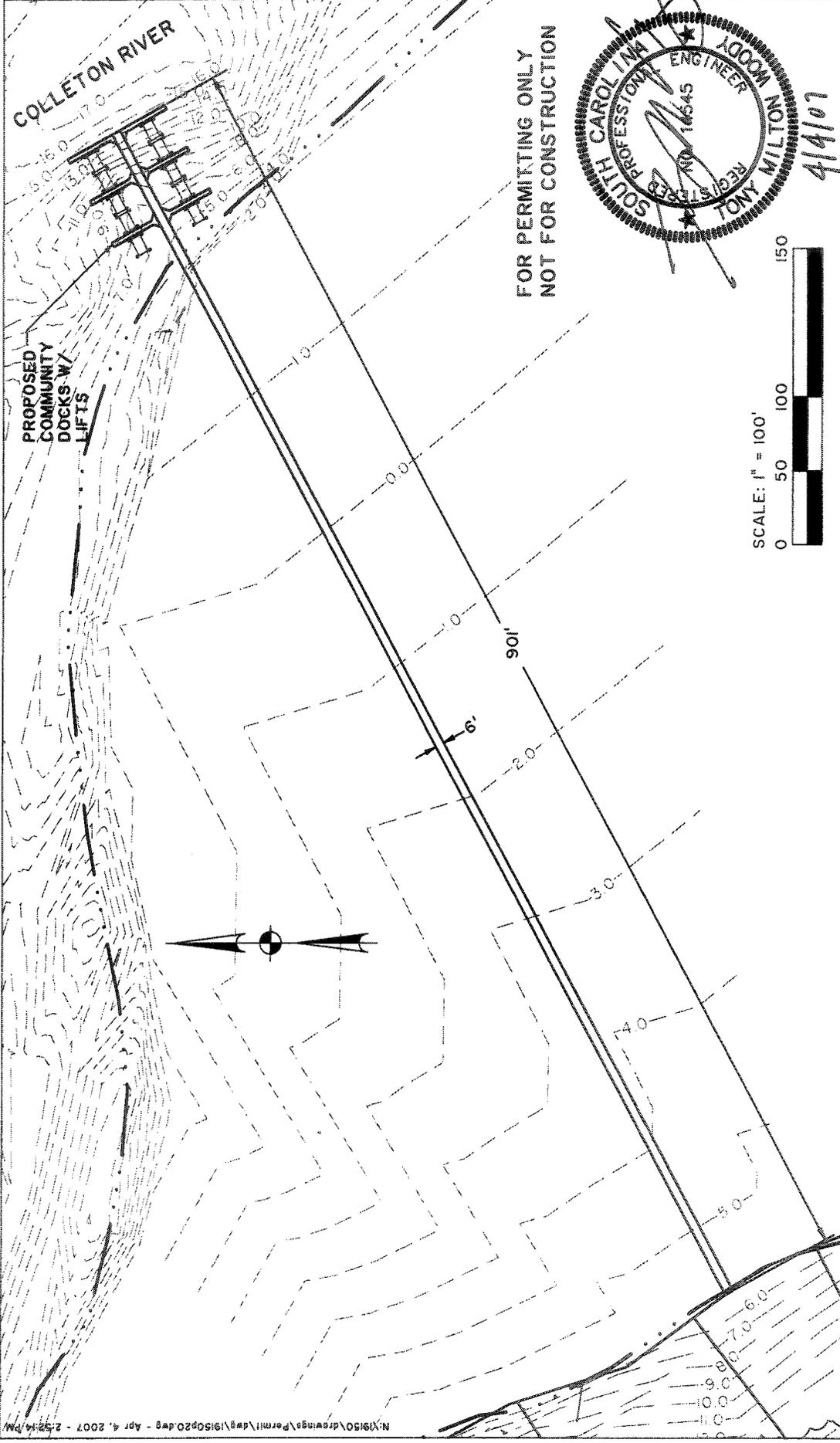
PINCKNEY POINT

SAC 2007-827-1IW

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 50'
SCALE: VERT. 1" = 5'
SHEET 19 OF 22



COMMUNITY DOCK #7 PLAN

SAC 2007-827-11W

PINCKNEY POINT

PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: 1" = 100'

SHEET 20 OF 22

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4/4/07

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APPROX. MHW EL 8.09

DOCKS WITH LIFTS

DECK EL 11.10

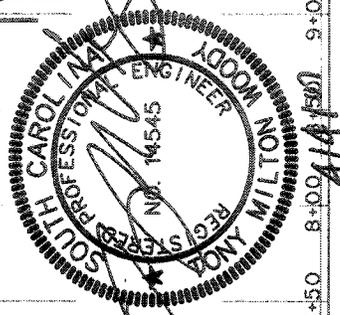
APPROX. MHW EL 10.00

EXISTING GRADE

PILE

90' LENGTH OF THE PIER

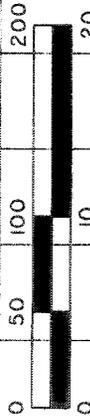
894' FROM CRITICAL LINE TO END OF PIER



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NOTE: PILES ARE NOT SHOWN
AT FULL DEPTH

HORIZONTAL SCALE: 1" = 100'



VERTICAL SCALE: 1" = 10'

0+0.0 0+5.0 1+0.0 1+5.0 2+0.0 2+5.0 3+0.0 3+5.0 4+0.0 4+5.0 5+0.0 5+5.0 6+0.0 6+5.0 7+0.0 7+5.0 8+0.0 8+5.0 9+0.0



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COMMUNITY DOCK #7 PROFILE

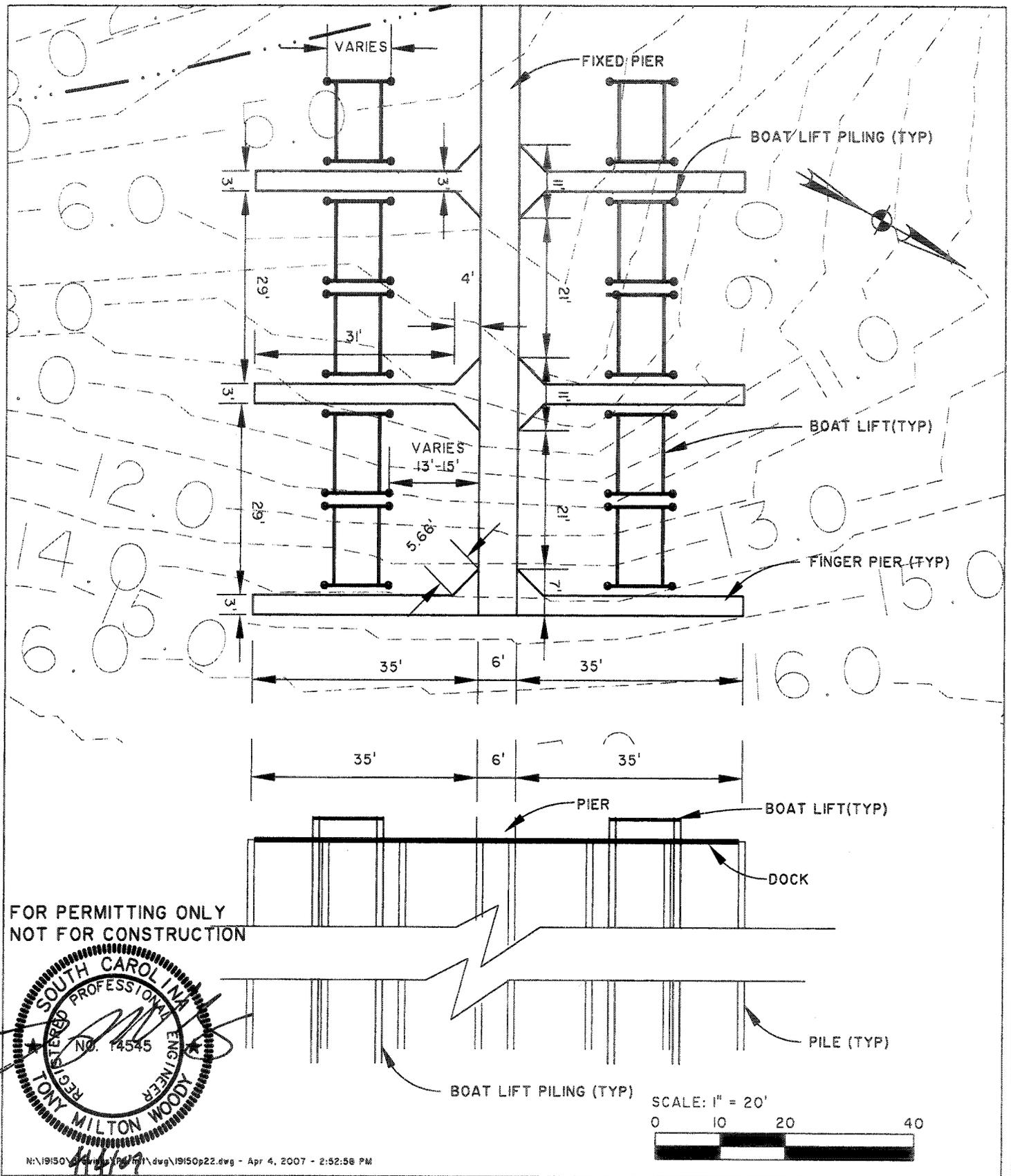
SAC 2007-827-11W

PINCKNEY POINT

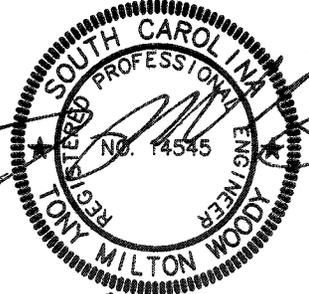
PROPOSED ACTIVITY:
BOAT RAMP AND COMMUNITY DOCK
COUNTY: BEAUFORT

FEBRUARY 7, 2007

SCALE: HOR. 1" = 100'
SCALE: VERT. 1" = 10'
SHEET 21 OF 22



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BOAT LIFT DETAIL	PROPOSED ACTIVITY: BOAT RAMP AND COMMUNITY DOCK COUNTY: BEAUFORT
	PINCKNEY POINT FEBRUARY 7, 2007
SAC 2007-827-1IW	
SCALE: HOR. 1" = 20' SHEET 22 OF 22	