

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC #2008-01005-2IR

May 23, 2008

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. 1341), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the State of South Carolina by

ASHLEY RIVER PROPERTIES II, LLC
ATTN: RYAN BLACK
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407

for a permit to expand an existing public marina in

RIPLEY COVE AND THE ASHLEY RIVER

at Ripley Light Yacht Club located off of Ripley Point Drive on James Island, Charleston County, South Carolina. Latitude: 32.78042; Longitude: -79.96032.

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, JUNE 23, 2008

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

The proposed work consists of expanding Ripley Light Yacht Club (located on the northern side of Ripley Cove) by adding approximately 12,200 linear feet of additional floating dock structure to accommodate 200 additional pleasure crafts. The project will include replacing a previously permitted floating dock that runs parallel to the main channel in the Ripley Light marina basin, from an 8 foot wide structure to an 18 foot wide x 1,150 linear foot structure. The additional 10 feet of new floating dock structure width will be accommodated by locating the new structure no closer than 10 feet from the adjacent marsh grass boundary. In addition, all affected boat slips will be shortened such that no further encroachment into the marina basin channel, as permitted, will occur. This floating dock will attach to a 60' x 80' fixed platform at the mouth of Ripley Cove. Additional floating docks attached to the fixed platform will provide: 5,290 linear feet of dock for 65-foot boat slips, 3,420 linear feet of dock for 55-foot boat slips, 1,120 linear feet of dock for 40-foot boat slips, 630 linear feet of dock for 45-foot boat slips, 840 linear feet of dock for 70 boat slips, 500 linear feet of T-head dock, and 90 linear feet of dock for 1

90-foot boat slip. The fixed platform will house the operation offices and restrooms. The proposed marina expansion will include both gasoline and diesel fueling services. It is also noted that the proposed expansion will be located on the same site as Ashley River Anchorage Area 2. This anchorage area is depicted overlapping with the marina expansion on sheet 2 of 13. The purpose of the proposed project is to expand the existing public marina to accommodate 200 additional boats for recreational boating in Charleston Harbor.

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 (Section 401 of the Clean Water Act). The District Engineer will not process this application to a conclusion until such certification is received. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification or the navigable waters permit must submit all comments in writing to the S. C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 result in shading impacts of 2.27 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

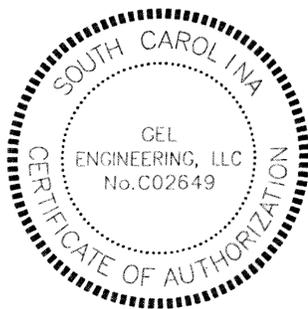
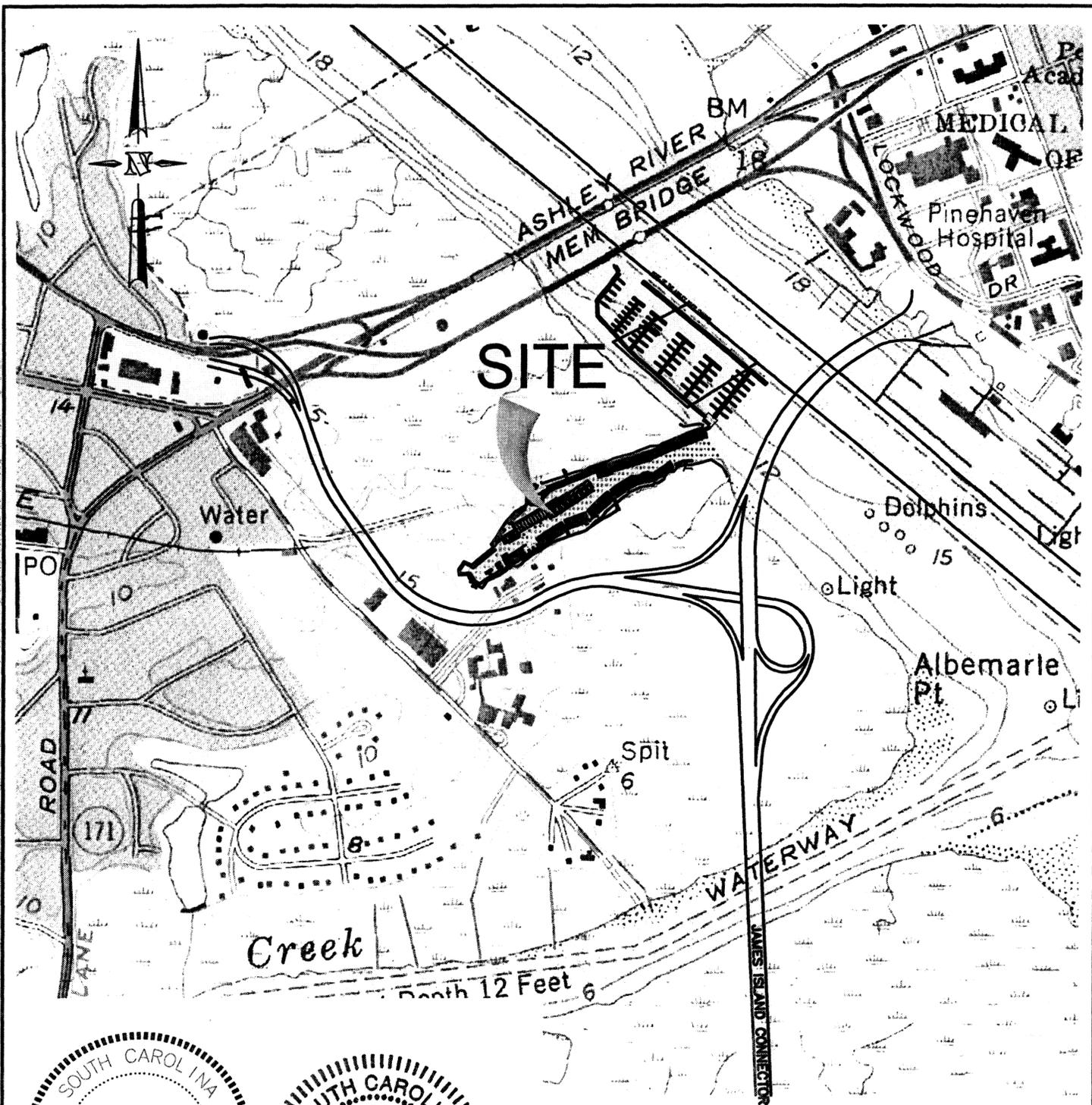
listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also 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 Robin Coller-Socha at 843-329-8044 or toll free at 1-866-329-8187.



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SAC# 2008-01005-JIR

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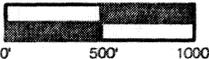
PURPOSE: MARINA EXPANSION

ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

SURVEY DATUM: CHARLESTON 7.5 QUAD

FIGURE 1
QUAD LOCATION MAP

SCALE: 1" = 1000'



RIPLEY LIGHT YACHT CLUB
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
MARINA EXPANSION

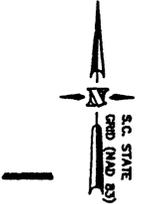
AT: RIPLEY LIGHT MARINA BASIN

IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
SOUTH CAROLINA

SHEET: 1 OF 13

DATE: 5/12/08



U.S. HIGHWAY 17 SOUTH
(R/W VARIES)

STA 1115+00

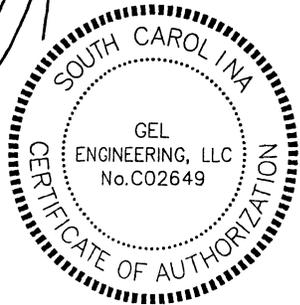
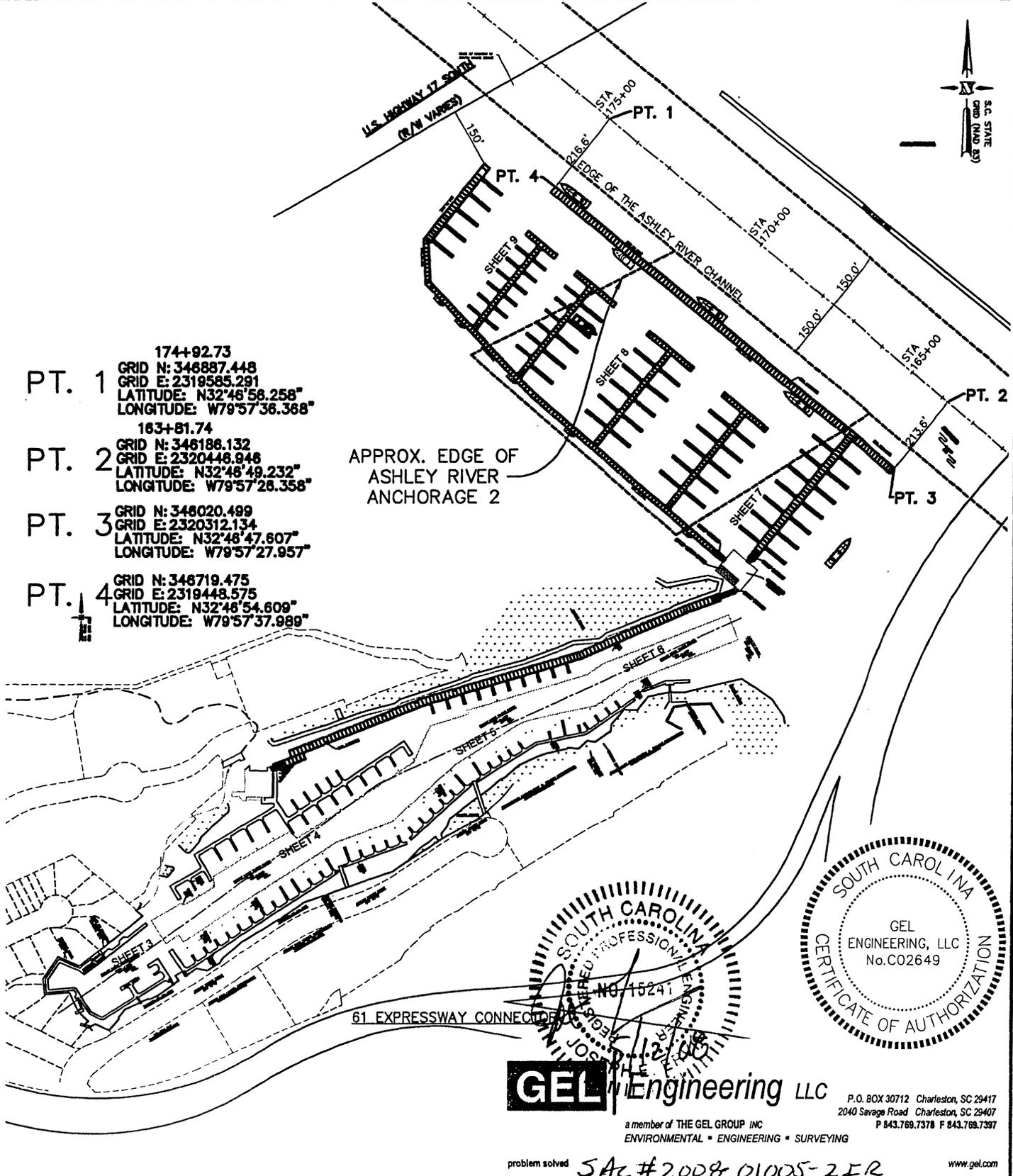
EDGE OF THE ASHLEY RIVER CHANNEL

STA 1170+00

STA 165+00

- PT. 1
174+92.73
GRID N: 348887.448
GRID E: 2319585.291
LATITUDE: N32°48'58.258"
LONGITUDE: W79°57'36.368"
- PT. 2
163+81.74
GRID N: 348186.132
GRID E: 2320446.846
LATITUDE: N32°48'49.232"
LONGITUDE: W79°57'28.358"
- PT. 3
GRID N: 346020.499
GRID E: 2320312.134
LATITUDE: N32°48'47.607"
LONGITUDE: W79°57'27.957"
- PT. 4
GRID N: 346719.475
GRID E: 2319448.575
LATITUDE: N32°48'54.609"
LONGITUDE: W79°57'37.989"

APPROX. EDGE OF
ASHLEY RIVER
ANCHORAGE 2



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PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

FIGURE 2
OVERALL PLAN VIEW

NOT TO SCALE

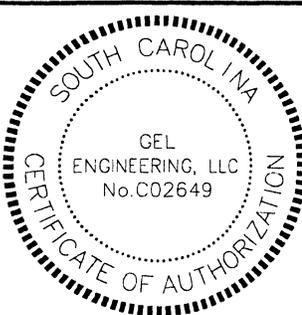
PROPOSED: RIPLEY LIGHT YACHT CLUB
MARINA EXPANSION
AT: RIPLEY LIGHT MARINA BASIN
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
SOUTH CAROLINA

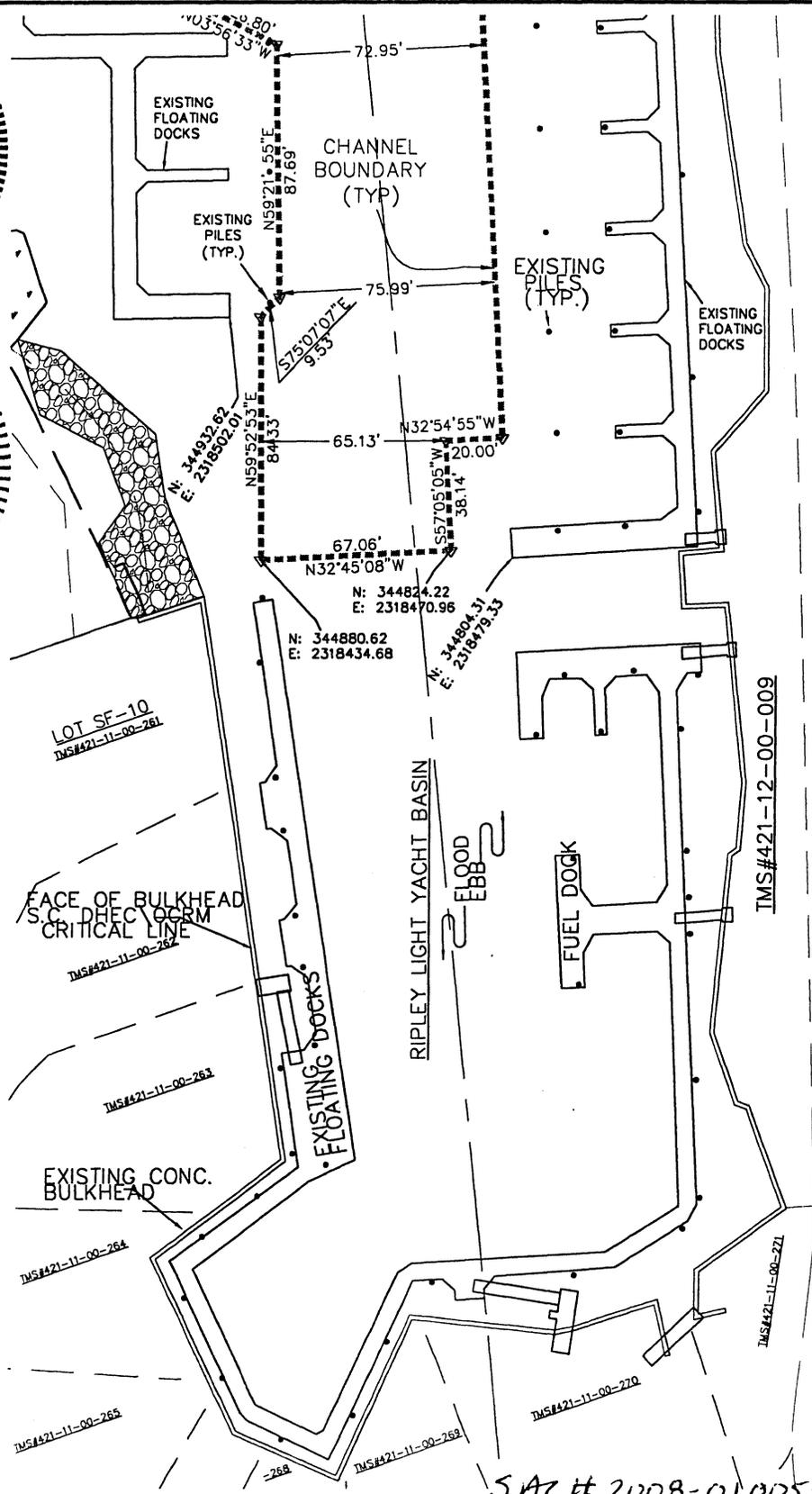
SHEET: 2 OF 13 DATE: 5/12/08

SURVEY DATUM: MLW

RIPLEY LIGHT YACHT CLUB
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407



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ASHLEY POINTE DRIVE
 (50' R/W)

ASHLEY INNS LIMITED PARTNERSHIP
 TMS#421-12-00-007

TMS#421-12-00-001

TMS#421-12-00-009

TMS#421-11-00-271

TMS#421-11-00-270

SAC# 2008-01005-2ER

PURPOSE: MARINA EXPANSION
 ADJACENT PROPERTY OWNERS:
 SEE ATTACHED LIST
 SURVEY DATUM: MLW

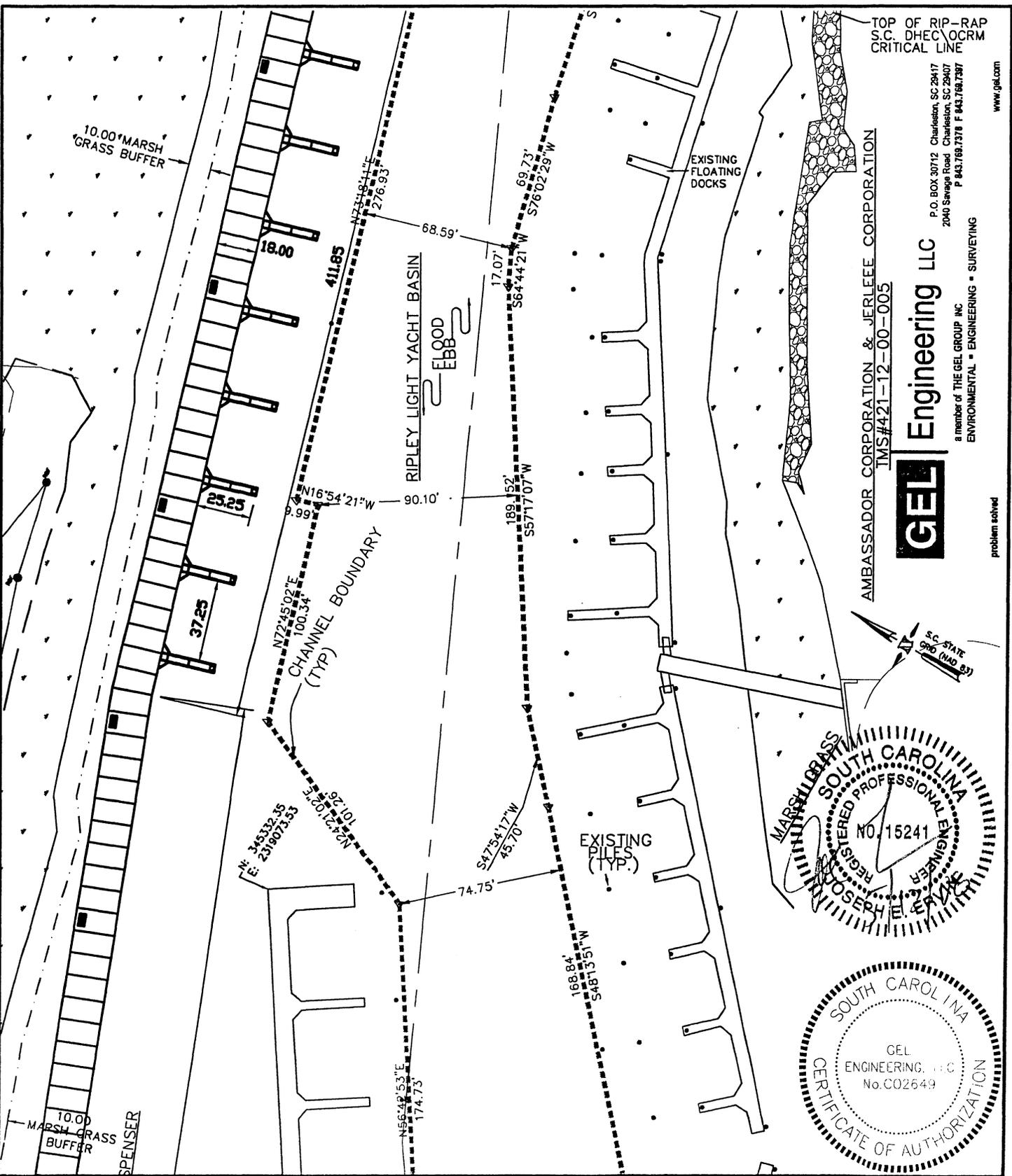
FIGURE 3
 PLAN VIEW
 NOT TO SCALE

RIPLEY LIGHT YACHT CLUB
 95 RIPLEY POINT DRIVE
 CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
 MARINA EXPANSION
 AT: RIPLEY LIGHT MARINA BASIN
 IN: ASHLEY RIVER
 COUNTY OF: CHARLESTON,
 SOUTH CAROLINA

SHEET: 3 OF 13 DATE: 5/12/08

PLotted 2012.12.14.2008 BY: G.L. FILE LOCATION: H:\Consulting\Client Files\A-D\A\Apr2-Ashley River Properties I\A.2008 Projects\Apr200708-General Consulting\Apr200708-LAYOUT Tab - SHEET 5



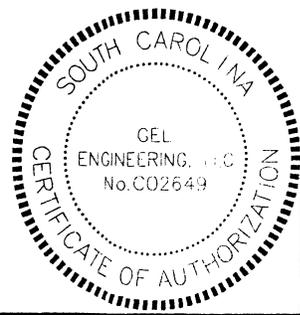
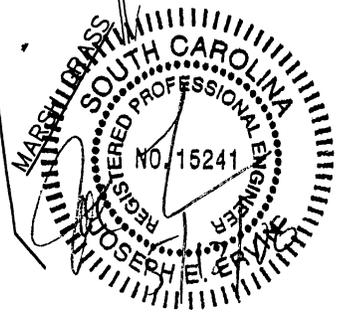
TOP OF RIP-RAP
S.C. DHEC OCRM
CRITICAL LINE

AMBASSADOR CORPORATION & JERLEE CORPORATION
IMS #421-12-00-005

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PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

SURVEY DATUM: MLW

SAR # 2008-01005-2 IR

FIGURE 5
PLAN VIEW

NOT TO SCALE

RIPLEY LIGHT YACHT CLUB
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
MARINA EXPANSION

AT: RIPLEY LIGHT MARINA BASIN

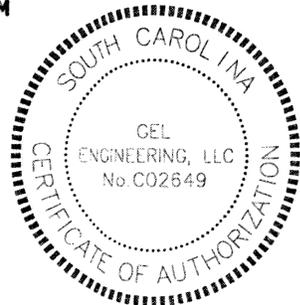
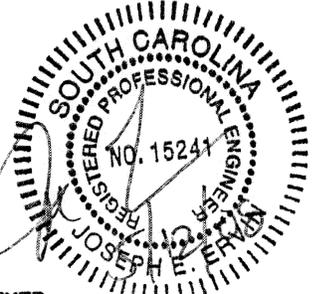
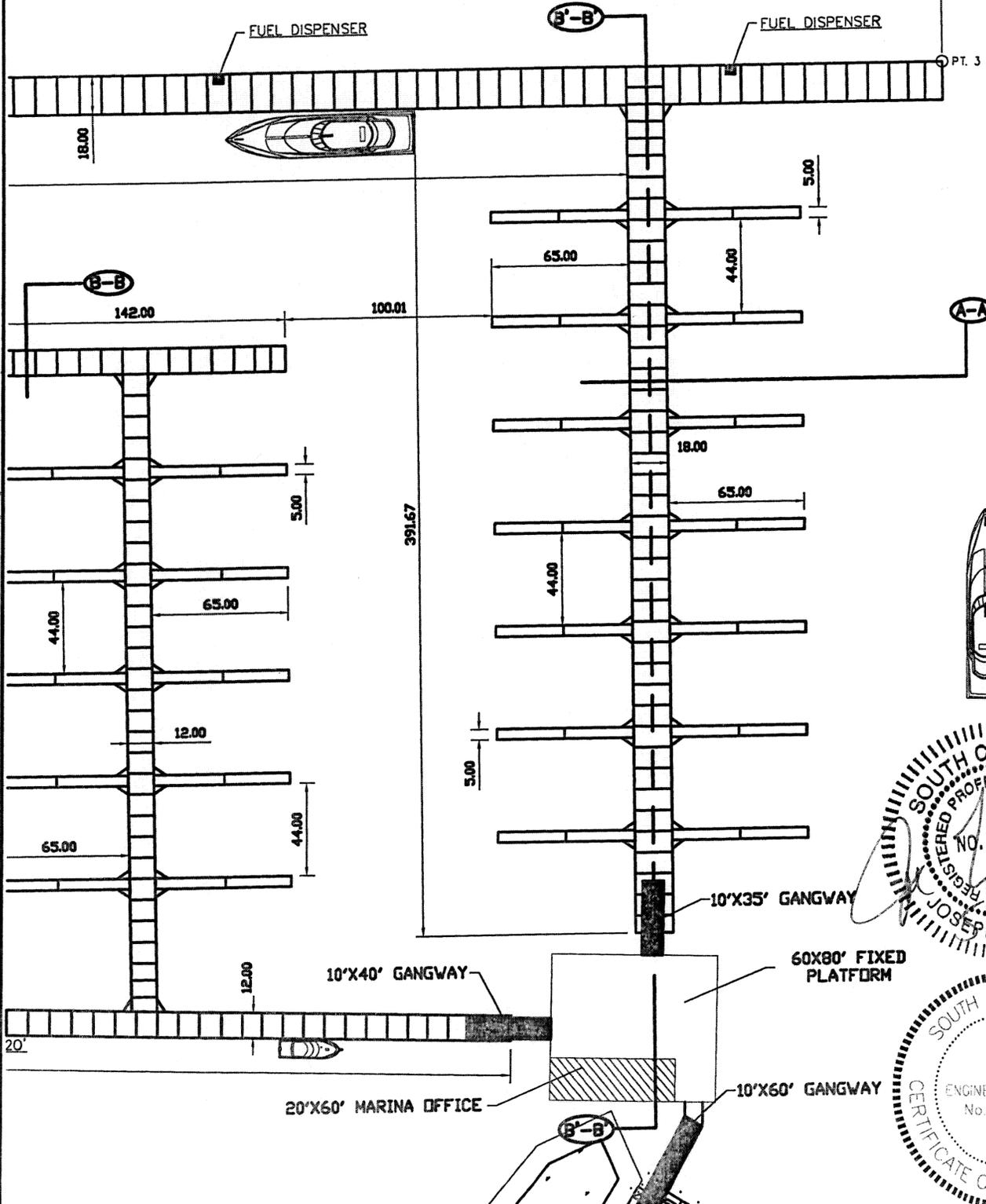
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
SOUTH CAROLINA

SHEET: 5 OF 13 DATE: 5/12/08

EDGE OF THE
ASHLEY RIVER CHANNEL

1110.99' (FROM PT. 3 TO PT. 4)



PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 7
PLAN VIEW
NOT TO SCALE

RIPLEY LIGHT YACHT CLUB
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
MARINA EXPANSION
AT: RIPLEY LIGHT MARINA BASIN
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
SOUTH CAROLINA

SHEET: 7 OF 13

DATE: 5/12/08

SAC# 2008-01005-21R

EDGE OF THE
ASHLEY RIVER CHANNEL

1110.99' (FROM PT. 3 TO PT. 4 ON SHEET 2 OF 13)

SIDE TIE 1100'

PT. 4

156.72

150' TO DOT
R/W

18.00

(B-B)

108.72

92.00

65.00

(B-B)

127.00

240.96

SIDE TIE 240'

65.00

44.00

5.00

(A-A)

4.00

33.99

4.00

45.00

34.00



70.00

4.00

2.00

44.00

40.00

12.00

40.00

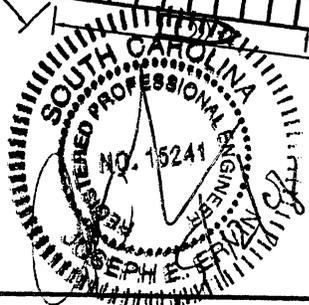
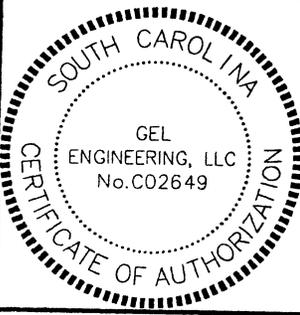
(D-D)

12.00

(D-D)

384.05 SIDE TIE 380'

(C-C)



PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 9
PLAN VIEW
NOT TO SCALE

RIPLEY LIGHT YACHT CLUB
95 RIPLEY POINT DRIVE
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
MARINA EXPANSION
AT: RIPLEY LIGHT MARINA BASIN
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
SOUTH CAROLINA

SHEET: 9 OF 13

DATE: 5/12/08

SAC# 2008-01005-2 IR

apr200308e

GEL ENGINEERING, LLC

a Member of THE GEL GROUP, INC.

PROJECT: 2008-01005-2 IR - Ripley Light Yacht Club Marina Expansion - Ashley River - Charleston, SC
 SHEET: 9 OF 13
 DATE: 5/12/08
 DRAWN BY: J. RIPLEY
 CHECKED BY: J. RIPLEY
 FILE LEGATION: J:\Projects\2008-01005-2 IR - Ripley Light Yacht Club Marina Expansion - Ashley River - Charleston, SC
 PROJECT: 2008-01005-2 IR - Ripley Light Yacht Club Marina Expansion - Ashley River - Charleston, SC
 SHEET: 9 OF 13
 DATE: 5/12/08
 DRAWN BY: J. RIPLEY
 CHECKED BY: J. RIPLEY
 FILE LEGATION: J:\Projects\2008-01005-2 IR - Ripley Light Yacht Club Marina Expansion - Ashley River - Charleston, SC

PROJECT: RIPLEY LIGHT MARINA EXPANSION; CLIENT: RIPLEY LIGHT MARINA; DRAWING NO: SAC# 2008-01005-2 IR; DATE: 5/12/08; SHEET: 11 OF 13; LAYOUT: TAB SHEET 11



Engineering LLC
 P.O. BOX 30712 Charleston, SC 29417
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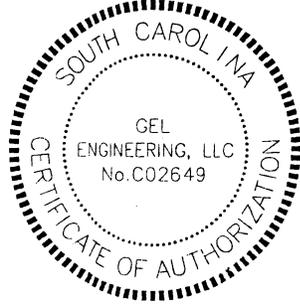
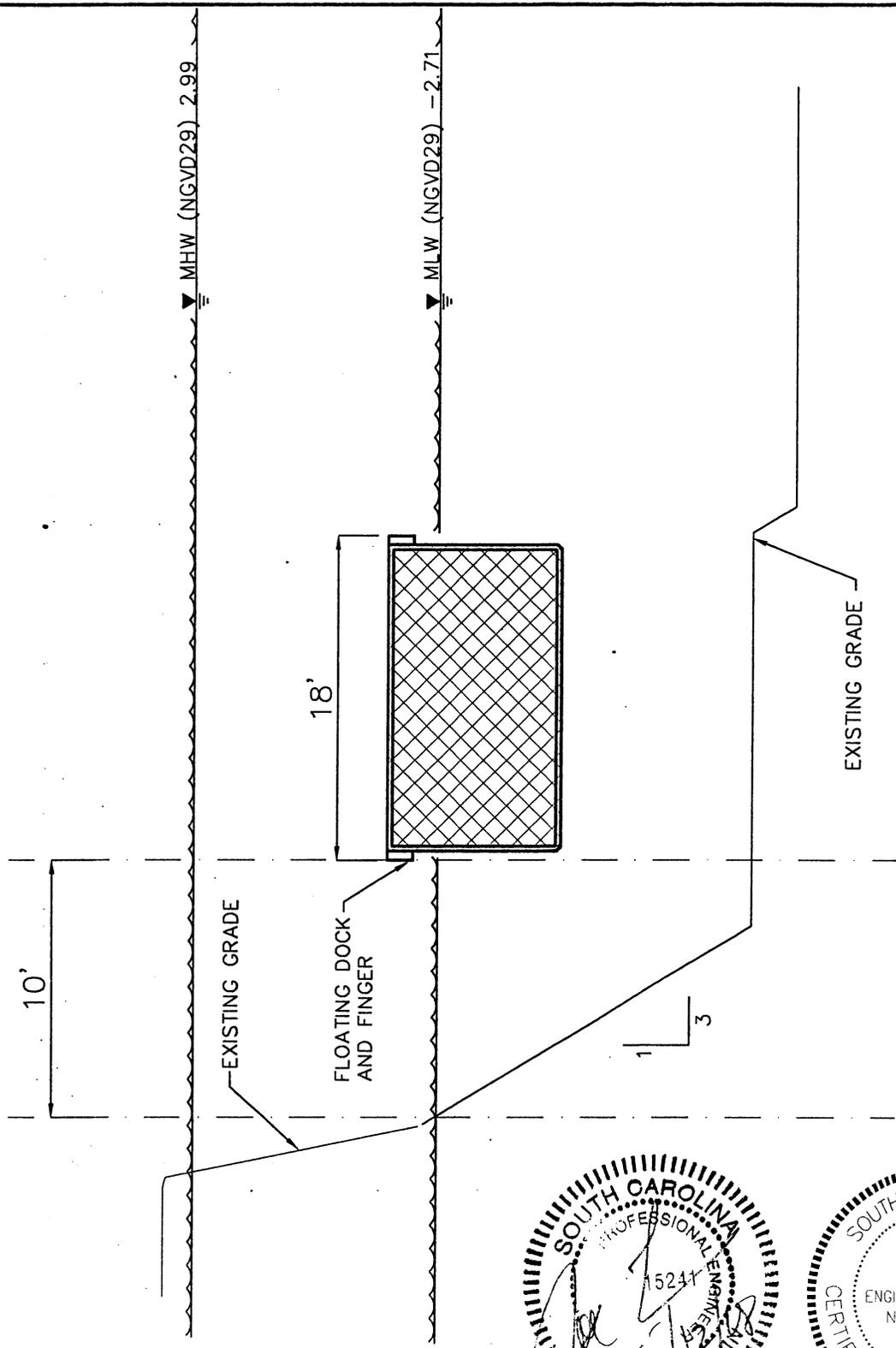


FIGURE 11

PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
 SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 11
CROSS SECTION A'-A'
 NOT TO SCALE

RIPLEY LIGHT MARINA, POA
 58 ASHLEY POINTE DRIVE
 CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
 MARINA EXPANSION
AT: RIPLEY LIGHT MARINA BASIN
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,
 SOUTH CAROLINA

SHEET: 11 OF 13

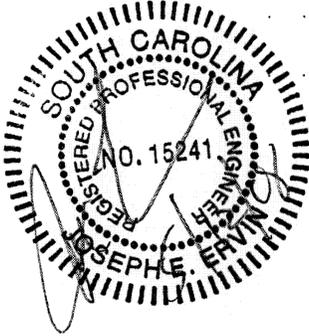
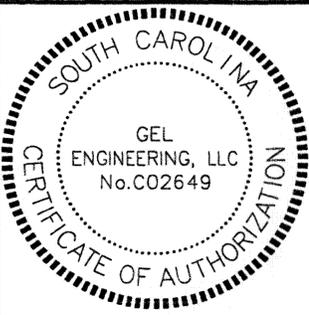
DATE: 5/12/08

SAC# 2008-01005-2 IR

apr2007-08e

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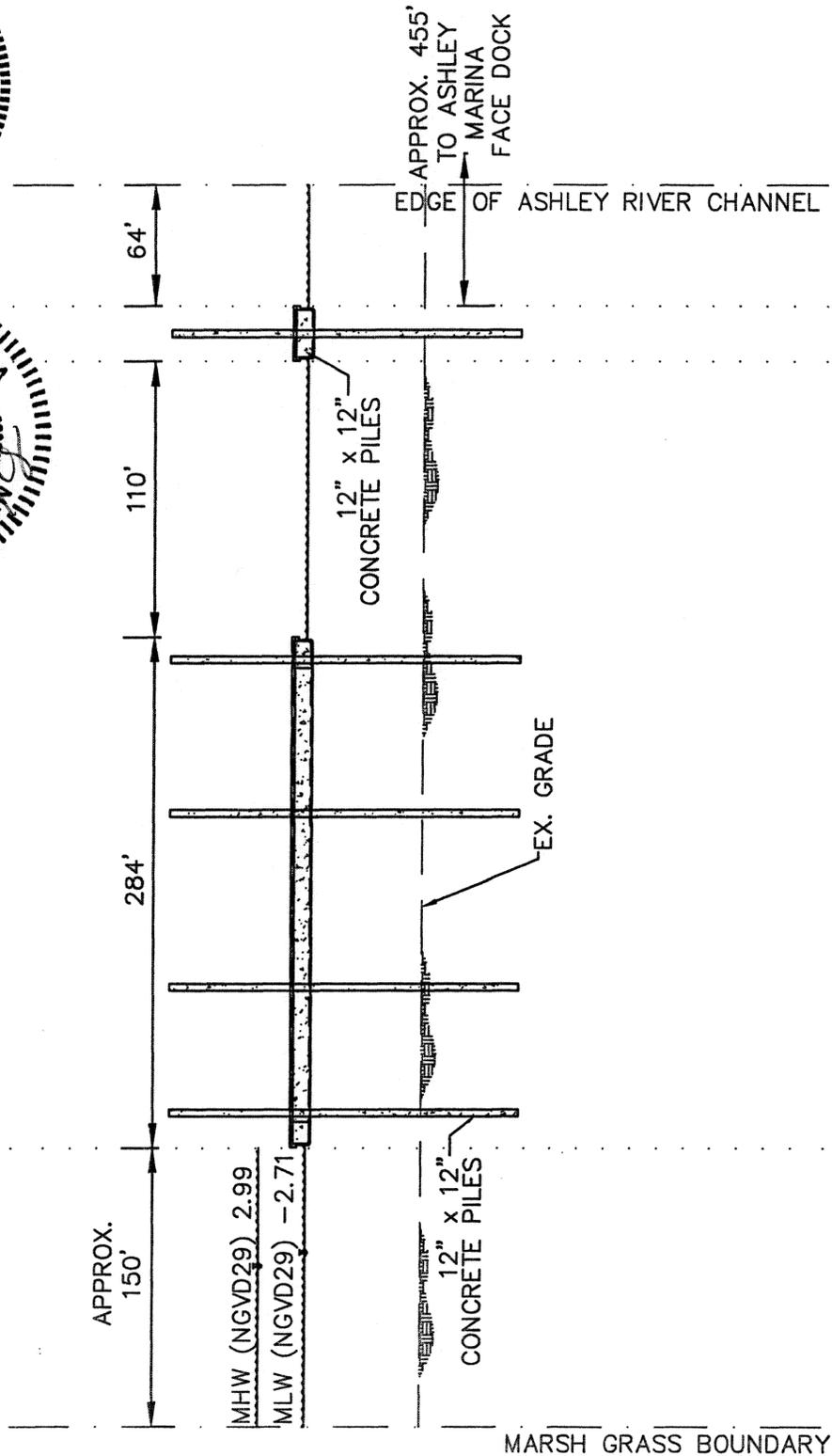


FIGURE 13

FILE: E:\2008\12\12\2008-01\005-2\FR - LAYOUT.TAB SHEET 13
 PROJECT: 2008-01\005-2\FR - LAYOUT.TAB SHEET 13
 DATE: 5/12/08
 DRAWN BY: JER
 CHECKED BY: JER
 SCALE: AS SHOWN
 SHEET: 13 OF 13

PURPOSE: MARINA EXPANSION
ADJACENT PROPERTY OWNERS:
 SEE ATTACHED LIST

SURVEY DATUM: MLW
 SAR # 2008-01005-2.FR

FIGURE 13
CROSS SECTION C'-C'

 NOT TO SCALE

 RIPLEY LIGHT MARINA, POA
 58 ASHLEY POINTE DRIVE
 CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB
 MARINA EXPANSION
AT: RIPLEY LIGHT MARINA BASIN
IN: ASHLEY RIVER
COUNTY OF: CHARLESTON,
 SOUTH CAROLINA
SHEET: 13 OF 13 **DATE:** 5/12/08