



Office of Ocean and Coastal  
Resource Management

1362 McMillan Avenue, Suite 400  
Charleston, SC 29405

(803) 744-5838 FAX (803) 744-5847

January 14, 2000

Mr. J. R. Toribio  
Seamon, Whiteside, & Associates, Inc.  
503 Wando Park Boulevard, Suite 100  
Mount Pleasant, S. C. 29464-7849

Re: Tract C, Parker's Island  
Dock Master Plan

Dear Mr. Toribio:

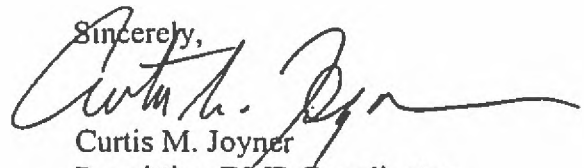
The Office of Ocean and Coastal Resource Management planning and permitting staff have reviewed and has conceptually approved the dock master plan for Tract C, Parker's Island development on the Wando River and its tributaries, in Mount Pleasant, Charleston County, S. C. This letter revises my letter of December 20, 1999. This plan will be used as an advisory opinion in permitting, but designation of any lot as a "dock lot" does not guarantee the issuance of any permits. The following comments will also be made part of the file and any subsequent permit review.

1. Dock sizes for lots 20, 21, 26, 27, 28, 31, 32, 38, 39, 40, 45, 46, 47, 48, 49 will be limited to a 50 square foot pierhead or crabbing docks. Joint use docks for lots 22/23, 24/25, 29/30, 33/34, 36/37, and 38/39 will be limited to 100 square foot fixed pierheads or crabbing docks. The dock size for lot 38 should be consistent with the Wando River docks in Rivertowne. All other lots do not qualify for docks.
2. Channelward extension of docks will be evaluated at the time of permit application but will generally be limited to  $\frac{1}{4}$  of the creek's width as measured from marsh grass to marsh grass.
3. Precedent in the vicinity for roof structures will be considered as well as the potential for impacting the view of others. Roofs, which have the potential to impact views, will not be allowed, while those that have minimal impact may be allowed.
4. All parts of any permitted dock structure should generally remain a minimum of 20' inside extended corridor lines. However, OCRM may require docks to be built closer than 20' when it would substantially decrease walkway length.

This letter will be made part of the dock master plan file and will be considered as part of any future permit review. Additional concerns and further restrictions may occur as part of the permit public review. **Reference must be given to this dock master plan in all contracts of sale of affected lots.** OCRM strongly suggests the developer record this DMP in the local RMC office. This would place potential buyers on notice that their property may be affected by the DMP and would protect the developer from potential legal liability by prospective buyers. This master plan shall be presumed to take precedence over applications inconsistent with this plan unless new information is revealed in an application to address and overcome the concerns identified in the dock master plan.

Please call me at 747-4323-122 if you have any questions.

Sincerely,



Curtis M. Joyner  
Permitting DMP Coordinator

ParkWestapp

cc:Mr. Chris Brooks

Mr. Richard Chinnis

Mr. Mark Caldwell

Mr. Joe Fersner