

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526

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: P/N #2007-0609-3IH

25 MAY 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), the South Carolina Coastal Zone Management Act (48-39-10 et. seq.), 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 S.C. Department of Health and Environmental Control by

L204-1 PENNYROYAL, LLC
c/o DDC ENGINEERS, INC.
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577

for a permit to construct individual docks, community marina , and a community boat ramp in the

SAMPIT RIVER

at a location described as between Pennyroyal Road and the Sampit River, Georgetown County, South Carolina (Latitude 33.35630° N, 79.40277° 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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 18 JUNE 2007

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

The proposed work consists of constructing a 95 slip community marina, 6 individual/shared docks totaling 15 slips, and placing fill material in freshwater wetlands and waters of the U.S. for the construction of a boat ramp. In detail the work consist of constructing a community marina with access provided from three separate walkways attached to high ground. In addition, three of the six individual/shared docks will be constructed with three slips and the remaining three will be constructed with two slips. The six individual docks are provided access from high ground by separate walkways varying in length for each dock. The dimensions for all marina related structures and individual dock structures are provided on drawing sheets 6, 7, 8, 9, 10, 11, 12, 13,14, 15, 16, 17, 18, and 20 of 20. Furthermore, 0.016 acres of fill will placed in freshwater wetlands and waters

of the U.S to construct a 12' x 90' boat ramp. The applicant proposed to provide waste disposal at the marina facility by hiring a licensed marine waste pump and disposal contractor. The purpose of this project is to provide community recreational boating access to the Sampit River for the development's residents.

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
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA 29526**

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 of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are 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 impact (0.016) 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.

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).

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.

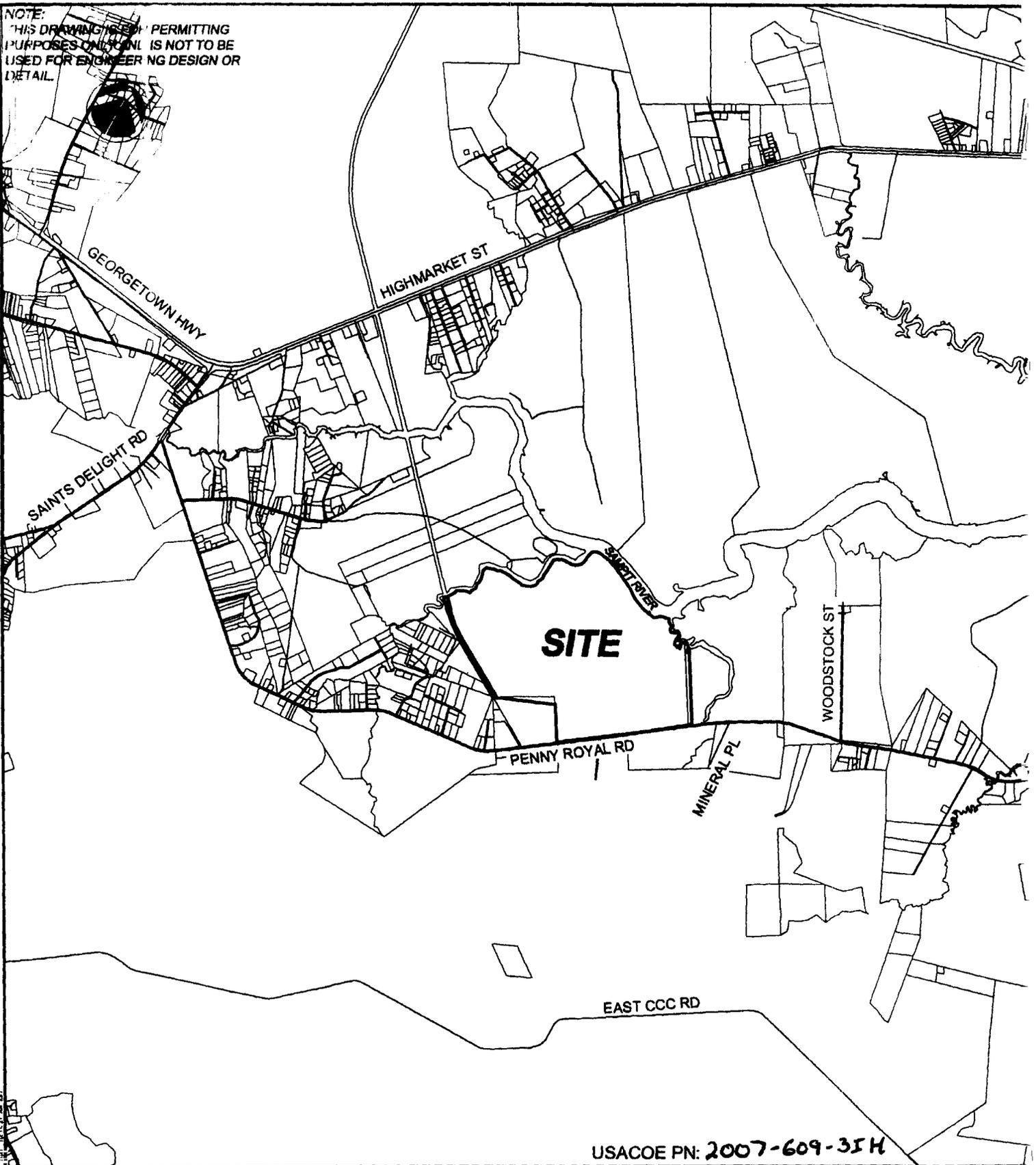
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 Rob Huff 843-365-4239.

NOTE:
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PURPOSES ONLY AND IS NOT TO BE
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USACOE PN: 2007-609-35H

SAMPIT RIVER TRACT
MARINA PERMIT

Vicinity Map

PURPOSE: RESIDENTIAL
DEVELOPMENT

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 1 OF 20

DDC PN: 06.06863L

SCALE: 1" = 4000'

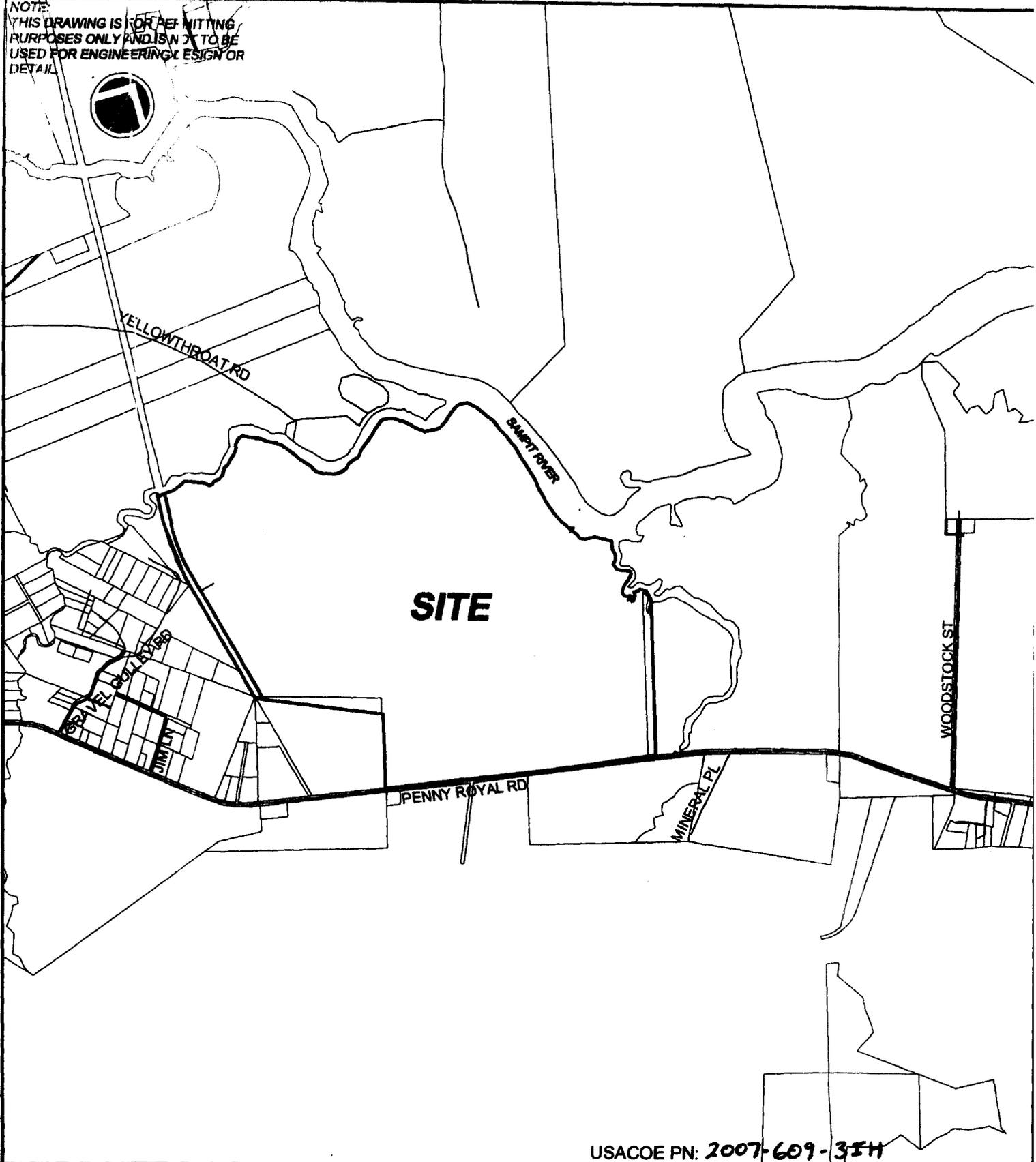
ORIGINAL DATE: FEBRUARY 22, 2007
REVISED DATE: APRIL 30, 2007

APPLICANT: L-204-1 PENNYROYAL, LLC



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

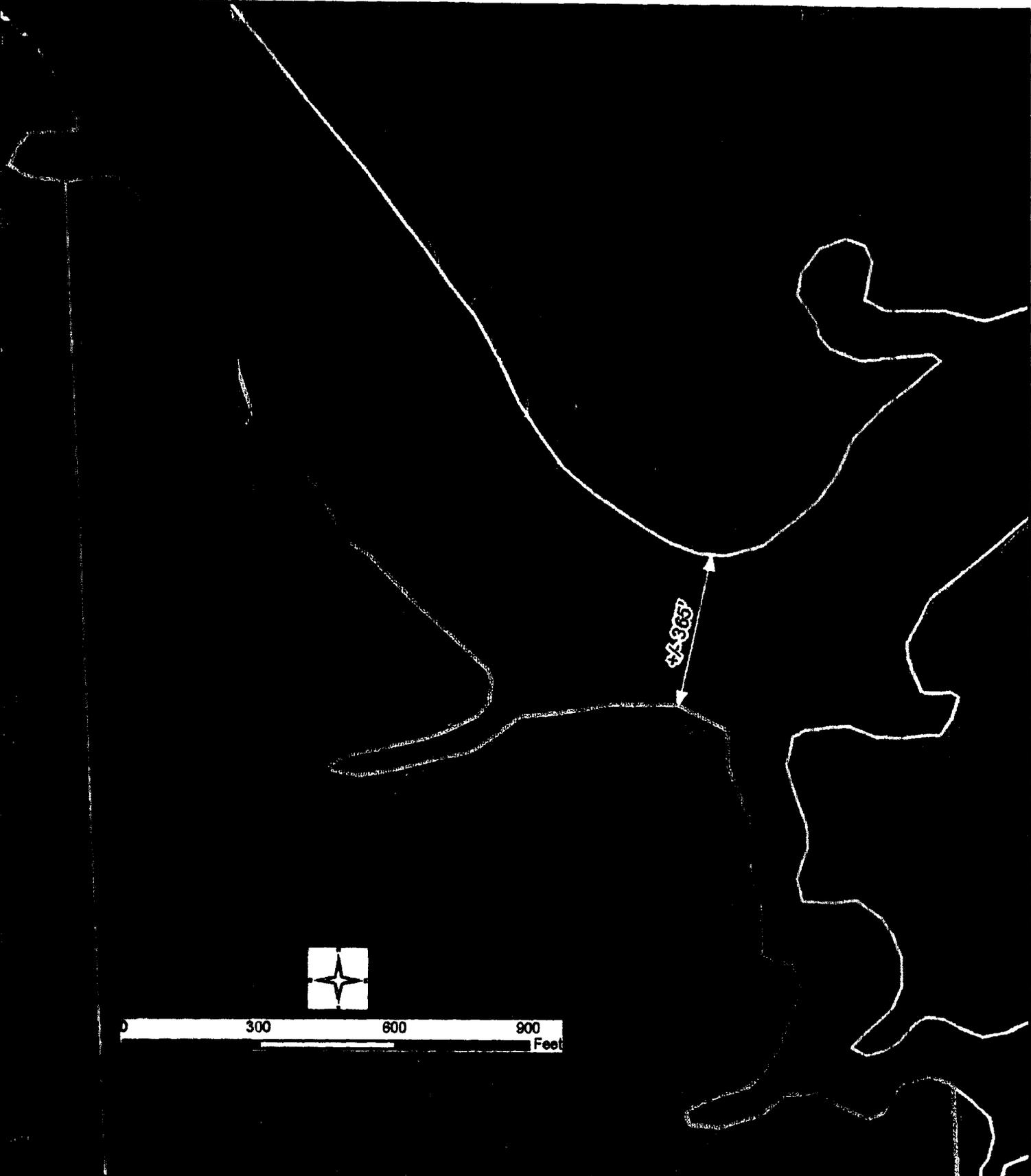
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USACOE PN: 2007-609-35H

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p><i>Location Map</i></p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 2 OF 20</p>	<p>DDC PN: 06.08863L</p>	<p>SCALE: 1" = 2000'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>		<p>APPLICANT: L-204-1 PENNYROYAL, LLC</p>	

12/11/2008 10:52:21 AM EST



<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p><i>PN: 2007-609-314</i> Aerial Map</p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 3 OF 20</p>	<p>DDC PN: 06.06863L</p>	<p>SCALE: 1"= 300'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>	<p>APPLICANT: L-204-1 PENNYROYAL, LLC</p>		

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ENGINEERING

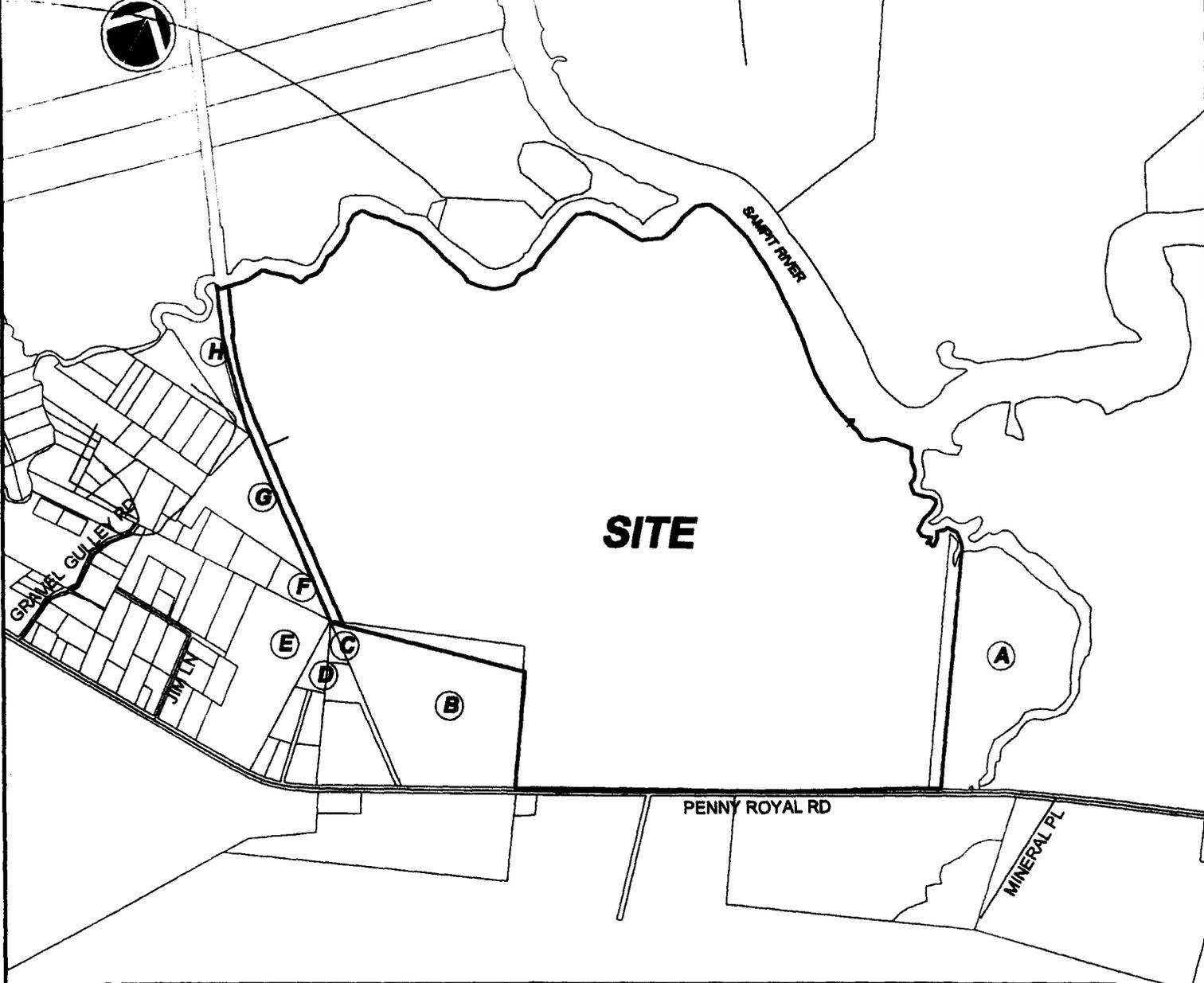
33 DEGREES 21' 27" N
79 DEGREES 23' 35" W



US COE PN: 2007-609-31

SAMPIT RIVER TRACT MARINA PERMIT	<i>Topographic Map</i>		PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA
SHEET 4 OF 20	DDC PN: 06.06863L	SCALE: N.T.S.	
ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007	APPLICANT: L-204-1 PENNYROYAL, LLC		 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>

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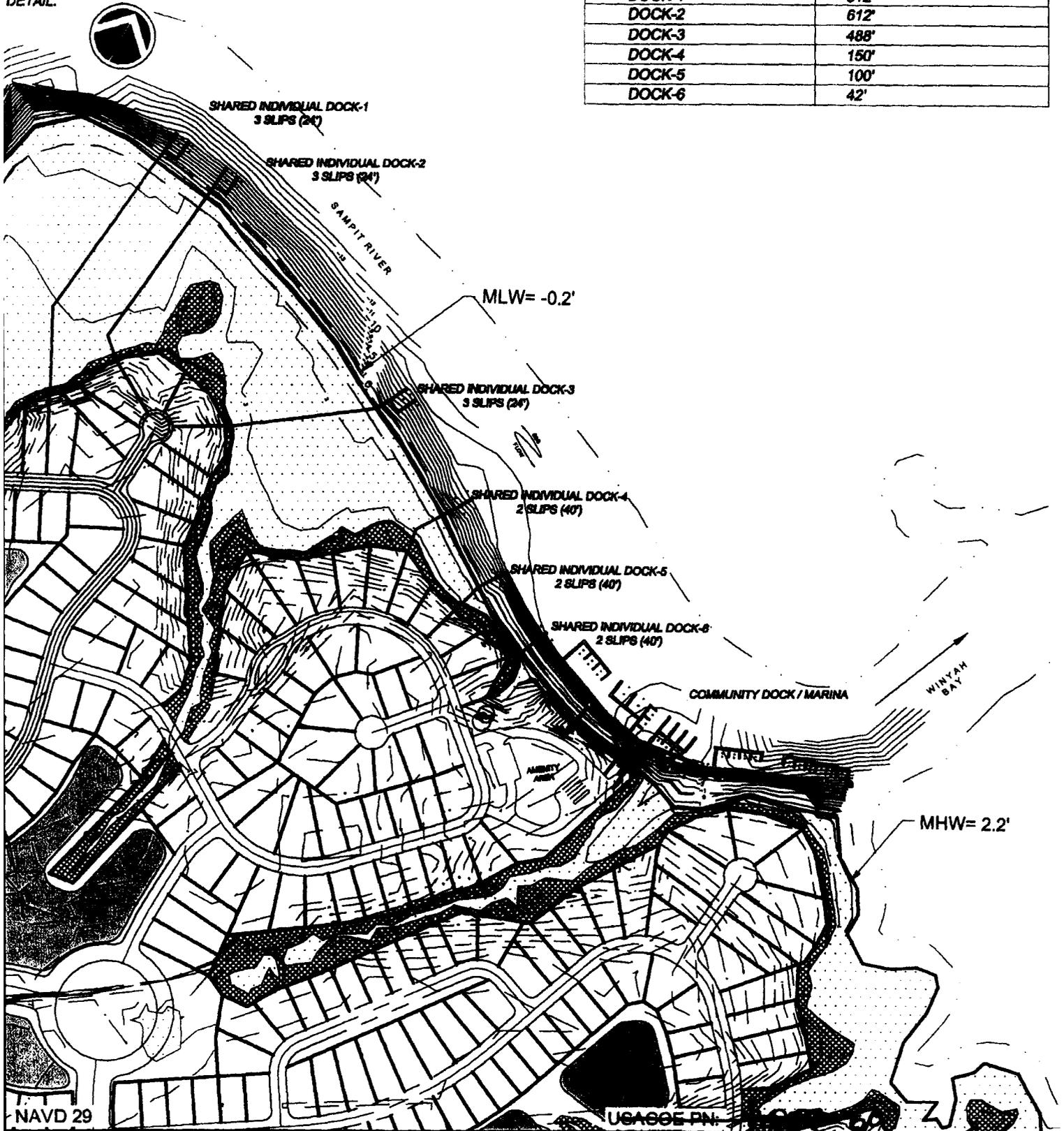
KEY	TMS NUMBER	OWNERS NAME	ADDRESS
A	01-0436-007.01.00	Kirk F. Weiss Etal	4806 PennyRoyal Rd, Georgetown, SC 29440
B	01-0436-006.01.00	Virginia Fraser	249 St James Place, Brooklyn, NY 11238
C	01-0436-006.02.00	Bell & Ford Land Co.	P.O. Drawer 2750, Georgetown, SC 29442
D	01-0436-005.04.00	Louise D. Blake	8803 Ocean Hwy, Pawleys Island, SC 29585
E	01-0436-004.00.00	Elizabeth Wallace	4824 N Brulier St, Philadelphia, PA 19141
F	01-0436-018.00.00	Buster Ladeon Jr. Etal	2857 Barker Ave Apt. W43, Bronx, NY 10467
G	01-0436-003.00.00	Doris G. Knowlin	99 Castlepine Dr, Georgetown, SC 29440
H	01-0436-002.00.00	Steven D. Dennis	1777 Bull Street, Columbia, SC 29201

USACOE PN: 2007-609-3IH

SAMPIT RIVER TRACT MARINA PERMIT	<i>Adjacent Properties</i>		PURPOSE: RESIDENTIAL DEVELOPMENT.
			COUNTY: GEORGETOWN STATE: SOUTH CAROLINA
SHEET 5 OF 20	DDC PN: 06.06863L	SCALE: 1" = 1500'	 Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210
ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007	APPLICANT: L-204-1 PENNYROYAL, LLC		

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DOCK WALKWAY LENGTH	
DOCK NUMBER	WALKWAY LENGTH
DOCK-1	812'
DOCK-2	612'
DOCK-3	488'
DOCK-4	150'
DOCK-5	100'
DOCK-6	42'



NAVD 29

USAGGE PN: 06.06863L

**SAMPIT RIVER TRACT
MARINA PERMIT**

PN: 2007-609-31H
Master Plan

PURPOSE: RESIDENTIAL
DEVELOPMENT
COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 6 OF 20

DDC PN: 06.06863L

SCALE: 1" = 400'

ORIGINAL DATE: FEBRUARY 22, 2007
REVISED DATE: APRIL 30, 2007

APPLICANT: L204-1 PENNYROYAL, LLC



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SAMPIT RIVER



MLW = -0.2'

**SHARED INDIVIDUAL DOCK
3 SLIP (24')**

PROPERTY LINE

4'X38' ADJUSTABLE RAMP
TYP.

100'
TYP.

MHW = 2.2'

NAVD 29

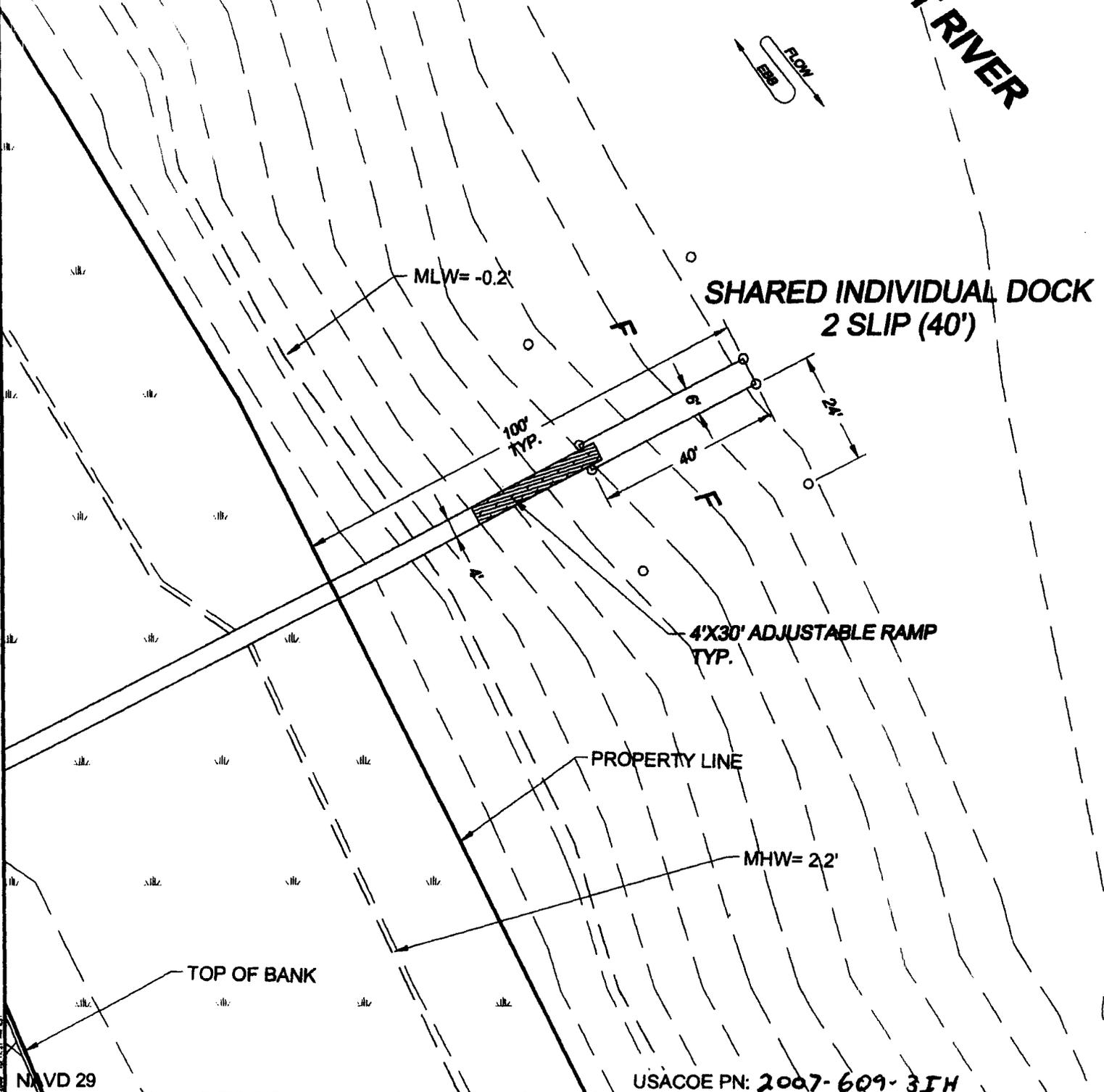
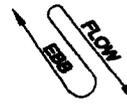
USACOE PN: 2007-609-314

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p>3-SLIP DOCK PLAN (TYP.)</p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 7 OF 20</p>	<p>DDC PN: 06.06863L</p>	<p>SCALE: 1" = 30'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>	<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>		

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SAMPIT RIVER



**SAMPIT RIVER TRACT
 MARINA PERMIT**

**2-SLIP DOCK
 PLAN TYP.**

PURPOSE: RESIDENTIAL
 DEVELOPMENT

COUNTY: GEORGETOWN
 STATE: SOUTH CAROLINA

SHEET 8 OF 20

DDC PN: 06.06863L

SCALE: 1" = 30'

ORIGINAL DATE: FEBRUARY 22, 2007
 REVISED DATE: APRIL 30, 2007

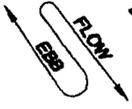
APPLICANT: L204-1 PENNYROYAL, LLC



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SAMPIT RIVER



MLW = -0.2'

EDGE OF RIVER

COMMUNITY DOCK & MARINA

SECTION A

SECTION B

SECTION C

PROPOSED BOAT RAMP

AMENITY CENTER

TOP OF BANK

PROPERTY LINE

TOP OF BANK

EDGE OF WETLAND

MHW = 2.2'

WETLAND BUFFER

NAVD 29

USACOE PN: 2007-609-354

SAMPIT RIVER TRACT
 MARINA PERMIT

Marina Key Sheet

PURPOSE: RESIDENTIAL
 DEVELOPMENT

COUNTY: GEORGETOWN
 STATE: SOUTH CAROLINA

SHEET 9 OF 20

DDC PN: 06.06863L

SCALE: 1" = 1500'



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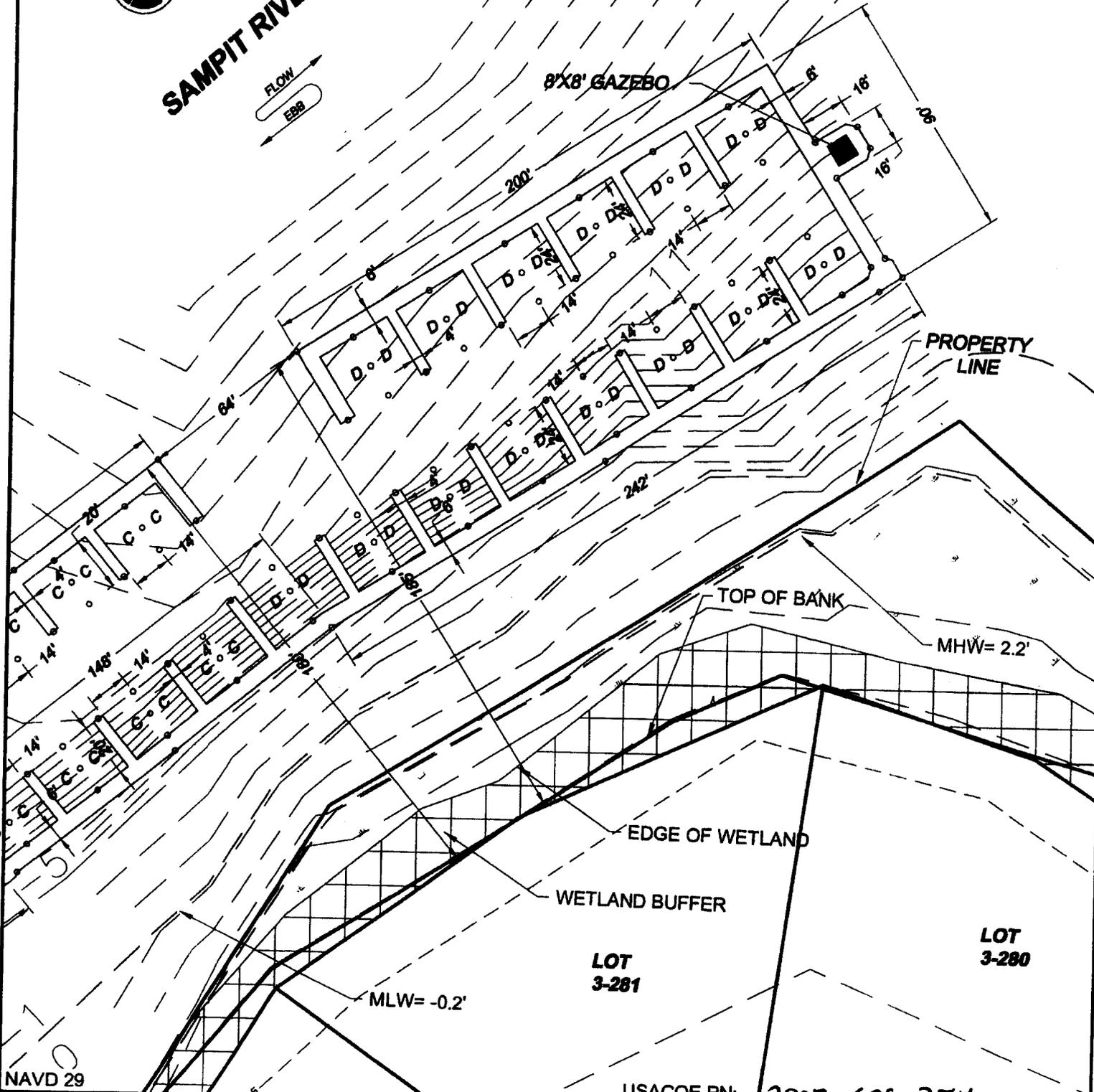
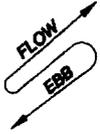
ORIGINAL DATE: FEBRUARY 22, 2007
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APPLICANT: L204-1 PENNYROYAL, LLC

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SAMPIT RIVER



NAVD 29

USACOE PN: 2007-609-3IH

**SAMPIT RIVER TRACT
MARINA PERMIT**

**Plan View
Section C**

PURPOSE: RESIDENTIAL
DEVELOPMENT
COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 12 OF 20

DDC PN: 06.06863L

SCALE: 1" = 50'

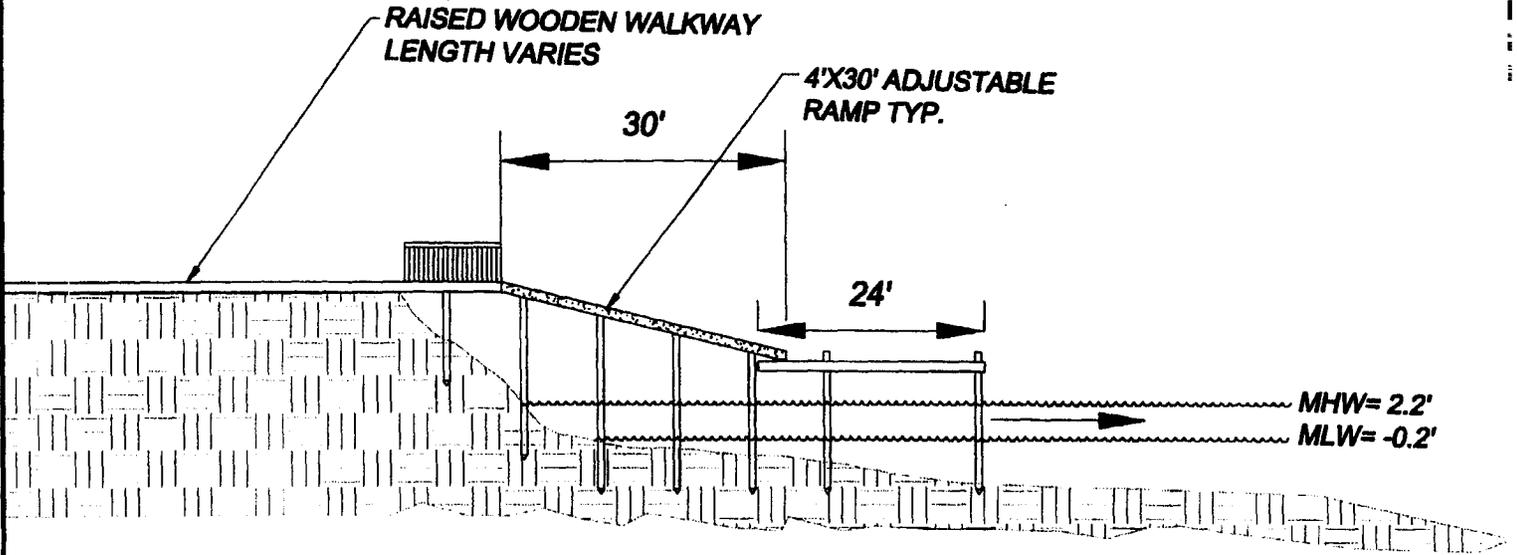
ORIGINAL DATE: FEBRUARY 22, 2007
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APPLICANT: L204-1 PENNYROYAL, LLC



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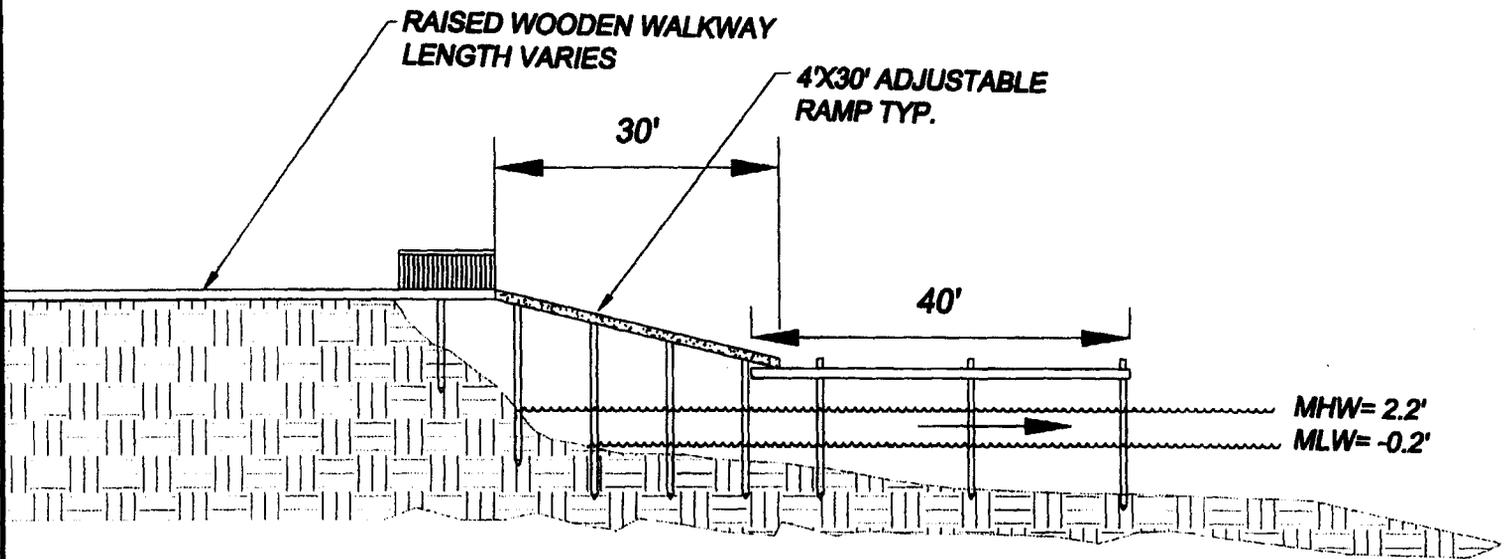


NAVD 29

USACOE PN: 2007-609-3IH

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p>3-Slip Shared Dock Elevation (TYP.)</p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 13 OF 20</p>	<p>DDC PN: 06.06883L</p>	<p>SCALE: 1" = 20'</p>	<p>DDC Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>		<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>	

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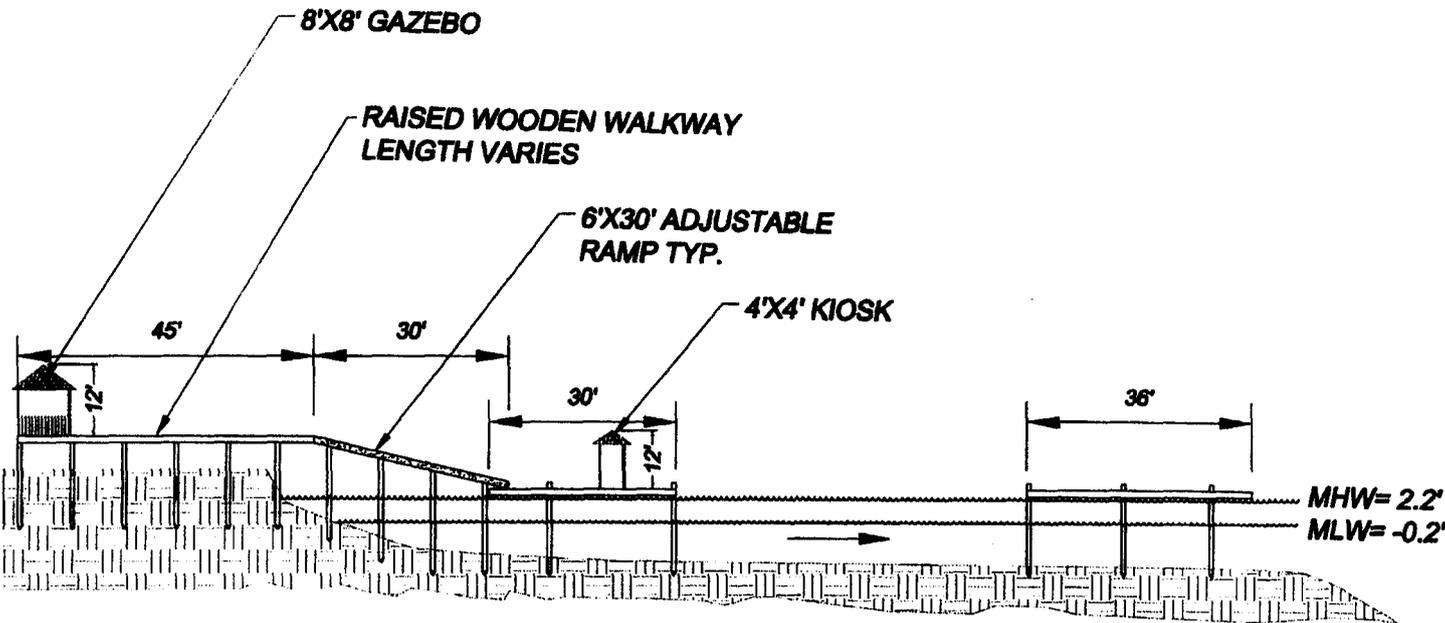
USACOE PN: 2007-609-31H

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p>2-Slip Shared Dock Elevation (TYP.)</p>	<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 14 OF 20</p>	<p>DDC PN: 06.06863L</p>	<p>SCALE: 1" = 20'</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>	<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>	



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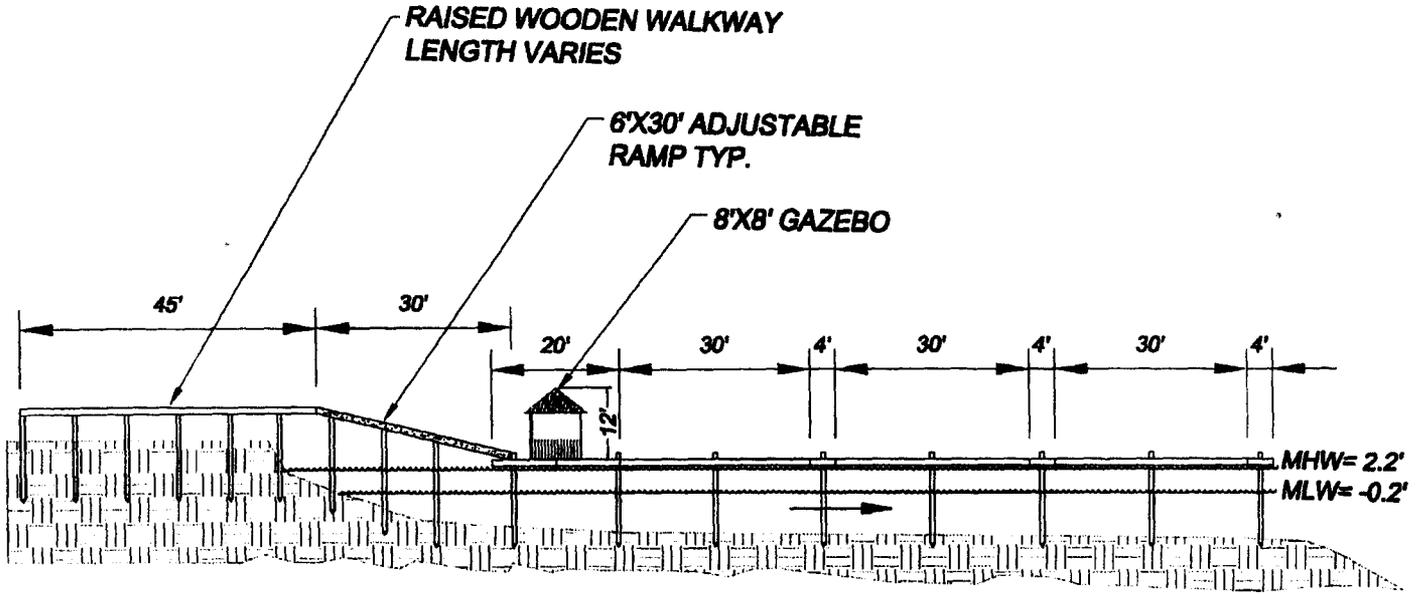
NAVD 29

USACOE PN: 2007-609-3IH

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p>Marina Elevation For Section A (Looking West)</p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 15 OF 20</p>	<p>DDC PN: 06.06863L</p>	<p>SCALE: 1" = 30'</p>	
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>	<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>		 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>

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NOTE:
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DETAIL.



NAVD 29

USACOE PN: 2007-609-3IH

SAMPIT RIVER TRACT
MARINA PERMIT

**Marina Elevation
For
Section B (Looking West)**

PURPOSE: RESIDENTIAL
DEVELOPMENT

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 16 OF 20

DDC PN: 06.06863L

SCALE: 1" = 30'

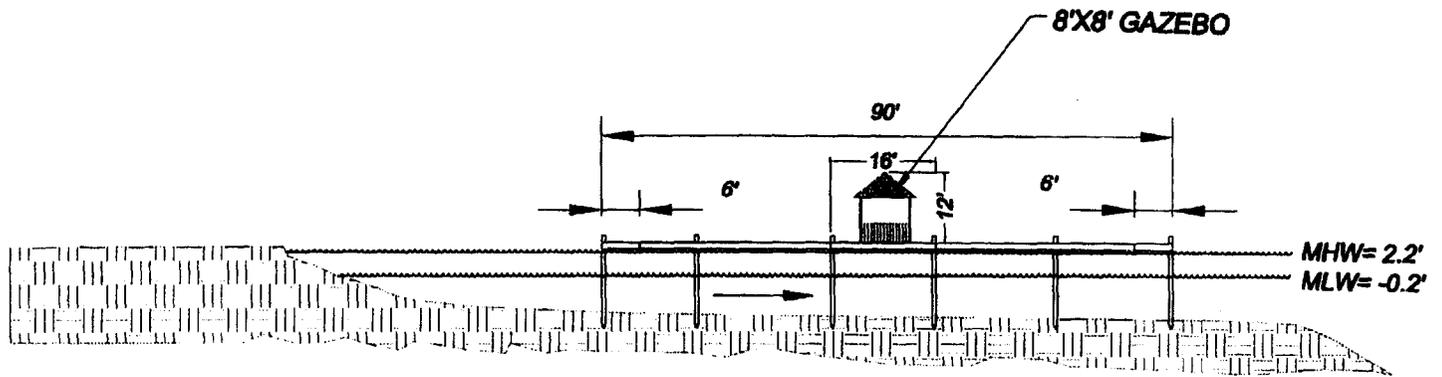
ORIGINAL DATE: FEBRUARY 22, 2007
REVISED DATE: APRIL 30, 2007

APPLICANT: L204-1 PENNYROYAL, LLC



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

NOTE:
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NAVD 29

USACOE PN: 2007-609-3IH

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p><i>Marina Elevation For Section C (Looking West)</i></p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 17 OF 20</p>	<p>DDC PN: 08.06883L</p>	<p>SCALE: 1" = 30'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>		<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>	

NOTE:
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SAMPIT RIVER
FLOW
EBS

TOP OF BANK

PROPERTY LINE

MLW = -0.2'

PROPOSED BOAT RAMP

PROPOSED LOADING AREA

MHW = 2.2'

EDGE OF WETLAND

WETLAND BUFFER

NAVD 29

USACOE PN: 2007-60973JM

**SAMPIT RIVER TRACT
MARINA PERMIT**

**Plan View
Boat Ramp**

PURPOSE: RESIDENTIAL
DEVELOPMENT

COUNTY: GEORGETOWN
STATE: SOUTH CAROLINA

SHEET 18 OF 20

DDC PN: 06.06863L

SCALE: 1" = 20'

ORIGINAL DATE: FEBRUARY 22, 2007
REVISED DATE: APRIL 30, 2007

APPLICANT: L204-1 PENNYROYAL, LLC

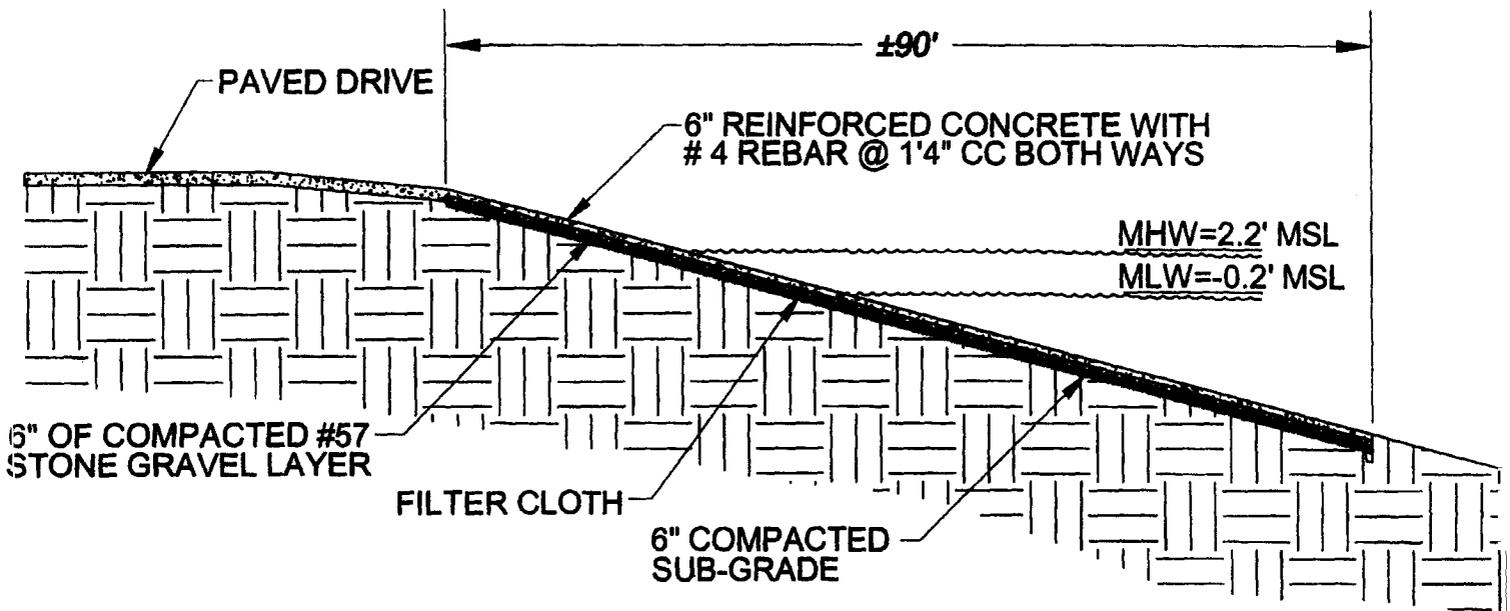


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SAMPIT RIVER →



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NAVD 29

USACOE PN: 2007-609-3IH

<p>SAMPIT RIVER TRACT MARINA PERMIT</p>	<p><i>Boat Ramp</i> Excavation (Looking West)</p>		<p>PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA</p>
<p>SHEET 19 OF 20</p>	<p>DDC PN: 06.06863L</p>	<p>SCALE: 1" = 20'</p>	 <p>Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210</p>
<p>ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: APRIL 30, 2007</p>	<p>APPLICANT: L204-1 PENNYROYAL, LLC</p>		

NOTE:
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DOCK AND MARINA SLIP SUMMARY

Item	Slip Size						
	-A- 16 Ft.	-B- 18 Ft.	-C- 20 Ft.	-D- 24 Ft.	-E- 30 Ft.	-F- 40 Ft.	-G- 50 Ft.
Individual Shared Docks (non-marina)				9		6	
Marina	10	10	24	28	16		7
Total Slips	10	10	24	37	16	6	7

Note: Marina has one (1) proposed 12 Ft. wide boat ramp.

GRAND TOTAL SLIPS = 110

USACOE PN: **2007-609-31H**

SAMPIT RIVER TRACT MARINA PERMIT	Slip Summary Chart	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: GEORGETOWN STATE: SOUTH CAROLINA
SHEET 20 OF 20	DDC PN: 06.06863L	SCALE: N.T.S.
ORIGINAL DATE: FEBRUARY 22, 2007 REVISED DATE: MAY 9, 2007	APPLICANT: L204-1 PENNYROYAL, LLC	



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