

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 OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N # 2007-2279-3IH

21 NOVEMBER 2007

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 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

D.J. Karavan, WKG Land Partners, LLC
c/o THE EARTHWORKS GROUP
P.O. BOX 201
MURRELLS INLET, SC 29576

for a permit to construct a commercial marina in

WINYAH BAY (GREAT PEE DEE RIVER)

at a location described as situated between Lands End Marina and the U.S. Coast Guard Station on Marina Drive, Georgetown County, South Carolina (Latitude 33.36403°N, -79.26811°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, WEDNESDAY, 26 DECEMBER 2007

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

The proposed work consists of the removal of an existing docking structure and constructing a new commercial docking facility. In detail the work consist of constructing a 79 slip commercial docking facility with access provided by an 8' x 328' fixed walkway attached to high ground. The dimensions for all marina related structures are provided on drawing sheet 8 of 8. Individual power pedestals and potable water outlets will be provided at the boat slips. The purpose of the proposed project is for a commercial docking facility.

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 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 (0.35) 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.

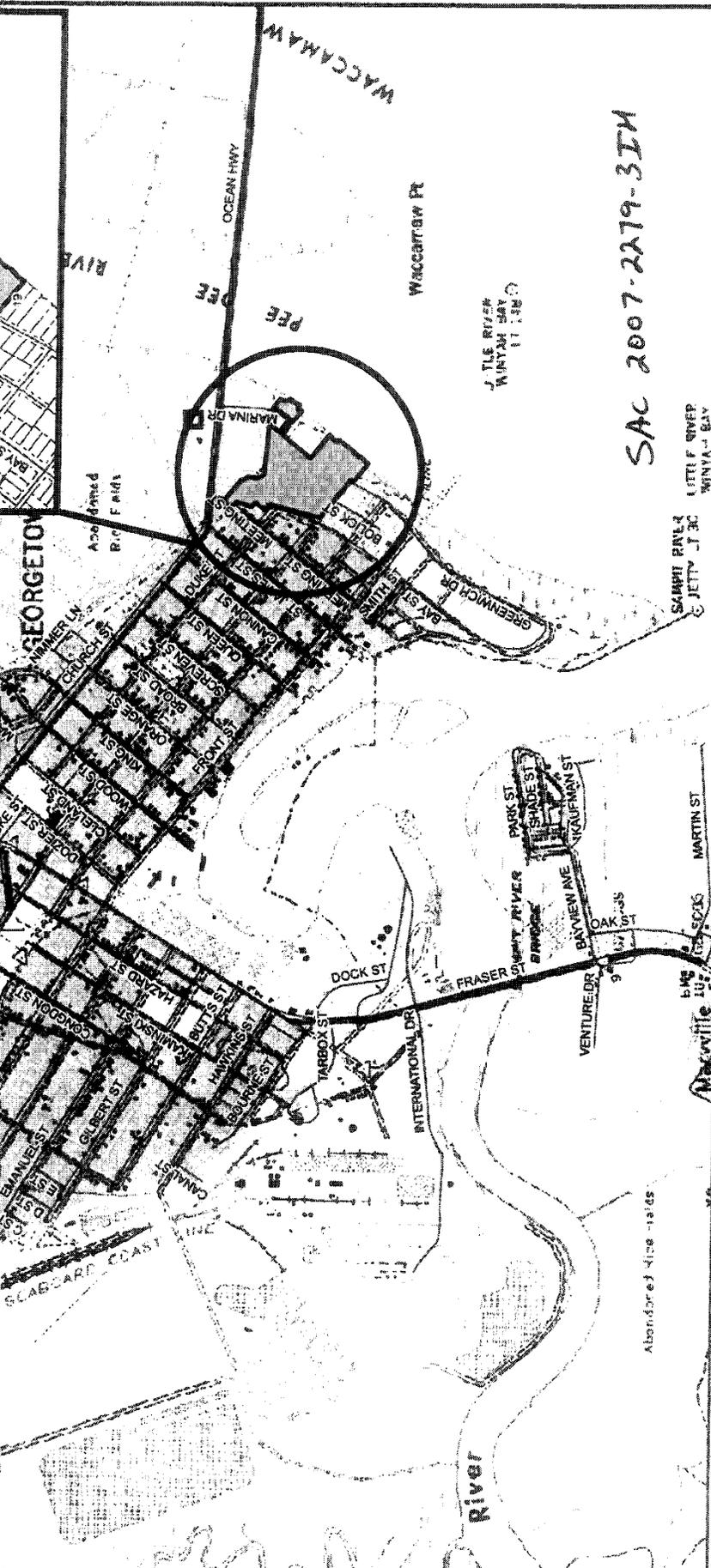
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 at 843-365-1726.

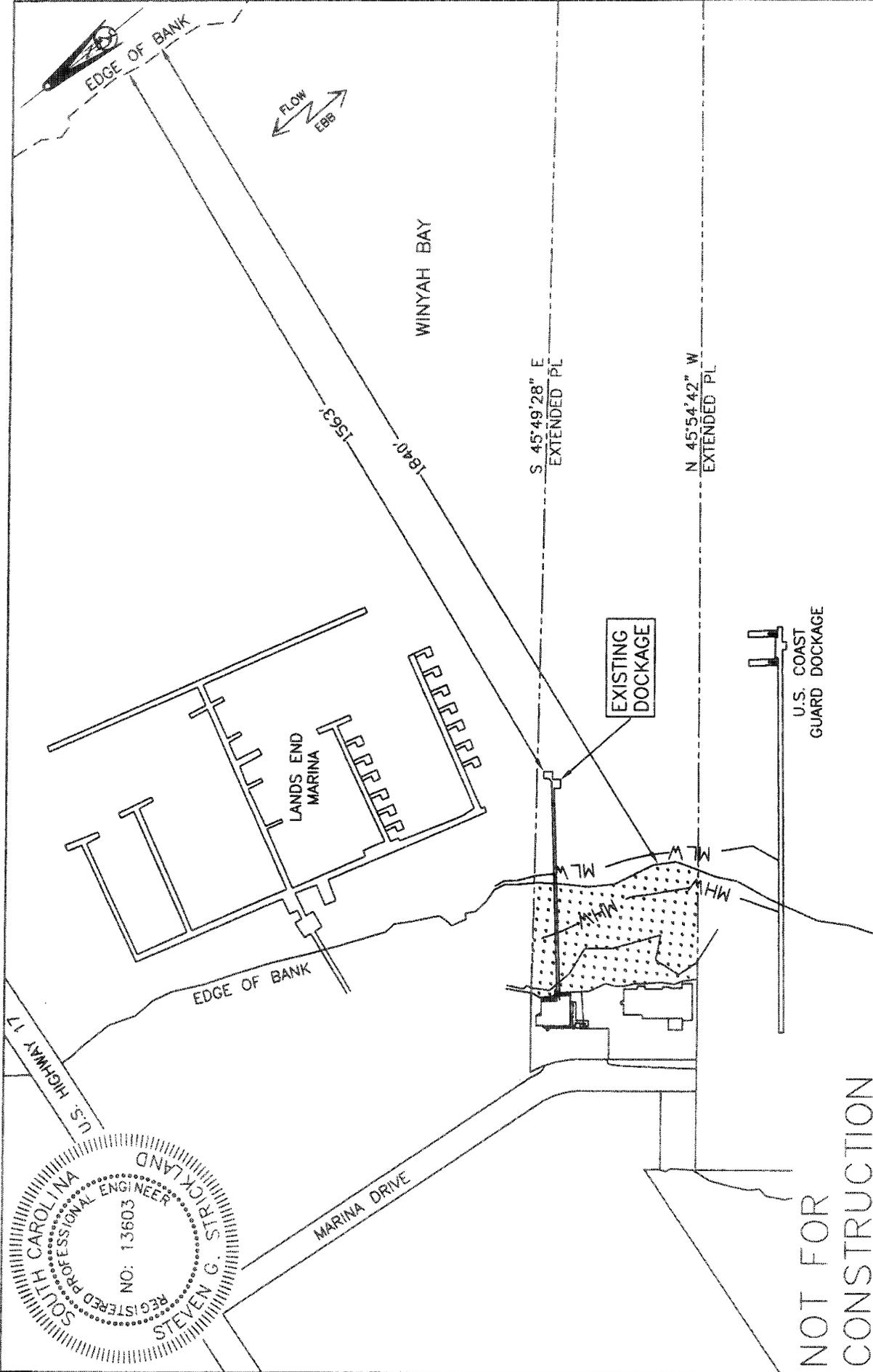
ID	IMS #	Name	Address	City	State	Zip
1	05-0030-082-00-00	TARBOX MARGARET B TRSSTE ET AL	PO BOX 537	PAWLEYS ISLAND	SC	29565
2	05-0030-081-00-00	SAI NATH LLC	412 ST JAMES ST	GEORGETOWN	SC	29440
3	05-0056-014-00-00	HARPER ROBERT D JR	P O BX 576	GEORGETOWN	SC	29440
4	05-0056-014-01-00	PERIODONTAL ORTHODONTIC ASSOC	501 CHURCH ST	GEORGETOWN	SC	29440
5	05-0056-014-00-00	FREGLY TERRANCE H	C/O COMMERCIAL CONSULTANTS	TALLAHASSEE	FL	32301
6	05-0056-015-00-00	FLAINS COASTAL PROPERTIES LLC	17351 135TH AVE NE SUITE B	WOODBRIDGE	VA	98072
7	05-0056-015-01-00	PALMETTO REAL EST HOLDING LLC	8040 ARROWOODGE BLVD	CHARLOTTE	NC	28273
8	05-0056-009-00-00	BAY SUPPLY COMPANY INC	PO BOX 1280	GEORGETOWN	SC	29440
9	05-0056-008-01-00	GEORGETOWN HOTEL ASSN LLC	126 MEETING ST	CHARLESTON	SC	29401
10	05-0056-008-02-00	LANDS END LLC	409 MEETING ST	CHARLESTON	SC	29401
11	05-0034-063-00-00	MILLER THOMAS G JR	407 MEETING ST	GEORGETOWN	SC	29440
12	05-0030-070-01-00	WILKINSON PHILIP M	407 MEETING ST	GEORGETOWN	SC	29440
13	05-0056-013-00-00	WALK SUPPLY COMPANY INC	PO BOX 1280	GEORGETOWN	SC	29440
14	05-0030-071-00-00	BLUO ANNA WHITE	PO BOX 714	GEORGETOWN	SC	29440
15	05-0056-007-01-00	MARINA RENTAL	220 BURE ST	GEORGETOWN	SC	29440
16	05-0056-003-00-00	RIVERMIST ORCHIDS	401 MARINA DR	GEORGETOWN	SC	29440
17	05-0056-011-00-00	RIVERMIST ORCHIDS	401 MARINA DR	GEORGETOWN	SC	29440
18	05-0033-197-01-00	US OF AMERICA SEVENTH COAST	51 S W FIRST AVE ROOM 1216	MIAMI	FL	33130
19	05-0033-131-00-00	FLANNIKEN ALYCE P CO-TRUSTEE	213 GREENWICH DR	GEORGETOWN	SC	29440



SAC 2007-2279-3IM

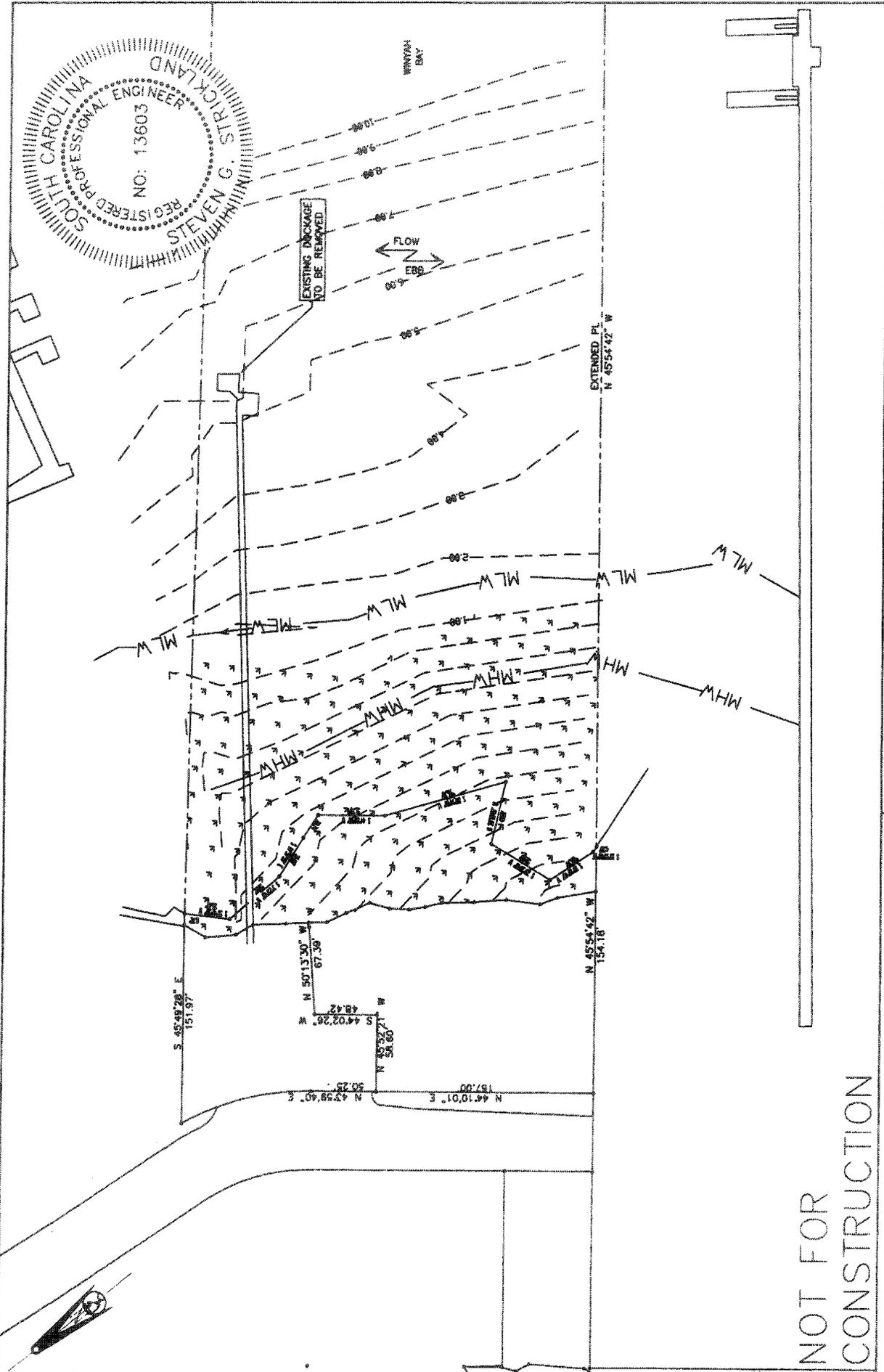
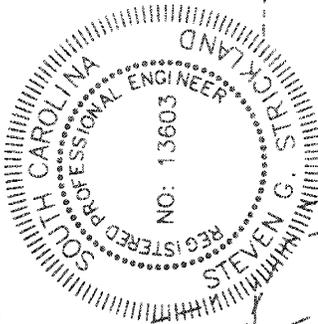
APPLICANT: WKG LAND PARTNERS, LLC PROJECT TITLE: WINTAM BAY MARINA INDIVIDUAL PERMIT APPLICATION		MAP TITLES: LOCATION/VICINITY MAP Project Boundary Parcel Data Adjacent Parcel	
PROJECT LOCATION: 101 K GREENWOOD PLANTATION, MARINA DR, GEORGETOWN, SC 55 MEN QUADRANGLE: GEORGETOWN US 101 K GREENWOOD PLANTATION, MARINA DR, GEORGETOWN, SC APPROX. PROPERTY CENTER:		DATE: 10/15/2007 CREATED BY: JBT SHEET: SHEET NO. 1 OF 8 DWG P/N: 06160670 APPLICATION #	
SCALE: 1" equals 200' 1" = 200'		LEGEND: Centerline Data Project Boundary Parcel Data Adjacent Parcel	





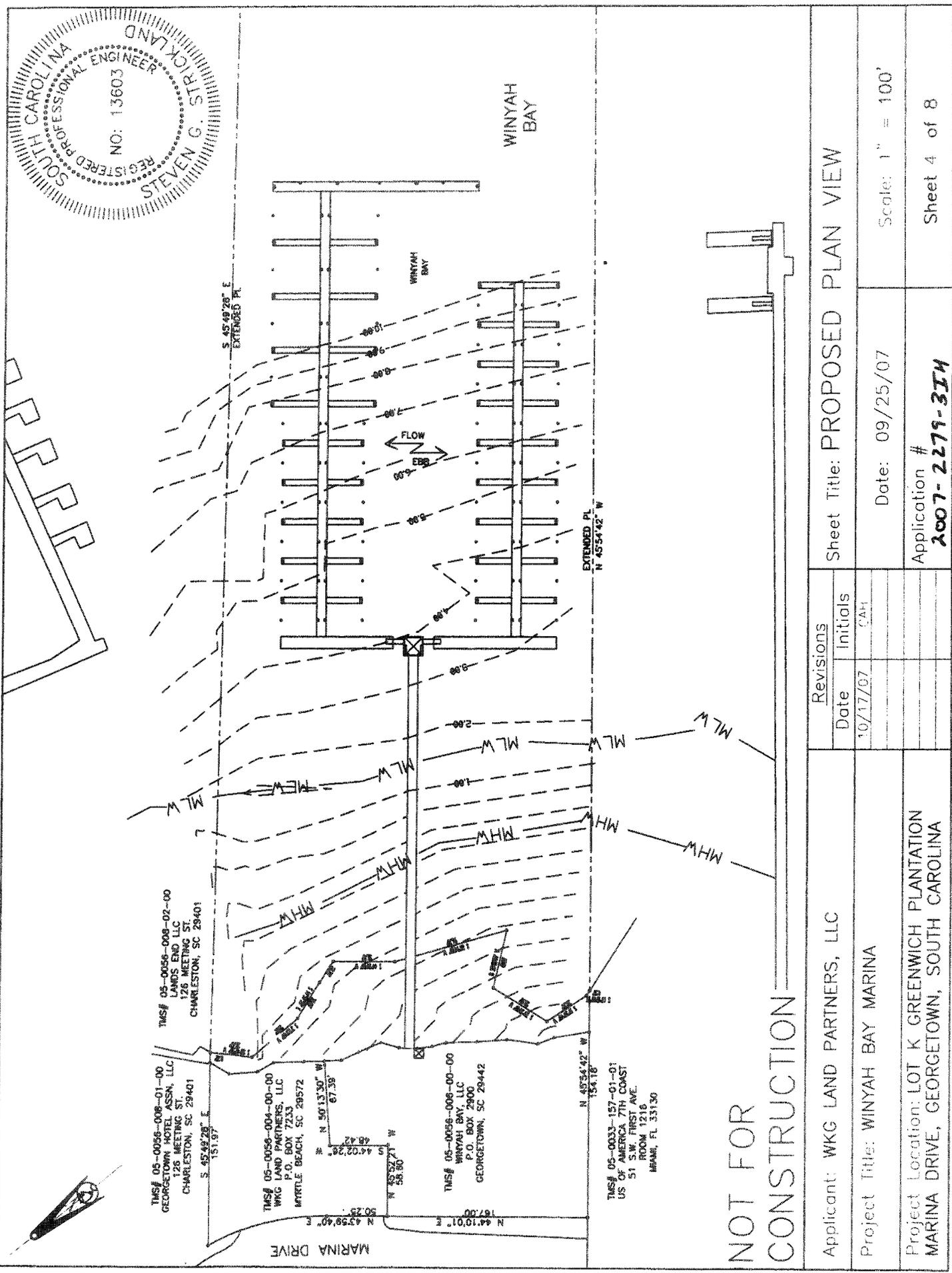
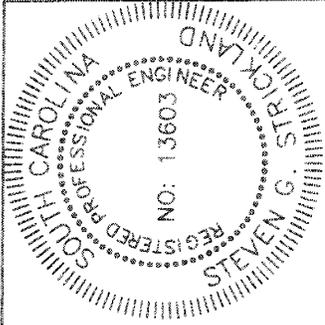
SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 NO: 13603
 STEVEN G. STRICKLAND

Applicant: WKG LAND PARTNERS, LLC Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA	Revisions Date Initials	Sheet Title: EXISTING SURROUNDING AREA PLAN VIEW Date: 09/25/07 Application # 2007-22779-3JH	Scale: 1" = 250' Sheet 2 of 8
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NOT FOR CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC		Sheet Title: EXISTING PLAN VIEW											
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION		Date: 09/25/07	Scale: 1" = 100'										
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA		Application # 2007-2271-314											
<table border="1"> <thead> <tr> <th colspan="2">Revisions</th> </tr> <tr> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Revisions		Date	Initials							Sheet 3 of 8	
Revisions													
Date	Initials												



TMS# 05-0056-008-01-00
 GEORGETOWN HOTEL ASSN, LLC
 126 MEETING ST.
 CHARLESTON, SC 29401
 S 45°48'28" E
 151.97'

TMS# 05-0056-004-00-00
 WKG LAND PARTNERS, LLC
 P.O. BOX 7233
 MYRTLE BEACH, SC 29572
 N 50°13'30" W
 67.35'

TMS# 05-0056-006-00-00
 WINYAH BAY, LLC
 P.O. BOX 2900
 GEORGETOWN, SC 29442
 N 45°54'42" W
 154.78'

TMS# 05-0033-157-01-01
 US OF AMERICA 7TH COAST
 51 S.W. FIRST AVE.
 ROOM 1216
 MIAMI, FL 33130

Sheet Title: PROPOSED PLAN VIEW

Date: 09/25/07 Scale: 1" = 100'

Application #
2007-2279-3TH
 Sheet 4 of 8

Revisions	
Date	Initials
10/17/07	CAH

Applicant: WKG LAND PARTNERS, LLC
 Project Title: WINYAH BAY MARINA
 Project Location: LOT K GREENWICH PLANTATION
 MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA

15' X 15'
COVERED
FIXED PIER

328'

M.H.W. = 1.89'

M.L.W. = -1.71'

4' X 15'
RAMP

10' WIDE
FLOATING
DOCK

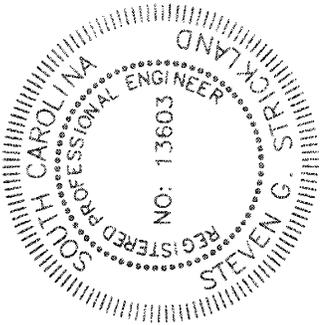
BOTTOM VARIES

NOTES:

FLOATING DOCKS WILL NOT REST UPON THE BOTTOM DURING NORMAL LOW WATER.

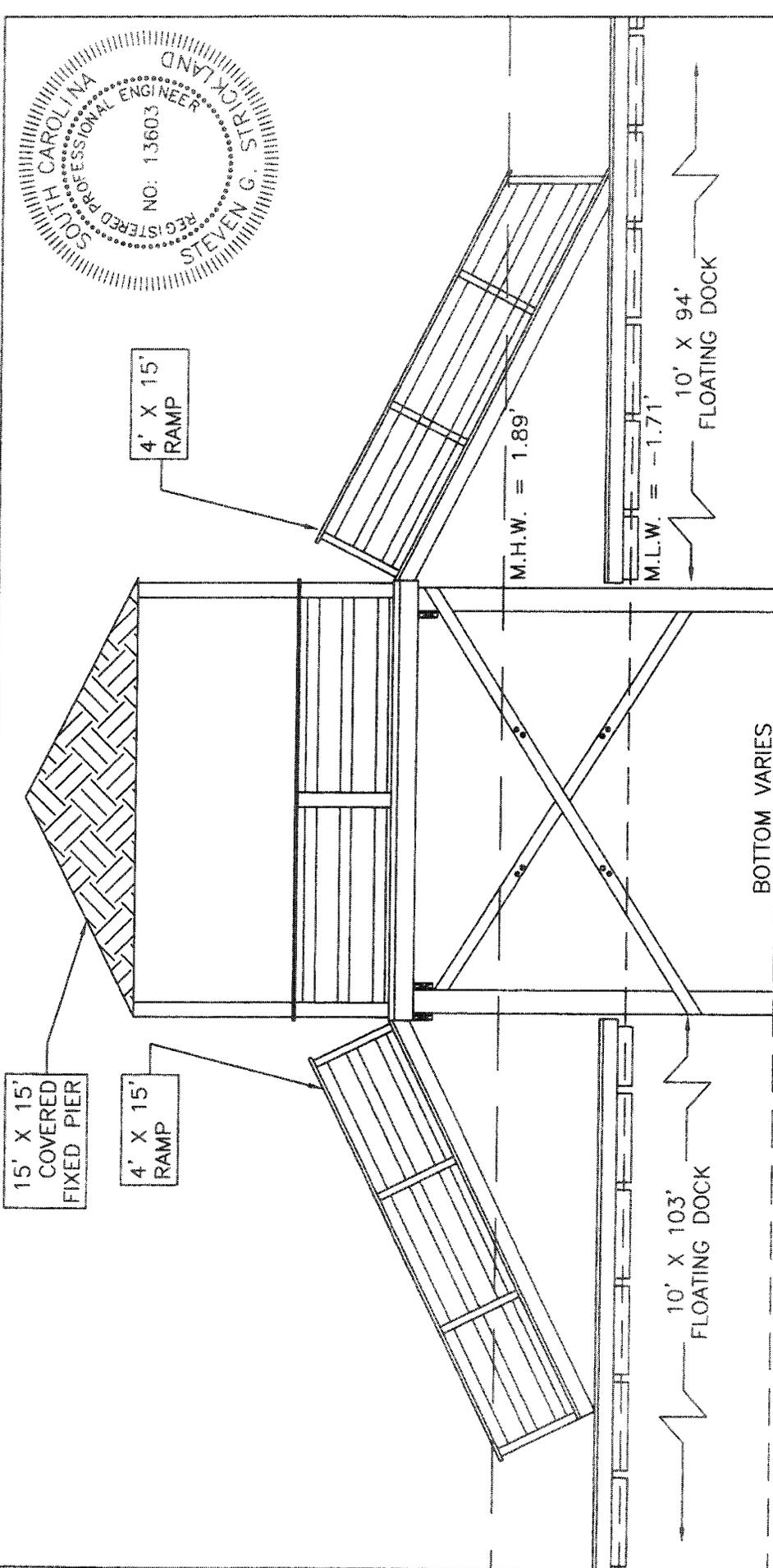
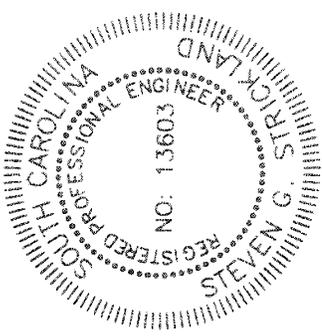
DECKING OF FIXED PIERHEAD CAN BE NO CLOSER THAN 3 FEET ABOVE MHW.

MAXIMUM ALLOWABLE ROOF HEIGHT SHALL BE 12' AS MEASURED FROM THE FLOOR DECKING OF THE DOCK TO THE HIGHEST POINT OF THE ROOF INCLUDING ANY ORNAMENTAL STRUCTURES.



NOT FOR
CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC	Revisions		Sheet Title: SIDE VIEW
	Date	Initials	Date: 09/25/07
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION			Scale: 1" = NTS
	Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA		Application # 2007-2275-3IH
			Sheet 5 of 8

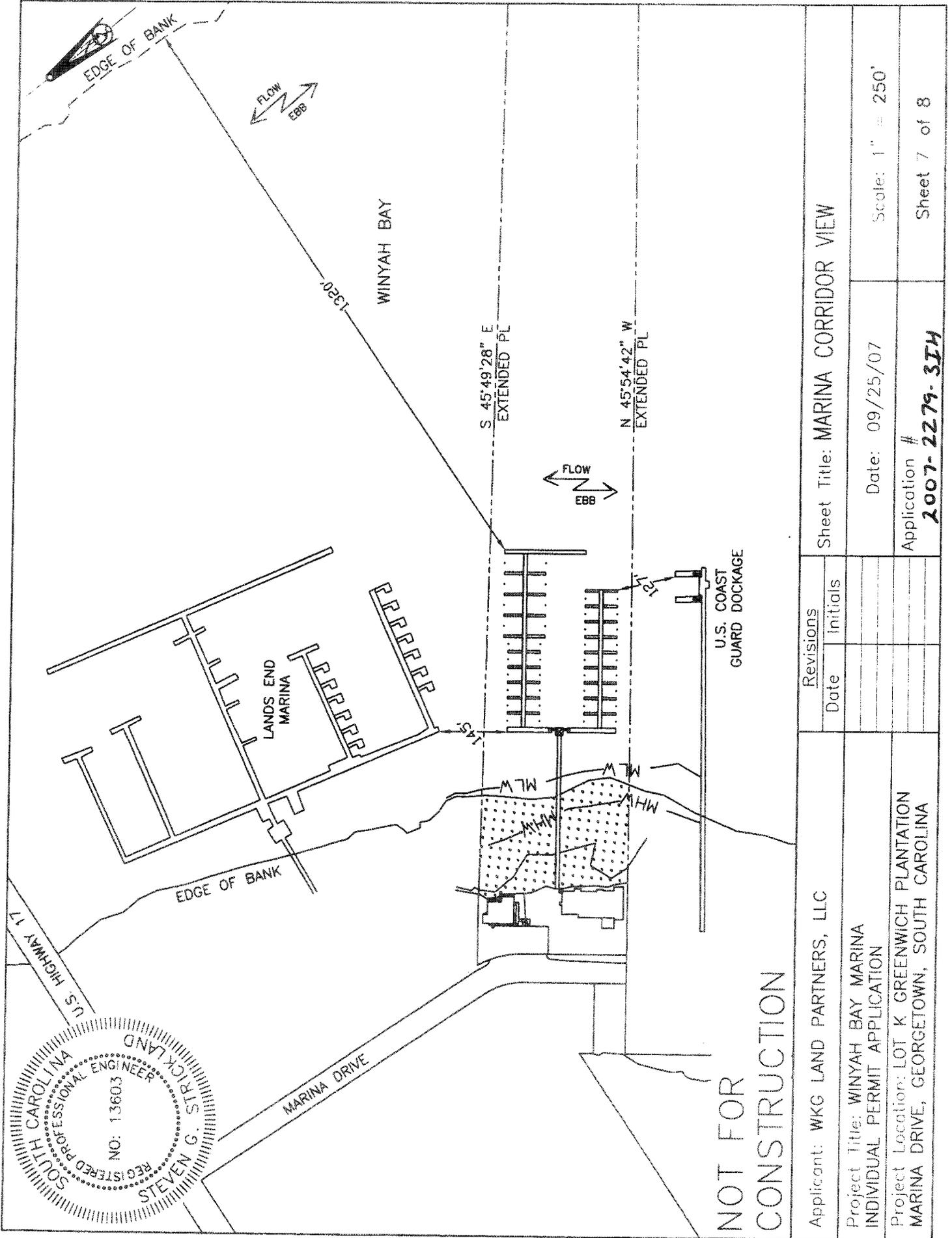


NOTES:

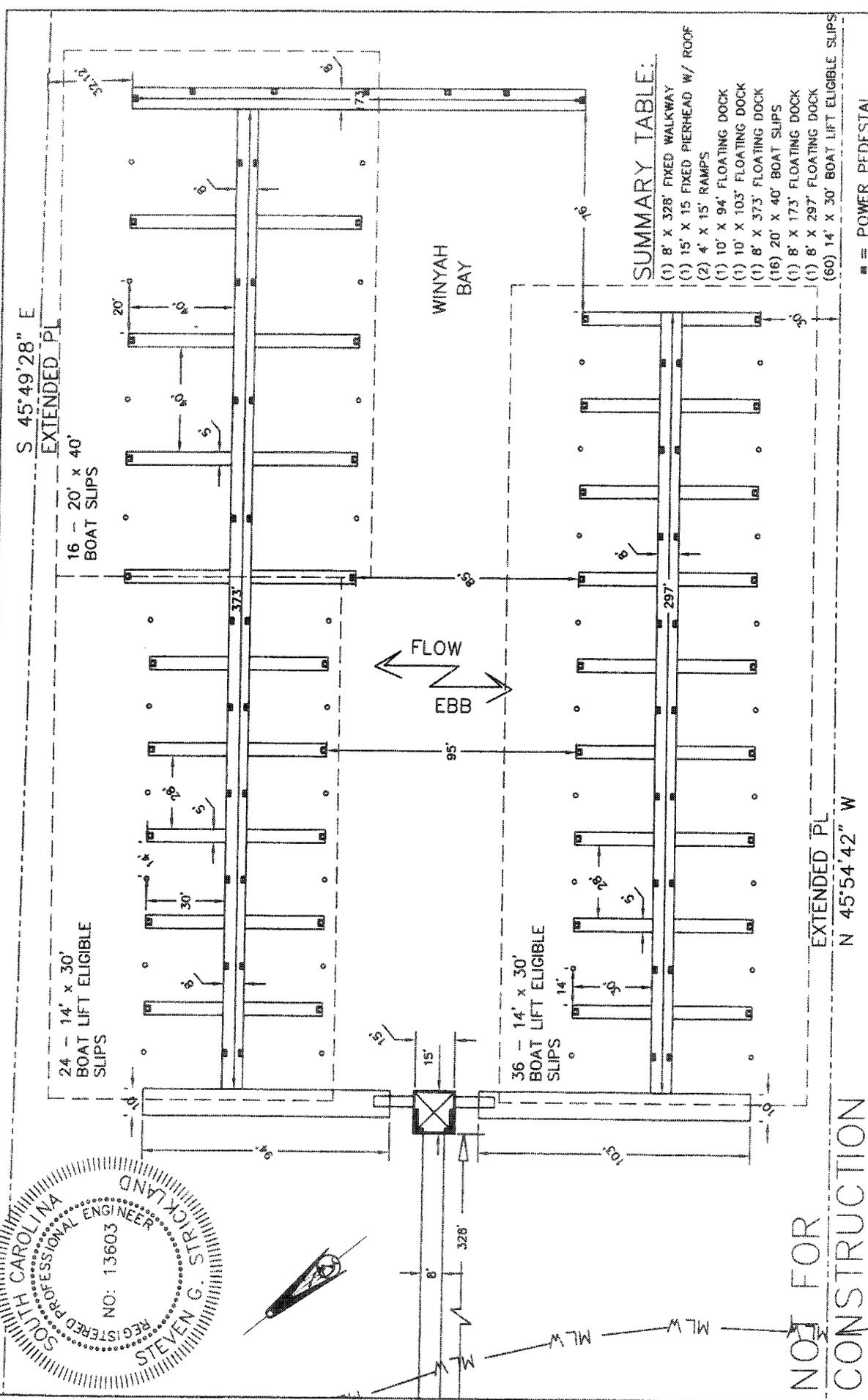
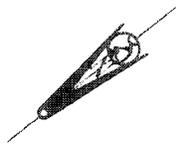
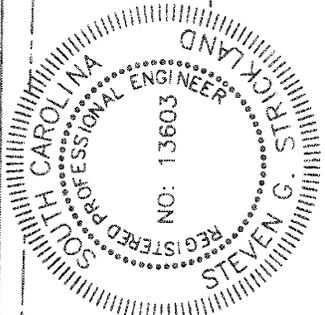
- FLOATING DOCKS WILL NOT REST UPON THE BOTTOM DURING NORMAL LOW WATER.
- DECKING OF FIXED PIERHEAD CAN BE NO CLOSER THAN 3 FEET ABOVE MHW.
- MAXIMUM ALLOWABLE ROOF HEIGHT SHALL BE 12' AS MEASURED FROM THE FLOOR DECKING OF THE DOCK TO THE HIGHEST POINT OF THE ROOF INCLUDING ANY ORNAMENTAL STRUCTURES.

NOT FOR CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC	Revisions		Sheet Title: FRONT VIEW
	Date	Initials	
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION			Date: 09/25/07
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA			Scale: 1" = NTS
Application # 2007-2275-3JH			Sheet 6 of 8



Applicant: WKG LAND PARTNERS, LLC Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA		Sheet Title: MARINA CORRIDOR VIEW Date: 09/25/07 Application # 2007-2279-3IH		Scale: 1" = 250' Sheet 7 of 8
Revisions		Date	Initials	



SUMMARY TABLE:

- (1) 8' X 328' FIXED WALKWAY
- (1) 15' X 15' FIXED PIERHEAD W/ ROOF
- (2) 4' X 15' RAMPS
- (1) 10' X 94' FLOATING DOCK
- (1) 10' X 103' FLOATING DOCK
- (1) 8' X 373' FLOATING DOCK
- (16) 20' X 40' BOAT SLIPS
- (1) 8' X 173' FLOATING DOCK
- (1) 8' X 297' FLOATING DOCK
- (60) 14' X 30' BOAT LIFT ELIGIBLE SLIPS

■ = POWER PEDESTAL

NOT FOR CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC Project Title: WINYAH BAY MARINA	Sheet Title: DETAILED PLAN VIEW	
	Date: 10/16/07	Scale: 1" = 50'
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA	Application # 2007-2279-3IH	
Revisions		Sheet 8 of 8
Date	Initials	