

**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

30 July 2004

Refer to: P/N #2002-1H-348-P (Revised)

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.) a modification to the application placed on public notice on August 23, 2002 (2002-1H-348-P) has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**SMITH LAND COMPANY**  
**C/O THE EARTHWORKS GROUP**  
**658 WACHESAW DRIVE**  
**MURRELLS INLET, SOUTH CAROLINA 29576**

for a permit to construct a marina adjacent to the

**SAMPIT RIVER**

Located on a 41.4-acre tract, southeast of the U.S. Highway 17 Sampit River Bridge, Georgetown, Horry County, South Carolina (Latitude: 79.28863 °, Longitude: 33.35690 °).

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, 30 AUGUST 2004**

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

The proposed work consists of constructing an 82-slip marina, a 4-foot wide community walkway with a 12' x 12' roofed community shelter, 2 community access walkways that extend out to 18' x 30' observation decks, 1 community dock, 2 single use docks, 2 joint use docks, 11 - 30' x 30' joint use slips, 1 - 11' x 30' single use slip, and an access bridge. All components that provide access to the Sampit River will be constructed landward of the 125' setback. A 661 linear foot bulkhead will be placed landward of the critical area to define the western most boundary of the Marina. The proposed marina dock facilities include floating and boatlift configurations. All proposed dock/walkway facilities are indicated on the project plans.

Wetland impacts include 0.18 acre of tidelands, 2.04 acres in coastal waters and 0.09 acre for the bridge, for a total of 2.31 acres of wetlands. The applicant has proposed as compensatory mitigation to buffer on-site wetlands and aquatic areas and to preserve by restrictive covenants the buffered wetlands and aquatic areas.

**NOTE: The applicant has provided a copy of the Operations and Maintenance Manual for the proposed project. It is available for review at the address listed below, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., by appointment only. 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 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 2.31 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 applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer 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 for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination. The District Engineer has 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. Consultation of the National Register

30 July 2004

constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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 me at 843-329-8167 or toll free at 1-866-329-8187.

  
Robin Collier-Socha  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

**Legend**

- 2000 Centerline Data
-  **SITE**
-  2000 Parcel Data

**FIGURE 1**

**RIVERSIDE MARINA  
SITE VICINITY MAP**

GEORGETOWN COUNTY  
SOUTH CAROLINA

2000 Parcel and Centerline Data Courtesy  
Georgetown Co. GIS Dept. USGS  
Topographic Quadrangle DRG Imagery  
Courtesy SCDNR.



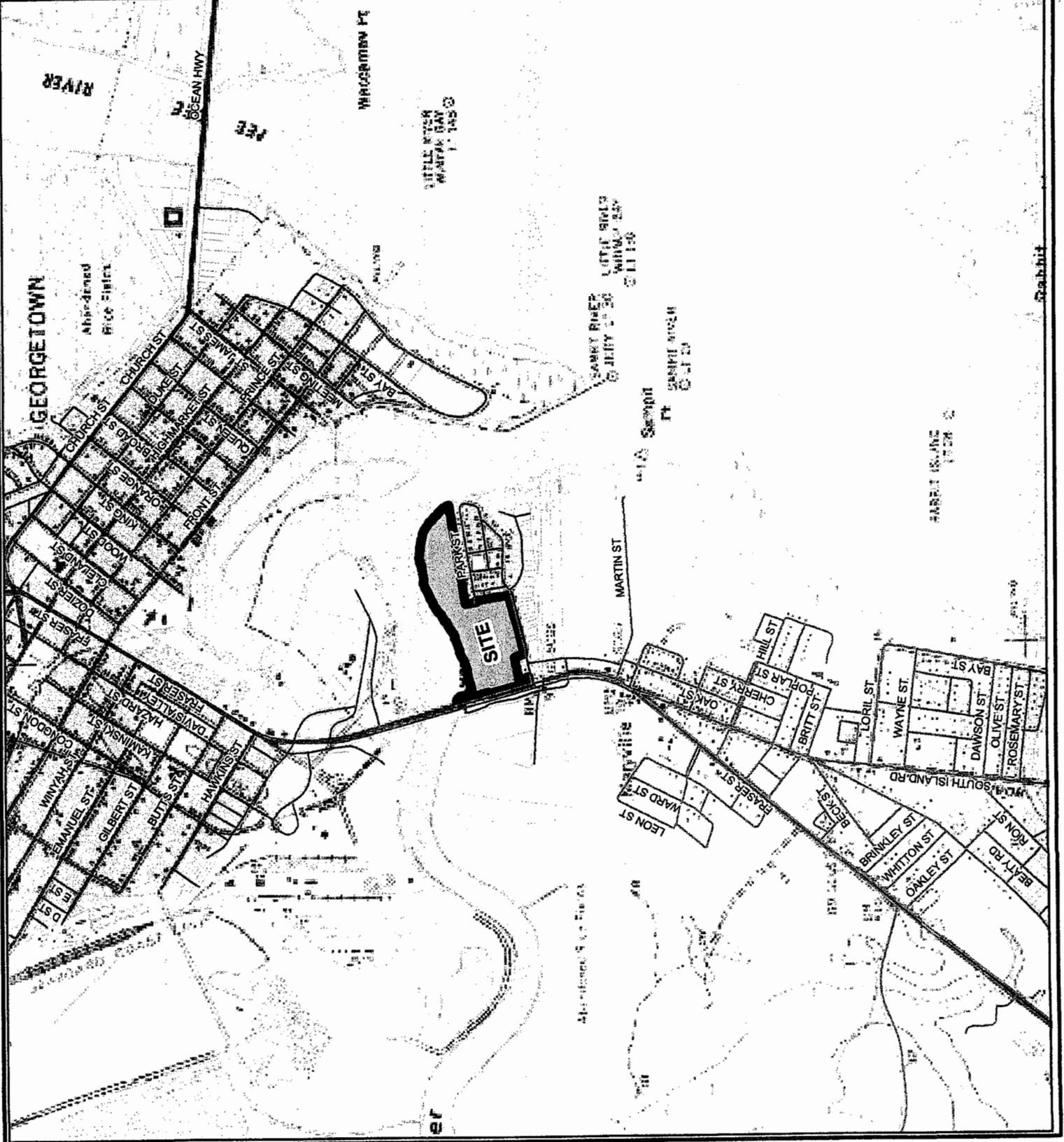
SCALE 1" = 2000'



**Prepared For:**

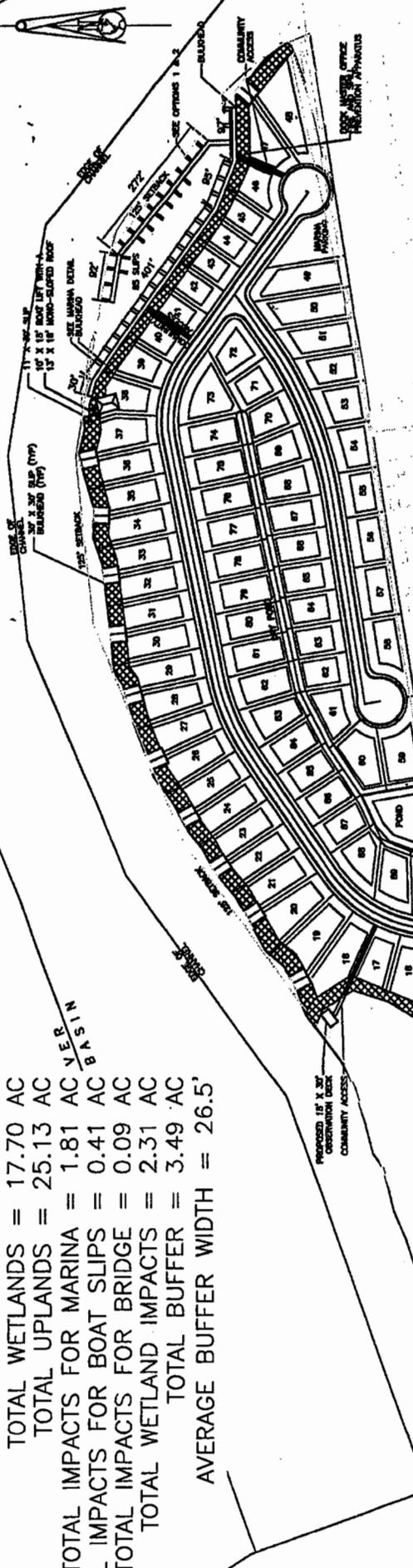
USACOE  
69-A Haygood Ave  
Charleston, SC 29403-8044

11661 Highway 707  
Murrells Inlet, SC 29576  
843-651-7900 Phone  
843-651-7903 Fax  
www.earthworksgroup.com



**TOTAL SITE DEVELOPMENT**

- TOTAL WETLANDS = 17.70 AC
- TOTAL UPLANDS = 25.13 AC
- TOTAL IMPACTS FOR MARINA = 1.81 AC
- TOTAL IMPACTS FOR BOAT SLIPS = 0.41 AC
- TOTAL IMPACTS FOR BRIDGE = 0.09 AC
- TOTAL WETLAND IMPACTS = 2.31 AC
- TOTAL BUFFER = 3.49 AC
- AVERAGE BUFFER WIDTH = 26.5'



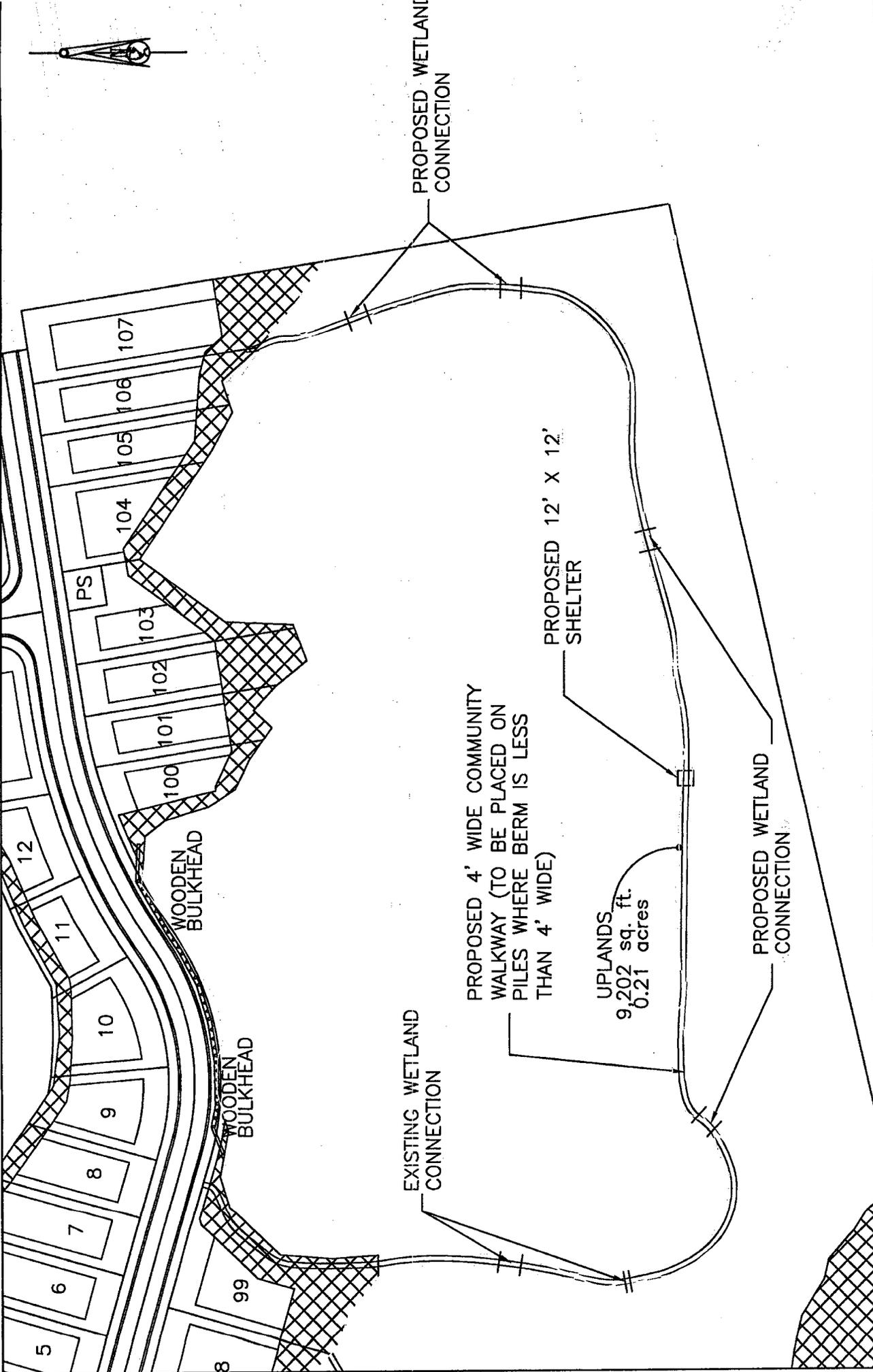
**NOTES:**

- 1.) CREEK WIDTH AS MEASURED FROM VEGETATION TO VEGETATION IS BETWEEN 20'-35' AT DOCK LOCATION.
- 2.) DOCKS LOCATED ALONG CREEK ARE RESTRICTED TO 120 SF.
- 3.) ROOF HEIGHT WILL NOT EXCEED 12' AS MEASURED FROM THE DECKING TO THE HIGHEST POINT ON THE ROOF.
- 4.) PROPOSED FIXED WALKWAYS AND STRUCTURES OVER WETLANDS WILL NOT BE BUILT ANY LOWER THAN 3' ABOVE MHW.

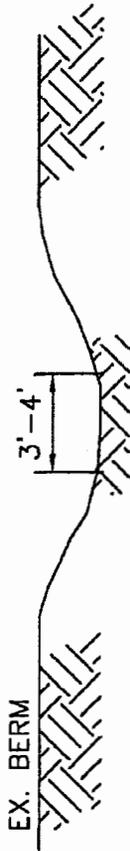
**LEGEND**

UPLAND BUFFER

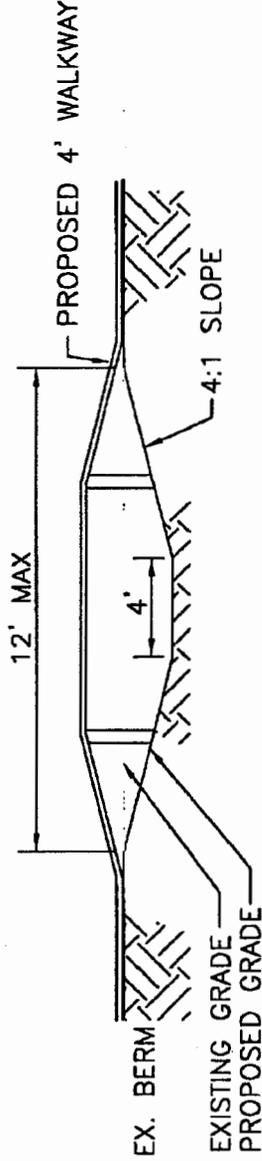
Applicant: SMITH LAND COMPANY Project Title: RIVERSIDE SUBDIVISION Project Location: GEORGETOWN COUNTY, SC	Revisions		Date	Initials
			5/5/04	SKM
		6/29/04	SKM	
Sheet Title: RIVERSIDE SUBDIVISION MASTER PLAN		Date: 3/29/04	Scale: 1" = 300'	
Application #		Sheet 2 of 9		



Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: COMMUNITY WALKWAY	
	Date	Initials		
Project Title: RIVERSIDE SUBDIVISION	5/5/04	SKM	Date: 3/29/04	
	6/29/04	SKM	Scale: 1" = 100'	
Project Location: GEORGETOWN COUNTY, SC			Application #	
			Sheet 2a of 9	



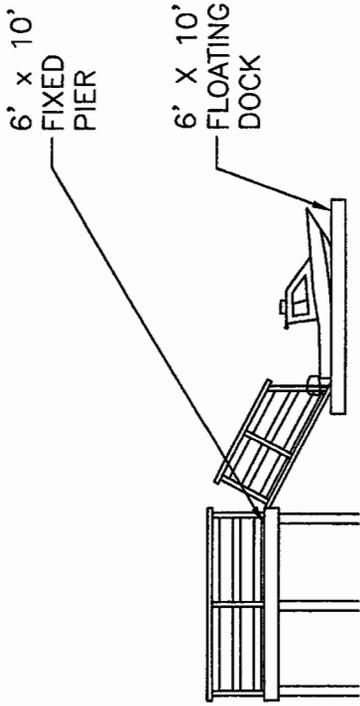
EXISTING WETLAND CONNECTION-SECTION



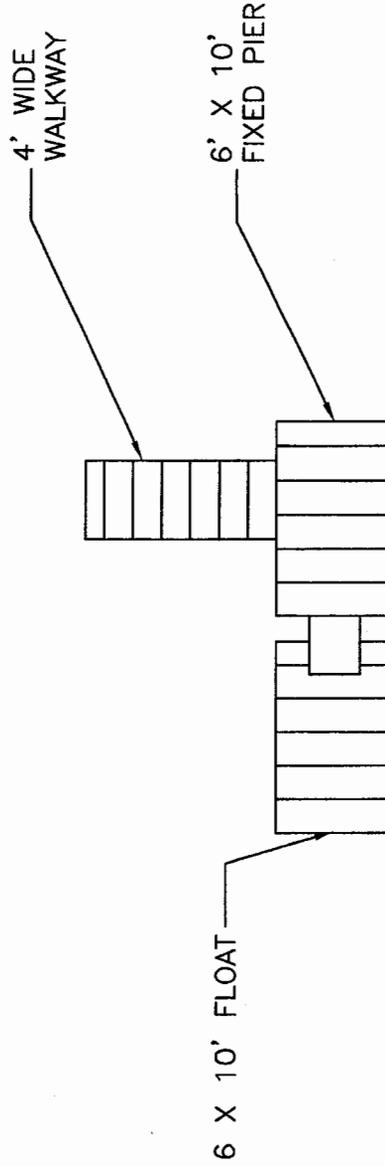
PROPOSED WETLAND CONNECTION-SECTION

NOTE:  
WALKWAY TO BE CONSTRUCTED  
AT LEAST 3' ABOVE MHW

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: WETLAND CONNECTION
	Date	Initials	
	5/5/04	SKM	
Project Title: RIVERSIDE SUBDIVISION	6/29/04	SKM	Date: 3/29/04
	7/23/04	SKM	Scale: 1" = NTS
			Application #
Project Location: GEORGETOWN COUNTY, SC			Sheet 2b of 9

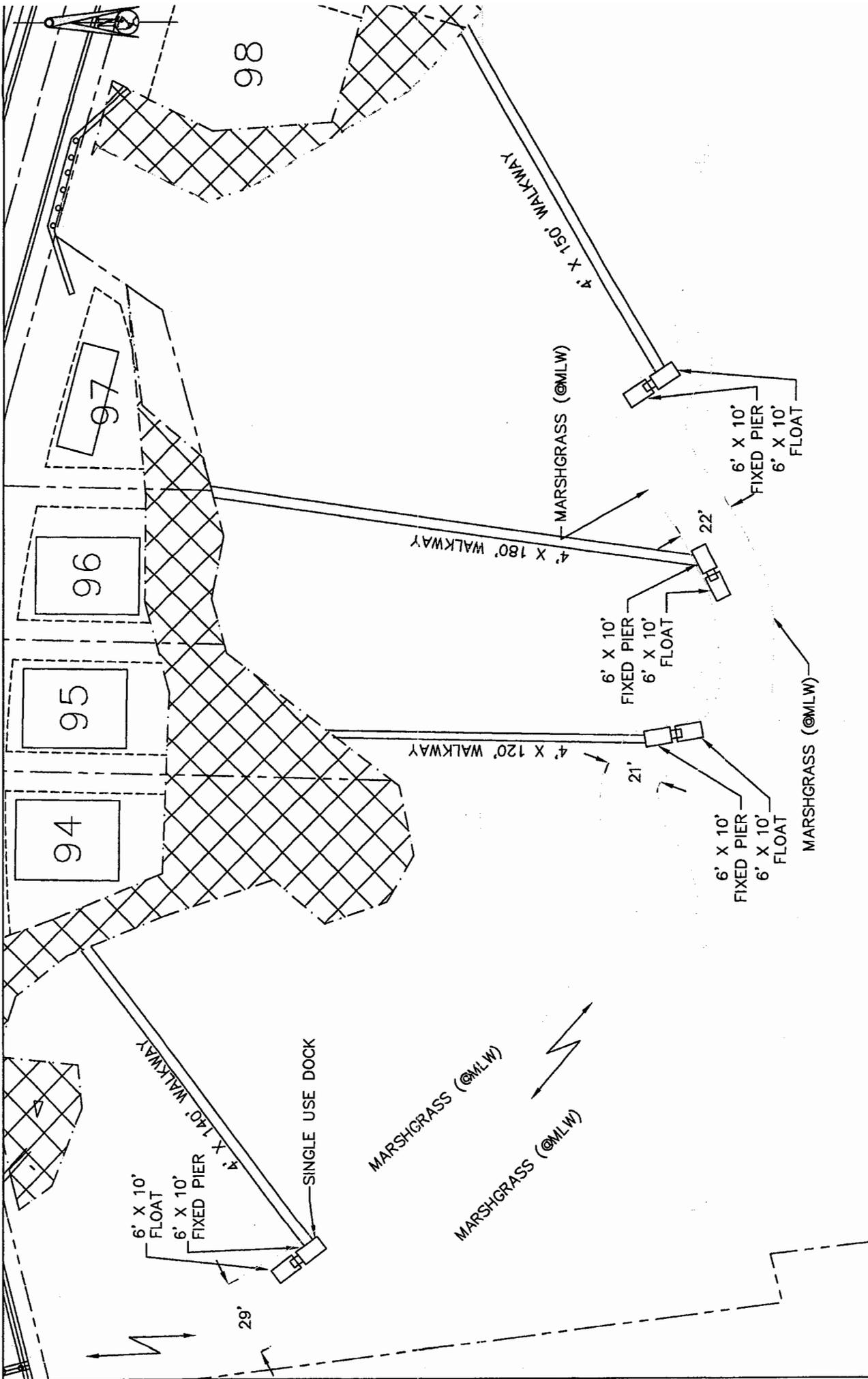


TYPICAL FLOATING DOCK SIDE VIEW

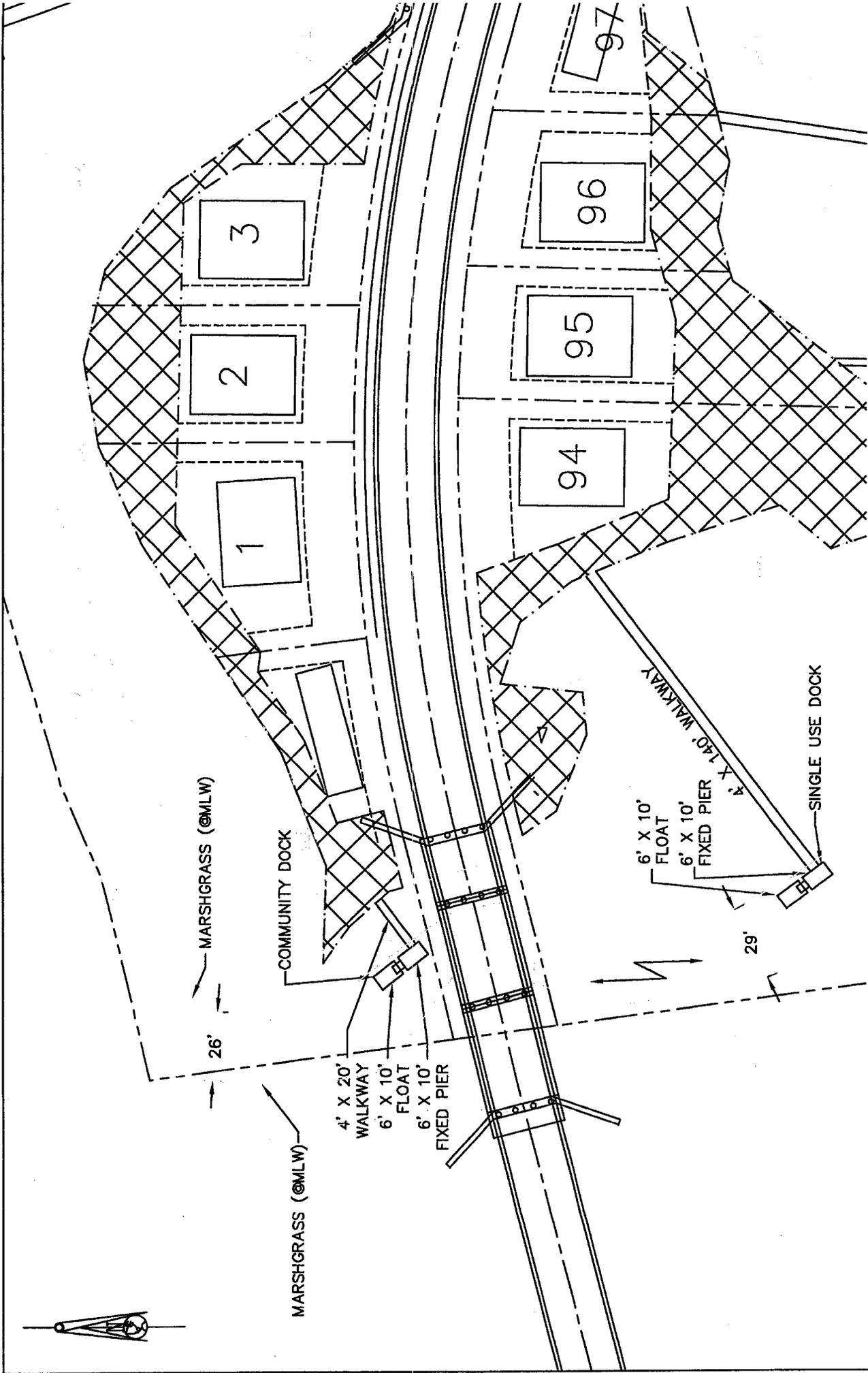


TYPICAL FLOATING DOCK PLAN VIEW

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: TYPICAL DOCK DETAILS	
	Date	Initials	Date: 3/29/04	Scale: 1" = NTS
Project Title: RIVERSIDE SUBDIVISION	5/5/04	SKM	Application #	Sheet 3 of 9
Project Location: GEORGETOWN COUNTY, SC				



Revisions		Sheet Title: SINGLE USE DOCKS PLAN VIEW	
Date	Initials		
		Date: 3/29/04	
		Scale: 1" = 50'	
		Application #	
Applicant: SMITH LAND COMPANY		Sheet 3a of 9	
Project Title: RIVERSIDE SUBDIVISION			
Project Location: GEORGETOWN COUNTY, SC			



Applicant: SMITH LAND COMPANY

Project Title: RIVERSIDE SUBDIVISION

Project Location:  
GEORGETOWN COUNTY, SC

Sheet Title: COMMUNITY DOCK PLAN VIEW

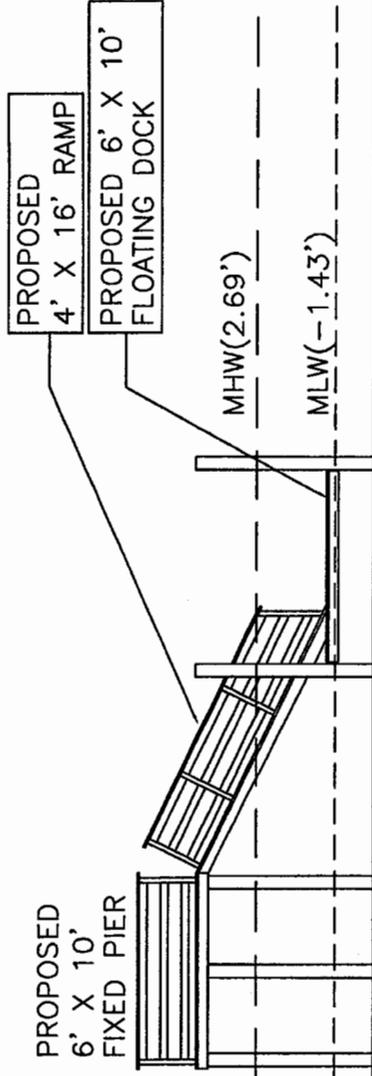
Date: 3/29/04

Application #

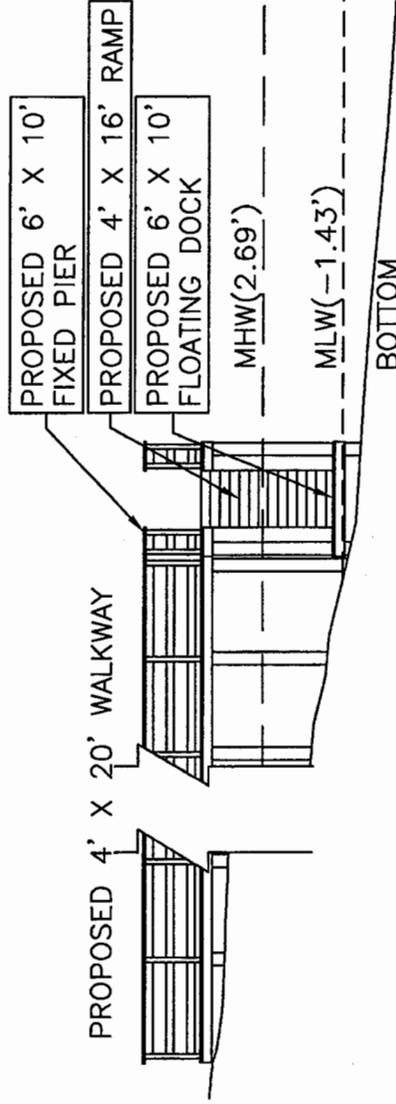
Scale: 1" = 50'

Sheet 3b of 9

Revisions	
Date	Initials

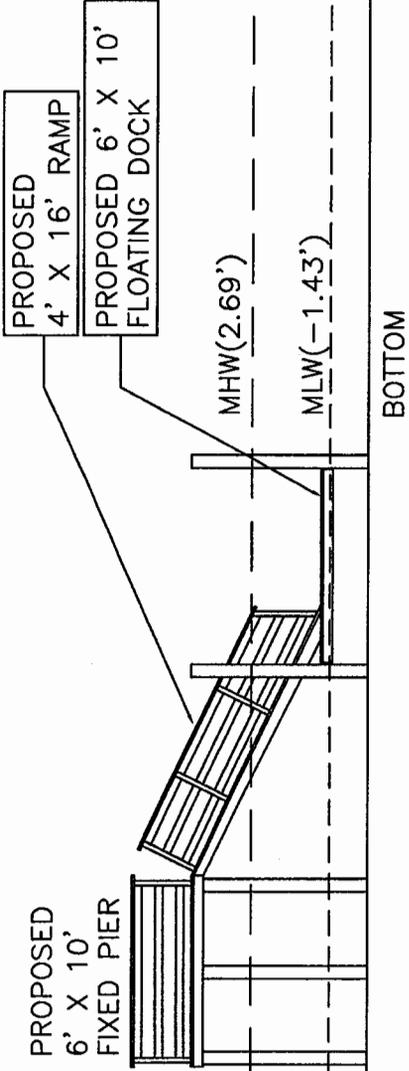


FRONT ELEVATION

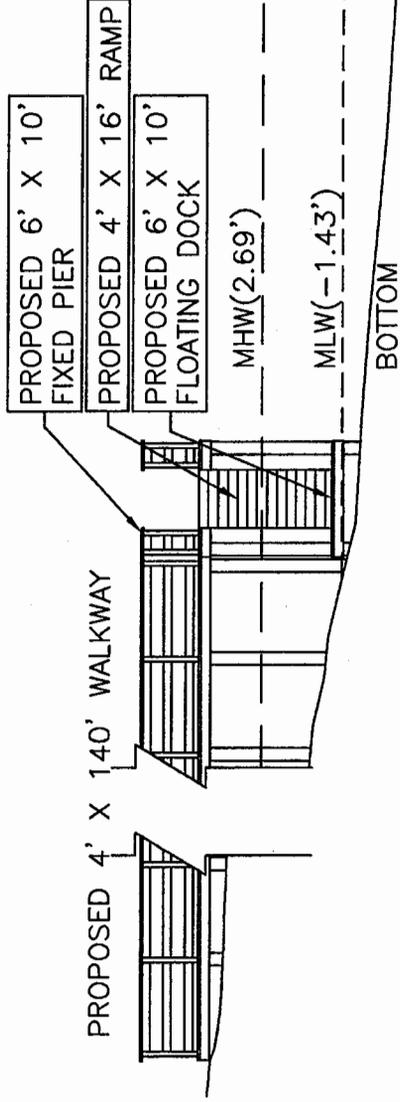


SIDE ELEVATION

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: COMMUNITY DOCK ELEVATIONS	
	Date	Initials	Date: 6/29/04	
Project Title: RIVERSIDE SUBDIVISION			Scale: 1" = 10'	
			Application #	
Project Location: GEORGETOWN COUNTY, SC			Sheet 3c of 9	

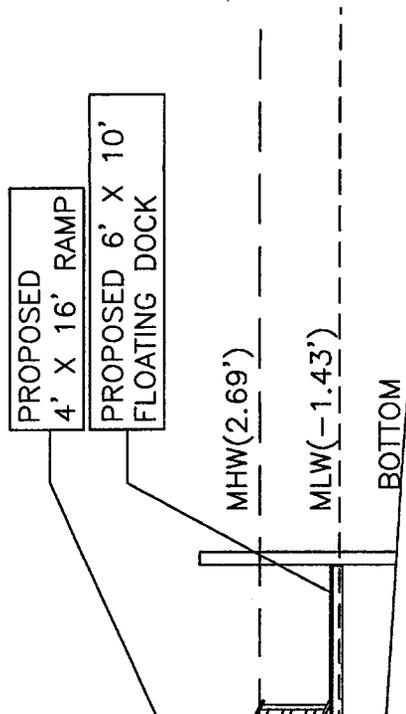


FRONT ELEVATION

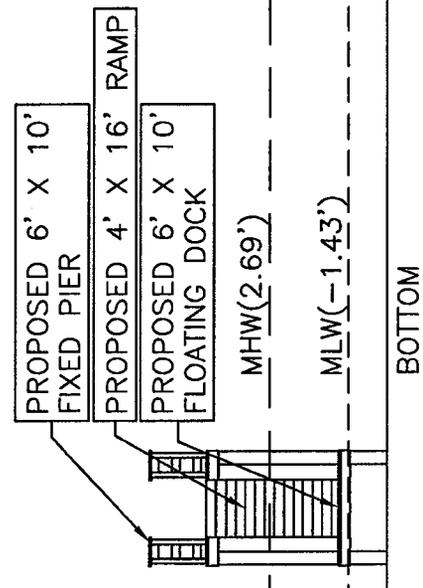


SIDE ELEVATION

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: LOT 94 DOCK ELEVATIONS	
	Date	Initials		
Project Title: RIVERSIDE SUBDIVISION			Date: 6/29/04	Scale: 1" = 10'
			Application #	Sheet 3d of 9
Project Location: GEORGETOWN COUNTY, SC				

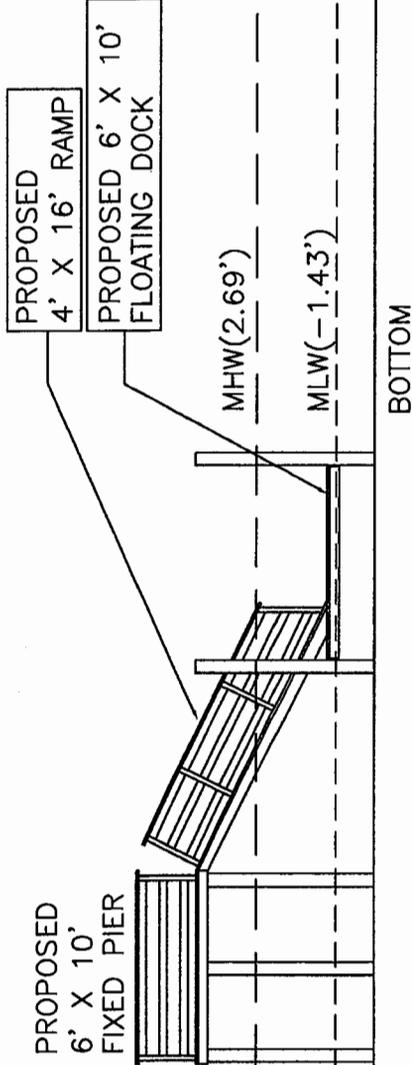


SIDE ELEVATION

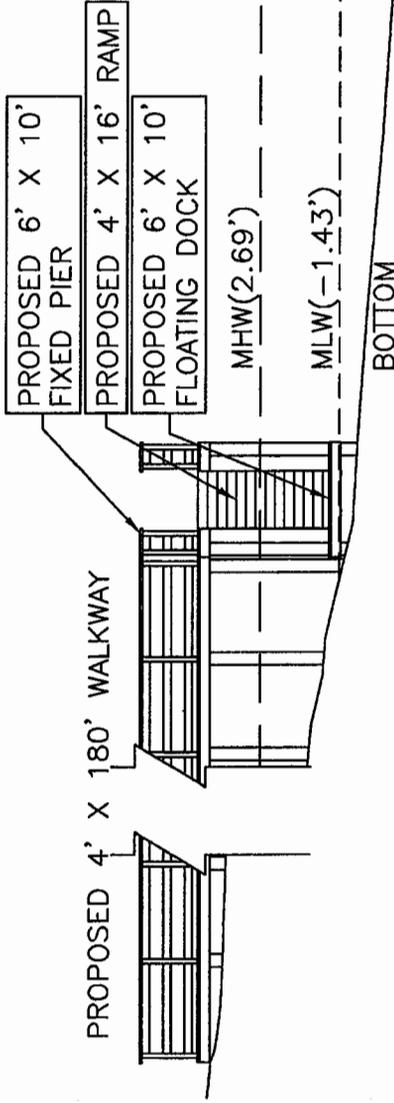


FRONT ELEVATION

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: LOT 95 DOCK ELEVATIONS	
	Date	Initials	Date: 6/29/04	Scale: 1" = 10'
Project Title: RIVERSIDE SUBDIVISION			Application #	Sheet 3e of 9
Project Location: GEORGETOWN COUNTY, SC				

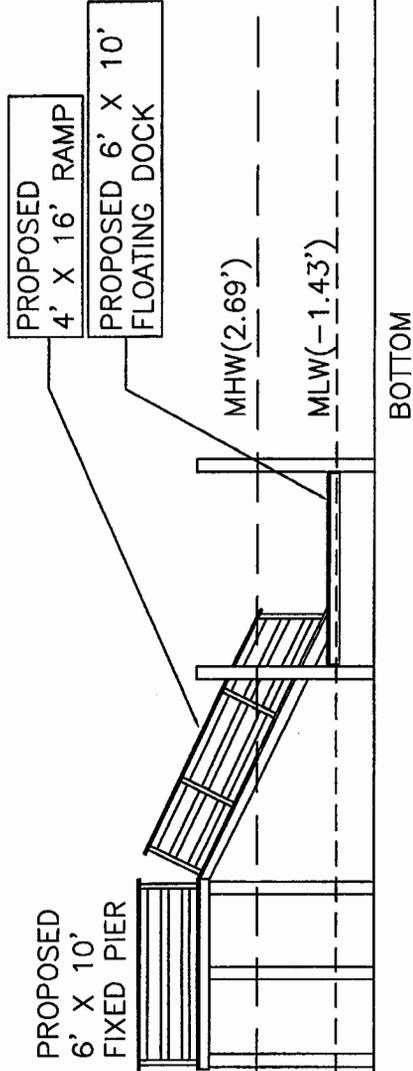


## FRONT ELEVATION

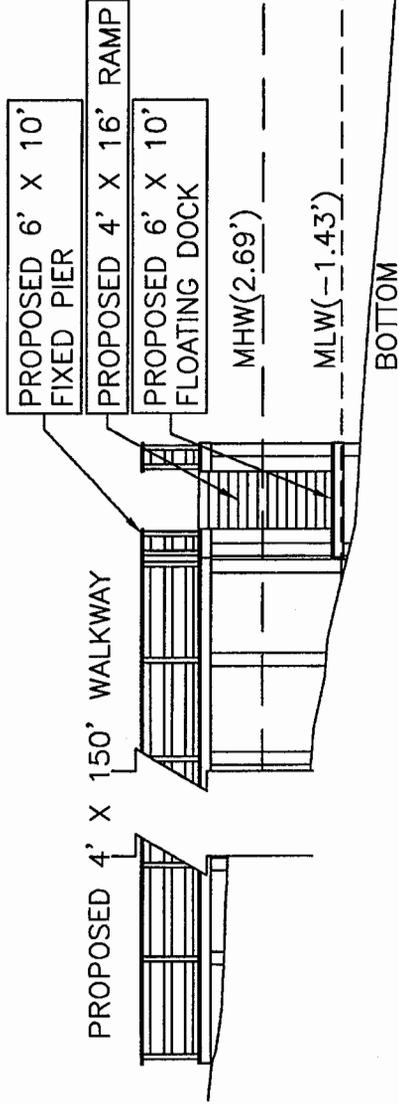


## SIDE ELEVATION

Applicant: SMITH LAND COMPANY  Project Title: RIVERSIDE SUBDIVISION  Project Location: GEORGETOWN COUNTY, SC	Revisions	Sheet Title: LOT 96 & 97 DOCK ELEVATIONS		Date: 6/29/04	Scale: 1" = 10'
	Date	Initials	Application #		

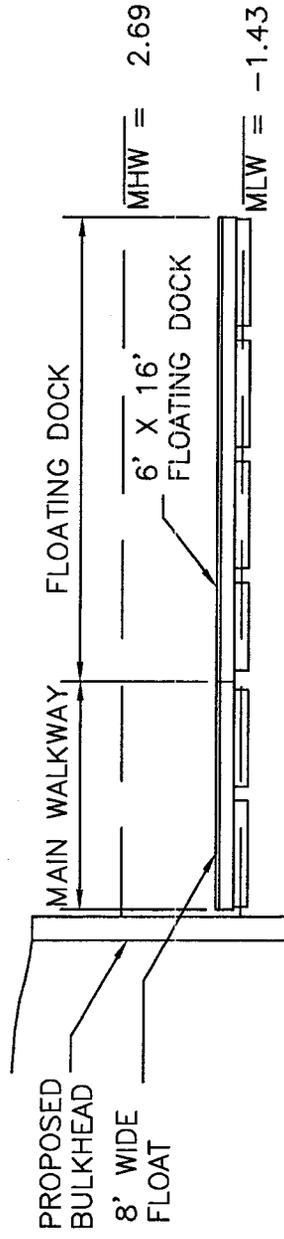


## FRONT ELEVATION



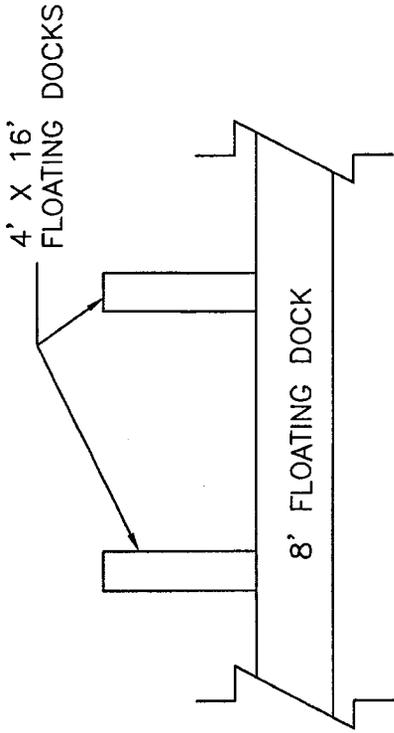
## SIDE ELEVATION

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: LOT 98 & 99 DOCK ELEVATIONS	
	Date	Initials		
Project Title: RIVERSIDE SUBDIVISION			Date: 6/29/04	Scale: 1" = 10'
Project Location: GEORGETOWN COUNTY, SC			Application #	Sheet 3g of 9

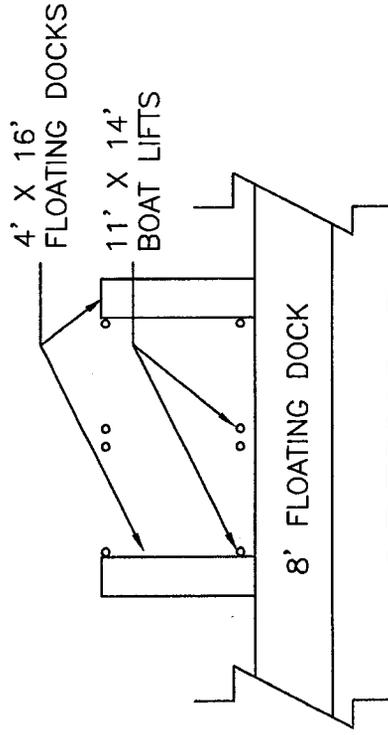


MARINA DETAIL

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: MARINA LAYOUT OPTIONS 1 & 2
	Date	Initials	
Project Title: RIVERSIDE SUBDIVISION	5/5/04	SKM	Date: 3/29/04
			Scale: 1" = NTS
Project Location: GEORGETOWN COUNTY, SC			Application #
			Sheet 4 of 9

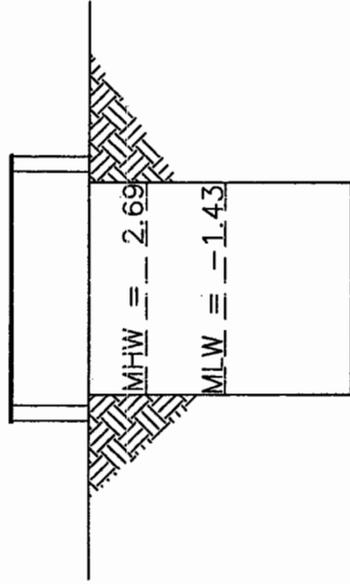


OPTION 1

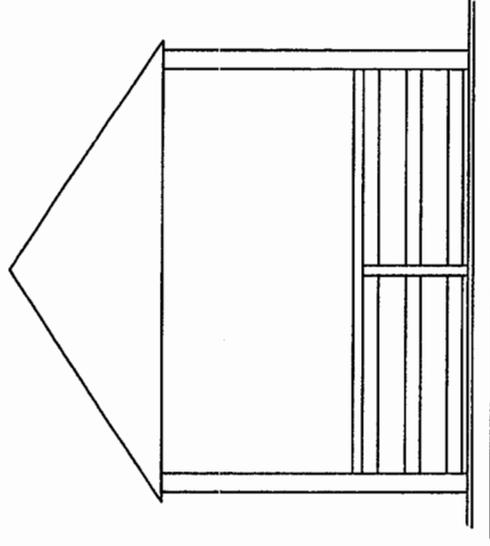


OPTION 2

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: MARINA LAYOUT OPTIONS	
	Date	Initials	Date: 3/29/04	Scale: 1" = NTS
Project Title: RIVERSIDE SUBDIVISION	5/5/04	SKM	Application #	Sheet 5 of 9
Project Location: GEORGETOWN COUNTY, SC				

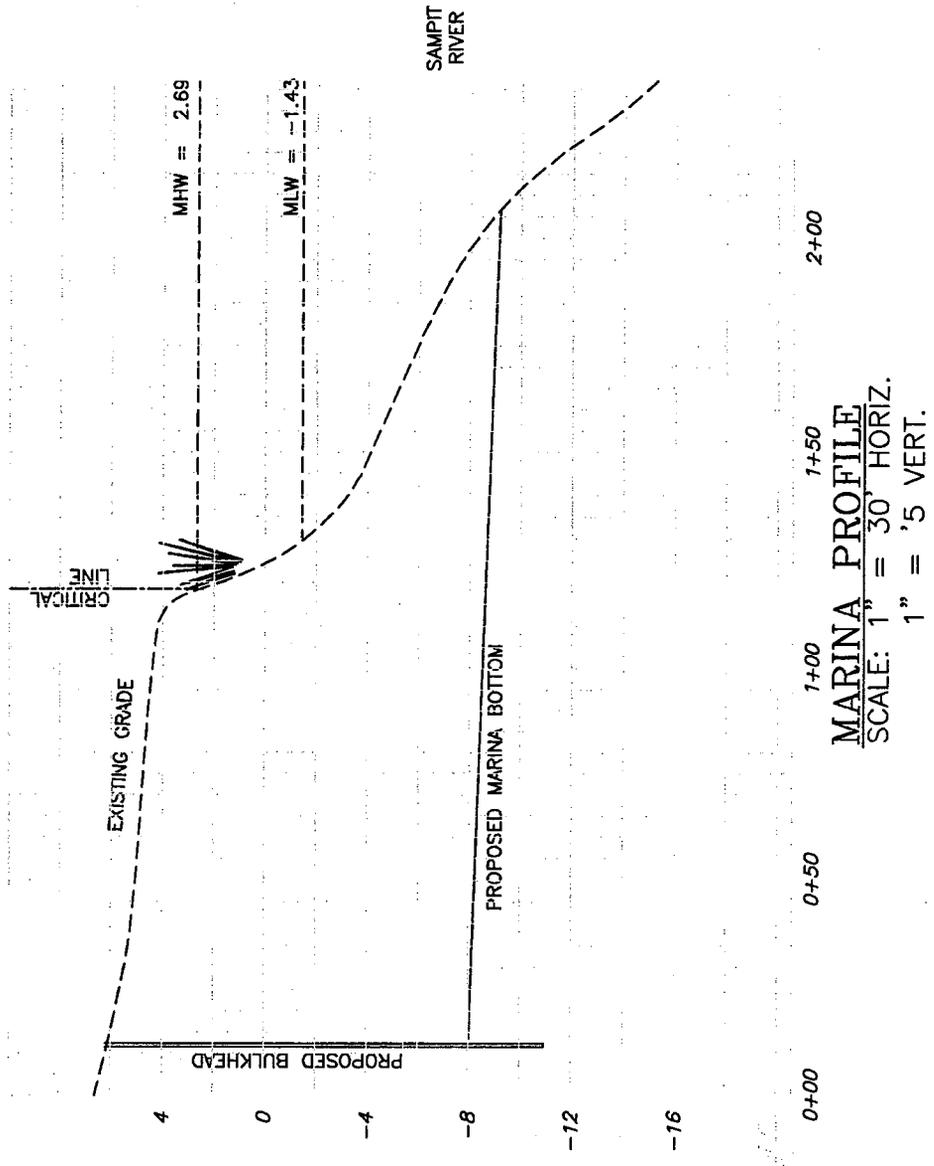


BOAT SLIP ELEVATION

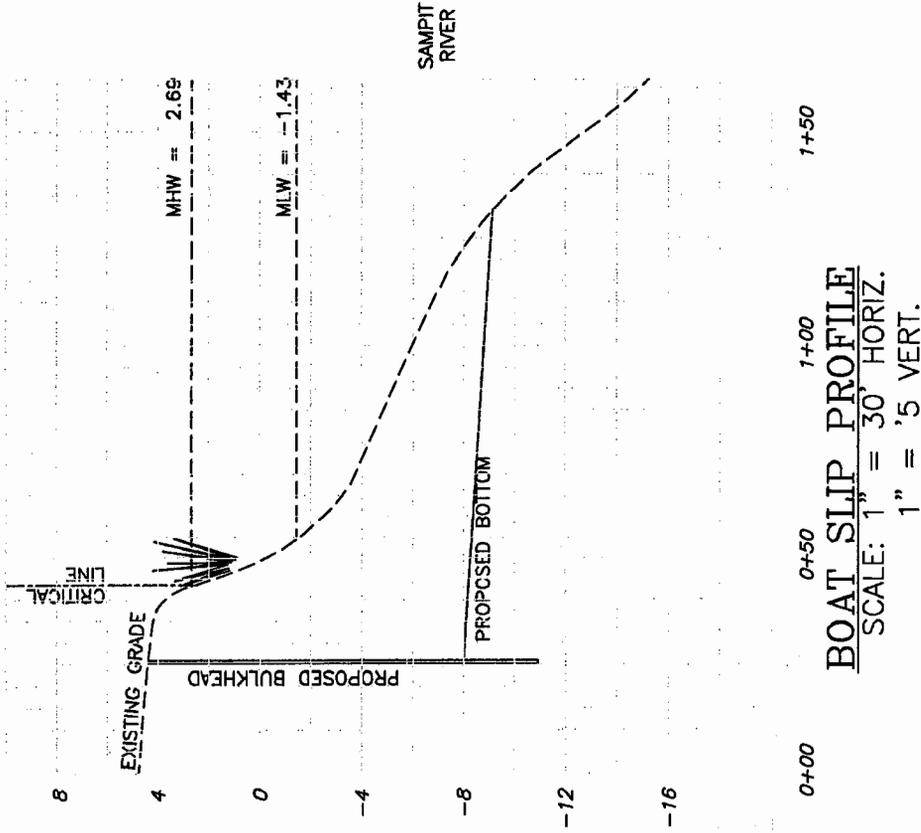


TYPICAL 12' X 12'  
SHELTER

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: TYPICAL DETAILS
	Date	Initials	
Project Title: RIVERSIDE SUBDIVISION			Date: 3/29/04
			Scale: 1" = NTS
Project Location: GEORGETOWN COUNTY, SC			Application #
			Sheet 6 of 9

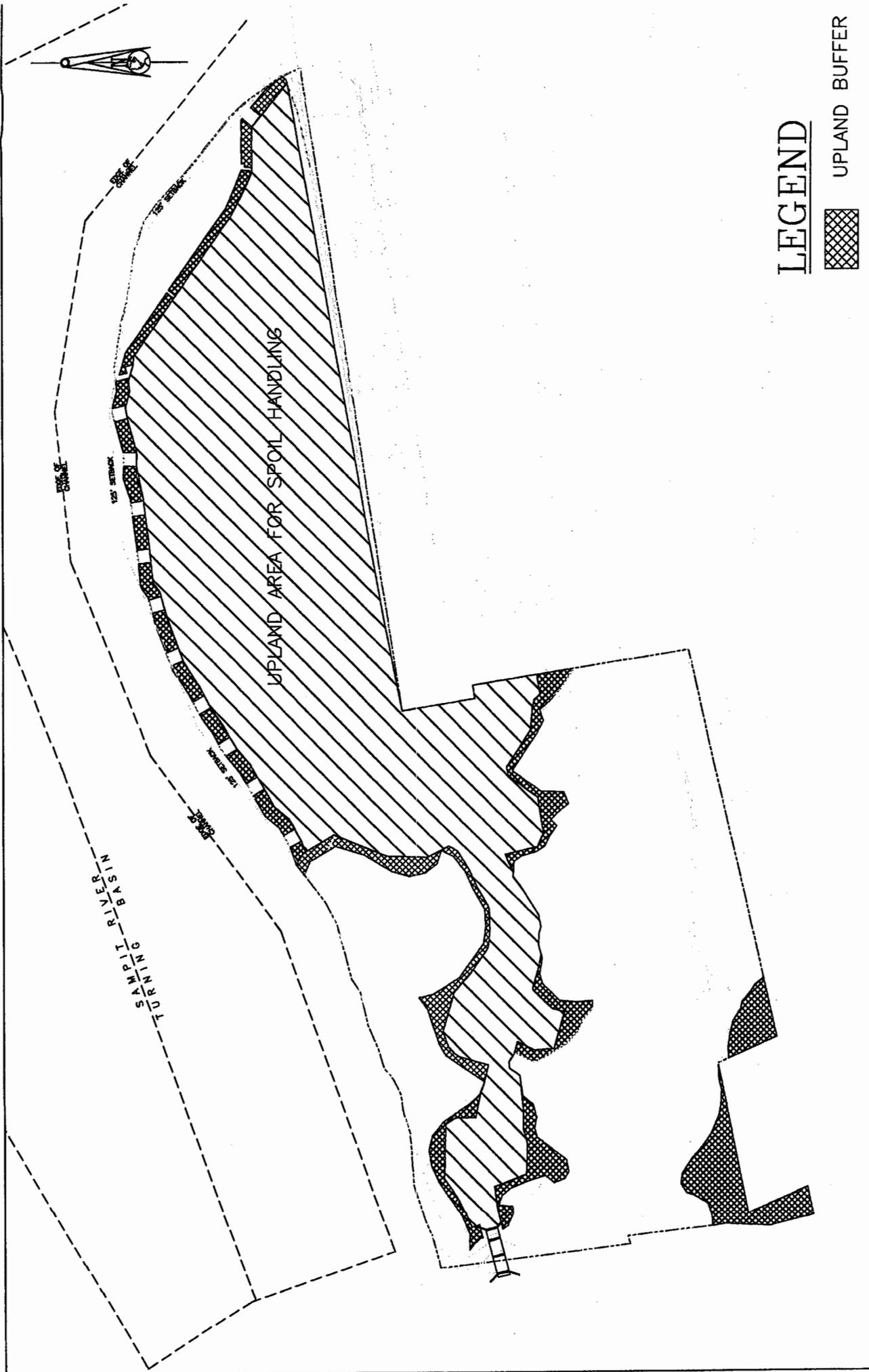


Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: TYPICAL MARINA PROFILE	
	Date	Initials	Date: 3/29/04	
Project Title: RIVERSIDE SUBDIVISION			Scale: 1" = NTS	
			Application #	
Project Location: GEORGETOWN COUNTY, SC			Sheet 7 of 9	



**BOAT SLIP PROFILE**  
 SCALE: 1" = 30' HORIZ.  
 1" = '5 VERT.

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: TYPICAL BOAT SLIP PROFILE	
	Date	Initials		
Project Title: RIVERSIDE SUBDIVISION			Date: 3/29/04	Scale: 1" = NTS
			Application #	
Project Location: GEORGETOWN COUNTY, SC			Sheet 8 of 9	



# LEGEND



UPLAND BUFFER

Applicant: SMITH LAND COMPANY	Revisions		Sheet Title: RIVERSIDE SUBDIVISION SPOIL PLAN
	Date	Initials	
Project Title: RIVERSIDE SUBDIVISION			Date: 6/29/04
Project Location: GEORGETOWN COUNTY, SC			Scale: 1" = 300'
			Application #
			Sheet 9 of 9