

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

January 13, 2006

Refer to: P/N #2005-2W-430

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.*) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**RUSSELL B. CORBIN
SIMMONS BLUFF MARINA AND BOAT HARBOR
C/O ZANDE-JON GUERRY TAYLOR, P.E., INC.
767 COLEMAN BLVD., SUITE 2
MT. PLEASANT, SOUTH CAROLINA 29464**

for a permit to construct a new marina and boat harbor in the

WADMALAW RIVER

at 6433 Simmons Bluff Road, Yonges Island, Town of Meggett, Charleston County, South Carolina,

(Latitude: 32.695; Longitude: 80.22333).

In order to give all interested parties an opportunity to express their views

N O T I C E

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, FEBRUARY 13, 2006

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

The proposed work consists of constructing a new marina and boat harbor which will include the construction of a 135' x 270' (36,450 sf) 4-level dry stack building for boat storage. The proposed dry stack building will be accessed by an all-weather driveway with a concrete entry and staging slab totaling approximately 6,780 sf. Approximately 4,077 sf of concrete sidewalk is proposed as a way of connecting the proposed new all-weather parking area to the dry stack building, the 2,400 sf. of restaurant, and the 900 sf. marina office/retail store. There is also a proposed elevated concrete work/washdown area adjoining an elevated concrete accessway with 3% slope and boat launch pierhead that totals approximately 12,635 sf. The proposed 0.9-acre all-weather parking lot includes 102 total parking spaces (96 standard spaces and 6 handicapped accessible spaces), and areas designated for delivery and loading or drop-off. Overflow parking

Russell B. Corbin, Simmons Bluff Marina and Boat Harbor

will be available in an adjacent field also owned by the applicant. Approximately 6,859 sf (895 lf) of floating docks are proposed for the marina. This total includes 580 lf of queing docks for the dry stack storage building, 95 lf of docks for temporary docking space for restaurant visitors, 50 lf for the fueling dock, and 170 lf of dock spaces for transient boaters. The proposed fueling station will be located on the outboard side of the floating docks. These floating docks will be accessed by approximately 1,647 sf (205 lf) of timber fixed pier walkway which includes a 10' x 12' covered fixed pier head. The floating docks will be accessed from the fixed pier by way of a 6' x 80' gangway. All site runoff is to be routed to an on-site detention pond. Improvements are also proposed for the drainage easement ditch that runs along the northern property border. These improvements involve re-grading the applicant's side (along Simmons Bluff Marina property) of the ditch with approximately 60 cy of fill and installing filter fabric and riprap to help prevent further erosion (approximately 43 cy of riprap). A new bulkhead wall is also proposed for this project. The proposed bulkhead is approximately 393 ft. long and will extend across the entire length of the property's waterfront along the critical line. It will have riprap (approximately 22 cy) for erosion and scour protection along the toe. The bulkhead is proposed to extend beyond the critical in a small area around the 48" grand oak to protect the tree's root system, which will require approximately 87 cy of fill in the critical area.

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. 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 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

Russell B. Corbin, Simmons Bluff Marina and Boat Harbor

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.

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 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.

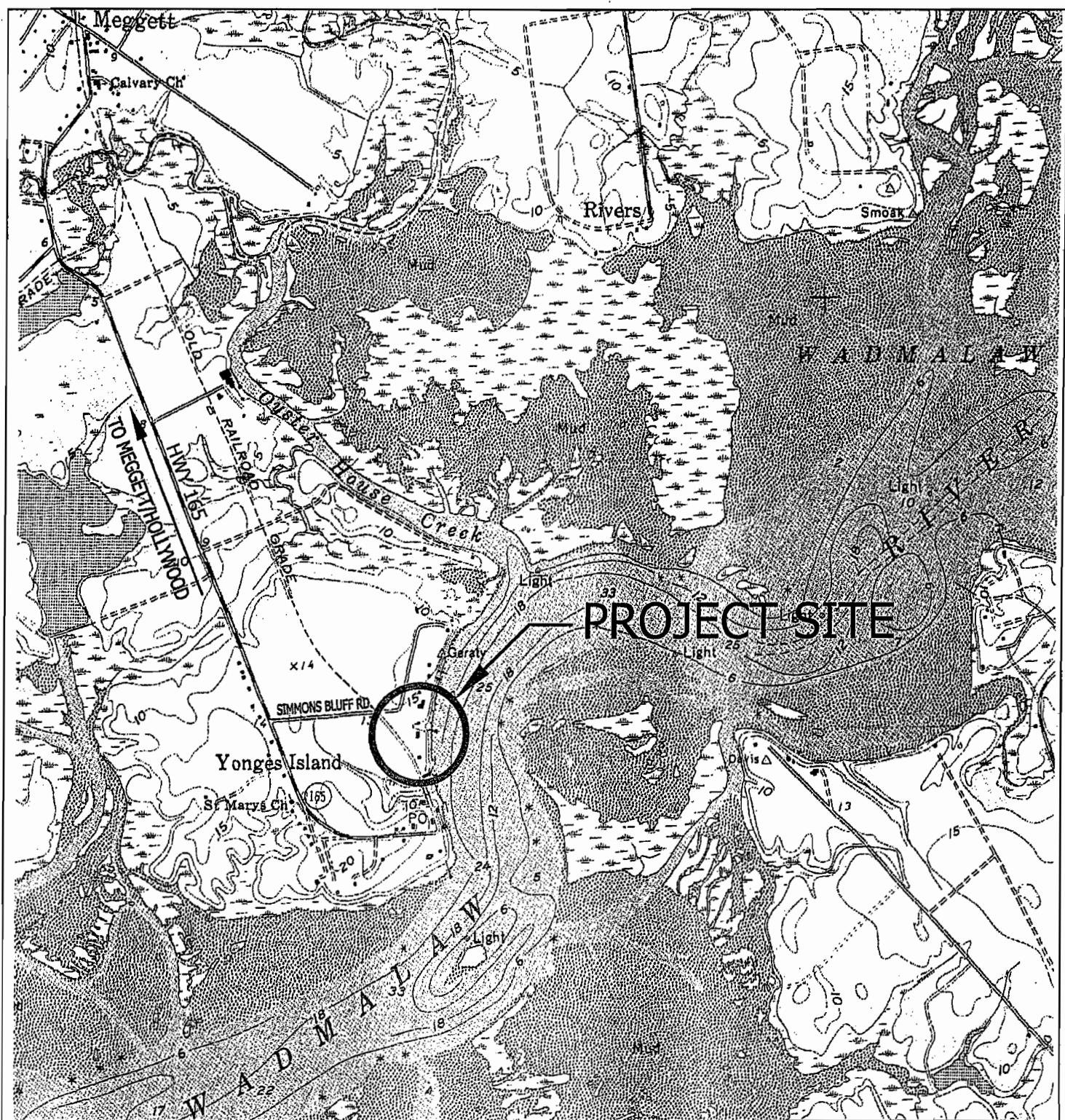
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 843-329-8044 or toll free at 1-866-329-8187.


Project Manager
Regulatory Division
U.S. Army Corps of Engineers

DEC 19 2005



AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR P.E.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLYK
10.326
12/12/05
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

ALAN

SCALE: 1" = 2000'
QUAD SHEET MAP

WADMALAW ISLAND
USGS QUAD SHEET

LAT.: 32° 41' 42" N
LONG.: -80° 13' 24" W

SIMMONS BLUFF MARINA
AND BOAT HARBOUR
CHARLESTON COUNTY, SC

PROPOSED: CONSTRUCT MARINA AND
DRY STACK BOAT STORAGE FACILITY

LOCATED ON: YONGES ISLAND

IN: TOWN OF MEGGETT

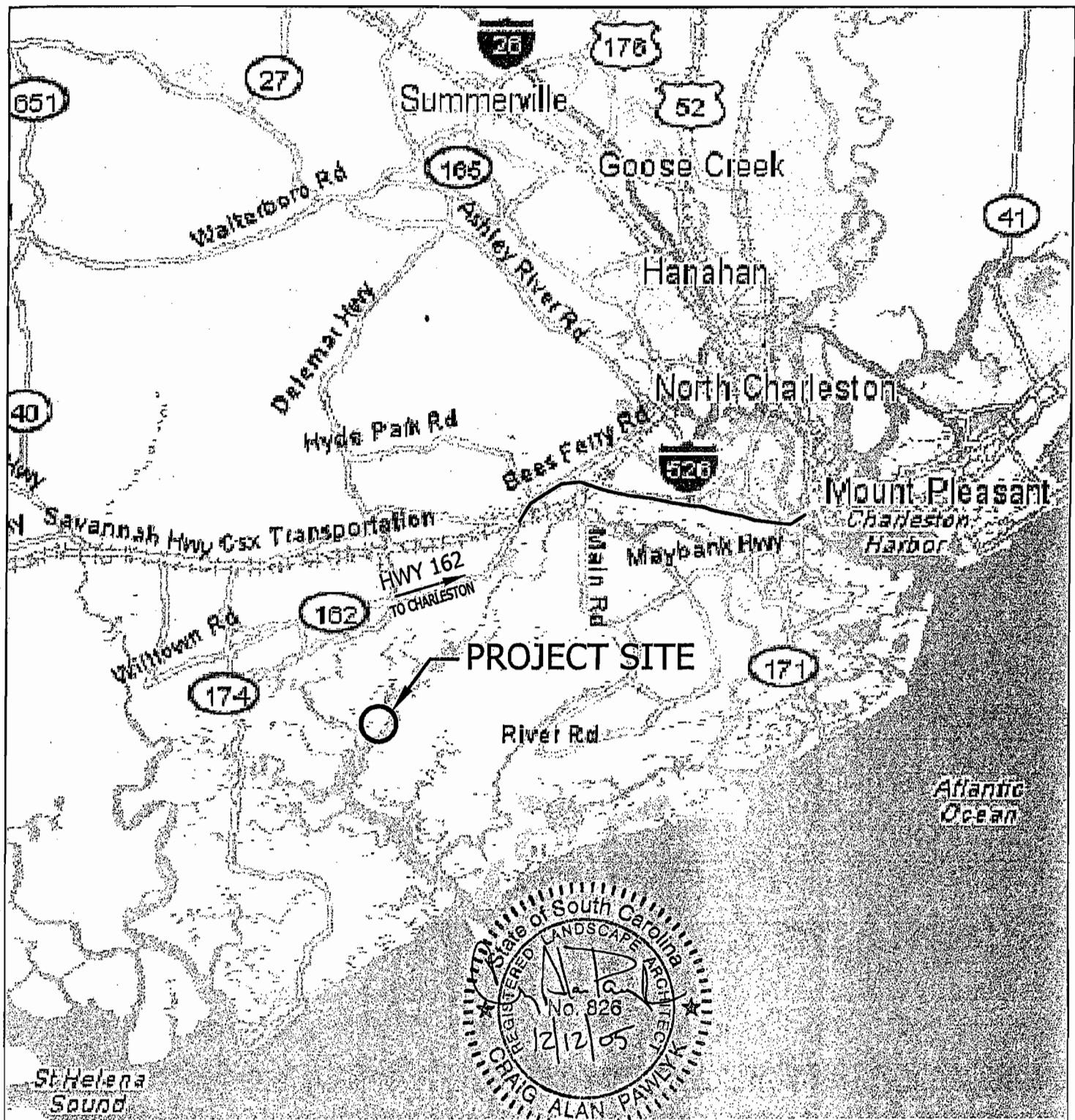
ON: WADMALAW RIVER

COUNTY OF: CHARLESTON

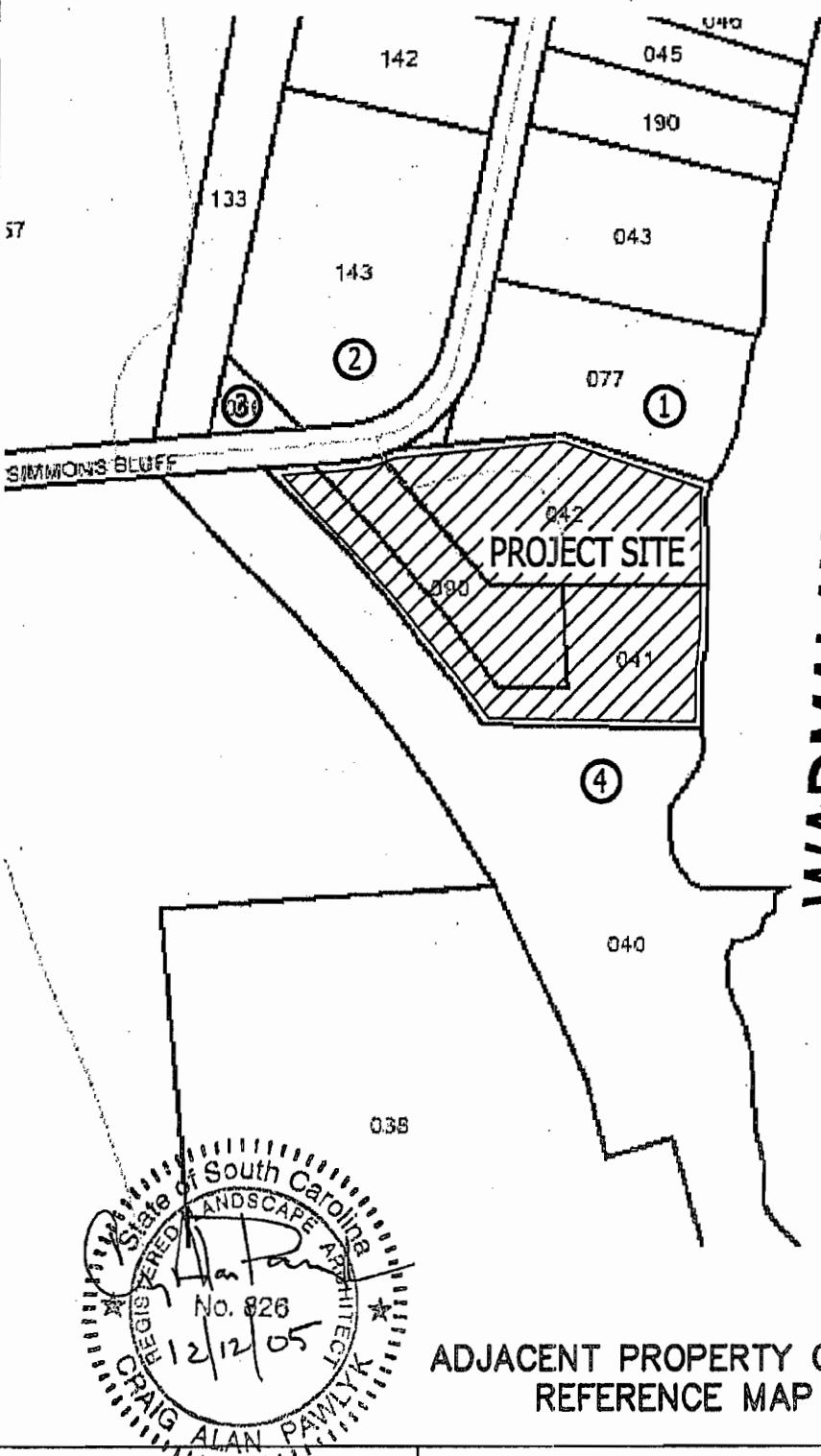
STATE OF: SC

DATE: 12/12/05

SHEET: 1 OF 19



<u>AUTHORIZED AGENT:</u> ZANDE-JON GUERRY TAYLOR, P.E., INC. P.O. BOX 1082 MT. PLEASANT, SC 29465 c/o MR. CRAIG PAWLYK	<p>SCALE: 1" = 30000'</p> <p>LOCATION MAP</p> <p>WADMALAW ISLAND USGS QUAD SHEET</p> <p>SIMMONS BLUFF MARINA AND BOAT HARBOUR</p> <p>CHARLESTON COUNTY, SC</p>	<p><u>PROPOSED:</u> CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY</p> <p><u>LOCATED ON:</u> YONGES ISLAND</p> <p><u>IN:</u> TOWN OF MEGGETT</p> <p><u>ON:</u> WADMALAW RIVER</p> <p><u>COUNTY OF:</u> CHARLESTON</p> <p><u>STATE OF:</u> SC</p> <p><u>DATE:</u> 12/12/05</p> <p><u>SHEET:</u> 2 OF 19</p>
<u>ADJACENT PROPERTY OWNERS:</u> (SEE SHEET 3)		ZANDE-JON GUERRY TAYLOR P.E. FILE: SIMMONS BLUFF P-BASE



WADMALAW RIVER

ADJACENT PROPERTY OWNER REFERENCE MAP



0 100

GRAPHIC SCALE 1" = 100'

AUTHORIZED AGENT:

ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLYK

ADJACENT PROPERTY OWNERS:

(SEE LIST ABOVE)

SIMMONS BLUFF MARINA
AND BOAT HARBOUR

CHARLESTON COUNTY, SC

PROPOSED: CONSTRUCT MARINA AND
DRY STACK BOAT STORAGE FACILITY

LOCATED ON: YONGES ISLAND

IN: TOWN OF MEGGETT

ON: WADMALAW RIVER

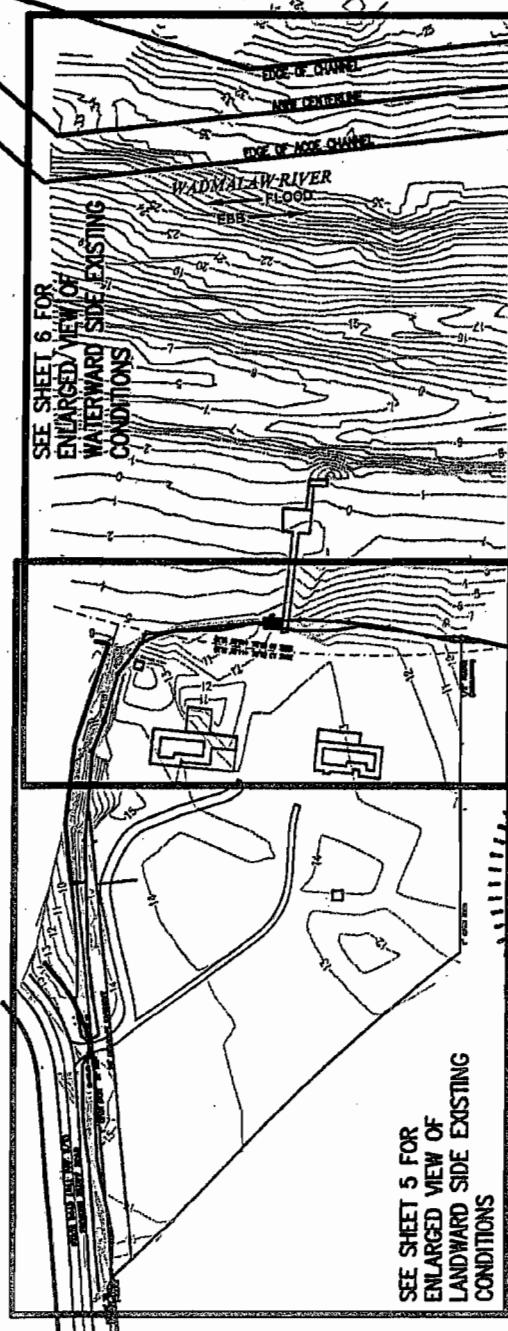
COUNTY OF: CHARLESTON

STATE OF: SC

DATE: 12/12/05

SHEET: 3 OF 19

7 — MHHW = +6.85' MLW
 6 — MHW = +6.49' MLW
 5 —
 4 — NAVD88 = +3.84' MLW
 3 — MSL = +3.80' MLW
 2 — MTL = +3.24' MLW
 1 — NGVD29 = +2.88' MLW
 0 — 0.0' MLW
 -1 — MLW = 0.22' MLW



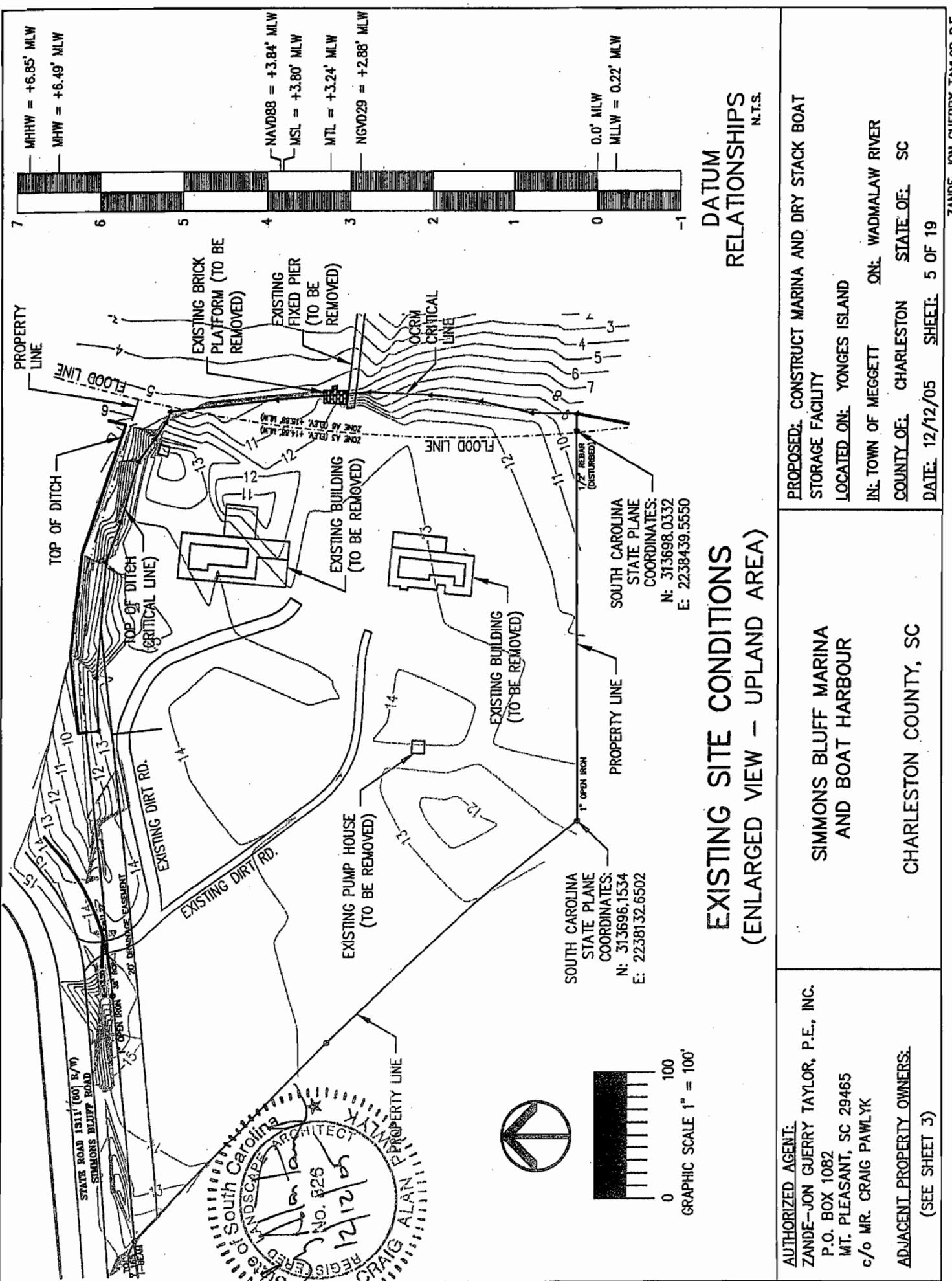
EXISTING SITE CONDITIONS KEY SHEET (KEY SHEET)

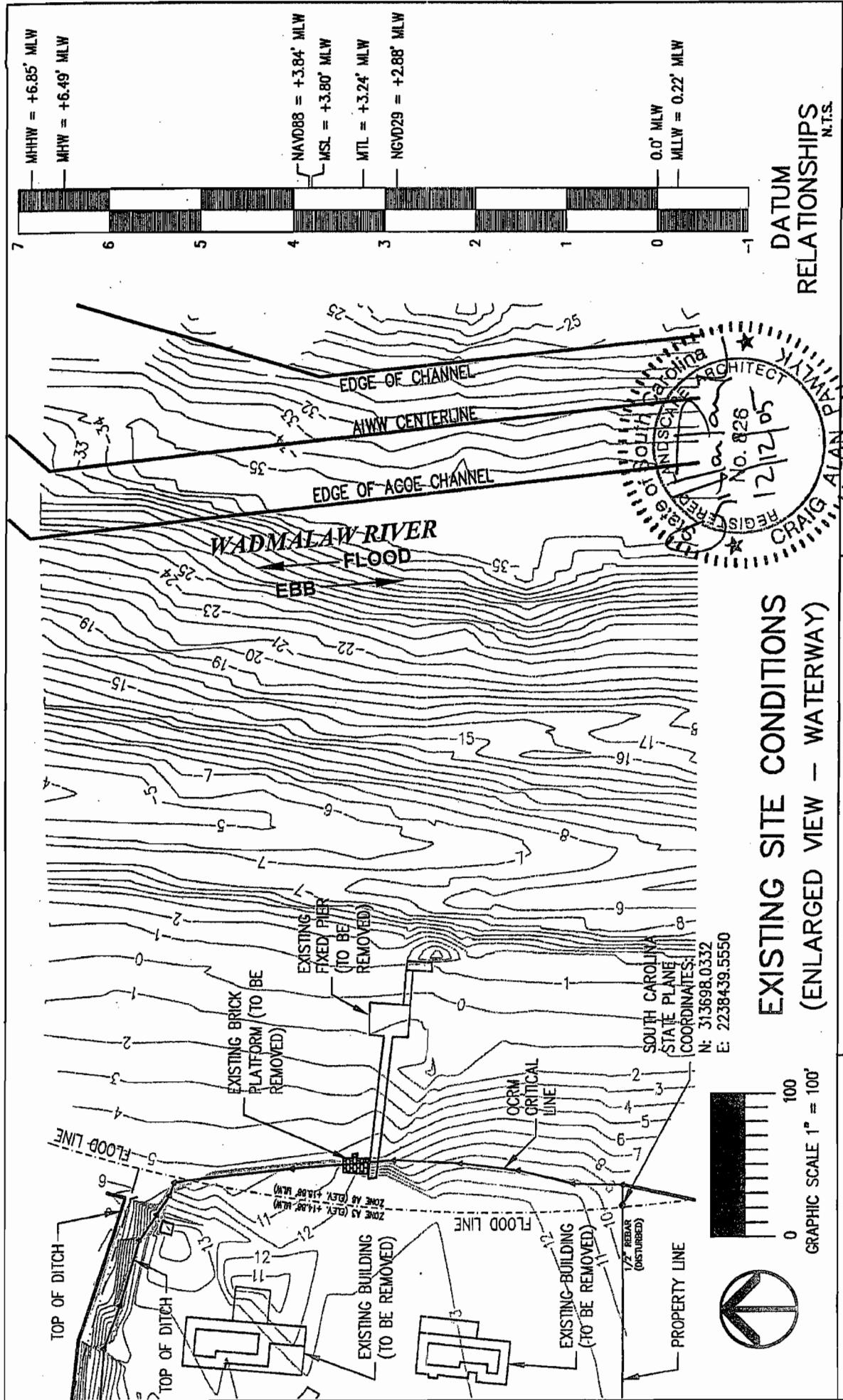
DATUM RELATIONSHIPS

AUTHORIZED AGENT:
 ZANDE-JON GUERRY TAYLOR, P.E., INC.
 P.O. BOX 1082
 MT. PLEASANT, SC 29465
 c/o MR. CRAIG PAWLICK

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 3)

PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY
LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT
COUNTY OF: CHARLESTON
STATE OF: SC
DATE: 12/12/05
SHEET: 4 OF 19





AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLYK

SIMMONS BLUFF MARINA
AND BOAT HARBOUR

PROPOSED: I CONSTRUCT MARINA
STORAGE FACILITY
LOCATED ON: YONGES ISLAND

PROPOSED! CONSTRUCT MARINA AND DRY STACK BOAT
STORAGE FACILITY
LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT ON: WADMALAW RIVER

PROPOSED / CONSTRUCT MARINA AND DRY STACK BOAT
STORAGE FACILITY

LOCATED ON: YONGES ISLAND

IN TOWN OF MEGGETT ON: WADMALAW RIVER

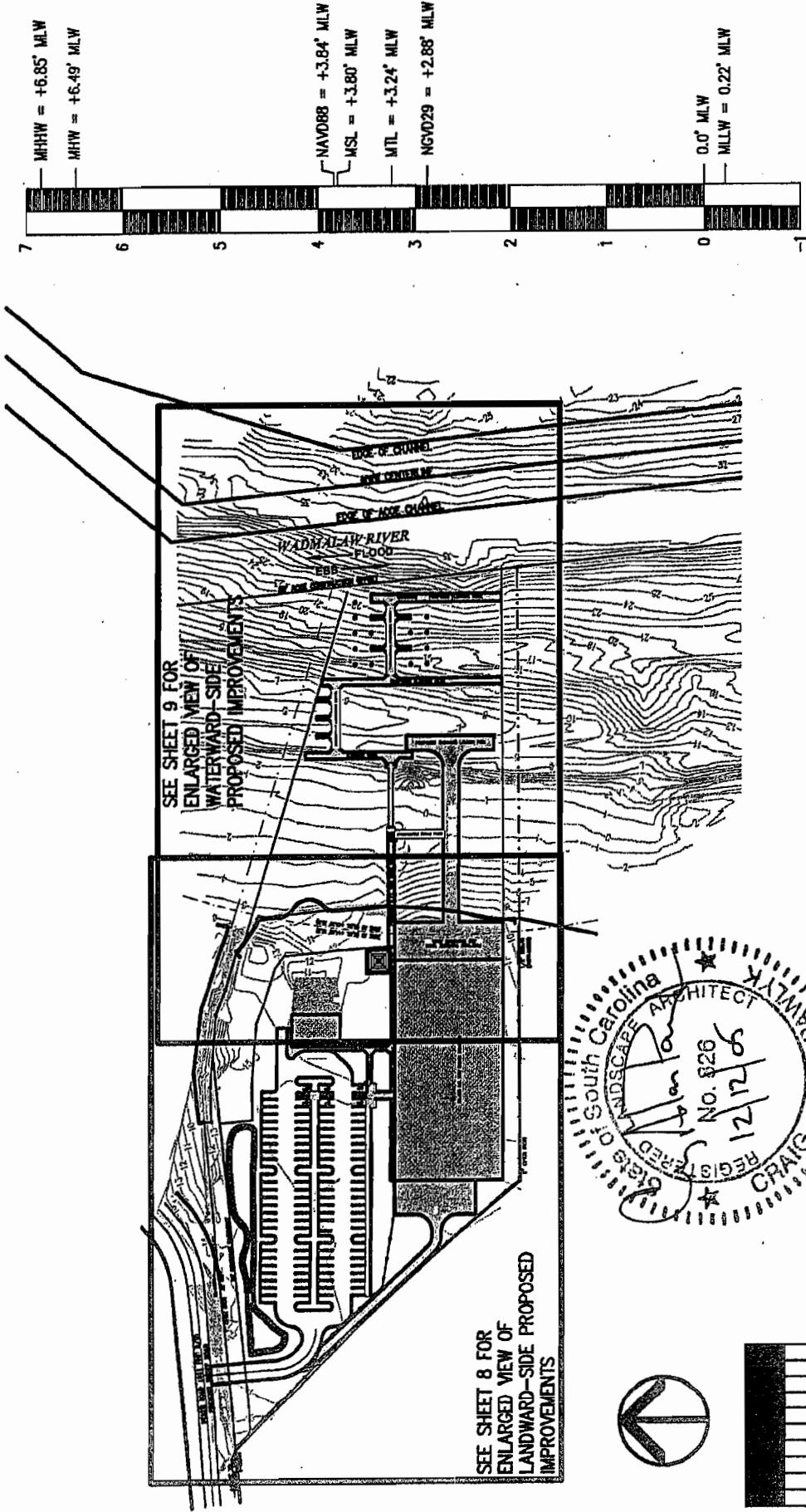
COUNTY OF: CHARLESTON STATE OF: SC

DATE: 12/12/05 SHEET: 6 OF 19

EXISTING SITE CONDITIONS (ENLARGED VIEW – WATERWAY)

A graphic scale markings from 0 to 100.





PROPOSED SITE IMPROVEMENTS (KEY SHEET)

DATUM RELATIONSHIPS

PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY
LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT ON: WADMALAW RIVER
COUNTY OF: CHARLESTON STATE OF: SC

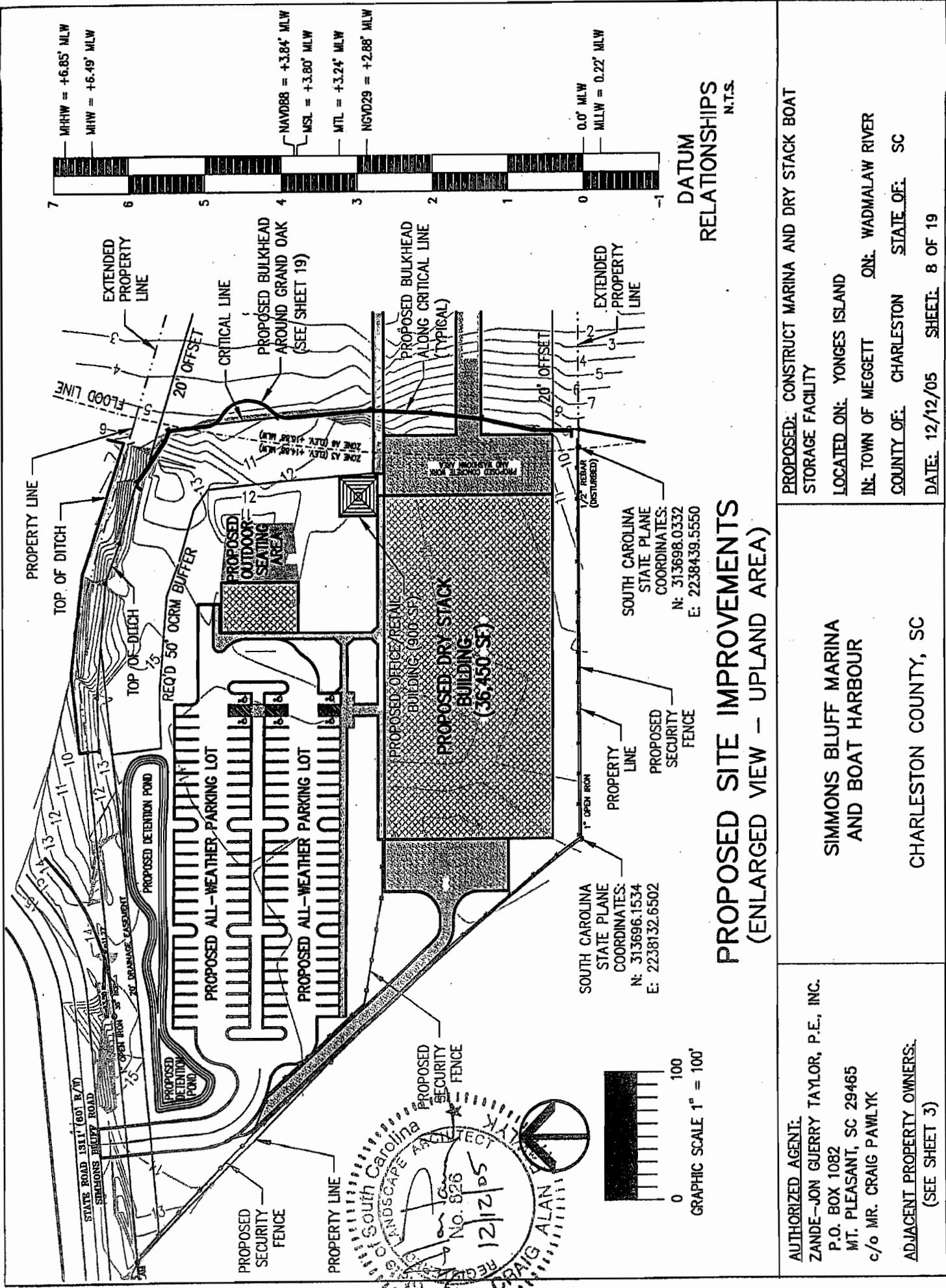
DATE: 12/12/05 SHEET: 7 OF 19

ZANDE-JON GUERRY TAYLOR P.E.
FILE: SIMMONS BLUFF P-BASE

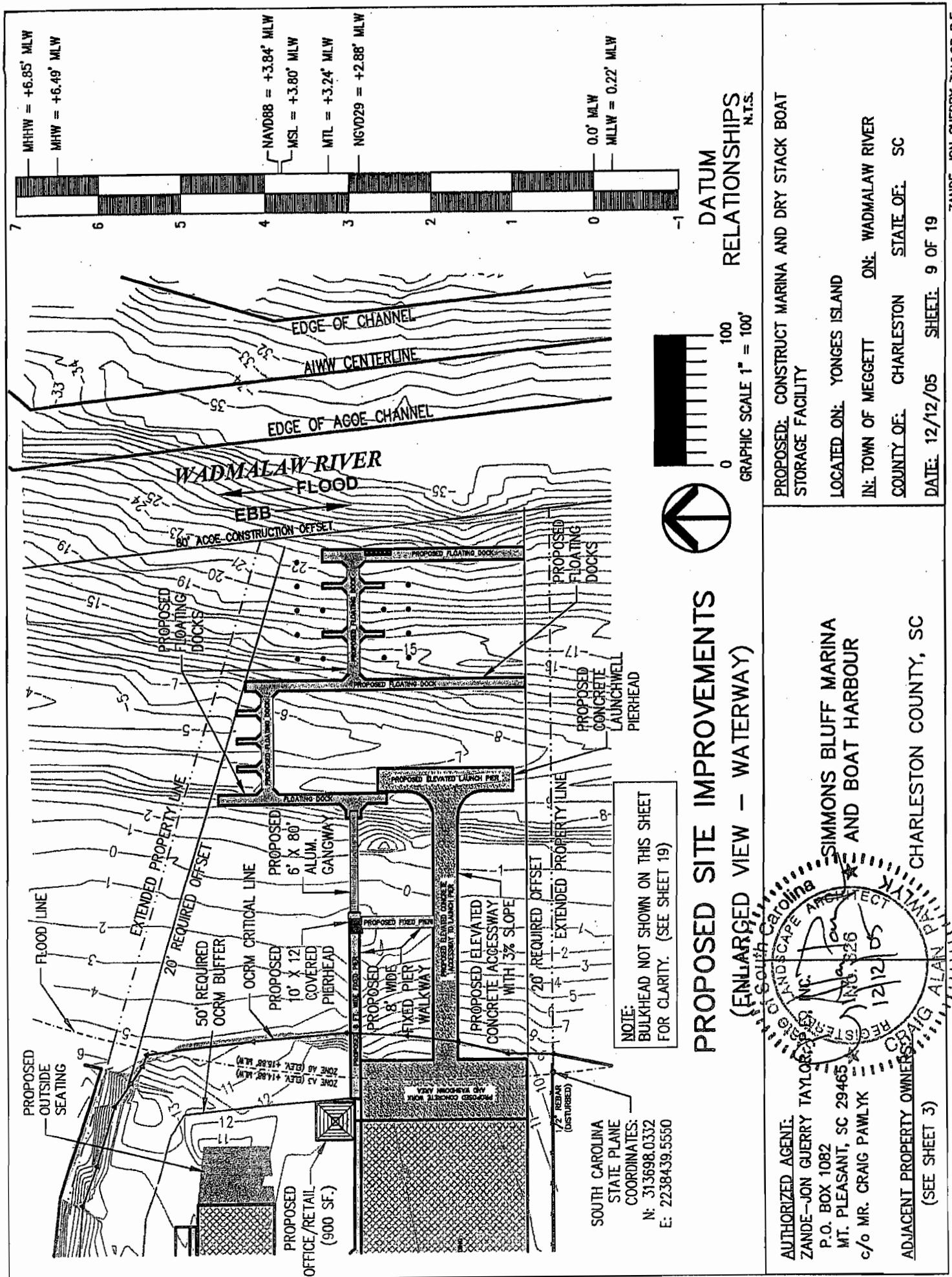


AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

CHARLESTON COUNTY, SC



ANDERSON, JON GUERRY TAYLOR P.E.
FILE: SIMMONS BLUFF P-BASE



PROPOSED SITE IMPROVEMENTS (ENLARGED VIEW – WATERWAY)

DATUM
 RELATIONSHIPS
 N.T.S.
 GRAPHIC SCALE 1" = 100'
 0 100 100

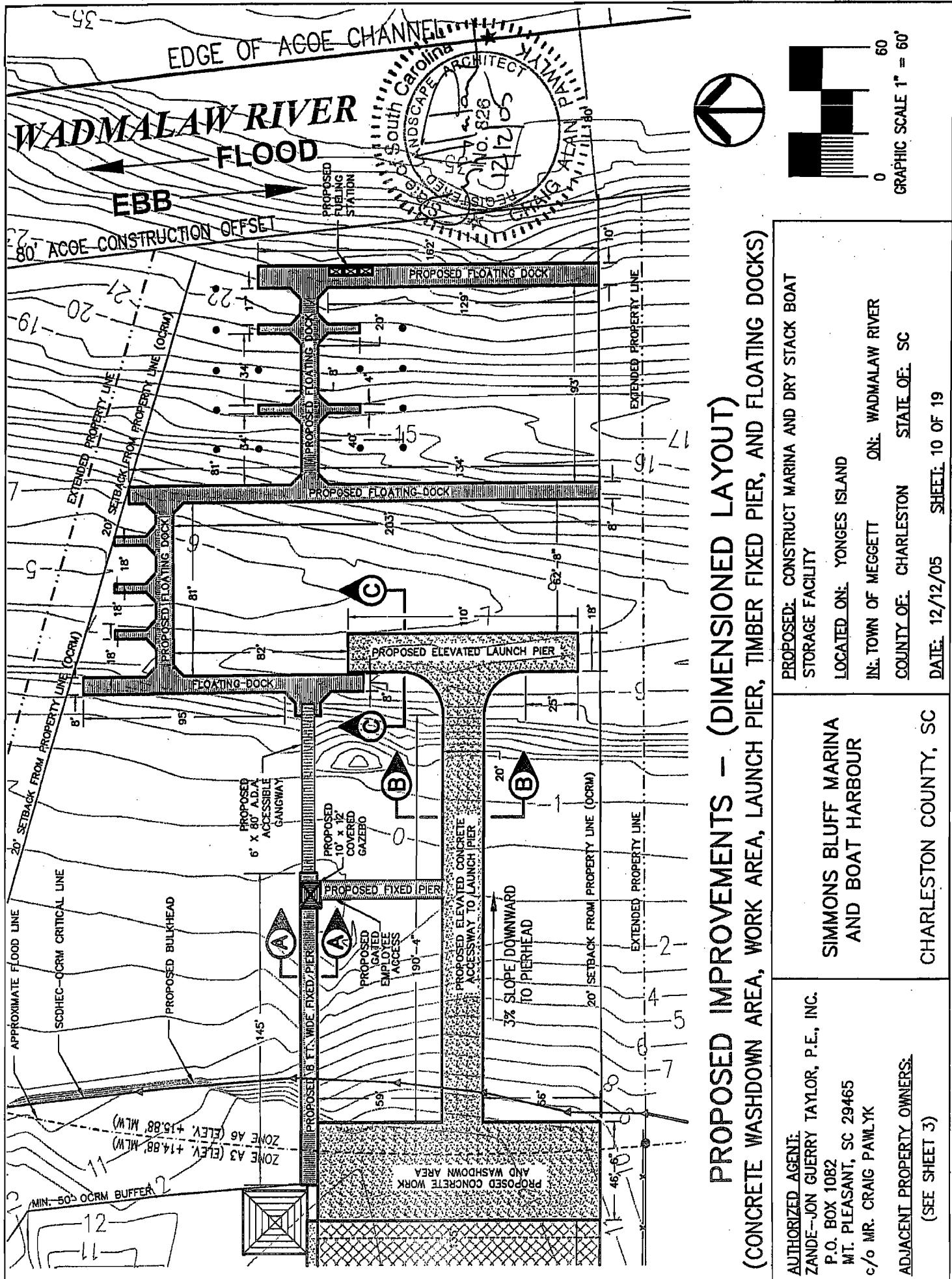
PROPOSED CONSTRUCT MARINA AND DRY STACK BOAT
 STORAGE FACILITY

LOCATED ON: YONGES ISLAND

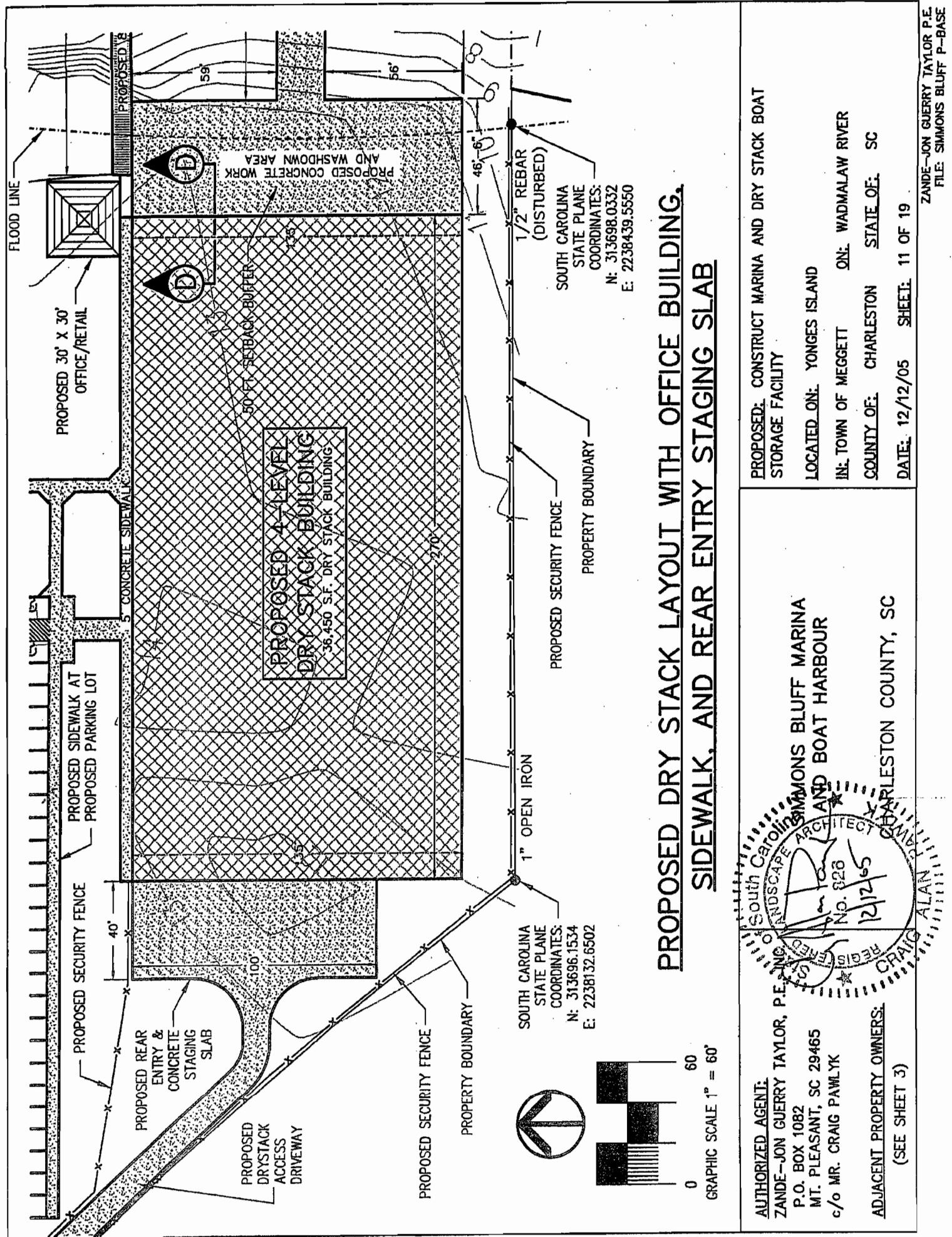
IN: TOWN OF MEGGETT ON: WADMALAW RIVER

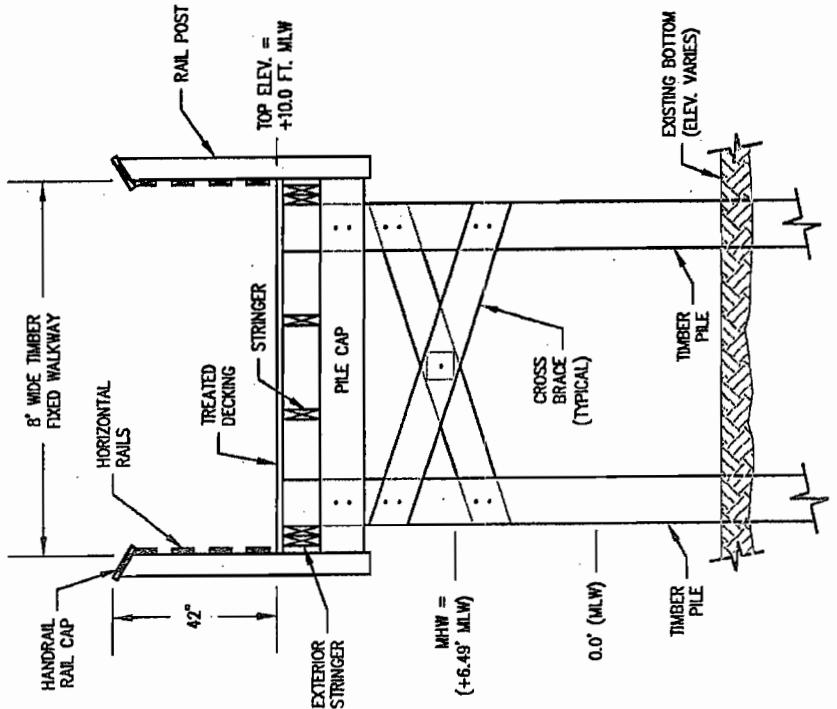
COUNTY OF: CHARLESTON STATE OF: SC

DATE: 12/12/05 SHEET: 9 OF 19



PROPOSED IMPROVEMENTS – (DIMENSIONED LAYOUT) (CONCRETE WASHDOWN AREA, WORK AREA, LAUNCH PIER, TIMBER FIXED PIER, AND FLOATING DOCKS)

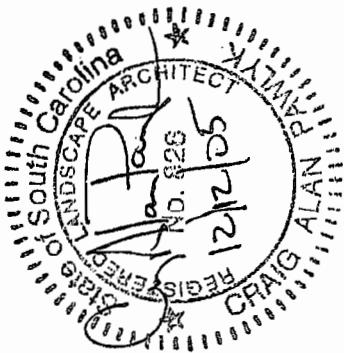




(SECTION A-A)

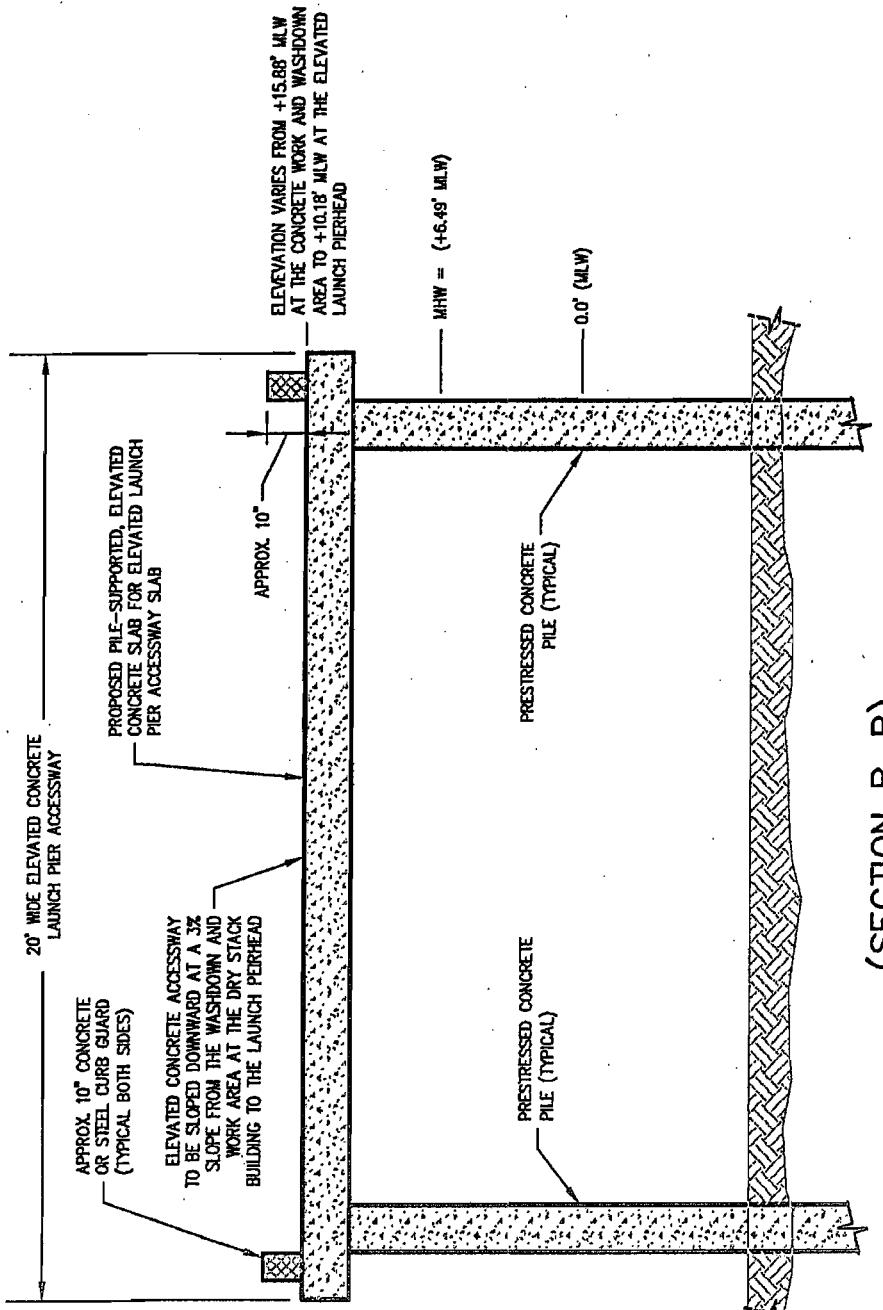
PROPOSED FIXED PIER WALKWAY

NOT TO SCALE



AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY	
LOCATED ON:	YONGES ISLAND
IN: TOWN OF MEGGETT	ON: WADMALAW RIVER
COUNTY OF: CHARLESTON	STATE OF: SC
DATE: 12/12/05	SHEET: 13 OF 19



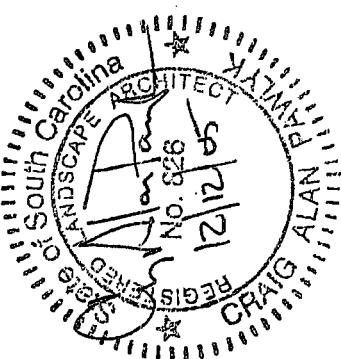
PROPOSED ELEVATED CONCRETE
FIXED PIER ACCESSWAY

NOT TO SCALE

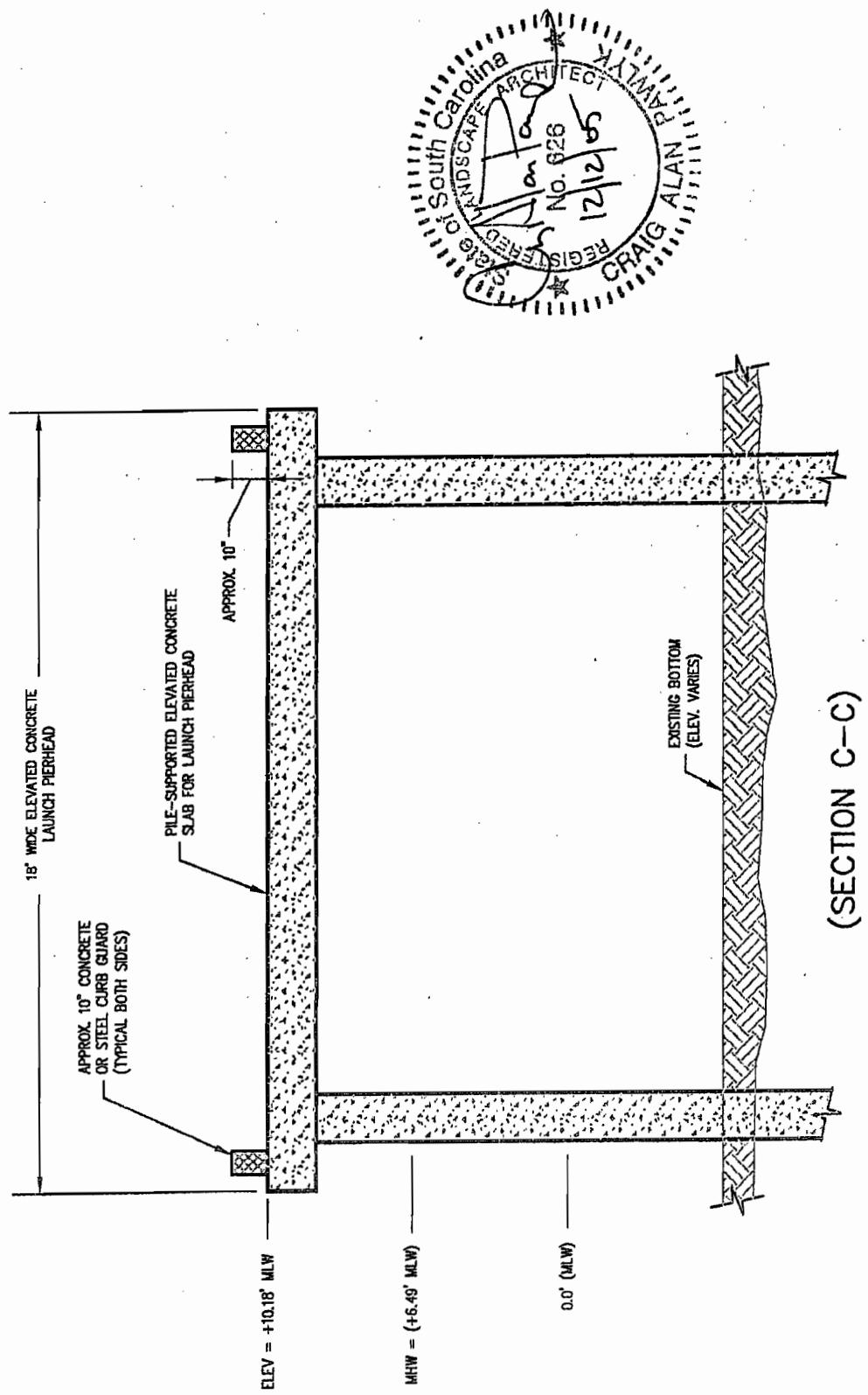
PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY
LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT
COUNTY OF: CHARLESTON
STATE OF: SC

CHARLESTON COUNTY, SC

DATE: 12/12/05 SHEET: 14 OF 19



AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLYK
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)



**PROPOSED ELEVATED CONCRETE
PIERHEAD**

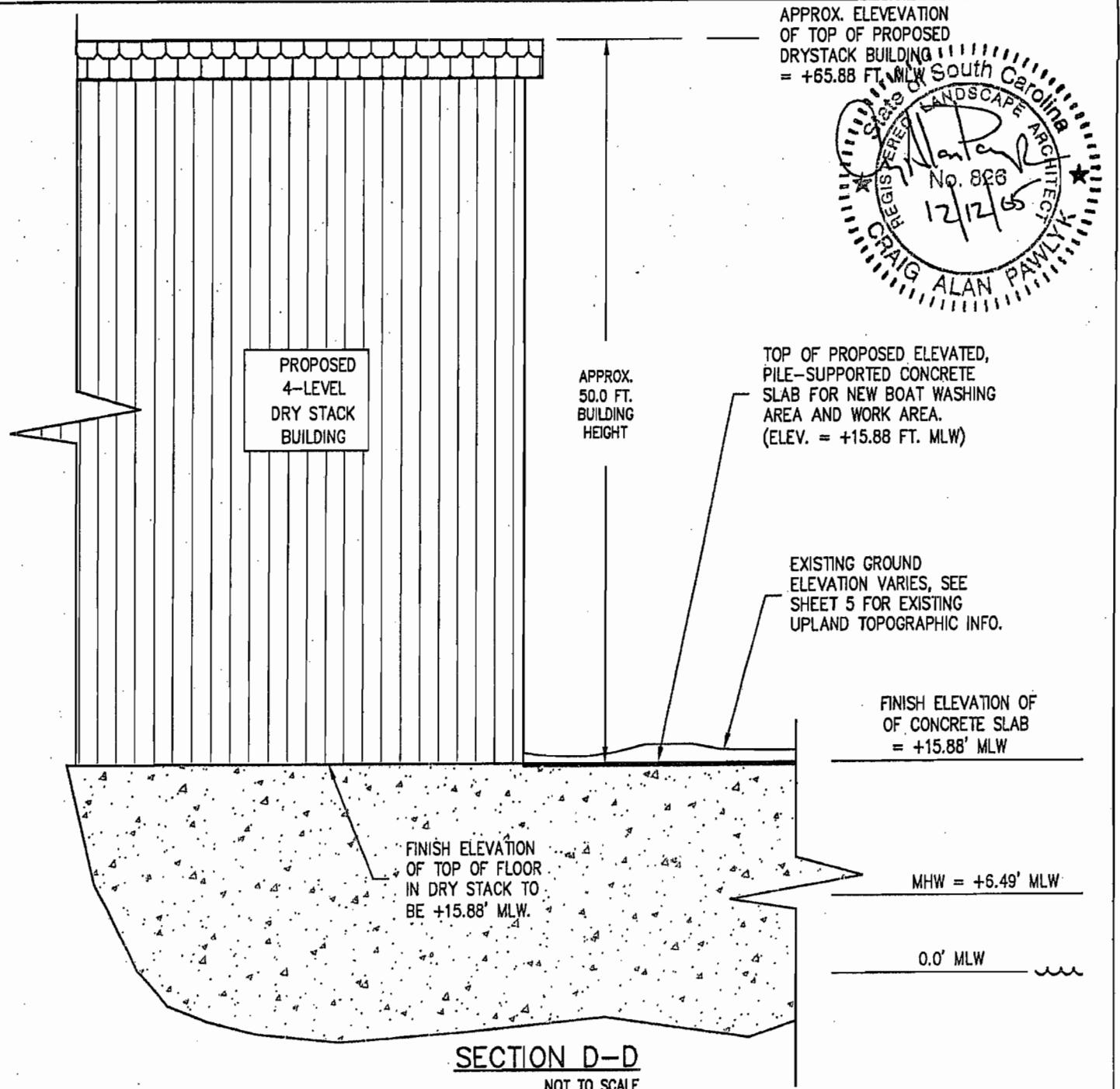
NOT TO SCALE

AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK

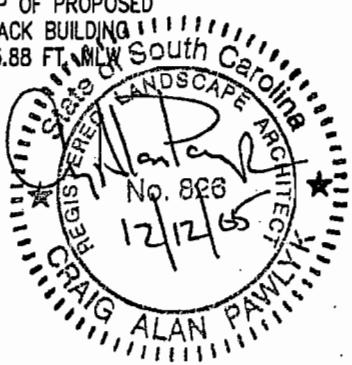
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY
LOCATED ON: YONGES ISLAND ON: WADMALAW RIVER
IN: TOWN OF MEGGETT COUNTY OF: CHARLESTON STATE OF: SC

DATE: 12/12/05 SHEET: 15 OF 19



APPROX. ELEVATION
OF TOP OF PROPOSED
DRYSTACK BUILDING
= +65.88 FT. MLW



PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY

LOCATED ON: YONGES ISLAND

IN: TOWN OF MEGGETT

ON: WADMALAW RIVER

COUNTY OF: CHARLESTON

STATE OF: SC

DATE: 12/12/05

SHEET: 16 OF 19

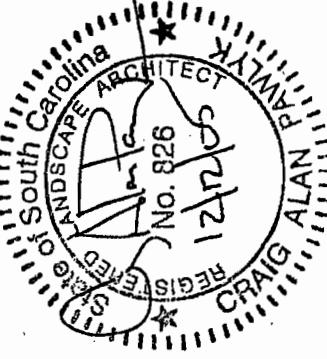
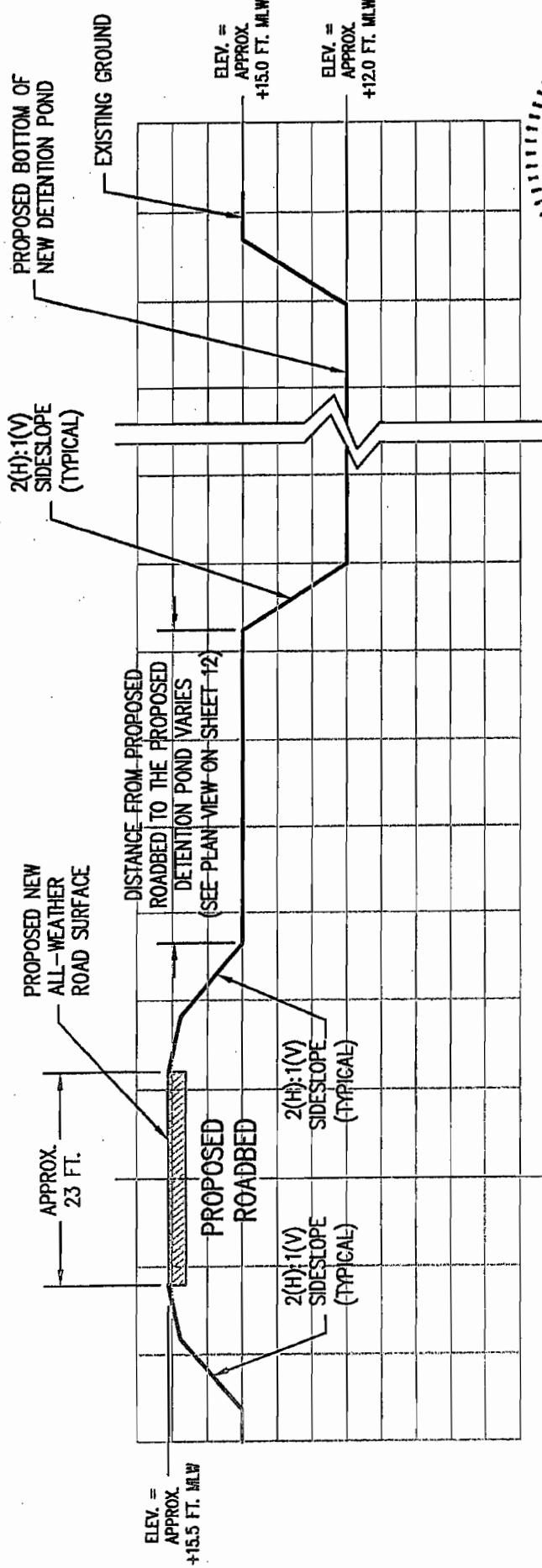
AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK

ADJACENT PROPERTY OWNER:
(SEE SHEET 3)

SIMMONS BLUFF MARINA
AND BOAT HARBOUR

CHARLESTON COUNTY, SC

PROPOSED DRY STACK BUILDING



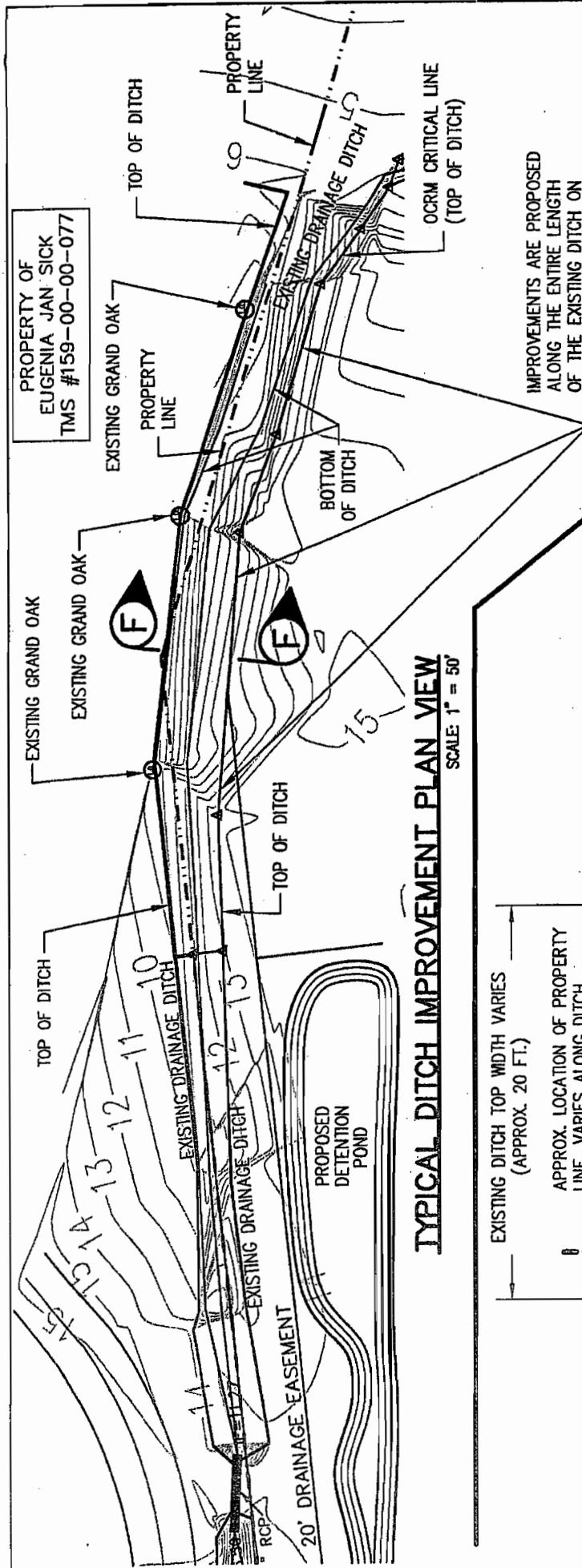
PROPOSED PARKING AREA ACCESS ROAD AND DETENTION POND CROSS SECTION (TYPICAL)

AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

SIMMONS BLUFF MARINA
AND BOAT HARBOUR
CHARLESTON COUNTY, SC

PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT
STORAGE FACILITY
LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT ON: WADMALAW RIVER
COUNTY OF: CHARLESTON STATE OF: SC

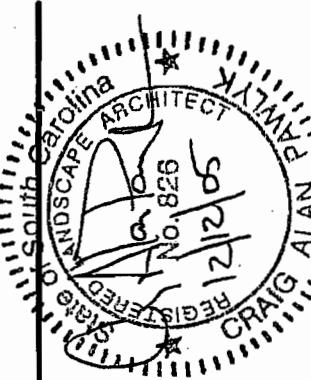
PROPERTY OF
EUGENIA JAN SICK
MS #159-00-00-077



TYPICAL DITCH IMPROVEMENT PLAN VIEW

SCALE: 1" = 50'

IMPROVEMENTS ARE PROPOSED
ALONG THE ENTIRE LENGTH
OF THE EXISTING DITCH ON
THIS SIDE ONLY. SEE SECTION
F-F BELOW FOR TYPICAL DITCH
IMPROVEMENT SECTION.



PROPOSED: CONSTRUCT MARINA AND DRY STACK BOAT STORAGE FACILITY

PROPOSED: CONS
STORAGE FACILITY

LOCATED ON: YONGES ISLAND
IN: TOWN OF MEGGETT ON: WADMALAW RIVER
COUNTY OF CHARLESTON STATE OF SC

COUNTY: CHARLESTON DATE: 12/12/05 SHEET: 18 OF 18
STATE: SC

ZANDE-JON GUERRY TAYLOR P.E.
ELIE SIMMONS BRIEFF P-BASE

TYPICAL DITCH IMPROVEMENT SECTION

NOT TO SCALE

EXISTING DITCH TOP WIDTH VARIES (APPROX. 20 FT.)

APPROX. LOCATION OF PROPERTY LINE, VARIES ALONG DITCH. (SEE PLAN VIEW ABOVE)

EXISTING GROUND

EXISTING GROUND

EXISTING ERODED BANK

EXISTING GROUND

EXISTING GROUND

PROPOSED IMPROVED SIDESLOPE WITH FILTER FABRIC AND RIPRAP (TYPICAL)

PROPOSED RIPRAP

PROPOSED FILTER FABRIC

EXISTING GROUND

PROPOSED COMPACTED FILL

DEPTH VARIES (APPROX. 5.5 FT.)

1(H)

1(M)

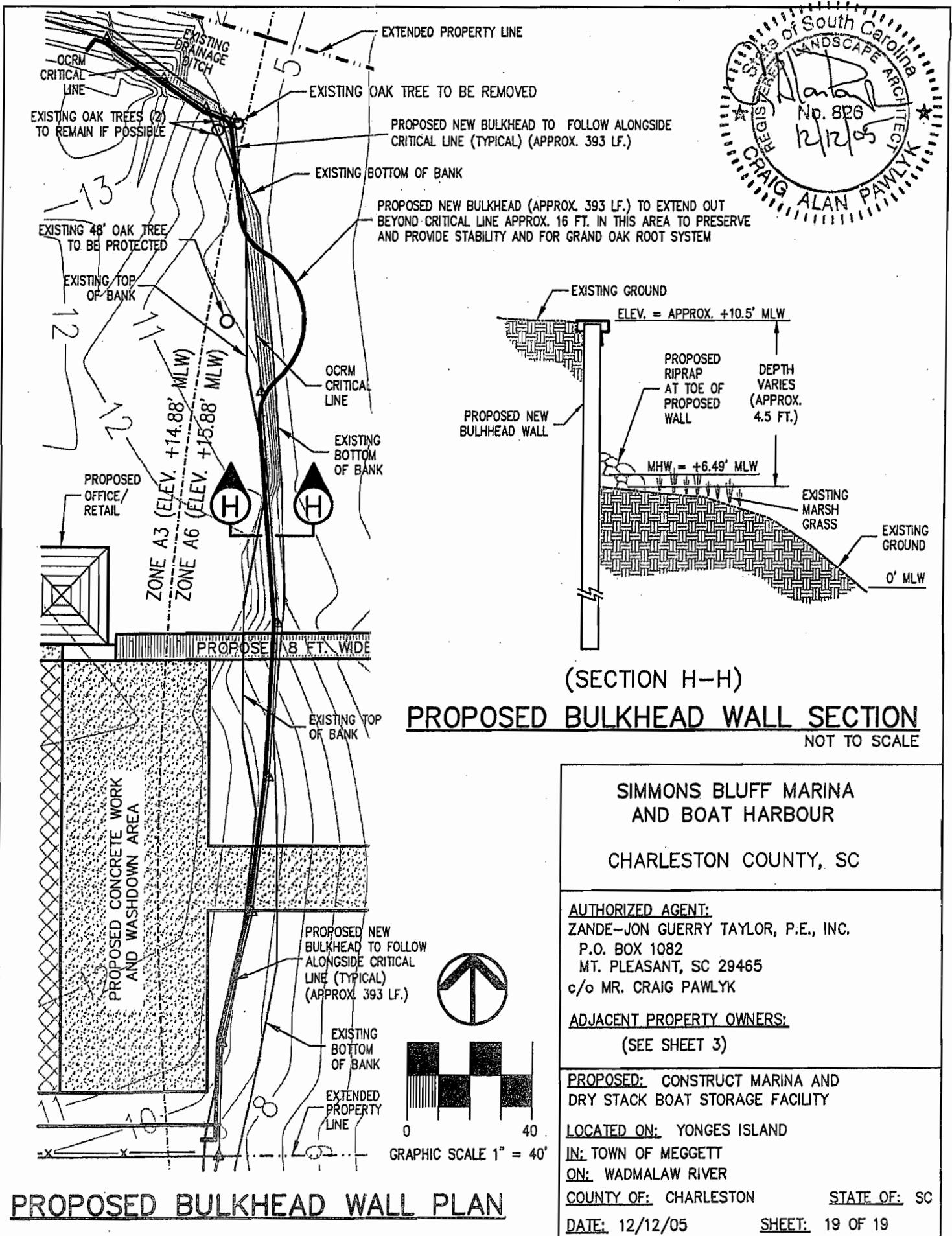
PROPOSED IMPROVEMENTS TO THE EXISTING DRAINAGE DITCH

AUTHORIZED AGENT:
ZANDE-JON GUERRY TAYLOR, P.E., INC.
P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLYK
ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

AUTHORIZED AGENT:
ZANDE-YON GUERRY

P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLK

ADJACENT PROPERTY C
(SEE SHEET 3)



SIMMONS BLUFF MARINA
AND BOAT HARBOUR

CHARLESTON COUNTY, SC

AUTHORIZED AGENT:
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P.O. BOX 1082
MT. PLEASANT, SC 29465
c/o MR. CRAIG PAWLICK

ADJACENT PROPERTY OWNERS:
(SEE SHEET 3)

PROPOSED: CONSTRUCT MARINA AND
DRY STACK BOAT STORAGE FACILITY

LOCATED ON: YONGES ISLAND

IN: TOWN OF MEGGETT

ON: WADMALAW RIVER

COUNTY OF: CHARLESTON

STATE OF: SC

DATE: 12/12/05

SHEET: 19 OF 19