

**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

24 March 2006

Refer to: P/N #2006-1E-027-P

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

**ST. MARKS LAND COMPANY, LLC**  
8174 RITCHIE HIGHWAY  
PASADENA, MARYLAND 21122

for a permit to construct a community dock structure and boat ramp in the

STONO RIVER

at a proposed subdivision located on River Road, Johns Island, Charleston County, South Carolina. (Latitude – 32.73674; Longitude – 80.01177)

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, 24 APRIL 2006**

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

The proposed work consists of removing existing floating docks attached to an existing dock structure at the site. The debris will be deposited in an approved offsite disposal area. Utilizing the existing walkway and 20' x 20' covered fixed pierhead, the applicant proposes to install ten (10) boat slips designed in a "T" formation and extending 140' from the existing fixed pierhead. In addition, an elevated 15' wide boat ramp, turn around lane, and make ready lane are to be constructed on concrete piles and extend approximately 450' from the existing ground. Approximately 12.6 cubic yards of riprap is to be installed at the end of the elevated boat ramp to prevent scouring and erosion. An 8' x 100' floating access dock with a 10' x 30' floating courtesy dock is to be installed adjacent to the elevated boat ramp. The purpose of this work is for the private recreational use of the future residents of the Stono River Development.

**REGULATORY DIVISION****Refer to: P/N #2006-1E-027-P****St. Marks Land Company, LLC****24 March 2006**

**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 0.01 acre 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).

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.

REGULATORY DIVISION

Refer to: P/N #2006-1E-027-P

S. Marks Land Company

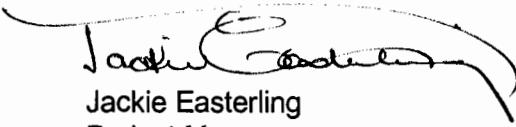
24 March 2006

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.

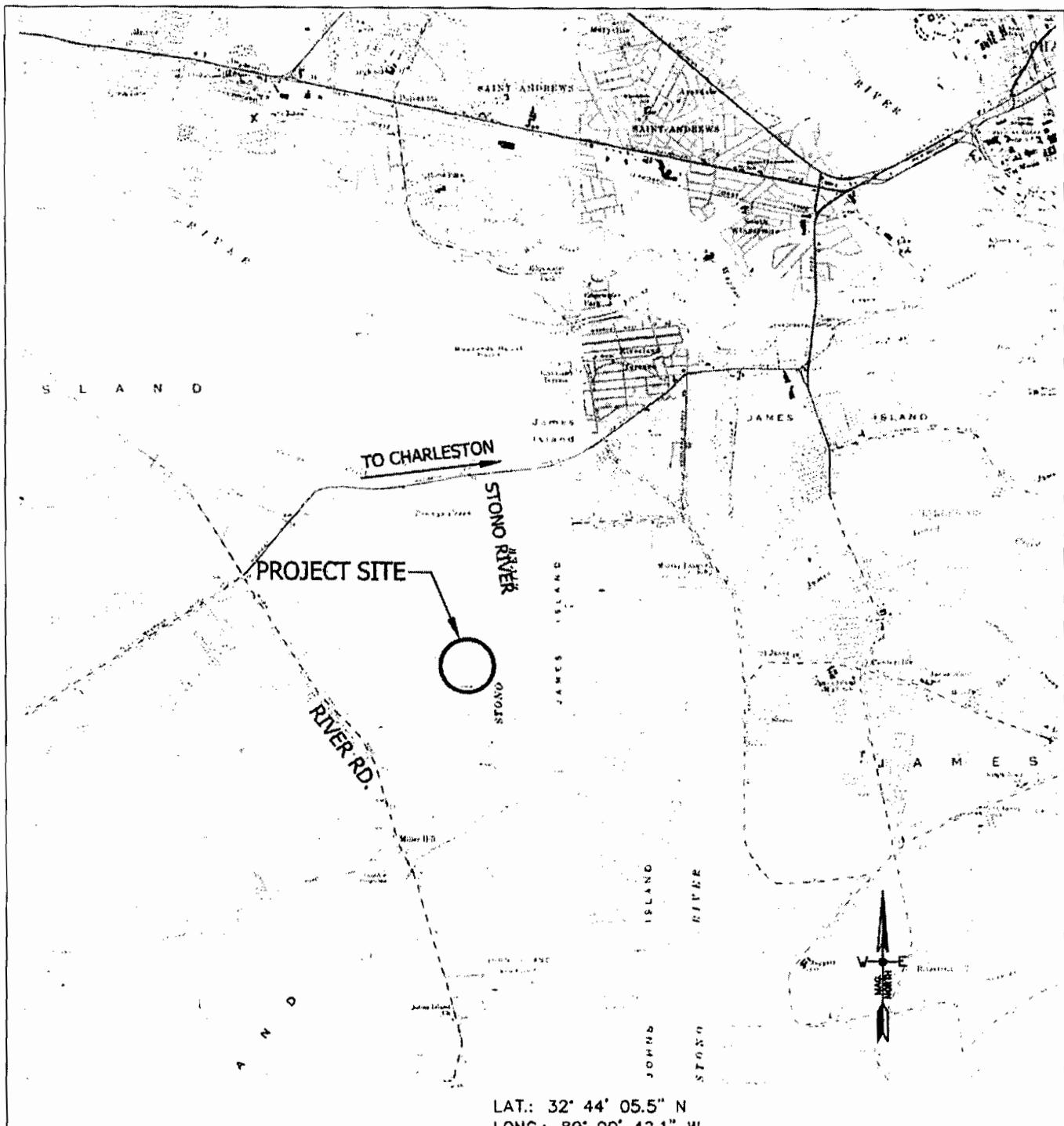
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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.



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



LAT.: 32° 44' 05.5" N  
LONG.: 80° 00' 42.1" W

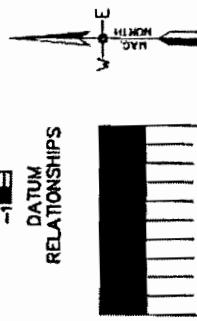
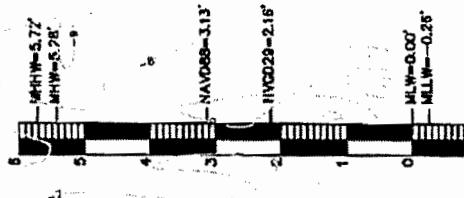
<p>OWNER: ST. MARKS LAND CO LLC 8174 RITCHIE HIGHWAY PASADENA, MD 21122</p> <p>AUTHORIZED AGENT: ALEX ZIMAR, P.Eng.</p> <p>ADJACENT PROPERTY OWNERS:</p> <p>SEE ATTACHED SHEETS</p>	<p>SCALE: 1" = 5000'</p> <p><b>LOAD SHEET</b></p> <p><b>STONOVILLE</b></p> <p><b>COMMUNITY DOCK</b></p> <p><b>BOAT RAMP</b></p> <p><b>PERMIT</b></p>	<p>PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.</p> <p>ON: JOHNS ISLAND, SC</p> <p>IN: CHARLESTON COUNTY, SC</p> <p>DATE: 7-29-05 PAGE: 1 OF 12</p>
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Q006-1E-627

FILE: STONO RIVER COMM. DOCK P-BASE

STONO RIVER

FLOW  
EBB



NOT FOR CONSTRUCTION 0 GRAPHIC SCALE 1" = 200'

NOTE:  
SEE ENLARGED  
VIEW SHEET 3.

EXISTING DIRT ROAD CAUSEWAY  
SEE SHEET 9

EXISTING SITE CONDITIONS  
(OVERALL VIEW)

CRM DELINEATED  
CRITICAL LINE

EXISTING SITE CONDITIONS  
(OVERALL VIEW)

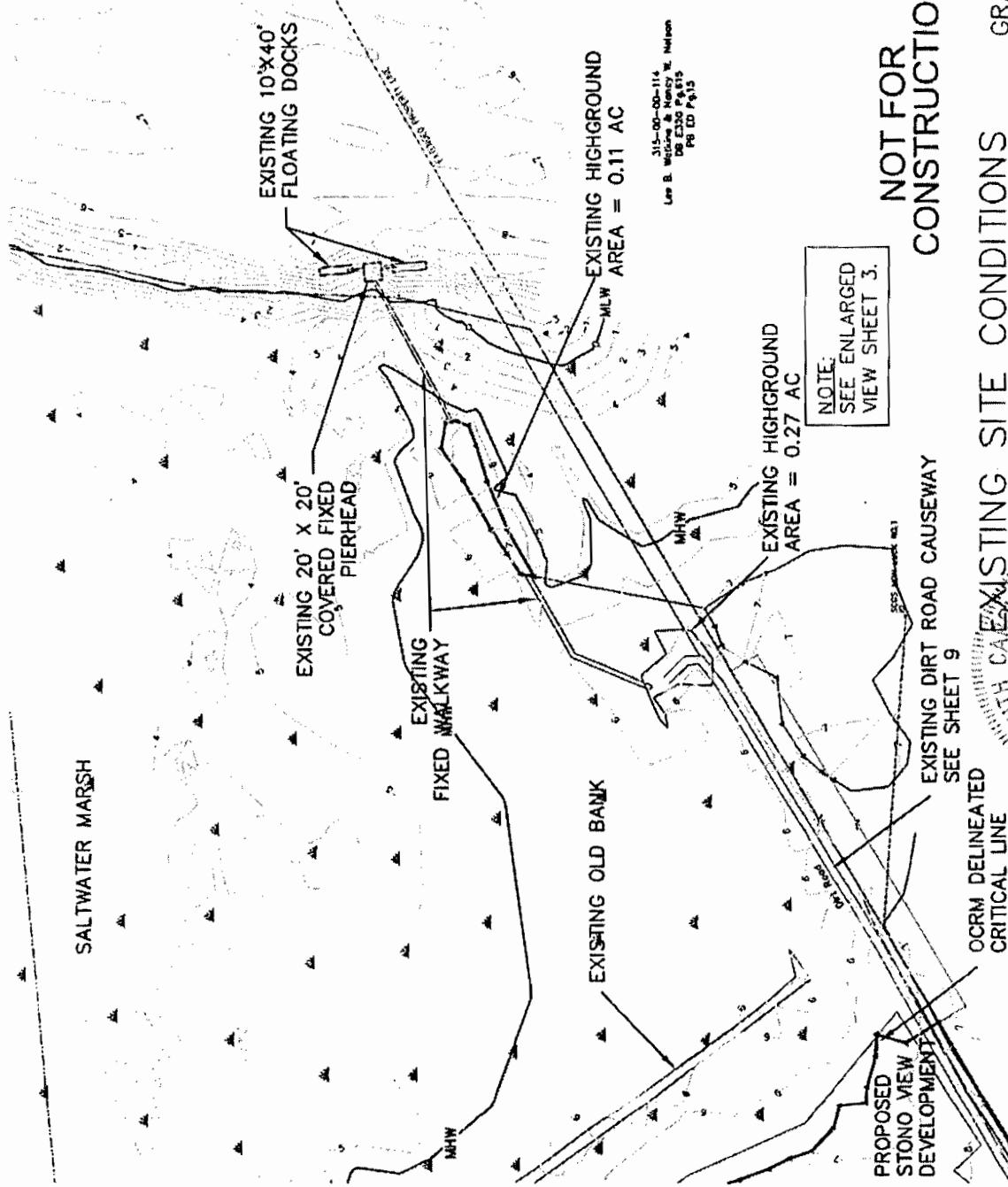
OWNER: ST MARKS LAND CO LLC  
8174 RITCHIE HIGHWAY  
PASEDENA, MD 21122  
AUTHORIZED AGENT: ALEX ZMAR, P.E.  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED SHEETS

PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK  
SPACE AND ACCESS TO NAVIGABLE WATERS OF THE  
STONO RIVER.

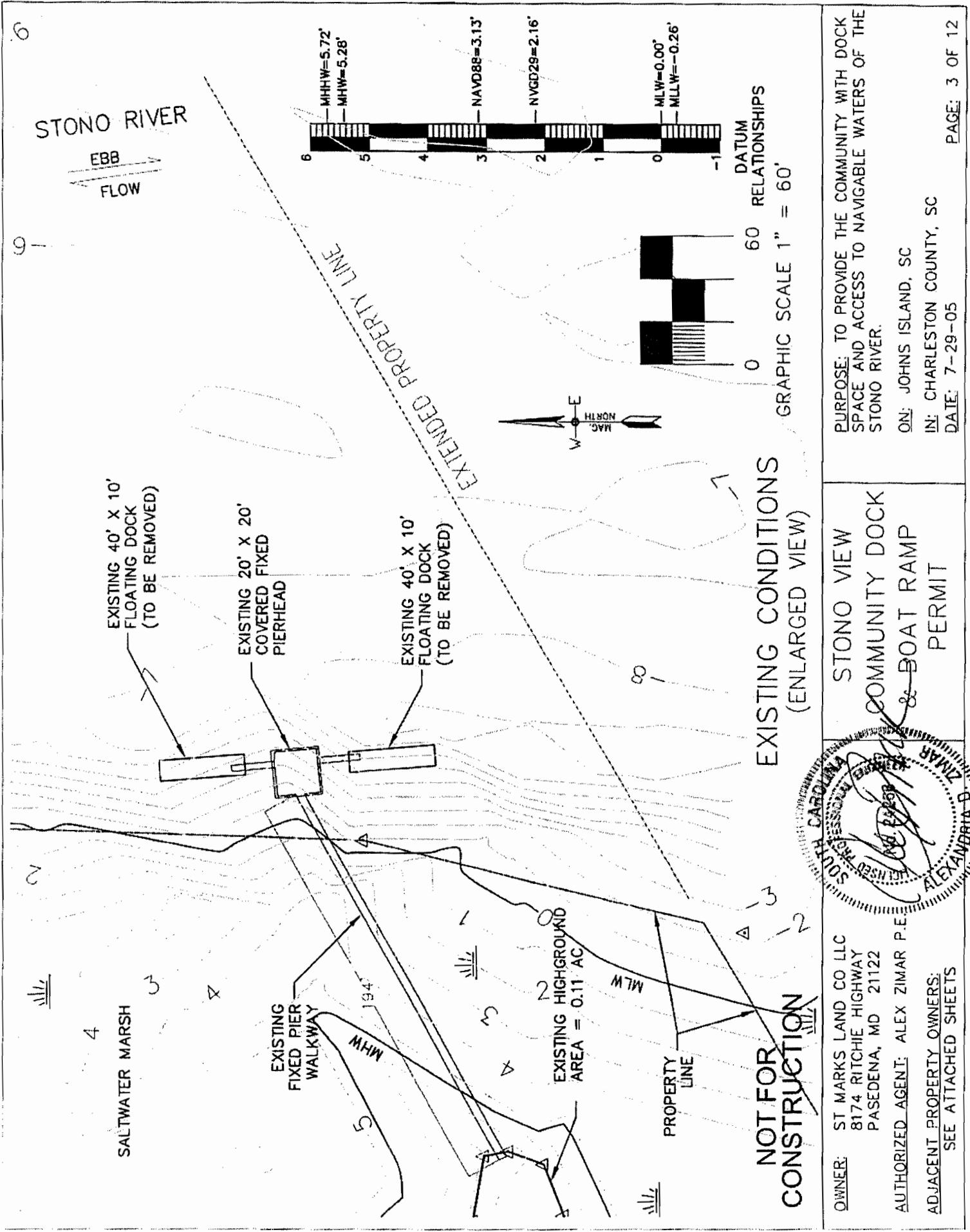
ON: JOHNS ISLAND, SC  
IN: CHARLESTON COUNTY, SC  
DATE: 7-29-05

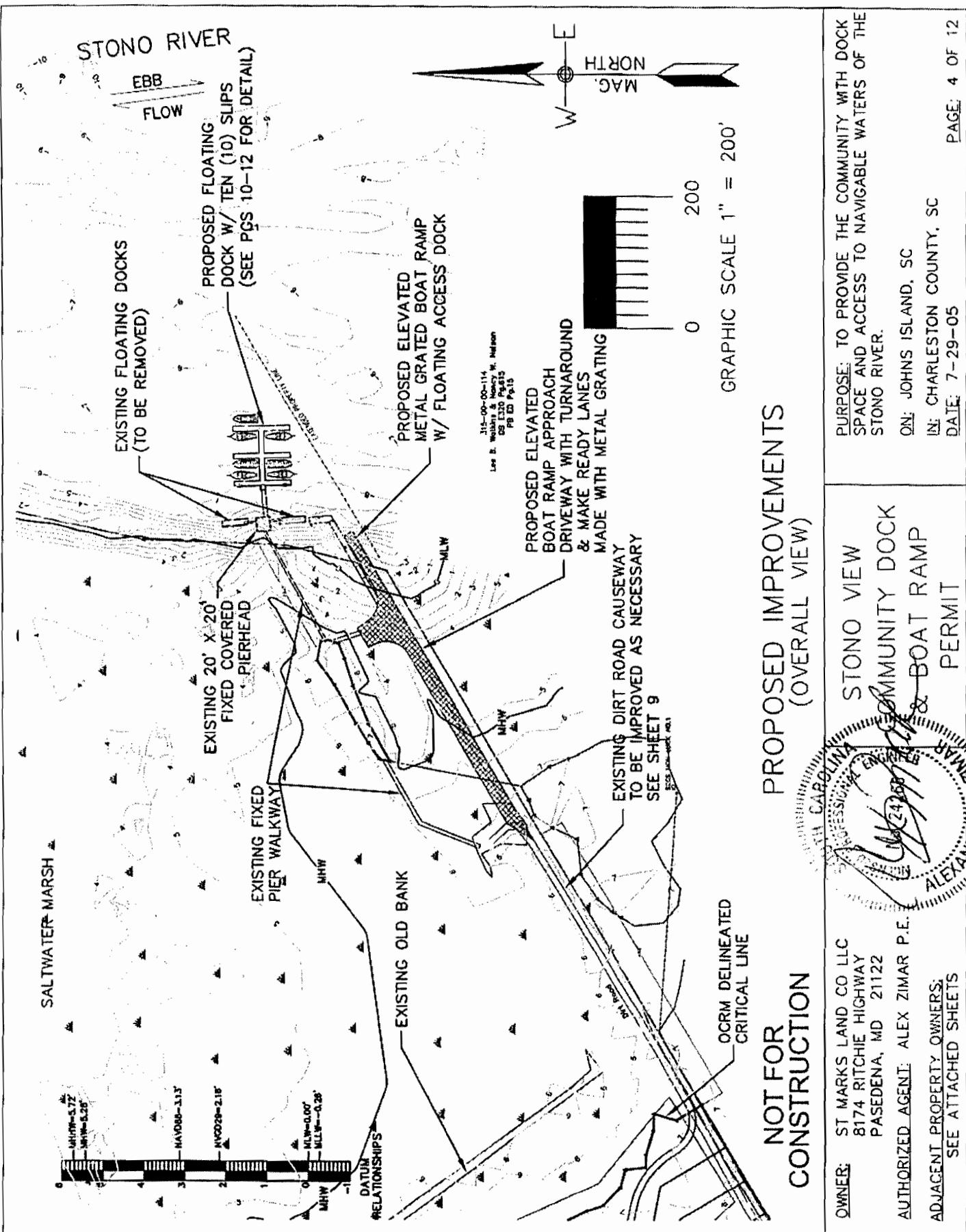
PAGE: 2 OF 12  
FILE: STONO RIVER COMM. DOCK P-RACE

SALTWATER MARSH

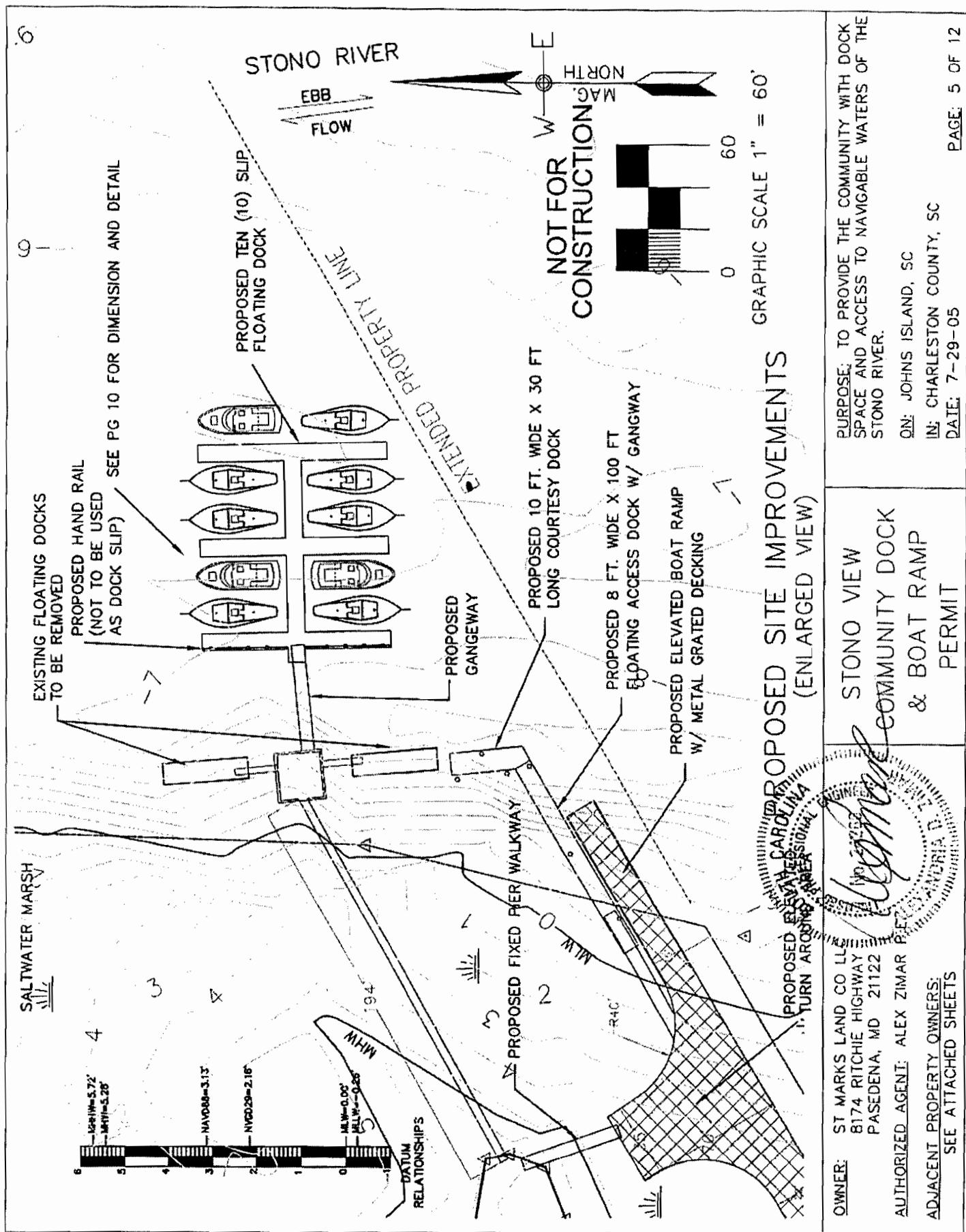


2006-1E-027

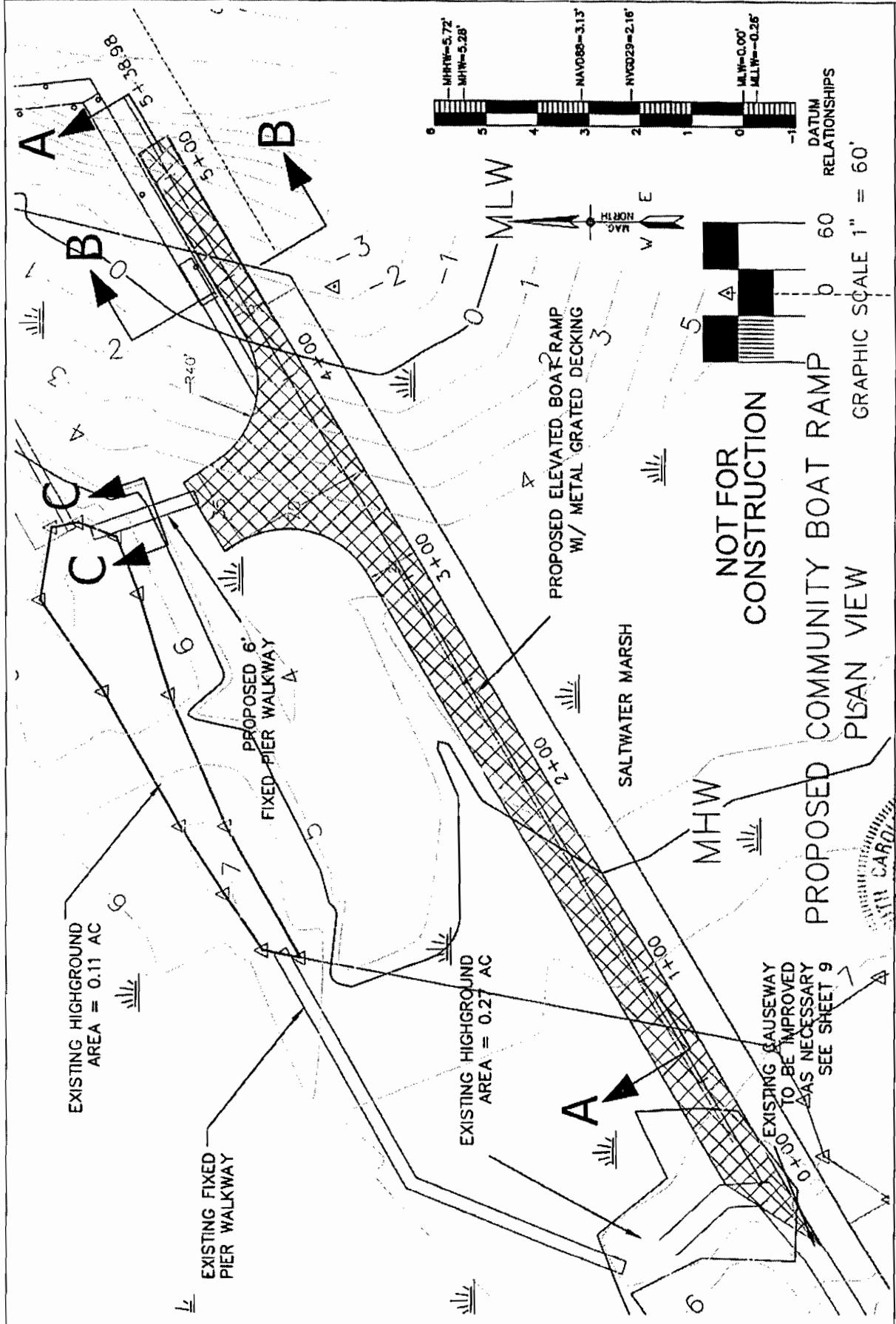




2006-1E-027



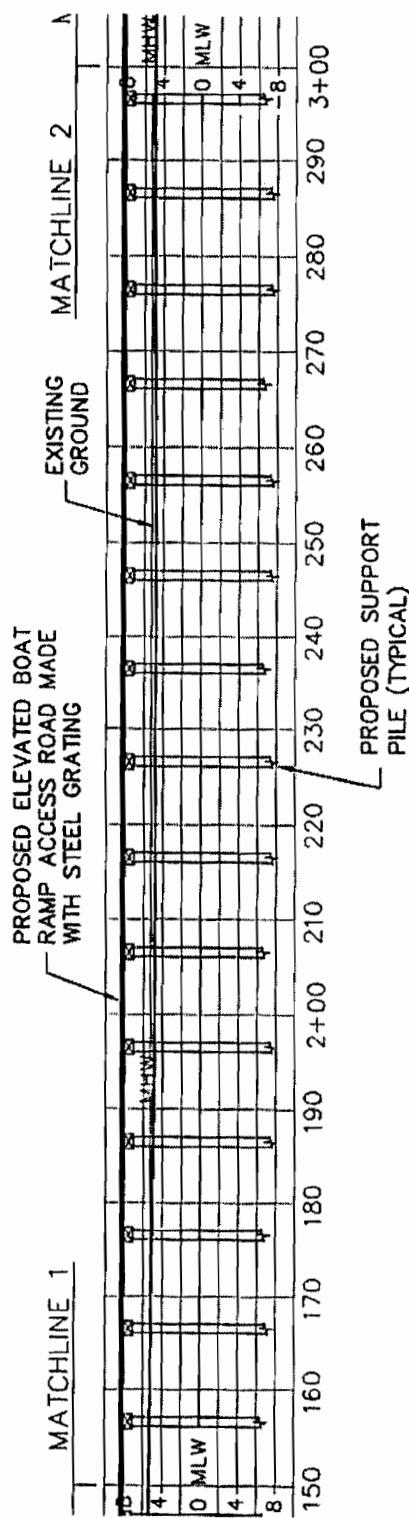
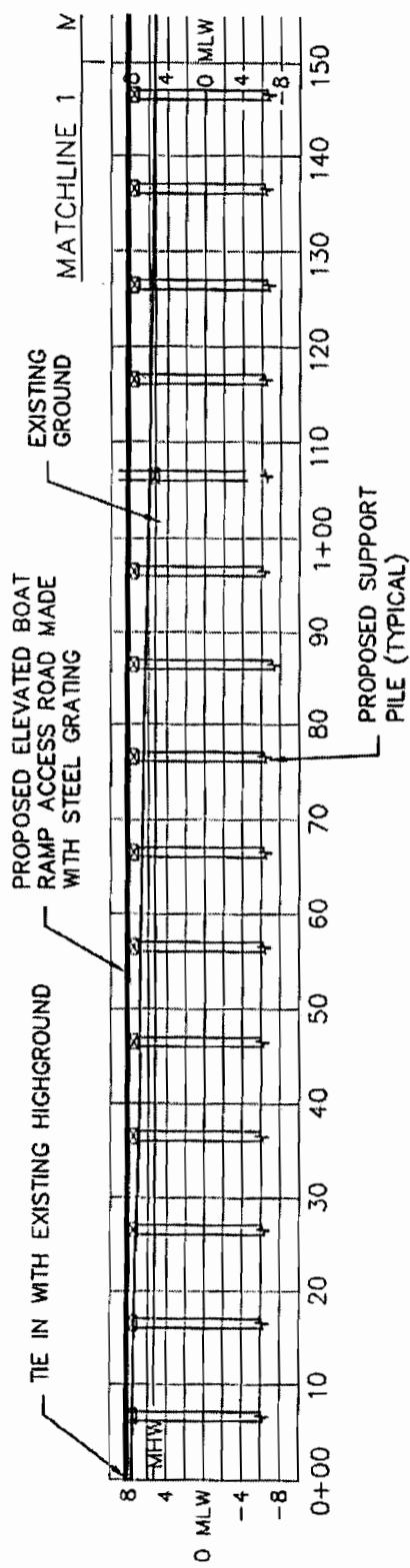
2006-1E-027



OWNER: ST MARKS LAND CO LLC 8174 RITCHIE HIGHWAY PASEDENA, MD 21122	STONO VIEW COMMUNITY DOCK & BOAT RAMP PERMIT	PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.
AUTHORIZED AGENT: ALEX ZIMAR P.E.	ON: JOHNS ISLAND, SC	IN: CHARLESTON COUNTY, SC
ADJACENT PROPERTY OWNERS: SEE ATTACHED SHEETS		DATE: 7-29-05

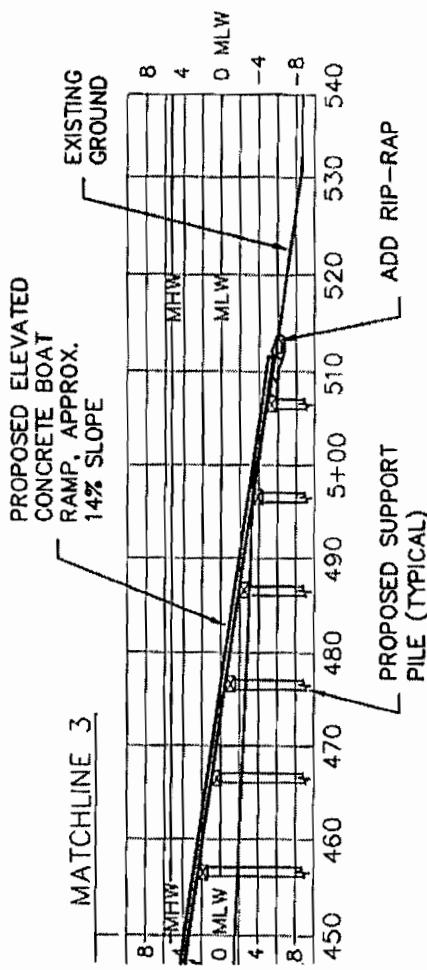
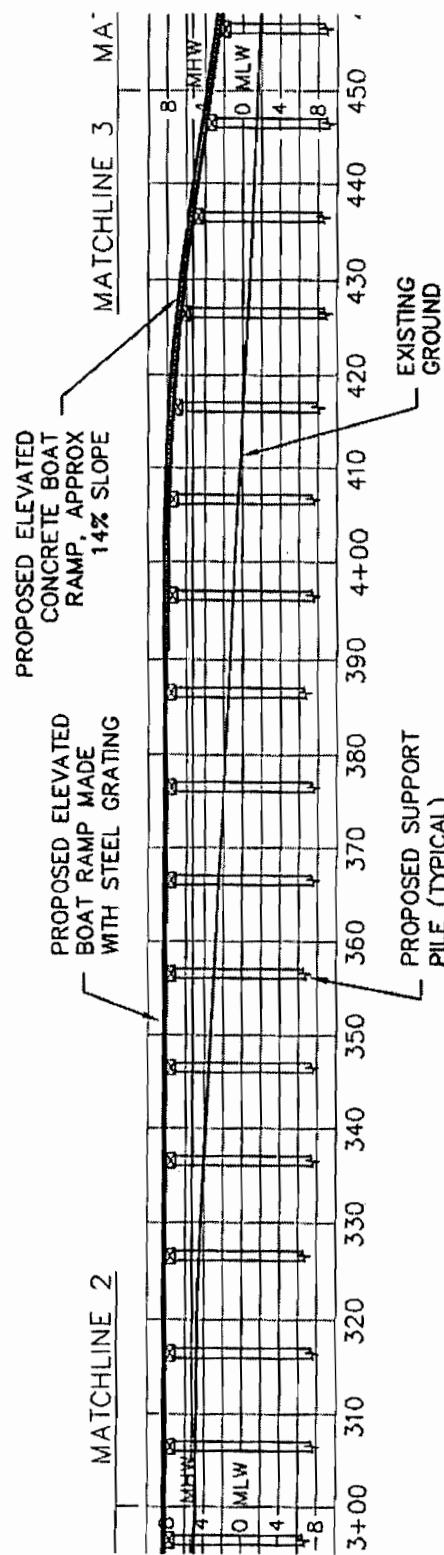
PROPOSED COMMUNITY BOAT RAMP  
PROFILE A-A

NOT FOR  
CONSTRUCTION



OWNER:	ST MARKS LAND CO LLC 8174 RITCHIE HIGHWAY PASEDENA, MD 21122	STONO VIEW COMMUNITY DOCK & BOAT RAMP PERMIT	PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.
AUTHORIZED AGENT:	ALEX ZIMAR P.E. NO. 24266	IN: CHARLESTON COUNTY, SC	ON: JOHNS ISLAND, SC
ADJACENT PROPERTY OWNERS: SEE ATTACHED SHEETS			DATE: 7-29-05 PAGE: 7 OF 12

2006-1E-027



NOT FOR CONSTRUCTION

PROPOSED COMMUNITY BOAT RAMP PROFILE A-A

GRAPHIC SCALE 1" = 20'

0

OWNER: ST MARKS LAND CO LLC  
8174 RITCHIE HIGHWAY  
PASEDENA, MD 21122  
AUTHORIZED AGENT: ALEX ZIMAR P.E.  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED SHEETS

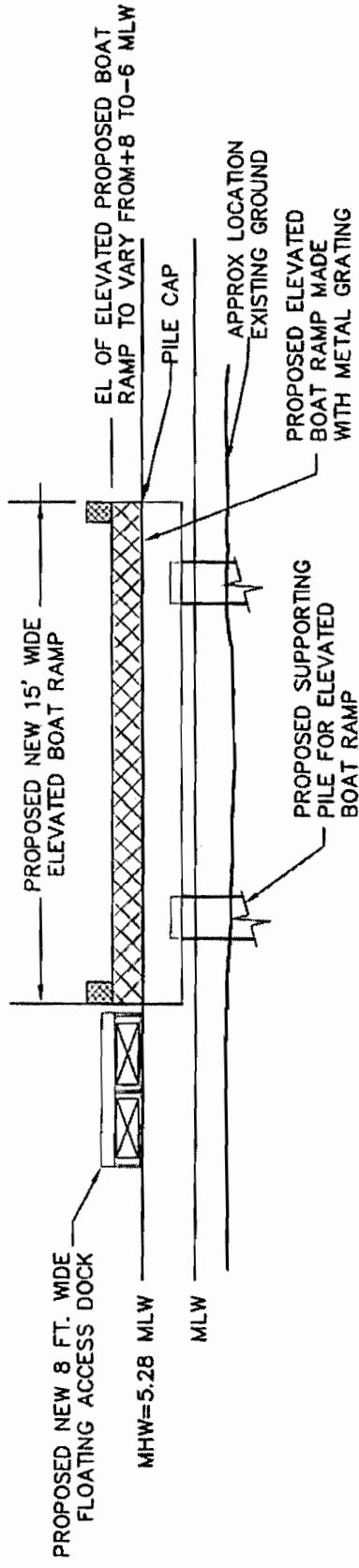
PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.

ON: JOHNS ISLAND, SC

IN: CHARLESTON COUNTY, SC

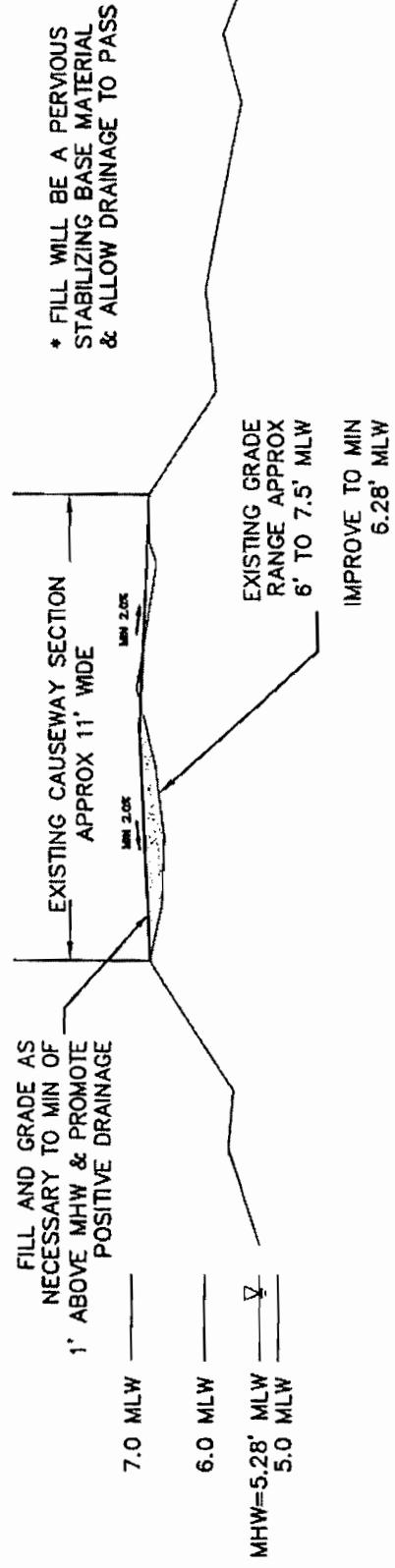
DATE: 7-29-05

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ELEVATED BOAT RAMP & GROUNDOUT DOCK CROSS SECTION - SECTION B-B

SCALE: NONE



**NOT FOR  
CONSTRUCTION**

SCALE: NONE

Typical Causeway Cross Section

OWNER:	ST. MARKS LAND CO LLC 8174 RITCHIE HIGHWAY PASEDENA, MD 21122	STONO VIEW COMMUNITY DOCK BOAT RAMP PERMIT	PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.
AUTHORIZED AGENT:	ALEX ZIMAR P.E.		ON: JOHNS ISLAND, SC
ADJACENT PROPERTY OWNERS:			IN: CHARLESTON COUNTY, SC
SEE ATTACHED SHEETS			DATE: 7-29-05 PAGE: 9 OF 12 FILE: STONO RIVER COMM DOCK P-RACE

### LEGEND

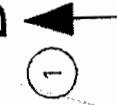
DOCK SLIP NUMBER

PROPOSED HAND RAIL (NOT TO BE USED AS DOCK SLIP)



PROPOSED COMMUNITY FLOATING DOCK

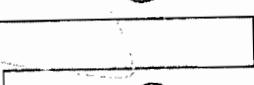
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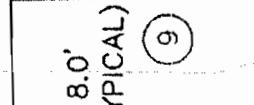
40.0'  
(TYPICAL)



36.0'  
(TYPICAL)



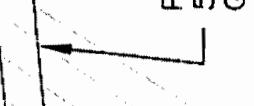
40.0'  
(TYPICAL)



8.0'  
(TYPICAL)



8.0'  
(TYPICAL)



8.0'  
(TYPICAL)



8.0'  
(TYPICAL)



8.0'  
(TYPICAL)



8.0'  
(TYPICAL)

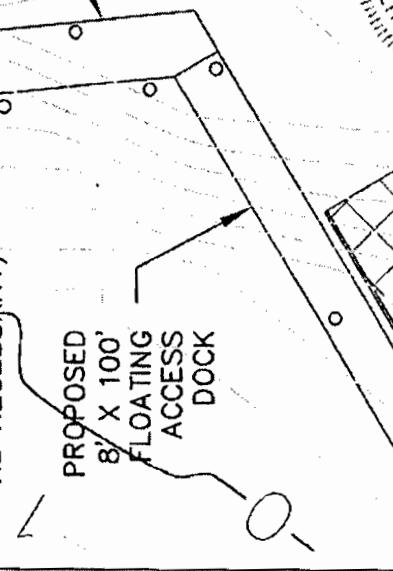


8.0'  
(TYPICAL)

EXISTING FIXED PIER  
WALKWAY &  
COVERED PIERHEAD  
(TO BE IMPROVED  
AS NECESSARY)

PROPOSED  
8' X 100'  
FLOATING  
ACCESS  
DOCK

PROPOSED 10' X 30'  
FLOATING COURTESY  
DOCK



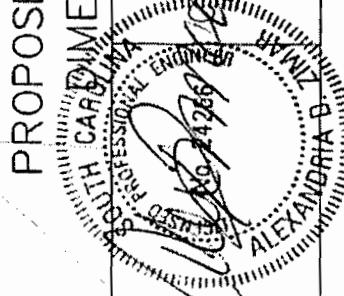
NOT FOR  
CONSTRUCTION



GRAPHIC SCALE 1" = 30'

PROPOSED COMMUNITY DOCKS  
DIMENSIONED LAYOUT

STONO VIEW  
COMMUNITY DOCK  
& BOAT RAMP



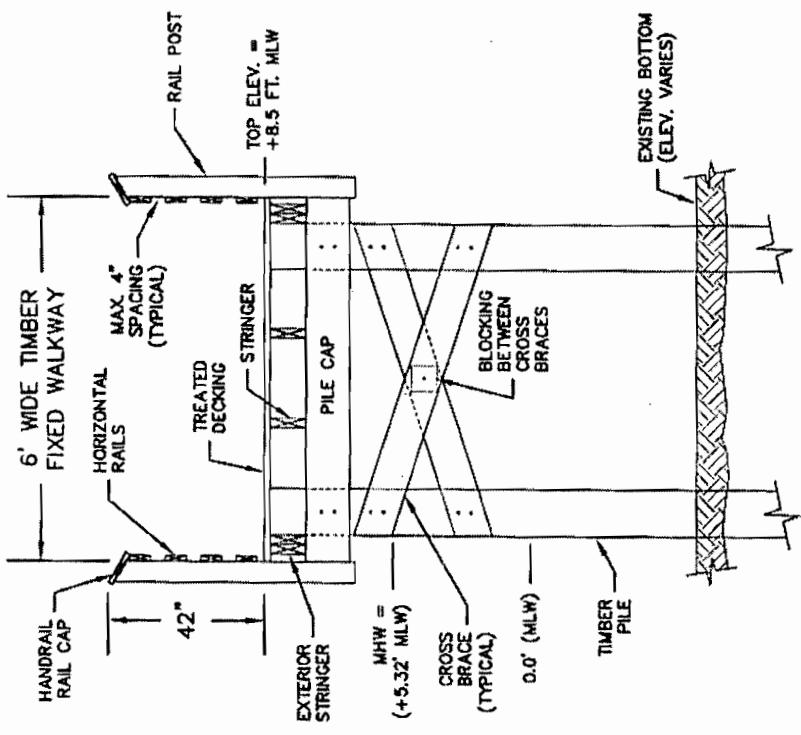
OWNER: ST MARKS LAND CO LLC  
8174 RITCHIE HIGHWAY  
PASEDENA, MD 21122

AUTHORIZED AGENT: ALEX ZIMAR P.  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED SHEETS

PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.

ON: JOHNS ISLAND, SC  
IN: CHARLESTON COUNTY, SC  
DATE: 7-29-05

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PROPOSED 6 FT. WIDE FIXED PIER CROSSWALK

SECTION C-C

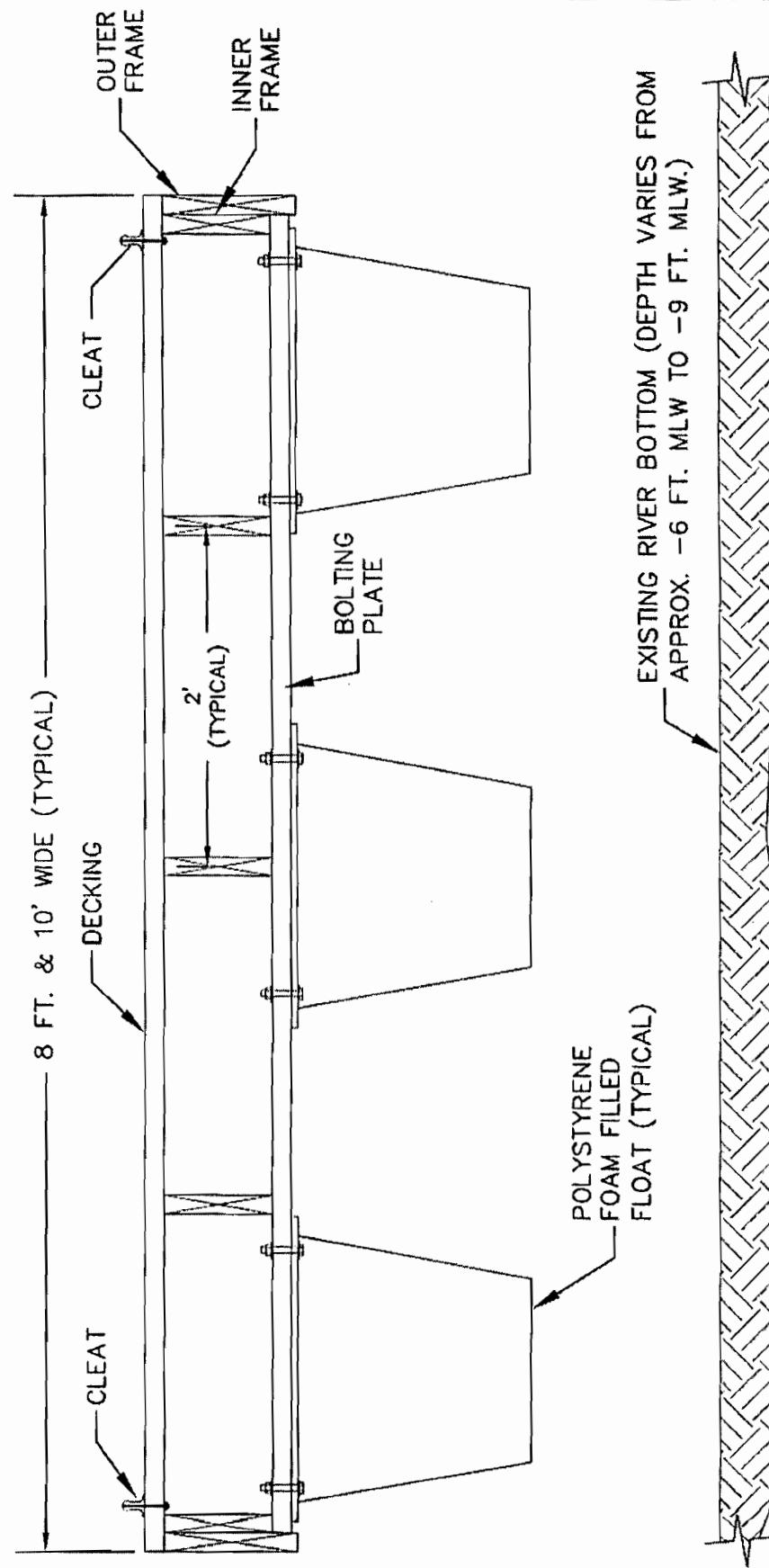
SCALE: NONE

PROPOSED COMMUNITY DOCKS

NOT FOR  
CONSTRUCTION

OWNER:	ST MARKS LAND CO LLC 8174 RITCHIE HIGHWAY PASEDENA, MD 21122	STONO VIEW COMMUNITY DOCK	PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.
AUTHORIZED AGENT:	ALEX ZIMAR P.E.	BOAT RAMP PERMIT	ON: JOHNS ISLAND, SC IN: CHARLESTON COUNTY, SC
ADJACENT PROPERTY OWNERS:			DATE: 7-29-05
SEE ATTACHED SHEETS			PAGE: 11 OF 12

2006-1E-027



2006-1E-027

**PROPOSED COMMUNITY DOCKS**  
**SECTION D-D**

SCALE: NONE

**NOT FOR  
CONSTRUCTION**

OWNER: ST MARKS LAND CO LLC  
8174 RITCHIE HIGHWAY  
PASEDENA, MD 21122  
AUTHORIZED AGENT: ALEX ZIMAR P.E.  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED SHEETS

PURPOSE: TO PROVIDE THE COMMUNITY WITH DOCK SPACE AND ACCESS TO NAVIGABLE WATERS OF THE STONO RIVER.

ON: JOHNS ISLAND, SC

IN: CHARLESTON COUNTY, SC

DATE: 7-29-05

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