



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640

APRIL 17 2013

Regulatory Division
SAS-2013-00268
SAS-2013-00269
SAS-2013-00270
SAS-2013-00271
SAS-2013-00272

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received five applications for Department of the Army Permits, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), as follows:

Application Numbers: SAS-2013-00268, SAS-2013-00269, SAS-2013-00270, SAS-2013-00271, and SAS-2013-00272.

Applicant: Mr. Steve Been
Yacht Club LLC
30 Gruber Lane
St. Simons Island, GA, 31522

Agent: Mr. Daniel H. Bucey
Resource & Land Consultants
41 Park of Commerce Way, Suite 303
Savannah, Georgia 31405

Locations of Proposed Work: The project sites are located in the Frederica River on the common lot boundaries of Lots 18 and 19 (Latitude 31.164350, Longitude -81.413042), Lots 20 and 21 (Latitude 31.164911, Longitude -81.413417), Lots 22 and 23 (Latitude 31.165213, Longitude -81.413015), Lots 24 and 25 (Latitude 31.165479, Longitude -81.412655) and Lots 26 and 27 (Latitude 31.165757, Longitude -81.412369) on the Yacht Club Tract, St. Simons Island, Glynn County, Georgia.

Descriptions of Work Subject to the Jurisdiction of the US Army Corps of Engineers: The applicant proposes to construct five dual-family dock facilities.

SAS-2013-00268 (Lots 18 and 19) a dual family dock facility consisting of a 6' X 332' dogleg walkway to a 15' X 15' fixed covered deck. Where the walkway crosses the tidal creek, the bottom of the walkway will be elevated to a height of 6' above Mean High Water. Two 30' X 16' covered boat hoists with two 3' X 30' associated catwalks, a 10' X 7.5' open deck channel ward

from the covered deck, and two 10' X 40' floating docks one upstream and one downstream from the open deck connected by two 3' X 21' gangways. The facility would extend approximately 40' beyond Mean Low Water in the Frederica River where it is approximately 500' across the river to an existing marina facility.

SAS-2013-00269 (Lots 20 and 21) a dual family dock facility consisting of a 6' X 56' walkway to a 15' X 15' fixed covered deck, two 30' X 16' covered boat hoists with two 3' X 30' associated catwalks, a 10' X 7.5' open deck channel ward from the covered deck, and two 10' X 40' floating docks one upstream and one downstream from the open deck connected by two 3' X 21' gangways. The facility would extend approximately 40' beyond Mean Low Water in the Frederica River where it is approximately 500' across the river to an existing marina facility.

SAS-2013-00270 (Lots 22 and 23) a dual family dock facility consisting of a 6' X 115' walkway to a 15' X 15' fixed covered deck, two 30' X 16' covered boat hoists with two 3' X 30' associated catwalks, a 10' X 7.5' open deck channel ward from the covered deck, and two 10' X 40' floating docks one upstream and one downstream from the open deck connected by two 3' X 21' gangways. The facility would extend approximately 40' beyond Mean Low Water in the Frederica River where it is approximately 500' across the river to an existing marina facility.

SAS-2013-00271 (Lots 24 and 25) a dual family dock facility consisting of a 6' X 142' walkway to a 15' X 15' fixed covered deck, two 30' X 16' covered boat hoists with two 3' X 30' associated catwalks, a 10' X 7.5' open deck channel ward from the covered deck, and two 10' X 40' floating docks one upstream and one downstream from the open deck connected by two 3' X 21' gangways. The facility would extend approximately 40' beyond Mean Low Water in the Frederica River where it is approximately 500' across the river to an existing marina facility.

SAS-2013-00272 (Lots 26 & 27) a dual family dock facility consisting of a 6' X 170' walkway to a 15' X 15' fixed covered deck, two 30' X 16' covered boat hoists with two 3' X 30' associated catwalks, a 10' X 7.5' open deck channel ward from the covered deck, and two 10' X 40' floating docks one upstream and one downstream from the open deck connected by two 3' X 21' gangways. The facility would extend approximately 40' beyond Mean Low Water in the Frederica River where it is approximately 500' across the river to an existing marina facility.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval. The wetland boundaries shown on the project drawings have been previously verified by the Corps. Yacht Club LLC owns the development including the individual lots and intends to place covenants on the titles of the two adjoining residential lots. When sold, the two lots will be subject to a Declaration of Restrictive Covenant including a use and maintenance agreement that will apply to the shared docks.

STATE OF GEORGIA

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Essential Fish Habitat (EFH): This notice initiates the EFH consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal could potentially impact a minor amount of water bottoms in the Frederica River that may be utilized by various life stages of species comprising the red drum, shrimp, bluefish or snapper-grouper management complexes. Our initial determination is that the proposed actions would not have an individual or cumulatively substantial adverse impact on EFH or federally managed fisheries in the Atlantic Ocean. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the NMFS and the South Atlantic Fisheries Management Council.

Endangered Species: We have determined that the proposed project would have no effect on Federally-listed threatened or endangered species under the purview of the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act with the exception of the West Indian manatee. In regard to the West Indian manatee, we have determined that the project may affect, but is not likely to adversely affect this species provided the standard manatee special conditions for construction are included in any draft permit that would be issued by this office and fully implemented by the applicant.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. 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 proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal 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, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. 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 proposed activity.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mark J. Padgett, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mark J. Padgett, Senior Project Manager, Coastal Branch at 912-652-5052.

Encls

1. Vicinity Map, dated March 13, 2013.
2. Yacht Club Tract Dock Project Map, dated April 4, 2013.
3. Yacht Club Tract Dual Family Docks, Lots 18 & 19, dated March 13, 2013.
4. Yacht Club Tract Dual Family Docks, Lots 20 & 21, dated March 13, 2013.
5. Yacht Club Tract Dual Family Docks, Lots 22 & 23, dated March 13, 2013.
6. Yacht Club Tract Dual Family Docks, Lots 24 & 25, dated March 13, 2013.
7. Yacht Club Tract Dual Family Docks, Lots 26 & 27, dated March 13, 2013.
8. 3. Yacht Club Tract Dual Family Docks, Dock Plan, dated March 13, 2013.

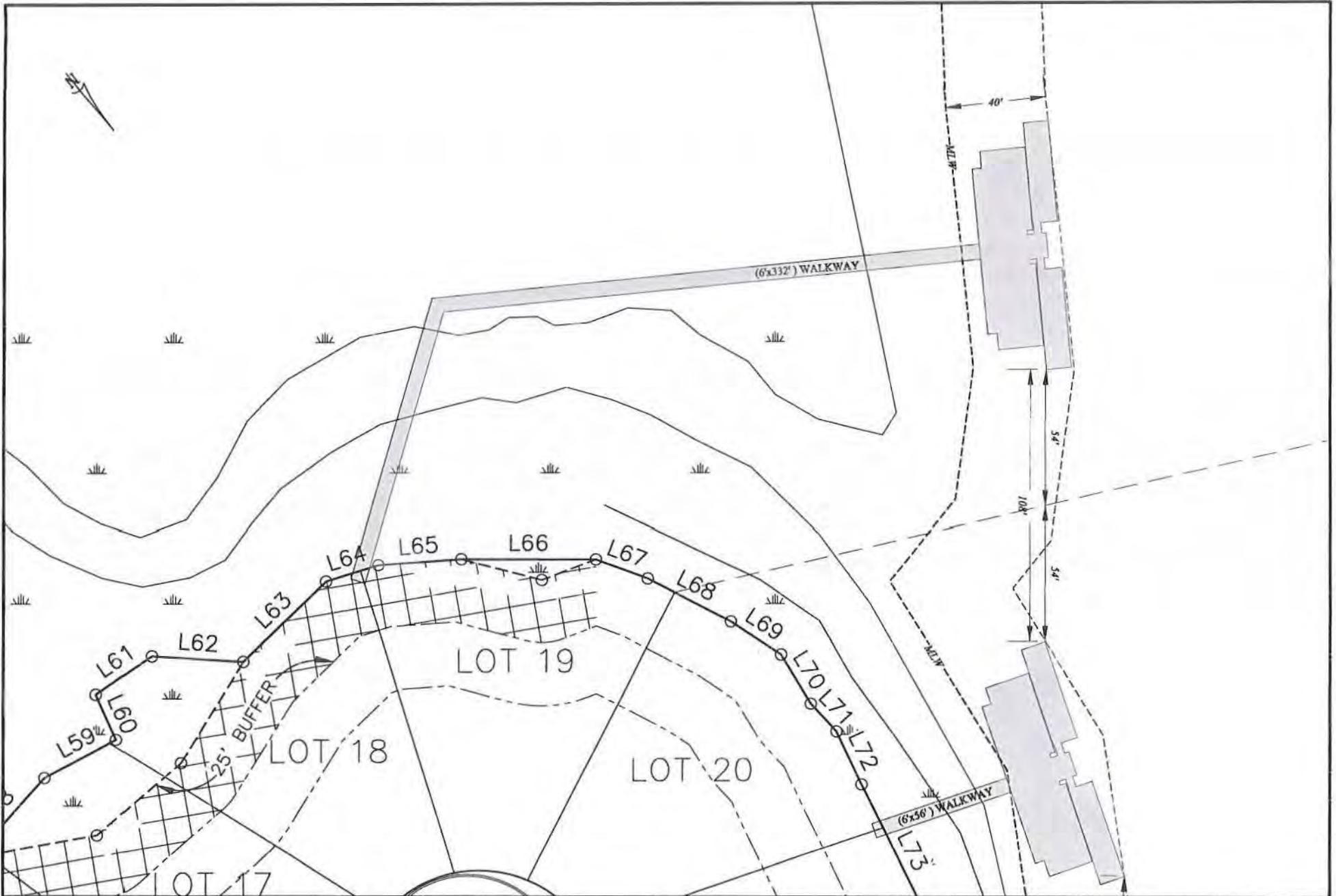


YACHT CLUB TRACT DUAL FAMILY DOCKS
VICINITY MAP

DATE: MARCH 13, 2013
 SHEET 1 OF 7
 SCALE: 1"=2000'

PROPOSED ACTIVITY
DOCK CONSTRUCTION

COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC



YACHT CLUB TRACT DUAL FAMILY DOCKS

Lots 18&19

DATE: MARCH 13, 2013

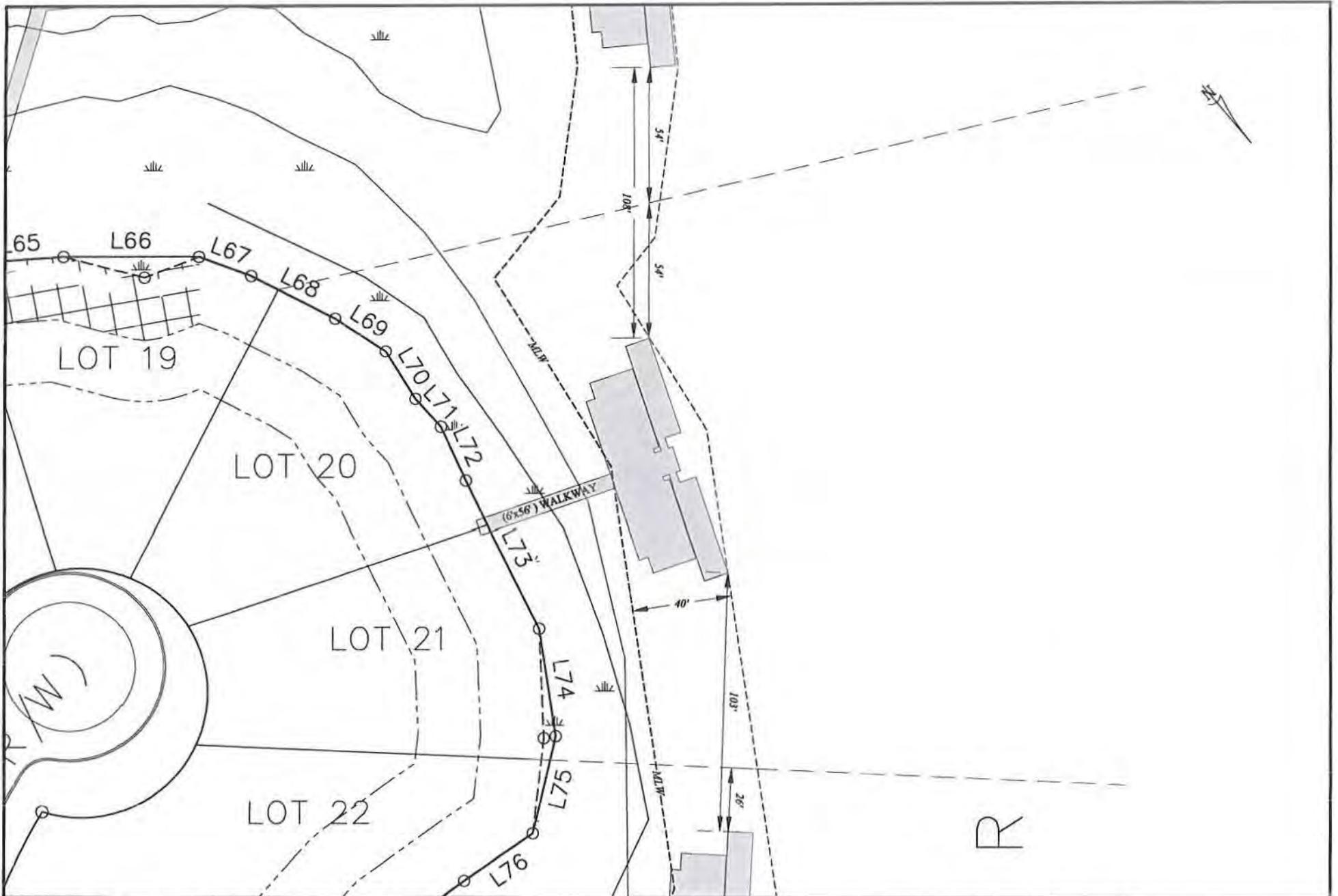
SHEET 2 OF 7

SCALE: 1"=50'

**PROPOSED ACTIVITY
DOCK CONSTRUCTION**

COUNTY: GLYNN COUNTY, GEORGIA

APPLICANT: YACHT CLUB, LLC

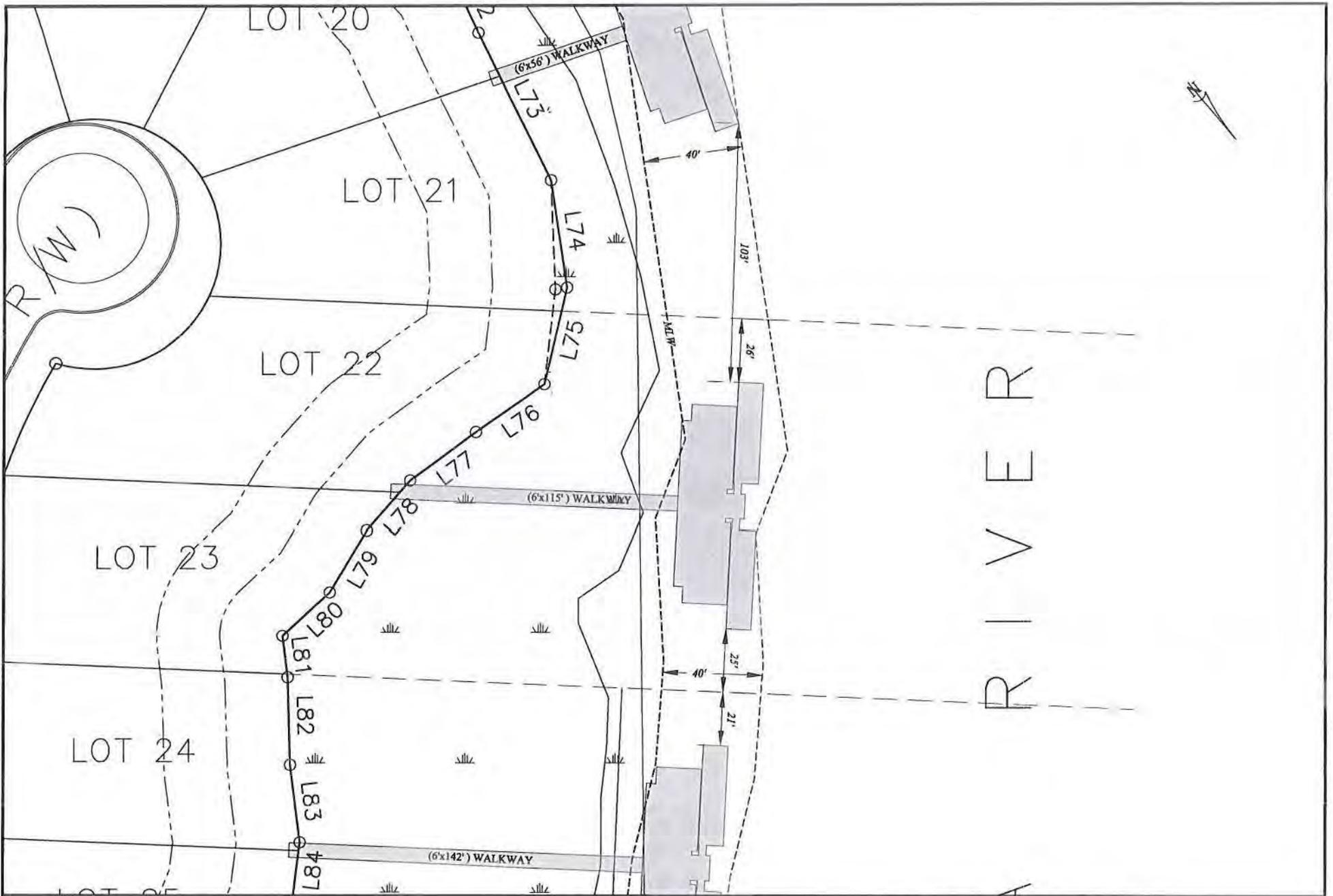


YACHT CLUB TRACT DUAL FAMILY DOCKS

Lots 20&21
 DATE: MARCH 13, 2013
 SHEET 3 OF 7
 SCALE: 1"=50'

**PROPOSED ACTIVITY
 DOCK CONSTRUCTION**

COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC

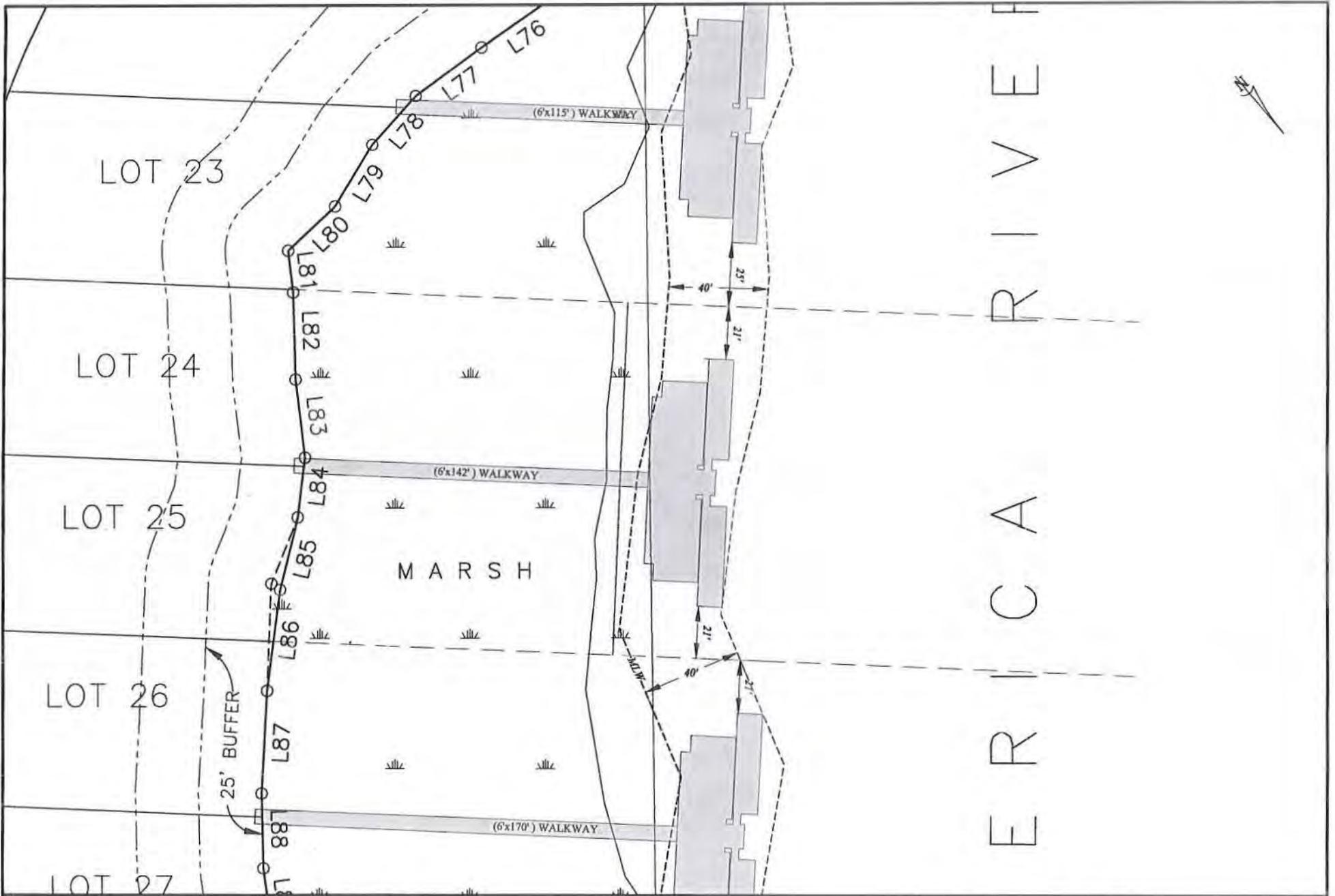


YACHT CLUB TRACT DUAL FAMILY DOCKS

Lots 22&23
 DATE: MARCH 13, 2013
 SHEET 4 OF 7
 SCALE: 1"=50'

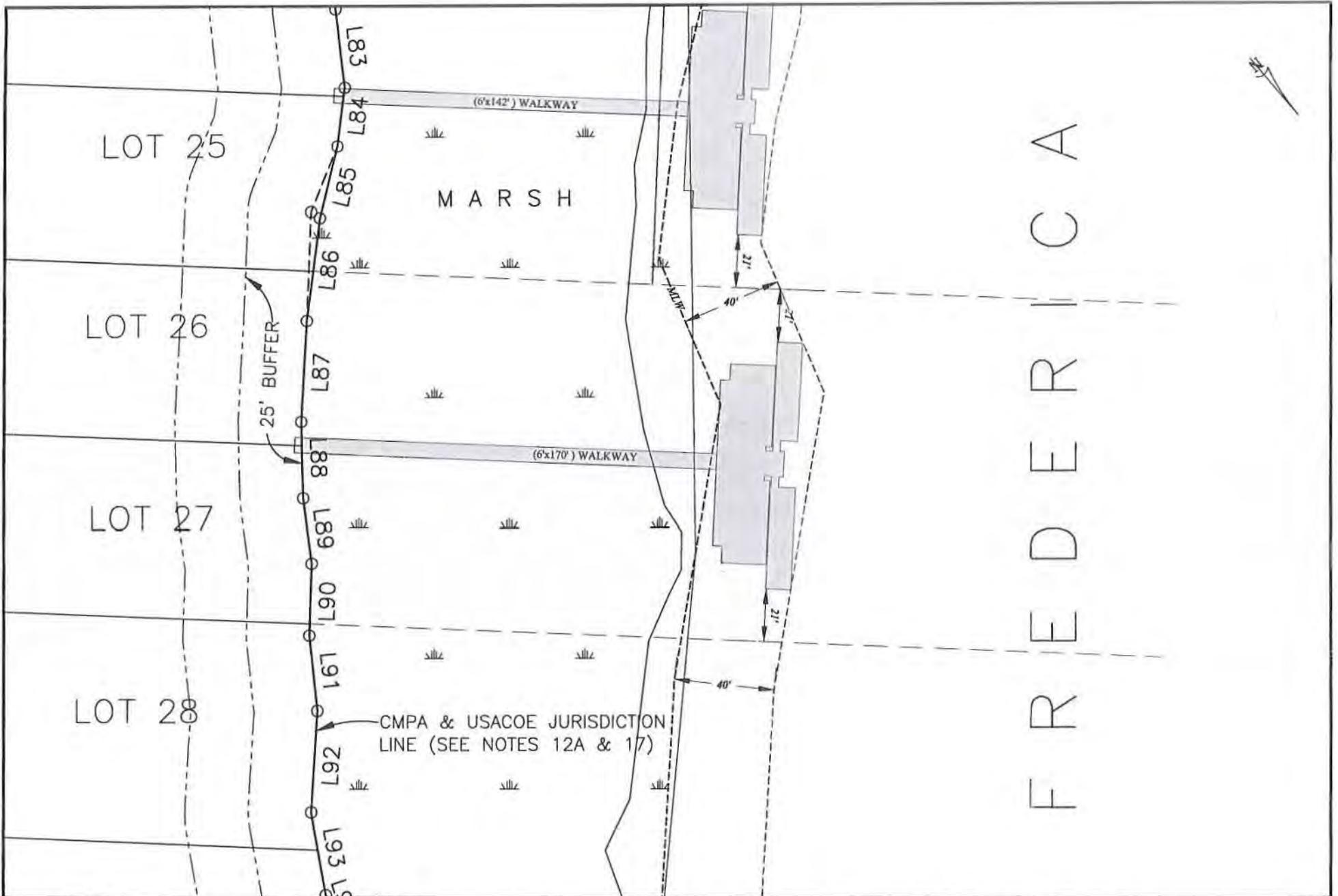
**PROPOSED ACTIVITY
 DOCK CONSTRUCTION**

COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC



YACHT CLUB TRACT DUAL FAMILY DOCKS
 Lots 24&25
 DATE: MARCH 13, 2013
 SHEET 5 OF 7
 SCALE: 1"=50'

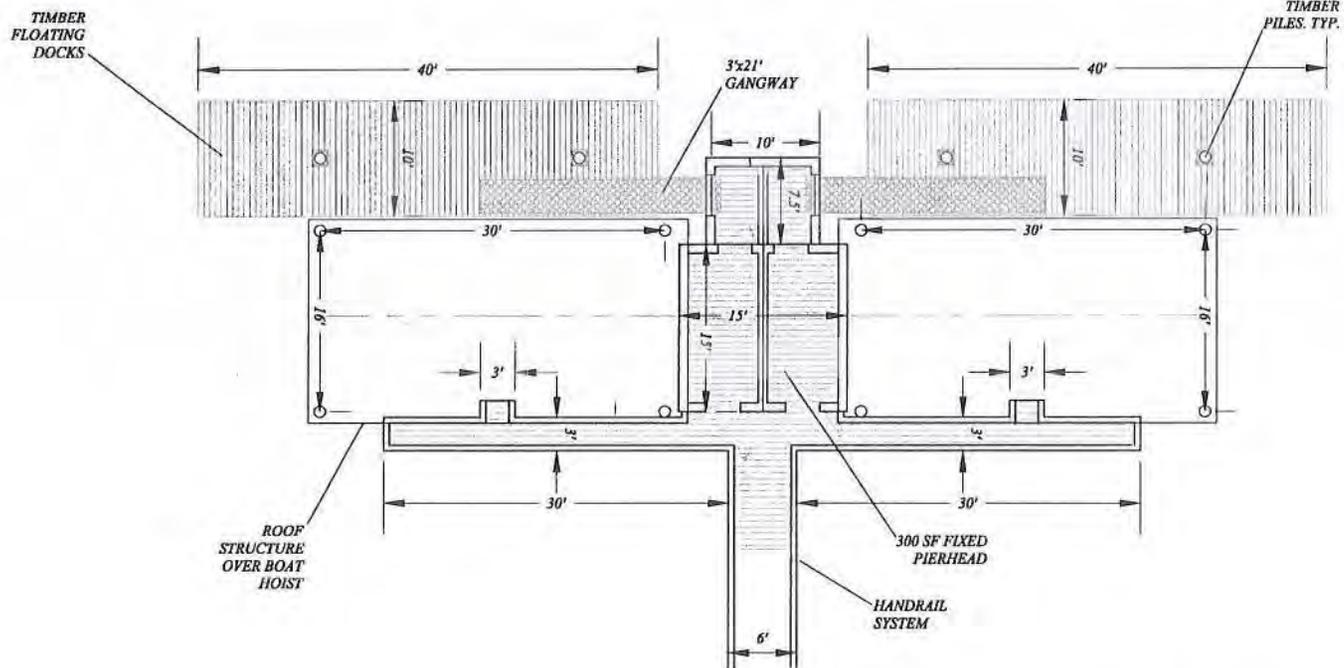
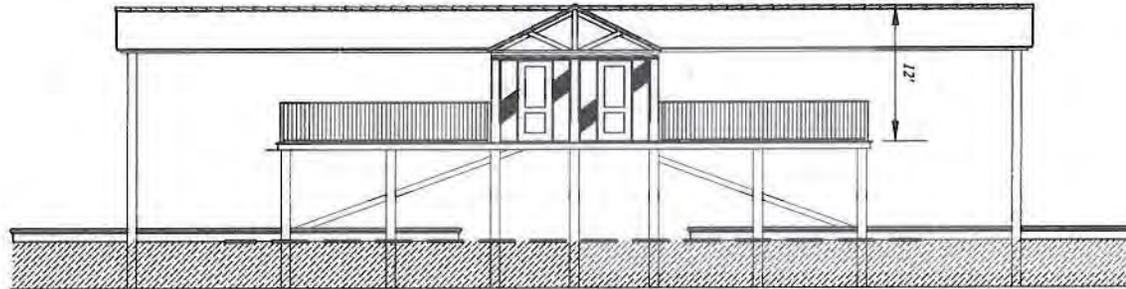
PROPOSED ACTIVITY
DOCK CONSTRUCTION
 COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC



YACHT CLUB TRACT DUAL FAMILY DOCKS

Lots 26&27
 DATE: MARCH 13, 2013
 SHEET 6 OF 7
 SCALE: 1"=50'

PROPOSED ACTIVITY
DOCK CONSTRUCTION
 COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC



YACHT CLUB TRACT DUAL FAMILY DOCKS

Dock Plan

DATE: MARCH 13, 2013

SHEET 7 OF 7

SCALE: 1/16"=1'

**PROPOSED ACTIVITY
DOCK CONSTRUCTION**

COUNTY: GLYNN COUNTY, GEORGIA

APPLICANT: YACHT CLUB, LLC