

**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  
Refer to: P/N # 2003-1N-111-P

18 April 2003

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

**CHARLESTON HARBOR MARINA, INC.**  
**C/O BROTHERS PROPERTY MANAGEMENT**  
**TWO ALHAMBRA PLAZA, SUITE 1280**  
**CORAL GABLES, FLORIDA 33134**

for a permit to construct marina support facilities in waters of the United States adjacent to the

**COOPER RIVER**

at a location 1 mile southwest of the intersection of Coleman Boulevard and Patriots Point Road in Charleston County, South Carolina (Latitude – 32.78666 N, Longitude – 79.90967 E).

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, 5 MAY 2003**

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

Charleston Harbor Marina is located at Patriots Point in Mount Pleasant, South Carolina. The construction of the existing marina is authorized by Department of the Army Permit 96-1T-248. As shown on sheet 3 of 9, two existing piers provide access to the marina. A third access pier and a pier that leads to the base of the fuel dock have not been constructed. However, the construction of these structures is authorized through March 31, 2007.

The proposed work consists of the construction of a new marina support facility. This pile supported structure will be 72 feet wide, 72 feet long, and 32 feet high, and will extend on either side of the northernmost existing access pier as shown on sheet 4 of 9. The first floor of the support facility will contain restrooms, a laundry facility, and a captain's lounge to be used by

permanent slip holders and transient boaters. The second story of the structure will provide additional office and storage space for the marina operators. According to the applicant, the purpose of the proposed structure is to provide support facilities so that they may continue to provide the high level of safety, security, and service to the growing number of marina users.

**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 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 District Engineer has consulted the most recently available information and has determined that the shortnose sturgeon (*Acipenser brevirostrum*) a Federally endangered species is present in the vicinity of the project area. However, it has been determined that the project will have no effect on this 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 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.

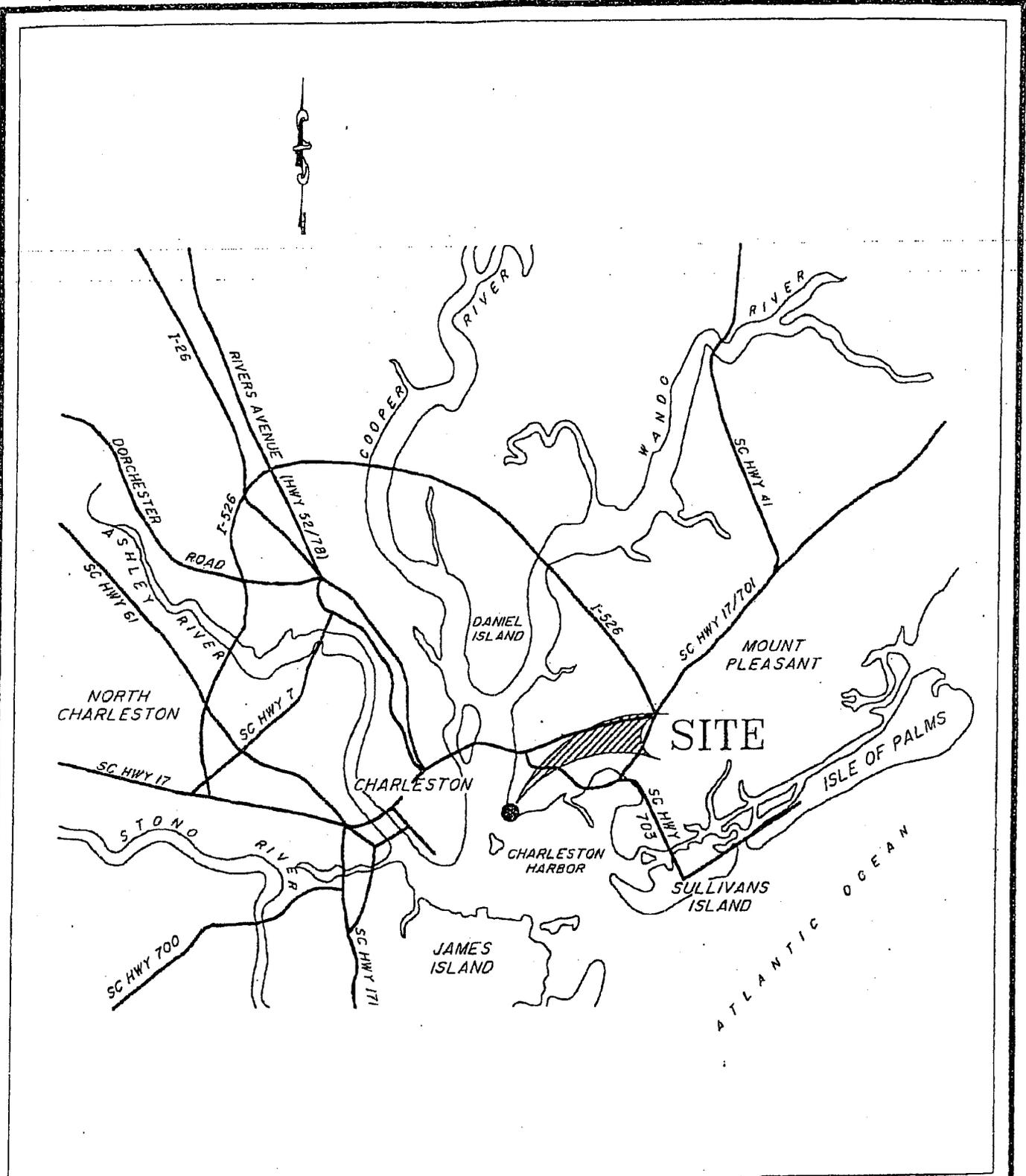
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section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



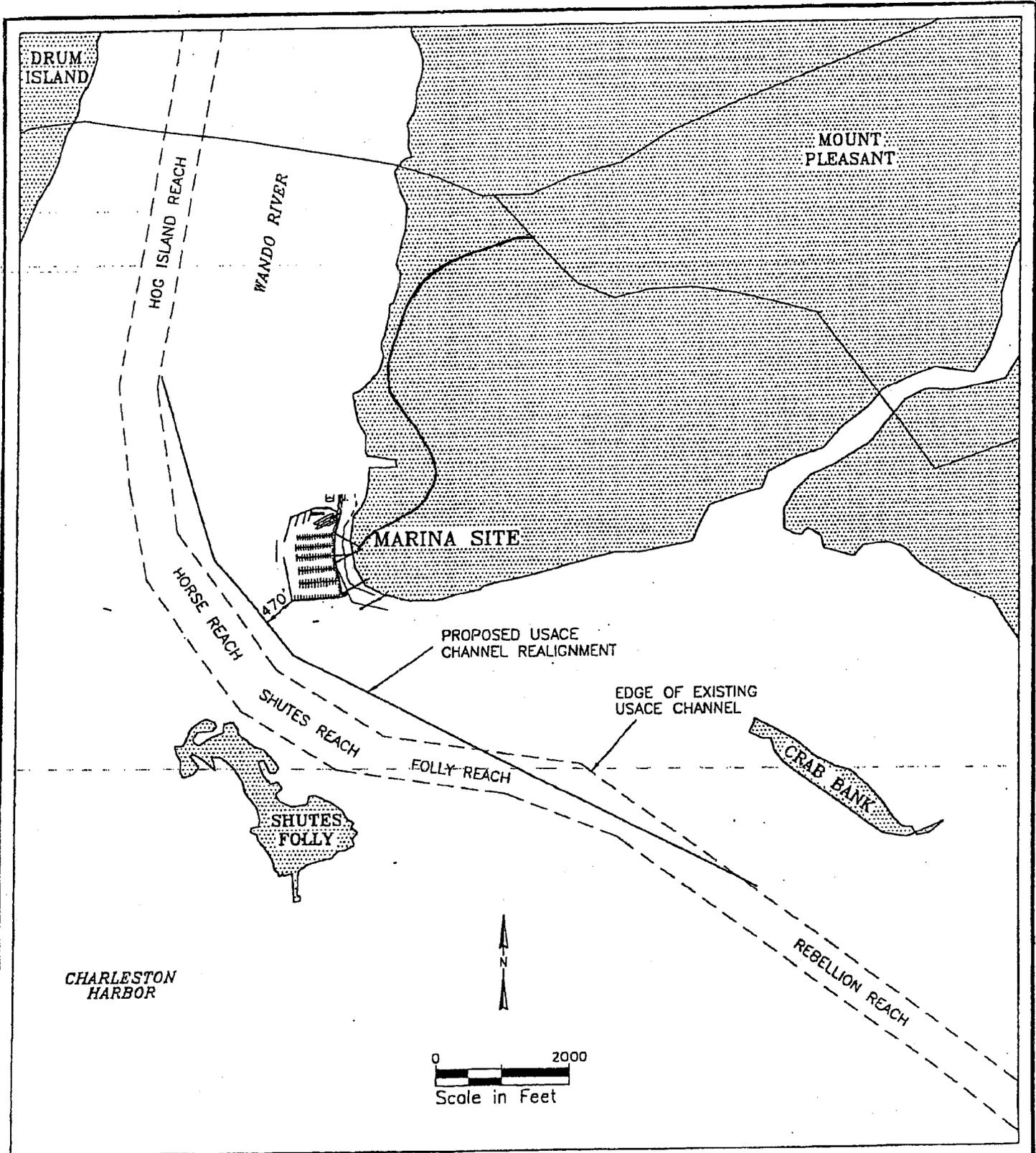
Nathaniel I. Ball  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers



# VICINITY MAP

Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 1 of 9

DATUM: MLW  
 DATE: SEPTEMBER 3, 1996



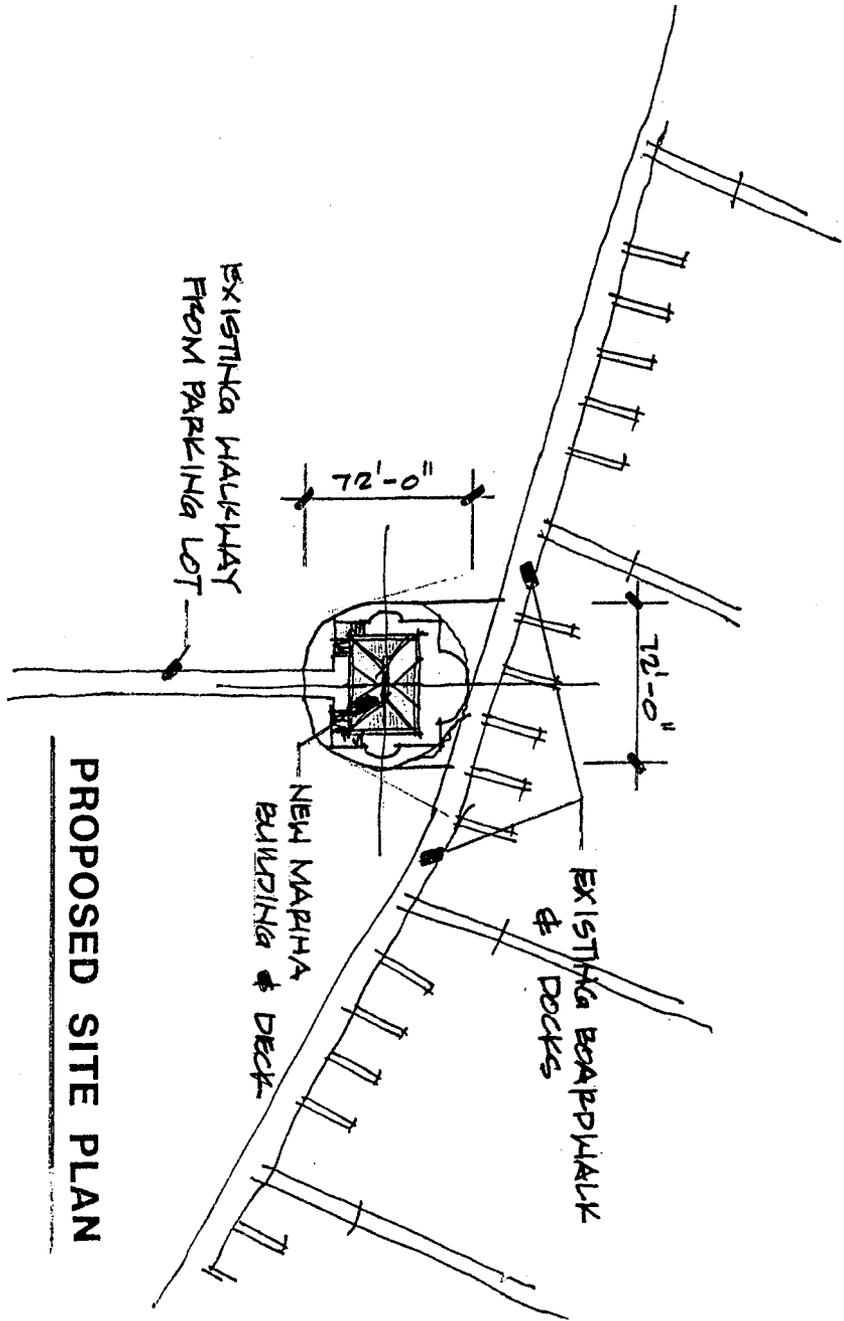
7/2/97  
776CHP10.DWG

APPLICATION BY:  
 DATUM:  
 USACE  
 DATE: 7/2/97

REV: 9/10/97

Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 2 of 9





**PROPOSED SITE PLAN**

**SQUARE FOOTAGE INFORMATION  
MARINA BUILDING -**

FIRST FLOOR	1440 SF
SECOND FLOOR	1872 SF
LOWER DECK	3744 SF
UPPER DECK	1392 SF
<b>TOTAL ADDED FOOTPRINT</b>	<b>5184 SF</b>

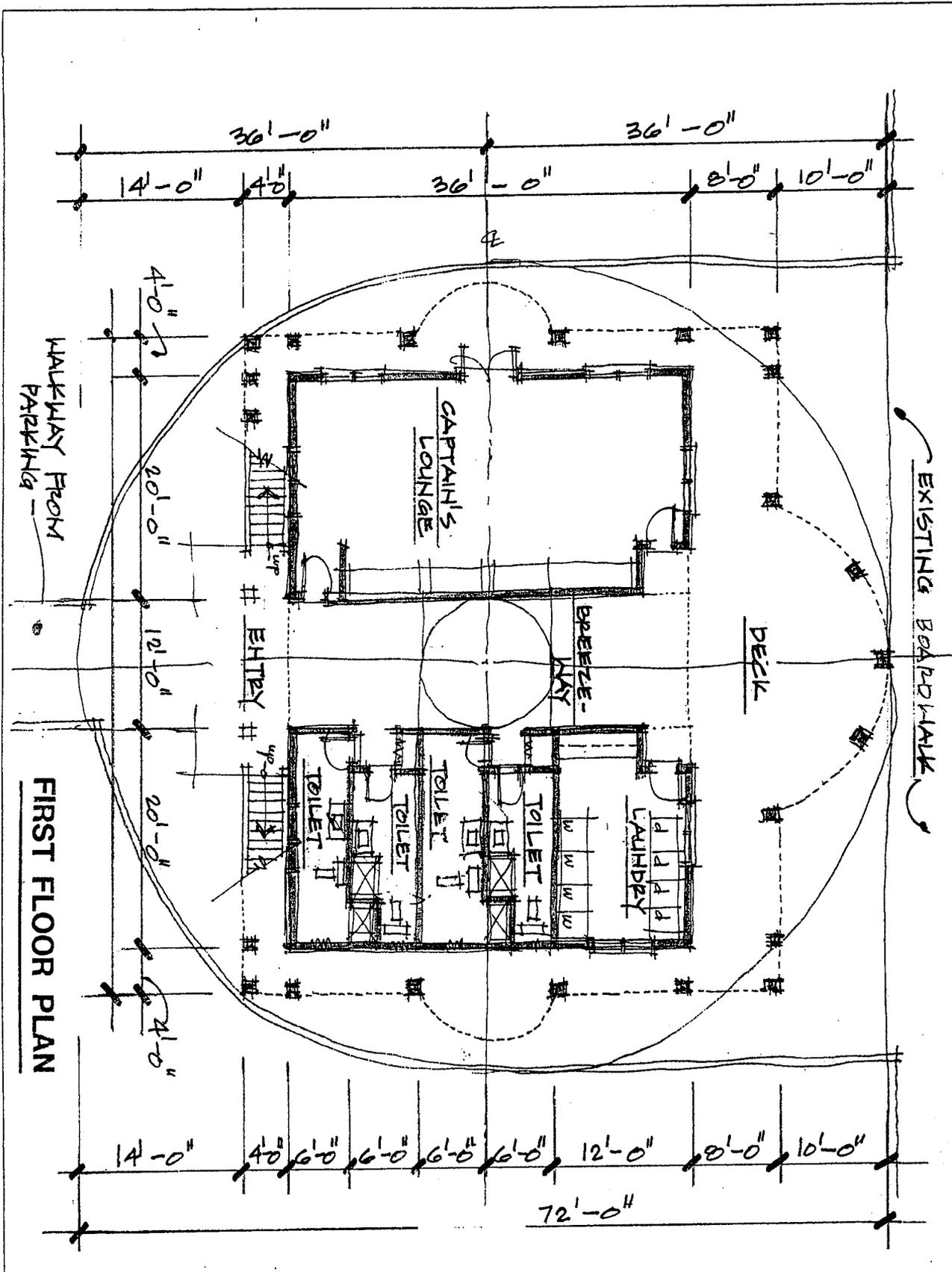
Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 4 of 9

**NEW MARINA BUILDING**

Charleston Harbor Resort and N  
 Mt. Pleasant, South Carolina

REVISIONS

SHEET	A 1
OF SHEETS	1
PROJECT NO.	
DATE	



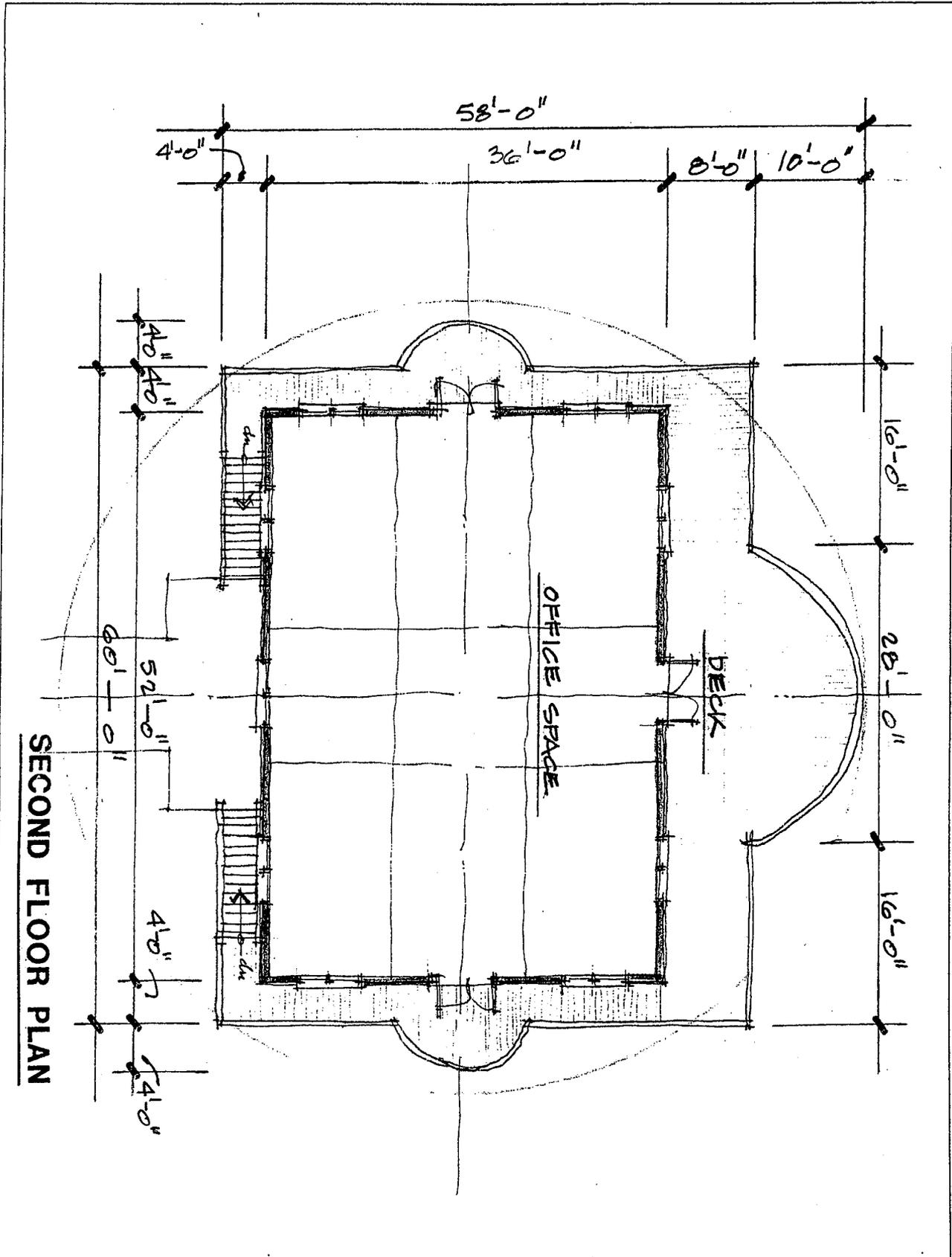
**FIRST FLOOR PLAN**

Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 5 of 9

SHEET:	A 2
OF SHEETS:	
PROJECT NO.:	
DATE:	

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<u>NEW MARINA BUILDING</u>
Charleston Harbor Resort and N
Mt. Pleasant, South Carolina



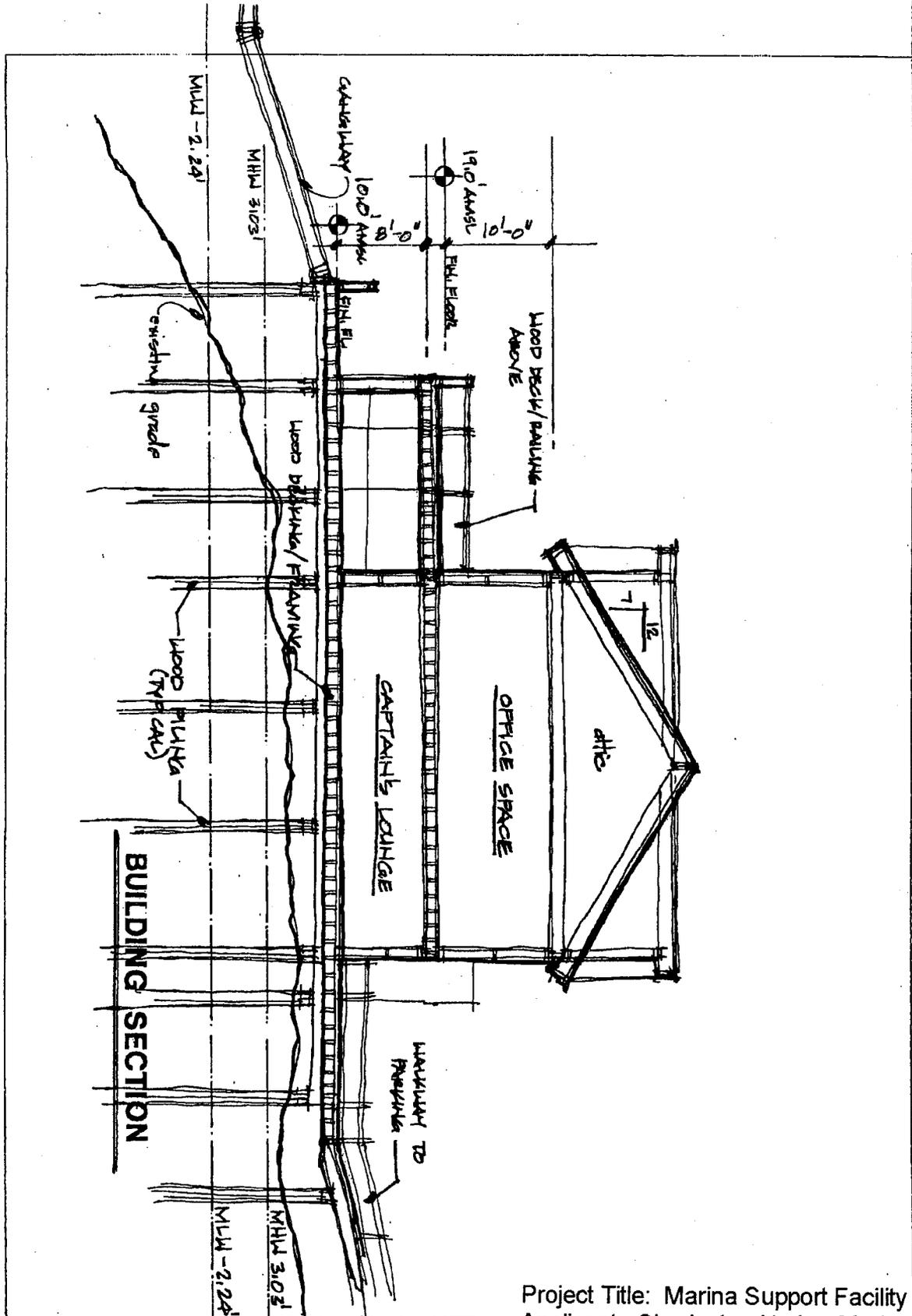
**SECOND FLOOR PLAN**

Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 6 of 9

SHEET:	A3
PROJECT NO.	
DATE	

REVISIONS

**NEW MARINA BUILDING**  
 Charleston Harbor Resort and Marina  
 Mt. Pleasant, South Carolina



Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 7 of 9

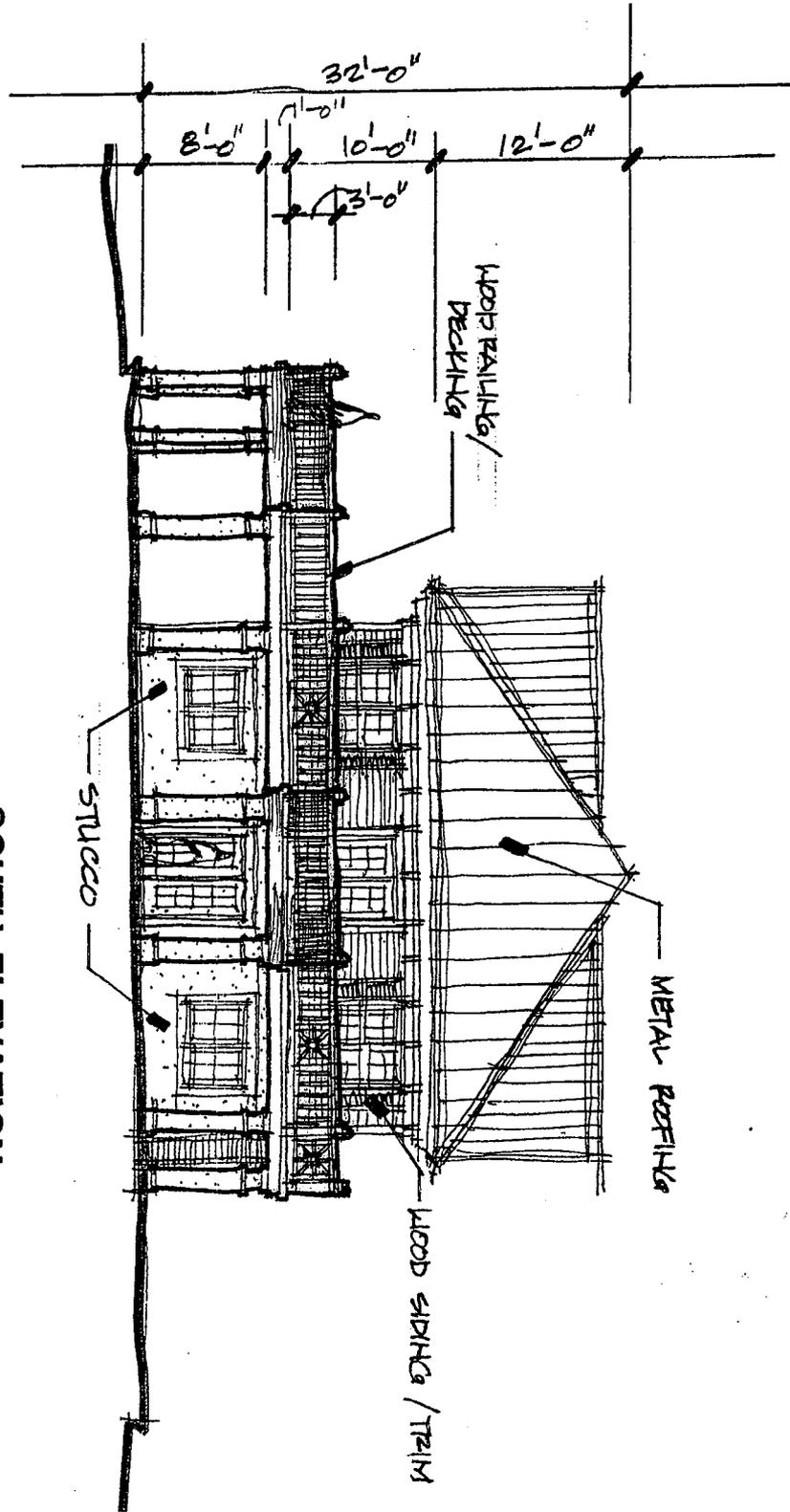
SHEET  
**A 6**  
 OF SEVEN  
 PROJECT NO.

REVISION  
 NO. DATE BY

**NEW MARINA BUILDING**  
 Charleston Harbor Resort and Marina  
 Mt. Pleasant, South Carolina



**SOUTH ELEVATION**



Project Title: Marina Support Facility  
 Applicant: Charleston Harbor Marina, Inc.  
 Date: March 18, 2003  
 Permit Number: 2003-1N-111-P  
 Sheet: 9 of 9

SHEET:  
**A5**  
 OF SEVEN  
 PROJECT NO.  
 DATE

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**NEW MARINA BUILDING**  
 Charleston Harbor Resort and Marina  
 Mt. Pleasant, South Carolina