

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 # 2003-1H-317-P

31 October 2003

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

THE CITY MARINA COMPANY
POST OFFICE BOX 759
CHARLESTON, SOUTH CAROLINA 29402

for a permit to reconstruct the marina and expand the dry-stack facilities at

BOHICKET MARINA

located on Bohicket Creek, Seabrook Island, Charleston County, South Carolina
(Latitude: 32.60551° Longitude: 80.15762°).

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, 17 NOVEMBER 2003

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

The proposed work consists of the replacement of the existing marina floating dock wet slips and construction of two additional dry storage buildings (half-sheds). The number of wet slips will be reduced from approximately 200 slips to 164 slips. The new drystack building will increase the capacity of dry storage by 105 berths. All new slips will have electrical power and potable water service. A floating breakwater is proposed for installation west of the marina to provide protection from wind-generated waves. In addition, the applicant proposes to rebuild the drop-well, staging dock, and fuel dock. Finally, the existing revetment will be repaired by the placement of new riprap stone in various locations, as needed. The proposed work will result in the discharge of approximately 1000 cubic yards of material into 0.86-acre of waters of the U.S., including wetlands. The purpose of the proposed work is to replace and upgrade facilities that have aged and to provide additional dry-stack storage capacity at the existing marina.

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.

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).

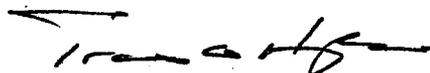
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed 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.

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.

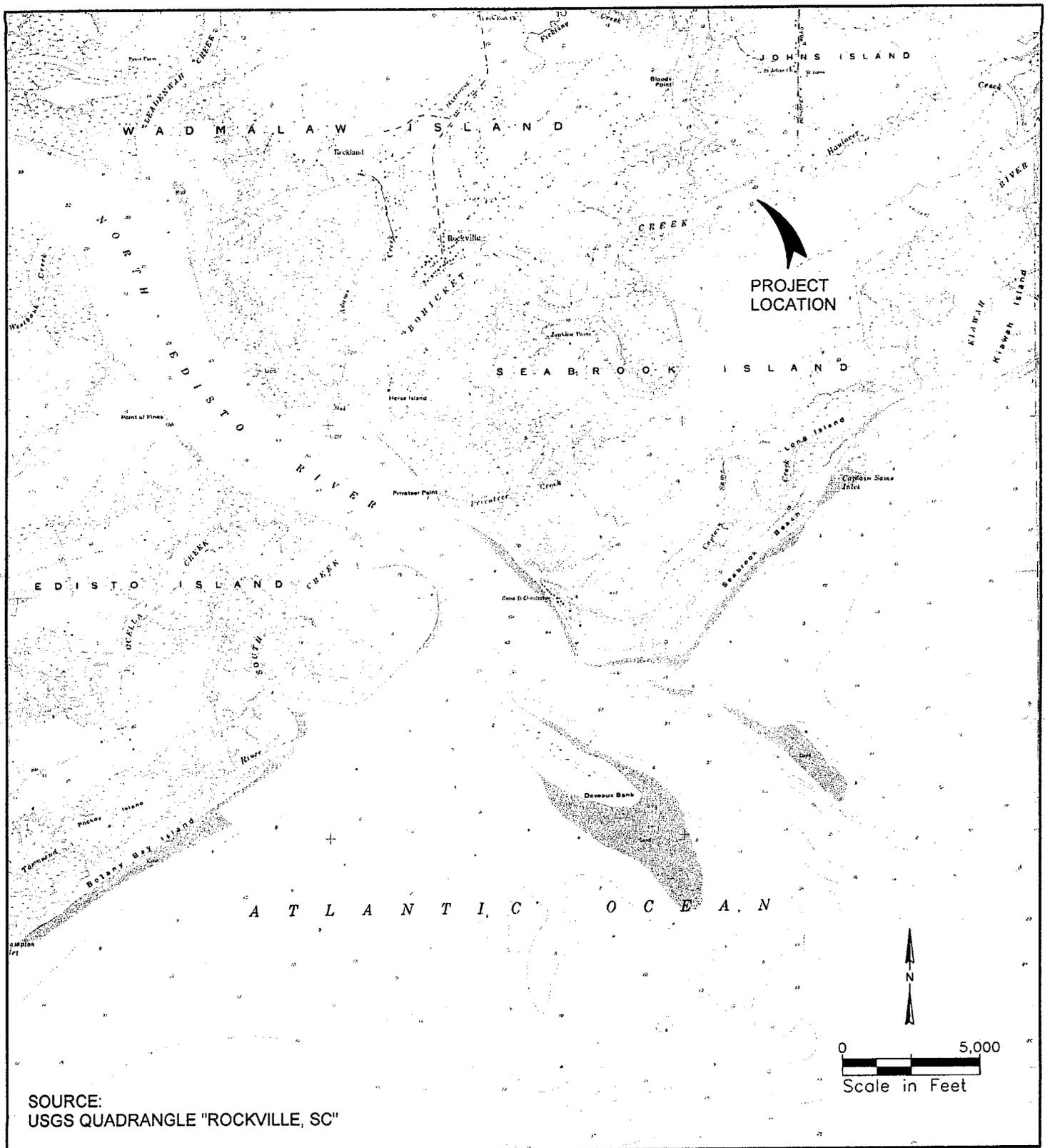
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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.



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

03798CH01.DWG 10/10/03



SOURCE:
USGS QUADRANGLE "ROCKVILLE, SC"

PURPOSE: MARINA REDEVELOPMENT
 DATUM: NGVD 29
 APPLICATION BY: CITY MARINA COMPANY
 USACE #
 ADJACENT PROPERTY OWNERS:
 SEE EXHIBIT B
 DATE: 10/10/03

LOCATION MAP

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
 AT: SEABROOK ISLAND
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA

03798CHB01.DWG 10/10/03

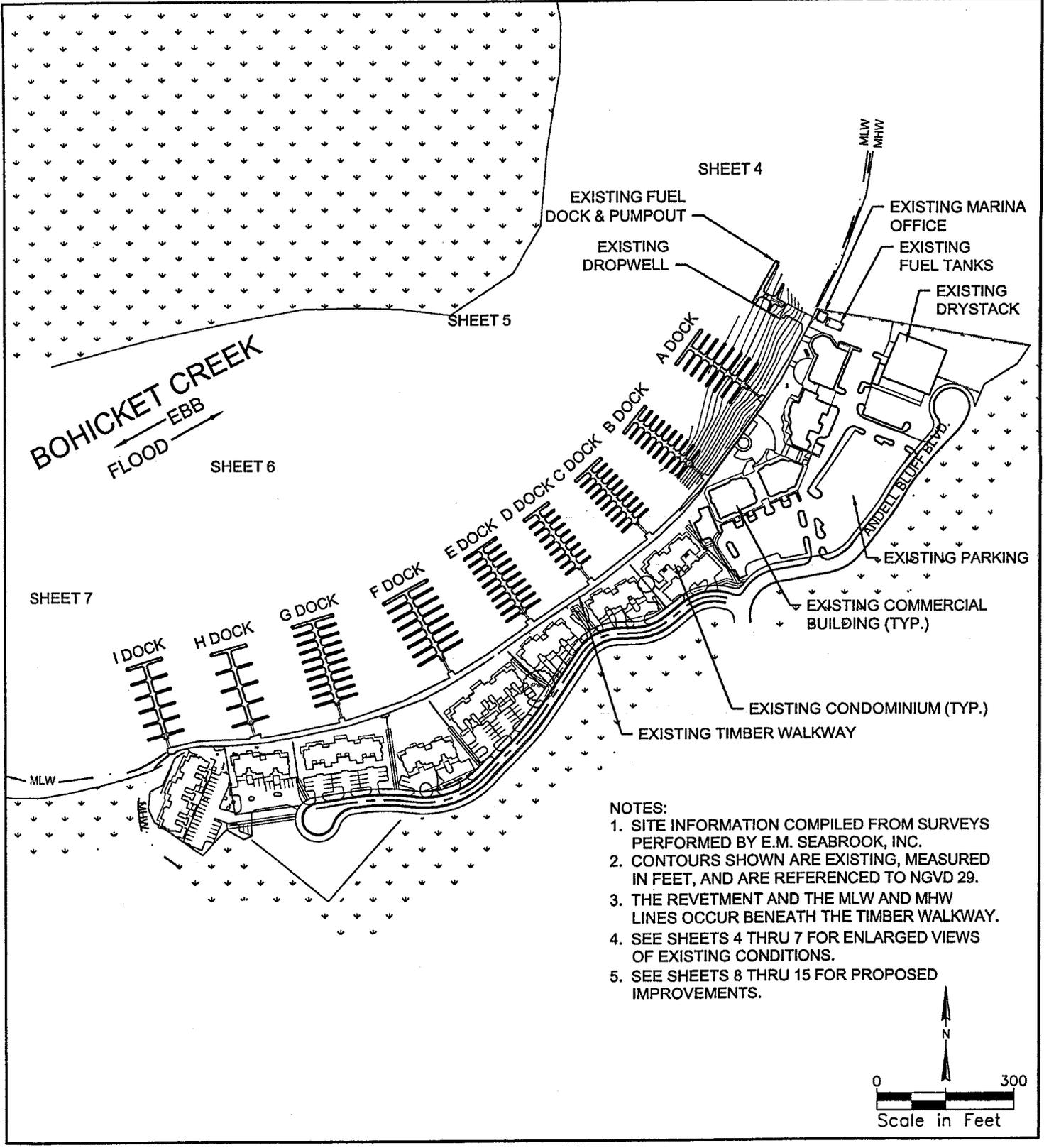


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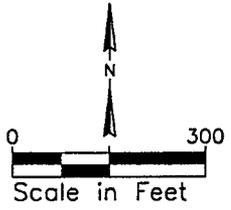
SITE MAP

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
 AT: SEABROOK ISLAND
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA



- NOTES:
1. SITE INFORMATION COMPILED FROM SURVEYS PERFORMED BY E.M. SEABROOK, INC.
 2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND ARE REFERENCED TO NGVD 29.
 3. THE REVETMENT AND THE MLW AND MHW LINES OCCUR BENEATH THE TIMBER WALKWAY.
 4. SEE SHEETS 4 THRU 7 FOR ENLARGED VIEWS OF EXISTING CONDITIONS.
 5. SEE SHEETS 8 THRU 15 FOR PROPOSED IMPROVEMENTS.



10/10/03
BM-PERM-1.DWG

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**EXISTING CONDITIONS
 OVERALL FACILITY**

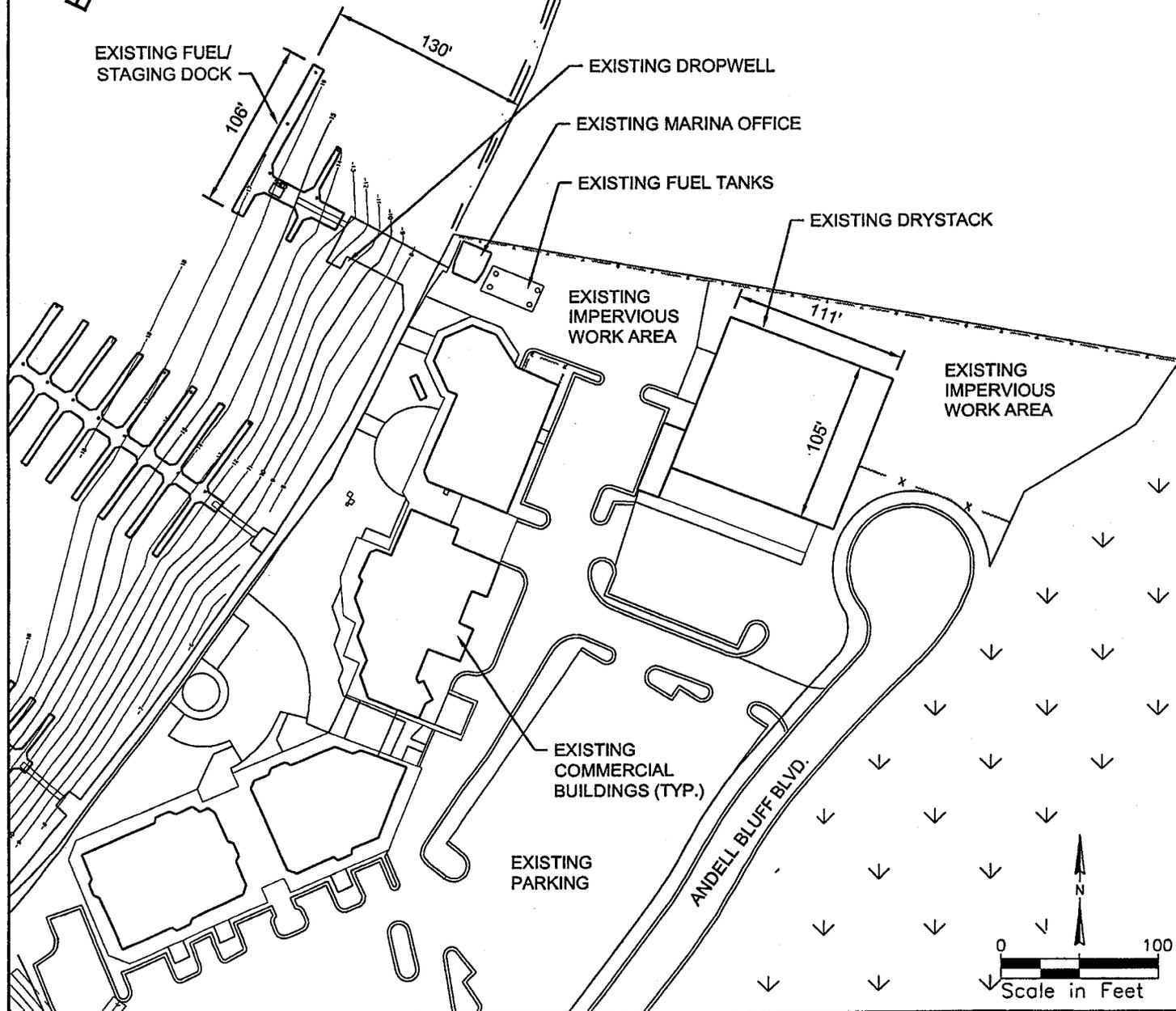
THE CITY MARINA COMPANY
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SHEET 3

BOHICKET CREEK
 FLOOD EBB

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**EXISTING CONDITIONS
 DRYSTACK & STAGING DOCK**

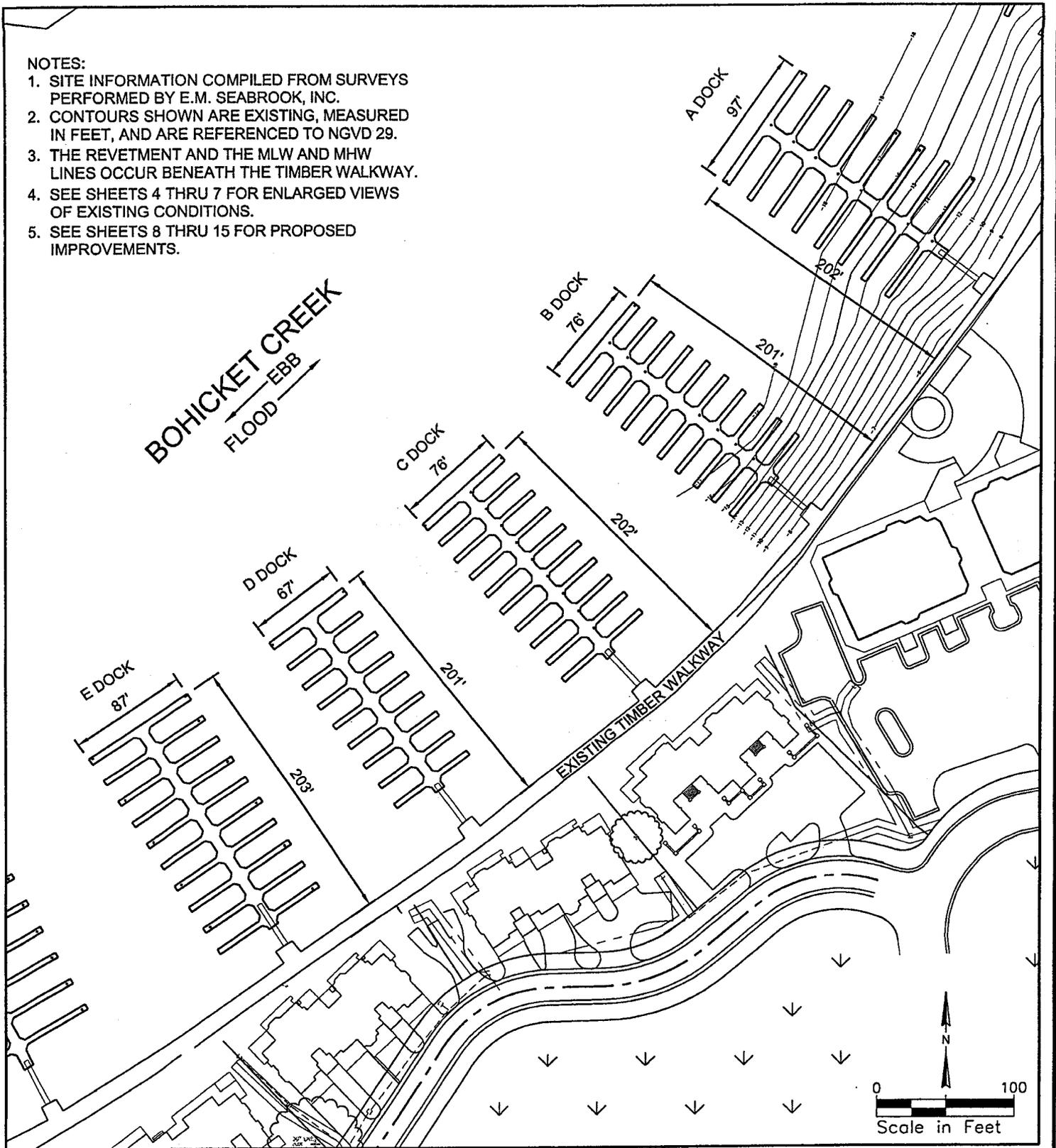
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 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
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 COUNTY OF: CHARLESTON
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SHEET 4

NOTES:

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USACE #
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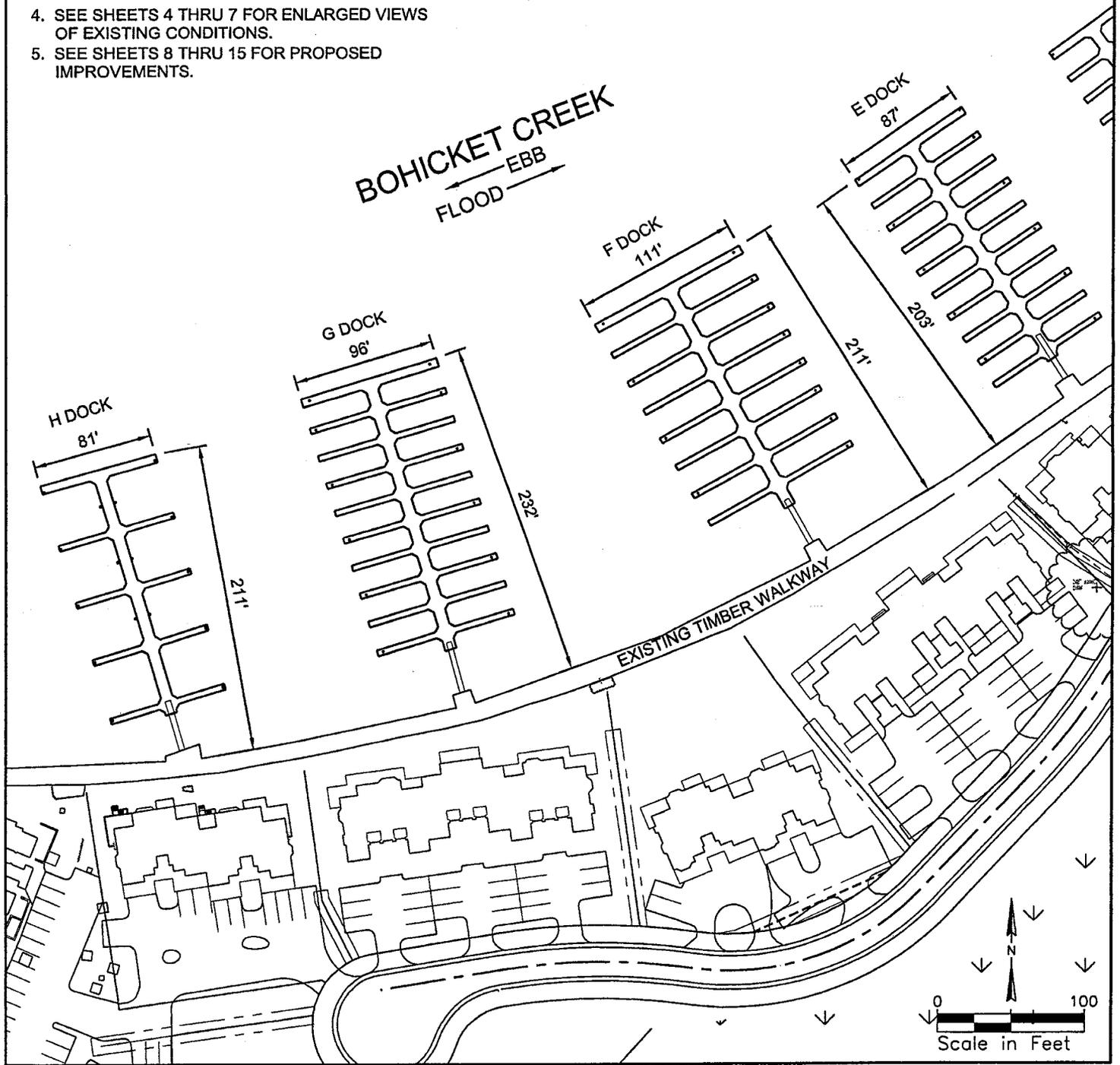
**EXISTING CONDITIONS
 A, B, C, D, & E DOCKS**

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
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**EXISTING CONDITIONS
 E, F, G, & H DOCKS**

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

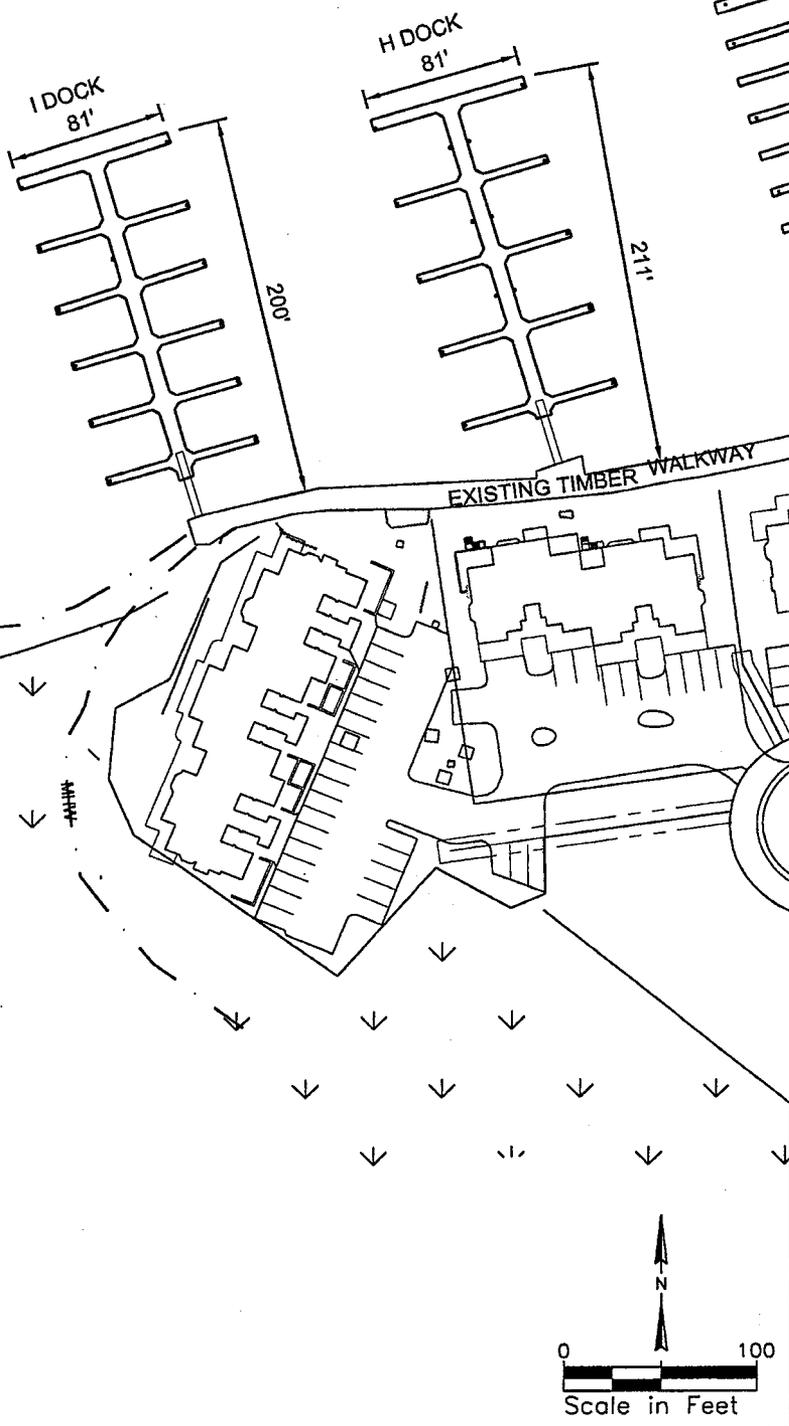
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NOTES:

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- 4. SEE SHEETS 4 THRU 7 FOR ENLARGED VIEWS OF EXISTING CONDITIONS.
- 5. SEE SHEETS 8 THRU 15 FOR PROPOSED IMPROVEMENTS.

BOHICKET CREEK

← EBB
FLOOD →



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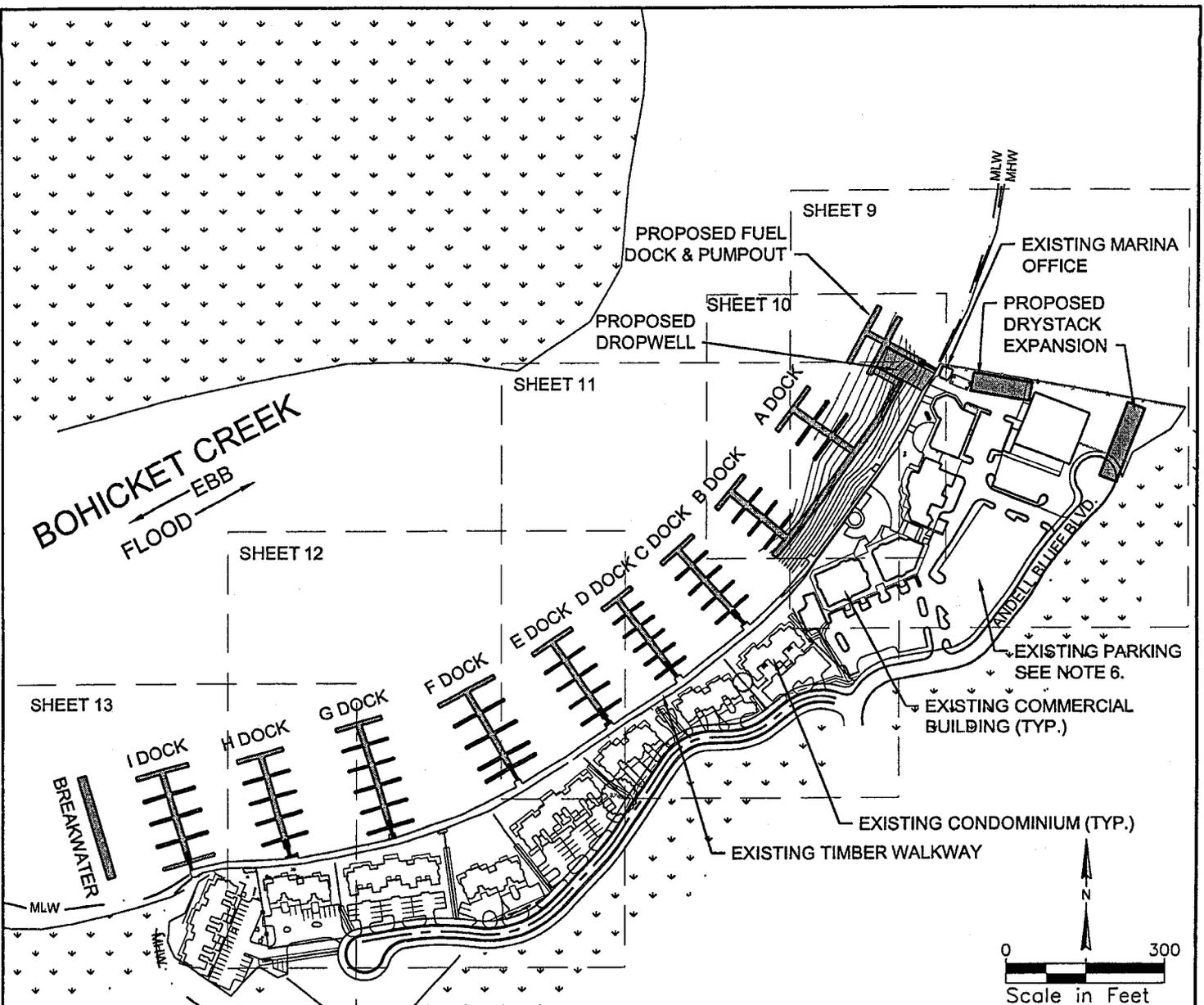
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EXISTING CONDITIONS
H & I DOCKS

THE CITY MARINA COMPANY
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 3. SEE SHEETS 9 THRU 13 FOR ENLARGED VIEWS OF PROPOSED IMPROVEMENTS.
 4. SEE SHEET 14 FOR TYPICAL RIP RAP REVETMENT REPAIR DETAIL.
 5. SEE SHEET 15 FOR TYPICAL FLOATING DOCK AND DROPWELL CROSS SECTIONS.
 6. EXISTING MARINA PARKING TO BE RECONFIGURED FOR A NET INCREASE OF APPROX. 50 SPACES (NOT SHOWN). PLANS WILL BE PROVIDED WHEN AVAILABLE.

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**PROPOSED IMPROVEMENTS
 OVERALL FACILITY**

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
 AT: SEABROOK ISLAND
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA

BOHICKET CREEK
 FLOOD →
 ← EBB

NOTES:

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2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND ARE REFERENCED TO NGVD 29.
3. SEE SHEET 10 FOR ENLARGED VIEW OF FUEL DOCK, STAGING DOCK, AND DROPWELL AREA.
4. SEE SHEET 14 FOR TYPICAL RIP RAP REVETMENT REPAIR DETAIL.
5. SEE SHEET 15 FOR TYPICAL FLOATING DOCK AND DROPWELL CROSS SECTIONS.
6. EXISTING MARINA PARKING TO BE RECONFIGURED FOR A NET INCREASE OF APPROX. 50 SPACES (NOT SHOWN). PLANS WILL BE PROVIDED WHEN AVAILABLE.

PROPOSED FUEL, PUMPOUT, & STAGING DOCK (SEE SHEET 10 FOR DIMENSIONS)

PROPOSED 40' x 103' DROPWELL

EXISTING MARINA OFFICE

PROPOSED DRYSTACK STORAGE (45 BERTHS)

EXISTING FUEL TANKS

PROPERTY LINE

PROPOSED DRYSTACK STORAGE (60 BERTHS)

PROPOSED 6' x 80' GANGWAY

110'

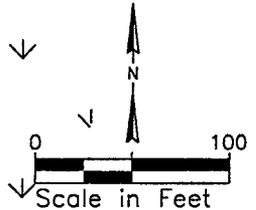
EXISTING DRYSTACK

150'

PROPOSED STAGING DOCK AND SIDE TIE DOCKING

EXISTING PARKING SEE NOTE 6

ANDELL BLUFF BLVD.



10/10/03
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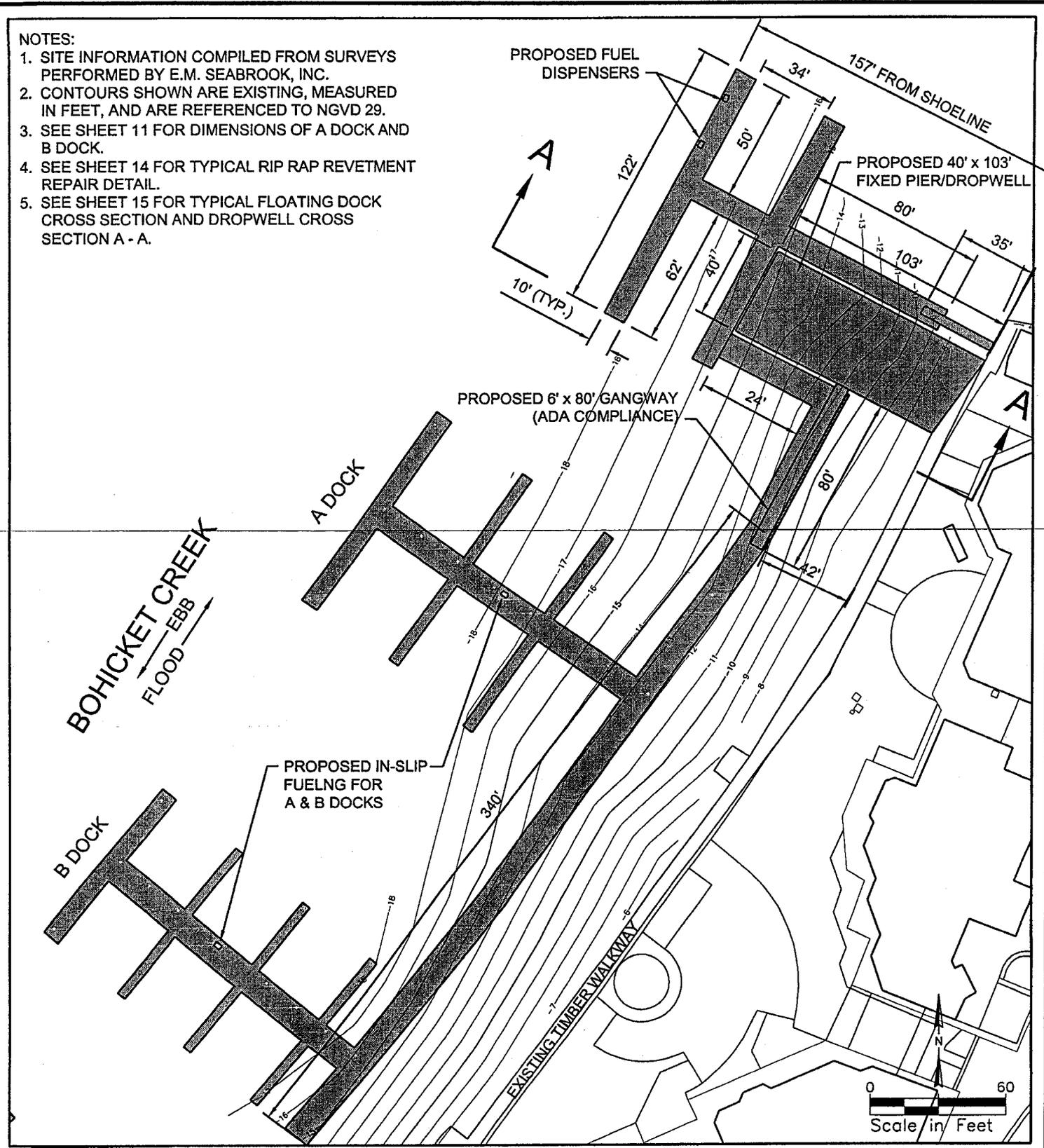
**PROPOSED IMPROVEMENTS
 DRYSTACK & STAGING DOCK**

THE CITY MARINA COMPANY
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PROPOSED: MARINA REDEVELOPMENT
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NOTES:

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3. SEE SHEET 11 FOR DIMENSIONS OF A DOCK AND B DOCK.
4. SEE SHEET 14 FOR TYPICAL RIP RAP REVETMENT REPAIR DETAIL.
5. SEE SHEET 15 FOR TYPICAL FLOATING DOCK CROSS SECTION AND DROPWELL CROSS SECTION A - A.



PURPOSE: MARINA REDEVELOPMENT
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USACE #
 ADJACENT PROPERTY OWNERS:
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**PROPOSED IMPROVEMENTS
 STAGING & FUEL DOCK,
 A & B DOCKS**

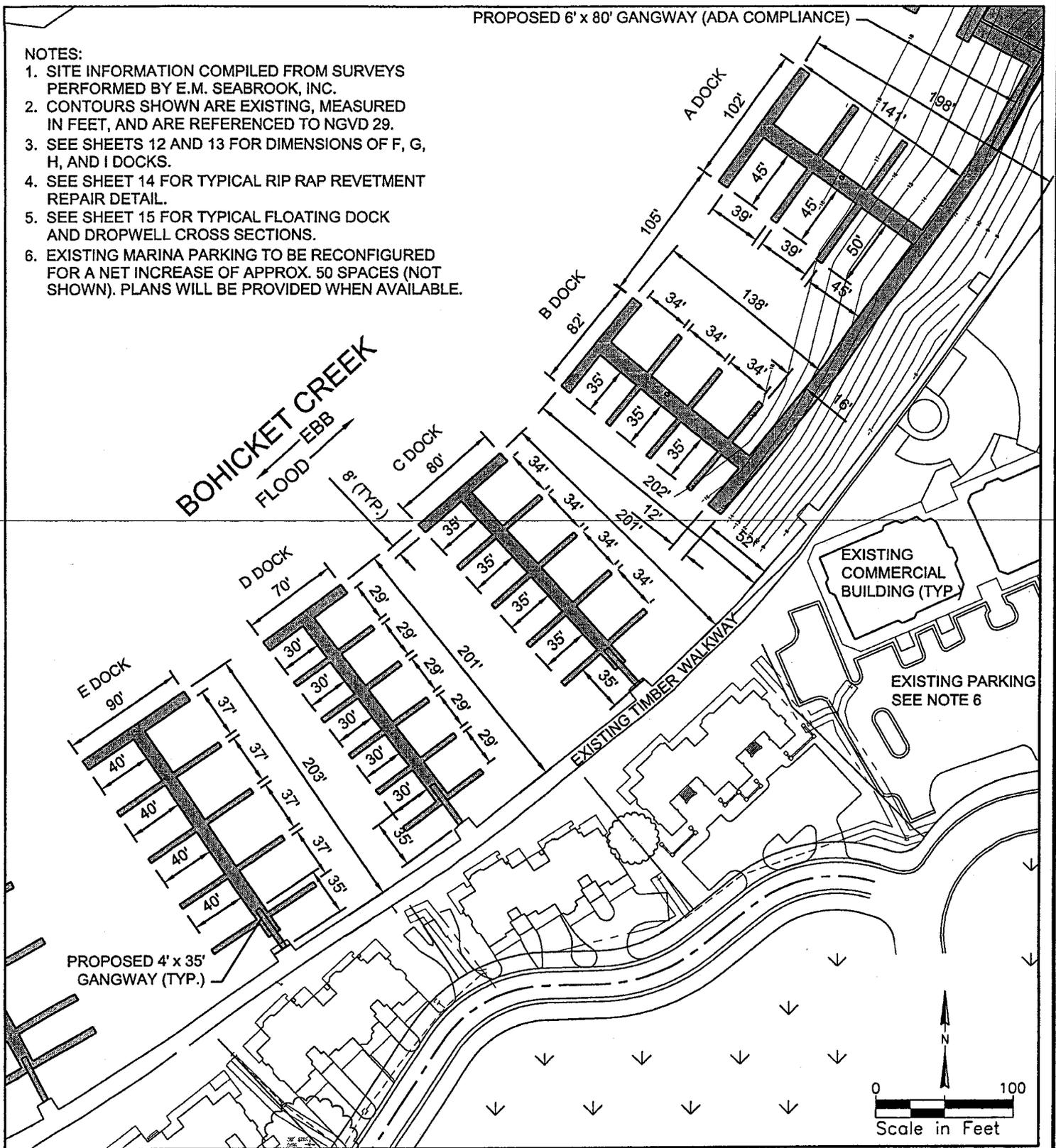
THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
 AT: SEABROOK ISLAND
 COUNTY OF: CHARLESTON
 STATE: SOUTH CAROLINA

PROPOSED 6' x 80' GANGWAY (ADA COMPLIANCE)

NOTES:

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3. SEE SHEETS 12 AND 13 FOR DIMENSIONS OF F, G, H, AND I DOCKS.
4. SEE SHEET 14 FOR TYPICAL RIP RAP REVETMENT REPAIR DETAIL.
5. SEE SHEET 15 FOR TYPICAL FLOATING DOCK AND DROPWELL CROSS SECTIONS.
6. EXISTING MARINA PARKING TO BE RECONFIGURED FOR A NET INCREASE OF APPROX. 50 SPACES (NOT SHOWN). PLANS WILL BE PROVIDED WHEN AVAILABLE.



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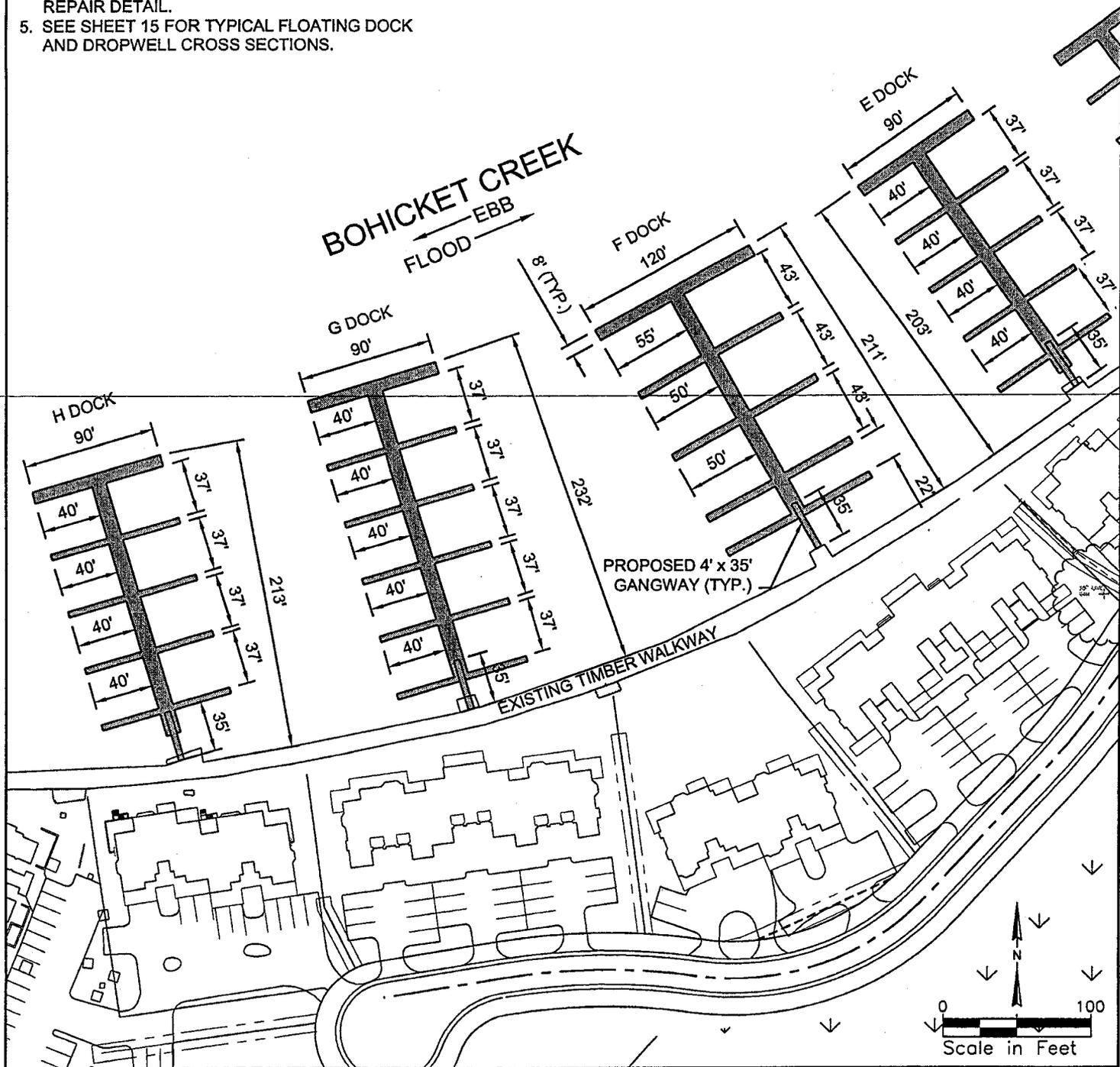
**PROPOSED IMPROVEMENTS
 A, B, C, D, & E DOCKS**

THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
 AT: SEABROOK ISLAND
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3. SEE SHEET 13 FOR DIMENSIONS OF H AND I DOCKS.
4. SEE SHEET 14 FOR TYPICAL RIP RAP REVETMENT REPAIR DETAIL.
5. SEE SHEET 15 FOR TYPICAL FLOATING DOCK AND DROPWELL CROSS SECTIONS.



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**PROPOSED IMPROVEMENTS
 E, F, G, & H DOCKS**

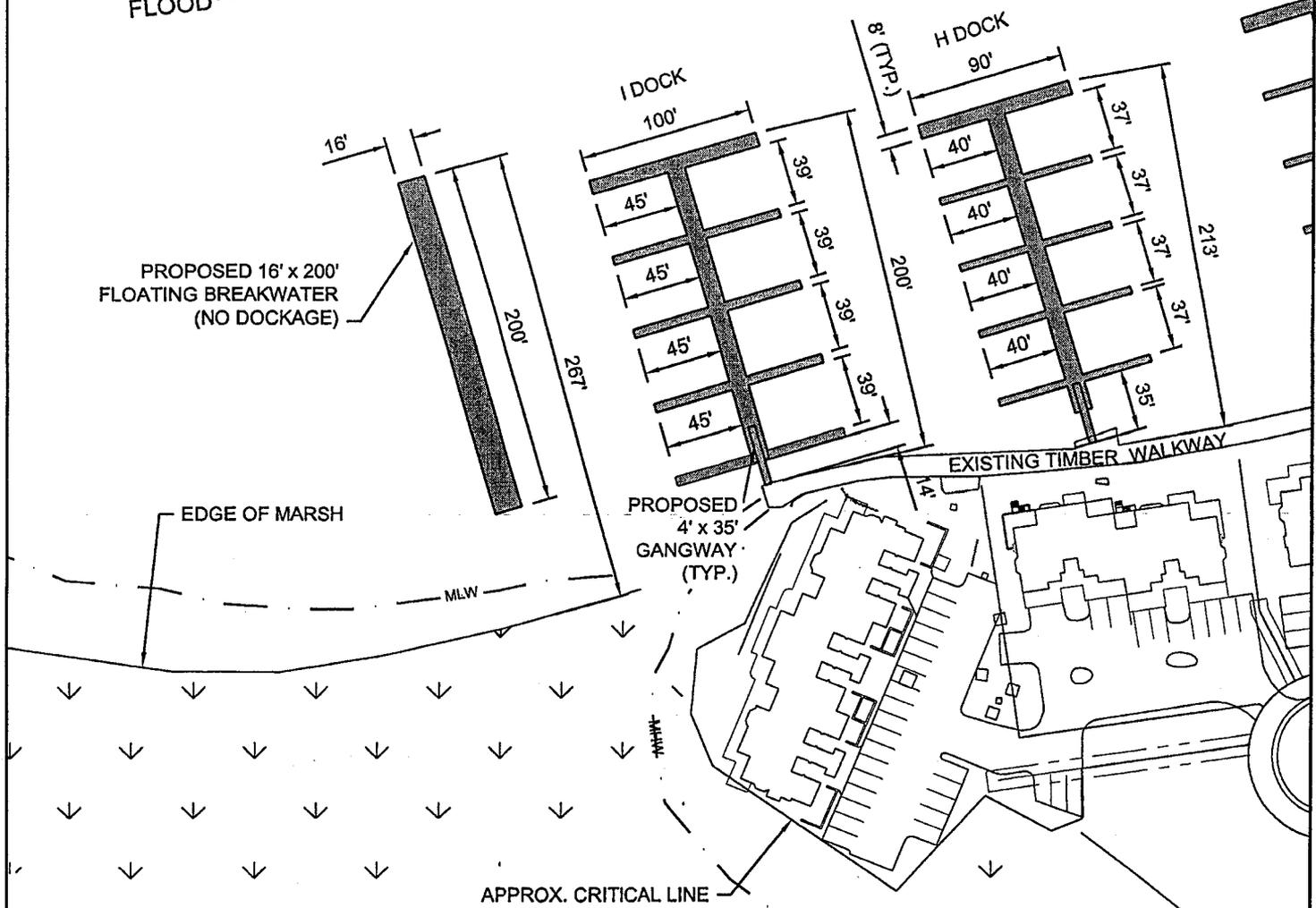
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PROPOSED: MARINA REDEVELOPMENT
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SHEET 12

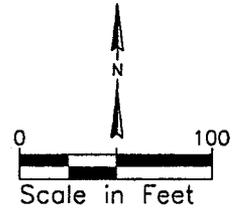
BOHICKET CREEK

← EBB
→ FLOOD



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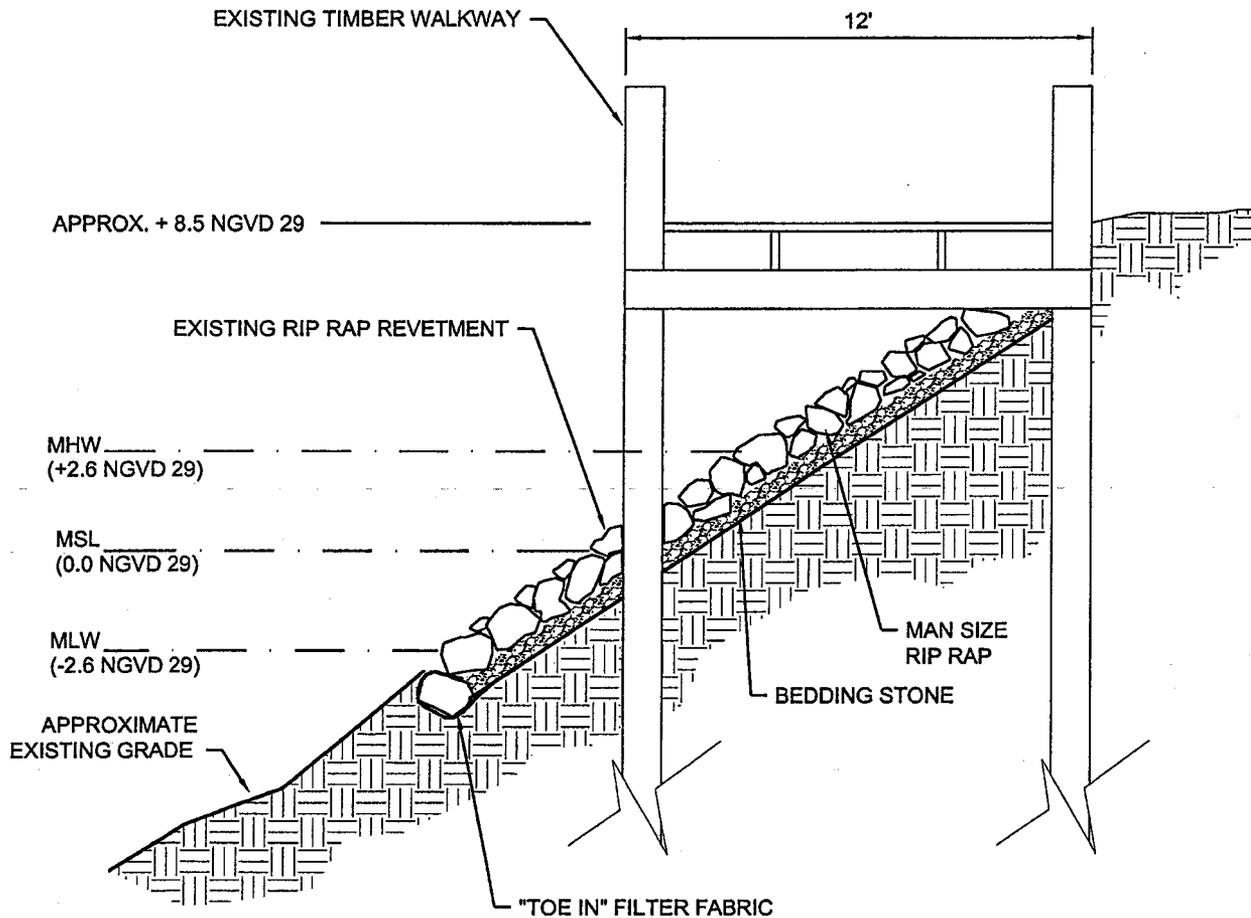
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**PROPOSED IMPROVEMENTS
 H & I DOCKS
 & BREAKWATER**
 THE CITY MARINA COMPANY
 P.O. BOX 759
 CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
 IN: BOHICKET CREEK
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NOTES:

1. EXISTING REVETMENT SHALL BE REPAIRED BY THE PLACEMENT OF MAN SIZE RIP RAP AND BEDDING STONE ON AN AS NEEDED BASIS. ALL NEW MATERIAL SHALL BE FREE OF FOREIGN SUBSTANCES. FILTER FABRIC MAY REQUIRE MAINTENANCE AND/OR REPLACEMENT IN SOME LOCATIONS.
2. THE PURPOSE OF THE WORK IS TO REPAIR AN EXISTING REVETMENT AND PROTECT THE SHORELINE FROM FURTHER EROSION.



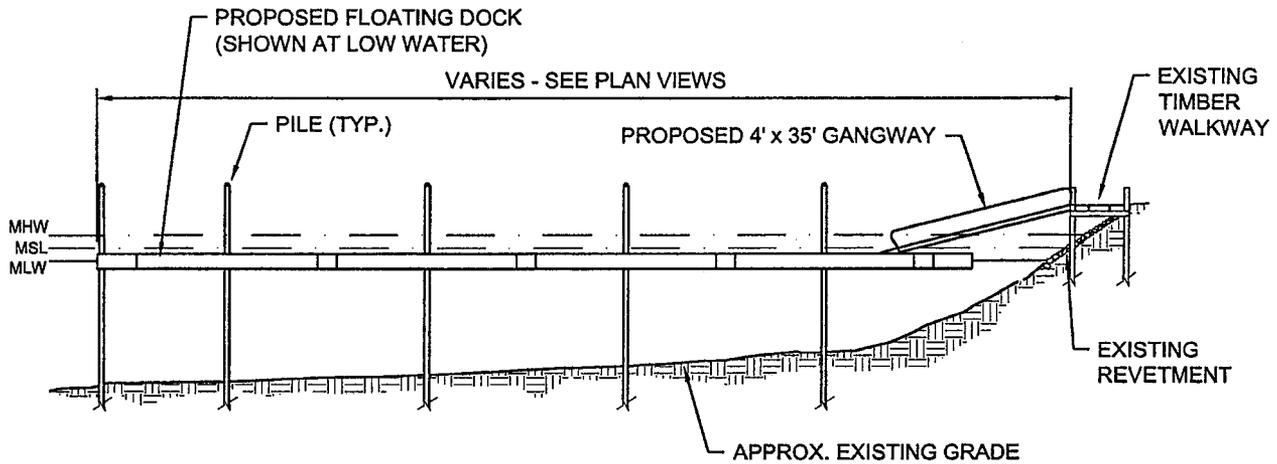
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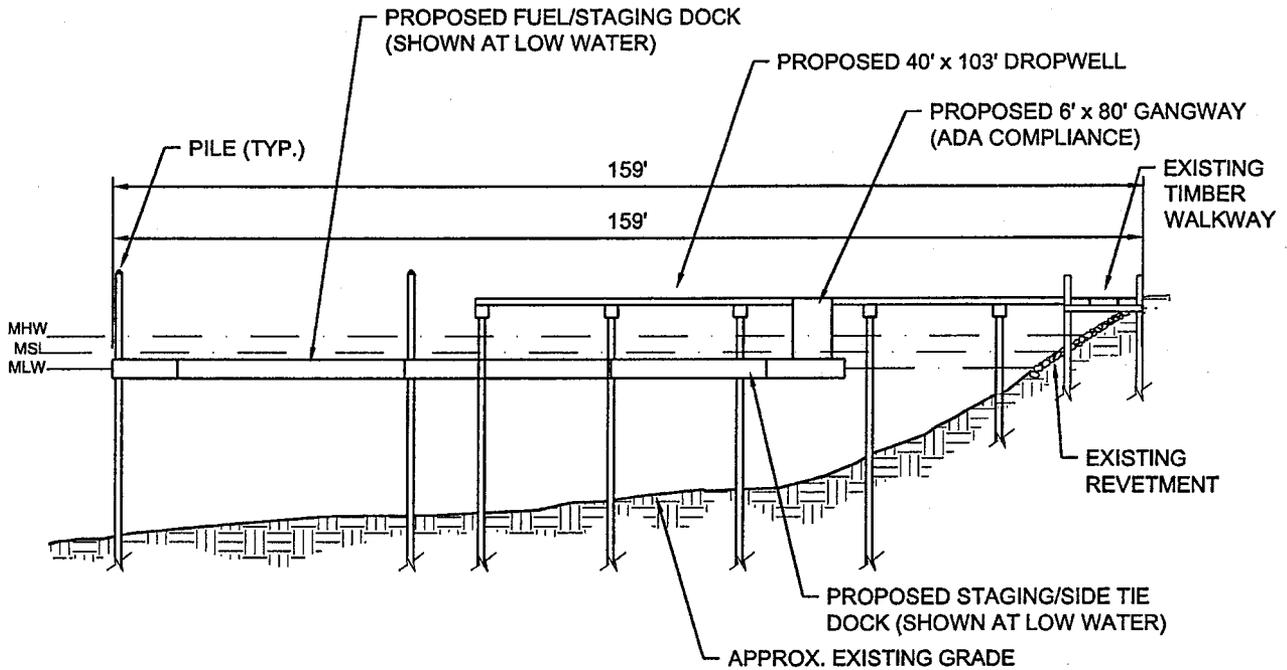
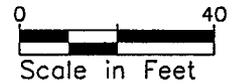
**TYPICAL REVETMENT
REPAIR CROSS SECTION**

THE CITY MARINA COMPANY
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TYPICAL MARINA CROSS SECTION



DROPWELL CROSS SECTION A-A



PURPOSE: MARINA REDEVELOPMENT
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TYP. MARINA X SECTION
DROPWELL X SECTION A-A

THE CITY MARINA COMPANY
P.O. BOX 759
CHARLESTON, SC 29402

PROPOSED: MARINA REDEVELOPMENT
IN: BOHICKET CREEK
AT: SEABROOK ISLAND
COUNTY OF: CHARLESTON
STATE: SOUTH CAROLINA

SHEET 15

10/10/03

BM-PERM-1.DWG