

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 #2005-1R-124

15 April 2005

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

SW HOLDINGS, LLC
(Shipman's Wharf Community Docking Facility)
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MT. PLEASANT, SOUTH CAROLINA 29465

for a permit to construct a community docking facility in

COFFIN CREEK

on St. Helena Island adjacent to SSR-77/Seaside Road in Beaufort County, South Carolina.
(Latitude: 32.42861; Longitude: 80.48111)

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, 16 MAY 2005

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

The proposed work consists of general clean-up of the site, removal of existing structures including an abandoned marine railway, 430 LF of 10' wide fixed dock, and two sunken vessels in Coffin Creek. The proposed docking facilities will include an 8' by 260' shore parallel fixed boardwalk, a 10' by 20' fixed pierhead, and two 4' by 30' gangways accessing an 8' by 430' shore parallel floating dock which will provide moorage for up to a maximum of twelve boats ranging in size anticipated to be approximately 30' to 60'. Pedestals for electricity, potable water, and 3' by 3' by 8' dock storage boxes will be provided at each boat slip. A 13' by 150' concrete boat ramp is proposed to replace the abandoned marine railway. A 4' by 16' floating staging dock accessible from adjacent upland via a 4' by 35' fixed walkway will be provided adjacent to the boat ramp. Maintenance dredging of approximately 13,400 sq. ft./0.31 acre (\pm 2,000 cu. yds.) of accumulated sediment is proposed to provide adequate water depths. Dredging will be accomplished by

mechanical means and sediments will be placed on adjacent uplands. A permanent disposal site for future maintenance dredging is provided on site uplands. Erosion control will be provided around the perimeter of the proposed boat ramp with 1,890 sq.ft. (\pm 35 cu. yds.) of granite stone rip rap. The purpose of the project is to provide water access and boat moorage to the owners and residents of the Shipman's Wharf community and their guests.

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 0.31 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 project is not likely to adversely affect any Federally endangered, threatened, or proposed 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

15 April 2005

to be accomplished under the requested permit. Note: Correspondence from the Beaufort County Planning Department indicates that the proposed project will have no effect on listed archaeological resources.

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.

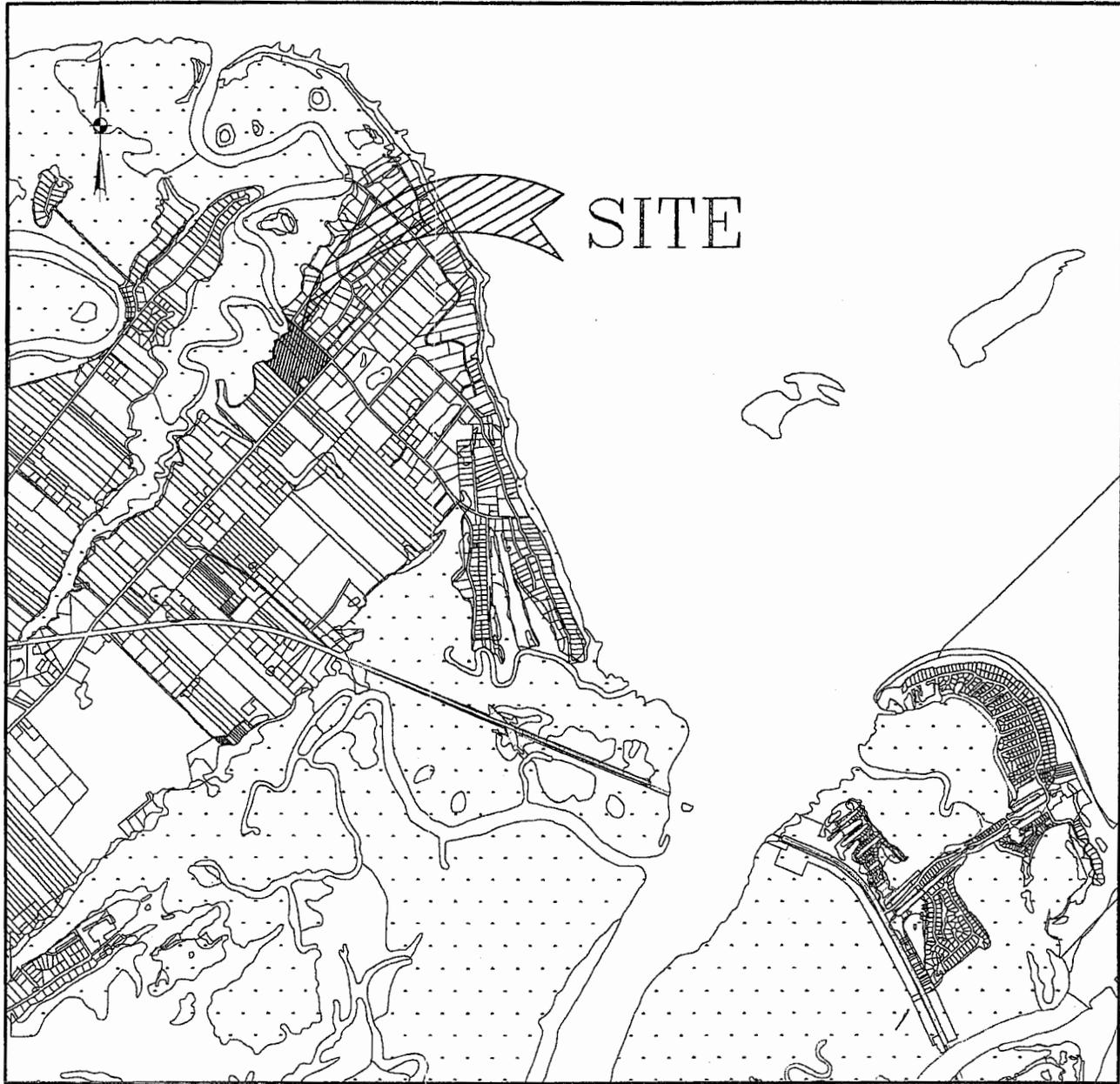
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may 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 843-329-8167 or toll free at 1-866-329-8187.



Robin Collier-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



NO SCALE

VICINITY MAP

DATE: JANUARY 25, 2005

DATUM: 1929

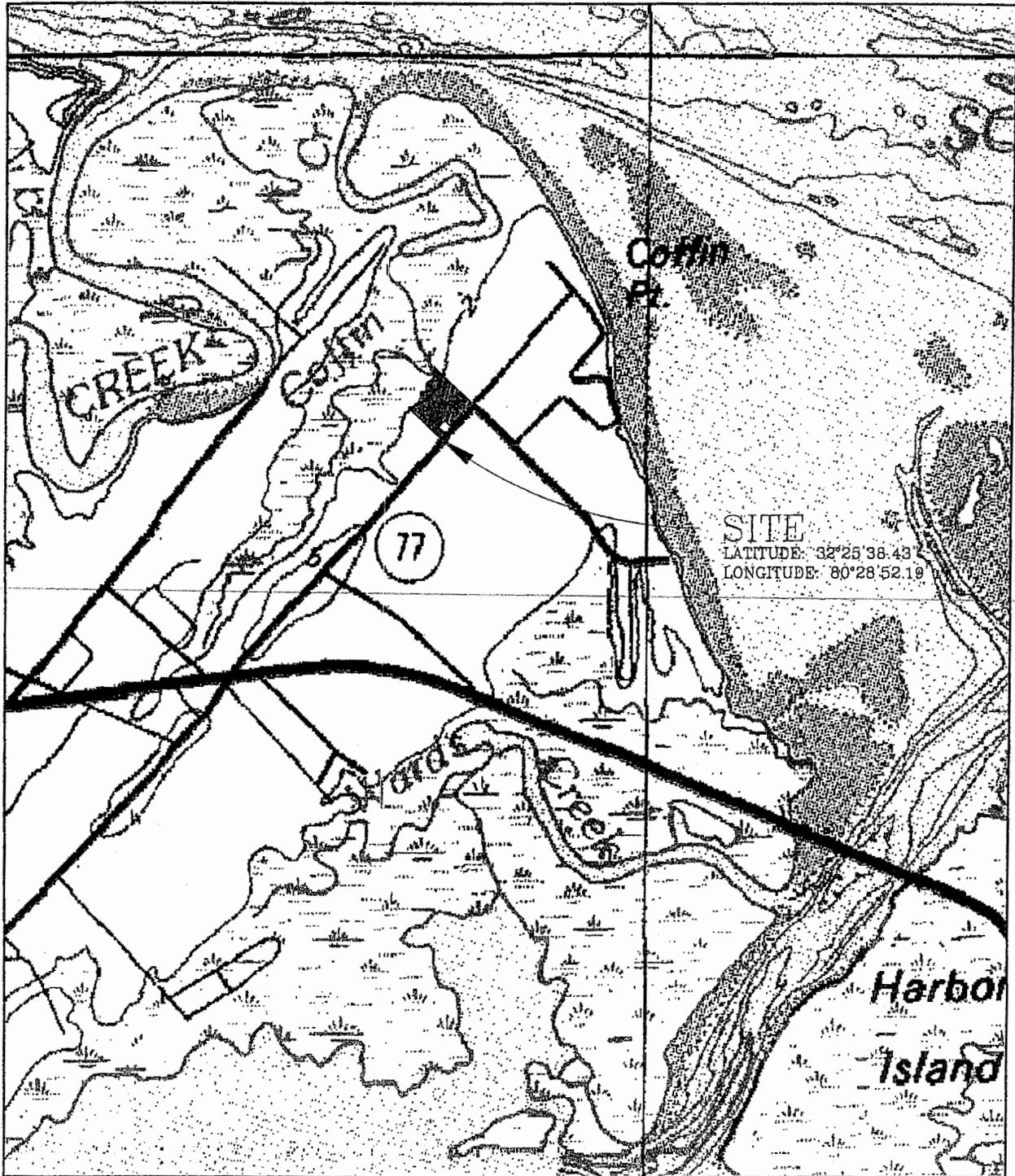
SHEET 1 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433



SITE
 LATITUDE: 32°25'38.43"
 LONGITUDE: 80°28'52.19"

NO SCALE

BEAUFORT QUADRANGLE SHEET

QUADRANGLE VICINITY MAP

DATE: JANUARY 25, 2005

DATUM: 1929

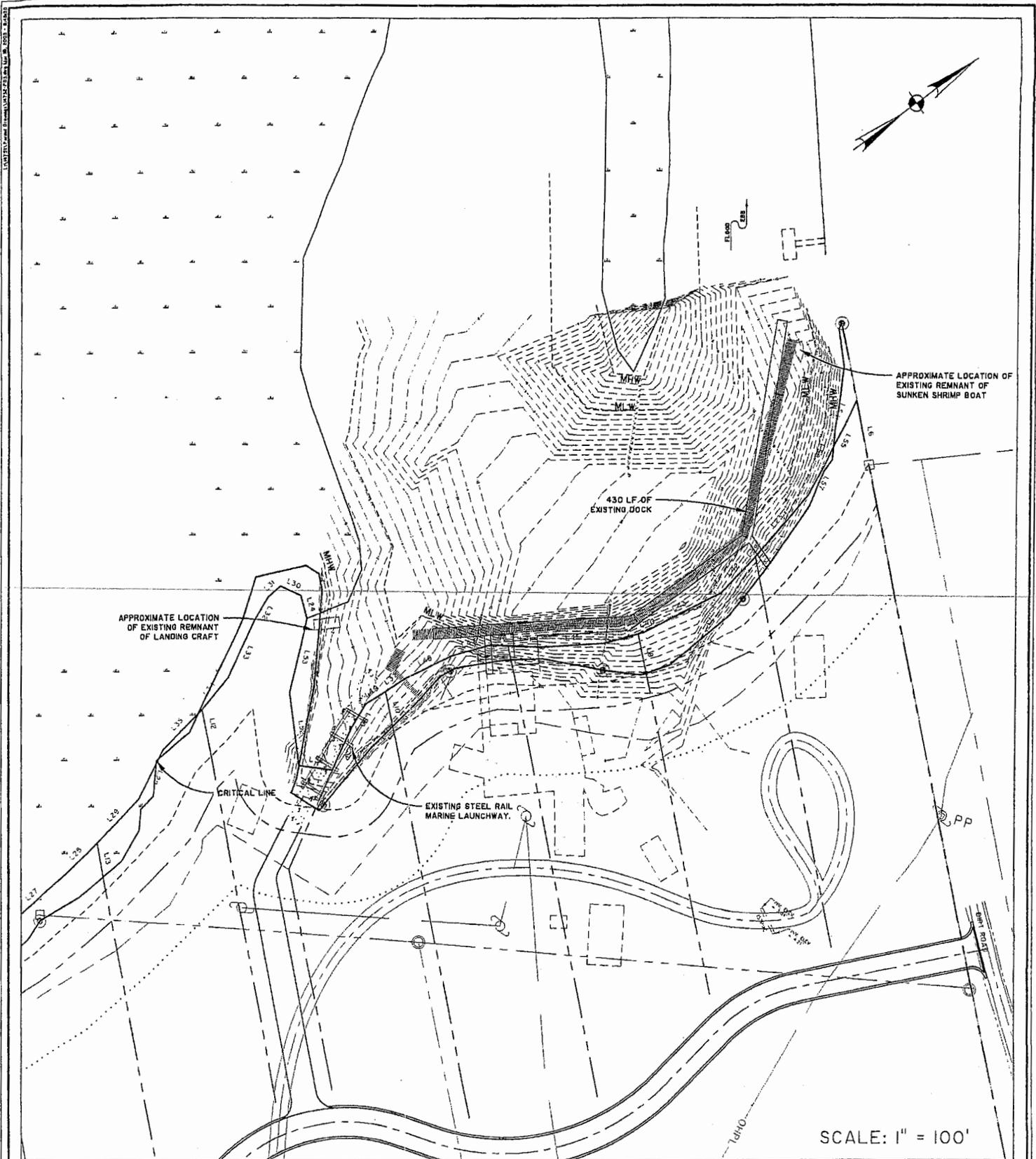
SHEET 2 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
 SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
 BEAUFORT COUNTY, S.C.

APPLICANT:
 S.W. HOLDINGS, L.L.C.
 CHARLESTON, SC 29413-1433



EXISTING CONDITIONS

DATE: JANUARY 25, 2005

SHEET 3 OF 17

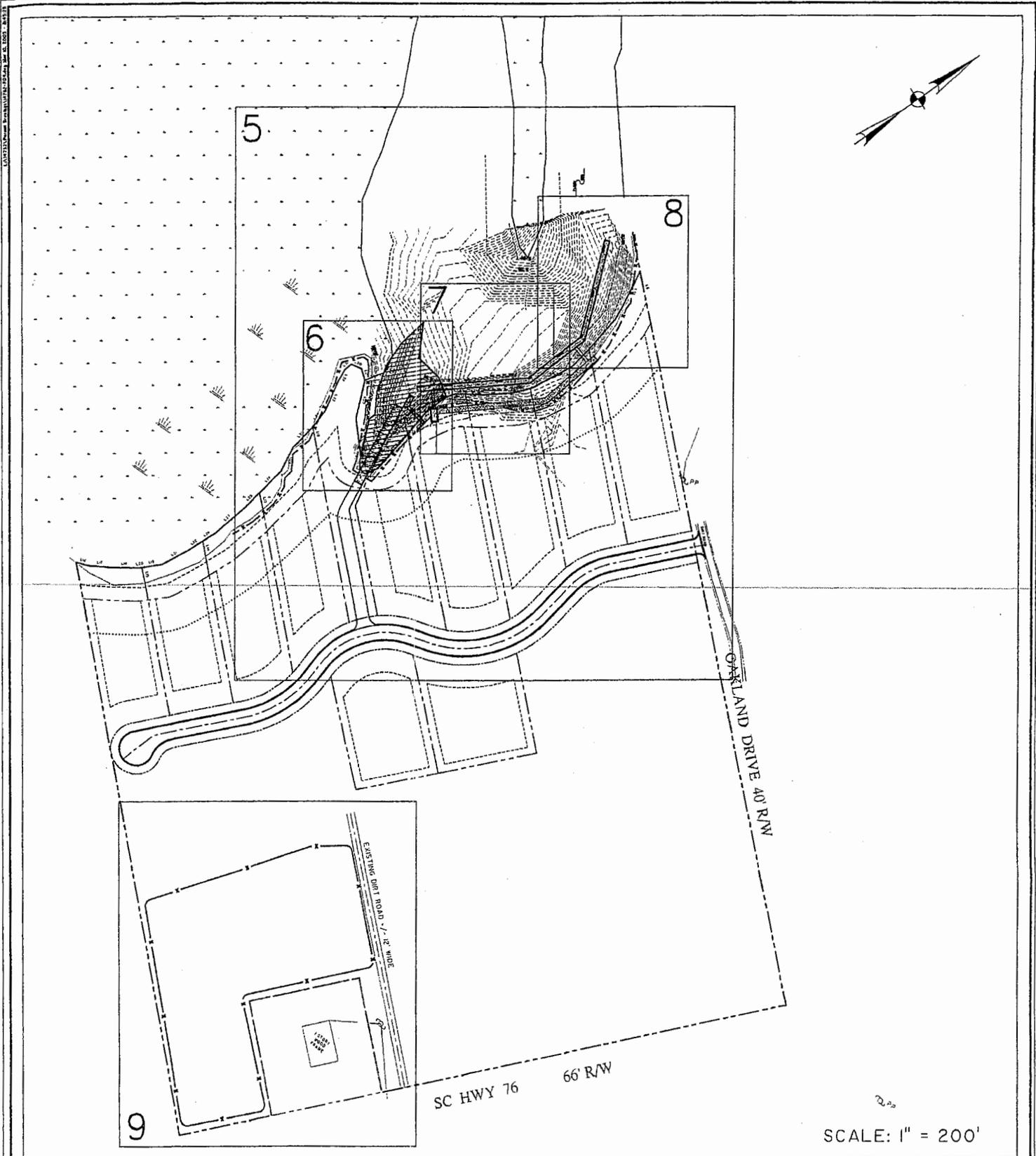
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: 1929

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433



SITE PLAN

DATE: JANUARY 25, 2005

SHEET 4 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: 1929

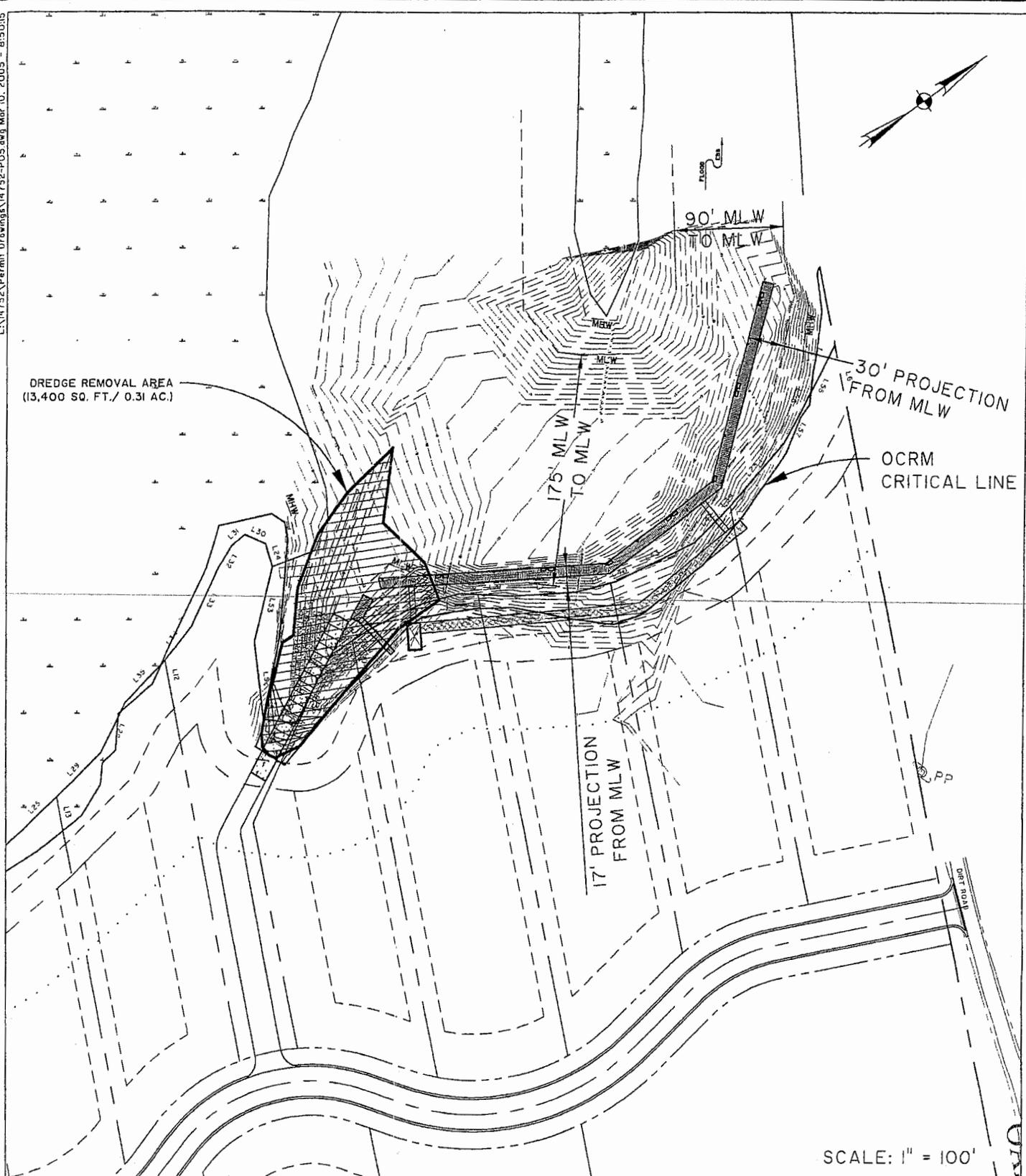
PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

SCALE: 1" = 200'

L:\N\1732\Permit Drawings\1732-POS.dwg Mar 10, 2005 - 8:50:15



SCALE: 1" = 100'

SITE PLAN

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 5 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

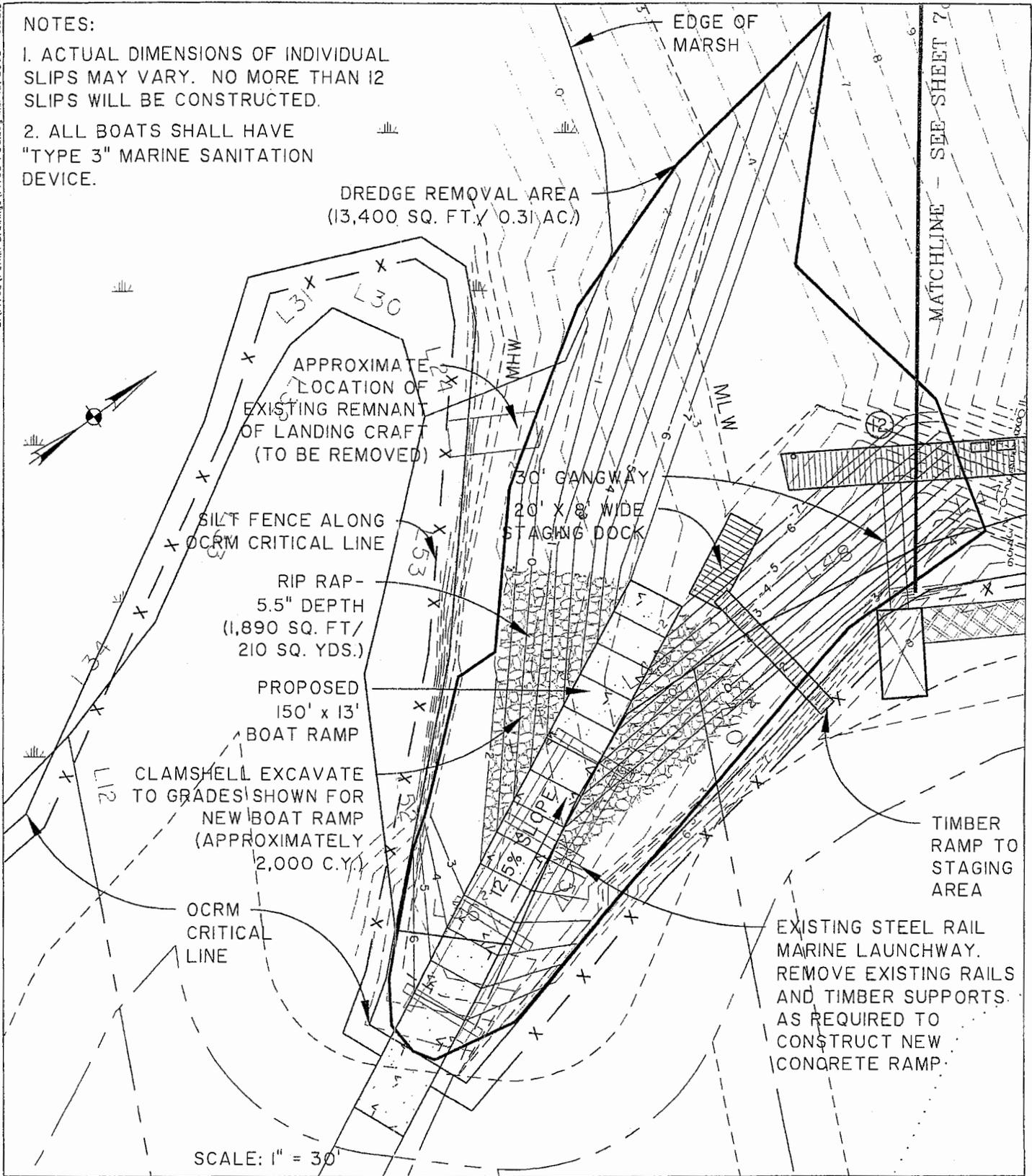
COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

LN4752-Permit Drawings\14752-PO6.dwg Mar 10, 2005 - 8:50:54

NOTES:

- 1. ACTUAL DIMENSIONS OF INDIVIDUAL SLIPS MAY VARY. NO MORE THAN 12 SLIPS WILL BE CONSTRUCTED.
- 2. ALL BOATS SHALL HAVE "TYPE 3" MARINE SANITATION DEVICE.



SCALE: 1" = 30'

SITE PLAN

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 6 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

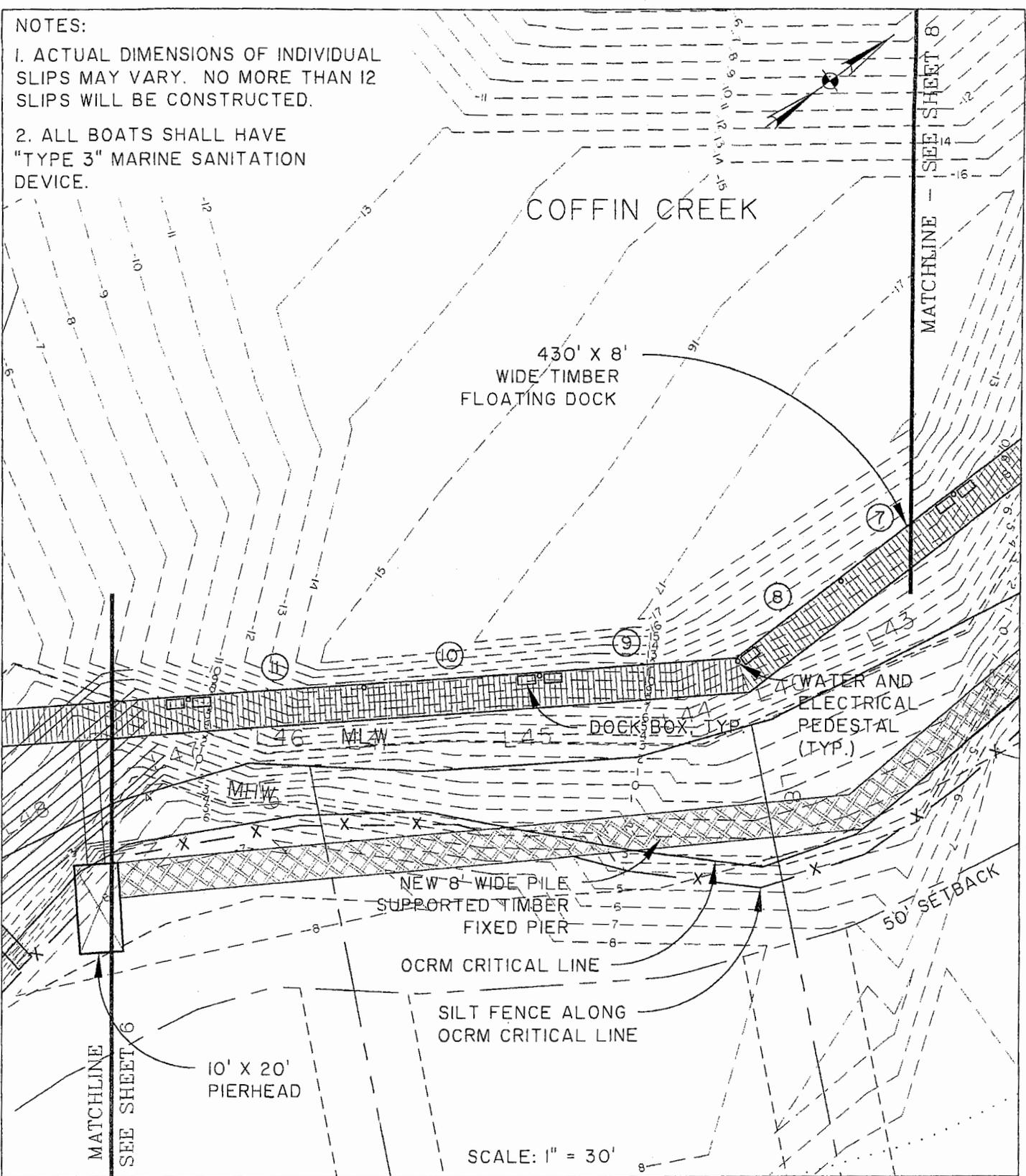
APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\General Drawings\14752-007.dwg Mod 10/2005 - BJB\33

NOTES:

1. ACTUAL DIMENSIONS OF INDIVIDUAL SLIPS MAY VARY. NO MORE THAN 12 SLIPS WILL BE CONSTRUCTED.

2. ALL BOATS SHALL HAVE "TYPE 3" MARINE SANITATION DEVICE.



SITE PLAN

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 7 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

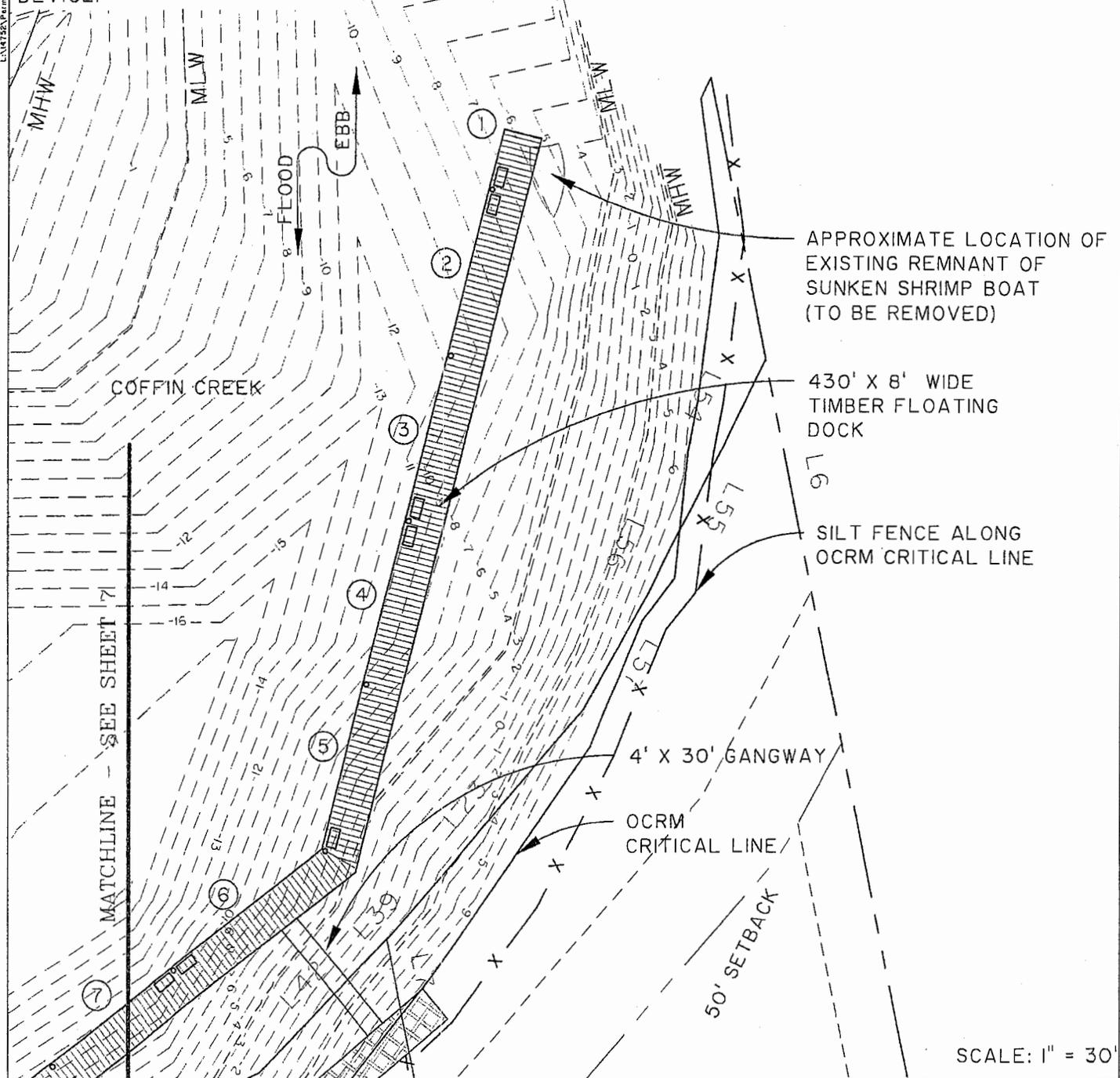
COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

NOTES:

1. ACTUAL DIMENSIONS OF INDIVIDUAL SLIPS MAY VARY. NO MORE THAN 12 SLIPS WILL BE CONSTRUCTED.

2. ALL BOATS SHALL HAVE "TYPE 3" MARINE SANITATION DEVICE.



APPROXIMATE LOCATION OF EXISTING REMNANT OF SUNKEN SHRIMP BOAT (TO BE REMOVED)

430' X 8' WIDE TIMBER FLOATING DOCK

SILT FENCE ALONG OCRM CRITICAL LINE

4' X 30' GANGWAY

OCRM CRITICAL LINE

50' SETBACK

SCALE: 1" = 30'

SITE PLAN

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 8 OF 17

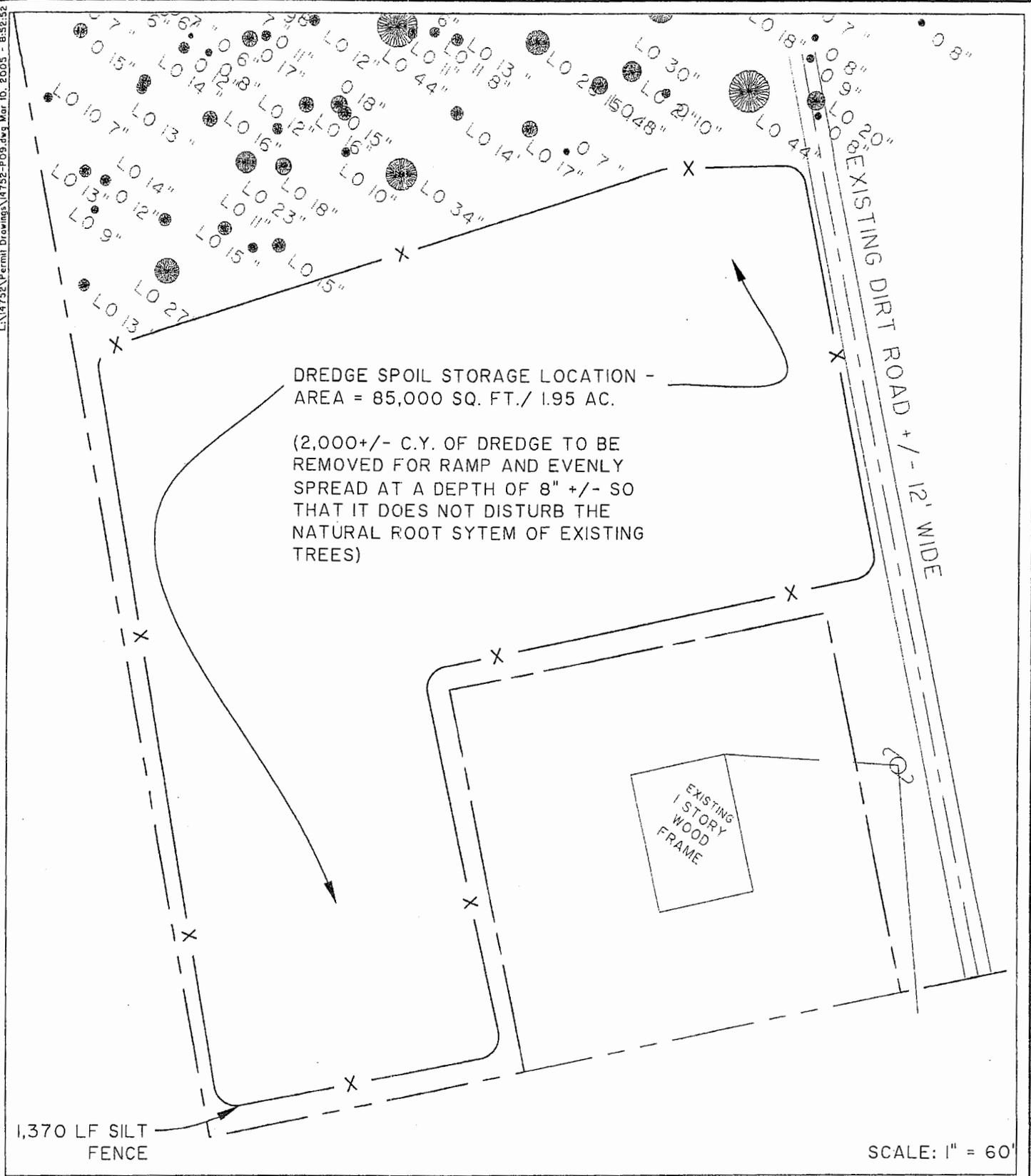
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\1475A\Permit Drawings\14752-F09.dwg Mar. 10. 2005 - 8:52:52



DREDGE SPOIL STORAGE LOCATION -
AREA = 85,000 SQ. FT./ 1.95 AC.

(2,000+/- C.Y. OF DREDGE TO BE
REMOVED FOR RAMP AND EVENLY
SPREAD AT A DEPTH OF 8" +/- SO
THAT IT DOES NOT DISTURB THE
NATURAL ROOT SYTEM OF EXISTING
TREES)

1,370 LF SILT
FENCE

SCALE: 1" = 60'

SITE PLAN

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 9 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433



PROFILE REFERENCE SHEET

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 10 OF 17

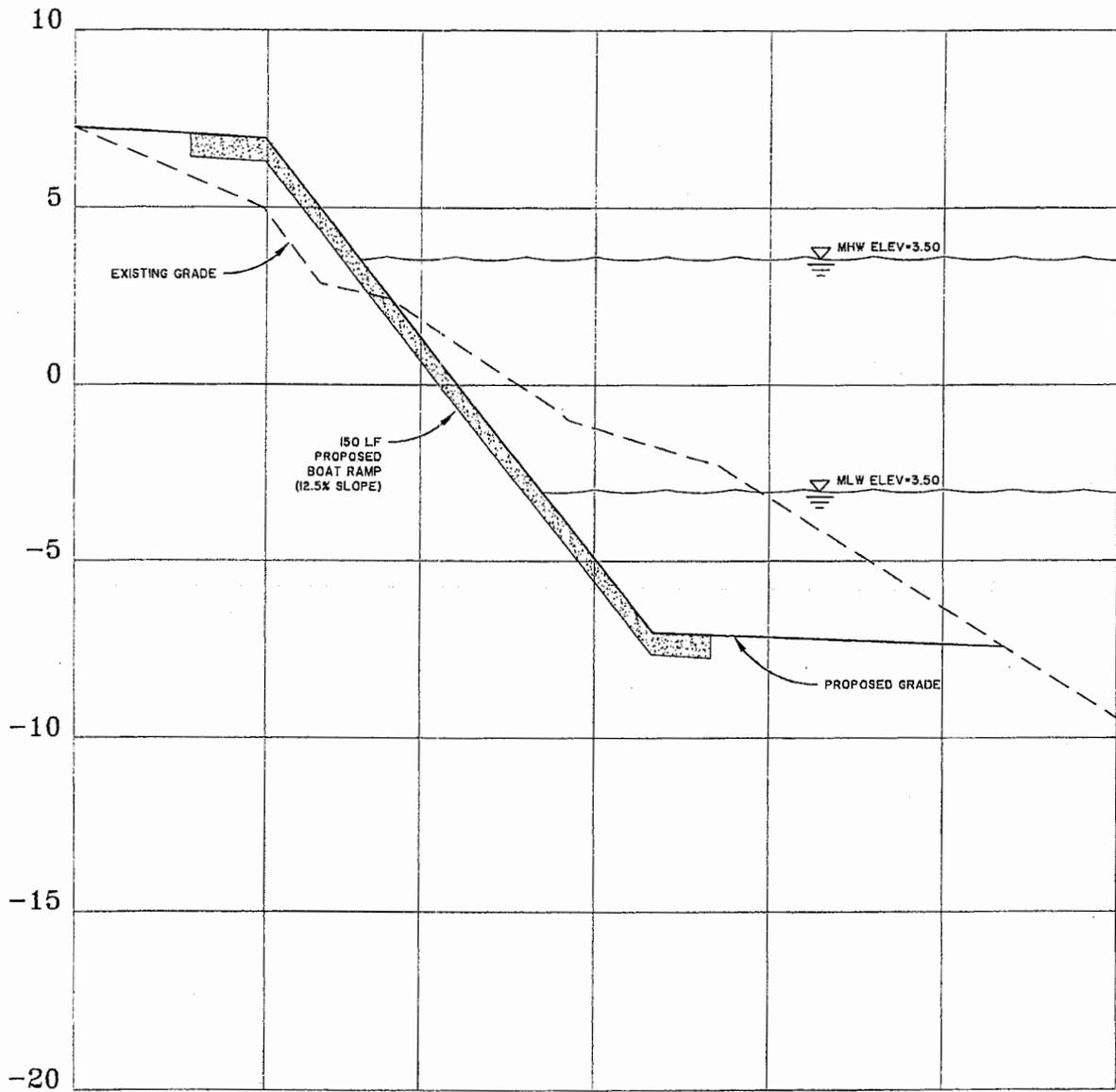
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.E. HOLDINGS, L.L.C
CHARLESTON, SC 29413-1433

L:\1732\Permit Drawings\1732-P11.dwg Mar 10, 2005 - 8:54:12



SECTION A-A

VERT: 1" = 5'
HOR: 1" = 50'

PROFILES

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET II OF 17

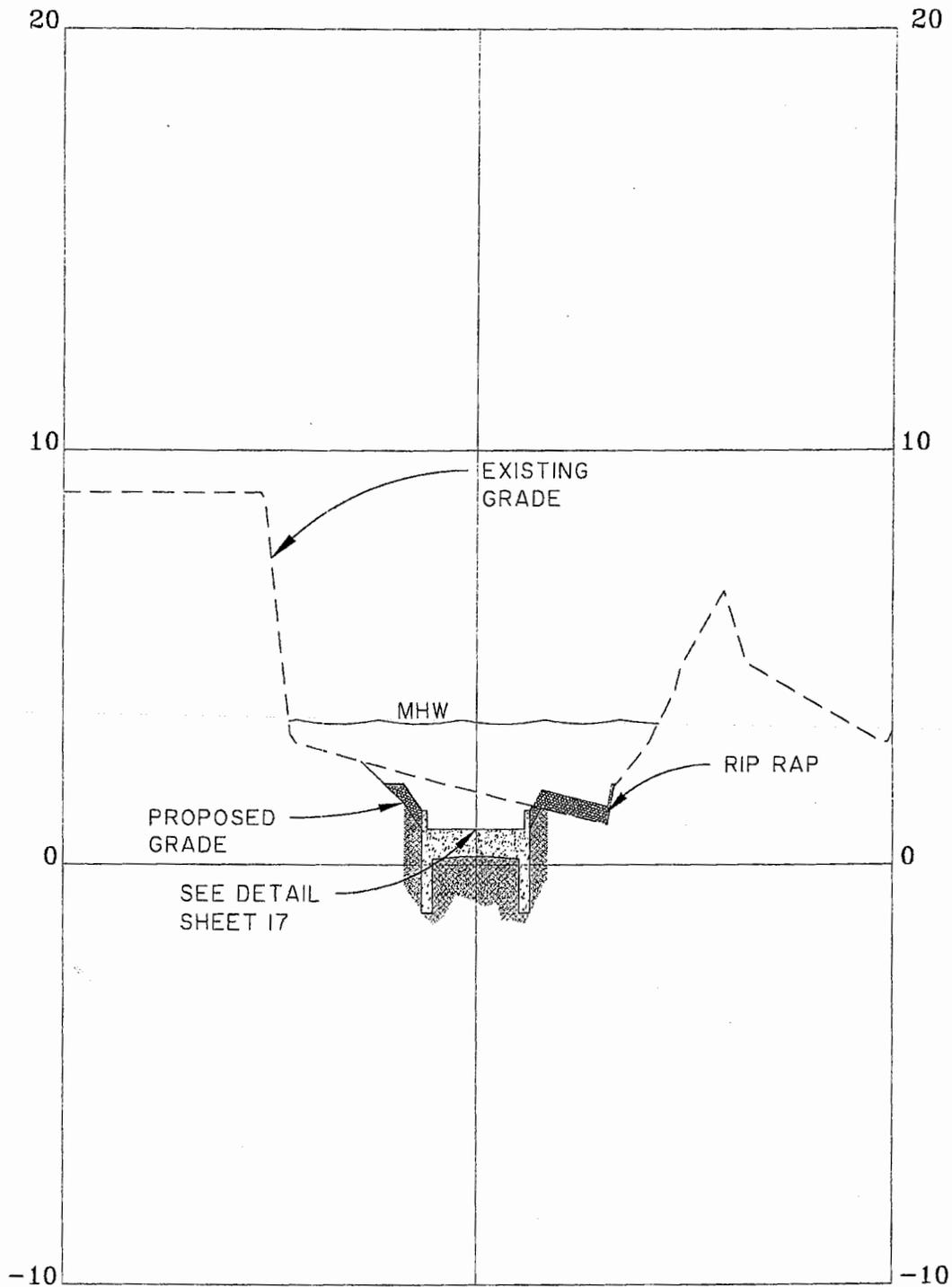
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\Permit Drawings\14752-P12.dwg Mar 10, 2005 - 8:54:49



SECTION B-B

VERT: 1" = 4'
HOR: 1" = 20'

PROFILES

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 12 OF 17

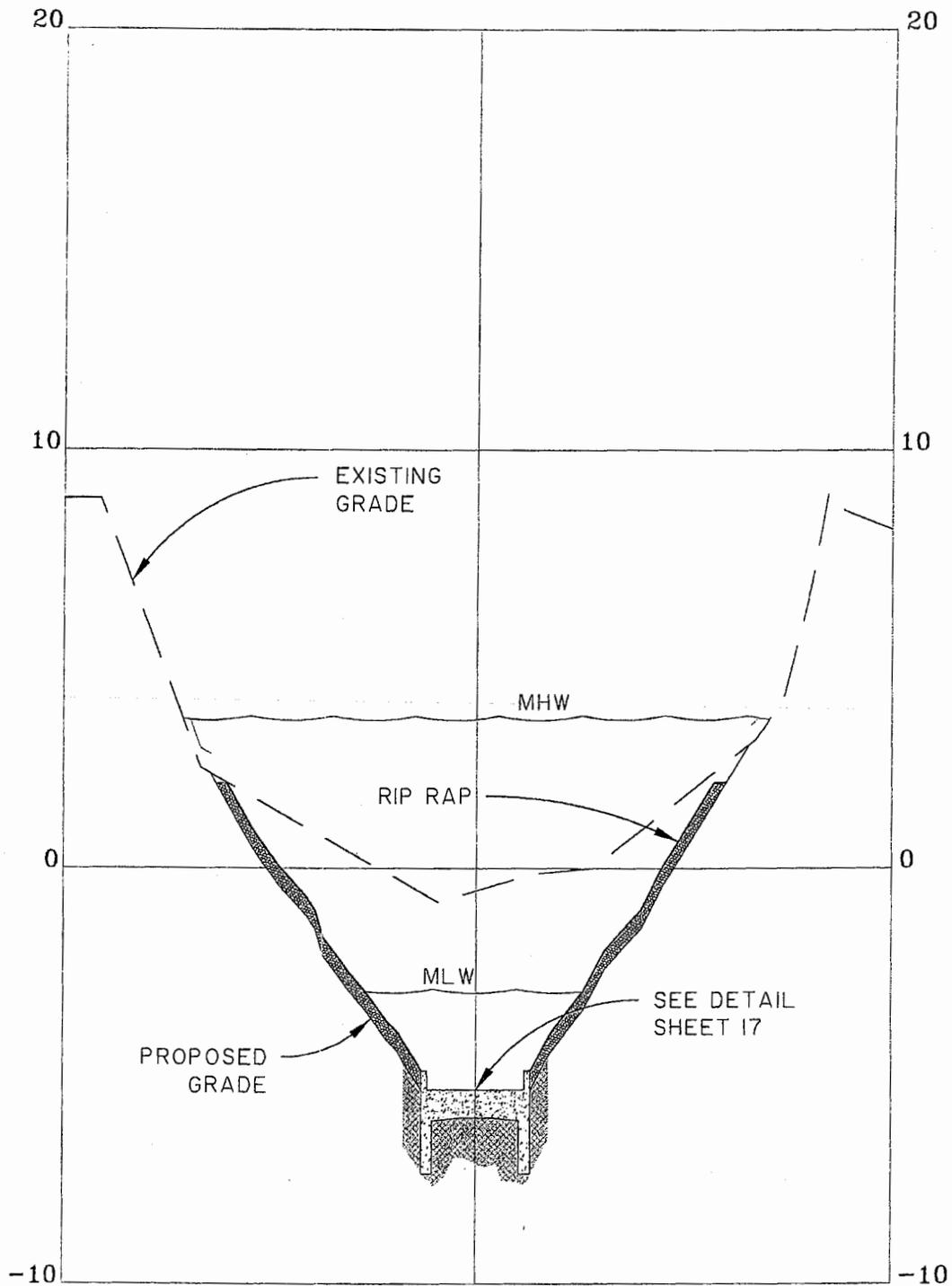
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\Permit Drawings\14752-P13.dwg Mar 10, 2005 - 8:55:27



SECTION C-C

VERT: 1" = 4'
HOR: 1" = 20'

PROFILES

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 13 OF 17

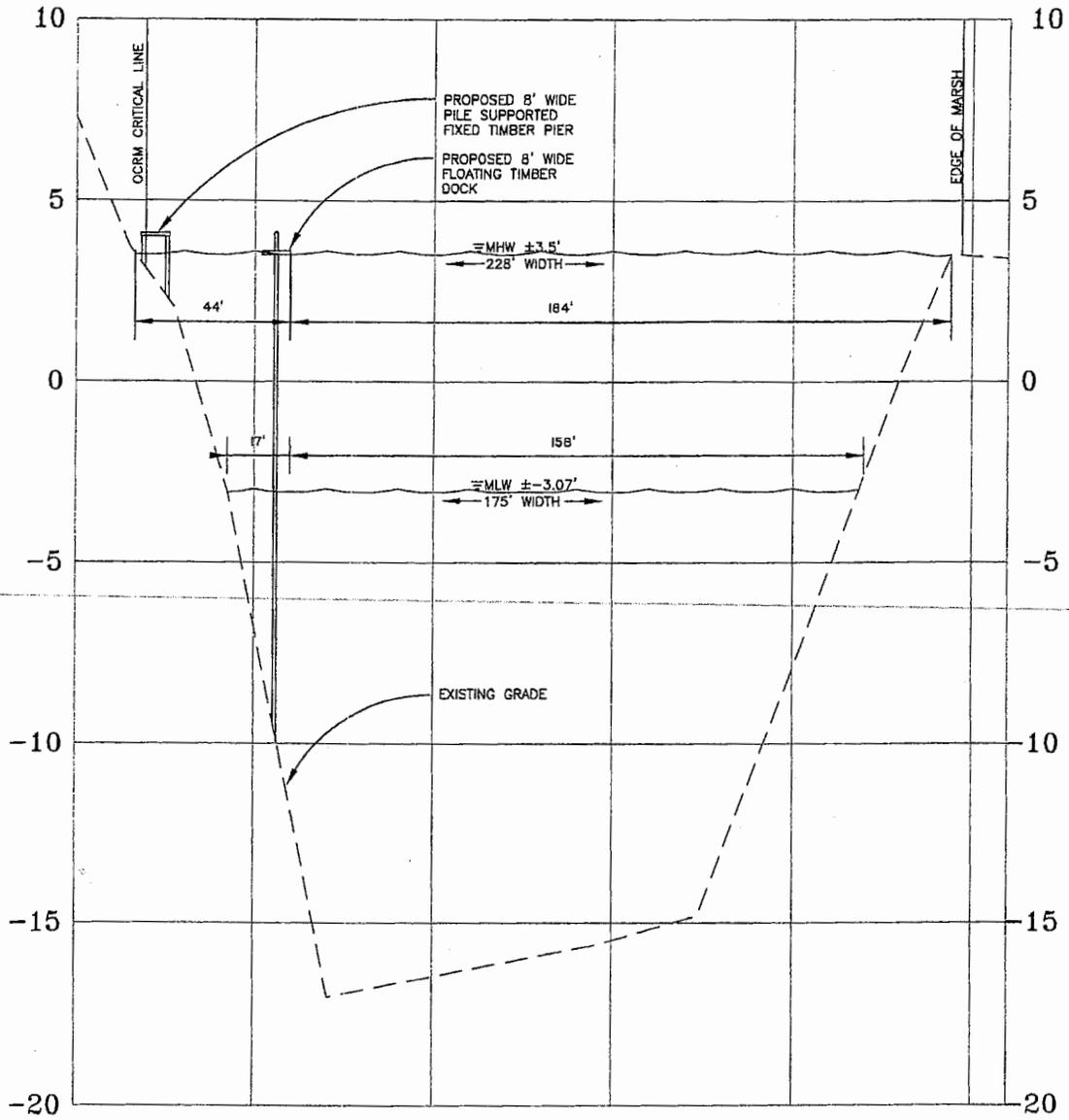
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\Permit Drawings\14752-P14.dwg, Mar 10, 2005 - 8:56:07



SECTION D-D

VERT: 1" = 5'
HOR: 1" = 50'

PROFILES

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 14 OF 17

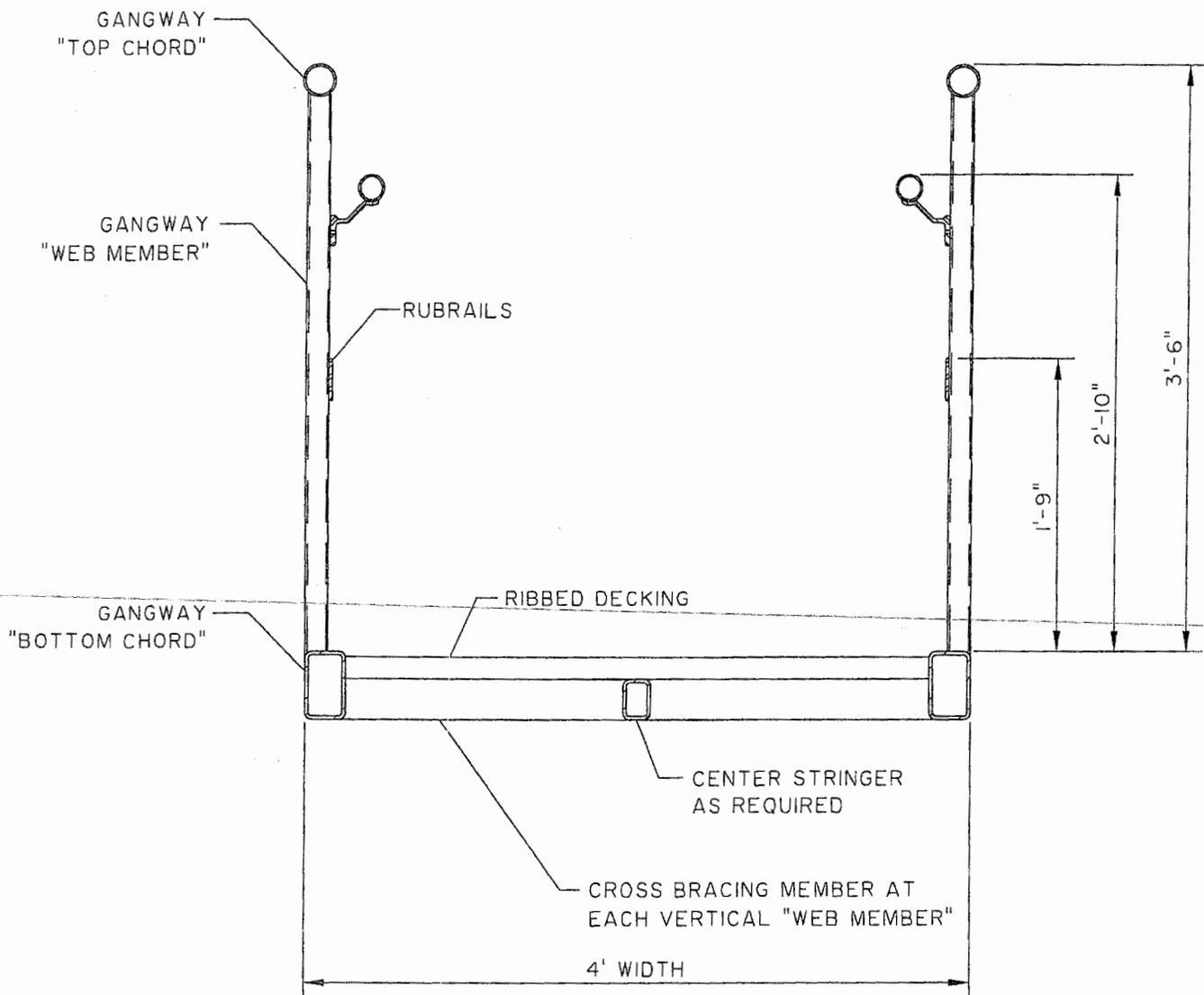
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\Permit Drawings\14752-PL5.dwg Mar 10, 2005 - 8:56:47



SECTION E-E GANGWAY

GANGWAY DETAILS

DATE: JANUARY 25, 2005

SHEET 15 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

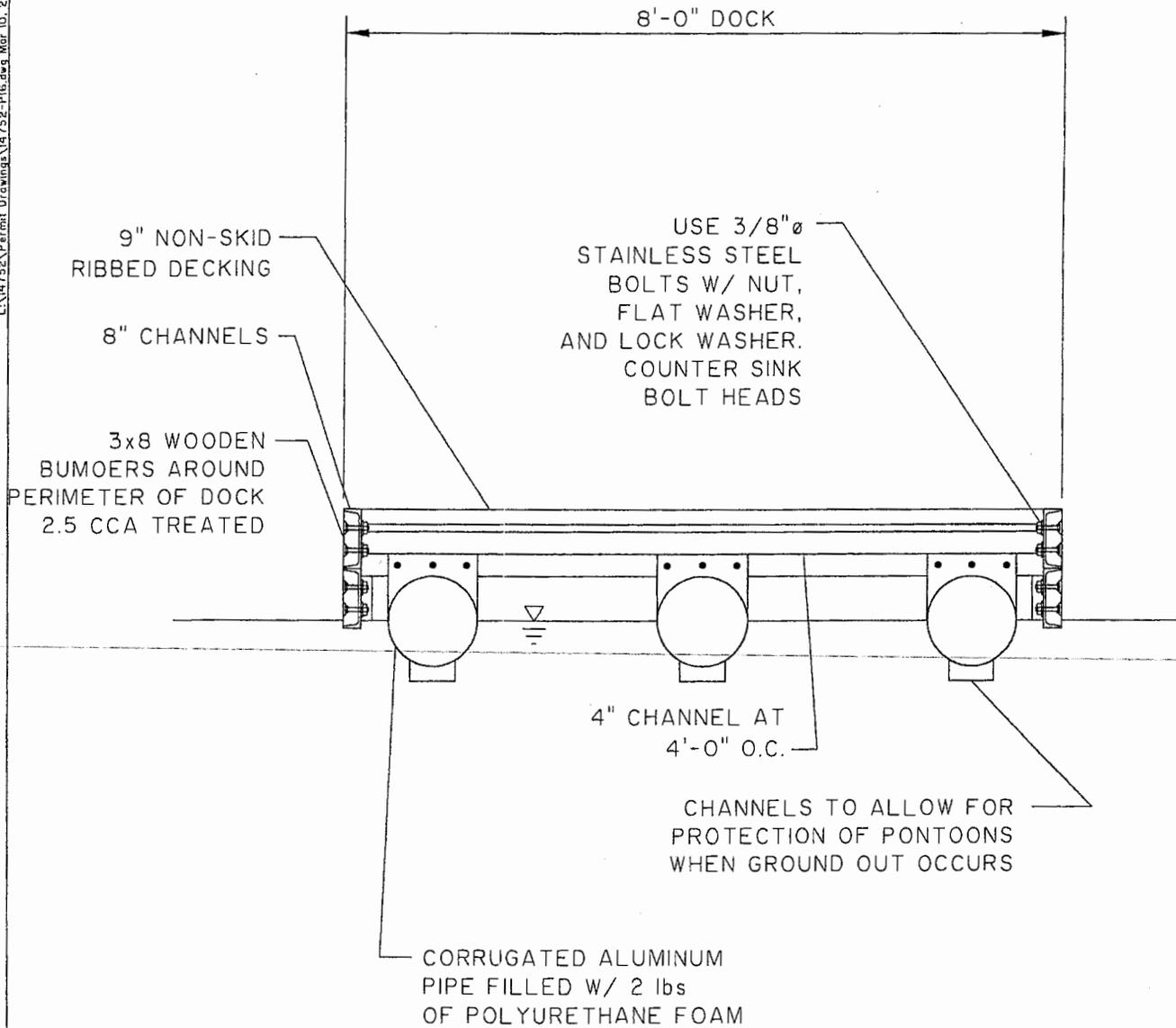
DATUM: 1929

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

L:\14752\Permit Drawings\14752-116.dwg, Mar. 10, 2005 - 8:57:28



SECTION F-F FLOATING DOCKS

FLOATING DOCK DETAILS

DATE: JANUARY 25, 2005

DATUM: 1929

SHEET 16 OF 17

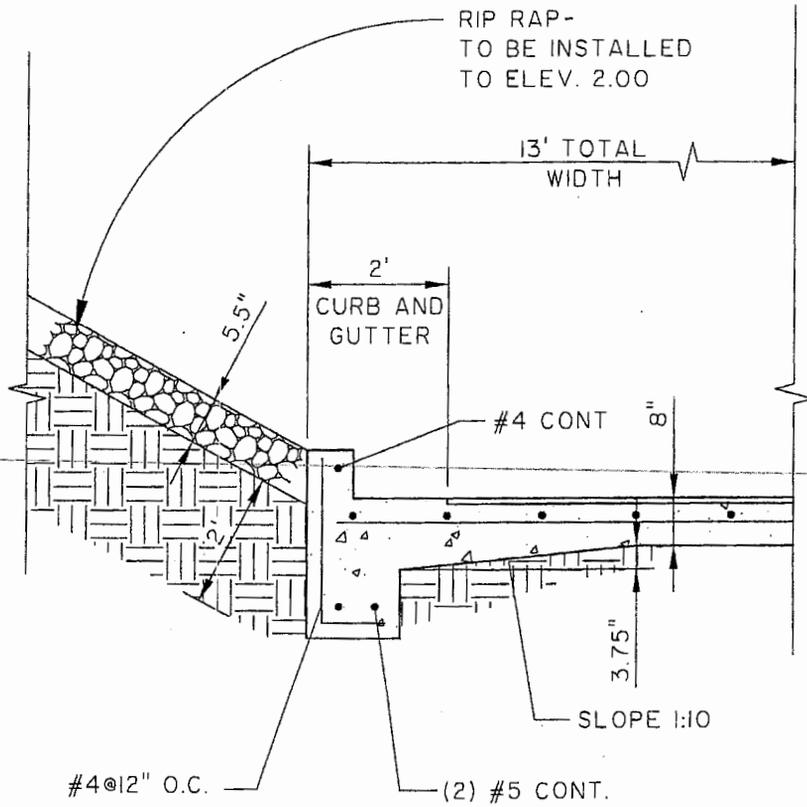
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433

LA:\P25\Small Drawings\1732-177.dwg, Plot Date: 01/25/05 - 8:58:02



SECTION THRU RAMP

RAMP DETAILS

DATE: JANUARY 25, 2005

SHEET 17 OF 17

SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: 1929

PROPOSED ACTIVITY:
SHIPMAN'S WHARF DOCK FACILITY

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
S.W. HOLDINGS, L.L.C.
CHARLESTON, SC 29413-1433