

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 29403-5107

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N SAC-2019-00037

April 1, 2021

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

Mr. Rand Pratt
Charleston Harbor Resort and Marina
24 Patriots Point Road
Mt Pleasant, South Carolina 29464

for a permit to modify the existing marina and to permit after-the-fact modifications to the marina in the

Charleston Harbor/ Cooper River

at the Charleston Harbor Resort and Marina at 24 Patriots Point Road in Mount Pleasant, Charleston County, South Carolina (Latitude: 32.7869 °, Longitude: -79.9093 °), Quad Sheet-Charleston.

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 the **Corps** until

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

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

The proposed work consists of several modifications/ improvements to the existing marina as well as retroactive permitting of modifications to the marina. In detail, proposed modifications/ improvements include the installation of boat blocks/ floating boat lifts on Docks A – F. All boat

blocks/ boat lifts will remain inside the footprint of the existing marina and will be attached to the existing floating main docks and will not require any pile driving or anchorage. The applicant is also proposing to replace the 1,048 linear feet of floating 3-meter-wide wave attenuators with 4-meter-wide wave attenuators. The new attenuators will be placed in the same location as the existing attenuators and would utilize the existing chain and anchor system. There is no pile driving associated with this modification. The applicant also proposes to construct six (6) 14' x 14' shade structures at access points to Docks A – F. They are proposed to be constructed atop the existing fixed timber pier at gangway access to Docks B, C, D, E, and the College of Charleston sailing dock. Lastly, the applicant proposes to install a 14' wide awning/ shade structure around the existing marina building. There is no pile driving or other bottom disturbance associated with this modification. The purpose of these improvements are to enhance the boater experience at the marina and provide the same, or better, protection to vessels from waves and vessel wakes inside the attenuators.

In addition, the applicant is seeking after-the-fact authorization of several modifications that have already been constructed. These after-the-fact structures include a 15' x 33' floating boat block for Fire Boat at Dock A, eleven (11) 3.5' x 28' fixed timber finger piers between Docks A & C to access boat lifts, a 3' x 15' floating dock at the College of Charleston Sailing School dock, and a 4' x 25' floating dock along the landward most northeastern floating dock finger at Dock C. The purpose of this retroactive request is to bring the marina into compliance with existing permits. The applicant is not proposing mitigation for these activities as the only impact from the proposed modifications is shading associated with the structures and no excavation/ dredging or filling of wetlands is proposed.

NOTE: This public notice and associated plans are available on the Corps' website at:
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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 of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 shade 5.79 acres of estuarine substrates utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps

has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information that the West Indian manatee, Atlantic sturgeon, shortnose sturgeon, green sea turtle, Kemp's Ridley sea turtle, leatherback sea turtle, loggerhead sea turtle, American wood stork, and Eastern black rail Federally endangered or threatened species have the potential to inhabit the vicinity of the project. However, it has been determined that the project will have no effect on sturgeon, sea turtles, American wood stork and the Eastern black rail and will not result in the destruction or adverse modification of designated or proposed critical habitat. In addition, the District Engineer has determined the project may affect, but is not likely to adversely affect the West Indian manatee. 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.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and other interested parties to provide any information they may have with regard to historic properties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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. 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 cannot undertake to

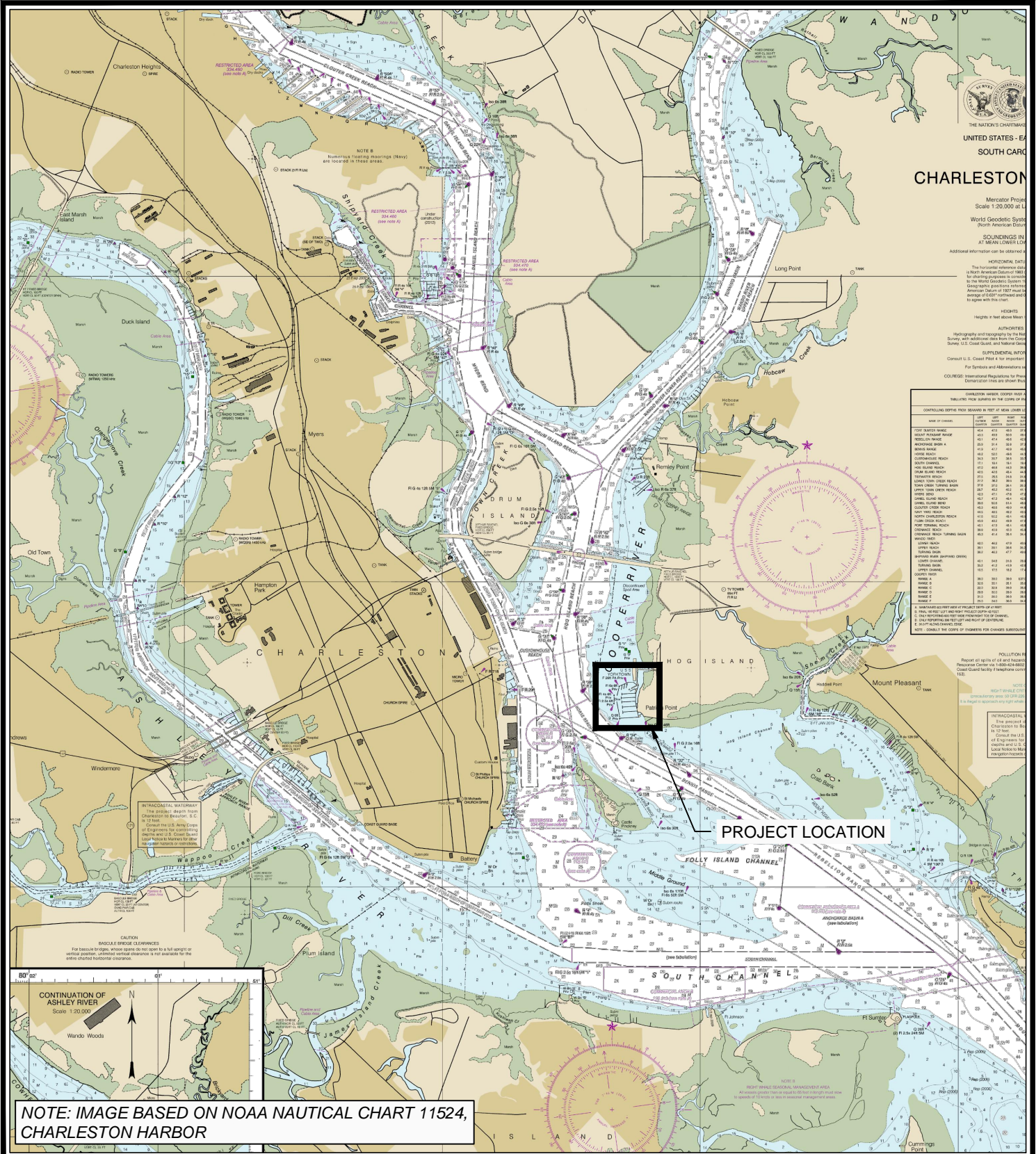
adjudicate rival claims.

The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, SC 29403-5107**

If there are any questions concerning this public notice, please contact Chelsea B. Fannin, Project Manager, at (843) 329-8038, toll free at 1-866-329-8187, or by email at Chelsea.B.Fannin@usace.army.mil.

FOR PERMITTING PURPOSES ONLY
"NOT FOR CONSTRUCTION"



PROJECT: CHM Improvements
WATERBODY: Cooper River/Charleston Harbor
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32°47'11.44"N
LONGITUDE: 79°54'35.61"W

LOCATION MAP

Requested by: Charleston Harbor Marina (CHM)

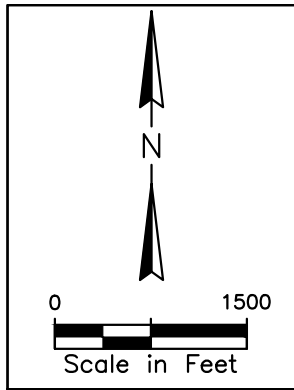
Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002

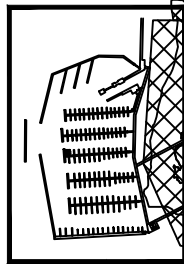


18-December-2020
SHEET 01

FOR PERMITTING PURPOSES ONLY
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FERRY WHARF II LLC
PARCEL ID: 5170000003
17 LOCKWOOD BLVD
SUITE 400
CHARLESTON, SC 29401



CHARLESTON HARBOR MARINA

TOWN OF MT PLEASANT
PARCEL ID: 5170000003
100 ANN EDWARDS LANE
MOUNT PLEASANT, SC 29464

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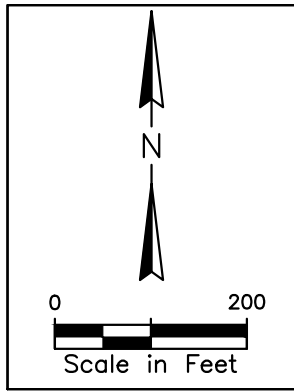
ADJACENT PROPERTY OWNERS

Requested by: Charleston Harbor Marina (CHM)
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Parcel ID: 5170000002



18-December-2020
SHEET 02

FOR PERMITTING PURPOSES ONLY
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EXISTING 3 METER WIDE
FLOATING ATTENUATOR
(~10' WIDE)

COOPER RIVER/CHARLESTON HARBOR

ENTRANCE BREAKWATER

3 PERMITTED 12'X26'
DRIVE ON BOAT BLOCKS

TRANSIENT BREAKWATER

EXISTING 3 METER WIDE
FLOATING ATTENUATOR
(~10' WIDE)

YORKTOWN BREAKWATER

DOCK G

DOCK H

DOCK I

8 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

DOCK F

8 PERMITTED 12'X24' DRIVE
ON BOAT BLOCKS

DOCK E

8 PERMITTED 12'X24' DRIVE
ON BOAT BLOCKS

DOCK D

10 PERMITTED 12'X24'
DRIVE ON BOAT BLOCKS

DOCK C

8 PERMITTED 12'X19'
FIXED MECHANICAL BOAT LIFTS
(4 - 3.5'X28' FIXED ACCESS PIERS)

DOCK B

11 PERMITTED 12'X19'
FIXED MECHANICAL BOAT LIFTS
(6 - 3.5'X28' FIXED ACCESS PIERS)

DOCK A

CHARTER BREAKWATER

2 PERMITTED 18'X32' DRIVE ON
BOAT BLOCKS
2 PERMITTED 18'X35' DRIVE ON
BOAT BLOCKS
6 PERMITTED 20'X40' DRIVE ON
BOAT BLOCKS

8 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

2 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

4 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

4 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

1 PERMITTED
12'X26' DRIVE ON
BOAT BLOCK

2 PERMITTED
12'X26' DRIVE ON
BOAT BLOCKS

FIXED TIMBER
ACCESS PIER

FIXED TIMBER
ACCESS PIER

MARINA BUILDING

EXISTING
ATTENUATOR

NOTE: THE INFORMATION HEREON REFLECTS THE PERMITTED CONDITIONS
APPROVED VIA DHEC #OCRM01511 AND USACE P/N SAC-2019-00037

PROJECT: CHM Improvements
WATERBODY: Cooper River/Charleston Harbor
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APPROVED PERMIT CONDITIONS

Requested by: Charleston Harbor Marina (CHM)

Project Address: 24 Patriots Point Road, Mount Pleasant

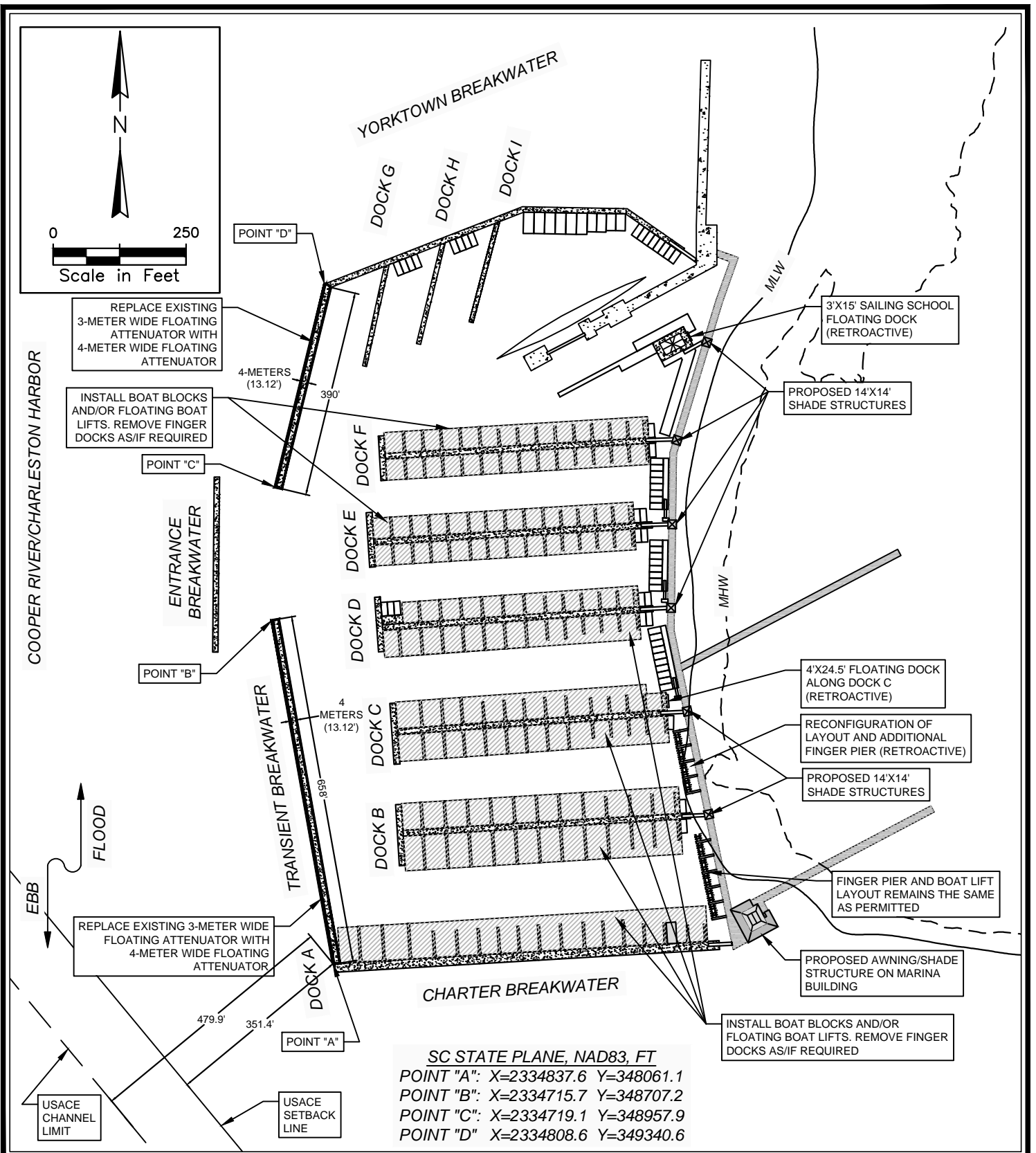
Parcel ID: 5170000002



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SHEET 03

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PROJECT: CHM Improvements
WATERBODY: Cooper River/Charleston Harbor
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LATITUDE: 32°47'11.44"N
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PROPOSED IMPROVEMENTS OVERVIEW

Requested by: Charleston Harbor Marina (CHM)

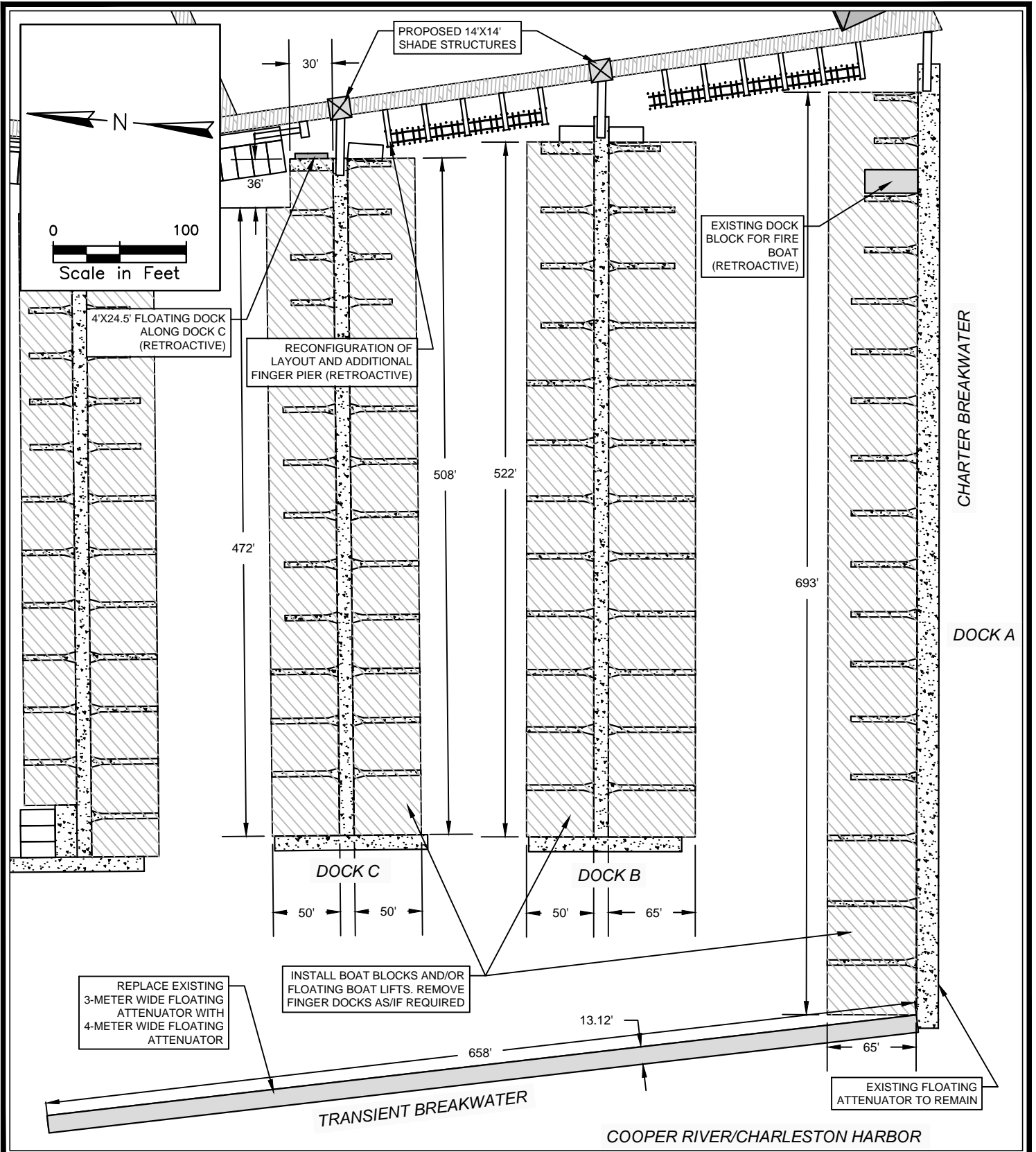
Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002



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SHEET 04

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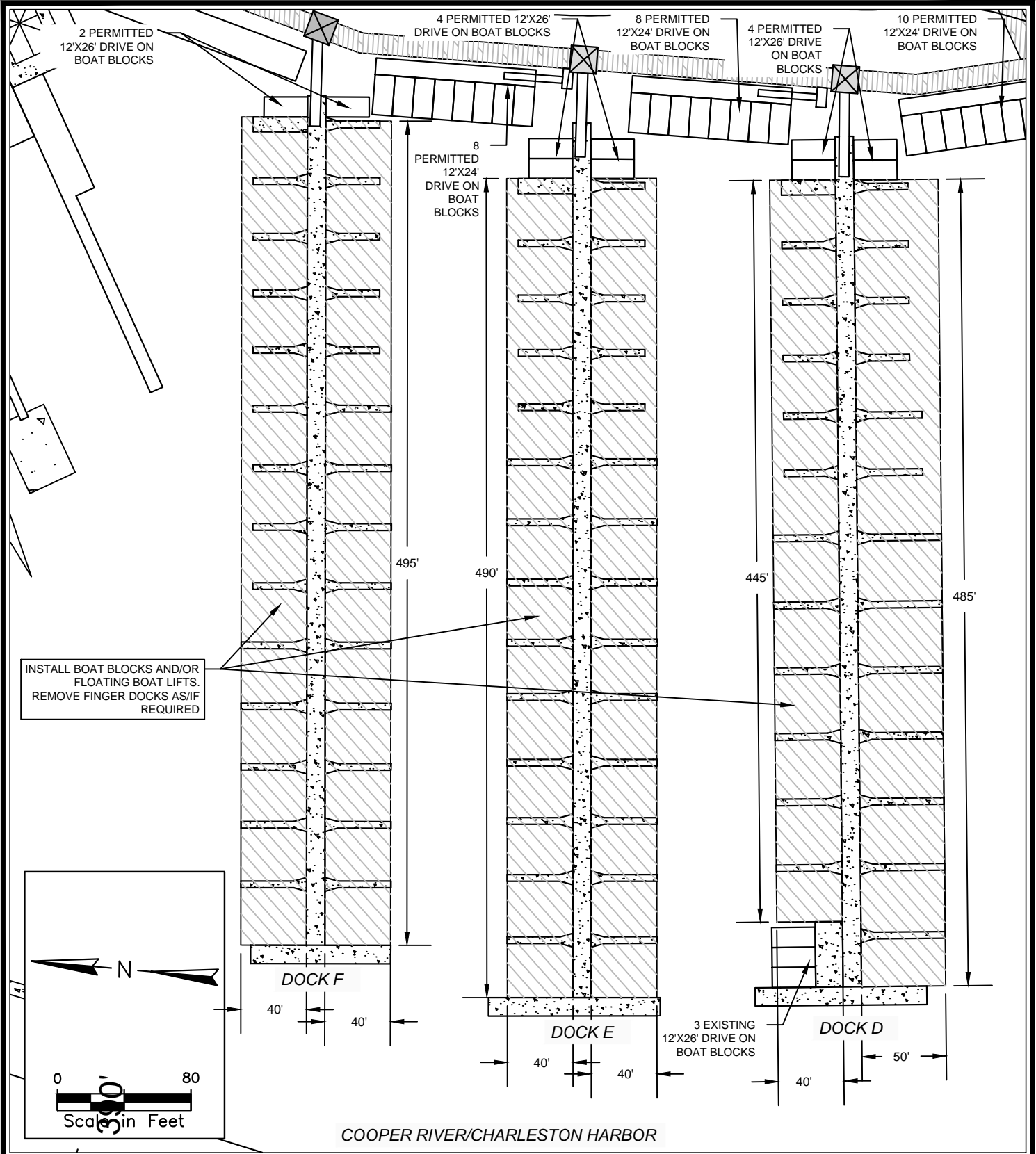
PROJECT: CHM Improvements
 WATERBODY: Cooper River/Charleston Harbor
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°47'11.44"N
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PROPOSED IMPROVEMENTS - DOCKS A-C
 Requested by: Charleston Harbor Marina (CHM)
 Project Address: 24 Patriots Point Road, Mount Pleasant
 Parcel ID: 5170000002



18-December-2020
 SHEET 05

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PROJECT: CHM Improvements
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PROPOSED IMPROVEMENTS - DOCKS D-F

Requested by: Charleston Harbor Marina (CHM)

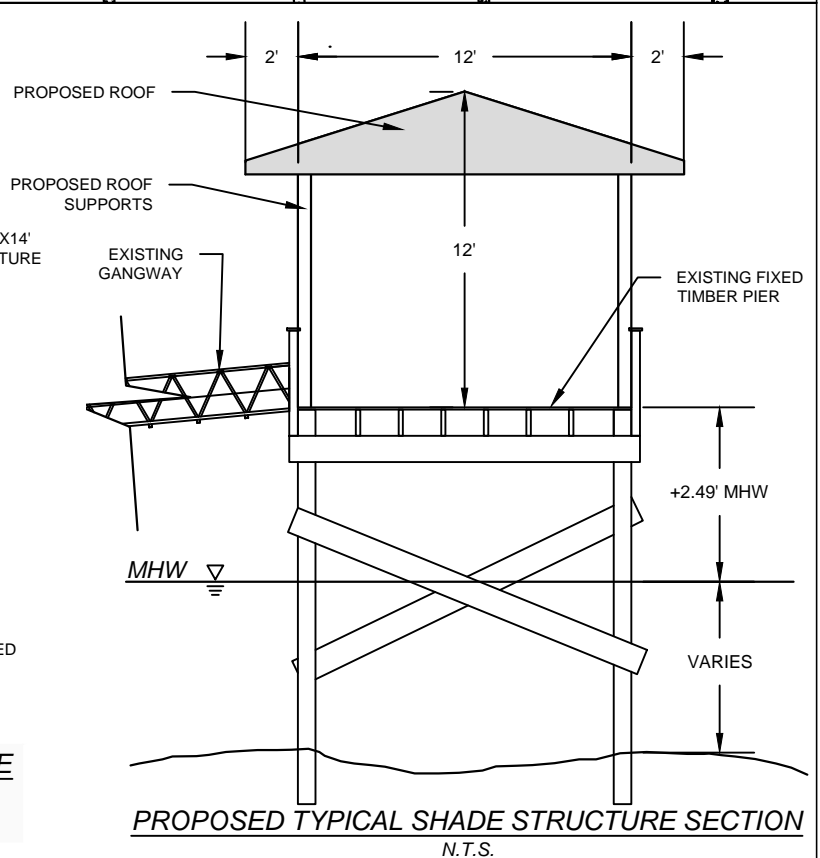
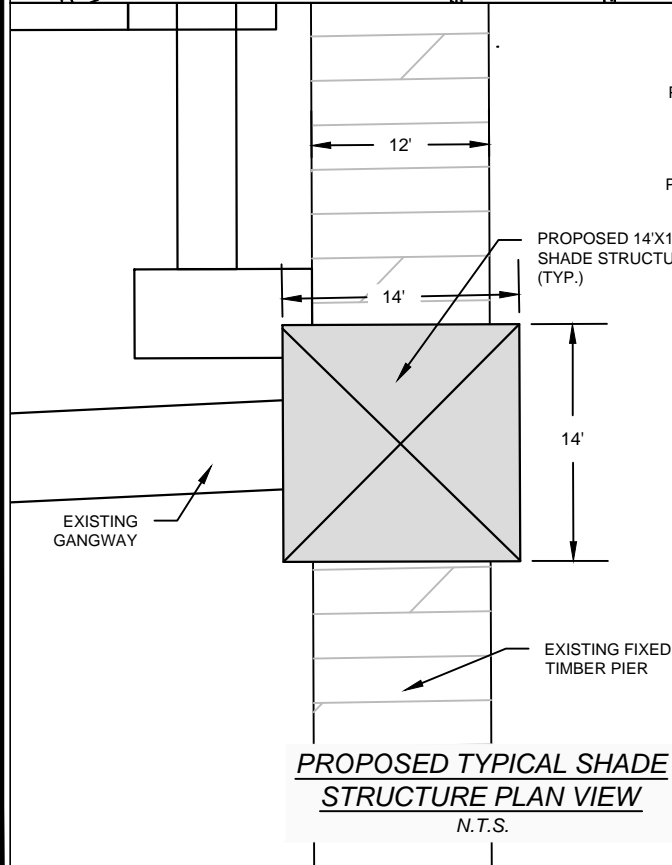
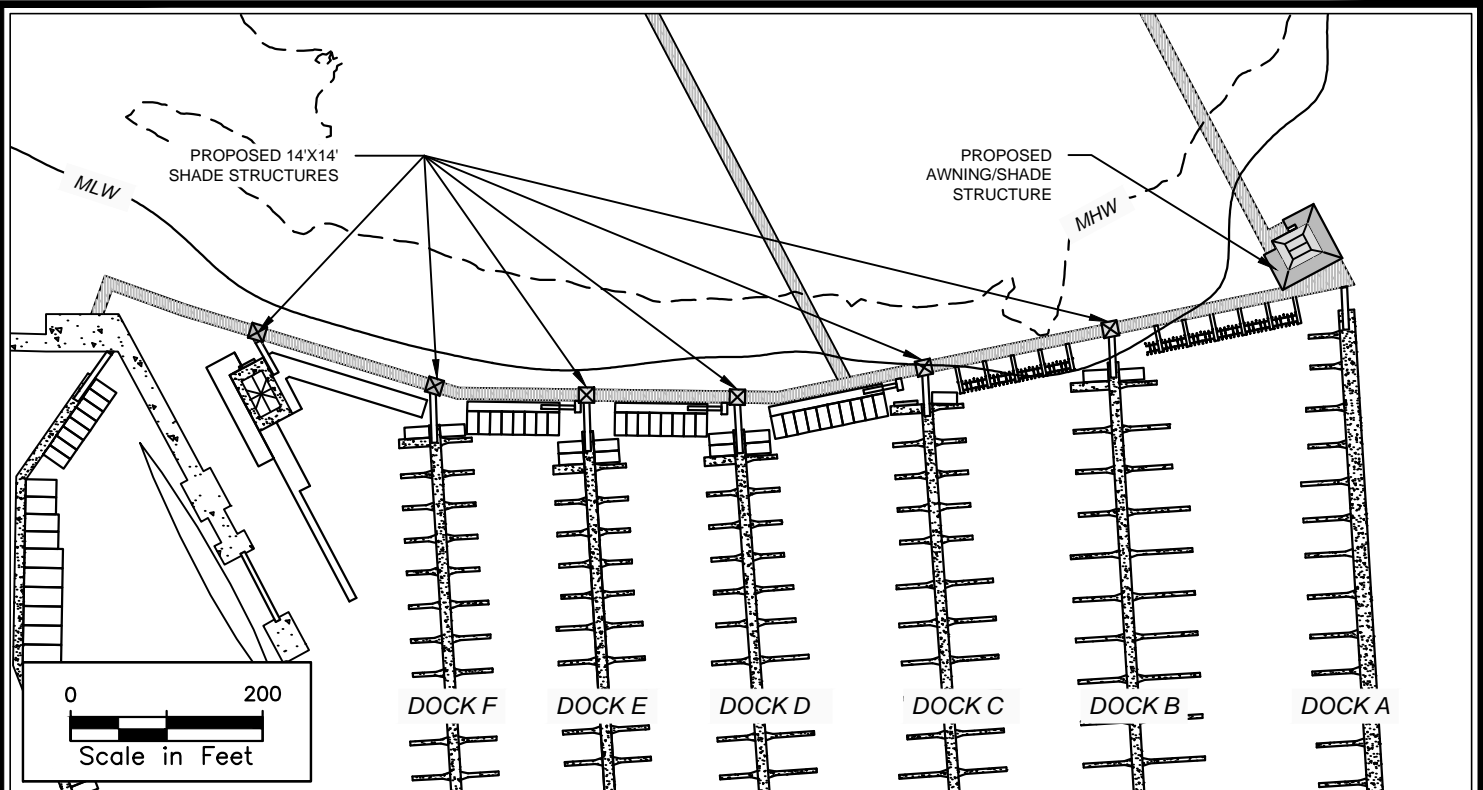
Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002



18-December-2020
SHEET 06

FOR PERMITTING PURPOSES ONLY
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PROJECT: CHM Improvements
WATERBODY: Cooper River/Charleston Harbor
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32°47'11.44"N
LONGITUDE: 79°54'35.61"W

PROPOSED IMPROVEMENTS - GANGWAY SHADE STRUCTURES

Requested by: Charleston Harbor Marina (CHM)

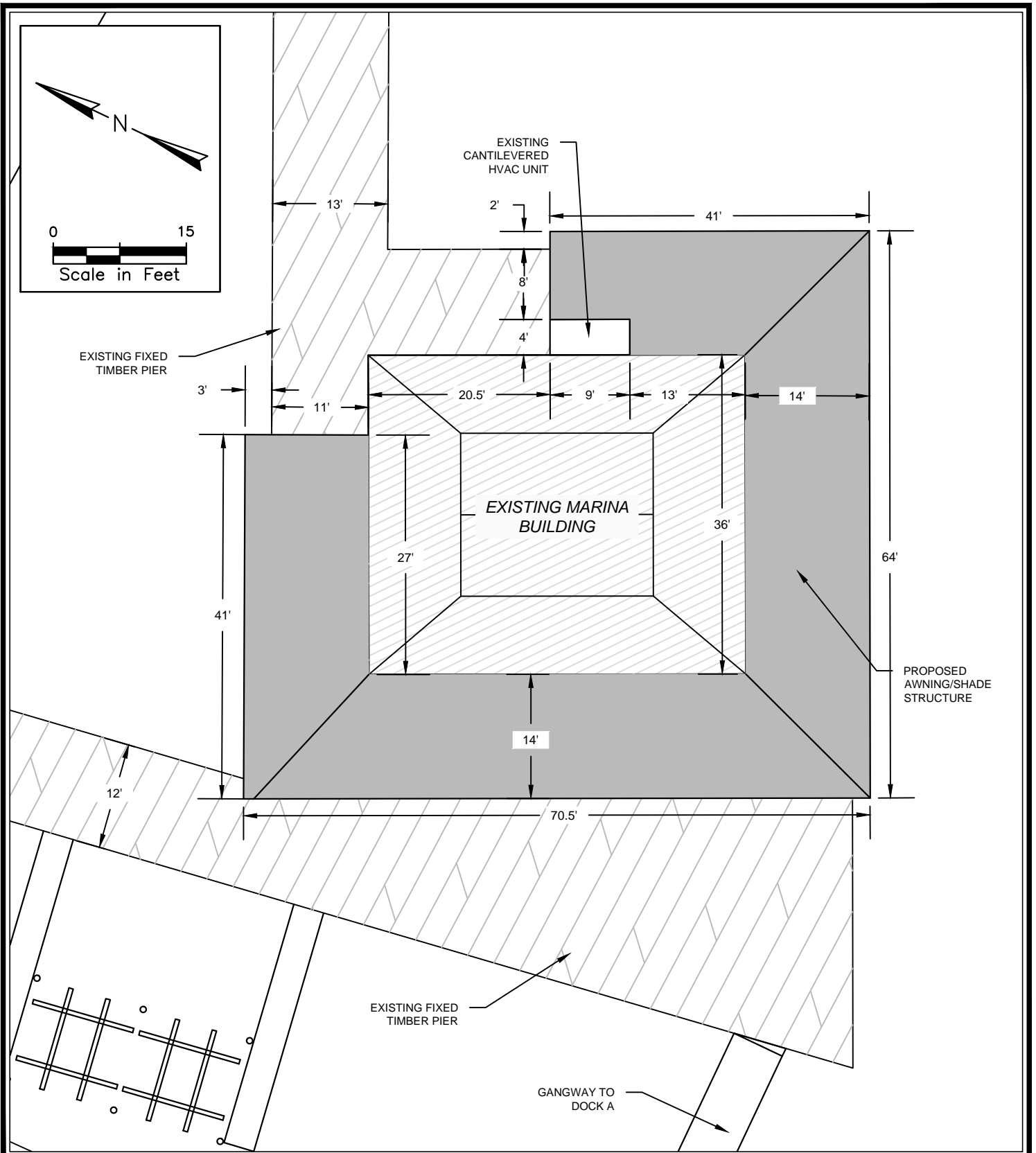
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Parcel ID: 5170000002



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SHEET 07

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PROJECT: CHM Improvements
 WATERBODY: Cooper River/Charleston Harbor
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°47'11.44"N
 LONGITUDE: 79°54'35.61"W

PROPOSED IMPROVEMENTS - MARINA AWNING/SHADE STRUCTURE

Requested by: Charleston Harbor Marina (CHM)

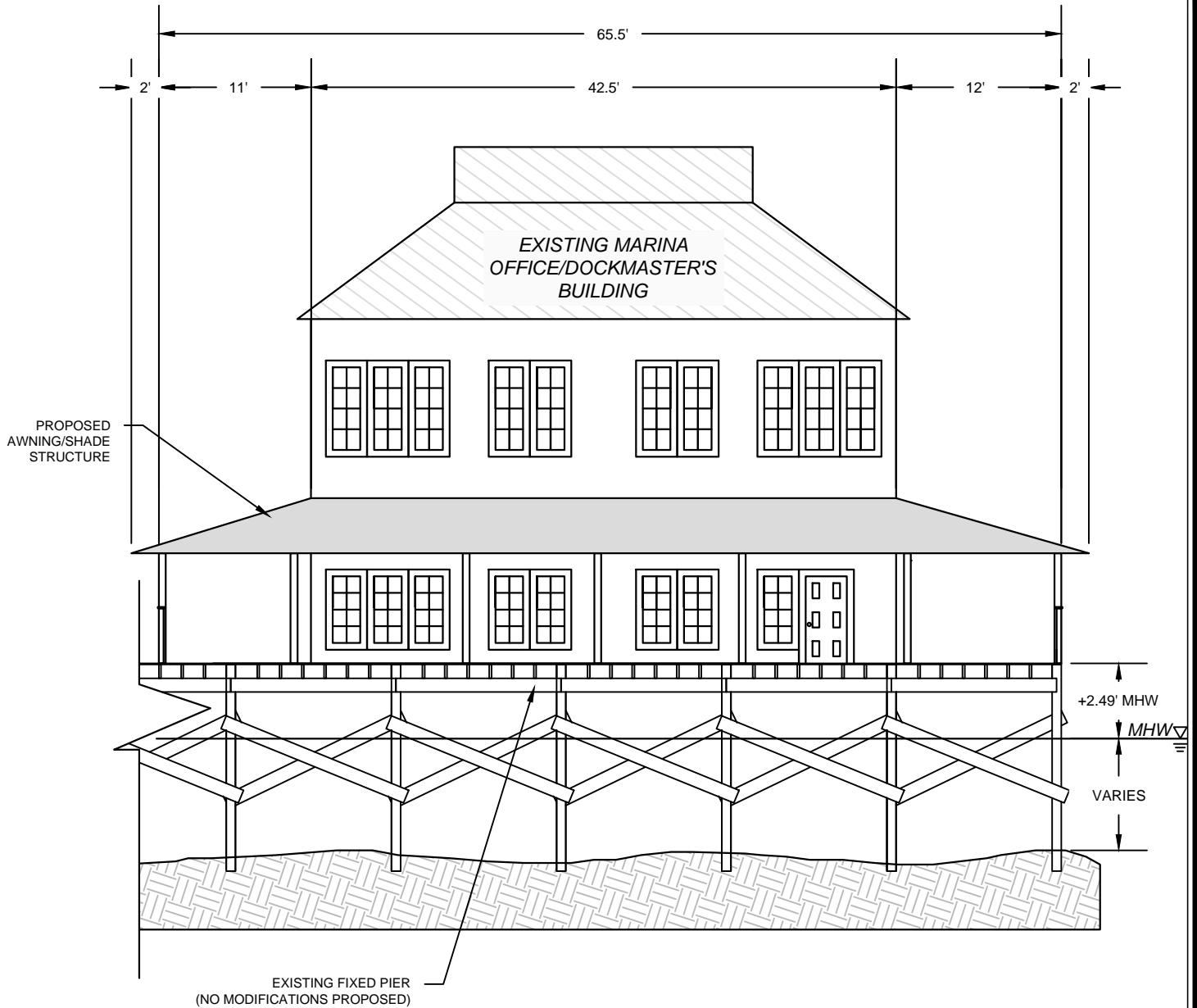
Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002



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SHEET 08

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MARINA BUILDING AWNING/SHADE STRUCTURE SECTION

N.T.S.

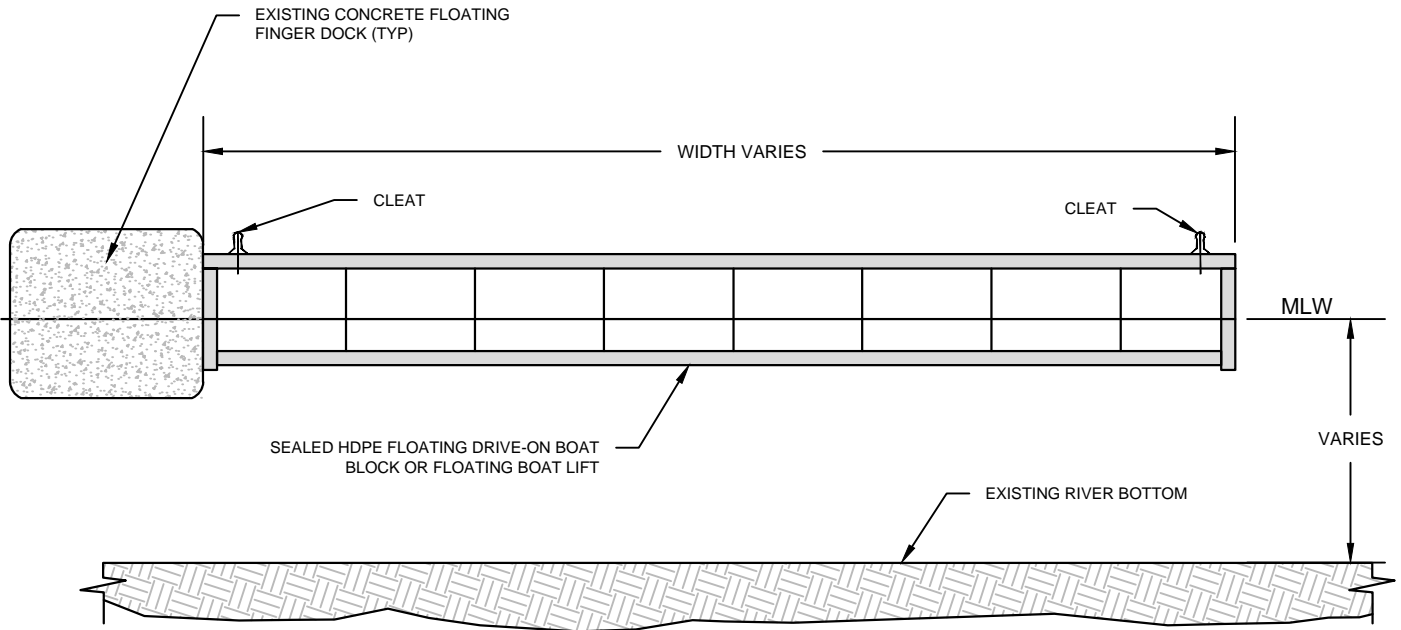
PROJECT: CHM Improvements
 WATERBODY: Cooper River/Charleston Harbor
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°47'11.44"N
 LONGITUDE: 79°54'35.61"W

TYPICAL SECTION - PROPOSED MARINA BUILDING
 AWNING/SHADE STRUCTURE
 Requested by: Charleston Harbor Marina (CHM)
 Project Address: 24 Patriots Point Road, Mount Pleasant
 Parcel ID: 5170000002



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 SHEET 09

FOR PERMITTING PURPOSES ONLY
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TYPICAL DRIVE ON BOAT BLOCK SECTION

N.T.S.

NOTE: APPLICANT IS REQUESTING AUTHORIZATION FOR EITHER DRIVE-ON BOAT BLOCKS OR IN-SLIP FLOATING LIFTS. IN-SLIP FLOATING LIFTS, WHEN/IF INSTALLED, WILL VARY BY MANUFACTURER, BOAT SIZE/TYPE, ETC. AND THEREFORE ARE NOT SPECIFICALLY ILLUSTRATED HEREON. IN ANY CASE, BOAT BLOCKS OR FLOATING LIFTS SHALL NOT EXTEND PAST THE FOOTPRINT INDICATED IN THESE DRAWINGS.

PROJECT: CHM Improvements
 WATERBODY: Cooper River/Charleston Harbor
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°47'11.44"N
 LONGITUDE: 79°54'35.61"W

TYPICAL SECTION - DRIVE ON BOAT BLOCK

Requested by: Charleston Harbor Marina (CHM)

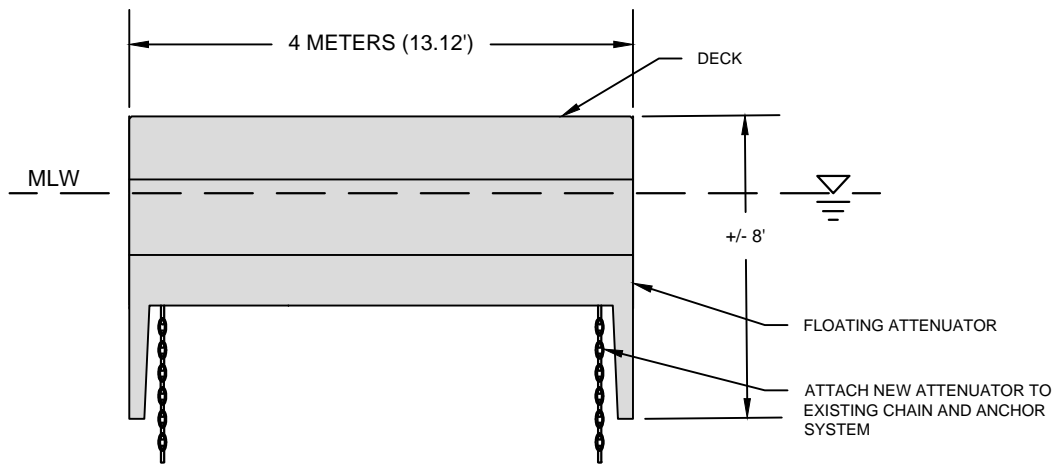
Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002



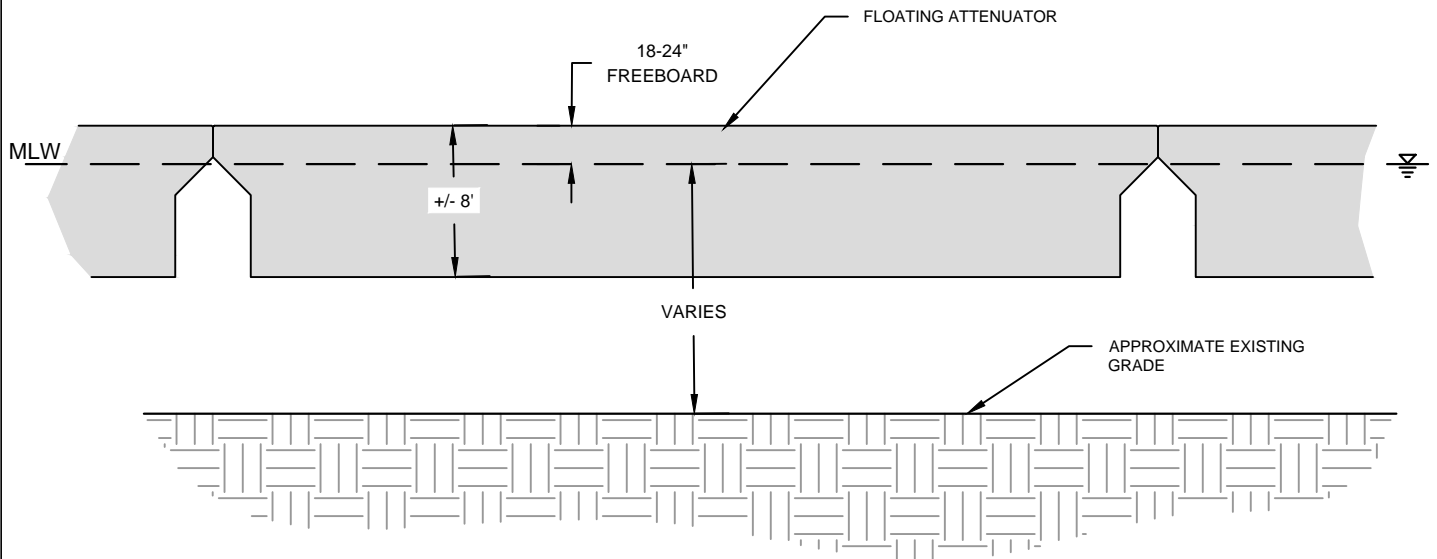
18-December-2020
 SHEET 10

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**TYPICAL PROPOSED
ATTENUATOR SECTION**

N.T.S.



**TYPICAL PROPOSED ATTENUATOR
PROFILE**

N.T.S.

PROJECT: CHM Improvements
 WATERBODY: Cooper River/Charleston Harbor
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32°47'11.44"N
 LONGITUDE: 79°54'35.61"W

**TYPICAL SECTIONS -
PROPOSED FLOATING ATTENUATOR**

Requested by: Charleston Harbor Marina (CHM)

Project Address: 24 Patriots Point Road, Mount Pleasant

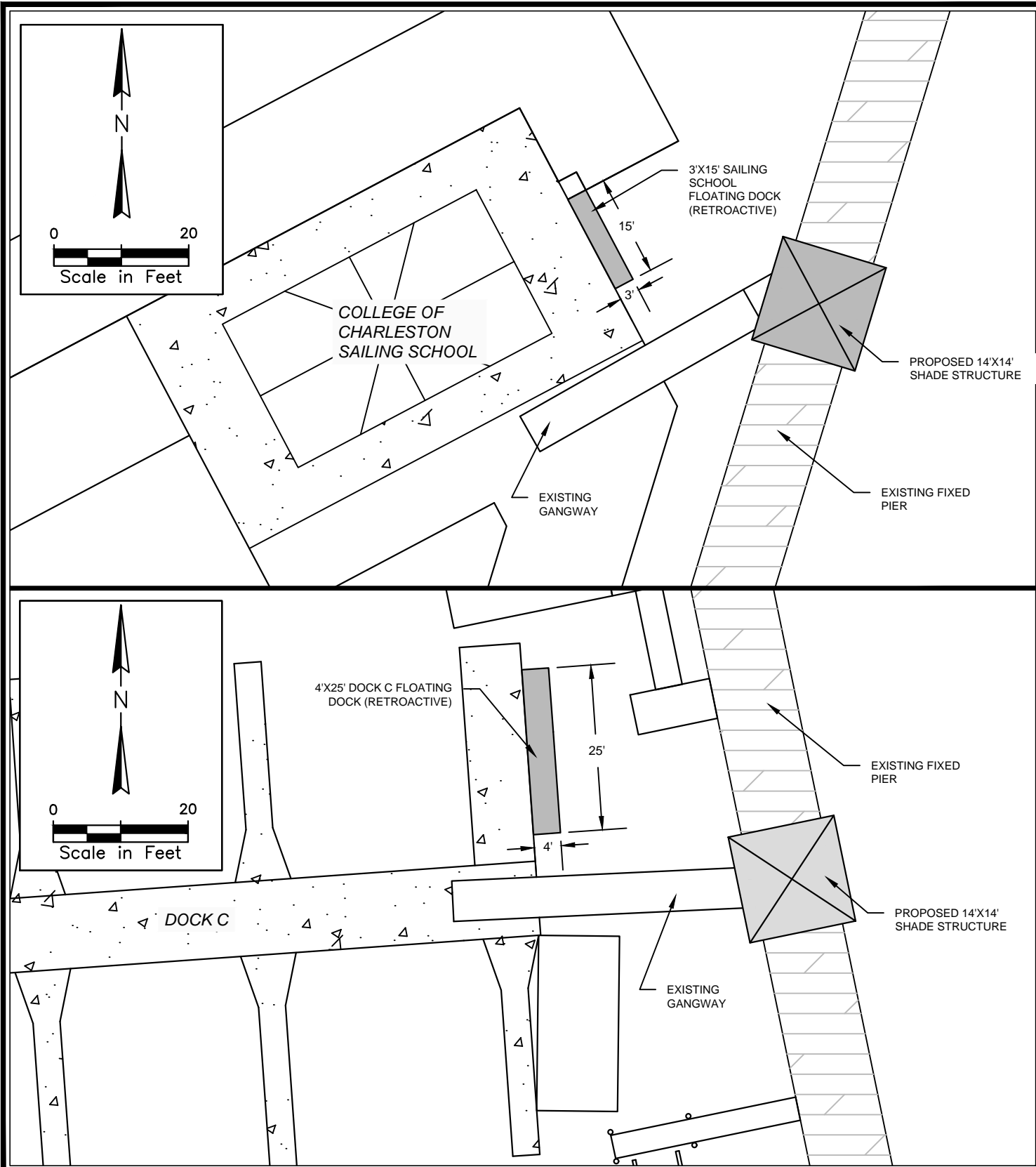
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 SHEET 11

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MISCELLANEOUS FLOATING DOCKS
(RETROACTIVE)

Requested by: Charleston Harbor Marina (CHM)

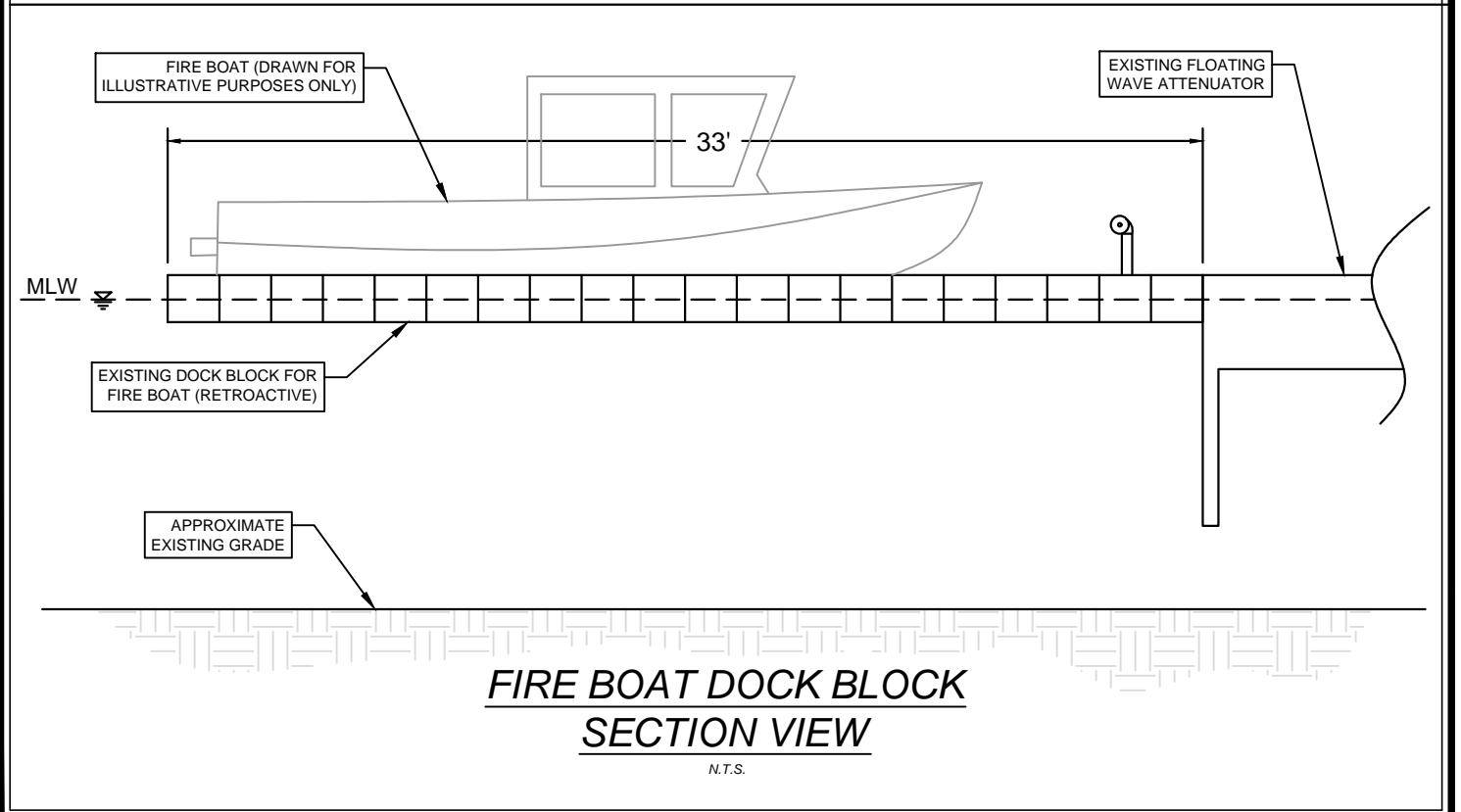
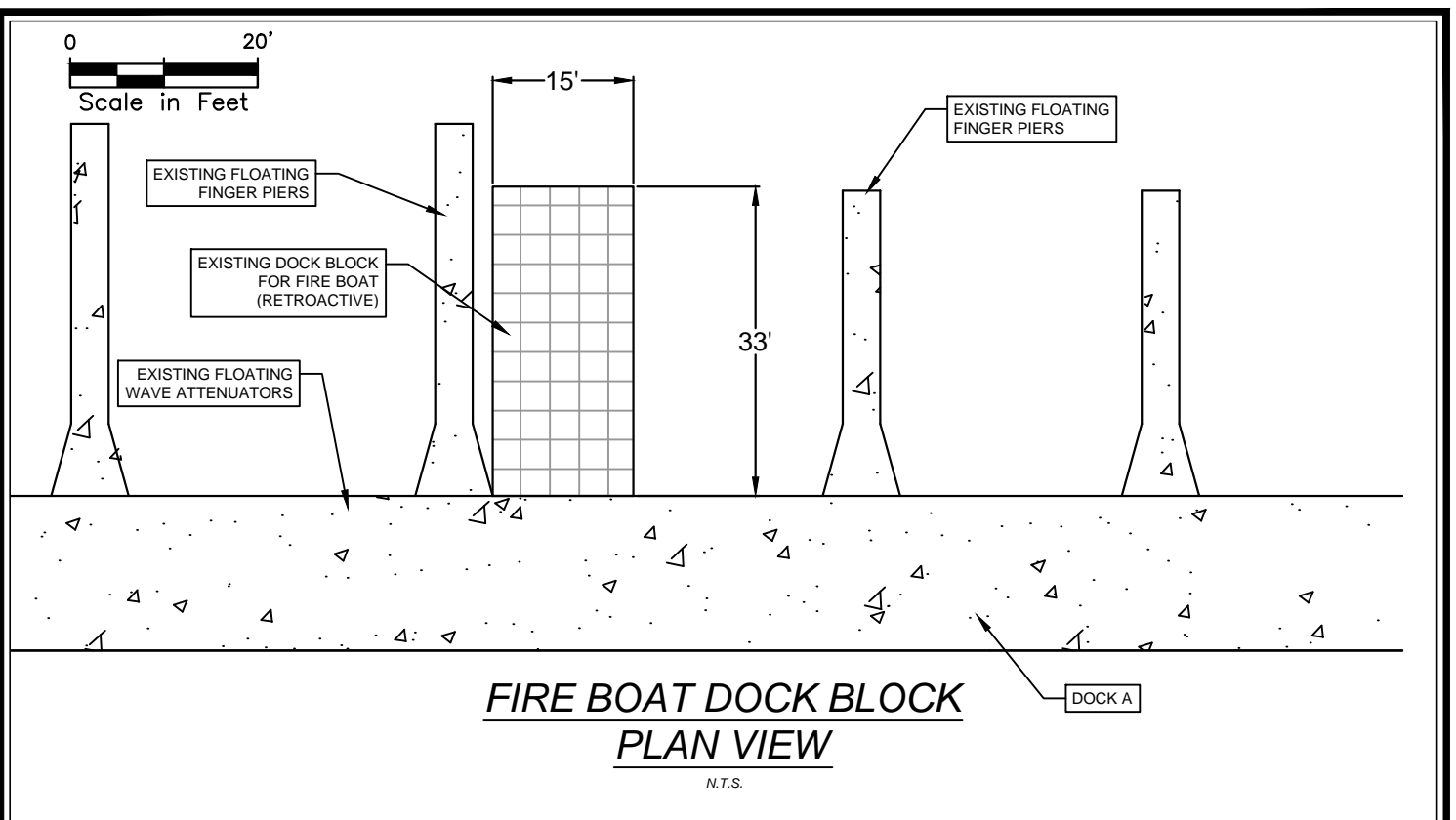
Project Address: 24 Patriots Point Road, Mount Pleasant


Parcel ID: 5170000002



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SHEET 12

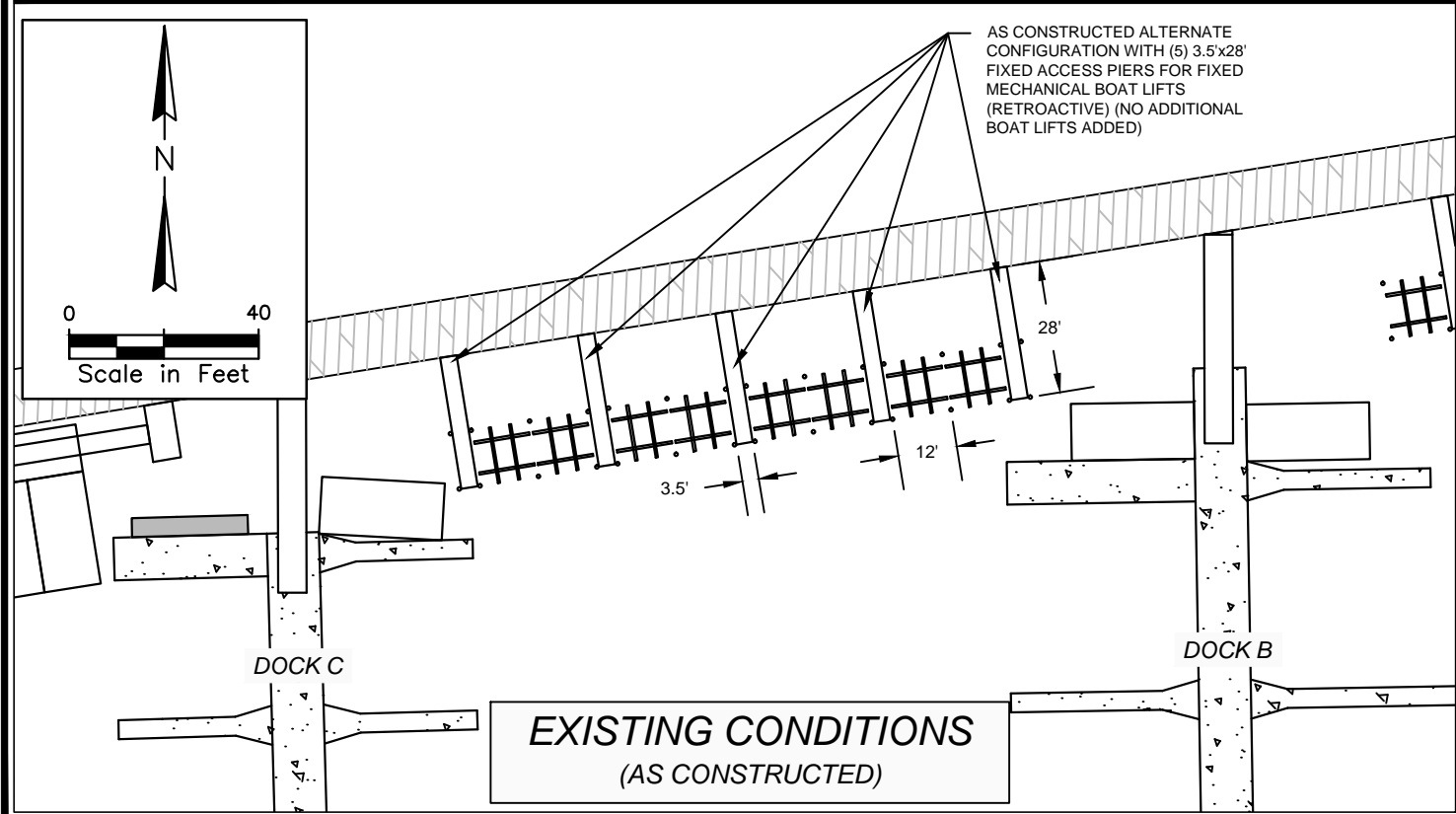
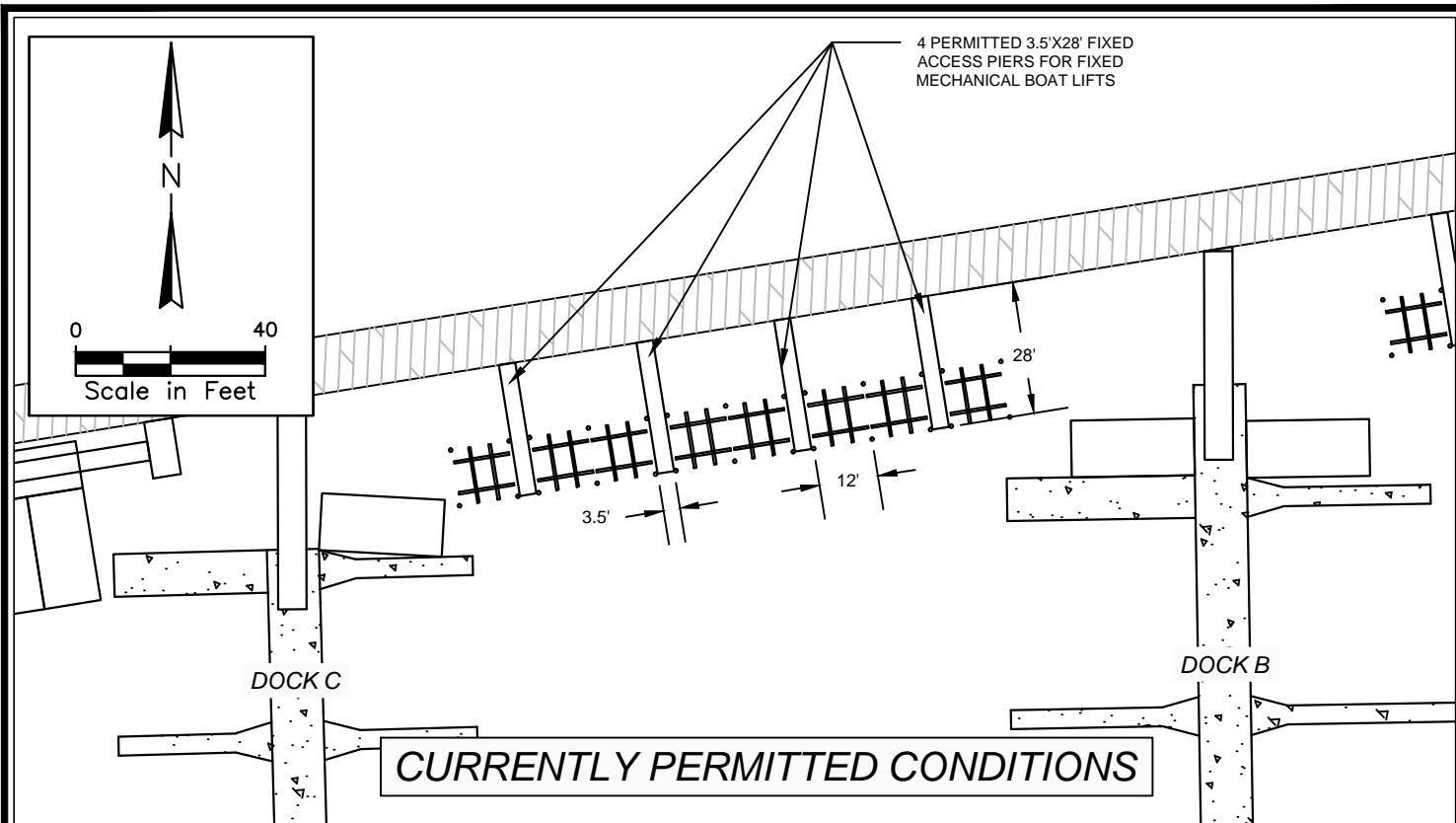
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PROJECT:	CHM Improvements	FIRE BOAT DOCK BLOCK DETAILS - DOCK A	
WATERBODY:	Cooper River/Charleston Harbor	(RETROACTIVE)	
COUNTY:	Charleston	Requested by: Charleston Harbor Marina (CHM)	
STATE:	South Carolina	Project Address: 24 Patriots Point Road, Mount Pleasant	
LATITUDE:	32°47'11.44"N		
LONGITUDE:	79°54'35.61"W	Parcel ID: 5170000002	18-December-2020 SHEET 13

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FIXED BOAT LIFT ACCESS PIER UPDATED CONFIGURATION
(RETROACTIVE)

Requested by: Charleston Harbor Marina (CHM)

Project Address: 24 Patriots Point Road, Mount Pleasant

Parcel ID: 5170000002



18-December-2020
SHEET 14