

# TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

April 12, 2019 – 1:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



## AGENDA

### CALL TO ORDER

### NEW BUSINESS ITEMS

1. **Commercial Review: SIPOA Kayak/Canoe Launch**

*[Pages 2–48]*

Request from the Seabrook Island Property Owners Association (SIPOA) to reconstruct an existing boat ramp and construct a new kayak/canoe launch within and adjacent to Captain Sams Creek located at the terminus of Captain Sams Road

### ADJOURN



# MEMORANDUM

**TO:** Planning Commission Members  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Commercial Plan Review: SIPOA Kayak/Canoe Launch  
**MEETING DATE:** April 12, 2019

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The Planning Commission is asked to review and approve a request from the Seabrook Island Property Owners Association (SIPOA) to reconstruct an existing boat ramp and construct a new kayak/canoe launch within and adjacent to Captain Sams Creek. The work will be located near the terminus of Captain Sams Road, immediately adjacent to 1201 Creekwatch Villas. The proposed improvements will include:

- Removal and replacement of the existing boat ramp with a new 650 flex concrete boat ramp;
- Extension of the existing boat ramp to make an even edge and adding 6" x 6" wheel stop at the edge;
- Installation of a 10' x 6' pontoon grounding dock;
- Construction of a 14' x 6' concrete platform adjacent to the existing boat ramp;
- Installation of riprap below the new grounding dock;
- Construction of a new 10' x 6' pontoon grounding dock;
- Installation of timber pilings; and
- Construction of a 20' x 7' pontoon floating dock with kayak/canoe launch from gator dock.
- ***Note: See the attached plan set for a detailed site plan and material list***

All property within – and immediately adjacent to – Captain Sams Creek are considered to be “waters of the state.” Therefore, all proposed improvements are subject to review and approval by the South Carolina Department of Environmental Control’s Office of Ocean and Coastal Resource Management (SCDHEC-OCRM).

Section 9.50 of the town’s Development Standards Ordinance (DSO) outlines the following requirements for docks:

“A separate construction permit (as differentiated from a home construction permit) shall be required to construct a dock or walkway into any part of the marsh geographically situated in the Town of Seabrook Island. It shall be necessary for the applicant to receive a prior permit from the South Carolina Ocean and Coastal Resource Management and where applicable from the U. S. [Army] Corps of Engineers and South Carolina Fish and Wildlife Commission and a constituted planned development property owners association (POA) before making application to the Town and such approval must accompany the application.”

The SIPOA applied for and received a permit from SCDHEC-OCRM on October 19, 2007. The SCDHEC-OCRM permit was set to expire on October 19, 2012; however, per SCDHEC-OCRM, the permit has been extended through October 19, 2021. ***See additional notes relating to the SCDHEC-OCRM permit under the staff recommendation.***

A copy of the proposed site plan and architectural drawings are included for review.

### **Staff Recommendation**

Article 14 of the town's DSO outlines a two-part process for the review and approval of commercial site plans. It is recommended that the review of these drawings during the April 12<sup>th</sup> meeting be considered as the **Preliminary Site Plan Review**. Substantive changes which may be recommended by the Planning Commission during the Preliminary Site Plan Review may be incorporated into the plan set prior to **Final Site Plan Review**. If the Planning Commission is satisfied with the plans as submitted, the Planning Commission may elect to grant Preliminary and Final Site Plan approval, and thereby waive the requirement for an additional review.

Staff has completed a preliminary zoning review and, aside from those issues referenced below, found no zoning deficiencies. Additional items, particularly those related to proposed materials and colors, may warrant further review and discussion by the Planning Commission.

Town staff has reached out to SCDHEC-OCRM for independent verification of whether the proposed work is covered by the existing permit. Following a phone conversation with Josh Hoke at SCDHEC-OCRM, the following issues were identified:

1. While the existing SCDHEC-OCRM permit remains valid until October 19, 2021, the permit was amended on July 26, 2010 to delete the originally permitted grounding dock. Therefore, the proposed dock for the kayak/canoe launch is **NOT** covered by the existing SCDHEC-OCRM permit.
2. The proposed site plan for the dock and kayak/canoe launch is different from that which was originally approved in the 2007 permit (before that permit was amended in 2010 to delete these items entirely). The original plan called for the dock and kayak/canoe launch to be constructed over a portion of the existing boat ramp. The plan has since been modified to construct the dock and kayak/canoe launch adjacent to the boat ramp.
3. SIPOA will need to apply to SCDHEC-OCRM to either amend the existing permit or, alternatively, issue a new permit. This application may trigger a 15-day public comment period and an additional review period of up to 30 days.

Staff recommends in favor of **APPROVAL**, subject to the following conditions:

1. A town zoning permit shall not be issued until all proposed improvements have been properly permitted by SCDHEC-OCRM. Pursuant to the state's Vested Rights Act, this plan review approval shall be deemed null and void if a SCDHEC-OCRM permit is not issued on or before April 12, 2021, unless the applicant applies for and receives a one-year extension prior to expiration.

2. Modifications to the proposed site plan, if any, shall require subsequent review and approval by the Planning Commission prior to the issuance of a zoning permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is fluid and cursive, with a large initial "J" and "C".

Joseph M. Cronin  
Town Administrator

TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road  
Seabrook Island, SC 29455  
843-768-9121

ZONING PERMIT APPLICATION

Fee Schedule		
Permit for New Construction, Single Family	\$100	Permit Extension \$100
Permit for Remodeling, Addition, etc.	100	Record Plats - prices vary
Building, HVAC, Roofing, Plumbing, etc.	25	
Permit for New Construction, Multi-Family	250 + \$5 per unit	
Multiple Bldg Permit, Comm./Multi Family	100	

Date: 4/9/19 TMS #: 1490500019  
1470700026

Applicant's Name: SIPAT

Name of Business Contact: Heather Paton

Address: 1202 Landfall Way Phone: \_\_\_\_\_

City: Johns Island State: SC Zip: 29455

Property Owner's Name: same

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Location Address: Boat Ramp next to Creekwater Villas

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Base Flood Elev. \_\_\_\_\_ Zone: \_\_\_\_\_

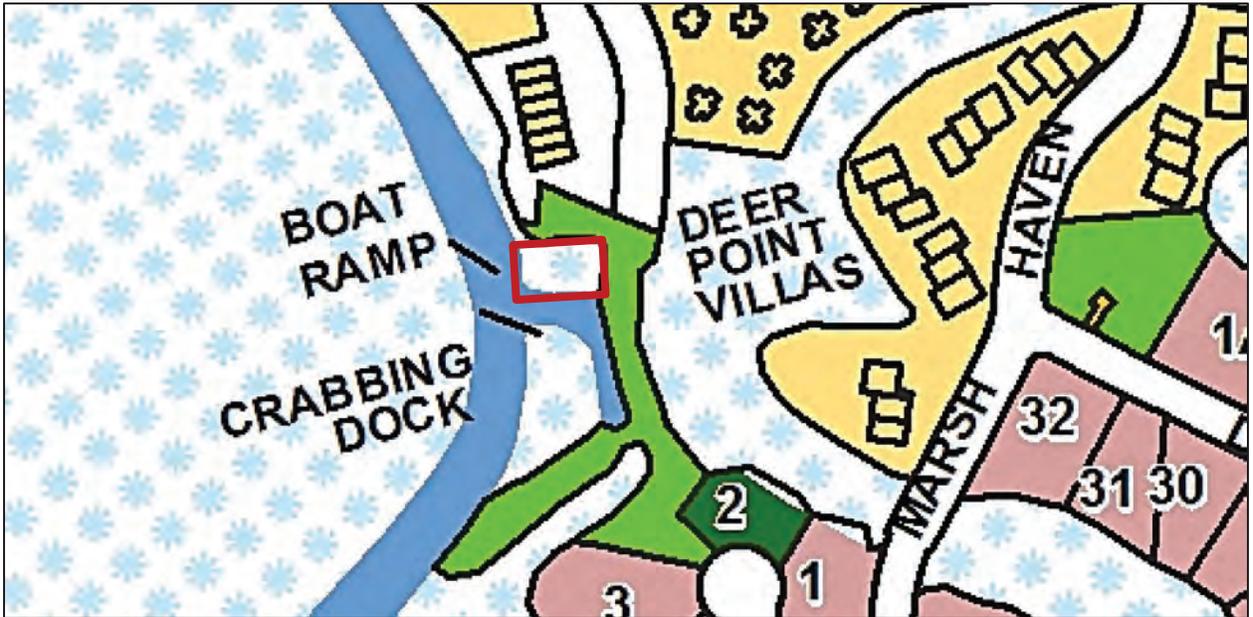
Purpose of Permit: Kayak launch + reconstruction of Boat Ramp

Value of Construction: 120,000 POA Approval: \_\_\_\_\_

Applicant's Signature: Heather Paton

**\*\*This is an application only. The permit will be issued upon approval by the Town of Seabrook Island.**

### Zoning Map



### Aerial Image







**NOTICE**

Under terms of the access agreement to the P.O.P. Boat Ramp, use is restricted to the Property Owners and their accompanied Guests who display a current P.O.P. decal on their boat trailer or canoe/kayak.  
Boats are limited to 14 feet in length and 15 HP. Motorized personal watercraft are not permitted.

**SORRY WE'RE  
CLOSED**













**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT**

**CRITICAL AREA PERMIT / COASTAL ZONE CONSISTENCY CERTIFICATION / WATER  
QUALITY CERTIFICATION**

**Permittee(s):** Seabrook Island POA  
**Permit Number(s):** 2007-748-21X-P  
**Date of Issuance:** October 19, 2007  
**Expiration Date:** October 19, ~~2012~~ *Granted extension through 10-19-19*  
**Location:** On and adjacent to Captain Sam's at the terminus of Captain Sam's Road on Seabrook Island, Charleston County, South Carolina (TMS# 147-00-00-002).

**SEE SPECIAL  
CONDITIONS**

This permit/certification is issued under the provisions of 25A S.C. Code Ann. Regs. 61-101 (Supp. 2005), *et seq.*, and 23A S.C. Code Ann. Regs. 30-1 through 30-18 (Supp. 2005). Additionally, as required by R.61-101, Department staff have reviewed plans for this project and determined there is a reasonable assurance the project will be conducted in a manner consistent with Certification requirements of Section 401 of the Clean Water Act. We also certify that this project, subject to the indicated conditions, is consistent with applicable provisions of Section 303 of the Clean Water Act, as amended, that there are no applicable effluent limitations under Sections 301(b) and 302, and that there are no applicable standards under Sections 306 and 307.

**This permit contains required certification pursuant to Section 401 of the Clean Water Act. Work may not commence under this permit until thirty (30) days after final signature by an OCRM official. PLEASE CAREFULLY READ THE ENCLOSED "NOTICE OF APPEAL PROCEDURE."**

Please carefully read the project description and any special conditions, which may appear on this permit/certification, as they will affect the work that is allowed. If there are no special conditions, then the work is authorized as described in the project description and as modified by general conditions. The general conditions are also a part of this permit/certification and should be read in their entirety. The S. C. Contractor's Licensing Act of 1999, enacted as Section 40-11-5 through 430, requires that all construction with a total cost of \$5,000 or more be performed by a licensed contractor with a valid contractor's license for marine class construction, except for construction performed by a private landowner for strictly private purposes. Your signature on and acceptance of this permit denotes your understanding of the stated law regarding use of licensed contractors. All listed special and general conditions will remain in effect for the life of the project if work commences during the life of the permit. This applies to permittee, future property owners, or permit assignees.

**DESCRIPTION OF THE PROJECT, AS AUTHORIZED**

The plans submitted by you, attached hereto, show the work consists of the following:  
Installing a 4' X 15' concrete level platform landward of the existing boat ramp, constructing a grounding dock that consists of two 4' X 10' floating dock structures attached end to end and situated within the footprint of the existing boat ramp on the downstream side, installing a 7' X 20' floating dock at the channelward end of the grounding dock structure, installing rip rap at the toe of the boat ramp, and

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constructing a 6' X 11' boardwalk crossing. The purpose of the proposed project is to provide a community recreational use for the homeowners of Seabrook Island.

### CRITICAL AREA PERMIT SPECIAL CONDITIONS

1. Provided the grounding dock and boardwalk are constructed in accordance with the revised drawings dated October 8, 2007.
2. Provided the boardwalk is constructed 3' above MHW.
3. Provided the permittee is required to keep adjacent critical areas free of construction materials, litter, debris, chemical contaminants, etc. **SEE SPECIAL CONDITIONS (3)**
4. Once the project is initiated, it must be carried to completion in an expeditious manner in order to minimize the period of disturbance to the environment. **SEE SPECIAL CONDITIONS (3)**
5. Provided that boats should not be moored at this dock in such a manner as to block or unduly impede navigation in the creek.
6. Provided the applicant must implement best management practices during construction to minimize erosion and migration of sediments off site. These practices may include use of mulches, hay bales, silt fences, or other devices capable of preventing erosion and migration of sediments. All disturbed land surfaces must be stabilized upon project completion.
7. Provided that any disturbed critical area adjacent to the construction site be restored to original contours and conditions upon project completion.
8. Provided no materials are allowed to be stored in the critical area adjacent to the construction site and that all debris, litter, concrete spillage, etc be cleaned up at least weekly.
9. Provided that an as-built survey of the dock and boardwalk must be submitted to the Department within 90 days of the expiration date of the final construction placard. The survey must be performed by a registered land surveyor, must show all components of the dock and boardwalk, and must list the coordinates of the new dock and boardwalk structures in the SC State Plane Coordinate System, which can be obtained by survey-grade Global Positioning System equipment.
10. Provided that in the event that archaeological or paleontological remains are found during the course of work, the applicant should notify the South Carolina Institute of Archaeology and Anthropology (Mr. James Spirek at 803-777-8170) pursuant to South Carolina Underwater Antiquities Act of 1991, (Article 5 Chapter 7, Title 54, Code of Laws of South Carolina, 1976). Archaeological remains consist of any materials made or altered by man, which remain from past historic or prehistoric times (ie, older than 50 years). Examples include old pottery fragments, metal, wood, arrowheads, stone implements or tools, human burials, historic docks, structures, or non-recent vessel remains. Paleontological remains consist of old animal remains, original or fossilized, such as teeth, tusks, bone, or entire skeletons.

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## WATER QUALITY SPECIAL CONDITION

1. The applicant must implement best management practices, in upland areas, that will minimize erosion and migration of sediments on and off the project site during and after construction. These practices should include the use of appropriate grading and sloping techniques, mulches, hay bales, silt fences, or other devices capable of preventing erosion, migration of sediments and bank failure. All disturbed land surfaces and sloped areas must be stabilized and sloped with a minimum 3/1 slope upon project completion.
2. Once the project is initiated, it must be carried to completion in an expeditious manner in order to minimize the period of disturbance to the environment.
3. All necessary measures must be taken to prevent oil, tar, trash, debris and other pollutants from entering the adjacent waters or wetlands during construction.
4. Construction activities must avoid to the greatest extent possible, encroachment into any wetland areas not designated as impact areas.
5. All efforts must be made to protect existing native riparian vegetation in and along shoreline areas.
6. The grounding dock and floating dock must be located and constructed to minimize disturbance to shellfish beds and direct encroachment on shellfish beds should be avoided.
7. Signs must be posted on all docks, piers and areas adjacent to the facility stating the following:

"It is against both Federal and State Laws to discharge raw, untreated sewage from any description of watercraft into the waters of South Carolina."

Signs should be at least 14" by 18" in size so they can be read clearly.
8. The floating dock and grounding dock must be constructed with encased or encapsulated floatation devices.
9. Litter receptacles must be located near all docks and walkways.
10. Any painting, major engine repair, or other maintenance, which may result in a discharge to the water, must be performed in a designated upland site.
11. No live aboards are allowed at this facility.
12. Riprap must consist of clean stone or masonry material free of all potential sources of pollution.

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PERMITTEE'S ATTENTION IS DIRECTED TO GENERAL CONDITIONS NUMBERS FOUR (4) AND FIVE (5). BY ACCEPTANCE OF THIS PERMIT, PERMITTEE IS PLACED ON NOTICE THAT THE STATE OF SOUTH CAROLINA, BY ISSUING THIS PERMIT, DOES NOT WAIVE ITS RIGHTS TO REQUIRE PAYMENT OF A REASONABLE FEE FOR USE OF STATE LANDS AT A FUTURE DATE IF SO DIRECTED BY STATUTE.

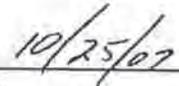
THE PERMITTEE, BY ACCEPTANCE OF THIS PERMIT AGREES TO ABIDE BY THE TERMS AND CONDITIONS CONTAINED HEREIN AND TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ATTACHED HERETO AND MADE A PART HEREOF. ANY DEVIATION FROM THESE CONDITIONS, TERMS, PLANS AND SPECIFICATIONS SHALL BE GROUNDS FOR REVOCATION, SUSPENSION OR MODIFICATION OF THIS PERMIT AND THE INSTITUTION OF SUCH LEGAL PROCEEDINGS AS THE DEPARTMENT MAY CONSIDER APPROPRIATE.

**SEE SPECIAL  
CONDITIONS(S)**

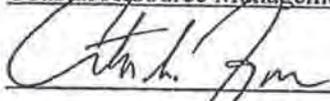
Permit Number: 2007-748-2IX-P

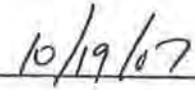
Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

  
\_\_\_\_\_  
(PERMITTEE(S))  
Seabrook Island POA

  
\_\_\_\_\_  
(DATE)

This permit becomes effective when the State official, designated to act for the Office of Ocean and Coastal Resource Management, has signed below.

  
\_\_\_\_\_  
(MANAGER, CRITICAL AREA PERMITTING)  
Curtis M. Joyner  
Or his Designee  
Other Authorized State Official

  
\_\_\_\_\_  
(DATE)

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**GENERAL CONDITIONS:**

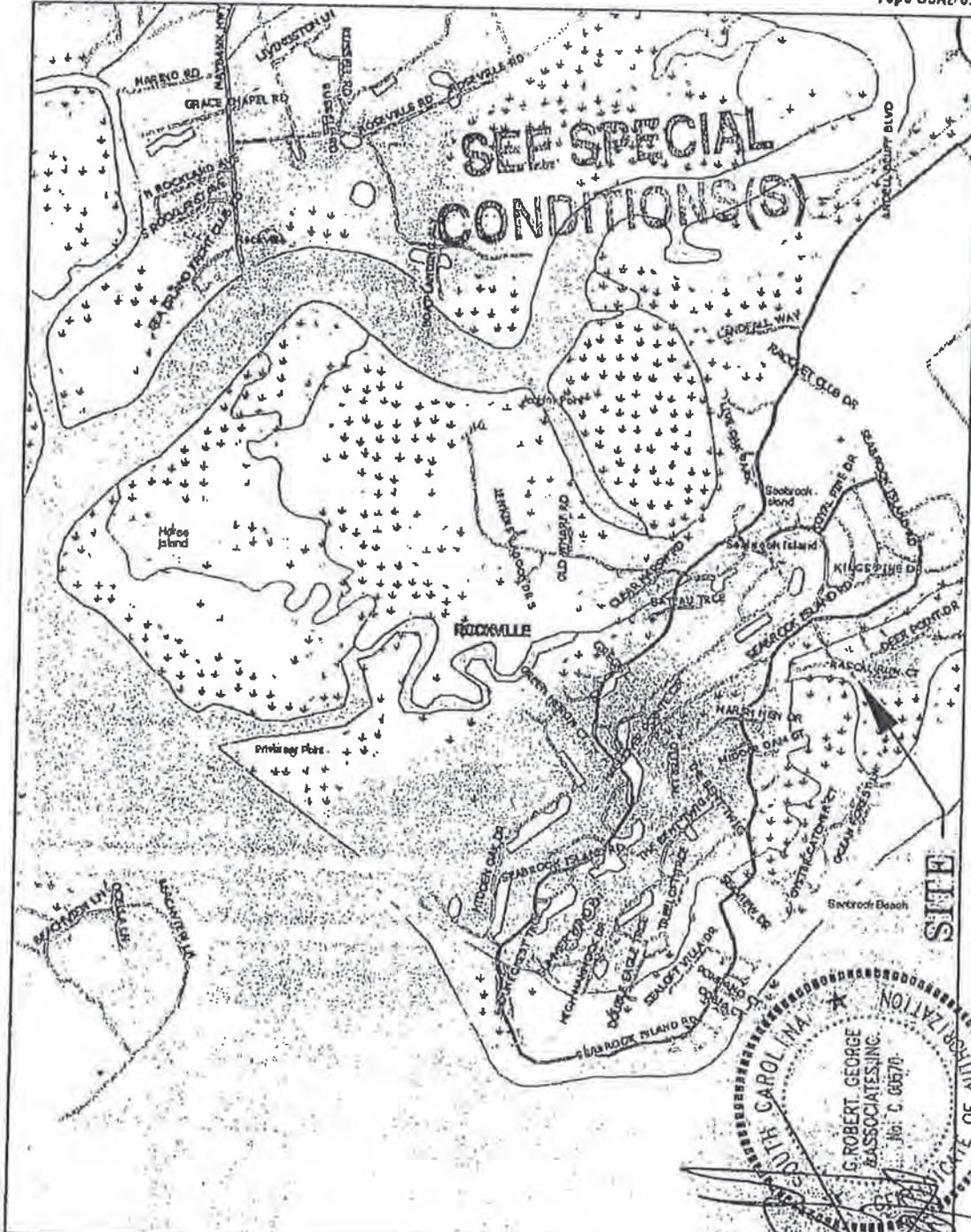
This construction and use permit is expressly contingent upon the following conditions which are binding on the permittee:

1. That the permittee, in accepting this permit, covenants and agrees to comply with and abide by the provisions and conditions herein and assumes all responsibility and liability and agrees to save OCRM and the State of South Carolina, its employees or representatives, harmless from all claims of damage arising out of operations conducted pursuant to this permit.
2. That if the activity authorized herein is not constructed or completed within five years of the date of issuance, this permit shall automatically expire. A request, in writing, for an extension of time shall be made not less than sixty days prior to the expiration date.
3. That all authorized work shall be conducted in a manner that minimizes any adverse impact on fish, wildlife and water quality.
4. That this permit does not relieve the permittee from the requirements of obtaining a permit from the U. S. Army Corps of Engineers or any other applicable federal agency, nor from the necessity of complying with all applicable local laws, ordinances, and zoning regulations. This permit is granted subject to the rights of the State of South Carolina in the navigable waters and shall be subject, further, to all rights held by the State of South Carolina under the public trust doctrine as well as any other right the State may have in the waters and submerged lands of the coast.
5. That this permit does not convey, expressly or impliedly, any property rights in real estate or material nor any exclusive privileges; nor does it authorize the permittee to alienate, diminish, infringe upon or otherwise restrict the property rights of any other person or the public; nor shall this permit be interpreted as appropriating public properties for private use.
6. That the permittee shall permit OCRM or its authorized agents or representatives to make periodic inspections at any time deemed necessary in order to ensure that the activity being performed is in accordance with the terms and conditions of this permit.
7. That any abandonment of the permitted activity will require restoration of the area to a satisfactory condition as determined by OCRM.
8. That this permit may not be transferred to a third party without prior written notice to OCRM, either by the transferee's written agreement to comply with all terms and conditions of this permit or by the transferee subscribing to this permit and thereby agreeing to comply.
9. That if the display of lights and signals on any structure or work authorized herein is not otherwise provided for by law, such lights and special signals as may be prescribed by the United States Coast Guard shall be installed and maintained by and at the expense of the permittee.
10. That the permit construction placard or a copy of the placard shall be posted in a conspicuous place at the project site during the entire period of work.
11. That the structure or work authorized herein shall be in accordance with the plans and drawing attached hereto, and shall be maintained in good condition. Failure to build in accordance with the plans and drawings attached hereto, or failure to maintain the structure in good condition, shall result in the revocation of this permit.
12. That the authorization for activities or structures herein constitutes a revocable license. OCRM may require the permittee to modify activities or remove structures authorized herein if it is determined by OCRM that such activity or structures violates the public's health, safety, or welfare, or if any activity is inconsistent with the public trust doctrine. Modification or removal under this condition shall be ordered only after reasonable notice stating the reasons therefore and provision to the permittee of the opportunity to respond in writing. When the Permittee is notified that OCRM intends to revoke the permit, Permittee agrees to immediately stop work pending resolution of the revocation.
13. That OCRM shall have the right to revoke, suspend, or modify this permit in the event it is determined the permitted structure (1) significantly impacts the public health, safety and welfare, and/or is violation of Section 48-39-150, (2) adversely impacts public rights, (3) that the information and data which the permittee or any other agencies have provided in connection with the permit application is either false, incomplete or inaccurate, or (4) that the activity is not in compliance with the drawings submitted by the applicant. That the permittee, upon receipt of OCRM's written intent to revoke, suspend, or modify the permit has the right to a hearing. Prior to revocation, suspension, or modification of this permit, OCRM shall provide written notification of intent to revoke to the permittee, and permittee can respond with a written explanation to OCRM. (South Carolina Code Section 1-023-370 shall govern the procedure for revocation, suspension or modification herein described).
14. That any modification, suspension or revocation of this permit shall not be the basis of any claim for damages against OCRM or the State of South Carolina or any employee, agent, or representative of OCRM or the State of South Carolina.
15. That all activities authorized herein shall, if they involve a discharge or deposit into navigable waters or ocean waters, be at all times consistent with all applicable water quality standards, effluent limitations and standards of performance, prohibitions, and pretreatment standards established pursuant to applicable federal, state and local laws.
16. That extreme care shall be exercised to prevent any adverse or undesirable effects from this work on the property of others. This permit authorizes no invasion of adjacent private property, and OCRM assumes no responsibility or liability from any claims of damage arising out of any operations conducted by the permittee pursuant to this permit.

S/RZ

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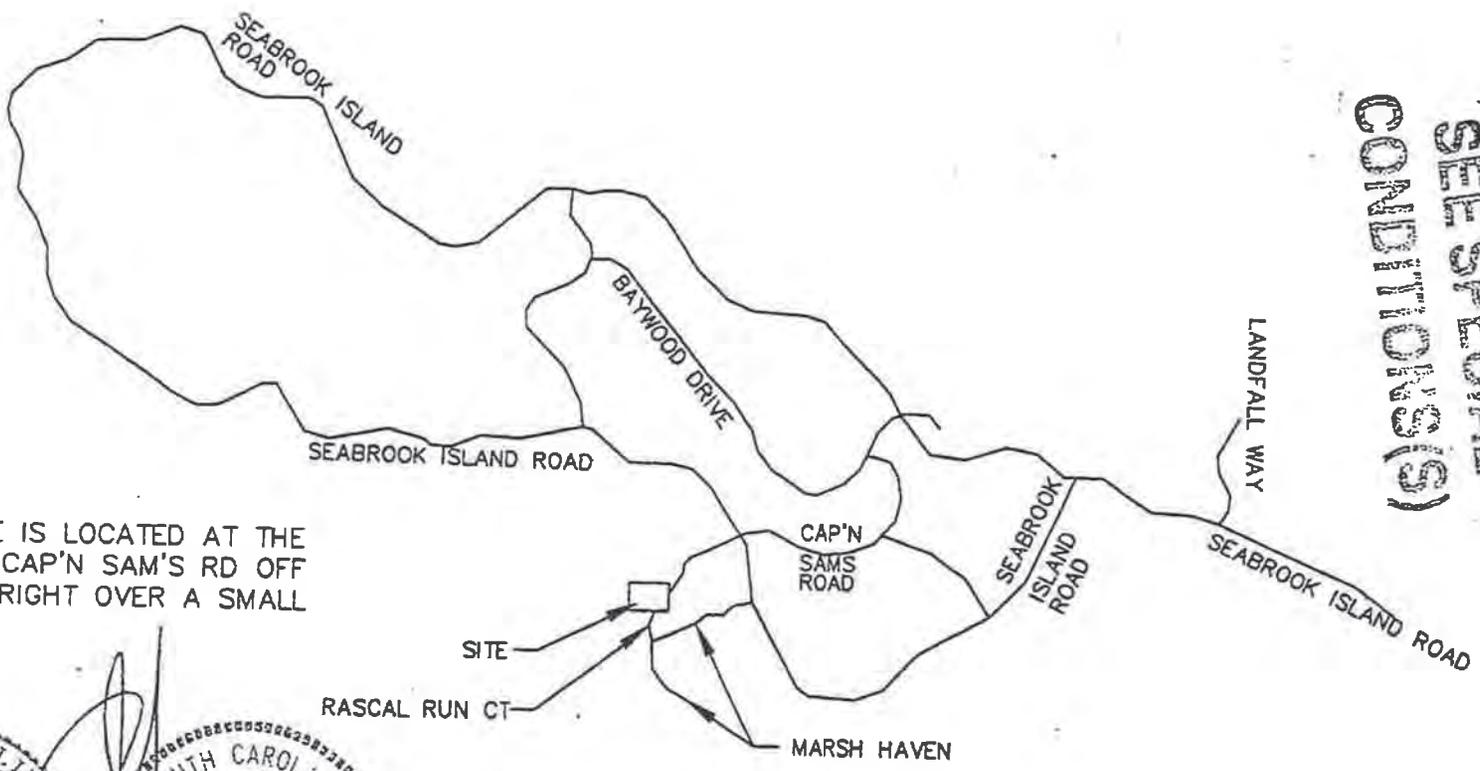


REGISTERED PROFESSIONAL ENGINEER  
 SOUTH CAROLINA  
 No. 6117  
 6/17  
 G. ROBERT GEORGE  
 ASSOCIATES, INC.  
 No. C 00570  
 STATE OF AUTHORIZATION

6/22

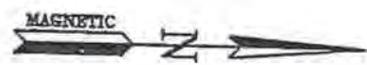
<p>APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION          ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY          P/N# 2007-745-2FX - p</p>	<p>LOCATION: END OF CAPT. N. SAMS ROAD          SEABROOK ISLAND, S.C.          COUNTY: CHARLESTON          DATE: OCTOBER 8, 2007          FY--1</p>	<p>ADJACENT PROPERTY OWNERS ASSOCIATION          1. CREEK WATCH VILLAS OWNERS ASSOCIATION          2. WILLIAM J. BREEN          TMS NO. 147-00-00-002          DRAWING NOT TO SCALE 1929 NGVD</p>
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SEE SPECIAL  
CONDITIONS(S)

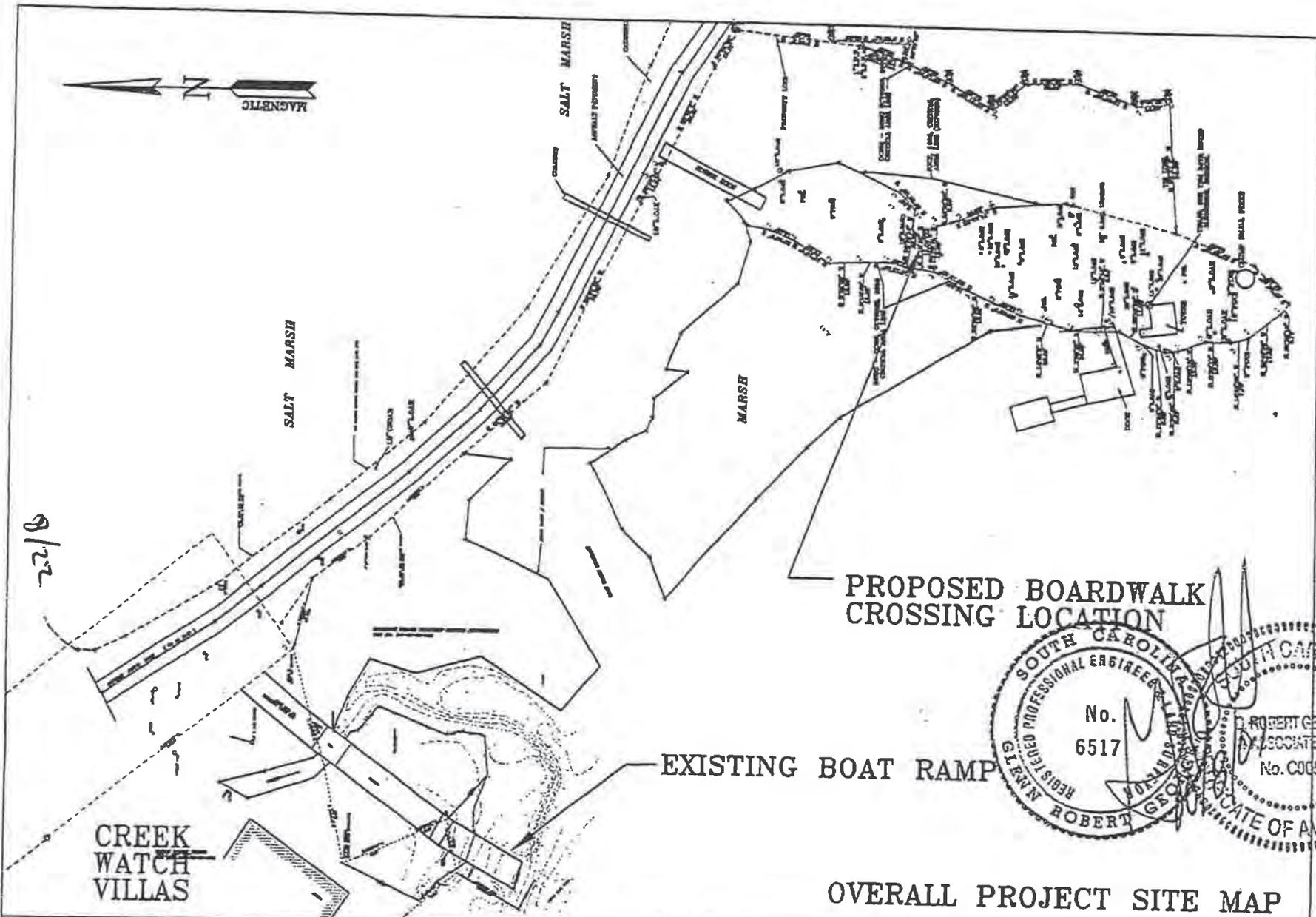


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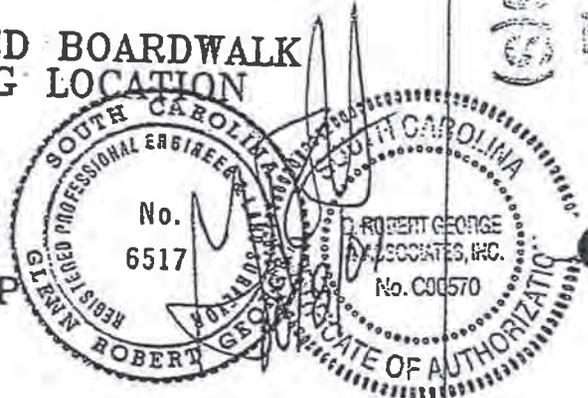
THE SITE IS LOCATED AT THE  
END OF CAP'N SAM'S RD  
TO THE RIGHT OVER A SMALL  
BRIDGE.



APPLICANT: SEABROOK ISLAND PROPERTY	LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.	ADJACENT PROPERTY OWNERS:
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY	COUNTY: CHARLESTON	1. CREEK WATCH VILLAS OWNERS ASSOCIATION 2. WILLIAM J. BREEN
P/N# 2007-748-2IX-p	DATE: OCTOBER 8, 2007	TMS NO. 147-00-00-002 DRAWING NOT TO SCALE 1929 NGVD



SPECIAL  
 CONDITIONS

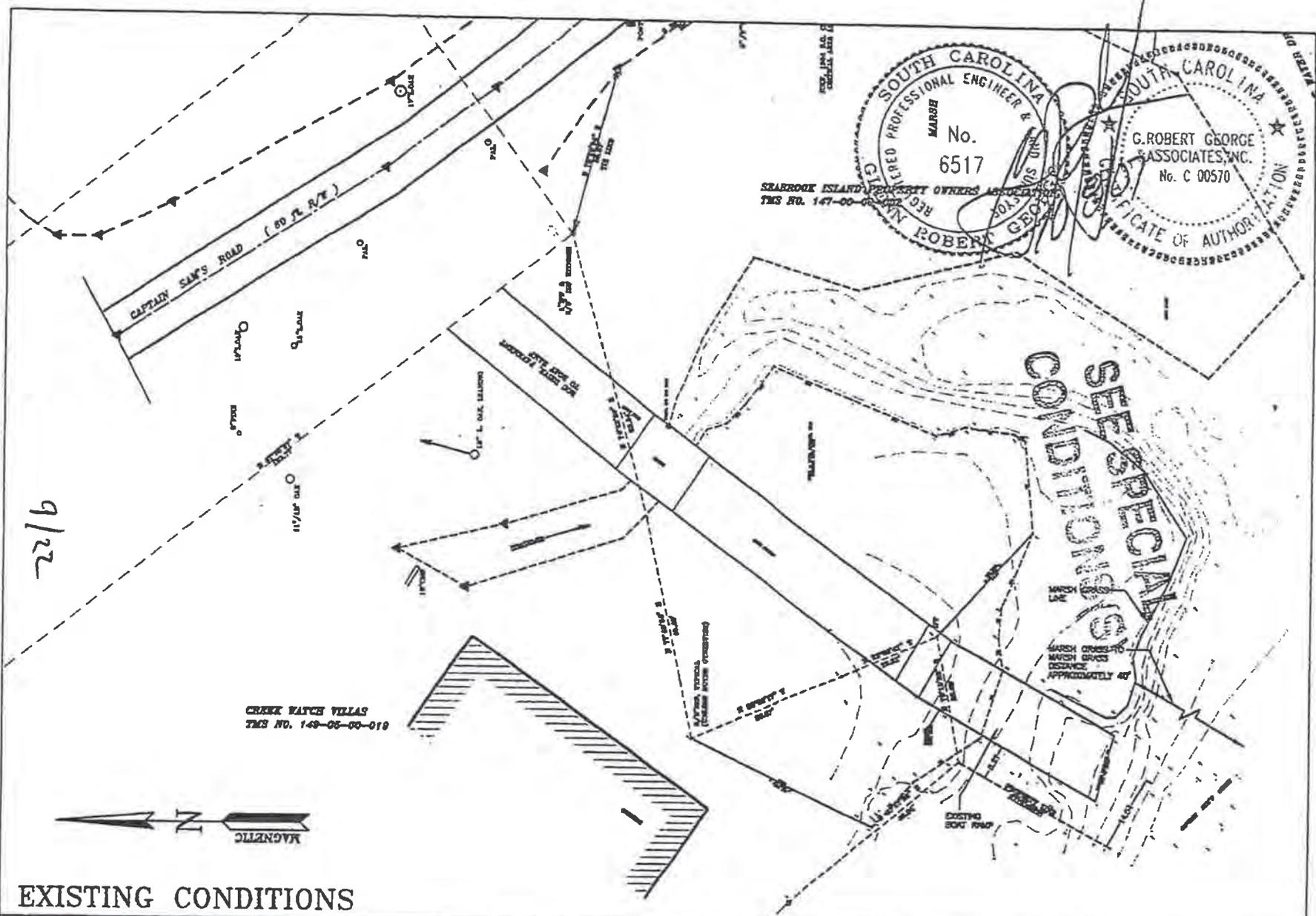


**OVERALL PROJECT SITE MAP**

APPLICANT: SEABROOK ISLAND PROPERTY  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
 AND COMMUNITY KAYAK  
 CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2008

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS  
 ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



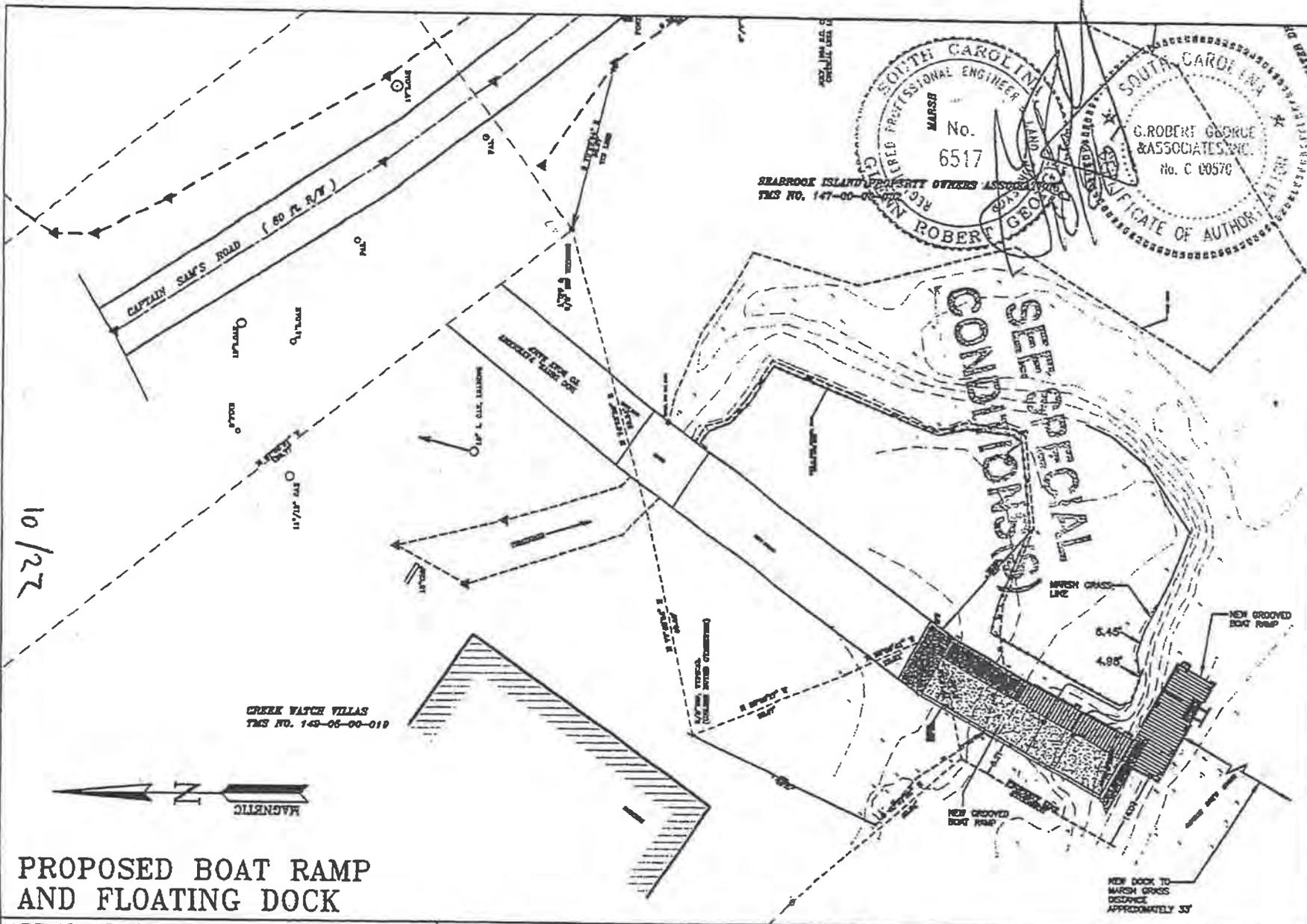
9/22

**EXISTING CONDITIONS**

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD

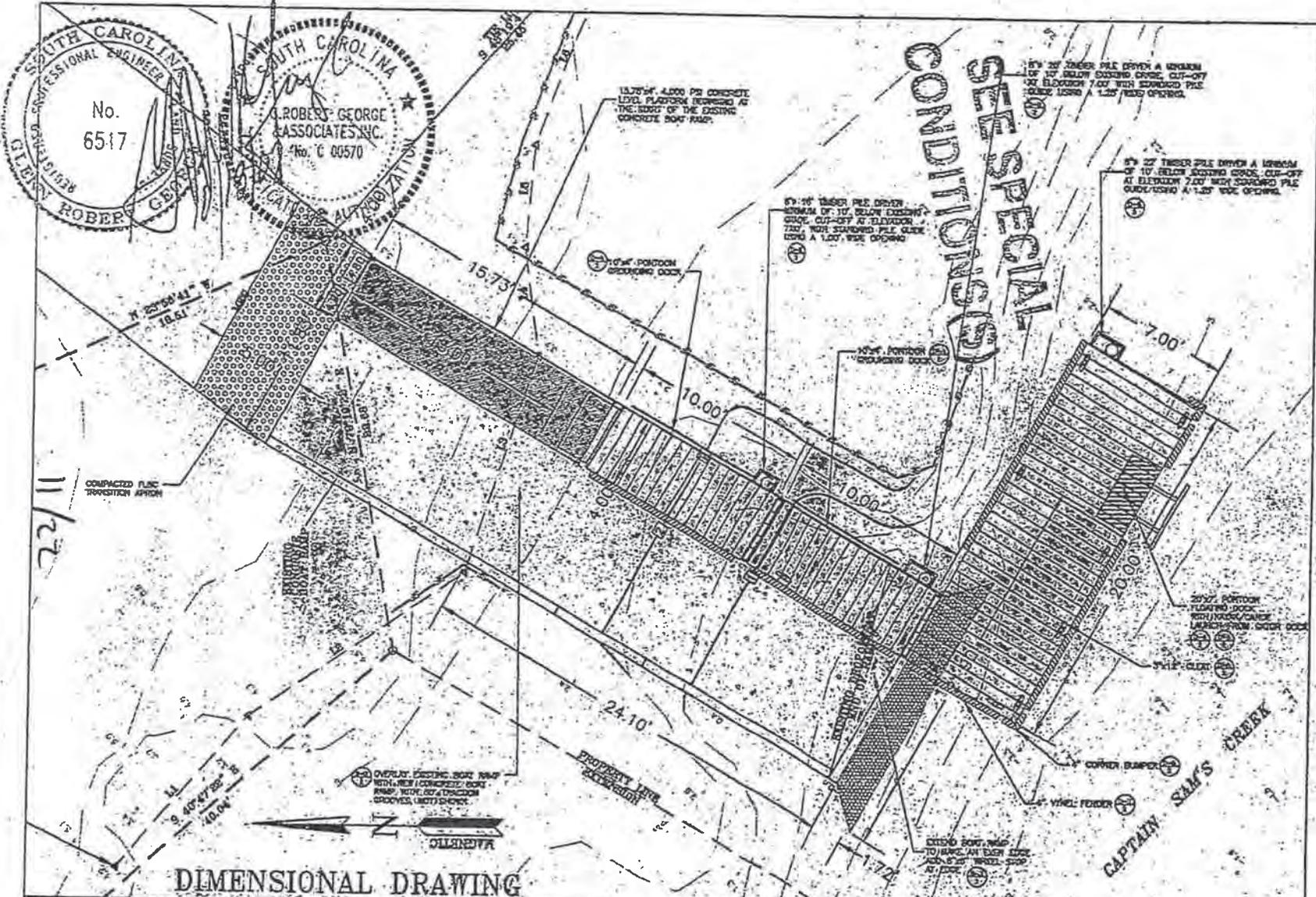


**PROPOSED BOAT RAMP AND FLOATING DOCK**

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-f

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2008

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



SOUTH CAROLINA  
 PROFESSIONAL ENGINEER  
 No. 6517  
 GLENN ROBERT GEORGE

SOUTH CAROLINA  
 ROBERT GEORGE  
 ASSOCIATES, INC.  
 No. C 00570

SEE SPECIAL  
 CONDITIONS

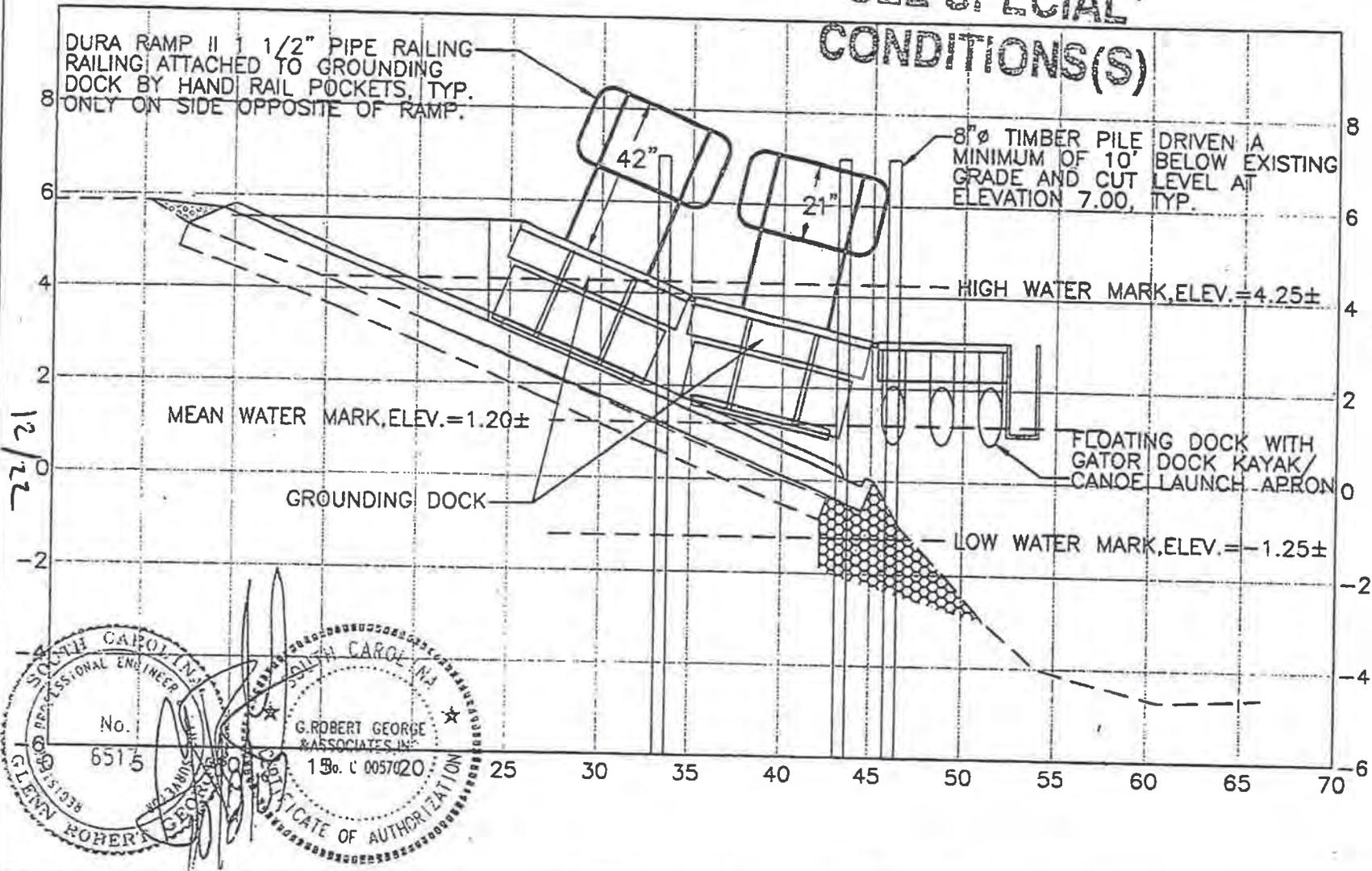
**DIMENSIONAL DRAWING**

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N SAMS' ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
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 TMS NO. 147-00-00-002  
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**SEE SPECIAL  
CONDITIONS(S)**



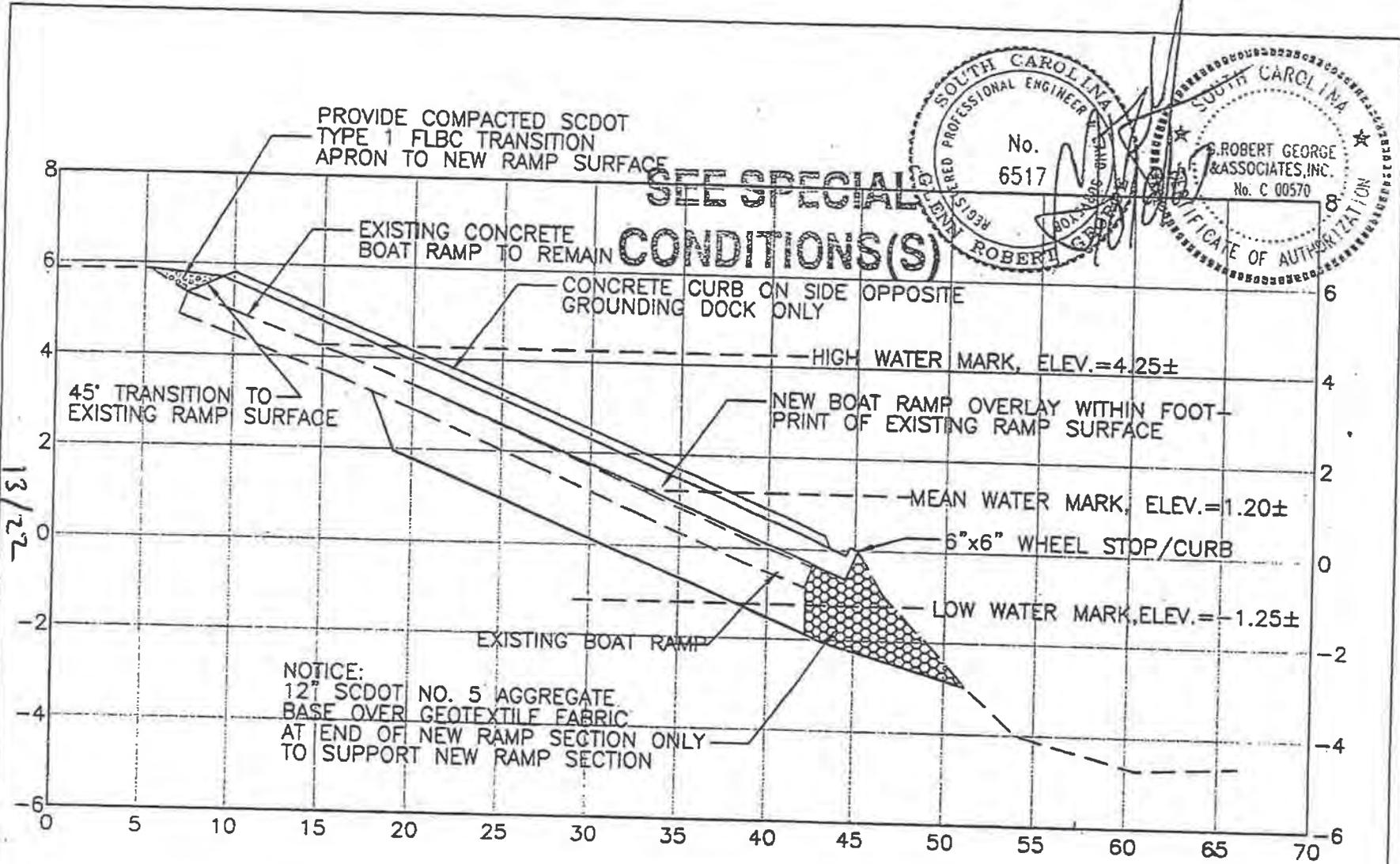
12/22

G. ROBERT GEORGE  
 & ASSOCIATES, INC.  
 LICENSE NO. C 0057020

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-p

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



SEE SPECIAL  
CONDITIONS(S)

SOUTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
No. 6517  
ROBERT GEORGE

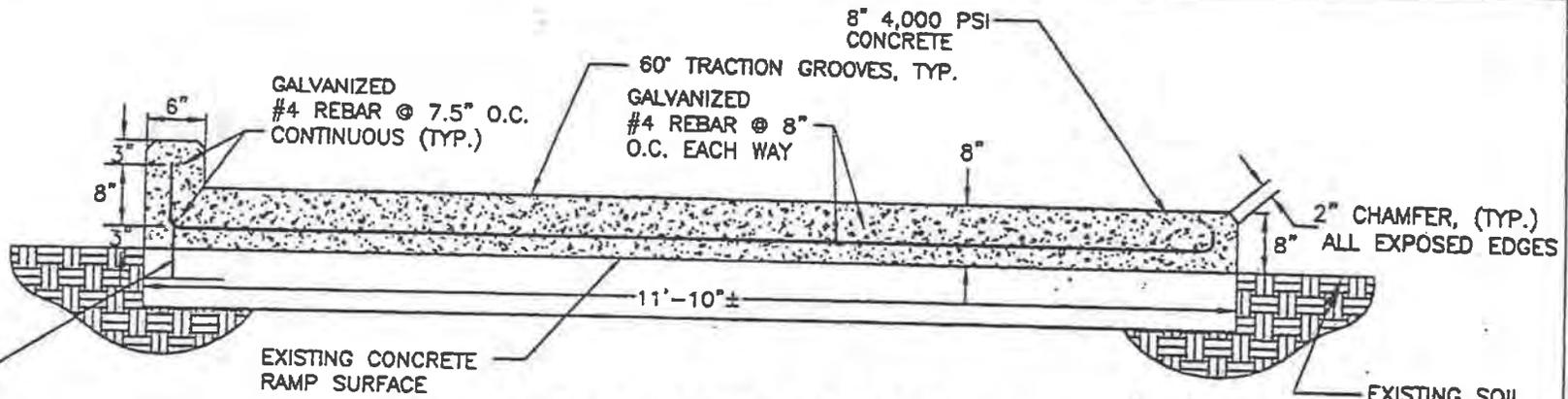
SOUTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
No. C 00570  
ROBERT GEORGE & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION

13/22

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
COUNTY: CHARLESTON  
DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
2. WILLIAM J. BREEN  
TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD



EXISTING CONCRETE RAMP SURFACE

EXISTING SOIL SURFACE, TYP.

PLACE #4 REBAR AT 36" O.C. AND MIN. 3" PENETRATION INTO EXISTING RAMP SURFACE USING HILTI 150 MAX ADHESIVE.

S-2  
3

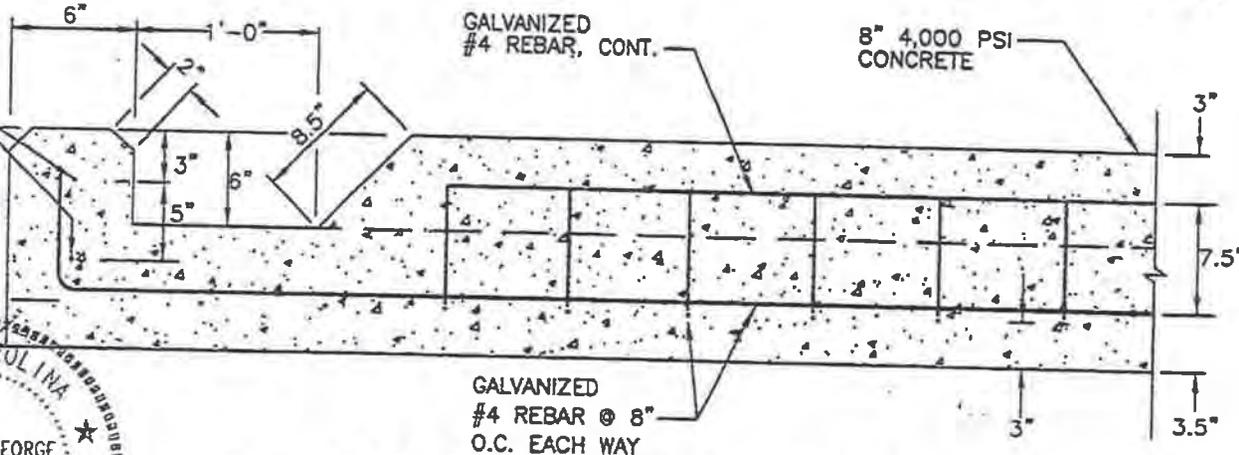
**RAMP SLAB SECTION**

NOT TO SCALE

**SEE SPECIAL CONDITIONS(S)**

14/22

GALVANIZED #4 REBAR @ 5" O.C. CONTINUOUS



1'-2"

GALVANIZED #4 REBAR, CONT.

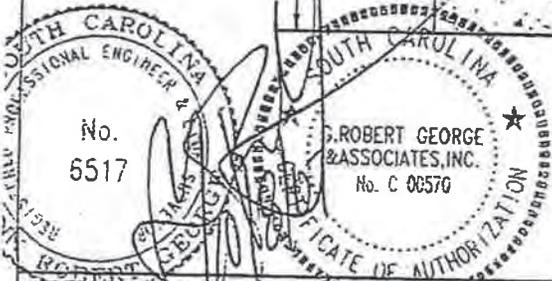
8" 4,000 PSI CONCRETE

GALVANIZED #4 REBAR @ 8" O.C. EACH WAY

S-3  
3

**LOWER RAMP SECTION**

NOT TO SCALE



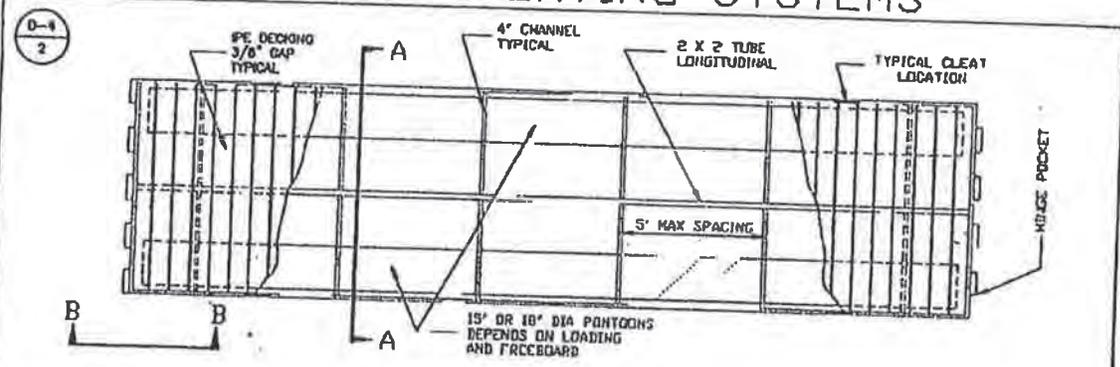
APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
 P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2008

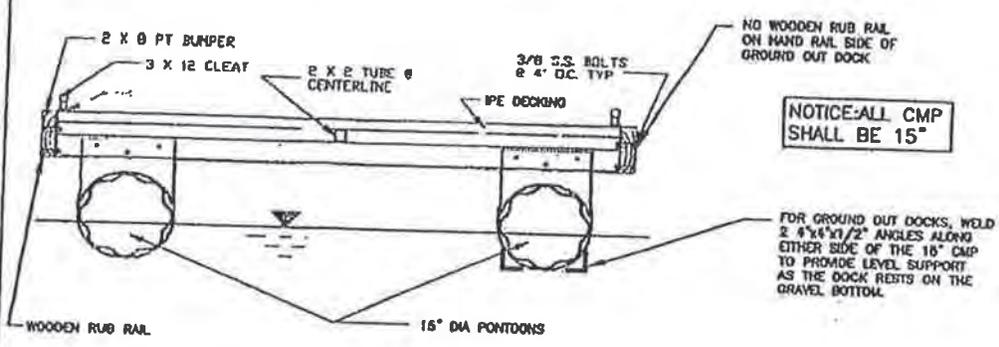
ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD

SEE SPECIAL  
CONDITIONS(S)

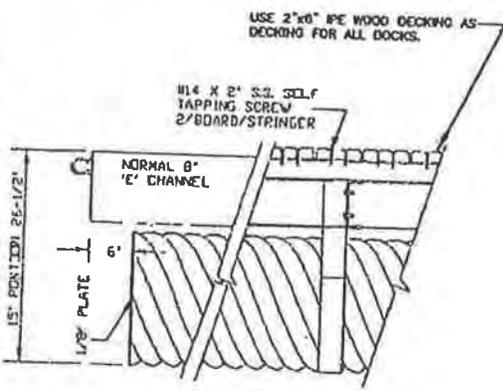
PONTOON FLOATING SYSTEMS



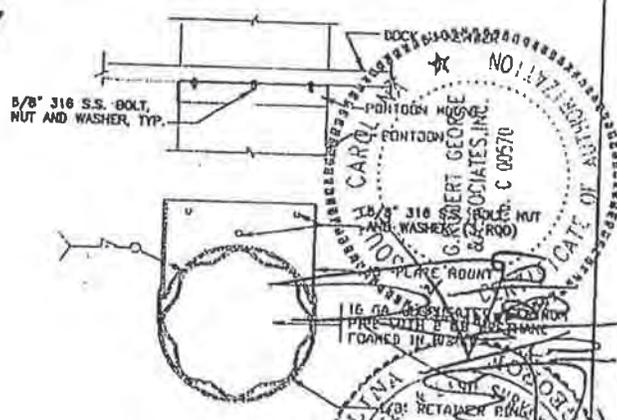
TYPICAL DOCK SECTION



SECTION A - A



SECTION B - B



TYP. PONTOON

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
2. WILLIAM J. BREEN  
TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD

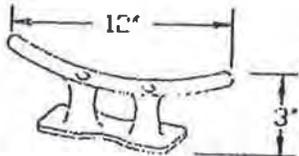
LOCATION: END OF CAPT'N. SAMS ROAD  
SEABROOK ISLAND, S.C.  
COUNTY: CHARLESTON  
DATE: OCTOBER 8, 2007

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
P/N# 2007-748-24-0



15/22

# TYPICAL DOCK ACCESSORIES

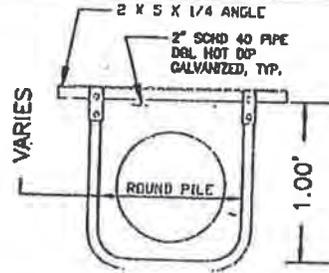


D-6  
2

CLEAT

NOTE:

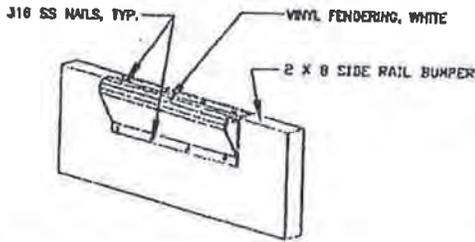
MAY BE BOLTED OR WELDED TO THE DOCK



D-6  
2

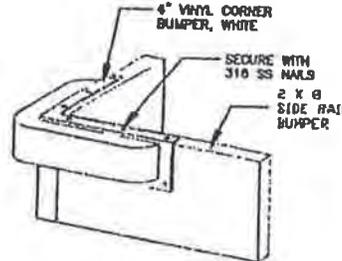
STANDARD PILE GUIDE

WOOD PILES ONLY



D-7  
2

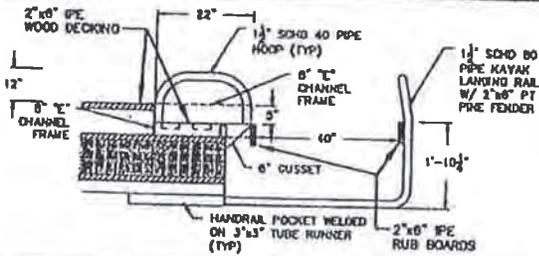
4" VINYL FENDERING



D-8  
2

4" CORNER BUMPER

SEE SPECIAL CONDITIONS(S)



D-9  
2

KAYAK LAUNCH DOCK SECTION

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
2. WILLIAM J. BREEN

TMS NO. 147-00-00-002

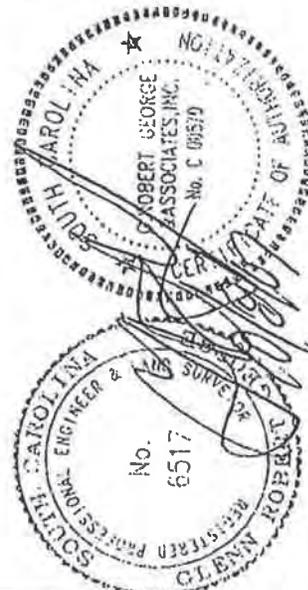
DRAWING NOT TO SCALE 1929 NGVD

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.

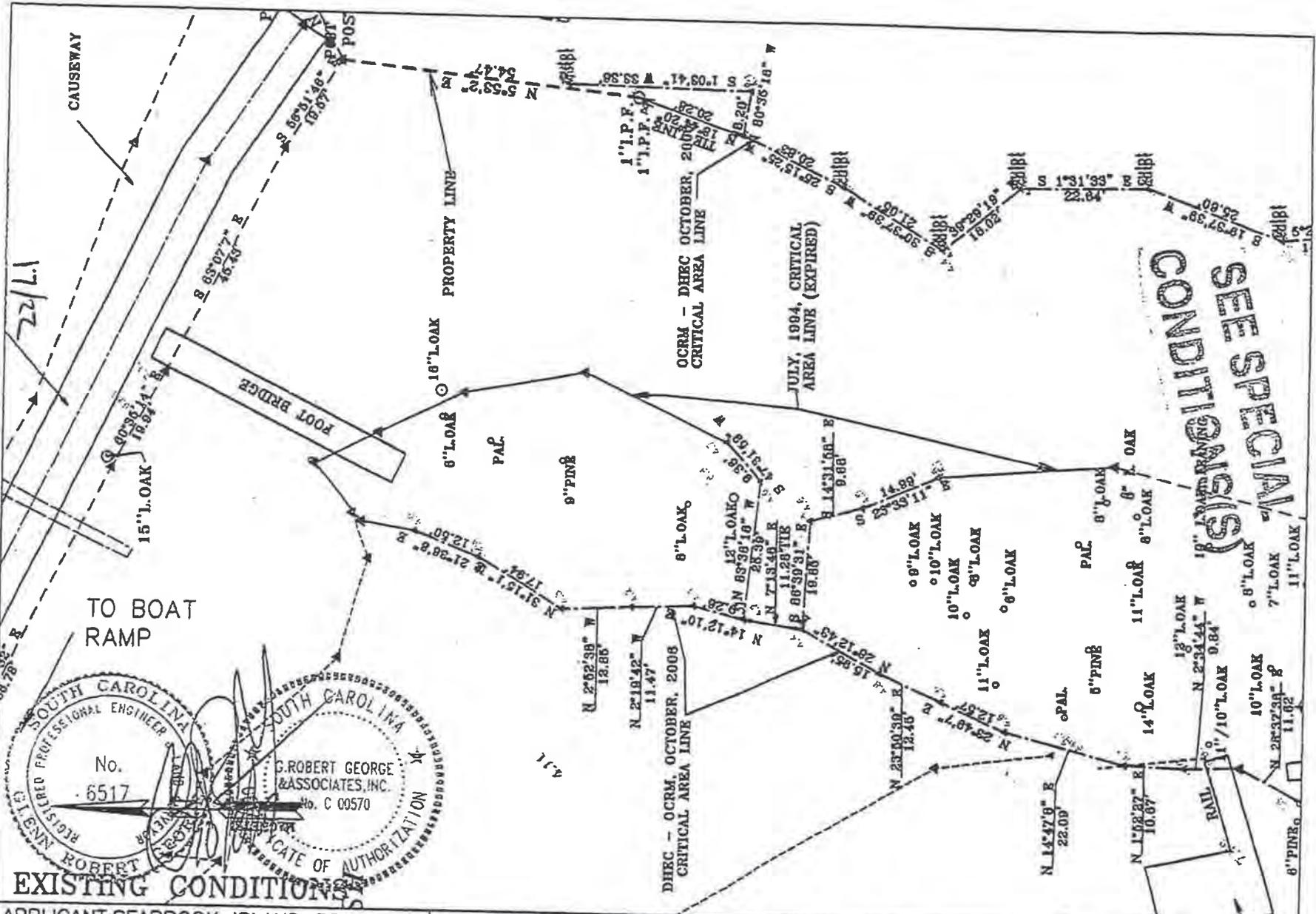
COUNTY: CHARLESTON

DATE: OCTOBER 8, 2007

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY  
P/N# 2007-748-2IX-p



16/22

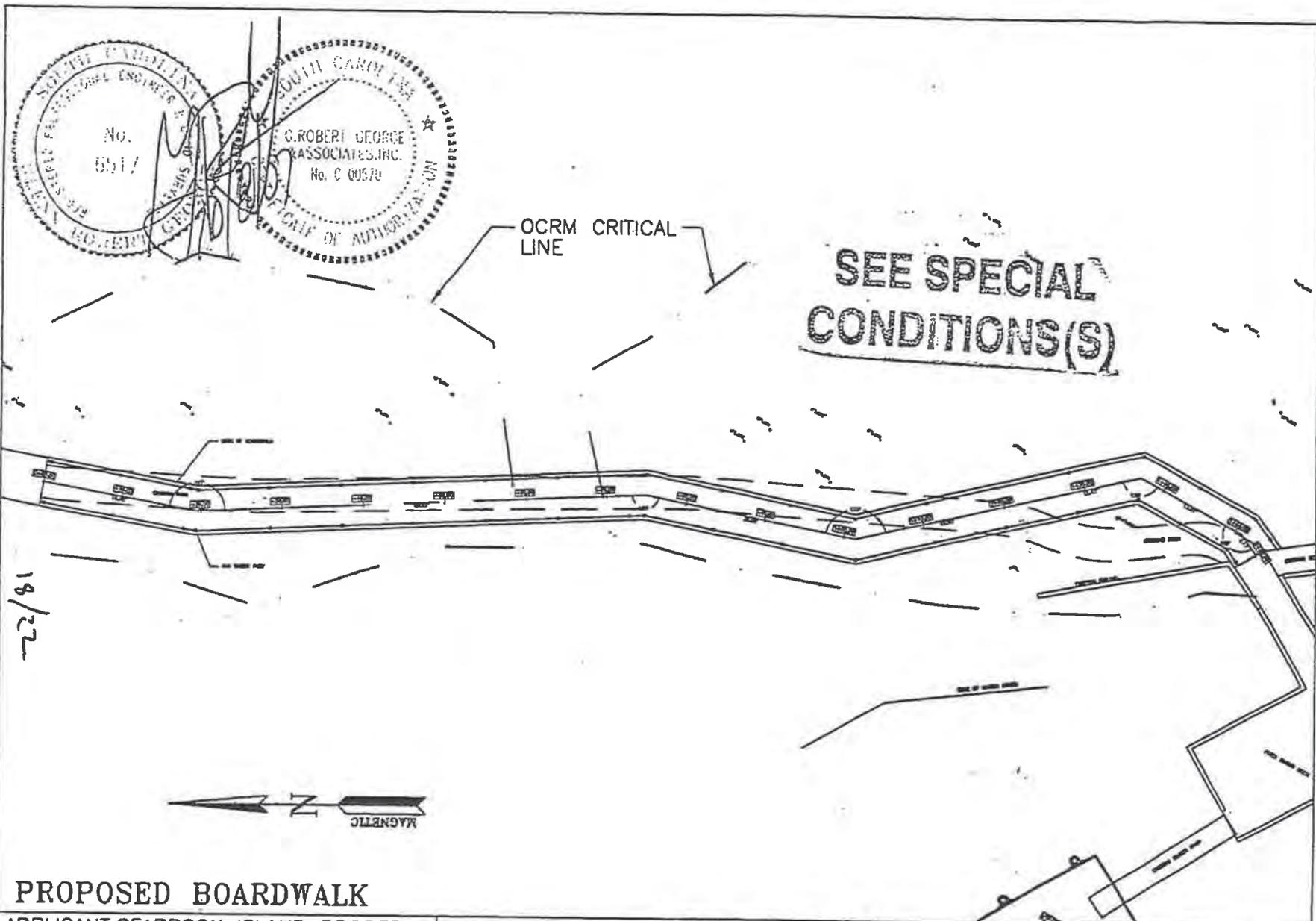


SEE SPECIAL CONDITIONS(S)

**EXISTING CONDITIONS**

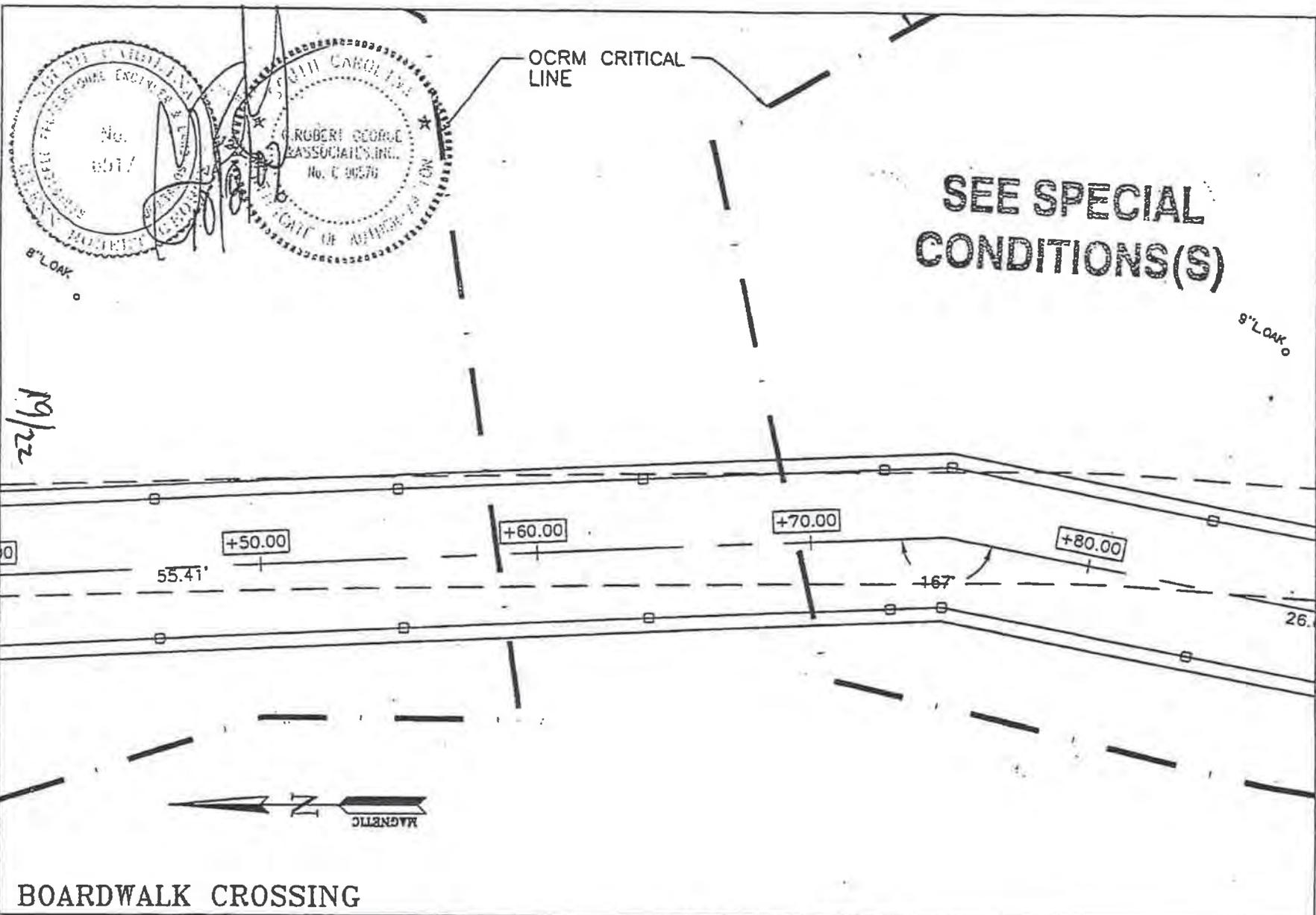
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER  
 No. 6517  
 G. ROBERT GEORGE & ASSOCIATES, INC.  
 No. C 00570  
 STATE OF SOUTH CAROLINA  
 LICENSE OF AUTHORIZATION

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY P/N# 2007-748-2IX-P	LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C. COUNTY: CHARLESTON DATE: OCTOBER 8, 2007	ADJACENT PROPERTY OWNERS: 1. CREEK WATCH VILLAS OWNERS ASSOCIATION 2. WILLIAM J. BREEN TMS NO. 147-00-00-002 DRAWING NOT TO SCALE 1929 NGVD
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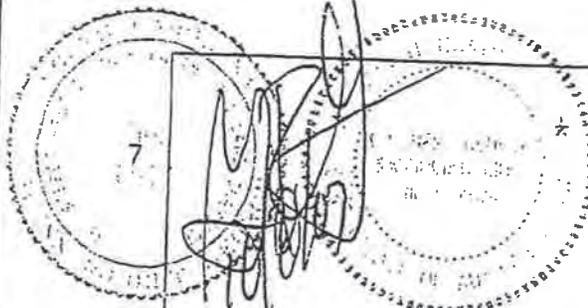


**PROPOSED BOARDWALK**

<p>APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION          ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION          P/N# 2007-748-2IX-P</p>	<p>LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.          COUNTY: CHARLESTON          DATE: OCTOBER 8, 2007</p>	<p>ADJACENT PROPERTY OWNERS:          1. CREEK WATCH VILLAS OWNERS ASSOCIATION          2. WILLIAM J. BREEN          TMS NO. 147-00-00-002          DRAWING NOT TO SCALE 1929 NGVD</p>
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<b>BOARDWALK CROSSING</b>		
APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION P/N# 2007-248-2IX-P	LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C. COUNTY: CHARLESTON DATE: OCTOBER 8, 2007	ADJACENT PROPERTY OWNERS: 1. CREEK WATCH VILLAS OWNERS ASSOCIATION 2. WILLIAM J. BREEN TMS NO. 147-00-00-002 DRAWING NOT TO SCALE 1929 NGVD



18" MAXIMUM HEIGHT,  
GROUND TO TOP OF  
DECKING

**SEE SPECIAL  
CONDITIONS(S)**

5/4"x6" DECKING

LEVEL

EXISTING GRADE

3'

4"x4" POST,  
6' EMBEDMENT

OCRM CRITICAL LINE

OCRM CRITICAL LINE

0+50

0+60

0+70

20/22

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.

COUNTY: CHARLESTON

DATE: OCTOBER 8, 2008

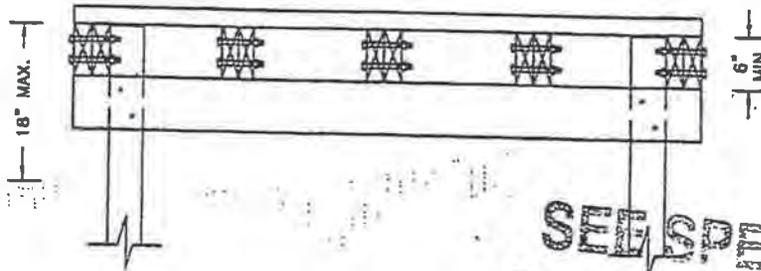
ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
2. WILLIAM J. BREEN

TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD

P/N# 2007-748-2IX-P

**GENERAL REQUIREMENTS**

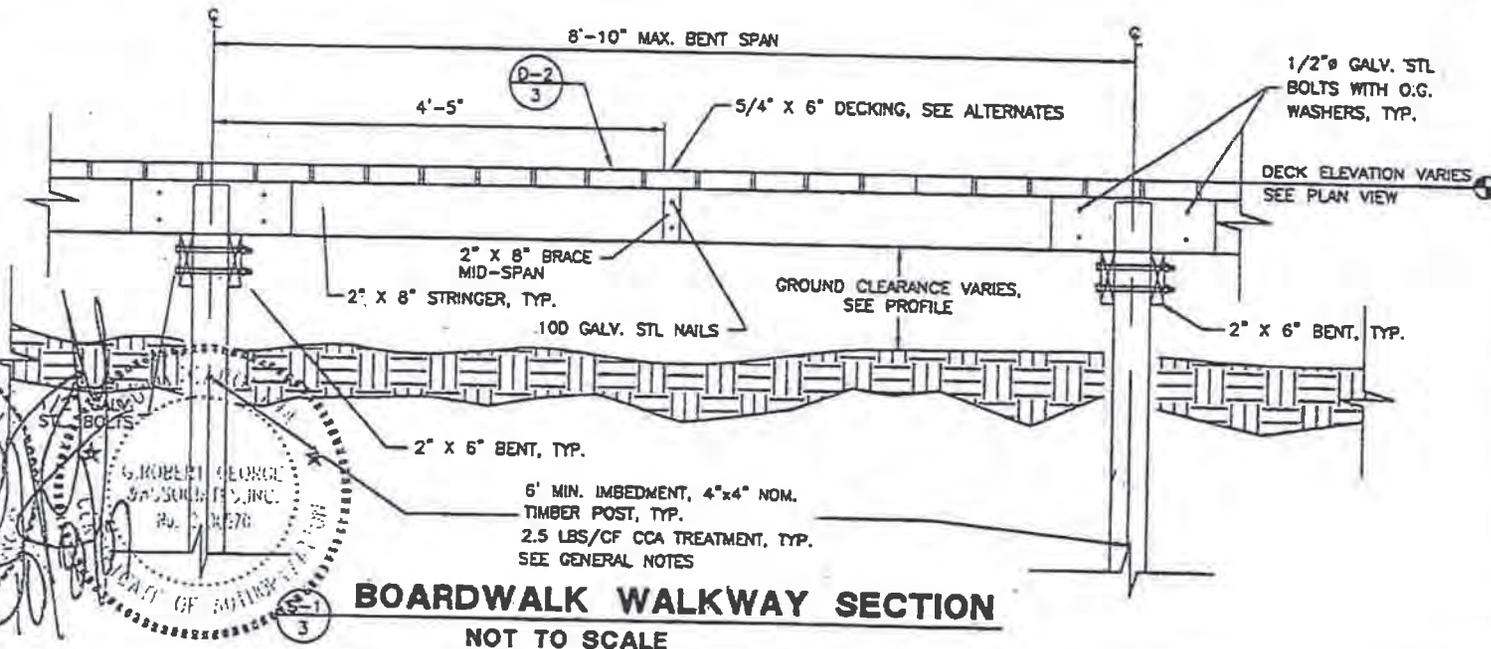
1. BOARDWALK ELEVATION SHALL VARY AS DICTATED BY PROFILE GRADES
2. WHERE BOARDWALK/WALKWAY VERTICAL TRANSITIONS ARE REQUIRED, MAXIMUM WALKWAY SLOPE SHALL BE 1V TO 15H WITH MAXIMUM LENGTH OF SLOPE 20FT. BETWEEN LEVEL SECTIONS OF AT LEAST 10FT IN LENGTH.
3. ALL TIMBER FRAMING SHALL BE NO. 1 SYP 0.31 LBS/CF TREATMENT COPPER AZOLE-B "CA-B"
4. TIMBER POSTS SHALL BE CLASS A 2.5 CCA PCF INSTALLED BY AUGER DRILLING TO WITHIN 6" OF FINAL TIP ELEVATION. LAST 6" SHALL BE DRIVEN WITH A MINIMUM 100 LB MANUAL DROP HAMMER SLEEVE FOR FIRM, SOLID BEARING OR APPROVED EQUAL.
5. WHERE TIMBER POSTS CONTACT BURIED RIP-RAP PRIOR TO 6'-0" IMBEDMENT, EXCAVATE TO INSURE SOLID BEARING ON RIP RAP. WHERE AVAILABLE BURY TO RIP RAP IS LESS THAN 4 FEET, OR WHERE SUITABLE BEARING IS NOT AVAILABLE, SPIKE BOTTOM OF POST ON 4 SIDES, 6" FROM BOTTOM AND IMBED IN 2' CF OF CONCRETE PLACED ON RIP RAP.



**SEE SPECIAL CONDITIONS(S)**

**TYPICAL CROSS SECTION**  
NOT TO SCALE

21/22



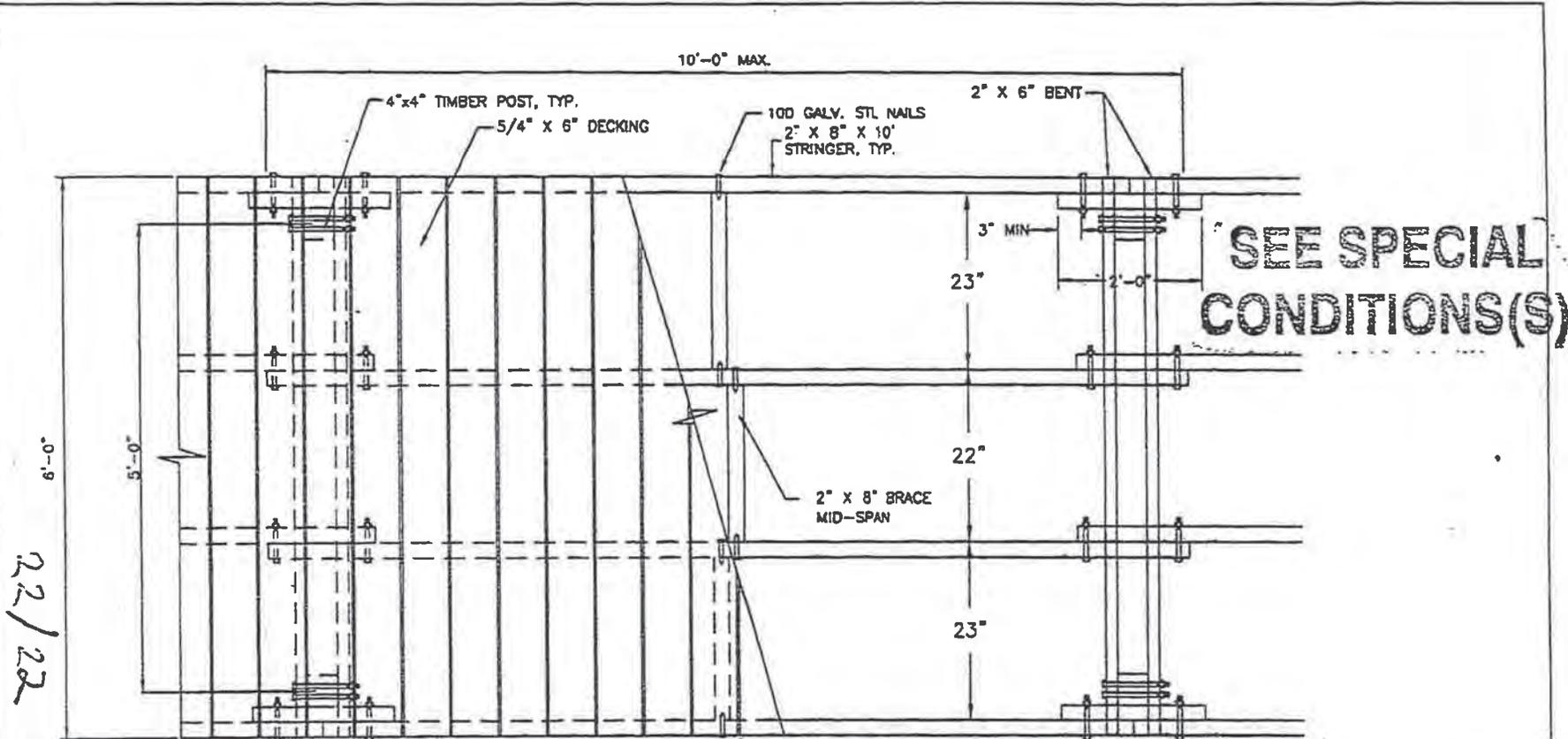
**BOARDWALK WALKWAY SECTION**  
NOT TO SCALE

Professional Engineer & Land Surveyor Seal for Robert George Sams, Inc. No. 6017. The seal is circular and contains the text 'ROBERT GEORGE SAMS, INC. No. 6017' and 'STATE OF SOUTH CAROLINA'.

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION  
 P/N# 2007-748-2IX-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 2. WILLIAM J. BREEN  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



**SEE SPECIAL  
CONDITIONS(S)**

100 GALV. STL NAILS  
2" X 8" X 10" STRINGER, TYP.  
2" X 6" BENT  
4'-5"  
8"-10" MAXIMUM  
UNLESS INDICATED OR REQUIRED OTHERWISE  
FOR CURVED SECTIONS

NOTICE: PROVIDE 2"x6" CROSS BRACING ON DECK FRAMING AT EVERY THIRD BENT WHERE DECK TO FINISHED GRADE CLEARANCE EXCEEDS 4'-0".

**BOARDWALK WALKWAY PLAN**  
NOT TO SCALE



APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION  
P/N# 2007-748-ZIX-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
COUNTY: CHARLESTON  
DATE: OCTOBER 8, 2007

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
2. WILLIAM J. BREEN  
TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

RECEIVED

AUG 5 - 2010

DHEC-OCRM  
CHARLESTON OFFICE

July 26, 2010

Mr. John Thompson  
Seabrook Island POA  
1202 Landfall Way  
Johns Island, SC 29455

Re: P/N# 2007-748-2IX-P, Seabrook Island POA

Dear Mr. Thompson:

The above referenced permit has been amended to authorize deleting the originally permitted grounding dock, improving the existing 12' x 37' boat ramp by overlaying it with a new grooved concrete surface, adding riprap at the toe of the boat ramp for erosion protection, and adding a handrail on the eastern side of the boat ramp. The purpose of the proposed activity is for community use.

This amendment is made a part of your permit and is subject to the full terms of the permit as issued.

This letter does not relieve you of the responsibility of acquiring any other applicable federal or local permits that may be required. Any person adversely affected by this action has the right to appeal as outlined in the enclosed "Notice of Appeal Procedure."

**The construction placard must be posted conspicuously on site during authorized activities. If you do not possess a current placard, a new one must be obtained prior to start of construction.**

Please sign the attached copy of this letter indicating your acceptance of these terms and return the signed copy to this office. If this amendment letter is not signed and returned within thirty (30) days of issuance, OR appealed as described on the enclosed "Notice of Appeal Procedure", the Department reserves the right to cancel this permit amendment. Please carefully review the enclosed "Notice of Appeal Procedure" for information and deadlines for appealing this permit amendment.

Sincerely,

William C. Eiser  
Wetland Section Project Manager

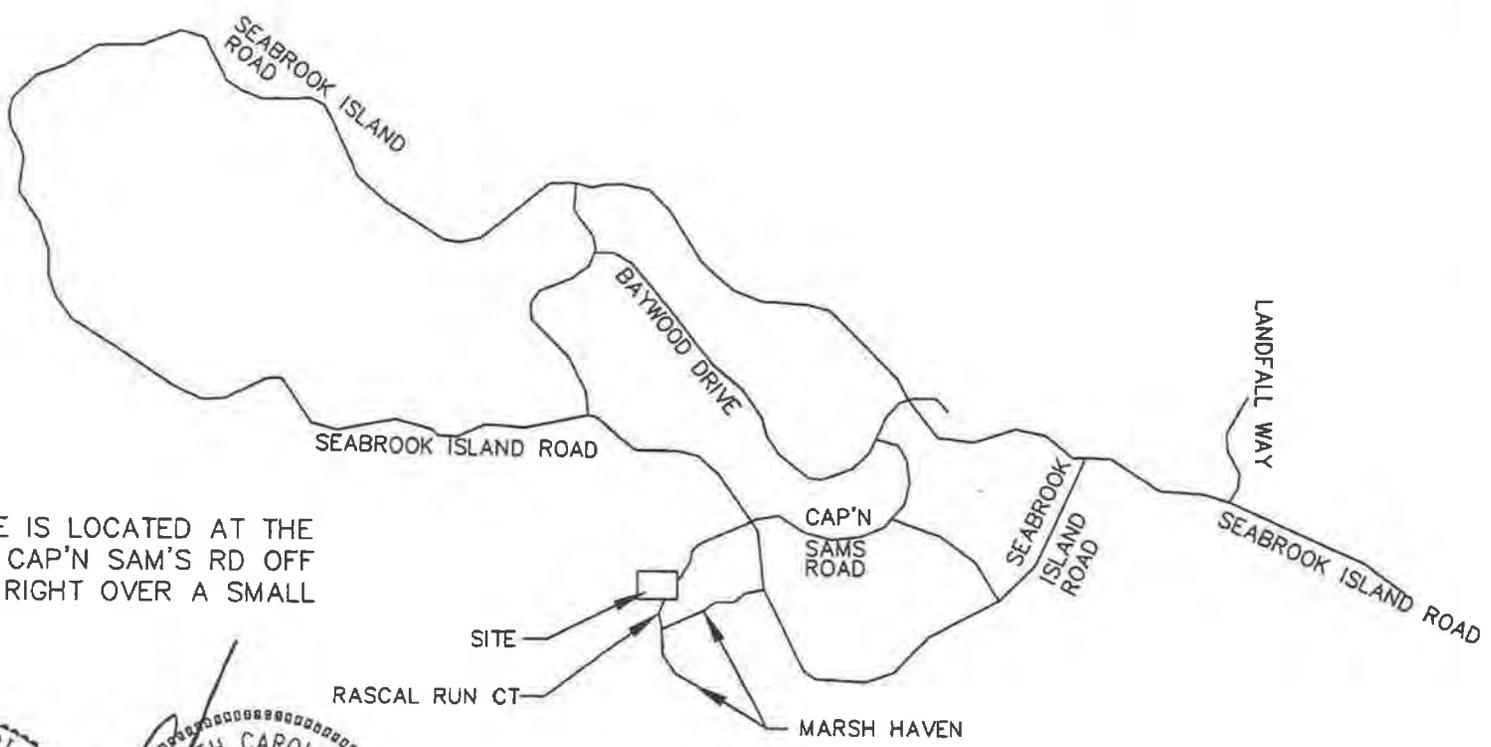
Enclosure

Permittee  
Date July 28, 2010

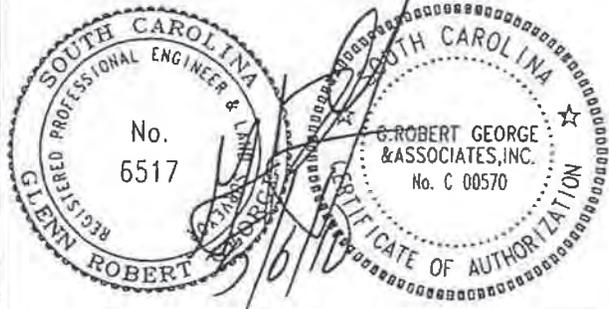
cc: Blair Williams, Section Manager  
Troy Bennage, G. Robert George & Associates, Inc.

**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**

Ocean and Coastal Resource Management  
Charleston Office · 1362 McMillan Avenue, Suite 400 · Charleston, SC 29405  
Phone: 843-953-0200 · Fax: 843-953-0201 · www.scdhec.gov

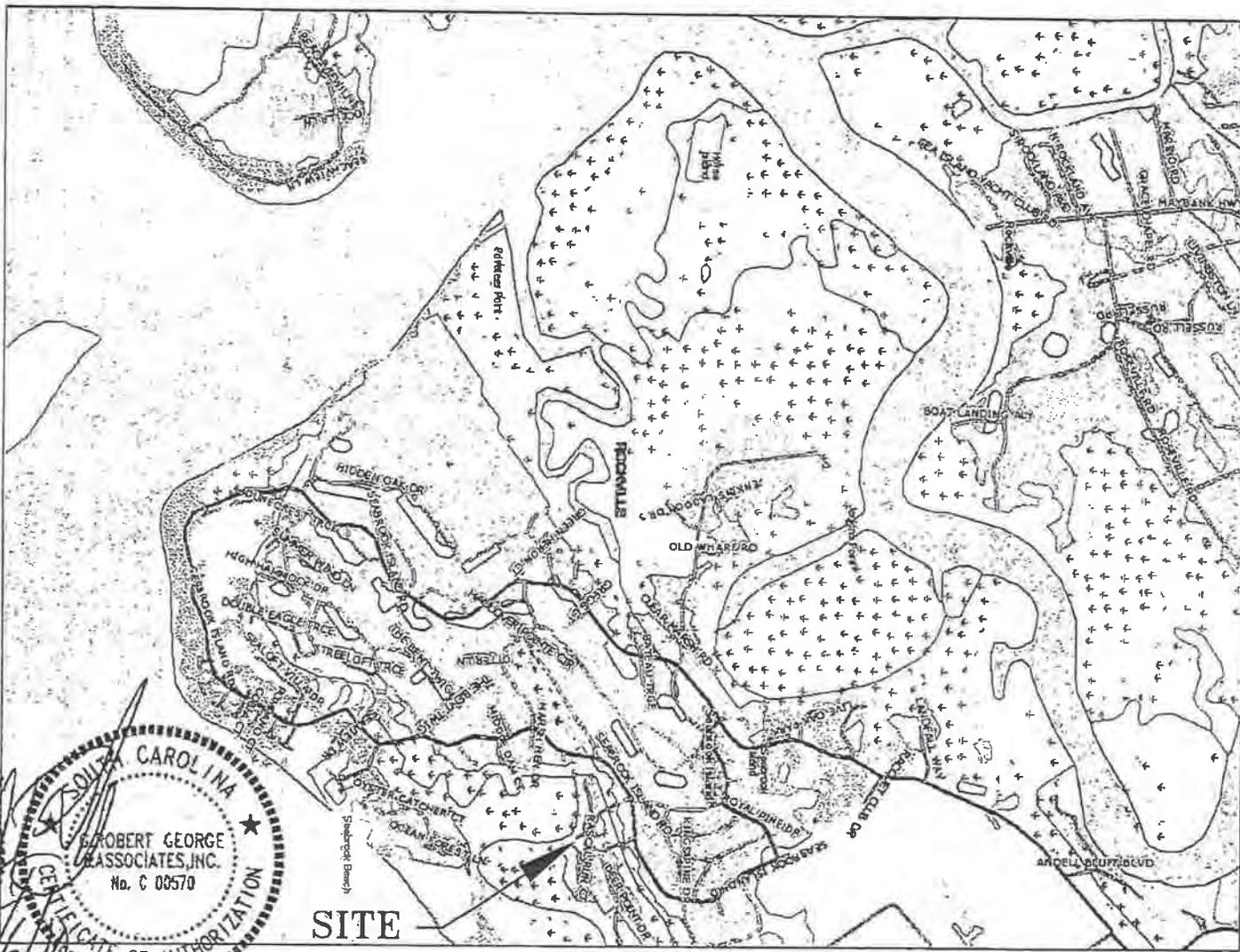


THE SITE IS LOCATED AT THE END OF CAP'N SAM'S RD OFF TO THE RIGHT OVER A SMALL BRIDGE.



APPLICANT: SEABROOK ISLAND PROPERTY ACTIVITY: BOAT RAMP RECONSTRUCTION <b>AMENDMENT</b> P/N# <b>2007-748-21X-P</b>	LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C. COUNTY: CHARLESTON DATE: APRIL 14, 2010	ADJACENT PROPERTY OWNERS: 1. CREEK WATCH VILLAS OWNERS ASSOCIATION TMS NO. 147-00-00-002 DRAWING NOT TO SCALE 1929 NGVD
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 www.delorme.com



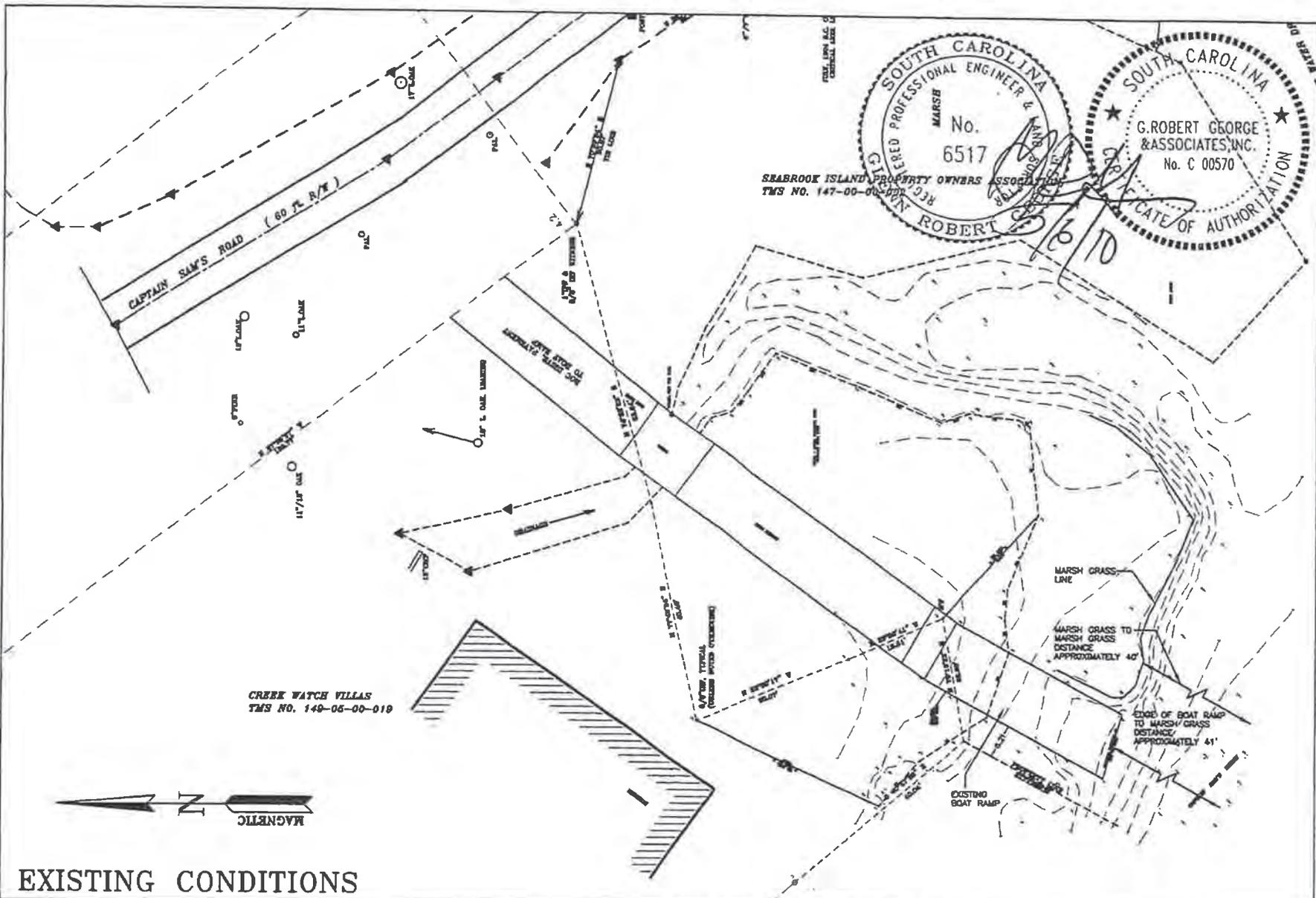
DELORME

Topo USA® 6.0

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**  
 P/N# 2007-748-21X-P

LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: APRIL 14, 2010

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



**EXISTING CONDITIONS**

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION

LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION

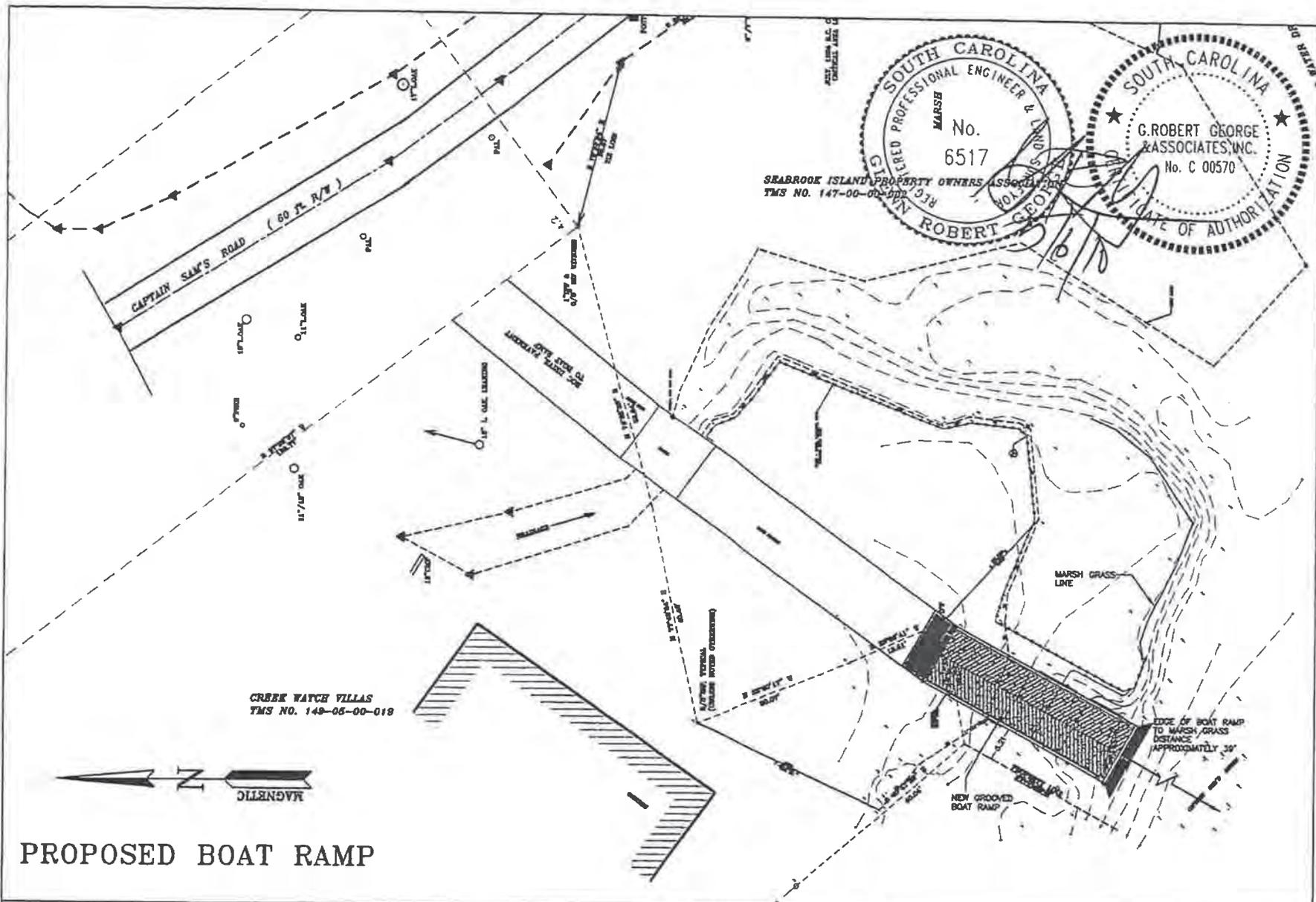
**AMENDMENT**

COUNTY: CHARLESTON

P/N# 2007-748-2X-P

DATE: APRIL 14, 2010

TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



# PROPOSED BOAT RAMP

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**

P/N# 2007-748-21X-P

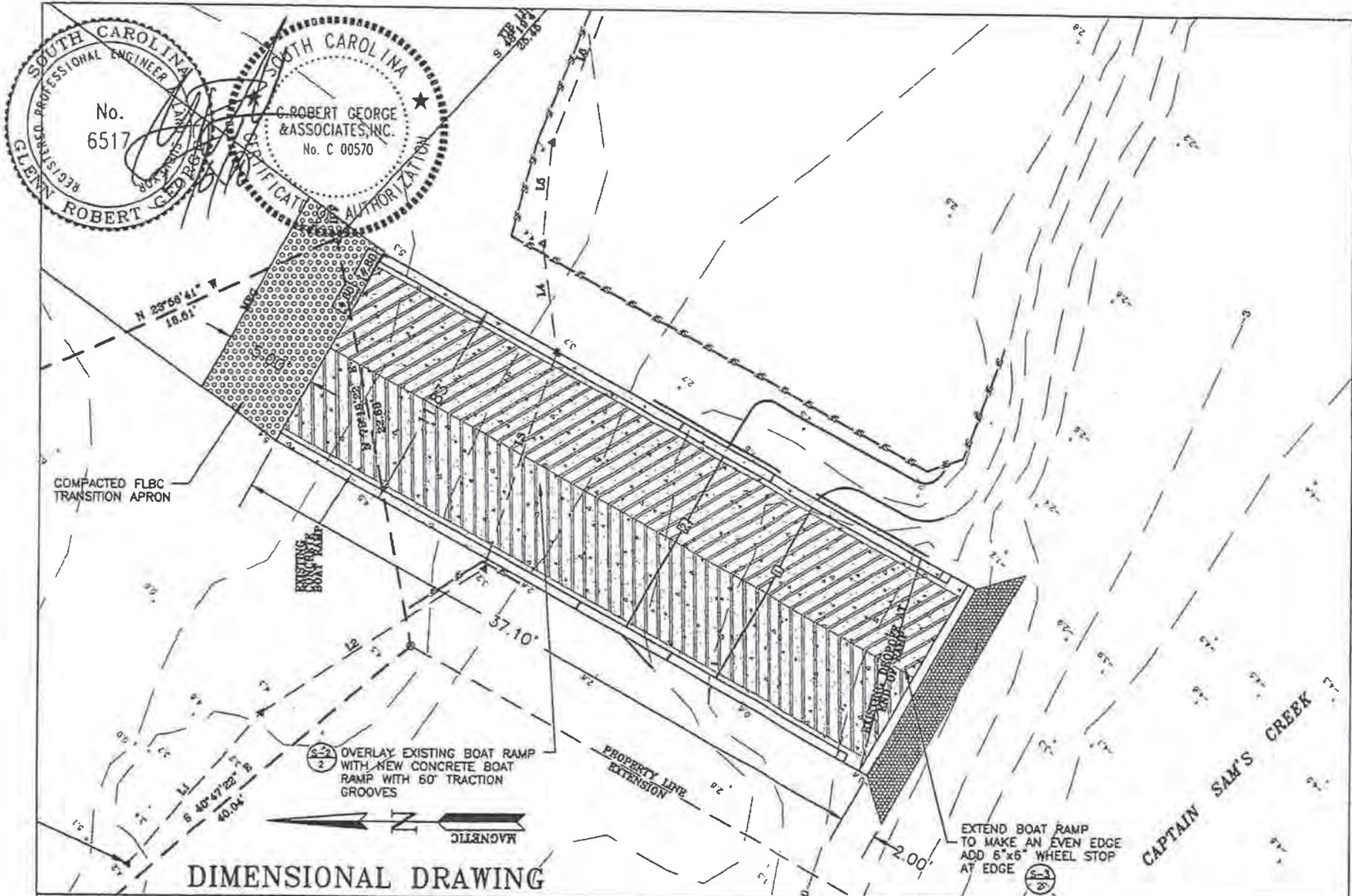
LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.

COUNTY: CHARLESTON

DATE: APRIL 14, 2010

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION

TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



**DIMENSIONAL DRAWING**

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**

LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.

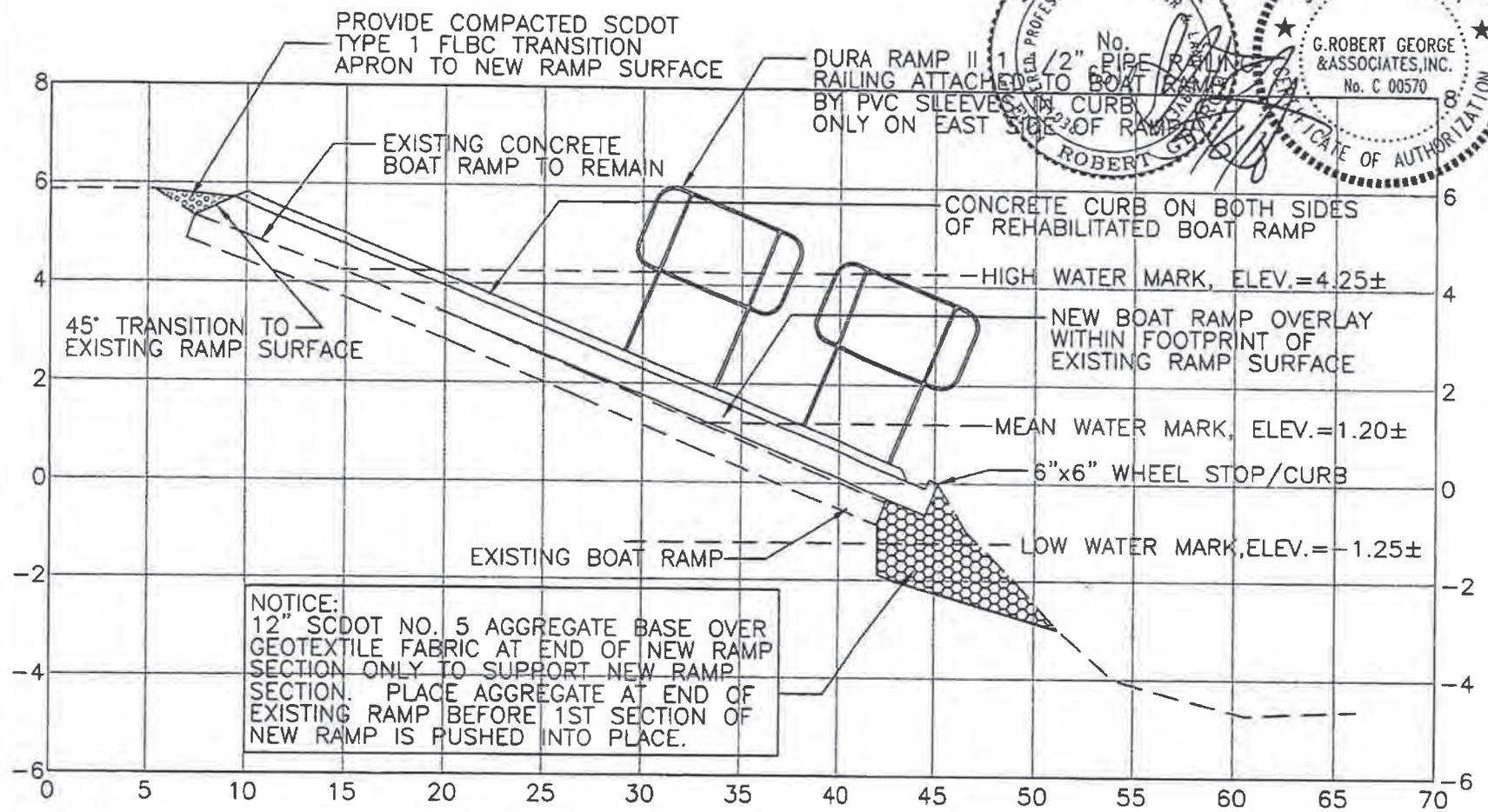
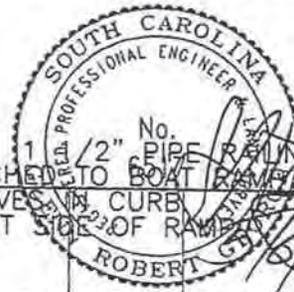
ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION

P/N# **2007-748-21X-P**

COUNTY: CHARLESTON

DATE: APRIL 14, 2010

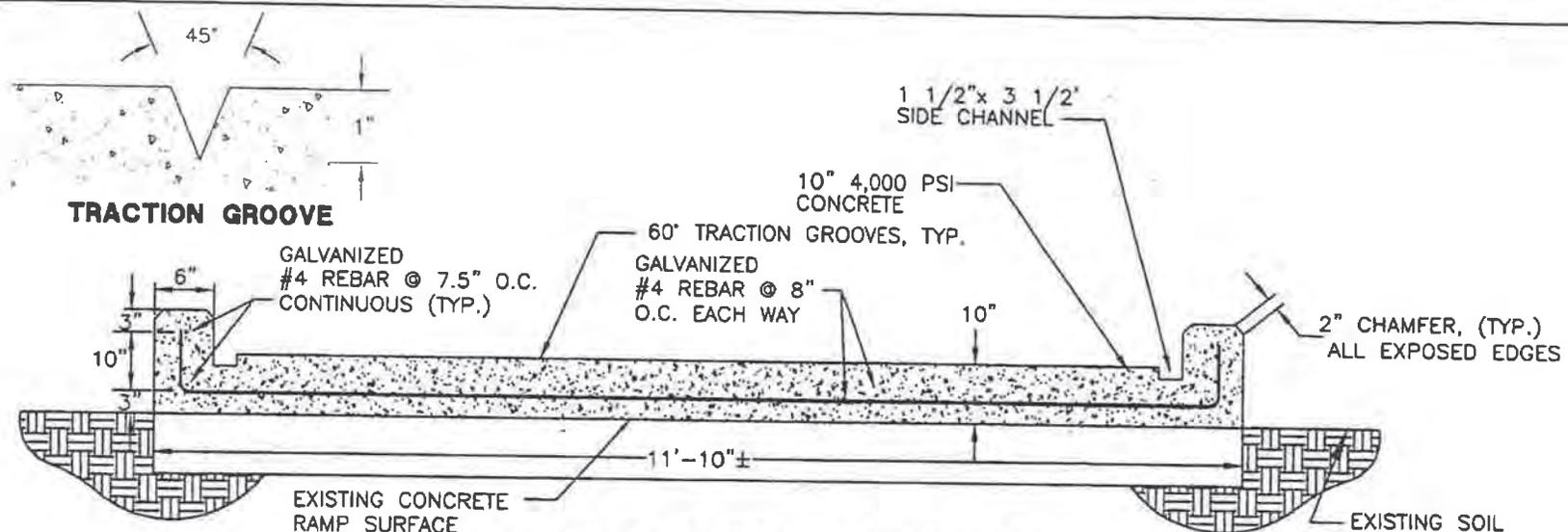
TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**  
 P/N# 2007-748-21X-P

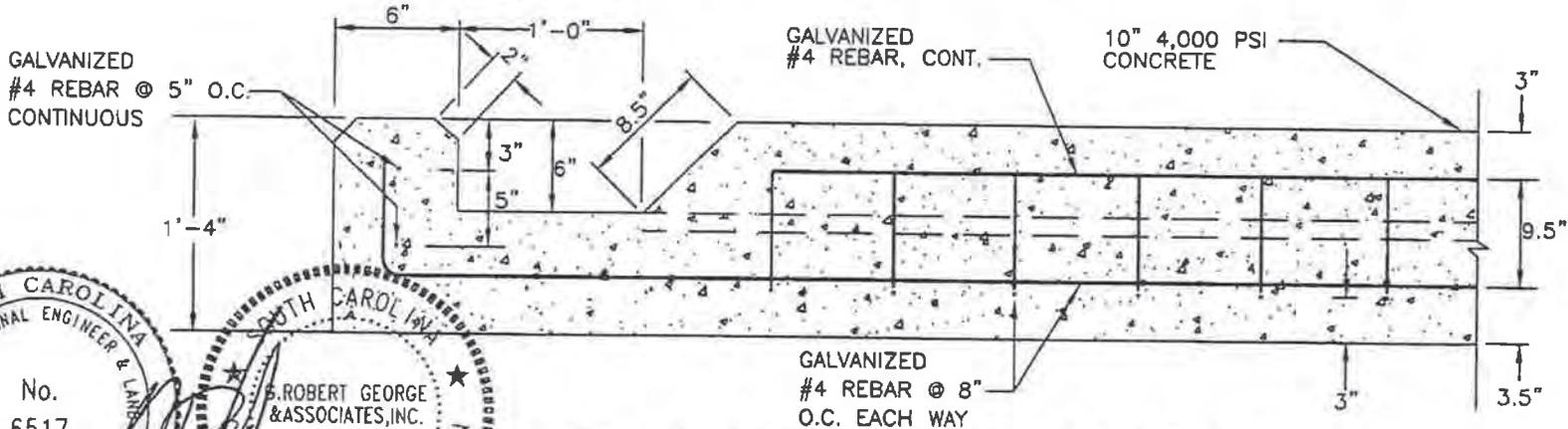
LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
 DATE: APRIL 14, 2010

ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
 TMS NO. 147-00-00-002  
 DRAWING NOT TO SCALE 1929 NGVD



S-2  
3

**RAMP SLAB SECTION**  
NOT TO SCALE



S-3  
3

**LOWER RAMP SECTION**  
NOT TO SCALE



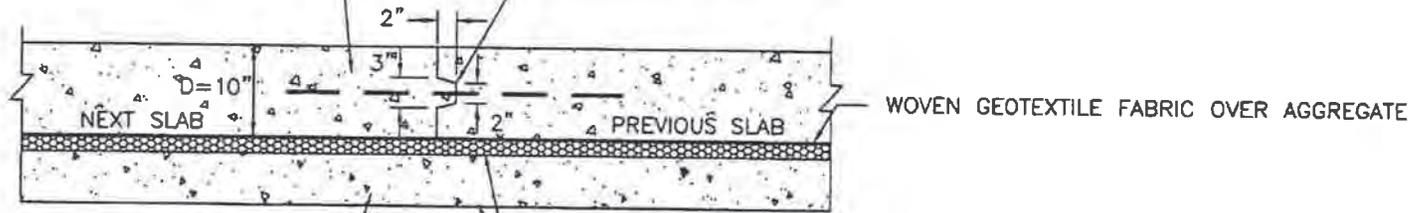
APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**  
P/N# 2007-748-21X-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
COUNTY: CHARLESTON  
DATE: APRIL 14, 2010

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS ASSOCIATION  
TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD

10" 4,000 PSI CONCRETE

KEYED CONSTRUCTION JOINT PREFORM  
USING STYROFORM OR OTHER APPROVED  
FILLER MATERIAL.



NO. 6 EPOXY COATED A36 STEEL  
DOWEL REBAR 16" LENGTH,  
12" O.C. SPACING

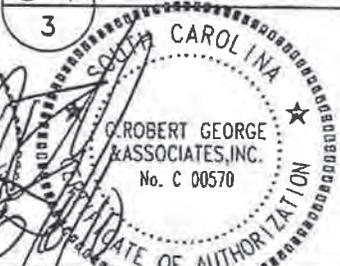
EXISTING RAMP SURFACE WITH  
1/2" ± 1/4" SCDOT 789 AGGREGATE

**WARNING:** DO NOT DAMAGE DOWELS  
WHEN PUSHING SLABS DOWNSLOPE

## TRANSVERSE AND LONGITUDINAL KEYED CONSTRUCTION JOINT

NOT TO SCALE

S-4  
3



APPLICANT: SEABROOK ISLAND PROPERTY  
OWNERS ASSOCIATION

ACTIVITY: BOAT RAMP RECONSTRUCTION  
**AMENDMENT**

P/N# **2007-748-21X-P**

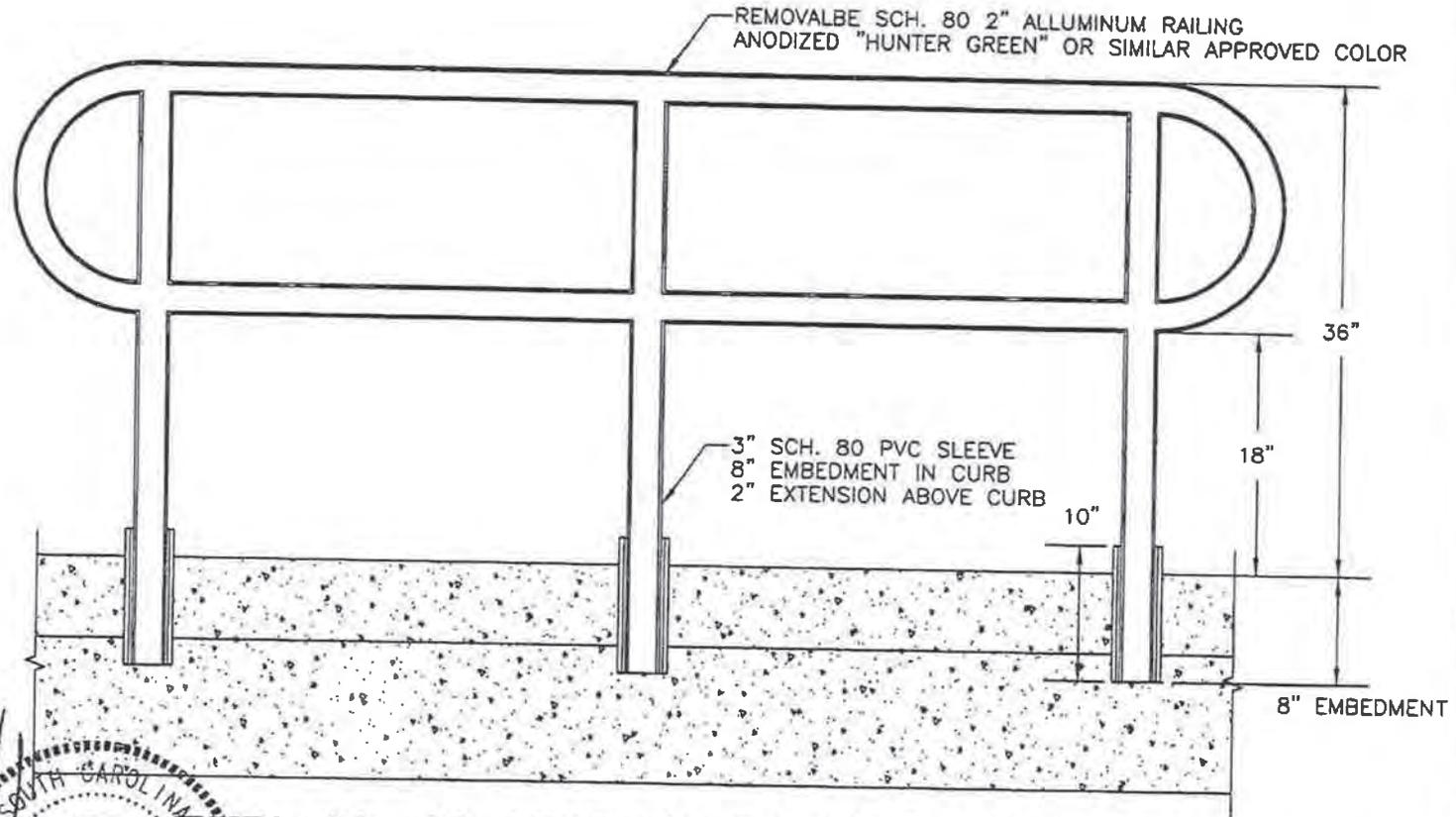
LOCATION: END OF CAPT'N. SAMS ROAD  
SEABROOK ISLAND, S.C.

COUNTY: CHARLESTON

DATE: APRIL 14, 2010

ADJACENT PROPERTY OWNERS:  
1. CREEK WATCH VILLAS OWNERS  
ASSOCIATION

TMS NO. 147-00-00-002  
DRAWING NOT TO SCALE 1929 NGVD



**TYPICAL ALUMINUM RAILING DETAIL**

**NOT TO SCALE**



APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION

**AMENDMENT**

P/N# 2007-748-21X-P

LOCATION: END OF CAPT'N. SAMS ROAD  
 SEABROOK ISLAND, S.C.

COUNTY: CHARLESTON

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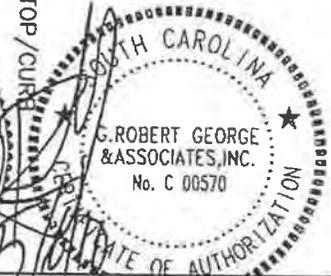
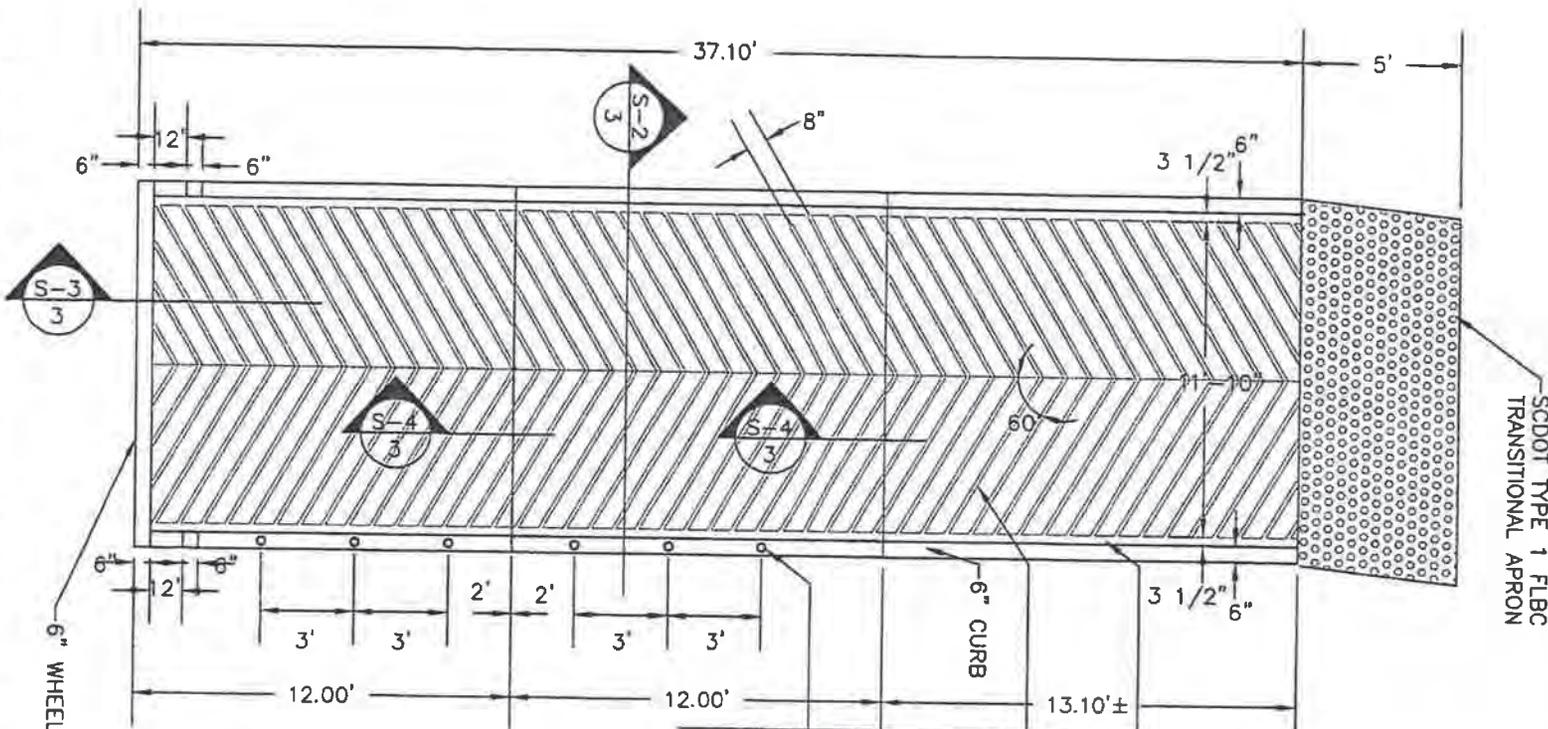
ADJACENT PROPERTY OWNERS:  
 1. CREEK WATCH VILLAS OWNERS ASSOCIATION

TMS NO. 147-00-00-002  
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S-6  
3

**DIMENSIONAL BLOWUP OF  
REHABILITATED BOAT RAMP**

NOT TO SCALE



APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
 ACTIVITY: BOAT RAMP RECONSTRUCTION  
 AMENDMENT  
 P/N# 2007-748-21X-P

LOCATION: END OF CAPT'N. SAMS ROAD SEABROOK ISLAND, S.C.  
 COUNTY: CHARLESTON  
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