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


   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
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 12th 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,

[Signature]

Joseph M. Cronin
Town Administrator
TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
843-768-9121

ZONING PERMIT APPLICATION

<table>
<thead>
<tr>
<th>Fee Schedule</th>
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<tr>
<td>Permit for New Construction, Single Family</td>
<td>$100</td>
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<tr>
<td>Permit for Remodeling, Addition, etc.</td>
<td>100</td>
</tr>
<tr>
<td>Building, HVAC, Roofing, Plumbing, etc.</td>
<td>25</td>
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<tr>
<td>Permit for New Construction, Multi-Family</td>
<td>250 + $5 per unit</td>
</tr>
<tr>
<td>Multiple Bldg Permit, Comm./Multi Family</td>
<td>100</td>
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</tbody>
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Date: 4/19/19  
TMS #: 147070002-6

Applicant's Name:  

Name of Business Contact:  

Address: 1202 Landfall Way  
Phone:

City: Johns Island  
State: SC  
Zip: 29455

Property Owner's Name:  

Address:  
Phone:

City:  
State:  
Zip:

Property Location Address: Boat Ramp next to Creekwalk 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:  

**This is an application only. The permit will be issued upon approval by the Town of Seabrook Island.**
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): 2007-748-2IX-P
Date of Issuance: October 19, 2007
Expiration Date: October 19, 2012
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).

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-I 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'E X 15' concrete level platform landward of the existing boat ramp, constructing a grounding dock that consists of two 4'E 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'E X 20' floating dock at the channelward end of the grounding dock structure, installing rip rap at the toe of the boat ramp, and
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 area free of construction materials, litter, debris, chemical contaminants, etc.

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.

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 (i.e., 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.
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.
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.

Permit Number: 2007-748-21X-P

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

[Signature] 10/25/07

(PERMITTEE(S))
Scabrook Island POA

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

[Signature] 10/19/07

(MANAGER, CRITICAL AREA PERMITTING) (DATE)
Curtis M. Joyner
Or his Designee
Other Authorized State Official
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 ocean.
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 appropriation of public property 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.
THE SITE IS LOCATED AT THE END OF CAP'TN SAM'S RD OFF TO THE RIGHT OVER A SMALL BRIDGE.

APPLICANT: SEABROOK ISLAND PROPERTY
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY
P/N# 2007-748-2 T2X-0

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 BOARDWALK CROSSING LOCATION

EXISTING BOAT RAMP

CREEK WATCH VILLAS

APPLICANT: SEABROOK ISLAND PROPERTY
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY
P/N# 2007-748-2-1X-1

LOCATION: END OF CAP'T 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
EXISTING CONDITIONS

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION

ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY

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

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

COUNTY: CHARLESTON

DATE: OCTOBER 8, 2005

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
DURA RAMP II 1/2" PIPE RAILING RAILING ATTACHED TO GROUNDING DOCK BY HAND RAIL POCKETS, TYP. ONLY ON SIDE OPPOSITE OF RAMP.

SEE SPECIAL CONDITIONS(S)

8" TIMBER PILE DRIVEN A MINIMUM OF 10' BELOW EXISTING GRADE AND CUT LEVEL AT ELEVATION 7.00, TYP.

HIGH WATER MARK, ELEV. = 4.25 ±

MEAN WATER MARK, ELEV. = 1.20 ±

GROUNDING DOCK

LOW WATER MARK, ELEV. = -1.25 ±

FLOTTING DOCK WITH GATOR DOCK KAYAK CANOE LAUNCH APRON

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY
P/N# 2007-748-21X-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
APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
ACTIVITY: BOAT RAMP RECONSTRUCTION AND COMMUNITY KAYAK CANOE LAUNCH FACILITY
LOCATION: END OF CAPT’N. SAMS ROAD
SEABROOK ISLAND, S.C.
P/N#: 2007-748-21X-P
DATE: OCTOBER 8, 2007
ADJACENT PROPERTY OWNERS:
1. CREEK WATCH VILLAS OWNERS ASSOCIATION
2. WILLIAM J. BRENN
TMS NO: 147-00-00-002
DRAWING NOT TO SCALE 1929 NGVD
RAMP SLAB SECTION

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

LOWER RAMP SECTION

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

COUNTY: CHARLESTON

DATE: OCTOBER 8, 2009

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
TYPICAL DOCK ACCESSORIES

NOTE:
MAY BE BOLTED OR WELDED TO THE DOCK

STANDARD PILE GUIDE
WOOD PILES ONLY

4" VINYL FENDERING

4" CORNER BUMPER

SEE SPECIAL CONDITIONS(S)

KAYAK LAUNCH DOCK SECTION
EXISTING CONDITIONS

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

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

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, 2009

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
BOARDWALK CROSSING

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, 2007

P/N# 2007-248-22X-0

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

TMS NO. 147-00-00-002
DRAWING NOT TO SCALE 1929 NGVD
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
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 1.5H 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-8 "CA-8"

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" INMBEDMENT, 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.

TYPICAL CROSS SECTION
NOT TO SCALE

BOARDWALK WALKWAY SECTION
NOT TO SCALE

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION
P/N# 2007-748-214X-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
BOARDWALK WALKWAY PLAN
NOT TO SCALE

APPLICANT: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
ACTIVITY: BOAT RAMP RECONSTRUCTION AND BOARDWALK INSTALLATION
P/N# 2007-748-71X-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
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

cc: Blair Williams, Section Manager

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 CAPT’N SAM’S RD OFF TO THE RIGHT OVER A SMALL BRIDGE.

APPLICANT: SEABROOK ISLAND PROPERTY
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
PROPOSED BOAT RAMP

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

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

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
PROVIDE COMPACTED SC DOT TYPE 1 FLBC TRANSITION APRON TO NEW RAMP SURFACE

DURA RAMP II 1 1/2" PIPE RAILING ATTACHED TO BOAT RAMP BY PVC SLEEVES. CURB ONLY ON EAST SIDE OF RAMP.

EXISTING CONCRETE BOAT RAMP TO REMAIN

45° TRANSITION EXISTING RAMP TO SURFACE

CONCRETE CURB ON BOTH SIDES OF REHABILITATED BOAT RAMP

HIGH WATER MARK, ELEV. = 4.25±

NEW BOAT RAMP OVERLAY WITHIN FOOTPRINT OF EXISTING RAMP SURFACE

MEAN WATER MARK, ELEV. = 1.20±

6"x6" WHEEL STOP/CURB

LOW WATER MARK, ELEV. = -1.25±

NOTICE:
12" SC DOT NO. 5 AGGREGATE BASE OVER GEOTEXTILE FABRIC AT END OF NEW RAMP SECTION ONLY TO SUPPORT NEW RAMP SECTION. PLACE AGGREGATE AT END OF EXISTING RAMP BEFORE 1ST SECTION OF NEW RAMP IS PUSHED INTO PLACE.

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

WARNING: DO NOT DAMAGE DOWELS WHEN PUSHING SLABS DOWNSLOPE

TRANSVERSE AND LONGITUDINAL KEYED CONSTRUCTION JOINT

NOT TO SCALE
TYPICAL ALUMINUM RAILING DETAIL

NOT TO SCALE

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

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
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