



**DIVISION OF COASTAL MANAGEMENT
FIELD INVESTIGATION REPORT**

- 1. **APPLICANT'S NAME:** Bridge Harbor LLC
- 2. **LOCATION OF PROJECT SITE:** US 17 (base of old 17 bridge) Washington, NC 27889
Longitude: -77.06227 **Latitude:** 35.54066
- 3. **INVESTIGATION TYPE:** CAMA

4. INVESTIGATIVE PROCEDURE:

Date of Visit	Purpose of Visit	Applicant Present?
3/14/2024	Meeting before starting Major Permit process	Yes

5. PROCESSING PROCEDURE:

Application Received	Application Complete	Regional Office
8/1/2024		DCM - Washington Regional Office

6. SITE DESCRIPTION:

- (A) **Local Land Use Plan:** BEAUFORT, Beaufort County, City of Washington
Land Classification from LUP: Land Classification From LUPs
- (B) **AEC(s) Involved:** Estuarine and Ocean System, Public Trust Shoreline, Public Trust Areas
- (C) **Water Dependent:** Yes
- (D) **Intended Use:** Private/Community
- (E) **Wastewater Treatment:**
Existing: N/A
Planned: N/A
- (F) **Type of Structures:**
Existing: Marina, Piers (Ocean and Estuarine) and Docking Facilities, Boat slips, Finger pier, Pier "TV" head, Pier or dock, Platform, Bulkhead(wood), Utility Crossing, Cable crossing(directional bore), Pipeline crossing, Pipeline(electrical), Pipeline(sewer), Pipeline(water)
Planned: Boat Ramp, Boat ramp, Freestanding Moorings and Buoys, Mooring field, Mooring piling, Marina, Marina expansion, Piers (Ocean and Estuarine) and Docking Facilities, Boat basin(slip), Boat lift, Boat slips, Finger pier, Floating structure, Other(wetslip), Pier "TV" head, Pier or dock, Platform, Bulkhead(below MHW/NHW vinyl), Boardwalk, High ground disturbance, Parking lot, Elevated accessway(marsh)
- (G) **Estimated Annual Rate of Erosion:** 0
Erosion Information Source: Annual Erosion Source

7. HABITAT DESCRIPTION:

	DREDGED (ft ²)	FILLED (ft ²)	OTHER (ft ²)
(A) Open Water	0		600
(B) CW's above NHW	0	0	0
(C) CW's below NHW	0	0	0
(D) Shallow Bottom	0	844	20409
(E) High Ground	0	0	76099
(F) Non-Coastal WL	0	0	0

(E) **Total Area Disturbed:** 22069 ft²

- (F) Primary Nursery Area: Yes**
 - (G) Water Classification: SC: Aquatic Life, Secondary Contact Recreation, Tidal Salt Water**
- Open to Shellfishing: No**

8. PROJECT SUMMARY:

Quible & Associates, P.C., on behalf of Bridge Harbor, LLC, has submitted a CAMA Major Permit application for the construction of an open water marina with 133 slips, side to access dock, pump out station, and fuel dock along with a boat ramp, bulkhead replacement and upland parking area. The project site is located adjacent the Business US Highway 17 bridge on the southern side of the Pamlico River in Washington, Beaufort County, North Carolina. A Federal navigation channel exists in the Pamlico River in this location.

9. NARRATIVE DESCRIPTION:

Quible & Associates, P.C., on behalf of Bridge Harbor, LLC, has submitted a CAMA Major Permit application for the construction of an open water marina with 133 slips, pump out station, and fuel dock along with a boat ramp, bulkhead replacement and upland parking area. The project site is located adjacent the Business US Highway 17 bridge on the southern side of the Pamlico River in Washington, Beaufort County, North Carolina. A Federal navigation channel exists in the Pamlico River in this location.

The site is a ±5.89 acre tract comprised of two parcels of ±2.41 and ±3.48 acres. CAMA Major Permit No. 77-95 was issued to Mr. Tim Forrest on 15 June 1995 to retrofit an existing commercial pier with 10 slips, as well as construct a boat ramp, bulkhead, riprap and a landside deck. The permit was modified and renewed several times and all work was complete prior to the permit expiration. The ±3.48 acre portion was owned by Julian Moore and was the site of a commercial bulk fuel storage facility. The upland portion of this site had several fuel storage tanks, a storage building and office and a concrete drive and parking area. All of the previously mentioned development on this portion of property has been removed as part of the NC DWM Brownfield's Program and sand fill was used to re-establish the original grade of the site. The pilings from an old and deteriorated commercial pier are intact off the portion of property that had been owned by Mr. Moore. Additionally, there are numerous relic pilings located waterward of the property. CAMA Major 153-08 was issued on 9/22/08 for installation of 384 linear feet of new bulkhead, along normal water level (NWL). Next, CAMA Major Modification to Permit 153-08 was applied for and received in 2011. This included the creation of an open water marina (133 slips), a boat dry stack facility, boat drop, ship's store, drives and parking of which nothing was ever constructed.

A large manmade filled hill dominates the upland portion of the site and has a gravel drive at the entrance of the property. The upland portion of the property is vegetated with upland grass, several hardwoods along the River Shore, and several shrubs and hardwoods on top of the hill. Approximately 422 linear feet of the ±1,050 linear feet of the shoreline has been stabilized with a wooden bulkhead via CAMA Major Permit No. 153-08 issued to Bridge Harbor, LLC on 22 September 2008. The remainder of the shoreline on the site is natural wooded wetland delineated as Section 404 Wetlands by the U. S. Army Corps of Engineers. The 404 delineated wooded wetland encompasses ±2.76 acres or approximately ½ of the total site.

The western end of the property abuts US Highway 17 Business Bridge and the shoreline in this area is stabilized with granite riprap. The area immediately adjacent US 17 has a water and sewer easement on it and a force main sewer line runs under the Pamlico River in this location.

The site is bordered on the downstream side by a large tract of undeveloped property with

appears to be a wooded wetland. The Pamlico River is classified SC-NSW by the Environmental Management Commission and is closed to shell fishing. The Wildlife Resources Commission has designated the Pamlico River as an Inland Primary Nursery Area in this location. The on-site visit did not reveal the presence of any Submerged Aquatic Vegetation (SAV).

10. PROJECT DESCRIPTION:

The applicant proposes to construct a 133-slip open water marina within Pamlico River. The marina will consist of 5 main piers extending into Pamlico River and are identified as piers 1-5 on the plat dated 06/07/24 attached.

1. Pier 1 will be floating, 8' wide, and $\pm 282'$ in length. The water depth at the end of Pier 1 is $\pm 7.0'$. This pier will have eight $\pm 35'$ by $\pm 4.5'$, five $\pm 49'$ by $\pm 5'$, one $\pm 36'$ by $\pm 6'$ finger piers for the creation of 25 slips.
2. Pier 2 will be floating, 8' wide, and $\pm 246'$ in length. The water depth at the end of Pier 2 is $\pm 7'$. Pier 2 will have six $\pm 25'$ by $\pm 2.5'$ finger piers and two side to docking areas for fuel and pumpout station for the creation of 15 slips.
3. Pier 3 will be in the same footprint as the docking facility permitted via CAMA Major Permit No. 77-95. This pier will be constructed on fixed pilings and extend beyond the one quarter width of the Pamlico River. Pier 3 will be 8' wide and extend $\pm 365'$ with a $\pm 44'$ by $\pm 8'$ T-Head Platform at the terminal end. The water depth at the end of Pier 3 is $\pm 10'$. Pier 3 will have twenty one $\pm 18'$ by $\pm 2.5'$ finger piers for the creation of 42 slips with 42 boatlifts.
4. Pier 4 will be floating, 8' wide, and $\pm 211'$ in length. The water depth at the end of Pier 4 is $\pm 5.0'$. This pier will have twelve $\pm 25'$ by $\pm 3.5'$ and two $\pm 26'$ by $\pm 6'$ finger piers for the creation of 28 slips.
5. Pier 5 will be connected to pier 4 with a 100' by 8' floating dock. Pier 5 will be floating and terminate approximately 270' offshore. The water depth at the end of Pier 5 is $\pm 5.75'$. This pier will have nine $\pm 25'$ by $\pm 3.5'$ and two $\pm 26'$ by $\pm 6'$ finger piers for the creation of 22 slips.

A total of 91 tie pilings will be installed to create the 133 slips. All piers will be $\pm 8'$ in width and connect to one $\pm 8'$ wide walkway located on high ground adjacent the shoreline. Approximately 150 linear feet of the walkway will be located over 404 wetlands. Immediately waterward of the walkway and existing bulkhead a new bulkhead has been proposed not to exceed 2' waterward of the existing alignment. Additionally, the relic pilings from the numerous old pier structures will be removed from the riparian area of these two properties.

Immediately upstream of Pier 2 a $\pm 24'$ wide by $\pm 25'$ waterward boat ramp will be constructed in the river with groins on each side as well as an 8' by 80' fixed staging/access pier will be located immediately upstream of the proposed boat ramp to facilitate the loading and unloading of vessels. The $\pm 24'$ wide concrete boat ramp will extend landward approximately 45 additional feet and connect to a proposed driveway and parking area. The fuel pump and paved parking area (with 48 spaces) will be located landward of all Areas of Environmental Concern (AEC's).

11. ANTICIPATED IMPACTS:

The project as proposed will result in the shading of approximately $\pm 20,409$ ft² of River bottom associated with the construction of the 5 piers and access walkway. There will be 1,420ft² of fill placed below NWL with the proposed bulkhead replacement 2' waterward of the existing bulkhead alignment and the installation of the 24' by 25' boat ramp. The project will usurp approximately 3.3 acres of public trust area within the Pamlico River. A total of ± 1200 ft² of impervious surface will be located within the Coastal Shoreline Area of Environmental Concern. Approximately 76,099 square feet of uplands will be disturbed as a result of the construction of the boat ramp, access roads, and parking area. The project will result in localized turbidity as a result of the construction of the bulkhead, piers, finger piers and removal of the existing pilings.

Name: Thomas Grandy

Date: 08-07-2024

Office: DCM - Washington Regional Office