

Permit Application Report

Application ID	Application Type	Submitted	App Complete	Deadline	Decision	Expiration
PA-1418	DCM Major Permit	08-01-2024				

Primary Applicant Information							
Applicant Type	Title	Business Name	Name	Email	Business Phone	Mobile Phone	
Business/Company		Bridge Harbor LLC	Bridge Harbor LLC	jim@hopflaw.com	252-916-8903	252-916-8903	
Physical Address				Mailing Address			
Street 1	City	State	Zip	Street 1	City	State	Zip
2131 Portertown Road	Greenville	NC	27858	2131 Portertown Road	Greenville	NC	27858

Registered Agent Information							
Agent Type	Title	Business Name	Name	Email	Business Phone	Mobile Phone	
Individual	Mr.		Brian Rubino	brubino@quible.com	252-491-8147	252-599-6021	
Physical Address				Mailing Address			
Street 1	City	State	Zip	Street 1	City	State	Zip
8466 Caratoke Highway, Bldg 400	Powells Point	NC	27966	P.O. Drawer 870	Kitty Hawk	NC	27949

Project Information						
Project Name	Project Type			Disturbed Land Area (Sq Ft/Acres)		
Bridge Harbor, LLC	Private/Community			76099 Sq. Ft. / Acres		
Is proposed project located in national registered historic district or national register listed/eligible: False						
List of previous state or federal permits for work on project tract: Full list in attached Project Narrative; too many to list here						
Project Location Information						
Address	County	River Basin	Subdivision	County Parcel ID	Latitude	Longitude
US 17 (base of old 17 bridge) Washington, NC 27889	Beaufort	Tar-Pamlico	none	5675-67-4388, 5675-67-5100	35.54066	-77.06227
Project Discharges to State Waters						
Discharge Type	Surface Runoff	Sanitary Wastewater	Industry/Commercial Effluent	Vessel Wash Down	Residential	Other
Wastewater/Stormwater Discharged into Wetland?	Discharge Same Salinity as Receiving Waters			Is There Any Mitigation Proposed		
False	False			False		

Detailed Description of the Existing Development Located on the Property

Existing Man-Made Features:

Dilapidated docks and pilings
Shoreline stabilization bulkhead

Existing Land Uses:

Currently none
Former marina and bulk fuel facility

Existing Wastewater Treatment/Disposal:

Connection to City of Washington Sanitary Sewer available

Solid Waste/Fish Offal/Trash Disposal:

On-site receptacles will be made available

Use and Daily Operations of the Project When Complete

Proposed Development Purpose:

Open water marina as previously permitted
Boat ramp instead of previously permitted dry stack facility with boat drop

Buildings/Facilities/Units/Structures:

None currently proposed

Owner will likely want to permit buildings in the future (under separate permit)

Use & Daily Operations:

Private Marina and boat ramp

Construction Methodology & Equipment:

Excavator, barge, vibratory hammer

Development Activities Narrative Specifics:

The current owner had previously permitted this open water marina under CAMA Major 153-08, Major Mod in 2011. The current owner wishes to re-obtain a similar permit for a marina. There have been other developers interested in purchasing the property for a more intense marina development with upland development. That was the subject of a 2021 scoping meeting, but no permit was ever applied for. Instead of a dry stack and boat drop, this request includes a boat ramp with no dredging necessary. See narrative for full description.

Application Narrative:

See attached narrative

Boat Ramp Development Activity Included: True

Boat Ramp Dimensions				
Length	Width	Avg Existing Depth	Final Project Depth	Distance Waterward of NHW/NWL
80	24	-4.5	-4.5	25

Will Fill Material Be Placed In Any Of The Following Areas		
Area	Sq. Ft. Affected	Purpose of Fill in This Area
Coastal Wetland/Marsh (CW)		
Submerged Aquatic Vegetation (SAV)		
Shell Bottom (SB)		
Other Non-Coastal Wetlands (WL)		

Boat Ramp Structures			
Structure Type	Length	Width	Quantity
Fixed Piers	80	8	1

Shoreline Stabilization Development Activity Included: True

Has There Been Erosion in the Preceding 12 Months False	Amount of Erosion (Feet Within the Past 12 Months)
Source of Erosion Amount Information	

Shoreline Stabilization			
Type of Stabilization Bulkhead	Describe "Other" Stabilization		
Type of Stabilization Material Vinyl	Describe "Other" Stabilization Material		
Length 422	Width 1	Avg Distance Waterward of NHW/NWL 2	Max Distance Waterward of NHW/NWL 2
Sq Ft of Fill to be Placed Below Water Level 844	Type of Fill Material Sand	Source of Fill Material approved sand mine	
How Will Fill Material be Kept on Site and Erosion Controlled bulkhead backfill; ground will be stabilized with grass			
Will Wetlands be Crossed in Transporting Equipment to Project Site False	Explain Steps Taken to Avoid/Minimize Environmental Impact		

Living Shoreline Development Activity Included: False

Piers & Docking Facilities Development Activity Included: True

Docking Facilities Details			
Facility Use	# of Tie Pilings	Existing Slips	New Slips
Private/Community	91	0	133

Piers & Docking Facility Structures			
Structure Type	Length	Width	Quantity
Boatlift	13	13	42
Floating docks	282	8	1
Floating docks	246	8	1
Floating docks	211	8	1
Floating docks	343	8	1
Fixed Piers	80	8	1
Fixed Piers	365	8	1
Fixed Finger Piers	18	2.5	21
Floating docks	25	3.5	27
Floating docks	25	6	5
Floating docks	35	4.5	12
Floating docks	35	6	2
Fixed Platforms	44	8	1

Freestanding Moorings & Buoys Associated With This Docking Facility		
Structures Consistent With Water Use Plan	Existing Freestanding Moorings & Buoys Slips	New Freestanding Moorings & Buoys Slips
False	0	0
Buoy Details:		

Moorings & Buoys Details			
Moorings or Buoy	Distance From Shoreline	Arc of Swing	Water Depth

Excavation Development Activity Included: False

Bridges & Culverts Development Activity Included: False

Oceanfront Erosion Control Development Activity Included: False

Temporary Structures Development Activity Included: False

Utility Crossings Development Activity Included: False

Freestanding Moorings, Buoys & Bird Nesting Poles Development Activity Included: False

Log Removal/Marine Debris Development Activity Included: Yes/No

Navigational Aids Development Activity Included: False

Other Fill Below Water Level Development Activity Included: False

Stormwater Structures Development Activity Included: False

“Upland Development” Development Activity Included: True

Upland Development Details					
# of Lots/Parcels Created	Lots Platted & Recorded Date	# Residential Units	Units per Acre	Area Size to be Disturbed (sq ft)	Tract Has State or Local Approval
0	1/2/1984	0	0	76099	False
Date Site Development Plan Submitted	Date Sedimentation & Erosion Control Plan Submitted	Impervious Coverage (% Within AEC)	Impervious Coverage (% of Entire Tract)	Project Includes Innovative Stormwater Design	
		1.40	10.00	False	

Energy Facilities Development Activity Included: False

Aquaculture Development Activity Included: False

Submerged Lands Mining Development Activity Included: False

General Development Activity Details Required

General Development Activity Questions				
These questions are applicable if 1 of the following development activities are included in the project (Boat Ramps, Freestanding Moorings, Buoys & Bird Nesting Poles, Piers & Docking Facilities, Temporary Structures, Living Shorelines, Shoreline Stabilization Submerged Lands Mining)				
Boat Type(s)		Typical Boat Length	Other Boat Type (Describe)	
Open runabout; Sail boat		30		
Adj Riparian Property Line #1 (Proximity of Structure Nearest to Property Line)		Adj Riparian Property Line #2 (Proximity of Structure Nearest to Property Line)		Adj Riparian Property Line #3 (Proximity of Structure Nearest to Property Line)
48		503		
Width of Water Body	Water Depth @ Waterward End of Structure (NLW or NWL)		Water Depth @ Most Landward Boat Slip (NLW or NWL)	Water Depth @ Most Waterward Boat Slip (NLW or NWL)
993	10		3.5	10
Navigational Aids Required	Number of Buoys	Number of Day Markers	Min Distance of Each Aid Placed Beyond Shoreline	Max Distance of Each Aid Placed Beyond Shoreline
False				

Marina Development Activity Details Required

Marina Details					
These questions are applicable if there are a combined number of slips of 10 or more across all development activities					
Repair or Maintenance Services	Travel Lift and/or Rail	Fuel & Marine Supplies	Dry Storage (# of Boats)	Lease of Slips	Other Services
False	False	True	0	True	False
Detailed Plan - Location of Repair/Maintenance Services & Efforts to Contain Debris/Runoff From Entering Adjacent Wetlands/Water Bodies					
Provide a Detailed Plan of the Location of Fuel Handling Facilities & Describe Safety Measures Planned to Protect Water Quality					
On-site fuel tanks and a designated dispenser location on Pier #2 will be provided at Staging Slips 132 and 133. Fuel tanks will be on land (ASTs), landward of buffer zones. Tanks will be permitted through DEQ and City prior to installation and will be contained inside concrete containment in double-walled tanks.					
Other Services (Detailed Description)					
Industrial Pollutants Being Used (Paint, Sandblasting Waste, Petroleum Products, Vessel Maintenance Operations)			Industrial Pollutants Management Plan		
False			No boat maintenance allowed		
# of Toilets	# of Showers	Location of Toilets			
0	0	Off-site			
Boat Holding Tank Pumpouts	Existing Pumpouts	Proposed Pumpouts	Pumpouts – Location of Each		Pumpouts – Type of Each
True	0	1	Pier 2		Mobile to serve Slips 132 and 133
How Will Overboard Discharge of Sewage From Boats be Controlled		Number of Channel Marker or No Wake Signs Proposed	Provide Details to the Type of Signage and Location of the Signs		
No overboard discharge allowed (signage at marina)		0	"Pumpout Station Available- No Overboard Discharge"; end of Pier#2		
Marina Safety Policy on Overnight & Live Aboard Storage		Marina Located Within or Close Proximity to Shellfish Lease	Shellfish Lease Proximity to Marina	Shellfish Leaseholder(s) Name & Address	
No live aboard dockage		False			

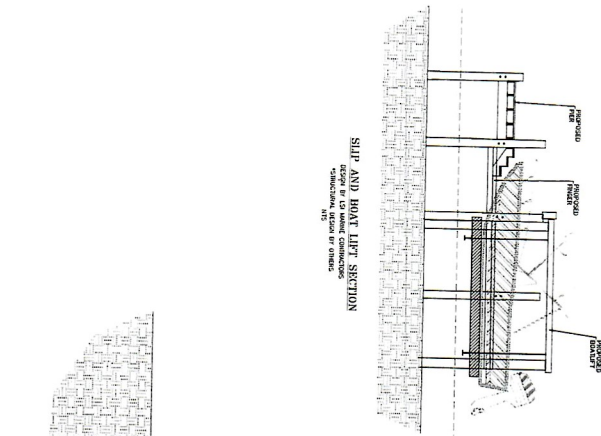
Acknowledgements

I understand that any permit issued in response to this application will allow only the development described in the application. The project will be subject to the conditions and restrictions contained in the permit

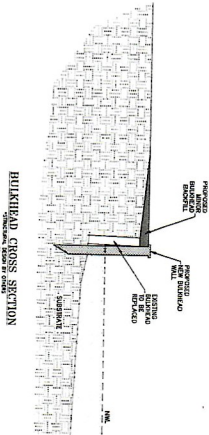
I certify that I am authorized to grant, and do in fact grant permission to representatives of state and federal review agencies to enter on the aforementioned lands in connection with evaluating information related to this permit application and follow-up monitoring of the project

I further certify that the information provided in this application is truthful to the best of my knowledge

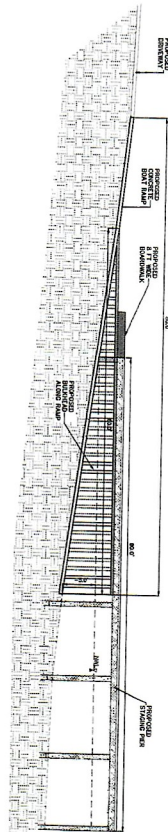
I certify that by clicking the submit button on this NC Division of Coastal Management application I acknowledge that I am signing and dating the application submitted therein



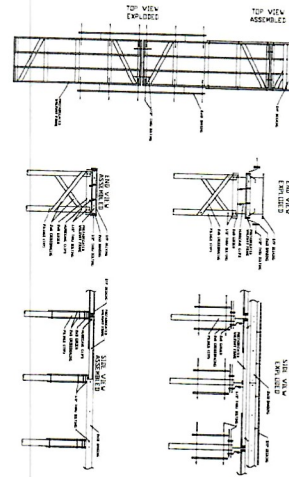
SHIP AND BOAT LIFT SECTION
DESIGN BY US MARINE CONSTRUCTION
CONSTRUCTION BY OTHERS



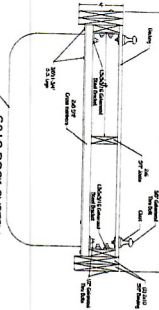
BUCKETHEAD CROSS SECTION
DESIGN BY US MARINE CONSTRUCTION
CONSTRUCTION BY OTHERS



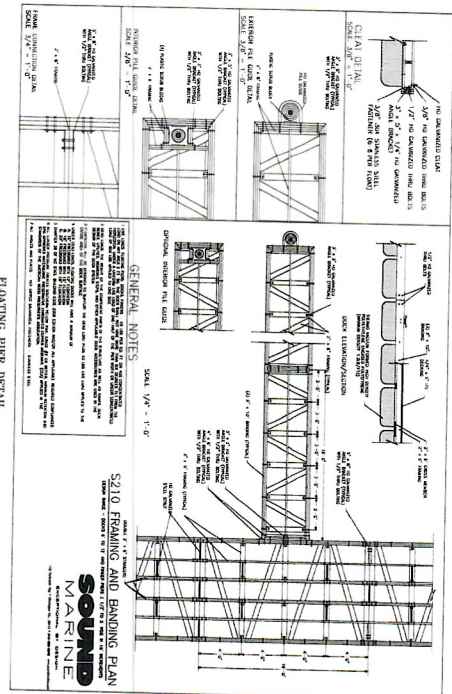
PROPOSED BOAT RAMP CROSS SECTION
STRUCTURAL DESIGN BY OTHERS



FIXED PIER DETAIL
DESIGN BY US MARINE CONSTRUCTION
CONSTRUCTION BY OTHERS



S210 DOCK SYSTEM
4-6' DOCK DOORS SECTION
PROPOSED DOCK DOORS
DESIGN BY US MARINE CONSTRUCTION
CONSTRUCTION BY OTHERS



PROJECT NO. 207119
DESIGNED BY JHM
DRAWN BY JHM/OTM
CHECKED BY BHR
DATE PLOTTED 06/07/24

SHEET NO. 3
OF 3 SHEETS

DETAILS
BRIDGE HARBOR MARINA
BRIDGE HARBOR, LLC
WASHINGTON BEAUFORT COUNTY NORTH CAROLINA

NO.	DATE	REVISIONS
1	06/21/24	ADDITION OF BULKHEAD DETAIL
2	07/22/24	ADDITION OF PARKING DIMENSIONS
3	07/29/24	ADJUST FINGER PIER DIMENSIONS

PRELIMINARY
NOT FOR
CONSTRUCTION
CERTIFICATION

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