

MODIFICATION JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

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

REGULATORY DIVISION

Refer to: P/N #SAC-1997-11207-1W (formerly 97-1E-226)

21 FEBRUARY 2014

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

RIVERWIND HOMEOWNERS ASSOCIATION
c/o O'QUINN MARINE CONSTRUCTION INC.
95 SHEPPARD ROAD
BEAUFORT, SOUTH CAROLINA 29907

for a permit modification to remove an existing community dock structure and construct a new community dock in waters of the

BEAUFORT RIVER

at a location adjacent to Riverwind Drive next to the Highway 802 bridge in the Town of Port Royal, Beaufort County, South Carolina (Latitude 32.3931°, Longitude -80.6796°)

NOTICE

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

15 Days from the Date of this Notice,

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

30 Days from the Date of this Notice

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

The proposed work consists of removing an 8' x 206' walkway leading to a 16.6' x 31.8' pierhead with a 3' x 30' ramp leading channelward to a 7' x 30' floating dock and an 8' x 40' floating dock arranged in a "T" configuration as shown on sheets 4, 5 and 6 of 6. The existing structure will be replaced with a new community dock that will consist of a 6' x 206' walkway leading to a 16' x 24' pierhead with a 16' x 16' area of the pierhead covered with a roof. From the pierhead, a 6' x 24' fixed walkway will lead to a 3' x 30' ramp leading channelward to a 14' x 99' floating dock as shown on sheet on sheets 4, 5 and 6 of 6. The purpose of the proposed project is to replace an existing structure with a new structure at the same location and extending no further channelward for the private recreational use of the Riverwind Homeowners Association members and their guests.

REGULATORY DIVISION

Refer to: P/N #SAC-1997-11207-1W (formerly 97-1E-226)

21 FEBRUARY 2014

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and

REGULATORY DIVISION

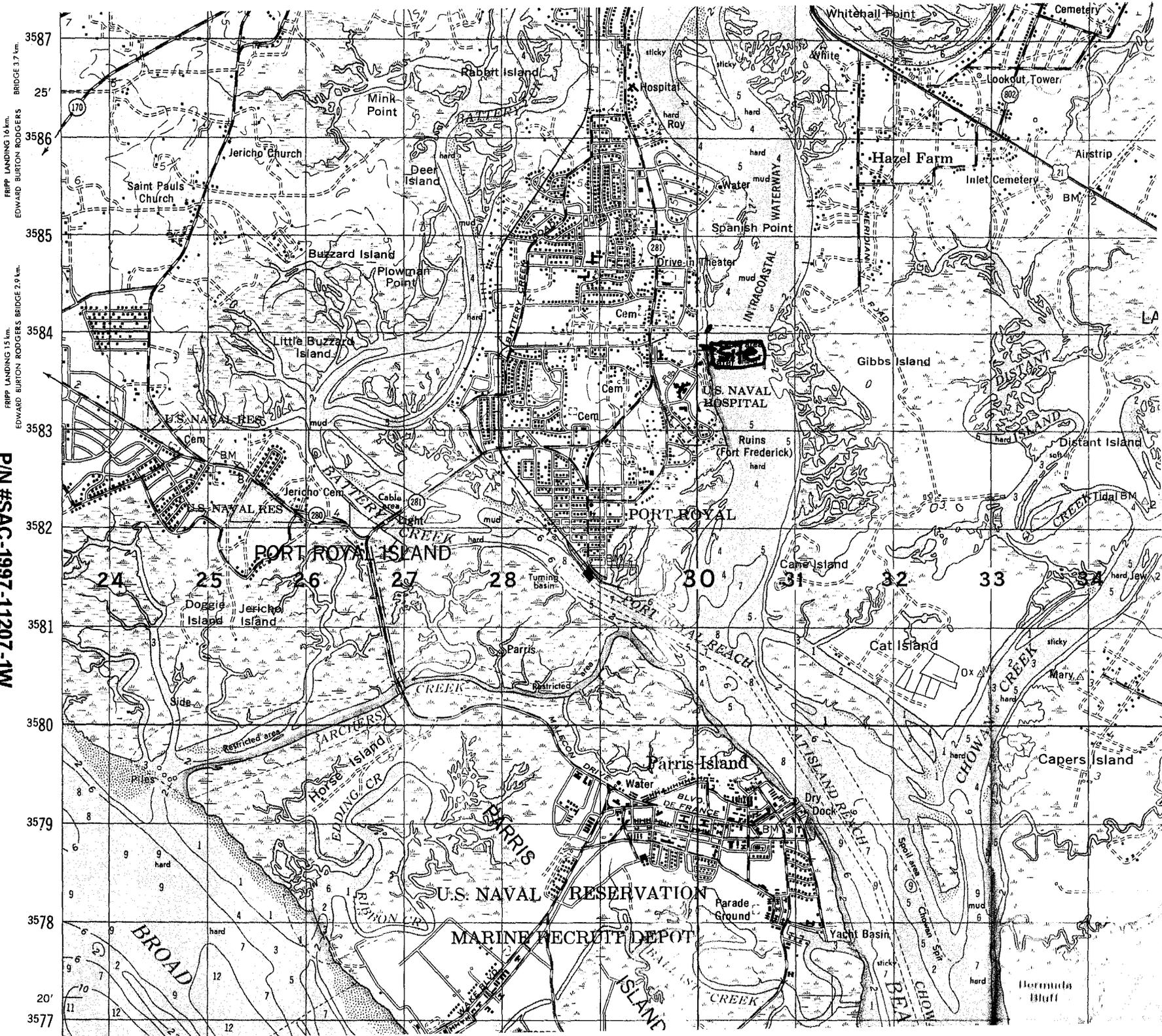
Refer to: P/N #SAC-1997-11207-1W (formerly 97-1E-226)

21 FEBRUARY 2014

conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Debbie King at 843-329-8044 or toll free at 1-866-329-8187.



APPLICANT:
 RIVERWIND HOMEOWNERS ASSOC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759
ACTIVITY: DOCK PERMIT

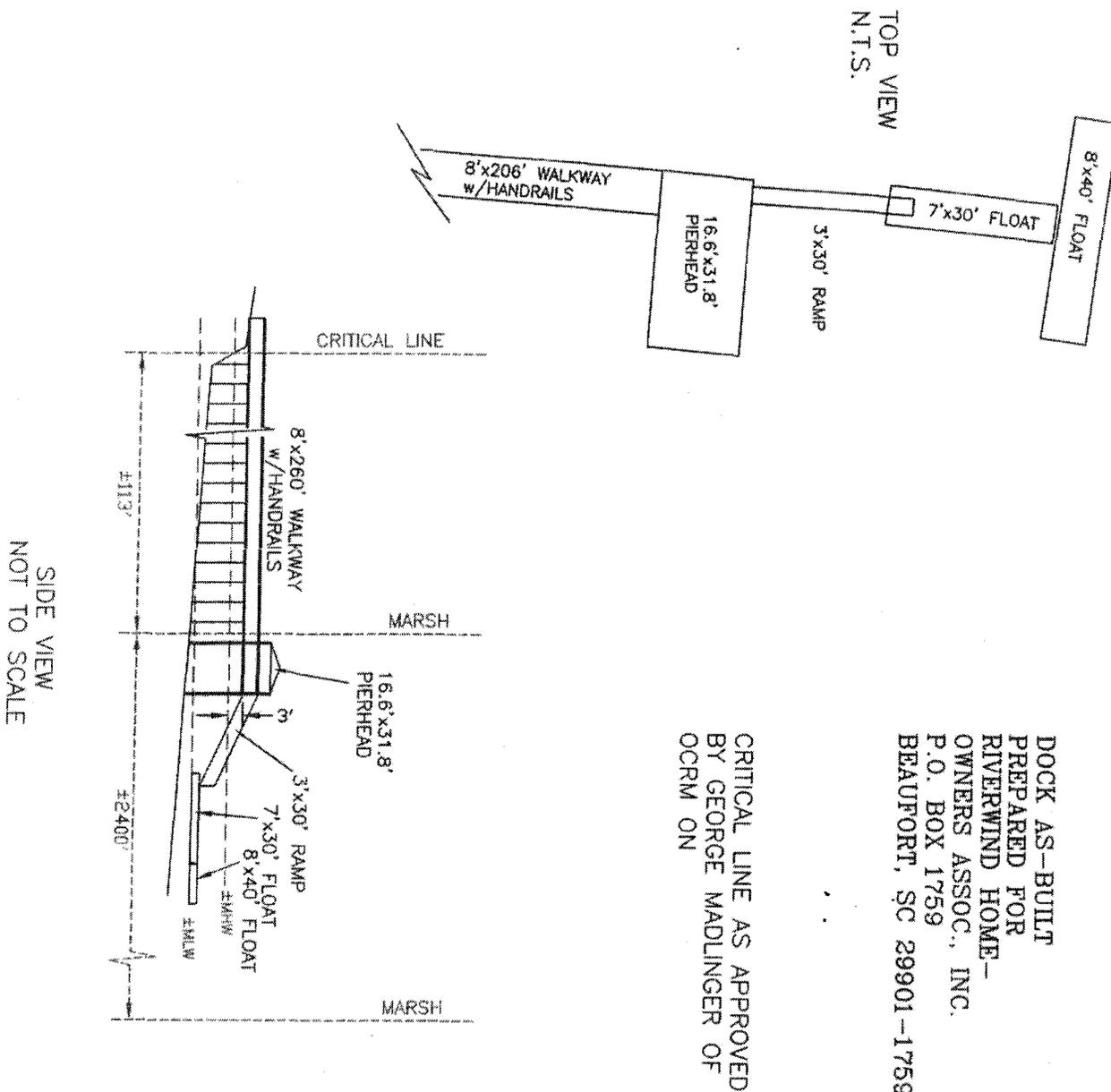
LOCATION: PORT ROYAL
COUNTY: BEAUFORT
DATE: 01/10/14

P/N #SAC-1997-11207-1W
 (formerly 97-1E-226)

ADJACENT PROPERTY OWNERS
 PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265, PORT ROYAL, SC 29935
 RIVER BLUFF LTD. PARTNERSHIP
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

Sheet 1 of 6

BRIDGE 3.7 km.
 FRIPP LANDING 16 km.
 EDWARD BURTON RODGERS
 BRIDGE 2.9 km.
 FRIPP LANDING 15 km.
 EDWARD BURTON RODGERS



TOP VIEW
N.T.S.

SIDE VIEW
NOT TO SCALE

CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCRM ON

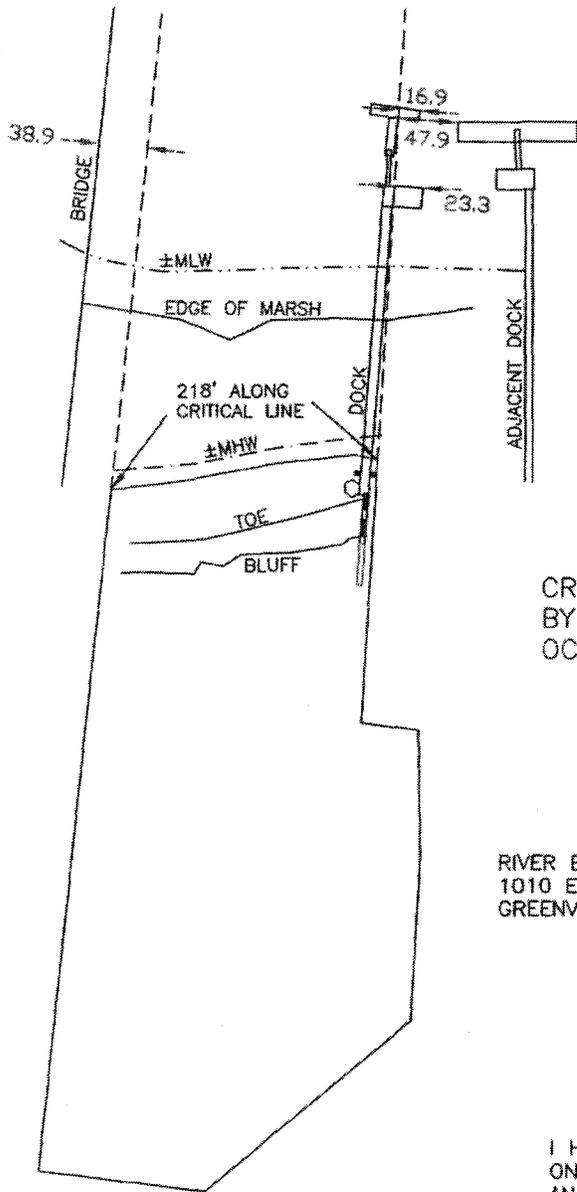
DOCK AS-BUILT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

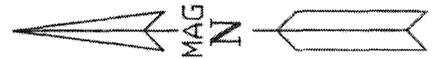
<p>APPLICANT: RIVERWIND HOMEOWNERS ASSOC. P.O. BOX 1759 BEAUFORT, SC 29901-1759</p> <p>ACTIVITY: DOCK PERMIT</p>	<p>LOCATION: PORT ROYAL</p> <p>COUNTY: BEAUFORT</p> <p>DATE: 01/10/14</p>	<p>ADJACENT PROPERTY OWNERS PORT ROYAL LANDING OWNERS ASSOC. P.O. BOX 265, PORT ROYAL, SC 29935 RIVER BLUFF LTD. PARTNERSHIP 1010 EAST NORTH ST., SUITE A GREENVILLE, SC 29601</p> <p style="text-align: right;"><i>Sheet 2 of 6</i></p>
--	---	--

BEAUFORT RIVER

FLOOD EBB



DOCK AS-BUILT
 PREPARED FOR
 RIVERWIND HOME-
 OWNERS ASSOC., INC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759



CRITICAL LINE AS APPROVED
 BY GEORGE MADLINGER OF
 OCRM ON

PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265
 PORT ROYAL, SC 29935

S.C. HWY. 802

RIVER BLUFF LTD. P/S
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
 ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
 AND MARSH LINE.

R111-009-000-026B-0000



SCALE 1" = 150'

JANUARY 10, 2014
 P15278DA/MMA

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261

APPLICANT:
 RIVERWIND HOMEOWNERS ASSOC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759

ACTIVITY: DOCK AS-BUILT

LOCATION: PORT ROYAL

COUNTY: BEAUFORT

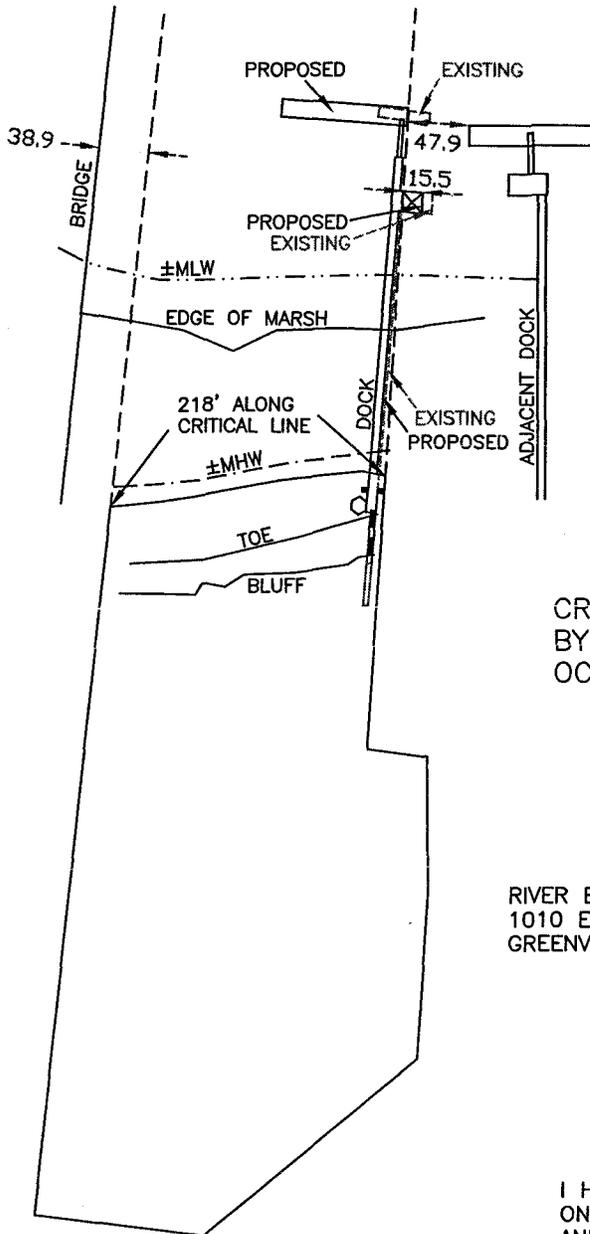
DATE: 01/10/14

ADJACENT PROPERTY OWNERS
 PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265, PORT ROYAL, SC 29935
 RIVER BLUFF LTD. PARTNERSHIP
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

Sheet 3 of 6

DOCK PERMIT
 PREPARED FOR
 RIVERWIND HOME-
 OWNERS ASSOC., INC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759

BEAUFORT RIVER



CRITICAL LINE AS APPROVED
 BY GEORGE MADLINGER OF
 OCRM ON JAN. 21, 2014.

PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265
 PORT ROYAL, SC 29935

S.C. HWY. 802

RIVER BLUFF LTD. P/S
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
 ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
 AND MARSH LINE.

R111-009-000-026B-0000



David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261

SCALE 1" = 150'

JANUARY 10, 2014
 P15278DP/MMA

P/N #SAC-1997-11207-1W
 (formerly 97-1E-226)

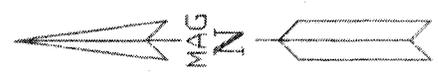
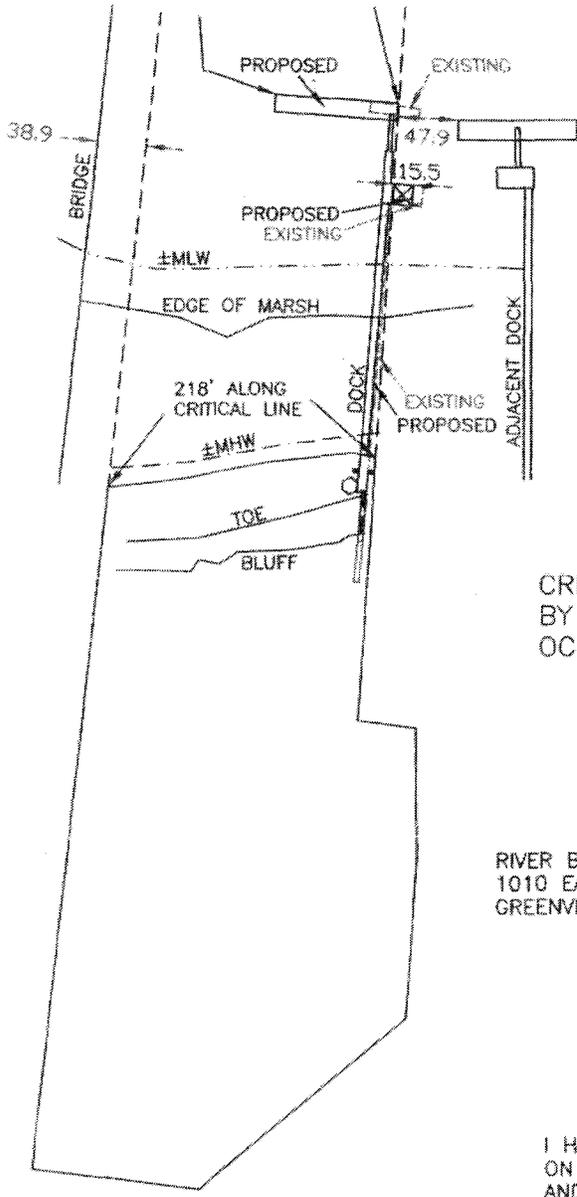
APPLICANT: RIVERWIND HOMEOWNERS ASSOC. P.O. BOX 1759 BEAUFORT, SC 29901-1759	LOCATION: PORT ROYAL COUNTY: BEAUFORT DATE: 01/10/14	ADJACENT PROPERTY OWNERS PORT ROYAL LANDING OWNERS ASSOC. P.O. BOX 265, PORT ROYAL, SC 29935 RIVER BLUFF LTD. PARTNERSHIP 1010 EAST NORTH ST., SUITE A GREENVILLE, SC 29601
---	--	--

Sheet 4 of 6

BEAUFORT RIVER
 FLOOD →
 ← EBB

N-204029.97
 E-2099068.51
 N-203932.44
 E-2099051.54

DOCK PERMIT
 PREPARED FOR
 RIVERWIND HOME-
 OWNERS ASSOC., INC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759



CRITICAL LINE AS APPROVED
 BY GEORGE MADLINGER OF
 OCRM ON JAN. 21, 2014.

PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265
 PORT ROYAL, SC 29935

S.C. HWY. 802

RIVER BLUFF LTD. P/S
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
 ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
 AND MARSH LINE.

R111-009-000-026B-0000



SCALE 1" = 150'

P/N #SAC-1997-11207-1W
 (formerly 97-1E-226)

JANUARY 10, 2014
 P15278DP/MMA

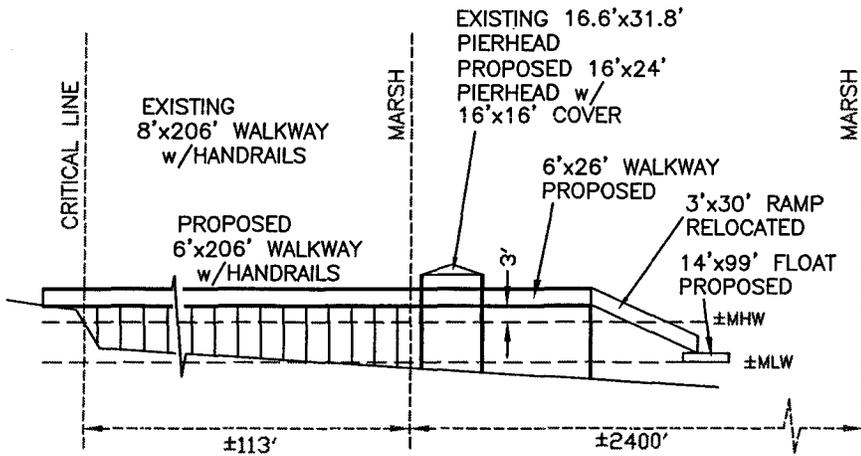
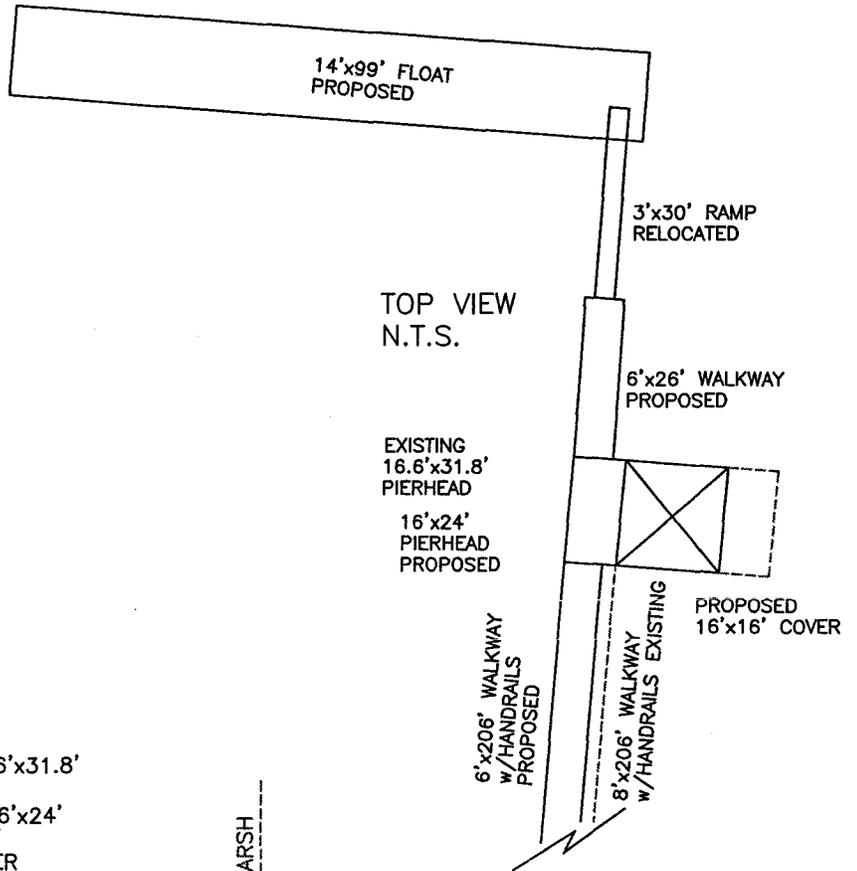
Received 2/20/2014

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261

APPLICANT: RIVERWIND HOMEOWNERS ASSOC. P.O. BOX 1759 BEAUFORT, SC 29901-1759 ACTIVITY: DOCK PERMIT	LOCATION: PORT ROYAL COUNTY: BEAUFORT DATE: 01/10/14	ADJACENT PROPERTY OWNERS PORT ROYAL LANDING OWNERS ASSOC. P.O. BOX 265, PORT ROYAL, SC 29935 RIVER BLUFF LTD. PARTNERSHIP 1010 EAST NORTH ST., SUITE A GREENVILLE, SC 29601
--	--	--

DOCK PERMIT
 PREPARED FOR
 RIVERWIND HOME-
 OWNERS ASSOC., INC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759

CRITICAL LINE AS APPROVED
 BY GEORGE MADLINGER OF
 OCRM ON JAN. 21, 2014.



SIDE VIEW
 NOT TO SCALE

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261

R111-009-000-026B-0000

P/N #SAC-1997-11207-1W
 (formerly 97-1E-226)

P15278DP/MMA

APPLICANT:
 RIVERWIND HOMEOWNERS ASSOC.
 P.O. BOX 1759
 BEAUFORT, SC 29901-1759

ACTIVITY: DOCK PERMIT

LOCATION: PORT ROYAL

COUNTY: BEAUFORT

DATE: 01/10/14

ADJACENT PROPERTY OWNERS
 PORT ROYAL LANDING OWNERS ASSOC.
 P.O. BOX 265, PORT ROYAL, SC 29935
 RIVER BLUFF LTD. PARTNERSHIP
 1010 EAST NORTH ST., SUITE A
 GREENVILLE, SC 29601

Sheet 6 of 6