

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #SAC 2007-01376

15 JUNE 2007

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the State of South Carolina by

JIM PETTIS, HANDSMILL AT LAKE WYLIE PROPERTY OWNERS ASSOCIATION, INC.
C/O ANN DUNCAN
PERMITS 4U, INC.
19721 BETHEL CHURCH ROAD
CORNELIUS, NORTH CAROLINA 28031

for a permit to dredge, construct two community marinas, construct a boat ramp, and stabilize shoreline in

LAKE WYLIE

at locations north and south of Valita Road near York, York County, South Carolina (Latitude 35.068197°N, 81.075797°W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 16 JULY 2007

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

The proposed work consists of constructing one 36 slip marina, one 28 slip marina, one boat ramp, dredging 1200 cubic yards, and stabilizing 310 linear feet of shoreline using bioengineering techniques. As stated by the applicant, the purpose is to provide lake access at two separate community marinas for residents of Handsmill at Lake Wylie.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards (Section 401 of the Clean Water Act). The District Engineer will not process this application to a conclusion until such certification is received. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 or the navigable waters permit must submit all comments in writing to the S. C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.41 acres of freshwater habitat upstream of 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 District Engineer has consulted the most recently available information and 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.

Refer to: P/N # SAC 2007-01376

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 and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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 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 Amy Cappellino at 803-253-3992.

Location MAPS

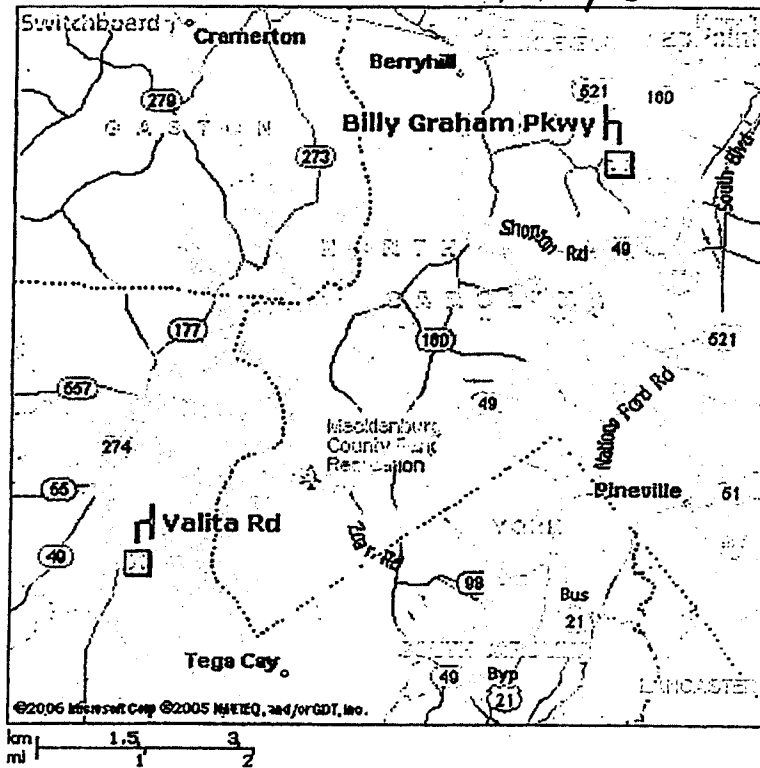
Maps On Us
a service of Switchboard.com

Route Summary

- Start: Billy Graham Pkwy, Charlotte, NC 28217
- End: Valita Rd, York, SC

Total Time: 26 Minutes
Total Distance: 20.2 Miles

[Return to Route](#)



Turn by Turn Directions

Directions	Miles
Start Depart Start on US-521 [Billy Graham Pkwy] (East)	1.5
1 Turn RIGHT (South-West) onto SR-49 [S Tryon St]	3.2
2 Bear RIGHT (South-West) onto SR-49	1.2
3 Keep STRAIGHT onto SR-49 [York Rd]	0.4
4 Keep STRAIGHT onto SR-49	0.2
5 Merge onto SR-49 [S Tryon St]	4.3
6 Keep STRAIGHT onto SR-49 [York Rd]	2.7
7 Entering South Carolina	0.0
8 Keep STRAIGHT onto SR-49 [Charlotte Hwy]	2.6
9 Keep STRAIGHT onto SR-274 [SR-49]	0.0
10 Turn LEFT to stay on SR-274 [SR-49]	2.1
11 Turn LEFT (South-East) onto SR-274 [Hands Mill Hwy]	1.7
12 Turn LEFT (East) onto E Liberty Hill Rd	0.4
End Arrive End	0.0
Total:	20.2

Use this map or these directions at your own risk. No representation or warranty is made as to their accuracy, completeness or drivability. Infospace and Switchboard will not be responsible for any damages, losses or delays which result from using these directions. Obey all traffic regulations.

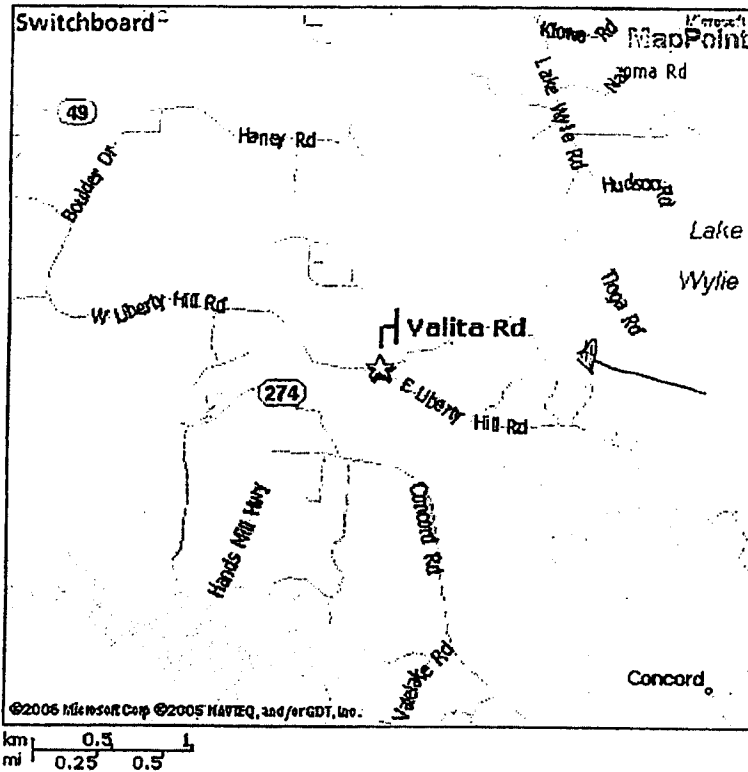
Project Title: HANDSMILL	
Project Location: LAKE WYLIE, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 1 18

Maps On Us
a service of Switchboard.com

Location Map

Valita Rd
York, SC 29745

[Return to Map](#)



Use this map or these directions at your own risk. No representation or warranty is made as to their accuracy, completeness or drivability. Infospace and Switchboard will not be responsible for any damages, losses or delays which result from using these directions. Obey all traffic regulations.

<http://www.mapsonus.com/bin/cgimap.dll?FUNC=MA>

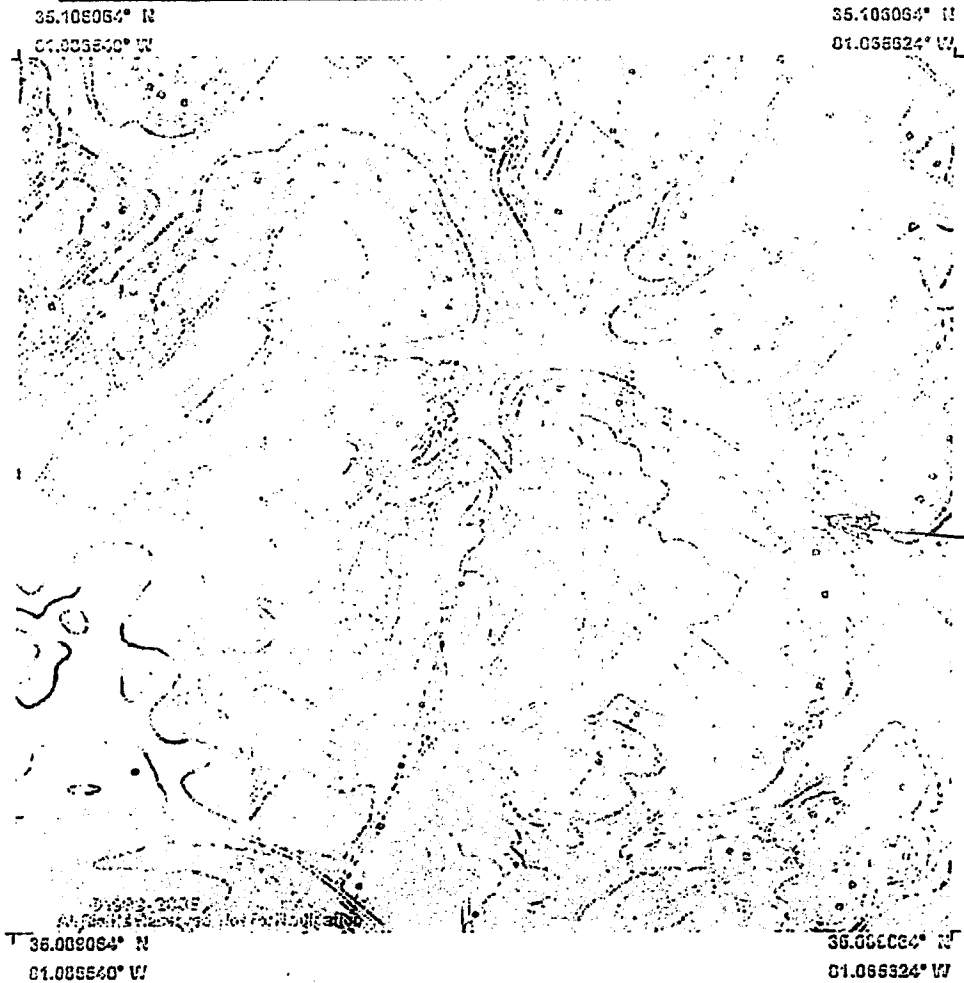
Project Title:		HANDSMILL							
Project Location:		LAKE WYLIE, YORK COUNTY							
Applicant:		JIM PETTIS							
Date:		5-15-07	Scale:						
Application #:		SAC 2007-01376	Sheet of 18						
<table border="1"> <thead> <tr> <th colspan="2">Revisions</th> </tr> <tr> <th>Date</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>				Revisions		Date	Initials		
Revisions									
Date	Initials								



Project Title:		Hands Mill	
Project Location:		LAKE WYLIE, York County	
Applicant:		Jim Pettis	
Date:		5-15-07	
Application #:		SAC 2007-01376	
Revisions		Scale:	
Date	Initials	Sheet of 18	

MAPTECH®

Maptech, MapServer, and MapServer are trademarks of Maptech, Inc. All other trademarks are the property of their respective owners.



www.maptech.com

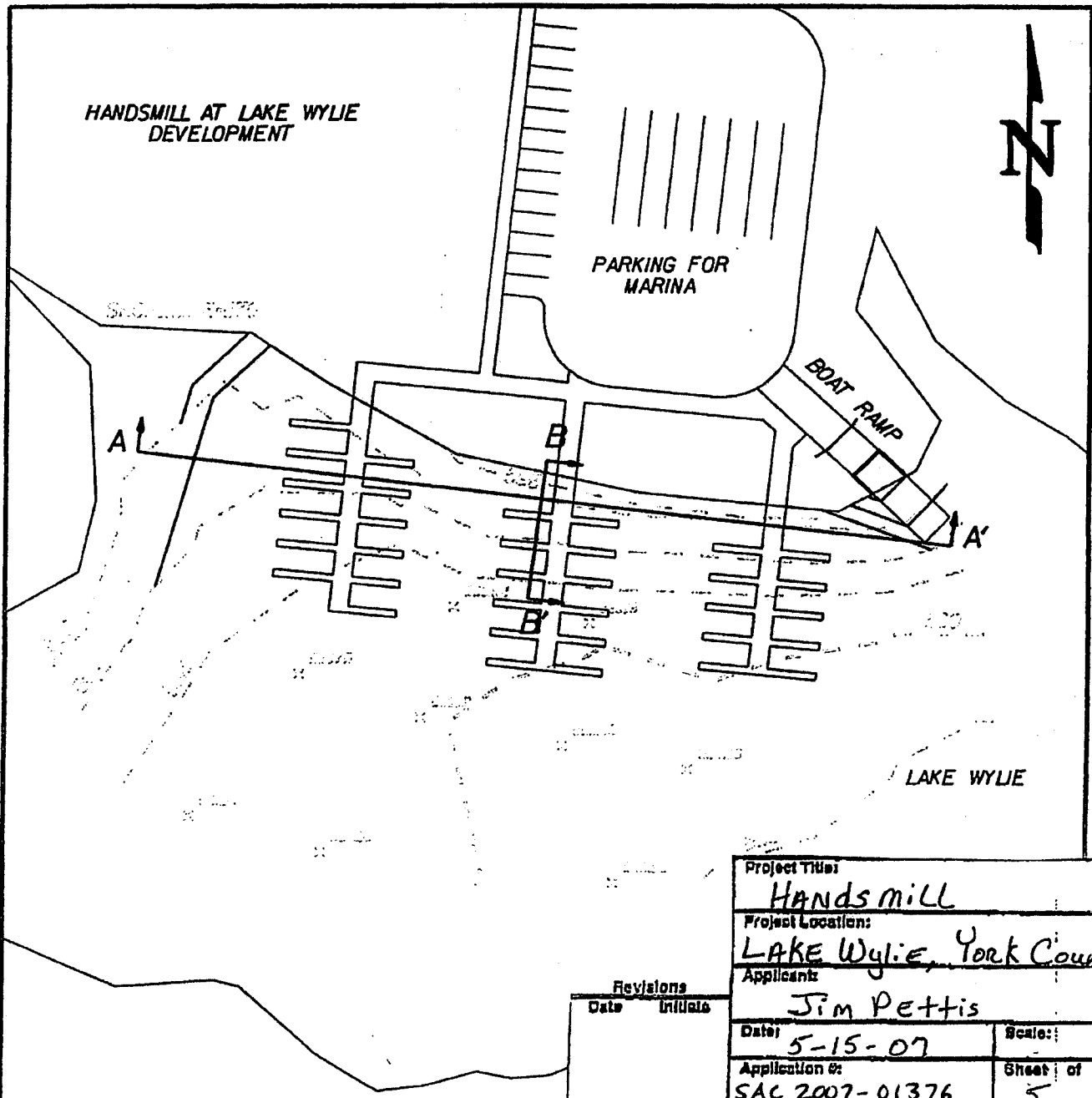
To order call 888-839-5551 or 978-933-3000

© 1989 - 2007 Maptech, Inc. All Rights Reserved.
Maptech is a registered trademark of Maptech, Inc.

http://mapserver.maptech.com/api/api_includes/navigation

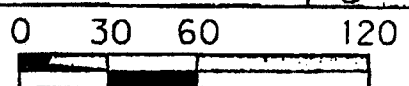
Project Title: HANDSMILL	
Project Location: LAKE WYLIE, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 4 18

Revisions	
Date	Initials



Project Title:		HANDSMILL	
Project Location:		LAKE WYLIE, York County	
Applicant:		Jim Pettis	
Date:	5-15-07	Scale:	
Application #:	SAC 2007-01376	Sheet of	5 of 18

Revisions	
Date	Initials



GRAPHIC SCALE
SCALE: 1" = 60'

INSITE
Engineering & Surveying

8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708

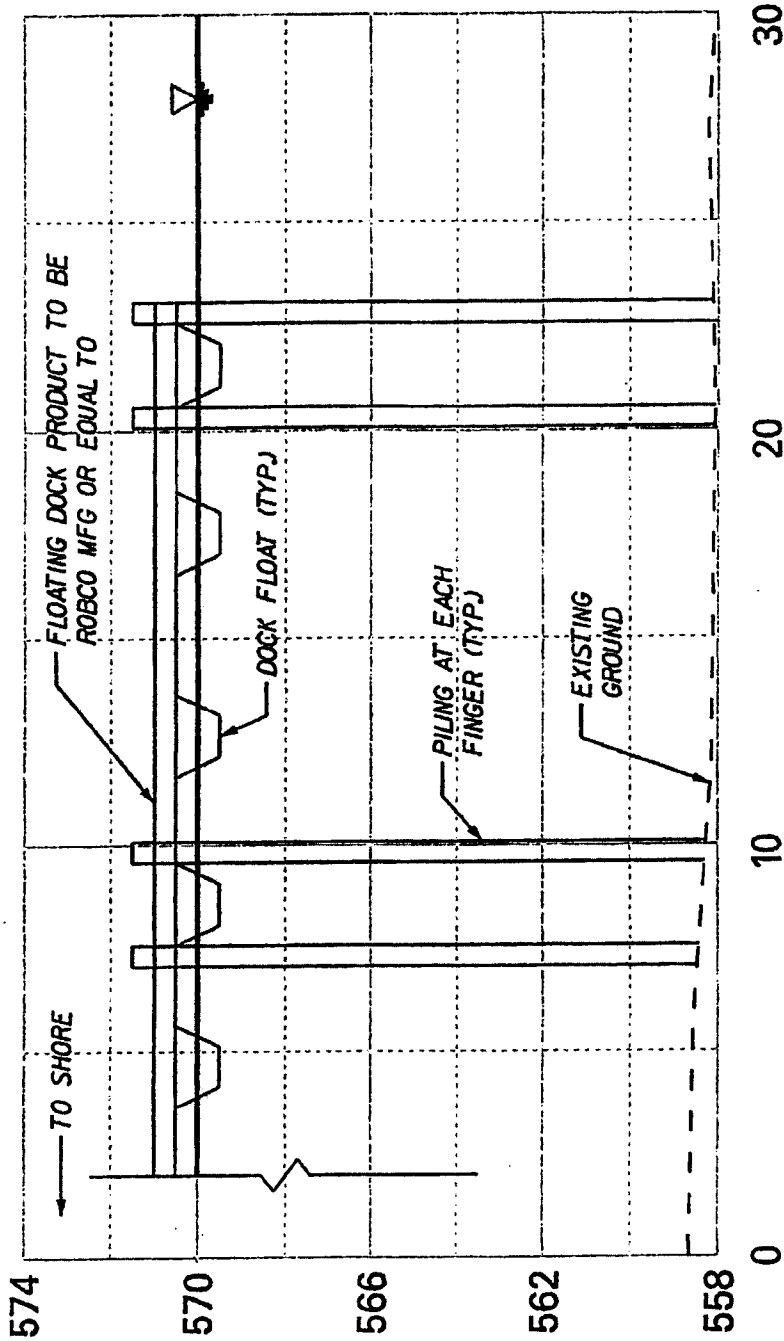
2007-03-30

**MARINA AREA
TOPOGRAPHY**

HANDS MILL AT LAKE WYLIE

FIGURE
B

TYPICAL DOCK CROSS SECTION



SCALE: 1"=4' VERTICAL, 1"=4' HORIZONTAL



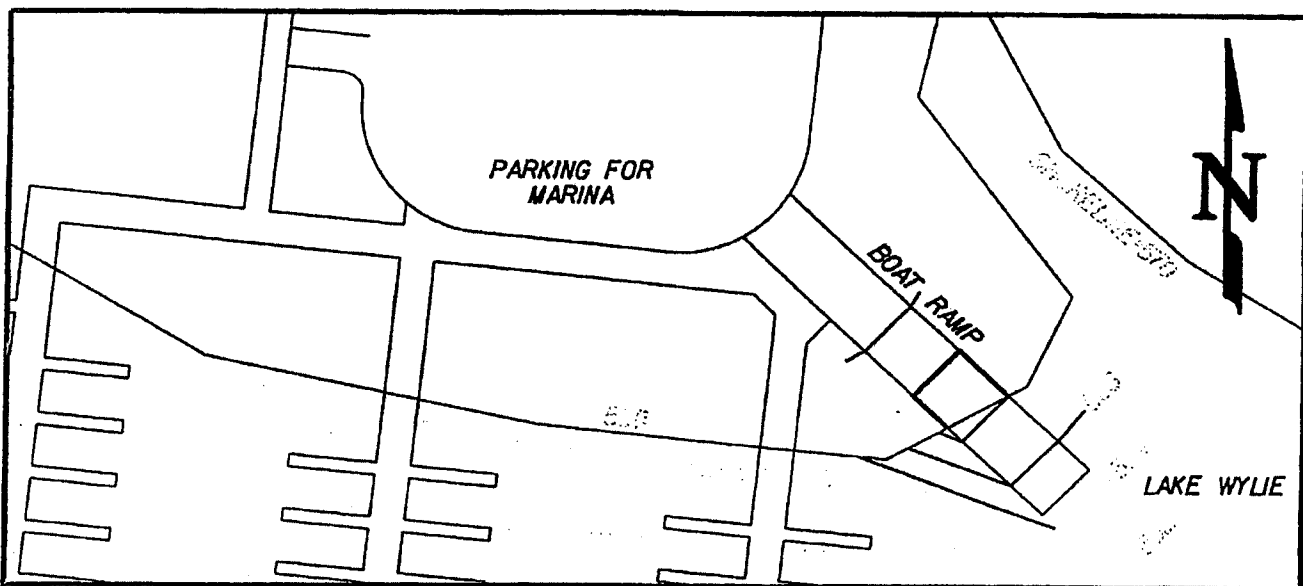
8041 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 Phone: (704) 540-4706
 Fax: (704) 540-4708

2007-04-12

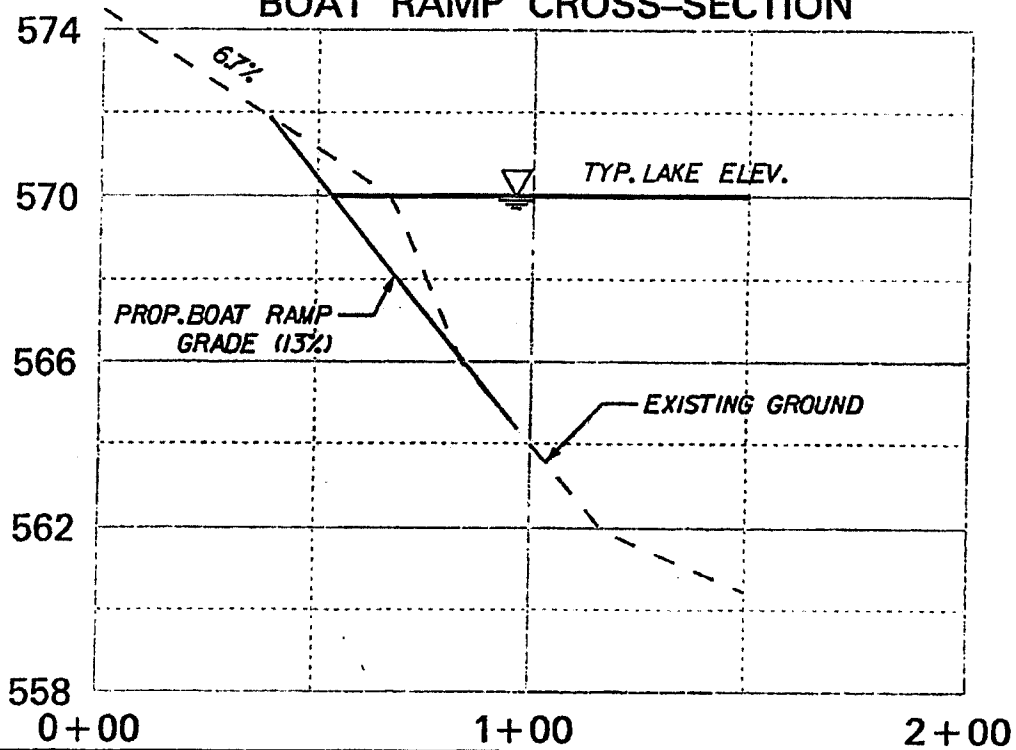
DOCK CROSS SECTION

Revisions	
Date	Initials

Project Title: Handsmill	
Project Location: LAKE WYLIE, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 6 of 18



BOAT RAMP CROSS-SECTION



SCALE: 1"=4' VERTICAL, 1"=40' HORIZONTAL



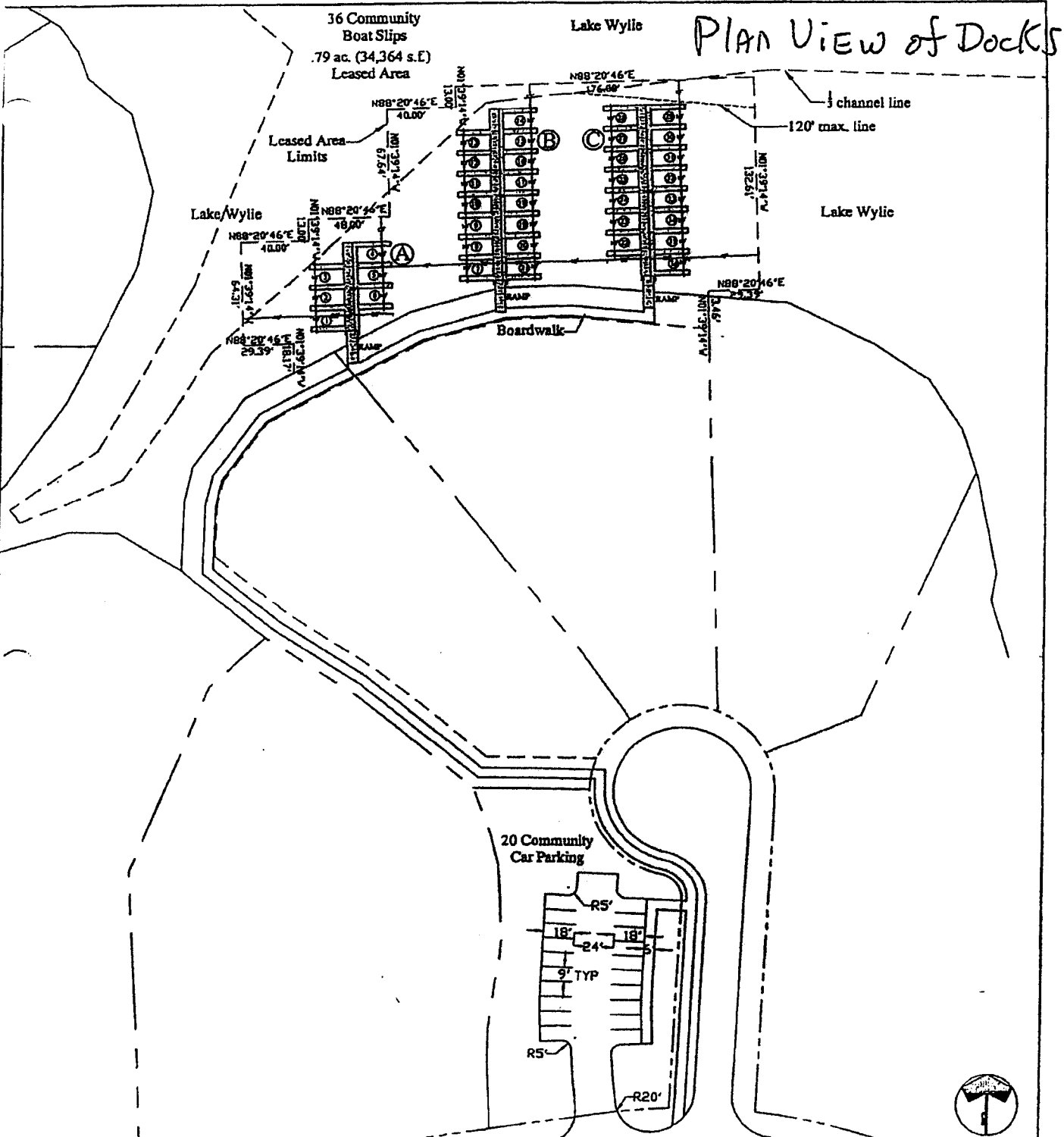
8041 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 Phone: (704) 540-4706
 Fax: (704) 540-4708

2007-04-12

MARINA BOAT RAMP CROSS-SECTION

Revisions	
Date	Initials

Project Title: Handsmill	
Project Location: LAKE WYLIE, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 7 of 18

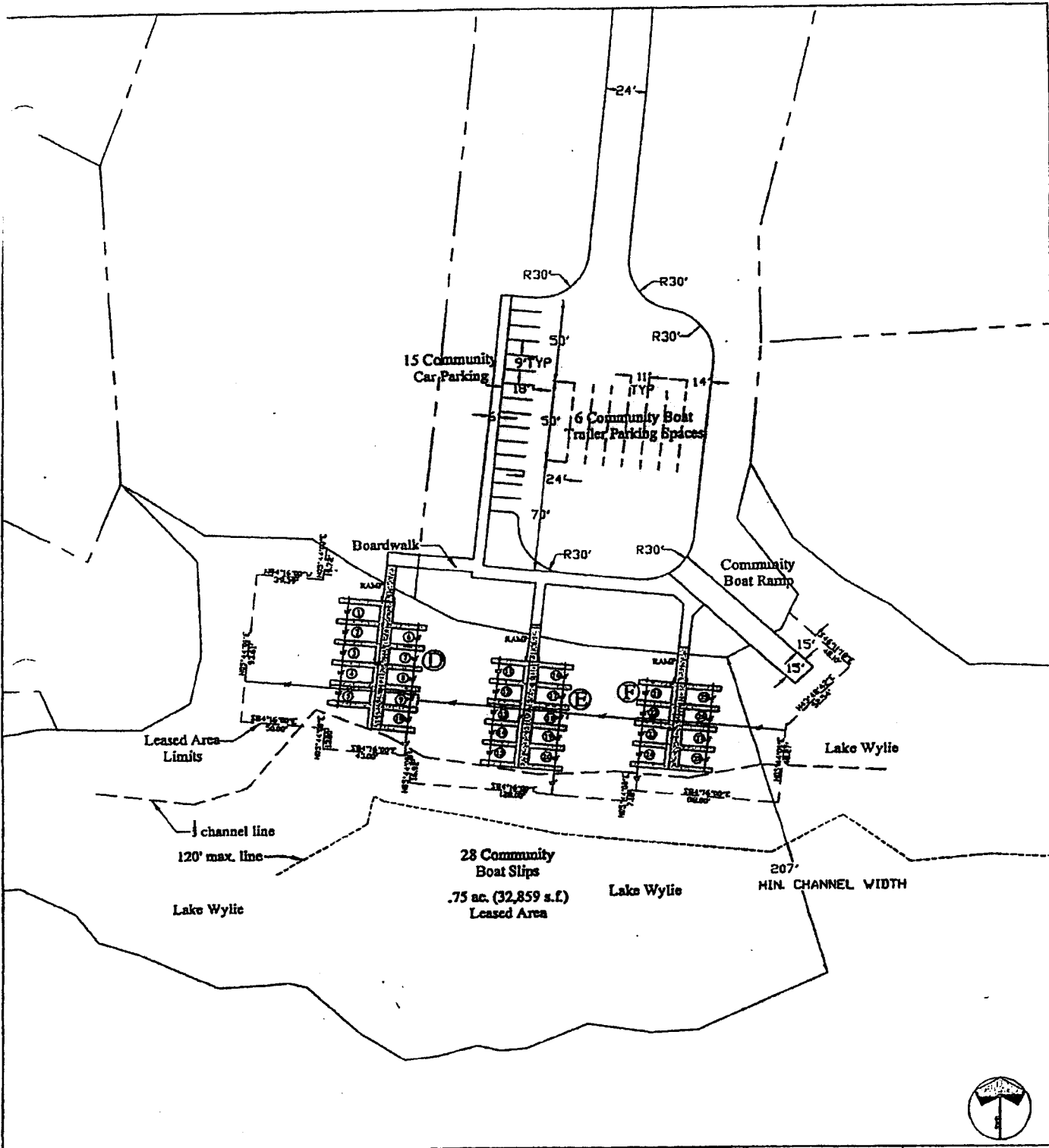


Henson-Harrington, Inc.
 Landscape Architecture Land Planning Site Construction Documents
 10225 Hickorywood Hill Avenue, Suite A
 Huntersville, North Carolina 28078
 704.875.1615 phone
 704.875.0939 fax
 www.Henson-Harrington.com

PIER ZONES
BOAT DOCK AND RAMP PERMITS
HANDSMILL
 AT LAKE WYLIE
 YORK COUNTY, S

Project Title: **HANDSMILL**
 Project Location: **LAKE WYLIE, York County**
 licant: **Jim Pettis**

Date: **5-15-07** Scale:
 Application #: **SAC 2007-01376** Sheet: of **8 18**



Henson-Harrington, Inc.
 Land Planning Site Construction Documents
 10225 Hickorywood Hill Avenue
 Suite A
 Huntersville, North Carolina 28078
 704.875.1615 phone
 704.875.0959 fax
 www.Henson-Harrington.com

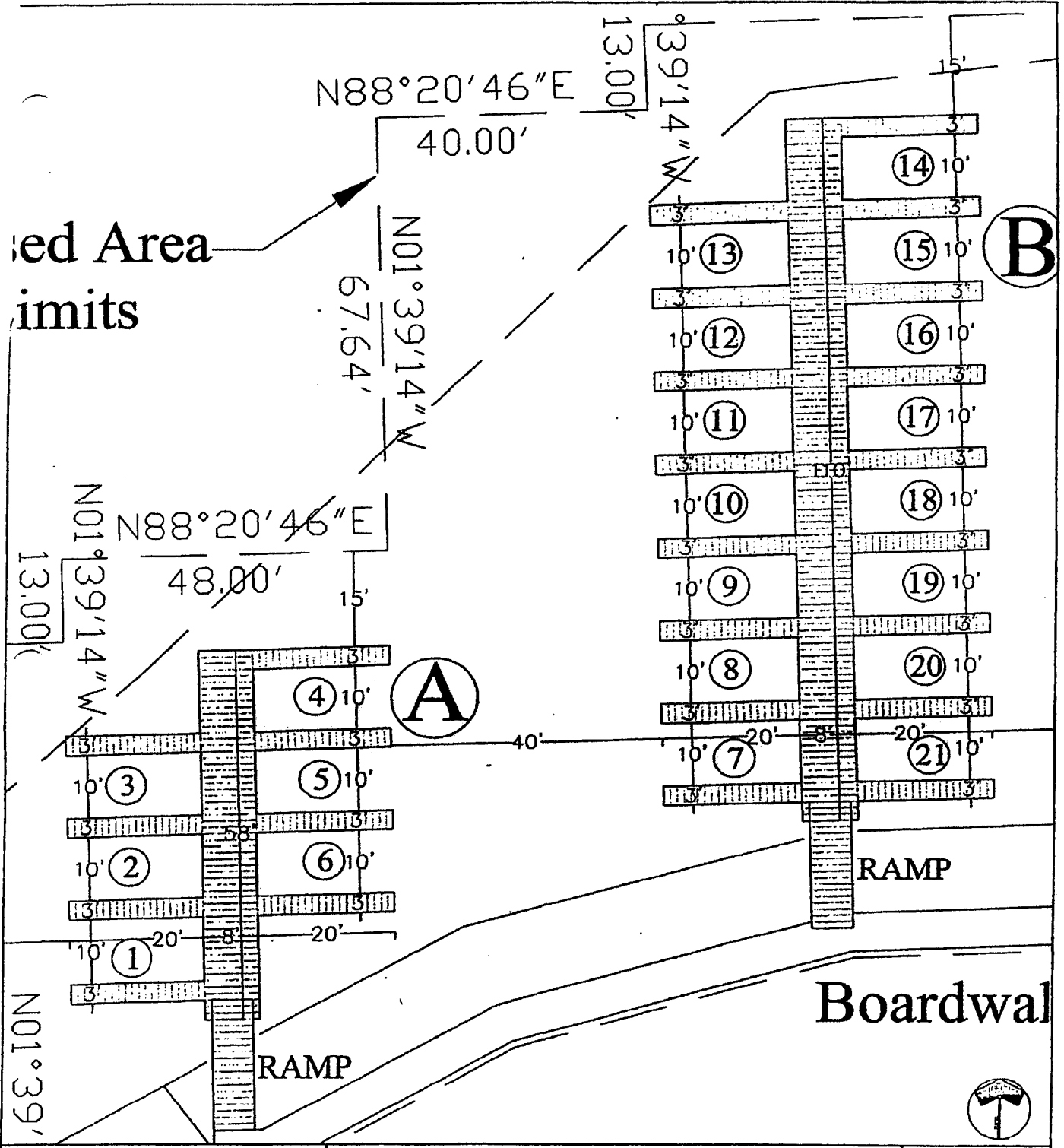
PIER ZONES
BOAT DOCK AND RAMP PERMITS
HANDSMILL
 AT LAKE WYLIE
 YORK COUNTY, S.C.

Project Title: **Handsmill**
 Project Location: **LAKE WYLIE, York County**
 Applicant: **Jim Pettis**

Revisions	Date	Initials

Date: **5-15-07** Scale: **1" = 100'**
 Application #: **SAC 2007-01376** Sheet: **9** of **18**

ed Area
imits



Henson-Harrington, Inc.



10225 Hickorywood Hill Avenue
Suite A
Huntersville, North Carolina 28078
704.875.1615 phone
704.875.0558 fax
www.Henson-Harrington.com

PIER ZONES

BOAT DOCK AND RAMP PERM
HANDSMILL
AT LAKE WYLIE
YORK COUNTY, S

Revisions
Date Initials

Project Title:

Handsmill

Project Location:

LAKE WYLIE, York County

Applicant:

Jim Pettis

Date:

5-15-07

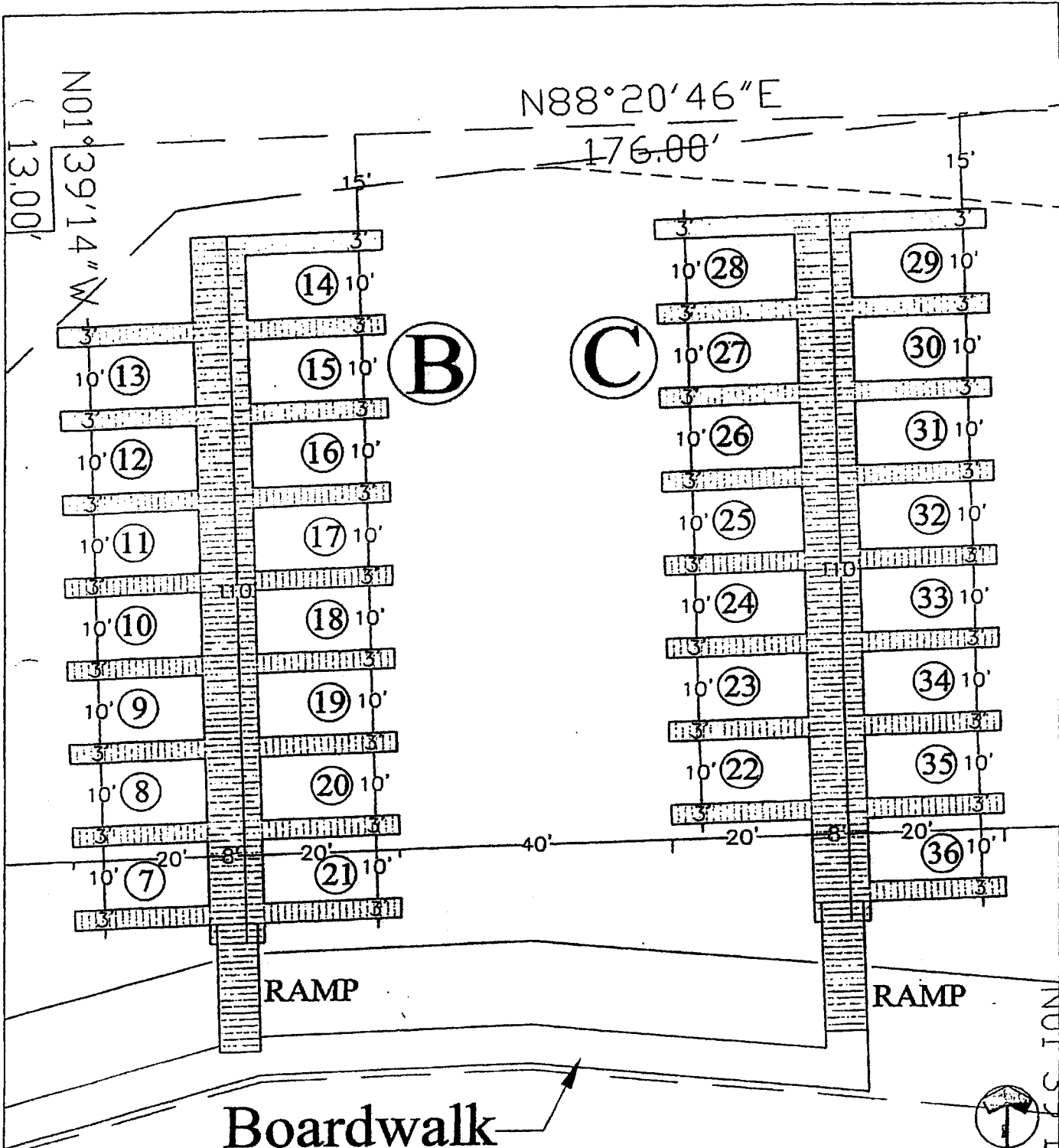
Scale:

Application #:

SAC 2007-01376

Sheet of

10 18



Henson-Harrington, Inc.

Landscaping/Architectural Land Planning Site Construction Documents

10225 Hickorywood Hill Avenue
Suite A
Huntersville, North Carolina 28078
704.875.1615 phone
704.875.0259 fax
www.Henson-Harrington.com

PIER ZONES

BOAT DOCK AND RAMP PERM
HANDSMILL
AT LAKE
YORK COUNTY, S

Project Title:

Hands Mill

Project Location:

Lake Wylie, York County

Applicant:

Jim Pettis

Date:

5-15-07

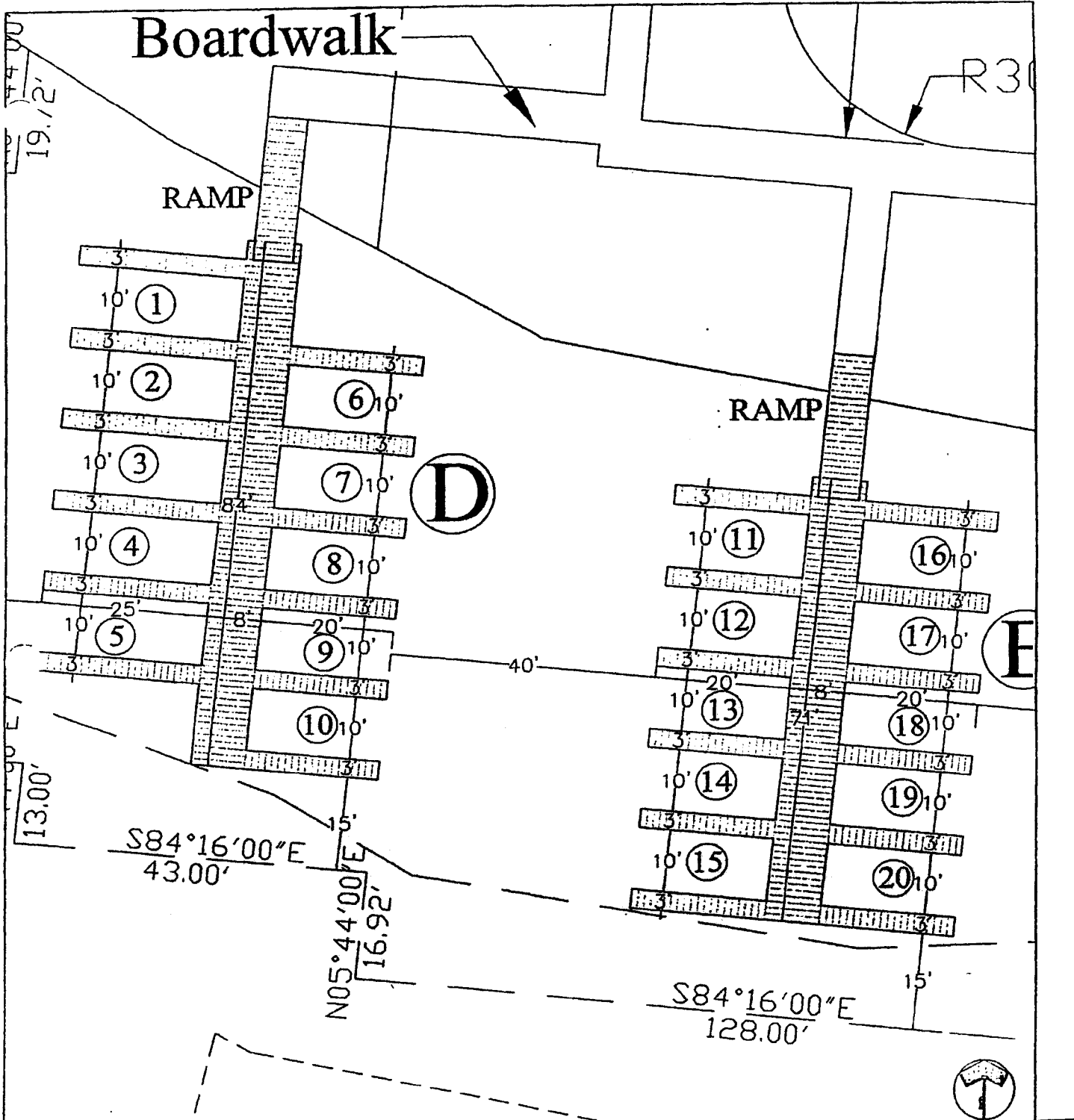
Scale:

Application #:

SAC 2007-01376

Sheet of

11 of 18

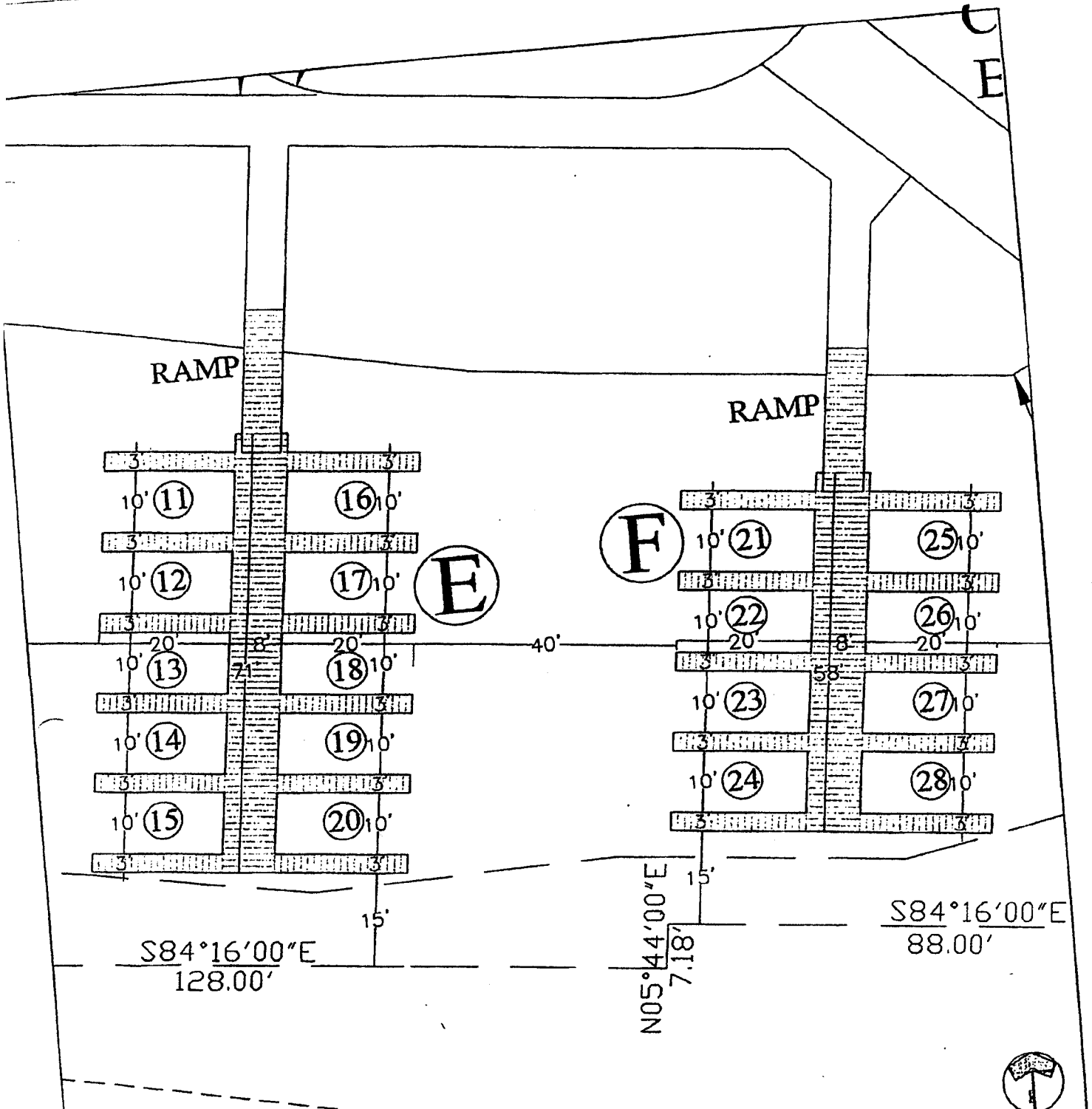


Henson-Harrington, Inc.
 Land Planning Site Construction Documents
 10225 Hickorywood Hill Avenue
 Suite A
 Huntersville, North Carolina 28078
 704.875.1615 phone
 704.875.0959 fax
 www.Henson-Harrington.com

PIER ZONES
 BOAT DOCK AND RAMP PERMITS
HANDSMILL
 AT LAKE WYLIE
 YORK COUNTY, NC

Project Title: **Handsmill**
 Project Location: **LAKE WYLIE, York County**
 Applicant: **Jim Pettis**
 Date: **5-15-07** Scale: **1" = 10'**
 Application #: **SAC 2007-01376** Sheet: **12** of **18**

Date	Initials



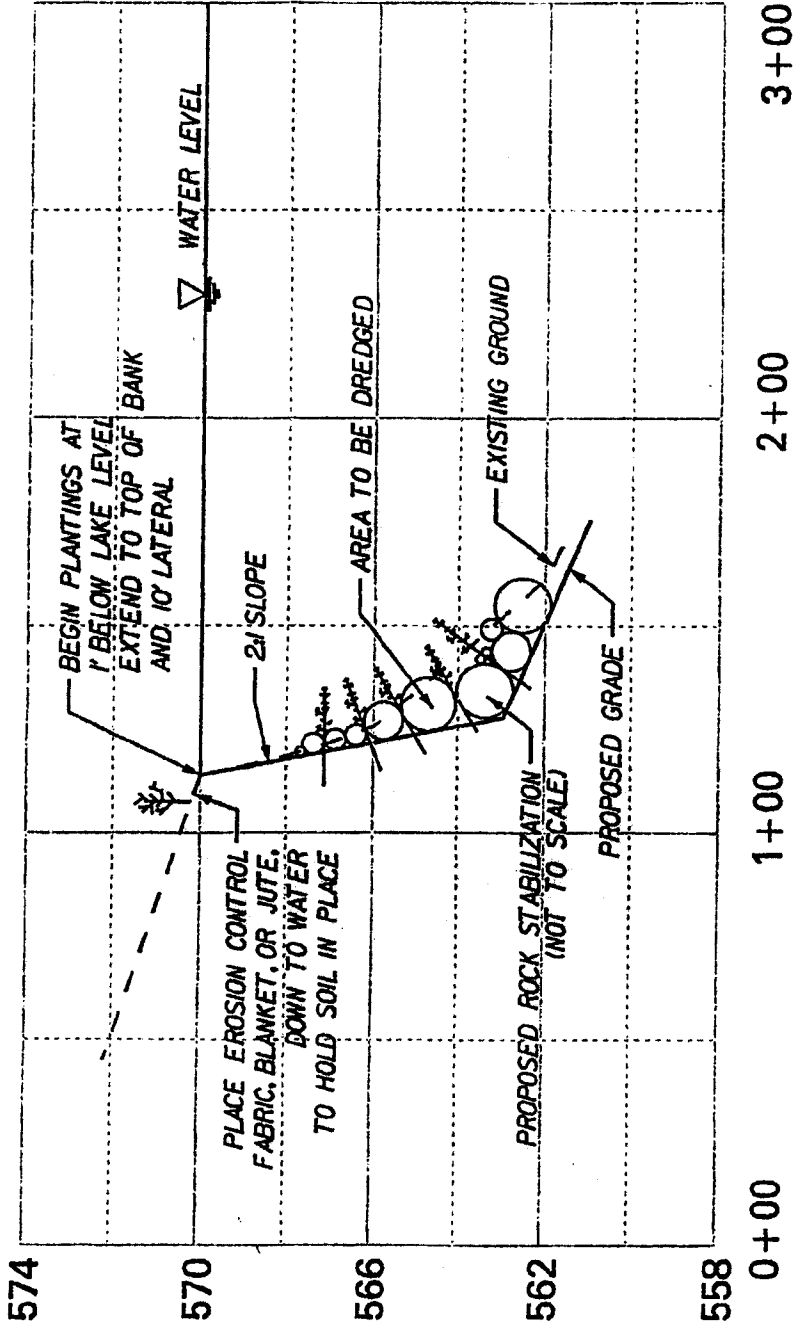
Henson-Harrington, Inc.
 Land Planning Site Construction Documents
 10225 Hickorywood Hill Avenue
 Suite A
 Huntersville, North Carolina 28078
 704.875.1615 phone
 704.875.0959 fax
 www.Henson-Harrington.com

PIER ZONES
 BOAT DOCK AND RAMP PER
HANDSMILL
 ATLA
 YORK COUNTY,

Project Title: Handsmill	
Project Location: LAKE Wylie, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet: of 13 18



BANK STABILIZATION



SCALE: 1"=4' VERTICAL, 1"=40' HORIZONTAL

TREATMENT: ROCK & PLANTING



8041 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 Phone: (704) 540-4706
 Fax: (704) 540-4708

2007-04-19

BANK STA

Revisions	
Date	Initials

Project Title: Handsmill	
Project Location: LAKE Wylie, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 14 18

HANDSMILL AT LAKE WYLIE
DEVELOPMENT

PARKING FOR
MARINA

BOAT RAMP

A

B

A'

B'

DREDGING AREA
APPROX. 17,800 S.F.
APPROX. 1,200 C.Y.

LAKE WYLIE



0 30 60 120



GRAPHIC SCALE
SCALE: 1" = 60'



8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708

2007-03-30

DREDGIN
PLAN

Revisions
Date Initials

Project Title:

Handsmill

Project Location:

LAKE WYLIE, York County

Applicant:

Jim Pettis

Date:

5-15-07

Scale:

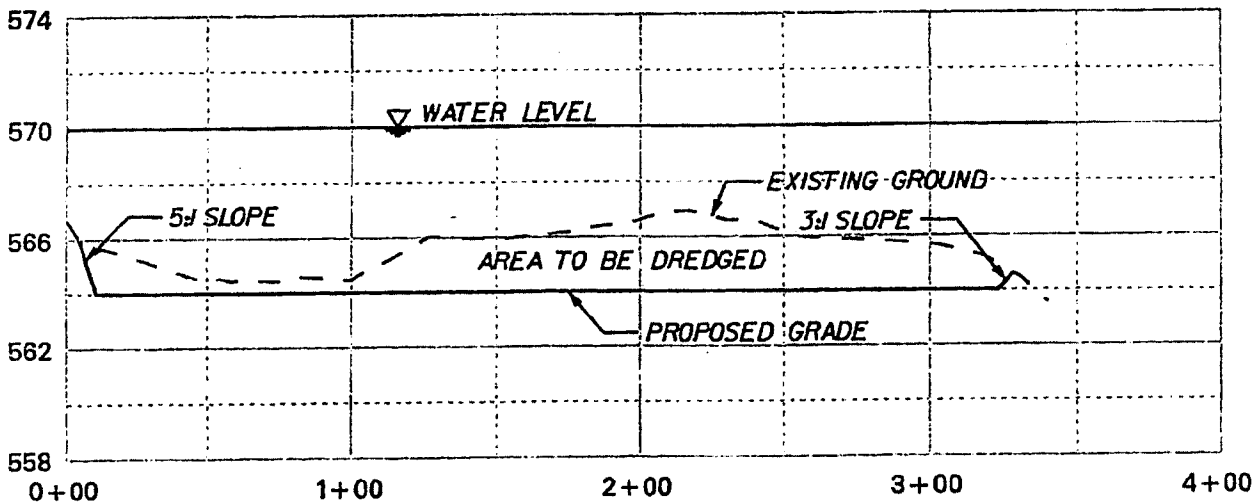
Application #:

SAC 2007-01376

Sheet of

15 18

CROSS-SECTION A-A'



1"=6' VERT. 1"=60' HORIZ



8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708

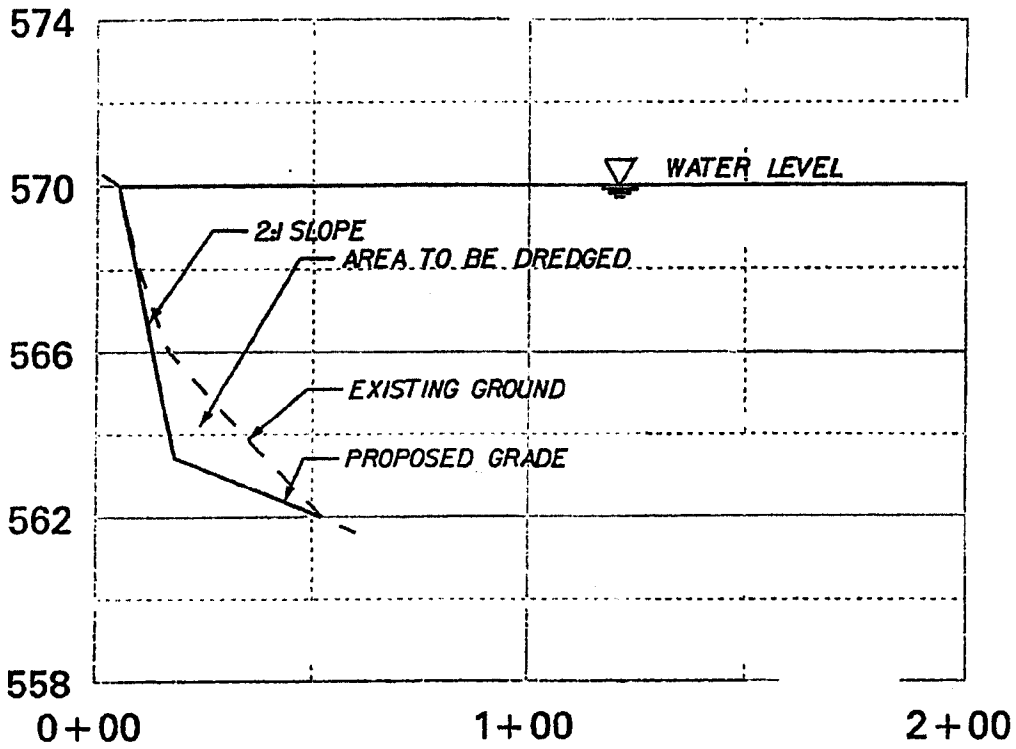
2007-04-19

DREDGING
CROSS-SECTION

Revisions	
Date	Initials

Project Title:		HANDSMILL	
Project Location:		LAKE WYLIE, YORK COUNTY	
Applicant:		Jim Pettis	
Date:	5-15-07	Scale:	
Application #:	SAC 2007-01376	Sheet of	16 of 18

CROSS-SECTION B-B'



SCALE: 1"=4' VERTICAL, 1"=40' HORIZONTAL



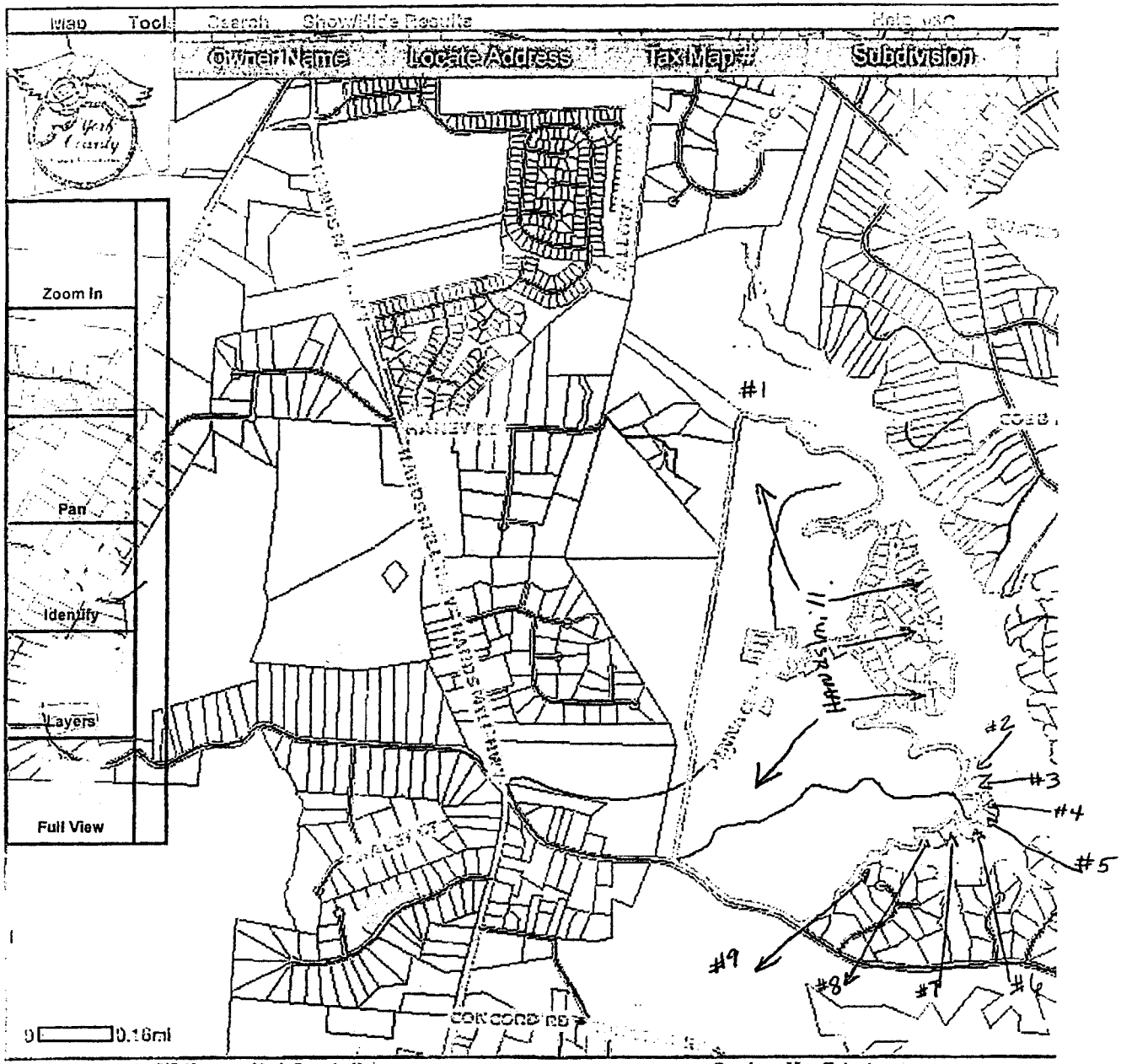
8041 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 Phone: (704) 540-4706
 Fax: (704) 540-4708

2007-04-19

DREDGING
 CROSS-SEC

Revisions	
Date	Initials

Project Title: HANDSMILL	
Project Location: LAKE WYLIE, York County	
Applicant: Jim Pettis	
Date: 5-15-07	Scale:
Application #: SAC 2007-01376	Sheet of 17 of 18



Return to GIS Home York County Home

Previous Map Extent

Map Image URL: http://maps.yorkcountygov.com/output/yorkcogisonline_maps198001

- #1 - Pinewood of Lake Wylie - 5842 Charlotte Hwy - Lake Wylie, SC 29710
- #2 - Raymond D. Petty - 4851 Valita Rd - York, SC 29745
- #3 - City of York
- #4 - John Cocker - 4861 Valita Rd - York, SC 29745
- #5 - Olson Development, LLC - 5113 Piper Station Dr - # 203 - Charlotte, NC 28277
- #6 - Ned P. Carpenter - 2381 Maria Lynn Ct - Gastonia, NC 27656
- #7 - Guy Charles Vullo - 4981 Valita Rd - York, SC 29745
- #8 - Handsmill Enterprises, LLC
- #9 - Kenneth A. Curtis - 2092 Rocky Stream Rd - York, SC 29745

BASED ON YORK COUNTY GIS ONLINE MAPPING

<http://maps.yorkcountygov.com/gisonline/default.asp>

Project Title:		Handsmill	
Project Location:		LAKE WYLIE, York County	
Applicant:		Jim Pettis	
Date:	5-15-07	Scale:	
Application #:	SAC 2007-01376	Sheet of:	18 18