

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 # 2007-02584 through 02599-51Z

November 21, 2007

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

**SERENITY POINT, INC.
ROWBOAT DOCK AND DREDGE
858 WILLIAMSON ROAD
MOORESVILLE NC 28117**

for a permit to construct 16 docks in

LAKE WYLIE

Between Tega Cay Drive and Highway 160, in York County, South Carolina (Latitude: 35.03622 Longitude: -81.00181).

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, WEDNESDAY, DECEMBER 26, 2007

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

The proposed work consists of constructing 16 private, non-commercial pier/docks on Lake Wylie. Each of the proposed pier/docks will be constructed as follows: a 28' x 22' "U-shaped" floating dock; 4 galvanized steel telescopic pilings; black rubrail on the perimeter of the floating dock; a 4' x 20' wooden ramp; a 4' x 24' fixed pier; walking surfaces constructed of TREX material. According to the applicant, the purpose of the proposed work is to provide access to 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

REGULATORY DIVISION

Refer to: P/N # 2007-02584 through 02599-51Z

November 21, 2007

**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 0.04 acres of freshwater habitat well inland 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.

The District Engineer has consulted the most recently available information and has made no determination of effect on any Federally endangered, threatened, or proposed species. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any Federally listed or proposed to be listed endangered or threatened species and/or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

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.

REGULATORY DIVISION

Refer to: P/N # 2007-02584 through 02599-51Z

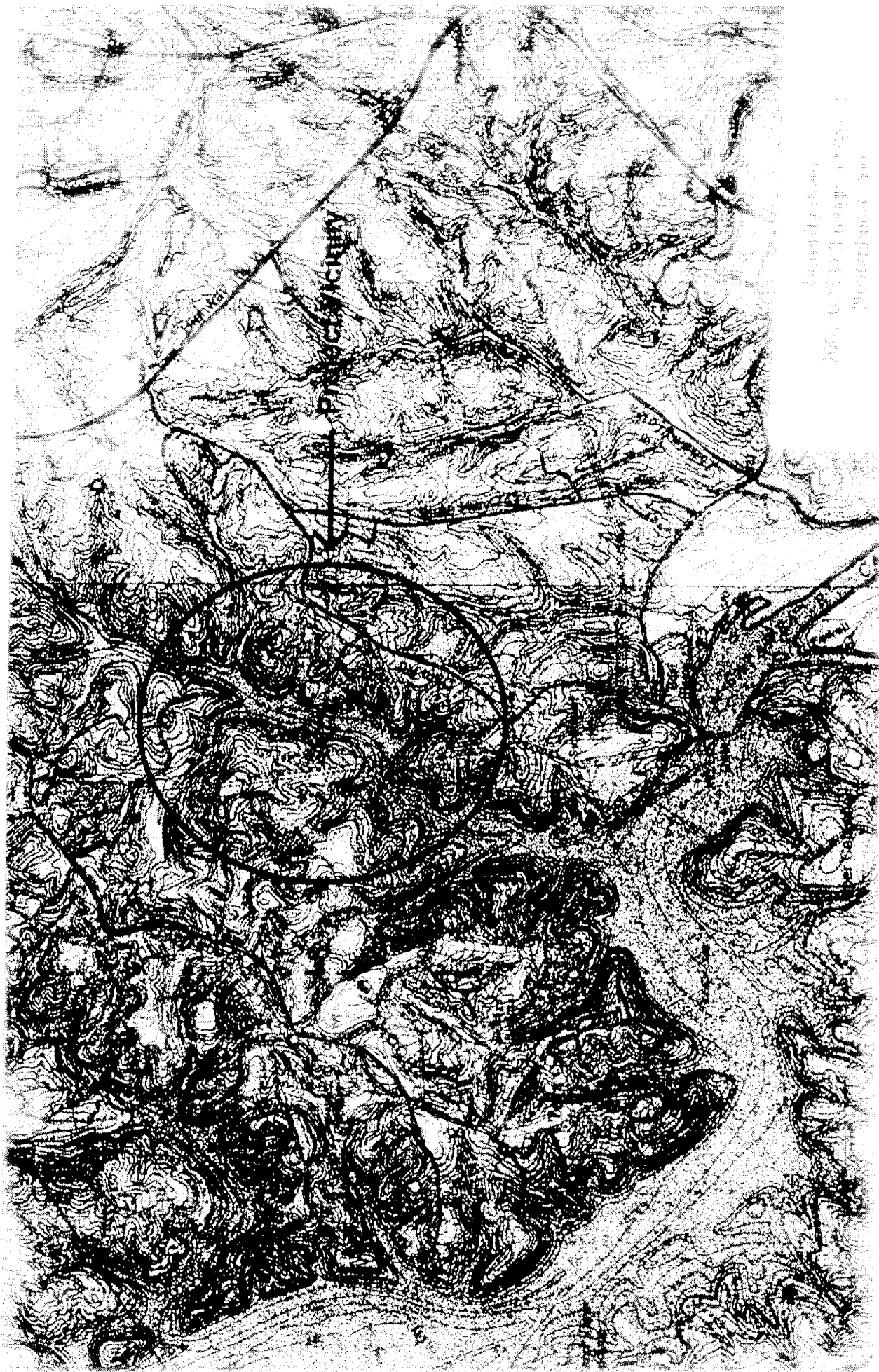
November 21, 2007

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.

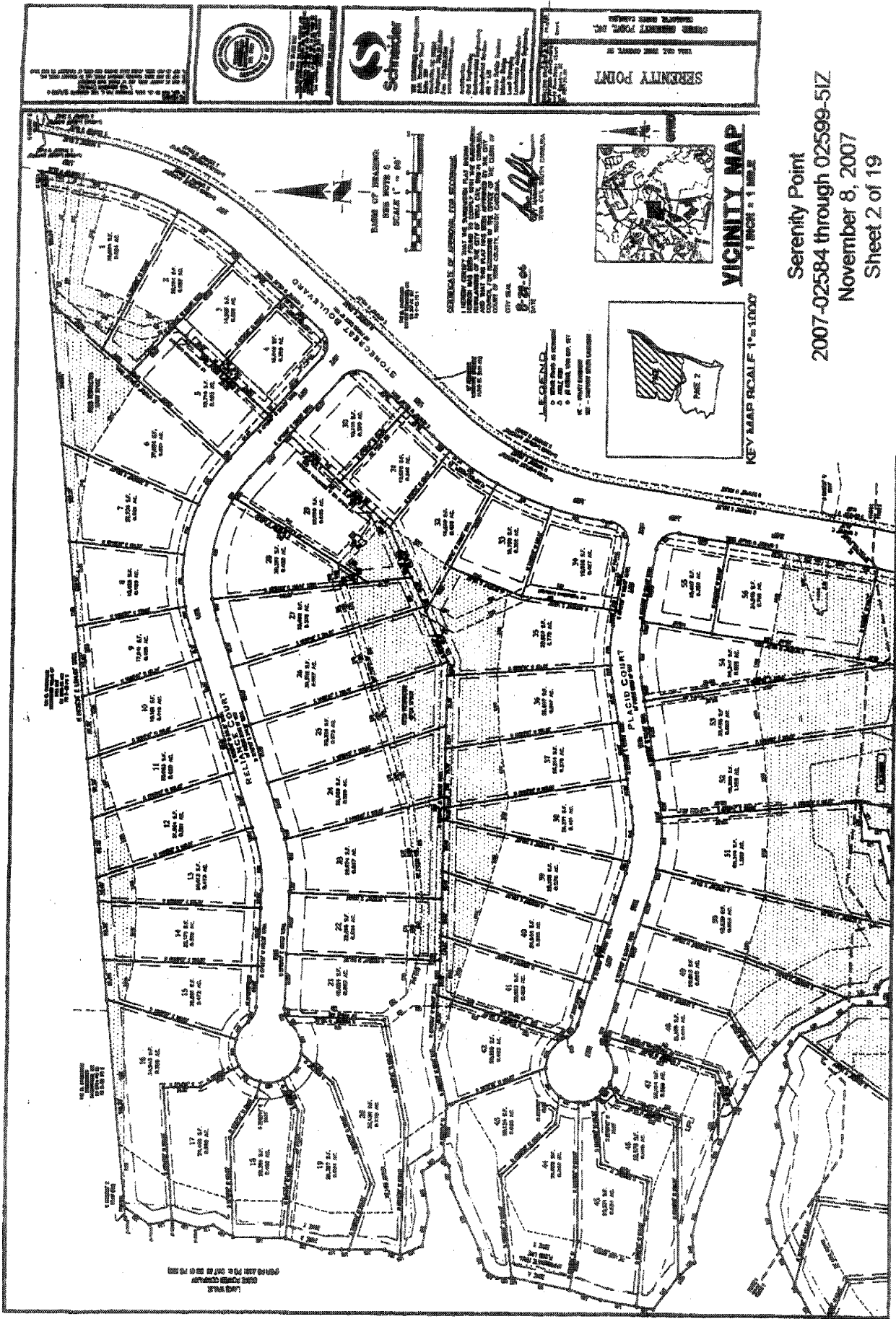
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 Laura Boos at 803-253-3902.



Copyright © 2000
All Rights Reserved
Map of the Pine Creek Facility



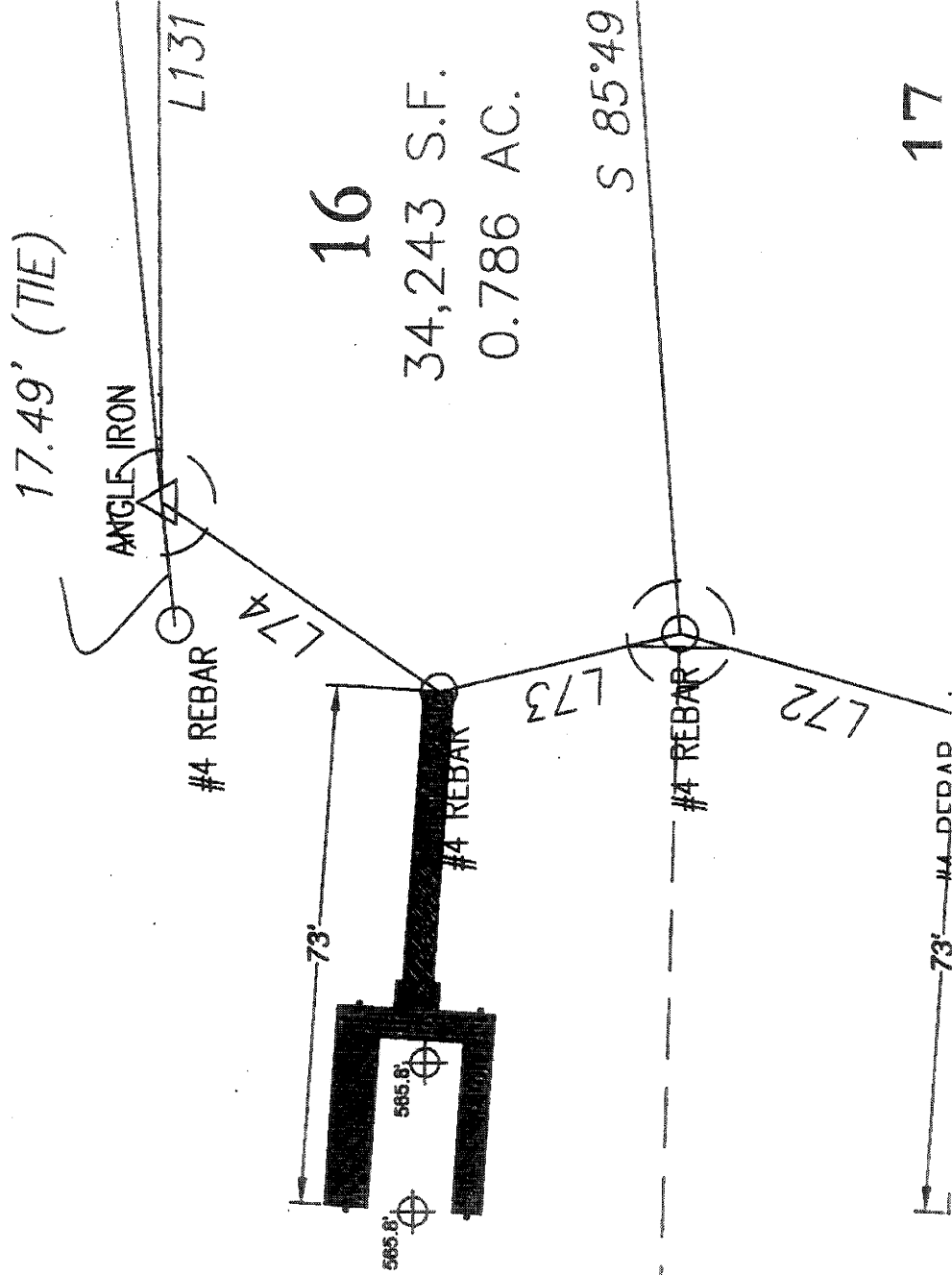
SERENITY POINT
 02599-51Z
 11/8/07

VICINITY MAP
 1" = 1 MILE

KEY MAP SCALE 1" = 1000'

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 2 of 19

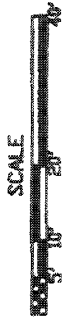
REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



16
 34,243 S.F.
 0.786 AC.

S 85°49'

17



ELEV. BASED

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 3 of 19

INITIAL ISSUE
 05-704

Proposed
 Site Plan
 for
 "Lot 16"

Serenity
 Point
 Lake Wylie
 South Carolina

ISSUED FOR: DATE:

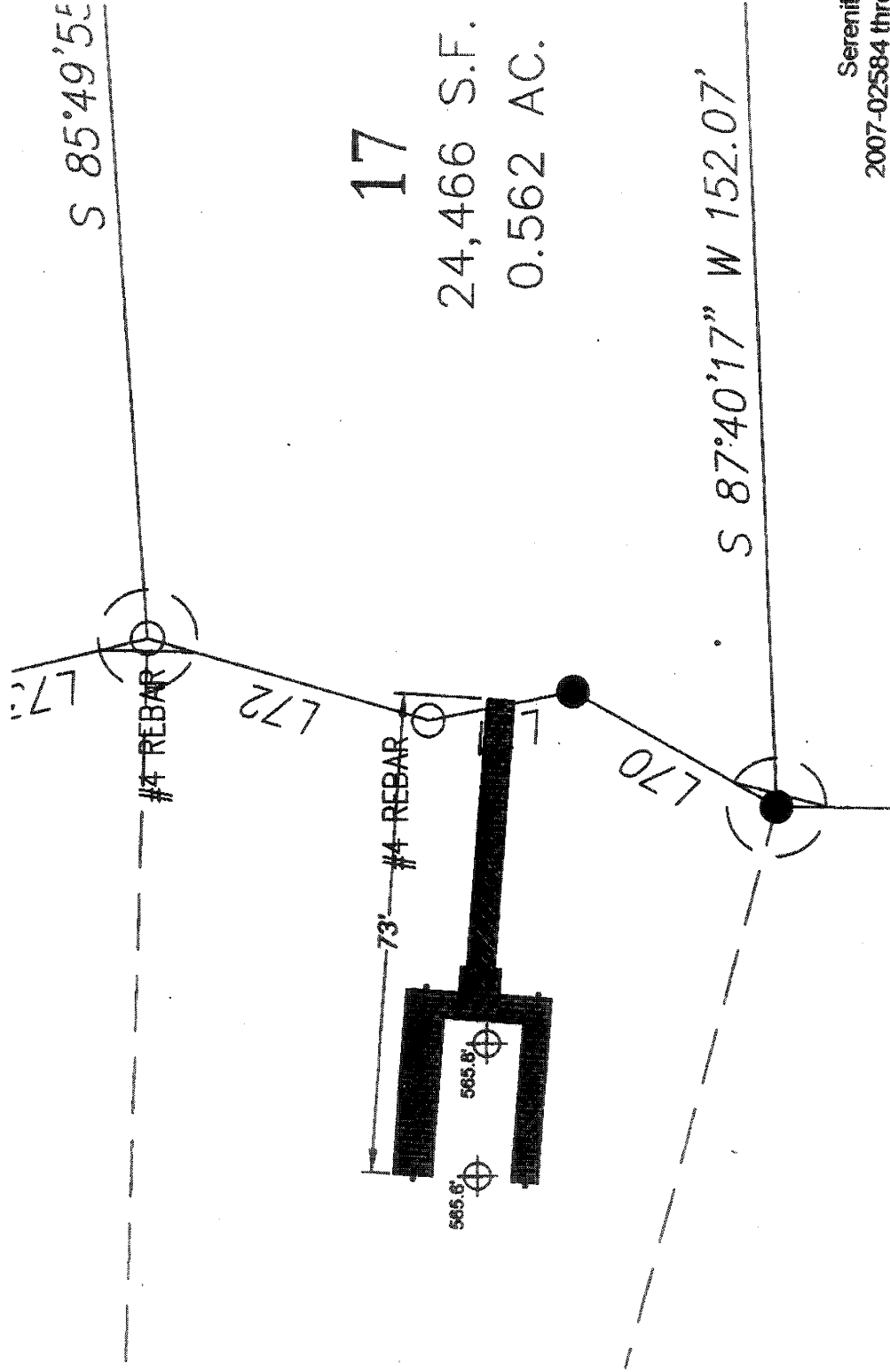
DATE: 09/20/07
 APPROVED: JRB

DATE: 09/20/07
 PROJECT MANAGER: DS

SCALE: VARIES

Rowboat Dock & Dredge
 Considered Among the Top 100
 Innovations, ENR 2011
 (704) 883-3476
 (704) 883-6200 FAX
 website: www.rowboatcompany.com

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



17
 24,466 S.F.
 0.562 AC.

Rowboat Dock
 & Dredge

DATE: 09/20/07
 BY: JRB
 APPROVED: DS
 DATE: 09/20/07
 PROJECT MANAGER: VARRIES

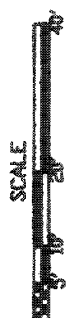
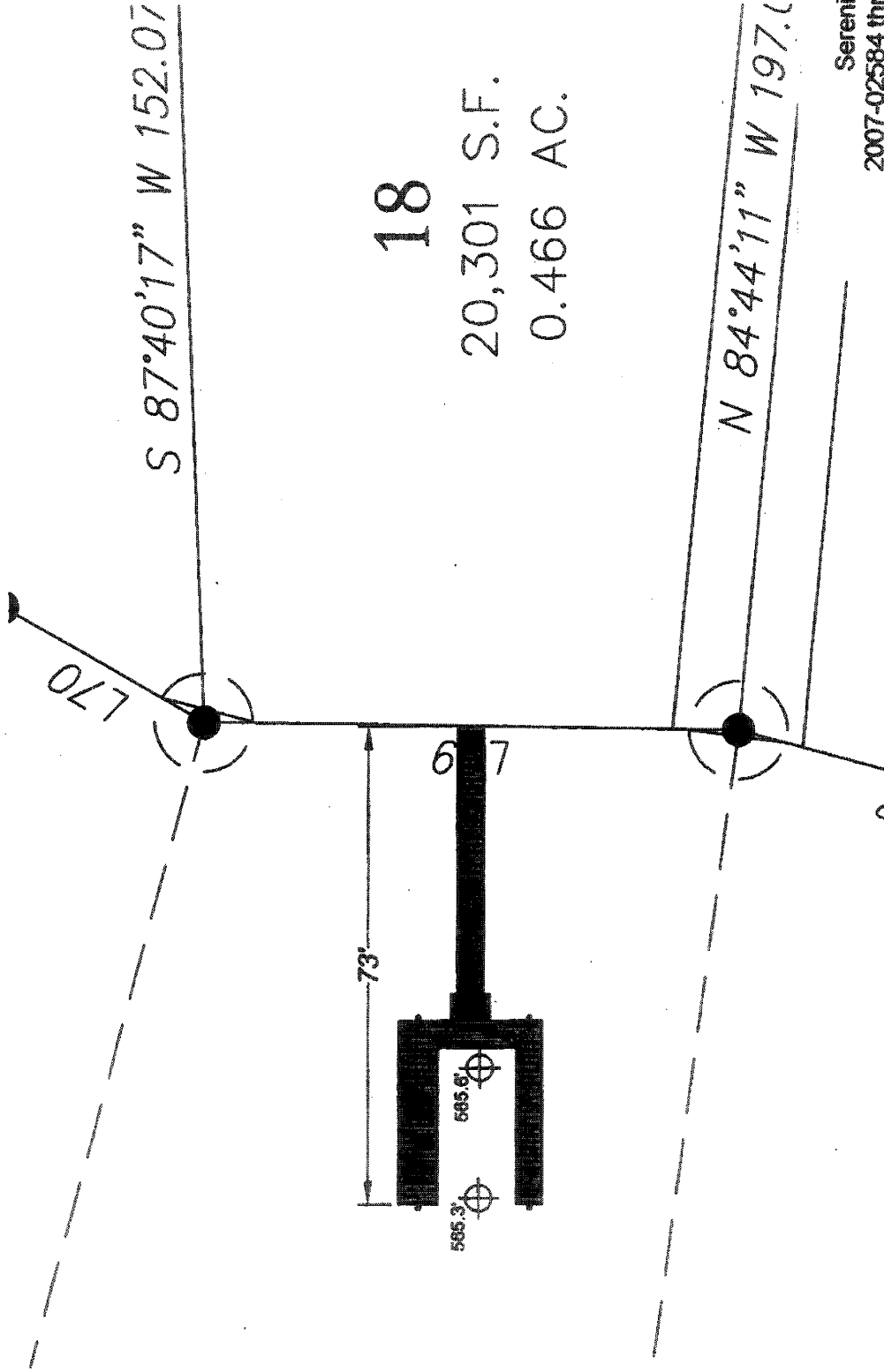
ISSUED FOR:	DATE:
Serenity Point Lake Wylie South Carolina	
Proposed Site Plan for "Lot 17"	

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 4 of 19



⊕ ELEV. BASED ON TUGL 1000

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 5 of 19

Rowboat Dock
 & Dredge

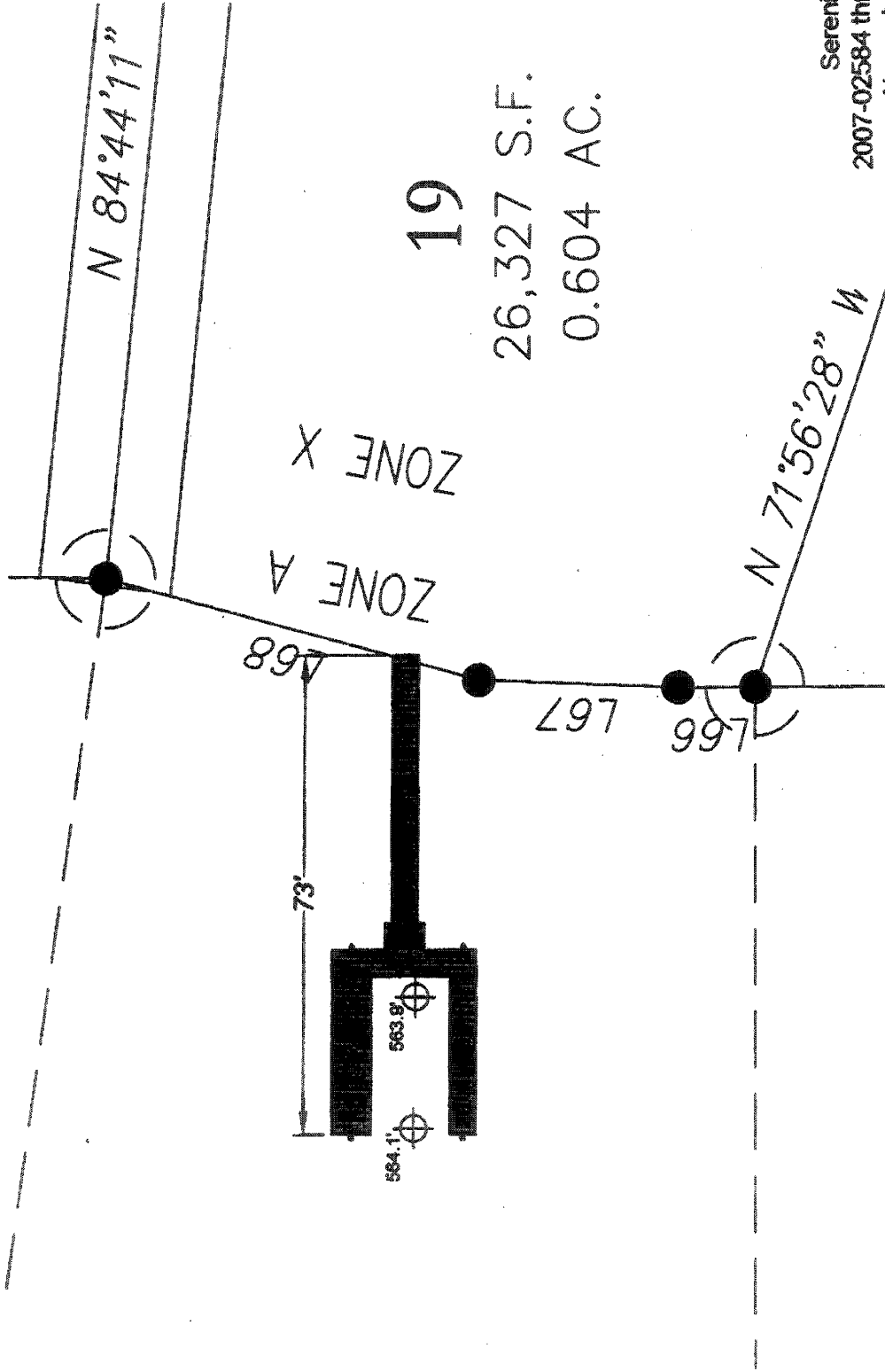
DATE	09/20/07	DRAWN	JRB
DATE	09/20/07	IN CHARGE	JRB
PROJECT NUMBER	DS	SCALE	VARIES
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS
DATE	09/20/07	PROJECT NUMBER	DS

RELATED FOR: Serenity Point
 Lake Wylie
 South Carolina

Proposed Site Plan for "Lot 18"

Rowboat Dock & Dredge
 488 Williams Road
 Mount Airy, NC 28557
 (704) 883-5478
 (704) 883-6288 FAX
 Website: www.rowboatdock.com

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



26,327 S.F.
 0.604 AC.

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 6 of 19

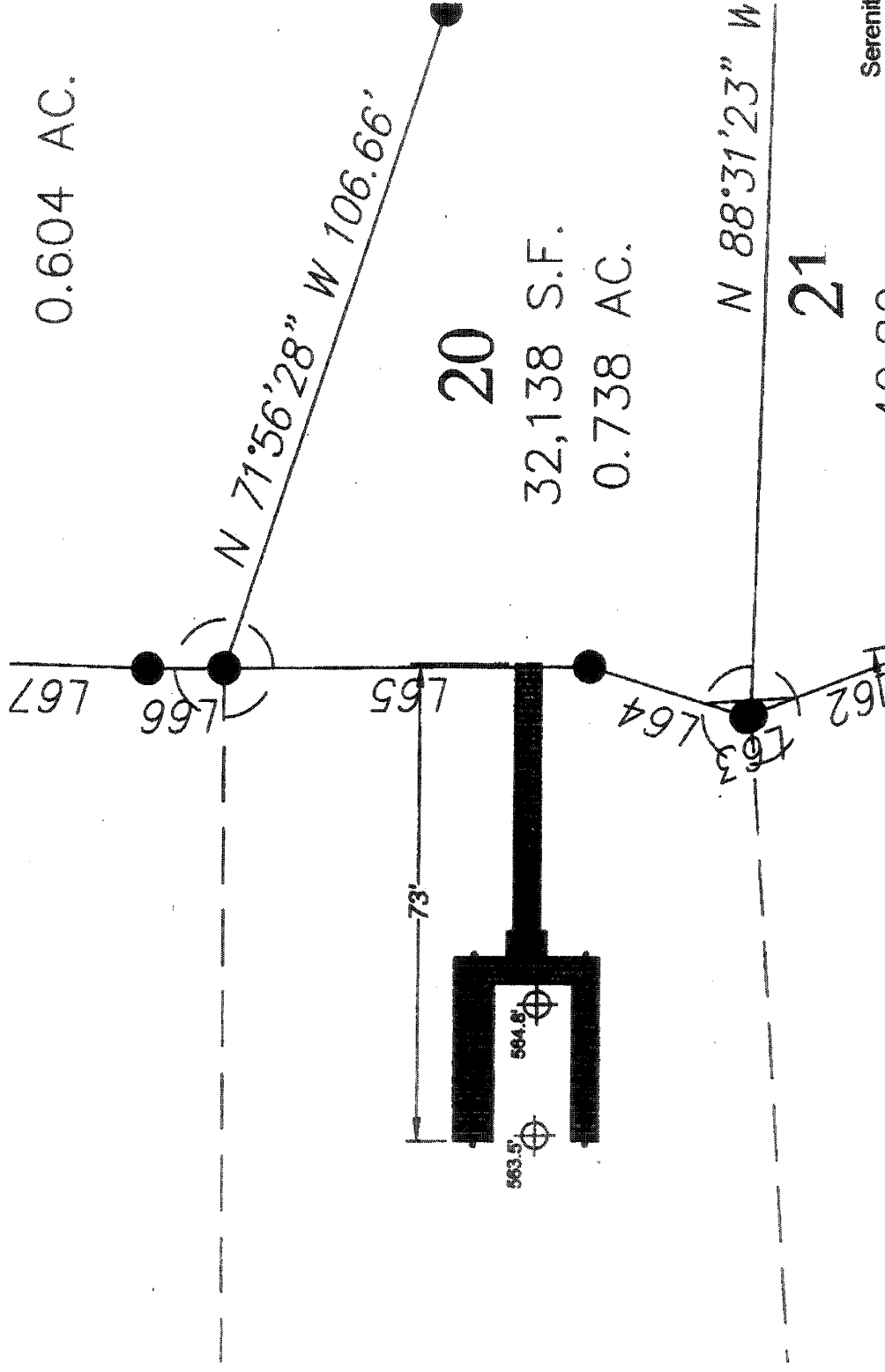
ELEV. BASED ON F.U.I.L. P.U.I.L.
 DWG No. 0570102

Rowboat Dock & Dredge

DATE	APPROVED	PROJECT NUMBER	DATE	SCALE
09/20/07	JRB	DS	09/20/07	VARIES
Considered among the Very Best Awarded by the International Association of Architects, Inc. 20117 (704) 853-2478 (704) 853-6288 Fax website: www.rowboatcompany.com				

Serenity Point
 Lake Wylie
 South Carolina
 Proposed Site Plan
 for "Lot 19"

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



ELEV. BASED

21

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 7 of 19

INITIAL ISSUE

Proposed
 Site Plan
 for
 "Lot 20"

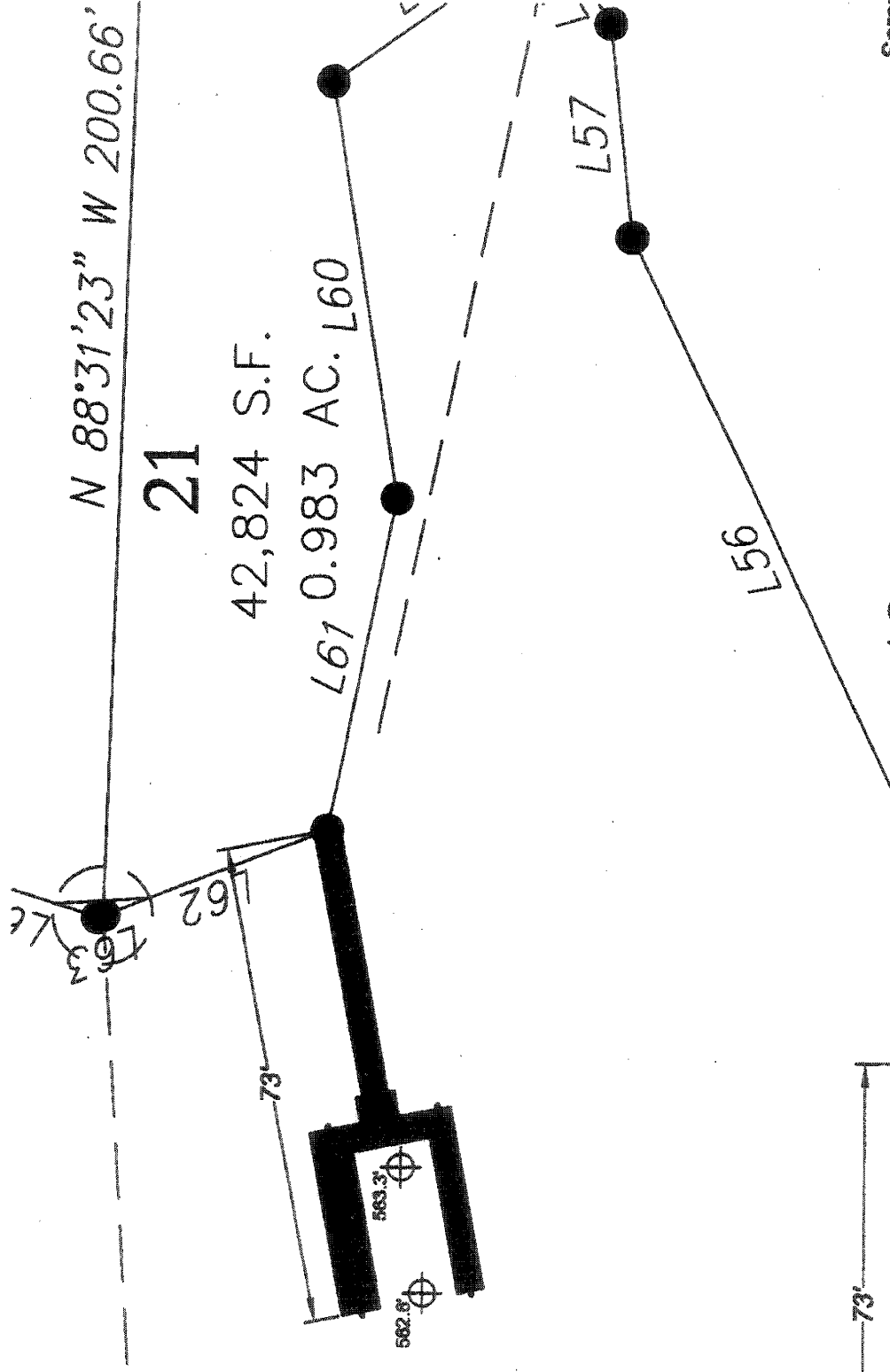
Serenity
 Point
 Lake Wylie
 South Carolina

REVISION FOR: DATE:

NO.	DATE	APPROVED	PROJECT NUMBER	DATE	SCALE
1	09/20/07	JRB	DS	09/20/07	VARIES

Rowboat Dock
 & Dredge
 09/20/07
 09/20/07
 Prepared by: JRB
 Project Number: DS
 Date: 09/20/07
 Scale: VARIES
 Checked by: [Name]
 Date: [Date]
 (704) 985-3478
 (704) 985-3478
 100 Williams Road
 Matthews, NC 28117
 www.schneidercorp.com

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



Rowboat Dock
 & Dredge

DATE	BY	APPROVED	SCALE
09/20/07	JRB	JRB	AS SHOWN
09/20/07	DS	DS	AS SHOWN

Contracted Survey by Veg Bell
 100 Williams Road
 Myrtle Beach, SC 29577
 (252) 663-2478
 (252) 663-0888 Fax
 website: www.vegbell.com

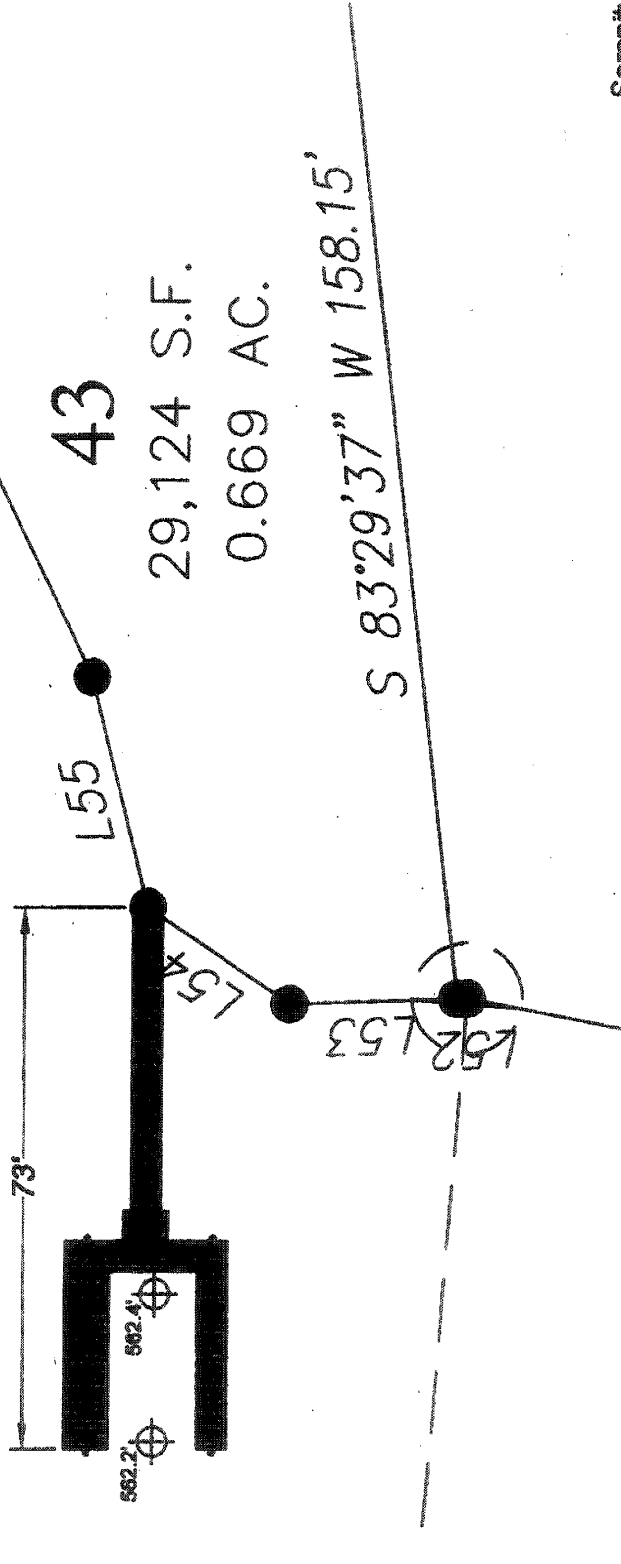
ISSUED FOR	DATE
Serenity Point Lake Wylie South Carolina	
Proposed Site Plan for "Lot 21"	

INITIAL ISSUE

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 8 of 19

⊕ ELEV. BASED □

REF.: PHYSICAL SURVEY OF
SERENITY POINT
TEGA CAY, YORK COUNTY, SOUTH CAROLINA
BY THE SCHNEIDER CORPORATION
29 AUG 2006



Rowboat Dock
& Dredge

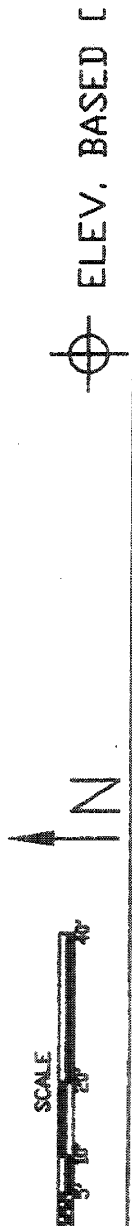
DATE 09/20/07
BY JRB
APPROVED
PROJECT MANAGER DATE 09/20/07
BY DS
SCALE: VAMES

ORDER FOR: Serenity Point
DATE: Lake Wyle
South Carolina

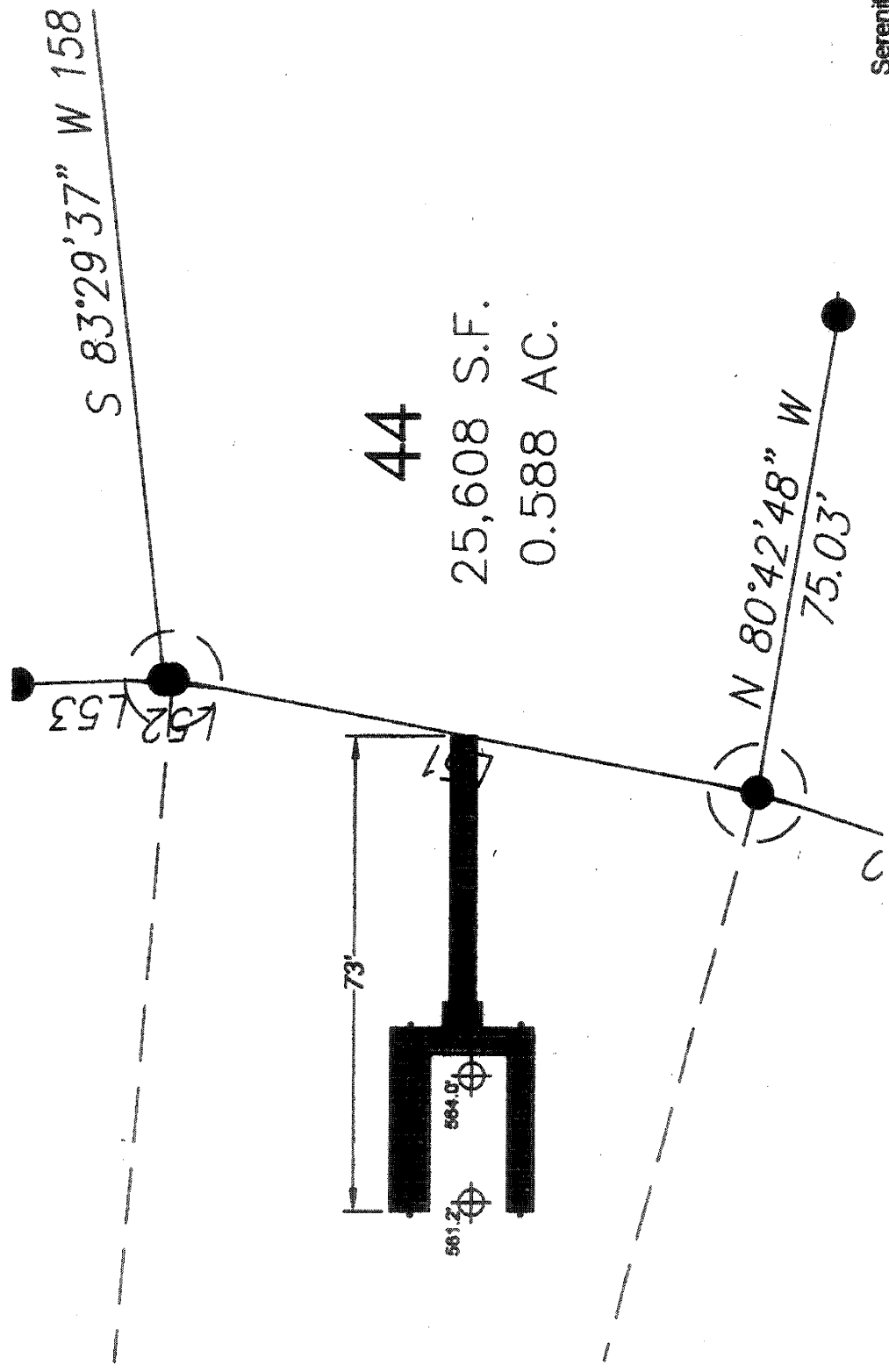
Proposed Site Plan for "Lot 43"

INITIAL ISSUE

Serenity Point
2007-02584 through 02599-51Z
November 8, 2007
Sheet 9 of 19



REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



Rowboat Dock
 & Dredge

DATE	APPROVED	DATE	PROJECT NUMBER	SCALE
09/20/07	JRB	09/20/07	DS	VARIES

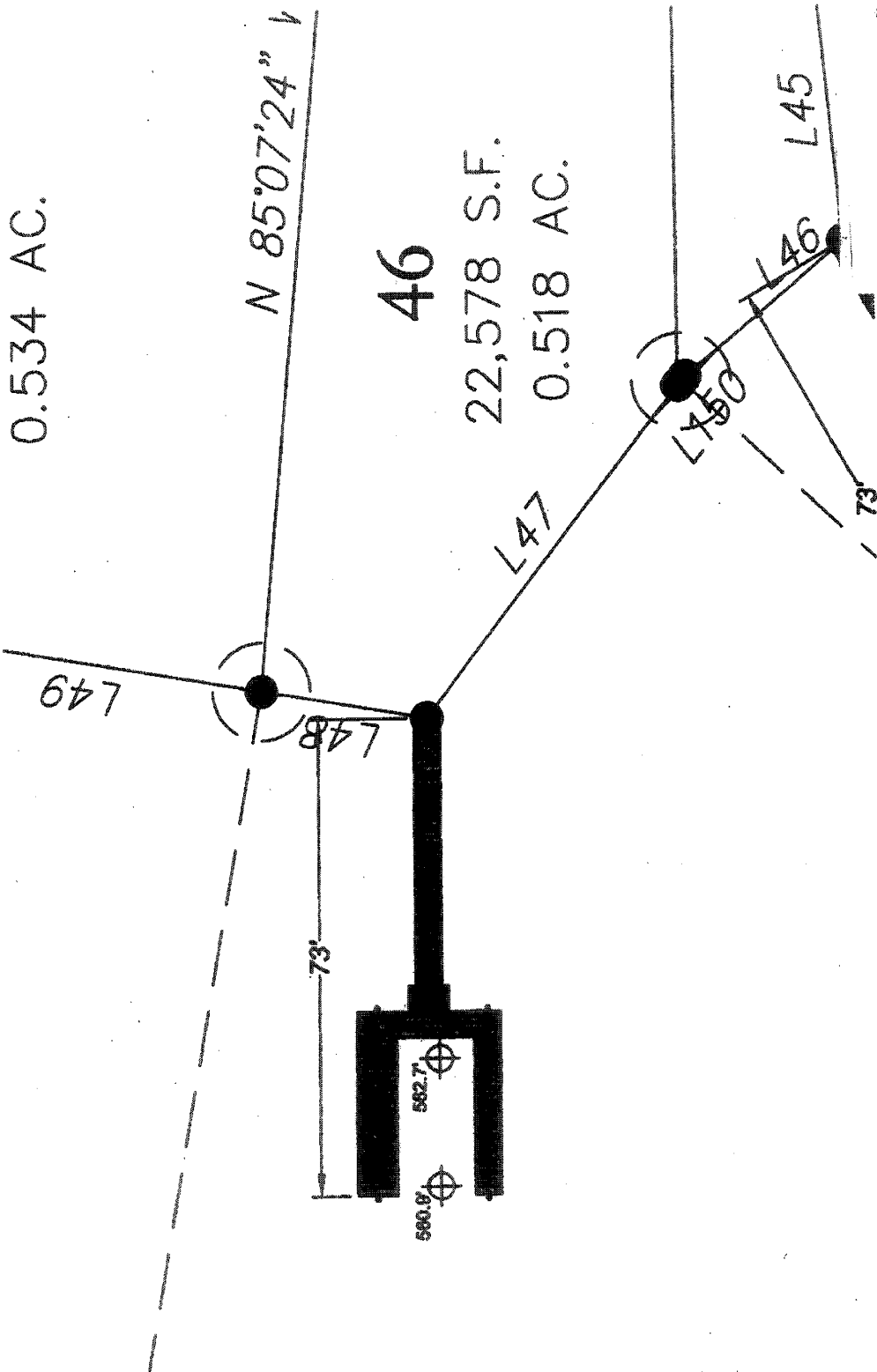
ISSUED FOR	DATE
Serenity Point Lake Wylie South Carolina	

Proposed
 Site Plan
 for
 "Lot 44"

INITIAL ISSUE

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 10 of 19

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006

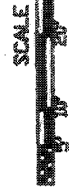


0.534 AC.

46

22,578 S.F.
 0.518 AC.

N 85°07'24" ✓



ELEV. BASED

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 12 of 19

Rowboat Dock
 & Dredge

Checked Among the Key Staff
 800 Williams Road
 Mountain View, NC 28117
 (704) 885-4478
 (704) 885-4386 FAX
 website: www.rvhedging.com

DATE 09/20/07

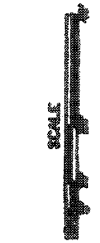
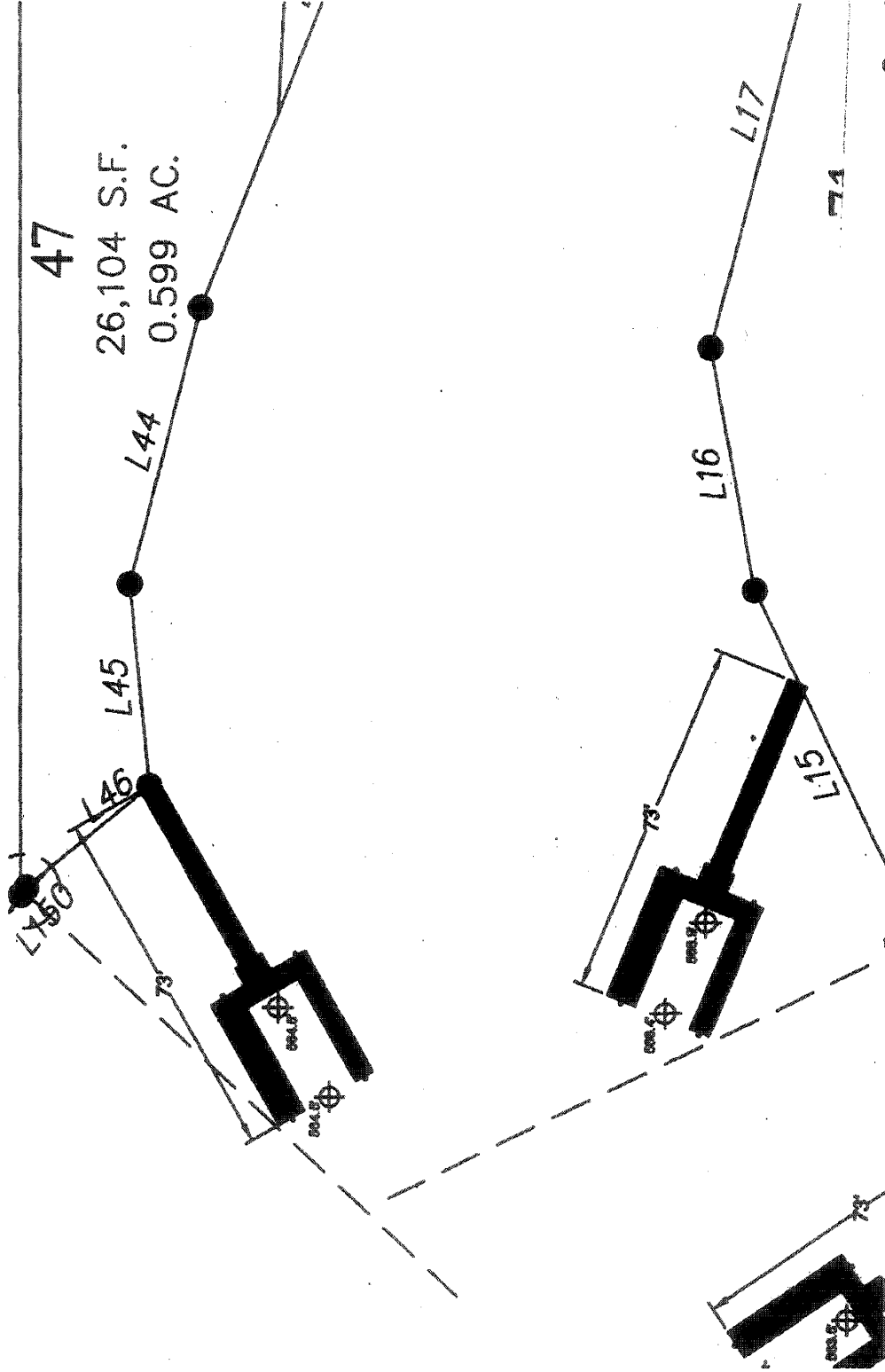
BY JRB

DATE 09/20/07

VARIES

ISSUED FOR	Serenity Point Lake Wylie South Carolina
PROJECT MANAGER	DS
DATE	09/20/07
APPROVED BY	JRB
DATE	09/20/07
SCALE	VARIES
INITIAL ISSUE	

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



⊕ ELEV. BASED I

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 13 of 19

Rowboat Dock & Dredge
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 13 of 19

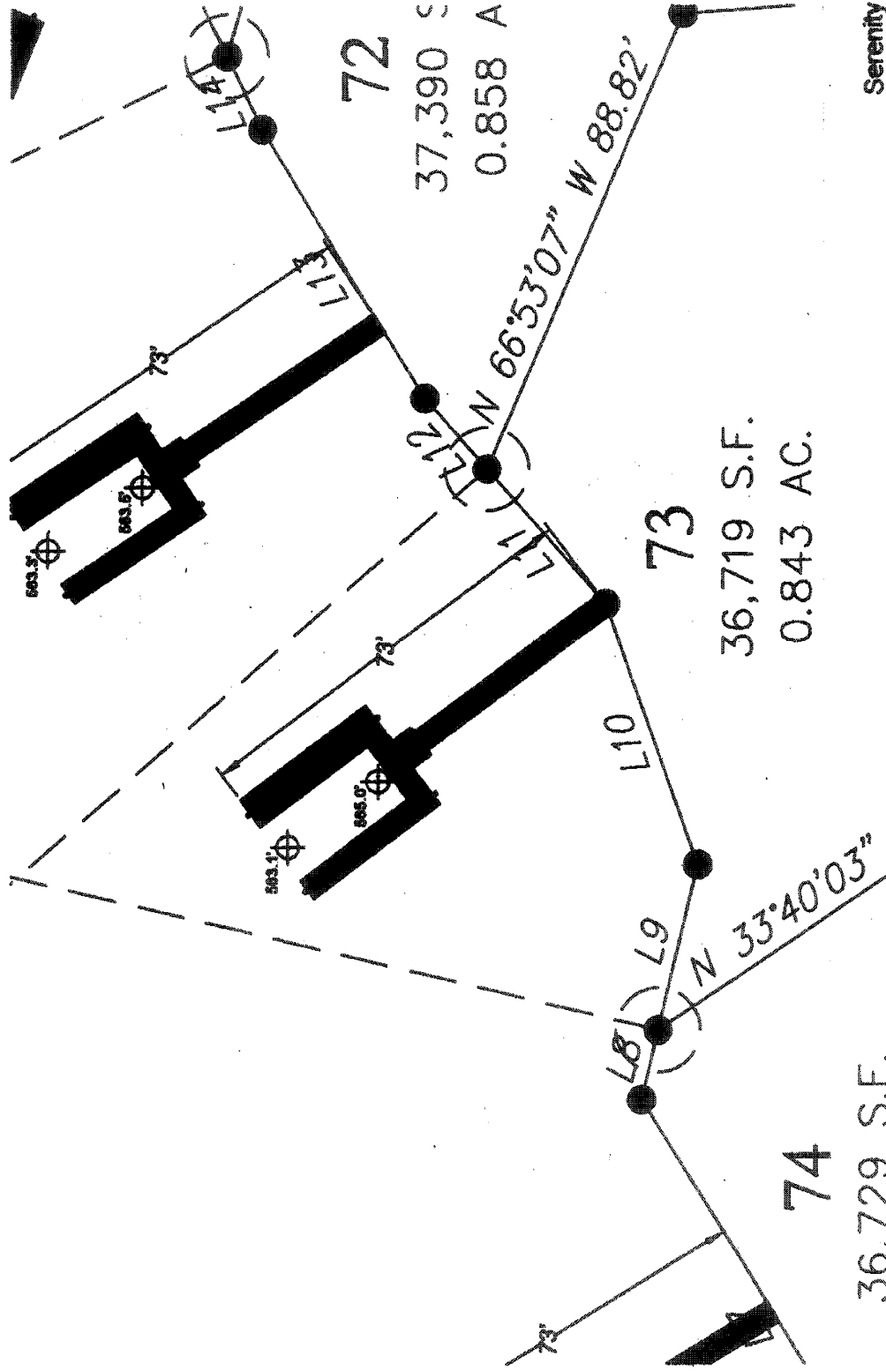
DATE	BY	REVISION
09/20/07	JRB	PROPOSED
09/20/07	DS	PROJECT NUMBER
		SCALE
		VARIES

ISSUED FOR	DATE
Serenity Point	
Lake Wylie	
South Carolina	

Proposed Site Plan for "Lot 47"

INITIAL ISSUE

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 28 AUG 2006



Rowboat Dock & Dredge

DATE	09/20/07	BY	JRB
APPROVED		DATE	
PROJECT NUMBER	DS	DATE	09/20/07
SCALE	VARIABLES		

ISSUED FOR	Serenity Point
DATE	
PROJECT	Lake Wylie
LOCATION	South Carolina

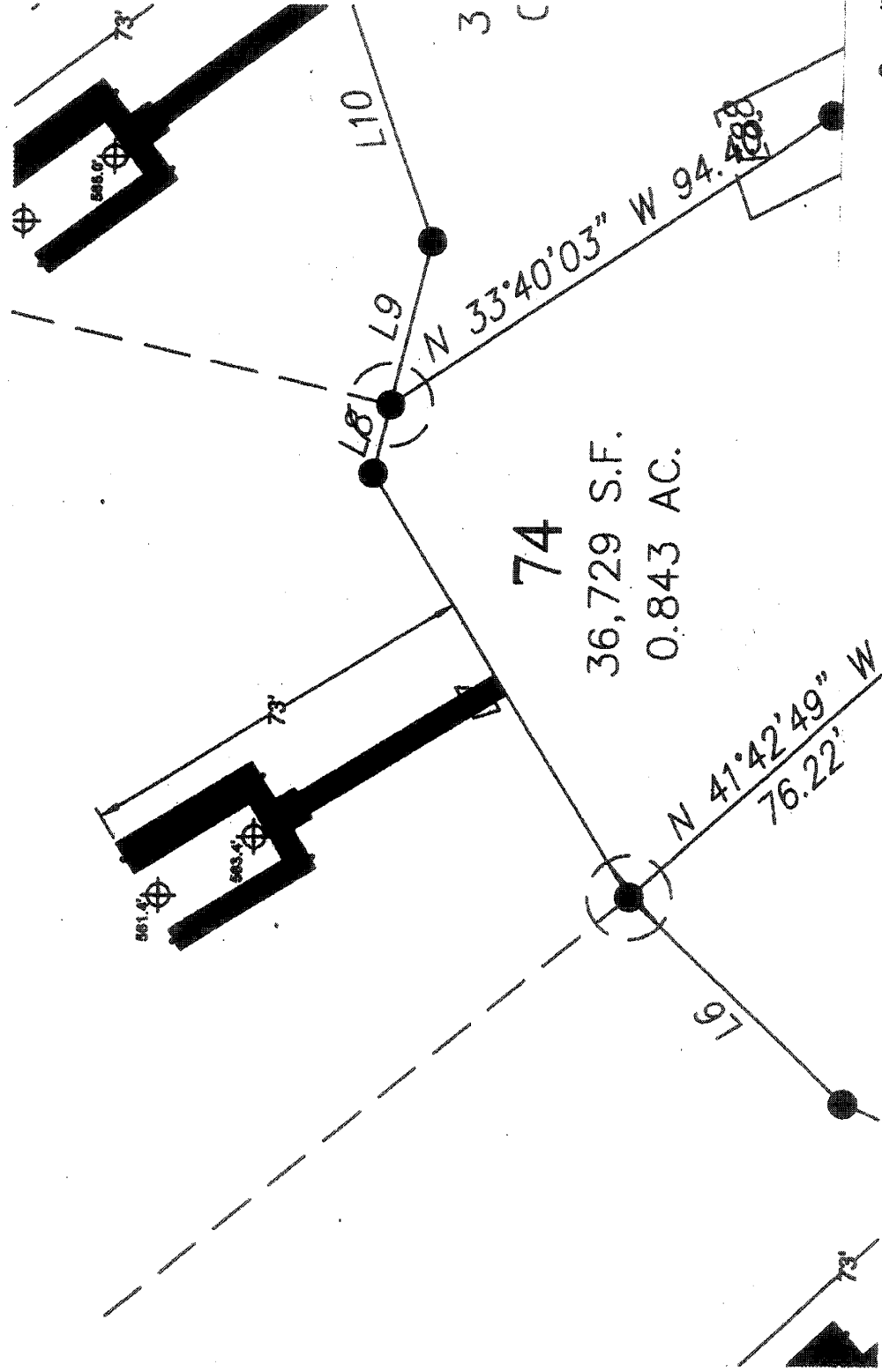
Proposed Site Plan for "Lot 73"

INITIAL ISSUE

Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 15 of 19

⊕ ELEV. BASED I

REF.: PHYSICAL SURVEY OF
 SERENITY POINT
 TEGA CAY, YORK COUNTY, SOUTH CAROLINA
 BY THE SCHNEIDER CORPORATION
 29 AUG 2006



Rowboat Dock & Dredge

DATE	09/20/07	APPROVED	JRB
DATE	09/20/07	PROJECT MANAGER	DS
SCALE VARIES			

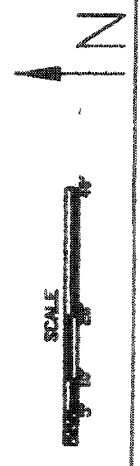
ISSUED FOR	Serenity Point
DATE	Lake Wylie
	South Carolina

Proposed Site Plan for "Lot 74"

INITIAL ISSUE

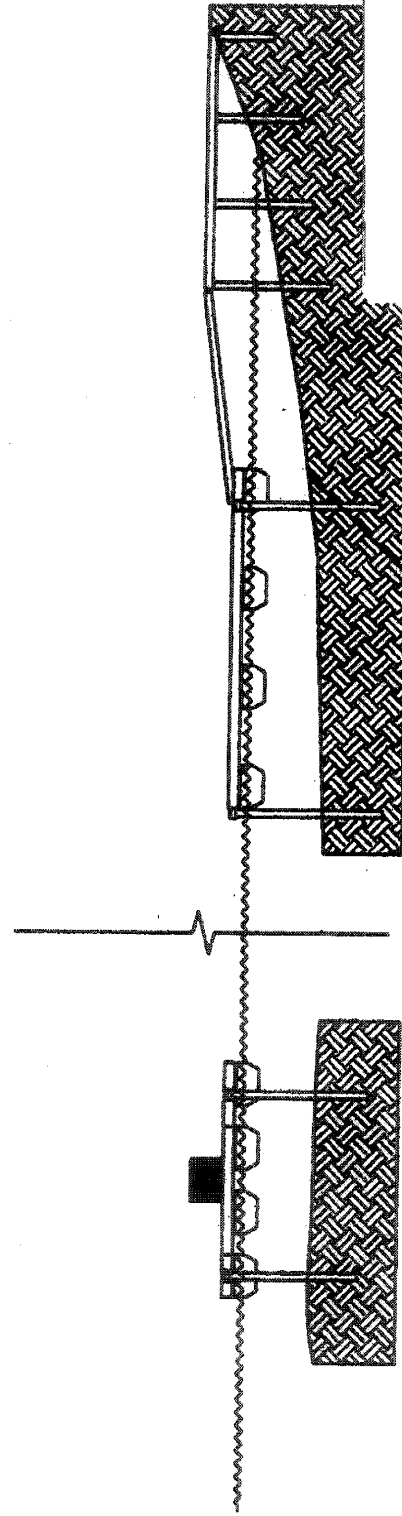
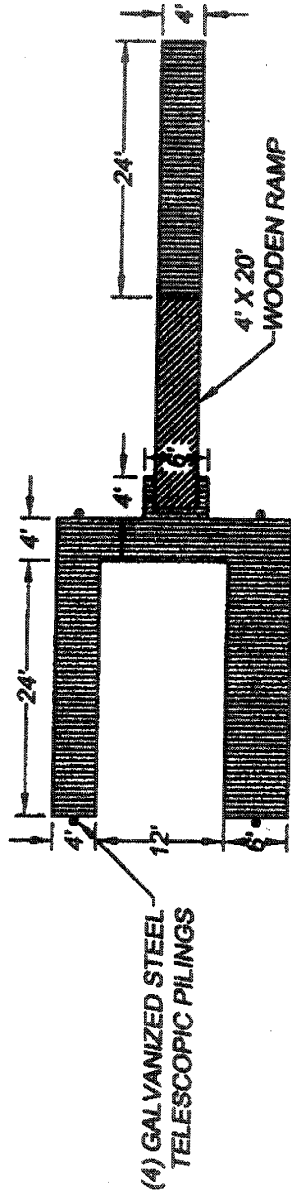
Serenity Point
 2007-02584 through 02599-51Z
 November 8, 2007
 Sheet 16 of 19

ELEV. BASED I



NOTES:

- ROWBOAT SERIES FLOATING DOCK SYSTEM
- "U-SHAPED" FLOATING DOCK
- (4) GALVANIZED STEEL TELESCOPIC PILINGS
- BLACK RUBRAIL ON ALL PERIMETER OF FLOATING DOCK
- (1) 4' X 20' WOODEN RAMP
- (1) 4' X 24' FIXED PIER
- ALL WALK SURFACES TO BE TREX MATERIAL



REPRESENTATIVE LAKE BOTTOM
SEE SITE PLAN FOR WATER DEPTHS

FRONT VIEW

SIDE VIEW

Serenity Point
2007-02584 through 02599-51Z
November 8, 2007
Sheet 18 of 19

Rowboat Dock & Dredge

Project Number: 02584
Date: 09/20/07
Scale: Varies

Approved: JRB
Date: 09/20/07

Project Number: 02584
Date: 09/20/07
Scale: Varies

Drawn For: Serenity Point

Lake Wylie
South Carolina

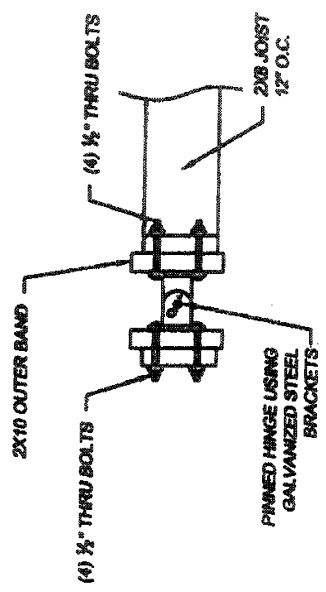
Proposed Dock Plans for Permitting

INITIAL ISSUE

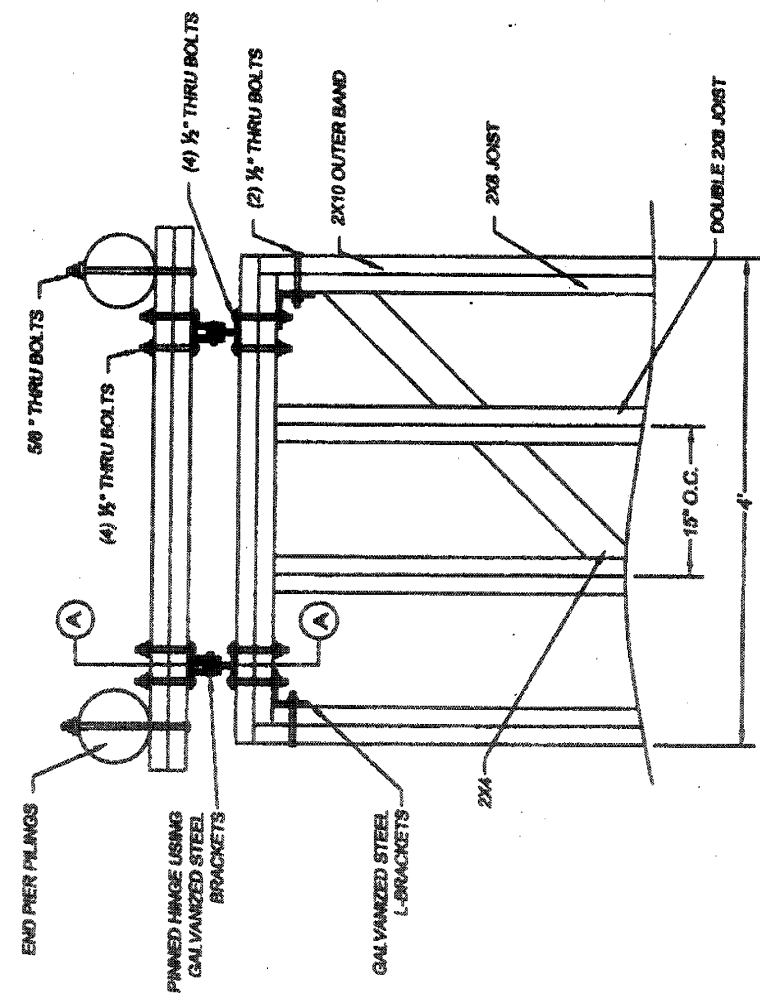
Rowboat Dock & Dredge

DATE: 09/20/07
 BY: JRB
 APPROVED: [Signature]
 DATE: 09/20/07
 PROJECT NUMBER: DS
 WARS

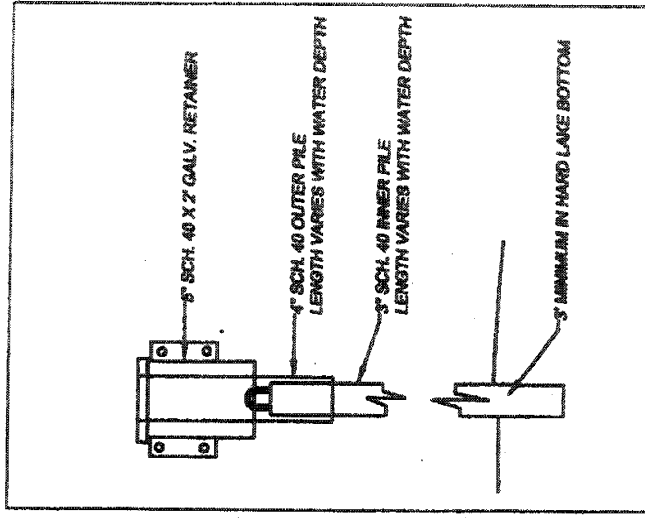
Contracting Agency for Very Small
 Harbors, NC 28117
 (704) 883-3478
 (704) 883-3388 FAX
 www.ncdohd.com



DETAIL A-A



RAMP DETAIL
N.T.S.



DETAIL

TELESCOPIC PIPE PILING 2007-02584 through 02599-51Z

Serenity Point
 Lake Wylie
 South Carolina

Proposed
 Dock
 Plans
 for
 Permitting

INITIAL ISSUE

Serenity Point
 November 8, 2007
 Sheet 19 of 19