

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1835 Assembly Street, Room 865 B-1
Columbia, South Carolina 29201

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

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 S.C. Department of Health and Environmental Control by

Mr. Steven Vining
Handsmill Associates Property, LLC
C/o: Mr. Paul Petitgout
Lowrys Environmental & Ecological Services, LLC
1823 Quinn Road
Chester, South Carolina 29706

for a permit to discharge fill material associated with the expansion of an existing residential subdivision to create a planned urban development in

UNNAMED TRIBUTARIES AND WETLANDS TO LAKE WYLIE

at a location in and adjacent to the Handsmill Development, generally east of the intersection of Pinnacle Drive and Hands Mill Highway (S.C. Highway 274) and north of East Liberty Hill Road, York County, South Carolina (Latitude: 35.0719° N, Longitude: 81.0816° W), Lake Wylie.

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 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 Corps has previously authorized work in the Handsmill Development, pursuant to NWP # 29 and NWP # 32, by verification letters (SAC-2006-03187) dated March 15, 2010 and February 14, 2014, respectively. The previously authorized work entailed permanent impacts to 0.10 acre of federally defined wetlands and 139 linear feet of tributaries. The proposed work consists of the discharge of fill material in waters of the United States for the construction of roads and a sanitary

sewer crossing associated with the planned urban development. In detail, 228 linear feet (93 linear feet and 135 linear feet) of perennial tributaries will be permanently culverted for interior access roads, with 93 linear feet by 81.37 linear feet of 8 foot X 6 foot box culvert and 135 linear feet by 127.27 linear feet of single barrel 84 inch reinforced concrete pipe. In addition, 15 linear feet of perennial tributary will be temporarily impacted for the construction of a sanitary sewer crossing which will be returned to pre-construction contours once the crossing is complete and then stabilized without hard armoring of the crossing. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by the purchase of stream mitigation bank credits from Sandy Fork Mitigation Bank. The project purpose as stated by the applicant is to provide residential housing in an area where demand exceeds supply.

NOTE: This public notice and associated plans are available on the Corps' website at:
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

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 233 linear feet of tributaries well inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36

C.F.R. 800.16)(j)(1)), and has initially determined that there are historic properties present, but they will not be affected; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

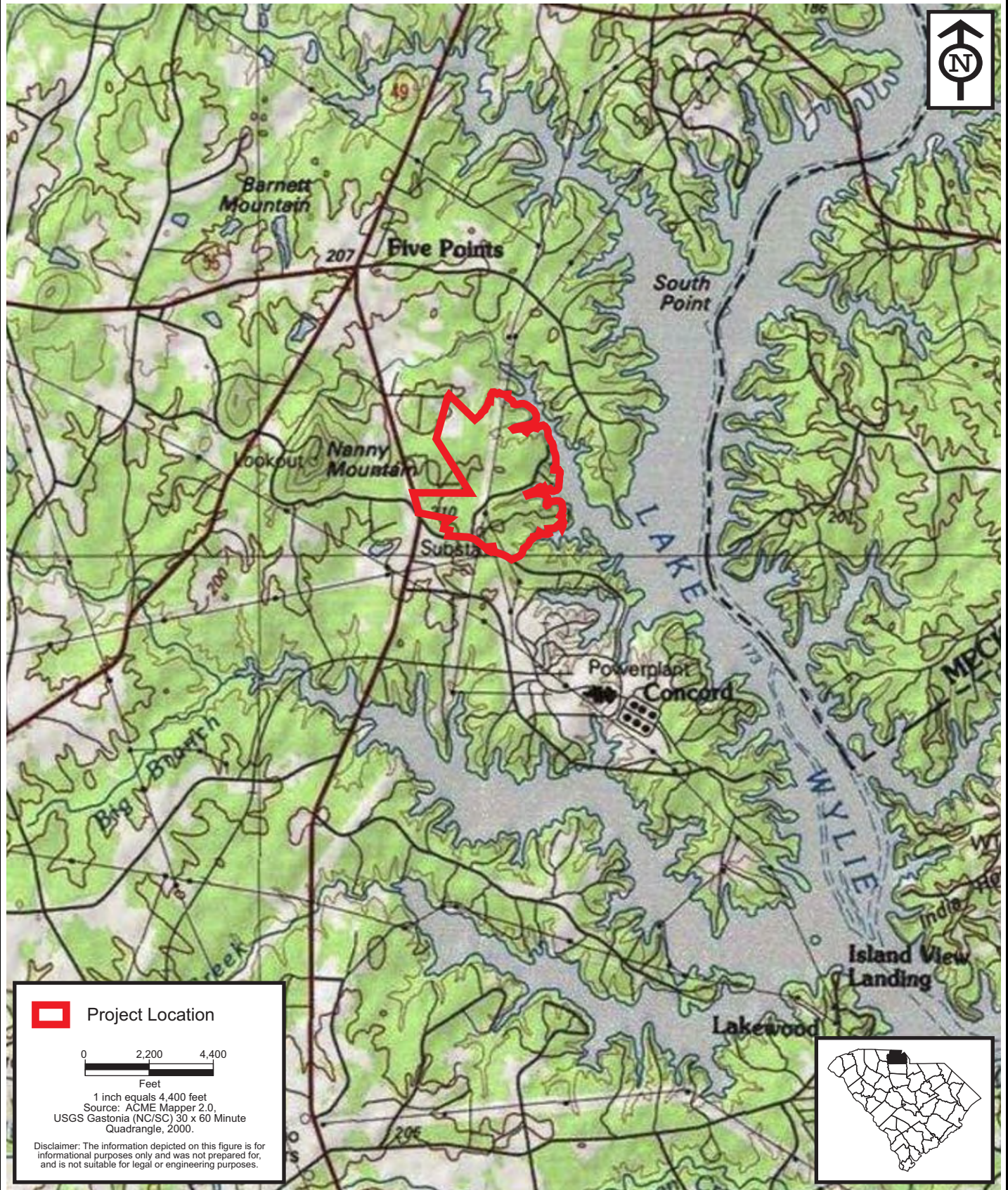
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 cannot undertake to adjudicate rival claims.

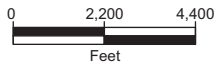
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1835 Assembly Street, Room 865 B-1
Columbia, South Carolina 29201**

If there are any questions concerning this public notice, please contact Leslie L. Parker at (803) 253-3904.

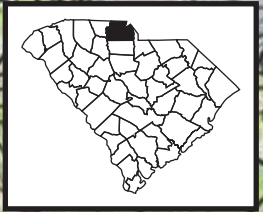


Project Location



1 inch equals 4,400 feet
Source: ACME Mapper 2.0,
USGS Gastonia (NC/SC) 30 x 60 Minute
Quadrangle, 2000.

Disclaimer: The information depicted on this figure is for
informational purposes only and was not prepared for,
and is not suitable for legal or engineering purposes.



Handsmill

York County, South Carolina

Lowrys Environmental & Ecological Services, LLC

1823 Quinn Road
Chester, South Carolina 29706
803-992-0910

Drawn By: SPP

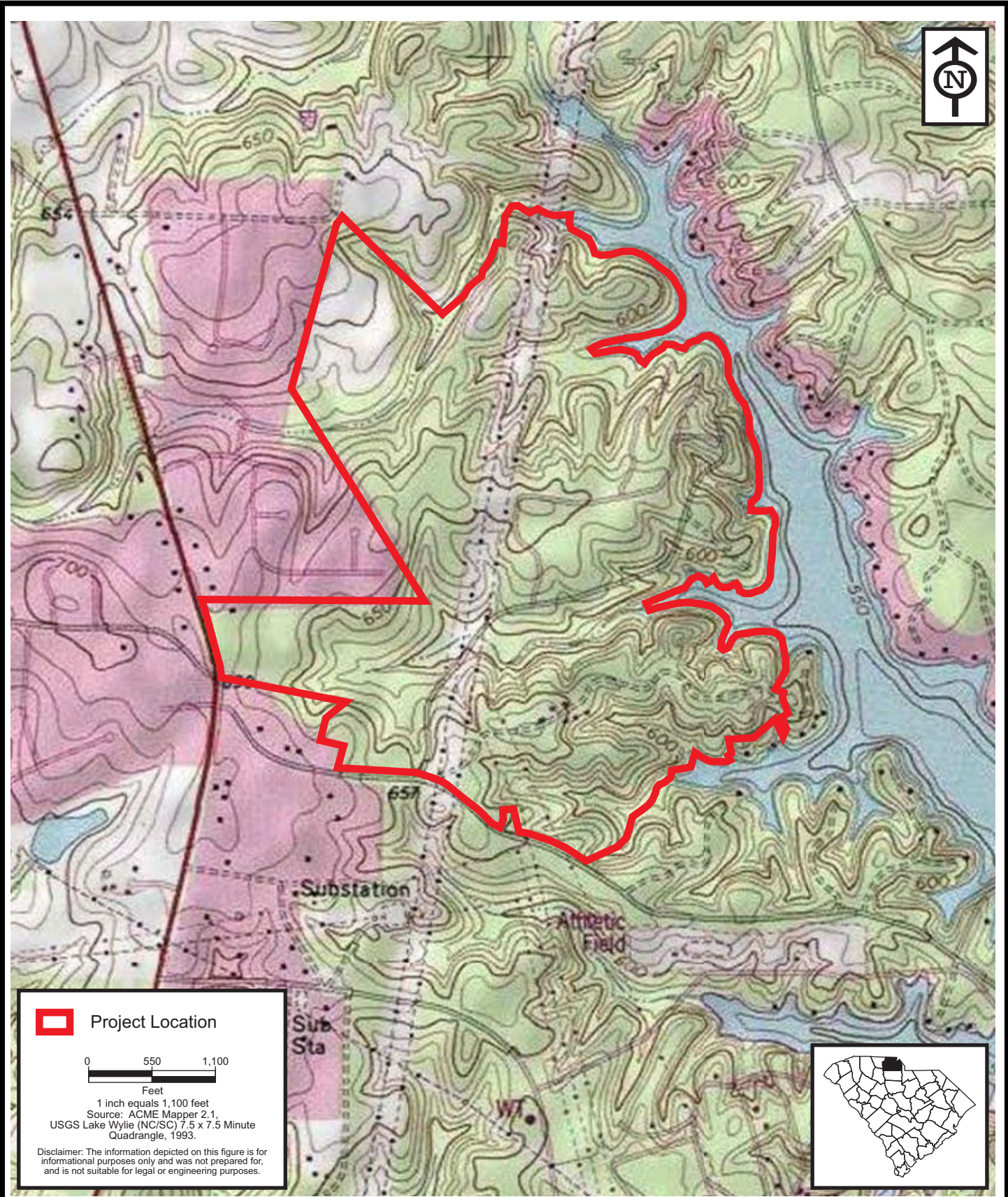
Date: 08-19-16

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Project Mgr. SPP

Scale: Not to Scale

Sheet: 1 of 15



Handsmill
York County, South Carolina

**Lowrys Environmental &
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Chester, South Carolina 29706
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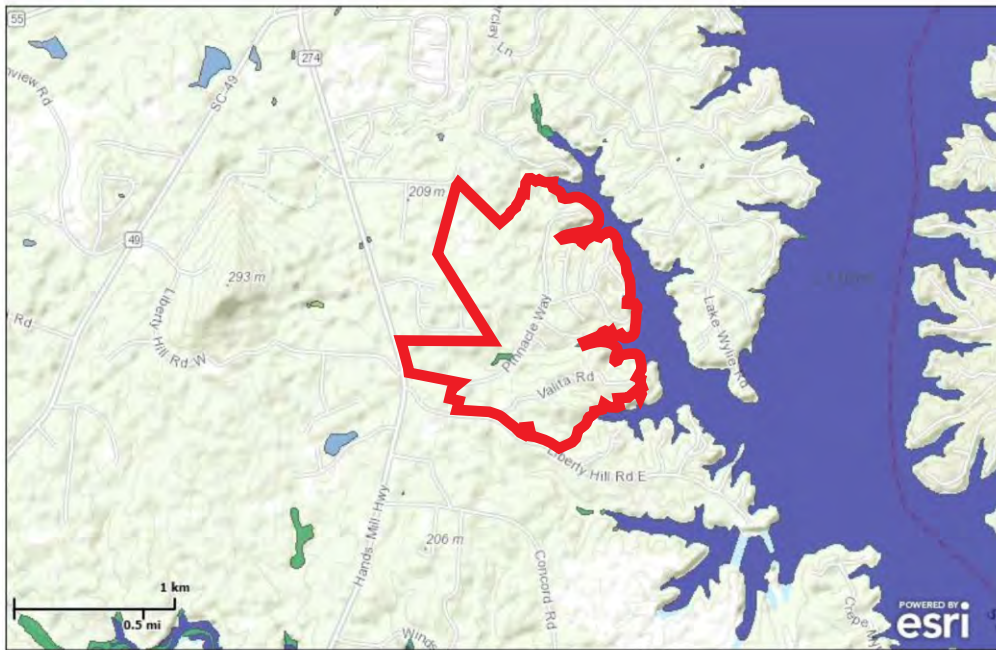
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 **U.S. Fish and Wildlife Service**
National Wetlands Inventory

Jan 29, 2016



- Wetlands**
- Freshwater Emergent
 - Freshwater Forested/Shrub
 - Estuarine and Marine Deepwater
 - Estuarine and Marine
 - Freshwater Pond
 - Lake
 - Riverine
 - Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

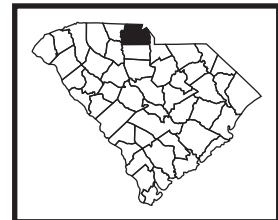


Project Location*

*Location and extent is approximate.

Source: US Fish and Wildlife Service
National Wetlands Inventory

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Handsmill
 York County, South Carolina

**Lowrys Environmental &
 Ecological Services, LLC**
 1823 Quinn Road
 Chester, South Carolina 29706
 803-992-0910

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CUMULATIVE TEMPORARY IMPACTS

Desc.	Reason	Type	Len/Area
Impact #1	Utility	Stream	15 Lf.
Total Stream			15 Lf.
Total Wetlands			0.00 Ac.

CUMULATIVE PERMANENT IMPACTS

Desc.	Reason	Type	Len/Area
Impact #2	Road Fill	Stream	93 Lf.
Impact #3	Road Fill	Stream	135 Lf.
Total Stream			228 Lf.
Total Wetlands			0.02 Ac.

PRIOR PERMIT ACTION
SAC-2006-3187

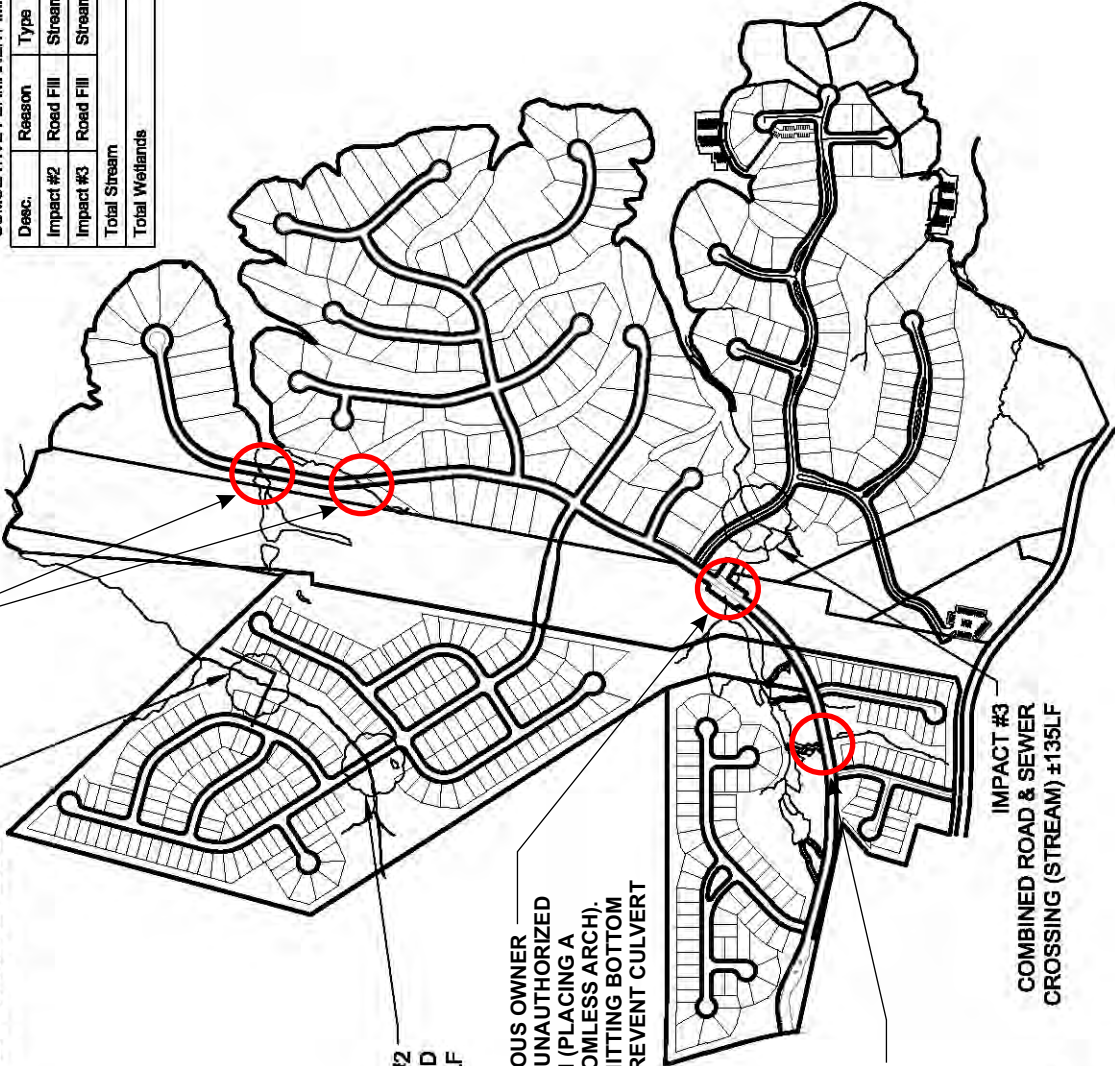
IMPACT #1
PROPOSED SEWER
CROSSING (STREAM)
TEMPORARY IMPACT ±15 LF

IMPACT #2
PROPOSED ROAD
CROSSING (STREAM) ±93LF

IMPACT BY PREVIOUS OWNER
NON-COMPLIANT UNAUTHORIZED
WORK IN STREAM (PLACING A
BOTTOM IN BOTTOMLESS ARCH).
APPLICANT PERMITTING BOTTOM
IN CULVERT TO PREVENT CULVERT
FAILURE.

PRIOR PERMIT ACTION
SAC-2006-3187

IMPACT #3
COMBINED ROAD & SEWER
CROSSING (STREAM) ±135LF



Handsmill

York County, South Carolina

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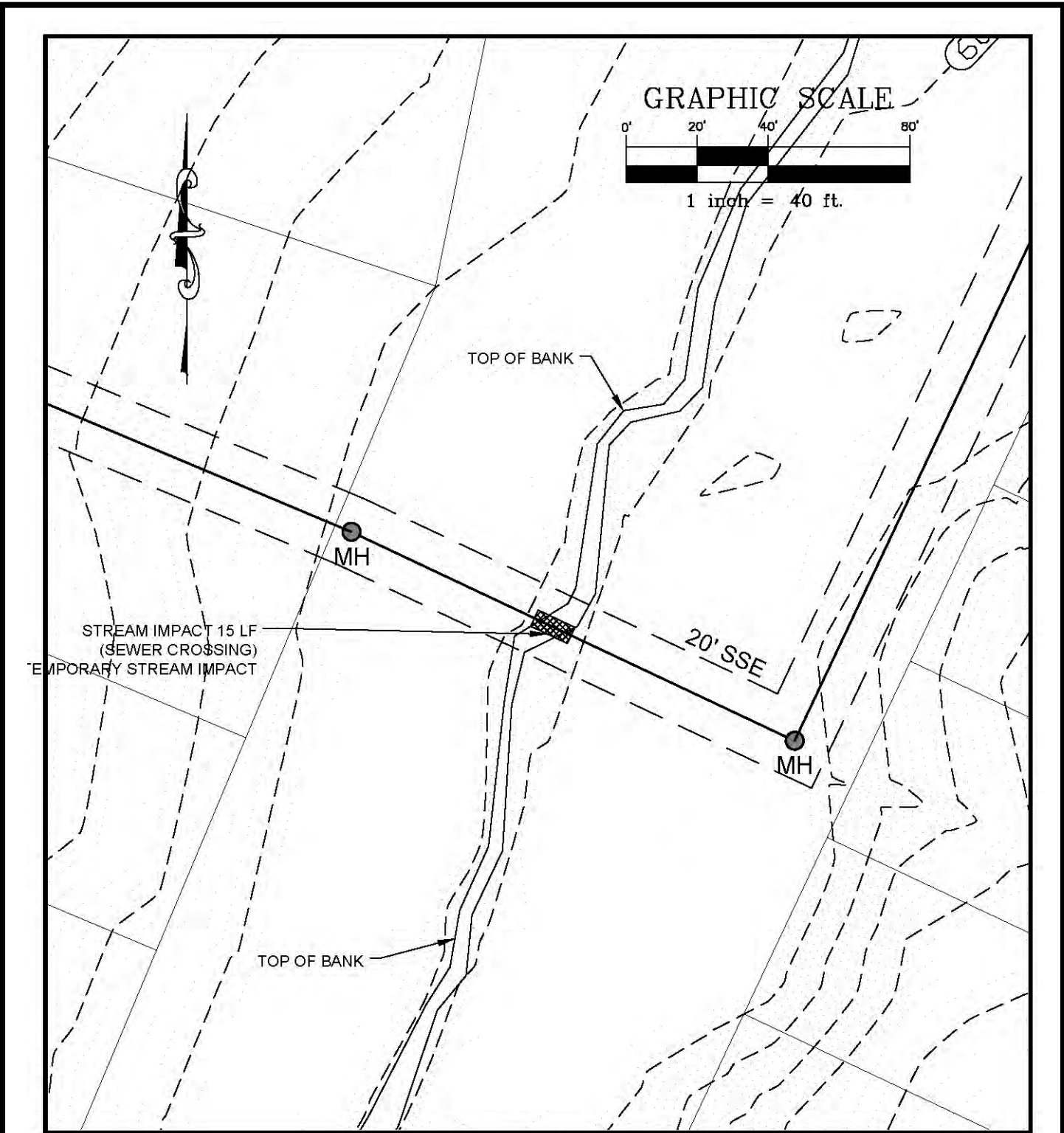
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R. Joe Harris & Associates, Inc.

Engineering · Planning · Management

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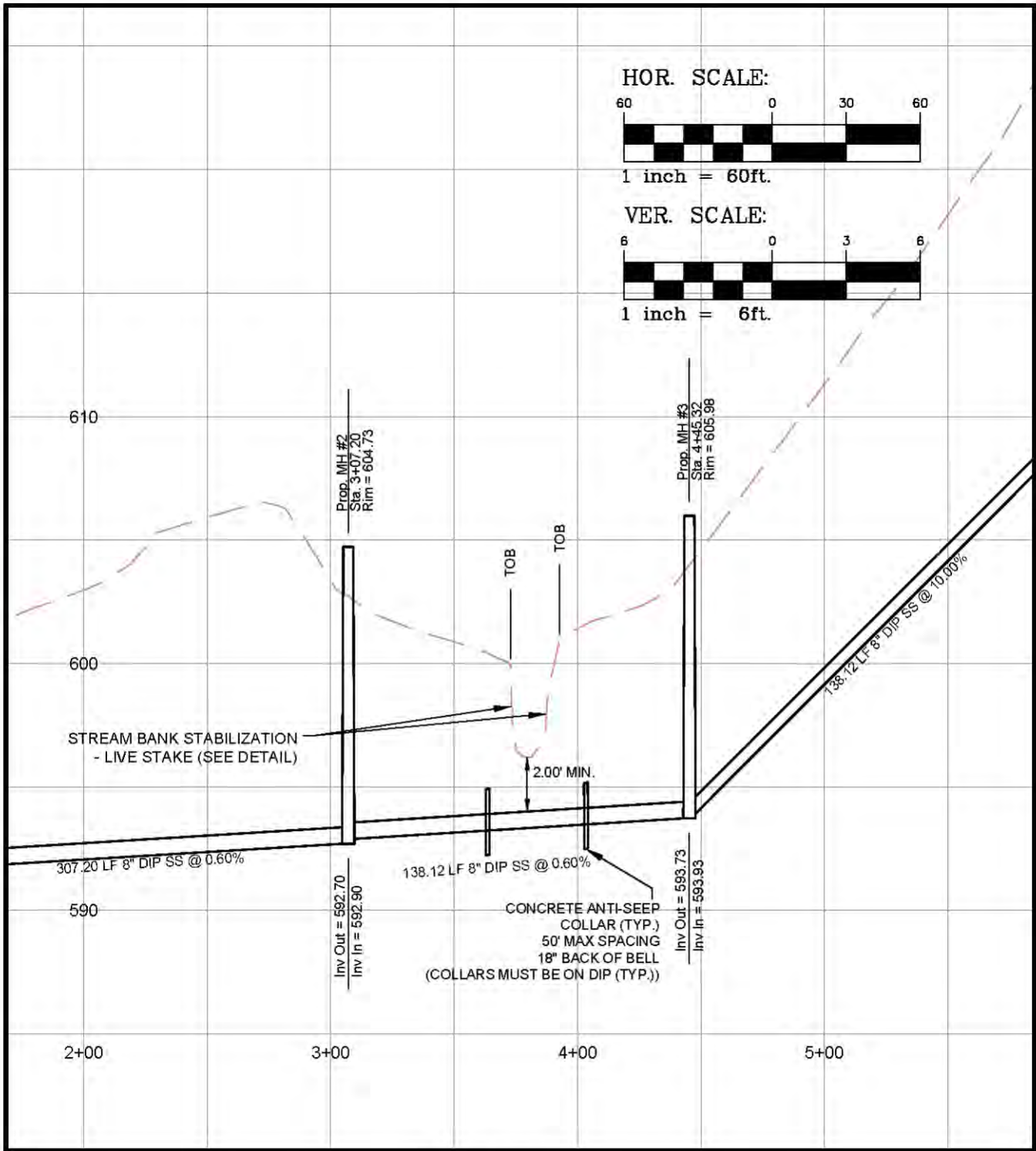
IMPACT #1
PLAN VIEW - PROPOSED SEWER CROSSING

Handsmill York County, South Carolina		
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IMPACT #1
PROFILE VIEW - OPEN CUT SEWER LINE CROSSING STREAM

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 York County, South Carolina



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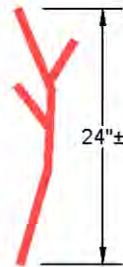
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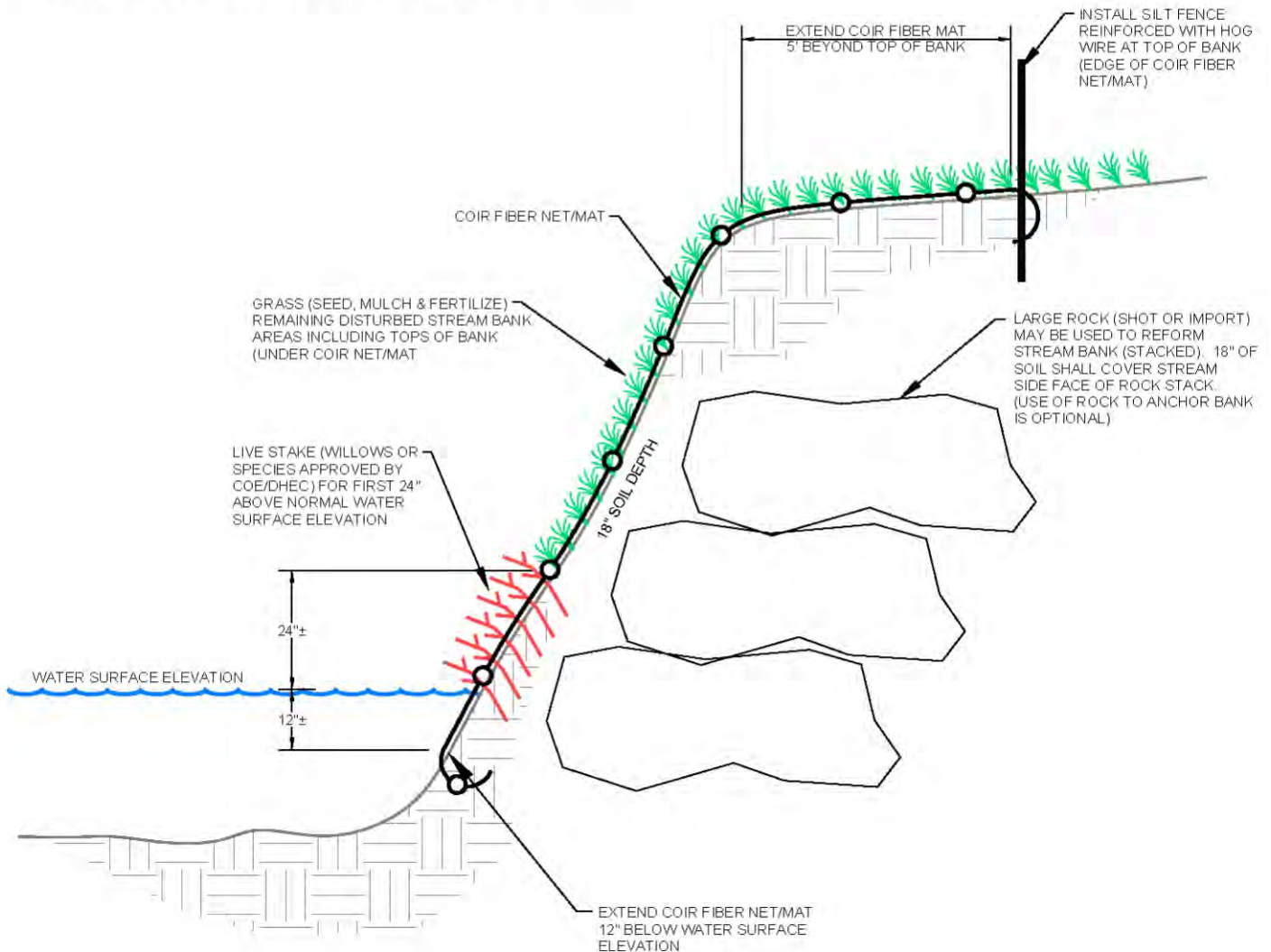
NOTES FOR STREAM BANK STABILIZATION:

1. UPON COMPLETION OF STREAM CROSSING WORK, CONTRACTOR SHALL BACKFILL AND MECHANICALLY TAMP (NO SPECIFIC DENSITY) SOILS INTO PLACE AND DRESS DISTURBED SURFACES.
2. BEGINNING AT A POINT 2' ABOVE WATER SURFACE ELEVATION, GRASS (SEED, FERTILIZER & STRAW MULCH) STREAM BANK, TOP OF BANK AND DISTURBED AREAS UPLAND OF STREAM.
3. INSTALL COIR FIBER NET/MAT STARTING MINIMUM 12" BELOW WATER SURFACE ELEVATION AND EXTENDING A MINIMUM 5' BEYOND TOP OF BANK. MINIMUM SPECIFICATIONS FOR COIR FIBER NET/MAT AS FOLLOWS:
 - MIN. THICKNESS OF 0.30 INCHES
 - 100% COCONUT FIBER AND WOVEN INTO TWINE
 - AVG. WEIGHT OF 20 OUNCES/SQ. YD.
4. COIR FIBER NET/MAT SHALL BE SECURELY HELD IN PLACE WITH USE OF WOODEN STAKES AND WIRE STAPLES (AS NEEDED).
5. INSTALL LIVE STAKES BEGINNING AT WATER SURFACE ELEVATION AND EXTENDING 2 VERTICAL FEET UP THE STREAM BANK. SEE LIVE STAKE DETAIL FOR ADDITIONAL REQUIREMENTS.
6. INSTALL SILT FENCE W/WIRE REINFORCEMENT ALONG TOP OF BANK (ADJACENT TO END OF COIR FIBER NET/MAT) FOR WIDTH OF DISTURBED SOILS.



1. LIVE STAKES SHALL BE APPROXIMATELY 24" IN LENGTH
2. LIVE STAKES SHALL BE 0.5" - 1.5" IN DIAMETER AT TIME OF PLANTING
3. LIVE STAKES SHALL BE BLACK WILLOW OR SPECIES SPECIFIED BY COE/DHEC OR CONSULTANT
4. SPECIES SHALL BE DORMANT AT TIME OF ACQUISITION AND PLANTING AND LOCALLY GROWN/HARVESTED
5. LIVE STAKES SHALL BE SPACED 3' O.C.
6. LIVE STAKES SHALL BE PLANTED A MINIMUM OF 18" IN DEPTH WITH NO MORE THAN 4"-6" OF STAKE EXPOSED

LIVE STAKE DETAIL



STREAM BANK STABILIZATION - LIVE STAKE

TYPICAL DETAIL - N.T.S.

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York County, South Carolina



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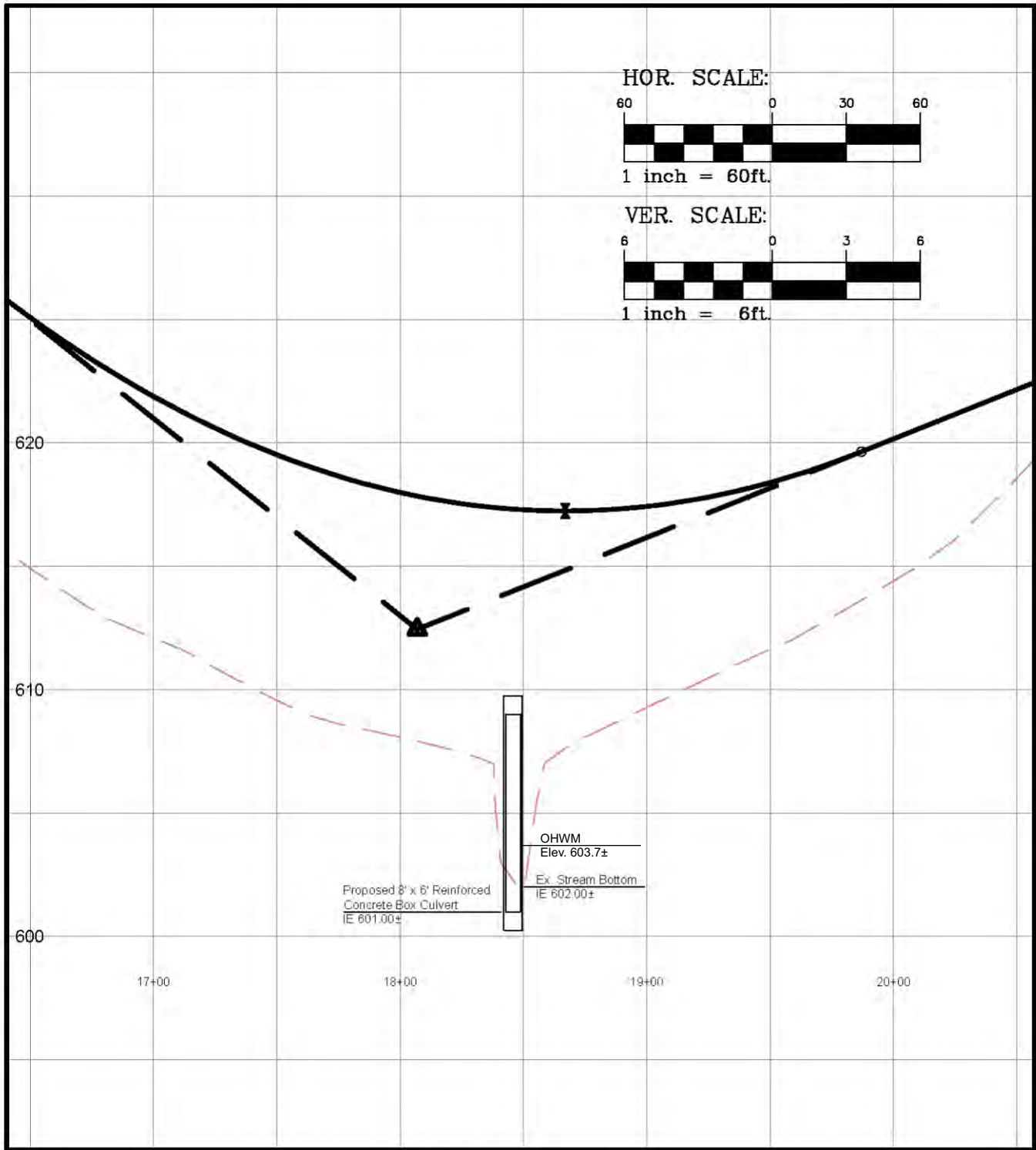
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IMPACT #2
PROFILE VIEW - CULVERT HEADWALL AT PIPE DOWNSTREAM

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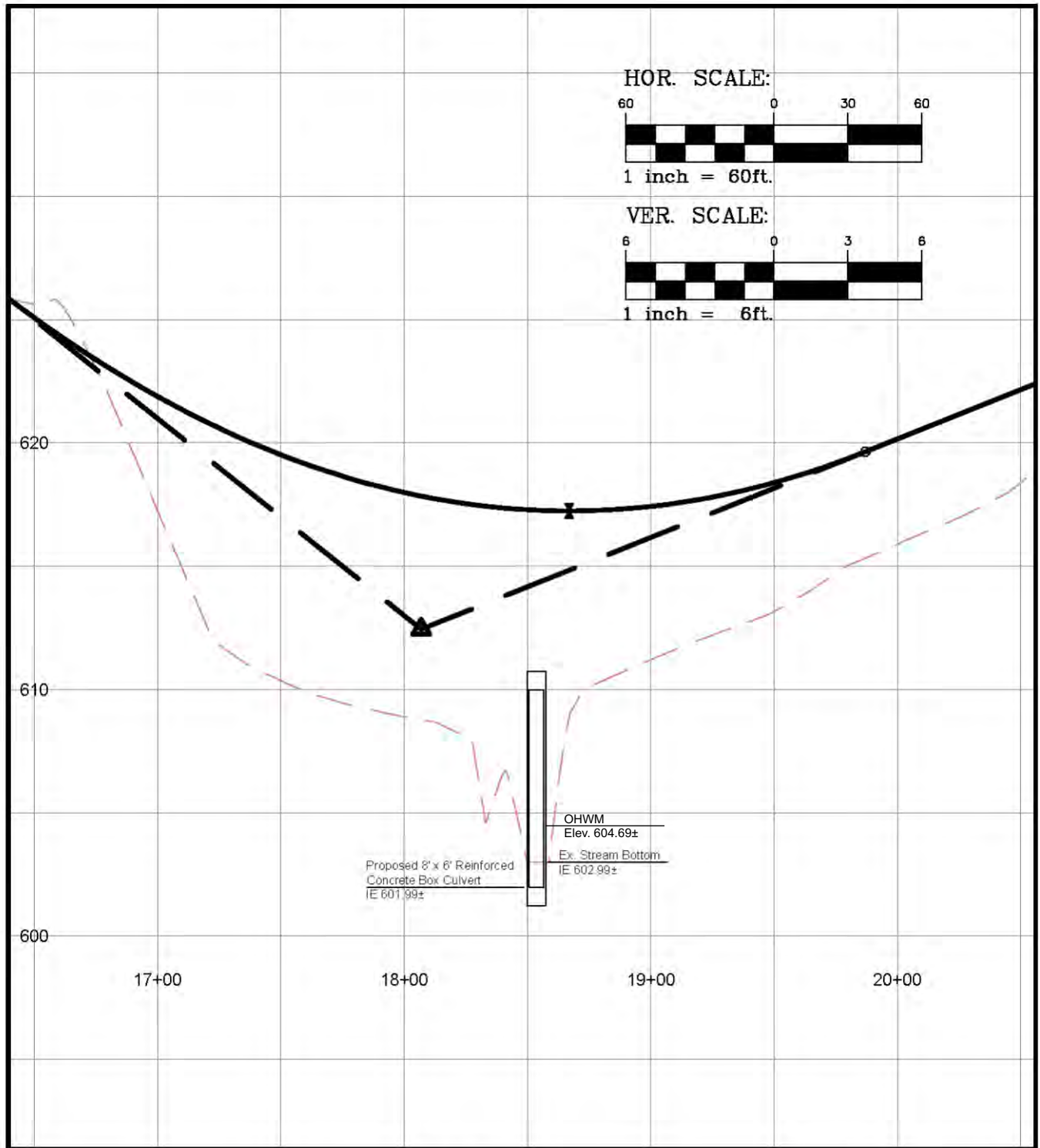
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IMPACT #2
PROFILE VIEW - CULVERT HEADWALL AT PIPE UPSTREAM

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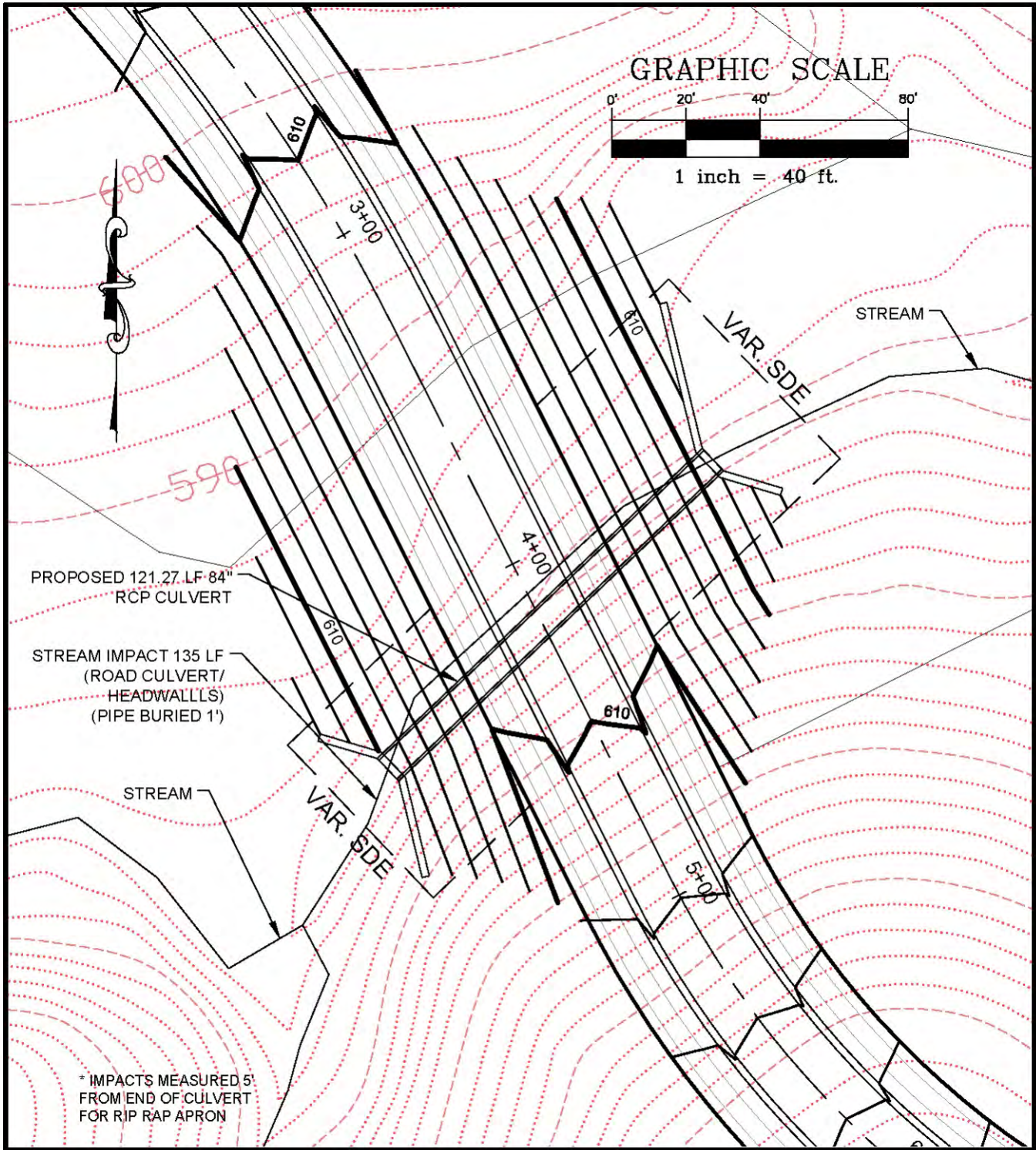
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IMPACT #3
PLAN VIEW - PROPOSED ROAD CROSSING

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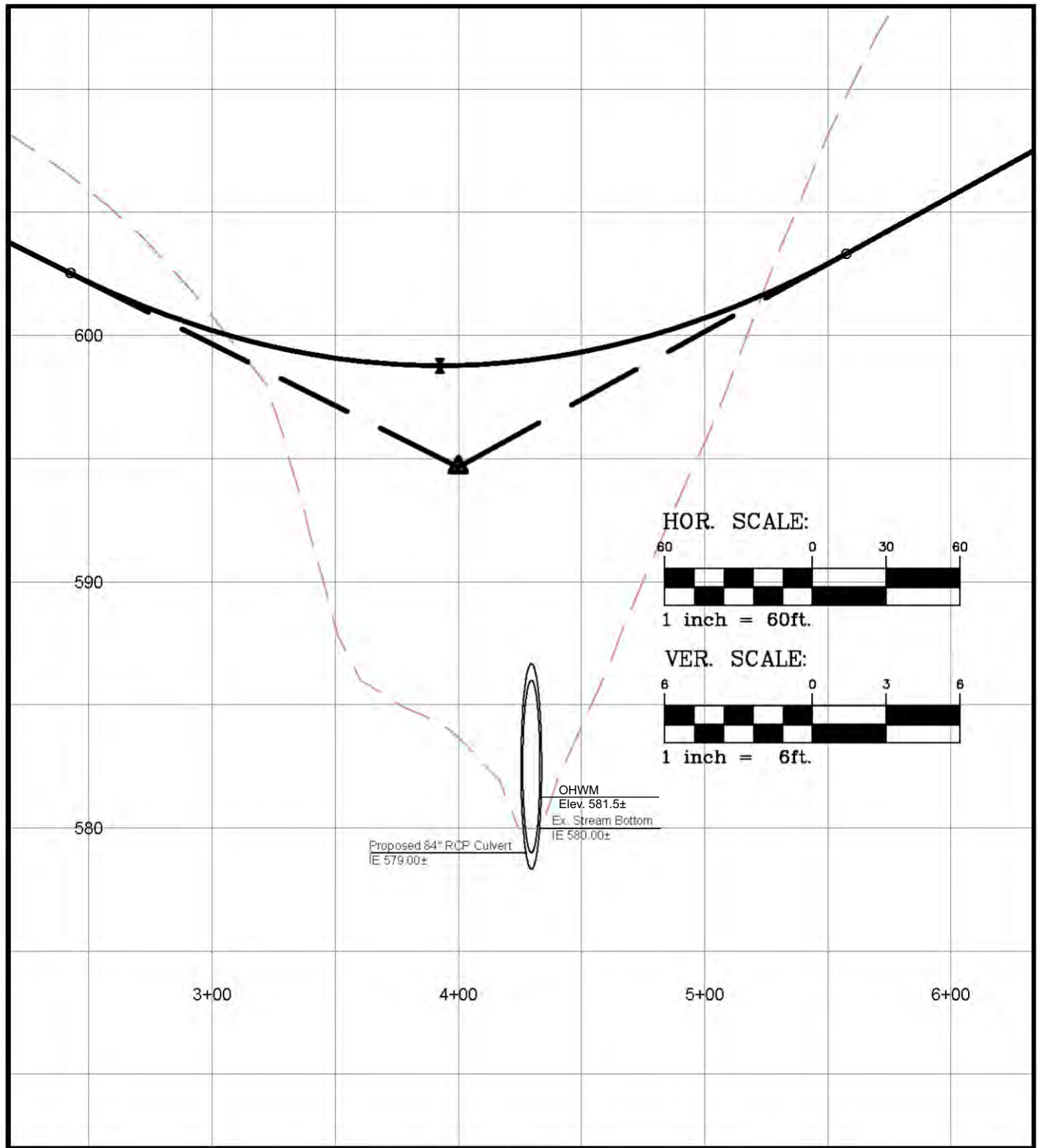
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IMPACT #3
PROFILE VIEW - CULVERT HEADWALL AT PIPE DOWNSTREAM

Handsmill
York County, South Carolina

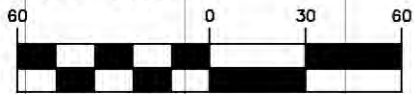


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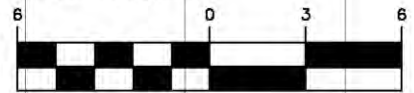
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HOR. SCALE:

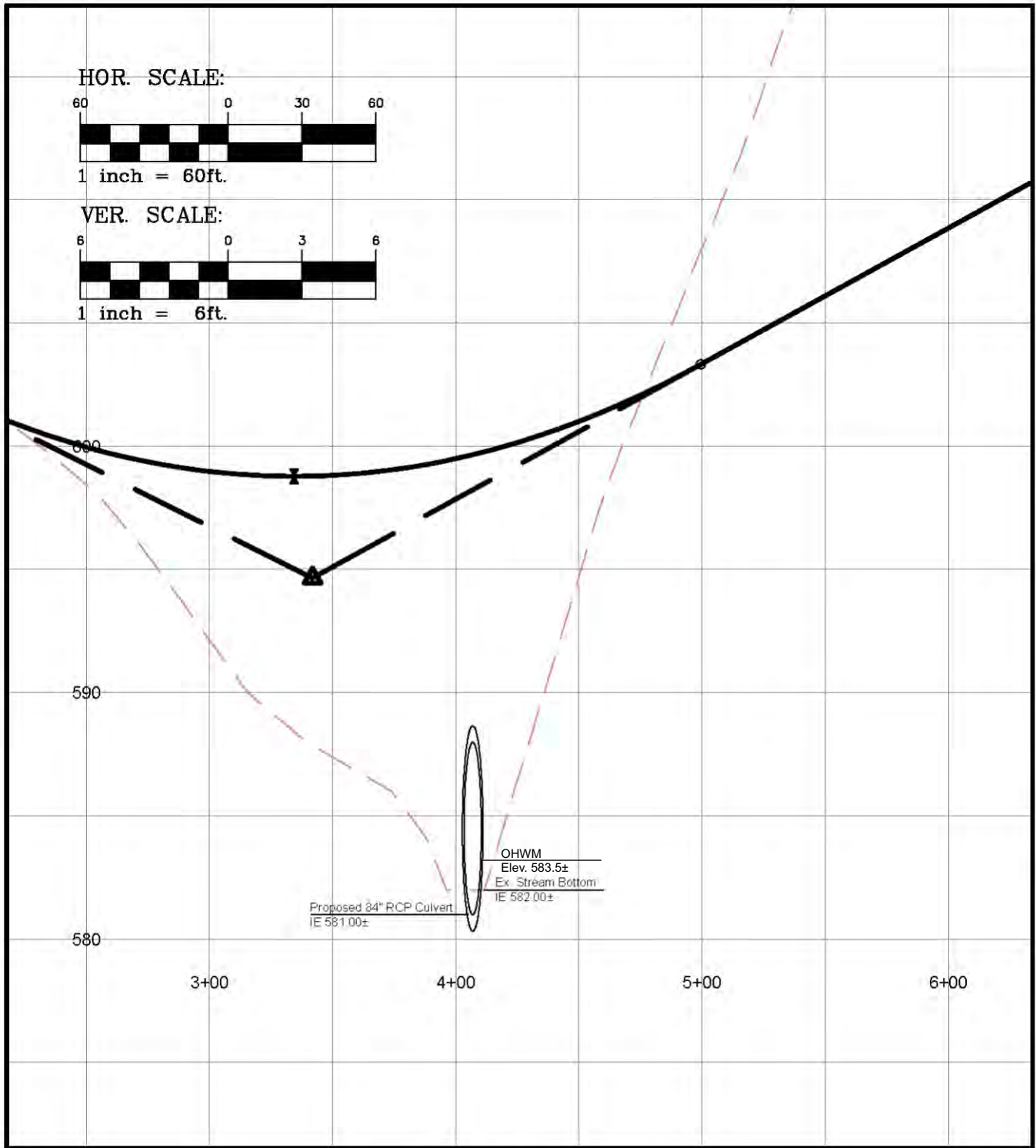


1 inch = 60ft.

VER. SCALE:



1 inch = 6ft.



IMPACT #3

PROFILE VIEW - CULVERT HEADWALL AT PIPE UPSTREAM

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