



US Army Corps
Of Engineers
Wilmington District

PUBLIC NOTICE

Issue Date: 21 March 2006
Comment Deadline: 21 April 2006
Corps Action ID #: 200630414

The Wilmington District, Corps of Engineers (Corps) has received an application from City of Charlotte seeking Department of the Army authorization to impact 0.033 acre of Lake Wylie associated with the construction of a boat ramp and boat house to service Fire Station No. 38, in Charlotte, Mecklenburg County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at www.saw.usace.army.mil/wetlands

Applicant: City of Charlotte
600 E. Fourth Street
Charlotte, North Carolina 28202

AGENT (if applicable): Bulla Smith Design Engineering
1347 Harding Place, Suite 201
Charlotte, North Carolina 28204

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures Section 10 of the Rivers and Harbor Act and Section 404 of the Clean Water Act.

Location

The proposed Fire Station No. 38 is located at 12100 Shopton Road West (SR1116), in Charlotte, Mecklenburg County, North Carolina (35.1450°N -81.00290°W) and is approximately 3.0 acres in size. The proposed impacts are located on Lake Wylie. Lake Wylie flows into the Catawba River, which ultimately flows into the Atlantic Ocean through the Santee-Cooper River in South Carolina.

Existing Site Conditions

The site is wooded and slopes toward Lake Wylie. This portion of Lake Wylie has a regulated 50-foot wide Catawba River Buffer as required by the North Carolina Division of Water Quality. The property is separate from, but adjacent to the Crescent Resources Development known as The Sanctuary. Crescent Resources donated the land to the City of Charlotte for the construction of the new Fire Station, which will contain a boathouse for fire and police service on Lake Wylie.

Applicant's Stated Purpose

As stated by the applicant, the purpose and need for this project is to provide fire protection to this region of Mecklenburg County. It will also be the first in Mecklenburg County with emergency service watercraft to provide both fire and emergency response on the water. Due to the nature of the Fire Department's Emergency response requirements, it is vital to the mission to have refueling capabilities at the boathouse. A concrete boat ramp will be required for loading and unloading the emergency watercraft. Recent annexation requires a new Fire Station in this part of Mecklenburg County.

Project Description

The applicant is proposing to construct a 2,600 square feet boathouse that will house two fire rescue boats and one police boat. The boathouse will be a heated enclosed structure to ensure rapid response of emergency boats during all seasons. The boathouse is not considered a habitable structure. It will also contain a dual dispense (gas and diesel) fuel facility with emergency shut offs at various locations. A concrete boat ramp will be required for loading and unloading the emergency watercraft. Portions of the Catawba River Buffer will be disturbed with tree removal, grading, and minor shoreline stabilization to construct the boathouse and boat ramp. The applicant is proposing to compensate for these buffer impacts by making payment in to the N.C. Ecosystem Enhancement Program in the amount necessary to restore 10,022 square feet of buffer in the Catawba River Basin (HUC 03050103). Total proposed impacts to Lake Wylie is 0.033 acre of open water.

Other Required Authorizations

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice in the NCDWQ Central Office in Raleigh serves as application to the NCDWQ for certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of

the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 1650 Mail Service Center, Raleigh, North Carolina 27699-1650 Attention: Ms. Cyndi Karoly by April 21, 2006.

Cultural Resources

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

Endangered Species

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps has determined pursuant to the Endangered Species Act of 1973, that the proposed project will have no effect on federally listed endangered or threatened species or their formally designated critical habitat.

Evaluation

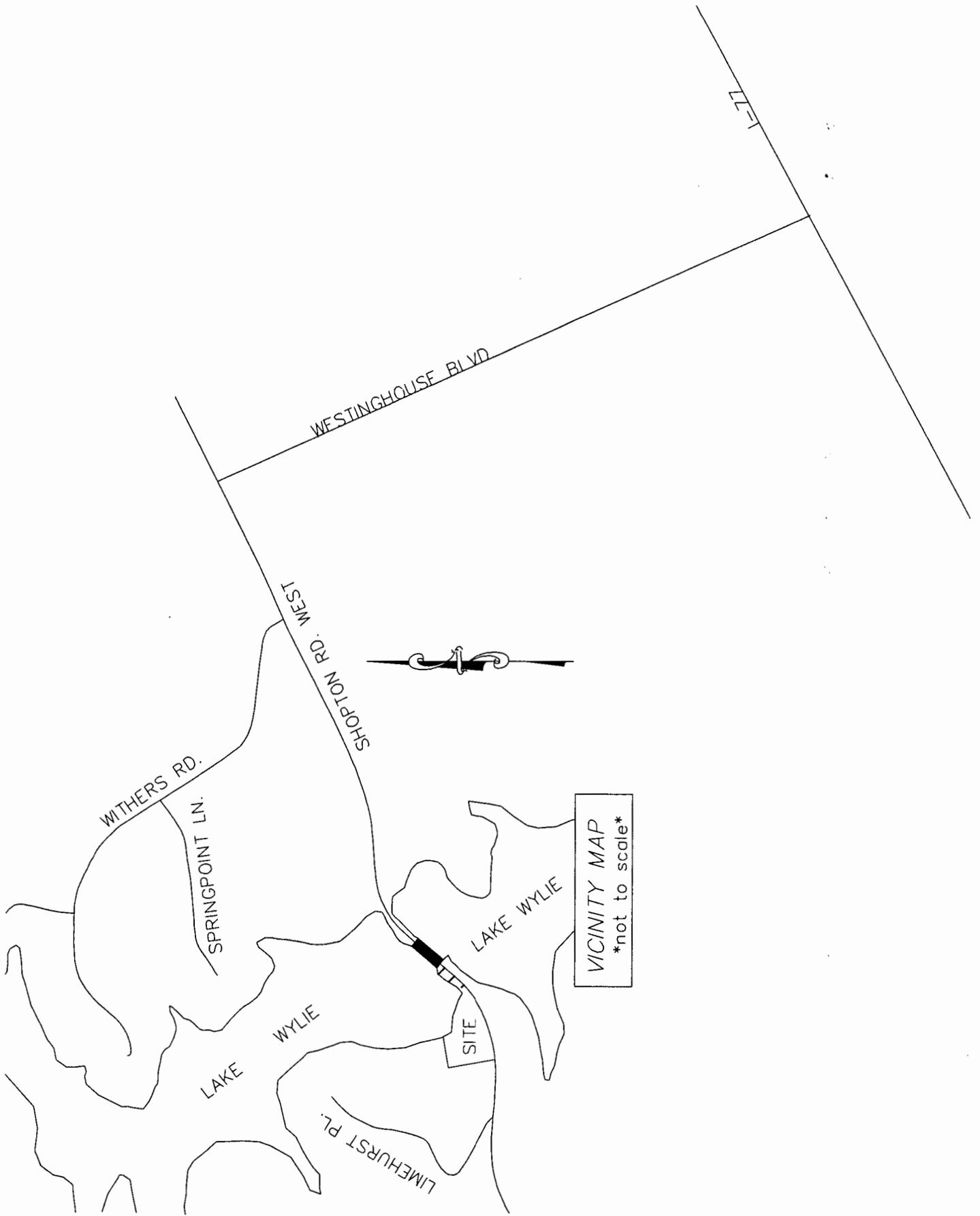
The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal 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 (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

Commenting Information

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed 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 proposal. 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 (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

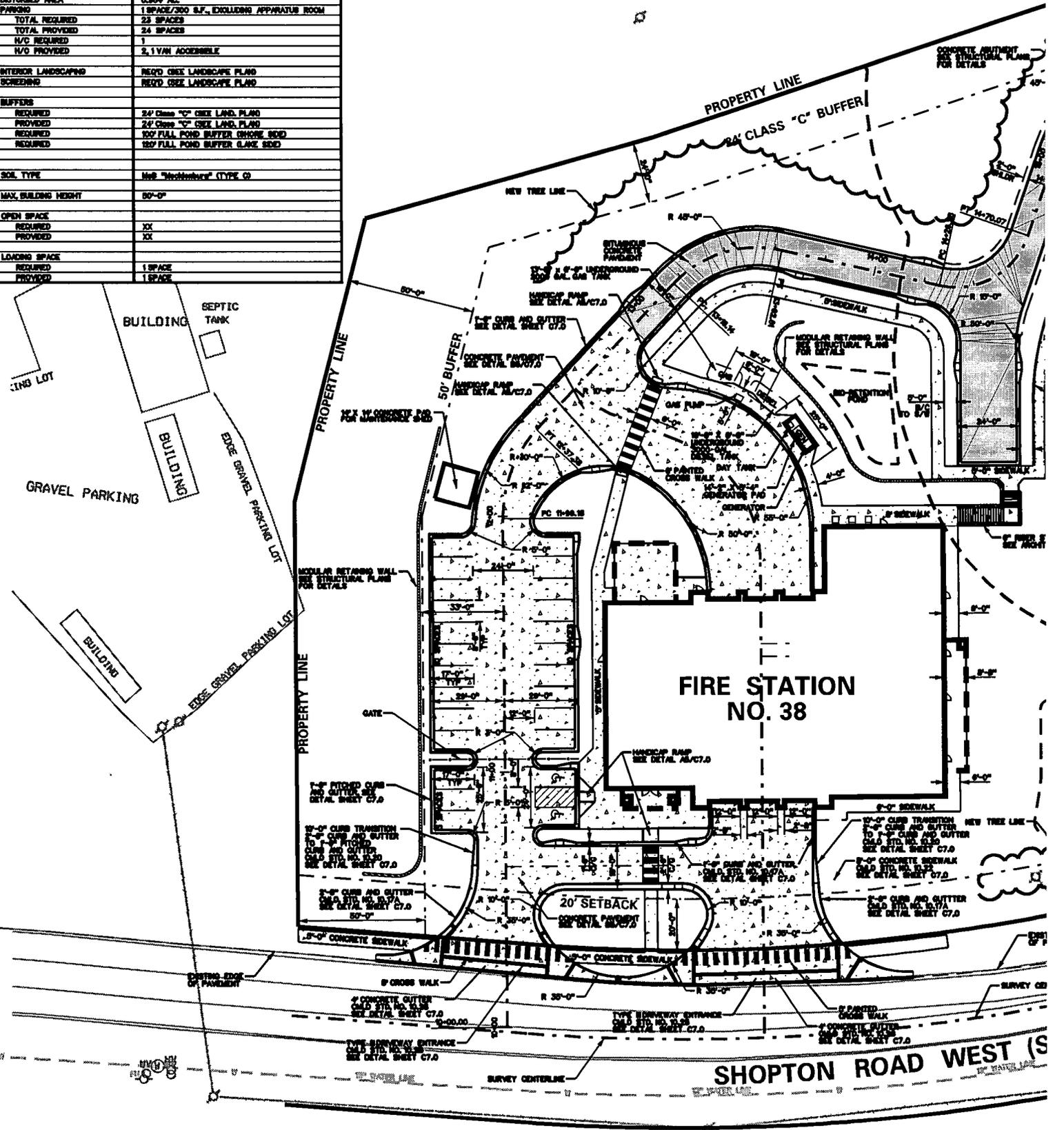
Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, April 21, 2006. Comments should be submitted to Deborah Miller, 151 Patton Avenue, Room 208, Asheville, North Carolina 28801.



SITE DATA

TAX ID#	862207
ZONING	MX-1 (COMM)
PROPOSED USE	FIRE STATION
SETBACKS	
FRONTYARD	25'
SIDEYARD	50'
LOT AREA	3,307 AC.
DISTURBED AREA	0,864 AC.
PARKING	1 SPACE/300 S.F., EXCLUDING APPARATUS ROOM
TOTAL REQUIRED	23 SPACES
TOTAL PROVIDED	24 SPACES
H/O REQUIRED	1
H/O PROVIDED	2, 1 VAN ACCESSIBLE
INTERIOR LANDSCAPING	REQ'D CREX LANDSCAPE PLAN
SCREENING	REQ'D CREX LANDSCAPE PLAN
BUFFERS	
REQUIRED	24' Class "C" CREX LAND PLAN
PROVIDED	24' Class "C" CREX LAND PLAN
REQUIRED	100' FULL POND BUFFER (SHORE ROAD)
REQUIRED	150' FULL POND BUFFER (LAKE ROAD)
SOIL TYPE	M&S "Medium" (TYPE G)
MAX. BUILDING HEIGHT	50'-0"
OPEN SPACE	
REQUIRED	XX
PROVIDED	XX
LOADING SPACE	
REQUIRED	1 SPACE
PROVIDED	1 SPACE

NOTHING ON THIS PLAN
SEE STRUCTURAL PLAN
FOR DETAILS



GRAPHIC SCALE

Civil Structural Engineer
 Dale Smith Design Engineering
 1247 Harding Place - Suite 201
 Charlotte, NC 28204
 704.333.0023 Tel

Pool Rehabilitation Engineer
 Tarrant Inc.
 2850 North Park Drive E
 Charlotte, NC 28217
 704.362.1777 Tel

Planning, Mechanical, Electrical Engineer
 Charlotte Engineers, LLP
 6000 Jeremy Road, Suite 100
 Charlotte, NC 28218
 704.367.2000 Tel

PRELIMINARY DRAWINGS
 FOR REVIEW PURPOSES
 ONLY. DO NOT USE
 FOR CONSTRUCTION

Drawn	P. Lee Cooper
Checked	Jeffrey L. Smith, P.E.
Date	January 26, 2000
Revised	

Preliminary-
 Not For
 Construction

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 otherwise. Drawing and description may not be
 reproduced in any form without written permission
 from Gantt Huberman Architects, PLLC.

Fire Station
 No. 38

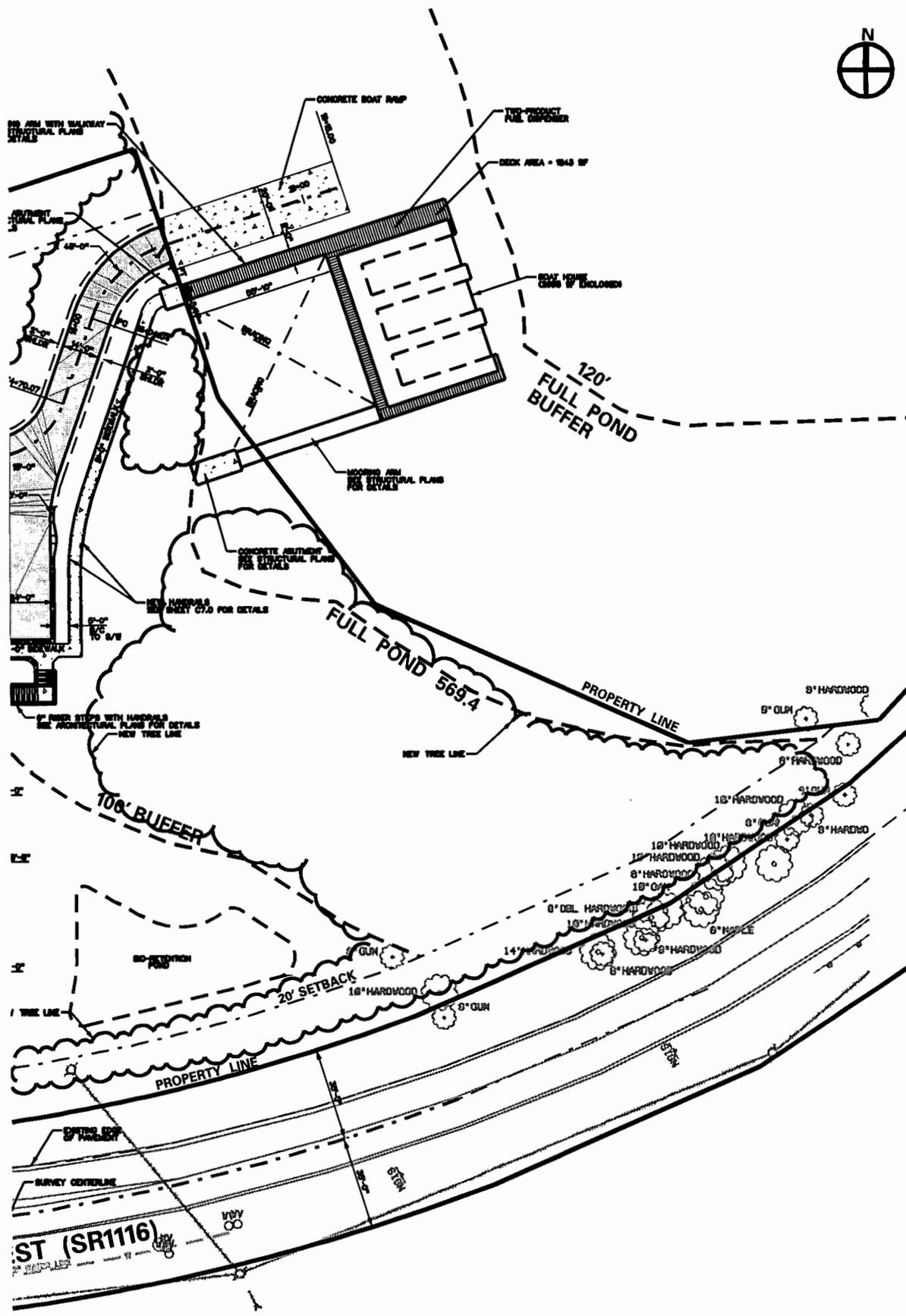
Charlotte, NC
 City Project No. 00-04-020

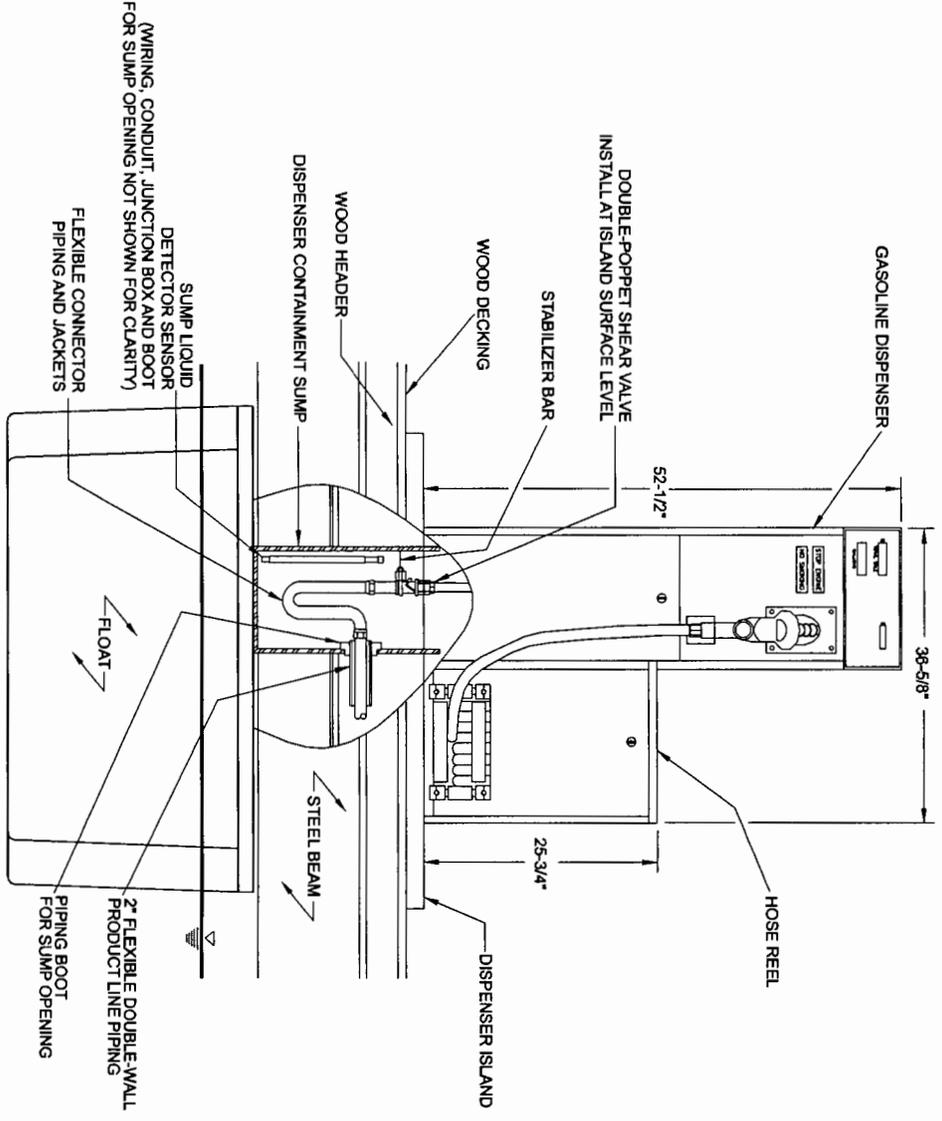
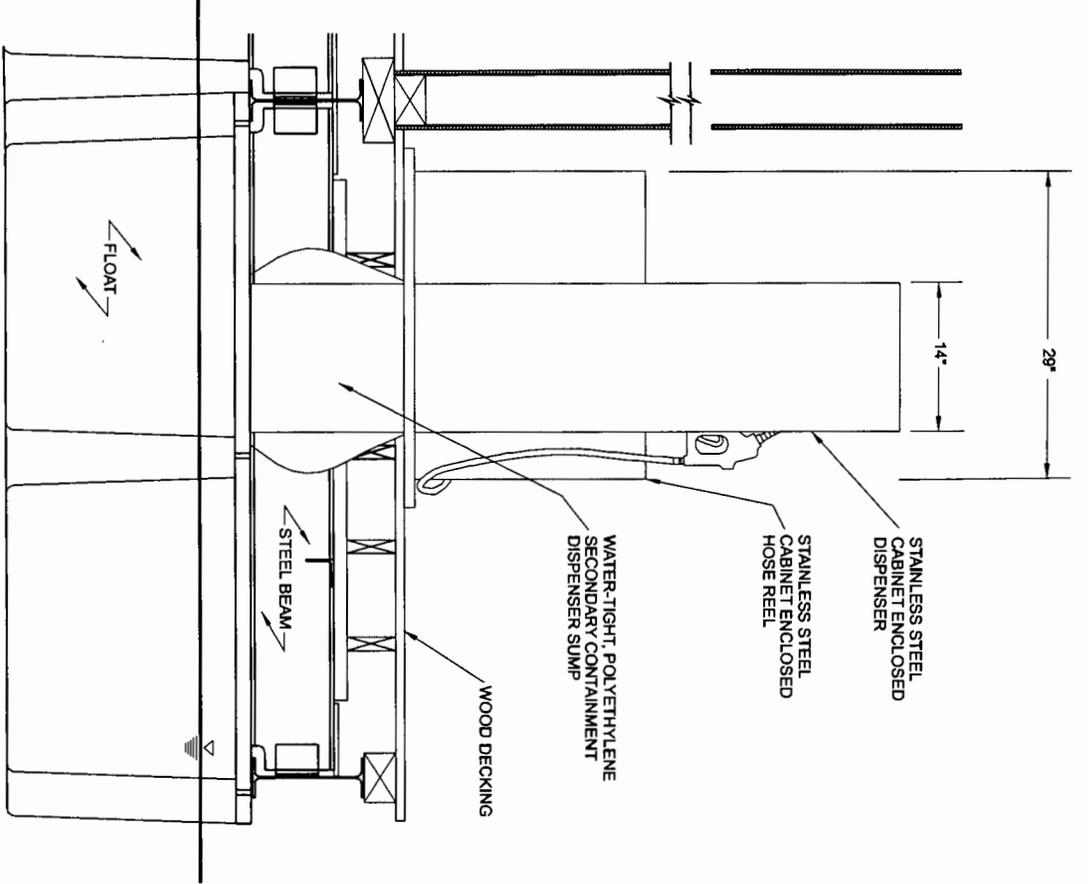


Project Number 884

Layout Plan

Sheet
C3.0
 Page





DISPENSER ISLAND DETAIL
 NOT TO SCALE

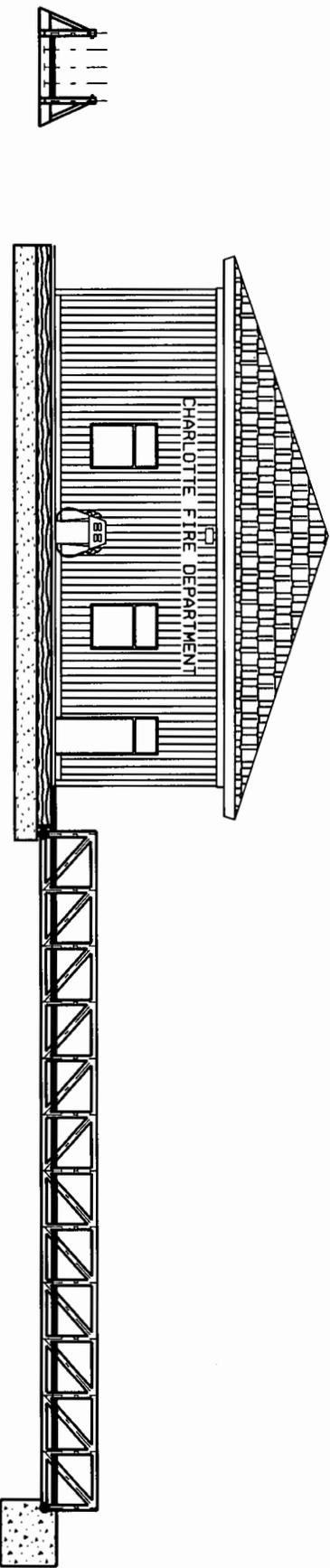


Grant Heilmann Architects, Inc.
1000 ...
Charlotte, NC

DATE: 10/15/14
PROJECT: BOAT HOUSE AND MOORING ARM
DRAWN BY: J. ...
CHECKED BY: ...

PRELIMINARY DRAWINGS
FOR REVIEW PURPOSES
ONLY DO NOT USE
FOR CONSTRUCTION

NO.	DATE	BY
1	10/15/14	J. ...
2



**MOORING
ARM**

A2

BOAT HOUSE AND MOORING ARM W/WALK

A2

Preliminary-
Not For
Construction

Fire Station
No. 38



BOAT HOUSE
CROSS SECTIONS

C2.3