

US Army Corps
Of Engineers
Wilmington District

PUBLIC NOTICE

Issue Date: August 11, 2006
Comment Deadline: September 11, 2006
Corps Action ID #: 2006-32285-360

All interested parties are hereby advised that the Wilmington District, Corps of Engineers (Corps) has received an application for work within jurisdictional waters of the United States. 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: Carolina Golf Club, Inc.
Attn: Mr. Bobby Pifer
PO Box 668023
Charlotte, North Carolina 28266

AGENT (if applicable): Wetland and Natural Resource Consultants
Attn: Mr. Chris Huysman
115 Atwood Street, Suite 407
Sparta, North Carolina 28675

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (33 U.S.C. 1344).

Location

The proposed 7 acre irrigation pond is located within the existing Carolina Golf Course, located east of Steele Creek Rd, and west of Donald Ross Road, approximately 2 miles west of I-77 in Mecklenburg County, North Carolina (35.2154⁰ North, 80.8983⁰ West). The site contains an unnamed tributary to Irwin Creek in the Lower Catawba River Basin (8-Digit Cataloging Unit 03050103). The Catawba River ultimately reaches the Atlantic Ocean via the Santee-Cooper River system in South Carolina.

Existing Site Conditions

The surrounding land use is commercial and residential. The land use on the project site is a recreational golf course comprised of fairways, greens and tees. The site contains two existing ponds that are upstream of the proposed pond and unnamed tributaries to Irwin Creek. The

unnamed tributaries drain to Irwin Creek approximately 0.7 miles downstream of the proposed dam site. The stream channel in the proposed pond location is considered fair-good quality due to moderate sinuosity, stable bed/banks, size/diversity of channel substrate, and presence of stream invertebrates, amphibians, and fish. The channel was surrounded by a wide, mature riparian buffer until recently cleared for golf course improvements. Downstream of the proposed dam site, the stream channel flows into a wooded area that has been designated buffer mitigation by the City of Charlotte to mitigate the aforementioned riparian buffer impacts. A portion of this buffer mitigation area is being proposed as preservation to mitigate proposed impacts to stream channels on the site. The remainder of stream channels on the site are degraded due to culvert installation, ponding effects from downstream ponds, lack of riparian buffers, and nutrient inputs from golf course maintenance.

Applicant's Stated Purpose

The purpose of the project as stated in the application is to construct an irrigation pond to maintain existing greens, tees, and fairways.

Project Description

Development of the site will require grading the proposed dam site and the placement of fill to impound the stream channel. Heavy equipment, including graders, pan scrapers, excavators, bull dozers, etc., will be used for the construction of the project. The top width of the dam is proposed to be 20 feet, and the side slope for the dam is proposed to be 3:1. The applicant is proposing to place fill in approximately 167 linear feet of stream channel associated with the dam construction. The applicant is proposing to permanently flood 1,800 linear feet of stream channel.

The proposed irrigation pond is anticipated to supply water to approximately 70 acres of turf. Based on acceptable industry standards, a golf course of this size requires 630,000 gallons per day during dry periods. This total volume is based on a daily requirement for 9,000 gallons per acre which includes an evapo-transpiration rate of 0.20 inches per day. The irrigation pond will eliminate the need for the applicant to purchase potable water from the City of Charlotte.

The proponent is requesting a mitigation ratio of 1:1 for the flooding impacts and a 2:1 ratio for the filling impacts. The applicant proposes to mitigate for impacts to stream channels through onsite restoration of 2080 linear feet of stream channels and preservation of 1000 linear feet of stream channels on the site. Preliminary studies indicate that there are approximately 2080 linear feet of restoration potential disbursed amongst 5 stream reaches at the project site. The applicant is proposing to preserve all remaining stream channels and wetlands on the site through a restrictive covenant.

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 September 11, 2006.

Essential Fish Habitat

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

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 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 proposed activity. Any comments received will be considered by the Corps 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, September 11, 2006. Comments should be submitted to Ms. Amanda Jones, US Army Corps of Engineers, Asheville Regulatory Field Office, 151 Patton Avenue, Room 208, Asheville, North Carolina 28801-5006.



ENGINEERING CONSULTING
SERVICES, LTD.
CALCULATION SHEET

PROJECT: CAROLINA GOLF & CC DAM

FIGURE NO.

TITLE:

JOB NO.
G-12246

SCALE:
N.T.S.

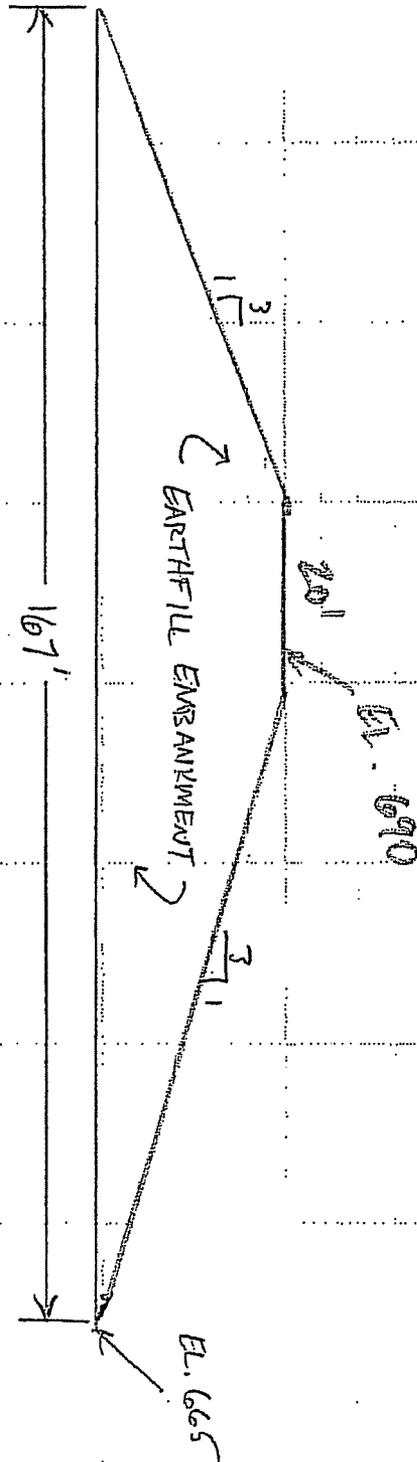
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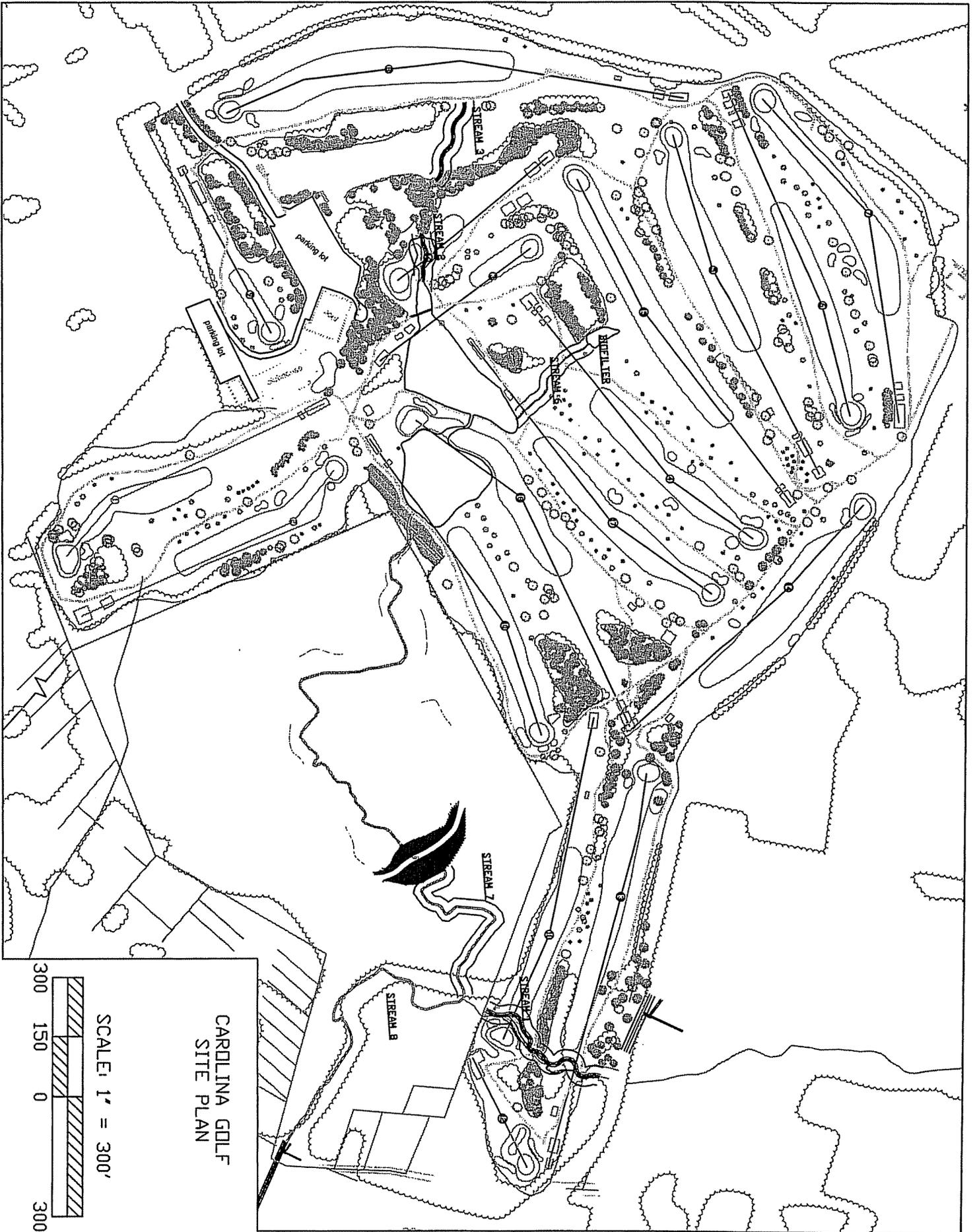
DATE: 5/1/06

APPROVED BY:

DATE:

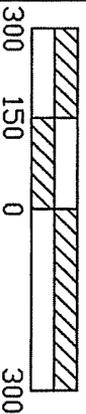
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SCALE = N.T.S.

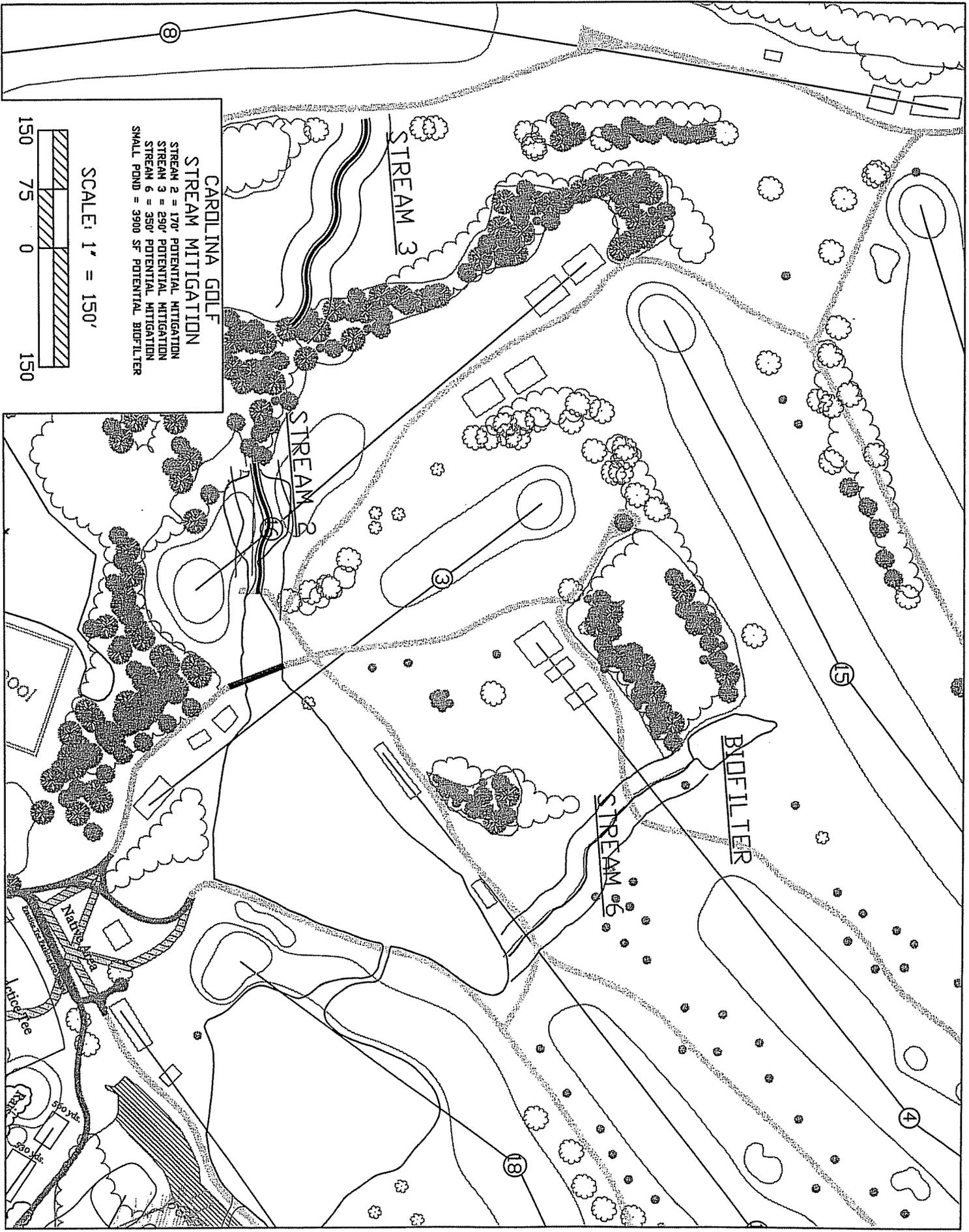


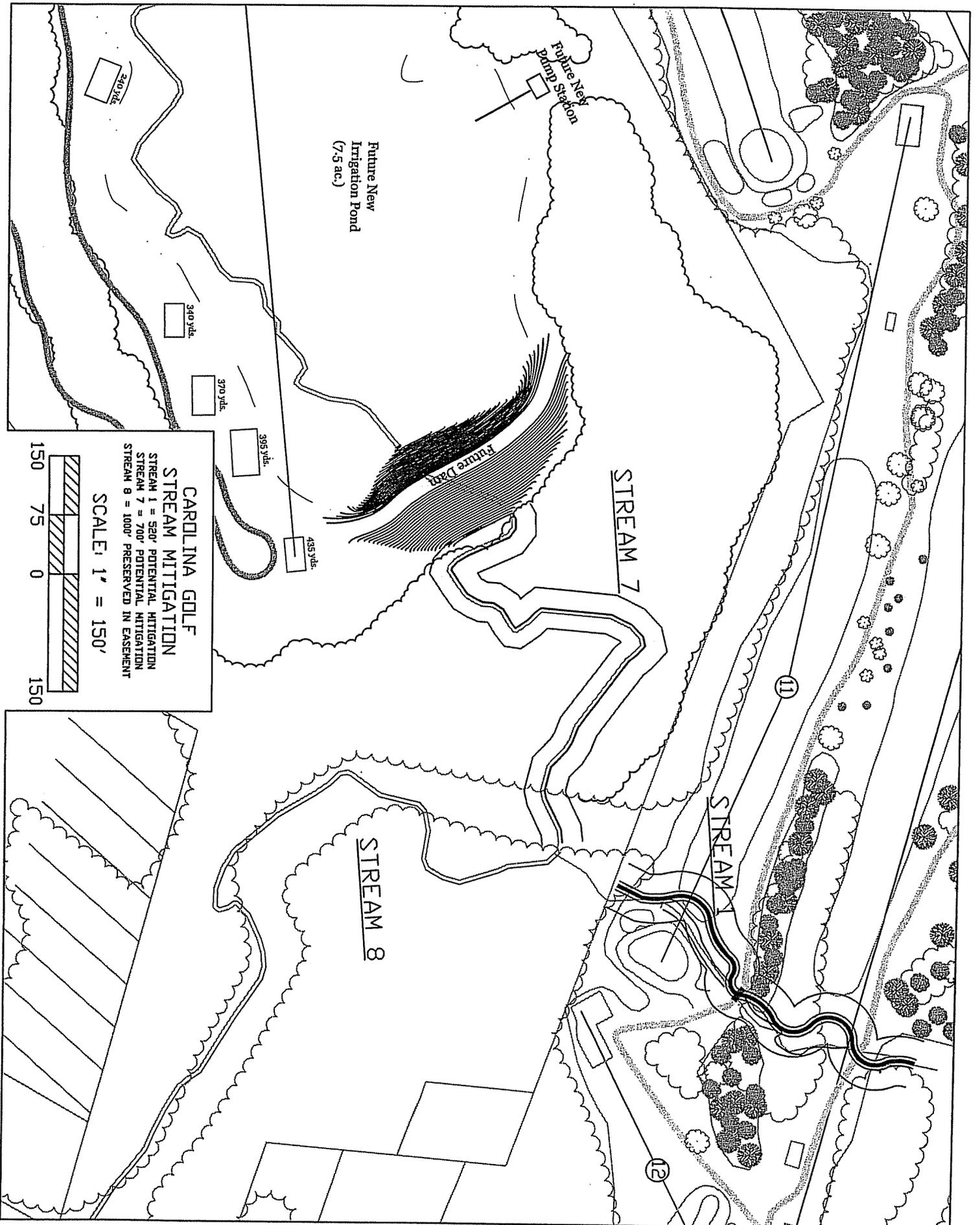


CAROLINA GOLF
SITE PLAN

SCALE: 1" = 300'







**CAROLINA GOLF
STREAM MITIGATION**
 STREAM 1 = 520' POTENTIAL MITIGATION
 STREAM 7 = 700' POTENTIAL MITIGATION
 STREAM 8 = 1000' PRESERVED IN EASEMENT

SCALE: 1" = 150'

