



# Public Notice

**U.S. Army Corps  
of Engineers**  
Pittsburgh District

In Reply Refer to  
Notice No. below

US Army Corps of Engineers, Pittsburgh District  
1000 Liberty Avenue  
Pittsburgh, PA 15222-4186

Application No. 2007-793

Date: September 21, 2007

Notice No. 07-42

Closing Date: October 21, 2007

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act (13 U.S.C. 1344).

2. APPLICANT: Lake Properties Holdings, LLC  
22487 Hobbs Road  
Meadville, PA 16335

AGENT: Porter Consulting Engineers, P.C.  
814 North Main Street  
Meadville, PA 16335

3. LOCATION: The project is located adjacent to Conneaut Lake, north of Conneaut Lake Park, south of Harmonsburg, in Summit Township, Crawford County, PA, on the site of the existing Park Golf course and Jo-Winn Mobile Home Park adjacent to SR 618 centered approximately 0.6 mile NW of the intersection of SR 618 and SR 18.  
Latitude: 41° 38' 40" Longitude 80° 18' 55"

4. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to construct and maintain a 192 acre development consisting of 183 condominium residences, golf course and club house, restaurant, 189 slip boat harbor and associated infrastructure and utilities. Proposed activities include the following: 1) to dredge wetlands, uplands and an existing body of water adjacent to Inlet Run utilizing a long stick excavator or pump dredge in a 3.8 acre area to a depth of 6 feet below mean water elevation to construct a proposed boat marina area; 2) to dredge uplands, Inlet Run and existing body of water adjacent to Inlet Run utilizing a long stick excavator or pump dredge in a 0.5 acre area to a depth of 8 feet below mean water elevation to construct a turning pool/sediment settling area; 3) to dredge Inlet Run from the proposed turning pool to the mouth for a length of approximately 1,200 feet downstream utilizing a long stick excavator or pump dredge in a 1.5 acre area to a depth of 8 feet below mean water elevation; 4) to dredge Conneaut Lake and the Fish and Boat Commission launch for a length of approximately 600 feet utilizing a long stick excavator or pump dredge in a 1.1 acre area to a depth of 6 to 8 feet below mean water to improve navigation; 5) to construct various channel changes in Inlet Run to improve navigation; 6) to conduct maintenance dredging in the turning

pool; 7) to construct and maintain a boat marina consisting of 1,980 linear feet of steel sheet piling bulkhead and 15,400 square feet of floating gangways and docks consisting of 189 slips and equipped with water circulation pumps; 8) to construct and maintain approximately 3,110 linear feet of steel sheet piling adjacent to Inlet Run; 9) to remove 15 existing golf cart/pedestrian bridges and to construct and maintain 11 open truss, golf cart bridges having spans of 25 to 50 feet on Inlet Run and a tributary to Inlet Run; 10) to construct and maintain 26 storm water outfalls to Inlet Run, 12 storm water outfalls to a tributary to Inlet Run, and 6 storm water outfalls to the proposed harbor; 11) to construct and maintain utility line crossings of Inlet Run and tributaries to Inlet Run; 12) to construct and maintain a stream restoration project on Inlet Run having a length of 2000 feet; 13) to impact 1.19 acres of wetlands for the construction of the buildings, infrastructure and boat marina; and 14) to construct three wetland mitigation areas totaling 1.70 acres. A drawing of the proposed work is attached to this notice.

5. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

6. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

7. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

8. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact 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 proposals 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

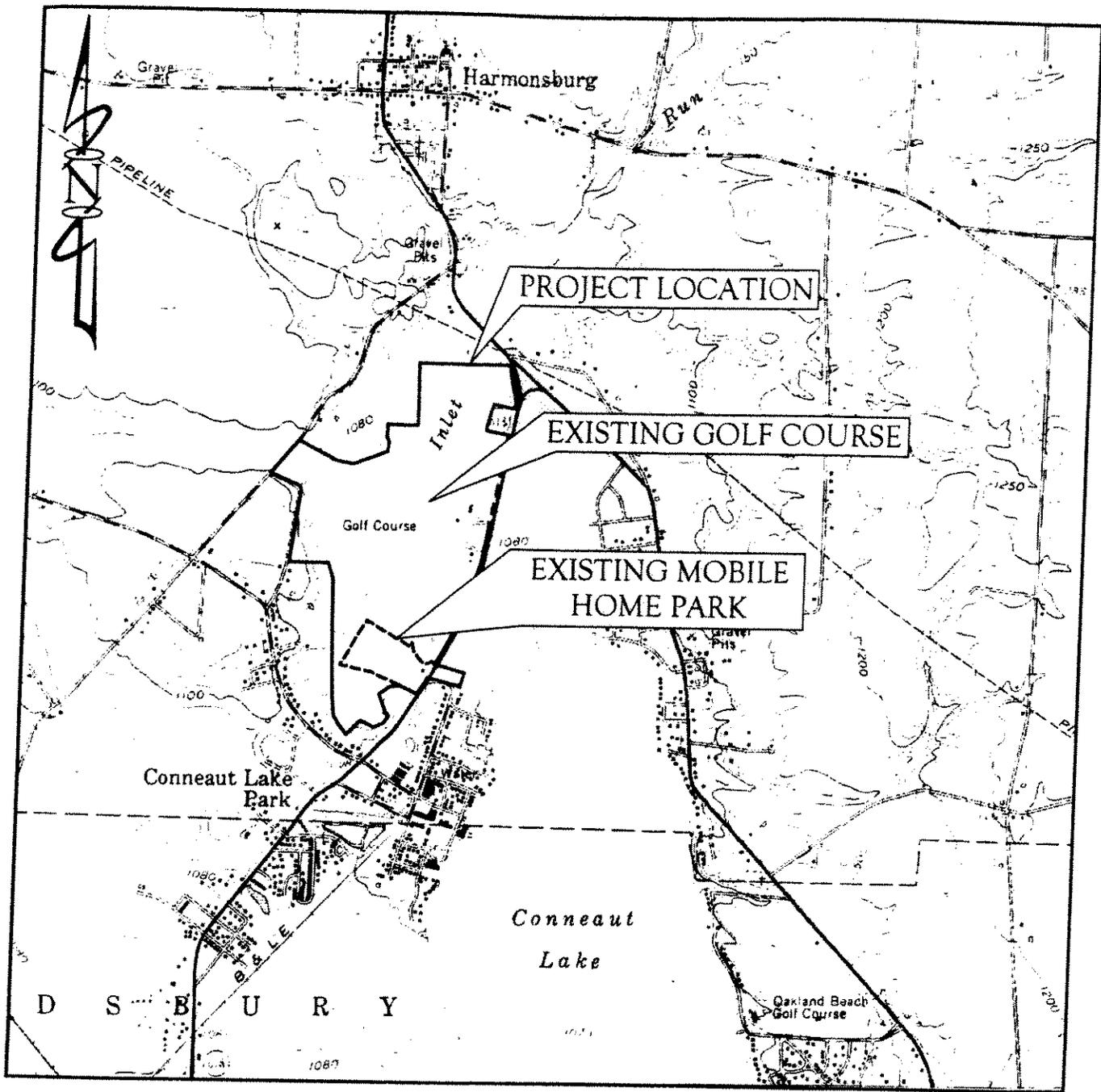
properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. 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 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 and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity.

9. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch. Please refer to CELRP-OP-F 2007-793 in all responses.

FOR THE DISTRICT ENGINEER:

**/SIGNED/**

Scott A. Hans  
Acting Chief, Regulatory Branch



# LOCATION MAP

HARMONSBURG, Pa QUADRANGLE  
 7.5-MINUTE SERIES (TOPOGRAPHIC)  
 0 1000 2000 4000 feet  
 SCALE: 1"=2000'  
 CONTOUR INTERVAL 10 feet

SUMMIT TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA



Porter Consulting Engineers, P.C.  
 Developing Engineered Solutions To Meet Your Project Needs

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 Fax: (814) 333-3760

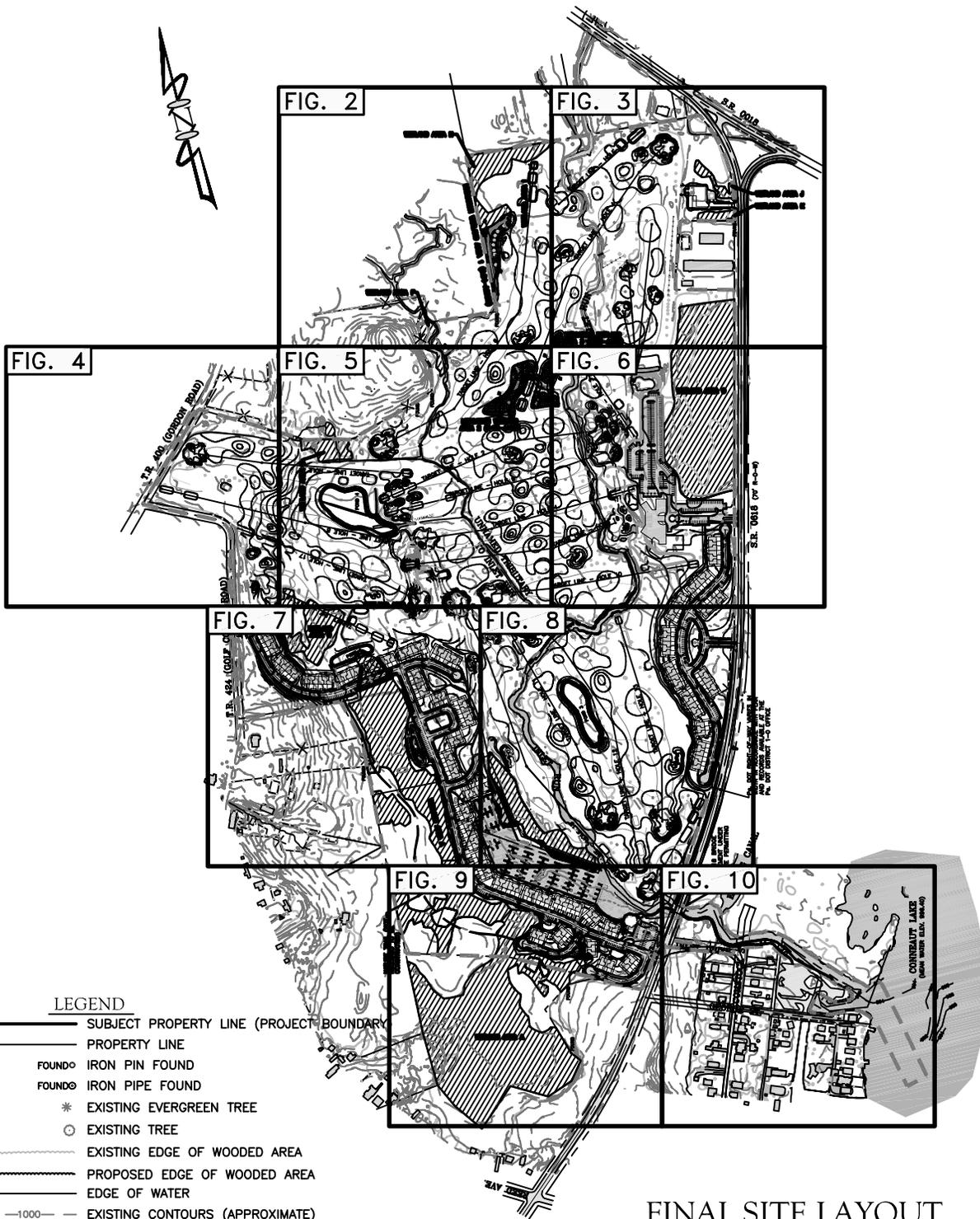
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PN 07-42 Page 4

LAKE PROPERTIES HOLDING, L.L.C.  
 PROJECT SNOW WATERS

Checked by: <i>Robyn M. Keith</i>	Approved by: <i>[Signature]</i>
Drawn by: ROBYN M. KEITH	Date: 5/23/2006
Scale: SHOWN	Drawing No.: FIGURE 1

\\Disc-7-Lake Properties Holding, L.L.C. - Project Snow Waters\Drawings\Figure 1



**LEGEND**

- SUBJECT PROPERTY LINE (PROJECT BOUNDARY)
- PROPERTY LINE
- FOUND ◊ IRON PIN FOUND
- FOUND ○ IRON PIPE FOUND
- \* EXISTING EVERGREEN TREE
- EXISTING TREE
- EXISTING EDGE OF WOODED AREA
- PROPOSED EDGE OF WOODED AREA
- EDGE OF WATER
- -1000— EXISTING CONTOURS (APPROXIMATE)
- -1000— LAKE CONTOURS (APPROXIMATE)
- -1000— PROPOSED CONTOURS
- ■ ■ ■ ■ PERMIT BOUNDARY

**FINAL SITE LAYOUT**  
(OVERLAID ON EXISTING CONTOURS)

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LAKE PROPERTIES HOLDINGS, L.L.C.  
PROJECT SNOW WATERS  
CHAPTER 105/SECTION 404 JOINT PERMIT APPLICATION

Checked by:  
JUSTIN C. DICKEY

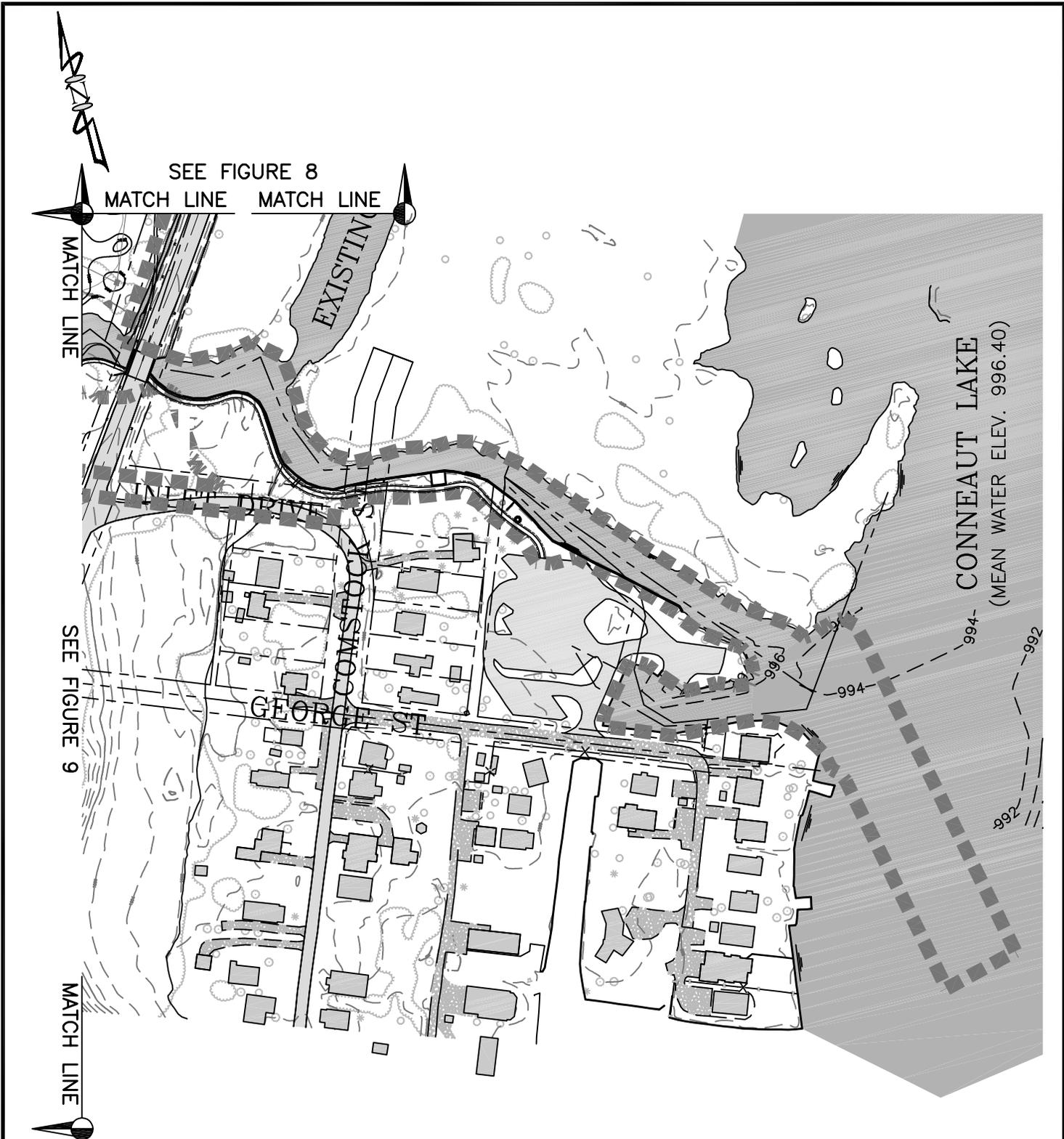
Approved by:  
L. ASHLEY PORTER, P.E.

Drawn by:  
DEBI A. SEFERT

Date:  
9/18/2007

Scale:  
1"=800'

Drawing No.:  
FIGURE 1



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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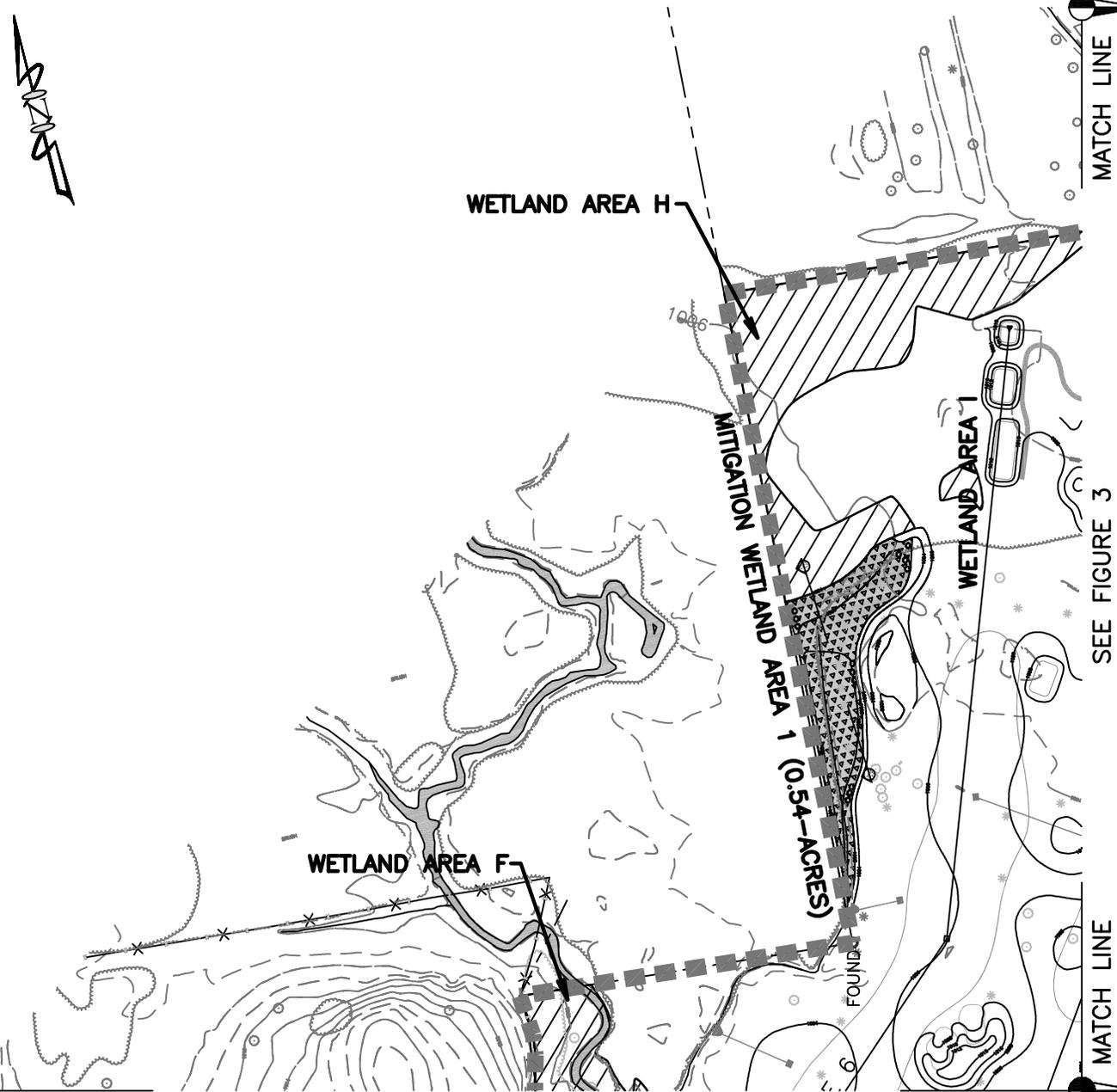
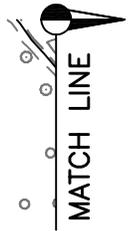
**Approved by:**  
 L. ASHLEY PORTER, P.E.

**Drawn by:**  
 DEBI A. SEFERT

**Date:**  
 9/18/2007

**Scale:**  
 1"=200'

**Drawing No.:**  
 FIGURE 10



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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 JUSTIN C. DICKEY

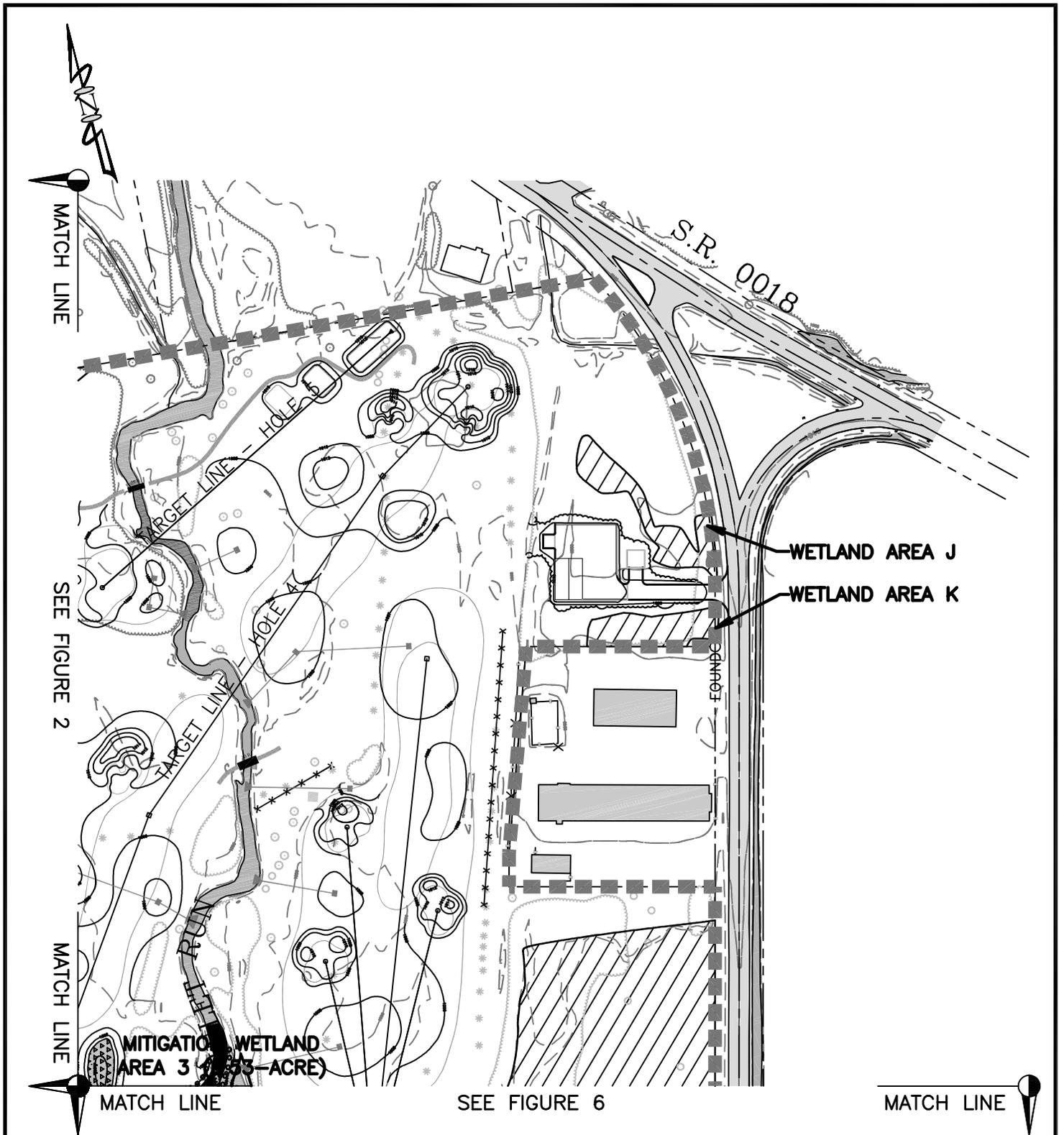
**Approved by:**  
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**Drawn by:**  
 DEBI A. SEFERT

**Date:**  
 9/18/2007

**Scale:**  
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**Drawing No.:**  
 FIGURE 2



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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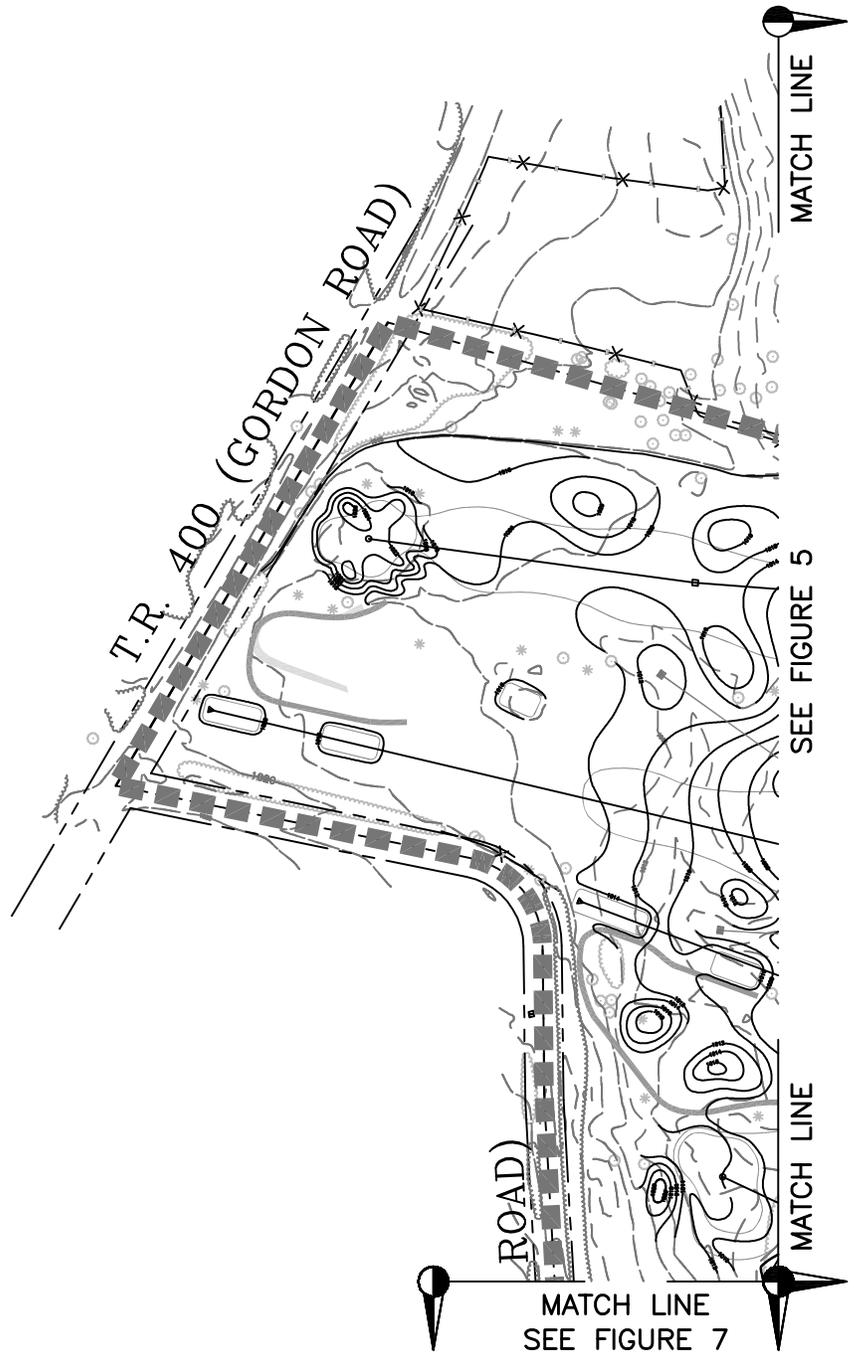
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**Drawn by:**  
 DEBI A. SEFERT

**Date:**  
 9/18/2007

**Scale:**  
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**Drawing No.:**  
 FIGURE 3



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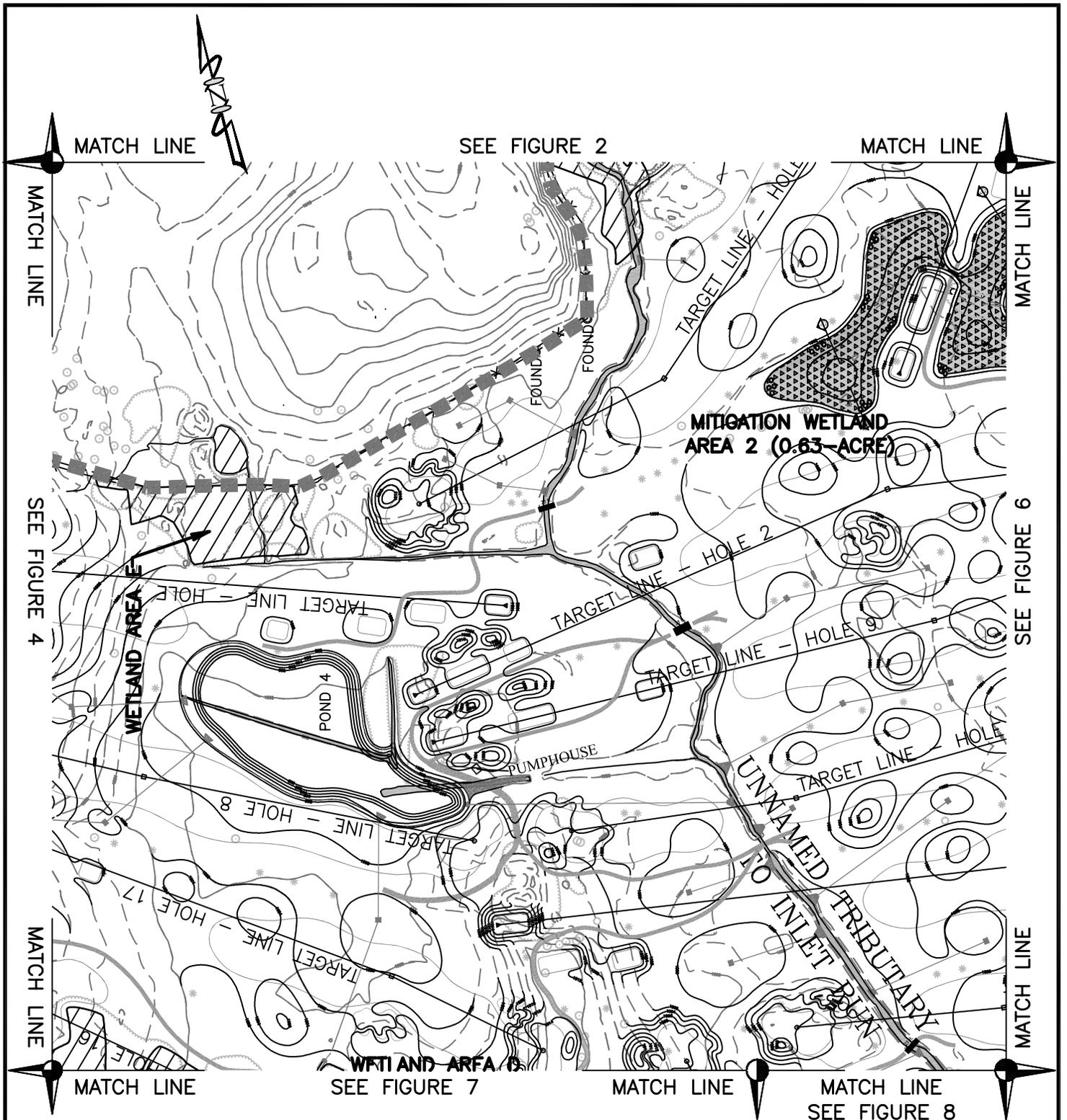
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 9/18/2007

**Scale:**  
 1" = 200'

**Drawing No.:**  
 FIGURE 4



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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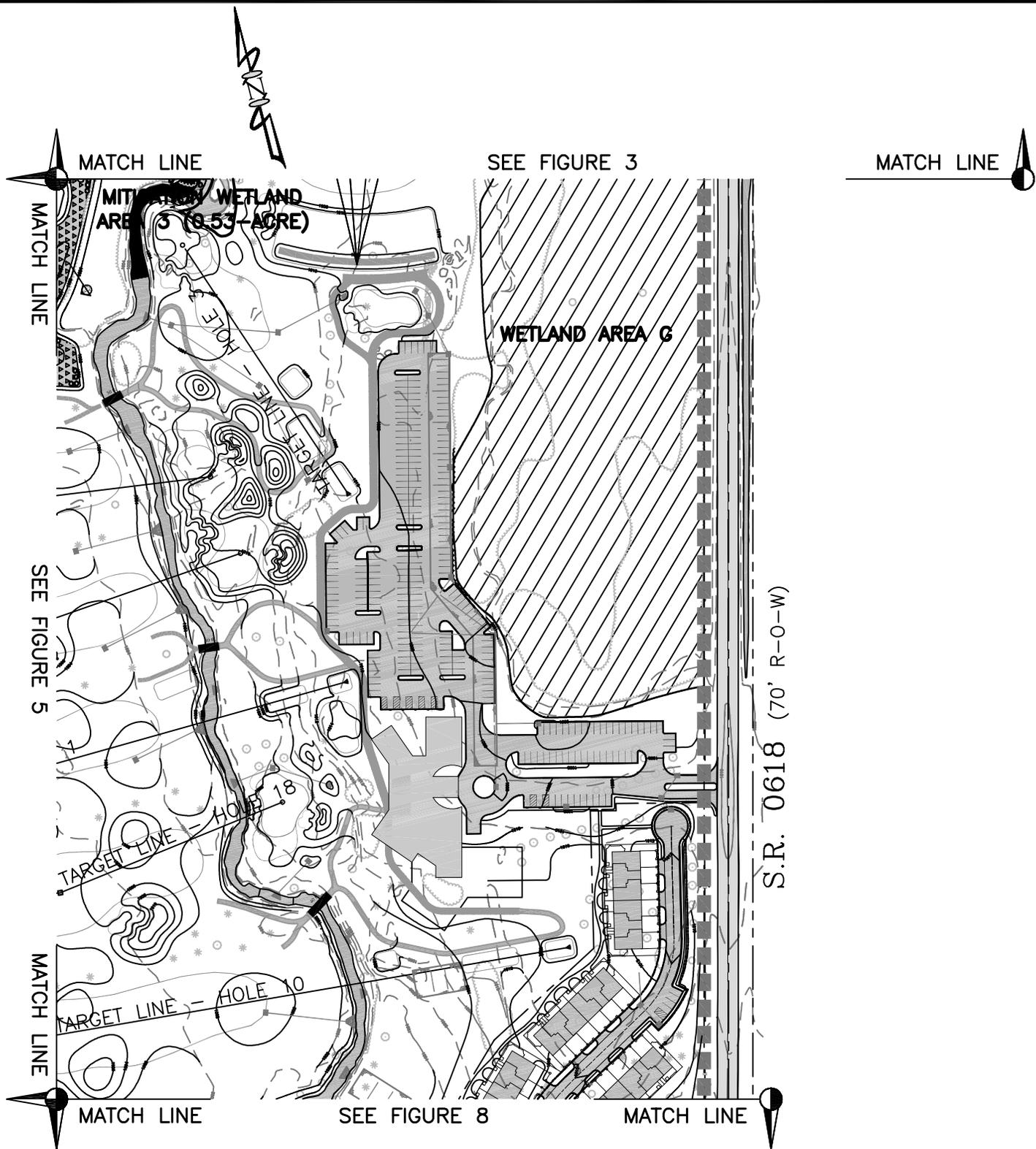
Approved by:  
 L. ASHLEY PORTER, P.E.

Drawn by:  
 DEBI A. SEFERT

Date:  
 9/18/2007

Scale:  
 1"=200'

Drawing No.:  
 FIGURE 5



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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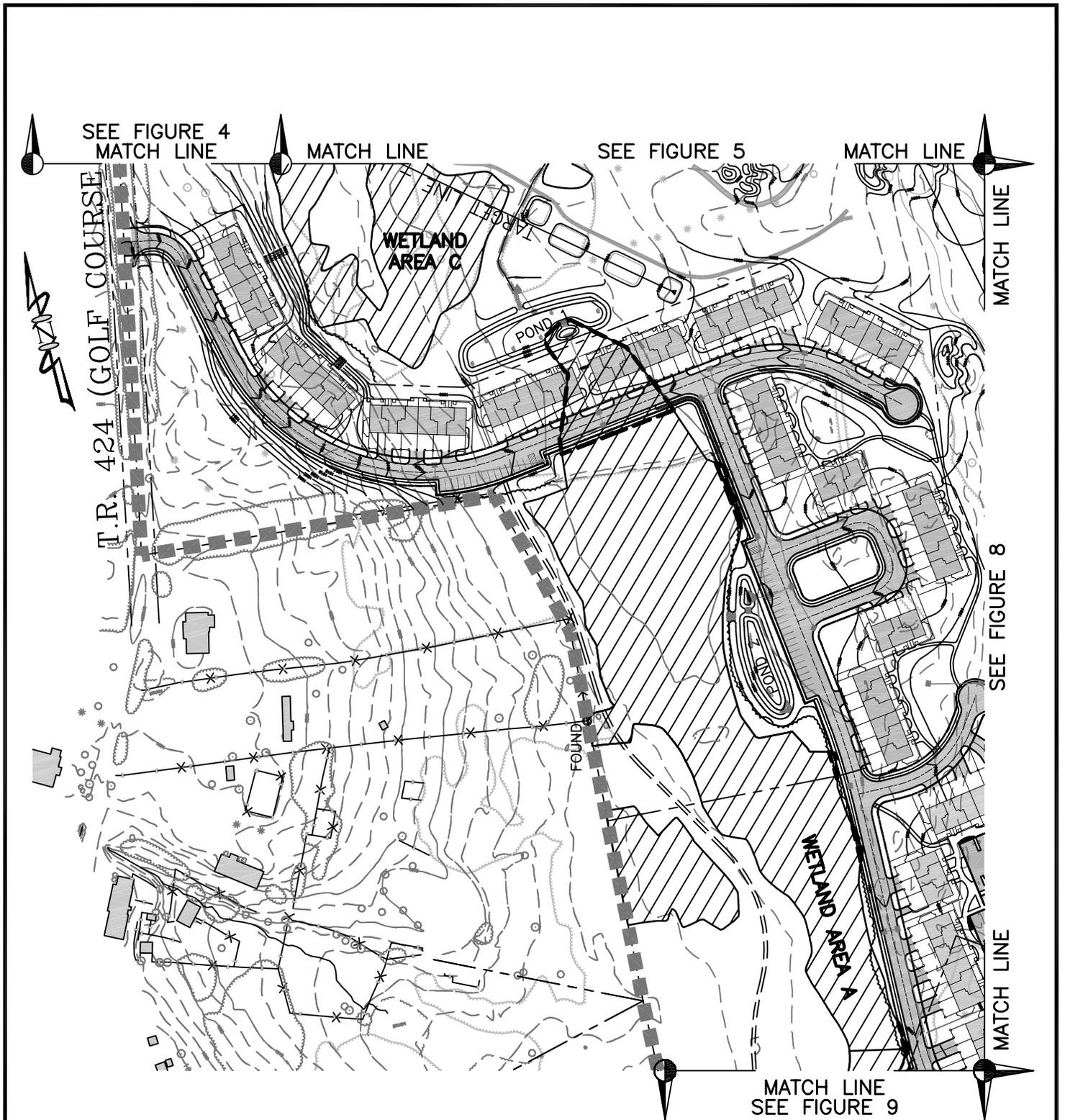
**Approved by:**  
 L. ASHLEY PORTER, P.E.

**Drawn by:**  
 DEBI A. SEFERT

**Date:**  
 9/18/2007

**Scale:**  
 1"=200'

**Drawing No.:**  
 FIGURE 6



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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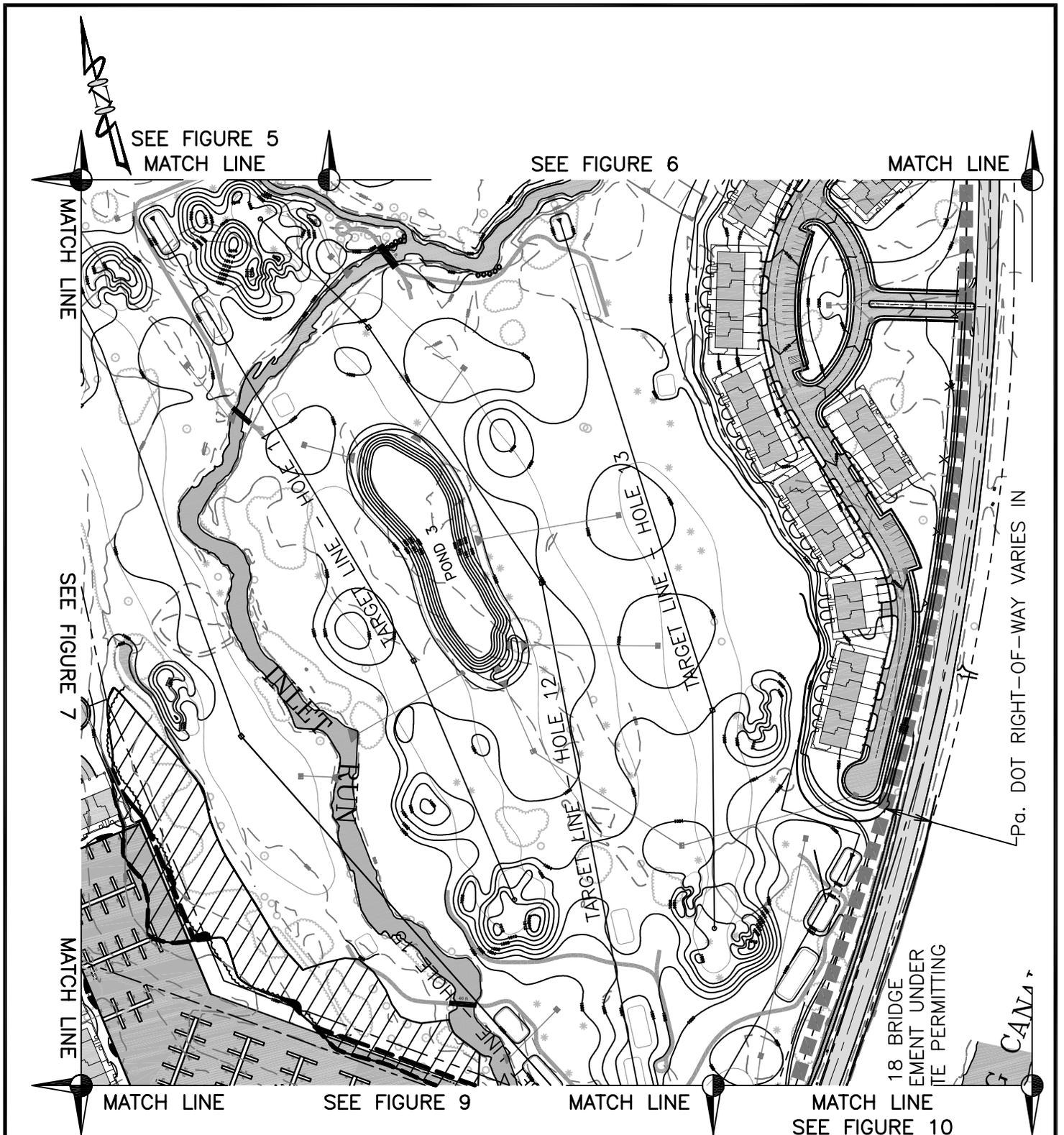
**Approved by:**  
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**Date:**  
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**Scale:**  
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**Drawing No.:**  
 FIGURE 7



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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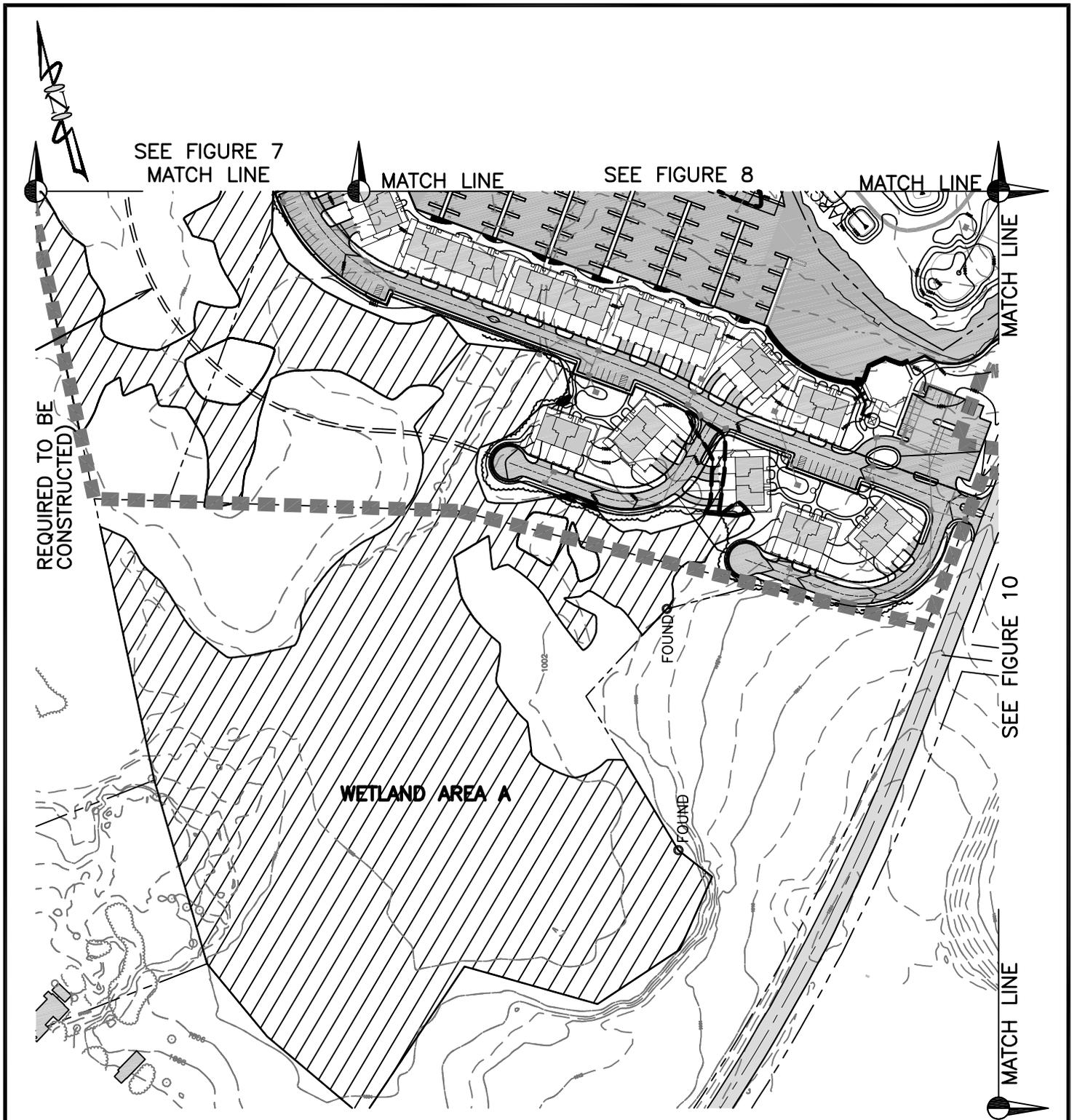
Approved by:  
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Date:  
 9/18/2007

Scale:  
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Drawing No.:  
 FIGURE 8



**FINAL SITE LAYOUT (OVERLAID ON EXISTING CONTOURS)**  
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 9/18/2007

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**Drawing No.:**  
 FIGURE 9