



**US Army Corps
of Engineers**[®]
New England District
696 Virginia Road
Concord, MA 01742-2751

PUBLIC NOTICE

Comment Period Begins: February 25, 2014
Comment Period Ends: March 25, 2014
File Number: NAE-2014-178
In Reply Refer To: Michael Narcisi
Phone: (978) 318-8454
E-mail: Michael.J.Narcisi@usace.army.mil

The District Engineer has received a permit application to conduct work in waters of the United States from Peppermint Ridge, LLC., c/o Gary D. Smith. **This work is proposed in The Niantic River at 1 First Street, Waterford, CT. The site coordinates are: Latitude 41.325607 Longitude -72.177185.**

The purpose of this project is to upgrade the existing 17-slip floating dock facility at the Peppermint Ridge Marina, Waterford, CT. The new pile-supported structures are expected to better accommodate the Niantic River currents, which have caused damage in the past. The applicant proposes to maintain the 17-slip configuration while accommodating the berthing of larger vessels—including two dedicated slips for transient boaters.

The proposed reconfiguration will remove existing structures and allow for the following:

North:

- retain 10'x16' fixed dock
- install new 6'x20' floating transient dinghy dock, with 3 piles; to attach to existing dock via 3'x28' aluminum ramp
- rebuild existing wooden staircase

South:

- remove existing 250' fixed dock, and replace with new 293' floating dock system maintaining 17 slips:
 - 6'x37' float with one 3'x20' finger
 - 6'x71' floating dock with two 4'x20' fingers
 - 6'x57' float with two 4'x20' fingers
 - 8'x127' floating dock with: 5'x30' finger, 4'x25' finger, two 3'x20' fingers, 6'x10' float landing, and 4'x20' aluminum ramp
- Dock house conversion to two public restrooms:
 - includes water and sewer systems
 - install new 4'x20' ramp, and new stairs to replace existing
 - new 5.5'x9.5' (58+/- SF) pier platform with one pile
 - new 300 SF observation deck over the existing dock house

New structures will extend up to 75' beyond mean high water (MHW), and the closest pile is expected to be 45' away from the 8-ft federal channel.

The work is shown on the attached plans, in 17 sheets, and dated "Jan. 14, 2014."

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AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact 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 may reasonably 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, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production 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 need for a public hearing and to determine the overall public interest of the proposed activity.

ESSENTIAL FISH HABITAT

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

Beyond the existing facilities' footprint, the proposed marina expansion is expected to impact an additional 22,000+/- sq. ft. (0.5 acres) of Essential Fish Habitat (EFH). See attached EFH listing of potential species and their life stages. The project site is located 500 ft north of the CT156/Main Street Bridge. The project area habitat consists of a developed shorefront with neighboring boat dock facilities. The intertidal zone consists of a masonry stone seawall to the north that grades to a rock and cobble revetment that protects most of the peninsula. The subtidal substrate primarily consists of gravelly sand with stones, and no submerged aquatic vegetation beds are present. The District Engineer has made a preliminary determination that the site-specific adverse effects on EFH will not be substantial; furthermore, consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision.

NATIONAL HISTORIC PRESERVATION ACT

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

ENDANGERED SPECIES CONSULTATION

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

COASTAL ZONE MANAGEMENT

The State of Connecticut has an approved **Coastal Zone Management Program**. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The following authorizations have been applied for, or have been, or will be obtained:

- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Michael Narcisi at (978) 318-8454, or (800) 343-4789.

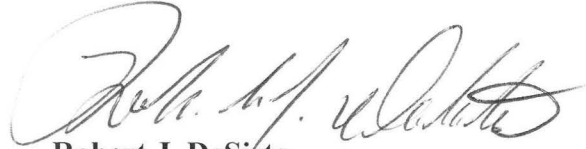
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a

CENAE-R-PEB
FILE NO. NAE-2014-178

public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.



Robert J. DeSista
Chief, Permits and Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: _____
ADDRESS: _____
PHONE: _____

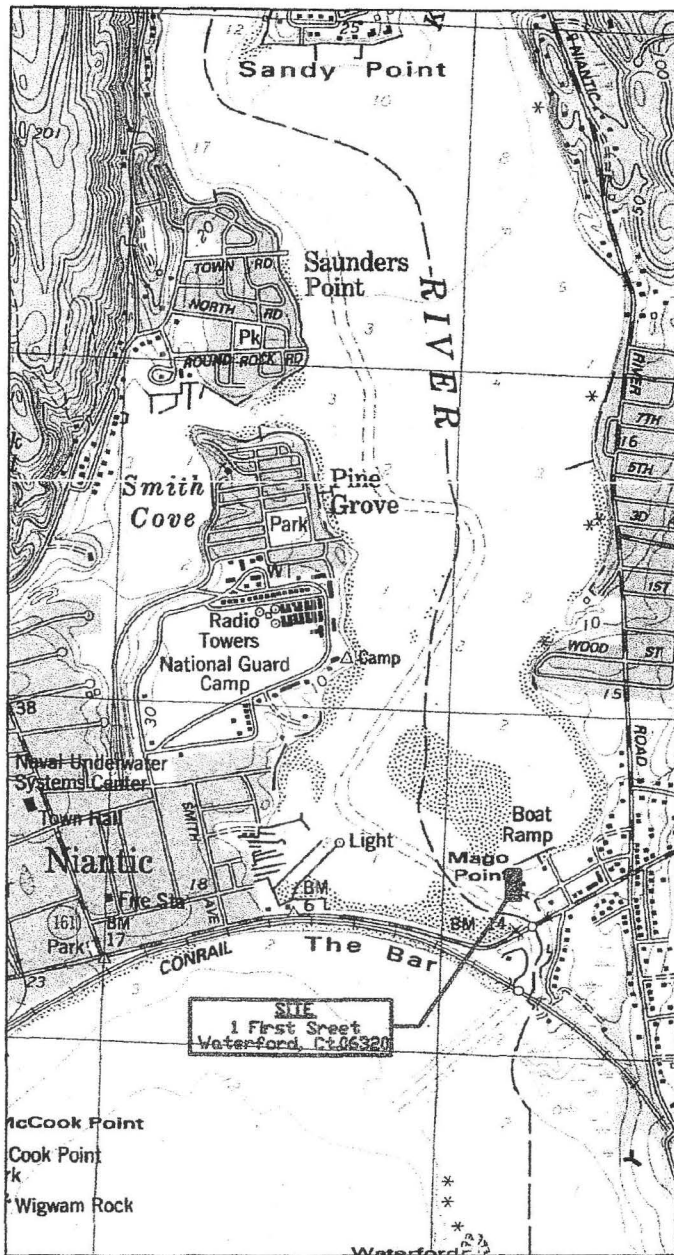
Summary of Essential Fish Habitat (EFH) Designation

10 x 10 Square Coordinates:

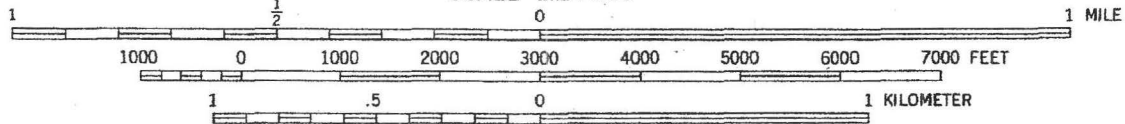
Boundary	North	East	South	West
Coordinate	41 30.0 N	72 00.0 W	41 20.0 N	72 10.0 W

Square Description (i.e. habitat, landmarks, coastline markers): The waters within the square within the Connecticut River estuary affecting the following: within New London Harbor from Long Island Sound on the south, north up to just north of Smith Cove within the Thames River. These waters affect the following: Greens Harbor, Hog Back, White Rock, Melton Ledge, Groton, CT., and New London CT., Winthrop Pt., Jacobs Rock, Bailey Pt., Mamacoke River, and Harrison, CT. Also, the waters within this square are found within the Poquonock River north of the Groton New London Airport, and affect waters within northern Jordan Cove, Jordan Brook, and North Wing Brook, near Jordan CT.

Species	Eggs	Larvae	Juveniles	Adults
Atlantic salmon (<i>Salmo salar</i>)			X	X
pollock (<i>Pollachius virens</i>)			X	X
red hake (<i>Urophycis chuss</i>)	X	X	X	X
windowpane flounder (<i>Scophthalmus aquosus</i>)	X	X	X	X
Atlantic sea herring (<i>Clupea harengus</i>)			X	X
monkfish (<i>Lophius americanus</i>)				X
bluefish (<i>Pomatomus saltatrix</i>)			X	X
king mackerel (<i>Scomberomorus cavalla</i>)	X	X	X	X
Spanish mackerel (<i>Scomberomorus maculatus</i>)	X	X	X	X
cobia (<i>Rachycentron canadum</i>)	X	X	X	X
sand tiger shark (<i>Carcharias taurus</i>)		X		



SCALE 1:24 000

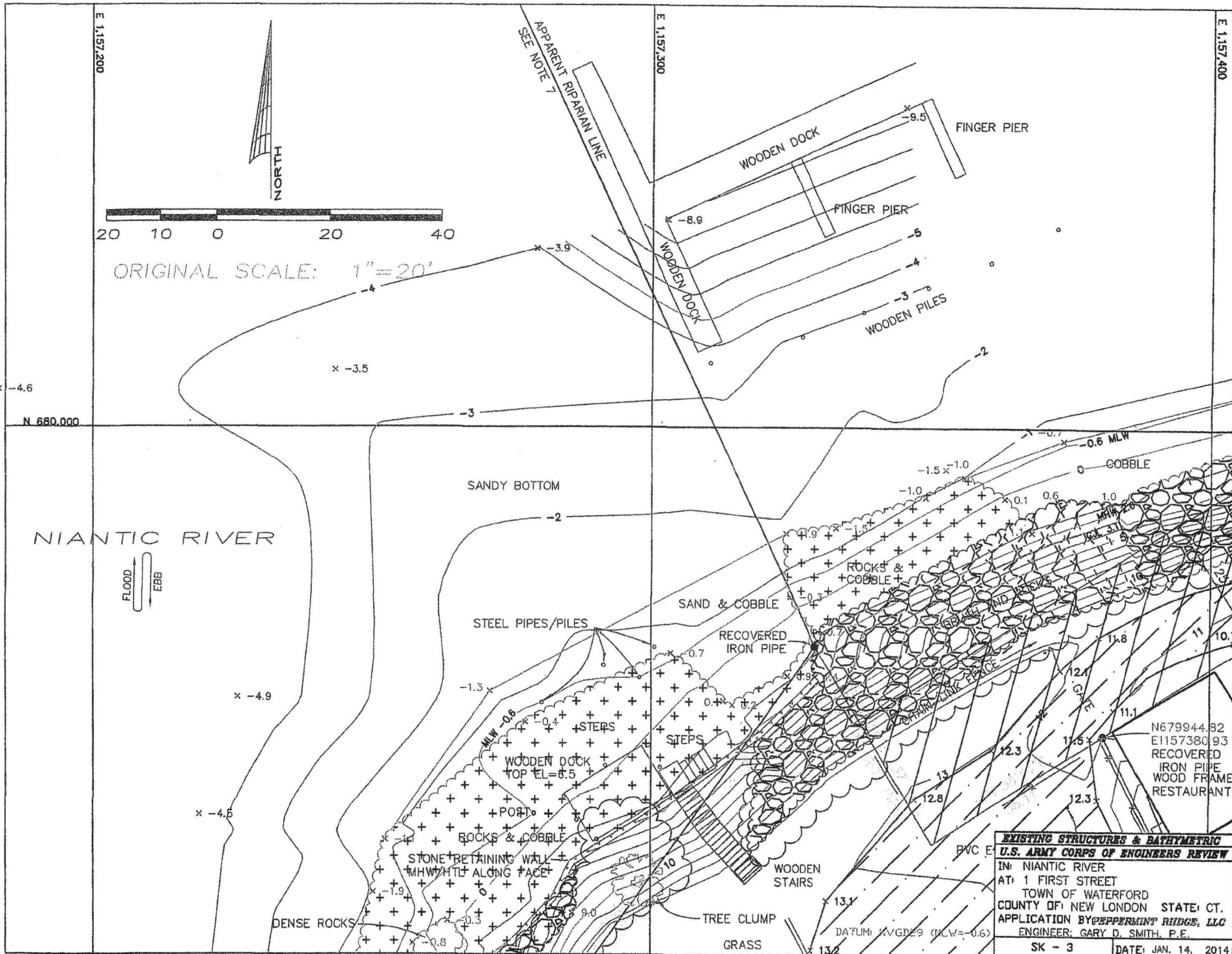


CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 FEET

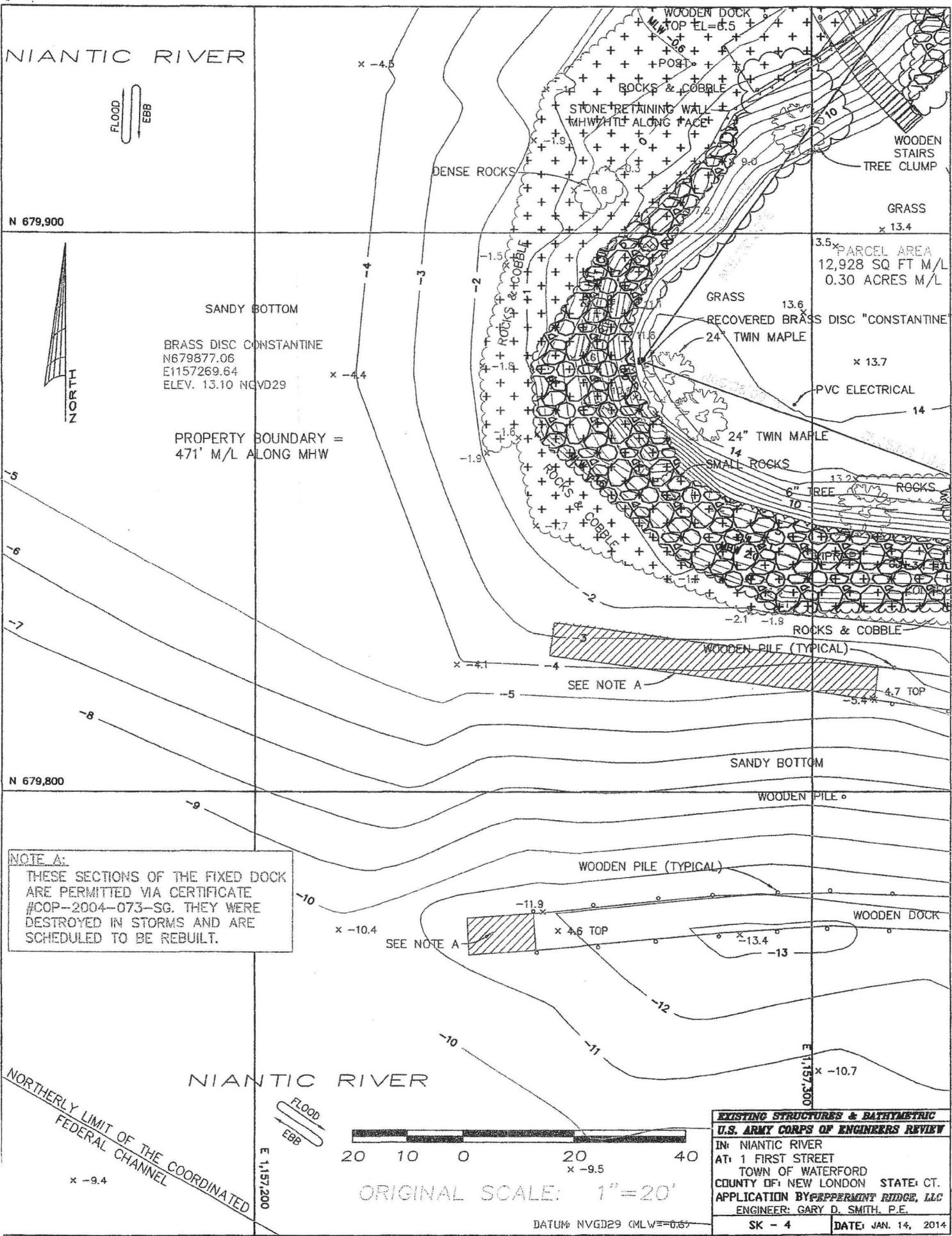
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NIANTIC, CONN. - N. Y.
 41072-C2-TF-024
 1983
 DMA 6586 1 SW - SERIES V816

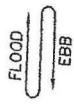
USGS TOPOGRAPHIC QUADRANGLE MAP
U.S. ARMY CORPS OF ENGINEERS REVIEW
 IN: NIANTIC RIVER
 AT: 1 FIRST STREET
 TOWN OF WATERFORD
 COUNTY OF: NEW LONDON STATE: CT.
 APPLICATION BY: PEPPERMINT RIDGE, LLC
 ENGINEER: GARY D. SMITH, P.E.
 SK - 1 DATE: JAN. 14, 2014



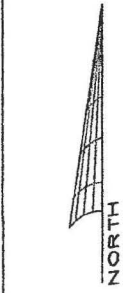
EXISTING STRUCTURES & BATHYMETRIC
U.S. ARMY CORPS OF ENGINEERS REVIEW
 IN: NIAN TIC RIVER
 AT: 1 FIRST STREET
 TOWN OF WATERFORD
 COUNTY OF NEW LONDON STATE: CT.
 APPLICATION BY: PEPPERMINT RIDGE, LLC
 ENGINEER: GARY D. SMITH, P.E.
 SK - 3 DATE: JAN. 14, 2014



NIANTIC RIVER



N 679,900



SANDY BOTTOM

BRASS DISC CONSTANTINE
 N679877.06
 E1157269.64
 ELEV. 13.10 NGVD29

PROPERTY BOUNDARY =
 471' M/L ALONG MHW

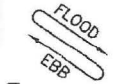
-5
 -6
 -7
 -8

N 679,800

NOTE A:
 THESE SECTIONS OF THE FIXED DOCK
 ARE PERMITTED VIA CERTIFICATE
 #COP-2004-073-SG. THEY WERE
 DESTROYED IN STORMS AND ARE
 SCHEDULED TO BE REBUILT.

NORTHERLY LIMIT OF THE COORDINATED
 FEDERAL CHANNEL

NIANTIC RIVER



E 1,157,200



ORIGINAL SCALE: 1"=20'

DATUM: NGVD29 (MLW=0.6)

EXISTING STRUCTURES & BATHYMETRIC	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIANTIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 4	DATE: JAN. 14, 2014

3.5x PARCEL AREA
 12,928 SQ FT M/L
 0.30 ACRES M/L

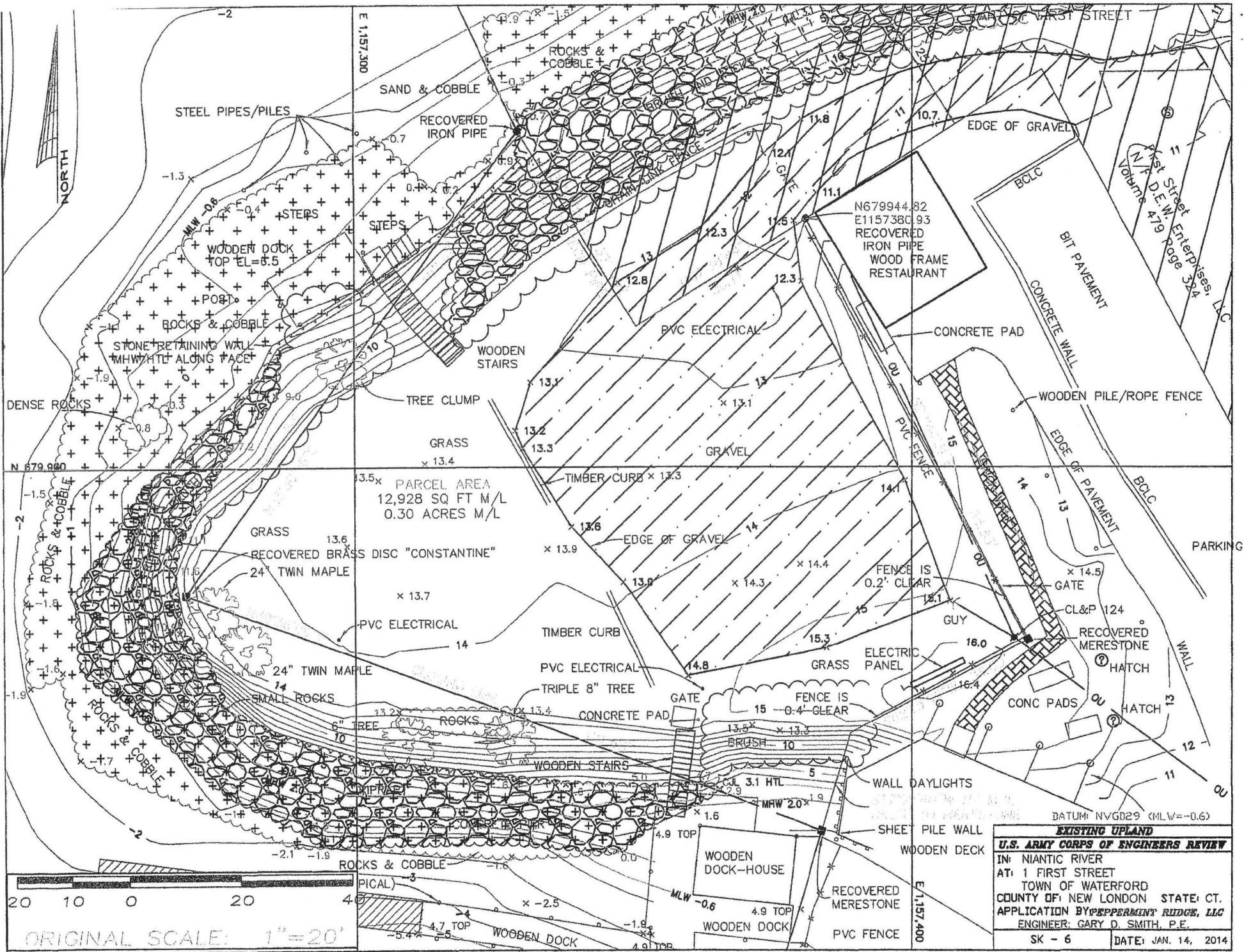
GRASS 13.6
 RECOVERED BRASS DISC "CONSTANTINE"
 24" TWIN MAPLE
 * 13.7
 PVC ELECTRICAL 14

24" TWIN MAPLE
 SMALL ROCKS
 6" TREE
 ROCKS
 13.2x
 10

WOODEN PILE (TYPICAL)
 SEE NOTE A
 -4.7 TOP
 -5.4

WOODEN PILE (TYPICAL)
 SEE NOTE A
 -11.9
 -10.4
 -4.6 TOP
 -13.4
 -13
 WOODEN DOCK

E 1,157,300
 x -10.7



20 10 0 20 40

ORIGINAL SCALE: 1"=20'

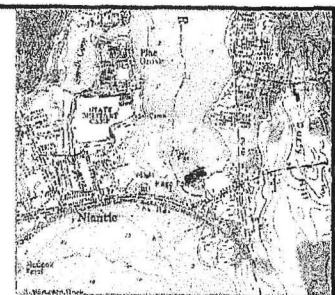
3.5x
 PARCEL AREA
 12,928 SQ FT M/L
 0.30 ACRES M/L

DATUM: NVGD29 (MLW=-0.6)

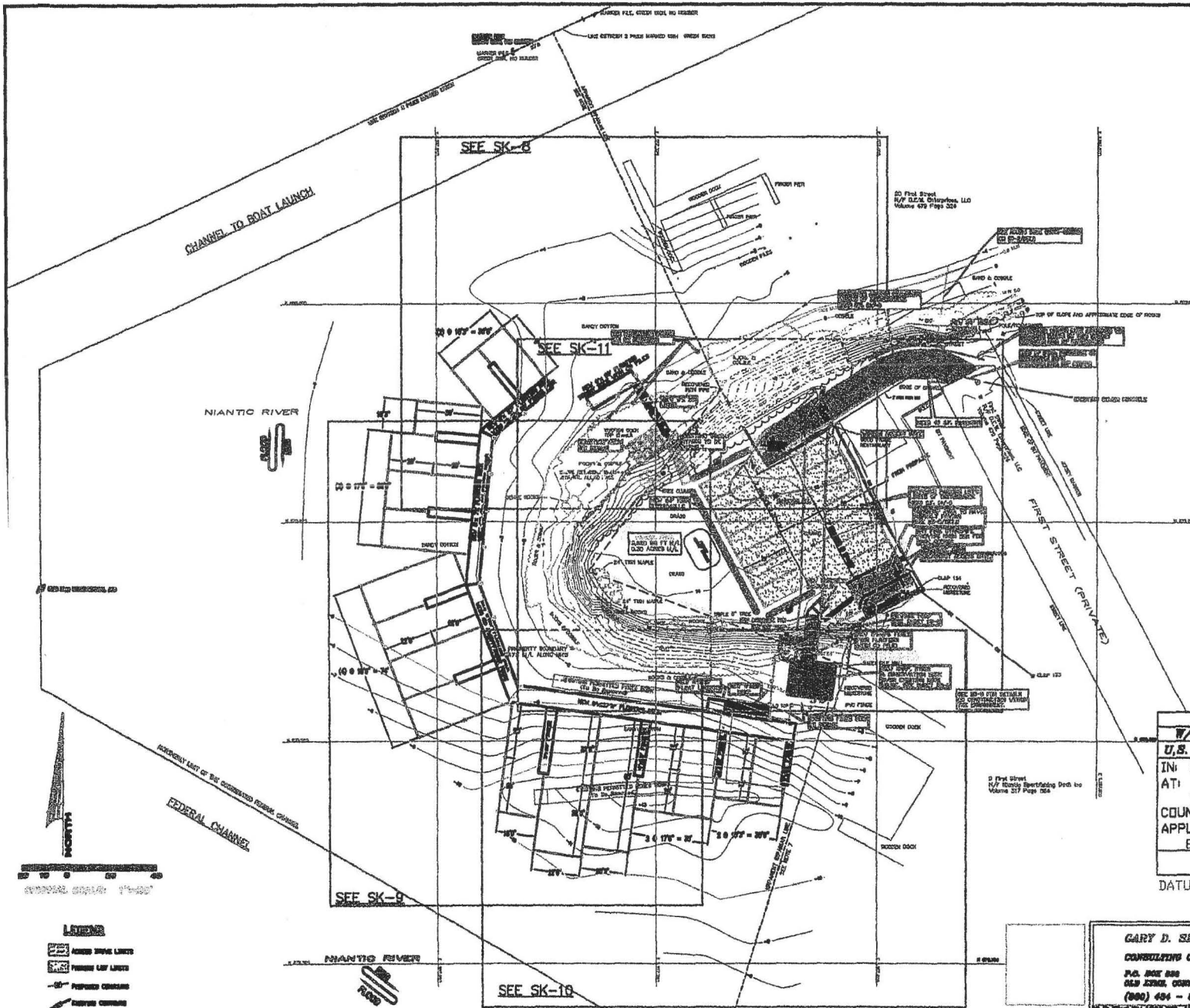
EXISTING UPLAND
U.S. ARMY CORPS OF ENGINEERS REVIEW
 IN: NIANTIC RIVER
 AT: 1 FIRST STREET
 TOWN OF WATERFORD
 COUNTY OF NEW LONDON STATE: CT.
 APPLICATION BY: PEPPERMINT RIDGE, LLC
 ENGINEER: GARY D. SMITH, P.E.

SK - 6 DATE: JAN. 14, 2014

First Street Enterprises, LLC
 Volume 479 Page 394



VICINITY MAP
NOT TO SCALE



DESIGN INFORMATION

THE ENGINEER HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF CONNECTICUT. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF CONNECTICUT. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF CONNECTICUT.

NOTES

1. REFER TO WATERFORD DEVELOPMENT DISTRICT 040 PERMITTED ZONING MAP - ZONING REGULATIONS, AND VARIOUS PERMITS AND RESOLUTIONS IN THE FILES FOR THE PROPERTY.

2. REFER TO WATERFORD DEVELOPMENT DISTRICT 040 PERMITTED ZONING MAP - CONSTRUCTION OF A BUILDING IS NOT PERMITTED FOR THE UPLAND.

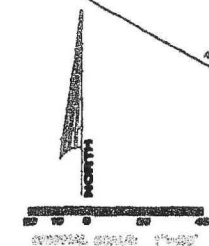
3. REFER TO WATERFORD DEVELOPMENT DISTRICT 040 PERMITTED ZONING MAP - PERMITTED USES FOR THE UPLAND.

4. REFER TO WATERFORD DEVELOPMENT DISTRICT 040 PERMITTED ZONING MAP - PERMITTED USES FOR THE UPLAND.

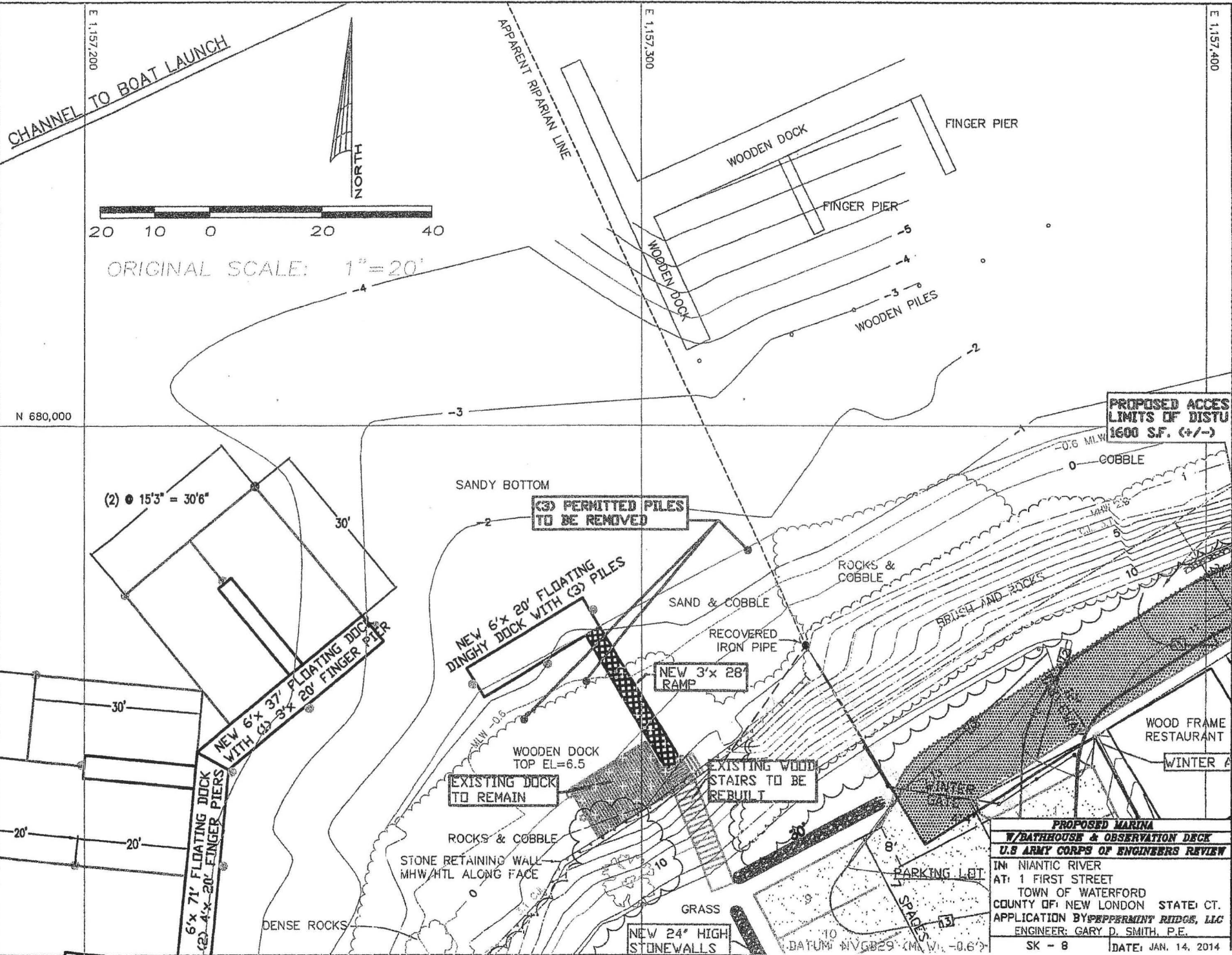
PROPOSED MARINA W/BATHHOUSE & OBSERVATION DECK U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIAN TIC RIVER AT: 1 FIRST STREET TOWN OF WATERFORD COUNTY OF NEW LONDON STATE APPLICATION BY: PEPPERMINT RIDGE, LLC ENGINEER: GARY D. SMITH, P.E.	
SK - 7	DATE: JAN. 14, 2014
DATUM: NVGD29 (MLW) -0.6'	

GARY D. SMITH, P.E.
CONSULTING CIVIL ENGINEER
P.O. BOX 888
OLD ZEPH, CONNECTICUT 06871
(860) 434-8188
www.garysmithpe.com

**PROPOSED MARINA
W/BATHHOUSE & OBSERVATION DECK
BY
PEPPERMINT RIDGE, LLC
1 PEPPER STREET
Waterford, Connecticut 06898**



- LEGEND**
- SURVEYED BOUNDARIES
 - PROPOSED BOUNDARIES
 - EASEMENT BOUNDARIES



**PROPOSED ACCESS
LIMITS OF DISTURBANCE
1600 S.F. (+/-)**

**(3) PERMITTED PILES
TO BE REMOVED**

(2) 15'3" = 30'6"

**NEW 6'x 37' FLOATING DOCK
WITH (4) 8'x 28' FINGER PIERS**

**NEW 6'x 20' FLOATING
DINGHY DOCK WITH (3) PILES**

**NEW 3'x 28'
RAMP**

**EXISTING DOCK
TO REMAIN**

**EXISTING WOOD
STAIRS TO BE
REBUILT**

**WOOD FRAME
RESTAURANT**

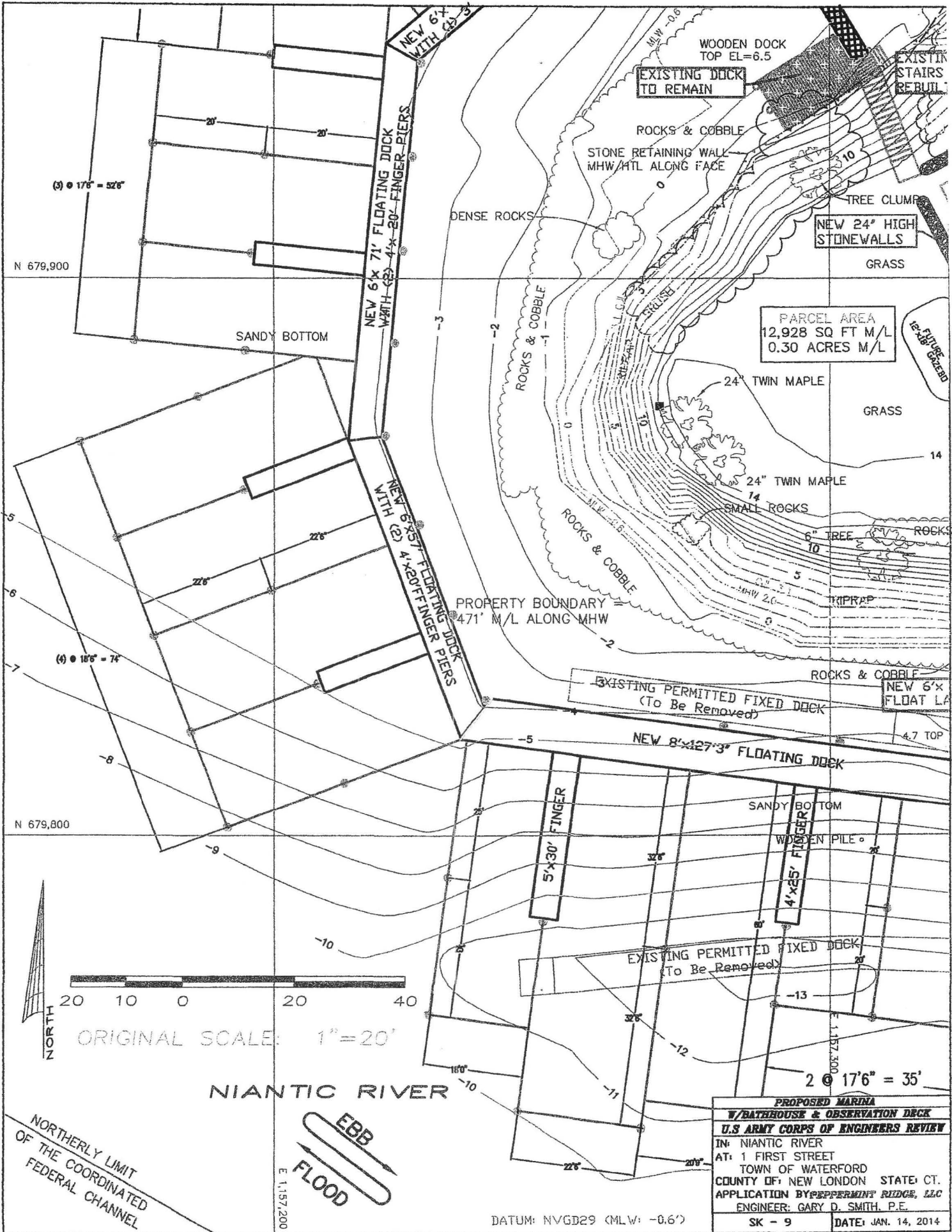
WINTER A

**PROPOSED MARINA
W/BATHHOUSE & OBSERVATION DECK
U.S ARMY CORPS OF ENGINEERS REVIEW**

IN NIANTIC RIVER
AT: 1 FIRST STREET
TOWN OF WATERFORD
COUNTY OF NEW LONDON STATE: CT.
APPLICATION BY: PEPPERMINT RIDGE, LLC
ENGINEER: GARY D. SMITH, P.E.

SK - 8

DATE: JAN. 14, 2014



(3) @ 17'6" = 52'6"

N 679,900

SANDY BOTTOM

NEW 6'x WITH 4'x20' FINGER PIERS

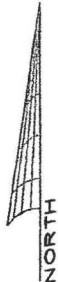
NEW 6'x71' FLOATING DOCK WITH 4'x20' FINGER PIERS

NEW 6'x57' FLOATING DOCK WITH 4'x20' FINGER PIERS

PROPERTY BOUNDARY 471' M/L ALONG MHW

(4) @ 18'6" = 74'

N 679,800



ORIGINAL SCALE: 1"=20'

NIANTIC RIVER

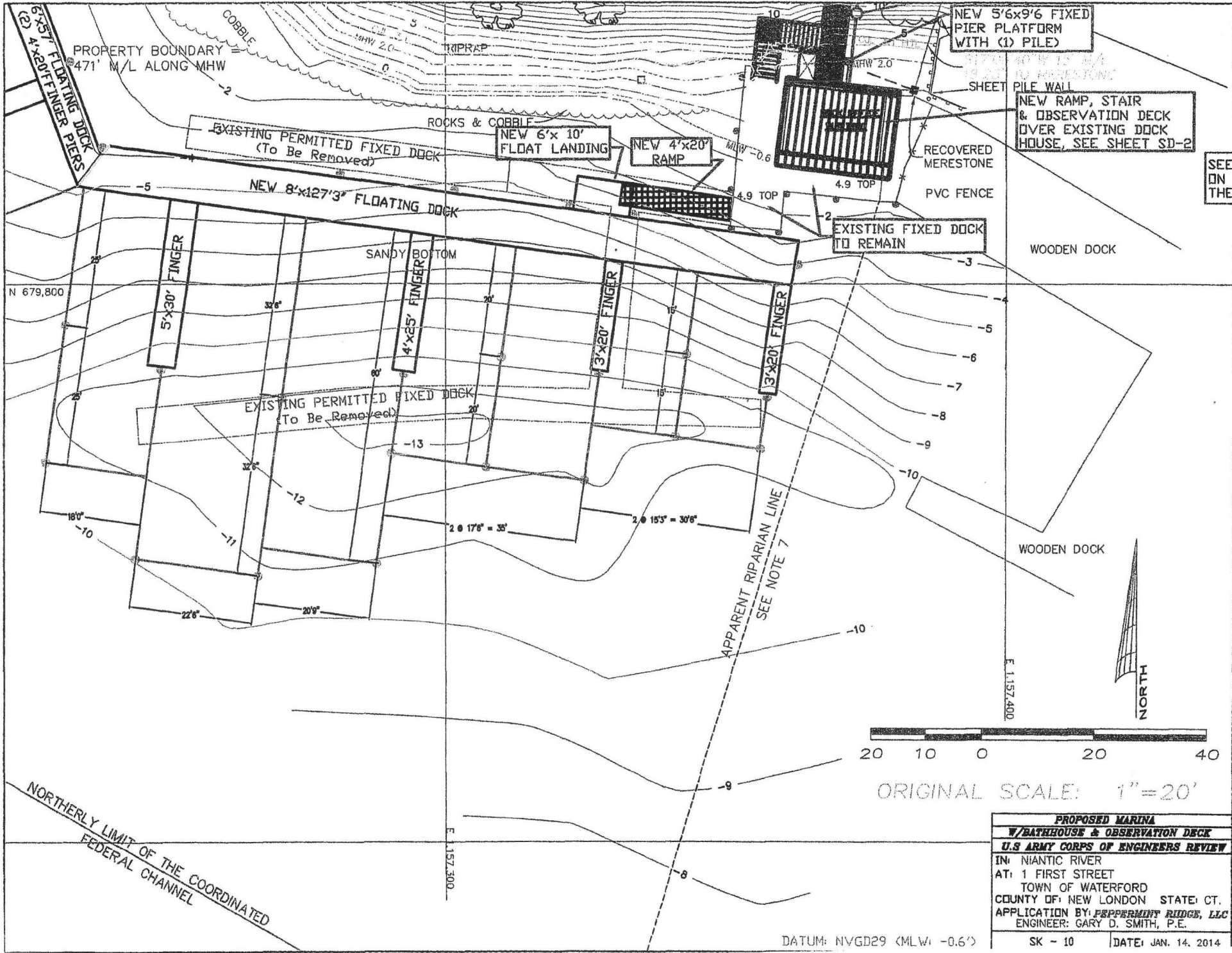


E 1,157,200

NORTHERLY LIMIT OF THE COORDINATED FEDERAL CHANNEL

DATUM: NVGD29 (MLW: -0.6')

PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIANTIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 9	DATE: JAN. 14, 2014



NEW 5'6x9'6 FIXED
PIER PLATFORM
WITH (1) PILE

NEW RAMP, STAIR
& OBSERVATION DECK
OVER EXISTING DOCK
HOUSE, SEE SHEET SD-2

EXISTING FIXED DOCK
TO REMAIN

EXISTING PERMITTED FIXED DOCK
(To Be Removed)

NEW 6'x 10'
FLAT LANDING

NEW 4'x20'
RAMP

NEW 6'x57' FLOATING DOCK
& 4'x20' FINGER PIERS

PROPERTY BOUNDARY
471' M/L ALONG MHW

NEW 8'x127'3" FLOATING DOCK

5'x30' FINGER

4'x25' FINGER

3'x20' FINGER

3'x20' FINGER

EXISTING PERMITTED FIXED DOCK
(To Be Removed)

APPARENT RIPARIAN LINE
SEE NOTE 7

WOODEN DOCK



ORIGINAL SCALE: 1"=20'

NORTHERLY LIMIT OF THE COORDINATED
FEDERAL CHANNEL

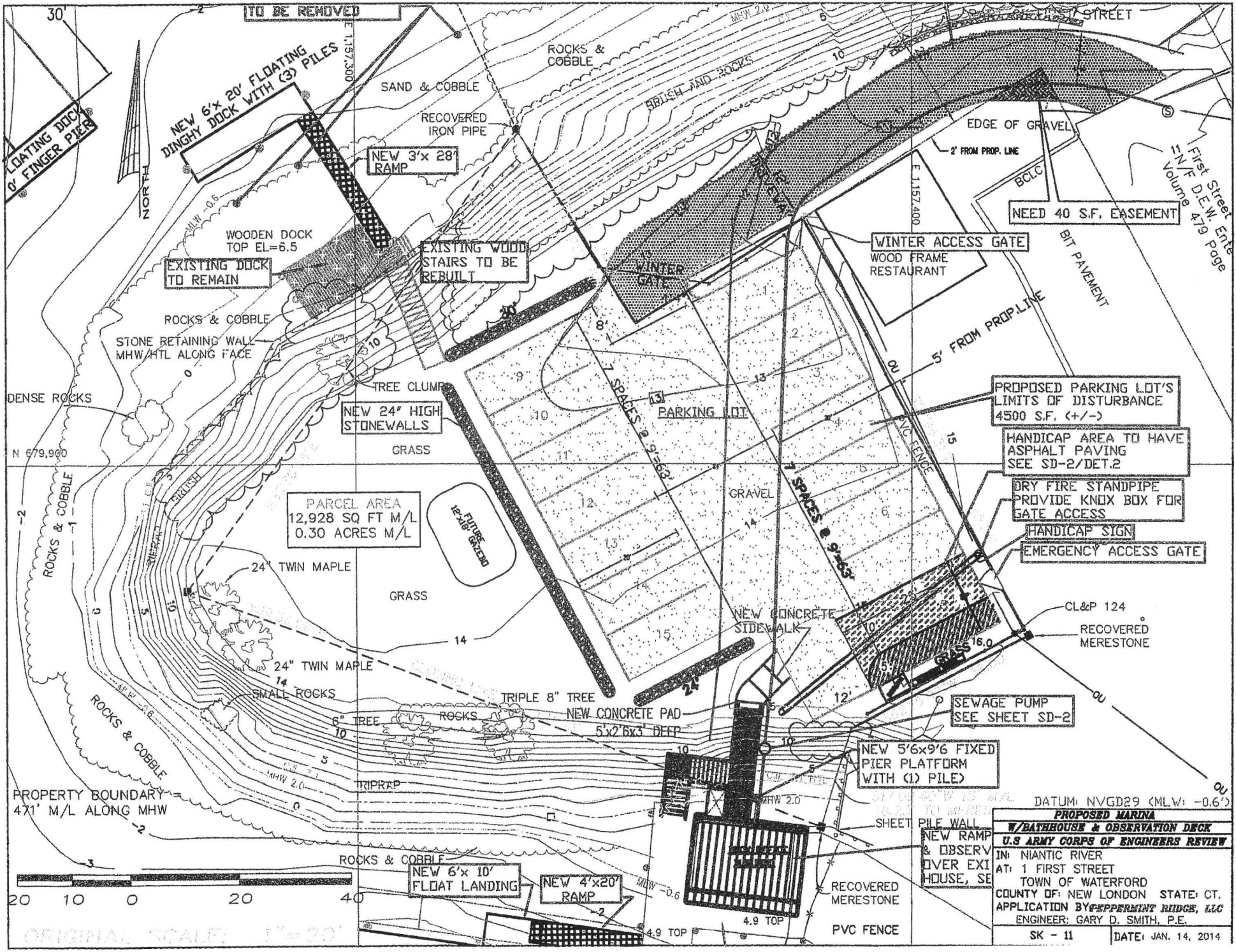
PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S ARMY CORPS OF ENGINEERS REVIEW	
IN: NIAN TIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERIDGE RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	

DATUM: NVGD29 (MLW -0.6')

SK - 10

DATE: JAN. 14, 2014

SEE
ON THE



30'

LOADING DOCK & FINGER PIER

NEW 6'x20' FLOATING DINGHY DOCK WITH (3) PILES

WOODEN DOCK TOP EL=6.5

EXISTING DOCK TO REMAIN

ROCKS & COBBLE

STONE RETAINING WALL MHW/HTL ALONG FACE

DENSE ROCKS

N 679,900

ROCKS & COBBLE

PROPERTY BOUNDARY 471' M/L ALONG MHW

20 10 0 20 40

ORIGINAL SCALE: 1"=20'

TO BE REMOVED

SAND & COBBLE

RECOVERED IRON PIPE

NEW 3'x28' RAMP

ROCKS & COBBLE

BRUSH AND ROCKS

EXISTING WOOD STAIRS TO BE REBUILT

WINTER GATE

WOODEN DOCK TOP EL=6.5

ROCKS & COBBLE

STONE RETAINING WALL MHW/HTL ALONG FACE

TREE CLUMP

NEW 24' HIGH STONEWALLS

GRASS

PARCEL AREA 12,928 SQ FT M/L 0.30 ACRES M/L

12-1/2" BIRCH

24" TWIN MAPLE

GRASS

24" TWIN MAPLE

SMALL ROCKS

TRIPLE 8" TREE

NEW CONCRETE PAD 5'x2'6x3' DEEP

ROCKS & COBBLE

TRIPRAP

NEW 6'x10' FLOAT LANDING

NEW 4'x20' RAMP

NEW 5'6x9'6 FIXED PIER PLATFORM WITH (1) PILE

NEW CONCRETE SIDEWALK

NEW RAMP & OBSERV OVER EXI HOUSE, SE

RECOVERED MERESTONE

PVC FENCE

RECOVERED MERESTONE

4.9 TOP

4.9 TOP

STREET

EDGE OF GRAVEL

2' FROM PROP. LINE

BCLC

NEED 40 S.F. EASEMENT

WINTER ACCESS GATE

WOOD FRAME RESTAURANT

BIT PAVEMENT

5' FROM PROP. LINE

PROPOSED PARKING LOT'S LIMITS OF DISTURBANCE 4500 S.F. (+/-)

HANDICAP AREA TO HAVE ASPHALT PAVING SEE SD-2/DET.2

DRY FIRE STANDPIPE PROVIDE KNOX BOX FOR GATE ACCESS

HANDICAP SIGN

EMERGENCY ACCESS GATE

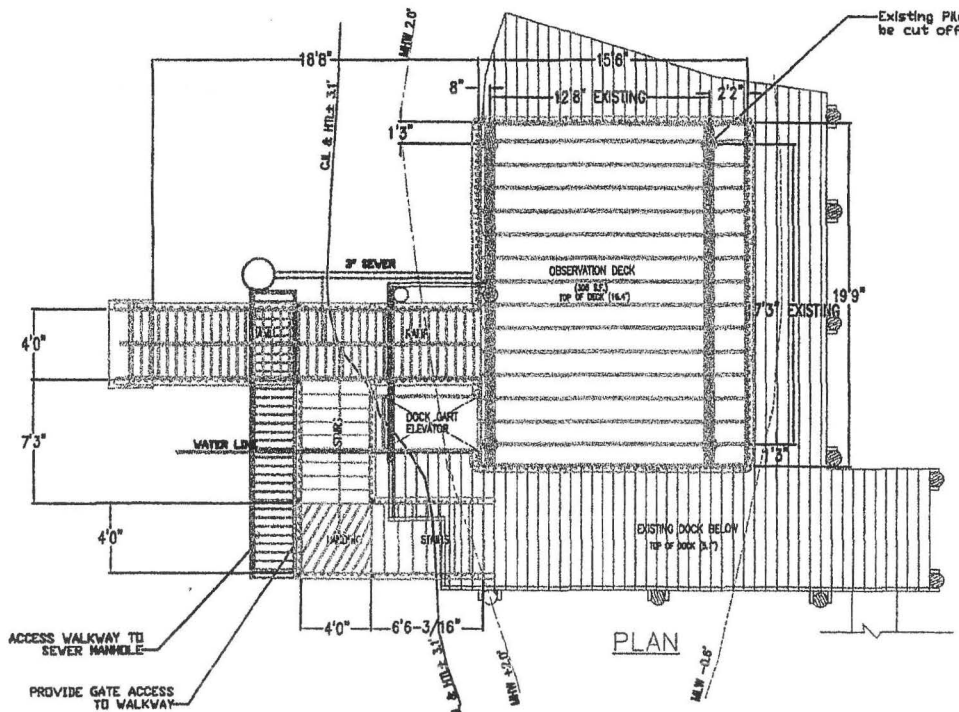
CL&P 124

RECOVERED MERESTONE

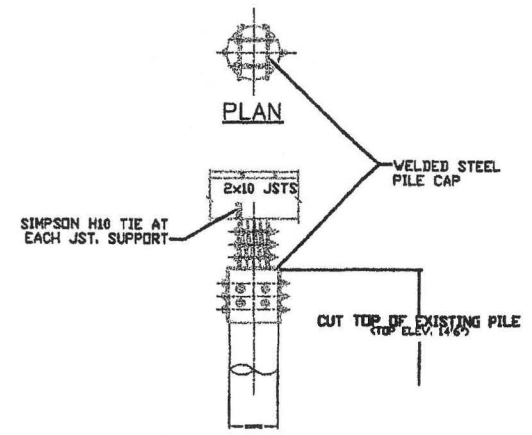
SEWAGE PUMP SEE SHEET SD-2

DATUM: NVGD29 (MLW: -0.6')

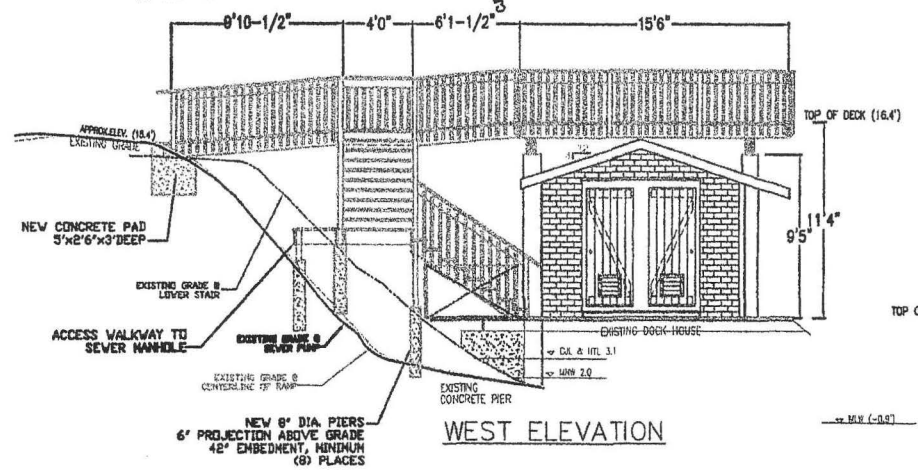
PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIANATIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 11	DATE: JAN. 14, 2014



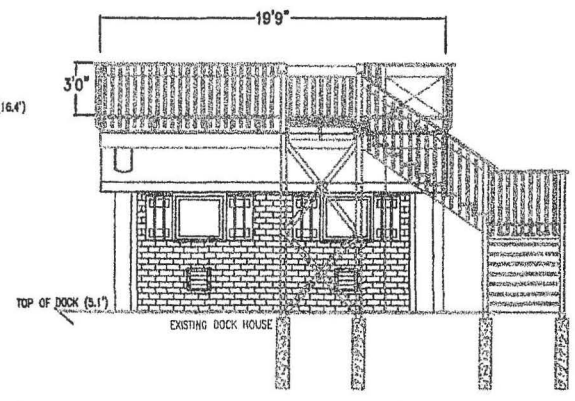
PLAN



1 PILE CAP DETAIL
(4) PLACES
N.T.S.



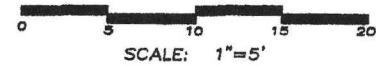
WEST ELEVATION



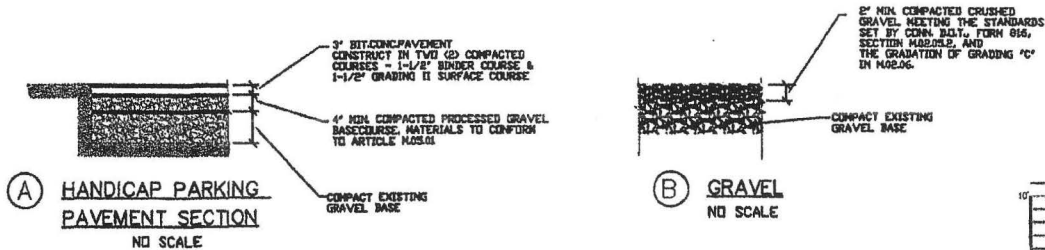
NORTH ELEVATION

DATUM: NVGD29 (MLW: -0.6')

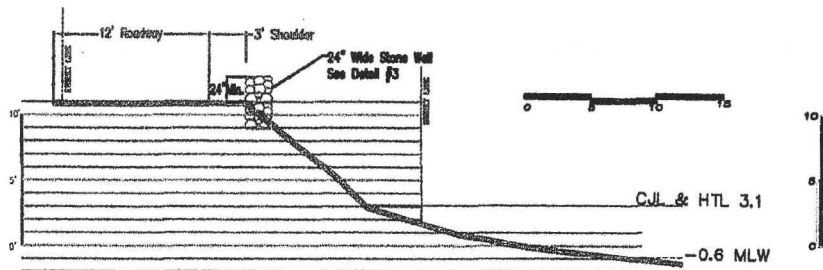
1 PROPOSED OBSERVATION DECK



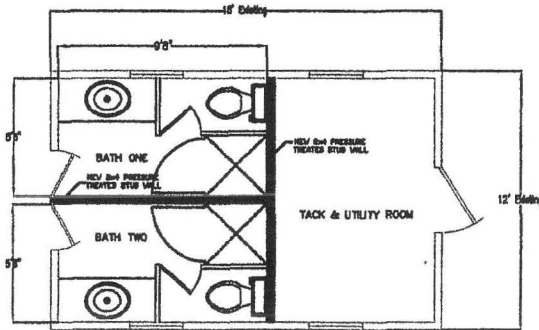
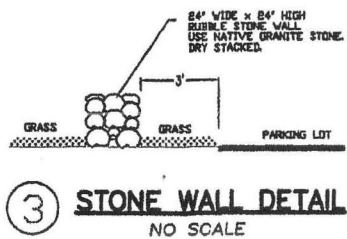
PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIAN TIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERWINT RUDGS, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 12	DATE: JAN. 14, 2014



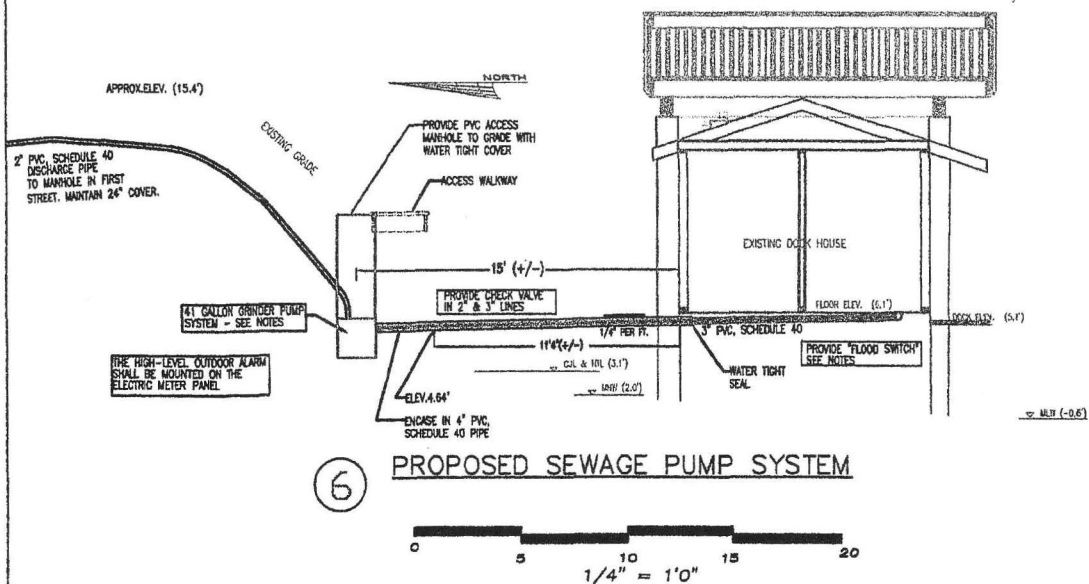
(2) PARKING & ACCESS DRIVE SECTIONS



(5) CROSS-SECTION AT ACCESS DRIVE
NO RETAINING WALL REQUIRED



(4) PROPOSED CONVERSION OF EXISTING DOCK HOUSE TO BATHROOMS & UTILITY RM.



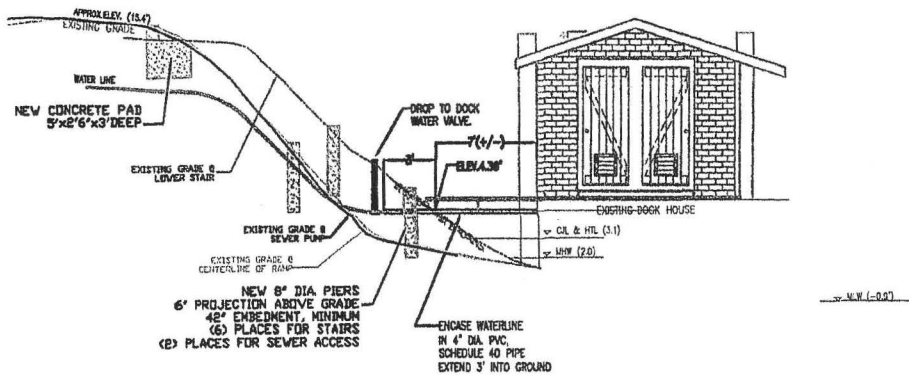
NOTES:

- GRINDER PUMP SYSTEM SHALL BE EQUIVALENT TO:
ZUELLER PUMP MODEL #810
1 HP/97 AMPS: 230/60/1 PHASE POWER
2" DISCHARGE
ARCS18 (18") RISER
24" DIAMETER
30" HIGH
3" WASTE INLET
20 GPM AT 50' OF HEAD
ALM-2W HIGH LEVEL OUTDOOR ALARM
- GRINDER PUMP CONTROL:
FLOOD SWITCH SHALL BE SELF-CONTAINED, EPOXY SEALED, WATERPROOF, UL LABELED FOR WASTEWATER USE, NOT SENSITIVE TO ROTATION OR TURBULENCE AND RATED 1HP/230V.

THE POTENTIAL OF FLOOD WATER INFLOW INTO THE MUNICIPAL SEWER SYSTEM WILL BE ELIMINATED BY THE INSTALLATION OF A "FLOOD SWITCH" WHICH WILL BE AT THE FLOOR ELEVATION OF THE STRUCTURE. THE SWITCH SHALL OPEN THE ELECTRICAL CIRCUIT TO THE GRINDER PUMP IN THE EVENT OF AREA FLOODING. THE FLOOD SWITCH SHALL BE INSTALLED IN A PERFORATED PVC BOX TO PROTECT IT FROM IN-ADVERTANT OPERATION AND/OR VANDALISM.
- GRINDER VENT PIPE:
THE 2" SANITARY VENT PIPING SHALL EXTEND ABOVE ELEVATION 11.0.
- GRINDER PUMP INSTALLATION:
THE GRINDER PUMP TANK SHALL BE WATER TIGHT AND HAVE AN ANTI-FLOTATION COLLAR INSTALLED. PROVIDE 4 CUBIC FEET OF CONCRETE POURED IN PLACE AROUND THE ANTI-FLOTATION COLLAR.
- ACCESSIBILITY:
THE UNIT SHALL BE READILY AVAILABLE AND ACCESSIBLE FOR SERVICE. PROVIDE PVC MANHOLE TO GRADE WITH WATER TIGHT COVER. THERE SHALL BE A DECK OR LANDING AREA TO ACCESS THE SYSTEM FOR MAINTENANCE, SEE DETAILS.

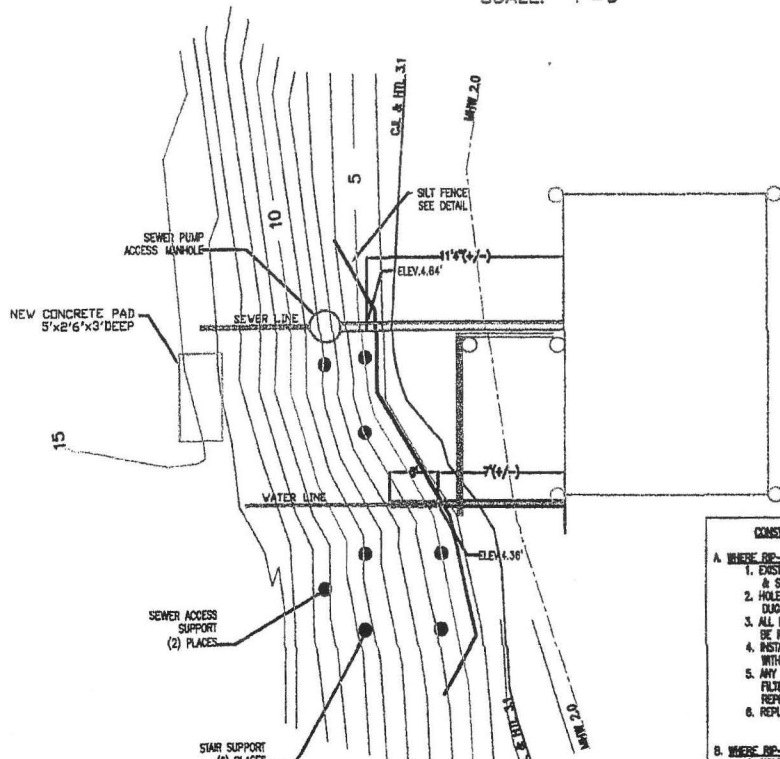
DATUM: NVGD29 (MLW) -0.6)

PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIANATIC RIVER	AT: 1 FIRST STREET
TOWN OF WATERFORD	
COUNTY OF NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 13	DATE: JAN. 14, 2014



7 PROPOSED WATER LINE & PIER ELEVATION

SCALE: 1"=5'



8 PLAN OF PROPOSED CONSTRUCTION WITHIN EMBANKMENT AREA

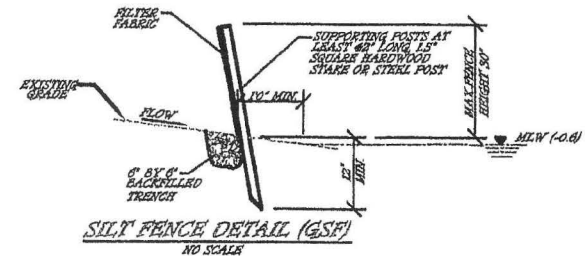
SCALE: 1"=5'

CONSTRUCTION SEQUENCE FOR PIERS

- A. WHERE RIP-RAP EXISTS:**
- EXISTING RIP-RAP SHALL BE REMOVED & STOCKPILED BY HAND.
 - HOLE FOR SON-A-TUBE SHALL BE DUG WITH A POST HOLE DIGGER.
 - ALL MATERIAL NOT TO BE REUSED SHALL BE REMOVED FROM SITE.
 - INSTALL SON-A-TUBE AND BACKFILL WITH EXISTING MATERIAL AND COMPACT.
 - ANY DISTURBED AREAS SHALL HAVE FILTER CLOTH PLACED PRIOR TO REPLACEMENT OF RIP-RAP.
 - REPLACE RIP-RAP BY HAND.
- B. WHERE RIP-RAP DOES NOT EXIST:**
- HOLE FOR SON-A-TUBE SHALL BE DUG WITH A POST HOLE DIGGER.
 - ALL MATERIAL NOT TO BE REUSED SHALL BE REMOVED FROM SITE.
 - INSTALL SON-A-TUBE AND BACKFILL WITH EXISTING MATERIAL AND COMPACT.
 - ANY DISTURBED AREAS SHALL HAVE TOPSOIL PLACED & GRASS PLANTED.
 - COVER AREA WITH HAY UNTIL GRASS IS ESTABLISHED.

EROSION & SEDIMENTATION CONTROL PLAN NOTES

- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF TRASH CONTROLS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
- EROSION AND SEDIMENTATION CONTROLS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
- THIS CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION & SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
- THE CONTRACTOR MUST DEVELOP, AND HAVE APPROVED BY THE TOWN OF WATERFORD, A SEPARATE EROSION & SEDIMENTATION CONTROL PLAN FOR EACH SPILL, BORROW, OR OTHER WORK AREA NOT DETAILED IN THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.
- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ALLOCATE ALL SUCH PROBLEMS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION & SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION & SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND REVEGETATING, MUST BE PERFORMED IMMEDIATELY.



NOTES:

1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE NYLON, POLYESTER OR ETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

FILTERING EFFICIENCY ----- 75% (MIN.)
 TENSILE STRENGTH AT ----- EXTRA STRENGTH -- 50 LBS/LIN IN. (MIN)
 ROR (MAX) ELONGATION -----
 STANDARD STRENGTH -- 50 LBS/LIN IN. (MIN)
 FLOW RATE ----- 0.3 GAL/SF (MIN)

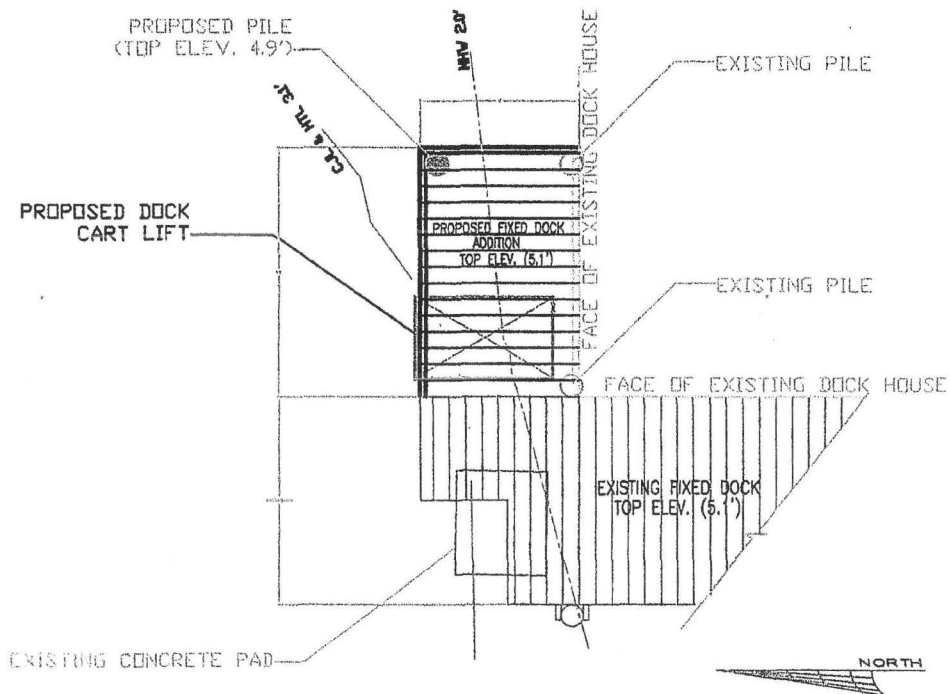
9 SEDIMENTATION & EROSION CONTROLS

PROPOSED MARINA
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ENGINEER: GARY D. SMITH, P.E.

DATUM: NAVD29 (M.L.W.) -0.6)

SK - 14

DATE: JAN. 14, 2014

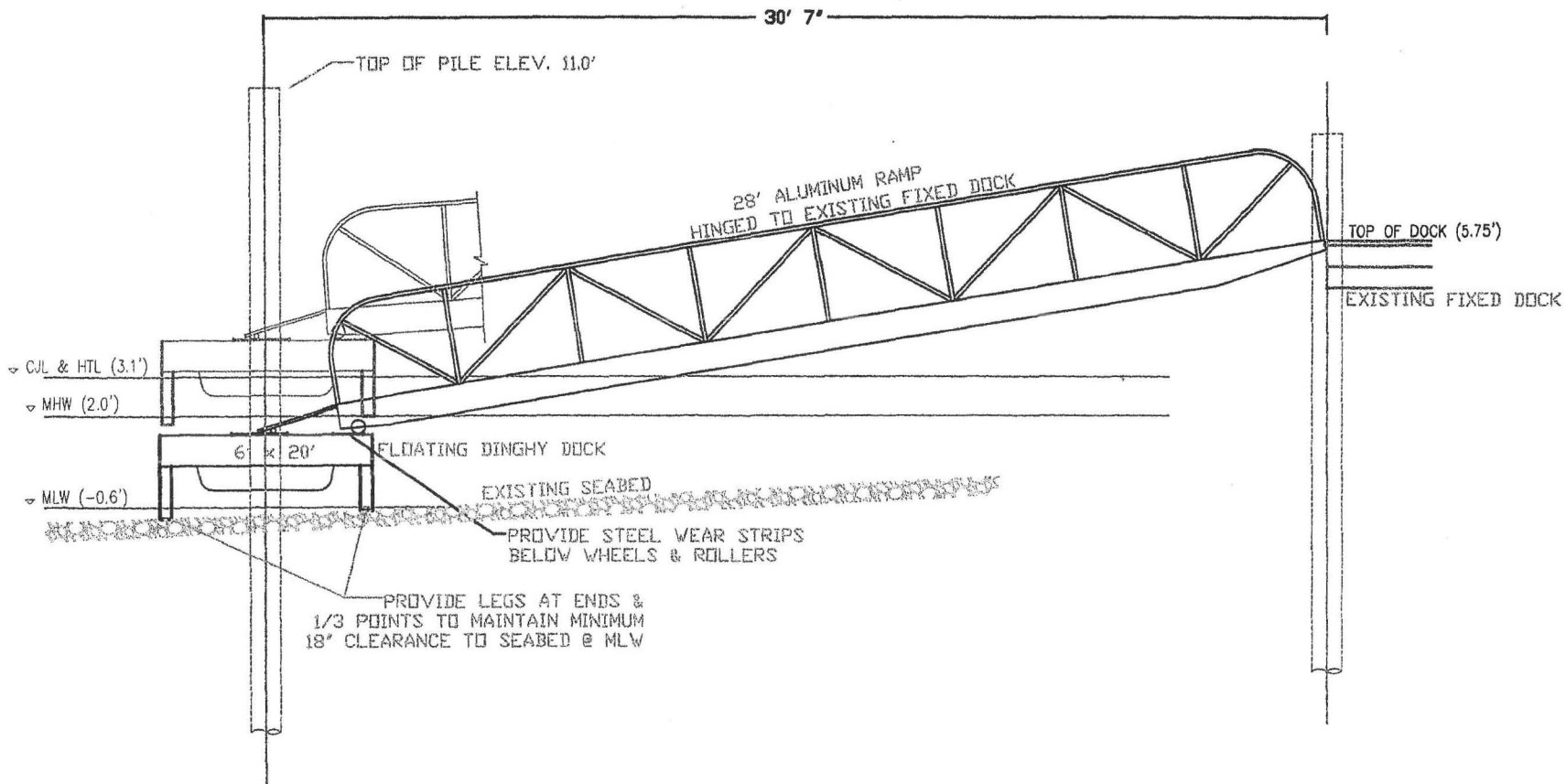


PROPOSED FIXED DOCK ADDITION
58 SQ.FT.



PROPOSED MARINA
W/BATHHOUSE & OBSERVATION DECK
U.S ARMY CORPS OF ENGINEERS REVIEW
IN: NANTIC RIVER
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COUNTY OF: NEW LONDON STATE: CT.
APPLICATION BY: PEPPERMINT RIDGE, LLC
ENGINEER: GARY D. SMITH, P.E.
SK - 15
DATE: JAN. 14, 2014

DATUM: NAVD29 (MLV) -0.6)

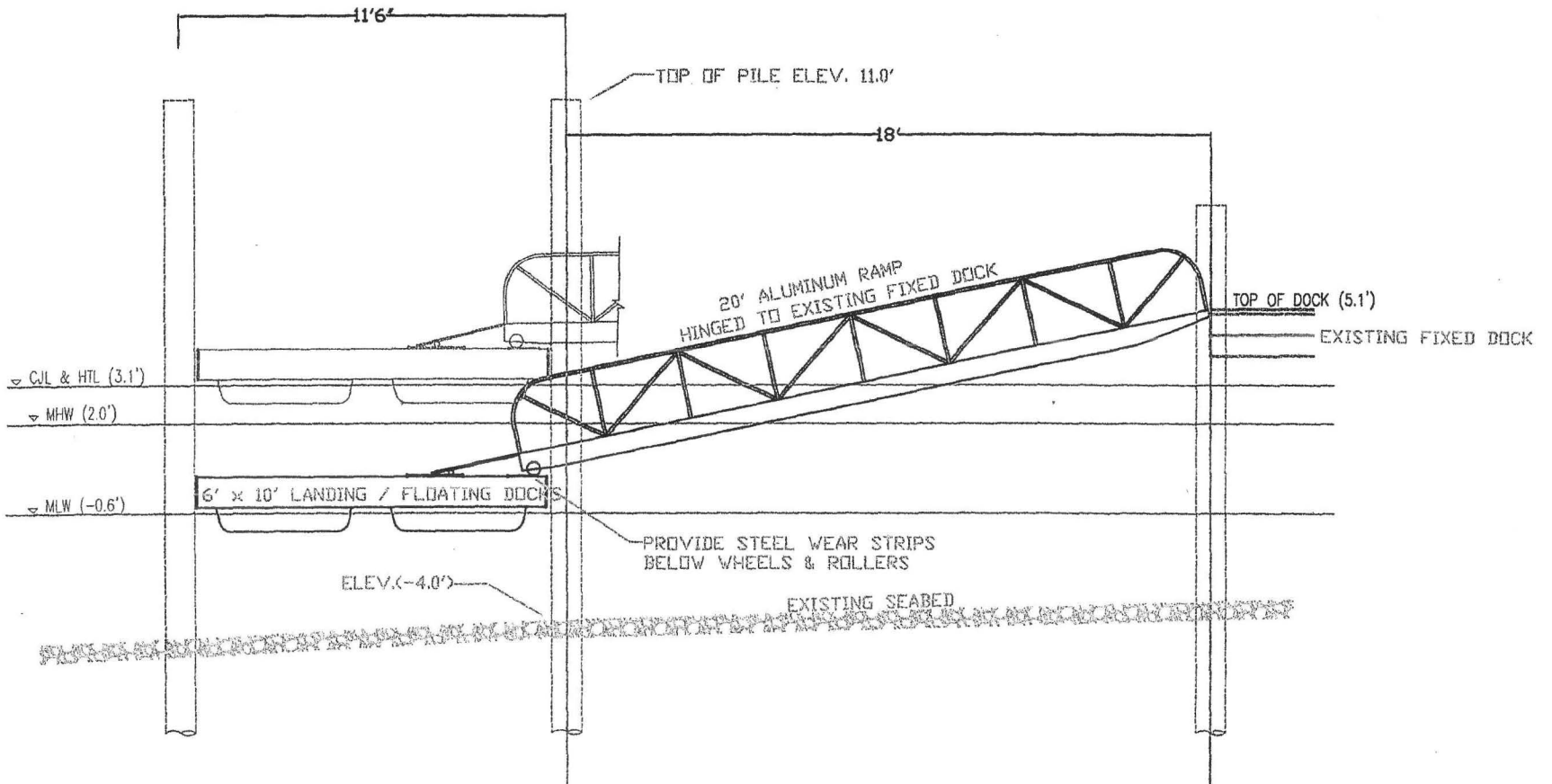


RAMP & FLOATING DINGHY DOCK PROFILE



PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S ARMY CORPS OF ENGINEERS REVIEW	
IN: NIAN TIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 16	DATE: JAN. 14, 2014

DATUM: NAVD29 (MLW: -0.6)



RAMP & MAIN FLOATING DOCK PROFILE



PROPOSED MARINA	
W/BATHHOUSE & OBSERVATION DECK	
U.S. ARMY CORPS OF ENGINEERS REVIEW	
IN: NIAN TIC RIVER	
AT: 1 FIRST STREET	
TOWN OF WATERFORD	
COUNTY OF: NEW LONDON STATE: CT.	
APPLICATION BY: PEPPERMINT RIDGE, LLC	
ENGINEER: GARY D. SMITH, P.E.	
SK - 17	DATE: JAN. 14, 2014

DATUM: NVGD29 (MLW: -0.6)