



**US Army Corps
of Engineers**®
New England District
11 Lincoln Street, Room 210
Essex Junction, Vermont 05452

PUBLIC NOTICE

Comment Period Begins: June 27, 2017
Comment Period Ends: July 26, 2017
File Number: NAE-2014-01260
In Reply Refer To: Michael S. Adams
Phone: (802) 872-2893 or (978) 318-8485
E-mail: michael.s.adams@usace.army.mil

The District Engineer has received a permit application to conduct work in waters of the United States as described below.

APPLICANT: Burlington Harbor Marina, LLC, ATTN: Jack Wallace, 25 Cherry Street, Burlington, Vermont 05401

ACTIVITY: Place and maintain a new 160-slip, full-service, public marina facility in Burlington Harbor of Lake Champlain off Penny Lane in Burlington, Vermont. A detailed description and plans of the activity are attached.

WATERWAY AND LOCATION OF THE PROPOSED WORK

This work is proposed in Burlington Harbor of Lake Champlain at 235 Penny Lane in Burlington, Vermont. The site coordinates are: Latitude 44.480605 N, Longitude -73.224856 W.

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.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

NATIONAL HISTORIC PRESERVATION ACT

Based on his initial review, the District Engineer has determined that the proposed work may impact properties listed in, or eligible for listing in, the National Register of Historic Places. Additional review and consultation to fulfil requirements under Section 106 of the National Historic Preservation Act of 1966, as amended, will be ongoing as part of the permit review process.

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.

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

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- 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 S. Adams at (802) 872-2893.

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 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.

CENAE-RDC
FILE NO. NAE-2014-01260

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.

1/09
Frank DelGiudice
Chief, Permits and Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices, 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: _____

PROPOSED WORK AND PURPOSE

Place and maintain a new 160-slip, full-service, public marina facility in Burlington Harbor of Lake Champlain at 235 Penny Lane in Burlington, Vermont. The proposed work involves the following:

- a. Place and maintain a pre-cast concrete floating wave attenuator around the perimeter of the marina. The pontoons that form the attenuator vary in width from 12'-16' and will be a total of 1,750' long, 161' of which will be used as a fuel dock. Thirteen floating fingers will be placed off the interior side of the attenuator and vary in width from 3'-5' wide and length from 30'-77'. The attenuator will extend a maximum of 657' beyond ordinary high water (OHW) of the lake.
- b. Place and maintain a 30' wide, 90' long floating boathouse with a 10' wide, 90' long floating dock along the north side and an 8' wide, 90' long floating dock along the south side. A 10'-12' wide, 20' long L-shaped floating dock will be placed off the east side of the boat house which will be accessed by an 8' wide, 80' long gangway. An upland gatehouse and concrete pad will anchor the gangway to the land and provide access to the boathouse and attenuator. The boathouse will contain a marina office, store, bathrooms, and mechanical and storage rooms. The rooftop will function as an observation deck open to the public.
- c. Place and maintain a 10' wide, 591' long floating main marina dock parallel to the shoreline. Four docks with floating fingers will be placed off the main dock. Off the northern end of the main dock will be a 12' wide, 382' long floating L-shaped dock with eleven 3'-8' wide, 30'-35' long floating fingers. Off the middle of the main dock will be three floating T-shaped docks; one 8' wide, 442' long with twenty 4'-8' wide, 40'-45' long floating fingers; one 8' wide, 364' long with eighteen 4'-8' wide, 35'-40' long floating fingers; and one 8' wide, 216' long with twelve 4'-8' wide, 35' long floating fingers. Off the southern end of the main dock will be the 161' long fuel dock with a 20' x 20' support hut. A 10' wide, 75' long floating bath house will be placed off the eastern side of the main dock. A 10' wide, 23' long dock and an 8' wide, 80' long gangway will provide access to the main dock at the northern end. An upland gatehouse and concrete pad will anchor the gangway to the land and will provide access to the main dock.
- d. The wave attenuator and docking system will be held in place by helical anchors and left in place year-round. Six ice breaker dolphins will be installed around the perimeter of the attenuator to provide protection to the facility from flow ice. Ice suppression devices will be installed on the docks and boathouse.

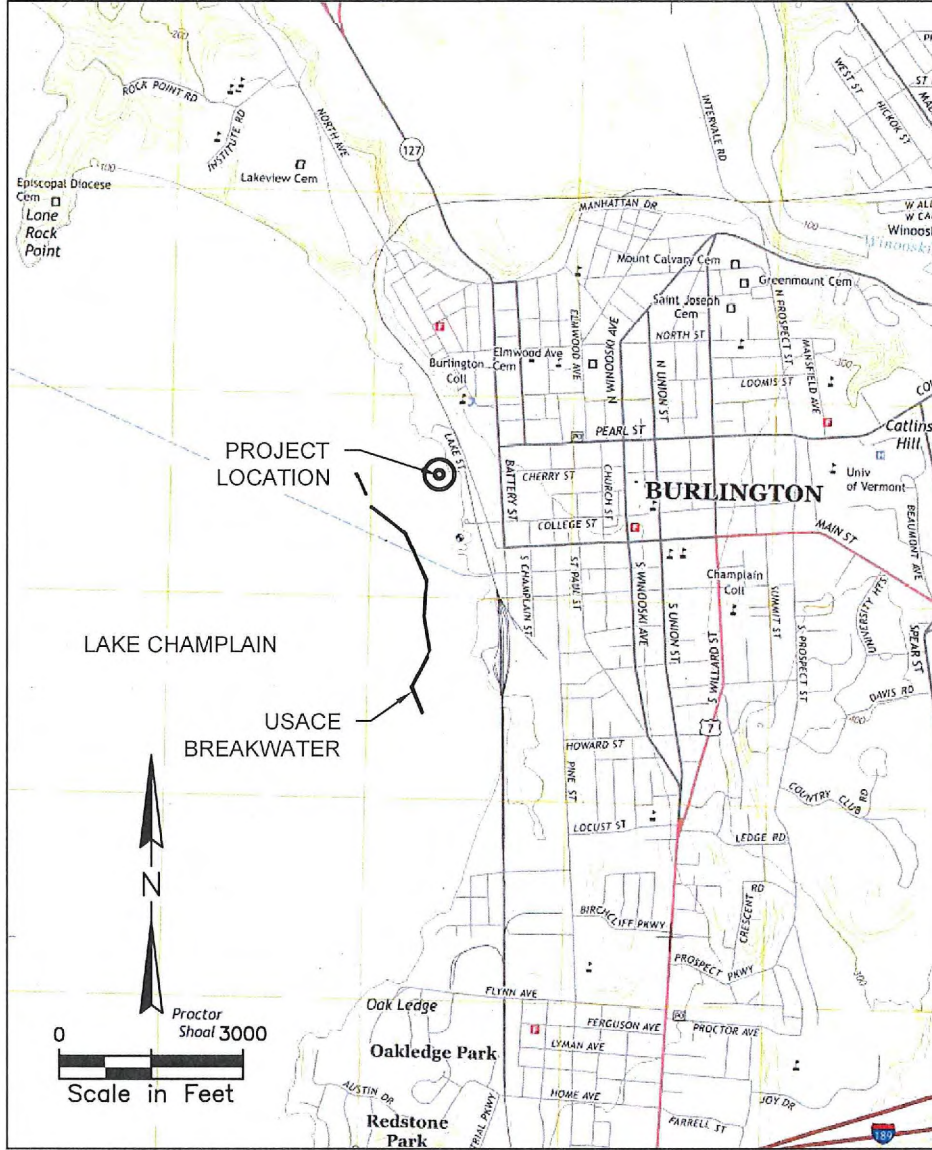
The purpose of the project is to construct a full-service public marina for seasonal and transient boaters in Lake Champlain.

The work is described on the enclosed plans, in eleven sheets, entitled "Burlington Harbor Marina", and dated "14-Apr-2017", revised "6/06/2017" and "6/12/2017".

FOR PERMITTING PURPOSES ONLY
 "NOT FOR CONSTRUCTION"

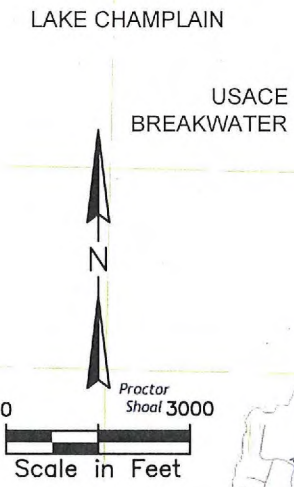
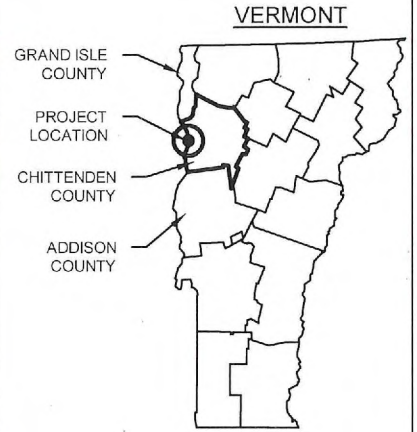
BURLINGTON HARBOR MARINA

BURLINGTON, VERMONT



SHEET INDEX:

1. COVER SHEET & LOCATION MAP
2. EXISTING CONDITIONS
3. PROPOSED IMPROVEMENTS OVERVIEW
4. PROPOSED DOCK DIMENSIONS
5. PROPOSED DOCK DIMENSIONS
6. PRELIMINARY ANCHOR PLAN
7. TYPICAL DOCK CROSS SECTION
8. TYPICAL GANGWAY SECTION
9. FUEL DOCK DETAILS
10. TYPICAL MARINA BUILDING PLAN VIEW
11. TYPICAL MARINA BUILDING SECTION



- NOTES:**
1. IMAGE BASED ON THE 2015 USGS BURLINGTON QUADRANGLE MAP THAT WAS DOWNLOADED FROM USGS .
 2. ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, NGVD29.

C:\Projects\15-2828 Burlington Harbor Marina\2016-Permitting\Permit Drawings\15-2828-BurlingtonMarina-concept-REV1-5-30-2017.dwg (1) 6/6/17
 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.

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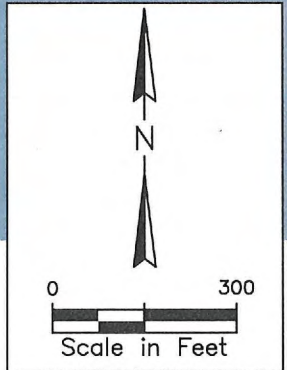
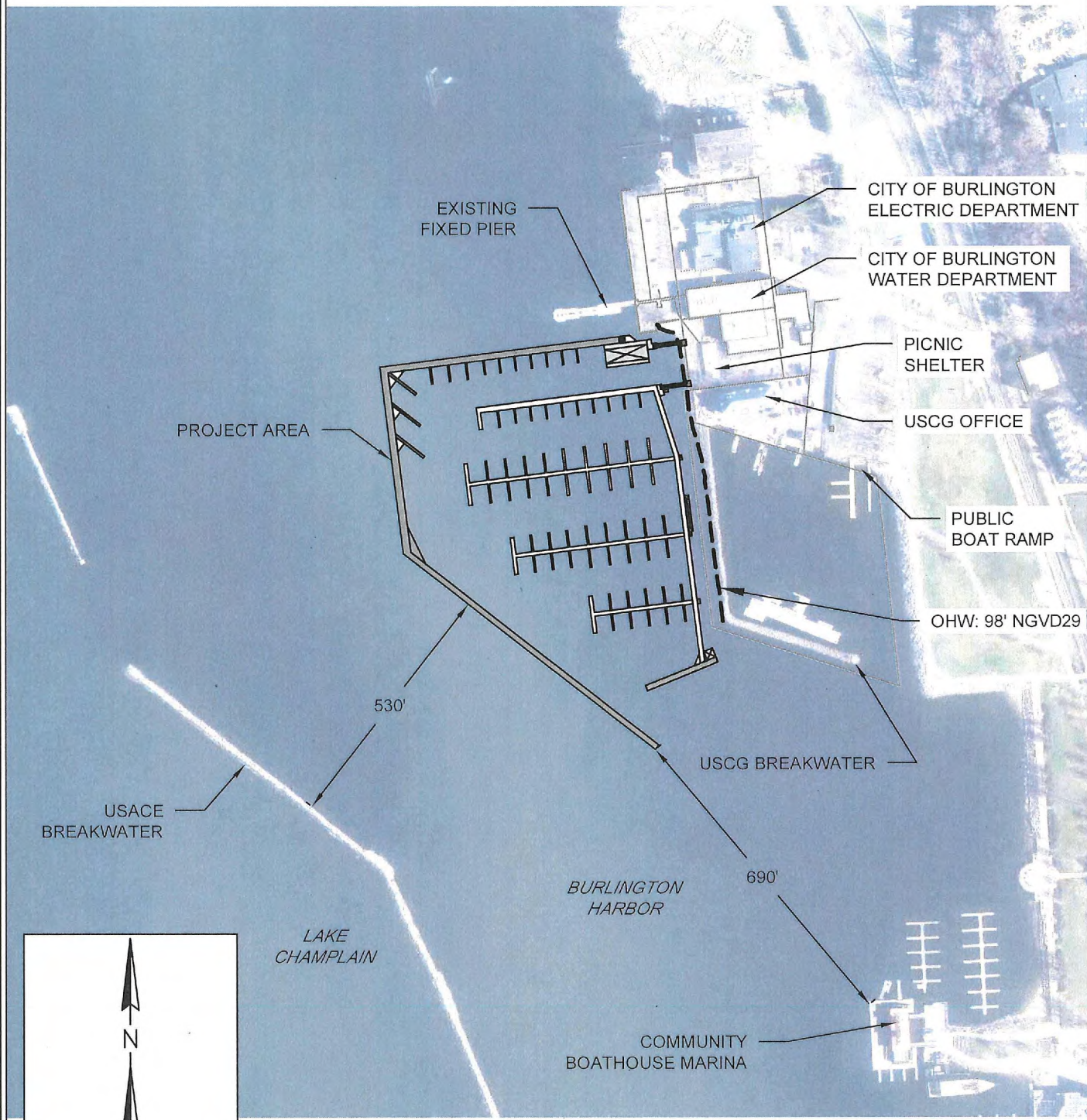
Burlington Harbor Marina
 Cover Sheet & Location Map

Burlington Harbor Marina, LLC
 Burlington, VT

REVISIONS	
REV 1 - 6/06/2017	

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NOTE:
 1. AERIAL PHOTOGRAPH DATED 2015 DOWNLOADED FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION.

C:\Projects\15-2828 Burlington Harbor Marina\2016-Permitting\Drawings\15-2828-BurlingtonMarina-concept-REV1-5-30-2017.dwg (2) 5/6/17
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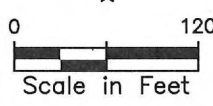
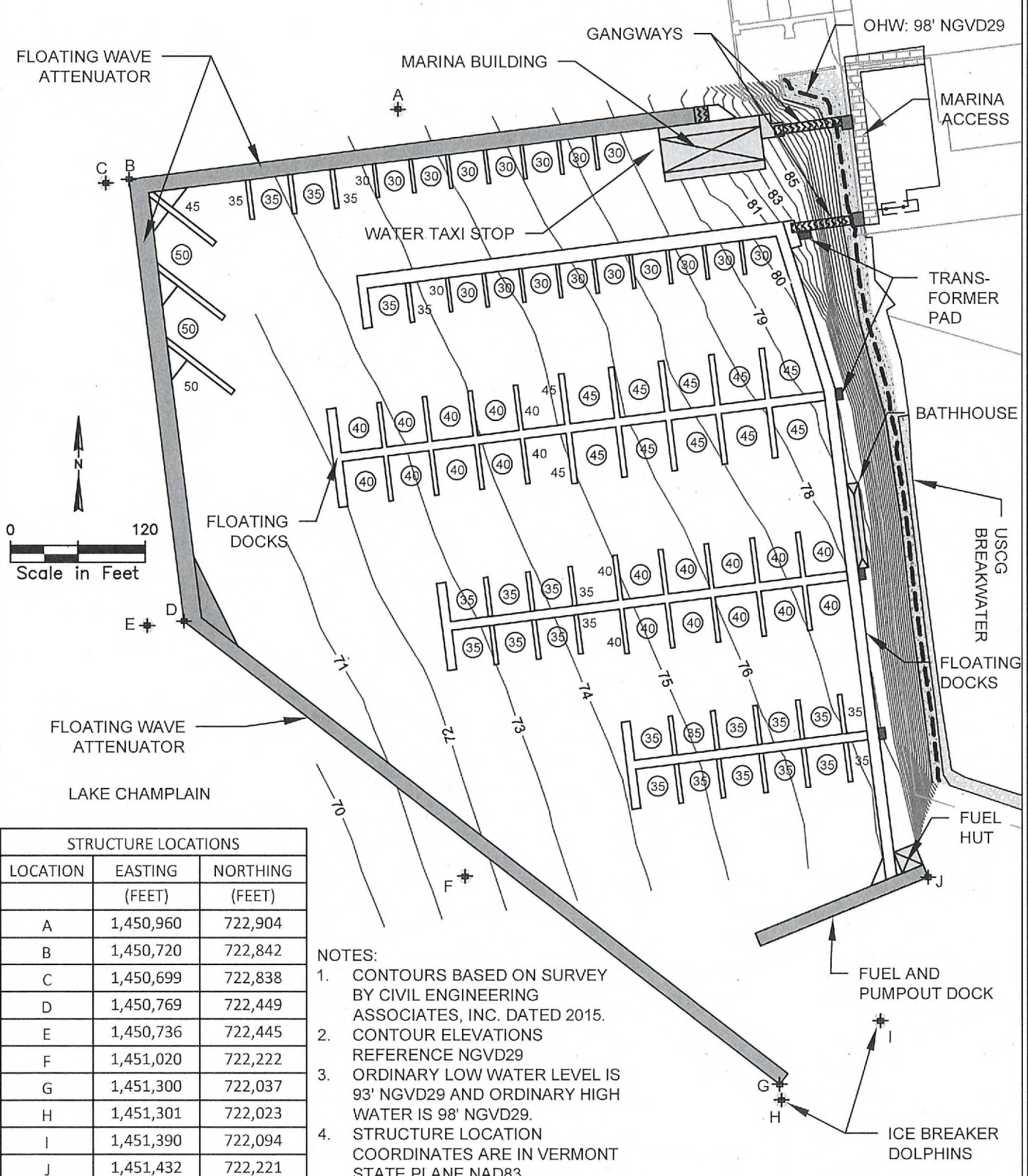
Burlington Harbor Marina
 Existing Conditions

Burlington Harbor Marina, LLC
 Burlington, VT

REVISIONS
REV 1 - 6/06/2017

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STRUCTURE LOCATIONS		
LOCATION	EASTING (FEET)	NORTHING (FEET)
A	1,450,960	722,904
B	1,450,720	722,842
C	1,450,699	722,838
D	1,450,769	722,449
E	1,450,736	722,445
F	1,451,020	722,222
G	1,451,300	722,037
H	1,451,301	722,023
I	1,451,390	722,094
J	1,451,432	722,221

- NOTES:
1. CONTOURS BASED ON SURVEY BY CIVIL ENGINEERING ASSOCIATES, INC. DATED 2015.
 2. CONTOUR ELEVATIONS REFERENCE NGVD29
 3. ORDINARY LOW WATER LEVEL IS 93' NGVD29 AND ORDINARY HIGH WATER IS 98' NGVD29.
 4. STRUCTURE LOCATION COORDINATES ARE IN VERMONT STATE PLANE NAD83.

O:\Projects\15-2828 Burlington Harbor Marina\2016\Permitting\Drawings\15-2828-BurlingtonHarborMarina-concept-REV15-30-2017.dwg (3) 6/6/17
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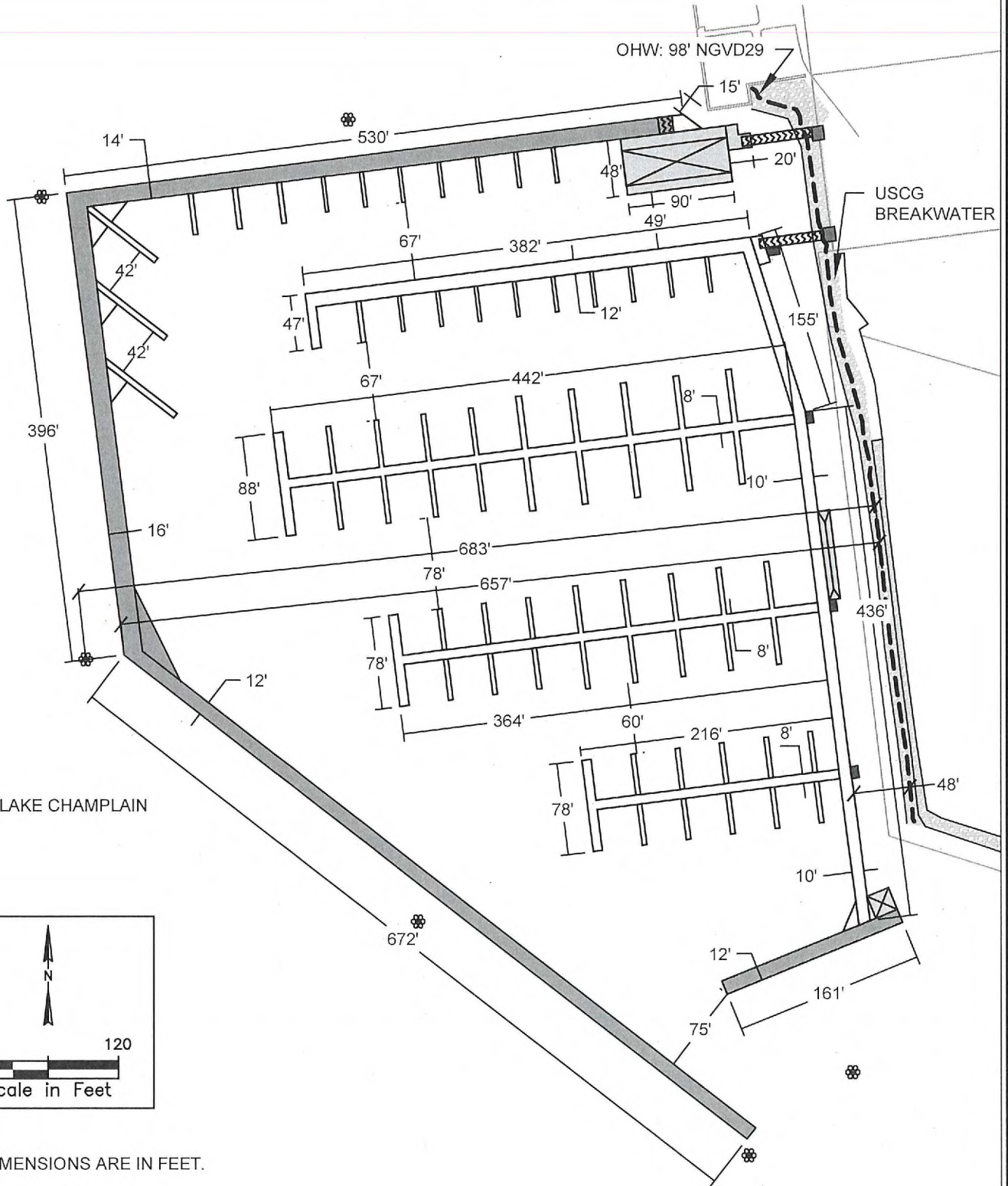
Burlington Harbor Marina
 Proposed Improvements Overview

Burlington Harbor Marina, LLC
 Burlington, VT

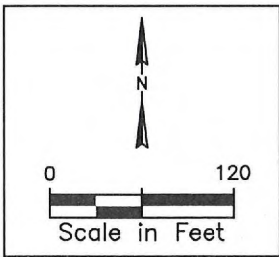
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REV 1 - 6/06/2017

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LAKE CHAMPLAIN



NOTE:
 1. DIMENSIONS ARE IN FEET.

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Burlington Harbor Marina
 Proposed Dock Dimensions

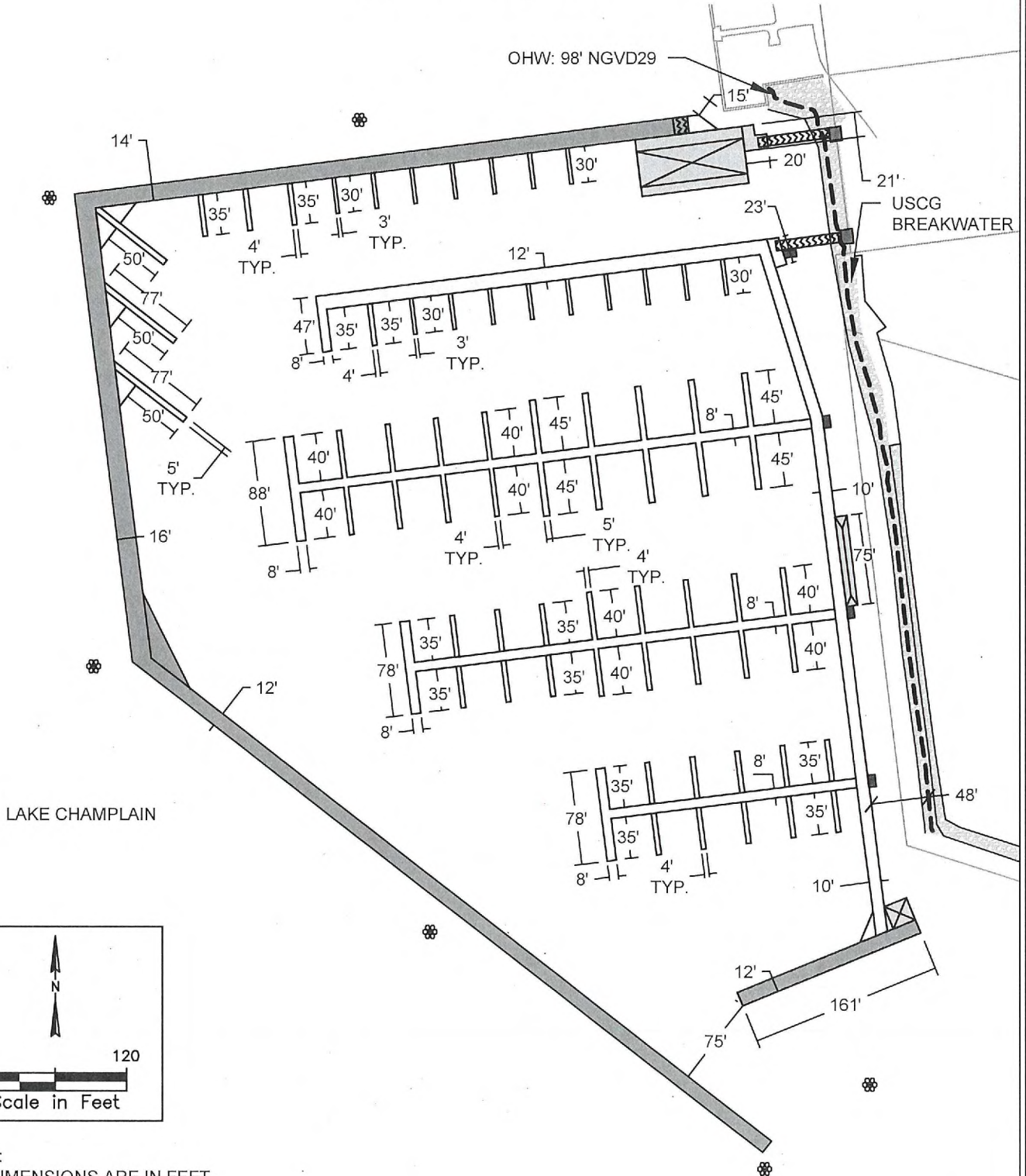
Burlington Harbor Marina, LLC
 Burlington, VT

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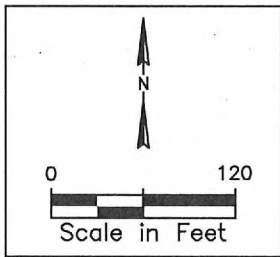
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OHW: 98' NGVD29



LAKE CHAMPLAIN



NOTE:
 1. DIMENSIONS ARE IN FEET.

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Burlington Harbor Marina
 Proposed Dock Dimensions

Burlington Harbor Marina, LLC
 Burlington, VT

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REV 1 - 6/06/2017

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SCALE: 1" = 120'	SHEET: 5

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APPROXIMATE
 LOCATION
 OF WATER
 INTAKE LINE

FLOATING
 MARINA
 BUILDING

OHW: 98' NGVD29

GANGWAYS

USCG
 BREAKWATER



FLOATING
 DOCKS

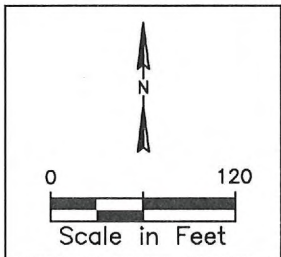
FLOATING WAVE
 ATTENUATOR

LAKE CHAMPLAIN

FLOATING
 FUEL DOCK

LEGEND

-  ANCHOR LINE
-  ANCHOR



NOTES:

1. ANCHOR LOCATION TO BE COORDINATED WITH WATER INTAKE LINE LOCATION/CLEARANCES.
2. ANCHOR LAYOUT IS APPROXIMATE.
3. ANCHOR LAYOUT AND TYPE MAY VARY DEPENDING ON CONTRACTOR SELECTION & FINAL ANCHOR DESIGN.

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Burlington Harbor Marina
 Preliminary Anchor Plan

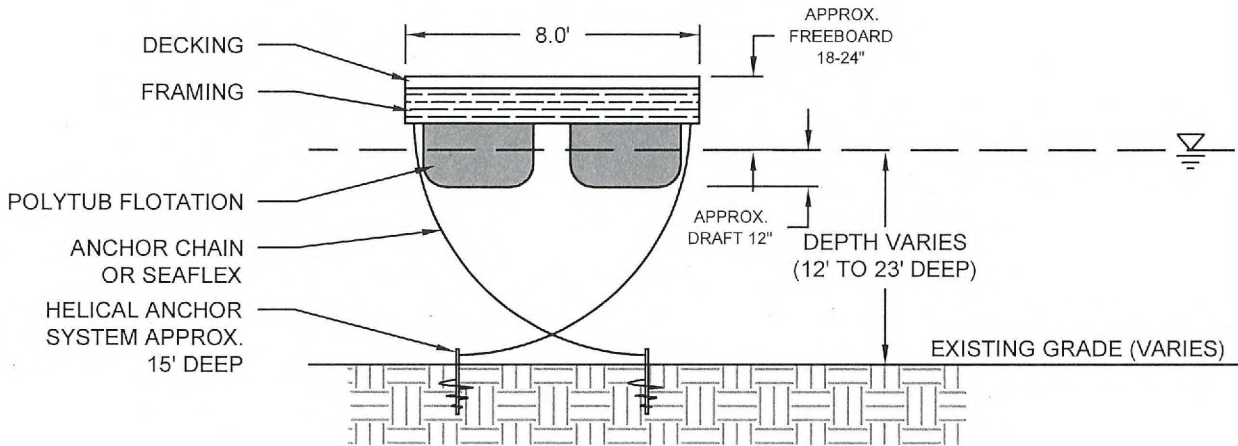
Burlington Harbor Marina, LLC
 Burlington, VT

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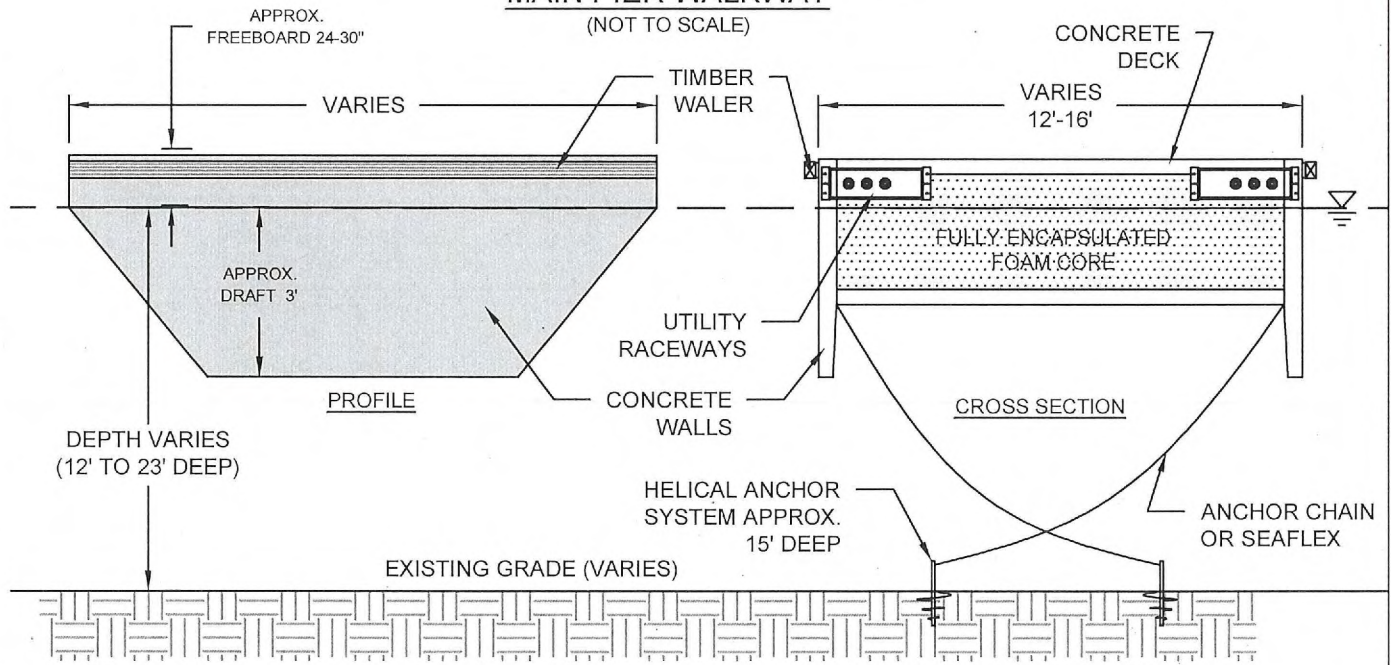
TYPICAL FLOATING DOCK SECTION
MAIN PIER WALKWAY
 (NOT TO SCALE)



NOTES:

1. DIMENSIONS ARE IN FEET.
2. ANCHOR LAYOUT AND DOCK SIZES MAY VARY DEPENDING ON SELECTED CONTRACTOR AT TIME OF CONSTRUCTION.

TYPICAL FLOATING ATTENUATOR SECTION
MAIN PIER WALKWAY
 (NOT TO SCALE)



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Burlington Harbor Marina
 Typical Dock Cross Sections

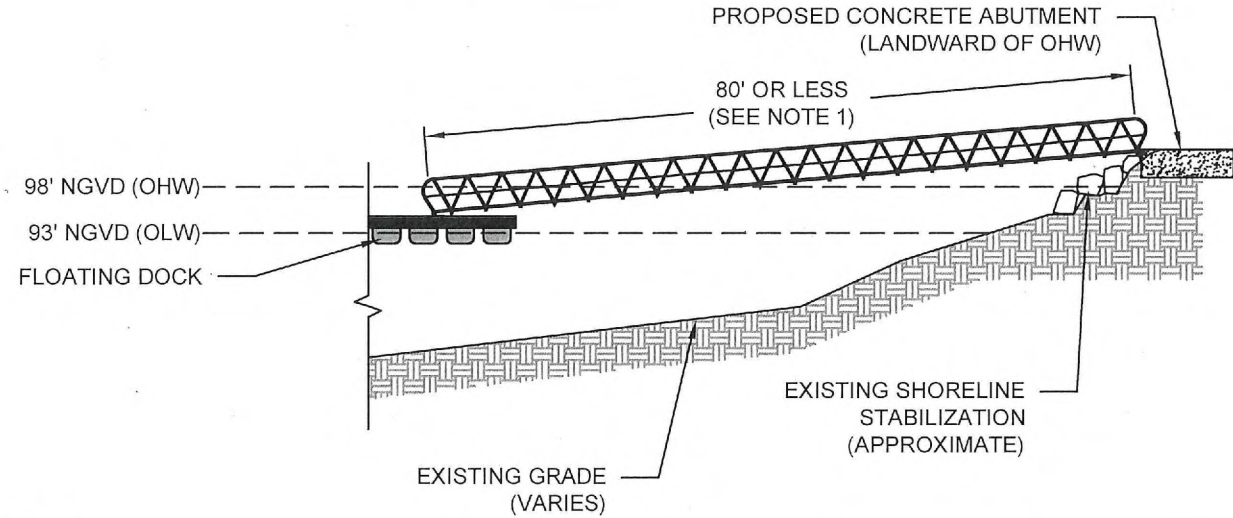
Burlington Harbor Marina, LLC
 Burlington, VT

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TYPICAL GANGWAY SECTION

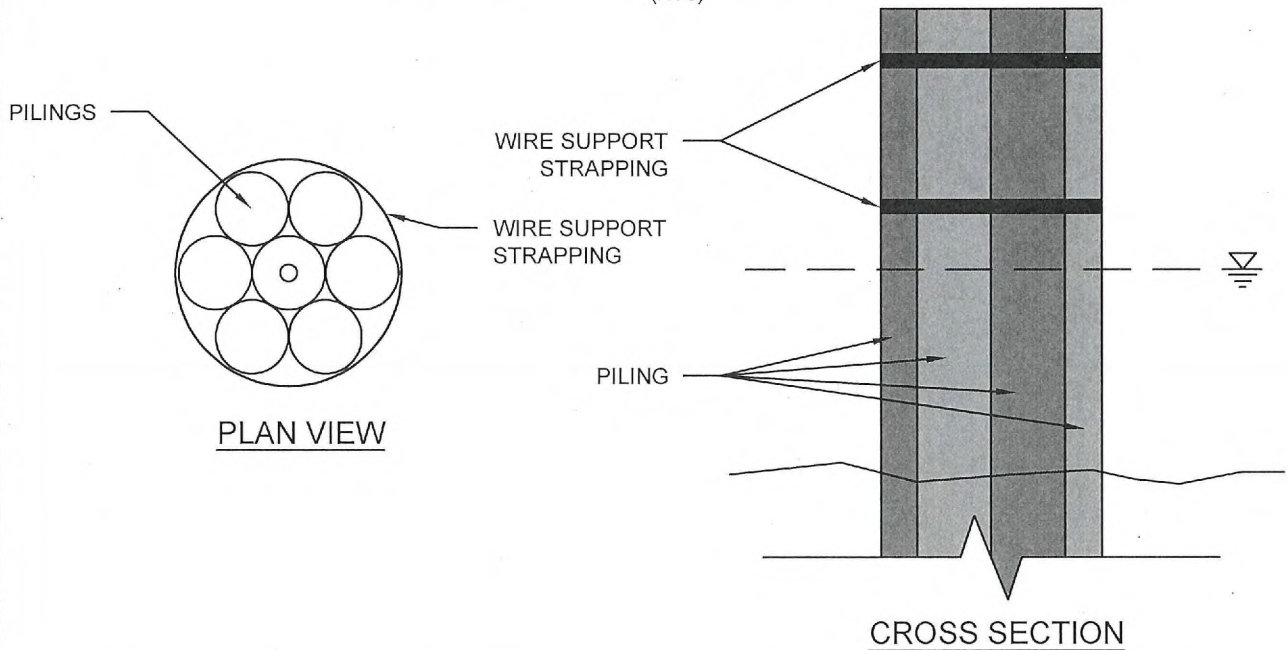


NOTES:

1. GANGWAYS WILL COMPLY WITH ADA STANDARDS. FINAL LENGTH OF GANGWAY WILL DEPEND ON FREEBOARD OF DOCK AND HEIGHT OF EXISTING UPLAND GRADE (GANGWAY WILL NOT EXTEND OVER 80').
2. ALL SHORELINE DISTURBANCE (E.G. ABUTMENT) WILL OCCUR LANDWARD OF THE ORDINARY HIGH WATER LINE. NO FILL WILL BE DISCHARGED BELOW THE ORDINARY HIGH WATERLINE.

TYPICAL ICE BREAKER DOLPHIN DETAILS

(NTS)



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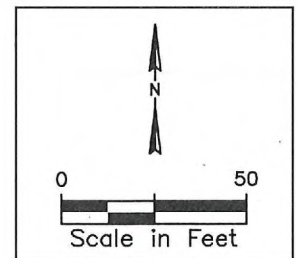
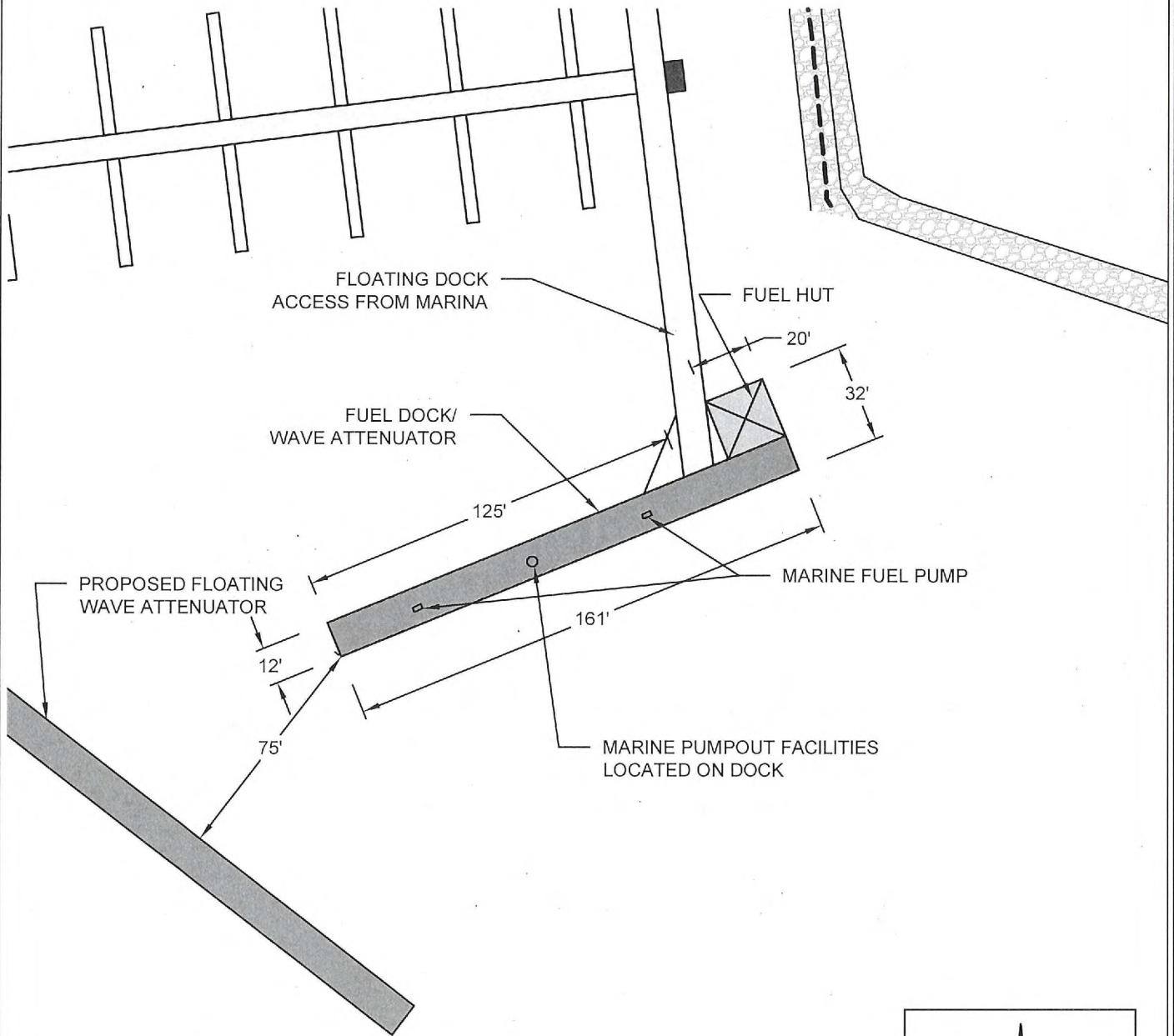
Burlington Harbor Marina
 Typical Gangway Section

Burlington Harbor Marina, LLC
 Burlington, VT

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REV 1 - 6/12/2017

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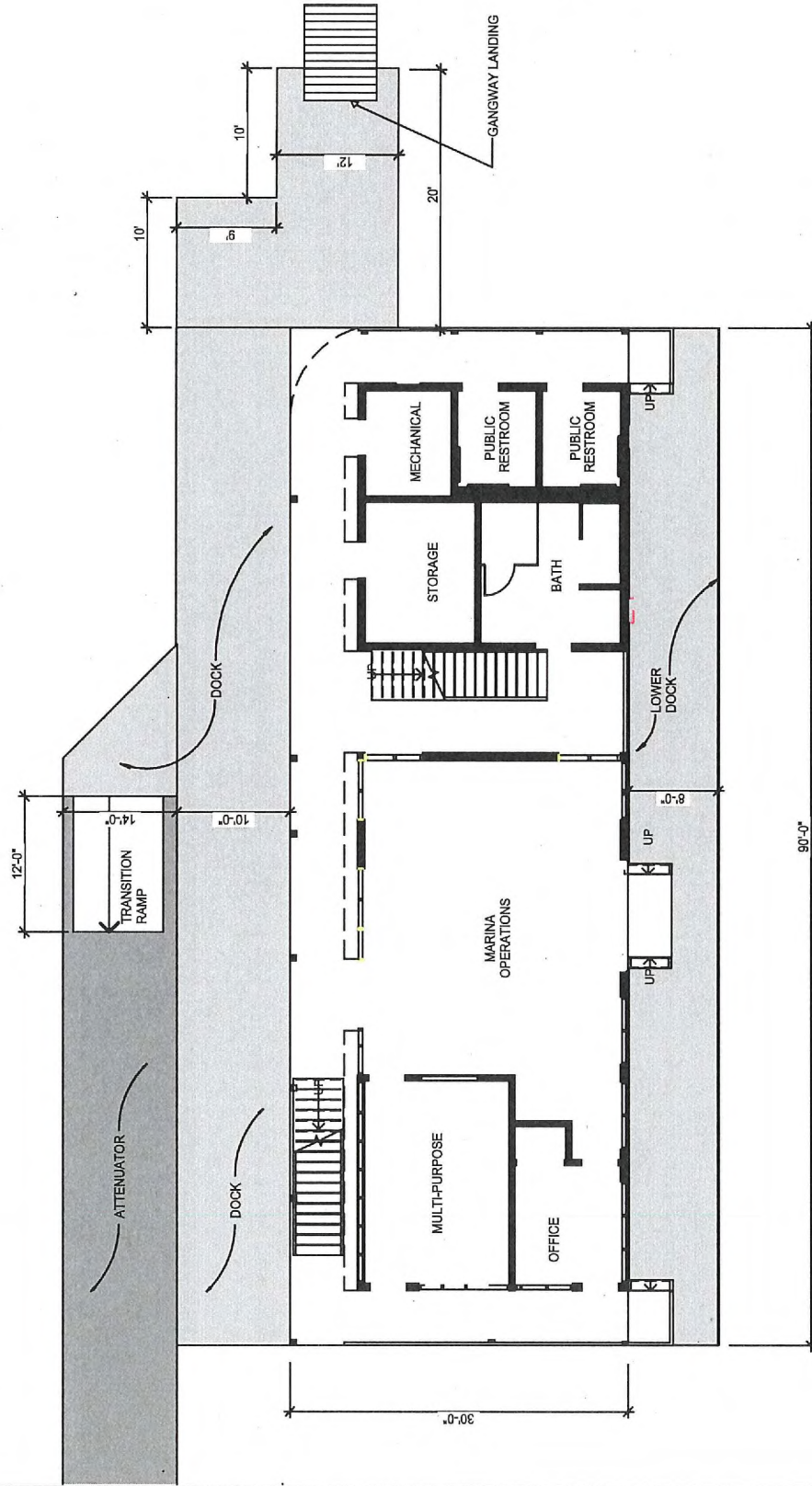
Burlington Harbor Marina
 Fuel Dock Details

Burlington Harbor Marina, LLC
 Burlington, VT

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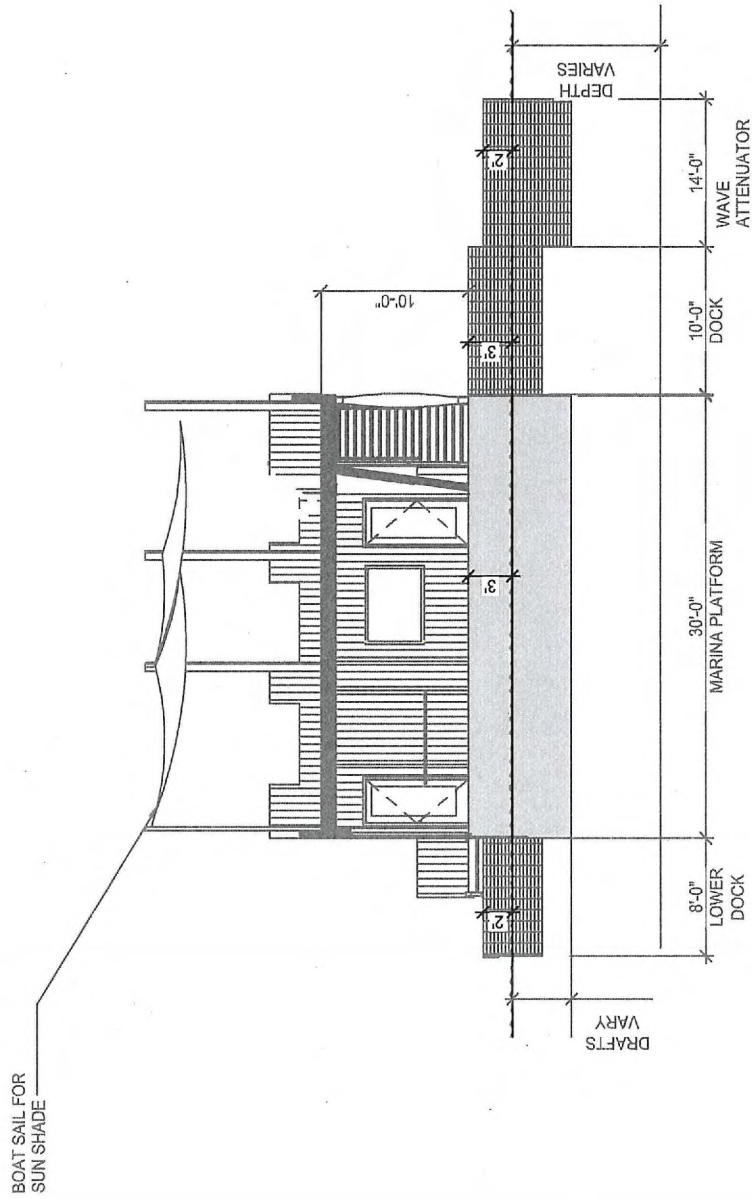
Burlington Harbor Marina
 Typical Marina Building Plan View

Burlington Harbor Marina, LLC
 Burlington, VT

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NOTE: FREEBOARD AND DRAFT MAY VARY
 DEPENDING ON FINAL SELECTED DOCK
 MANUFACTURER.

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Burlington Harbor Marina
 Typical Marina Building Section

Burlington Harbor Marina, LLC
 Burlington, VT

REVISIONS
REV 1 - 6/06/2017

JOB NO: 15-2828	CHECKED BY: HH
DATE: 14-Apr-2017	DRAWN BY: MM
SCALE: NTS	SHEET: 11