



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

PUBLIC NOTICE

Comment Period Begins: June 7, 2016
Comment Period Ends: July 7, 2016
File Number: NAE-2015-01621
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: Beach Properties, Inc., ATTN: Robert Beach, Jr, 4800 Basin Harbor Road, Vergennes, Vermont 05491

ACTIVITY: Place and maintain a new docking system and swim area, remove four concrete piers, modify an existing concrete pier, and replace an existing retaining wall at an existing commercial marina and resort in Lake Champlain off Basin Harbor Road in Ferrisburg, Vermont. A detailed description and plans of the activity are attached.

WATERWAY AND LOCATION OF THE PROPOSED WORK

This work is proposed in Lake Champlain at 4800 Basin Harbor Road in Ferrisburg, Vermont. The site coordinates are: Latitude 44.196156 N, Longitude -73.364244 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.

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.


Frank DeGiudice
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 fill in and perform work within navigable waters for the replacement and expansion of existing docks, removal of four concrete piers, modification of an existing concrete pier and replacement of an existing retaining wall at an existing commercial marina and resort in Lake Champlain. The proposed work involves the following:

- a. Replace and expand the existing northeast docking facility. This will consist of installing three main and two connecting floating docks. The northern main dock will be 226' long, 8' wide with eight 24' long, 4'-6' wide floating fingers. A 34' long, 12' wide irregular shaped floating dock with a 10' wide, 40' long floating finger and a 19' long, 20' wide ADA accessible kayak launch dock will be placed at the western end of the northern main dock. This will be held in place by three galvanized steel anchor spud pipes. A 112' long, 8' wide floating dock will connect the northern and middle main docks. The middle main dock will be 218' long, 8' wide with eleven 4'-6' wide, 24'-36' long floating fingers. A 158' long, 8' wide floating dock will connect the middle and southern main docks. The southern main dock will be 218' long, 8' wide with eleven 4'-6' wide, 32'-40' long floating fingers. The docking system will be accessed by two ADA gangways that are 32' long, 8' wide and 40' long, 4' wide. The entire docking system will extend a maximum of 308' beyond ordinary high water (OHW). The system will be anchored with twenty-two 6,000 lb. concrete blocks and ten galvanized steel anchor spud pipes. The existing docking system and twenty moorings will be removed from the lake.
- b. Replace and expand the existing southwest docking facility. This will consist of the placement and maintenance of a 238' long, 8' wide main floating dock with five 32' long, 4' wide floating fingers extending a maximum of 169' beyond OHW. The docking system will be accessed by a 40' long, 4' wide gangway. The entire system will be held in place with twelve galvanized steel anchor spud pipes. The existing docking system will be removed from the lake.
- c. Place and maintain a 213' long, 20' wide "L" shaped floating swim dock extending a maximum of 111' beyond OHW. The dock will be accessed by a 32' long, 4' wide ADA accessible gangway. The gangway will be attached to a new 13' long, 8' wide cast-in-place concrete steps placed on an existing concrete pier (Diving Board Dock). About 4 cy of concrete will be placed below OHW. The dock will be anchored with eight 6,000 lb. concrete blocks. Install 313' of swim buoy marker rope outside of the inner harbor to delineate a designated swim area. Place and maintain a 12' x 12' swim float anchored by a 3' x 3' x 1' concrete block within the swim area.
- d. Replace and maintain a retaining wall along 117.5' linear feet of shoreline generally in the same location. About 8 cy of concrete and backfill will be placed below OHW, and about 80 sq. ft. (0.002 acre) of lake bottom will be filled. About 88 linear feet of an existing stone retaining wall will be raised one course of stone. This work will not involve new fill below OHW.

- e. Remove four existing concrete piers from the lake. The Beach Dock (10' x 59'), Escape Dock (10' x 76'), Small Craft Dock (10' x 47'), and Cove Dock (6' x 84') will be removed and pre-construction lake bottom contours will be restored. This work will involve the excavation of about 467 cy of material from the lake.
- f. Place and maintain the docks bundled together during the non-boating season along the retaining wall and anchored with the concrete blocks.

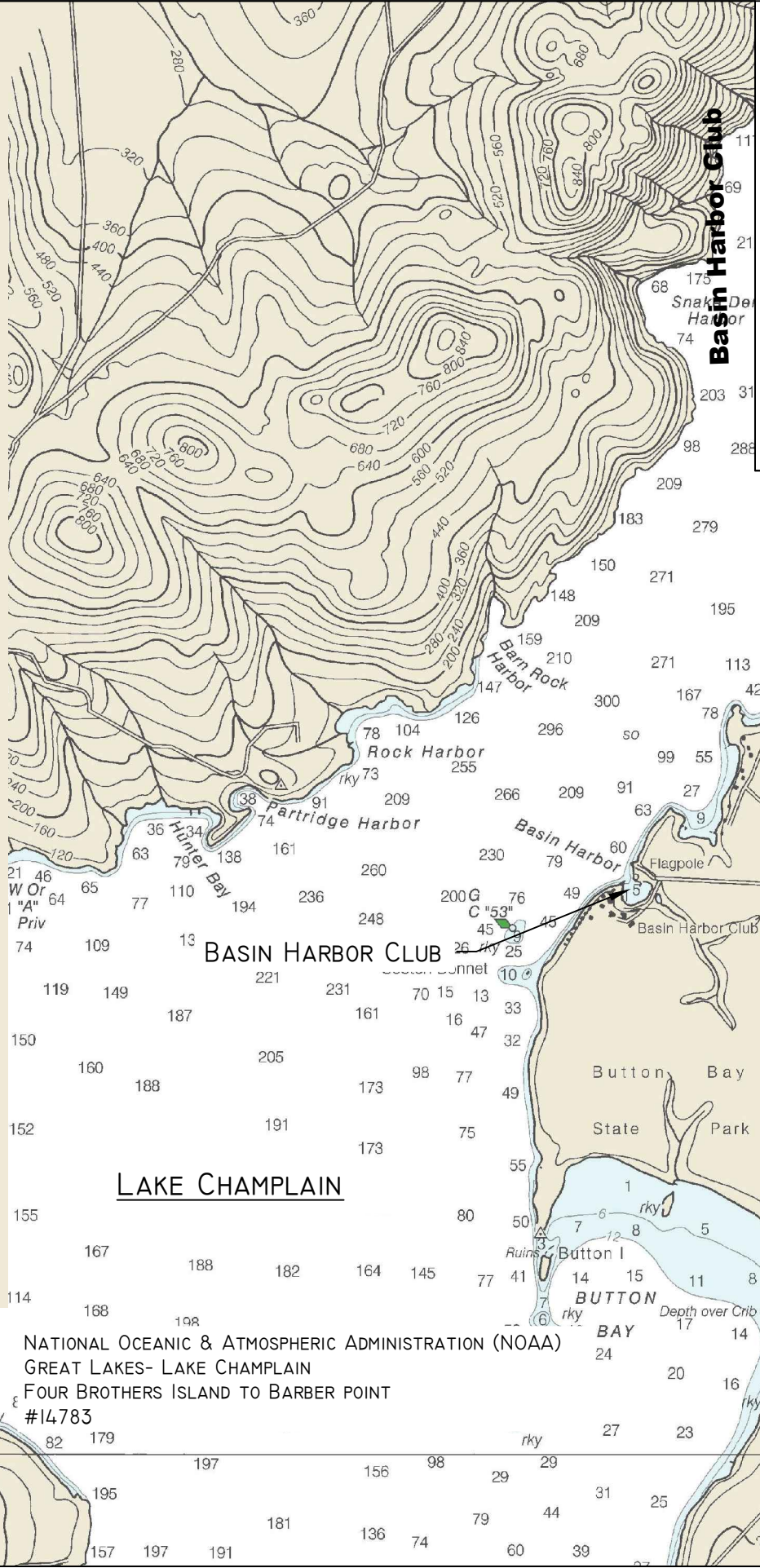
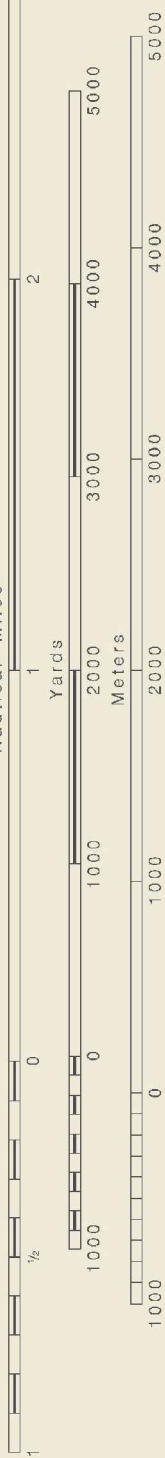
The purpose of the project is to provide improved recreational boating and swimming access to Lake Champlain at an existing resort facility.

The work is described on the enclosed plans entitled "Basin Harbor Club" on fourteen sheets, and dated "2-9-2016".

MITIGATION/ALTERNATIVES

The work involves the replacement and expansion of an existing docking and swimming facility at an existing commercial marina and resort in Inner Harbor of Lake Champlain. The project is water dependent. There are no practicable off-site alternatives. The only alternatives to the bank stabilization would be the "no-action" alternative. The "no-action" alternative does not allow the applicant to achieve the project purpose of providing improved shoreline protection of the site and a stable area to anchor an ADA gangway to the shoreline. Impacts of the project have been minimized to the maximum extent practicable. The Corps has determined that compensatory mitigation is not necessary.

SCALE 1:40,000
Nautical Miles



Applicant: Beach Properties, INC.

Location: Basin Harbor Vergennes, Vermont

Description: Site Vicinity Map

Date: 2-9-2016

Sheet NO: 1 OF 14

Drawn: G. Minetree

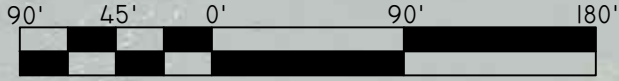
Approved:

The Dock Doctors
Waterfront Specialists
19 Little Otter Lane
Ferrisburg, VT 05456

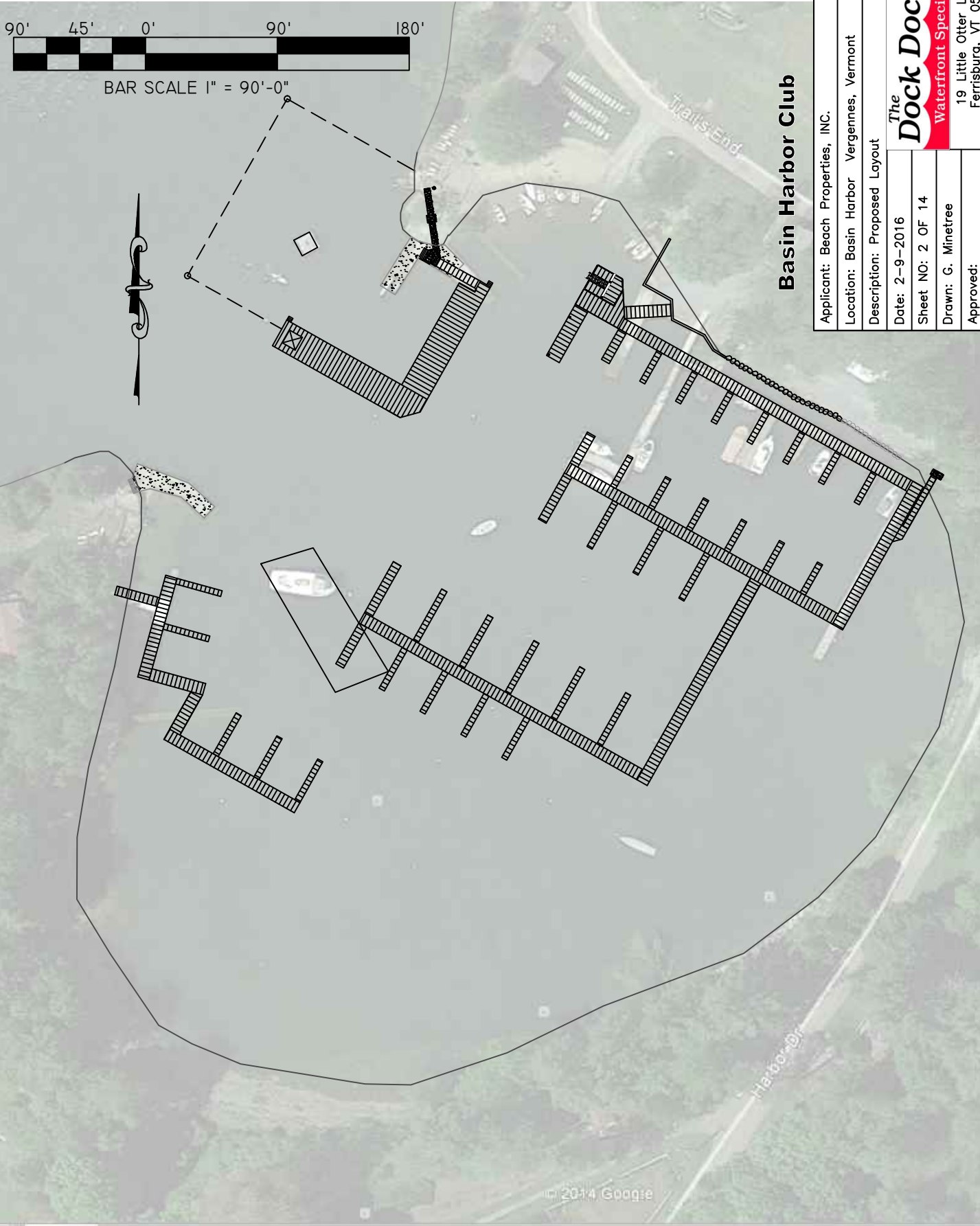
LAKE CHAMPLAIN

NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA)
GREAT LAKES- LAKE CHAMPLAIN
FOUR BROTHERS ISLAND TO BARBER POINT
#14783





BAR SCALE 1" = 90'-0"



Basin Harbor Club

Applicant: Beach Properties, INC.

Location: Basin Harbor Vergennes, Vermont

Description: Proposed Layout

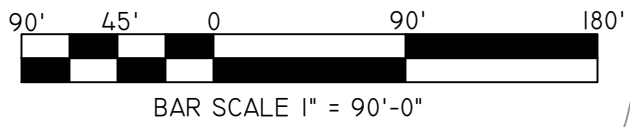
Date: 2-9-2016

Sheet NO: 2 OF 14

Drawn: G. Minetree

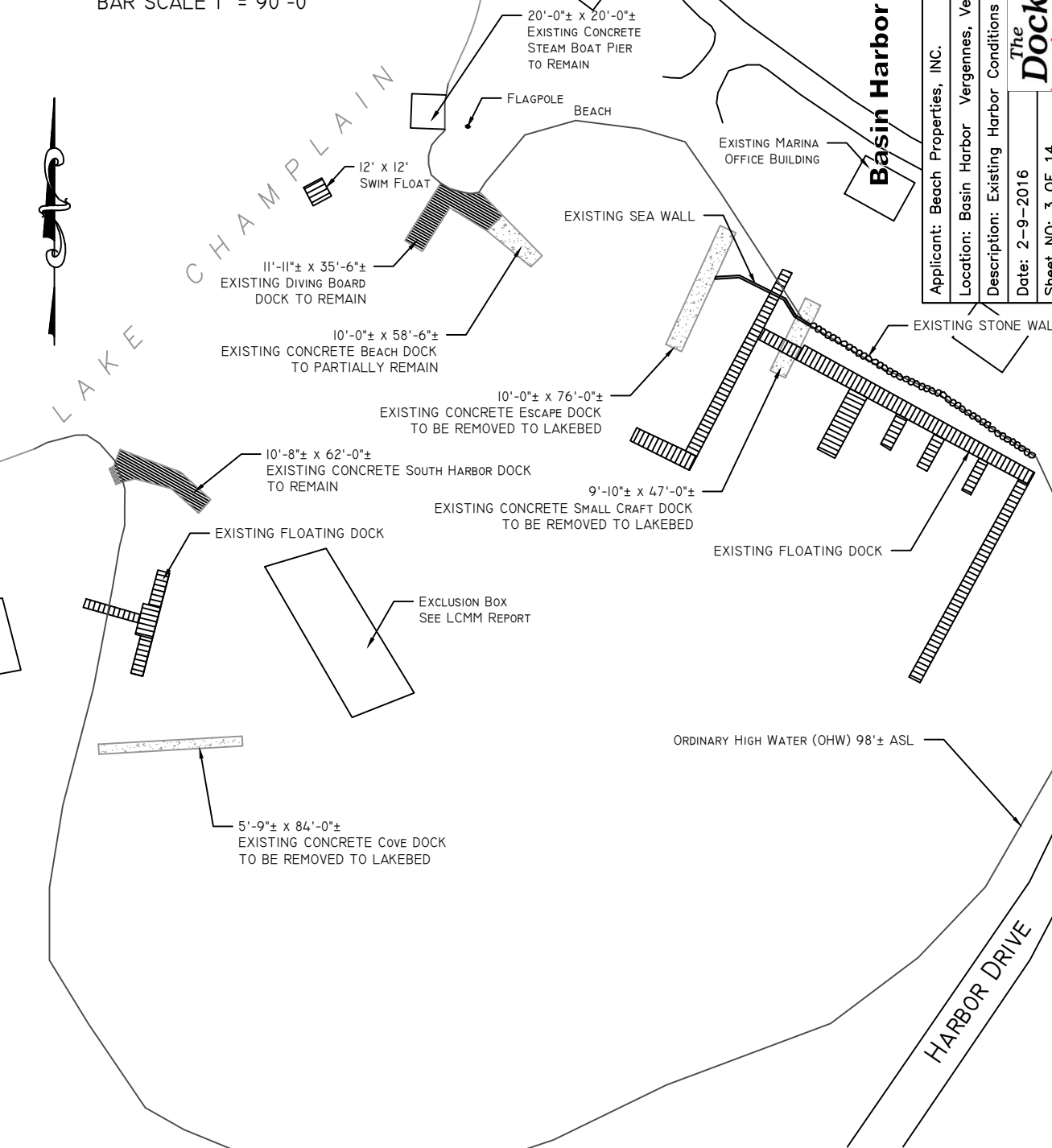
Approved:

The Dock Doctors
Waterfront Specialists
19 Little Otter Lane
Ferrisburg, VT 05456



LAKE CHAMPLAIN

Basin Harbor Club



Applicant: Beach Properties, INC.
 Location: Basin Harbor Vergennes, Vermont
 Description: Existing Harbor Conditions
 Date: 2-9-2016
 Sheet NO: 3 OF 14
 Drawn: G. Minetree
 Approved:

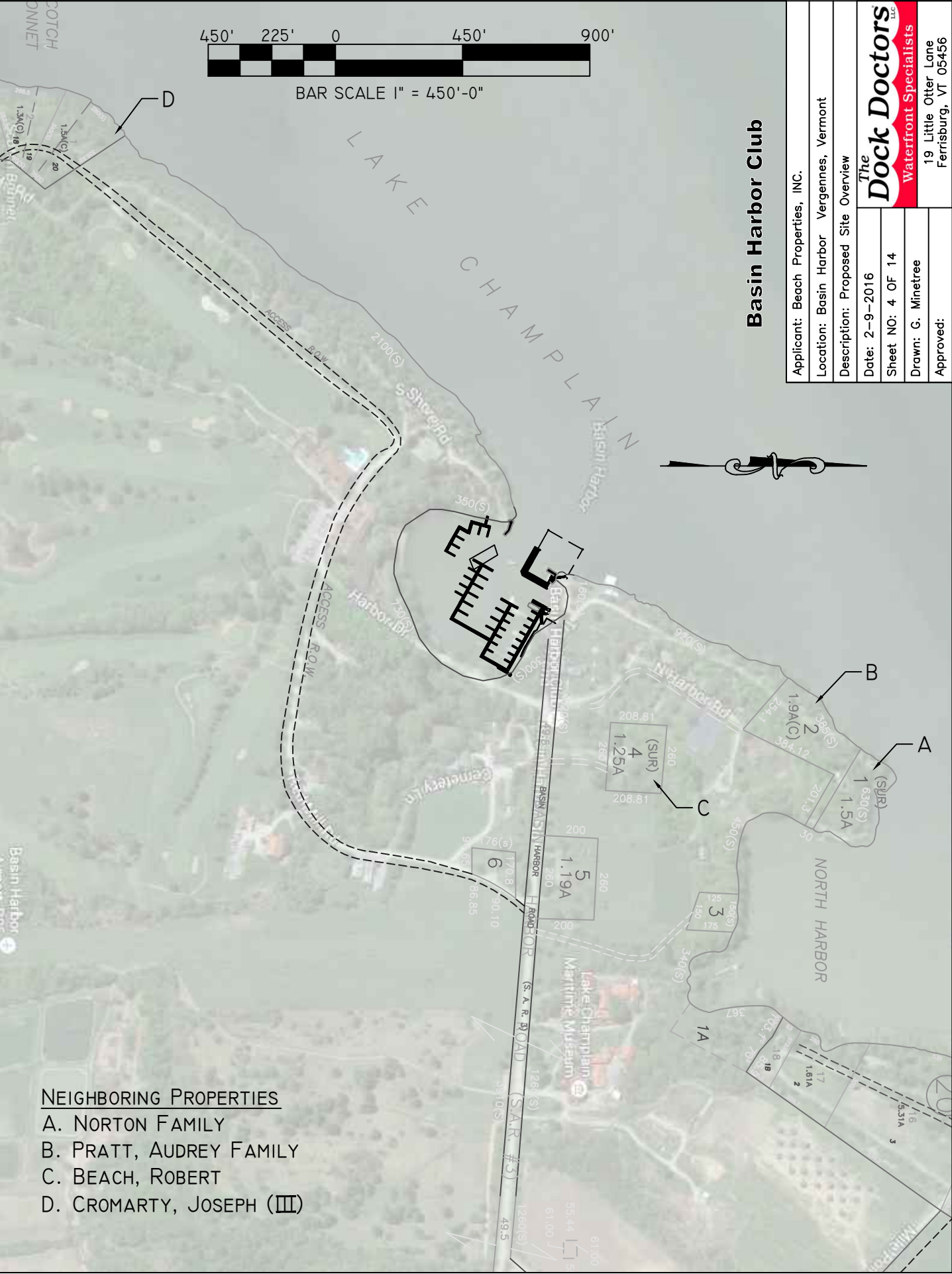
The Dock Doctors
 Waterfront Specialists
 19 Little Otter Lane
 Ferrisburg, VT 05456

DOCK KEY:

- = EXISTING FLOATING DOCK
- = CONCRETE TO REMAIN
- = CONCRETE TO BE REMOVED

EXCLUSION BOX COORDINATES:

- GPS POINT 1: LAT: 44.196487 LONG: -73.364346
- GPS POINT 2: LAT: 44.196260 LONG: -73.364172
- GPS POINT 3: LAT: 44.196222 LONG: -73.364313
- GPS POINT 4: LAT: 44.196456 LONG: -73.364486



NEIGHBORING PROPERTIES

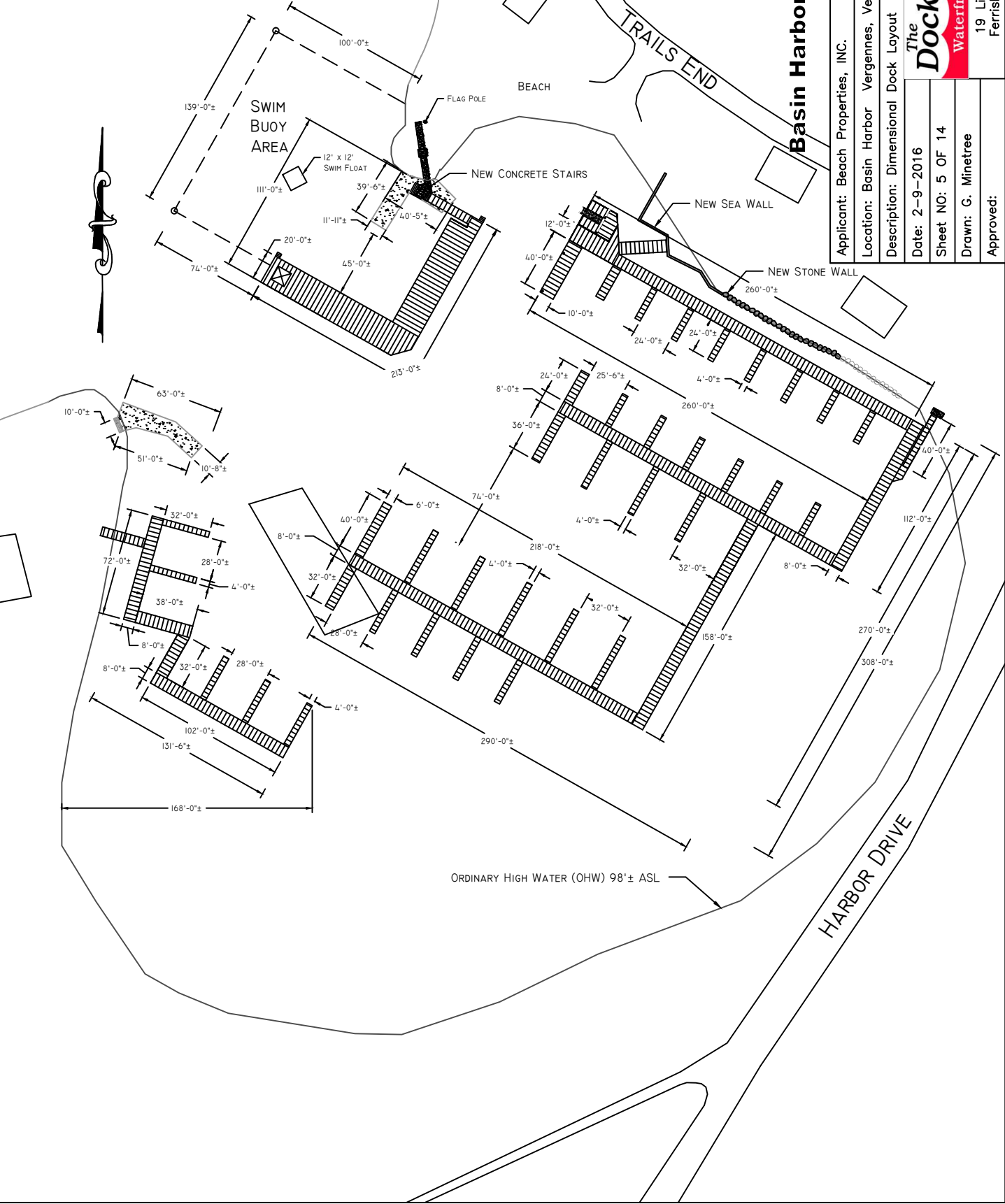
- A. NORTON FAMILY
- B. PRATT, AUDREY FAMILY
- C. BEACH, ROBERT
- D. CROMARTY, JOSEPH (III)

Basin Harbor Club

Applicant: Beach Properties, INC.	
Location: Basin Harbor Vergennes, Vermont	
Description: Proposed Site Overview	
Date: 2-9-2016	The Dock Doctors Waterfront Specialists
Sheet NO: 4 OF 14	
Drawn: G. Minetree	19 Little Otter Lane Ferrisburg, VT 05456
Approved:	



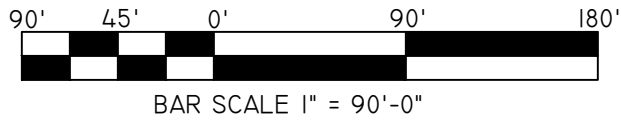
BAR SCALE 1" = 90'-0"



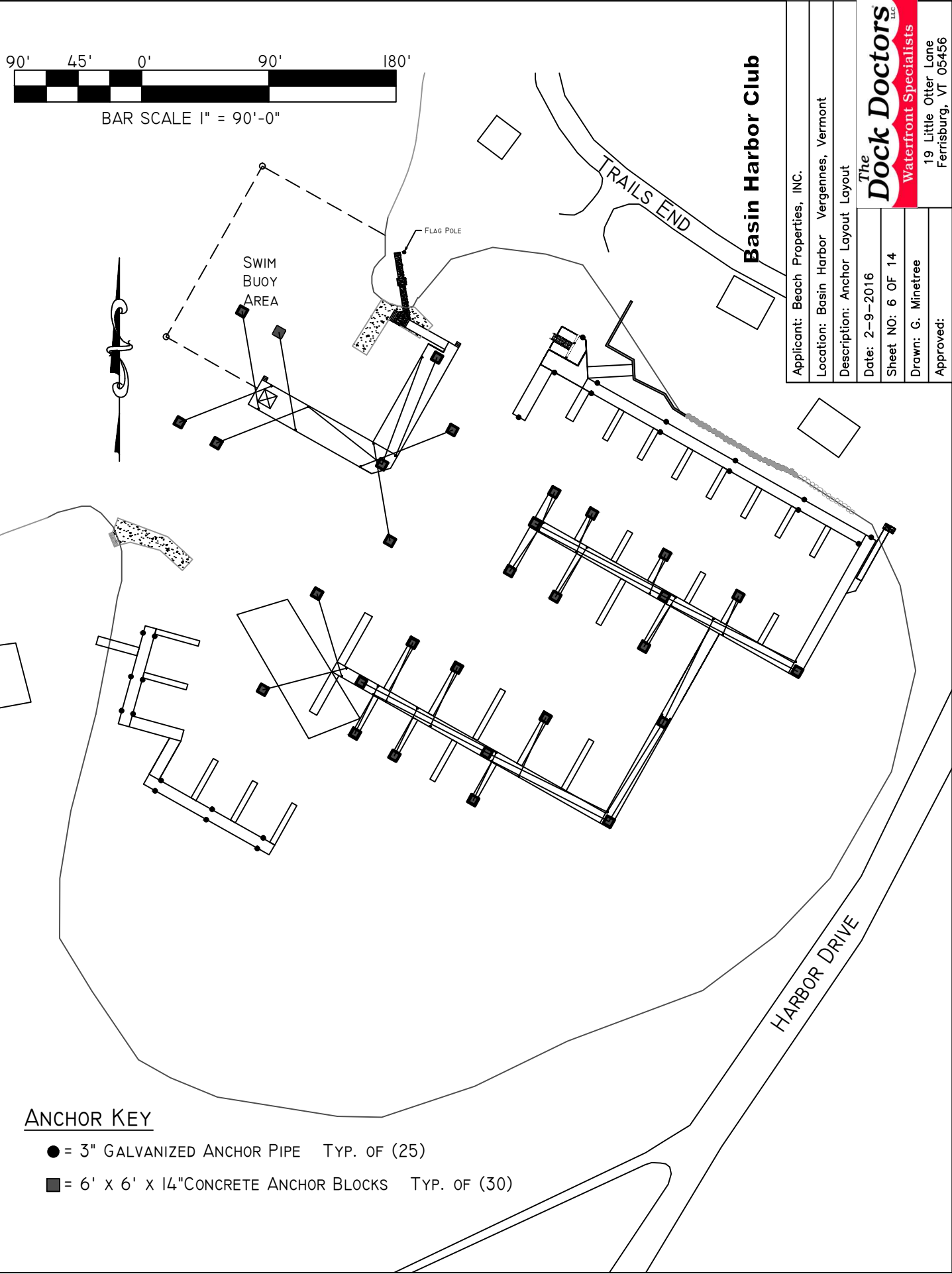
Basin Harbor Club

Applicant: Beach Properties, INC.
Location: Basin Harbor Vergennes, Vermont
Description: Dimensional Dock Layout
Date: 2-9-2016
Sheet NO: 5 OF 14
Drawn: G. Minetree
Approved:

The Dock Doctors
LLC
 Waterfront Specialists
 19 Little Otter Lane
 Ferrisburg, VT 05456



BAR SCALE 1" = 90'-0"



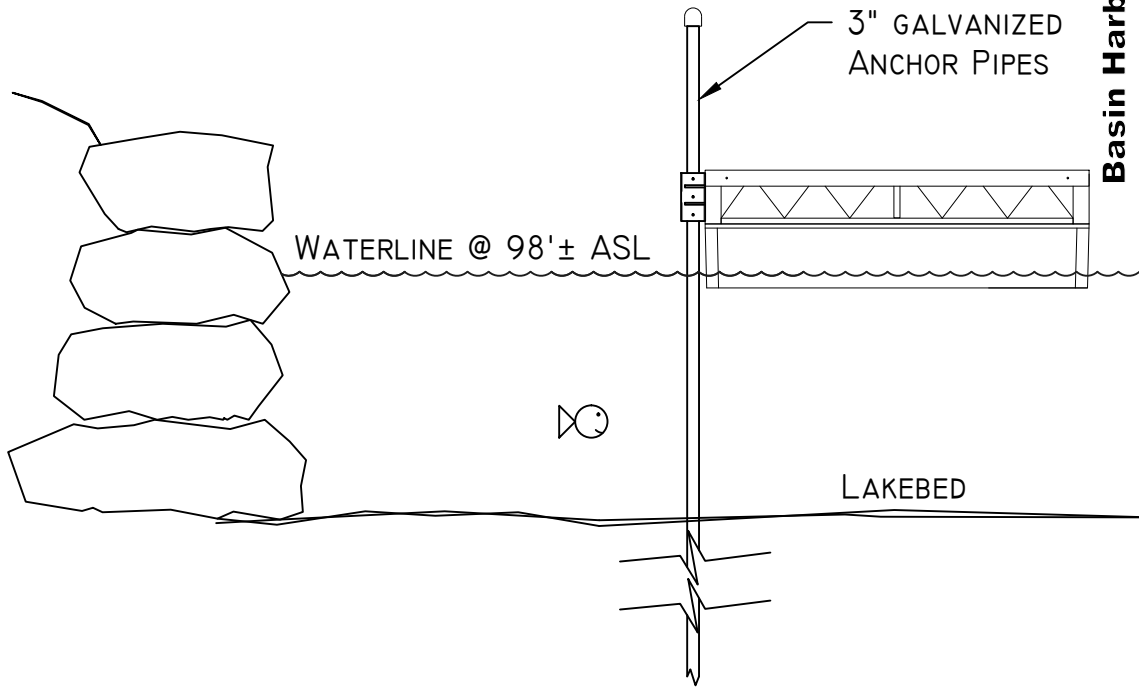
Basin Harbor Club

Applicant: Beach Properties, INC.
Location: Basin Harbor Vergennes, Vermont
Description: Anchor Layout
Date: 2-9-2016
Sheet NO: 6 OF 14
Drawn: G. Minetree
Approved:


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 19 Little Otter Lane
 Ferrisburg, VT 05456

ANCHOR KEY

- = 3" GALVANIZED ANCHOR PIPE TYP. OF (25)
- = 6' x 6' x 14" CONCRETE ANCHOR BLOCKS TYP. OF (30)

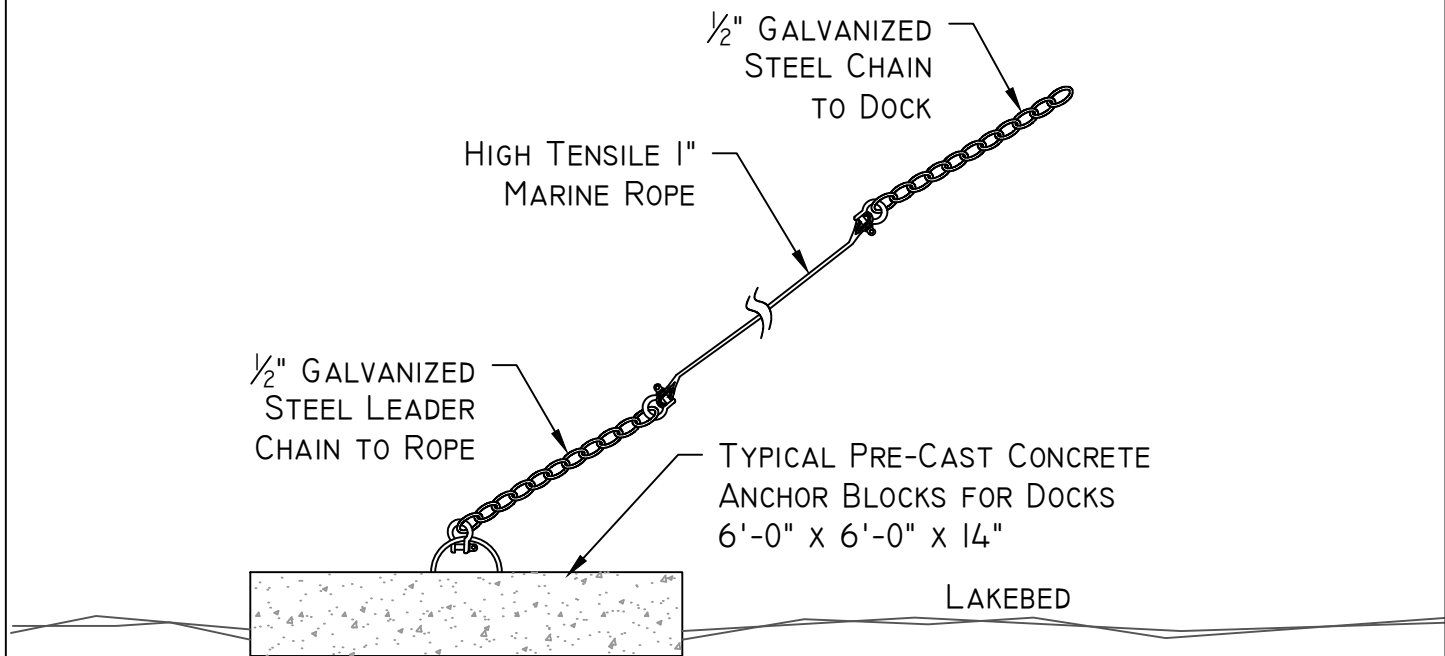


Basin Harbor Club

Applicant: Beach Properties, INC.	
Location: Basin Harbor Vergennes, Vermont	
Description: Anchor Details	
Date: 2-9-2016	Sheet NO: 7 OF 14
Drawn: G. Minetree	Approved:
 The Dock Doctors Waterfront Specialists 19 Little Otter Lane Ferrisburg, VT 05456	

TYPICAL SPUD MOUNT ANCHOR DETAIL

SCALE: 1/4" = 1'-0"

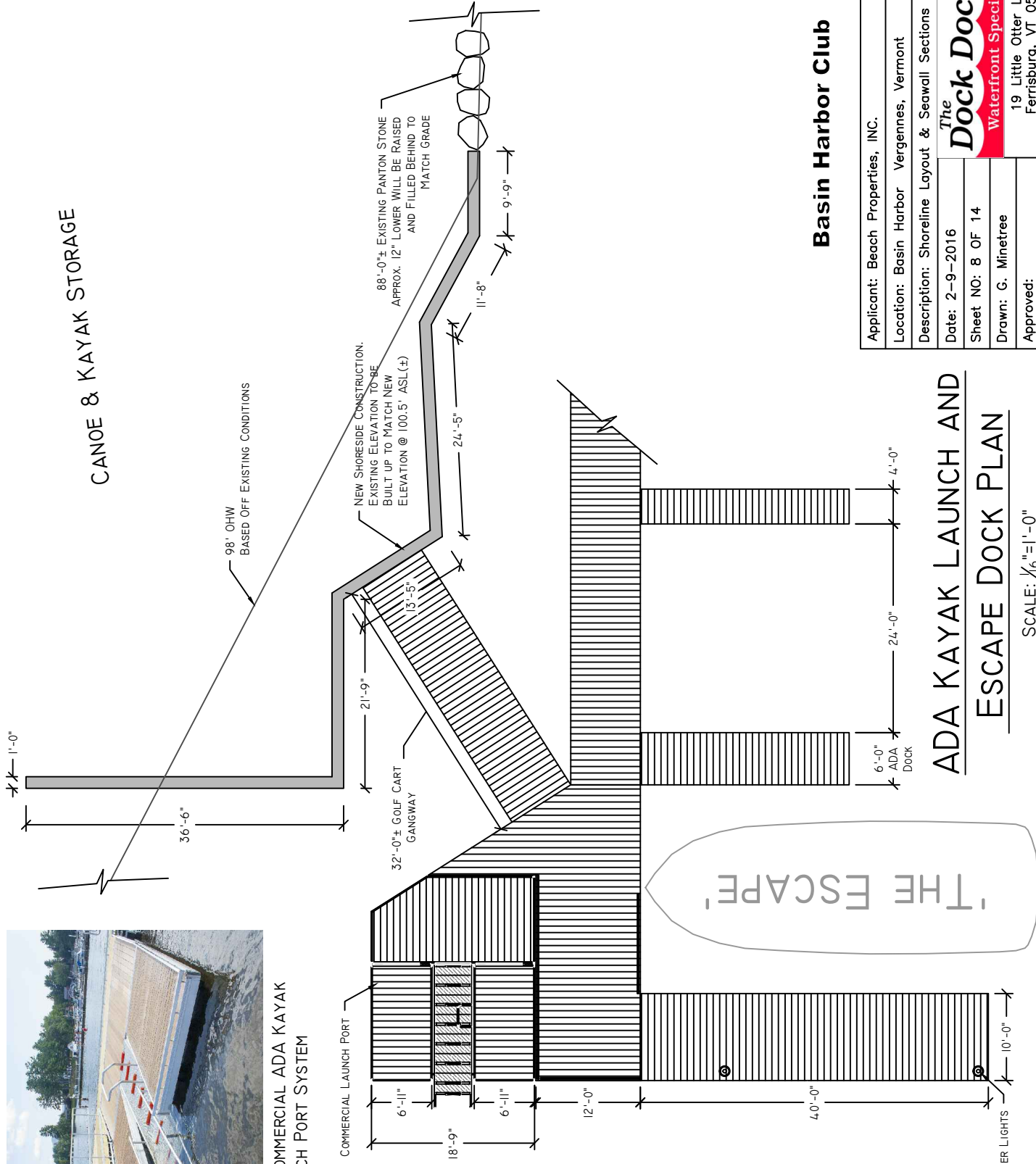


TYPICAL ANCHOR DETAIL

SCALE: 3/8" = 1'-0"



EXAMPLE: COMMERCIAL ADA KAYAK LAUNCH PORT SYSTEM



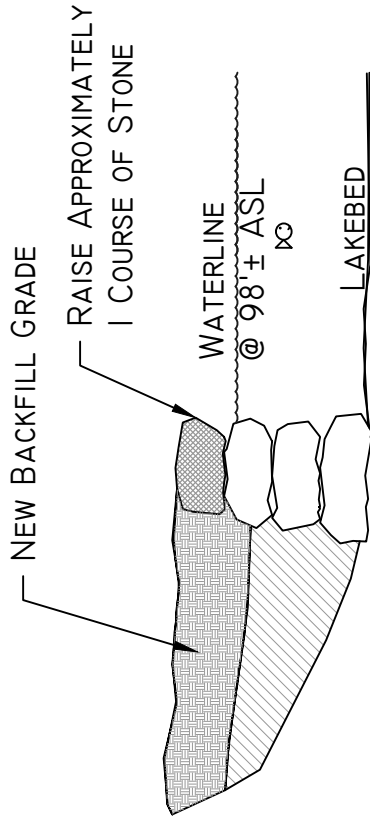
Basin Harbor Club

Applicant: Beach Properties, INC.
Location: Basin Harbor Vergennes, Vermont
Description: Shoreline Layout & Seawall Sections
Date: 2-9-2016
Sheet NO: 8 OF 14
Drawn: G. Minetree
Approved:

The Dock Doctors LLC
 Waterfront Specialists
 19 Little Otter Lane
 Ferrisburg, VT 05456

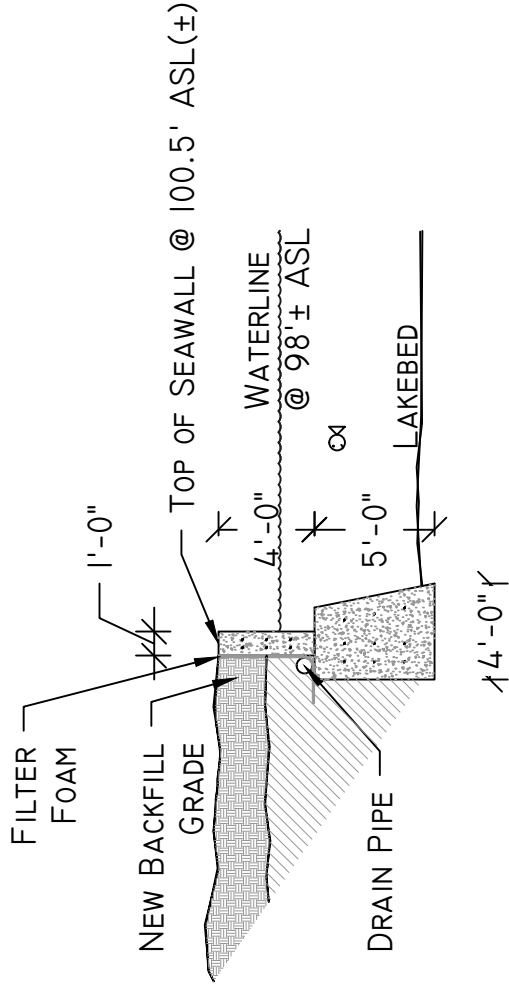
ADA KAYAK LAUNCH AND ESCAPE DOCK PLAN

SCALE: 1/6" = 1'-0"



SCALE: 1/8"=1'-0"

TYPICAL RIP RAP CROSS SECTION



SCALE: 1/8"=1'-0"

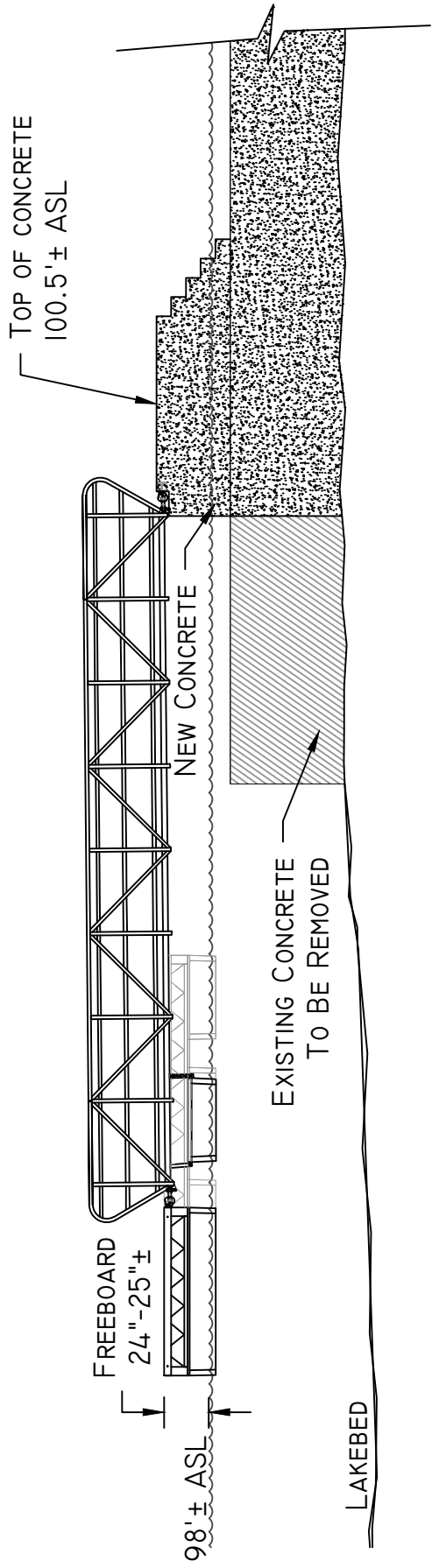
TYPICAL CONCRETE SEAWALL CROSS SECTION

Basin Harbor Club

Applicant: Beach Properties, INC.
Location: Basin Harbor Vergennes, Vermont
Description: Shoreline Layout & Seawall Sections
Date: 2-9-2016
Sheet NO: 9 OF 14
Drawn: G. Minetree
Approved:

The Dock Doctors
Waterfront Specialists

19 Little Otter Lane
Ferrisburg, VT 05456

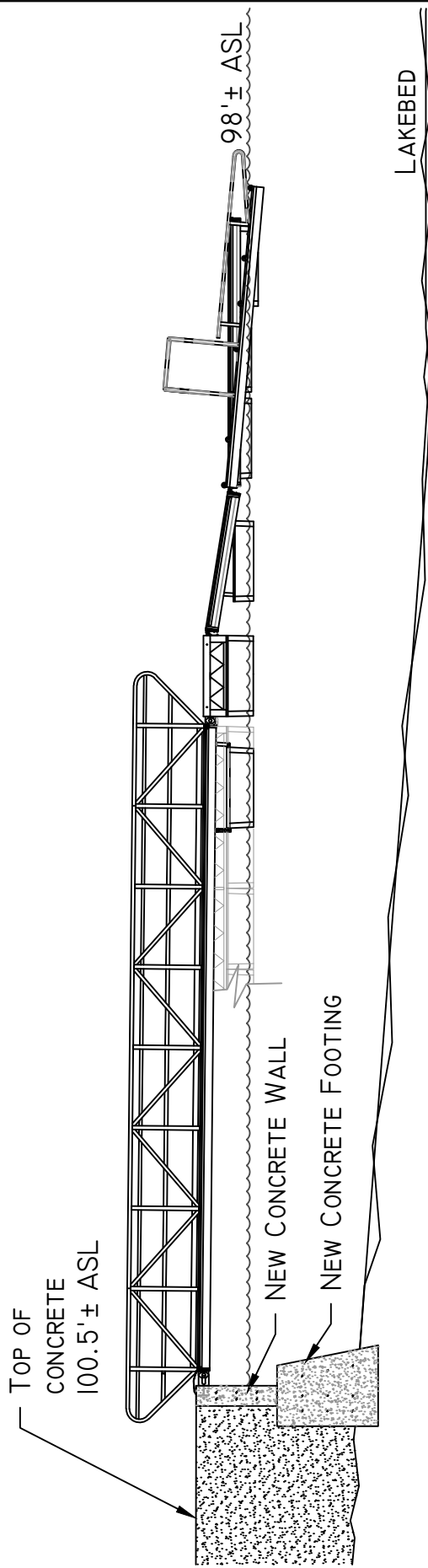


ADA SWIM & RECREATION DOCK ACCESS

SCALE: 1/8" = 1'-0"

Basin Harbor Club

Applicant: Beach Properties, INC.	
Location: Basin Harbor Vergennes, Vermont	
Description: ADA Swim & Recreation Dock Access	
Date: 2-9-2016	The Dock Doctors LLC Waterfront Specialists
Sheet NO: 10 OF 14	
Drawn: G. Minetree	19 Little Otter Lane Ferrisburg, VT 05456
Approved:	

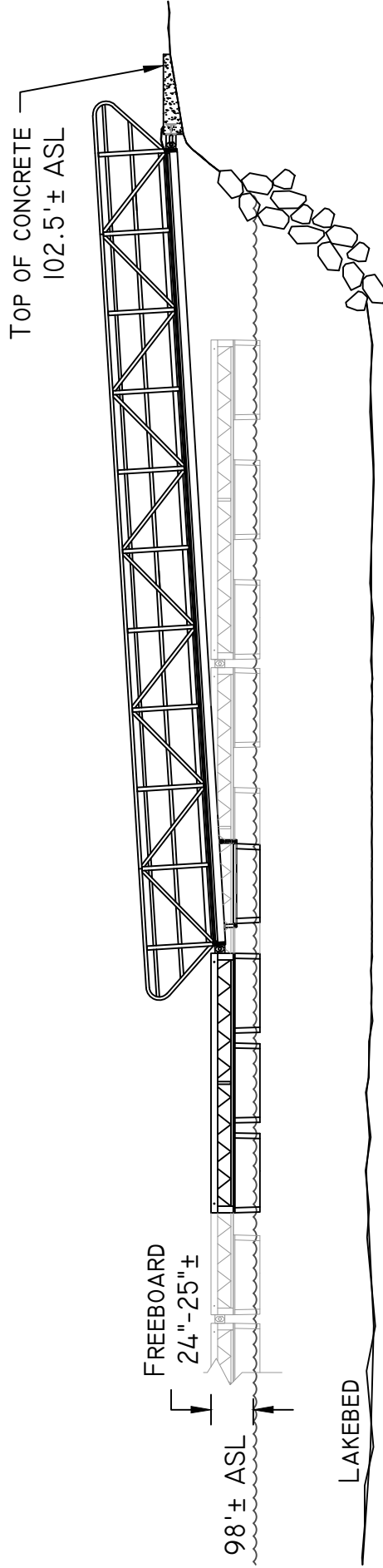


ADA KAYAK LAUNCH & ESCAPE DOCK ACCESS

SCALE: 1/8" = 1' - 0"

Basin Harbor Club


Applicant: Beach Properties, INC.	
Location: Basin Harbor Vergennes, Vermont	
Description: ADA Kayak Launch & Escape Dock Access	
Date: 2-9-2016	
Sheet NO: 11 OF 14	
Drawn: G. Minetree	19 Little Otter Lane Ferrisburg, VT 05456
Approved:	

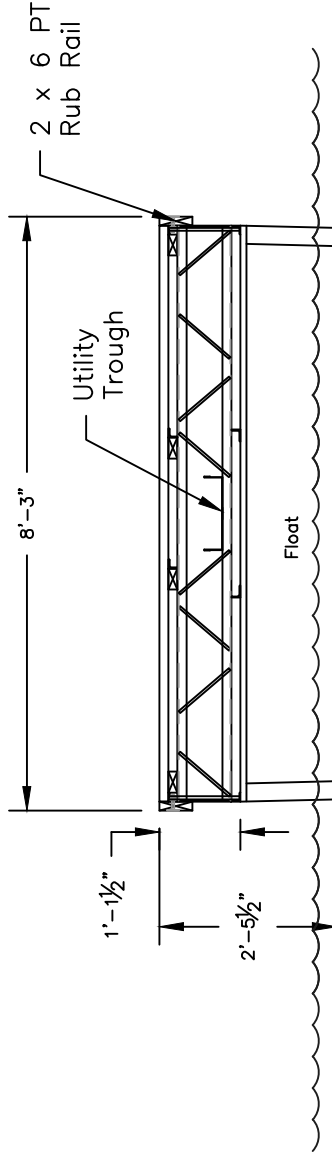


ADA N.E. BOAT DOCK ACCESS

SCALE: 1/8" = 1'-0"

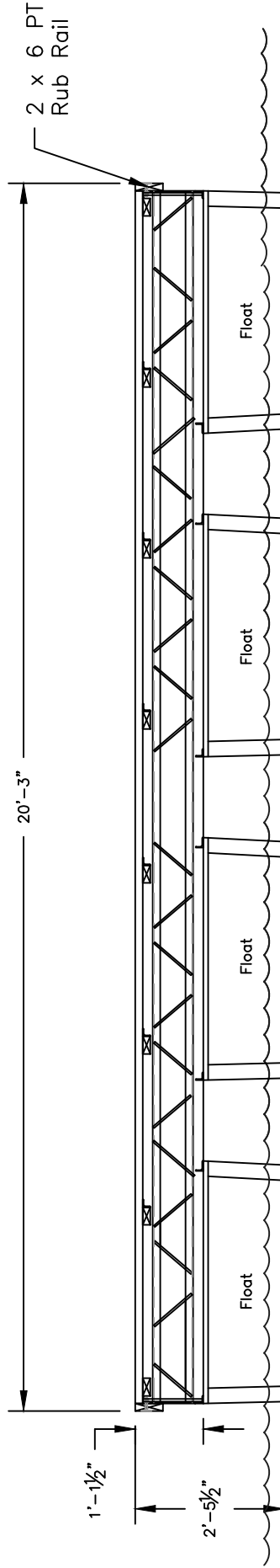
Basin Harbor Club

Applicant: Beach Properties, INC.	
Location: Basin Harbor Vergennes, Vermont	
Description: ADA Marina Dock Access	
Date: 2-9-2016	Sheet NO: 12 OF 14
Drawn: G. Minetree	
Approved:	
 19 Little Otter Lane Ferrisburg, VT 05456	



MARINA DOCK FRAME CROSS SECTION

SCALE: 3/8"=1'-0"



SWIM & RECREATION DOCK FRAME CROSS SECTION

SCALE: 3/8"=1'-0"

Basin Harbor Club

Applicant: Beach Properties, INC.
Location: Basin Harbor Vergennes, Vermont
Description: Dock Frame Cross Sections
Date: 2-9-2016
Sheet NO: 13 OF 14
Drawn: G. Minetree
Approved:

The Dock Doctors
 Waterfront Specialists
 19 Little Otter Lane
 Ferrisburg, VT 05456



BAR SCALE 1" = 90'-0"



FLAGPOLE

TRAILS END

Basin Harbor Club

ORDINARY HIGH WATER (OHW) 98'± ASL

HARBOR DRIVE

Applicant: Beach Properties, LLC.

Location: Basin Harbor Vergennes, Vermont

Description: Winter Storage Plan

Date: 2-9-2016

Sheet NO: 14 OF 14

Drawn: G. Minetree

Approved:

The Dock Doctors
LLC

Waterfront Specialists

19 Little Otter Lane
Ferrisburg, VT 05456