



PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS(HARBOUR LIGHT
LLC/MARINA)04-61254-2

Comment Period: March 30, 2004 to April 30, 2004

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbor Act and Section 404 of the Clean Water Act, as described below:

APPLICANT: Harbour Light LLC
c/o Gary O. Williams
Andrews, Miller & Associates, Inc.
401 Academy Street, Suite 1
Cambridge, Maryland 21613

LOCATION: In the Little Annesmessex River and non-tidal wetlands adjacent to this waterway, in Crisfield, Somerset County, Maryland.

WORK: To construct a 72 slip marina associated with a condominium development which is currently under construction at the property previously occupied by the Crisfield Shipyard. The proposed work includes: the construction of 270 feet of replacement bulkhead to extend an average of 18" channelward of an existing deteriorated bulkhead and a maximum of 17'- 23' channelward of the approximate mean high water shoreline in the area of the existing travel lift well and boat ramp; to excavate a 40' X 21' area landward of an existing bulkhead south of the existing boat ramp to the ambient water depths, to remove the bulkhead and to deposit approximately 230 cubic yards of excavated material landward of the proposed bulkhead in the area of the existing travel lift and boat ramp; to deposit approximately 150 cubic yards of common fill landward of the remaining proposed bulkhead; to construct five piers which includes: a 6' X 165' pier with an 8' X 90' "T" and 10-3' X 20' finger piers and 4-12.5' X 16' boatlifts, an 8' X 465' "L" shaped pier with 5-3' X 20' finger piers, 4- 12.5' X 16' boatlifts and an 8' X 58' "L" and a 604' wave break on the channelward side of the pier and to the west of the "L" of the main body of the proposed pier; an 8' X 2636' "L" shaped pier with 8-3' X 20' finger piers and 4-12.5' X 16' boatlifts and an 8' X 108' "T" with a 108' wave break across the channelward side of the "T", to construct an 8' X 196' pier with 8-3' X 20' finger piers and 4-12.5' X 16' boatlifts and 8' X 98' "T" with a 98' wave break across the channelward side of the "T", an 8' X 165' pier with 3-(3'-2') X 10' finger piers and 2-12.5' X 16' boatlifts and an 8' X 33' "L" with a 33' wave break across the channelward side of the "L"; to install 221 mooring pilings; to construct 403 feet of stone revetment to extent 14' (average)' and 27' (maximum) channelward of the approximate MHWS and to plant the area landward of the proposed revetment on the north end of the site with 7,680 s.f. of saltmarsh hay Spartina patens and saltmarsh cordgrass Spartina alterniflora; to construct 301 l.f. of wooden breakwater along the northwestern side of the proposed project site; to construct an 835-foot riverwalk (walkway) along the north and west sides of the proposed project site; to construct a 130' stone sill to extend 42' (max.) channelward of the approximate MHWS; to deposit 92 cubic yards of clean sand landward of the proposed sill; and to plant the areas with 1,250 s.f. of S. patens and 1,550 s.f. saltmarsh cordgrass S. alterniflora; and to construct a 240' retaining wall landward of the proposed marsh creation area. All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. John Roop, at (410) 962-5688.

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect essential fish habitat (EFH). The project site lies in or adjacent to EFH as described under the MSFCMA for windowpane flounder Scopthalmus aquosus juvenile and adult; bluefish Pomatomus saltatrix juvenile and adult, summer flounder Paralichthys dentatus juvenile and adult, king mackerel Scomberomorus cavalla, Spanish mackerel Scomberomorus maculatus, cobia Rachycentron canadum, and red drum Sciaenops ocellatus eggs, larvae, juvenile, and adult stages, managed under the MSFCMA. The project has the potential to adversely effect EFH on the species concerned by loss of spawning, nursery, forage, and/or shelter habitat. The Baltimore District has determined that the adverse effects of this project would not be substantial and an abbreviated consultation will be conducted with NMFS. No mitigation measures are recommended to minimize adverse effects on EFH, at this time. This determination may be modified if additional information indicates otherwise and would change our preliminary determination.

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 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 values, 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, 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.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

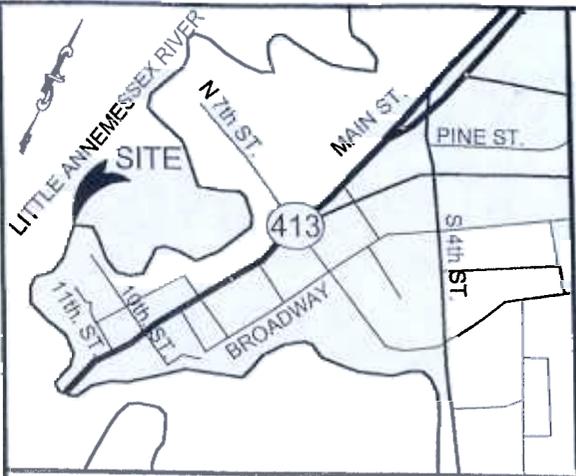
Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:


WALTER WASHINGTON, JR.
Chief, Maryland Section Southern



VICINITY MAP



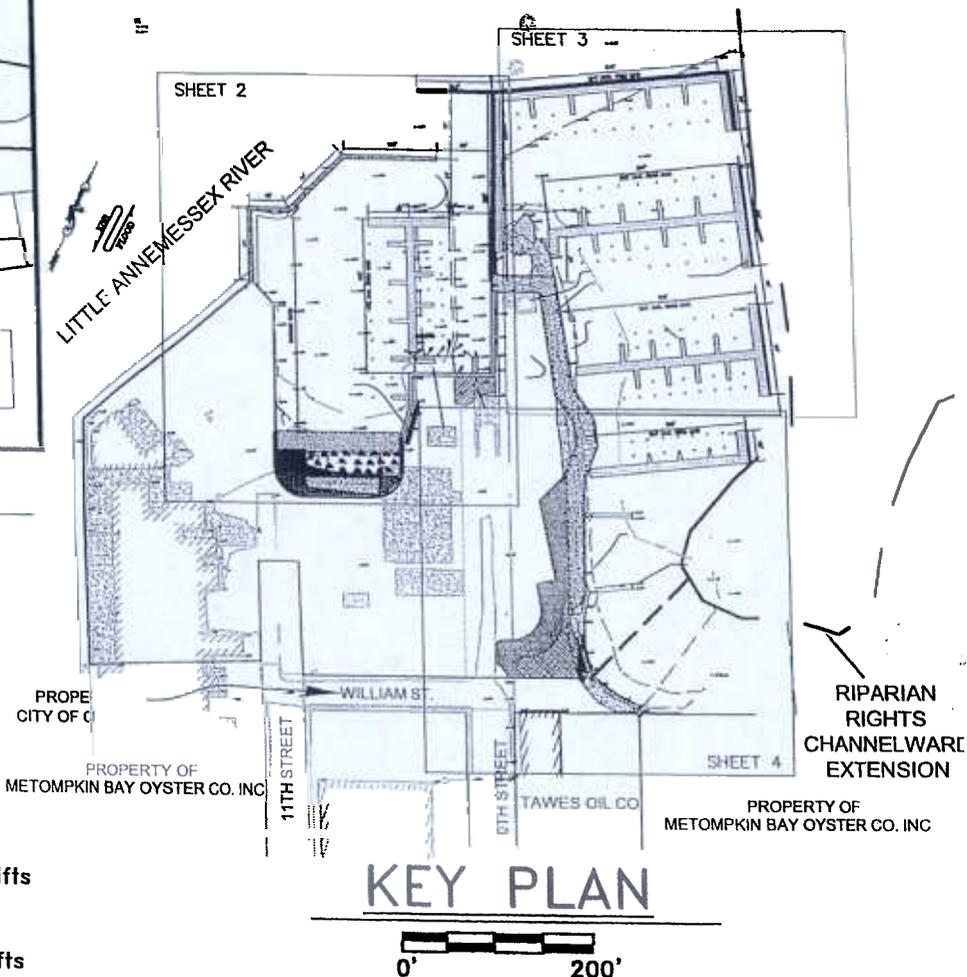
SCOPE OF WORK

COLLECTOR PIERS

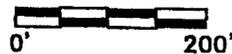
- "A" DOCK: 6'X165', With 8'X90' "T"
10-3'X20' Finger Piers; 4 boat lifts
- "B" DOCK: 8'X465', With 8'X58' "L"
Including 442' Wave Break,
5-3'x20' Finger Piers; 4 boat lifts
- "C" DOCK: 8'X255', With 8'X108' "T"
Including 108' Wave Break,
8-3'X20' Finger Piers; 4 boat lifts
- "D" DOCK: 8'X196', With 8'X98' "T"
Including 98' Wave Break
8-3'X20' Finger Piers; 4 boat lifts
- "E" DOCK: 8'X165', With 8'X33' "L"
Including 33' Wave Break
3-3'X2'X10' Finger Piers, 2 boat lifts

MOORING PILES	221
STONE REVETMENT	403 L.F.
STONE SILL	130 L.F.
REPLACEMENT TIMBER BULKHEAD	270 L.F.
STAND ALONE WAVE BREAK	382 L.F.
RETAINING WALL (ABOVE MHW)	240 L.F.
RIVERWALK	8'X835 L.F.
(ADDITIONAL 255' LANDWARD OF MHW)	
BACKFILL	380 C.Y.
(TRAVEL LIFT 850S.F., 230C.Y.)	

SEWAGE PUMPOUT	1
RESTROOM FACILITIES INCLUDING MIN:	
	Tollet Urinal Wash Basin
Mens' Room	1 1 1
Womens' Room	2 0 1



KEY PLAN



NOTES

1. TIDAL RANGE IS 1.9 FEET.
2. SOUNDINGS ARE IN FEET & REFER TO NGVD'29 DATUM.
3. THESE DRAWINGS ARE FOR OUTLINE PURPOSES ONLY. DESIGN DRAWINGS ARE TO BE PROVIDED SEPARATELY.

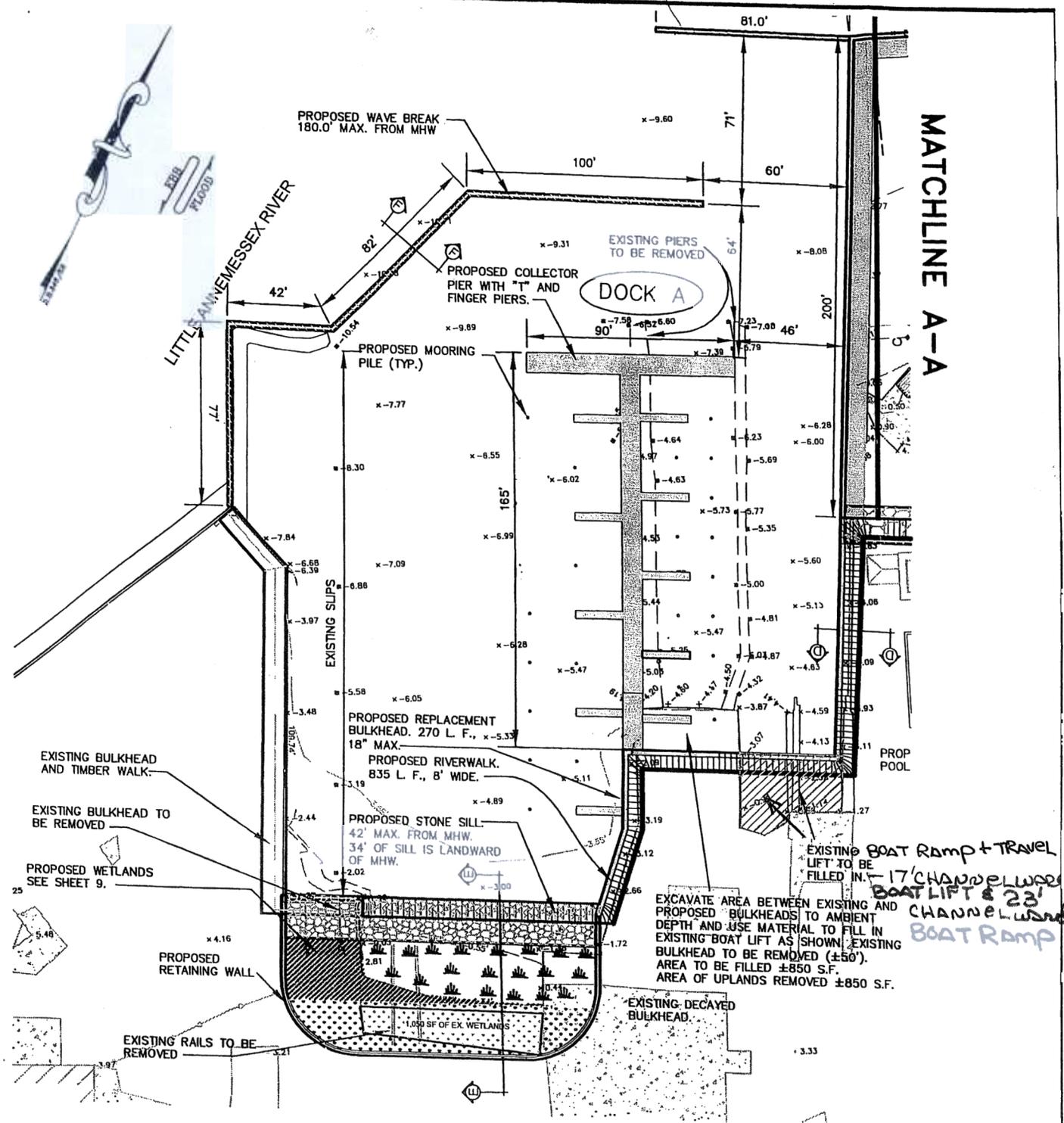
SHEET 1 OF 11

PROPOSED MARINA WITH REVETMENT, SILL AND BULKHEAD

IN: LITTLE ANNESSEX RIVER
IN: CRISFIELD

SOMERSET COUNTY, MARYLAND
APPL. BY: HARBOUR LIGHT L.L.C.

DATE: DECEMBER 2003



PLAN



SHEET 2 OF 11
 APPL. BY: HARBOUR LIGHT L.L.C.
 DATE: DECEMBER 2003

L.B.B.

LITTLE ANNESSESSEX RIVER



EXISTING WAVE BREAK
REMAINS TO BE REMOVED.

PROPOSED COLLECTOR PIER
WITH WAVE BREAK

x-6.02

MATCHLINE A-A

265'
270' MAX. FROM MHW

DOCK B

EXISTING BULKHEAD
REMAINS TO BE REMOVED.

PROPOSED COLLECTOR PIER WITH "T" AND
FINGER PIERS (TYP.)

207'
232' MAX. FROM MHW

DOCK C

PROPOSED WAVE BREAK
LOCATED ON THE END OF
EACH "TEE" AS SHOWN
(TYP.)

PROPOSED RESTROOMS

PROPOSED SEWAGE
PUMPOUT

PROPOSED REVETMENT
403L.F., 27' MAX,
(8' AVG.)

196'
214' MAX. FROM MHW

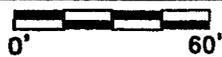
DOCK D

PROPOSED RIVERWALK
835L.F., 18' MAX,
(16' AVG.)

PROPOSED POOL

MATCHLINE B-B

PLAN



SHEET 3 OF 11
APPL. BY: HARBOUR LIGHT L.L.C.
DATE: DECEMBER 2003

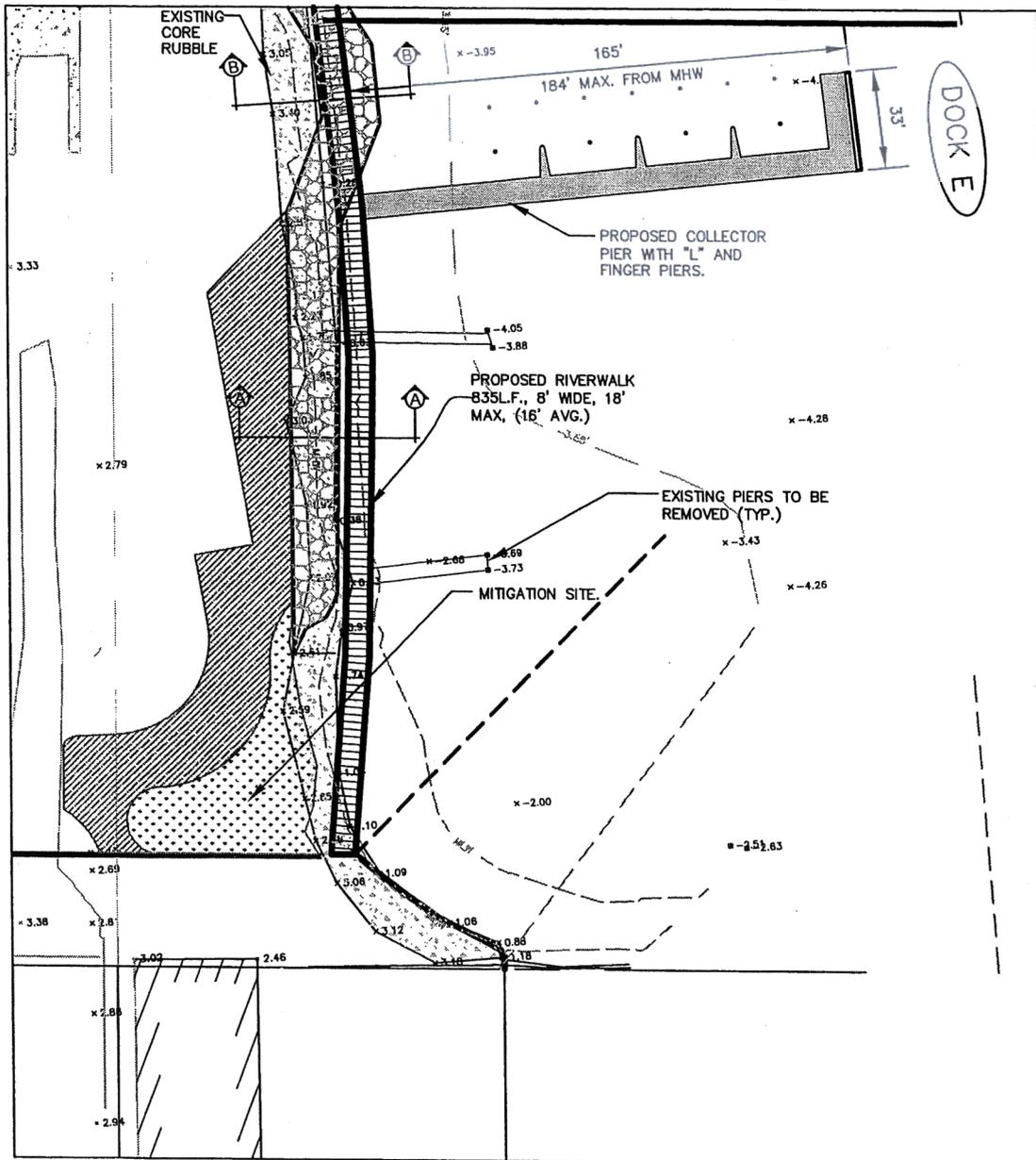


CONSULTING ENGINEERS AND SURVEYORS

Andrews, Miller & Assoc., Inc.

L.B.B.

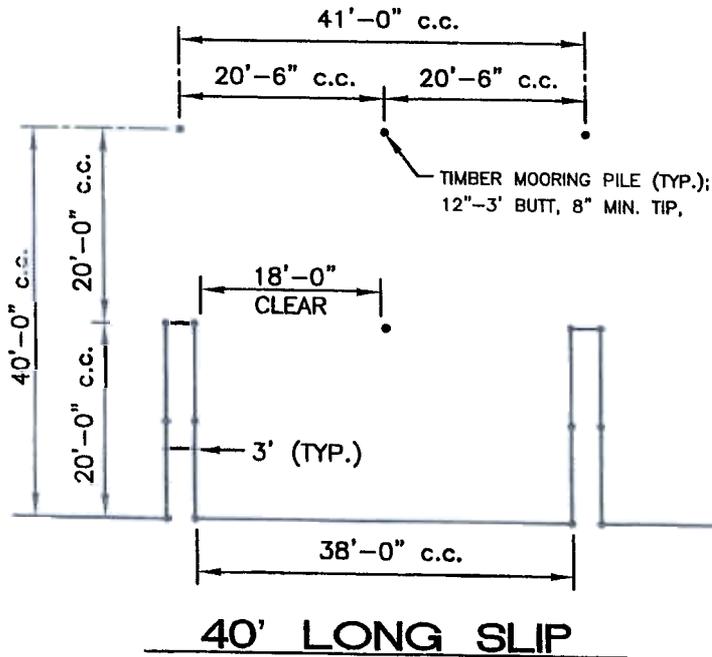
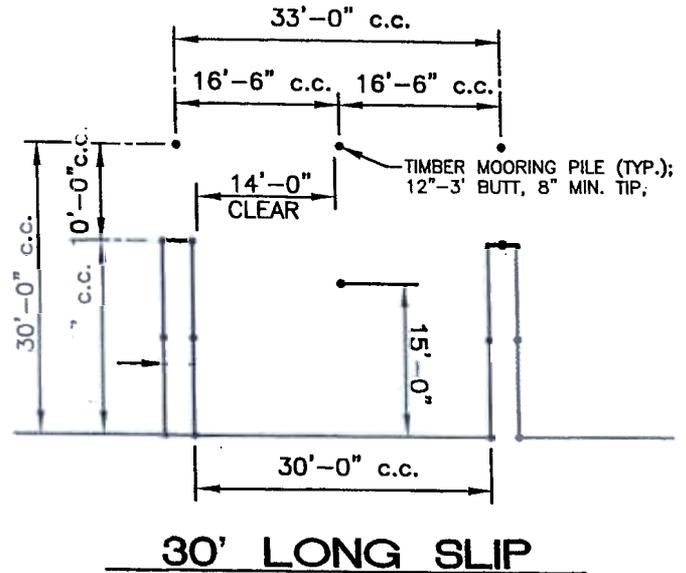
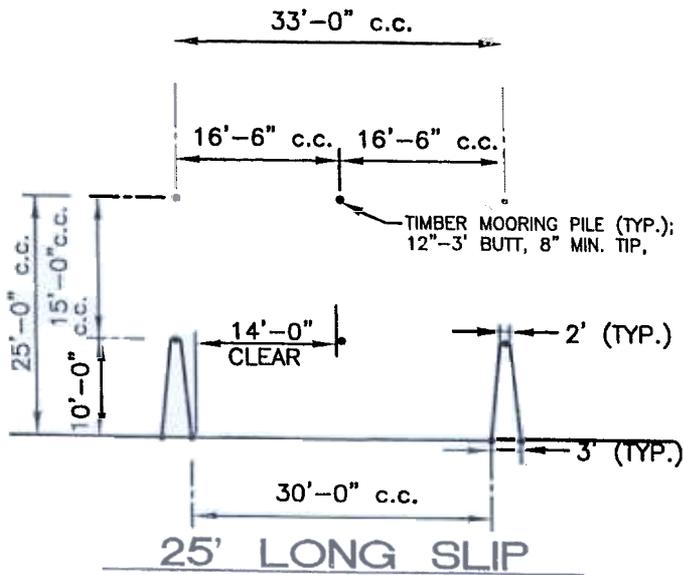
MATCHLINE B-B



PLAN



SHEET 4 OF 11
APPL. BY: HARBOUR LIGHT L.L.C.
DATE: DECEMBER 2003



SLIP SUMMARY

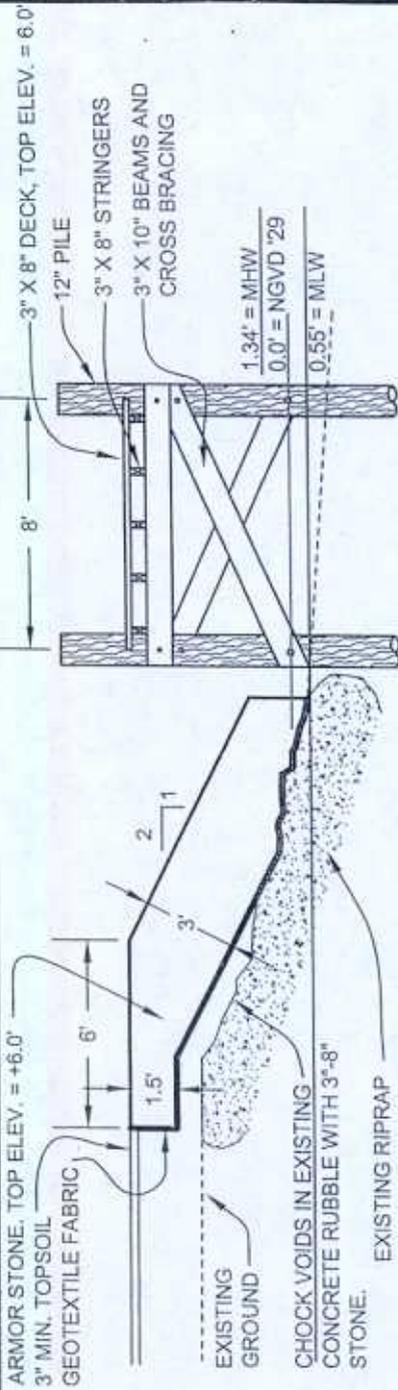
DOCK	LENGTH	SLIPS		
		25'	30'	40'
A	165'	9	9	
B	465'	2	10	
C	255'	3	15	
D	196'		14	3
E	165'	7		
		7	28	37
TOTAL AMOUNT OF PROPOSED SLIPS = 72				

TYPICAL SLIP LAYOUTS

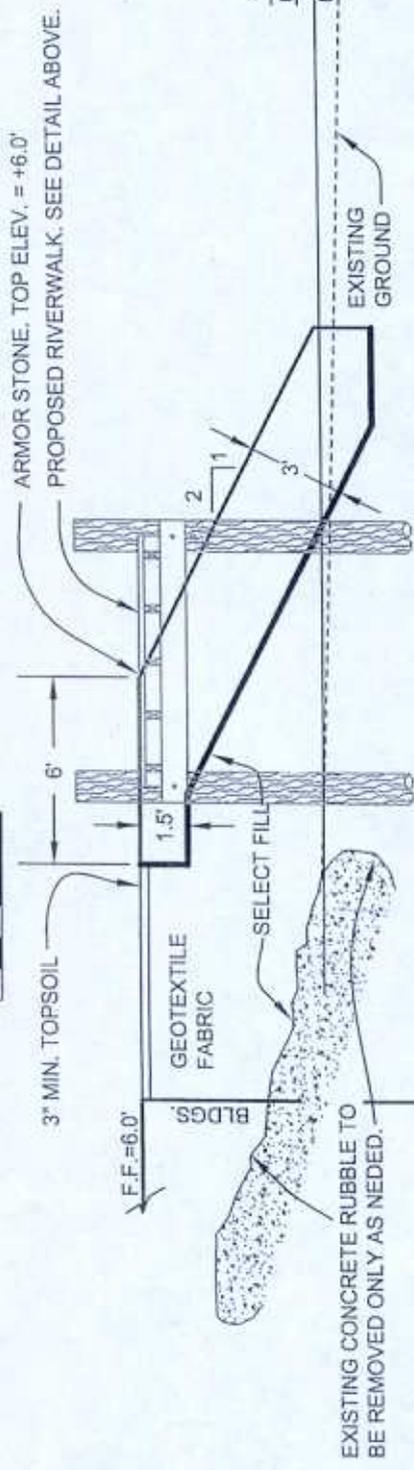
SCALE : 1" = 20'



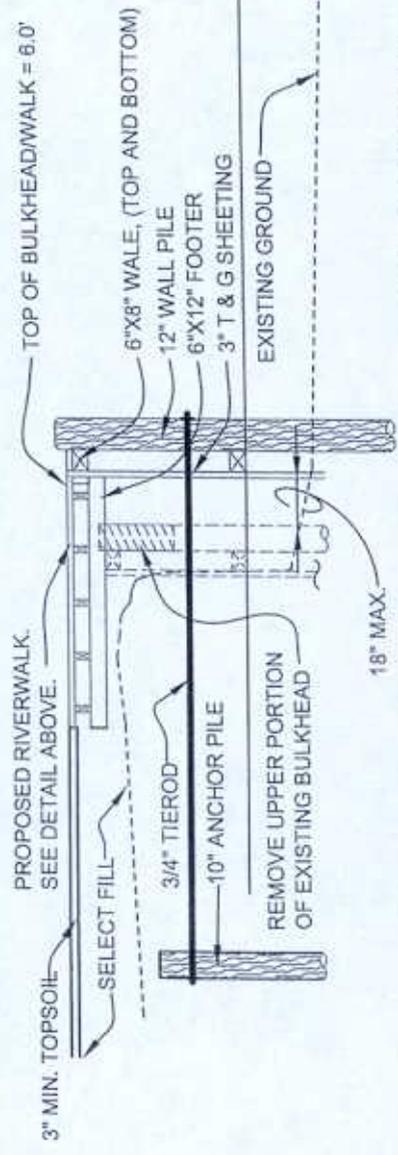
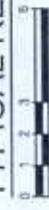
SHEET 5 OF 11
APPL. BY: HARBOUR LIGHT L.L.C.
DATE: DECEMBER 2003



TYPICAL REVETMENT WITH RIVERWALK SECTION A



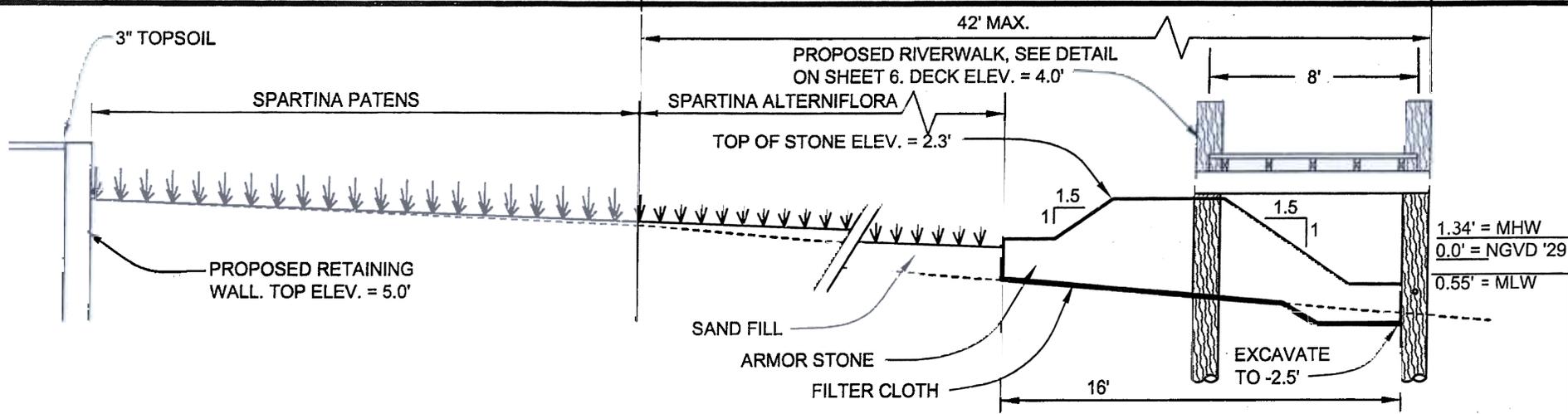
TYPICAL REVETMENT WITH RIVERWALK SECTION B



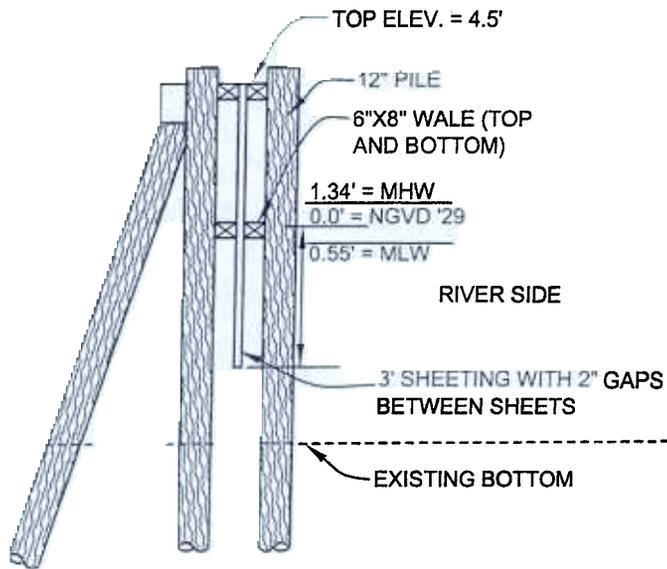
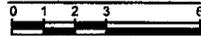
TYPICAL BULKHEAD WITH RIVERWALK SECTION D



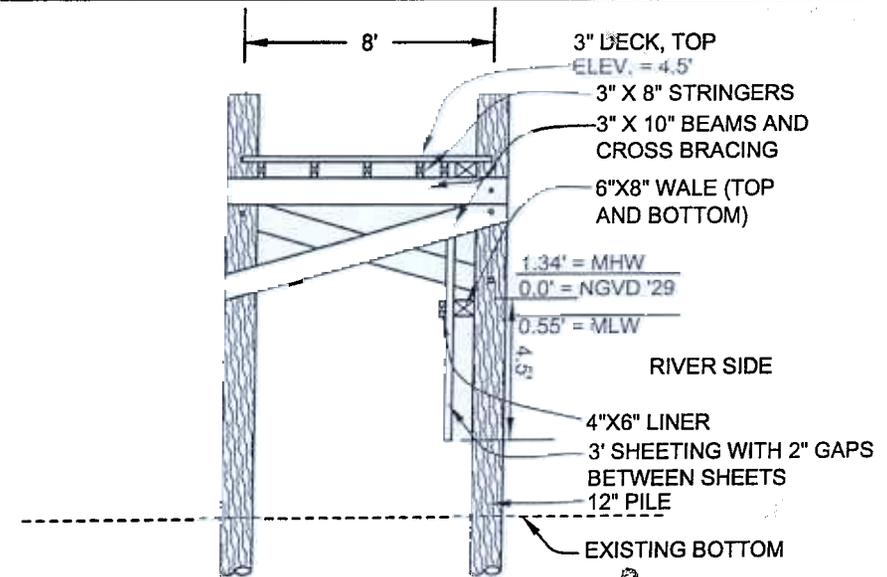
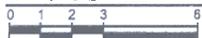
SHEET 6 OF 11
 APPL. BY: HARBOUR LIGHT L.L.C.
 DATE: DECEMBER 2003



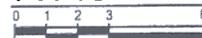
TYPICAL REVETMENT WITH RIVERWALK SECTION A



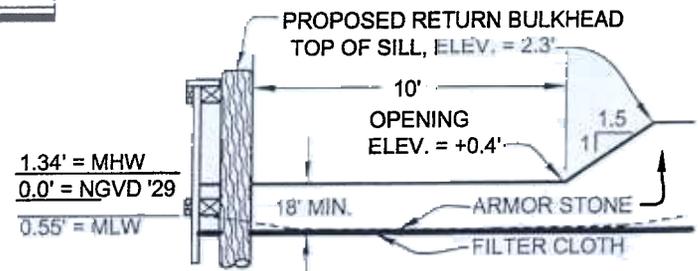
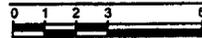
TYPICAL WAVEBREAK SECTION F

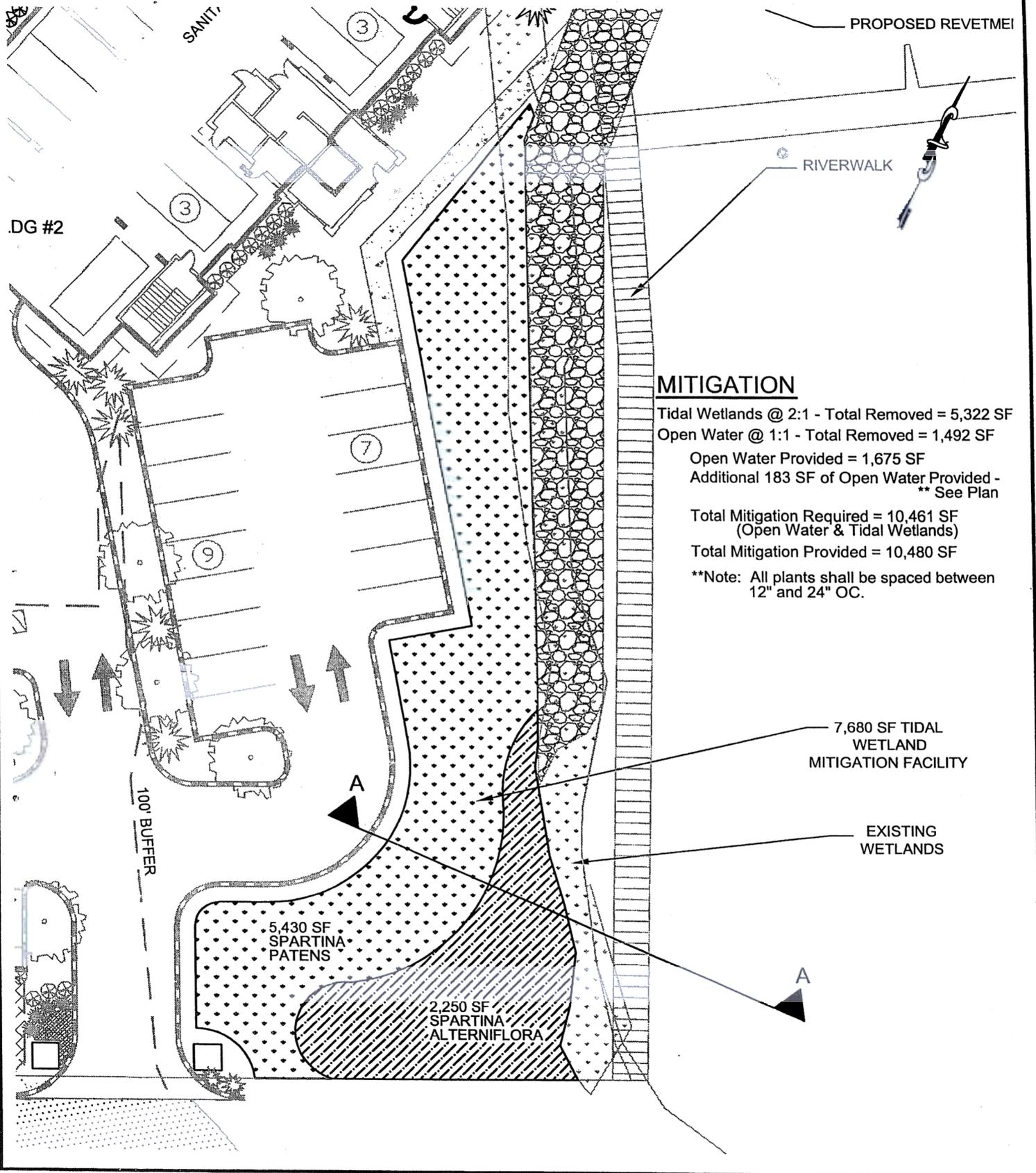


TYPICAL PIER WITH WAVEBREAK SECTION G



SILL OPENING





MITIGATION

Tidal Wetlands @ 2:1 - Total Removed = 5,322 SF
 Open Water @ 1:1 - Total Removed = 1,492 SF
 Open Water Provided = 1,675 SF
 Additional 183 SF of Open Water Provided -
 ** See Plan

Total Mitigation Required = 10,461 SF
 (Open Water & Tidal Wetlands)
 Total Mitigation Provided = 10,480 SF

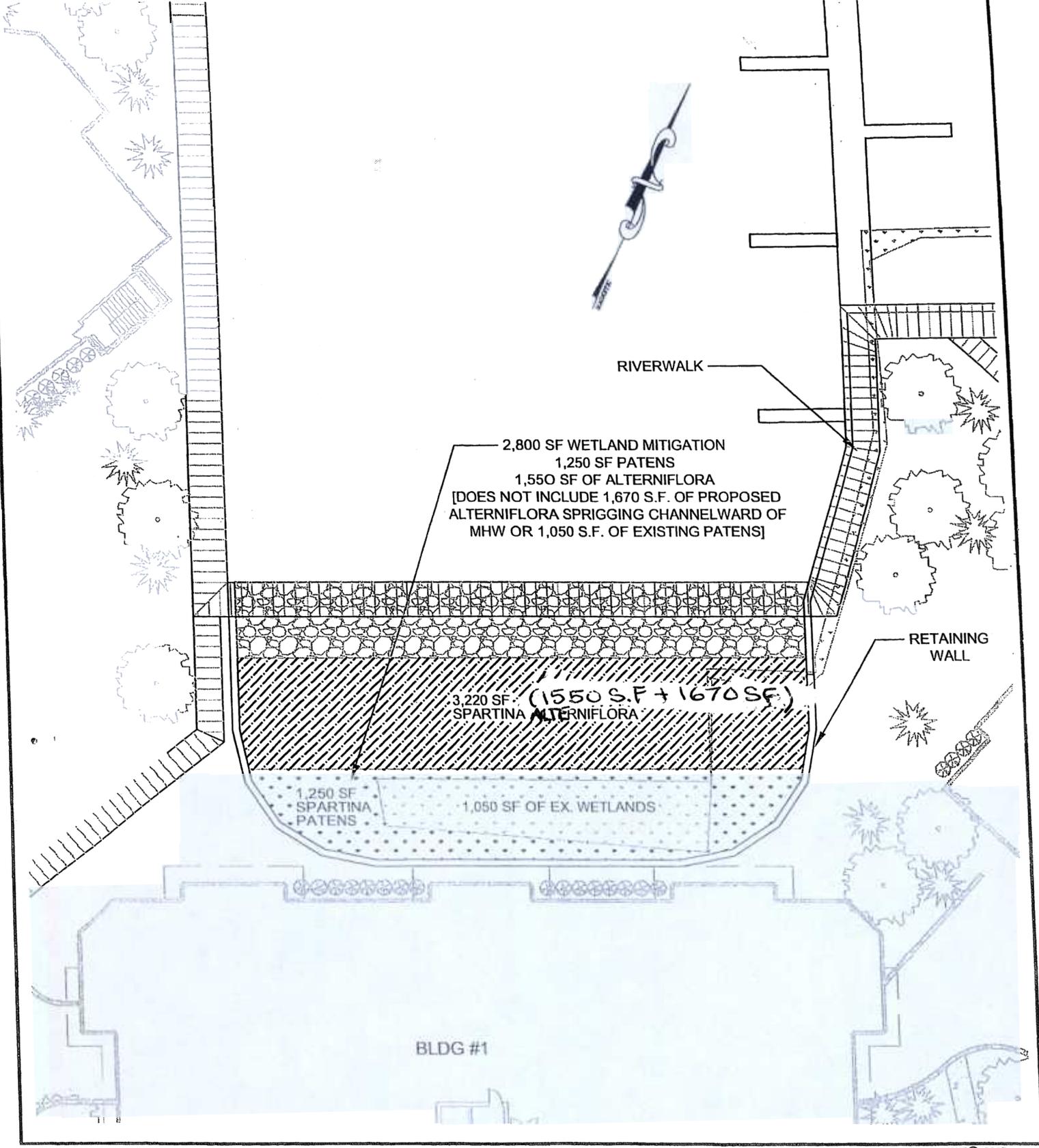
**Note: All plants shall be spaced between
 12" and 24" OC.

7,680 SF TIDAL
 WETLAND
 MITIGATION FACILITY

EXISTING
 WETLANDS

5,430 SF
 SPARTINA
 PATENS

2,250 SF
 SPARTINA
 ALTERNIFLORA



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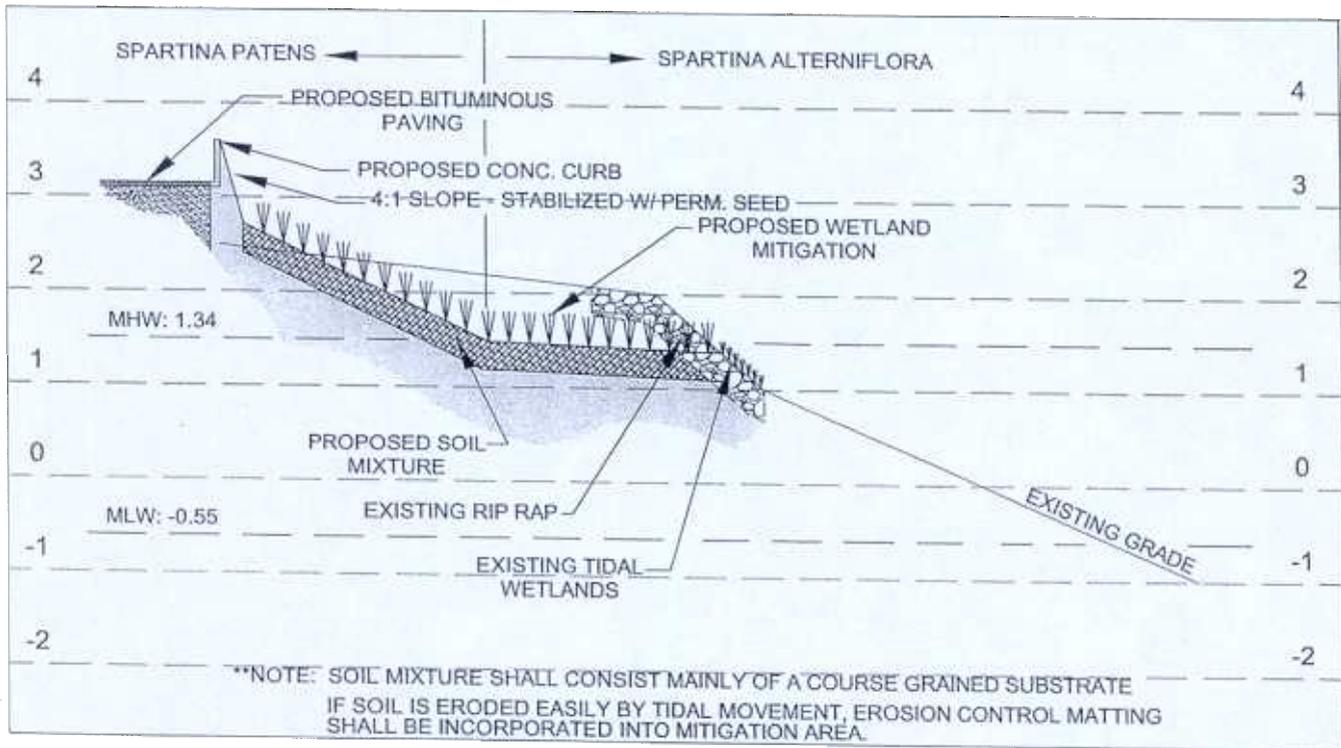
Tidal Mitigation Plan
 Harbour Light
 Chrisfield, MD



Salisbury
 312 West Main St. Suite 300
 Salisbury, MD 21801
 410.546.9100

Dover ♦ Salisbury ♦ Wilmington

BM: 2003049
 SCALE : 1"=30'
 DATE : 12/17/03
 DRAWN BY : MJM



WETLAND CROSS-SECTION A-A

HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'

Tidal Mitigation Section
 Harbour Light
 Chrisfield, MD



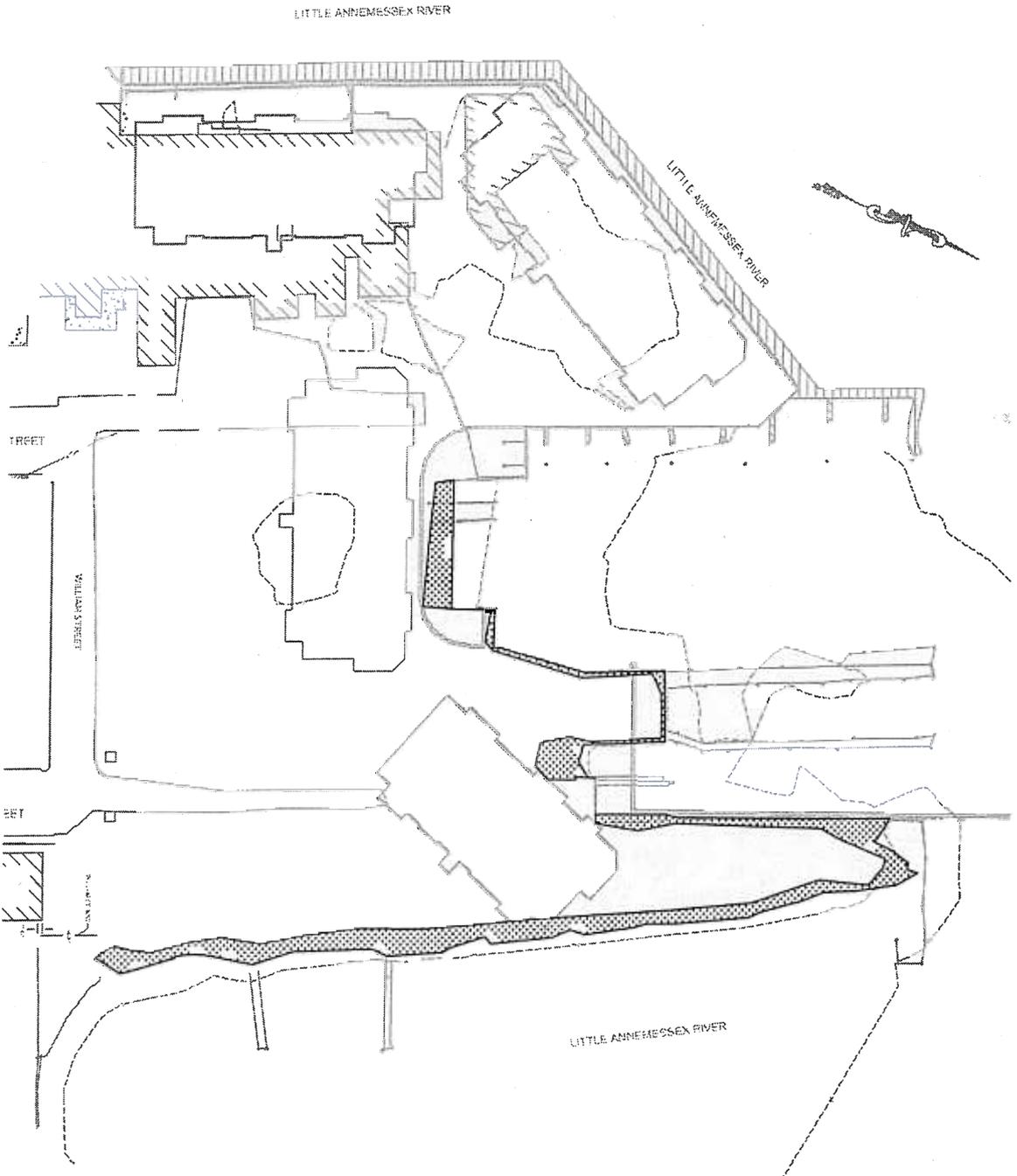
ARCHITECTURE
 ENGINEERING

Salisbury
 312 West Main St. Suite 300
 Salisbury, MD 21801
 410.546.9100

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 SCALE: NTS
 DATE: 12/17/03
 DRAWN BY: MJM



EXISTING WETLAND AREAS



Existing Wetland Delineation
 Harbour Light
 Chrisfield, MD

**BECKER
 MORGAN**
 ARCHITECTURE
 ENGINEERING

Salisbury
 312 West Main St. Suite 300
 Salisbury, MD 21801
 410.546.9100

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11 OF 11

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