

U.S. Army Corps  
of Engineers  
Baltimore District

# Public Notice

In Reply to Application Number  
CENAB-OPR-M (Campbell's Bachelor Point Yacht Company, LLC)  
2017-60227

PN 17-31

Comment Period: June 27, 2017 to July 17, 2017

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

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 33. U.S.C. 1344 and Section 404 of the Clean Water Act) as described below:

APPLICANT: Campbell's Bachelor Point Yacht Company, LLC  
109 Myrtle Avenue  
Oxford, Maryland 21654

LOCATION: In the Tred Avon River, at 26101 Bachelor Harbor Drive Oxford Maryland.

WORK: The applicant proposes to remove an existing 6-foot by 250-foot timber pier with five 4-foot by 20-foot finger piers, five 5-foot by 15-foot finger piers, and 45 pilings, extending no more than 250 feet channelward of the approximate mean high water (MHW) shoreline; to remove an existing 6-foot by 240-foot timber pier with a 6-foot by 90-foot T-head, fourteen 4-foot by 15-foot finger piers, and 46 pilings, extending no more than 246 feet channelward of the existing bulkhead; to remove an existing 6-foot by 422-foot timber pier with ten 4-foot by 20-foot finger piers, and 46 pilings, extending no more than 380 feet channelward of the existing bulkhead; to remove 225 linear feet of riprap extending 3.5 channelward of the approximate MHW shoreline; to construct 142 linear feet of timber bulkhead with approximately 55 cubic yards of backfill to extend no more than 18-inches channelward of the approximate MHW shoreline; to construct a 4-foot by 20-foot gangway to an 8-foot by 365-foot angled floating pier with five 5-foot by 60-foot finger piers, three 4-foot by 40-foot finger piers and one 5-foot by 60-foot finger pier off the angled pier head and to install 21 mooring pilings to extend no more than 355 feet channelward of the proposed bulkhead; to construct a 4-foot by 20-foot gangway to an 8-foot by 230-foot floating pier with two 8-foot by 40-foot finger piers, twelve 4-foot by 40-foot finger piers, and to install 28 mooring pilings to extend no more than 250 feet channelward of the proposed bulkhead; to construct a 4-foot by 20-foot gangway to an 8-foot by 266-foot floating pier with an 8-foot by 40-foot finger pier, an 8-foot by 55-foot finger pier, five 5-foot by 55-foot finger piers, six 4-foot by 40-foot finger piers, and to install 22 mooring pilings to extend no more than 286 feet channelward of the proposed bulkhead; and to maintenance dredge by mechanical method an approximate 231-foot by 1,000-foot area to -12.0 feet mean low water (MLW) resulting in approximately 51,495 cubic yards of silt and sand to be deposited at an existing upland (non-wetland) disposal site at 28745 Sanderstown Road Trappe, Maryland. A 10-year maintenance dredging clause is requested. The existing waterway depths at the proposed dredge area are approximately -8.0 to -13 feet MLW.

If you have any questions concerning this matter, please contact Mrs. Laura Coleman of this office at (443) 853-2051 or via email at [lamuelle.l.coleman@usace.army.mil](mailto:lamuelle.l.coleman@usace.army.mil).

The purpose of the project is to improve navigational access and shoreline erosion control.

As part of the planning process for the proposed project, steps were taken to ensure avoidance and minimization of impacts to waters of the United States to the maximum extent practicable. Compensatory mitigation is not being proposed by the applicant for impacts to open water (inter-tidal and sub-tidal) habitat or to the wetlands. There are no wetlands at the proposed project activity site.

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 affect Essential Fish Habitat (EFH). The project site lies in or adjacent to EFH as described under Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA) for Juvenile and adult Red hake (*Urophycis chuss*) and Windowpane flounder (*Scopthalmus aquosus*); Adult Atlantic sea herring (*Clupea harengus*); Juvenile and adult Bluefish (*Pomatomus saltatrix*); Eggs, larvae, juvenile and adult Atlantic butterfish (*Peprilus triacanthus*); Larvae, juvenile and adult Summer flounder (*Paralichthys dentatus*); Juvenile and adult Scup (*Stenotomus chrysops*) and Red Drum (*Sciaenops ocellatus*); Eggs, larvae, juvenile and adult King mackerel (*Scomberomorus cavalla*), Spanish mackerel (*Scomberomorus maculates*), Cobia (*Rachycentron canadum*), Black sea bass (*Centropristus striata*) and all managed species under the MSFCMA.

The project has the potential to adversely affect EFH or the species of concern by the alteration of spawning, nursery, forage and/or shelter habitat. The project may have an adverse effect on an approximate total of 231,000 square foot area of EFH as described under the MSFCMA for the species and life stages identified above. This habitat consists of a mostly sand and silt substrate which does not support SAV. According to the Virginia Institute of Marine Science (VIMS) survey maps, there were no SAV mapped at the project footprint of the proposed activity for years 2011 through 2015 but none at the subject property. The Baltimore District has made a preliminary determination that site-specific impacts would not be substantial and an abbreviated consultation will be conducted with NMFS. No mitigative measures are recommended at this time to minimize adverse effects on EFH. This preliminary determination may be modified if additional information indicates otherwise and could change the Corps' preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 reasonable 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, economic, 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, mineral needs, and consideration 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 provided will become part of the public record for this action. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, 10 S. Howard Street, Baltimore, Maryland, 21201 within the comment period specified above.

Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management (CZM) Program. By this public notice, we are requesting the State concurrence or objection to the applicant's consistency statement. It should be noted that the CZM Program has a statutory limit of 6 months 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 may affect but is not likely to adversely affect Federal listed threatened or endangered 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 request permit.

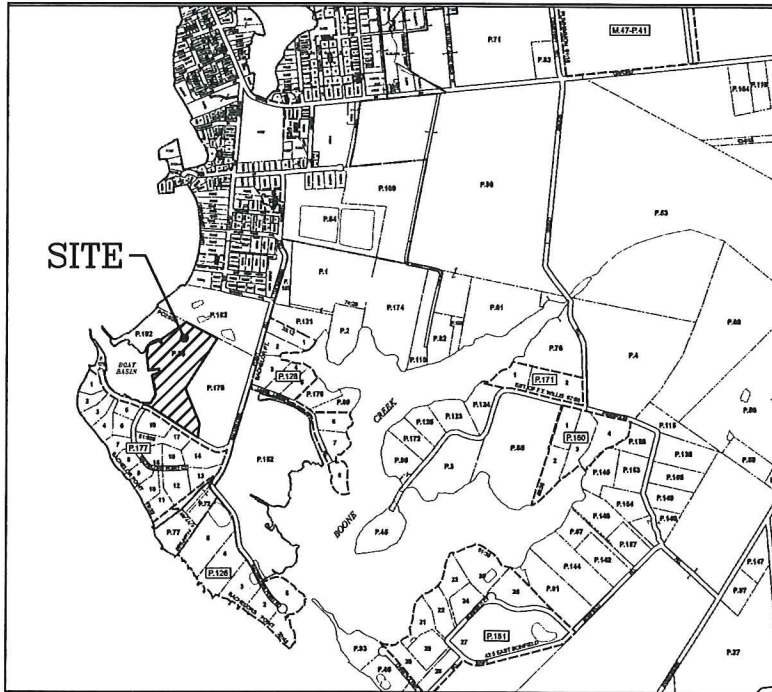
Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, 10 S. Howard Street, 21201, within the comment period as specified above to receive consideration. Also it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected.

It is requested that you communicate this 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:

KATHY B. ANDERSON  
Chief, Maryland Section Southern

**PERMIT DRAWINGS  
FOR  
CAMPBELL'S BACHELOR POINT  
YACHT COMPANY  
IN THE THIRD ELECTION DISTRICT  
TALBOT COUNTY, MARYLAND**



**VICINITY MAP**  
SCALE: 1" = 2,000'

ENGINEER

**Lane Engineering, LLC**  
117 BAY STREET  
EASTON, MARYLAND 21601  
(410) 822-8003

OWNER/DEVELOPER

**CAMPBELL'S BACHELOR POINT  
YACHT COMPANY, LLC  
C/O TOM CAMPBELL  
109 MYRTLE STREET  
OXFORD, MD 21654**

PROJECT LOCATION

**26101 BACHELOR HARBOR DRIVE  
OXFORD, MD 21654**

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE APPROVAL	1/4/16	DSW				

SHEET No.  
**1 OF 9**  
 DATE: 1/4/17  
 SCALE: AS NOTED  
 JOB No. 160102  
 FILE No. 1195

**TITLE SHEET**  
**ON THE LANDS OF**  
**CAMPBELL'S BACHELOR POINT**  
**YACHT COMPANY**  
**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY**  
**TAX MAP 53 GRID 7 PARCEL 86**

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
  
 E-mail: general@leinc.com  
 117 Bay St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

**LEGEND & ABBREVIATIONS**

MLW MEAN LOW WATER (ELEVATION)  
 MHW MEAN HIGH WATER (ELEVATION)  
 MLWL MEAN LOW WATER LINE  
 MHWL MEAN HIGH WATER LINE

PROPERTY LINE 

CONTOUR LINE  -24-

SPOT ELEVATION  -2.15

SPARTINA ALTERNIFLORA 

SPARTINA PATENS 

MHHW = 1.83

MHW = 1.62

MSL = 0.80

NAVD 88 = 0.90

MLW = 0.00

NGVD 29 = 0.16

MLLW = -0.21



**NOTES:**

1. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
2. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
3. THERE ARE EXISTING PIERS ON THE ADJOINING PROPERTIES TO THE NORTH AND SOUTH.
4. MEAN TIDAL RANGE = 1.62'
5. LOT SIZE = 17.75 AC.±
6. LOT DEPTH = 1,015'±
7. LOT WIDTH AT SHORELINE = 1,012'±
8. MAXIMUM CHANNELWARD ENCROACHMENT = N/A
9. ZONING CLASSIFICATION = MARITIME INDUSTRIAL
10. 911 ADDRESS = 26106 BACHELOR HARBOR DRIVE  
 OXFORD, MD 21654

**VERTICAL DATUM COMPARISON CHART**


SCALE: 1"=1'

NOTE: MEAN LOW WATER (MLW) AND RELATIVE TIDAL INFORMATION WAS OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND THE NATIONAL OCEANIC SERVICE (NOS) AND ARE BASED UPON TIDAL BENCH MARK CAMBRIDGE (STATION ID: 8571892) TIDAL EPOCH 1983-2001.

AT THE APPLICANT'S REQUEST, THE PROPERTY LINE INFORMATION SHOWN ON THIS PLAN, WITH LATERAL LINES, SETBACKS AND SHORELINE ARE TAKEN FROM DEED, PLAT AND AERIAL PHOTO INTERPRETATION, AS WELL AS, MARINE PERMIT DRAWINGS PREVIOUSLY PREPARED BY LANE ENGINEERING, LLC DATED 2/09/99 AND FIELD WORK COMPLETED BY LANE ENGINEERING, LLC AUGUST 2016. SOUNDINGS SHOWN HEREON WERE TAKEN BY LANE ENGINEERING, LLC AUGUST 2016. A PROPERTY LINE SURVEY WAS NOT PERFORMED. THE INFORMATION SHOWN HEREON WAS TAKEN FROM 1972 1"=200' STATE OF MARYLAND WETLANDS MAPS, AERIAL PHOTOGRAPHS, TAX MAPS AND A SITE SKETCH. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A DETAILED ONSITE SURVEY FOR THE PURPOSE OF ACCURATELY DETERMINING EXISTING FEATURES INCLUDING PROPERTY LINES, SHORELINES, EXISTING PIERS, OTHER STRUCTURES, AND SOUNDINGS HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC. THIS SKETCH IS FOR PERMIT PURPOSES ONLY AND IS NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.

FILE No. 1195  
 JOB No. 160102  
 SCALE: AS NOTED  
 DATE: 1/4/17  
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**SITE & PROJECT NOTES**  
 ON THE LANDS OF  
**CAMPBELL'S BACHELOR POINT  
 YACHT COMPANY**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 53 GRID 7 PARCEL 86

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TRED AVON RIVER

TAX MAP 53 PARCEL 179  
BACHELOR POINT HOMEOWNERS  
ASSOCIATION INC.  
P.O. BOX 2455  
EASTON, MD 21601

TAX MAP 53 PARCEL 198  
STEVEN L. KEENAN  
MARILYN STONE KEENAN  
26108 BACHELORS HARBOR DRIVE  
OXFORD, MD 21654-1403

TAX MAP 53 PARCEL 177 LOT 1  
NICHOLAS F. GRASBERGER III  
MICHELE R. GRASBERGER  
180 ESHELMAN ROAD  
LANCASTER, PA 17601-5643

BOAT BASIN

TAX MAP 53 PARCEL 86  
CAMPBELLS BACHELOR POINT  
YACHT COMPANY, LLC  
105 MYRTLE STREET  
OXFORD, MD 21654

TAX MAP 53 PARCEL 177 LOT 2  
NICHOLAS F. GRASBERGER III  
MICHELE R. GRASBERGER  
180 ESHELMAN ROAD  
LANCASTER, PA 17601-5643

TAX MAP 53 PARCEL 179  
CAMPBELLS BACHELOR POINT  
YACHT COMPANY, LLC  
105 MYRTLE STREET  
OXFORD, MD 21654

TAX MAP 53 PARCEL 177 LOT 3  
CHARLES E. HENNIGHAUSEN  
JOAN P. HENNIGHAUSEN  
P.O. BOX 130  
OXFORD, MD 21654

BACHELOR HARBOR DRIVE

TAX MAP 53 PARCEL 177 LOT 4  
ANDREW B. KIRKPATRICK JR, TRUSTEE  
FRANCES C. KIRKPATRICK, TRUSTEE  
P.O. BOX 1347  
WILMINGTON, DE 19899-1347

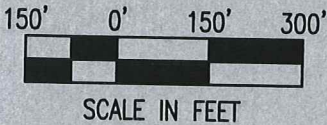
TAX MAP 53 PARCEL 177 LOT 5  
DAVID P. VALLIANT  
MARY S. VALLIANT  
4552 BACHELORS POINT COURT  
OXFORD, MD 21654-1405

TAX MAP 53 PARCEL 177 LOT 19  
DANIEL D. DEHART  
JUNE L. DEHART  
635 S. COLUMBUS ST  
ALEXANDRIA, VA 22314

TAX MAP 53 PARCEL 177 LOT 17  
JOHN A. SUTTON  
DOROTHEA E. SUTTON  
4521 BACHELORS POINT COURT  
OXFORD, MD 21654

TAX MAP 53 PARCEL 177 LOT 14  
CARLOS A. VALENCIA  
NANCY MILNER VALENCIA  
2022 FRANKLIN AVENUE  
MCLEAN, VA 22101-5311

MAD 88 (CORS)  
MARYLAND STATE PLANE



SCALE IN FEET

**SITE OVERVIEW**  
**ON THE LANDS OF**  
**CAMPBELL'S BACHELOR POINT**  
**YACHT COMPANY**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY**  
**TAX MAP 53 GRID 7 PARCEL 86**

**Lane Engineering, LLC**

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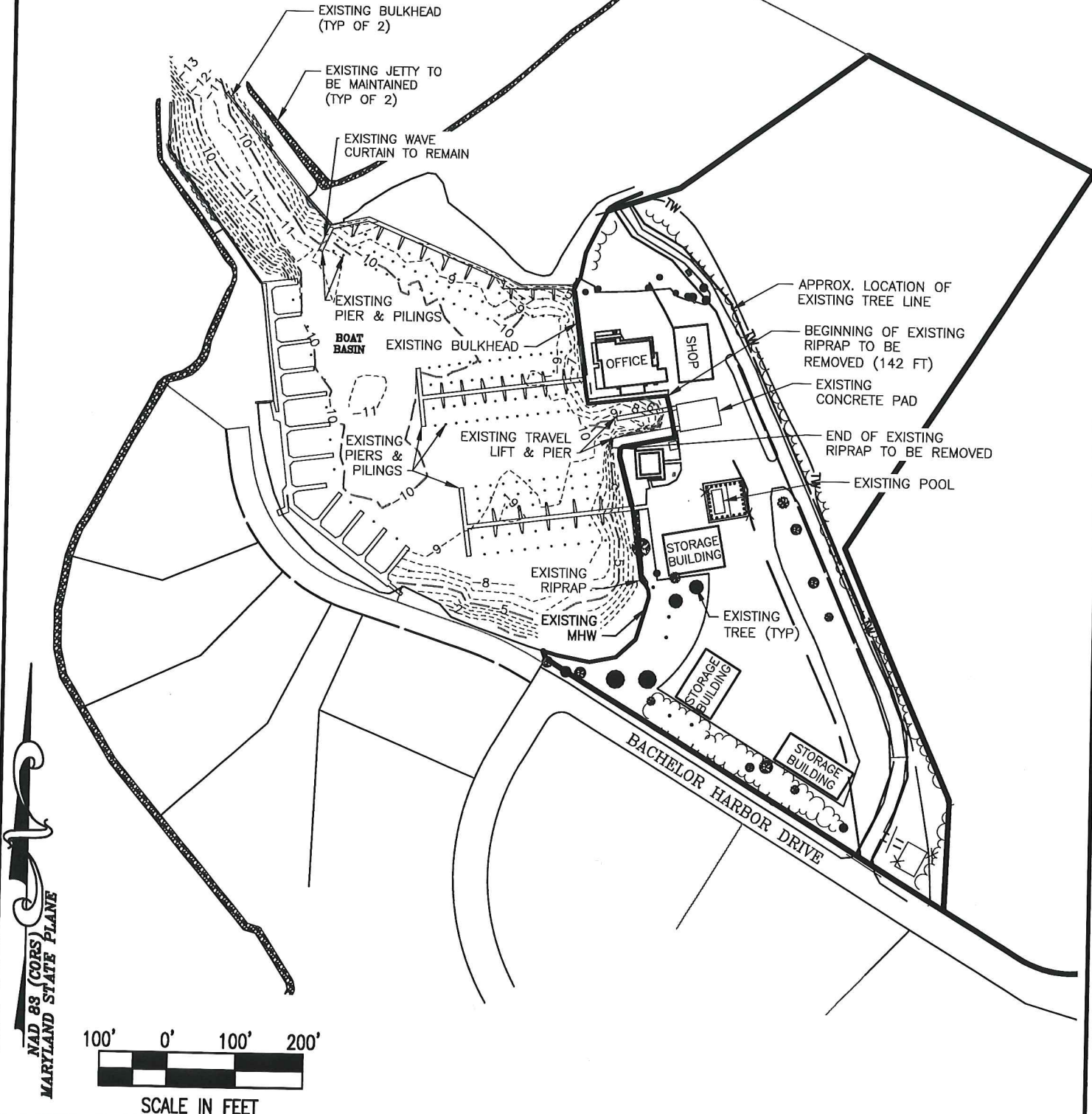


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SHEET No.  
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**NOTE: ALL EXISTING PIERS TO BE REPLACED WITH FLOATING PIERS**

TRED AVON RIVER



NAD 83 (CORS)  
 MARYLAND STATE PLANE

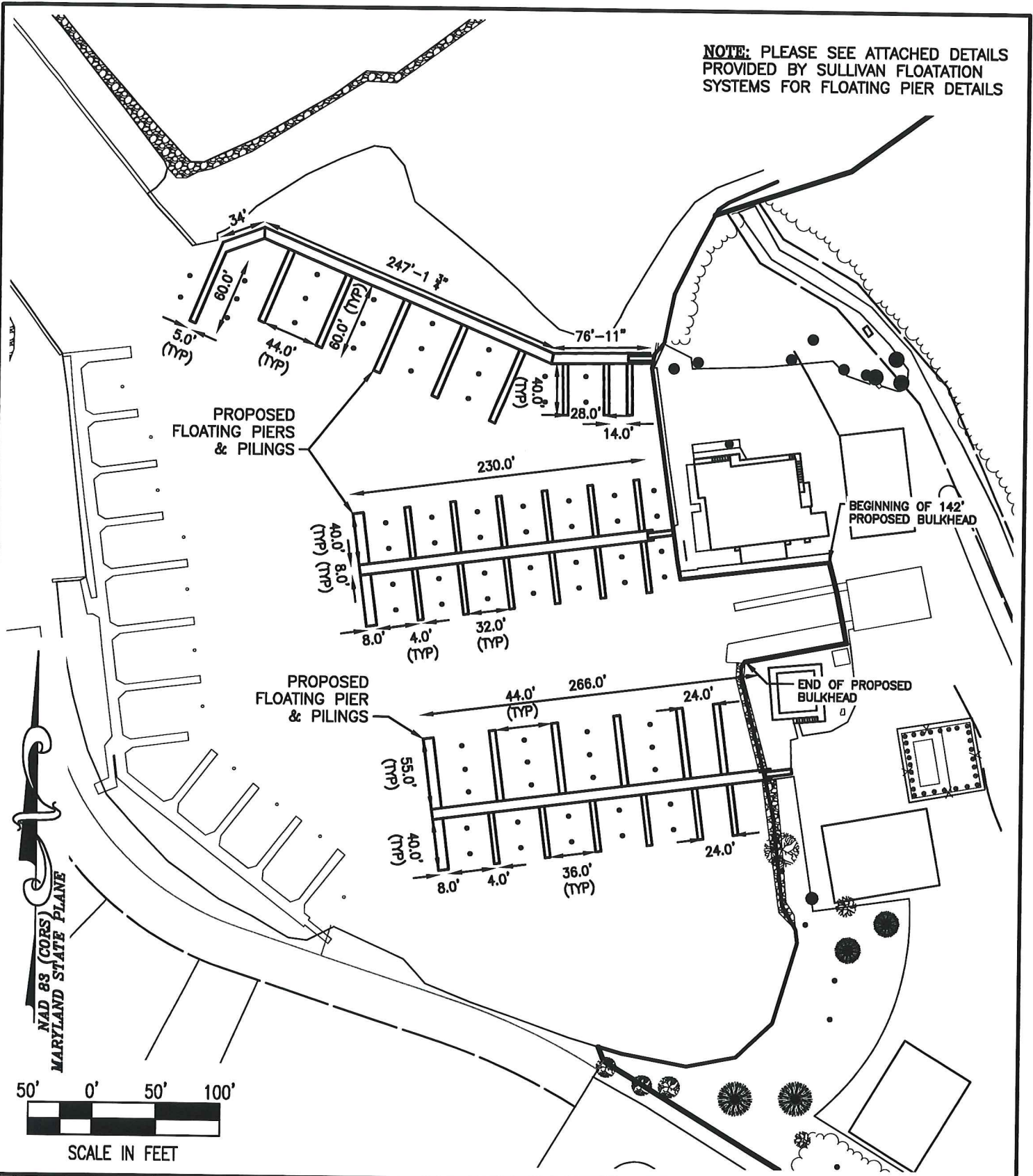
SHEET No. 4 OF 9  
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**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
**CAMPBELL'S BACHELOR POINT**  
**YACHT COMPANY**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 53 GRID 7 PARCEL 86

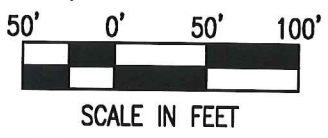
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**NOTE:** PLEASE SEE ATTACHED DETAILS PROVIDED BY SULLIVAN FLOATATION SYSTEMS FOR FLOATING PIER DETAILS



MARYLAND STATE PLANE  
 CORS)  
 88 (CORS)  
 NAD 83



**PROPOSED IMPROVEMENTS: PIERS  
ON THE LANDS OF  
CAMPBELL'S BACHELOR POINT  
YACHT COMPANY**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
TAX MAP 53 GRID 7 PARCEL 86**

**Lane Engineering, LLC**

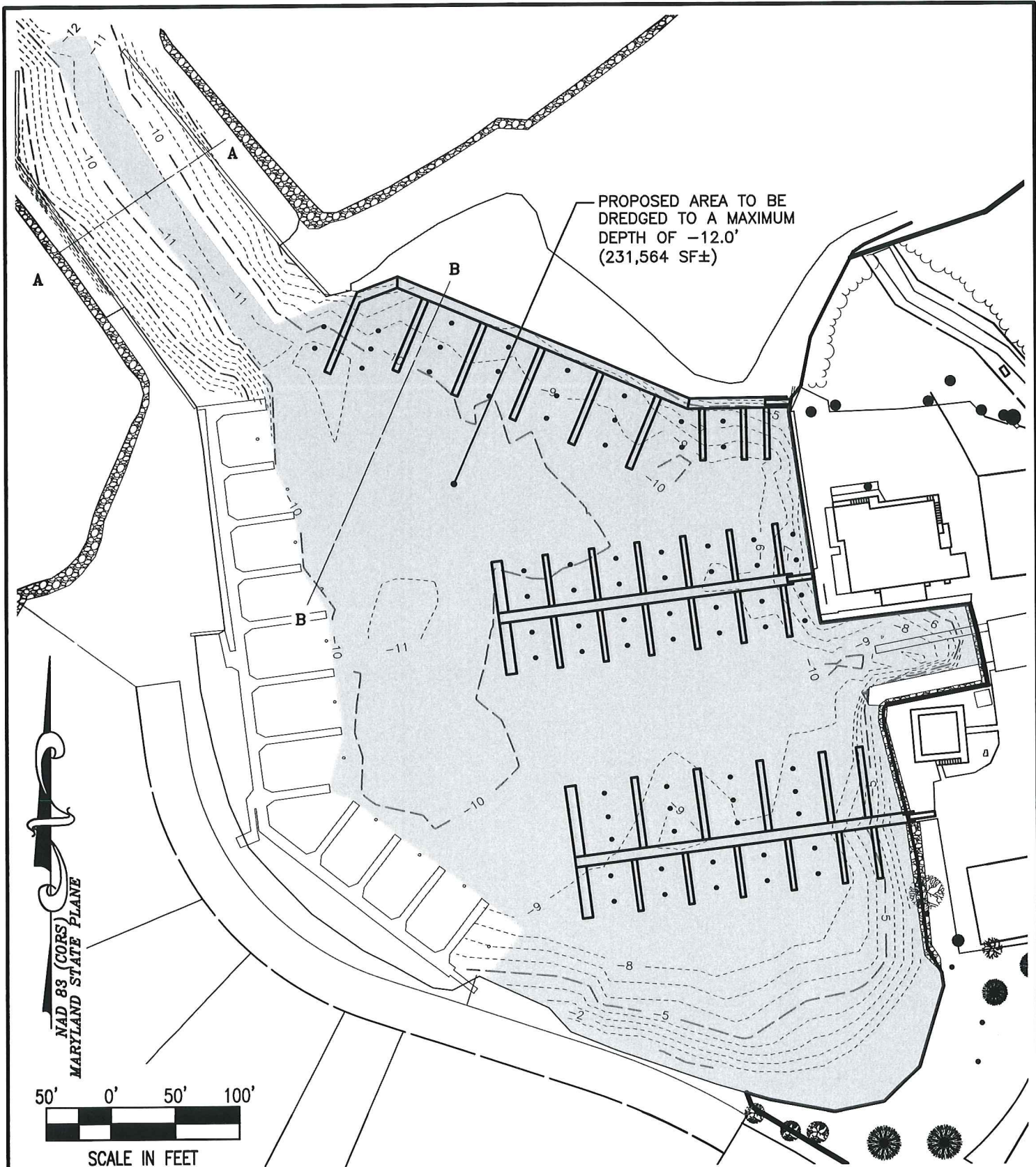
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SHEET NO. **5 OF 9**  
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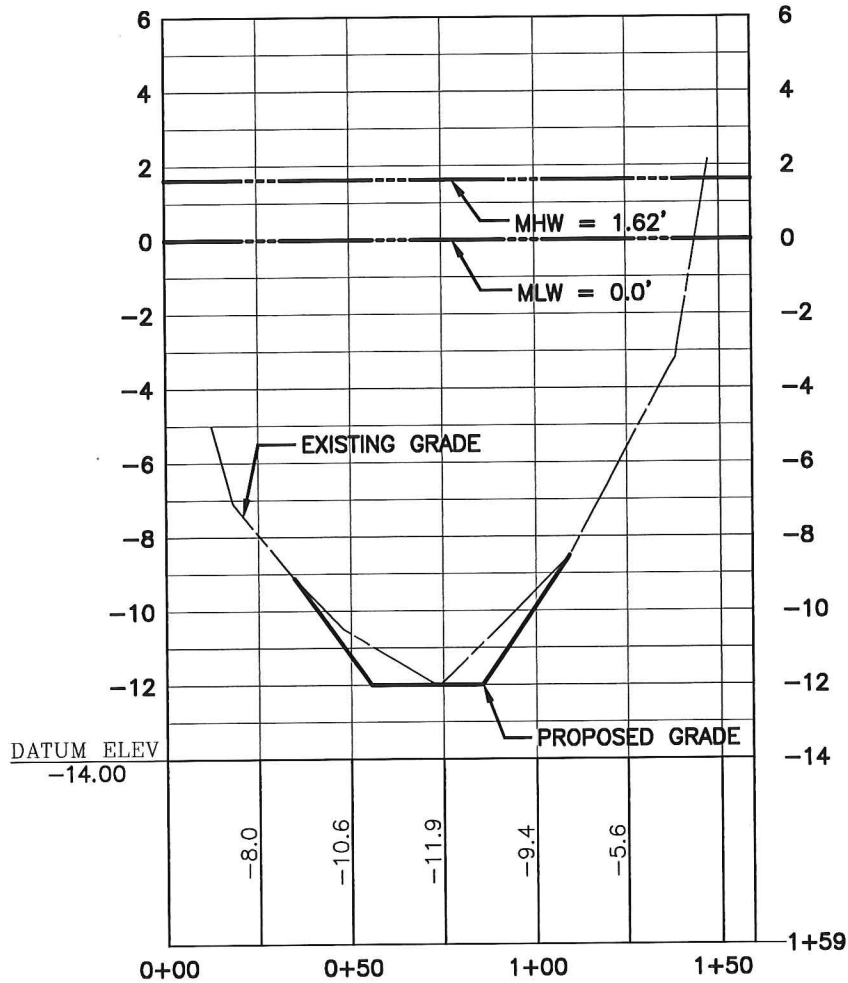


FILE No. 1195  
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 SHEET No. 6 OF 9

**PROPOSED IMPROVEMENTS: DREDGING**  
**ON THE LANDS OF**  
**CAMPBELL'S BACHELOR POINT**  
**YACHT COMPANY**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 53 GRID 7 PARCEL 86

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**SECTION A-A**  
 HORIZONTAL SCALE: 1" = 50  
 VERTICAL SCALE: 1" = 5

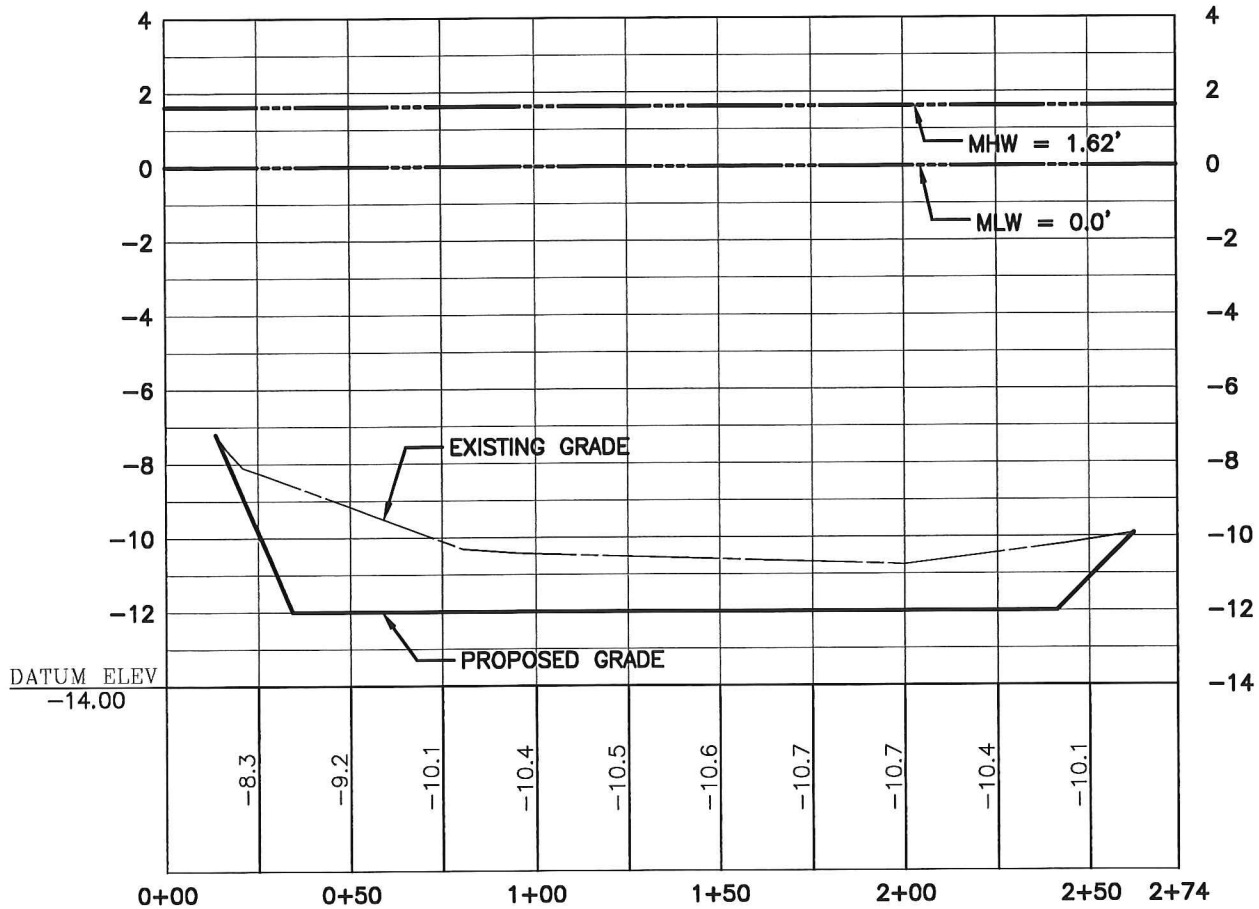
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**DETAILS**  
 ON THE LANDS OF  
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**SECTION B-B**  
 HORIZONTAL SCALE: 1" = 50  
 VERTICAL SCALE: 1" = 5

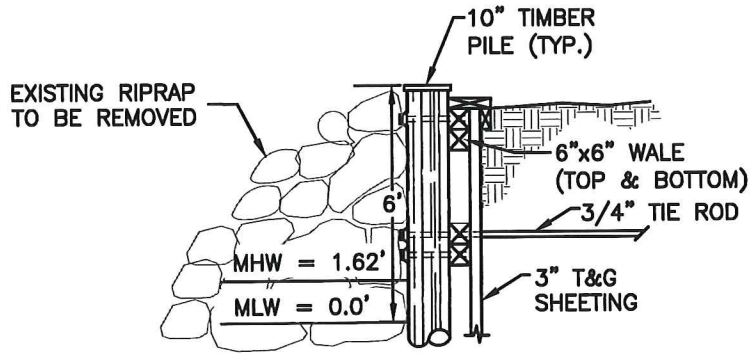
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**8 OF 9**

**DETAILS**  
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**BULKHEAD SECTION**  
NOT TO SCALE

**DETAILS**

**ON THE LANDS OF  
CAMPBELL'S BACHELOR POINT  
YACHT COMPANY**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
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SHEET No.  
**9 OF 9**

DATE: 1/4/17

SCALE: AS NOTED

JOB No. 160102

FILE No. 1195