NRPA Individual Permit Application HYC Hoist and Float Layout Modifications

Dixon Wharf Road, South Freeport, Maine

Applicant:

Harraseeket Yacht Club Attn: Commodore Adam White PO Box 82 South Freeport, ME 04078

Submitted To:

Maine Dept. of Environmental Protection Division of Land Resource Regulation Southern Maine Regional Office 312 Canco Road Portland, ME 04103



BAKER DESIGN CONSULTANTS Civil, Marine, and Structural Engineering 7 Spruce Road, Freeport, ME 04032





© 2020 Baker Design Consultants All Rights Reserved.

No part of this document may be photocopied, reproduced, stored in a retrieval system, or transmitted, in any form or by any means whether, electronic, mechanical for a purpose that does not relate to the project represented without the prior written permission of Baker Design Consultants. Baker Design Consultants reserves the right to change details in this publication without notice.

Baker Design Consultants 7 Spruce Road Freeport, Maine 04032 207-846-9724 b.baker@bakerdesignconsultants.com





TABLE OF CONTENTS

PART I NRPA PERMIT A	PPLICATION	3
SIGNATURE PAGE		4
AGENT AUTHORIZATIO	N	5
PUBLIC NOTICE FILING	AND CERTIFICATION	6
ABUTTING PROPERTY	Owners	7
ATTACHMENT 1	ACTIVITY DESCRIPTION	16
ATTACHMENT 2	ALTERNATIVES ANALYSIS	26
ATTACHMENT 3	LOCATION MAP	28
ATTACHMENT 4	COLOR PHOTOGRAPHS	29
ATTACHMENT 5	PROJECT PLANS	34
ATTACHMENT 6	ADDITIONAL PLANS	34
ATTACHMENT 7	CONSTRUCTION PLAN	35
ATTACHMENT 8	EROSION CONTROL PLAN	36
ATTACHMENT 9	SITE CONDITIONS REPORT	37
ATTACHMENT 10	NOTICE OF INTENT TO FILE	40
ATTACHMENT 11	MAINE HISTORIC PRESERVATION	41
ATTACHMENT 12	FUNCTIONAL ASSESSMENT	42
ATTACHMENT 13	PLAN OF PROPOSED COMPENSATION	42
APPENDICES		.43
APPENDIX A	MDEP VISUAL EVALUATION	44
APPENDIX B	DEP COASTAL WETLAND CHARACTERIZATION	45
APPENDIX C	PROJECT DESCRIPTION WORKSHEET FOR A DOCK, PIER OR	
	WHARF APPLICATION	46
APPENDIX D	ABUTTING PROPERTY OWNER LETTER	48
APPENDIX E	PROJECT PLANS	50



FIGURES

Figure 1 - Existing and Proposed Waterfront Structures Inventory
Figure 2 - Partial Plan from Sheet C-1 PROPOSED FLOAT LAYOUT in APPENDIX E 18
Figure 3 - Table of Existing Permit Approvals
Figure 4 - Harbor Location of the Harraseeket Yacht Club
Figure 5 –Project Location
Figure 6 - Harraseeket Yacht Club 2015 Aerial "Google Earth"
Figure 7 - Proposed HYC Hoist & Stub Pier "Photo Simulation"
Figure 8 – Looking across location of Proposed Hoist seaward
Figure 9 - Looking from Float J to Gangway G3- This is the year-round float
Figure 10 – looking from main pier to HYC Clubhouse and western Abutting Property
Figure 11 – Looking from Float D towards shore along riparian line with western Abutting Property
Figure 12 – Looking down L Floats to beach access area. Shell fisherperson on beach
Figure 13 – Looking from Float E/E2 towards shore along riparian line with eastern Abutting Property
Figure 14 -A section of "Primary Map 2 – High Value Plant & Animal Habitats" published by Beginning with Habitat (February 2018) included below shows that the area is mapped as shorebird habitat and Tidal Wading and Waterfowl Habitat (TWWH), but no rare or endangered species at the site
Figure 15 - Tidal Wading and Waterfowl Habitat (TWWH), Google Earth Pro
Figure 16 – Eel Grass Habitat (1999) Google Earth Pro
Figure 17 – Eel Grass Habitat (2013) Google Earth Pro



Part I NRPA PERMIT APPLICATION

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT → PLEASE TYPE OR PRINT IN BLACK INK ONLY

1. Name of Applicant:	Harras Attn: C	eeket Ya	cht Club re Adam	White	5.Name of Agent:			Barney Baker, PE Baker Design Consultants			
2. Applicant's Mailing Address:	PO Bo South	x 82 Freeport,	ME 040	78	6. Agent's Mailing Address:			7 Spruce Road Freeport, Maine 04032			
3. Applicant's Daytime Phone #:	(207) 8	346-9724	(Agent)		7. Agent's Daytime Phone #:			(207) 846-972	24		
4. Applicant's Email Address (Required from <i>either</i> applicant or agent):	hycco	mmodore	e.hyc@g	mail.com	8. Agent's Email Address:			b.baker@bal	b.baker@bakerdesignconsultants.com		
9. Location of Activity: (Nearest Road, Street, I	Rt.#)	Dixon What	arf Road		10. Town:	Sou	th Freeport	11. County:		Cumberland	
12. Type of Resource:	□ Riv □ Gre	er, strear eat Pond	n or broo	ok	13. Name	of Re	esource:	Casco Bay, A	tlantic C	Dcean	
(Check all that apply)	 Coastal Wetland Freshwater Wet Wetland Specia Significant Wild Fragile Mountain 		and Vetland cial Significance /ildlife Habitat ntain		14. Amount of Impact: (Sq.Ft.)		Direct (Fill C) Indirect (SF s Direct (1 SF/F Dredging/Veg	') hading) ^P ile) Remov a	Existing Proposed (1971) Zero 7542 2658 58 16 I/Other: None		
15. Type of Wetland: (Check all that apply)	Generation For	ested ub Shrub ergent	,	Tier 1	F	OR I Tier	FRESHWA	TER WETLA	NDS Tier 3		
	□ Wet Meadow □ 0 - 4,99 □ Peatland □ 5,000-9 ☑ Open Water □ 10,000- □ Other □ 10,000-			 □ 0 - 4,999 s □ 5,000-9,99 □ 10,000-14, 	q ft. 9 sq ft 999 sq ft	□ 1 !	5,000 – 43,5	60 sq. ft.		 □ > 43,560 sq. ft. or □ smaller than 43,560 sq. ft., not eligible for Tier 1 	
16. Brief Activity Description:	Waterf	ront impr	ovement	ts for the Hari	raseeket Y	acht	t Club that ir	iclude a boat h	oist and	l layout changes to	
17. Size of Lot or Parcel □					108.12						
18. Title, Right or Interest: 🗹 own 🗆 lease 🗆 purchase option 💷 written agreement					005						
19. Deed Reference Num	Jers.	14099/	(208 – 211)				ot numbers.			005	
21. DEP Staff Previously Contacted:	Alison		Sirois		22. Part of a □ Yes larger ☑ No project: □		After-the- □ Yes Fact: ☑ No		9S 0		
23. Resubmission of Application?:	□ Yes ➔ ☑ No	lf yes, p applica	orevious tion #	Previous proje manager:			ct				
24. Written Notice of Violation?:	□ Yes ➔ ☑ No	lf yes, n enforcer	name of DEP ment staff involved:				25. Previous Wetland ☑ Yes Alteration: ☑ No		☑ Yes ❑ No		
26. Detailed Directions to the Project Site: South Freeport Village to Park St.; Right on Harraseeket Road left on Dixon Wharf Road.						Dixon Wharf Road.					
27. TIER 1 TIER 2/3 AND INDIVIDUAL PERMITS					ution Dian						
 Topographic Map Topographic Map Narrative Project Descrip Plan or Drawing (8 1/2" : Photos of Area Statement of Avoidance Statement/Copy of cove 	ght or interest documentation ☑ Title, right or interest raphic Map ☑ Topographic Map ve Project Description ☑ Copy of Public Notice r Drawing (8 1/2" x 11") ☑ Ocpy of Public Notice s of Area ☑ Wetlands Delineation nent of Avoidance & Minimization ☑ Wetlands Delineation contains the Information ☑ Alternatives Analysis description of how wetla Avoided/Minimized				 documentation I Erosion Control/Construction Plan □ Functional Assessment (Attachment 3), if e/Public Information Meeting required □ Compensation Plan (Attachment 4), if required □ Compensation Plan (Attachment 4), if required □ Compensation Plan (Attachment 4), if required □ Statement/Copy of cover letter to MHPC □ Description of Previously Mined Peatland, if required 					(Attachment 3), if achment 4), if required if required er letter to MHPC y Mined Peatland,	
28. FEES Amount Enclosed:	\$400	+ \$100 =\$	\$500 (Co	oastal: docks,	piers \$ w	narve	es)				



CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

Signature Page

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following:

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fines not more than \$10,000 or imprisoned not more than five years or both. `I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #9 for the agent. Do not sign if you elect to "opt out" or receive the decision via regular mail.

Burney Haler

7/09/2020

SIGNATURE OF AGENT/APPLICANT

DATE

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.



Agent Authorization

Harraseeket Yacht Club Attn: Commodore Adam White PO Box 82 South Freeport, ME 04078

By signing below, I authorize Barney Baker PE of Baker Design Consultants to act as agent for the purpose of permit communication on permit applications filed for waterfront improvements to the Harraseeket Yacht Club that include a boat hoist and float layout changes.

Signed:

Adam White- HYC Commodore



Public Notice Filing and Certification

Department Rules, Chapter 2, require an applicant to provide public notice for all Tier 2, Tier 3 and individual Natural Resources Protect Act projects. In the notice, the applicant must describe the proposed activity and where it is located. "Abutter" for the purposes of the notice provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary, including owners of property directly across a public or private right of way.

1. Newspaper: You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication and certified mailing.

Refer to Notice on page 40.

2. Abutting Property Owners: You must send a copy of the Notice of Intent to File by certified mail to the owners of the property abutting the activity. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.

Refer to next page for a list of abutting property owners (Map.Lot.Addresses).

3. Municipal Office: You must send a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office.

A copy of the application has been sent to the attention of the Town Code Enforcement Officer and the Chairman of the Freeport Coastal Waters Commission.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

- 4. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
- 5. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application;
- 6. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located; and
- 7. Provided notice of and held a public informational meeting, if required, in accordance with Chapter 2, Rules Concerning the Processing of Applications, Section 13, prior to filing the application. Notice of the meeting was sent by certified mail to abutters and to the town office of the municipality in which the project is located at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

Public meetings will be haeld as part of the Town permit review process for the proposed work.

render

SIGNATURE OF AGENT/APPLICANT

July 9, 2020

Date



Abutting Property Owners

A section of the South Freeport Tax Map 01 and abutter information are provided below.



Tax Map 1, Town of South Freeport, Maine

Name	Street Address	Мар	Lot	Mailing Address
Martha G. Iszard Family Trust &	1 Dixon Rd.	1	2	PO. Box 154
C/O Parker, Gretchen & Iszard, David T. Parker,	South Freeport, ME 04078	L	Z	South Freeport, ME 04078
Foster III, William H. & Dreyer, J. Etal	3 Dixon Rd.	1	л	1774 Hammock Drive
C/O Foster III, William H.	South Freeport, ME 04078	L	4	Fernandina Beach, FL 32034
McCredie, Marian M. &	2 Dixon Rd.	1	6	PO. Box 118
C/O Winter, Mark J. & Meredeth M.	South Freeport, ME 04078	T	D	South Freeport, ME 04078
Hardy Farm Investments Inc.	4 Dixon Rd.	1	6 1	PO. Box 815
C/O Link, Greg & Deborah	South Freeport, ME 04078	1	0-1	South Freeport, ME 04078



Right, Title or Interest

The following deeds (book/page) are provided to show right, title or interest for the project.

- 2246/335 1955 Property purchase
- 14099/208 1975 Freeport Sanitary District Pump station
- 14099/210 Defines the property Boundary with abutter at 2 Dixon Wharf Road.

.).Y.)



Know all Men by these Presents, Chat

We, Gordon A. Hopkins and Myrtle E. Hopkins, both of Whitestone, New York City, in the County of Queens and State of New York,

in consideration of One Dollar and other valuable considerations paid by Harraseeket Yacht Club, a corporation organized and established under the laws of the State of Maine and having its place of business at Freeport in the County of Cumberland and State of Maine, the receipt whereof we do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said Harraseeket Yacht Club, its successors and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated at South Freeport, in the Town of Freeport, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the point of intersection of the most southerly corner of land of one Foster and the northeasterly boundary line of the town road leading from Harraseeket Avenue, so called, to the old Dixon Wharf, so called, said point being marked by an iron pin driven in the ground near a willow tree; thence in a general northeasterly direction along line of land of said Foster one hundred twenty (120) feet more or less, to the easterly corner of said Foster's land; thence continuing in the same general northeasterly direction through land of Lucie Farrin Foss to the most so uthwestern corner of land of George Darke; thence running northeasterly on line of said Darke's land twenty (20) feet; thence running southeasterly on said Darke's land twenty-eight (28) feet to high water mark; thence running along the high water mark southwesterly to the head of the wharf, so called; thence running around the said wharf southeasterly about seventy (70) feet; thence southwesterly about one hundred forty (140) feet; thence northwesterly about ninety-six_feet to a point marked by an iron pipe driven in the ground; thence running northeasterly about seventeen(17) feet to an iron bolt driven in the ground; thence along the wharf road so called, to the land of Foster and the point of beginning.

Excepting and reserving to the said Lucie Farrin Foss, her heirs and assigns forever, the right to cross and recross the parcel herein conveyed from a point near the southwesterly corner of land of Darke; in a general southeasterly direction, to the beach and to the head of the wharf.

The above described parcel of land is a part of the premises described in a certain Warranty Deed from William 1. Merrill to Lucie Farrin Foss, dated April 2, 1930 and recorded in Cumberland County Registry of Deeds, Book 1342 Page 295, and is subject to all restrictions referred to in said deed. Being the same premises described in deed from Lucie Farrin Foss to David Farrin Foss, dated August 9, 1938 and recorded in said Registry, Book 1560, Page 12.

Further reference is made to Warranty Deed from David Farrin Foss to Gordon A. Hopkins et al, dated September 6, 1949 and recorded in said Registry, Book 1973, Page 258.

Un Futur and to Full the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Harraseeket Yacht Club, its successors and assigns, to its and

				their use and behoof forever. And we do	covenant with the
said	Grantee,	its su	ccessors		
theirs and a	ssigns, that	we	are	lawfully seized in fee of the premises; that they are free of all	incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said

Grantee, its successors -heirs and assigns forever, against the lawful claims and demands of all persons. In Witness Wherenf. we, the said Gordon A. Hopkins and Myrtle E. Hopkins, said Grantors being husband and wife, joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises,

our hands and seals this sixth one thousand nine hundred and fifty-five.	day of	September	have hereunto set in the year of our Lord
Signed, Sealed and Delivered in presence of			
Paul L. Powers		Gordan A. Hopkins	s Seal
to boih		Myrtle E. Hopkins	Seal
			.

man in	1 Zuduit, COMBERLAND, SS.	September 6,195	5	i ersonany a	ppeared
the above name	ed Gordon A. Hopkins and M	yrtle E. Hopkins			
	and acknowledged the foregoing	instrument to be	their	free act and deed.	
Before me,	Paul L. Powers Notary Public	Notarial Seal			

Received September 6, 19 55, at 9 o'clock 35 m. A. M., and recorded according to the original.







113 IN WITNESS WHEREOF, the said HARRASEEKET YACHT CLUB has caused this instrument to be sealed with its corporate seal and signed in its corporate name by **Reserve & Sameron**, its **Commons** thereunto duly authorized this **15** day of **Corporate**, 1975. In Presence of: HARR ACHT CLUB 5 5 VBy a Its CommoDom 1 STATE OF MAINE COUNTY OF CUMBERLAND, SS 23 OCTOBER 1975 Then personally appeared the above-named Transfor 4. Subsever of said corporation as aforesaid and acknowledged the foregoing instru-ment to be his free act and deed in his said capacity and the free act and deed of said corporation. Before me, 01 Peace Public otary NOV 3 1975 TUTTER OF DEEDS, CUMBERLAND COUNTY, MAINE E. sired at 4 H II MP M. and reported in BOOK 31166 PAGE //2. Marguit SH They Acting Register BOOK - -:. • a

19-74 HYC Hoist and Float Layout Modifications; Freeport, Maine 113 IN WITNESS WHEREOF, the said HARRASEEKET YACHT CLUB has caused this instrument to be sealed with its corporate seal and signed in its corporate name by **Kener & Samer**, its **Commission** thereunto duly authorized this **MA** day of **Corpora** 1975. In Presence of: HARRASEEKET YACHT CLUB 5 2 angla By Its Com STATE OF MAINE COUNTY OF CUMBERLAND, SS 23 OCTOBER 1975 Then personally appeared the above-named Transfer 4. Solder of said corporation as aforesaid and acknowledged the foregoing instru-ment to be his free act and deed in his said capacity and the free act and deed of said corporation. Before me, the ustice of Peace Notary Public NOV 3 1975 ILLISTEY OF DECEDS, CUMBERIAND COUNTY, MAINE R. Strod at 4 H II M M, and recorded in BOOK 3116 PAGE //2. Marguet States Acting Register : : BOOK - -: . . 1



BK | 4099PG 208

٠.

59663

CORRECTIVE DEED TO ESTABLISH PROPERTY LINE

KNOW ALL MEN BY THESE PRESENTS, that PRISCILLA B. EAMES of 2 Dixon Road, South Freeport, Maine 04078, in consideration of One Dollar and other good and valuable considerations in hand paid by HARRASEEKET YACHT CLUB, a Maine corporation having an address of P.O. Box 82, South Freeport, Maine 04078, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and FOREVER QUITCLAIM unto the said HARRASEEKET YACHT CLUB, its successors and assigns forever, the following described real property located in the Town of Freeport, County of Cumberland and State of Maine:

All the land situated easterly of a certain line extending southerly from the southerly end of Dixon Road to the Harraseeket River in the town of Freeport, County of Cumberland and State of Maine described as follows:

Beginning at a point on the southerly end of Dixon Road, said point being distant 8.90 feet on a bearing of S 70° 13' 30" W from a granite monument marking the southeasterly corner of said Dixon Road;

Thence from said point of beginning S 18° 40' 00" E to the low water line of the Harraseeket River.

Reference is made to "Plan of Common Property Line of Harraseeket Road, Freeport, Maine made for Harraseeket Yacht Club and Priscilla B. Earnes, Harraseeket Road, Freeport, Maine" dated March 20, 1998 by Owen Haskell, Inc., recorded herewith in Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said HARRASEEKET YACHT_CLUB, its successors and assigns forever.

WITNESS the execution hereof under seal this <u>46</u> day of <u> \mathcal{U} </u> day of <u> \mathcal{U} </u> 1998.

Signed, Sealed and Delivered in the Presence of:

iscilla B. Earnes

BK 14099PG209

10 - N

STATE OF MAINE Cumberland, ss.

1998

Then personally appeared before me the above-named Priscilla B. Eames and acknowledged the foregoing to be her free act and deed.

2 Mones lotary-Public/Attorney at Law

RECEIVED ECONVERSION FOR THE OF DEEDS 1999 AUG 27 PH 4: 07

CUMBERLAND COUNTY

John 13 OBmin

BK14099PG210

59669 CORRECTIVE DEED TO ESTABLISH PROPERTY LINE

KNOW ALL MEN BY THESE PRESENTS, that HARRASEEKET YACHT CLUB, a Maine corporation having an address of P.O. Box 82, South Freeport, Maine 04078, in consideration of One Dollar and other good and valuable considerations in hand paid by PRISCILLA B. EAMES of 2 Dixon Road, South Freeport, Maine 04078, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and FOREVER QUITCLAIM unto the said PRISCILLA B. EAMES, her heirs and assigns forever, the following described real property located in the Town of Freeport, County of Cumberland and State of Maine:

All the land situated westerly of a certain line extending southerly from the southerly end of Dixon Road to the Harraseeket River in the town of Freeport, County of Cumberland and State of Maine described as follows:

Beginning at a point on the southerly end of Dixon Road, said point being distant 8.90 feet on a bearing of S 70° 13' 30" W from a granite monument marking the southeasterly corner of said Dixon Road;

Thence from said point of beginning S 18° 40' 00" E to the low water line of the Harraseeket River.

Reference is made to "Plan of Common Property Line of Harraseeket Road, Freeport, Maine made for Harraseeket Yacht Club and Priscilla B. Eames, Harraseeket Road, Freeport, Maine" dated March 20, 1998 by Owen Haskell, Inc., recorded herewith in Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said PRISCILLA B. EAMES, her heirs and assigns forever.

WITNESS the execution hereof under seal this 20^{4} day of dy = dy = 0.0001998.

	HARRASEĘKET YACHT CLUB
Signed, Sealed and Delivered in the Presence of:	By:
Barbara a. Buchardt	Name: T.R. Quesson
	тно. ВК Ц 099РG2

STATE OF MAINE, Cumberland, ss.

1. .

Quarst 20 ____ 1998

Then personally appeared before me the above-named $\underline{-1.42.c.r.d.o.}$ $\underline{(0_{vec.c.d.c.})}$, the $\underline{-counc.d.ore.}$ of said Grantor corporation as aforesaid, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity, and the free act and deed of the said corporation.

SEAL Barbara (1. Borchardt Notary Public/Attorney at Law

My Commission Expires: June 20, 2003

RECEIVED

1990 AUG 27 PH 4: 07

CUMBERLAND COUNTY John B OBmin



ATTACHMENTS

Attachment 1	Activity Description
Attachment 2	Alternatives Analysis
Attachment 3	Location Map
Attachment 4	Color Photographs
Attachment 5	Project Plans
Attachment 6	Additional Plans
Attachment 7	Construction Plan
Attachment 8	Erosion Control Plan
Attachment 9	Site Condition Report
Attachment 10	Notice of Intent to File
Attachment 11	Maine Historic Preservation
Attachment 12	Functional Assessment
Attachment 13	Compensation Plan



ATTACHMENT 1 Activity Description

The proposed work adds a **Hoist and Platform** to existing yacht club facilities and includes **layout changes and expansion of the Float System**. These improvements are needed to support a sailing program with community outreach and an active club membership.

A. BRIEF HISTORY OF THE HARRASEEKET YACHT CLUB

Formed in 1947, HYC is a 250-member volunteer organization located on the Harraseeket River in South Freeport with direct access to Casco Bay. Refer to Attachment 3 – Location Map on page 28. Pictures of the site are provided in *Attachment 4 Color Photographs* on page 29. Site plans showing existing and proposed features of the site are appended to the permit application in APPENDIX A located on page 49.

HYC has been at its current location since 1955. In the early 1970's, permits were obtained by the club to place the filled groin that forms the existing parking area. The current pier was built circa 1980. HYC maintains a Submerged Lands Lease with the Maine Bureau of Parks and Lands. The majority of the floats are seasonal and stored out of the water on the property over winter. Some floats are left in year-round to maintain limited water access in the winter months.

Information on current HYC events and activities can be found on the club website www.hyc.cc

B. MISSION SUPPORTED BY VOLUNTEERISM

From the beginning, the mission of the club has been to encourage and promote the sport of boating and the science of seamanship and navigation, particularly through programs of instruction for young people.

Today, the clubhouse, pier and seasonal floats system serve an active membership and a thriving youth sailing program that teaches sailing to approximately 120 kids and adults each summer. The program has open enrollment with scholarships available for area kids that would not otherwise be able to attend. The club maintains a staff of instructors and a fleet of Optimist and 420 sailing dinghies and two Sonar keelboats that are used by members and the more advanced students. As part of the program, kids participate in regattas throughout New England and are hosts to events sponsored at HYC.

HYC is an 'all volunteer' club. The volunteer effort is responsible for facility operation and maintenance, sailing program operation and outreach and the hosting of youth and adult interclub events. HYC volunteerism and sponsorship is the reason the sailing program is so successful.



C. WATERFRONT INVENTORY

An inventory of Existing and Proposed waterfront structures is tabulated on the next page for use as a reference for the sections that follow.

Wat	Waterfront Inventory											
				Existing	Inventory		Proposed	2021 Inve	entory (C	umulative	npacts	
Loc	ation	Length FT	Width FT	Quantity	Footprint SF	Quantity	Footprint SF	Footprint Increase	INDIF IMP (Shadi Intertidal	RECT ACT ng SF) Subtidal	DIRECT (1-SF	IMPACT /Pile)
Deep	-Water Floats											
A	Main	28.3	18.6	1	525	1	525			525		8
В	Front West	24.3	6.6	6	961	6	961			961		7
С	Front East	24.5	6.6	3	484	3	484			484		3
D	West End	30.6	16.8	1	512	1	512			512		3
Е	East End	20.3	14.5	2	587	2	587			587		-
E2	East End	6.0	14.5	1	87	1	87			87		4
F	Inside West	30.2	6.6	4	794	4	794			794		2
G	Inside East	32.2	8.0	2	515	2	515			515		2
Н	Sailing Dinghy	32.3	21.2	1	683	1	683			683		-
J	Inside East (YEAR-ROUND)	32.2	8.0			2	515	515		515		
			Subtotal	21	5148	23	5663	515		5663		29
Intert	idal Floats											
K	Back West	32.0	6.6			4	843	843	843		1	
K2	Back West	18.0	6.6			1	118	118	118			
L	Back East	30.3	6.0	5	910	5	910		910		2	
L2	Back East	15.3	6.0	1	92	1	92		92		1	
Ν	Back East	24.0	6.6			2	316	316	316			
Μ	Sailing Dinghy	32.3	21.2		510	1	683	173	683			
			Subtota	6	1512	14	2962	1450	2962		4	
		Tota	l Floats	27	6660	37	8624	1964	2962	5663		
Gano	Iwavs						0021					
G1	Float A Access	40.0	4	1	160	1	160			104		
G2	Float F Access	40.0	3.3	1	133	1	133			13		
G3	Float G Access	40.0	3.3	1	133	1	133			13		
G4	Float L Access	12.0	2.3			1	27	27		9		
G5	Float K Access	32.0	3.5			1	112	112		84	3	
			Subtota	3	426	5	565	139		224	3	
Fixed	Structures											
	Main Pier	92.0	8.0	1	736	1	736		424	328	4	14
	Dinghy Tieback P	iles										8
	Hoist Platform	36.0	20.0			1	720	720	600			12
			Subtota	1	736	2	1456	720	1024	328	11	63
									То	tal Piles	7	74

Figure 1 - Existing and Proposed Waterfront Structures Inventory



D. PURPOSE AND NEED FOR THE PROJECT

Refer to Figure 2 below for the location of existing and proposed waterfront elements discussed in this section.



Figure 2 - Partial Plan from Sheet C-1 PROPOSED FLOAT LAYOUT in APPENDIX A

1. Hoist Platform

Refer to Figure 2 that shows the location of the proposed hoist and platform that are positioned to have access from the existing parking corridor.

The membership has always been focused on developing the youth sailor with a curriculum that starts with sailors (as young as age 8) in boats that are both fun to sail and competitive in interclub events. The racing program has been extraordinarily successful with HYC sailors of all ages competing in local and national competitions.



In past years, many of these former students and instructors have moved on to cruising and racing in their own boats, but this trend has been declining for many years. It is recognized that boater demographics and interests are changing with fewer young people having the time or financial resources to keep sailing.

The HYC Board of Directors has authorized a boat platform and hoist to promote the sailing of small keel boats that appeal to the young adult sailor. Small keel boats are a cost-effective way to get on the water. They are kept on a trailer so that they can be stored off site. They also have the advantage of being easily transported to regional one-design events that attract the young adult sailing fraternity. Once installed, the hoist will also be used by the membership for volunteer activities that include the seasonal launching and retrieval of floats and sailing program support vessels. The hoist will also be available for member use with supervision and training.

2. Float Layout Expansion and Update

Refer to the Figure 2 partial plan taken from *Sheet C-1 Proposed Site Plan* in APPENDIX A. The plan shows existing and proposed floats (in red). A description of the existing float space use and the proposed dock space need is provided below.

Existing Dock Space

These floats serve the following interests and activities at the club.

i. Floats A B C

These floats form the outer face dock that provides temporary deep-water docking for member boats that are kept on moorings and for visitors to the club.

ii. Float F & Float G (Inside)

Dock space is provided for dinghies, inflatables and outboard skiffs that provide membership access to the mooring field. Dinghies and inflatables are located on tie-offs Inside the face dock. Floats F is used for outboard skiffs and the inside face of float G is used for inflatables.

- iii. Float G (outside)
 Sailing Program Instructor support vessels used to teach and monitor the students have dockage at this location.
- iv. Floats L

These floats are provided alongside the intertidal beach ramp that is used for launching small boats and for kayaks and paddleboards kept in racks ashore.

Proposed Dock Space

These floats (shown in red) meet current demand for additional dock space. These are set inside the existing float system to prevent encroachment on neighboring properties.

v. Intertidal Float M

An intertidal float has been located and approved in this position in the past and has had permission from the adjacent property owner. It was originally approved by the Town as a 'Flats' mooring'.



The size and shape of the proposed float is larger than the joined floats that are currently at this location and will be constructed by HYC when the current floats wear out. The size matches existing Float H which is optimized to support 420 sailing dinghies in two rows. The float will be provided with skids.

vi. Floats J

These deep-water floats are needed to provide additional space on the inside for inflatables and on the outside face for boats used by the sailing program.

vii. Intertidal Floats N

These intertidal floats support the proposed Hoist platform that will be used to launch and retrieve trailer-able boats form the adjacent Platform hoist. The depth at the floats is approximately 8 to 9-ft at high water.

viii. Intertidal Floats K

These intertidal floats provide additional dockage for outboard skiffs. The depth at the floats is approximately 8 to 9-ft at high water. These floats project into the abutting property intertidal waterfront. A letter, located in APPENDIX D has been obtained from the property owner to show their permission and concurrence with the proposed float layout.

3. Year-round Float status for Floats G

HYC seeks formal approval to leave Floats G and Gangway G3 in position year-round. Having these floats in the water year-round is important to provide safe access to the water from the club property.

In recent years with less icing on the river, the G run floats (Floats G) and associated gangway have been left in the water and not moved ashore for the winter. The floats get a lot of use in the shoulder seasons (early spring and late fall) by members who have left their boats in the water and also by members who own and check on properties out in Casco Bay year-round.

E. HYC PERMIT HISTORY

The last comprehensive permit update for the HYC waterfront was completed in 1999. Since that period additional floats and pilings have been permitted for the system at various times. A search of Federal, State and Town records has been made. An inventory of the available permits and leases has been tabulated on the next page. The goal of this permit application is to obtain approval for the entire facility shown on *Sheet C-1 Proposed Site Plan* to ensure Town, State and Federal regulatory compliance moving forward.

HYC Permit Inventory

7/3/2020				
Date	HYC Correspondence with/from	Permit Ref	Float Ref	Description
5/3/2011	ACOE-Department of the Army	ACOE Cat 1	Seawall Repair	Repair of Stone Intertidal Embankment on PL at Clubhouse
2010-04-09	Department of Conservation	No. 0797 A-L-34	All non-intertidal Floats to Date	Construction Easement Updates 10/1/2005 lease
2010	PBR,ACOE, CWC	ACOE	L Floats	Intertidal BoatrampFloats
2008-09-23	ACOE-Department of the Army	ACOE	L Floats	Intertidal BoatrampFloats
2008-02-13	FPM Sketches	CWC	K/N Floats	Noted to be oh CWC 13Feb08 Agenda
2006-10-17	ACOE-Department of the Army	NAE 2008-02466	H Floats	Program General Permit
2006	PBR, CWC	ACOE	H Floats	Opti/420 Float Addition
2005-10-01	Department of Conservation	No. 0797 A-L-34		Construction Easement (Not on File)
2004-02-26	Department of Conservation			Submerged Lands Application Notice
2002-08-05	Department of Conservation			Construction Easement Registration
2002-07-01	ACOE-Department of the Army	199900702 (mod)		Program General Permit No. 199900702- 4 Piles Added
2002-04-12	ACOE-Department of the Army			Add 4 piles
2002-04-12	Maine DEP			PBR Add 4 piles
2000-06-20	Freeport Coastal Waters		A,B,C,D,E,F.G Floats	Float Enlargement, Guide Piles, Pile Maintenance/Replacement
2000-06-13	ACOE-Department of the Army	199900702	A,B,C,D,E,F.G Floats	Retain & Maintain 4 single point moorings- Float Additions, Sailing Dinghy Float
1999-10-30	ACOE-Maine Project Office			Early HYC Permits; HYC Mooring Location
1999-03-17	Department of Conservation			Submerged Lands Exemption- Added floats less than 500 SF
1999-03-11	Maine DEP	PBR 22147		NRPA Float system update/approval
1999-02-26	HYC to Steve & Jan Oransky			PBR Application Amendment for Tidal Flat
1999-02-18	Department of Conservation			Submerged Lands Lease Application
1998-03-20	Owen Haskell			Property Plan- HYC & Eames
1979-10-29	ACOE-Department of the Army	NEDOD-R-11		Permit for Timber Pier
1976-09-30	ACOE			Freeport Navigation Channel (completed in 1896 for \$30,963)
1972-09-01	Unknown			HYC 25-year History
1971-04-13	ACOE-Department of the Army	NEDOD-P		Permit for Parking Lot Expansion/Fill

NRPA Application

Figure 3 - Table of Existing Permit Approvals





Baker Design Consultants





F. DESCRIPTION OF PROPOSED CONSTRUCTION

The Project Description Worksheet for a Dock, Pier or Wharf Application is Appendix C.

The HYC property has been improved since it was acquired by the club in 1955. The major elements of the waterfront property are shown on *Sheet C-O Existing Conditions* located in APPENDIX A. These include the clubhouse, filled land/groin on which the parking area was placed, the beach ramp, the timber pile supported pier and the float system.

A description of the new facilities added to the project was included in the previous section. The outline below describes the construction of each of these elements.

1. Platform Hoist

Refer to plans located in APPENDIX A prepared by Roger Gagnon PE for a pile supported platform that extends from the parking area over the existing embankment stone. The work includes the following items

a. Concrete Abutment

A precast or cast-in-place reinforced concrete sill/pad abutment will be placed on shore to support the platform

b. Timber Piles and Cap

Eight (8) timber bearing piles and four (4) timber fender piles will be placed in two bents. A timber cap will be installed at each bent to support the precast concrete above.

c. Precast Concrete Superstructure.

The panels form the 36-FT long x 20-FT wide platform deck and provide space for mounting a Jib Hoist with a 4000-LB lift capacity. Timber vehicle curbs and a pedestrian handrail provide a safety barrier around the perimeter of the platform.

2. Timber Floats

The proposed timber floats and gangways are shown on Figure 2 that is taken from *Sheet C-1 Proposed Site Plan* located in APPENDIX A. All proposed floats are seasonal and stored ashore for the winter in the HYC parking lot with the exception of Floats G Gangway G3 that are left in to provide safe year-round access to the water from club property.

a. J Floats

These are of tradition timber construction and extend the line of existing G floats. They are held in place by their connection to the G Floats at one end and two new moorings.

b. K Intertidal Floats

Because of the protected location of these floats, they may be repurposed from another site. They will have timber skids to keep the float elevated when sitting on the mud flat. The K Floats are restrained by the proposed hoist platform at one end and the existing L Floats on the other. Access is provided form the L Floats.





c. N Intertidal Floats

Like the K floats, they may be repurposed from another site and will have timber skids. They are restrained on one side by the existing timber pier and by a single pile. Access to shore is via a new gangway as shown on the plan.

d. M Intertidal Floats

These floats will be traditional timber construction constructed in two (2) parts to form a hinge along the center. They will have timber skids to keep the float elevated when sitting on the mud flat and for stacking ashore. The floats have no direct access to shore. Dinghy sailors are dropped off by boat.

G. VISUAL IMPACT CONSIDERATIONS

APPENDIX A provides a MDEP Visual Evaluation Form. The property faces south and east as shown in Figure 4. The property is a prominent part of the existing Harrasseeket Harbor waterfront on a steep to shore. As such the proposed floats and platform blend in with the existing waterfront landscape. Pictures taken from the upland property and from points in the harbor are located in *Attachment 4 Color Photographs* on page 29. The pictures include a photosim of the proposed boat hoist that will be painted a gray color.



Figure 4 - Harbor Location of the Harraseeket Yacht Club



H. CONSIDERATION OF NRPA REGULATORY STANDARDS

The applicable regulatory review standards that must be met by the project under NRPA Title 38, Article 5-A NATURAL RESOURCES PROTECTION ACT are provided below and addressed in the text that follows.

§ 480-D. Standards

The department shall grant a permit upon proper application and upon such terms as it considers necessary to fulfill the purposes of this article. The department shall grant a permit when it finds that the applicant has demonstrated that the proposed activity meets the following standards set forth in subsections 1 to 9, except that when an activity requires a permit only because it is located in, on or over a community public water system primary protection area the department shall issue a permit when it finds that the applicant has demonstrated that the proposed activity meets the standards set forth in subsections 2 and 5.

1. Existing uses. The activity will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses.

2. Soil erosion. The activity will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

3. Harm to habitats; fisheries. The activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life. In determining whether there is unreasonable harm to significant wildlife habitat, the department may consider proposed mitigation if that mitigation does not diminish in the vicinity of the proposed activity the overall value of significant wildlife habitat and species utilization of the habitat and if there is no specific biological or physical feature unique to the habitat that would be adversely affected by the proposed activity. For purposes of this subsection, "mitigation" means any action taken or not taken to avoid, minimize, rectify, reduce, eliminate or compensate for any actual or potential adverse impact on the significant wildlife habitat, including the following:

A. Avoiding an impact altogether by not taking a certain action or parts of an action;

B. Minimizing an impact by limiting the magnitude, duration or location of an activity or by controlling the timing of an activity;

C. Rectifying an impact by repairing, rehabilitating or restoring the affected environment;

D. Reducing or eliminating an impact over time through preservation and maintenance operations during the life of the project; or

E. Compensating for an impact by replacing the affected significant wildlife habitat.

4. Interfere with natural water flow. The activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.

5. Lower water quality. The activity will not violate any state water quality law, including those governing the classification of the State's waters.

6. Flooding. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.

1. Existing Uses of the Site

The Harraseeket Yacht Club have been stewards of this harbor front property since it was acquired in 1955. During the last 65 years the facilities have evolved to meet the needs of the sailing program sponsored that is sponsored each summer by the club and an active



membership that uses the club facilities year-round. The Club also provides waterfront access for licensed Freeport shell fisherpersons that register with the Club each year.

The proposed hoist, platform and additions to the dock system do not change the use of the property, which provides waterfront access to an active membership, shell fisherpersons and most importantly *supports the mission of the club which is to encourage and promote the sport of boating and the science of seamanship and navigation, particularly through programs of instruction for young people.*

2. Action to avoid and minimize soil erosion

The existing HYC waterfront is effectively stabilized against to prevent erosion in the marine environment with features that include an armored coastal embankment, pile supported structures, and timber guide piles.

The proposed hoist platform comprises an elevated deck that is supported on a concrete abutment on shore and timber piles out over the water. This construction requires minimal reconstruction of the riprap embankment within the host platform footprint.

3. Steps taken to avoid and minimize any harm to habitats

The hoist platform is an elevated structure with minimal direct impact on the intertidal resource. As shown on *SHEET 1 of 5 PLAN & SECTION* located in APPENDIX A, a significant portion of the platform footprint is above an area that has previously been stabilized with riprap stone. Therefore, intertidal impacts total 12 SF or 1 SF/Pile. This include the eight (8) piles that support the structure and four (4) additional fender piles that will be used to provide fendering for boats that use the hoist facility.

The intertidal floats that ground at low tide are limited in width to 6-ft and have skids that will keep them elevated above the mud flat.

All floats are removed from the resource and stored in the parking area a during the offseason effectively avoiding any impacts to the resource for approximately 5 to 6 months from November to April.

4. Consideration of any Interference with Natural Flow

The proposed work includes elevated pile supported structure and floating docks oriented parallel with the prevailing wind. This configuration does not interfere with the Natural Flow of water on the site.

5. Consideration of project attributes that Lower Water Quality

There is no discharge or long-term disturbance from the proposed facility. Construction Impacts are addressed in Attachment 6 Construction Plan.

6. Consideration of any Flooding

The project is not located in a FEMA designated floodway and consequently will not cause or increase the flooding of the alteration area or adjacent properties.



ATTACHMENT 2 Alternatives Analysis

The Project Plans appended to this document detail the Preferred Alternative. The project was developed to meet the Objective Criteria of the project with consideration of NRPA Regulatory Standards as presented in the previous sections. The Preferred Alternative represents the most practicable solution for safe waterfront activities for the yacht club balancing long-term stability with least environmental impact.

The Preferred Alternative was selected after considering several options. A summary of the alternatives considered are discussed below and summarized in the Table that follows:

A. Do Nothing Option

A 'Do Nothing' option would reduce the ability of HYC to meet the needs of a 250 active members that use the club facilities to access the water and to fulfill their mission to provide a program of sailing instruction and seamanship for the youth of the area.

There is no other small hoist available to the membership for launching small keel boats from a trailer into Harraseeket Harbor. The facilities provided at Stouts Marine Services and Brewers Yacht Yard are dedicated to much larger vessels and are cost prohibitive for the younger sailing fraternity.

B. Preferred Alternative

All the proposed improvements are within the shadow of the existing Yacht Club facilities with no further projection into the harbor. The proposed hoist platform and floats will be largely be constructed through volunteer efforts by members that have construction skills. This is reflected in the proposed design which considers member contributions to construction, operation, and long-term maintenance.

1. Platform and Hoist

The proposed work adds a platform and hoist that will serve to promote sailing opportunities for small keelboats at the club. This is in a response to a nationwide trend for facilities that are provided by progressive yacht clubs to rekindle and maintain interest and opportunities for competitive and recreational sailing. The improvements are primarily targeted to the younger membership but will be available to all age groups.

The proposed hoist location is central to yacht club operations, but segregated from main pier access, vehicle parking and in-water dock activity. The platform hoist will have direct access from the traffic corridor within the existing parking area. The hoist will only be accessible above half-tide for keel boats, but this has been determined to be adequate with appropriate planning.

2. Floats

The additional floats will support the operation of the hoist and provide additional space for member skiffs and inflatables used by members to access moorings in the harbor.



C. Other Alternatives Considered

1. Platform and Hoist

Bulkhead and fill options were considered to create the same footprint as the Preferred Alternative, but these were determined to be less desirable because of the increased impact below the high tide line and it was observed that a vertical bulkhead would induce wave reflection into the existing float system.

2. Floats

All HYC floats are built and maintained by HYC volunteers. The additional floats could be purchased from a local dock company, but this option would require the diversion of HYC sponsorship dollars away from the summer sailing program.

- D. Consideration for reducing the size, scope, or configuration of the project.
 - 1. Moving the entire float system into deeper water would be desirable, but impractical because of the impact on the harbor mooring filed which is currently at capacity with a waiting list that is several years long.
 - Increasing the length of the Hoist Platform to provide all tide access for keel boats would require that it extend another 50-ft into the harbor or that the area be dredged. The former is not an option, because it displaces other HYC facilities. The latter is an impractical long-term solution next to the existing filled groin that forms the HYC parking area.



ATTACHMENT 3 Location Map



Figure 5 – Project Location





Figure 6 - Harraseeket Yacht Club 2015 Aerial "Google Earth"





Figure 7 - Proposed HYC Hoist & Stub Pier "Photo Simulation"



Figure 8 – Looking across location of Proposed Hoist seaward





Figure 9 - Looking from Float J to Gangway G3 - This is the year-round float





Figure 10 – looking from main pier to HYC Clubhouse and western Abutting Property.



Figure 11 – Looking from Float D towards shore along riparian line with western Abutting Property.





Figure 12 – Looking down L Floats to beach access area. Shell fisherperson on beach.



Figure 13 – Looking from Float E/E2 towards shore along riparian line with eastern Abutting Property.



ATTACHMENT 5 Project Plans

The following project plans are included as APPENDIX A.

BAKER DESIGN CONSULTANTS

- G-1 Coversheet
- C-0 Existing Conditions
- C-1 Proposed Site Plan

GAGNON ENGINEERING INC.

Sheet 1 of 5	Plan & Section
Sheet 2 of 5	Plan & Section
Sheet 3 of 5	Curbs & Rails
Sheet 4 of 5	Miscellaneous Details
Sheet 5 of 5	Notes & Materials

ATTACHMENT 6 Additional Plans

No additional plans are provided.



ATTACHMENT 7 Construction Plan

Construction Access

The project site is on the mainland with access by road and on Harraseeket Harbor with access by a construction barge.

- Floats will be constructed on shore
- Piles will be driven by barge mounted equipment.
- The Hoist Platform superstructure precast concrete panels will arrive by truck and be placed with a landside crane and or barge mounted crane.
- All timber curbs and railing will be fabricated and installed on site.

Construction Notices

HYC will notify the Town when the work starts and will keep them informed as the project moves forward.

Method of Construction

The work is typical of residential marine construction with waterfront work supported by marine and landside equipment.

Construction Schedule

The completed platform hoist will be operational for the 2021 summer season. Material orders will be placed over the winter with construction completed in the spring of 2021.



ATTACHMENT 8 Erosion Control Plan

The project involves minor grading and digging to place the Hoist Platform abutment at the edge of the parking area. Refer to *Sheet C-1 Proposed Site Plan* and structural plans located in APPENDIX A.

There will be no temporary earth moving necessary in intertidal or subtidal areas of the property.

Erosion control notes are provided below

- 1. Application of temporary and permanent erosion control measures for the project shall be in accordance with procedures and specifications of the current Maine Erosion and Sediment Control Handbook for Construction, Best Management Practices.
- 2. All areas disturbed during construction shall be reconstructed unless noted otherwise.
- 3. All work shall be executed from shore or by barge. No tracked or wheeled equipment shall be operated or placed below the high-water mark.
- 4. Temporary erosion control measures shall be removed upon completion of grading operations and establishment of acceptable ground cover.
- 5. The Contractor shall be responsible for maintaining erosion control measures during construction.



ATTACHMENT 9 Site Conditions Report

Refer to photographs provided on 29. Also refer to the MDEP COASTAL WETLAND CHARACTERIZATION form that is provided in Appendix B.

Refer to the Beginning with Habitat and Maine GIS mapping provided in this section. Based on this mapping there are no eel grass beds of shellfish beds located within the HYC waterfront area. While Tidal Wading and Waterfowl Habitat (TWWH) mapping does encroach on a small area of the property, this is a section of shore that was stabilized with riprap in the 1970's.

Based on the resource mapping shown, the project will have minimal impact on the existing natural resources.



Figure 14 -A section of "Primary Map 2 – High Value Plant & Animal Habitats" published by Beginning with Habitat (February 2018) included below shows that the area is mapped as shorebird habitat and Tidal Wading and Waterfowl Habitat (TWWH), but no rare or endangered species at the site.





Figure 15 - Tidal Wading and Waterfowl Habitat (TWWH), Google Earth Pro



Figure 16 – Eel Grass Habitat (1999) Google Earth Pro





Figure 17 – Eel Grass Habitat (2013) Google Earth Pro



ATTACHMENT 10 Notice of Intent to File

PUBLIC NOTICE OF INTENT TO FILE

Please take notice that the Harraseeket Yacht Club; PO Box 82; Freeport, ME 04032 intends to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A through 480-V on or about July 20, 2020.

The application is for waterfront improvements on the property of the Harraseeket Yacht Club that include a boat hoist and layout changes to the existing float system.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. §1456.

The application will be filed for public inspection at the Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also be seen at the Freeport Town Hall (Code Enforcement); 30 Main Street, Freeport Maine 04032.

Written public comments may be sent to the regional office in Portland where the application is filed for public inspection: Maine DEP, Southern Maine Regional Office; 312 Canco Road, Portland, ME 04103.



ATTACHMENT 11 Maine Historic Preservation

The State office of the Maine Historic Preservation has been provided a copy of key plans with a request for comment as part of the Army Corps application. Please see notification letter below.

BAKER DESIGN CONSULTANTS June 30, 2020 Maine Historic Preservation Commission State House Station 65 Augusta, Maine 04333-0065 Subject: HYC Hoist **Department of the Army Permit Application** Dixon Wharf Road, South Freeport, Maine Dear Sir/Madam. I have enclosed plans, photographs, and a location map for the HYC Hoist project. In accordance with permit application requirements, the US Army Corps of Engineers require that you be informed of the proposed project and given the opportunity to provide comment on historic or archeological impacts. Please reply with any comments to this office or directly to the US Army Corps of Engineers: Address: US Army Corps of Engineers New England Division Maine Project Office 442 Civic Center Drive, Suite 350 Augusta, ME 04330 Ph: (207) 623-8367 Thank you for your time and consideration. Sincerely, BAKER DESIGN CONSULTANTS, Inc. Duna Barney Baker, PE Principal Engineer BJB PN: 19-74



ATTACHMENT 12 Functional Assessment

In accordance with the Wetlands and Waterbodies Protection Rules, Section 5.C(6)(b) Coastal Wetlands, a functional assessment is not required for this project.

ATTACHMENT 13 Plan of Proposed Compensation

The proposed activities result in minimal impact to the coastal wetland. No loss or degradation of wetland function is anticipated as a result of the work. No compensation is proposed.



APPENDICES



APPENDIX A MDEP VISUAL EVALUATION

FIELD SURVEY CHECKLIST			
(Natural Resources Protection Act, 38 M.R.S.A. §§ 480 A - Z)			
Name of applicant:Harraseeket Yacht ClubPhone: (2)	207) 846-9724 (Agent)	
Application Type: NRPA Individual Permit – Coastal Wetland Struc	<u>cture</u>		
Activity Type: (brief activity description) Existing float repair and n	ew construction	n of small boat ho	ist.
Activity Location: Town: <u>South Freeport</u> County: <u>C</u>	<u>Cumberland</u>		
GIS Coordinates, if known; Latitude: 43°49'6.31" Longitude	e: 70° 6'28.87"V	V	
Date of Survey: <u>6/01/2020</u> Observer: <u>Barney Baker P.E.</u> Phone:	<u>(207)-846-972</u>	24	
	Distance Be Activity and	etween the Propos d Resource (in Mi	ed Visibility iles)
1.Would the activity be visible from:	0-1/4	¹ ⁄4-1	1+
A. A National Natural Landmark or other outstanding natural feature?			□ _ <u>N/A</u> _
B. A State or National Wildlife Refuge, Sanctuary, or		×	□ _Wolfe's Neck
Preserve or a State Game Refuge?			
C. A state or federal trail?		×	□Wolfe's Neck
D. A public site or structure listed on the National			□ _ <u>N/A</u> _
Register of Historic Places?			
E. A National or State Park?			□ _ <u>N/A</u> _
F. 1) A municipal park or public open space?		×	□ _Winslow Park_
2) A publicly owned land visited, in part, for the use,		×	□ Winslow Park
observation, enjoyment, and appreciation of natural or m	ıan-made visua	l qualities?	
3) A public resource, such as the Atlantic Ocean,	\square		□ <u>Casco Bay</u>
a great pond or a navigable river?			
2. What is the closest estimated distance to a similar activity?			Portland Yacht Club
3. What is the closest distance to a public facility			□ _ N/A
intended for a similar use?			
4. Is the visibility of the activity seasonal?	□Yes	⊠No	
(i.e., screened by summer foliage, but visible during other season	ıs)		
5. Are any of the resources checked in question 1 used by the public	⊠Yes	□No	
during the time of year during which the activity will be visible?			

A listing of National Natural Landmarks and other outstanding natural features in the State of Maine can be found at:

www.nature.nps.gov/nnl/Registry/USA_map/states/Maine/maine.htm . In addition, unique natural areas are listed in the Maine Atlas and Gazetteer published by DeLorme.



APPENDIX B DEP Coastal Wetland Characterization

NAME OF APPLICANT: <u>Harraseeket Yacht Club</u> PHONE: (207) 846-9724 (Agent)							
APPLICATION	APPLICATION TYPE: <u>NRPA Individual Permit – Coastal Wetland Structure</u>						
ACTIVITY LOC	ACTIVITY LOCATION: TOWN: South Freeport COUNTY: Cumberland						
ACTIVITY DES	ACTIVITY DESCRIPTION: fill pier lobster pound shoreline stabilization dredge fill other: Hoist						
DATE OF SURV	/EY: <u>6/01/20</u>			OBSERVER	: Barney Baker	<u>, PE</u>	
TIME OF SURV	EY: <u>14:00</u>			TIDE AT SUR	RVEY: <u>Low wa</u>	<u>iter</u>	
SIZE OF DIREC	T IMPACT OR FOOT	PRINT (squar	re feet):		Test and 1-1	0.1.1.1.1]
			-	1.00/01	Intertidal	Subtidal	-
			L	I SF/Piles	16	0]
SIZE OF INDIR	ECT IMPACT, if known	n (square feet	t):		Intertidal	Subtidal	
				Shading (SF)	2143	515	
HABITAT TYPES PRESENT(check all that apply):					J		
\Box sand beach	☑ boulder/cobble beac	th \Box sand f	lat 🗹 mix	ed coarse & fines	•		
\Box salt marsh \blacksquare ledge \Box rocky shore \blacksquare mudflat (sediment depth, if known: varies_)							
ENERGY: pro	otected Semi-pr	otected	🗆 par	tially exposed		ed	
DRAINAGE: \square drains completely \square standing water \square pools \square stream or channel							
SLOPE: ☑ >20% □ 10-20% □ 5-10% □ 0-5% ☑ variable							
SHORELINE CH	HARACTER: 🗹 Riprap	bank (height	t from sprir	ng high tide: 12'-j	(t) \square beach \square	l rocky □vege	tated
FRESHWATER SOURCES: Stream river			wetland	stormwate	r		
MARINE ORGA	NISMS PRESENT:						
		absent	occasiona	al common	abunda	nt	
:	mussels	\checkmark					
	clams	$\mathbf{\overline{A}}$					
:	marine worms	$\mathbf{\overline{A}}$					
1	rockweed			\checkmark			
	eelgrass	$\mathbf{\nabla}$					
	lobsters	$\mathbf{\overline{A}}$					
	other						
SIGNS OF SHORELINE OR INTERTIDAL EROSION?							
PREVIOUS ALT	TERATIONS?			⊠ ye	s 🗆	no	
CURRENT USE	OF SITE AND ADJAC	CENT UPLAN	ND:				
□ undeveloped	□ residential	☑ Institution	nal (Yacht	Club) 🗌 degr	aded re	ecreational	
PLEASE SUBMIT THE FOLLOWING:							

 \square Photographs \square Overhead drawing



APPENDIX c Project Description Worksheet for a Dock, Pier or Wharf Application

Project Description Worksheet for a Dock, Pier or Wharf Application.

Help us process your application more efficiently by completing this worksheet, which is supplemental to a NRPA application for a dock, pier or wharf. A completed Appendix D may be substituted for Block 14 of the application page.

THIS IS AN APPLICATION FOR A.....

- Commercial wharf
 If yes, indicate type of commercial activity:
 License number:
 Number of fishermen using this wharf:
- □ Public pier, dock or wharf
- Common or shared recreational pier, dock or wharf
- □ Private recreational pier, dock or wharf
- Expansion or modification of an existing structure
- Other, please indicate: Yacht Club Small boat hoist.

TELL US ABOUT YOUR BOAT....

Yacht Club has 250 members. Most with boats of some kind. The description provided if for the size that would use the hoist.

My boat(s) requires a draft of <u>2-5</u> feet.

My boat(s) is $\underline{\sim 24}$ feet long.

TELL US ABOUT YOUR PROJECT SITE

For coastal piers and wharves, please complete Appendix B of the NRPA application.

For freshwater docks, please describe the substrate and any vegetation: See appendix B

SCENIC CONSIDERATIONS...

Please complete Appendix A of the NRPA application.

WHAT FACILITIES ARE NEARBY?

The nearest public boat launch is <u>Falls Point and Winslow Park</u> located in <u>Freeport</u> approximately <u>2</u> miles from the project location. Applicant is a Yacht Club- The crossed-out lines are not applicable



🛨 I have inquired about slip or mooring availability at the nearest marina or public facility.

+ Yes, a slip or mooring is available.

Ho, a slip or mooring is not available. Approximate expected time on waiting list:

✓ I have contacted the local Harbor Master.
 Name: <u>Charles Tetreau</u>
 Phone: (207) 865-4546

I currently use the following for my boat: Hooring Harina

TELL US ABOUT YOUR PROPOSED PIER, DOCK OR WHARF... (P58)

MATERIALS:

- The PLATFORM structure will be supported by pilings. <u>SYP CCA pilings of 9 inches in diameter</u>
- The structure will be supported by stacked, flow-through granite cribs. <u>n/a</u> blocks, measuring <u>n/a</u> feet by <u>n/a</u> feet
- $\Box \quad \text{The structure will be supported by solid fill.} \\ \underline{n/a} \text{ square feet of solid fill}$
- \Box Other:

DIMENSIONS:

HYC BURWELL PLATFORM HOIST

Length of fixed section:	<u>36</u> -ft
Width of fixed section:	<u>20-ft</u>
Length of ramp:	<u>N/A</u>
Dimensions of float:	See Schedule page 17
Distance the structure will extend below mean low water (MLW):	<u>N/A</u>
Depth of water at the fixed end of the structure:	<u>N/A</u>
Depth of water at the float at low tide:	<u>0-ft</u>
Depth of water at the float at high tide:	<u>8-9 ft</u>
Dimensions of any proposed buildings (e.g. bait shed):	<u>N/A</u>

ACCESS:

During construction, my project site will be accessed via:

- 🗹 Land
- Beach/intertidal area
- ☑ Water/barge



APPENDIX D Abutting Property Owner Letter

arraseeket Yacht Club Dixon Road Freeport, Maine 04078 June 10, 20203 Greg and Deborah Link Hardy Farm Investments 4 Dixon Road South Freeport, Maine 04078 Subject: Harraseeket Yacht Club Intertidal Float Permission Dear Greg and Deborah, The Harraseeket Yacht Club is making improvements to waterfront facilities that are shown on the attached Site Plan. The proposed improvements include a new hoist platform that extends from the parking area to allow trailer-able boats to be launched and retrieved. We are also updating permit approvals for our float inventory. Permit applications for this work are being submitted to the Town of Freeport, the Maine Department of Environmental Protection, and the Army Corps of Engineers for their respective approvals. We are required by the permit agencies to have your permission for the seasonal intertidal floats that encroach beyond our common property line (shown on the attached plan as an extension of the upland property boundary). The plan shows the two areas where this occurs. A description is provided below. 1. Float M Sailing Dinghy Float (680 sf)- A float has traditionally been moored at this location to provide dry berths for HYC sailing program dinghies. It has varied in size over the years and currently is comprised of two floats with a total area of 510sf. The proposed Float M shown is the ideal size to accommodate two rows of sailing dinghies that HYC would like to put at this location when the existing floats wear out. 2. Float K intertidal float run- This proposed line of floats extends over the property line by approximately 11 feet and is held in place by piles as shown on the plan. On behalf of the Board of Directors, I ask that you indicate your permission for HYC to locate these floats as described above by signing below. HYC assumes all liability for this float layout. Thank you for your continued interest and support for the club. Sincerely Adam White Harraseeket Yacht Club Commodore 2019/20 By signing below, we provide permission for the floats that extend over the common property line onto our property as shown on the attached plan. Deborah Link Greg Link JUNE 15, 2020 Date







APPENDIX E Project Plans

BAKER DESIGN CONSULTANTS

- G-1 Coversheet
- C-0 Existing Conditions
- C-1 Proposed Site Plan

GAGNON ENGINEERING INC.

- Sheet 1 of 5 Plan & Section
- Sheet 2 of 5 Plan & Section
- Sheet 3 of 5 Curbs & Rails
- Sheet 4 of 5 Miscellaneous Details
- Sheet 5 of 5 Notes & Materials

HARRASEEKET YACHT CLUB **BURWELL HOIST**

FREEPORT, MAINE PROJECT NO. 18-58



	SEEKET
INDEX OF SHEETS	^{1/28'} 23 ²⁸ ^{128'} ^{128'} ^{128'}
SHEET NO. DESCRIPTION BAKER DESIGN CONSULTANTS G-1 COVERSHEET C-0 EXISTING CONDITIONS C-1 PROPOSED SITE PLAN	
GAGNON ENGINEERING INC. SHEET 1 OF 5 PLAN & SECTION SHEET 2 OF 5 PLAN & SECTION SHEET 3 OF 5 CURBS & RAILS SHEET 4 OF 5 MISCELLANEOUS DETAILS SHEET 5 OF 5 NOTES & MATERIALS	239, 88, 73, 98, 720, 720, 720, 720, 720, 720, 720, 720
	$\begin{array}{c} 1_{03,43} \\ 8 \\ 8 \\ 8 \\ 8 \\ 8 \\ 8 \\ 8 \\ 8 \\ 8 \\ $
NOT FOR CONSTRUCTION	12 2757 13





19\19-74 hyc hoist\cad\19-74 hyc-civ.dwg 7/6/2C

		TUM)		
ION	CHART	NGVD29	NAVD88	Reference Notes
	(ft)	(ft)	(ft)	Reference Notes
E (Prelim 2017)	19.3	14.8	14.0	FEMA Zone VE (EL 14.0 NAVD88)
se Finish Floor EL	15.9	11.4	10.7	2003 Topo Survey
FE (Effective 1985)	15.5	11.0	10.3	FEMA Zone A5 (EL 11.0 NGVD29)
Timber Pier Deck EL	14.7	10.2	9.5	2003 Topo Survey
Annual Tide	11.7	7.2	6.5	2018 MEDEP Predictions
	9.9	5.4	4.7	
	9.5	5.0	4.2	
	5.3	0.8	0.0	BASED ON TIDAL
	4.5	0.0	-0.8	BM "PORTLAND"
	0.3	-4.2	-4.9	
	00	-45	-5.3	

GA	NGWAY INVENTORY				
Location		Total			
		Length	Width	Area SF	
	Beyond	MLLW			
G1	Gangway from Pier to Float A	40.00	4	160	
G2	Gangway from Pier to Float F	40.00	3.33	133	
G3	Gangway from Pier to Float G	40.00	3.33	133	
			Total	266	
	Inter	Tidal			
G4	Ramp from Parking Lot to Float L	12.00	2.25	27	
G5	Unconnected	32.00	4.00	128	
			Total	155	
		Total Float	Area Overall	421	

			To	tal	
LOC	ation	Quantity	Length	Width	Area SF
Bey	ond MLLW				
A	Main	1	28.25	18.58	524.97
В	Front West	6	24.33	6.58	961.10
С	Front East	3	24.52	6.58	484.17
D	West End	1	30.58	16.75	512.27
E	East End	2	20.25	14.50	587.25
E ₂	East End	1	6.00	14.50	87.00
F	Inside West	4	30.17	6.58	793.97
G	Inside East	2	32.17	8.00	514.66
Н	Sailing Dinghy	1	32.25	21.17	682.73
Total				5148.11	
Fixed Pier beyond Low Water			41.00	8.00	328.00
Inter Tidal					
L	Back East	5	30.33	6.00	909.90
L2	Back East	1	15.33	6.00	91.98
				Total	1001.88
Fixe	d Pier Inter Tidal		53.00	8.00	424.00
Total Area Overall 6901.99					

NOT FOR CONSTRUCTION

SURVEY NOTES

- 1. "PLAN OF COMMON PROPERTY LINE ON HARRASEEKET ROAD, FREEPORT, MAINE" BY OWEN HASKELL, INC. DATED MARCH 20, 1998.
- 2. BOUNDARY INFORMATION AND BEARING BASES ARE TAKEN FROM THE PLAN REFERENCE 1.
- 3. ELEVATIONS ARE BASED ON THE OCTOBER TIDE CHART FOR SOUTH FREEPORT OBTAINED FROM WWW.MAINEHARBORS.COM BENCH MARK IS TOP OF WATER AS SHOT AT 12:10 PM, OCTOBER 10, 2003. ELEVATIONS FOR HIGHTIDE = 9.8'.
- ELEVATIONS SHOWN ARE IN RELATION TO ELEVATION 0. NEGATIVE NUMBERS REFER TO THE ACTUAL ELEVATIONS. NOT THE DEPTH OF THE WATER.

S	D/ C(SHEET TITLE	ü	DESIGNED BY:	The Frank	_				(
ыне С	ATE DN			BJB	NX Source SXI						
ET	FEE TRA			DRAWN BY:	BA BA BA						
-(3			JLD		¢	DEDMIT CET	0023	0		DAVED DECION CONCLUTANTS
	2	DDO ITOT.			EXESS NORL	ر	LERMII SEI	0.2.00	020		DANER DEDIGN CUNDULIANID
	020 NO		DIIDIMITI I IIOID	CTECKEU DT: BJB	LANG J. R.37 DOOL	8	REVIEW	3.6.20	BJB	H	Cuil Marine and Structural Engineering
R)				1.0.0000000000000000000000000000000000	A	PRELIMINARY REVIEW	3.3.20	BJB		UNIN, IMUTITE, UTU JUTUCUTUR LINGTEETTING
_{ev.}			FREEPORT, MAINE	SUALE: AS SHOWN	WAR + SW	NO.	SUBMISSION	DATE	INT.	7 Spruce Road + Freeport + Mai	ne * 04032 * 207-846-9724 * info@bakerdesignconsultants.com



ECT ELEVATION		TUM)		
ION	CHART	NGVD29	NAVD88	Reference Notes
ION	(ft)	(ft)	(ft)	Reference Notes
FE (Prelim 2017)	19.3	14.8	14.0	FEMA Zone VE (EL 14.0 NAVD88)
se Finish Floor EL	15.9	11.4	10.7	2003 Topo Survey
FE (Effective 1985)	15.5	11.0	10.3	FEMA Zone A5 (EL 11.0 NGVD29)
Timber Pier Deck EL	14.7	10.2	9.5	2003 Topo Survey
Annual Tide	11.7	7.2	6.5	2018 MEDEP Predictions
	9.9	5.4	4.7	
	9.5	5.0	4.2	
	5.3	0.8	0.0	BASED ON TIDAL
)	4.5	0.0	-0.8	BM "PORTLAND"
	0.3	-4.2	-4.9	
	0.0	-4.5	-5.3	

GA	NGWAY INVENTORY				
Location		Total			
		Length	Width	Area SF	
	Beyond	MLLW			
G1	Gangway from Pier to Float A	40.00	4	160	
G2	Gangway from Pier to Float F	40.00	3.33	133	
9	Gangway from Pier to Float G	40.00	3.33	133	
			Total	266	
Inter Tidal					
G4	Ramp from Parking Lot to Float L	12.00	2.25	27	
G5	Unconnected	32.00	4.00	128	
			Total	155	
		Total Float	Area Overall	421	

cation Quantity		Т	otal		Dilas
		Length	Width	Area SF	Plies
		Beyond ML	LW		
Main	1	28.25	18.58	524.97	8
Front West	6	24.33	6.58	961.10	7
Front East	3	24.52	6.58	484.17	3
West End	1	30.58	16.75	512.27	3
East End	2	20.25	14.50	587.25	-
East End	1	6.00	14.50	87.00	4
Inside West	4	30.17	6.58	793.97	2
Inside East	2	32.17	8.00	514.66	2
Sailing Dinghy	1	32.25	21.17	682.73	-
Inside East	2	32.17	8.00	514.67	-
ked Pier		41.00	8	328	14
			Total	5991	43
		Inter Tida	al		
Back West	4	32.00	6.58	842.62	1
Back West	1	18.00	6.58	118.44	-
Back East	5	30.33	6.00	909.90	2
Back East	1	15.33	6.00	91.98	1
Back East	2	24.00	6.58	316.00	-
Sailing Dinghy	1	32.25	21.17	682.73	-
			Total Float	2962	4
ked Pier		53.00	8	424	4
nghy Tieback Piles					8
oist Platform		36.00	20.00	720	12
		Total	Area Overall	10096	71

PROPERTY INFORMATION OWNER: HARRASEEKET YACHT CLUB

ADDRESS:	po Bo 5 dix South	DX 82 DN ROAD 1 FREEPORT, ME 04078
MAP/LOT:	1–5	
ZONING:	V2 RP1 SA	VILLAGE 2 RESOURCE PROTECTION SHORELAND AREA

SETBACKS: NO CHANGE

NOT FOR CONSTRUCTION

PROJECT SCOPE OF WORK

- INSTALL PLATFORM AND HOIST IN LOCATION SHOWN TO PROVIDE LIFT CAPABILITY FOR SMALL BOATS UP TO 2 TON DISPLACEMENT.
- 2. UPDATE FLOAT LAYOUT UTILITIES REGULATORY AGENCIES.

NOTES

- 1. BASE MAPPING TAKEN FROM THE FOLLOWING SOURCES
 - EXISTING CONDITIONS PLAN OF HARRASEEKET YACHT CLUB; DIXON ROAD, FREEPORT, MAINE;
 - YACHT CLUB; DIXON ROAD, FREEPORT, MAIN 10/20/2003; FILE 78009F BY OWEN HASKEL. b) AERIAL IMAGERY TAKEN FROM MEGIS (2018)
- acrial IMAGERY TAKEN FROM MEGIS (2018)
 ALL ELEVATIONS ARE BASED ON MLLW = 0 (CHART DATUM).









DATE: <u>04/30/20</u> BY: <u>RG</u> SHEET: <u>3</u> OF <u>99</u>99 PROJECT NO. <u>001fd</u>

€ Dock



PROJECT: <u>Freeport</u> – <u>Dixon Rd Dock</u> SUBJECT: Combined Jib & Access Dock

ITEM: <u>Notes & Materials</u>

GAGNON ENGINEERING INC. Structural Consultants

NOTES:

DESIGN LOADS:

JIB HOIST; 4,000 Ib

DESIGN VEHICLE;

DUAL WHEEL AXLES: 20,000 lb Axles, 2 at 2.75' o/c

GROSS WT (2 Axles): 40,000 lb (16,000 lb Front Axle is off-span)

ALL CONCRETE MEMBERS, EXCEPT 12"x12" CAPS, ARE DETAILED ASSUMING PRE-CAST CONSTRUCTION (Member Weights are noted in the Plan View.) 12"x12" CAPS ARE CAST-IN-PLACE.

MATERIALS: (typ UNO):

PILES; PRESSURE-TREATED (Marine-Grade) SOUTHERN PINE (9"ø min @ Tip) DRIVEN TO REFUSAL, 45 ton Ultimate Capacity, 30 ton Safe Working Cap).

BOLTS & THREADED RODS; ASTM A572 Grade 50, HDG (Hot Dip Galvanized) HDG WASHERS & NUTS.

CONCRETE; 4000 psi, 4" SLUMP. CHAMFER EXPOSED EDGES $\frac{3}{4}$ " x $\frac{3}{4}$ ".

REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS; 2" CLEAR COVER (on main Bars), 40 BAR DIAMETER LAP-SPLICES (UNO).

COMPACT GRAVEL (SIII Base); MDOT 703.06, 95% COMPACTION (ASTM D1557)

EPOXY; TWO-COMPONENT HIGH-STRENGTH STRUCTURAL EPOXY, SIKADUR 32 HI MOD, OR PRE-APPROVED EQUAL

NON-SHRINK GROUT; HIGH-STRENGTH SHRINKAGE-COMPENSATING PORTLAND CEMENT-BASED GROUT; SIKAGROUT-212 OR PRE-APPROVED EQUAL.

DATE: <u>04/30/20</u> BY: <u>RG</u> SHEET: <u>5</u> OF <u>99</u>99 PROJECT NO. <u>001fd</u>