



Public Notice

Applicant:

Coastline Investments,
LLC

Date:

Published: April 16, 2004
Expires: May 15, 2004

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District **CELRB-TD-R RE:** 2004-00739(0) **Section:** OH 10 and 404

**Application for Permit under Authority of
Section 10 of the Rivers and Harbors Act of 1899 and
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Coastline Investments, LLC, DBA Doug Price, 8383 Mentor Avenue, Mentor, Ohio, 44060, has requested a Department of the Army permit to construct the Harbor Town Marina, located in Lake Erie at 23901 through 24799 Lake Shore Road, in the City of Euclid, Cuyahoga County, Ohio.

The project consists of the following:

a. The construction of an "L-shaped" breakwater that extends approximately 600 feet north from the shoreline on the west side of the property and then bends east to extend another 1,200 feet parallel to the shore, ending in a south deflected east terminus. The breakwater top elevation will be 585.5 feet International Great Lakes Datum (IGLD), 1985, and the top width will be 6 feet. Final side slopes will be set at 2H:1V for the lake side and 1.5:1 on the marina side. The toe will be keyed in to the lake bottom. The footprint of the breakwater will be approximately 80 to 96 feet wide. See Sheet 5 of 6 for cross section details.

b. The construction of an approximately 300-foot long rock jetty located at the east end of the property and extending north. The jetty top elevation, side slopes, keying, and cross section will be identical to the design of the breakwater. The jetty top will be 10 feet wide, necessitating a footprint between 92 feet and 102 feet wide, depending on the bottom slope. See Sheet 6 of 6.

c. The regrading of the existing steep earth and concrete rubble shoreline embankment, and the extension of approximately 1,300 linear feet of the shoreline an average of 90 feet to the north to construct a parking lot and road access loop. The approximate elevation of this area will be 577.4 feet IGLD, 1985. The new shoreline will be covered by a subarmor layer of ODOT 601.07 Type C or D to a minimum of 18 inches thick and then armored at a 1.5H:1V slope. The armor stone will be keyed in to the lake bottom. See Sheets 4 and 5 of 6.

d. The installation of six floating docks and one fuel and service dock, to be anchored with driven piles. Five of the docks will be 413

feet long, and the sixth approximately 285 feet long. Dock fingers will extend horizontally from the floating docks to create 274 boat slips. A pump-out station is included in the approximately 320-linear foot fuel and service dock, which connects to the shore via a 24-foot long ramp.

e. The installation of two areas of steel sheet piling: 124 linear feet at a proposed launch well near the west end of the project and 150 linear feet at the southern terminus of the fuel and service dock.

Estimated quantities of fill to be placed below the ordinary high water elevation of 573.4 feet IGLD, 1985, are 47,400 cubic yards of ODOT C or D stone, 58,800 cubic yards of armor stone, and 59,600 cubic yards of clean hard soil and crushed concrete fill. Much of the soil and crushed concrete will be recovered from the existing embankments and the lake bottom.

A public access pedestrian path/boardwalk is planned to enter the property from Lake Shore Road and parallel the lakeshore to west end of the property. Specifics of this feature have not been finalized and are not included on the drawings. Plans for public fishing access are not finalized but are intended to be incorporated in the jetty.

The stated proposed of the project is to create a protected marina and safe harbor, to protect the shoreline from erosion, to provide economic stimulus to the City of Euclid, and to provide both private and public access to Lake Erie.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Elizabeth W. Stone, who can be contacted by calling (716) 879-4363, or by e-mail at: elizabeth.w.stone@usace.army.mil

The applicant has certified that the proposed activity complies with Ohio's approved Coastal Zone Management Program and will be conducted in a manner consistent with that program. Any comments on the consistency of the proposed activity with Ohio's Coastal Zone Management Program should be forwarded to:

Ms. Mindy Bankey
Ohio Department of Natural Resources
Consistency Coordinator
Office of Legislative Services
1930 Belcher Drive, Bldg D-3
Columbus, Ohio 43224-1387
Telephone (614) 265-6836
FAX (614) 261-9601
e-mail: mindy.bankey@dnr.state.oh.us

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

The Albert W. Henn Mansion (listing reference number 00000422) is located less than 0.2 mile west of the proposed

project and outside of the Permit Area. This property is listed in the National Register of Historic Places under Criteria B and C. This notice is intended to initiate consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Elizabeth W. Stone, or by e-mail at: elizabeth.w.stone@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, 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, considerations of property ownership, and in general, the needs and welfare of the people.

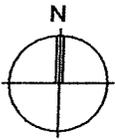
The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine 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 are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

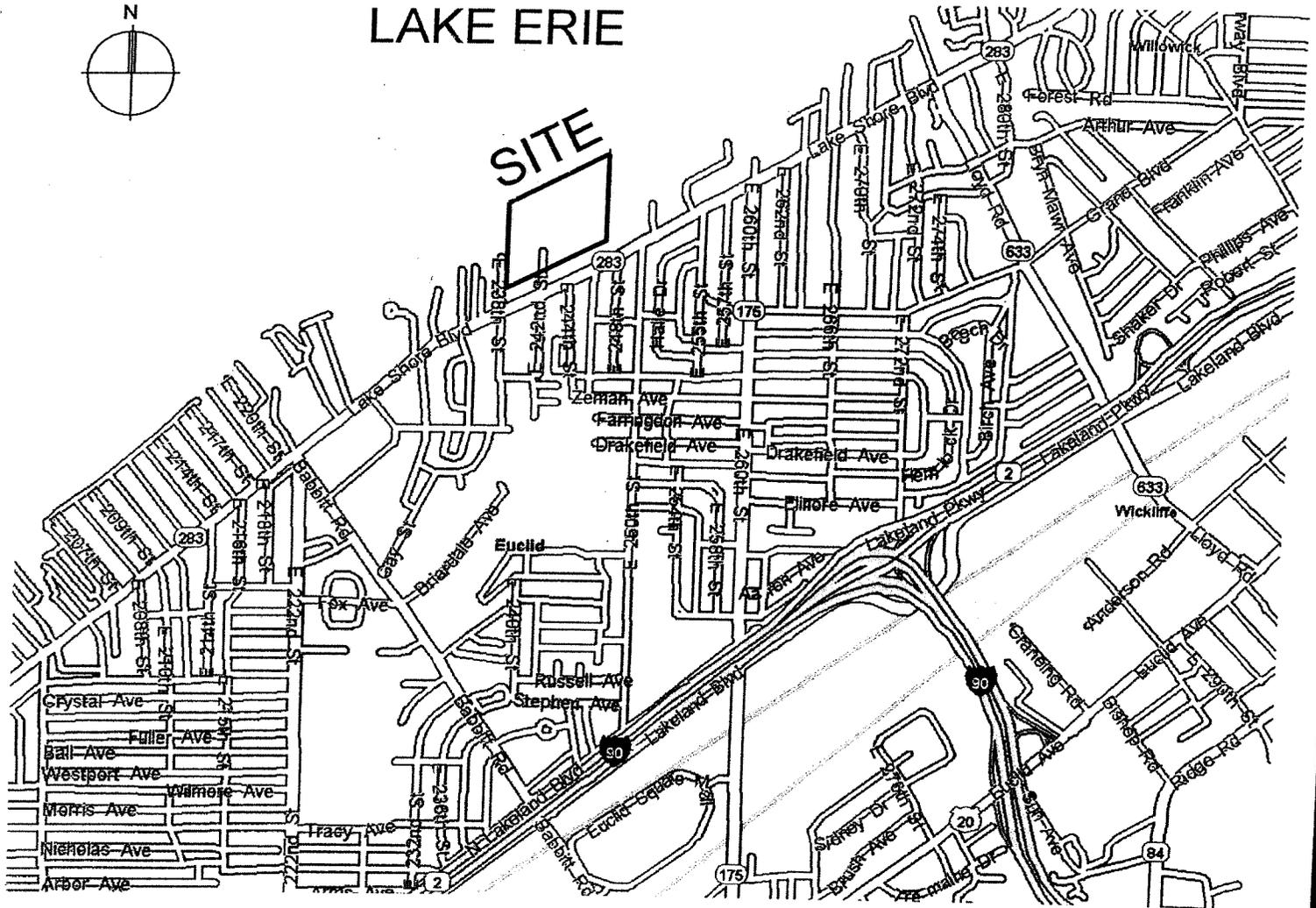
Philip D. Frapwell
Acting Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

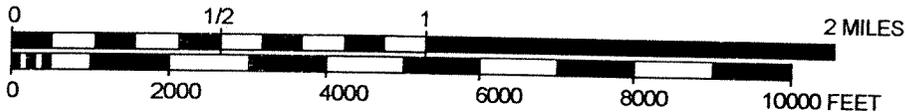


LAKE ERIE

SITE



SCALE



SITE LATITUDE 41° 37' 6"

LONGITUDE 81°30' 50"

SITE ADDRESS:

23901 THROUGH 24799 LAKE SHORE BLVD
CITY OF EUCLID, CUYAHOGA COUNTY, OHIO

APPLICATION BY:

COASTLINE INVESTMENTS, LLC.
8383 MENTOR AVENUE
MENTOR, OHIO 44060

CONTACT:

MR. DOUG PRICE 440-974-0028

APPLICATION PREPARED BY:

TED E WEBSTER, P.E. 216-901-9466
TECHNICAL ENGINEERING & DESIGN, INC.

PREPARED BY:
TECHNICAL ENGINEERING & DESIGN, INC.
ADJACENT PROPERTY OWNERS:
Mr. John C. Battle - 3310 Sutton Road
Maker Heights, OH 44120-4211
Ormandy Towers Apartments - Mr. Leonard Fuchs,
Empire Estates, 27800 Cedar Rd, Cleveland, OH 44122

VICINITY MAP

PROPOSED HARBOR TOWN MAR
IN: LAKE ERIE
CITY OF EUCLID; CUYAHOGA CO.;

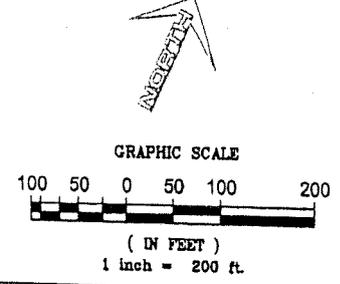
COASTLINE INVESTMENTS, LLC
D/A Processing No. 2004-00739(0)
Cuyahoga Co., Ohio Quad: EAST CLEVELAND
Sheet 1 of 6 LOCATION MAP

TOPOGRAPHIC SURVEY
for
PROPOSED HARBOR TOWN MARINA

CITY OF EUCLID
COUNTY OF CUYAHOGA - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE INTERNATIONAL GREAT LAKES DATUM (I.G.L.D.) (1985).



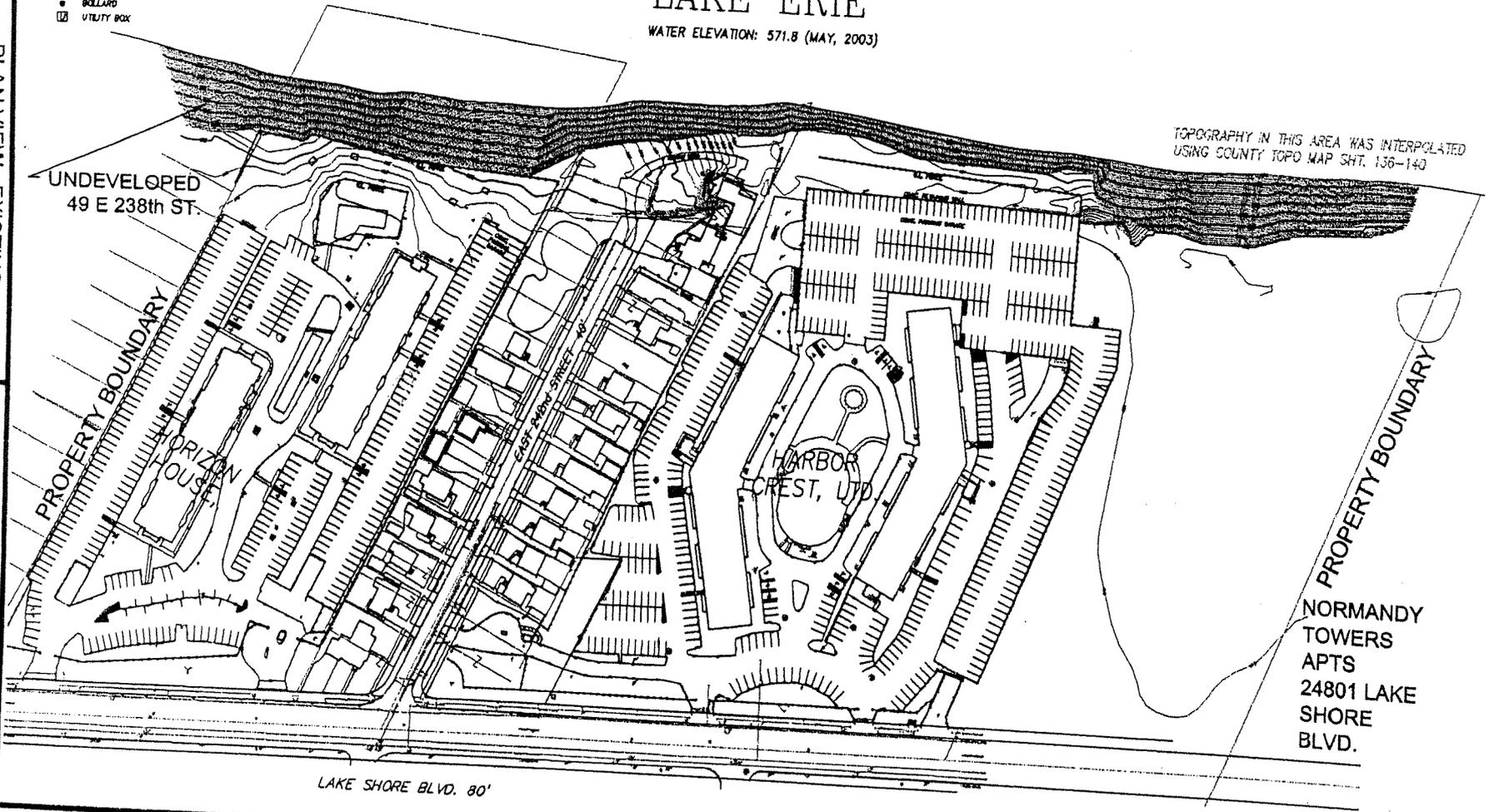
BENCH MARK:
O. M. 1327
LOCATED AT SOUTHEAST CORNER OF EAST
246th STREET AND LAKE SHORE BLVD.
ELEVATION: 607.55 (N.A.V.D. 29)
606.71 (I.G.L.D. (1985))

LAKE ERIE
WATER ELEVATION: 571.8 (MAY, 2003)

TOPOGRAPHY IN THIS AREA WAS INTERPOLATED
USING COUNTY TOPO MAP SH. 136-140

- UTILITY POLE
- UTILITY/LIGHT POLE
- LIGHT POLE
- TRAFFIC POLE
- GROUND LIGHT
- CLEAN OUT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- STEEL POST
- BRICK POST
- CATCH BASIN
- STORM MANHOLE
- WILET MANHOLE
- SANITARY MANHOLE
- HYDRANT
- SIAMISE HYDRANT
- SIGN
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- AIR CONDITIONING UNIT
- BOLLARD
- UTILITY BOX

PLAN VIEW - EXISTING

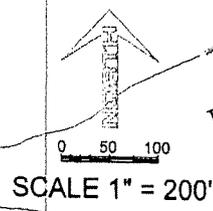


PREPARED BY:
MECHANICAL ENGINEERING & DESIGN, INC.
JACENT PROPERTY OWNERS:
John C. Battle - 3310 Sutton Road
Ker Heights, OH 44120-4211
Normandy Towers Apartments - Mr. Leonard Fuchs,
The Estates, 27800 Cedar Rd, Cleveland, OH 44122

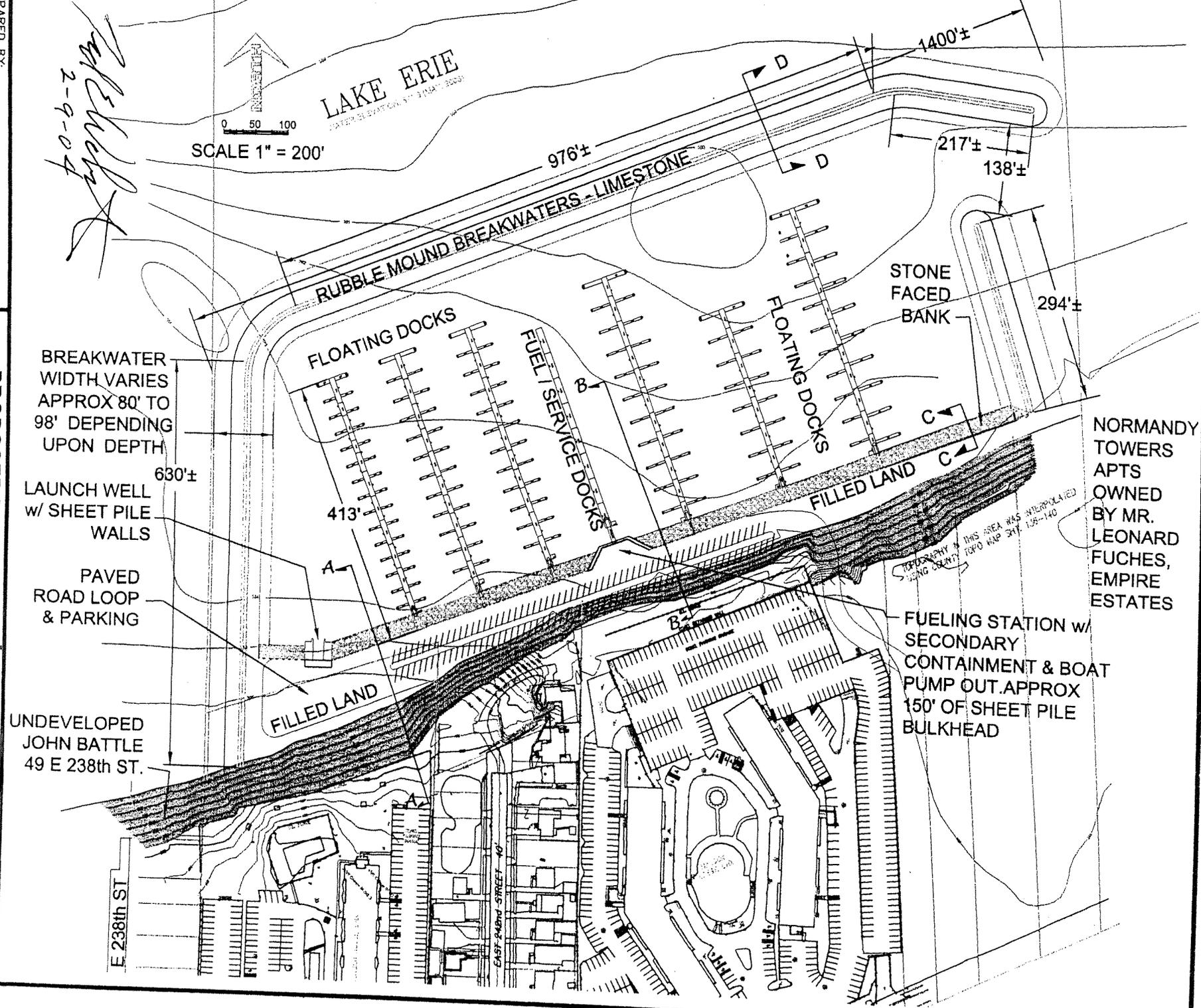
PROPOSED HARBOR TOWN MA
IN: LAKE ERIE
CITY OF EUCLID, CUYAHOGA CO

COASTLINE INVESTMENTS, LLC
D/A Processing No. 2004-00739(0)
Cuyahoga Co., Ohio Quad: EAST CLEVELAND
Sheet 2 of 6 EXISTING CONDITIONS

John C. Battle
2-9-04



LAKE ERIE
WATER ELEVATION 57' 3/4" (2004)



PREPARED BY:
TECHNICAL ENGINEERING & DESIGN, INC.
ADJACENT PROPERTY OWNERS:
Mr. John C. Battle - 3310 Suttin Road
Cuyahoga Heights, OH 44120-4211
Normandy Towers Apartments - Mr. Leonard Fuchs, Empire Estates, 27800 Cedar Rd., Cleveland, OH 44122

**PROPOSED MARINA
PLAN VIEW**

BREAKWATER
WIDTH VARIES
APPROX 80' TO
98' DEPENDING
UPON DEPTH

LAUNCH WELL
W/ SHEET PILE
WALLS

PAVED
ROAD LOOP
& PARKING

UNDEVELOPED
JOHN BATTLE
49 E 238th ST.

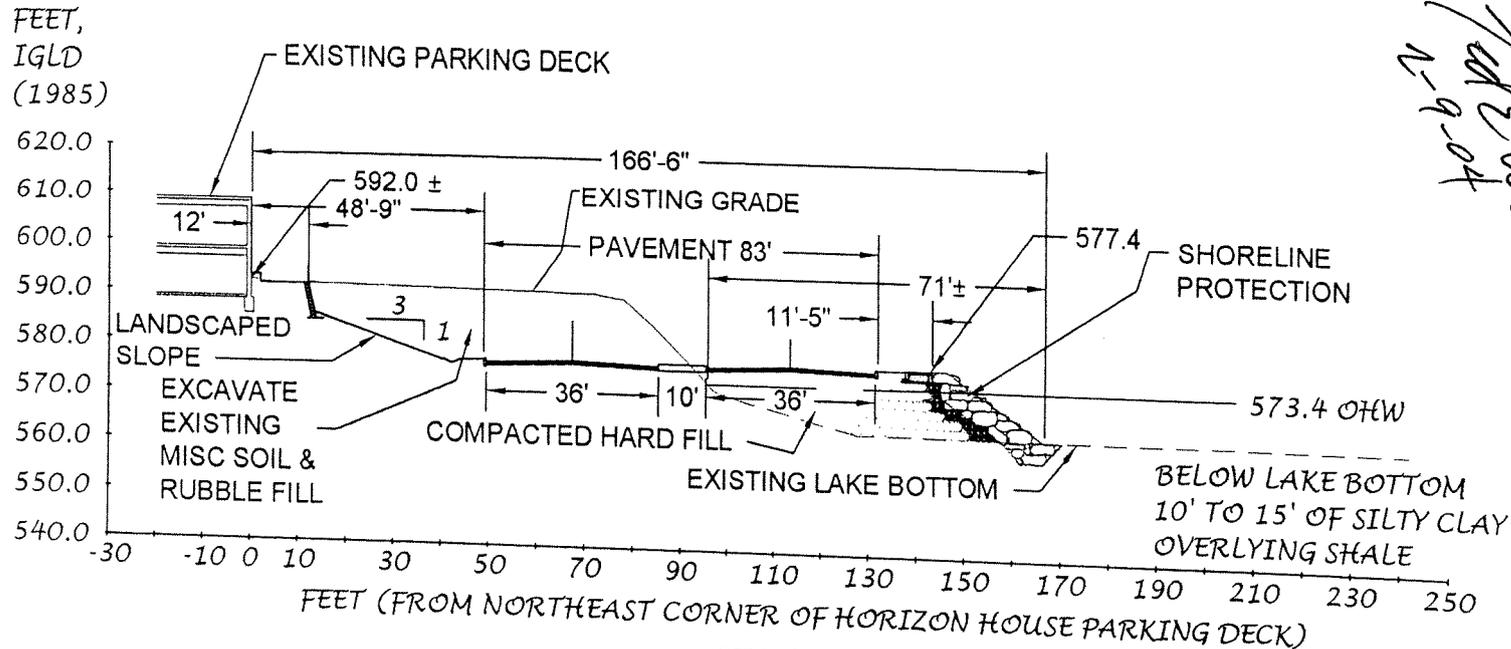
FUELING STATION W/
SECONDARY
CONTAINMENT & BOAT
PUMP OUT APPROX
150' OF SHEET PILE
BULKHEAD

NORMANDY
TOWERS
APTS
OWNED
BY MR.
LEONARD
FUCHS,
EMPIRE
ESTATES

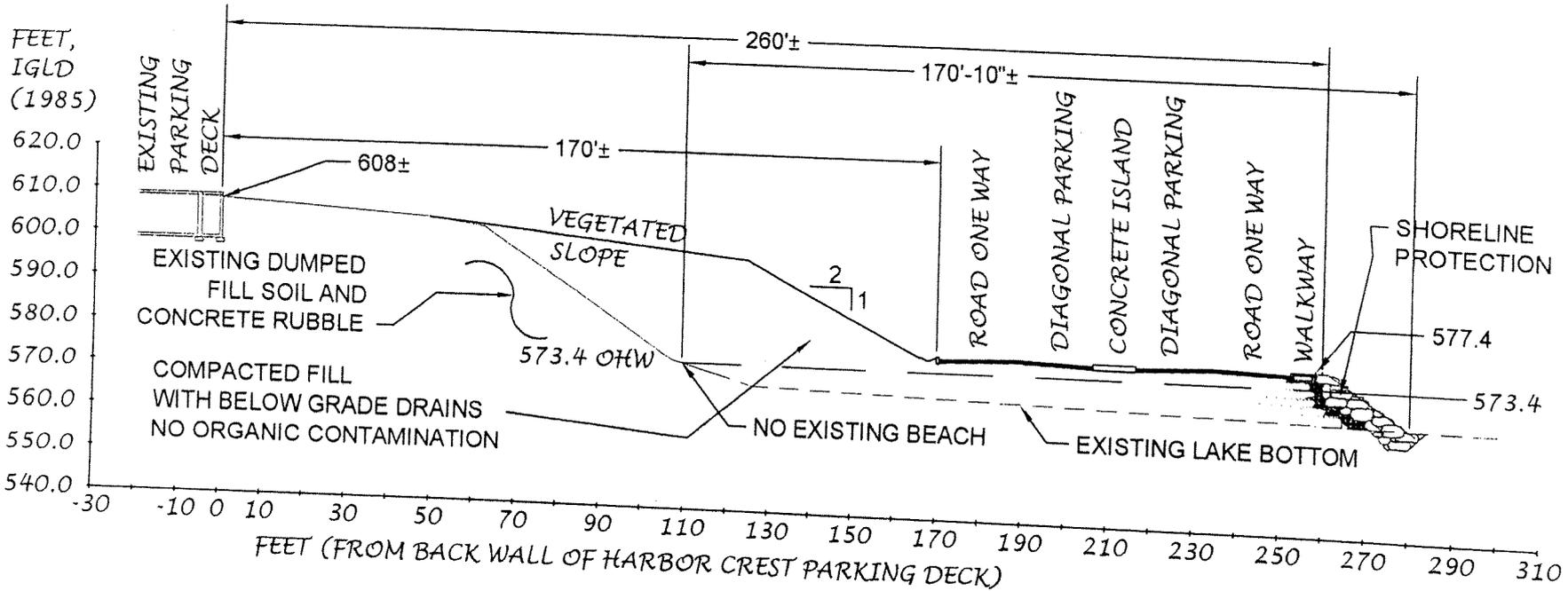
PROPOSED HARBOR TOWN MAP
IN: LAKE ERIE
CITY OF EUCLID; CUYAHOGA CO.;

COASTLINE INVESTMENTS, LLC
D/A Processing No. 2004-00739(0)
Cuyahoga Co., Ohio Quad: EAST CLEVELAND
Sheet 3 of 6 MARINA PLAN VIEW

John C. Botte
 N-9-04



SECTION B-B
 SCALE 1" = 40'-0"



SECTION A-A
 SCALE 1" = 40'-0"

PROFILE SECTIONS

PREPARED BY:
 MECHANICAL ENGINEERING & DESIGN, INC.
 ADJACENT PROPERTY OWNERS:
 John C. Botte - 3310 Sutton Road
 Lakewood Heights, OH 44120-4211
 Mr. Leonard
 Raymond Towers Apartments - Mr. Leonard
 Heights, Empire Estates, 27800 Cedar Rd.
 Lakewood, OH 44122

PROPOSED HARBOR TOWN MAF
 IN: LAKE ERIE
 CITY OF EUCLID; CUYAHOGA CO.;

COASTLINE INVESTMENTS, LLC
 D/A Processing No. 2004-00739(0)
 Cuyahoga Co., Ohio Quad: EAST CLEVELAND
 Sheet 4 of 6 TYPICAL SHORELINE PROFILES

PREPARED BY:
 TECHNICAL ENGINEERING & DESIGN, INC.
 10000 Grandway Towers Apartments - Mr. Leonard
 10000 Grandway Towers - Empire Estates, 27800 Cedar Rd.,
 Cleveland, OH 44122
 Adjacent Property Owners:
 Mr. John C. Baffle - 3310 Sutton Road
 Shaker Heights, OH 44120-4211

BREAKWATER & SHORELINE PROTECTION DETAILS:
 PROPOSED HARBOR TOWN MARINA: LAKE ERIE
 CITY OF EUCLID; CUYAHOGA CO.;

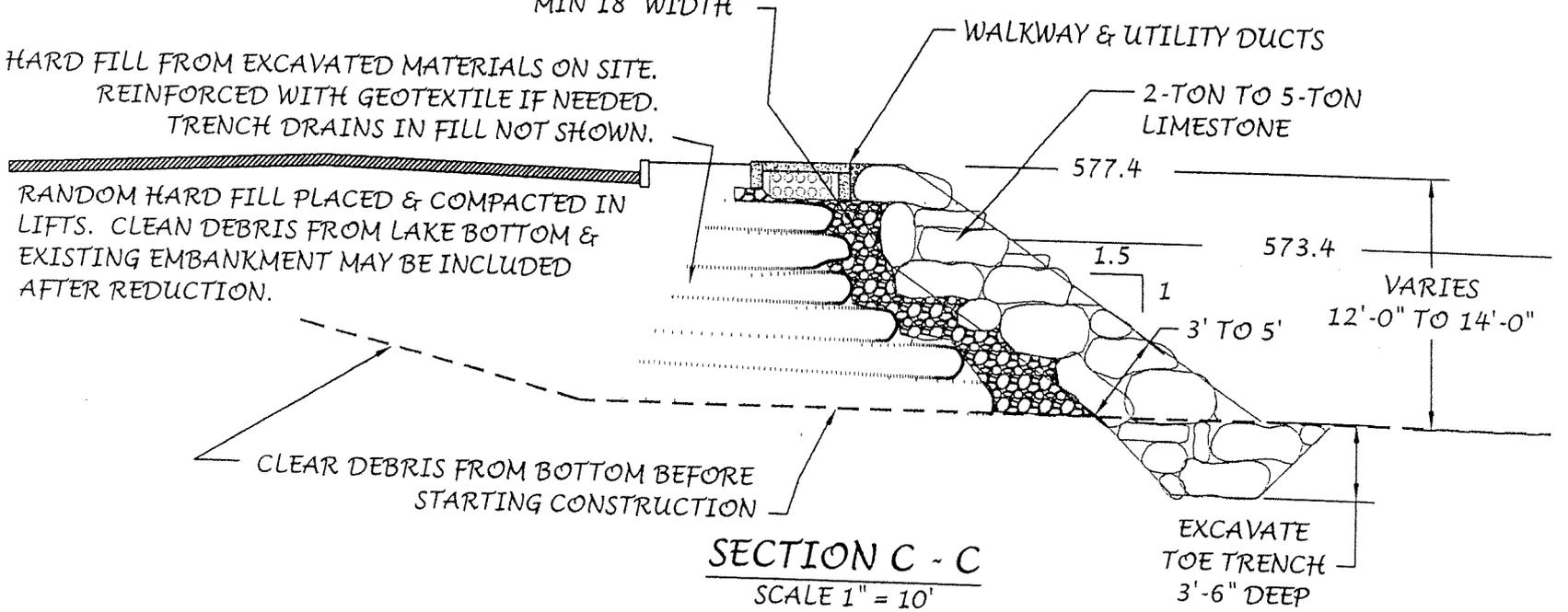
COASTLINE INVESTMENTS, LLC
 D/A Processing No. 2004-00739(0)
 Cuyahoga Co., Ohio Quad: EAST CLEVELAND
 Sheet 5 of 6 TYPICAL SHORELINE PROFILE
 AND BREAKWATER CROSS SECTION

SUBARMOR LAYER (ODOT 601.07 TYPE C & D).
 MIN 18" WIDTH

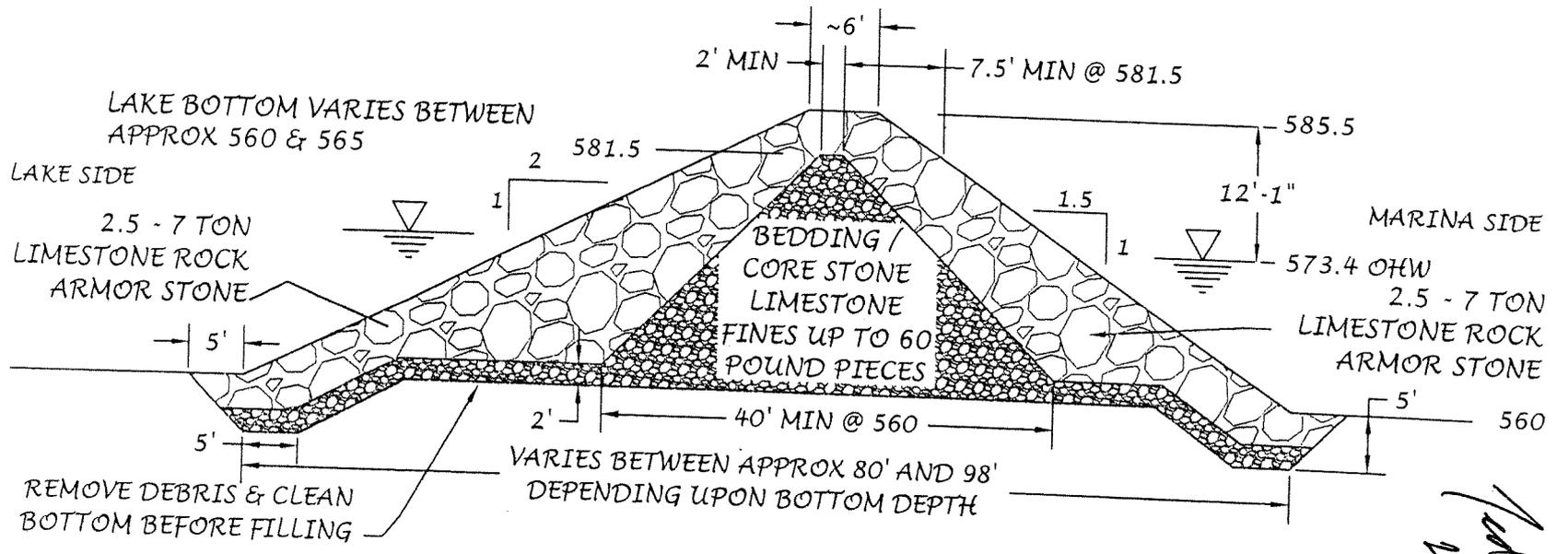
HARD FILL FROM EXCAVATED MATERIALS ON SITE.
 REINFORCED WITH GEOTEXTILE IF NEEDED.
 TRENCH DRAINS IN FILL NOT SHOWN.

RANDOM HARD FILL PLACED & COMPACTED IN
 LIFTS. CLEAN DEBRIS FROM LAKE BOTTOM &
 EXISTING EMBANKMENT MAY BE INCLUDED
 AFTER REDUCTION.

CLEAR DEBRIS FROM BOTTOM BEFORE
 STARTING CONSTRUCTION



SECTION C - C
 SCALE 1" = 10'



SECTION D - D - BREAKWATER CROSS SECTION
 SCALE 1/16" = 1'-0"

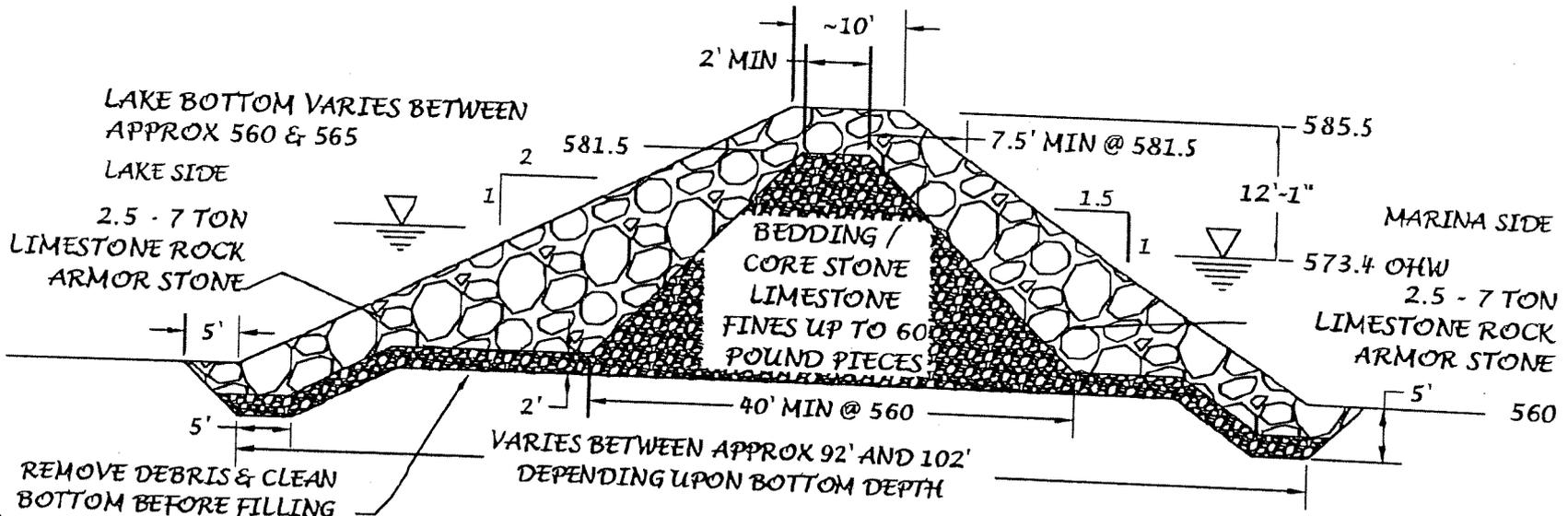
Handwritten signature and date:
 1-9-04

PREPARED BY:
 TECHNICAL ENGINEERING & DESIGN, INC.
 ADJACENT PROPERTY OWNERS:
 Mr. John C. Baite - 3310 Sutton Road
 Shaker Heights, OH 44120-4211
 Normandy Towers Apartments - Mr. Leonard
 Fuchs, Empire Estates, 27800 Cedar Rd,
 Cleveland, OH 44122

**BREAKWATER & SHORELIP
 PROTECTION DETAILS**
 PROPOSED HARBOR TOWN MARINA
 IN LAKE ERIE
 CITY OF EUCLID, CUYAHOGA CO.: C

COASTLINE INVESTMENTS, LLC
 D/A Processing No. 2004-00739(0)
 Cuyahoga Co., Ohio Quad: EAST CLEVELAND
 Sheet 6 of 6 JETTY CROSS SECTION

SUPPLEMENTAL INFORMATION



SECTION E - E - EAST JETTY CROSS SECTION
 SCALE 1" = 12'-0"