

Date Prepared/Revised: 05/09/2019

JPA Permit #: JPA #18-1986

Location: Bennett's Creek Landing Marina, 106 Club Road, Suffolk, VA 23435

Prior Actions:

- VRMC Permit # 1993-0764, date: 6/7/93
- VRMC Permit # 1996-0968, date: 7/10/96
- VRMC Permit # 2000-1023, date: 6/2/00

Project Description (PD):

1. Install up to 18 dock boxes that are cantilevered over the edge of the existing pier to allow pier accessibility (infringement footprint of ~30" x 75" max per box).
2. Install up to 8 additional mechanical hoist boat lifts and/or finger piers inside of the existing 18 VMRC-approved slips. Installation shall be per Details A & B and manufacturer's installation instructions.
3. Permanently moor a floating work platform (8' x 12') to the existing pier structure. No anchors, piles or other structures will be installed in the creek bed.
4. Reinstall two (2) previously removed piles between slips 11 and 12. (Removal authorized permit 00-1023.)
5. Install double piles on NE corners of all slip(s) to provide improved boat safety in high winds and high tide occurrences.
6. Install up to 18 floating boat/pwc docks inside of the VMRC-approved slips. Maximum size of floating dock shall be 35' in a large slip and 25' in a small slip. Installation may be perpendicular or parallel to the T-Dock, depending on size and function. Installation shall be per the manufacturer's installation instructions (i.e., Floating docks are typically secured using 2-4 pilings or by using dock lines. See Figure 1. No floating boat dock will extend outside of the slip or will rest on the bottom at low tide.
7. One mechanical type hoist boat lifts and one floating boat/pwc dock is allowed per slip.

LEGEND:

- A. As-Built / original construction is depicted on this drawing using black ink.
- B. Proposed structures and associated changes are depicted on this drawing using red ink with reference made to the applicable Project Description note.

Drawing prepared by:  
Neil Wilson  
100 Windy Point Dr.  
Suffolk, VA 23435  
(757-621-7832)



**Figure 1 - Typical Floating Docks**  
(Pictures are not actual representations)

BOAT LIFT HEIGHT RESTRICTION

For the purposes of expediting structural modifications included in JPA #18-1986, the conditional use restriction contained in VRMC Permit # 2000-1023 will remain in effect. The restriction states, "The bottom cross beam of each lift may be raised no higher than the elevation of the main pier under normal conditions." Subsequent to approval of JPA #18-1986 by VMRC, a revision to the JPA will be submitted in writing by the BCL HOA requesting the restriction be eliminated.

Concern of Licensees: VRMC imposes no similar boat lift height restriction on any other individual or entity. The main pier at the BCL Marina is located approximately 2.24' above MHHW. A typical Nor'easter exceeds this limit, occurs multiple times per year on average, and can/have happened without notice affecting 18 boat slips and owners, who may not be in the local area and available to take protective actions. The max tide recorded in 8/23/33 was 5.26' above MHHW. Boats within the BCL Marina have been damaged by past storms. The BCL Marina does not have a full time dock master or an early storm notification system to apprise boat owners of imminent storms and rising waters which will threaten/damage their boats. The BCL Marina does post storm preparation info on their website ([www.fobc.org](http://www.fobc.org)).

