



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

February 21, 2025

Jared Stuart
c/o Doldon W Moore
Doldon W Moore & Associates
PO Box 1
Owings, MD 20736

Via email: dwmooorej@verizon.net

Re: Agency Interest Number: 180886
Tracking Number: 202460699
Tidal Authorization Number: 24-WQC-0047

Dear Jared Stuart:

Your project did not qualify for approval under the Maryland State Programmatic General Permit (MDSPGP); therefore a separate review and issuance of the federal permit will be required by the U.S. Army Corps of Engineers. The federal permit is not attached.

Additionally, your project required a Wetlands License to be approved and issued by the Maryland Board of Public Works (BPW). The Wetlands License will be sent to you by BPW's Wetlands Administrator.

A project that does not qualify for approval under the MDSPGP requires an individual Water Quality Certification (WQC) to be issued by the Maryland Department of the Environment, which is attached. Please take a moment to read and review your WQC to ensure that you understand the limits of the authorized work and all of the general and special conditions.

You should not begin any work until you have obtained all necessary State, local, and federal authorizations. Please contact Matt Godbey at Matt.Godbey@maryland.gov or 410-901-4033 with any questions.

Sincerely,

Jonathan Stewart, Acting Chief
Tidal Wetlands Division
Wetlands and Waterways Protection Program



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
WATER QUALITY CERTIFICATION



24-WQC-0047

EFFECTIVE DATE: **February 19, 2025**
CERTIFICATION HOLDER: **NVEST Holdings LLC**
ADDRESS: **1903 Love Point Rd**
Stevensville, MD 21666
PROJECT LOCATION: **300 Mylander Ln**
Stevensville, MD 21666

UNDER AUTHORITY OF SECTION 401 OF THE FEDERAL WATER POLLUTION CONTROL ACT AND ITS AMENDMENTS AND IN ACCORDANCE WITH § 9-313 THROUGH § 9-323, INCLUSIVE, OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER AND SCIENCE ADMINISTRATION HAS DETERMINED THAT THE REGULATED ACTIVITIES DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR THE PROPOSED NVEST Holdings LLC AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED NOVEMBER 15, 2025, AND ANY SUBSEQUENT MODIFICATIONS APPROVED BY THE DEPARTMENT WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE CONDITIONS OF THIS CERTIFICATION.

THIS CERTIFICATION DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS, LICENSES, OR PERMITS IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS AND DOES NOT AUTHORIZE COMMENCEMENT OF THE PROPOSED PROJECT. A COPY OF THIS REQUIRED CERTIFICATION HAS BEEN SENT TO THE CORPS OF ENGINEERS. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

The Maryland Department of the Environment satisfied the statutory and regulatory public notice requirements by placing the WQC on Public Notice from January 15th, 2025, to February 15th, 2025, on Maryland Department of the Environment's Public Notice webpage and advertising in The Record Observer on January 24th, 2025.

PROJECT DESCRIPTION

1. Construct a 150-foot long by 6-foot wide timber with a 10-foot long by 20-foot wide "T" shaped platform, one boat lift with associated piles, two PWC lifts with associated piles, and one mooring pile extending a maximum of 130 feet channelward of the mean high water line;
2. Construct seven segmented stone breakwater structures; four 100 feet in length, one 105 feet in length, one 130 feet in length, and one 153 feet in length, all 18.5 feet wide;
3. Fill and grade with 1,850 cubic yards of sand along approximately 790 linear feet of shoreline, and plant with 8,131 square feet of spartina alterniflora, 21,975 square feet of spartina patens, and 7,075 square feet of American beach grass, all within a maximum of 78 feet channelward of the mean highwater line.

GENERAL CONDITIONS

1. All water quality-related performance standards and conditions required by the Department in any state issued authorization for activities in tidal wetlands, nontidal wetlands, their 100-year floodplains, nontidal wetlands buffers, or nontidal wetland expanded buffers to ensure that any discharges will not result in a failure to comply with water quality standards in COMAR 26.08.02 or any other water quality requirements of state law or regulation shall be met.
2. This Certification does not obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
3. All additional authorizations or approvals, including self-certifying General Permits issued by the Department, shall be obtained and all conditions shall be completed in compliance with such authorizations.
4. The proposed project shall be constructed in accordance with the approved final plan by the Department, or, if Department approval is not required, the plan approved by the U.S. Army Corps of Engineers, and its approved revisions.
5. All fill and construction materials not used in the project shall be removed and disposed of in a manner which will prevent their entry into waters of this State.
6. This Certification does not authorize any injury to private property, any invasion of rights, or any infringement of federal, state, or local laws or regulations.
7. The Certification Holder shall allow authorized representatives of the Department access to the site of authorized activities during normal business hours to conduct inspections and evaluations of the operations and records necessary to assure compliance with this Certification.
8. No stockpiles of any material shall be placed in Waters of the U.S. or state or private tidal wetlands.
9. Temporary construction trailers or structures, staging areas and stockpiles shall not be located within tidal wetlands, nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
10. This Certification is valid for the project identified herein and the associated U.S. Army Corps of Engineers authorization NAB- 2024-60699 until such time that it expires or is not administratively extended.

SPECIAL CONDITIONS

1. All Critical Area requirements shall be followed and all necessary authorizations from the Critical Area Commission ("Commission") shall be obtained. This Certificate does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.

2. All work performed under this Water Quality Certificate shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. Licensing by MCLB shall occur prior to the beginning of construction activities. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
3. The issuance of this Certificate is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Certificate Holder of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
4. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
5. The total platform area shall not exceed 200 square feet.
6. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.
7. The Licensee shall construct the marsh establishment area in accordance with the following conditions:
 1. The Licensee shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
 2. The marsh establishment area shall be planted within one year following completion of the filling operation.
 3. The marsh establishment project shall be maintained as a wetland, with non-nuisance species' aerial coverage of at least 85% for three consecutive years. If 85% coverage is not attained, the reasons for failure shall be determined, corrective measures shall be taken, and the area shall be replanted.
 4. If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
 5. If the existing bank is to be cleared or graded:
 - a. The Licensee shall perform all work under and in accordance with an approved Soil Erosion and Sediment Control Plan from the applicable sediment and erosion control agency; and
 - b. The Licensee shall perform all work under and in accordance with the Critical Area requirements of the local jurisdiction in the form of an approved Buffer Management Plan.
8. The Licensee shall construct at least six vents (opening in the stone edging), to facilitate marsh flushing and shall be located along the stone edging as depicted on the attached plans.
9. The Licensee shall accept the terms of the attached marsh maintenance plan by signing and returning the standard plan to the Water and Science Administration, Tidal Wetlands Division prior to commencement of any work authorized under this License. If the Licensee wishes to propose an alternative marsh maintenance plan, the alternative plan must be submitted to and approved by the Tidal Wetlands Division, Water and Science Administration, prior to commencement of any work authorized under this License. Any alternative plan must provide assurances of success that are at least equivalent to those of the standard plan, in terms of the extent of native marsh plant coverage, elimination of invasive species and timeframe for plant establishment.
10. The Licensee shall have all work proposed above the mean high water line reviewed and authorized by Queen Anne's County Department of Planning and Zoning.

STATEMENT OF NECESSITY & CITATIONS

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3: These conditions are necessary to ensure that water quality standards are met, and designated uses are maintained.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23; COMAR 26.24

2. Statement of Necessity for General Conditions 5, 8, 9: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

Citation: 26.08.02.03B(1)-B(2); COMAR 26.23; COMAR 26.24; COMAR 26.17.04

3. Statement of Necessity for General Condition 6: This condition is necessary to clarify the scope of this certification to ensure compliance with water quality regulations, without limiting restrictions through other requirements.

Citation: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08, COMAR 26.08.02.10E; COMAR 26.23.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

4. Statement of Necessity for General Condition 7: Conditions of certification involve precise actions to comply with water quality standards. Site inspection may be necessary to ensure that limits, methods, and other requirements are met to ensure that water quality standards are met and designated uses are maintained. These conditions are necessary to ensure that the activity was conducted, and project completed according to terms of the authorization/certification, while allowing for review of in-field modifications which may have resulted in discharges to ensure that water quality standards were met. Designated uses include support of estuarine and marine aquatic life and shellfish harvesting and for growth and propagation of fish, other aquatic life, and wildlife

Citation: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2); COMAR 26.23.02.06; COMAR 26.23; COMAR 26.24; COMAR 26.17.04

5. Statement of Necessity for General Condition 10: This condition is necessary to qualify the period of applicability of the terms and conditions of this Certification to be protective of Maryland water quality standards.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; 40 C.F.R. 121, 15 C.F.R. 930, Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

6. Statement of Necessity for Special Condition 2: Expertise for conducting certain activities is required to ensure that there is no violation of water quality standards nor interference with designated uses. This condition is necessary to ensure that discharges will be conducted in a manner which does not violate water quality criteria nor interfere with designated uses.

Citation: COMAR 26.08.02.02B(2)- B(4); COMAR 26.08.02.03B(2)(d) – (e); COMAR 26.08.02.03B(1)(b); 26.08.02.03B(2); COMAR 23.02.04.04

7. Statement of Necessity for Special Conditions 4, 5, 6: Damaged piers may result in pieces of the structure discharging to navigable waters. The condition is necessary to ensure that discharges related to removal and installation removal do not result in additional discharges which would violate water quality standards and designated uses for water clarity, turbidity, growth and propagation of fish, other aquatic life, and wildlife and recreation. The condition is necessary to ensure that the discharge will not interfere with designated uses for water contact recreation and fishing nor create a nuisance.

Citations: 26.08.02.02B(1)(d); COMAR 26.08.02.02B(3); COMAR 26.08.02.03B COMAR 26.08.02.01B(1) and B(2) COMAR 26.08.02.03B(1)(a); COMAR 26.08.02.03B(2)(d)

8. Statement of Necessity for Special Conditions 7, 8, & 9: Tidal wetlands provide essential habitat, water quality, food, and movement corridors for wildlife, and support of estuarine and marine aquatic life and shellfish harvesting. Successful establishment is necessary to prevent discharges which interfere with designated uses, including growth and propagation of fish, other aquatic life, and wildlife through loss of stream channel habitat and wetlands. Required establishment, re-establishment, or enhancement and loss limits will maintain the designated use.

Citations: COMAR 26.08.02.02B(3); COMAR 26.08.02.03B(3) and B(4); COMAR 26.24.

9. Statement of Necessity for Special Condition 10: This time of year, condition is necessary to maintain designated use for support of estuarine and marine aquatic life and shellfish harvesting. Discharges may result in increases in turbidity which may violate water quality standards for clarity needed to support SAV designated uses and uses for aquatic life.

Citation: Federal and state laws which authorize this condition include but are not limited to:

COMAR: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.24; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(3); COMAR 26.08.02.03-3C(9); COMAR 26.08.02.03-3C(9)(a)

CERTIFICATION APPROVED

Matthew C. Rowe
[Matthew C. Rowe \(Feb 25, 2025 14:46 EST\)](#)

D. Lee Currey, Director
Water and Science Administration

Feb 25, 2025

Date

Tracking Number: 202460699
Agency Interest Number: 180886

Effective Date: **February 21, 2025**

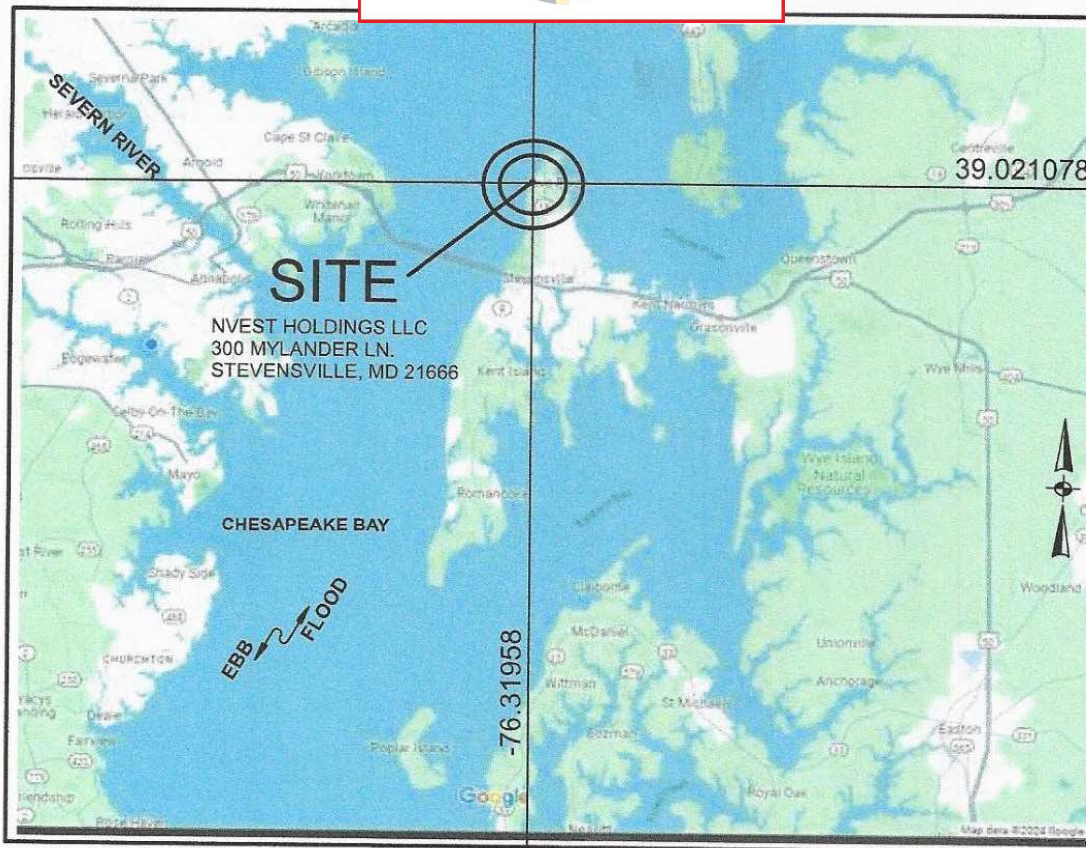
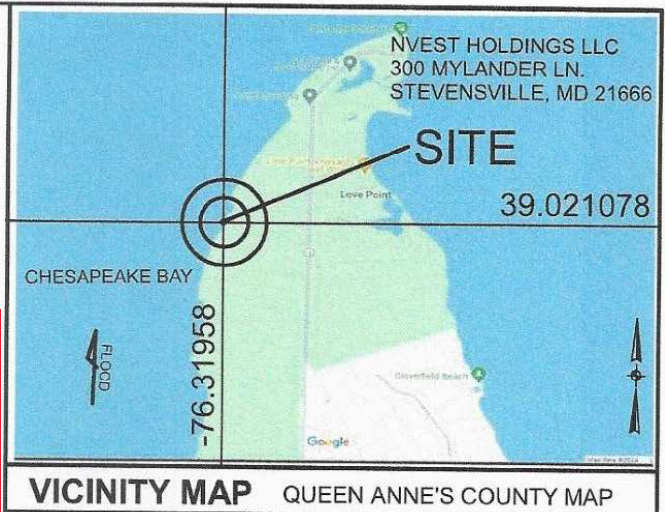
Enclosure: Plan Sheets dated **November 11, 2024**

cc: WSA Inspection & Compliance Program
Army Corps of Engineers

Disclaimer:

The information shown hereon was taken from several sources including Google Earth aerial photos, Maryland Maps, photographs, tax maps and a site sketch. These sources are the best available information for marine permitting purposes. This is not a detailed on-site property survey. The owner is not responsible for any inaccuracies associated with the location of above referenced existing features and related lateral lines, setbacks, etc. this sketch is for permit purposes only and is not to be used as an accurate construction document.

24-WL-0497 & 24-WQC-0047
202460699
180886
11/15/2024
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**11/15/24
REVISIONS
FOR MDE
CLOSED BEACH
ACCESS WITH
PLANTS
ADJUSTED PLANT
VOLUMES AND
RATIO**

**PROPOSED BEACH NURISHMENT, STONE BREAKWATERS,
MARSH CREATION, PIER, MOORING PILES, BOATLIFT AND PWC LIFTS**

OWNER: NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 044010
ZONING: CS CRITICAL AREA - RCA

VICINITY MAPS

**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374

Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736

Email: dwmoorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

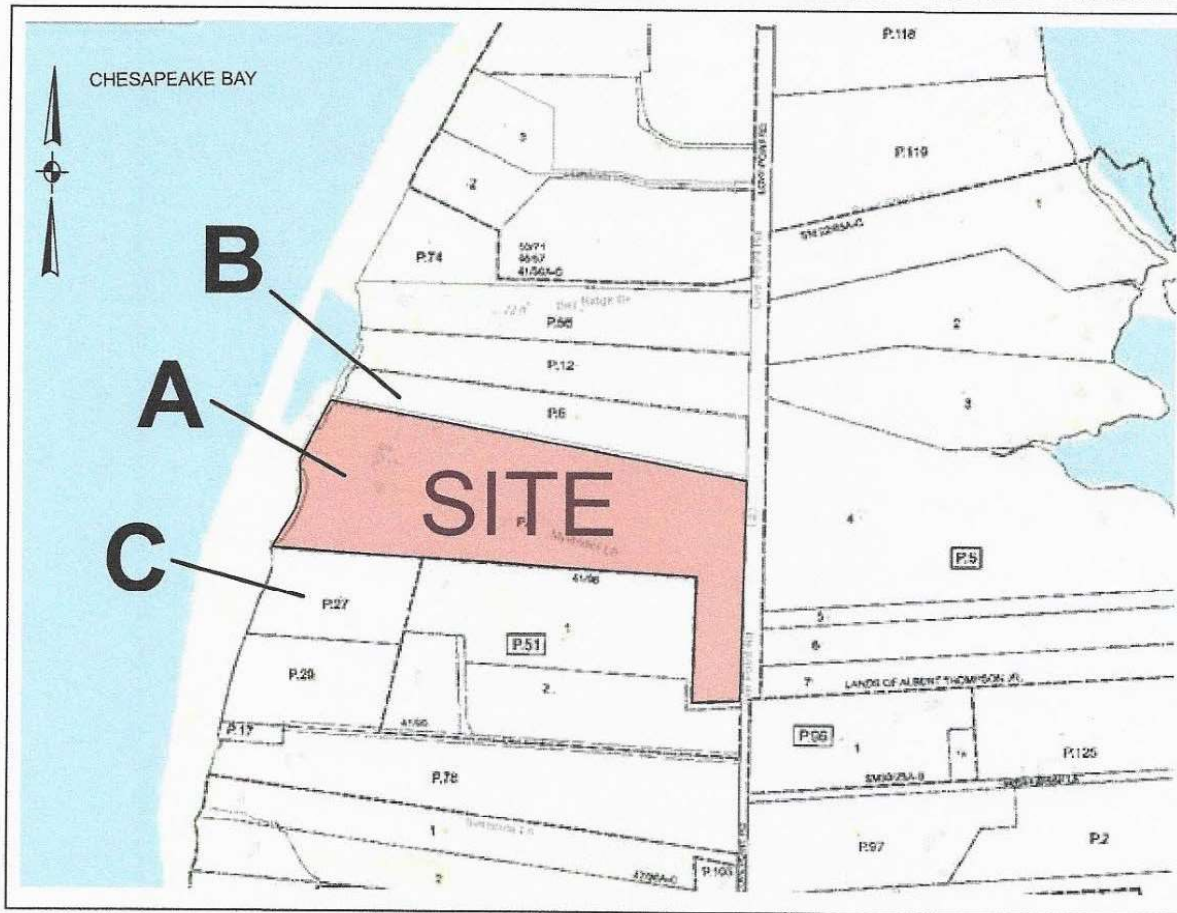
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 130'
2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS
3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3.
4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: CHESAPEAKE BAY
TOWN: STEVENSVILLE
COUNTY: QUEEN ANNE'S
STATE: MARYLAND
APPL. BY: NVEST HOLDINGS LLC
260 EVELYN ST.
CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 1



A

APPLICANT :
NVEST HOLDINGS LLC
260 EVELYN ST.
CHESTER, MD 21619

C

ADJACENT OWNER:
RANDALL & DARYN BORDEN
10627 JONES ST. STE 201-A
FAIRFAX, VA 22030

B

ADJACENT OWNER:
JARED & ERICA STUART
1903 LOVE POINT RD.
STEVENSVILLE, MD 21666

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TAX MAP

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DRAWING 2

PROPOSED WORK

NARRATIVE:

THIS PROPERTY IS LOCATED ON THE WEST SHORELINE OF KENT ISLAND, 1.5 MILES SOUTH OF LOVE POINT. THE PROPERTY FACES THE NORTHWEST AND HAS AN 11 MILE FETCH UP THE MAGOTHY RIVER. THE PROPERTY CONTAINS 41.7 ACRES WITH A BEACH AREA AND ERODING SHORELINE APPROXIMATELY 900 FEET LONG AND HAS AN EROSION RATE OF ALMOST 5 FEET PER YEAR.. ALONG THE SHORE ON THE SOUTH END OF THE PROPERTY AND GOING TO THE NORTH. THERE IS A 3' HIGH ERODING BANK LEADING TO THE BEACH AREA. BEHIND THE BEACH IS AN ERODING LIP VARYING FROM 1' TO 1.5' HIGH. THE PRESENT JETTIES ARE IN POOR CONDITION AND HAVE FLATTENED. FROM THE JETTIES GOING NORTH THE SHORE HAS A VERTICAL CLAY BANK WITH NO TRANSITING SAND. THE ERODING BACK BEGINS AT 2.5' HIGH AND STEADILY INCREASES TO AN 11 FT HIGH BANK AT THE NORTHERN END OF THE PROJECT.

1. PROTECT AN EXISTING BEACH AREA AND PROVIDE BEACH NURISHMENT BY REMOVING THREE(3) EXISTING STONE JETTIES AND INSTALLING 3 STONE BREAKWATERS . INSTALL MUTIPLE SEGMENTED STONE BREAKWATERS.
2. INSTALL A TOTAL OF 790 LF BY 18.5' WIDE SEGMENTED STONE BREAKWATERS. 14,744 SF
3. INSTALL 4 ARMORED VENTS EACH VENT IS 10' LONG BY 18.5' WIDE, 760 SF.
4. INSTALL APPROXIMATELY 1,850 CY OF CLEAN BEACH SAND FOR PLANTINGS.
5. INSTALL 8,131 SF OF SPARTINA ALTERINFLORA (LOW MARSH GRASS).
6. INSTALL 21,975 SF OF SPARTINA PATENS (HIGH MARSH GRASS).
7. INSTALL 7,075 SF OF AMMOPHILA BREVILIGULATA (AMERICAN BEACH GRASS).
8. INSTALL A WOOD PIER 6' WIDE BY 150' LONG, INCLUDES A 10' X 20' "T" HEAD PLATFORM. INSTALL 1 MOORING PILE, INSTALL 1 BOAT LIFT INCLUDES THE 4 ANCHOR PILES AND INSTALL 2 PERSONAL WATER CRAFT LIFTS THAT ARE ATTACHED TO PIER PILES.

24-WL-0497 & 24-WQC-0047

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LEGEND


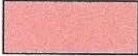



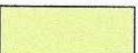
RATIO IS 1.94 TO 1

RATIO CALCULATIONS:

ARMORED SF = 760
BREAKWATER SF = 14,744
TOTAL : 15,504 SF

LOW MARSH SF= 8,131
HIGH MARSH SF= 21,975
TOTAL= 30,106 SF

30,106 DIVIDED BY
15,504 = 1.94 TO 1 RATIO

	ARMORED VENTS	(4) 10 FT X 19 FT = 760 SF
	STONE BREAKWATER	797 LF X 19 FT= 14,744 SF
	SPARTINA ALTERNIFLORA	8,131 SF
	SPARTINA PATENS	21,975 SF
	AMMOPHILA BREVILIGULATA American Beach Grass	7,075 SF
	NEW CLEAN SAND	1,850 CY

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NOTES:

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DRAWING 3

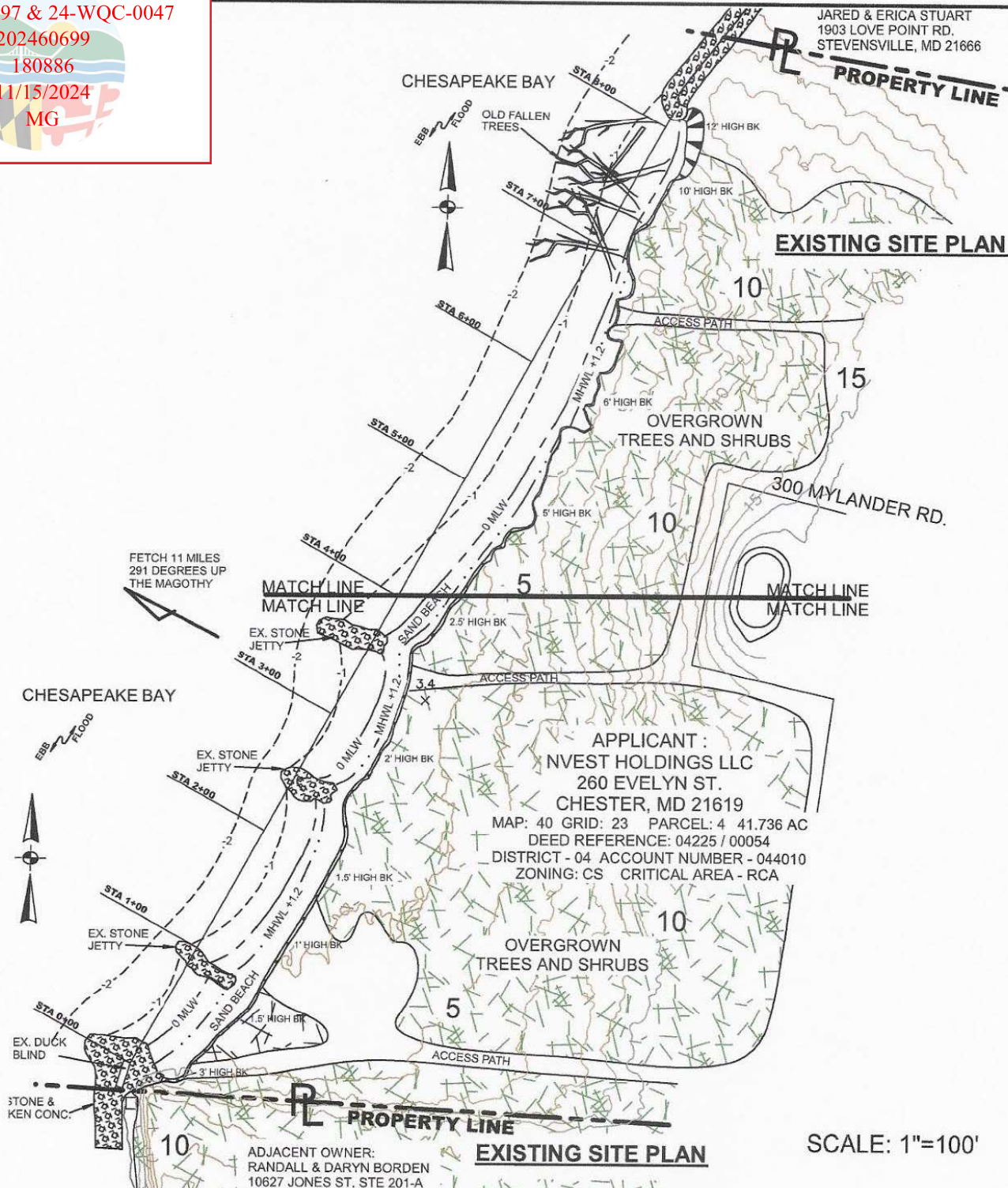
VL-0497 & 24-WQC
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MG

MG

PROPERTY LINE



SCALE: 1"=100'

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EXISTING SITE PLAN

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Cell: 443-771-2374

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and Facilitor**
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DATE: REV 11/15/24

DRAWING 4

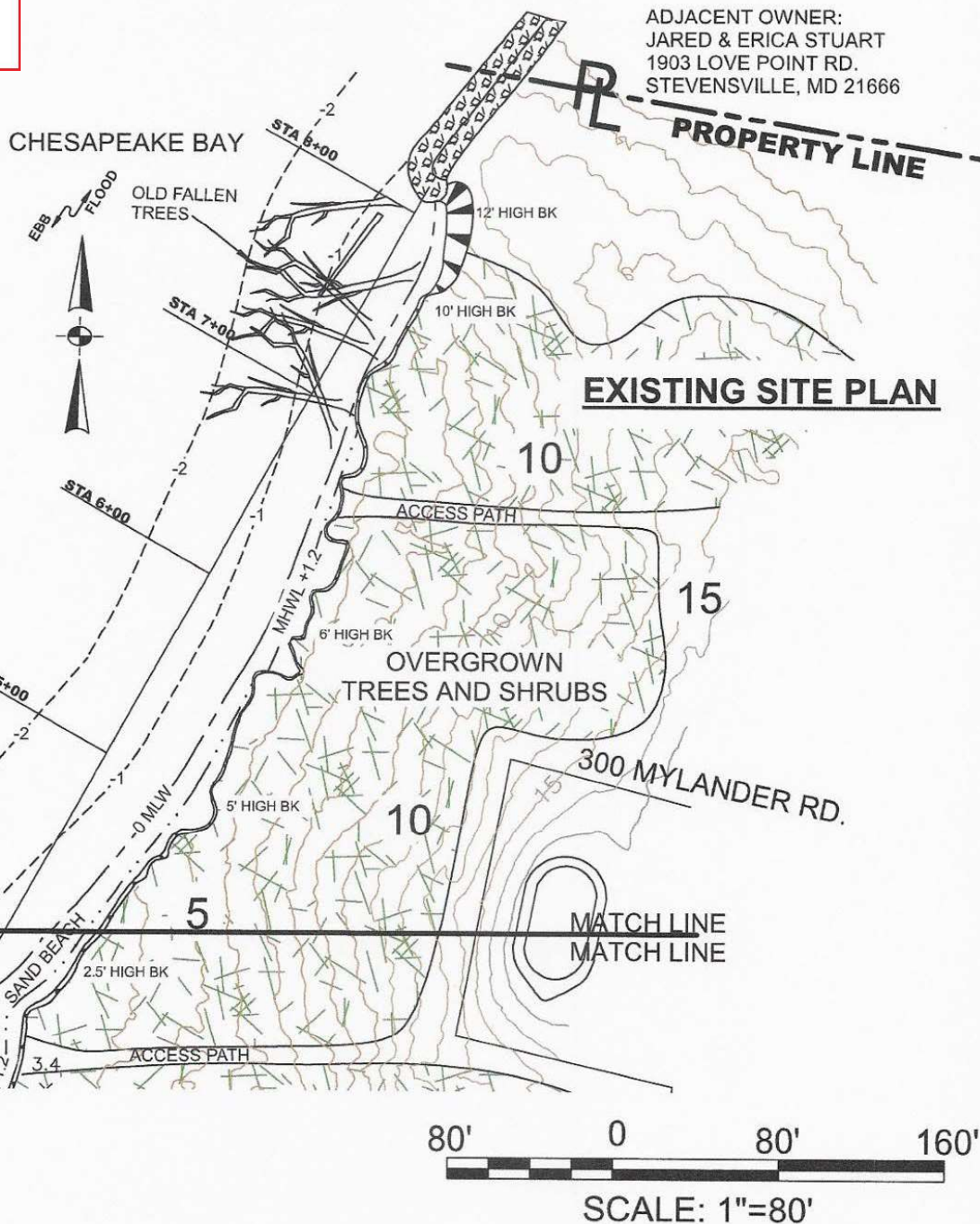
24-WL-0497 & 24-WQC-0047

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11/15/2024

MG



ADJACENT OWNER:
JARED & ERICA STUART
1903 LOVE POINT RD.
STEVENSVILLE, MD 21666

EXISTING SITE PLAN

EXISTING SITE NORTH AREA

OWNER : NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 044010
ZONING: CS CRITICAL AREA - RCA

Doldon W. Moore & Associates, LLC

Cell: 443-771-2374

Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736

Email: dwmooorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
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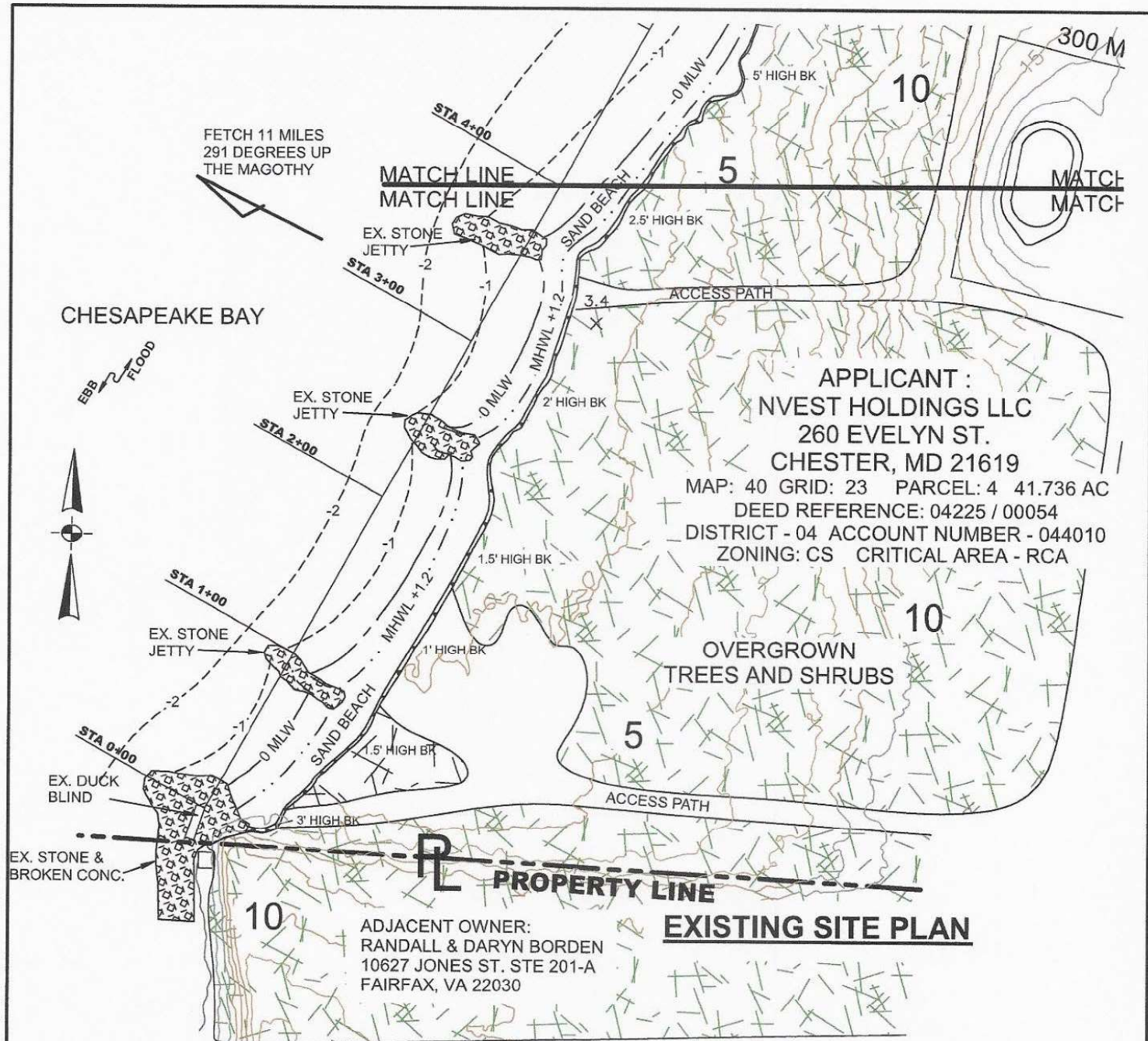
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 130'
2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS
3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3.
4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: CHESAPEAKE BAY
TOWN: STEVENSVILLE
COUNTY: QUEEN ANNE'S
STATE: MARYLAND
APPL. BY: NVEST HOLDINGS LLC
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CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 5



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80' 0 80' 160'

SCALE: 1"=80'

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 044010
ZONING: CS CRITICAL AREA - RCA

EXISTING SITE SOUTH AREA

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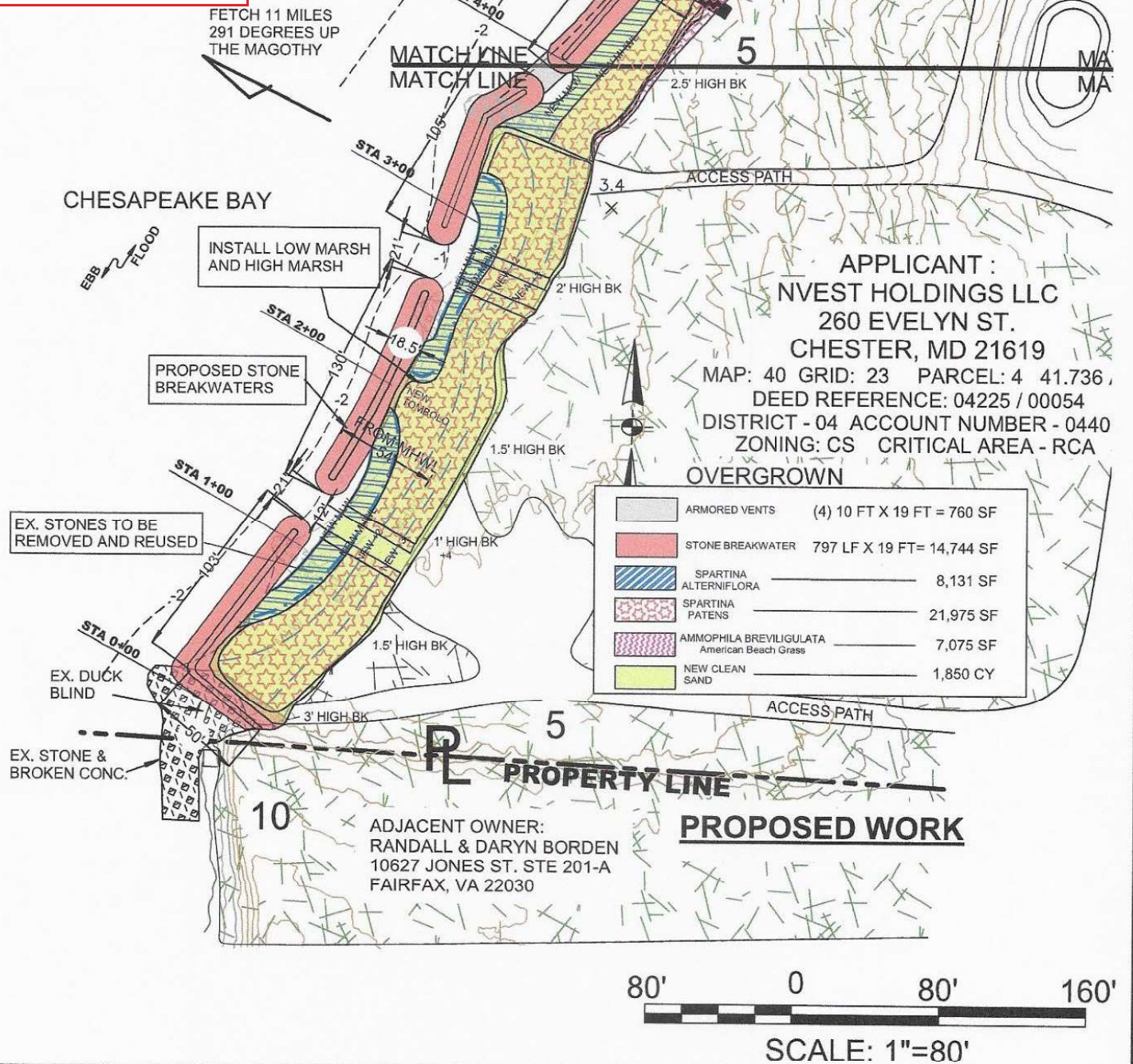
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DRAWING 6



OWNER : NVEST HOLDINGS LLC
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CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

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PROPOSED WORK SOUTH AREA

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DRAWING 7

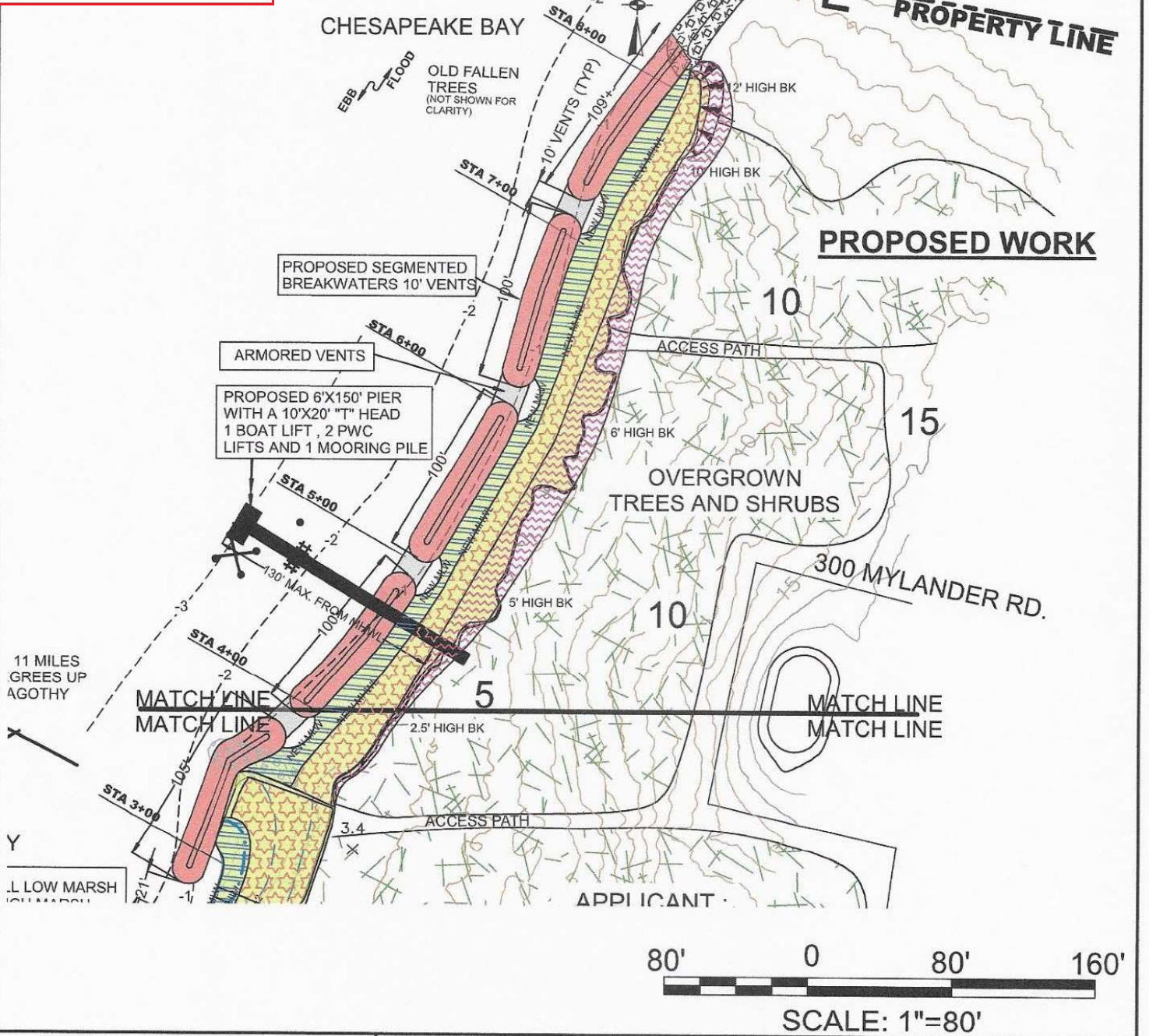
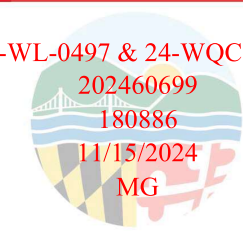
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PROPOSED WORK NORTH AREA

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DRAWING 8

ARMOR STONES
1,000 TO 2,400 LBS
FLAT SIDE FACING THE
BAY TO CREATE A SMOOTH
SURFACE

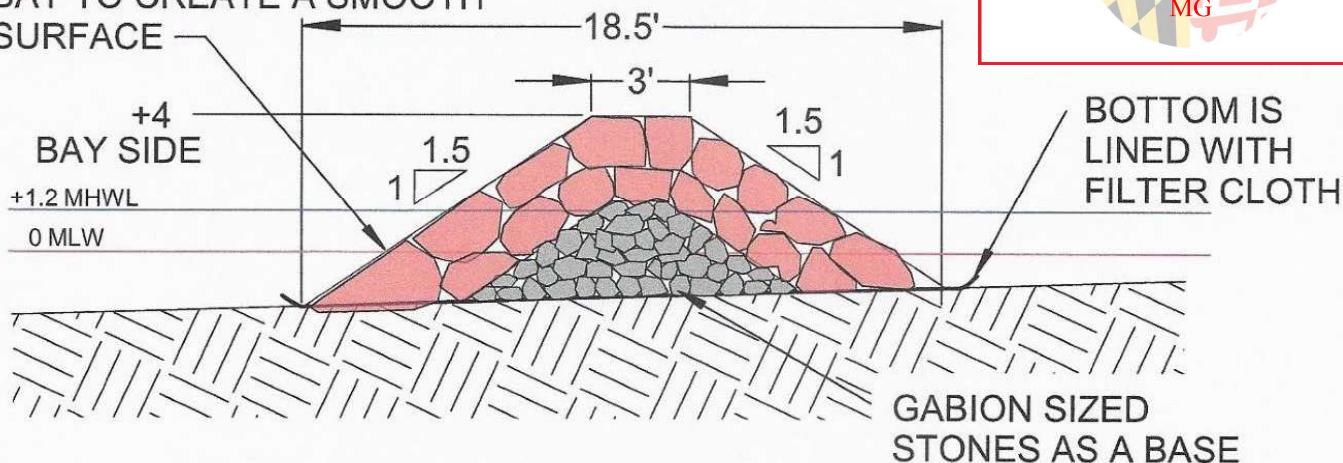
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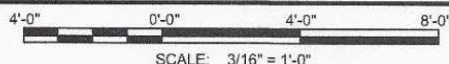
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TYPICAL STONE BREAKWATER SECTION



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BREAKWATER SECTION

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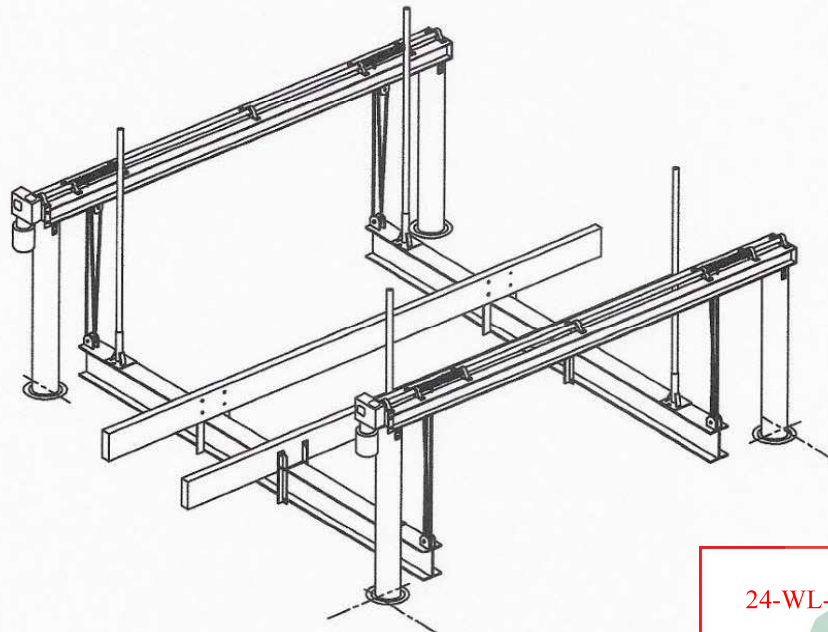
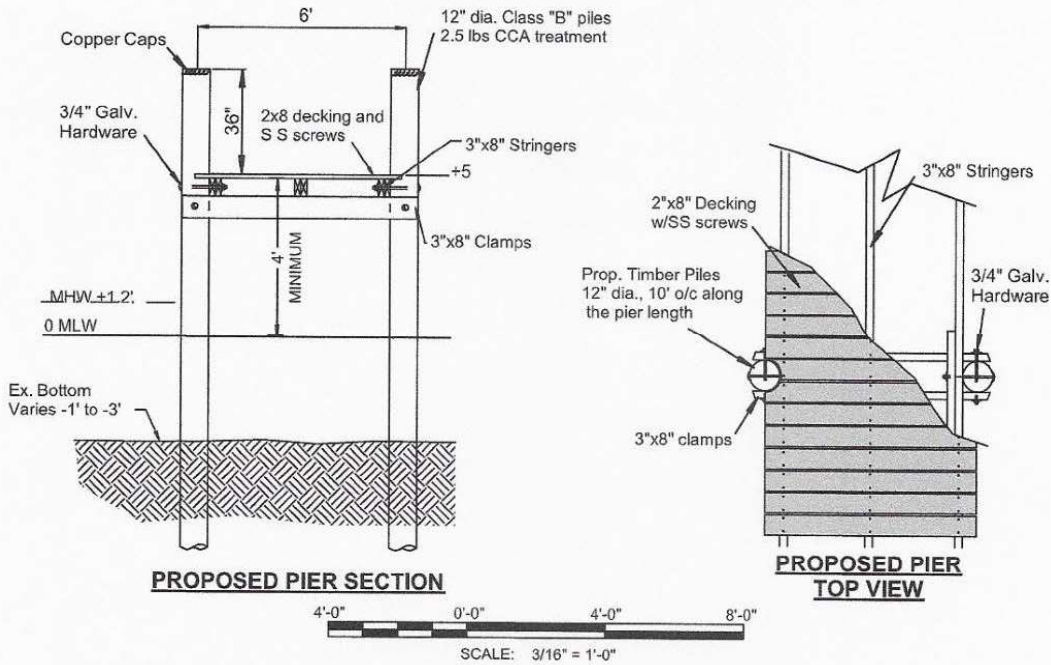
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DATE: REV 11/15/24

DRAWING 9



TYPICAL BOAT LIFT
(NOT TO SCALE)

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MG

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DETAILS

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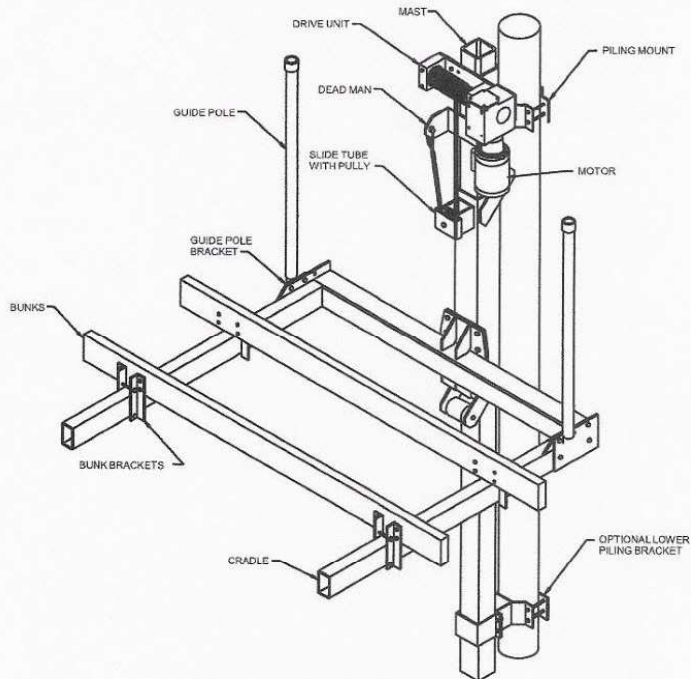
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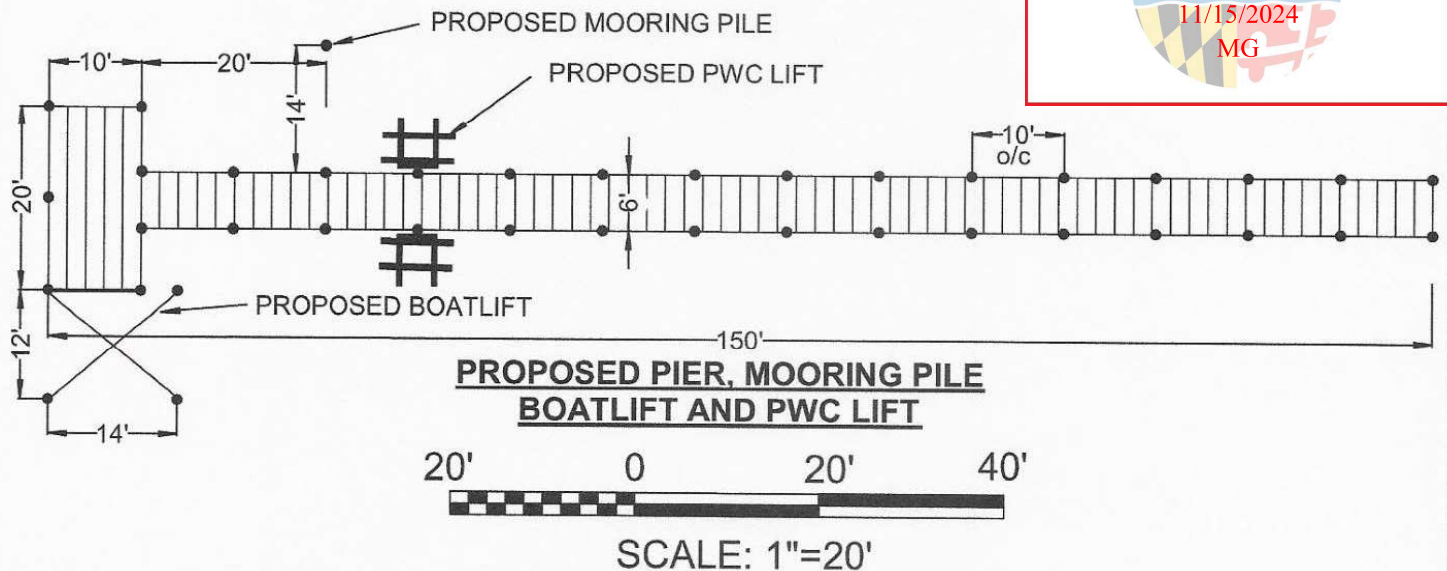
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DRAWING 10



TYPICAL PERSONAL WATERCRAFT LIFT



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DRAWING 11

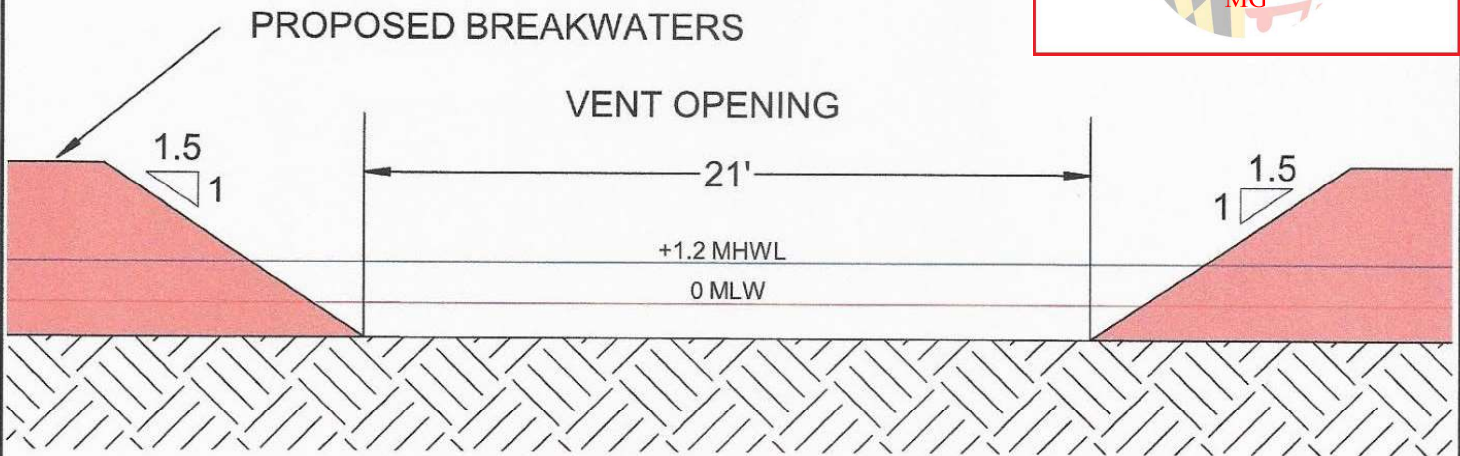
24-WL-0497 & 24-WQC-0047

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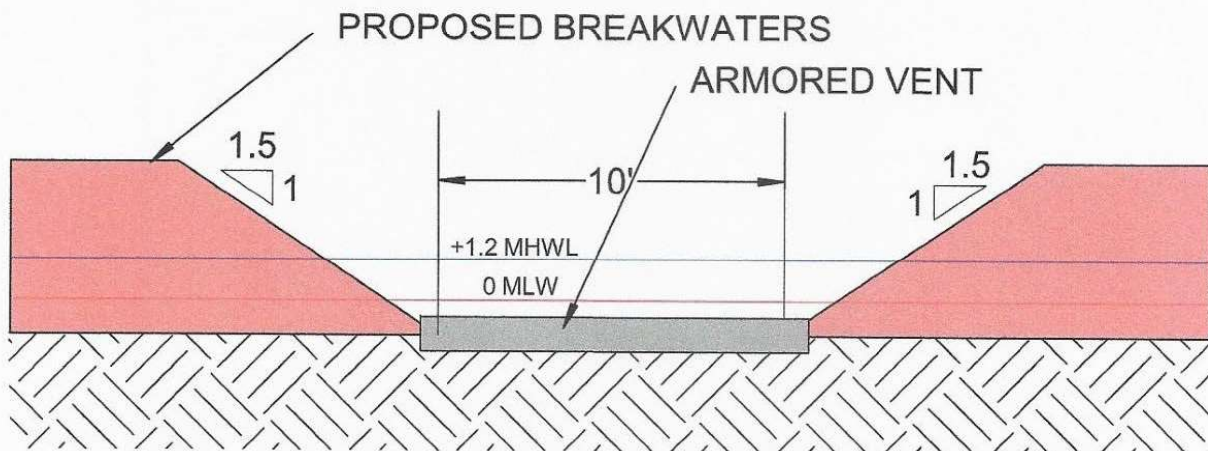
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11/15/2024

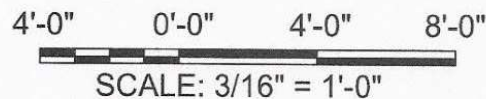
MG



VENT OPENING DETAIL BEACH AREA



ARMORED VENT OPENING DETAIL



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VENT DETAIL

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DRAWING 12

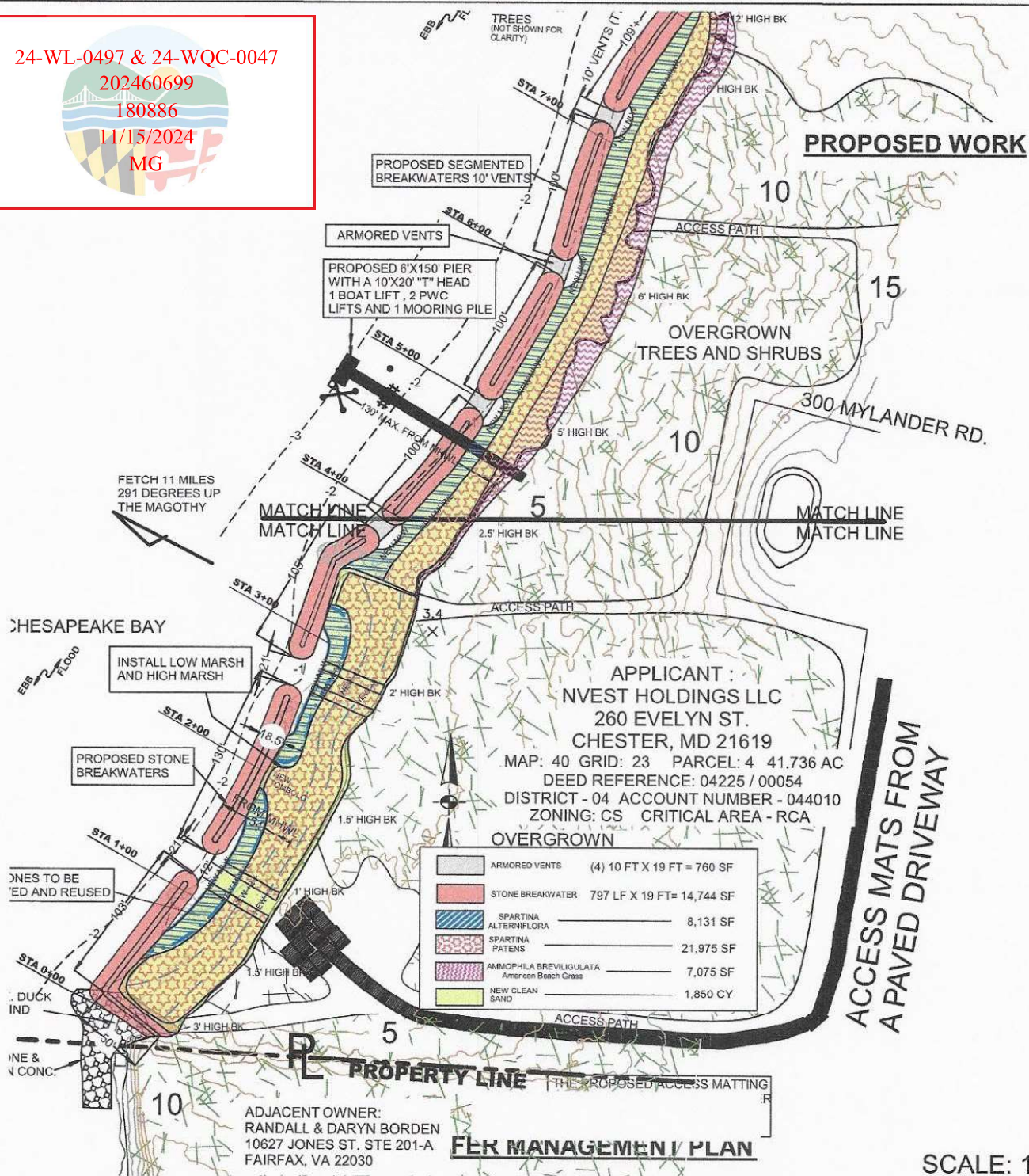
24-WL-0497 & 24-WQC-0047

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BUFFER MANAGEMENT PLAN

Doldon W. Moore & Associates, LLC

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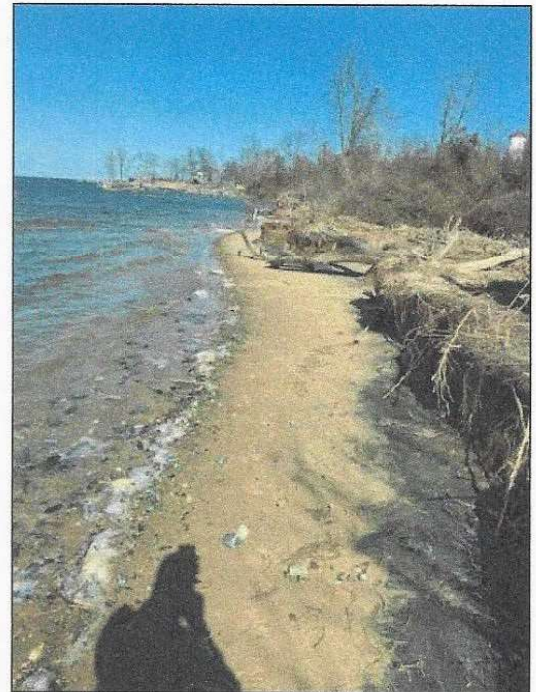
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DATE: REV 11/15/24 DRAWING 13



PHOTOS WERE TAKEN AT
+1.2 TIDE BASED ON THE NOAA
TIDE GAUGE IN ANNAPOLIS
2/20/24, 9:30 AM

24-WL-0497 & 24-WQC-0047

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PHOTOS

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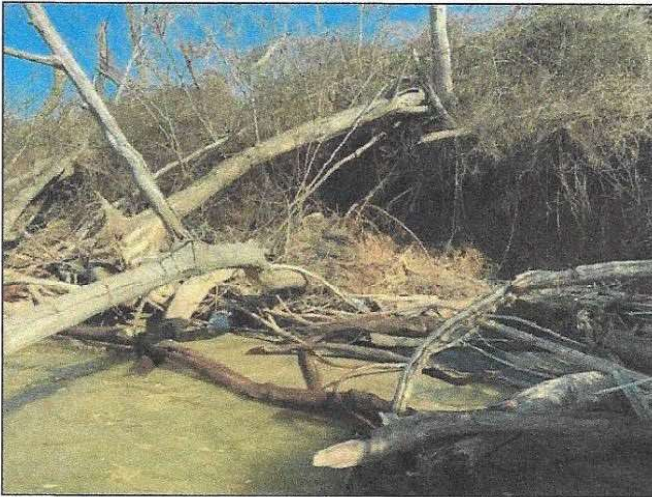
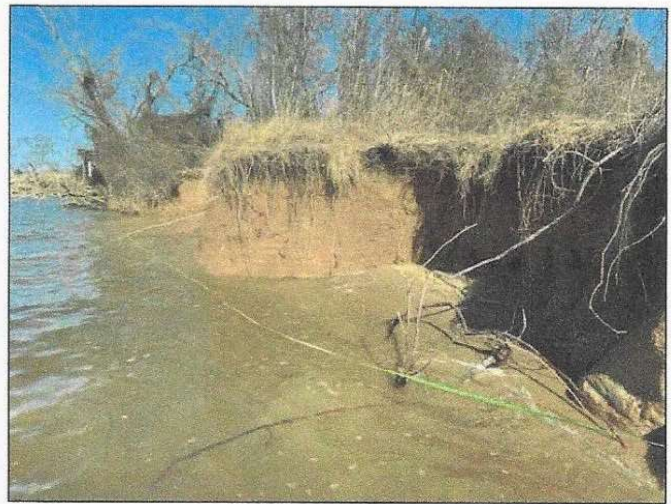
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DRAWING 14



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PHOTOS

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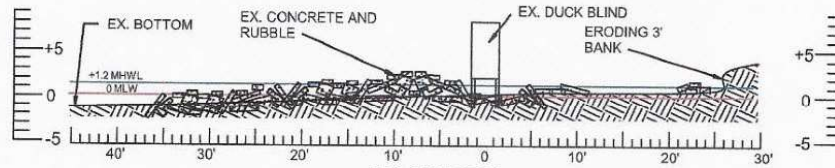
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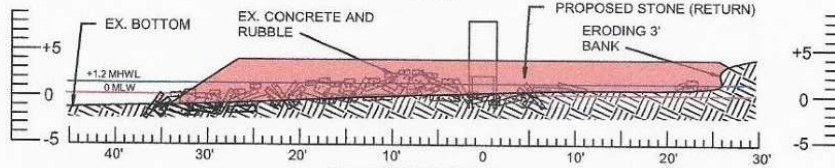
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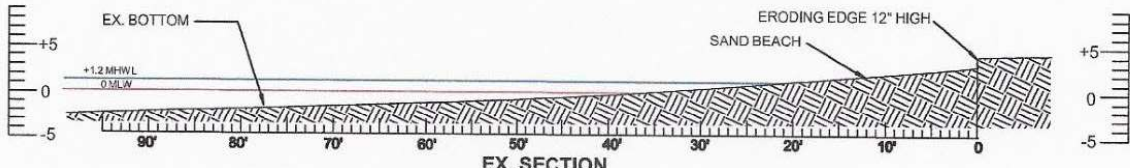
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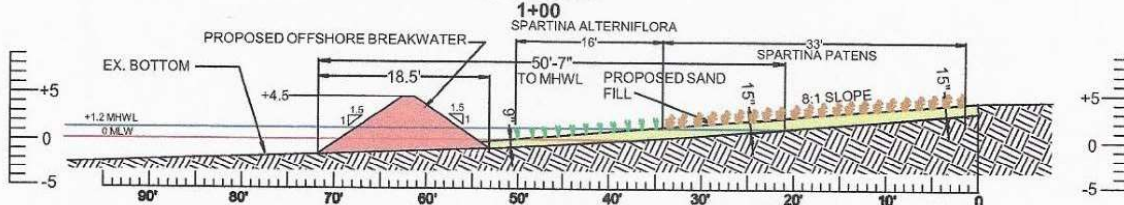
EX. SECTION
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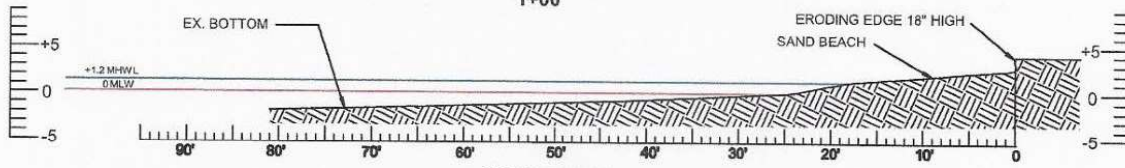
PROPOSED SECTION
0+00



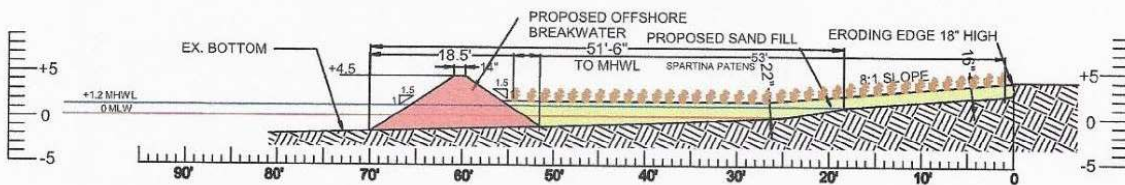
EX. SECTION
1+00



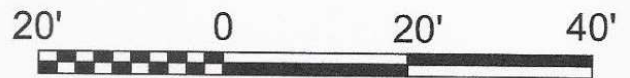
PROPOSED SECTION
1+00



EX. SECTION
2+00



PROPOSED SECTION
2+00 @ THE TOMBOLO



SCALE: 1"=20'

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SECTIONS

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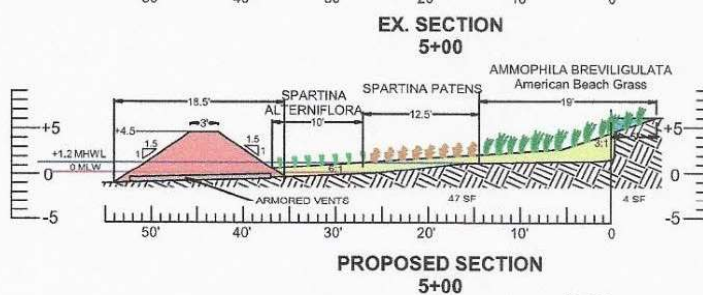
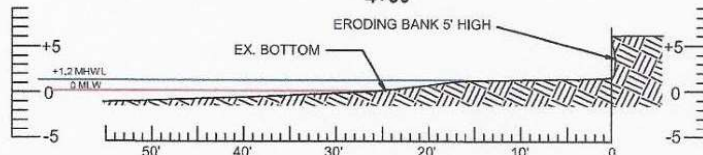
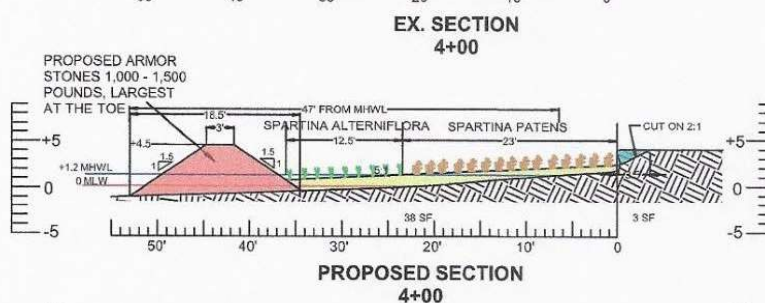
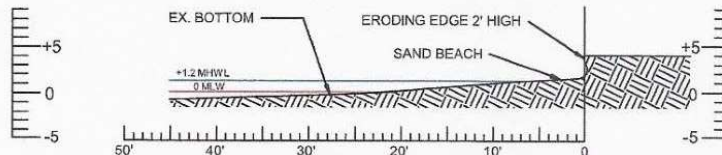
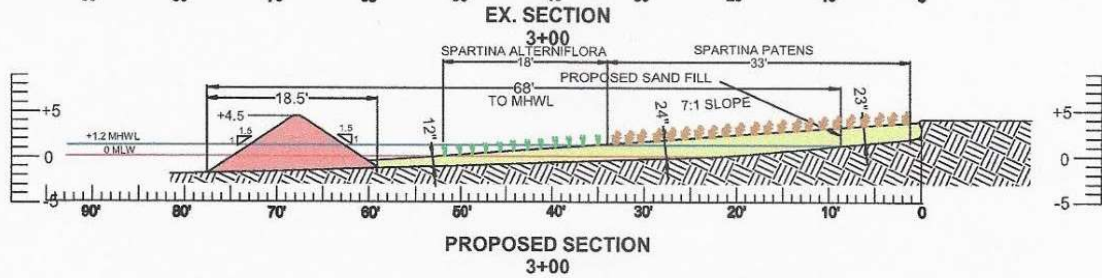
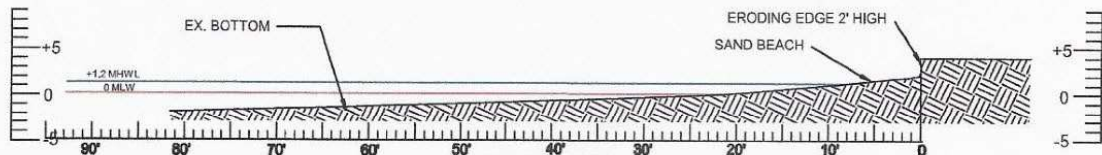
NOTES:

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2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS
3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3.
4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: CHESAPEAKE BAY
TOWN: STEVENSVILLE
COUNTY: QUEEN ANNE'S
STATE: MARYLAND
APPL. BY: NVEST HOLDINGS LLC
260 EVELYN ST.
CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 16



SCALE: 1"=20'

24-WL-0497 & 24-WQC-0047

202460699

180886

11/15/2024

MG

OWNER : NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 044010
ZONING: CS CRITICAL AREA - RCA

SECTIONS

Doldon W. Moore & Associates, LLC
Cell: 443-771-2374

Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736

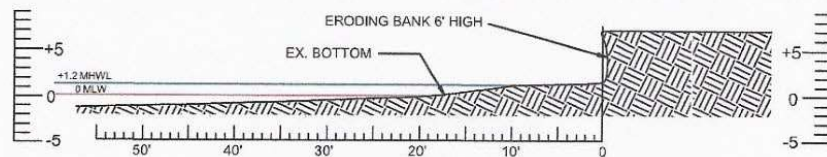
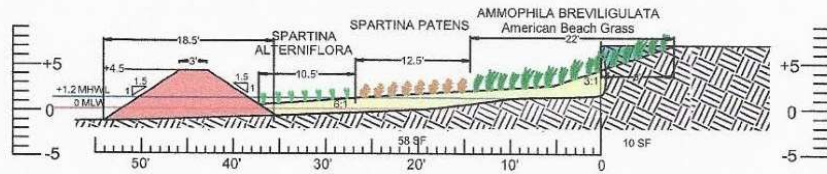
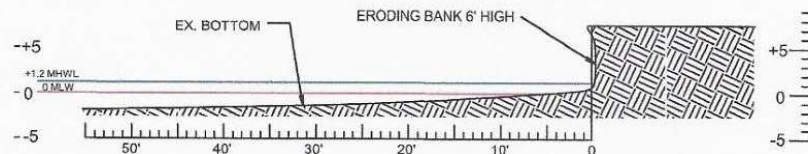
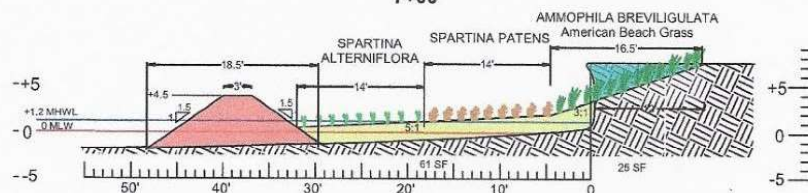
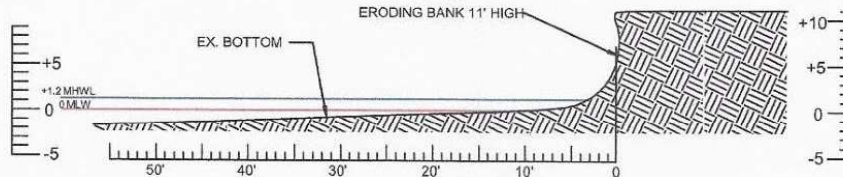
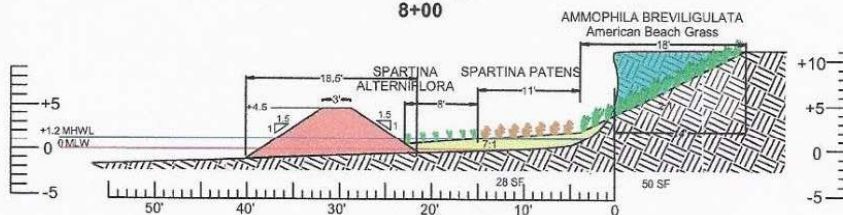
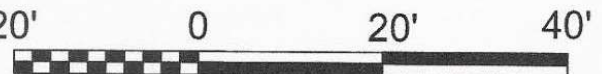
Email: dwmooejr@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

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DATE: REV 11/15/24 DRAWING 17

EX. SECTION
6+00PROPOSED SECTION
6+00EX. SECTION
7+00PROPOSED SECTION
7+00EX. SECTION
8+00PROPOSED SECTION
8+00

SCALE: 1"=20'

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DRAWING 18