



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

December 12, 2025,

Mariner Science & Exploration LLC
c/o Dave Knorr
2616 Chapel Lake Dr Ste B
Gambrills, MD 21054

Via email: dave@marinerscience.com

Re: Agency Interest Number: 179060
Tracking Number: 202461139
Tidal Authorization Number: 25-WQC-0020

Dear Prospect Plantation West HOA LLC:

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,

A handwritten signature in blue ink, appearing to read 'J. Stewart'.

Jonathan Stewart, Chief
Tidal Wetlands Division



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



25-WQC-0020

EFFECTIVE DATE: **December 12, 2025**
CERTIFICATION HOLDER: **Prospect Plantation West HOA LLC**
ADDRESS: **Prospect Plantation West HOA**
PO Box 700
Seabrook, MD 20703
PROJECT LOCATION: **Keen Haul Ct**
Grasonville, MD 21638

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 PROSPECT PLANTATION WEST HOA AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED MAY 22, 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 July 1st, 2025, to August 1st, 2025, on Maryland Department of the Environment's Public Notice webpage and advertising in The Record Observer on July 11th, 2025.

PROJECT DESCRIPTION

1. Construct an 89-linear foot, an 85-linear foot, an 625-linear foot, and a 605-linear foot low profile stone, sand containment sill;
2. Fill and grade with 2,841 cubic yards of sand along 1,404 feet of eroding shoreline and plant with 24,360 square feet of marsh vegetation extending a maximum of 33 feet channelward of the mean high-water line.
3. Construct two, 10-foot wide by 65-foot-long stone hook groins extending a maximum of 65 feet channelward of the mean high-water line.
4. Emplace 128 reef balls within a 0.96-acre area and two acres of oyster spat within a two-acre area, all within the Prospect Bay Sanctuary.

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- 2024-61139 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 Licensee shall construct at least twelve vents (opening in the stone edging), to facilitate marsh flushing and shall be located along the stone edging as depicted on the attached plans.
5. 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.
6. The Licensee shall construct the marsh establishment area in accordance with the following conditions:
 - A. The Licensee shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
 - B. The marsh establishment area shall be planted within one year following completion of the filling operation.
 - C. 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.
 - D. If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
 - E. 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.
7. The Licensee shall construct Reef A in accordance with the following conditions:
 - A. The Licensee shall use two million oyster spat for a density of one million spat per acre for a total of two acres. Reef A shall be located as shown on Sheet 1 of 2 on the mitigation plan dated December 8, 2025. Spat on shell will be obtained from the Horn Point Oyster Hatchery in Dorchester County.
 - B. The Reef A shall be completed within one year of the completion of the shoreline stabilization project. Reef A shall be monitored for five consecutive years.

- C. Annual reports will be provided to MDE, Tidal Wetlands, the Army Corps of Engineers, and DNR's Director of Shellfish Division. The timing of the monitoring shall be coordinated with DNR's Director of Shellfish Division before commencing.
 - D. A successful population density shall meet or exceed 50 oysters per square meter (m2). Should Reef A fail to achieve a successful population density, the Licensee shall coordinate an adaptive management strategy with MDE, Tidal Wetlands, the Army Corps of Engineers, and DNR's Director of Shellfish Division.
 - E. An adaptive management practice shall be provided by the Licensee in writing to MDE, Tidal Wetlands, the Army Corps of Engineers, and DNR's Director of Shellfish Division and approved by all parties prior to its implementation by the Licensee.
8. The Licensee shall construct Reef B in accordance with the following conditions:
- A. 128 individual reef balls shall be located as shown on Sheet 1 of 2 on the mitigation plan dated December 8, 2025. For a density of 133 reef balls per acre.
 - B. Reef balls shall be placed in clusters of five to ten structures with spacing of three to eight feet between individual structures.
 - C. Placement of each reef ball shall be determined through RTK GPS equipment. Coordinates for each structure shall be recorded and provided in As-Built plans provided to MDE, Tidal Wetlands, the Army Corps of Engineers, and DNR's Director of Shellfish Division.
 - D. Two reef balls shall be selected for monitoring as a reference for Reef B. Monitoring will occur once per year, for five years. Annual reports shall be provided to MDE, Tidal Wetlands, the Army Corps of Engineers, and DNR's Director of Shellfish Division.
9. 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.
10. The Licensee shall deploy and maintain a turbidity curtain tightly around and channelward of the project area prior to the commencement of any excavation and backfilling along the shoreline through completion of any excavation and backfilling along the shoreline.
11. The Licensee shall not perform any in water work from April 15th through October 15th of any year due to submerged aquatic vegetation restrictions.

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: 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.

8. Statement of Necessity for Special Condition 7,8: Stabilization of the site with vegetation is required to ensure that waters continue to meet designated uses. Loss of substrate fill material may result in discharges which reduce water quality and interfere with designated uses, including the support of estuarine and marine aquatic life, and the protection of shellfish harvesting, shallow water submerged aquatic vegetation, and migratory fish spawning and nurseries in tidal wetlands. Loss limits will maintain the designated use.

Citations: 1) 26.08.02.02.B.(3); 2) 26.08.02.03-3.C.(2)d.(5); 3) 26.08.02.03.A(1)(b); 4) 26.08.02.03.B(1-5); 5) 26.08.02.10E(2)

9. Statement of Necessity for Special Condition 9: Loss of fill material may result in violations of water quality due to turbidity and other alterations which interfere with designated uses as well as designated use class for support of estuarine and marine aquatic life, and support of designated uses for growth and propagation of fish, shallow water submerged vegetation, other aquatic life and wildlife. Loss limits will maintain the designation use.

Citations: 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 26.24; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.08.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.23.02.06; 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 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.24

10. Statement of Necessity for Special Conditions 10: The discharge and deposition of material within or adjacent to regulated resources may result in discharges that result in impacts to water quality and designated uses.

Citation: Federal and state laws which authorize this condition include but are not limited to: COMAR: 26.08.02.02.B.(3); 26.08.02.03-3.C.(2)d.(5).

11. Statement of Necessity for Special Condition 11: 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



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Tracking Number: 202461139
Agency Interest Number: 179060

Effective Date: **December 12, 2025**

Enclosure: Plan Sheets dated May 22, 2025

cc: WSA Inspection & Compliance Program
Army Corps of Engineers

LIVING SHORELINE

PROSPECT BAY COUNTRY CLUB







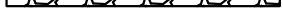

JPA IMPACT PLATES

Sheet 1 of 19

APRIL 2025

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	VICINITY MAP & AERIAL PHOTO
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	EXISTING CONDITIONS
6	EXISTING CONDITIONS
7	EXISTING CONDITIONS
8	EXISTING CONDITIONS
9	PROPOSED CONDITIONS
10	PROPOSED CONDITIONS
11	PROPOSED CONDITIONS
12	PROPOSED CONDITIONS
13	PROPOSED CONDITIONS
14	PROPOSED CONDITIONS
15	TYPICAL SECTIONS
16	TYPICAL SECTIONS
17	TYPICAL SECTIONS

LEGEND

	PROPERTY LINE
	MLW MEAN LOW WATER LINE
	MHW MEAN HIGH WATER LINE
	SAV SUBMERGED AQUATIC VEGETATION
	EXISTING CONTOUR LINE
	PROPOSED STONE
	PROPOSED LIVING SHORELINE
	UPLAND GRADING AND STABILIZATION

OWNER

PROSPECT PLANTATION WEST
HOMEOWNER'S ASSOCIATION INC

TAX MAP INFORMATION

DISTRICT: 05
ACCOUNT NUMBER: 028302
MAP: 0073
GRID: 0004
PARCEL: 0109

GENERAL NOTES

- TOPOGRAPHIC AND BATHYMETRIC SURVEYS AND EXISTING SITE CONDITIONS MAPPING PERFORMED BY SUSTAINABLE SCIENCE AND MARINER SCIENCE & EXPLORATION IN APRIL 2023.
- COORDINATE SYSTEM
 - HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (NAD83) US FOOT.
 - VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) US FOOT.
- EXISTING TOPOGRAPHY HAS BEEN RAISED BY 0.9' TO SET THE MEAN LOW WATER LINE (MLWL) = 0' BASED ON NOAA VDATUM CONVERSION FACTOR FOR THIS AREA.
- THE MEAN HIGH WATER LINE (MHWL) IS SET AT +1.5' MLWL ACCORDING TO THE NOAA VDATUM CONVERSION FACTOR FOR THIS AREA.
- PARCEL BOUNDARIES BASED ON PUBLICLY AVAILABLE QUEEN ANNE'S COUNTY GIS DATA.

IMPACTS SUMMARY TABLE (DISTURBANCES BELOW MHWL)

ACTIVITY	TIDAL WATERS IMPACTS	SAV IMPACTS	MAXIMUM CHANNELWARD ENCROACHMENT
SAND / COBBLE MIX PLANTED WITH TIDAL MARSH	24,360 SF 2,841 CY	11,131 SF	19 FT
LOW PROFILE STONE SILL	11,289 SF 825 CY	10,325 SF	33 FT
STONE JETTY	650 SF 60 CY	36 SF	17 FT



ENGINEER

SUSTAINABLE SCIENCE, LLC
SETH MCCULLOUGH, PE
(443) 786-9388
SETH@SUSTAINABLESCIENCE.COM
WWW.SUSTAINABLESCIENCE.COM



RESTORATION ECOLOGIST

MARINER SCIENCE & EXPLORATION, LLC
DAVE KNORR
(410) 991-3309
DAVE@MARINERSCIENCE.COM
WWW.MARINERSCIENCE.COM

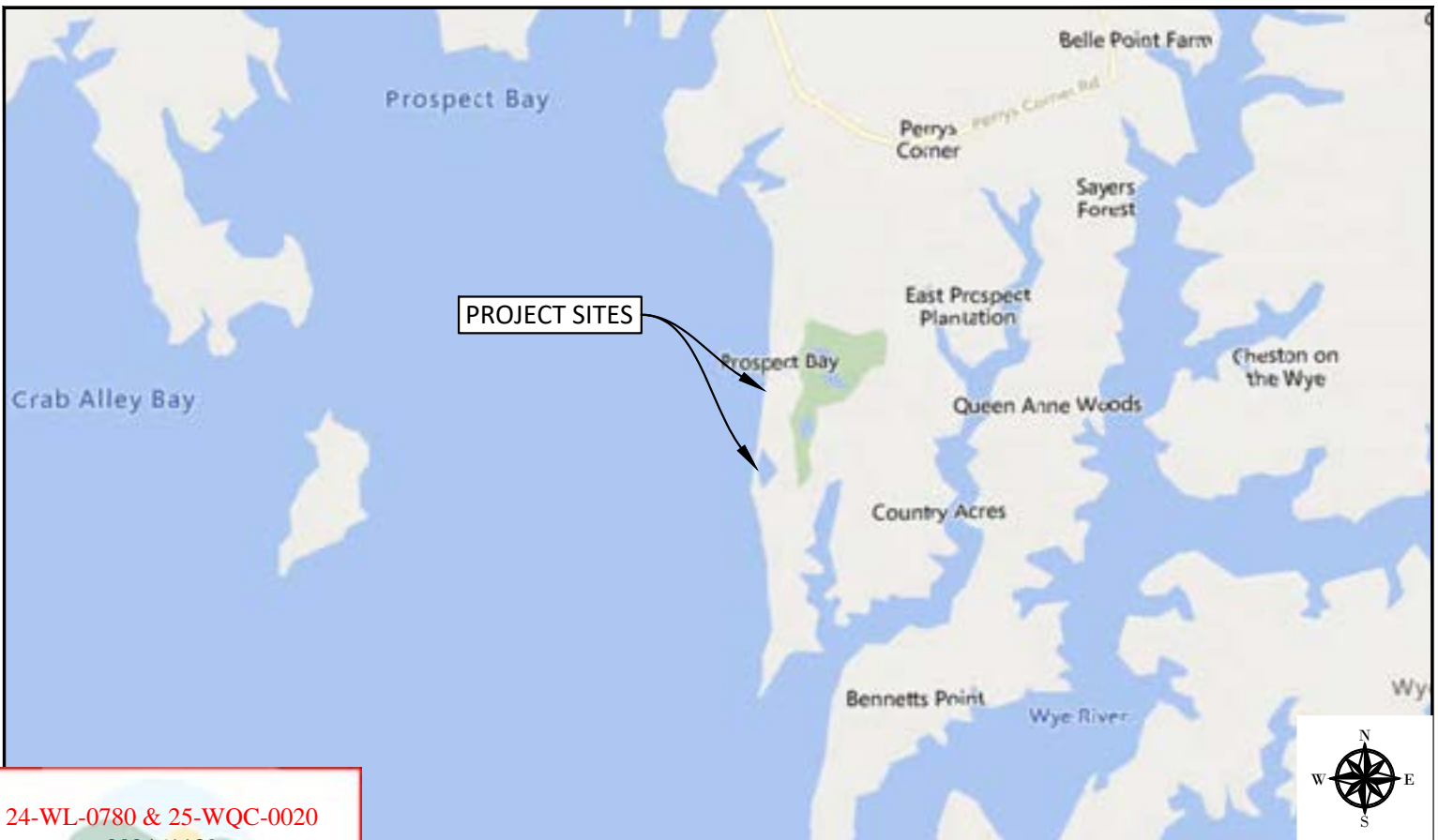
24-WL-0780 & 25-WQC-0020
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MG



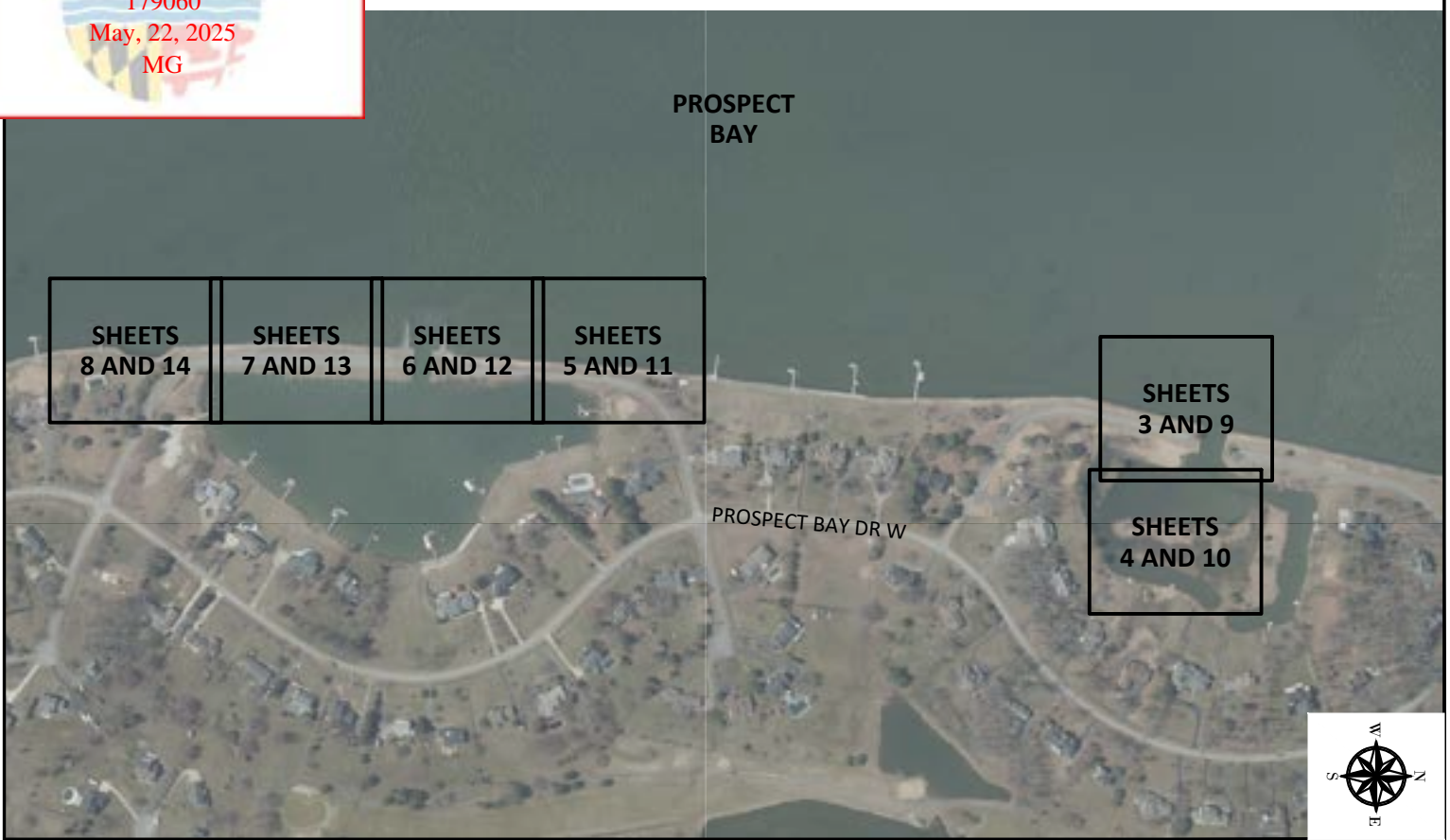
PROSPECT BAY SHORELINE

PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE	5/22/2025
SS PROJECT #	23005
SCALE	AS SHOWN
DESIGNED BY	S.A.M.
DRAWN BY	S.A.M.
CHECKED BY	F.A.M.



24-WL-0780 & 25-WQC-0020
 202461139
 179060
 May, 22, 2025
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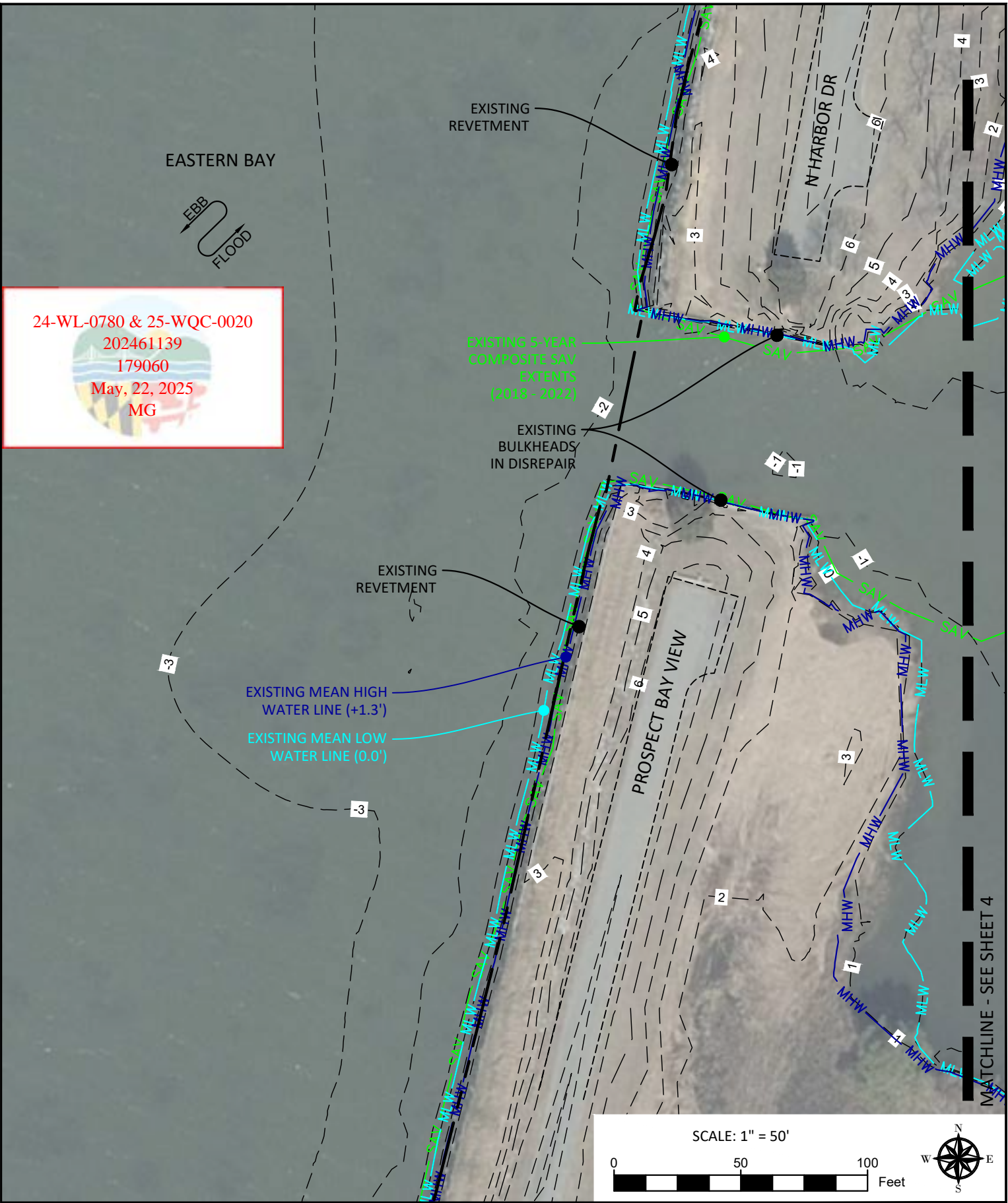


ENGINEERING SERVICES
 410 S. SECOND STREET
 DENTON, MARYLAND 21629

**VICINITY MAP &
 AERIAL PHOTO**

**PROSPECT BAY
 SHORELINE**
 PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
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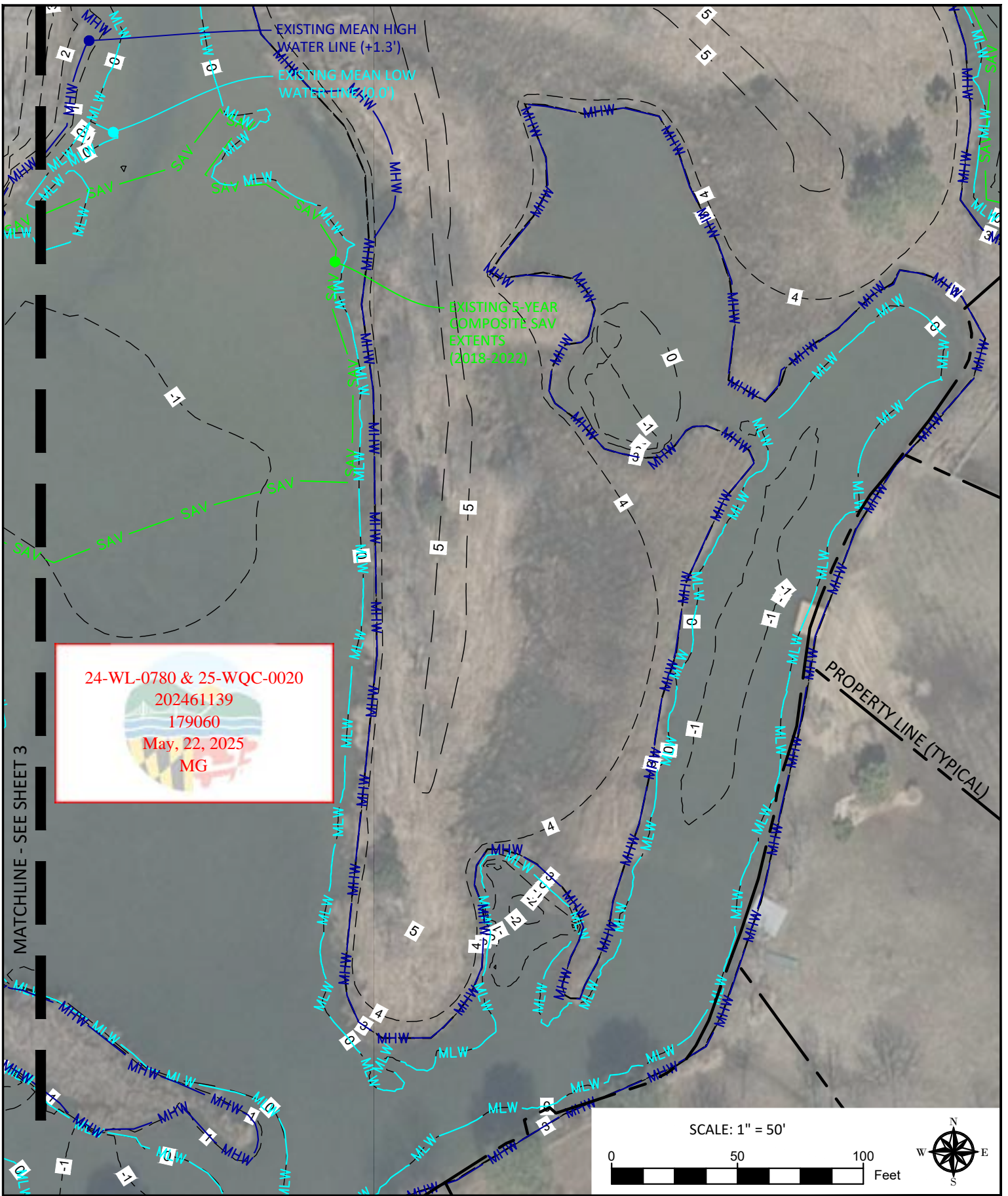
ENGINEERING SERVICES
 410 S. SECOND STREET
 DENTON, MARYLAND 21629

EXISTING CONDITIONS

**PROSPECT BAY
 SHORELINE**

PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
 GRASONVILLE, MD 21638

DATE	5/22/2025
SS PROJECT #	23005
SCALE	AS SHOWN
DESIGNED BY	SAM
DRAWN BY	SAM
CHECKED BY	FAM



24-WL-0780 & 25-WQC-0020
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MATCHLINE - SEE SHEET 3

PROPERTY LINE (TYPICAL)

SCALE: 1" = 50'

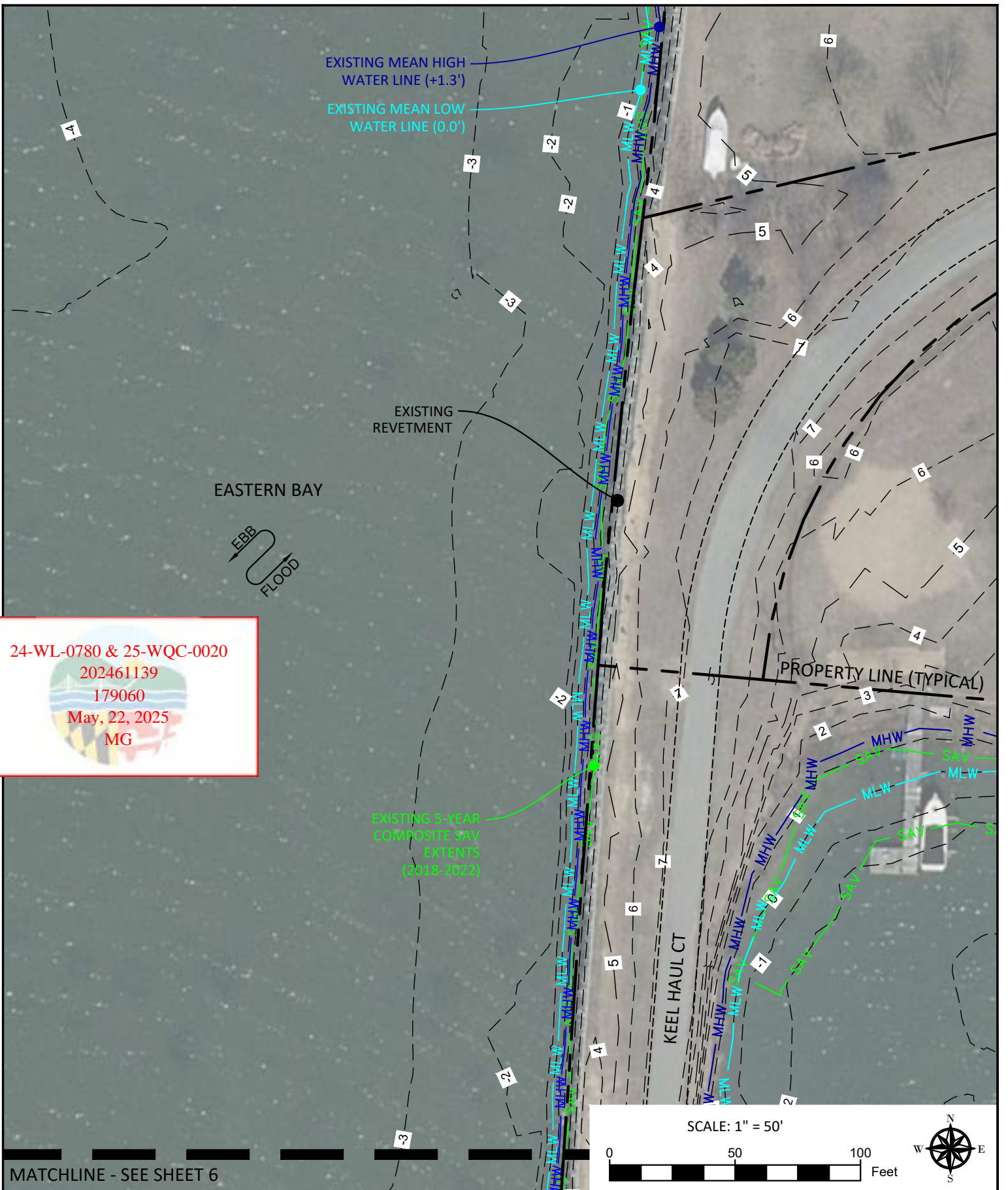


ENGINEERING SERVICES
 410 S. SECOND STREET
 DENTON, MARYLAND 21629

EXISTING CONDITIONS

PROSPECT BAY SHORELINE
 PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
 GRASONVILLE, MD 21638

DATE	5/22/2025
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SCALE	AS SHOWN
DESIGNED BY	SAM
DRAWN BY	SAM
CHECKED BY	FAM



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MATCHLINE - SEE SHEET 6

**EXISTING
 CONDITIONS**

**PROSPECT BAY
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MATCHLINE - SEE SHEET 5

24-WL-0780 & 25-WQC-0020
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MG

EASTERN BAY



EXISTING MEAN HIGH WATER LINE (+1.3')

EXISTING MEAN LOW WATER LINE (0.0')

EXISTING REVETMENT

EXISTING 5-YEAR COMPOSITE SAV EXTENTS (2018-2022)

EXISTING STONE JETTIES

KEEL HAULT CT

S HARBOR DR

SCALE: 1" = 50'



MATCHLINE - SEE SHEET 7



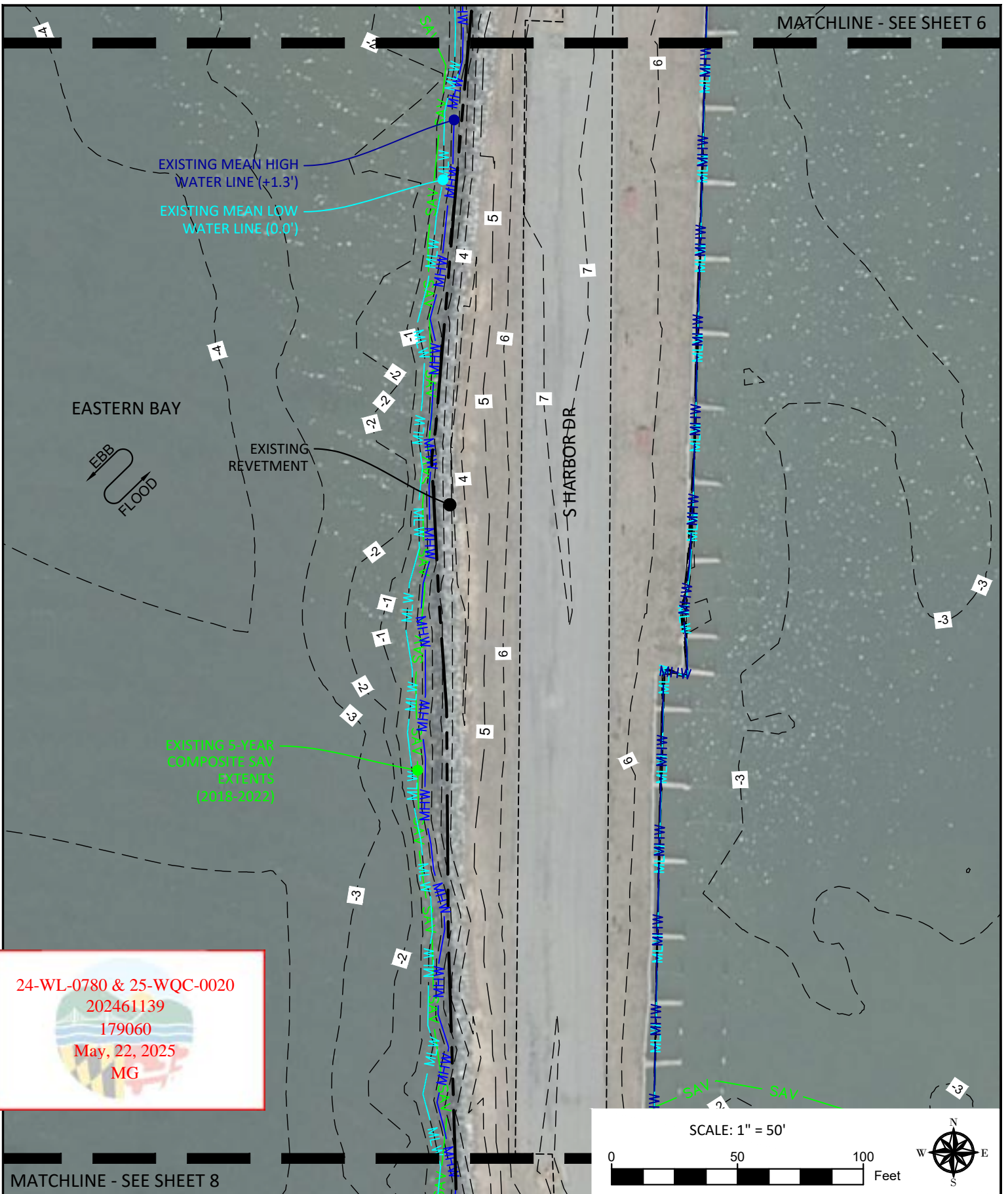
ENGINEERING SERVICES
410 S. SECOND STREET
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EXISTING CONDITIONS

PROSPECT BAY SHORELINE

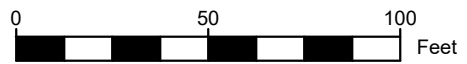
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 202461139
 179060
 May, 22, 2025
 MG

SCALE: 1" = 50'



EXISTING CONDITIONS

PROSPECT BAY SHORELINE

PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
 GRASONVILLE, MD 21638

DATE	5/22/2025
SS PROJECT #	23005
SCALE	AS SHOWN
DESIGNED BY	SAM
DRAWN BY	SAM
CHECKED BY	FAM



MATCHLINE - SEE SHEET 7

EXISTING MEAN HIGH WATER LINE (+1.3')

EXISTING MEAN LOW WATER LINE (0.0')

EXISTING REVETMENT

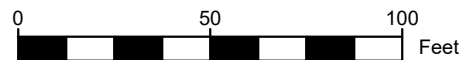
EASTERN BAY



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MG

EXISTING 5-YEAR COMPOSITE SAV EXTENTS (2018-2022)

SCALE: 1" = 50'



EXISTING CONDITIONS

PROSPECT BAY SHORELINE

PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE
5/22/2025

SS PROJECT #
23005

SCALE AS SHOWN

DESIGNED BY SAM

DRAWN BY SAM

CHECKED BY FAM



EASTERN BAY

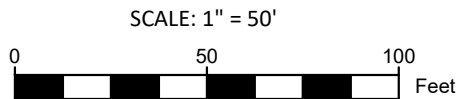


LIVING SHORELINE A
TIDAL WATERS IMPACTS: 508 SF
SAV IMPACTS: 185 SF
MAX ENCROACHMENT: 7 LF
(REFER TO SHEET 15 FOR LIVING SHORELINE WITH SILL TYPICAL SECTION AND SHEET 16 FOR TIDAL MARSH PLANTING QUANTITIES)

LIVING SHORELINE B
TIDAL WATERS IMPACTS: 457 SF
SAV IMPACTS: 342 SF
MAX ENCROACHMENT: 5 LF
(REFER TO SHEET 15 FOR LIVING SHORELINE WITH SILL TYPICAL SECTION AND SHEET 16 FOR TIDAL MARSH PLANTING QUANTITIES)

LIVING SHORELINE C
TIDAL WATERS IMPACTS: 1,995 SF
SAV IMPACTS: 0 SF
MAX ENCROACHMENT: 18 LF
(REFER TO SHEET 15 FOR LIVING SHORELINE TYPICAL SECTION AND SHEET 16 TIDAL MARSH PLANTING QUANTITIES)

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MATCHLINE - SEE SHEET 10

Sustainable science
ENGINEERING SERVICES
410 S. SECOND STREET
DENTON, MARYLAND 21629

PROPOSED CONDITIONS

PROSPECT BAY SHORELINE
PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE	5/22/2025
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REPLANT APPROXIMATELY 800 SF
 OF TIDAL MARSH VEGETATION IN
 UNVEGETATED BEACH AREA
 (REFER TO SHEET 16 FOR TIDAL
 MARSH RE-ESTABLISHMENT
 DETAIL)

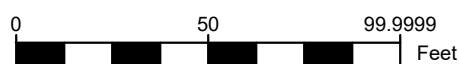
LIVING SHORELINE D
 TIDAL WATERS IMPACTS: 2,528 SF
 SAV IMPACTS: 0 SF
 MAX ENCROACHMENT: 9 LF
 (REFER TO SHEET 15 FOR LIVING
 SHORELINE TYPICAL SECTION
 AND SHEET 16 FOR TIDAL MARSH
 PLANTING QUANTITIES)

LIVING SHORELINE C
 TIDAL WATERS
 IMPACTS: 1,995 SF
 SAV IMPACTS: 0 SF
 MAX ENCROACH-
 MENT: 18 LF
 (REFER TO SHEET 15
 FOR LIVING SHORELINE
 TYPICAL SECTION AND
 SHEET 16 FOR TIDAL
 MARSH PLANTING
 QUANTITIES)

MATCHLINE - SEE SHEET 9

PROPERTY LINE (TYPICAL)

SCALE: 1" = 50'



**PROPOSED
 CONDITIONS**

**PROSPECT BAY
 SHORELINE**

PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
 GRASONVILLE, MD 21638

DATE	5/22/2025
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SCALE	AS SHOWN
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PROPOSED 10-FT WIDE VENT
 OPENING SET TO MLW SPACED
 100-FT O.C. ALONG SILL
 (REFER TO SHEET 17 FOR TYPICAL
 SILL OPENING DETAIL)

EASTERN BAY



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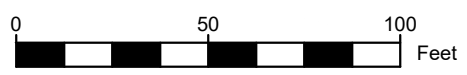
LIVING SHORELINE E
 TIDAL WATERS IMPACTS: 14,297 SF
 SAV IMPACTS: 12,455 SF
 TOTAL LENGTH: 625 LF
 MAX ENCROACHMENT: 31 LF
 (REFER TO SHEET 15 FOR LIVING
 SHORELINE WITH SILL TYPICAL
 SECTION AND SHEET 16 FOR TIDAL
 MARSH PLANTING QUANTITIES)

MATCHLINE - SEE SHEET 12

KEEL HAUL CT

PROPERTY LINE (TYPICAL)

SCALE: 1" = 50'



ENGINEERING SERVICES
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**PROPOSED
 CONDITIONS**

**PROSPECT BAY
 SHORELINE**
 PREPARED FOR APPLICANT:
 PROSPECT BAY COUNTRY CLUB
 301 PROSPECT BAY DR W
 GRASONVILLE, MD 21638

DATE	5/22/2025
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SCALE	AS SHOWN
DESIGNED BY	SAM
DRAWN BY	SAM
CHECKED BY	FAM

MATCHLINE - SEE SHEET 11

LIVING SHORELINE E
TIDAL WATERS IMPACTS: 14,297 SF
SAV IMPACTS: 12,455 SF
TOTAL LENGTH: 625 LF
MAX ENCROACHMENT: 31 LF
(REFER TO SHEET 15 FOR LIVING SHORELINE WITH SILL TYPICAL SECTION AND SHEET 16 FOR TIDAL MARSH PLANTING QUANTITIES)

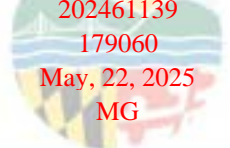
PROPOSED 10-FT WIDE VENT OPENING SET TO MLW SPACED 100-FT O.C. ALONG SILL (REFER TO SHEET 17 FOR TYPICAL SILL OPENING DETAIL)

STONE JETTY A RECONFIGURATION
TIDAL WATERS IMPACTS: 345 SF
SAV IMPACTS: 0 SF
MAX ENCROACHMENT: 65 LF
(REFER TO SHEET 17 FOR TYPICAL GROIN DETAIL)

STONE JETTY B RECONFIGURATION
TIDAL WATERS IMPACTS: 305 SF
SAV IMPACTS: 36 SF
MAX ENCROACHMENT: 65 LF
(REFER TO SHEET 17 FOR TYPICAL GROIN DETAIL)

LIVING SHORELINE F
TIDAL WATERS IMPACTS: 11,684 SF
SAV IMPACTS: 8,438 SF
TOTAL LENGTH: 605 LF
MAX ENCROACHMENT: 33 LF
(REFER TO SHEET 15 FOR LIVING SHORELINE WITH SILL TYPICAL SECTION AND TIDAL MARSH PLANTING QUANTITIES)

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EASTERN BAY



S HARBOR DR

KEEL HAUL CT

SCALE: 1" = 50'



MATCHLINE - SEE SHEET 13



ENGINEERING SERVICES
410 S. SECOND STREET
DENTON, MARYLAND 21629

PROPOSED CONDITIONS

PROSPECT BAY SHORELINE

PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE	5/22/2025
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PROPOSED 10-FT WIDE VENT
OPENING SET TO MLW SPACED
100-FT O.C. ALONG SILL
(REFER TO SHEET 17 FOR
TYPICAL SILL OPENING DETAIL)

EASTERN BAY



LIVING SHORELINE F
TIDAL WATERS IMPACTS: 11,684 SF
SAV IMPACTS: 8,474 SF
TOTAL LENGTH: 605 LF
MAX ENCROACHMENT: 33 LF
(REFER TO SHEET 15 FOR LIVING
SHORELINE WITH SILL TYPICAL
SECTION AND SHEET 16 FOR TIDAL
MARSH PLANTING QUANTITIES)

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MATCHLINE - SEE SHEET 14



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DENTON, MARYLAND 21629

PROPOSED CONDITIONS

PROSPECT BAY SHORELINE

PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE	5/22/2025
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SCALE: 1" = 50'



MATCHLINE - SEE SHEET 13

PROPOSED 10-FT WIDE VENT
OPENING SET TO MLW SPACED
100-FT O.C. ALONG SILL
(REFER TO SHEET 17 FOR TYPICAL
SILL OPENING DETAIL)

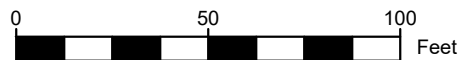
LIVING SHORELINE F
TIDAL WATERS IMPACTS: 11,684 SF
SAV IMPACTS: 8,474 SF
TOTAL LENGTH: 605 LF
MAX ENCROACHMENT: 33 LF
(REFER TO SHEET 15 FOR LIVING
SHORELINE WITH SILL TYPICAL
SECTION AND SHEET 16 FOR TIDAL
MARSH PLANTING QUANTITIES)

EASTERN BAY



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SCALE: 1" = 50'

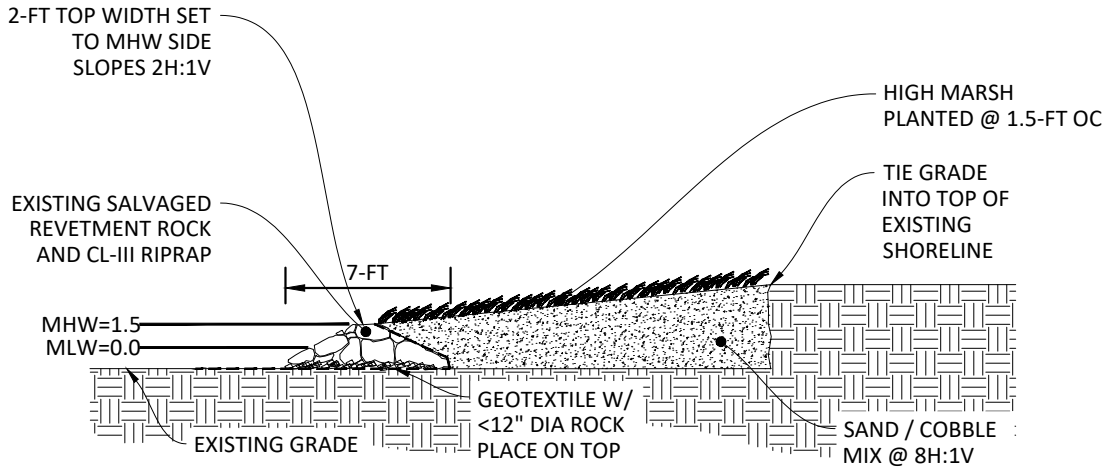


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**PROPOSED
CONDITIONS**

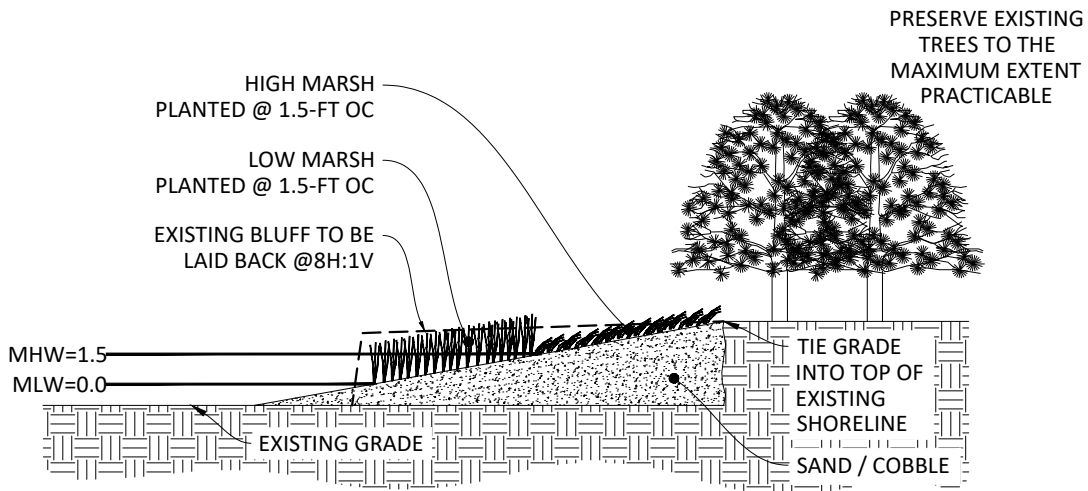
**PROSPECT BAY
SHORELINE**
PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

DATE	5/22/2025
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**LIVING SHORELINE
WITH SILL DETAIL**

NOT TO SCALE



**LIVING SHORELINE
TYPICAL DETAIL**

NOT TO SCALE

PRESERVE EXISTING
TREES TO THE
MAXIMUM EXTENT
PRACTICABLE

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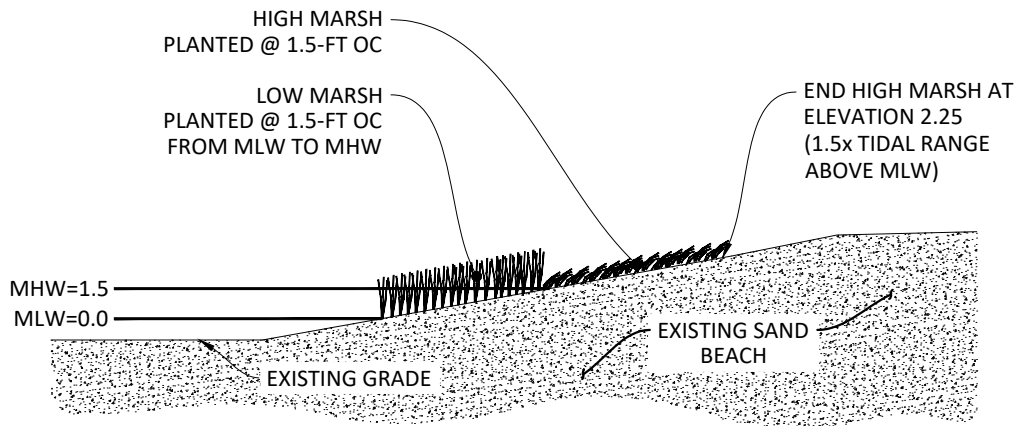
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DENTON, MARYLAND 21629

TYPICAL SECTIONS

**PROSPECT BAY
SHORELINE**

PREPARED FOR APPLICANT:
PROSPECT BAY COUNTRY CLUB
301 PROSPECT BAY DR W
GRASONVILLE, MD 21638

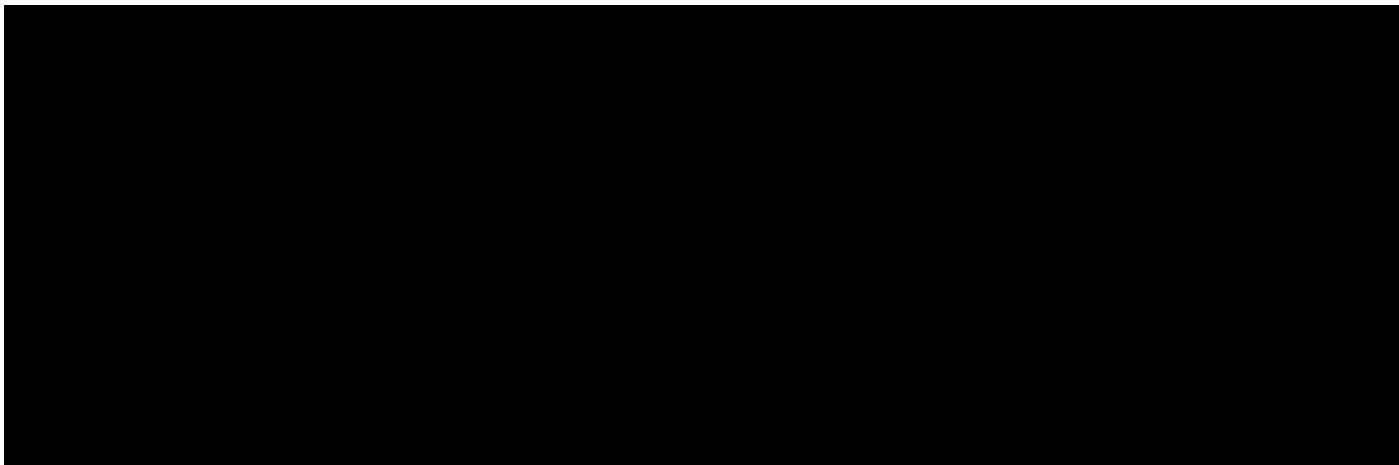
DATE	5/22/2025
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**TIDAL MARSH
RE-ESTABLISHMENT DETAIL**

NOT TO SCALE

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TYPICAL SECTIONS



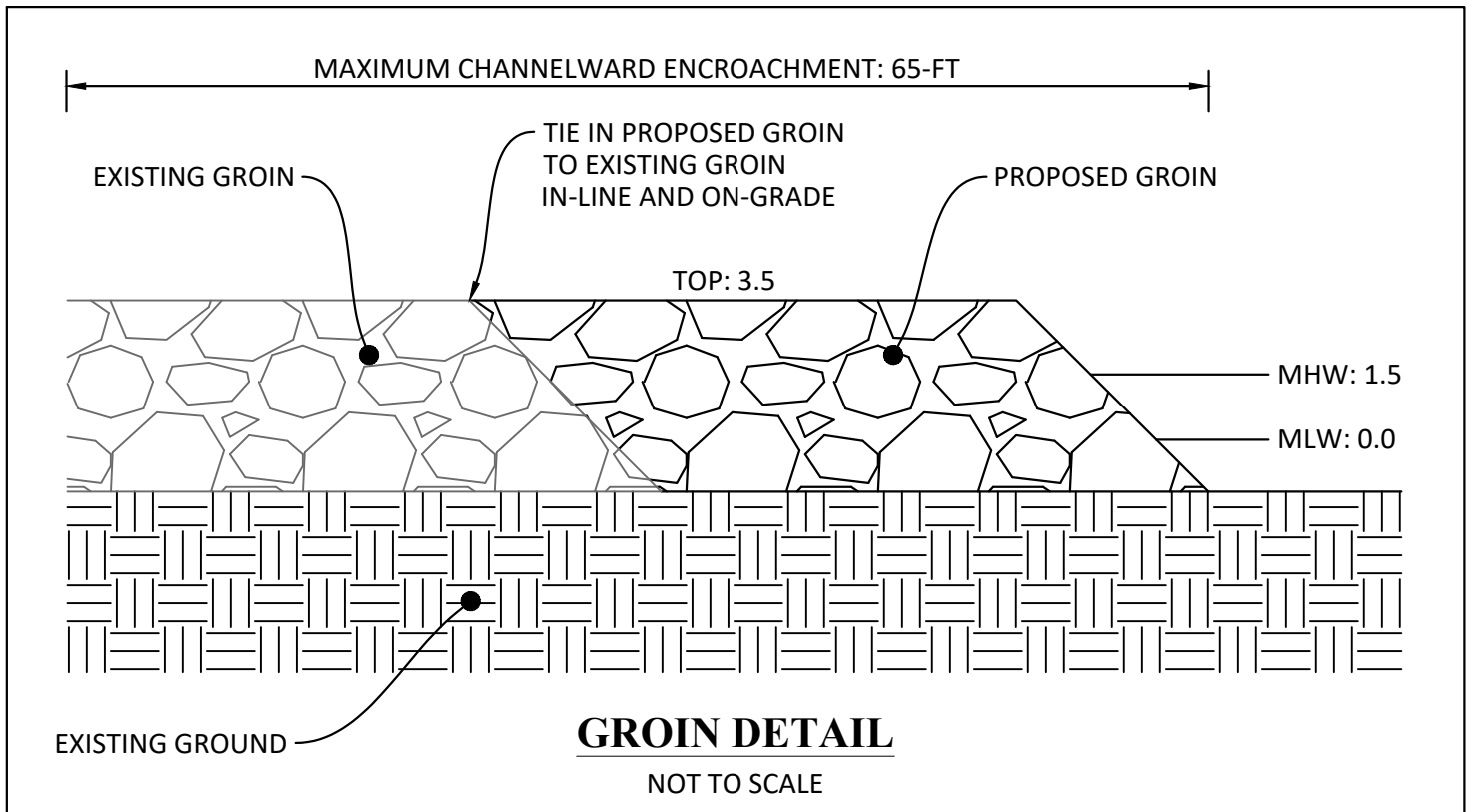
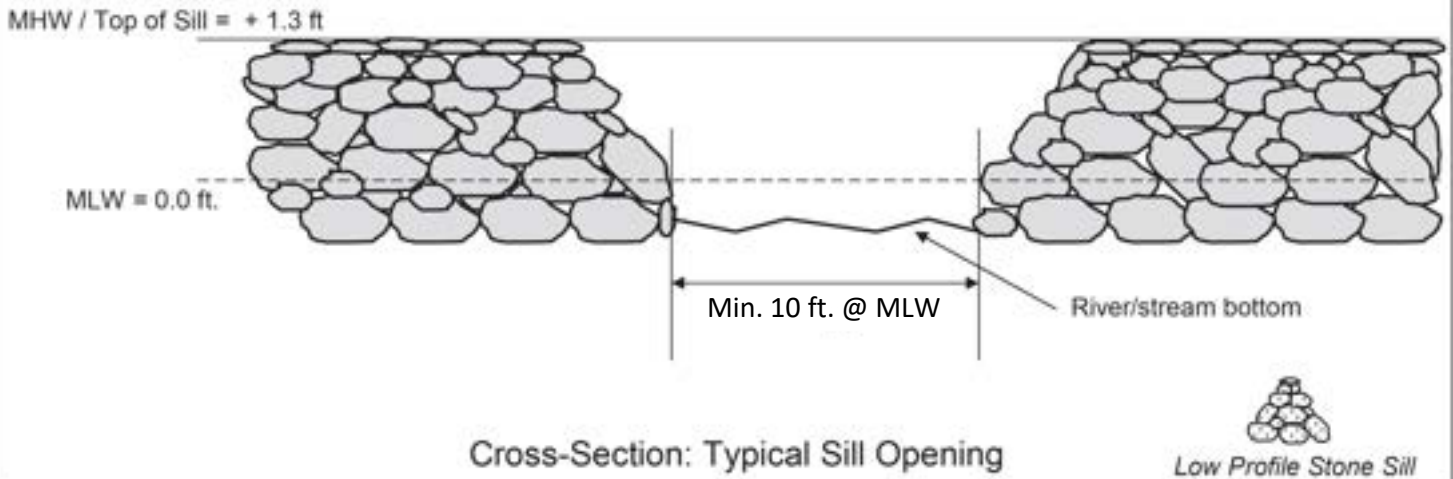
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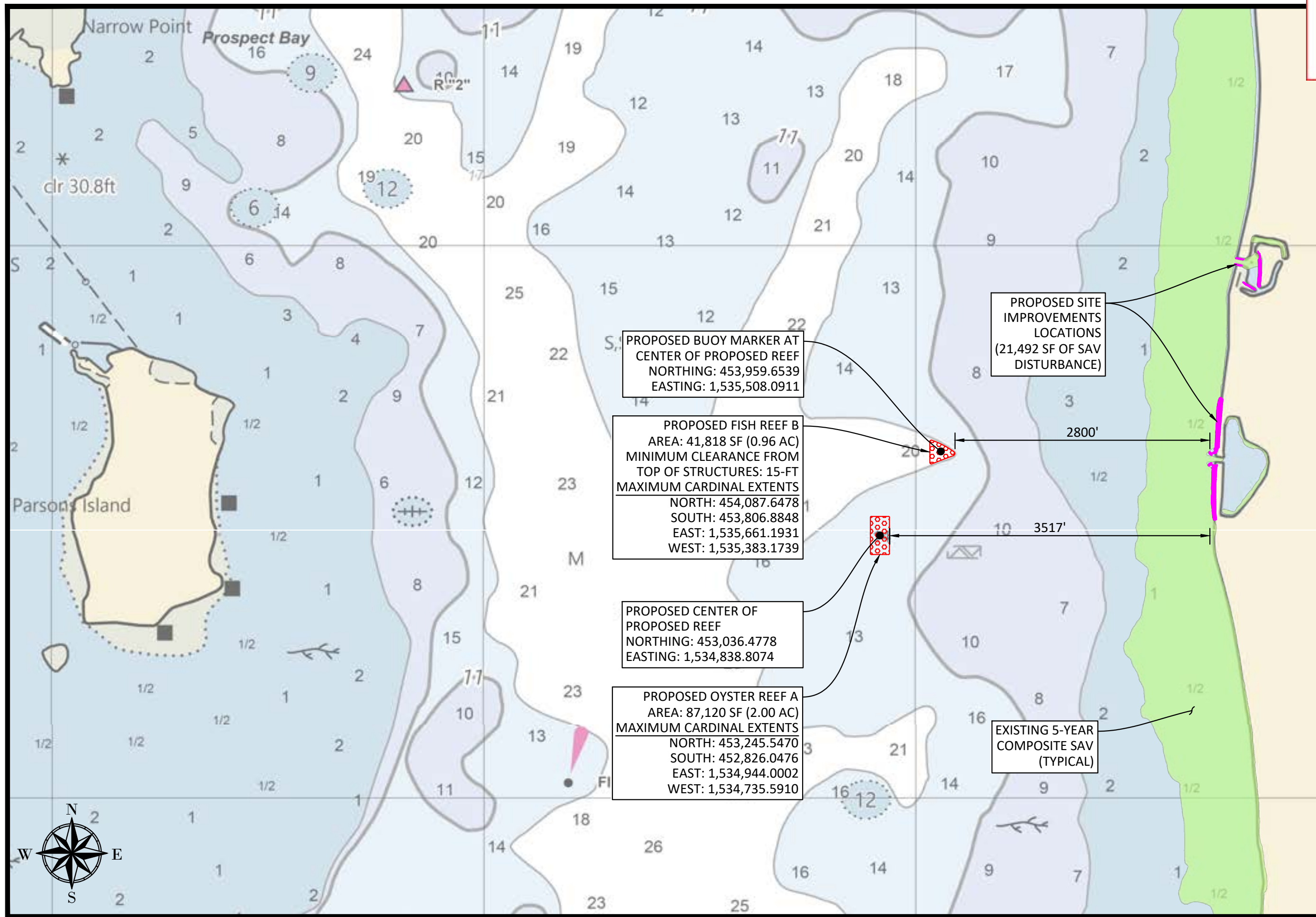
**PROSPECT BAY
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PREPARED FOR APPLICANT:
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PROPOSED BUOY MARKER AT CENTER OF PROPOSED REEF
 NORTHING: 453,959.6539
 EASTING: 1,535,508.0911

PROPOSED FISH REEF B
 AREA: 41,818 SF (0.96 AC)
 MINIMUM CLEARANCE FROM TOP OF STRUCTURES: 15-FT
 MAXIMUM CARDINAL EXTENTS
 NORTH: 454,087.6478
 SOUTH: 453,806.8848
 EAST: 1,535,661.1931
 WEST: 1,535,383.1739

PROPOSED CENTER OF PROPOSED REEF
 NORTHING: 453,036.4778
 EASTING: 1,534,838.8074

PROPOSED OYSTER REEF A
 AREA: 87,120 SF (2.00 AC)
 MAXIMUM CARDINAL EXTENTS
 NORTH: 453,245.5470
 SOUTH: 452,826.0476
 EAST: 1,534,944.0002
 WEST: 1,534,735.5910

PROPOSED SITE IMPROVEMENTS LOCATIONS
 (21,492 SF OF SAV DISTURBANCE)

EXISTING 5-YEAR COMPOSITE SAV (TYPICAL)

DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	SS PROJECT NO:	SHEET NO:
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SAV MITIGATION PLAN

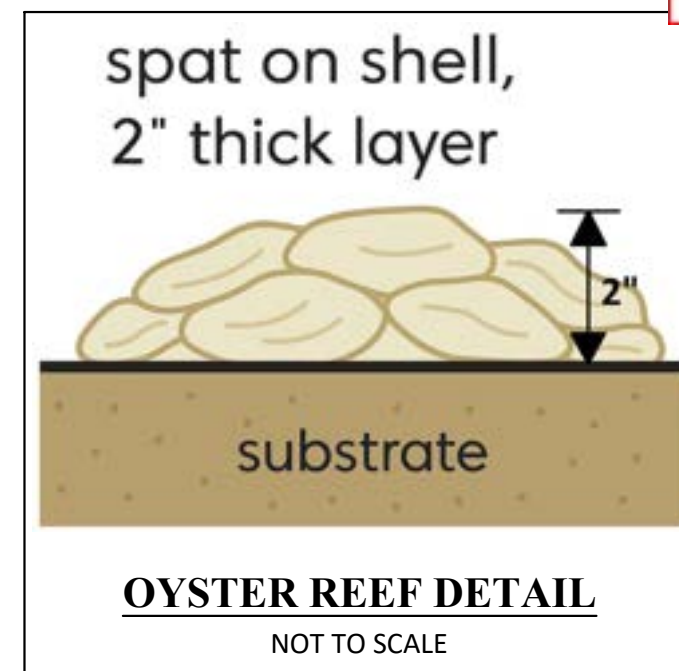
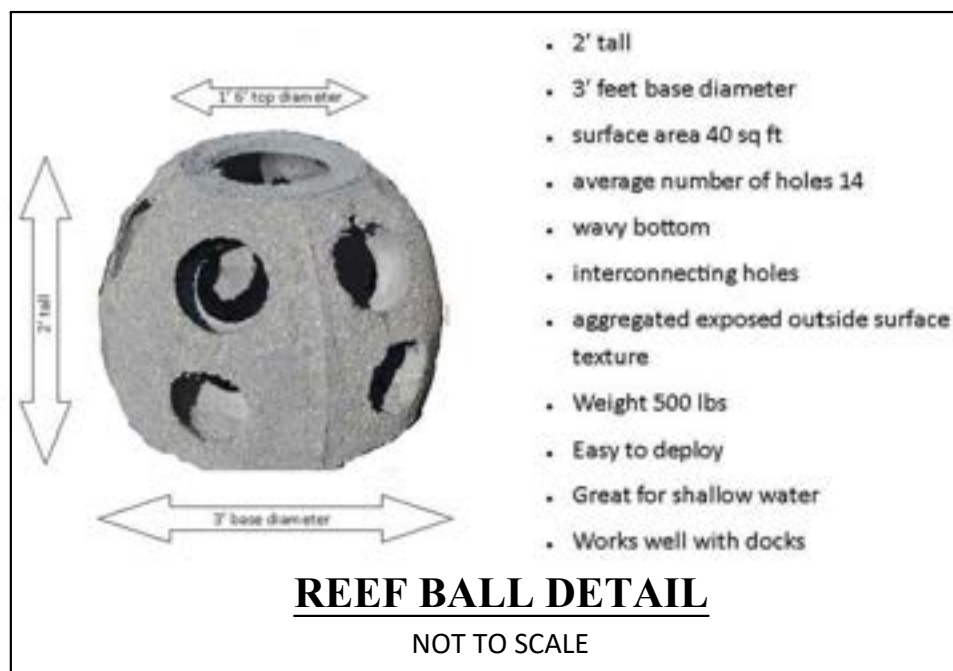
PROSPECT BAY LIVING SHORELINE

PREPARED FOR
 PROSPECT BAY COUNTRY CLUB

QA COUNTY, MD TRACKING NO: 202461139; PERMIT: 24-WL-0780

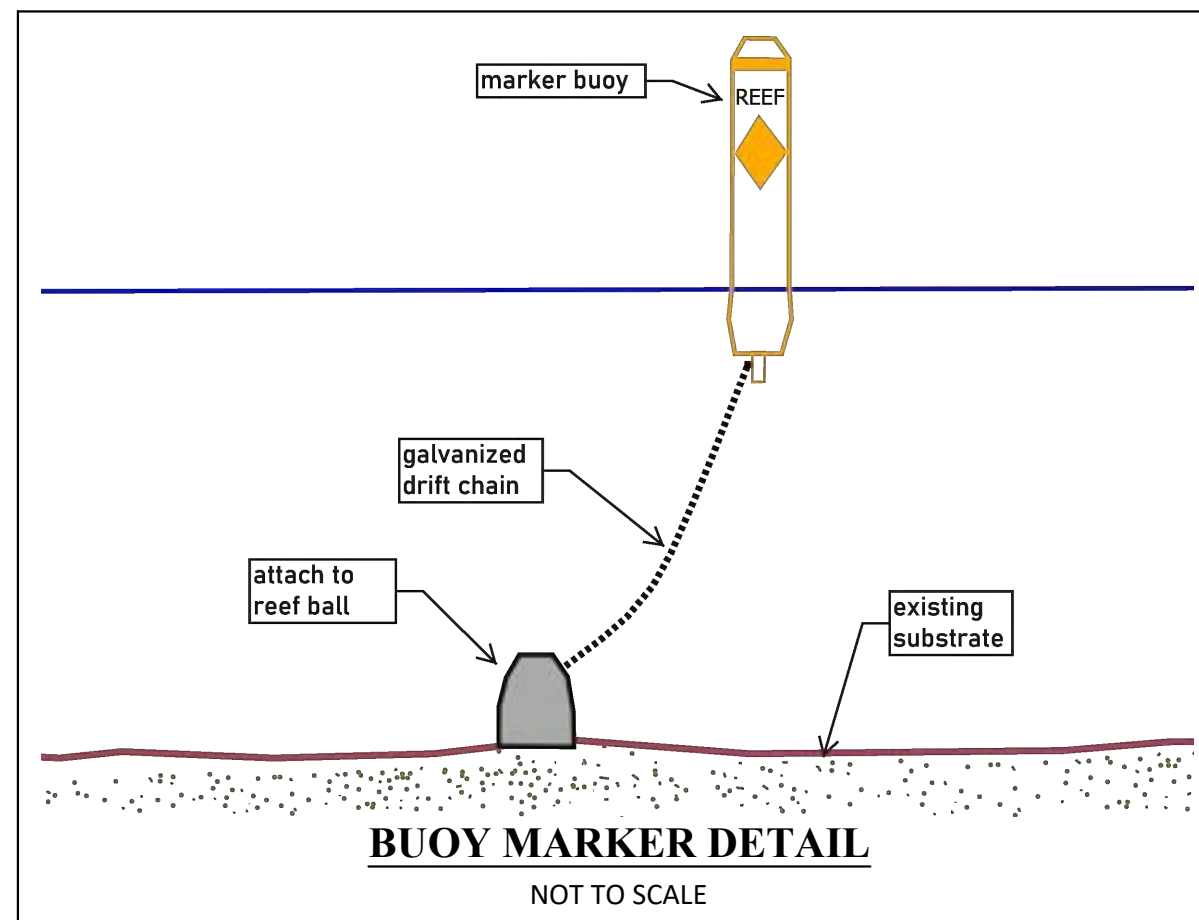
GENERAL CONSTRUCTION NOTES

1. NO WORK SHALL BE CONDUCTED UNTIL ALL APPROVALS AND PERMITS ARE ISSUED. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL PERMIT REQUIREMENTS AND CONDITIONS.
2. CONTRACTOR MUST HAVE AN ACTIVE MARINE CONTRACTOR'S LICENSE WITH THE MARYLAND DEPT OF THE ENVIRONMENT.
3. CONTRACTOR SHALL COORDINATE WITH, AND OBTAIN APPROVAL FROM, MD DNR SHELLFISH DIVISION BEFORE STARTING WORK.
4. BATHYMETRY DATA ARE DERIVED FROM PUBLICALLY AVAILABLE GEOSPATIAL DATA.
5. PROPOSED REEF A WILL BE CREATED BY DEPLOYING 2 MILLION OYSTER SPAT, ATTACHED TO SHELL, WITHIN THE 2.0 ACRE AREA AS SHOWN HEREIN.
6. PROPOSED REEF B WILL BE CREATED BY DEPLOYING 128 REEF BALLS WITHIN THE 0.96 ACRE AREA AS SHOWN HEREIN.
7. LOCATIONS OF THE REEFS MAY BE ADJUSTED BY MD DNR PRIOR TO IMPLEMENTATION.
8. WORK MAY BE CONDUCTED FROM SUNRISE TO SUNSET, SEVEN DAYS OF A WEEK. MOBILIZATION AND TRANSPORT TO THE REEF LOCATIONS MAY BE CONDUCTED BEFORE SUNRISE.
9. INSTALLATION OF THE REEFS MAY BE CONDUCTED SEQUENTIALLY, CONCURRENTLY OR SEPARATELY.
10. OYSTER SPAT SHALL BE ATTACHED ON SHELL AND PLACED MECHANICALLY OR HYDRAULICALLY TO PROVIDE EVEN COVERAGE AND A MINIMUM THICKNESS OF 2 INCHES OVER THE REEF AREA.
11. REEF BALLS SHALL BE PLACED USING AN EXCAVATOR OR DAVIT CRANE, SUCH THAT EACH RESTS UPRIGHT ON THE SUBSTRATE. THE LOCATION OF EACH STRUCTURE SHALL BE RECORDED USING GPS FOR DOCUMENTATION PURPOSES AND PROVIDED AS PART OF THE AS-BUILT PLAN.
12. REEF BALLS SHALL BE PLACED IN RANDOM CLUSTERS OF 5 TO 10 STRUCTURES PER CLUSTER, WITH SPACING RANGING FROM 3 TO 8 FEET BETWEEN STRUCTURES.
13. ALL STATE AND FEDERAL MARITIME RULES AND REGULATIONS GOVERNING SAFE NAVIGATION SHALL BE FOLLOWED.



SEQUENCE OF CONSTRUCTION

1. CONTACT MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTION AND COMPLIANCE PROGRAM (410 537-3510) AT LEAST 7 DAYS PRIOR TO BEGINNING ANY WORK TO REQUEST AND SCHEDULE PRE-CONSTRUCTION MEETING.
2. CONDUCT PRE-CONSTRUCTION MEETING WITH THE PERMITEE, MDE INSPECTOR, MD DNR SHELLFISH DIVISION, CONSTRUCTOR AND ENGINEER TO REVIEW AND DISCUSS PROPOSED LOCATION FOR DELIVERY AND LOADING OF REEF MATERIAL ONTO THE VESSEL.
3. ACCESS REEF AREAS USING GPS. DEPLOY ANCHORS OR SPUDS TO SECURE VESSEL AT THE DESIRED WORK LOCATION.
4. PLACE CABLE AND FLOATING MARKER AT THE LOCATION SHOWN FOR VISUAL REFERENCE DURING CONSTRUCTION AND FOR FUTURE MONITORING.
5. DEPLOY REEF MATERIALS AT THEIR DESIGNATED LOCATIONS TO PROVIDE EVEN COVERAGE OVER THE RESPECTIVE REEF AREA.
6. RECORD THE DEPTH, COORDINATES AND DATES OF INSTALLATION OF ALL REEF MATERIALS FOR DOCUMENTATION PURPOSES.
7. NOTIFY THE US ARMY CORPS OF ENGINEERS OF PROJECT COMPLETION AS REQUIRED BY THE ISSUED PERMITS.
8. COMMENCE ANY PERMIT REQUIRED MONITORING.



DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	SS PROJECT NO:	SHEET NO:
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SAV MITIGATION PLAN

PROSPECT BAY LIVING SHORELINE

PREPARED FOR
PROSPECT BAY COUNTRY CLUB

QA COUNTY, MD TRACKING NO: 202461139; PERMIT: 24-WL-0780







25-WQC-0020

Final Audit Report

2025-12-15

Created:	2025-12-15
By:	Jonathan Stewart (jon.stewart@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEZVfc7KCVFgmt38LEE7PWICH5qnuHzT

"25-WQC-0020" History

-  Document created by Jonathan Stewart (jon.stewart@maryland.gov)
2025-12-15 - 7:14:04 PM GMT
-  Document emailed to wwppepermits.mde@maryland.gov for signature
2025-12-15 - 7:14:36 PM GMT
-  Email viewed by wwppepermits.mde@maryland.gov
2025-12-15 - 7:22:44 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson
2025-12-15 - 7:23:28 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)
Signature Date: 2025-12-15 - 7:23:30 PM GMT - Time Source: server
-  Agreement completed.
2025-12-15 - 7:23:30 PM GMT