



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 10, 2025

Martins Point Farm LLC
c/o Dani Racine
Lane Engineering LLC
117 Bay St
Easton, MD 21601

Via email: dracine@leinc.com

Re: Agency Interest Number: 74202
Tracking Number: 202360893
Tidal Authorization Number: 25-WL-0025

Dear Martins Point Farm 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 Michaela Harrington at michaela.harrington@maryland.gov or 410-537-4182 with any questions.

Sincerely,

Jonathan Stewart, Chief
Tidal Wetlands Division



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



25-WQC-0025

EFFECTIVE DATE: **December 10, 2025**
CERTIFICATION HOLDER: **Martins Point Farm LLC**
ADDRESS: **601 Liberty St**
Watsonstown, PA 17777
PROJECT LOCATION: **27391 Southside Island Creek Rd**
Trappe, MD 21673

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 Martins Point Farm LLC AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED August 16, 2023 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 April 01, 2025 to May 1, 2025 on Maryland Department of the Environment's Public Notice webpage and advertising in The Star Democrat on April 3, 2025.

PROJECT DESCRIPTION

Mechanically dredge a 74,177 square foot spur channel and slip basin to a depth of 10 feet at mean low water and deposit 4,533 cubic yards in the uplands of the applicant's property. Construct 4,400 linear feet of revetment within a maximum of 5 feet channelward of the mean high water 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-2023-60893 (Martins Point Farm), until such time that it expires or is not administratively extended.

SPECIAL CONDITIONS

1. The Certificate Holder shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. 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. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Tidal Wetlands Permit 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 and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category 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 at <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarineContractors.aspx>.
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 Certificate Holder shall perform all works in accordance with the required Soil Erosion and Sediment Control Plan as approved by the County Soil Conservation District for the County in which the works are performed.
5. The Certificate Holder shall have all work proposed above the mean high water line reviewed and authorized by Talbot County Department of Planning and Zoning.
6. The Certificate Holder shall not perform any dredging from December 16th September 30th through March 14th and June 1st to of any year due to a shellfish area located within 500 yards of the area authorized to be dredged.
7. This Certificate Holder provides no justification or assurances for future dredging. All proposed dredging projects shall be evaluated on the biological and physical characteristics of the project site at the time an application is made. Water depths are acknowledged as existing and depicted on the attached plans dated August 16, 2023.
8. The Certificate Holder shall stake the dredge area and receive approval from the Water and Science Administration's, Compliance Division prior to the start of dredging.
9. The Certificate Holder shall conduct subsequent maintenance dredging within the scope of this certificate in terms of authorized dredge area and authorized depths. The certificate holder shall:
 1. Dredge no more than 500 cubic yards of material at each maintenance dredging.
 2. Comply with all applicable conditions of this certificate.
 3. Submit a detailed dredged material disposal plan to be approved by the Water and Science Administration, Tidal Wetlands Division prior to the start of dredging.
 4. Notify and receive approval from the Water and Science Administration, Compliance Program a minimum of 10 days prior to the start of each maintenance dredging operation.
10. The Certificate Holder shall conduct a post dredge bathymetric survey and forward to the Water and Science Administration, Tidal Wetlands Division within 45 days after the termination of any phase of dredging.

11. The Certificate Holder shall dispose of dredged material only at the dredge disposal site(s) approved by this Wetland License. The Certificate Holder shall submit an application for modification of the Certificate to MDE for approval of any dredge disposal site not authorized within this Certificate.
12. The Certificate Holder shall design and construct the stone revetment to prevent the loss of fill material to waters of the State of Maryland.
13. The Certificate Holder shall not use asphalt rubble in the revetment. Filter cloth shall be placed between the riprap and the soil. Prior to emplacement of the revetment, all rebar is to be cut off flush with the concrete. After emplacement of the revetment, any rebar exposed as a result of the concrete breaking during the emplacement is to be cut flush with the concrete. Except for the larger material placed along the leading edge of the revetment, the concrete shall be broken prior to emplacement so that random sized interlocking pieces are formed.
14. Activities which result in the loss of wetlands, including alteration of the plant community to a different vegetation type, e.g. forested to emergent wetland, shall provide compensatory mitigation at amounts required under COMAR 26.24.05 for tidal wetlands.

CITATIONS AND STATEMENTS OF NECESSITY

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3, 4, 5: 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 and Special Conditions 12, 13: 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 7, 8, 9, 11: Unauthorized discharges may enter regulated waters as result of activity or structural failure. A plan to address inadvertent discharges will prevent or address further violations of water quality standards and failure of water to meet designated uses, including 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 COMAR 26.08.02.02B(1)d; COMAR 26.08.02.02B(3); COMAR 26.08.02.03B(1) and B(2); 26.08.02.01B(2); 26.08.02.02B(1)

8. Statement of Necessity for Special Condition 10: The condition is necessary to ensure that the dredging results in water depths which are appropriate to support designated uses of fishing and water contact recreation and propagation of fish, other aquatic life and wildlife; and ensure that no discharges are unsightly, create a nuisance, change to an objectionable color or interferes with designated uses.

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

9. Statement of Necessity for Special Condition 6: A time of year restriction is necessary to maintain the designated use for support of estuarine and marine aquatic life and shellfish harvesting.

Citation: Federal and state laws which authorize this condition include but are not limited to: COMAR: 26.08.02.02B(1)(d); 26.08.02.02B(3); COMAR 26.08.02.02-16.

10. Statement of Necessity for Special Condition 14: The conditions are required to ensure that waters continue to meet designated uses. Wetlands provide essential habitat, water quality, food, and movement corridors for wildlife. Losses exceeding these limits may result in discharges which interfere with designated uses, including growth and propagation of fish, other aquatic life, and wildlife through loss of stream channel habitat. Required mitigation and loss limits will maintain the designated use.

Citations: COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2)

CERTIFICATION APPROVED

Tammy K. Roberson for

Tammy K. Roberson for (Dec 12, 2025 16:18:31 EST)

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

Tracking Number: 202360893
Agency Interest Number: 74202

Effective Date: December 10, 2025

Enclosure: Plan Sheets dated August 16, 2023

cc: WSA Inspection & Compliance Program
Army Corps of Engineers

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveying • Environmental • Marine

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

October 6, 2025

RE: Draft Mitigation Plan for 23-WL-0562/NAB-2023-60893
Martin's Point Farm, LLC

1. Introduction/Mitigation Objectives

Impact Site:

Location: 27391 Southside Island Creek Road Trappe, MD 21673

Site Coordinates: 38° 42' 31.7952" N / 76° 1' 55.9344" W

8-digit watershed: 02130403 (Lower Choptank)

Resource Impacted: Natural Oyster Bar 12-5

Square footage of impact: 74,177 square feet / 1.70 acres

Mitigation Site:

Location: Howell Point Sanctuary (0.36 miles southeast of impact site)

Vicinity Map: See attached

8-digit watershed: 02130403 (Lower Choptank)

Mitigation Ratio: 3:1 (Per DNR comment letter dated 7/10/23)

Proposed Mitigation Area: 222,531 square feet / 5.11 acres

Mitigation type: Enhancement/seeding of oyster bar

2. **Site Selection:** Mitigation site was determined by DNR Shellfish Division. It is within close proximity to the project site.
3. **Site Protection Instrument:** Not required.
4. **Baseline Information:** The Howell Point Sanctuary was created in 2001 and has been monitored by DNR since 2006. DNR should be able to provide baseline information based on data from 2025 Fall surveys.
5. **Determination of Mitigation Ratio:** 3:1 per DNR comment letter dated 7/10/23
6. **Mitigation Work Plan:** To compensate for the acreage disturbed, the applicant shall plant 5.1 acres of adult diploid oysters or hatchery spat in quantities and per criteria determined by the DNR Shellfish Division. If the adult oyster option is selected, then 16,000 oysters/ acre or 4 oysters/ square meter will be planted during the oyster season (October-March) immediately following the dredging. If the spat seeding option is selected, one million spat will be planted during the hatchery season (May-August) immediately following the dredging.



7. **Maintenance Plan:** If the spat or oysters that were planted for mitigation survivability is much worse than the area that was not enhanced, then limiting factors such as disease, salinity, temperature, storm events will be taken into account. Replanting may be required if deemed necessary.
8. **Performance Standards:** Using DNR's sanctuary standard of 15 oysters per square meter as the base metric and scaling the ratio down from a large scale sanctuary project to a residential mitigation project, the metric of success will be between approximately 4 oysters per square meter.
9. **Monitoring Requirements:** Monitoring will be determined in consultation and per instructions from the DNR Shellfish Division, as the monitoring methods and timing are different for adult oysters and hatchery spat. This site will be monitored at least once a year for the next 5 years.
10. **Long-Term Management Plan:** DNR will continue to monitor the sanctuary and collect data.
11. **Adaptive Management Plan:** If oysters are not able to survive at this site, the planting site may have to change. The method of spat versus oysters being used to enhance the sanctuary may need to be changed if one method is not allowing for the acceptable survivability.
12. **Financial Assurances:** The applicant is responsible for paying for the spat or oysters and deploying them.
13. **Other Information:** Per DNR comment letter dated 7/10/23, the applicant is coordinating the proposed mitigation with Chris Judy and the DNR Shellfish Division.

Vicinity Map

MARYLAND
MERCURY
MERCURY

MERLIN-Maryland's Environmental Resource & Land Information Network State of Maryland

27391 SOUTHSIDE ISLAN X Q
Show search results for 27391 ...

Southside Island Creek Rd

La Trappe Creek

Howell Point Rd

Crossadore Creek

Howell Point

0.2mi

-76.1469 38.6445 Degrees

Powered by Esri, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | MD iMAP, DNR, Virginia Institute of Marine...

Physical Boundaries
Parcel Boundaries
Election Boundaries
Tax Map Image
Tax Map to use over imagery
Political Boundaries
National Estuarine Research Reserves
Statewide Shaded Relief
MD Geology
Shoreline
Historical Shorelines
Watersheds
Shellfish
Historic Oyster Plantings
Oyster Plantings - 2000 to Present
Historic Oyster Bottom
Public Shellfishery Areas
Oyster Sanctuaries
Coastal Bays Mussels
Coastal Bays Scallops
Sea Scallop Relative Abundance
Living Resources

Measurement

Miles

Measurement Result

0.36 Miles

Clear

Press CTRL to enable snapping

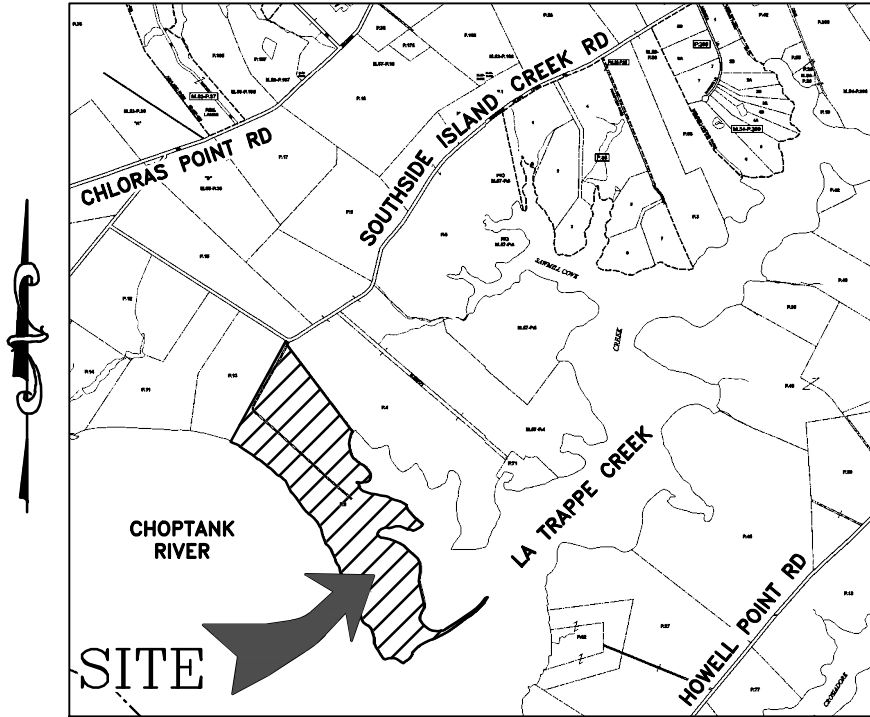
Oyster Sanctuaries

Comments	LIES WITHIN RESERVE
Closure Name	HOWELL POINT
Tributary Name	CHOPTANK RIVER
Acres	6

Zoom to

TIDAL WETLAND PERMIT DRAWINGS
PREPARED FOR
MARTINS POINT FARM, LLC
IN THE THIRD ELECTION DISTRICT
TALBOT COUNTY, MARYLAND

23-WL-0562
 202360893
 74202
 08/16/2023
 MTH




VICINITY MAP
SCALE: 1" = 3,000'

ENGINEER
Lane Engineering, LLC
 117 BAY STREET
 EASTON, MARYLAND 21601
 (410) 822-8003

OWNER/DEVELOPER
 MARTINS POINT FARM, LLC
 C/O JOHN D. MORAN, JR
 601 LIBERTY STREET
 WATSONTOWN, PA 17777
 (570) 412-9470

PROJECT LOCATION
 27391 SOUTHSIDE ISLAND CREEK ROAD
 TRAPPE, MD 21673

ISSUE FOR:	DATE:	BY:	ISSUE FOR:	DATE:	BY:
MDE SUBMITTAL	04/12/22	DSR	MDE & CORPS SUBMITTAL	08/16/23	DSR
MDE SUBMITTAL	07/07/22	DSR			
MDE SUBMITTAL	11/08/22	DSR			
MDE SUBMITTAL - MODIFICATION	04/11/23	DSR			
MDE & CORPS SUBMITTAL	08/14/23	DSR			

FILE No. B209 JOB No. 210651 SCALE: AS NOTED DATE: AS NOTED SHEET No. 1 OF 12	<p>TITLE SHEET</p> <p>ON THE LANDS OF MARTINS POINT FARM, LLC TRAPPE, MARYLAND</p> <p><i>IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY</i> TAX MAP 57, GRID 18, PARCEL 5</p>	<p>Lane Engineering, LLC</p> <p>Established 1986 Civil Engineers • Land Planning • Land Surveyors</p>  <p>E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095</p>
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LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE _____

TOP OF BANK _____

SILT FENCE _____SF_____

TREE LINE _____

SPOT ELEVATION/SOUNDING x -2.15

23-WL-0562

202360893

74202

08/16/2023

MTH

PROJECT NOTES

1. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
2. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
3. MEAN TIDAL RANGE = 1.62'
4. LOT SIZE = 126.858 AC±
5. ZONING CLASSIFICATION = RC (RURAL CONSERVATION)
WRC (WESTERN RURAL CONSERVATION)
6. 911 ADDRESS = 27391 SOUTHSIDE ISLAND CREEK TRAPPE, MD 21673

THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY PREPARED BY LANE ENGINEERING, LLC DATED 01/28/22. SOUNDINGS SHOWN HEREON WERE SURVEY LOCATED BY LANE ENGINEERING, LLC IN FEBRUARY, 2022. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.

FILE No. B209
 JOB No. 210651
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No.
2 OF 12

SITE & PROJECT NOTES
ON THE LANDS OF
MARTINS POINT FARM, LLC
TRAPPE, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
 117 Bay St. Easton, MD 21601 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

TAX MAP 57, PARCEL 13
 CHOPTANK PARTNERS
 27293 SOUTHSIDE ISLAND CREEK ROAD
 TRAPPE, MD 21673

TAX MAP 57, PARCEL 4
 FIRTH FAMILY, LLC
 27921 ISLAND CREEK ROAD
 TRAPPE, MD 21673

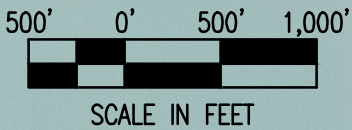
SOUTHSIDE ISLAND
 CREEK ROAD

LA TRAPPE
 CREEK

PARCEL 5
 (APPLICANT)

CHOPTANK
 RIVER

23-WL-0562
 202360893
 74202
 08/16/2023
 MTH



- ① AREA OF PROPOSED MOORING BUOYS & DREDGING (SEE SHEETS 4-7)
- ② AREA OF PROPOSED RIPRAP (SEE SHEETS 8-9)

SITE OVERVIEW

**ON THE LANDS OF
 MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND**

*IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5*

Lane Engineering, LLC

Established 1986
 Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
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 15 Washington St. Cambridge, MD 21613 (410) 221-0818
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3 OF 12

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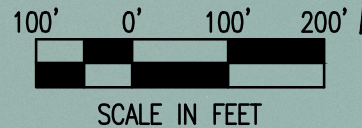
AREA TO BE DREDGED TO -10.0 MLW
 TOTAL DREDGING = 74,177 SF±/4,533 CY±

MHW

PARCEL 5
 (APPLICANT)

SHEET 7
 SHEET 6

LA TRAPPE
 CREEK



PROPOSED DREDGING OVERVIEW

**ON THE LANDS OF
 MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5**

Lane Engineering, LLC

Established 1986
 Civil Engineers • Land Planning • Land Surveyors



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 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SHEET No.
5 OF 12

DATE: AS NOTED

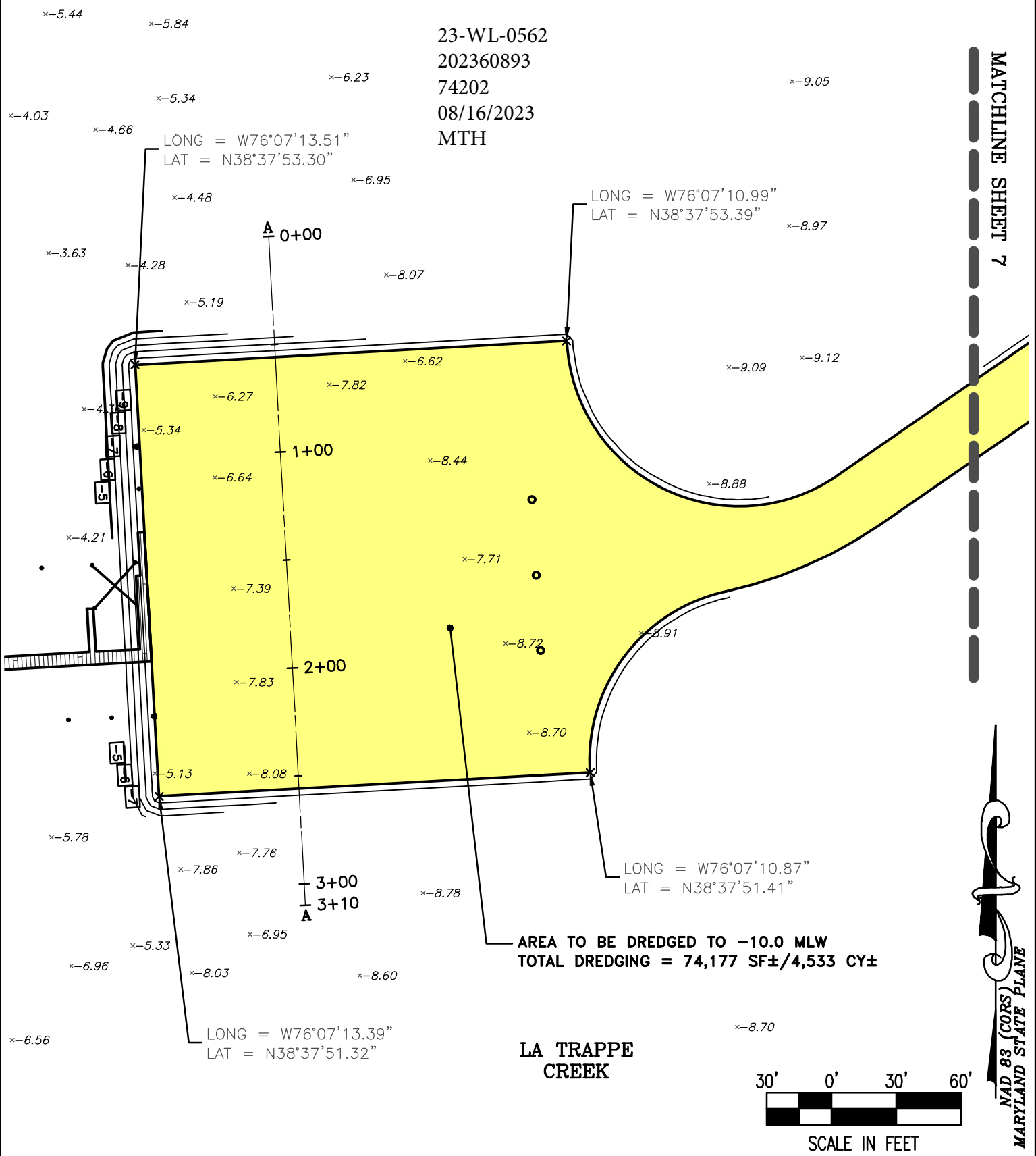
SCALE: AS NOTED

JOB No. 210651

FILE No. B209

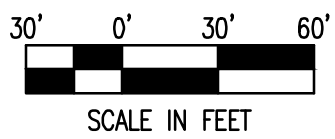
23-WL-0562
 202360893
 74202
 08/16/2023
 MTH

MATCHLINE SHEET 7



AREA TO BE DREDGED TO -10.0 MLW
 TOTAL DREDGING = 74,177 SF±/4,533 CY±


LA TRAPPE
 CREEK



FILE No. B209
 JOB No. 210651
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No.
6 OF 12

PROPOSED DREDGING
ON THE LANDS OF
MARTINS POINT FARM, LLC
TRAPPE, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
 117 Bay St. Easton, MD 21601 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

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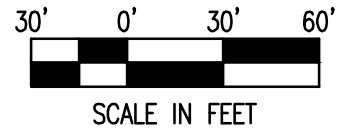
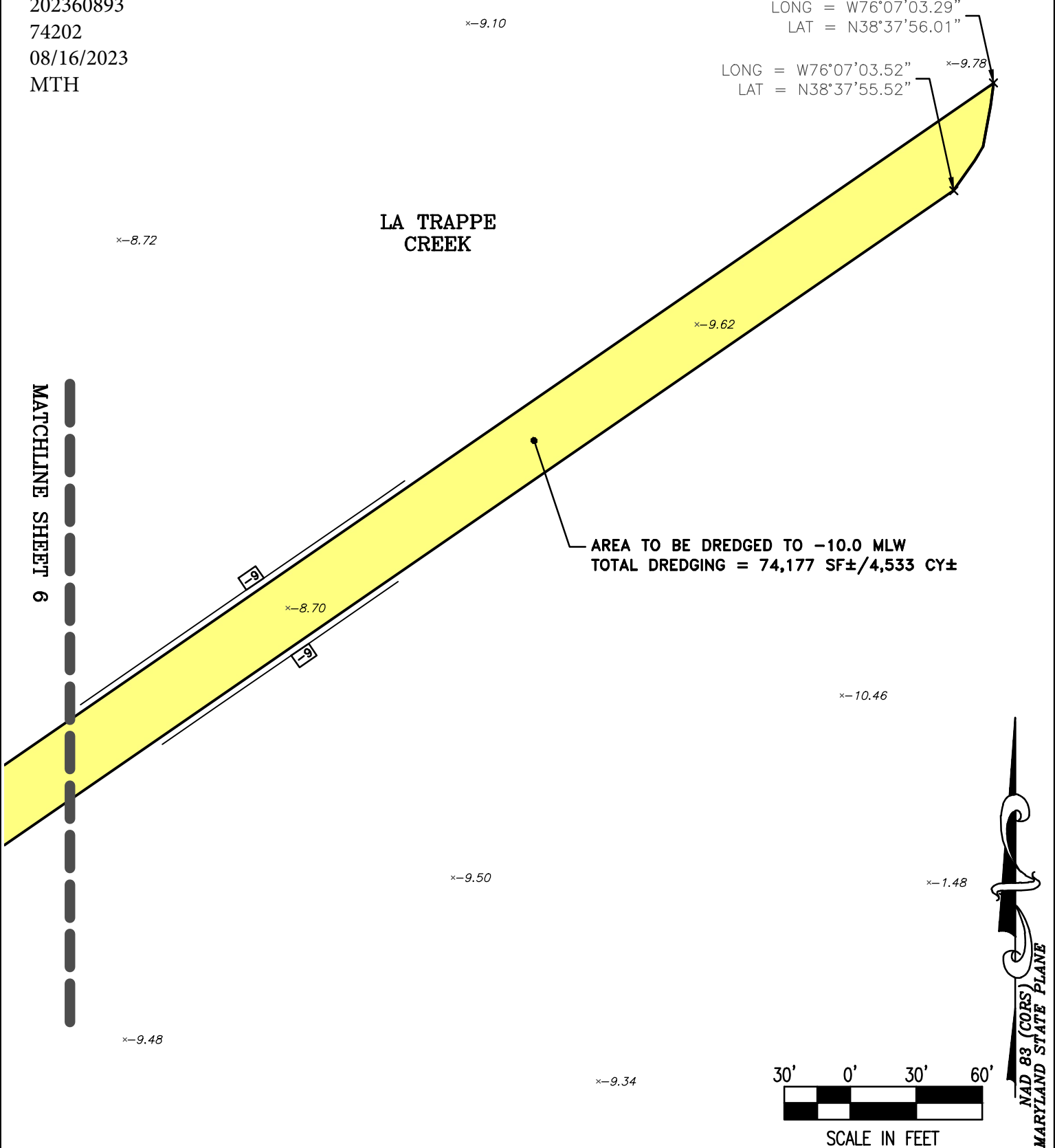
LONG = W76°07'03.29"
 LAT = N38°37'56.01"

LONG = W76°07'03.52"
 LAT = N38°37'55.52"

**LA TRAPPE
 CREEK**

AREA TO BE DREDGED TO -10.0 MLW
 TOTAL DREDGING = 74,177 SF±/4,533 CY±


MATCHLINE SHEET 6



FILE No. B209
 JOB No. 210651
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No.
7 OF 12

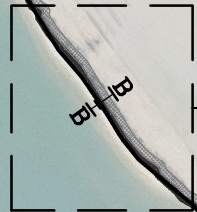
PROPOSED DREDGING
 ON THE LANDS OF
MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5

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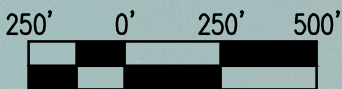
SEE INSET SHEET 9
 FOR TYPICAL SECTION B-B

4,400' ± PROPOSED RIPRAP & FILTER STRIP
 RIPRAP: 70,400 SF ± / 10,430 CY ±
 CHANNELWARD OF MHW: 11,290 SF ±
 LANDWARD OF MHW: 59,110 SF ±
 FILTER STRIP: 79,200 SF

PARCEL 5
 (APPLICANT)

LA TRAPPE
 CREEK

CHOPTANK
 RIVER



SCALE IN FEET

PROPOSED RIPRAP OVERVIEW

**ON THE LANDS OF
 MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5**

Lane Engineering, LLC

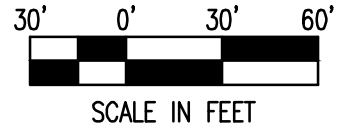
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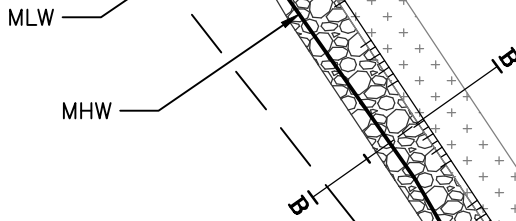
FILE No. B209
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 202360893
 74202
 08/16/2023
 MTH



NAD 83 (CORS)
 MARYLAND STATE PLANE

**PARCEL 5
 (APPLICANT)**



PROPOSED RIPRAP
 TOTAL: 70,400 SF±/10,430 CY±
 CHANNELWARD OF MHW: 11,290 SF±
 LANDWARD OF MHW: 59,110 SF±

PROPOSED FILTER STRIP
 TOTAL: 79,200 SF±

**LA TRAPPE
 CREEK**

FILE No. B209
 JOB No. 210651
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No.
9 OF 12

**PROPOSED RIPRAP
 ON THE LANDS OF
 MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND**

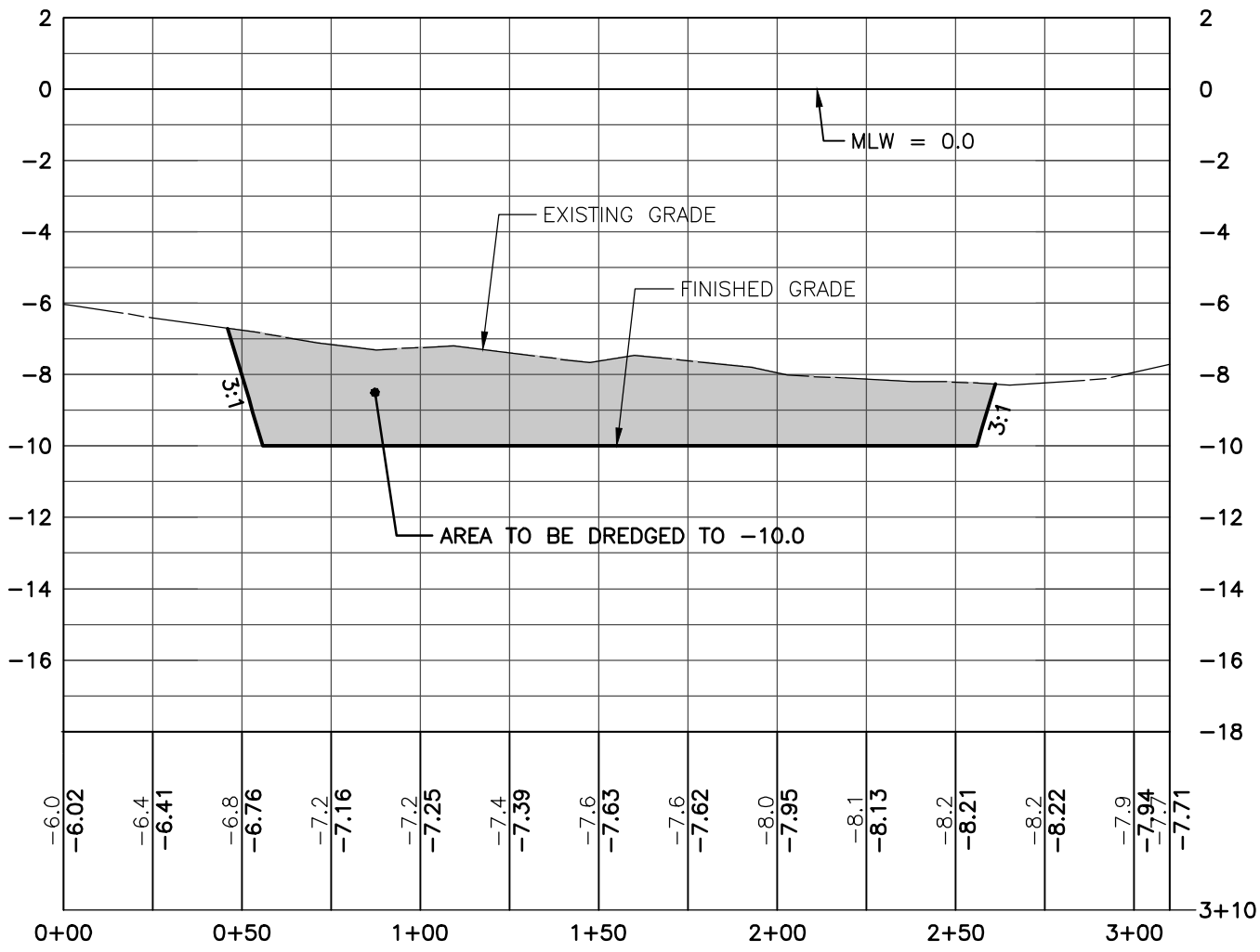
*IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5*

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DREDGING SECTION A-A


VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 50'

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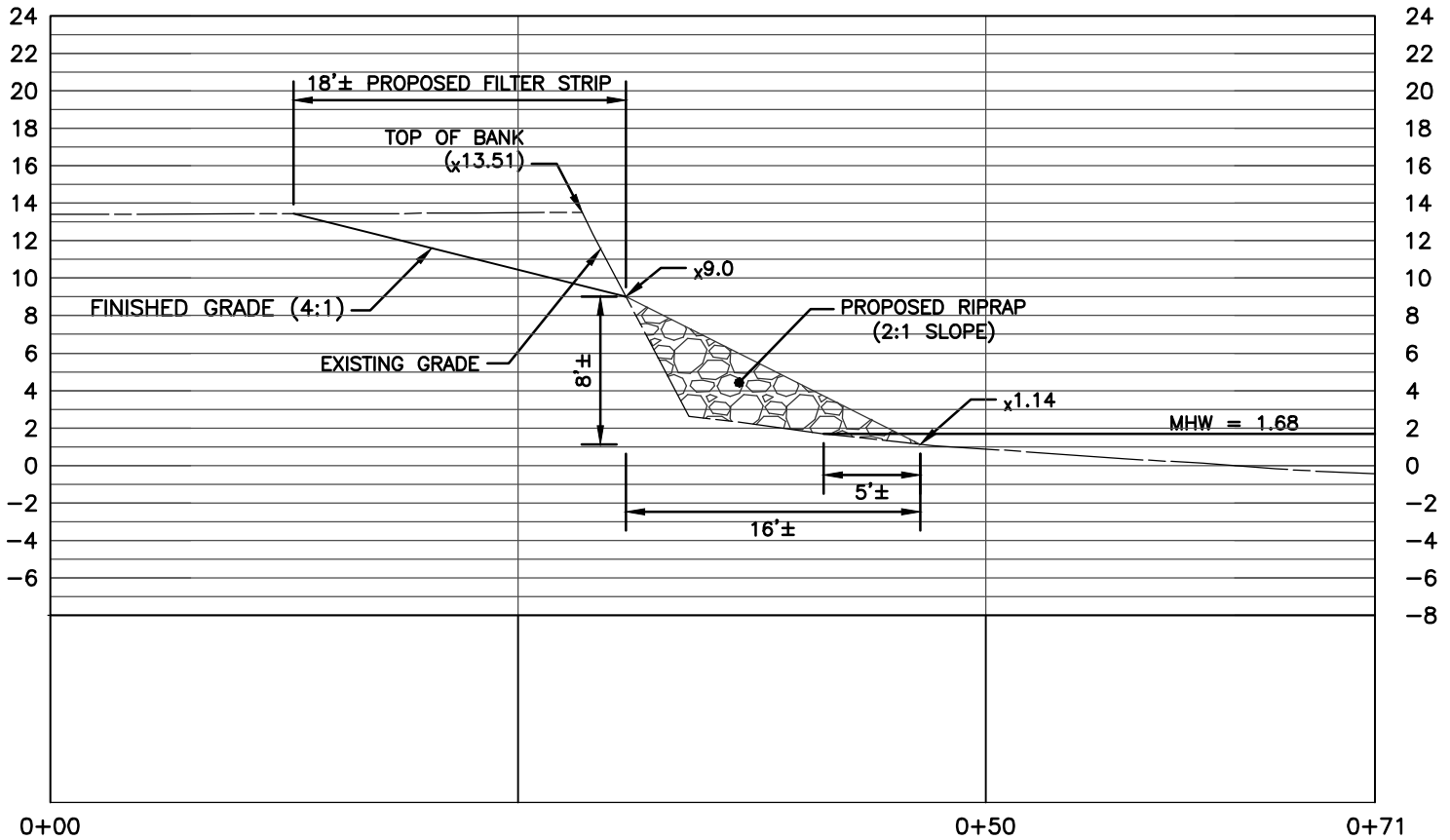
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 JOB No. 210651
 SCALE: AS NOTED
 DATE: AS NOTED
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DREDGING DETAILS
ON THE LANDS OF
MARTINS POINT FARM, LLC
TRAPPE, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5

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RIPRAP SECTION B-B
SCALE" 1" = 10'

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FILTER STRIP PLANTING SPECIFICATIONS

FILTER STRIP PLANTING AREA = 79,200 SF±

SYM	QUAN	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION	TOTAL UNIT COST	PLANT COST
SP	19,800	SPARTINA PATENS	SALT MEADOW HAY	2" PLUG, 2' O/C	\$0.65	\$12,870.00

NOTE: THE LANDSCAPE PLANT COSTS SHOWN HEREON REFLECT PRICING FROM VARIOUS LOCAL NURSERY CATALOGS FOR THE PURPOSE OF PROVIDING A BUFFER MITIGATION COST ESTIMATE AND ARE SUBJECT TO VARY.

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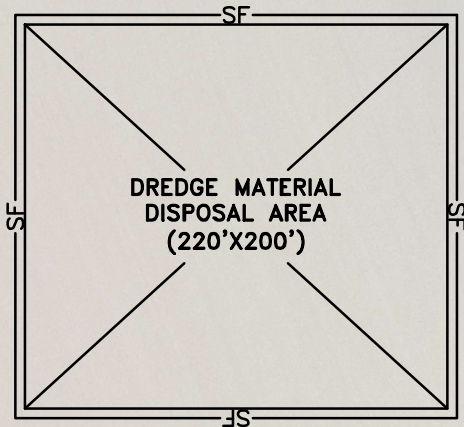
RIPRAP DETAILS
ON THE LANDS OF
MARTINS POINT FARM, LLC
TRAPPE, MARYLAND
IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 57, GRID 18, PARCEL 5

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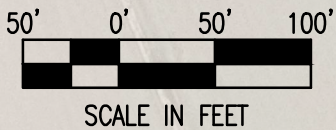
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 74202
 08/16/2023
 MTH



MHW

LA TRAPPE
 CREEK

PARCEL 5
 (APPLICANT)



DREDGE MATERIAL TO BE DISPOSED ON SITE IN THE
 AGRICULTURAL FIELD ADJACENT TO THE PIER

TAX MAP 57, PARCEL 5
 27391 SOUTHSIDE ISLAND CREEK ROAD
 TRAPPE, MD 21673

DREDGE MATERIAL PLACEMENT SITE

ON THE LANDS OF
 MARTINS POINT FARM, LLC
 TRAPPE, MARYLAND

IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 57, GRID 18, PARCEL 5

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