



# Maryland

## Department of the Environment

**Wes Moore**, Governor  
**Aruna Miller**, Lt. Governor

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

April 10, 2026

Anne Arundel County Dept of Public Works  
c/o Ryan Drabick  
Bayland Consultants & Designers, Inc  
7455 New Ridge Road, Ste T  
Hanover, MD 21076

Via email: [rdrabick@baylandinc.com](mailto:rdrabick@baylandinc.com)

Re: Agency Interest Number: 180962  
Tracking Number: 202460334  
Tidal Authorization Number: 25-WQC-0035

Dear Anne Arundel County Dept of Public Works:

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 Mel Throckmorton at [mel.throckmorton@maryland.gov](mailto:mel.throckmorton@maryland.gov) or 410-375-2803 with any questions.

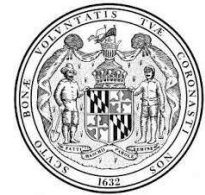
Sincerely,

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

Jonathan Stewart  
Division Chief  
Tidal Wetlands Division



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



25-WQC-0035

EFFECTIVE DATE: **April 10, 2026**  
CERTIFICATION HOLDER: **Anne Arundel County Dept of Public Works**  
ADDRESS: **Attn: Melissa Harlinski**  
**2662 Riva Rd**  
**Annapolis, MD 21401**  
PROJECT LOCATION: **839 Londontown Rd 39.941779, -76.539811**  
**Edgewater, MD 21037**

**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 AA DPW - HISTORIC LONDON TOWN & GARDENS COASTAL RESILIENCY AND WATER ACCESS PROJECT AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED NOVEMBER 10, 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 November 1<sup>st</sup>, 2025, to December 1<sup>st</sup>, 2025, on Maryland Department of the Environment's Public Notice webpage and advertising in the Capital Gazette on November 11<sup>th</sup>, 2026.*

## **PROJECT DESCRIPTION**

### REACH 1:

1. Remove an existing pier and associated structures;
2. Construct a 324-foot long by 8-foot wide fixed pier with a 90-foot long by 10-foot wide fixed "T" shaped platform, two fixed 10-foot long by 8-foot wide platforms, a 60-foot long by 8-foot wide fixed sloped pier, a 27-foot long by 10-foot wide floating platform, a 100-foot long by 8-foot wide floating platform, a 22-foot long by 5-foot wide aluminum gangway, and two timber dolphin pile clusters, all within a maximum of 334 feet channelward of the mean high water line;

3. Construct a 658-linear feet of low profile stone, sand containment sill, incorporating coarse woody debris; and fill and grade with 3,660 cubic yards of sand along 640 feet of an existing bulkhead and plant with 8,142 square feet of low marsh vegetation, 2,234 square feet of high marsh vegetation, and 12,902 square feet of upland vegetation extending a maximum of 85 feet channelward of the mean high water line;
4. Construct 56 linear feet of riprap armor within 10 feet of the existing bulkhead.
5. Construct 21-foot long by 8-foot wide and a 45-foot long by 4-foot wide cobble outfalls that drain upland stormwater into open water tidal wetlands, both within a maximum of 45 feet channelward of the mean high water line.

REACH 2:

1. Remove an existing pier and associated pilings;
2. Construct 213 linear feet of low profile stone, sand containment sill, incorporating coarse woody debris; and fill and grade with 367 cubic yards of sand along 183 feet of eroding shoreline and plant with 6,081 square feet of low marsh vegetation within a maximum of 70 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. Authorized representatives of the Department shall be provided 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-2024-60334 (AA DPW/ London Town & Gardens/Revetment, Living Shoreline, Pier, Groins, Piles) 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. 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 License 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 not perform any construction from November 15th through March 1st of any year to protect wintering waterfowl. The proposed project site is located in a Historic Waterfowl Concentration Area.
5. The Certificate Holder shall design and construct the stone revetment with filter cloth or similar geotech material to prevent the loss of fill material to waters of the State of Maryland.
6. The Certificate Holder shall not use asphalt rubble in the revetment. Filter cloth or similar geotech material shall be placed between the riprap and the soil to prevent the loss of fill material to waters of the State of Maryland. 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.

7. The Certificate Holder shall restore the SAV as outlined in the SAV Mitigation Plan dated February 23rd, 2026, and monitor for 5 years subsequent to the initial seeding of SAV. The Certificate Holder shall submit a monitoring report with photos to the Tidal Wetlands Division verifying the coverage of native SAV no later than December 31 of each year per the required 5 years of monitoring. A project shall be considered successful if there is self-sustaining coverage of 70% for native SAV as described in the attached Monitoring Plan. If these standards are not met, the Certificate Holder shall determine the reason(s) for failure, correct the problem(s), and replant the project.
8. The mitigation project shall be conducted in accordance with the approved mitigation plan and plan sheets dated February 23rd, 2026.
9. The Certificate Holder shall not stockpile any material in State or private tidal wetlands.
10. Stormwater discharges from ponds, stormwater management outfalls, and stormwater facilities shall have a velocity no greater than four feet per second for the two-year storm in order to prevent erosion in the receiving waterway or wetland.
11. The Certificate Holder shall construct the marsh establishment area in accordance with the following conditions:
  - a. The Certificate Holder 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 Certificate Holder shall use a turbidity curtain around the perimeter of the instream work.
  - e. If the existing bank is to be cleared or graded:
    - i. The Certificate Holder 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
    - ii. The Certificate Holder 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.
12. The Certificate Holder shall accept the terms of the marsh maintenance plan associated with 24-WL-0248 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 Certificate. If the Certificate Holder 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 Certificate. 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.
13. The Certificate Holder shall construct at least four 29-foot wide vent(s) (opening in the stone edging), to facilitate marsh flushing and shall be located along the stone edging as depicted on the attached plans.

## STATEMENTS OF NECESSITY

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3, 10: 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 5, 6, 9, 11, 12: 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 General Condition 8 and Special Condition 10: 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 Conditions 7, 8, 11, 12, 13: 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 4: 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.

**CERTIFICATION APPROVED**

*Tammy K. Roberson for*

Tammy K. Roberson for (Apr 10, 2026 11:19:36 EDT)

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Heather L. Nelson

Program Manager, Wetlands and Waterways  
Protection Program

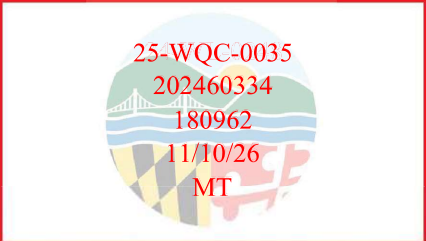
Tracking Number: 202460334

Agency Interest Number: 180962

Effective Date: April 10, 2026

Enclosure: Plan Sheets dated November 10, 2025

cc: WSA Inspection & Compliance Program  
Army Corps of Engineers



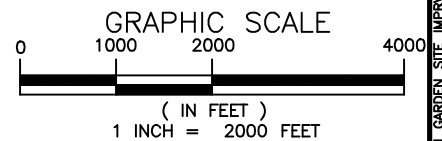
**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS

**VICINITY MAP**

DATE: NOVEMBER 2025 SHEET 1 OF 20



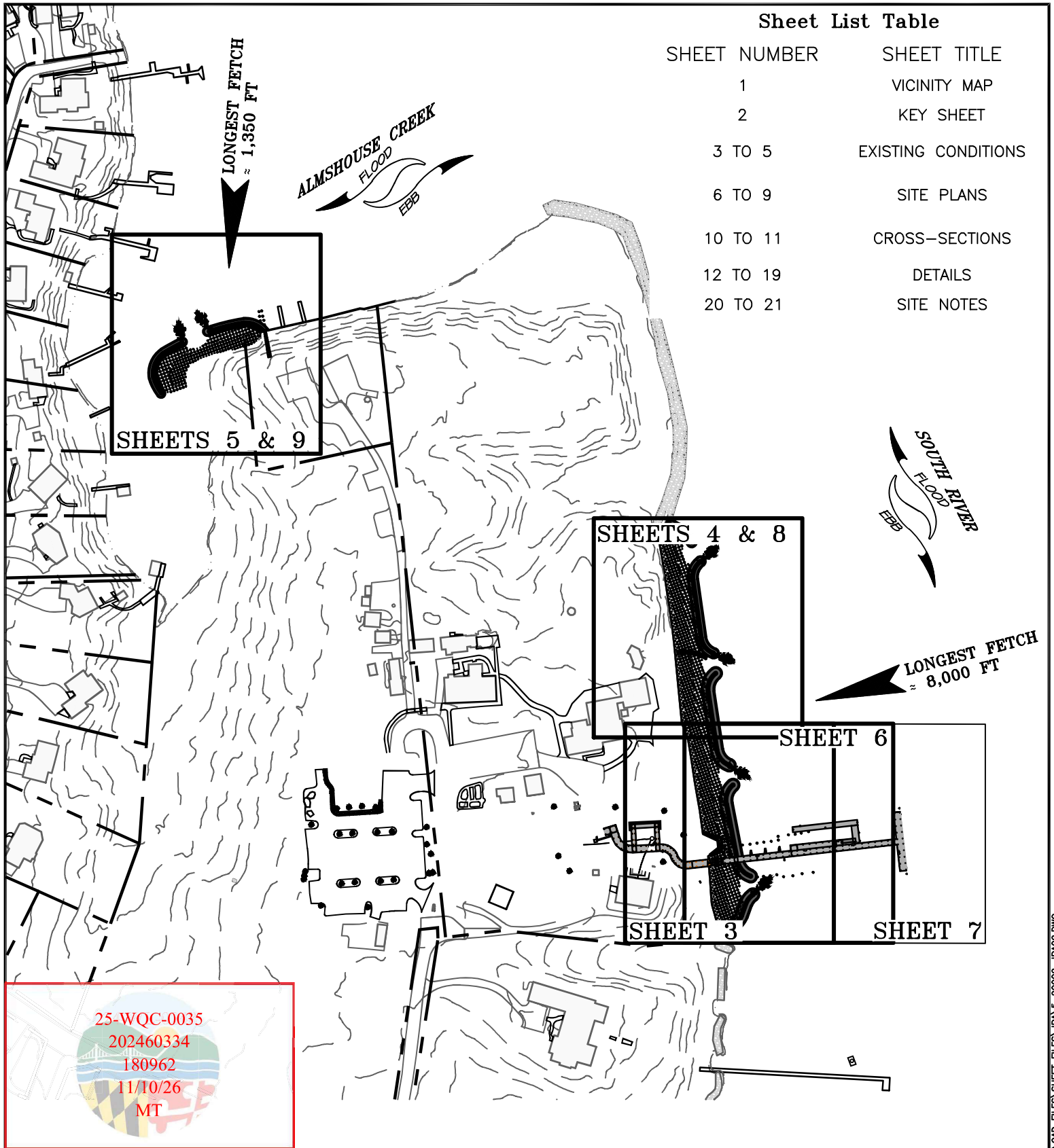
**Bay & Sand**  
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**Sheet List Table**

SHEET NUMBER	SHEET TITLE
1	VICINITY MAP
2	KEY SHEET
3 TO 5	EXISTING CONDITIONS
6 TO 9	SITE PLANS
10 TO 11	CROSS-SECTIONS
12 TO 19	DETAILS
20 TO 21	SITE NOTES



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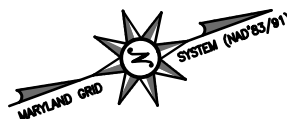
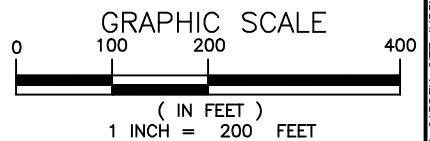
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 DEPARTMENT OF PUBLIC WORKS

**KEY SHEET**

DATE: NOVEMBER 2025 SHEET 2 OF 20

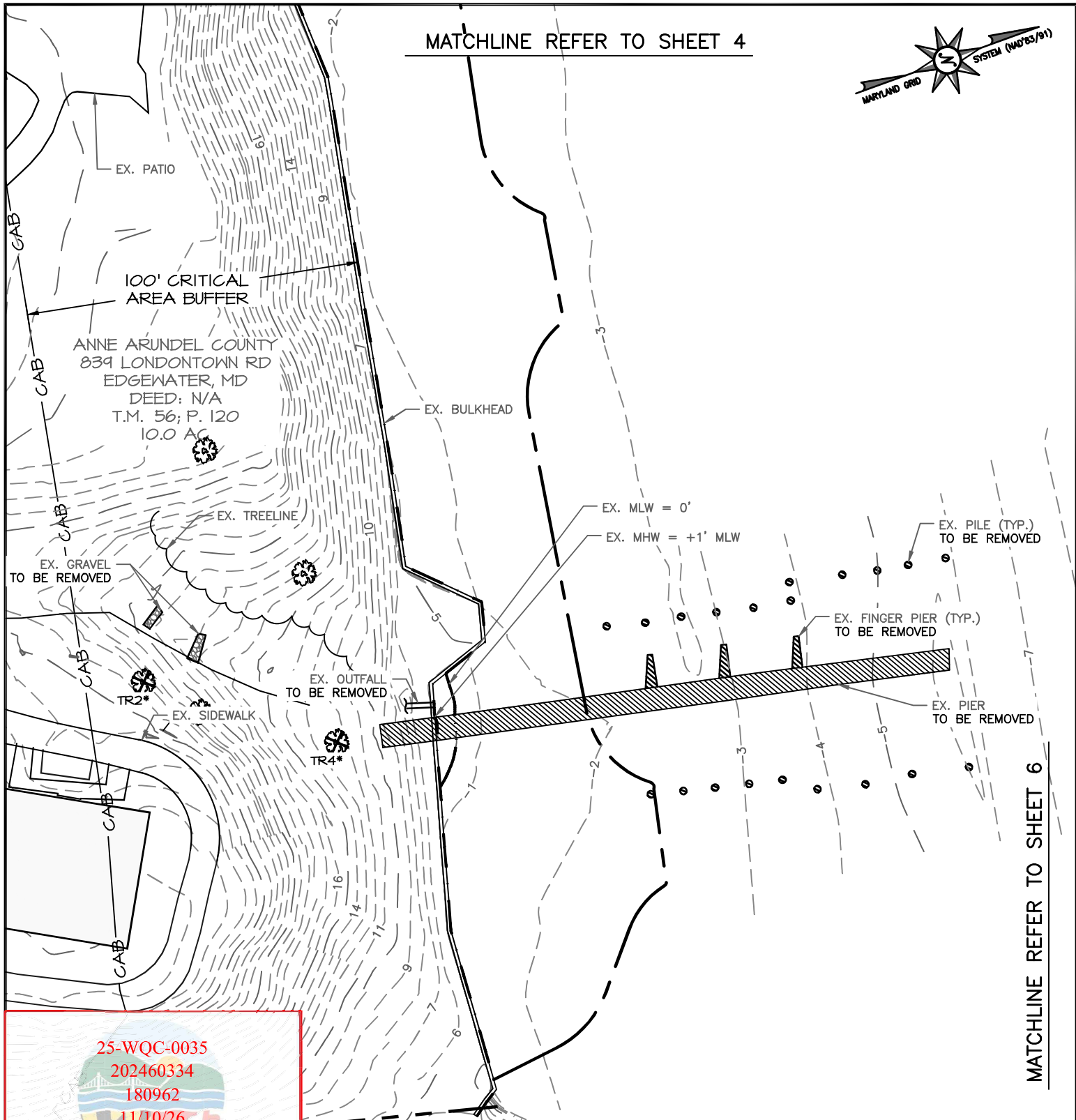
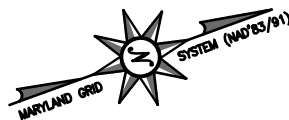


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MATCHLINE REFER TO SHEET 4



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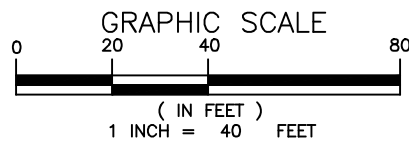
### HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS

ANNE ARUNDEL COUNTY, MD

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DEPARTMENT OF PUBLIC WORKS

### EXISTING CONDITIONS

DATE: NOVEMBER 2025 SHEET 3 OF 20

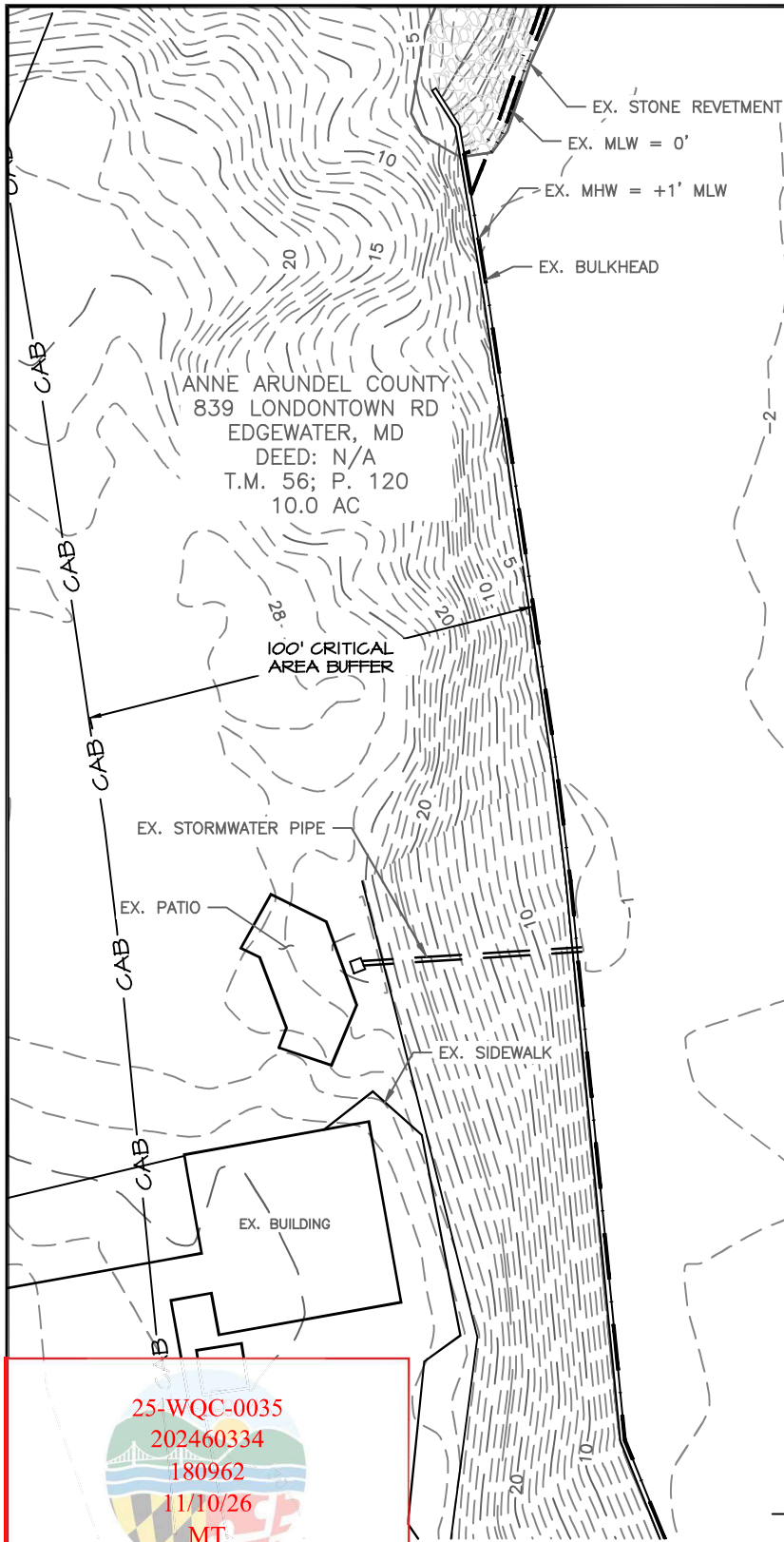
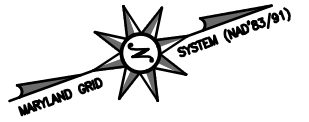


MATCHLINE REFER TO SHEET 6

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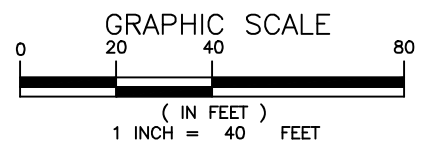
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**EXISTING CONDITIONS**

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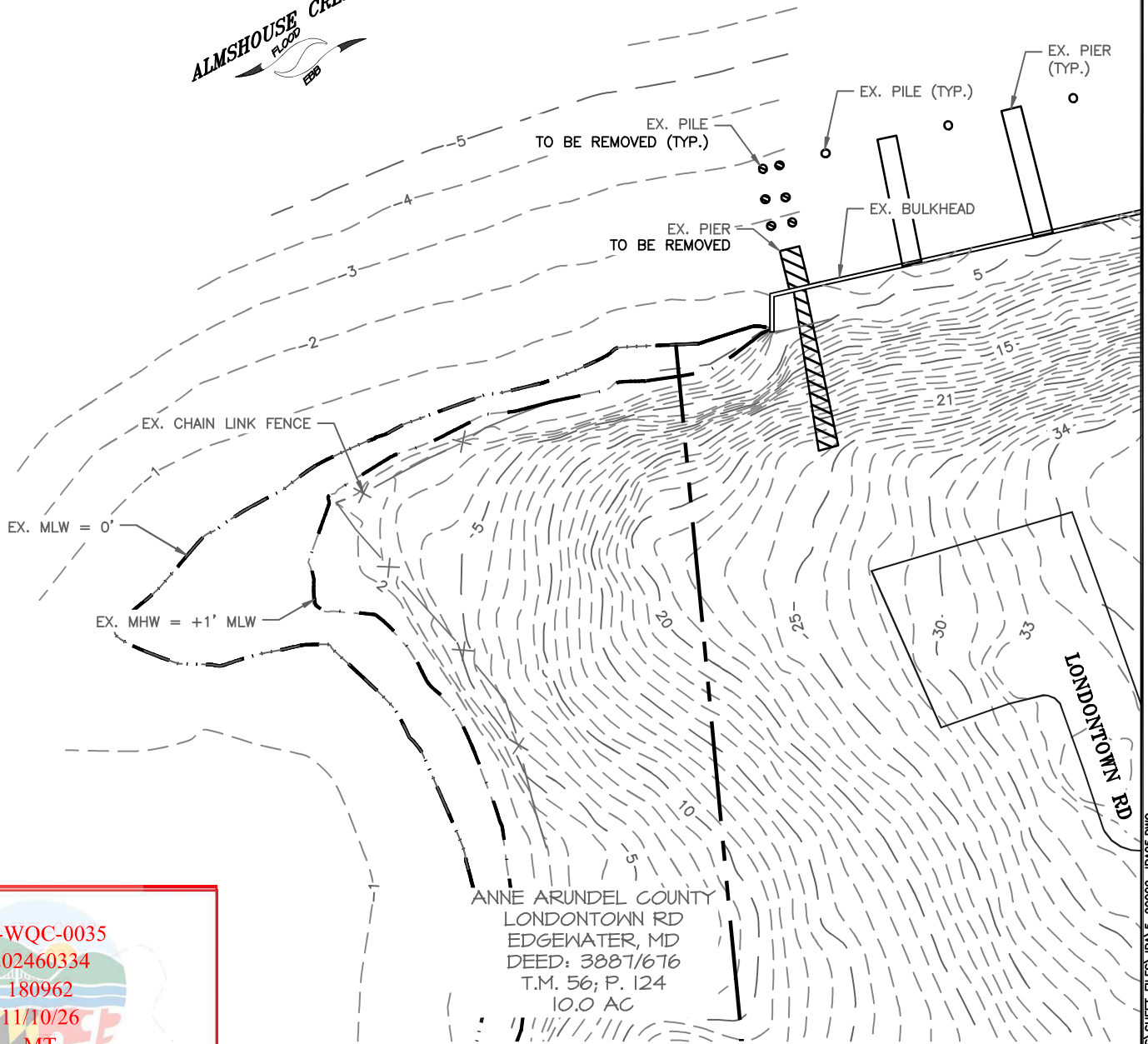


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**ALMHOUSE CREEK**  
FLOOD  
EED



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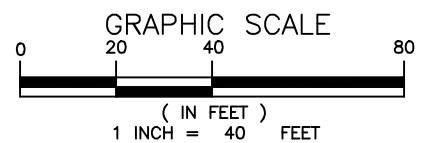
# HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS

## EXISTING CONDITIONS

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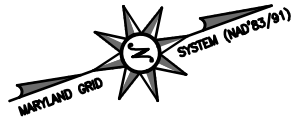


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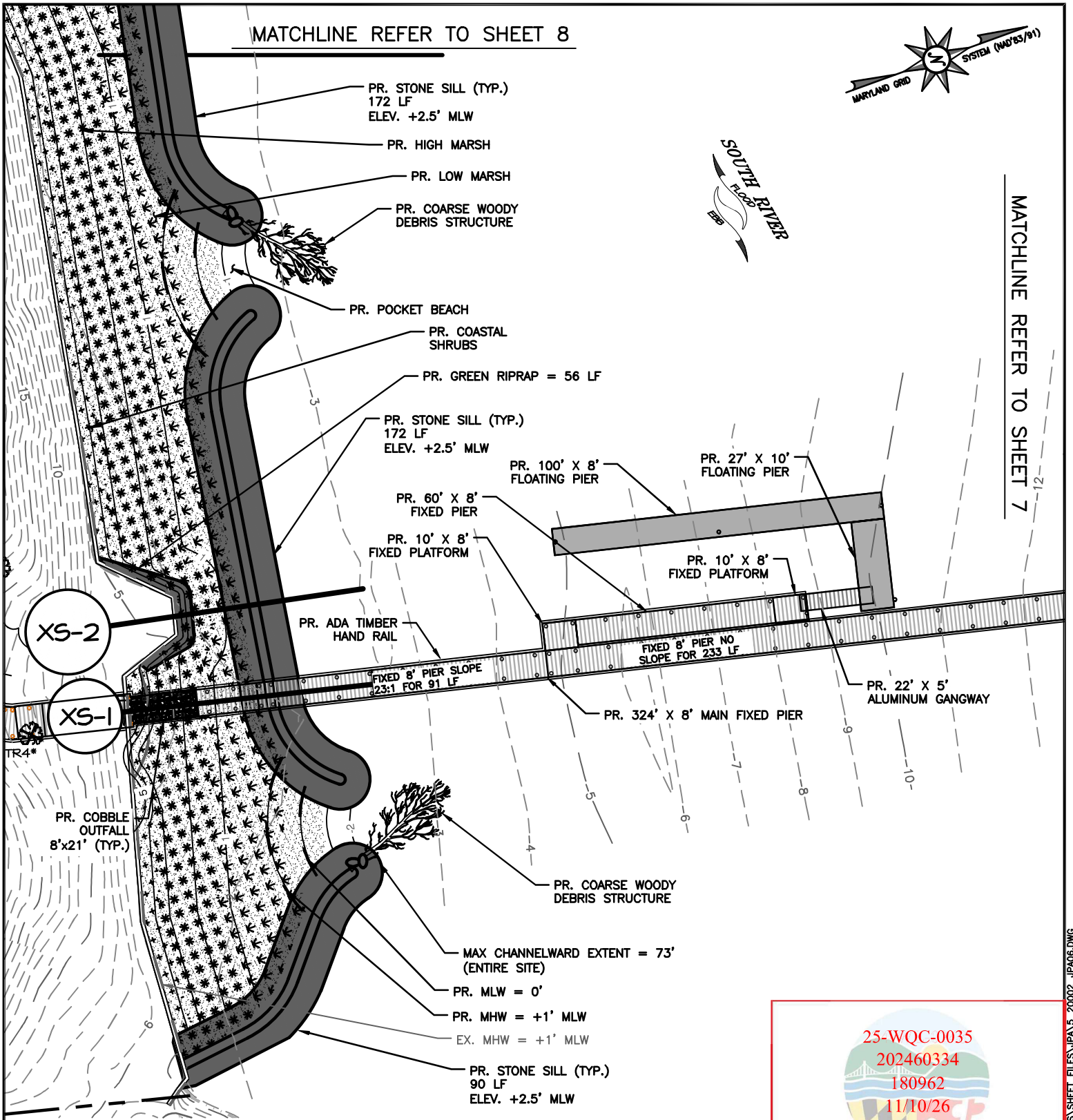
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MATCHLINE REFER TO SHEET 8



MATCHLINE REFER TO SHEET 7



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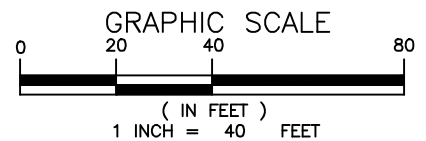
# HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS

## SITE PLAN

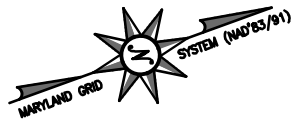
DATE: NOVEMBER 2025 SHEET 6 OF 20



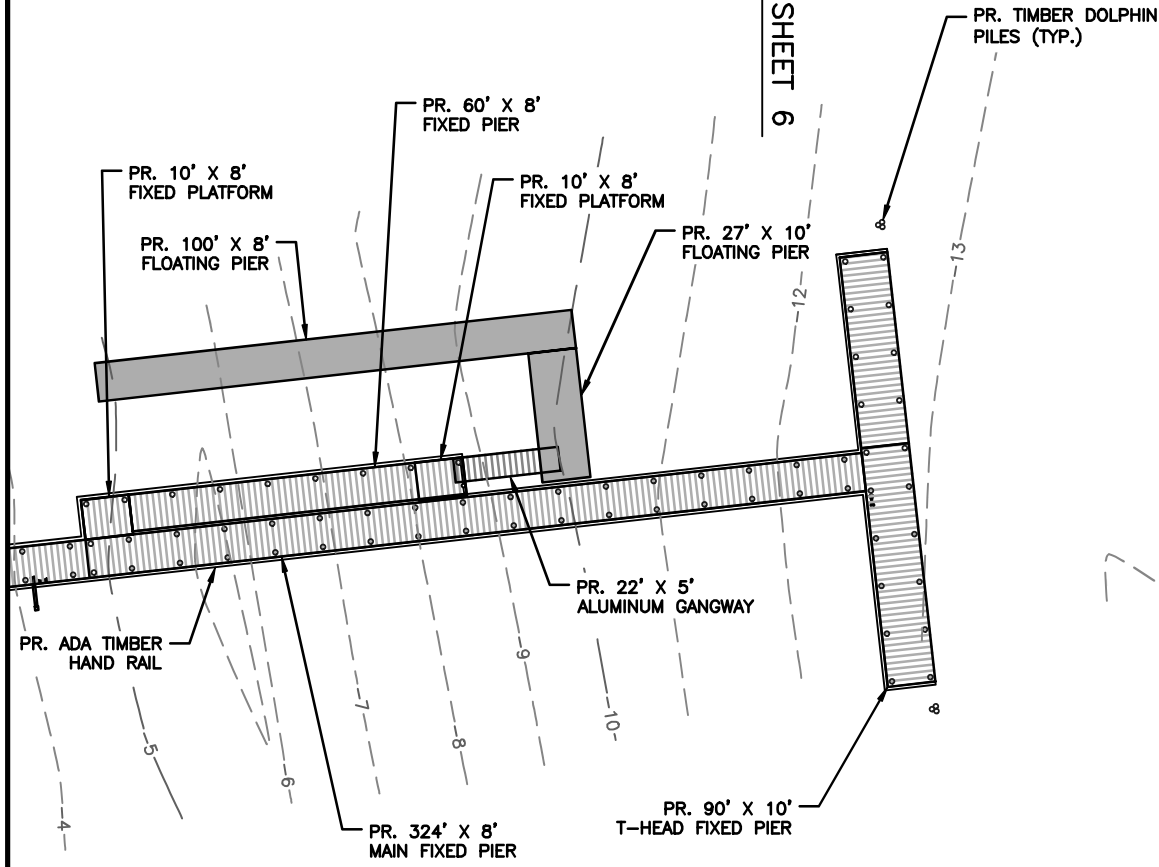
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MATCHLINE REFER TO SHEET 6



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 11/10/26  
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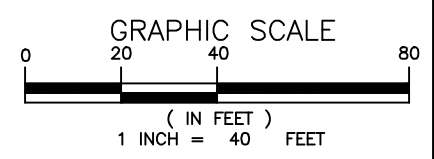
**HISTORIC LONDON TOWN & GARDENS  
 SHORELINE IMPROVEMENTS**

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
 DEPARTMENT OF PUBLIC WORKS

**SITE PLAN**

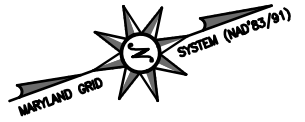
DATE: NOVEMBER 2025 SHEET 7 OF 20



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ANNE ARUNDEL COUNTY  
 839 LONDONTOWN RD  
 EDGEWATER, MD  
 DEED: N/A  
 T.M. 56; P. 120  
 10.0 AC

XS-4

100' CRITICAL AREA BUFFER

EX. STORMWATER PIPE

EX. PATIO

EX. SIDEWALK

EX. BUILDING

XS-3

PR. STONE SILL (TYP.)  
 55 LF  
 EL. +2.5' MLW

PR. POCKET BEACH

PR. COARSE WOODY DEBRIS STRUCTURE

PR. LOW MARSH

PR. HIGH MARSH

PR. COASTAL SHRUBS

PR. STONE SILL (TYP.)  
 169 LF  
 EL. +2.5' MLW

PR. COARSE WOODY DEBRIS STRUCTURE


PR. MHW = +1' MLW

PR. COBBLE OUTFALL  
 4'x45'

PR. MLW = 0'

PR. STONE SILL (TYP.)  
 172 LF  
 EL. +2.5' MLW

MATCHLINE REFER TO SHEET 6



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 180962  
 11/10/26  
 MT

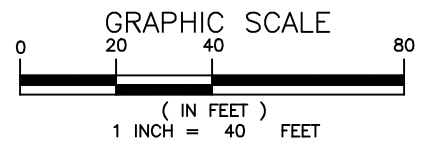
# HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
 DEPARTMENT OF PUBLIC WORKS

## SITE PLAN

DATE: NOVEMBER 2025 SHEET 8 OF 20

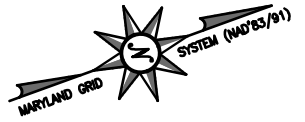




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ALMHOUSE CREEK  
FLOOD  
EBB

PR. COARSE WOODY DEBRIS STRUCTURE

PR. MLW = 0'

PR. MHW = +1' MLW

PR. STONE SILL (TYP.)  
97 LF ELEV. +1' MLW

PR. POCKET BEACH

PR. LOW MARSH

PR. HIGH MARSH

MAX CHANNELWARD EXTENT  
= 58' (ENTIRE SITE)

XS-6

XS-5

PR. STONE SILL (TYP.)  
116 LF ELEV. +1' MLW

EX. MLW

EX. MHW

ANNE ARUNDEL COUNTY  
LONDONTOWN RD  
EDGEWATER, MD  
DEED: 3887/676  
T.M. 56; P. 124  
10.0 AC

LONDONTOWN RD

25-WQC-0035  
202460334  
180962  
11/10/26  
MT

# HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS

ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS

## SITE PLAN

DATE: NOVEMBER 2025 SHEET 9 OF 20

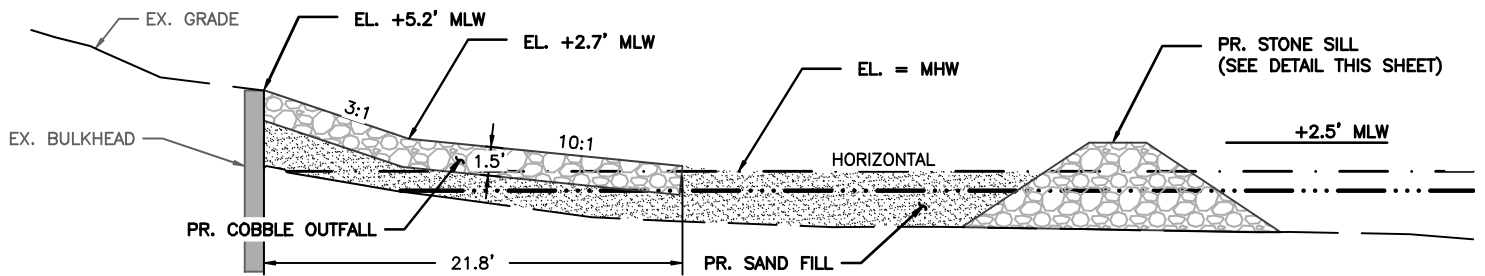
GRAPHIC SCALE



( IN FEET )  
1 INCH = 40 FEET

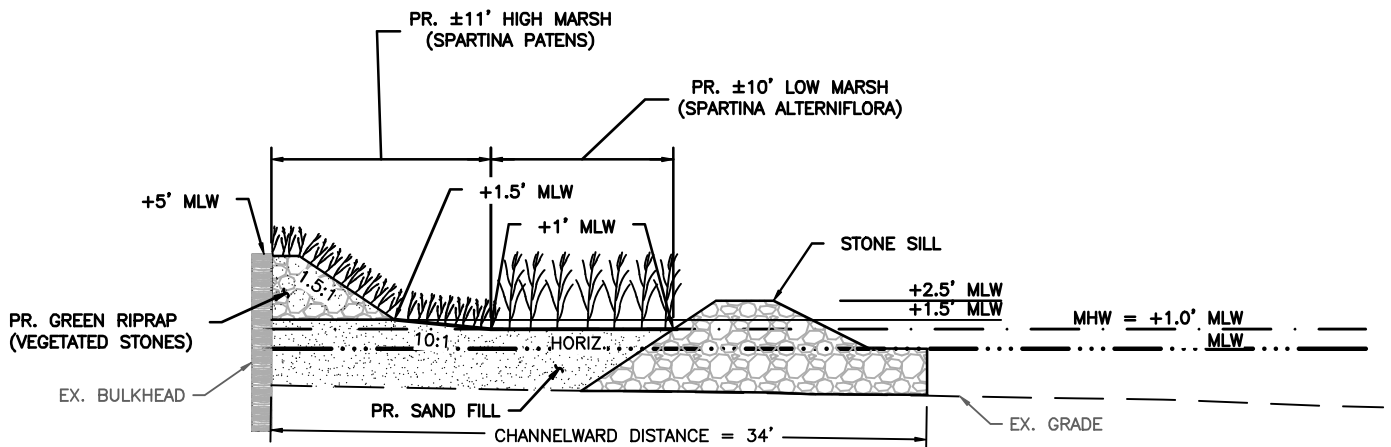
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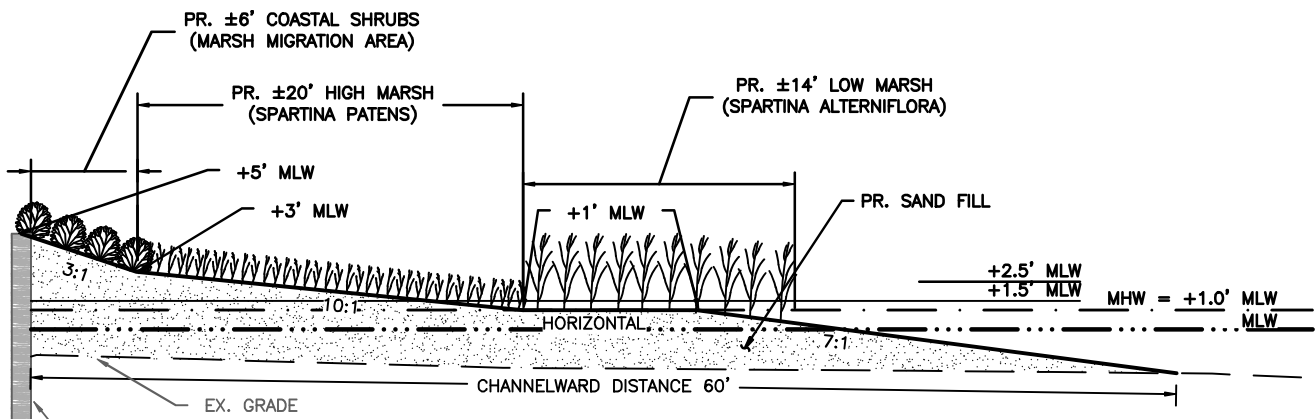
**SECTION XS-1**

SCALE: NTS



**SECTION XS-2**

SCALE: NTS



**SECTION XS-3**

SCALE: NTS

**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**

ANNE ARUNDEL COUNTY, MD

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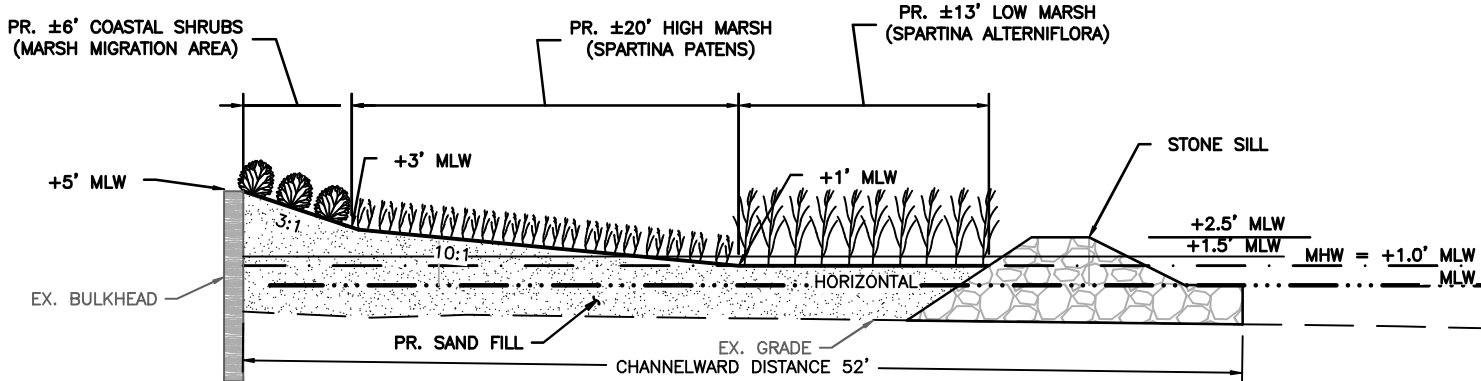
**CROSS SECTIONS**

DATE: NOVEMBER 2025 SHEET 10 OF 20

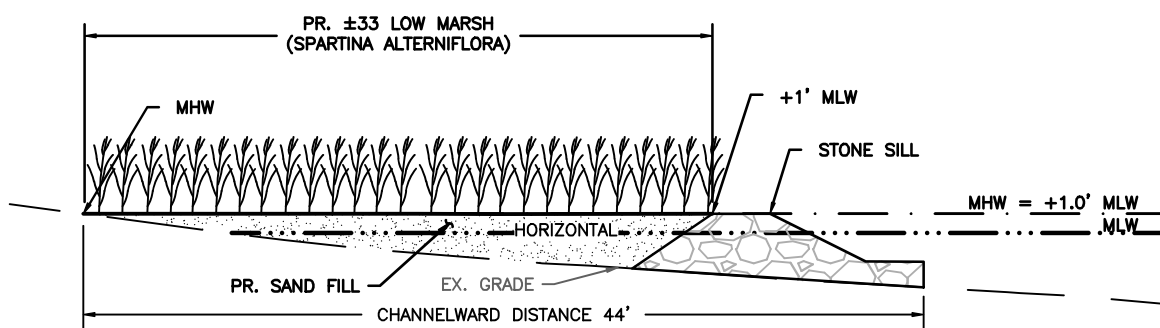
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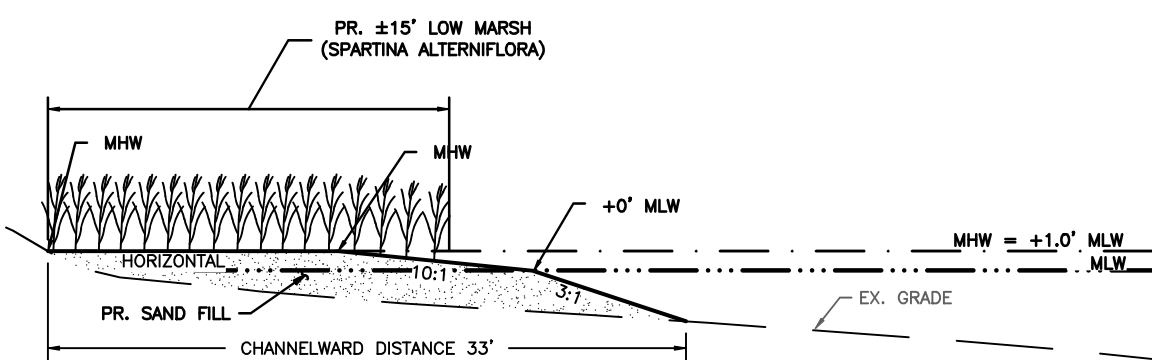
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SCALE: NTS



**SECTION XS-5**  
SCALE: NTS



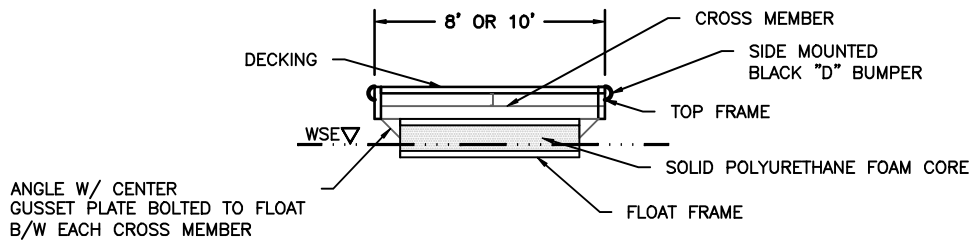
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SCALE: NTS

**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**  
ANNE ARUNDEL COUNTY, MD  
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DEPARTMENT OF PUBLIC WORKS  
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DATE: NOVEMBER 2025 SHEET 11 OF 20

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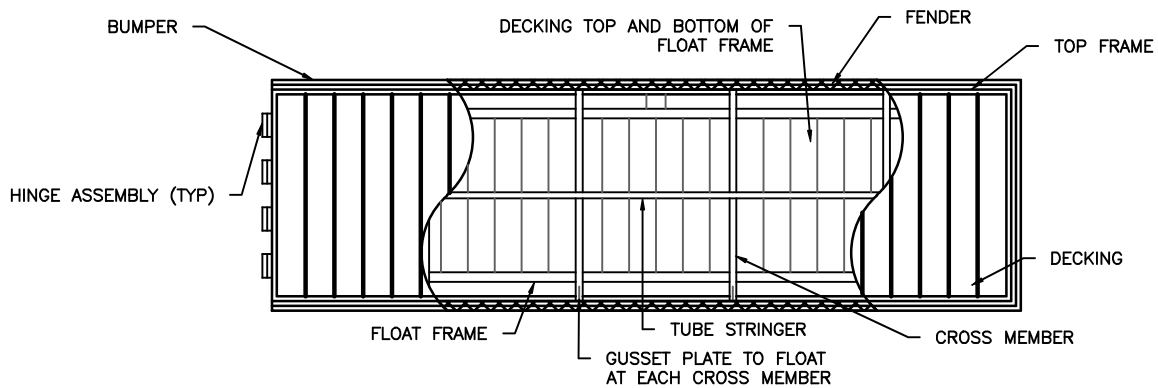
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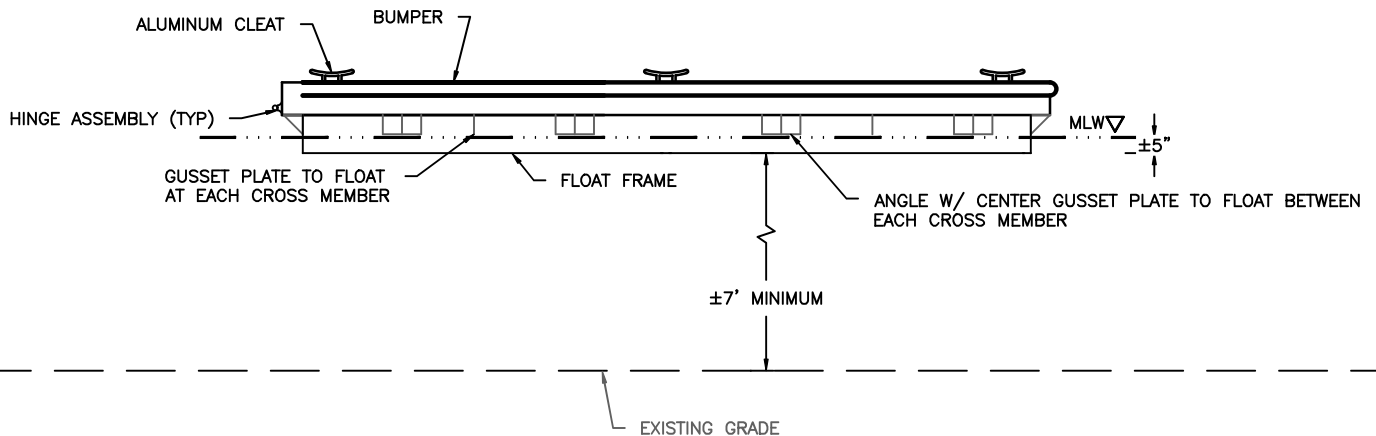
## TYPICAL 8' OR 10' FLOATING PIER SECTION

SCALE: NTS



## TYPICAL FLOATING PIER PLAN

SCALE: NTS



## TYPICAL FLOATING PIER PROFILE

SCALE: NTS

HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS  
ANNE ARUNDEL COUNTY, MD

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DEPARTMENT OF PUBLIC WORKS

FLOATING PIER DETAILS

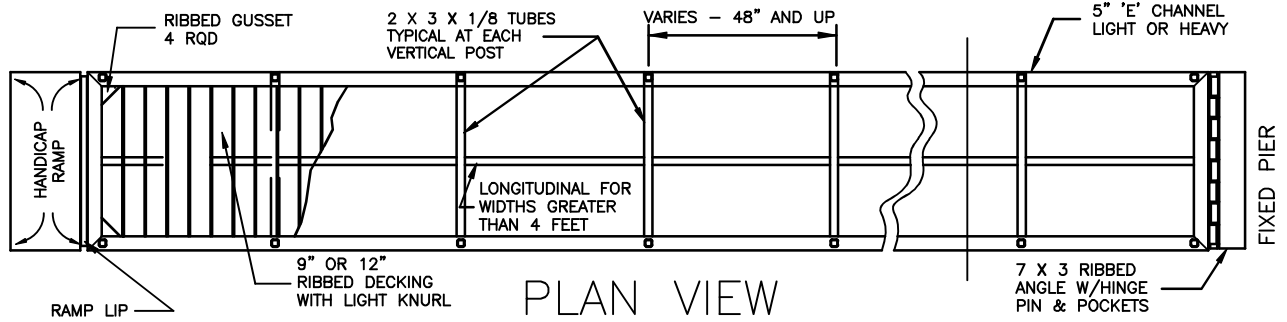
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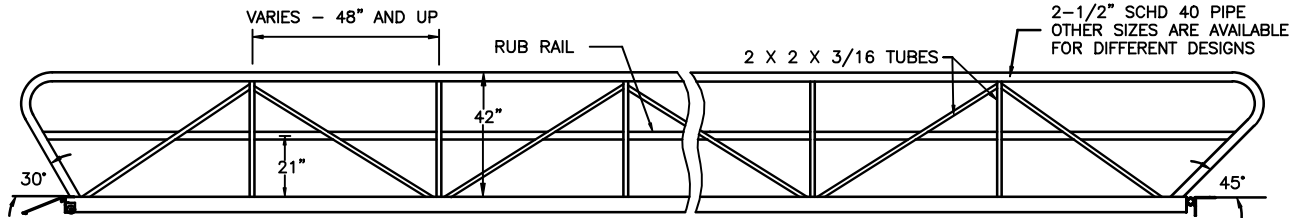
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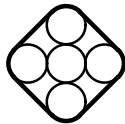
PLAN VIEW



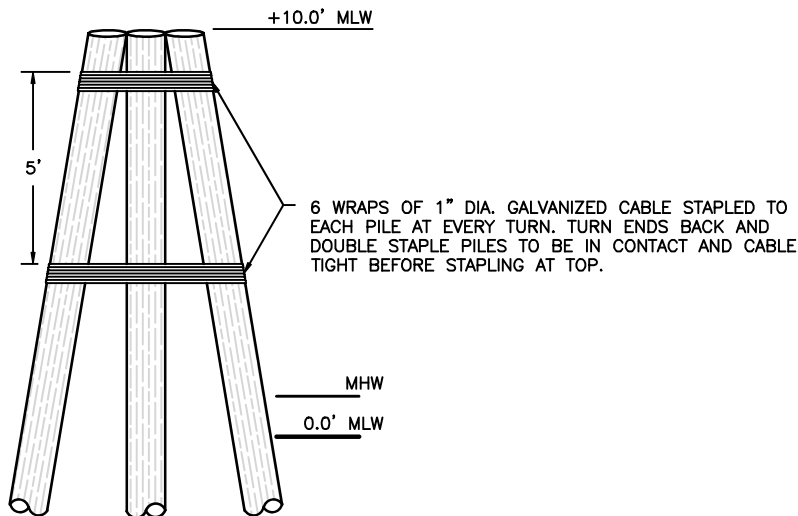
ELEVATION

**GANGWAY DETAILS**

SCALE: NTS



PLAN



ELEVATION

**TYPICAL DOLPHIN PILES DETAIL**

SCALE: NTS

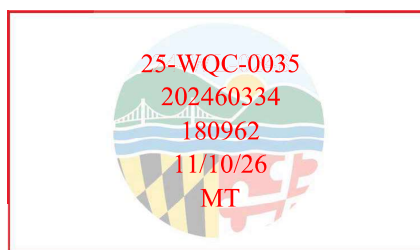
**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**

ANNE ARUNDEL COUNTY, MD

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**GANGWAY & DOLPHIN PILES DETAILS**

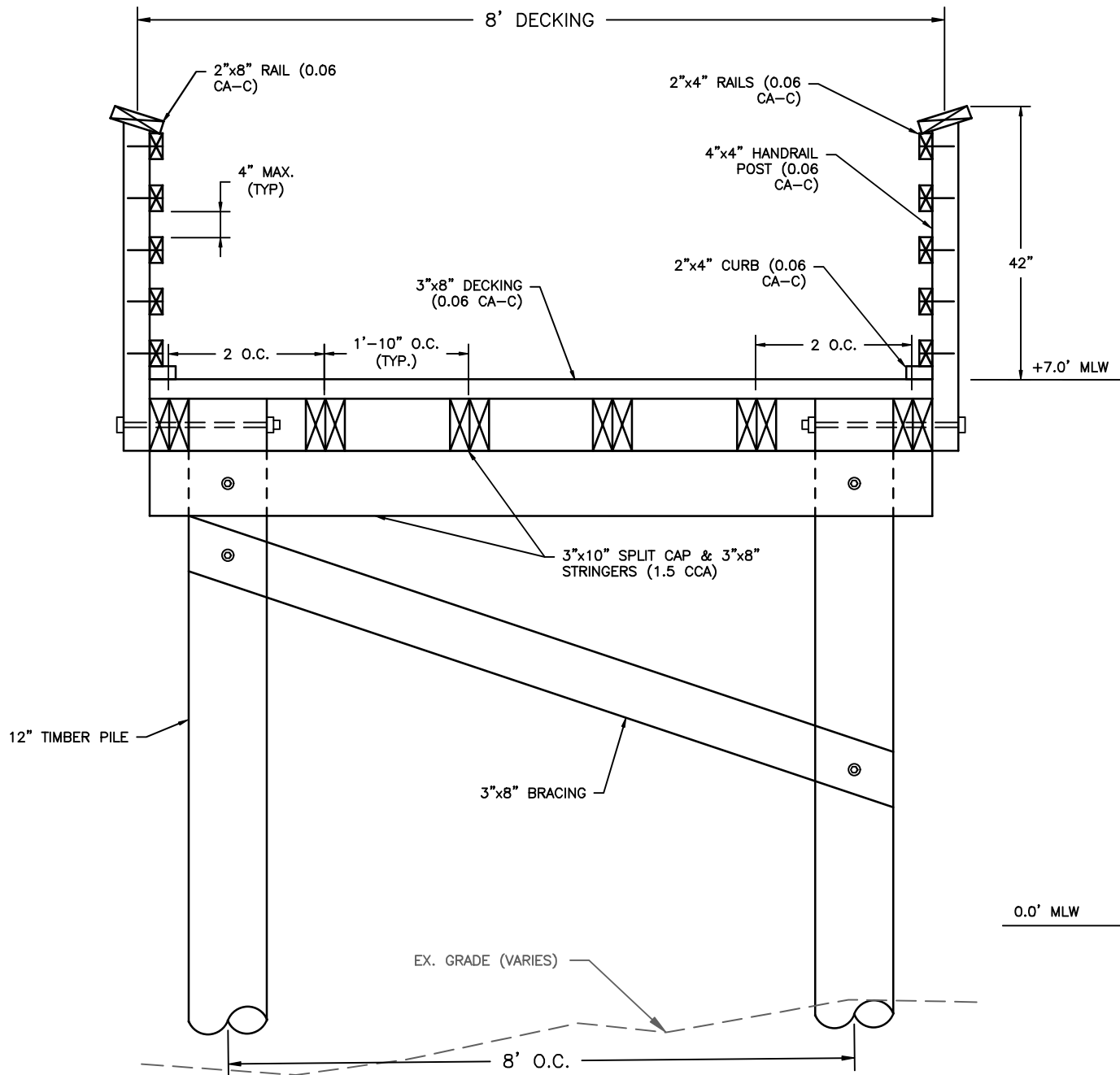
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**TYPICAL 8' FIXED PIER CROSS SECTION**

SCALE: NTS

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 ANNE ARUNDEL COUNTY, MD

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**FIXED PIER DETAILS**

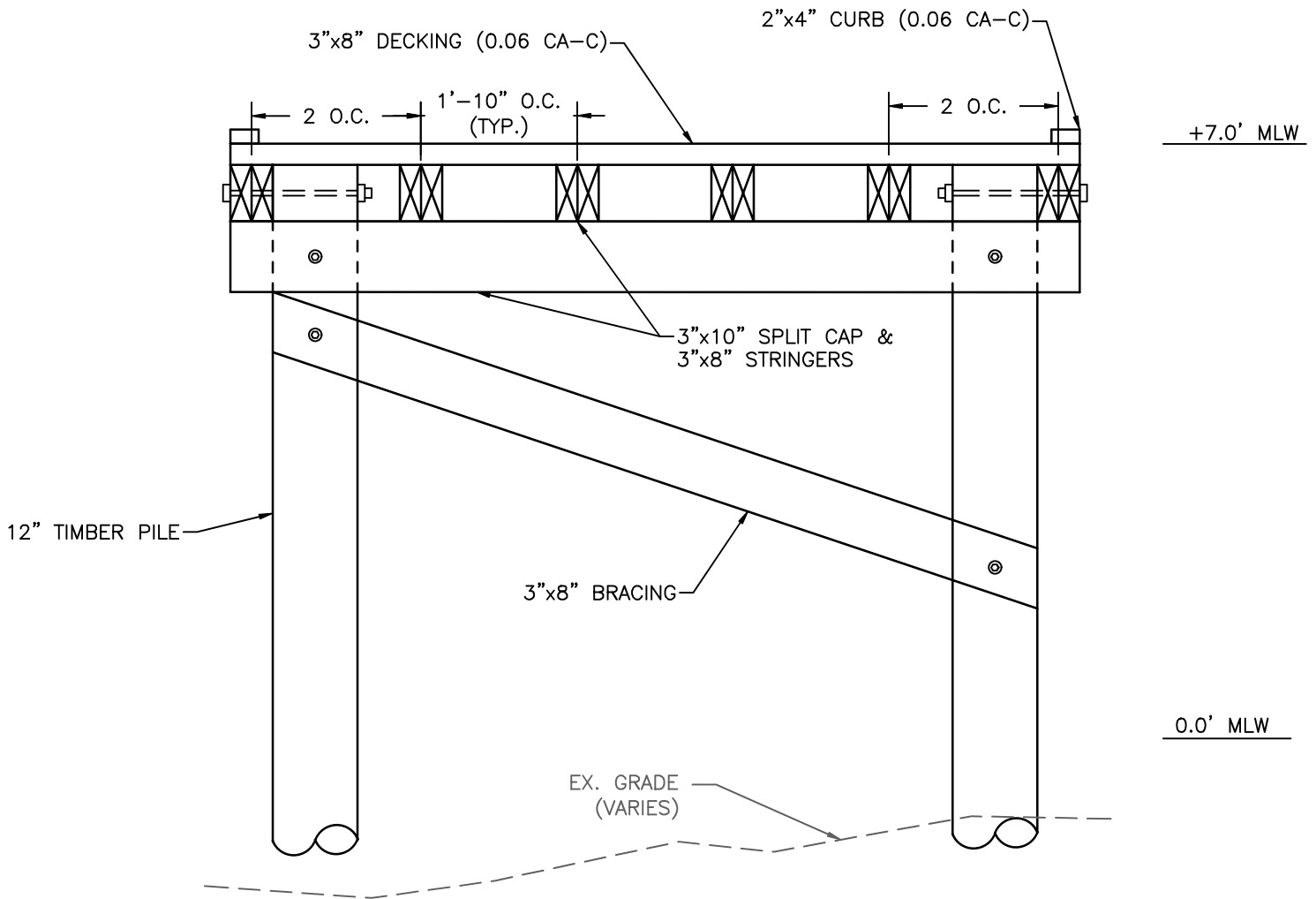
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**TYPICAL 8' FIXED PIER CROSS SECTION (WITHOUT HANDRAILS)**

SCALE: NTS

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**FIXED PIER DETAILS**

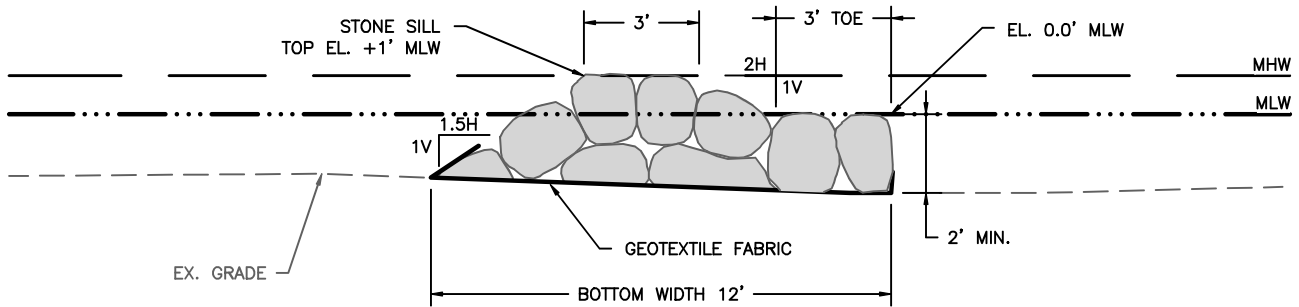
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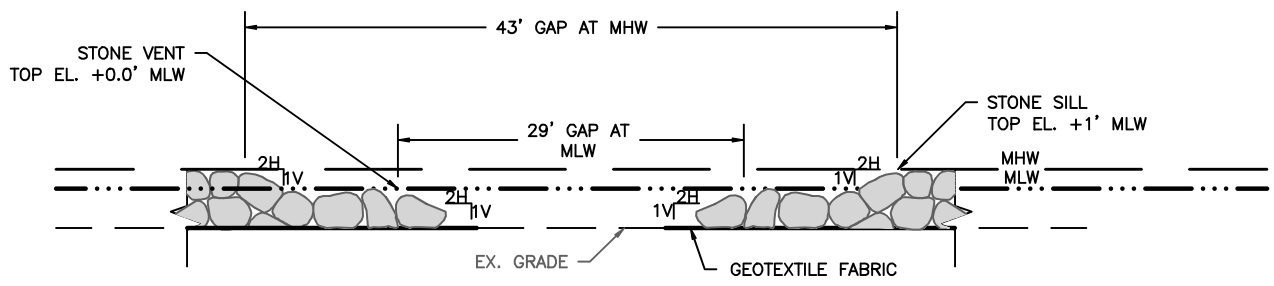
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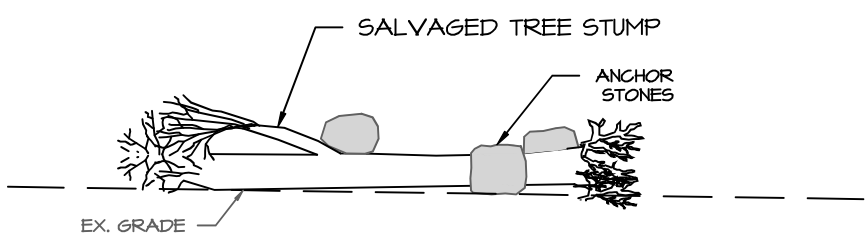




**REACH 2: TYPICAL STONE SILL DETAIL**  
SCALE: NTS



**REACH 2: TYPICAL VENT**  
SCALE: NTS



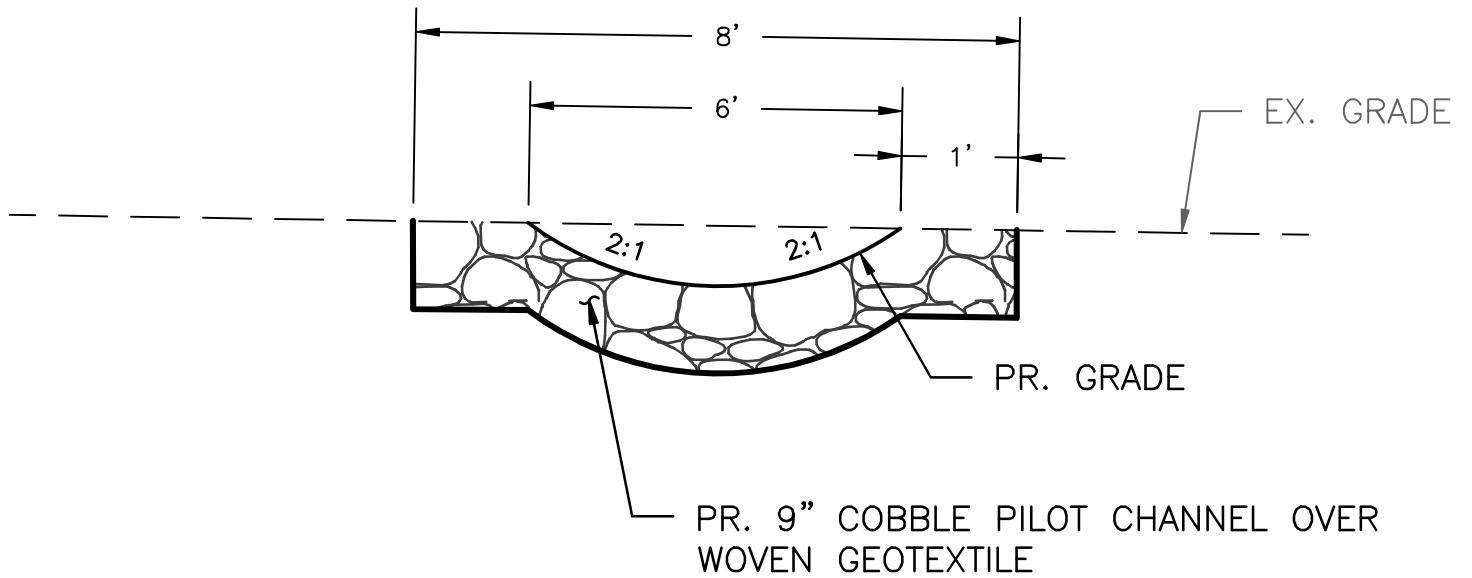
**TYPICAL WOODY DEBRIS SECTION**  
SCALE: NTS

HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS  
ANNE ARUNDEL COUNTY, MD  
APPL. BY: ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS  
**SILL DETAILS**  
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**STONE COBBLE PILOT CHANNEL TYPICAL SECTION**

SCALE: NTS

**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**

ANNE ARUNDEL COUNTY, MD

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**COBBLE OUTFALL DETAILS**

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## Reach One Impacts by Area in WOTUS\*

Feature	Max Length, LF	Max Width, FT	Max Channelward Distance, FT	Unveg. Intertidal, SQ.FT	Unveg. Shallow Water, SQ.FT	Total Area SQ.FT
PR Stone Fill	West Hook	55	14.4	51	10	599
	Sill 1	169	14.2	66	0	1,841
	Sill 2	172	18	68	0	2,150
	Sill 3	172	18	71	0	2,235
	East Hook	90	18	73	0	1,083
	Green Riprap	56	5	5	0	229
	Final SPSC Cascade	49	10	10	147	203
	Total Stone				157	8,329
PR Sand Fill	629	69	69	65	25,635	25,700
PR Low Marsh			54	0	8,142	8,142
PR High Marsh			28	0	2,234	2,234
Total PR Tidal Wetlands				0	10,376	10,376
PR Upland Plantings			26	152	12,750	12,902
PR Coarse Woody Debris				0	33	33

### **TABLE NOTES**

- \*ALL MEASUREMENTS TAKEN CHANNELWARD OF EXISTING MHW.  
 1. THE RATIO OF PR. REACH ONE TIDAL WETLANDS (MARSH PLANTED SEAWARD OF 1.5' MLW) TO REACH ONE TIDAL IMPACTS IS 0.44 TO 1.  
 2. THE PROJECT-WIDE RATIO OF TOTAL PR. TIDAL WETLANDS (MARSH PLANTED SEAWARD OF 1.5' MLW) TO TOTAL PR. TIDAL IMPACTS IS 0.63 TO 1.

### **DATUM CONVERSION**

	NAVD88	MLW
MHW	0.3	1
NAVD88	0	0.7
MLW	-0.7	0

TO CONVERT FROM NAVD88 TO MLW, ADD 0.7' TO NAVD88 VALUE.

### **GENERAL NOTES**

1. BASEMAP COMPILED FROM ANNE ARUNDEL COUNTY 2018 PLANIMETRICS AND AERIAL PHOTOGRAPHY.
2. ALL CONTOURS ARE IN FEET AND REFER TO MLW.
3. TIDAL RANGE IS 1.00'
4. BATHYMETRIC & TOPOGRAPHIC SURVEY PERFORMED BY BAYLAND CONSULTANTS & DESIGNERS MARCH 20-21, 2023.
5. THESE ARE PERMIT DRAWINGS ONLY AND SUBJECT TO CHANGE DURING THE PERMIT PROCESS. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.

## HISTORIC LONDON TOWN & GARDENS SHORELINE IMPROVEMENTS ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS

### **SITE NOTES**

DATE: NOVEMBER 2025 SHEET 19 OF 20



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# Reach Two Impacts by Area in WOTUS\*

Feature	Max Length, LF	Max Width, FT	Max Channelward Distance, FT	Unveg. Intertidal, SQ.FT	Unveg. Shallow Water, SQ.FT	Total Area SQ.FT
PR Stone Fill	North Sill	97	9	41	0	832
	South Sill	116	12	58	33	961
	Total Stone				33	1,793
PR Sand Fill	170	48	48	2,377	4,328	6,705
PR Low Marsh			48	2,092	3,989	6,081
Total PR Tidal Wetlands				2,092	3,989	6,081
PR Upland Plantings			0	0	0	0
Total				2,410	6,121	8,531

## **NOTES**

\*ALL MEASUREMENTS TAKEN CHANNELWARD OF EXISTING MHW.

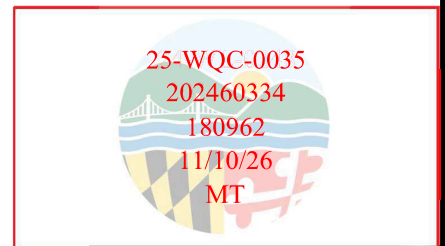
1. RATIO OF PR. REACH TWO TIDAL WETLANDS (MARSH PLANTED SEAWARD OF 1.5' MLW) TO REACH TWO TIDAL IMPACTS IS 2.5 TO 1
2. RATIO OF PR. PROJECT-WIDE TIDAL WETLANDS (MARSH PLANTED SEAWARD OF 1.5' MLW) TO PROJECT-WIDE TIDAL IMPACTS IS 0.63 TO 1

**HISTORIC LONDON TOWN & GARDENS  
SHORELINE IMPROVEMENTS**  
ANNE ARUNDEL COUNTY, MD

APPL. BY: ANNE ARUNDEL COUNTY  
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## **SITE NOTES**

DATE: NOVEMBER 2025 SHEET 20 OF 20



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