STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
WATER QUALITY CERTIFICATION
26-WQC-0002

EFFECTIVE DATE:	**September 14, 2026**
CERTIFICATION HOLDER:	**Baltimore County Dept of Environmental Protection and Sustainability Attn: Horacio Tablada**
PROJECT LOCATION:	**Near 425 Walnut Grove Rd & Maritime Cir Essex, MD 21221**

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 (DEPARTMENT) HAS DETERMINED THAT THE REGULATED ACTIVITY DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR THE Walnut Point Shoreline Enhancement ASSOCIATED WITH U.S. ARMY CORPS OR ENGINEERS (CORPS) AUTHORIZATION 202560842, WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CERTIFICATION.

THIS CERTIFICATION IS HEREBY GRANTED WITH CONDITIONS. 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. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

PROJECT DESCRIPTION

Tracking Number: 202560842 Agency Interest Number: 183343

1. *Remove an existing deteriorated pier.*
2. *Excavate approximately 10,765 square feet of existing phragmites*
3. *Fill and grade with 413 cubic yards of sand along 820 feet of eroding shoreline and plant with* approximately 25,965 square feet of marsh vegetation.
4. *Emplace an 880-foot long by 17-foot wide array of wave attenuation devices (WAD) with stone scour* protection, four 20-foot wide vent openings and six obstruction signs, all extending a maximum of 170 feet channelward of the mean high water line.

The Department satisfied statutory and regulatory public notice requirements by placing this WQC on Public Notice from February 15 to March 15 on the Department's Public Notice webpage (and advertising in the Avenue News on February 15).

SPECIAL CONDITIONS

1. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License 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/LicensedMarineContractos.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 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.

5. The Certificate Holder 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 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.

6. The Certificate Holder shall construct at least four 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.

7. The Certificate Holder shall assure that all excavated material from the wetland enhancement of the Phragmites area shall be buried at an approved disposal site to prevent the spread of this species, or the Phragmites shall be treated with RODEO in accordance with State and federal laws, for at least one growing season prior to excavation.

8. The Certificate Holder shall submit a detailed marsh maintenance plan and a Phragmites Control plan to be approved by the Water and Science Administration, Tidal Wetlands Division prior to commencement of any work authorized under this Certificate.

9. The Certificate Holder shall plant the existing Phragmites area depicted on the existing plans dated June 18, 2026 with Spartina alternaflora.

GENERAL CONDITIONS

1. The Certification Holder shall comply with all water quality-related performance standards and conditions required by the Department or the Board of Public Works (BPW) 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.

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. The Certification Holder shall obtain and comply with all additional authorizations or approvals, including self-certifying General Permits issued by the Department.

4. The Project shall be constructed and activities conducted in accordance with the final plan approved by the Department or BPW (or if Department or BPW approval is not required, then in accordance with the plan approved by the Corps), and its approved revisions (Approved Plan).

5. 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.

6. 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.

7. Structures and activities may not interfere with movement of aquatic life, fish, and other wildlife nor cause their entanglement.

8. The Certification Holder may not conduct activities which result in the introduction of non-native species with adverse effects on the aquatic ecosystem into waters or wetlands.

9. No stockpiles of any material shall be placed in Waters of the U.S. or state or private tidal wetlands. All fill and construction materials not used in the project shall be removed and disposed of in a manner approved by the Department which will prevent their entry into waters of this State.

10. Temporary construction trailers or structures, staging areas and stockpiles may not be located within tidal wetlands, nontidal wetlands, nontidal wetlands buffers, nontidal wetland expanded buffers, or the 100-year floodplain unless specifically included on the Approved Plan.

11. The Certification Holder shall adhere to the construction time of year restrictions, unless waived or amended by the Department or BPW, as identified in a state authorization.

12. The Certification Holder shall obtain and comply with an erosion and sediment control plan approved by the appropriate authority (if applicable), including following the stabilization requirements set forth in COMAR 26.17.01.07 and "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control," as may be amended for activities which result in an earth disturbance subject to the requirements in Annotated Code of Maryland, Environment Article, Title 4 and COMAR 26.17.01.

13. The disturbance of the bottom of the waterway and sediment transport into adjacent State waters shall be minimized.

14. The Certification Holder shall notify the Compliance Program at mde.wsacompliance@maryland.gov a minimum of 2 weeks prior to commencement of regulated activities and discharges.

15. The Certification Holder shall notify the Water and Science Administration, Wetlands and Waterways Protection Program, in writing, upon transferring property ownership or responsibility for compliance with these conditions to another person. The new owner/operator shall request, in writing, transfer of this Certification to his/her name.

16. The Certification Holder shall ensure that a copy of this Certification, including the Approved Plans, is available at the site until the authorized work is complete.

17. This Certification is valid for the project identified herein and the associated Corps authorization 202560842 until such time that the Corps authorization expires or is not administratively extended.

STATEMENTS OF NECESSITY AND CITATIONS

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and 10, 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 Condition 5: This condition is necessary to clarify the scope of this certification to ensure compliance with water quality regulations, without limiting restrictions through other requirements.

   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 26.08.02.10E; COMAR 26.23.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

3. Statement of Necessity for General Condition 6: 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.

   Citations: 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

4. Statement of Necessity for General Condition 7: Movement of aquatic life and passage of flows is essential for growth and propagation of aquatic life, fish, and other wildlife to meet these designated uses.

   Citations: 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 26.08.02.10E; COMAR 26.08.02.02B(1); 26.08.02.03B(1)(b); 26.08.02.03B(2)(e); COMAR 26.17.01; COMAR 26.23.02.06; COMAR 26.23; COMAR 26.17.04

5. Statement of Necessity for General Condition 8: Nuisance or non-native species may spread and disrupt and dislodge native species from their habitat, leading to declines in distribution, density, growth and propagation. This may result in failure to support native species; and growth, propagation of fish, other

aquatic life, and wildlife. Limitations on loss will sustain habitat for a variety of aquatic species. In addition to direct loss, turbidity created by construction or ongoing operation must be limited for support of aquatic life and to meet water quality standards. The conditions ensure that discharges will not result in failure to support designated uses.

Citations: COMAR 26.08; COMAR 26.08.02.02.B(5); COMAR 26.08.03.03-3.D; COMAR 26.23.02.06; COMAR 26.23; COMAR 26.17.04

6. Statement of Necessity for General Conditions 9, 10, and 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.

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

7. Statement of Necessity for General Condition 11: The growth and propagation of fish, other aquatic life, and wildlife and support of estuarine and marine aquatic life and shellfish harvesting are dependent upon certain times during the year and specific environmental conditions. The condition is necessary to ensure that activities are restricted during the critical growth, propagation, movement, and harvesting periods to ensure that designated uses will be met.

   Citations: Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(3); COMAR 26.08.02B(4)

8. Statement of Necessity for General Condition 13: Restrictions on instream construction are necessary to protect designated uses for propagation and growth of fish, other aquatic life, and wildlife.

   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 26.08.02.03-3.D; COMAR 26.23.02.06

9. Statement of Necessity for General Condition 14: The condition is necessary to ensure that Compliance personnel are aware of when discharges are taking place so that an inspection can be undertaken to ensure that water quality standards are met.

   Citation: MD Env Code § 1-301 (2019)

10. Statement of Necessity for General Condition 15: In order to ensure that water quality standards will be met and conditions followed, a responsible party must be identified for accountability if needed. A change in ownership or other responsibility must be indicated as the new Certification Holder.

    Citations: COMAR 26.08.02.10E(2)

11. Statement of Necessity for General Condition 16: This condition ensures that the Certification Holder and persons conducting work have the certification on the site for referral so that approved discharges will not result in violations of water quality standards.

Citations: 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, 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

12. Statement of Necessity for General Condition 17: 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

13. 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.

    Citations: 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.

14. Statement of Necessity for Special Condition 6: Requirements to structures allow for tidal flushing through living shoreline which ensures that numeric standards fo dissolved oxygen and temperature may be met. Failure to meet numeric standards for temperature and dissolved oxygen levels may result in conditions that do not support shallow water submerged aquatic vegetation, shellfish harvesting, fish spawning and nurseries, and fish and shellfish survival and growth.

    Citations: COMAR 26.08.02.02.B.(3), COMAR 26.08.02.02-1, COMAR 26.08.02.03-3.C.(8)(d), COMAR 26.08.02.03-3.C.(3)(a)

15. Statement of Necessity for Special Condition 4, 5, & 8: Stabilization of the site with vegetation is required to ensure that waters continue to meet designated uses. Loss of substrate fill material and use of material exceeding limits of the condition 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. Additionally, the issuance of the water quality certification does not relieve the applicant of their responsibility to comply at all times with federal and State law.

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

16. Statement of Necessity for Special Condition 7: Issuance of water quality certification does not relieve the applicant of their responsibility to comply at all times with federal and State law. Discharges of toxic materials in toxic amounts violate water quality standards.

    Citations: COMAR 26.08.02.03-3C(7), COMAR 26.08.02.03B(5), COMAR 26.08.02.10E(2)

17. Statement of Necessity for Special Condition 9: Issuance of water quality certification does not relieve the applicant of their responsibility to comply at all times with federal and State law. Discharges of toxic materials in toxic amounts violate water quality standards. Tidal wetlands provide essential habitat, store nutrients and sediment, maintain the health of coastal systems, control shoreline stabilization, and improve water quality. Aquatic life and wildlife often require specific habitats. A tidal plant community dominated by non-native vegetation may reduce the benefits associated with tidal wetlands and result in discharges that interfere with the designated use, 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.

    Citations: COMAR 26.08.02.03-3C(7), COMAR 26.08.02.03B(5), COMAR 26.08.02.10E(2)

CERTIFICATION APPROVED

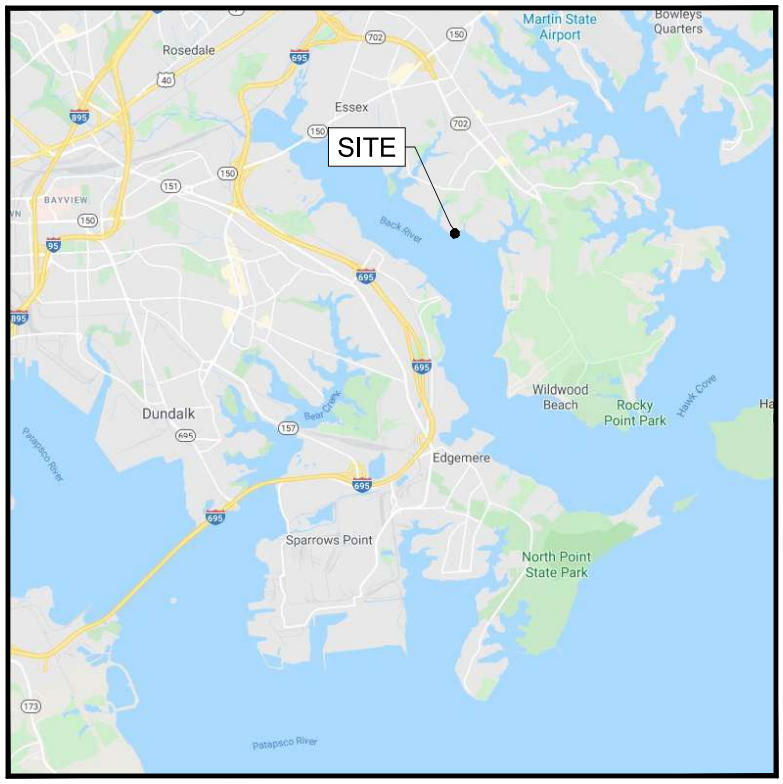
Tammy K. Roberson for
Tammy K. Roberson for (Sep 17, 2026 11:54:23 EDT)

Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program
Water and Science Administration

Effective Date: September 14, 2026

cc: WSA Inspection & Compliance Program
U.S. Army Corps of Engineers

WALNUT POINT
SHORELINE ENHANCEMENT IMPACT PLATES
BALTIMORE COUNTY, MARYLAND



25-WL-0539
202560842
06/18/2026
1 of 20

SHEET LIST

DRAWING NO.	SHEET	DRAWING TITLE
IP-001	1	TITLE SHEET
IP-101	2	KEY MAP
IP-102	3	IMPACT PLATE I
IP-103	4	IMPACT PLATE II
IP-104	5	IMPACT PLATE III
IP-501	6	DETAILS I
IP-502	7	DETAILS II
IP-503	8	DETAILS III
IP-504	9	DETAILS IV
IP-505	10	DETAILS V

SHEET LIST

DRAWING NO.	SHEET	DRAWING TITLE
IP-105	11	IMPACT PLATE PLANTING PLAN
IP-106	12	IMPACT PLATE PLANTING PLAN
IP-107	13	IMPACT PLATE PLANTING PLAN
IP-506	14	PLANTING DETAILS
IP-507	15	PLANTING DETAILS
IP-508	16	PLANTING DETAILS
IP-509	17	PLANTING DETAILS
IP-510	18	PLANTING DETAILS
IP-511	19	PLANTING DETAILS
IP-512	20	PLANTING DETAILS

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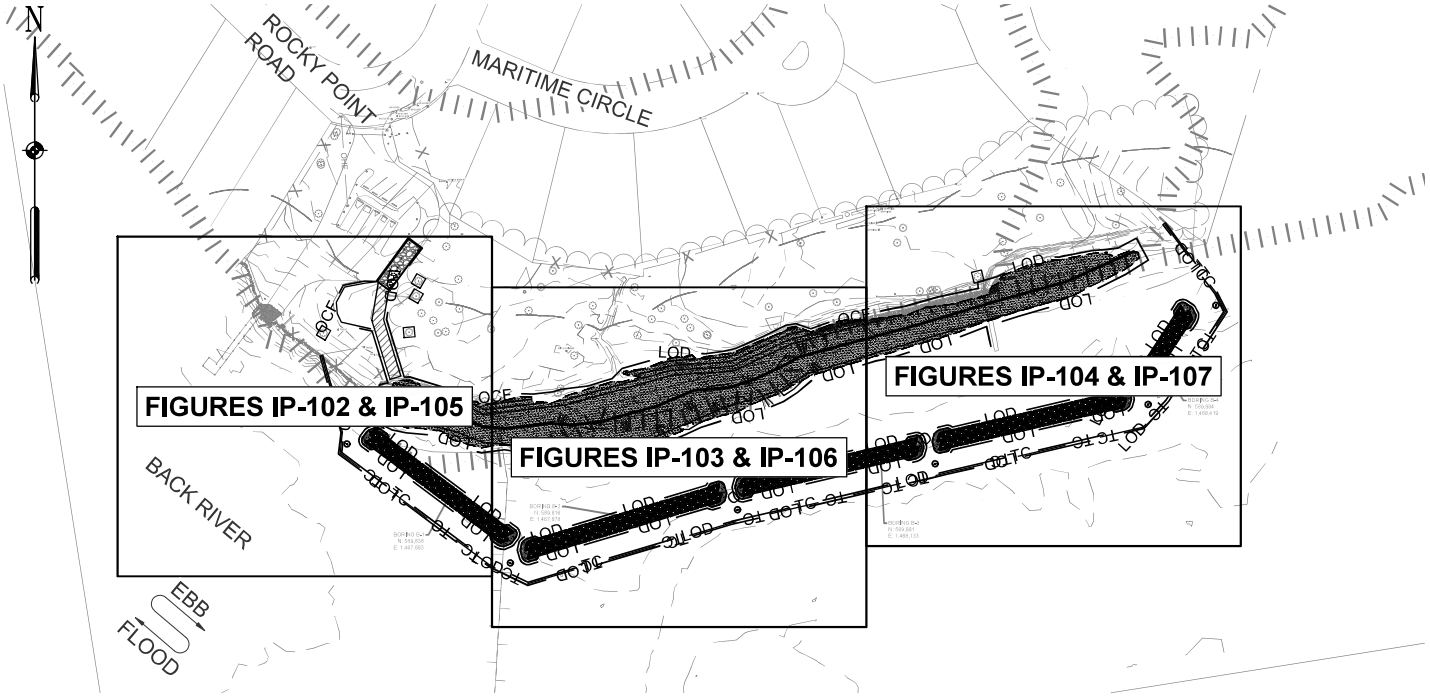
DATE: JUNE 2026
SHEET: 1 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
ESSEX, MD 21221

FIGURE TITLE
TITLE SHEET

FIGURE NO.
IP-001



TEMPORARY TIDAL WETLAND AND OPEN WATER IMPACT BELOW MHW (SF): 11,623
PERMANENT TIDAL WETLAND AND OPEN WATER IMPACT BELOW MHW (SF): 42,740
MAXIMUM DISTURBANCE DISTANCE CHANNELWARD FROM MHW: 172'

25-WL-0539
202560842
06/18/2026
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NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET

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GRAPHIC SCALE IN FEET
FULL SIZE PLOT: 8.5" X 11"

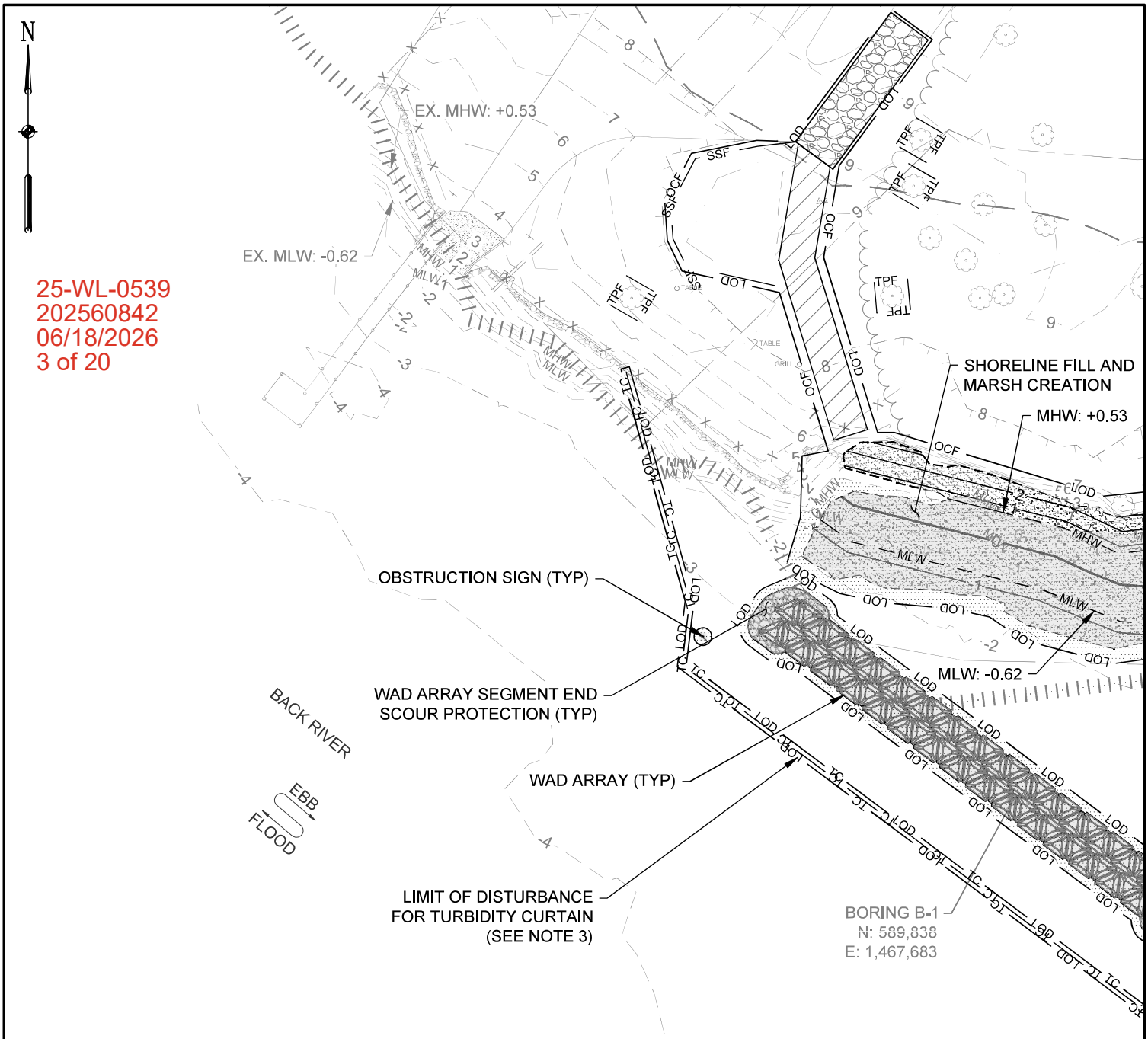
DATE: JUNE 2026
SHEET: 2 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
ESSEX, MD 21221

FIGURE TITLE
KEY MAP

FIGURE NO.
IP-101



EXISTING CONTOURS
PROPOSED CONTOURS
LOD — TC — TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LOD — LOD — LIMIT OF DISTURBANCE
OCF — LOD — LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
MHW — EXISTING MEAN HIGH WATER LINE
MLW — EXISTING MEAN LOW WATER LINE
MHW — PROPOSED MEAN HIGH WATER LINE
MLW — PROPOSED MEAN LOW WATER LINE
TC — TC — TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL

TEMPORARY TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 2,005
PERMANENT TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 6,609
MAXIMUM DISTURBANCE DISTANCE CHANNELWARD FROM MHW: 140'

NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET
3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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GRAPHIC SCALE IN FEET
FULL SIZE PLOT: 8.5" X 11"

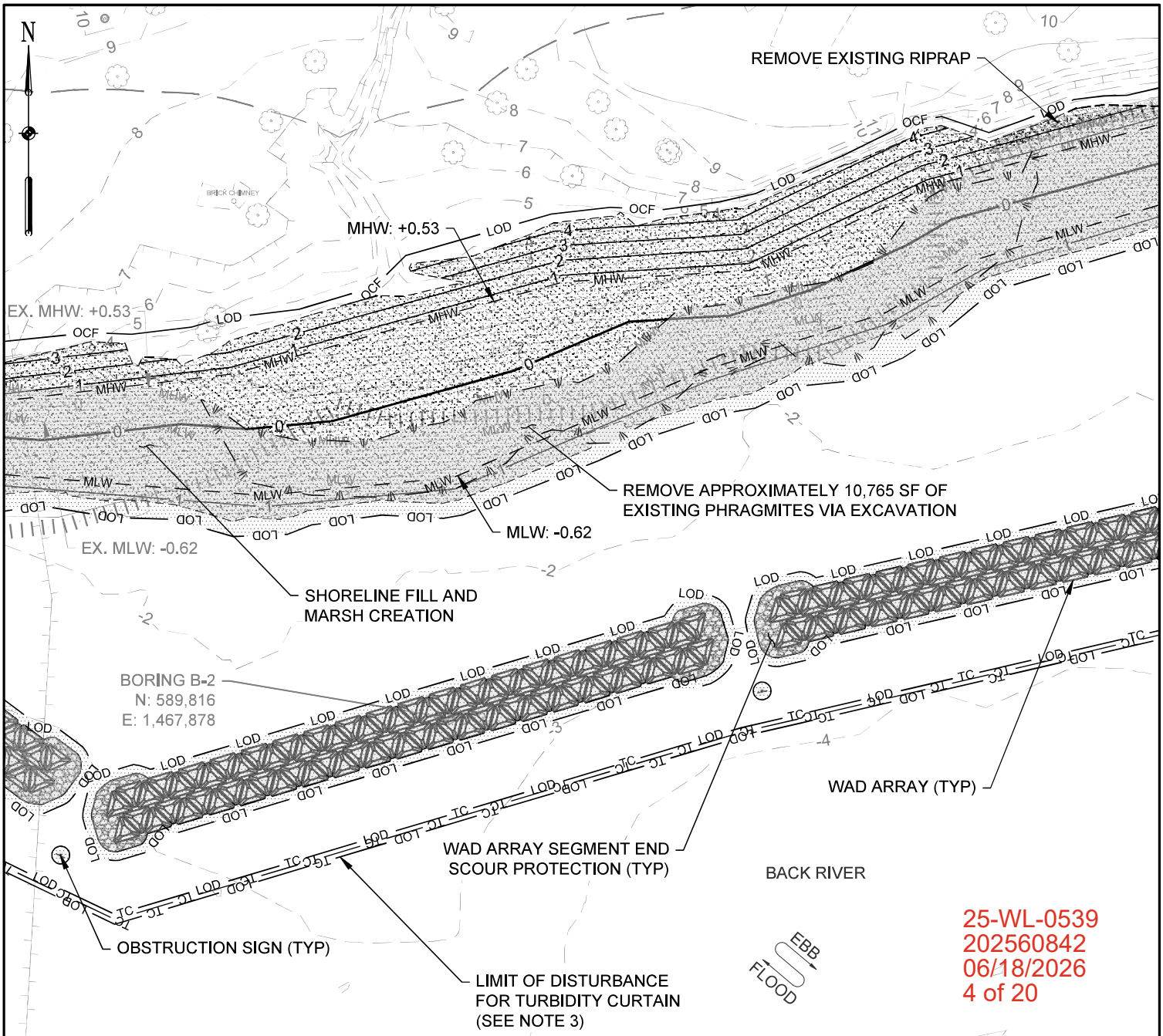
DATE: JUNE 2026
SHEET: 3 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
ESSEX, MD 21221

FIGURE TITLE
IMPACT PLATE I

FIGURE NO.
IP-102



25-WL-0539
202560842
06/18/2026
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EXISTING CONTOURS
PROPOSED CONTOURS
LOD — TC — TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LOD — LOD — LIMIT OF DISTURBANCE
OCF — LOD — LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
MHW — EXISTING MEAN HIGH WATER LINE
MLW — EXISTING MEAN LOW WATER LINE
MHW — PROPOSED MEAN HIGH WATER LINE
MLW — PROPOSED MEAN LOW WATER LINE
TC — TC — TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL

TEMPORARY TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 4,816
PERMANENT TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 19,662
MAXIMUM DISTURBANCE DISTANCE CHANNELWARD FROM MHW: 150'

NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET
3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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www.eaest.com

0 25 50
GRAPHIC SCALE IN FEET
FULL SIZE PLOT: 8.5" X 11"

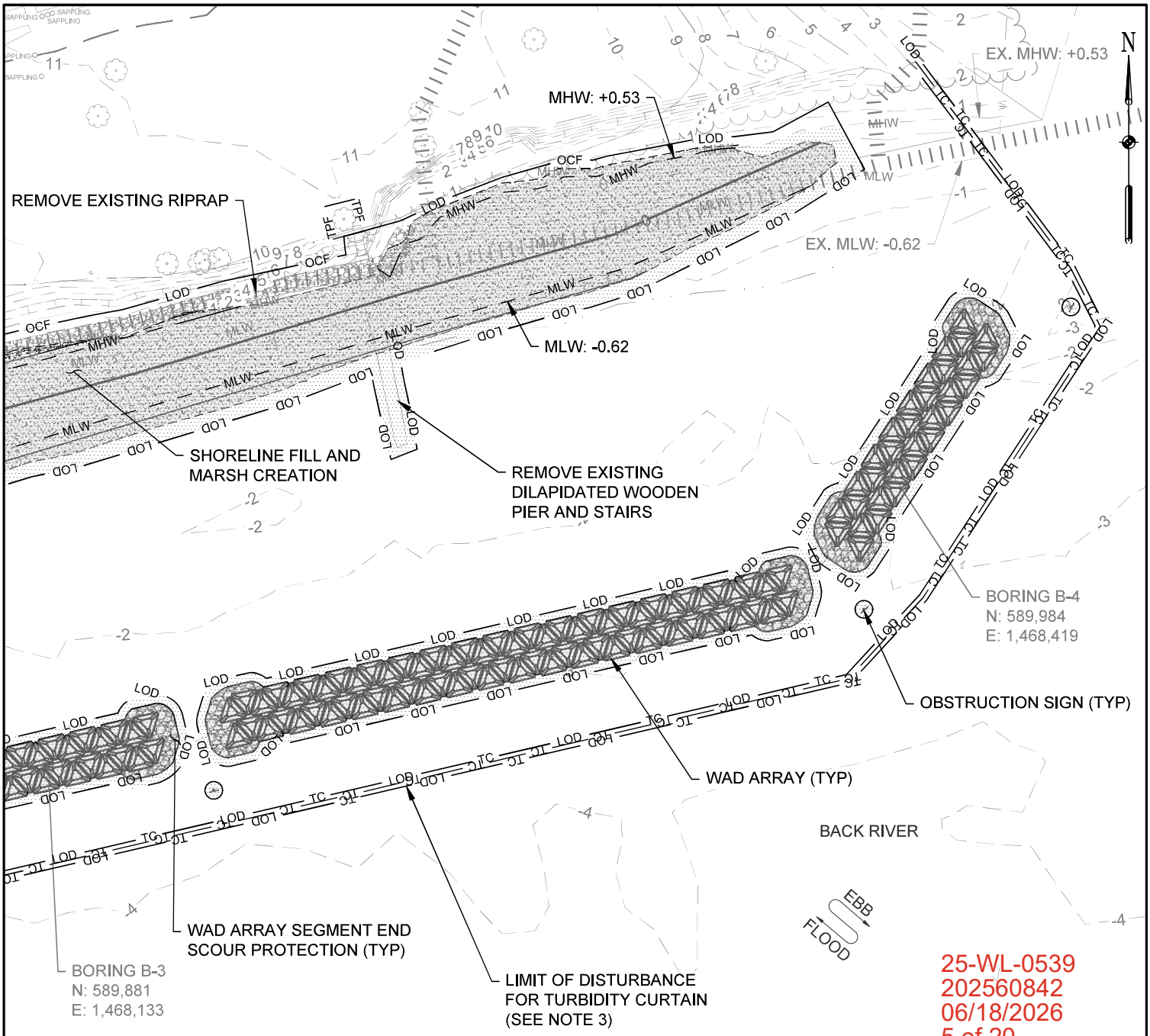
DATE: JUNE 2026
SHEET: 4 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
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ESSEX, MD 21221

FIGURE TITLE
IMPACT PLATE II

FIGURE NO.
IP-103



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EXISTING CONTOURS
PROPOSED CONTOURS
LOD TC TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LOD LOD LIMIT OF DISTURBANCE
OCF LOD LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
MHW EXISTING MEAN HIGH WATER LINE
MLW EXISTING MEAN LOW WATER LINE
MHW PROPOSED MEAN HIGH WATER LINE
MLW PROPOSED MEAN LOW WATER LINE
TC TC TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL

TEMPORARY TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 4,802
PERMANENT TIDAL WETLAND AND OPEN WATER IMPACTS BELOW MHW (SF): 16,469
MAXIMUM DISTURBANCE DISTANCE CHANNELWARD FROM MHW: 172'

NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET
3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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FULL SIZE PLOT: 8.5" X 11"

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SHEET: 5 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

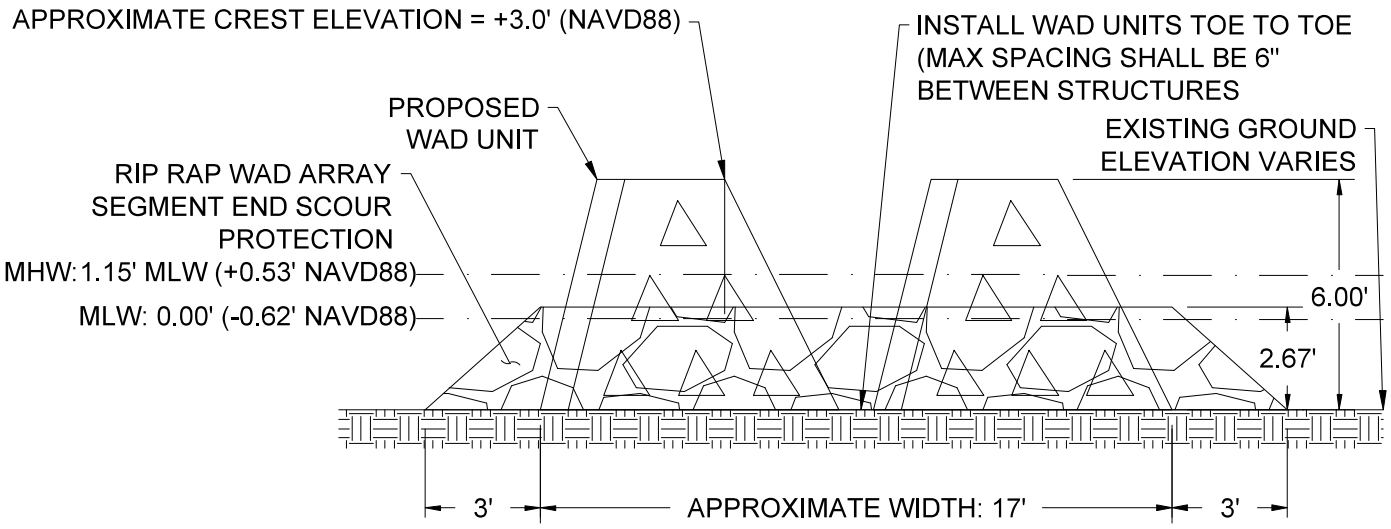
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FIGURE TITLE
IMPACT PLATE III

FIGURE NO.
IP-104

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TYPICAL WAD CROSS SECTION AT SEGMENT END
NOT TO SCALE

NOTE

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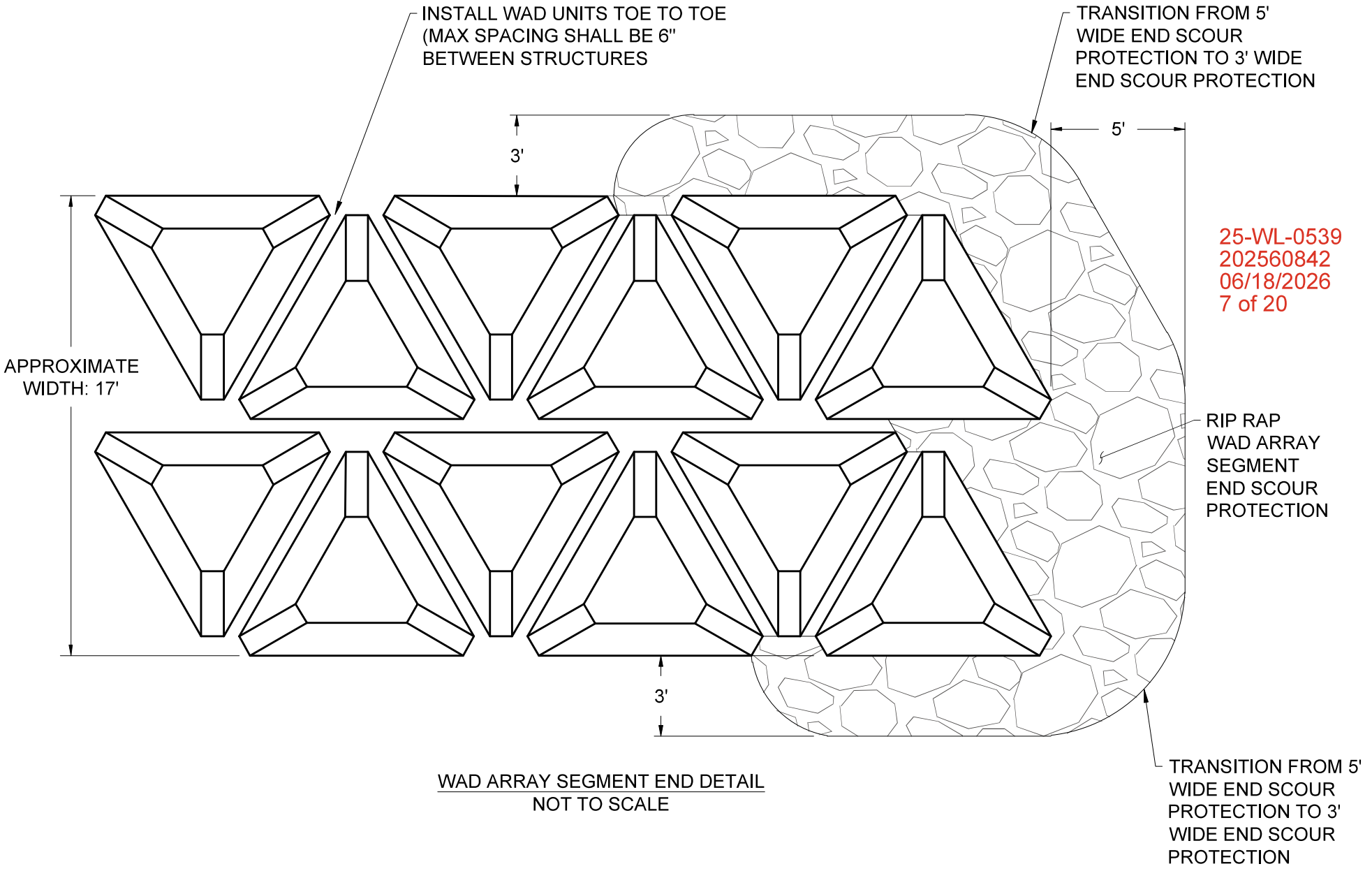
SHEET: 6 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
DETAILS I

FIGURE NO.
IP-501



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WAD ARRAY SEGMENT END DETAIL
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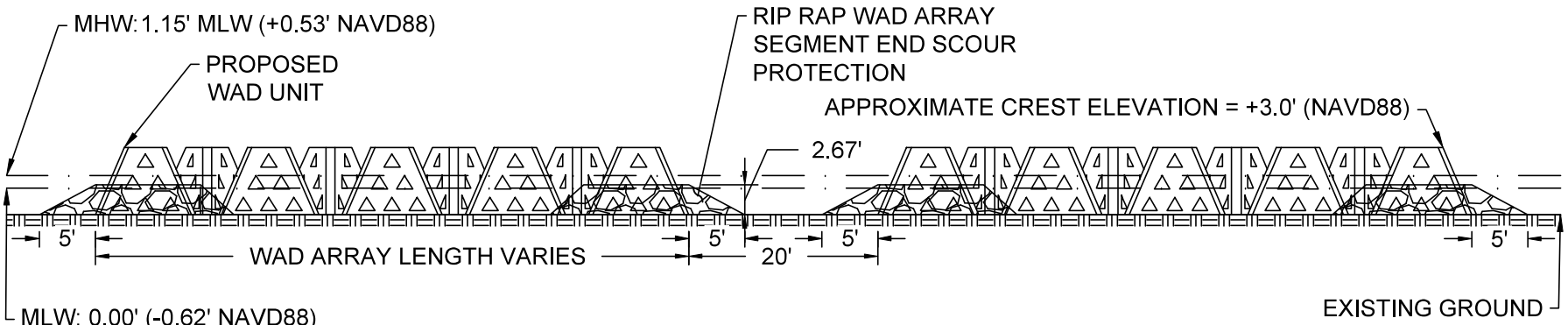
PROJECT NAME
WALNUT POINT SHORELINE
ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
DETAILS II

FIGURE NO.
IP-502

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TYPICAL WAD ARRAY PROFILE
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NOTE

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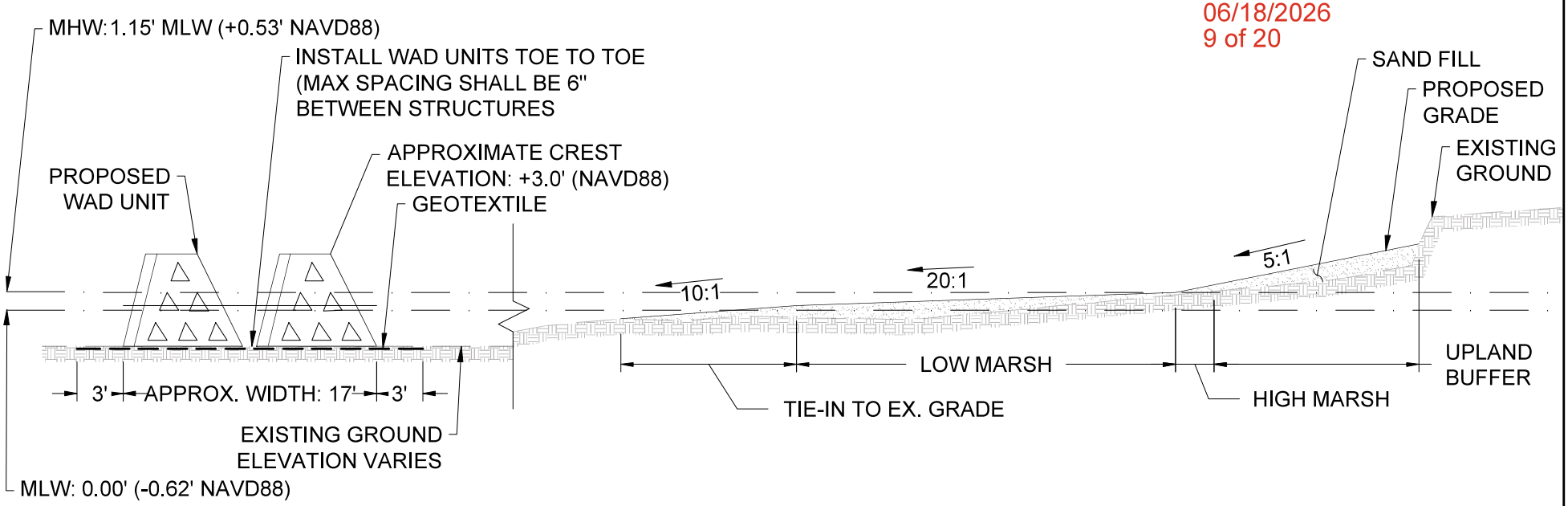
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WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
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FIGURE TITLE
DETAILS III

FIGURE NO.
IP-503

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TYPICAL WAD ARRAY AND SHORELINE FILL - SECTION VIEW
NOT TO SCALE

NOTE

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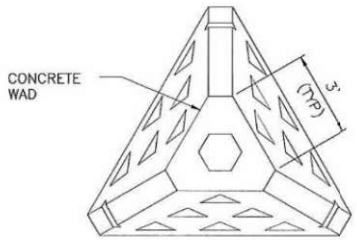
SHEET: 9 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

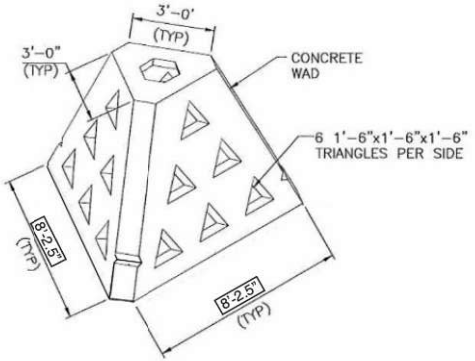
PROJECT ADDRESS
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FIGURE TITLE
DETAILS IV

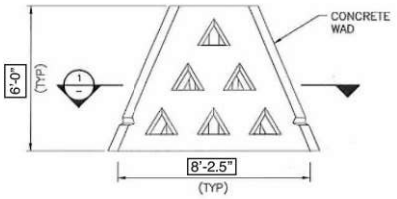
FIGURE NO.
IP-504



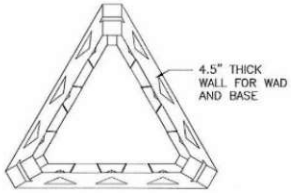
TYPICAL
PLAN
1/2"=1'-0"



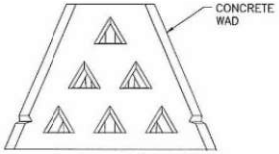
TYPICAL
ISOMETRIC
NTS



ELEVATION
3/16"=1'-0"



SECTION 1
3/8" = 1'-0"



TYPICAL STRUCTURAL INSTALLATION
DETAIL A
3/16"=1'-0"

GENERAL NOTES:

1. WAVE ATTENUATION DEVICES (WADS) ARE TO BE CONSTUCTED WITH A SOLID, CLOSED BOTTOM.

2. WADS ARE TO BE CONSTRUCTED WITH CONCRETE THAT HAS A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.

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TYPICAL WAD UNIT DETAILS
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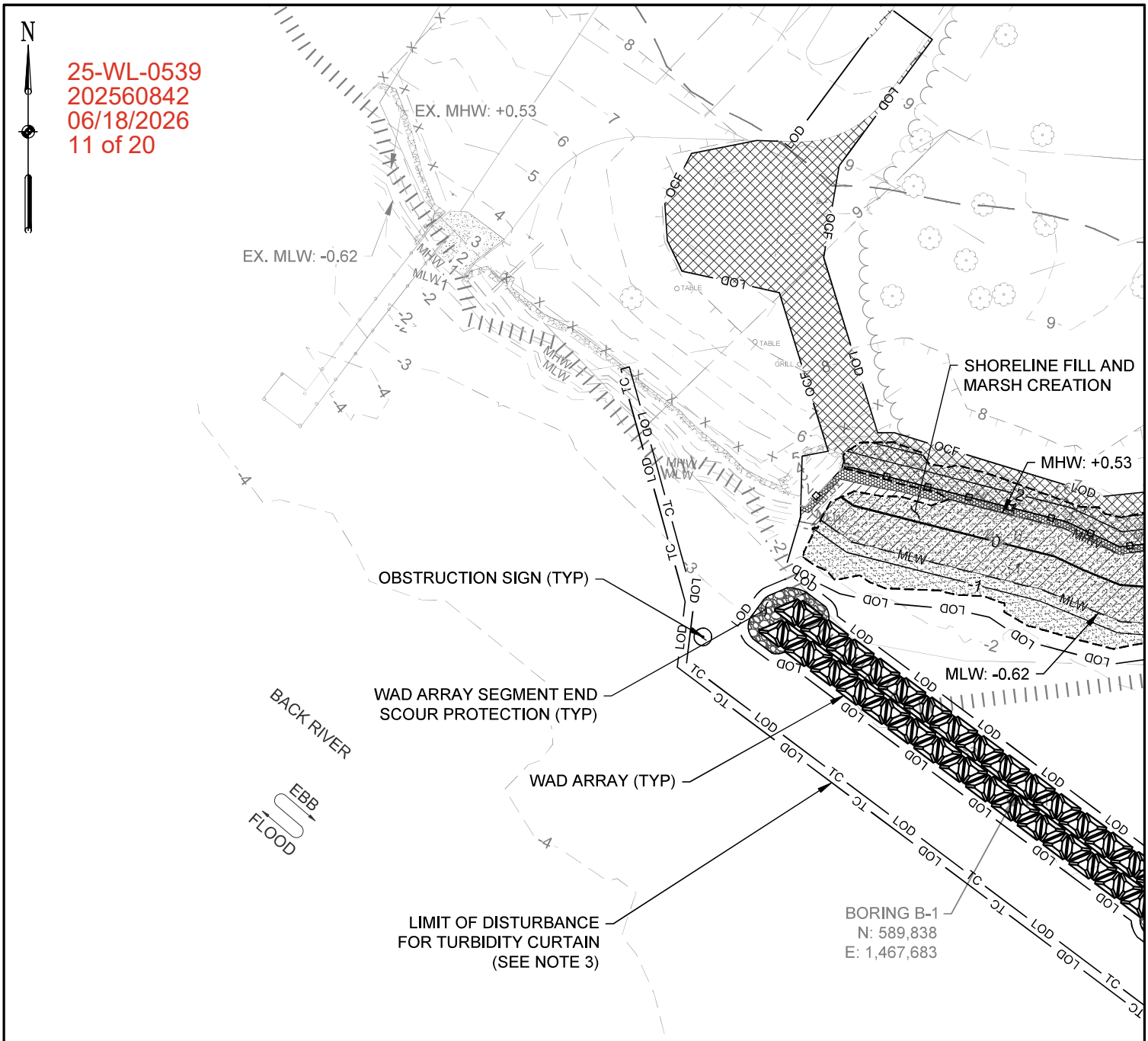
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SHEET: 10 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
DETAILS V

FIGURE NO.
IP-505



EXISTING CONTOURS
PROPOSED CONTOURS
LOD — TC — TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LOD — LOD — LIMIT OF DISTURBANCE
OCF — LOD — LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
MHW — EXISTING MEAN HIGH WATER LINE
MLW — EXISTING MEAN LOW WATER LINE
MHW — PROPOSED MEAN HIGH WATER LINE
MLW — PROPOSED MEAN LOW WATER LINE
TC — TC — TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL
ZONE 1 - LOW MARSH -0.6' NAVD88 TO +0.5' NAVD88
ZONE 2 - HIGH MARSH +0.5' NAVD88 TO +1.0' NAVD88
ZONE 3 - UPLAND BUFFER +1.0' NAVD88 AND HIGHER

NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET
3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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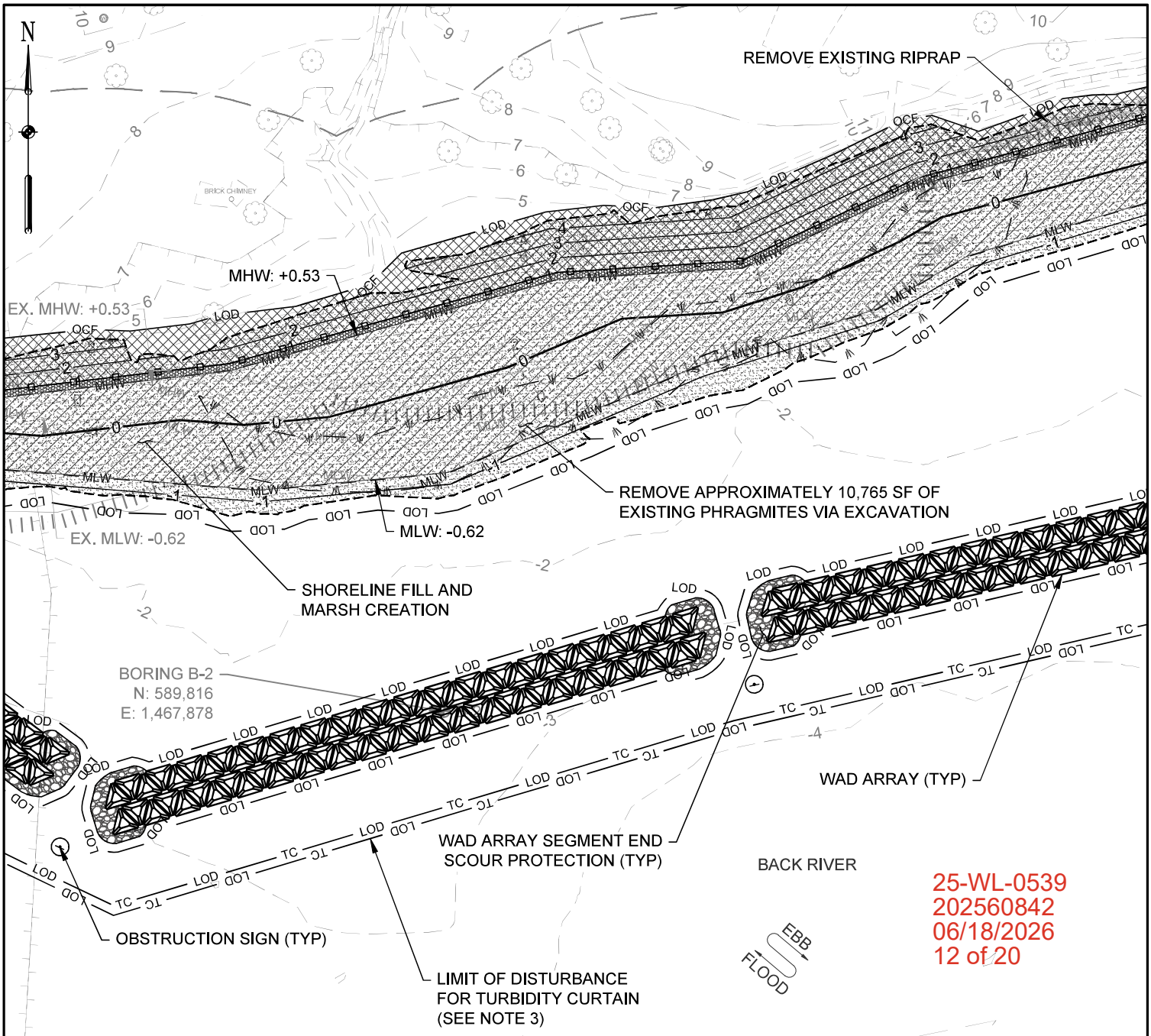
DATE: JUNE 2026
SHEET: 11 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
IMPACT PLATE PLANTING PLAN

FIGURE NO.
IP-105



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EXISTING CONTOURS
PROPOSED CONTOURS
TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LIMIT OF DISTURBANCE
LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
EXISTING MEAN HIGH WATER LINE
EXISTING MEAN LOW WATER LINE
PROPOSED MEAN HIGH WATER LINE
PROPOSED MEAN LOW WATER LINE
TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL
ZONE 1 - LOW MARSH -0.6' NAVD88 TO +0.5' NAVD88
ZONE 2 - HIGH MARSH +0.5' NAVD88 TO +1.0' NAVD88
ZONE 3 - UPLAND BUFFER +1.0' NAVD88 AND HIGHER

NOTE

1. VERTICAL DATUM: NAVD 88.
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3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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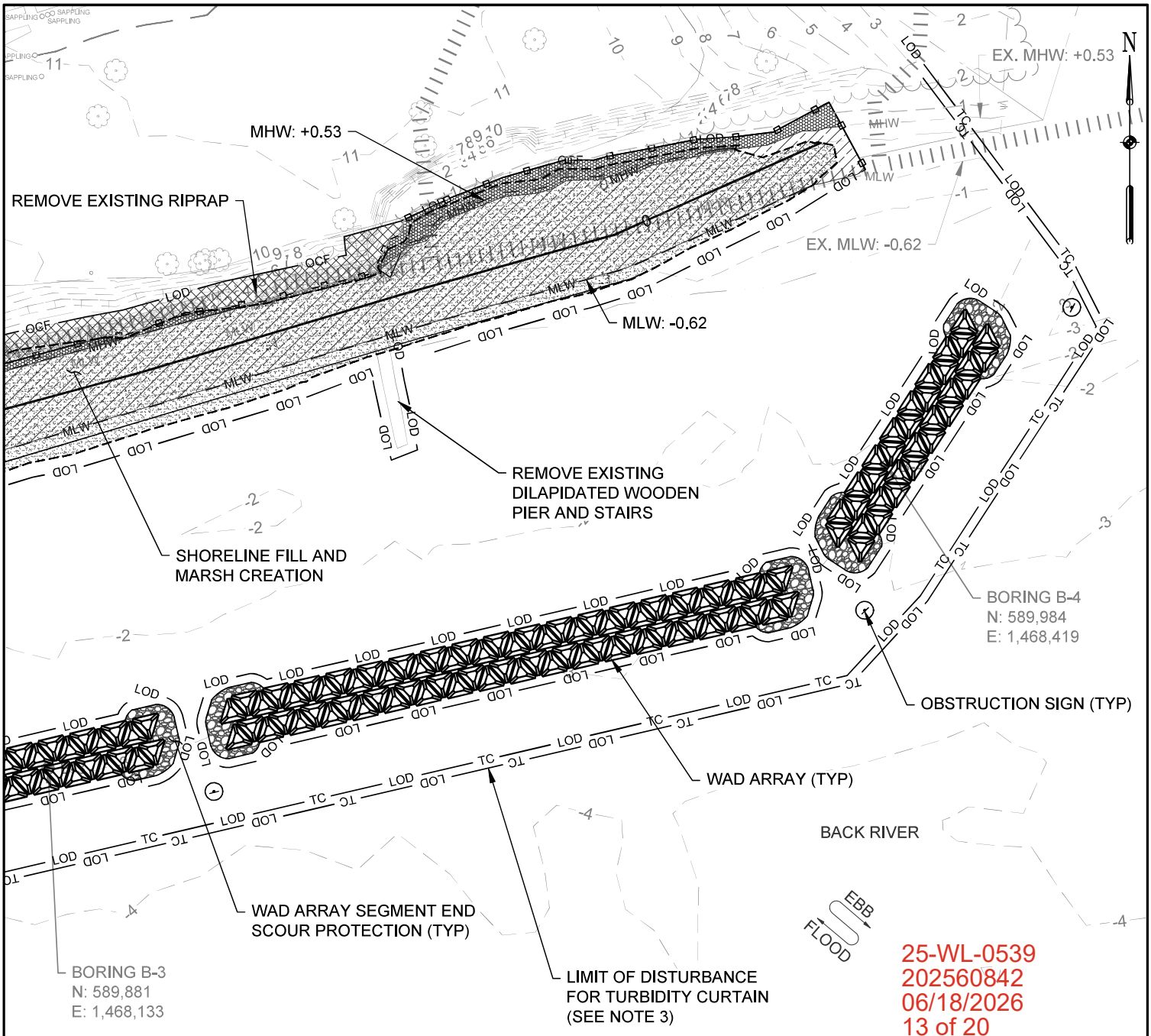
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PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
IMPACT PLATE PLANTING PLAN

FIGURE NO.
IP-106



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EXISTING CONTOURS
PROPOSED CONTOURS
LOD TC TURBIDITY CURTAIN LIMIT OF DISTURBANCE
LOD LOD LIMIT OF DISTURBANCE
OCF LOD LIMIT OF DISTURBANCE/ORANGE CONSTRUCTION FENCE
MHW EXISTING MEAN HIGH WATER LINE
MLW EXISTING MEAN LOW WATER LINE
MHW PROPOSED MEAN HIGH WATER LINE
MLW PROPOSED MEAN LOW WATER LINE
TC TC TURBIDITY CURTAIN
WETLAND BOUNDARY
100' CRITICAL AREA BUFFER
SAND FILL
ZONE 1 - LOW MARSH -0.6' NAVD88 TO +0.5' NAVD88
ZONE 2 - HIGH MARSH +0.5' NAVD88 TO +1.0' NAVD88
ZONE 3 - UPLAND BUFFER +1.0' NAVD88 AND HIGHER

NOTE

1. VERTICAL DATUM: NAVD 88.
2. HORIZONTAL DATUM: MD STATE PLANE, NAD83, US SURVEY FEET
3. LIMIT OF DISTURBANCE FOR TURBIDITY CURTAIN WAS ADDED PER A REQUEST FROM BALTIMORE COUNTY SCD AND IS SPECIFIC FOR THE INSTALLATION AND MAINTENANCE OF THE TURBIDITY CURTAIN AND NO DISTURBANCE WILL BE OCCURRING WITHIN THIS LIMIT.

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GRAPHIC SCALE IN FEET
FULL SIZE PLOT: 8.5" X 11"

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SHEET: 13 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
IMPACT PLATE PLANTING PLAN

FIGURE NO.
IP-107

	PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	INDICATOR STATUS	SPACING	NO. OF PLANTS
		ZONE 1 – LOW MARSH +0.02 MLW TO +1.12 MLW (-0.6 NAVD88 TO +0.5 NAVD88) = 24,834 SF (0.57 AC)					
	HERBACEOUS	SMOOTH CORDGRASS	SPARTINA ALTERNIFLORA	DP50	OBL	18 IN	5,519
*	HERBACEOUS	COMMON THREE-SQUARE	SCHOENOPLECTUS (SCIRPUS) PUNGENS	DP50	OBL	18 IN	5,519
		ZONE 2 – HIGH MARSH +1.12 MLW TO +1.62 MLW (+0.5 NAVD88 TO +1.0 NAVD88) = 2,632 SF (0.06 AC)					
	HERBACEOUS	SALT MEADOW HAY	SPARTINA PATENS	DP50	OBL	18 IN	390
*	HERBACEOUS	OLNEY THREE-SQUARE	SCHOENOPLECTUS (SCIRPUS) AMERICANUS	DP50	OBL	18 IN	390
	SHRUB	HIGH TIDE BUSH	IVA FRUTESCENS	#2	FACW	20 FT OC	7
*	HERBACEOUS	ROSE MALLOW	HIBISCUS MOSCHEUTOS	DP50	OBL	18 IN	390
		**ZONE 3 – UPLAND BUFFER +1.62 MLW TO +3.45 MLW (+1.0 NAVD88 TO +2.83 NAVD88) = 5,168 SF (0.12 AC)					
	HERBACEOUS	NATIVE UPLAND SEED MIX		SEEDING APPLICATION RATE SHALL BE 15 LBS/AC			
	SEE SHEET L-103 FOR TREE AND SHRUB PLANTING DETAILS FOR UPLAND BUFFER PLANTINGS						

*TO BE PLANTED IN CLUSTERS OF 5. SEE PLANTING DETAIL ON THIS PAGE FOR ZONE 2 PLANTING SCHEME.
**ZONE 3 PLANTING AREA PROVIDED IN TABLE IS REPRESENTATIVE OF THE SQUARE FOOTAGE OF ZONE 3 PLANTING UP TO ELEVATION +2.83 NAVD88, WHICH IS 2.3 FEET ABOVE MHW. ZONE 3 HATCHING DISPLAYED ON IP-105, IP-106, AND IP-107 IS REPRESENTATIVE OF THE FULL EXTENT OF ZONE 3 PLANTING.

GENERAL NOTES:

1. PLANTS TO BE INSTALLED IN A RANDOM, NON-GRID PATTERN. PLANTS IN GALLON-SIZE CONTAINERS SHALL BE PLANTED WITH SPACING AS DEFINED IN THE PLANTING TABLES.

2. CONTRACTOR TO PURCHASE ALL PLANTS MATERIAL FROM A LOCAL NURSERY WITHIN APPROXIMATELY 50 MILES OF THE PROJECT SITE TO ENSURE NATIVE ECOTYPES ARE INSTALLED. MINOR ADJUSTMENTS IN FINAL PLANT SPECIES MAY BE NECESSARY BASED ON AVAILABILITY, SUBJECT TO REVIEW AND APPROVAL.

3. PLANTS TO BE PLANTED DURING THE SPRING OR EARLY SUMMER (BETWEEN MARCH AND JULY).

4. GOOSE EXCLUSION FENCE SHALL BE INSTALLED IN ZONES 1 AND 2.

5. REFER TO THE CONSTRUCTION PLANS FOR THE FULL CRITICAL AREA MANAGEMENT PLAN.

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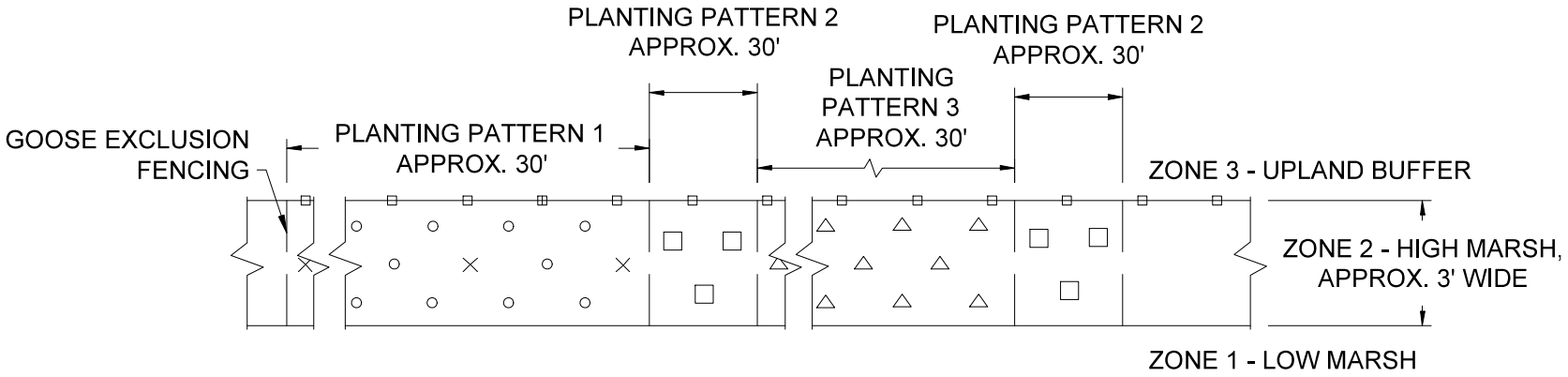
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PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-506



ZONE 2 PLANTING SCHEME
NOT TO SCALE

ZONE 2 PLANTING SCHEME NOTES:

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1. PLANT SYMBOLS ARE DEFINED AS FOLLOWS:

   × HIBISCUS MOSCHEUTOS
   ○ SCHOENOPLECTUS (SCIRPUS) AMERICANUS
   □ IVA FRUTESCENS
   △ SPARTINA PATENS

2. PLANTING PATTERN SHOWN SHOULD BE REPEATED ALONG ENTIRE ZONE 2 - HIGH MARSH.

3. PLANT SPACINGS SHOULD BE AS DEFINED IN PLANTING TABLE ON L-102 AND L-103.

4. PLANTING PATTERN 2 SHOULD INCLUDE ONLY 3 SHRUBS, AS SHOWN. PATTERN 2 SHOULD OCCUR BETWEEN PATTERNS 1 AND 3 SO THAT IVA FRUTESCENS PLANTINGS ARE BETWEEN ALL HIBISCUS MOSCHEUTOS/SCHOENOPLECLUS AMERICANUS AND SPARTINA PATENS PLANTINGS.

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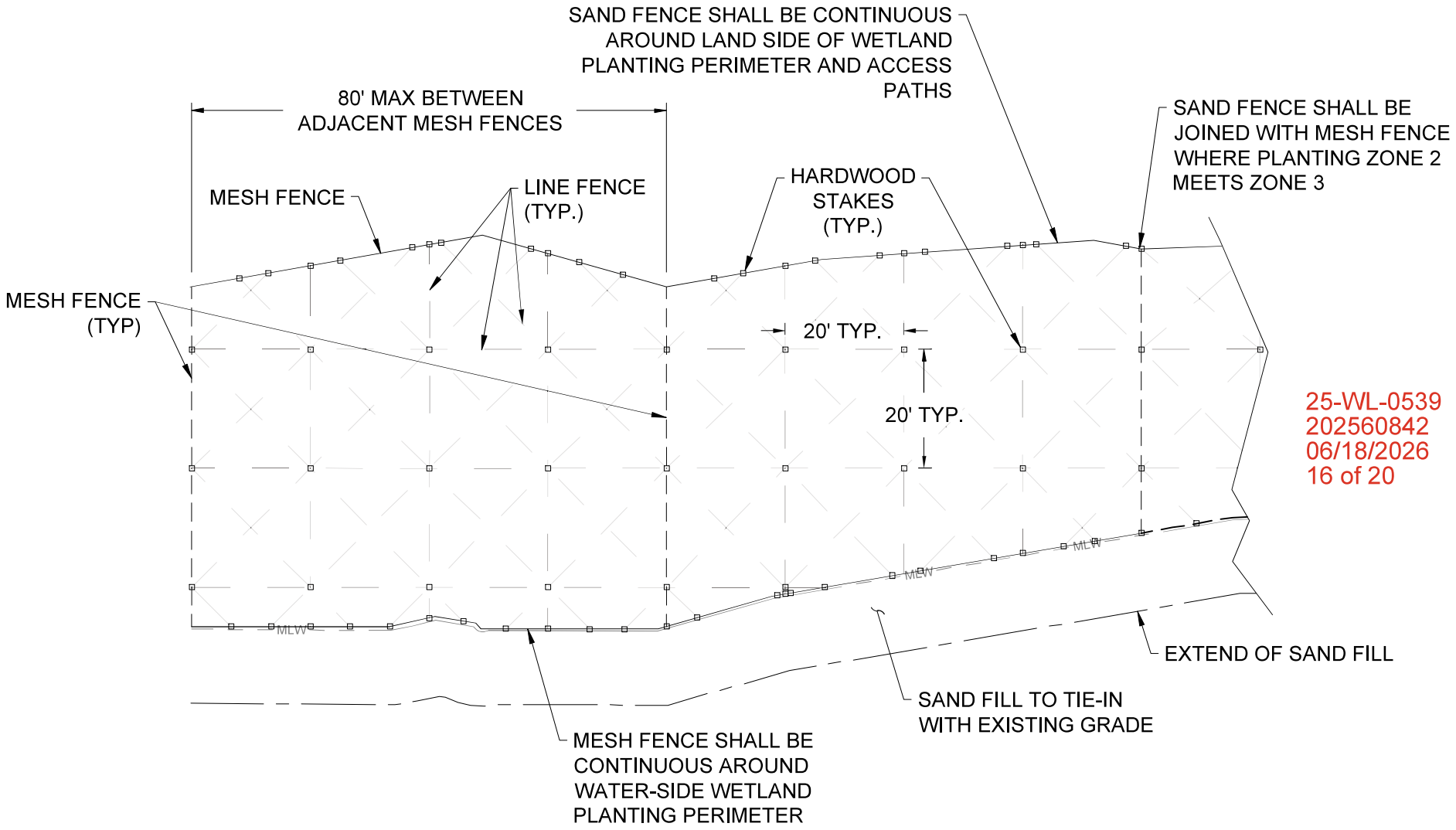
DATE: JUNE 2026
SHEET: 15 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-507



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GOOSE EXCLUSION FENCE

NOT TO SCALE

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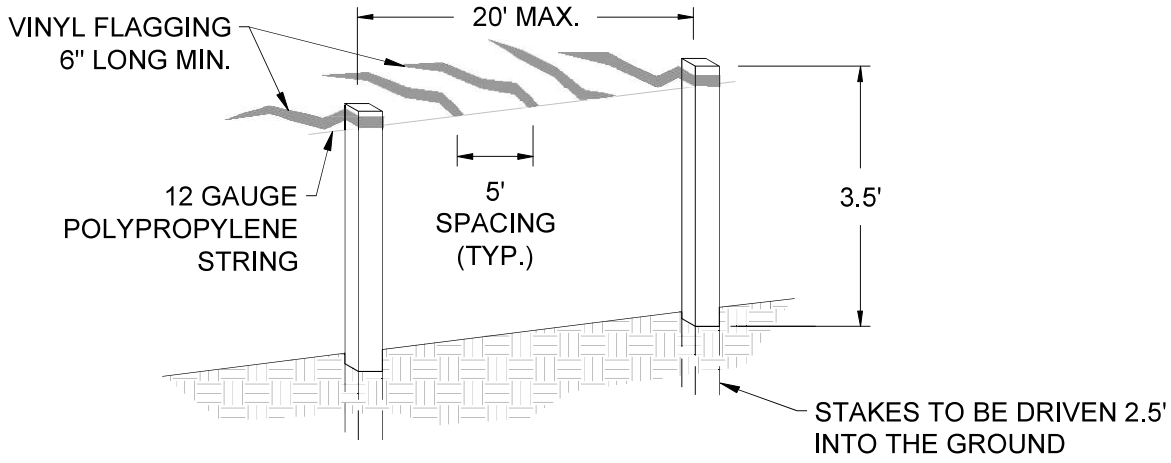
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PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

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FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-508

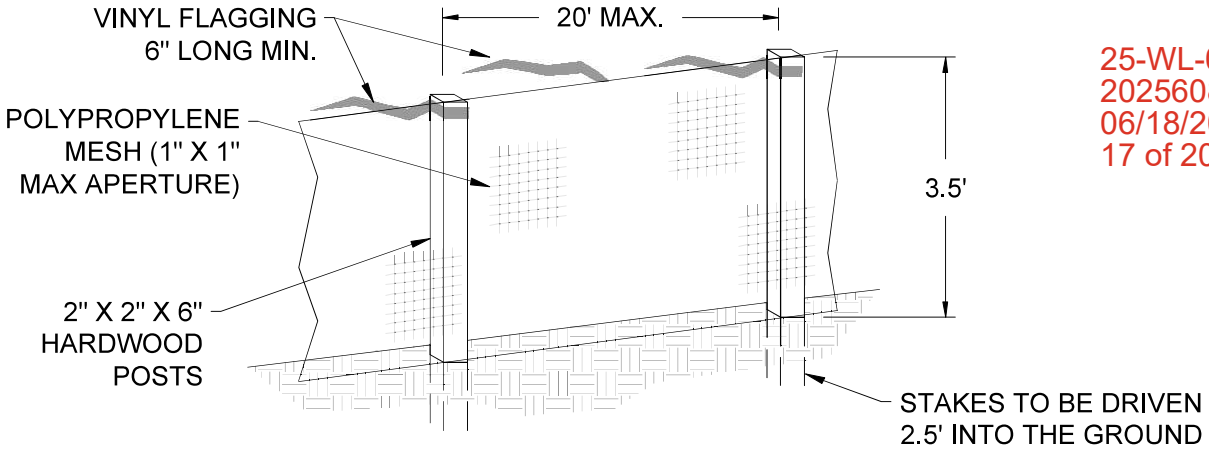


LINE FENCE

NOT TO SCALE

NOTE:

1. STRING TO BE TIED AND KNOTTED WITH ENOUGH TENSION TO MAKE THE STRING TAUT BETWEEN STAKES WITH MINIMAL SAG. STRING SHALL BE TIED TO EVERY POST.



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MESH FENCE

NOT TO SCALE

NOTES:

1. MESH SHALL BE SECURED WITH MINIMAL BOWING OR FLEXING AND WITH ENOUGH TENSION TO MINIMIZE SAG BETWEEN THE STAKES. PLASTIC CABLE TIES SHALL BE USED TO SECURE THE MESH TO THE POSTS.
2. VINYL FLAGGING TO BE TIED TO EACH STAKE AND AT MIDPOINT OF EACH MESH FENCE SEGMENT.

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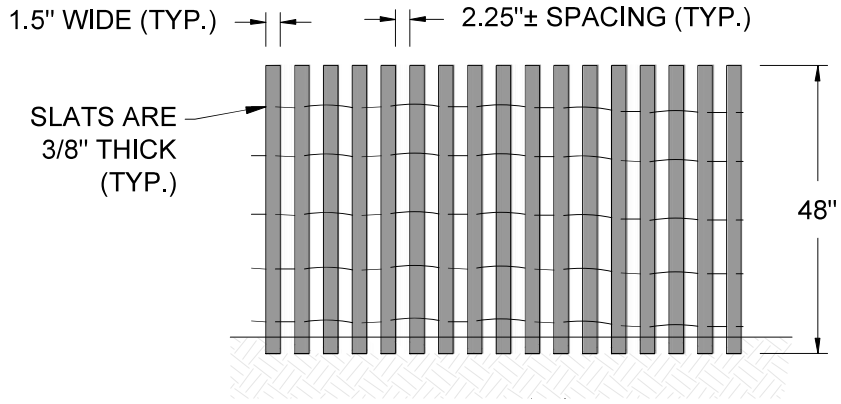
DATE: JUNE 2026
SHEET: 17 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-509

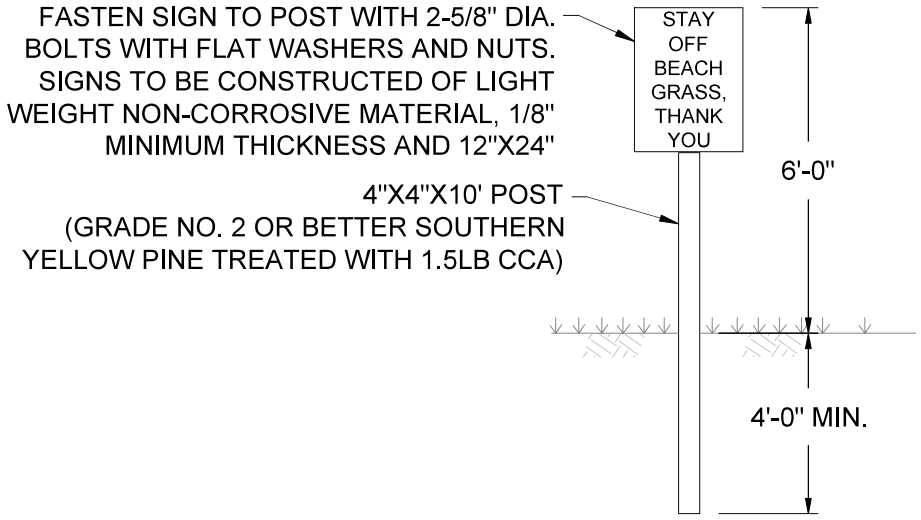


SAND FENCE

NOT TO SCALE

NOTES:

1. SAND FENCING SHALL CONSIST OF WOODEN SLATS WOVEN TOGETHER WITH AT LEAST FOUR 2-WIRE STRANDS OF 13 GAUGE GALVANIZED WIRE.
2. NOT LESS THAN TWO 360 DEGREE TWISTS OF THE WIRE IN THE WEAVE BETWEEN SLATS.
3. SAND FENCE SHALL BE ANCHORED TO HEAVY-GAUGE GREEN STEEL "T" TYPE RIGID POSTS. POSTS SHALL HAVE STUDDED GROOVES FOR WIRE ATTACHMENT AND AN ANCHOR PLATE NEAR THE BASE.



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KEEP OFF GRASS SIGN DETAIL

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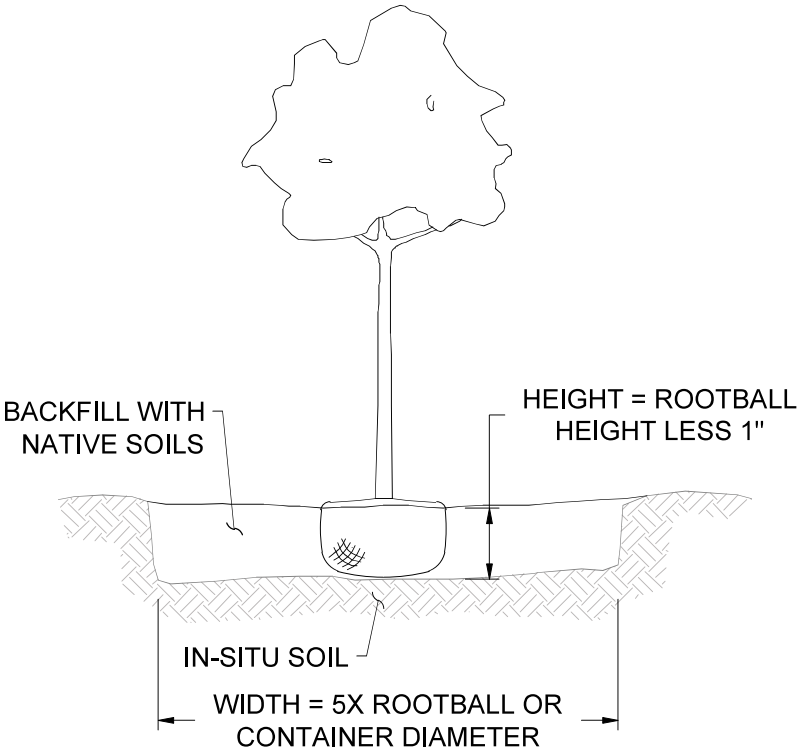
SHEET: 18 OF 20

PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
ESSEX, MD 21221

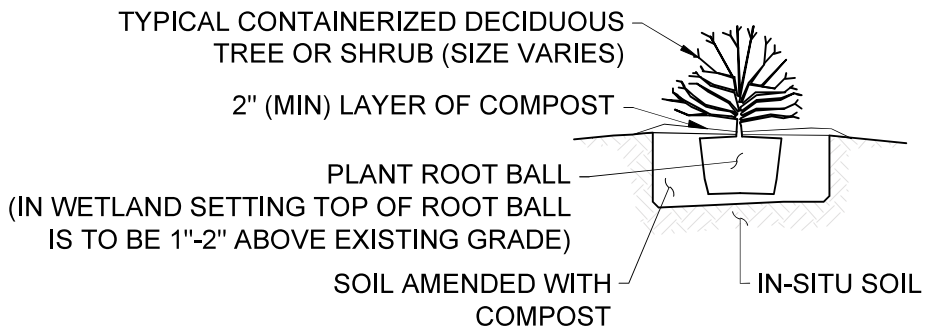
FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-510



CONTAINER GROWN AND BALLED AND BURLAPPED TREE PLANTING DETAIL - EXISTING SOILS

NOT TO SCALE



CONTAINER STOCK PLANTING DETAIL

NOT TO SCALE

NOTES:

1. SHRUB PIT CONFORMS WITH DEPTHS AND WIDTHS IN SPECIFICATIONS.
2. PRUNE SHRUBS ONLY AFTER INSTALLED AND AFTER THE PLANT HAS BEEN SUFFICIENTLY WATERED.
3. MULCH DIAMETER OF PLANTING HOLE, MINIMUM 2" DEPTH, WITH COMPOST.

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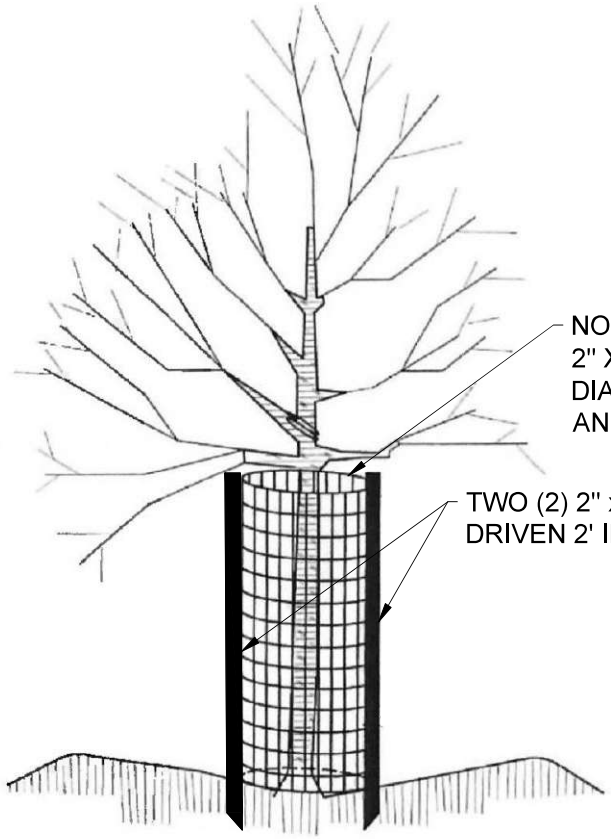
PROJECT NAME
WALNUT POINT SHORELINE ENHANCEMENT PROJECT
IMPACT PLATES

PROJECT ADDRESS
WALNUT POINT
ESSEX, MD 21221

FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-511

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DEER PROTECTION DETAIL

NOT TO SCALE

NOTES:

1. HEIGHT OF CAGE SHALL BE 4'.

2. CAGE SHALL BE FASTENED TO STAKES WITH A MINIMUM OF TWO ZIP TIES OR EQUIVALENT (ONE AT TOP AND ONE A MINIMUM OF 6" ABOVE THE GROUND).

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PROJECT NAME
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IMPACT PLATES

PROJECT ADDRESS
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FIGURE TITLE
PLANTING DETAILS

FIGURE NO.
IP-512