



**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

April 30, 2024

ORT Farms LLLP  
c/o Dani Racine  
Lane Engineering LLC  
117 Bay St  
Easton, MD 21601

Via email: [dracine@leinc.com](mailto:dracine@leinc.com)

Re: Agency Interest Number: 172634  
Tracking Number: 202360934  
Tidal Authorization Number: 24-WQC-0001

Dear ORT Farms LLLP:

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](mailto:Michaela.harrington@maryland.gov) or 410-537-4182 with any questions.

Sincerely,

*Tammy Roberson*

Tammy K. Roberson  
Chief, Tidal Wetlands Division



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



**24-WQC-0001**

EFFECTIVE DATE: **April 30, 2024**  
CERTIFICATION HOLDER: **ORT Farms LLLP**  
ADDRESS: **c/o Jose Suarez PO Box 366218  
Bonita Springs, FL 24136**  
PROJECT LOCATION: **27129 Otwell Rd  
Oxford, MD 21654**

**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 WATER AND SCIENCE ADMINISTRATION (“ADMINISTRATION”) HAS DETERMINED THAT THE REGULATED ACTIVITY DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR ORT Farms LLLP ASSOCIATED WITH US ARMY CORPS AUTHORIZATION NAB-2023-6093 , WILL NOT VIOLATE MARYLAND’S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE CONDITIONS OF THIS CERTIFICATION AND WITH ALL TERMS AND 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.

## **PROJECT DESCRIPTION**

1. Construct a 155-foot long low profile stone, sand containment sill; and fill and grade with 38 cubic yards of sand extending a maximum of 47 feet channelward of the mean high water line.
2. Construct 325 feet of low profile stone edging a maximum of 15 feet channelward of the mean high water line, and plant with marsh vegetation as needed.
3. Construct 300 feet of riprap revetment within a maximum of 10 feet channelward of the mean high water line.
4. Construct 200 feet of low profile stone edging extending a maximum of 13 feet channelward of the mean high water line of an eroding marsh edge, and plant with marsh vegetation.
5. Construct a 750- linear foot low profile stone, sand containment sill; and fill and grade with 464 cubic yards of sand and plant with marsh vegetation extending a maximum of 24 feet channelward of the mean high water line.

6. Construct 85 feet of low profile stone edging extending a maximum of 17 feet channelward of the mean high water line of an eroding marsh edge, and plant with marsh vegetation.
7. Construct a 295-linear foot low profile stone, sand containment sill; and fill and grade with 204 cubic yards of sand and plant with marsh vegetation extending a maximum of 25 feet channelward of the mean high water line.
8. Construct 90 feet of low profile stone edging extending a maximum of 14 feet channelward of the mean high water line of an eroding marsh edge, and plant with marsh vegetation.
9. Construct a 750-linear foot low profile stone, sand containment sill; and fill and grade with 528 cubic yards of sand and plant with marsh vegetation extending a maximum of 16 feet channelward of the mean high water line.
10. Construct 420 feet of low profile stone edging a maximum of 5 feet channelward of the mean high water line.

The Administration satisfied statutory and regulatory public notice requirements by placing this WQC on Public Notice from February 15, 2024 to March 15, 2024 on the Maryland Department of the Environment's Public Notice webpage and advertising in The Star Democrat on February 21, 2024.

## **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-2023-60934 until such time that it expires or is not administratively extended.

## **SPECIAL CONDITIONS**

1. All Critical Area requirements shall be followed and all necessary authorizations from the Critical Area Commission (“Commission”) shall be obtained. This Certificate does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. “Disturbance” in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
2. All work performed under this Water Quality Certificate shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. Licensing by MCLB shall occur prior to the beginning of construction activities. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
3. The issuance of this Certificate is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Certificate Holder of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
4. The Certificate Holder shall construct the marsh establishment area in accordance with the following conditions:
  - The Certificate Holder shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
  - The marsh establishment area shall be planted within one year following completion of the filling operation.
  - 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.
  - If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
  - If the existing bank is to be cleared or graded:
    - 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
    - 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 marsh maintenance plan associated with tidal wetlands license 23-WL-0585 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 submit photographs on an annual basis for the first five growing seasons to the Tidal Wetlands Division, Water and Science Administration in order to document the success of the project in terms of the extent of native marsh plant coverage. Photographs shall be taken from at least two directions, as necessary to fully depict the living shoreline.
7. The Certificate Holder shall not perform any in water work shown on plan sheets 5 through 12 from April 15<sup>th</sup> through October 15<sup>th</sup> of any year due to submerged aquatic vegetation restrictions.
8. The Certificate Holder shall not perform any construction shown on plant sheets 13 through 15 from November 15<sup>th</sup> through March 1<sup>st</sup> of any year to protect wintering waterfowl. This section of the proposed project site is located in a Historic Waterfowl Concentration Area.
9. The Certificate Holder shall design and construct the stone revetment to prevent the loss of fill material to waters of the State of Maryland.
10. 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.
11. The Certificate Holder shall follow the requirements of the marsh maintenance plan as required by Wetlands License 23-WL-0585.
12. The Certificate Holder shall construct at least 27 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.
13. 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.
14. 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.
15. The Licensee shall obtain a General Permit for Discharges from the Application of Pesticides from MDE by contacting the Industrial Discharge Permits Division at 410-537-3323 prior to the application of any herbicide to eradicate *Phragmites*. Toxic materials use permits are required for any homeowner, farmer, local government or other person who wants to control aquatic life in ponds, ditches or waterways by the deliberate use of chemical products.
16. The Licensee shall plant the existing *Phragmites* area depicted on the existing plans dated December 27, 2023 with *Spartina alterniflora* and *Spartina patens*.

17. The Licensee shall construct the beach nourishment area in accordance with the following conditions:

1. The Licensee shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
2. If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
3. If the existing bank is to be cleared or graded:
  - a. The Licensee shall perform all work under and in accordance with an approved Soil Erosion and Sediment Control Plan from the applicable sediment and erosion control agency; and
  - b. The Licensee shall perform all work under and in accordance with the Critical Area requirements of the local jurisdiction in the form of an approved Buffer Management Plan.

## **CITATIONS AND STATEMENTS OF NECESSITY**

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3, 11, 13: 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 4, 5, 6, 11, 17: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

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

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

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

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

Designated uses include support of estuarine and marine aquatic life and shellfish harvesting and for growth and propagation of fish, other aquatic life, and wildlife

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

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

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

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

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

7. Statement of Necessity for Special Conditions 4, 5, 6, 12, 14, 15, 16: Tidal wetlands provide essential habitat, water quality, food, and movement corridors for wildlife, and support of estuarine and marine aquatic life and shellfish harvesting. Successful establishment is necessary to prevent discharges which interfere with designated uses, including growth and propagation of fish, other aquatic life, and wildlife through loss of stream channel habitat and wetlands. Required establishment, re-establishment, or enhancement and loss limits will maintain the designated use.

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

8. Statement of Necessity for Special Condition 7, 8: 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.

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

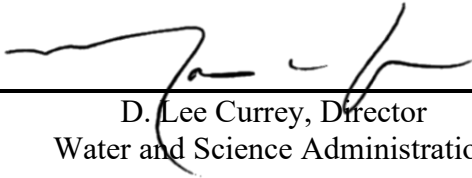
Citations: Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env.

Article, Title 16; COMAR 26.24; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.08.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.23.02.06

10. Statement of Necessity for Special Condition 10: Proper placement and alignment of the discharge material will maintain habitat and maintain designated uses for support of estuarine and marine aquatic life and support of designated uses for growth and propagation of fish, other aquatic life, and wildlife.

Citations: Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.24; COMAR 26.08; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(3); COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.02B(2); COMAR 26.08.02.10E.(2); COMAR 26.24

**CERTIFICATION APPROVED**



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D. Lee Currey, Director  
Water and Science Administration

5/6/2024

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Date

Tracking Number: 202360934  
Agency Interest Number: 172634

Effective Date: April 30, 2024

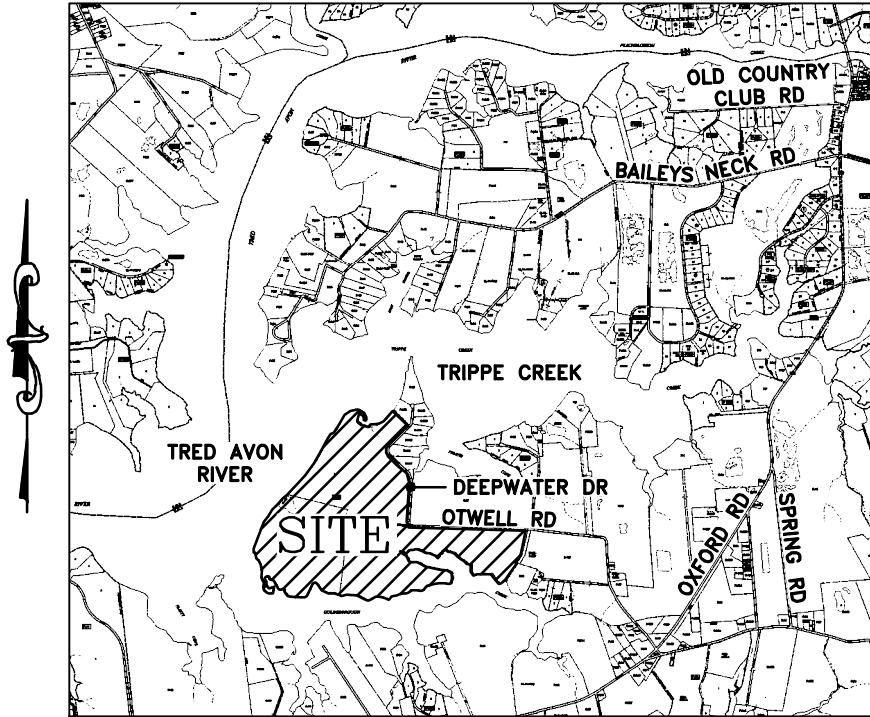
Enclosure: Plan Sheets dated December 27, 2023

cc: WSA Inspection & Compliance Program  
Army Corps of Engineers



**SHORELINE STABILIZATION PERMIT DRAWINGS**  
**PREPARED FOR**  
**ORT FARMS, LLLP**  
**IN THE THIRD ELECTION DISTRICT**  
**TALBOT COUNTY, MARYLAND**

23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH




**VICINITY MAP**  
**SCALE: 1" = 5,000'**

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

OWNER/DEVELOPER  
 LOTS 1 & 2  
 ORT FARMS, LLLP  
 C/O JOSE SUAREZ  
 P.O. BOX 366218  
 BONITA SPRINGS, FL 34136  
 (203) 767-2450

PROJECT LOCATION  
 LOT 1  
 OTWELL ROAD  
 OXFORD, MD 21654  
 LOT 2  
 27129 OTWELL ROAD  
 OXFORD, MD 21654










ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	06/07/23	DSR				
MDE & USACE SUBMITTAL	11/12/23	DSR				
MDE & USACE SUBMITTAL	11/14/23	DSR				
MDE & USACE SUBMITTAL	12/27/23	DSR				

SHEET No. <b>1 OF 32</b>	<b>TITLE SHEET</b> <b>ON THE LANDS OF</b> <b>ORT FARMS, LLLP</b> <b>OXFORD, MARYLAND</b> <b>IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY</b> <b>TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 &amp; 2</b>	<b>Lane Engineering, LLC</b> 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
FILE No. A228 JOB No. 220031 SCALE: AS NOTED DATE: AS NOTED	Date: 12/27/2023 - 12:20pm User: dracine Project Manager: DSR Drawing Path: J:\2022\0000\220031\Civil3D-220031\Dwg\Plots\Shoreline - Lots 1 and 2\HMP-ARETS-220031.dwg   XREF File(s): GBS-BASE-LETR-220031/RAR-BASE-220031/VLD-BASE-MLW0-220031/RLD-BASE-220031/CSP-BASE-MARINE-220031/CPR-SRCE-220031	

# LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)  
 MLW MEAN LOW WATER (APPROXIMATE)  
 SAV SUBMERGED AQUATIC VEGETATION  
 TYP TYPICAL

23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH

PROPERTY LINE   
 TOP OF BANK   
 TREE LINE   
 LIMIT OF TIDAL WETLANDS   
 TIDAL WETLANDS   
 2021 MAPPED SAV   
 2020 MAPPED SAV   
 2019 MAPPED SAV   
 SPOT ELEVATION/SOUNDING  -2.15

## PROJECT NOTES

1. THE PROPERTY BOUNDARIES SHOWN HEREON WERE TAKEN FROM A REVISION AND SUBDIVISION PLAT PREPARED BY LANE ENGINEERING, LLC RECORDED AT MAS 83/156. THE SHORELINE FEATURES SHOWN HEREON WERE SURVEY LOCATED BY LANE ENGINEERING, LLC IN NOVEMBER, 2022.
2. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
4. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
5. LOT SIZE = 285.922 AC± (LOT 1, PER PLAT 83/156)  
 110.659 AC± (LOT 2, PER PLAT 83/156)
6. ZONING CLASSIFICATION = RC (RURAL CONSERVATION)  
 WRC (WESTERN RURAL CONSERVATION)
7. 911 ADDRESS = OTWELL ROAD OXFORD, MD 21654 (LOT 1)  
 27129 OTWELL ROAD OXFORD, MD 21654 (LOT 2)

### SITE & PROJECT NOTES

ON THE LANDS OF  
 ORT FARMS, LLLP  
 OXFORD, MARYLAND

IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

### Lane Engineering, LLC

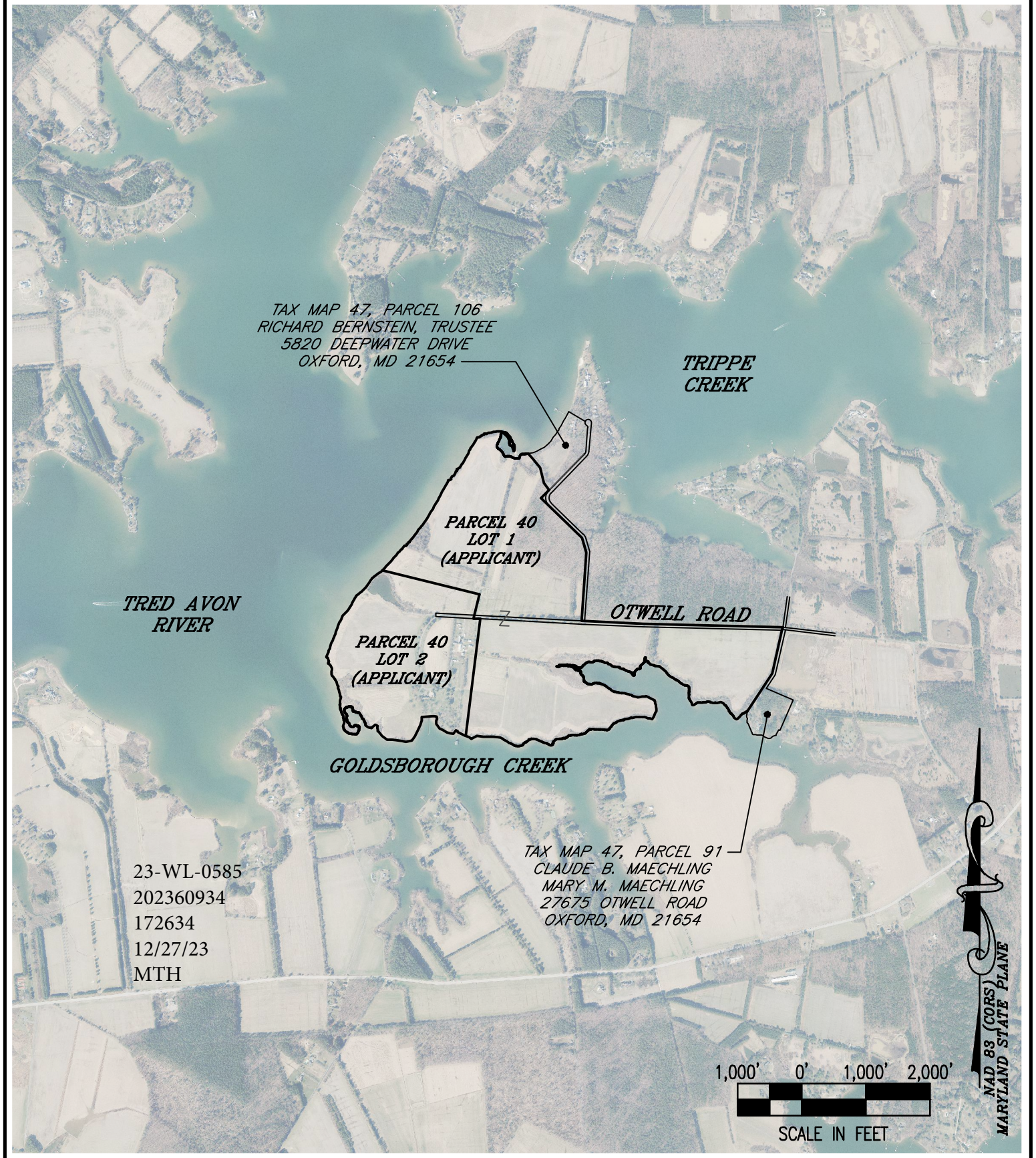
Established 1986  
 Civil Engineers • Land Planning • Land Surveyors



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

FILE No. A228  
 JOB No. 220031  
 SCALE: AS NOTED  
 DATE: AS NOTED  
 SHEET No. 2 OF 32





**SITE OVERVIEW**

**ON THE LANDS OF  
ORT FARMS, LLLP  
OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

**Lane Engineering, LLC**

Established 1986  
Civil Engineers • Land Planning • Land Surveyors



E-mail: [general@leinc.com](mailto: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

SHEET No.  
**3 OF 32**

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 220031

FILE No. A228



23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH

*TRIPPE CREEK*

*TRED AVON RIVER*

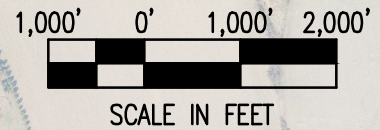
*PARCEL 40  
 LOT 1  
 (APPLICANT)*

*OTWELL ROAD*

*PARCEL 40  
 LOT 2  
 (APPLICANT)*

*GOLDSBOROUGH CREEK*

NAD 83 (CORS)  
 MARYLAND STATE PLANE



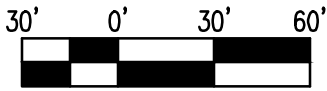
FILE No. A228  
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 SCALE: AS NOTED  
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 SHEET No.  
 4 OF 32

**SHEET INDEX**  
 ON THE LANDS OF  
 ORT FARMS, LLLP  
 OXFORD, MARYLAND  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

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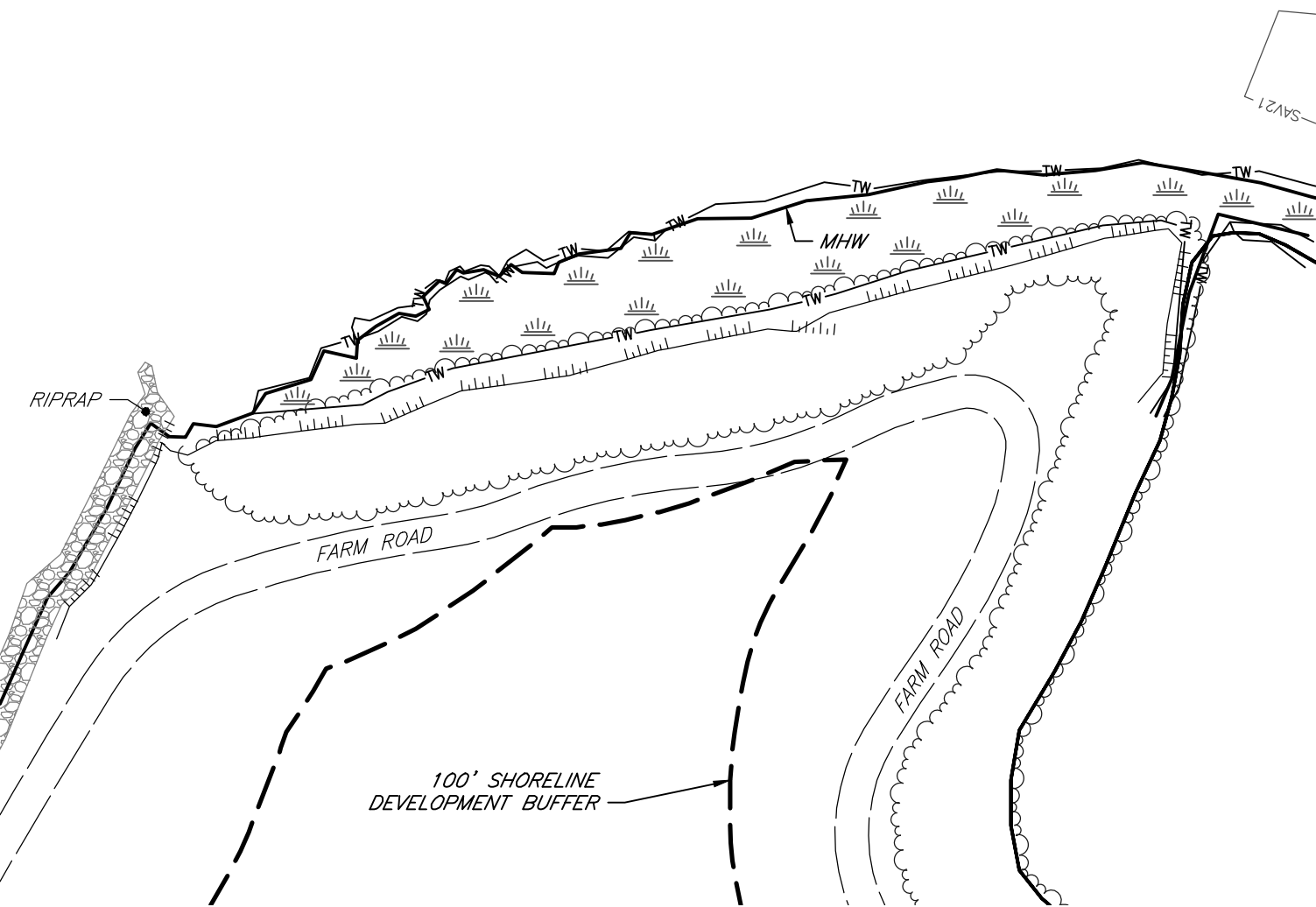




SCALE IN FEET

23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH

*TRIPPE CREEK*



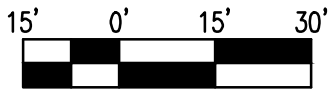
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 SCALE: AS NOTED  
 DATE: AS NOTED  
 SHEET No.  
**5 OF 32**

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
**ORT FARMS, LLLP**  
**OXFORD, MARYLAND**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

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



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 12/27/23  
 MTH

NAD 88 (CORS)  
 MARYLAND STATE PLANE

*TRED AVON RIVER*

RIPRAP

MHW

FARM ROAD

100' SHORELINE  
 DEVELOPMENT BUFFER

RIPRAP

EXISTING 12" HDPE  
 NOTE: PIPE TO BE  
 EXTENDED THROUGH  
 RIPRAP AS NEEDED

**EXISTING CONDITIONS**

**ON THE LANDS OF  
 ORT FARMS, LLLP  
 OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

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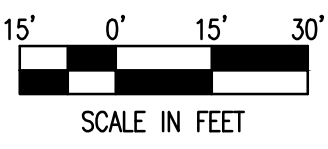
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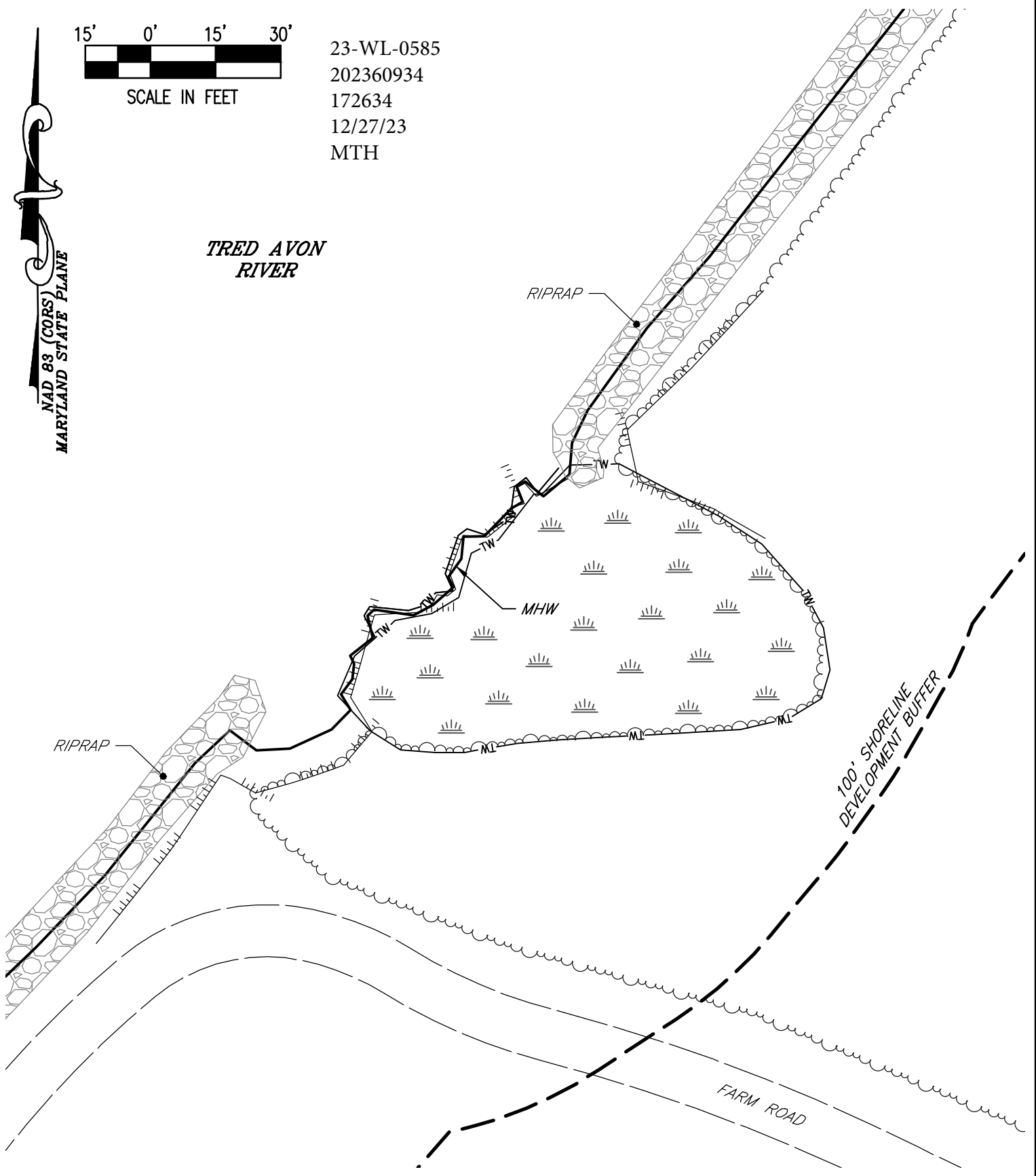
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 SCALE: AS NOTED  
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 SHEET No.  
**6 OF 32**

NAD 83 (CORS)  
 MARYLAND STATE PLANE



23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH

**TRED AVON RIVER**



**EXISTING CONDITIONS**

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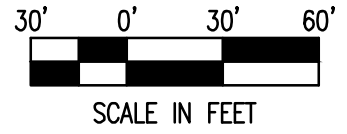


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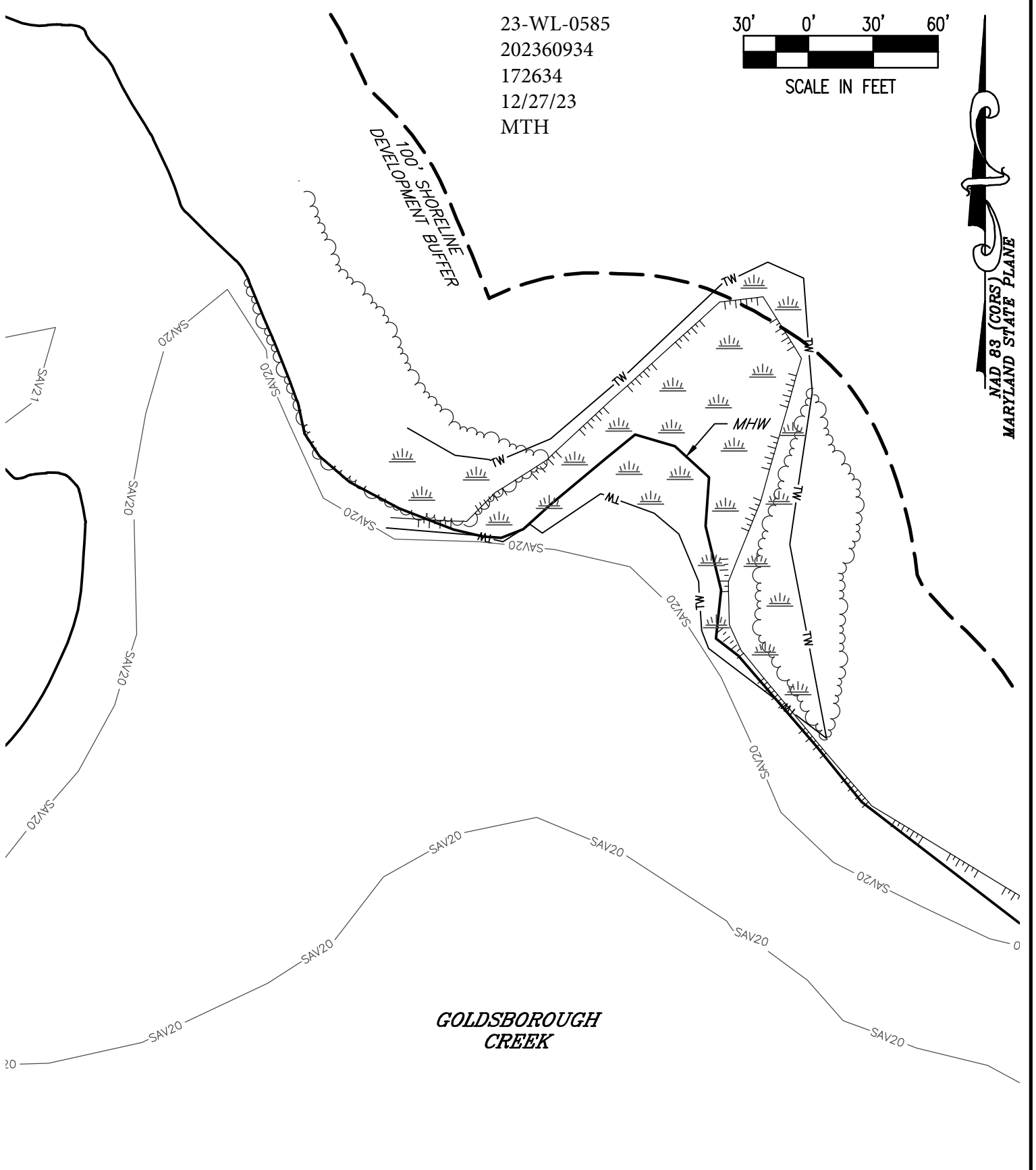
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**7 OF 32**

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 SCALE: AS NOTED  
 JOB No. 220031  
 FILE No. A228

23-WL-0585  
 202360934  
 172634  
 12/27/23  
 MTH



100' SHORELINE BUFFER  
 DEVELOPMENT



**GOLDSBOROUGH  
 CREEK**

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
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SHEET No.  
**8 OF 32**

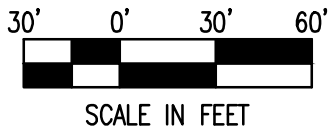
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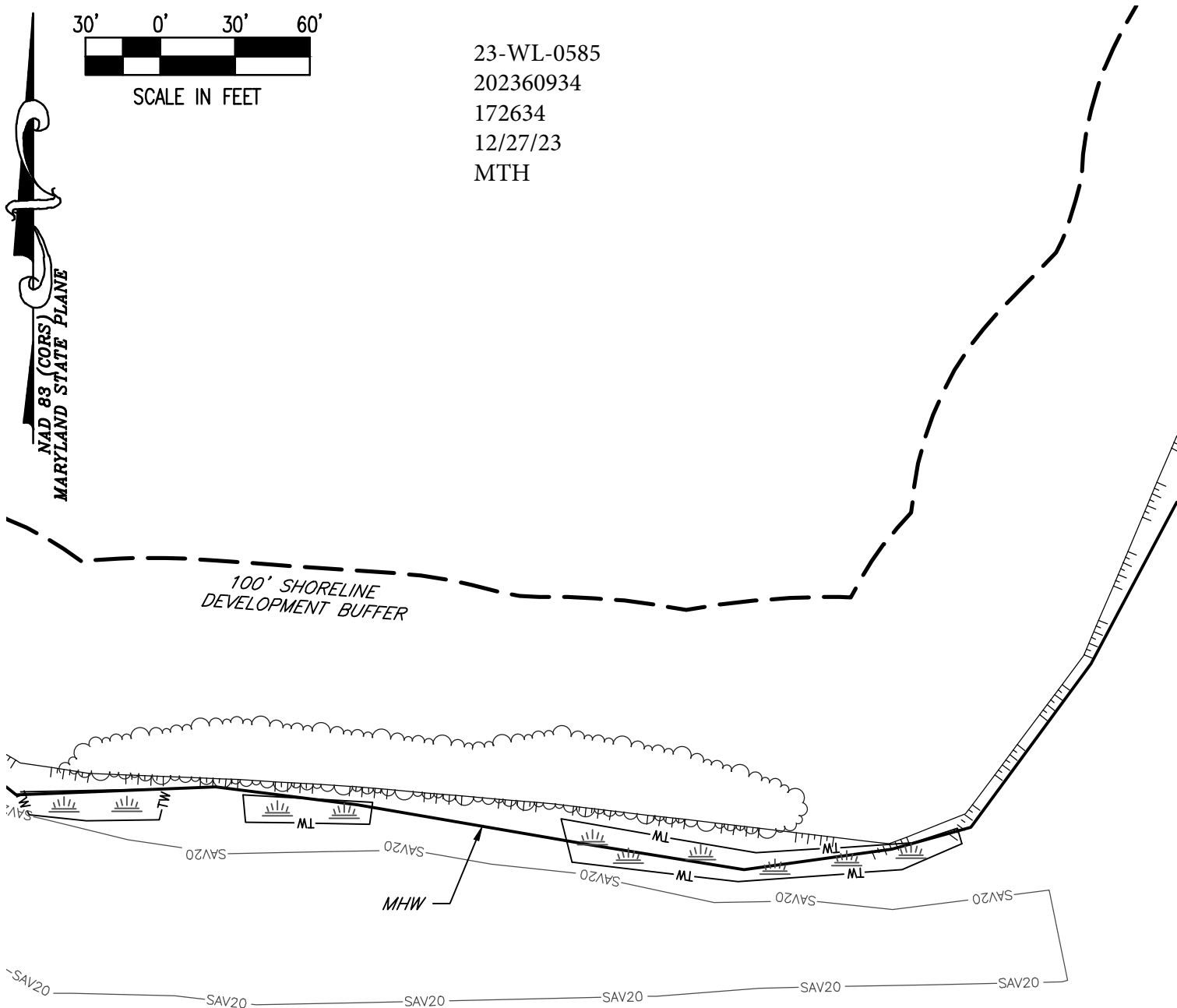




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 202360934  
 172634  
 12/27/23  
 MTH

NAD 83 (CORS)  
 MARYLAND STATE PLANE

100' SHORELINE  
 DEVELOPMENT BUFFER



**GOLDSBOROUGH  
 CREEK**

**EXISTING CONDITIONS**

**ON THE LANDS OF  
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**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

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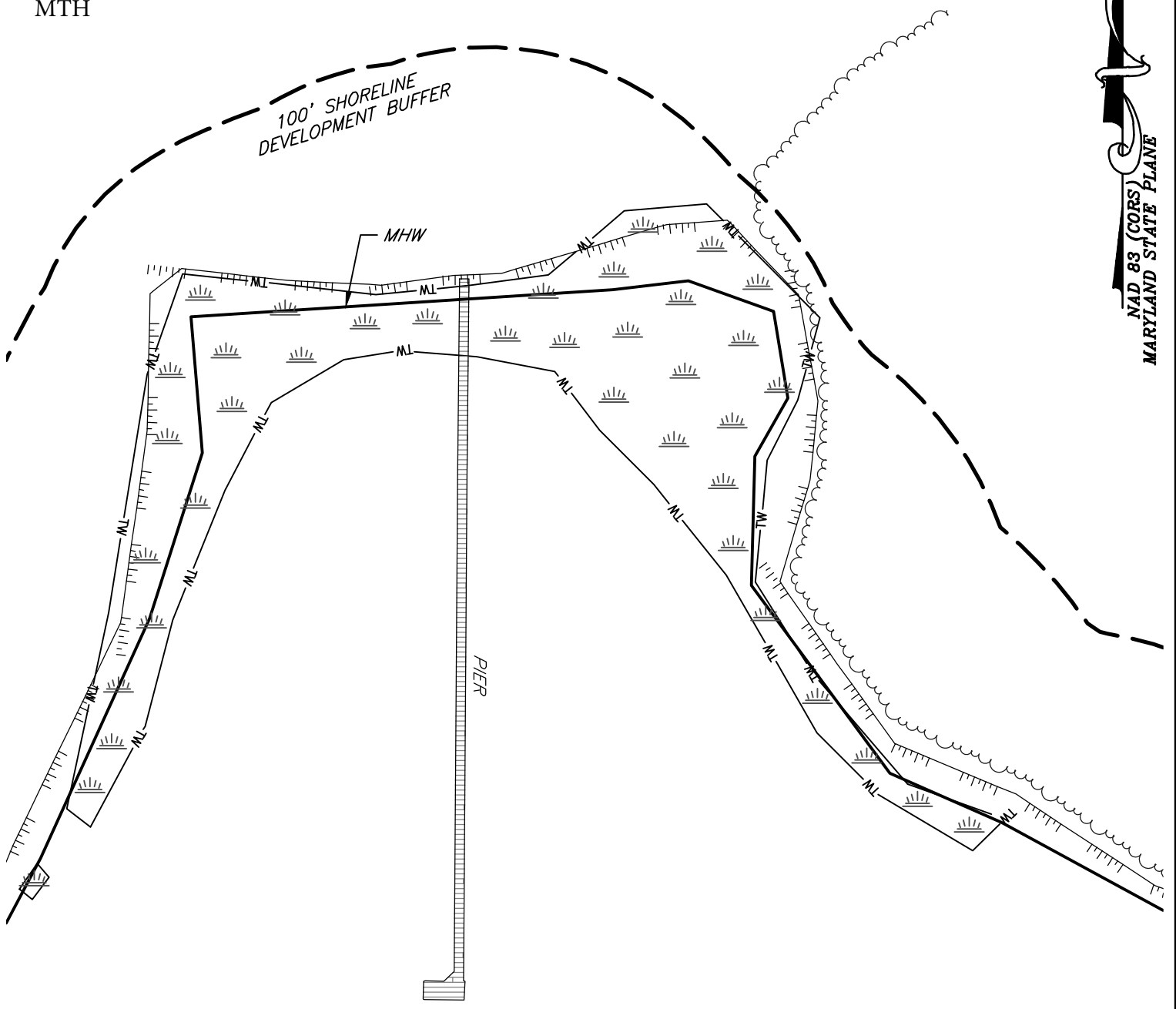
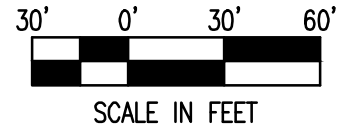
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 202360934  
 172634  
 12/27/23  
 MTH



**GOLDSBOROUGH  
 CREEK**

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
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**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY**  
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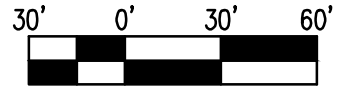


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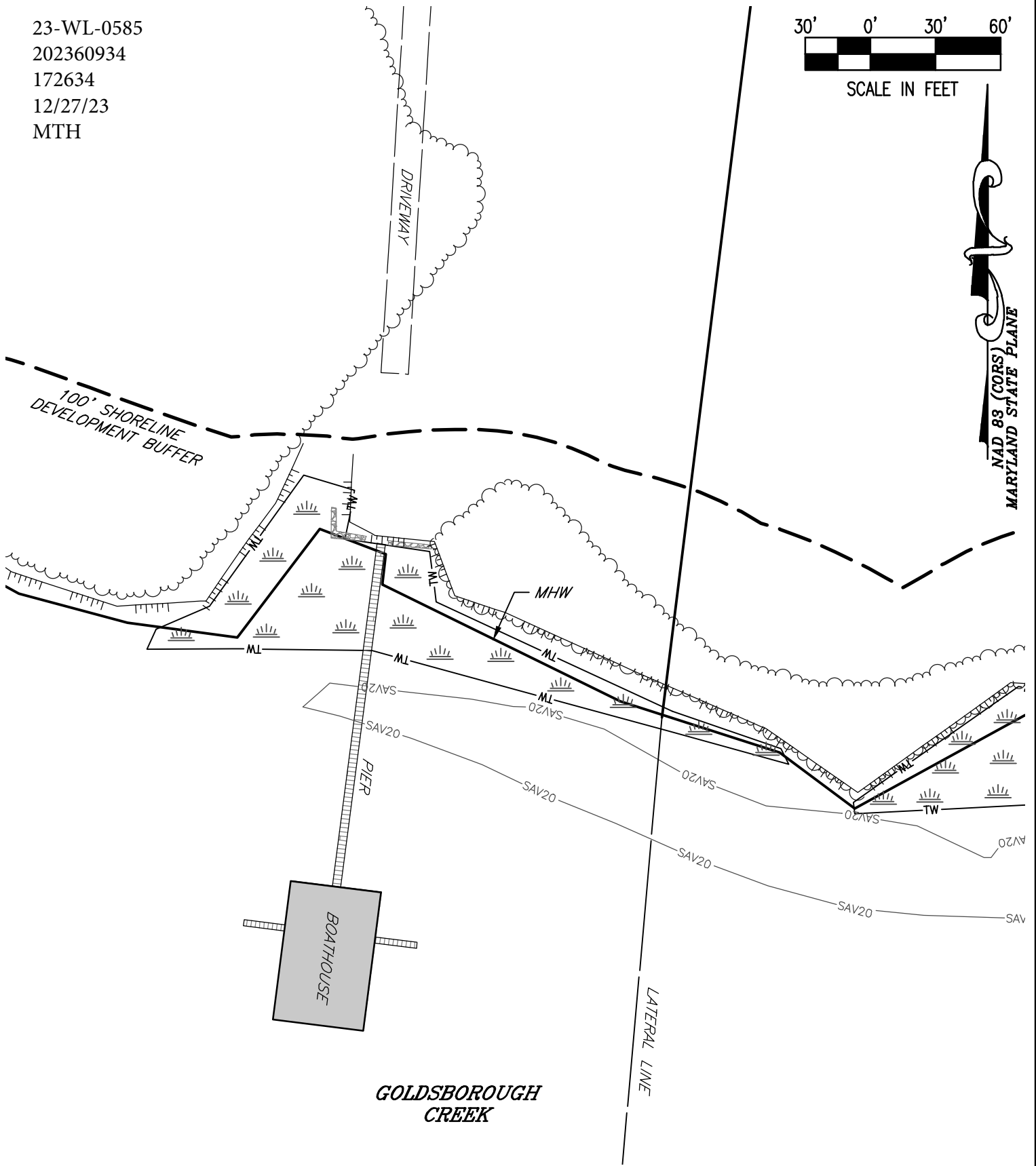
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 MTH



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SHEET No.  
**11 OF 32**

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 220031

FILE No. A228

**EXISTING CONDITIONS**

**ON THE LANDS OF**  
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**OXFORD, MARYLAND**

IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

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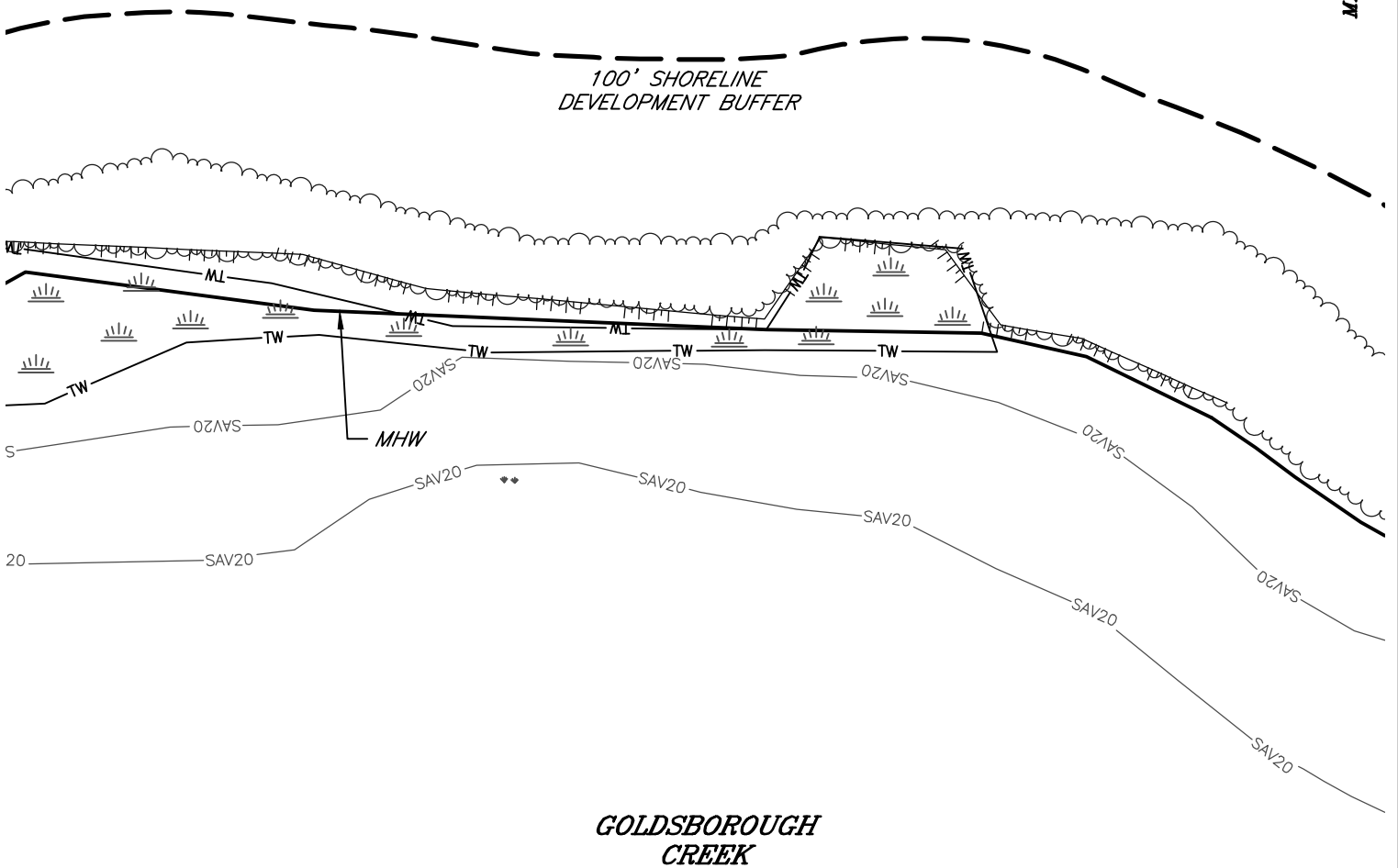
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 202360934  
 172634  
 12/27/23  
 MTH

30' 0' 30' 60'



SCALE IN FEET



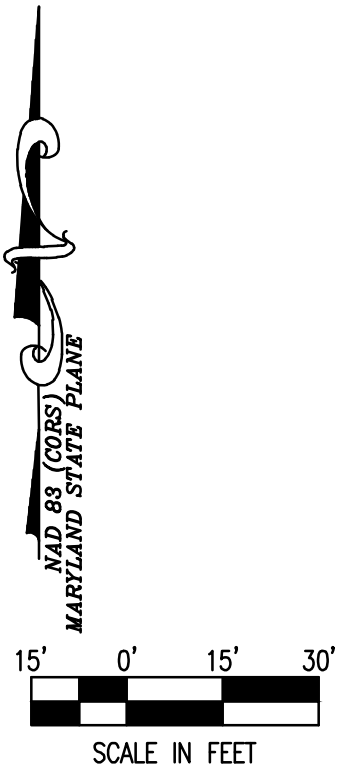
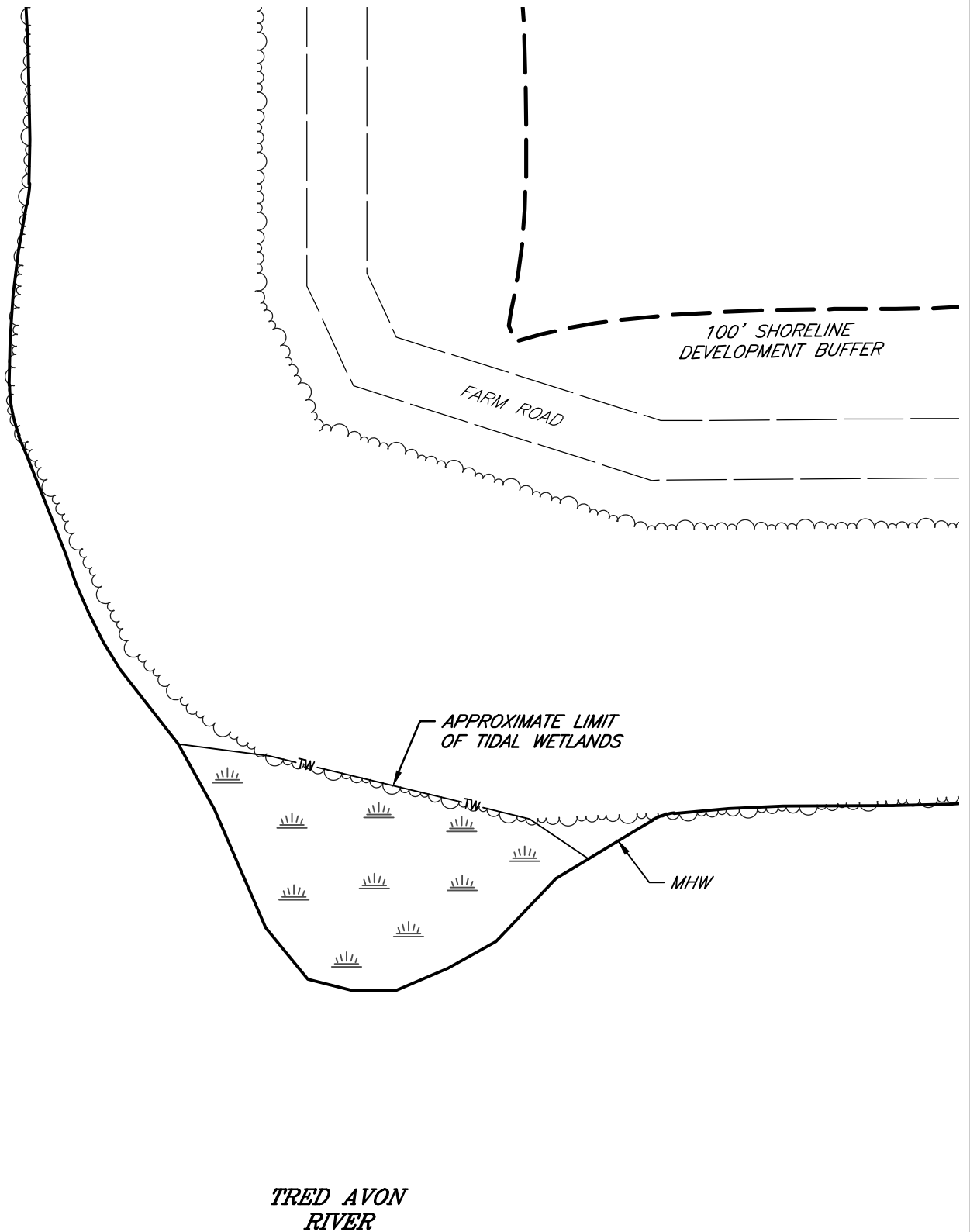
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 SCALE: AS NOTED  
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 SHEET No.  
 12 OF 32

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
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 SHEET No. 13 OF 32

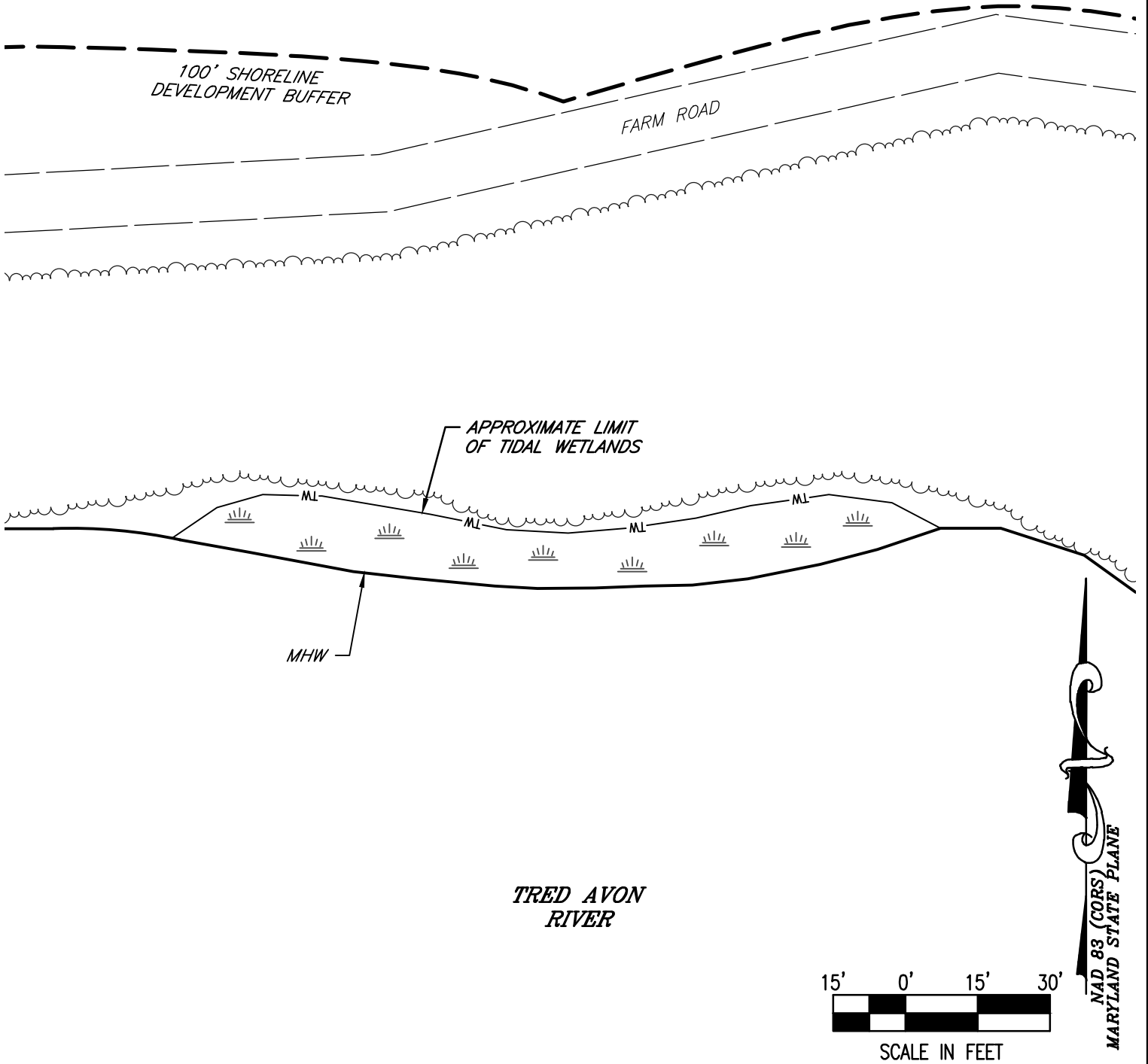
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**ON THE LANDS OF**  
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 SHEET No. 14 OF 32

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
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 172634  
 12/27/23  
 MTH

100' SHORELINE  
 DEVELOPMENT BUFFER

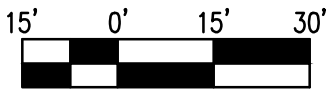
FARM ROAD

APPROXIMATE LIMIT  
 OF TIDAL WETLANDS

MHW

TRED AVON  
 RIVER

NAD 83 (CORS)  
 MARYLAND STATE PLANE



SCALE IN FEET

**EXISTING CONDITIONS**

**ON THE LANDS OF  
 ORT FARMS, LLLP  
 OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

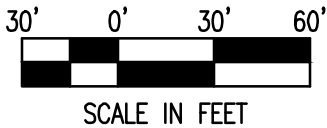
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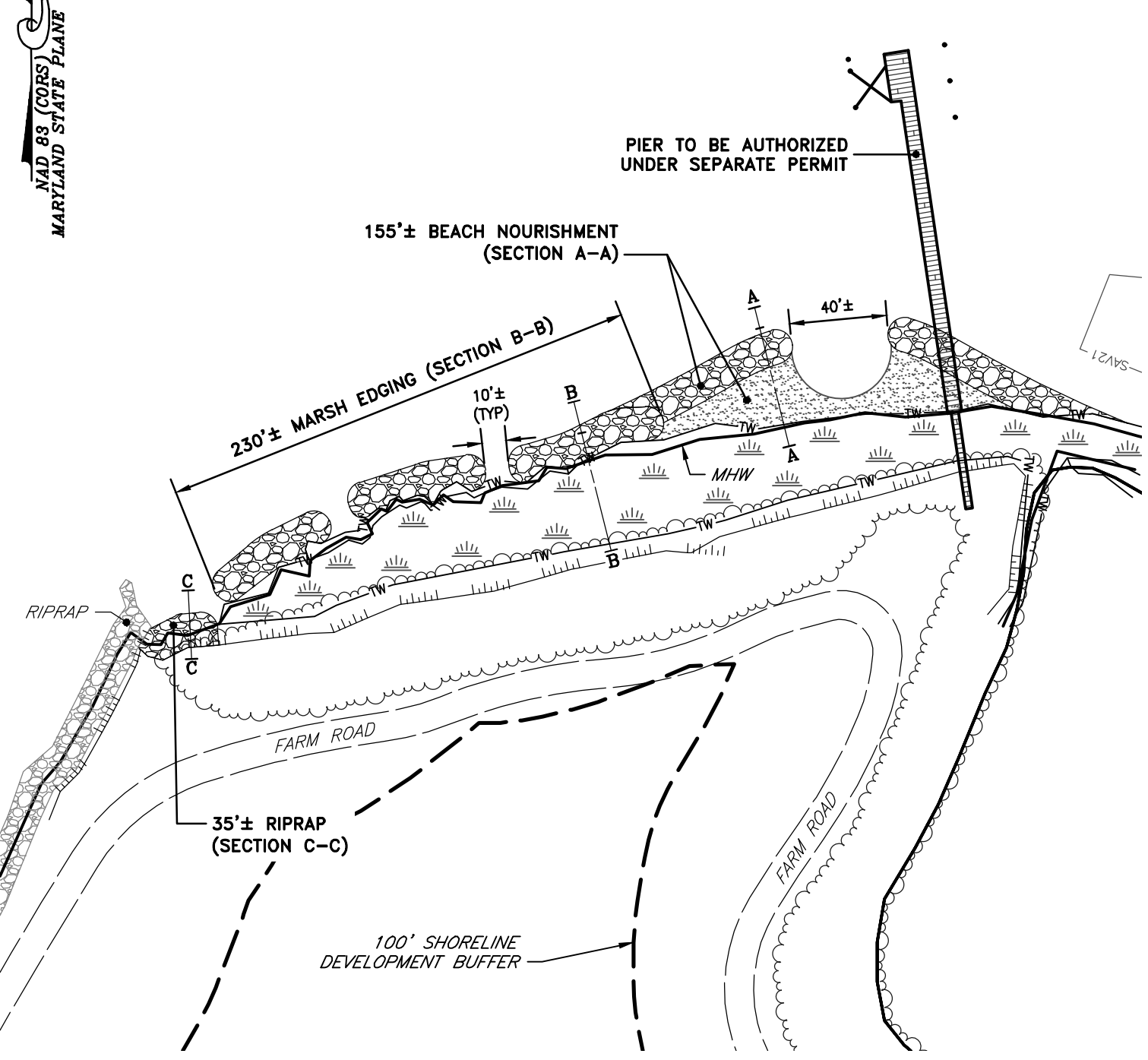
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172634  
12/27/23  
MTH


**TRIPPE CREEK**



FILE No. A228  
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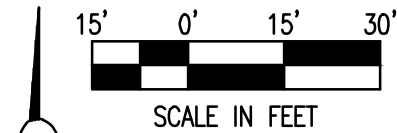
**PROPOSED IMPROVEMENTS**  
**ON THE LANDS OF**  
**ORT FARMS, LLLP**  
**OXFORD, MARYLAND**  
**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY**  
**TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

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NAD 88 (CORS)  
 MARYLAND STATE PLANE

**TRED AVON RIVER**

RIPRAP

265'± RIPRAP  
 (SECTION D-D)

MHW

D1

D

FARM ROAD

100' SHORELINE  
 DEVELOPMENT BUFFER

EXISTING 12" HDPE  
 NOTE: PIPE TO BE  
 EXTENDED THROUGH  
 RIPRAP AS NEEDED

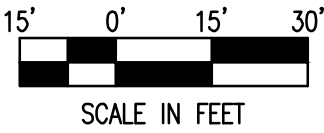
RIPRAP

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 SCALE: AS NOTED  
 DATE: AS NOTED  
 SHEET No.  
**17 OF 32**

**PROPOSED IMPROVEMENTS**  
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 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

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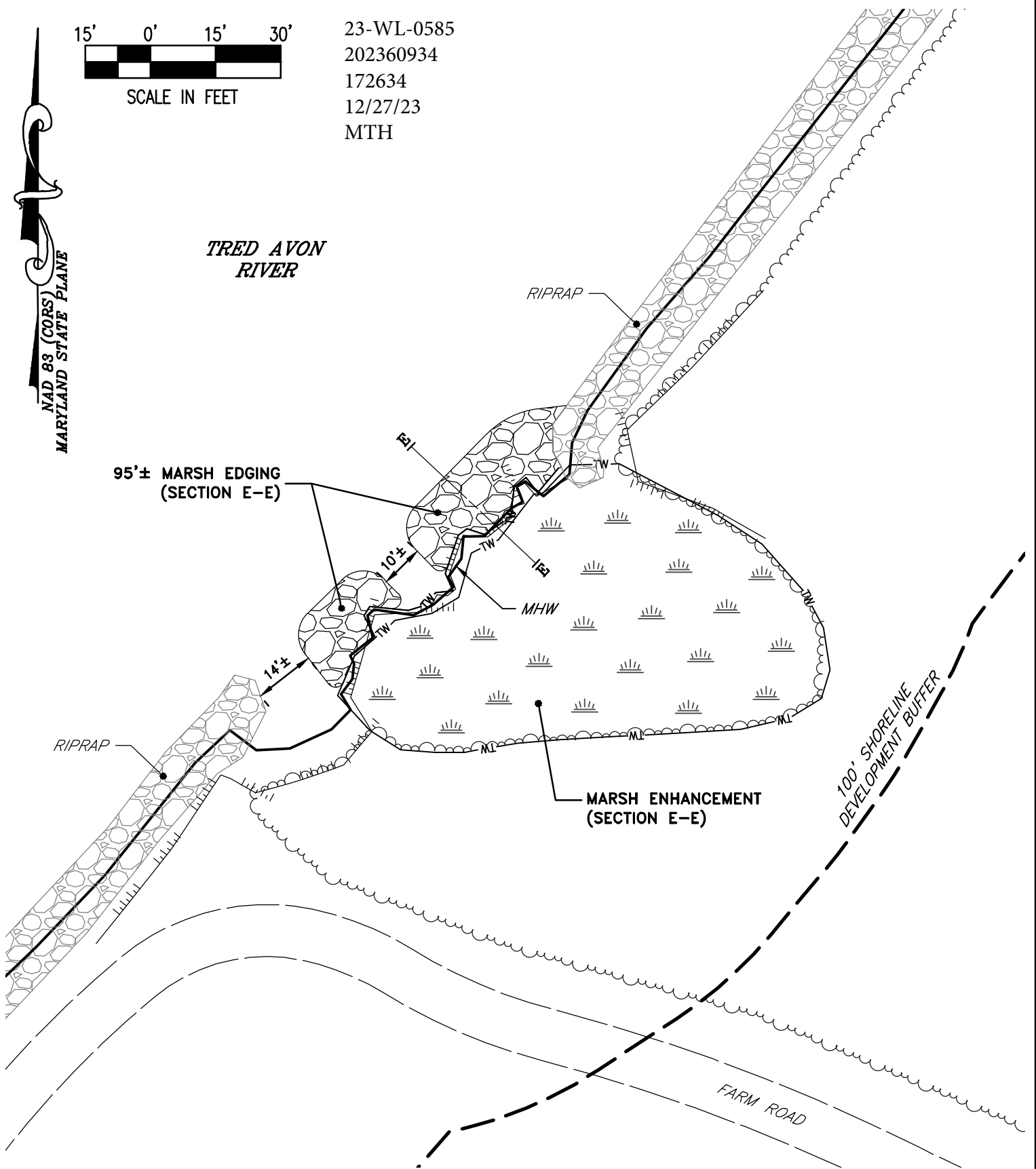
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NAD 83 (CORS)  
 MARYLAND STATE PLANE

**TRED AVON  
 RIVER**



95'± MARSH EDGING  
 (SECTION E-E)

RIPRAP

E

TW

10'±

MHW

14'±

RIPRAP

MARSH ENHANCEMENT  
 (SECTION E-E)

100' SHORELINE  
 DEVELOPMENT BUFFER

FARM ROAD

FILE No. A228  
 JOB No. 220031  
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 DATE: AS NOTED  
 SHEET No.  
**18 OF 32**

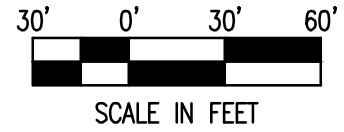
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100' SHORELINE BUFFER  
 DEVELOPMENT

MARSH ENHANCEMENT  
 (SECTION F-F)

BEGIN 200'±  
 MARSH EDGING  
 (SECTION F-F)

STONE SILL (TYP)

END 200'± MARSH EDGING  
 (SECTION F-F) &  
 BEGIN 750'± LIVING  
 SHORELINE (SECTION G-G)

SAND FILL &  
 MARSH PLANTINGS

10'±  
 (TYP)

GOLDSBOROUGH  
 CREEK

**PROPOSED IMPROVEMENTS**

**ON THE LANDS OF  
 ORT FARMS, LLLP  
 OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

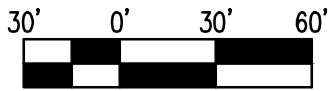
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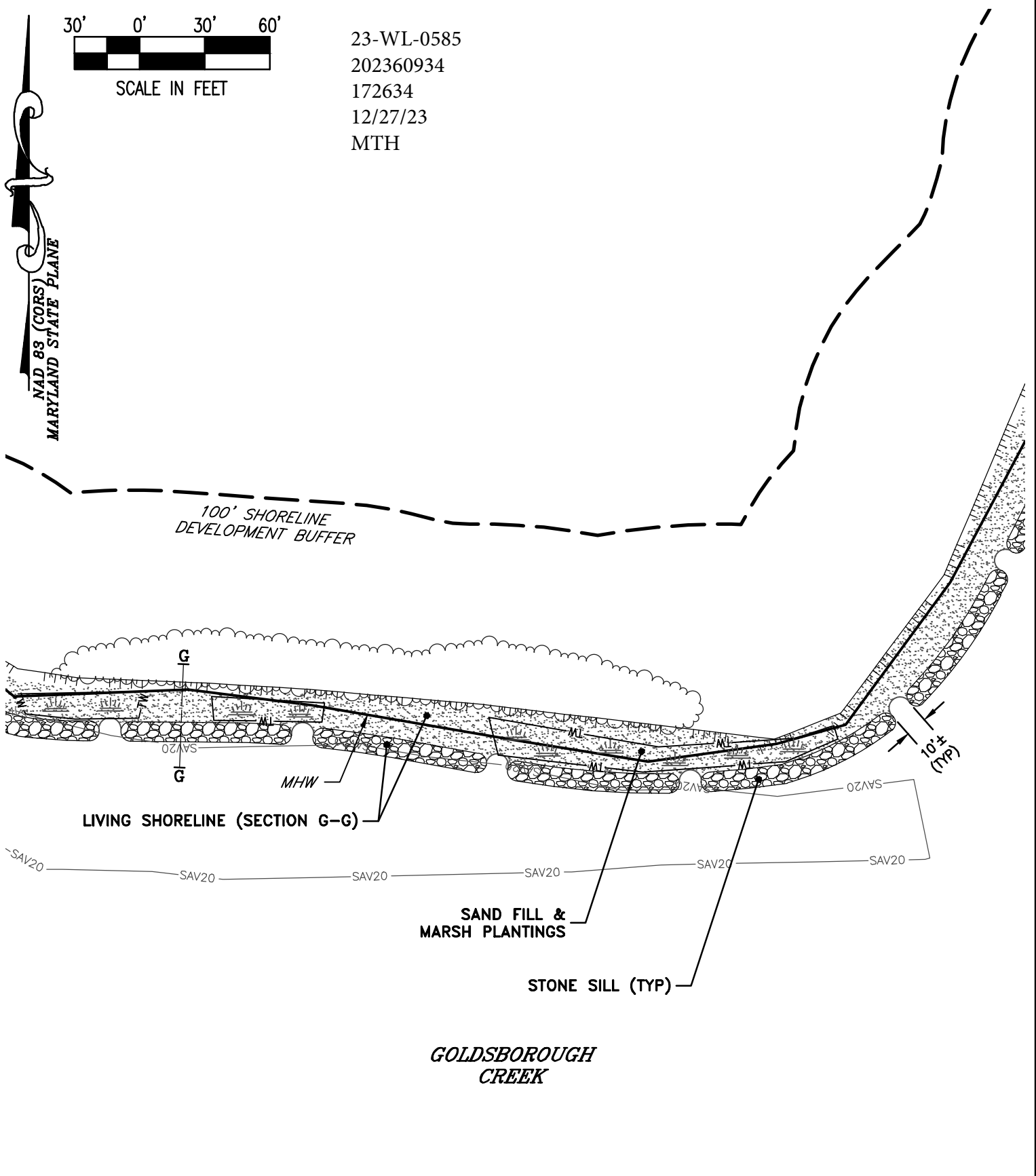
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**19 OF 32**  
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 FILE No. A228



SCALE IN FEET

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 172634  
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NAD 83 (CORS)  
 MARYLAND STATE PLANE



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**PROPOSED IMPROVEMENTS**

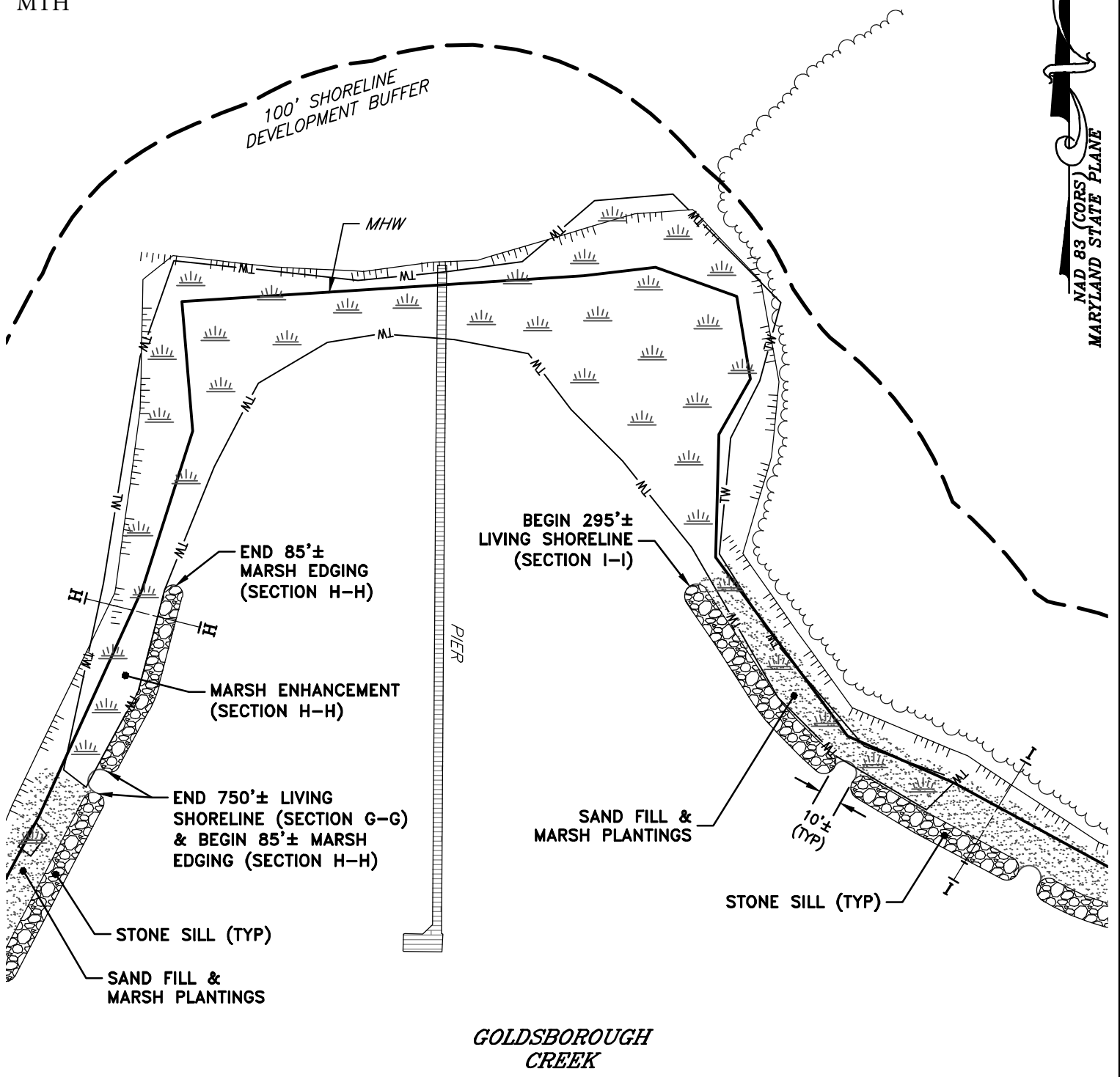
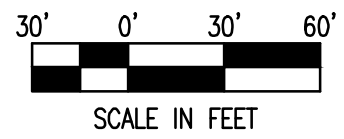
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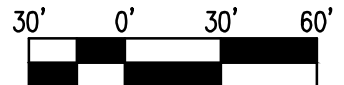
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**PROPOSED IMPROVEMENTS**  
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**OXFORD, MARYLAND**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
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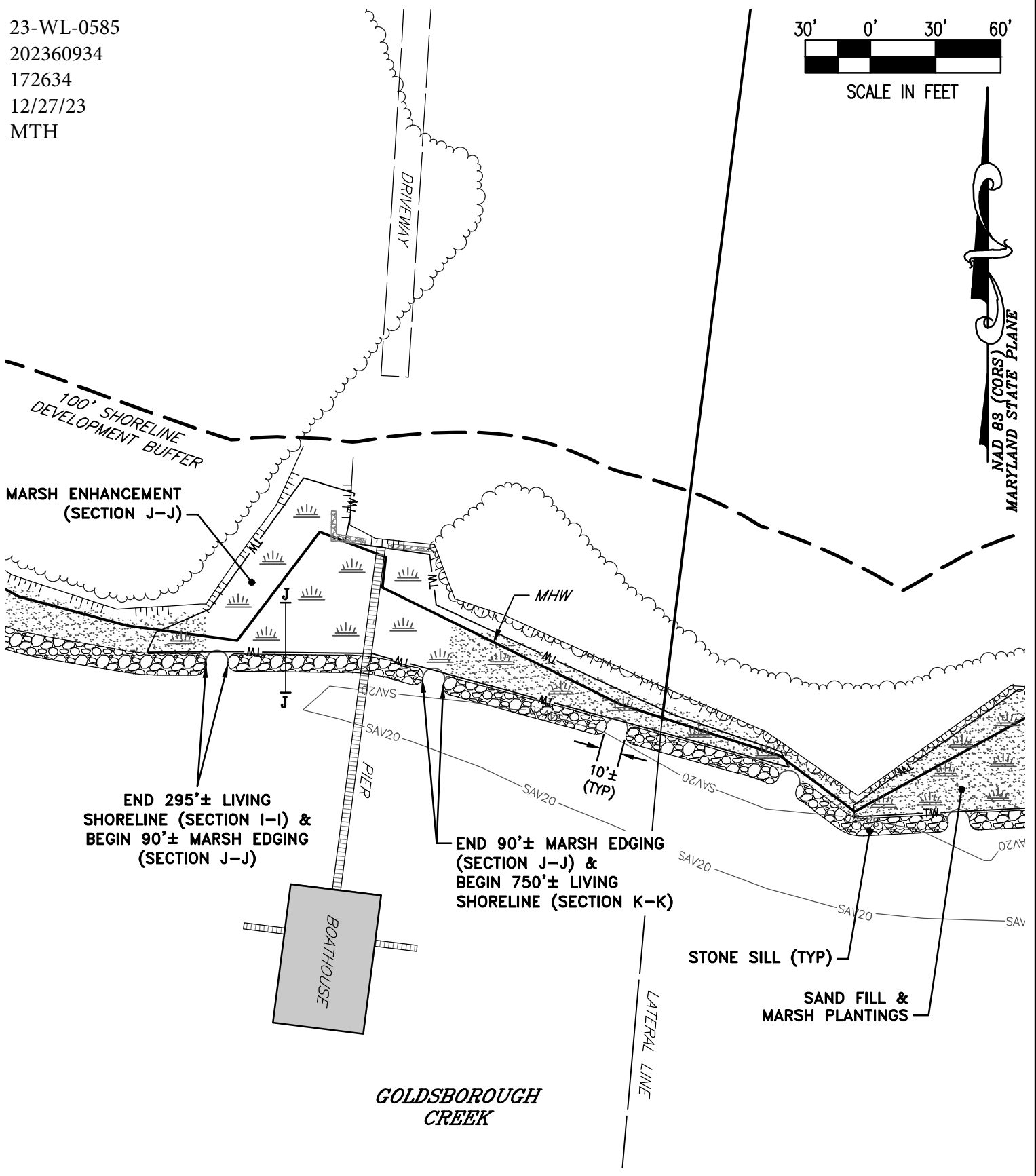
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FILE No. A228  
 JOB No. 220031  
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**PROPOSED IMPROVEMENTS**  
**ON THE LANDS OF**  
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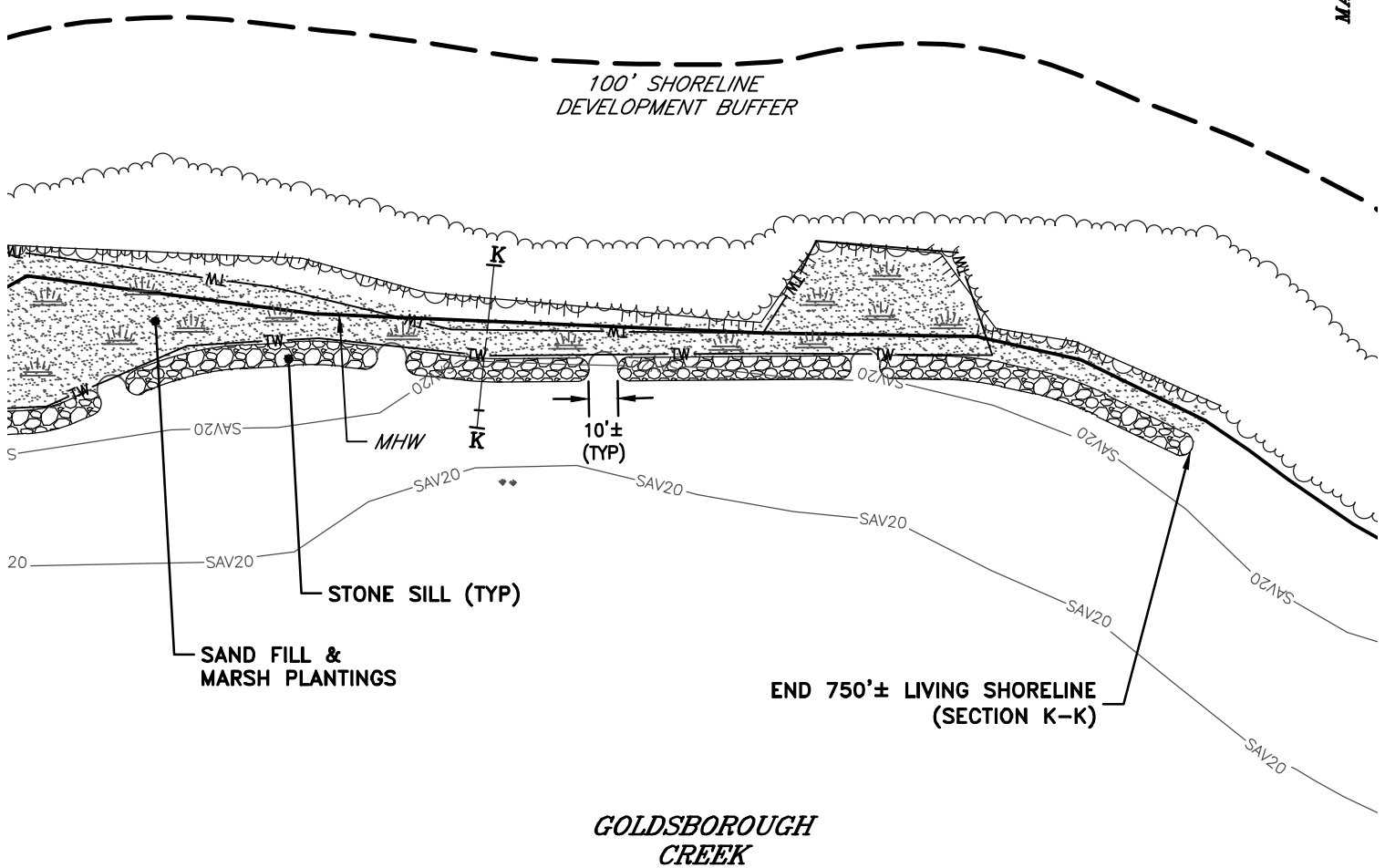
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 MTH

30' 0' 30' 60'




SCALE IN FEET

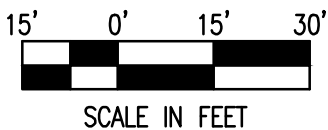
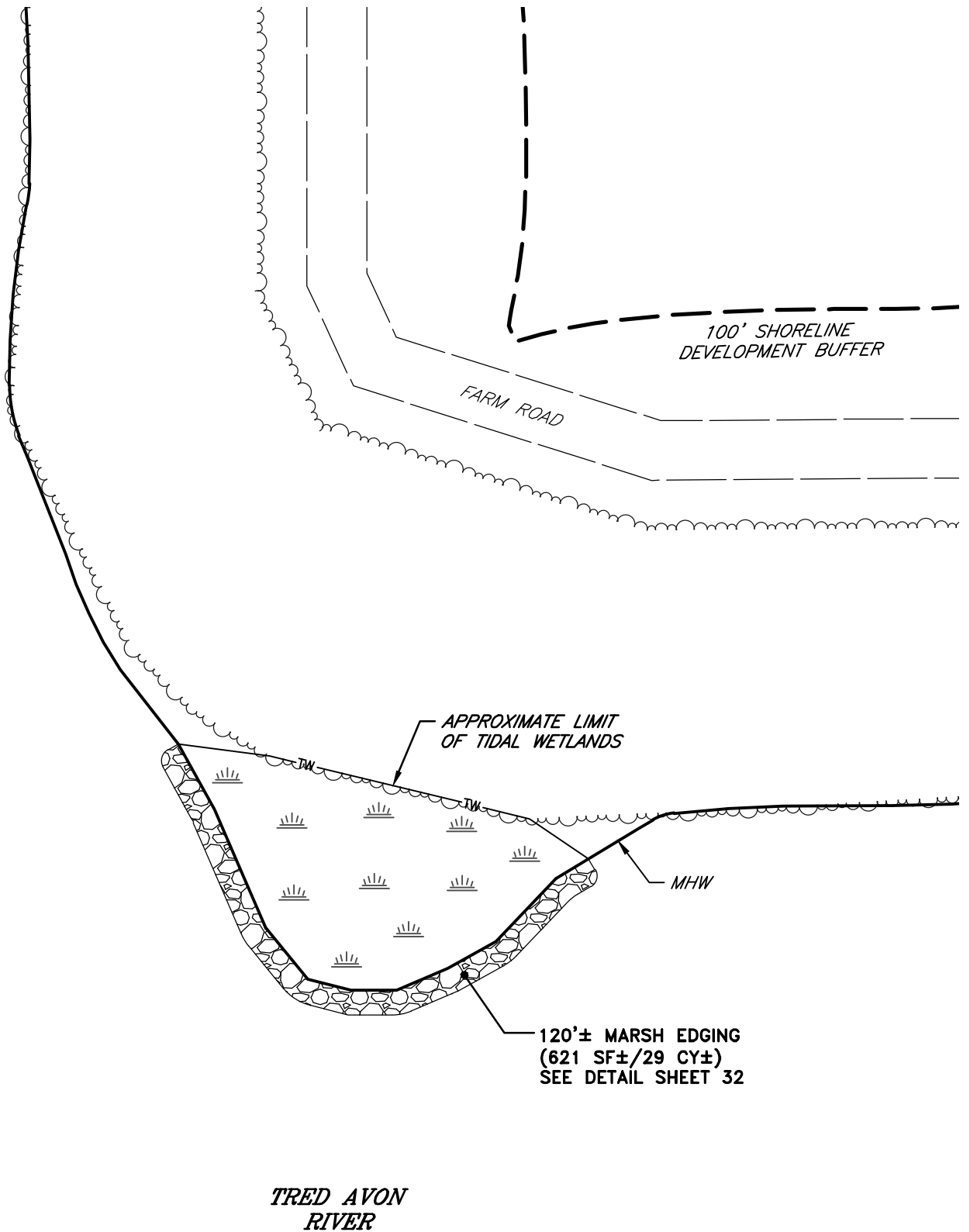


FILE No. A228  
 JOB No. 220031  
 SCALE: AS NOTED  
 DATE: AS NOTED  
 SHEET No.  
**23 OF 32**

**PROPOSED IMPROVEMENTS**  
**ON THE LANDS OF**  
**ORT FARMS, LLLP**  
**OXFORD, MARYLAND**  
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2

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 JOB No. 220031  
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 SHEET No. 24 OF 32

**PROPOSED IMPROVEMENTS**  
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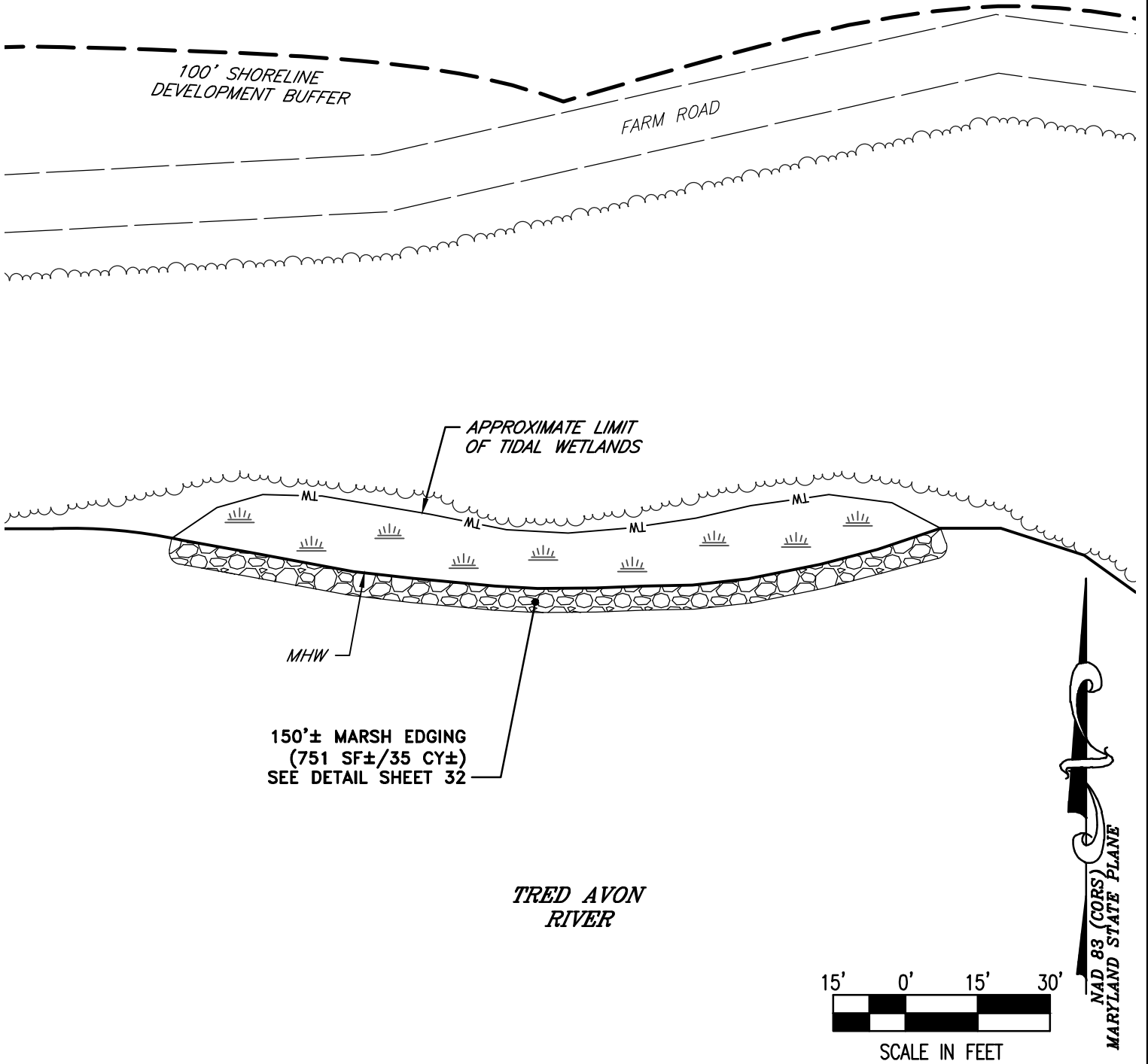
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**25 OF 32**

**PROPOSED IMPROVEMENTS**  
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100' SHORELINE  
 DEVELOPMENT BUFFER

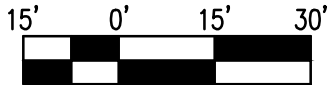
FARM ROAD

APPROXIMATE LIMIT  
 OF TIDAL WETLANDS

MHW

150'± MARSH EDGING  
 (765 SF±/35 CY±)  
 SEE DETAIL SHEET 32

TRED AVON  
 RIVER



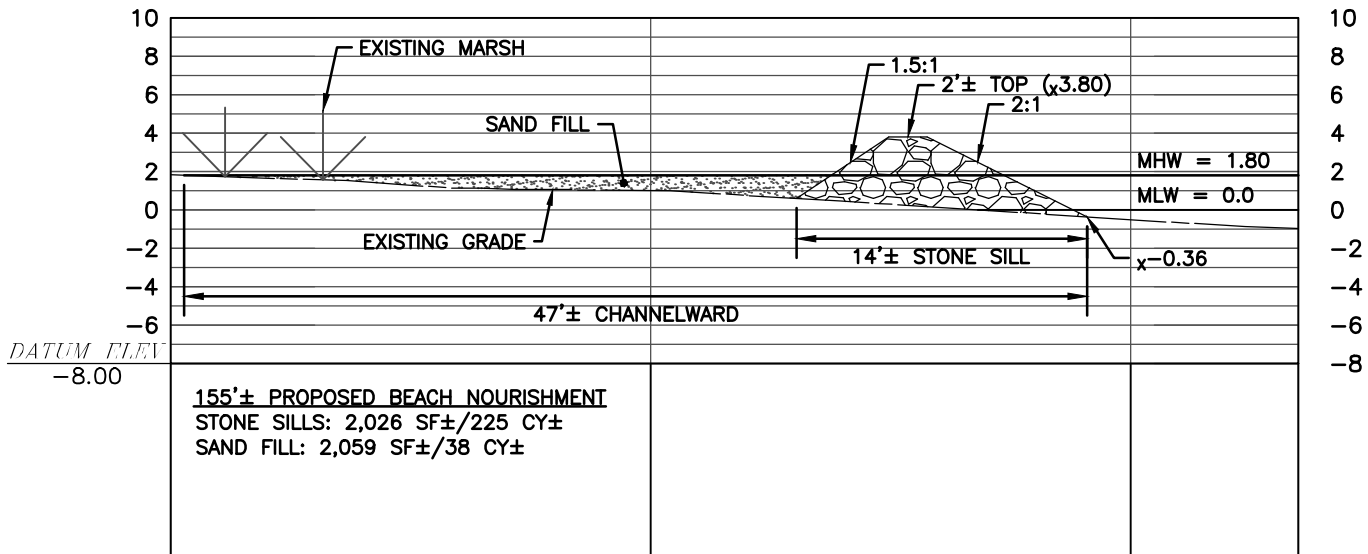
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 DATE: AS NOTED  
 SHEET No.  
 26 OF 32

**PROPOSED IMPROVEMENTS**  
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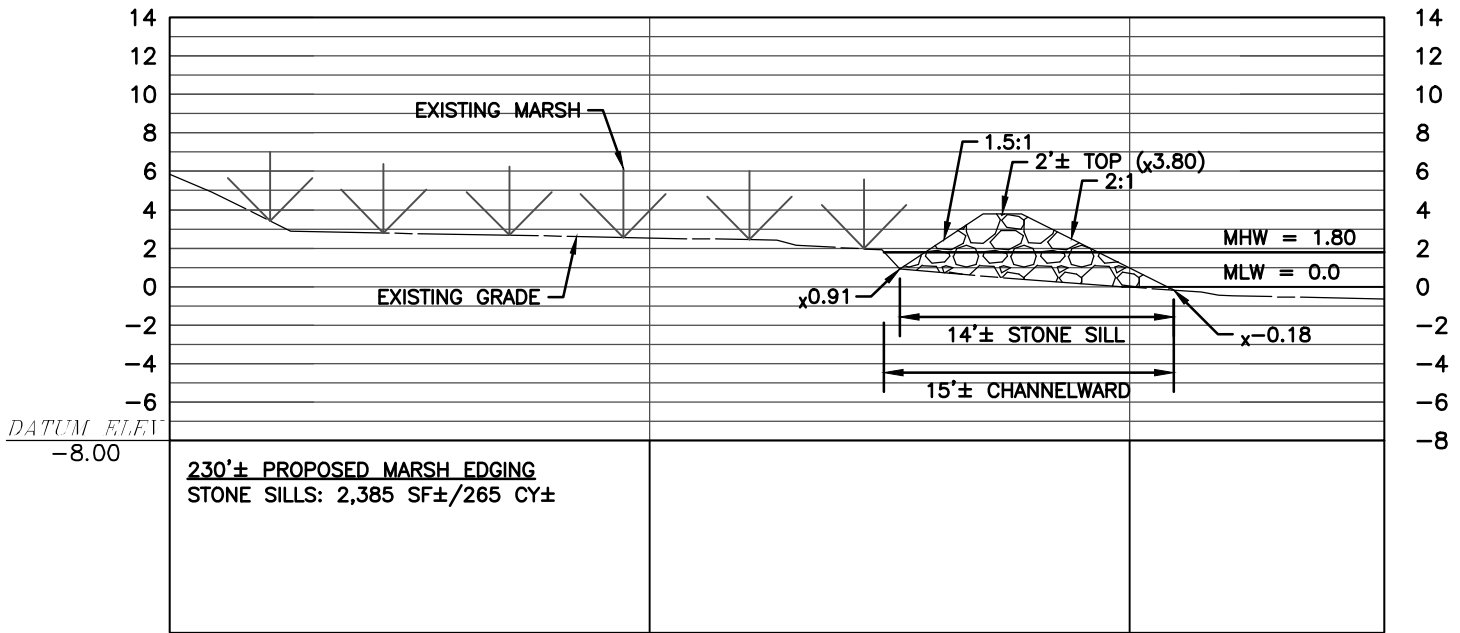
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**BEACH NOURISHMENT (SECTION A-A)**  
 SCALE: 1" = 10'



**MARSH EDGING (SECTION B-B)**  
 SCALE: 1" = 10'

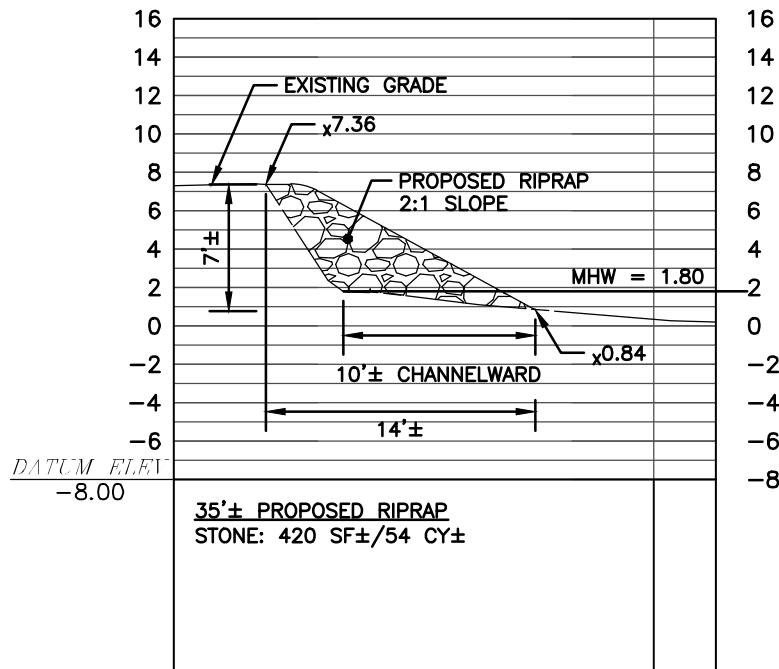
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 SHEET No. 27 OF 32

**DETAILS**  
 ON THE LANDS OF  
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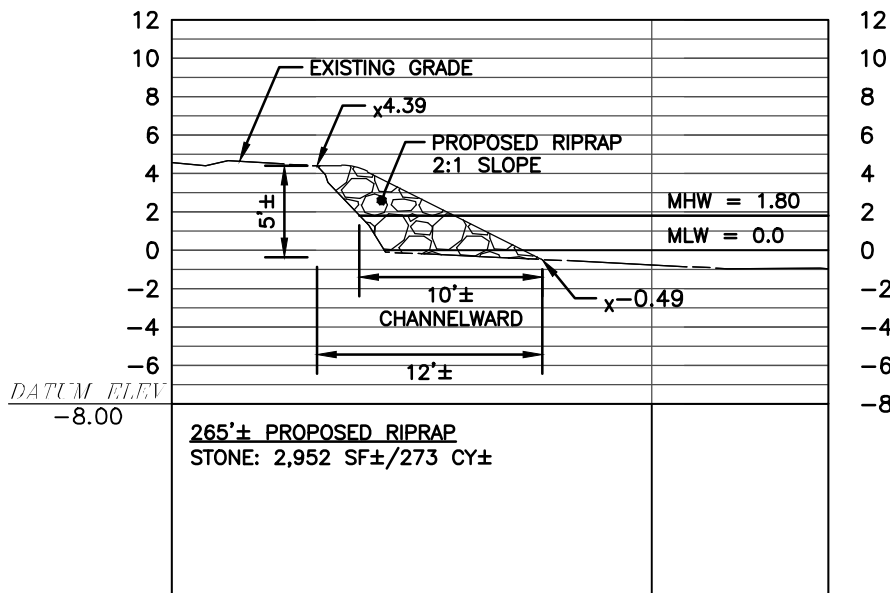
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**RIPRAP (SECTION C-C)**  
 SCALE: 1" = 10'



**RIPRAP (SECTION D-D)**  
 SCALE: 1" = 10'

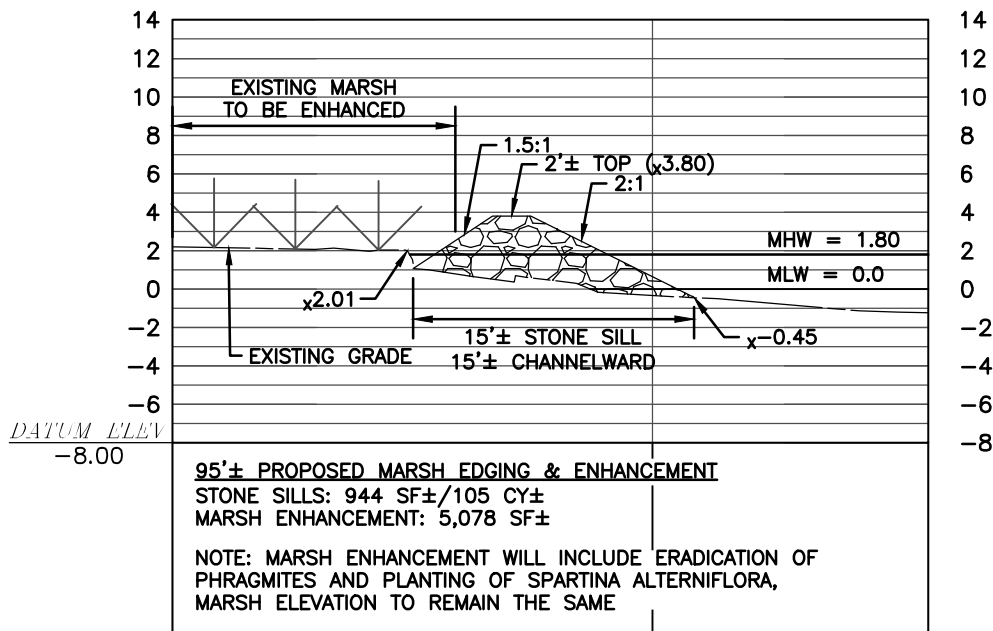
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**DETAILS**  
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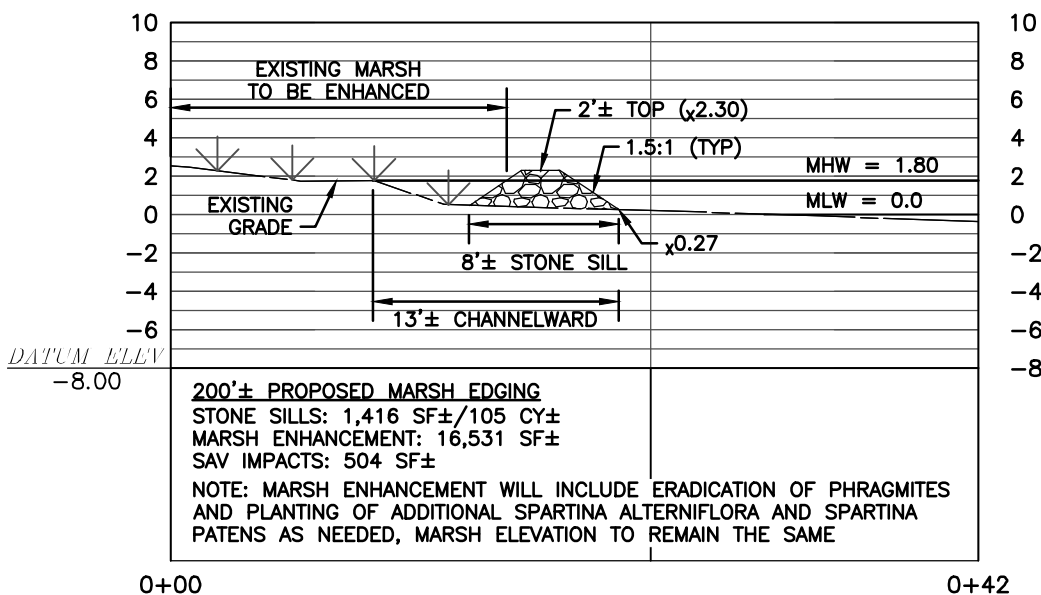
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**MARSH EDGING & ENHANCEMENT (SECTION E-E)**

SCALE: 1" = 10'



**MARSH EDGING & ENHANCEMENT (SECTION F-F)**

SCALE: 1" = 10'

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 JOB No. 220031  
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 DATE: AS NOTED  
 SHEET No. 29 OF 32

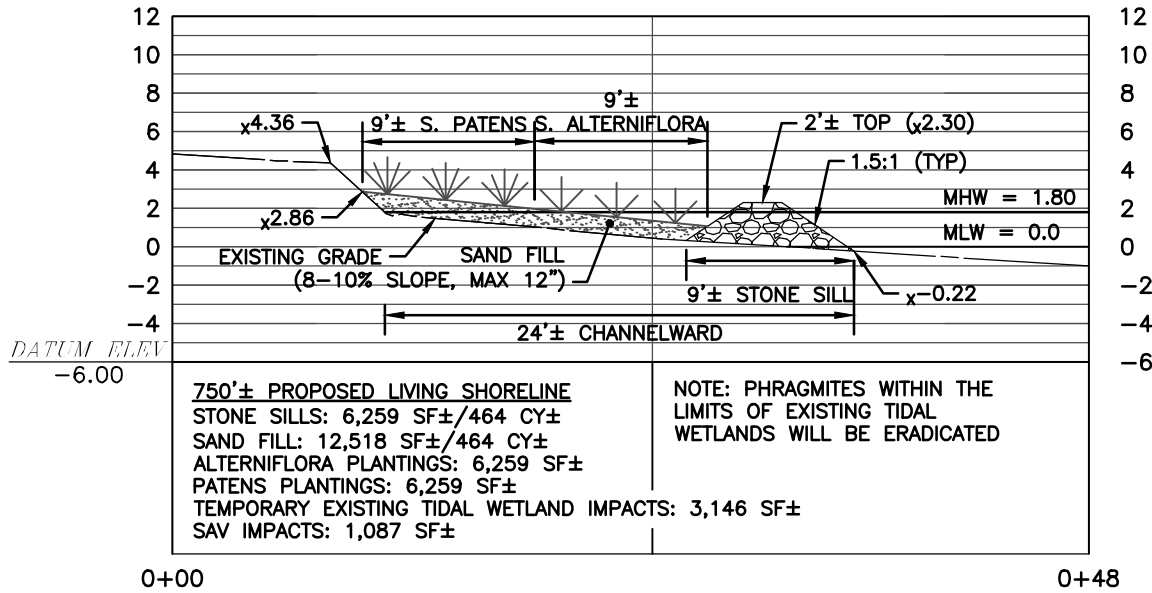
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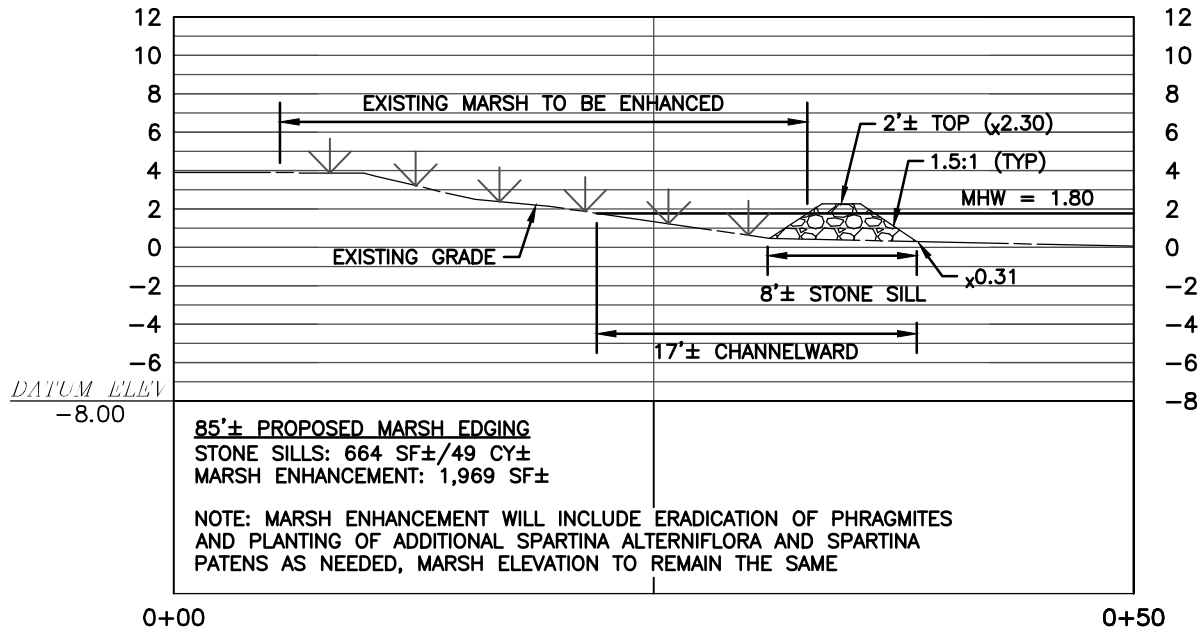
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**LIVING SHORELINE (SECTION G-G)**

SCALE: 1" = 10'



**MARSH EDGING & ENHANCEMENT (SECTION H-H)**

SCALE: 1" = 10'

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 JOB No. 220031  
 SCALE: AS NOTED  
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 SHEET No. 30 OF 32

**DETAILS**  
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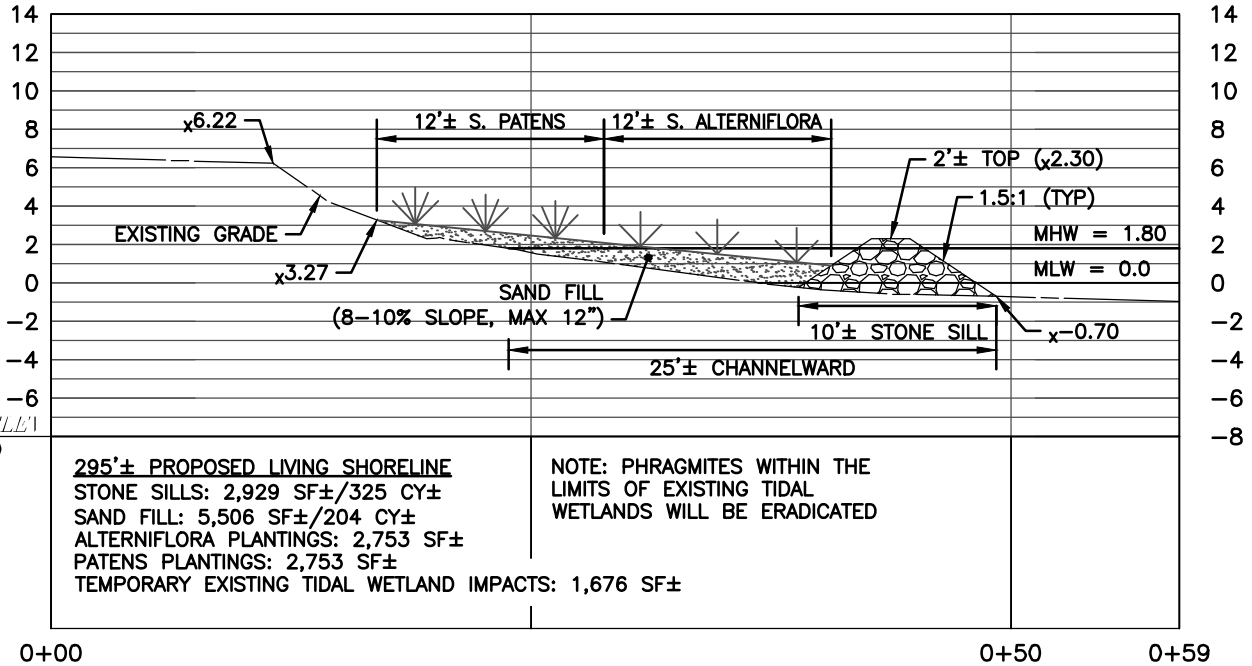
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DATUM ELEV  
-8.00

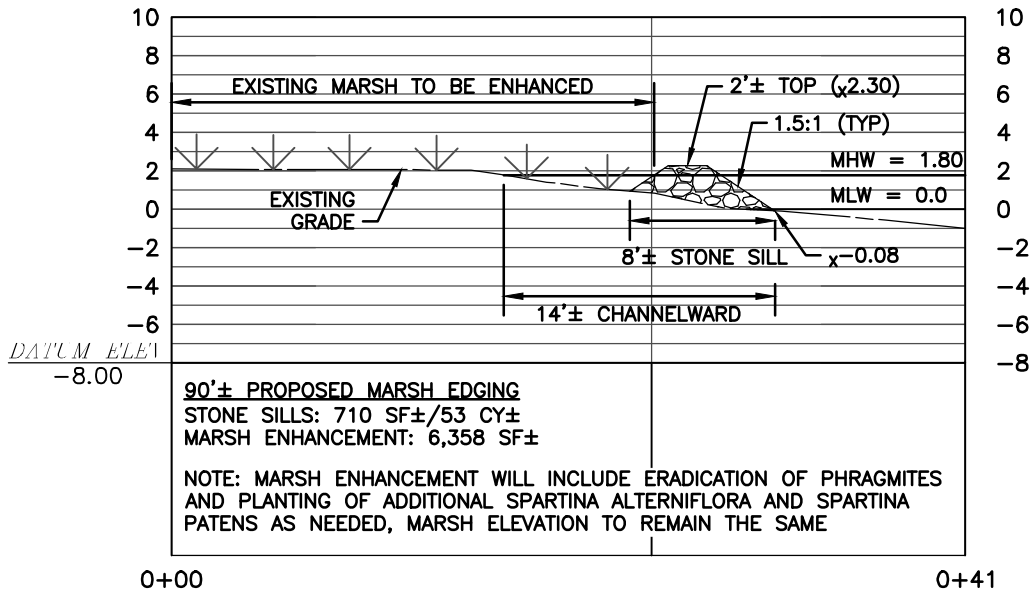


**295'± PROPOSED LIVING SHORELINE**  
 STONE SILLS: 2,929 SF±/325 CY±  
 SAND FILL: 5,506 SF±/204 CY±  
 ALTERNIFLORA PLANTINGS: 2,753 SF±  
 PATENS PLANTINGS: 2,753 SF±  
 TEMPORARY EXISTING TIDAL WETLAND IMPACTS: 1,676 SF±

NOTE: PHRAGMITES WITHIN THE  
 LIMITS OF EXISTING TIDAL  
 WETLANDS WILL BE ERADICATED

**LIVING SHORELINE (SECTION I-I)**

SCALE: 1" = 10'



**90'± PROPOSED MARSH EDGING**  
 STONE SILLS: 710 SF±/53 CY±  
 MARSH ENHANCEMENT: 6,358 SF±

NOTE: MARSH ENHANCEMENT WILL INCLUDE ERADICATION OF PHRAGMITES  
 AND PLANTING OF ADDITIONAL SPARTINA ALTERNIFLORA AND SPARTINA  
 PATENS AS NEEDED, MARSH ELEVATION TO REMAIN THE SAME

**MARSH EDGING & ENHANCEMENT (SECTION J-J)**

SCALE: 1" = 10'

**DETAILS**

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 OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY  
 TAX MAP 47, GRID 17, PARCEL 40, LOTS 1 & 2**

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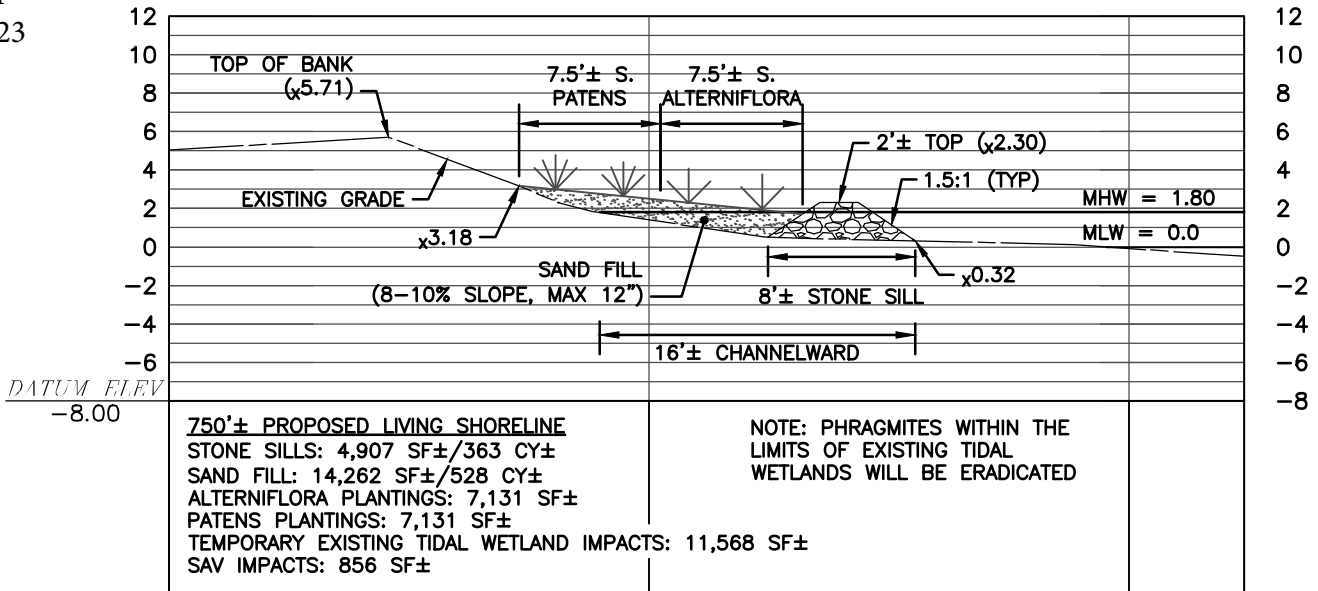
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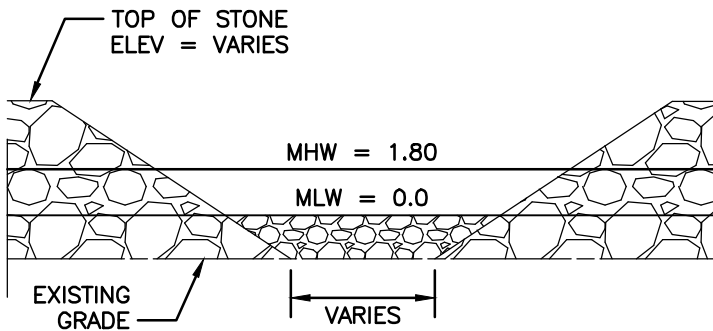
SHEET No.  
**31 OF 32**  
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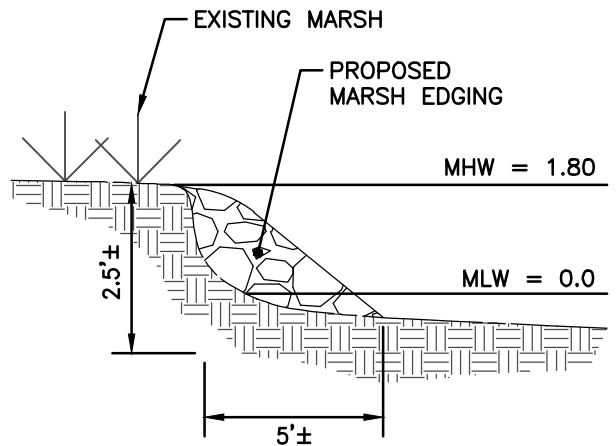
**LIVING SHORELINE (SECTION K-K)**

SCALE: 1" = 10'



**STONE SILL VENT DETAIL**

NOT TO SCALE



**MARSH EDGING DETAIL**

NOT TO SCALE

**DETAILS**

**ON THE LANDS OF  
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 OXFORD, MARYLAND**

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