



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

May 17, 2023

Long Point Preserve LLC
c/o Dani Racine
Lane Engineering, LLC
117 Bay Street
Easton, MD 21601

Via email: dracine@leinc.com

Re: Agency Interest Number: 151441
Tracking Number: 202161843
Tidal Authorization Number: 22-WQC-0036

Dear Long Point Preserve LLC:

Your project did not qualify for approval under the Maryland State Programmatic General Permit (MDSPGP); therefore a separate review and issuance of the federal permit will be required by the U.S. Army Corps of Engineers. The federal permit is not attached.

Additionally, your project required a Wetlands License to be approved and issued by the Maryland Board of Public Works (BPW). The Wetlands License will be sent to you by BPW's Wetlands Administrator.

A project that does not qualify for approval under the MDSPGP requires an individual Water Quality Certification (WQC) to be issued by the Maryland Department of the Environment, which is attached. Please take a moment to read and review your WQC to ensure that you understand the limits of the authorized work and all of the general and special conditions.

You should not begin any work until you have obtained all necessary State, local, and federal authorizations. Please contact Robert M Simmons at robertm.simmons@maryland.gov or 410-901-4044 with any questions.

Sincerely,

Tammy K. Roberson, Chief
Wetlands & Waterways Protection Program
Tidal Wetlands Division



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



22-WQC-0036

EFFECTIVE DATE: **May 17, 2023**
CERTIFICATION HOLDER: **Long Point Preserve LLC**
ADDRESS: **Attn: Heather Miller**
5140 Long Point Farm Dr
Oxford, MD 21654
PROJECT LOCATION: **5252 Long Point Farm Road**
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 MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER AND SCIENCE ADMINISTRATION HAS DETERMINED THAT THE REGULATED ACTIVITIES DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR THE PROPOSED LIVING SHORELINE, MARSH EDGING, AND BULKHEAD REPLACEMENT AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED MARCH 29, 2023 AND ANY SUBSEQUENT MODIFICATIONS APPROVED BY THE DEPARTMENT WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE CONDITIONS OF THIS CERTIFICATION.

THIS CERTIFICATION DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS, LICENSES, OR PERMITS IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS AND DOES NOT AUTHORIZE COMMENCEMENT OF THE PROPOSED PROJECT. A COPY OF THIS REQUIRED CERTIFICATION HAS BEEN SENT TO THE CORPS OF ENGINEERS. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

PROJECT DESCRIPTION

1. Construct 3 sections of living shoreline consisting of 2,280-linear feet of stone, sand containment sill; filled and graded with a total of 3,025 cubic yards of sand along 2,280 feet of eroding shoreline and planed with marsh vegetation, extending a maximum of 35 feet channelward of the mean high water line;
2. Construct 580-linear feet of 4-foot wide marsh edging within a maximum of 19 feet channelward of the mean high water line;
3. Construct 220-linear feet of replacement bulkhead within a maximum of 1.5 feet channelward of the mean high water line.

GENERAL CONDITIONS

1. All water quality-related performance standards and conditions required by the Department in any state issued authorization for activities in tidal wetlands, nontidal wetlands, their 100-year floodplains, nontidal wetlands buffers, or nontidal wetland expanded buffers to ensure that any discharges will not result in a failure to comply with water quality standards in COMAR 26.08.02 or any other water quality requirements of state law or regulation shall be met.
2. This Certification does not obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
3. All additional authorizations or approvals, including self-certifying General Permits issued by the Department, shall be obtained and all conditions shall be completed in compliance with such authorizations.
4. The proposed project shall be constructed in accordance with the approved final plan by the Department, or, if Department approval is not required, the plan approved by the U.S. Army Corps of Engineers, and its approved revisions.
5. All fill and construction materials not used in the project shall be removed and disposed of in a manner which will prevent their entry into waters of this State.
6. This Certification does not authorize any injury to private property, any invasion of rights, or any infringement of federal, state, or local laws or regulations.
7. 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-2021-61843 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. Due to submerged aquatic vegetation, the Certificate Holder shall perform no in-water work between April 15th and September 15th of any year.
5. 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.
6. 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 License. If the Licensee wishes to propose an alternative marsh maintenance plan, the alternative plan must be submitted to and approved by the Tidal Wetlands Division, Water and Science Administration, prior to commencement of any work authorized under this License. Any alternative plan must provide assurances of success that are at least equivalent to those of the standard plan, in terms of the extent of native marsh plant coverage, elimination of invasive species and timeframe for plant establishment.
7. 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.
8. The Certificate Holder shall construct the marsh edging channelward of the existing vegetated wetlands.

9. The Certificate Holder shall completed construction of the bulkhead prior to filling behind the bulkhead. The bulkhead shall be designed and constructed to prevent loss of fill material to waters of the State of Maryland. Only clean fill, which is free of organic, toxic, contaminated, or deleterious materials, shall be used.

STATEMENTS OF NECESSITY

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3: These conditions are necessary to ensure that water quality standards are met, and designated uses are maintained.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23; COMAR 26.24

2. Statement of Necessity for General Conditions 5, 8, 9 and Special Conditions 5, 6, 7, 8, 9: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

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

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

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

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

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

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

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

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

Citation: COMAR 26.08.02.02B(2)- B(4); COMAR 26.08 02.03B(2)(d) – (e); COMAR 26.08.02.03B(1)(b); 26.08.02.03B(2); COMAR 23.02.04.04

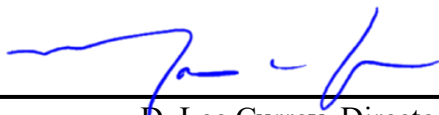
7. Statement of Necessity for Special Conditions 5, 6, 7: Tidal wetlands provide essential habitat, water quality, food, and movement corridors for wildlife, and support of estuarine and marine aquatic life and shellfish harvesting. Successful establishment is necessary to prevent discharges which interfere 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 4: A time of year restriction is necessary to maintain the designated use for support of estuarine and marine aquatic life and shellfish harvesting.

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

CERTIFICATION APPROVED



D. Lee Currey, Director
Water and Science Administration

5/26/2023

Date

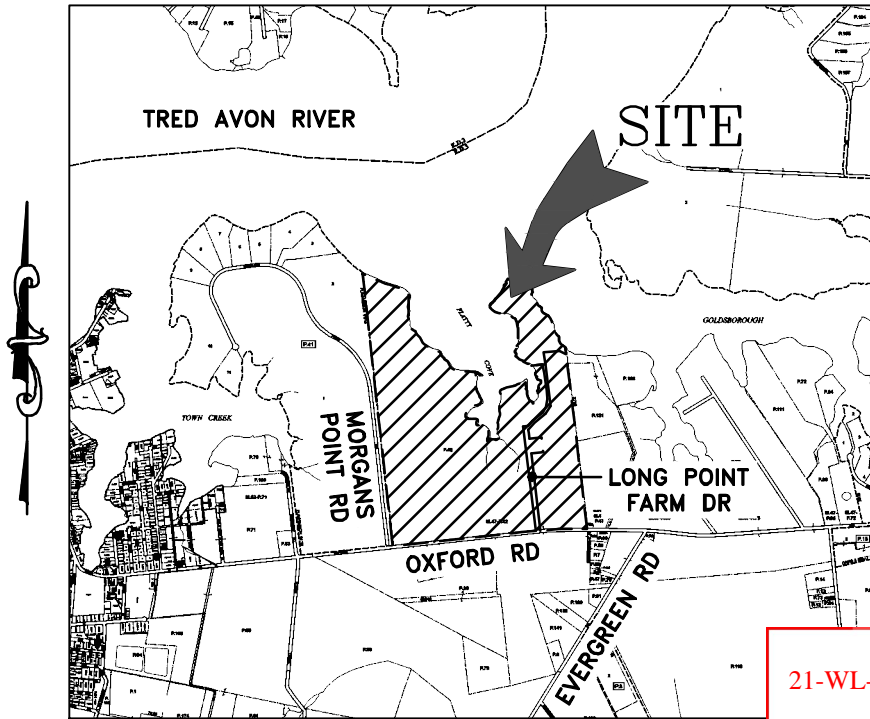
Tracking Number: 202161843
Agency Interest Number: 151441

Effective Date: **May 17, 2023**

Enclosure: Plan Sheets dated **March 29, 2023**

cc: WSA Inspection & Compliance Program
Army Corps of Engineers

SHORELINE STABILIZATION PERMIT DRAWINGS
PREPARED FOR
LONG POINT PRESERVE, LLC
IN THE THIRD ELECTION DISTRICT
TALBOT COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 3,000'

21-WL-1273(R2) & 22-WQC-0036
 202161843
 151441
 03/29/2023
 RMS

ENGINEER

OWNER/DEVELOPER

PROJECT LOCATION

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

LONG POINT PRESERVE, LLC
 C/O HEATHER MURREN
 5140 LONG POINT FARM DRIVE
 OXFORD, MD 21654
 (702) 985-1966












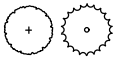

5252 LONG POINT FARM DRIVE
 OXFORD, MD 21654

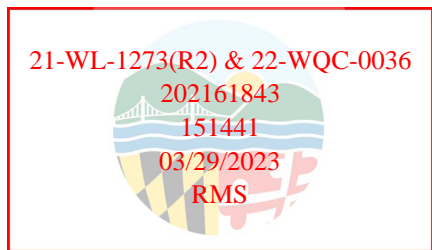
ISSUE FOR:	DATE:	BY:	ISSUE FOR:	DATE:	BY:
MDE SUBMITTAL	09/21/21	DSR	MDE & USACE SUBMITTAL	03/29/23	DSR
MDE SUBMITTAL	01/05/22	DSR			
MDE SUBMITTAL	02/18/22	DSR			
MDE & USACE SUBMITTAL	09/30/22	DSR			
MDE & USACE SUBMITTAL	03/07/23	DSR			

FILE No. C553	JOB No. 210230	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 1	<p>TITLE SHEET</p> <p>ON THE LANDS OF LONG POINT PRESERVE, LLC OXFORD, MARYLAND</p> <p><i>IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY</i> TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)</p>	<p>Lane Engineering, LLC</p> <p>Established 1986 Civil Engineers • Land Planning • Land Surveyors</p> <p>E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095</p>
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LEGEND & ABBREVIATIONS

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

PROPERTY LINE 
 TOP OF BANK 
 2015 MAPPED SAV 
 2016 MAPPED SAV 
 2017 MAPPED SAV 
 2018 MAPPED SAV 
 2019 MAPPED SAV 
 2020 MAPPED SAV 
 LIMIT OF TIDAL WETLANDS 
 TIDAL WETLANDS 
 TREE LINE 
 TREES 
 SPOT ELEVATION/SOUNDING 



PROJECT NOTES

1. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
2. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
3. MEAN TIDAL RANGE = 1.62'
4. LOT SIZE = 22.337 AC± (LONG POINT PARCEL)
5. LOT DEPTH = 2,757'±
6. ROAD FRONTAGE = 76'± (OXFORD ROAD)
7. LOT WIDTH AT SHORELINE = 4,875'±
8. ZONING CLASSIFICATION = RC (RURAL CONSERVATION)
 WRC (WESTERN RURAL CONSERVATION)
9. 911 ADDRESS = 5252 LONG POINT FARM DRIVE OXFORD, MD 21654

THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM A MINOR REVISION PLAT PREPARED BY LANE ENGINEERING, LLC DATED 08/13/19. THE EXISTING SHORELINE FEATURES SHOWN HEREON IN THE WORK AREAS WERE SURVEY LOCATED BY LANE ENGINEERING, LLC IN APRIL, 2021. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.

FILE No. C553
 JOB No. 210230
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 2

SITE & PROJECT NOTES
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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

TRED AVON RIVER

TAX MAP 47, PARCEL 41, LOT 2
LAWRENCE E. TOSCANO
111 WHISPERING HEIGHTS LANE
VENETIA, PA 15367

PROPOSED WORK AREA
SEE SHEET 4
FOR SHEET INDEX

PARCEL 42
LONG POINT PARCEL
(APPLICANT)

FLATTY COVE

GOLDSBOROUGH CREEK

TAX MAP 47, PARCEL 121
THOMAS REYNOLDS
PATRICIA REYNOLDS
P.O. BOX 425
OXFORD, MD 21654

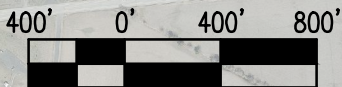
PARCEL 42
DEED PARCEL C

PARCEL 42
DEED PARCEL A

LONG POINT FARM DRIVE

OXFORD ROAD

NAD 83 (CORS)
MARYLAND STATE PLANE



SCALE IN FEET

21-WL-1273(R2) & 22-WQC-0036
202161843
151441
03/29/2023
RMS

SITE OVERVIEW

ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND

IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

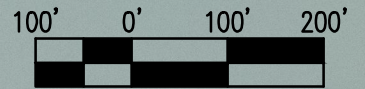
Lane Engineering, LLC

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

FILE No. C553	JOB No. 210230	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 3
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SCALE IN FEET



TRED AVON RIVER

SHEET 8

SHEET 7

GOLDSBOROUGH CREEK

SHEET 6

SHEET 9

SHEET 10

SHEET 5

FLATTY COVE

SHEET 11

21-WL-1273(R2) & 22-WQC-0036
 202161843
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 03/29/2023
 RMS

SHEET INDEX

**ON THE LANDS OF
 LONG POINT PRESERVE, LLC
 OXFORD, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)**

Lane Engineering, LLC

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

FILE No. C553	JOB No. 210230	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 4
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SCALE IN FEET

GOLDSBOROUGH CREEK



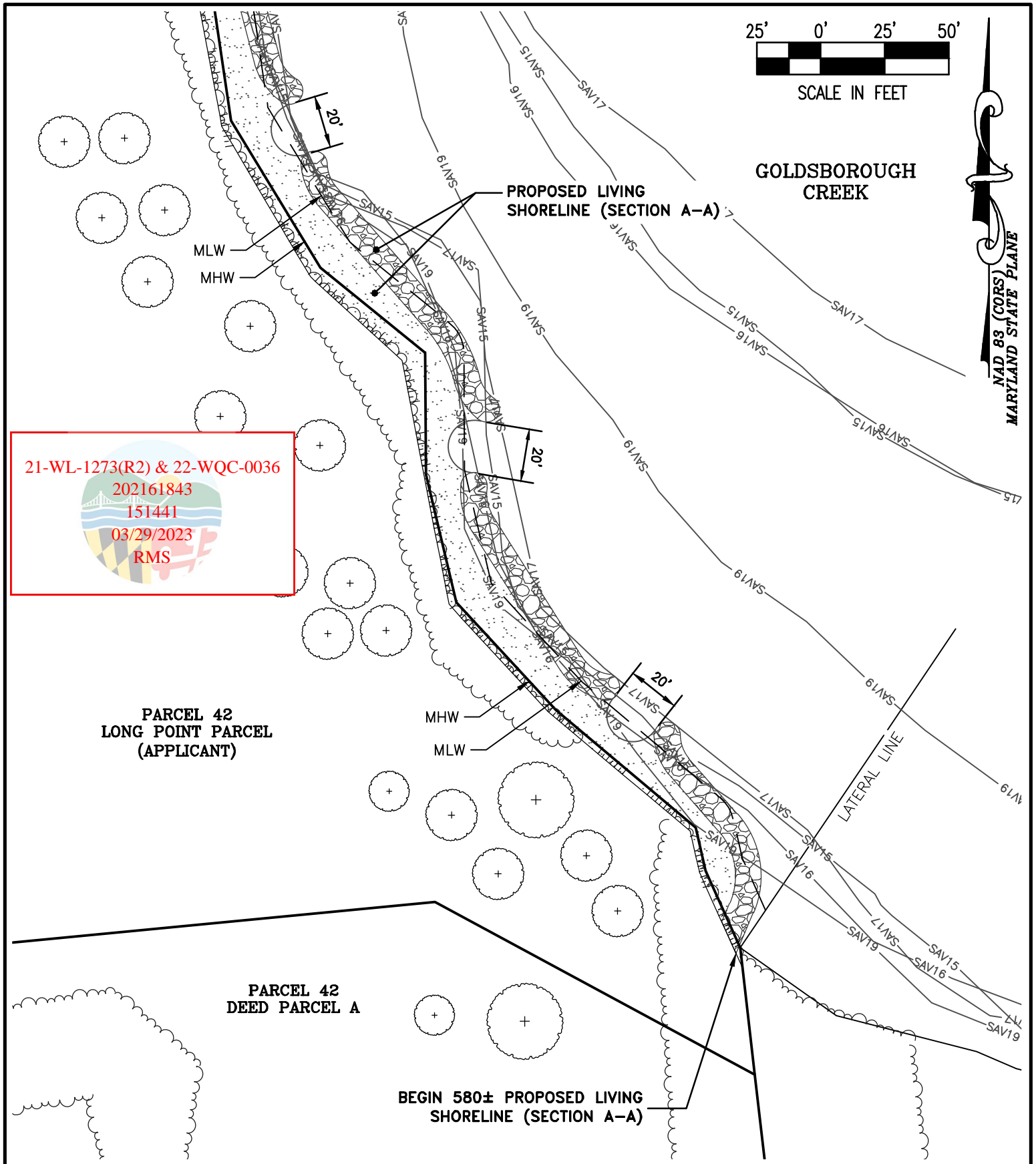
PROPOSED LIVING SHORELINE (SECTION A-A)

21-WL-1273(R2) & 22-WQC-0036
 202161843
 151441
 03/29/2023
 RMS

**PARCEL 42
 LONG POINT PARCEL
 (APPLICANT)**

**PARCEL 42
 DEED PARCEL A**


BEGIN 580± PROPOSED LIVING SHORELINE (SECTION A-A)



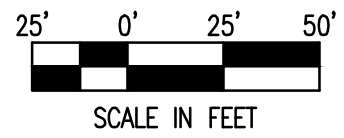
FILE No. C553
 JOB No. 210230
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 5

PROPOSED IMPROVEMENTS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

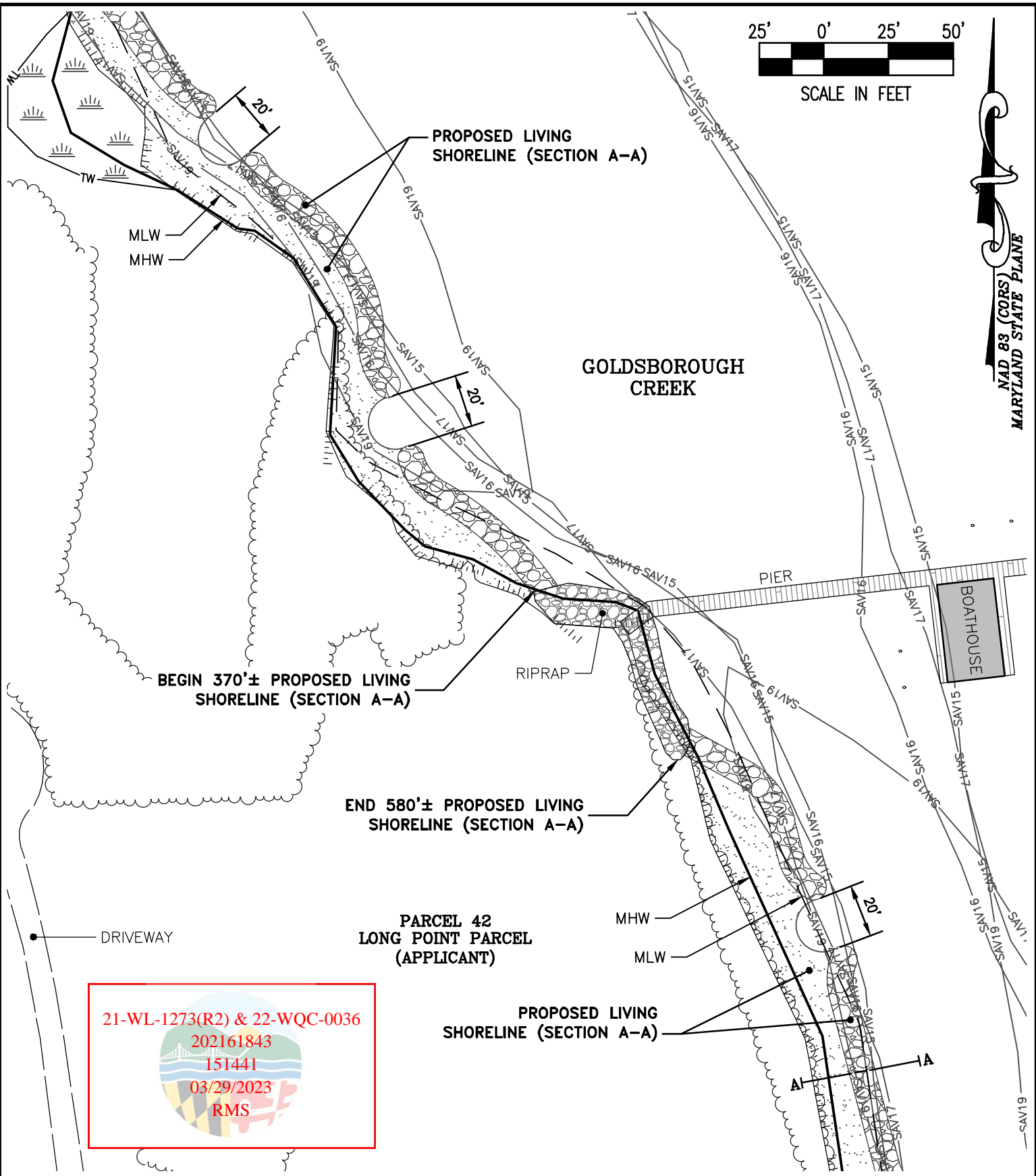
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 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095



NAD 83 (CORR)
 MARYLAND STATE PLANE




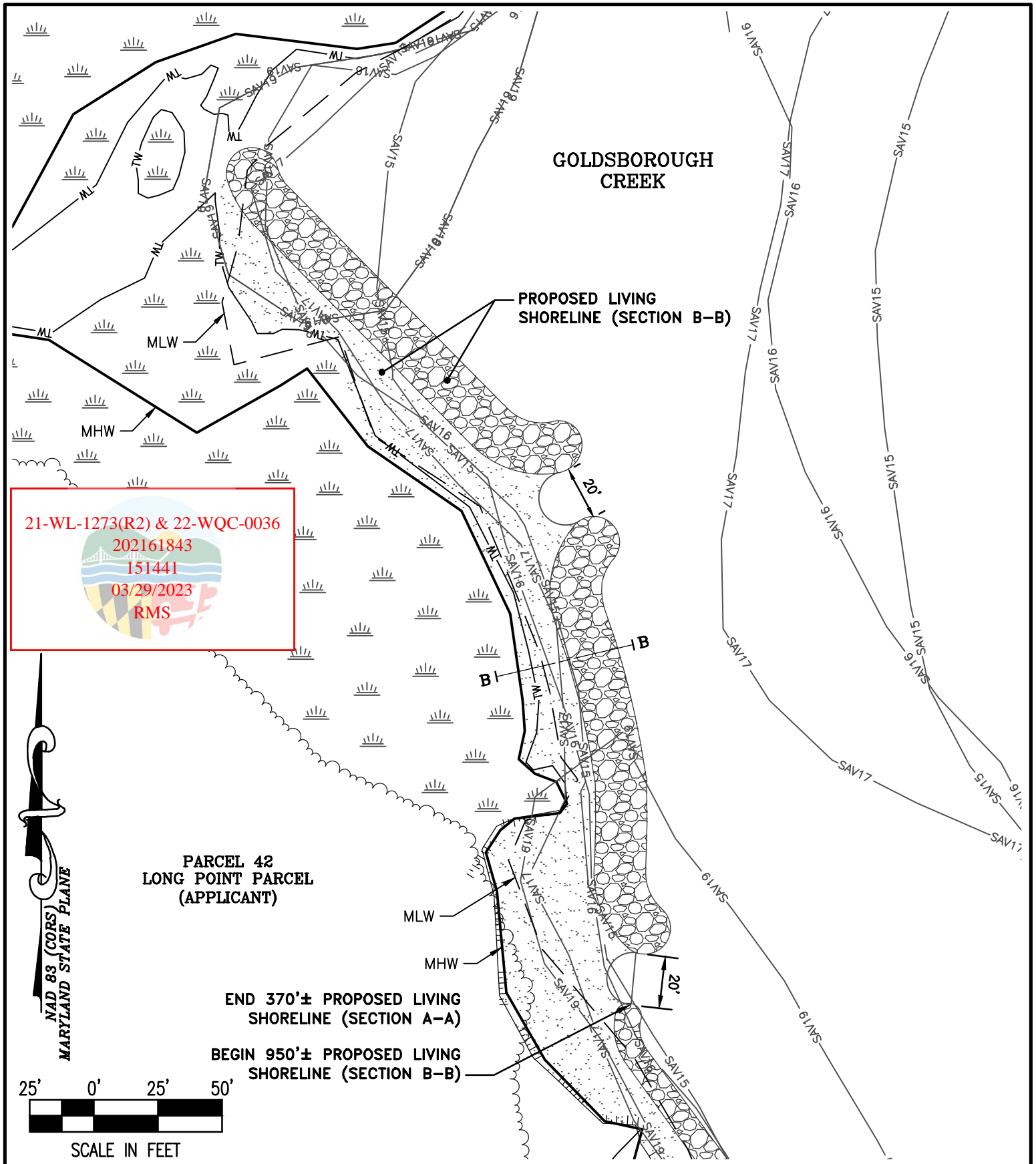
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SHEET No. **6**
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 210230
 FILE No. C553

PROPOSED IMPROVEMENTS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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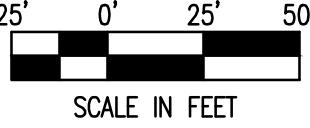


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NAD 83 (CORS)
 MARYLAND STATE PLANE

PARCEL 42
 LONG POINT PARCEL
 (APPLICANT)

END 370'± PROPOSED LIVING SHORELINE (SECTION A-A)
 BEGIN 950'± PROPOSED LIVING SHORELINE (SECTION B-B)



FILE No. C553	JOB No. 210230	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 7
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PROPOSED IMPROVEMENTS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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21-WL-1273(R2) & 22-WQC-0036
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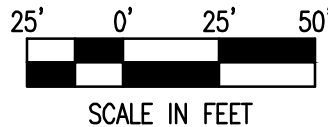
PROPOSED LIVING SHORELINE
 (SECTION B-B)

TRED AVON
 RIVER

PARCEL 42
 LONG POINT PARCEL
 (APPLICANT)

END 950'± PROPOSED LIVING
 SHORELINE (SECTION B-B)

BEGIN 580'± PROPOSED MARSH
 EDGING (SECTION C-C)




FILE No. C553
 JOB No. 210230
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 8

PROPOSED IMPROVEMENTS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND

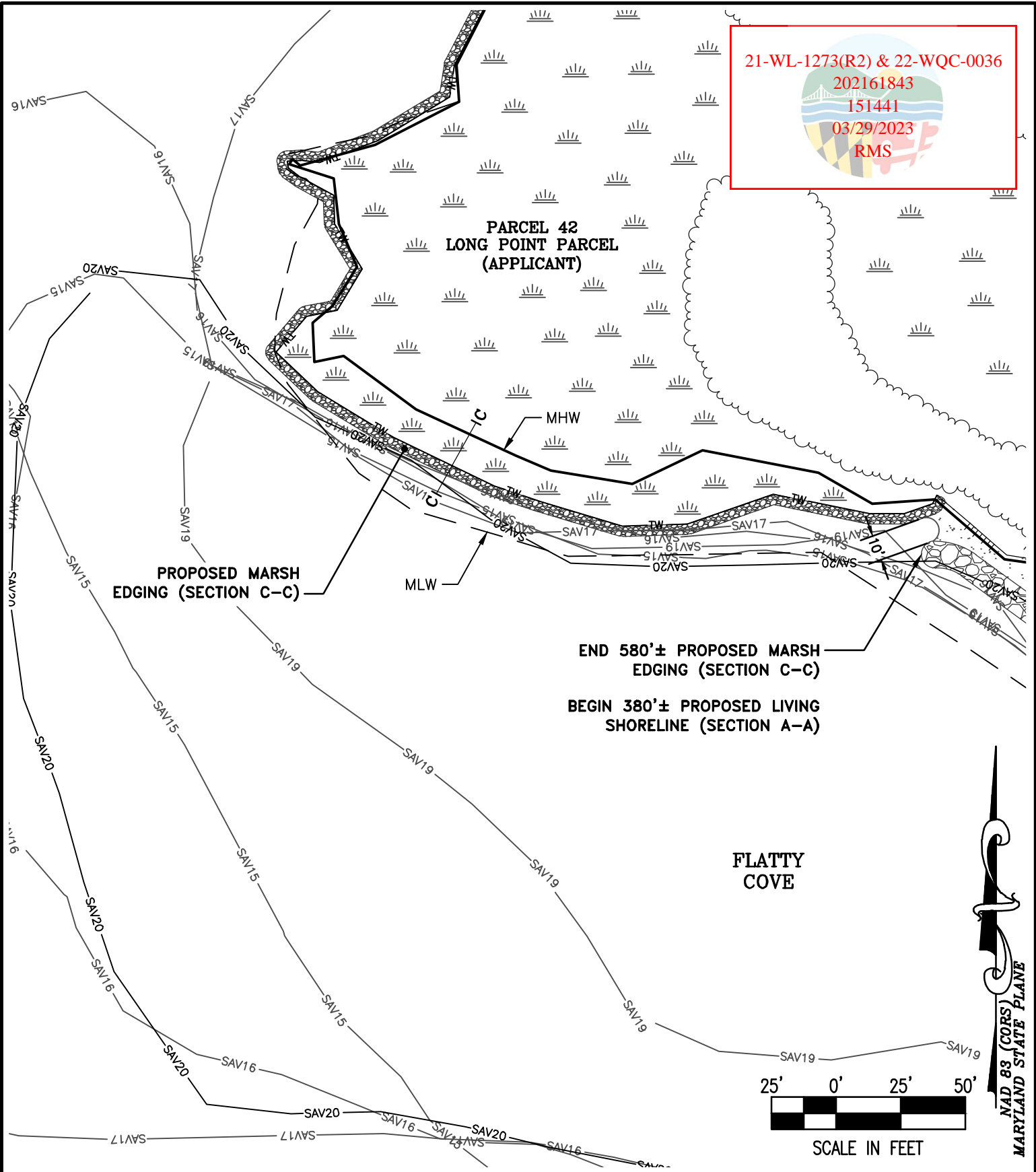
IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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



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

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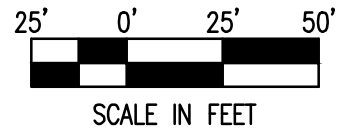


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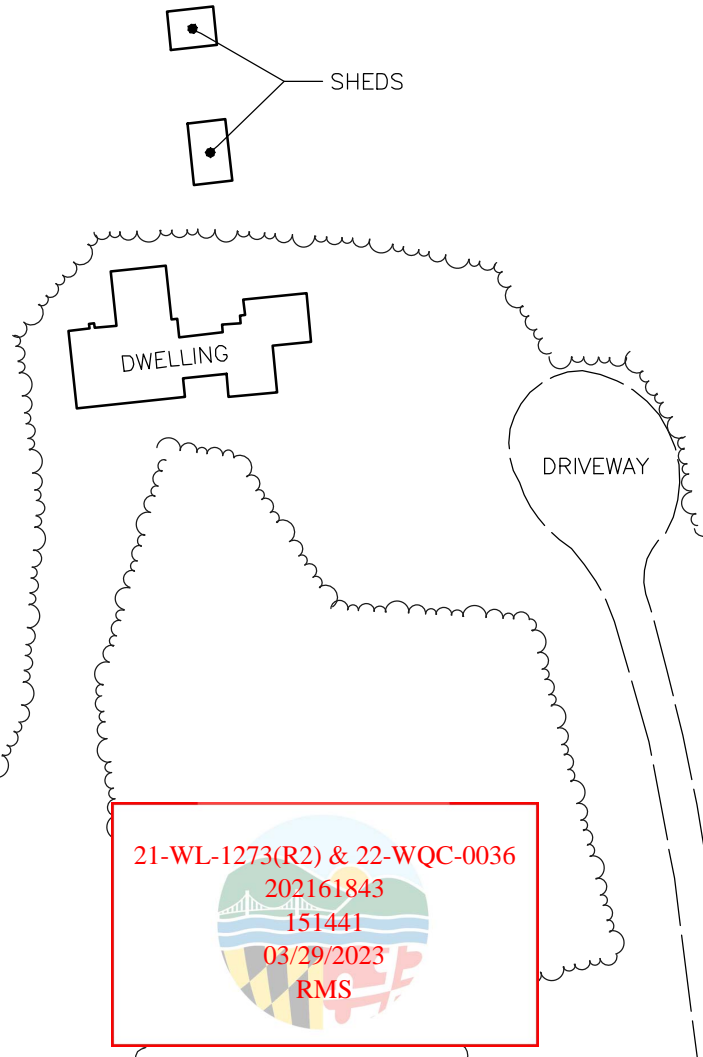
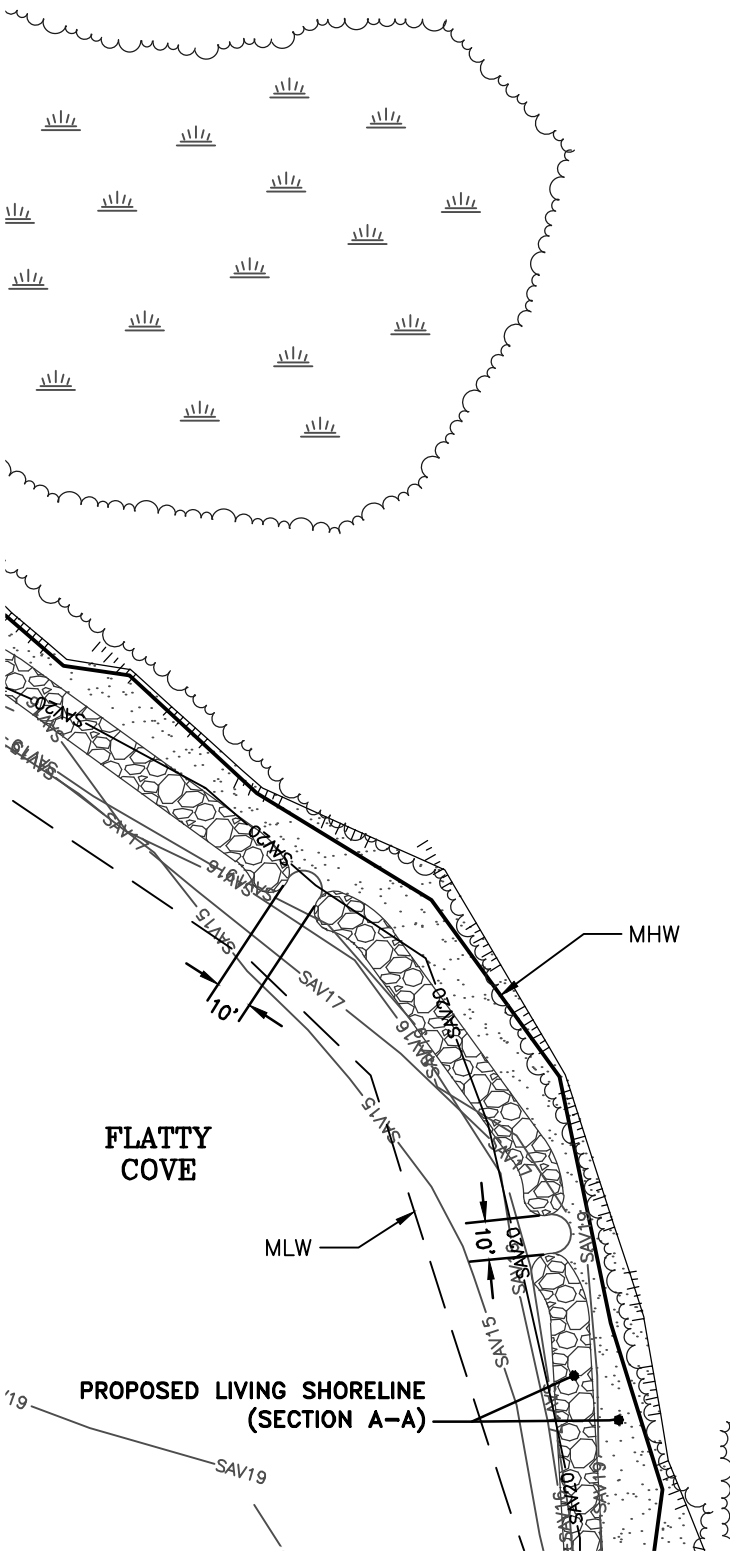
PROPOSED IMPROVEMENTS
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LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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**PARCEL 42
LONG POINT PARCEL
(APPLICANT)**



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FILE No. C553
JOB No. 210230
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 10

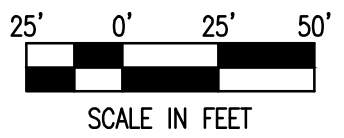
**PROPOSED IMPROVEMENTS
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OXFORD, MARYLAND**

*IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)*

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END 380'± LIVING SHORELINE (SECTION A-A)



BEGIN 220'± PROPOSED BULKHEAD REPLACEMENT

FLATTY COVE

PROPOSED BULKHEAD REPLACEMENT

PARCEL 42 LONG POINT PARCEL (APPLICANT)

NAD 83 (CORS) MARYLAND STATE PLANE

END 220'± PROPOSED BULKHEAD REPLACEMENT
MHW

DRIVEWAY

TOOL SHED

POOL

TOOL SHED

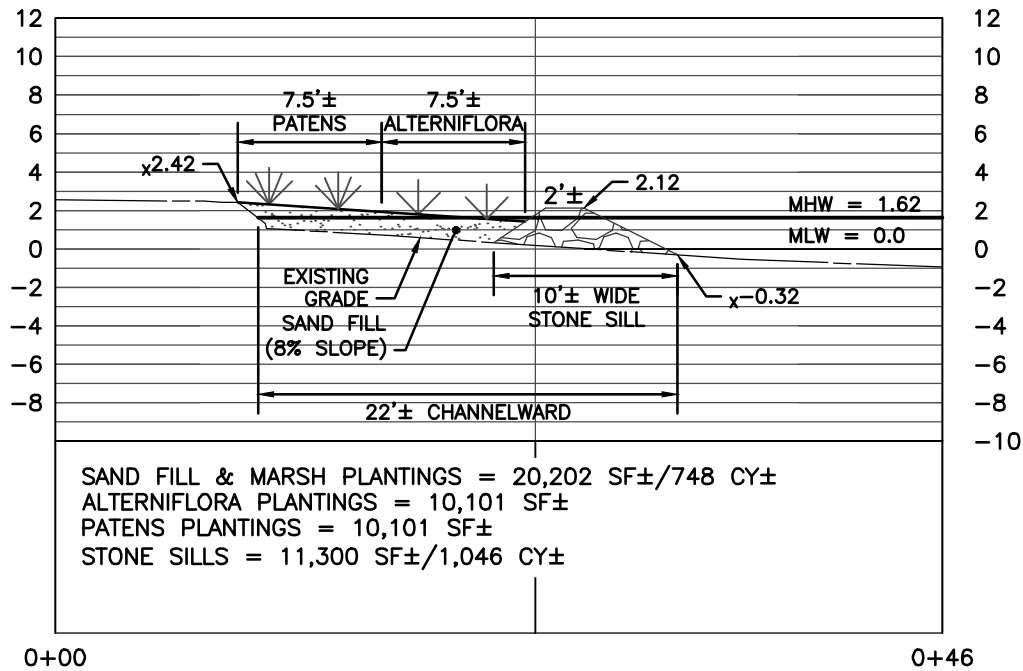
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FILE No. C553
 JOB No. 210230
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 11

PROPOSED IMPROVEMENTS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

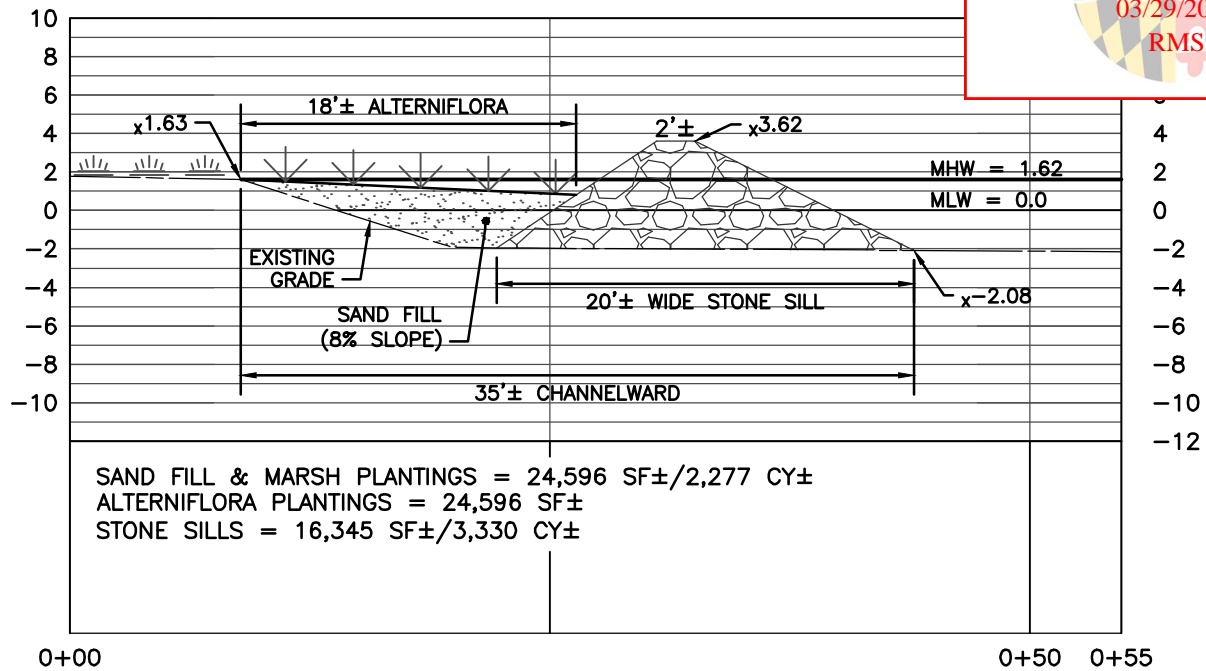
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LIVING SHORELINE SECTION A-A
SCALE: 1" = 10'

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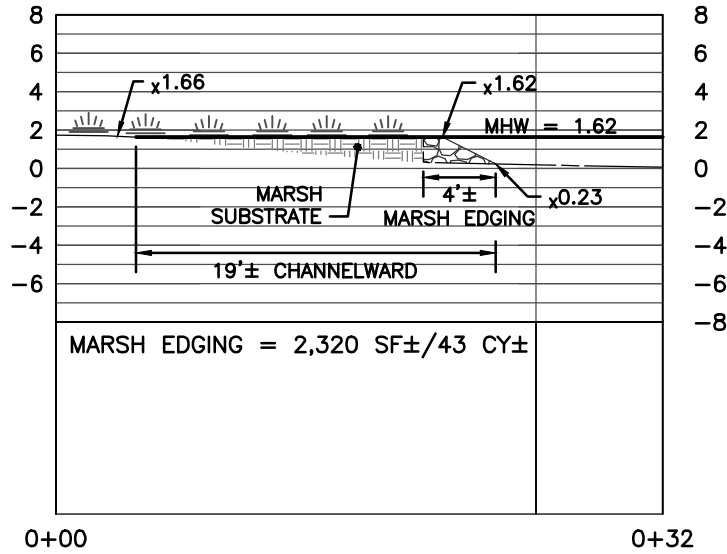
LIVING SHORELINE SECTION B-B
SCALE: 1" = 10'

SHEET No. 12
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 210230
 FILE No. C553

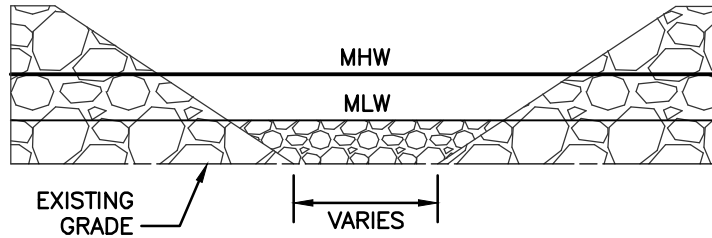
DETAILS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
OXFORD, MARYLAND
 IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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MARSH EDGING SECTION C-C
SCALE: 1" = 10'



STONE SILL VENT DETAIL
NOT TO SCALE

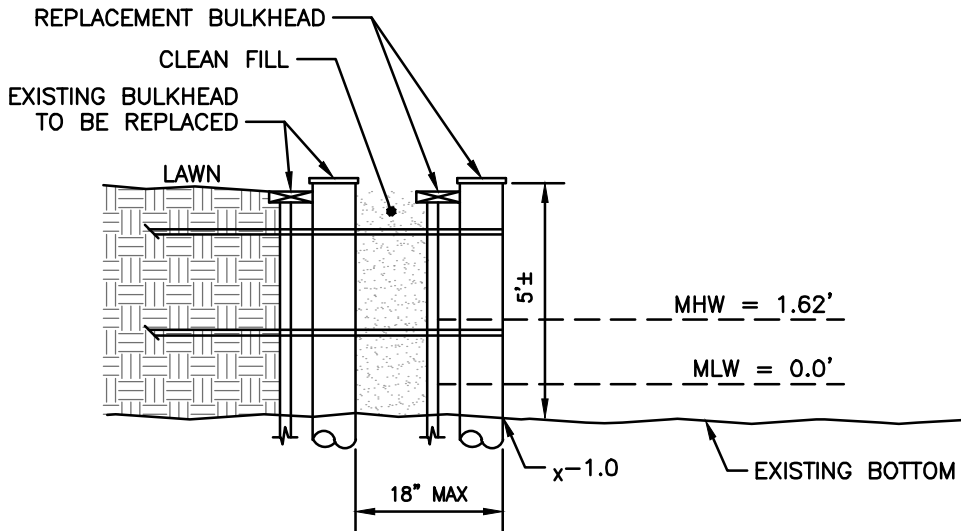
21-WL-1273(R2) & 22-WQC-0036
202161843
151441
03/29/2023
RMS

FILE No. C553
JOB No. 210230
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 13

DETAILS
ON THE LANDS OF
LONG POINT PRESERVE, LLC
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IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 47, GRID 22, PARCEL 42 (LONG POINT PARCEL)

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BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE

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FILE No. C553
JOB No. 210230
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 14

DETAILS
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