

PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS (SHORE LAND VENTURES
LLC/BULKHEAD) 2006-67506-13

PN 07-22

Comment Period: March 26, 2007 to April 16, 2007

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (33 U.S.C. 1344), as described below:

APPLICANT: *Shore Land Ventures LLC*
222 Schulz Lane
Chester, Maryland 21619

LOCATION: In Kent Narrows, at Kent Island, Queen Annes County, Maryland.

WORK: to construct 31 linear feet of timber bulkhead across the entrance to a 0.588 acre excavated boat basin and to fill the basin with approximately 7,120 cubic yards of clean upland fill material; and to construct 51 linear feet of bulkhead extending no more than 3 feet channelward of the MHSW, in Kent Narrows at 3015 Kent Narrows Way, Grasonville, Queen Anne's County, Maryland. The proposed bulkhead is for shoreline erosion control, and the proposed basin fill is to facilitate commercial development. All work is to be completed in accordance with the enclosed plans. If you have any questions concerning this matter, please contact Mr. Rod Schwarm at (410) 820-8550.

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1986 (Public Law 04-267), requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, permitted, funded, or undertaken by the agency that may adversely effect essential fish habitat (EFH). The project site lies in or adjacent to EFH as described under MSFCMA for juvenile and adult life stages for Scopthalmus aquosus (windowpane flounder), Pomatomus saltrix (blue fish), and Paralichthys dentatus (summer flounder); and eggs, larvae, juvenile, and adult life stages of Sciaenops ocellatus (red drum), Scomberomus cavalla (king mackerel), Scomberomus maculatus (spanish mackerel), and Rachycentron canadum (cobia), managed species under MSFCMA. The project has the potential to adversely effect EFH or the species of concern by loss of spawning, nursery, forage and/or shelter habitat. The Baltimore District has determined that the adverse effects of this project would not be substantial and an abbreviated consultation will be conducted with NMFS. No mitigation measures are recommended to minimize adverse effects on EFH, at this time. This determination may be modified if additional information indicates otherwise and would change the preliminary determination. _

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above.

Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER



PAUL R. WETTLAUFER
Acting Chief, Maryland Section Southern



26573 Quantico Creek Road
 Hebron, MD 21830
 Phone: (410) 749-3110
 FAX: (410) 749-3114

SHEET NO.: 1 OF 6

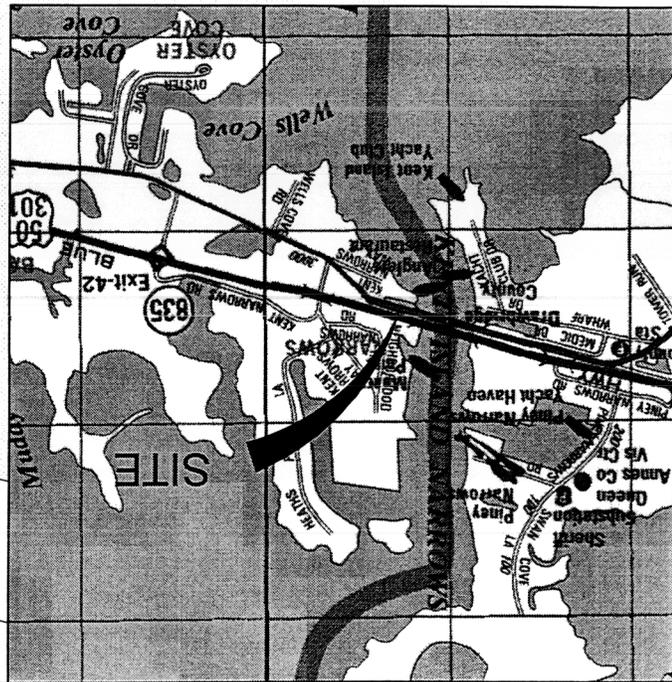
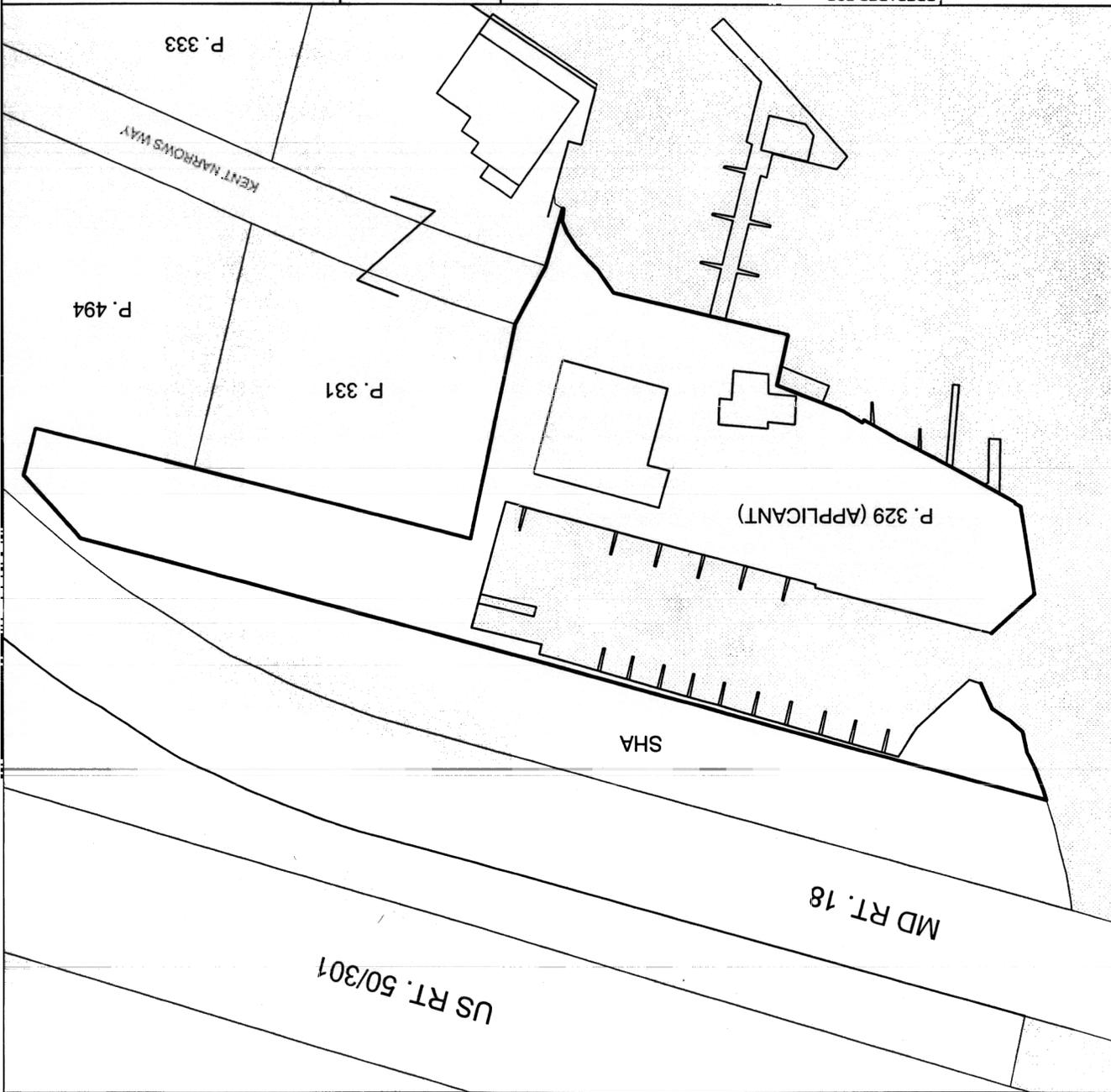
SCALE: 1"=100'

DATE: 12/9/06

PREPARED FOR: **SHORE LAND VENTURES, LLC**

MAP 57 GRID 12 PARCEL 329

QUEEN ANNES COUNTY



SCALE: 1"=2000'

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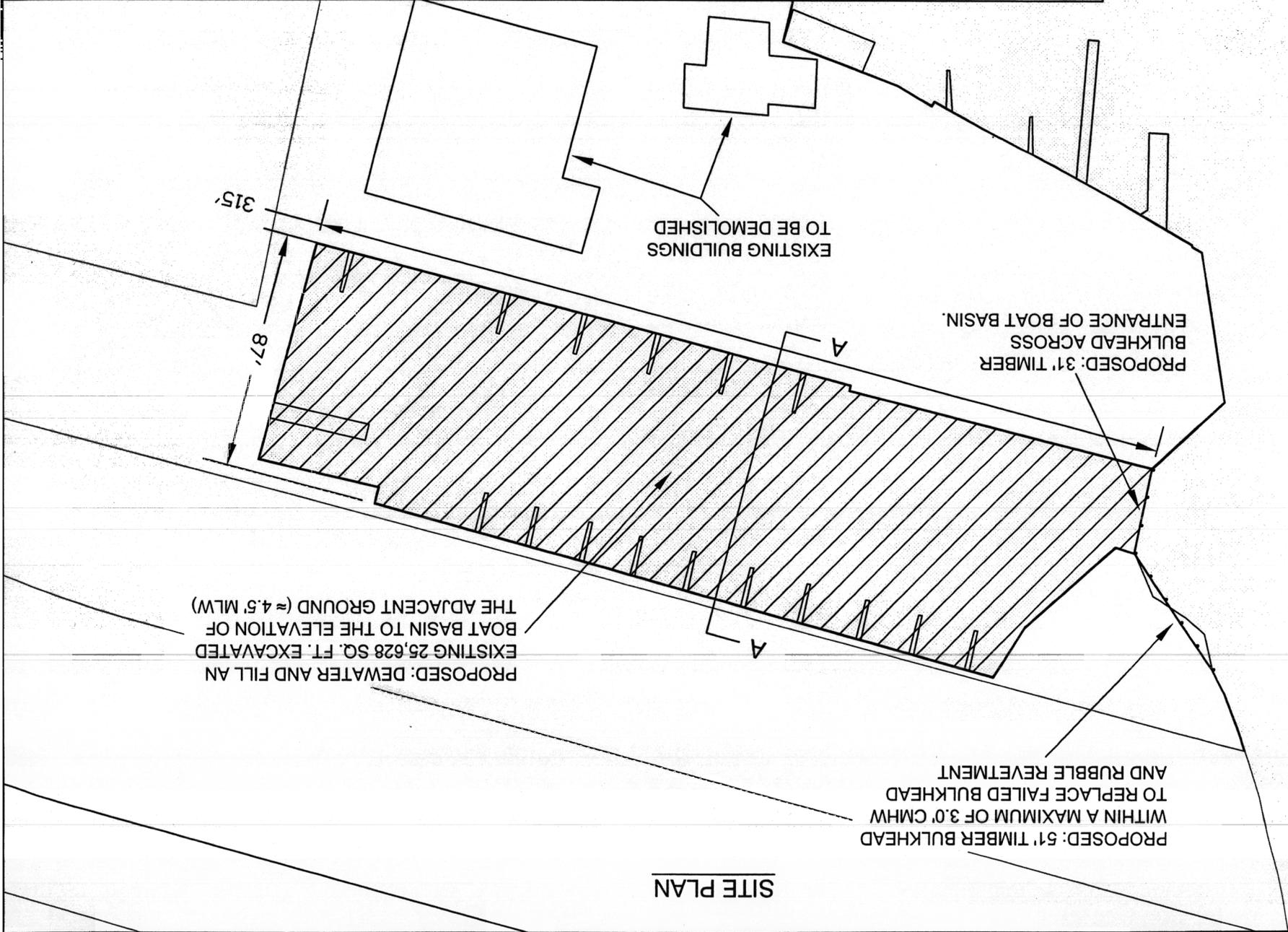


26573 Quantico Creek Road
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Phone: (410) 749-3110
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SHEET NO.:	2 OF 6
SCALE:	1"=50'
DATE:	12/9/06

PREPARED FOR:
SHORE LAND VENTURES, LLC
MAP 57 GRID 12 PARCEL 329
QUEEN ANNES COUNTY

SITE PLAN



BULKHEAD DETAIL

EXISTING
BULKHEAD

MHWL

51'

3.0' (MAX)

31'

EXISTING
BULKHEAD

PREPARED FOR:

**SHORE LAND
VENTURES, LLC**

MAP 57

GRID 12

PARCEL 329

QUEEN ANNE'S COUNTY

SHEET NO.:

3 OF 6

SCALE:

1"=10'

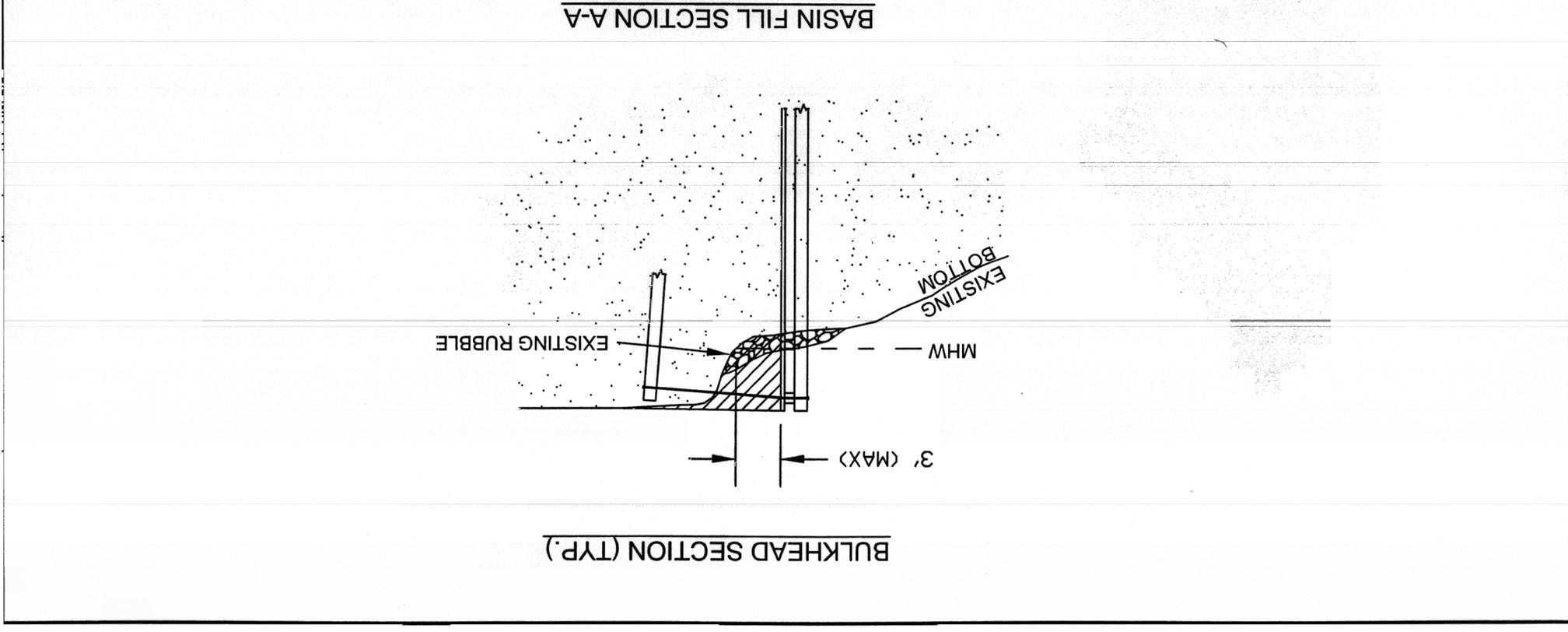
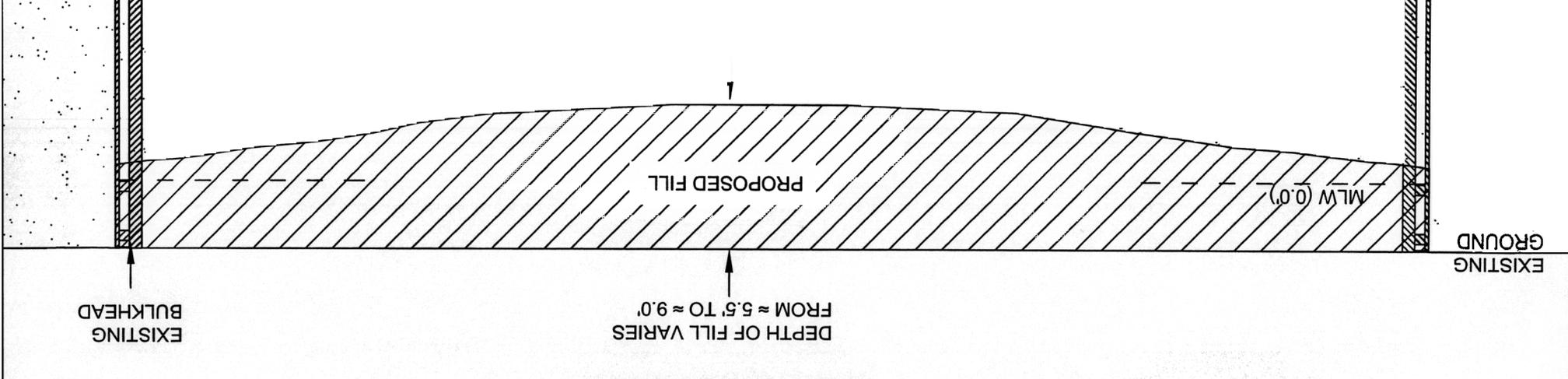
DATE:

12/9/06



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26573 Quantico Creek Road Hebron, MD 21830 Phone: (410) 749-3110 FAX: (410) 749-3114	SHEET NO.: 5 OF 6 SCALE: 1"=10' DATE: 12/9/06	PREPARED FOR: SHORE LAND VENTURES, LLC MAP 57 GRID 12 PARCEL 329 QUEEN ANNES COUNTY	
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NOTES

1. THE EXISTING BOAT BASIN WAS EXCAVATED FROM AN ABANDONED RAILROAD BRIDGE CAUSEWAY SOMETIME PRIOR TO 1970.
2. BOAT BASIN DIMENSIONS:
LENGTH: ≈ 315'
WIDTH: ≈ 87'
DEPTH: -1.0' TO -4.5' MLW (AV. ≈ -3.0' MLW)
AREA: 25,628 SQ. FT.
3. VOLUME OF FILL REQUIRED: ≈ 7120 CU. YDS.
4. NO SUBMERGED OR EMERGENT AQUATIC VEGETATION WILL BE IMPACTED BY THE PROPOSED PROJECT.

PROPERTY INFORMATION

P. 328 (APPLICANT)
SHORE LAND VENTURES, LLC
222 SCHULZ LANE
CHESTER, MD 21619

P. 494
SCHULZ ASSOCIATES, LLP
P. O. BOX 118
GRASONVILLE, MD 21638

P. 331
THE NARROWS REAL ESTATE, LLC
334 GREENWOOD HALL FARM LN
GRASONVILLE, MD 21639

P. 333
JAMIE LYNN SCHERTLER &
JEFFREY SCOTT MAURICIO
C/O JODY SCHULZ
222 SCHULZ LANE
CHESTER, MD 21619

MD STATE HIGHWAY ADMIN.
DISTRICT 2 OFFICE
P. O. BOX 299, 615 MORGANEC RD
CHESTERTOWN, MD 21620

PREPARED FOR:

**SHORE LAND
VENTURES, LLC**

MAP 57

GRID 12

PARCEL 329

QUEEN ANNE'S COUNTY

SHEET NO.:

6 OF 6

SCALE:

NTS

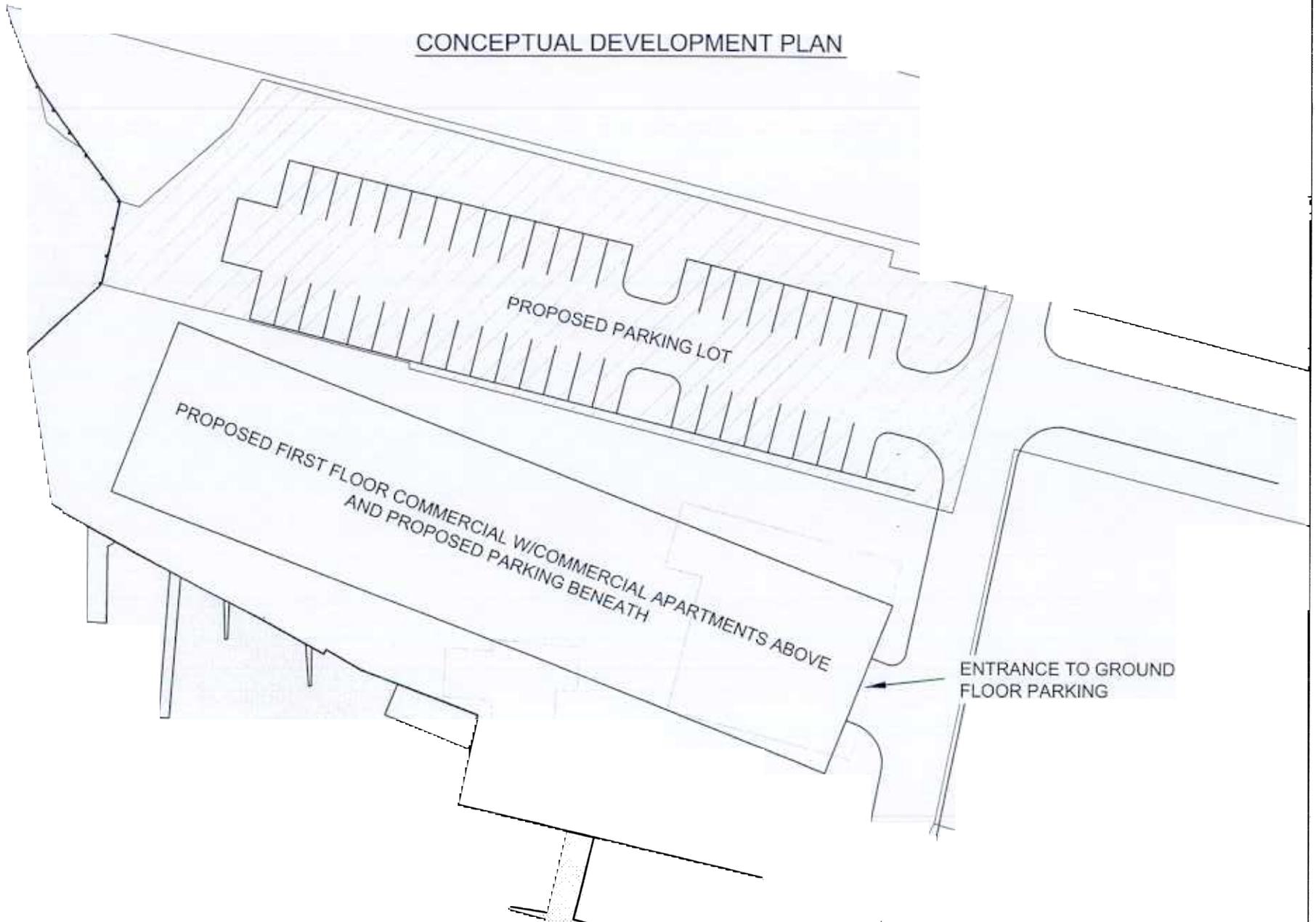
DATE:

12/9/06



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CONCEPTUAL DEVELOPMENT PLAN



PREPARED FOR:
SHORE LAND VENTURES, LLC

MAP 57 GRID 12 PARCEL 329

QUEEN ANNE'S COUNTY

SHEET NO.:
4 OF 6

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1"=50'

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