



Public Notice

U.S. Army Corps
of Engineers
Baltimore District
PN 21-48

In Reply to Application Number
NAB-2021-61319-M43 (MCS Edgemere LLC/Living Shoreline)

Comment Period: December 20, 2021 to January 20, 2022

THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344), as described below:

APPLICANT: MCS Edgemere LLC c/o Mark Sapperstein
1500 Whetstone Way Suite 101
Baltimore, Maryland 21230

WATERWAY AND LOCATION OF THE PROPOSED WORK: The proposed project is located in Back River, off Shaws Road, Baltimore, Baltimore County, Maryland. Latitude: 39.237225; Longitude: -76.429158

OVERALL PROJECT PURPOSE: To provide shoreline erosion protection, to increase coastal resiliency, to create/improve habitat, and to improve water quality along the Shaw's Discovery property located off Shaws Road, Baltimore, Baltimore County, Maryland.

PROJECT DESCRIPTION: To stabilize approximately 2,967 linear feet of eroding shoreline on Back River by constructing a living shoreline as follows:

To construct approximately 2,967 linear feet of segmented stone sills, to place approximately 8,865 cubic yards of clean sand fill into a 119,684 square foot area, and to plant approximately 47,856 square feet of intertidal marsh and 46,062 square feet of high marsh, with all work and structures extending a maximum of 80 feet channelward of approximate mean high water shoreline, in Back River, off Shaws Road, Baltimore, Baltimore County, Maryland.

All work is proposed in accordance with the attached plans prepared by Bayland Consultants and Designers, Inc., dated August 2021, sheets 1 through 15.

EFFECTS ON AQUATIC RESOURCES:

Activity	WoUS Impact (Sq. Ft.)	Wetland Impact (Sq. Ft.)	Authority (Section 10/404/408)
Sand Containment Structures (stone)	53,458	0	Section 10/404
Fill (sand)	119,684	0	Section 10/404
Marsh Plantings	93,918	0	Section 10/404

LEAD FEDERAL AGENCY: The U.S. Army Corps of Engineers, as the lead federal agency, is responsible for all coordination pursuant to applicable federal authorities.

APPLICANT'S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION: As part of the planning process for the proposed project, steps were taken to ensure avoidance and minimization of impacts to aquatic resources to the maximum extent practicable based on the existing site conditions and previously authorized work.

No compensatory mitigation is proposed. No submerged aquatic vegetation or wetlands will be impacted as a result of the proposed project.

CORPS EVALUATION REQUIREMENTS: This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 reasonable 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, economic, 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, mineral needs, and consideration of property ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, U.S. Environmental Protection Agency.

ENDANGERED SPECIES: A preliminary review of this application indicates that the proposed work will have no effect on Federally-listed threatened or endangered 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.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH), including species of concern, life cycle habitat, or Habitat Areas of Particular Concern. The project site lies in or adjacent to EFH as described under MSFCMA for managed species under the MSFCMA. The Baltimore District has made a preliminary determination that the project will have no adverse effect on EFH. The Baltimore District has made a preliminary determination that mitigative measures are not required to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise.

HISTORIC RESOURCES:

Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for

inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project would have no effect on historic properties. The Corps final eligibility and effect determination will be based on coordination with the State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

TRIBAL RESOURCES: Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally-recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful, collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages, before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

MODIFICATION OF CIVIL WORKS PROJECTS: 33 USC 408 (SECTION 408): All Section 408 proposals will be coordinated internally at USACE. The Section 408 decision will be issued along with the Section 404 and/or Section 10 decision. Please see the following link for more information regarding Section 408:
<https://www.nab.usace.army.mil/section408/>.

WATER QUALITY CERTIFICATION: The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act.

COASTAL ZONE MANAGEMENT PROGRAMS: Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management (CZM) Program. By this public notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

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

SUBMISSION OF COMMENTS: 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 provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the U.S. Army Corps of Engineers, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the Application Number NAB-2021-61319-M43.

PUBLIC HEARING REQUESTS: 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 within the comment period as specified above to receive consideration. Also, it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

April Sparkman
April.E.Sparkman@usace.army.mil
U.S. Army Corps of Engineers, Baltimore District
Regulatory Branch
2 Hopkins Plaza
Baltimore, Maryland 21201

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

General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project, or would like to request a paper copy of this public notice, please contact April Sparkman, April.E.Sparkman@usace.army.mil. This public notice is issued by the Chief, Regulatory Branch.



BALTIMORE COUNTY ADC MAP COORDINATES:
 MAP 45 GRID J-9

MAP COPYRIGHT UNIVERSAL MAP GROUP LLC
 PERMITTED USE NUMBER 20911186

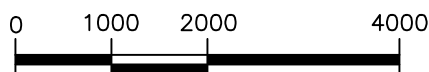
SHORELINE STABILIZATION

AT
 SHAW'S DISCOVERY
 BALTIMORE COUNTY, MD

APPL. BY: MCS EDMERE LLC.
 C/O MR. MARK SAPPERSTEIN
 1500 WHETSTONE WAY, STE 101
 BALTIMORE, MD 21230

VICINITY MAP

DATE: REVISED AUGUST 2021 SHEET 1 OF 15



1 INCH = 2000 FEET

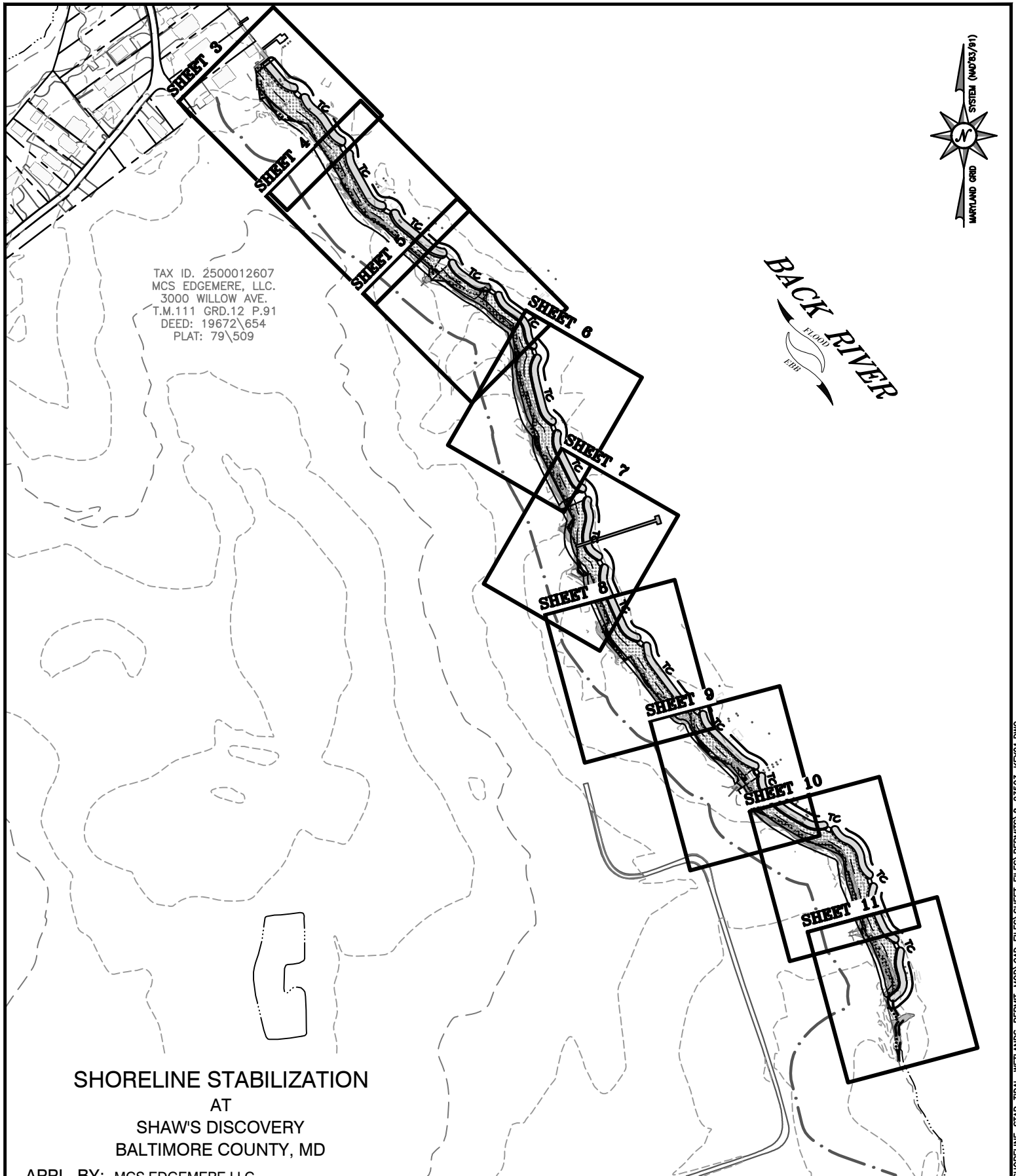
NOTE: THESE ARE PERMIT DRAWINGS
 ONLY. DESIGN DRAWINGS ARE TO BE
 PREPARED SEPARATELY.

BayLand
 Consultants & Designers, Inc.
"Integrating Engineering and Environment"
 7455 New Ridge Road, Suite T Phone: (410) 694-9401
 Hanover, Maryland 21076 Fax: (410) 694-9405
 Website: www.baylandinc.com



BACK RIVER
FLOOD
EPP

TAX ID: 2500012607
MCS EDMERE, LLC.
3000 WILLOW AVE.
T.M.111 GRD.12 P.91
DEED: 19672\654
PLAT: 79\509

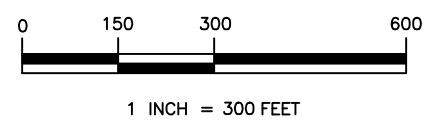


SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD

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KEY SHEET

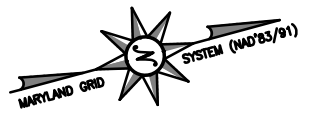
DATE: REVISED AUGUST 2021 SHEET 2 OF 15



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Z:\B-23503-SHAW'S_DISCOVERY_SHORELINE_STAB_TDA_WETLANDS_PERMIT_MOD\CAD_FILES\SHEET_FILES\PERMITS_B-23503_KEY01.DWG



TAX ID. 1522350540
 ANTHONY P. VICARI, JR.
 AMIE M. VICARI
 7617 CHESAPEAKE AVE.
 T.M.111 GRD.12 P.140
 DEED: 39889\02
 PLAT: 12\23

TAX ID. 2500012607
 MCS EDGEMERE, LLC.
 3000 WILLOW AVE.
 T.M.111 GRD.12 P.91
 DEED: 19672\654
 PLAT: 79\509

100' CBCA BUFFER
 N: 573050
 E: 1472650

EX. CONCRETE STEPS

EX. LOWER WALL OF CONCRETE BULKHEAD

EX. CONCRETE BULKHEAD

EX. CONCRETE STEPS

PR. TURBIDITY CURTAIN

PR. SEGMENTED STONE SILL - 2,967 LF
 TOP EL. +3.0' MLW
 (80' MAX. ENCROACHMENT FROM MHW)

EX. PIER DEBRIS (TYP)
 TO BE REMOVED

EX. MHW

EX. MLW

EX. WOODEN BULKHEAD
 (TO BE REMOVED)

PR. SAND FILL (TYP)
 (119,684 SF - ENTIRE SITE)

PR. SHRUB PLANTINGS TOTAL
 (30,106 SF - ENTIRE SITE)

BACK RIVER
 17000
 EBB

±19 GAP

80' MAX. ENCROACHMENT

N: 573250
 E: 1472850

EX. PIER DEBRIS (TYP)
 TO BE REMOVED

PR. MHW

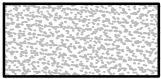
EX. CONCRETE RUBBLE (TYP)
 TO BE REMOVED

±19 GAP

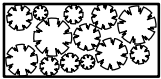
MATCHLINE SHEET 4

NOTE: THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.

HATCH LEGEND



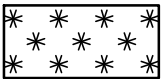
PR. SAND FILL



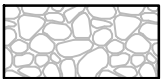
PR. SHRUB PLANTINGS



PR. LOW MARSH PLANTINGS



PR. HIGH MARSH PLANTINGS



PR. OUTFALL PROTECTION

PR. LOW MARSH PLANTINGS
 (47,856 SF - ENTIRE SITE)

PR. HIGH MARSH PLANTINGS
 (46,061 SF - ENTIRE SITE)

N: 573050
 E: 1472850

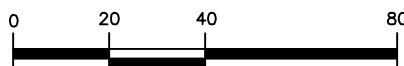
SHORELINE STABILIZATION

AT
 SHAW'S DISCOVERY
 BALTIMORE COUNTY, MD

APPL. BY: MCS EDGEMERE LLC.
 C/O MR. MARK SAPPERSTEIN
 1500 WHETSTONE WAY, STE 101
 BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 3 OF 15

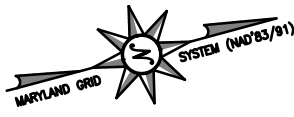


1 INCH = 40 FEET

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MATCHLINE SHEET 3

N: 572950
E: 1472850

TAX ID: 2500012607
MCS EDGEMERE, LLC.
3000 WILLOW AVE.
T.M.111 GRD.12 P.91
DEED: 19672\654
PLAT: 79\509

100' CBCA BUFFER

EX. WOODEN BULKHEAD
(TO BE REMOVED)

EX. MHW
EX. MLW

EX. CONCRETE RUBBLE (TYP)
TO BE REMOVED

PR. SHRUB PLANTINGS TOTAL
(30,106 SF - ENTIRE SITE)

PR. LOW MARSH PLANTINGS
(47,856 SF - ENTIRE SITE)

PR. HIGH MARSH PLANTINGS
(46,061 SF - ENTIRE SITE)

PR. SAND FILL (TYP)
(119,684 SF - ENTIRE SITE)

±19 GAP

PR. TURBIDITY CURTAIN

C

PR. SEGMENTED STONE SILL - 2,967 LF
TOP EL. +3.0' MLW
(80' MAX. ENCROACHMENT FROM MHW)




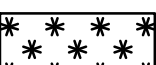
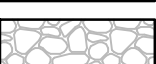
EX. PIER DEBRIS (TYP)
TO BE REMOVED

±19 GAP

BACK RIVER
FLOOD
HBB

N: 573150
E: 1473150

HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

PR. MHW

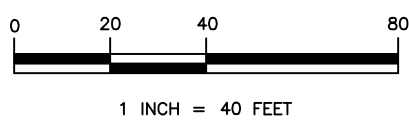
N: 572950
E: 1473150

**SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

APPL. BY: MCS EDGEMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 4 OF 15



MATCHLINE SHEET 5

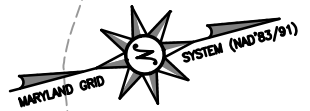
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Z:\B_23503_SHAW'S_DISCOVERY_SHORELINE_STAB_TIDAL_WETLANDS_PERMIT_MOD\CAD_FILES\SHEET_FILES\PERMITS_B_23503_PMT02.DWG

MATCHLINE SHEET 4



EX. WOODEN BULKHEAD (TO BE REMOVED)

EX. HEADWALL

EX. 18" CPP SD INV. OUT EL. 3.7'

PR. OUTFALL PROTECTION (TYP) (3,313 SF - ENTIRE SITE)

±19 GAP

EX. MHW

EX. MLW

PR. SEGMENTED STONE SILL - 2,967 LF TOP EL. +3.0' MLW (80' MAX. ENCROACHMENT FROM MHW)

EX. WOODEN BULKHEAD (TO BE REMOVED)

PR. SHRUB PLANTINGS TOTAL (30,106 SF - ENTIRE SITE)

PR. TURBIDITY CURTAIN

PR. LOW MARSH PLANTINGS (47,856 SF - ENTIRE SITE)

PR. HIGH MARSH PLANTINGS (46,061 SF - ENTIRE SITE)

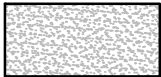
PR. MHW

±19 GAP

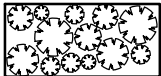
TAX ID. 2500012607
MCS EDMERE, LLC.
3000 WILLOW AVE.
T.M.111 GRD.12 P.91
DEED: 19672\654
PLAT: 79\509

100' CBCA BUFFER

HATCH LEGEND



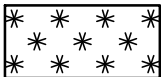
PR. SAND FILL



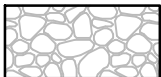
PR. SHRUB PLANTINGS



PR. LOW MARSH PLANTINGS



PR. HIGH MARSH PLANTINGS



PR. OUTFALL PROTECTION

PR. SAND FILL (TYP) (119,684 SF - ENTIRE SITE)

EX. WALL TO BE REMOVED

N: 572850
E: 1473450

N: 575050
E: 1473450

EX. PIER DEBRIS (TYP) TO BE REMOVED

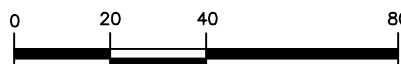
EX. CONCRETE RUBBLE (TYP) TO BE REMOVED

SHORELINE STABILIZATION AT SHAW'S DISCOVERY BALTIMORE COUNTY, MD

APPL. BY: MCS EDMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 5 OF 15



1 INCH = 40 FEET

MATCHLINE SHEET 6

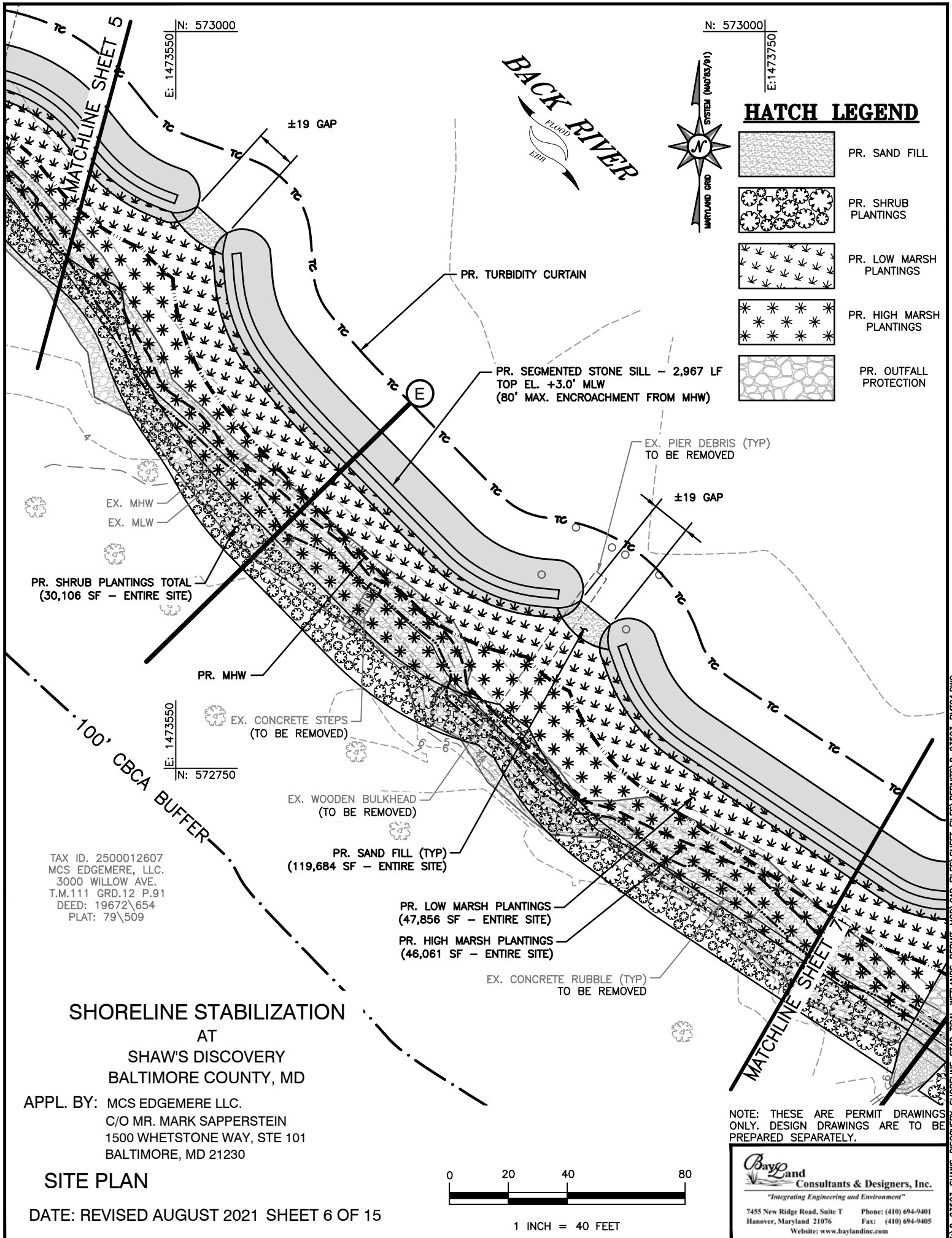
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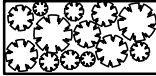

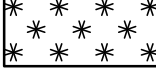
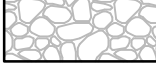
BACK RIVER

Z:\B-23503-SHAW'S_DISCOVERY_SHORELINE_STAB_TIDAL_WETLANDS_PERMIT_MOD\CAD_FILES\SHEET_FILES\PERMITS_B-23503_PMT03.DWG



N: 573000
E: 1473750

HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION



BACK RIVER
FLOOD
DIR

N: 573000
E: 1473550

N: 572750
E: 1473550

PR. SHRUB PLANTINGS TOTAL
(30,106 SF - ENTIRE SITE)

PR. SAND FILL (TYP)
(119,684 SF - ENTIRE SITE)

PR. LOW MARSH PLANTINGS
(47,856 SF - ENTIRE SITE)

PR. HIGH MARSH PLANTINGS
(46,061 SF - ENTIRE SITE)

EX. CONCRETE RUBBLE (TYP)
TO BE REMOVED

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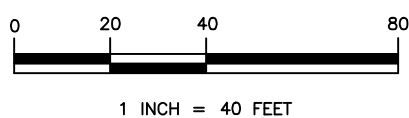
SHORELINE STABILIZATION

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APPL. BY: MCS EDMERE LLC.
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SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 6 OF 15

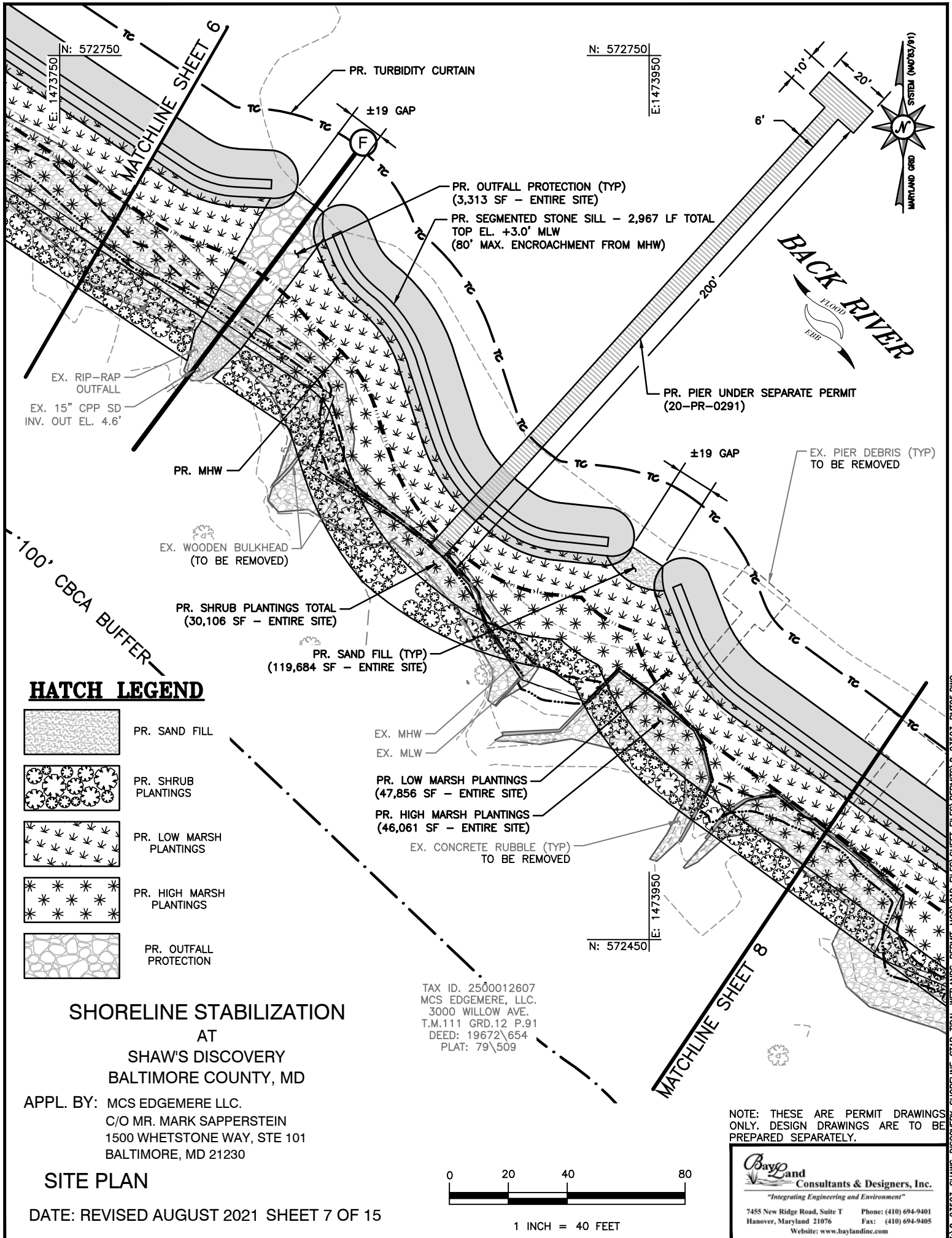


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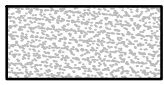
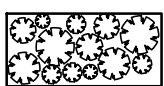


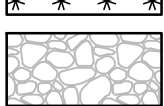
BayLand
Consultants & Designers, Inc.
"Integrating Engineering and Environment"

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Hanover, Maryland 21076 Fax: (410) 694-9405
Website: www.baylandinc.com

Z:\B_23503_SHAW'S_DISCOVERY_SHORELINE_STAB_TIDAL_WETLANDS_PERMIT_MOD_CAD_FILES\SHHEET_FILES\PERMITS_B_23503_PMT04.DWG



HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

- EX. MHW
- EX. MLW
- PR. LOW MARSH PLANTINGS (47,856 SF - ENTIRE SITE)
- PR. HIGH MARSH PLANTINGS (46,061 SF - ENTIRE SITE)
- EX. CONCRETE RUBBLE (TYP) TO BE REMOVED

**SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

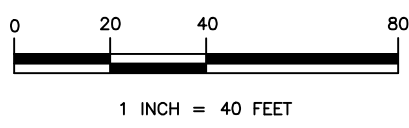
APPL. BY: MCS EDMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

TAX ID. 2500012607
MCS EDMERE, LLC.
3000 WILLOW AVE.
T.M.111 GRD.12 P.91
DEED: 19672\654
PLAT: 79\509

NOTE: THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 7 OF 15



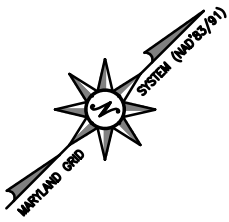
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MATCHLINE SHEET 7

TAX ID: 2500012607
 MCS EDMERE, LLC.
 3000 WILLOW AVE.
 T.M.111 GRD.12 P.91
 DEED: 19672\654
 PLAT: 79\509



100' CBCA BUFFER

EX. WOODEN BULKHEAD
(TO BE REMOVED)

EX. PIER DEBRIS (TYP)
TO BE REMOVED

PR. LOW MARSH PLANTINGS
(47,856 SF - ENTIRE SITE)
 PR. HIGH MARSH PLANTINGS
(46,061 SF - ENTIRE SITE)

PR. SEGMENTED STONE SILL - 2,967 LF TOTAL
TOP EL. +3.0' MLW
(80' MAX. ENCROACHMENT FROM MHW)

PR. TURBIDITY CURTAIN

±19 GAP

EX. CONCRETE RUBBLE (TYP)
TO BE REMOVED

PR. SAND FILL (TYP)
(119,684 SF - ENTIRE SITE)

PR. SHRUB PLANTINGS TOTAL
(30,106 SF - ENTIRE SITE)

EX. WOODEN BULKHEAD
(TO BE REMOVED)

N: 572500
E: 1474200

BACK RIVER

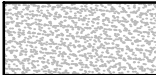
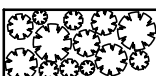


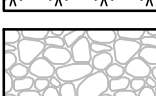
PR. MHW

EX. MHW
EX. MLW

EX. WOODEN BULKHEAD
(TO BE REMOVED)

±19 GAP

HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

N: 572250
E: 1474200

MATCHLINE SHEET 9

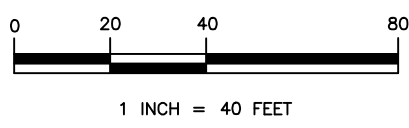
**SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

APPL. BY: MCS EDMERE LLC.
 C/O MR. MARK SAPPERSTEIN
 1500 WHETSTONE WAY, STE 101
 BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 8 OF 15

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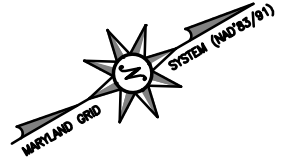
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MATCHLINE SHEET 8

TAX ID. 2500012607
MCS EDMERE, LLC.
3000 WILLOW AVE.
T.M.111 GRD.12 P.91
DEED: 19672\654
PLAT: 79\509



BACK RIVER
FLOOD
1000

PR. SAND FILL (TYP)
(119,684 SF - ENTIRE SITE)

EX. PIER DEBRIS (TYP)
TO BE REMOVED

PR. SEGMENTED STONE SILL - 2,967 LF
TOP EL. +3.0' MLW
(80' MAX. ENCROACHMENT FROM MHW)

PR. TURBIDITY CURTAIN

EX. WOODEN BULKHEAD
(TO BE REMOVED)

PR. LOW MARSH PLANTINGS
(47,856 SF - ENTIRE SITE)

PR. HIGH MARSH PLANTINGS
(46,061 SF - ENTIRE SITE)

EX. CONCRETE RUBBLE (TYP)
TO BE REMOVED

PR. MHW

PR. SHRUB PLANTINGS TOTAL
(30,106 SF - ENTIRE SITE)

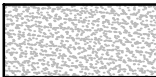
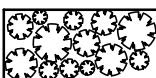

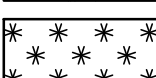
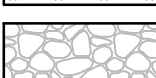
EX. RIP-RAP
OUTFALL
EX. 18" CPP SD
INV. OUT EL. 3.3'

PR. OUTFALL PROTECTION (TYP)
(3,313 SF - ENTIRE SITE)

EX. MHW
EX. MLW

EX. WOODEN BULKHEAD
(TO BE REMOVED)

HATCH LEGEND

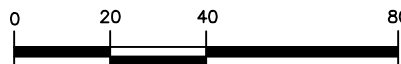
-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

SHORELINE STABILIZATION AT SHAW'S DISCOVERY BALTIMORE COUNTY, MD

APPL. BY: MCS EDMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 9 OF 15



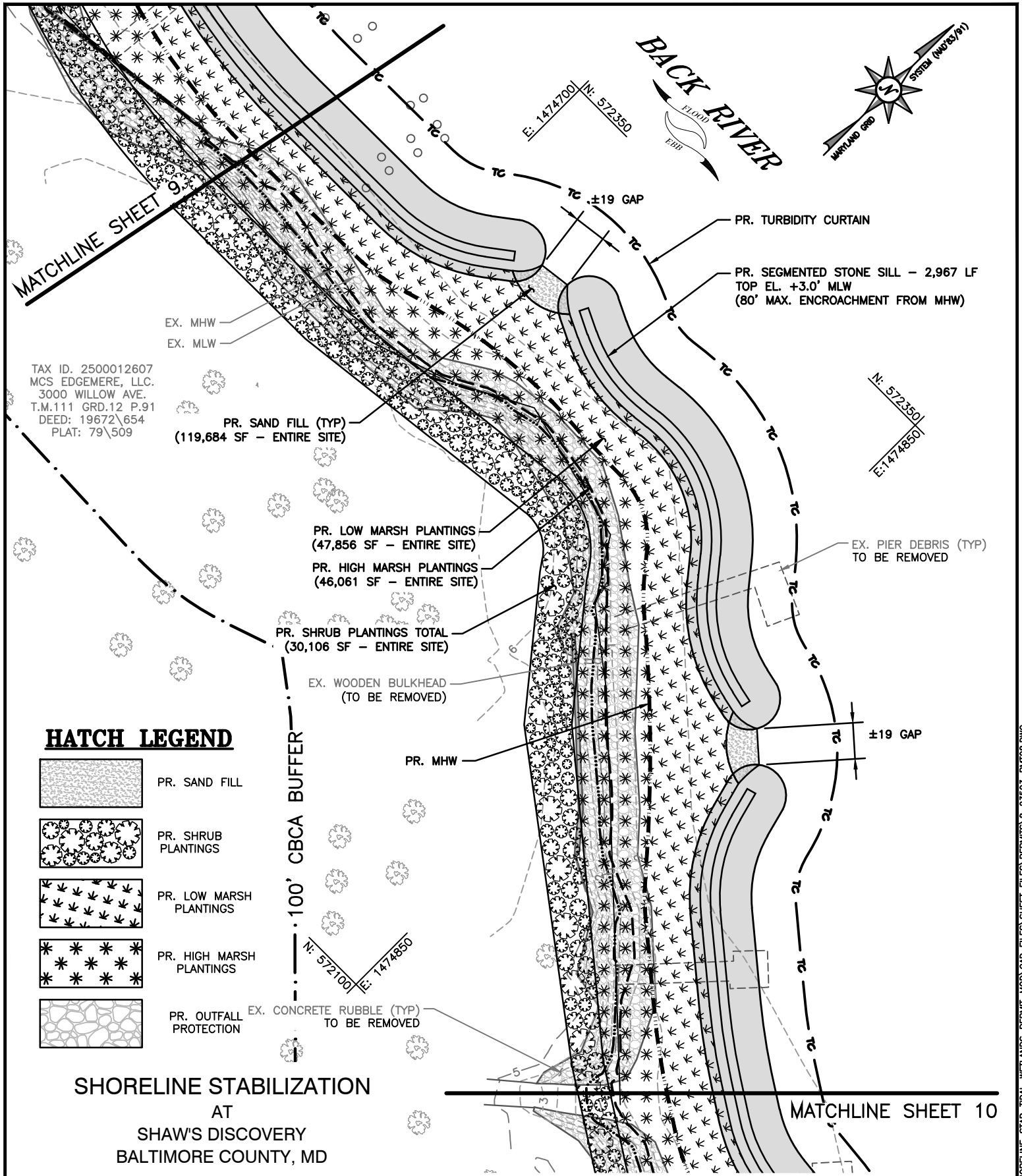
1 INCH = 40 FEET

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TAX ID. 2500012607
 MCS EDMERE, LLC.
 3000 WILLOW AVE.
 T.M.111 GRD.12 P.91
 DEED: 19672\654
 PLAT: 79\509

PR. TURBIDITY CURTAIN
 PR. SEGMENTED STONE SILL - 2,967 LF
 TOP EL. +3.0' MLW
 (80' MAX. ENCROACHMENT FROM MHW)

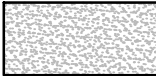
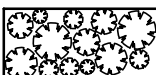


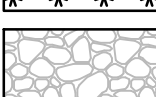
PR. SAND FILL (TYP)
 (119,684 SF - ENTIRE SITE)
 PR. LOW MARSH PLANTINGS
 (47,856 SF - ENTIRE SITE)
 PR. HIGH MARSH PLANTINGS
 (46,061 SF - ENTIRE SITE)
 PR. SHRUB PLANTINGS TOTAL
 (30,106 SF - ENTIRE SITE)

EX. WOODEN BULKHEAD
 (TO BE REMOVED)

EX. PIER DEBRIS (TYP)
 TO BE REMOVED

EX. CONCRETE RUBBLE (TYP)
 TO BE REMOVED

HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

100' CBCA BUFFER

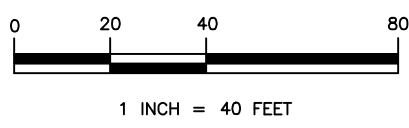
**SHORELINE STABILIZATION
 AT
 SHAW'S DISCOVERY
 BALTIMORE COUNTY, MD**

APPL. BY: MCS EDMERE LLC.
 C/O MR. MARK SAPPERSTEIN
 1500 WHETSTONE WAY, STE 101
 BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 10 OF 15

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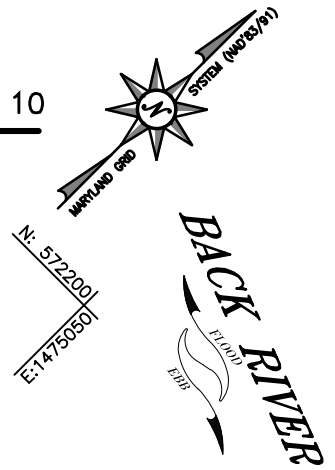
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TAX ID: 2500012607
 MCS EDGEMERE, LLC.
 3000 WILLOW AVE.
 T.M.111 GRD.12 P.91
 DEED: 19672\654
 PLAT: 79\509

MATCHLINE SHEET 10



EX. CONCRETE RUBBLE (TYP)
 TO BE REMOVED

EX. MHW
 EX. MLW

PR. LOW MARSH PLANTINGS
 (47,856 SF - ENTIRE SITE)
 PR. HIGH MARSH PLANTINGS
 (46,061 SF - ENTIRE SITE)

PR. SAND FILL (TYP)
 (119,684 SF - ENTIRE SITE)

EX. WOODEN BULKHEAD
 (TO BE REMOVED)

PR. SHRUB PLANTINGS TOTAL
 (30,106 SF - ENTIRE SITE)

PR. MHW

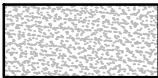
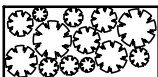

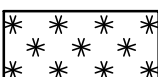
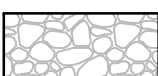
(±19 GAP)

PR. SEGMENTED STONE SILL - 2,967 LF
 TOP EL. +3.0' MLW
 (80' MAX. ENCROACHMENT FROM MHW)

PR. TURBIDITY CURTAIN

EX. PIER DEBRIS (TYP)
 TO BE REMOVED

HATCH LEGEND

-  PR. SAND FILL
-  PR. SHRUB PLANTINGS
-  PR. LOW MARSH PLANTINGS
-  PR. HIGH MARSH PLANTINGS
-  PR. OUTFALL PROTECTION

**SHORELINE STABILIZATION
 AT
 SHAW'S DISCOVERY
 BALTIMORE COUNTY, MD**

APPL. BY: MCS EDGEMERE LLC.
 C/O MR. MARK SAPPERSTEIN
 1500 WHETSTONE WAY, STE 101
 BALTIMORE, MD 21230

SITE PLAN

DATE: REVISED AUGUST 2021 SHEET 11 OF 15

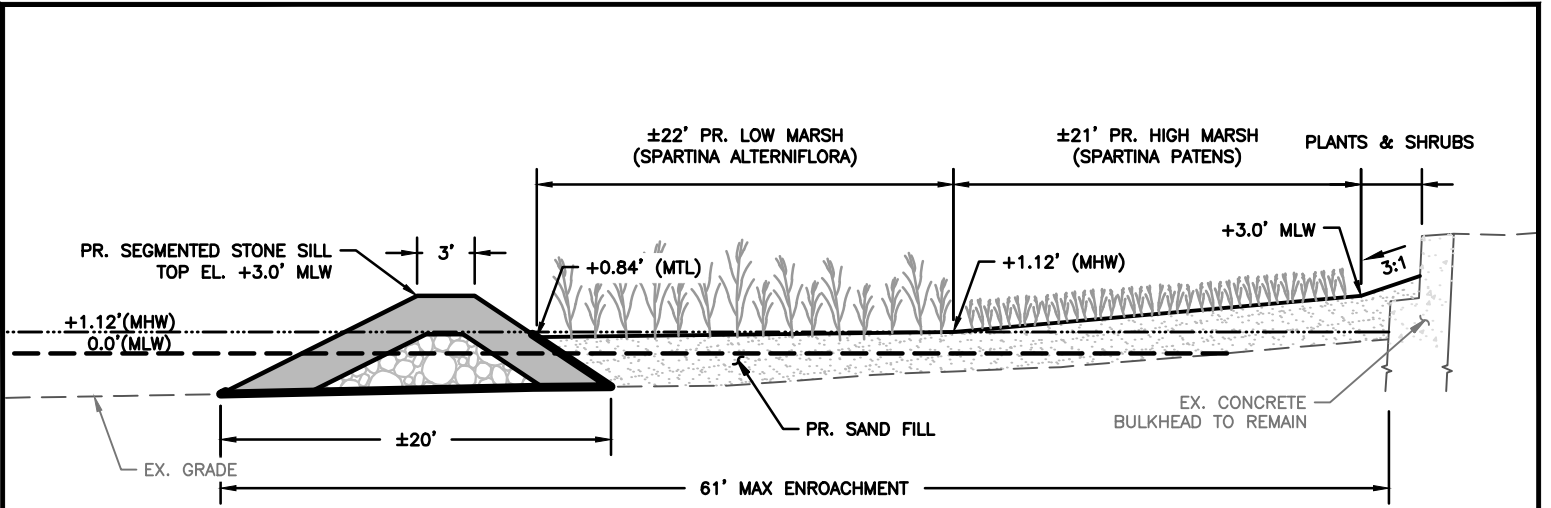


1 INCH = 40 FEET

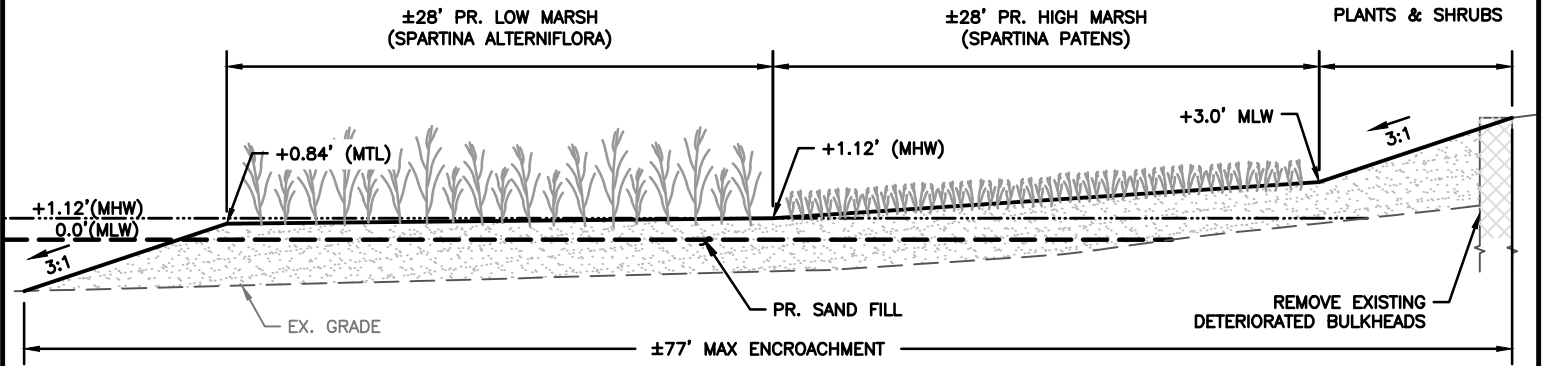
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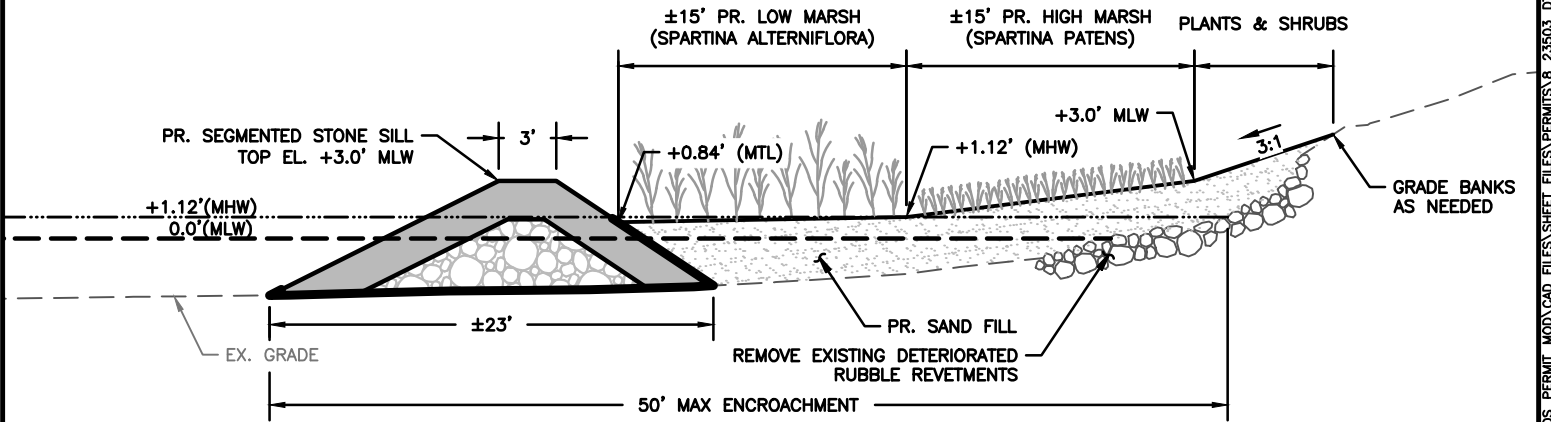
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SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

**SHORELINE STABILIZATION
AT**

**SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

APPL. BY: MCS EDMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE DETAILS

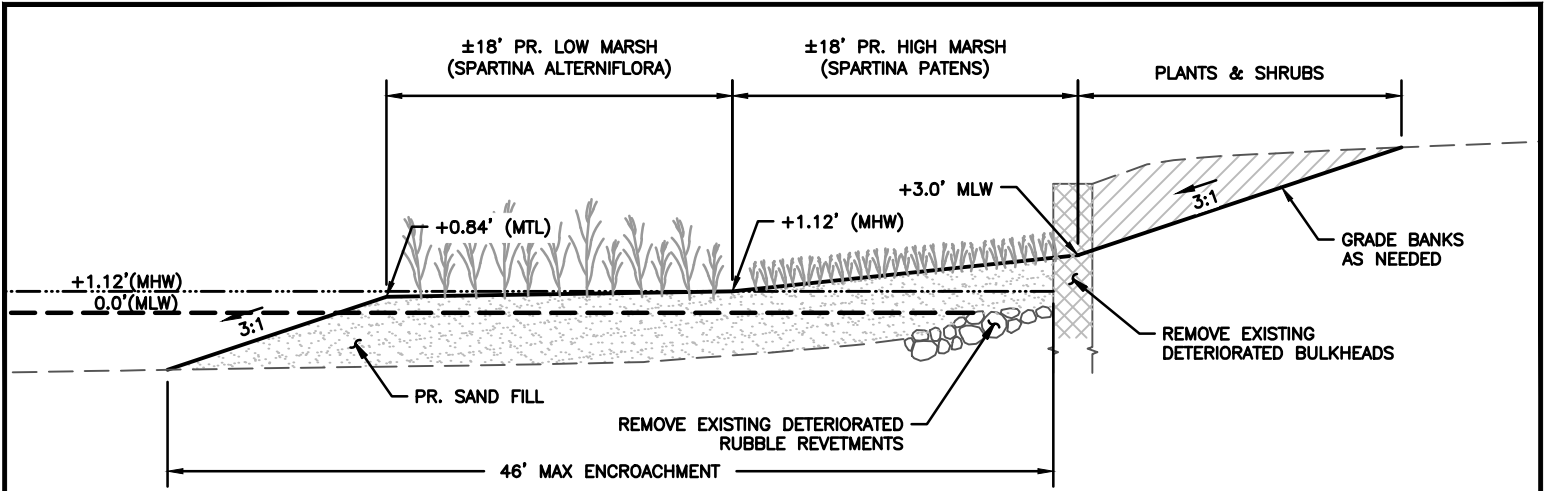
DATE: REVISED AUGUST 2021 SHEET 12 OF 15

NOTE: THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.

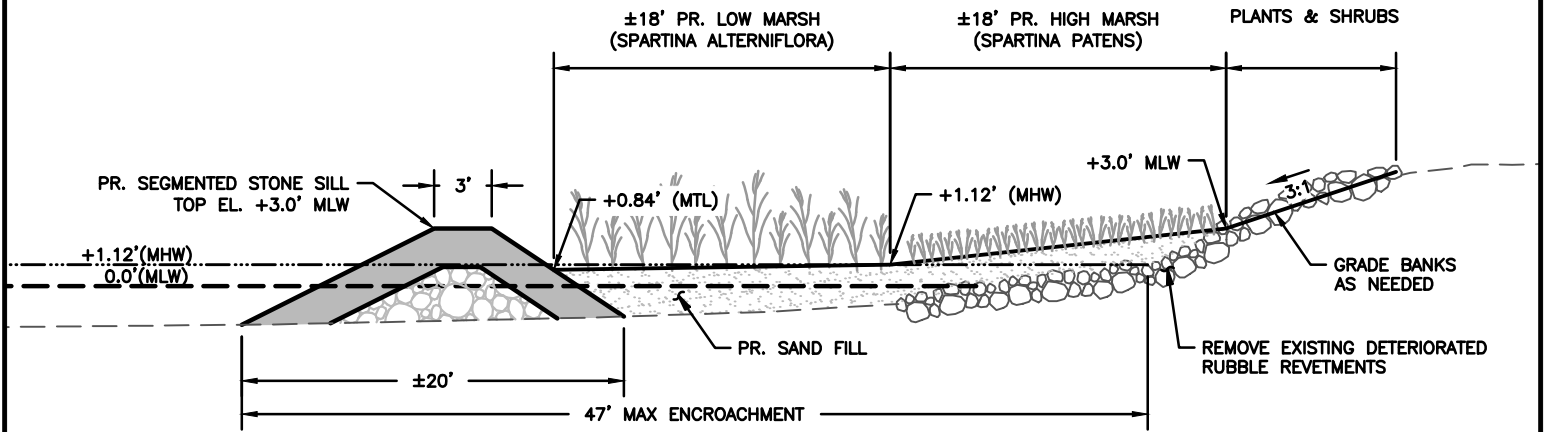
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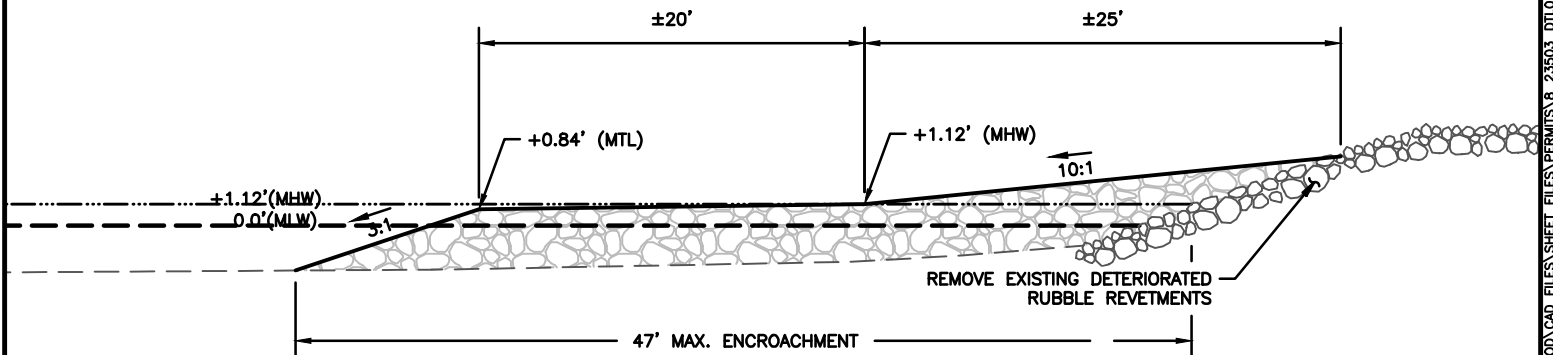
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SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE

**SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

APPL. BY: MCS EDGEMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE DETAILS

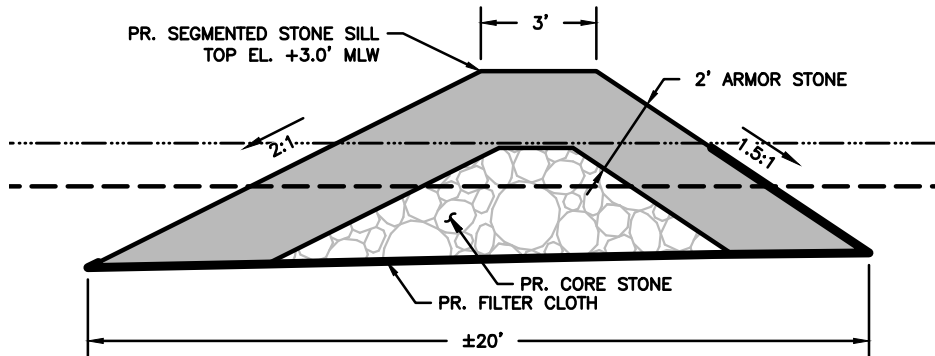
DATE: REVISED AUGUST 2021 SHEET 13 OF 15

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"Integrating Engineering and Environment"

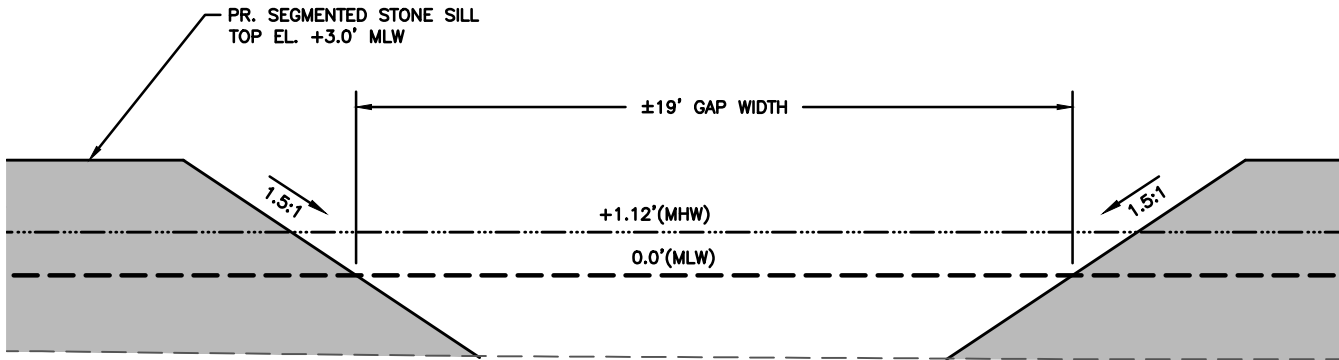
7455 New Ridge Road, Suite T Phone: (410) 694-9401
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Website: www.baylandinc.com

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TYPICAL SILL SECTION

NOT TO SCALE



TYPICAL VENT DETAIL

NOT TO SCALE

**SHORELINE STABILIZATION
AT
SHAW'S DISCOVERY
BALTIMORE COUNTY, MD**

APPL. BY: MCS EDGEMERE LLC.
C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE DETAILS

DATE: REVISED AUGUST 2021 SHEET 14 OF 15

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PROJECT SUMMARY

PROPOSED STRUCTURES:

SEGMENTED STONE SILL

TOTAL LENGTH - 2,967 LF

AVERAGE WIDTH - 20 FT

MAX. CHANNELWARD ENCROACHMENT - 80 FT

MARSH PLANTINGS - 93,918 SF TOTAL (2.1560 AC.)

LOW MARSH - 47,856 SF (1.0986 AC.)

HIGH MARSH - 46,061 SF (1.0574 AC.)

SHRUB PLANTINGS - 30,106 SF TOTAL (0.6911 AC.)

SAND FILL - 119,684 SF (8,865 CY)

OUTFALL PROTECTION - 3,313 SF

IMPACT SUMMARY

TOTAL PROPOSED IMPACT = 231,943 SF (5.32 ACRES)

TOTAL AREA OF IMPACT FROM MHW INTO TIDAL WATERS: 149,004 SF (3.42 ACRES)

TOTAL AREA OF IMPACT TO PRIVATE TIDAL WETLANDS: 0 SF

NOTES

1. BASEMAP COMPILED FROM BALTIMORE COUNTY 2018 PLANIMETRICS AND 2017 IMAGERY.
2. SOUNDINGS AND CONTOURS ARE IN FEET AND REFER TO MLW.
3. TIDAL RANGE 1.12 FEET.
4. BATHYMETRIC SURVEY WAS PERFORMED BY BAYLAND ON 02\03\2021 & 02\26\2021.
5. THESE ARE PERMIT DRAWINGS ONLY AND SUBJECT TO CHANGE DURING THE PERMIT PROCESS. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.

SHORELINE STABILIZATION

AT

SHAW'S DISCOVERY
BALTIMORE COUNTY, MD

APPL. BY: MCS EDGEMERE LLC.

C/O MR. MARK SAPPERSTEIN
1500 WHETSTONE WAY, STE 101
BALTIMORE, MD 21230

SITE NOTES

DATE: REVISED AUGUST 2021 SHEET 15 OF 15



1 INCH = 40 FEET

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