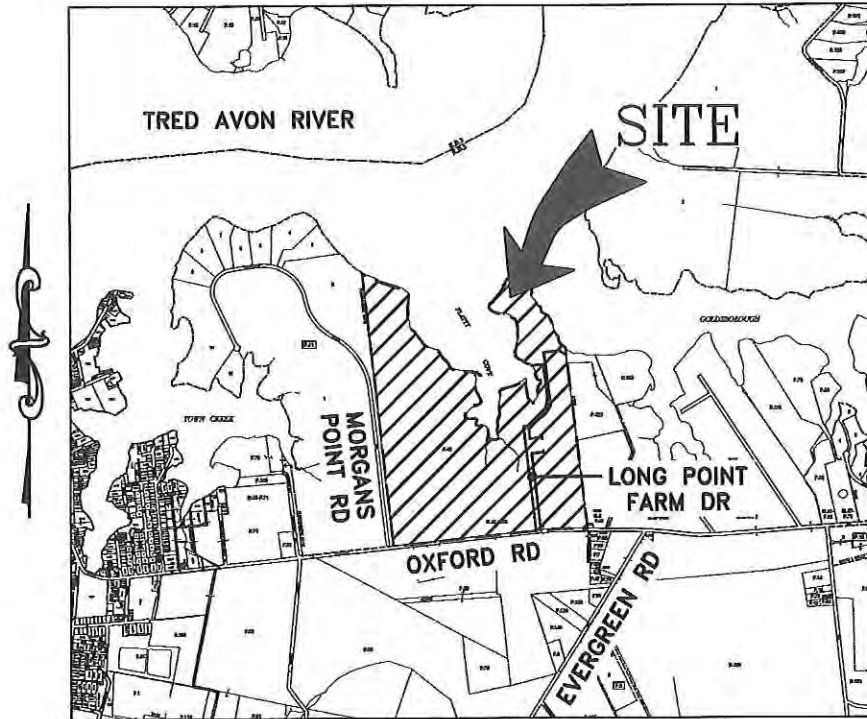


SHORELINE STABILIZATION PERMIT DRAWINGS
PREPARED FOR
LONG POINT PRESERVE, LLC
IN THE THIRD ELECTION DISTRICT
TALBOT COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 3,000'

ENGINEER

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

OWNER/DEVELOPER

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

PROJECT LOCATION



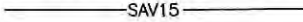
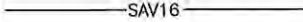

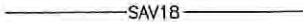
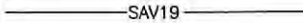


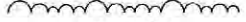
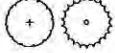

5252 LONG POINT FARM DRIVE
OXFORD, MD 21654

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	09/21/21	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	 SAV15
2016 MAPPED SAV	 SAV16
2017 MAPPED SAV	 SAV17
2018 MAPPED SAV	 SAV18
2019 MAPPED SAV	 SAV19
LIMIT OF TIDAL WETLANDS	 TW
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	Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors  E-mail: general@leinc.com 117 Bay St. Easton, MD 21801 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095
	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)		2 © LANE ENGINEERING, LLC

Date: 09/23/2021 - 12:21pm User: dracline Project Manager: DSR Drawing Path: J:\2021\0200\210230\Civil3D-210230\Dwg\Plots\HMP-PLTS-210230.dwg
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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

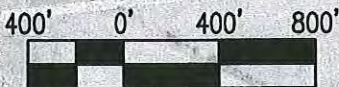
TAX MAP 47, PARCEL 121
THOMAS REYNOLDS
PATRICIA REYNOLDS
P.O. BOX 425
OXFORD, MD 21654

PARCEL 42
DEED PARCEL C

PARCEL 42
DEED PARCEL A

LONG POINT FARM DRIVE

OXFORD ROAD



SCALE IN FEET

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

Established 1986
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FILE No. C553
JOB No. 210230
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 3