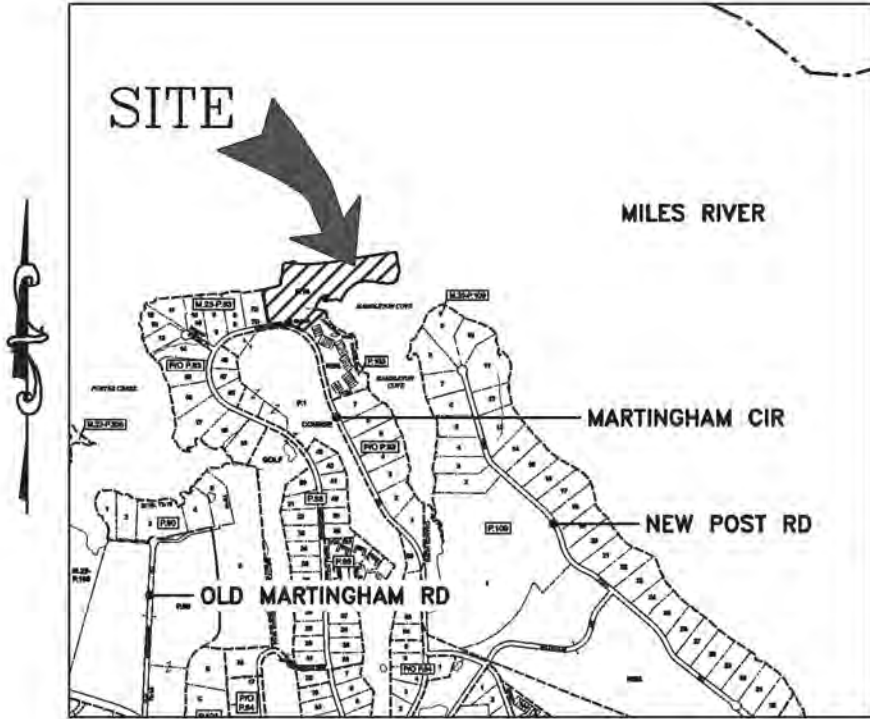


**TIDAL WETLAND PERMIT DRAWINGS
PREPARED FOR
RDC HARBOURTOWNE, LLC
IN THE SECOND ELECTION DISTRICT
TALBOT COUNTY COUNTY, MARYLAND**



VICINITY MAP
SCALE: 1" = 2,000'

ENGINEER

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

OWNER/DEVELOPER

RDC HARBOURTOWNE, LLC
C/O KEN FOX
P.O. BOX 126
ST. MICHAELS, MD 21663
(571) 238-8500

PROJECT LOCATION

9784 MARTINGHAM CIRCLE
ST. MICHAELS, MD 21663

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	06/23/22	DSR				
CLIENT SUBMITTAL	08/04/22	DSR				
MDE & USACE SUBMITTAL	01/17/23	DSR				

FILE No. 4976
JOB No. 210294
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 1

TITLE SHEET
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND
IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B










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LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
 MLW MEAN LOW WATER (APPROXIMATE)
 SAV SUBMERGED AQUATIC VEGETATION
 TBR TO BE REMOVED
 TYP TYPICAL

PROPERTY LINE 
 TOP OF BANK 
 FENCE 
 2017 MAPPED SAV 
 2019 MAPPED SAV 
 2021 MAPPED SAV 
 TIDAL WETLANDS 
 TREE 
 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. LOT SIZE = 11.72 AC±
4. LOT DEPTH = 1,365'±
5. ROAD FRONTAGE = 365'±
6. LOT WIDTH AT SHORELINE = 3,126'±
7. ZONING CLASSIFICATION = RR (RURAL RESIDENTIAL)
8. 911 ADDRESS = 9784 MARTINGHAM CIRCLE ST. MICHAELS, MD 21663

THE PROPERTY BOUNDARY AND LANDWARD IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE RESOURCES ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A BOUNDARY SURVEY WAS NOT PERFORMED. THE SHORELINE IMPROVEMENTS SHOWN HEREON WITHIN THE WORK AREAS WERE SURVEY LOCATED BY LANE ENGINEERING, LLC IN JULY, 2021. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.

FILE No. 4976
 JOB No. 210294
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 2

SITE & PROJECT NOTES
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND

IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B

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MILES RIVER

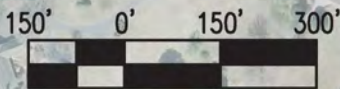
TAX MAP 23, PARCEL 83, LOT 7D
MICHAEL A. DOUGHERTY
FEROL DOUGHERTY
360 SHEFFIELD ROAD
SEVERNA PARK, MD 21146

PARCEL 16, LOT B
(APPLICANT)

HAMBLETON
COVE

MARTINGHAM CIRCLE

TAX MAP 23, PARCEL 103
HAMBLETON COVE HOA
P.O. BOX 1162
ST. MICHAELS, MD 21663



SCALE IN FEET

SITE OVERVIEW

**ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND**

**IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B**

Lane Engineering, LLC

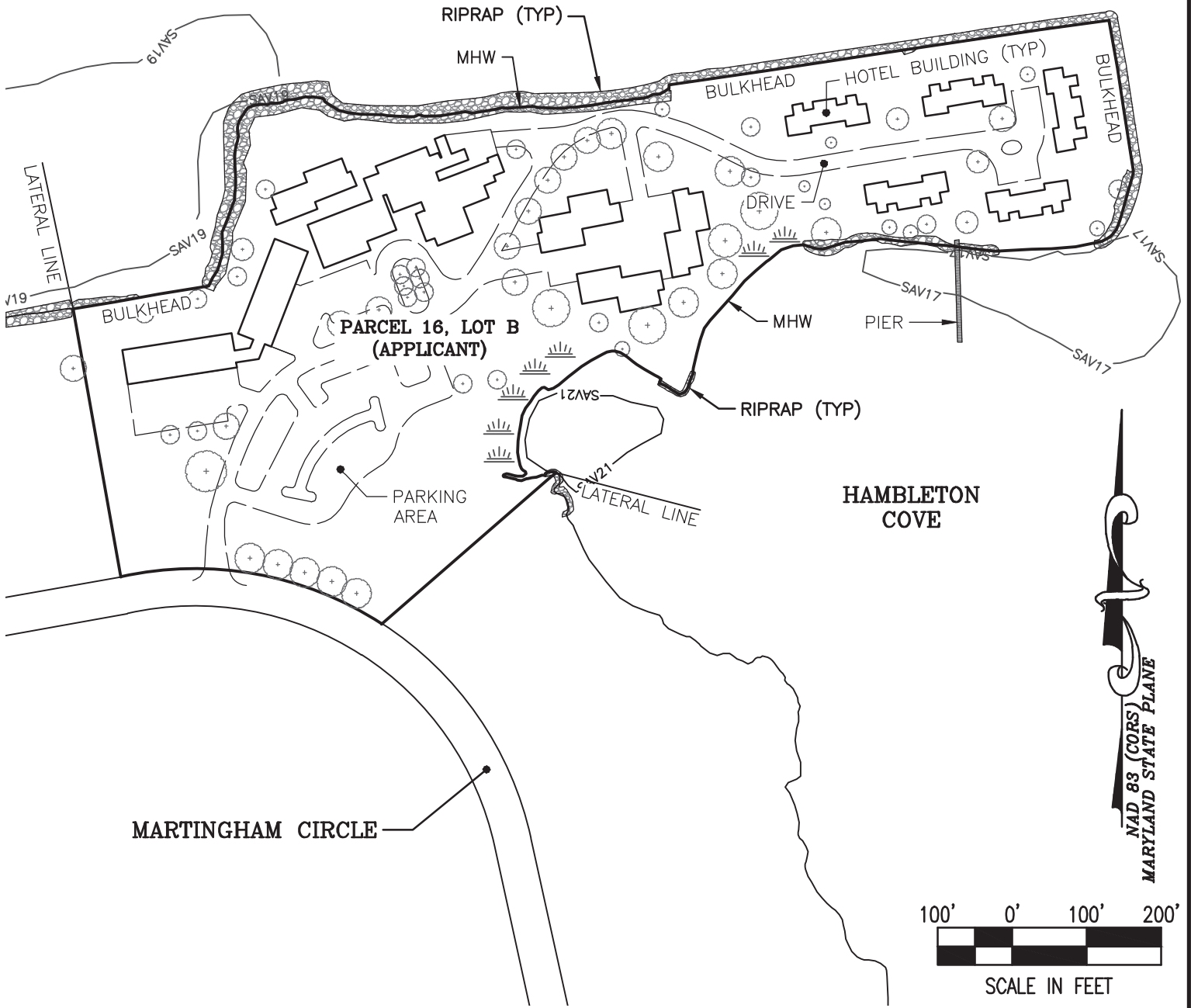
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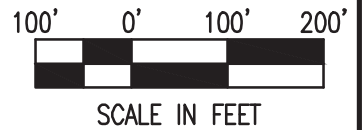
FILE No. 4976
JOB No. 210294
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 3

MILES RIVER



HAMBLETON COVE

MARTINGHAM CIRCLE

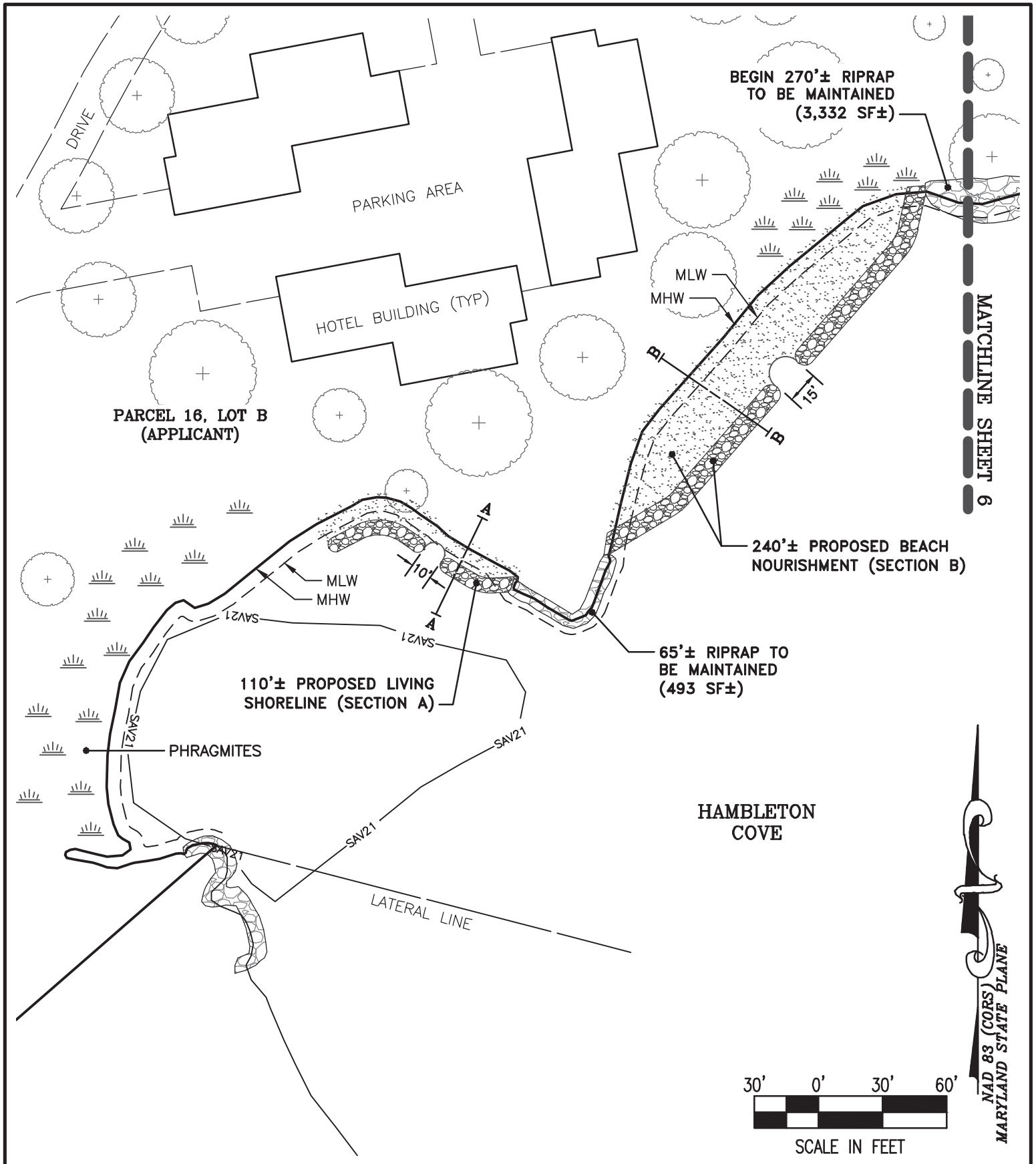


FILE No. 4976
 JOB No. 210294
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 4

EXISTING CONDITIONS
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND
 IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B

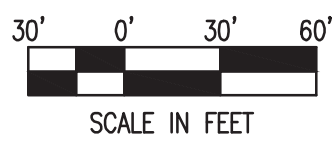
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MATCHLINE SHEET 6

NAD 83 (CORS)
MARYLAND STATE PLANE




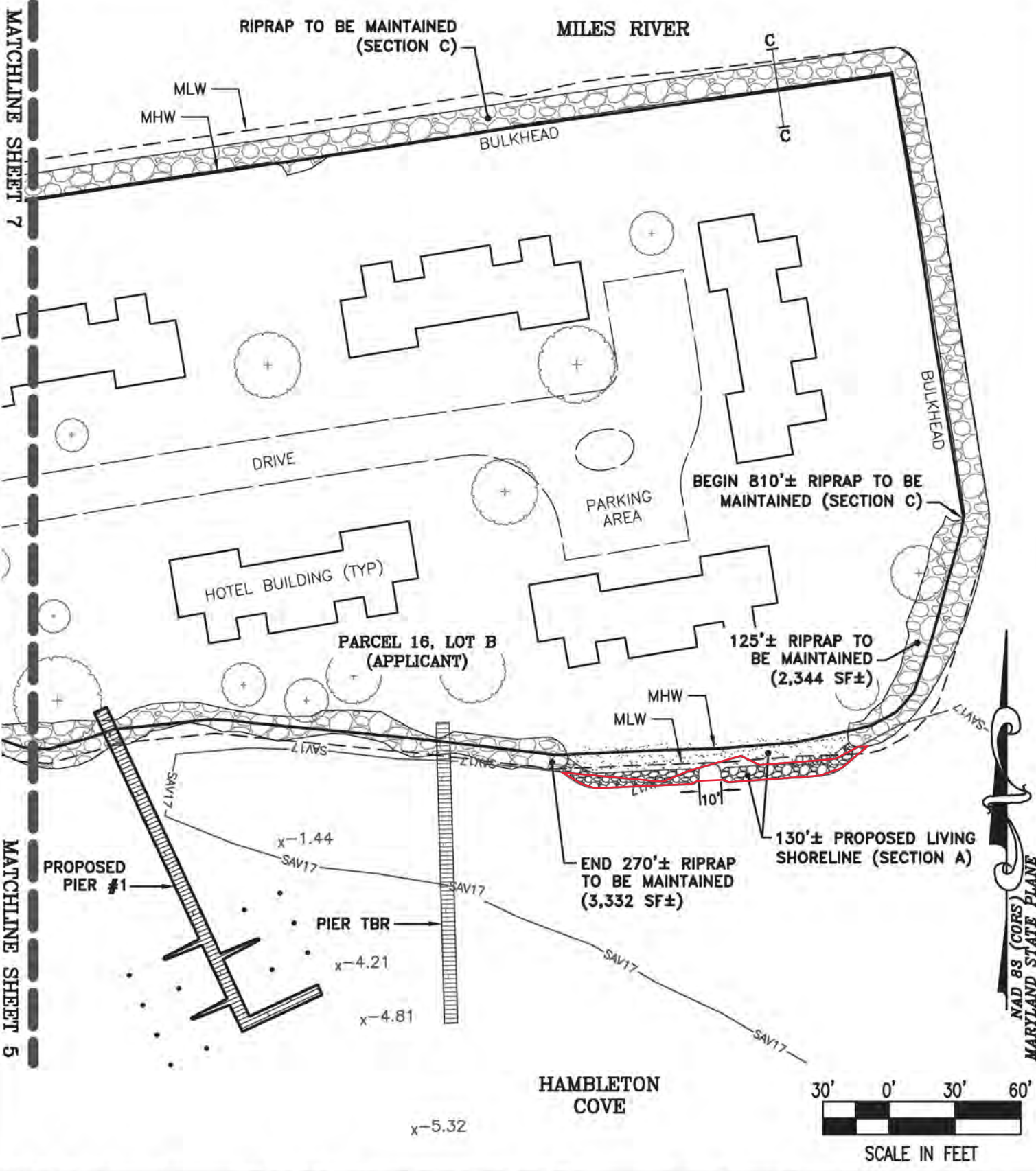
FILE No. 4976
 JOB No. 210294
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 5

PROPOSED IMPROVEMENTS
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND

IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B

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MATCHLINE SHEET 7

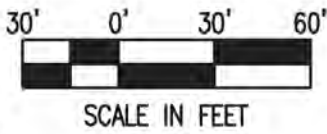
MATCHLINE SHEET 5

FILE No. 4976	JOB No. 210294	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 6
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PROPOSED IMPROVEMENTS
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND
 IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B

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NAD 83 (CORS) MARYLAND STATE PLANE

MATCHLINE SHEET 8

MATCHLINE SHEET 6

MILES RIVER

END 810'± RIPRAP TO BE MAINTAINED (SECTION C)
 BEGIN 830'± RIPRAP TO BE MAINTAINED (SECTION D)

RIPRAP TO BE MAINTAINED (SECTION D)

RIPRAP TO BE MAINTAINED (SECTION C)

MLW
 MHW

BULKHEAD

D
 D

DRIVE

PARCEL 16, LOT B (APPLICANT)

DRIVE

PARKING AREA

HOTEL BUILDING (TYP)

MLW
 MHW

HAMBLETON COVE

MATCHLINE SHEET 5
MATCHLINE SHEET 6

PROPOSED IMPROVEMENTS

**ON THE LANDS OF
 RDC HARBOURTOWNE, LLC
 ST. MICHAELS, MARYLAND**

**IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B**

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SHEET No. 7
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 210294
 FILE No. 4976

30' 0' 30' 60'



SCALE IN FEET

x-4.37

MILES RIVER

x-3.96

x-3.30

x-2.48

PROPOSED PIER #2

RIPRAP TO BE MAINTAINED (SECTION D)

MLW

MHW

PARCEL 16, LOT B (APPLICANT)

HOTEL BUILDING (TYP)

MAIN HOTEL BUILDING

PARKING AREA

DRIVE

NAD 83 (CORS)
MARYLAND STATE PLANE

MATCHLINE SHEET 9

MATCHLINE SHEET 7

PROPOSED IMPROVEMENTS

**ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND**

**IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B**

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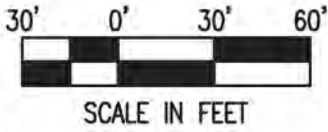
SHEET No.
8

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 210294

FILE No. 4976



NAD 83 (CORS)
 MARYLAND STATE PLANE

MATCHLINE SHEET 8

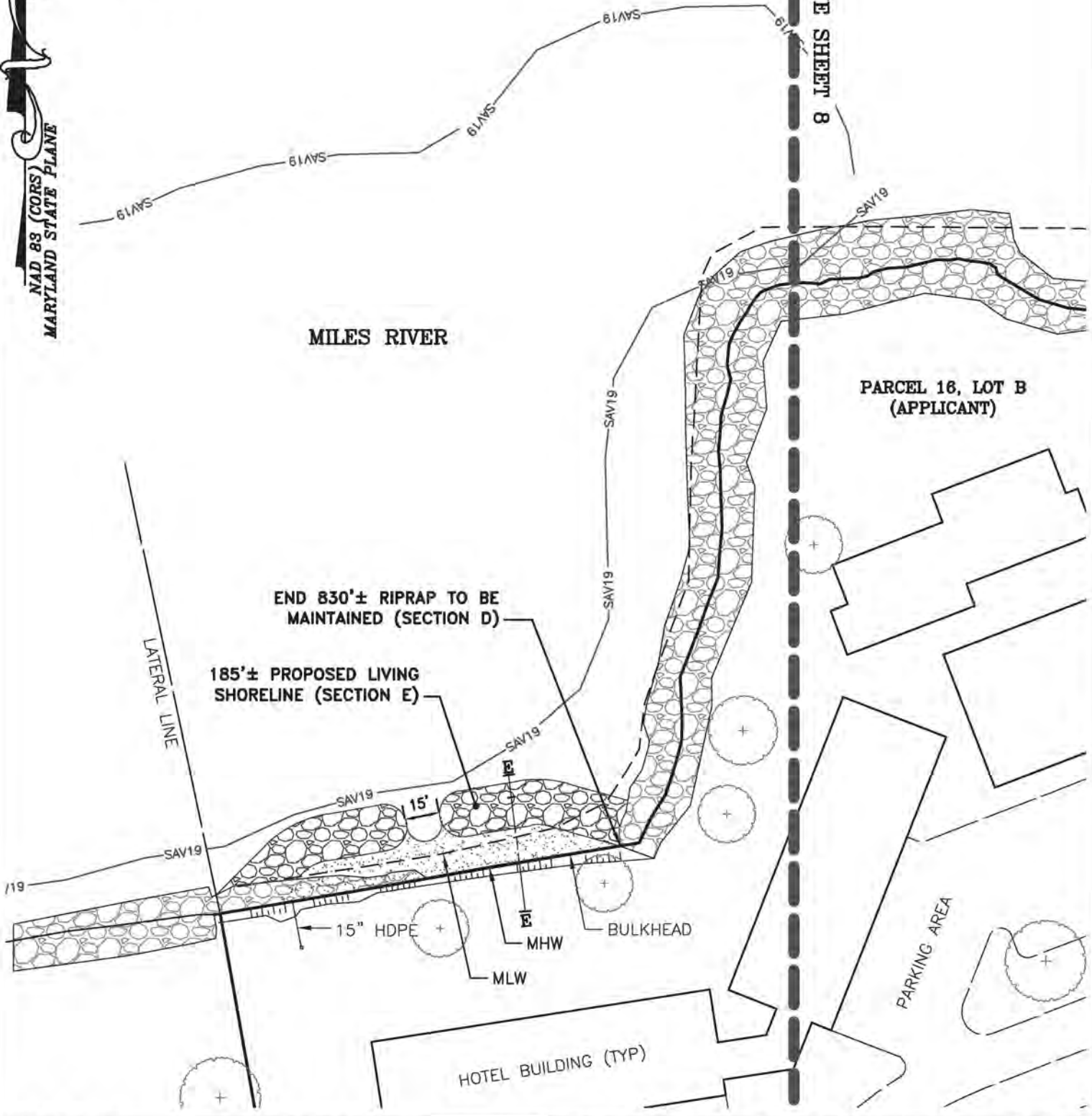
MILES RIVER

PARCEL 16, LOT B
(APPLICANT)

END 830'± RIPRAP TO BE MAINTAINED (SECTION D)

185'± PROPOSED LIVING SHORELINE (SECTION E)

LATERAL LINE

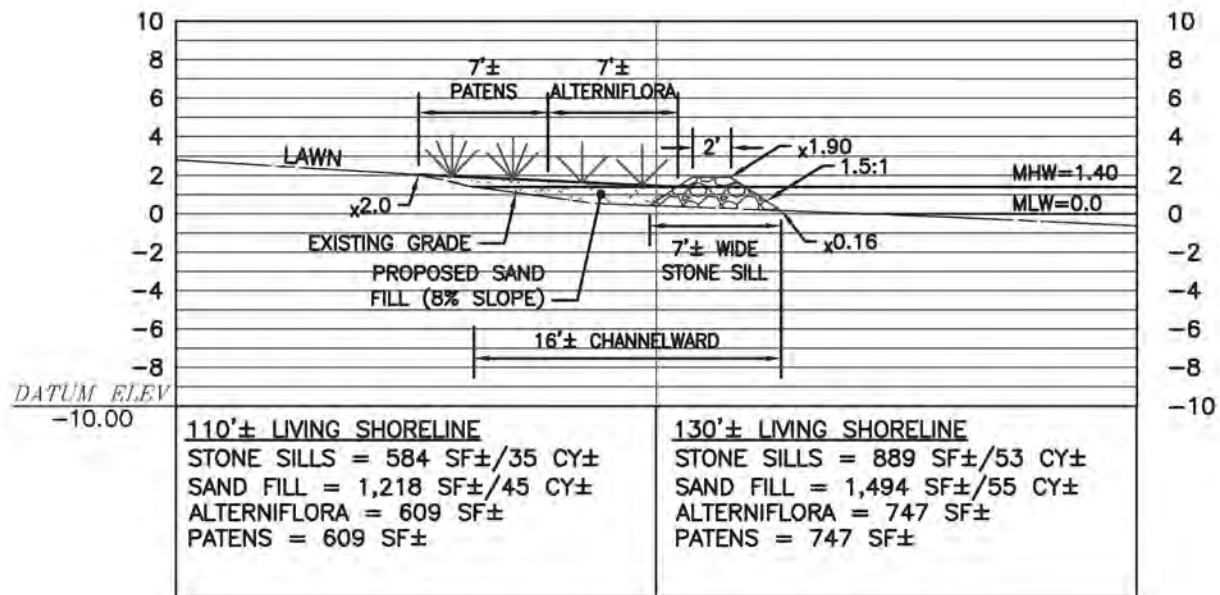


SHEET No. **9**
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 210294
 FILE No. 4976

PROPOSED IMPROVEMENTS
ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND
 IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B

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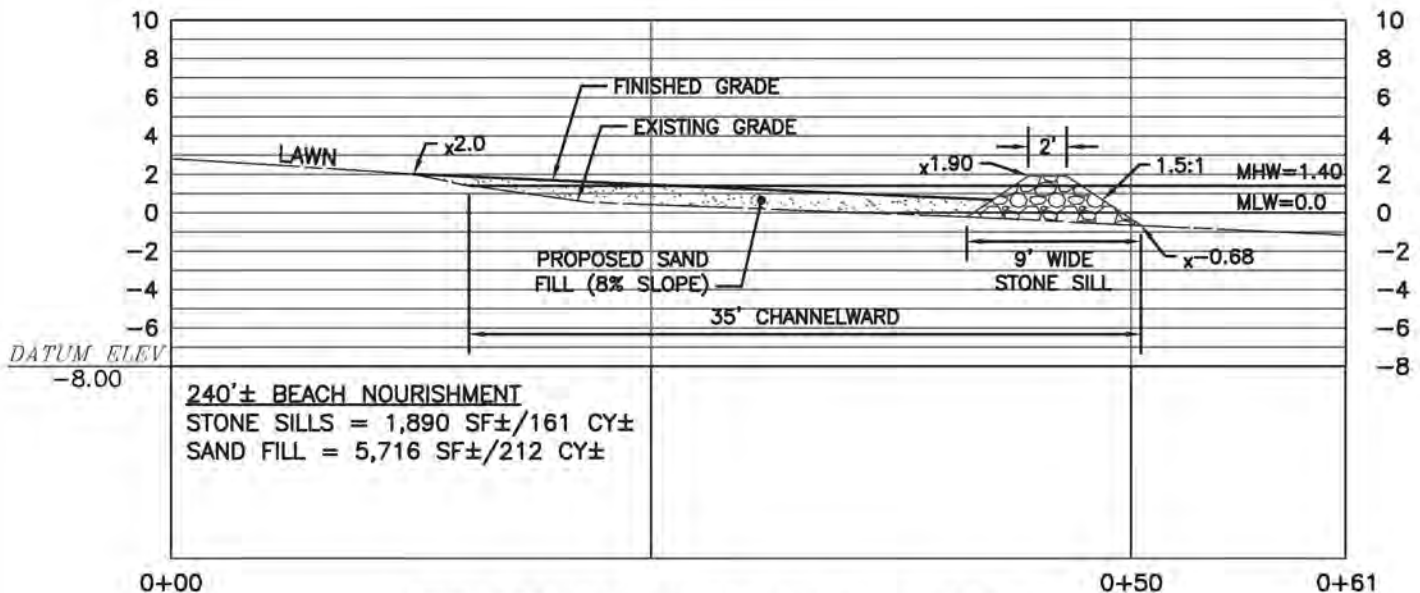

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LIVING SHORELINE SECTION A-A

SCALE: 1" = 10'

NOTE: QUANTITIES ARE BASED ON TYPICAL SECTION SHOWN HEREON AND EXISTING CONDITIONS ARE SUBJECT TO VARY ALONG SHORELINE



BEACH NOURISHMENT SECTION B-B

SCALE: 1" = 10'

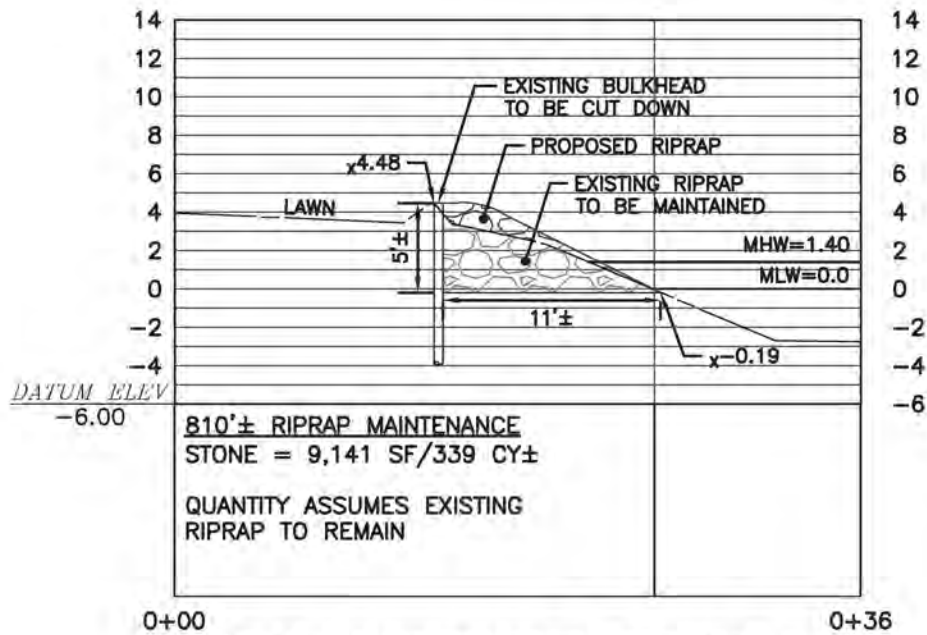
NOTE: QUANTITIES ARE BASED ON TYPICAL SECTION SHOWN HEREON AND EXISTING CONDITIONS ARE SUBJECT TO VARY ALONG SHORELINE

FILE No. 4976
 JOB No. 210294
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 10

SHORELINE DETAILS
 ON THE LANDS OF
RDC HARBOURTOWNE, LLC
 ST. MICHAELS, MARYLAND
 IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B

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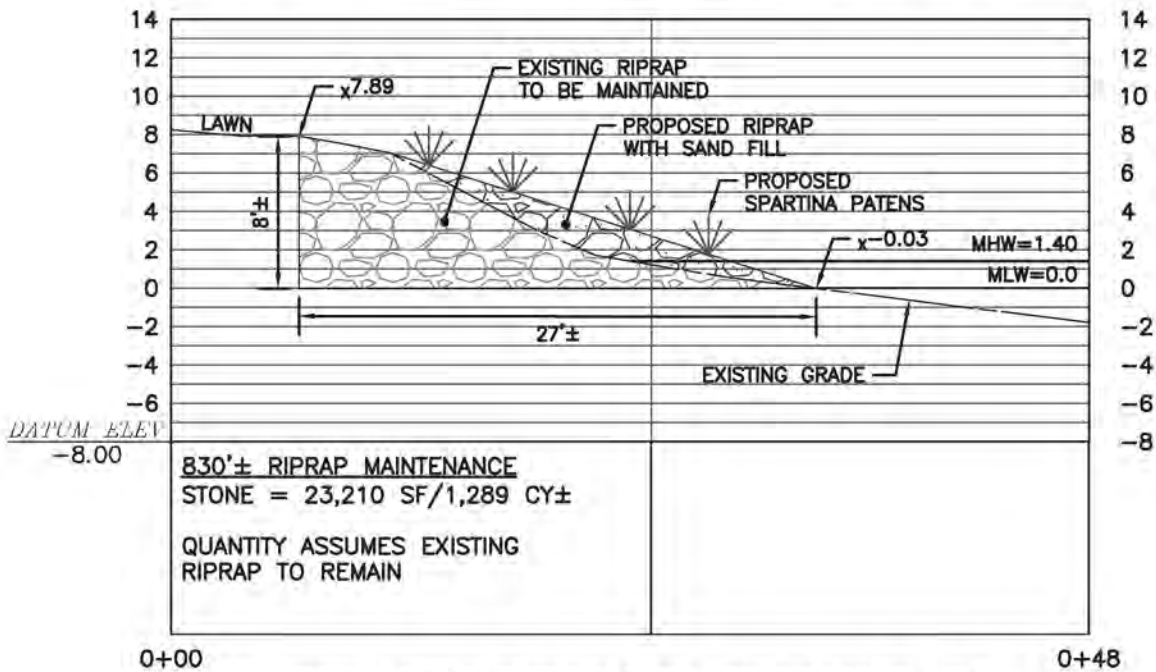

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RIPRAP MAINTENANCE SECTION C-C

SCALE: 1" = 10'

NOTE: QUANTITIES ARE BASED ON TYPICAL SECTION SHOWN HEREON AND EXISTING CONDITIONS ARE SUBJECT TO VARY ALONG SHORELINE



RIPRAP MAINTENANCE SECTION D-D

SCALE: 1" = 10'

NOTE: SAND FILL AND SPARTINA PATENS PLUGS TO BE ADDED IN STONE CREVICES AS NECESSARY FOR AESTHETIC PURPOSES

QUANTITIES ARE BASED ON TYPICAL SECTION SHOWN HEREON AND EXISTING CONDITIONS ARE SUBJECT TO VARY ALONG SHORELINE

SHORELINE DETAILS

ON THE LANDS OF
 RDC HARBOURTOWNE, LLC
 ST. MICHAELS, MARYLAND

IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
 TAX MAP 15, GRID 19, PARCEL 16, LOT B

Lane Engineering, LLC

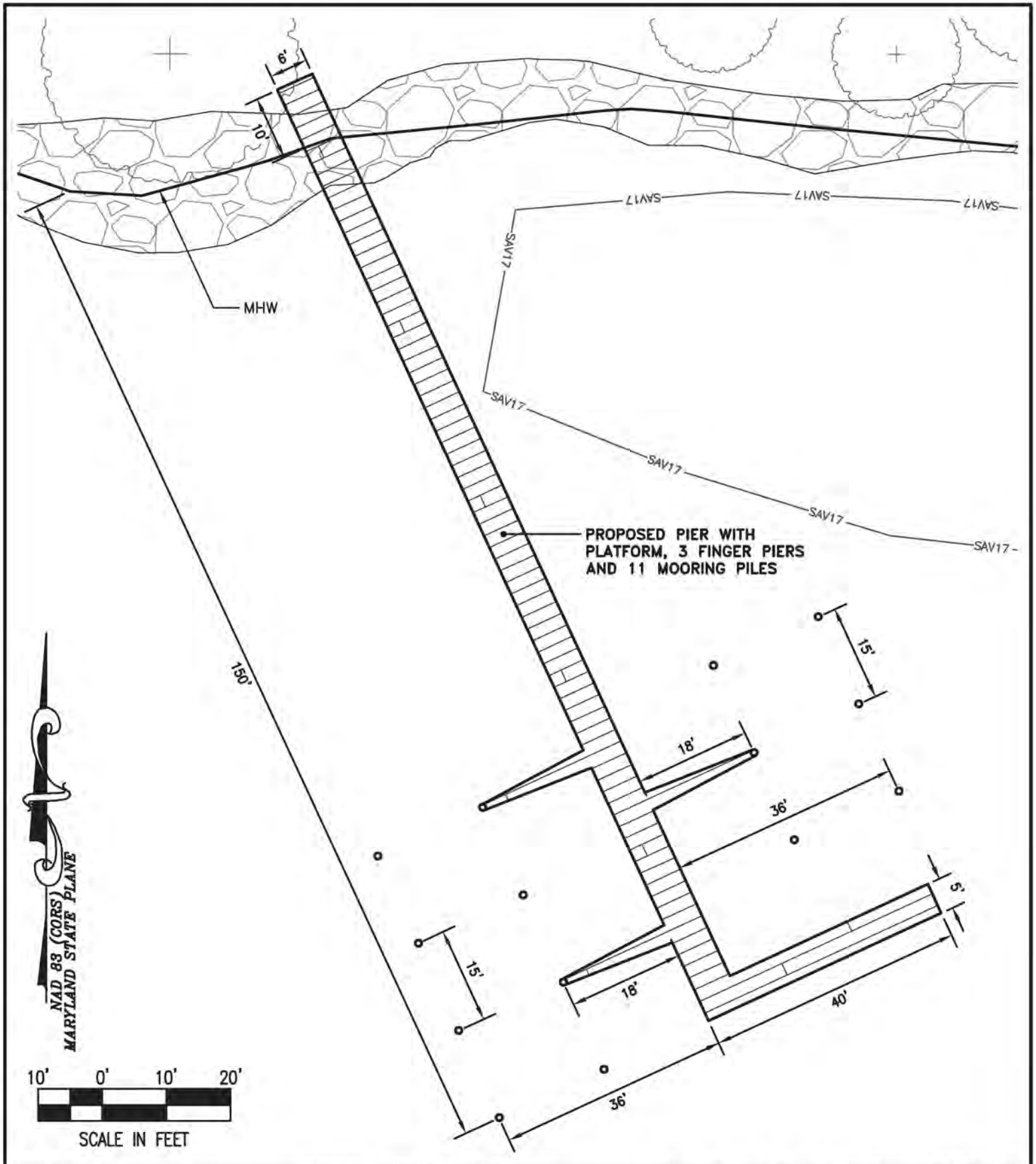
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DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 210294
 FILE No. 4976

SHEET No.
11



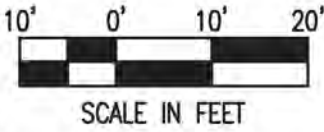
PROPOSED PIER WITH
PLATFORM, 3 FINGER PIERS
AND 11 MOORING PILES

NAD 83 (CORS)
 MARYLAND STATE PLANE

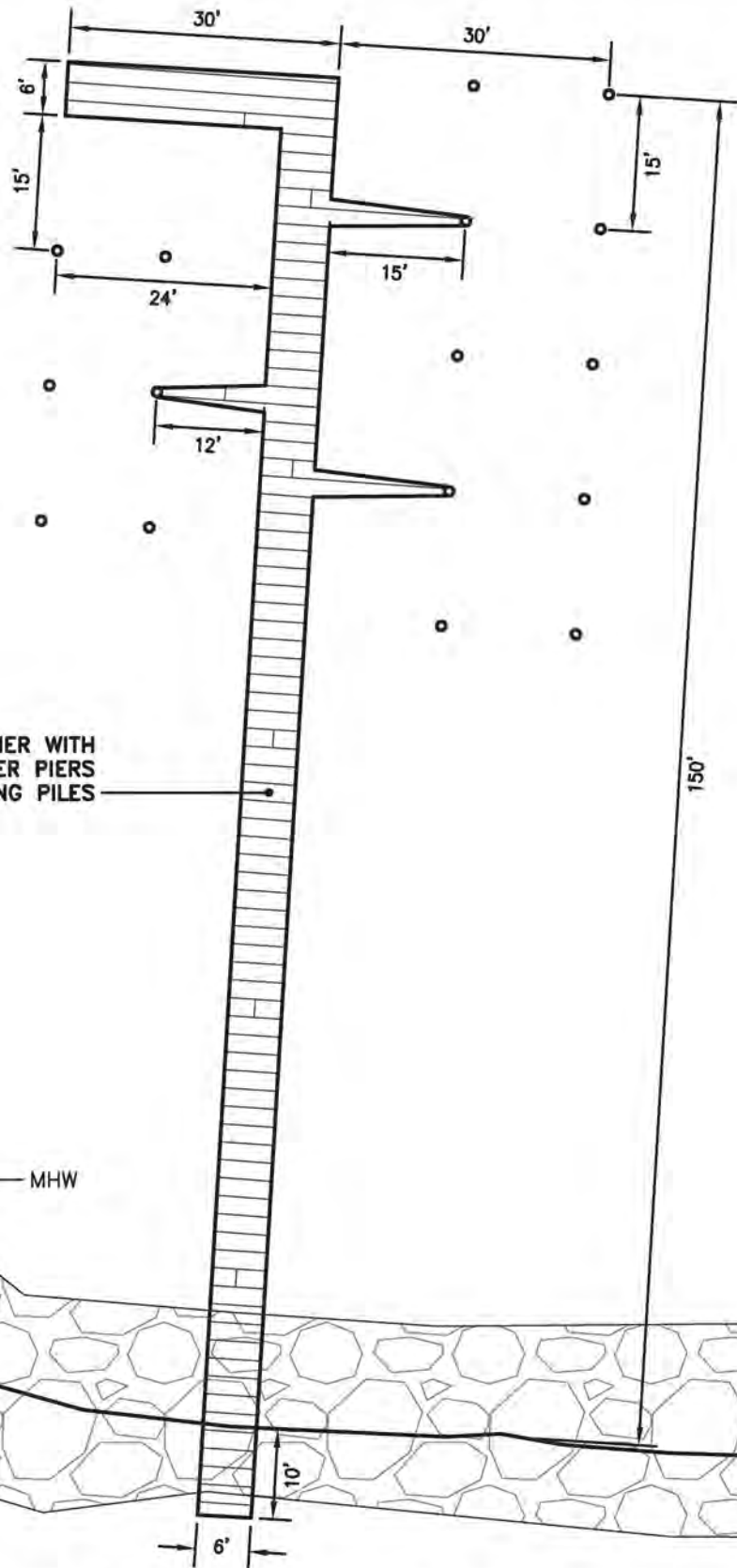
SCALE IN FEET

10' 0' 10' 20'

SHEET No. 13	PIER #1 DETAILS	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
	ON THE LANDS OF RDC HARBOURTOWNE, LLC ST. MICHAELS, MARYLAND	
	IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY TAX MAP 15, GRID 19, PARCEL 16, LOT B	
DATE: AS NOTED SCALE: AS NOTED JOB No. 210294 FILE No. 4976	Date: 01/17/2023 - 11:24am User: draolne Project Manager: JSC Drawing Path: J:\2021\0200\210294\CMI30-210294\Dwg\Plots\HMP-PLTS-210294.dwg Sheet 13 OF 13 XREF File(s): GBS-BASE-LETR-210294/RAR-BASE-210294/VLD-BASE-MLW0-210294/CSP-BASE-MARINE-210294/CPR-SRCE-210294	SHEET No. 13 DATE: AS NOTED SCALE: AS NOTED JOB No. 210294 FILE No. 4976



NAD 83 (CORS)
MARYLAND STATE PLANE



PROPOSED PIER WITH
PLATFORM, 3 FINGER PIERS
AND 13 MOORING PILES

MHW

PIER #2 DETAILS

**ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND**

**IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B**

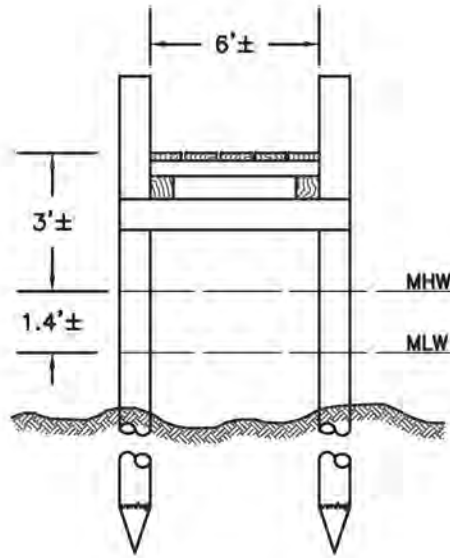
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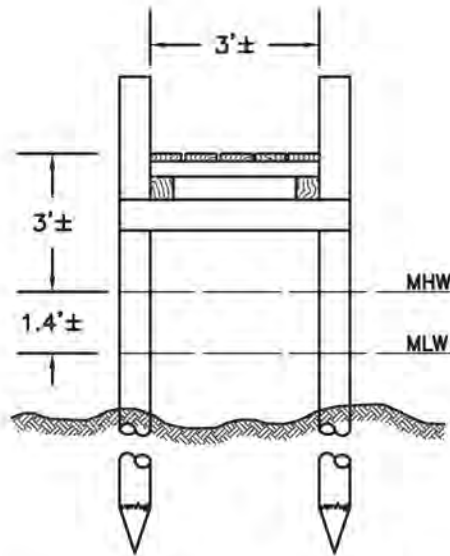


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FILE No. 4976	JOB No. 210294	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 14
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PIER SECTION
NOT TO SCALE



FINGER PIER SECTION
NOT TO SCALE

PIER DETAILS

**ON THE LANDS OF
RDC HARBOURTOWNE, LLC
ST. MICHAELS, MARYLAND**

**IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY
TAX MAP 15, GRID 19, PARCEL 16, LOT B**

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SHEET No.
15

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 210294

FILE No. 4976