



**U.S. Army Corps
of Engineers**

Baltimore District
PN-25-03

Public Notice

**In Reply to Application Number
NAB-2024-60699-M53 (NVEST Holdings, LLC/Shoreline
Point Erosion Control and Pier)**

Comment Period: January 2, 2025 to February 1, 2025

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:

NVEST Holdings, LLC
c/o Mr. Doldon Moore
260 Evelyn Street
Chester, Maryland 21619

WATERWAY AND LOCATION OF THE PROPOSED WORK:

The proposed project is located in the Chesapeake Bay and adjacent wetlands at 300 Mylander Lane, in Stevensville, Queen Anne's County, Maryland (Latitude: 39.021370° N; Longitude: -76.319454° W).

OVERALL PROJECT PURPOSE:

To provide shoreline erosion control and improve navigable access.

PROJECT DESCRIPTION:

The applicant proposes to stabilize a total of approximately 830 linear feet of eroding shoreline using a vented sill and living shoreline design, all within an approximately 52,536 square foot (1.2 acre) impact area as follows:

To remove 3 existing stone jetties; to emplace 790 linear feet of low-profile stone containment sill averaging 18.5-foot wide, with 4 armored vents measuring 10-foot-long by 18.5-foot-wide. Approximately 1,850 cubic yards of clean sand backfill would be discharged and stabilized with approximately 8,131 square feet of *Spartina Alterniflora* (low marsh), 21,975 square feet of *S. Patens* (high marsh) and 7,075 square feet of

Ammophila Breviligulata (beach grass). In addition, the work includes constructing a 150-foot-wide by 6-foot-long pier with a 10-foot-long by 20-foot-wide “T”-head platform and installation of a 14-foot-long by 12-foot-wide boat lift and 2 personal watercraft lifts. The work would extend a maximum of 130 feet channelward of the approximate mean high water shoreline in accordance with the attached plans as prepared by Doldon W. Moore & Associated, LLC dated November 15, 2024. Please refer to the table below for a summary of aquatic resource impacts.

EFFECTS ON AQUATIC RESOURCES:

Proposed Activity	Aquatic Resource Impact (Square Feet)	Aquatic Resource Type	Aquatic Resource Impact (Cubic Yards)	Authority
Stone Breakwaters	14,744	Open Water		Section 10/404
Armored Vents	760	Open Water		Section 10/404
Sand Fill/Habitat Establishment	37,181	Open Water	1,850	Section 10/404
Wooden Pier, Platform, Boatlift	1,268	Open Water		Section 10

LEAD FEDERAL AGENCY:

The United States 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. The shoreline stabilization and pier facility are designed to be the minimum size practicable to achieve the project purpose, given engineering constraints such as geomorphic setting of the site, impinging wind and wave climate, and the adjacent embankment.

No compensatory mitigation is proposed. No wetlands would be impacted as a result of the proposed project. No submerged aquatic vegetation occurs at the project site or in adjacent areas based on 5-years of recent aerial mapping data available from the Virginia Institute of Marine Sciences.

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, United States Environmental Protection Agency.

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 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 the United States Army Corps of Engineers. 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/Missions/Regulatory/Section-408-Requests/>.

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 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 United States 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-2024-60699-M53.

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:

Ms. Jaclyn Kelleher
jaclyn.k.kelleher@usace.army.mil
United States 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.

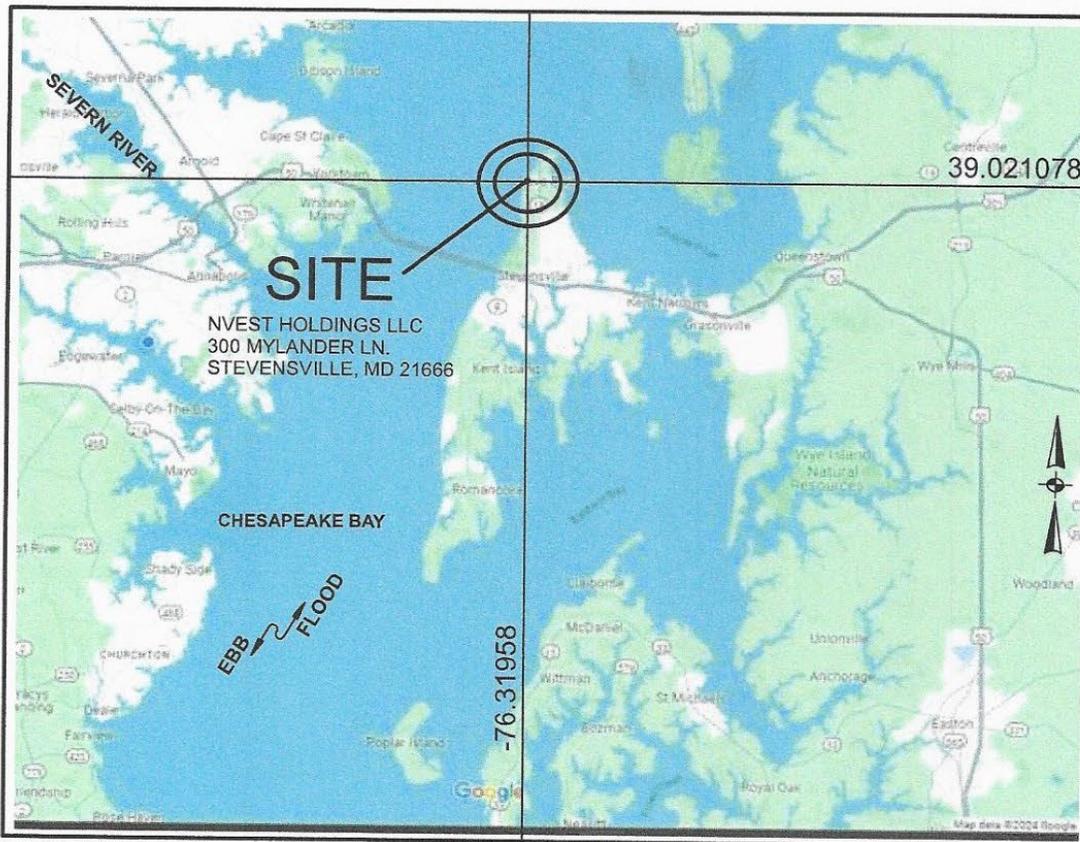
General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project or would like to request a paper copy of this public notice, please contact Ms. Jaclyn Kelleher at (410) 726-8793 or jaclyn.k.kelleher@usace.army.mil with NAB-2024-60699-M53 in the subject line. This public notice is issued by the Chief, Regulatory Branch.

Disclaimer:

The information shown hereon was taken from several sources including Google Earth aerial photos, Maryland Maps, photographs, tax maps and a site sketch. These sources are the best available information for marine permitting purposes. This is not a detailed on-site property survey. The owner is not responsible for any inaccuracies associated with the location of above referenced existing features and related lateral lines, setbacks, etc. this sketch is for permit purposes only and is not to be used as an accurate construction document.



VICINITY MAP QUEEN ANNE'S COUNTY MAP



**11/15/24
REVISIONS
FOR MDE
CLOSED BEACH
ACCESS WITH
PLANTS
ADJUSTED PLANT
VOLUMES AND
RATIO**

PROPOSED BEACH NURISHMENT, STONE BREAKWATERS, MARSH CREATION, PIER, MOORING PILES, BOATLIFT AND PWC LIFTS

OWNER : NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

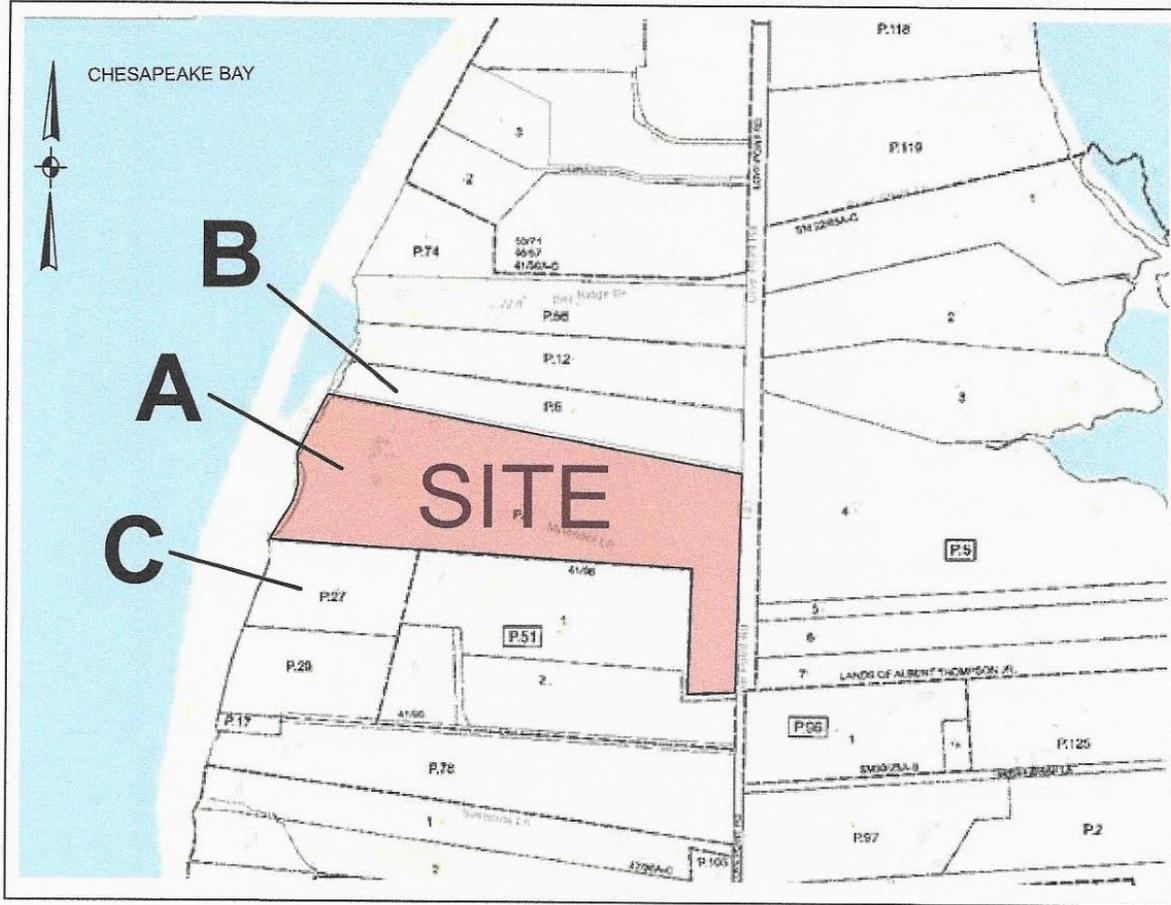
MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 044010
ZONING: CS CRITICAL AREA - RCA

VICINITY MAPS

Doldon W. Moore & Associates, LLC
Cell: 443-771-2374
Tidal Wetlands Consultant and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmoorej@verizon.net
Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony

- NOTES:**
1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 130'
 2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS
 3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3.
 4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION.
 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: CHESAPEAKE BAY
TOWN: STEVENSVILLE
COUNTY: QUEEN ANNE'S
STATE: MARYLAND
APPL. BY: NVEST HOLDINGS LLC
260 EVELYN ST.
CHESTER, MD 21619
DATE: REV 11/15/24 **DRAWING 1**



A

APPLICANT :
 NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619

C

ADJACENT OWNER:
 RANDALL & DARYN BORDEN
 10627 JONES ST. STE 201-A
 FAIRFAX, VA 22030

B

ADJACENT OWNER:
 JARED & ERICA STUART
 1903 LOVE POINT RD.
 STEVENSVILLE, MD 21666

OWNER : NVEST HOLDINGS LLC
 MAILING ADDRESS: 260 EVELYN ST.
 CHESTER, MD 21619
 SITE ADDRESS: 300 MYLANDER LN.
 STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
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TAX MAP

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374

Tidal Wetlands Consultant and Facilitator
 P.O. Box 1
 Owings, MD 20736

Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

NOTES:

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 STATE: MARYLAND
 APPL. BY: NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 2

PROPOSED WORK

NARRATIVE:

THIS PROPERTY IS LOCATED ON THE WEST SHORELINE OF KENT ISLAND, 1.5 MILES SOUTH OF LOVE POINT. THE PROPERTY FACES THE NORTHWEST AND HAS AN 11 MILE FETCH UP THE MAGOTHY RIVER. THE PROPERTY CONTAINS 41.7 ACRES WITH A BEACH AREA AND ERODING SHORELINE APPROXIMATELY 900 FEET LONG AND HAS AN EROSION RATE OF ALMOST 5 FEET PER YEAR.. ALONG THE SHORE ON THE SOUTH END OF THE PROPERTY AND GOING TO THE NORTH. THERE IS A 3' HIGH ERODING BANK LEADING TO THE BEACH AREA. BEHIND THE BEACH IS AN ERODING LIP VARYING FROM 1' TO 1.5' HIGH. THE PRESENT JETTIES ARE IN POOR CONDITION AND HAVE FLATTENED. FROM THE JETTIES GOING NORTH THE SHORE HAS A VERTICAL CLAY BANK WITH NO TRANSITING SAND. THE ERODING BACK BEGINS AT 2.5' HIGH AND STEADILY INCREASES TO AN 11 FT HIGH BANK AT THE NORTHERN END OF THE PROJECT.

1. PROTECT AN EXISTING BEACH AREA AND PROVIDE BEACH NURISHMENT BY REMOVING THREE(3) EXISTING STONE JETTIES AND INSTALLING 3 STONE BREAKWATERS . INSTALL MUTIPLE SEGMENTED STONE BREAKWATERS.
2. INSTALL A TOTAL OF 790 LF BY 18.5' WIDE SEGMENTED STONE BREAKWATERS. 14,744 SF
3. INSTALL 4 ARMORED VENTS EACH VENT IS 10' LONG BY 18.5' WIDE, 760 SF.
4. INSTALL APPROXIMATELY 1,850 CY OF CLEAN BEACH SAND FOR PLANTINGS.
5. INSTALL 8,131 SF OF SPARTINA ALTERINFLORA (LOW MARSH GRASS).
6. INSTALL 21,975 SF OF SPARTINA PATENS (HIGH MARSH GRASS).
7. INSTALL 7,075 SF OF AMMOPHILA BREVILIGULATA (AMERICAN BEACH GRASS).
8. INSTALL A WOOD PIER 6' WIDE BY 150' LONG, INCLUDES A 10' X 20' "T" HEAD PLATFORM. INSTALL 1 MOORING PILE, INSTALL 1 BOAT LIFT INCLUDES THE 4 ANCHOR PILES AND INSTALL 2 PERSONAL WATER CRAFT LIFTS THAT ARE ATTACHED TO PIER PILES.

LEGEND

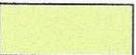
RATIO IS 1.94 TO 1

RATIO CALCULATIONS:

ARMORED SF = 760
 BREAKWATER SF = 14,744
 TOTAL : 15,504 SF

LOW MARSH SF= 8,131
 HIGH MARSH SF= 21,975
 TOTAL= 30,106 SF

30,106 DIVIDED BY
 15,504 = 1.94 TO 1 RATIO

	ARMORED VENTS	(4) 10 FT X 19 FT = 760 SF
	STONE BREAKWATER	797 LF X 19 FT= 14,744 SF
	SPARTINA ALTERNIFLORA	8,131 SF
	SPARTINA PATENS	21,975 SF
	AMMOPHILA BREVILIGULATA American Beach Grass	7,075 SF
	NEW CLEAN SAND	1,850 CY

OWNER : NVEST HOLDINGS LLC
 MAILING ADDRESS: 260 EVELYN ST.
 CHESTER, MD 21619
 SITE ADDRESS: 300 MYLANDER LN.
 STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
 DEED REFERENCE: 04225 / 00054
 DISTRICT - 04 ACCOUNT NUMBER - 044010
 ZONING: CS CRITICAL AREA - RCA

PROPOSED WORK DESCRIPTION

**Doldon W. Moore &
Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorej@verizon.net
 Consulting Services, Permit Facilitation,
 Proect Management, Aquaculture,
 Habitat Restoration, Expert Testimony

NOTES:

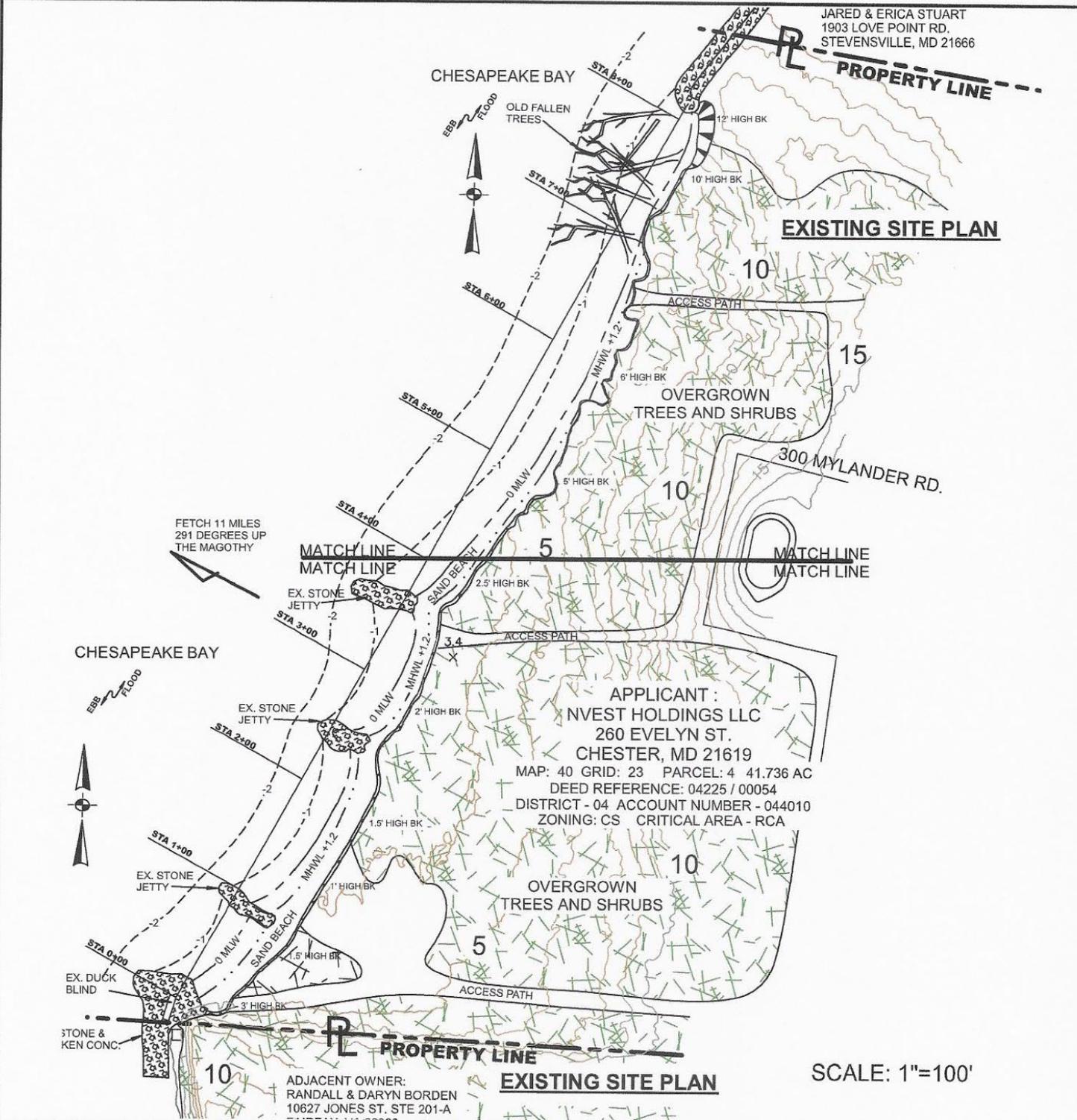
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 TOWN: STEVENSVILLE
 COUNTY: QUEEN ANNE'S
 STATE: MARYLAND
 APPL. BY: NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 3

JARED & ERICA STUART
 1903 LOVE POINT RD.
 STEVENSVILLE, MD 21666



OWNER : NVEST HOLDINGS LLC
 MAILING ADDRESS: 260 EVELYN ST.
 CHESTER, MD 21619
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EXISTING SITE PLAN

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374
 Tidal Wetlands Consultant and Facilitator
 P.O. Box 1
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 Email: dwwmoorej@verizon.net
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 COUNTY: QUEEN ANNE'S
 STATE: MARYLAND
 APPL. BY: NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619
 DATE: REV 11/15/24 DRAWING 4

ADJACENT OWNER:
 JARED & ERICA STUART
 1903 LOVE POINT RD.
 STEVENSVILLE, MD 21666

CHESAPEAKE BAY

EBB FLOOD

OLD FALLEN TREES

STA 8+00

12' HIGH BK

10' HIGH BK

EXISTING SITE PLAN

PROPERTY LINE

STA 7+00

10

STA 6+00

ACCESS PATH

15

OVERGROWN TREES AND SHRUBS

6' HIGH BK

300 MYLANDER RD.

5' HIGH BK

10

STA 5+00

MHWL +1.2

STA 4+00

MATCH LINE
 MATCH LINE

MATCH LINE
 MATCH LINE

EX. STONE JETTY

2.5' HIGH BK

5

SAND BEACH

ACCESS PATH

STA 3+00



SCALE: 1"=80'

OWNER: NVEST HOLDINGS LLC
 MAILING ADDRESS: 260 EVELYN ST.
 CHESTER, MD 21619
 SITE ADDRESS: 300 MYLANDER LN.
 STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
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**EXISTING SITE
 NORTH AREA**

**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374

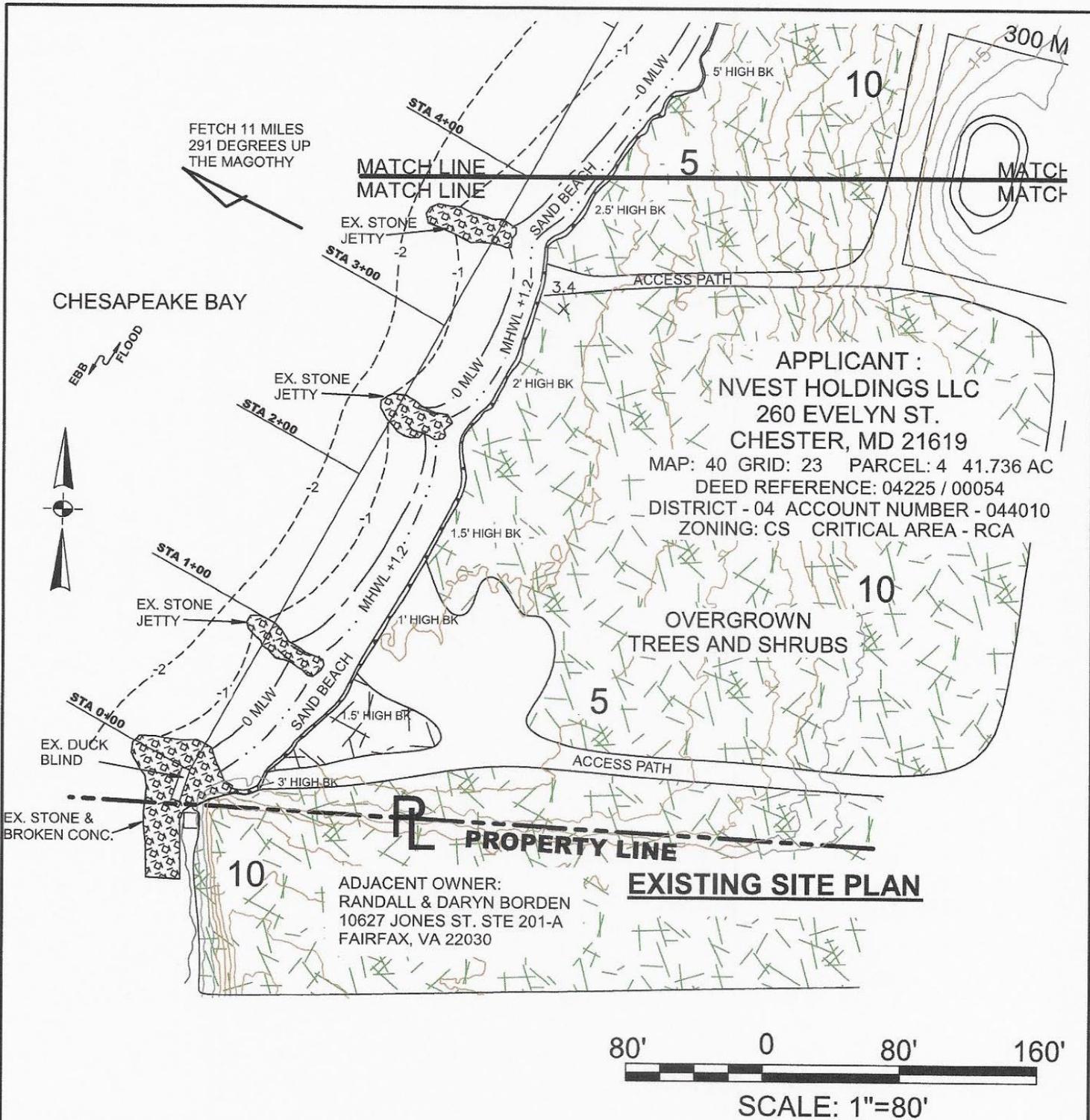
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 260 EVELYN ST.
 CHESTER, MD 21619

DATE: REV 11/15/24 DRAWING 5



OWNER : NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
CHESTER, MD 21619
SITE ADDRESS: 300 MYLANDER LN.
STEVENSVILLE, MD 21666

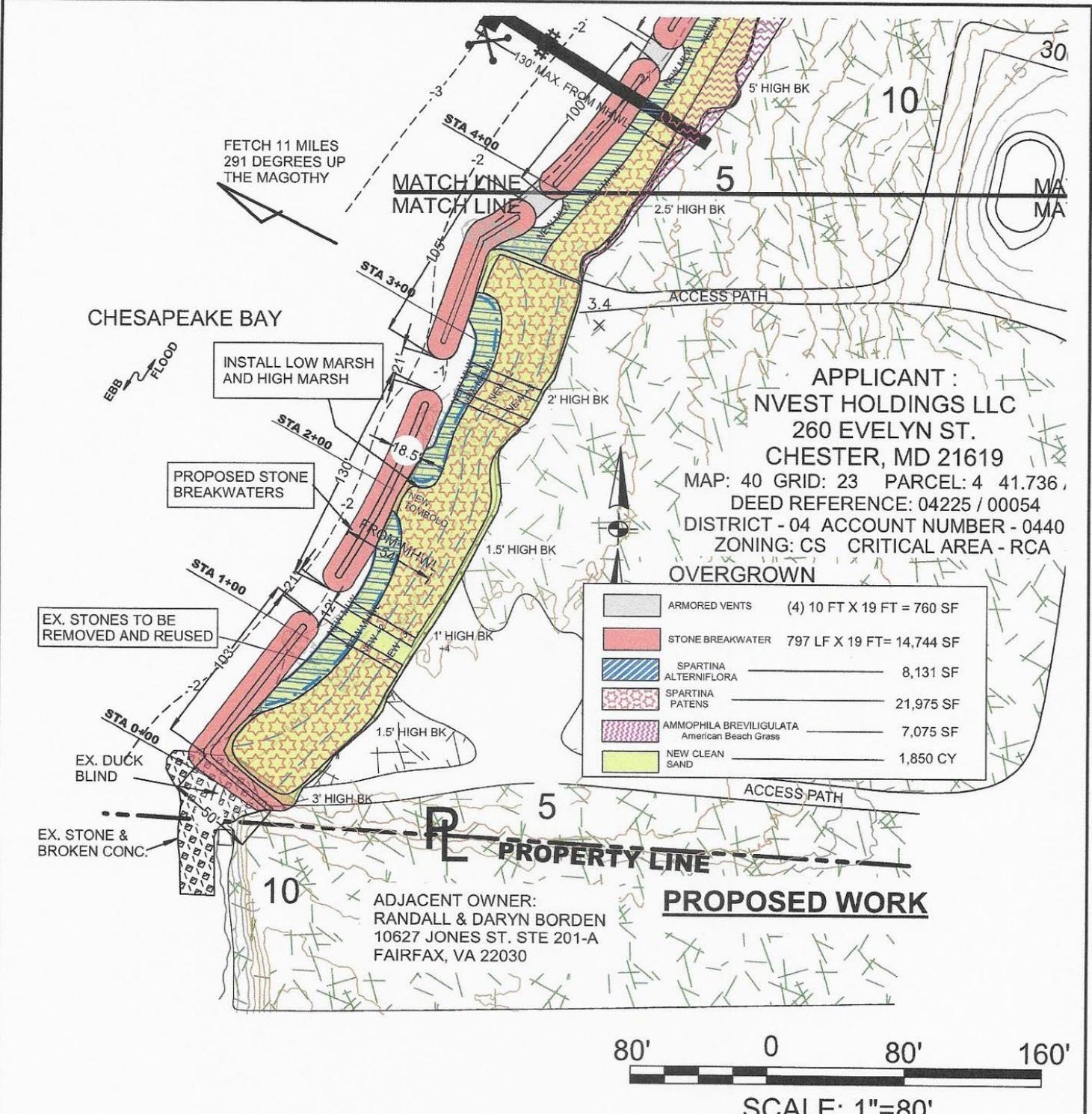
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EXISTING SITE SOUTH AREA

Doldon W. Moore & Associates, LLC
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FETCH 11 MILES
291 DEGREES UP
THE MAGOTHY

CHESAPEAKE BAY

EBB
FLOOD

INSTALL LOW MARSH
AND HIGH MARSH

PROPOSED STONE
BREAKWATERS

EX. STONES TO BE
REMOVED AND REUSED

EX. DUCK
BLIND

EX. STONE &
BROKEN CONC.

MATCH LINE
MATCH LINE

APPLICANT :
NVEST HOLDINGS LLC
260 EVELYN ST.
CHESTER, MD 21619
MAP: 40 GRID: 23 PARCEL: 4 41.736
DEED REFERENCE: 04225 / 00054
DISTRICT - 04 ACCOUNT NUMBER - 0440
ZONING: CS CRITICAL AREA - RCA
OVERGROWN

	ARMORED VENTS	(4) 10 FT X 19 FT = 760 SF
	STONE BREAKWATER	797 LF X 19 FT = 14,744 SF
	SPARTINA ALTERNIFLORA	8,131 SF
	SPARTINA PATENS	21,975 SF
	AMMOPHILA BREVILIGULATA American Beach Grass	7,075 SF
	NEW CLEAN SAND	1,850 CY

ADJACENT OWNER:
RANDALL & DARYN BORDEN
10627 JONES ST. STE 201-A
FAIRFAX, VA 22030

PROPOSED WORK

80' 0 80' 160'
SCALE: 1"=80'

OWNER : NVEST HOLDINGS LLC
MAILING ADDRESS: 260 EVELYN ST.
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STEVENSVILLE, MD 21666

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ZONING: CS CRITICAL AREA - RCA

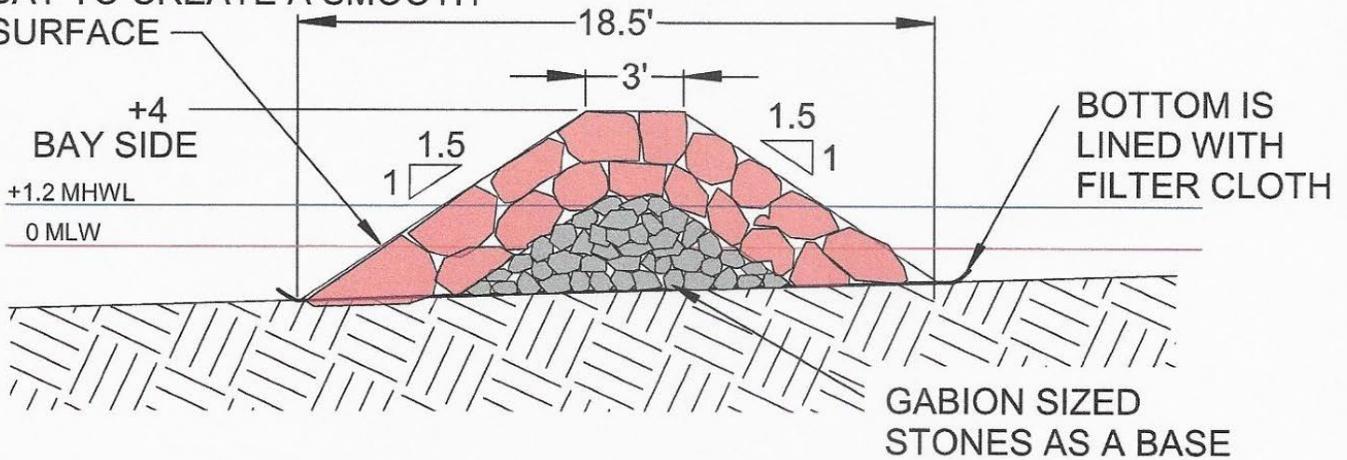
**PROPOSED WORK
SOUTH AREA**

**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
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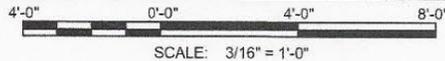
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DATE: REV 11/15/24 DRAWING 7

ARMOR STONES
 1,000 TO 2,400 LBS
 FLAT SIDE FACING THE
 BAY TO CREATE A SMOOTH
 SURFACE



TYPICAL STONE BREAKWATER SECTION



OWNER : NVEST HOLDINGS LLC
 MAILING ADDRESS: 260 EVELYN ST.
 CHESTER, MD 21619
 SITE ADDRESS: 300 MYLANDER LN.
 STEVENSVILLE, MD 21666

MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
 DEED REFERENCE: 04225 / 00054
 DISTRICT - 04 ACCOUNT NUMBER - 044010
 ZONING: CS CRITICAL AREA - RCA

BREAKWATER SECTION

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374

Tidal Wetlands Consultant and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony

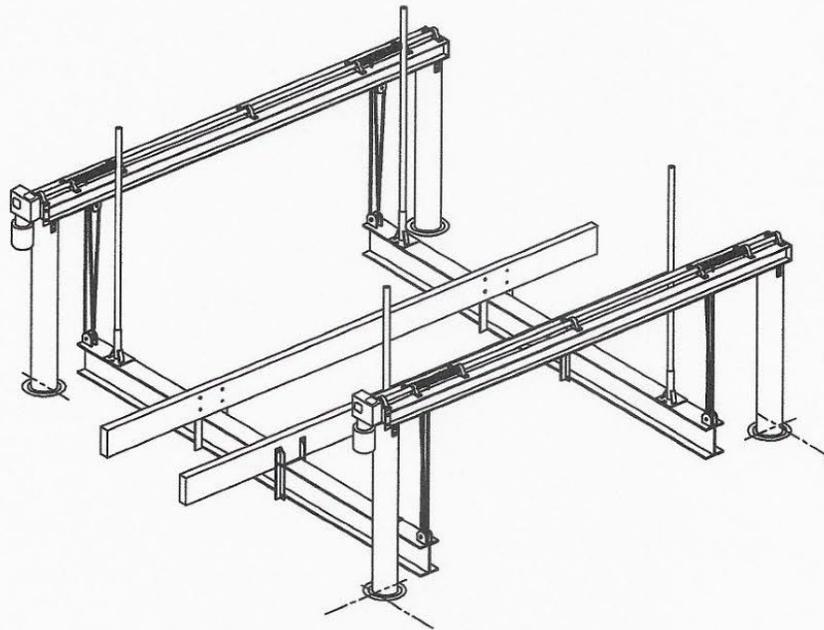
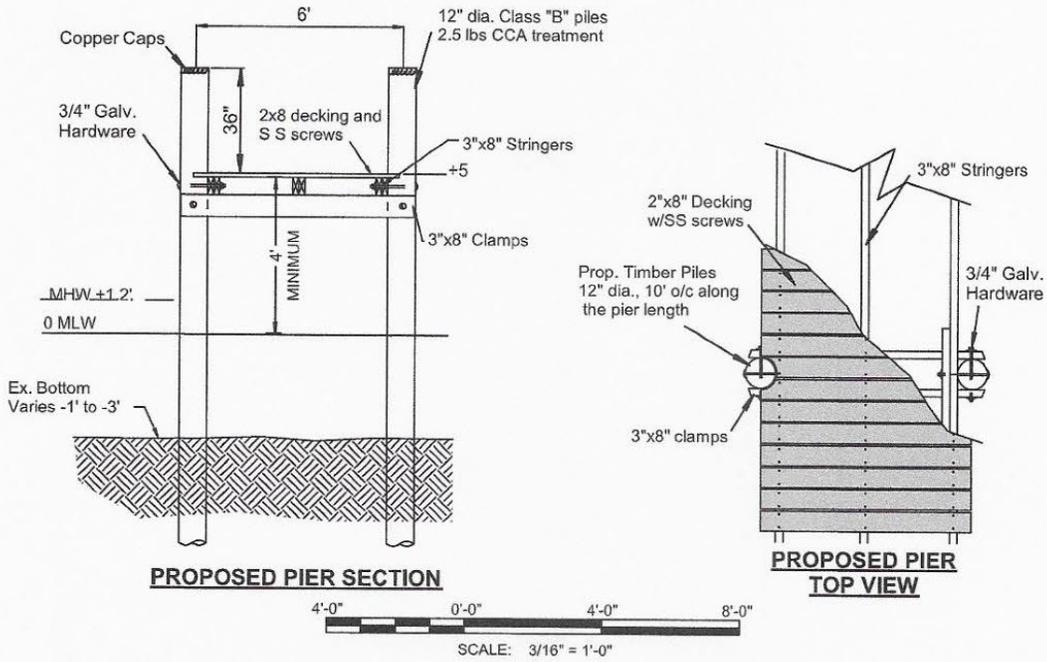
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 130'
2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS
3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3.
4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: CHESAPEAKE BAY
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 STATE: MARYLAND
 APPL. BY: NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 9



OWNER : NVEST HOLDINGS LLC
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 CHESTER, MD 21619
 SITE ADDRESS: 300 MYLANDER LN.
 STEVENSVILLE, MD 21666

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DETAILS

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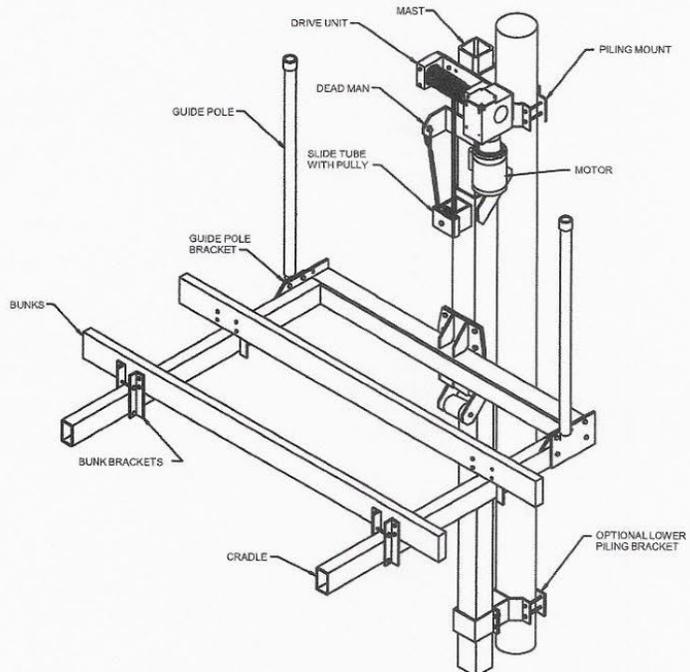
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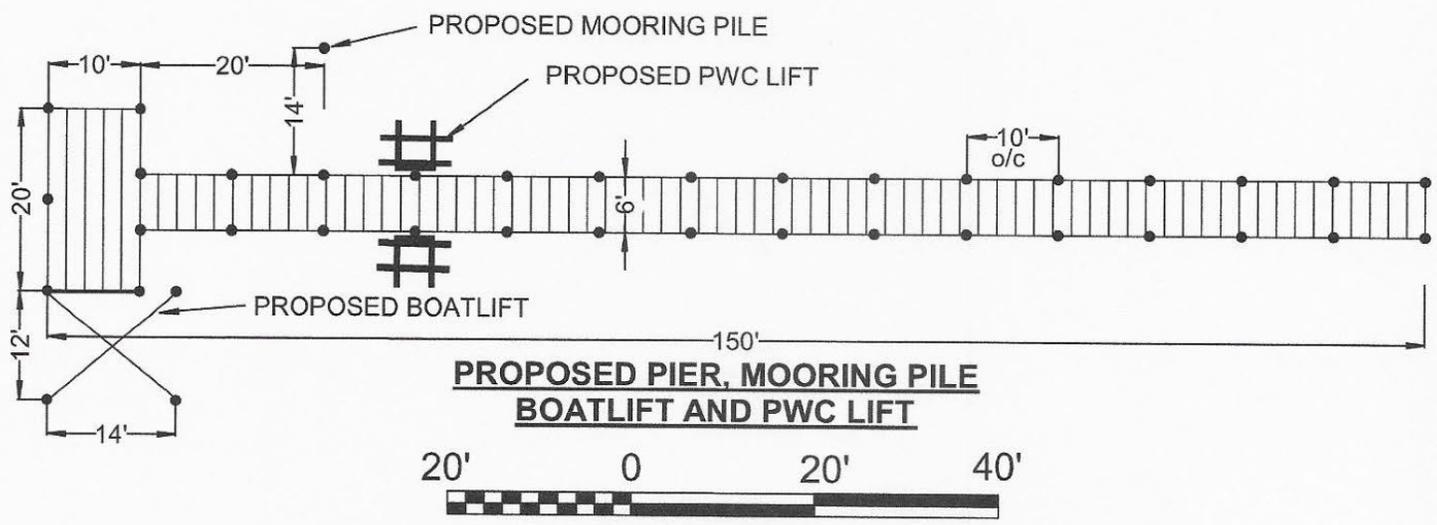
IN: CHESAPEAKE BAY
 TOWN: STEVENSVILLE
 COUNTY: QUEEN ANNE'S
 STATE: MARYLAND
 APPL. BY: NVEST HOLDINGS LLC
 260 EVELYN ST.
 CHESTER, MD 21619

DATE: REV 11/15/24

DRAWING 10



TYPICAL PERSONAL WATERCRAFT LIFT



**PROPOSED PIER, MOORING PILE
BOATLIFT AND PWC LIFT**

SCALE: 1"=20'

OWNER : NVEST HOLDINGS LLC
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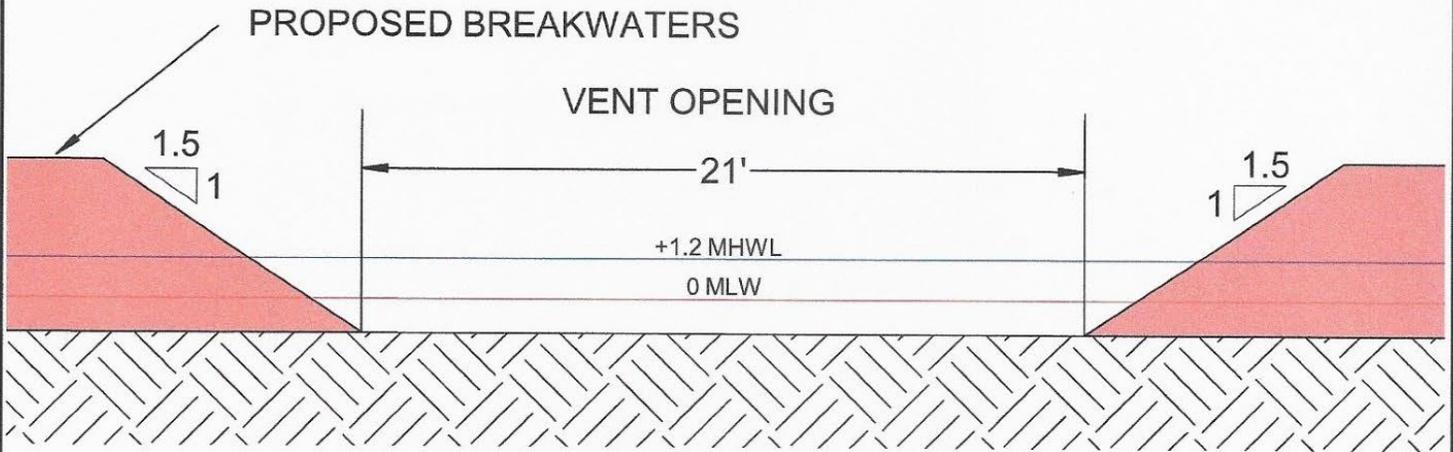
DETAILS

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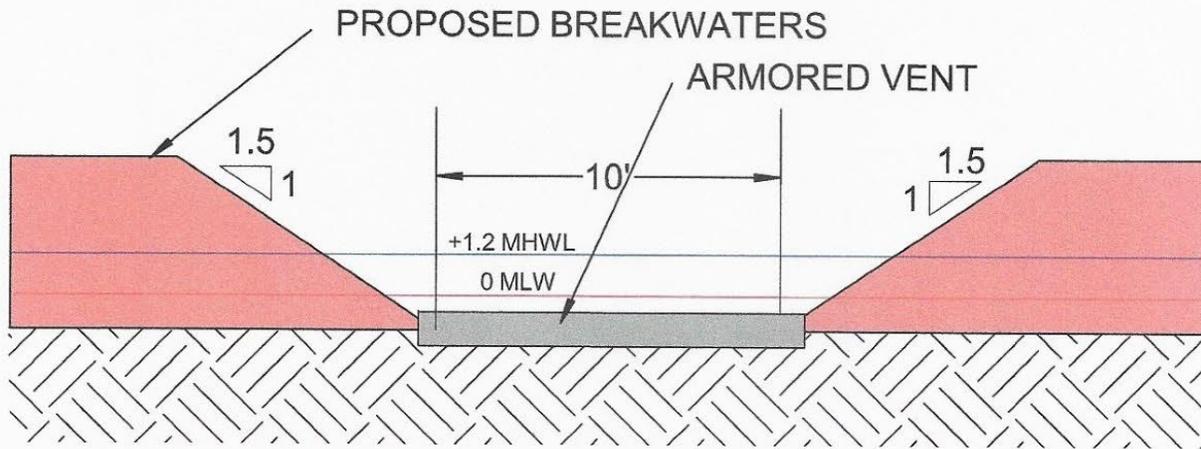
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 CHESTER, MD 21619

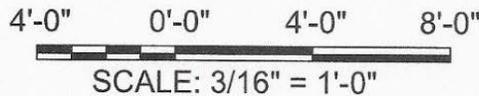
DATE: REV 11/15/24 DRAWING 11



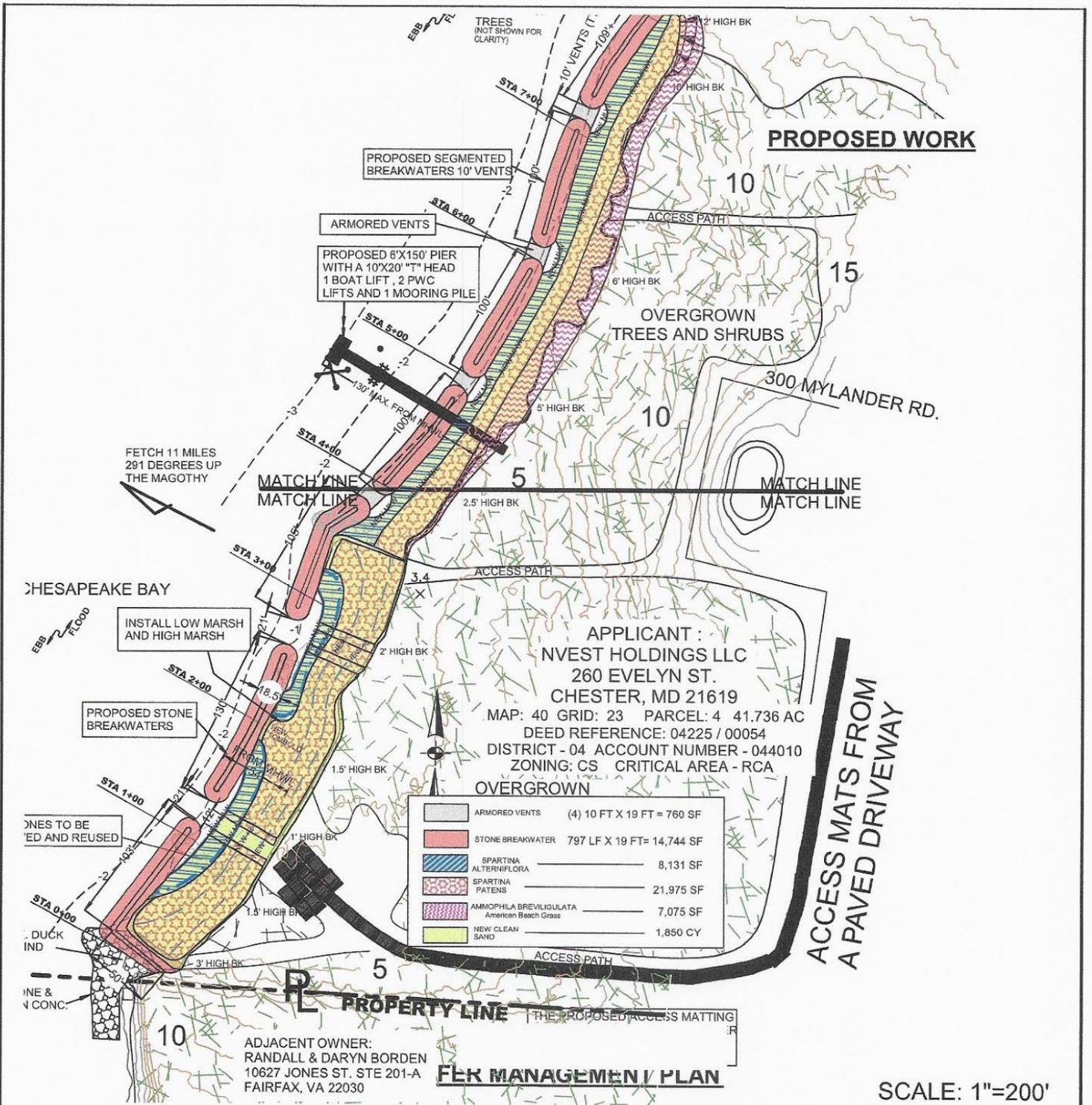
VENT OPENING DETAIL
BEACH AREA



ARMORED VENT OPENING DETAIL



<p>OWNER : NVEST HOLDINGS LLC MAILING ADDRESS: 260 EVELYN ST. CHESTER, MD 21619 SITE ADDRESS: 300 MYLANDER LN. STEVENSVILLE, MD 21666</p>	<p>MAP: 40 GRID: 23 PARCEL: 4 41.736 AC DEED REFERENCE: 04225 / 00054 DISTRICT - 04 ACCOUNT NUMBER - 044010 ZONING: CS CRITICAL AREA - RCA</p>	<p><i>VENT DETAIL</i></p>
<p>Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitator P.O. Box 1 Owings, MD 20736 Email: dwmooorej@verizon.net Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 130' 2. ELEVATIONS BASED ON 0 MLW AND THE NOAA TIDE GAUGE IN ANNAPOLIS 3. PROPOSED WORK: FOR A FULL WORK DESCRIPTION SEE SHEET 3. 4. ALL ACCESS IS BY LAND USING MATS FOR PROTECTION. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. 	<p>IN: CHESAPEAKE BAY TOWN: STEVENSVILLE COUNTY: QUEEN ANNE'S STATE: MARYLAND APPL. BY: NVEST HOLDINGS LLC 260 EVELYN ST. CHESTER, MD 21619 DATE: REV 11/15/24 DRAWING 12</p>



OWNER : NVEST HOLDINGS LLC
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 STEVENSVILLE, MD 21666

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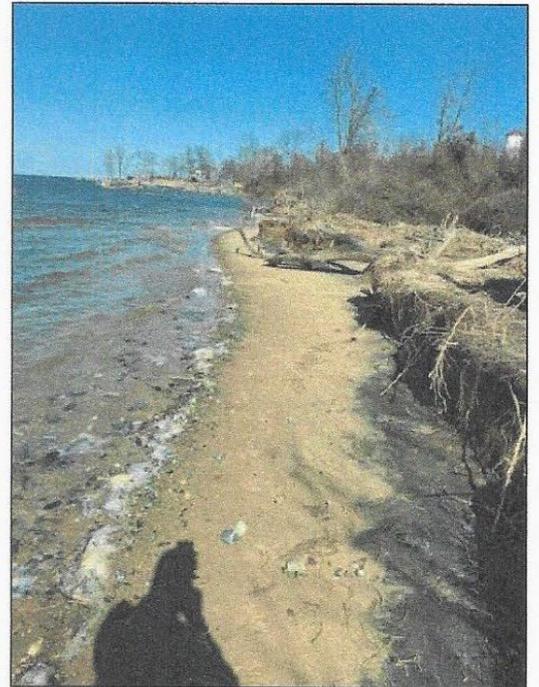
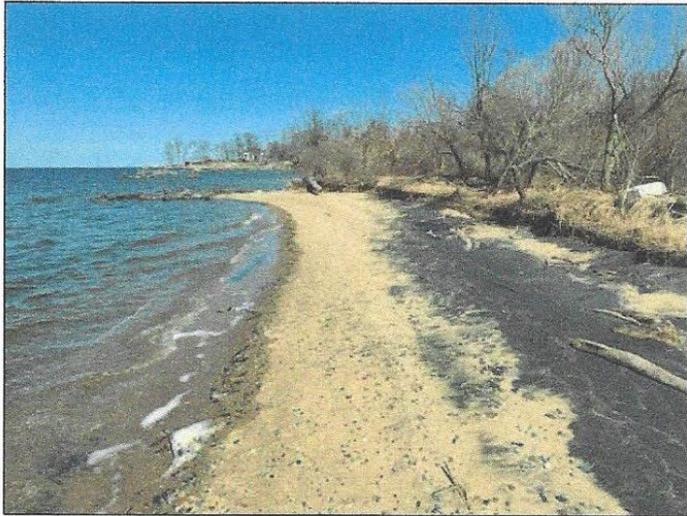
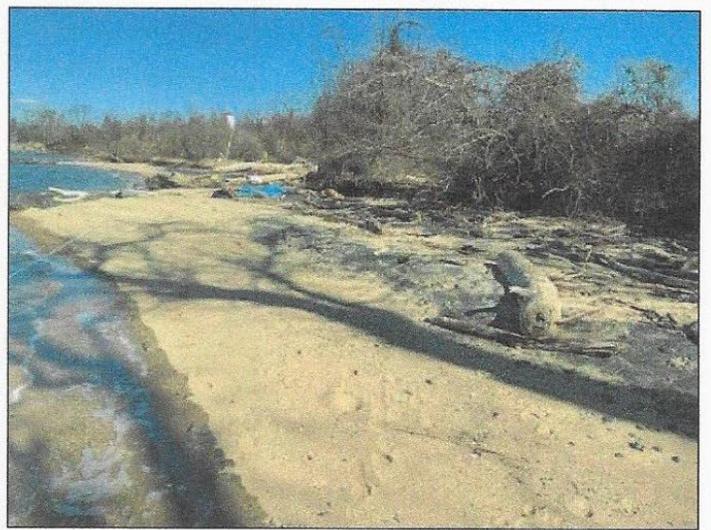
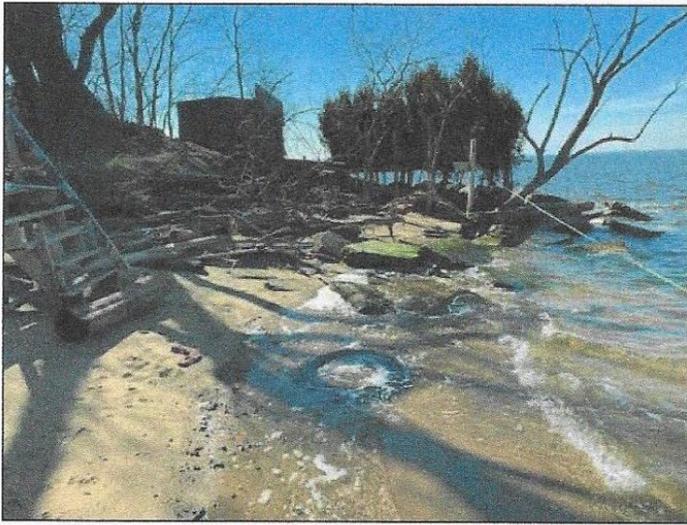
**BUFFER
 MANAGEMENT
 PLAN**

**Doldon W. Moore &
 Associates, LLC**
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 Tidal Wetlands Consultant
 and Facilitator
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- NOTES:**
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 CHESTER, MD 21619

DATE: REV 11/15/24 DRAWING 13



PHOTOS WERE TAKEN AT
 +1.2 TIDE BASED ON THE NOAA
 TIDE GAUGE IN ANNAPOLIS
 2/20/24, 9:30 AM

OWNER : NVEST HOLDINGS LLC
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PHOTOS

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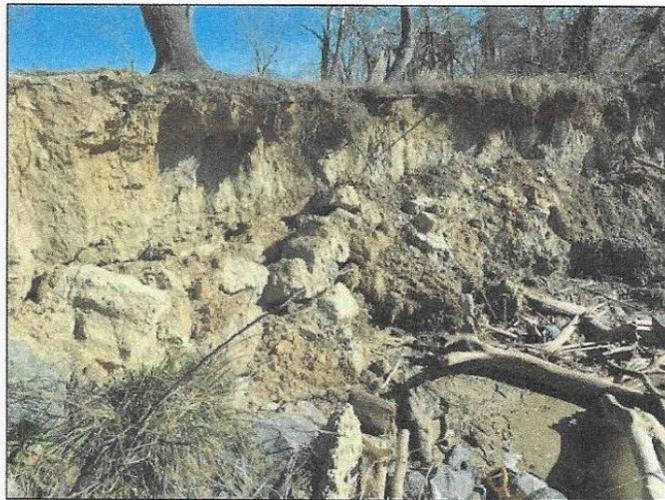
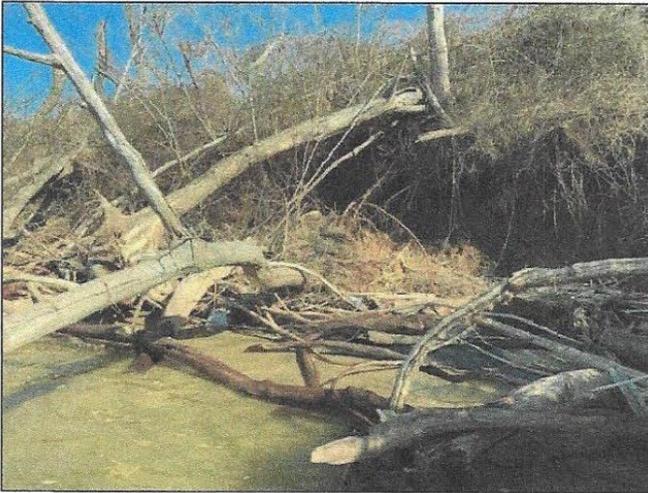
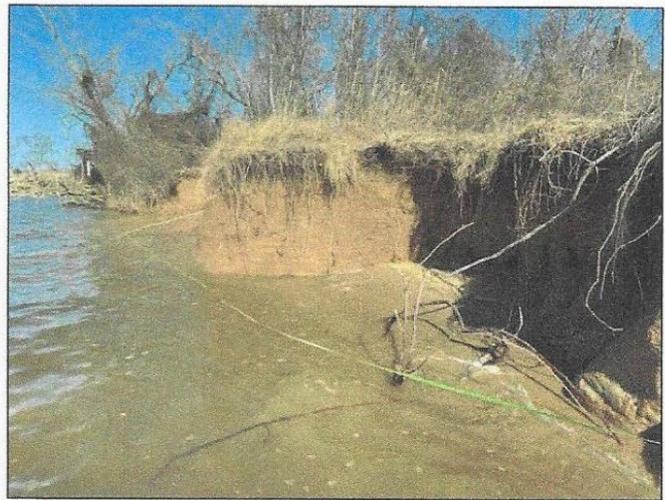
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DATE: REV 11/15/24 DRAWING 14



OWNER : NVEST HOLDINGS LLC
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 CHESTER, MD 21619
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MAP: 40 GRID: 23 PARCEL: 4 41.736 AC
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PHOTOS

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374

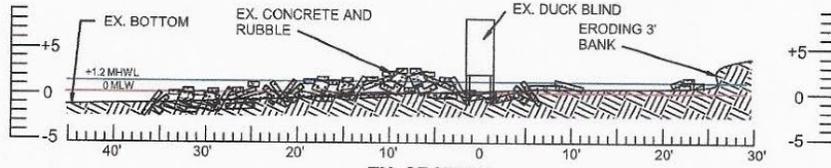
Tidal Wetlands Consultant and Facilitator
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NOTES:

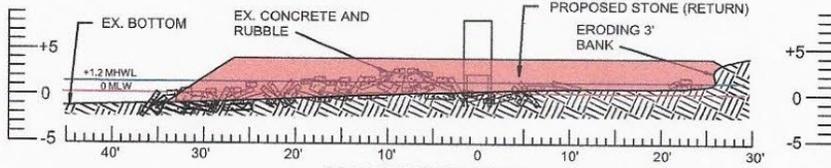
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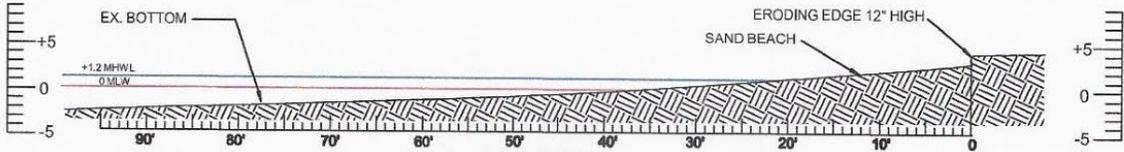
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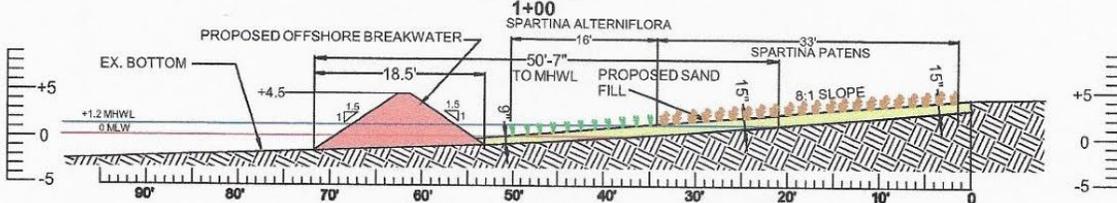
EX. SECTION
0+00



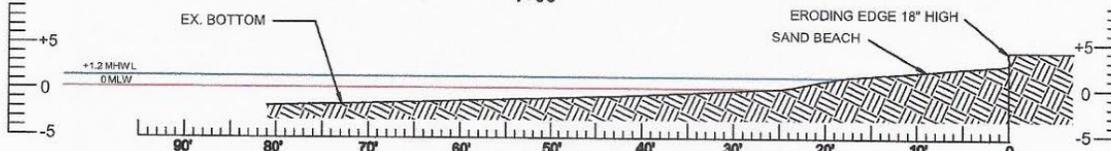
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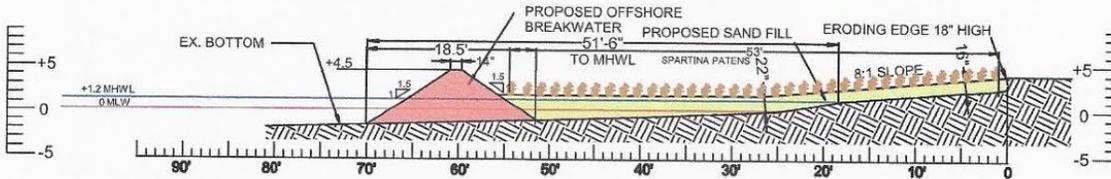
EX. SECTION
1+00



PROPOSED SECTION
1+00



EX. SECTION
2+00



PROPOSED SECTION
2+00 @ THE TOMBOLO



SCALE: 1"=20'

OWNER : NVEST HOLDINGS LLC
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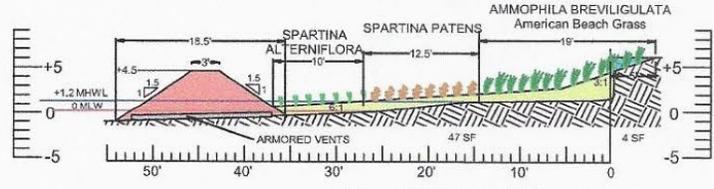
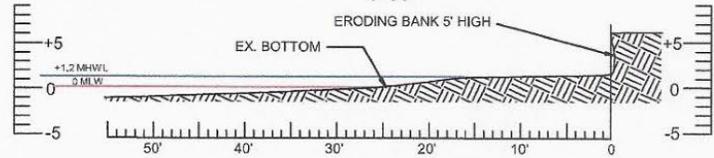
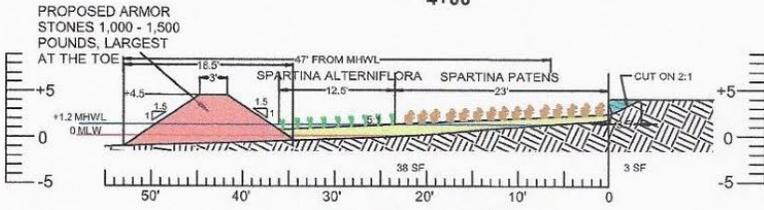
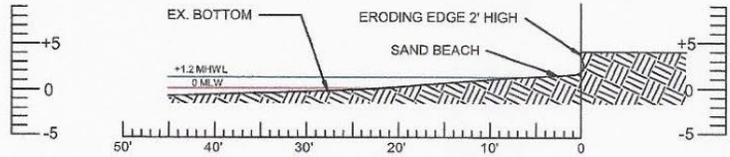
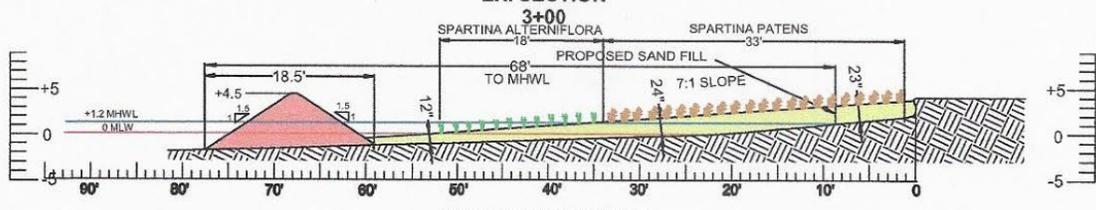
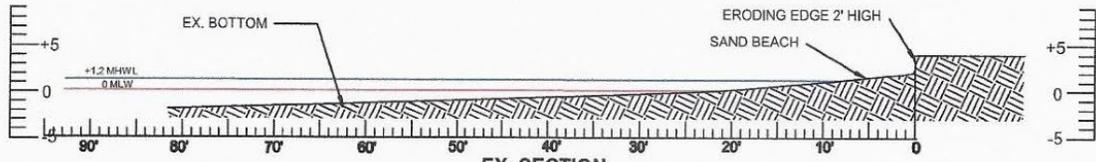
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DRAWING 16



SCALE: 1"=20'

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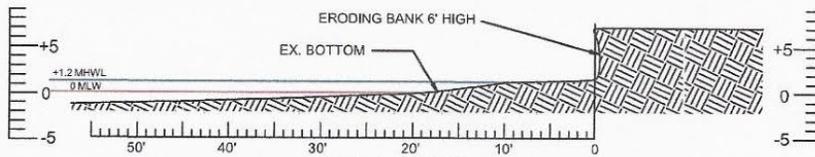
SECTIONS

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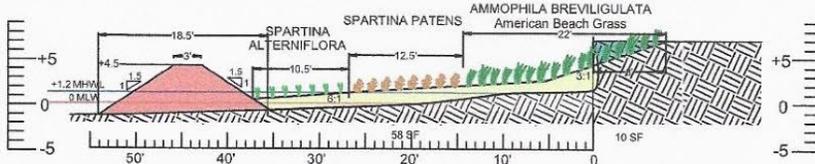
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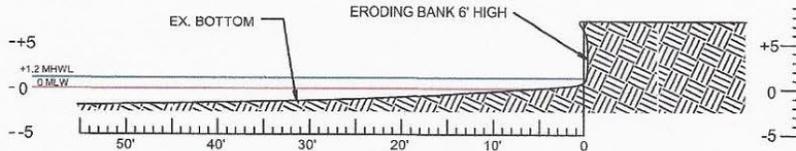
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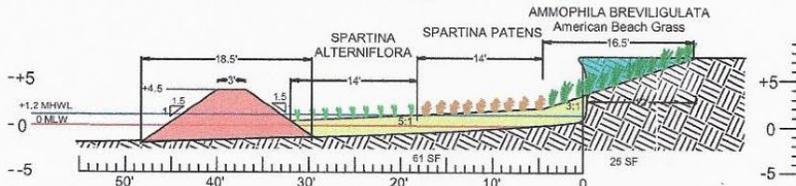
EX. SECTION
6+00



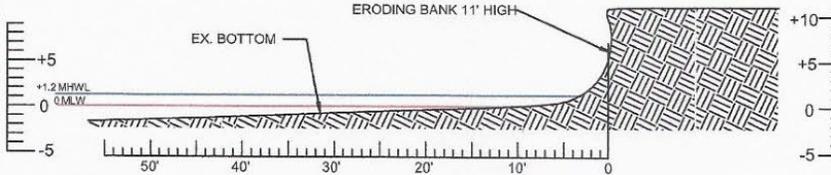
PROPOSED SECTION
6+00



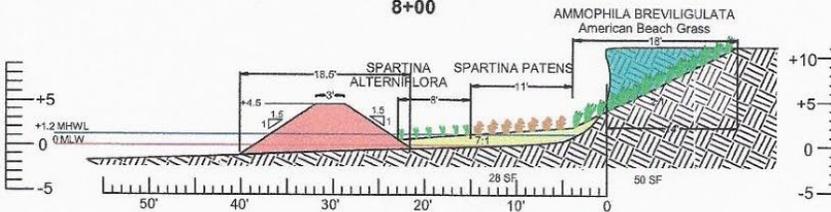
EX. SECTION
7+00



PROPOSED SECTION
7+00



EX. SECTION
8+00



PROPOSED SECTION
8+00



SCALE: 1"=20'

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DATE: REV 11/15/24 DRAWING 18