

## *Critical Area Commission*

### **STAFF REPORT**

June 7, 2023

<b>APPLICANT:</b>	Maryland-National Capital Park and Planning Commission
<b>JURISDICTION:</b>	Prince George's County
<b>PROPOSAL:</b>	Jackson Landing Boating Access Facility Renovations
<b>COMMISSION ACTION:</b>	Vote
<b>STAFF RECOMMENDATION:</b>	Approval
<b>STAFF:</b>	Michael Grassmann
<b>APPLICABLE LAW/ REGULATIONS:</b>	COMAR 27.02.05 State Agency Actions Resulting in Development on State-Owned Lands

### **DISCUSSION:**

The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation proposes to renovate the Jackson Landing Boating Access Facility, located at the Patuxent River Park, 16000 Croom Airport Road. The Patuxent River Park is a part of the Jug Bay Natural Area and borders the western boundary of Jug Bay and the Patuxent River. The Park and Natural Area are owned by M-NCPPC and partially located on lands designated Resource Conservation Area (RCA). M-NCPPC is considered a quasi-state agency for the purposes of reviewing projects within the Critical Area.

The Jackson Landing Boating Access facility is one of only six public boat launches on the entire 115-mile Patuxent River. It is the northern most facility and located near the headquarters of Patuxent River Park. The entire Jug Bay Natural Area totals over 700 acres, with the Patuxent River Park headquarters and boat launch located on a 21.55-acre parcel, entirely within the RCA. The boat launch is heavily used, as over 35,000 vehicles visited the launch in 2020. Thus, the 25-year-old Jackson Landing Boating Access facility has reached its end-of-life cycle and is in need of complete renovation.

M-NCPPC proposes to demolish and replace the following elements: a fixed fishing pier and the associated pilings, a floating pier, a concrete boat ramp and the associated flank walls, a fixed kayak pier and an associated launch, a metal gangway and an associated floating dock, and a gravel parking lot. The gravel parking lot will be converted to an asphalt parking lot and slightly enlarged to provide a new ADA-accessible space. The boating access facility will also be ADA-accessible. Finally, the grassy areas will be restored and sections near the water will accommodate mitigation plantings upon project completion. The anticipated life of the project is

20 years. Existing lot coverage is 3,559 square feet (sf). Lot coverage proposed for removal is 65 sf; proposed new lot coverage is 479 sf, resulting in a gross lot coverage of 3,973 sf.

The project is considered water-dependent, other than for the construction of a new parking space to meet ADA-accessibility requirements. Therefore, this project is reviewed under COMAR 27.02.05 as a state agency action on state-owned lands. A site plan and mitigation planting plan are attached to this staff report (Attachment 1).

## Project Impacts

### Buffer Impacts

The Limits of Disturbance (LOD) are entirely in the Buffer, excluding 30 sf. All proposed renovations will be in-kind, except for 414 sf of new lot coverage to construct the ADA-accessible parking space. No tree clearing is proposed. Permanent impacts and mitigation requirements are as follows:

**Table 1. Permanent Buffer Impacts and Mitigation Summary**

	<b>Permanent Impacts</b>	<b>Mitigation Ratio</b>	<b>Required Mitigation</b>
<b>Water Dependent</b>	269 sf	2:1	538 sf
<b>Non-Water Dependent</b>	268 sf	3:1	804 sf
Deduction for Lot Coverage Removal			65 sf
<b>Total</b>			<b>1,277 sf</b>

As summarized in the table above, permanent impacts associated with the water-dependent aspects of the project will be mitigated at a rate of 2:1, and the permanent impacts associated with the parking lot will be mitigated at a rate of 3:1. M-NCPPC proposes to plant 1,917 sf of total mitigation.

On March 23, 2023, Critical Area Commission staff coordinated a site visit with M-NCPPC staff and their consultants to review the Buffer Management Plan in order to address concerns about erosion-related runoff and the overall climate resiliency of the project. Based on this meeting, the site plan was revised to include deep rooted herbaceous grasses near the proposed ADA parking area to help capture runoff and stabilize the area. Taking site constraints into consideration, the majority of proposed plantings will be planted in the Buffer and comprise of red maples, black gum, eastern serviceberry, coastal sweet pepperbush, and inkberry holly. The proposed mitigation to offset permanent impacts and meet pollution reduction requirements exceeds mitigation requirements by 40 sf. Critical Area staff approved the planting agreement on April 13, 2023 and the final Buffer Management Plan on April 25, 2023.

### Critical Area 10% Phosphorus Compliance

The 10% Pollutant Reduction requirement to meet Critical Area stormwater requirements is 0.03 pounds of phosphorus annually. Compliance will be met via 600 sf of plantings, which is included in the approved Buffer Management Plan.

## Permits and Agency Reviews

### Maryland Department of the Environment (MDE)/Maryland Board of Public Works

#### *Tidal Wetlands Authorization*

A total of 3,107 sf of tidal wetlands will be impacted and mitigated as per the Maryland Department of the Environment's (MDE)/U.S. Army of Corps Engineer's (USACE) Joint Permit. M-NCPPC received a Tidal Wetlands License from the Maryland Board of Public Works (BPW) on October 19, 2022.

#### *Stormwater Management Compliance and Sediment and Erosion Control*

Impacts do not exceed 5,000 square feet; therefore, stormwater management plan and sediment and erosion control plan approvals are not required. However, there will be measures to control sediment and erosion including super-silt fencing and a proposed reduction in the slope of the parking ramp from 9.5% to 8.1%. As previously mentioned, open spaces along portions of the parking area will also be planted with concentrated deep rooted herbaceous grasses. These measures are intended to address concerns related to the sensitive resources noted below.

### Maryland Department of Natural Resources (DNR)

The project is located on preserved lands designated as a Sensitive Species Project Review Area (SSPRA), a Natural Heritage Area (NHA), a waterfowl concentration area, a Use II stream, and Forest Interior Dwelling Birds (FIDS) habitat. Furthermore, submerged aquatic vegetation (SAV) was last mapped in 2008 along the LOD's shoreline and anadromous fish propagation waters are found within the vicinity of the LOD. Lastly, the area is designated as a Wetland of Special State Concern (WSSC).

M-NCPPC received an analysis from the DNR's Environmental Review Unit on April 7, 2021, as part of its National Environmental Policy Act (NEPA) review. DNR's recommendations from this analysis are summarized below, along with the proposed measures M-NCPPC plans to undertake to minimize impacts to these sensitive areas:

#### *Rare, Threatened, and Endangered Species Habitat*

DNR has determined that there are no official State or Federal records listed for plant or animal species onsite.

#### *Natural Heritage Area*

DNR has determined that there are no impacts to the Natural Heritage Area.

#### *Waterfowl Concentration Area*

The project site is located in a Historic Waterfowl Concentration Area. Construction will be prohibited from November 15<sup>th</sup> through March 1<sup>st</sup>, which is a condition of the BPW Tidal Wetlands License.

#### *Forest Interior Dwelling Bird (FIDS) Habitat*

DNR determined that FIDS habitat is present onsite; however, no clearing is proposed.

Wetland of Special State Concern (WSSC)

DNR recommended M-NCPPC take measures to mitigate, replace, or minimize the loss of habitat to WSSC. This includes avoiding impacts from the use of heavy equipment, disposal of excavated material, or other construction activities to the extent possible. Projects using grout, mortar, or concrete in or near the stream channel should be used cautiously to avoid significant instream pH changes onsite and downstream. Care should be taken in design and construction to maintain passage opportunities for aquatic life after project completion.

The BPW wetland license provides protection to WSSC through the best management practices listed in the special conditions of approval with the construction of a cofferdam around the boat ramp area through the completion of the project, use of marsh mats for any equipment or materials placed in vegetated wetlands, and the construction of the pier, platform, and associated structures from the uplands, open water, or the structure itself wherever possible.

Use II Stream/Submerged Aquatic Vegetation

DNR Fisheries found that due to the presence of Yellow Perch, no instream work should be permitted during the period of February 15<sup>th</sup> through June 15<sup>th</sup>. Further, to avoid impacts to SAV beds, no instream work should be conducted from April 15<sup>th</sup> through October 15<sup>th</sup> of any year. However, due to the protections provided by the best management practices stated in the special conditions of the BPW Tidal Wetland License M-NCPPC can construct outside these time of year restrictions.

Maryland Historical Trust (MHT)

On December 16, 2021, the Maryland Historical Trust determined that there are no impacts to historical or archeological resources.

**Coastal Resiliency**

The LOD is vulnerable to a one-foot increase in sea level rise, a Category 2 storm surge, and adjacent to a wetland migration area. In addition, the LOD is located within the Coast Smart Climate Ready Action Boundary (CS-CRAB). M-NCPPC is requesting a categorical exemption from CS-CRAB requirements because the boating access facility is a water-dependent facility. In accordance with CS-CRAB Program guidelines, M-NCPPC must implement adaptation and resilience measures to prevent or mitigate impacts to the maximum extent possible when applying for a waiver. Therefore, assuming a 2.1-foot increase in sea level over the life span of the facility, M-NCPPC proposes to offset potential sea level rise, storm surge and wetland migration area impacts by elevating all structures two feet above Mean High Water (MHW), utilizing floating structures where feasible, and renovating the boating access facility in-kind where feasible.

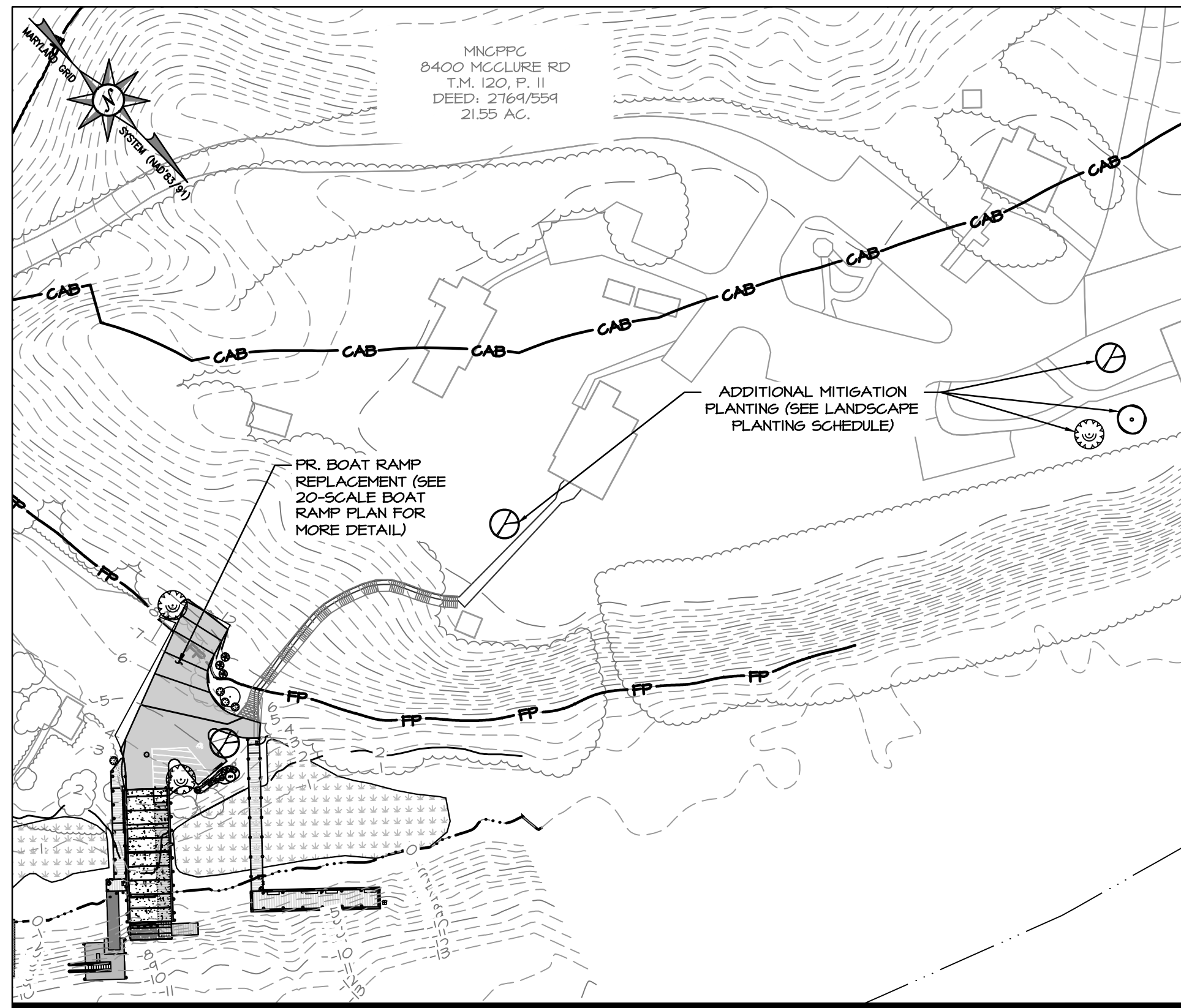
**Public Notice Requirements**

Notice of the project was published by MDE through its Public Notice of Applications Received for State Permits, MDE Wetlands and Waterways Program. The public comment period occurred

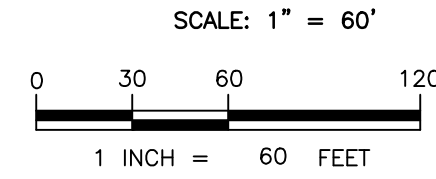
between July 2, 2020, and July 16, 2020. In addition, signs with information about the project were posted on the property on March 8, 2022, as required by COMAR 27.03.01.03. As of the date of the writing of this staff report, no public comments have been received; any comments received will be noted at the Commission meeting.

**Staff Recommendations**

Commission staff recommends approval of the project as proposed.



**TREE MITIGATION INSET**



**SITE INFORMATION**

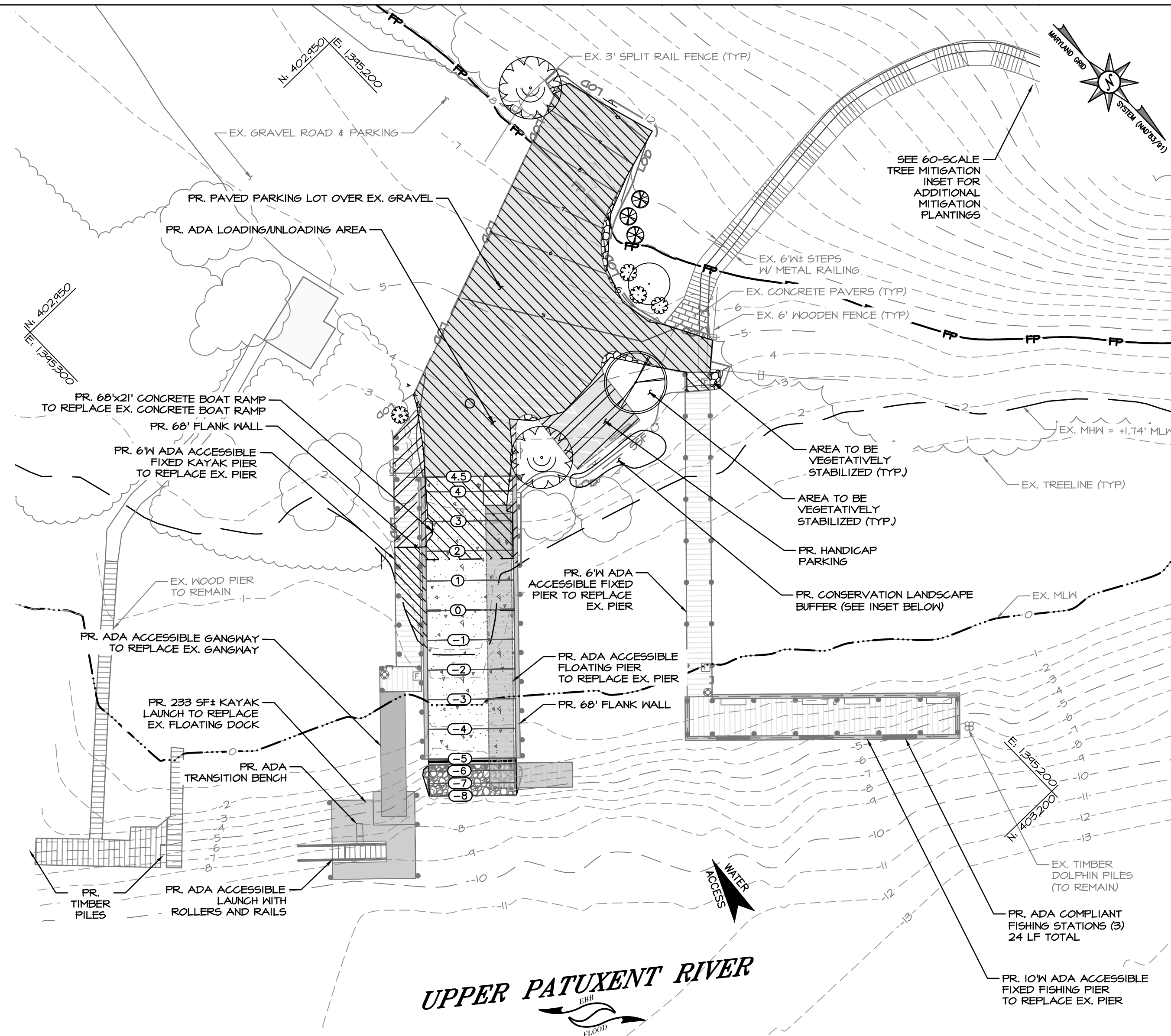
- OWNER/DEVELOPER: MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION WITH PRINCE GEORGE'S COUNTY DEPARTMENT OF PARKS & RECREATION
- OWNER/DEVELOPER INFORMATION: MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, 6600 KENILWORTH AVENUE, RIVERDALE, MD 20737, ATTN: FRANCIS KANG, PH: 301-689-2441
- ENGINEER: BAYLAND CONSULTANTS & DESIGNERS, INC.
- ENGINEER INFORMATION: 7455 NEW RIDGE ROAD, SUITE T, HANOVER, MARYLAND 21076, PH: 410-694-9401
- TAX MAP: 120
- PARCEL: 11
- DEED REF: 2769/559
- DISTRICT: 4
- ZONING: RESERVED OPEN SPACE (R-0-S)
- USE: PUBLIC PARK
- PROPERTY AREA: 21.55 ACRES
- CRITICAL AREA: 21.55 ACRES
- WATERSHED: UPPER PATUXENT RIVER

**GENERAL NOTES**

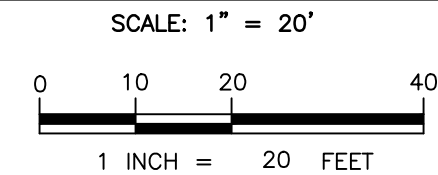
- THE PURPOSE OF THIS BUFFER MANAGEMENT PLAN IS TO COMPLY WITH THE BUFFER MITIGATION REQUIREMENTS FOR THE UPGRADES TO THE EXISTING LAUNCH FACILITY ON THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION FOR THIS PROPERTY IS RCA (RESOURCE CONSERVATION AREA).
- THE PROJECT WILL RESULT IN NO NET INCREASE IN LOT COVERAGE OUTSIDE OF THE BUFFER.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- MEAN HIGH WATER AS SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY BAYLAND CONSULTANTS & DESIGNERS, INC., DATED FEBRUARY 12, 2021.

**SOILS TABLE**

SOIL LABEL	SOIL SERIES	SLOPES (%)	K FACTOR	HYDRIC RATING
ChE	COLLINGTON-WIST COMPLEX	15-25	0.17	0
NM	NANTICOKE & MANNINGTON SOILS, TIDALLY FLOODED	-	0.43	1.0

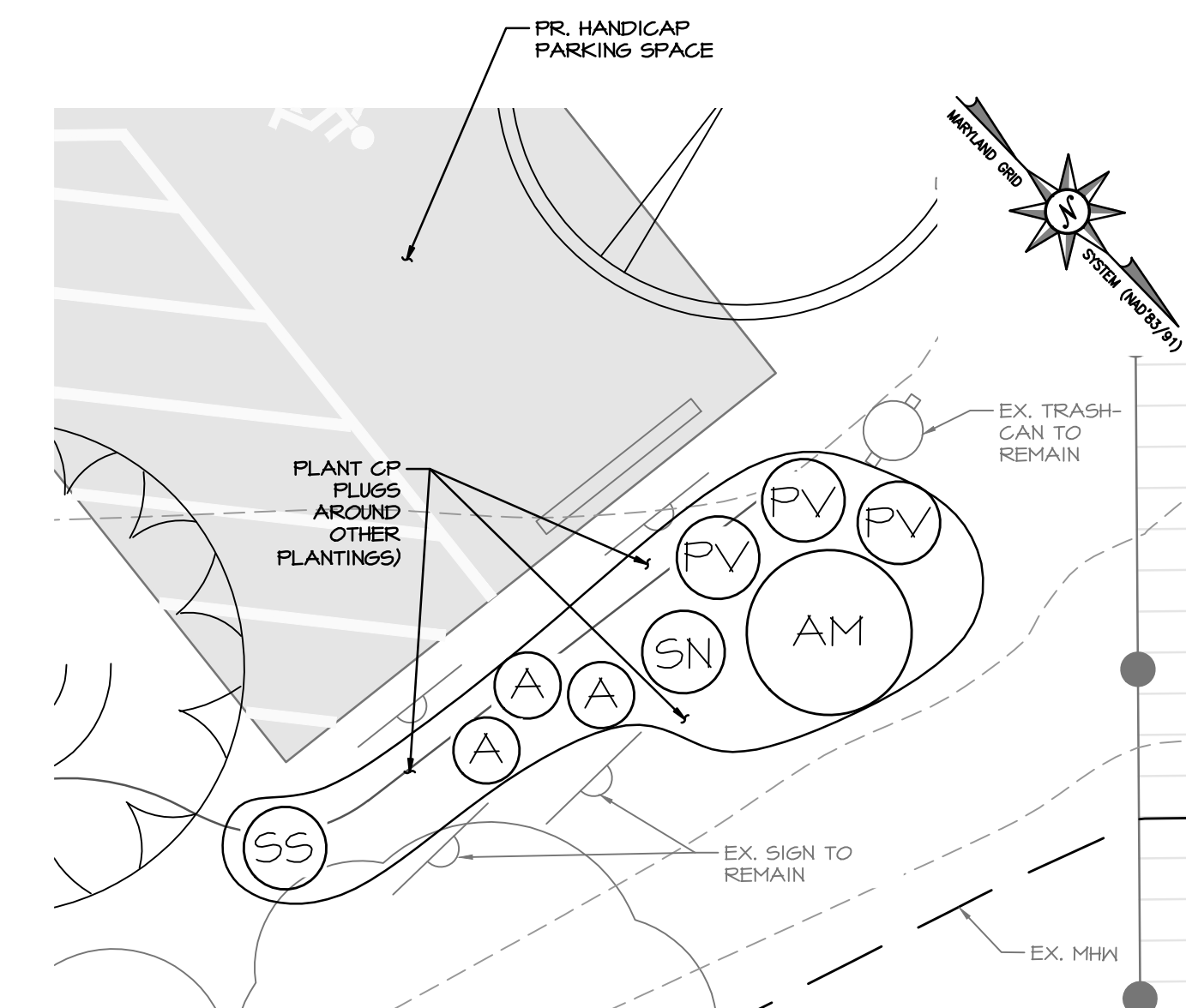


**BOAT RAMP PLAN VIEW**

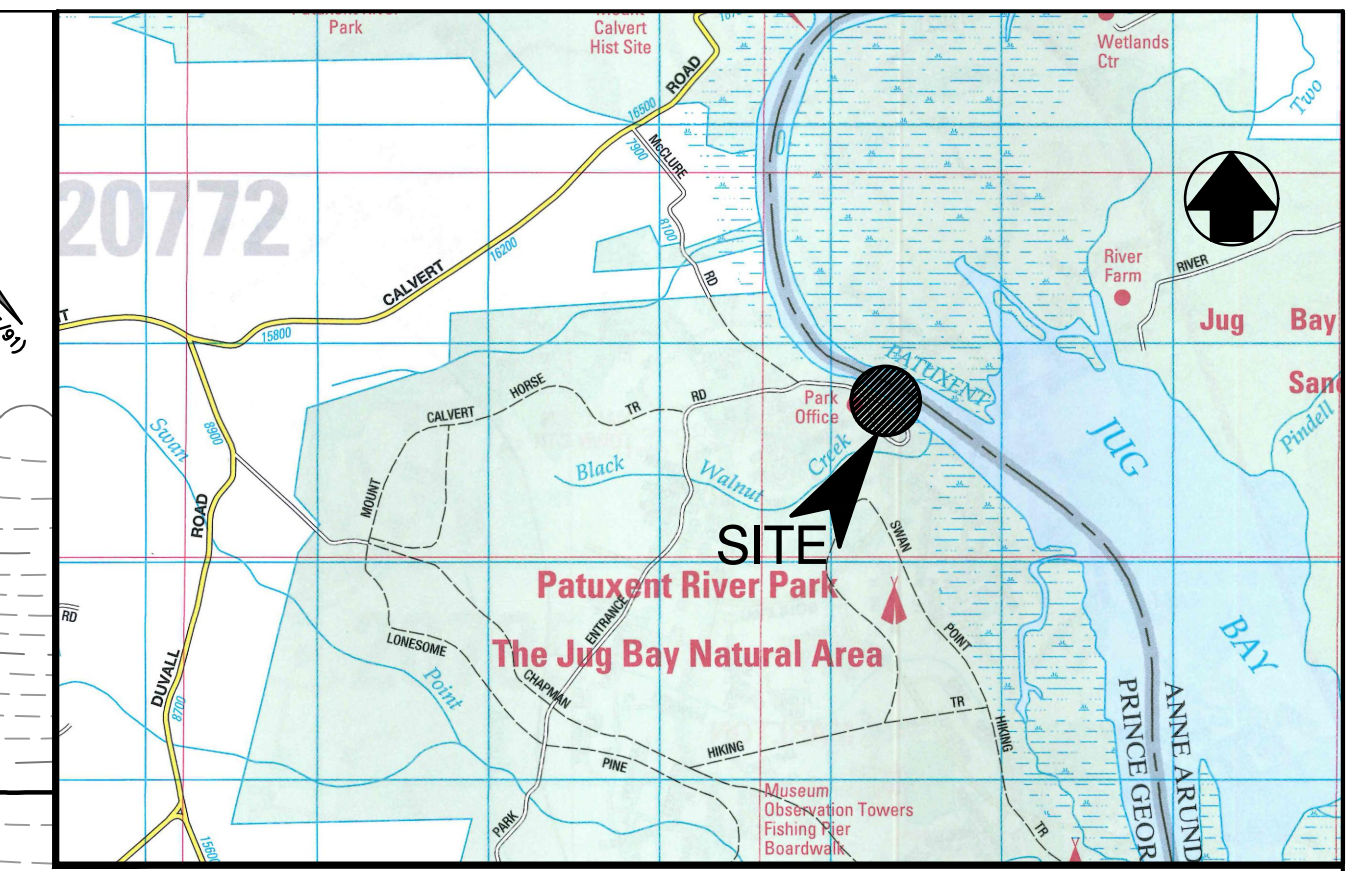
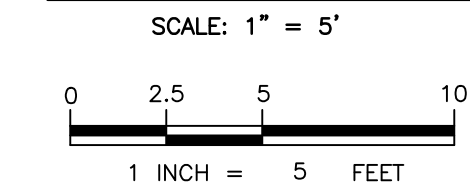


**MITIGATION SUMMARY**

SITE AREA CALCULATIONS	
TOTAL LOD	4,870 SF
LOD IN BUFFER	
EX LOT COVERAGE TO REMAIN	3,559 SF
EX LOT COVERAGE REMOVAL	65 SF
PR LOT COVERAGE	479 SF
EX PERVIOUS AREA TO REMAIN OR BE RESTORED UPON PROJECT COMPLETION	767 SF
TOTAL LOD IN BUFFER	4,870 SF
MITIGATION REQUIREMENT CALCULATIONS	
LOT COVERAGE MITIGATION REQUIREMENTS	
PR NEW WATER DEPENDENT LOT COVERAGE	269 SF
MITIGATION RATIO	2 :1
SUBTOTAL	538 SF
PR NEW WATER DEPENDENT ACCESSORY LOT COVERAGE	268 SF
MITIGATION RATIO	3 :1
SUBTOTAL	804 SF
PR NEW LOT COVERAGE TOTAL	1,342 SF
DEDUCTION FOR EX LOT COVERAGE REMOVAL	65 SF
NET LOT COVERAGE MITIGATION REQUIRED	1,277 SF
10% RULE REQUIREMENT (NON-STRUCTURAL BMP/PLANTING)	600 SF
TOTAL PLANTING CREDIT REQUIRED	1,877 SF
MITIGATION PROVIDED	
MITIGATION PLANTING PROVIDED (SEE PLANTING SCHEDULE)	1,917 SF
MITIGATION REQUIREMENT SATISFIED	YES



**CONSERVATION LANDSCAPE BUFFER INSET**



**VICINITY MAP**

PRINCE GEORGE'S COUNTY ADC MAP COORDINATES: MAP 5769 GRID G-7  
 MAP COPYRIGHT UNIVERSAL MAP GROUP LLC, PERMITTED USE NUMBER 10222014

**LEGEND**

- PROPERTY BOUNDARY
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- 100' CRITICAL AREA BUFFER
- EX. SOILS BOUNDARY
- EX. LOT COVERAGE TO BE REMOVED.
- EX. LOT COVERAGE TO REMAIN/BE REPLACED
- PR. NEW LOT COVERAGE

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**

DEPARTMENT OF PARKS & RECREATION  
 PRINCE GEORGE'S COUNTY  
 6600 KENILWORTH AVENUE  
 RIVERDALE, MARYLAND 20737  
 301-689-2481

**PATUXENT RIVER PARK**

**JACKSON'S LANDING**

**PARK # R91**  
 8400 MCCLURE RD  
 UPPER MARLBORO MD  
 20772

CONSULTANT  
**Bayland Consultants & Designers, Inc.**  
 "Integrating Engineering and Environment"  
 7455 New Ridge Road, Suite T Phone: (410) 694-9401  
 Hanover, Maryland 21076 Fax: (410) 694-9402  
 www.baylandinc.com

DESIGN: MB/AJ  
 DRAWN: MW/DG  
 PROJECT MANAGER: FRANCIS KANG

**BUFFER MANAGEMENT PLAN**

BID NO.  
 DATE: 04/25/23  
 ISSUE: DATE

# BUFFER MANAGEMENT PLAN APPROVAL

THIS BUFFER MANAGEMENT PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSISTENCY WITH THE LOCAL CRITICAL AREA PROGRAM AND THE PROVISIONS OF COMAR 27.01.09.01-1-7.

STAFF NAME \_\_\_\_\_ STAFF TITLE \_\_\_\_\_ DATE \_\_\_\_\_

## INSPECTION AGREEMENT

I, \_\_\_\_\_, THE OWNER OF THE SUBJECT PROPERTY, SHOWN HEREON, DO HEREBY GRANT PERMISSION TO THE APPROVING AUTHORITY TO INSPECT THE PLANTINGS AT APPROPRIATE TIMES AT THE ADDRESS PROVIDED BELOW.

STREET ADDRESS: 8400 MCCLURE RD  
TAX MAP: 120  
GRID: F1  
PARCEL: 11  
SECTION: N/A  
LOT: N/A

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## LANDSCAPE NOTES

1. ALL PLANT SPECIES SHALL BE NATIVE TO THE CHESAPEAKE AND ATLANTIC COASTAL BAYS REGION BASED ON THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING MATERIAL. IF CONFLICTS ARISE, BAYLAND, INC. MUST BE NOTIFIED PRIOR TO ANY GROUND BREAKING.
4. NO CONTAINER-GROWN MATERIAL SHALL BE PLANTED IF NOT ACCLIMATED TO THE CURRENT WEATHER CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR GENERAL MAINTENANCE INCLUDING WATERING.
5. ALL PLANTING MATERIAL AND PLANTING METHODS SHALL CONFORM TO CONSTRUCTION SPECIFICATIONS.

## MAINTENANCE AND LONG TERM PROTECTION PLAN

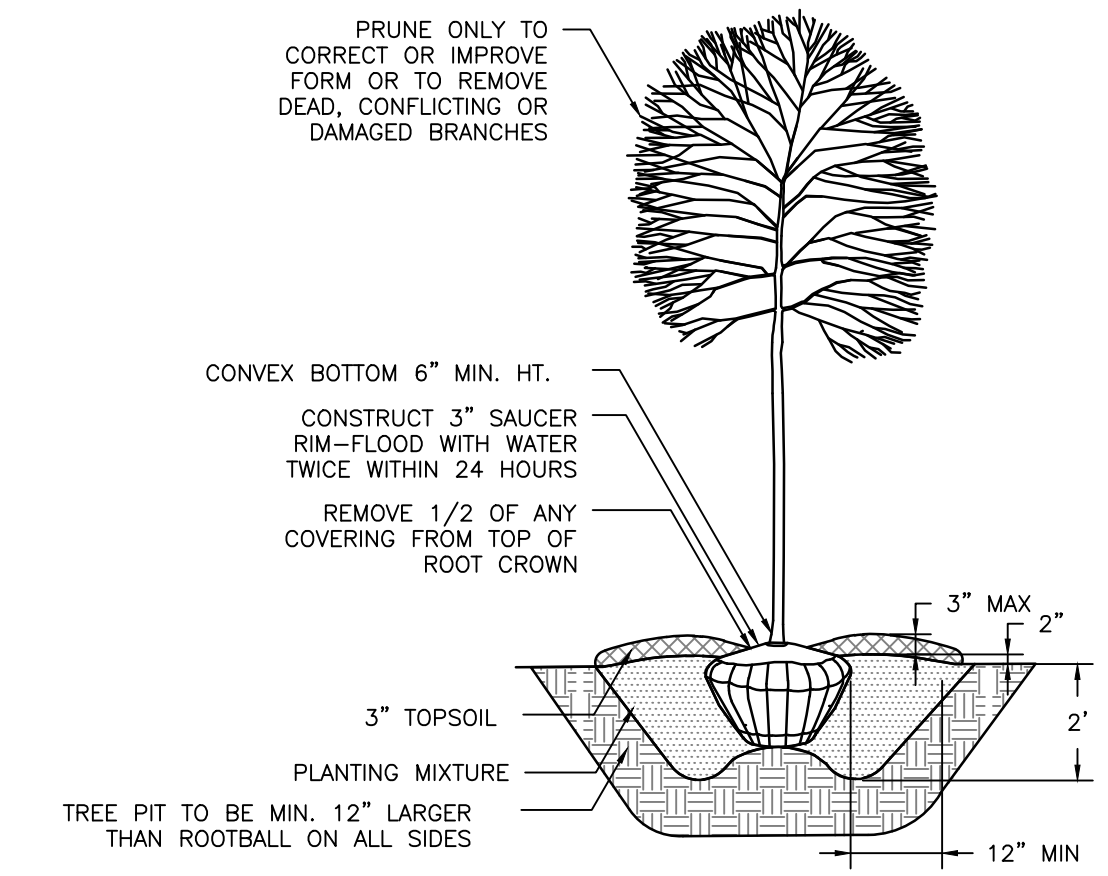
1. MONITOR THE PLANTINGS OFTEN TO REDUCE PLANT STRESS SUCH AS WATER DEFICIENCY, NUTRIENT DEFICIENCY, INVASIVE SPECIES COMPETITION, PEST DAMAGE, AND DISEASE.
2. WATER ONLY AS NECESSARY BUT AT LEAST ONCE EVERY 10 DAYS WITHOUT RAINFALL FROM MAY THROUGH SEPTEMBER, DEPENDING ON SOIL MOISTURE LEVELS. MONITOR TO ENSURE THAT OVER-WATERING DOES NOT FREQUENTLY OCCUR.
3. USE ONLY LOW NITROGEN AND SLOW RELEASE FERTILIZERS AND APPLY IN LATE FALL OR EARLY SPRING.
4. AT THE END OF THE 2-YEAR MONITORING PERIOD, THE SURVIVAL OF THE PLANTINGS SHALL BE ASSESSED TO DETERMINE THE NEED FOR REPLACEMENT PLANTINGS.
5. ALL OF THE PLANTS ARE REQUIRED TO SURVIVE PER COMAR 27.01.09.01-2J. ANY LANDSCAPE STOCK PLANT OR PLANTS THAT DID NOT SURVIVE SHALL BE REPLACED.

## BUFFER MANAGEMENT AND PROTECTION STANDARDS

1. REMOVAL OF NATURAL VEGETATION WITHIN THE 100-FOOT BUFFER AND EXPANDED BUFFER IS PROHIBITED. CUTTING AND CLEARING OF NATURAL VEGETATION WITHIN THE BUFFER AND EXPANDED BUFFER SHALL BE AS SHOWN ON THIS BUFFER MANAGEMENT PLAN AS SUBMITTED AND/OR AS SUBSEQUENTLY AMENDED, SUBJECT TO APPROVAL BY THE CRITICAL AREA COMMISSION. ADDITIONAL INFORMATION CAN BE OBTAINED BY CONTACTING THE CRITICAL AREA COMMISSION AT 21804 WEST STREET, SUITE 100, ANNAPOLIS, MARYLAND 21401.
2. THE CRITICAL AREA BUFFER ON THIS LOT SHALL BE PLANTED IN ACCORDANCE WITH THIS PLAN. ALL EXISTING AND PLANTED VEGETATION WITHIN THE BUFFER SHALL BE MAINTAINED AND SURVIVAL OF PLANTED AND NATURALLY OCCURRING REGENERATED AREAS OF THE BUFFER SHALL BE AS DESCRIBED IN THIS PLAN.
3. NEW LAWN AREAS SHALL NOT BE CREATED WITHIN THE BUFFER OR EXPANDED BUFFER UNLESS SPECIFICALLY ADDRESSED IN THIS BUFFER MANAGEMENT PLAN.
4. THE CONTRACTOR SHALL OBSERVE MINIMAL SITE PREPARATION/DISTURBANCE, PROTECTION, OF PLANTS AFTER DELIVERY UNTIL THEY ARE PLANTED. PROPER DIGGING AND HANDLING OF PLANT MATERIALS, PROPER EXCAVATION OF PLANTING AREAS, PLANTING OPERATIONS, STABILIZATION OF THE PLANTING AREAS WITH MULCH AFTER PLANTING, STAKING, AND PRUNING.

## LANDSCAPE PLANTING SCHEDULE

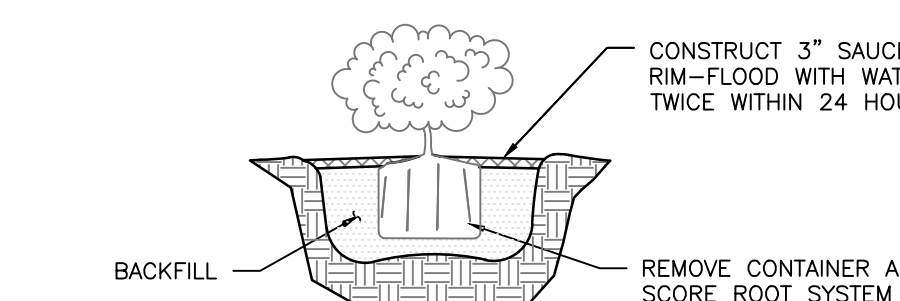
PLAN SYMBOL	SCIENTIFIC NAME	COMMON NAME	IND STATUS	SPACING	QUANTITY	TOTAL CREDIT (SF)
CANOPY TREES - 2" CALIPER						200 SF CREDIT PER UNIT
	ACER RUBRUM	RED MAPLE	FAC	AS SHOWN	3	600
	NYSSA SYLVATICA	BLACK GUM	FAC	AS SHOWN	1	200
	QUERCUS PHELLOS	WILLOW OAK	FACW	AS SHOWN	3	600
UNDERSTORY TREES - 3/4" CALIPER						75 SF CREDIT PER UNIT
	AMELANCHIER CANADENSIS	EASTERN SERVICEBERRY	FAC	AS SHOWN	1	75
LARGE SHRUBS - 36" CONTAINERIZED						50 SF CREDIT PER UNIT
	ARONIA MELANOCARPA	BLACK CHOKEBERRY	FAC	AS SHOWN	1	50
	CLETHRA ALNIFOLIA	COASTAL SWEET PEPPERBUSH	FACW	AS SHOWN	3	150
	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' INKBERRY HOLLY	FACW	AS SHOWN	4	200
HERBACEOUS - 1 GALLON						8 SF CREDIT PER UNIT
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	N/L	AS SHOWN	3	24
	PANICUM VIRGATUM	SWITCHGRASS	FAC	AS SHOWN	3	24
	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	FACW	AS SHOWN	1	8
	SOLIDAGO SEMPEVIRENS	SEASIDE GOLDENROD	FACW	AS SHOWN	1	8
HERBACEOUS - PLUGS						CREDIT BASED ON AREA COVERED
	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	N/L	0.75' ON CENTER	50	28
TOTAL					14	1917



- NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
  2. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURES STANDARD.

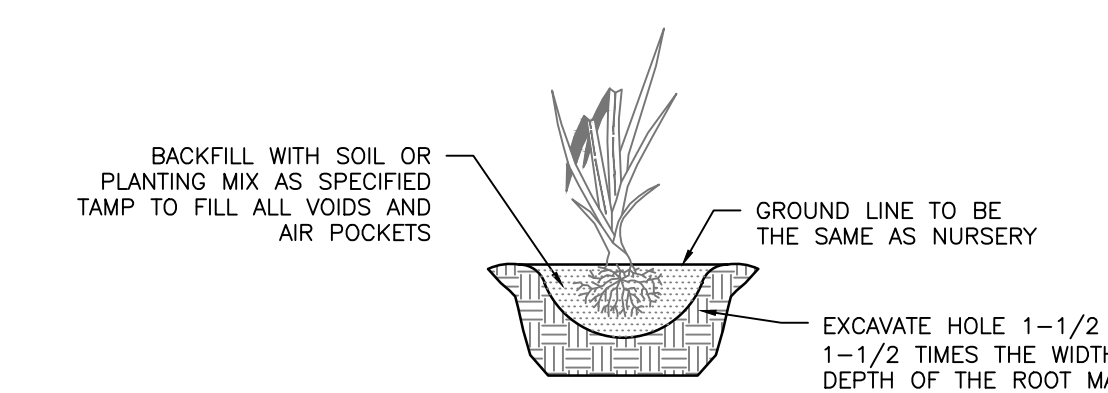
## TREE PLANTING DETAIL

NOT TO SCALE



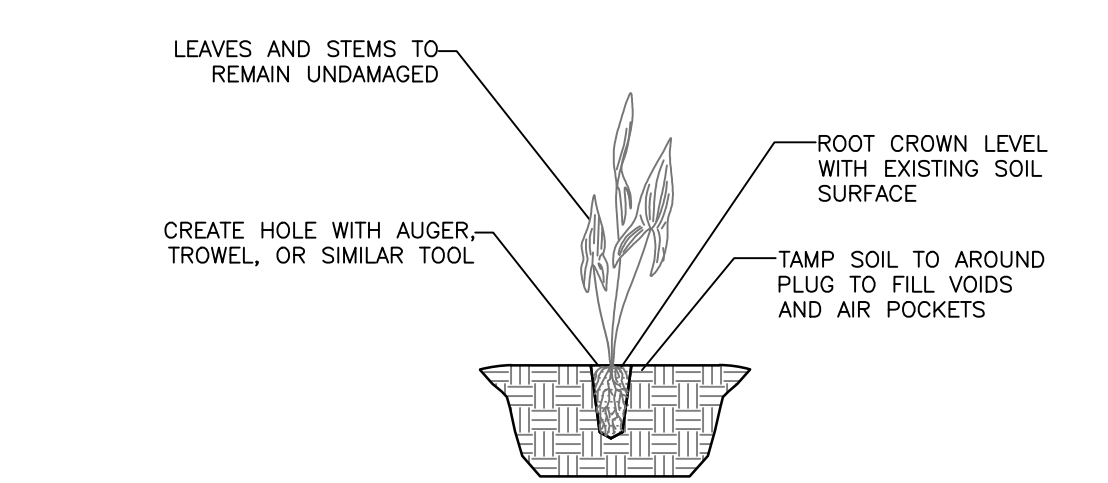
## SHRUB PLANTING DETAIL

NOT TO SCALE



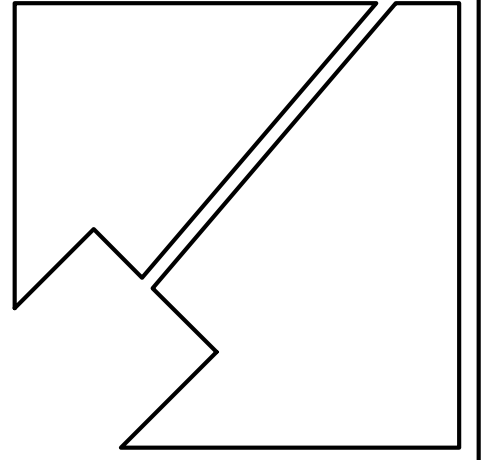
## HERBACEOUS PLANTING - GALLON

NOT TO SCALE



## HERBACEOUS PLANTING - PLUG

NOT TO SCALE



THE MARYLAND-  
NATIONAL CAPITAL  
PARK & PLANNING  
COMMISSION

DEPARTMENT OF  
PARKS & RECREATION  
PRINCE GEORGE'S COUNTY  
6600 KENILWORTH AVENUE  
RIVERDALE, MARYLAND 20737  
301-699-2481

PATUXENT RIVER  
PARK

JACKSON'S  
LANDING

PARK # R91  
8400 MCCLURE RD  
UPPER MARLBORO MD  
20772

CONSULTANT  
**Design**  
Consultants & Designers, Inc.  
"Integrating Engineering and Environment"  
7400 New Ridge Road, Suite 7 Phone: (410) 664-9400  
Baltimore, Maryland 21284 Fax: (410) 664-9400  
www.designinc.com

DESIGN: MB/AJ  
DRAWN: MW/DG  
PROJECT MANAGER: FRANCIS KANG

SHEET TITLE  
**BUFFER  
MANAGEMENT  
PLAN NOTES &  
DETAILS**

BID NO.  
DATE: 04/25/23  
ISSUE: \_\_\_\_\_ DATE \_\_\_\_\_  
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