



August 30, 2023

Ms. Janice Vettel
Maryland Department of the Environment
Regulatory Services Coordination Office
Mailstop – 430
1800 Washington Boulevard
Baltimore, Maryland 21230

RE: Abbreviated Joint Permit Application (JPA) for Tidal Wetlands
US Wind, Inc.
Operations & Maintenance Facility – Pier Installation
Worcester County, MD

Dear Ms. Vettel,

US Wind, Inc. (US Wind) is constructing an Operations and Maintenance (O&M) Facility in support of its Maryland Offshore Wind Project (Project). The O&M Facility will be constructed at existing properties along Harbor Road in Ocean City, Maryland (Worcester County). As part of this O&M Facility, US Wind is proposing to replace and upgrade an existing pier and bulkhead within the Ocean City Commercial Harbor (Sinepuxent Bay), to accommodate crew transfer vessels (CTV), which will support the overall Project.

The existing timber pier is approximately 560 feet long by 12 feet wide and is in an advanced state of deterioration. The existing bulkhead/quay wall along the overall property is of unknown construction and is also suspected to be in an advanced state of deterioration. These structures will require reconstruction in order to support Project vehicles and equipment, and to safely berth CTV's that will be used to support Project operations.

US Wind is proposing to construct an up to 28 foot wide by up to 625-foot-long concrete fixed pier, a 175-foot-long concrete wharf bulkhead, a 2-foot-wide timber fender system along the north side of the pier and bulkhead, and a 2-foot-wide timber fender system and wave screen on the south side of the pier. The bulkhead will extend a maximum of 18 inches (1.5 feet) channelward of the mean high-water line. The pier will extend a maximum of 30 feet channelward of the mean high-water line. The replacement and upgrade of the bulkhead and pier will result in 19,700 square feet (0.45 acre) of impacts to the Estuarine Subtidal Unconsolidated Bottom (E1UBL) wetland.

An on-site meeting with MDE Tidal and USACE occurred on June 6, 2023, to review the existing project area and pier conditions. An official pre-application with MDE Tidal occurred on June 22, 2023 (see meeting notes in Attachment C). MDE's Environmental Justice Mapper was reviewed, and the scores are noted below.

The MD EJSCREEN Score by Census Tract is:

Census Tract	EJ Score Percent
24047951700	22.86

Attached are seven copies of the Abbreviated JPA for Tidal Wetlands requesting authorization of this work. This submittal includes impact plates and supplemental documentation. A separate USACE application was submitted to the Baltimore District for the full Project; this includes Section 408 review/coordination.

If you should have any questions or need additional information, please contact me at (410) 340-9428 or l.jodziewicz@uswindinc.com, Todd Sumner at (443) 240-2824 or t.sumner@uswindinc.com, or Megan Welling at (667) 219-3914 or mawelling@mccormicktaylor.com. We thank you for your consideration concerning this project.

Sincerely,



Laurie Jodziewicz
Senior Director of Environmental Affairs
US Wind, Inc

CC: Todd Sumner, US Wind
Ben Cooper, US Wind
Megan Welling, McCormick Taylor

FOR AGENCY USE ONLY	ABBREVIATED JOINT FEDERAL / STATE APPLICATION FOR THE ALTERATION OF ANY TIDAL WETLAND AND/OR TIDAL WATERS IN MARYLAND	MDE Permit #:	
		Tracking #:	
MDSPGP Category:	<input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> 240-day <input type="checkbox"/> 90-Day <input type="checkbox"/> MHT <input type="checkbox"/> WHD <input type="checkbox"/> PN	MDE AI #:	
This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP).		MDE Reviewer:	County:

Pre-Application Meeting Held? <input checked="" type="checkbox"/> with MDE <input checked="" type="checkbox"/> with USACE	AI# (if given):	*MAILING INSTRUCTIONS LOCATED ON 2 ND PAGE OF THIS APPLICATION*
Reviewer's Name(s): Miles Simmons (MDE), Erica Schmidt (USACE)		

Applying for:	<input checked="" type="checkbox"/> Authorization <input type="checkbox"/> Modification	MDE APPLICATION REVIEW FEE REQUIRED: PLEASE REFER TO THE MDE WEBSITE: http://mde.maryland.gov/programs/Water/WetlandsandWaterways/Documents/FeeSchedule.pdf
---------------	--------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(Applicant will be copied on all correspondence, unless they opt out, BY INITIAL AND SIGNATURE, in Section 12)

1. APPLICANT INFORMATION: (Please note that the applicant is not the contractor/agent applying on behalf of a riparian property owner)

Name: US Wind (c/o Jeffrey Grybowski, Chief Executive Officer) Home Telephone: 410-727-4020

Address: 401 East Pratt Street, Suite 1810 Email Address: j.grybowski@uswindinc.com

City: Baltimore State: MD Zip: 21202

2. RIPARIAN PROPERTY OWNER INFORMATION: (If different from the Applicant)

Name: See Attachment A Home Telephone: _____

Address: _____ Email Address: _____

City: _____ State: _____ Zip: _____

3. AUTHORIZED AGENT / PRINCIPAL CONTACT INFORMATION:

Name: McCormick Taylor (c/o Megan Welling) Telephone: 667-219-3914

Address: 1501 South Clinton Street, Suite 1150 Email Address: mawelling@mccormicktaylor.com

City: Baltimore State: MD Zip: 21224

4. CONTRACTOR INFORMATION (If currently unknown, required to be provided to MDE's Tidal Wetland Division prior to construction of project)

Company Name: _____

Principal Contact: _____ Email Address: _____

5. PROJECT DESCRIPTION: (Attach additional pages if necessary)

See Attachment A

6. PROJECT PURPOSE: (Check all that apply)

<input type="checkbox"/> Improve Navigable Access	<input type="checkbox"/> Shore Erosion Control	<input type="checkbox"/> Fill
<input type="checkbox"/> Beach Nourishment	<input type="checkbox"/> Create/Improve Habitat	<input type="checkbox"/> Erosion/Sediment Control
<input checked="" type="checkbox"/> Create/Improve Infrastructure	<input type="checkbox"/> Utility Installation	<input type="checkbox"/> Residential/Commercial Development
<input type="checkbox"/> Other: (describe) _____		

7. PROJECT LOCATION: (If project site has no address, please include the lot # and/or nearest address with a clear description of the site)

County: Worcester Name of Waterway: Sinepuxent Bay

Site Address or Location: 12929 Harbor Rd and 12933 Harbor Rd, Ocean City, MD

Latitude: 38.326630 Longitude: -75.102690

Directions from nearest intersection of two state roads: From the intersection of MD-611 (Stephen Decatur Hwy) and US-50 (Ocean Gateway), head east on US-50 for 0.4 mi, turn right onto Golf Course Rd and follow for 0.7 mi, then turn left onto Harbor Rd

8. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS: Is the project located in, on, or adjacent to a U.S. Army Corps of Engineers' federally authorized civil works project, structure, property, or easement (e.g., federal navigation channel, flood control levees, dams and reservoirs, lake property, etc.)? Yes No

If yes, has a review pursuant to 33 U.S.C. 408 (Section 408) been initiated? Yes No

9. VERIFICATIONS:

a) Best Management Practices: I verify that my project will meet all Endangered Species Act Best Management Practices applicable to work in tidal waters and wetlands as required by the MDSPGP (see Section VII.B.4.c.i-iii).
 Yes No Unknown Refer to the application instructions and the MDSPGP for additional information regarding these Best Management Practices.

b) Property Restrictions: Is the proposed work located in an area encumbered by an existing site protection instrument such as a conservation easement, deed restriction, or declaration of restrictive covenants required as a condition of a prior U.S. Army Corps of Engineers', Maryland Department of the Environment, or Environmental Protection Agency
 Yes No Unknown

10. TYPE OF PROJECT (check all that apply and provide all applicable information):

This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP). Please refer to the MDSPGP for eligible activities.

Work Proposed	Overall Length	Average Width	Volume of Fill Material	Total Area Impacted (Sq. Ft.)		Maximum Distance Channelward from Mean High Water Line (Ft.)	New Work	Maintenance /Repair	Work Started/ Completed
	(Ft.)	(Ft.)	(cu. yards.)	Permanent	Temporary				
<input checked="" type="checkbox"/> Bulkhead	435	1.5		652		1.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Revetment							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Breakwater							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Groins, Jetties, or Low Profile Sill							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Living Shoreline (vegetated area)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pier	625	32		19,048		30	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Finger Pier							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Platform							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Pile(s) (#:) <input type="checkbox"/> Osprey Pole							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Lift (including support piles)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Ramp							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Utility Line							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Construction Access/Mats							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Dredging (Maintenance or New Minor)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> <input type="checkbox"/> Hydraulic / <input type="checkbox"/> Mechanical							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Other:							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *

***For any work started or completed, please clearly and accurately depict those portions of the project on the plans**

11. DESCRIPTION OF AVOIDANCE, MINIMIZATION, AND COMPENSATION: Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation. Please provide a separate sheet(s) that addresses the proposed project's avoidance, minimization, and compensation (if required) which includes any clearing, grading, or excavation required before, during, and after the proposed project.

12. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 *et seq.*, General Provisions Article of the Maryland Code.

I am the riparian property owner/applicant and do not want to be contacted by MDE. All correspondence should occur with my authorized agent /principal contact designated in Section 3, located on the 1st page of this application. (By initializing the box, you are acknowledging that you will not receive any correspondence directly from MDE). I understand a copy of MDE's final decision regarding this application will be sent to me. This opt-out option does not apply to the U.S. Army Corps' correspondence, which will continue to be with the applicant/permittee.

RIPARIAN PROPERTY OWNER MUST SIGN: **See Attached Alternative Signatures Forms** **Date:** _____

IMPORTANT:

PLEASE MAIL SEVEN (7) COPIES OF THE APPLICATION, SITE PLAN, AND VICINITY MAP (WITH PROJECT LOCATION PINPOINTED) TO:

MDE/WATER AND SCIENCE ADMINISTRATION
REGULATORY SERVICES SECTION
MONTGOMERY PARK BUSINESS CENTER – STE 430
1800 WASHINGTON BOULEVARD
BALTIMORE, MD 21230-1708
(410) 537-3752

SEND THE APPLICABLE APPLICATION FEE AND A COPY OF THE FIRST PAGE OF THE APPLICATION TO:

MDE
P.O. BOX 2057
BALTIMORE, MD 21203-2057
PCA: 13910 OBJ: 4142
FOR FURTHER INSTRUCTIONS, PLEASE REFER TO OUR WEBSITE
<http://mde.maryland.gov/programs/Water/WetlandsandWaterways>

ALTERNATIVE SIGNATURES FORM

(Use When an Applicant is Different From the Riparian Property Owner.
Both Applicant and Riparian Property Owner Must Sign this Form)

12A. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

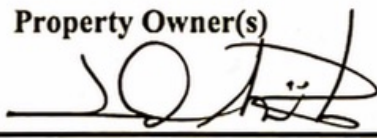
Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

An application that is not completed in full will be returned.

Jeffrey Grybowski, Chief Executive Officer	Applicant(s) 	08/16/2023
Applicant's Name (printed/typed)	Applicant's Signature	Date

Applicant's Name (printed/typed)	Applicant's Signature	Date
----------------------------------	-----------------------	------

Applicant's Name (printed/typed)	Applicant's Signature	Date
----------------------------------	-----------------------	------

John David Martin	Property Owner(s) 	8/18/2023
Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date

Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date
------------------------------------------------	-------------------------------------	------

Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date
------------------------------------------------	-------------------------------------	------

ALTERNATIVE SIGNATURES FORM

(Use When an Applicant is Different From the Riparian Property Owner.
Both Applicant and Riparian Property Owner Must Sign this Form)

12A. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

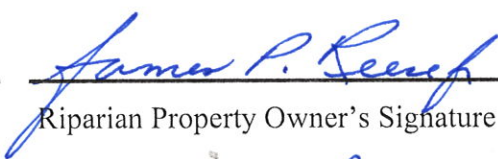
Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

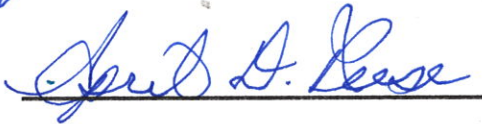
An application that is not completed in full will be returned.

Jeffrey Grybowski, Chief Executive Officer	Applicant(s) 	08/16/2023
Applicant's Name (printed/typed)	Applicant's Signature	Date

Applicant's Name (printed/typed)	Applicant's Signature	Date
----------------------------------	-----------------------	------

Applicant's Name (printed/typed)	Applicant's Signature	Date
----------------------------------	-----------------------	------

James P. Reese	Property Owner(s) 	8/18/2023
Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date

April D. Reese		8.18.23
Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date

Riparian Property Owner's Name (printed/typed)	Riparian Property Owner's Signature	Date
---------------------------------------------------	-------------------------------------	------

Attachment A – Additional Information

Block 2 – Riparian Property Owner Information:

The Operation and Maintenance (O&M) Facility will be constructed on two existing properties located at the following addresses:

1. 12933 South Harbor Road, Ocean City, MD
Owner Information:
James P. Reese, Jr. and April D. Reese
2719 Hearts Drive
Crisfield, Maryland 21817
Email: pat@southernconnectionseafood.com
2. 12929 South Harbor Rd, Ocean City, MD
Owner Information:
Martin Holdings, Inc
(c/o John David Martin)
10134 Waterview Drive
Ocean City, MD 21842
Email: Occaptaindave@gmail.com

Block 5 - Project Description:

US Wind, Inc. (US Wind) is constructing an O&M Facility in support of its Maryland Offshore Wind Project (Project). The O&M Facility will be constructed at existing properties along Harbor Road in Ocean City, Maryland (Worcester County). As part of this O&M Facility, US Wind is proposing to replace and upgrade an existing pier and bulkhead within the Ocean City Commercial Harbor (Sinepuxent Bay), to accommodate crew transfer vessels (CTV), which will support the overall Project.

The existing timber pier is approximately 560 feet long by 12 feet wide and is in an advanced state of deterioration. The existing bulkhead/quay wall along the overall property is of unknown construction and is also suspected to be in an advanced state of deterioration. These structures will require complete reconstruction in order to support Project vehicles and equipment, and to safely berth CTV's that will be used to support Project operations.

US Wind is proposing to construct an up to 28 foot wide by up to 625-foot-long concrete fixed pier, a 175-foot-long concrete wharf bulkhead, a 2-foot-wide timber fender system along the north side of the pier and bulkhead, and a 2-foot-wide timber fender system and wave screen on the south side of the pier. The bulkhead will extend a maximum of 18 inches (1.5 feet) channelward of the mean high-water line. The pier will extend a maximum of 30 feet channelward of the mean high-water line. The replacement and upgrade of the bulkhead and pier will result in 19,700 square feet (0.45 acre) of impacts to the Estuarine Subtidal Unconsolidated Bottom (E1UBL) wetland.

It is anticipated that the demolition of the existing pier will occur from a crane on a barge that will have spud piles anchoring the barge to the mudline. US Wind anticipates a second barge will be used for the temporary placement of demolition debris until proper disposal. The existing timber deck planks and framing will be removed first. The existing timber piles can either be removed by using a vibratory

hammer or can be cut at the mudline. The new design will need to have some flexibility in the layout of new piles.

New construction will also occur from a barge mounted crane, which is anticipated to include pile driving for the pier and installation of concrete pile caps, deck, and curbs. Equipment such as jib cranes are anticipated to be installed on the pier deck and mooring hardware mounted along the curb as required for the CTV's. Westward of the new pier, a new sheet pile bulkhead is anticipated to be driven slightly channelward of the existing bulkhead/quay wall. The new sheet pile bulkhead is anticipated to be backfilled with flowable fill, and a concrete cap installed on the sheet piles to meet the existing upland grade and to transition onto the new pile supported pier. In addition, a 2-foot-wide timber fender system along the north side of the pier and bulkhead, and a 2-foot-wide timber fender system and wave screen on the south side of the pier will be installed.

Block 11 – Avoidance, Minimization, and Compensation:

Impacts to tidal waterways cannot be avoided due to the purpose and need of the Project. Temporary impacts are anticipated from proposed pile driving. Permanent impacts for the pier replacement are anticipated to be negligible to minor since the existing pier is being replaced. Permanent impacts for the bulkhead are anticipated to include driving sheet piles slightly channelward of the existing face of the bulkhead/quay wall, taking the minimum amount necessary to reduce encroachment into the water.

US Wind will install silt fencing and hay bales upland of the proposed construction area to avoid and/or minimize discharge into the waterway. In addition, turbidity curtains are anticipated to be used in the water during pile demolition and pile driving activities. Dredging will not be necessary for construction or operation, as it was determined there is enough depth to accommodate the CTVs; therefore, no major turbidity is expected.

The increased width of the proposed pier is necessary to accommodate large vehicles and cranes that will be needed to service the CTVs for the overall Project. Additionally, extending the channelward extent of the pier and bulkhead will align the two properties. This will optimize the use of the pier for these properties and will be beneficial to the shoreline.

Per the discussion with MDE Tidal during the pre-application meeting on June 22, 2023 (see **Attachment C** for meeting notes), US Wind anticipates mitigation may be required for impacts to open-water wetlands at a 1:1 ratio. US Wind will work with MDE Tidal to determine the best options for mitigation during the application review process.

Alternative Site Comparisons for O&M Facility in Ocean City, MD

The Maryland Public Service Commission (PSC) respectively issued Order No. 88192, dated 11 May 2017, and the PSC Order No.90011, dated 17 December 2021, which combined, awarded approximately 1.1 GW of ORECs for US Wind's Project. Pursuant to these PSC's Orders, US Wind "shall use a port facility located in the Ocean City, Maryland region to serve as the operations and maintenance port."

Accordingly, US Wind, and its real estate and facility design and construction advisors have conducted a thorough review of the available waterside and upland sites in the Ocean City region potentially capable of providing a suitable location to serve as an effective, efficient, and safe O&M Facility for the lifetime of US Wind's Project.

Several requirements have guided the search for the most suitable property. These requirements include:

- Secure, accessible pier space for effective, efficient, and safe mooring flexibility for four (4) Crew Transfer Vessels (CTVs), each approximately 30m (100ft) in length
- Marine coordination center with VHF communications for vessel monitoring and connectivity to USCG and emergency response
- Workshop and warehouse space for spare parts and materials for Wind Turbine Generators (WTGs) and any other supporting components and systems needed for the lifecycle of the Project
 - Warehouse spacing to scale up commensurate with the number of WTGs installed
 - Stacking systems for pallets and forklift access
 - Storage for any hazardous materials with adequate ventilation
 - Humidity controlled storage for electronic parts
 - Access suitable for effective, efficient and safe loading, unloading, and handling operations
- Crew support facility
- Shoreside access for CTV fuel, water, and waste disposal
- WTG and Offshore Substations control and monitoring room
- Technical room with communications and supervisory control and data acquisition (SCADA) control panels
- 5-ton quayside cranes for simultaneous loading of materials onto CTVs
- Office space for operations team personnel
- Adequate parking

Multiple sites were investigated in the region to determine their suitability. The pros and cons for each site are listed below.

Location	Pros	Cons
Proposed site: 1 and 2	Provides approximately 244 m (800 ft) of effective, efficient, and safe CTV mooring space for the Project Eliminates need to cut-in wet slips for CTVs Provides best protection for most CTVs along face of pier Suitable for multi-stage build Municipal water and sewage Adequate parking	Requires alignment of pier across two properties
1	Approximately 171 m (560 ft) waterfront pier space Site can be acquired in time frame that supports Project construction schedule Easy access to Ocean City inlet	Very small acreage Small footprint Existing pier requires removal No municipal water/sewage Title concerns Existing pier exposed to adverse weather conditions Unknown ground conditions (anticipate concrete fill and debris)

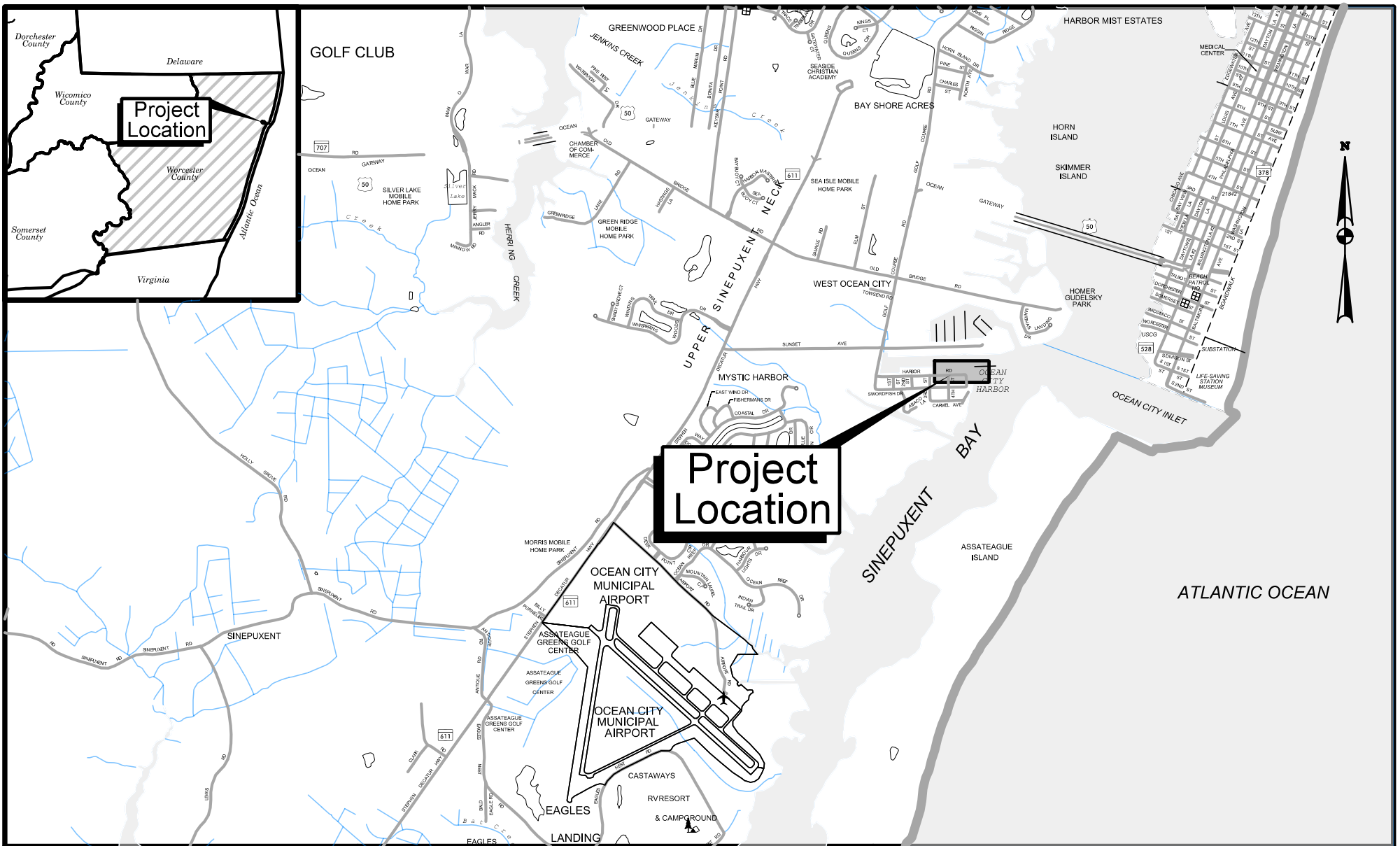
Location	Pros	Cons
2	<p>Approximately 77 m (250 ft) waterfront</p> <p>Site can be acquired in time frame that supports Project construction schedule</p> <p>Includes an approximately 929 m² (10,000 ft²) lot for construction laydown/additional parking</p> <p>Municipal water and sewage</p> <p>Pier in usable condition</p>	<p>Requires large cut-in slip for 3 of 4 CTVs</p> <p>Unknown ground/fill conditions in cut-in area</p>
3	<p>Five adjacent lots with 77 m (250 ft) waterfront</p> <p>Less exposure to Atlantic weather</p>	<p>Owner demands concurrent access shared use of pier</p> <p>Demo required of building</p> <p>Requires large cut-in wet slips to accommodate 4 CTVs</p> <p>Further inside harbor – greater vessel traffic</p> <p>Extremely high cost</p>
4	<p>Upland site of approximately 4.4 acres with approximately 876 m² (9,430 ft²) of older office/warehouse space</p> <p>Short distance to waterfront</p> <p>Owner looking to move to new build office/warehouse site elsewhere</p>	<p>Only 2.95 acres usable due to existing wetlands on site</p> <p>Warehouse and office facilities not suitable for needs</p> <p>Property no longer available</p>
5	<p>Upland site relatively close distance to waterfront</p> <p>Site can be acquired in time frame that supports Project construction schedule</p> <p>Short distance to waterfront</p>	<p>Tidal wetland resources are present through the middle of the site</p> <p>Low lying area prone to flooding</p>
6	<p>Upland site of approximately 14.7 acres</p> <p>No municipal water or sewage</p>	<p>Significant tree clearance required</p> <p>7 mins from waterfront site; makes it challenging to efficiently support WTG technician operations / logistics over life of Project</p> <p>Affronts very busy highway and traffic light/crossover infrastructure do not exist</p>

Location	Pros	Cons
7	Upland site on buildable lot for sale Protected from coastal surge Outside FEMA 100 year flood zone Rear access road and existing stop light infrastructure allows east bound highway crossing Far less expensive than waterfront property	10 mins from waterfront site; makes it challenging to efficiently support WTG technician operations / logistics over life of Project

Figure 1: Proposed Sites



Attachment B – Impact Plates



Project Location

Project Location



Revisions









WORCESTER COUNTY

**OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION**

LOCATION MAP

SCALE: 1" = 2,500'	DATE: AUGUST 2023	PLATE 01 of 08
--------------------	-------------------	----------------

LEGEND


-  Mean High Water Elevation (0.82')
-  Mean Low Water Elevation
-  18 inch Bulkhead Repair
-  New Timber Fender System
-  New Timber Fender System and Wave Screen
-  New Cleat
-  Estuarine Subtidal Unconsolidated Bottom (E1UBL) - Permanent Impact
-  Limit of Federal Channel

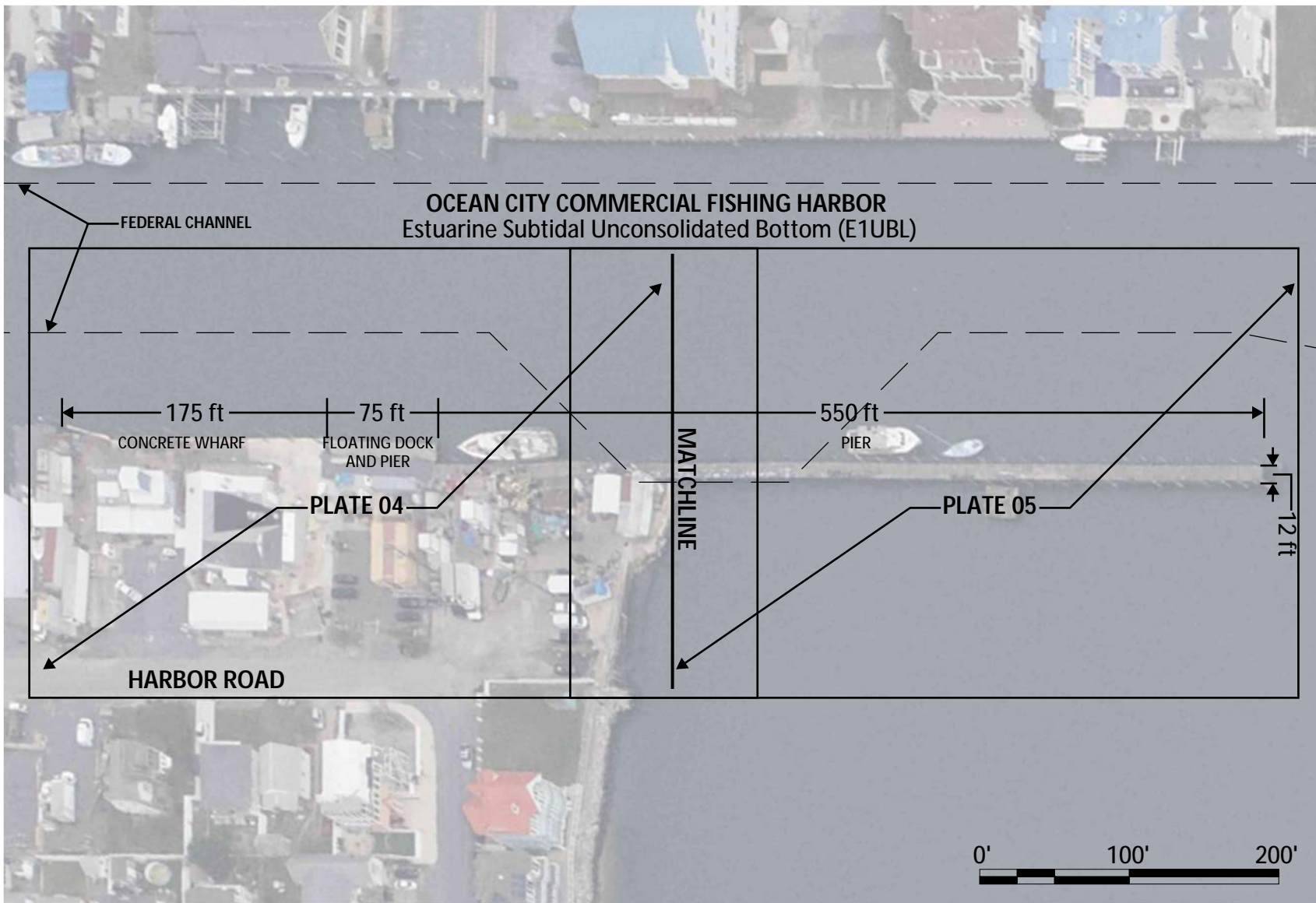
Operations & Maintenance Facility

Plate Number	Name	Permanent Impact (SF)		
		Bulkhead	Pier	TOTAL
04	Estuarine Subtidal Unconsolidated Bottom (E1UBL), Section C-C	262	438	700
04	Estuarine Subtidal Unconsolidated Bottom (E1UBL), Section B-B	390	6,130	6,520
05	Estuarine Subtidal Unconsolidated Bottom (E1UBL), Section A-A	--	12,480	12,480
Totals		652	19,048	19,700

NOTES

- No dredging is proposed for construction or operation of the pier as shown herein.
- Bulkhead repairs will be performed by placing sheet piling a maximum of 18 inches beyond the existing face and filling the void between the two before being capped. The cap overhang will be approximately 6 inches.

	Revisions	WORCESTER COUNTY		
		OPERATIONS AND MAINTENANCE FACILITY PIER INSTALLATION		
		LEGEND AND NOTES		
		NOT TO SCALE	DATE: AUGUST 2023	PLATE 02 of 08

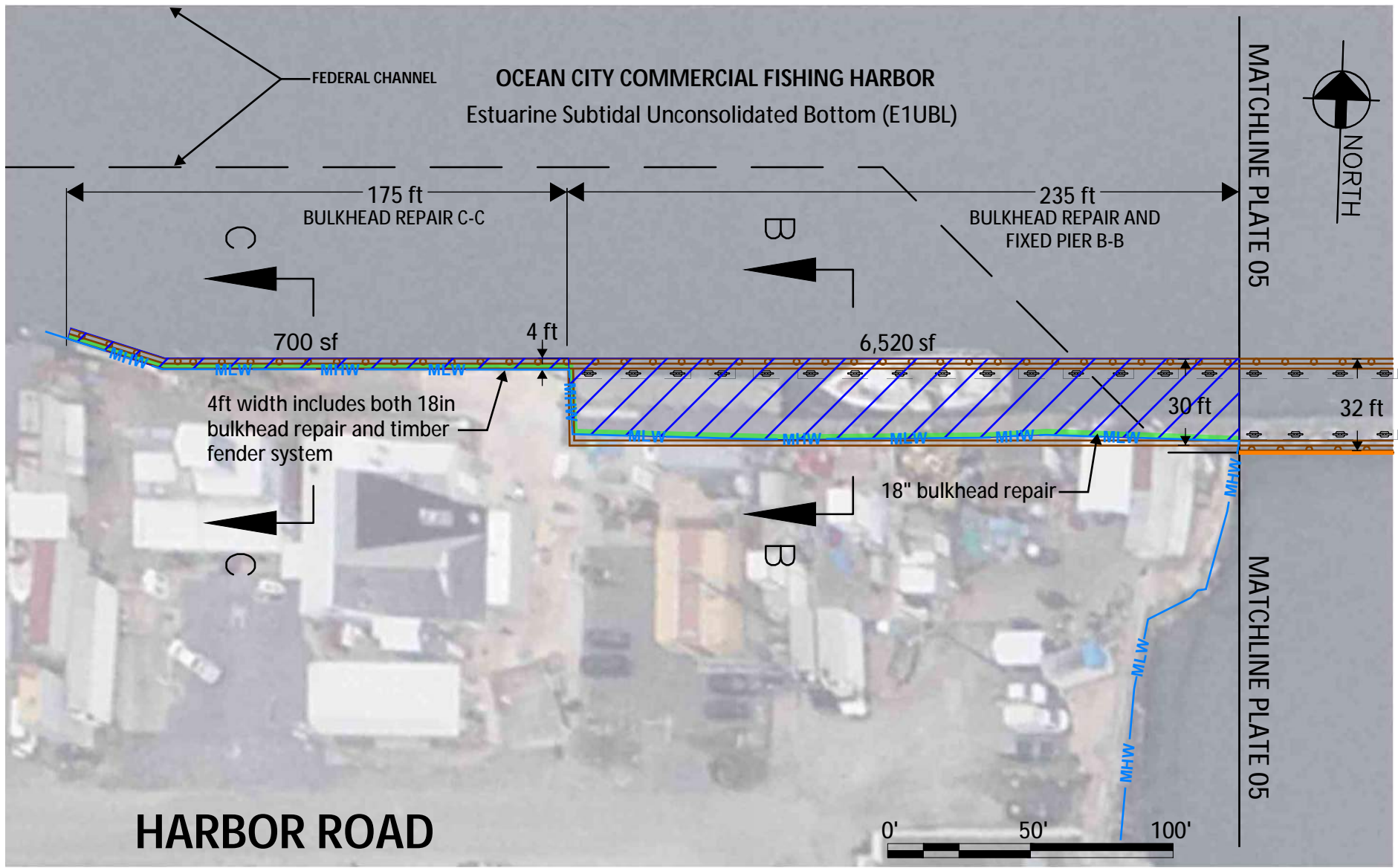


OCEAN CITY COMMERCIAL FISHING HARBOR
Estuarine Subtidal Unconsolidated Bottom (E1UBL)

 US WIND, INC. BALTIMORE, MD

Revisions

WORCESTER COUNTY		
OPERATIONS AND MAINTENANCE FACILITY PIER INSTALLATION		
EXISTING CONDITIONS		
SCALE: 1" = 100'	DATE: AUGUST 2023	PLATE 03 of 08



US WIND, INC.
BALTIMORE, MD

Revisions

WORCESTER COUNTY

**OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION**

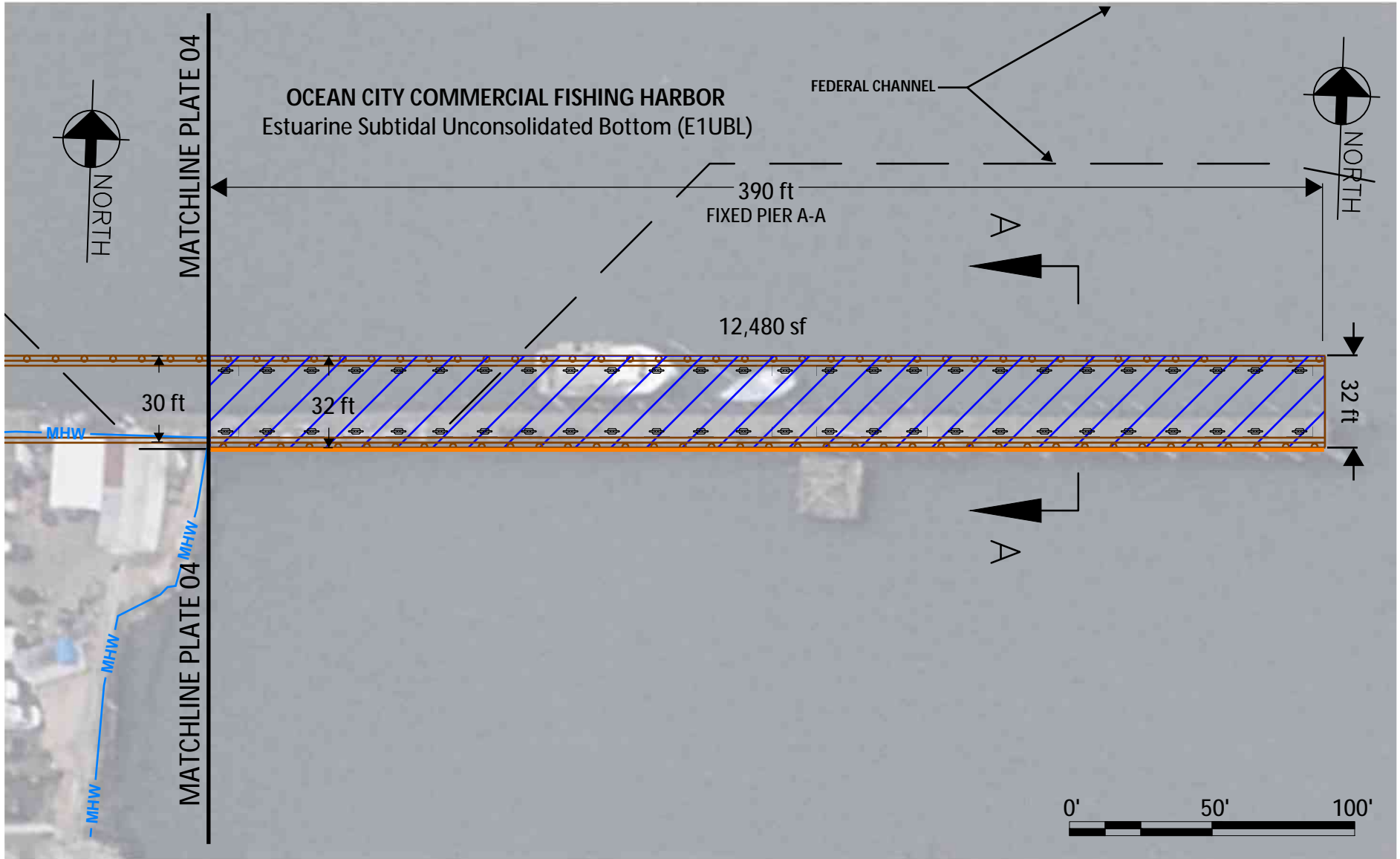


WETLAND IMPACTS

SCALE: 1" = 50'

DATE: AUGUST 2023

PLATE 04 of 08



US WIND, INC.
BALTIMORE, MD

Revisions

WORCESTER COUNTY

**OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION**

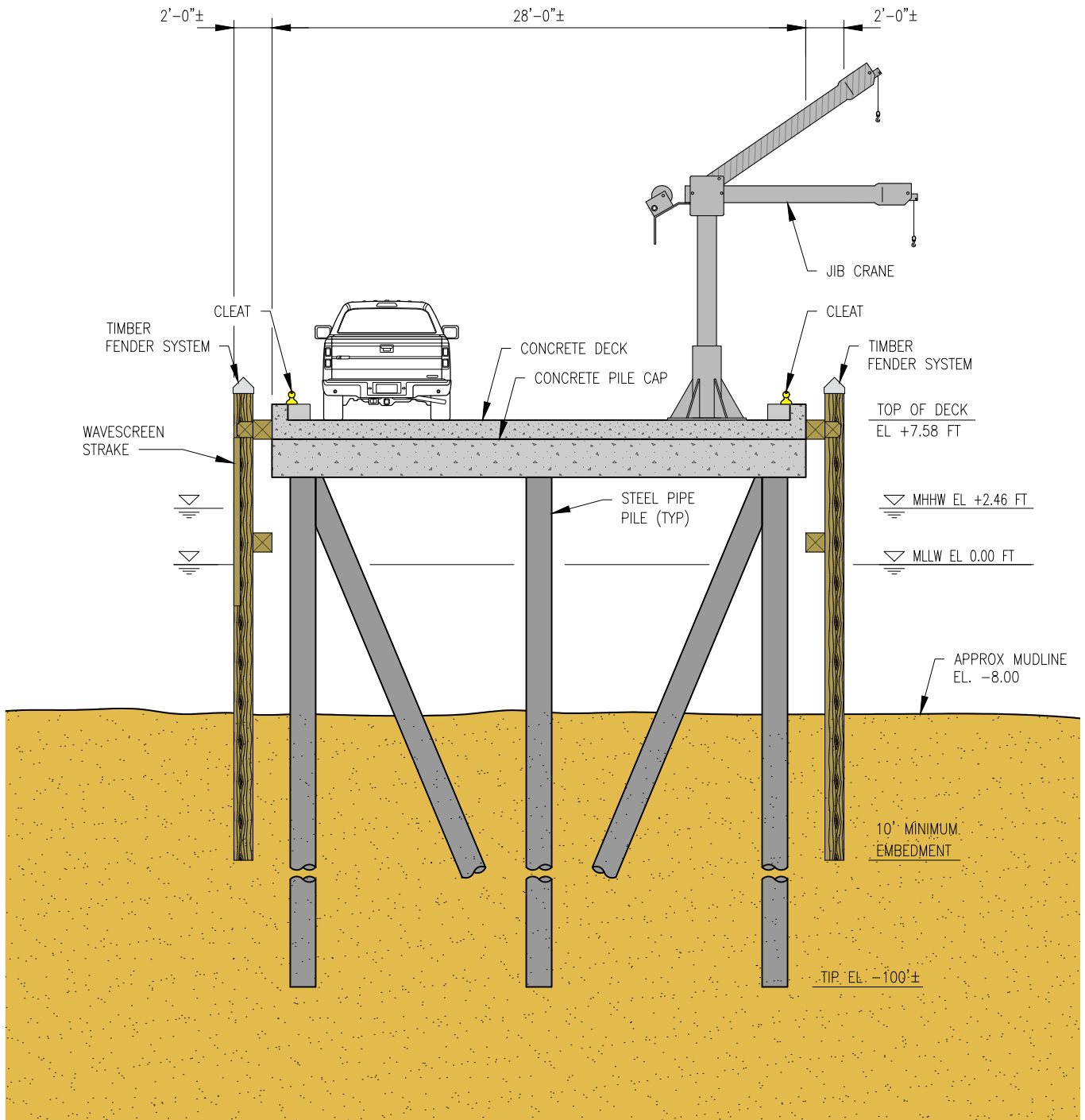


WETLAND IMPACTS

SCALE: 1" = 50'

DATE: AUGUST 2023

PLATE 05 of 08



CONCEPTUAL FIXED PIER SECTION A-A



US WIND, INC.
BALTIMORE, MD

Revisions

WORCESTER COUNTY

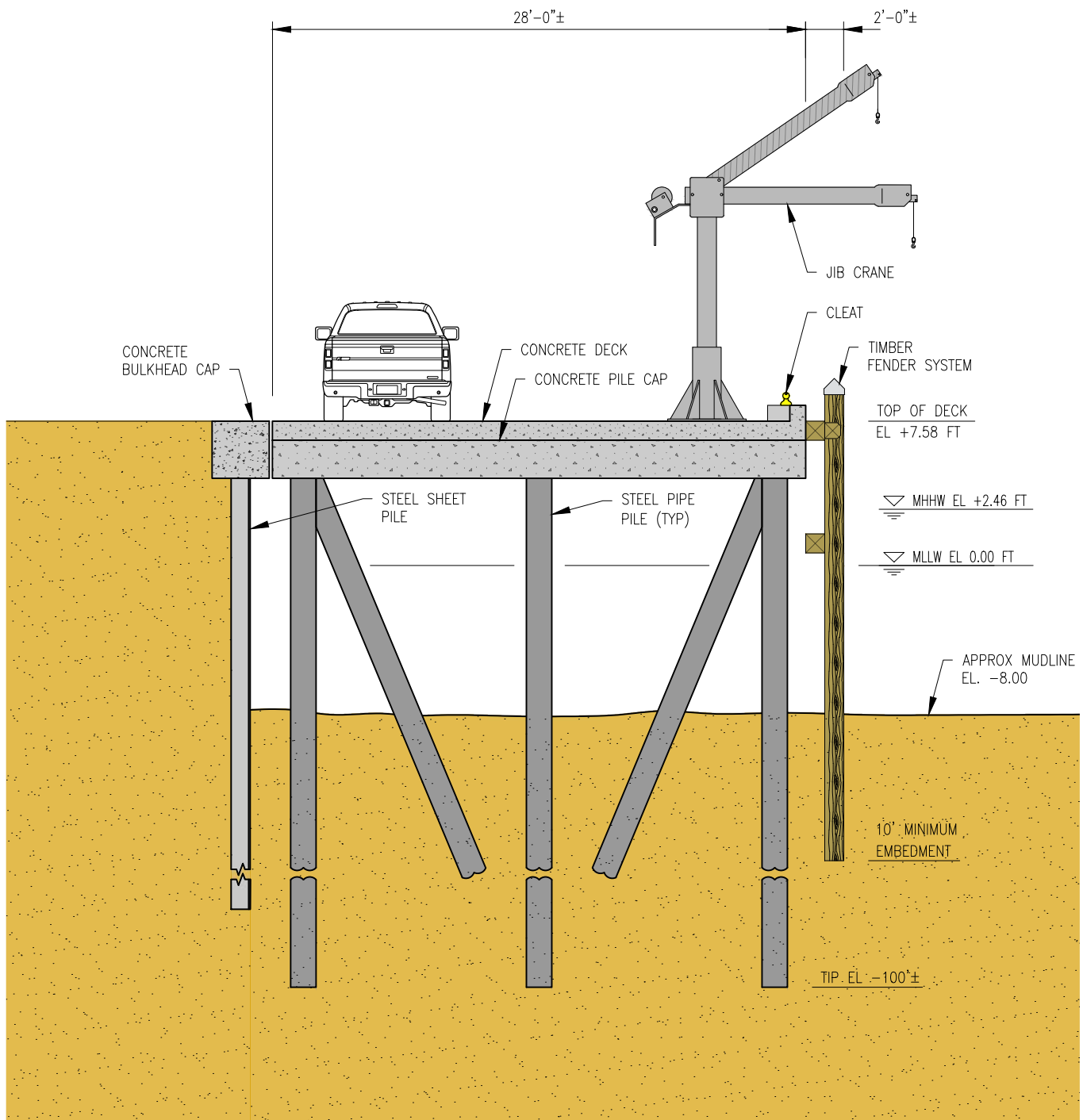
OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION



NOT TO SCALE

DATE: AUGUST 2023

PLATE 06 of 08



CONCEPTUAL FIXED PIER SECTION B-B



US WIND, INC.
BALTIMORE, MD



WORCESTER COUNTY

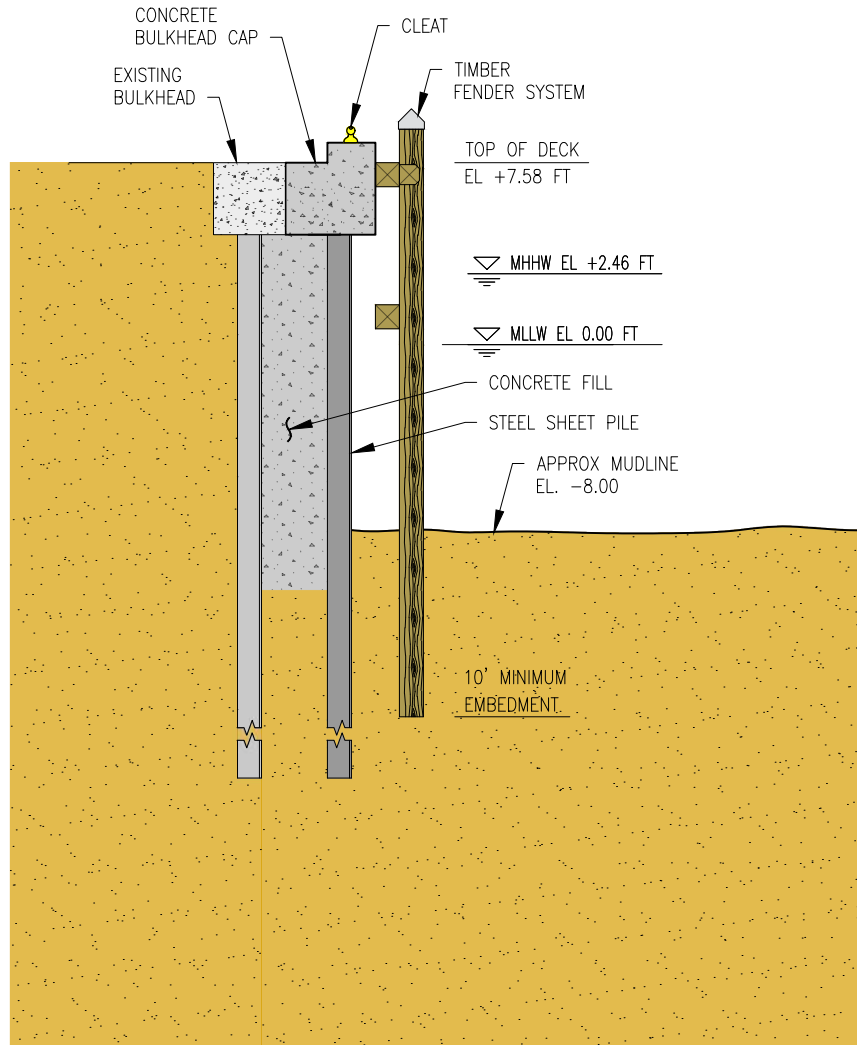
OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION

LEGEND AND NOTES

NOT TO SCALE

DATE: AUGUST 2023

PLATE 07 of 08



CONCEPTUAL BULKHEAD SECTION C-C



US WIND, INC.
BALTIMORE, MD

Revisions

**OPERATIONS AND MAINTENANCE FACILITY
PIER INSTALLATION**



NOT TO SCALE

DATE: AUGUST 2023

PLATE 08 of 08

Attachment C – Agency Correspondence

US Wind – O&M Facility Pre-Application Meeting

June 22, 2023 @ 1:00PM

Attendees

Miles Simmons, MDE Tidal, robertm.simmons@maryland.gov
Todd Sumner, US Wind, t.sumner@uswindinc.com
Laurie Jodziewicz, US Wind, l.jodziewicz@uswindinc.com
Michael Feinblatt, TRC, mfeinblatt@trccompanies.com
Kristen Bachand, TRC, kbachand@trccompanies.com
Megan Welling, McCormick Taylor, mawelling@mccormicktaylor.com
Molly Pacifico, McCormick Taylor, mlpacifico@mccormicktaylor.com

Notes

- Project introduction
 - Todd gave an overview and shared conceptual design documents/renderings
 - O&M facility will be built using two combined properties
 - one with an existing pier structure and the other has an existing floating dock
 - The existing pier is not in good condition
 - Removal will likely be via barge; US Wind is still evaluating options for safe and efficient removal
- Proposed design
 - Fixed pier aligned with shoreline of eastern property
 - Replace bulkhead at western property
 - Pier dimensions
 - Maximum 28' wide – want it large enough to potentially accommodate vehicles/cranes
 - Larger than existing footprint
 - Miles noted this width/expanding the existing footprint would need to be justified in purpose and need (i.e., the need to bring a vehicles/equipment up and down)
 - Timber fender system along the pier
 - Bulkhead and timber fender system at western property
 - Planning to align the two properties
 - Get them all on the same plane
 - Optimizes the use of the properties and beneficial to the shoreline
 - Existing floating platforms along the bulkhead
 - Proposed design likely increasing the channelward extent
 - No need for dredging
 - Area is deep enough to accommodate draft of CTVs (approximately 4-5 feet)
- Permitting discussion
 - Application
 - Miles confirmed we could use the JPA Tidal Short Form
 - Focus on specifics of O&M facility, not the overall project
 - Miles noted the drawings shown today should be sufficient
 - Provide all dimensions, height above mean high water/mean low water, channelward distance
 - Intend on submitting the same drawings to both MDE/USACE

- 7 hard copies; can also provide electronic copy directly to Miles
 - Provides copies for all the other commenting agencies (DNR, USACE, MHT, Critical Area Commission, etc.)
 - Fee: expecting \$750 or \$1500 based on the size
 - Miles said paying the \$750 first is fine, and then will likely be requested to pay the balance
 - Application pieces
 - Adjoining riparian notification – not just adjacent, but extended across the harbor
 - Public Notice billing form
 - Separate Water Quality Certification (WQC) required for MDE
 - Once application is processed, USACE would request this from the applicant if determined this is necessary
 - The applicant must then provide the required information to MDE
 - Erica Schmidt is primary USACE contact/lead for the entire project
 - Miles noted Jason Peters may also get involved
 - USACE is looking at project as a whole, including O&M, separate from this
 - Timeframe/process
 - Miles confirmed this will likely require a Tidal License from Maryland BPW
 - Regulations dictate a 240-320 day timeline to turnaround
 - Pending the need for additional information and having a complete application
 - Requires public notice with potential for requests for public hearing
 - Public hearing would occur at a library/townhall – OC or Berlin
 - Can expect needing a public hearing, given the type of project
 - Seems likely in this case; can let Miles know and that can be noticed preemptively
 - Public notice posted in Worcester County Times
 - Mitigation
 - Potentially have the need if the pier is full 28' width; would be required for open-water wetland impacts (1:1 ratio)
 - Ranking of MDE's mitigation preferences:
 - Restoration
 - In-kind creation
 - Out of kind creation
 - Enhancement to existing wetlands
 - Tidal compensation fund
 - This does not meet USACE requirements
 - If required, must go through the list and document reasons why options may not be feasible
 - This would be later on, after MDE has started to review the project
 - Open water is the only resource, no SAV
- BMP considerations for installation process
 - Miles doesn't expect anything too specific
 - Disturbance from piles is pretty minimal
 - No turbidity monitoring concerns unless dredging is needed
 - No time of year restrictions
 - Maintenance dredging occurs in this area
 - Miles noted potential dredging in Harbor likely in the future – something to be aware of
 - US Wind is planning to submit this application in late July, same time as Corps application for overall project

Attachment D – Public Notice Billing Form

Department of the Environment
Water and Science Administration
Tidal Wetlands Division
1800 Washington Boulevard
Baltimore, Maryland 21230
(410) 537-3837

Protecting Maryland wetlands and waterways from loss and degradation

PUBLIC NOTICE BILLING APPROVAL FORM

I agree to pay all expenses associated with the publishing of a public notice for the wetland application of

_____ which is dated _____
(Riparian Property Applicant's Name)



Riparian Property Applicant's Signature

Printed Name of Riparian Property Owner

Applicant will be invoiced by MDE for the publication fee. As a convenience, MDE now accepts electronic invoice payments. The invoice will include instructions for online payment.

Riparian Property Owner's Billing Address:

Telephone No.: _____

Please provide the names and mailing addresses of the adjacent riparian property owners. If my property is part of and/or subject to an HOA (Homeowners Association), please provide the HOA representative and mailing address in addition to the adjacent riparian property owners:

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attachment E – Adjacent Property Owner List

ACCTID	PARCEL ADDRESS*	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
2410013690	12845 HARBOR ROAD	HARBOR 45 LLC C/O JAKE ROBINSON	11426 NEWPORT BAY DR	BERLIN	MD	21811
2410013704	12843 HARBOR ROAD	HARBOR 45 LLC C/O JAKE ROBINSON	11426 NEWPORT BAY DR	BERLIN	MD	21811
2410013712	12939 SWORDFISH DR	BELL JOSEPH O III & VICTORIA A	12939 SWORDFISH DR	OCEAN CITY	MD	21842
2410013828	SUNSET AVE	BOARD OF COUNTY COMM OF WOR CO	1 WEST MARKET ST	SNOW HILL	MD	21863
2410013879	12817 HARBOR ROAD	WEST O MADFISH LLC	12817 HARBOR RD	OCEAN CITY	MD	21842
2410014743	12930 HARBOR ROAD	ENNIS JOSEPH J & MILDRED T	106 JEROME DRIVE	SALISBURY	MD	21801
2410014751	12942 HARBOR ROAD	BROMLEY JOY A	12942 S HARBOR RD	OCEAN CITY	MD	21842
2410014921	12937 SWORDFISH DR	BUCHANAN LAWRENCE T & JOAN J	12937 SWORDFISH DR	OCEAN CITY	MD	21842
2410015707	SUNSET AVE	OCEAN CITY FISHERMAN'S MARINA INC	12806 SUNSET AVE	OCEAN CITY	MD	21842
2410015804	12926 HARBOR RD	BRITTINGHAM ELIZABETH GEORGIA	12926 HARBOR RD	OCEAN CITY	MD	21842
2410015995	12855 HARBOR ROAD	LEVERENZ SUSAN W & WM T & M P WHEELER	10834 CHILDS ST	SILVER SPRING	MD	20901
2410016347	12841 HARBOR ROAD	WALLBANGERS INC	12841 HARBOR RD	OCEAN CITY	MD	21842
2410016398	12910 SUNSET AVE	RUSSELL MARY LOU FOR LIFE	12910 SUNSET AVE	OCEAN CITY	MD	21842
2410016460	12904 SUNSET AVE	JCA IV OCEAN CITY LLC	8531 PULASKI HWY	BALTIMORE	MD	21237
2410016495	SUNSET AVE	MARTIN HAROLD W & ANN V	10045 KEYSER POINT RD	OCEAN CITY	MD	21842
2410016509	SUNSET AVE	SUNSET BOATHOUSE LLC	32312 JIMTOWN RD	LEWES	DE	19958
2410016533	12821 HARBOR ROAD	WALLBANGERS INC	12841 HARBOR RD	OCEAN CITY	MD	21842
2410016568	12946 HARBOR ROAD	HARBOR ROAD ENDEAVOR LLC	34702 DUPONT BLVD	FRANKFORD	DE	19945
2410017262	SUNSET AVE	HANACEK GUY & PATRICIA	2290 GLENMORE TER	ROCKVILLE	MD	20850
2410017300	12917 HARBOR ROAD	STATE OF MD DEPT OF CHESA BAY AFFAIRS	580 TAYLOR AVE	ANNAPOLIS	MD	21401
2410017319	HARBOR RD	STATE OF MD DEPT OF CHESA BAY AFFAIRS	580 TAYLOR AVE	ANNAPOLIS	MD	21401
2410017327	12924 SUNSET AVE	MARTHAS LANDING RESORT LLC	11900 TECH RD	SILVER SPRING	MD	20904
2410017440	12931 SWORDFISH DR	MUNDEN AGNES T	104 WESTMONT AVE	WILMINGTON	DE	19804
2410017459	12927 SWORDFISH DR	THOMPSON RICHARD	111 WARDEL RD	WILMINGTON	DE	19804
2410017971	12849 HARBOR ROAD	HARBOR 49 LLC C/O JAKE ROBINSON	11426 NEWPORT BAY DR	BERLIN	MD	21811
2410018013	HARBOR RD	SEASIDE FISH COMPANY LLC	9923 STEPHEN DECATUR HWY, UNIT D2	OCEAN CITY	MD	21842
2410018110	12924 HARBOR ROAD	THE ANN CAUSEY ZAHN REVOCABLE TRUST	7814 GLENBROOK ROAD	BETHESDA	MD	20814
2410024684	12907 HARBOR ROAD	HARBOR EAST LLC	11426 NEWPORT BAY DR	BERLIN	MD	21811
2410025273	12905 HARBOR ROAD	HARBOR WEST LLC C/O JAKE ROBINSON	11426 NEWPORT BAY DR	BERLIN	MD	21811
2410268400	12930 SUNSET AVE	MARTHAS LANDING LLC	11900 TECH RD	SILVER SPRING	MD	20904
2410292514	BAYSHORE DR	HARBOR BEACH LLC C/O WM WHALEY BRITTINGHAM	PO BOX 78	BERLIN	MD	21811
2410303311	HARBOR RD	KEEN JAMES LAWRENCE	141 PALO DE ORO	ISLAMORADA	FL	33036
2410355028	12953 HARBOR ROAD	REGLAS ATHANASIOS & GEORGENE	4616 TODD POINT LN	BALTIMORE	MD	21219
2410355036	FIFTH ST	REGLAS ATHANASIOS	4616 TODD POINT LN	BALTIMORE	MD	21219
2410355044	12957 HARBOR ROAD	MATHABEL RICHARD R & LAURA A	12957 HARBOR RD	OCEAN CITY	MD	21842
2410355052	12955 HARBOR ROAD	LIESTER JACK E & B JEAN	12955 HARBOR RD	OCEAN CITY	MD	21842
2410358639	SUNSET AVE	MARTHAS LANDING LLC	11900 TECH RD	SILVER SPRING	MD	20904
2410359732	12938 SUNSET AVE	BENDLER KELLY S & JEREMY P	505 DARTMOUTH AVE	SILVER SPRING	MD	20910
2410359740	12942 SUNSET AVE	LECATES RICHARD T & LEAH	12944 SUNSET AVE	OCEAN CITY	MD	21842
2410359759	12944 SUNSET AVE	PETERSON BRAD SCOTT & JOANNA LYNN	1428 LAUREL VIEW DR	VIRGINIA BEACH	VA	23451
2410359767	12946 SUNSET AVE	HERBERT ROBERT M & DONNA S	12946 SUNSET AVE	OCEAN CITY	MD	21842
2410359775	SUNSET AVE	HERBERT ROBERT & DONNA	4128 NORBECK RD	ROCKVILLE	MD	20853
2410359783	12950 SUNSET AVE	HERBERT ROBERT M & DONNA SUE	4128 NORBECK RD	ROCKVILLE	MD	20853
2410360072	12959 HARBOR ROAD	RUTH A GRAN REVOCABLE LIVING TRUST	12959 HARBOR RD	OCEAN CITY	MD	21842
2410365139	HARBOR RD	OCEAN CITY FISHERMAN'S MARINA INC	12806 SUNSET AVE	OCEAN CITY	MD	21842

ACCTID	PARCEL ADDRESS*	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
2410371724	9748 MARTHAS LANDING ROAD	DAY JAMES P	9748 MARTHAS LANDING DR	OCEAN CITY	MD	21842
2410371732	9750 MARTHAS LANDING ROAD	MILLER JOHN W & CLAIRE A	718 OCEAN DR	JUNO BEACH	FL	33408
2410371740	9800 MARTHAS LANDING ROAD	CRUTCHLEY DENISE DEMARCO	9800 MARTHAS LANDING DR	OCEAN CITY	MD	21842
2410371759	9802 MARTHAS LANDING ROAD	PARNEIL FOUR LLC C/O ROBERT & BONNIE JOYCE	1303 NOBLE HERON WAY	NAPLES	FL	34105
2410371767	9804 MARTHAS LANDING ROAD	KOHL NANCY A	9804 MARTHAS LANDING DR	OCEAN CITY	MD	21842
2410371775	9808 MARTHAS LANDING ROAD	GUDELSKY JOHN L	9808 MARTHAS LANDING DRIVE	OCEAN CITY	MD	21842
2410768736	SUNSET AVE	BAYSIDE ESTATES LLC C/O PERCONTEE INC	11900 TECH RD	SILVER SPRING	MD	20904
2410768737	SUNSET AVE	BAYSIDE ESTATES LLC C/O PERCONTEE INC	11900 TECH RD	SILVER SPRING	MD	20904
2410768738	SUNSET AVE	BAYSIDE ESTATES LLC C/O PERCONTEE INC	11900 TECH RD	SILVER SPRING	MD	20904
2410768225	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768241	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768268	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768276	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768284	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768292	HARBOR RD	TRIMPER JANET H	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768306	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768314	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768322	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768330	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768349	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
2410768357	HARBOR RD	REVOCABLE TRUST AGREEMENT OF TRIMPER DANIEL IV TRUSTEE	10435 INLET ROAD	OCEAN CITY	MD	21842
*All Parcels located in Ocean City, 21842						