

VICINITY MAP 1" = 2000'



REVISED 1/8/2023

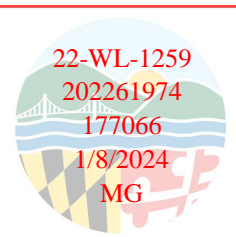
Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

### VICINITY MAP

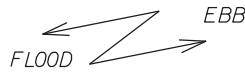
Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

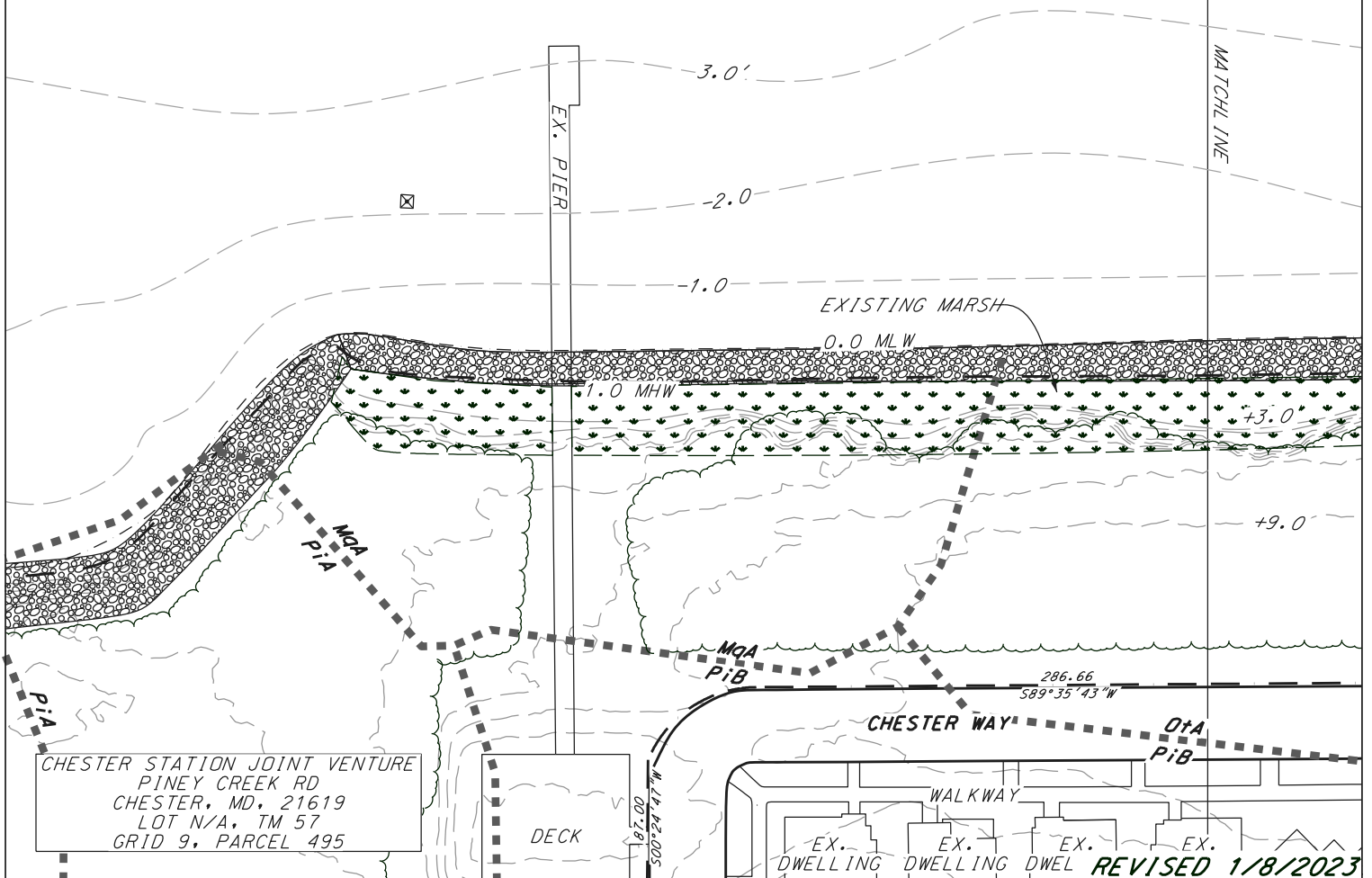
in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association  
Sheet 1 of 13 Date: November 17, 2022



CHESTER RIVER



APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45



Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC



EXISTING SITE PLAN 1  
SCALE: 1" = 60'

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

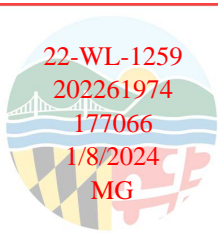
PROPOSED:  
Shoreline Work

LON: -76.27380°  
LAT: 38.98318°

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association

Sheet 2 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.

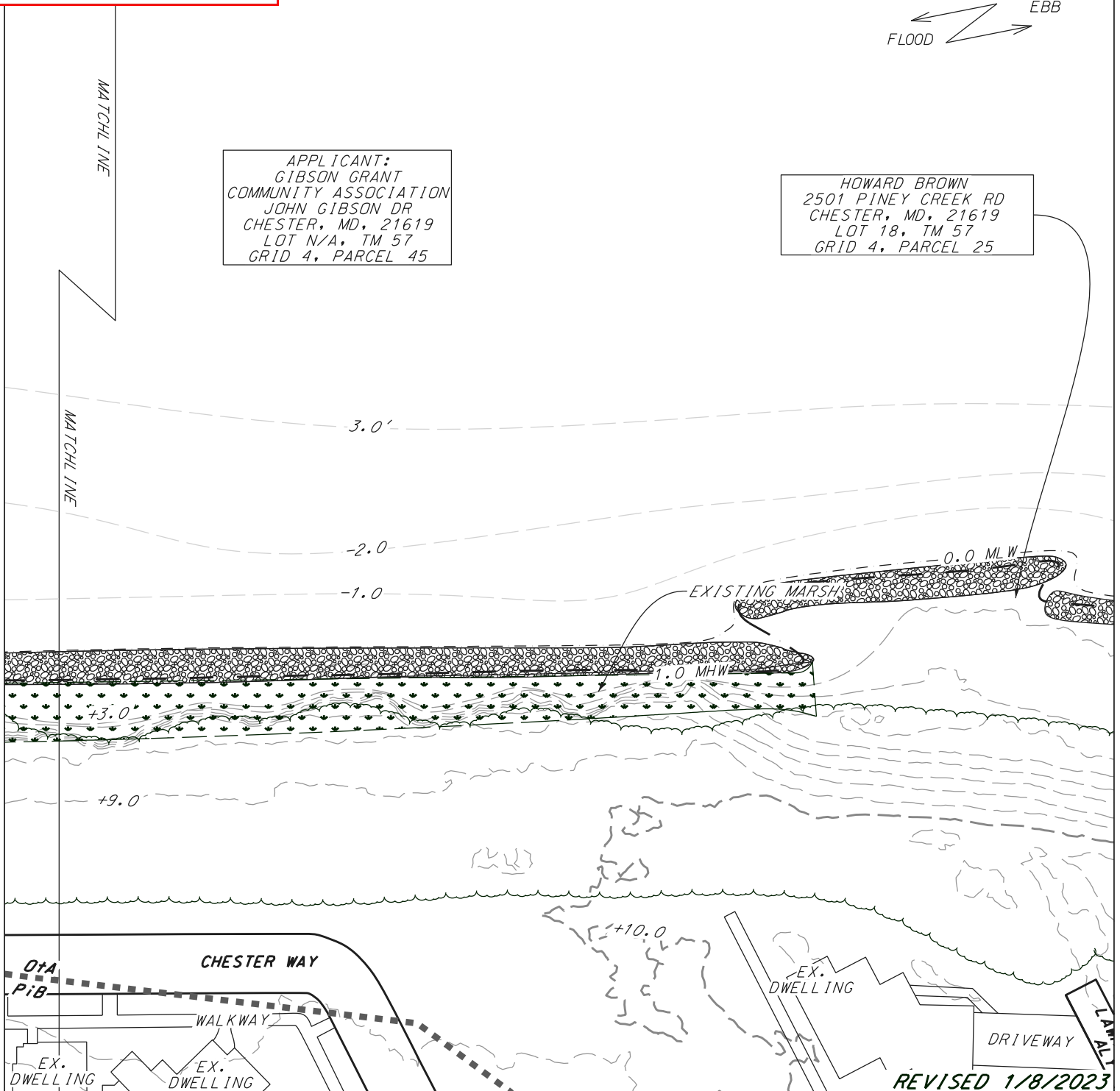


CHESTER RIVER



APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45

HOWARD BROWN  
2501 PINEY CREEK RD  
CHESTER, MD, 21619  
LOT 18, TM 57  
GRID 4, PARCEL 25



REVISED 1/8/2023

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

EXISTING SITE PLAN 2  
SCALE: 1" = 60'



Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

LON: -76.27380°  
LAT: 38.98318°

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association  
Sheet 3 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.





CHESTER RIVER



APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45

MATCH LINE

MATCH LINE

EXISTING MARSH

0.0 MLW

1.0 MHW

+3.0

+9.0

286.66  
S89°35'43"W

CHESTER WAY

CHESTER STATION JOINT VENTURE  
PINEY CREEK RD  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 9, PARCEL 495



WALKWAY

EX. DWELLING EX. DWELLING EX. DWEL

FX. DWEL REVISED 1/8/2023

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC



OVERLAY SITE PLAN 1  
SCALE: 1" = 60'

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

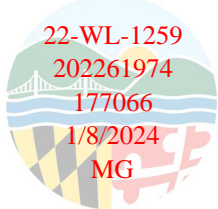
LON: -76.27380°  
LAT: 38.98318°

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association

Sheet 4 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.





CHESTER RIVER



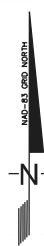
APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45

HOWARD BROWN  
2501 PINEY CREEK RD  
CHESTER, MD, 21619  
LOT 18, TM 57  
GRID 4, PARCEL 25



REVISED 1/8/2023

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC



OVERLAY SITE PLAN 2  
SCALE: 1" = 60'

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

LON: -76.27380°  
LAT: 38.98318°

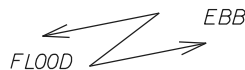
in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community Association  
Sheet 5 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.





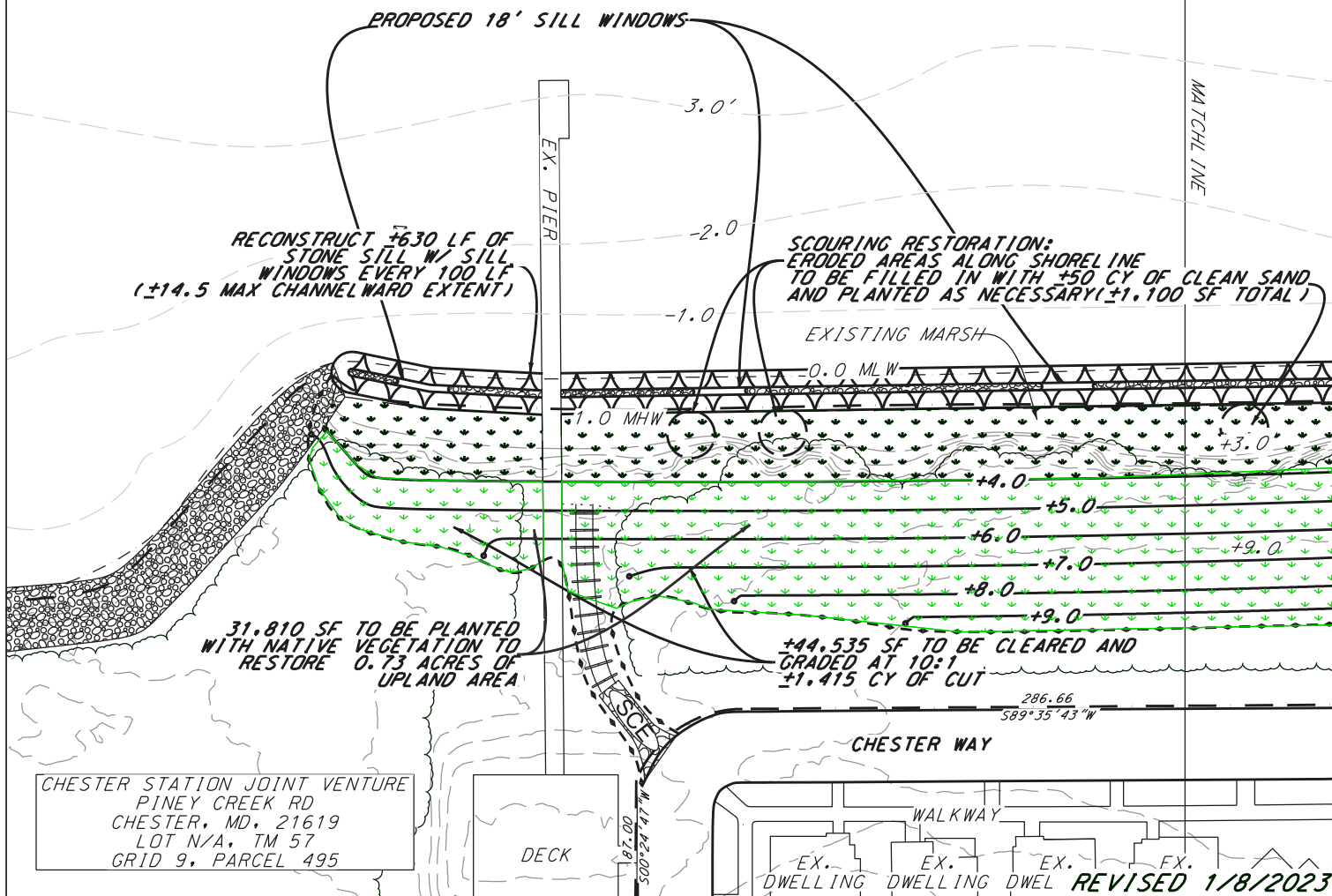
CHESTER RIVER



APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45

MATCH LINE

MATCH LINE



CHESTER STATION JOINT VENTURE  
PINEY CREEK RD  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 9, PARCEL 495

DECK

WALKWAY  
EX. DWELLING EX. DWELLING EX. DWEL EX. DWEL

REVISED 1/8/2023

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC



PROPOSED SITE PLAN 1  
SCALE: 1" = 60'

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

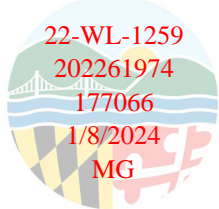
LON: -76.27380°  
LAT: 38.98318°

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association

Sheet 6 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.





CHESTER RIVER



APPLICANT:  
GIBSON GRANT  
COMMUNITY ASSOCIATION  
JOHN GIBSON DR  
CHESTER, MD, 21619  
LOT N/A, TM 57  
GRID 4, PARCEL 45

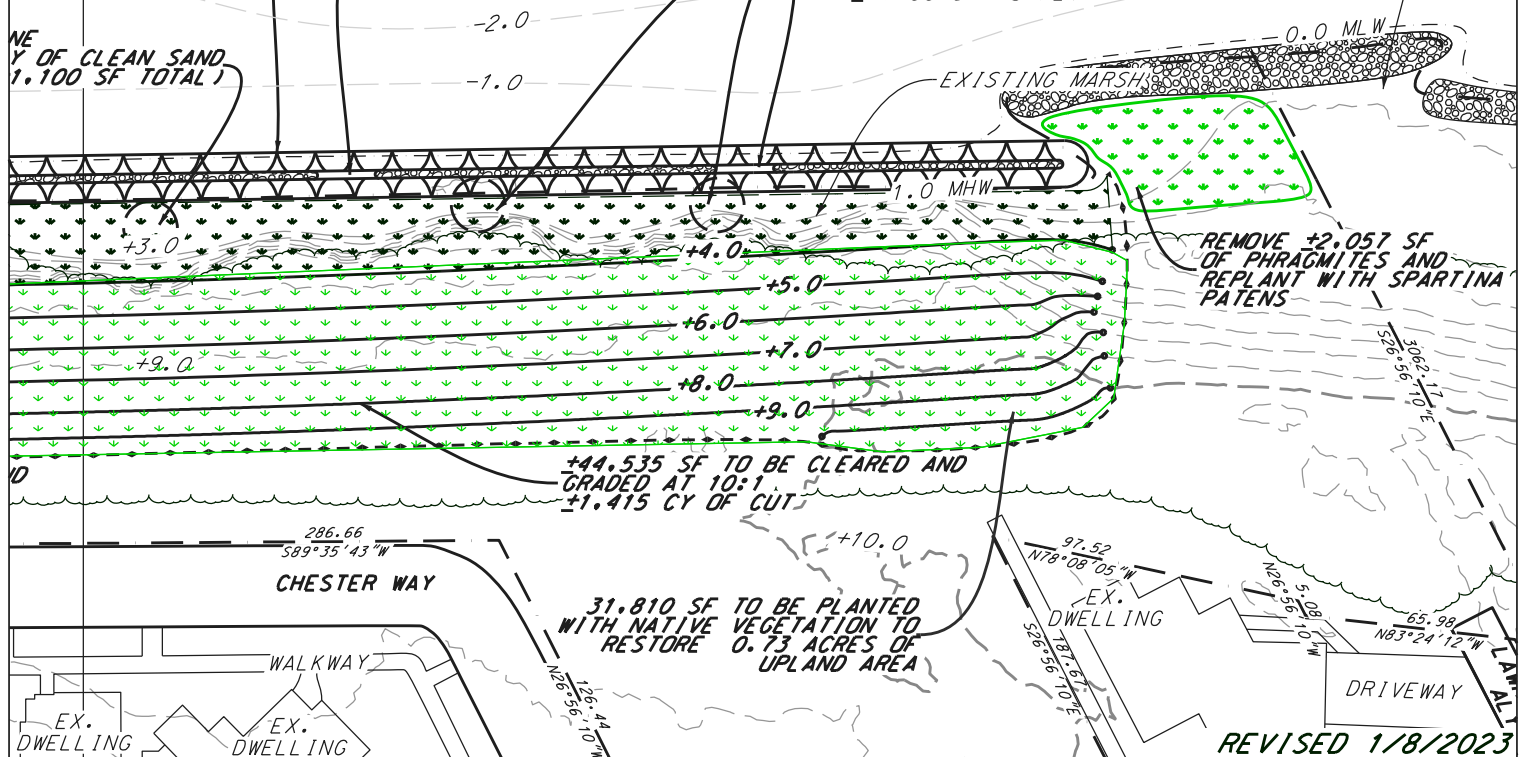
HOWARD BROWN  
2501 PINEY CREEK RD  
CHESTER, MD, 21619  
LOT 18, TM 57  
GRID 4, PARCEL 25

RECONSTRUCT  $\pm 630$  LF OF  
STONE SILL W/ SILL  
WINDOWS EVERY 100 LF  
(CONTINUED)  
( $\pm 14.5$  MAX CHANNELWARD EXTENT)

SCOURING RESTORATION:  
ERODED AREAS ALONG  
SHORELINE TO BE FILLED  
IN WITH  $\pm 50$  CY  
OF CLEAN SAND  
AND PLANTED  
AS NECESSARY  
( $\pm 1,100$  SF TOTAL)

PROPOSED 18' SILL WINDOWS

NEED  
Y OF CLEAN SAND  
( $\pm 1,100$  SF TOTAL)



REVISED 1/8/2023

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

PROPOSED SITE PLAN 2  
SCALE: 1" = 60'

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

LON: -76.27380°  
LAT: 38.98318°

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association  
Sheet 7 of 13 Date: November 17, 2022

NOTE: All dimensions and measurements shall be field verified by contractor.



800 LB. TO 2000 LB. ARMOR STONE  
PLACED AND ROUGHLY CHINKED.  
CHINKING STONES SHALL BE 100 LB.  
TO 300 LB. CHINKING SHALL BE DONE  
AFTER PLACEMENT OF ARMOR STONE  
IS COMPLETED AND ONLY TO FILL THE  
SURFACE VOIDS LARGE ENOUGH TO  
RECEIVE CHINKING SIZE STONES. CORE  
STONE TO BE 8" - 10" IN SIZE.

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC



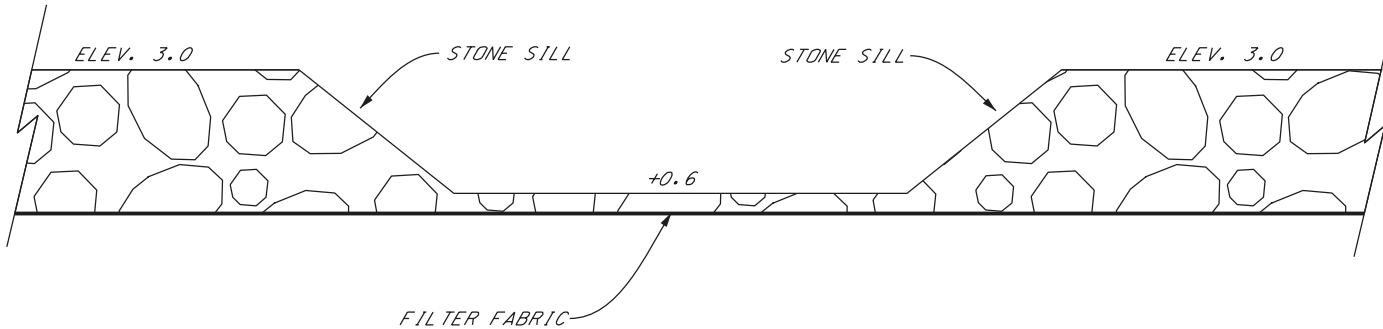
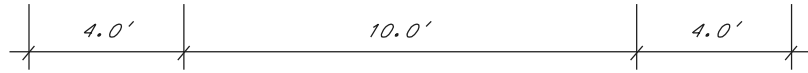
SILL WINDOW DETAIL  
SHEET

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

in: Chester River  
co: Anne Arundel  
Application by: Gibson Grant Community  
Association  
Sheet 8 of 13 Date: November 17, 2022

REVISED 1/8/2023  
LON: -76.27380°  
LAT: 38.98318°



TYPICAL SILL/GROIN WINDOW FRONT VIEW  
NOT TO SCALE

NOTE: All dimensions and measurements shall be field verified by contractor.





800 LB. TO 2000 LB. ARMOR STONE  
PLACED AND NEATLY CHINKED.  
CHINKING STONES SHALL BE 100 LB.  
TO 300 LB. CHINKING SHALL BE DONE  
AFTER PLACEMENT OF ARMOR STONE  
IS COMPLETED AND ONLY TO FILL THE  
SURFACE VOIDS LARGE ENOUGH TO  
RECEIVE CHINKING SIZE STONES.

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

STONE SILL CROSS  
SECTION 1-2

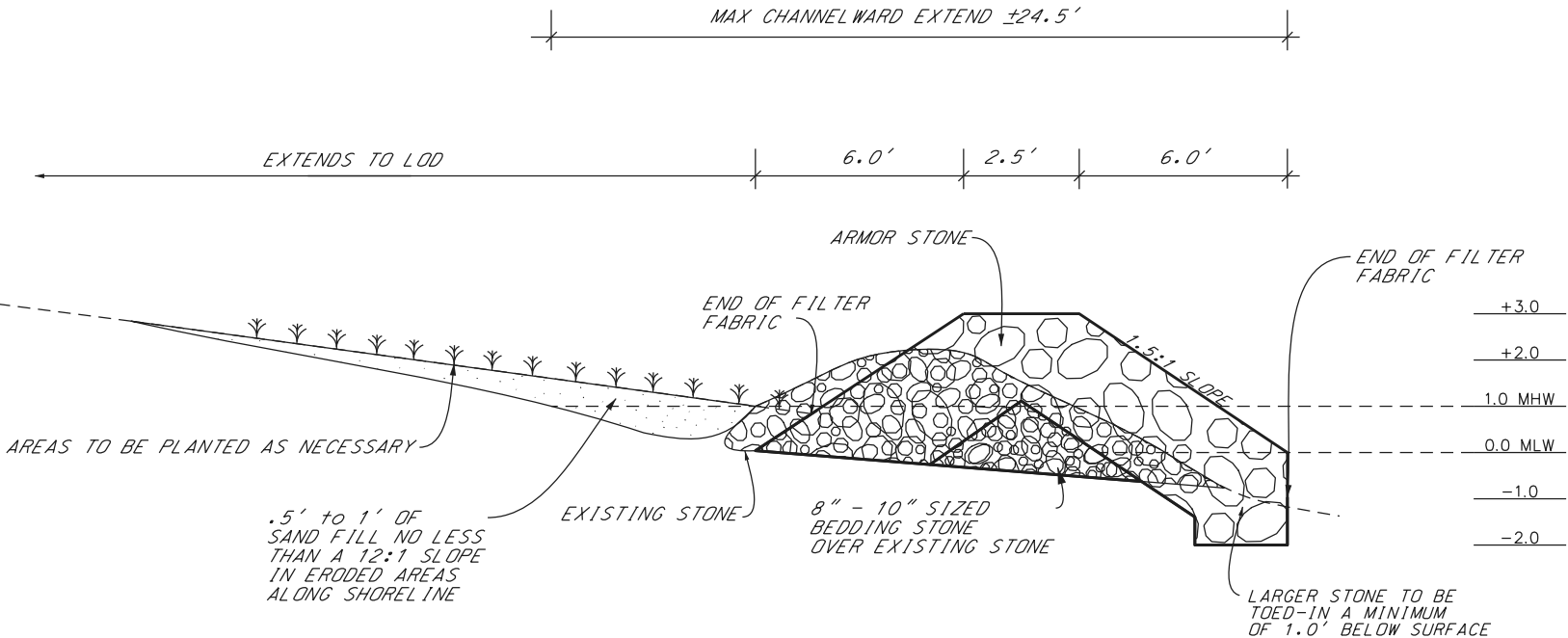
Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

in: Chester River  
co: Queen Anne's County  
Application by: Gibson Grant Community  
Association  
State: Maryland  
at: Gibsons Grant

Sheet 9 of 13 Date: November 17, 2022

REVISED 1/8/2023



TYPICAL SILL CROSS SECTION

SCALE: NTS

NOTE: All dimensions and measurements shall be field verified by contractor.



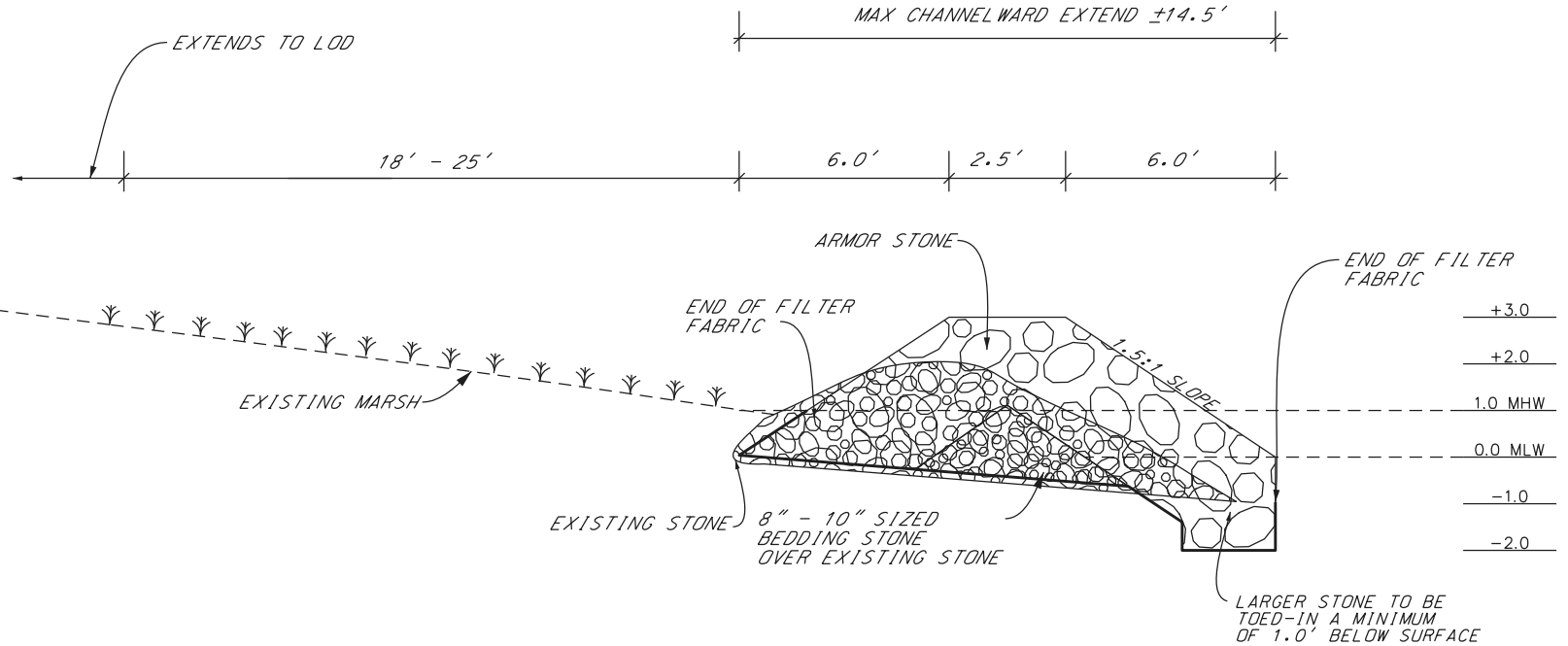
800 LB. TO 2000 LB. ARMOR STONE  
PLACED AND NEATLY CHINKED.  
CHINKING STONES SHALL BE 100 LB.  
TO 300 LB. CHINKING SHALL BE DONE  
AFTER PLACEMENT OF ARMOR STONE  
IS COMPLETED AND ONLY TO FILL THE  
SURFACE VOIDS LARGE ENOUGH TO  
RECEIVE CHINKING SIZE STONES.

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

STONE SILL CROSS  
SECTION 2-2

PROPOSED:  
Shoreline Work

REVISED 1/8/2023



TYPICAL SILL CROSS SECTION

SCALE: NTS

NOTE: All dimensions and measurements shall be field verified by contractor.

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

in: Chester River  
co: Queen Anne's County  
Application by: Gibson Grant Community  
Association

State: Maryland  
at: Gibsons Grant





800 LB. TO 2000 LB. ARMOR STONE  
PLACED AND NEATLY CHINKED.  
CHINKING STONES SHALL BE 100 LB.  
TO 300 LB. CHINKING SHALL BE DONE  
AFTER PLACEMENT OF ARMOR STONE  
IS COMPLETED AND ONLY TO FILL THE  
SURFACE VOIDS LARGE ENOUGH TO  
RECEIVE CHINKING SIZE STONES.

Tax Account No.:  
0405-1297

Tax Map: 57

Parcel: 45

Deed Ref: 3188/289

Lot: N/A

Zoning: CMPD

Lot Size: 71.73 AC

SHORELINE CROSS  
SECTION

PROPOSED:  
Shoreline Work

Waterfront Engineering,  
Design and Construction, Inc.

8348 Ritchie Hwy.

Pasadena, MD 21122

(410) 798-1494

waterfrontdesign@verizon.net

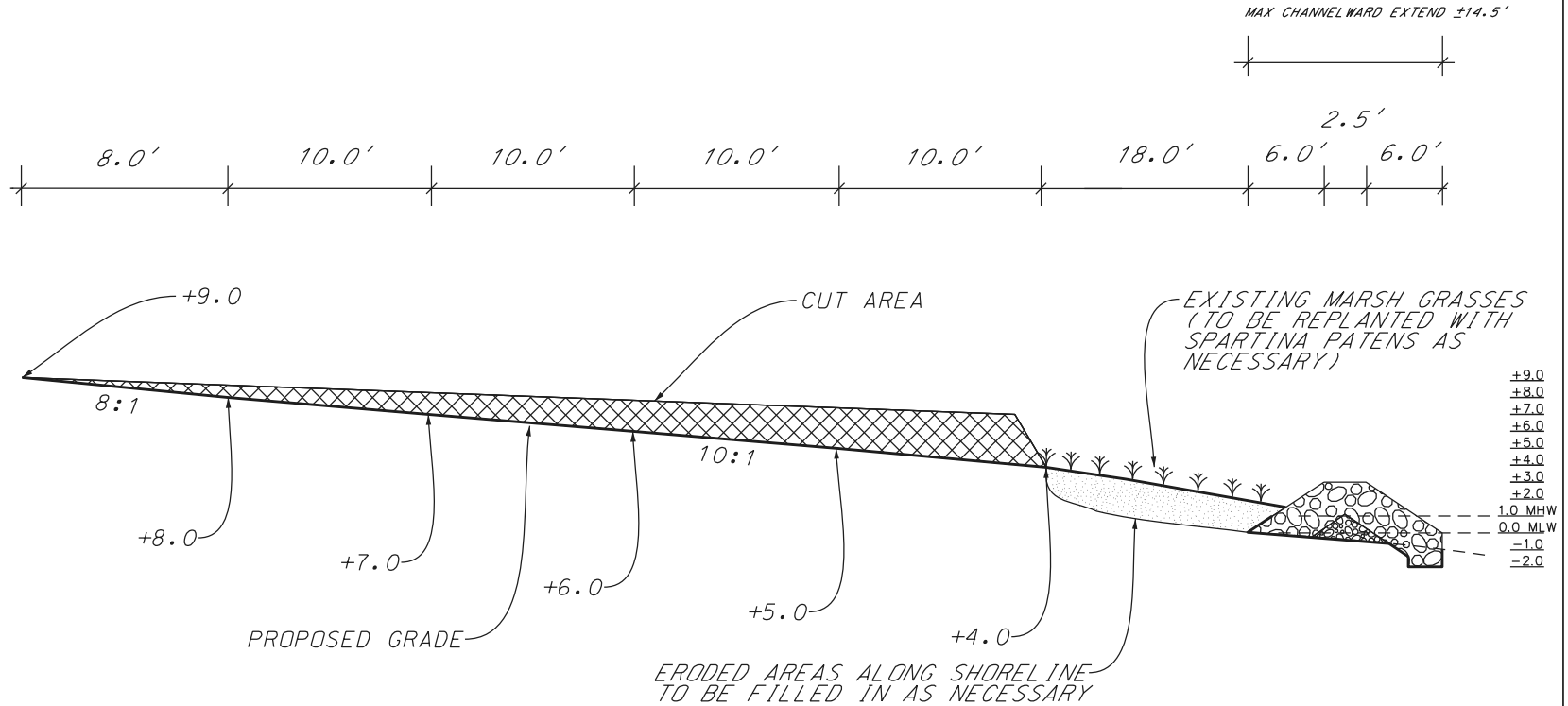
in: Chester River State: Maryland

co: Queen Anne's County at: Gibsons Grant

Application by: Gibson Grant Community Association

Sheet 11 of 13 Date: November 17, 2022

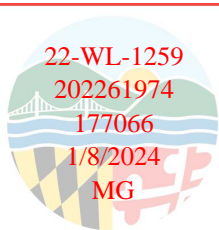
REVISED 1/8/2023



SHORELINE CROSS SECTION W/ FILL

SCALE: NTS

NOTE: All dimensions and measurements shall be field verified by contractor.



## GEOSYNTHETICS

# M100

## TECHNICAL DATA SHEET

### WOVEN MONOFILAMENT GEOTEXTILE

M100 is manufactured using high tenacity monofilament polypropylene yarns woven to form a dimensionally stable network. It has been stabilized to resist degradation due to ultraviolet exposure and is resistant to commonly encountered mildew, insects and soil chemicals, and is non-biodegradable. The high strength of M100 makes it ideal for filtration beneath hard armor applications.

#### SPECIFICATIONS:

The M100 polypropylene woven fabric will utilize the following characteristics:

PROPERTY	TEST METHOD	MIN. AVG. ROLL VALUE
Grab Tensile Strength	ASTM D4632	370 x 250 lbs
Grab Tensile Elongation	ASTM D4632	15%
CBR Puncture	ASTM D6241	950 lbs
Wide Width Tensile Ultimate	ASTM D4595	2700 x 1740 lbs/ft
Trapezoid Tear Strength	ASTM D4533	100 x 60 lbs
UV Resistance @ 500 hrs	ASTMD4355	90%
Apparent Opening Size (AOS)	ASTM D4751	70 US Sieve
Permittivity (sec <sup>-1</sup> )	ASTM D4491	0.28 (sec <sup>-1</sup> )
Flow Rate	ASTM D4491	18 gpm/ft <sup>2</sup>

Values quoted above are the result of multiple tests conducted at an independent testing facility. M100 meets or exceeds values listed.

Mullen burst ASTM D-3786 has been removed. It is not recognized by ASTM D-35 on Geosynthetics.

Puncture ASTM D-4833 has been removed. It is not recognized by AASHTO M288 and has been replaced with CBR Puncture ASTM D-6241.

#### PACKAGING:

Roll Width	6 ft	12 ft.
Roll Length	300 ft.	300 ft.
Roll Area	200 yd <sup>2</sup>	400 yd <sup>2</sup>

Disclaimer: ACF Environmental assumes no liability for the completeness or accuracy of this information or the ultimate use of this information. This document should not be construed as engineering advice. Always consult the project engineer for project specific requirements. The end user assumes sole responsibility for the use of this information and product.

5 2015

For more information about our products, contact Inside Sales at 800.448.3636 or email at [info@acfenv.com](mailto:info@acfenv.com)



*FILTER FABRIC FOR  
STONEWORK*

**REVISED 1/8/2023**

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

STONE FILTER  
FABRIC DETAIL  
Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
[waterfrontdesign@verizon.net](mailto:waterfrontdesign@verizon.net)

PROPOSED:  
Shoreline Work

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association  
Sheet 12 of 13 Date: November 17, 2022



## SITE PLAN NOTES AND DISCLAIMERS

1. PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM FIELD EVIDENCE, AND/OR AVAILABLE DEEDS AND PLATS AND SHOULD NOT BE CONSTRUED TO BE REPRESENTATIVE OF THE ACCURACY OF A BOUNDARY SURVEY. THIS IS NOT A BOUNDARY SURVEY! THIS SITE PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT ENCUMBRANCES, DEDICATIONS, AND/OR RESTRICTIONS WHICH MAY EXIST AND COULD POTENTIALLY BE REVEALED THROUGH A THOROUGH TITLE EXAMINATION.

2. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ANY PROPOSED STRUCTURES IN RELATION WITH THE PROPERTY CORNERS. NEIGHBORING STRUCTURES SHOWN ON THIS DRAWING ARE APPROXIMATE IN LOCATION AND SHOULD NOT BE USED TO LOCATE NEW OR REPLACEMENT STRUCTURES. A SURVEY IS REQUIRED TO LOCATE ANY NEW OR REPLACEMENT STRUCTURES. THIS SURVEY MUST BE PERFORMED BY A STATE OF MARYLAND LICENSED SURVEYOR.

3. THIS SITE PLAN HAS BEEN PREPARED TO CONSTRUCT A STONE SILL AND BANK GRADING. ANY CHANGE TO THESE PLANS WILL REQUIRE A SEPARATE PERMIT FROM QUEEN ANNE'S CO., FOR WORK ABOVE MHW. IF ANY WORK WILL BE BELOW MHW OR WITHIN TIDAL OR NON-TIDAL WETLANDS THEN ADDITIONAL PERMITS ARE REQUIRED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS. THIS WILL REQUIRE MORE DETAILS AND INFORMATION. THIS DRAWING SHALL NOT BE UTILIZED FOR SUCH LICENSES OR PERMITS THAT ARE NOT SPECIFICALLY OUTLINED ON THIS PLAN.

4. CONTACT MS. UTILITY AT LEAST 48 HOURS PRIOR TO START OF ANY ON LAND OR IN WATER WORK. ALL UTILITIES MUST BE LOCATED PRIOR TO ANY CONSTRUCTION. THIS PLAN SHALL NOT BE UTILIZED FOR LOCATING ANY UTILITIES EITHER ABOVE OR BELOW GROUND.

22-WL-1259

202261974

177066

1/8/2024

MG

### *SITE DATA*

#### SITE DATA:

TOTAL LOT SIZE = 3,124,559 SF  
CRITICAL AREA DESIGNATION = IDA  
ZONING = CMPD  
PERMANENT DISTURBANCE = 46,897 SF  
TEMPORARY DISTURBANCE = 1,425 SF

#### SHORELINE WORK:

STONE SILL = 630 LF  
AREA BELOW MHWL = 2,362 SF  
AREA ABOVE MHWL = 44,535 SF  
FILL AREA ABOVE MHWL = 15,200 SF  
FILL VOLUME ABOVE MHWL = 1,415 CY

#### WOODLANDS DATA:

EXISTING WOODLANDS = 1,932,900 SF (APPROXIMATELY)  
EXISTING MARSH = 167,200  
WOODLANDS REMOVED = 6,120 SF  
REFORESTATION CREATED = 0 SF  
REFORESTATION REQ. IS \$1.50 X 0 = \$0.00  
INSPECTION FEE = \$0.00 X 0.07 = \$0.00  
TOTAL FEE = \$0.00

### *LEGEND*

EXISTING CONTOUR .....	
EX. MEAN LOW WATER (MLW) .....	
EX. MEAN HIGH WATER (MHW) .....	
EXISTING TREE LINE .....	
PROPERTY LINE .....	
EXISTING RIP-RAP .....	
EXISTING/PROPOSED IMPROVEMENTS .....	
LIMIT OF DISTURBANCE .....	
TURBIDITY CURTAIN .....	
PROPOSED STONE .....	

Tax Account No.:  
0405-1297  
Tax Map: 57  
Parcel: 45  
Deed Ref: 3188/289  
Lot: N/A  
Zoning: CMPD  
Lot Size: 71.73 AC

### **SITE PLAN NOTES AND DATA**

Waterfront Engineering,  
Design and Construction, Inc.  
8348 Ritchie Hwy.  
Pasadena, MD 21122  
(410) 798-1494  
waterfrontdesign@verizon.net

PROPOSED:  
Shoreline Work

**REVISED 1/8/2023**

in: Chester River State: Maryland  
co: Queen Anne's County at: Gibsons Grant  
Application by: Gibson Grant Community  
Association

Sheet 13 of 13 Date: November 17, 2022