

**WATER AND SCIENCE ADMINISTRATION
TIDAL WETLANDS DIVISION**

Wetland Report and Recommendation

State Wetlands Case No:

17-WL-0450



Applicant: South Annapolis Yacht Centre,
LLC
1 Walton Lane
Annapolis, Maryland 21403

Agent: Waterfront Engineering, Design and
Construction, Inc
303 Najoles Rd, Ste 114
Millersville Maryland 21108
410-703-8533

Date Application Received: April 13, 2017 Public Notice Required? Yes

Comment Period Closing Date: December 15, 2017

Maryland Coordinates: 144991 x 444351

Book Map Coordinates: Anne Arundel Co. ADC Map Num: 20 Ed: 26 Coord: 11 K

Location of Proposed Work: On Spa Creek at 1 Walton Lane, Annapolis, Anne Arundel County, Maryland, 21403

Purpose of Proposed Work: To reconfigure an existing commercial marina and improve navigable access.

Description of Authorized Work:

Dredging

Mechanically dredge a 42,483-square foot area to a depth of 8 feet at mean low water; mechanically maintenance dredge a 3,876-square foot area to a depth of 8 feet at mean low water; to transport dredge material by barge and truck to the upland disposal site; to deposit approximately 6,000 cubic yards of dredged material on an approved upland disposal site located at Westport Reclamation Services at 4944 Sands Road, Lothian, MD 20711; and to provide for periodic maintenance dredging for a period of six years.

Reconfigure an existing commercial marina to include the following:

Dock A

Construct a 63.57-foot long by 60.17-foot wide by 18.5 tall boathouse with a 55.5-foot long by 4-foot wide pier, a 53.1-foot wide by 4-foot wide pier, and an approximate 470-square foot triangular platform, all extending a maximum of 61 feet channelward of the mean high water line.

Dock B

Construct a 176-foot long by 8-foot wide pier with a 110-foot long by 6-foot wide platform, three 50-foot long by 4-foot wide finger piers, a 52-foot long by 4-foot wide finger pier, a 35-foot long by 4-foot wide finger pier, two 30-foot long by 4-foot wide finger piers and a 50-foot by 24.8 foot floating platform, all extending a maximum of 182 feet channelward of mean high water line.

Dock C

Construct a 154-foot long by 8-foot wide pier with a 128-foot long by 6-foot wide platform, and six 60-foot long by 4-foot wide finger piers and an approximate 112.5-square foot wide triangular platform, all extending a maximum of 160 feet channelward of the mean high water line.

Dock D

Construct a 183-foot long by 8-foot wide pier with a 115-foot long by 6-foot wide platform, five 60-foot long by 4-foot wide finger piers, an 80-foot long by 4-foot wide finger pier, an approximate 294 square foot irregularly shaped platform, and an approximate 125-square foot irregularly shaped platform, all extending a maximum of 189 feet channelward of the mean high water line along the main pier.

Bulkhead

Replace in-kind 135 linear feet of replacement bulkhead; construct and back fill 780 linear feet of replacement bulkhead within a maximum of 18 inches channelward of a deteriorated bulkhead.

Eastern Boat Slips

Replace in-kind 8 existing mooring piles, all extending a maximum of 24.7 feet channelward of the mean high water line.

Boat Lifts Between Docks B & C

Construct four 24 to 25-foot long by 4-foot wide finger piers, with a 24-foot long platform by 7-foot wide platform, and a 151-foot long by 4-foot wide platform, and six 15-foot by 13-foot boat lifts with associated piles, and a 15-foot by 12-foot boat lift with associated piles, all extending a maximum of 29 feet channelward of the mean high water line.

Travel Lift Well

Construct two 61-foot long by 5-foot wide piers associated with a travel lift well, all extending a maximum of 31 feet channelward of the mean high water line.

Requires Water Quality Certification?: No, WQC is included with the MDSPGP-5.

Qualifies for Maryland State Programmatic General Permit?: Yes, Category B and will be issued by the United States Army Corps of Engineers directly to the applicant.

Area of Vegetated Wetland Impacts Requiring Mitigation: 0 s.f.

Area of Wetlands Created: 0 s.f.

Was the Applicant's Original Project Modified?: No

Department Comment:

As required by § 5-204 (b) of the Environment Article, the Department drafted and issued a public notice by posting the public notice on its WEB site from November 15, 2017 to December 15, 2017 and publishing the public notice for the proposed project in The Capital on November 25, 2017. In addition, the public notice was provided to adjacent property owners listed on Attachment A.

The Department received several requests for a public informational hearing from local citizens. The hearing was announced in The Capital on January 23, 2018. The hearing was held on Wednesday, February 7, 2018 at 6:30 PM at the Eastport-Annapolis Neck Community Library. All previous commenters were also notified by the Department via by letter or email. The subsequent list of attendees and interested parties is

also included in Attachment A. The Public Hearing is summarized in Attachment B. A transcript of the hearing is included as Attachment C.

Written comments from the Public Notice period and from the Public Hearing were similar, and the written comments reflected the comments and questions at the hearing. See Section 6 of the Public Hearing Report, Attachment C. These comments will also be summarized and addressed below.

Wetlands License 72-96

The previous owner of the property, Mr. Edgar L. Petrini, was authorized in Wetlands License 72-96 to construct a bulkhead, to dredge, and to deposit the dredge spoils as fill behind the bulkhead on the eastern edge of the property (Attachment D). This License included Special Condition (s.) which stated that "the applicant pay as compensation to the State of Maryland a sum equivalent to 1/3 of the fair market value of the fastland acreage created ...". After the completion of construction, the MD Department of Natural Resources (DNR) sent a letter to Mr. Petrini, dated June 7, 1976 (Attachment E), which stated that based upon an inspection of the site, "it has been determined that compliance with the physical requirements of the subject license has been achieved". This letter also stated this determination did not relieve Mr. Petrini from the special condition "which requires compensation to the State for fast land acreage created" and that DNR would contact him with specific procedures to comply with the compensation provisions. In December 1976, DNR sent a letter to the Wetlands Hearing Administrator for the MD Board of Public Works (BPW) (Attachment F), which stated that the Licensee "has complied will all conditions of the wetlands license except for the compensation to the State for the fast land acreage created" and that "there is no necessity for enforcement action or revocation of the subject license because the licensee has complied with all physical requirements of the license".

Many commenters expressed concerns regarding the existing structures located at the eastern side of South Annapolis Yacht Centre's (SAYC) property. These comments were related to the construction of the eastern bulkhead and fastland that were authorized in 1972. The comments included concerns about the lack of evidence that compensation was provided to the State of Maryland for the creation of that fastland and the correct ownership of the fastland that was created. Some members of the public indicated that the eastern bulkhead was incorrectly constructed and placed up to 10 feet further channelward than authorized.

Based upon the DNR's letters concerning Wetlands License 72-96, which specifically stated that the construction was in compliance with the physical requirements of the License, it is MDE's opinion that the bulkhead and fill on the eastern side of the property were constructed according to the Petrini License. Therefore, MDE has determined that they are legal structures which can remain in their existing locations and be replaced in-kind. The Applicant's lawyer, Mr. Steven Hyatt, stated during the Public Hearing and in his response to MDE that Environmental Article Title 16, Section 201(a), does not require a Licensee to purchase or obtain a deed from the State for the creation of fastland. Additionally, Title 16, Section 201 (a) provides that "after an improvement has been constructed, the improvement is the property of the owner of the land to which the improvement is attached." In regard to the compensation to the State for the creation of fastland that was required in 72-WL-96, MDE has been unable to confirm whether Mr. Petrini did or did not provide a payment to BPW. The Applicant has indicated that lack of further correspondence to Mr. Petrini lends forth the position that he did eventually make payment to the State. It is MDE's position that due to the lack of evidence that Mr. Petrini did or did not pay, the 42 years that have passed since DNR's inspection letter to Mr. Petrini, and the new ownership of the property, that MDE cannot require SAYC to compensate the State for the creation of fastland or deny the current Application. The Maryland Board of Public Works (BPW) and DNR, as MDE's predecessor agency, made the decision to authorize Mr. Petrini's bulkhead and fastland, and DNR determined that compliance with the physical requirements of the subject license had been achieved. Based on this information, the eastern bulkhead was constructed in accordance with the subject license and the license should not be revoked.

Lateral Line Extensions

During the Public Notice and Hearing, multiple members of the public expressed concern about the lateral lines that were depicted on SAYC's plan sheets. Many indicated that the lateral lines were incorrectly extended, had changed multiple times throughout the review of the Application, and the reference to "historic lateral lines" was inaccurate. Additionally, due to the incorrect construction of the eastern bulkhead, Wetlands License 72-96 should be revoked and the State should accept lateral lines based on a neighboring property's 1990 License (90-WL-1342) for dredging. Environmental Article Title 16, Section 16-105 (b) (2) recognizes local jurisdiction over zoning divisional lines. The City of Annapolis Board of Port Wardens approved an Opinion and Order regarding the extended lateral lines and developable waterway for SAYC (Attachment G – Pg 38). City Code defines the developable waterway as the area within the Harbor line, the shoreline, and the two lateral lines of the property which is the subject of the application. All plan sheets have been revised to properly depict the extended lateral lines and developable waterway that were accepted by the Port Wardens. Additionally, all references to "historic lateral lines" have been removed from all plan sheets.

In 1990, a neighboring property, Newport Condominiums (Newport), received Wetlands License 90-1342 (Attachment H). This Wetlands License authorized the dredging of the waterway directly in front of Newport's property and extended to the Petrini's bulkhead (eastern bulkhead). According to multiple members of the public, this License depicts lateral lines that extend straight from Newport's property lines and were accepted by the State in 1990. MDE has reviewed the plan sheet attached to 90-WL-1342, and determined that this License does not depict extended lateral lines. Instead, the plan sheets depicted and labeled the limits of disturbance (LOD) of the proposed dredging. Additionally, the dredging design guideline requirements in COMAR 26.24.03.02(C) do not require the limits of proposed dredging to be located within extended lateral lines. MDE has historically approved dredging outside of extended lateral lines, if the riparian rights and structures of others were not negatively impacted. MDE has been unable to determine why Mr. Petrini allowed Newport to dredge within his boat slips and along his bulkhead in 1990.

Some commenters also stated that because Mr. Petrini's bulkhead was incorrectly constructed and compensation was not paid to the State, that Wetlands License 72-96 should be revoked and superseded by Wetlands License 90-1342 with its lateral line extensions. As stated above, it is MDE's opinion that the structures authorized under Wetlands License 72-96 were legally constructed and the License should not be revoked. Also, Newport's 1990 dredging License did not depict lateral lines, and, therefore, no lateral lines were accepted by the State.

Replacement of Eastern Structures

Multiple commenters expressed concern regarding the bulkhead and mooring piles along the eastern area of the property, which is adjacent to Newport's pier. Comments included concerns that any increased channelward encroachment of structures in this area would impact Newport's ability to navigate to/from its own pier. The public believed that this channelward encroachment would result from replacing the bulkhead 18-inches channelward than its existing location, replacing the existing boat slips and mooring piles with boat lifts and finger piers, inaccurate distances between the bulkhead and the mooring piles on the plan sheets, and the lack of dimensions of the mooring piles on the plan sheets. Commenters also indicated that the existing area between SAYC's mooring piles and Newport's pier was narrow and difficult to maneuver. Members of the public stated that any reduction of this distance would make the western slips of Newport's pier unusable.

For the current Application, SAYC originally proposed to replace in-kind the eastern bulkhead, remove the eastern mooring piles used for nine boat slips, and construct five angled boat lifts with adjacent finger piers. Due to comments presented to the Port Wardens regarding the potential for the angled slips to allow for longer boats, further aggravating navigational concerns with the adjacent Newport pier, the Port Wardens required SAYC to replace in-kind the existing mooring piles. Revisions provided to MDE reflect this requirement. The angled boat lifts with associated finger piers have been removed from the proposed conditions plan sheets and the mooring piles on the eastern side of the property will instead be replaced in-

kind. The Applicant has also provided a detailed plan sheet from their engineers which focuses on the eastern area and provides the distances between the sheeting of the existing bulkhead and the center of the mooring piles. The sheets also depict the dimensions of the existing mooring piles. The eastern mooring piles are depicted on Newport's Wetlands License (90-WL-1342) in generally the same locations that they exist today. These mooring piles are legally grandfathered structures, and, therefore, can be replaced in-kind as functioning structures according to COMAR 26.24.02.01 C(5). Additionally, the eastern section of bulkhead was authorized in Wetlands License 72-96 and may also be replaced in-kind.

In addition to replacing the mooring piles in-kind, the eastern bulkhead will also be replaced in-kind. Some members of the public have erroneously stated that the notice for the public hearing stated that this section will be replaced 18-inches channelward of the existing bulkhead. The notice stated that the applicant proposed to "replace in-kind 135 linear feet of bulkhead". This section of bulkhead was in reference to the eastern bulkhead and was noted on the provided plan sheets. The description included the construction of a bulkhead 18-inches channelward of an existing deteriorated bulkhead, but referred to the bulkhead on the north facing section of shoreline. Additionally, during the hearing, some members of the public noted that the plans that were presented at the hearing were different than those that were received in the mailing for the hearing, specifically in the area of the eastern bulkhead. Notices with plans were mailed on January 22, 2018. The Port Warden's did not issue their oral decision requiring the replacement in-kind of the eastern mooring piles until January 23, 2018. Therefore, MDE had not received revised plan sheets reflecting the replacement in-kind requirement at the time of mailing.

Harbor Line Setbacks

Some members of the public also provided comments to MDE requesting a 40-foot setback off of the Annapolis Harbor Line. This request was based on concerns regarding congestion on Spa Creek, at what many described as a pinch point near SAYC, and that the safety of boaters on Spa Creek demands a wider channel. The reasoning provided for the requested 40-foot setback was based upon the maximum boat width that can pass through the Spa Creek Bridge. Commenters noted that the reconfigured marina will now include T-heads and if a boat wider than 20 feet is docked at these T-heads, then it will cross the Harbor Line. Additionally, the proposed 20-foot setback creates the potential for repeated violations of larger vessels crossing the Harbor Line. According to these commenters, Annapolis code requires all pier structures to be set back from the Harbor Line at an appropriate distance, so no moored vessels extend past the Harbor Line. Please note that MDE received copies of petitions that were submitted to the City of Annapolis requesting a 40-foot setback. The petitions were not addressed to MDE.

The Harbor Line and its setbacks are within the jurisdiction of the Annapolis Board of Port Wardens according to Environmental Article Title 16, Section 16-105 (b) (2). This section of Title 16 recognizes local jurisdiction over zoning divisional lines. Their decision on this issue was included in their Opinion and Order (Attachment G -Pg 32). According to the Port Wardens, anything more than 20 feet would be "arbitrary and based on the assumption of the lack of City enforcement". The Annapolis Planning Department recommended to the Board of Port Wardens that a 20-foot setback from the Harbor Line was sufficient for navigational safety. The Port Wardens did note that if any violations of the Harbor Line were observed, that there were enforcement actions that the City could take, including the Harbormaster issuing and serving citations to SAYC. According to the Applicant, SAYC will not allow vessels to dock at the marina if they will cross the harbor line.

Congestion of Spa Creek and Navigational Safety

Multiple commenters also expressed concern that the reconfiguration of SAYC's marina would result in increased congestion in Spa Creek and near Newport's pier, and that any increased congestion would result in unsafe boating conditions. Members of the public stated that the marina is located in a congested area of Spa Creek that acts as a pinch point. Some commenters stated that the Annapolis Harbormaster expressed concern to the Port Wardens regarding the pinch point in this area of Spa Creek. These comments were not provided to MDE directly from the Harbormaster. MDE contacted the Harbormaster after receiving copies of these comments and according to the Harbormaster, she withdrew her previously provided comments to

the Port Wardens. She indicated that by its nature, this area of Spa Creek is congested and a pinch point. Also, during the Department's conversation with the Harbormaster, she stated that she had no records of any accidents in this area of Spa Creek. Please see above (Replacement of Eastern Structures) for additional comments that were received regarding navigational concerns near Newport's pier.

Based upon plan sheets provided by SAYC to MDE, the proposed T-heads are the outermost structures and they do not encroach further channelward than the existing mooring piles. MDE is aware that the inclusion of T-head platforms will allow for additional boats to moor further channelward than the previous configuration of the marina. As stated above, these T-heads are located within the Harbor Line set back that was approved by the City of Annapolis and the Harbormaster may enforce any violations of the Harbor Line. According to the Applicant, the reconfiguration was planned in a way that would allow boaters the opportunity to queue and wait to enter/exit the channel in the safest manner possible. Additionally, the reconfiguration will widen the marina's boat slips, but decrease the number of slips at the marina from 85 to 73 slips. The Applicant also stated that the reconfiguration will provide wider access to all vessels, including paddleboards and kayaks. There does appear to be a small additional, lateral encroachment of the proposed T-head on Dock B, but this encroachment does not extend further channelward into Spa Creek and is located within the developable waterway that was determined by the Annapolis Board of Port Wardens.

Environmental Contamination

Commenters also expressed concern regarding possible contamination of SAYC's upland property. Members of the public stated that over the last century there had been boat building and boat related maintenance on and around the property. Additionally, there were few, if any, stormwater or runoff controls on the property and hazardous materials that were used in the uplands either went into the ground or into Spa Creek. Members of the public indicated that this runoff potentially contaminated the bottom substrate and it should be evaluated. One commenter asked if a Phase I or Phase II environmental site assessment has been done at the site. Other commenters were concerned that the removal of the bulkhead would allow for the release of contaminants into Spa Creek.

MDE has received no evidence from commenters that the uplands or the bottom substrate of SAYC's property is contaminated. Therefore, the Department has cannot determine if the site is contaminated. The proposal is not out of the norm for similar projects that have been approved on working shorelines in Anne Arundel County and the City of Annapolis. SAYC has submitted an acceptance letter from a dredge material placement site, Westport Reclamation Services in Lothian, MD, which states that they have the capacity to accept the anticipated amount of material. The Applicant has also proposed to use a turbidity curtain during dredging. It is recommended by Special Condition that the turbidity curtain be deployed and maintained during the proposed dredging. In regard to the bulkhead, most of the proposed bulkhead will be replaced 18-inches channelward of the existing bulkhead, which will not be removed during construction. Only 135 of 915 linear feet of bulkhead will be replaced in-kind.

MDE's State Assessment and Remediation Division was contacted in order to determine if SAYC was a site that their Division was aware of and if a Phase I or II environment site assessment had been completed. According to this Division, SAYC was not a site that they have had any dealings with. Additionally, there is no mechanism in Maryland for the State or counties to require environmental assessments (EA) for hazardous substances. However, they are often required by the bank or a funding source for a proposed development. MDE does have a Voluntary Cleanup Program (VCP) where developers can submit the results of an EA and any proposed cleanup activities for the acceptance of MDE. Unless the EAs are submitted to MDE as part of the VCP, the developer is not required to make those documents public.

Comments in Support

MDE also received many letters in support of SAYC's proposal. Most of these letters were copies of the same letter of support. This letter stated that the facility was in very poor condition and near the end of its usable lifespan. This letter also stated that the Applicant was proposing to remove 20,000 square feet of covered boat slips, 9,393 square feet of impervious surface within the 100-foot critical area buffer which will

be replaced native vegetation, and reduce the number of boat slips from 85 to 73. Additionally, shoreline erosion and stormwater management will be controlled as part of the project. The letter also stated that navigation would be improved because the proposed project will lessen local congestion, provide safer channel entry and exit, and create a more storm and flood resistant marina. Photographs of the deteriorating conditions of the existing marina structures were also provided.

The Maryland Department of Natural Resources (DNR) reviewed the project and determined that due to white perch, DNR recommends a time-of-year restriction for dredging from March 15th to June 15th of any given year to protect spawning fish.

The Maryland Historical Trust reviewed the proposed project and determined that there are no historic properties affected by this undertaking.

It is important to note that the square footage of proposed dredging has changed since the Public Notice and Hearing. In the Public Notice and the Public Hearing Notice, the proposed dredging was listed as 30,387 square feet. This square footage was also noted on the plan sheets that were mailed out for both notices. According to the Agent, this square footage was incorrectly calculated and the total area of dredging is approximately 46,359 square feet. While the area of dredging was inaccurately stated in the notices, the depicted footprint and depth of the proposed dredging on the plan sheets has not changed.

Project Justification: In consideration of the site characteristics and the nature of the proposed work, the Department concludes that the application represents a reasonable exercise of riparian rights.

MDE has determined that the Living Shoreline requirement can be waived for this site due to an existing functional bulkhead, which can be replaced according to COMAR.

MDE has also determined that mitigation is not required for the proposed dredging, due to the lack of impacts to natural resources or shallow water habitat. Any dredging in water depths less than 3 feet are located in areas that have been previously dredged or are associated with the travel lift well.

The evaluation of this project has taken into account ecological, economic, recreational, developmental, and aesthetic considerations appropriate for this proposal as well as other requirements set forth in the Code of Maryland Regulations. To insure that impacts to resources are avoided and minimized to the maximum extent possible and to insure that all work is performed in accordance with critical area and local regulations, the Department has recommended a number of special conditions. Provided all general and special conditions are adhered to, the work proposed will not cause significant deleterious impacts to marsh vegetation, submerged aquatic vegetation, finfish, shellfish, or navigation.

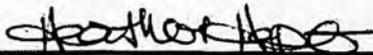
SPECIAL CONDITIONS:

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors

Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537-3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.

- D. The Licensee shall transport all dredged material transported by truck in watertight trucks. No dredged material shall be discharged onto the roadways of the State.
- E. The Licensee shall deploy and maintain a turbidity curtain tightly around and channelward of the project area prior to any dredging as depicted on plan sheet 9 of 31 through completion of any dredging.
- F. The Licensee shall conduct subsequent maintenance dredging within the scope of this license in terms of authorized dredge area and authorized depths. The licensee shall:
 - 1. Dredge no more than 500 cubic yards of material at each maintenance dredging.
 - 2. Comply with all applicable conditions of this license.
 - 3. Submit a detailed dredged material disposal plan to be approved by the Water and Science Administration, Tidal Wetlands Division prior to the start of dredging.
 - 4. Notify and receive approval from the Water and Science Administration, Compliance Program a minimum of 10 days prior to the start of each maintenance dredging operation.
- G. The Licensee shall stake the dredge area and receive approval from the Water and Science Administration, Compliance Division prior to the start of dredging.
- H. The Licensee shall conduct a post dredge bathymetric survey and forward to the Water and Science Administration, Tidal Wetlands Division within 45 days after the termination of any phase of dredging.
- I. The Licensee shall not perform any dredging from March 1st through June 15th of any given year due to spawning white perch.

DEPARTMENT OF THE ENVIRONMENT APPROVAL:



Heather Hepburn, Natural Resource Planner
Tidal Wetlands Division

10/18/18

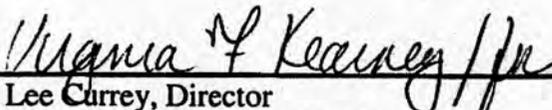
DATE



April Field, Western Region Chief
Tidal Wetlands Division

10/18/2018

DATE



D. Lee Currey, Director
Water and Science Administration

10/19/18

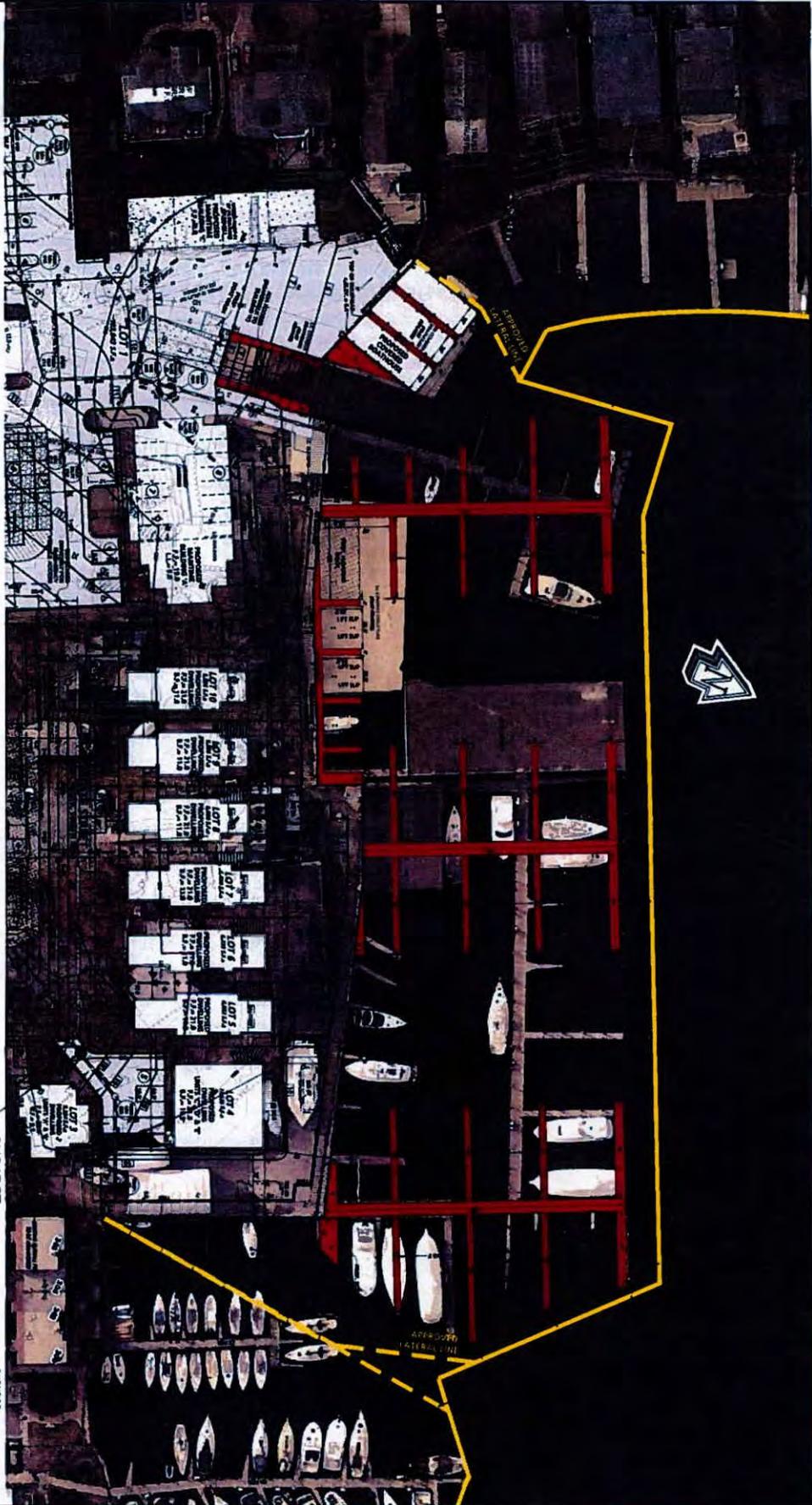
DATE

WETLANDS ADMINISTRATION CONCURRENCE:

William Morgante, Wetlands Administrator
Board of Public Works

DATE

17-WL-0450
 201760757
 135686
 8/11/18
 10431
 HH



SUBJECT
 SAYC MARINA
 PROPERTY

NETPORT
 CONDOMINIUMS
 51 BAY
 EASTPORT
 YACHT CLUB OF
 ANNAPOLIS

MARINA AERIAL LAYOUT PLAN
 FOR
SOUTH ANNAPOLIS YACHT CENTRE
 BOUCHER AVENUE, WASHINGTON STREET, STATE STREET & WALTON LANE
 TAX MAP 52D GRID & PARCELS 80 81 82 83 84 85 87 122 128 & 211
 EASTPORT ANNAPOLIS, MARYLAND 21403
 SIXTH DISTRICT CITY OF ANNAPOLIS ZONED VAGE

NO.	DATE	REVISION

Bay Engineering Inc.

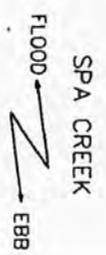
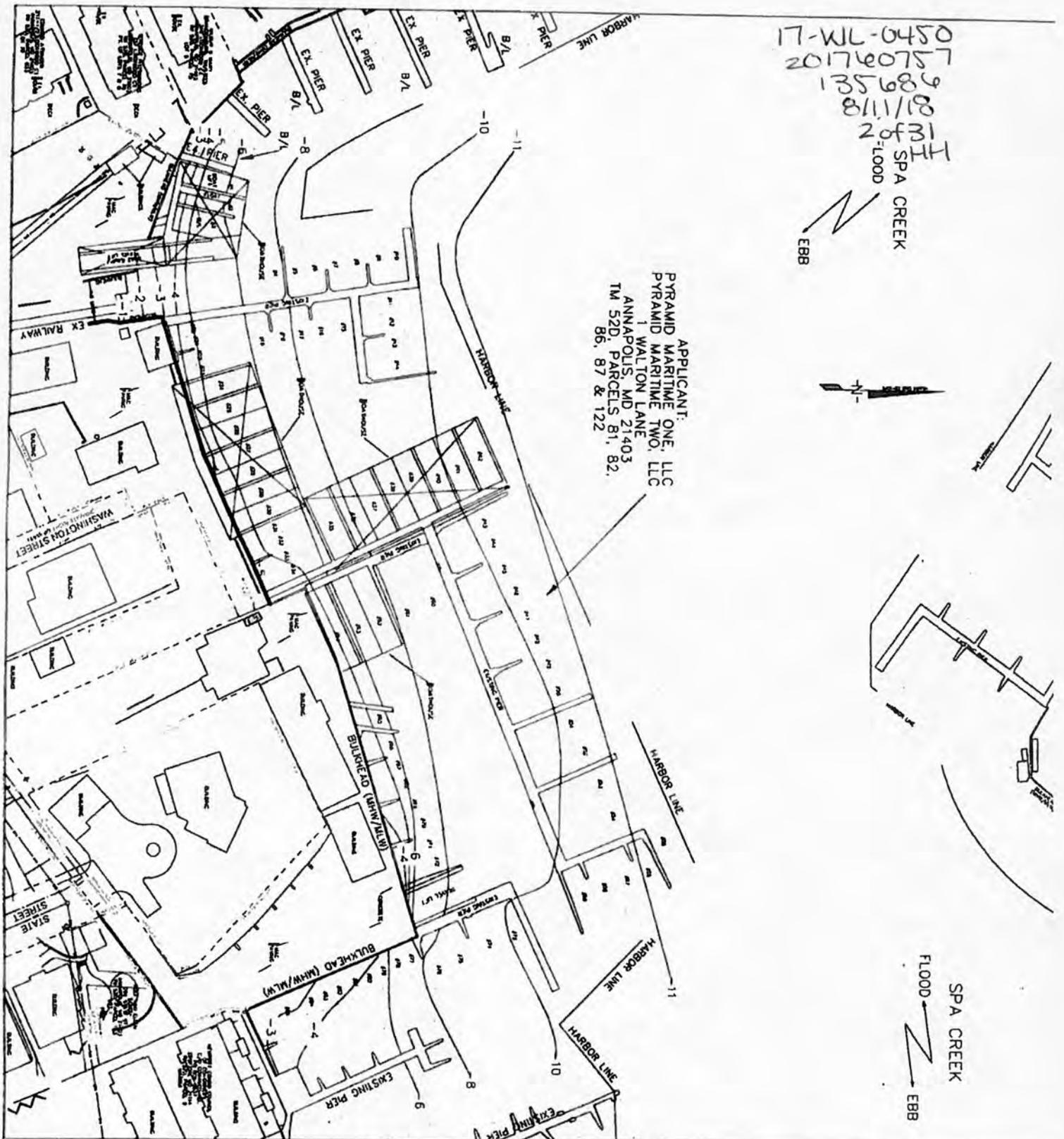
2011 Ross Road, Building 520
 Annapolis, Maryland 21401
 410 897 8290
 410 897 8291
 www.bayengineering.com
 www.bayengineering.com

Revisions		
Rev. #	By	Date

Revised 1/10/18

17-WL-0450
 20174075 L
 135686
 8/1/18
 2 of 2
 HI
 SPA CREEK
 EBB

APPLICANT:
 PYRAMID MARITIME ONE, LLC
 PYRAMID MARITIME TWO, LLC
 1 WALTON LANE
 ANNAPOLIS, MD 21403
 TM 52D, PARCELS 81, 82,
 86, 87 & 122



Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plot Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

EX. SITE COND.
 SCALE: 1:100
 Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

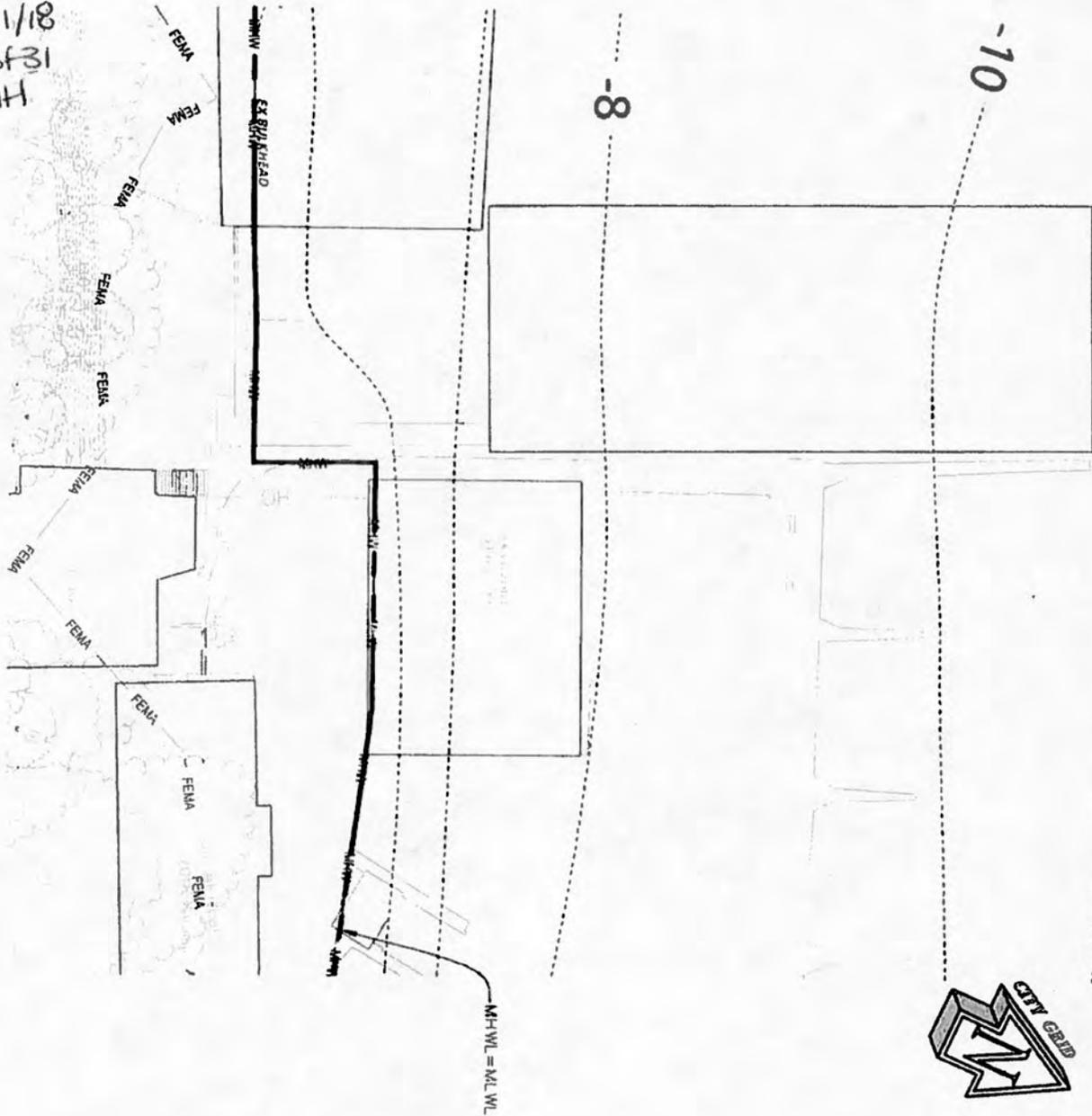
PROPOSED:
 Redevelop existing marina.
 in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

RECEIVED 8/1/18

17-WL-0450
 201700751
 135686
 8/11/18
 4 of 31
 HH



EXISTING DOCK 'C' LAYOUT SHEET

SCALE: 1" = 40'

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

EX. SITE COND.
 SCALE: 1:40

Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina.

in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

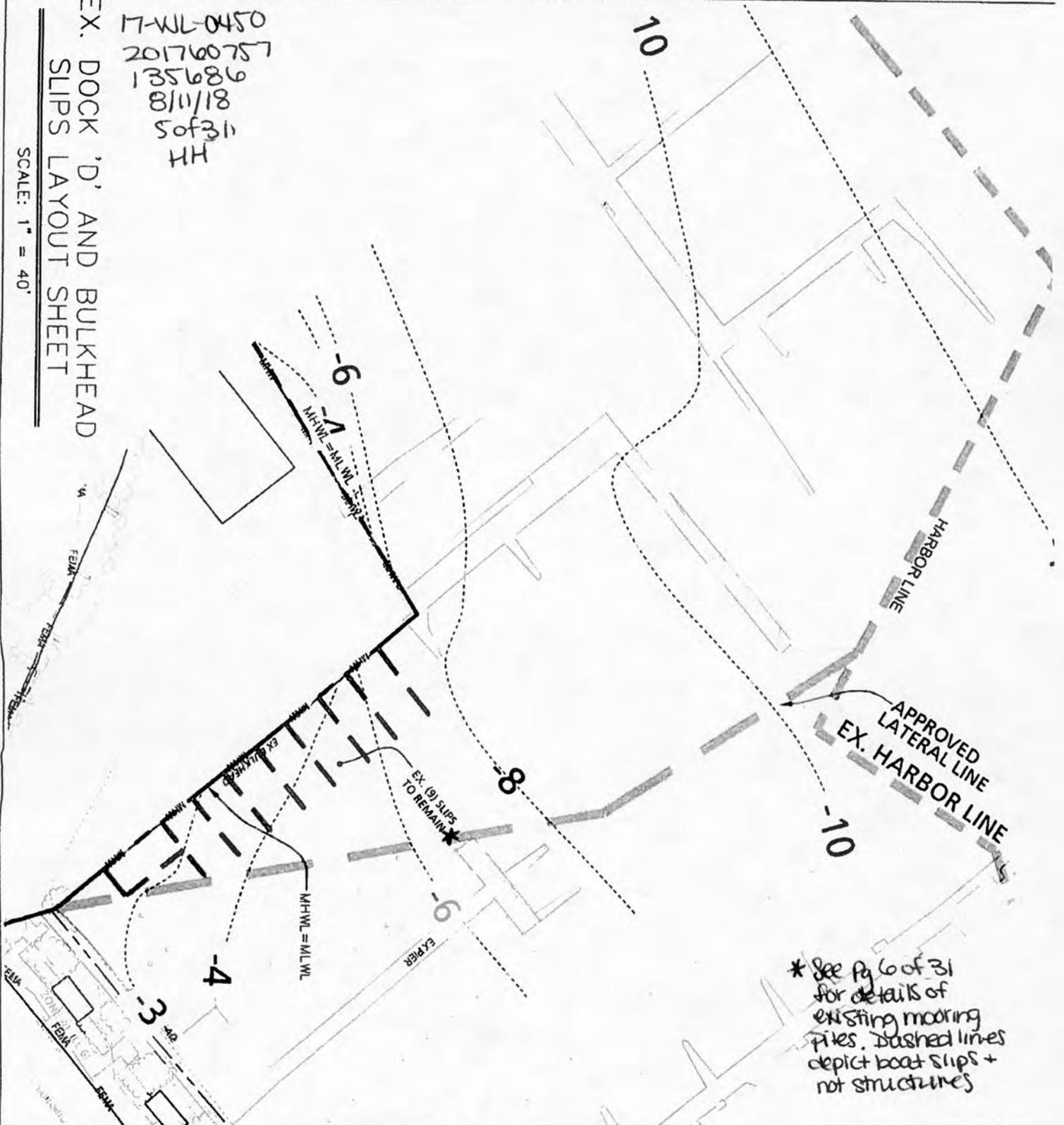
Applicant's Signature:

Received 8/11/18

EX. DOCK 'D' AND BULKHEAD
SLIPS LAYOUT SHEET

SCALE: 1" = 40'

17-WL-0450
201760757
135686
8/11/18
Sof311
HH



* See Pg 6 of 31 for details of existing mooring piles. Dashed lines depict boat slips + not structures

Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plot Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

EX. SITE COND.
SCALE: 1:40

Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina.

in: Spo Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre

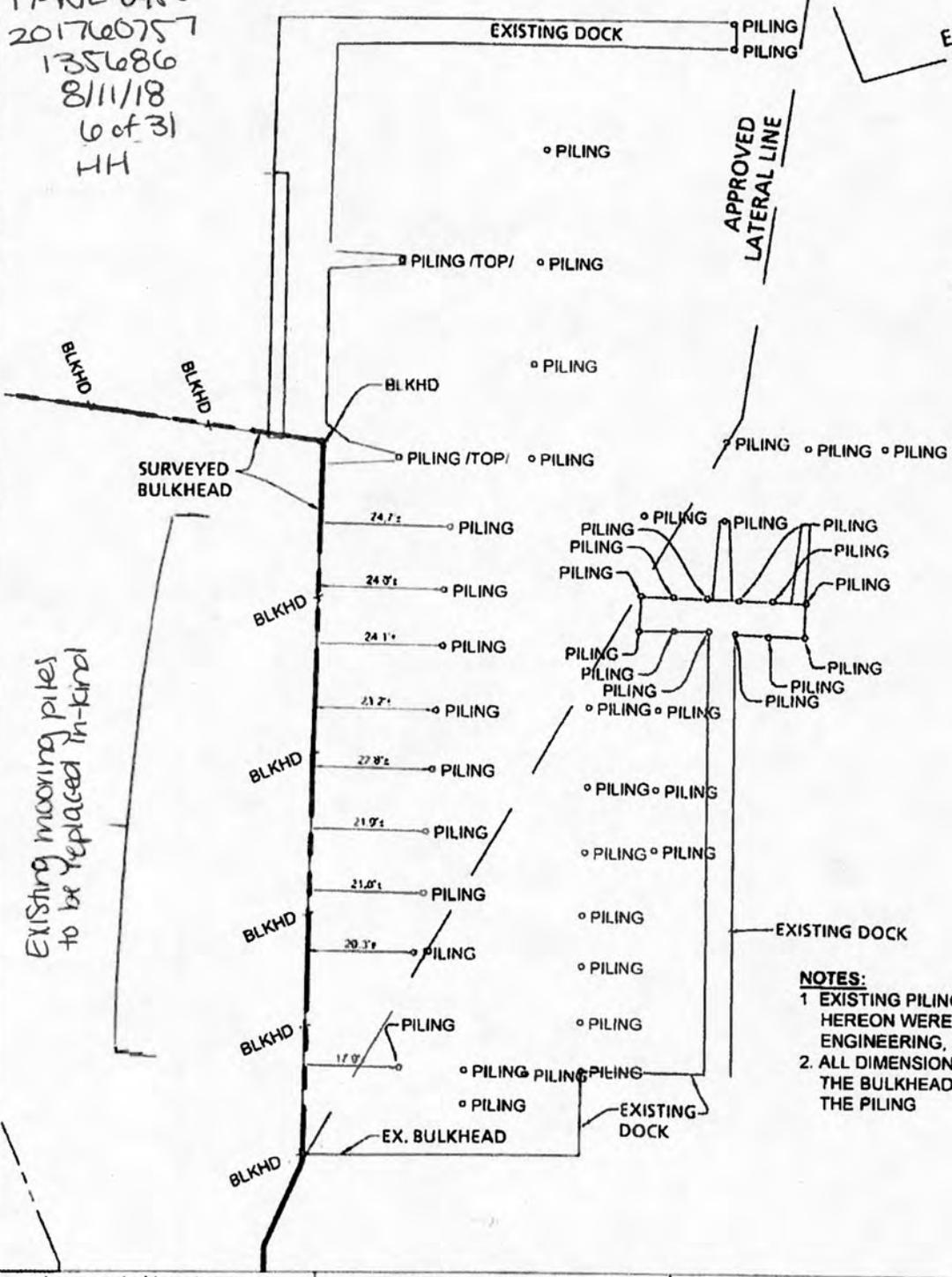
NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

Received 8/11/18

17-WL-0450
 201760757
 135686
 8/11/18
 6 of 31
 HH

EX. HARBOR LINE



- NOTES:**
1. EXISTING PILING AND BULKHEAD SHOWN HEREON WERE SURVEYED BY BAY ENGINEERING, INC. ON 7/19/17.
 2. ALL DIMENSIONS ARE FROM THE FACE OF THE BULKHEAD TO THE CENTER OF THE PILING

PLOTTED Apr 16, 2018 - 3:57pm

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

EX. SITE COND.
 SCALE: 1:30

Bay Engineering Inc.
 PROFESSIONAL ENGINEERS AND ARCHITECTS

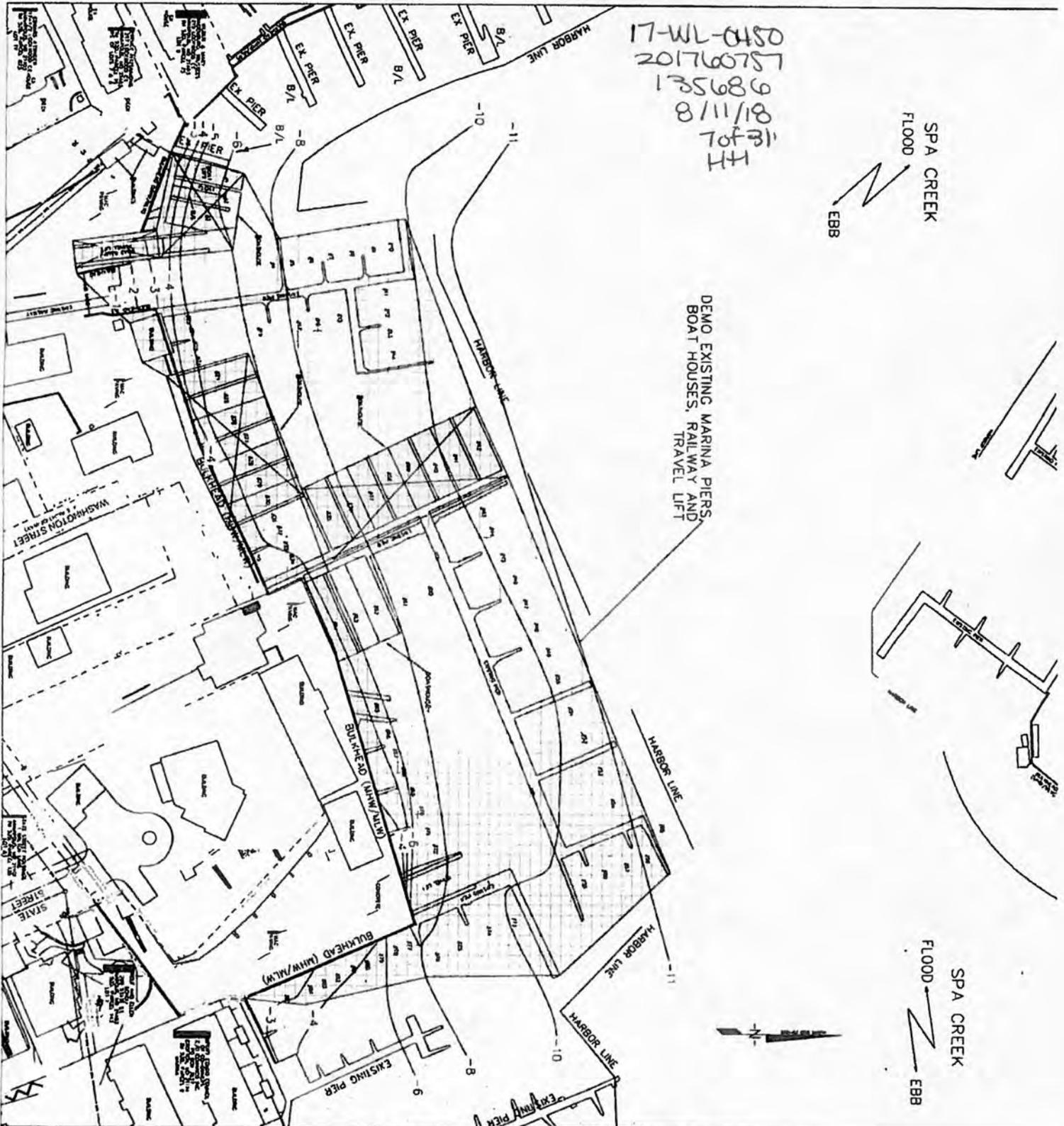
196 S. Lee Pike 2, Suite 202
 Annapolis, Maryland 21401
 410.527.9200
 410.527.9285 fax
 email: info@bayengineering.com
 www.bayengineering.com

PROPOSED:
 Redevelop existing marina

in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:



Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

DEMOLITION PLAN
SCALE: 1:100

Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina.

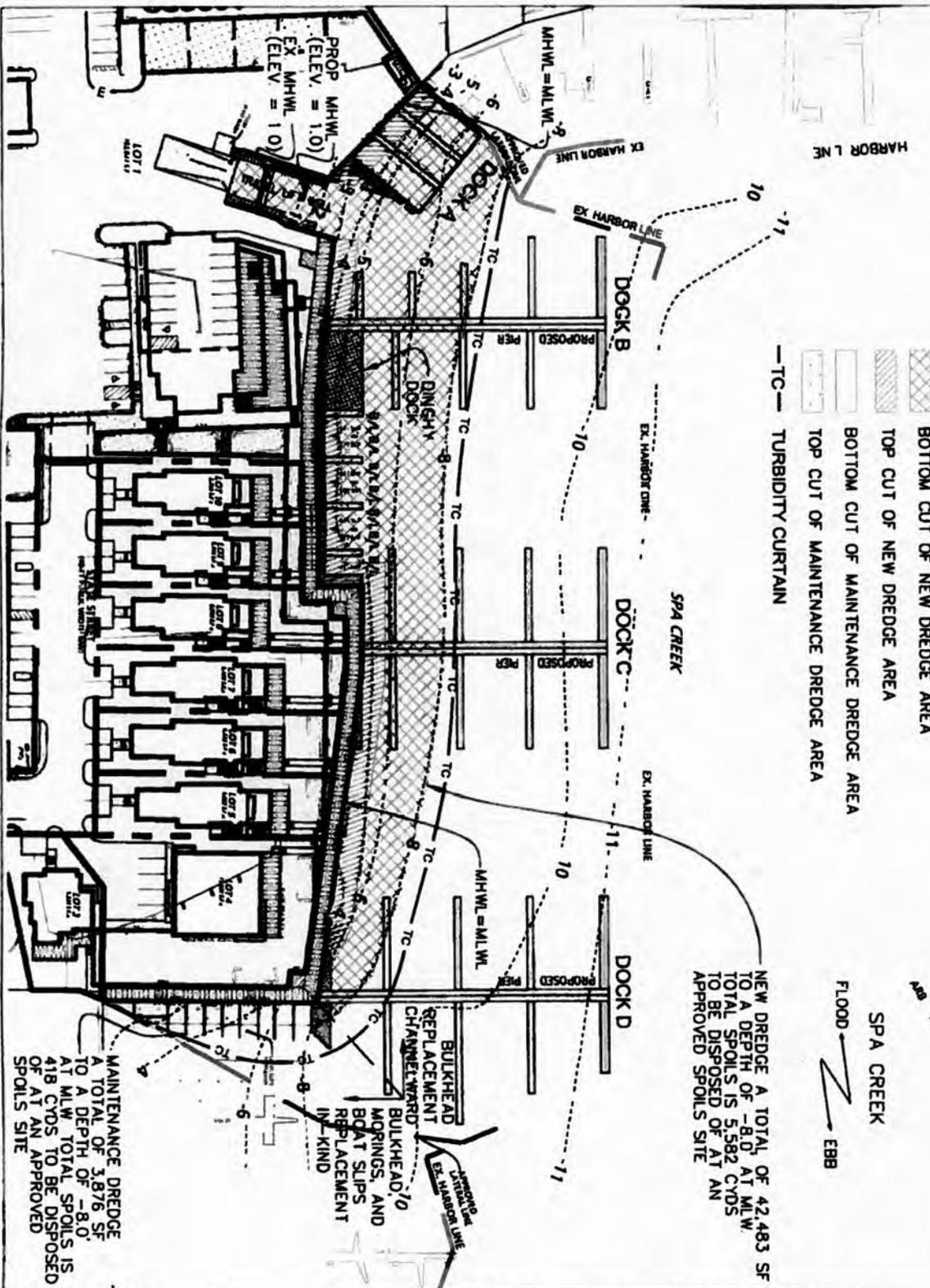
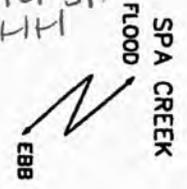
in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

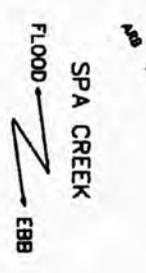
Applicant's Signature:

Reviewed 8/11/18

17-WL0150
 201700757
 135684
 8/11/18
 9 of 31
 LHI



- LEGEND**
- BOTTOM CUT OF NEW DREDGE AREA
 - TOP CUT OF NEW DREDGE AREA
 - BOTTOM CUT OF MAINTENANCE DREDGE AREA
 - TOP CUT OF MAINTENANCE DREDGE AREA
 - TC- TURBIDITY CURTAIN



NEW DREDGE A TOTAL OF 42,483 SF TO A DEPTH OF -8.0' AT MLWL. TOTAL SPOILS IS 5,582 CYDS TO BE DISPOSED OF AT AN APPROVED SPOILS SITE

MAINTENANCE DREDGE A TOTAL OF 3,876 SF TO A DEPTH OF -8.0' AT MLWL. TOTAL SPOILS IS 418 CYDS TO BE DISPOSED OF AT AN APPROVED SPOILS SITE

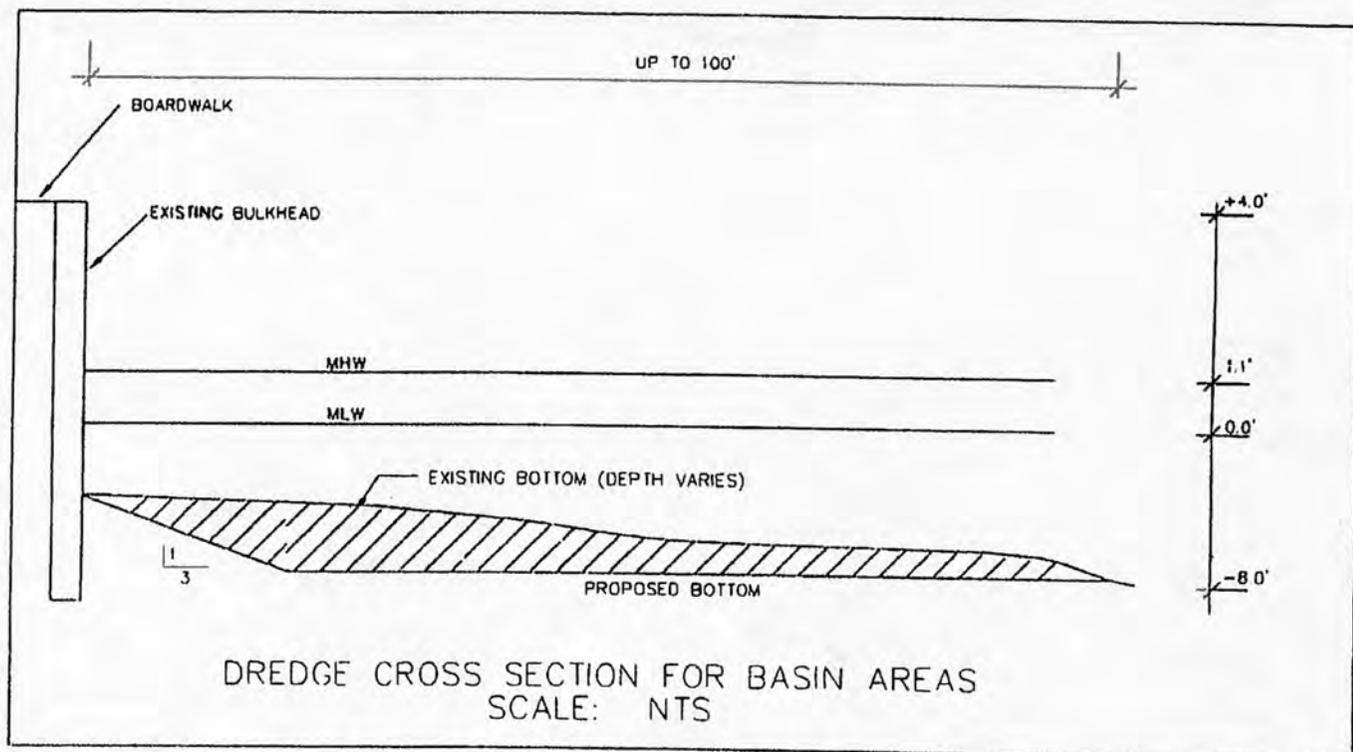
Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plot Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

PROP. SITE PLAN
 SCALE: 1:100
 Waterfront Engineering, Design and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:
 Redevelop existing marina.
 in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre
 Page 8 of 24 Date: April 16, 2018

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:



SITE PLAN NOTES AND DISCLAIMERS

17-WL-0450
2017060757
135686
8/11/18
10 of 31
HH

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. ALL WORK WILL BE CONDUCTED FROM THE WATER VIA BARGE AND ALONG THE EXISTING SHORELINE IN THE LOD AS SHOWN AND WILL BE CONFINED TO THE SUBJECT PROPERTY.
3. 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 STRUCTURES. A SURVEY IS REQUIRED TO LOCATE ANY NEW OR REPLACEMENT STRUCTURES. THIS SURVEY MUST BE PERFORMED BY A STATE OF MARYLAND LICENSED SURVEYOR.
4. THIS SITE PLAN HAS BEEN PREPARED TO REQUEST A GRADING PERMIT TO DREDGE AN EXISTING MARINA AT THE SOUTH ANNAPOLIS YACHT CENTRE. ANY CHANGE TO THESE PLANS WILL REQUIRE A SEPARATE PERMIT FROM CITY OF ANNAPOLIS, AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CORPS OF ENGINEERS.
5. CONTACT MISS UTILITY AT LEAST 5 DAYS 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.
6. TOPOGRAPHY WAS OBTAINED FROM FIELD RUN TOPOGRAPHY BY BAY ENGINEERING INC., COMPLETED IN MAY OF 2016.
7. WATER DEPTHS WERE OBTAINED FROM A FIELD RUN HYDROGRAPHIC SURVEY CONDUCTED BY WATERFRONT ENGINEERING, DESIGN, AND CONSTRUCTION INC. IN 2017.
8. THE CONTRACTOR MUST FIELD VERIFY ALL QUANTITIES AND MEASUREMENTS TO THERE SATISFACTION. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION PURPOSES OTHER THAN GENERAL LOCATION OF STRUCTURES.

Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

**CROSS SECTION AND
SITE PLAN NOTES**

Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:

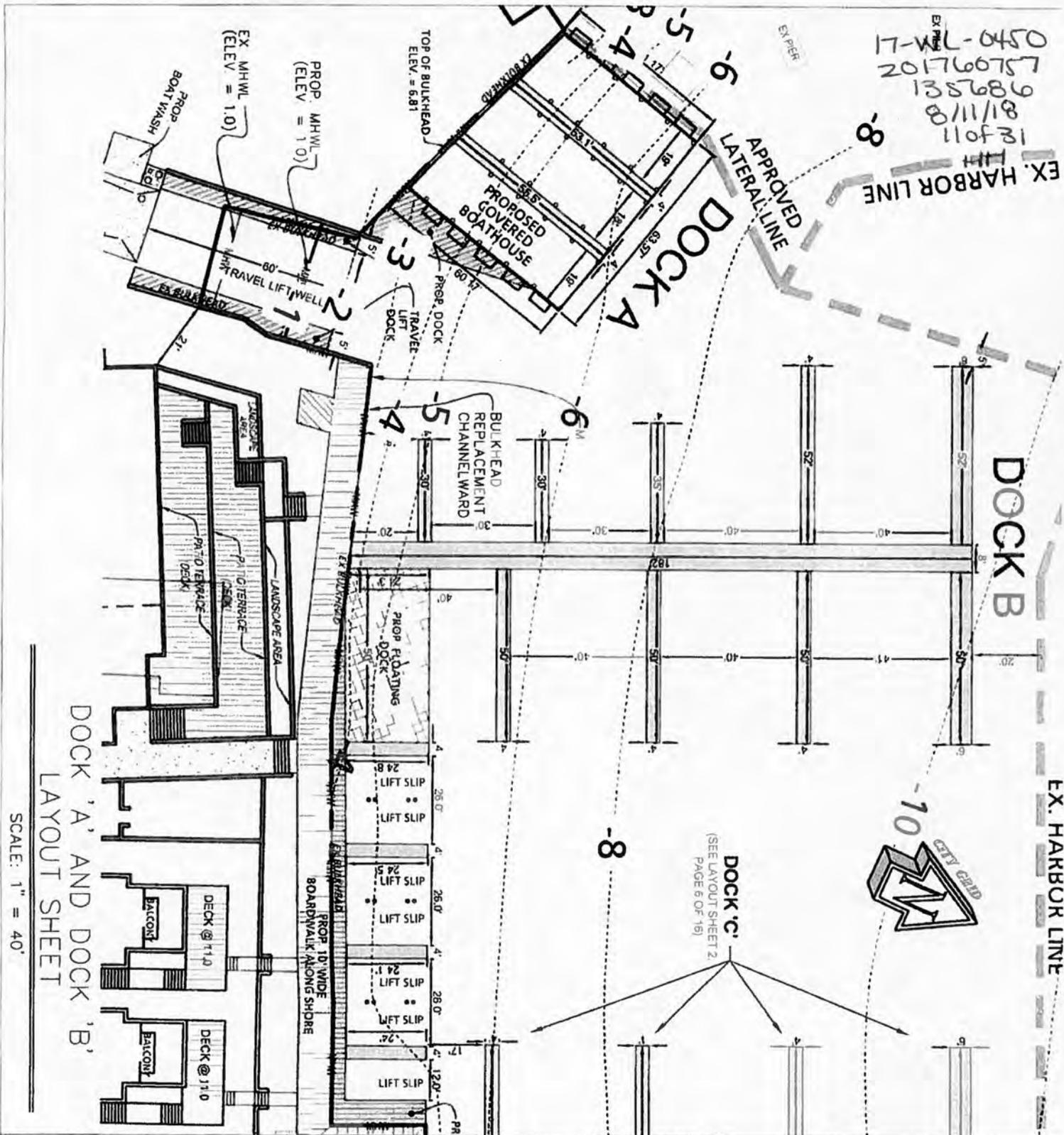
Redevelop existing marina.

in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: **South Annapolis Yacht Centre**

NOTE: This drawing is not an engineered drawing. All dimensions and measurements shall be field verified by contractor.

Applicant's Signature:

Received 8/11/18



Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

LAYOUT SHEET 1
SCALE: 1:40
Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:
Redevelop existing marina.
in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre
Page 10 of 24 Date: April 16, 2018

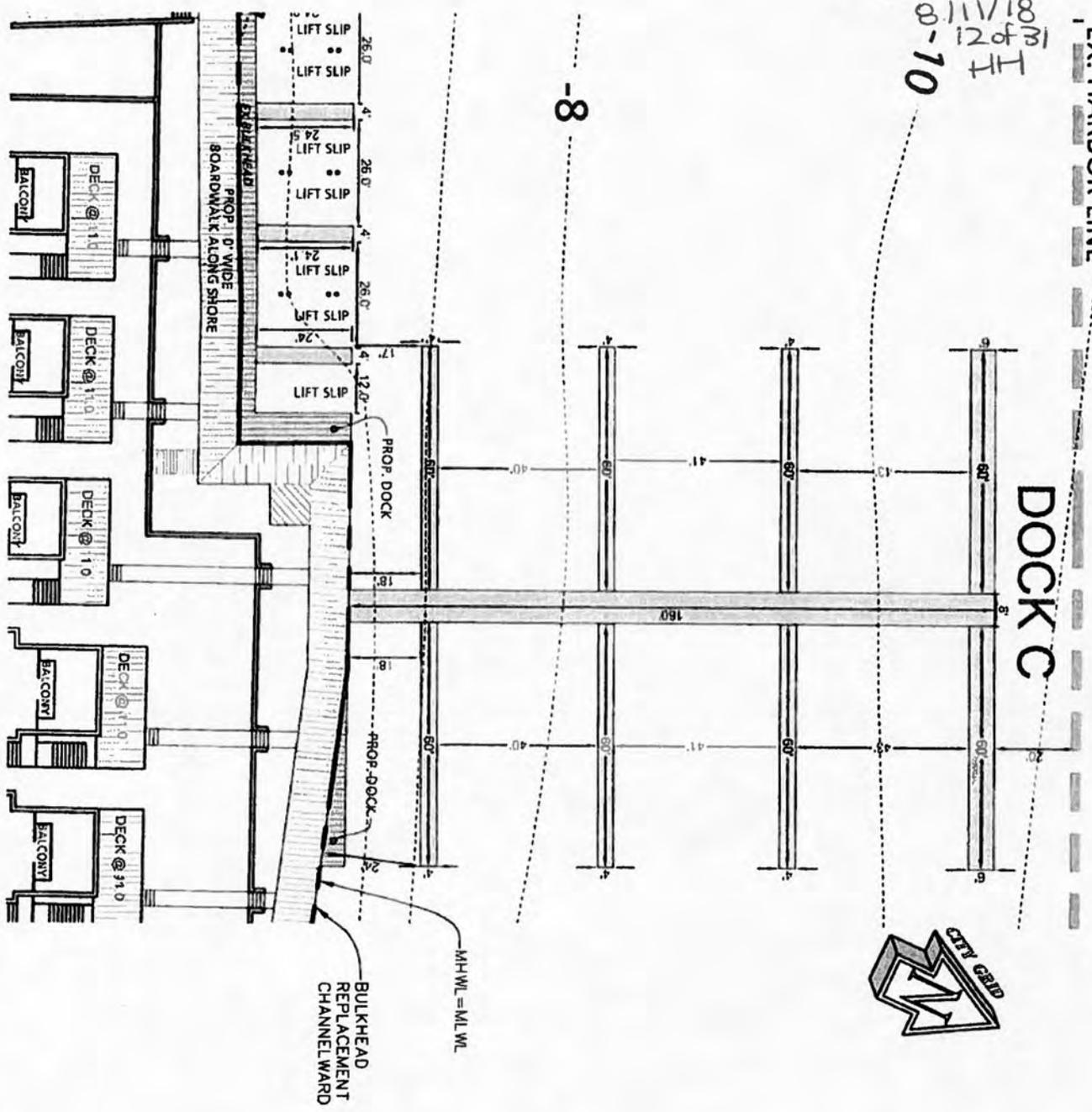
NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

RECEIVED 8/11/18

17-WL-0450
 201760757
 135686
 980
 11/18
 12 of 1
 H
 8-10

EX. HARBOR LINE



DOCK C

DOCK 'C' LAYOUT SHEET

SCALE: 1" = 40'

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

LAYOUT SHEET 2
 SCALE: 1: 40
 Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:
 Redevelop existing marina.
 in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

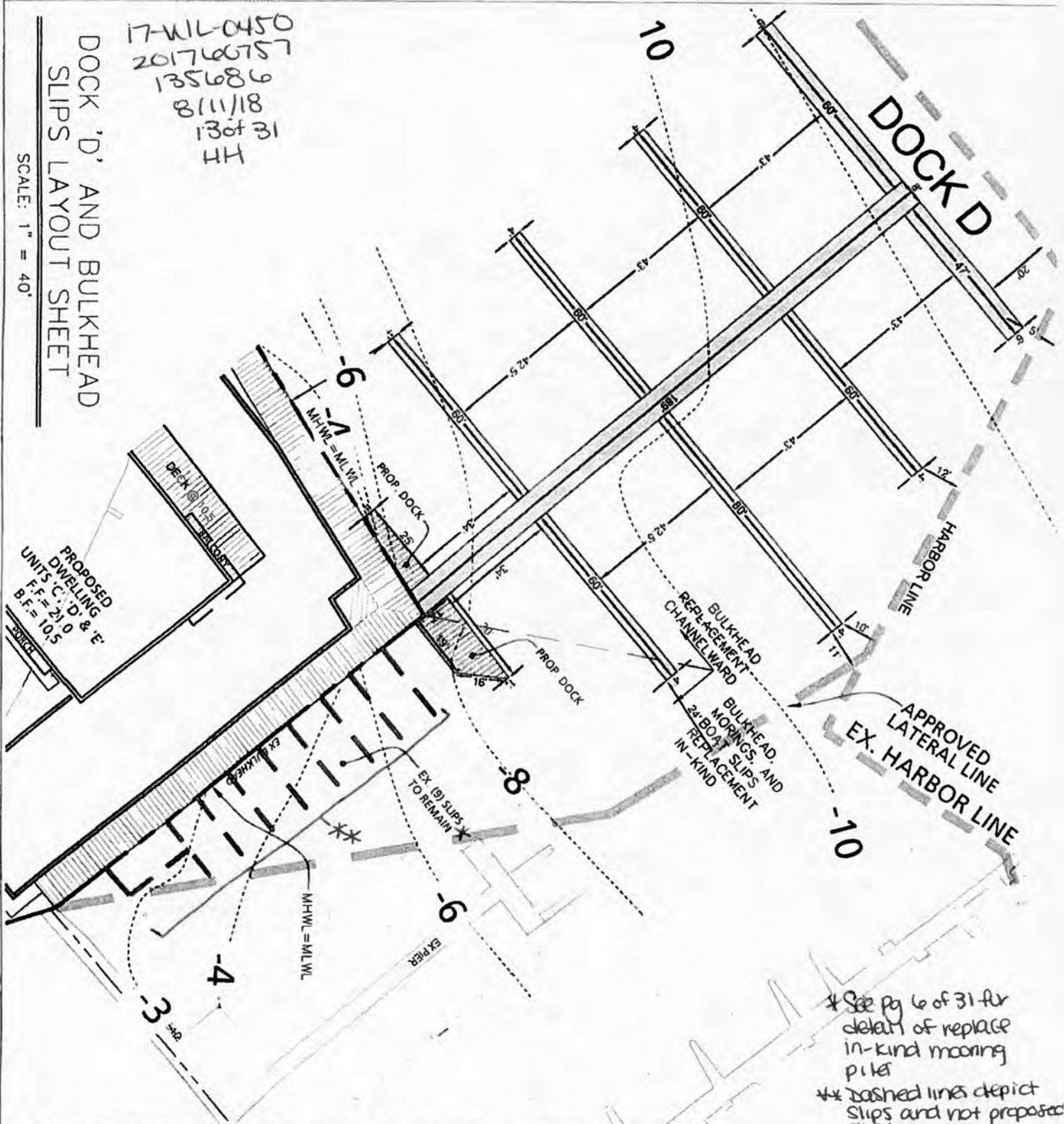
Applicant's Signature:

Reviewed 8/11/18

17-WL-0450
 201706757
 135686
 8/11/18
 130731
 HH

DOCK 'D' AND BULKHEAD
 SLIPS LAYOUT SHEET

SCALE: 1" = 40'



* See pg 6 of 31 for detail of replace in-kind mooring piles
 ** Dashed lines depict slips and not proposed or existing structure!

<p>Tax Account Number: 6000-0616-7000 Tax Map: 52D Parcel: 87 Deed Ref: 25016/274 Plat Ref: Eastport Zoning: WME Lot Size: 33,977 SF</p>	<p>LAYOUT SHEET 3 SCALE: 1:40 Waterfront Engineering, Design and Construction, Inc. 303 Najoles Rd. St. 114 Millersville, MD 21108 (410) 703-8533 Voice waterfrontdesign@verizon.net</p>	<p>PROPOSED: Redevelop existing marina. in: Spa Creek State: Maryland co: Anne Arundel at: Eastport Application by: South Annapolis Yacht Centre F</p>
---	---	---

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

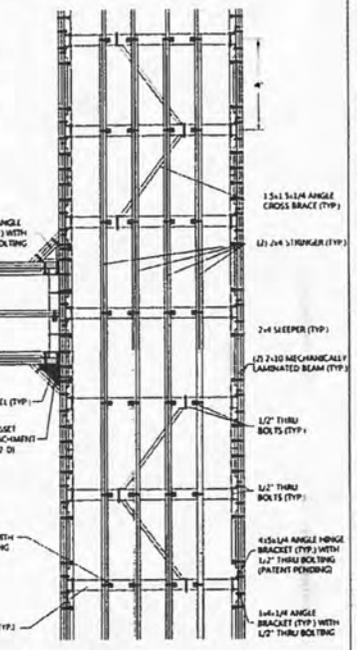
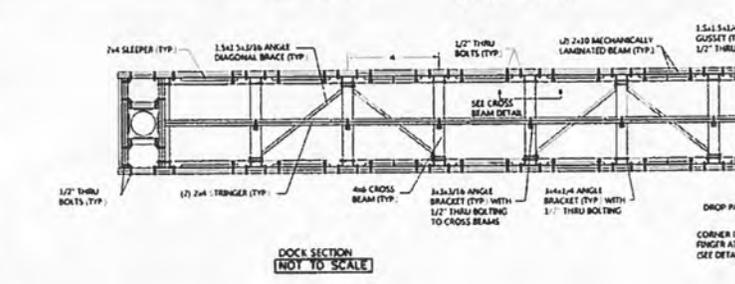
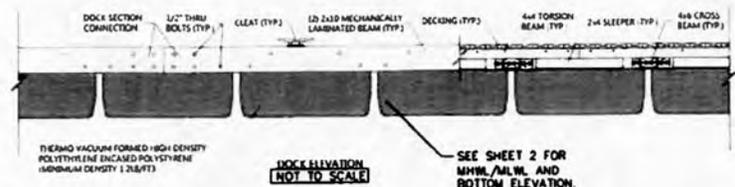
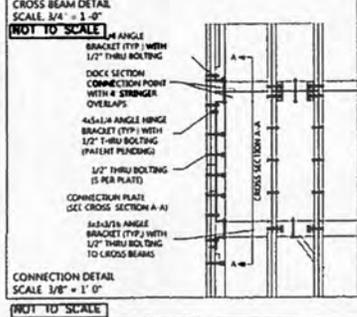
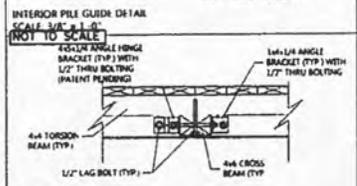
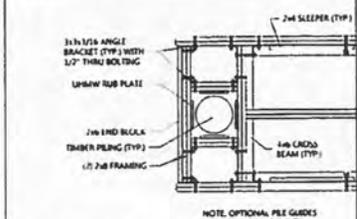
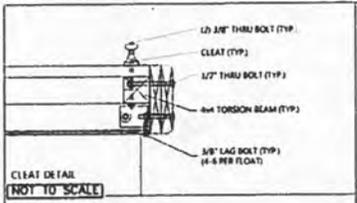
RECEIVED 8/11/18

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

FLOATING PIER SHEET 1
 Waterfront Engineering, Design and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:
 Redevelop existing marina.
 in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.
 Applicant's Signature:



GENERAL NOTES

1. LIVE LOADS: FLOATING PIERS, DOCKS, FINGERS: 50 LBS PER SQ. FT. OR 500 CONCENTRATED LOAD ON ANY AREA 2 FT. SQ. THE DOCK SHALL NOT HAVE MORE THAN SIX DEGREES TILT FROM THE HORIZONTAL UNDER A UNIFORM LIVE LOAD OF ONE-HALF OF THE PIER WIDTH OR UNDER CONCENTRATED LOAD OF 400 LBS APPLIED TO ONE SIDE.
2. DEAD LOADS: THE WEIGHT OF THE COMPONENT PARTS OF THE STRUCTURE AS WELL AS RAMPS, DOCK BOXES, UTILITY'S, BOARDING STEPS, AND OTHER APPLICABLE DOCK ACCESSORIES ARE USED IN THE DESIGN OF THE DOCK SYSTEM.
3. FLOATATION: WILL BE DESIGNED TO SUPPORT THE DEAD LOAD PLUS 50 LBS LIVE LOAD APPLIED TO THE ENTIRE AREA OF THE DOCK SURFACE WITH 9\"/>

ML-32 FRAMING AND BANDING PLAN
 DESIGN RANGE: DOCKS 6' TO 12' AND FINGER PIERS 2' 6" TO 5' WIDE IN 32" TO 48" INCREMENTS



17-MIL-0450
 2017060757
 135686
 0111/18
 130f31
 LH



Timber Division

This drawing is not a contract. It is the property of Bellingham Marine Builders, Inc. and shall not be used for any other purpose without the written consent of Bellingham Marine Builders, Inc. All other drawings, contracts, and specifications shall be subject to the terms and conditions of Bellingham Marine Builders, Inc. Bellingham Marine Builders, Inc.

IG
Annapolis, MD
TYPICAL 8' WIDE CROSS SECTION

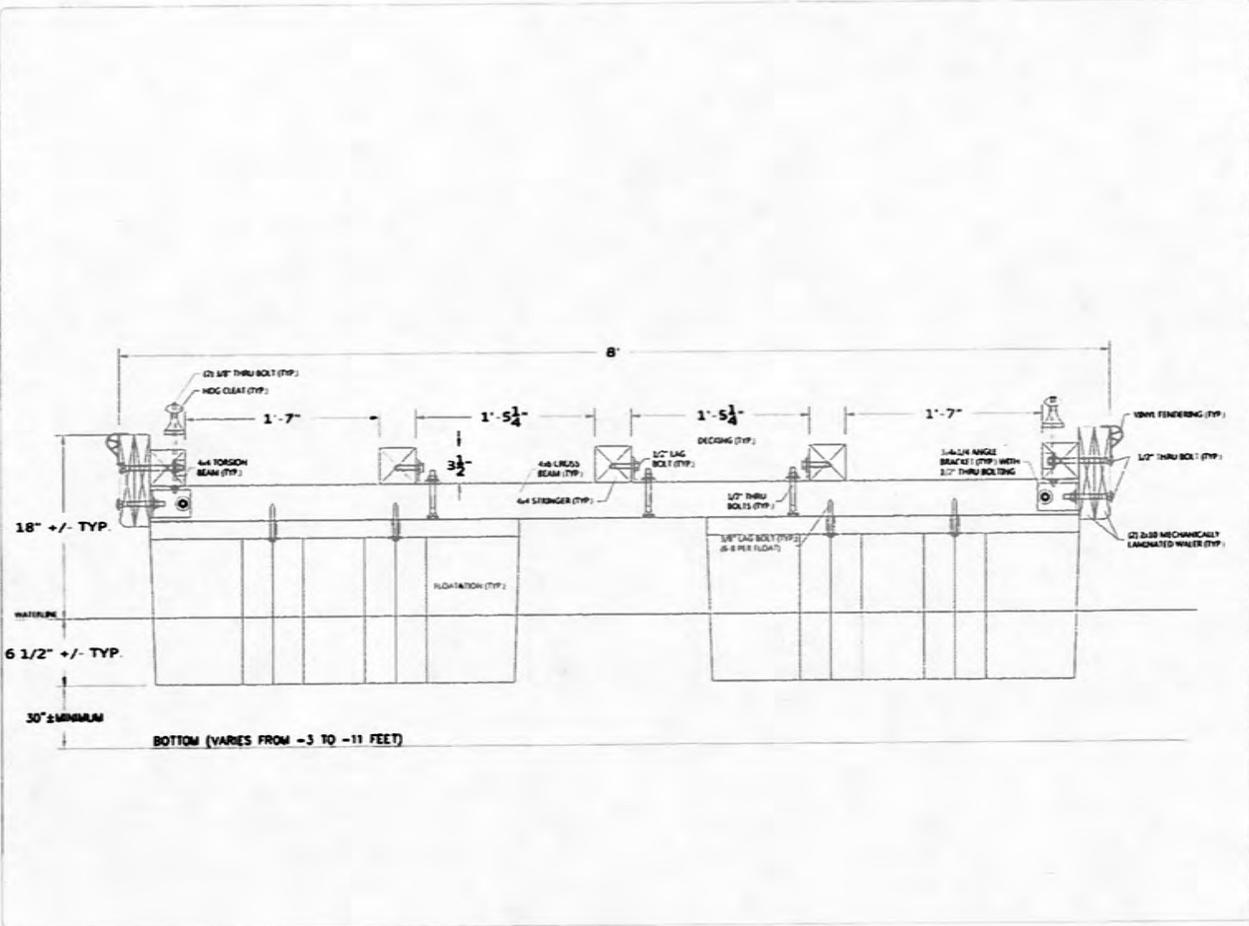
JOB # PS

Checked By: _____ Date: _____

Revisions

Drawn by: T.S.G.
Scale: Not To Scale
Date: April 22, 2014
MSP: ML 1600000
Sheet: 2 OF 3

NOTES



FLOATING PIER SHEET 2

Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

Waterfront Engineering, Design and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:
Redevelop existing marina.

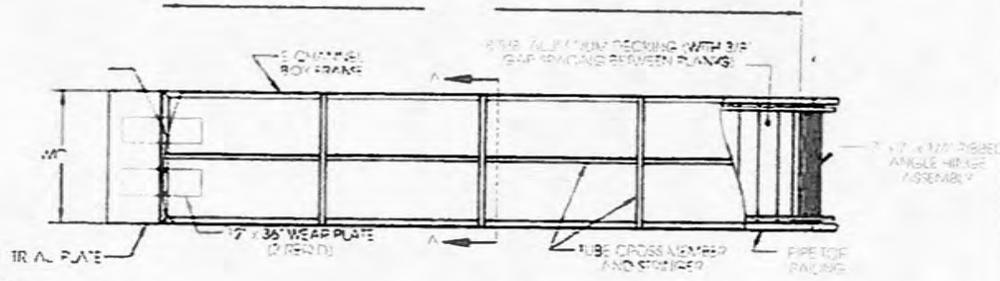
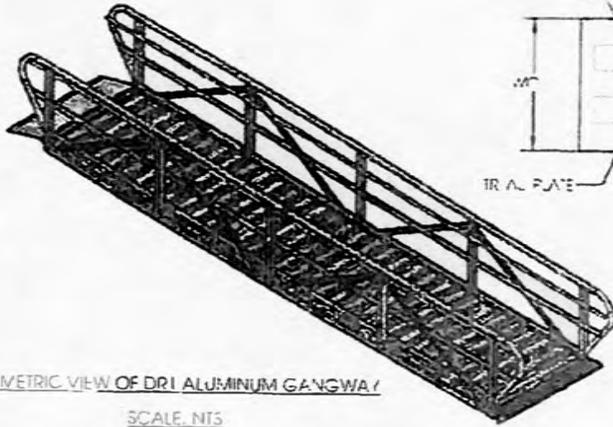
in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: Smith Annanville Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.
Applicant's Signature:

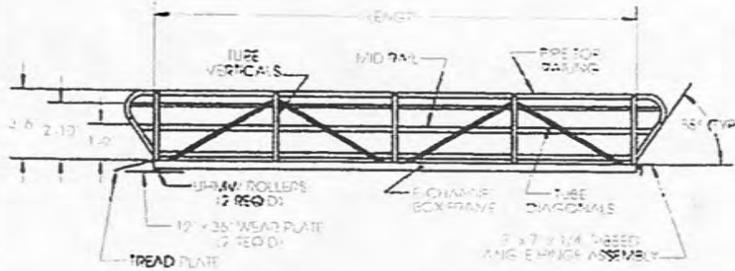
RECEIVED 9/29/17

17-VL-0450
201700757
135084
2/11/18
14 of 31
HT-1

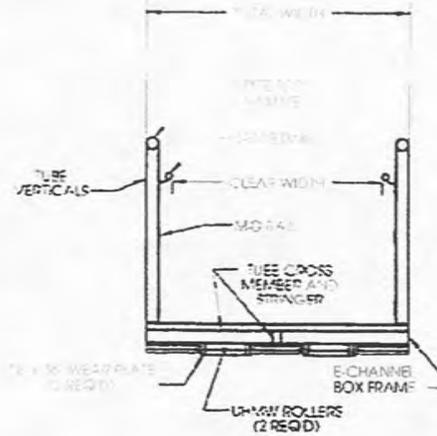
ISOMETRIC VIEW OF DRI ALUMINIUM GANGWAY
SCALE: NTS



PLAN VIEW OF DRI ALUMINIUM GANGWAY
SCALE: NTS



ELEVATION VIEW OF DRI ALUMINIUM GANGWAY
SCALE: NTS



SECTION A-A
SCALE: NTS

7-WL-0450
201700757
135684
8/11/18
15 of 31
LH

GATOR DOCK
Marine Access Solutions
2880 MELLONVILLE AVE, SANFORD, FL 32773
800/256-8857 407/323-0190

Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

GANGWAY SHEET

Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:
Redevelop existing marina.

in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

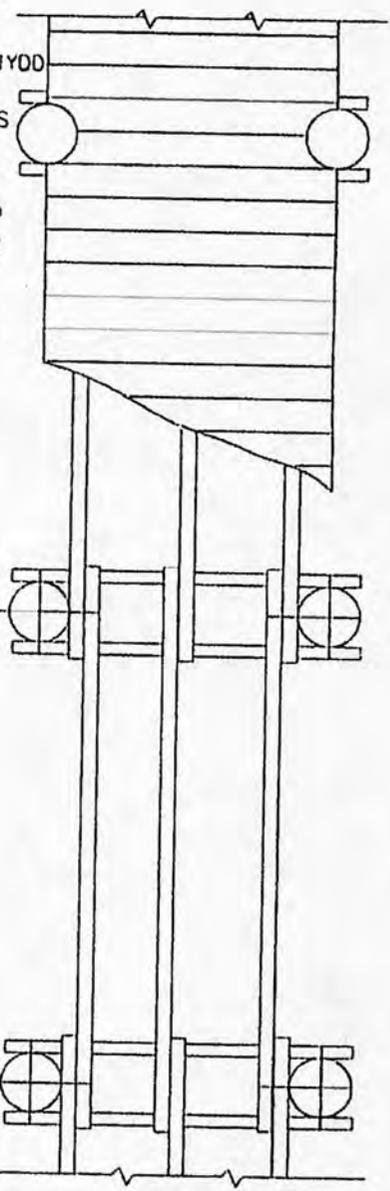
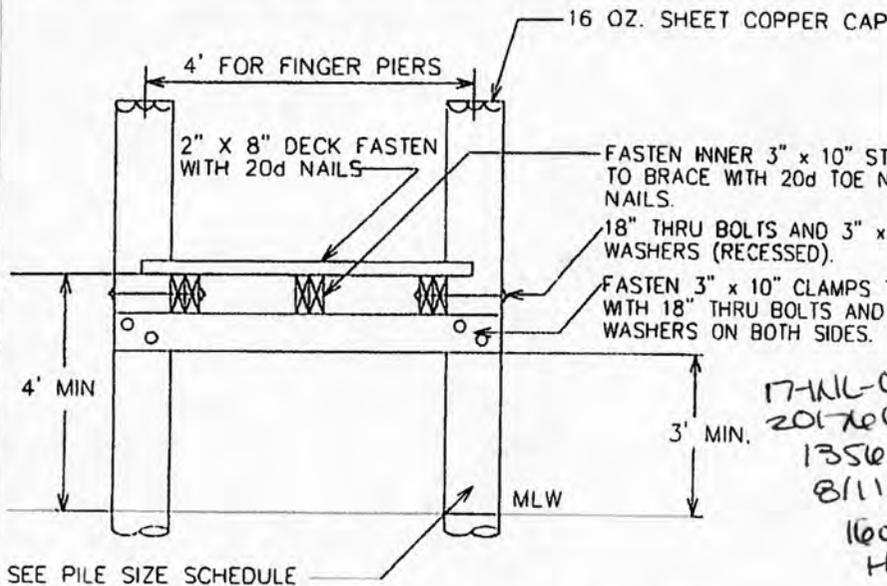
Applicant's Signature:

Revised 8/11/18

NOTE: ALL PILES MUST BE DRIVEN WHERE POSSIBLE.

PILE SIZE SCHEDULE

Water Depth (MLW)	Pile Diameter	Pile Length
-------------------	---------------	-------------



TYPICAL PIER CROSS SECTION
NOT TO SCALE

COPYRIGHT 2012

Typical Pier Plan
Scale: None

NOTES:

1. Wood shall be grade #2 or better per SPIR Standards. Treatment shall be per AWP Standards; (1) Piles - 2.5 lb/cu ft. CCA Type C. For areas of severe marine infestation 2.5 lb/cu ft. CCA is recommended; (2) Decking and stringers - 1.5 lb/cu ft. Penta or 0.4 lb/cu ft. CCA Type C.
2. All steel hardware shall be hot dip galvanized after fabrication.
3. For pier widths of 4' or less a center stringer is not required unless composite decking is applied.
4. For piles extending more than 5 ft above mean low water, the pile length must be increased accordingly.
5. All steel hardware shall be a minimum of 1" with 3" x 1/4" NYDD washers.
6. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ the structure shall be designed and sealed by a Professional Engineer registered to practice in the State of Maryland.
7. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. Waterfront Engineering, Design and Construction, Inc. and the Engineer assume no responsibility or liability for performance of the structure on this drawing.
8. All bolts to be thru bolted and recessed on outboard side.
9. WEDC, Inc. reserves the right to prosecute violators of federal copyright laws.

Tax Account Number:
6000-0616-7000
Fax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plat Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

PIER SHEET
Waterfront Engineering, Design and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:
Redevelop existing marina

in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

Applicant's Signature:

Received 8/11/18

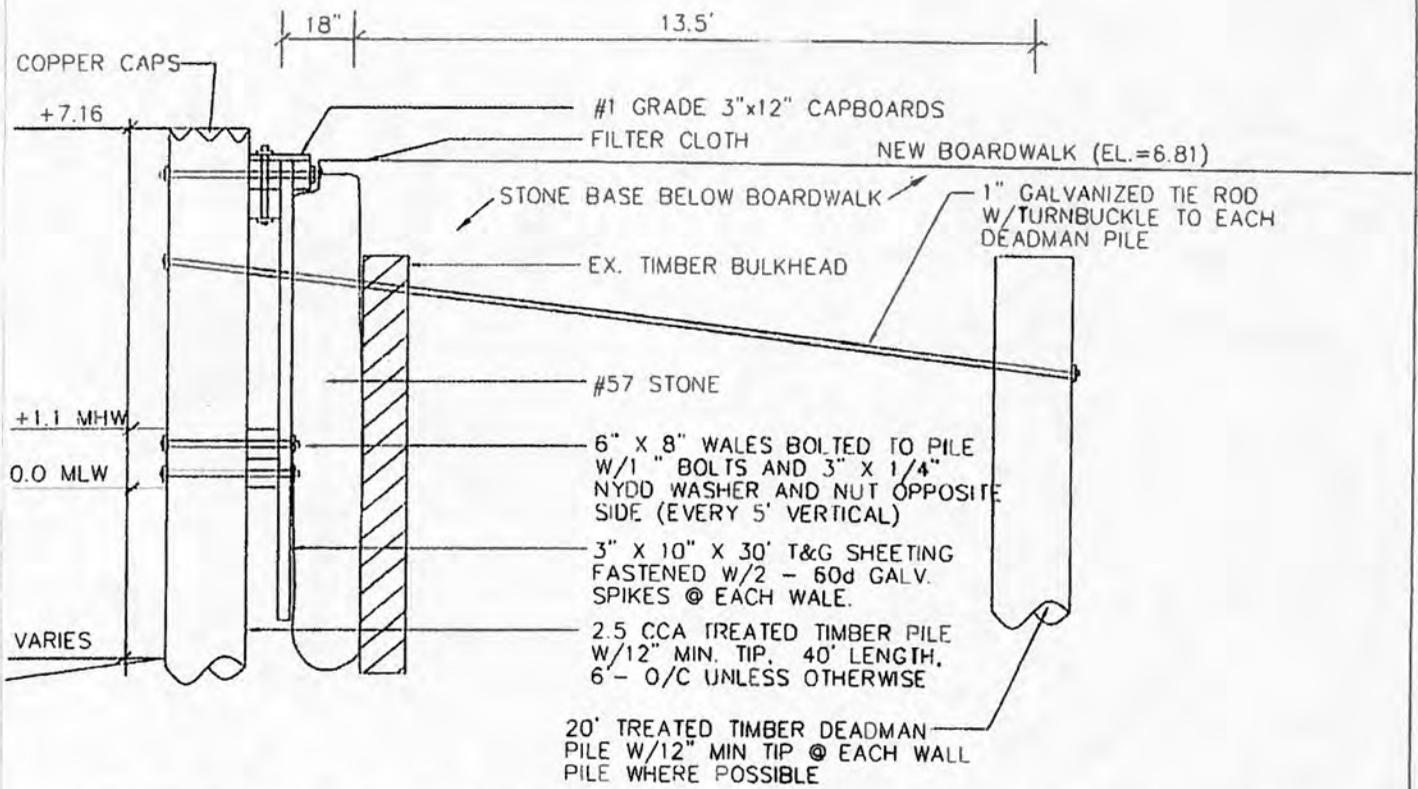
NOTES:

1. Wood shall be grade #2 or better per AWP Standards
 - (1) Piles - 2.5 lb/cu. ft. CCA Type C is required.
 - (2) Wales, Cap-Boards, and Sheeting - 2.5 lb/cu ft CCA is required.
2. All steel hardware shall be hot dip galvanized after fabrication and must be specified for marine use.
3. All wall piles must be a minimum length of 40' with 12" minimum tip and must be located 5.5' O/C.
4. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ the structure shall be designed and sealed by a Professional Engineer registered to practice in the State of Maryland.
5. All bolts to be thru bolted and recessed on outboard side. Minimum size of hardware is 1" diameter bolts with 3" x, NYDD washer and Nut.
6. Use 60d nails for attaching sheeting to wales and 20d nails to attach cap to wales.
7. Use copper pile caps.
8. Plumbing and electric to be extended thru new bulkhead.

17-WL-0450
 201760757
 135686
 8/11/18
 17 of 31
 HH

The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant/contractor to determine if conditions require design modifications. Waterfront Engineering Design and Construction and the Engineer assume no responsibility or liability for performance of the structure on this drawing.

DATUM NOTE: ALL ELEVATIONS NOTED HEREON ARE BASED ON DATUM NGVD 29



TYPICAL BULKHEAD CROSS SECTION SCALE: NTS

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

**CHANNELWARD
 BULKHEAD SHEET**
 Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:
 Redevelop existing marina.
 in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: **South Annapolis Yacht Centre**
 F

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

Applicant's Signature:

received 8/11/18

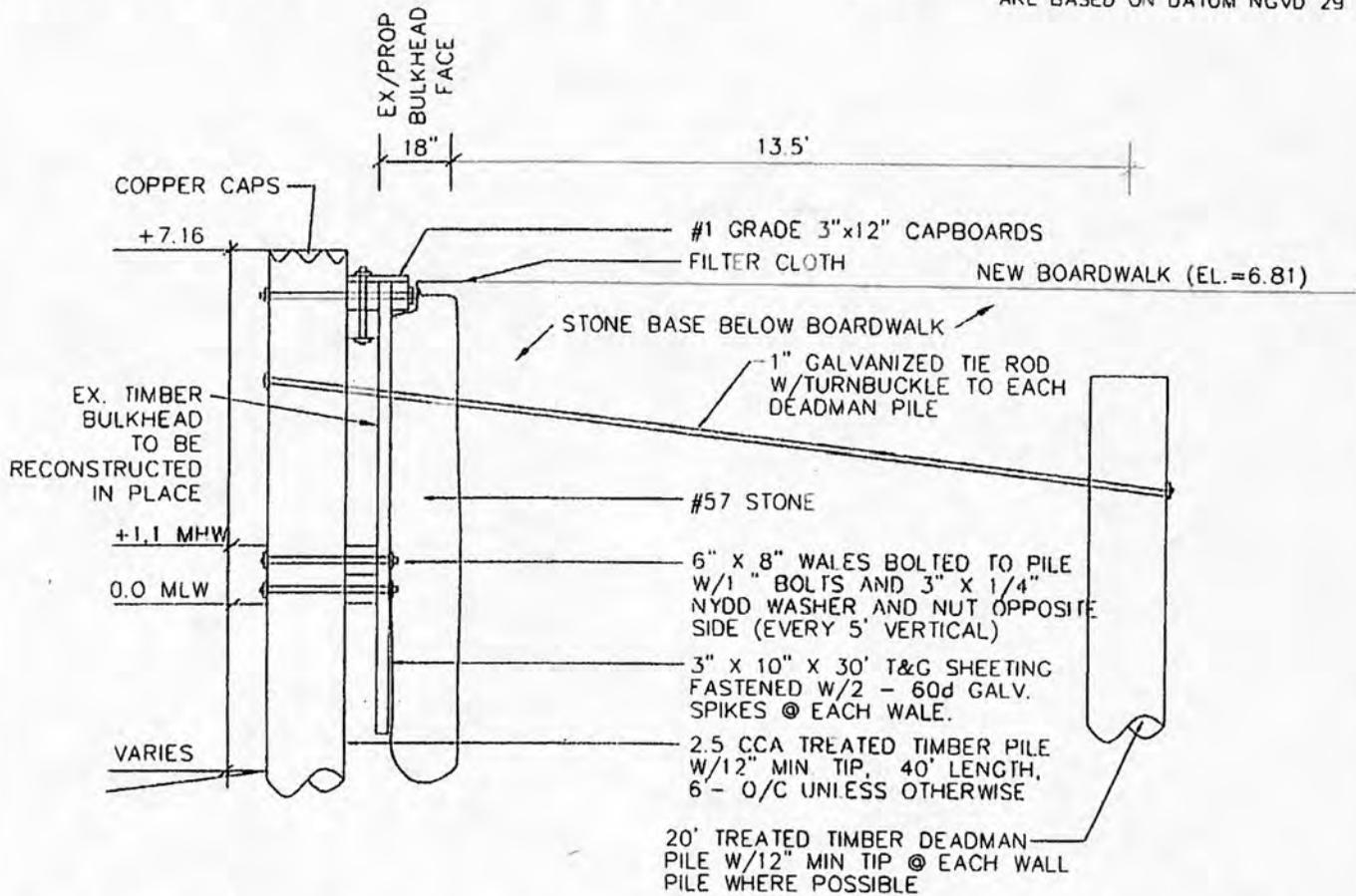
NOTES:

1. Wood shall be grade #2 or better per AWWA Standards
 - (1) Piles - 2.5 lb/cu. ft. CCA Type C is required
 - (2) Wales, Cap-Boards, and Sheeting - 2.5 lb/cu. ft. CCA is required.
2. All steel hardware shall be hot dip galvanized after fabrication and must be specified for marine use.
3. All wall piles must be a minimum length of 40' with 12" minimum tip and must be located 5.5' O/C.
4. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ the structure shall be designed and sealed by a Professional Engineer registered to practice in the State of Maryland
5. All bolts to be thru bolted and recessed on outboard side. Minimum size of hardware is 1" diameter bolts with 3" x" NYDD washer and Nut.
6. Use 60d nails for attaching sheeting to wales and 20d nails to attach cap to wales.
7. Use copper pile caps.
8. Plumbing and electric to be extended thru new bulkhead.

17-WL-0450
 201746757
 135686
 8/11/18
 18 of 31
 HHH

The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant/contractor to determine if conditions require design modifications. Waterfront Engineering Design and Construction and the Engineer assume no responsibility or liability for performance of the structure on this drawing.

DATUM NOTE: ALL ELEVATIONS NOTED HEREON ARE BASED ON DATUM NGVD 29



TYPICAL BULKHEAD CROSS SECTION SCALE: NTS

Tax Account Number: 6000-0616-7000 Tax Map: 52D Parcel: 87 Deed Ref: 25016/274 Plat Ref: Eastport Zoning: WME Lot Size: 33,977 SF	REPLACEMENT IN KIND BULKHEAD SHEET (EAST SIDE OF MARINA) Waterfront Engineering, Design and Construction, Inc. 303 Najoles Rd. St. 114 Millersville, MD 21108 (410) 703-8533 Voice waterfrontdesign@verizon.net	PROPOSED: Redevelop existing marina. in: Spa Creek State: Maryland co: Anne Arundel at: Eastport Application by: South Annapolis Yacht Centre
--	---	--

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

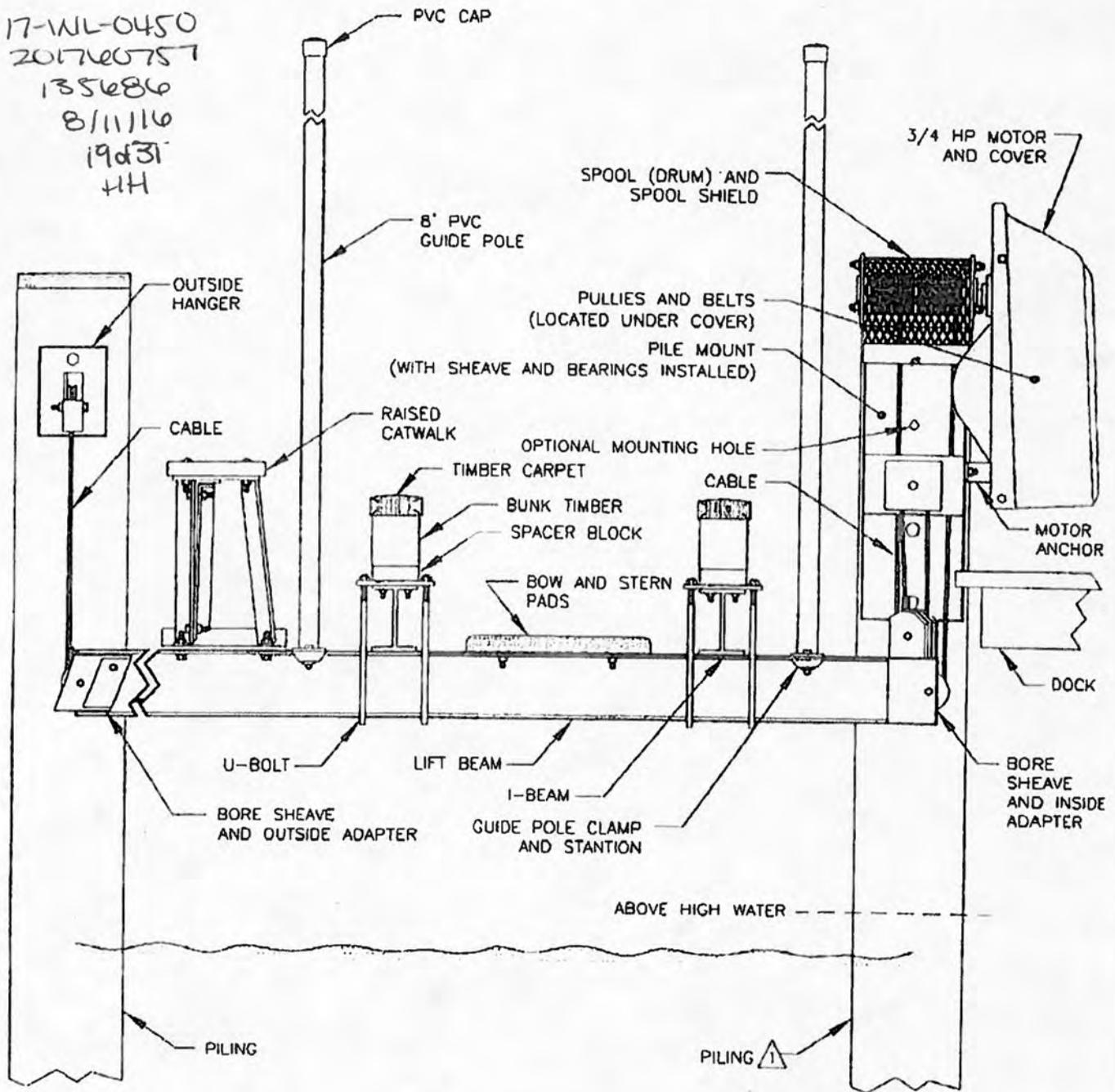
Applicant's Signature:

RECEIVED 8/11/18

GENERAL NOTES:

⚠ IMPORTANT—PILINGS SHOULD BE SECURELY ANCHORED TO A SEAWALL OR INTEGRATED INTO A DOCK.

17-WL-0450
201706757
135086
8/11/18
19d31
HH



Tax Account Number:
6000-0616-7000
Tax Map: 52D
Parcel: 87
Deed Ref: 25016/274
Plot Ref: Eastport
Zoning: WME
Lot Size: 33,977 SF

**BOAT LIFT
DETAIL**

Waterfront Engineering, Design
and Construction, Inc.
303 Najoles Rd. St. 114
Millersville, MD 21108
(410) 703-8533 Voice
waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina

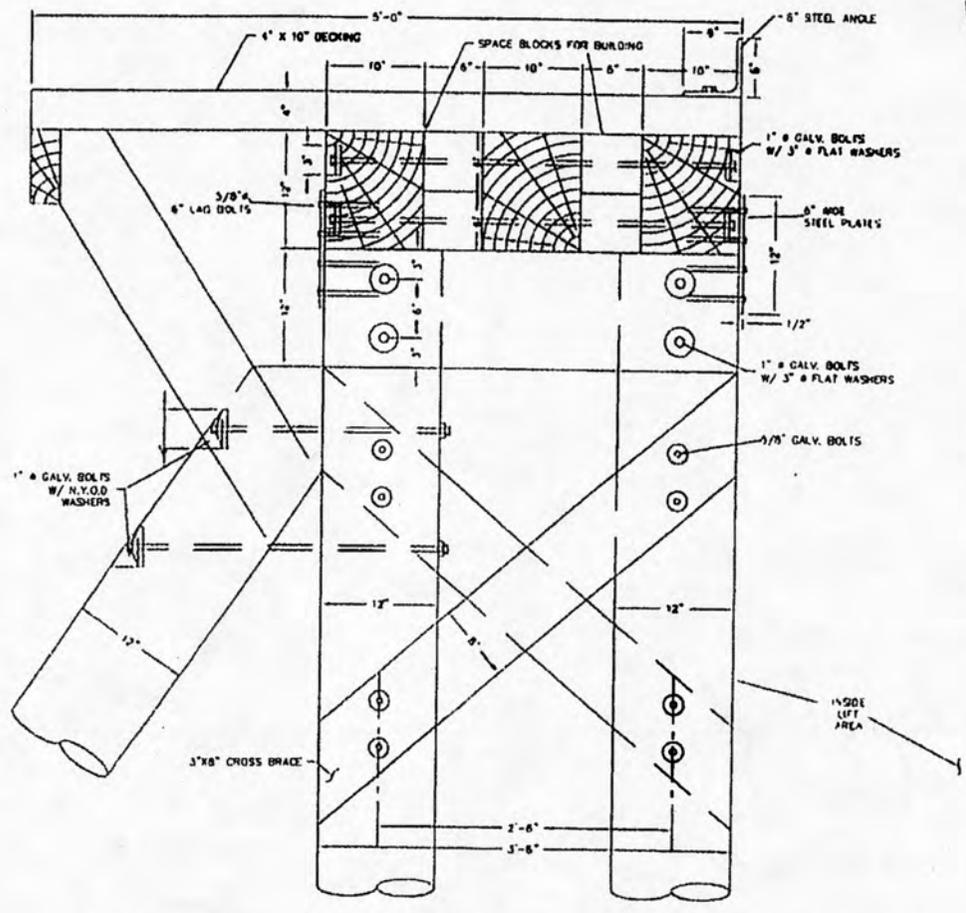
in: Spa Creek State: Maryland
co: Anne Arundel at: Eastport
Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

Applicant's Signature:

Received 8/11/18

17-WIL-0450
 201760757
 135686
 8/11/18
 20 of 31
 LH



TRAVEL LIFT PIER END VIEW - NTS

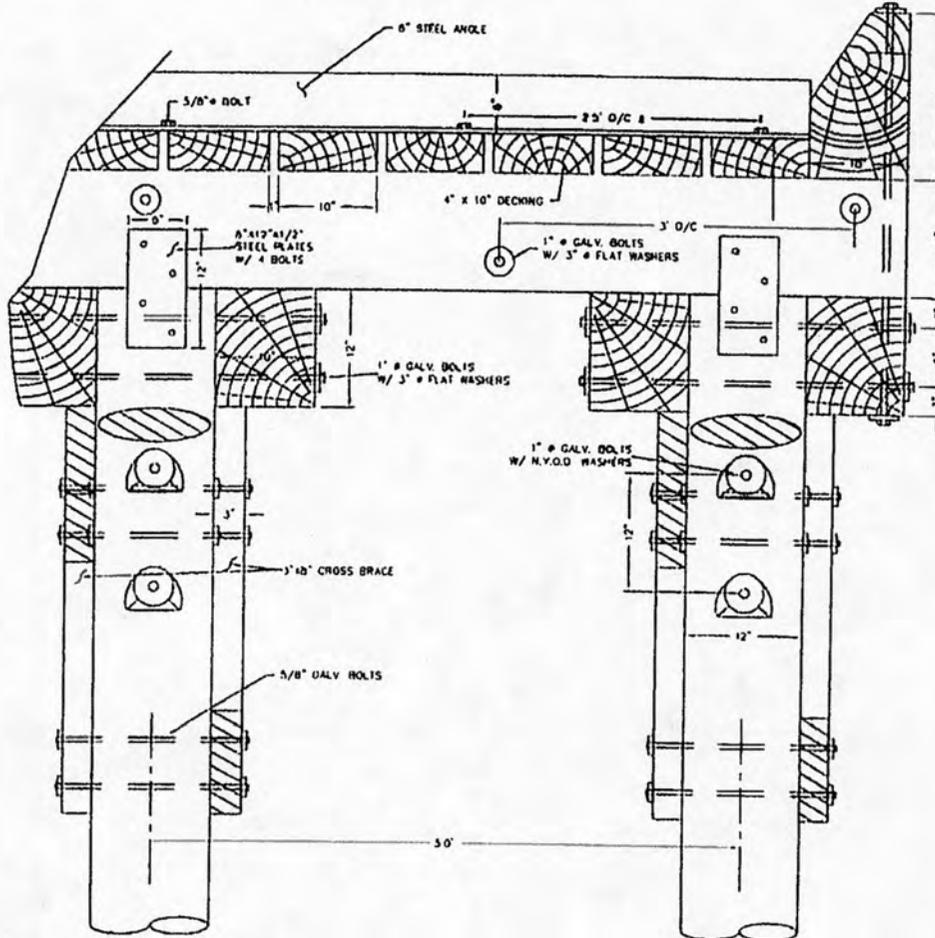
<p>Tax Account Number: 6000-0616-7000 Tax Map: 52D Parcel: 87 Deed Ref: 25016/274 Plat Ref: Eastport Zoning: WME Lot Size: 33,977 SF</p>	<p>TRAVEL LIFT SHEET 1</p> <p>Waterfront Engineering, Design and Construction, Inc. 303 Najoles Rd. St. 114 Millersville, MD 21108 (410) 703-8533 Voice waterfrontdesign@verizon.net</p>	<p>PROPOSED: Redevelop existing marina.</p> <p>in: Spa Creek State: Maryland co: Anne Arundel at: Eastport Application by: South Annapolis Yacht Centre</p>
--	---	---

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

Received 8/11/18

17-VIL-0450
 201706757
 135686
 8/11/18
 21 of 31
 HH



TRAVEL LIFT PIER SIDE VIEW - NTS

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

**TRAVEL LIFT
 SHEET 2**

Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina

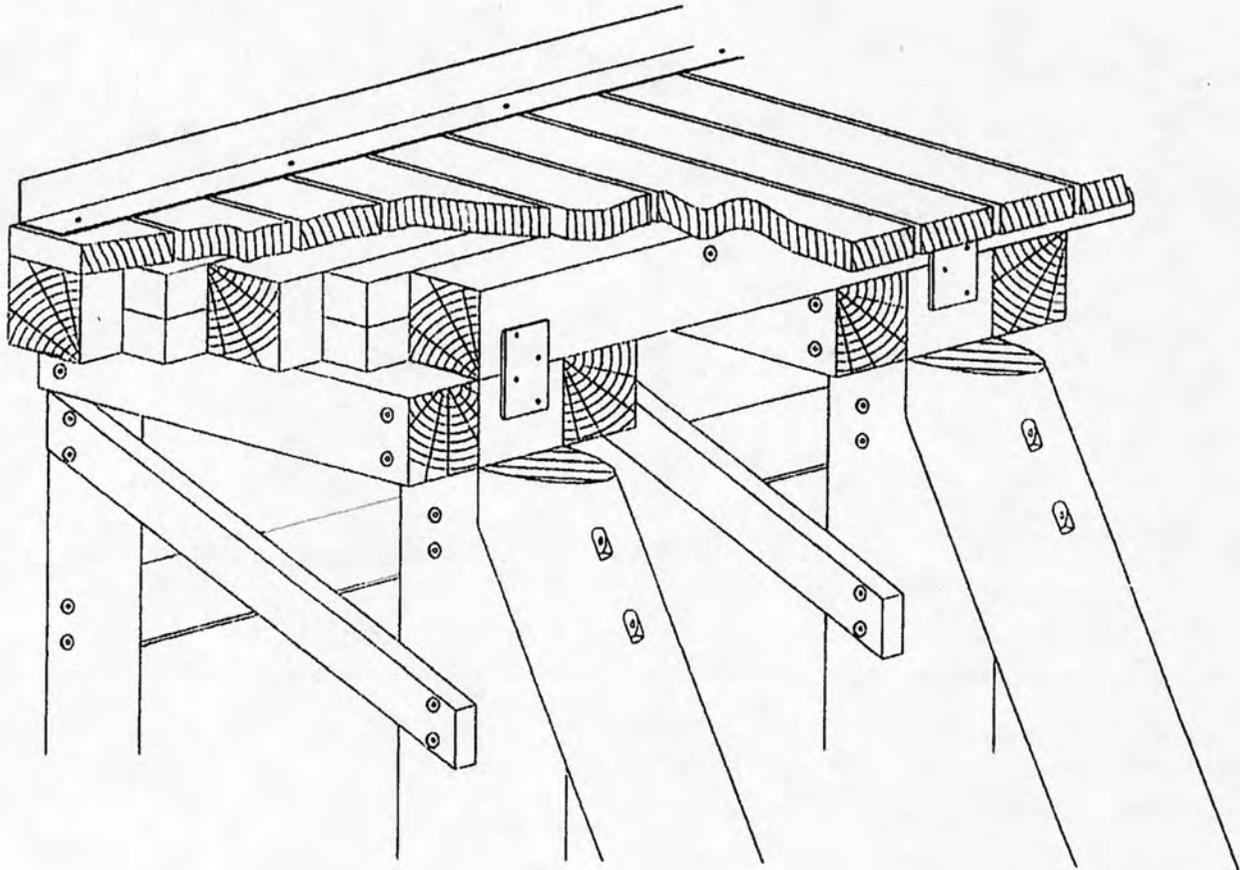
in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only All dimensions must be field verified by Contractor prior to construction

Applicant's Signature:

Received 8/11/18

17-WL-0450
 201760757
 135684
 8/11/18
 22 of 31
 HH



TRAVEL LIFT PIER PERSPECTIVE VIEW - NTS

Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

**TRAVEL LIFT
 SHEET 3**

Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina

in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

NOTE: This drawing for permit purpose only All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

Received 8/11/18

SITE DATA AND PARKING CALCULATIONS

SITE DATA:
 TOTAL LOT SIZE = 4.56 ACRES
 CRITICAL AREA DESIGNATION = IDA
 ZONING = WME
 DISTURBED AREA = 9150 SF FOR BULKHEAD

17-WL-0450
 201760757
 135686
 8/11/18

PARKING DATA:
 EXISTING CAR PARKING = 145 SPACES (6 HANDICAP)
 EXISTING TRAILER PARKING = 0 SPACES
 REQUIRED CAR PARKING FOR MARINA = 37 SPACES
 REQUIRED TRAILER PARKING = 0 SPACES
 TOTAL REQUIRED PARKING FOR SITE = 37 SPACES

23 of 31
 HH

SLIP DATA:
 EXISTING SLIPS = 85 SLIPS
 REMOVED SLIPS = 85 SLIPS
 PROPOSED SLIPS = 73 SLIPS
 TOTAL FINAL SLIPS = 73 SLIPS

GENERAL NOTES THAT APPLY TO THE SITE PLANS

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 WITH OUT 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. ALL WORK WILL BE CONDUCTED FROM THE WATER AND WILL BE CONFINED TO THE SUBJECT PROPERTY.
3. CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE TO CONTACT MS. UTILITY AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION OR MOBILIZATION. MS. UTILITY IS TO LOCATE ANY UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING THOSE THAT MAY BE LOCATED IN THE WATER.
4. 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 STRUCTURES. A SURVEY IS REQUIRED TO LOCATE ANY NEW OR REPLACEMENT STRUCTURES. THIS SURVEY MUST BE PERFORMED BY A STATE OF MARYLAND LICENSED SURVEYOR.
5. THIS SITE PLAN IS FOR REQUESTING TO MAKE VARIOUS MODIFICATIONS TO AN EXISTING MARINA LOCATED AT 1 WALTON LANE AS PERMITTED BY THE CITY OF ANNAPOLIS OFFICE OF PLANNING AND ZONING, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS. ANY CHANGE TO THESE PLANS WILL REQUIRE SEPARATE LICENSE/PERMIT FROM THE CITY OF ANNAPOLIS, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS. THIS WILL REQUIRE MORE DETAIL AND INFORMATION AND THIS DRAWING SHALL NOT BE UTILIZED FOR SUCH LICENSES.
6. THIS PLAN IS EXCLUSIVE TO THE SOUTH ANNAPOLIS YACHTING CENTER PROPERTY ONLY AND IS NOT TO BE UTILIZED FOR ANY OTHER PROPERTY. THIS DRAWING IS THE PROPERTY OF WATERFRONT ENGINEERING, DESIGN AND CONSTRUCTION, INC. ILLEGAL USE OF THIS DRAWING FOR ANY OTHER PURPOSE OTHER THAN MODIFICATIONS TO THE SOUTH ANNAPOLIS YACHTING CENTER PROPERTY, WILL BE PROSECUTED BY THE WATERFRONT ENGINEERING, DESIGN AND CONSTRUCTION, INC. FOR THEFT OF INTELLECTUAL PROPERTY.

Tax Account Number: 6000-0616-7000 Tax Map: 52D Parcel: 87 Deed Ref: 25016/274 Plat Ref: Eastport Zoning: WME Lot Size: 33,977 SF	DATA & NOTES SHEET Waterfront Engineering, Design and Construction, Inc. 303 Najoles Rd. St. 114 Millersville, MD 21108 (410) 703-8533 Voice waterfrontdesign@verizon.net	PROPOSED: Redevelop existing marina in: Spa Creek State: Maryland co: Anne Arundel at: Eastport Application by: South Annapolis Yacht Centre
--	--	---

NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction.

Applicant's Signature:

Received 8/11/18

17-1KIL-0450
 201760757
 135886
 8/11/18
 24 of 31
 HT

VICINITY MAP 1" = 2000'



Tax Account Number:
 6000-0616-7000
 Tax Map: 52D
 Parcel: 87
 Deed Ref: 25016/274
 Plat Ref: Eastport
 Zoning: WME
 Lot Size: 33,977 SF

VICINITY MAP
 SCALE: 1:2000

Waterfront Engineering, Design
 and Construction, Inc.
 303 Najoles Rd. St. 114
 Millersville, MD 21108
 (410) 703-8533 Voice
 waterfrontdesign@verizon.net

PROPOSED:

Redevelop existing marina

in: Spa Creek State: Maryland
 co: Anne Arundel at: Eastport
 Application by: South Annapolis Yacht Centre

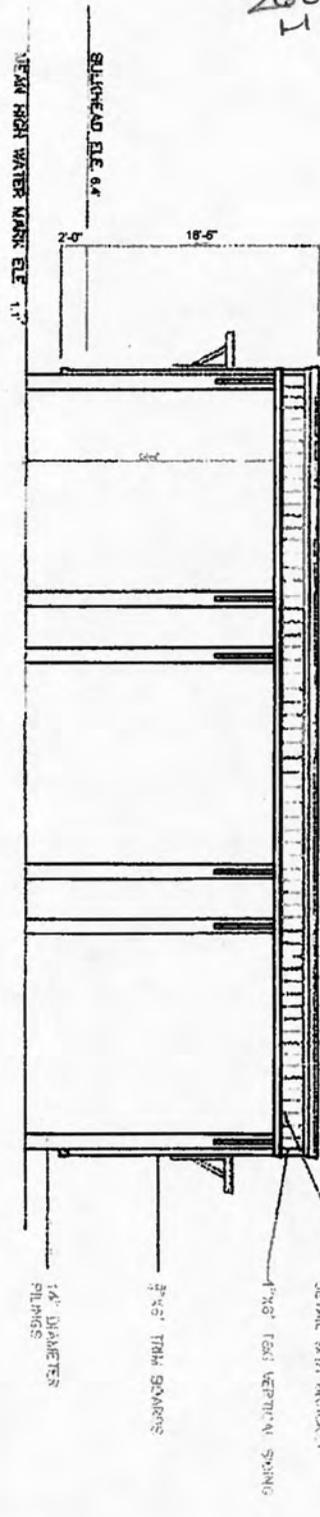
NOTE: This drawing for permit purpose only. All dimensions must be field verified by Contractor prior to construction

Applicant's Signature:

RECEIVED 8/11/18

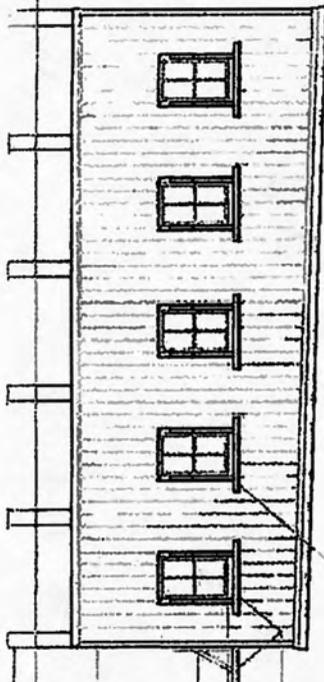
17-WL-0450
 201760757
 135686
 8/11/18
 26 of 31
 LH

about:blank



NORTH ELEVATION (revised)
 SCALE: 1/4" = 1'-0"

EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3'-4" x 5'-8" FIXED SASH METAL WINDOWS
 SLATTED SCREENS OVER WINDOWS REFER TO DETAIL FOR FURTHER INFO.
 WOOD BRACKETS REFER TO DETAIL FOR FURTHER INFO.
 TOP OF NEW BURKHENAN ELE. 6'-4"
 EXACT DEPTH OF PILING TO BE DETERMINED

A203

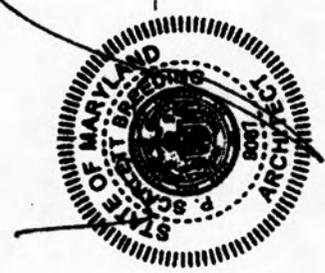
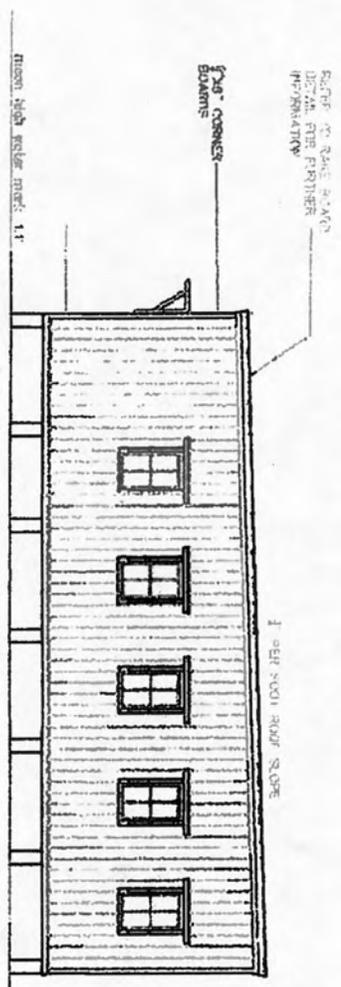
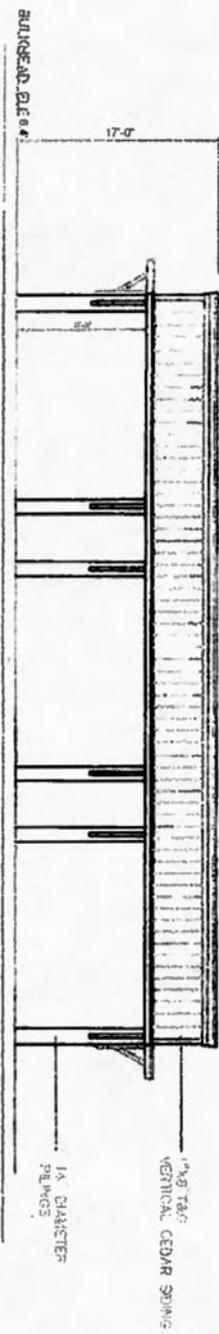
SAYC Marina, Boathouse
 Boucher Ave
 Annapolis, Maryland 21403

Elevation:
 Boathouse - Exterior



RECEIVED 9/29/17

17-NL-0450
 201760757
 135686
 8/11/18
 27 of 31
 HH



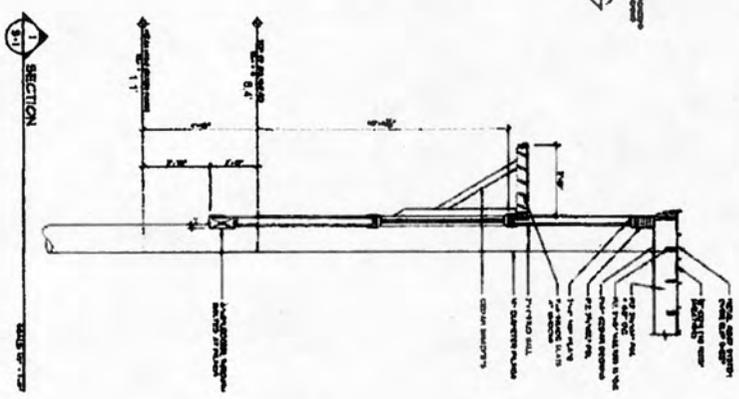
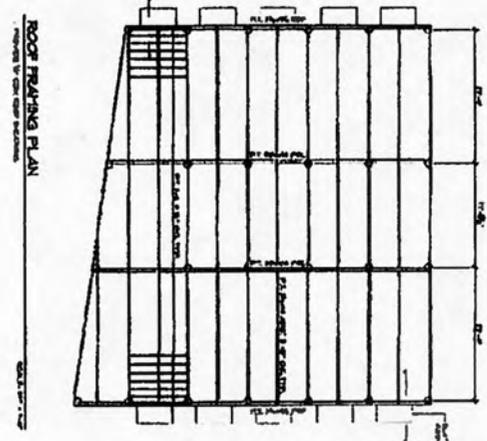
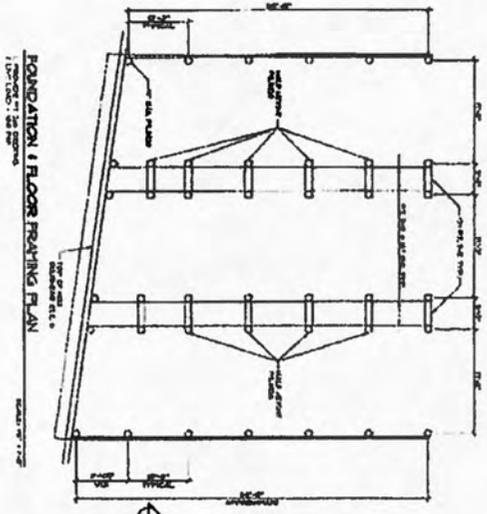
A202

<p>Project SAYC Marina, Boat House Boucher Ave Annapolis, Maryland 21403</p>	<p>Elevations</p>
---	-------------------



Received 9/29/17

17-WL-0450
 201760757
 135686
 8/11/18
 28 of 31
 HH



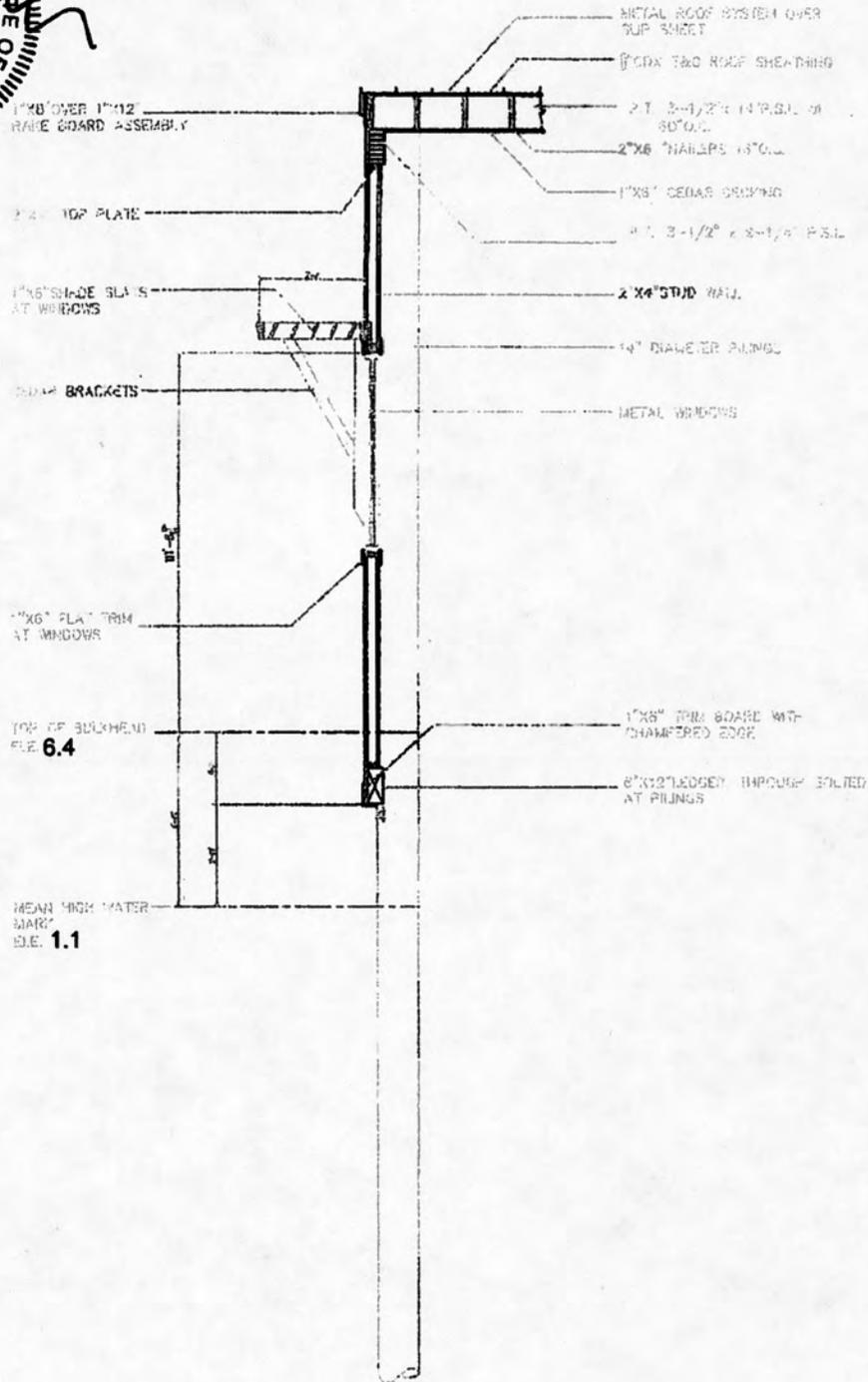
MATTHEW	ARCHITECT
JAMES P. SCAMLET	ARCHITECT
PROJECT:	BOAT DOCK
DATE:	2017/08/08

S-1	DATE	NO. OF SHEETS	SHEET NO.	SHEET TOTAL	BOAT DOCK South Annapolis Yacht Center Maryland
-----	------	---------------	-----------	-------------	--

ABS
 Architectural Building Systems
 10000 South Annapolis Road
 Annapolis, MD 21406
 Phone: 410-293-7333
 Fax: 410-293-7334
 www.absbuilding.com

for review 9/29/17

17-WL-0450
 201760757
 135686
 8/11/18
 29 of 31



1501

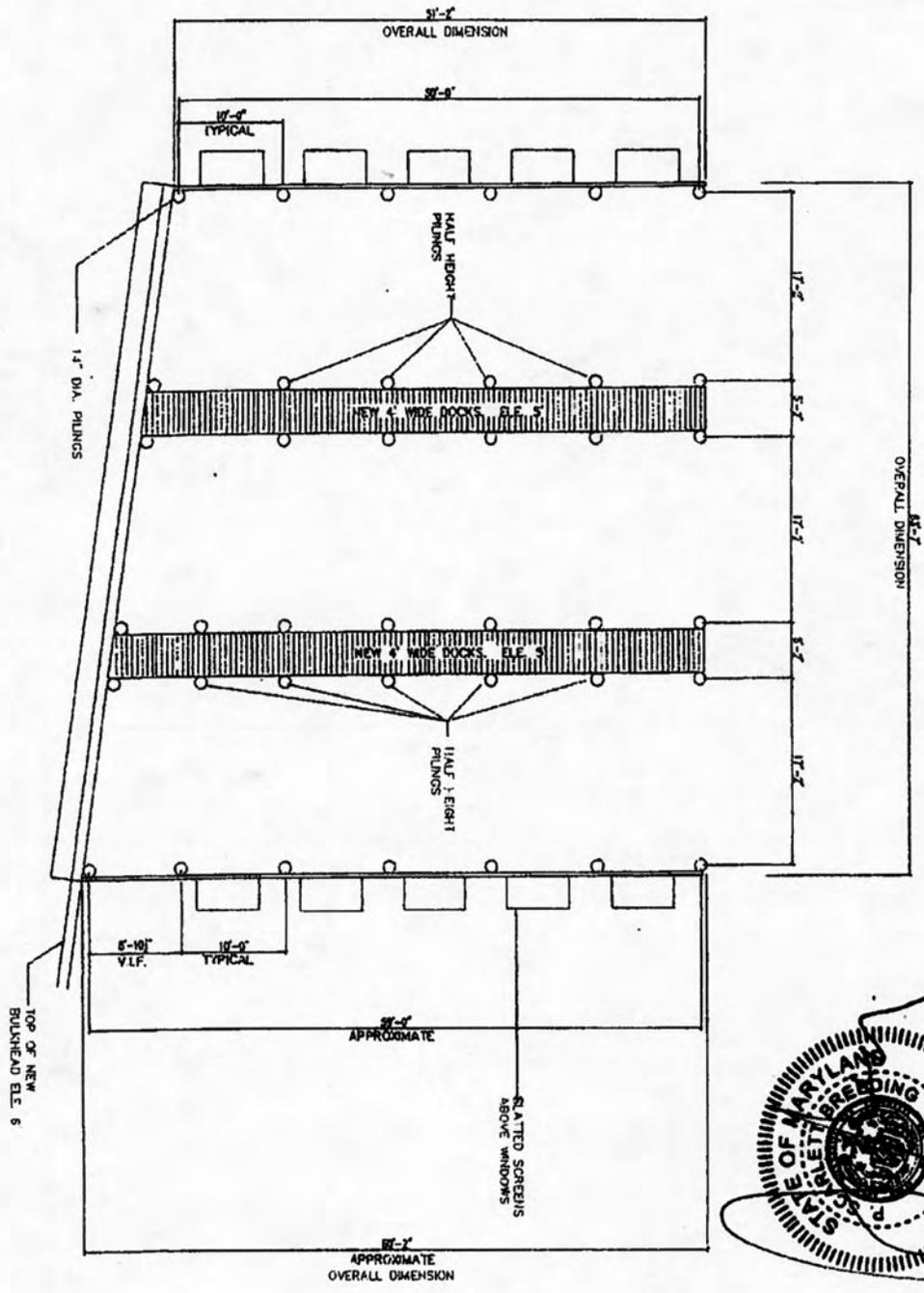
	SAYC Marina, Boat House Boucher Ave. Annapolis, Maryland 21403	Details Boat House
--	--	-----------------------



201709/201

17-WL-0450
 201760757
 135686
 8/11/18
 30 of 31
 LHM

BOAT HOUSE PLAN (revised)
 SCALE 1"=1'-0"



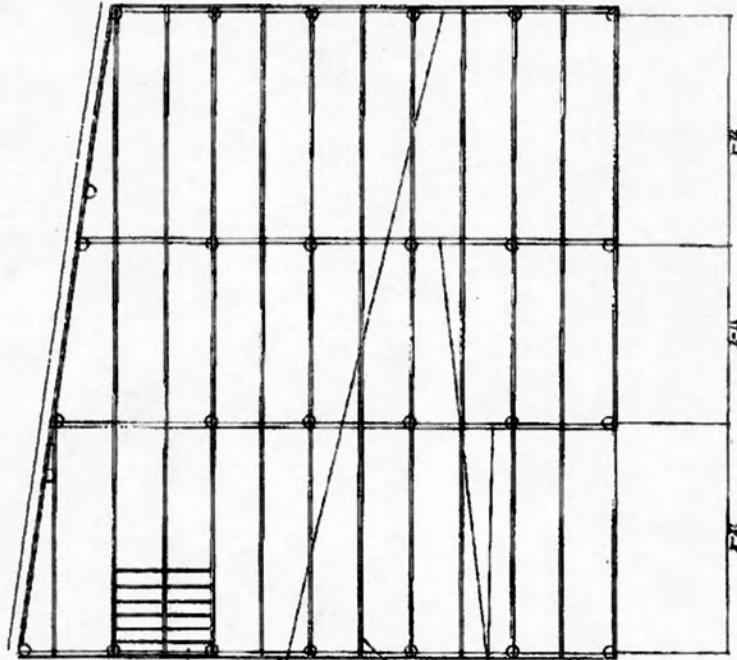
A102

<p>SAVO Marina Boathouse Boucher Ave. Annapolis, Maryland 21403</p>	<p>PUSH VIEW</p>
---	------------------



Borrowed 9/2/11

17-WL-0450
 201740757
 8/31/18
 310f31
 HT



ROOF FRAMING PLAN (revised)
 SCALE F-1/8"

BULKHEAD

P.T. 2"x6" NAILERS
 .18" O.C.

P.T. 3-1/2" x 8-1/4" P.S.F.

P.T. 3-1/2" x 14" P.S.F.
 COST STUD. ANCHORED TO MAIN
 BEAMS

P.T. 3-1/2" x 14" P.S.F.



A102

<p>DATE: 8/31/18 BY: [Signature]</p>	<p>NO. 5087 P. SCARLETT BREEDING ARCHITECT</p>	<p>SAYC Marina Boathouse Boucher Ave. Annapolis, Maryland 21403</p>	<p>PLAN VIEW</p>
---	--	--	------------------

