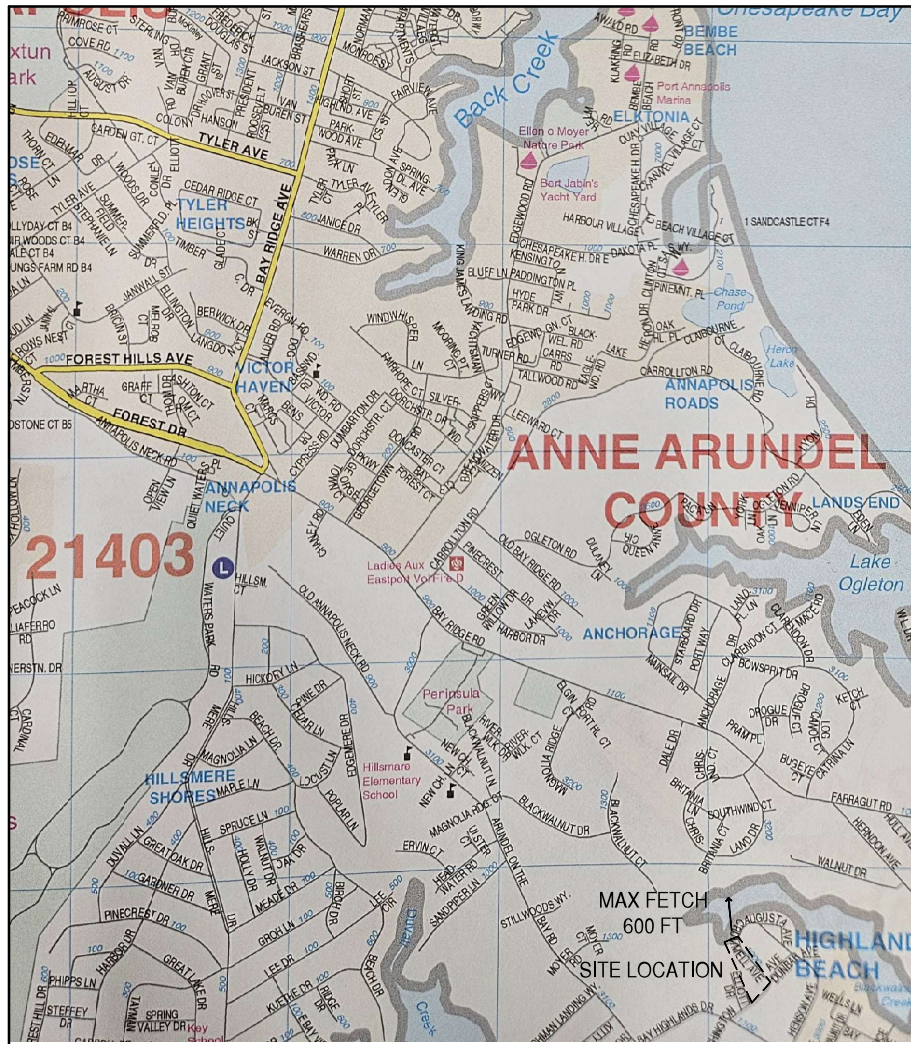


VICINITY MAP AND PROJECT LOCATION

SCALES FOR MAPS AS SHOWN



VICINITY MAP | ANNE ARUNDEL COUNTY | MAP 53 | PAGE 43 | ADC MAP | SCALE 1" = 200'



AERIAL MAP | ANNE ARUNDEL COUNTY | COUNTY PROVIDED GIS

PROPOSED PROJECT:

1. INSTALLATION OF A 30' GANGWAY
2. INSTALLATION OF A 10' BY 20' PLATFORM
3. CONSTRUCTION OF A 3' BY 55' WALKWAY

APPLICANT INFORMATION:

OWNER INFORMATION: BAY HIGHLANDS CIVIC ASSOCIATION,
REAL PROPERTY OWNER

PROJECT LOCATION AND INFORMATION:

SITE ADDRESS: 3251 WASHINGTON AVE
ANNAPOLIS, MD 21403
MAILING ADDRESS: 3241 WASHINGTON AVE
ANNAPOLIS, MD 21403

DISTRICT: 02
SUBDIVISION: 042
ACCOUNT NUMBER: 00525603
LOT: MAP: 0057 GRID: 0015 PARCEL: 0014
DEED REFERENCE:
PLAT REFERENCE: 0009/ 0049
PROPERTY LAND AREA: 649,044 S.F. (14.9 ACRES)

SHEET TITLE AND DATE:

VICINITY MAP AND AERIAL PHOTO
3/24/2025

PROJECT NOTES:

THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
RESPECTIVE PARTIES SHOULD PERFORM A PROPERTY BOUNDARY
SURVEY FOR EXACT DELINEATIONS OF FIELD INTERPRETED DATA
PROVIDED FOR THIS PERMIT SUBMITTAL.

SEAN WILLIAM LAND STRATEGIES

PO Box 1466
Annapolis, Maryland 21404

Email: info@sean-william.com
Phone: 202.760.0405

MHC License #137310
Marine Contractors License #418E

www.seanwilliam.com

PROPOSED SITE PLAN

PROPOSED CONDITIONS AND DETAILS

GENERAL NOTES:

1. THIS DRAWING IS FOR INFORMATION AND PERMITTING PURPOSES ONLY.
2. NOT A SITE SPECIFIC ENGINEERING DESIGN.
3. THE MATERIAL DIMENSIONS WILL VARY WITH EACH SITE CONDITION.
4. ALL HARDWARE SHALL BE HOT DIP GALVANIZED.
5. MHW VARIES FROM SITE TO SITE.

DRAWING SCALE:

1" = 200'



PROPOSED PROJECT:

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SHEET TITLE AND DATE:

PROPOSED CONDITIONS AND DETAILS

9/18/2025

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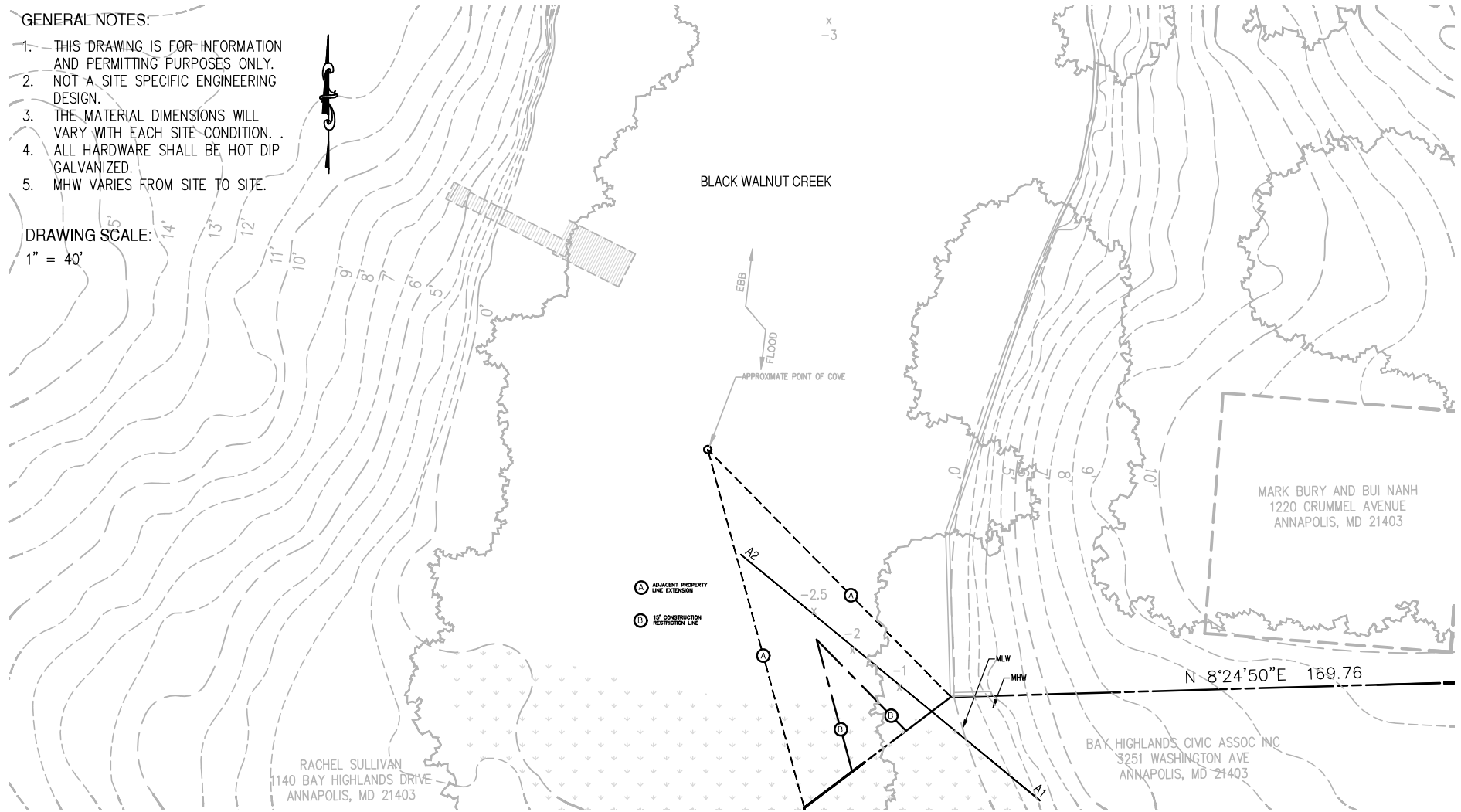
EXISTING SITE PLAN

EXISTING CONDITIONS AND DETAILS

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DRAWING SCALE:
1" = 40'



PROPOSED PROJECT:

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SHEET TITLE AND DATE:

EXISTING CONDITIONS AND DETAILS

2/10/2026

PROJECT NOTES:

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PROPOSED SITE PLAN

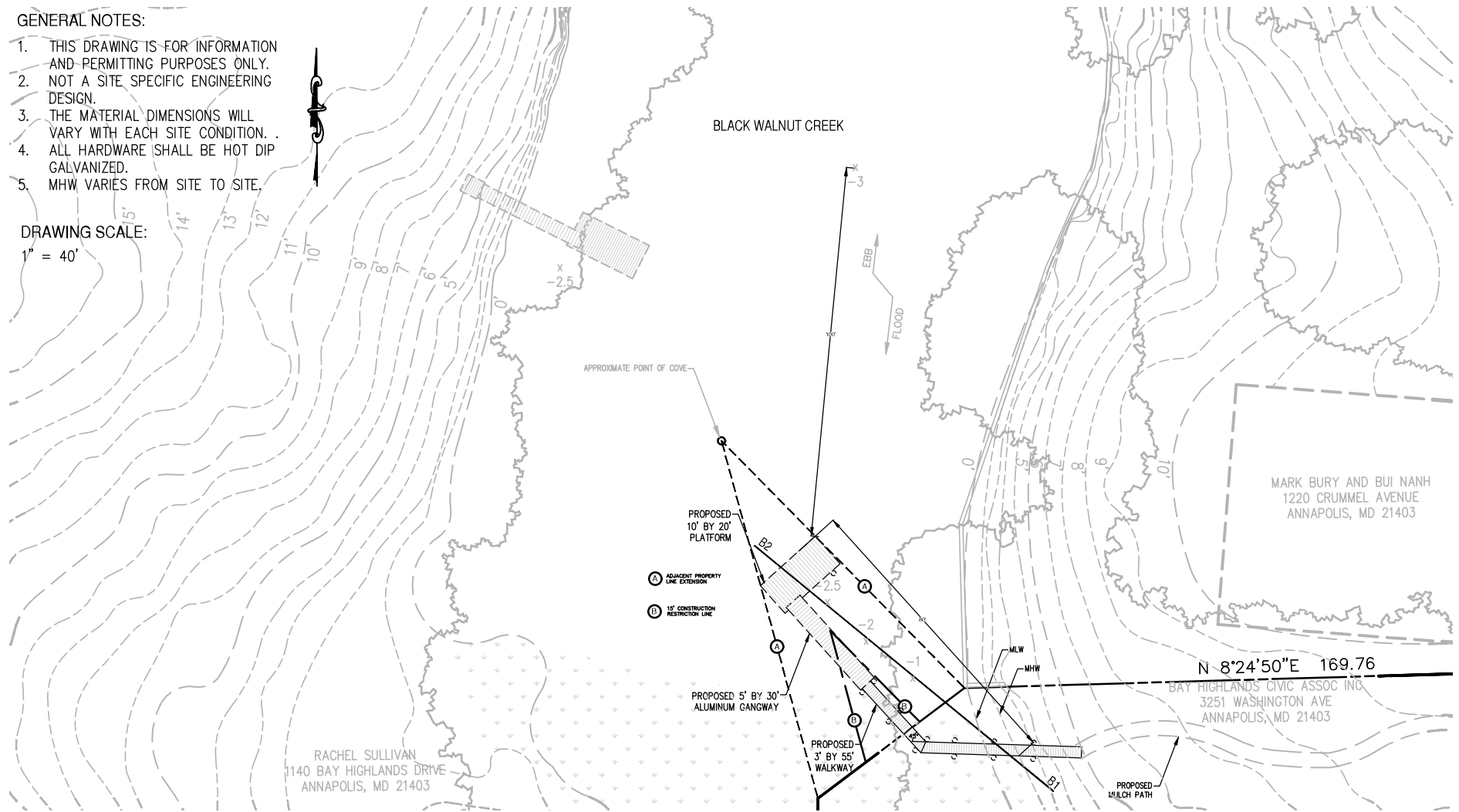
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DRAWING SCALE:

1" = 40'



PROPOSED PROJECT:

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SHEET TITLE AND DATE:

PROPOSED CONDITIONS AND DETAILS

2/11/2026

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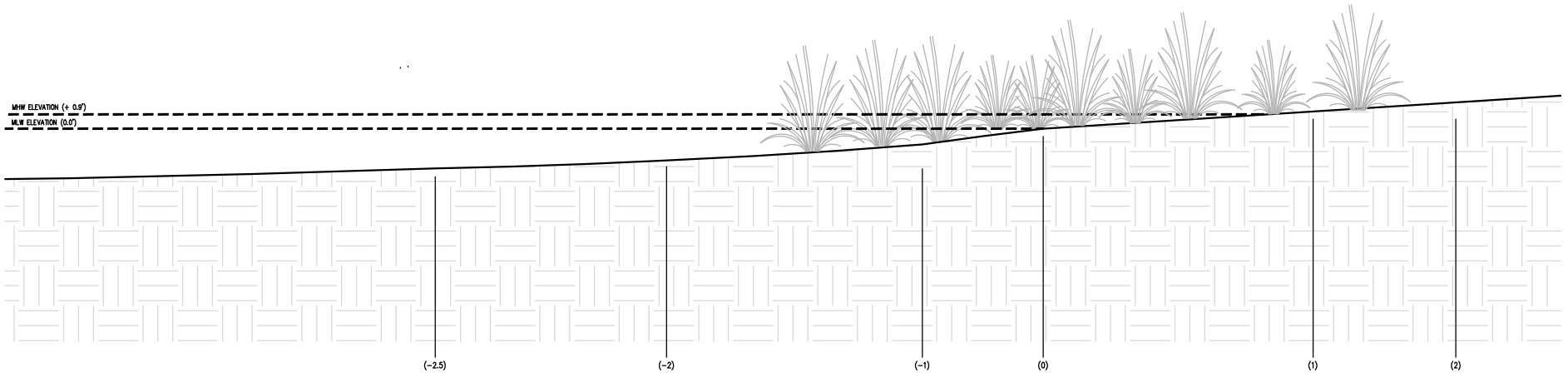
CROSS SECTION PLAN

A 1

A 2

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4. DRAWING NOT TO SCALE



PROPOSED PROJECT:

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SHEET TITLE AND DATE:

EXISTING CROSS SECTION

9/13/2025

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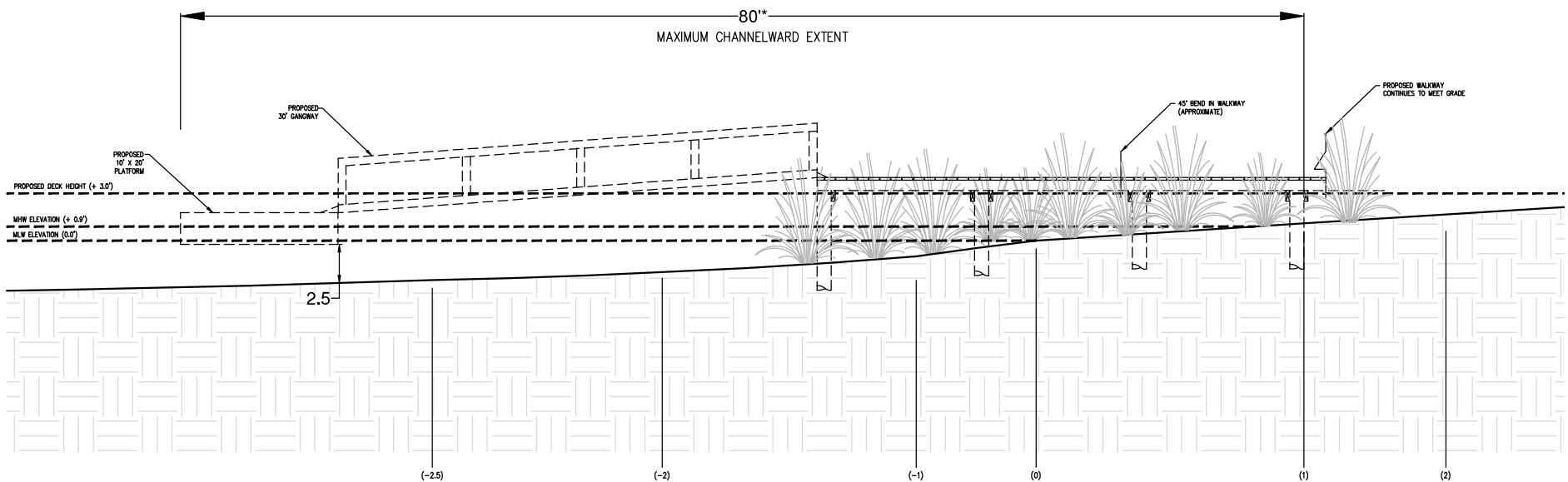
CROSS SECTION PLAN

B 1

B 2

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*REAL MEASUREMENT NOT REFLECTED IN THIS DRAWING

PROPOSED PROJECT:

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SHEET TITLE AND DATE:

PROPOSED CROSS SECTION

2/10/2026

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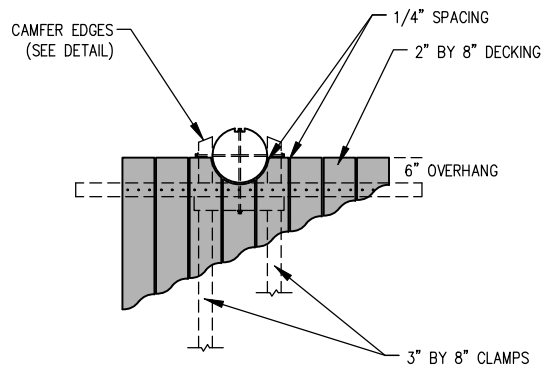
CONSTRUCTION PLAN

TYPICAL PIER, WALKWAY, PLATFORM, AND PILE SPECIFICATIONS

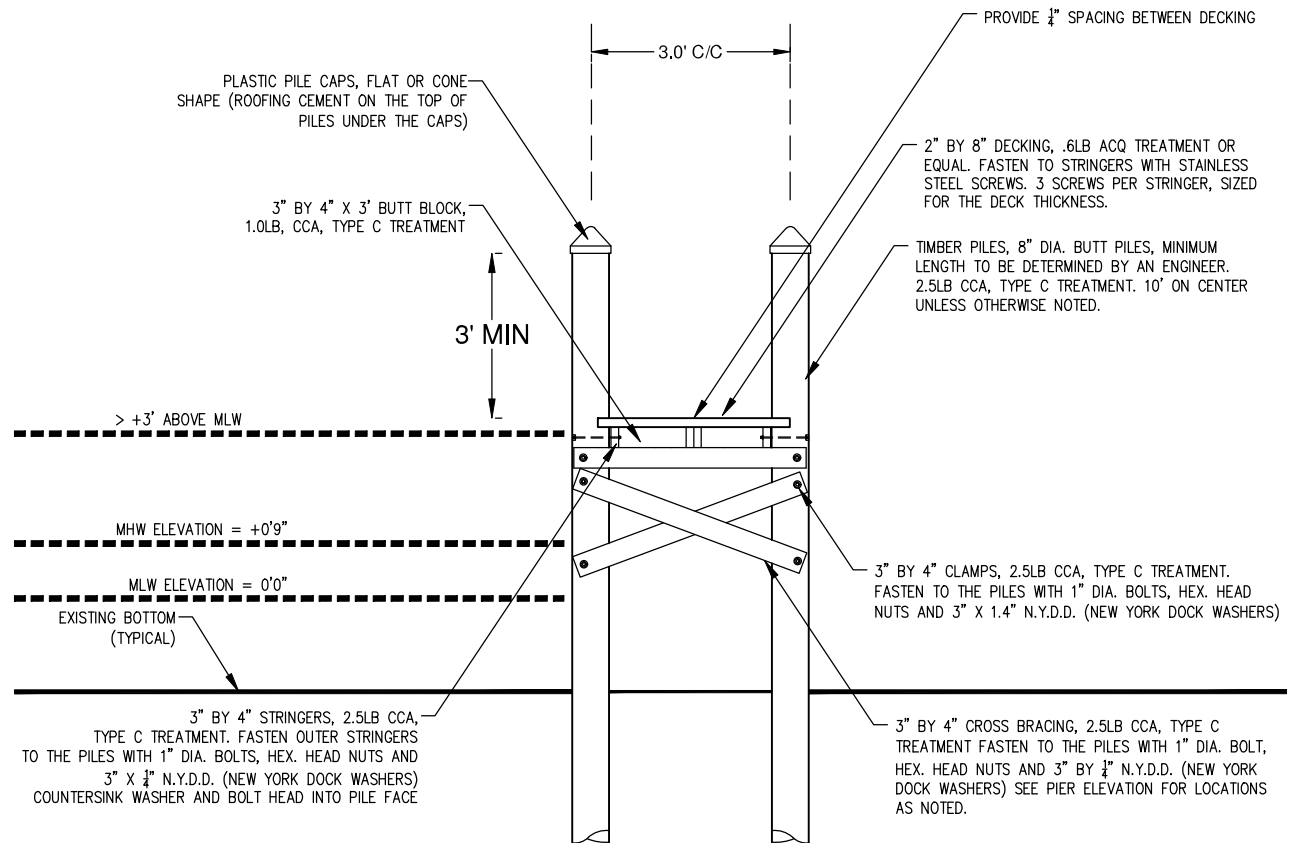
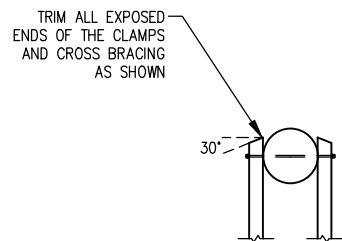
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TRIMMING DETAIL 1:



TRIMMING DETAIL 2:



PROPOSED PROJECT:

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SHEET TITLE AND DATE:

TYPICAL PIER, WALKWAY, PLATFORM, AND PILE SPECIFICATIONS

9/18/2025

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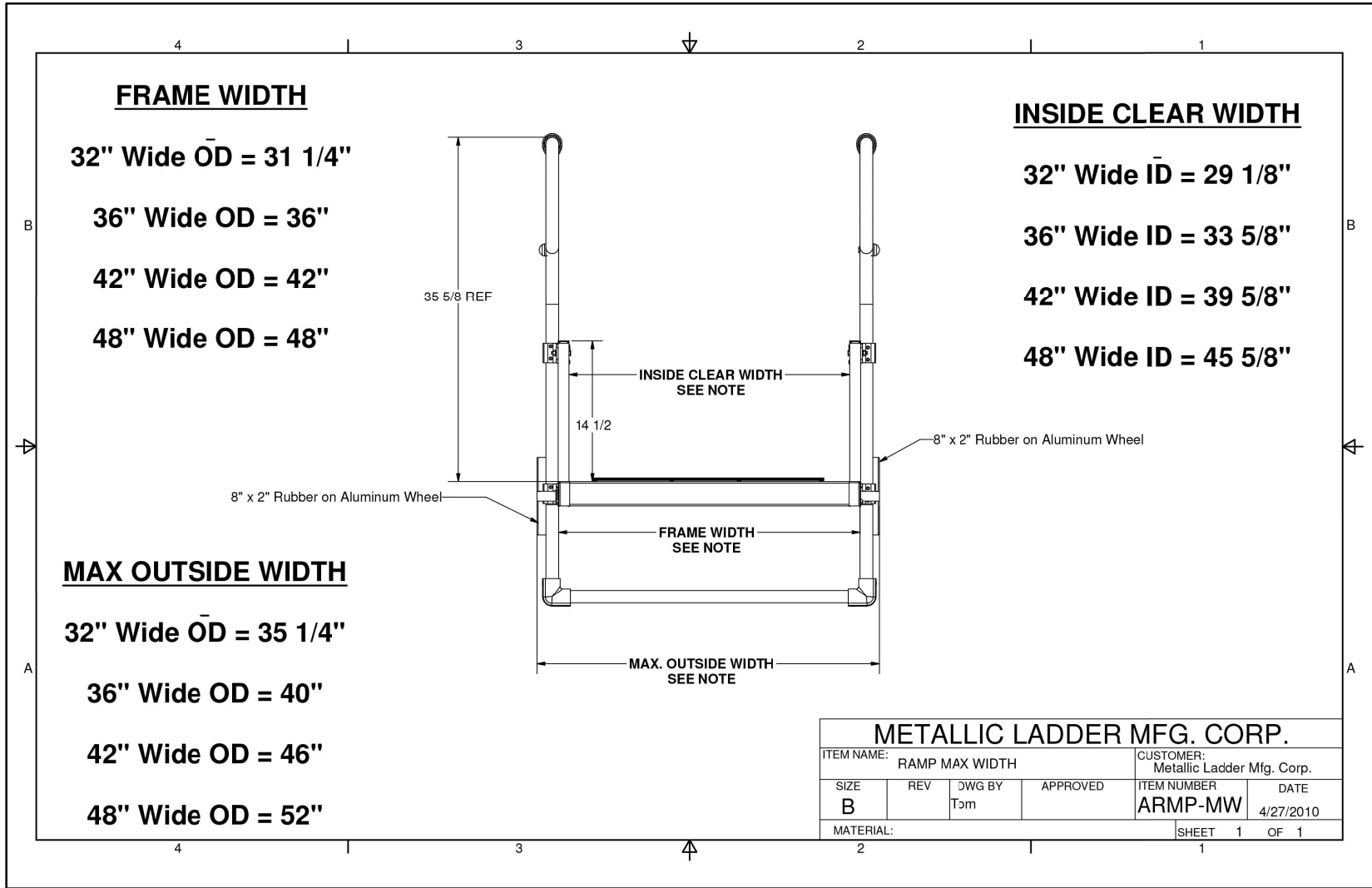
www.seanwilliam.com

CONSTRUCTION PLAN

TYPICAL GANGWAY SPECIFICATIONS

GENERAL NOTES:

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SHEET TITLE AND DATE:

TYPICAL GANGWAY SPECIFICATIONS

9/18/2025

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GENERAL NOTES

SITE INFORMATION:

- GENERAL DESCRIPTION OF PREDOMINATE SOIL TYPE AS SHOWN ON USDA NATURAL RESOURCES CONSERVATION SERVICE MAP.

MZA – MISPELLION AND TRANSQUAKING SOILS, 0 TO 1% SLOPES, TIDALLY FLOODED
CKA – COLEMANTOWN FINE SANDY LOAM, 0 TO 2% SLOPES,
DNA – DONLONTON FINE SANDY LOAM, 0 TO 2% SLOPES,
AOC – ANNAPOLIS FINE SANDY LOAM, 0 TO 5% SLOPES,
- EXISTING ZONING IS R2 – RESIDENTIAL DISTRICT SETBACKS:
ESTABLISHED FRONT BRL = 30'
ESTABLISHED REAR BRL = 25'
SIDE BRL = 7'
- TOTAL PROPERTY SITE AREA: 649,044 SF SQUARE FEET OR 14.9 ACRES
- CRITICAL AREA OVERLAY = LDA (LIMIT DEVELOPMENT AREA)
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0158F DATED FEBRUARY 18, 2015 FOR SAID COUNTY AND DISTURBED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

- PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM FIELD EVIDENCE, AND/OR AVAILABLE DEEDS AND/OR PLATS AND SHOULD NOT BE CONSTRUED TO BE REPRESENTATIVE OF THE ACCURACY OF A BOUNDARY SURVEY. THIS PLAN SET IS NOT A BOUNDARY SURVEY. THESE PLAN SETS WERE 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 COMPREHENSIVE TITLE EXAMINATION.
- ALL WORK SHALL BE PERFORMED FROM WATER WITH BARGE ALONG THE EXISTING SHORELINE WITHIN THE L.O.D. TO THE SHORELINE AS SHOWN AND ALL WORK SHALL BE CONFINED TO THE SUBJECT PROPERTY.
- 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 ANY 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.
- THIS SITE PLAN HAS BEEN PREPARED TO REQUEST A MODIFICATION TO REPLACE A BULKHEAD WITH A REVETMENT AND ALTER A PRIOR APPROVED SILL LOCATION. ANY CHANGE TO THESE PLANS WILL REQUIRE A SEPARATE PERMIT FROM ANNE ARUNDEL CO., AND IF WORK IS WITHIN THE WATER OR SHORELINE; MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS. THIS WILL REQUIRE MORE DETAILS AND INFORMATION AND THIS DRAWING SHALL NOT BE UTILIZED FOR SUCH LICENSES OR PERMITS.
- CONTACT MISS UTILITY AT LEAST 10 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 AND/OR BELOW GROUND.
- TOPOGRAPHY WAS OBTAINED FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS GIS TOPOGRAPHY. VERTICAL DATUM IS 0.0 FEET IS EQUAL TO MEAN LOW WATERLINE.
- WATER DEPTHS WERE OBTAINED FROM FIELD MEASUREMENTS AND HAVE A DATUM OF 0.0' OR MEAN LOW WATERLINE.
- THE CONTRACTOR MUST FIELD VERIFY ALL QUANTITIES AND MEASUREMENTS TO THEIR SATISFACTION. THESE STIE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION PURPOSES OTHER THAN GENERAL LOCATION OF STRUCTURES.

PROPOSED PROJECT:

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SHEET TITLE AND DATE:

DETAILS

9/18/2025

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