



US Army Corps
of Engineers®

PUBLIC NOTICE

Applicant:
McDaniel Yacht Basin
Cianelli Marine

Published: March 28, 2025
Expires: April 27, 2025

PN-25-17

Baltimore District

Permit Application No. NAB-2024-61739-M46 (McDaniel Yacht Basin/ Maria Reconfiguration, Boat Ramp, and Dredging)

The Baltimore District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: McDaniel Yacht Basin
Cianelli Marine
501 Frey's Road
Edgewood, Maryland 21040

WATERWAY AND LOCATION: The project would affect waters of the United States and navigable waters of the United States associated with the North East River. The project/review area is located in the existing McDaniel Yacht Basin at 15 Grandview Avenue, Northeast, Cecil County, Maryland; at Latitude 39.578074 and Longitude - 75.950384.

EXISTING CONDITIONS: The applicant is proposing to upgrade, replace, and reconfigure the McDaniel Yacht Basin on the North East River in North East, Cecil County, Maryland. The existing marina is approximately 20 acres in size and contains approximately 164 boat slips. The existing marina contains piers, finger piers, bulkheads, wave screens, and a boat ramp. It is estimated the McDaniel Yacht Basin was established in 1929. Water depths current range from 0 to -7 feet at mean low water.

PROJECT PURPOSE: To upgrade, replace and reconfigure the McDaniel Yacht Basin, to provide shoreline erosion protection, and to improve navigable access, in the North East River, North East, Cecil County, Maryland.

Basic: To upgrade, replace, reconfigure, dredge to improve navigable access, and provide shoreline erosion protection at an existing marina.

Overall: To upgrade, replace and reconfigure the McDaniel Yacht Basin, to provide shoreline erosion protection, and to dredge to improve navigable access at the McDaniel Yacht Basin, in the North East River, North East, Cecil County, Maryland.

PROPOSED WORK: The applicant requests authorization to discharge fill material into waters of the United States to improve navigable access and to install structures at the existing McDaniel Yacht Basin.

The applicant is proposing to remove the existing pier structures and mooring piles at the McDaniel Yacht Basin and to construct the following:

- Approximately 4,077 linear feet of replacement timber bulkhead, to extend a maximum of 18-inches channelward of the existing bulkhead and to backfill with approximately 4,000 cubic yards of clean fill;
- Approximately 121 linear feet of new timber bulkhead above the approximate mean high water line;
- Approximately 525 linear feet of replacement timber wave screens in the same location as the existing timber wave screens;
- Approximately 1,832 linear feet of replacement timber boat slip access walkways and to install approximately 846 linear feet of new timber boat slip access walkways, in 4 or 6 foot wide sections;
- Two replacement fixed finger piers, each measuring approximately 4 foot wide by 53 foot long;
- Four replacement fixed finger piers, each measuring approximately 4 foot wide by 42 foot long;
- Three replacement fixed finger piers, each measuring approximately 4 foot wide by 50 foot long;
- To replace three fixed finger piers with three floating finger piers, each measuring approximately 5 foot wide by 25 foot long with a 3-foot wide by 10-foot long gangway;
- To replace eight fixed finger piers with eight floating finger piers, each measuring approximately 6 foot wide by 30 foot long with a 3-foot wide by 10-foot long gangway;
- To replace thirteen fixed finger piers with thirteen floating finger piers, each measuring approximately 6 foot wide by 35 foot long with a 3-foot wide by 10-foot long gangway;
- To replace five fixed finger piers with five floating finger piers, each measuring approximately 5 foot wide by 30 foot long with a 3-foot wide by 10-foot long gangway;
- To replace thirteen fixed finger piers with thirteen floating finger piers, each measuring approximately 6 foot wide by 50 foot long with a 3-foot wide by McDaniel Yacht Basin/ Maria Reconfiguration, Boat Ramp, and Dredging 10-foot-long gangway;
- To replace two fixed finger piers with two floating finger piers, each measuring approximately 6 foot wide by 60 foot long with a 3-foot wide by 10-foot-long gangway;
- One floating dock measuring approximately 6 foot wide by 125 foot long with a 3-foot wide by 10-foot-long gangway;
- To replace twelve fixed finger piers with twelve floating finger piers, each measuring approximately 6 foot wide by 45 foot long with a 3-foot wide by 10-foot-long gangway;
- One floating dock measuring approximately 8 foot wide by 156 foot long with a 10-foot wide by 12-foot-long floating access platform;

- Two floating staging docks, one measuring approximately 6 foot wide by 49 foot long and one measuring approximately 6 foot wide by 128 foot long, each with a 3-foot wide by 10-foot-long gangway;
- Three new travel lift piers in the same location as the existing piers, each measuring approximately 7 foot wide by 50 foot long;
- Replace an irregular shaped timber platform (1,350 square feet);
- To replace four fixed finger piers with four floating finger piers, each measuring approximately 6 foot wide by 57 foot long with a 3-foot wide by 10-foot-long gangway;
- To replace one fixed finger pier with one floating finger pier, measuring approximately 6 foot wide by 51.5 foot long with a 3-foot wide by 10-foot-long gangway;
- To replace one fixed finger pier with one floating finger pier, measuring approximately 6 foot wide by 53 foot long with a 3-foot wide by 10-foot-long gangway;
- To replace one fixed finger pier with one floating finger pier, measuring approximately 6 foot wide by 41 foot long with a 3-foot wide by 10-foot-long gangway;
- To replace one fixed finger piers with one floating finger pier, measuring approximately 6 foot wide by 48 foot long with a 3-foot wide by 10-foot-long gangway;
- A floating double kayak launch measuring approximately 15 foot wide by 22 foot long and a gangway measuring 3 foot wide by 10 foot long;
- A stone breakwater measuring approximately 19 foot wide by 235 foot long (4,465 square feet), a maximum of 35 feet channelward of the approximate mean high-water shoreline;
- A two lane concrete boat ramp measuring approximately 42 foot wide by 60 foot long with a center floating access pier measuring approximately 6 foot wide by 47 foot long and two 4 foot wide by 60 foot long side mounted access walkways. A temporary cofferdam will be installed around the perimeter of the proposed boat ramp area (2,520 square feet), to allow for construction in the dry;
- Ten new boat lifts measuring approximately 10 foot wide by 14 foot long;
- Replace a timber platform measuring approximately 10 foot wide by 36 foot long;
- Install a floating staging dock for the travel lifts, measuring approximately 6 foot wide by 146 foot long with a 3-foot wide by 10-foot-long gangway;
- To mechanically dredge two areas of the marina basin, to -4 feet and -5 feet at mean low water. The applicant is proposing to dredge approximately 755 cubic yards of material from a 16,433 square foot area in the North East River and to deposit the dredge material at the upland Chase Clean Fill Facility, located at 301 Earls Road, Middle River, Baltimore County, Maryland, and;
- To rebuild a covered slip system consisting of metal rods supported on timber pilings and a sloped roof for drainage, covering approximately 22,224 square feet of open water at slips 99 through 114.

All work will extend a maximum of 335 feet channelward of the approximate mean high-water shoreline within the McDaniel Yacht Basin, in the North East River, North East, Cecil County, Maryland.

Table 1: Effects on aquatic resources.

Activity (i.e. culvert)	Tidal Open Water Impact Square Feet	Authority (Section 10/404/408)
Structures (Piers, Timber wave Screens, kayak launch, boat lifts, covered boat lifts)	67,050	Section 10
Dredging	16,433	Section 10
Boat Ramp (Fill)	2,520	Section 10/404
Stone Breakwater (Fill)	4,465	Section 10/404
Bulkhead (Fill)	6,297	Section 10/404

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

All work is proposed within the existing marina basin and the existing structures will be removed before construction of the new and replacement structures. The bulkheads will be constructed or replaced within 18-inches channelward of the existing structures of mean high-water shoreline, in order to minimize impacts to the North East River. The total number of boat slips at the marina will be reduced from 164 to 144 and the floating piers will be placed in adequate water depths to avoid the piers resting on the river bottom at low tide events, thereby minimizing impacts to the North East River. In addition, the proposed stone breakwater was designed to be of the minimum size needed to provide shoreline erosion protection.

COMPENSATORY MITIGATION:

The applicant has provided the following explanation why compensatory mitigation should not be required: The applicant is not proposing to provide compensatory mitigation as the fill associated with the above proposed work has been minimized while meeting the project goals of improving navigable access and providing shoreline erosion protection.

CULTURAL RESOURCES:

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer (SHPO), federally recognized tribes and other interested parties.

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there

will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or the Tribal Historic Preservation Officer (THPO).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed in Table 2. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 2: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Northern Long- Eared Bat	<i>Myotis septentrionalis</i>	Endangered
Monarch Butterfly	<i>Danaus Plexippus</i>	Candidate
Atlantic Sturgeon	<i>Acipenser oxyrinchus oxyrinchus</i>	Endangered
Shortnose Sturgeon	<i>Acipenser brevirostrum</i>	Endangered

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Our initial determination is that the proposed action may adversely affect EFH and/or fisheries

managed by Fishery Management Councils and the National Marine Fisheries Service (NMFS). Implementation of the proposed project would directly impact approximately 0.76 acres of water column and river bottom sediments. The effects of the project are determined to be minimal and permanent. These habitat(s) are utilized by the following species and their various life stages:

Species/Management Unit	Life stages
Red Hake	Adult, Eggs, Larvae, Juvenile
Scup	Adult, Juvenile
Summer Flounder	Adult, Juvenile, Larvae
Windowpane Flounder	Adult, Juvenile
Atlantic Butterfish	Adult, Eggs, Larvae
Atlantic Herring	Adult, Juvenile
Black Sea Bass	Adult, Juvenile
Bluefish	Adult, Juvenile
Clearnose Skate	Adult, Juvenile

Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Maryland Department of the Environment.

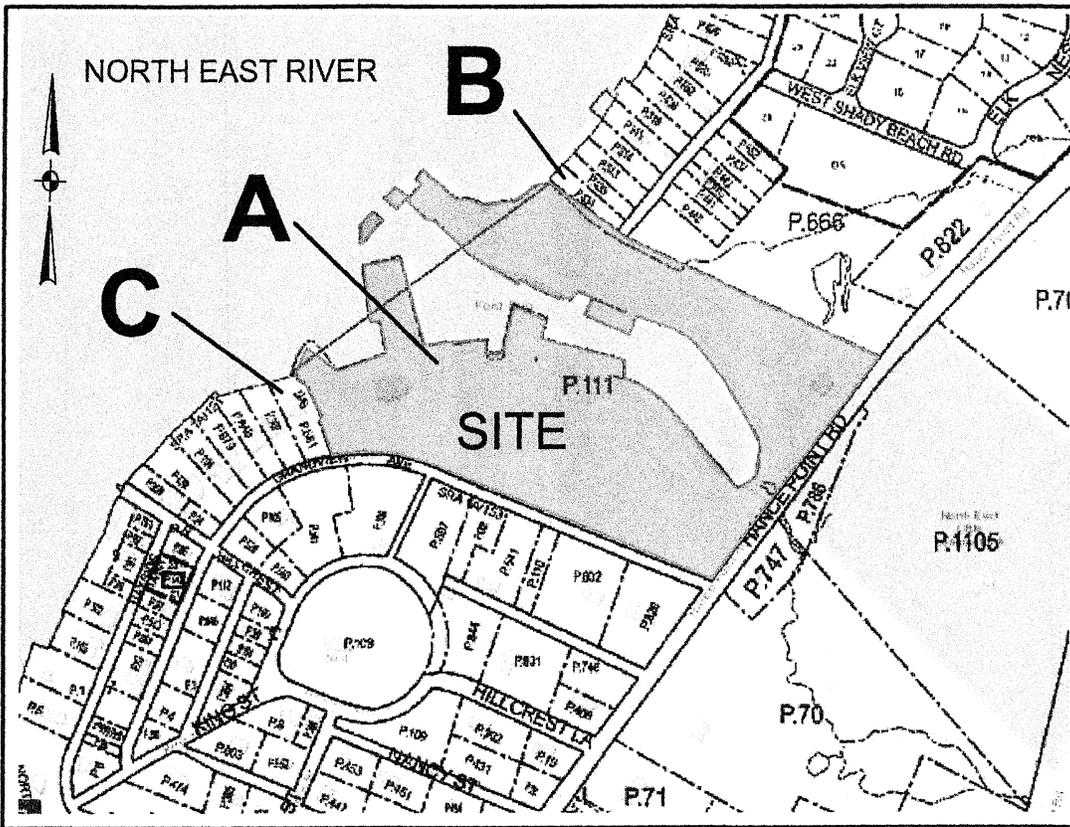
NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Baltimore District will receive written comments on the proposed work, as outlined above, until April 27, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Nicole Nasteff at Nicole.m.voelker@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Baltimore District, Attention: Nicole Nasteff, U.S. Army Corps of Engineers, Baltimore District, Regulatory Branch, 2 Hopkins Plaza, Baltimore, Maryland 21201-2930. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.



A APPLICANT : PARCEL 111
 CIANELLI MARINA INC.
 501 FREYS RD.
 EDGEWOOD, MD 21040

B LINDA LUTZ
 315 VILLAGE WALK DR.
 MACUNGIE, PA 18062

C LOU ANN KEYSER ETAL
 8 GRANDVIEW AVE.
 NORTH EAST, MD 21901

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

TAX MAP

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374
 Tidal Wetlands Consultant and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorej@verizon.net
 Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony

NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25

DRAWING 2

PROPOSED WORK

DEMOLITION:

1. Remove 80 existing finger piers of various lengths.
2. Remove 224 existing mooring piles.
3. Remove 1,832 liner feet of existing wood boat slip access walk 4 ft wide and 6 ft wide.
4. Remove 3 existing wood platforms totaling 1,935 sf.
5. Remove 525 liner feet of existing wood wave screens.
6. Remove 3 existing travel lift piers.
7. Remove an old vertical railroad tie bulkhead that is on the beach shoreline.

INSTALLATION:

1. Install 4,077 liner feet of replacement bulkheading, 18 inches maximum encroachment. Backfill with approximately 4,000 cy of clean material.
2. Install 121 liner feet of new bulkhead to create a forklift launching area in the location of the old boat ramp. @ marine railway building. All behind the mhwL.
3. Install 525 liner feet of replacement wave screens in the same location as the old wave screens. @ the entrance channel & first pier south side of entrance
4. Install 1,832 liner feet of replacement wood boat slip access walkway and install 846 liner feet of new boat slip access walkway, 4 ft and 6 ft wide. For a total of 2,678 liner feet.
5. Install 2 replacement fixed finger piers, each pier is 4 ft wide by 53 ft long. slips 36-39
6. Install 4 replacement fixed finger piers, each pier is 4 ft wide by 42 ft long. slips 28-35
7. Install 3 replacement fixed finger piers, each pier is 4 ft wide by 50 ft long. Slips 115-121
8. Install 3 replacement fixed finger piers with new floating piers each pier is 5 ft wide by 25 ft long. Each pier has a 3 ft by 10 ft gangway. slips 1-5
9. Install 8 replacement fixed finger piers with new floating piers each pier is 6 ft wide by 30 ft long. Each pier has a 3 ft by 10 ft gangway. slips 6-11, 144
10. Install 13 replacement fixed finger piers with new floating piers each pier is 6 ft wide by 35 ft long. Each pier has a 3 ft by 10 ft gangway. slips 49-59, 85-88, 134-143
11. Install 3 replacement fixed finger piers with new floating piers 6 ft wide by 40 ft long and a 3'x10' gangway. slips 60-65

OWNER : CIANELLI MARINA INC MAILING ADDRESS: 501 FREYS RD EDGEWOOD, MD 21040 SITE ADDRESS: 15 GRANDVIEW AVE. NORTH EAST, MD 21901	MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC DEED REFERENCE: 05424 / 00166 DISTRICT - 05 ACCOUNT NUMBER - 041244 ZONING: MB CRITICAL AREA -LDA	<h2 style="margin: 0;">WORK DESCRIPTION</h2>
Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitator P.O. Box 1 Owings, MD 20736 Email: dwmooorej@verizon.net Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony	NOTES: 1. TIDAL WATERS, TIDE RANGE IS +1.8' 2. ELEVATIONS BASED ON 0 MLW 3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3 4. ALL ACCESS IS BY AND WATER. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.	IN: NORTH EAST RIVER TOWN: NORTH EAST COUNTY: CECIL STATE: MARYLAND APPL. BY: CIANELLI MARINA INC 501 FREYS RD EDGEWOOD, MD 21040 DATE: REV 2/26/25
		DRAWING 3

12. Install 5 replacement fixed finger piers with new floating piers 5 ft wide by 30 ft long and a 3'x10' gangway. slips 40-48
13. Install 13 replacement fixed finger piers with new floating piers 6 ft wide by 50 ft long and a 3'x10' gangway. slips 66-67, 72-83, 122-133
14. Install 2 replacement fixed finger piers with new floating piers 6 ft wide by 60 ft long and a 3'x10' gangway. slips 68-71
15. Install 1 floating dock 6' x 125' for a 40' boat slip and a 50' boat slip at a bulkhead and a 3'x10' gangway. slips 83-84
16. Install 12 replacement fixed finger piers with new floating piers each pier is 6 ft wide by 45 ft long. Each pier has a 3 ft by 10 ft gangway. slips 12-27, 89-98
17. Install a main floating dock 8 ft wide by 156 ft long. Install a 10 ft by 12 ft floating access platform. Main pier for slips 40-59
18. Install 2 floating staging docks for the new forklift launch area. 1 dock is 6 ft wide by 49 ft long includes a 3'x10 gangway. 1 dock is 6 ft wide by 128 ft long with a 3' x 10' gangway. @ the old marine railway building
19. Install 3 new travel lift piers in the same location as the existing piers 7 ft x 50 ft.
20. Replace an irregular shaped wood platform 1,350 sf. Next to slip 71
21. Install 4 replacement fixed finger pier with a new floating piers 6 ft wide by 57 ft long and a 3'x10' gangway. slips 99-106
22. Install 1 replacement fixed finger pier with a new floating pier 6 ft wide by 51.5 ft long and a 3'x10' gangway. slips 112-113
23. Install 1 replacement fixed finger pier with a new floating pier 6 ft wide by 53 ft long and a 3'x10' gangway. slips 110-111
24. Install 1 replacement fixed finger pier with a new floating pier 6 ft wide by 41 ft long and a 3'x10' gangway. slip 109
25. Install 1 replacement fixed finger pier with a new floating pier 6 ft wide by 48 ft long and a 3'x10' gangway. slips 107-108
26. Install a floating double kayak launch, 15 ft wide by 22 ft long. Includes 1 gangway 3 ft x 10 ft. next to slip 99
27. Install a stone breakwater (wave screen) in front of an eroding beach area. 19 ft wide x 235 ft long (4,465 sf). Maximum distance channelward encroachment is 35 liner feet. @ northwest corner of the property
28. (Above the MHWL) Install approximately 150 cy of clean beach sand. Behind the breakwater
29. Install a new 2 lane boat ramp 42 ft wide by 60 ft long with a center floating access pier and 4 ft wide x 60 ft long side mounted access walkways. Maximum channelward encroachment is 60 ft. between slips 1 and 144
30. Install 10 new boat lifts 10'x14'. slips 135-144
31. Replace an existing wood platform 10' x 36'. @ slip 60
32. Install a floating staging dock for the travel lifts. 6' wide x 146' long with a 3'x10' gangway. next to the ex. travel lift piers

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DATE: REV 2/26/25 DRAWING 3A

DREDGING: Mechanical dredge two (2) areas in the marina basin. At the head of the marina an existing drainage system from the adjacent hillside has deposited silt in all the slips on the south side of the marina. Dredge the area in front of the new forklift launch site.

Maintenance dredge 2 existing travel lift wells.30 cy, previously approved by MDE under MDE 11-GL-0371

Dredge to -4' mlw at the head of the marina

Total dredge area to -4' mlw = 14,533 sf (550 cy)

Total dredge area to -5' mlw = 1,900 sf (175 cy)

Total estimated cubic yards is 755 cy

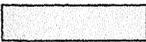
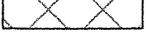
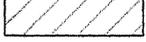
Total square footage of dredging is 16,433 sf or .38 acres

Spoil site is Chase Clean Fill, 301 Earls Rd., Middle River, MD 21220

REBUILD PREVIOUS COVERED SLIPS 99 TO 114

Install a covered slip system consisting of a metal rood and supported on timber piling with a sloped roof for drainage. This structure shall match the existing covered slips in other areas of the marina. Total surface coverage area is 22,224 sf.

LEGEND

	EX. PILES TO BE REMOVED 224		TEMPORARY COFFERDAM
	EX. STRUCTURES TO BE REMOVED		REPLACEMENT BULKHEAD = 4,077 FT
	EX. COVERED SLIPS TO BE REMOVED/REPLACED		NEW BULKHEAD = 121 FT
	DREDGE TO -4' MLW		REPLACEMENT WAVE SCREEN = 525 FT
	DREDGE TO -5' MLW		PROPOSED BOAT LIFTS
	PROPOSED COVERED SLIPS		PROPOSED MAINTENANCE DREDGING MECHANICAL TO -5' MLW MDE 11-GL-0371
	EX. COVERED SLIPS		
	FLOATING DOCKS		
	ALUM. GANGWAYS 3'X10'		
	FIXED WOOD PIERS AND/OR WOOD BOARDWALKS		

TOTAL EX. SLIPS = 164

TOTAL PROPOSED SLIPS = 144

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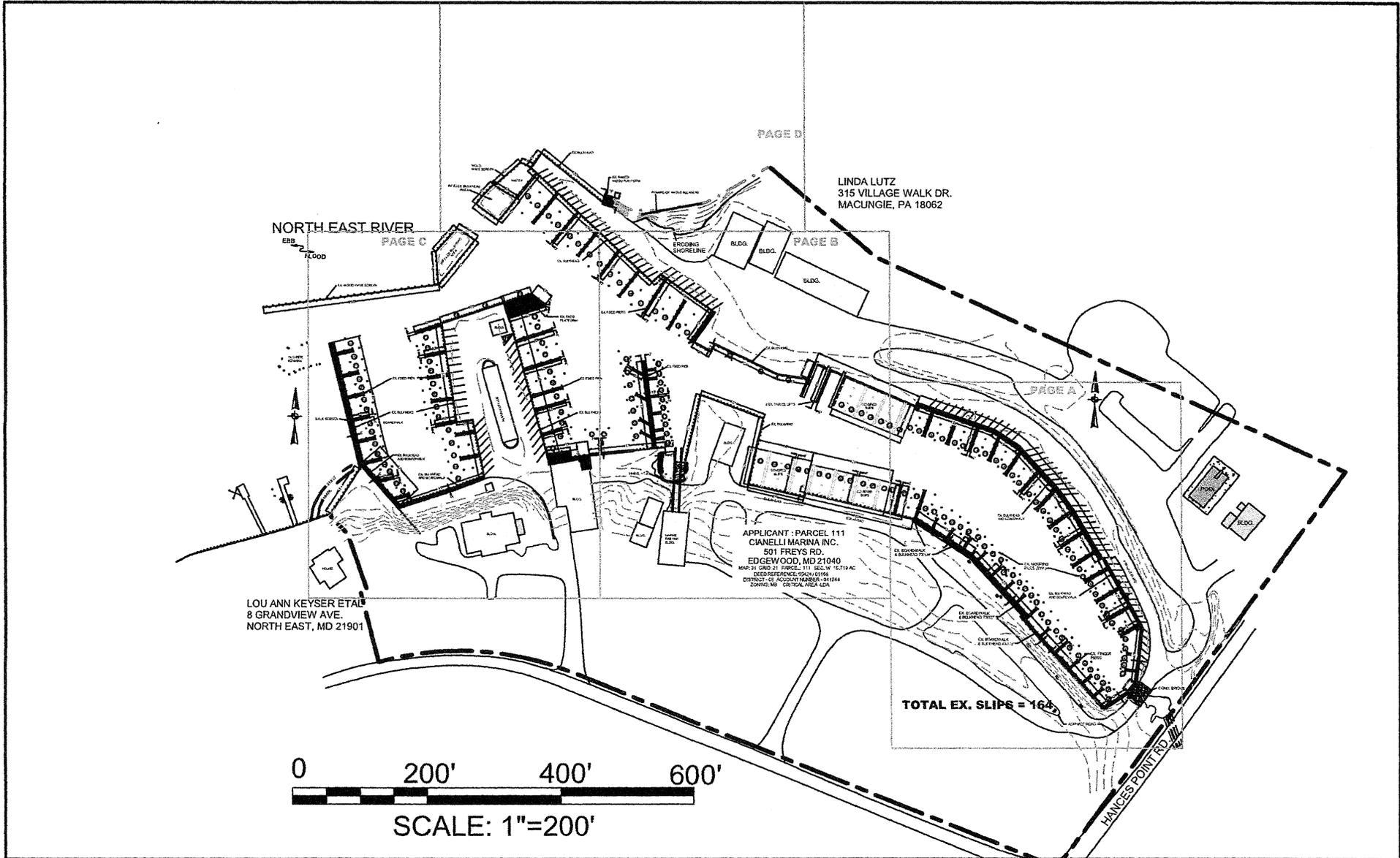
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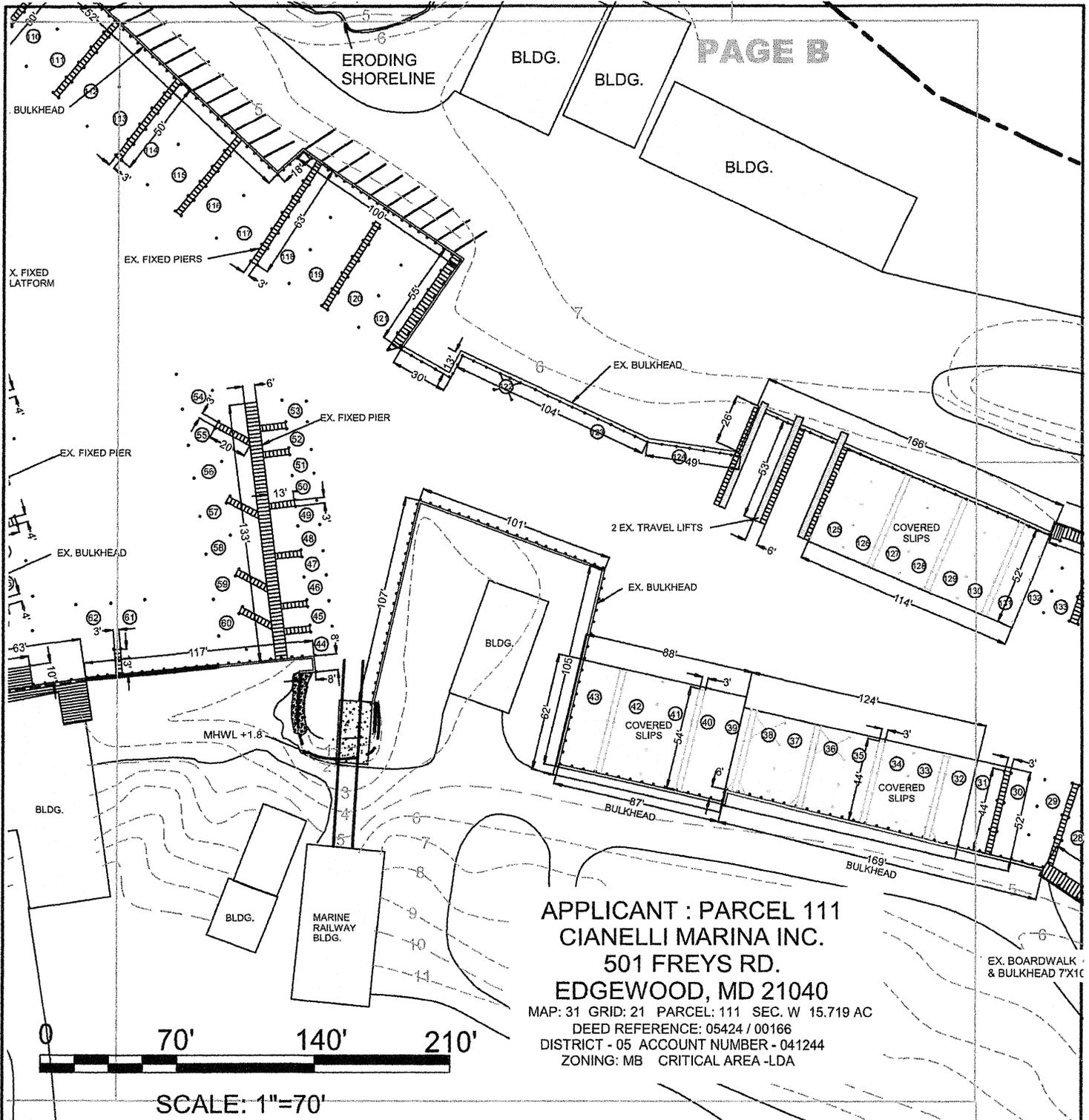
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 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

EXISTING SITE PLAN

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25

DRAWING 4



APPLICANT : PARCEL 111
 CIANELLI MARINA INC.
 501 FREYS RD.
 EDGEWOOD, MD 21040

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

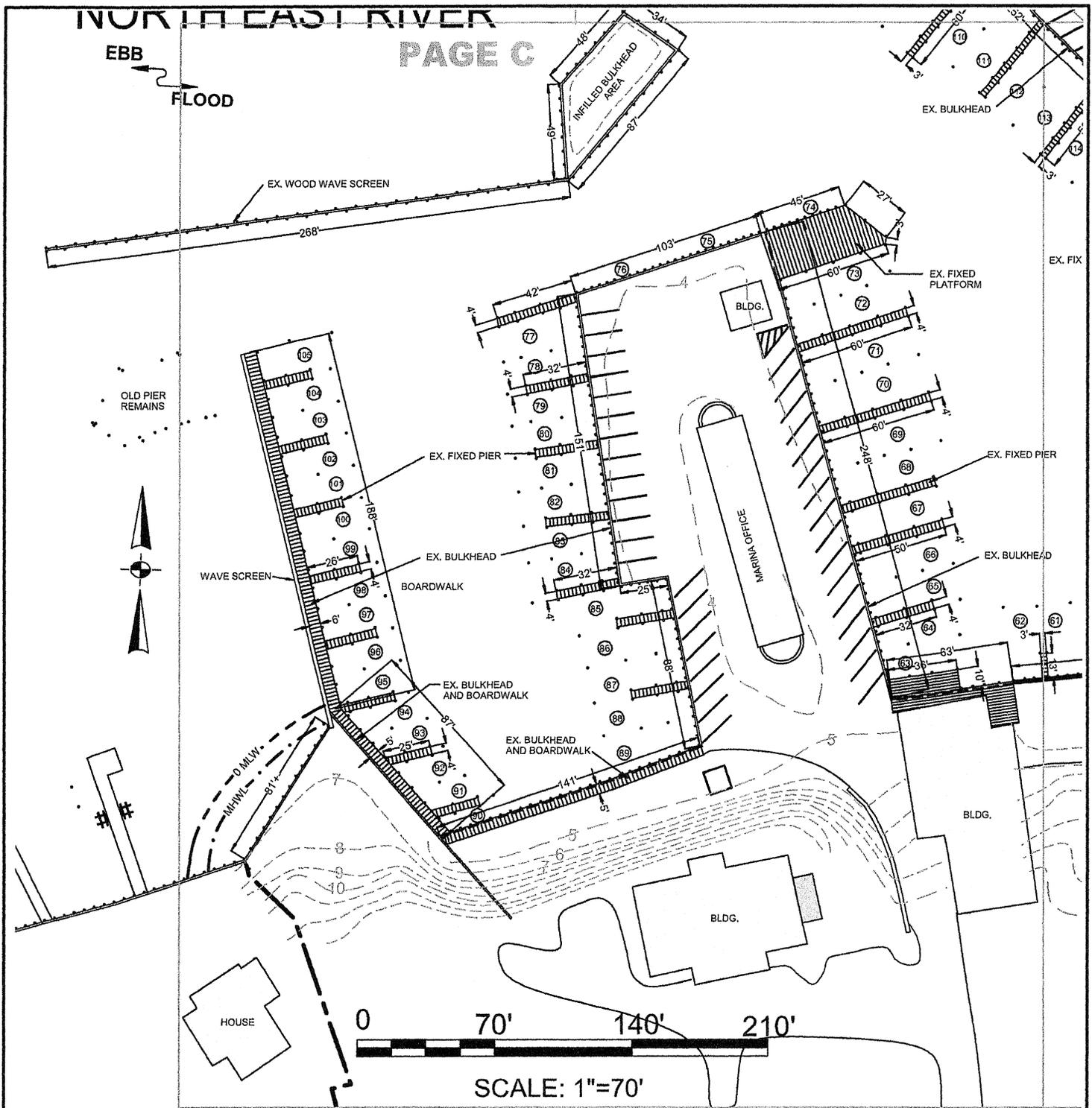
**EX. SITE
 PAGE B**

**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitor
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 6



DIAN KEYSER ET AL

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

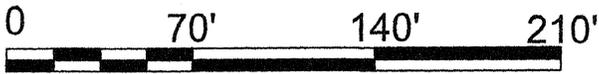
**EX. SITE
 PAGE C**

**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
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 Consulting Services, Permit Facilitation,
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NOTES:

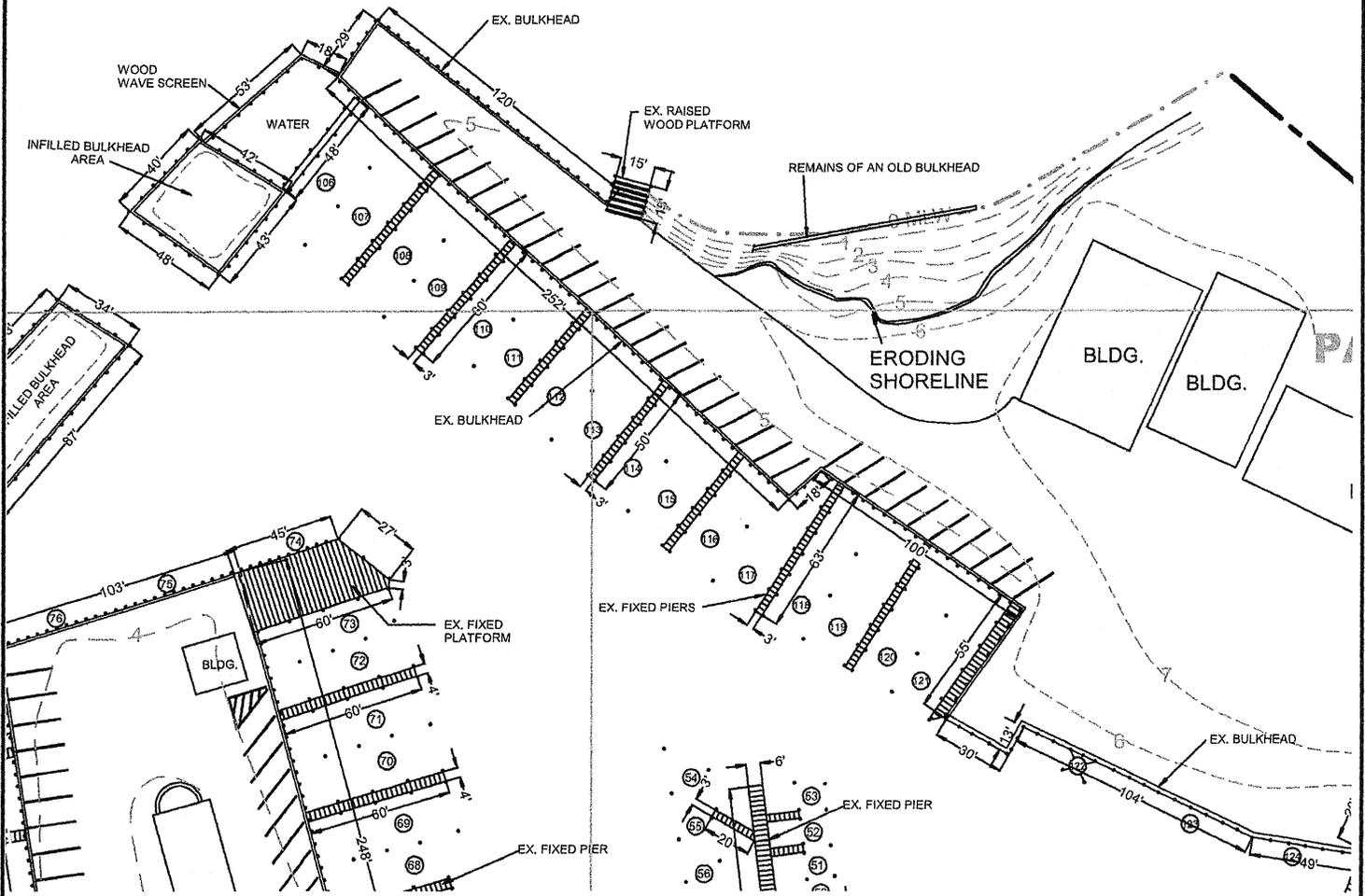
1. TIDAL WATERS, TIDE RANGE IS +1.8'
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 7



SCALE: 1"=70'

PAGE D



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

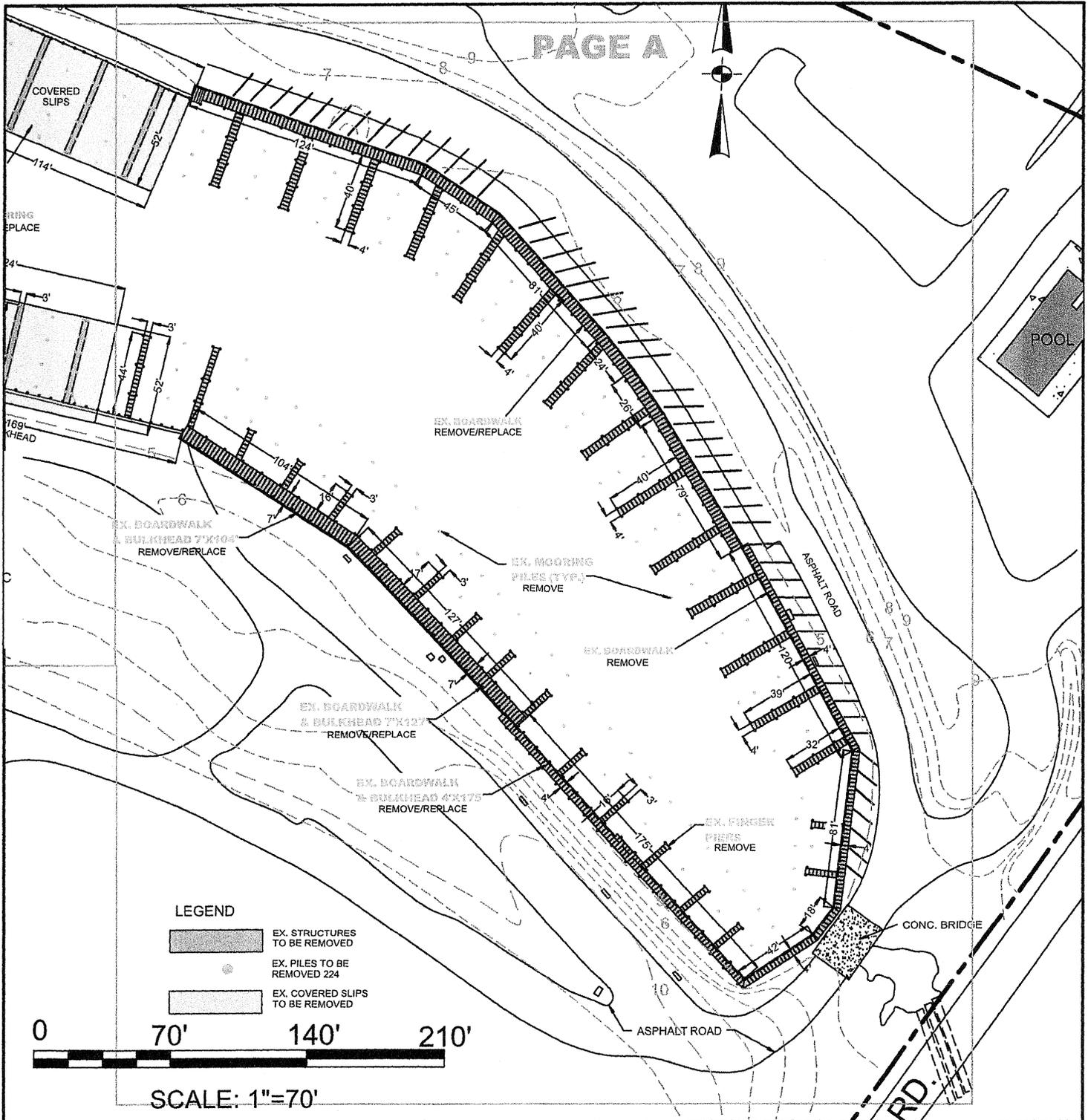
**EX. SITE
 PAGE D**

**Doldon W. Moore &
 Associates, LLC**
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 and Facilitor
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NOTES:

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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 8



LEGEND

-  EX. STRUCTURES TO BE REMOVED
-  EX. PILES TO BE REMOVED 224
-  EX. COVERED SLIPS TO BE REMOVED



SCALE: 1"=70'

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**DEMOLITION
 PAGE A**

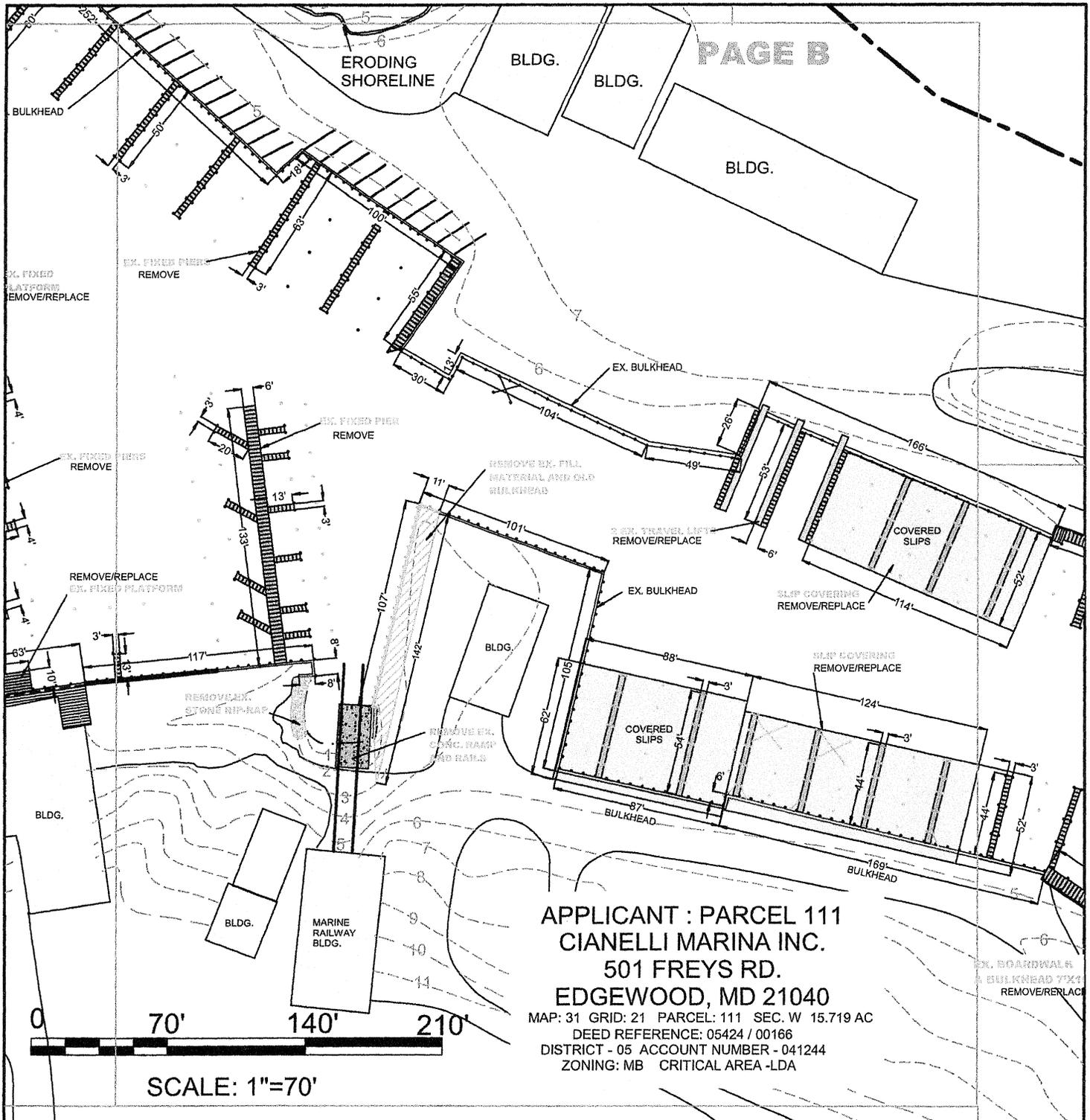
**Doldon W. Moore &
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25 DRAWING 9



APPLICANT : PARCEL 111
CIANELLI MARINA INC.
501 FREYS RD.
EDGEWOOD, MD 21040

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

DEMOLITION
PAGE B

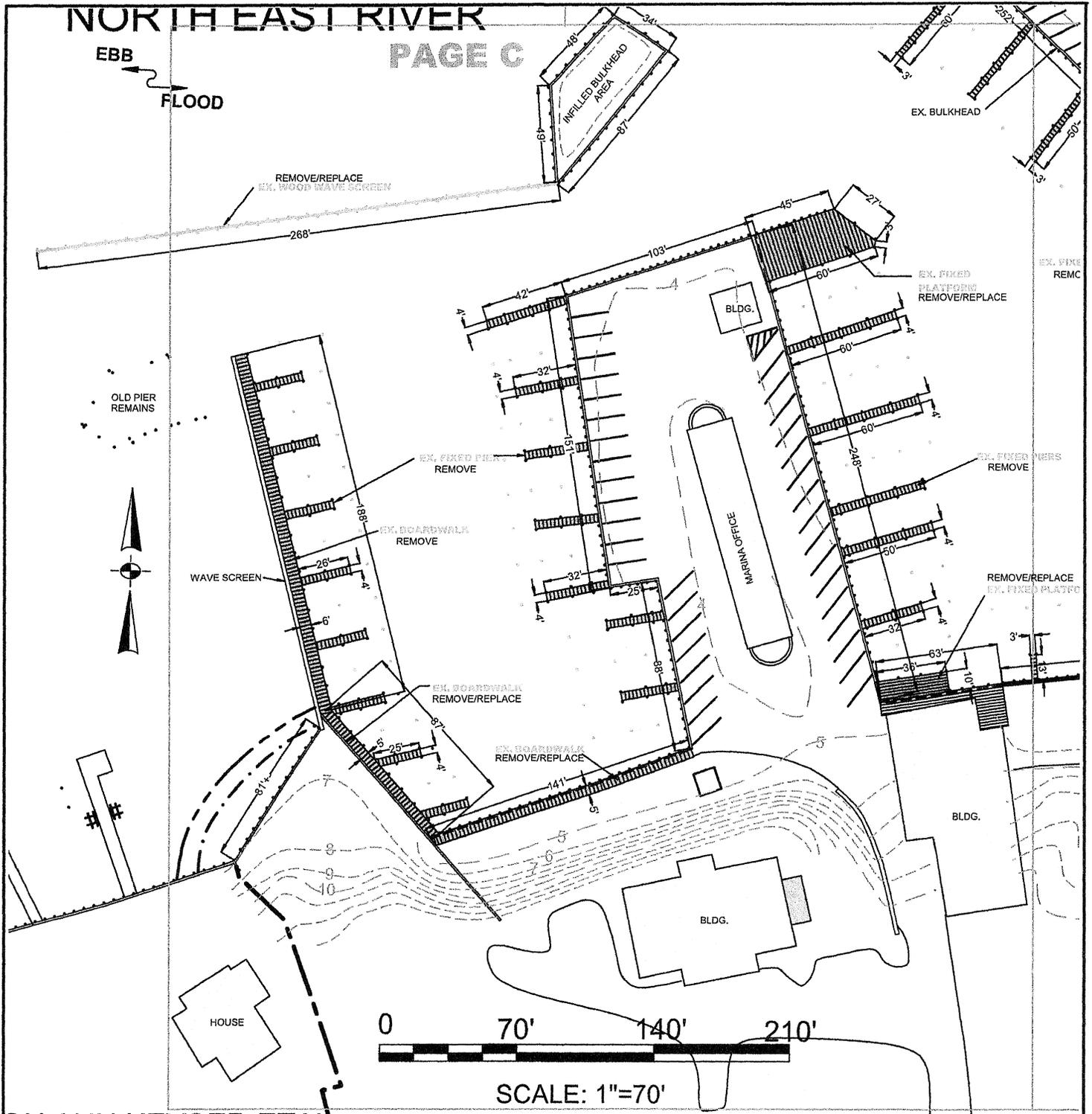
Doldon W. Moore & Associates, LLC
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- NOTES:**
1. TIDAL WATERS, TIDE RANGE IS +1.8'
 2. ELEVATIONS BASED ON 0 MLW
 3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
 4. ALL ACCESS IS BY AND WATER.
 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25 DRAWING 10

NORTH EAST RIVER

PAGE C



OLLI ANN KEYSER ET AL
 OWNER: CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

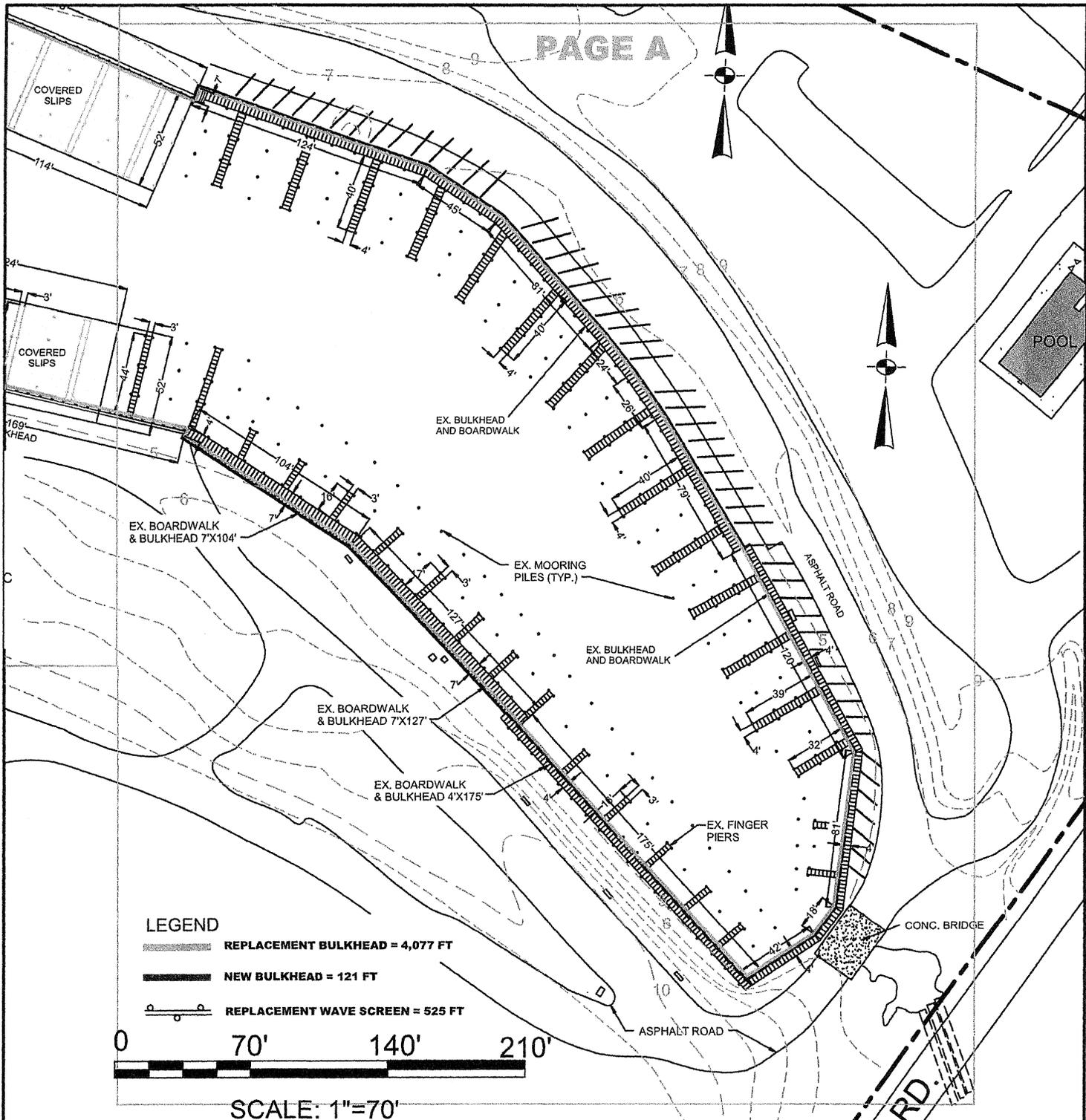
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

DEMOLITION PAGE C

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- NOTES:**
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 11



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

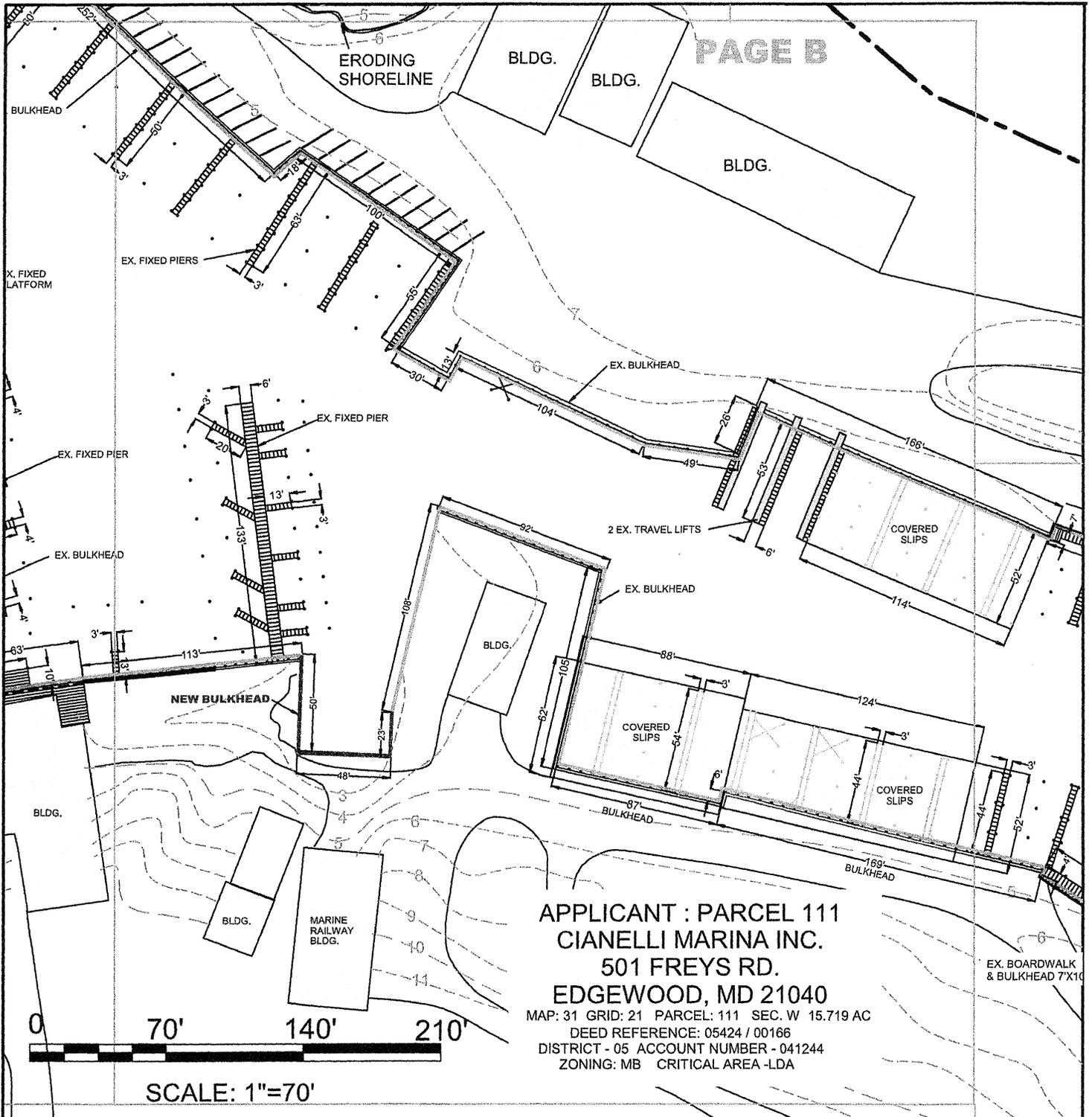
**REPLACEMENT
 BULKHEAD
 PAGE A**

**Doldon W. Moore &
 Associates, LLC**
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1. TIDAL WATERS, TIDE RANGE IS +1.8'
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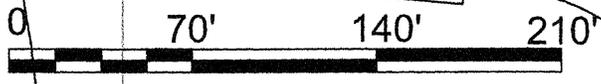
IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25 DRAWING 13



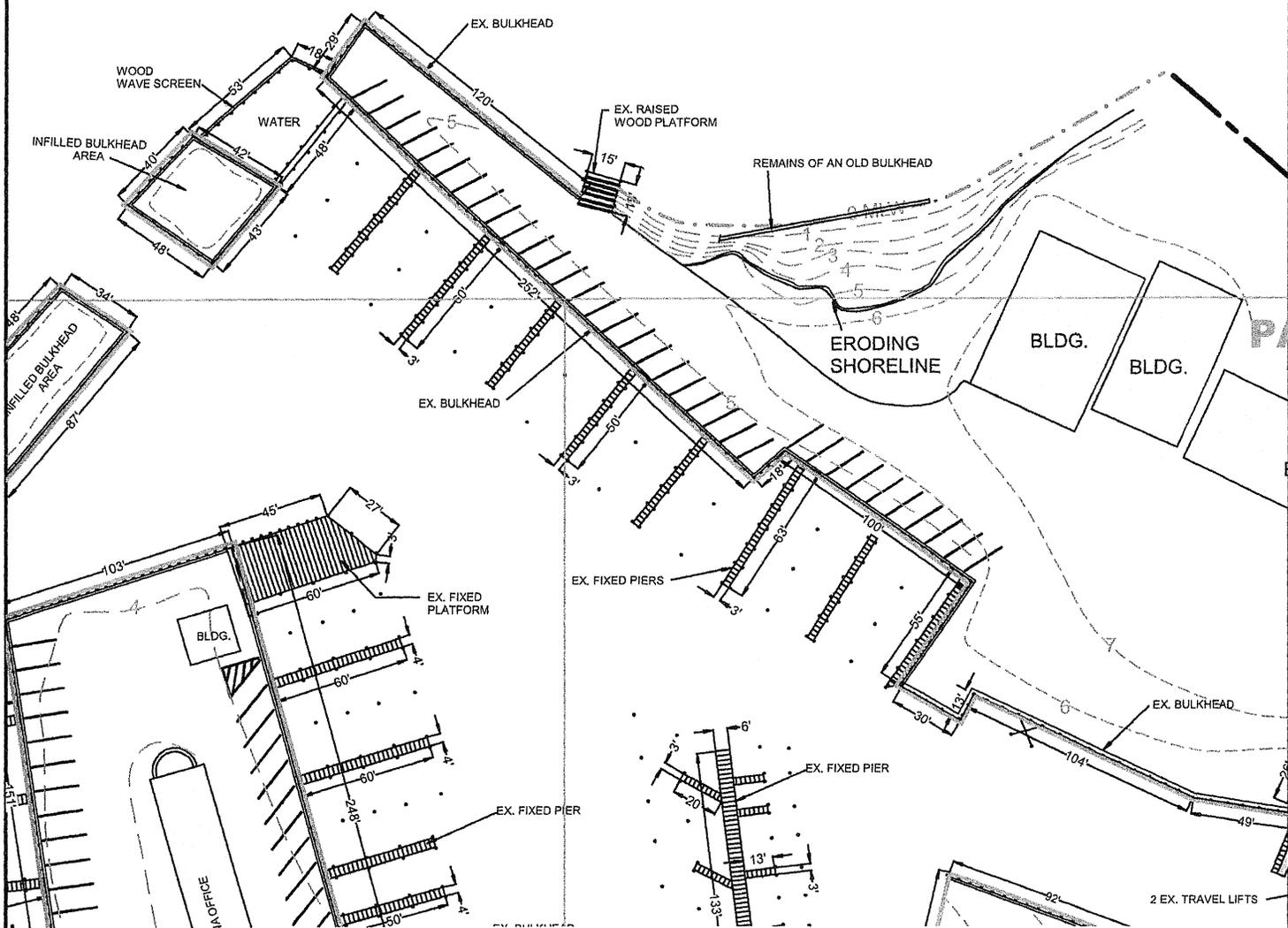
APPLICANT : PARCEL 111
 CIANELLI MARINA INC.
 501 FREYS RD.
 EDGEWOOD, MD 21040

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA



SCALE: 1"=70'

<p> OWNER : CIANELLI MARINA INC MAILING ADDRESS: 501 FREYS RD EDGEWOOD, MD 21040 SITE ADDRESS: 15 GRANDVIEW AVE. NORTH EAST, MD 21901 </p>	<p> MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC DEED REFERENCE: 05424 / 00166 DISTRICT - 05 ACCOUNT NUMBER - 041244 ZONING: MB CRITICAL AREA -LDA </p>	<p> REPLACEMENT BULKHEAD PAGE B </p>
<p> Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitor P.O. Box 1 Owings, MD 20736 Email: dwmoorej@verizon.net Consulting Services, Permit Facilitation, Proect Management, Aquaculture, Habitat Restoration, Expert Testimony </p>	<ol style="list-style-type: none"> 1. TIDAL WATERS, TIDE RANGE IS +1.8' 2. ELEVATIONS BASED ON 0 MLW 3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3 4. ALL ACCESS IS BY AND WATER. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. 	<p> IN: NORTH EAST RIVER TOWN: NORTH EAST COUNTY: CECIL STATE: MARYLAND APPL. BY: CIANELLI MARINA INC 501 FREYS RD EDGEWOOD, MD 21040 DATE: REV 2/26/25 DRAWING 14 </p>



SCALE: 1"=70'

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**REPLACEMENT
 BULKHEAD
 PAGE D**

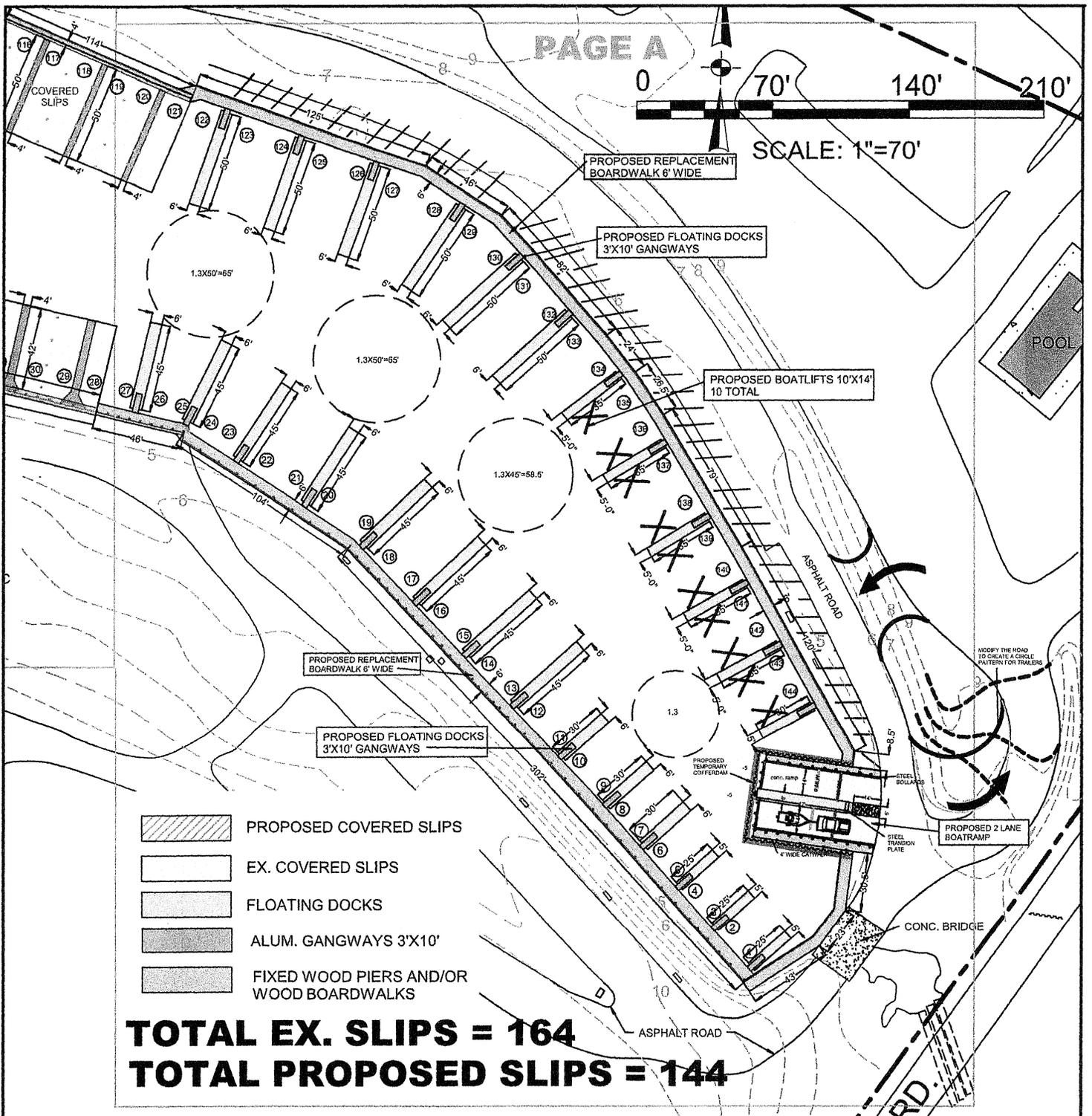
**Doldon W. Moore &
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 16



SCALE: 1"=70'



TOTAL EX. SLIPS = 164
TOTAL PROPOSED SLIPS = 144

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

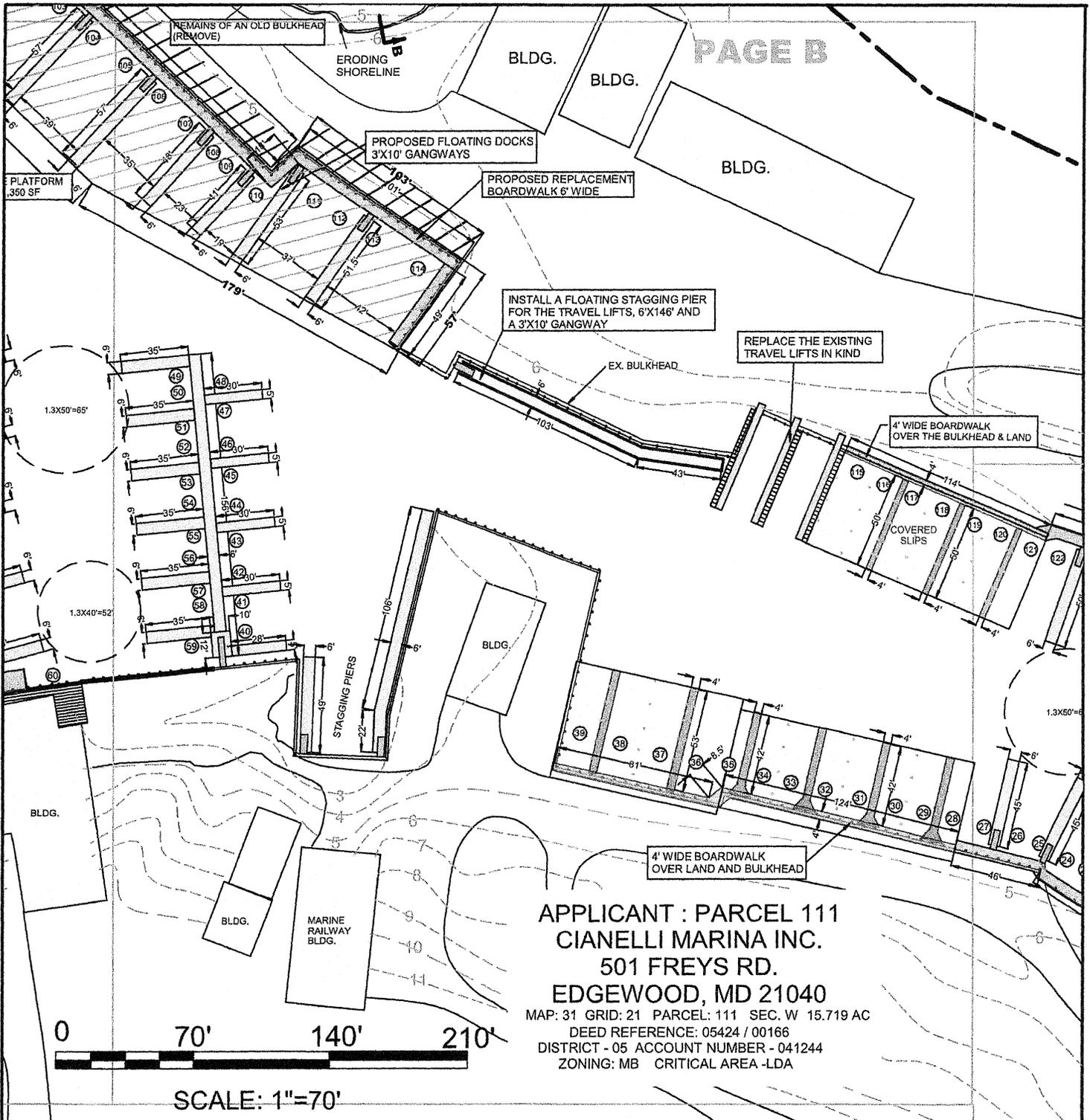
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**PROPOSED
 REPLACEMENT
 DOCKS PAGE A**

**Doldon W. Moore &
 Associates, LLC**
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 COUNTY: CECIL
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 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25
 DRAWING 17



APPLICANT : PARCEL 111
 CIANELLI MARINA INC.
 501 FREYS RD.
 EDGEWOOD, MD 21040

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

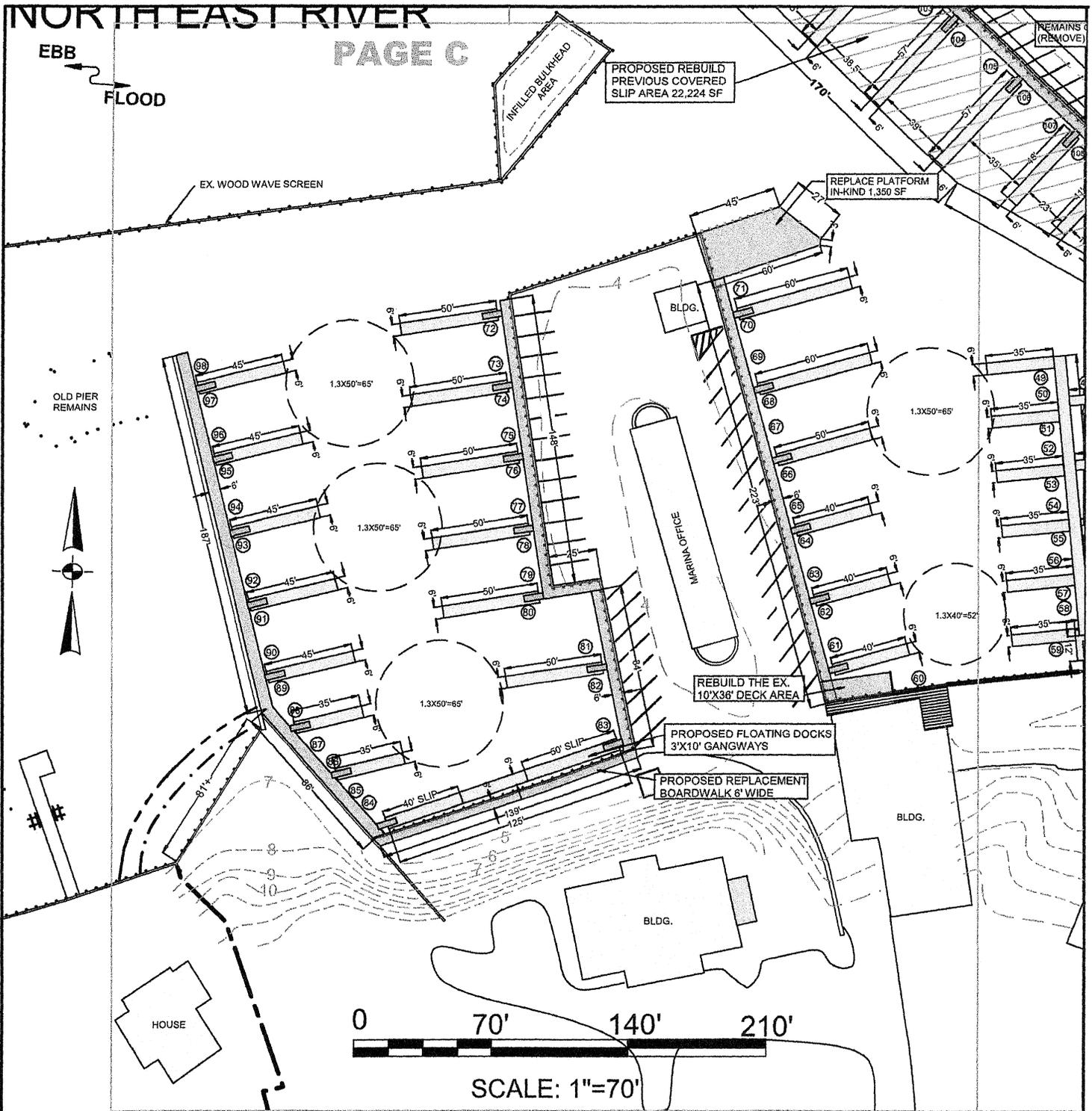
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**PROPOSED
 REPLACEMENT
 DOCKS PAGE B**

**Doldon W. Moore &
 Associates, LLC**
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 and Facilitor
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 Owings, MD 20736
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: REV 2/26/25 DRAWING 18

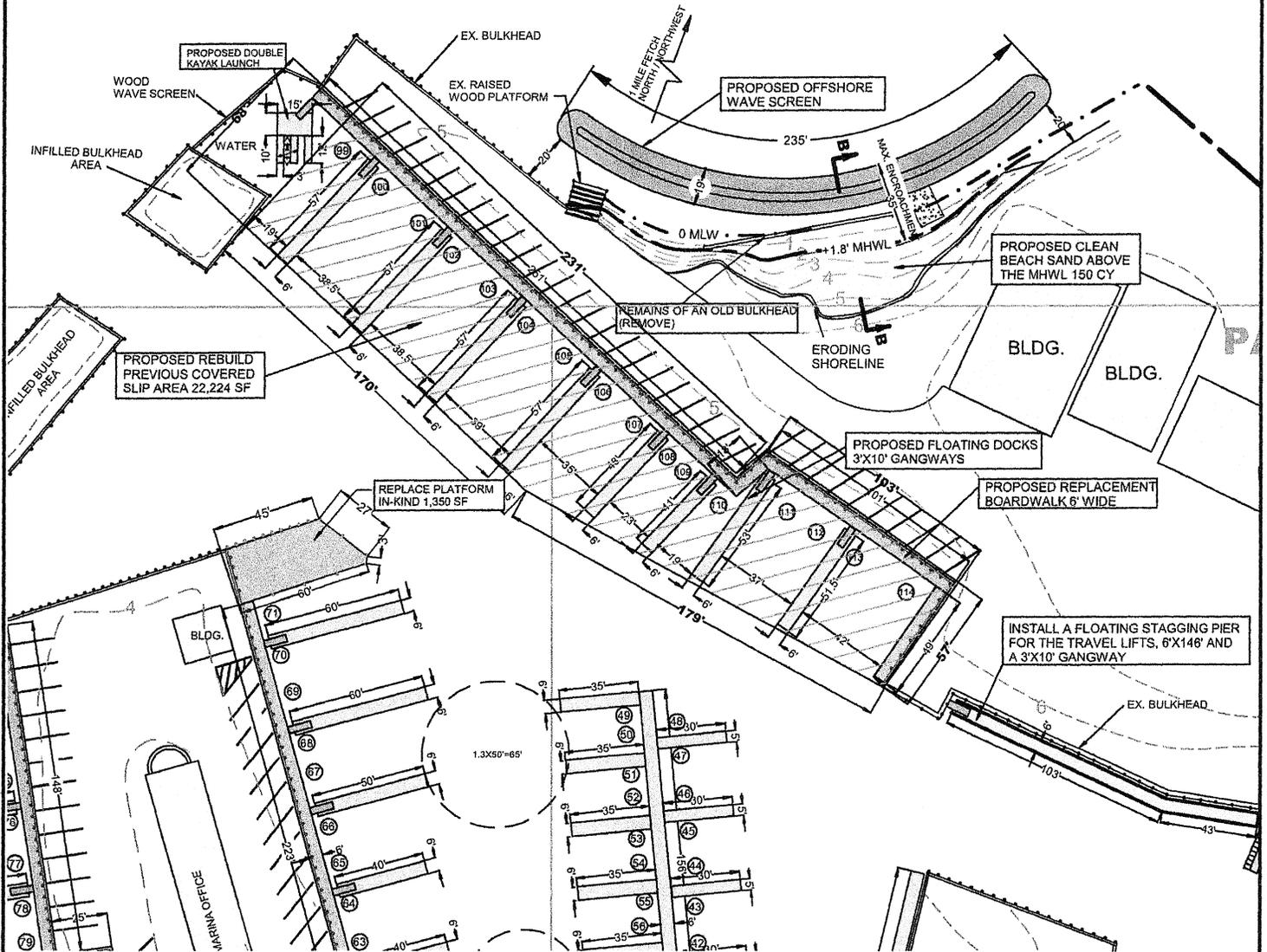


<p>OWNER : CIANELLI MARINA INC MAILING ADDRESS: 501 FREYS RD EDGEWOOD, MD 21040 SITE ADDRESS: 15 GRANDVIEW AVE. NORTH EAST, MD 21901</p>	<p>MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC DEED REFERENCE: 05424 / 00166 DISTRICT - 05 ACCOUNT NUMBER - 041244 ZONING: MB CRITICAL AREA -LDA</p>	<p>PROPOSED REPLACEMENT DOCKS PAGE C</p>
<p>Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitator P.O. Box 1 Owings, MD 20736 Email: dwmoorej@verizon.net Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony</p>	<ol style="list-style-type: none"> 1. TIDAL WATERS, TIDE RANGE IS +1.8' 2. ELEVATIONS BASED ON 0 MLW 3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3 4. ALL ACCESS IS BY AND WATER. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. 	<p>IN: NORTH EAST RIVER TOWN: NORTH EAST COUNTY: CECIL STATE: MARYLAND APPL. BY: CIANELLI MARINA INC 501 FREYS RD EDGEWOOD, MD 21040 DATE: REV 2/26/25 DRAWING 19</p>



SCALE: 1"=70'

PAGE D



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

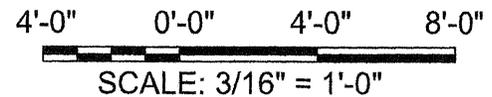
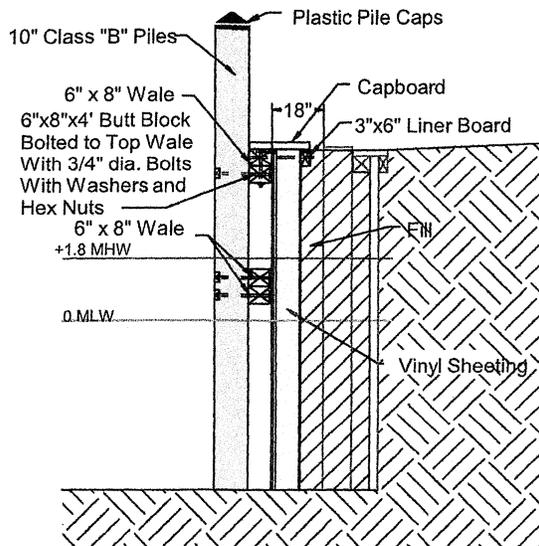
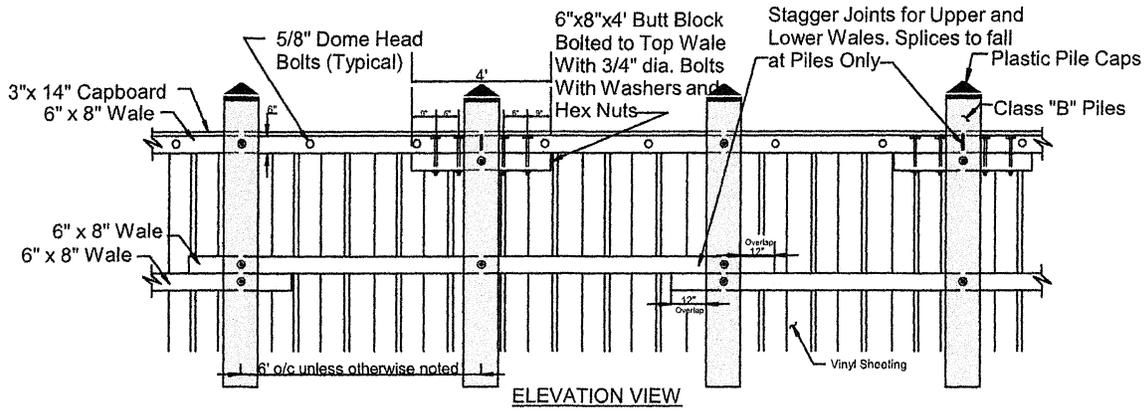
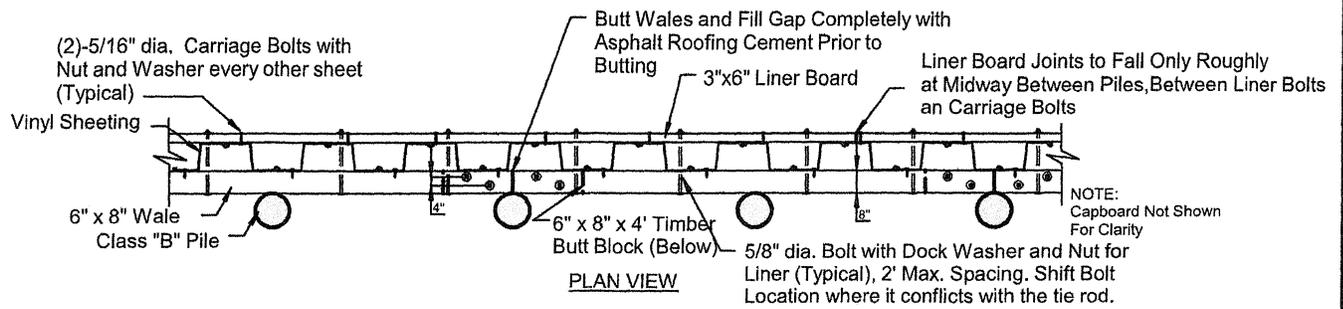
**PROPOSED
 REPLACEMENT
 DOCKS PAGE D**

**Doldon W. Moore &
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 Cell: 443-771-2374
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25 DRAWING 20



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

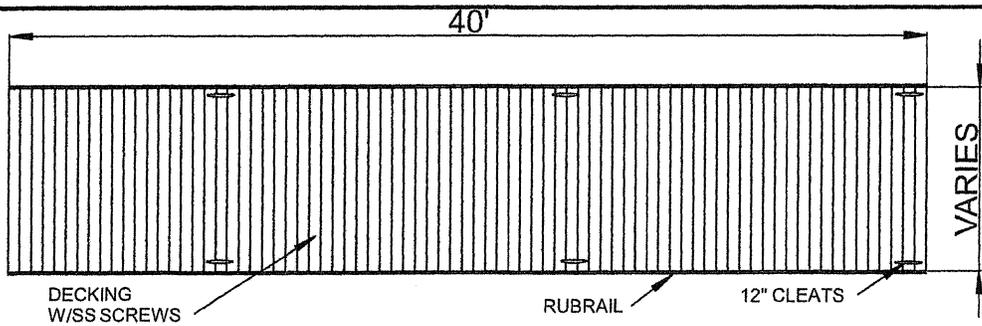
VINYL BULKHEAD DETAILS

Doldon W. Moore & Associates, LLC
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 Tidal Wetlands Consultant and Facilitator
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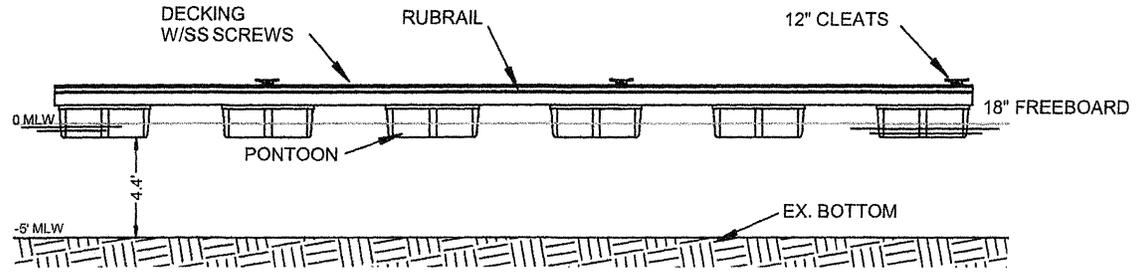
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IN: NORTH EAST RIVER
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 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
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 EDGEWOOD, MD 21040

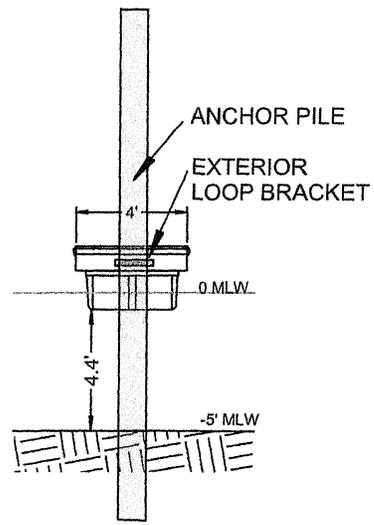
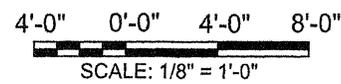
DATE: REV 2/26/25 DRAWING 21



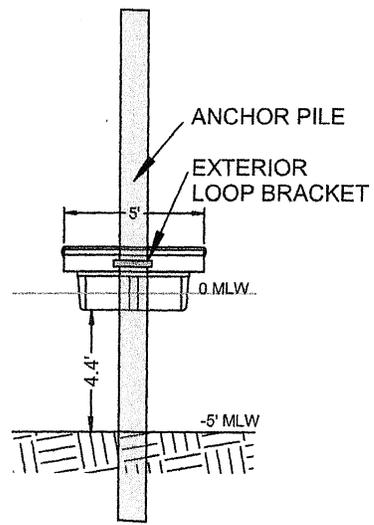
**FLOATING DOCK SECTION
TOP VIEW**



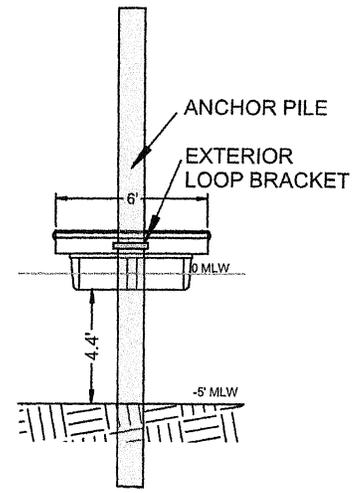
**FLOATING DOCK SECTION
ELEVATION**



**FINGER PIER SECTION
4' WIDE**



**FINGER PIER SECTION
5' WIDE**



**FINGER PIER SECTION
6' WIDE**

(NOT TO SCALE)

OWNER : CIANELLI MARINA INC
MAILING ADDRESS: 501 FREYS RD
EDGEWOOD, MD 21040
SITE ADDRESS: 15 GRANDVIEW AVE.
NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
DEED REFERENCE: 05424 / 00166
DISTRICT - 05 ACCOUNT NUMBER - 041244
ZONING: MB CRITICAL AREA -LDA

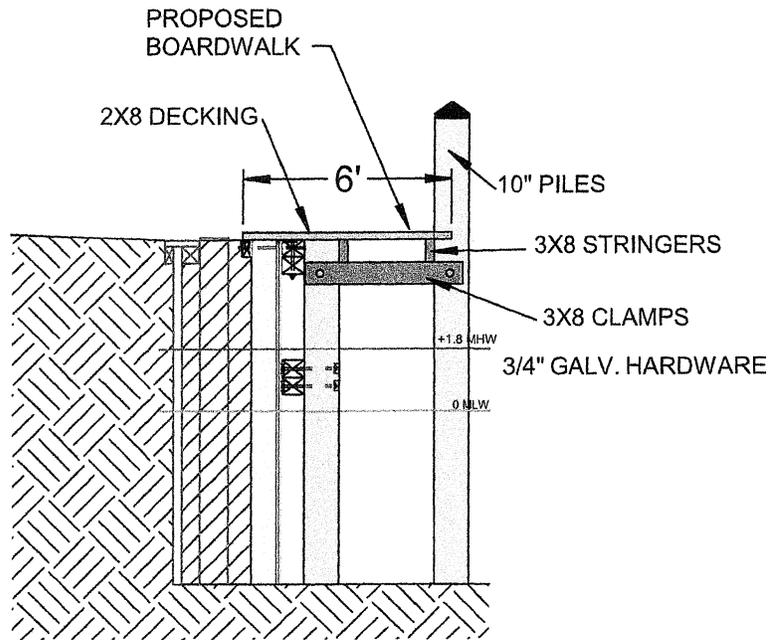
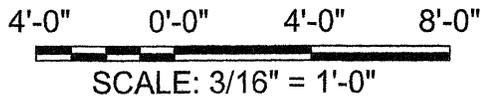
**FLOATING DOCK
DETAILS**

**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmooorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

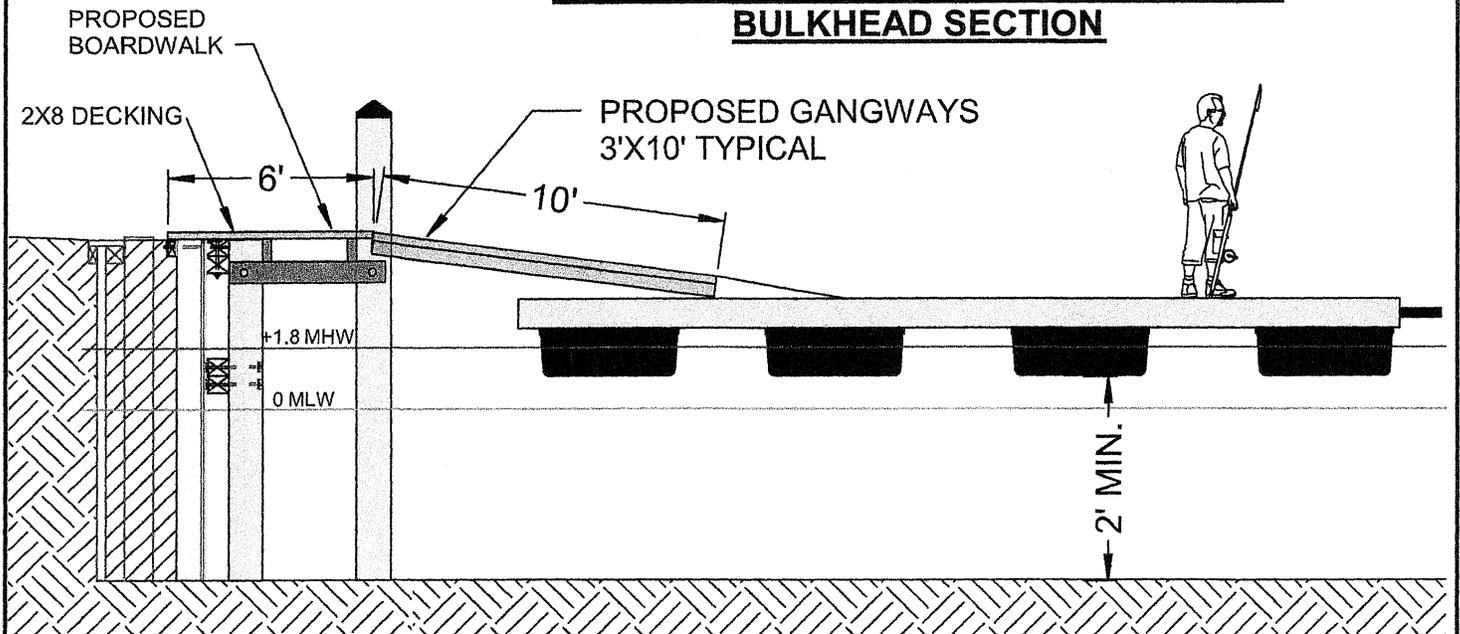
1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
TOWN: NORTH EAST
COUNTY: CECIL
STATE: MARYLAND
APPL. BY: CIANELLI MARINA INC
501 FREYS RD
EDGEWOOD, MD 21040

DATE: REV 2/26/25 DRAWING 22



TYPICAL WOOD ACCESS WALKWAY AND BULKHEAD SECTION



TYPICAL WOOD ACCESS WALKWAY AND GANGWAY

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

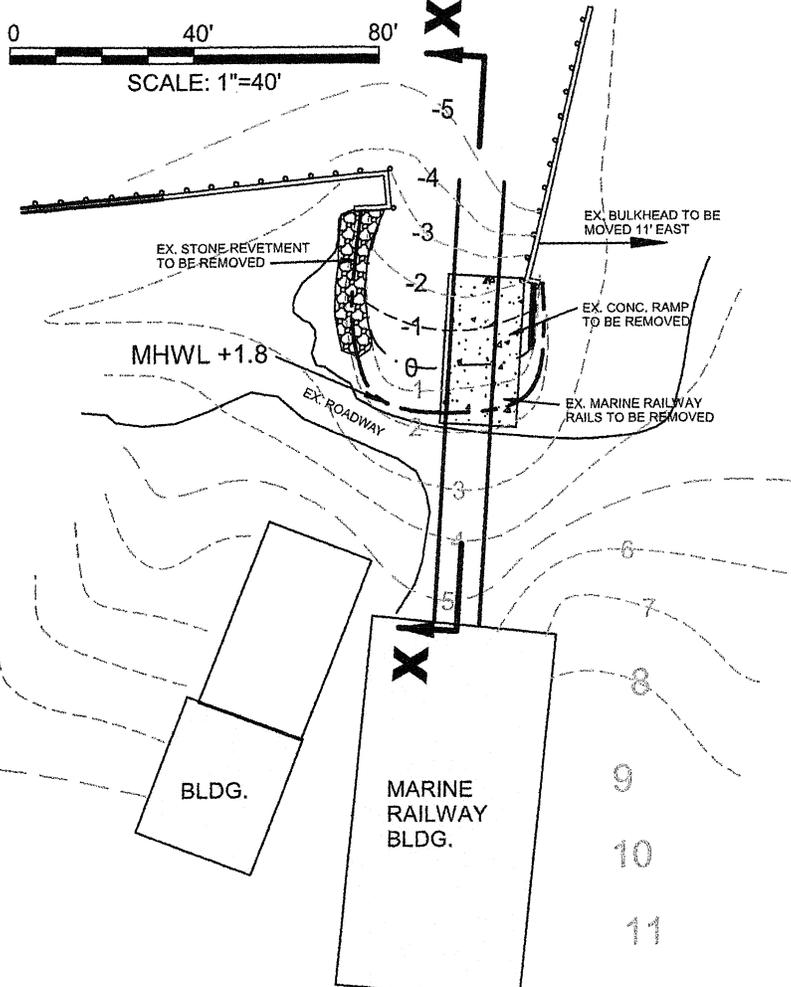
**BOARDWALK
SECTION &
GANGWAY**

Doldon W. Moore & Associates, LLC
 Cell: 443-771-2374
 Tidal Wetlands Consultant and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony

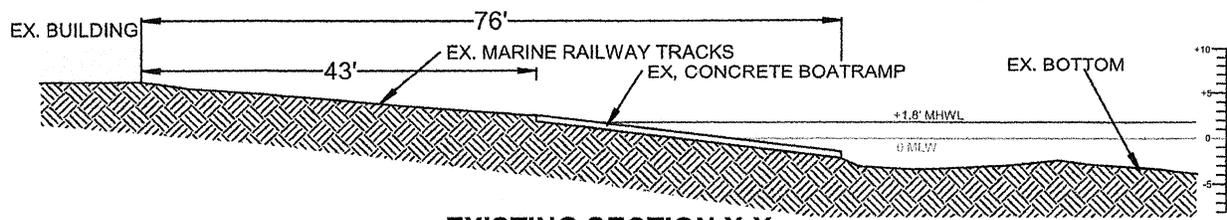
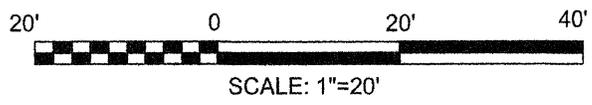
1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: REV 2/26/25 DRAWING 23



**EXISTING SITE PLAN
OF FORKLIFT BOAT LAUNCH AREA**



**EXISTING SECTION X-X
@ MARINE RAILWAY/BOATRAMP**

OWNER : CIANELLI MARINA INC
MAILING ADDRESS: 501 FREYS RD
EDGEWOOD, MD 21040
SITE ADDRESS: 15 GRANDVIEW AVE.
NORTH EAST, MD 21901

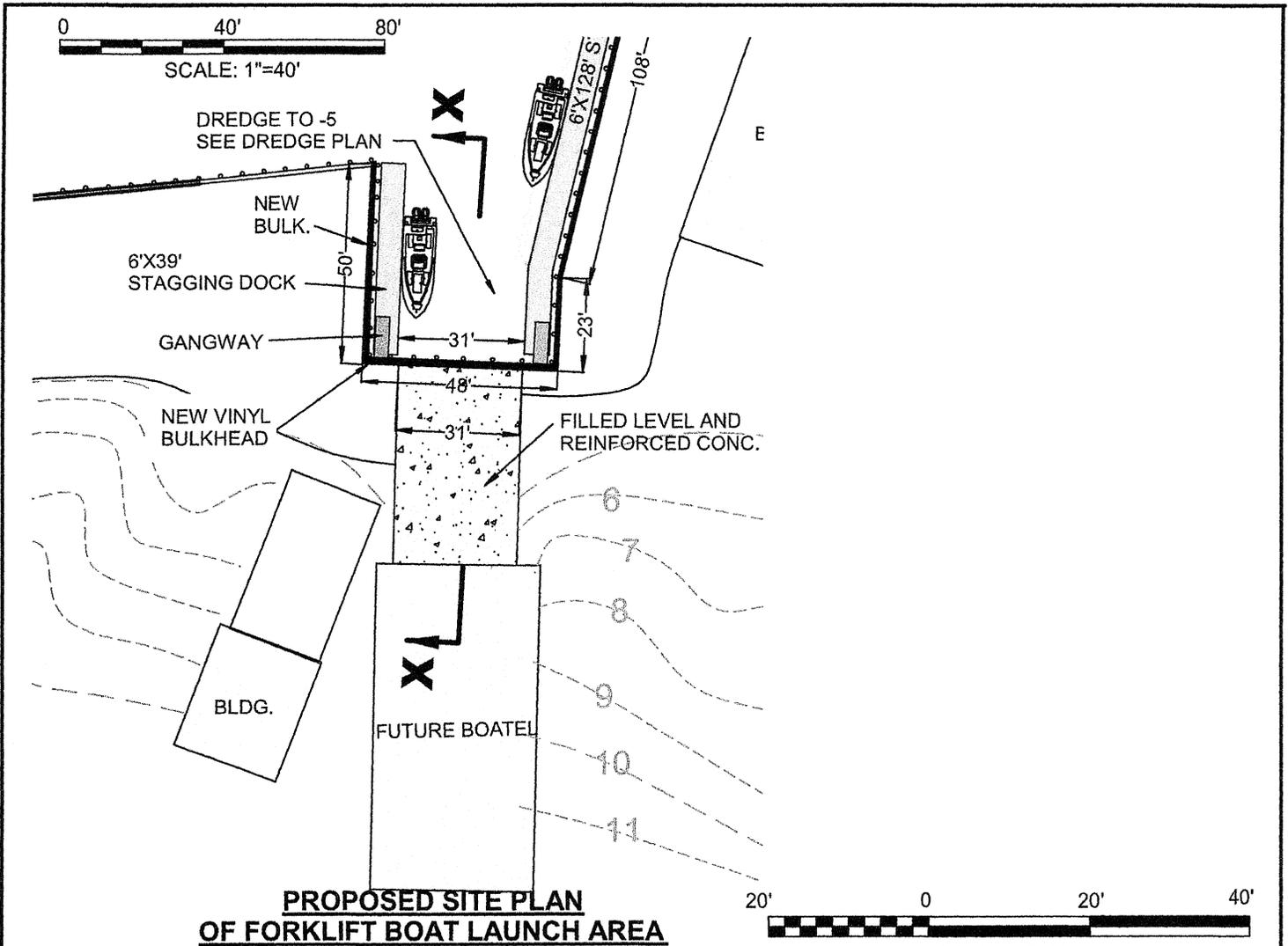
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
DEED REFERENCE: 05424 / 00166
DISTRICT - 05 ACCOUNT NUMBER - 041244
ZONING: MB CRITICAL AREA -LDA

**EXISTING
FORKLIFT BOAT
LAUNCH AREA**

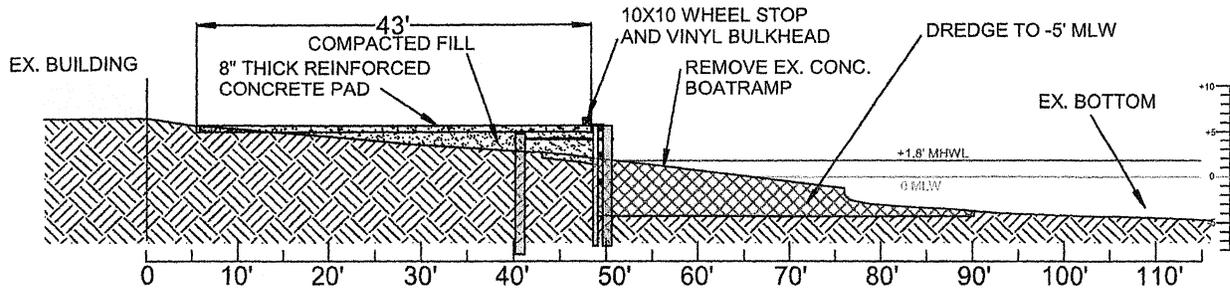
**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitor
P.O. Box 1
Owings, MD 20736
Email: dwmooorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
TOWN: NORTH EAST
COUNTY: CECIL
STATE: MARYLAND
APPL. BY: CIANELLI MARINA INC
501 FREYS RD
EDGEWOOD, MD 21040
DATE: REV 2/26/25
DRAWING 25



**PROPOSED SITE PLAN
OF FORKLIFT BOAT LAUNCH AREA**



**PROPOSED SECTION X-X
NEW FORKLIFT LAUNCHING AREA**

OWNER : CIANELLI MARINA INC
MAILING ADDRESS: 501 FREYS RD
EDGEWOOD, MD 21040
SITE ADDRESS: 15 GRANDVIEW AVE.
NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
DEED REFERENCE: 05424 / 00166
DISTRICT - 05 ACCOUNT NUMBER - 041244
ZONING: MB CRITICAL AREA -LDA

**PROPOSED
FORKLIFT BOAT
LAUNCH AREA**

**Doldon W. Moore &
Associates, LLC**

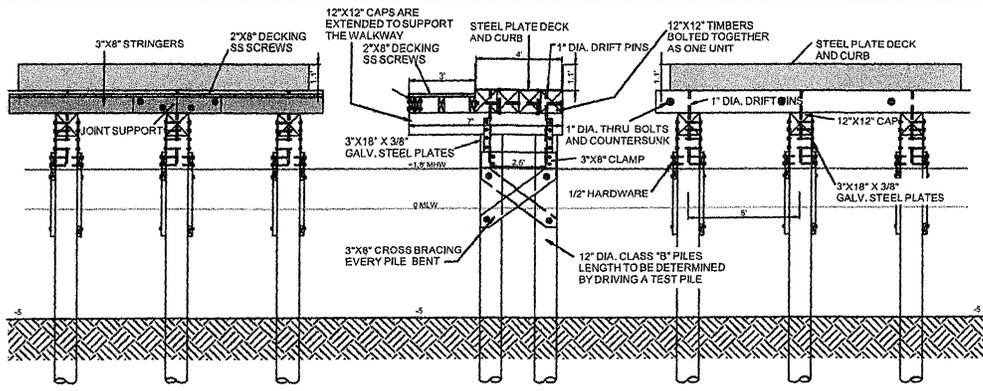
Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmooorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
TOWN: NORTH EAST
COUNTY: CECIL
STATE: MARYLAND
APPL. BY: CIANELLI MARINA INC
501 FREYS RD
EDGEWOOD, MD 21040

DATE: 10/26/24

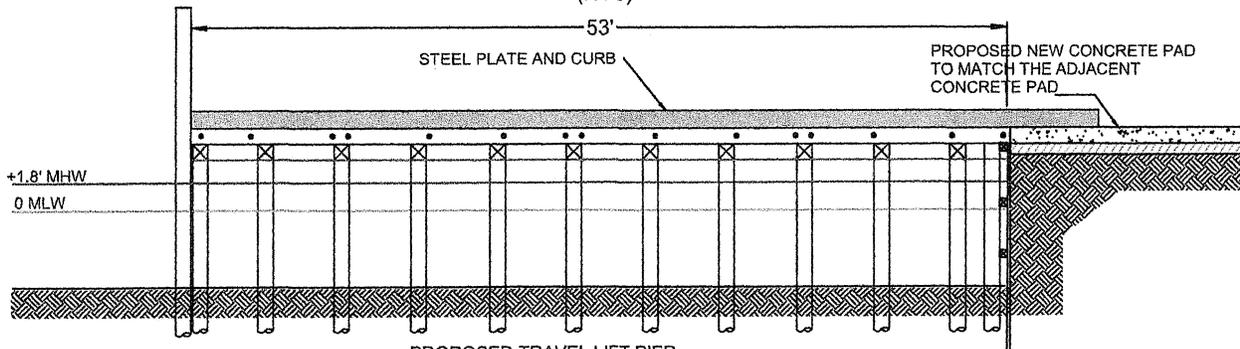
DRAWING 26



FRONT VIEW

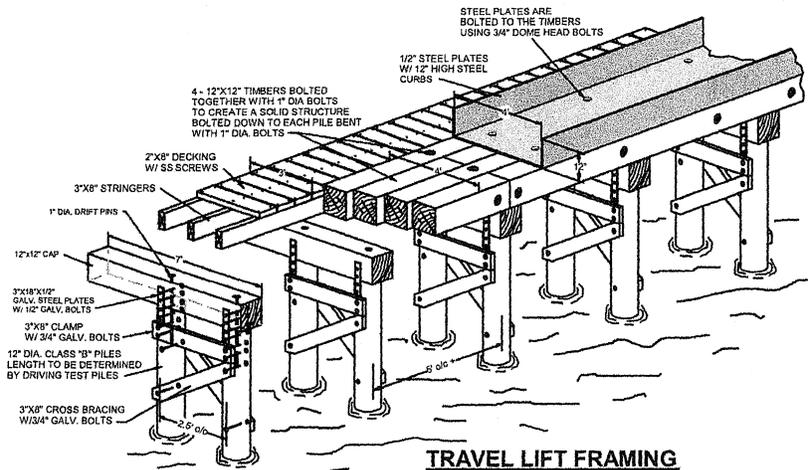
**REPLACEMENT
TRAVEL LIFT (IN KIND)**

(NTS)



**PROPOSED TRAVEL LIFT PIER
ELEVATION VIEW**

(NTS)



**TRAVEL LIFT FRAMING
AND WOOD WALKWAY**

(NTS)

OWNER : CIANELLI MARINA INC
MAILING ADDRESS: 501 FREYS RD
EDGEWOOD, MD 21040
SITE ADDRESS: 15 GRANDVIEW AVE.
NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
DEED REFERENCE: 05424 / 00166
DISTRICT - 05 ACCOUNT NUMBER - 041244
ZONING: MB CRITICAL AREA -LDA

**TRAVEL LIFT
REPLACEMENT
"IN-KIND"**

**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374

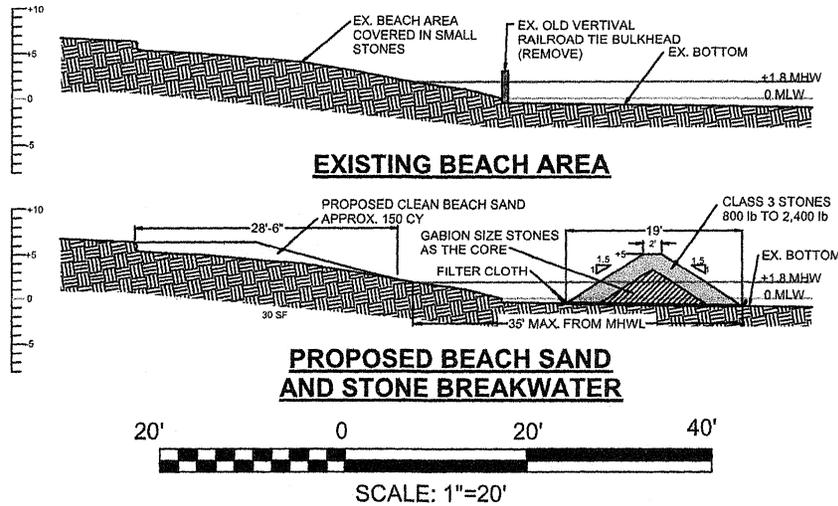
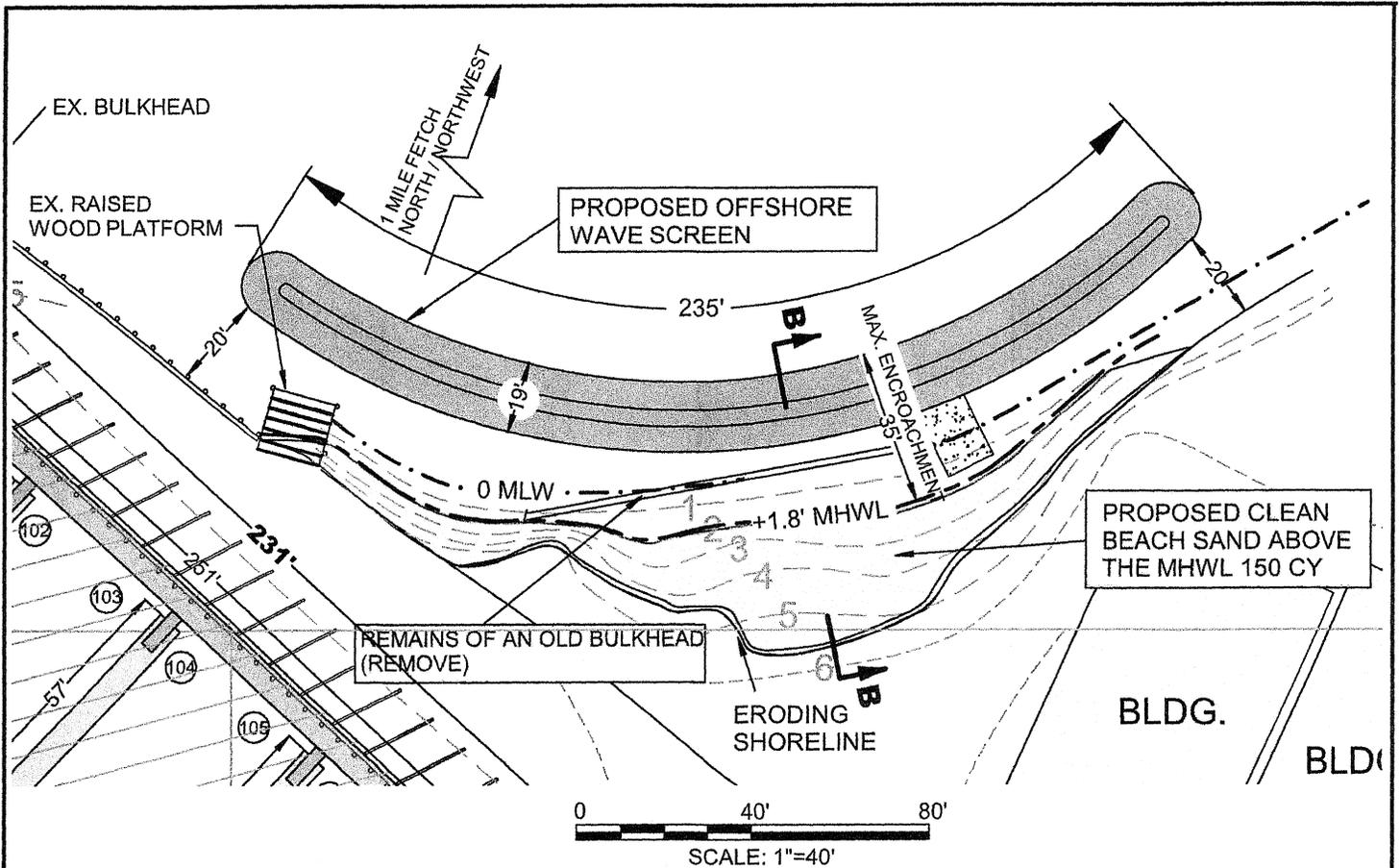
Tidal Wetlands Consultant
and Facilitor
P.O. Box 1
Owings, MD 20736
Email: dwmooorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
TOWN: NORTH EAST
COUNTY: CECIL
STATE: MARYLAND
APPL. BY: CIANELLI MARINA INC
501 FREYS RD
EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 27



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

PROPOSED STONE BREAKWATER AND SAND

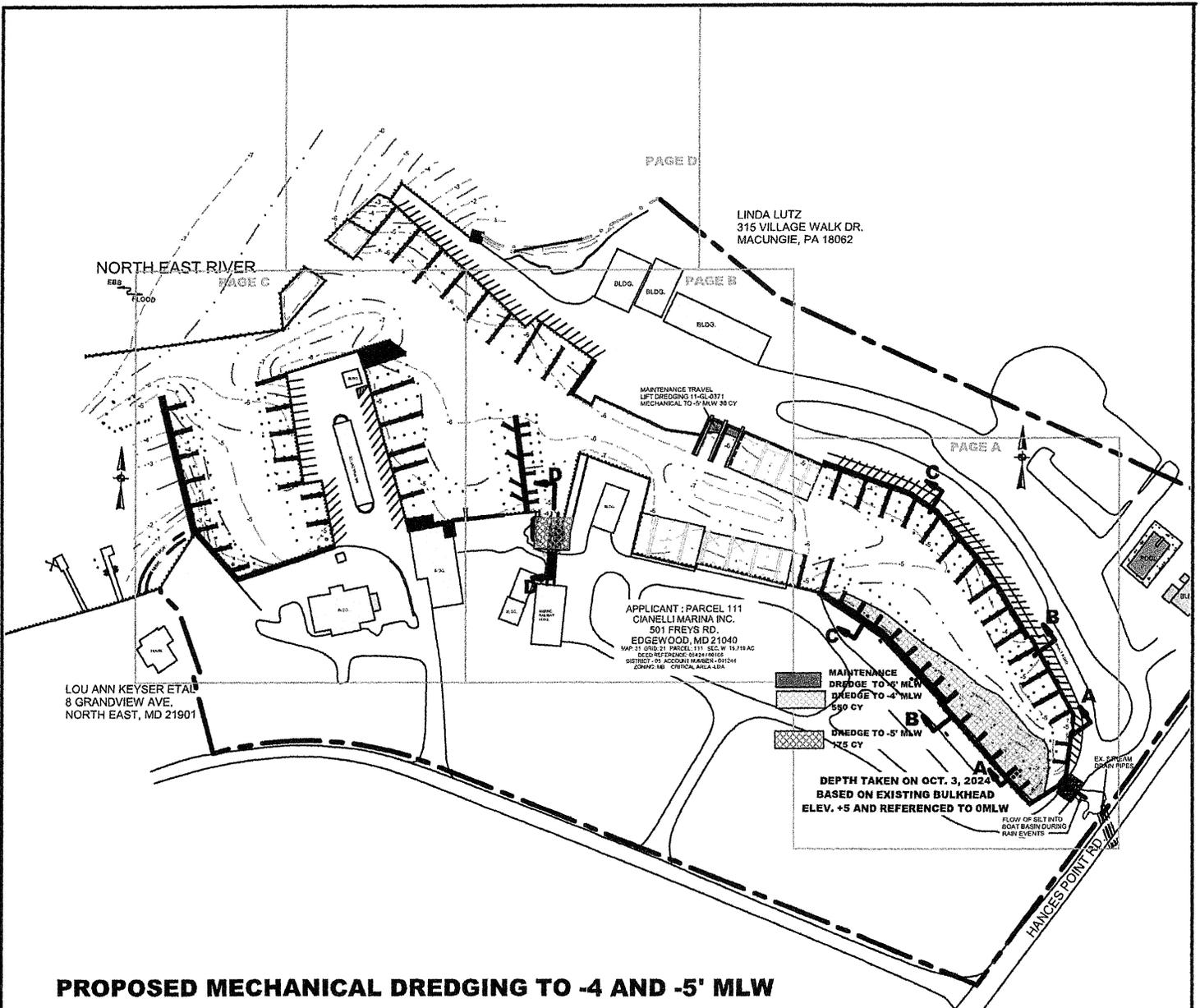
**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooresjr@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

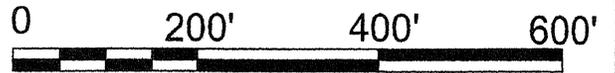
IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 28



PROPOSED MECHANICAL DREDGING TO -4 AND -5' MLW
TOTAL DREDGE AREA TO -4' MLW = 14,533 SF (550 CY)
TOTAL DREDGE AREA TO -5' MLW = 1,900 SF (175 CY)
TOTAL CUBIC YARDS = 725 CY
TOTAL AREA = 16,433 SF OR .38 ACRES



SCALE: 1"=200'

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

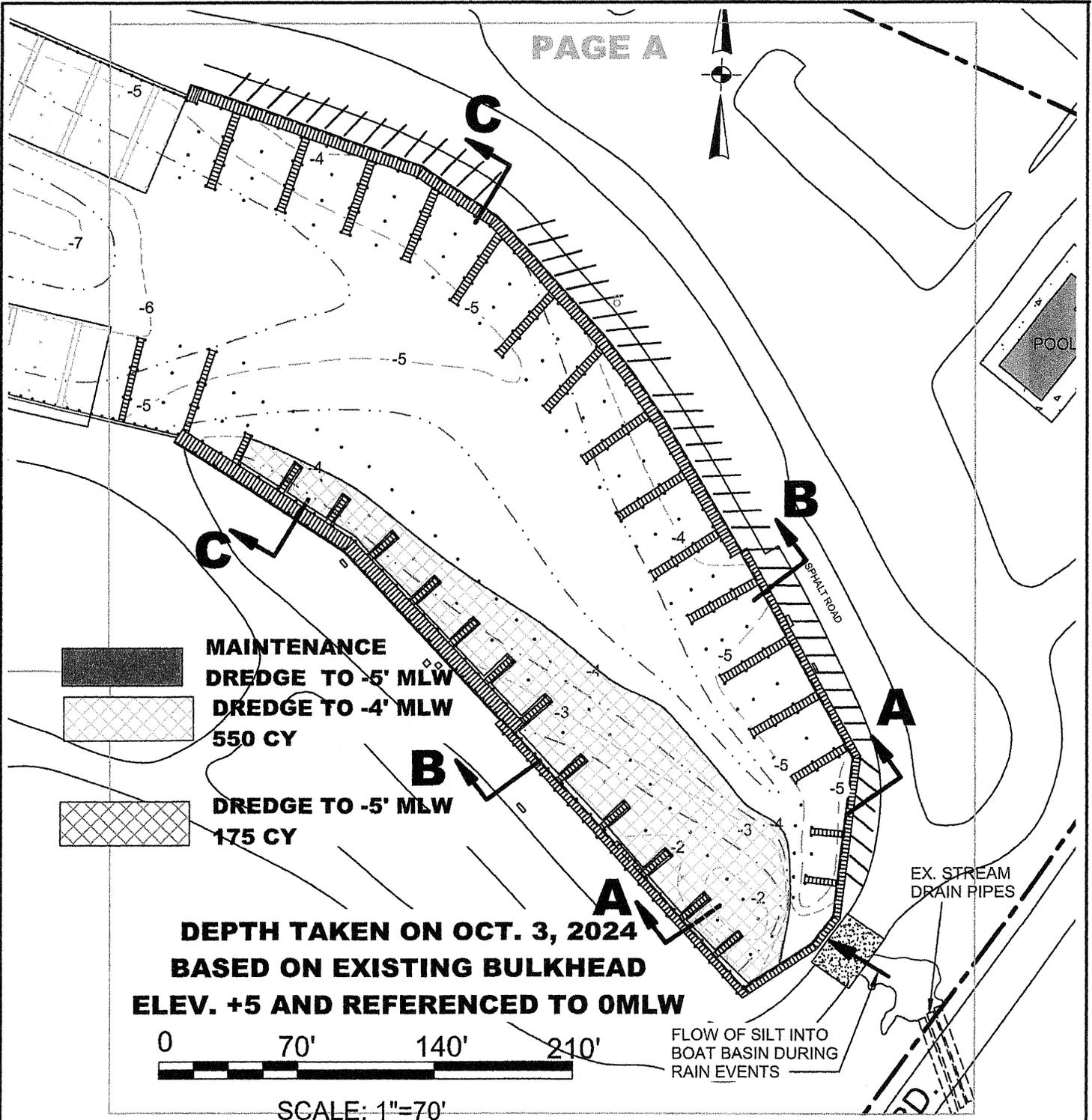
**PROPOSED
 DREDGING
 OVERVIEW**

**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorej@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24 DRAWING 29



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

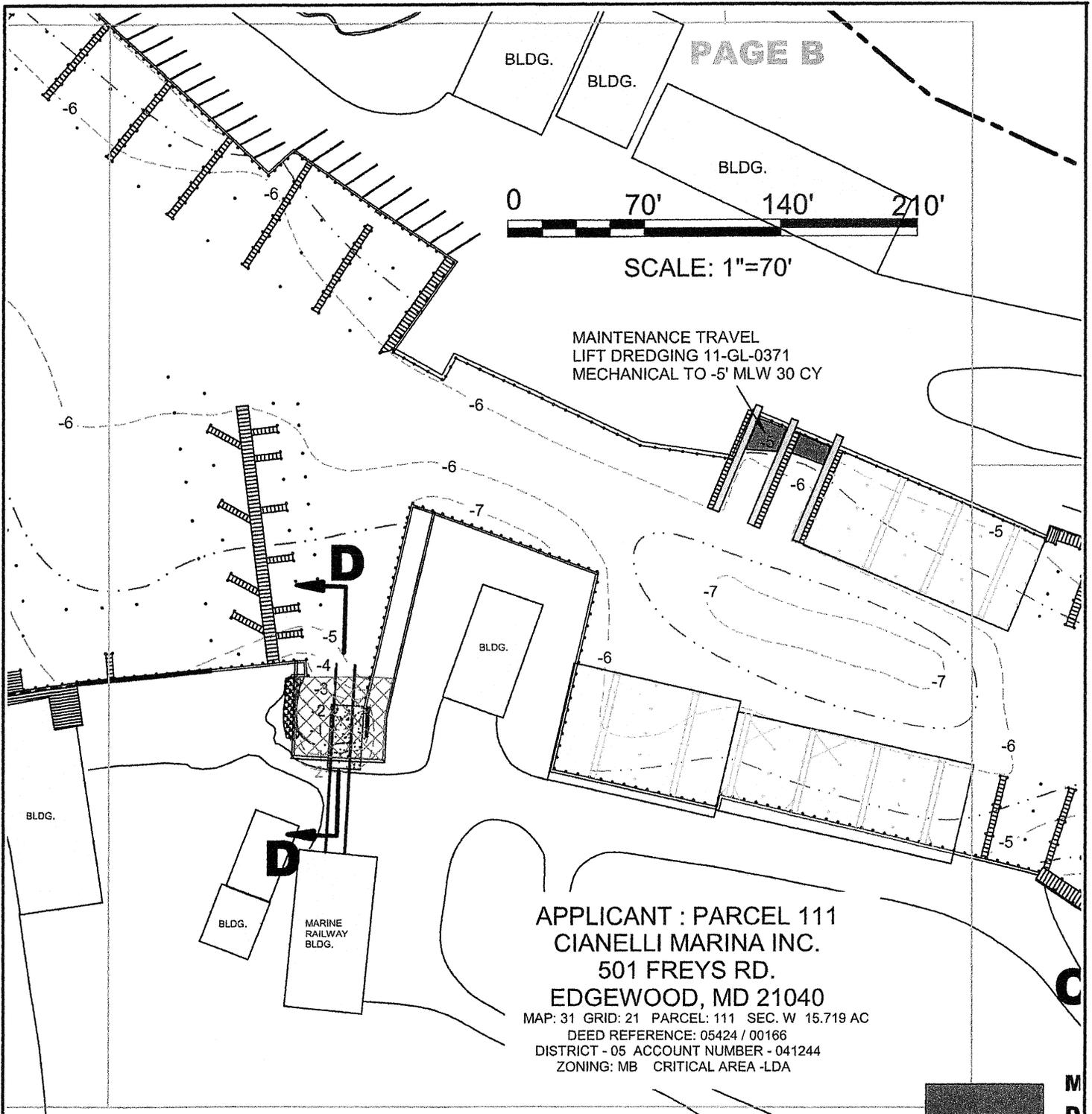
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**PROPOSED
 DREDGING
 PAGE A**

**Doldon W. Moore &
 Associates, LLC**
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 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: 10/26/24
 DRAWING 30



APPLICANT : PARCEL 111
 CIANELLI MARINA INC.
 501 FREYS RD.
 EDGEWOOD, MD 21040

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**PROPOSED
 DREDGING
 PAGE B**

**Doldon W. Moore &
 Associates, LLC**

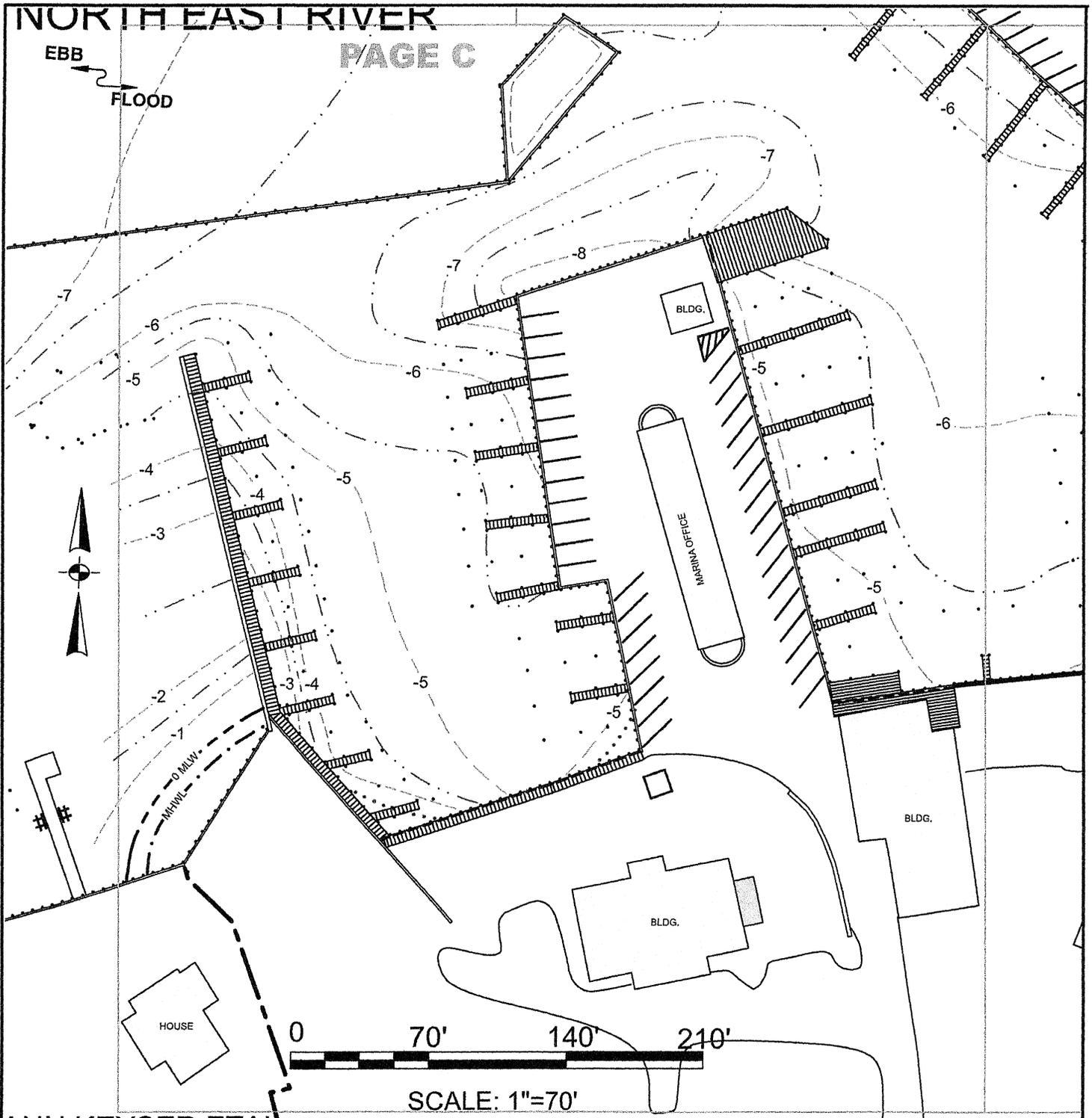
Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitor
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorej@verizon.net
 Consulting Services, Permit Facilitation,
 Proect Management, Aquaculture,
 Habitat Restoration, Expert Testimony

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5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 31



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

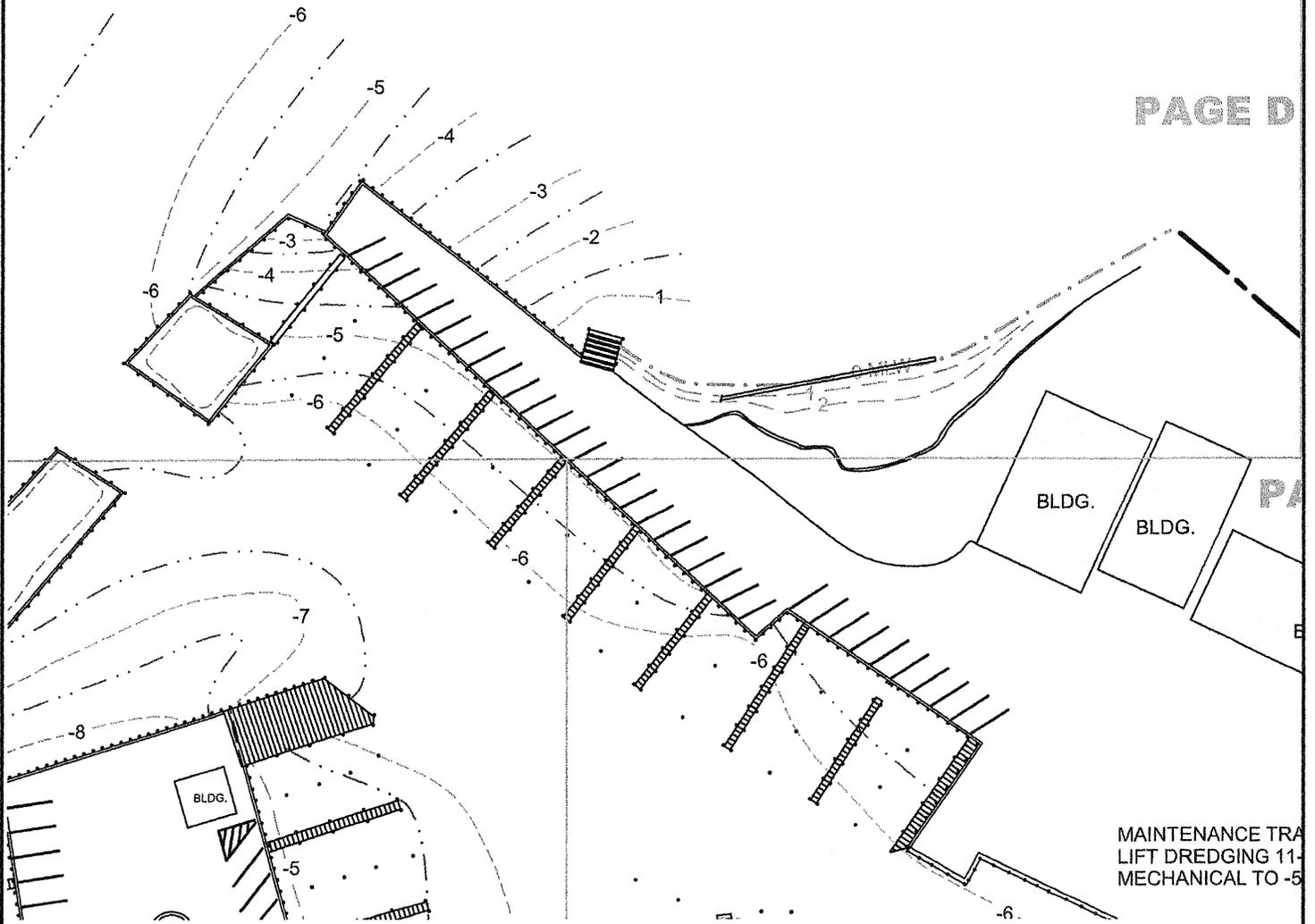
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**PROPOSED
 DREDGING
 PAGE C**

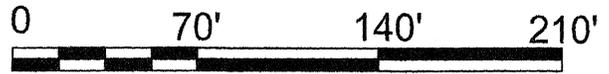
**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorejr@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: 10/26/24
 DRAWING 32

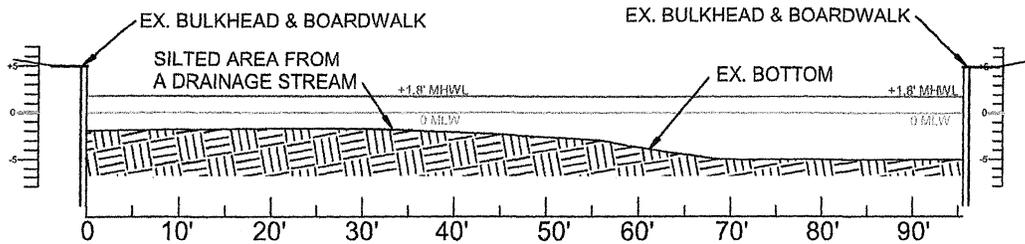


MAINTENANCE TRAIL
LIFT DREDGING 11'-
MECHANICAL TO -5'

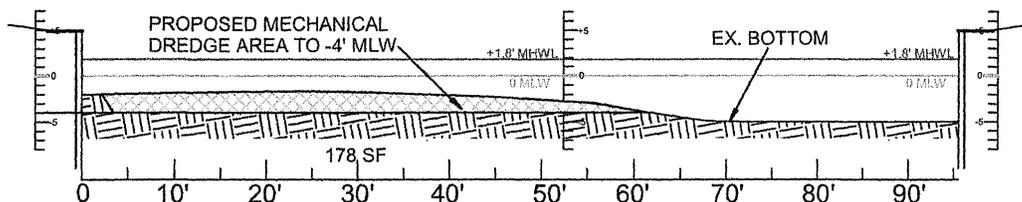


SCALE: 1"=70'

<p>OWNER : CIANELLI MARINA INC MAILING ADDRESS: 501 FREYS RD EDGEWOOD, MD 21040 SITE ADDRESS: 15 GRANDVIEW AVE. NORTH EAST, MD 21901</p>	<p>MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC DEED REFERENCE: 05424 / 00166 DISTRICT - 05 ACCOUNT NUMBER - 041244 ZONING: MB CRITICAL AREA -LDA</p>	<p>PROPOSED DREDGING PAGE D</p>
<p>Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitator P.O. Box 1 Owings, MD 20736 Email: dwwmoorej@verizon.net Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony</p>	<ol style="list-style-type: none"> 1. TIDAL WATERS, TIDE RANGE IS +1.8' 2. ELEVATIONS BASED ON 0 MLW 3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3 4. ALL ACCESS IS BY AND WATER. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. 	<p>IN: NORTH EAST RIVER TOWN: NORTH EAST COUNTY: CECIL STATE: MARYLAND APPL. BY: CIANELLI MARINA INC 501 FREYS RD EDGEWOOD, MD 21040 DATE: 10/26/24 DRAWING 33</p>

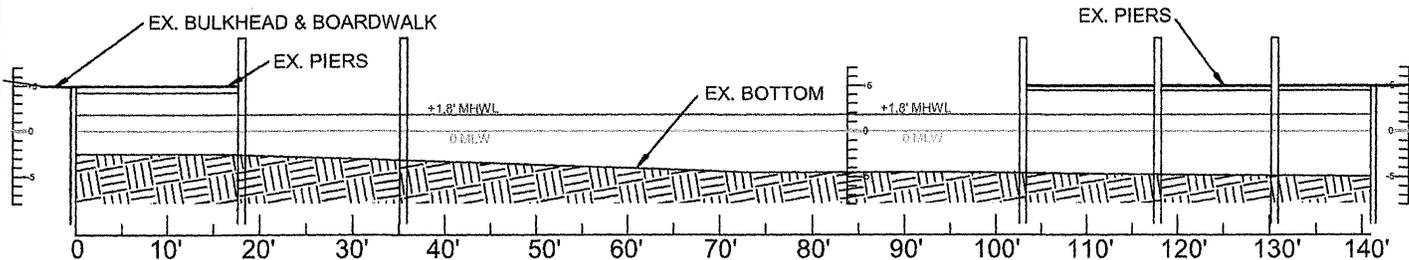


EX. SECTION A-A

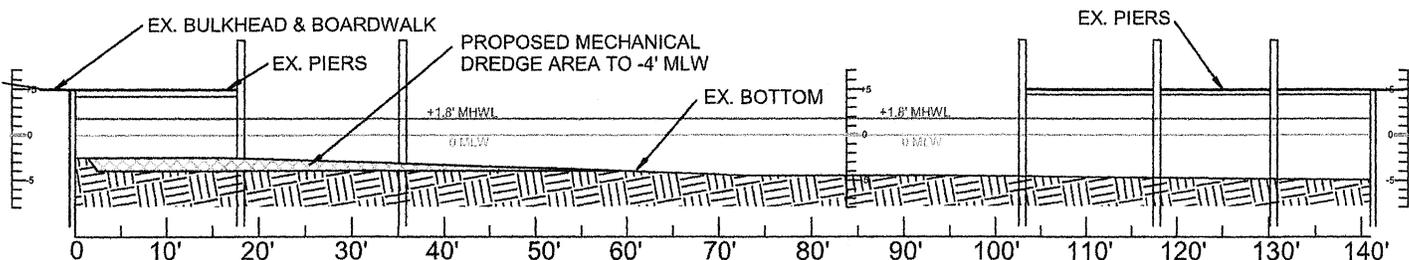


PROPOSED SECTION A-A

MECHANICAL DREDGING TO -4' MLW

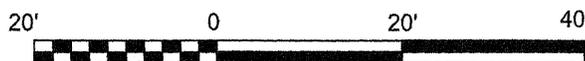


EX. SECTION B-B



PROPOSED SECTION B-B

MECHANICAL DREDGING TO -4' MLW



SCALE: 1"=20'

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**DREDGE SECTIONS
 AA & BB**

**Doldon W. Moore &
 Associates, LLC**
 Cell: 443-771-2374

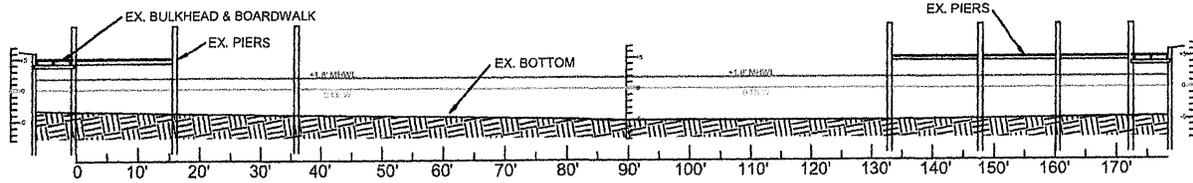
Tidal Wetlands Consultant
 and Facilitator
 P.O. Box 1
 Owings, MD 20736
 Email: dwmooorej@verizon.net
 Consulting Services, Permit Facilitation,
 Project Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
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5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

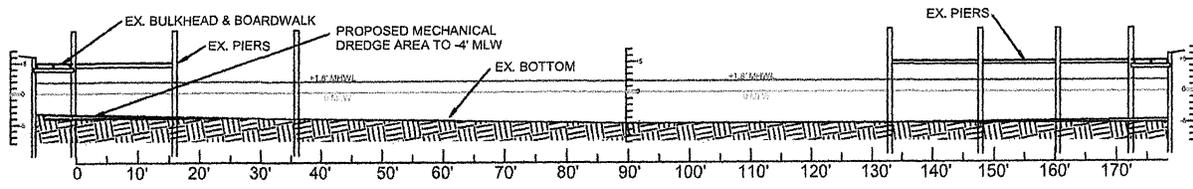
IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 34



EX. SECTION C-C

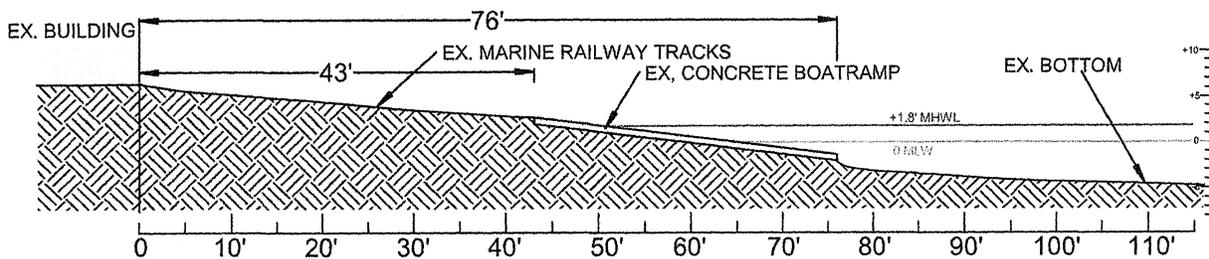


PROPOSED SECTION C-C

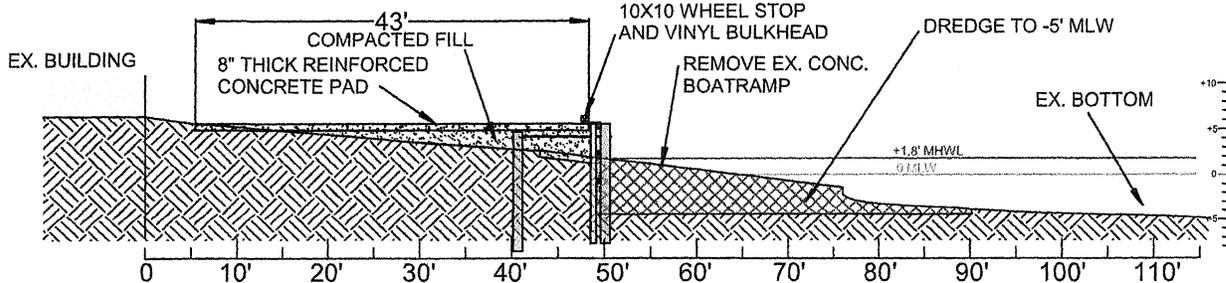
MECHANICAL DREDGING TO -4' MLW



SCALE: 1" = 30'

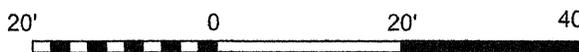


EXISTING SECTION D-D



PROPOSED SECTION D-D

MECHANICAL DREDGING TO -5' MLW



SCALE: 1"=20'

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**DREDGE SECTIONS
 CC & DD**

**Doldon W. Moore &
 Associates, LLC**

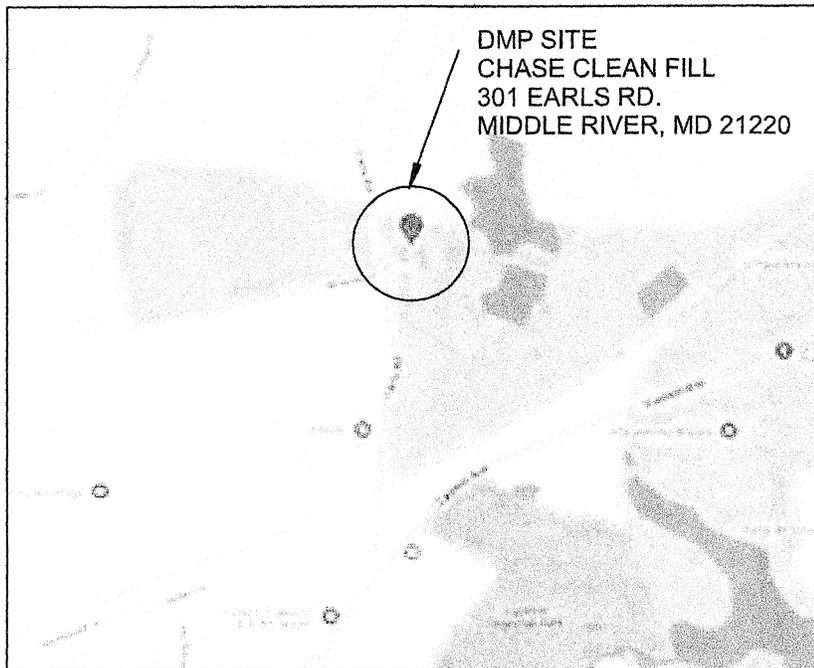
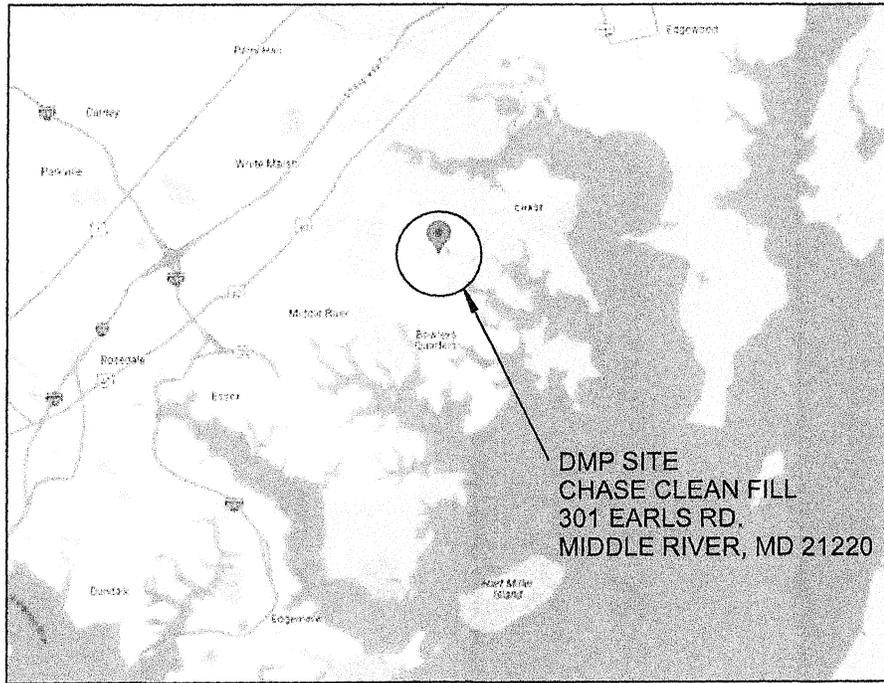
Cell: 443-771-2374
 Tidal Wetlands Consultant
 and Facilitor
 P.O. Box 1
 Owings, MD 20736
 Email: dwmoorej@verizon.net
 Consulting Services, Permit Facilitation,
 Proect Management, Aquaculture,
 Habitat Restoration, Expert Testimony

1. TIDAL WATERS, TIDE RANGE IS +1.8'
2. ELEVATIONS BASED ON 0 MLW
3. PROPOSED WORK: FOR A FULL DESCRIPTION SEE SHEET 3
4. ALL ACCESS IS BY AND WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: NORTH EAST RIVER
 TOWN: NORTH EAST
 COUNTY: CECIL
 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 35



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

DMP SITE INFORMATION

Doldon W. Moore & Associates, LLC

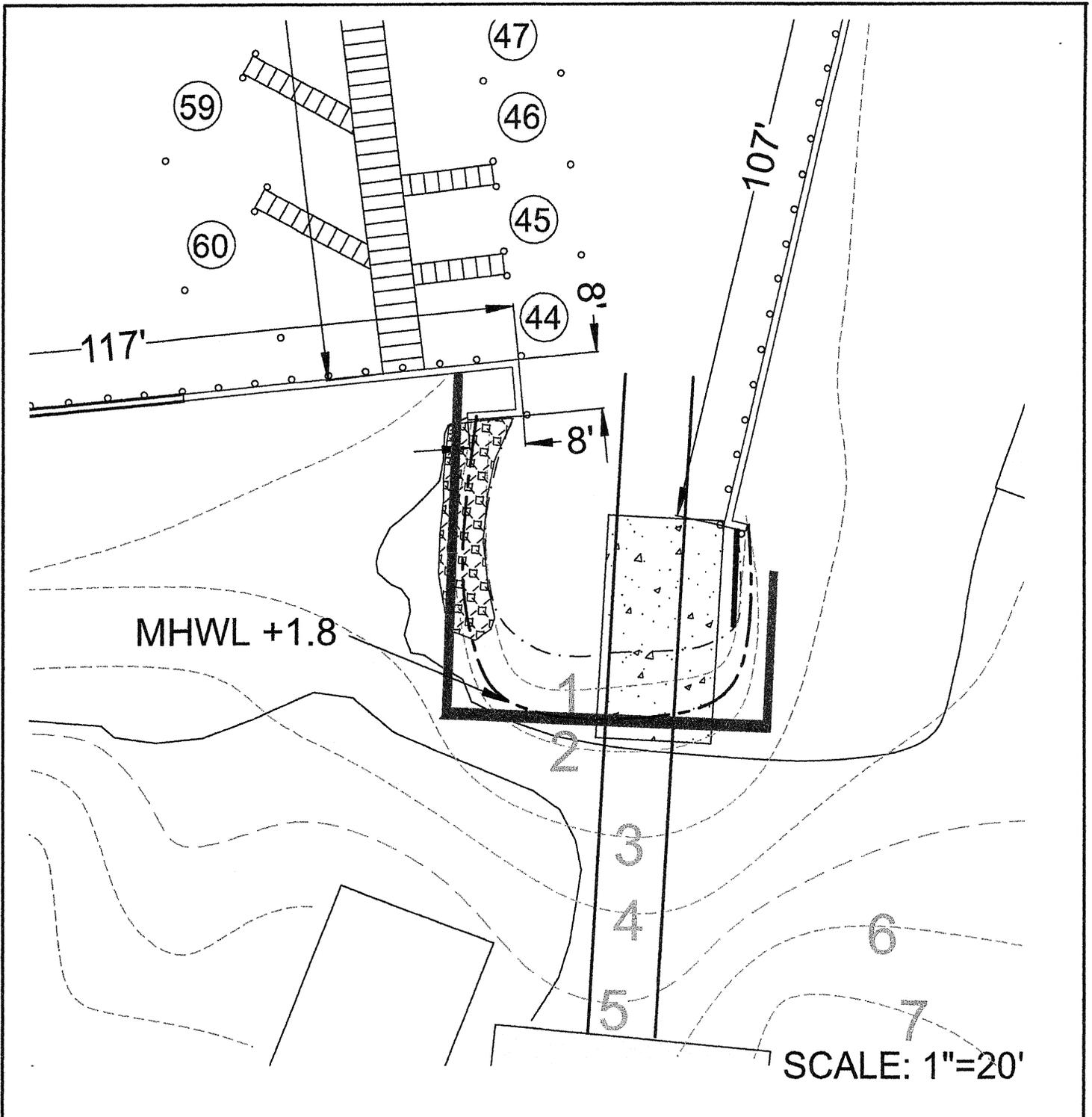
Cell: 443-771-2374
 Tidal Wetlands Consultant and Facilitator
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IN: NORTH EAST RIVER
 TOWN: NORTH EAST
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 STATE: MARYLAND
 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24

DRAWING 36



OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

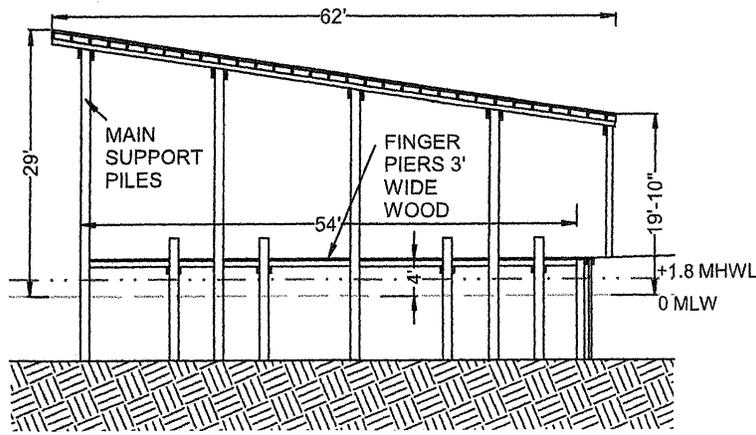
MAP: 31 GRID: 21 PARCEL: 111 SEC. W 15.719 AC
 DEED REFERENCE: 05424 / 00166
 DISTRICT - 05 ACCOUNT NUMBER - 041244
 ZONING: MB CRITICAL AREA -LDA

**DETAIL OF THE
 NEW BULKHEAD
 AND MHWL**

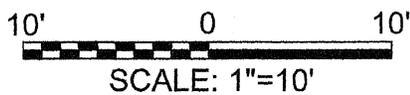
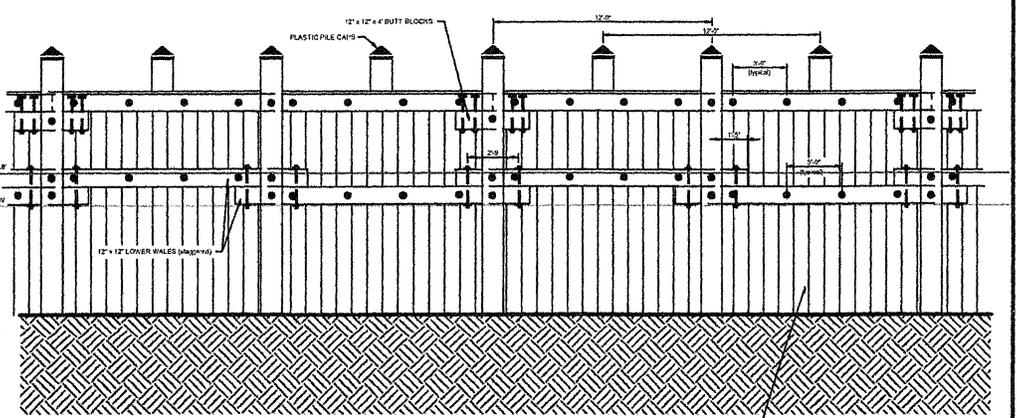
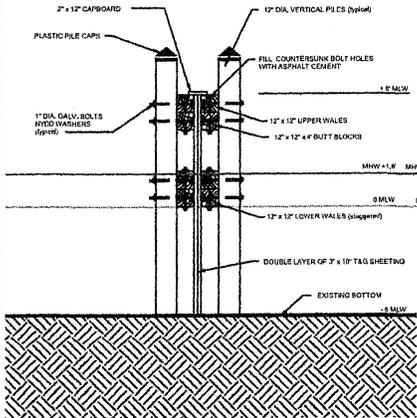
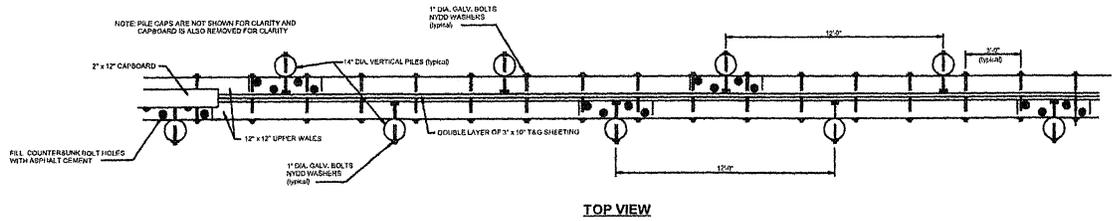
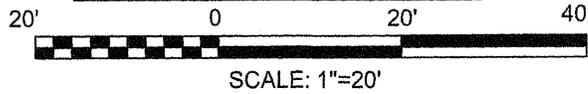
**Doldon W. Moore &
 Associates, LLC**
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IN: NORTH EAST RIVER
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 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040
 DATE: 10/26/24
 DRAWING 37



**COVERED SLIPS
REPLACEMENT IN-KIND**



WOOD WAVESCREEN

OWNER : CIANELLI MARINA INC
 MAILING ADDRESS: 501 FREYS RD
 EDGEWOOD, MD 21040
 SITE ADDRESS: 15 GRANDVIEW AVE.
 NORTH EAST, MD 21901

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DETAILS

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 TOWN: NORTH EAST
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 APPL. BY: CIANELLI MARINA INC
 501 FREYS RD
 EDGEWOOD, MD 21040

DATE: 10/26/24 DRAWING 38