

COORDINATE TABLE

No.	DESCRIPTION	LATITUDE (N)	LONGITUDE (W)	ROOF HEIGHT*
1	BUILDING "A" & "C"	38°58'39.28"	76°19'46.53"	43.67 & 32.62
2	BUILDING "A" & "C"	38°58'38.94"	76°19'44.43"	43.67 & 32.62
3	BUILDING "A"	38°58'37.94"	76°19'44.70"	43.67
4	BUILDING "A"	38°58'38.28"	76°19'46.80"	43.67
5	BUILDING "B"	38°58'38.21"	76°19'46.82"	42.45
6	BUILDING "B"	38°58'38.68"	76°19'49.73"	42.45
7	BUILDING "B"	38°58'40.03"	76°19'49.37"	40.20
8	BUILDING "B"	38°58'39.56"	76°19'46.46"	40.20
9	BUILDING "C"	38°58'39.60"	76°19'46.45"	28.67
10	BUILDING "C"	38°58'39.26"	76°19'44.35"	28.67
11	BUILDING "A"	38°58'38.78"	76°19'46.66"	49.71
12	BUILDING "A"	38°58'38.44"	76°19'44.57"	49.71
13	BUILDING "B"	38°58'39.25"	76°19'49.58"	49.71

* - ELEVATIONS SHOWN AS "ABOVE MEAN SEA LEVEL"

SITE STATISTICS

RESULTING CONDITIONS:	
GROSS AREA	= 28,544 ac.± (1,243,371 sq. ft.±)
CRITICAL AREA	= 28,544 ac.±
UPLAND AREA	= 0.00 ac.±
BASE SITE AREA	= 28,544 ac.± (1,243,371 sq. ft.±)
AREA IN LANDSCAPE BUFFERYARDS	= 0.00 ac.±
AREA WITHIN 100 Yr. FLOOD PLAIN	= 16.63 ac.±
AREA WITHIN RESOURCE PROTECTION	= 16.01 ac.± (TIDAL BASIN)
FLOOR AREA (ALLOWED) (40%)	= 11,418 ac.± (497,348 sq. ft.±)
FLOOR AREA (EXISTING) (1.6%)	= 0.450 ac.± (18,611 sq. ft.±)
BOAT REPAIR/MAINTENANCE BUILDING "A"	= 16,867 sq. ft.±
STORAGE BUILDING	= 2,300 sq. ft.±
STORAGE BUILDING (2 BY TRAVEL LIFT)	= 444 sq. ft.±
FLOOR AREA (TO BE REMOVED) (0.0%)	= 0.000 ac.± (0.000 sq. ft.±)
FLOOR AREA (PROPOSED) (3.8%)	= 1.081 ac.± (47,067 sq. ft.±)
BUILDING "B"	= 32,862 sq. ft.±
BUILDING "C"	= 14,205 sq. ft.±
FLOOR AREA (TOTAL) (5.4%)	= 1.531 ac.± (66,678 sq. ft.±)
IMPERVIOUS AREA (ALLOWED) (80%)	= 22,835 ac.± (994,697 sq. ft.±)
IMPERVIOUS AREA (EXISTING) (25.6%)	= 7,302 ac.±
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0.000 ac.±
IMPERVIOUS AREA (PROPOSED)	= 0.015 ac.±
IMPERVIOUS AREA (TOTAL) (25.6%)	= 7.317 ac.±
LANDSCAPE AREA (REQUIRED) (20%)	= 5,709 ac.± (248,674 sq. ft.±)
LANDSCAPE AREA (EXISTING) (74.4%)	= 21,242 ac.±
LANDSCAPE AREA (PROVIDED) (74.4%)	= 21,227 ac.±

IMPERVIOUS SURFACE WITHIN THE 100' MODIFIED BUFFER AREA

TOTAL SITE AREA	= 28,544 ac.±
TOTAL AREA WITHIN THE 0'-100' CRITICAL AREA BUFFER	= 2,692 ac.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1,180 ac.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER TO BE REMOVED	= 0.000 ac.±
TOTAL PROPOSED IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.000 ac.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1,180 ac.±
NET INCREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.000 ac.±

IMPERVIOUS SURFACE OUTSIDE THE 100' MODIFIED BUFFER AREA

TOTAL SITE AREA	= 28,544 ac.±
TOTAL AREA OUTSIDE THE CRITICAL AREA BUFFER	= 25,852 ac.±
TOTAL EXISTING IMPERVIOUS SURFACE OUTSIDE THE CRITICAL AREA BUFFER	= 6,122 ac.±
EXISTING IMPERVIOUS SURFACE OUTSIDE THE CRITICAL AREA BUFFER TO BE REMOVED	= 0.000 ac.±
TOTAL PROPOSED IMPERVIOUS SURFACE OUTSIDE THE 0'-100' CRITICAL AREA BUFFER	= 0.015 ac.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE OUTSIDE THE CRITICAL AREA BUFFER	= 6,137 ac.±
NET INCREASE OF IMPERVIOUS SURFACE OUTSIDE THE CRITICAL AREA BUFFER	= 0.015 ac.±

OVERALL PARKING CALCULATIONS

MARINA - SECTION 18-1-83.D(3):

- a. 1 space/2 slips x 235 slips = 118 spaces
- b. 8 large 10'x40' spaces per trailer launch space = 0 launch space = 0 spaces
- c. 1 space/employee on the largest work shift x 20 employees = 20 spaces

STORAGE BUILDINGS (SECTION 18-1-83.C(1)(b)):

- NEAR TRAVEL LIFT
- 1 space/500 sq. ft. floor area x 444 sq. ft. = 1 space
- ON FORMER LOT 8
- 1 space/500 sq. ft. floor area x 2,300 sq. ft. = 5 spaces

PARKING REQUIRED = 144 spaces

SECOND STORY OFFICE/SALES AREA (SECTION 18-1-83.C(1)(a)):

- 1 space/350 sq. ft. floor area x 7,295 sq. ft. = 23 spaces

PARKING REQUIRED = 23 spaces
PARKING PROVIDED = 24 spaces

NOTE: MAJOR SITE PLAN (SP-24-07-0129) PROVIDE A COMBINED 329 SPACES THROUGH THE USE OF A SHARED PARKING AGREEMENT (LIBER 4512, FOLIO 95), ADMINISTRATIVE SUBDIVISION (SUB-25-10-0490), COMBINING EXISTING LOTS 2, 7 & 8, MAKES THE STORAGE, MAINTENANCE AND REPAIR AREA PORTIONS OF THE PROPOSED PROJECT PART OF THE MARINA USE. MAJOR SITE (SP-24-07-0129) PROVIDE A SUFFICIENT NUMBER OF SPACES TO ACCOMMODATE FOR THE EXISTING AND PROPOSED MARINA USE; THEREFORE, THE REQUIRED PARKING ASSOCIATED WITH ALL CURRENTLY PROPOSED MARINA USES IS SATISFIED.

LOADING SPACE CALCULATIONS

LOADING SPACES - SECTION 18-1-84.B:

GROSS FLOOR AREA = 63,934 sq. ft. (BETWEEN 25,000 AND 79,999 sq. ft.)

SPACES REQUIRED = 2 spaces
SPACES PROVIDED = 2 spaces

SIGNAGE CALCULATIONS

NUMBER OF SIGNS:
PER SECTION 18-1-81.A(10)(a)(1) OF THE COUNTY CODE:
NONRESIDENTIAL DEVELOPMENT IN UC ZONING DISTRICT

NUMBER OF SIGNS ALLOWED = 1
NUMBER OF SIGNS EXISTING/PROPOSED = 0

SURFACE AREA OF SIGN:
PER SECTION 18-1-81.A(10)(b)(1) OF THE COUNTY CODE:
NONRESIDENTIAL DEVELOPMENT IN UC ZONING DISTRICT

MAXIMUM SURFACE AREA ALLOWED = 250 sq. ft.
SURFACE AREA EXISTING/PROPOSED = N/A

HEIGHT OF SIGN:
PER SECTION 18-1-81.A(10)(c)(1) OF THE COUNTY CODE:
UC ZONING DISTRICT

PROPOSED SETBACK FROM RIGHT-OF-WAY LINE = N/A

MAXIMUM HEIGHT OF SIGN = 20'
EXISTING/PROPOSED HEIGHT OF SIGN = N/A

WALL OR PROJECTING SIGN:
PER SECTION 18-1-81.A(10)(d)(3) OF THE COUNTY CODE:
UC ZONING DISTRICT

MAXIMUM SURFACE AREA OF SIGN = 100 sq. ft.
EXISTING SURFACE AREA OF SIGN = N/A

ONE (1) 30 sq. ft. WALL SIGN IS PROPOSED ON THE SITE

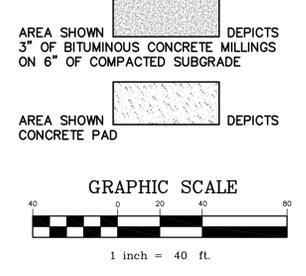
ALLOCATION TABLE

SQUARE FEET OF ALLOCATION PER SPACE	60 sq. ft.
OFFICE SPACES	19
TOTAL SQUARE FEET ALLOCATED FOR OFFICES AT BAY BRIDGE MARINA	1140 sq. ft.
HEMINGWAYS	60 sq. ft.
MARINA OFFICE	60 sq. ft.
SERVICE OFFICE	60 sq. ft.
TOTAL SQUARE FEET ALLOCATED FOR BAY BRIDGE MARINA	1320 sq. ft.
SQUARE FEET SET ASIDE FOR EACH OFFICE BUILDING SPACE	-25 sq. ft.
OFFICE SPACES	19
TOTAL SQUARE FEET SET ASIDE FOR OFFICE BUILDING SPACES	-475 sq. ft.
LARGE WEST FACING "LIBBEY'S AT BAY BRIDGE MARINA" SIGN	-380 sq. ft.
SMALLER NORTH FACING "LIBBEY'S" SIGN	-95 sq. ft.
SMALLER SOUTHEAST FACING "LIBBEY'S" SIGN	-20 sq. ft.
SERVICE BUILDING SIGN	-24 sq. ft.
MARINA OFFICE SIGNS	-20 sq. ft.
TOTAL REMAINING SQUARE FEET OF ALLOCATION FOR BAY BRIDGE MARINA AFTER ADJUSTMENTS (TO BE USED FOR WALL SIGNAGE THROUGHOUT THE REMAINDER OF THE PROPERTY)	306 sq. ft.
PROPOSED WALL SIGN FOR BOAT REPAIR/MAINTENANCE BUILDING	-30 sq. ft.
TOTAL REMAINING SQUARE FEET OF ALLOCATION FOR BAY BRIDGE MARINA AFTER ADJUSTMENTS (TO BE USED FOR WALL SIGNAGE THROUGHOUT THE REMAINDER OF THE PROPERTY)	276 sq. ft.

NOTE: STABILIZE ALL SLOPES 3:1 OR GREATER WITH TOPSOIL, SEED, MULCH AND SOIL STABILIZATION MATTING (4' min. IN WIDTH) PER DETAIL AND SPECIFICATIONS ON SHEET C-12.

NOTE: SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

NOTE: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.



LANDS N/F OF
**COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY**
M.W.M. 308/396
M.W.M. 406/109
CURRENT USE - AIRPORT
ZONED - APKIG
L.O.D. - DENOTES LIMITS OF DISTURBANCE
(AREA = 3.18 ac.±)

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SELF LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004099.

STATE OF MARYLAND
ENGINEERING, ARCHITECTURE & SURVEYING
NOVEMBER 14, 2025
DATE SEAL

**DAVIS, MOORE, SHEARON
& ASSOCIATES, LLC**
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

DATE	REVISION
9-15-25	PER COMMENTS
10-15-25	PER COMMENTS
11-14-25	PER COMMENTS

SITE PLAN

FOR ADDITIONS TO THE
BOAT STORAGE AND MAINTENANCE BUILDING
AT
CHESAPEAKE BAY BRIDGE MARINA
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

TAX MAP - 56, GRID - 4, PARCEL - 273, LOT - 2

DATE	SCALE
AUGUST '25	1" = 40'
JOB No. 2024067	DRAWN BY WJM
FOLDER No. 56-204067	DESIGNED BY KJS
SHEET No. - C-4	
CADD FILE - 24067C04	