

GENERAL NOTES
1. This Site Plan is for the construction of a five-story multifamily building, and associated parking facilities. The building will contain 23 dwelling units, served by off street surface parking.

2. The site is identified as Parcel 'J' as shown on Calvert County Tax Maps 101 & 103.

3. Total Site Area: 519,183 s.f. or 13.31 acres (519,183 s.f.).

4. Total disturbed area = 19,191 s.f. or 0.26 acres.

5. The site is zoned M (Maritime), and is located within the Bonus Density Overlay District, as shown on the Town of Chesapeake Beach Zoning Maps.

6. The site is located within a Buffer Exemption Area.
Buffer required = 15 ft. over 75% of the length. (Total length of 15 ft. buffer required = 155 ft. and total length of 15 ft. buffer provided = 153 ft. = 24 ft. = 131 ft. or 84%)

7. Zoning Regulations for the M Zone		
Setbacks:	Required:	Provided
Front Yard:	10'	48'
Side Yard:	8'	47' +/-
Rear Yard:	20'	N/A
8. Average Minimum Lot Area per Dwelling:		
	Required:	Provided
	3600 s.f.	519,660 s.f.
9. Minimum Lot Size:		
	Required:	Provided
	5,000 s.f.	519,183 s.f.
10. Minimum Open Space		
	Required:	Provided
	20% or 115,956 s.f.	78% or 451,982 s.f.
11. Maximum Building Height:		
	Allowed	Provided
	10'	66'
12. Parking: Required Use		
	Ratio	Number of spaces required
Multifamily (23 units)	1.5 spaces/du	34.5 spaces
Boat Storage (104 Slips)	3 spaces/5 boat slips	62.4 spaces
Tackle Shop (1,552 s.f.)	1.0 spaces/350 s.f.	4.4 spaces
Total Required		101.3 spaces*

Note: Up to 20% of parking spaces may be designated for compact car parking (8' x 11') or 24 spaces allowed with 8 proposed.

Parking: Provided Use	Number of spaces provided
Multifamily (23 units)	35 spaces*
Boat Storage (104 Slips)	63 spaces
Tackle Shop (1,552 s.f.)	5 spaces
Excess spaces	20 spaces
Total Provided: 123 spaces (including 5 Handicap Van Accessible spaces and 6 compact spaces)	

*NOTE: The 30 spaces on the Unit 1 parcel, along with the 5 standard spaces located closest to the Multifamily Building (35 total) shall be designated as reserved parking with signage.

13. Loading: Required Use	Rate	Spaces Required
Multifamily (23 units)	None required for residential uses	None
Boat Storage (104 Slips)	None	None
Tackle Shop (1,552 s.f.)	None for < 4,000 s.f.	None

14. The site is located in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. A Stormwater Management Plan will be submitted, which demonstrates compliance with the Development Standards in Intensely Developed Areas (IDAs), per Section 4-410(a)(5) of the Town of Chesapeake Beach Zoning Ordinance.

15. WOODLAND CONSERVATION AND TREE PRESERVATION
The site has no requirements pertaining to the Town of Chesapeake Beach Woodland Conservation and Tree Preservation Ordinance.

16. The site is located within the 100-year Floodplain per the Federal Emergency Management Agency Flood Insurance Rate Map For the Town of Chesapeake Beach, Maryland, Calvert County, Community Panel No. 240100 0001 B, Effective Date: November 19, 2014.

17. The entire site lies within the Flood Hazard (panel 83 of 210, map #24009C 004 36) Zone A-E (Elev = 4.0) per the Chesapeake Beach Town Flood Management Ordinance. A 1' buffer shall be added to the base elevation of 4.0.

18. All mechanical and electrical infrastructure shall be no lower than elevation 7.0. All enclosed areas below elevation 7.0 shall be vented.

19. An Elevation Certificate shall be provided prior to the issuance of the Use & Occupancy Permit.

20. Impervious Area Summary
Limits of Disturbance- 0.26 Ac. or 11,326 s.f.
Ex. Impervious Area- 145,350 s.f.
Prop. Impervious Area- 130,192 s.f.

21. Existing Forest: There is no existing forest on site.

22. A Sediment and Erosion Control Plan will be prepared, in accordance with 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

23. The development is in conformance with the habitat protection areas provisions of the Town Critical Area Program.

162'-38.42' F.
552'-48.75' F.
E 1442800
N 371,900



LEGEND

--- SUBJECT PROPERTY BOUNDARY

--- ADJACENT PROPERTY BOUNDARY

RCA = Resource Conservation Area
IDA = Intensely Developed Area (Buffer Exempt Area)

CRITICAL AREA BOUNDARY

FEMA FLOOD LIMITS


THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7111, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

CALL MISS UTILITY
1-800-257-7111
48 hrs, Before Excavation

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 34788, Expiration Date: 10/23/21

OWNER/DEVELOPER
ROD N REEL INC.
P.O. BOX 99
CHESAPEAKE BEACH, MD 20732
301-855-8351

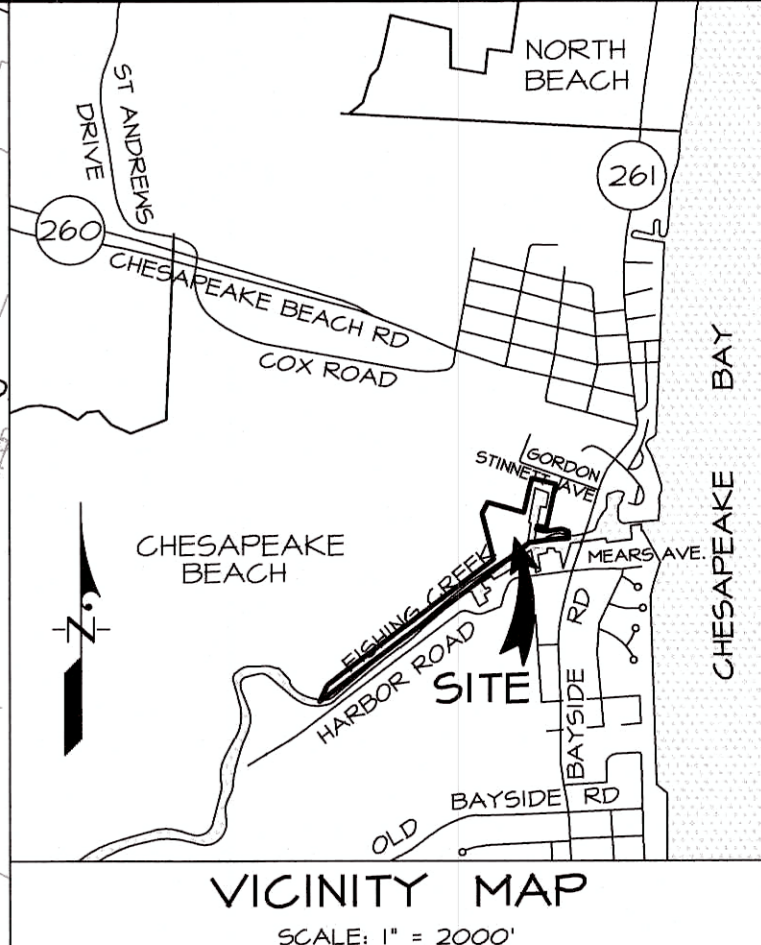


ADD MAP OR LOCATION 477-1-10				1721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721  BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
				COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. DRAWING DESIGNED BY/DESIGNED BY/RECORD NO. J. 65 65 B04033	
DATE		DESCRIPTION		BY	SCALE 1"=100'
		REVISIONS		DATE	DRWG. NO.
				DECEMBER 2019	6.008-Y

OVERALL
SITE PLAN
UNIT I
PARCEL J
HARBOR VISTA
NORTH
AT
FISHING CREEK
TOWN OF CHESAPEAKE BEACH
3rd ELECTION DISTRICT
CALVERT COUNTY, MARYLAND

GRAPHIC SCALE 1" = 100'

0 100 200 300



CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

Critical Area Calculations:

- A) Area of disturbance within the 100' BEA = 11,325 SF
B) Twice the size of area of disturbance within the 100' BEA (A x 2) = 22,650 SF
C) Area of onsite planting = 4,356 SF
D) Required offset mitigation (B - C) = 18,294 SF

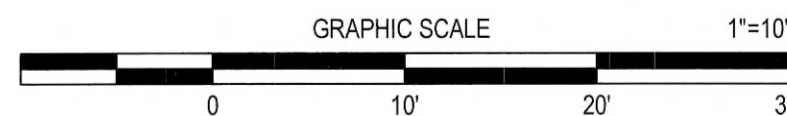
Proposed Offsets:

- E) Removal of existing impervious surface = 15,158 SF (See summary this sheet)
F) Planting over the stormwater provided in Marina redevelopment = 17,760 SF (See summary this sheet)
G) Total Offsets Proposed (E + F) = 32,918 SF

STORMWATER MANAGEMENT SUMMARY
(*per ATCS Report Pollution Prevention Plan dated 12/04/03)

Site Area = 13.31 Ac.
Ex. Impervious Area = 3,337 AC. (145,350 SF)
Prop. Impervious Area = 2,988 AC. (130,192 SF)
Net Decrease in Impervious Area = 0.349 Ac. = 15,158 SF*
1 1/12" x 130,192 SF = 10,847 CF
Water Quality Required = 10,847 cf (based on 2,988 Ac. Impervious Area)
Water Quality Provided = 24,864 cf (provided in Ex. sand filter)
16' (width) x 1110' (length) x 3.5' (depth) x 0.4 = 24,864 CF
Excess Water Quality Storage Provided = 14,018 CF
Area of Planting over Sand Filter = 17,760 SF
Redevelopment:
Limits of Disturbance: 0.26 Ac. (11,325 SF)
50% of 1" over new Impervious Area 0.5 x 1 1/12" x 11,325 SF = 0,472 CF
Water Quality Required = 0,472 CF
Water Quality Provided = 0,472 CF (provided in Sand Filter Storage. The Balance of 13,545 CF may be used for future development)

SITE PLAN
UNIT 1
PARCEL 'J'
AT
HARBOR VISTA NORTH
FISHING CREEK
TOWN OF CHESAPEAKE BEACH
3RD ELECTION DISTRICT
CALVERT COUNTY, MARYLAND

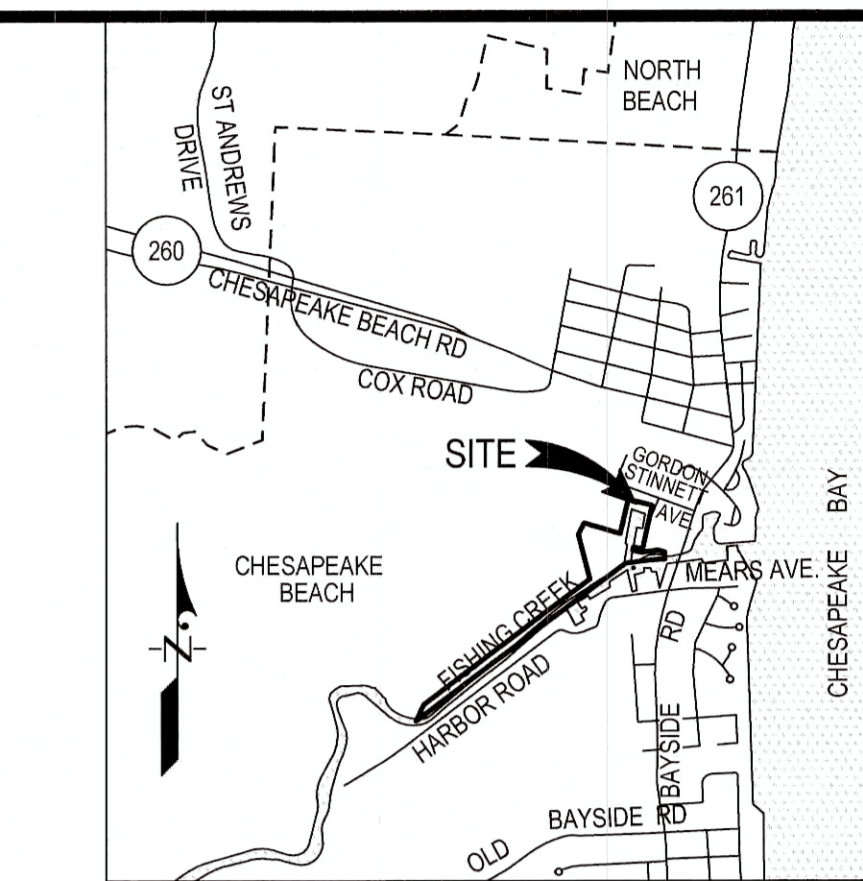


Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 34786, Expiration Date: 10/23/21

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ROD N REEL, INC.
P.O. BOX 99
CHESAPEAKE BEACH, MD 20732
301-855-8351



DATE		DESCRIPTION		BY		REVISIONS	
12/9/19		SITE PLAN UNIT 1 PARCEL 'J'		BEN DYER			
12/9/19		HARBOR VISTA NORTH FISHING CREEK		BEN DYER			
12/9/19		HARBOR VISTA NORTH FISHING CREEK		BEN DYER			
12/9/19		HARBOR VISTA NORTH FISHING CREEK		BEN DYER			
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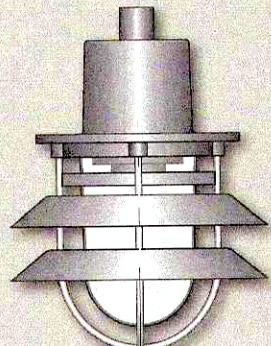
VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CONCRETE SIDEWALK PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED DOOR LOCATIONS
- EXISTING SEWER
- EXISTING WATER
- STANDARD PARKING SPACES (9'x18')
- COMPACT PARKING SPACES (8'x18')
- HANDICAPPED PARKING SPACES
- PROPOSED LIGHT POLE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED METAL PICKET FENCE
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

NOTE: FOR OVERALL SITE PLAN AND GENERAL NOTES SEE B.D.A.I. DWG. NO. 6.008-Y.



Width: 17" 26.5"
Height: 20" 27.5"
Weight: 35lbs 100lb
EPA: 1.4ft 1.7ft

Pierwalk ordering guide

Luminaires

120

A1A1A2EX4

LED | onboard

Contemporary Collection | Pierwalk

ordering logic

model PIE20 PIE31 20' & 31" Pierwalk

lens material P polycarbonate

lens finish C clear F frosted W white

SOURCE LED 24, 48 & 70W

OL 55, 86 & 165W OL induction

PSMH 50-150W

PSMH 175-250W

HPS 50-150W

HPS 150-250W

CF 13-42W

INC 150W

optics DRS direct type III LED

DRS direct type V LED

NL internal louvers

GRS glass refractor type III

GRS glass refractor type V

electrical options FS fusing

PEO photocell

GRS quartz halide

IO lamp ballast diagnostics

LSP lightning surge protector

style options UGS unequal shades

EGS equal shades

SS single shade

mounting options PT post top (flirt)

PM pendant mount

ordering ex: PIE31 / PC / PSMH150 / GR3 / PEC / UGS / PM / BB

BeaconProducts | 121



AA-38 LARGE PIERWALK
Ame

DETAILS

WALL BRACKET DETAILS

WALL PLATE DETAILS

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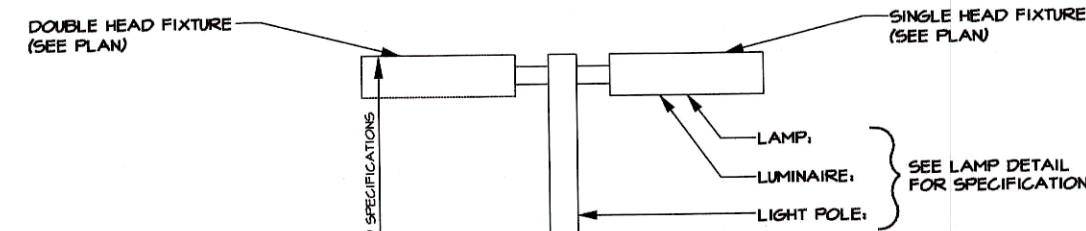
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DOUBLE HEAD FIXTURE (SEE PLAN)

SINGLE HEAD FIXTURE (SEE PLAN)

LAMP

LUMINAIRE

LIGHT POLE

SEE LAMP DETAIL FOR SPECIFICATIONS

1" CHAMFERED EDGES

HAND RUB FINISH ON SURFACE OF CONCRETE AND FILL IN JOINTS

SHOOTY FINISH ON ALL EXPOSED CONCRETE SURFACES

FACE OF CURB

GRADE

4000 PSI CONCRETE

W/ 3 STEEL REINFORCEMENT TIES @ 1'-0" O.C.

8 - #6 STEEL REINFORCEMENT BARS @ 5'-0" O.C.

15 STEEL REINFORCEMENT TIES @ 1'-0" O.C.

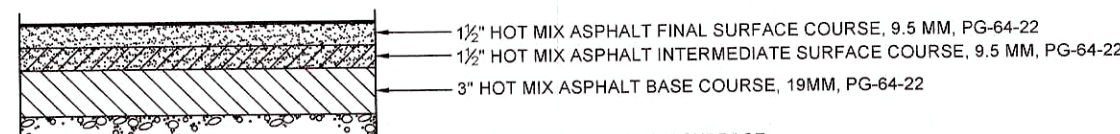
SEE LAMP DETAIL FOR BOLT PATTERN

SECTION

PLAN

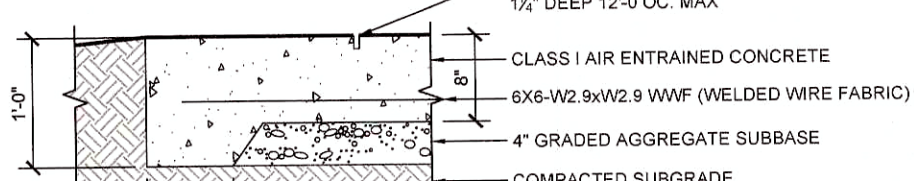
LIGHT POLE FOUNDATION DETAIL

NOTE: APPLIES TO ALL PARKING LOT LIGHTING EXCEPT FOR LIGHTS ALONG MEARS AVENUE



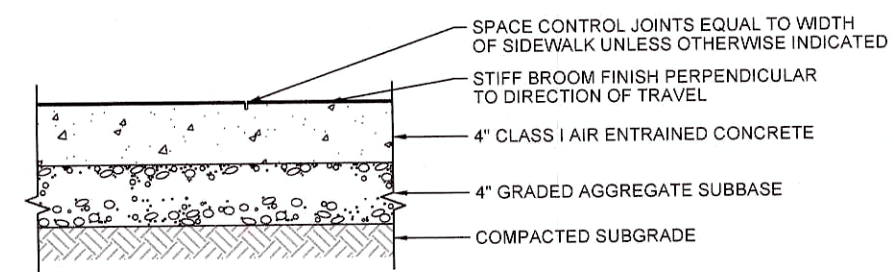
LIGHT DUTY ASPHALT PAVING SECTION

NTS



HEAVY DUTY CONCRETE PAVING SECTION

NTS

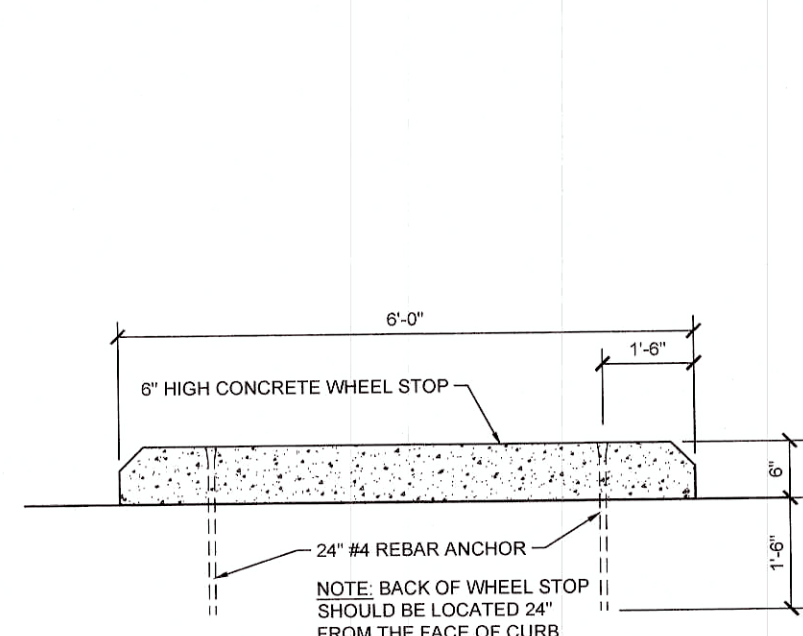


CONCRETE SIDEWALK PAVING SECTION

NTS

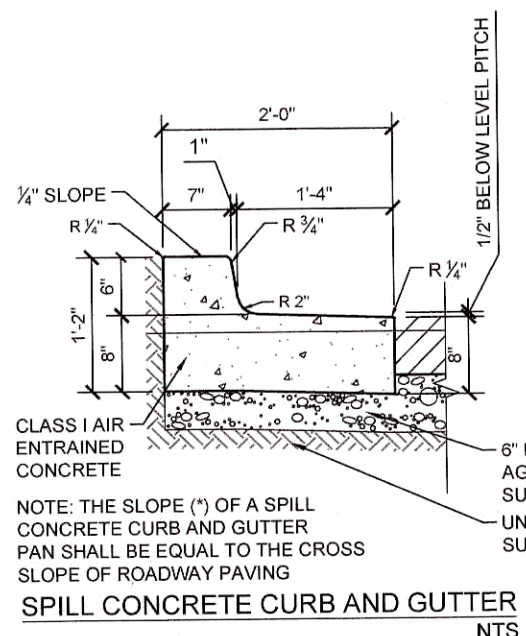
PAVING SECTIONS

NOTE: PAVING SECTIONS SUBJECT TO REVIEW AND/OR REVISION BY GEOTECHNICAL ENGINEER; CONTRACTOR TO CONFIRM PAVEMENT SECTIONS WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION



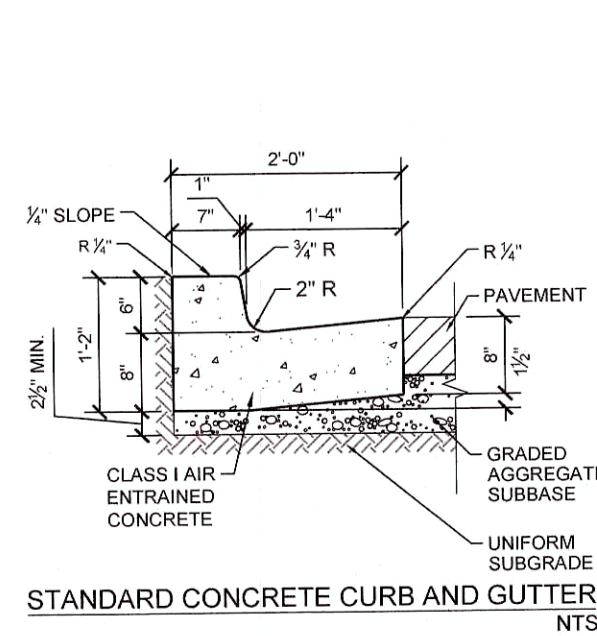
CONCRETE WHEEL STOP

NTS



SPILL CONCRETE CURB AND GUTTER

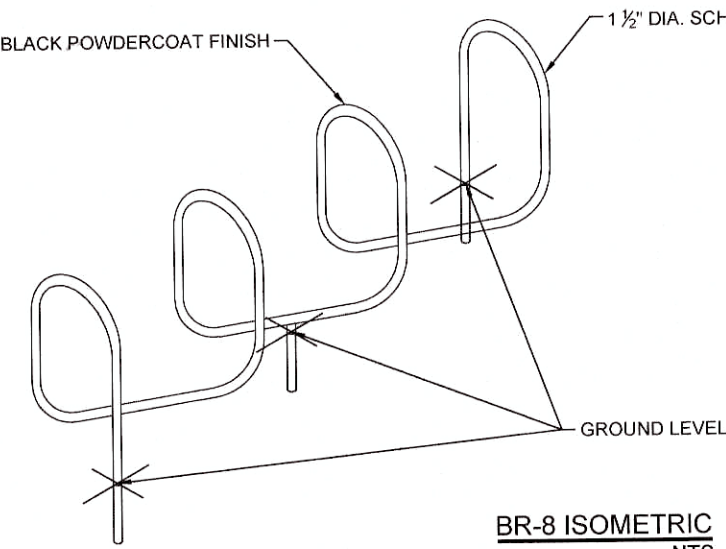
NTS



STANDARD CONCRETE CURB AND GUTTER

NTS

NOTE: EXPANSION JOINT TO BE SPACED TO MATCH PAVEMENT SLAB JOINTS AND EXPANSION JOINTS AT 100' INTERVALS AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES AND AT MID POINT OF CURB RETURN. USING 1/2\"/>

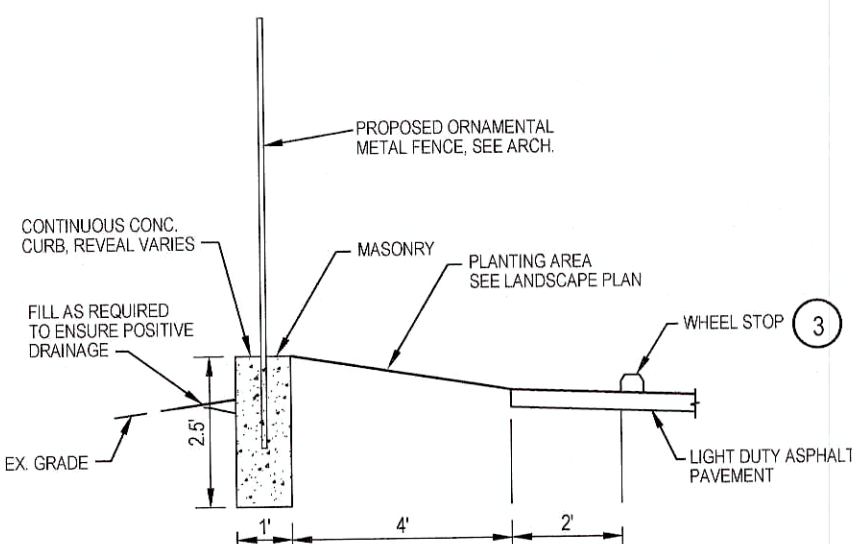


BIKE RACK DETAIL

NTS

From www.bikerack.com

8 Bike Rib Series III or equivalent



WALL SECTION AT PLANTING BED

NTS

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P.O. BOX 99
CHESAPEAKE BEACH, MD 20732
301-855-0351

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License No. 34788

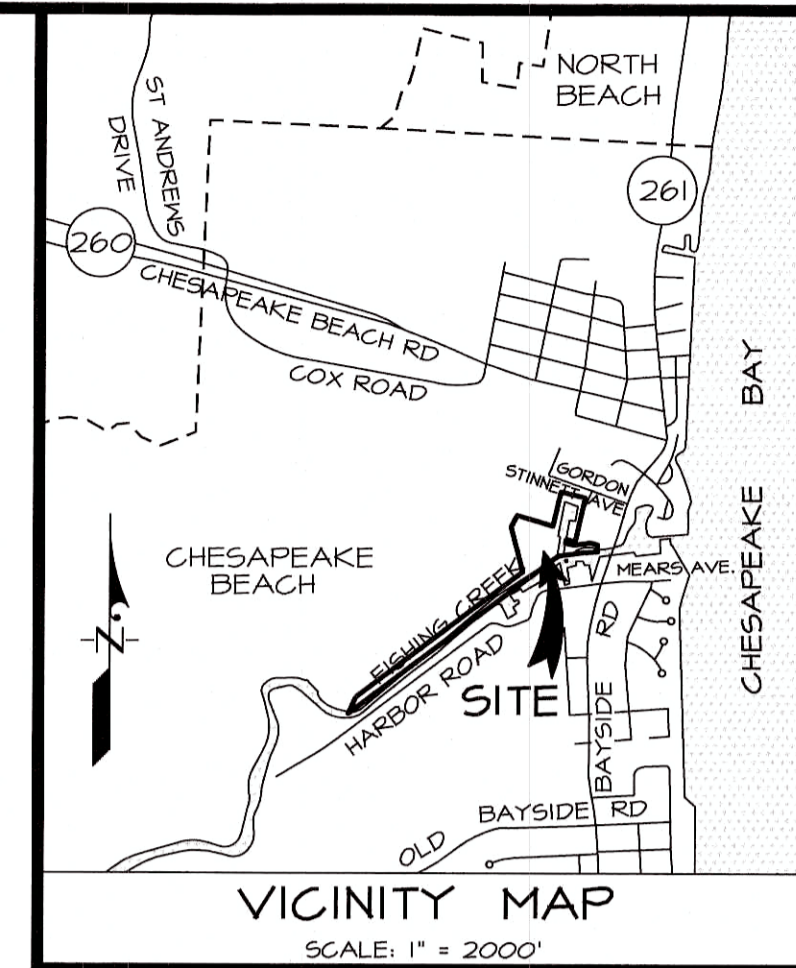
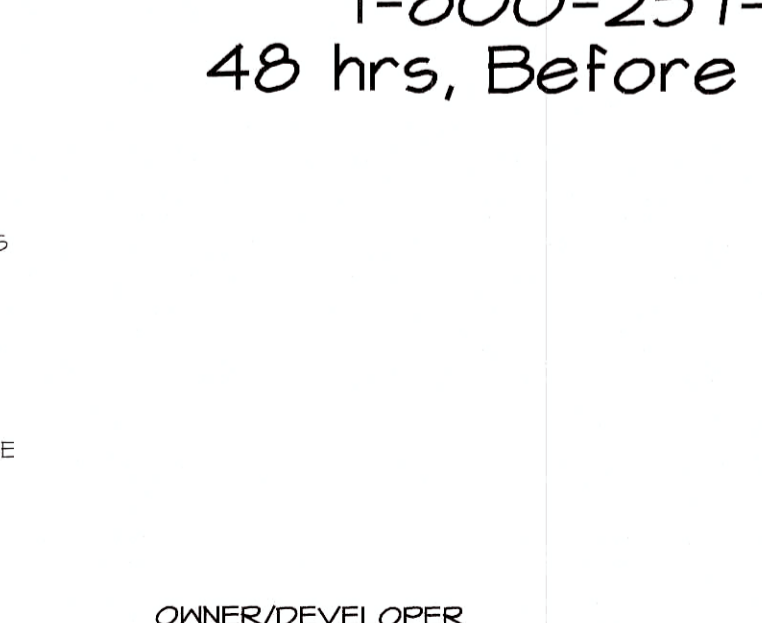
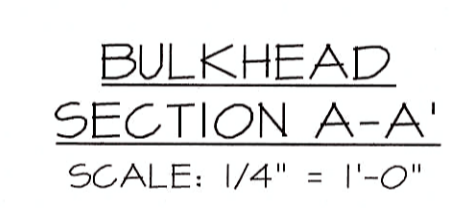
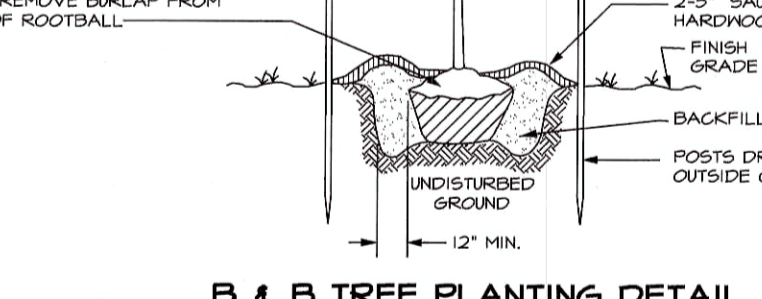
Expiration Date: 10/23/21

C-3



DATE	DESCRIPTION	REVISIONS

11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.	DRAWN BY: PCN DESIGNED BY: JB CHECKED BY: PW RECORD NO: B04033 BY: NOT TO SCALE DATE: DECEMBER 2019 SCALE: 6.011-Y
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PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NATIVE
Jv	9	Juniperus virginiana / Eastern Red Cedar	B&B / CONT	8' -10 HI	AS SHOWN	Y
SHADE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NATIVE
AR	11	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2.5"-3" cal	AS SHOWN	Y
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	NATIVE
lg	25	Ilex glabra 'Shamrock' / Shamrock Inkberry	B&B/HEAVY	30"-36" HI	3' O. C.	Y
iv	15	Itsa virginica 'Little Henry' / Little Henry Sweetspire	CONT.	18"-24" spd.	3' O. C.	Y
Js	35	Juniperus virginiana 'Silver Spreader' / Silver Spreader Juniper	CONT.	18"-24" spd.	3' O. C.	Y
mpb	21	Myrica pensylvanica / Northern Bayberry	B&B/CONT.	30"-36" HI	AS SHOWN	Y

LANDSCAPE PLAN
UNIT 1
PARCEL 'J'
**HARBOR VISTA NORTH
FISHING CREEK**
TOWN OF CHESAPEAKE BEACH
3RD ELECTION DISTRICT
CALVERT COUNTY, MARYLAND

CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

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License No 34703 , Expiration Date 10/23/21

C-4

ADC MAP BK LOCATION 4 / F-10

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 **BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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The seal of the State of Maryland, Department of Transportation, is visible. It features the text "STATE OF MARYLAND" and "DEPARTMENT OF TRANSPORTATION" around the perimeter. In the center is the coat of arms of Maryland. Overlaid on the seal is the handwritten text "FBI" in blue ink, and the number "34788" is printed at the bottom.

			DRAWN BY: PCN	DESIGNED BY: JB	CHECKED BY: PW	RECORD NO. B04033
DATE	DESCRIPTION	BY	SCALE: AS SHOWN			DRAWN NO.

101

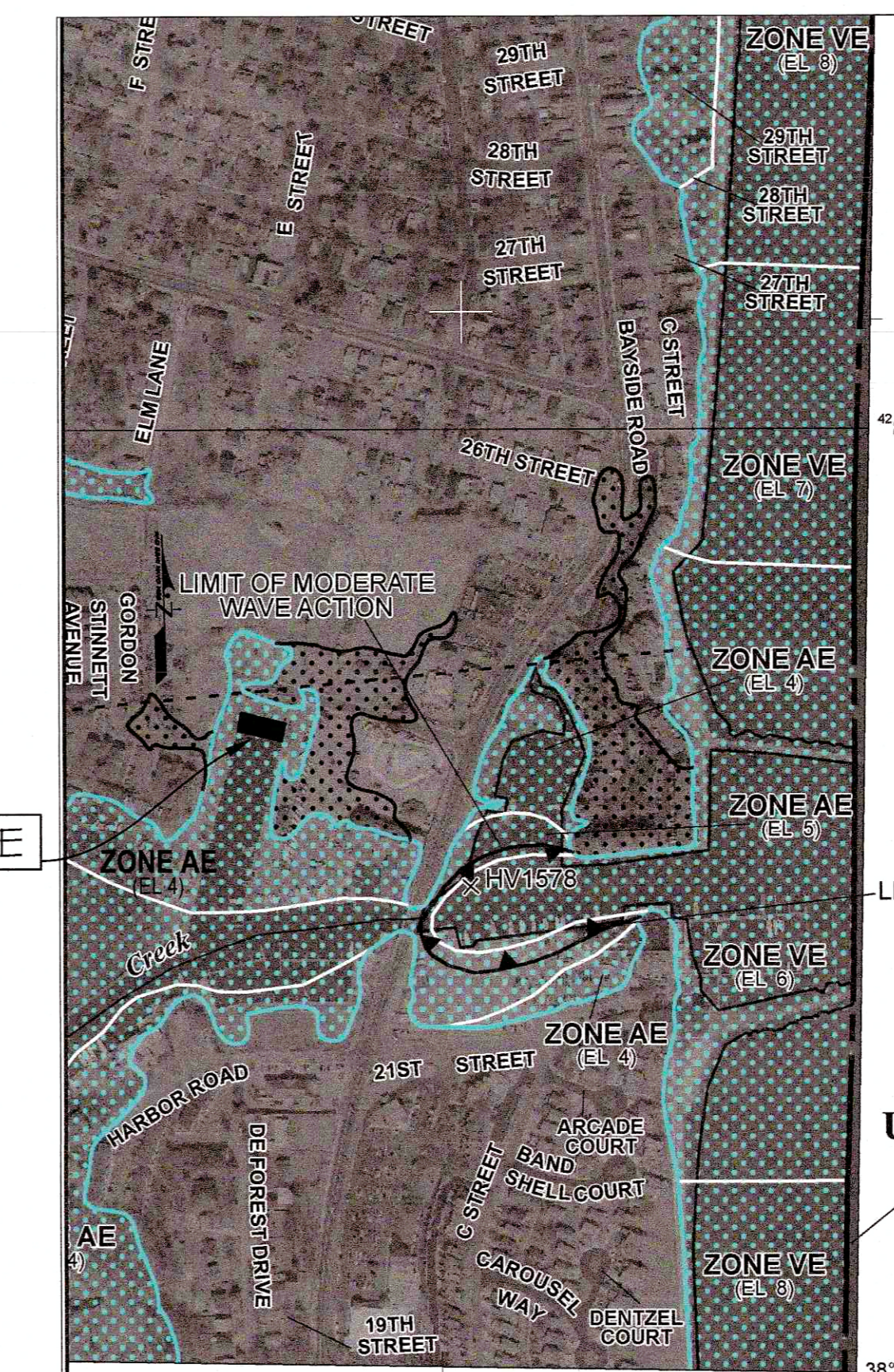
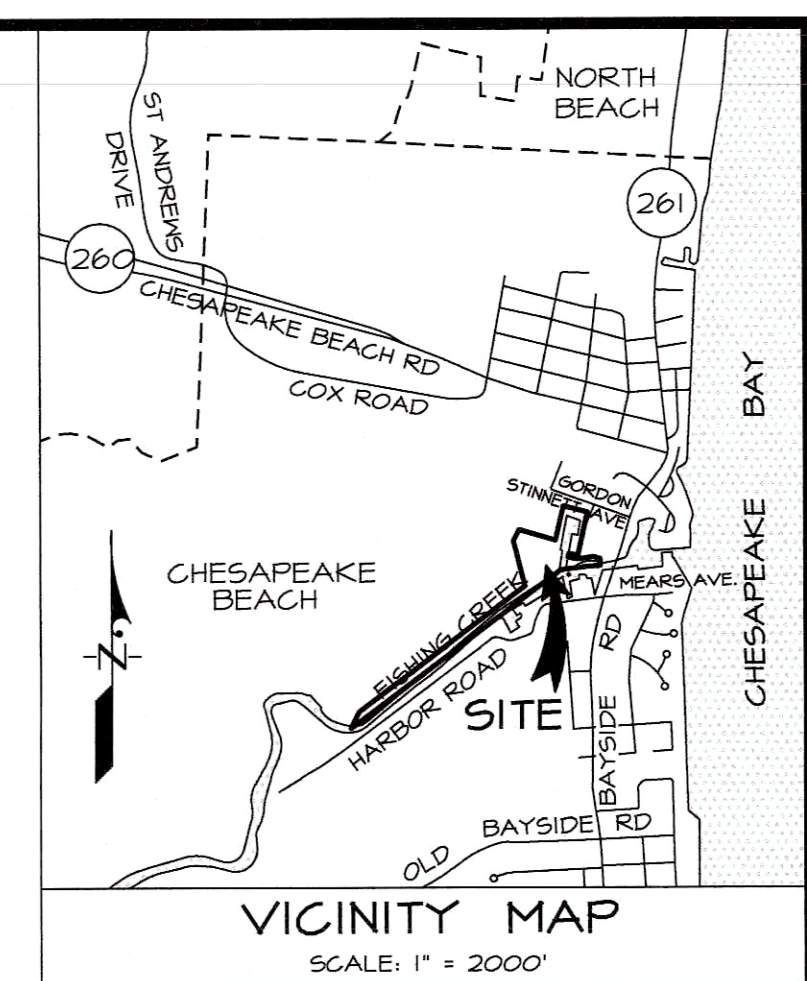
 PROPOSED WATER
 PROPOSED STORM DRAIN
 THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777

OWNER/DEVELOPER
 ROD N REEL INC.
 P.O. BOX 99
 CHESAPEAKE BEACH, MD 20732
 301-855-8351

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- LEGEND**
- EXISTING CONTOURS
 - - - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - LIMIT OF DISTURBANCE
 - PROPOSED FLOOD ARROWS
 - PROPOSED CONCRETE PAVING
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING TREE LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - 1% ANNUAL CHANCE OF FLOODPLAIN BOUNDARY
 - FLOODPLAIN ELEVATION
- ZONE AE EL. 4'
--- ZONE AE EL. 5'
--- ZONE AE EL. 6'



Calvert County
Unincorporated Areas
240011

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CALVERT COUNTY,
MARYLAND
AND INCORPORATED AREAS

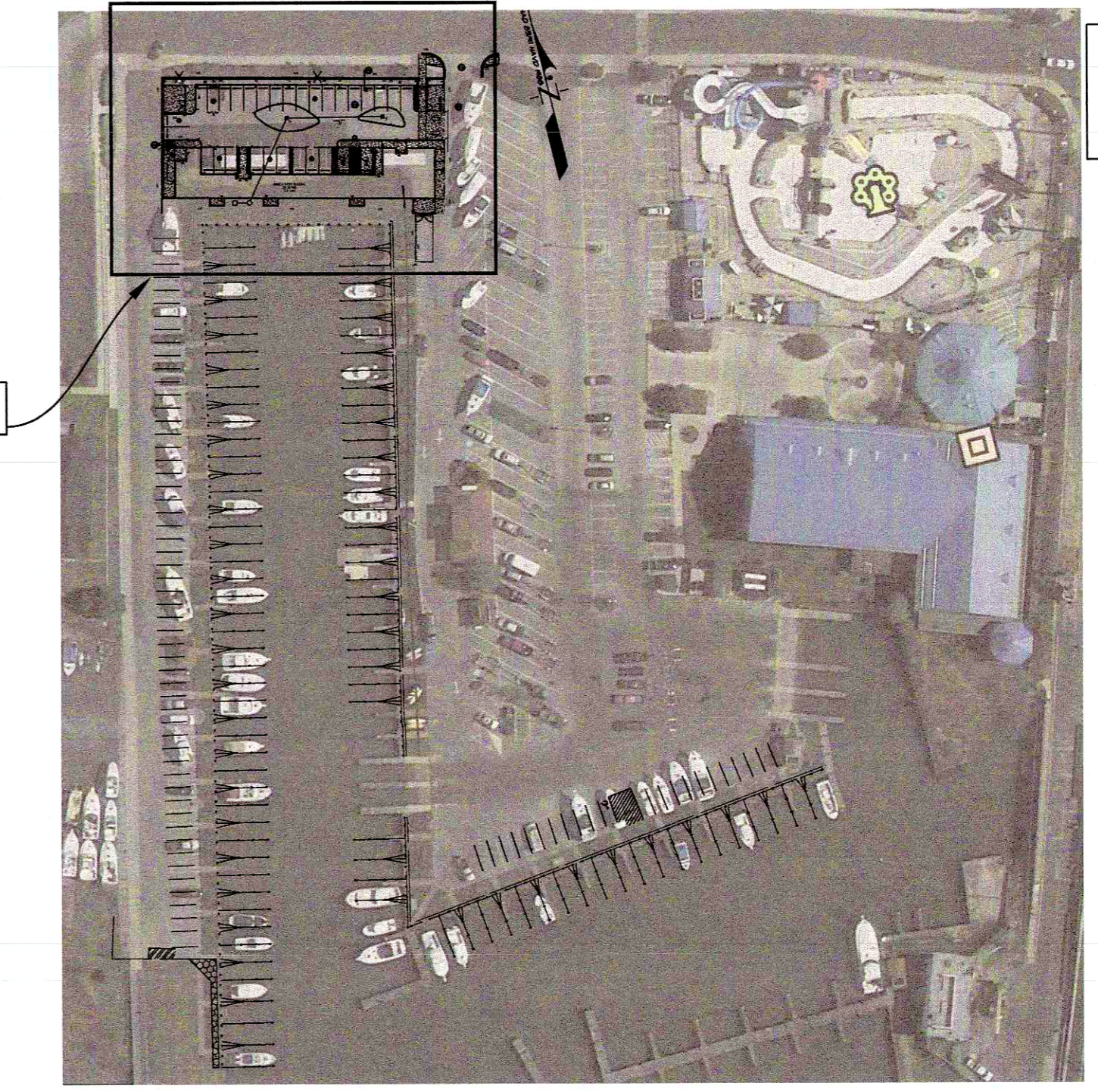
PANEL 83 OF 270
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown above should be used when procuring maps. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov.

MAP NUMBER
24009C0083G

MAP REVISED
NOVEMBER 13, 2014

Federal Emergency Management Agency



North American Vertical Datum of 1988
Benchmark Utilized: BM#1
Vertical Datum: EL.=3.56

FEMA EXHIBIT
FOR
HARBORVISTA
NORTH
AT
FISHING CREEK
TOWN OF CHESAPEAKE BEACH
3rd ELECTION DISTRICT
CALVERT COUNTY, MARYLAND

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 34785
Expiration Date: 10/23/21

OWNER/DEVELOPER
ROD N REEL INC. PROP.
4165 NEARS AVE
CHESAPEAKE BEACH, MD 20732
301-855-8351



DATE	DESCRIPTION	BY	DATE	DATE	DATE
4/9/19	REVISIONS				

1721 WOODMOORE ROAD, SUITE 200
MIDDLEVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE: (301) 430-2000
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FIRM PROJECT NUMBER: B04039
SCALE: 1"=30'
DATE: MARCH 2019
DWG. NO.: 51.008-Z