

6/29/05 ✓
Comm
8/9/05

MSA-S-1829-4769

BA 445-05 West Shore Park
Consist. Report

10/27/10 initial cleaning D.S.

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

August 9, 2005

Mr. Otis Rolley
Director
Department of Planning and Zoning
417 East Fayette Street, Suite 100
Baltimore, Maryland 21202

RE: West Shore Park Consistency

Dear Mr. Rolley:

Thank you for providing the corrected Worksheet A for the 10 % Rule for the above project. After reviewing the information, this office found that the 10 % calculations are correct.

The Commission staff has determined that the above proposed development: 1) as environmental or economic consequences that will largely be confined to the immediate area of the site on which the development is located, 2) does not substantially affect the Critical Area program of the local jurisdiction, and 3) is not considered by the Commission as major development. (*See COMAR: Chapter Two, Regulations for Development in the Critical Area Resulting from State and Local Agency Programs*).

Therefore, approval of the above project by the Commission is not necessary. If there are any changes in development that may affect the habitat within the area on site, this office would like to be notified immediately at (410) 260-3483:

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Duncan Stuart
Regina Esslinger
BA 445-05 revised

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
Chairman

Ren Serey
Executive Director

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CRITICAL AREA COMMISSION
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June 29, 2005

Mr. Otis Rolley
Director
Department of Planning and Zoning
417 East Fayette Street, Suite 100
Baltimore, Maryland 21202

RE: West Shore Park Consistency

Dear Mr. Rolley:

Thank you for providing "Notification of Certification" that the above project is consistent with Baltimore City's Critical Area Program. This office understands that the City is proposing to remove existing trailers and buildings, and pavement to create a new park. The City is also proposing to reconstruct an existing parking area, new sidewalks and landscaping. The project is partially in the 100-foot Buffer, totals 3.41 acres and is in an Intensely Developed Area.

This office understands:

1. That there will be a small net increase of impervious surface, therefore the City will pay the stormwater offset fee to meet the 10% Rule for phosphorus reduction;
2. That there are no known Federal or State threatened or endangered plant or wildlife species present on this site; and,
3. That 35 existing trees on-site will be removed and 112 trees will be planted for mitigation.

In order to complete my review for the 10% pollutant reduction requirement, please forward to us a breakdown in Worksheet A, Letter A, No.2 (a) for existing development and No. 2 (b) for post-development.



Continued, Page Two
West Shore Park Consistency Report
June 29, 2005

If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,


Dawnn McCleary
Natural Resources Planner

cc: Duncan Stuart
BA 445-05

MARTIN O'MALLEY
Mayor



OTIS ROLLEY III
Director

June 21, 2005

Ms. Dawnn McCleary
Chesapeake Bay Critical Area Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

Dear Ms. McCleary:

A handwritten signature in cursive script, appearing to read "Dawnn", written over the name "Ms. McCleary" in the salutation.

Re: West Shore Park Consistency Letter and Report

Please find enclosed Site Plans and a Consistency Report for the redevelopment of the City-owned land in the Inner Harbor. The project consists of removing existing trailers, buildings and construction of a new park.

A review of the Consistency Report for this project shows that the proposed action is consistent with the City's Critical Area Management Program (CAMP). If you have any questions about this project or the attached report, please contact Mr. Duncan Stuart at 410-396-5902.

Sincerely,

A handwritten signature in cursive script, appearing to read "Otis Rolley III", written over the name "Otis Rolley, III" in the signature block.

Otis Rolley, III
Director

OR/ds

Enclosures

cc: Mr. Andrew Frank, Baltimore Development Corporation
Mr. Gennady Schwartz, Department of Recreation and Parks
Ms. Denise Caldwell, Department of Recreation and Parks
Mr. Duncan Stuart, Department of Planning
File Copy

RECEIVED

JUN 27 2005

CRITICAL AREA COMMISSION

WEST SHORE PARK CRITICAL AREA CONSISTENCY REPORT

The City of Baltimore is proposing to redevelop the City-owned parcel of land between the existing Visitor's Center and the Maryland Science Center as a new park. We have enclosed site plans, Worksheet A and the landscaping plan for the project. The project consists of removing existing trailers, buildings, and pavement as well as reconstruction of an existing parking area, new sidewalks and landscaping. The project is partially within the 100-foot Buffer and is identified as an Intensely Developed Area.

SOILS

The overall site is categorized as disturbed urban land mixed intricately with Udorthents (Uo). This type of soil mixture varies widely in both texture and drainage over short distances.

VEGETATION AND MITIGATION

There are 35 existing trees on-site that will be removed and 112 trees will be planted once the park is completed.

TIDAL WETLANDS AND FLOODPLAIN

The limits of disturbance are within the 100-year flood zone.

RARE AND ENDANGERED PLANTS AND ANIMALS

There are no known Federal or State threatened or endangered plant or wildlife species present at this time.

WATER QUALITY IMPROVEMENT

There will be a small net gain in impervious surface; the City proposes to pay the stormwater offset fee to meet the 10% Rule for phosphorous reduction.

West Shore Park CA Calc's

6/7/05
revision
8/9/05

corrected
copy

CITY OF BALTIMORE
CHESAPEAKE BAY CRITICAL AREA MANAGEMENT PROGRAM

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements *
1/12/04

Step 1: Project Description

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, Acreage = 3.41 acres (LOD)
- 2) Site Impervious Surface Area, Existing and Proposed

	(a) Existing (acres)	(b) Post-Development (acres)
Rooftop	.04	.04
Roads	1.20	1.27
Sidewalks	1.08	1.67
Parking lots	.74	.13
Pools/ponds		
Decks		
Other		
Impervious Surface Area	<u>2.06</u>	<u>2.08</u>

Revision added these for Down request

OK DM 8/9/05

Imperviousness (I)

Existing Impervious Surface Area/Site Area = (Step 2a)/(Step 1) = 60%
 Post-Development Impervious Surface Area/Site Area = (Step 2b)/(Step 1) = 61%

B. Define Development Category (circle)

- 1) Redevelopment Existing imperviousness greater than 15% I (Go to Step 2A)
- 2) New development Existing imperviousness less than 15% I (Go to Step 2B)

*NOTE: All acreage used in this worksheet refer to areas within the Intensely Developed Areas of the Critical Area only

Denise 410 396-0900
Mike 277-2310 BARR

West Shore Park CA Calc's

6/7/05

wrong copy

CITY OF BALTIMORE CHESAPEAKE BAY CRITICAL AREA MANAGEMENT PROGRAM

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements *

1/12/04

Step 1: Project Description

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, Acreage = 3.41 acres (LOD)
- 2) Site Impervious Surface Area, Existing and Proposed

	(a) Existing (acres)	(b) Post-Development (acres)
Rooftop	_____	_____
Roads	_____	_____
Sidewalks	_____	_____
Parking lots	_____	_____
Pools/ponds	_____	_____
Decks	_____	_____
Other	_____	_____
Impervious Surface Area	<u>2.06</u>	<u>2.08</u>

Imperviousness (I)

Existing Impervious Surface Area/Site Area = (Step 2a)/(Step 1) = 60%

Post-Development Impervious Surface Area/Site Area = (Step 2b)/(Step 1) = 61%

B. Define Development Category (circle)

- 1) Redevelopment Existing imperviousness greater than 15% I (Go to Step 2A)
- 2) New development Existing imperviousness less than 15% I (Go to Step 2B)

*NOTE: All acreage used in this worksheet refer to areas within the Intensely Developed Areas of the Critical Area only

Denise 410 596-0928
H. Ke 577-8100 RAB

Step 2: Calculate the Pre-Development Load (Lpre)

A. Redevelopment

$$L_{pre} = (Rv) (C) (A) (8.16)$$

$$Rv = 0.05 + 0.009 (I_{pre})$$

$$= 0.05 + 0.009 (60) = .59$$

$$L_{pre} = (.59) (.30) (3.41) 8.16$$

$$= \underline{4.93} \text{ lbs/year of total phosphorous}$$

Where:

- L_{pre} = Average annual load of total phosphorous exported from the site prior to development (lbs/year)
 Rv = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
 I_{pre} = Pre-development (existing) site imperviousness (i.e., I=75 if site is 75% impervious)
 C = Flow-weighted mean concentration of the pollutant (total phosphorous) in urban runoff
 = 0.30 (milligrams per liter)
 A = Area of the site within the Critical Area Intensely Developed Area (IDA) in acres
 8.16 = Includes regional constants and unit conversion factors

B. New Development

$$L_{pre} = (0.5) (A)$$

$$= (0.5) (\quad)$$

$$= \quad \text{lbs /year of total phosphorous}$$

$$L_{pre} = \text{Same as above}$$

0.5 = Annual total phosphorous load from undeveloped lands (lbs/acre/year)

A = Same as above

Step 3: Calculate the Post-Development Load (L Post)

A. New Development and Redevelopment

$$L_{post} = (R_v)(C)(A)(8.16)$$

$$R_v = 0.05 + 0.009(I_{post})$$

$$= 0.05 + 0.009(61) = .60$$

$$L_{post} = (.60)(.30)(3.41)(8.16)$$

$$= 5 \text{ lbs P/year}$$

where:

L_{post} = Average annual load of total phosphorous exported from the post development site (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{post} = Post-development (proposed) site imperviousness (i.e., $I = 75$ if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorous) in urban runoff

C = 0.30 milligrams per liter

A = Area of the site within the Critical Area Intensely Developed Area (IDA) in acres

8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$\begin{aligned}
 RR &= L_{post} - (0.9)(L_{pre}) \\
 &= (5) - (0.9)(4.93) && 5 - 4.437 \\
 &= 0.563 \text{ lbs/year of total phosphorous}
 \end{aligned}$$

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorous exported from the post development site (lbs/year)

L_{pre} = Average annual load of total phosphorous exported from the site prior to development (lbs/year)

Step 5: Identify Feasible Urban BMP

Select Best Management Practice options from the 2003 10% Rule Guidance Manual, Table 4.8 (%) at the Critical Area WEB site: <http://www.dnr.state.md.us/criticalarea/> Calculate the load removed for each option.

BMP	(L _{post})	x	(BMP _{pre})	(% DA Served)	LR
_____	_____	x	_____	_____	= _____ lbs/year
_____	_____	x	_____	_____	= _____ lbs/year
_____	_____	x	_____	_____	= _____ lbs/year
_____	_____	x	_____	_____	= _____ lbs/year

Load Removed, LR (total) = 0 lbs/year

Pollutant Removal Requirement, RR (from Step 4) = .563 lbs/year

Where:

Load Removed, LR = Annual total phosphorous load removed by the proposed BMP (lbs/year)

Lpost = Average annual load of total phosphorous exported from the post development site (lbs/year)

BMPre = BMP removal efficiency for total phosphorus, Table 4.8 (%)

% DA Served = Fraction of the site area within the Critical Area IDA served by the BMP (%)

RR = Pollutant removal requirement (lbs/year)

HAS THE RR (POLLUTANT REMOVAL REQUIREMENT) BEEN MET?

YES NO

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule.

Would pay Offset Fee @ A stormwater 35,000 per # .563 pounds \$19,705

MARTIN O'MALLEY,
MAYOR



OTIS ROLLEY III,
DIRECTOR

Fax Cover Sheet

To: Dawn McCleary

From: Duncan Stewart

Fax: 410-974-5338

Phone: 410-396-5902

Date: 6/24/05

Subject: West Shore Park

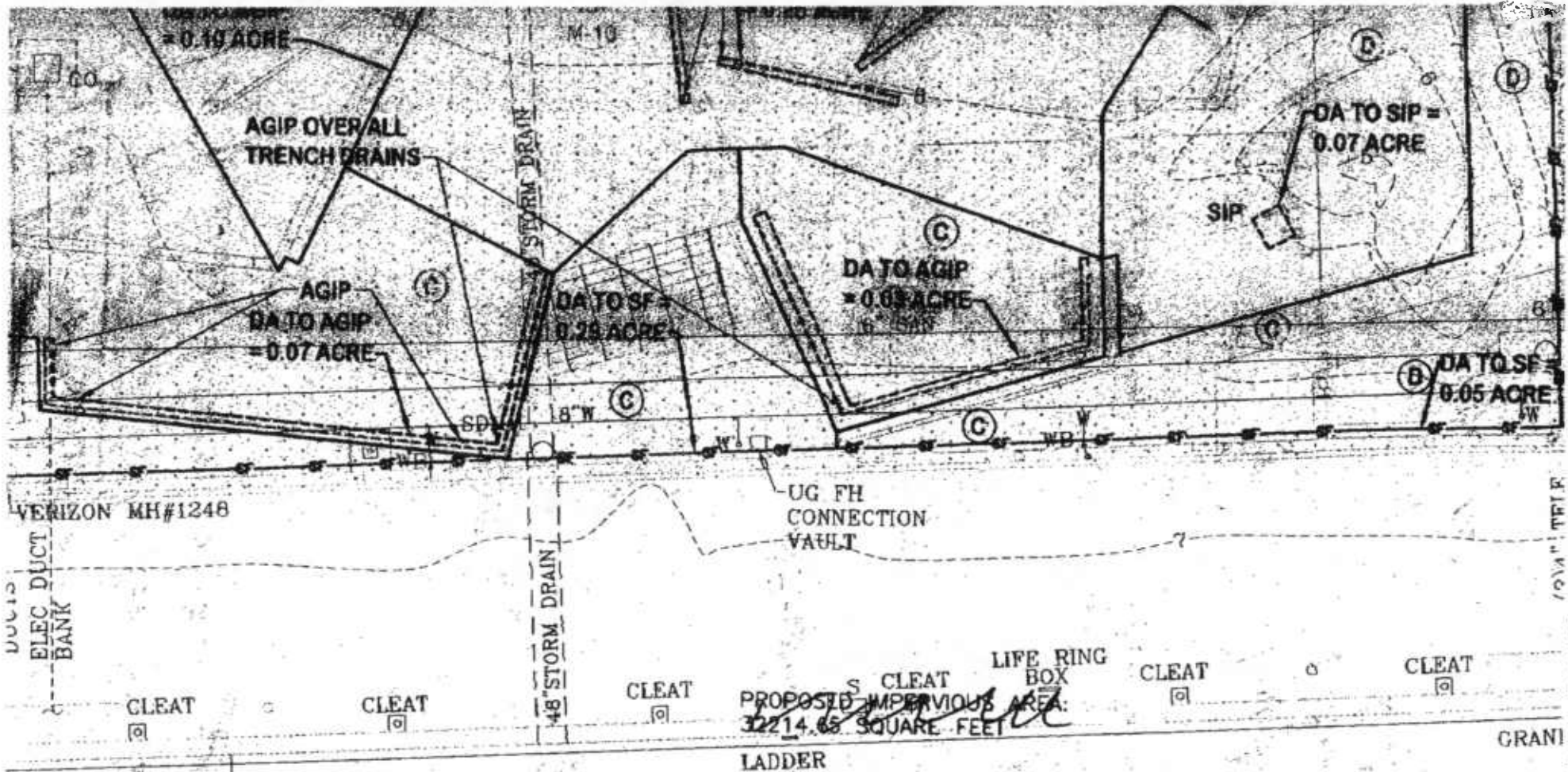
No. of pages (include cover sheet): ~~6~~ 6

FAX: 410-244-7358

Message:

Dawn -
Sorry, but I forget to
include these in West
Shore Park packet/project
I just sent.
Duncan

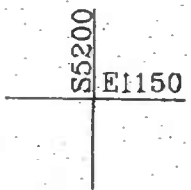
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West Shore Park

STORM WATER MANAGEMENT / WATER QUALITY NOTES:
 LIMIT OF DISTURBANCE (LOD): 148,391 +/- S.F. = 3.41 +/- ACRES
 PROPOSED IMPERVIOUS WITHIN LOD: 90,728 +/- S.F. = 2.08 +/- ACRES
 IMPERVIOUS AREA NET INCREASE: 994 +/- S.F. = 0.02 ACRE

New #s



AN

PIER

West Shore Park CA Calc's

6/7/05

CITY OF BALTIMORE CHESAPEAKE BAY CRITICAL AREA MANAGEMENT PROGRAM

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements * 1/12/04

Step 1: Project Description

A. Calculate Percent Imperviousness

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- 2) Site Impervious Surface Area, Existing and Proposed

	(a) Existing (acres)	(b) Post-Development (acres)
Rooftop	_____	_____
Roads	_____	_____
Sidewalks	_____	_____
Parking lots	_____	_____
Pools/ponds	_____	_____
Decks	_____	_____
Other	_____	_____
Impervious Surface Area	<u>2.06</u>	<u>2.08</u>

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*NOTE: All acreage used in this worksheet refer to areas within the Intensely Developed Areas of the Critical Area only.

Denise 410.396-0928
 H.K. 317-911-8408

Step 2: Calculate the Pre-Development Load (L_{pre})

A. Redevelopment

$$L_{pre} = (R_v)(C)(A)(8.16)$$

$$R_v = 0.05 + 0.009(I_{pre})$$

$$= 0.05 + 0.009(\underline{60}) = \underline{.59}$$

$$L_{pre} = (\underline{.59})(\underline{.30})(\underline{3.41})(8.16)$$

$$= \underline{4.93} \text{ lbs/year of total phosphorous}$$

Where:

- L_{pre} = Average annual load of total phosphorous exported from the site prior to development (lbs/year)
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 = 0.30 (milligrams per liter)
 A = Area of the site within the Critical Area Intensely Developed Area (IDA) in acres
 8.16 = Includes regional constants and unit conversion factors

B. New Development

$$L_{pre} = (0.5)(A)$$

$$= (0.5)(\underline{\hspace{2cm}})$$

$$= \underline{\hspace{2cm}} \text{ lbs/year of total phosphorous}$$

$$L_{pre} = \text{Same as above}$$

0.5 = Annual total phosphorous load from undeveloped lands (lbs/acre/year)

A = Same as above

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A. New Development and Redevelopment

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$$= 0.05 + 0.009 (61) = .60$$

$$L_{\text{post}} = (.60) (.30) (3.41) (8.16)$$

$$= 5 \text{ lbs P/year}$$

where:

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$$\begin{aligned}
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 &= (\underline{5}) - (0.9) (\underline{4.93}) \qquad 5 - 4.437 \\
 &= \underline{.563} \text{ lbs/year of total phosphorous}
 \end{aligned}$$

Where:

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L_{pre} = Average annual load of total phosphorous exported from the site prior to development (lbs/year)

Step 5: Identify Feasible Urban BMP

Select Best Management Practice options from the 2003 10% Rule Guidance Manual, Table 4.8 (%) at the Critical Area WEB site: <http://www.dnr.state.md.us/criticalarea/>. Calculate the load removed for each option.

BMP	(L _{post})	x	(BMP _{pre})	(% DA Served)	LR
		x			= <u> </u> lbs/year
		x			= <u> </u> lbs/year
		x			= <u> </u> lbs/year
		x			= <u> </u> lbs/year

Load Removed, LR (total) = 0 lbs/year

Pollutant Removal Requirement, RR (from Step 4) = .563 lbs/year

Where:

Load Removed, LR = Annual total phosphorous load removed by the proposed BMP (lbs/year)

Lpost = Average annual load of total phosphorous exported from the post development site (lbs/year)

BMPre = BMP removal efficiency for total phosphorus, Table 4.8 (%)

% DA Served = Fraction of the site area within the Critical Area IDA served by the BMP (%)

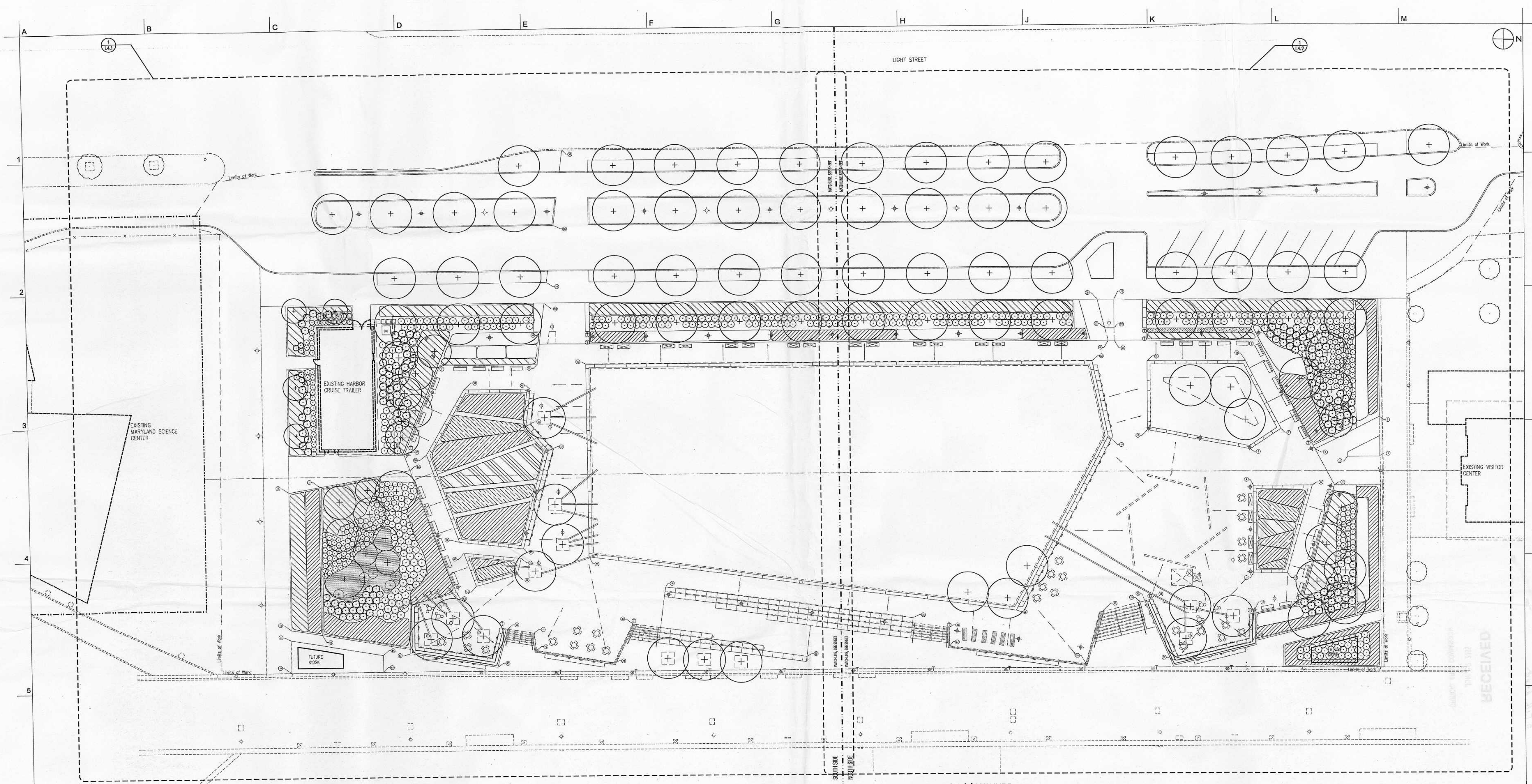
RR = Pollutant removal requirement (lbs/year)

HAS THE RR (POLLUTANT REMOVAL REQUIREMENT) BEEN MET?

YES ~~NO~~

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule.

Would pay @ A Star meter
Offset Fee 35,000 per #
 .563 pounds
\$ 19,705



NOT FOR BID

NOT FOR CONSTRUCTION

hord | coplan | mach

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PLANNING
INTERIOR DESIGN
750 E. Pratt Street Suite 1100
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410-788-7423 PHONE 410-771-1313

Mechanical & Electrical Eng.
AD Engineering, Inc.
8533 Chilton Road, Laurel, Md.
410-752-4222 FAX 410-752-4223

PLANTLIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	RT	SPACING	REMARKS
DECIDUOUS TREE							
8	Betula nigra	River Birch	14'	14' ht.			specimen
9	Cleditioa tricanthos inermis 'Halko'	'Halko' Honey Locust	5" cal.	12-14'	B&B		specimen
11	Quercus rubra	Red Oak	5" cal.		B&B		specimen
3	Quercus rubra	Red Oak	8" cal.		B&B		specimen
56	Platanus x acerifolia 'Bloodgood'	'Bloodgood' London Plane Tree	4" cal.	12-14'	B&B		specimen
EVERGREEN TREE							
2	Magnolia grandiflora	Southern Magnolia	6" cal.	18'-20'	B&B		specimen
4		Japanese Black Pine (or) Austrian Red Pine		21"			1st branch at 7'
ORNAMENTAL TREE							
11	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle		10'			multistem, specimen
SHRUBS							
220	Azalea Delaware Valley White	Delaware Valley White Azalea	18"-24"		B&B or cont.	30"	full, heavy
99	Hydrangea 'Nikko Blue'	'Nikko Blue' Hydrangea	30"-36"		B&B or cont.	36"	full, heavy
11	Hydrangea quercifolia	Oakleaf Hydrangea	36"-42"		B&B or cont.	48"	full, heavy
40	Ilex cornuta x rugosa 'China Girl'	China Girl Holly OR American Common Boxwood			B&B or cont.	36"	full, heavy
86	Juniperus conferta	Shore Juniper	18"		B&B or cont.	18"	full, heavy
7	Nandina domestica	Heavenly Bamboo	30"-36"		B&B or cont.	36"	full, heavy
14	Rosa 'Knockout'	'Knockout' Shrub Rose	30"-36"		cont.	36"	full, heavy
57	Rosa 'Simplicity'	Pink Simplicity Shrub Rose	18"-24" spread		5 gal. cont.	36"	full, heavy
221	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	24" HT. MIN. 18" SPREADING		B&B or cont.		full, heavy
53	Spiraea bumalida 'Anthony Waterer'	Anthony Waterer Spiraea	30"-36"		B&B or cont.		full, heavy
26	Syringa vulgaris 'Miss Kim'	Miss Kim Lilac		4'	B&B or cont.		full, heavy
70	Viburnum carlesii	Korean Spice Viburnum	36"		B&B or cont.		full, heavy
18	Viburnum praecoxense	Prague Viburnum	48"		B&B or cont.	48"	full, heavy

PLANTLIST CONTINUED

QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	RT	SPACING	REMARKS
ORNAMENTAL GRASSES							
408	Calamagrostis acutiflora 'Stricta'	Feather Reed Grass	1 gal.			18"	
128	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal.			36"	
552	Pennisetum alopecuroides 'Hamlin'	Fountain Grass	1 gal.			36"	
PERENNIALS							
183	Echinacea purpurea	Purple Cone Flower	1 gal.			18"	
76	Hemerocallis spp.	Daylily - Mix 1/3 each: early, mid, late season bloom time	1 gal.			18"	
283	Leucanthemum 'Becky'	'Becky' Shasta Daisy	1 gal.			18"	
284	Perovskia atriplicifolia 'Longin'	Russian Sage	1 gal.			18"	
600	Rudbeckia fulgida 'Goldsturm'	Blackeyed Susan	1 gal.			18"	
GROUND COVER							
2805	Liriope muscarifolia 'Big Blue'	Big Blue Liriope	1 gal.			15"	
1040	Liriope spicata		1 gal.			10"	
ANNUALS							
820	TBD					8"	
BULBS							
4319	Narcissis bulbocodium	Daffodil				8"	bulb

PLANTING NOTES
 1. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
 2. ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
 3. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS.
 4. SEE SHEET L4.3 FOR PLANTING DETAILS.
 5. NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
 6. VERIFY THAT ALL TOPSOIL HAS BEEN PLACED AS PER TOPSOIL REQUIREMENTS FOR PLANTING AREAS AS PER DETAIL 4/L4.3.
 7. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
 8. PROVIDE PLANTING BED PREPARATION AS REQUIRED PER DETAIL 4/L4.3.
 9. ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS AND SPECIFICATIONS.
 10. ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
 11. NO SHRUBS SHALL BE PLANTED INDIVIDUALLY IN LAWN AREAS.
 12. WHERE SHRUB BEDS ARE LOCATED DIRECTLY ADJACENT TO PARKING STALLS, ALL PLANTS SHALL BE PLANTED A MINIMUM OF TWO (2) FT. FROM THE FACE OF CURB TO PREVENT DAMAGE TO THE PLANTS BY CAR BUMPERS.
 13. ALL AREAS DISTRIBUTED BY PLANTING OPERATIONS SHALL BE FINE GRADED, SEDED, SODDED, AND/OR PLANTED AS REQUIRED BY THE PLANS.
 14. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.

1 PLANTING KEY PLAN
 L4.0 1"=20'-0"

SEAL
 DRAWN BY: CH

APR 05 2005

NO. DESCRIPTION
 REVISIONS
 SHEET TITLE
Planting Key Plan
 8
 SCALE DATE
 AS NOTED 03.14.05 2005
 PROJECT PHASE
 85% CD-PROGRESS SUBMITTAL
 NOT FOR CONSTRUCTION
 DRAWING #

L4.0
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Got Concept approval
West Shore
Got Prelim app. 10/2/04
Nols. Final

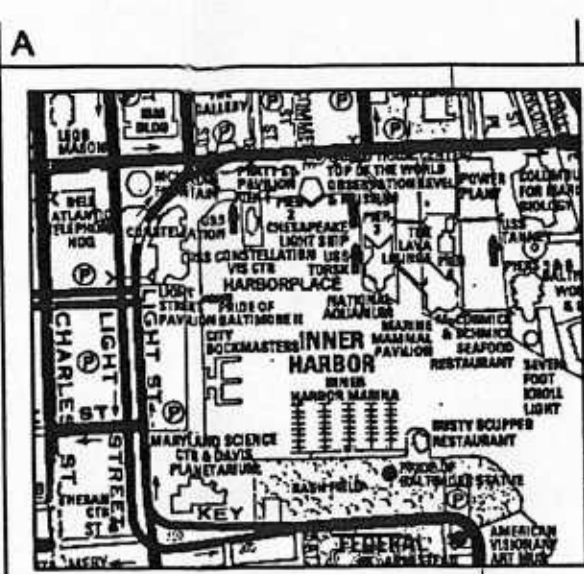
Check permits
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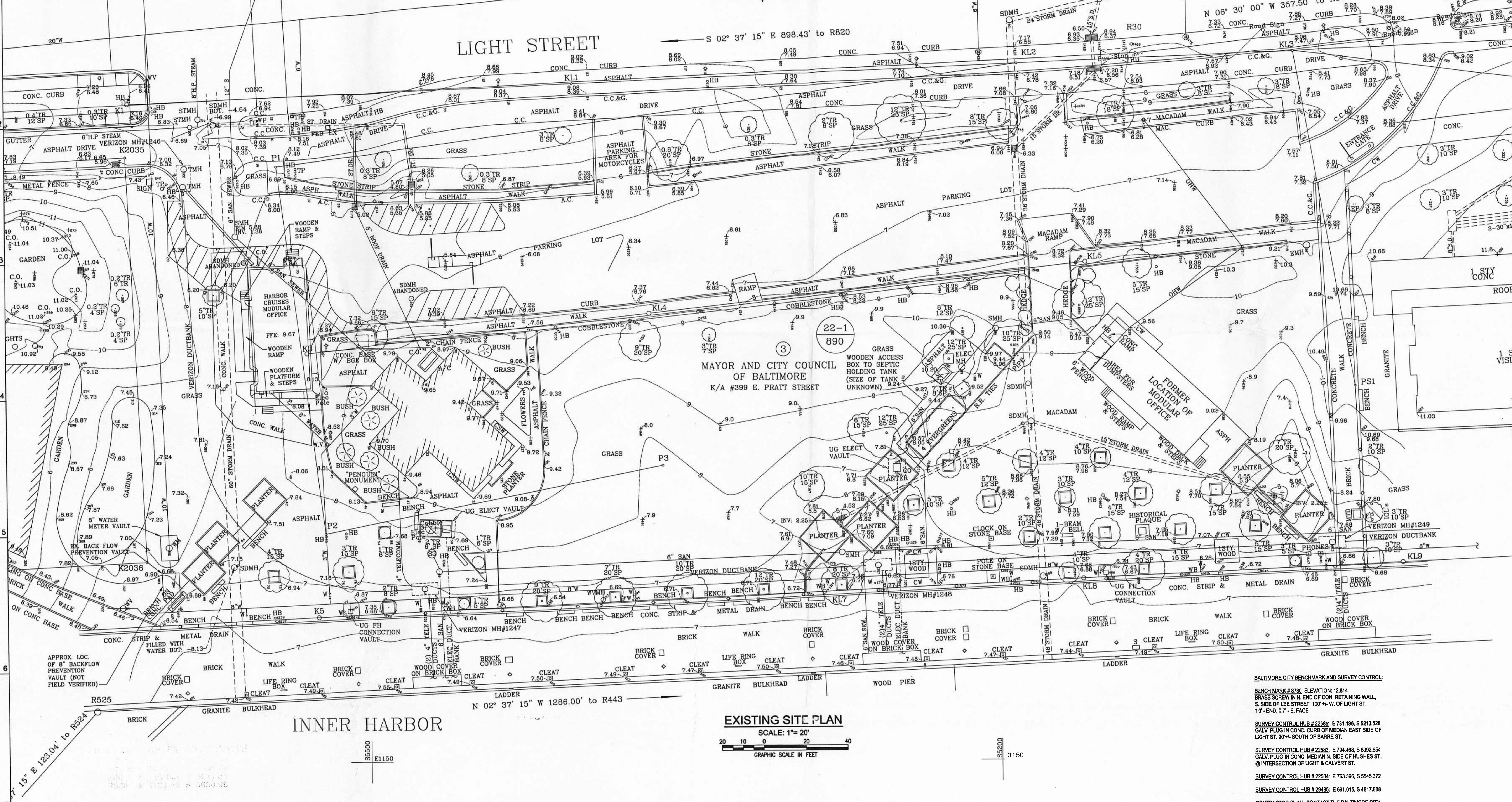
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VICINITY MAP
SCALE: 1"= 1000'



EXISTING SITE PLAN
SCALE: 1"= 20'
GRAPHIC SCALE IN FEET

- LEGEND**
- A.C. - ASPHALT CURB
 - A/C - AIR CONDITIONER
 - C.C. - CONCRETE CURB
 - C.C.&G. - CONCRETE CURB & GUTTER
 - CHW - COBBLESTONE WALK
 - EMH - ELECTRIC MANHOLE
 - EP - ELECTRIC POLE
 - FHM - FIRE HYDRANT MANHOLE
 - HB - HAND BOX
 - IGL - IN GROUND LIGHT
 - MTD - METAL TRAP DOOR
 - OHW - OVERHEAD WIRE
 - S - SIGN
 - SDMH - STORM DRAIN MANHOLE
 - SMH - SANITARY SEWER MANHOLE
 - STMH - STEAM MANHOLE
 - TMH - TELEPHONE MANHOLE
 - TP - TELEPHONE POLE
 - V - VENT
 - W - WATER
 - WB - WATER BOX
 - WP - WALK POLE
 - WMH - WATER VALVE MANHOLE
 - WL - LIGHT ON CONCRETE BASE
 - FL - FIRE HYDRANT
 - KL2 - LETTER TRAVERSE (TYPICAL)

GENERAL CONSTRUCTION NOTES

THESE NOTES PERTAIN TO ALL CIVIL DRAWINGS

- EXISTING INFORMATION AND CONDITIONS NOT GUARANTEED; VERIFY EXISTING UTILITIES. The correctness and completeness of the information showing existing conditions is not guaranteed. Before beginning construction, the Contractor shall perform the following tasks:
 - Notify Miss Utility (800-257-7777), or a private utility locating service, and arrange to have all existing utilities within the limits of construction marked in the field at least 48 hours prior to beginning construction. Maintain markings as necessary throughout construction;
 - Verify the general accuracy of the existing conditions shown on the site drawings by visual inspection of the site, including all existing structures, paving and utility appearances visible thereon;
 - Confirm the existence, size, location and elevation of all existing utilities (including but not limited to all storm drains, sanitary lines, water lines, gas lines, steam lines, electric lines and conduit duct banks, telephone/communication lines and duct banks, all manholes, inlets, clean-outs, valves, handholes, etc.) within the limits of construction in order to: (i) avoid damaging or disrupting service, and (ii) to coordinate and facilitate construction of proposed utilities and other improvements.
 - In addition to the Contractor's visual review of the site and the utility locating services performed, the Contractor shall schedule and complete the test pitting of all existing utilities in a timely manner in order to avoid delays caused by discrepancies or omissions which require the input of or redesign by Carroll Engineering, Inc. (CEI) or other consultants; and;
 - Immediately report to Carroll Engineering, Inc. the results of steps (a), (b) and (c) which might indicate any discrepancy between actual conditions and those shown on the drawings, and any potential conflicts between proposed improvements and existing conditions.

Test Pitting defined: For the purposes of this contract, excavation of utility trenches does not constitute test pitting. Test pitting is a separate operation completed at least seven (7) days before demolition or construction is scheduled to begin. Test pitting involves at least, but is not limited to: excavation to expose existing utilities where proposed utilities cross existing utilities (pipes, structures, appurtenances), where proposed utilities are designed to connect to existing utilities, and to locate existing utilities in the vicinity where new construction is to be installed.

- EXISTING GAS UTILITIES, ELECTRIC UTILITIES, TELEPHONE/COMMUNICATION UTILITIES, AND OTHER UTILITIES. Existing gas lines, steam lines, electric lines, conduits and ductbanks, telephone/communication lines, conduits, and ductbanks, and other such utilities were taken from information provided to Carroll Engineering, Inc. by utility companies or from City records. To the extent that some or all of such utilities appear on the site drawings, the correctness and completeness of the information showing these utilities is not guaranteed. The Contractor shall test all existing utilities as required to verify the horizontal and vertical locations of all existing utilities in order to complete the work.
- COORDINATION BETWEEN PROPOSED UTILITIES. The Contractor shall adjust the location and elevation of proposed gas lines, electric lines, telephone lines, communication lines, water lines and other utilities as necessary to construct proposed water lines, storm drains and sanitary lines with minimum clearances. Coordinate proposed work with the project Mechanical/Electrical drawings, specifications and appropriate utility company.
- RELOCATION OF EXISTING UTILITIES. In the event that the location or elevation of existing minor underground electric lines and phone service lines conflict with proposed storm drains, sanitary sewer lines or water lines, the Contractor shall, with the permission of the Owner and utility company (without an extra cost to the project), adjust the minor lines to permit installation of the new utilities. In the event that it is necessary to relocate a major existing utility in order to accommodate a proposed utility, said relocation may be an extra cost to the project, subject to the terms and conditions for changes to the construction contract.
- UTILITIES TO REMAIN OPERATIONAL; AND ADJUSTMENT TO FINAL GRADE. All existing utilities shall be retained and protected throughout construction unless noted otherwise on the drawings. Existing utilities not to be removed are to remain operational at all times. Existing utilities to be replaced or relocated shall remain in service until replaced or relocated utilities are operational. All existing utility appurtenances shall be adjusted to proposed final grades.
- UTILITY TRENCHING, BACKFILL AND COMPACTION. All trenching for sanitary sewer, storm drains, water mains, and other utilities shall be done in accordance with the latest edition of the City of Baltimore, Department of Public Works (SDPW), "Specifications for Material, Highways, Bridges, Utilities, and Incidental Structures" and the details in the "Book of Standards", as amended to date.

- UTILITY CERTIFICATION. The Contractor shall have a professional engineer (PE) registered in the State of Maryland certify, on a form provided by the Owner, that all proposed storm drains, sanitary sewers, and water lines shown hereon were installed in accordance with the construction documents and referenced specifications. If said Certification is not possible because the utilities were not installed in accordance with these plans and referenced specifications, then the Owner has the option of waiving, in writing, this Certification, in whole or in part. If the Owner does not elect to waive the Certification, the Contractor shall adjust and, if necessary, reconstruct the utilities to bring them in conformance with the contract documents and referenced specifications.
- TEMPORARY UTILITY CAPPING AND PROTECTION. All building connections shall be capped at the upstream end, 5 feet from proposed buildings, caissons or column footings or as noted, and shall be protected by providing three stakes (the height being a minimum of 18 inches above proposed grade) with high visibility flagging around the capped end of the utility. Stakes shall be removed after permanent connection of utilities.
- PROPOSED WATER LINES. Proposed water lines shall have a minimum of 4'-0" cover from finished grade, 1'-0" clearance from storm drains, and 1'-0" clearance from sanitary sewers, unless otherwise noted on the drawings or as required by local codes. All domestic water and fire lines shall be Class 54 ductile iron pipe (DIP). All ductile iron water pipe bands and fittings located in disturbed earth, or as indicated on the drawings shall have restrained joints and shall be approved by the Owner's Representative before backfilling. Concrete buttresses and anchors installed on all fire main water lines shall also be in accordance with the latest edition of N.F.P.A. 24.
- EXISTING WATER METER AND SERVICE. The existing water meter and backflow prevention will remain active for service to the docks along the promenade. The new underground irrigation and park watering systems will connect to the existing system downstream from the backflow prevention vault.
- PROPOSED STORM DRAINS. All storm drains 12 inches and larger shall be at least Class III reinforced concrete pipe (RCP), or as indicated on construction drawings and in the contract specifications. All other storm drains shall be polyvinyl chloride (PVC) in accordance with local codes, or as indicated on construction drawings and in the project contract specifications.

- ELEVATION AND LABELING. All proposed spot grade elevations in driveways and parking are for top of curb (TC) unless otherwise noted as bottom of curb (BC). Proposed elevations on hard surfaces (pavement, walks, walls, steps, manholes, inlets, etc.) are labeled to the hundredth of a foot (e.g. 245.45). Elevations on proposed lawn and planting areas are labeled to the tenth of a foot (e.g. 245.5).
- DIMENSIONS. Unless otherwise noted on the drawing, all dimensions shown on the site drawings follow these conventions:
 - dimensions to a building or retaining wall are to the face of the wall;
 - dimensions to a curb are to the face (not the back) of the curb;
 - dimensions to a fence are to the centerline of the fence;
 - dimensions for sidewalk abutting a curb are from the back of curb to the back edge of the walk;
 - dimensions for other sidewalks or open paving sections are measured to the edge of paving;
 - dimensions to a manhole, inlet, cleanout, pipe bend, valve, fire hydrant or other utility appurtenance are to the center of the structure;
 - dimensions for steps are to the outer edge of the staircase and the nose of the top or bottom step;
 - layout of sediment control measures and plant material shall be scaled.
- DISCREPANCY. If a discrepancy is undetected prior to formation of the construction contract, numerically written dimensions shall take precedence over scaled dimensions for the purpose of the contract; however, the Contractor shall notify the Architect and Carroll Engineering, Inc. of any such discrepancy immediately upon discovery and shall await clarification before proceeding with construction of the item of discrepancy.
- GRADING. It is the intent of the grading design to achieve positive drainage with aesthetically pleasing vertical curves and lines. Transitions between existing and proposed pavement shall be smooth with flush joints. Unless otherwise expressly noted on the plan (by arrow with the percent slope labeled), all proposed asphalt paving shall generally have a minimum slope of 1.50 percent and all concrete shall generally have a minimum slope of 0.50 percent in the direction indicated by proposed contours. Unpaved areas shall have a minimum slope of 2 percent and a maximum slope of 2:1. Final grading shall achieve positive surface drainage away from buildings and toward drainage structures and facilities (walkways, gutters, inlets, etc.). Changes in vertical alignment of roads and walks shall be a straight line slope or parabolic vertical curve that transitions smoothly into a tangent.

BALTIMORE CITY BENCHMARK AND SURVEY CONTROL:

BENCH MARK # 8783 ELEVATION: 128.14
BRASS SCREW IN W. END OF CON. RETAINING WALL, S. SIDE OF LEE STREET, 100' + W. OF LIGHT ST.
1.0' - END, 0.7' - E. FACE

SURVEY CONTROL HUB # 22362: E 731.196, S 5213.528 GALV. PLUG IN CONC. CURB OF MEDIAN EAST SIDE OF LIGHT ST. 20' + SOUTH OF BARRE ST.

SURVEY CONTROL HUB # 22383: E 794.468, S 6092.654 GALV. PLUG IN CONC. MEDIAN, SIDE OF HUGHES ST. @ INTERSECTION OF LIGHT & CALVERT ST.

SURVEY CONTROL HUB # 22384: E 763.596, S 5545.372

SURVEY CONTROL HUB # 22485: E 691.015, S 4817.888

CONTRACTOR SHALL CONTACT THE BALTIMORE CITY SURVEY CONTROL SECTION AT 410-396-4557 TO CONFIRM THE ABOVE INFORMATION IS ACCURATE PRIOR TO BEGINNING ANY WORK.

Thomas Balsley Associates
Lead Designer / Landscape Architects
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410 837 6530 fax
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Mechanical & Electrical Engineers
AD Engineering, Inc.
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FAX: 410-792-4190

Irrigation
Consultants
2231 Weatherstone Circle
Conyers, GA 30094
(770) 929-0884, fax (770) 760-8025



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DRAWN BY: X
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NO.	DESCRIPTION	DATE

SHEET TITLE
EXISTING SITE PLAN

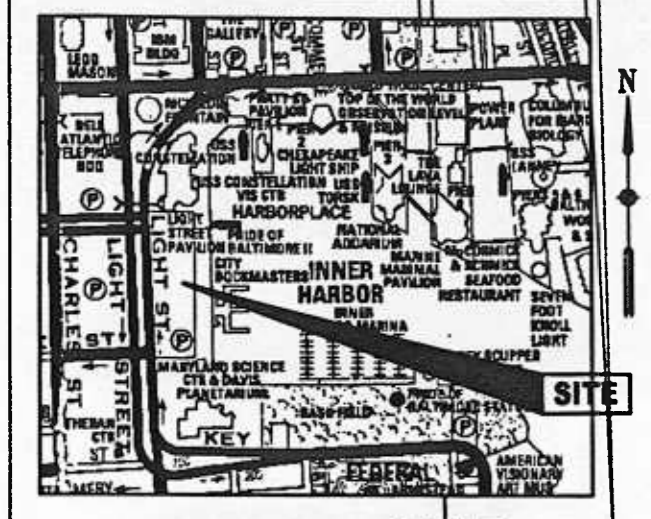
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1"=20'	05.18.05	24125.00

PROJECT PHASE
BID SET
DRAWING #

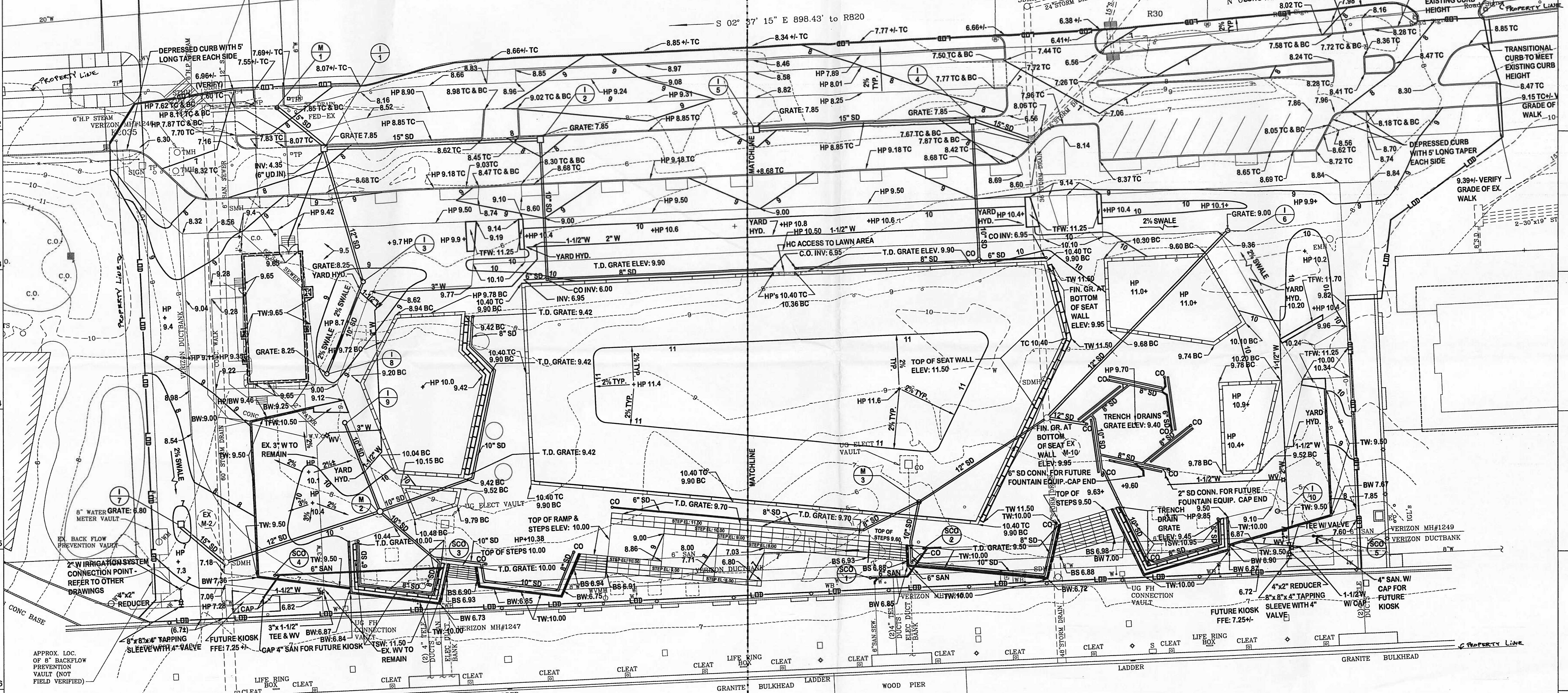
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JUN 27 2005

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WEST SHORE PARK
501 LIGHT STREET, BALTIMORE, MD 21202



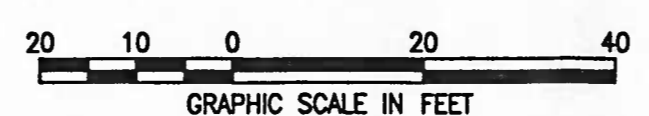
VICINITY MAP
SCALE: 1" = 1000'



PROPERTY CORNER COORDINATES:
 K2035 E 860.26 S 5615.43
 K2036 E 1053.66 S 5606.58
 R30 E 813.21 S 5134.33
 R525 E 1124.86 S 5630.96

PROPOSED IMPERVIOUS AREA:
 32214.65 SQUARE FEET

Plot Plan
 OVERALL PROPOSED SITE AND GRADING PLAN
 SCALE: 1" = 20'



LEGEND

- A.C. - ASPHALT CURB
- A/C - AIR CONDITIONER
- C.C. - CONCRETE CURB
- C.C.&G. - CONCRETE CURB & GUTTER
- CSW - COBBLESTONE WALK
- EMH - ELECTRIC MANHOLE
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- STMH - STEAM MANHOLE
- TMH - TELEPHONE MANHOLE
- TP - TRAFFIC POLE
- V - VENT
- W - WATER
- WB - WATER BOX
- WP - WALK POLE
- WVMH - WATER VALVE MANHOLE
- IGL - IN GROUND LIGHT
- MTD - METAL TRAP DOOR
- OHW - OVERHEAD WIRE
- S - SIGN
- KL2 - LETTER TRAVERSE (TYPICAL)
- PROPOSED 6" UNDER DRAIN
- PROPOSED LIMIT OF DISTURBANCE

Thomas Baisley Associates
 Lead Designer / Landscape Architects
 31 W 27 Street,
 9th Floor,
 NY, NY - 10001

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 LANDSCAPE ARCHITECTURE
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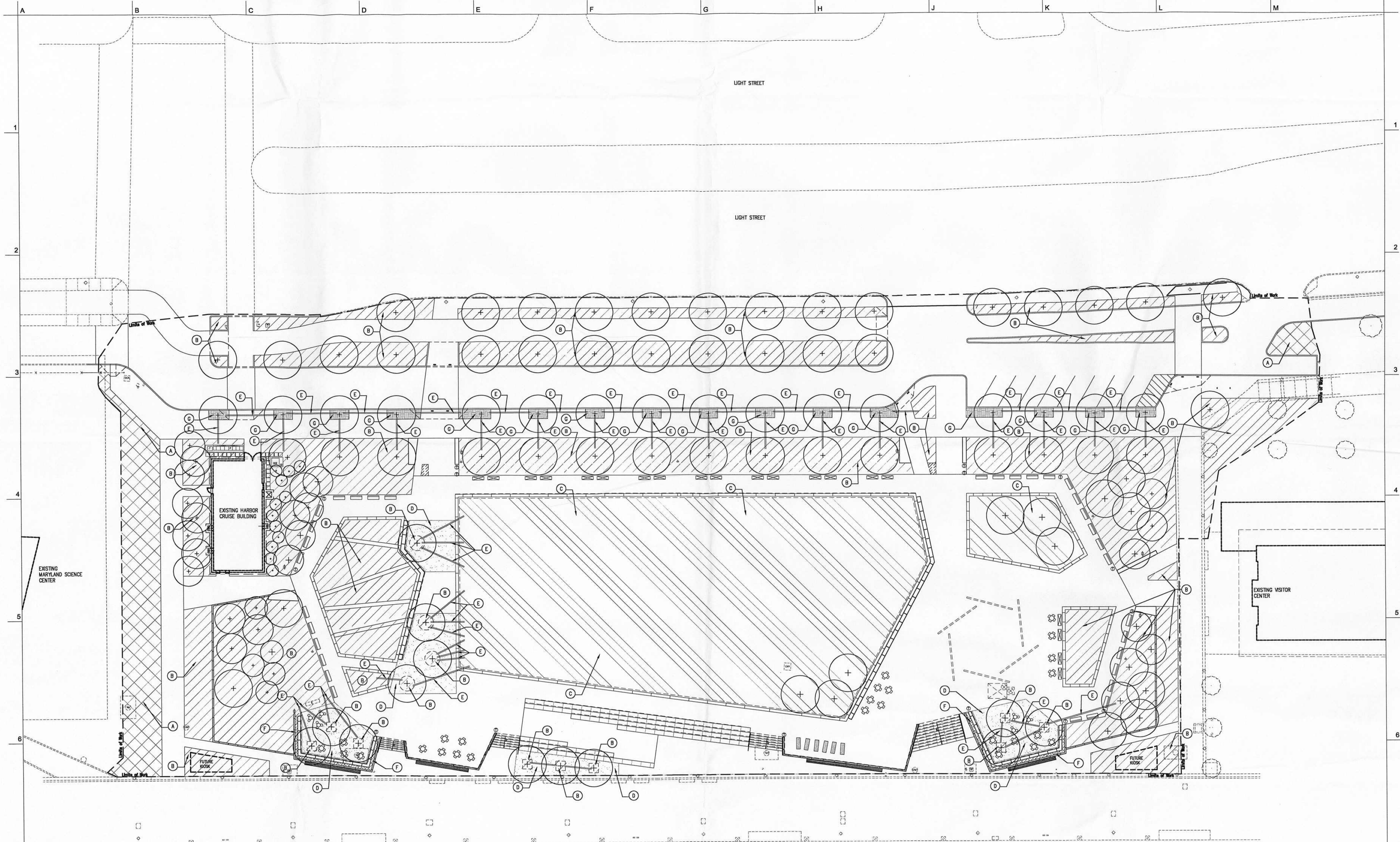
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 2231 Weatherstone Circle
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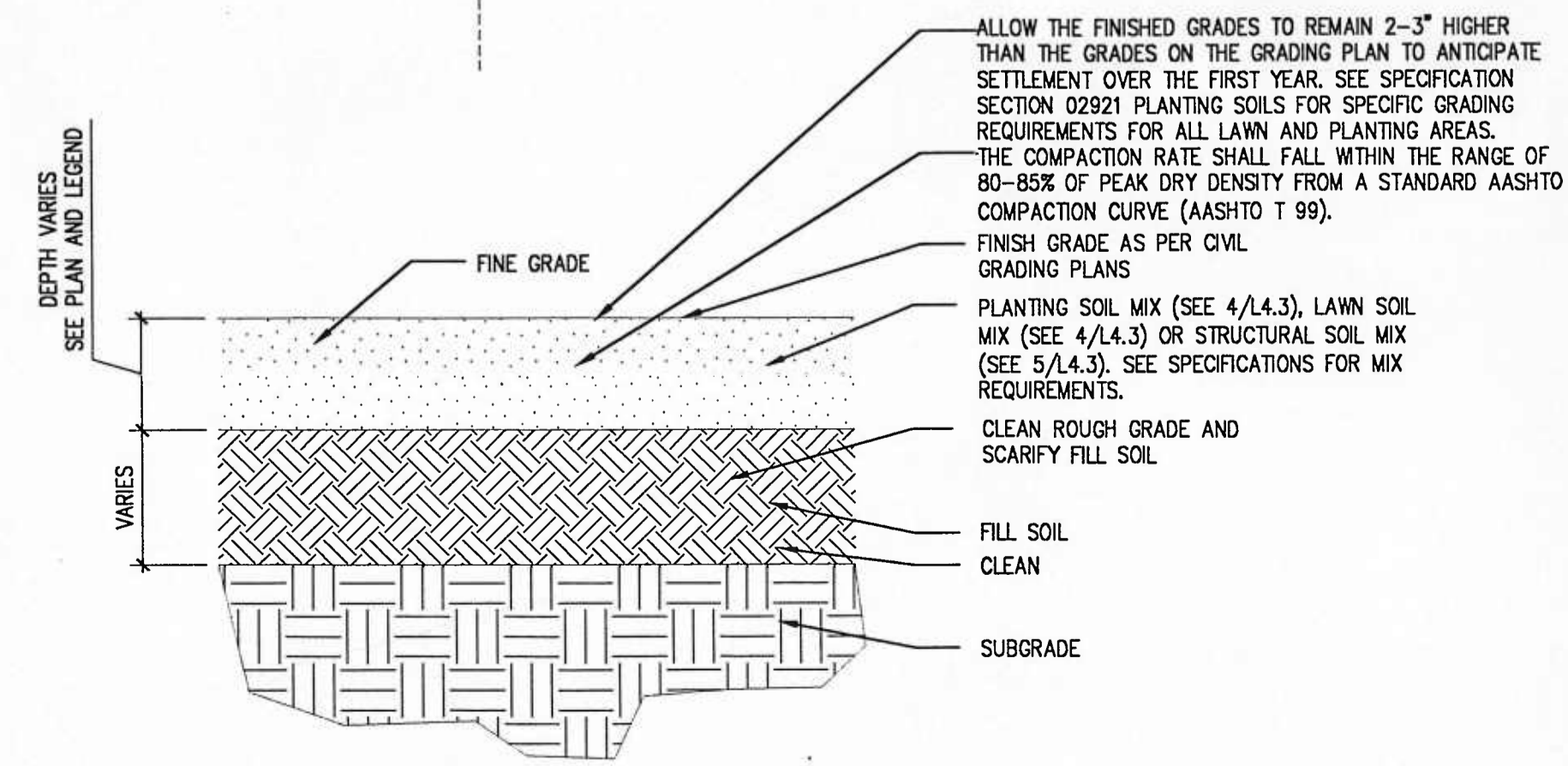
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REVISIONS		
SHEET TITLE: Plot Plan		
OVERALL SITE & GRADING PLAN		
SCALE	DATE	PROJ.#
1"=20'	05.18.05	24125.00
PROJECT PHASE		
BID SET		
DRAWING # RECEIVED		
JUN 27 2005		

C-3 CRITICAL AREA COMMISSION



GENERAL NOTES:

1. ALL LAWN AND PLANTING SOIL MIXES SHALL BE FURNISHED AS PER SPECIFICATIONS.
2. FURNISH LAWN AND PLANTING SOIL MIXES IN ALL LAWN AND PLANTING AREAS.
3. FURNISH LAWN AND PLANTING SOIL MIXES TO MINIMUM DEPTHS SPECIFIED BY THIS PLAN.
4. THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY. SEE CIVIL SITE PLAN FOR ADDITIONAL INFORMATION.
5. SEE SHEETS L2.0 & L2.1 FOR CONSTRUCTION ITEMS AND INFORMATION.
6. PROPOSED GRADING SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.
7. ALL AREAS DISTURBED BY GRADING OPERATIONS TO BE FINE GRADED, SEED, SODDED, OR PLANTED AS REQUIRED.
8. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
9. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND BETWEEN DIMENSION PLANS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT.
10. ALLOW THE FINISHED GRADES TO REMAIN 2-3" HIGHER THAN THE GRADES ON THE GRADING PLAN TO ANTICIPATE SETTLEMENT OVER THE FIRST YEAR. SEE SPECIFICATION SECTION 02921 PLANTING SOILS FOR SPECIFIC GRADING REQUIREMENTS FOR ALL LAWN AND PLANTING AREAS.



LEGEND

- (A) 4" LAWN SOIL DEPTH. SEE DETAIL 2/L1.0
- (B) 18" PLANTING SOIL DEPTH. SEE DETAIL 2/L1.0 & 4/L4.3
- (C) 12" LAWN SOIL DEPTH. SEE DETAIL 2/L1.0
- (D) 36" STRUCTURAL PLANTING SOIL DEPTH. SEE DETAIL 2/L1.0 & 5/L4.3
- (E) ROOT PATHS: SEE DETAIL 1/L4.3 & 6/L4.3
- (F) PLANTER. SEE DETAIL 5/L3.0
- (G) TREE PIT-30" SOIL DEPTH. INSTALL AFTER CONSTRUCTION OF SURROUNDING SIDEWALK AND CURBING. SEE DETAIL 10/L4.3

1 **LAWN & PLANTING SOILS LAYOUT PLAN** 1"=20'-0"

2 **SOIL DEPTH DETAIL** 1/8"=1'-0" NTS

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Lead Designer / Landscape Architect
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DRAWN BY
OK CS

NO.	DESCRIPTION	DATE
REVISIONS		
SHEET TITLE		
Lawn & Planting Soils Layout Plan		
SCALE	DATE	PROJ.
AS NOTED	05.18.05	24125
PROJECT PHASE		
BID SET		
DRAWING #		

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