

Martin O'Malley  
*Governor*

Anthony G. Brown  
*Lt. Governor*



Margaret G. McHale  
*Chair*

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/](http://www.dnr.state.md.us/criticalarea/)

July 2, 2009

Gary Letteron  
Environmental Planner  
City of Baltimore Department of Planning  
417 East Fayette Street, 8<sup>th</sup> Floor  
Baltimore, MD 21202

**Re: Westport Waterfront - Buffer Management Plan (BMP)**

Dear Mr. Stuart:

We are in receipt of a revised Buffer Management Plan for the above-referenced project. Given that the applicant provides monitoring and maintenance in conformance with the City's Critical Area Management Program, this office has no additional comments on the proposed plan.

Thank you again for providing supplemental information. If you have any questions, please call me at (410) 260-3483.

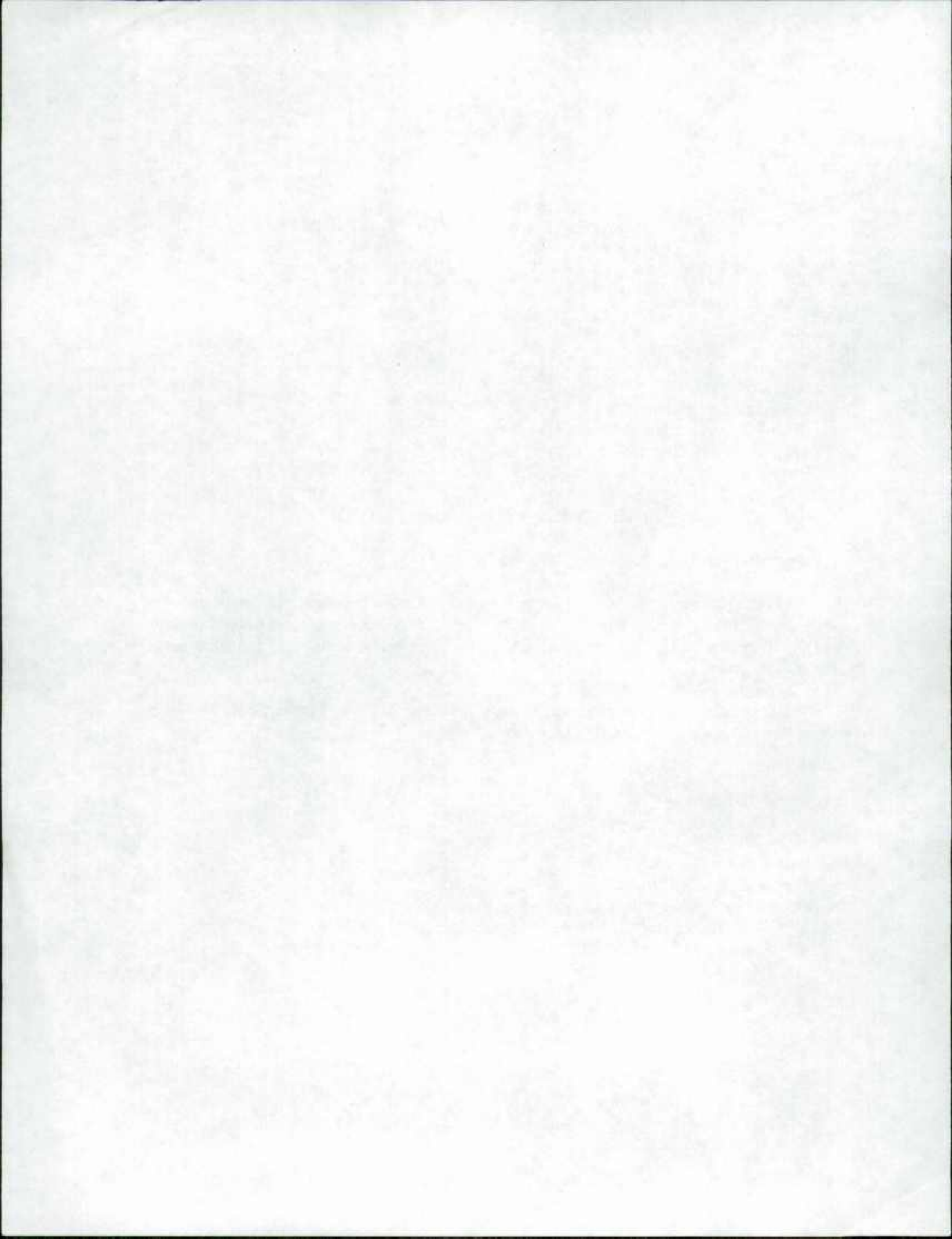
Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly

Natural Resource Planner

cc: LeeAnne Chandler, Critical Area Commission  
Charles Leasure, EA Engineering, Science, and Technology  
BA 689-08



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December 17, 2008

Duncan Stuart  
City of Baltimore Planning Commission  
Department of Planning  
417 E. Fayette Street, 8<sup>th</sup> Floor  
Baltimore, Maryland 21202-3416

**Re: Westport Waterfront - 10% Phosphorus Reduction Calculations and  
Buffer Management Plan (BMP), Phase I**

Dear Mr. Stuart:

We are in receipt of revised 10% Phosphorus Reduction calculations as well as a Buffer Management Plan (BMP) for the above referenced project. The applicant is proposing to redevelop the existing site with residential and commercial buildings, streetscaping, parks, roadways, and alleys through two phases. The property is 44.11 acres in size and is designated Intensely Developed Area (IDA); Phase I will impact 22.83 acres, while Phase II will impact 21.28 acres. It is our understanding that only Phase I of this project is proposed for development at this time.

Currently, total lot coverage is 17.75 acres (83.4%); upon completion of the project, total lot coverage will increase to 18.38 acres (86.4%). The applicant proposes to meet 10% requirements on Phase I of the site through the use of dry swales, while a sand filter is also proposed to address 10% requirements for Phase II. In addition, the applicant will pay \$168,442.50 into the City's Offset fund for Phase I development and \$427,907.50 for Phase II, which is consistent with the City's Buffer offset rate of \$2.50 per square foot of site area developed with the Buffer (Baltimore City Critical Area Management Program §V.2).

Based on the information provided, we have the following comments:

1. Based upon several discussions with the applicant, it is our understanding that the applicant may substitute the proposed sand filters onsite with green roof technology. In order to ensure that pollutant removal requirements are met over the entire site under this circumstance, the applicant must submit revised 10% worksheets for the entire site prior to the start construction if green roof technology will be utilized.

2. Commission staff has no major concerns with the applicant's proposed Buffer Management Plan. However, staff does have questions related to the species, density, and mix of vegetation proposed within certain portions of the Buffer. We recommend that the applicant contact this office to discuss these matters. Slight revisions to the BMP, as well as additional review of the plan, may be required. We understand that review of this plan can take place after the issuance of the grading permit. However, we recommend that any revisions be completed prior to the start of construction of structures onsite.
3. It is our understanding that a portion of the Phase II Buffer mitigation will be located on the adjacent Kloman Ballfield parcel, which is owned by the Mayor and City Council. The applicant plans to lease this property from City, although a lease has not been finalized at the time of this letter. Please inform the applicant that, should the lease not be granted, the applicant will be required to provide the remaining mitigation onsite or provide offsets that are consistent with the City's Critical Area Management Plan. Under this circumstance, a revised Buffer Management Plan for the site will be required for review by this office.
4. The applicant must provide provisions for maintenance, survival, monitoring, and replanting of the Buffer for a period of at least three years. The planting must be adequately bonded or otherwise ensured to provide a 90% survival rate at the end of the three-year period. Please have the applicant forward this information to our office for review.

Thank you again for providing information on this Buffer management and stormwater plan. If you have any questions, please call me at (410) 260-3483.

Sincerely,



Nick Kelly

Natural Resource Planner

cc: BA 689-08

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August 21, 2008

Duncan Stuart  
City of Baltimore Planning Commission  
Department of Planning  
417 E. Fayette Street, 8<sup>th</sup> Floor  
Baltimore, Maryland 21202-3416

**Re: Westport Waterfront - 10% Phosphorus Reduction Calculations**

Dear Mr. Stuart:

Thank you for providing 10% Phosphorus Reduction calculations for the above-referenced project. The applicant is proposing to redevelop the existing site with residential and commercial buildings, streetscaping, parks, roadways, and alleys. The property is 44.11 acres in size and is designated Intensely Developed Area (IDA). Currently, total coverage on site is 35.21 acres (79.82%); upon completion of the proposed project, total lot coverage onsite will fall to 34.11 acres (77.32%). The applicant proposes to meet 10% requirements on site through the reduction of lot coverage onsite, and the installation of dry swales along the roadways and sand filters near the parking garage areas.

Based on the information provided, we have the following comments:

1. Based upon our August 11, 2008 meeting with the applicant, it is our understanding that the applicant may substitute the proposed sand filters onsite with green roof technology. If this is correct, the applicant must submit revised 10% worksheets accounting for the green roof technology. However, if the applicant uses the sand filters as proposed, then the applicant must submit schematics of this Best Management Practice in order to verify that the proposed sand filters are constructed to provide 65% phosphorus removal efficiency onsite.
2. This office will review Buffer offset fee requirements in conjunction with the full submission of the Westport Waterfront Master Plan and Buffer Management Plan.

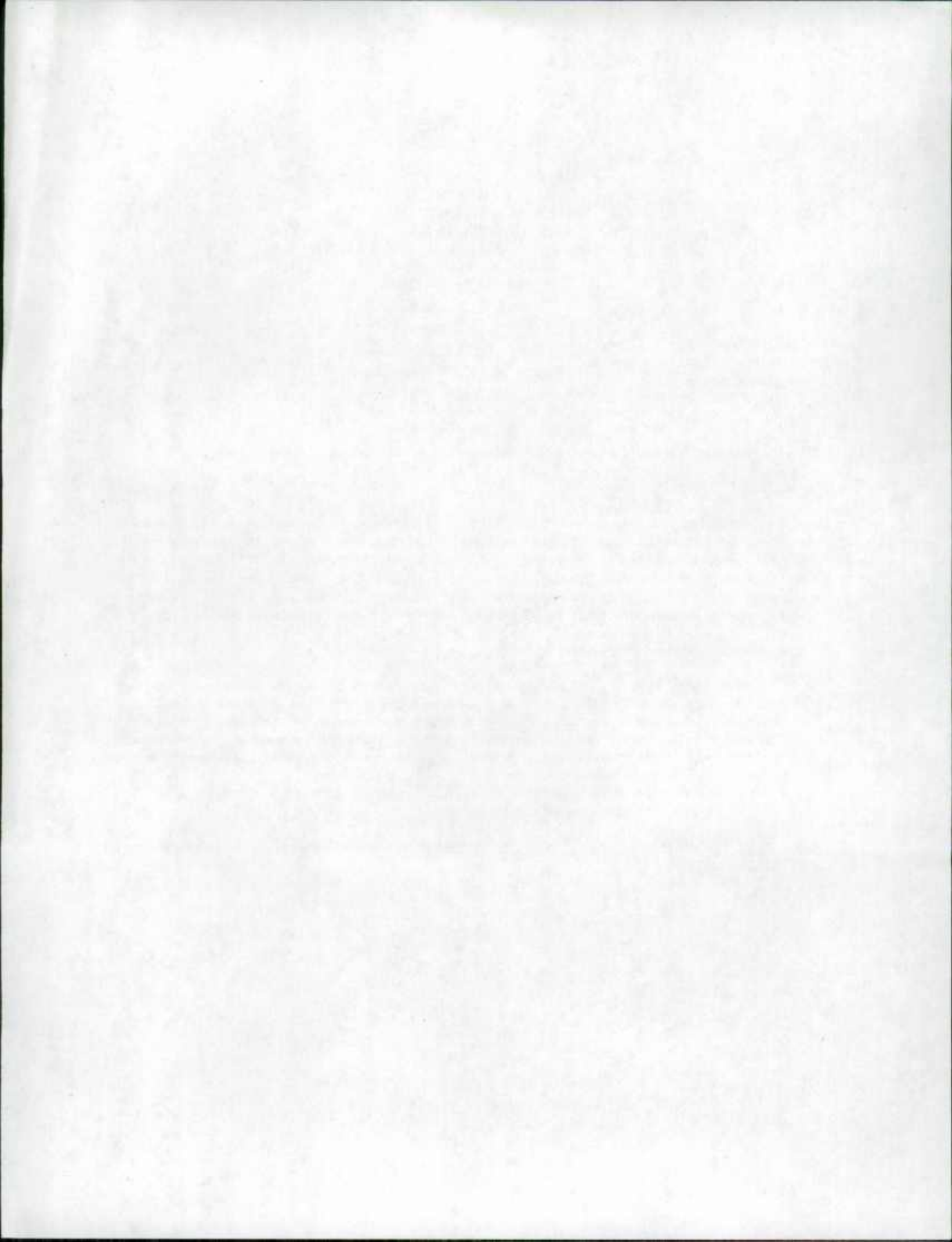
Thank you again for providing information on this building permit application. If you have any questions, please call me at (410) 260-3483.

Sincerely,

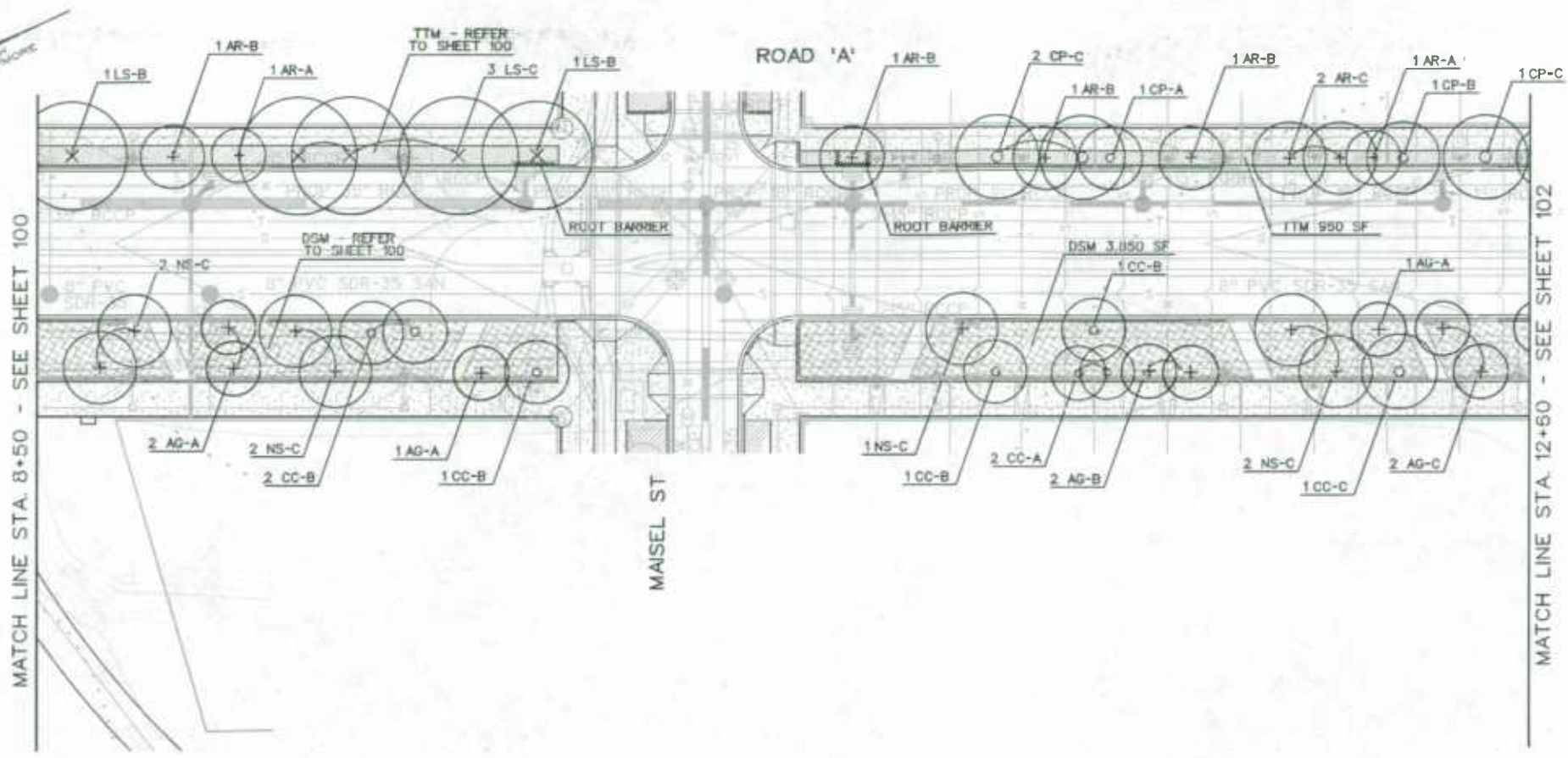
A handwritten signature in black ink that reads "Nick Kelly".

Nick Kelly  
Natural Resource Planner  
cc: BA 469-08





AS-BUILT REVISIONS		REVISIONS		
NO.	DESCRIPTION	DATE	BY	



**TRAFFIC ENGINEERING NOTES**

1. THE CONTRACTOR SHALL CONTACT MR. ROBERT E. FERGUSON, OF THE DEPARTMENT OF TRANSPORTATION AT (410) 584-2154 TWO (2) WEEKS BEFORE CONSTRUCTION BEGINS AND ONE (1) WEEK PRIOR TO ANY CHANGE TO THE MAINTENANCE OF TRAFFIC.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL TEMPORARY TRAFFIC CONTROL EQUIPMENT FOR THE DURATION OF THE CONTRACT.
3. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION AND REVISIONS OF THE FEDERAL HIGHWAYS M.U.T.C.D. AND MARYLAND S.H.A. WORK ZONE TRAFFIC CONTROL STANDARDS.
4. FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS PERMITS DIVISION, ABEL WOLMAN MUNICIPAL BUILDING, 1ST FLOOR, 200 NORTH HOLIDAY STREET, BALTIMORE, MARYLAND, PHONE (410) 395-5885 OR 410-395-4508. DURING THE PERMIT REVIEW PROCESS THE CONTRACTOR MAY BE BILLED ADDITIONAL TRAFFIC INSPECTION FEES NOT RELATED TO ANY PREVIOUS COST.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF A FOUR (4') FOOT PEDESTRIAN FOOTWAY, OR PROVIDE APPROPRIATE PEDESTRIAN DETOUR.
6. THE CONTRACTOR IS REQUIRED TO PROTECT AND MAINTAIN EXISTING SIGNALS, ALL LIGHTING AND CONDUIT FACILITIES DURING CONSTRUCTION.
7. ALL EXCAVATION SHALL BE PLATED (STD. DETAIL B.C.575.17) AT THE END OF EACH WORK DAY AND "STEEL PLATES AHEAD" WARNING SIGNS, DISPLAYED IN ADVANCE.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE (1) ELEVEN-FOOT (11') LANE OF TRAFFIC IN EACH DIRECTION OF TRAVEL OR PROVIDE A TWO-MAN FLAGGING OPERATION EQUIPPED WITH "SLOW/STOP" PADDLES.
9. NO LANE CLOSURES OR DISRUPTION OF TRAFFIC BETWEEN THE HOURS OF 5AM-9AM AND 3PM-5PM WEEKDAYS.
10. THE CONTRACTOR SHALL MAINTAIN AN INGRESS AND EGRESS TO ALL LOCAL BUSINESSES.
11. CONTRACTOR TO USE EXTREME CAUTION DUE TO BURIED CABLE IN THIS AREA. THE CITY, AT THE CONTRACTOR'S EXPENSE, WILL REPAIR ANY DAMAGE.
12. NO STREET CLOSURES WILL BE ALLOWED.

**LANDSCAPE NOTES**

1. REFER TO SHEET 99 FOR PLANTING NOTES, MASTER PLANT SCHEDULE AND GRASS & FORB PLANTING SCHEDULE.
2. REFER TO SHEET 100 FOR TREE PLANTING DETAIL, GRASS PLANTING DETAIL, ROOT BARRIER DETAIL, TREE TRENCH DETAIL AND TREE GRATE DETAIL.
3. FOR PLANTING WITHIN DRY SWALE, REFER TO DETAIL ON SHEET 7, ROADWAY TYPICAL DETAILS, FOR PLANTING ZONE. NO TREES SHALL BE PLANTED WITHIN THE BOTTOM OF THE DRY SWALE.
4. TO THE EXTENT POSSIBLE, TREES SHALL BE PLANTED AT LEAST 5'-0" FROM WATER UTILITIES, SANITARY SEWER UTILITIES AND CONDUIT FACILITIES AS SPECIFIED ON THESE PLANS.

**LEGEND:**

	PROPOSED STREET TREE
	DRYSWALE GRASS/FORB MIX
	TREE TRENCH GRASS MIX
	WENBURN AVENUE GRASS/FORB MIX
	PROPOSED ROOT BARRIER
	PROPOSED BIKE RACK, EQUIPARC MODEL 5511-7
	PROPOSED TRASH RECEPTACLE
	PROPOSED BENCH TYPE 1, PETERSEN MODEL SB95
	PROPOSED BENCH TYPE 2, PETERSEN MODEL DART

**PLANT SCHEDULE**

KEY	BOTANICAL/COMMON NAME
<b>LARGE DECIDUOUS TREES</b>	
GB	GINKGO BILOBA 'PRINCETON SENTRY' / SENTRY GINKGO
LS-A	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA' / SWEETGUM
PD-A	PLATANUS OCCIDENTALIS / SYCAMORE
QB-A	QUERCUS BICOLOR / SWAMP WHITE OAK
QC	QUERCUS COCCINEA / SCARLET OAK
<b>MEDIUM DECIDUOUS TREES</b>	
AR-A	ACER RUBRUM 'COLUMNARE' / RED MAPLE
NS-A	NYSSA SYLVATICA / BLACKGUM
<b>UNDERSTORY TREES</b>	
AG-A	AMELANCHIER X GRANDIFLORA / SERVICEBERRY
CP-A	CARPINUS CAROLINIANA / HORNBEEAM
CC-A	CERCIS CANADENSIS / EASTERN REDBUD
CF	CORNUS FLORIDA / FLOWERING DOGWOOD
<b>GRASSES AND FORBS</b>	
OSM	DRY SWALE MIX
TTM	TREE TRENCH MIX
WSM	WENBURN STREET MIX

DESIGNED BY: STV INCORPORATED  
 7125 AMBASSADOR ROAD, SUITE 200  
 BALTIMORE, MARYLAND 21244  
 CONTACT: ADDISON PALMER  
 (410) 944-9112

DEVELOPER: WESTPORT WATERFRONT, LLC  
 1700 BEASON STREET  
 BALTIMORE, MD 21230  
 CONTACT: CARA FRYE  
 (410) 585-5410

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3188, EXPIRATION DATE: OCT. 15, 2008.

L. ARCH. ADDISON PALMER, P.L.A.	WARD: 25
LICENSE# 3188	SECTION 5
DATE: JUNE 13, 2009	BLOCK: 749A, 751, 752
DESIGNED BY: NEL	LOT: 1 (749A), 1 (751), 1 & 5 (752)
DRAWN BY: SRB	
CHECKED BY: JWH	

STV INCORPORATED 7125 AMBASSADOR ROAD, SUITE 200 BALTIMORE, MARYLAND 21244 (410) 944-9112	BALTIMORE CITY REVIEW	R/W RELEASE	GRADE ESTABLISHED	HIGHWAY DESIGN	STRUCTURAL	DRAINAGE	LIGHTING	CONDUIT	EROSION AND SEDIMENT CONTROL	TRAFFIC ENGINEERING	SIGNAL ENGINEERING	WASTEWATER ENGINEERING	WATER ENGINEERING
DRAWN BY: SRB	BY:												
EXAMINED BY: NEL	DATE:												

CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

DIRECTOR, DEPT. OF TRANSPORTATION

DIRECTOR OF PUBLIC WORKS

CITY OF BALTIMORE  
DEPARTMENT OF PUBLIC WORKS

AGREEMENT NO. 1117  
ROAD 'A'

LANDSCAPE PLAN  
STA. 8+50.00 TO STA. 12+50.00

SCALE: 1"=20' DATE: MAR, 23 2009

TRANSPORTATION ENGINEERING DIVISION SHEET 101 OF 111

I:\PROJECTS\101014\101014\_000\Drawings\Phase 1\101014\_000.dwg PLSDPRINT.dgn 06/12/2009 09:58:57 AM

**GENERAL NOTES:**

1. DEVELOPER: WESTPORT DEVELOPMENT LLC  
1700 BEASON STREET  
BALTIMORE, MD 21230  
ATTN: CARA FRYE  
(410) 685-6410

2. PROPERTY LOCATION/EXISTING ADDRESS CHART:

PARCEL NAME	OWNER	STREET ADDRESS	BLOCK	LOT
COCKEY'S ENTERPRISE	INNER HARBOR WEST II	2001 & 2031 KLOMAN STREET	7612	1/2
UN-NAMED	INNER HARBOR WEST II	2033 KLOMAN STREET	7612	3
WTA	INNER HARBOR WEST II	2039 KLOMAN STREET	7612	5A
PSC	PSC	- NONE -	PSC	20
CONSTELLATION/BCE	INNER HARBOR WEST II	2201 & 2121 KLOMAN STREET	7612	5
CARR-LOWREY	INNER HARBOR WEST LLC	2201, 2221 & 2301 KLOMAN ST	7612	6/10
LAFARGE	INNER HARBOR WEST II	2301 WATERVIEW AVENUE	7611	B,9/10

3. PROPOSED ADDRESS: TO BE DETERMINED - SEE SUBDIVISION PLAN

4. EXISTING USE: VACANT  
PROPOSED USE: MIXED USE DEVELOPMENT

5. EXISTING ZONE: B-2-2, B-2-3 AND PUD (ORDINANCES 07-0609 AND 09-139)  
PROPOSED ZONE: NO CHANGE

6. SETBACKS: ALL YARDS: PER PUD  
MIN. LOT AREA: PER PUD  
FAR: PER PUD  
MAX. HEIGHT: PER PUD

7. OFF-STREET PARKING REQUIREMENT: AS ESTABLISHED WITHIN THE PUD

PROPOSED USE	NET SF/UNITS	PKG REQ'D	OFF-STREET PKG PROP'D
OFFICE / FLEX	3,000,000 +/-	1 SP/800 SF	3,750
RETAIL / COMMERCIAL	300,000 +/-	1 SP/600 SF	500
TOWNHOMES	84 DU	2 SP/DU	168
MULTI-FAMILY	1,916 DU	1.3 SP/DU	2,491
HOTEL	1 SP/ROOM	500	500
TOTAL PARKING SPACES	7,409 +/-	7,409 +/-	7,409 +/-

\* AN ADDITIONAL 169 +/- AND 276 +/- ON-STREET PARKING SPACES WILL BE PROVIDED DURING PEAK AND OFF-PEAK HOURS, RESPECTIVELY.

8. SITE AREA: 42.9 AC +/- (FAST LAND)

9. AREA OF DISTURBANCE: 42.9 AC +/-

10. URBAN RENEWAL AREA: THE LAFARGE PROPERTY IS LOCATED WITHIN THE MIDDLE BRANCH URBAN RENEWAL PLAN. ALL OTHER PROPERTIES ARE LOCATED WITHIN THE CARROLL CAMDEN URBAN RENEWAL PLAN.

11. FOREST CONSERVATION: THE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA). THEREFORE, THE SITE WILL BE SUBJECT TO FOREST CONSERVATION REQUIREMENTS UNDER THE CRITICAL AREA REGULATIONS.

12. CRITICAL AREA: THE SITE IS ENTIRELY WITHIN THE 1000' CBCA. IN ADDITION, A PORTION OF THE SITE IS WITHIN THE CBCA 100' BUFFER. IT IS ANTICIPATED THAT CBCA POLLUTANT REMOVAL REQUIREMENTS WILL BE SATISFIED ENTIRELY ON-SITE.

13. FLOOD PLAIN: A PORTION OF THE SITE IS LOCATED WITHIN THE FEMA 100-YR TIDAL AND NON-TIDAL FLOOD PLAN.

14. RESOURCE CONSERVATION AREA: NONE OF THE PROPERTIES WITHIN THE BOUNDARY OF THIS DEVELOPMENT PLAN ARE WITHIN A RESOURCE CONSERVATION AREA.

15. HABITAT PROTECTION AREA: PORTIONS OF THE SITE ARE LOCATED WITHIN THE UPPER AND LOWER DESIGNATED HABITAT PROTECTION AREAS.

16. HISTORIC DISTRICT: NONE OF THE PROPERTIES WITHIN THE BOUNDARY OF THIS DEVELOPMENT PLAN ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

17. STORMWATER MANAGEMENT: A STORMWATER MANAGEMENT QUANTITY WAIVER IS ANTICIPATED DUE TO DIRECT TIDAL OUTFALL TO TIDAL WATERS. STORMWATER MANAGEMENT QUALITY CONTROL IS ANTICIPATED TO BE PROVIDED ON-SITE THROUGH A VARIETY OF BMP'S INCLUDING DRY-SWALES WITHIN THE PUBLIC RIGHT OF WAY, RECREATED WETLANDS, TRASH INTERCEPTORS, ETC. IN ACCORDANCE WITH DPW, CBCA AND MDC REGULATIONS.

18. REFUSE COLLECTION WILL BE PROVIDED IN THE FORM OF ALLEY/CURBSIDE PICK-UP FOR TOWNHOUSE RESIDENTIAL UNITS AND WILL BE WITHIN SERVICE AREAS OF RETAIL, OFFICE AND MULTI-FAMILY (HIGH-RISE) RESIDENTIAL UNITS.

19. UTILITY LAYOUT, GRADING AND LANDSCAPING ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.

20. PROPOSED STREET LIGHTING SHALL BE DESIGNED AND PERMITTED UNDER A PUBLIC WORKS DEVELOPER'S AGREEMENT WITH BALTIMORE CITY DOT.

21. TOPOGRAPHIC BOUNDARY AND UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS SURVEYS PREPARED BY STV INCORPORATED, SURROUNDING OFF-SITE INFORMATION WAS TAKEN FROM BALTIMORE CITY GIS.

22. REFER TO SUBDIVISION PLAN FOR ALL PROPOSED PROPERTY BEARINGS AND DISTANCES, AND PROPOSED STREET RIGHT-OF-WAY WIDTHS.

23. CONTACT: ADDISON PALMER  
STV INCORPORATED  
410-944-9112

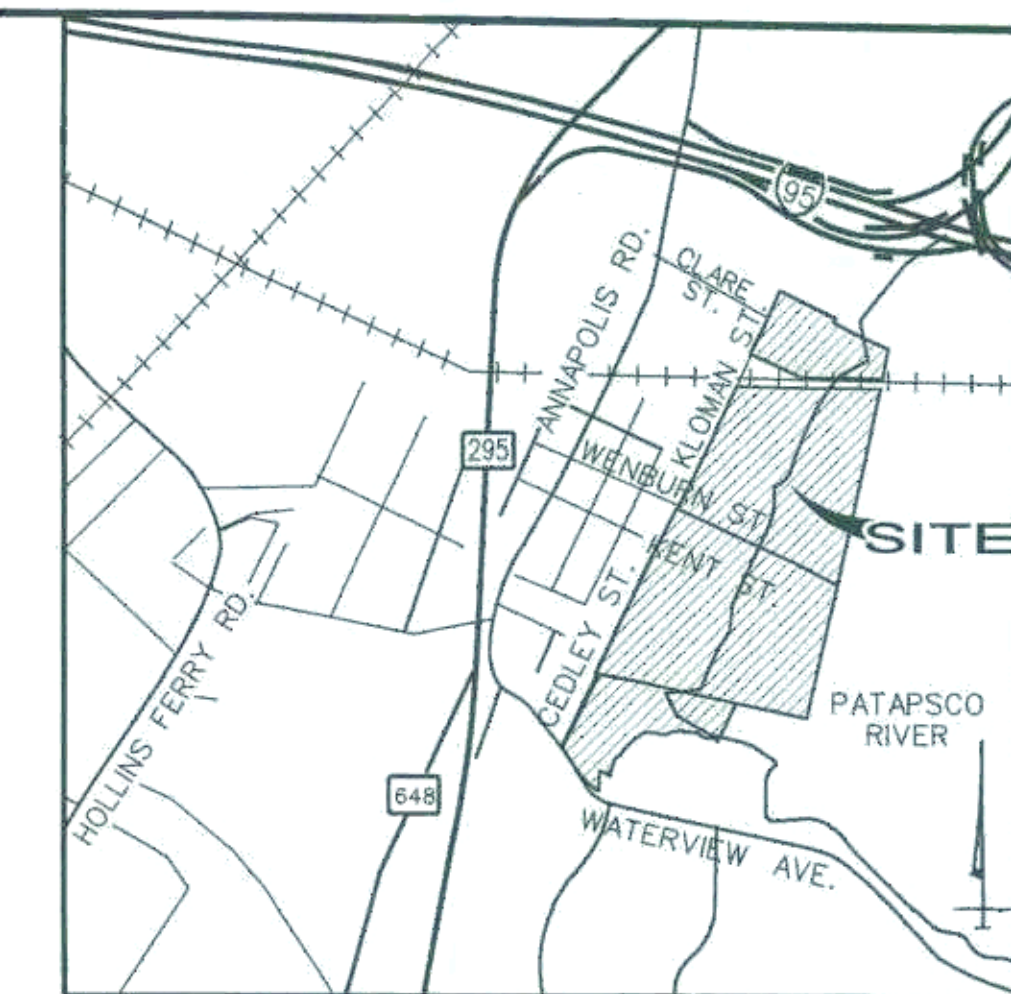
**PRELIMINARY PLANT SCHEDULE**

KEY	QTY	BOTANICAL/Common NAME	SIZE	ROOT	REMARKS
<b>LARGE DECIDUOUS TREES</b>					
AH	15	ASCOLLUS HYPOCASTANUM / BALMANNY HORSE CHESTNUT	4 1/2"-5" CAL.	B&B	PALMATE LEAF, WHITE FLOWERS, FRUITLESS VARIETY
LS-A	4	LIQUIDAMBAR STYRACIFLUA ROTUNDOLOBA / SWEETGUM	2 1/2"-3" CAL.	B&B	STAR-SHAPED LEAF, RED IN FALL
LS-B	16	LIQUIDAMBAR STYRACIFLUA ROTUNDOLOBA / SWEETGUM	3 1/2"-4" CAL.	B&B	STAR-SHAPED LEAF, RED IN FALL
LS-C	12	LIQUIDAMBAR STYRACIFLUA ROTUNDOLOBA / SWEETGUM	4 1/2"-5" CAL.	B&B	STAR-SHAPED LEAF, RED IN FALL
PO-A	12	PLATANUS OCCIDENTALIS / SYCAMORE	2 1/2"-3" CAL.	B&B	WHITE COARSE FORM, EXFOLIATING WHITE/BROWN BARK
PO-B	13	PLATANUS OCCIDENTALIS / SYCAMORE	3 1/2"-4" CAL.	B&B	WHITE COARSE FORM, EXFOLIATING WHITE/BROWN BARK
OB-A	3	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2"-3" CAL.	B&B	STRONG PROFILE
OB-B	4	QUERCUS BICOLOR / SWAMP WHITE OAK	3 1/2"-4" CAL.	B&B	STRONG PROFILE
QC	12	QUERCUS COCCINEA / SCARLET OAK	2 1/2"-3" CAL.	B&B	RED FALL COLOR
<b>MEDIUM DECIDUOUS TREES</b>					
AR-A	46	ACER RUBRUM 'COLUMBIANUM' / RED MAPLE	2 1/2"-3" CAL.	B&B	RED FALL COLOR, GRAY BARK
AR-B	30	ACER RUBRUM 'COLUMBIANUM' / RED MAPLE	3 1/2"-4" CAL.	B&B	RED FALL COLOR, GRAY BARK
AR-C	2	ACER RUBRUM 'COLUMBIANUM' / RED MAPLE	4 1/2"-5" CAL.	B&B	RED FALL COLOR, GRAY BARK
AD-A	4	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	2 1/2"-3" CAL.	B&B	RED FALL COLOR, GRAY BARK
AD-B	6	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	3 1/2"-4" CAL.	B&B	RED FALL COLOR, GRAY BARK
AD-C	11	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	4 1/2"-5" CAL.	B&B	RED FALL COLOR, GRAY BARK
NS-C	13	NYSSA SYLVATICA / BLACKGUM	2 1/2"-3" CAL.	B&B	GLOSSY LEAVES, RED IN FALL
<b>UNDERSTORY TREES</b>					
AG-A	5	AMELANCHIER X GRANDIFLORA / SERVICEBERRY	2 1/2"-3" CAL.	B&B	MULTI-STEM, WHITE FLOWER, ORANGE FALL COLOR
AG-B	4	AMELANCHIER X GRANDIFLORA / SERVICEBERRY	3 1/2"-4" CAL.	B&B	MULTI-STEM, WHITE FLOWER, ORANGE FALL COLOR
AG-C	2	AMELANCHIER X GRANDIFLORA / SERVICEBERRY	4 1/2"-5" CAL.	B&B	MULTI-STEM, WHITE FLOWER, ORANGE FALL COLOR
CP-A	45	CARPINUS CAROLINIANA / HORNBEEAM	2 1/2"-3" CAL.	B&B	YELLOW/ORANGE FALL COLOR
CP-B	31	CARPINUS CAROLINIANA / HORNBEEAM	3 1/2"-4" CAL.	B&B	YELLOW/ORANGE FALL COLOR
CP-C	4	CARPINUS CAROLINIANA / HORNBEEAM	4 1/2"-5" CAL.	B&B	YELLOW/ORANGE FALL COLOR
CC-A	2	CERCIS CANADENSIS / EASTERN REDBUD	2 1/2"-3" CAL.	B&B	OPEN HABIT, MAGENTA FLOWER
CC-B	10	CERCIS CANADENSIS / EASTERN REDBUD	3 1/2"-4" CAL.	B&B	OPEN HABIT, MAGENTA FLOWER
CC-C	2	CERCIS CANADENSIS / EASTERN REDBUD	4 1/2"-5" CAL.	B&B	OPEN HABIT, MAGENTA FLOWER
CF	15	NYSSA SYLVATICA / BLACKGUM	2 1/2"-3" CAL.	B&B	MULTI-STEM, WHITE FLOWER, ORANGE FALL COLOR

Link to BMP?

**LEGEND:**

10" WATER	EXISTING WATER
12" RCP	EXISTING STORM DRAIN
12" V.P. SAN.	EXISTING SANITARY
ØM. ELEC.	EXISTING ELECTRIC
2" GAS	EXISTING GAS
Ø	EXISTING MANHOLE
Ø	EXISTING INLET
Ø	EXISTING GAS VALVE
Ø	EXISTING FIRE HYDRANT
PROP. 8" W.	PROPOSED WATER
PROP. 8" SAN.	PROPOSED STORM DRAIN
PROP. 8" SAN.	PROPOSED SANITARY
PROP. 8" GAS	PROPOSED DUCTBANK
PROP. 8" GAS	PROPOSED GAS
Ø	PROPOSED LIGHTING AND HANDBOX
Ø	PROPOSED VERIZON TELEPHONE
Ø	PROPOSED COMCAST
Ø	PROPOSED MANHOLE
Ø	PROPOSED INLET
Ø	PROPOSED FIRE HYDRANT
Ø	EXISTING CONTOUR
Ø	PROPOSED CONTOUR
Ø	PROPOSED LOT NUMBER
Ø	PROPOSED BUILDING DESIGNATION
Ø	EXISTING FLOOD ZONES
Ø	EXISTING ZONING BOUNDARY



VICINITY MAP  
SCALE: 1"=1,000'

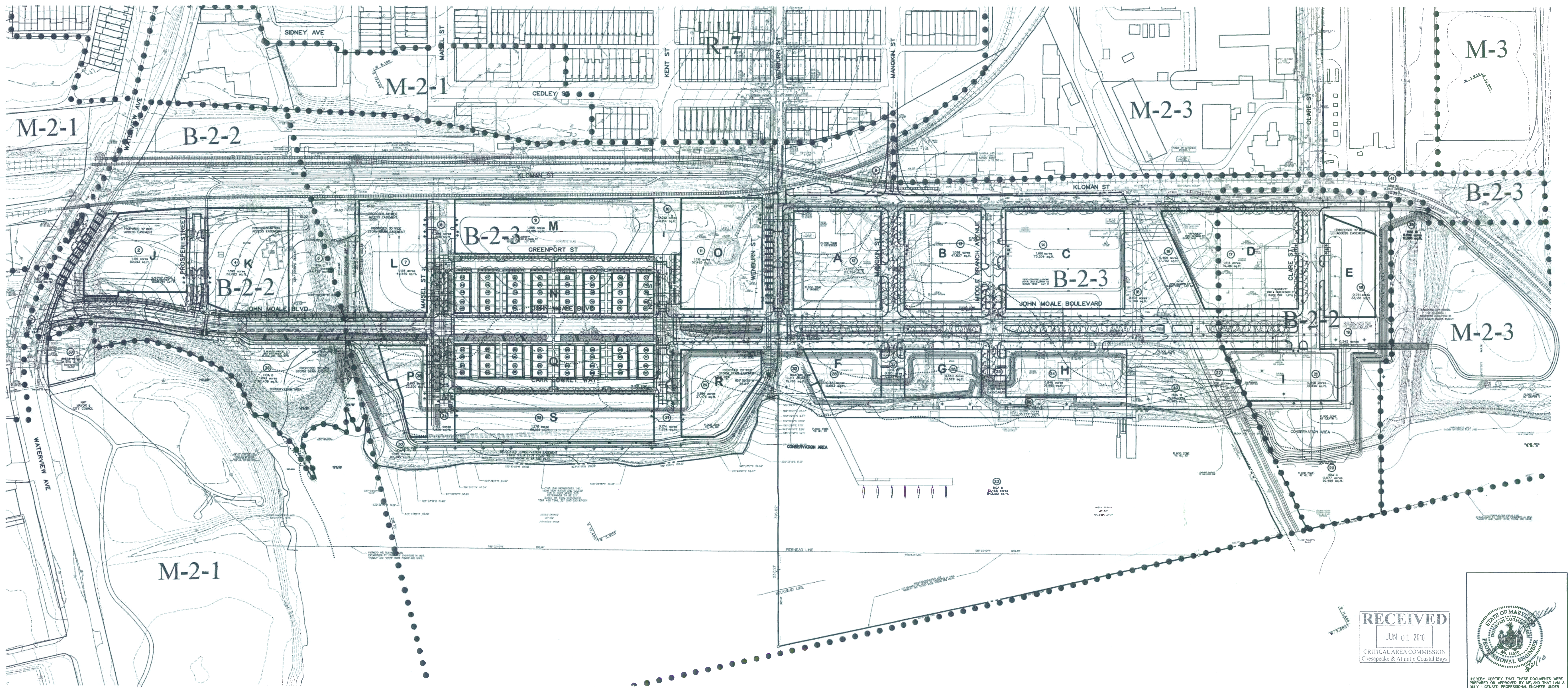
**BENCHMARK INFORMATION:**

1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM TRAVERSE/CONTROL STATIONS:

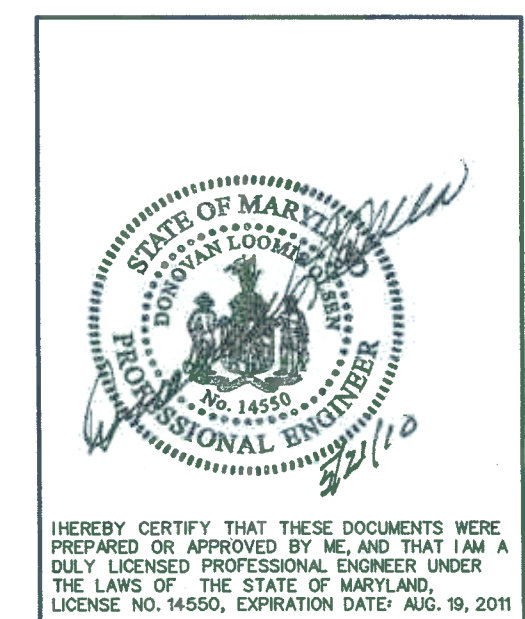
24266: SOUTH 12,568.725 WEST 5,223.055  
BEARING FROM 24266 TO 24265: N 25° 41' 21.5" E

2. ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE CITY TRAVERSE STATION:

NO. 5419: BRASS SCREW IN NORTH END OF BOTTOM CONCRETE STEP ENTRANCE, 1 STORY BRICK BUILDING #219 ANNAPOLIS ROAD ON NORTHEAST CORNER WENBURN STREET 0.55' FROM NORTH END & 0.30' FROM FACE. ELEVATION = 34.687 FEET.



RECEIVED  
JUN 01 2010  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

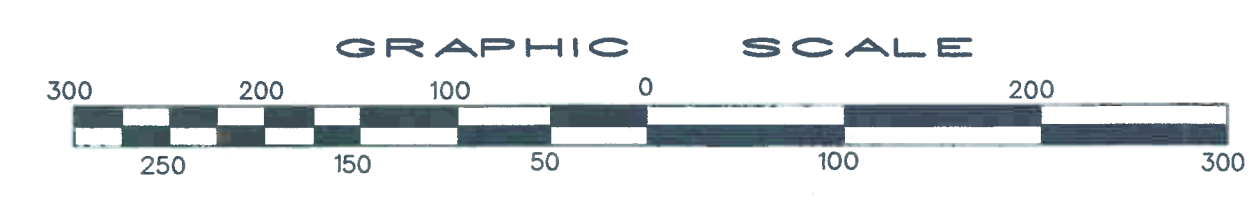


HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14550, EXPIRATION DATE: AUG. 19, 2011

**STV Incorporated**  
engineers / architects / planners / scientists / construction managers  
7125 Ambassador Road Baltimore, MD 21244-2708 (410) 944-9112

REVISIONS RECEIVED

NO.	DATE	DESCRIPTION
	JUN 01 2010	CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays



PLAN PREPARATION

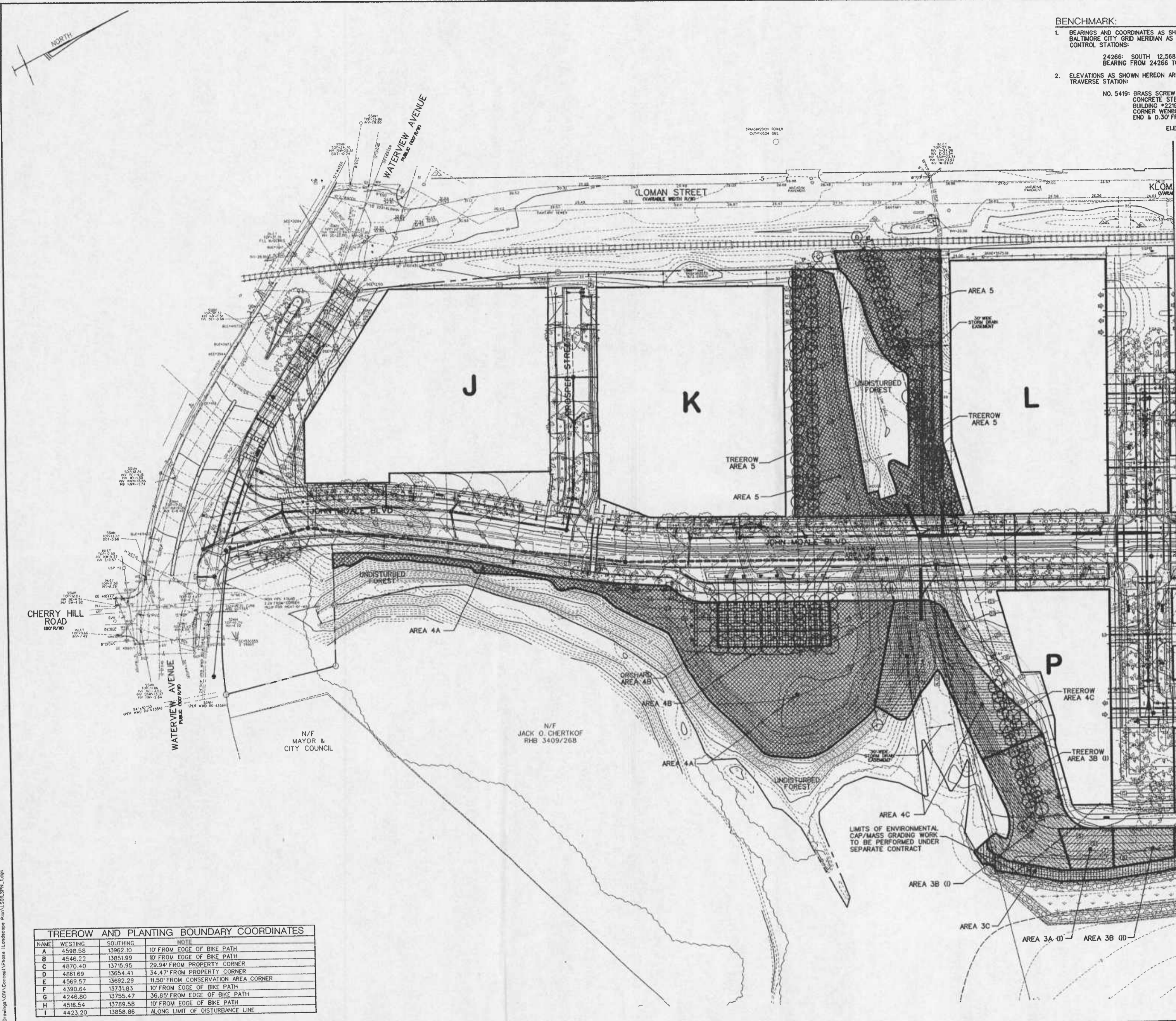
DESIGNED BY:	KTL	DATE:	MAY 10, 2010
CHECKED BY:	DLO	SCALE:	1" = 100'
		JOB NO.:	30-13146

FINAL DEVELOPMENT PLAN  
**WESTPORT WATERFRONT**  
KLOMAN STREET  
BALTIMORE, MD 21230  
WARD 25 SECTION 5 BLOCKS 7611,7612

DRAWING NO.  
DP-1  
SHEET NO.  
1 of 4

I:\PROJECTS\301146\_301346\_0001\Drawings\CVI\Development Plan July09\101map\_1\_10109.dwg 5/18/2010 8:57:42 AM





**BENCHMARK:**

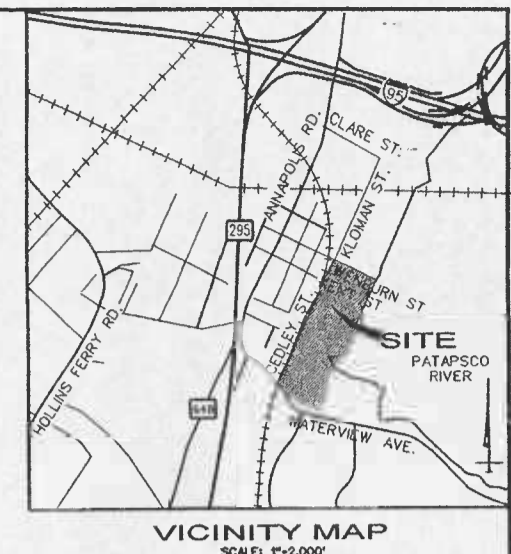
1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM TRAVERSE/CONTROL STATIONS:

24266: SOUTH 12,568.725 WEST 5,223.055  
BEARING FROM 24266 TO 24265: N 25° 41' 21.5" E

2. ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE CITY TRAVERSE STATION:

NO. 5419: BRASS SCREW IN NORTH END OF BOTTOM CONCRETE STEP ENTRANCE 1STORY BRICK BUILDING #2219 ANNAPOLIS ROAD ON NORTHEAST CORNER WENBURN STREET 0.55' FROM NORTH END & 0.30' FROM FACE

ELEVATION = 34.687 FEET.



**GENERAL NOTES:**

1. EXISTING INFORMATION ON THIS PLAN IS TAKEN FROM A SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR THE WESTPORT WATERFRONT (CARR LOWRY PARCELS). THE SURVEY WAS PREPARED BY STV INCORPORATED IN JUNE 2007 AND UPDATED IN JULY 2008. THE EXISTING INFORMATION WAS ALSO TAKEN FROM A SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY" FOR THE WESTPORT WATERFRONT (GENSTAR STONE PRODUCTS COMPANY.) PREPARED BY STV INCORPORATED IN JUNE 2007. THE SURVEY WAS SUPPLEMENTED WITH AVAILABLE CITY PLANS.

STV INCORPORATED MAKES NO GUARANTEES AS TO THE COMPLETENESS AND ACCURACY OF THE EXISTING INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS TO HIS/HER OWN SATISFACTION PRIOR TO BEGINNING OF CONSTRUCTION.

2. CONTRACTOR TO REVIEW APPLICABLE MARYLAND DEPARTMENT OF THE ENVIRONMENT RESPONSE ACTION PLANS (RAP) WITH ALL THE AMENDMENTS FOR THE LEFARGE AND CARR LOWRY SITES. REVIEW THE REPORTS ENTITLED "MODIFICATIONS TO THE RESPONSE ACTION PLAN" REPORT DATED JANUARY 2006, PREPARED BY EA ENGINEERING, SCIENCE AND TECHNOLOGY, INC. CONTRACTOR SHALL ALSO REVIEW "VOLUNTARY CLEANUP PROGRAM MODIFICATIONS TO THE RESPONSE ACTION PLAN" AMENDMENT NO. 1, REPORT DATED OCTOBER 11, 2007, AMENDMENT NO. 2, DATED DECEMBER 20, 2007 AND AMENDMENT NO. 3, DATED MARCH 2008. ALL THREE AMENDMENT REPORTS WERE PREPARED BY URBAN GREEN ENVIRONMENTAL. CONTRACTOR SHALL REVIEW ANY ADDITIONAL AMENDMENTS ISSUED PART OF THE RAP PLAN.

CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED RAP PLAN PRIOR TO THE BEGINNING OF DEMOLITION, CONSTRUCTION, EARTHWORK, GRADING, OR UTILITY ACTIVITIES. THE RAP SPECIFICS PROVISIONS FOR CONTAMINANT REMEDIES SUCH AS SITE CAPPING, SHORELINE BULKHEAD (WITH RSP-RAP), UTILITY TRENCHING, ETC. AS WELL AS HEALTH AND SAFETY PROTOCOLS. TO THE EXTENT POSSIBLE FOR THE CONTRACTOR'S CONVENIENCE, CONSTRUCTION DETAILS HAVE BEEN INCORPORATED INTO THESE PLANS FROM THE RAP; HOWEVER, THE RAP AND ALL ITS AMENDMENTS SHALL SUPERCEDE ANY DETAILS OR INFORMATION DEPICTED ON THESE CONTRACT DRAWINGS. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES SET FORTH IN THE RAP AND ITS AMENDMENTS FOR ALL CONSTRUCTION RELATED ACTIVITIES ON THE SITE.

3. REFER TO DRAWING L-103 FOR ALL PLANT LISTS, NOTES AND DETAILS.

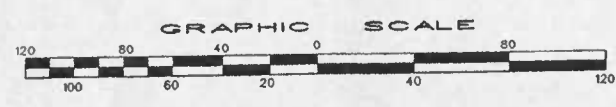
- LEGEND:**
- EXISTING TREE (INSTALLED UNDER DOT CONTRACT)
  - EXISTING TREE LINE
  - PROPOSED ORCHARD TREE
  - PROPOSED TREEROW TREE
  - PROPOSED PLANTING AREA 3A
  - PROPOSED PLANTING AREA 3B
  - PROPOSED PLANTING AREA 3C
  - PROPOSED PLANTING AREA 4A
  - PROPOSED PLANTING AREA 4B
  - PROPOSED PLANTING AREA 4C
  - PROPOSED PLANTING AREA 5

NAME	WESTING	SOUTHING	NOTE
A	4598.58	13962.10	10' FROM EDGE OF BIKE PATH
B	4546.22	13651.99	10' FROM EDGE OF BIKE PATH
C	4870.40	13715.95	29.94' FROM PROPERTY CORNER
D	4861.69	13654.41	34.47' FROM PROPERTY CORNER
E	4569.57	13692.29	11.50' FROM CONSERVATION AREA CORNER
F	4390.64	13731.83	10' FROM EDGE OF BIKE PATH
G	4246.80	13755.47	36.85' FROM EDGE OF BIKE PATH
H	4516.54	13789.58	10' FROM EDGE OF BIKE PATH
I	4423.20	13856.86	ALONG LIMIT OF DISTURBANCE LINE

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3868, EXPIRATION DATE: OCT. 15, 2009.

**STV Incorporated**  
engineers / architects / planners / scientists / construction managers  
7125 Ambassador Road Baltimore, MD 21244-2708 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

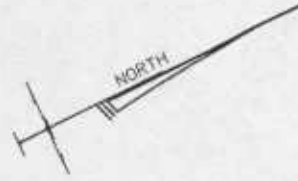


PLAN PREPARATION			
DRAWN BY:	KTL	DATE:	JAN. 15, 2009
DESIGNED BY:	DIRT/EA/STV	SCALE:	1" = 40'
CHECKED BY:	AHP	JOB NO.:	30-13146

LANDSCAPE PLAN  
**WESTPORT WATERFRONT  
PHASE 1B LANDSCAPE**  
2201 AND 2401 KLOMAN STREET, BALTIMORE, MD 21230  
WARD 25 SECTION 5 BLOCK 7611 AND 7612 LOTS 1 AND 6

DRAWING NO. L-3.01  
SHEET NO. 4 of 6

1/15/09 BID SET - NOT FOR CONSTRUCTION



**BENCHMARK:**

1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM TRAVERSE/CONTROL STATIONS:  
 24266: SOUTH 12.568.725 WEST 5.223.055  
 BEARING FROM 24266 TO 24265: N 25° 41' 21.5" E

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 ELEVATION - 34.687 FEET.



**GENERAL NOTES:**

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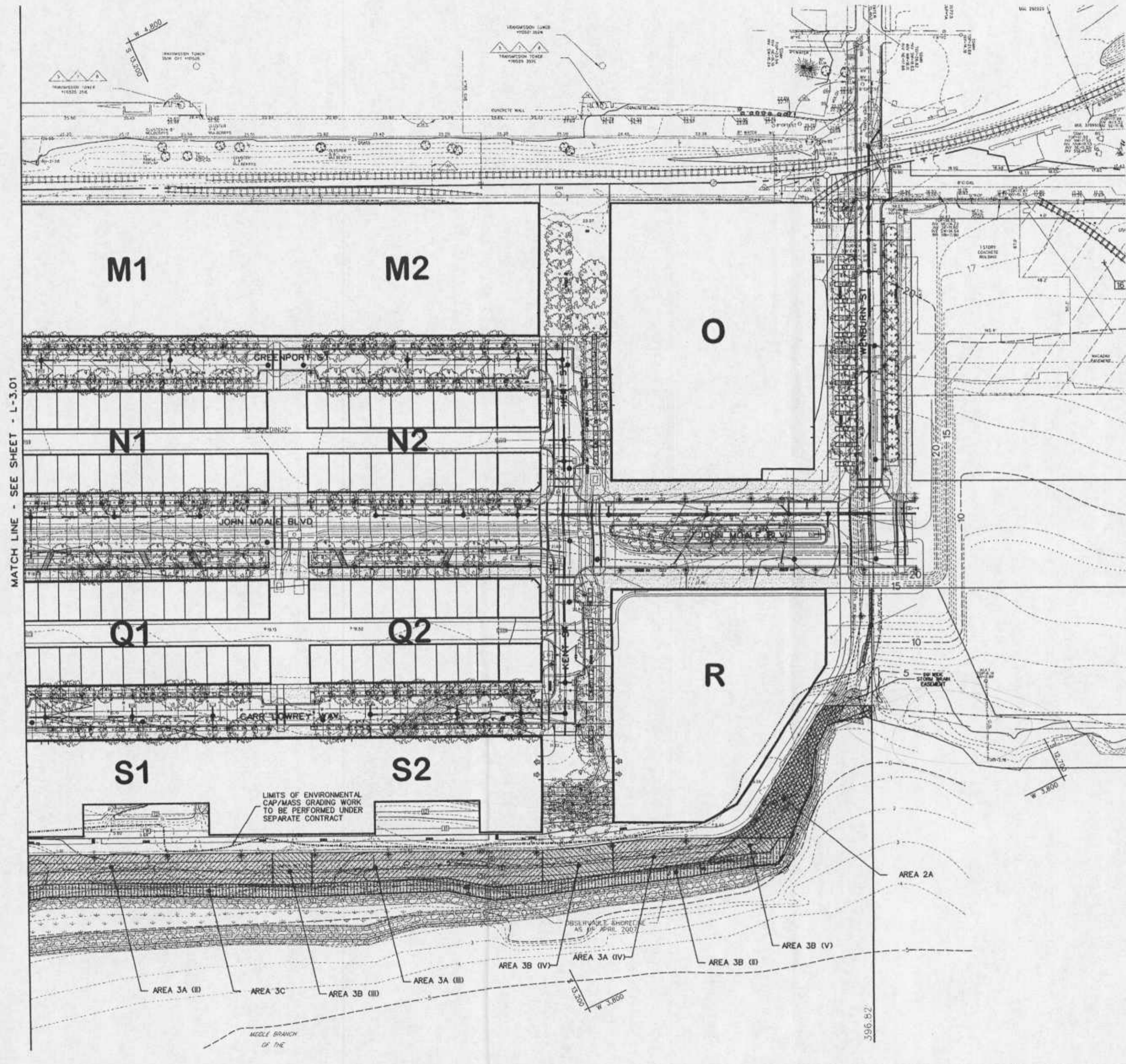
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CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED RAP PLAN PRIOR TO THE BEGINNING OF DEMOLITION, CONSTRUCTION, EARTHWORK, GRADING, OR UTILITY ACTIVITIES. THE RAP SPECIFICS PROVISIONS FOR CONTAMINANT REMEDIES SUCH AS SITE CAPPING, SHORELINE BULKHEAD (WITH RIP-RAP), UTILITY TRENCHING, ETC. AS WELL AS HEALTH AND SAFETY PROTOCOLS. TO THE EXTENT POSSIBLE FOR THE CONTRACTOR'S CONVENIENCE, CONSTRUCTION DETAILS HAVE BEEN INCORPORATED INTO THESE PLANS FROM THE RAP; HOWEVER, THE RAP AND ALL ITS AMENDMENTS SHALL SUPERCEDE ANY DETAILS OR INFORMATION DEPICTED ON THESE CONTRACT DRAWINGS. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES SET FORTH IN THE RAP AND ITS AMENDMENTS FOR ALL CONSTRUCTION RELATED ACTIVITIES ON THE SITE.

3. REFER TO DRAWING L-1.03 FOR ALL PLANT LISTS, NOTES AND DETAILS.

- LEGEND:**
- EXISTING TREE (INSTALLED UNDER DOT CONTRACT)
  - EXISTING TREE LINE
  - PROPOSED ORCHARD TREE
  - PROPOSED TREEROW TREE
  - PROPOSED PLANTING AREA 3A
  - PROPOSED PLANTING AREA 3B
  - PROPOSED PLANTING AREA 3C
  - PROPOSED PLANTING AREA 4A
  - PROPOSED PLANTING AREA 4B
  - PROPOSED PLANTING AREA 4C
  - PROPOSED PLANTING AREA 5



MATCH LINE - SEE SHEET - L-3.01

LIMITS OF ENVIRONMENTAL CAP/MASS GRADING WORK TO BE PERFORMED UNDER SEPARATE CONTRACT

AREA 2A  
 AREA 3A (I) AREA 3A (II) AREA 3A (III) AREA 3A (IV)  
 AREA 3B (I) AREA 3B (II) AREA 3B (III) AREA 3B (IV) AREA 3B (V)

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3386, EXPIRATION DATE: OCT. 31, 2009.

**STV Incorporated**  
 engineers / architects / planners / scientists / construction managers  
 7125 Ambassador Road Baltimore, MD 21244-2708 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION



PLAN PREPARATION			
DRAWN BY:	KTL	DATE:	JAN. 15, 2009
DESIGNED BY:	DRT/EA/STV	SCALE:	1" = 40'
CHECKED BY:	AHP	JOB NO.:	30-13146

LANDSCAPE PLAN

**WESTPORT WATERFRONT  
 PHASE 1B LANDSCAPE**

2201 AND 2401 KLOMAN STREET, BALTIMORE, MD 21230  
 WARD 25 SECTION 5 BLOCK 7611 AND 7612 LOTS 1 AND 6

DRAWING NO. L-3.02  
 SHEET NO. 5 of 6

