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/

July 2, 2009

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

Re: Westport Waterfront - Buffer Management Plan (BMP)

Dear Mr. Stuart:

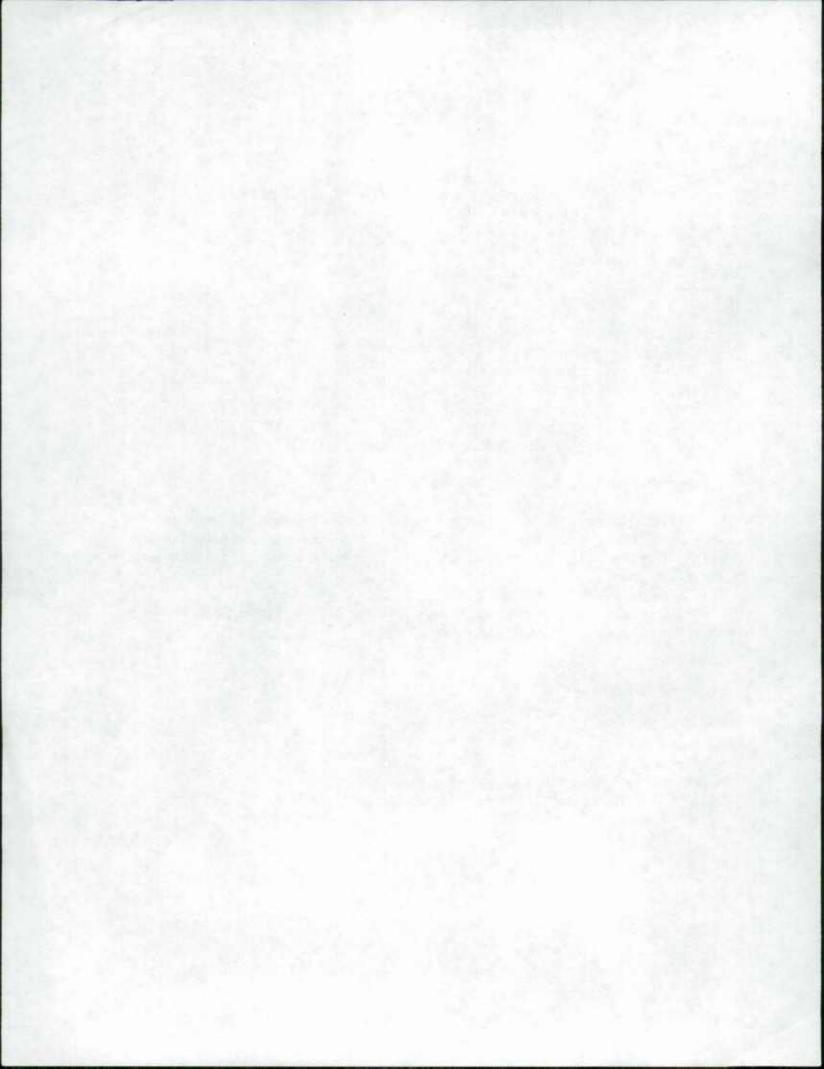
We are in receipt of a revised Buffer Management Plan for the above-referenced project. Given that the applicant provides monitoring and maintenance in conformance with the City's Critical Area Management Program, this office has no additional comments on the proposed plan.

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

Sincerely,

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, 8th 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,

Mich Rel Nick Kelly

Natural Resource Planner cc: BA 689-08

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/

August 21, 2008

Duncan Stuart City of Baltimore Planning Commission Department of Planning 417 E. Fayette Street, 8th 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 lot 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.

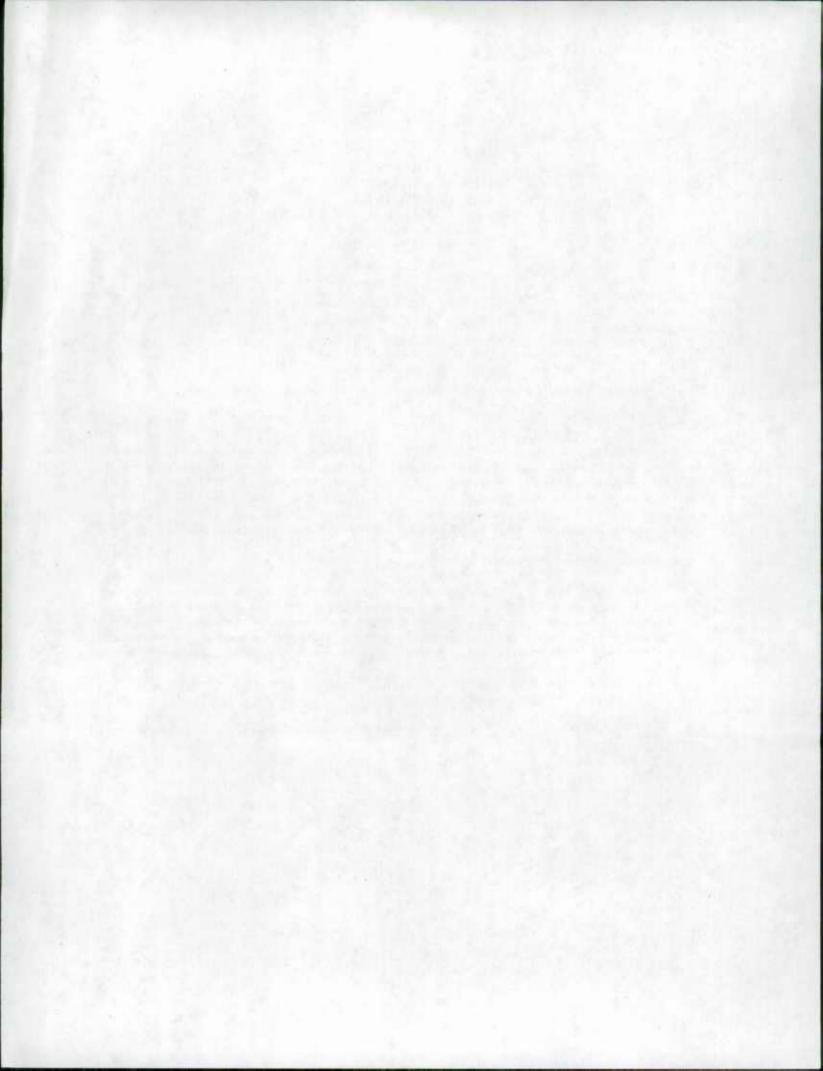
Based on the information provided, we have the following comments:

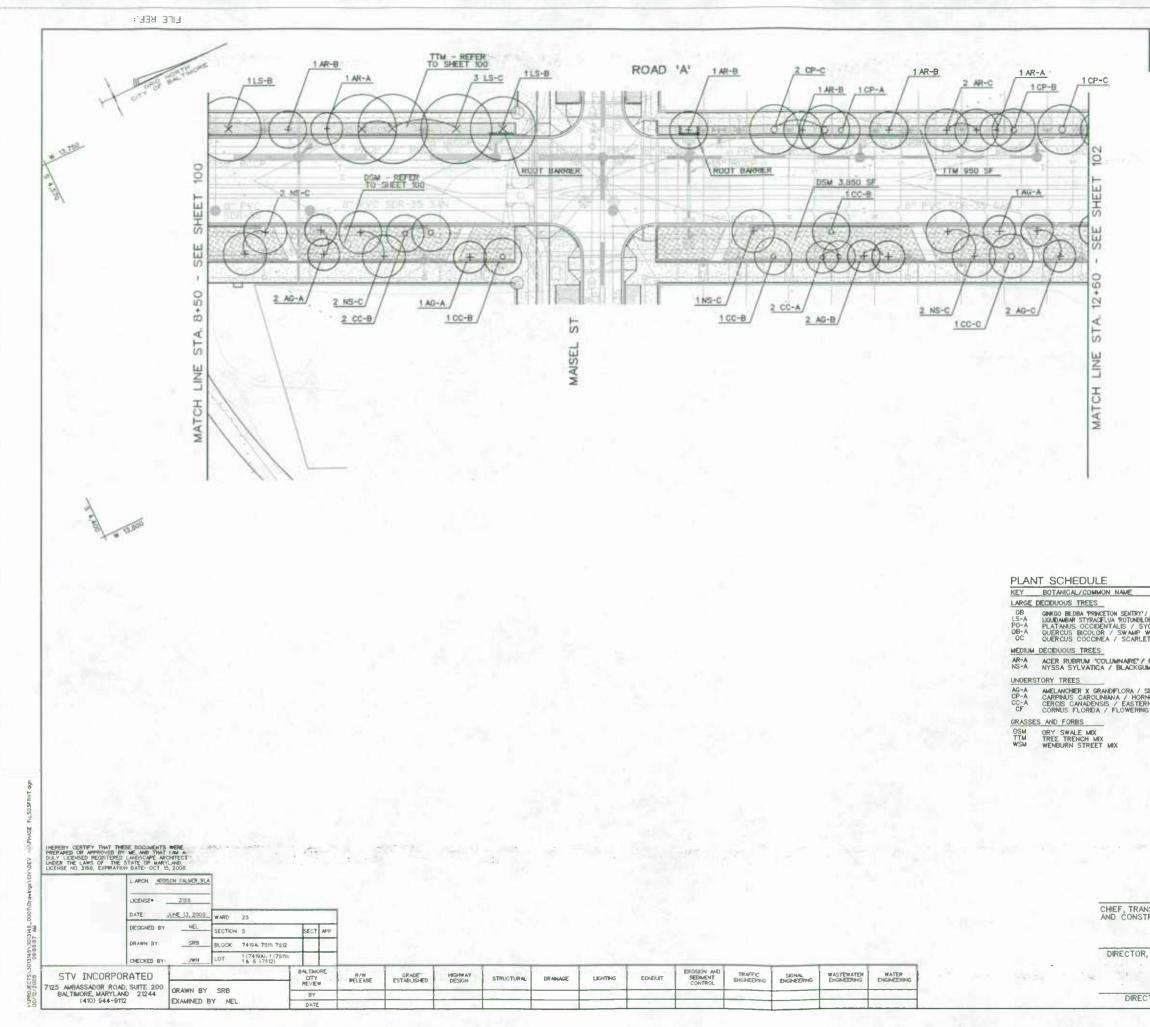
- Based upon our August 11, 2008 meeting with the applicant, it is our understanding that the applicant may substitute the proposed sand filters onsite with green roof technology. If this is correct, the applicant must submit revised 10% worksheets accounting for the green roof technology. However, if 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, Mich 96ll

Nick Kelly Natural Resource Planner cc: BA 469-08





BUILT REVISIONS	REVISIONS
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FILE REF.

ATTN: CARA FRYE

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
MTA	INNER HARBOR WEST II	2099 KLOMAN STREET	7612	5A
PSC	PSC	- NONE -	PSC	20
CONSTELLATION/BGE	INNER HARBOR WEST II	2101 & 2121 KLOMAN STREET	7612	5
CARR-LOWREY	INNER HARBOR WEST LLC	2201, 2221 & 2301 KLOMAN ST	7612	6/10
LAFARGE	INNER HARBOR WEST II	2901 WATERVIEW AVENUE	7611	8.9/10

MAX. HEIGHT: PER PUD

7. OFF-STREET PARKING F	REQUIREMENT: AS EST	ABLISHED WITHIN THE	E 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
A ALLI TE CANALL NZ	1 040 DU	4.7.00.001	0.101

ULTI-FAMILY 1.3 SP/DU 2,491 1,916 DI 500 ROOMS 1 SP/ROOM OTAL PARKING SPACES 7,409 +/-7,409 +/-

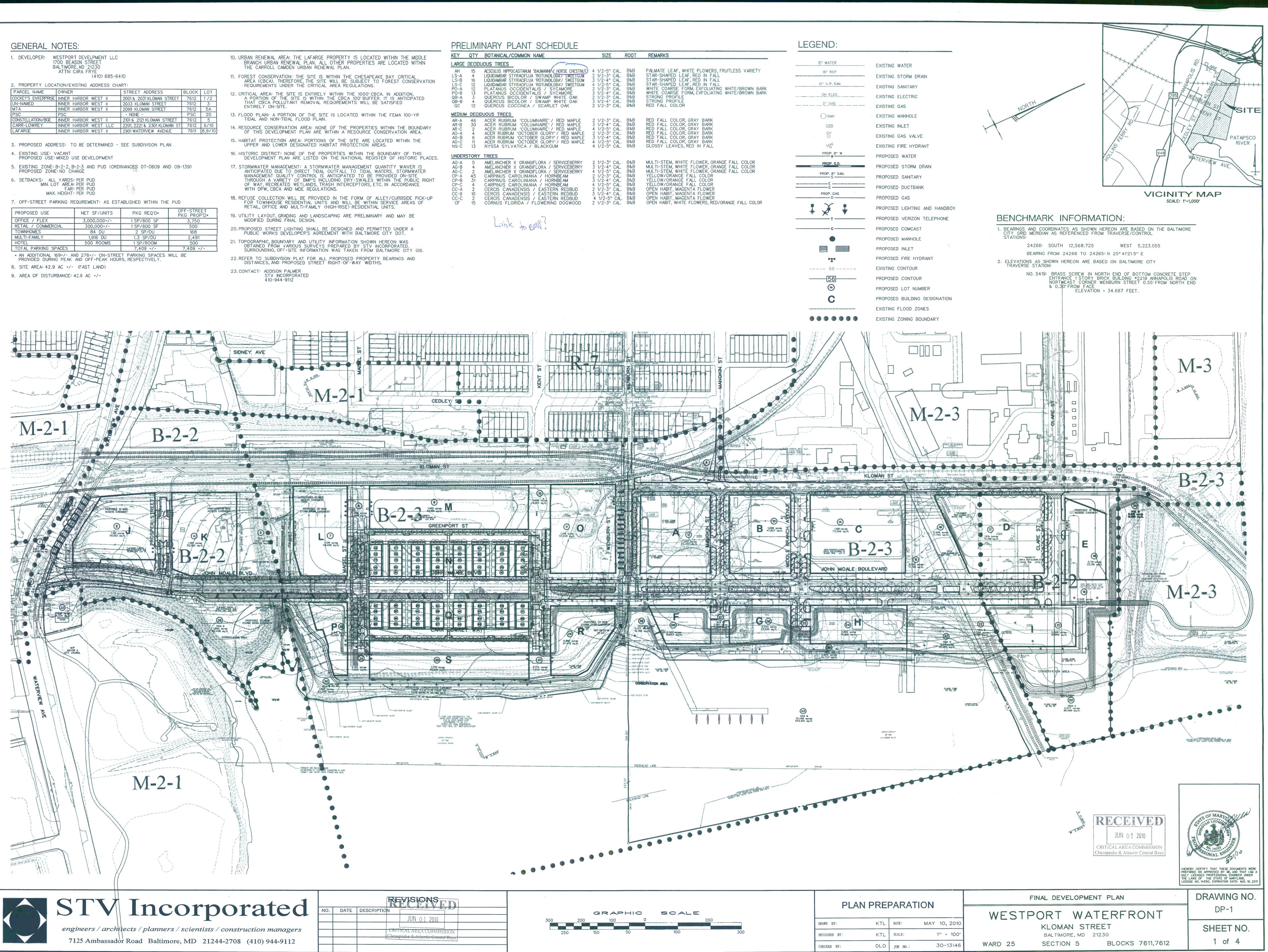
PROVIDED DURING PEAK AND OFF-PEAK HOURS, RESPECTIVELY.

REQUIREMENTS UNDER THE CRITICAL AREA REGULATIONS.

ENTIRELY ON-SITE. TIDAL AND NON-TIDAL FLOOD PLAIN. OF THIS DEVELOPMENT PLAN ARE WITHIN A RESOURCE CONSERVATION AREA. UPPER AND LOWER DESIGNATED HABITAT PROTECTION AREAS.

WITH DPW, CBCA AND MDE REGULATIONS.

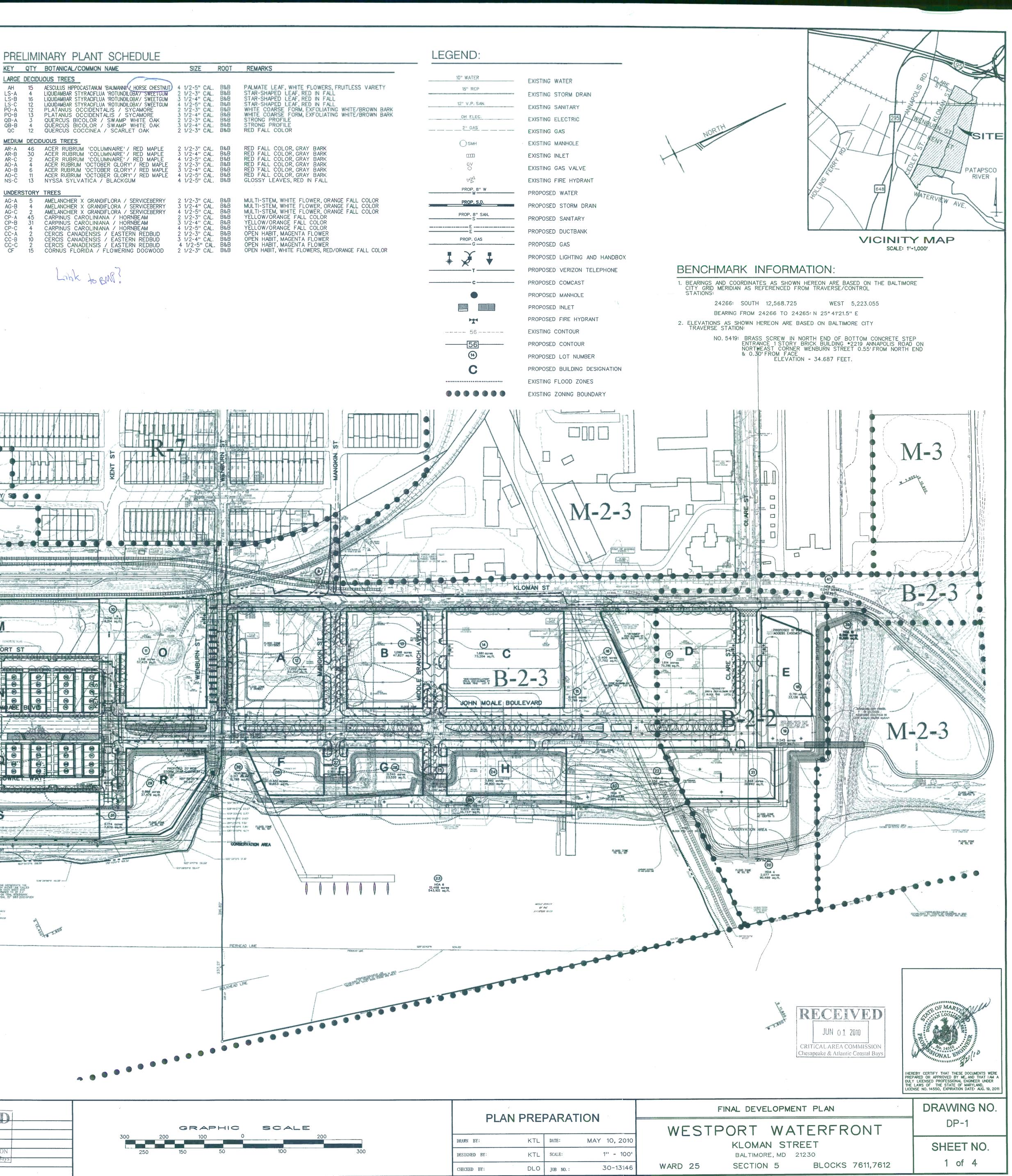
FOR TOWNHOUSE RESIDENTIAL UNITS AND WILL BE WITHIN SERVICE AREAS OF RETAIL, OFFICE AND MULTI-FAMILY (HIGH-RISE) RESIDENTIAL UNITS. MODIFIED DURING FINAL DESIGN. OBTAINED FROM VARIOUS SURVEYS PREPARED BY STV INCORPORATED. SURROUNDING, OFF-SITE INFORMATION WAS TAKEN FROM BALTIMORE CITY GIS. STV INCORPORATED



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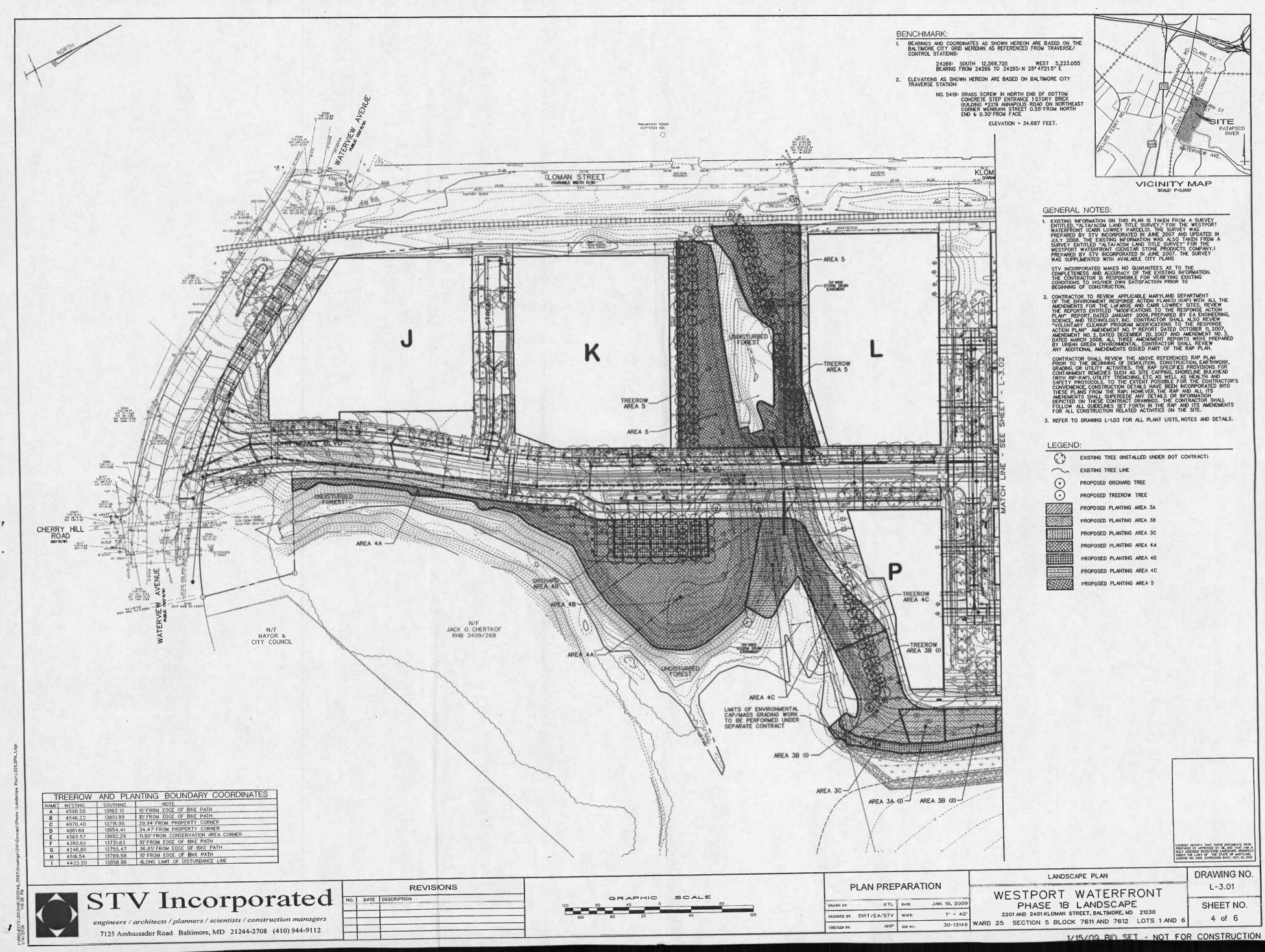
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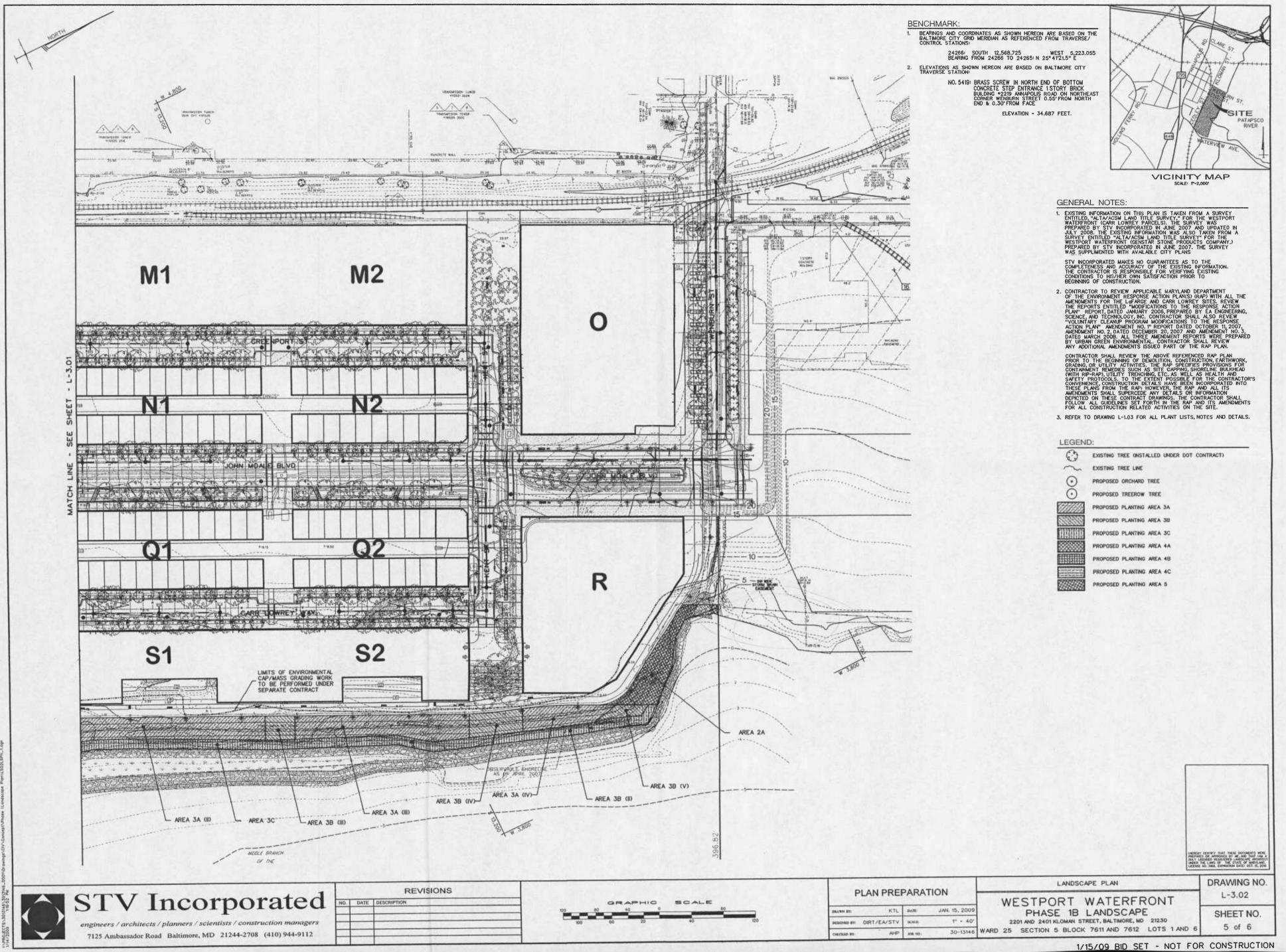
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DRAWN BY:	KTL	DATE:	MAY 10, 2010		KLOMA	N STR	REET
DESIGNED BY:	KTL	SCALE:	1'' = 100'		BALTIMOF		
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PLANT SCHEDULE – AREA 2A (4,253 SF) KEY QTY BOTANICAL/COMMON NAME SIZE ROOT SPACING REMARKS	PLANT SCHEDULE - AREA 4A (29,613 SF) KEY QTY BOTANICAL/COMMON NAME SIZE ROOT SPACING REMARKS
CA 25 CORNUS AMONUM / SILKY DOGWOOD 18"-24" *1 CONT. PLANT 6'-12' MAT. HT, RED TWIGS IN WINTER IG 25 LEX VIRGINGA / VIRGINA SWEETSPIRE 12"-3" *1 CONT. SHRUBS 6'-10' MAT. HT, RED TWIGS IN WINTER IV 25 ITEA VIRGINGA / VIRGINA SWEETSPIRE 18"-24" *1 CONT. RANDOMLY AT 6'-10' MAT. HT, FRAGRANT FLOWERS MP 25 MORELLA PENSITIVAWIGA / NORTHERIN BAYBERRY 15"-18" *1 CONT. RANDOMLY AT 6'-10' MAT. HT, SCHLEVERGREEN PL 25 MORELLA PENSITIVAWIGA / NORTHERIN BAYBERRY 15"-18" *1 CONT. TO ACHEVE 3'-6' MAT. HT, SCHLEVERGREEN VC 82 VIACONUM CORYMBOSUM / HIGHBUSH BLUEBERRY 18"-24" *1 CONT. NATURAL 6'-12' MAT. HT, LARVY DARK FRUIT VC 82 VIACONUM ACRYMBOSUM / HIGHBUSH BLUEBERRY 18"-24" *1 CONT. NATURAL 6'-12' MAT. HT, LARVE BERRES VA 25 VIBURNAM ACENFOLUM / MAPLE LEAVED ARROWWOOD 2'-3' *1 CONT. LOOK 3'-6' MAT. HT, WHITE FLOWERS GRASSES	CANOPY TREES BL 9 BETULA LENTA / SWEET BIRCH 2 ° CAL. BLB PLANT WHTERCREEN SCENT, HGH WILDLFE VALUE CO 9 CARYA 0VATA / SHAGBARK HICKORY 2 ° CAL. BLB TREES WHTE FLOWER, EDBLE FRUIT DV 9 DIOSPYROS VIRGINANA / PERSIANCIN 2 ° CAL. BLB RAMDOLLY WHTE FLOWER, EDBLE FRUIT DV 9 DIOSPYROS VIRGINANA / PERSIANCIN 2 ° CAL. BLB RAMDOLLY WHTE FLOWER, EDBLE FRUIT LS 9 LIQUIDANBAR STYFACFLUA / SWEET GUN 2 ° CAL. BLB N CAR. EROSON CONTROL, HGH WILDLFE VALUE NS 9 NYSSA SYLVATICA / BLACK GUN 2 ° CAL. BLB TO FRAGRANT FLOWERS, GOOD FALL COLOR PS 9 PRUNUS SECTINA / BLACK GUN 2 ° CAL. BLB TO FRAGRANT FLOWERS, GOOD FALL COLOR PS 9 PRUNUS SECTINA / BLACK CHERRY 2 ° CAL. BLB ADHEVE QV 9 QUERCUS VELUTINA / BLACK CHERRY 2 ° CAL. BLB NATURAL TA 9 TILA AMERCANA LABECAN LINDEN 2 ° CAL. BLB NATURAL
AG 46 ANDROPOGON GERARDI/ BIG BLUESTEM 4" PLUG POT PLANT 2.5-5' MATURE HEIGHT AV 48 ANDROPOGON VIRGINCUS / BROOMSEDGE 4" PLUG POT PLUGS 7-3' MATURE HEIGHT EC 48 ELYMUS CANDENSIS / CANADA WILO RYE 4" PLUG POT AT 2"-6.5' MATURE HEIGHT FV 48 PANEUM VIRGATUM / SWITCHGRASS 4" PLUG POT SPACING 3"-6" MATURE HEIGHT SC 48 SCHRZCHYRUM SOCRARUM / LITTLE BLUESTEM 4" PLUG POT OF 1.5'-4' MATURE HEIGHT SO 60 SORCHASTRUM NUTENS / INDIAN GRASS 4" PLUG POT 1.4'O.C, 2"-8" MATURE HEIGHT	UNDERSTORY TREES AC 9 ANELANCHER CANADENSIS / SERVICEBERRY 2 ° CAL. B4B PLANT 1.5'-6' MAT. HT, YELLOW FLOWERS AT 9 ASMARIA TRELOBA / PAWPAW 2 ° CAL. B4B RANDOLLY 6'-10' MAT. HT, FUERGREEN CC 9 CAPTINIS CANCOLINANA / A MERICAN HORNBEAN 2 ° CAL. B4B AT 20' C. 6'-10' MAT. HT, FINGRANT FLOWERS MY 9 MACHOLINA VIRGINANA / SWEETBAY MACHOLIA 2 ° CAL. B4B TO ACHEVE 5'-10' MAT. HT, FRAGRAT FLOWERS MY 9 MACHOLINA VIRGINANA / SWEETBAY MACHOLIA 2 ° CAL. B4B NATURAL 3'-6' MAT. HT, FLAVORATE FRUIT OV 9 OSTRYA WEETBANNA / SWEETBAY MACHONEAN 2 ° CAL. B4B NATURAL 3'-6' MAT. HT, FLAVOY OAK FRUIT
PERENNALS AS 58 ASCLEPTAS SYRIACA / COMMON MULKIWEED 4* PLUG POT PLANT 3.5*-6.5* MATURE HEGHT ED 58 EUPATORIUM DUBLAM / JOE-PYE WEED 4* PLUG POT PLUSS 2*-5* MATURE HEGHT ES 58 LUATRIS SPRCATA / SPREO BLAZING STAR 4* PLUG POT 1.4*0.C. 15*-3.5* MATURE HEGHT SL 58 SOLDAGO SEMPERIYARENS / SEASONE GOLDENROO 4* PLUG POT SPACING 7*-8.5* MATURE HEGHT SL 58 SOLDAGO SEMPERIYARENS / SEASONE GOLDENROO 4* PLUG POT SPACING 7*-8.5* MATURE HEGHT PLANT SCHEDULE - AREA 3A (18,057 SF - SUM OF FOUR SUBAREAS)	SA 9 SASSAFRAS ALBOM / SASSAFRAS 2 ° CAL B4B LOOK 6 *12° MAT. HT, LARCE BERRES SH 68 ALNUS SERRULATA / SMOOTH ALDER 9° -24° *1 CONT. 15°-6' MAT. HT, YELLOW FLOWERS BH 68 BACCHARS HALMFOLIA / SEA MYRTLE 2° -34° *1 CONT. 15°-6' MAT. HT, YELLOW FLOWERS C0 68 CORMAN ANOMUM / SLLY DOCWOOD 9° -24° *1 CONT. FLOOT. 5°-0' MAT. HT, FRAGRAFT FLOWERS C0 68 CORMAN ANOMUM / SLLY DOCWOOD 9° -24° *1 CONT. FLOOT. 5°-0' MAT. HT, FRAGRAFT FLOWERS C0 68 CORMAN ANOMUM / SLLY DOCWOOD 9° -24° *1 CONT. 7° -0' MAT. HT, FRAGRAFT FLOWERS KG 68 LDX GLABRA / INGEDRY 100K5 9° -24° *1 CONT. 7° -0' MAT. HT, FLAGRAFT FRUT KG 68 MORELLA PENSTLVANGA / NORTHEN BATERRY 10° -24° *1 CONT. 6° -12' MAT. HT, LARGE BERRES MP 63 MORELLA PENSTLVANGA / NORTHEN BATERRY 10° -24° *1 CONT. 6° -12' MAT. HT, WHITE FLOWERS MP 63 MORELLA PENSTLVANGA / NORTHEN BATERRY *1 CONT. 6° -12' MAT. HT, WHITE FLOWERS MP 63 MORELLA PENSTLVANGA / NORTHEN BATERRY *1 CONT. 6° -12' MAT. HT, WHITE FLOWERS VC 63 <t< td=""></t<>
KEY QTY BOTANCAL/COMMON NAME SIZE ROOT SPACING REMARKS SUBAREA QTY QI QI <td>PLANT SCHEDULE - AREA 4B (5,822 SF)</td>	PLANT SCHEDULE - AREA 4B (5,822 SF)
NS 15 NYSSA SYTVATICA / BLACK GUAL 2" CAL B&B AT APPROX. EROSION CONTROL HICH WILDLEFE VALUE 2 5 5 3 PS 14 PRUNUS SERVITIA / BLACK CHERRY 2" CAL B&B 10'O.C. WHITE FLOWER, DIBLE FRUT 2 5 5 2 UNDERSTORY TREES AC 13 ANELANCHER CHADENSIS / SERVICEBERRY 6'-7" B&B RANDOM WHITE FLOWERS, GOOD FALL COLOR 2 5 4 2 RC 13 RHLS COPALLINA / WINGER SUMAC 2" CAL B&B SPACING PIONEER SPECES, RED FALL COLOR 2 5 4 2 SA 13 SASSAFRAS ALBOM / SASSAFRAS 2" CAL, B&B 20'CIC. FRAGMANT FLOWERS, GOOD FALL COLOR 2 5 4 2	KEY QTY BOTANCAL/COMMON NAME SIZE ROOT SPACING REMARKS TREEROW MX BL SZE ROOT SPACING REMARKS BL 3 BETULA LENTA / SWEET BIRCH 2½" CAL BHB - WINTERGREEN SCENT, HGH WILDLIFE VALUE PS 3 PRUNUS SEROTINA / BLACK CHERRY 2½" CAL BHB - WINTE FLOWER, DUBLE FRUT AM 2 MELANCHER CHAUDENSS / SERVICEBERRY 2" CAL BHB - WINTE FLOWER, DUDO FALL COLOR DV 2 DIOSPTROS VIRGINARIA / PERSIMMON 2" CAL BHB - LEATHERY LEAVES, EDDEL FRUT NS 2 NYSSA SYLVATICA / BLACK GUM 2" CAL BHB - EROSICH CONTROL, HGH WILDLEF VALUE SA 2 SASSAFRAS 2" CAL BHB - EROSICH CONTROL, HGH WILDLEF VALUE SA 2 SASSAFRAS 2" CAL BHB - EROSICH CONTROL, HGH WILDLEF VALUE SA 2 SASSAFRAS 2" CAL BHB - FRAGRAFT FLO
SHRUBS ALNUS SERRULATA / SMOOTH ALDER 18"-24" *1 CONT. PLANT 12'-20' MAT. HT, STABILIZATION 3 9 4 CA 25 CORNUS AMOMUM / SLKY DOGWOOD 18"-24" *1 CONT. SHRUBS 6'-12' MAT. HT, RED TWIGS N WITER 3 9 4 IN 25 LEX VERTICALLATA / WINTERBERRY 2'-3' *1 CONT. SHRUBS 6'-12' MAT. HT, RED DEWRES 3 9 4 IV 25 LEX VERTICALLATA / WINTERBERRY 2'-24" *1 CONT. RANDOMLY 8'-10' MAT. HT, RED DEWRES 3 9 4 IV 25 IEX VERGINGA / VERGINA SWEETSPIRE 18'-24" 1 CONT. AT of 0.C. 6'-10' MAT. HT, RED DEWRES 3 9 4	NS 2 NYSSA SYLVATICA / BLACK GUM 2 * CAL BAB - EROSION CONTROL HIGH WILDLIFE VALUE SA 2 SASSAFRAS ALBIDUM / SASSAFRAS 2 * CAL BAB - FRAGRANT FLOWERS, GOOD FALL COLOR ORCHARD AREA TREES
NP 25 MORELLA PENERVUNICA / NORTHEN BLYDERRY 15"-18" *1 CONT. SPACING 5"-10" MAT. HT, SEMI-EVERGREEN 3 9 4 RH 25 RHUS GLABRA / SWEET SUMAC 10"-24" *1 CONT. FOR 3"-6" MAT. HT, SEMI-EVERGREEN 3 9 4 VC 25 WACHING ORTHOGOSAL / HEGHEN BLYDEERRY 18"-24" *1 CONT. FOR 3"-6" MAT. HT, HEAVY OWRK FRUIT 3 9 4 VP 25 VIBURNUM PRUNIFOLIUM / BLACKHAW 2"-3" *1 CONT. EFFECT 3'-6" MAT. HT, WHITE FLOWERS 3 9 4	GRASSES AV 37D ANDROPOGON VIRGINICUS / BROOMSEDGE 4" PLUG POT PLANT "-3" MATURE HEIGHT EC 370 ELYMAUS CANADENSIS / CANADA WILD RYE 4" PLUG POT PLUGS AT 2"-5.5" MATURE HEIGHT PV 370 PANCIN VIRGITUM / SWITCHGRASS 4" PLUG POT 1.4" O.C. 3"-6" MATURE HEIGHT SC 376 SCHEZACHYRUM SCOPARUM / LITTLE BLUESTEM 4" PLUG POT SPACING 1.5"-4" MATURE HEIGHT
PLANT SCHEDULE - AREA 3B (15,135 SF - SUM OF FIVE SUBAREAS)	PERENNIALS AS 300 ASCLEPUAS SYRIACA / COMMON MILKWEED 4" PLUG POT PLANT 3.5'-8.5' MATURE HEIGHT ED 300 EUPATORIUM DUBRUM / JOE-PYE WEED 4" PLUG POT PLUGS 2'-5' MATURE HEIGHT LS 300 LLATRIS SPICATA / SPIKED BLAZING STAR 4" PLUG POT AT 7-6.5' MATURE HEIGHT RF 300 RUDBECHA FULGDA / ORANGE CONE FLOWER 4" PLUG POT SPACHO 7-6.5' MATURE HEIGHT SL 288 SOLDAGO SEMPRETVERUS 5 SEASDE GOLDENROO 4" PLUG POT SPACHO 7-6.5' MATURE HEIGHT
KEY QTY BOTANICAL/COMMON NAME SIZE ROOT SPACING REMARKS SUBAREA QTY: QI QI<	
NS 2 NTSSA STLVAIRA / BLACK GUM 2 CAL BHD - FRAGNANT HOLDER VAUE SA 3 SASSAFRAS ALBRUM / SASSAFRAS 2 CAL BHD - FRAGNANT FLOWERS, GOOD FALL COLOR <u>SHRUBS</u> CA 54 CORNUS AMOMRA / SILKY DOGWOOD 18-24" 41 CONT. PLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT AND FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. SHRUBS R'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. PLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. PLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. PLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. PLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. FLANT 6'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24" 41 CONT. SHRUBS R'-12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD 18-24 - 12'MAT. HT, RED TWIGS IN WINTER 31 9 4 7 3 7 SHRUBS - FRAGNANT / SILKY DOGWOOD - 12'MAT. HT, SIRKY DOGWOOD - 12'MAT. HT,	PLANT SCHEDULE - AREA 4C (13,332 SF) KEY QTY BOTANICAL/COMMON NAME SIZE ROOT SPACING REMARKS TREEROW MIX BL 3 BETULA LENTA / SWEET BIRCH 2%" CAL. BLB - WHITERGREEN SCOT, HICH WLDLIFE VALUE PS 2 PRIVAUS SECTIONA / FLACK CHERRY 2%" CAL. BLB - WHITERGREEN SCOT, HICH WLDLIFE VALUE
N 34 TEA GURGING / MURCHAL SWEETSPIRE 5-24 40 CONT. RUNDOWLY 8-90 MAT. HT. PRACHAT TLOWERS 31 8 4 7 3 MP 54 INCRULA PLOSTLVANCA / NORTHERN BAYBERRY 15-18 40 CONT. AT 670.C. 5-10 MAT. HT, SEMI-EVERGEEN 31 9 4 7 3 PM 54 PHOTHA MELNOCRAP / BLACK CHACKEENRY 15-24 41 CONT. AT 670.C. 5-10 MAT. HT, SEMI-EVERGEEN 31 9 4 7 3 VC 178 VACCHAM CONTRECS / HALVER (HUEBERRY 15-24 41 CONT. NATURAL 6-12 MAT. HT, HEAVY DARK FRUIT 31 9 4 7 3 VA 54 VEURILM ACENTOLIN / MAPLE LEAVED ARRONNWOOD 2'-3' 41 CONT. LOOK 3'-6'MAT. HT, WHITE FLOWERS 31 9 4 7 3 CRASSES	AN 2 ANELAYCHER CANADENSS / SERVICEBERRY 2° CAL. BHB - WHITE FLOWER, GOOD FALL COLOR OV 2 DIOSPYROS VIRCHNANA, PERSIMANCH 2 CAL. BHB - LEATHERY LEAVES, EDBLE FRUIT NS 1 NYSSA SYLVATICA / BLACK GUM 2 CAL. BHB - EROSION CONTROL, HIGH WILDLIFE VALLE SA 2 SASSAFRAS ALBOUM / SASSAFRAS 2 CAL. BHB - "FRAGRANT FLOWERS, GOOD FALL COLOR SHRUBS
AG 167 ANDROPOGON GERARDI/ BIG BLUESTEM 4" PLUG POT PLANT 2.5'-5' MATURE HEIGHT 99 27 12 21 6 AV 167 ANDROPOGON NIGNICUS / BROWSEDGE * PLUG POT PLUGS 1'-3' MATURE HEIGHT 99 27 12 21 8 C167 ELYMIS CANADROPOGON VIRGATUM / SWITCHGRASS 4" PLUG POT AL AL 2'-6' MATURE HEIGHT 99 27 12 21 8 FV 167 ELYMIS CANADROS 4" PLUG POT AL C'-6' MATURE HEIGHT 99 27 12 21 6 FV 167 CHARCHYRUM SONADORADUA VITTLE BLUESTEM 4" PLUG POT SAC 6" MATURE HEIGHT 99 27 12 12 8 SO 167 SCHARCHYRUM SONADORADUA VIL	CA 28 KIVERICAM DENSITIONAL / DENSE STJONES WORT 19-24* *1 CONT. PLANT 15'-1"MAT. HT, YELLOW FLOWERS 10 202 LEX GLARRY / MKERNY ETTOPRE 1'-3' *1 CONT. SHEBS 0'-10 MAT. HT, VELCOW FLOWERS 10 28 ITEA VIRGINGA / VIRGINA SWEETSPRE 1'-3' *1 CONT. SHEBS 0'-10 MAT. HT, VELCOWERS 10 28 ITEA VIRGINGA / VIRGINA SWEETSPRE 1'-3' *1 CONT. APROLING Y 0'-C 3'-10 MAT. HT, VELCOWERS 10 28 ITEA VIRGINGA / VIRGINA SWEETSPRE 1'-3' *1 CONT. APROLING Y 0'-C 3'-10 MAT. HT, VELCOWERS 10 28 ITEA VIRGINGA / VIRGINA SWEETSPRE 10 28 VICENTA MELANOCAMPA / BLACK CHOKEDERRY 1'-3'-9' *1 CONT. APROLING Y 0'-C 3'-6'MAT. HT, VELCOWERS 10 28 VACCINIA CRYMEDOSIM / HGHEISH BLUEBERRY 1'-24* *1 CONT. TO ACHEVE 3'-6'MAT. HT, HEAVY DURK FRUIT 10 28 VACCINIA CRYMEDOSIM / HGHEISH BLUEBERRY 2'-3' *1 CONT. ANTORIA 5'-12'MAT. HT, LARCE BERRES 10 20 20'-2' *1 CONT. LATORA 3'-2' MAT. HT, WHITE FLOWERS
PERENNALS AS 200 ASCLEPIAS STRUCA / COMMON MILKWEED 4" PLUG POT PLANT 3.5"-6.5" MATURE HEIGHT 18 32 15 25 10 ED 200 EUPATORIN DRIMA / VOE-PYE WEED 4" PLUG POT PLUSS 2"-5" MATURE HEIGHT 18 32 15 25 10 ED 200 LUMING SPECTAL VOE-PYE WEED 4" PLUG POT PLUSS 2"-5" MATURE HEIGHT 18 32 15 25 10 ED 200 LUMING SPECTAL SECTAR 4" PLUG POT 4" AT -6.5" MATURE HEIGHT 18 32 15 25 10 RF 200 RODECKIA FLAGRA ORAVER 4" PLUG POT 14" O.C. 15"-3.5" MATURE HEIGHT 18 33 14 25 10 SL 200 SOLDAGO SEADE G	GRASSES AC B0 ANDROPOGON GERARDII / BIG BLUESTEM 4" PLUG POT PLANT 2.5'-5' MATURE HEGHT AV B0 ANDROPOGON VRCINCUS / BROOMSEDGE 4" PLUG POT PLUGS T-3' MATURE HEGHT EC B0 ELYMUS CANADENSIS / CANADA WILD RYE 4" PLUG POT AT 2'-6'' MATURE HEGHT PV B0 PANCIM VIGHTANA WILD RYE 4" PLUG POT AT 2'-6'' MATURE HEGHT SC 80 SCHZACHYRUM SCOPARUM / LITTLE BLUESTEM 4" PLUG POT OF L5'-4'' MATURE HEGHT SO 100 SORGHASTINU MUTENS NEUNG ROASS 4" PLUG POT 0'' L5'-4'' MATURE HEGHT
PLANT SCHEDULE - AREA 3C (11,588 SF)	PERENNALS AS 100 ASCLEPIAS SYRIACA / COMMON MILKWEED 4* PLUG POT PLANT 3.5-6.5' MATURE HEIGHT ED 100 EUPATORINA DUBINA / JOG-PYE WEED 4* PLUG POT PLUGS 2'-5' MATURE HEIGHT IS 100 LATRIS SPECIAL SYRICO BLACK RF 100 RUDBECKA FUEDA / GRANE COME FLOWER 4* PLUG POT AT 5'-5' MATURE HEIGHT SL 100 SOLDAGO SEMPERVIRENS / SENSOE GLOWER 4* PLUG POT SPACING T-6.5' MATURE HEIGHT
KEY QTY BOTANICAL/COMMON NAME SIZE ROOT SPACING REMARKS TREEROW MX	
NS 2 NYSSA SYLVATICA / BLACK GUM 2 "CAL. BAB - ENGRANT FLOWERS, GOOD FALL COLOR SA 2 SASSAFRAS ALBIDUM / SASSAFRAS 2 "CAL. BAB - FRAGRANT FLOWERS, GOOD FALL COLOR SHRUBS	PLANT SCHEDULE - AREA 5 (34,810 SF) KEY OTY BOTAMCAL/COMMON NAME SIZE ROOT SPACING REMARKS TREEROW MAX BL 15 BETULA LENTA / SWEET BIRCH 2½° CAL BAB - WINTERCREEN SCENT, HOH WILDLIFE VALUE PS 15 PROMIS SENOTINA / BLACK CHERRY 2½° CAL BAB - WINTERCREEN SCENT, HOH WILDLIFE VALUE PS 15 MELLANCIER CHANDENSS SERVICEBERRY 2½° CAL BAB - WINTER FLOWER, EDBLE FRUIT AN 15 MELLANCIER CHANDENSS SERVICEBERRY 2° CAL BAB - WINTE FLOWER, EDBLE FRUIT
MP 46 NORELLA PENS'ILVANCA / NORTHEIN BAYBERRY 15"-16" *1 CUNI. #7470.5"04.5"-10"MAI.HI, SEMPLYENGUEN PM 46 PHOTMA MELANGORPA / BLACK CHOKEBERRY 15"-24" *1 CONT. TO ACHEVE 3"-6"MAI.HI, HEAVID DARK FRUIT VC 48 VACCHUM CORYMBOSUM / HICHBUSH BLUEBERRY 18"-24" *1 CONT. NATURAL 6-12"MAI.HI, LARGE BERRIES VA 46 VEURINM ACHTFOLIM / MAPLE LEAVED ARROWNOOD 2'-3" *1 CONT. LOOK 3'-6"MAI.HI, WHITE FLOWERS	NS 15 UNSA FILLATION VALUE V
GRASSES AG 200 ANDROPOGON GERARDI/ BIC BLUESTEM 4" PLUC POT PLANT 2.5'-5' MATURE HEIGHT AV 200 ANDROPOGON VIRGINICUS / BROOMSEDGE 4" PLUC POT PLUCS T-3' MATURE HEIGHT EC 200 ELYMUS CANADENSIS / GANADA WILD RYE 4" PLUC POT AT 22'-5' MATURE HEIGHT PV 200 PANCUM VIRGINICUM / SWITCHGRASS 4" PLUC POT AT 22'-5' MATURE HEIGHT SC 200 SCHIZKATYRIM SCOPANM / LITTLE BLUESTEM 4" PLUC POT OF 15'-4' MATURE HEIGHT SO 200 SCHIZKATYRIM NITENS / NIDAN GRASS 4" PLUC POT 14'0.C. 2'+6' MATURE HEIGHT	CA 96 KYPEROUN DENEROUND / DENER STJOHNS WORT 18"-24" +1 CONT. PLANT 15"-5" MAT. HT, YELLOW FLOWERS 10 301 LEX GLARA / INCERTS STJOHNS WORT 2"-3" +1 CONT. SHRUPS 6"-50" MAT. HT, YELLOW FLOWERS 10 001 TEA VIRCINA, VIRCINA, SWEETSPRE 10 96 WOELLA PENSILVINGA, NORTHEN BURBERY 3"-24" +1 CONT. RAPROX 6"-50" MAT. HT, YELLOW FLOWERS 10 96 WOELLA PENSILVINGA, NORTHEN BURBERY 3"-24" +1 CONT. RAPROX 6"-50" MAT. HT, YELAPUNGEN 10 96 WOELLA PENSILVINGA, NORTHEN BURBERY 3"-24" +1 CONT. TARGANIT TO WERS 10 96 WOELLA PENSILVINGA, HILLANCARPA / BLACK CHOKEDERY 3"-24" +1 CONT. TO ACTEVE 3"-0" MAT. HT, SELAP EVERGRET 10 96 WOENNA ACENFOLDA / MAPLE LEAVED ARTOWNOO 2"-3" +1 CONT. TO ACTEVE 3"-6" MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-1 MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-1 MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, SELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, NELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, NELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. TO ACTEVE 3"-6" MAT. HT, NELAP EVERGRET 10 9-24" +1 CONT. TO ACTEVE 4" +1 CONT. ACTEVE 4" +1 CONT
PERENNALS AS 240 ASCLEPIAS SYRIACA / COMMON MILKWEED 4" PLUC POT PLANT 3.5'-6.5' MATURE HEIGHT ED 240 EUPATORIUM DUBRAM / JOE-PYE WEED 4" PLUG POT PLUGS 2'-5' MATURE HEIGHT LS 240 LIATRIS SPRCATA / SPRCE BLAZING STAR 4" PLUG POT AT -6.5' MATURE HEIGHT RF 240 RUDBECHA FULGDA / ORANGE CONE FLOWER 4" PLUG POT 1.4'O.C. 15'-3.5' MATURE HEIGHT SL 240 SUDDAGO SEMPERVIRENS / SEASDE GOLDENRO 4" PLUG POT SPACING T-6.5' MATURE HEIGHT	GRASSES AG 167 ANDROPOGON GERARDI/ BIG BLUESTEM 4" PLUG POT PLANT 2.5'-5' MATURE HEIGHT AV 167 ANDROPOGON VIRGINGUS / BROOMSEDGE 4" PLUG POT PLUGS T-3' MATURE HEIGHT EC 167 ELYMUS CANADENSIS / CANADA WILD RYE 4" PLUG POT AT 2'-6.5' MATURE HEIGHT PV 167 PANCUM VIRGATUM / SWITCHIGRASS 4" PLUG POT SPACING 3'-6' MATURE HEIGHT SORZAGYRWIM SCOPPANIA / LITTLE BLUESTEM 4" PLUG POT 0F 15'-4' MATURE HEIGHT
SL 240 SUDUKU SEMPERATERS / SEASE AUDERTUD 4 FLUG FOT GERMAN FOR BELOC TAUT	SU RS SURGRUSTRUM RUTENS / RUDUN GRASS 4* PLUG POT 1.4*0.C. 2'-8' MATURE HEIGHT PERDINALS AS 200 ASCLEPUS SYRIACA / COMMON MILKWEED 4* PLUG POT PLANT 3.5*-6.5* MATURE HEIGHT ED 200 EUPATORIUM DUBRUM / JOE-PYE WEED 4* PLUG POT PLUGS 2*-6' MATURE HEIGHT LS 200 LUTRIS SPRCATA / SPRCA BLAZING STAR 4* PLUG POT AT 7*-6.5* MATURE HEIGHT
	RF 200 RUDBECKIA FULGDA / ORAKGE COME FLOWER 4* FLOUG POT 14"O.C. 15"-3.5" MATURE HEIGHT SL 200 SOLDAGO SEMPERVIRENS / SEASDE GOLDENROOD 4* PLUG POT SPACING 7-6.5" MATURE HEIGHT

REVISIONS

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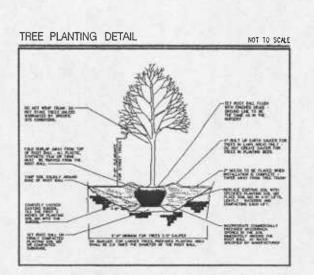
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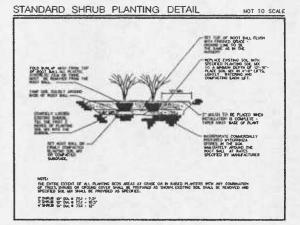
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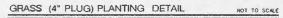
engineers / architects / planners / scientists / construction managers 7125 Ambassador Road Baltimore, MD 21244-2708 (410) 944-9112

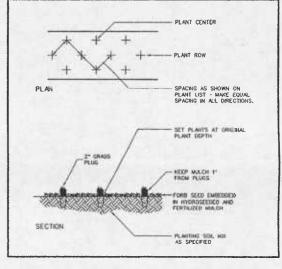
PLANT NOTES:

- THIS LANDSCAPE PLAN WAS PREPARED USING THE CHESAPEAKE BAY CRITICAL AREA COMMISSION BUFFER MANAGEMENT PLAN, "WESTPORT WATEFRONT PROJECT" PREPARED BY EA ENGINEERING, SCIENCE, AND TECHNOLOGY, NC. DATED DECEMBER, 2008.
- 2. THE PROPERTES INCLUDED IN THE REDEVELOPMENT SHOWN ON THESE PLANS HAVE BEEN ACCEPTED INTO THE MOE-VCP FOR PAST INDUSTRIAL AND COMERCIAL ACTIVITIES. RESTRICTIONS AND STIPULATIONS ON USES ARE SET FORTH IN AN APPROVED RESPONSE ACTION PLAN (RAP) INCLUDING THE CAPPING OF THE SITE WITH CLEAN SOLS. DEPTH OF CLEAN SOL IS AS SPECIFIED IN THE RAP AND FINAL GRADING PLANS. HOWEVER, DEPTH OF CLEAN SOL SHALL BE A IMMIMUM OF 36" FOR ALL CANOPY AND UNDERSTORY THEES, AND A IMMIMUM OF 24" FOR SHRUBS, PEREINIALS AND GRASSES.
- 3. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN ASS-OCIATION OF NURSERYMEN, "AMERICAN STANDARDS FOR NURSERY STOCK."
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE WINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY 'AS BUILT LOCATION OF ALL UTILITIES.
- MAINTAIN A MINIMUM DISTANCE OF 5'BETWEEN CENTER OF PROPOSED TREE PLANTINGS AND EXISTING OR PROPOSED UNDERGROUND UTILITES.
 ALL STATE EXCANATION EXCANAT
- 6. ALL SOIL EXCAVATED FROM PLANTING PITS SHALL BE REMOVED FROM THE SITE. PLANTING PITS SHALL BE BACKFILLED WITH PLANTING SOIL MIX AS SPECIFIED BELOW.
- 7. PLANTING SOL MIX: 2/3 CLEAN TOPSOL AND 1/3 PEAT HUMUS, COM-POSTED SLUGGE OR OTHER ORGANIC MATERIAL.
- 8. PLANTING SOIL MX SHALL NOT BE PLACED WHEN SUBGRADE IS FROZEN, EXCESSIVELY WET OR EXTREMELY ORY, SOIL MX SHALL BE GRADED TO PREVENT ANY DEPRESSIONS WHERE WATER WILL STAND.
- SCAPLET OAK TREES WITHIN ORCHARD SHALL BE LIMBED UP TO A MINIMUM OF 7'-0" ABOVE GROUND LEVEL IN ACCORDANCE WITH THE PLANTING DETAL SHOWN ON ON THIS SHEET. NO OTHER TREE SHALL BE REQUIRED TO BE LIMBED UP.
- 10. ALL AREAS TO BE SEEDED OR PLUGGED SHALL RECEIVE PLANTING SOL MIX NOTED ABOVE. SURFACE SHALL BE LOOSENED BY SCARFYING TO A DEPTH OF 2 NOMES TO ALLOW SEED OR PLUGS TO BOND WITH THE PLANTING MIX.
- 11. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER INSTALLATION IS COMPLETED AND APPROVED. REFER TO THE TWO-YEAR MAINTENANCE ASREEMENT ON THE APPROVED FOREST CONSERVATION PLANT FOR PLANT CARE. AT THE END OF THE TWO YEAR PERIOD, ALL PLANT MATERIAL WHICH IS DEAD OR OYNG SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORGENALLY SPECIFED.









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PLAN PREI		PLANT LISTS, LANDSCAPE NOTES & DETAILS	DRAWING NO.
PLAN FRE	ARATION	WESTPORT WATERFRONT	L-4.01
DRAWN BY: KTL	DATY: JAN. 15, 2009	PHASE 18 LANDSCAPE	SHEET NO.
DESIGNED BY: DIRT/EA/STV	SCALE: N\A	2201 AND 2401 KLOMAN STREET, BALTIMORE, MD 21230	
CHECKED BY: AHP	NUE NO; 30-13146	WARD 25 SECTION 5 BLOCK 7611 AND 7612 LOTS 1 AND 6	6 of 6

1/15/09 BID SET - NOT FOR CONSTRUCTION