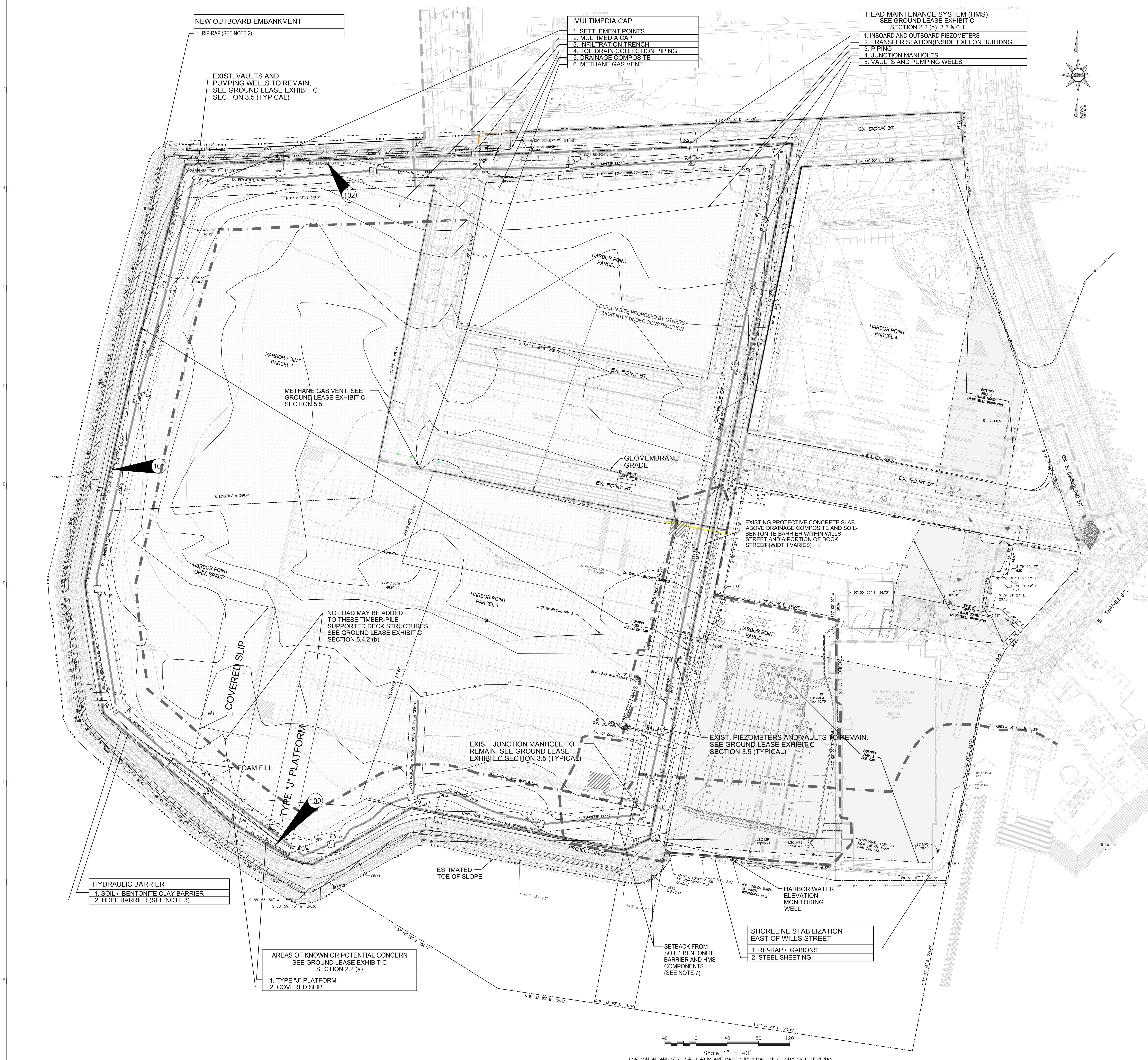

LEGEND

- EX. MULTIMEDIA CAP
- EX. DOUBLE-LAYER SYNTHETIC
- EX. INFILTRATION TRENCH
- EX. METHANE GAS VENT
- MP7 — EX. SETTLEMENT PLATE
- EX. TOE DRAIN COLLECTION PIPING
- EX. RIP-RAP
- EX. SOIL BENTONITE BARRIER
- EX. SETBACK FROM SOIL-BENTONITE BARRIER
- EX. SETBACK FROM HMS COMPONENTS
- JB-3, PM PM — EX. PIEZOMETER SYSTEM
- MJ2 EL. 11.56 — EX. MANHOLE JUNCTION
- V-4 EL. 13.76 — EX. VAULT JUNCTION WITH PUMPING WELL
- SSMP1 / LSC-MP2 Top=6.43 — EX. SURFACE SOIL /SETTLEMENT MONITORING POINT
- SW9 — EX. SURFACE WATER MONITORING POINT
- EX. PARCEL LINE
- EX. POLE LIGHT
- EX. POLE LIGHT
- EX. TOE DRAIN FIT
- EX. ELECTRIC HANDBOX
- SD — EX. STORM DRAIN
- W — EX. WATER MAIN
- UGT — EX. UNDERGROUND TELECOM
- SAN — EX. SEWER
- UGE — EX. UNDERGROUND ELECTRIC
- EX. HMS
- EX. HMS STRUCTURE
- EX. HMS FIT
- EX. UNDERGROUND ELECTRIC MANHOLE
- SWGR — EX. UNDERGROUND ELECTRIC SWITCHGEAR
- EX. TREE GRATE
- EX. UNDERGROUND ELECTRIC MANHOLE
- EX. UNDERGROUND TELECOM
- EX. FIRE HYDRANT
- EX. PARKING SPACE LINE
- EX. HANDICAP PARKING SPACE
- EX. ROAD MARKINGS
- EX. FENCE METAL GATE
- EX. PAVER BRICK
- EX. BOLLARDS
- EX. SANITARY MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. AREA CAP BOUNDARY
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVEMENT
- SD — EX. STORM DRAIN (ABANDONED)
- G — EX. GAS (ABANDONED)
- UGE — EX. UNDERGROUND ELECTRIC (ABANDONED)
- SAN — EX. SEWER (ABANDONED)
- W — EX. WATER (ABANDONED)
- EX. AREA CAP
- UGT — EX. UNDERGROUND TELEPHONE (ABANDONED)
- FP — EX. FLOODPLAIN
- EX. CRITICAL AREA
- PR. LIMITS OF DISTURBANCE/ PROJECT LIMITS

NOTES:
1. EXISTING TOPOGRAPHIC SITE FEATURES SUCH AS BUILDINGS, ROADS, PROPERTY BOUNDARIES, FENCE LINES, AND SHORELINE PERIMETER ARE BASED ON AUTOCAD BASE FILES RECEIVED FROM RK&K ON JUNE 24, 2014 AND BEATTY DEVELOPMENT ON JUNE 23, 2014.
2. RIP-RAP ALONG THE SHORELINE PERIMETER EXTENDS TO COVER THE SHORELINE EMBANKMENT TO BCCD ELEV. -10.
3. VERTICAL HDPE PANELS HAVE BEEN INSTALLED ON THE OUTBOARD SIDE OF THE SOIL BENTONITE BARRIER. PANELS EXTEND TO A DEPTH OF 10' BELOW MEAN SEA LEVEL ALONG THE SHORELINE PERIMETER AND 3' BELOW MEAN SEA LEVEL ALONG THE NORTH BASIN AND WILLS STREET.
4. THE AREA 1 MULTIMEDIA CAP COMPONENTS INCLUDE, FROM TOP TO BOTTOM, CRUSHED STONE, COVER SOIL, VISUAL WARNING LAYER, COVER SOIL, DRAINAGE NET, BARRIER LAYER (GEOMEMBRANE AND GEOSYNTHETIC CLAY LINER), GEOTEXTILE AND CAPILLARY BREAK LAYER (TOTAL THICKNESS VARIES – 36" MIN).
5. THE AREA 2 SOIL CAP CONSISTS, FROM TOP TO BOTTOM, A 4" ASPHALT COVER, 6" AGGREGATE SUBBASE COURSE (CR-6), GEOTEXTILE LAYER, 6" CAPILLARY BREAK LAYER AND GEOTEXTILE LAYER (TOTAL THICKNESS 16"±).
6. THE AREA 3 SOIL CAP CONSISTS, FROM TOP TO BOTTOM, OF AN ASPHALT COVER, AGGREGATE SUBBASE COURSE AND, 2' OF CLEAN FILL OVER A VISUAL WARNING LAYER. THE AREA 3 SOIL CAP IS PLACED OVER SILVER NORTH AND SILVER SOUTH.
7. REQUIRED SETBACK FROM THE SOIL-BENTONITE BARRIER IS 30' (TYPICAL EACH SIDE) AND FROM HEAD MAINTENANCE SYSTEM (HMS) COMPONENTS IS 10' (TYPICAL EACH SIDE), SEE GROUND LEASE EXHIBIT C: CONSTRUCTION REQUIREMENTS SECTION 6.2, 4.1.1, 6.4 & 10.
8. INFORMATION REFERENCED ON THIS PLAN REFLECTS SURVEYS PERFORMED USING BALTIMORE CITY DATUM.
9. ACCESS MUST BE PROVIDED FOR OWNER TO ALL EXISTING VAULTS AND WELLS ASSOCIATED WITH THE REMEDIAL SYSTEM.
10. ALL MONITORING POINT SHALL REMAIN IN PLACE AND ACCESSIBLE.

DETAILED DEVELOPMENT PLAN
APRIL 29, 2016

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key

NORTH

project
WILLS WHARF
OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

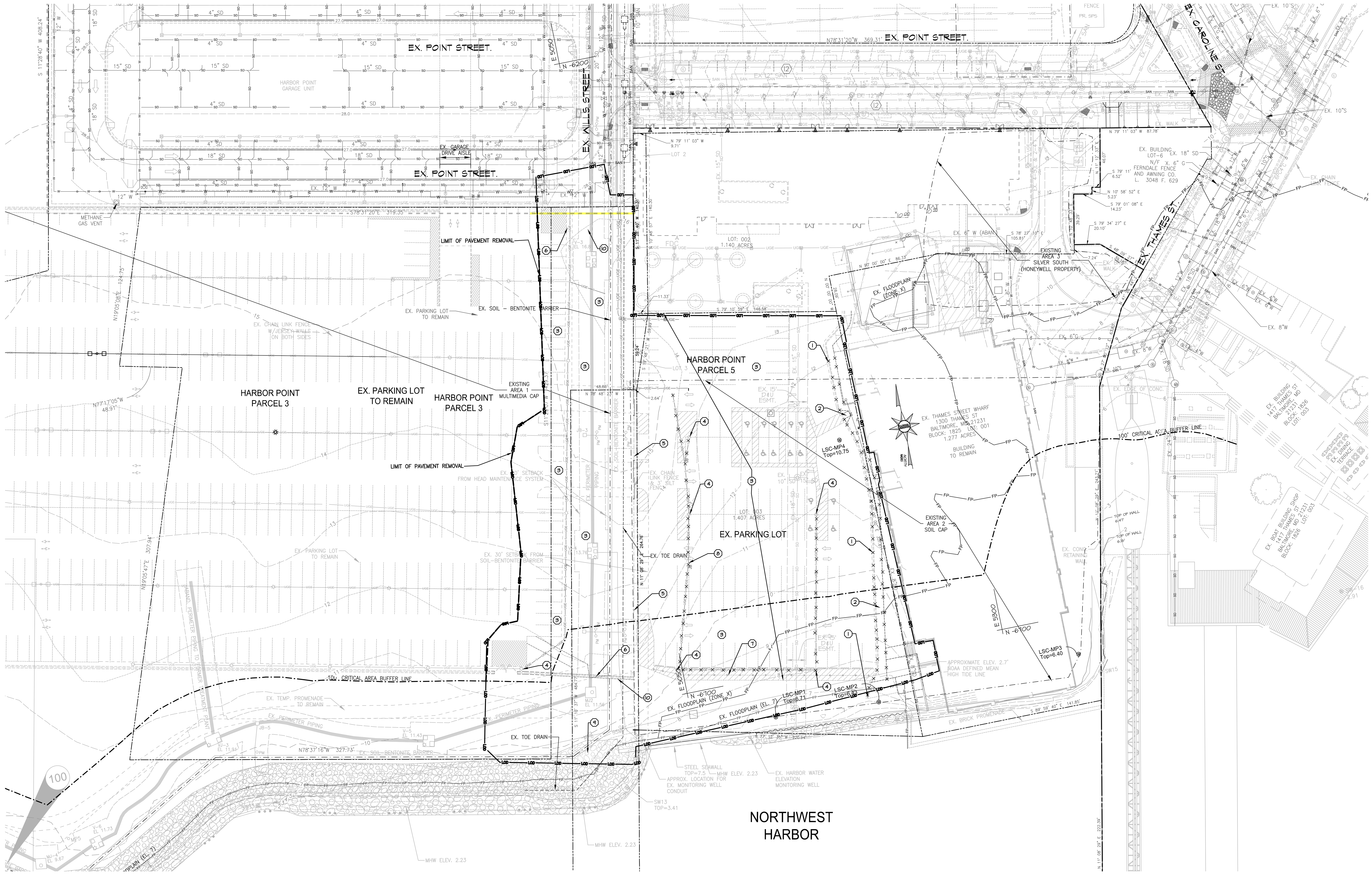
seal

issued	date	description

title
Existing Conditions/Site Constraints Plan

drawn by: MK
checked by: MK
scale: 1" = 40'
project number: 09875
scaled inch
sheet number

C1.00



PLAN VIEW
SCALE: 1"=30'

Scale 1" = 30'

LEGEND

- EX. MULTIMEDIA CAP
- EX. INFILTRATION TRENCH
- EX. METHANE GAS VENT
- EX. SETTLEMENT PLATE
- EX. TOE DRAIN COLLECTION PIPING
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- EX. POLE LIGHT
- EX. TOE DRAIN FIT
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- EX. WATER MAIN
- EX. UNDERGROUND TELECOM
- EX. SEWER
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- EX. UNDERGROUND TELECOM
- EX. FIRE HYDRANT
- EX. PARKING SPACE LINE
- EX. HANDICAP PARKING SPACE
- EX. ROAD MARKINGS
- EX. FENCE METAL GATE
- EX. PAVER BRICK
- EX. BOLLARDS
- EX. SANITARY MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. AREA CAP BOUNDARY
- EX. BUILDING
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. STORM DRAIN (ABANDONED)
- EX. GAS (ABANDONED)
- EX. UNDERGROUND ELECTRIC (ABANDONED)
- EX. SEWER (ABANDONED)
- EX. WATER (ABANDONED)
- EX. PROPERTY LINE
- EX. UNDERGROUND TELEPHONE (ABANDONED)
- EX. FLOODPLAIN
- EX. CRITICAL AREA

DEMOLITION KEY NOTES

1. EXISTING CURB & GUTTER TO BE REMOVED.
2. EXISTING SIDEWALK AND HANDICAP RAMP TO BE REMOVED
3. EXISTING PAVING TO BE REMOVED
4. EXISTING LIGHT POLE TO BE REMOVED
5. EXISTING FENCE TO BE REMOVED
6. EXISTING METAL FENCE TO BE REMOVED
7. EXISTING BOLLARD TO BE REMOVED
8. EXISTING UNDERGROUND ELECTRIC TO BE REMOVED
9. EXISTING RIPRAP TO BE REMOVED
10. EXISTING WALL TO BE REMOVED

DETAILED
DEVELOPMENT PLAN
APRIL 29, 2016

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key

NORTH

project

WILLS WHARF
OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

seal

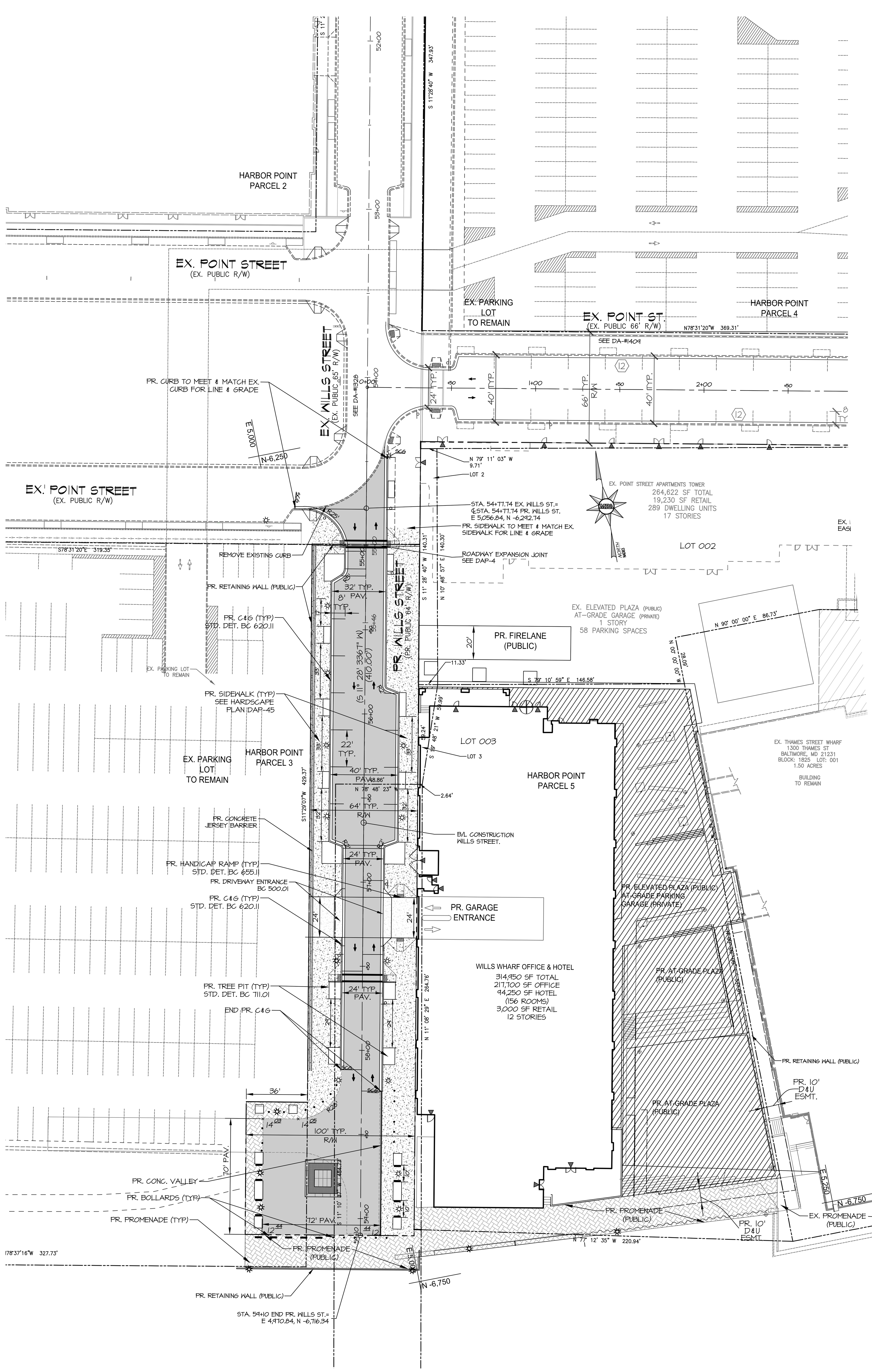
issued	date	description

title

Preliminary Demolition Plan

drawn by: MK
checked by: MK
scale: 1" = 30'
project number: 09875
scaled inch
sheet number

C2.00



ROAD PLAN

SCALE: 1"=30'

30 0 30 60 90

Scale 1" = 30'

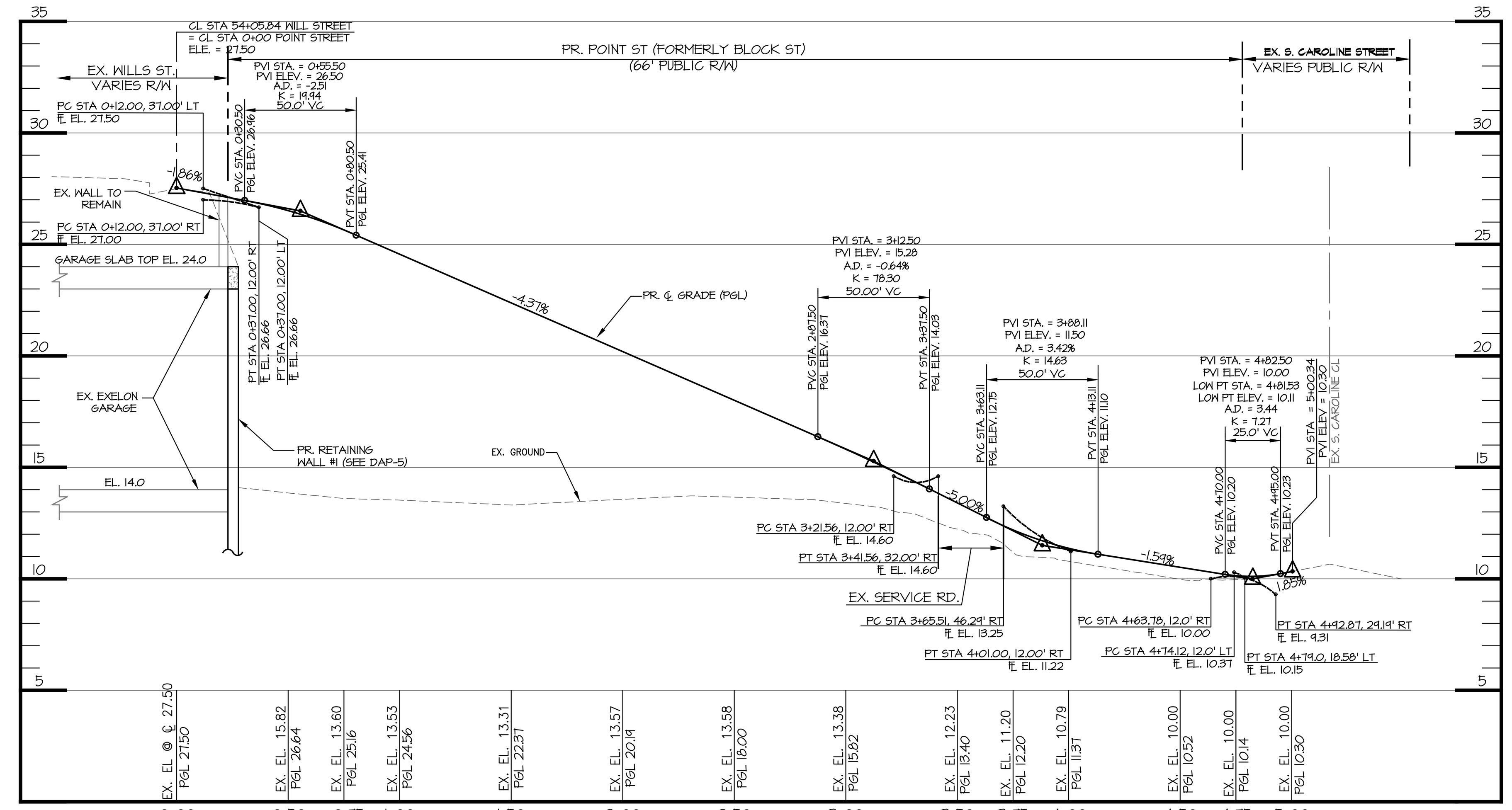
LEGEND

- EX. PARCEL LINE
- EX. PARKING SPACE LINE
- EX. HANDICAP PARKING SPACE
- EX. PAVER BRICK
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. PROPERTY LINE
- PR. CURB AND GUTTER
- PR. CONCRETE SIDEWALK
- PR. TRAFFIC ARROWS
- PR. HANDICAP RAMP
- PR. WALL
- PR. TOWER
- PR. GARAGE
- PR. ROAD CENTER LINE
- PR. PROPERTY LINE
- PR. PLANTER
- PR. CROSSWALK
- PR. STREET LIGHT

DATUM

HORIZONTAL AND VERTICAL ARE BASED UPON BALTIMORE CITY GRID MERIDIAN

BENCHMARK
BM #7783 ELEV. 9.60
BM #4323 ELEV. 9.115



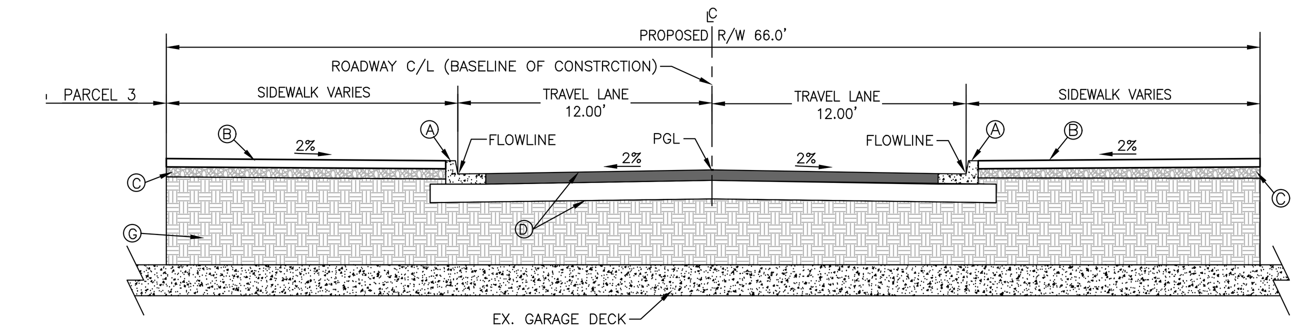
PROFILE: POINT STREET

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

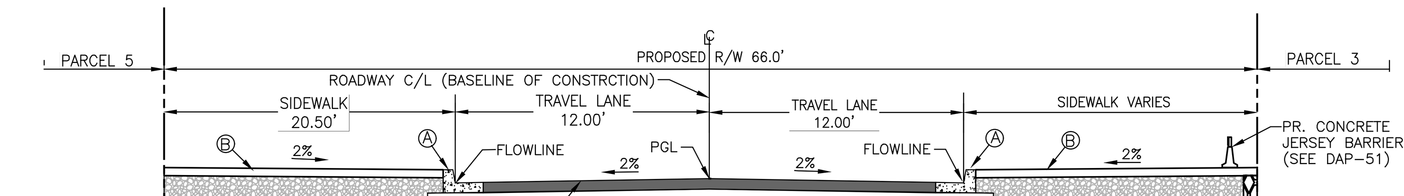
TRAFFIC NOTES:

1. THE CONTRACTOR SHALL CONTACT MR. ROBERT E. FERGUSON OF THE DEPARTMENT OF TRANSPORTATION AT 443-984-2153 TWO (2) WEEKS BEFORE CONSTRUCTION BEGINS AND ONE (1) WEEK PRIOR TO ANY CHANGES TO THE MAINTENANCE OF TRAFFIC (MOT) PLAN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL TEMPORARY TRAFFIC CONTROL EQUIPMENT FOR THE DURATION OF THE CONTRACT. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FEDERAL HIGHWAY MUTCD AND THE MARYLAND SHA WORK ZONE TRAFFIC CONTROL STANDARD AND THE CITY OF BALTIMORE BOOK OF STANDARDS.
3. NO WORK, LANE CLOSURES, OR DISRUPTIONS OF TRAFFIC ARE PERMITTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 3:00 PM TO 6:00 PM WEEKDAYS. THE FULL WIDTH OF ROADWAY SHALL BE OPEN TO TRAFFIC AT THE END OF EACH WORKDAY.
4. ALL LANE CLOSURES MUST ADHERE TO THE CURRENT EDITION OF THE M.U.T.C.D. AND MARYLAND STATE HIGHWAY ADMINISTRATION WORK ZONE TRAFFIC CONTROL STANDARDS, AND THE CITY OF BALTIMORE BOOK OF STANDARDS.
5. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO ALL LOCAL BUSINESSES.
6. THE CONTRACTOR SHALL CONTACT THE PARKING METER DIVISION, (410) 396-9275 PRIOR TO ANY WORK AROUND PARKING METERS.
7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM FOUR FOOT (4') WIDE PEDESTRIAN FOOT WAY OR IMPLEMENT AN APPROPRIATE PEDESTRIAN DETOUR ON SOUTH CAROLINE STREET WHILE ACTIVELY WORKING IN THE SIDEWALK IN ACCORDANCE WITH ADA GUIDELINES AND APPROPRIATE SHA STANDARDS (MD 104.06-5A THROUGH D).
8. IN ORDER TO WORK IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN PERMITS FROM THE DEPT. OF PUBLIC WORKS PERMIT DIVISION. APPLICATIONS FOR PERMITS ARE ACCEPTED AT THE D.P.W. PERMITS DIVISION IN THE ABEL WOLMAN MUNICIPAL BUILDING LOBBY, 200 N. HOLIDAY STREET, PHONE (410) 396-6865 (OR 4508). DURING THE PERMIT REVIEW THE CONTRACTOR MAY BE BILLED ADDITIONAL TRAFFIC INSPECTION FEES NOT RELATED TO ANY PREVIOUS COSTS.
9. ALL EXCAVATIONS AND TRENCHES SHALL BE PLATED AT THE END OF EACH WORKDAY AND "STEEL PLATES AHEAD" WARNING SIGNS DISPLAYED IN ADVANCE.
10. THE CONTRACTOR IS REQUIRED TO PROTECT AND MAINTAIN EXISTING SIGNALS, AND ALL LIGHTING AND CONDUIT FACILITIES DURING CONSTRUCTION. CALL STREET LIGHTING MAINTENANCE AT (410) 396-1311 AT LEAST TEN (10) DAYS PRIOR TO STARTING WORK.
11. THE CONTRACTOR MUST MAINTAIN LOCAL TRAFFIC AT ALL TIMES.
12. REFER TO DRAWING DAP-14 FOR SIGNAGE AND PAVEMENT MARKING DETAILS.
13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY TEMPORARY "NO STOPPING" PROHIBITION SIGNAGE THAT WILL BE NECESSARY TO COMPLETE THIS PROJECT.
14. CONTRACTOR TO NOTIFY DARYL WADE AT (410) 396-2889 PRIOR TO ALL EXISTING STREET AND PAVEMENT DISTURBANCES.

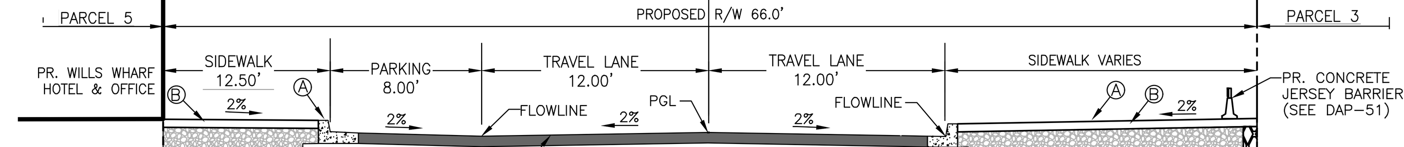
HANDICAP RAMP NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE USED ON ALL RAMPS PER STD. BC-655.40.
2. A CURB SHALL BE INSTALLED ON THE BACK OF SIDEWALK IF GRADING IS REQUIRED.
3. PROVIDE 1/2" EXPANSION JOINT AT SIDEWALK AND RAMP CONNECTION. EXPANSION JOINT MATERIAL SHALL BE IN ACCORDANCE WITH STD. BC 655.01.
4. SURFACE TEXTURE OF ALL PEDESTRIAN RAMPS SHALL BE COARSE BROOMING OR NON-SKID TYPE SURFACE.



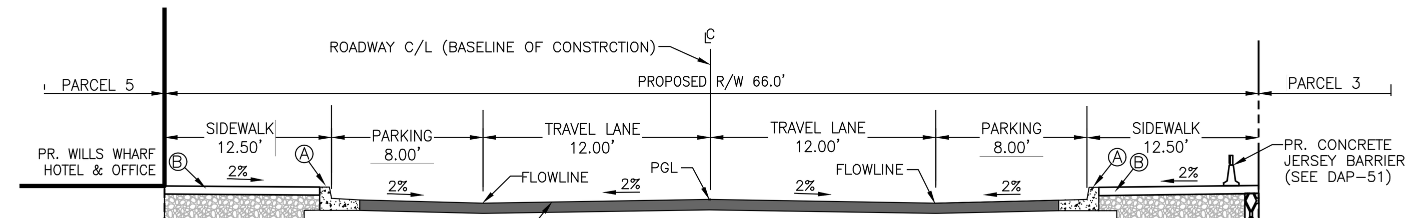
TYPICAL PAVING SECTION
WILLS STREET
FROM STA 54+60 TO STA 55+00
NOT TO SCALE



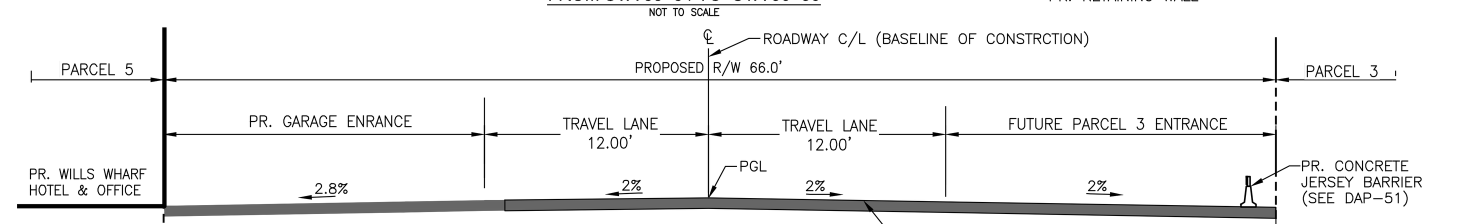
TYPICAL PAVING SECTION
WILLS STREET
FROM STA 55+00 TO STA 55+19
FROM STA 57+35 TO STA 58+12
NOT TO SCALE



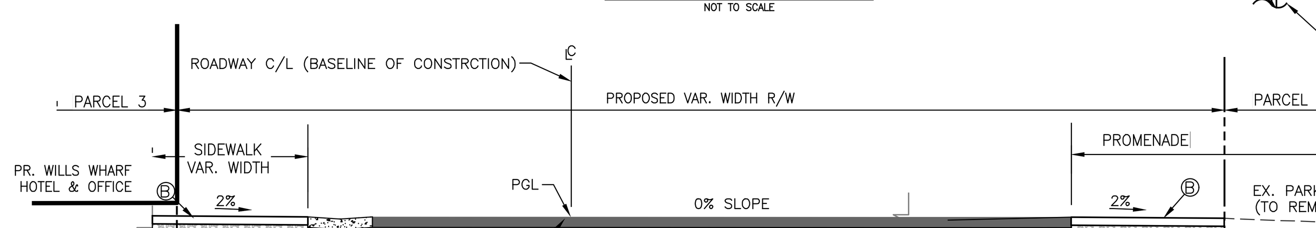
TYPICAL PAVING SECTION
WILLS STREET
FROM STA 55+20 TO STA 55+83
NOT TO SCALE



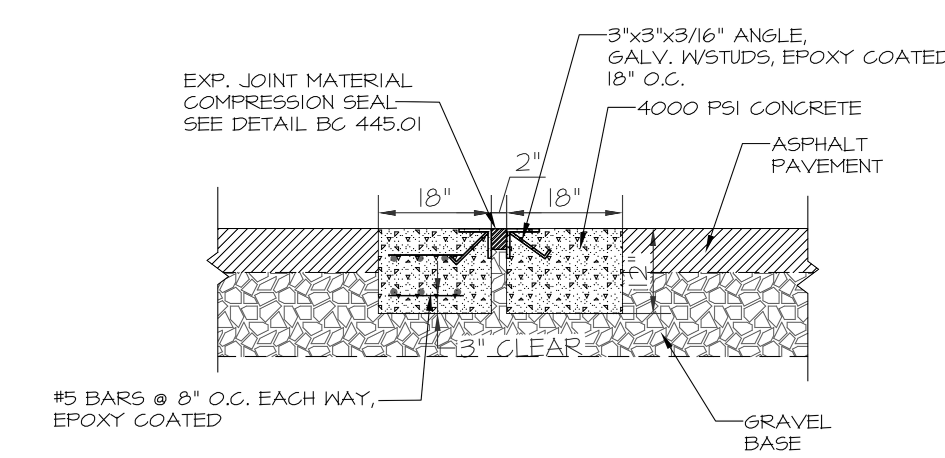
TYPICAL PAVING SECTION
WILLS STREET
FROM STA 55+84 TO STA 56+86
NOT TO SCALE



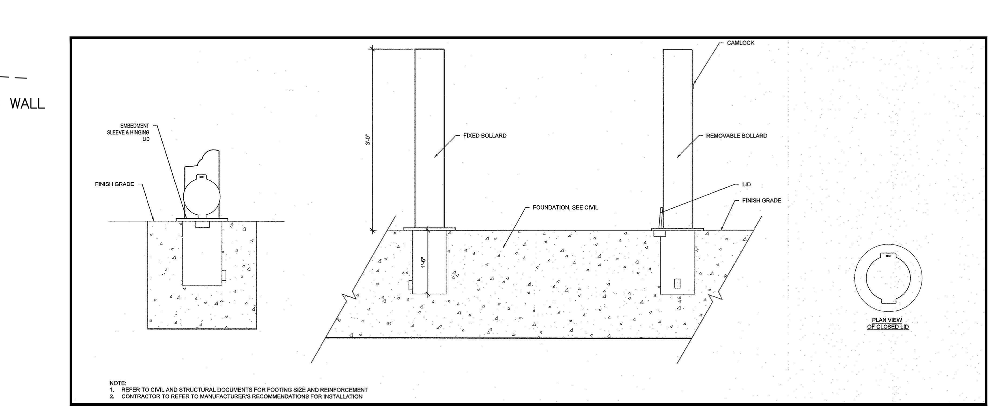
TYPICAL PAVING SECTION
WILLS STREET
FROM STA 57+09 TO STA 57+32
NOT TO SCALE



TYPICAL PAVING SECTION
WILLS STREET
FROM STA 58+41 TO STA 59+10



ROADWAY EXPANSION JOINT DETAIL
NOT TO SCALE



BOLLARD @ GRADE (FIXED AND REMOVABLE)
NOT TO SCALE

DETAILED
DEVELOPMENT PLAN
APRIL 29, 2016

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WILLS WHARF
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HARBOR POINT
BALTIMORE, MARYLAND

seal

issued	date	description

title

Road Plan, Profile, & Typical Sections

drawn by:	MK
checked by:	MK
scale:	AS SHOWN
project number:	09875

scaled inch

sheet number

C3.00

4/29/2016 1:30:27 PM

LEGEND

- EX. INFILTRATION TRENCH
- EX. METHANE GAS VENT
- EX. SETTLEMENT PLATE
- EX. TOE DRAIN COLLECTION PIPING
- EX. RIP-RAP
- EX. SOIL BENTONITE BARRIER
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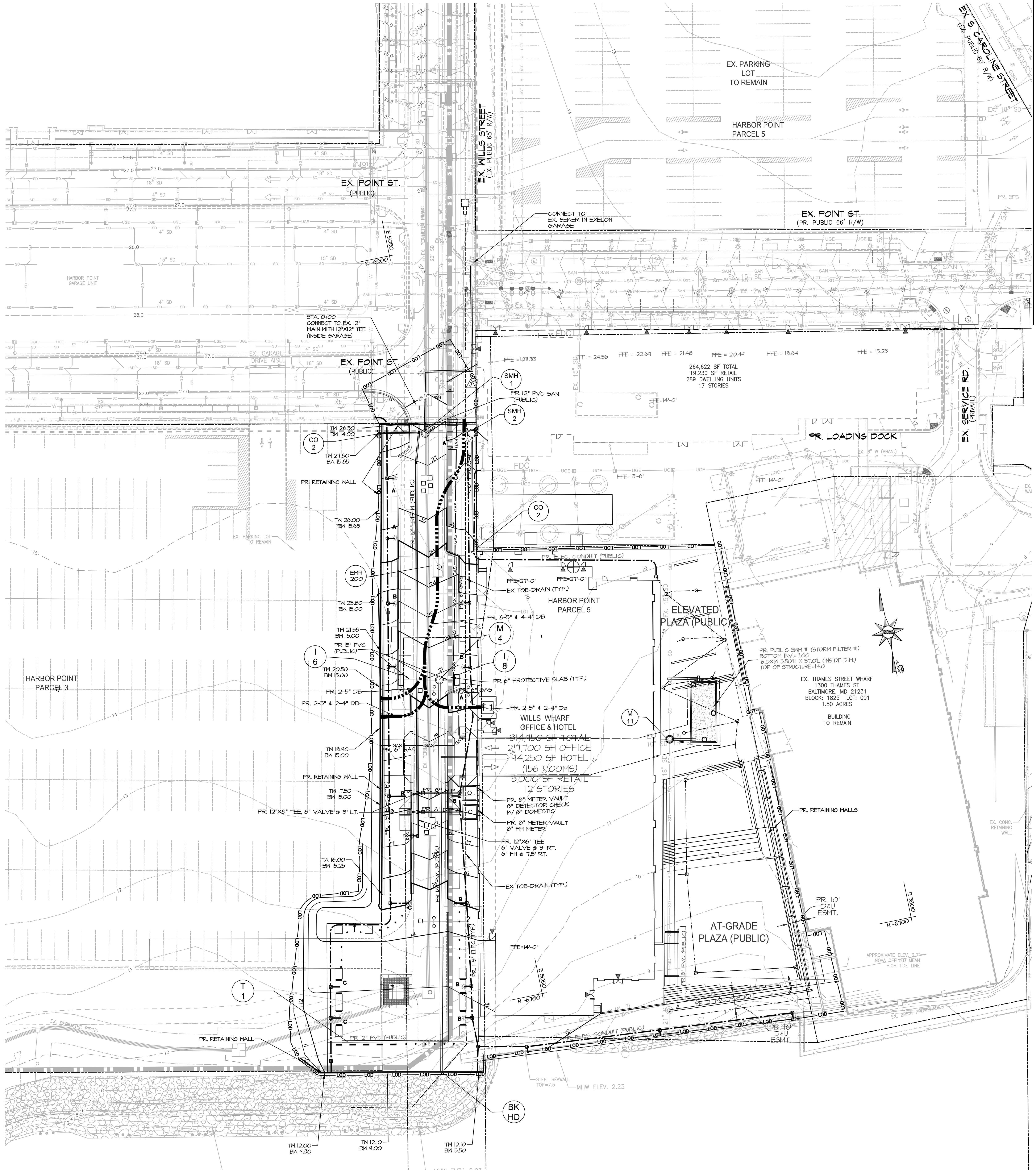
- EX. SANITARY MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. STORM DRAIN (ABANDONED)
- EX. GAS (ABANDONED)
- EX. SEWER (ABANDONED)
- EX. WATER (ABANDONED)
- EX. PROPERTY LINE
- PR. STORM DRAIN
- PR. STORM DRAIN MANHOLE
- PR. WATER LINE
- PR. WATER VALVE
- PR. WATER VALVE
- PR. SANITARY LINE
- PR. TELECOM LINE
- PR. TELECOM BOX
- PR. ELECTRIC LINE
- PR. ELECTRIC TRANSFORMER
- PR. FIBER OPTIC MANHOLE
- PR. STORM DRAIN CURB INLET
- PR. GAS
- PR. 0.5' CONTOUR
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 5' CONTOUR
- PR. STREET LIGHT
- PR. CURB AND GUTTER
- PR. HANDICAP RAMP
- PR. TOWER
- PR. GARAGE
- PR. ROAD CENTER LINE
- PR. PROPERTY LINE
- PR. PLANTER



PLAN
SCALE: 1"=30'

30 0 30 60 90

Scale 1" = 30'

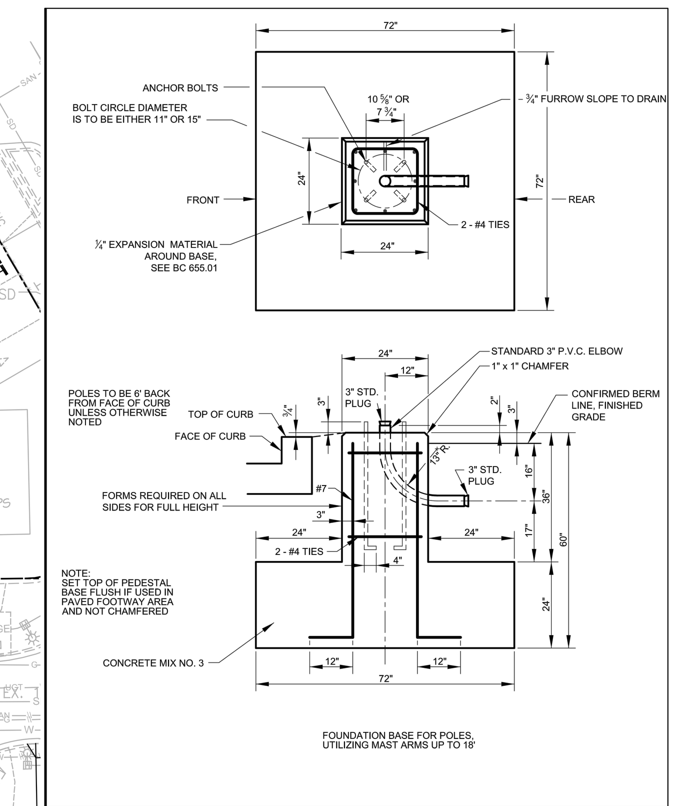
DATUM

HORIZONTAL AND VERTICAL ARE BASED UPON BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM THE FOLLOWING BALTIMORE CITY SURVEY CONTROL STATIONS:

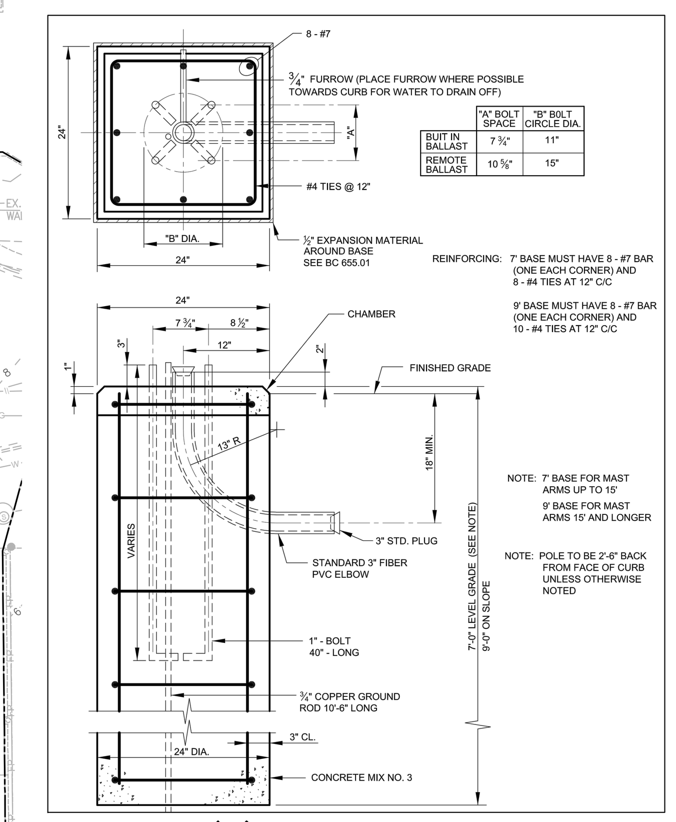
32550	SOUTH 5883.373	EAST 6043.685	DESC: CITY PLUG
32551	SOUTH 5713.771	EAST 6277.975	DESC: CITY PLUG

BENCHMARK

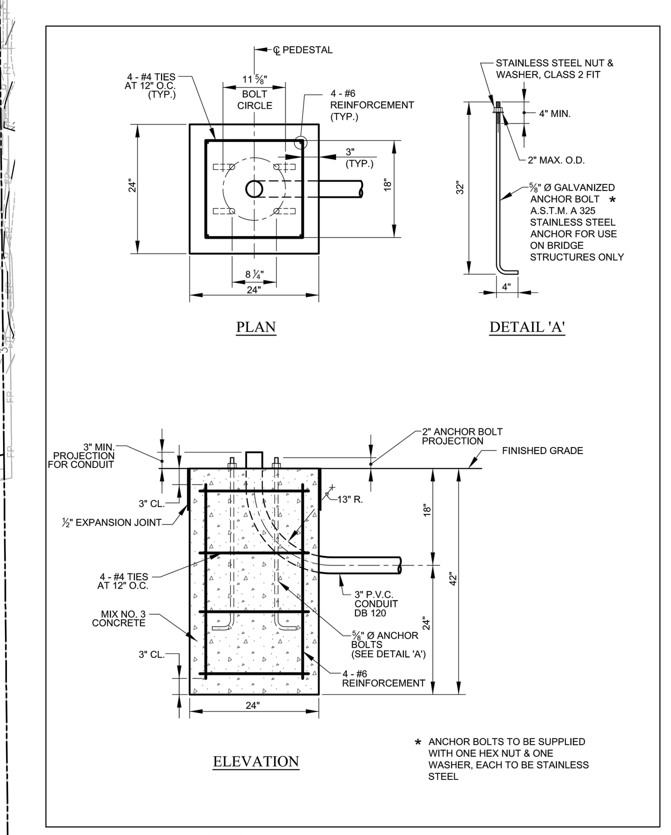
BM #7783	ELEV. 9.60
BM #4323	ELEV. 9.115



TYPE 'C' LIGHT POLE BASE FOR 25' TEAR DROP LIGHT @ STATION 58+00
NOT TO SCALE



TYPE 'A' LIGHT POLE BASE FOR 25' TEAR DROP LIGHTS
NOT TO SCALE



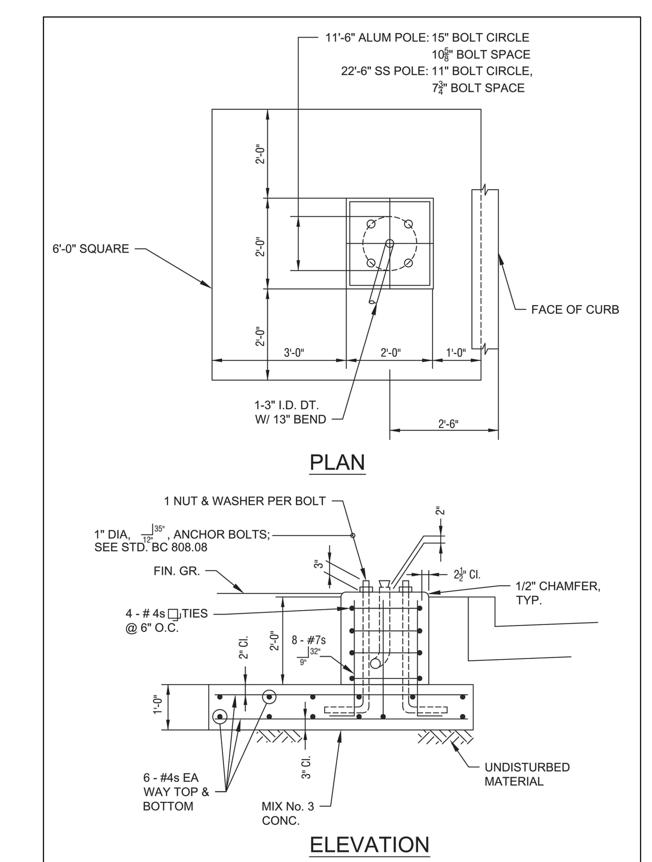
TYPE 'B' LIGHT POLE BASE FOR 12' POST TOP LIGHTS
NOT TO SCALE

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC SITE FEATURES SUCH AS BUILDINGS, ROADS, PROPERTY BOUNDARIES, FENCE LINES, AND SHORELINE PERIMETER ARE BASED ON AUTOCAD BASE FILES RECEIVED FROM RK&K ON JUNE 24, 2014 AND BEATTY DEVELOPMENT ON JUNE 23, 2014. TOPOGRAPHIC INFORMATION FOR POINT STREET WAS SUPPLEMENTED BY MRA FROM THE APPROVED POINT STREET PROJECT.
2. BEARING AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM TRAVERSE/CONTROL STATIONS:

POINT	SOUTH	EAST
32550	5883.373	6043.685
32551	5713.771	6277.975

3. PROPOSED BUILDING INFORMATION SHOWN HEREON WAS PROVIDED BY BHC ARCHITECTS, LLC IN NOVEMBER 2015.
4. PER FEMA FIRM MAP #240087-0025 F, DATED APRIL 2, 2014, AREAS OF THE SUBJECT PROPERTY ARE WITHIN FLOOD ZONE AE, ELEVATION 7, FLOOD ZONE AE, ELEVATION 5, AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN IN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF WILLS STREET AND POINT STREET.
7. THE EXISTING USE OF THE REDEVELOPMENT AREA IS A VACANT PARKING LOT.
8. THE PROPOSED USE OF THE REDEVELOPMENT AREA IS HOTEL, PARKING GARAGE, AND OFFICE SPACE.
10. THE PROPOSED BUILDING WILL CONNECT TO EXISTING PUBLIC WATER LOCATED IN WILLS STREET AND EXISTING SEWER LINES LOCATED IN WILLS STREET.
11. LOT 1: LIBER 16191 AND FOLIO 0335
    LOT 2: LIBER 11535 AND FOLIO 00304
    LOT 3: LIBER 14350 AND FOLIO 0170
12. INFORMATION REFERENCED ON THIS PLAN REFLECTS SURVEYS PERFORMED USING BALTIMORE CITY DATUM.
13. THIS PROPERTY IS SUBJECT TO AN EXISTING PLANNED UNIT DEVELOPMENT, ENTITLED HARBOR POINT, 13-136, DATED APRIL 10, 2013.
14. A STORMWATER MANAGEMENT CONCEPT PLAN, ESD #7138, HAS BEEN SUBMITTED FOR THIS PROJECT. THIS PROJECT WILL UTILIZE ONE STORM FILTER VAULT AND GREEN ROOF ON TOP OF THE HOTEL/OFFICE BUILDING TO TREAT AND PROVIDE THE REQUIRED ESD VOLUMES AND TREATMENT AREAS.
15. SEE CAP RESTORATION DETAIL ON SHEET EN 102.1
16. CONTRACTOR SHALL PERFORM A TEST PIT ON THE EXISTING TOE DRAIN IN THE VICINITY OF THE PROPOSED WATER METER VAULTS TO DETERMINE EXACT LOCATION AND ELEVATION TO AVOID POTENTIAL CONFLICT WITH THE TOE DRAIN.



ROADWAY PEDESTAL BASE - TYPE P-1
NOT TO SCALE

DETAILED DEVELOPMENT PLAN
APRIL 29, 2016

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key

NORTH

project
WILLS WHARF OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

seal

issued	date	description

title
Composite Utility Plan

drawn by:	MK
checked by:	MK
scale:	1" = 30'
project number:	09875
	scaled inch
sheet number	

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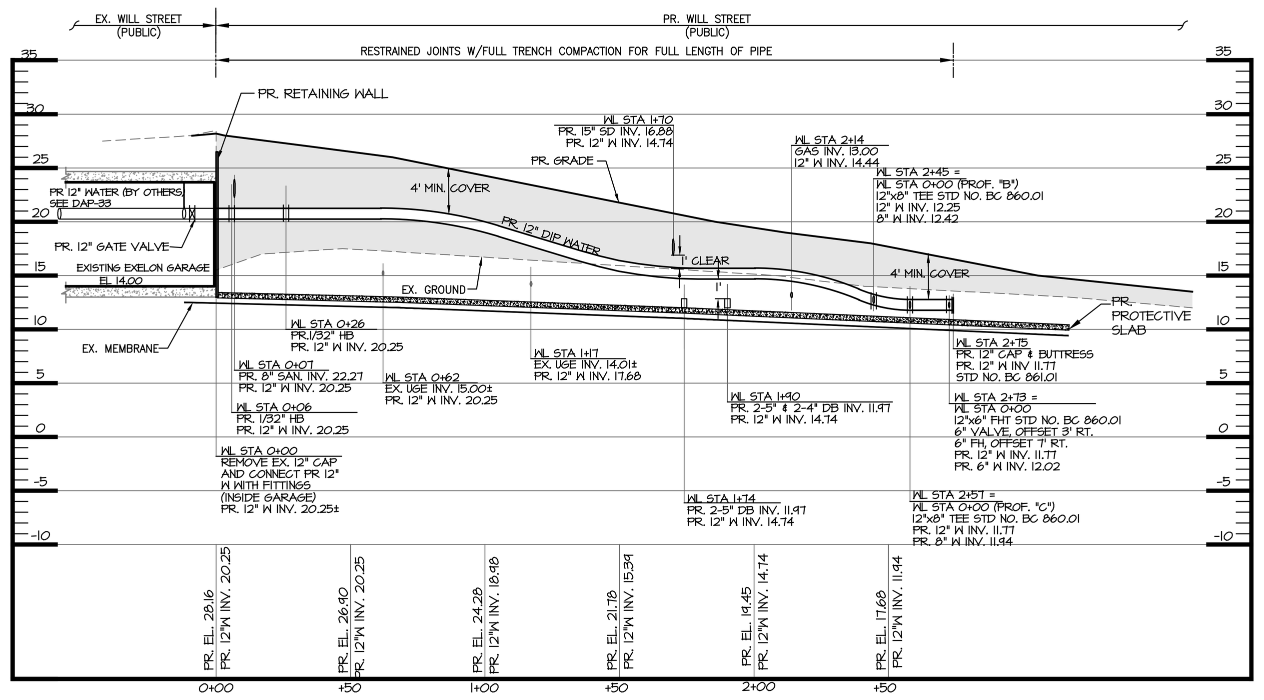
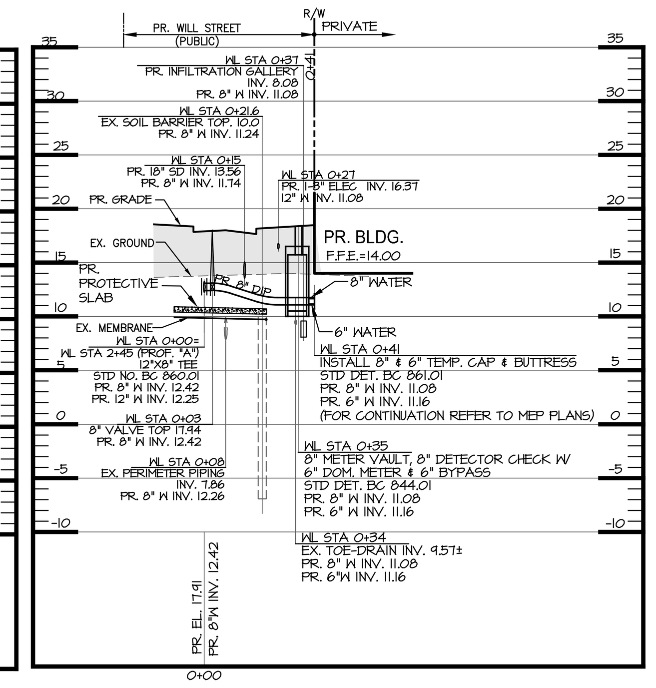


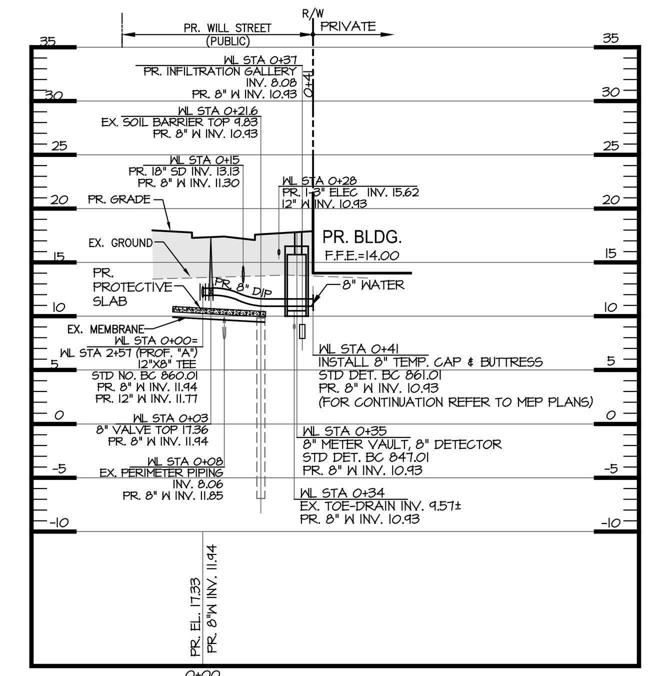
PROFILE A (WILLS STREET)

HOR. 1" = 40'
VERT. 1" = 10'



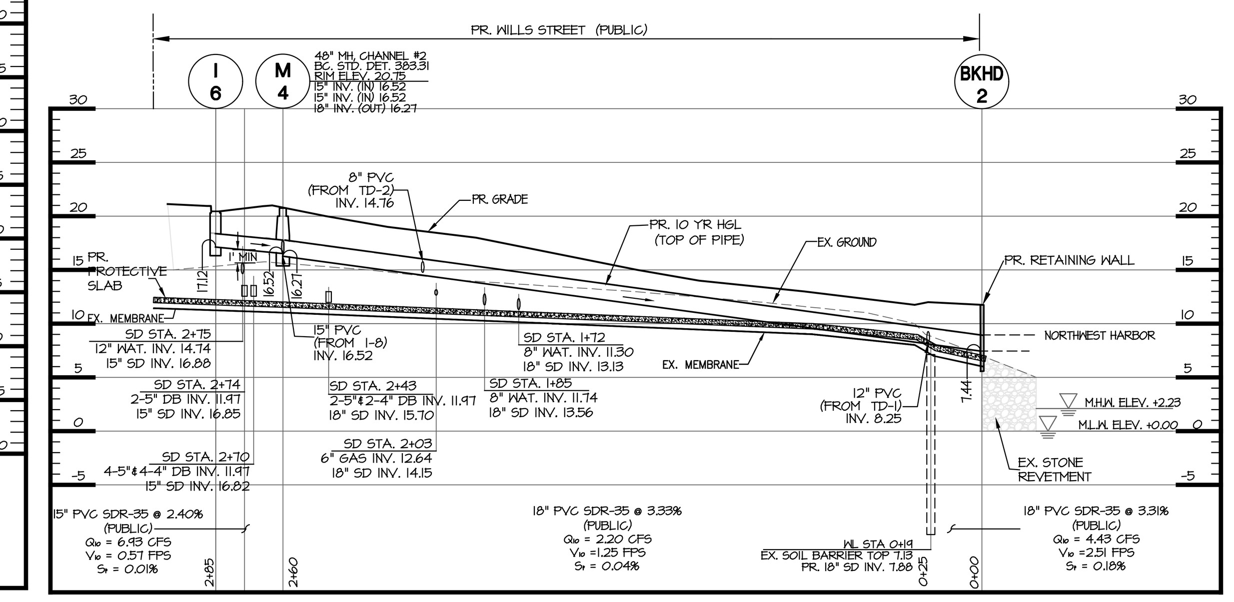
PROFILE B (WILLS STREET)

HOR. 1" = 40'
VERT. 1" = 10'



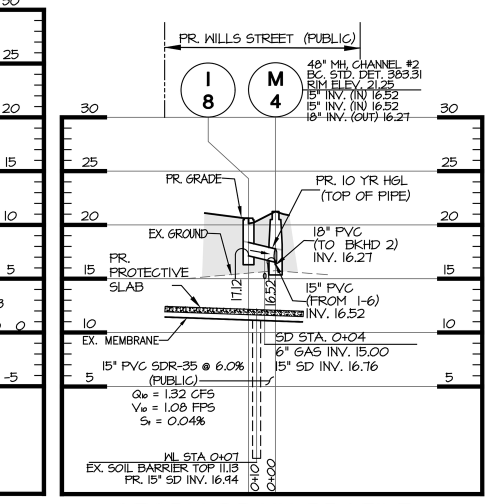
PROFILE C (WILLS STREET)

HOR. 1" = 40'
VERT. 1" = 10'



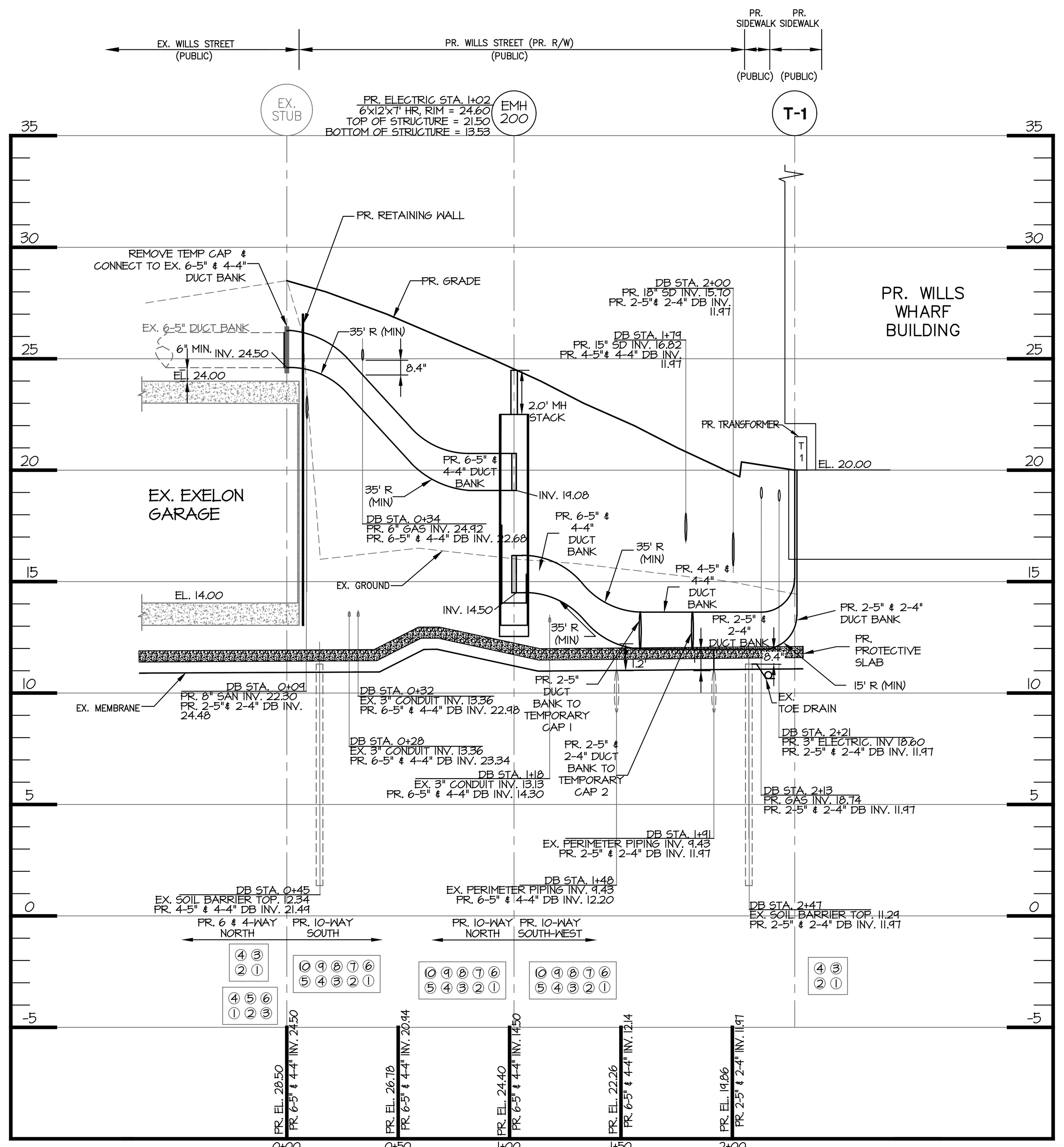
STORM DRAIN PROFILE I-6 TO BKHD-1

HOR. 1" = 40'
VERT. 1" = 10'



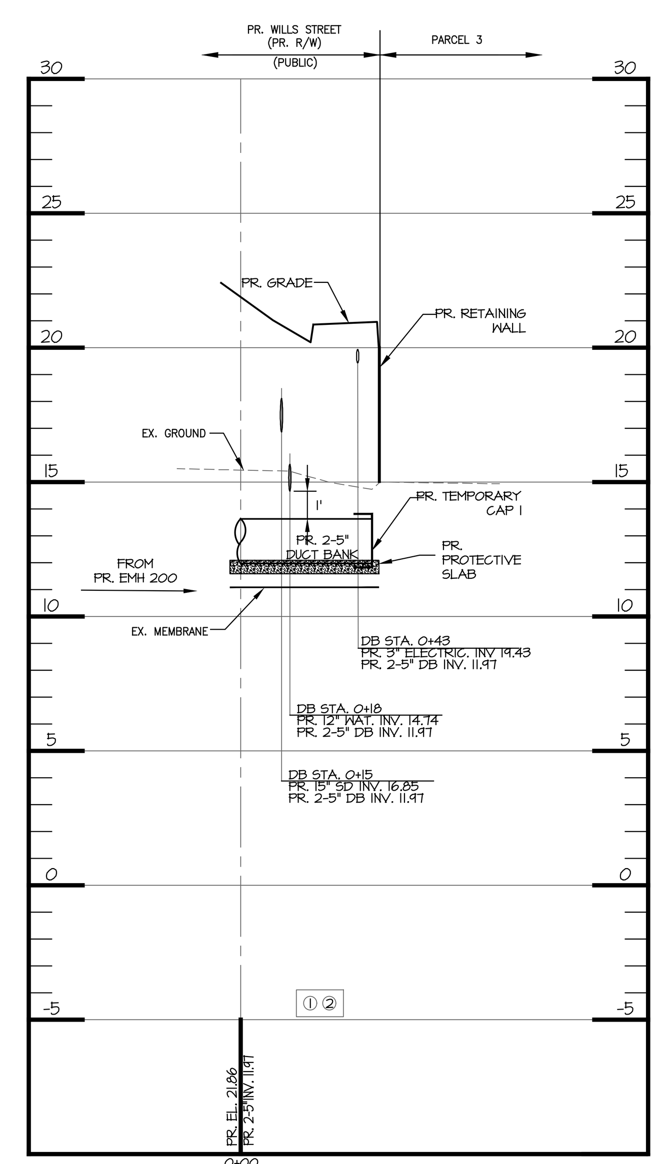
STORM DRAIN PROFILE I-8 TO M-4

HOR. 1" = 40'
VERT. 1" = 10'



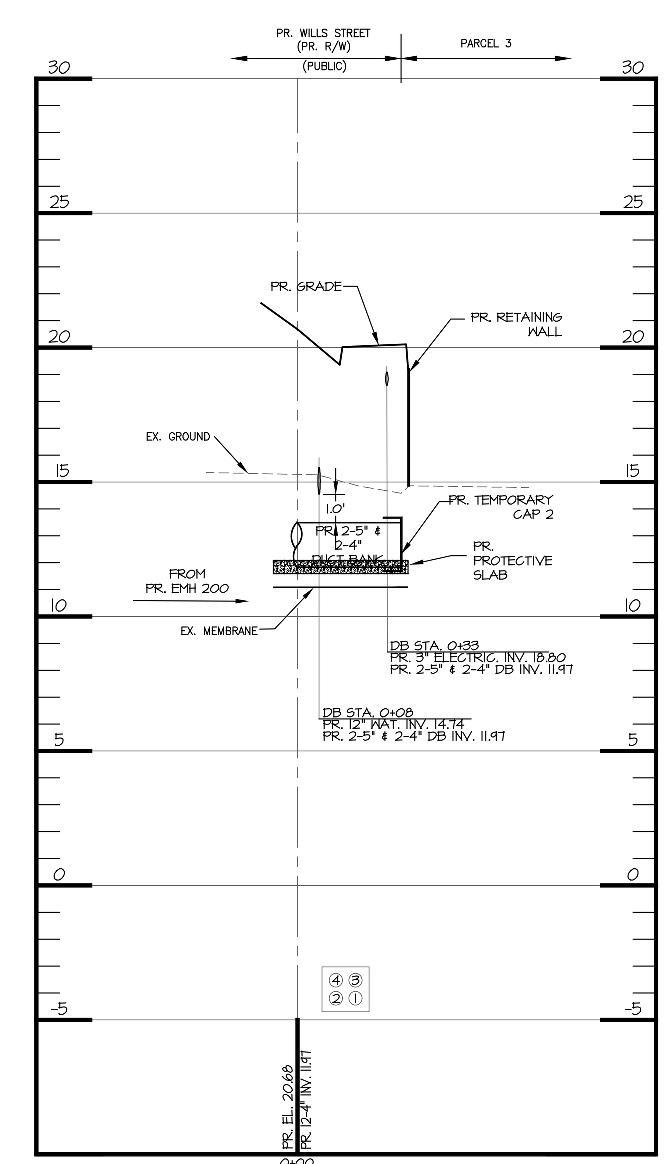
PUBLIC 6-5" & 4-4" PRIMARY CONDUIT FROM EX. STUB TO T1

SCALE: HOR. 1" = 40'
VERT. 1" = 4'



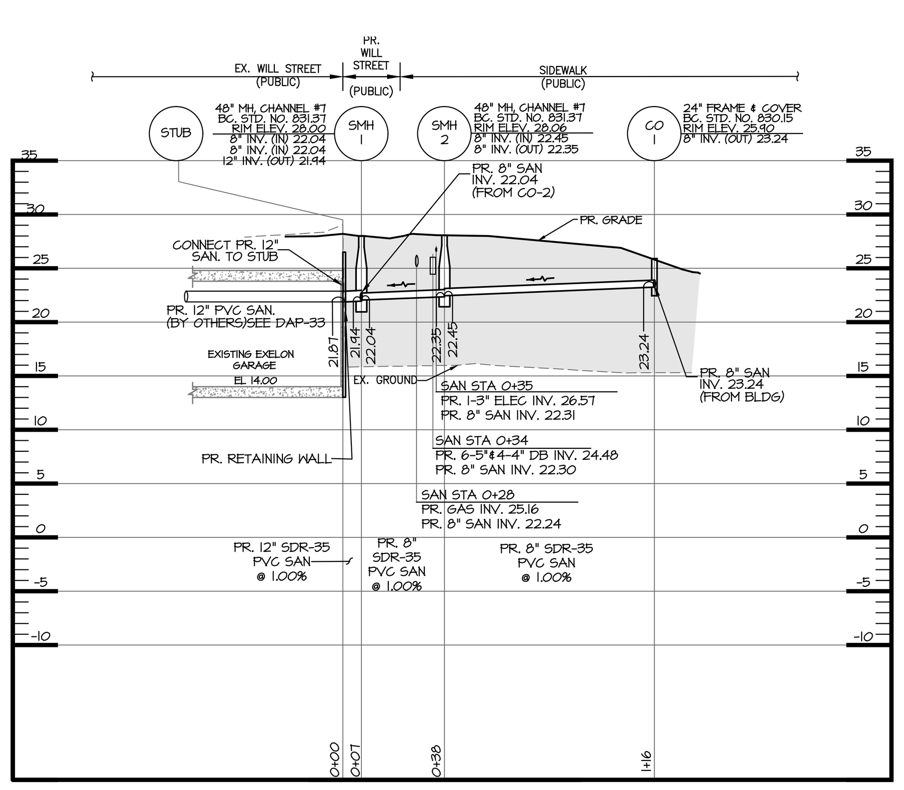
PUBLIC 2-5" PRIMARY CONDUIT TO TEMPORARY CAP 1

HOR. 1" = 40' SCALE:
VERT. 1" = 4'



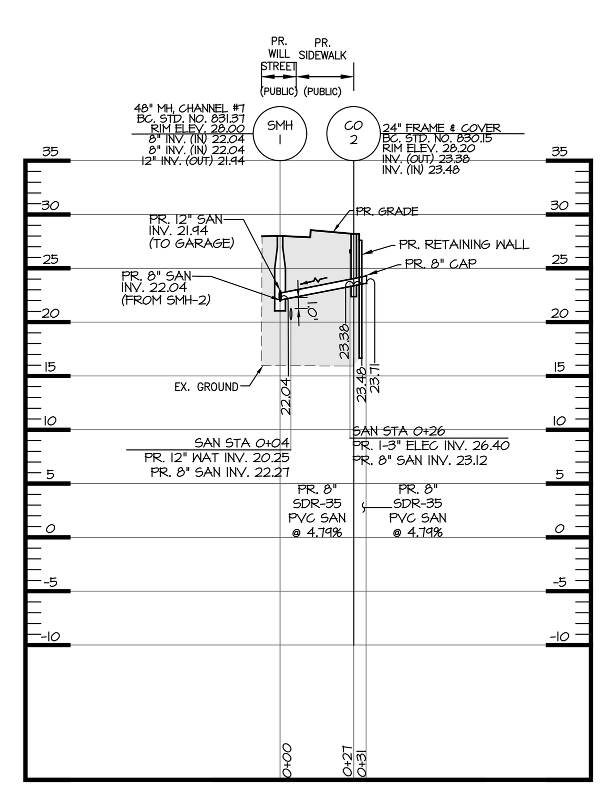
PUBLIC 2-5" & 2-4" PRIMARY CONDUIT TO TEMPORARY CAP 2

SCALE: HOR. 1" = 40'
VERT. 1" = 4'



SEWER PROFILE STUB TO CO-1

HOR. 1" = 40'
VERT. 1" = 10'



SEWER PROFILE SMH-1 TO CAP

HOR. 1" = 40'
VERT. 1" = 10'

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DETAILED DEVELOPMENT PLAN
APRIL 29, 2016

key

project
WILLS WHARF OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

seal

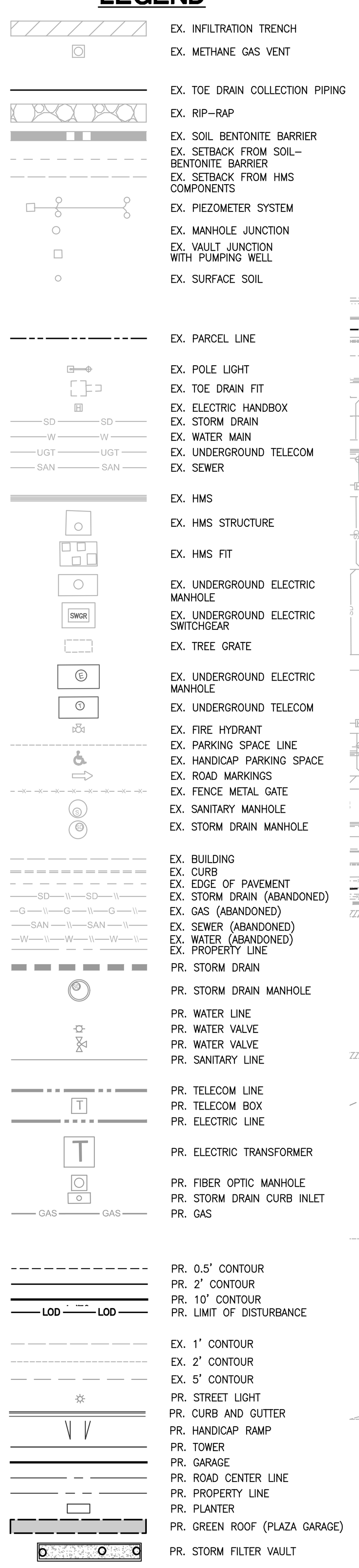
issued	date	description

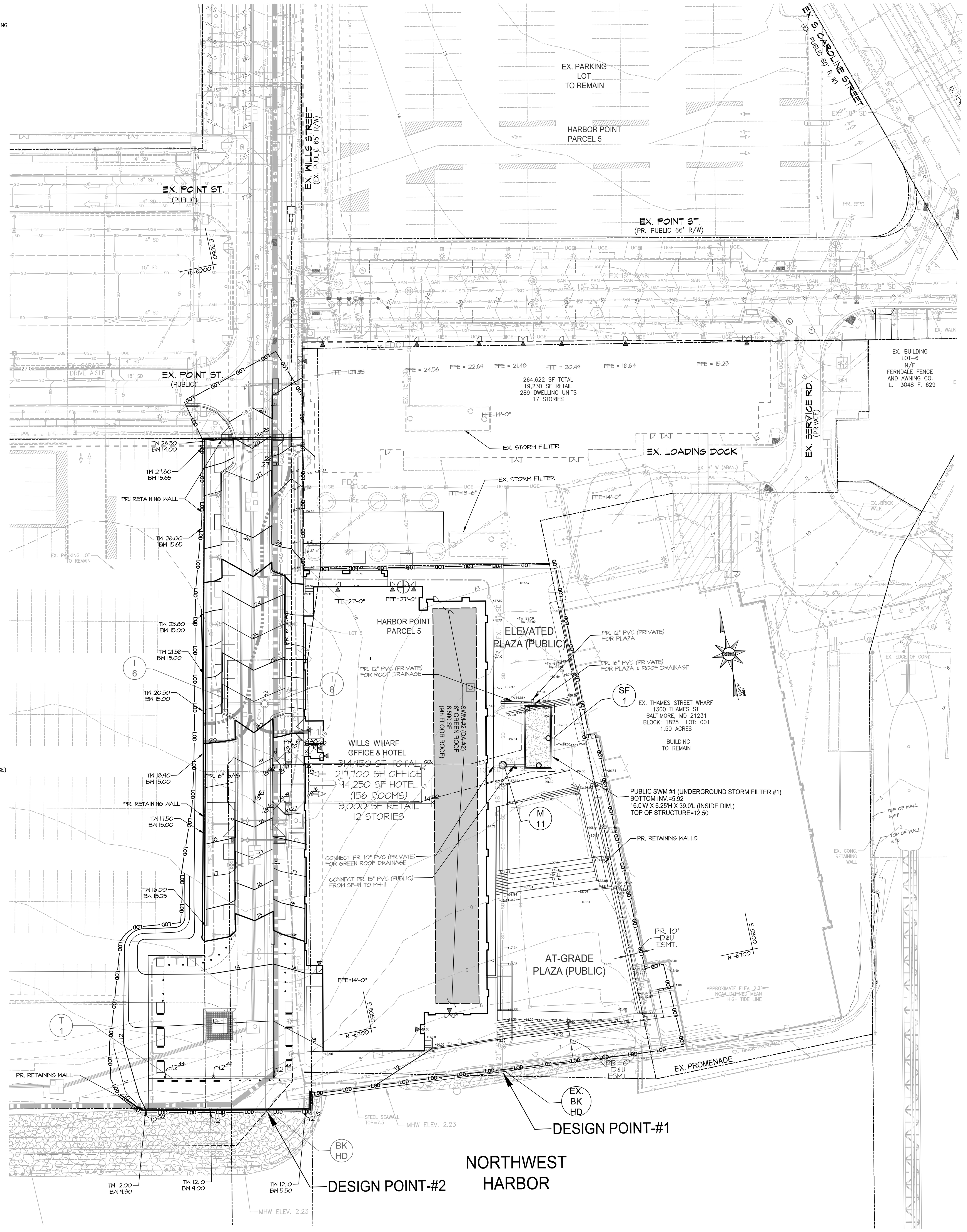
title
Composite Utility Profile

drawn by: MK
checked by: MK
scale: AS SHOWN
project number: 09875
scaled inch
sheet number

C5.00

LEGEND



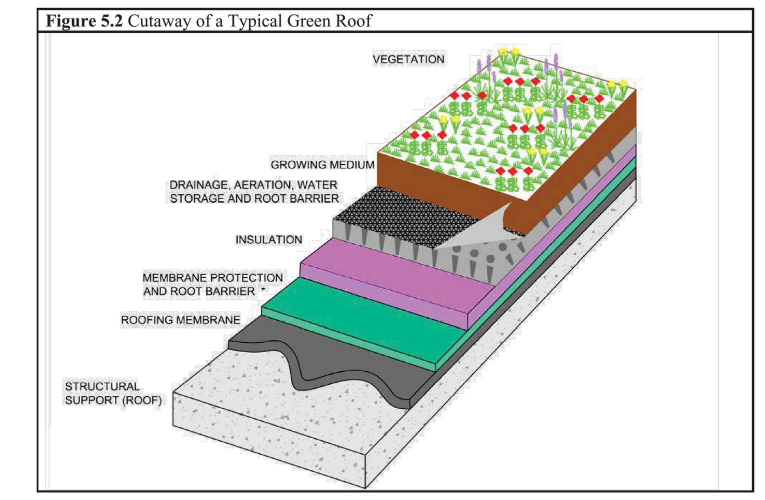


PLAN

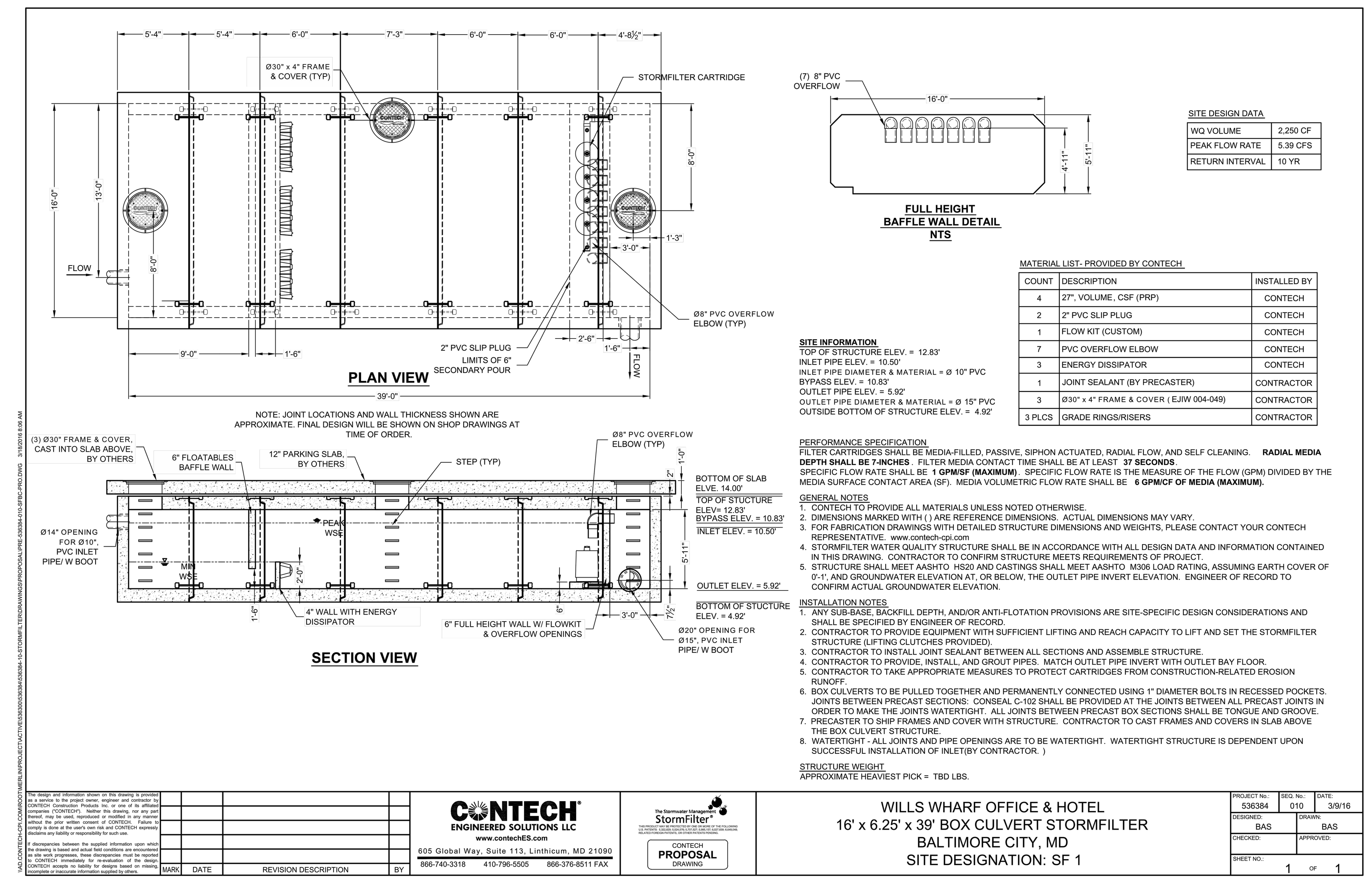
SCALE: 1"=30'

Scale 1" = 30'

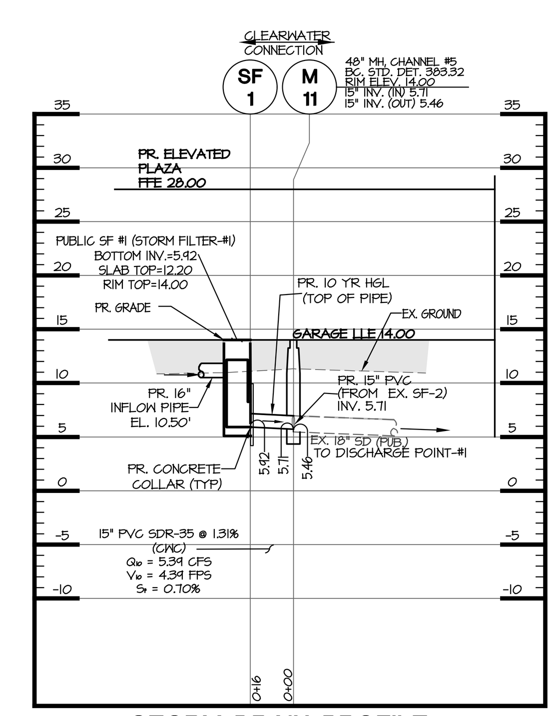
Figure 5.2 Cutaway of a Typical Green Roof



TYPICAL GREEN ROOF SECTION



TYPICAL STORM FILTER VAULT DETAIL



STORM DRAIN PROFILE
SF-1 TO MH-11

HOR. 1" = 40'
VERT. 1" = 10'

DATUM

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BENCHMARK

BM #7783 ELEV. 9.60
BM #4323 ELEV. 9.115

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC SITE FEATURES SUCH AS BUILDINGS, ROADS, PROPERTY BOUNDARIES, FENCE LINES, AND SHORELINE PERIMETER ARE BASED ON AUTOCAD BASE FILES RECEIVED FROM RK&K ON JUNE 24, 2014 AND BEATTY DEVELOPMENT ON JUNE 23, 2014. TOPOGRAPHIC INFORMATION FOR POINT STREET WAS SUPPLEMENTED BY MRA FROM THE APPROVED POINT STREET PROJECT.
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POINT	SOUTH	EAST
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3. PROPOSED BUILDING INFORMATION SHOWN HEREON WAS PROVIDED BY BHC ARCHITECTS, LLC IN NOVEMBER 2015.
4. PER FEMA FIRM MAP #240087-0025 F, DATED APRIL 2, 2014, AREAS OF THE SUBJECT PROPERTY ARE WITHIN FLOOD ZONE AE, ELEVATION 7, FLOOD ZONE AE, ELEVATION 5, AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
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    LOT 2: LIBER 11535 AND FOLIO 00304
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15. SEE CAP RESTORATION DETAIL ON SHEET EN 102.1

SITE DISTURBANCE & EARTHWORK ANALYSIS

1.	TOTAL SITE AREA:	1,188,317 SF (27.28 AC)
2.	PROJECT DISTURBED AREA:	105,392 SF (2.419 AC)
3.	AREA OF PROP. BUILDING & IMPERVIOUS:	95,226 SF (2.186 AC)
4.	AREA TO BE VEGETATIVELY STABILIZED:	10,166 SF (0.233 AC)

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	HSG
44UC	URBAN LAND, 0-15% SLOPES	D

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key

NORTH

project
WILLS WHARF OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

seal

issued	date	description

title

Grading & Conceptual SWM, Profile & Details

drawn by:	MK
checked by:	MK
scale:	1" = 30'
project number:	09875

scaled inch

sheet number

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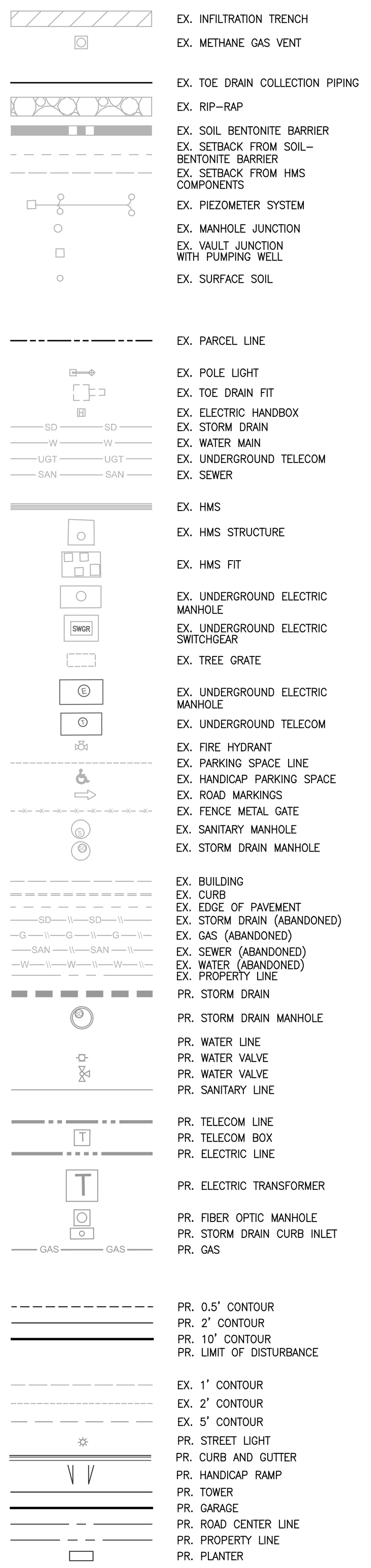
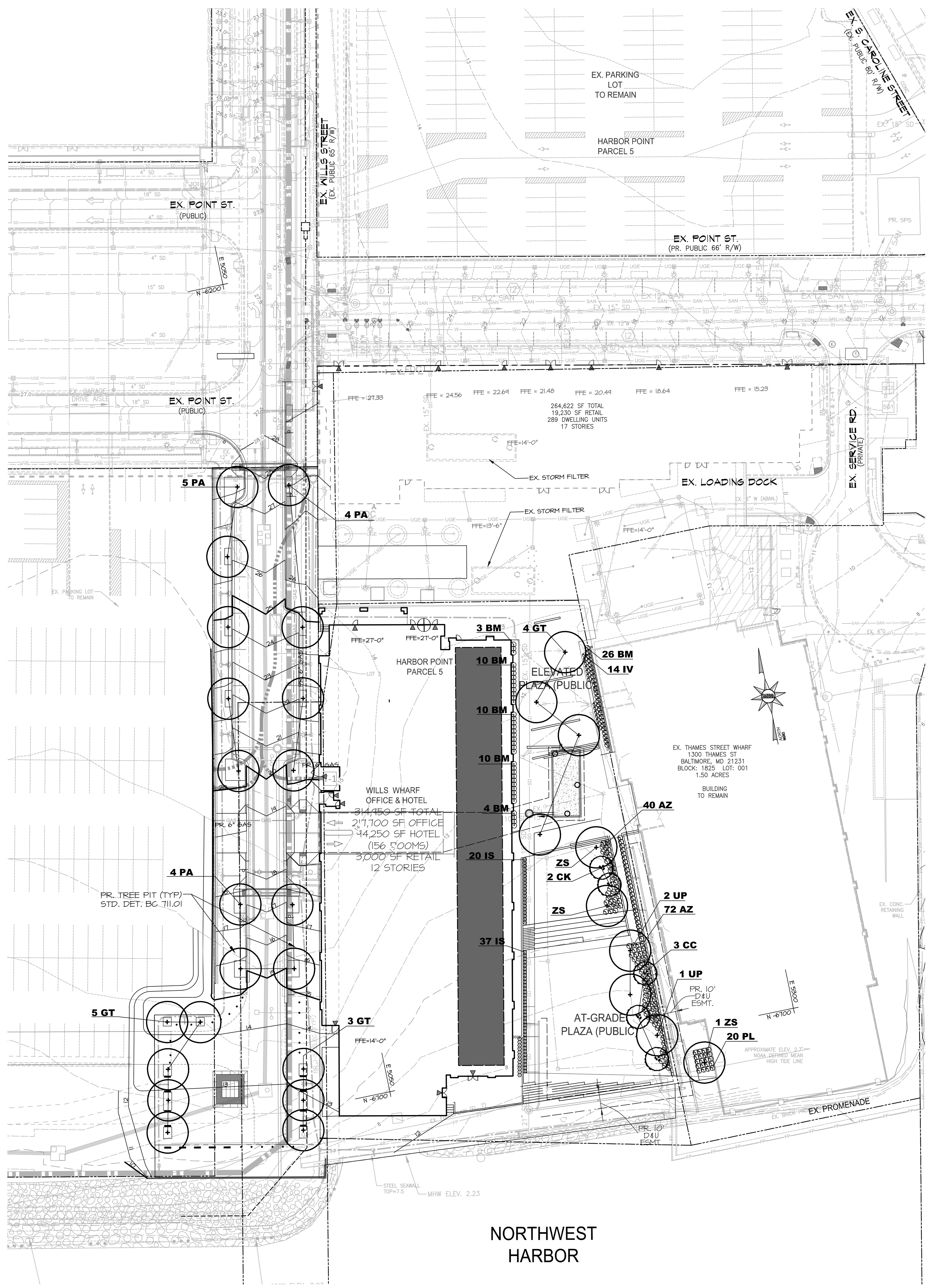
LEGEND





PLAN

SCALE: 1"=30'

30 0 30 60 90

Scale 1" = 30'

DATUM

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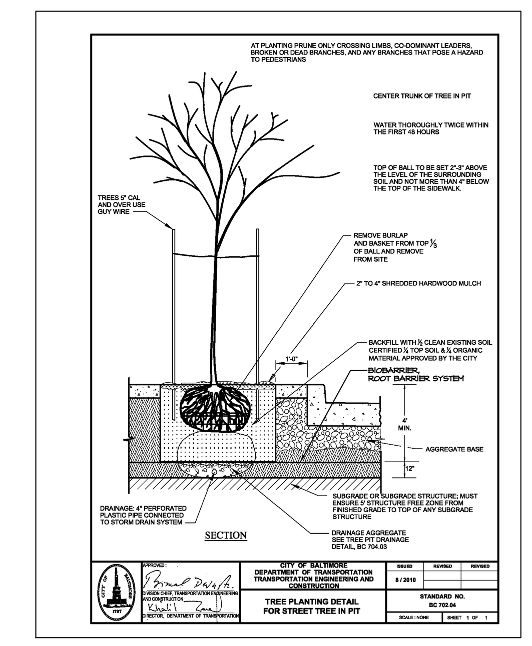
BENCHMARK

BM #7783	ELEV. 9.60
BM #4323	ELEV. 9.115

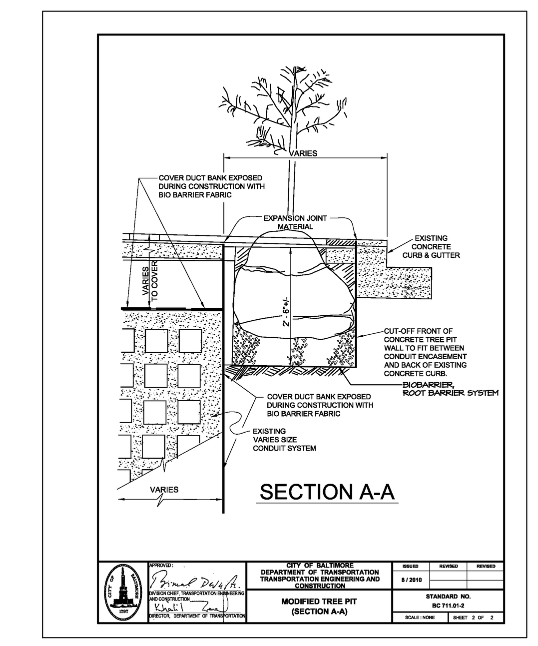
Wills Wharf - Landscape Plan

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	CONDITION FULFILLED B	CONDITION FULFILLED D	CONDITION FULFILLED F
MAJOR DECIDUOUS TREES									
GT	6	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" cal.	B&B	As Shown		●	
PA	16	*Platanus x acerfolia 'Morton Circle'*	Exclamation Planetree	3.5" cal.	B&B	As Shown			●
ZS	7	*Zelkova serrata*	Japanese Zelkova	3.5" cal.	B&B	As Shown		●	
ORNAMENTAL TREES									
SR	4	*Syringa reticulata 'Ivory Silk'*	Japanese Tree Lilac	3" cal.	B&B	As Shown		●	
SHRUBS									
HM	31	*Hydrangea macrophylla 'Bailmer'*	Endless Summer Hydrangea	#7	Cont.	As Shown		●	
PL	28	*Prunus Lauroderasus 'Otto Luyken'*	Cherry Laurel	#5	Cont.	As Shown		●	
PERENNIALS/GROUNDCOVERS/GRASSES									
CAL	91	*Calamagrostis x acutiflora*	Feather Reed Grass	#2	Cont.	As Shown		●	



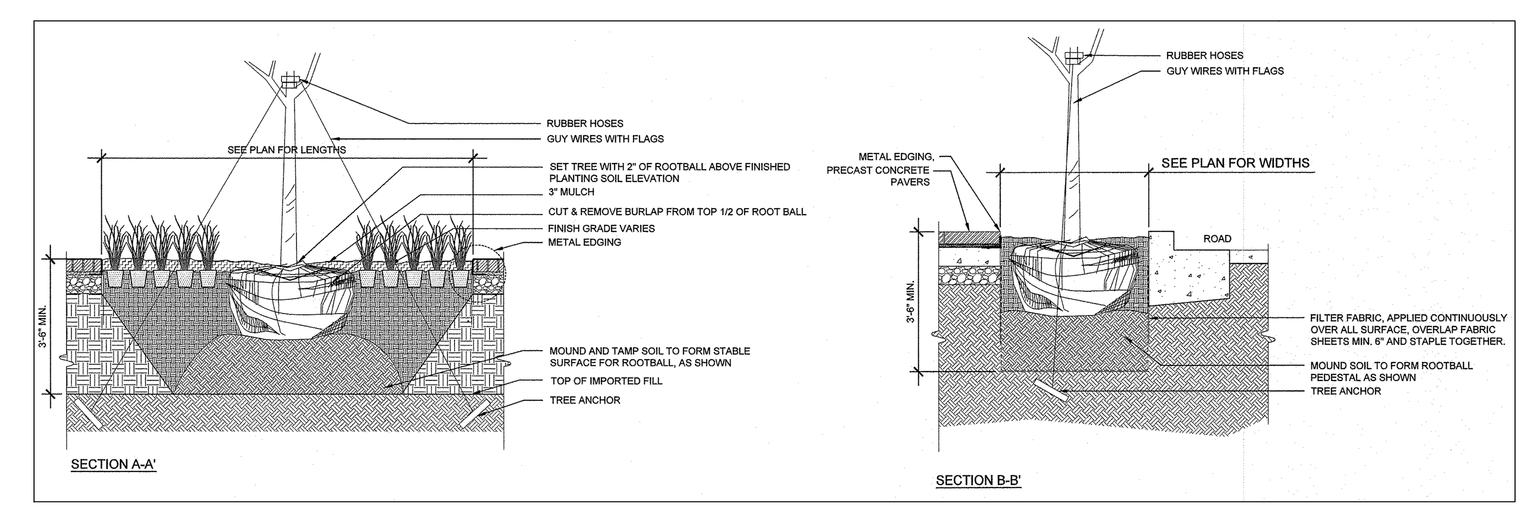
TREE PLANTING DETAIL FOR STREET TREE IN PIT

NOT TO SCALE



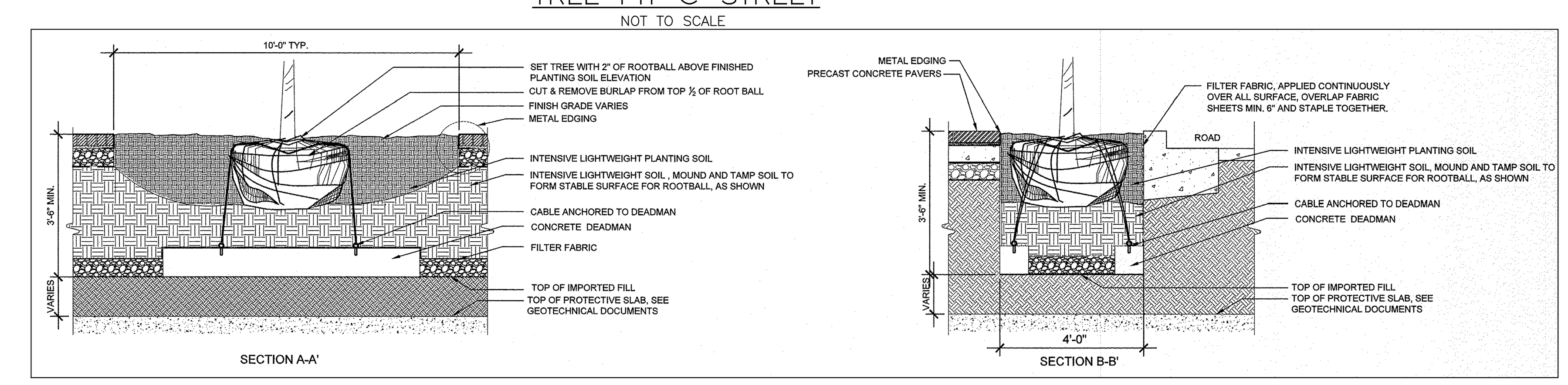
MODIFIED TREE PIT

NOT TO SCALE



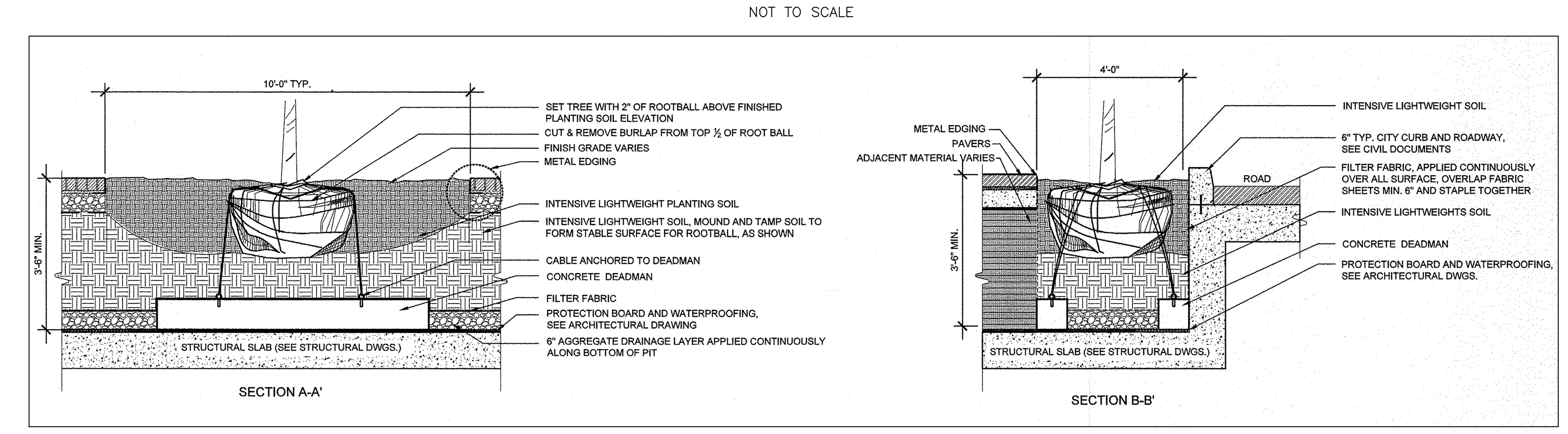
TREE PIT @ STREET

NOT TO SCALE



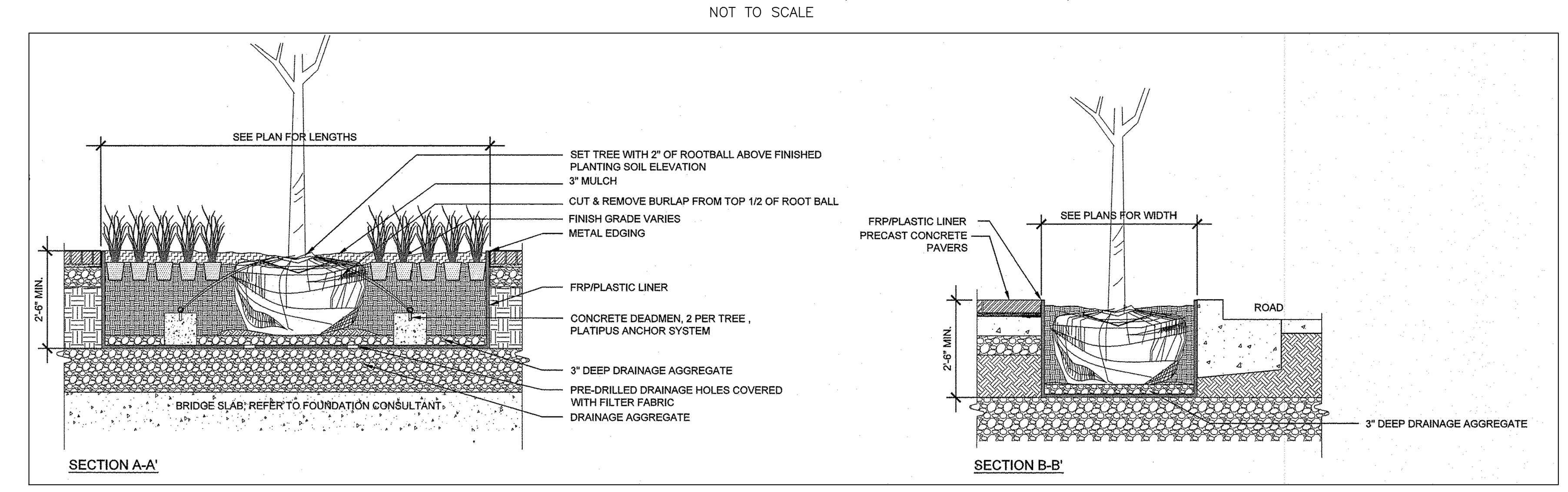
TREE PIT @ STREET W/LINER (@GRADE)

NOT TO SCALE



TREE PIT-STREETSCAPE (ON STRUCTURE)

NOT TO SCALE



TREE PIT-STREETSCAPE (PROTECTIVE SLAB)

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DETAILED DEVELOPMENT PLAN
APRIL 29, 2016

key

NORTH

project
WILLS WHARF
OFFICE/HOTEL

HARBOR POINT
BALTIMORE, MARYLAND

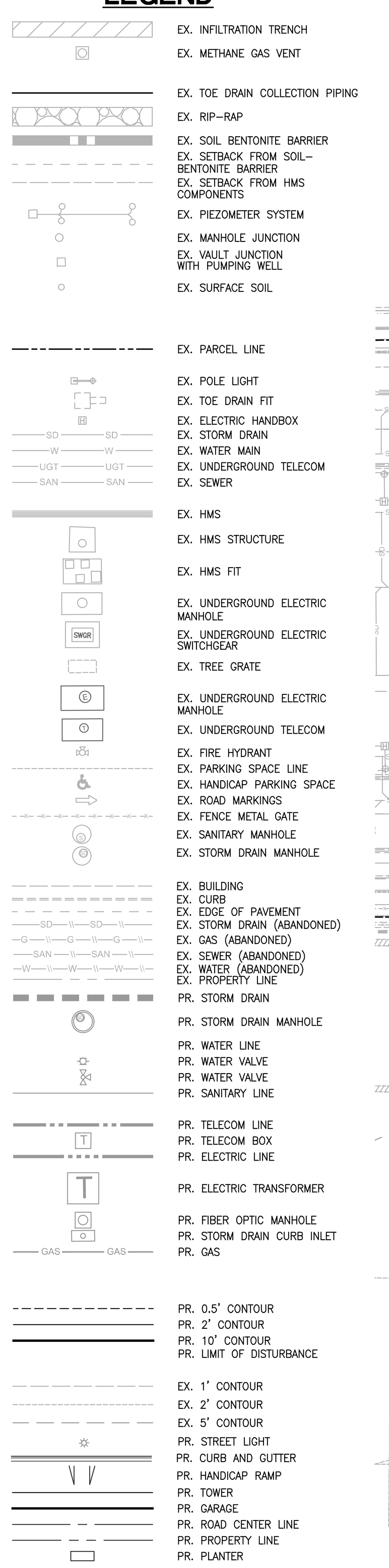
seal

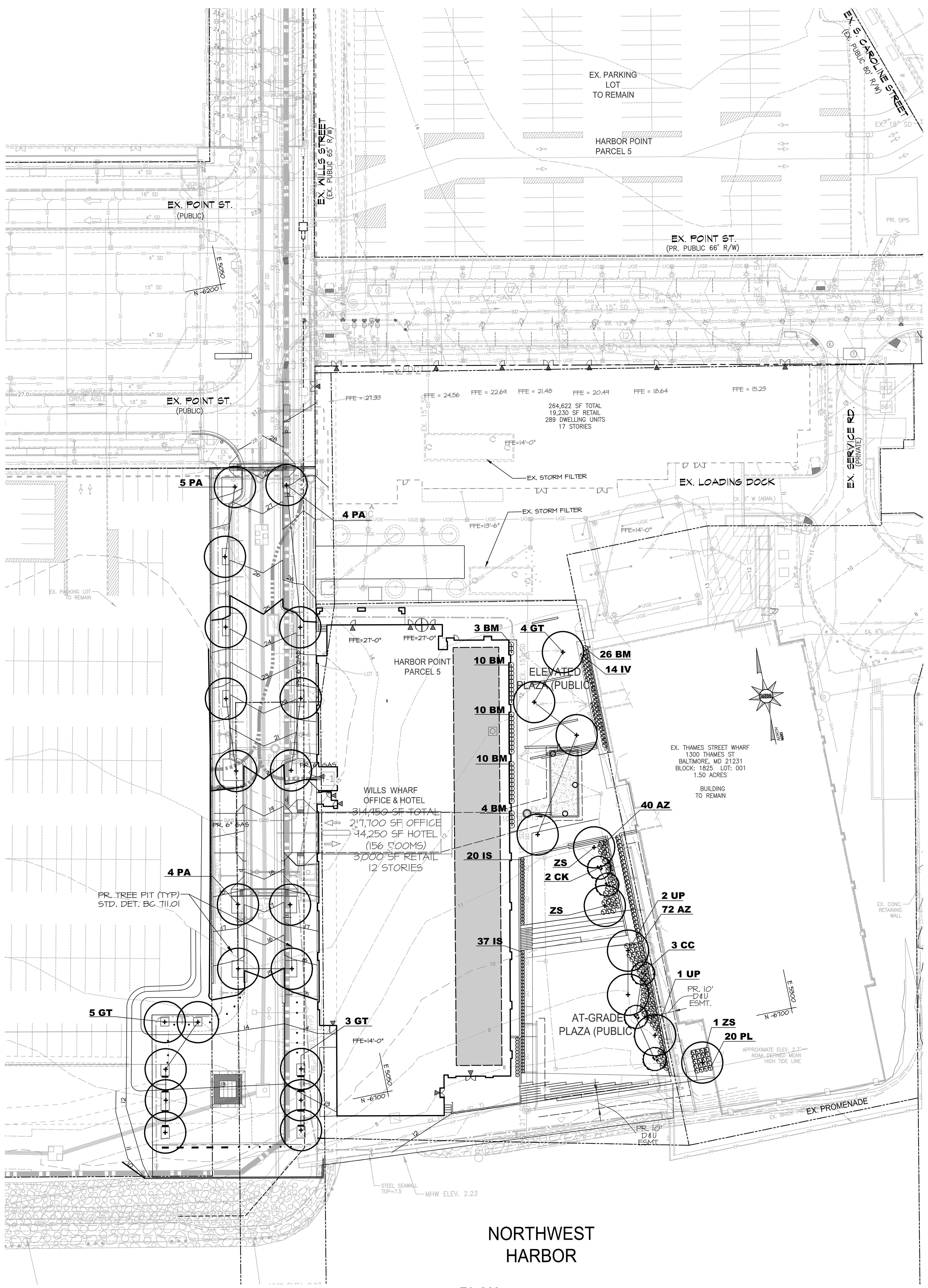
issued date description

Street Tree Plan
title

drawn by: MK
checked by: MK
scale: 1" = 30'
project number: 09875
scaled inch
sheet number

C7.00





PLAN

SCALE: 1"=30'

DATUM

HORIZONTAL AND VERTICAL ARE BASED UPON BALTIMORE CITY GRID MERIDIAN AS REFERENCED FROM THE FOLLOWING BALTIMORE CITY SURVEY CONTROL STATIONS:

32550	SOUTH 5883.373	EAST 6043.685	DESC: CITY PLUG
32551	SOUTH 5713.771	EAST 6277.975	DESC: CITY PLUG

BENCHMARK

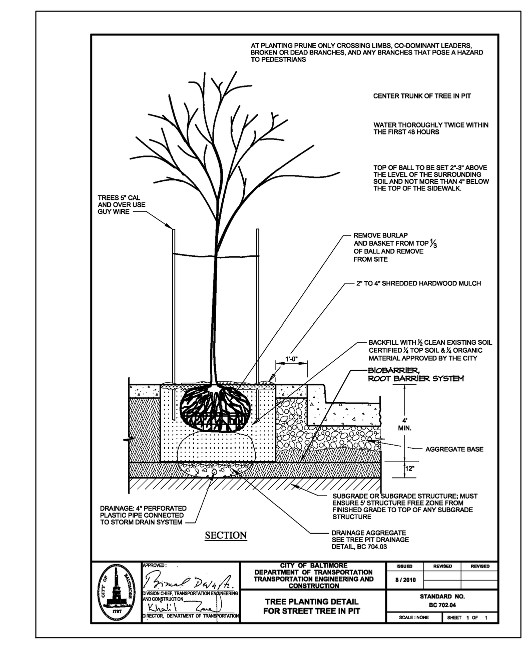
BM #7783	ELEV. 9.60
BM #4323	ELEV. 9.115

30 0 30 60 90

Scale 1" = 30'

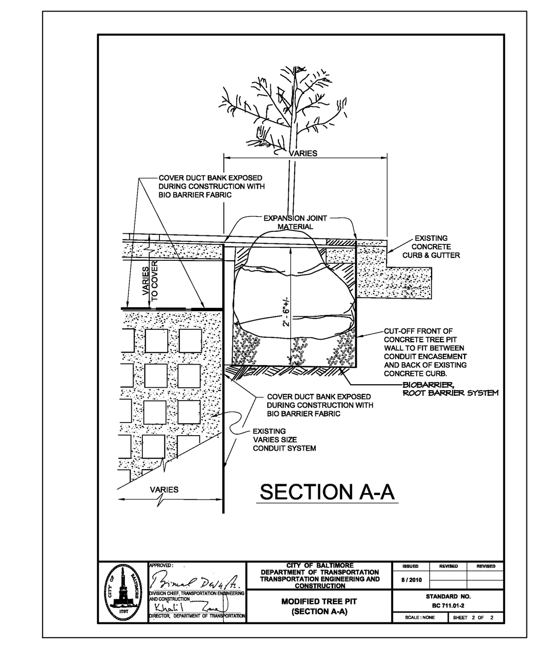
Wills Wharf - Landscape Plan

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	CONDITION FULFILLED B	D	F
MAJOR DECIDUOUS TREES									
GT	6	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" cal.	B&B	As Shown		●	
PA	16	*Platanus x acerfolia 'Morton Circle'*	Exclamation Planetree	3.5" cal.	B&B	As Shown			●
ZS	7	*Zelkova serrata*	Japanese Zelkova	3.5" cal.	B&B	As Shown		●	
ORNAMENTAL TREES									
SR	4	*Syringa reticulata 'Ivory Silk'*	Japanese Tree Lilac	3" cal.	B&B	As Shown		●	
SHRUBS									
HM	31	*Hydrangea macrophylla 'Bailmer'*	Endless Summer Hydrangea	#7	Cont.	As Shown		●	
PL	28	*Prunus Lauroderasus 'Otto Luyken'*	Cherry Laurel	#5	Cont.	As Shown		●	
PERENNIALS/GROUNDCOVERS/GRASSES									
CAL	91	*Calamagrostis x acutiflora*	Feather Reed Grass	#2	Cont.	As Shown		●	



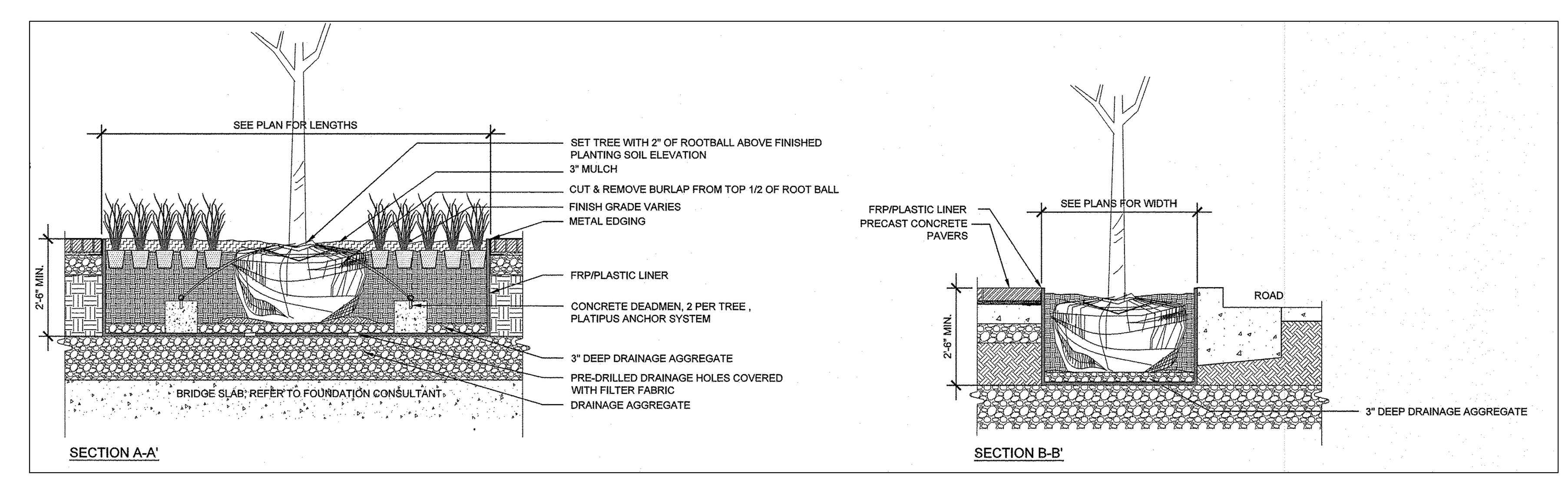
TREE PLANTING DETAIL FOR STREET TREE IN PIT

NOT TO SCALE



MODIFIED TREE PIT

NOT TO SCALE



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DETAILED DEVELOPMENT PLAN
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sheet number	

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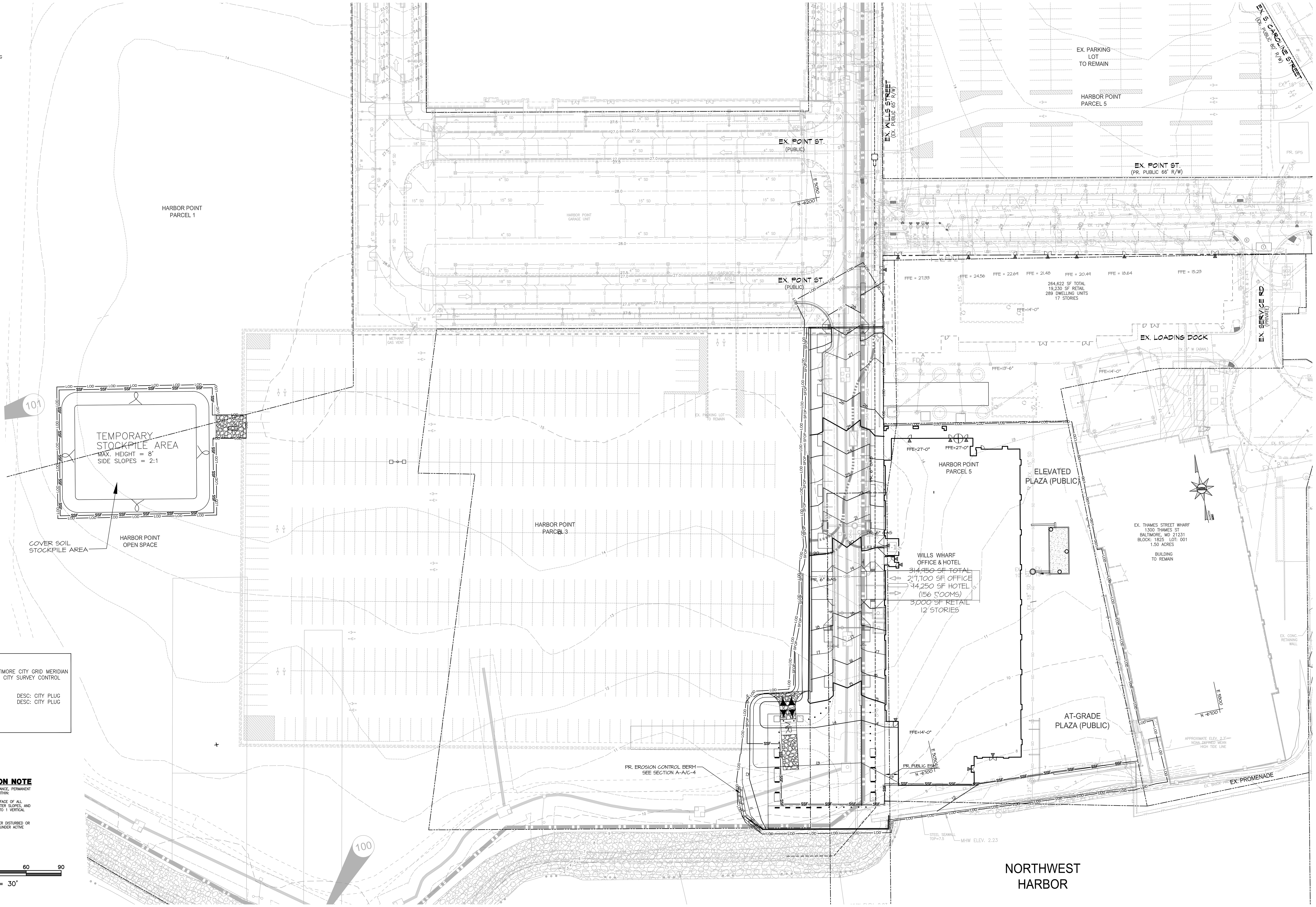
LEGEND

- EX. INFILTRATION TRENCH
- EX. METHANE GAS VENT
- EX. TOE DRAIN COLLECTION PIPING
- EX. RIP-RAP
- EX. SOIL BENTONITE BARRIER
- EX. SETBACK FROM SOIL-BENTONITE BARRIER
- EX. SETBACK FROM HMS COMPONENTS
- EX. PIEZOMETER SYSTEM
- EX. MANHOLE JUNCTION
- EX. VAULT JUNCTION WITH PUMPING WELL
- EX. SURFACE SOIL
- EX. PARCEL LINE
- EX. POLE LIGHT
- EX. TOE DRAIN FIT
- EX. ELECTRIC HANDBOX
- EX. STORM DRAIN
- EX. WATER MAIN
- EX. UNDERGROUND TELECOM
- EX. SEWER
- EX. HMS
- EX. HMS STRUCTURE
- EX. HMS FIT
- EX. UNDERGROUND ELECTRIC MANHOLE
- EX. UNDERGROUND ELECTRIC SWITCHGEAR
- EX. TREE GRATE
- EX. UNDERGROUND ELECTRIC MANHOLE
- EX. UNDERGROUND TELECOM
- EX. FIRE HYDRANT
- EX. PARKING SPACE LINE
- EX. HANDICAP PARKING SPACE
- EX. ROAD MARKINGS
- EX. FENCE METAL GATE
- EX. SANITARY MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. BUILDING
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. STORM DRAIN (ABANDONED)
- EX. GAS (ABANDONED)
- EX. SEWER (ABANDONED)
- EX. WATER (ABANDONED)
- EX. PROPERTY LINE
- PR. STORM DRAIN
- PR. STORM DRAIN MANHOLE
- PR. WATER LINE
- PR. WATER VALVE
- PR. WATER VALVE
- PR. SANITARY LINE
- PR. TELECOM LINE
- PR. TELECOM BOX
- PR. ELECTRIC LINE
- PR. ELECTRIC TRANSFORMER
- PR. FIBER OPTIC MANHOLE
- PR. STORM DRAIN CURB INLET
- PR. GAS
- PR. 0.5' CONTOUR
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 5' CONTOUR
- PR. STREET LIGHT
- PR. CURB AND GUTTER
- PR. HANDICAP RAMP
- PR. TOWER
- PR. GARAGE
- PR. ROAD CENTER LINE
- PR. PROPERTY LINE
- PR. PLANTER
- LIMIT OF DISTURBANCE/ SUPER SILT FENCE
- LIMIT OF DISTURBANCE



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STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

30 0 30 60 90

Scale 1" = 30'

B-4-8 STANDARDS AND SPECIFICATIONS

FOR

STOCKPILE AREA

Definition

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

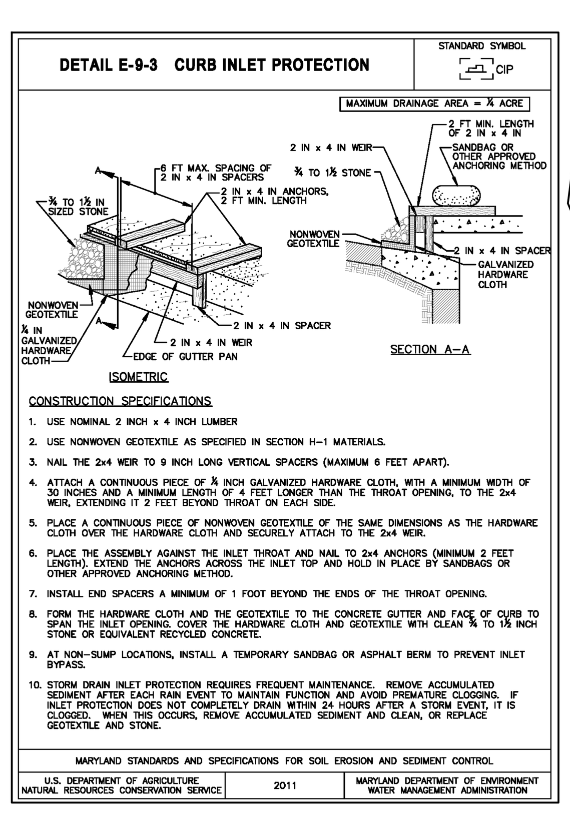
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

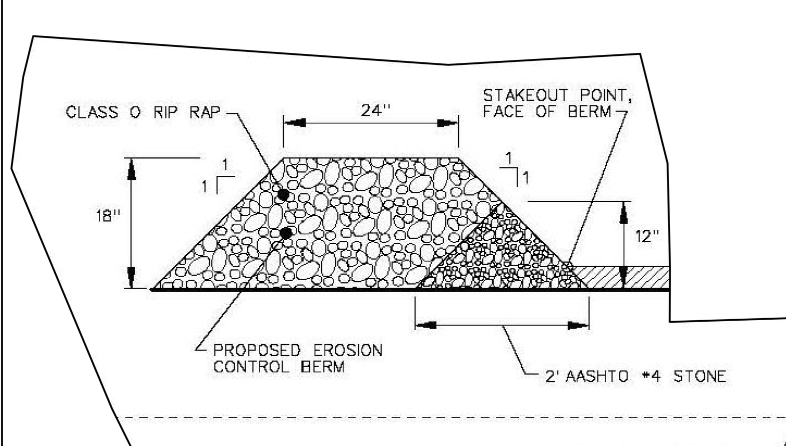
Criteria

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
3. Runoff from the stockpile area must drain to a suitable sediment control practice.
4. Access the stockpile area from the upgrade side.
5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.



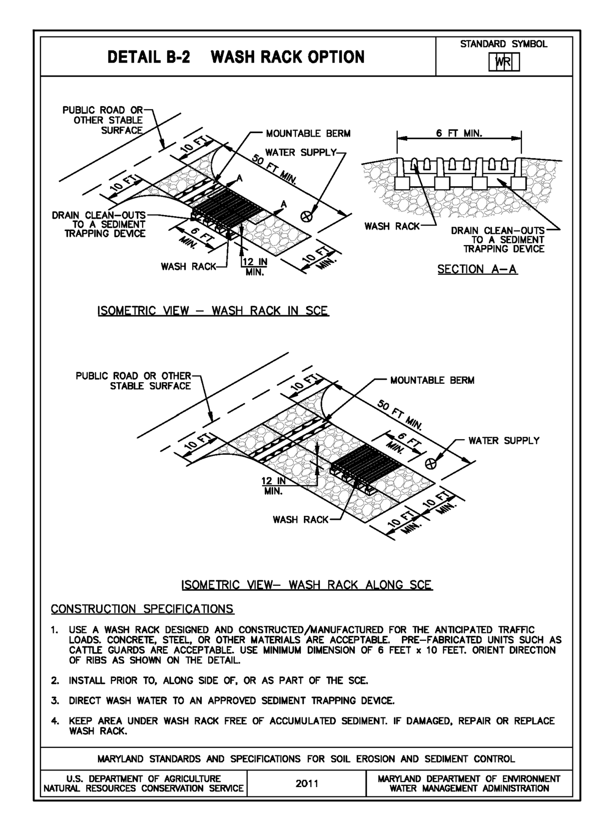


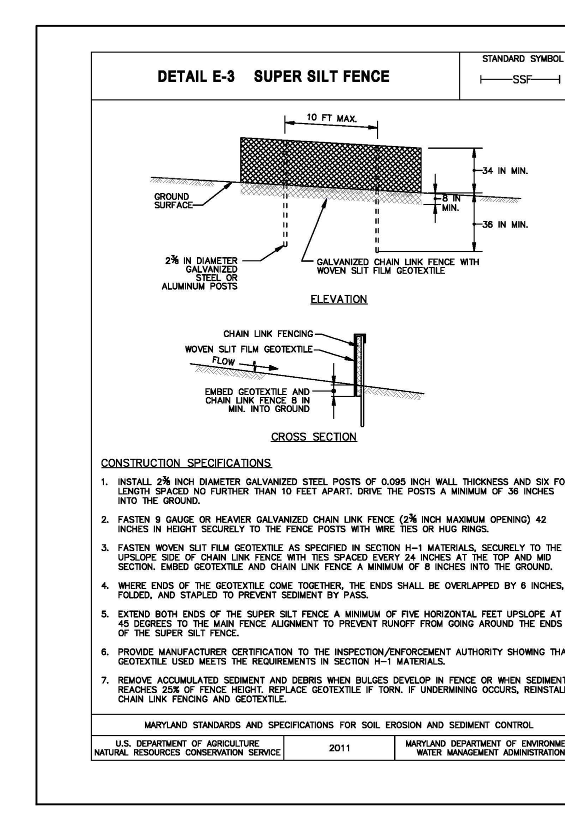
NOTES:

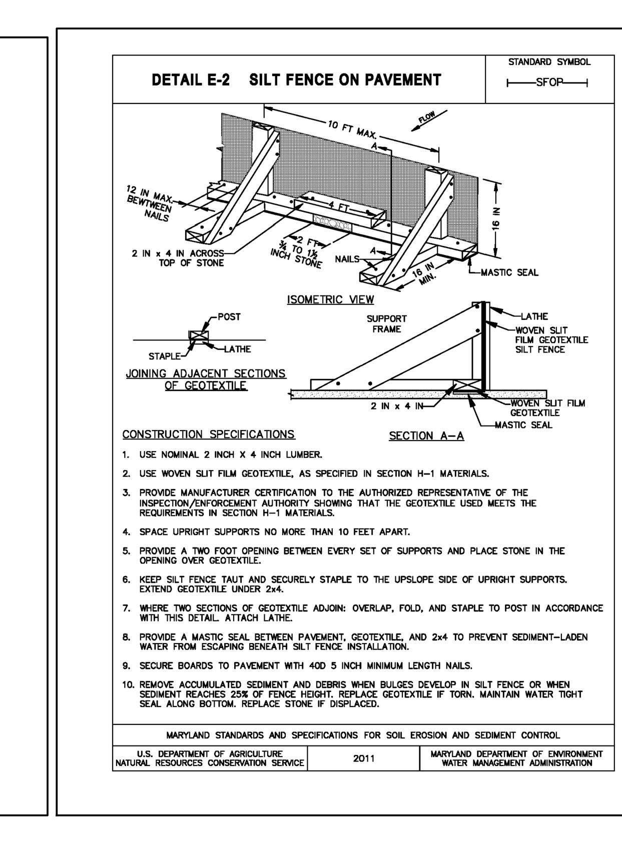
1. INSTALL GEOTEXTILE MEETING MD SHA WOVEN CLASS SE SPECIFICATIONS PER MANUFACTURER'S REQUIREMENTS. MINIMUM GEOTEXTILE GRADE SHALL BE 6 OZ./SY.
2. THE OWNER SHALL INSPECT AND MAINTAIN THE EROSION CONTROL BERM AND STABILIZATION STONE SYSTEM PER THE INSPECTION AND MAINTENANCE SCHEDULE.

EROSION CONTROL BERM & STABILIZATION STONE SECTION A-A

NOT TO SCALE







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4/25/2016 1:30:27 PM