



VICINITY MAP

NOTE:

BACKGROUND TAKEN FROM NOAA CHART 12281, 57TH ED., NOV. 27, 2018 LAST CORRECTION 2/12/2024. CHART DATUM MEAN LOWER LOW WATER. SOUNDINGS IN FEET.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

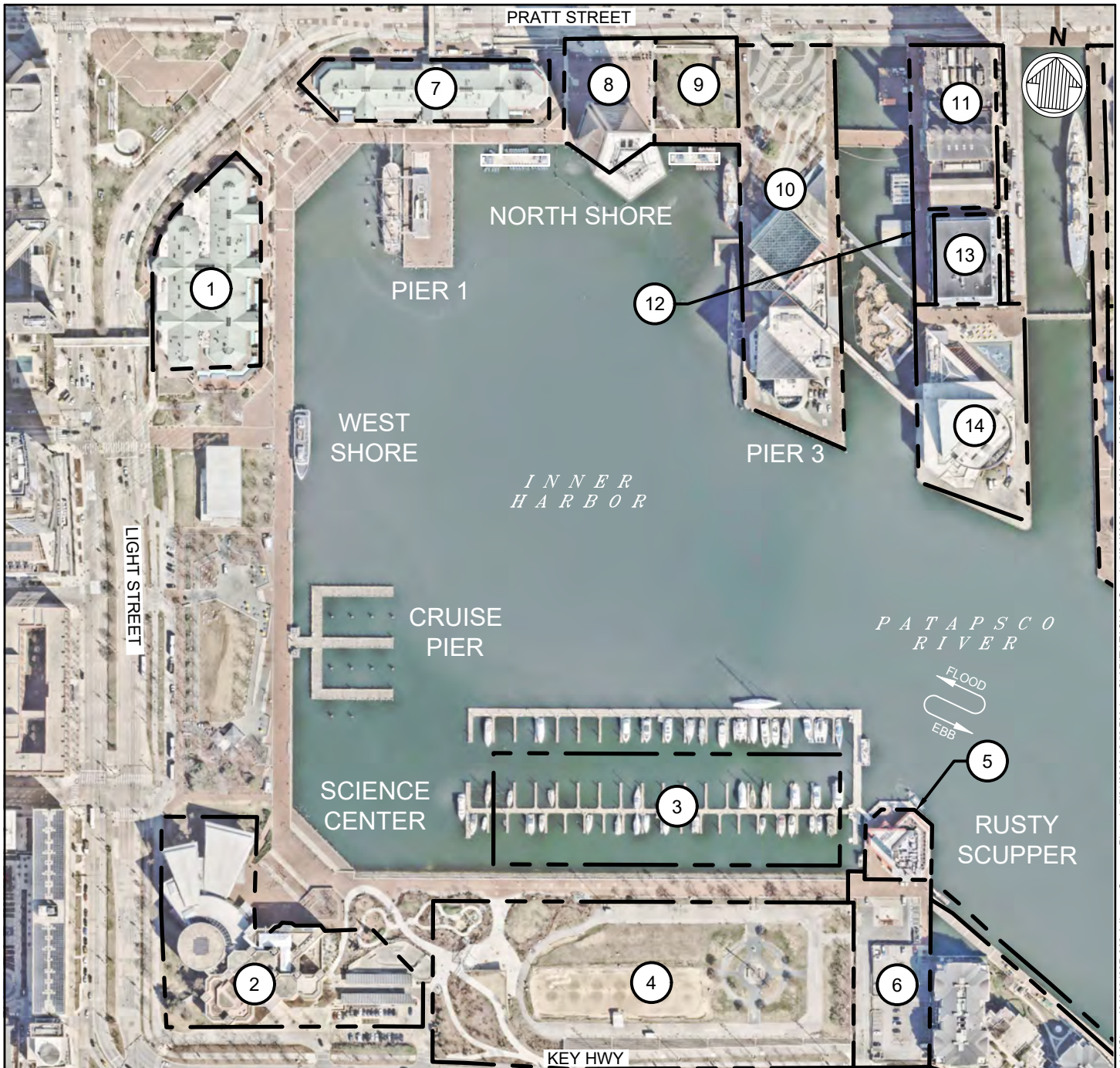
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

DATE: 2026-07-21

SHEET 1 OF 42

25-WL-1148
202561793
7/21/2026
1 of 42

File: I:\mnb-cliffscache\Shared\Projects\Baltimore\Inner Harbor Park and Promenade Redevelopment\25-WL-1148\202561793\7-21-2026\25-WL-1148-1.dwg; Plotted: 7/21/2026 12:52 PM by CLARITY TASK 2; Saved: 7/21/2026 4:25 PM by PIVOLKER



ADJACENT OWNERS:

1 MAYOR & CITY COUNCIL BLOCK-LOT 0890 008 301 LIGHT ST BALTIMORE MD 21202	4 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006 300 KEY HWY BALTIMORE MD 21225	7 MAYOR & CITY COUNCIL BLOCK-LOT 0890 009 201 E PRATT ST BALTIMORE 21202-1039	10 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 010 501 E PRATT ST BALTIMORE MD 21202	13 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 013 621 E PRATT ST BALTIMORE 21202
2 MARYLAND ACADEMY OF SCIENCES BLOCK-LOT 0890 002 601 LIGHT STREET BALTIMORE MD 21230	5 INNER HARBOR CITY VIEW PROPERTIES LLC BLOCK-LOT 0890 007B 410 KEY HWY BALTIMORE 21230	8 STATE OF MARYLAND BLOCK-LOT 0890 004 401 E PRATT ST BALTIMORE MD 21202	11 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 011 601 E PRATT ST BALTIMORE MD 21202	14 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 014 500 DUGAN'S WHARF BALTIMORE 21202
3 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006A 400 KEY HWY BALTIMORE MD 21230	6 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006 400 KEY HWY BALTIMORE MD 21230	9 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 005 BALTIMORE MD 21202	12 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 012 611 E PRATT ST BALTIMORE MD 21202	

ADJACENT PROPERTIES MAP

APPLICATION BY:

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BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

150' 0' 150' 300'
SCALE: 1"=300'

DATE: 2026-07-21

SHEET 2 OF 42

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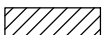


EXISTING CONDITION - OVERALL

LEGEND



FIXED STRUCTURE



FLOATING STRUCTURE

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



moffatt & nichol

INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

150' 0' 150' 300'

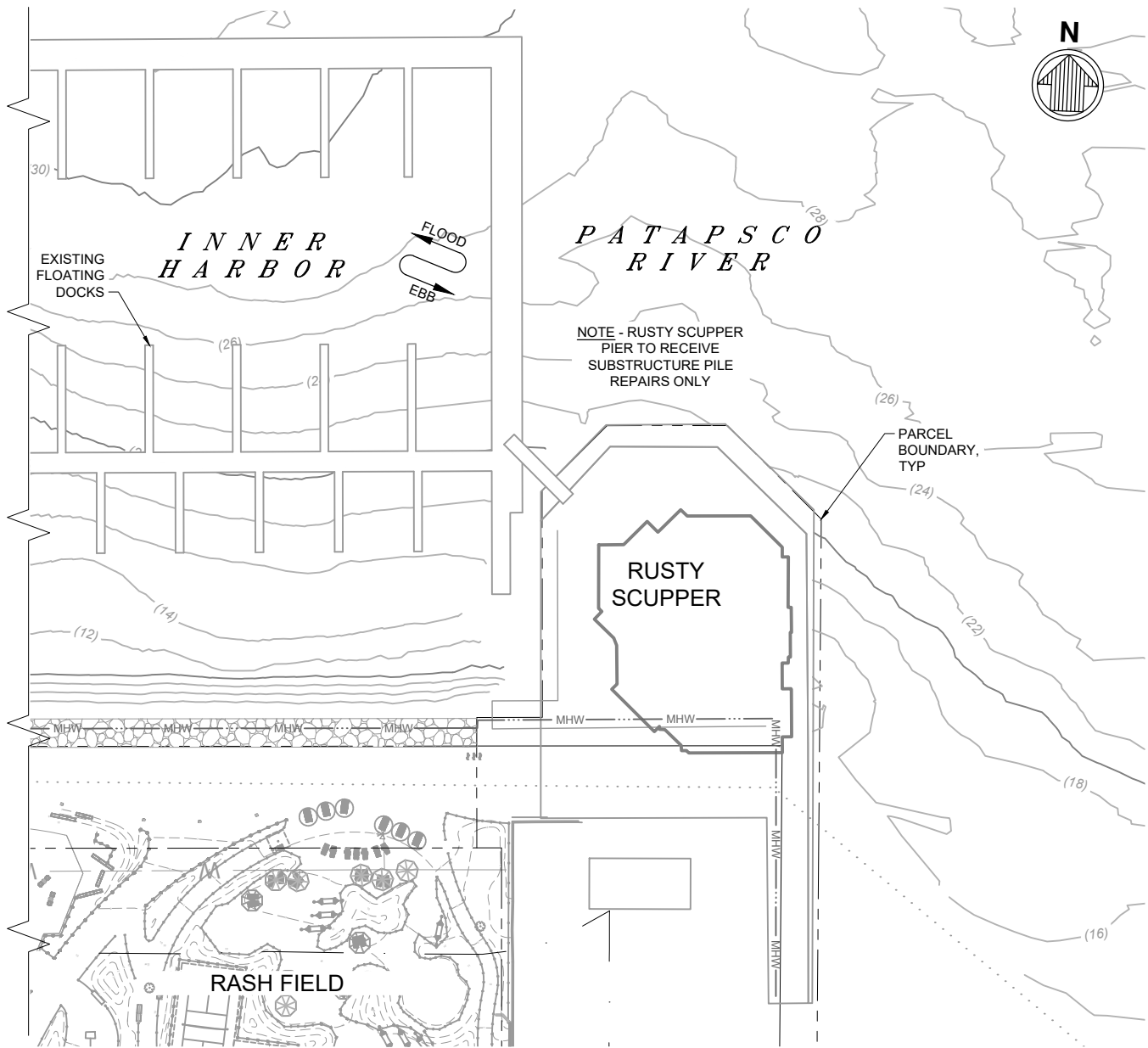
SCALE: 1"=300'

DATE: 2026-07-21

SHEET 3 OF 42

25-WL-1148
202561793
7/21/2026
3 of 42

File: I:\mnb-cliffscache\Shared\Projects\BA1243394\20 CADD\Active\ Permitt_ JPA Waterside\Sheets\24339400P-003-Ex-Overall_ Plotted: 7/21/2026 12:53 PM by CLARITY TASK 2, Saved: 6/18/2026 3:21 PM by ALOUQUE



EXISTING CONDITION - RUSTY SCUPPER PIER

LEGEND



REVETMENT



EXISTING MAJOR BATHYMETRY CONTOUR



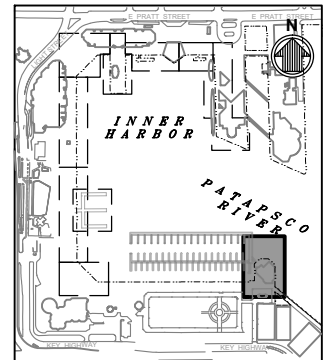
EXISTING MINOR BATHYMETRY CONTOUR



EXISTING MEAN HIGH WATER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN N.T.S.

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BALTIMORE, MD 21211



moffatt & nichol

INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

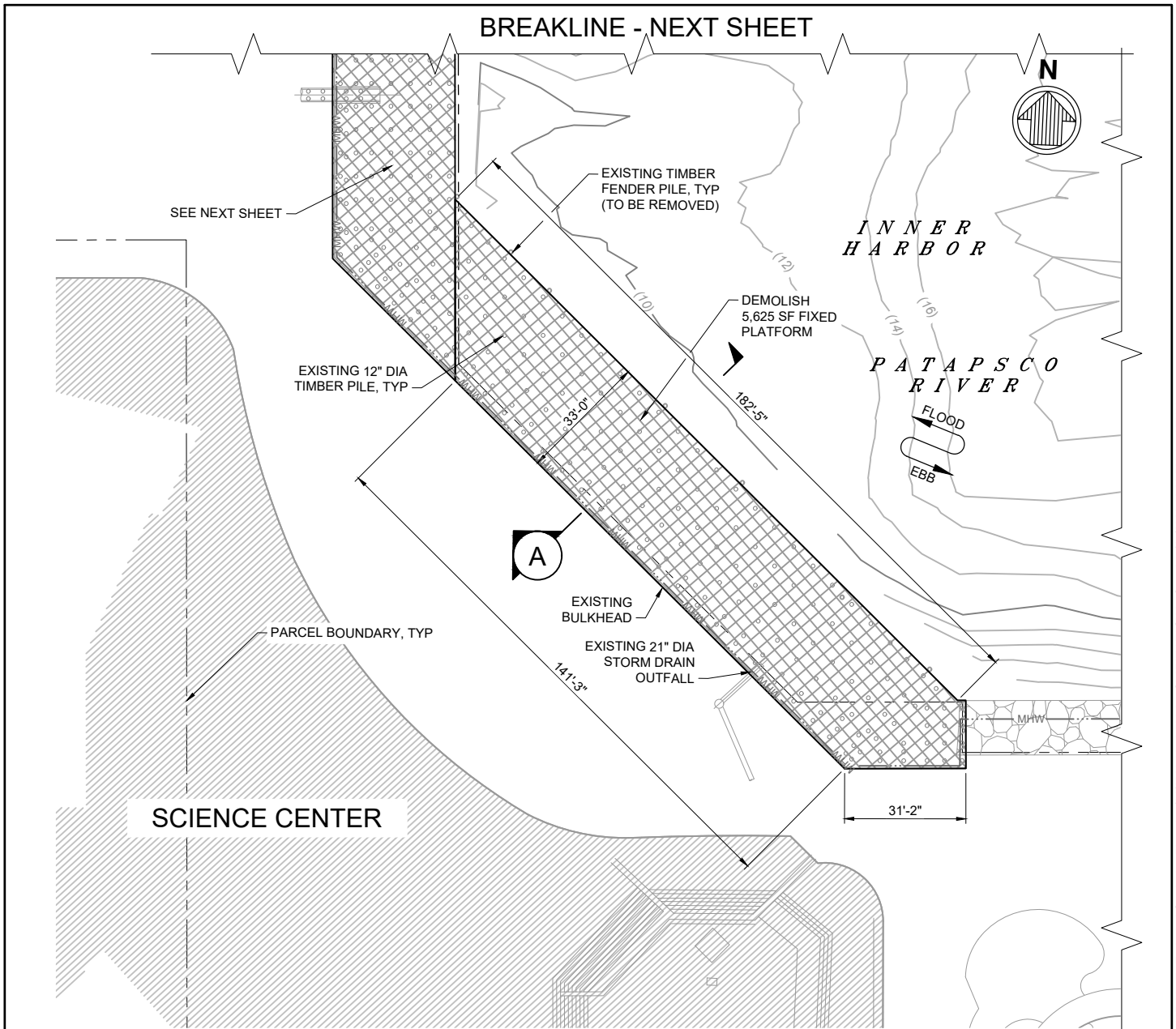


SCALE: 1"=80'

DATE: 2026-07-21

SHEET 4 OF 42

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202561793
7/21/2026
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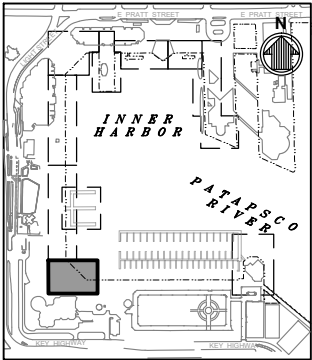
EXISTING CONDITION - ECOLOGICAL OVERLOOK

LEGEND

- FIXED STRUCTURE TO BE DEMOLISHED
- (20) EXISTING MAJOR BATHYMETRY CONTOUR
- (18) EXISTING MINOR BATHYMETRY CONTOUR
- MHW EXISTING MEAN HIGH WATER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

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PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND



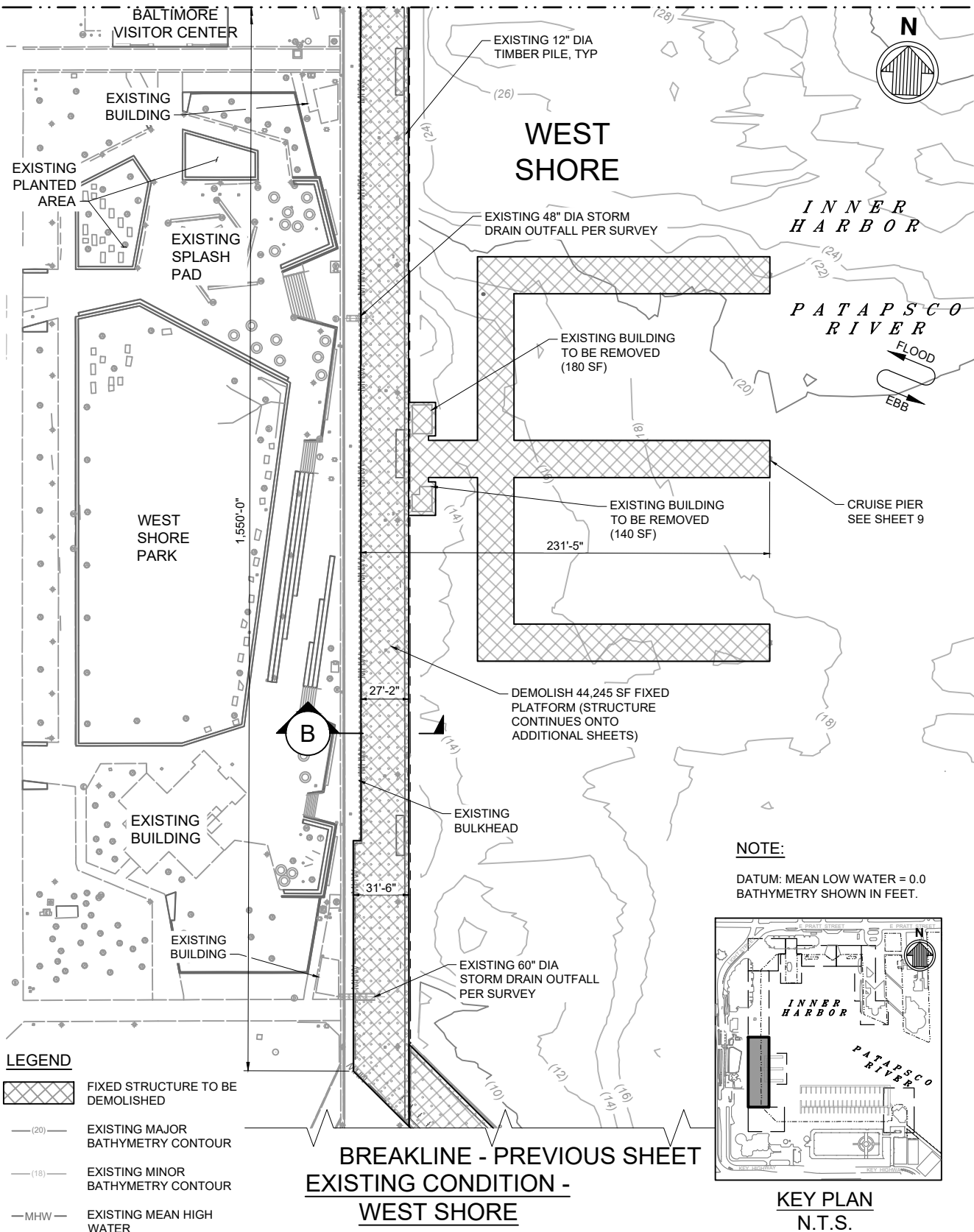
SCALE: 1"=40'

DATE: 2026-07-21

SHEET 5 OF 42

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202561793
7/21/2026
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MATCH LINE - NEXT SHEET



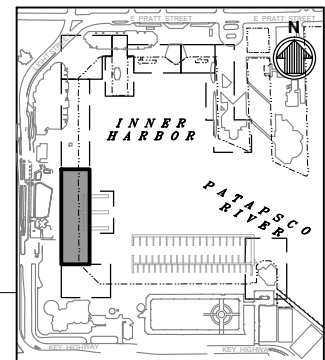
LEGEND

- FIXED STRUCTURE TO BE DEMOLISHED
- EXISTING MAJOR BATHYMETRY CONTOUR
- EXISTING MINOR BATHYMETRY CONTOUR
- MHW EXISTING MEAN HIGH WATER

BREAKLINE - PREVIOUS SHEET EXISTING CONDITION - WEST SHORE

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN N.T.S.

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INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

40' 0' 40' 80'

SCALE: 1"=80'

DATE: 2026-07-21

SHEET 6 OF 42

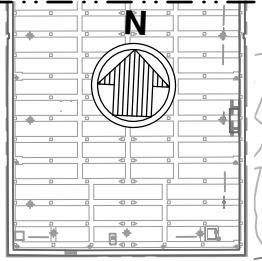
25-WL-1148
202561793
7/21/2026
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MATCH LINE - NEXT SHEET

HARBORPLACE
LIGHT STREET
PAVILLION

EXISTING 90" STORM
DRAIN OUTFALL

TIMBER PILE
GROUP, TYP



PIER 1 SEE SHEET 10

EXISTING BULKHEAD

INNER
HARBOR

PATAPSCO
RIVER

FLOOD

EBB

WEST
SHORE

EXISTING 36" DIA STORM
DRAIN OUTFALL PER SURVEY

PARCEL BOUNDARY, TYP

1,550'-0"

B

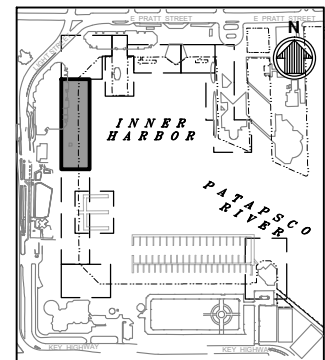
27'-7"

EXISTING 12" DIA
TIMBER PILE, TYP

BALTIMORE
VISITOR
CENTER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

LEGEND

-  FIXED STRUCTURE TO BE DEMOLISHED
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR
-  EXISTING MEAN HIGH WATER

MATCH LINE - PREVIOUS SHEET
EXISTING CONDITION -
WEST SHORE

APPLICATION BY:

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2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

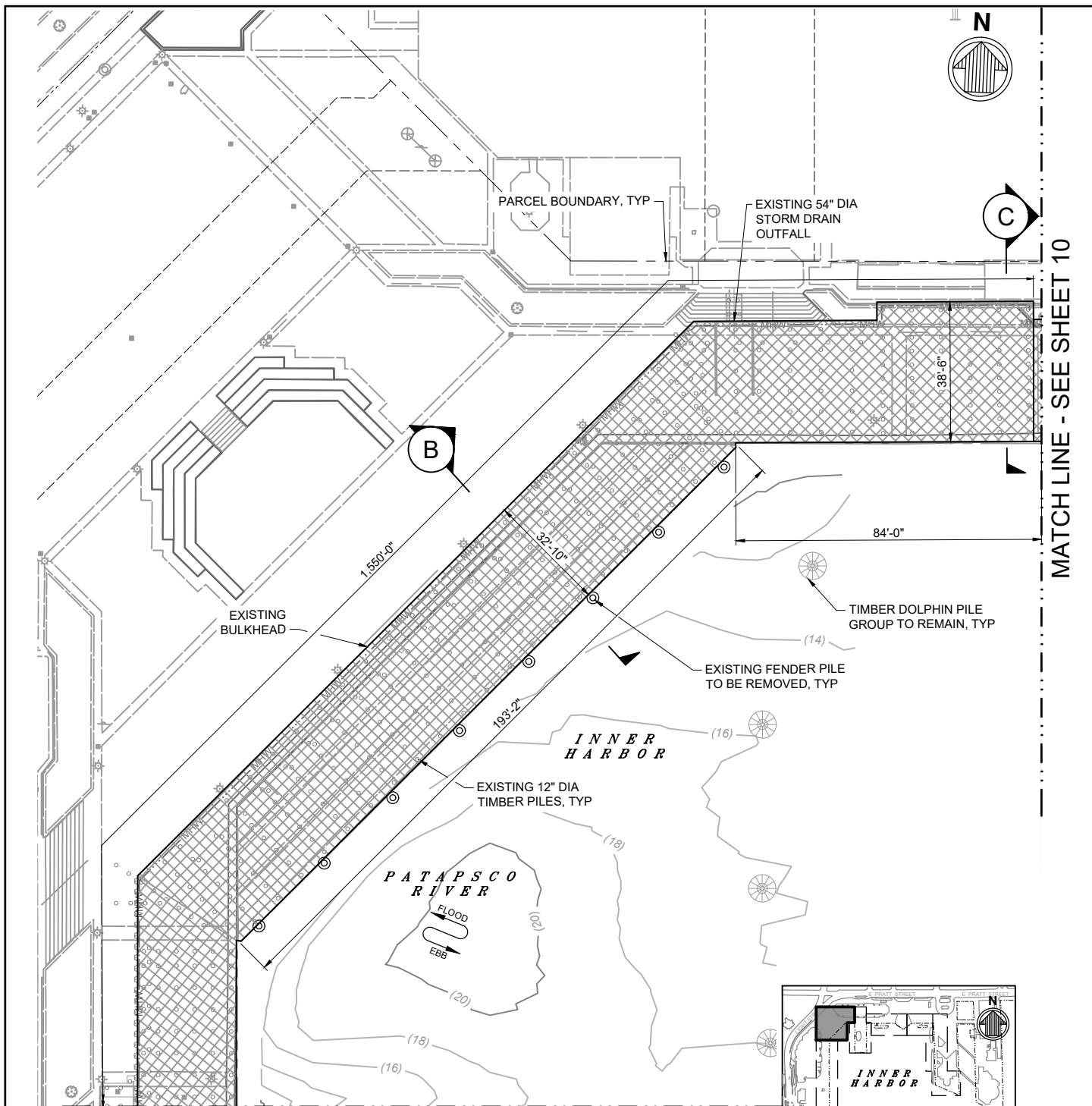
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

40' 0' 40' 80'
SCALE: 1"=80'

DATE: 2026-07-21

SHEET 7 OF 42

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202561793
7/21/2026
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MATCH LINE - SEE SHEET 10

LEGEND

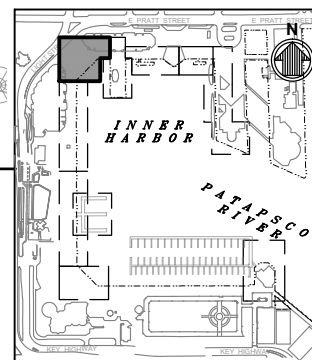
-  FIXED STRUCTURE TO BE DEMOLISHED
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR
-  EXISTING MEAN HIGH WATER

MATCH LINE - PREVIOUS SHEET

EXISTING CONDITION - LIGHT AT PRATT

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

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BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND

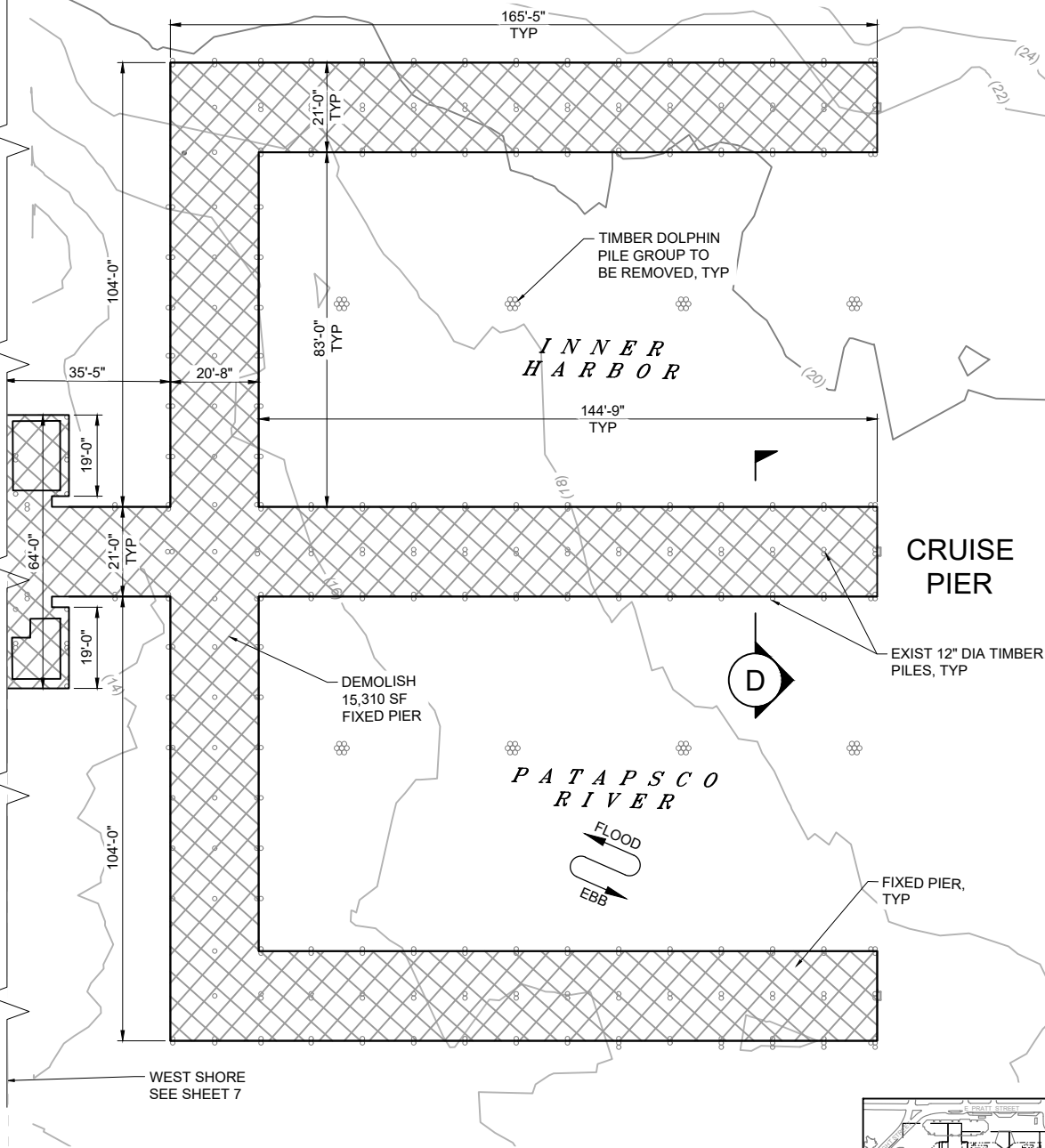
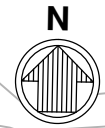
20' 0' 20' 40'
SCALE: 1"=40'

DATE: 2026-07-21

SHEET 8 OF 42

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202561793
7/21/2026
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BREAKLINE - SHEET 6



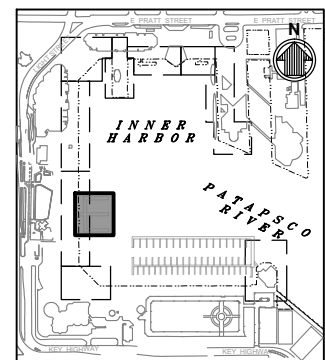
EXISTING CONDITION - CRUISE PIER

LEGEND

-  FIXED STRUCTURE TO BE DEMOLISHED
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN N.T.S.

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INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1"=40'

DATE: 2026-07-21

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202561793
7/21/2026
9 of 42

MATCH LINE - PREVIOUS SHEET

BREAKLINE - NEXT SHEET



HARBORPLACE PRATT
STREET PAVILLION

PARCEL BOUNDARY, TYP

EXISTING
BULKHEAD

EXISTING 42" DIA
STORM DRAIN OUTFALL

DEMOLISH 8,260 SF
FIXED PLATFORM



38'-10"

33'-8"

38'-10"

80'-7"

25'-0"

27'-2"

6'-7"

EXISTING GANGWAY

PADDLE BOATDOCK

EXISTING 255 SF &
225 SF STRUCTURES
ON FLOATING DOCK

TIMBER DOLPHIN
PILE GROUP, TYP

EXISTING 2,740 SF FLOATING DOCK
AND STRUCTURES TO BE
TEMPORARILY REMOVED DURING
CONSTRUCTION AND RE-INSTALLED
IN ITS CURRENT LOCATION

(16)

128'-0"

(16)

INNER
HARBOR

PATAPSCO
RIVER



LEGEND



FIXED STRUCTURE TO BE
DEMOLISHED



FLOATING STRUCTURE



EXISTING MAJOR
BATHYMETRIC CONTOUR



EXISTING MINOR
BATHYMETRIC CONTOUR

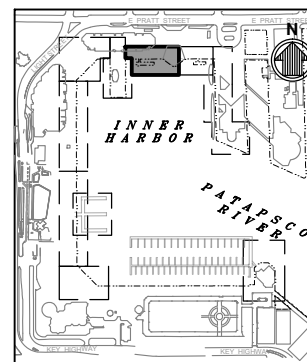


EXISTING MEAN HIGH WATER

**EXISTING CONDITION -
NORTH SHORE WEST OF
WTC**

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



**KEY PLAN
N.T.S.**

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BALTIMORE, MD 21211



moffatt & nichol

**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1"=40'

DATE: 2026-07-21

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202561793
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BREAKLINE - PREVIOUS SHEET

MATCH LINE - NEXT SHEET



WORLD
TRADE
CENTER

REMOVE AND
RECONSTRUCT
SURFACE PAVERS

EXISTING
BULKHEAD

DEMOLISH 4,800 SF
FIXED PLATFORM

EXIST 54" DIA
STORM DRAIN
OUTFALL

13'-8" 158'-0"

31'-2"

68'-10"

EXISTING
GANGWAY

6'-7"

25'-1"

EXISTING 1,600 SF FLOATING
DOCK AND STRUCTURES TO BE
TEMPORARILY REMOVED
DURING CONSTRUCTION AND
RE-INSTALLED IN ITS CURRENT
LOCATION

PADDLE BOATDOCK

EXISTING 200 SF & 225
SF STRUCTURES ON
FLOATING DOCK

80'-0"

PARCEL BOUNDARY, TYP

TIMBER DOLPHIN
PILE GROUP, TYP

INNER
HARBOR

PATAPSCO
RIVER

EXISTING
HARBOR SHIP

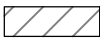
FLOOD
EBB

EXISTING CONDITION - NORTH SHORE EAST OF WTC

LEGEND



FIXED STRUCTURE TO BE
DEMOLISHED



FLOATING STRUCTURE



EXISTING MAJOR BATHYMETRIC
CONTOUR



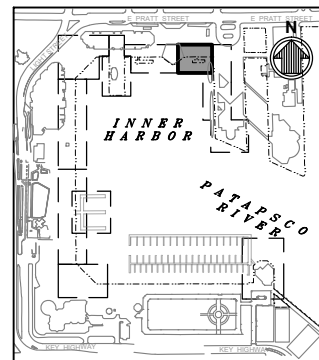
EXISTING MINOR BATHYMETRIC
CONTOUR



EXISTING MEAN HIGH WATER

NOTE:

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BATHYMETRY SHOWN IN FEET.



KEY PLAN N.T.S.

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INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND

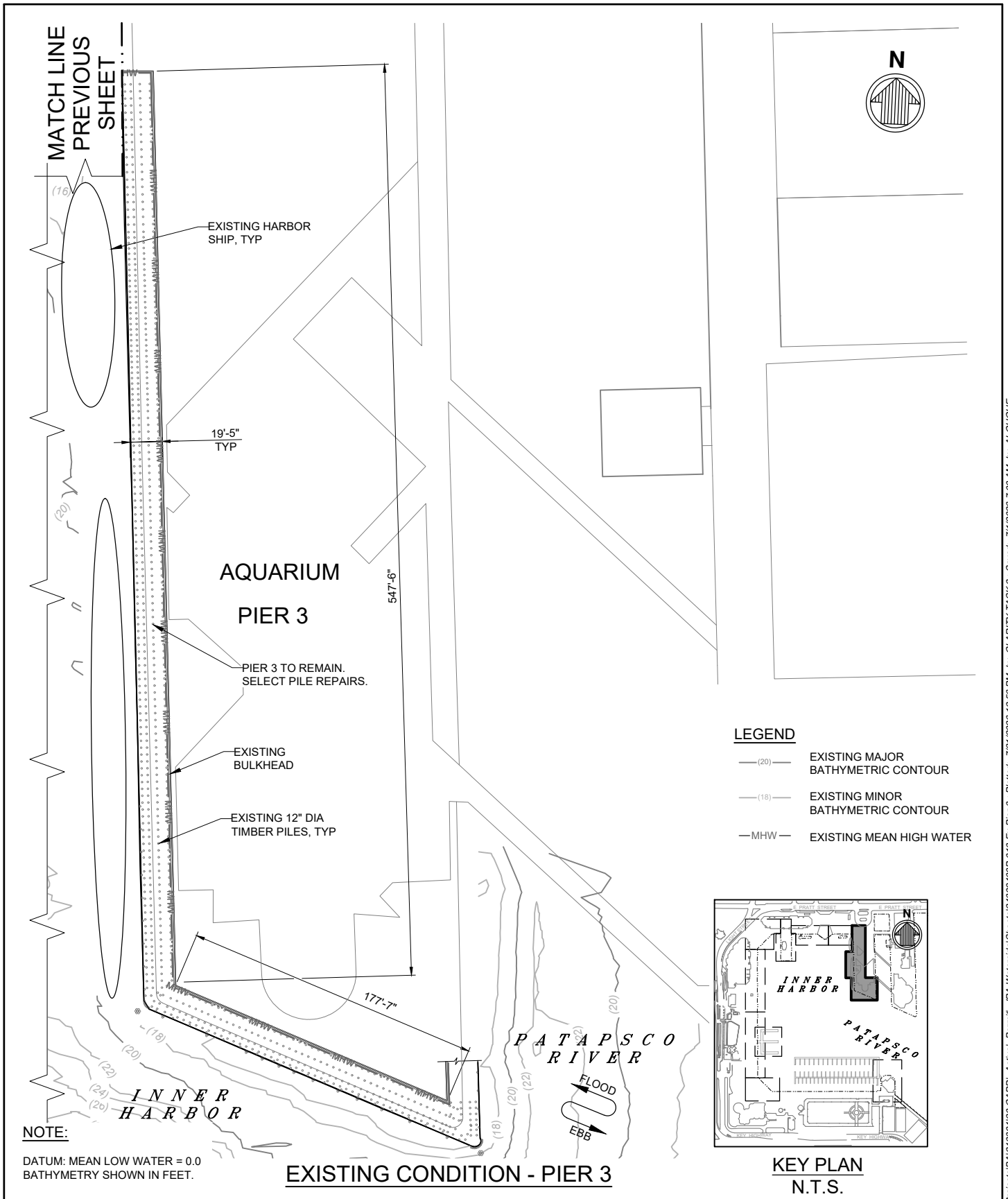


SCALE: 1"=40'

DATE: 2026-07-21

SHEET 12 OF 42

25-WL-1148
202561793
7/21/2026
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 BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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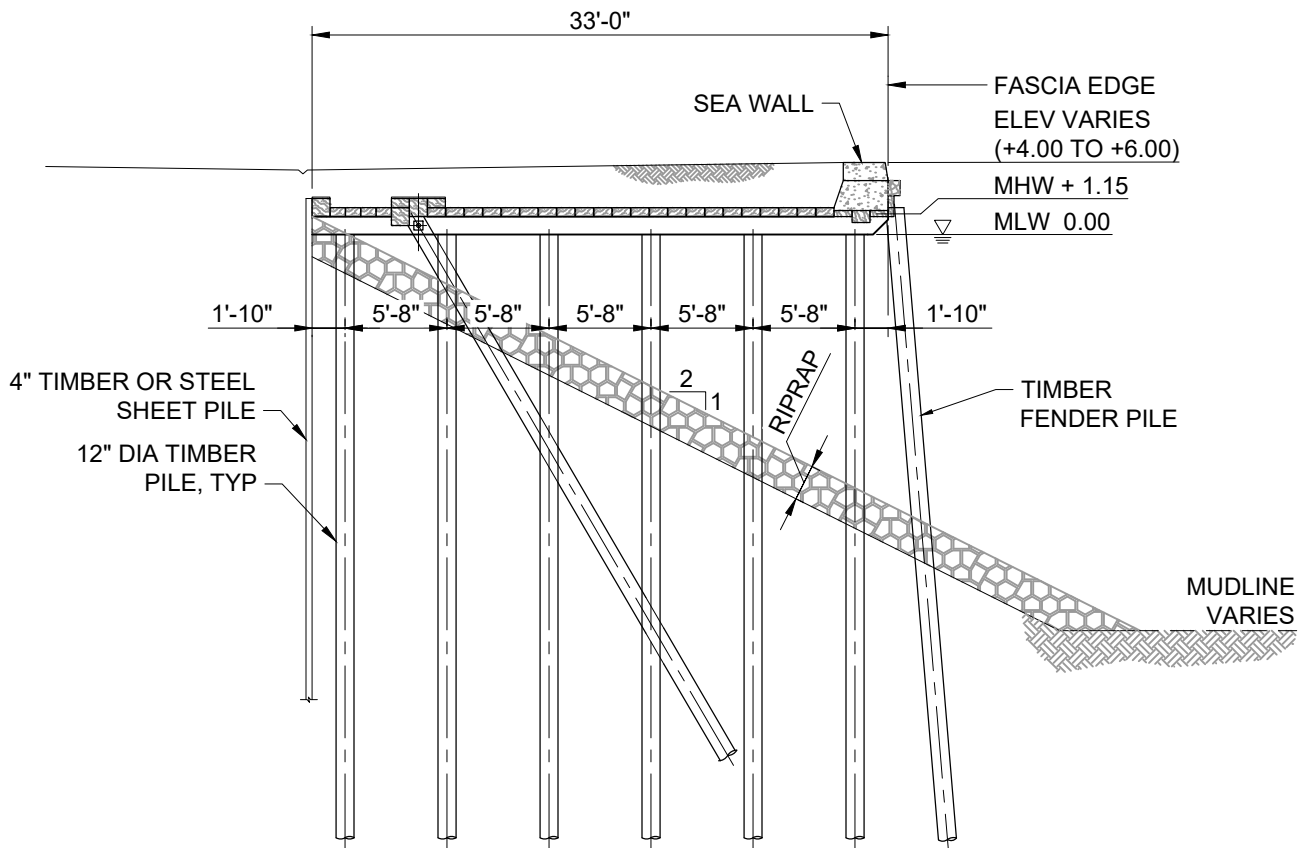


SCALE: 1"=80'

DATE: 2026-07-21

SHEET 13 OF 42

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202561793
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A EXISTING - TYPICAL SECTION -
ECOLOGICAL OVERLOOK

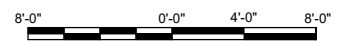
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INNER HARBOR PARK AND
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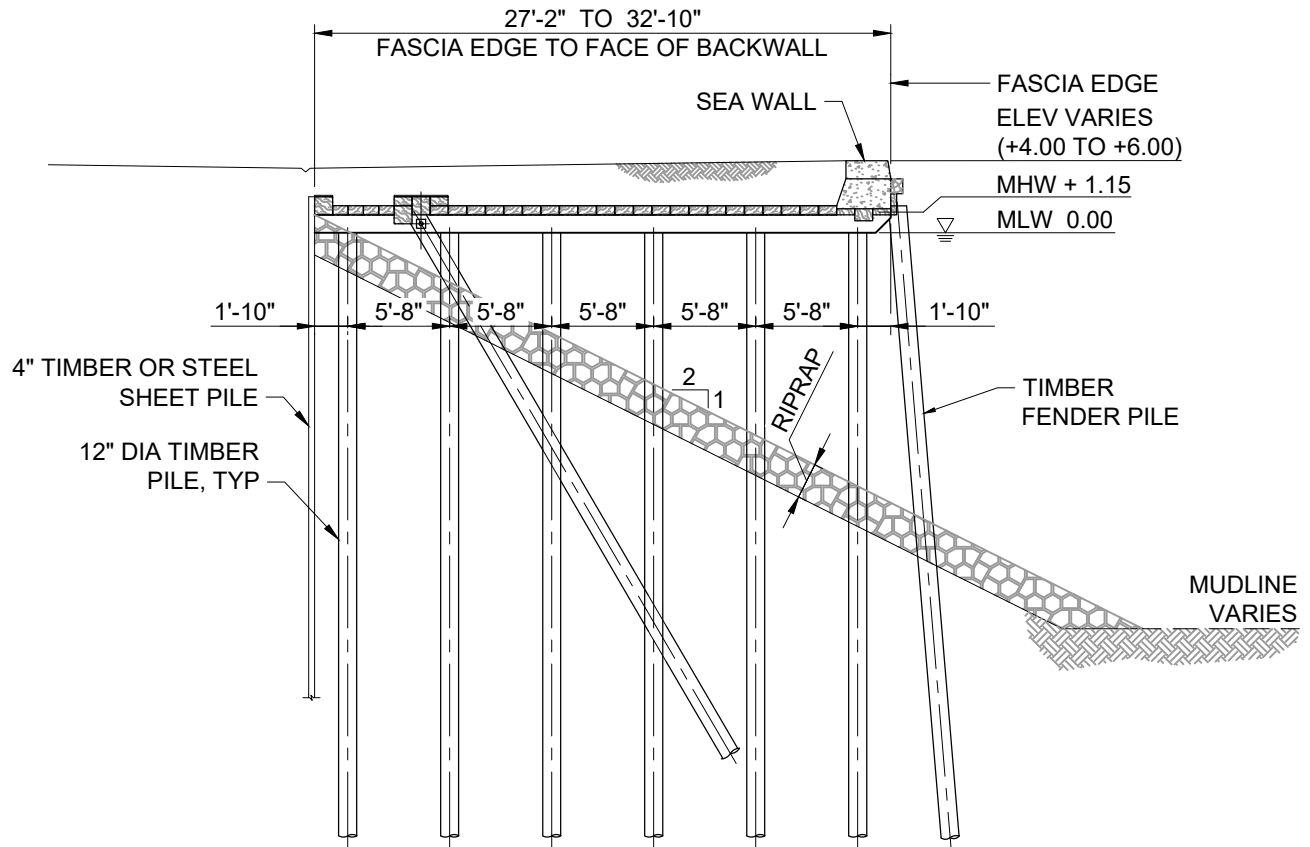


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

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202561793
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B EXISTING - TYPICAL SECTION -
WEST SHORE TO LIGHT AT PRATT

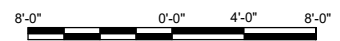
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INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND

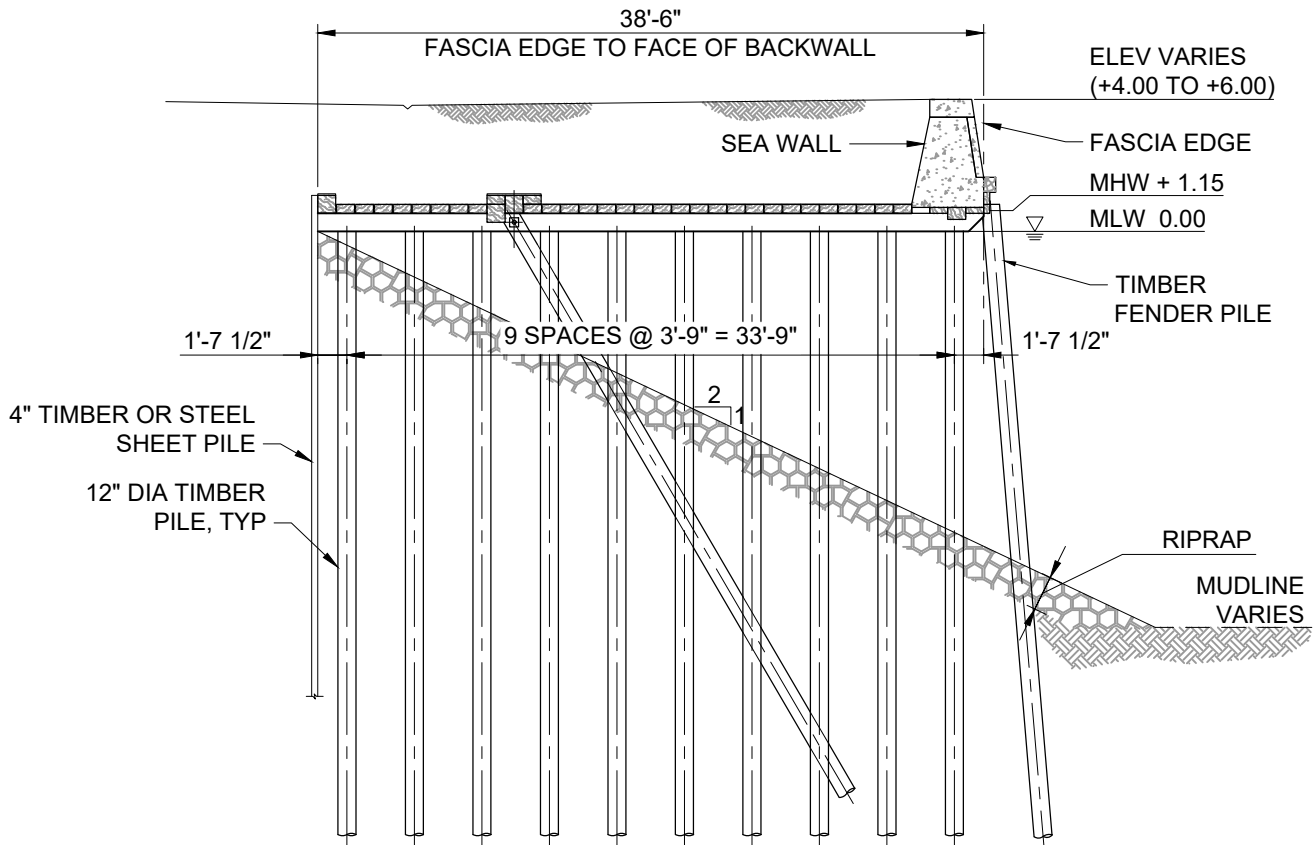


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

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C EXISTING - TYPICAL SECTION -
LIGHT AT PRATT OTHER CONDITION

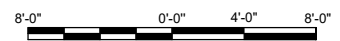
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BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND

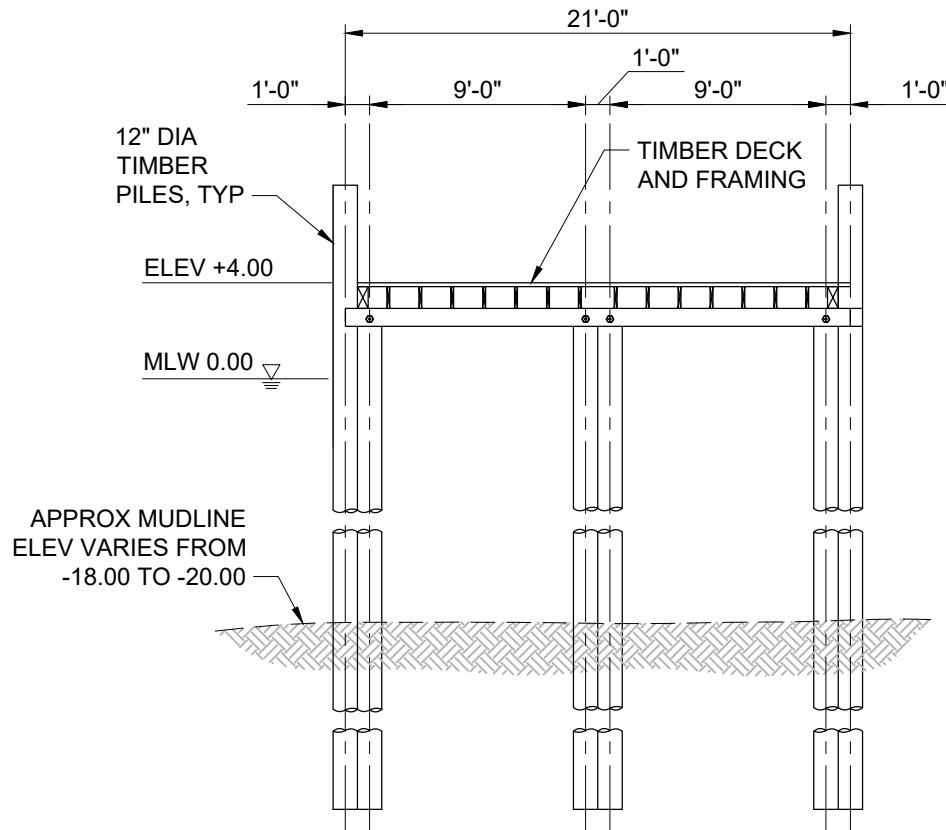


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

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202561793
7/21/2026
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D EXISTING - TYPICAL SECTION -
CRUISE PIER

APPLICATION BY:

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BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1/8"=1'-0" **25-WL-1148**

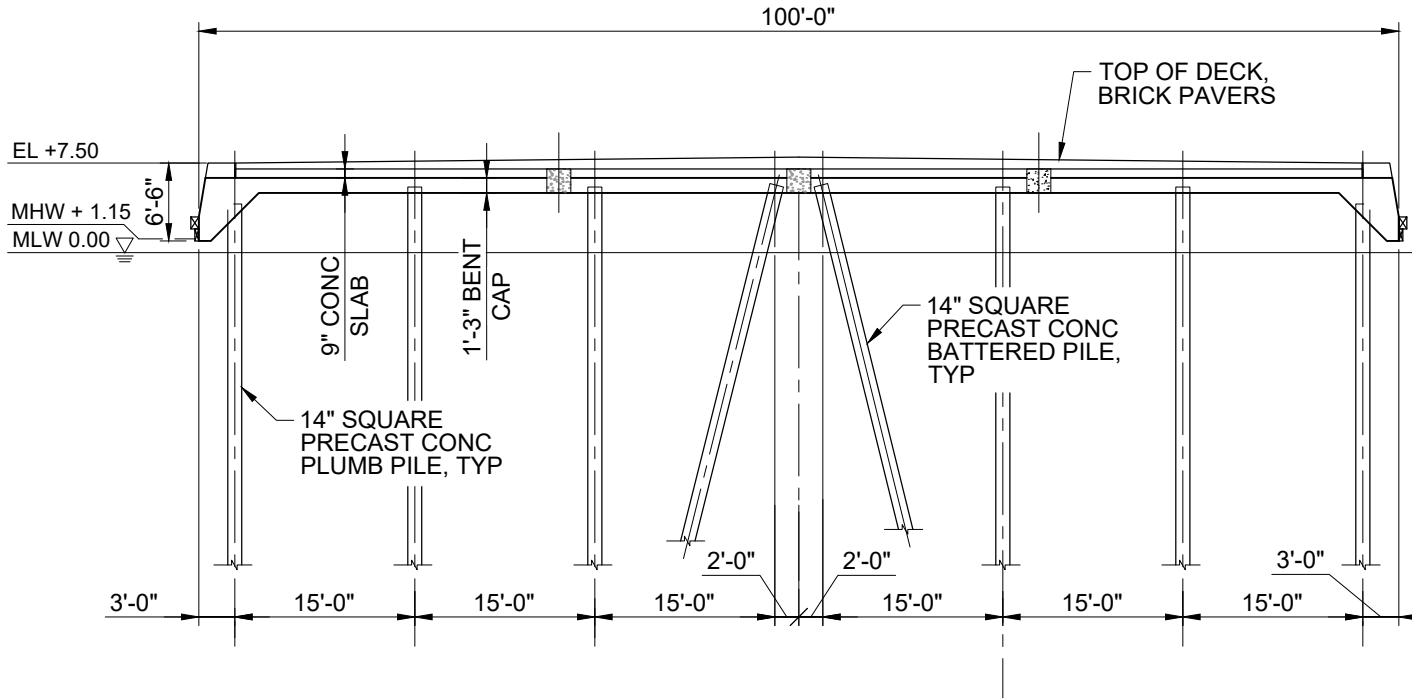
DATE: 2026-07-21

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E EXISTING - TYPICAL SECTION -
PIER 1

APPLICATION BY:

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BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1/16"=1'-0" **25-WL-1148**

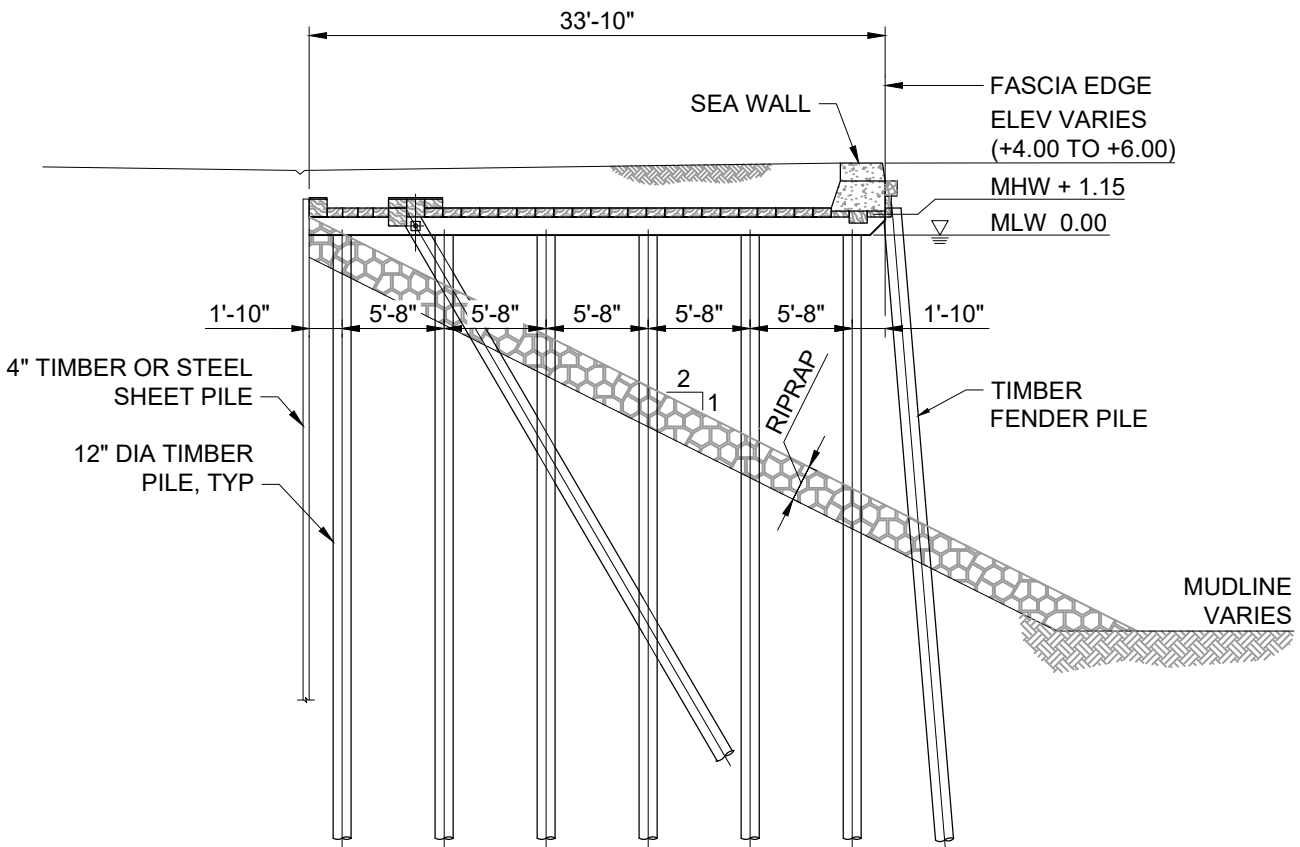
DATE: 2026-07-21

SHEET 18 OF 42

202561793

7/21/2026

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F EXISTING - TYPICAL SECTION -
NORTH SHORE PROMENADE AT BASE OF PIER 1

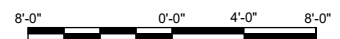
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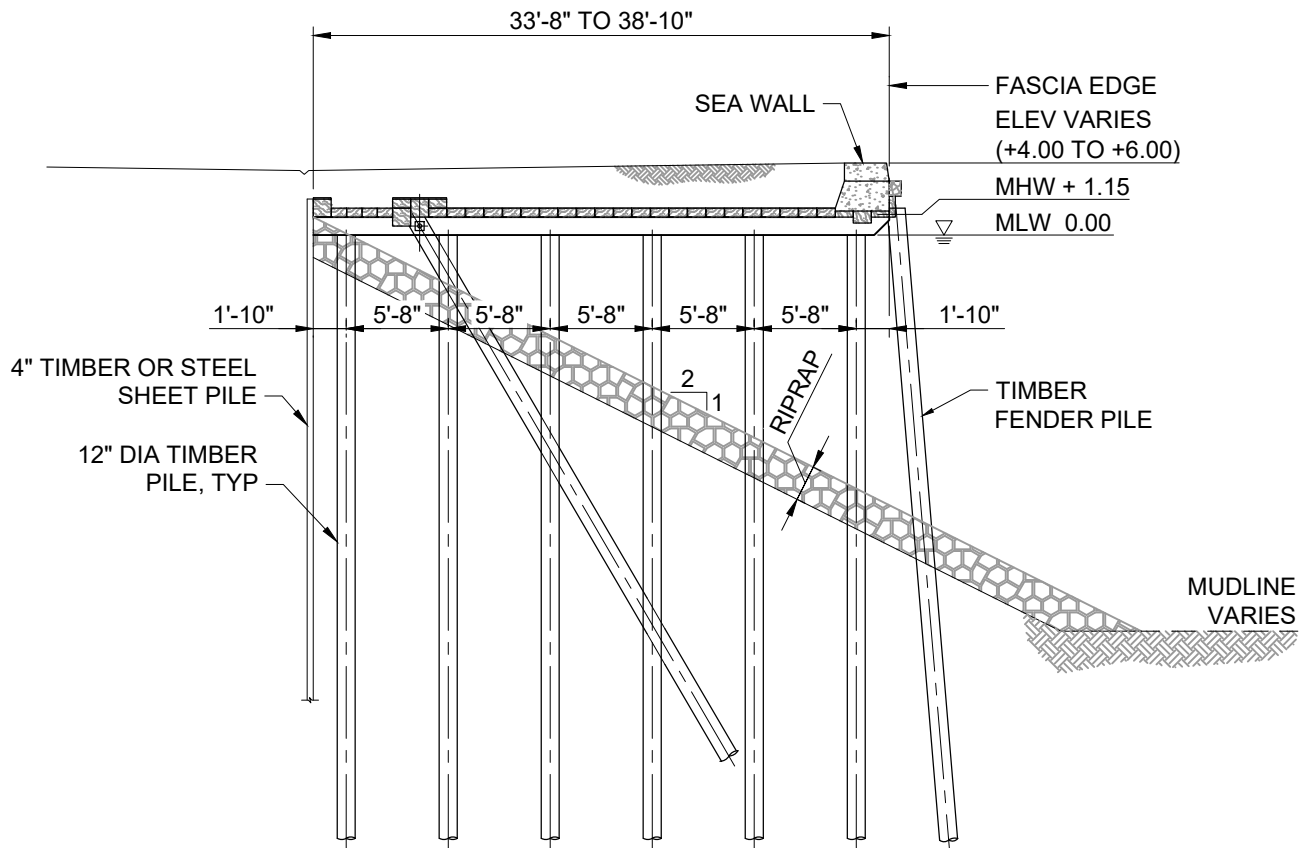


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

SHEET 19 OF 42

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7/21/2026
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G EXISTING - TYPICAL SECTION -
NORTH SHORE WEST OF WTC

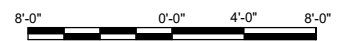
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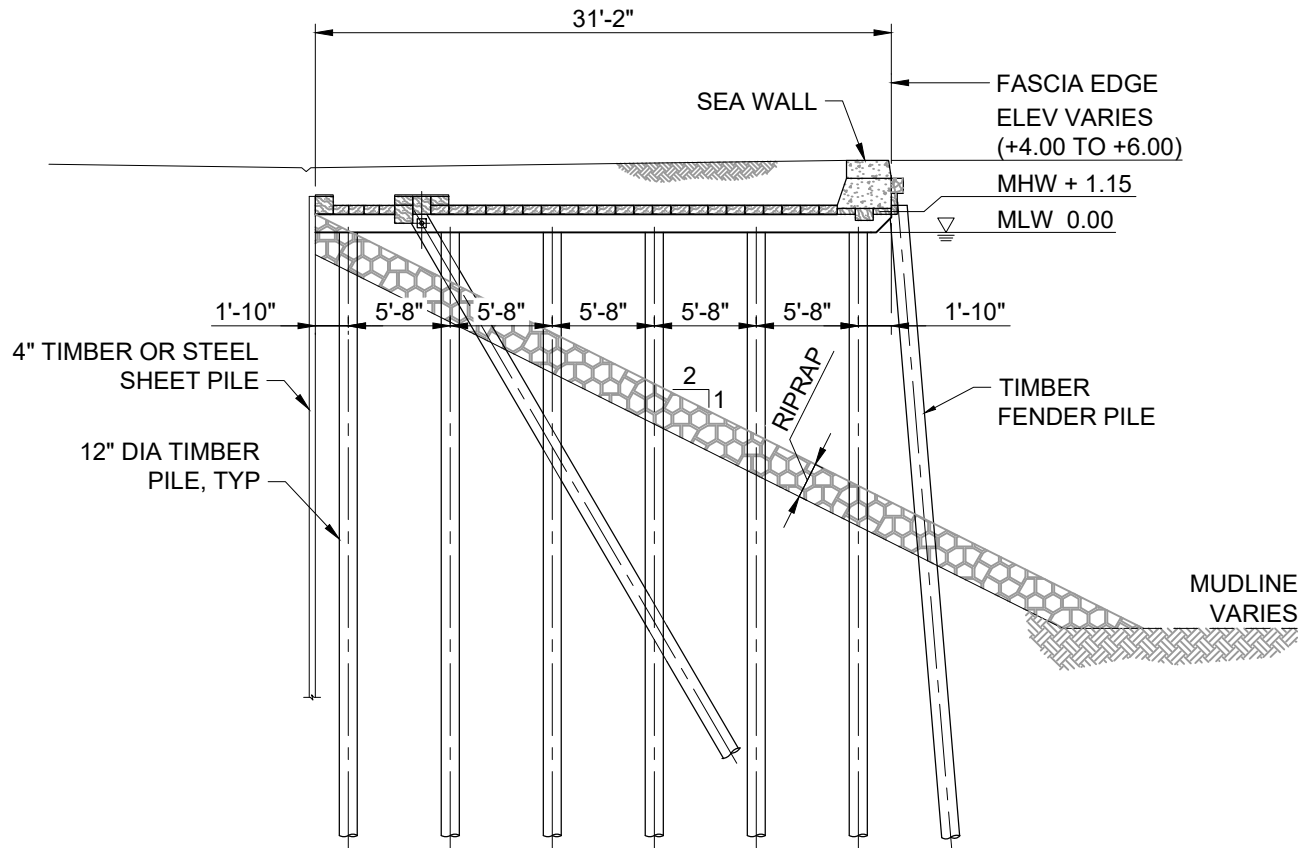


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

SHEET 20 OF 42

25-WL-1148
202561793
7/21/2026
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H EXISTING - TYPICAL SECTION -
NORTH SHORE EAST OF WTC

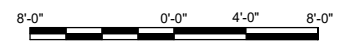
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

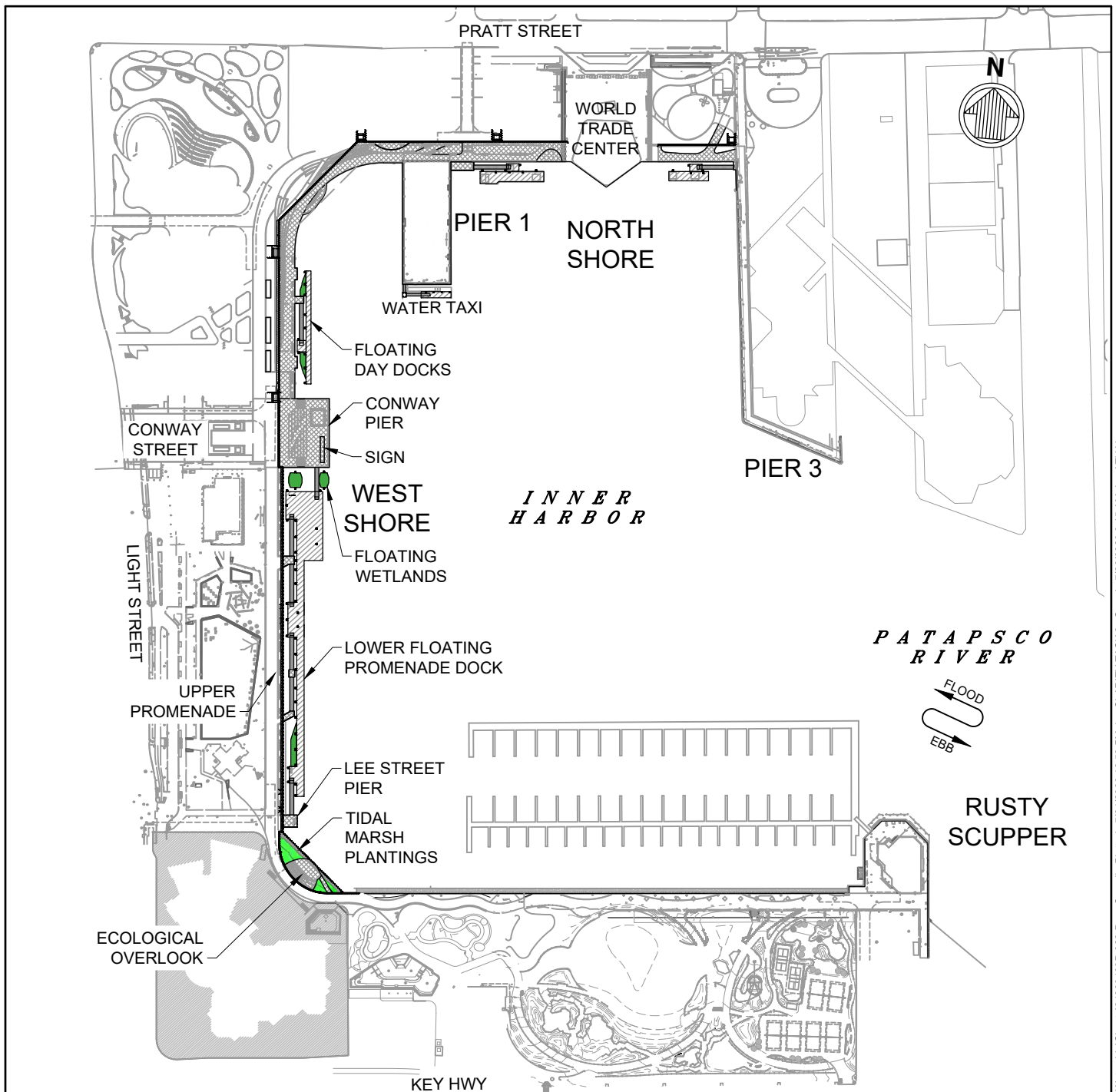


SCALE: 3/32"=1'-0"

DATE: 2026-07-21

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202561793
7/21/2026
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LEGEND

- FIXED STRUCTURE
- FLOATING STRUCTURE
- GANGWAY
- FLOATING WETLAND
- TIDAL MARSH PLANTINGS
- RIPRAP

PROPOSED CONDITION - OVERALL

NOTES:

- AMENITIES ON NEW PIERS AND FLOATING DOCKS TO INCLUDE LANDSCAPING, PLANTERS, STAIRS/TERRACES, STEPS, ACCESS RAMPS, BENCHES, HANDRAILS, LEAN RAILS, LIGHTING, SIGNAGE, BOLLARDS, AND CLEATS.
- 14 NEW AND 8 EXISTING STORM DRAIN OUTFALLS TO BE EXTENDED THROUGH THE NEW AND EXISTING BULKHEADS.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

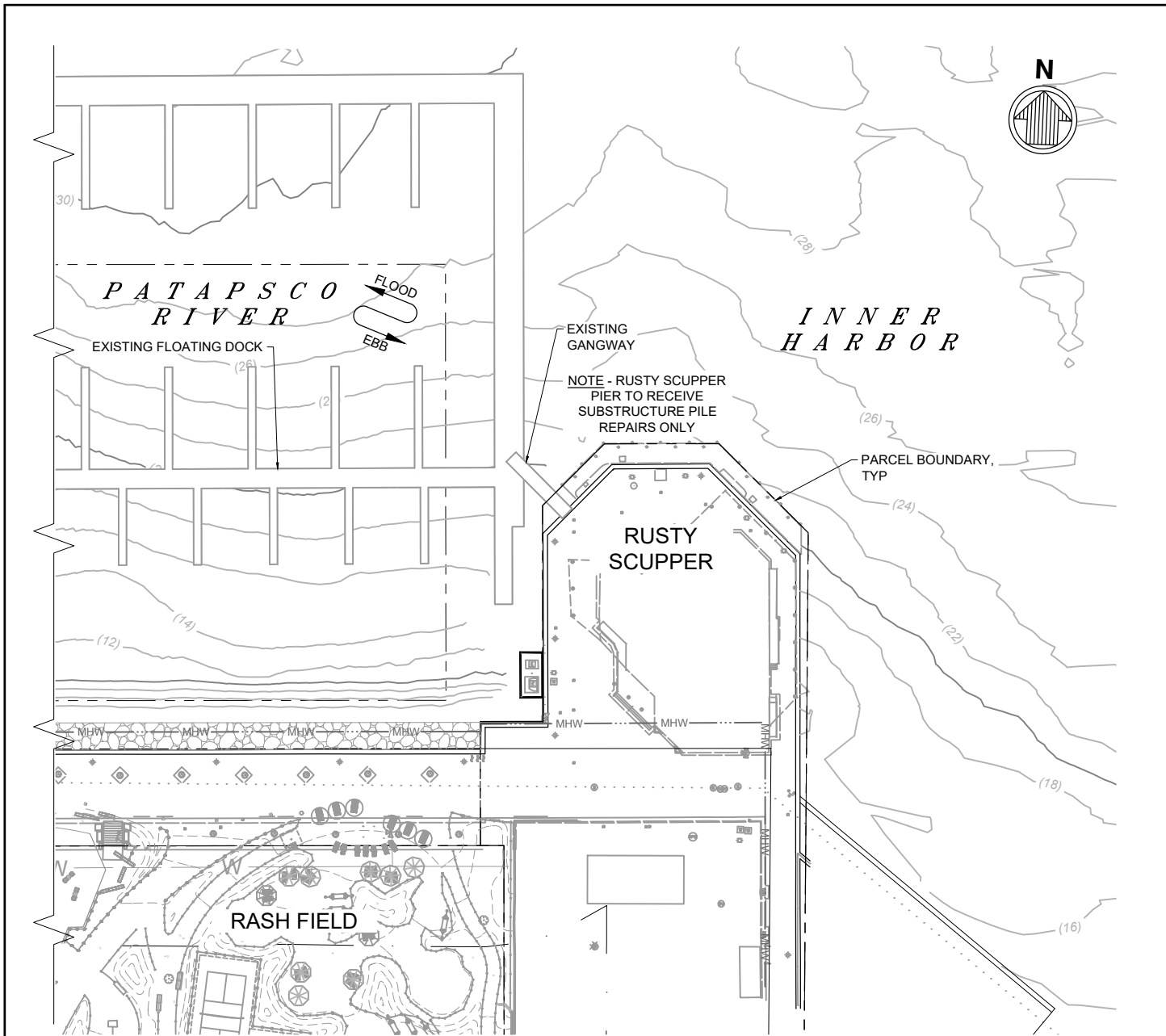


SCALE: 1"=300'

DATE: 2026-07-21

SHEET 22 OF 42

25-WL-1148
202561793
7/21/2026
22 of 42



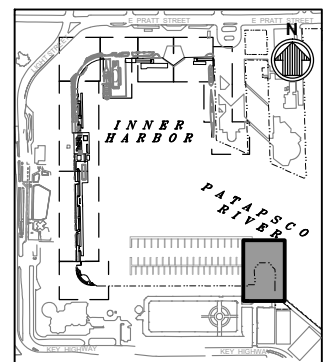
PROPOSED CONDITION - RUSTY SCUPPER PIER

LEGEND

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- MHW — EXISTING MEAN HIGH WATER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



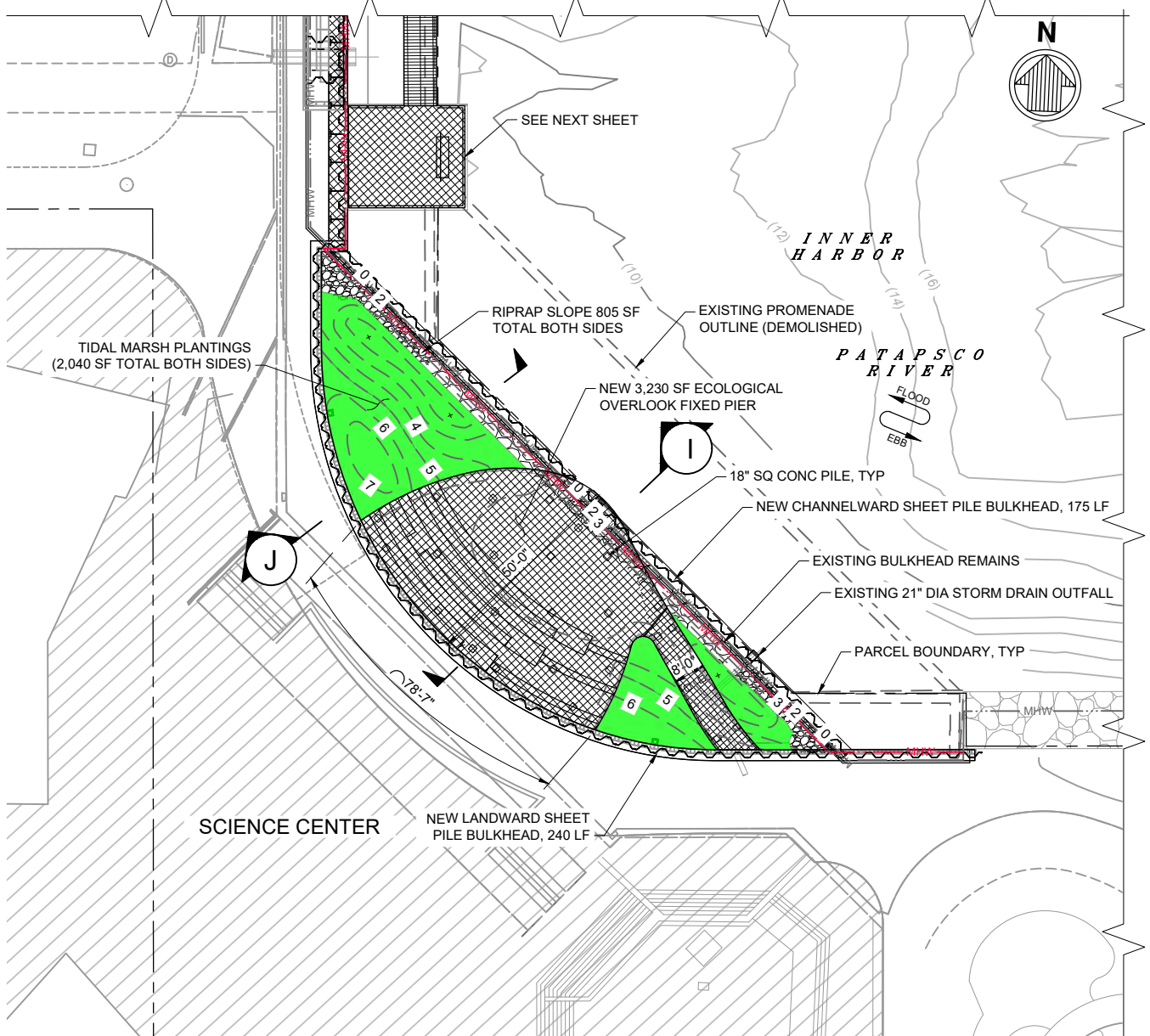
SCALE: 1"=80'

DATE: 2026-07-21

SHEET 23 OF 42

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BREAKLINE - NEXT SHEET



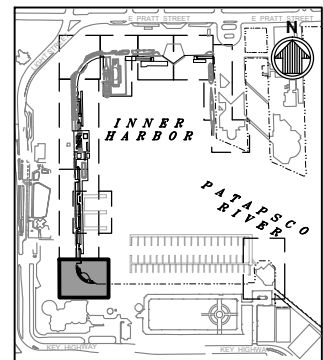
PROPOSED CONDITION - ECOLOGICAL OVERLOOK

LEGEND

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- 1 — PROPOSED BATHYMETRY CONTOUR
- MHW — EXISTING MEAN HIGH WATER
- MHW — PROPOSED MEAN HIGH WATER
- FIXED STRUCTURE
- TIDAL MARSH PLANTINGS
- RIPRAP

NOTES:

1. DATUM: MEAN LOW WATER = 0.0 BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE EXTENDED 2' MAX CHANNELWARD OF NEW BULKHEAD. SEE PLAN FOR LOCATIONS.



KEY PLAN N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



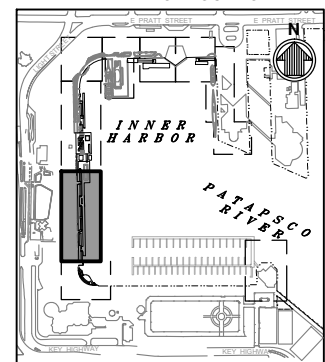
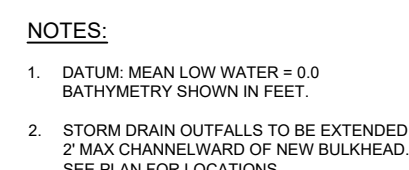
SCALE: 1"=40'

DATE: 2026-07-21

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202561793
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BREAKLINE - PREVIOUS SHEET
PROPOSED CONDITION -
WEST SHORE

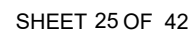


KEY PLAN
N.T.S.



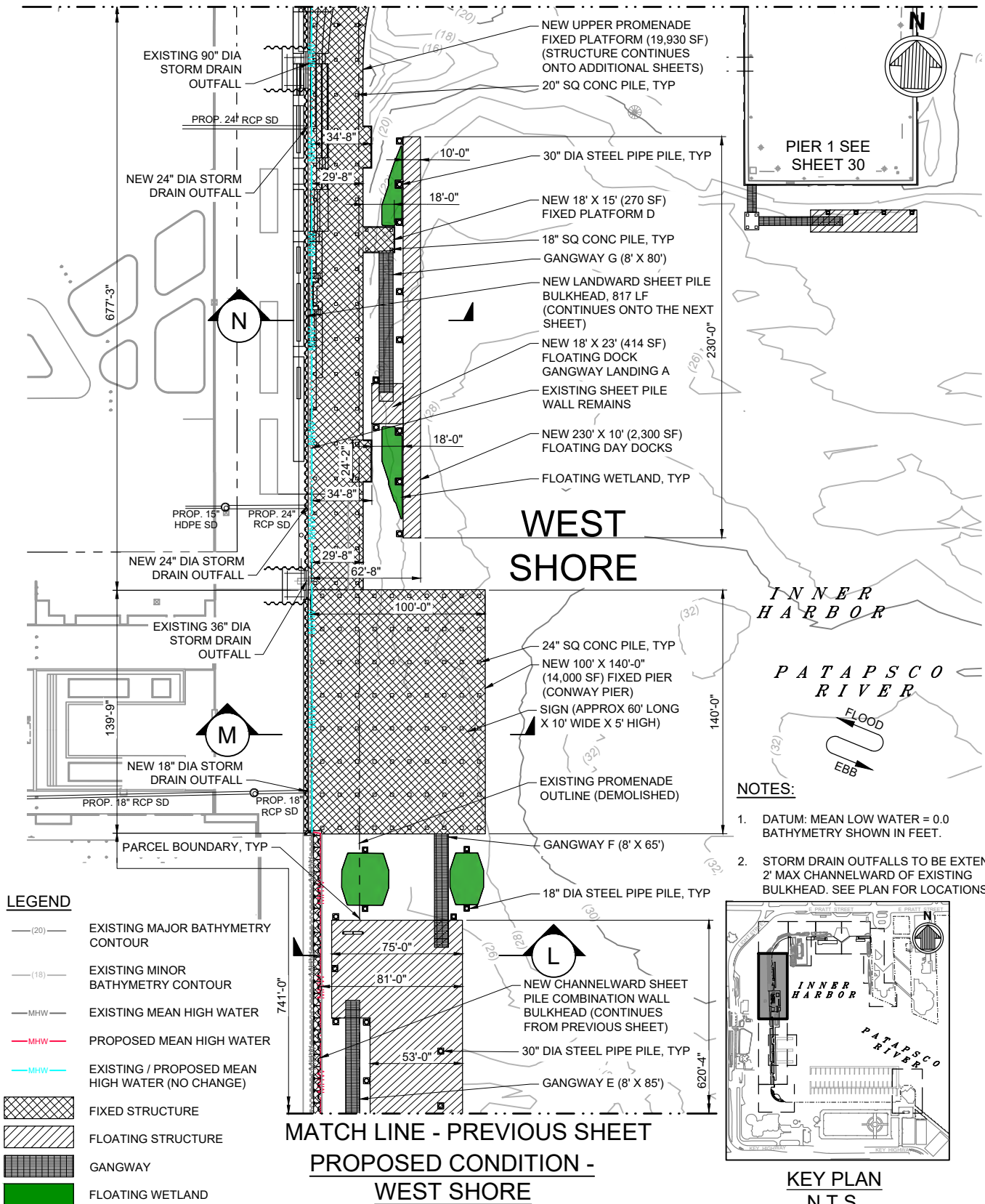
moffatt & nichol

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



25-WL-1148
202561793
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MATCH LINE - NEXT SHEET



MATCH LINE - PREVIOUS SHEET PROPOSED CONDITION - WEST SHORE

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

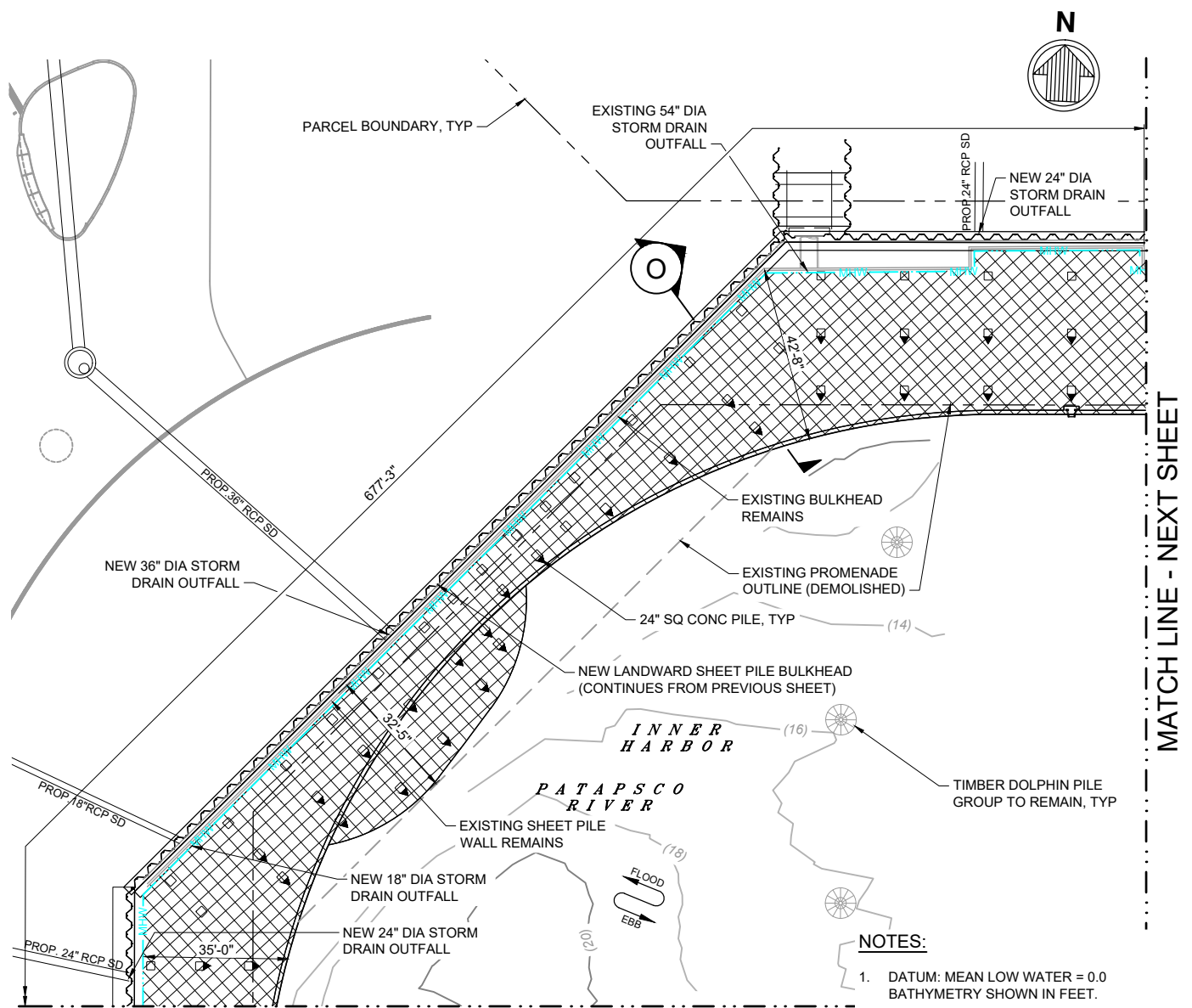
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

40' 0' 40' 80'
SCALE: 1"=80'

DATE: 2026-07-21

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MATCH LINE - NEXT SHEET

NOTES:

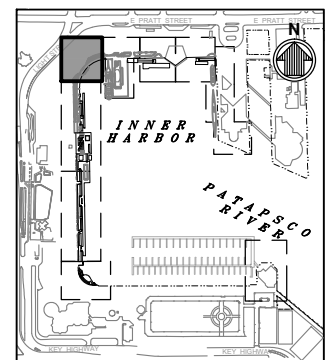
1. DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE EXTENDED
2' MAX CHANNELWARD OF EXISTING
BULKHEAD. SEE PLAN FOR LOCATIONS.

MATCH LINE - PREVIOUS SHEET

PROPOSED CONDITION -
LIGHT AT PRATT

LEGEND

- | | |
|---|---|
|  | EXISTING MAJOR BATHYMETRY CONTOUR |
|  | EXISTING MINOR BATHYMETRY CONTOUR |
|  | EXISTING / PROPOSED MEAN HIGH WATER (NO CHANGE) |
|  | FIXED STRUCTURE |



KEY PLAN
N.T.S.

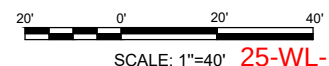
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

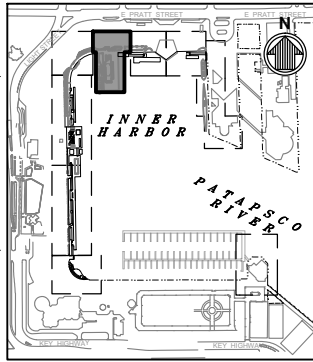
SHEET 27 OF 42

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MATCH LINE -
PREVIOUS SHEET

NEW LANDWARD SHEET
PILE BULKHEAD, 103 LF
EXISTING PROMENADE
OUTLINE (DEMOLISHED)
EXISTING PIER 1 FACE



KEY PLAN

NOTES: N.T.S.

1. DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE
EXTENDED 2' MAX CHANNELWARD
OF EXISTING BULKHEAD. SEE PLAN
FOR LOCATIONS.
3. NEW LANDWARD SHEET PILE
BULKHEAD, 238 LF (CONTINUES
ONTO NEXT SHEET)

LEGEND

- (20)— EXISTING MAJOR BATHYMETRY
CONTOUR
- (18)— EXISTING MINOR BATHYMETRY
CONTOUR
- MHW— EXISTING / PROPOSED MEAN
HIGH WATER (NO CHANGE)
- FIXED STRUCTURE
- FLOATING STRUCTURE
- GANGWAY
- 18" SQ CONC
PILE, TYP

PROPOSED CONDITION - PIER 1

NOTE - PIER 1 TO RECEIVE
SUBSTRUCTURE PILE REPAIRS AND
MAINTENANCE / REPLACEMENT OF
PIER FASCIA AS / IF NEEDED

PARCEL BOUNDARY, TYP

GANGWAY H (5' X 16')

GANGWAY I (5' X 48')

NEW 8' X 10' (80 SF)
FIXED PLATFORM E
(GANGWAY LANDING)

16" DIA STEEL
PIPE PILE, TYP

61' X 12'-8" (775 SF)
WATER TAXI
FLOATING DOCK

NEW 36" DIA STORM
DRAIN OUTFALL SEE NOTE 3

GANGWAY SEE
NEXT SHEET

BREAKLINE - NEXT SHEET

20' 0' 20' 40'
SCALE: 1"=40'

DATE: 2026-07-21

SHEET 28 OF 42

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211

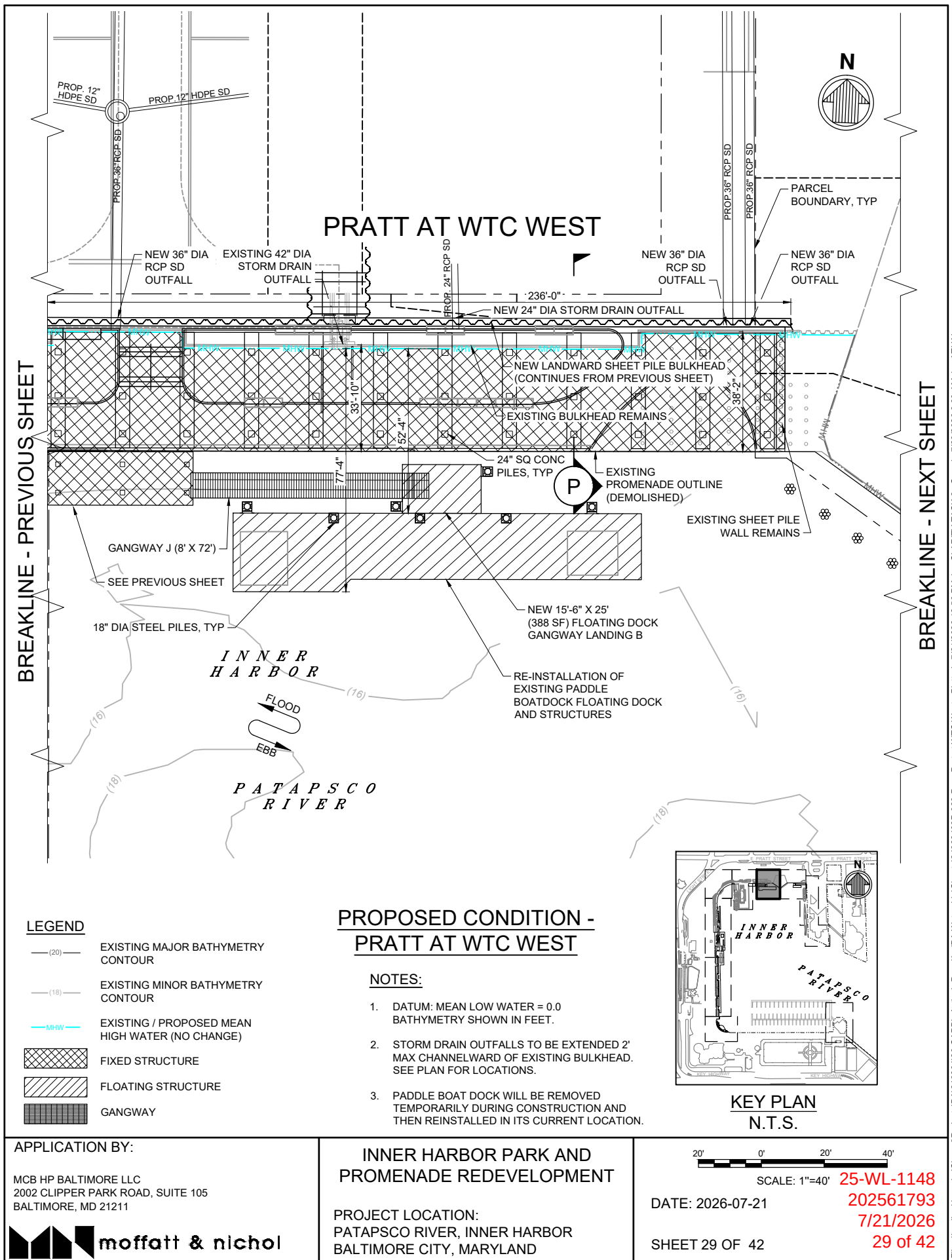
INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



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202561793
7/21/2026
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File: I:\mnb-clifscache\Shared\Projects\BA\1243394\20 CADD\Active\Permit_JPA Waterside\Sheets\124339400P-028-Prop-Pier 1 - Plotted: 7/21/2026 12:55 PM by CLARITY TASK 2 - Saved: 7/20/2026 9:04 AM by ATHAI



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BREAKLINE - PREVIOUS SHEET

WORLD
TRADE
CENTER

EXISTING BULKHEAD
REMAINS

NEW 36"
DIA RCP SD
OUTFALL

NEW LANDWARD SHEET
PILE BULKHEAD, 158 LF

PIER 3

EXISTING 54"
DIA STORM
DRAIN
OUTFALL

NEW FIXED
PLATFORM
PROMENADE
(3,375 SF)

EXISTING PROMENADE
OUTLINE (DEMOLISHED)

PARCEL
BOUNDARY, TYP

NEW 14'-6" X 25' (363 SF)
FLOATING DOCK
GANGWAY LANDING C

RE-INSTALLATION OF EXISTING
PADDLE BOATDOCK FLOATING
DOCK AND STRUCTURES

INNER
HARBOR

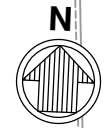
FLOOD
EBB

PATAPSCO
RIVER

GANGWAY K (8' X 72')

18" DIA STEEL PILES, TYP

Q



MATCH LINE - NEXT SHEET

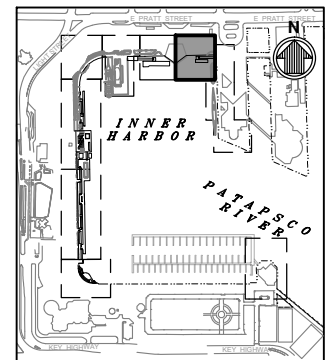
LEGEND

- (20)— EXISTING MAJOR BATHYMETRY CONTOUR
- (18)— EXISTING MINOR BATHYMETRY CONTOUR
- MHW— EXISTING / PROPOSED MEAN HIGH WATER (NO CHANGE)
- FIXED STRUCTURE
- FLOATING STRUCTURE
- GANGWAY

PROPOSED CONDITION - PRATT AT WTC EAST

NOTES:

1. DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE EXTENDED 2'
MAX CHANNELWARD OF EXISTING BULKHEAD.
SEE PLAN FOR LOCATIONS.
3. PADDLE BOAT DOCK WILL BE REMOVED
TEMPORARILY DURING CONSTRUCTION AND
THEN REINSTALLED IN ITS CURRENT LOCATION.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

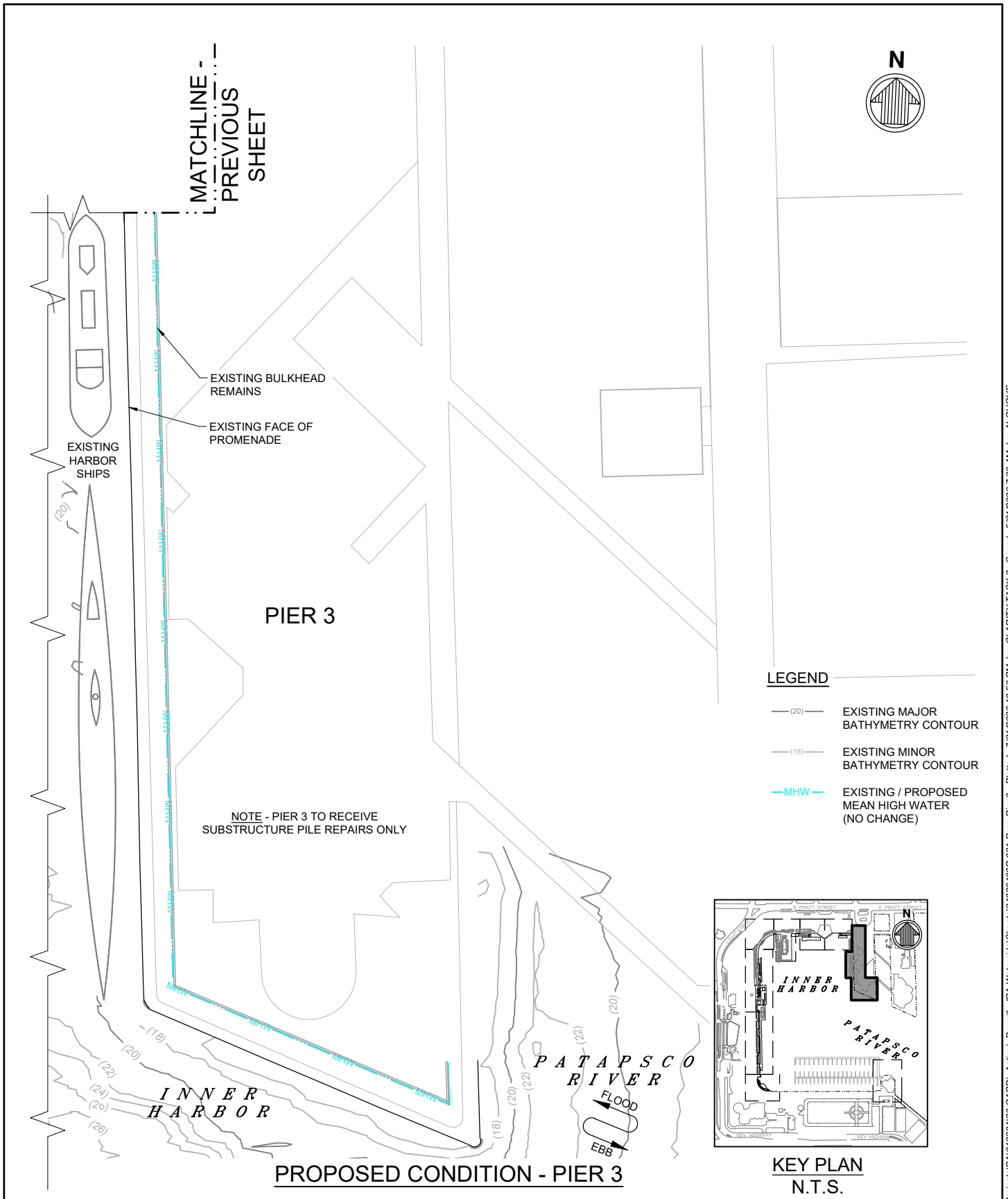


SCALE: 1"=40'

DATE: 2026-07-21

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APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

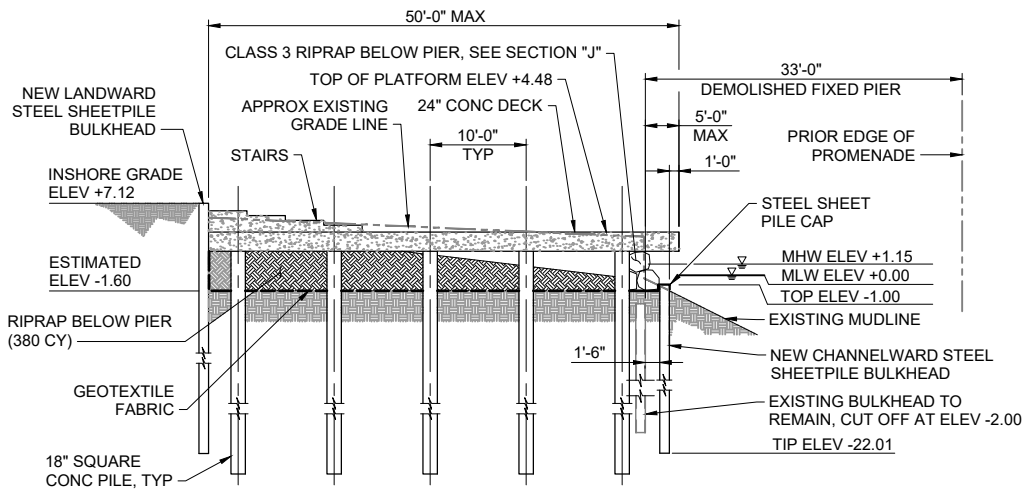


SCALE: 1"=80'

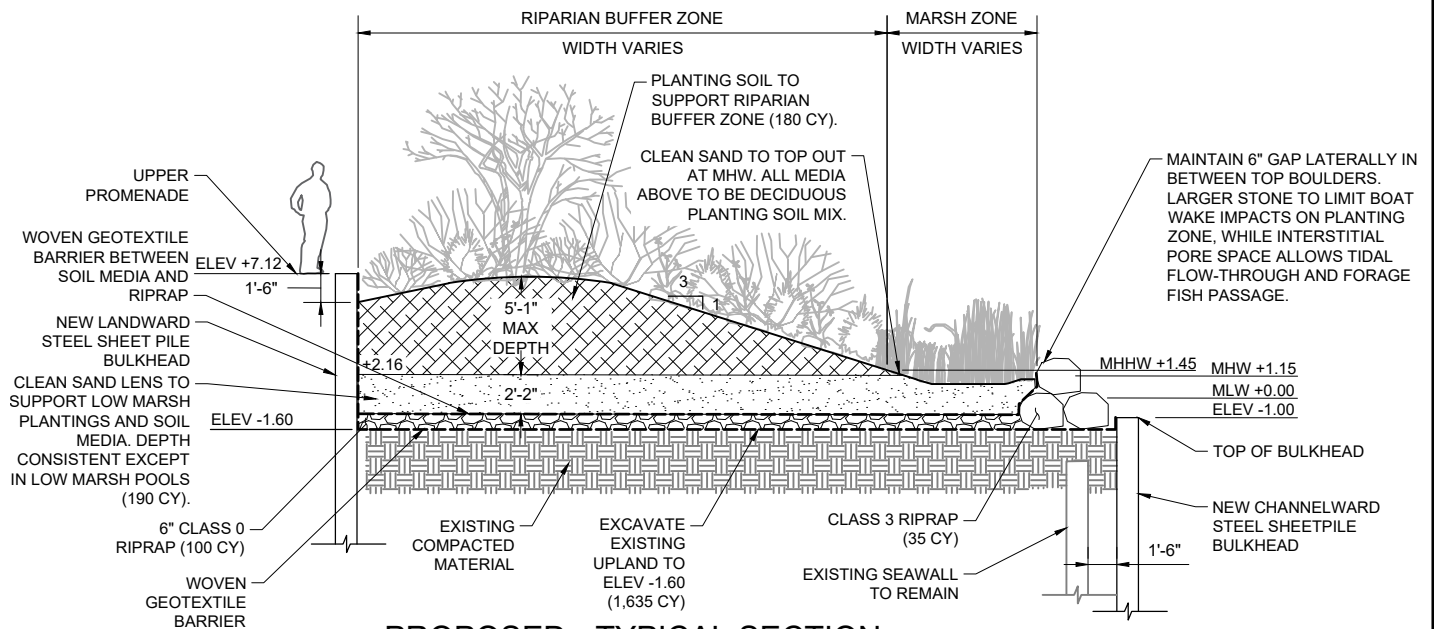
DATE: 2026-07-21

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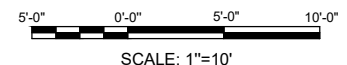


I PROPOSED - TYPICAL SECTION -
ECOLOGICAL OVERLOOK FIXED PIER
SCALE: 1" = 20'



J PROPOSED - TYPICAL SECTION -
ECOLOGICAL OVERLOOK TIDAL MARSH PLANTINGS
SCALE: 1" = 10'

NOTE: APPROX. 395 SF TOTAL MARSH ZONE PLANTINGS BELOW MHHW



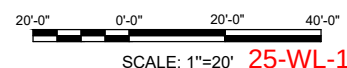
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

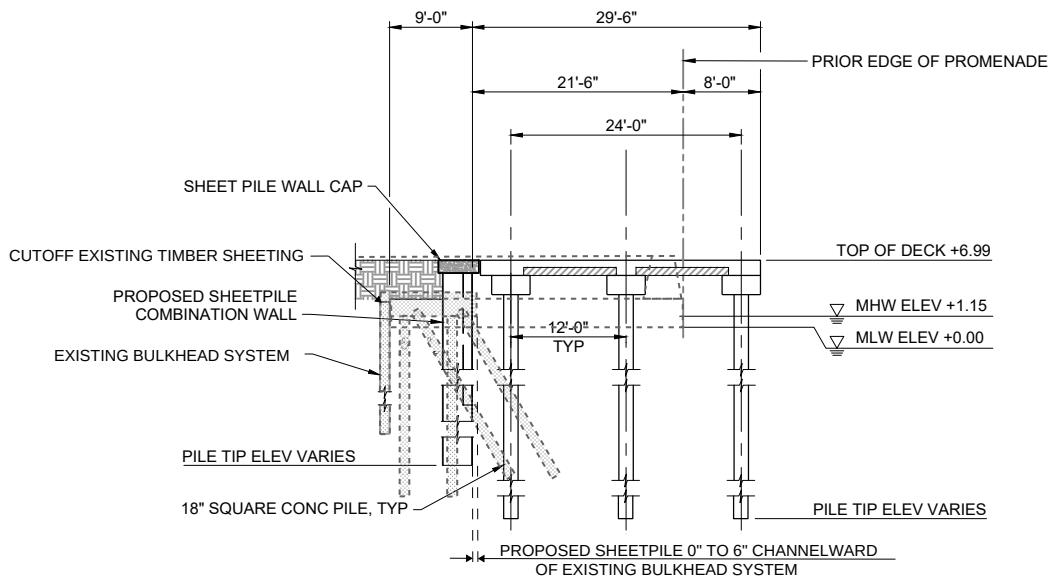
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

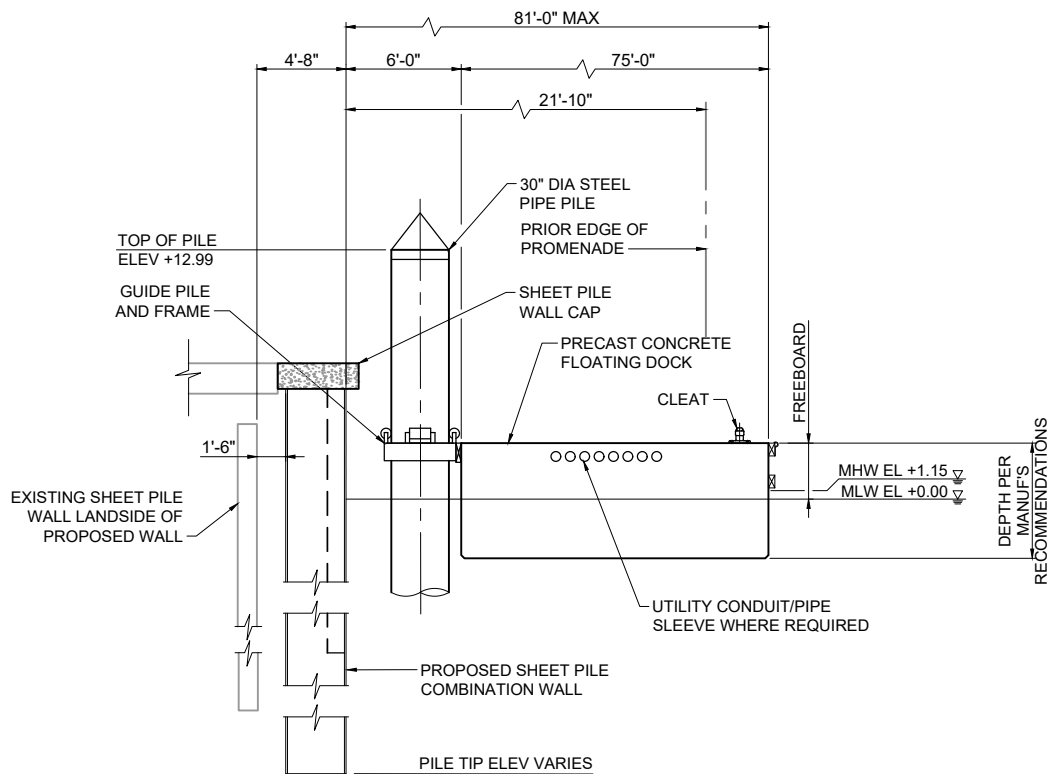
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**PROPOSED - TYPICAL SECTION -
LEE STREET PIER**

K



**PROPOSED - TYPICAL SECTION -
LOWER PROMENADE FLOATING DOCK**

L

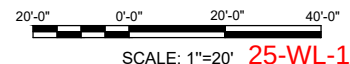
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

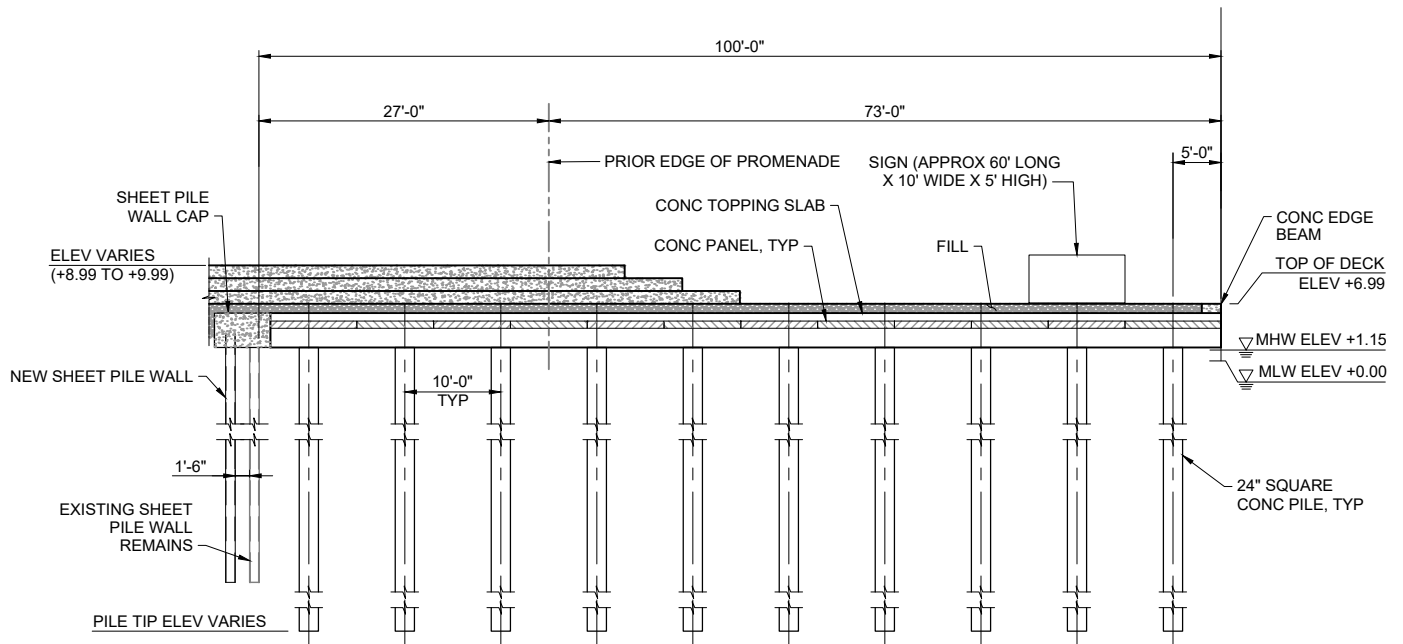
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



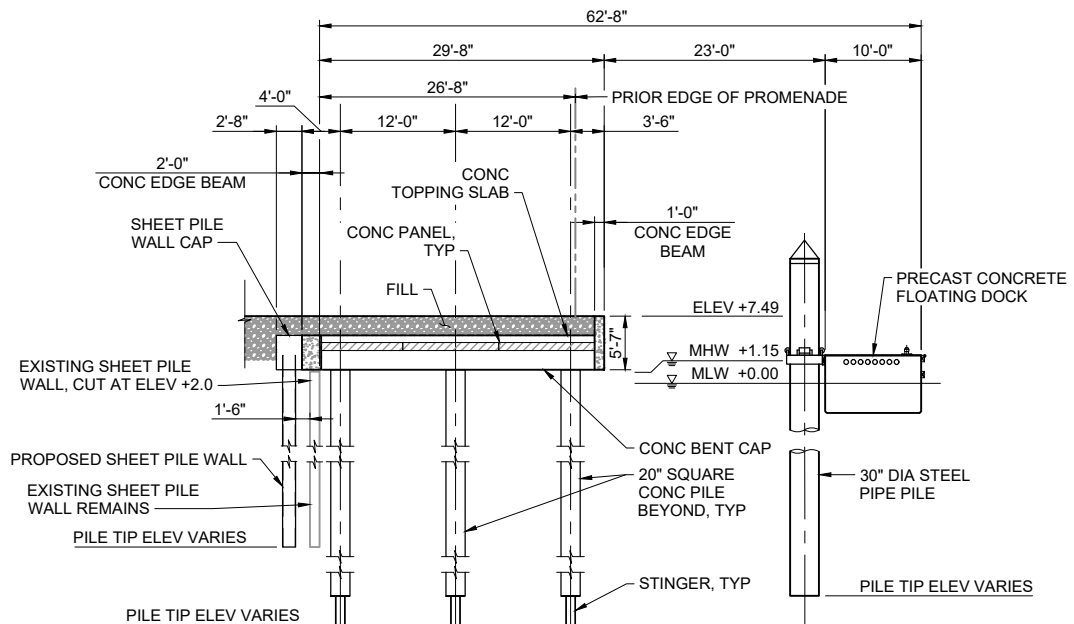
DATE: 2026-07-21

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M PROPOSED - TYPICAL SECTION - CONWAY STREET PIER



N PROPOSED - TYPICAL SECTION - FLOATING DAY DOCKS

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

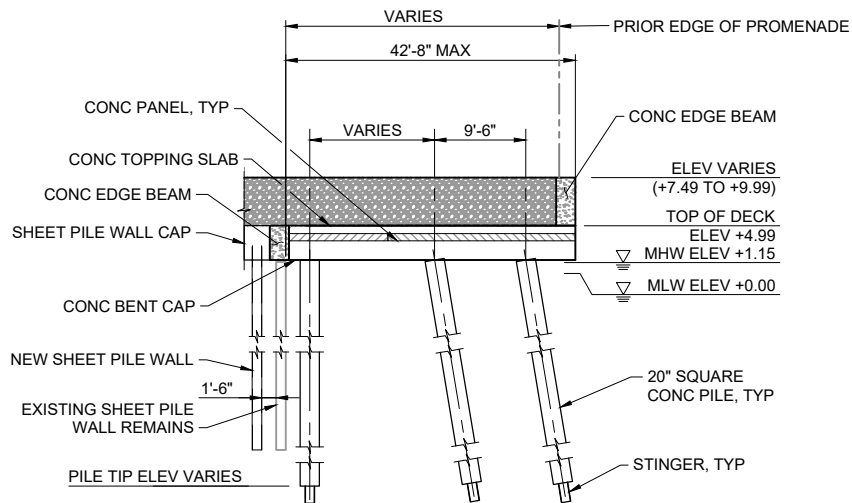
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

20'-0" 0'-0" 20'-0" 40'-0"
SCALE: 1"=20'

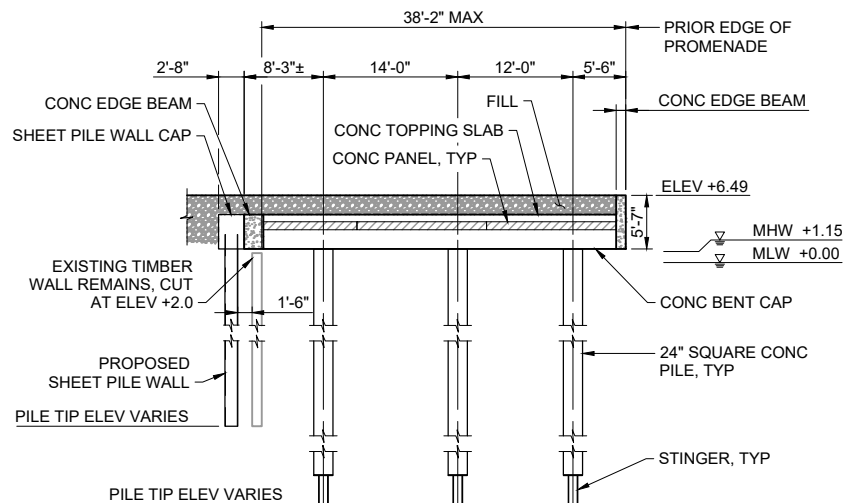
DATE: 2026-07-21

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O PROPOSED - TYPICAL SECTION -
WEST SHORE UPPER PROMENADE



P PROPOSED - TYPICAL SECTION - NORTH
SHORE PROMENADE - PIER 1 TO WTC

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

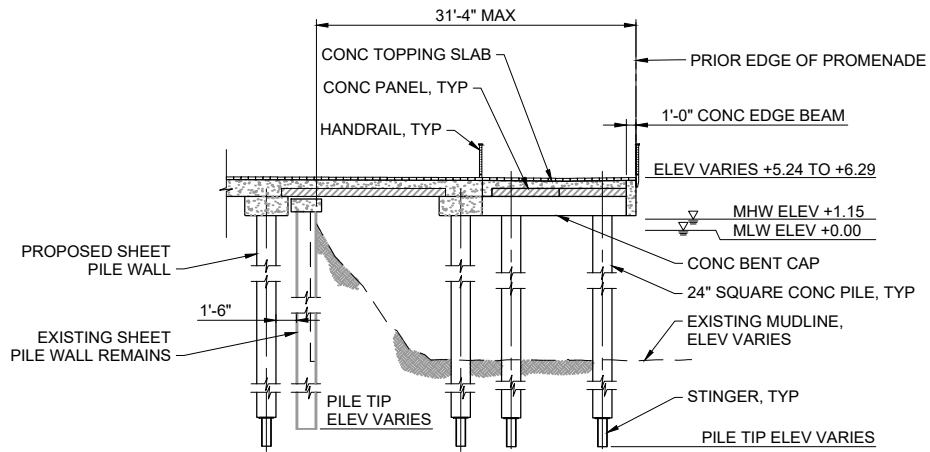
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1"=20' **25-WL-1148**
202561793
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DATE: 2026-07-21

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Q
**PROPOSED - TYPICAL SECTION - NORTH
SHORE PROMENADE - WTC TO PIER 3**

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

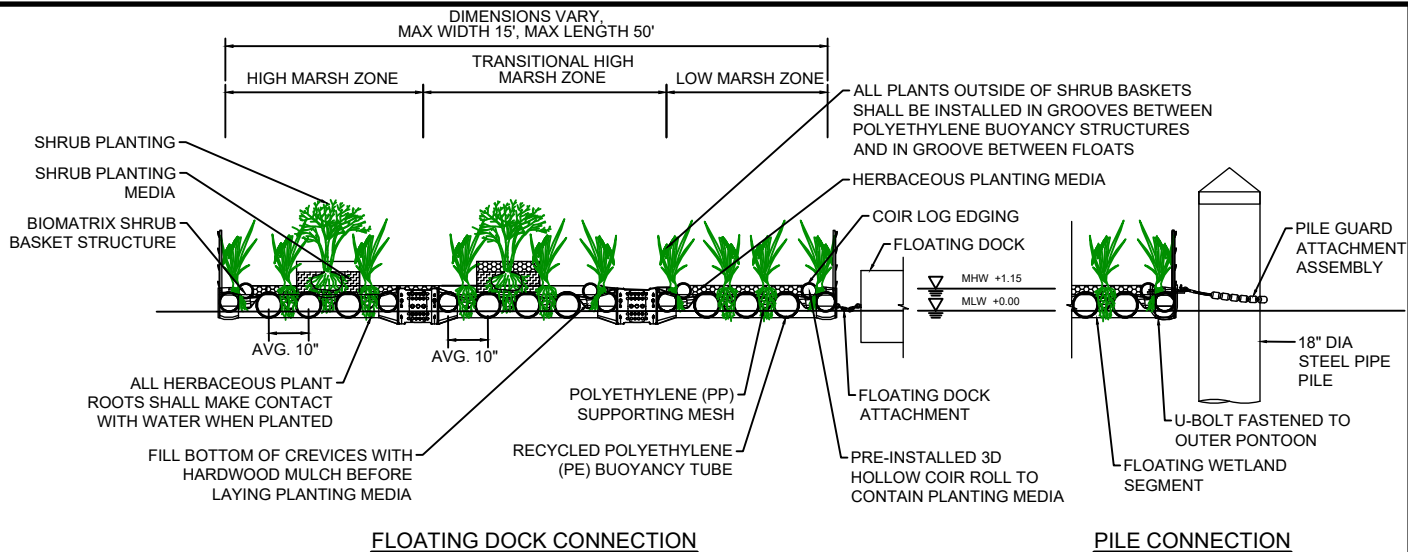


SCALE: 1"=20'

DATE: 2026-07-21

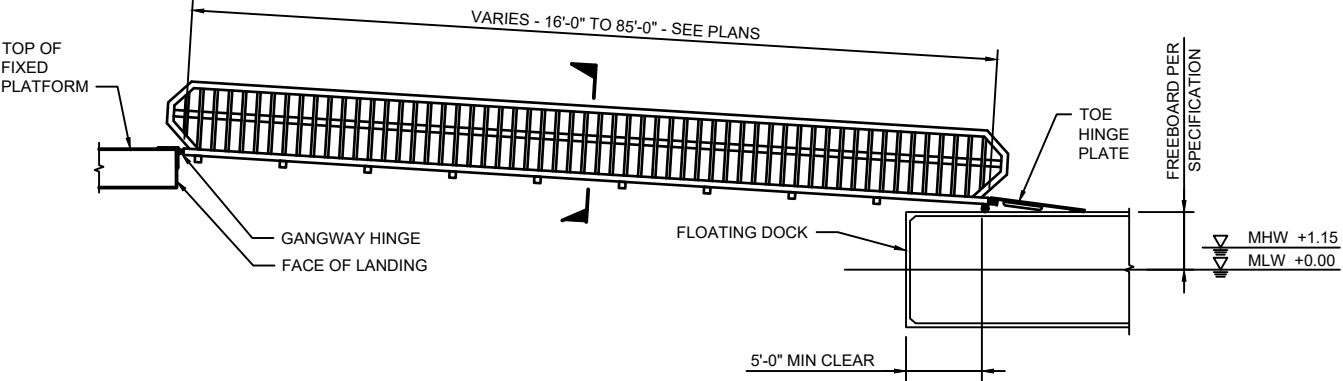
SHEET 36 OF 42

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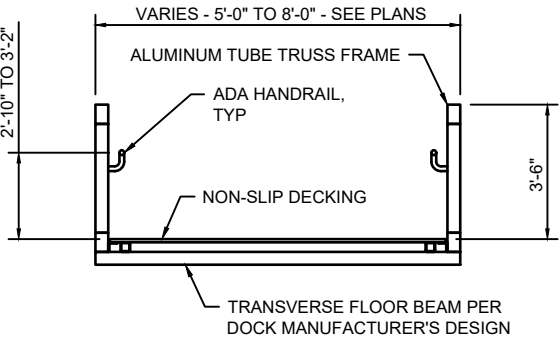


- NOTES:**
1. AREA OF PROPOSED LOW MARSH, TRANSITIONAL HIGH MARSH, AND HIGH MARSH TO VARY THROUGHOUT WETLAND CELLS.
 2. PROPOSED WETLAND CELLS TO VARY IN SIZE. TOTAL PROPOSED FLOATING WETLAND CELL AREA 2,760 SF.

PROPOSED - TYPICAL SECTION - FLOATING WETLAND



PROPOSED - TYPICAL ELEVATION - GANGWAY



PROPOSED - TYPICAL SECTION - GANGWAY

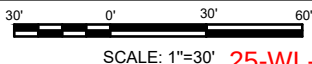
APPLICATION BY:

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BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND

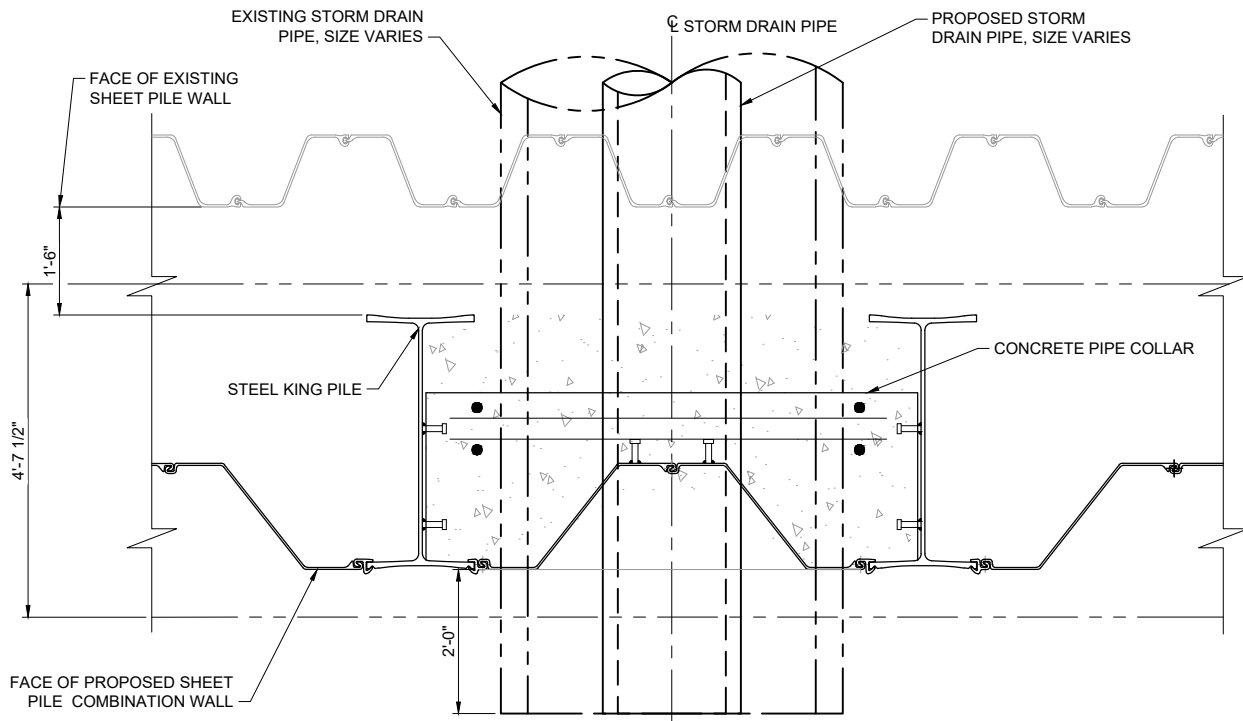


DATE: 2026-07-21

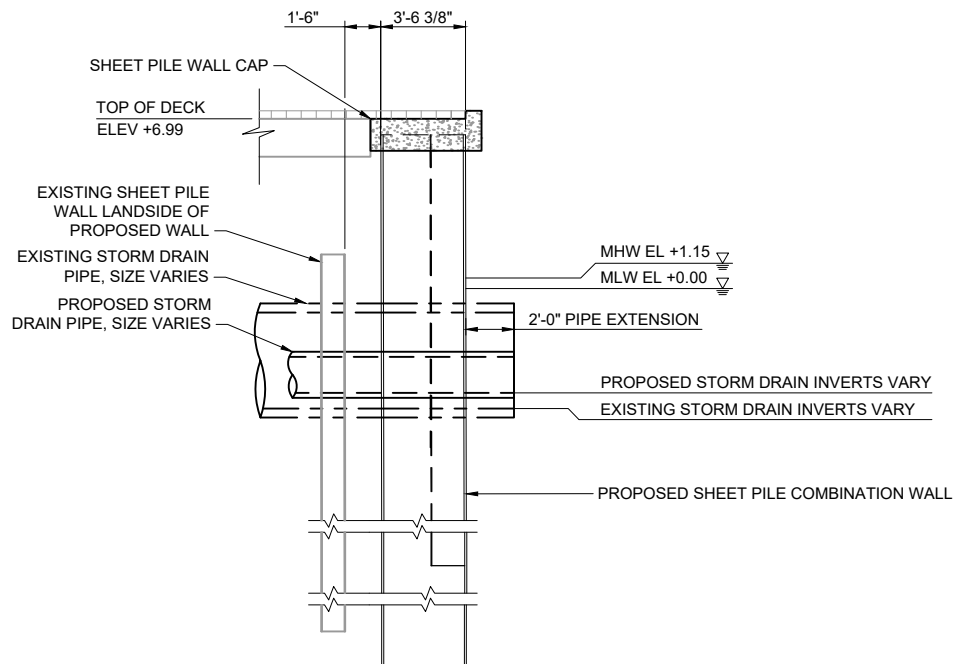
SHEET 37 OF 42

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7/21/2026
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File: P:\BAL43394\20 CAD\20 Active_Permit_JPA Waterside\Sheets\24\3394\00P-037 - Plotted: 7/21/2026 4:40 PM by: THAI, AN; Saved: 7/20/2026 12:05 PM by: ATHAI



**PLAN - RCP STORM DRAIN PENETRATION
AT SHEET PILE COMBINATION WALL**



**SECTION - RCP STORM DRAIN PENETRATION AT
SHEET PILE COMBINATION WALL**

8'-0" 0'-0" 4'-0" 8'-0"
SCALE: 1/8"=1'-0"

4'-0" 0'-0" 2'-0" 4'-0"
SCALE: 3/8"=1'-0"

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



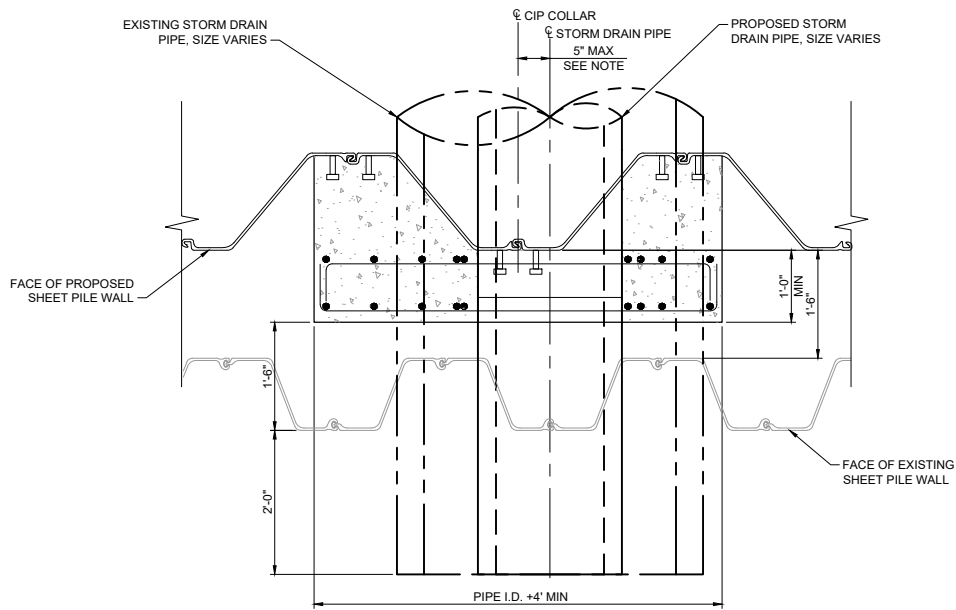
**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

DATE: 2026-07-21

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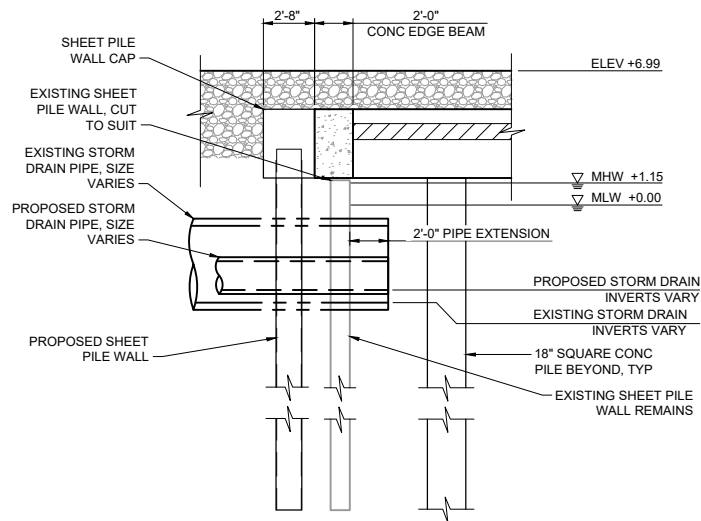
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NOTES

MAINTAIN NEW SSP INSTALLATION TO ALIGN C PIPE WITHIN 5" OF C INSET INTERLOCK. THE END CORNER TRANSITION FABRICATIONS CAN BE UTILIZED TO ACHIEVE FITMENT.

PLAN - RCP STORM DRAIN PENETRATION AT SHEET PILE WALL



SECTION - RCP STORM DRAIN PENETRATION AT SHEET PILE WALL

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

32'-0" 0'-0" 32'-0" 64'-0"

SCALE: 1/32"=1'-0" **25-WL-1148**

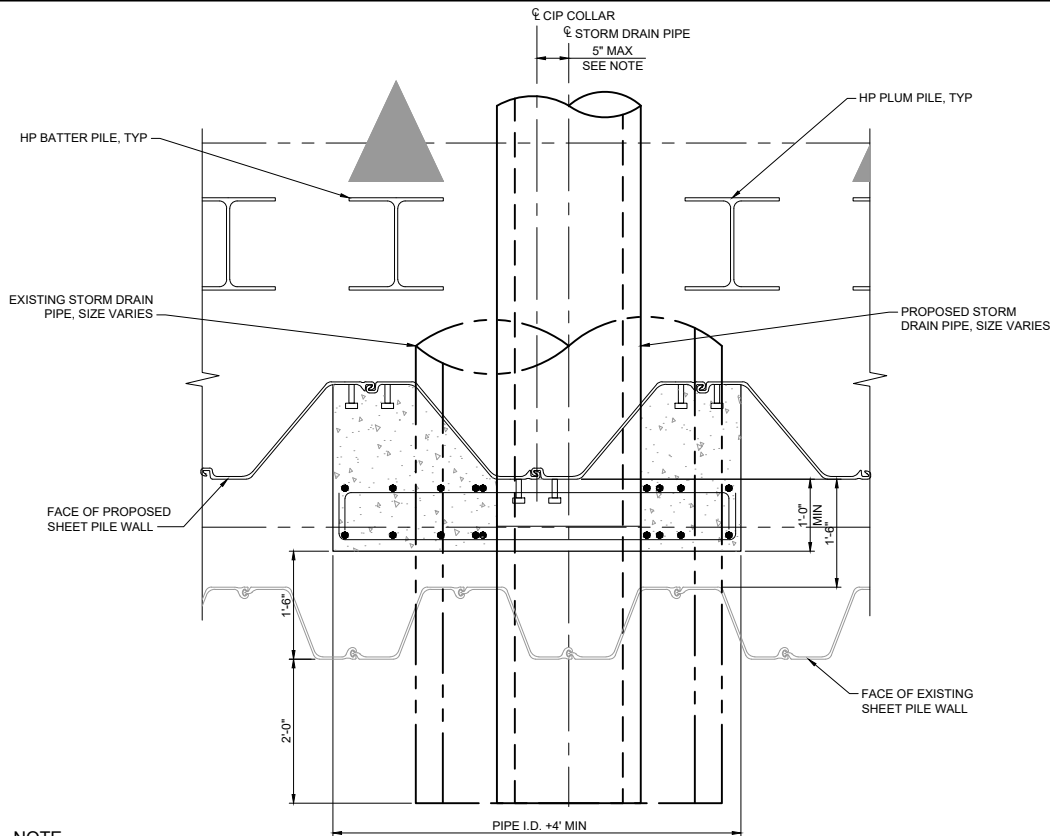
DATE: 2026-07-21

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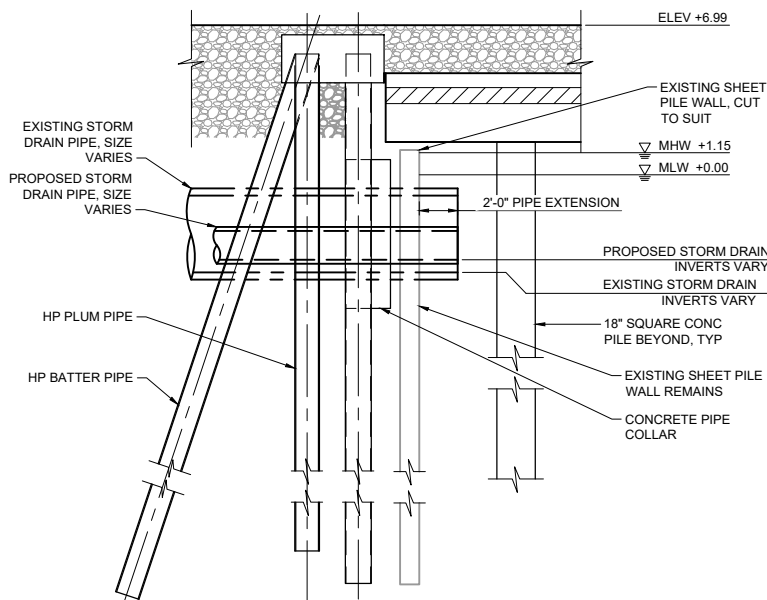
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NOTE

MAINTAIN NEW SSP INSTALLATION TO ALIGN CPIPE WITHIN 5" OF C/INSET INTERLOCK. THE END CORNER TRANSITION FABRICATIONS CAN BE UTILIZED TO ACHIEVE FITMENT.

PLAN - RCP STORM DRAIN PENETRATION AT SHEET PILE AND HP A-FRAME WALL



STORM DRAIN OUTFALL SUMMARY			
OUTFALL LOCATION	TYPE	DIAMETER	NOTES
ECOLOGICAL OVERLOOK	EXISTING	21"	EXTEND 2' CHANNELWARD OF NEW BULKHEAD
	EXISTING	60"	
	NEW	24"	
	EXISTING	48"	
WEST SHORE	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	18"	
	EXISTING	36"	
	NEW	24"	
	NEW	24"	
	EXISTING	90"	
LIGHT AT PRATT	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	18"	
	NEW	36"	
	EXISTING	54"	
NORTH SHORE	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	36"	
	EXISTING	42"	
	NEW	24"	
	NEW	36"	
	EXISTING	54"	

SECTION - RCP STORM DRAIN PENETRATION AT SHEET PILE AND HP A-FRAME WALL

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32'-0" 0'-0" 32'-0" 64'-0"

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TABLE 1: COVERAGE SUMMARY - FIXED AND FLOATING STRUCTURES			
FEATURE	EXISTING COVERAGE REMOVED [SF]	PROPOSED COVERAGE CONSTRUCTED [SF]	DIFFERENCE [SF]
FIXED STRUCTURES	81,725	56,419	-25,306
FLOATING STRUCTURES	N/A	21,880	21,880

NOTE:

VALUES REPORTED IN TABLE ABOVE ARE MEASURED
CHANNELWARD OF EXISTING BULKHEAD.

TABLE 2: COVERAGE SUMMARY - ECOLOGICAL IMPROVEMENTS	
FEATURE	AREA [SF]
TIDAL MARSH PLANTINGS (ECOLOGICAL OVERLOOK)	2,040
FLOATING WETLAND (5 CELLS THROUGHOUT PROJECT AREA) MAX TOTAL AREA	2,760

TABLE 3: PILE SUMMARY				
EXISTING PILES				
TYPE	SIZE [in]	AREA PER PILE [ft2]	NO. OF PILES	TOTAL AREA [ft2]
TIMBER PILES	12	0.80	2,817	2,212
STEEL PILES	14	1.1	8	9
SPP PILES	18	1.8	8	15
		TOTAL	2,833	2,236
PROPOSED PILES				
TYPE	SIZE [in]	AREA PER PILE [ft2]	NO. OF PILES	TOTAL AREA [ft2]
PC/ PS SQ	18	2.3	59	136
PC/ PS SQ	20	2.8	48	135
PC/ PS SQ	24	4.0	209	836
SSP	16	1.8	5	22
SSP	18	1.8	12	22
SSP	30	4.9	41	201
		TOTAL	374	1,352

NOTE:

PURSUANT TO MARYLAND STATE PROGRAMMATIC GENERAL PERMIT – 6 (MDSPGP-6) GENERAL CONDITION #14, THE
PROJECT PILE DRIVING ACTIVITIES MEET CONDITION A.4, AS ACTIVITIES ARE LOCATED WITHIN TIDAL WETLANDS. PILE
DRIVING WILL BE INITIATED WITH A SOFT START EACH DAY.

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LOW MARSH	
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	COMMON NAME
<i>Sporobolus alterniflorus</i>	SMOOTH CORDGRASS
<i>Scirpus validus</i>	SOFT-STEMMED BULRUSH
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
HIGH MARSH	
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	Common Name
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
<i>Schoenoplectus pungens</i>	COMMON THREE-SQUARE BULRUSH
<i>Sporobolus cynosuroides</i>	BIG CORDGRASS
<i>Sporobolus alterniflorus</i>	SMOOTH CORDGRASS
<i>Schoenoplectus americanus</i>	OLNEY'S THREE-SQUARE BULRUSH
<i>Kosteletzkya pentacarpos</i>	VIRGINIA SALT MARSH MALLOW
<i>Sporobolus pumilus</i>	SALTMEADOW CORDGRASS
<i>Solidago sempervirens</i>	SEASIDE GOLDENROD
SUPRA-TIDAL	
SHRUBS	
Vegetation Strata/Species Name	Common Name
<i>Baccharis halimifolia</i>	GROUNDSEL TREE
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	Common Name
<i>Andropogon virginicus</i>	BROOMSEDGE
<i>Kosteletzkya virginica</i>	VIRGINIA SALT MARSH MALLOW
<i>Panicum virgatum</i> "Hightide"	SWITCHGRASS
<i>Solidago sempervirens</i>	SEASIDE GOLDENROD
<i>Sporobolus pumilus</i>	SALTMEADOW CORDGRASS

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