



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

April 28, 2026

Moffatt and Nichol Engineers
c/o Stan Borrell
Moffatt and Nichol Engineers
2780 Lighthouse Point E Ste D
Baltimore, MD 21224

sborrell@moffattnichol.com

Re: Agency Interest Number: 187015
Tracking Number: 202561305
Tidal Authorization Number: 26-WQC-0003

Dear South Baltimore Gateway Partnership:

Your project did not qualify for approval under the Maryland State Programmatic General Permit (MDSPGP); therefore a separate review and issuance of the federal permit will be required by the U.S. Army Corps of Engineers. The federal permit is not attached.

Additionally, your project required a Wetlands License to be approved and issued by the Maryland Board of Public Works (BPW). The Wetlands License will be sent to you by BPW's Wetlands Administrator.

A project that does not qualify for approval under the MDSPGP requires an individual Water Quality Certification (WQC) to be issued by the Maryland Department of the Environment, which is attached. Please take a moment to read and review your WQC to ensure that you understand the limits of the authorized work and all of the general and special conditions.

You should not begin any work until you have obtained all necessary State, local, and federal authorizations. Please contact Matt Wallach at matthew.wallach@maryland.gov with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Stewart".

Jonathan Stewart, Chief
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
WATER QUALITY CERTIFICATION



26-WQC-0003

EFFECTIVE DATE: **May 1, 2026**
CERTIFICATION HOLDER: **South Baltimore Gateway Partnership**
ADDRESS: **101 W Dickman St Suite 1000**
Baltimore, MD 21230
PROJECT LOCATION: **2033 Kloman St**
Baltimore, MD 21230

UNDER AUTHORITY OF SECTION 401 OF THE FEDERAL WATER POLLUTION CONTROL ACT AND ITS AMENDMENTS AND IN ACCORDANCE WITH § 9-313 THROUGH § 9-323, INCLUSIVE, OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER AND SCIENCE ADMINISTRATION HAS DETERMINED THAT THE REGULATED ACTIVITIES DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR THE PROPOSED WESPORT SHORELINE AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED JANUARY 20, 2026 AND ANY SUBSEQUENT MODIFICATIONS APPROVED BY THE DEPARTMENT WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE CONDITIONS OF THIS CERTIFICATION.

THIS CERTIFICATION DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS, LICENSES, OR PERMITS IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS AND DOES NOT AUTHORIZE COMMENCEMENT OF THE PROPOSED PROJECT. A COPY OF THIS REQUIRED CERTIFICATION HAS BEEN SENT TO THE CORPS OF ENGINEERS. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

The Maryland Department of Environment satisfied the statutory and regulatory public notice requirements by placing the WQC on Public Notice from February 15, 2026 to March 15, 2026 on Maryland Department of the Environment's Public Notice webpage and advertising in the Baltimore Sun on February 19, 2026.

PROJECT DESCRIPTION

1. Remove of an existing pier (pier 5) and dry dock.
2. Construct 760 linear feet of a wood and gravel sand-containment structure to fill and grade with 35,000 cubic yards of sand and gravel fill to establish 4,695 square feet of low marsh, 1,705 square feet of high marsh, 4,775 square feet of supratidal and riparian buffer plantings within a maximum of 50 feet channelward of the existing mean high water line. The proposed marsh includes:
 - a. Woody debris features for both stability and habitat.
3. Construct 80 linear feet of gravel shoreline for kayak access extending a maximum of 35 feet channelward of the mean high water line. The gravel shoreline includes:
 - a. Planting mounds,
 - b. A 27.5-foot long by 8.5-foot wide concrete paver access location,
 - c. A 27.5-foot long by 2-foot wide stone protection adjacent to the pavers.

4. Repair and upgrade three existing pier decks. The pier deck improvements include:
 - a. Pier 1: Repairs and new decking on a 33-foot by 29-foot existing concrete pier;
 - b. Pier 2: Repairs and new decking on a 33-foot by 33-foot existing concrete pier;
 - c. Pier 3: Repairs to the 78-foot by 35-foot by existing concrete platform, a new 50-foot by 23.5-foot platform, and 12 supratidal planting areas located in the open spaces within the concrete pier.
5. Construct 30 linear feet that extends 15 feet channelward of the mean high water line.

GENERAL CONDITIONS

1. All water quality-related performance standards and conditions required by the Department in any state issued authorization for activities in tidal wetlands, nontidal wetlands, their 100-year floodplains, nontidal wetlands buffers, or nontidal wetland expanded buffers to ensure that any discharges will not result in a failure to comply with water quality standards in COMAR 26.08.02 or any other water quality requirements of state law or regulation shall be met.
2. This Certification does not obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
3. All additional authorizations or approvals, including self-certifying General Permits issued by the Department, shall be obtained and all conditions shall be completed in compliance with such authorizations.
4. The proposed project shall be constructed in accordance with the approved final plan by the Department, or, if Department approval is not required, the plan approved by the U.S. Army Corps of Engineers, and its approved revisions.
5. All fill and construction materials not used in the project shall be removed and disposed of in a manner which will prevent their entry into waters of this State.
6. This Certification does not authorize any injury to private property, any invasion of rights, or any infringement of federal, state, or local laws or regulations.
7. Authorized representatives of the Department shall be provided access to the site of authorized activities during normal business hours to conduct inspections and evaluations of the operations and records necessary to assure compliance with this Certification.
8. No stockpiles of any material shall be placed in Waters of the U.S. or state or private tidal wetlands.
9. Temporary construction trailers or structures, staging areas and stockpiles shall not be located within tidal wetlands, nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
10. This Certification is valid for the project identified herein and the associated U.S. Army Corps of Engineers NAB-2025-61305, until such time as that federal approval expires or is not administratively extended.

SPECIAL CONDITIONS

1. All Critical Area requirements shall be followed and all necessary authorizations from the Critical Area Commission ("Commission") shall be obtained. This Certificate does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
2. All work performed under this Water Quality Certificate shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. Licensing by MCLB shall occur prior to the beginning of construction activities. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
3. The issuance of this Certificate is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Certificate Holder of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
4. The Certificate Holder shall construct the marsh establishment area in accordance with the following conditions:
 - a. The Certificate Holder shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
 - b. The marsh establishment area shall be planted within one year following completion of the filling operation.
 - c. The marsh establishment project shall be maintained as a wetland, with non-nuisance species' aerial coverage of at least 85% for three consecutive years. If 85% coverage is not attained, the reasons for failure shall be determined, corrective measures shall be taken, and the area shall be replanted.
 - d. Certificate Holder shall use a turbidity curtain around the perimeter of the instream work.
 - e. If the existing bank is to be cleared or graded:
 - i. The Certificate Holder shall perform all work under and in accordance with an approved Soil Erosion and Sediment Control Plan from the applicable sediment and erosion control agency; and
 - ii. The Certificate Holder shall perform all work under and in accordance with the Critical Area requirements of the local jurisdiction in the form of an approved Buffer Management Plan.
5. The Certificate Holder shall follow the requirements of the marsh maintenance plan as required by Wetlands License 25-WL-0807 and any subsequent modifications.
6. The Certificate Holder shall design and construct the stone revetment with filter cloth or similar geotech material to prevent the loss of fill material to waters of the State of Maryland.

7. The Certificate Holder shall not use asphalt rubble. Filter cloth or similar geotech material shall be placed between the riprap and the soil to prevent the loss of fill material to waters of the State of Maryland. Prior to emplacement of the revetment, all rebar is to be cut off flush with the concrete. After emplacement of the revetment, any rebar exposed as a result of the concrete breaking during the emplacement is to be cut flush with the concrete. Except for the larger material placed along the leading edge of the revetment, the concrete shall be broken prior to emplacement so that random sized interlocking pieces are formed.
8. The Certificate Holder shall follow the mitigation requirements of Wetlands License 25-WL-0807.

CITATIONS AND STATEMENTS OF NECESSITY

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3: These conditions are necessary to ensure that water quality standards are met, and designated uses are maintained.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23; COMAR 26.24

2. Statement of Necessity for General Conditions 5, 8, 9: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

Citation: 26.08.02.03B(1)-B(2); COMAR 26.23; COMAR 26.24; COMAR 26.17.04

3. Statement of Necessity for General Condition 6: This condition is necessary to clarify the scope of this certification to ensure compliance with water quality regulations, without limiting restrictions through other requirements.

Citation: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08, COMAR 26.08.02.10E; COMAR 26.23.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

4. Statement of Necessity for General Condition 7: Conditions of certification involve precise actions to comply with water quality standards. Site inspection may be necessary to ensure that limits, methods, and other requirements are met to ensure that water quality standards are met and designated uses are maintained. These conditions are necessary to ensure that the activity was conducted, and project completed according to terms of the authorization/certification, while allowing for review of in-field modifications which may have resulted in discharges to ensure that water quality standards were met. Designated uses include support of estuarine and marine aquatic life and shellfish harvesting and for growth and propagation of fish, other aquatic life, and wildlife.

Citation: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2); COMAR 26.23.02.06; COMAR 26.23; COMAR 26.24; COMAR 26.17.04

5. Statement of Necessity for General Condition 10: This condition is necessary to qualify the period of applicability of the terms and conditions of this Certification to be protective of Maryland water quality standards.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; 40 C.F.R. 121, 15 C.F.R. 930, Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

6. Statement of Necessity for Special Condition 2: Expertise for conducting certain activities is required to ensure that there is no violation of water quality standards nor interference with designated uses. This condition is necessary to ensure that discharges will be conducted in a manner which does not violate water quality criteria nor interfere with designated uses.

Citation: COMAR 26.08.02.02B(2)- B(4); COMAR 26.08 02.03B(2)(d)-(e); COMAR 26.08.02.03B(1)(b); 26.08.02.03B(2); COMAR 23.02.04.04

7. Statement of Necessity for Special Conditions 4, 5: Stabilization of the site with vegetation is required to ensure that waters continue to meet designated uses. Loss of substrate fill material may result in discharges which reduce water quality and interfere with designated uses, including the support of estuarine and marine aquatic life, and the protection of shellfish harvesting, shallow water submerged aquatic vegetation, and migratory fish spawning and nurseries in tidal wetlands. Loss limits will maintain the designated use.

Citation: 1) COMAR 26.08.02.02.B.(3) 2) COMAR 26.08.02.03-3.C.(2)d.(5); 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.24

8. Statement of Necessity Specials Conditions 6, 7: Loss of fill material may result in violations of water quality due to turbidity and other alterations which interfere with designated uses as well as a designated use class for support of estuarine and marine aquatic life, and support of designated uses for growth and propagation of fish, shallow water submerged vegetation, other aquatic life, and wildlife. Loss limits will maintain the designation use.

Citation: Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.24; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.08.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.23.02.06

9. Statement of Necessity for Special Condition 8: Mitigation is required to ensure that waters continue to meet designated uses, as losses of wetlands or waterways result in water quality degradation. Wetlands provide essential habitat, water quality, food, and movement corridors for wildlife. Losses may result in discharges that interfere with designated uses, including the growth and propagation of fish, other aquatic life, and wildlife through loss of stream channel habitat and wetlands.

Citations: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.01; COMAR 26.08.02.02; COMAR 26.08.02.07; COMAR 26.08.02.10; COMAR 26.17.04; COMAR 26.23; COMAR 26.23.02.06; COMAR 26.24.

CERTIFICATION APPROVED



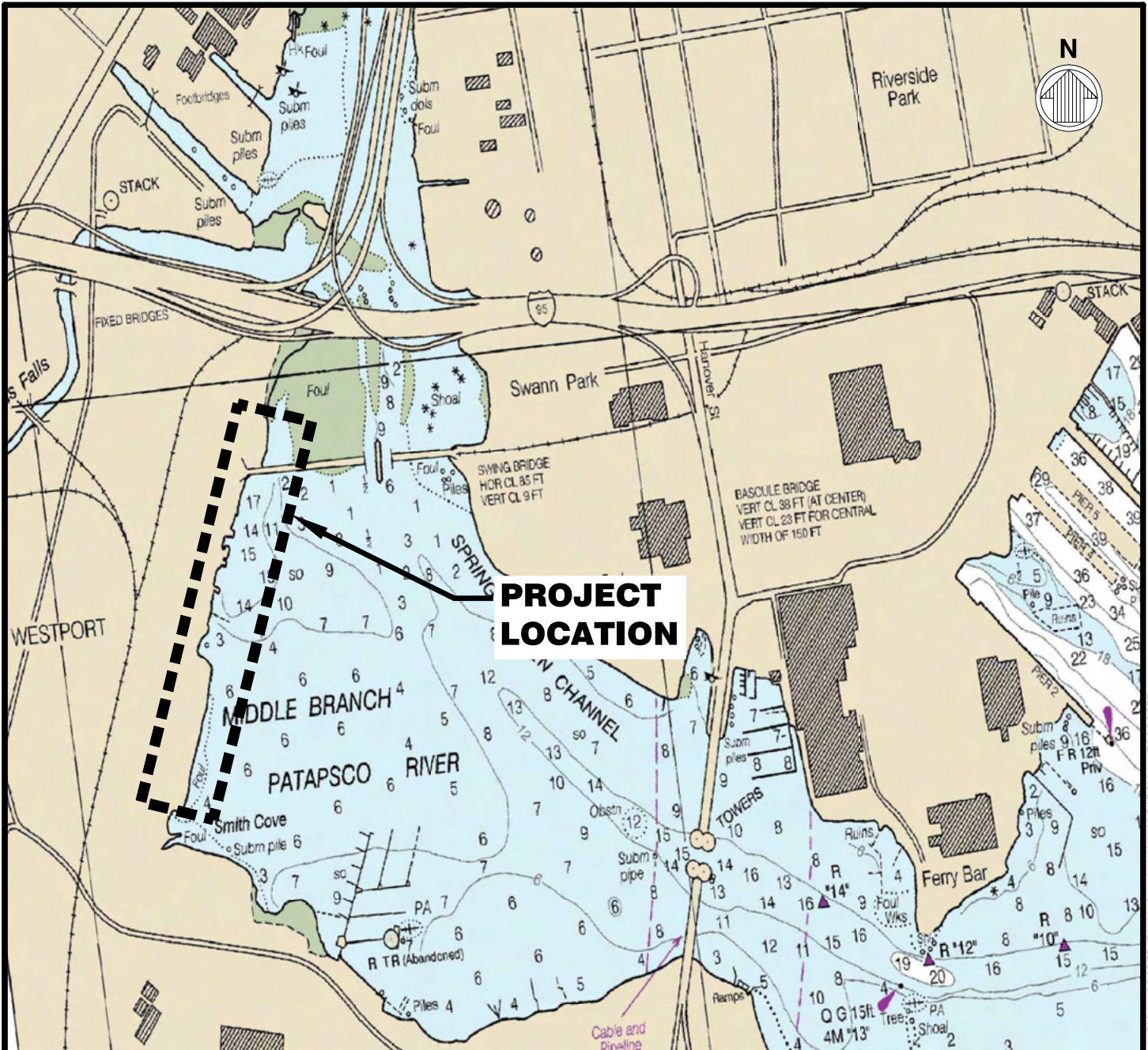
Heather L. Nelson, Program Manager
Water and Science Administration

Tracking Number: 202561305
Agency Interest Number: 187015

Effective Date: May 1, 2026

Enclosure: Plan Sheets dated January 20, 2026

cc: WSA Inspection & Compliance Program
Army Corps of Engineers



VICINITY MAP

SUMMARY:

1. REMOVE INVASIVE PHRAGMITES AND LITTER FROM 2,000 LF OF SHORELINE.
2. DEMOLISH ONE EXISTING PIER STRUCTURE.
3. CONSTRUCT 760 LF OF LIVING SHORELINE AND 790 LF OF GRAVEL SHORELINE BY PLACING 35,000 CY OF CLEAN FILL..
4. CONSTRUCT 3,550 LF OF PUBLIC TRAIL.
5. CONSTRUCT THREE TIMBER OVERLOOK STRUCTURES ON EXISTING HISTORIC PIERS.
6. CONSTRUCT 0 LF OF KAYAK LAUNCH ALONG SHORELINE.

NOTES:

BACKGROUND TAKEN FROM NOAA CHART 122 1, 57TH ED., NOV. 27, 201

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:



**BALTIMORE WESTPORT
WATERFRONT PARK**

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
1 of 28

DATE: JANUARY, 20 2026

SHEET 1 OF 2



SCALE: 1"=1000'



LOCATION MAP

PROPERTY OWNER

- 1. WESTPORT CAPITAL DEVELOPMENT, LLC
15 AYLESBURY ROAD, SUITE 400C
TIMONIUM, MD 21093

ADJACENT PROPERTIES

- 2. MAYOR CITY COUNCIL
100 N HOLIDAY STREET, SUITE 400
BALTIMORE, MD 21202
- 3. MASS TRANSIT ADMINISTRATION
1515 WASHINGTON BOULEVARD
BALTIMORE, MD 21230
- 4. WESTPORT LN, LLC
6 00 DEERPATH ROAD, SUITE 100
ELK RIDGE, MD 21075

APPLICATION BY:

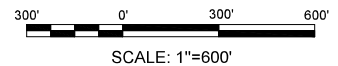
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**BALTIMORE WESTPORT
WATERFRONT PARK**

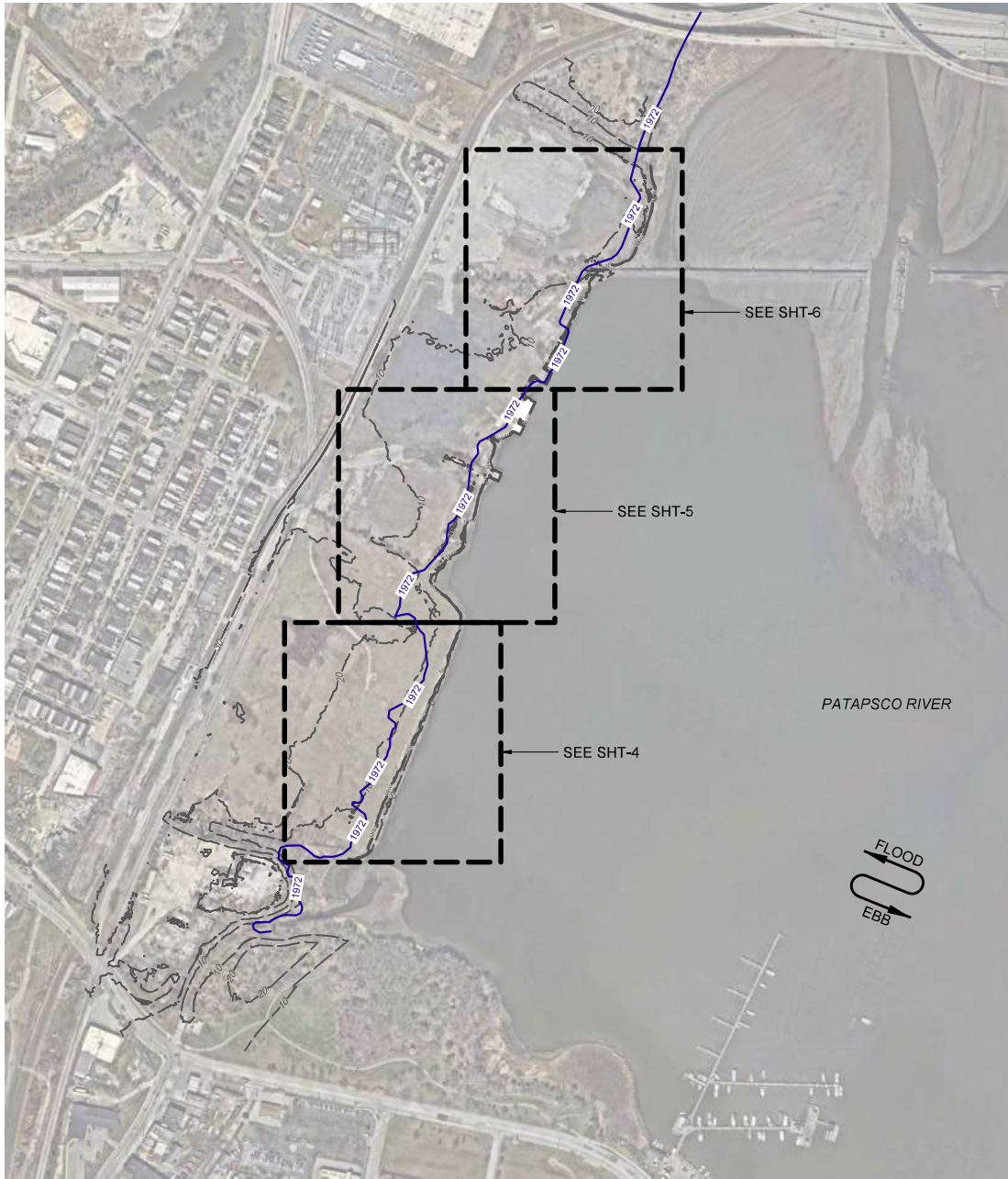
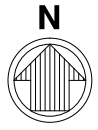
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EXISTING CONDITIONS

AREA OF EXISTING CONDITIONS IN PROJECT FOOTPRINT		
	SF	AC
CHANNELWARD OF 1972 WETLAND LINE	131,424	3.02
CHANNELWARD OF EXISTING MHW	21,530	0.49

LEGEND

- EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 1972 WETLAND LINE
- EXISTING MHW LINE

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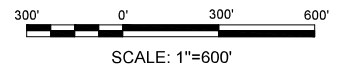
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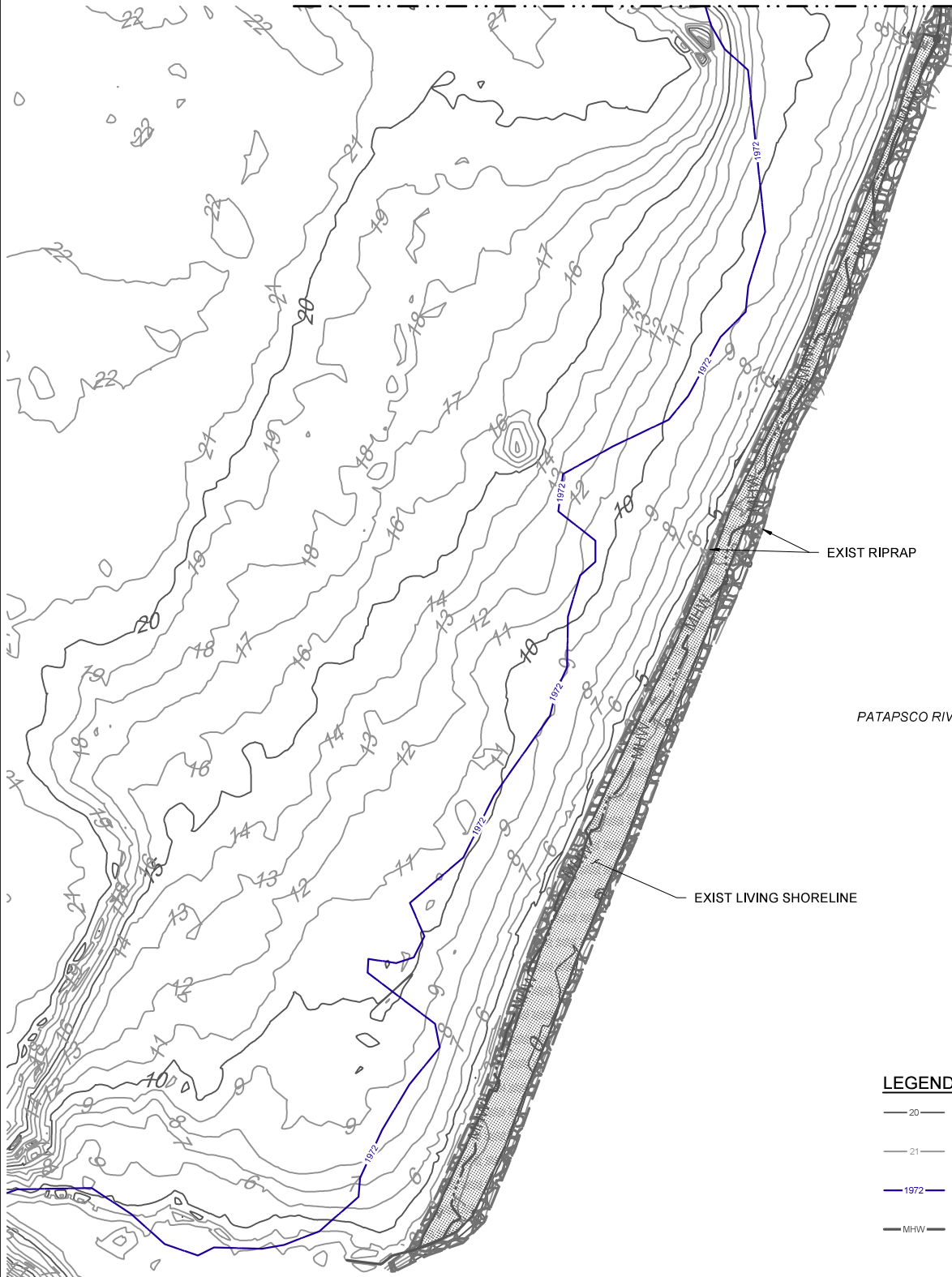
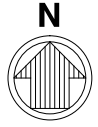
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SHEET 3 OF 2



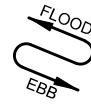
MATCH LINE - SEE SHEET 5



PATAPSCO RIVER

EXIST RIPRAP

EXIST LIVING SHORELINE



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE

EXISTING CONDITIONS PARTIAL PLAN 1 OF 3

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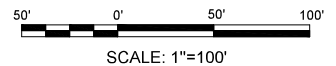
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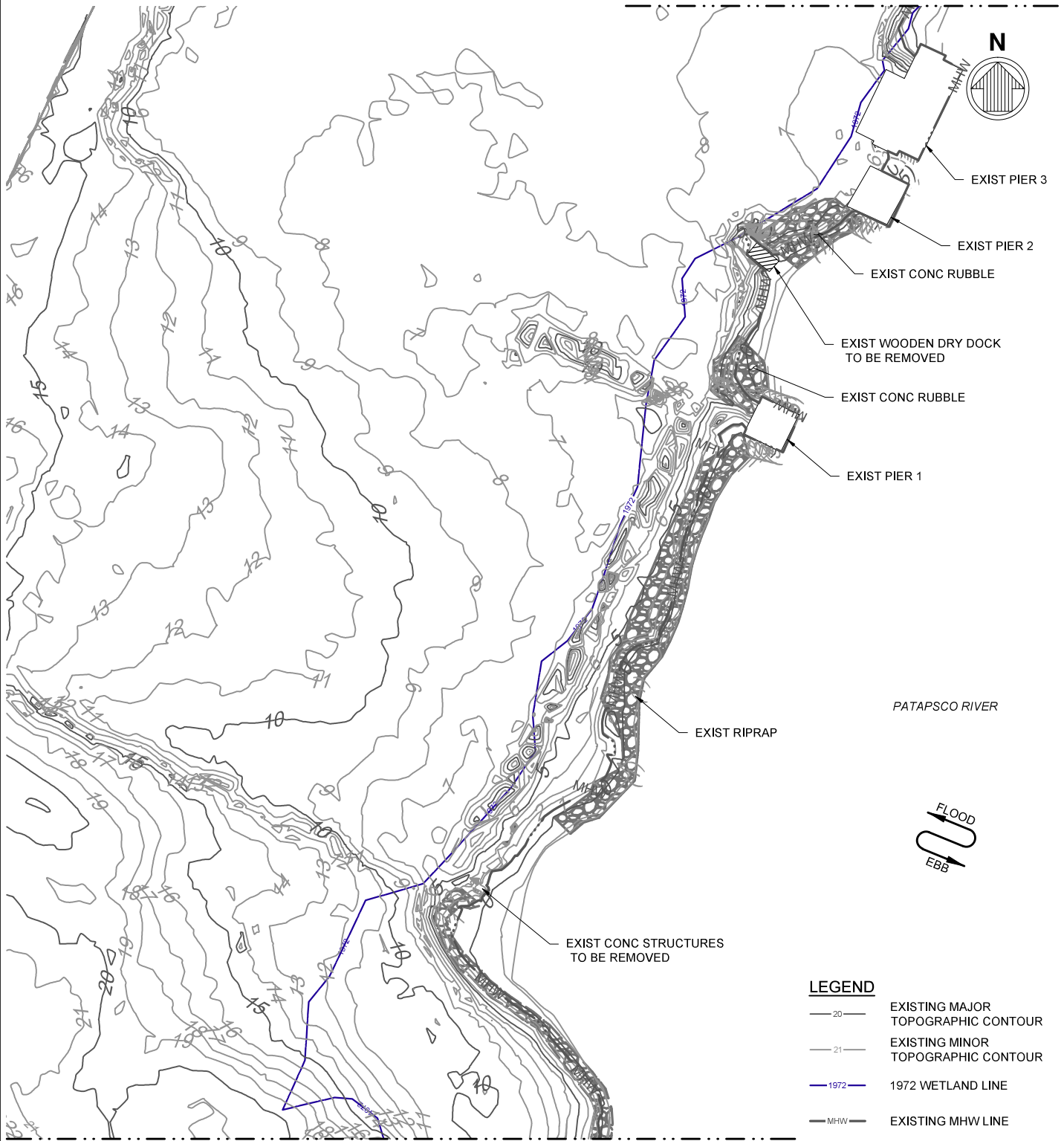
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SHEET 4 OF 2



MATCH LINE - SEE SHEET 6



- LEGEND**
- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
 - 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
 - 1972 — 1972 WETLAND LINE
 - MHW — EXISTING MHW LINE

MATCH LINE - SEE SHEET 4

EXISTING CONDITIONS PARTIAL PLAN 2 OF 3

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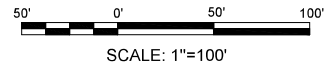
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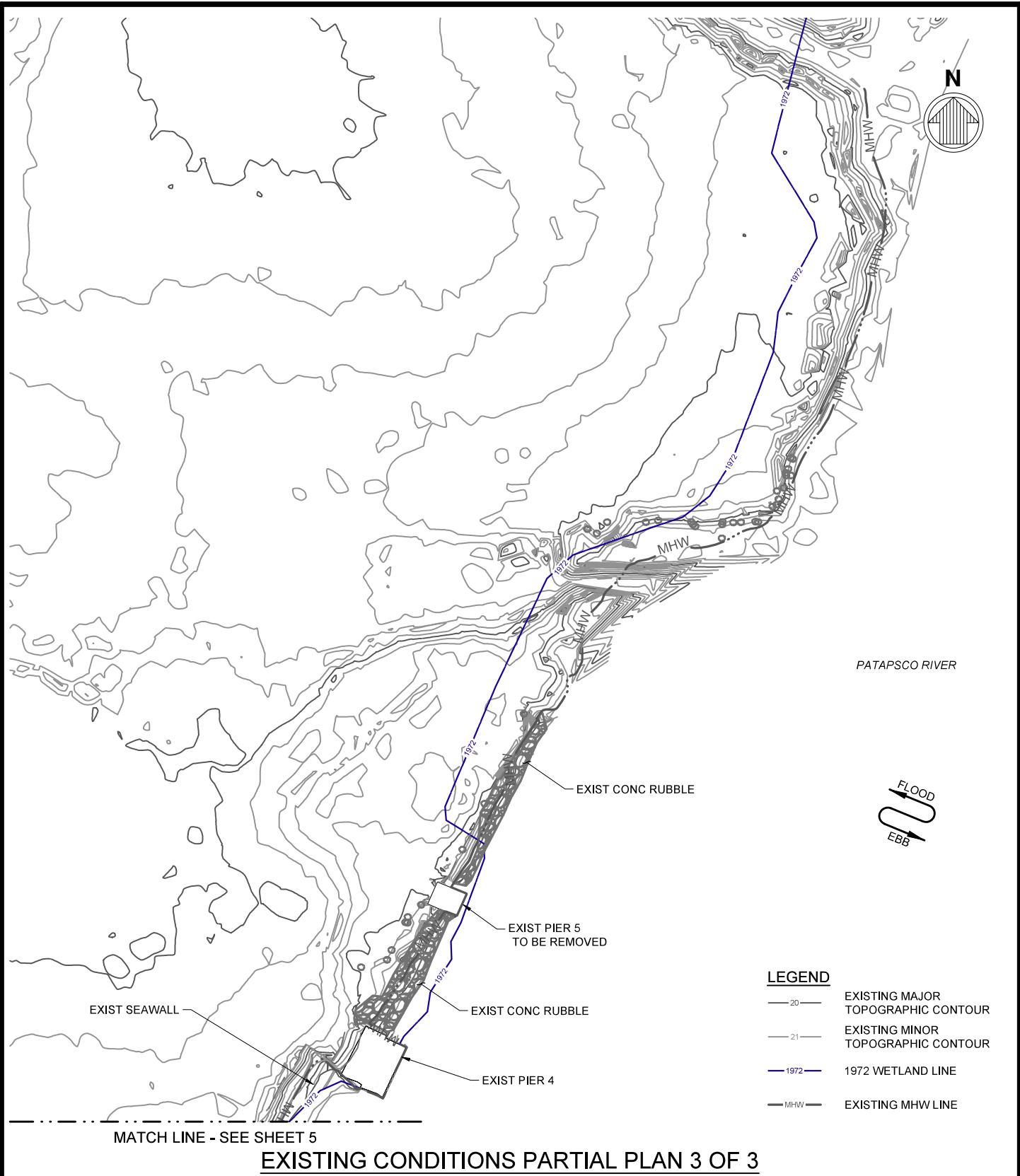
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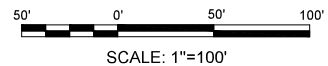
AGENT/ENGINEER:



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WATERFRONT PARK**

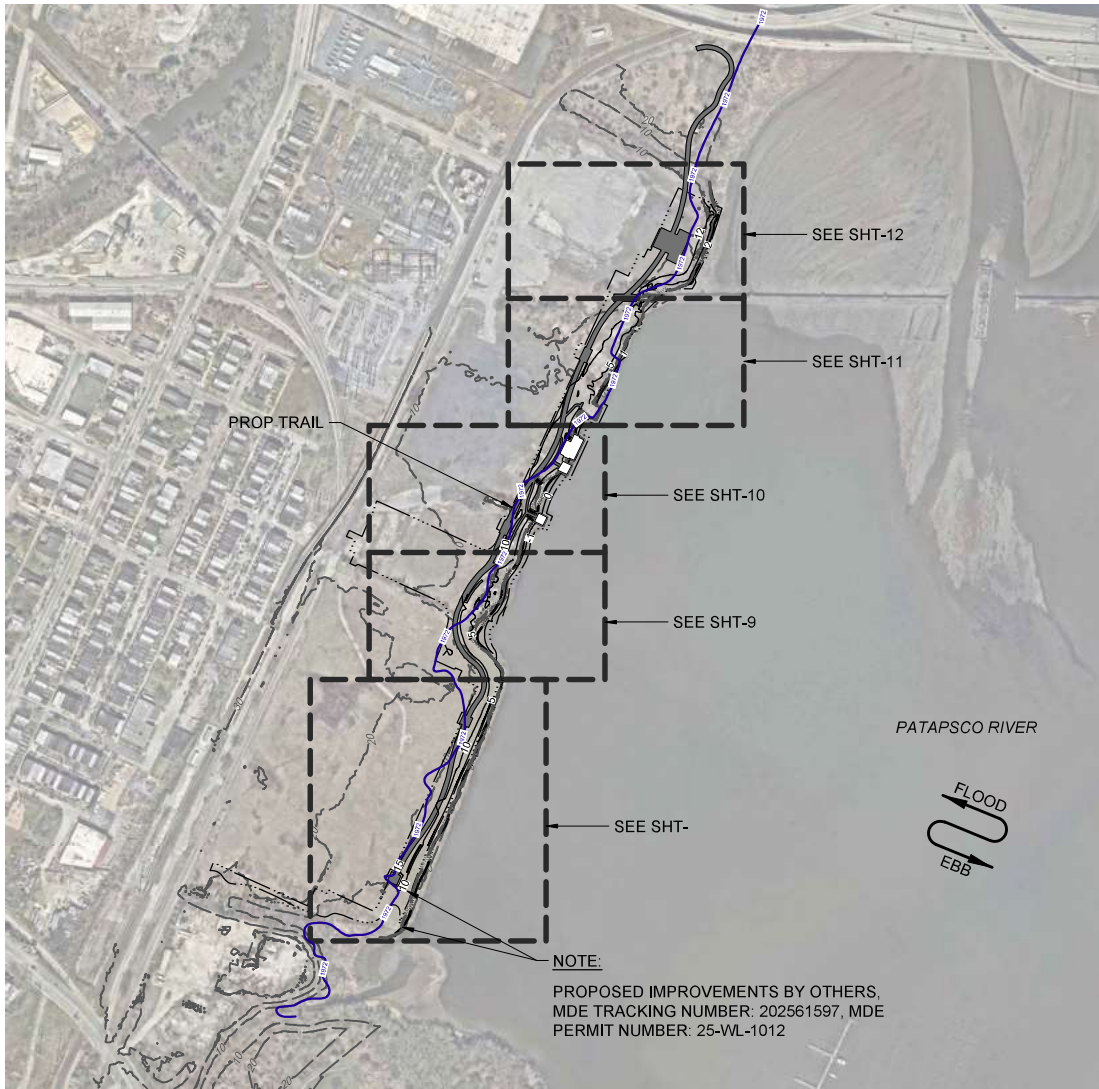
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SHEET 6 OF 2



PROPOSED CONDITIONS

IMPACTS CHANNELWARD OF 1972 WETLAND LINE			
FILL MATERIAL	SF	AC	CY
SAND	110,493	2.54	6,921
GRAVEL	16,071	0.37	534
RIPRAP	935	0.02	76
PLANTING TYPE	SF	AC	CY
LOW MARSH	4,677	0.11	2
HIGH MARSH	1, 11	0.04	113
SUPRATIDAL	5,115	0.12	41
RIPARIAN BUFFER	44,3 7	1.02	436

IMPACTS CHANNELWARD OF EXISTING MHW			
FILL MATERIAL	SF	AC	CY
SAND	13,233	0.30	947
GRAVEL	,159	0.19	379
RIPRAP	139	0.00	16
PLANTING TYPE	SF	AC	CY
LOW MARSH	4,695	0.11	292
HIGH MARSH	1,705	0.04	122
SUPRATIDAL	3,570	0.0	324
RIPARIAN BUFFER	1,205	0.03	1 6

LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- — LIMIT OF WORK

APPLICATION BY:

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AGENT/ENGINEER:



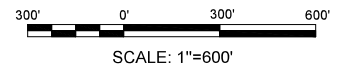
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7 of 28

DATE: JANUARY, 20 2026

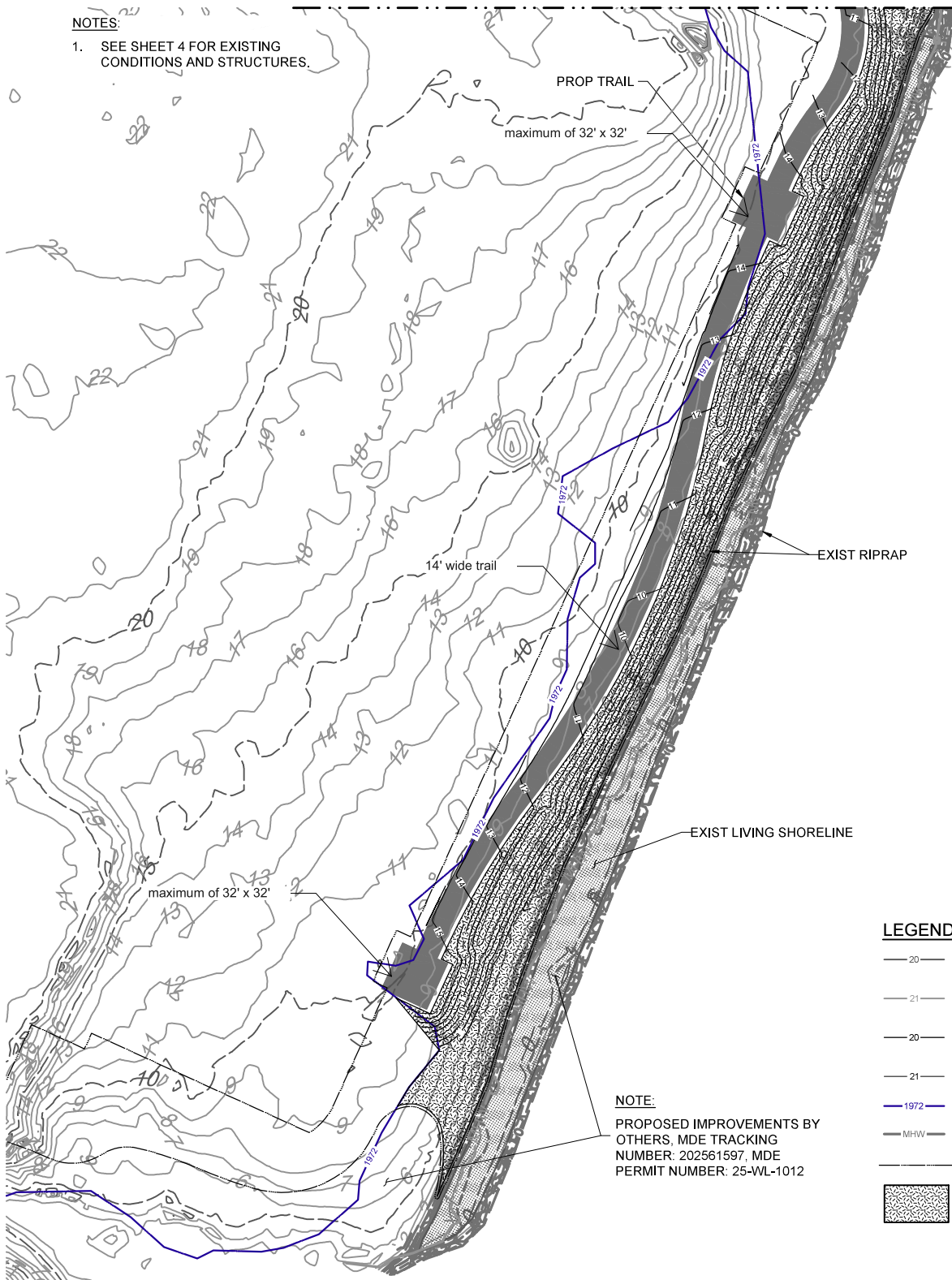
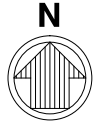
SHEET 7 OF 2



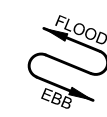
MATCH LINE - SEE SHEET 9

NOTES:

- 1. SEE SHEET 4 FOR EXISTING CONDITIONS AND STRUCTURES.



PATAPSCO RIVER



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MH/W — EXISTING MH/W LINE
- — LIMIT OF WORK
- [Hatched Box] RIPARIAN BUFFER

NOTE:
 PROPOSED IMPROVEMENTS BY
 OTHERS. MDE TRACKING
 NUMBER: 202561597, MDE
 PERMIT NUMBER: 25-WL-1012

PROPOSED CONDITIONS PARTIAL PLAN 1 OF 5

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:



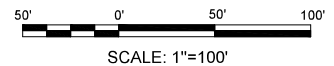
BALTIMORE WESTPORT
 WATERFRONT PARK

PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 8 of 28

DATE: JANUARY, 20 2026

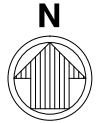
SHEET OF 2



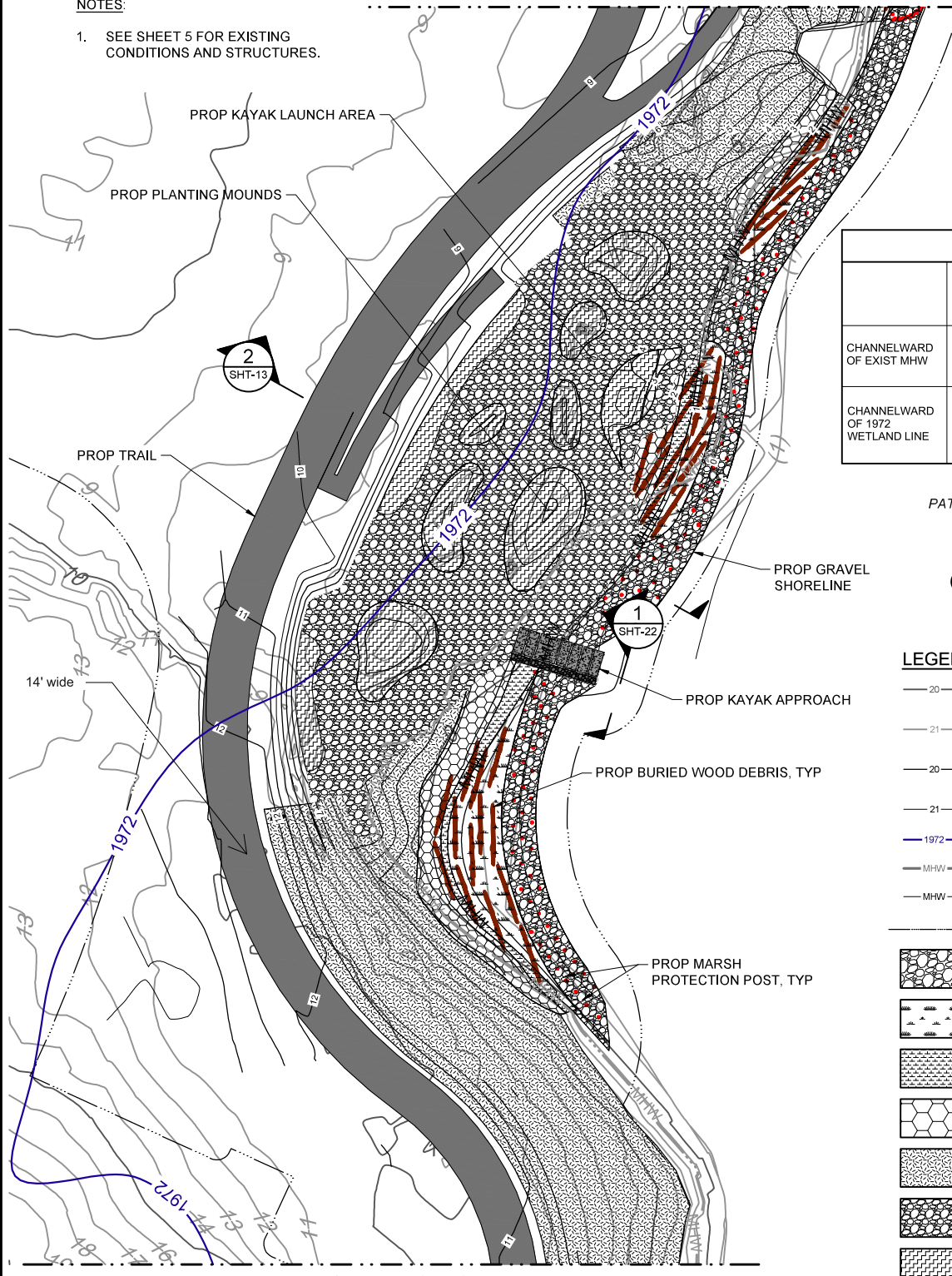
NOTES:

1. SEE SHEET 5 FOR EXISTING CONDITIONS AND STRUCTURES.

MATCH LINE - SEE SHEET 10



KAYAK LAUNCH			
	LENGTH FT	MAX WIDTH FT	AREA SF
CHANNELWARD OF EXIST MHW	0	35	2,470
CHANNELWARD OF 1972 WETLAND LINE	0	70	,540



PATAPSCO RIVER



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- — LIMIT OF WORK
- RIPRAP
- LOW MARSH
- HIGH MARSH
- SUPRATIDAL
- RIPARIAN BUFFER
- GRAVEL SHORELINE
- PLANTING MOUND

MATCH LINE - SEE SHEET

PROPOSED CONDITIONS PARTIAL PLAN 2 OF 5

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

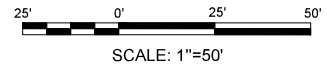
AGENT/ENGINEER:



**BALTIMORE WESTPORT
WATERFRONT PARK**

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
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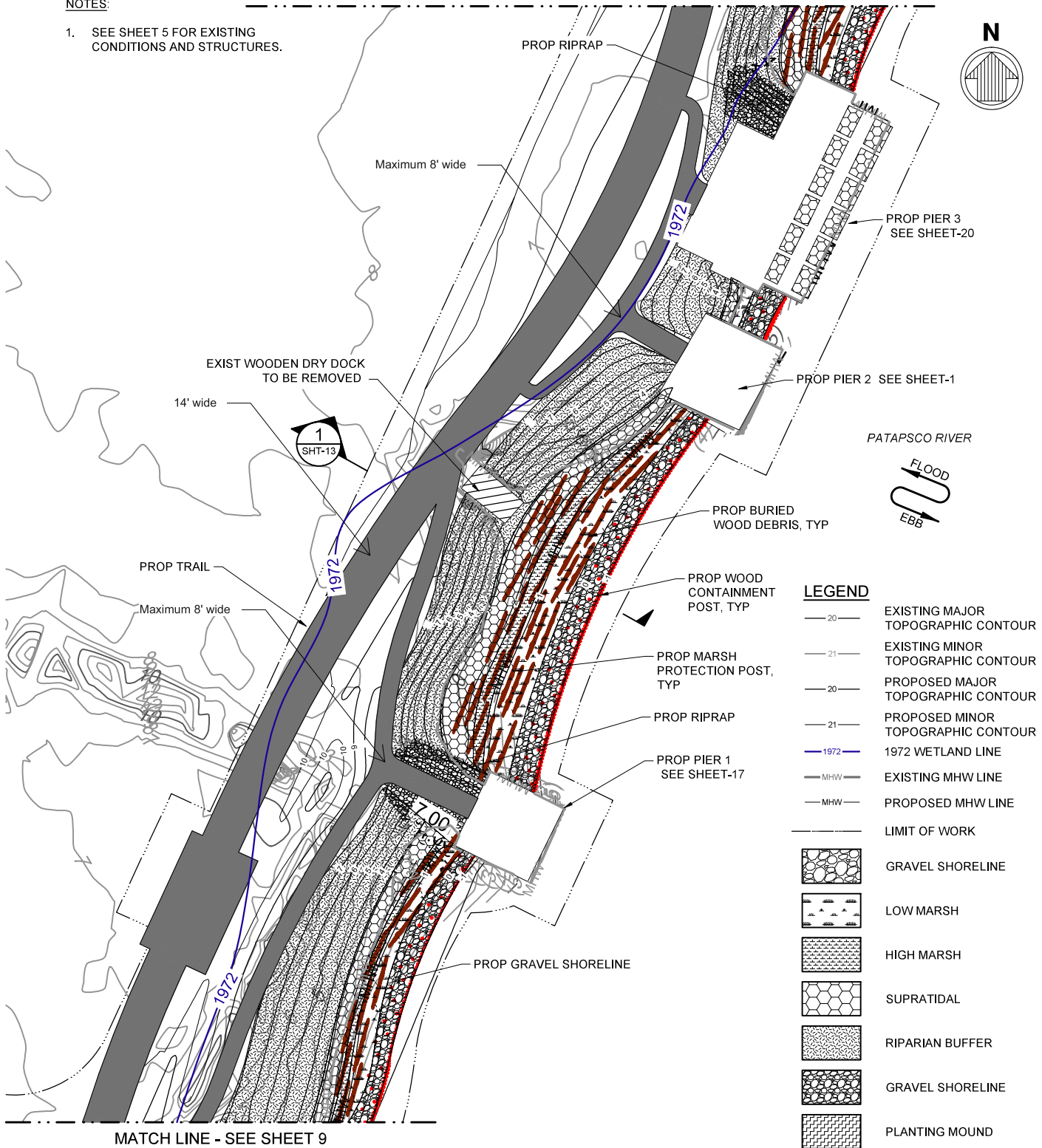
DATE: JANUARY, 20 2026

SHEET 9 OF 2

MATCH LINE - SEE SHEET 11

NOTES:

- SEE SHEET 5 FOR EXISTING CONDITIONS AND STRUCTURES.



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- — LIMIT OF WORK
- [Pattern] GRAVEL SHORELINE
- [Pattern] LOW MARSH
- [Pattern] HIGH MARSH
- [Pattern] SUPRATIDAL
- [Pattern] RIPARIAN BUFFER
- [Pattern] GRAVEL SHORELINE
- [Pattern] PLANTING MOUND

MATCH LINE - SEE SHEET 9

PROP CONDITIONS PARTIAL PLAN 3 OF 5

APPLICATION BY:
 SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:
 moffatt & nichol

BALTIMORE WESTPORT
 WATERFRONT PARK

PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

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 202561305
 1/20/2026
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25' 0' 25' 50'
 SCALE: 1"=50'

DATE: JANUARY, 20 2026
 SHEET 10 OF 2

File: Q:\BA\125032120 CAD\1_Active_Permit\250321C-P10-PROPOSED CONDITIONS PARTIAL PLAN 3_7_Plot.dwg, 1/19/2026 5:53 PM by COOPER, TONY, Saved: 1/6/2026 11:46 AM by TOCCOOPER

NOTES:

1. SEE SHEET 6 FOR EXISTING CONDITIONS AND STRUCTURES.

MATCH LINE - SEE SHEET 12



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- — LIMIT OF WORK
- RIPRAP
- LOW MARSH
- HIGH MARSH
- SUPRATIDAL
- RIPARIAN BUFFER
- GRAVEL SHORELINE
- PLANTING MOUND

MATCH LINE - SEE SHEET 10

PROPOSED CONDITIONS PARTIAL PLAN 4 OF 5

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

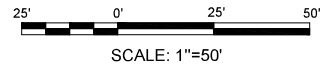
AGENT/ENGINEER:



**BALTIMORE WESTPORT
WATERFRONT PARK**

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
11 of 28

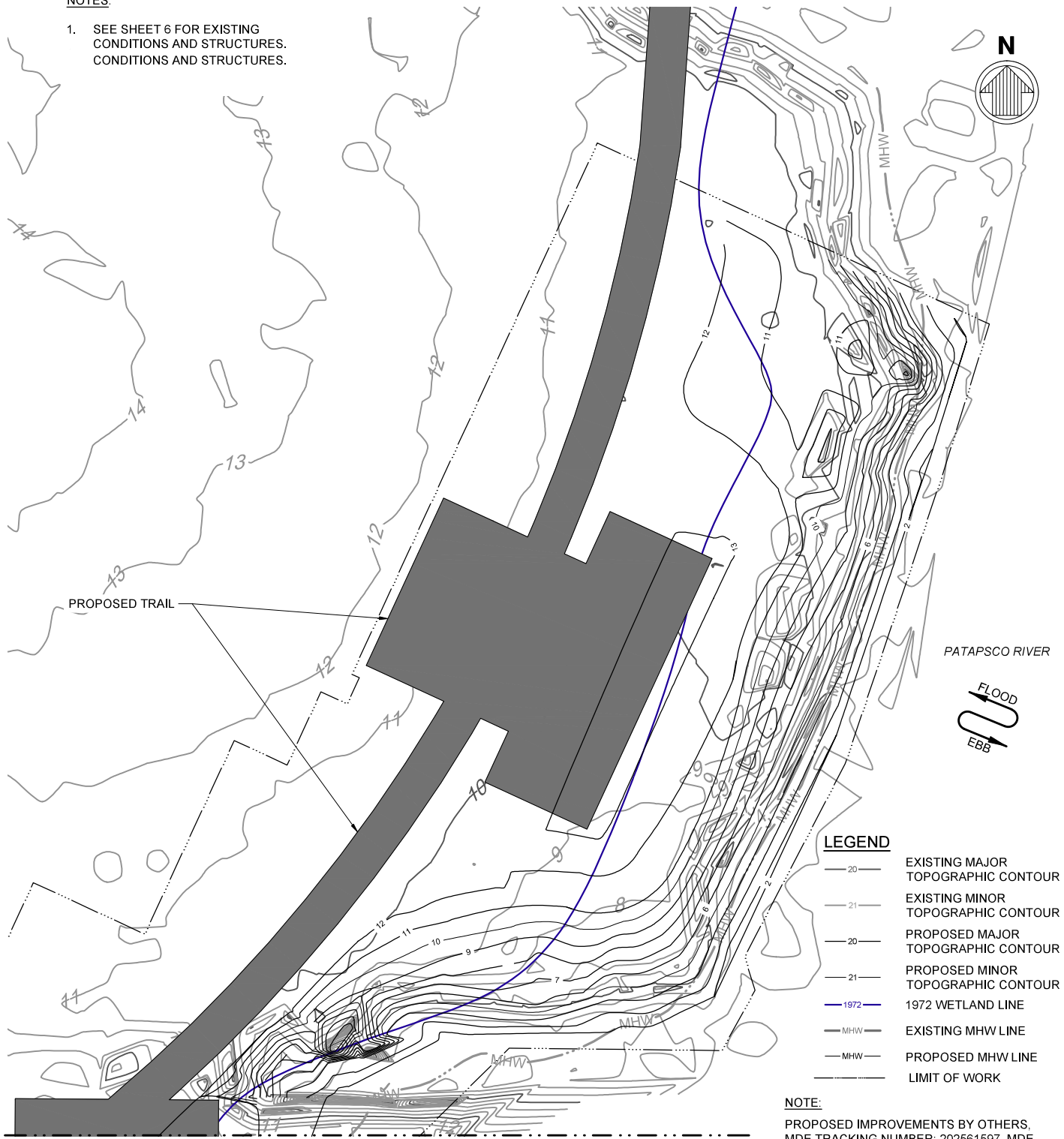


DATE: JANUARY, 20 2026

SHEET 11 OF 2

NOTES:

1. SEE SHEET 6 FOR EXISTING CONDITIONS AND STRUCTURES.
CONDITIONS AND STRUCTURES.



LEGEND

- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
- 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
- 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
- 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
- 1972 — 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- — LIMIT OF WORK

NOTE:

PROPOSED IMPROVEMENTS BY OTHERS,
MDE TRACKING NUMBER: 202561597, MDE
PERMIT NUMBER: 25-WL-1012

PROPOSED CONDITIONS PARTIAL PLAN 5 OF 5


APPLICATION BY:
SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:
 **moffatt & nichol**

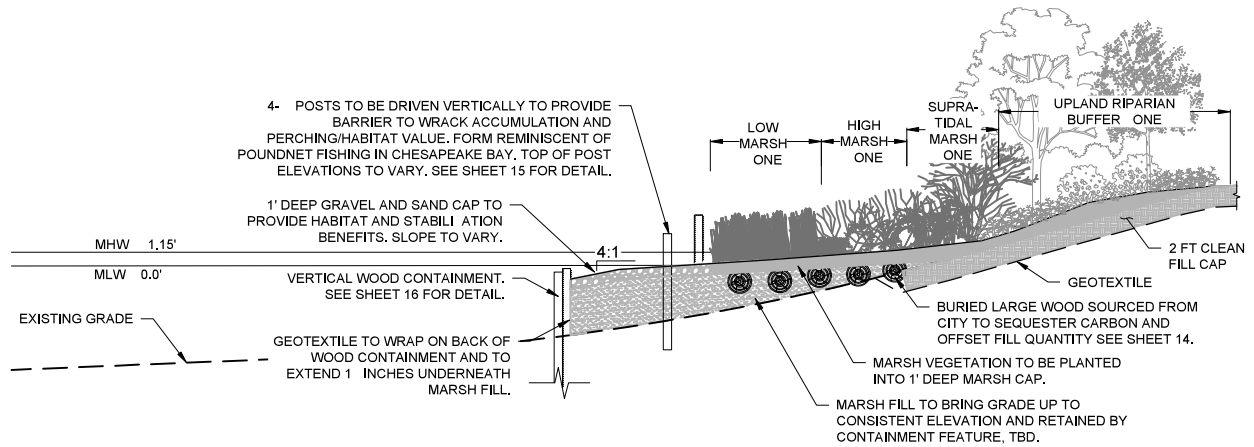
**BALTIMORE WESTPORT
WATERFRONT PARK**

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

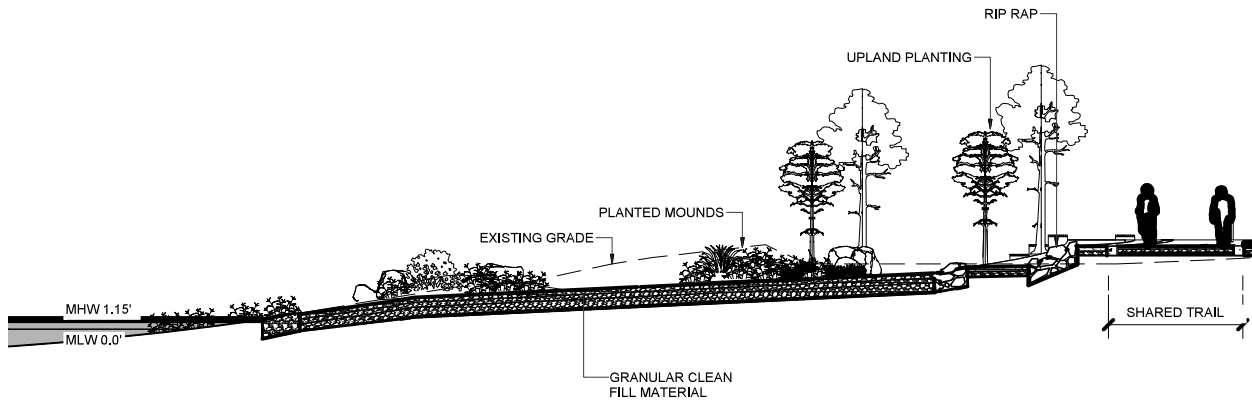
25-WL-0807
26-WQC-0003
202561305
1/20/2026
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SCALE: 1"=50'

DATE: JANUARY, 20 2026
SHEET 12 OF 2



1 SECTION - LIVING SHORELINE ENHANCEMENT
 SHT-10 SCALE: 1"=16'



2 TYPICAL SECTION - KAYAK LAUNCH
 SHT-9 SCALE: 1"=20'

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:



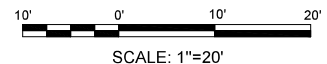
BALTIMORE WESTPORT
 WATERFRONT PARK

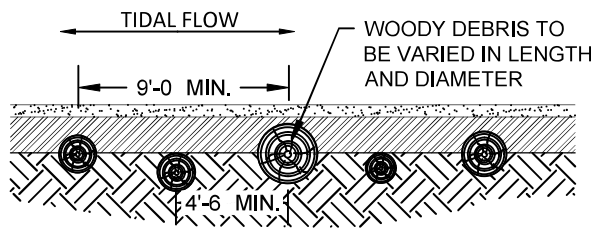
PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 13 of 28

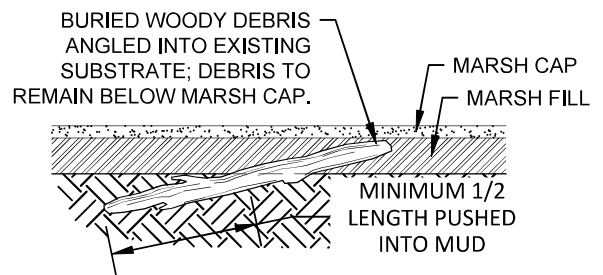
DATE: JANUARY, 20 2026

SHEET 13 OF 2





SECTION A



SECTION B

BURIED WOODY DEBRIS

SCALE: N.T.S.

TYPICAL SHORELINE
DETAILS 1 OF 3

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:



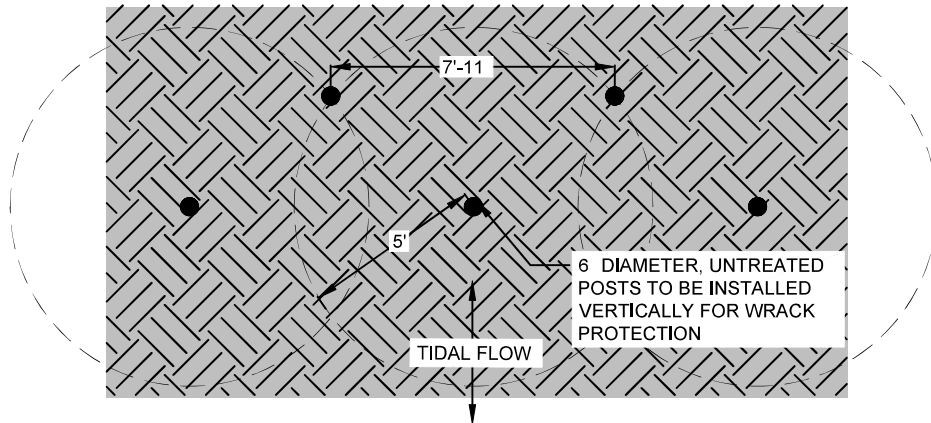
BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

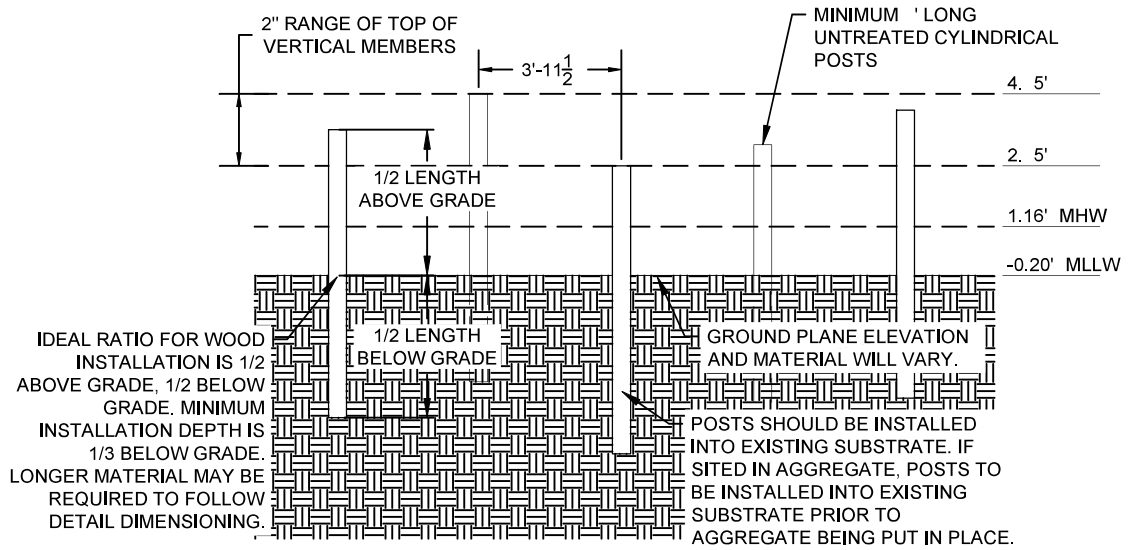
25-WL-0807
26-WQC-0003
202561305
1/20/2026
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DATE: JANUARY, 20 2026

SHEET 14 OF 2



PLAN VIEW



ELEVATION VIEW

NOTE: ELEVATIONS SHOWN IN MLW DATUM

MARSH PROTECTION POST DETAIL

SCALE: N.T.S.

TYPICAL SHORELINE
DETAILS 2 OF 3

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:



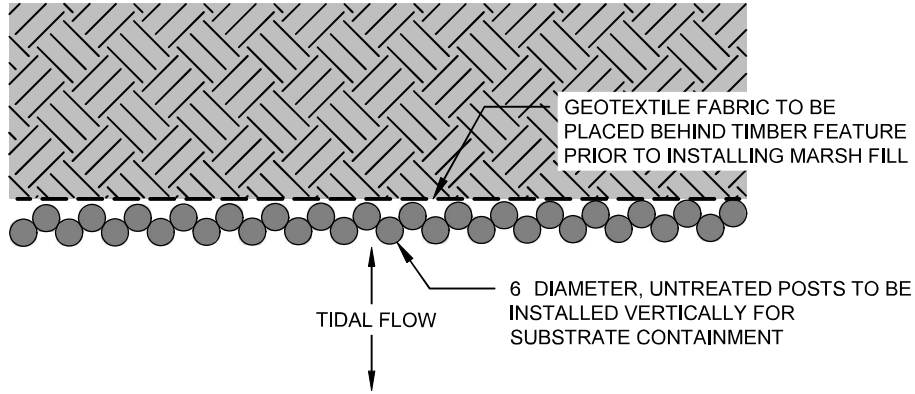
BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

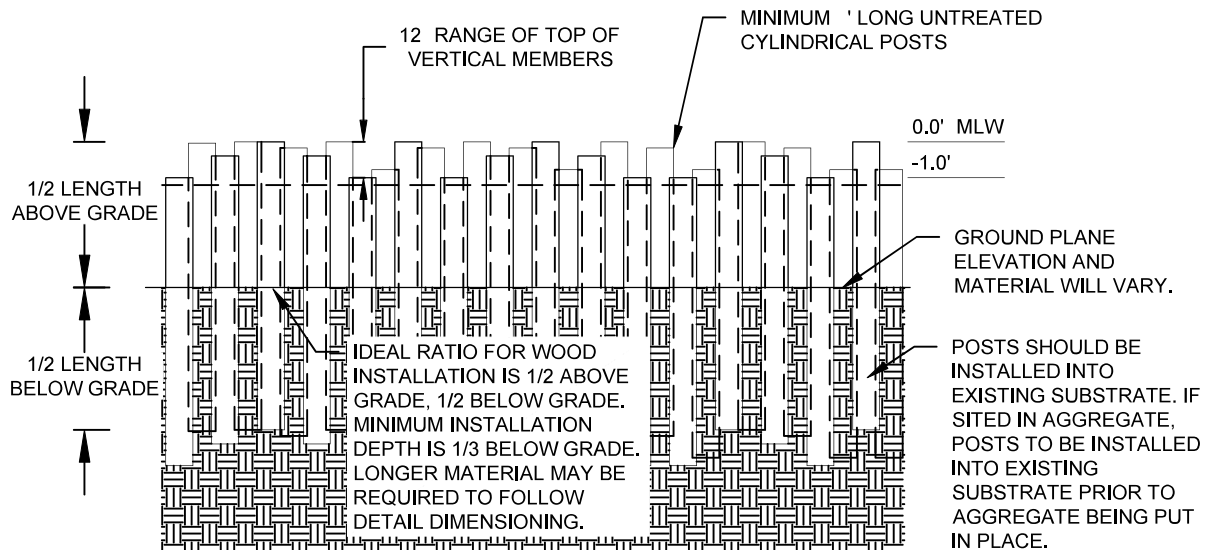
25-WL-0807
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DATE: JANUARY, 20 2026

SHEET 15 OF 2



PLAN VIEW



ELEVATION VIEW

NOTE: ELEVATIONS SHOWN IN MLW DATUM

WOOD CONTAINMENT DETAIL

SCALE: N.T.S.

TYPICAL SHORELINE
DETAILS 3 OF 3

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:



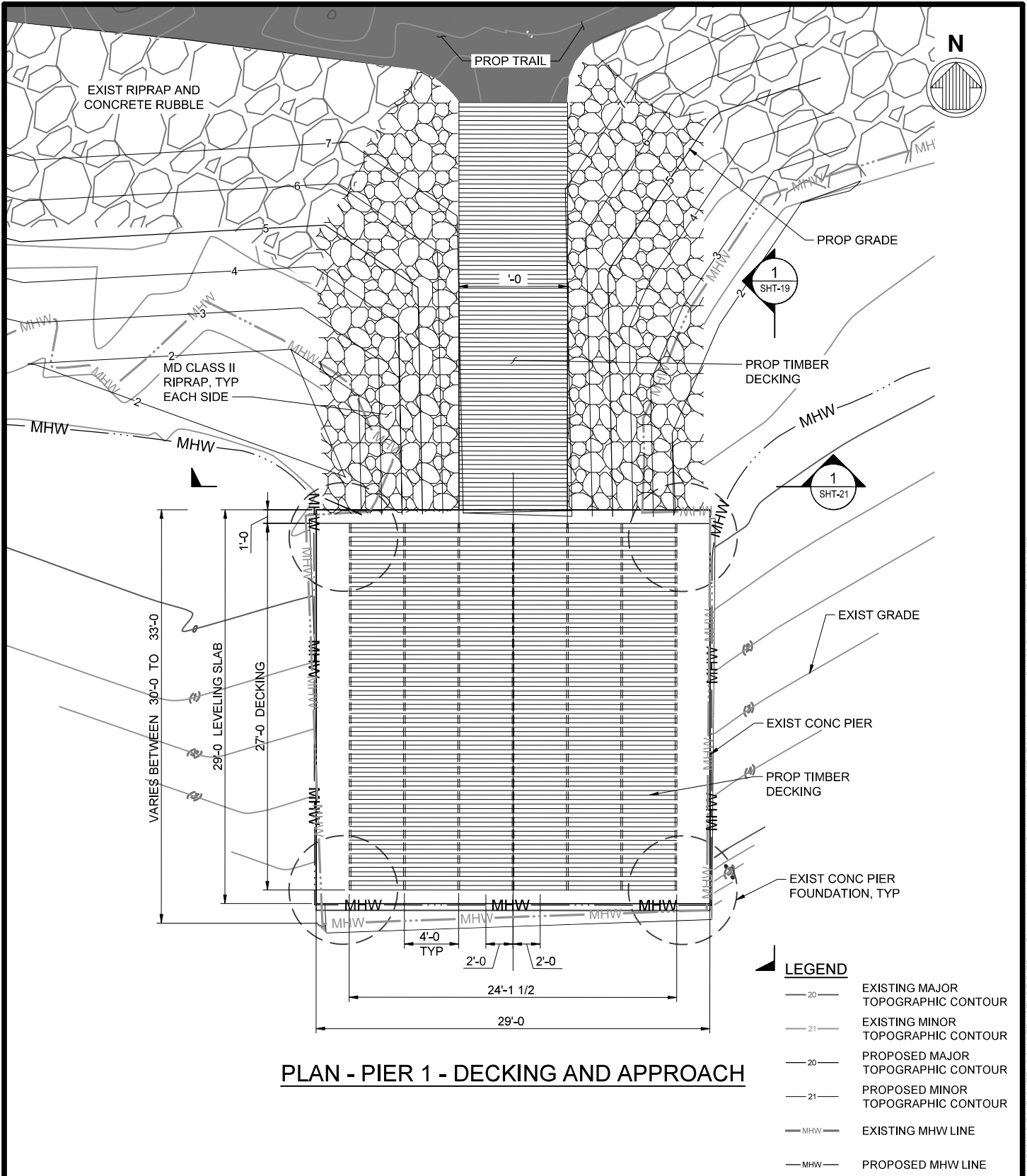
BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

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26-WQC-0003
202561305
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DATE: JANUARY, 20 2026

SHEET 16 OF 2



APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:



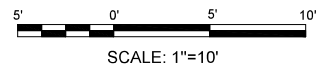
**BALTIMORE WESTPORT
 WATERFRONT PARK**

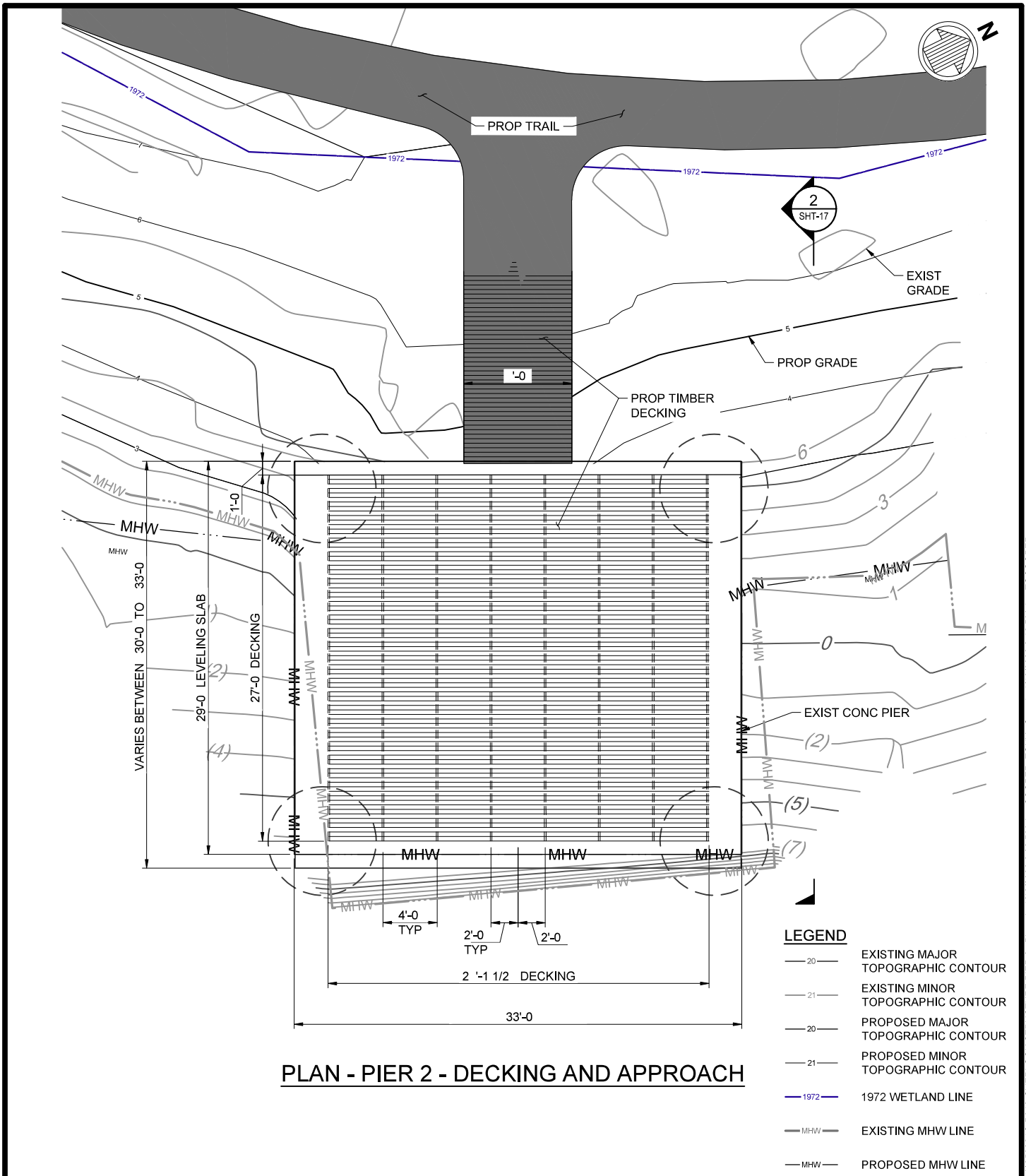
PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 17 of 28

DATE: JANUARY, 20 2026

SHEET 17 OF 2





PLAN - PIER 2 - DECKING AND APPROACH

- LEGEND**
- 20 — EXISTING MAJOR TOPOGRAPHIC CONTOUR
 - 21 — EXISTING MINOR TOPOGRAPHIC CONTOUR
 - 20 — PROPOSED MAJOR TOPOGRAPHIC CONTOUR
 - 21 — PROPOSED MINOR TOPOGRAPHIC CONTOUR
 - 1972 — 1972 WETLAND LINE
 - MHW — EXISTING MHW LINE
 - MHW — PROPOSED MHW LINE

APPLICATION BY:
 SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:
 **moffatt & nichol**

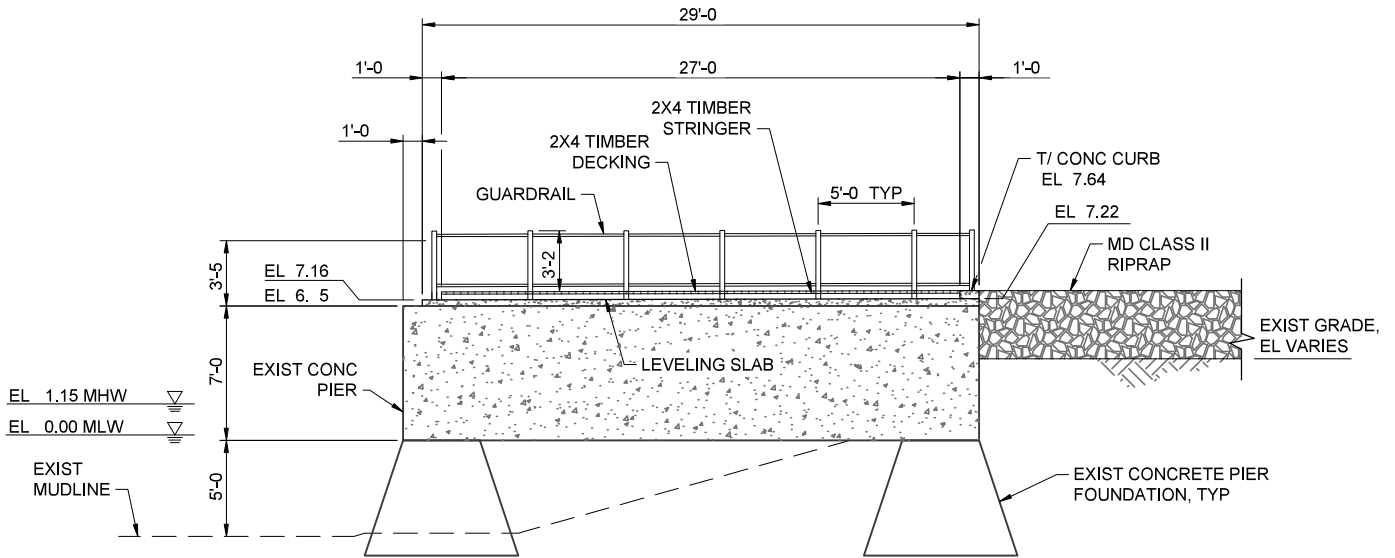
BALTIMORE WESTPORT
 WATERFRONT PARK

PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

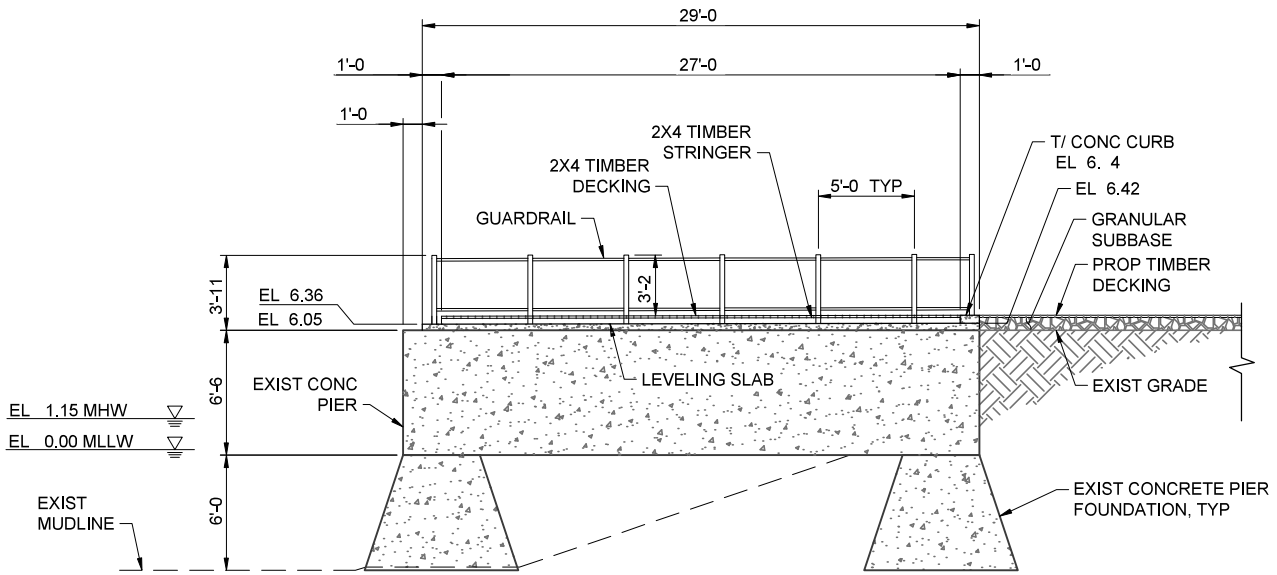
25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 18 of 28

5' 0' 5' 10'
 SCALE: 1"=10'

DATE: JANUARY, 20 2026
 SHEET 1 OF 2



1 ELEVATION - PIER 1 - DECKING AND APPROACH
 SHT-17 SCALE: 1"=10'



2 ELEVATION - PIER 2 - DECKING AND APPROACH
 SHT-1 SCALE: 1"=10'

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

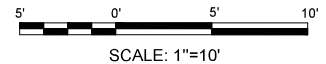
AGENT/ENGINEER:



BALTIMORE WESTPORT
 WATERFRONT PARK

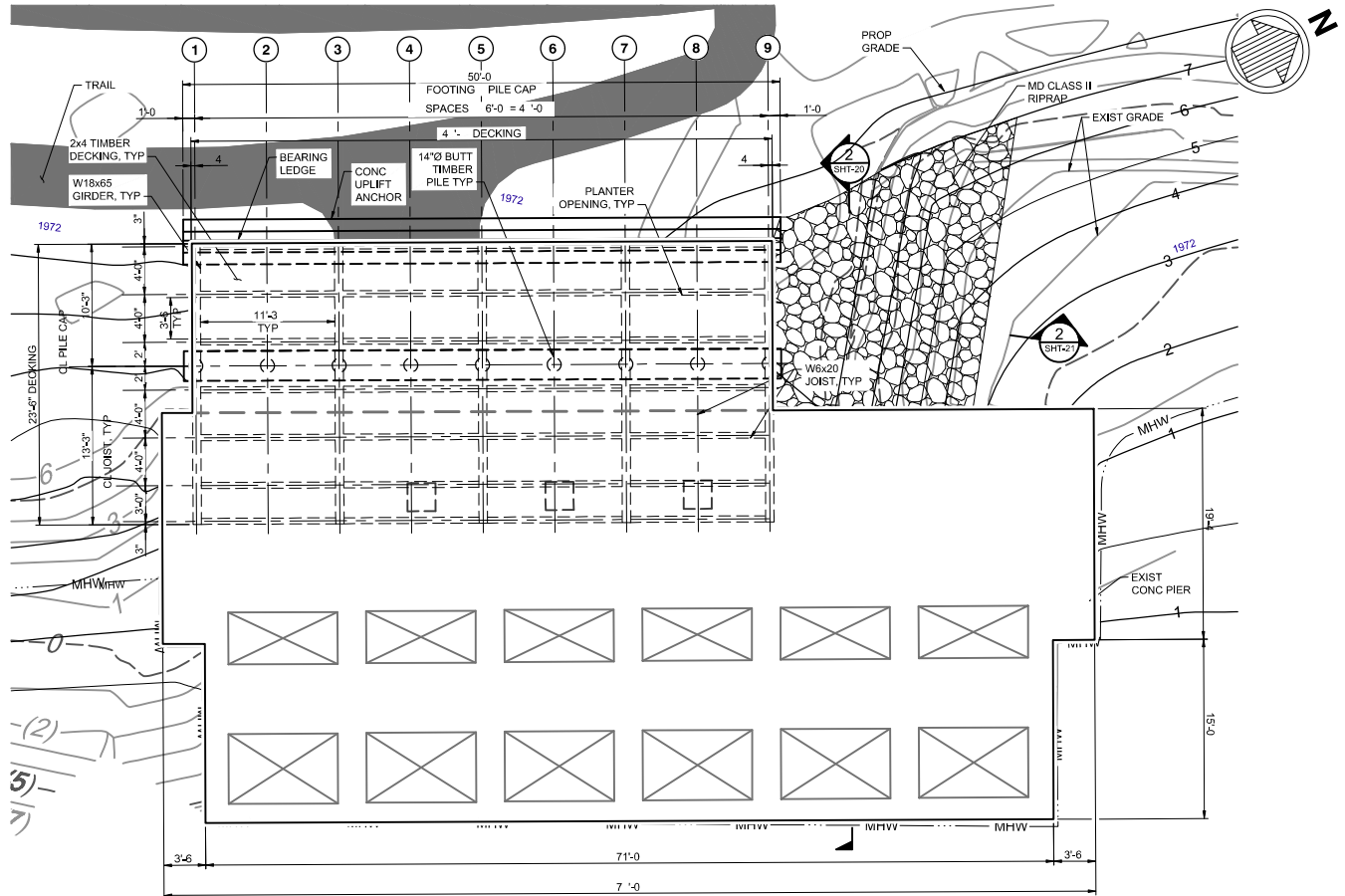
PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 19 of 28

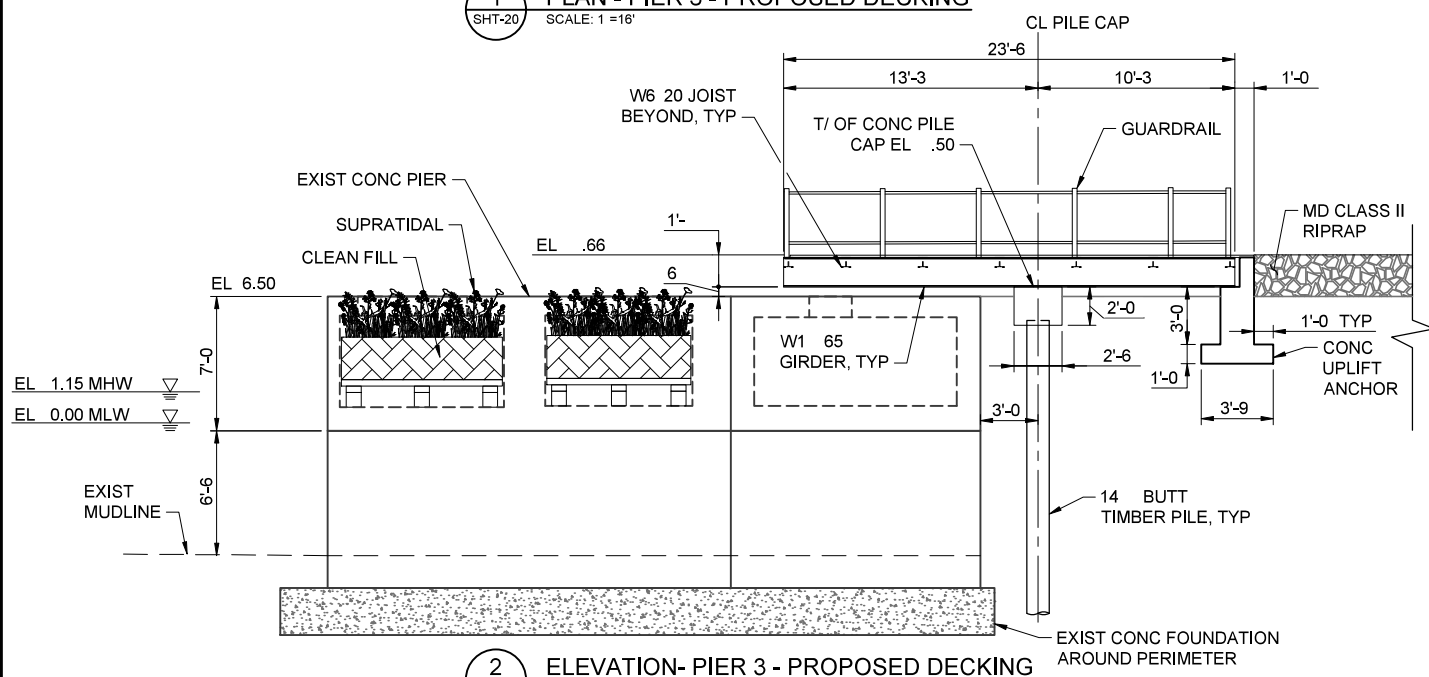


DATE: JANUARY, 20 2026

SHEET 19 OF 2



1 PLAN - PIER 3 - PROPOSED DECKING
 SHT-20 SCALE: 1"=16'



2 ELEVATION- PIER 3 - PROPOSED DECKING
 SHT-20 SCALE: 1"=16'

APPLICATION BY:
 SOUTH BALTIMORE GATEWAY PARTNERSHIP
 101 W. DICKMAN STREET, SUITE 1000
 BALTIMORE, MD 21230

AGENT/ENGINEER:
moffatt & nichol

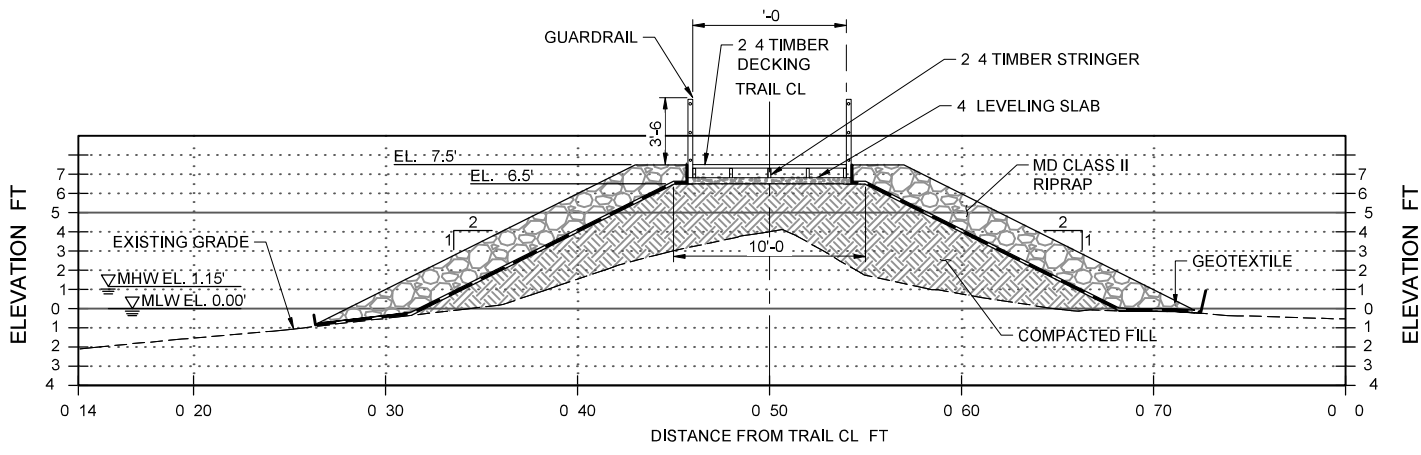
**BALTIMORE WESTPORT
 WATERFRONT PARK**

PROJECT LOCATION:
 MIDDLE BRANCH
 BALTIMORE CITY, MARYLAND

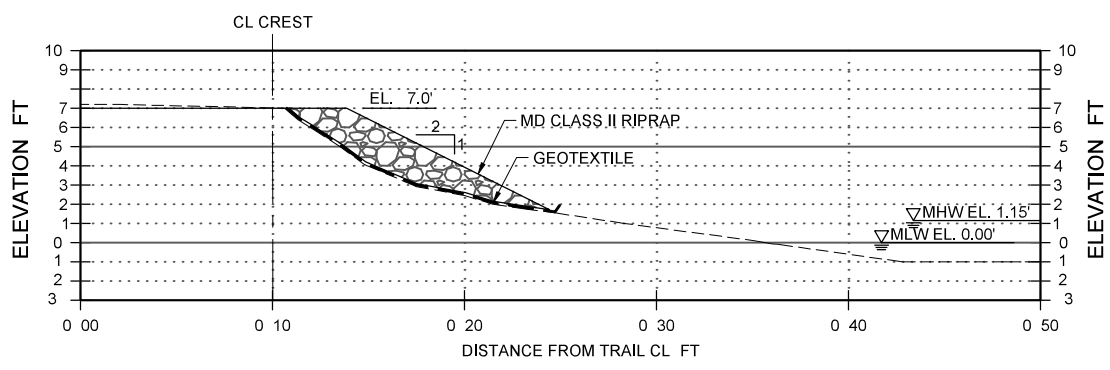
25-WL-0807
 26-WQC-0003
 202561305
 1/20/2026
 20 of 28

5' 0' 5' 10'
 SCALE: 1"=10'

DATE: JANUARY, 20 2026
 SHEET 20 OF 2



1 SECTION - PIER 1
SHT-17 SCALE: 1"=10'



2 SECTION - PIER 3
SHT-20 SCALE: 1"=10'

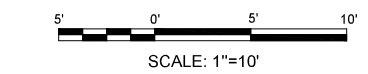
APPLICATION BY:
SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:
moffatt & nichol

BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
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DATE: JANUARY, 20 2026
SHEET 21 OF 2

MONOLITHIC STONE WALL,
EMBEDDED MIN 1/3 INTO
COMPACTED SUB-GRADE

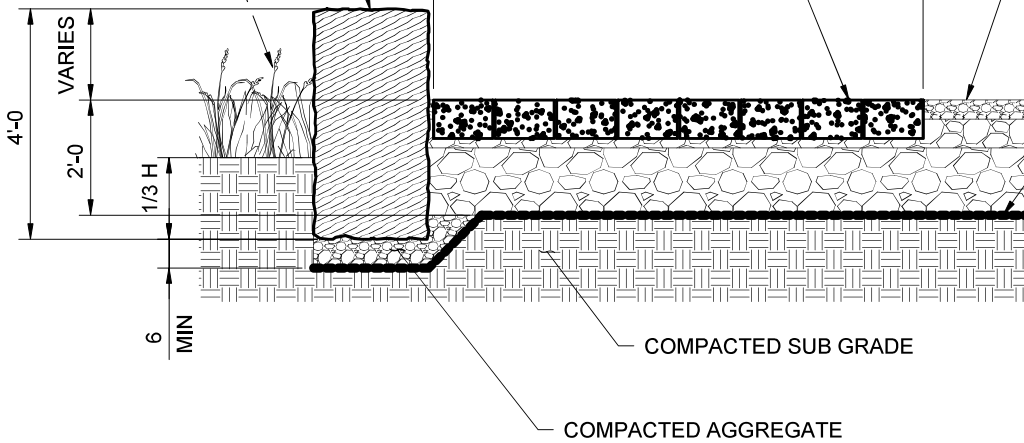
HIGH
MARSH

'-6

GRAVEL SHORELINE
FINISHED SURFACE

PERMEABLE PRECAST
CONC PAVER

GEOTEXTILE
WARNING BARRIER



NOTES:

1. DIMENSIONS OF KAYAK APPROACH ARE 27'-6" x 6'-0"
2. DIMENSIONS OF MONOLITHIC STONE WALL ARE 27'-6" x 2'-0"

SECTION - KAYAK APPROACH

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:



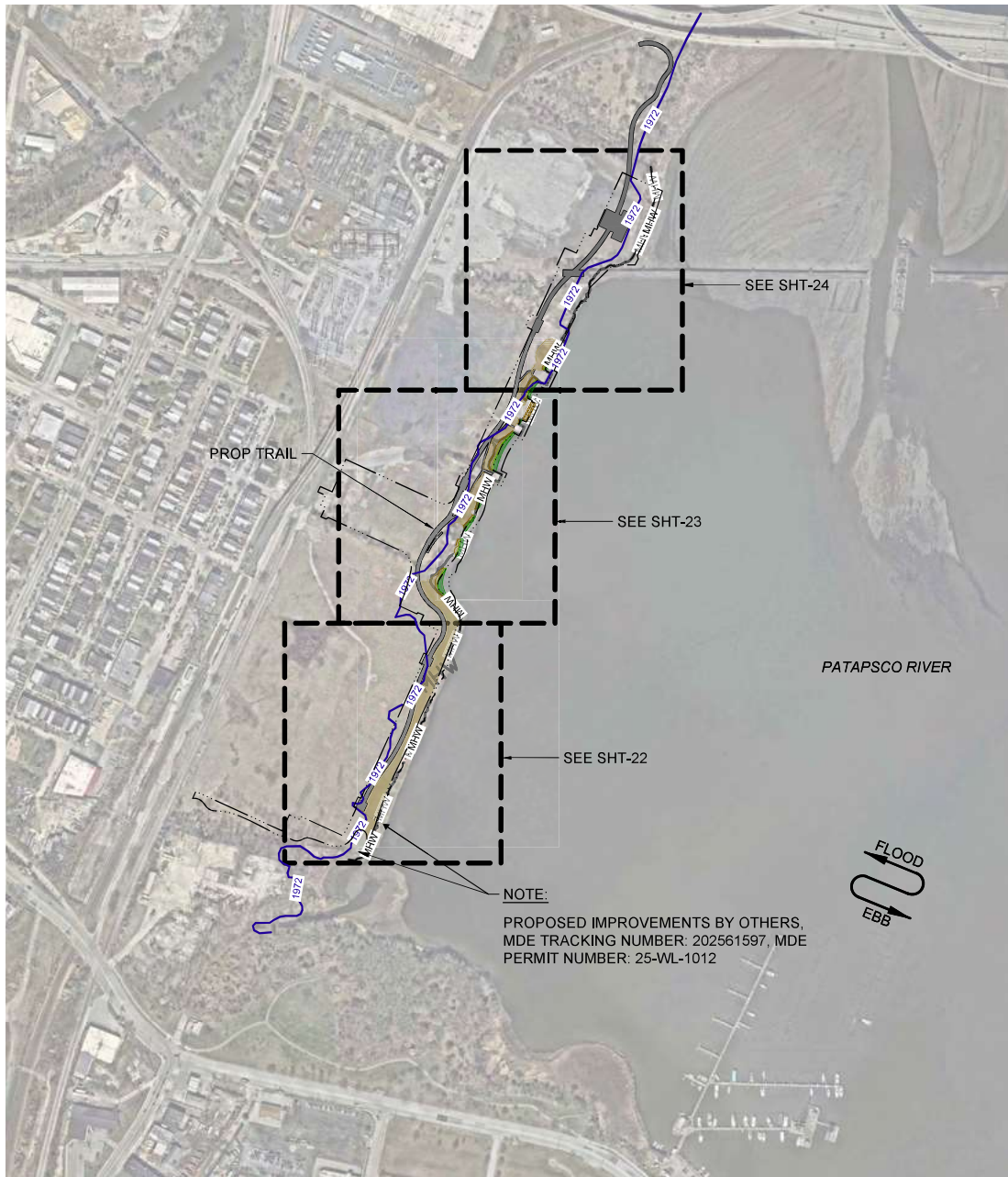
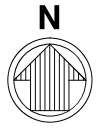
BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
22 of 28

DATE: JANUARY, 20 2026

SHEET 22 OF 2



PLANTING PLAN

LEGEND

<ul style="list-style-type: none"> LOW MARSH HIGH MARSH SUPRATIDAL RIPARIAN BUFFER 	<ul style="list-style-type: none"> 1972 WETLAND LINE EXISTING MHW LINE PROPOSED MHW LINE LIMIT OF WORK
--	---

APPLICATION BY:

SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

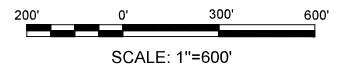
AGENT/ENGINEER:



BALTIMORE WESTPORT WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

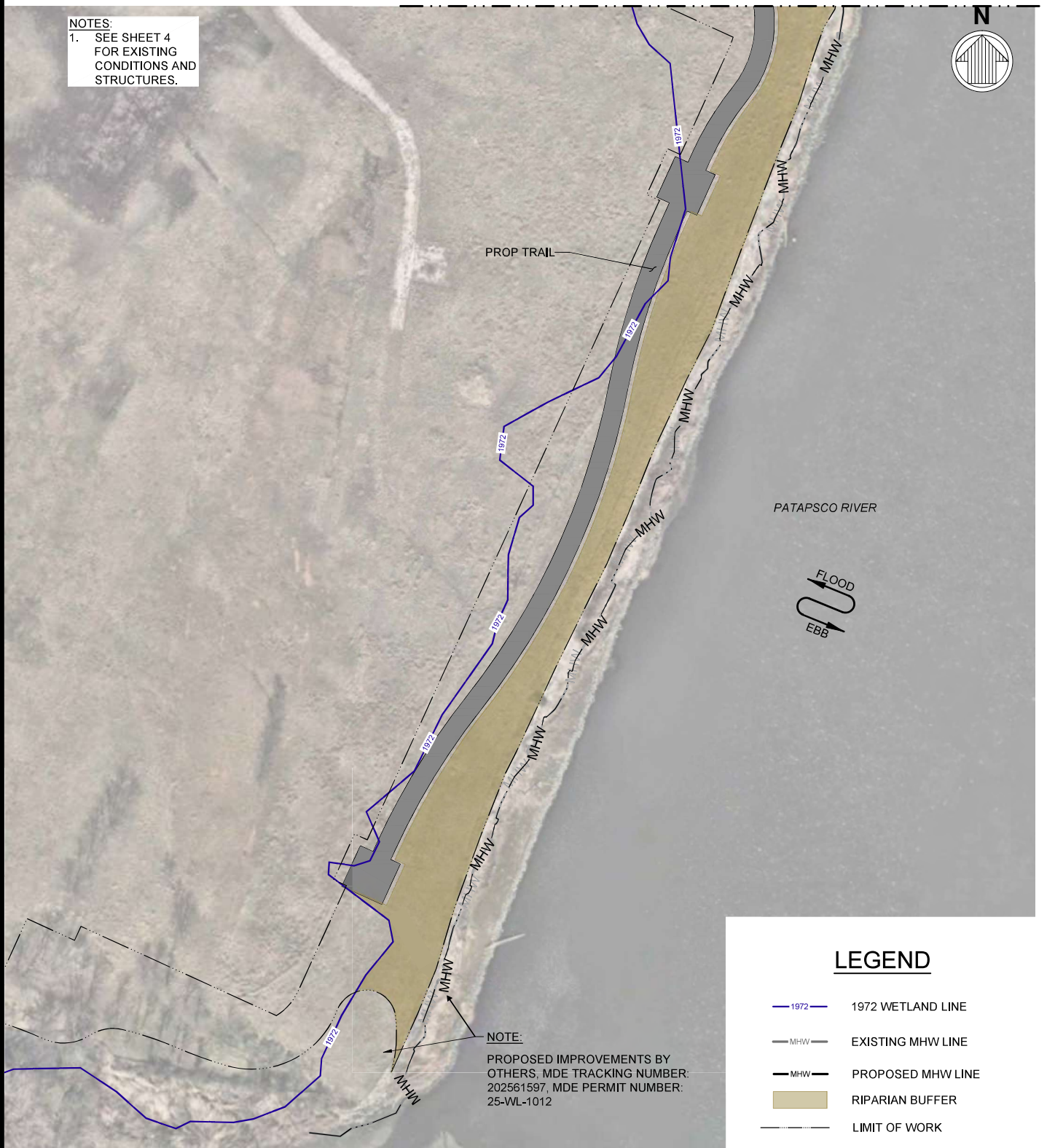
25-WL-0807
26-WQC-0003
202561305
1/20/2026
23 of 28



DATE: JANUARY, 20 2026

SHEET 23 OF 2

NOTES:
1. SEE SHEET 4 FOR EXISTING CONDITIONS AND STRUCTURES.



NOTE:
PROPOSED IMPROVEMENTS BY OTHERS, MDE TRACKING NUMBER: 202561597, MDE PERMIT NUMBER: 25-WL-1012

LEGEND

- 1972 WETLAND LINE
- EXISTING MHW LINE
- PROPOSED MHW LINE
- RIPARIAN BUFFER
- LIMIT OF WORK

PARTIAL PLANTING PLAN 1 OF 3

APPLICATION BY:
SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:
 moffatt & nichol

BALTIMORE WESTPORT
WATERFRONT PARK

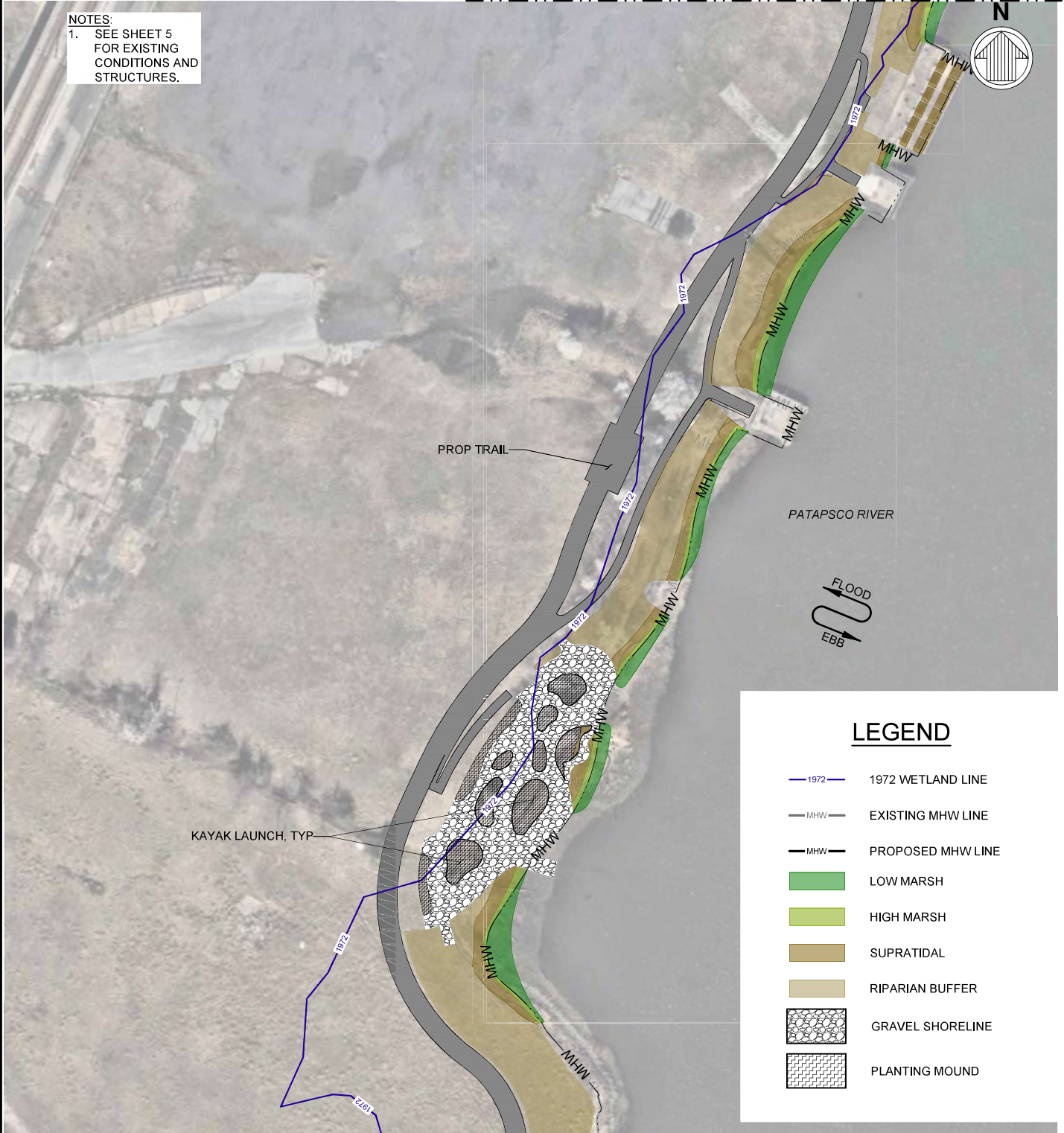
PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
24 of 28

SCALE: 1"=100'

DATE: JANUARY, 20 2026
SHEET 24 OF 2

NOTES:
1. SEE SHEET 5 FOR EXISTING CONDITIONS AND STRUCTURES.



LEGEND

- 1972 WETLAND LINE
- EXISTING MHW LINE
- PROPOSED MHW LINE
- LOW MARSH
- HIGH MARSH
- SUPRATIDAL
- RIPARIAN BUFFER
- GRAVEL SHORELINE
- PLANTING MOUND

PARTIAL PLANTING PLAN 2 OF 3

APPLICATION BY:
SOUTH BALTIMORE GATEWAY PARTNERSHIP
101 W. DICKMAN STREET, SUITE 1000
BALTIMORE, MD 21230

AGENT/ENGINEER:
 moffatt & nichol

BALTIMORE WESTPORT
WATERFRONT PARK

PROJECT LOCATION:
MIDDLE BRANCH
BALTIMORE CITY, MARYLAND

25-WL-0807
26-WQC-0003
202561305
1/20/2026
25 of 28

SCALE: 1"=100'

DATE: JANUARY, 20 2026
SHEET 25 OF 2

NOTES:
 1. SEE SHEET 6 FOR EXISTING CONDITIONS AND STRUCTURES.



PATAPSCO RIVER



LEGEND

- 1972 WETLAND LINE
- MHW — EXISTING MHW LINE
- MHW — PROPOSED MHW LINE
- - - - - LIMIT OF WORK
- LOW MARSH
- HIGH MARSH
- SUPRATIDAL
- RIPARIAN BUFFER

MATCH LINE - SEE SHEET 25

PARTIAL PLANTING PLAN 3 OF 3

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200' 0' 300' 600'
 SCALE: 1"=100'

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 SHEET 26 OF 2

PLANT COMPOSITION LIST

ZONE 1 - LOW MARSH (Elev. 0.6'- 1.1' MLW)

Vegetation Strata/Species Name	Common Name
HERBACEOUS PLANTS	
<i>Sporobolus alterniflorus</i>	Smooth cordgrass
<i>Scirpus validus</i>	Soft-stemmed bulrush
<i>Bolboschoenus robustus</i>	Sturdy bulrush

PLANT COMPOSITION LIST

ZONE 2 - HIGH MARSH (Elev. 1.1'-1.7' MLW)

Vegetation Strata/Species Name	Common Name
SHRUBS	
<i>Baccharis halimifolia</i>	Groundsel tree
<i>Hibiscus moscheutos</i>	Marsh hibiscus
<i>Iva frutescens</i>	Marsh elder
HERBACEOUS PLANTS	
<i>Bolboschoenus robustus</i>	Sturdy bulrush
<i>Distichlis spicata</i>	Saltgrass
<i>Schoenoplectus pungens</i>	Common three-square bulrush
<i>Sporobolus cynosuroides</i>	Big Cordgrass
<i>Amaranthus cannabinus</i>	Tidalmarsh amaranth
<i>Schoenoplectus americanus</i>	Olney's three-square bulrush
<i>Kosteletzkya pentacarpos</i>	Virginia saltmarsh mallow
<i>Sporobolus pumilus</i>	Saltmeadow cordgrass
<i>Solidago sempervirens</i>	Seaside Goldenrod
<i>Symphotricum undulatum</i>	Perennial saltmarsh aster

PLANT COMPOSITION LIST

ZONE 3 - SUPRA-TIDAL MARSH (Elev. 1.7'- 3.1' MLW)

Vegetation Strata/Species Name	Common Name
SHRUBS	
<i>Baccharis halimifolia</i>	Groundsel tree
<i>Hibiscus moscheutos</i>	Marsh hibiscus
<i>Sambucus nigra ssp. Canadensis</i>	Elderberry
<i>Iva frutescens</i>	Marsh elder
HERBACEOUS PLANTS	
<i>Panicum virgatum</i>	Switchgrass
<i>Sporobolus pumilus</i>	Saltmeadow cordgrass
<i>Amaranthus cannabinus</i>	Tidalmarsh amaranth
<i>Kosteletzkya pentacarpos</i>	Virginia saltmarsh mallow
<i>Solidago sempervirens</i>	Seaside goldenrod
<i>Symphotricum undulatum</i>	Perennial saltmarsh aster

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PLANT COMPOSITION LIST

ZONE 4 - RIPARIAN BUFFER (Elev. 3.1'+ MLW)

Vegetation Strata/Species Name	Common Name
TRESS	
<i>Acer negundo</i>	Box Elder
<i>Acer rubrum</i>	Red Maple
<i>Carya cordiformis</i>	Swamp Hickory
<i>Celtis occidentalis</i>	Common Hackberry
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Nyssa sylvatica</i>	Black Gum
<i>Platanus occidentalis</i>	American Sycamore
<i>Salix sericea</i>	Black Willow
SHRUBS	
<i>Amorpha fruticosa</i>	False indigo bush
<i>Aronia arbutifolia</i>	Red chokeberry
<i>Baccharis halimifolia</i>	Groundsel bush
<i>Clethra alnifolia</i>	Sweet pepperbush
<i>Cornus stolonifera</i>	Red osier dogwood
<i>Ilex glabra</i>	Inkberry
<i>Iva frutescens</i>	Marsh elder
<i>Morella cerifera</i>	Wax Myrtle
<i>Morella heterophylla</i>	Southern Bayberry
<i>Morella pennsylvanica</i>	Northern Bayberry
<i>Prunus maritima</i>	Beach plum
<i>Rhus glabra</i>	Smooth sumac
<i>Sambucus nigra ssp. Canadensis</i>	Elderberry
<i>Viburnum dentatum</i>	Arrowwood
HERBACEOUS PLANTS	
<i>Andropogon virginicus</i>	Broomsedge
<i>Panicum virgatum</i>	Switchgrass
<i>Schizachyrium scoparium</i>	Little Blue Stem
<i>Spartina patens</i>	Saltmeadow hay
<i>Aster novae-angliae</i>	New England aster
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Echinacea purpurea</i>	Purple coneflower
<i>Liatris squarrosa</i>	Blazing star
<i>Rudbeckia hirta</i>	Black-eyed susan
<i>Solidago sempervirens</i>	Seaside goldenrod
<i>Lolium multiflorum</i>	Annual ryegrass

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SHEET 2 OF 2







26-WQC-0003

Final Audit Report

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