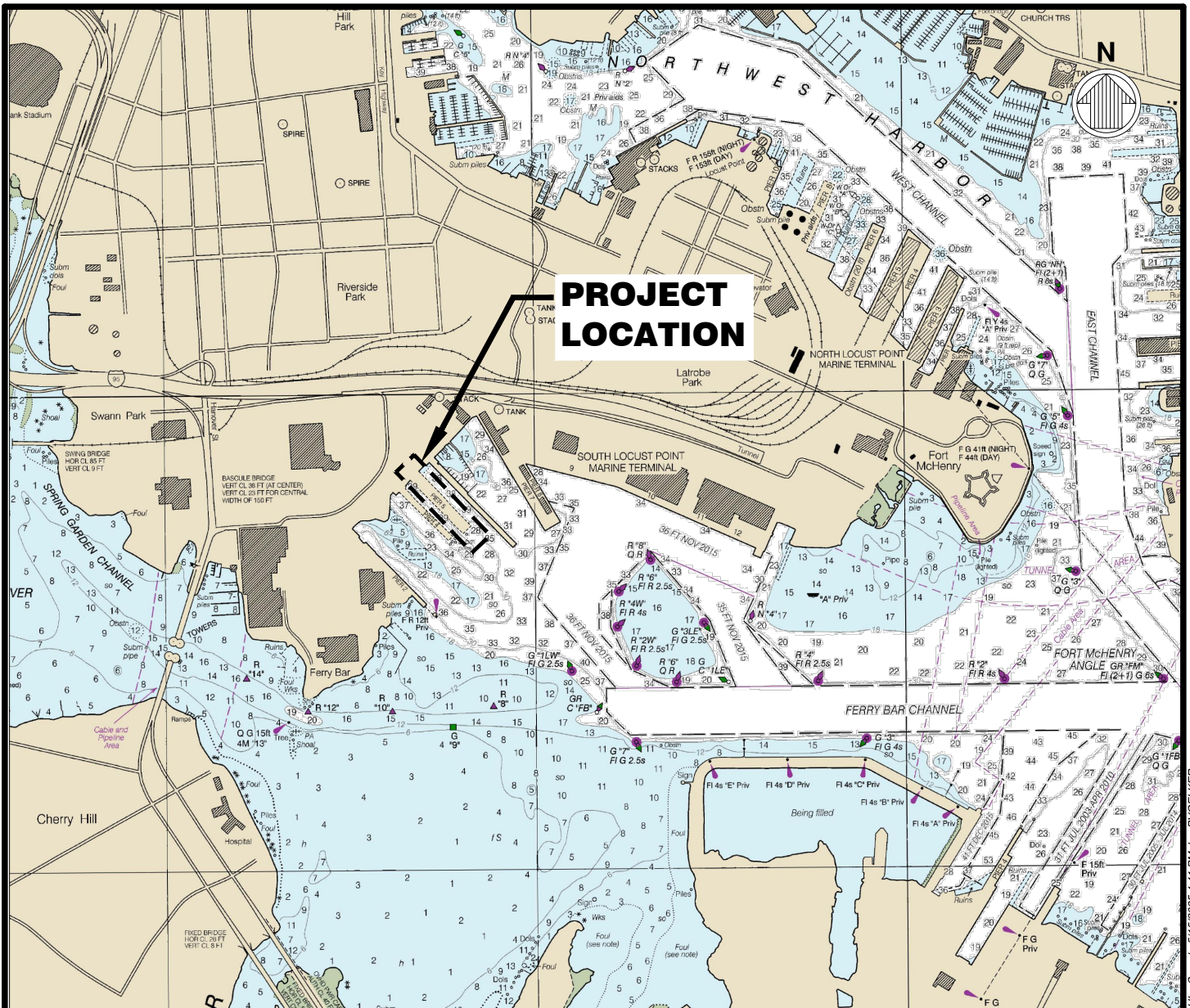




## SUMMARY:

1. DEMOLISH AND REMOVE EXISTING DECKING, PILES, AND DEBRIS FROM EXISTING PIER 5 FOOTPRINT.
2. REPLACE DEMOLISHED PIER WITH 30,000 SF FIXED PIER WITHIN EXISTING PIER 5 FOOTPRINT.
3. CONSTRUCT 8,775 SF OF FLOATING DOCKS WITHIN EXISTING PIER 5 FOOTPRINT.

## NOTE:

BACKGROUND TAKEN FROM  
NOAA CHART 12281, 57TH ED.,  
NOV. 27, 2018

## APPLICATION BY:

MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

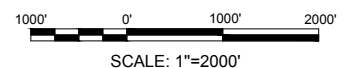
## AGENT/ENGINEER:



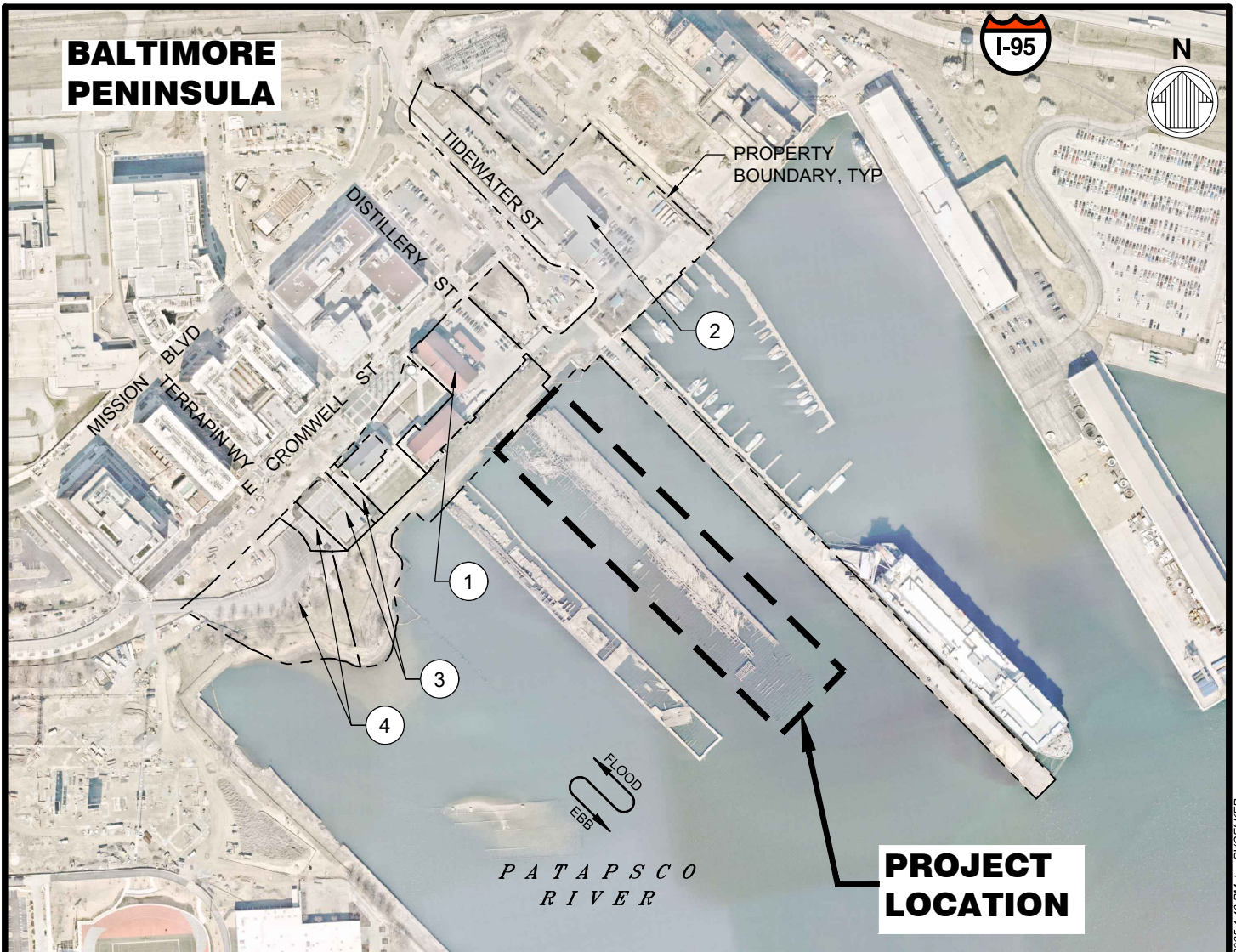
## BALTIMORE PENINSULA PIER 5 RECONFIGURATION

## VICINITY MAP

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 1 OF 9



### ADJACENT PROPERTY OWNERS

- ① SAGAMORE WHISKY PROPERTIES, LLC  
301 E CROMWELL STREET LAND UNIT 1,  
BALTIMORE, MD 21230
- ② 321 EAST CROMWELL STREET, LLC  
101 W DICKMAN ST STE 200, BALTIMORE, MD 21230
- ③ INTERIM-E 10, LLC  
301 E CROMWELL ST LAND UNIT 6, BALTIMORE MD 21230
- ④ INTERIM-E-10A, LLC  
301 E CROMWELL ST LAND UNIT 8, BALTIMORE MD 21230

#### APPLICATION BY:

MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

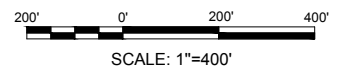
#### AGENT/ENGINEER:



### BALTIMORE PENINSULA PIER 5 RECONFIGURATION

#### LOCATION MAP

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 2 OF 9

# BALTIMORE PENINSULA



## APPLICATION BY:

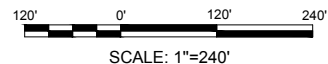
MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

## AGENT/ENGINEER:



## BALTIMORE PENINSULA PIER 5 RECONFIGURATION PLAN - EXISTING CONDITIONS

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 3 OF 9

# BALTIMORE PENINSULA

SAGAMORE SPIRIT  
DISTILLERY SITE

168'

BOAT BALTIMORE

TIDEWATER STREET

PIER 4

PIER 5

PIER 6

993'

PATAPSCO  
RIVER



WINANS  
COVE

## PILE DEMOLITION PLAN

|                      |       |
|----------------------|-------|
| PULLING AND REMOVING | 170   |
| CUT AT MUDLINE       | 2,100 |
| LEAVE IN PLACE       | 600   |

148'

### NOTES:

1. REMOVE ALL EXISTING TIMBER DECKING AND OTHER LOOSE DEBRIS WITHIN EXISTING PIER 5 FOOTPRINT.
2. APPROXIMATELY 87,575 SF OF TIMBER DECKING WILL BE REMOVED.
3. ONLY EXISTING PILES THAT CAUSE CONFLICTS WITH PROPOSED PILES WILL BE REMOVED. ALL OTHER PILES WILL BE LEFT IN-PLACE OR CUT AT THE MUDLINE (SEE TABLE).

### LEGEND:



- PIER DEMOLITION LIMITS

#### APPLICATION BY:

MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

#### AGENT/ENGINEER:



## BALTIMORE PENINSULA PIER 5 RECONFIGURATION

### PLAN - DEMOLITION

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND

80 0' 80 160

SCALE: 1"=160'

DATE: 2025-05-15

SHEET 4 OF 9

# BALTIMORE PENINSULA



PATAPSCO  
RIVER



993'± EXISTING PIER

440' FLOATING DOCK

NON-WATER  
DEPENDENT BUILDING

PIER 4

9'x5' LANDING  
PLATFORM, TYP

80'x5' WIDE,  
GANGWAY, TYP

40'x10'  
GANGWAY, TYP

12.5'x10' LANDING  
PLATFORM, TYP

168'± EXIST PIER

60'  
PROP  
PIER

20'

PIER 5

125'  
HARBORMASTER  
BUILDING

500' FIXED PIER

PIER 6

TIDEWATER STREET

WINANS  
COVE

85'  
SEE  
NOTE 1

EXISTING  
PIER 5  
FOOTPRINT  
(160,150 SF)

148'  
EXIST PIER

## NOTE:

1. 25' x 85' FLOATING DOCK ON EAST END OF FIXED PIER WILL BE USED FOR PASSENGER EMBARKING AND DISEMBARKING FOR WATERBORNE TRANSPORTATION.

## IMPACT AREAS & PILE COUNT

|                                  |        |
|----------------------------------|--------|
| FIXED PIER (SF)                  | 30,000 |
| FLOATING DOCKS (SF)              | 7,150  |
| 24" SQ CONC PILE (NO.)           | 130    |
| 20" STEEL GUIDE PILE (NO.)       | 15     |
| 80'x5' GANGWAY (NO.)             | 2      |
| 40'x10' GANGWAY (NO.)            | 1      |
| 9'x5' LANDING PLATFORM (NO.)     | 4      |
| 12.5'x10' LANDING PLATFORM (NO.) | 2      |

## LEGENDS:



HARBOR MASTER BUILDING



NWD BUILDING



GANGWAY PLATFORM



GANGWAYS



FIXED PIER



FLOATING DOCKS

## APPLICATION BY:

MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

## AGENT/ENGINEER:



## BALTIMORE PENINSULA PIER 5 RECONFIGURATION PLAN - PROPOSED CONDITION

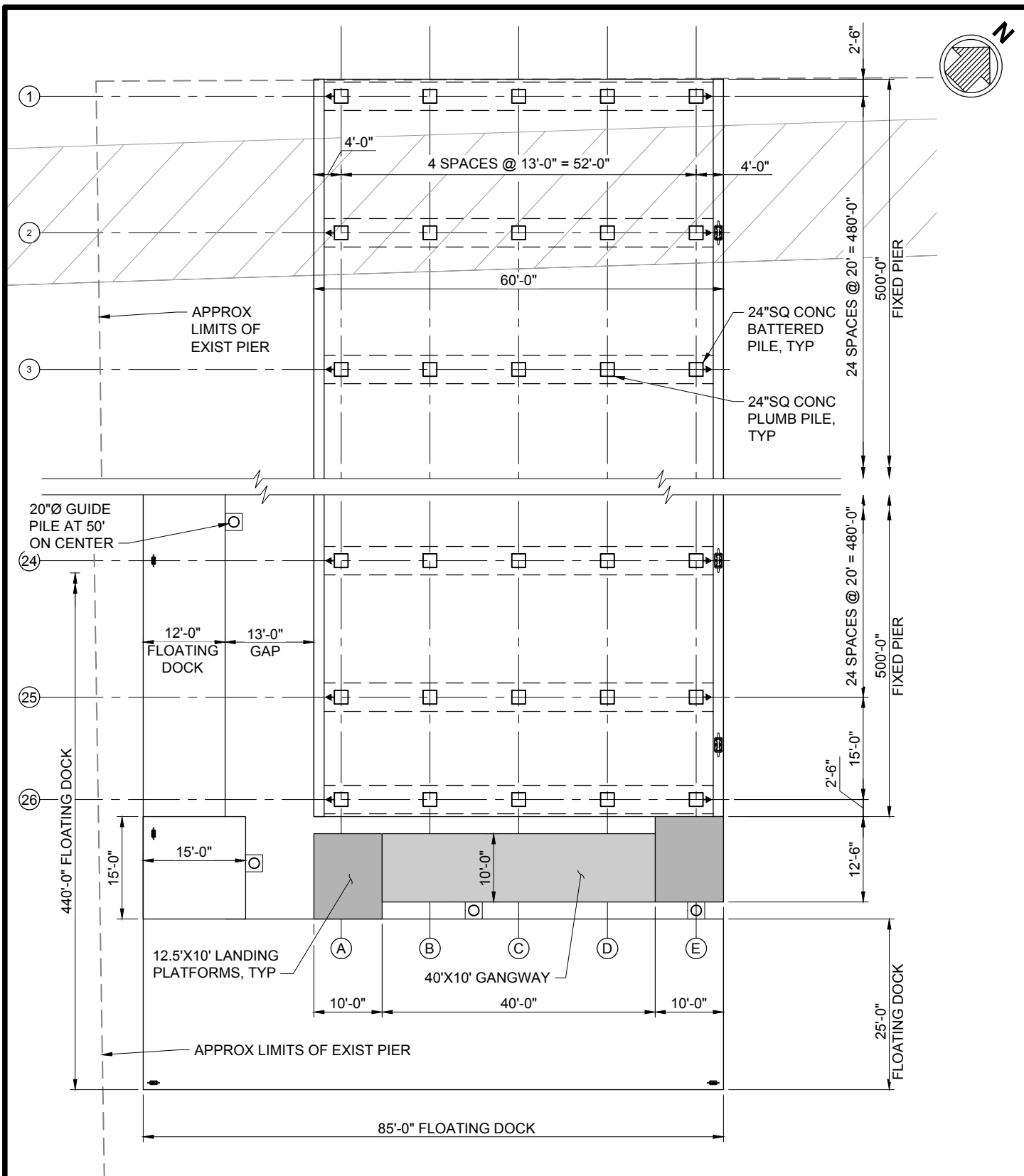
PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND

80 0' 80 160

SCALE: 1"=160'

DATE: 2025-05-15

SHEET 5 OF 9



APPLICATION BY:

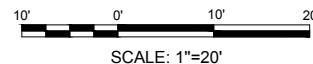
MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

AGENT/ENGINEER:

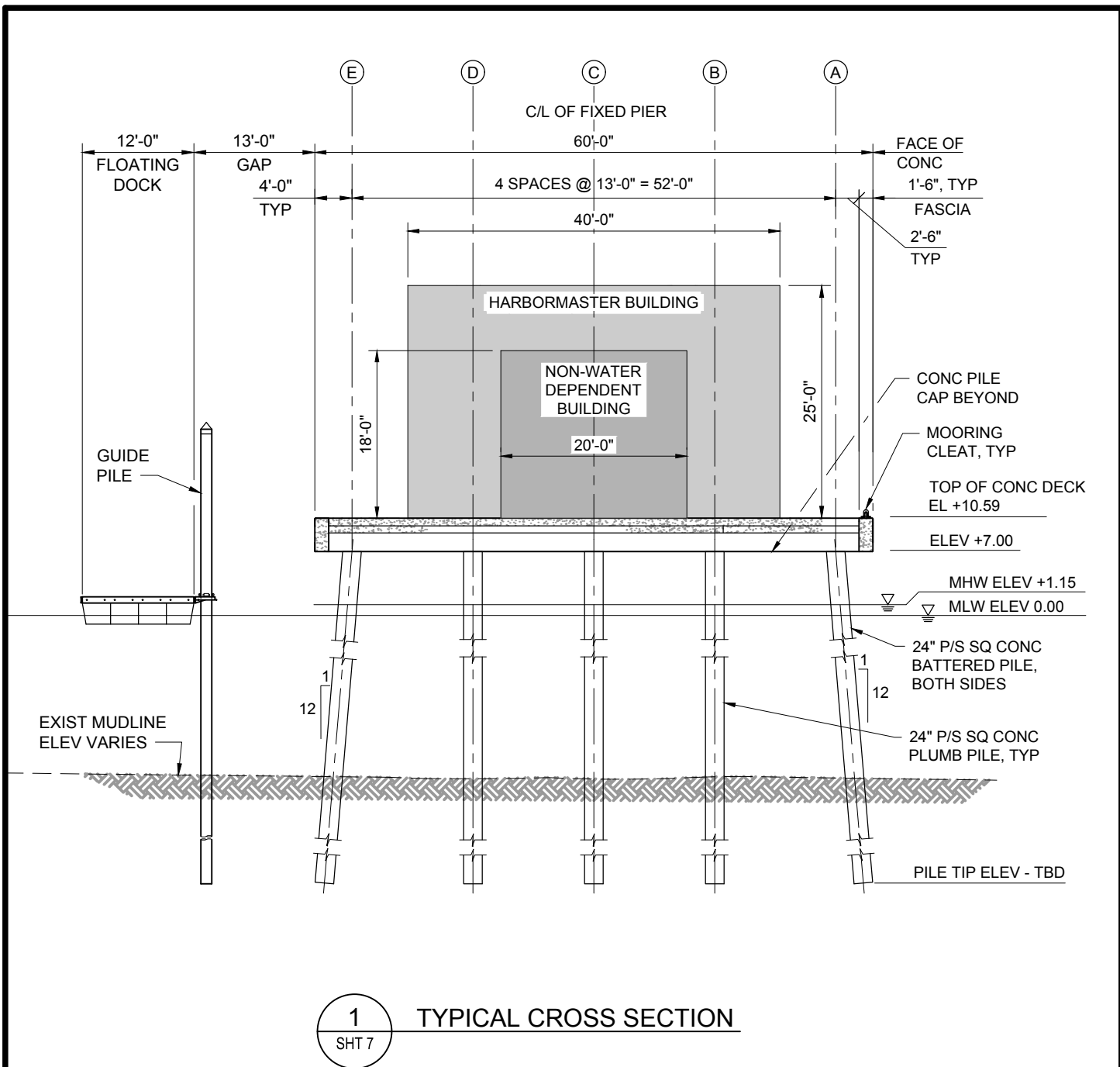


BALTIMORE PENINSULA  
PIER 5 RECONFIGURATION  
**PLAN - PROPOSED PIER  
PILES AND FRAMING**

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 6 OF 9



APPLICATION BY:

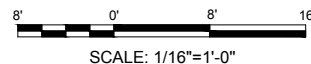
MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

AGENT/ENGINEER:

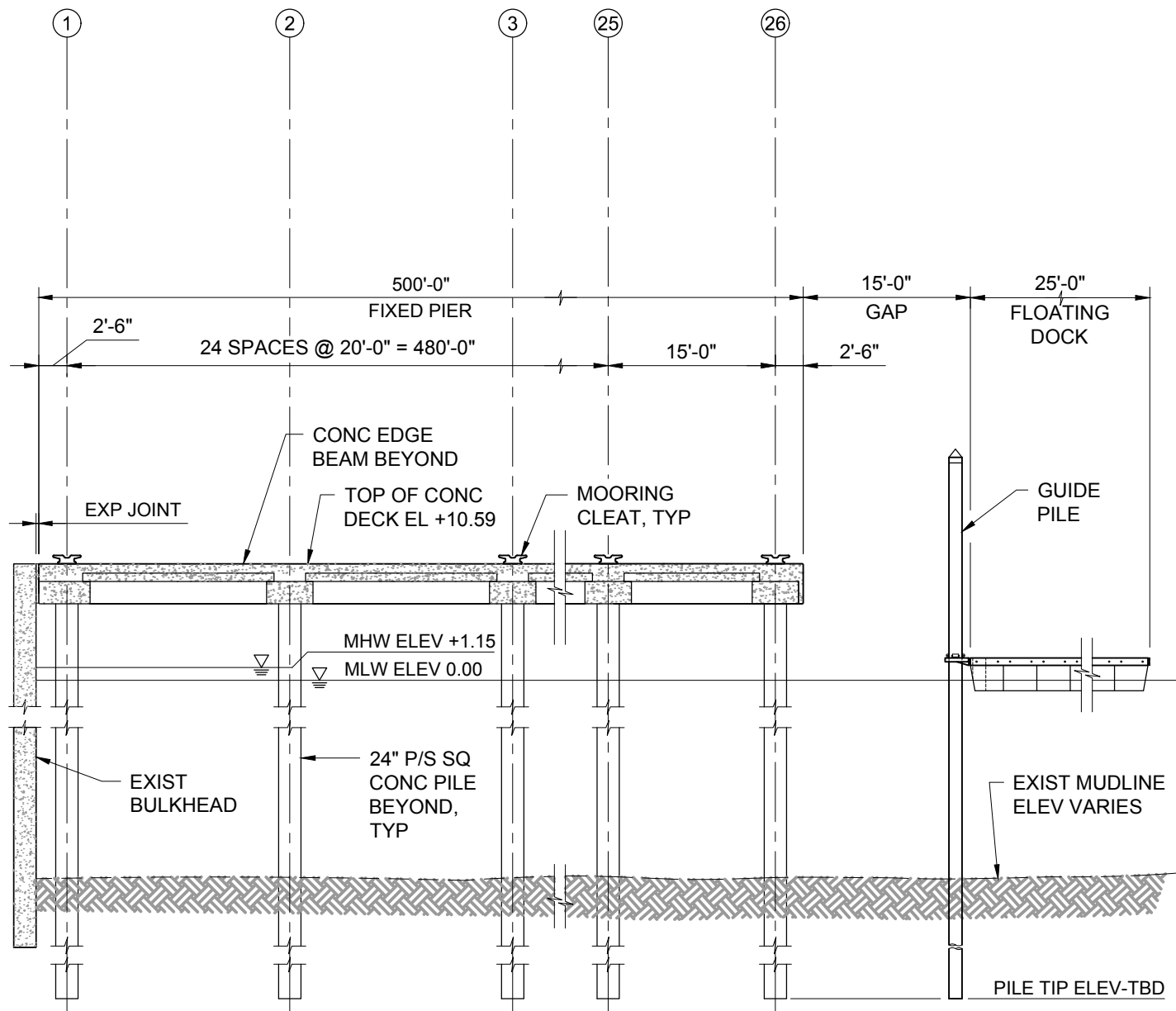


BALTIMORE PENINSULA  
PIER 5 RECONFIGURATION  
**SECTION - PROPOSED**  
**PIER (1 OF 2)**

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 7 OF 9



1  
SHT 8

TYPICAL LONGITUDINAL SECTION

APPLICATION BY:

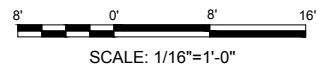
MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

AGENT/ENGINEER:

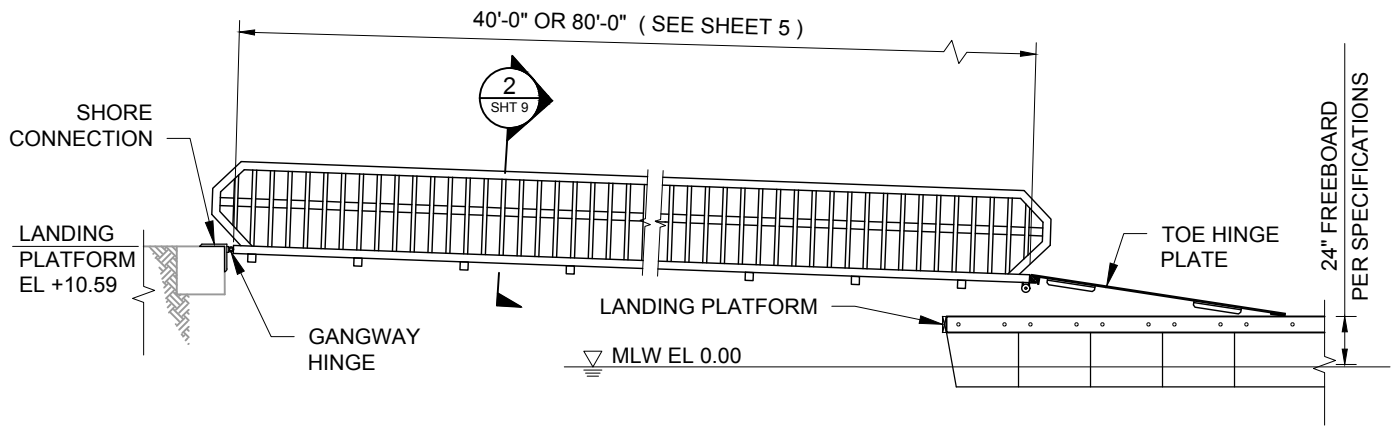


BALTIMORE PENINSULA  
PIER 5 RECONFIGURATION  
**SECTION - PROPOSED**  
**PIER (2 OF 2)**

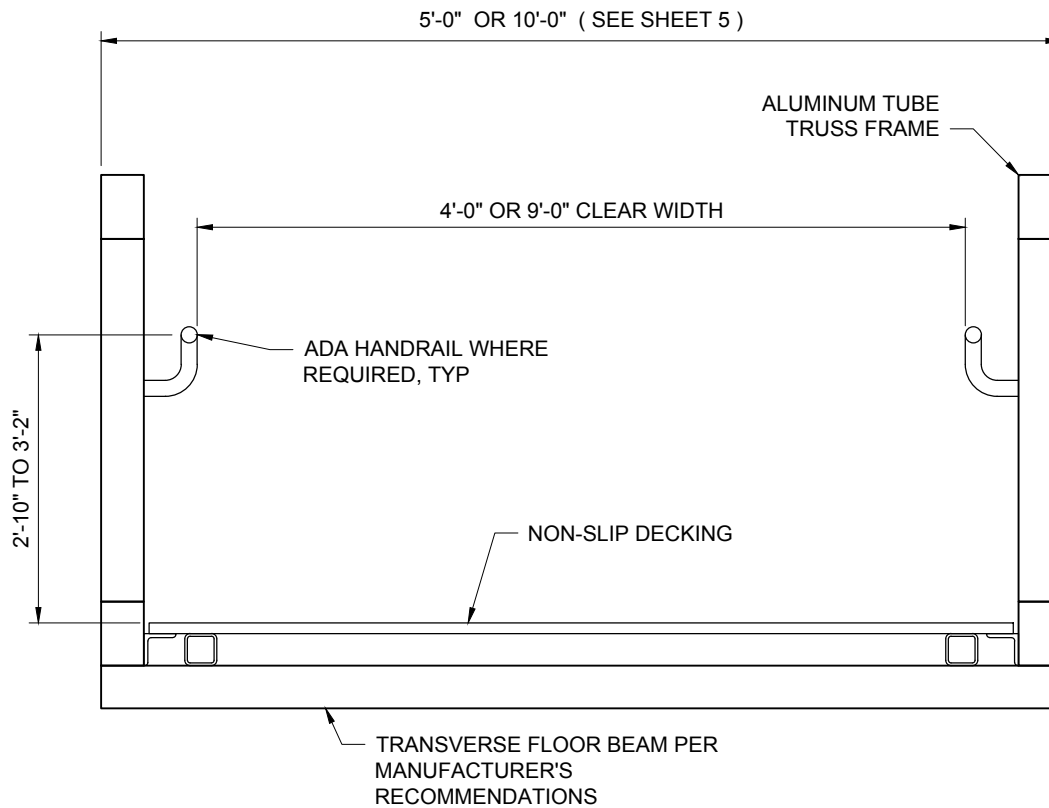
PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND



DATE: 2025-05-15  
SHEET 8 OF 9



**1**  
SHT 9  
**ELEVATION - TYPICAL GANGWAY**  
SCALE: NTS



**2**  
SHT 9  
**SECTION - TYPICAL GANGWAY**  
SCALE: NTS

**APPLICATION BY:**

MAG PARTNERS  
2424 DISTILLERY ST SUITE 2201,  
BALTIMORE, MD 21230

**AGENT/ENGINEER:**



**BALTIMORE PENINSULA  
PIER 5 RECONFIGURATION**

**DETAILS - GANGWAY**

PROJECT LOCATION: PATAPSCO RIVER  
BALTIMORE PENINSULA  
BALTIMORE, MARYLAND

DATE: 2025-05-15  
SHEET 9 OF 9