



**U.S. Army Corps  
of Engineers**

Baltimore District  
PN-24-11

# Public Notice

**In Reply to Application Number  
NAB-2023-61459-M54 (Wagner Point Properties  
LLC/Revetment, Mooring, Berthing Facilities &  
Platforms)**

March 29, 2024 to April 28, 2024

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**THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.**

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344), as described below:

**APPLICANT:**

Wagner Point Properties, LLC.  
750 Town and Country Boulevard, Suite 675  
Houston, Texas 77024

**WATERWAY AND LOCATION OF THE PROPOSED WORK:**

The project is located in the Patapsco River at the proposed Hellenic Cables Manufacturing Facility located at 3901 Asiatic Avenue, Baltimore City, Maryland (Latitude: 39.22766, Longitude: -76.56458).

**OVERALL PROJECT PURPOSE:**

To provide a cable manufacturing plant with navigable access to an open water industrial port to meet the growing demand in supporting the Maryland Offshore Wind initiatives and to cleanup and develop the existing brownfield and to reduce environmental contamination risk along the shoreline, located at 3901 Asiatic Avenue, in Baltimore City, Maryland

**PROJECT DESCRIPTION:**

The applicant is requesting authorization to install structures and discharge dredge or fill material into waters of the United States for the construction of the following:

- large vessel berth measuring 600-feet long with six (6) monopiles.
- small vessel berth measuring 370-feet long with four (4) monopiles.
- construct 30,000 square feet of platform utilizing a captive barge with four (4) spud piles.
- 8,700 square feet of large vessel tensioner concrete platform with a fiberglass grated boat dock housing two (2) boat slips measuring 27-feet in length overall.
- 3,015 square feet of small vessel tensioner concrete platform.
- 4,207 square feet of cable conveyor with a steel grate forklift access platform.
- 1,296 square feet of cable conveyor with a steel grate personnel access platform

All work and structures will extend a maximum of 1,175 feet channelward of approximate mean high-water shoreline in the Patapsco River, located at 3901 Asiatic Avenue, Baltimore City, Maryland.

Note: The applicant is working with the Maryland Department of the Environment Voluntary Cleanup program to address contamination issues at the site of this former petroleum facility. The proposed stone revetment and other land-based site development/clean-up work is being reviewed by the United States Army Corps of Engineers (Corps) under Nationwide Permit 38 (Cleanup of Hazardous and Toxic Waste).

All work is proposed in accordance with the attached plans prepared by Whitney, Bailey, Cox & Magnani, LLC, dated February 2023, sheets SK-1 through SK-3 and SK-100 through SK-121.

**EFFECTS ON AQUATIC RESOURCES:**

<b>Proposed Activity</b>	<b>Aquatic Resource Impact (Sq. Ft.)</b>	<b>Aquatic Resource Type</b>	<b>Authority</b>
Monopiles for Large Vessel Mooring/Berthing Facility	214	Tidal Waters	Section 10/404
Monopiles for Small Vessel Mooring/Berthing Facility	96	Tidal Waters	Section 10/404
Captive Barge Platform	30,050	Tidal Waters	Section 10/404
Large Vessel Tensioner Platform	8,700	Tidal Waters	Section 10/404
Small Vessel Tensioner Platform	3,015	Tidal Waters	Section 10/404
Cable Conveyor with Forklift Access Platform	4,207	Tidal Waters	Section 10/404
Cable Conveyor with Personnel Access Platform	1,296	Tidal Waters	Section 10/404

**LEAD FEDERAL AGENCY:**

The Corps, as the lead federal agency, is responsible for all coordination pursuant to applicable federal authorities.

**APPLICANT'S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION:**

As part of the planning process for the proposed project, steps were taken to ensure the avoidance and minimization to aquatic resources to the maximum extent practicable. The proposed Hellenic Cables Manufacturing Facility site was chosen given its navigable access and proximity to the shipping channels within the Chesapeake Bay, allowing water access for the transportation of materials and products to meet the growing demand in supporting the Maryland Offshore Wind initiatives. As part of the site

development, the applicant is working with the Maryland Department of the Environment Voluntary Cleanup Program to remediate existing hazardous and toxic waste from historic industrial land uses.

The applicant evaluated alternative in-water marine structures as part of the open water industrial port. The chosen design limits the use of multiple separate conveyors, utilizes metal grating for the forklift and personnel access platforms, and eliminates the use of pile supported concrete platform type mooring and breasting dolphins. The in-water structures were designed to limit the volume of fill needed for additional piles and provide a reduced shadow area over open water. Further, the locations of the mooring facilities were chosen to provide adequate draft depths without the need for additional impacts associated with dredging.

No compensatory mitigation is proposed. No submerged aquatic vegetation will be impacted as a result of the proposed project.

#### **CORPS EVALUATION REQUIREMENTS:**

This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and consideration of property ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, United States Environmental Protection Agency.

#### **ENDANGERED SPECIES:**

A preliminary review of this application indicates that the proposed work is not likely to adversely affect federally listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

**ESSENTIAL FISH HABITAT:**

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH), including species of concern, life cycle habitat, or Habitat Areas of Particular Concern. The project site lies in or adjacent to EFH as described under MSFCMA for managed species under the MSFCMA. The Baltimore District has made a preliminary determination that the project will not have a substantial adverse effect on EFH. The Baltimore District has made a preliminary determination that mitigative measures are not required to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise.

**HISTORIC RESOURCES:**

Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project would have no adverse effect on historic properties. The Corps final eligibility and effect determination will be based on coordination with the State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

**TRIBAL RESOURCES:**

Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful, collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

**MODIFICATION OF CIVIL WORKS PROJECTS: 33 USC 408 (SECTION 408):**

All Section 408 proposals will be coordinated internally at the Corps. The Section 408 decision will be issued along with the Section 404 and/or Section 10 decision. Please see the following link for more information regarding Section 408:

<https://www.nab.usace.army.mil/Missions/Regulatory/Section-408-Requests/>.

**WATER QUALITY CERTIFICATION:**

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act.

**COASTAL ZONE MANAGEMENT PROGRAMS:**

Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management Program. By this public notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The applicant must obtain any state or local government permits which may be required.

**SUBMISSION OF COMMENTS:**

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the Corps, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the Application Number NAB-2023-61459-M54.

#### **PUBLIC HEARING REQUESTS:**

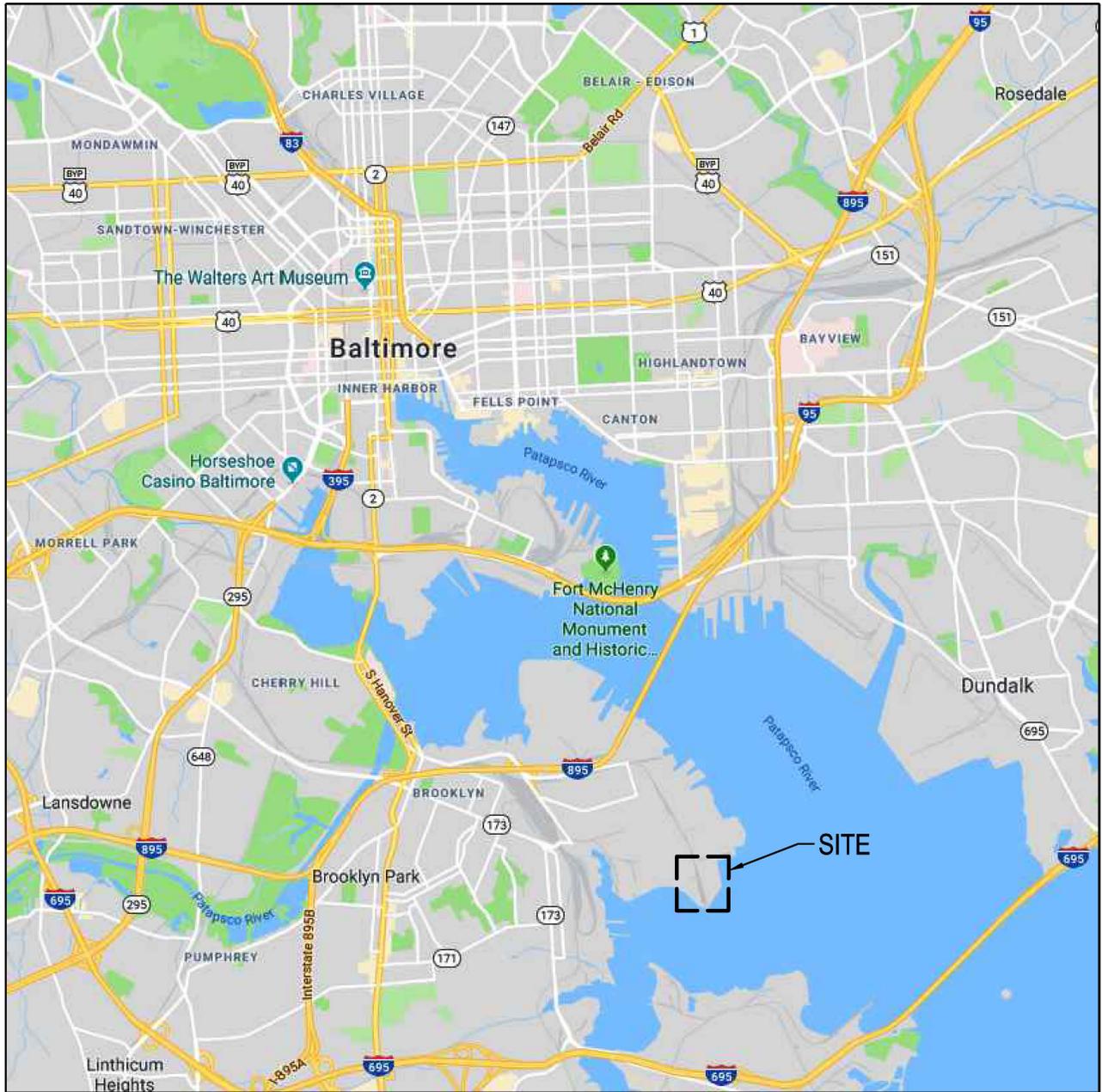
Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received within the comment period as specified above to receive consideration. Also, it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

Zachary Fry  
[zachary.t.fry@usace.army.mil](mailto:zachary.t.fry@usace.army.mil)  
United States Army Corps of Engineers, Baltimore District  
Regulatory Branch  
2 Hopkins Plaza  
Baltimore, Maryland 21201

It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested, who did not receive a copy of this notice.

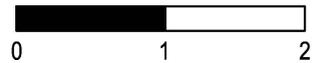
General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project or would like to request a paper copy of this public notice, please contact Mr. Zachary Fry at (410) 962-6080 or [zachary.t.fry@usace.army.mil](mailto:zachary.t.fry@usace.army.mil). This public notice is issued by the Chief, Regulatory Branch.

# HELLENIC CABLES MANUFACTURING FACILITY



VICINITY MAP

SCALE IN MILES



Feb. 09, 2024 - 11:38am User: kofiez

**WBCM**  
A DIVISION OF TRANSYSTEMS

WHITNEY BAILEY COX & MAGNANI, LLC  
300 East Joppa Road Suite 200  
Baltimore, MD 21286  
410.512.4500 www.wbcm.com

VICINITY MAP

HELLENIC CABLES  
MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
AS SHOWN

**SK-1**



**LOCATION MAP**



Feb.09.2024 - 11:38am User: kofietz

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Baltimore, MD 21286  
410.512.4500 www.wbcm.com

**LOCATION MAP**

**HELLENIC CABLES  
MANUFACTURING FACILITY**

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
AS SHOWN

**SK-2**

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## STONE REVETMENT

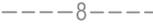
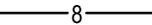
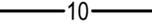
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## LEGEND

	<u>EXISTING</u>	<u>NEW</u>
BUILDING	 EX. BLDG	 NEW BLDG
ROADWAY / PAVING		
STONE REVETMENT		
RAILROAD TRACK		
PROPERTY LINE		
100' CRITICAL AREA BUFFER		
MEAN HIGH WATER LINE		
MAJOR CONTOUR		
MINOR CONTOUR		

Feb 09, 2024 - 5:12pm User: kdietz



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## INDEX OF DRAWINGS AND LEGEND

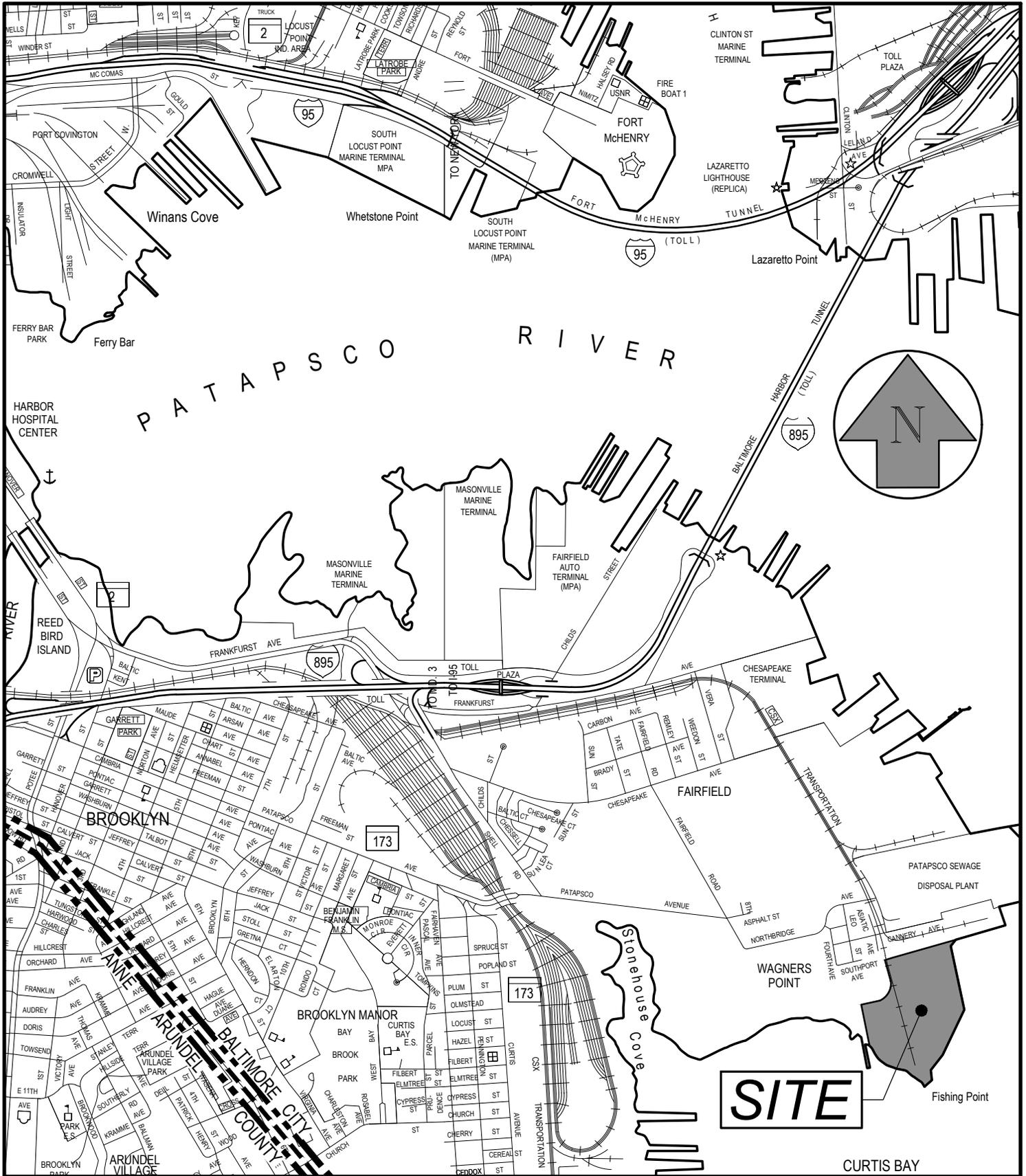
### HELLENIC CABLES MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
N/A

# SK-3



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VICINITY PLAN

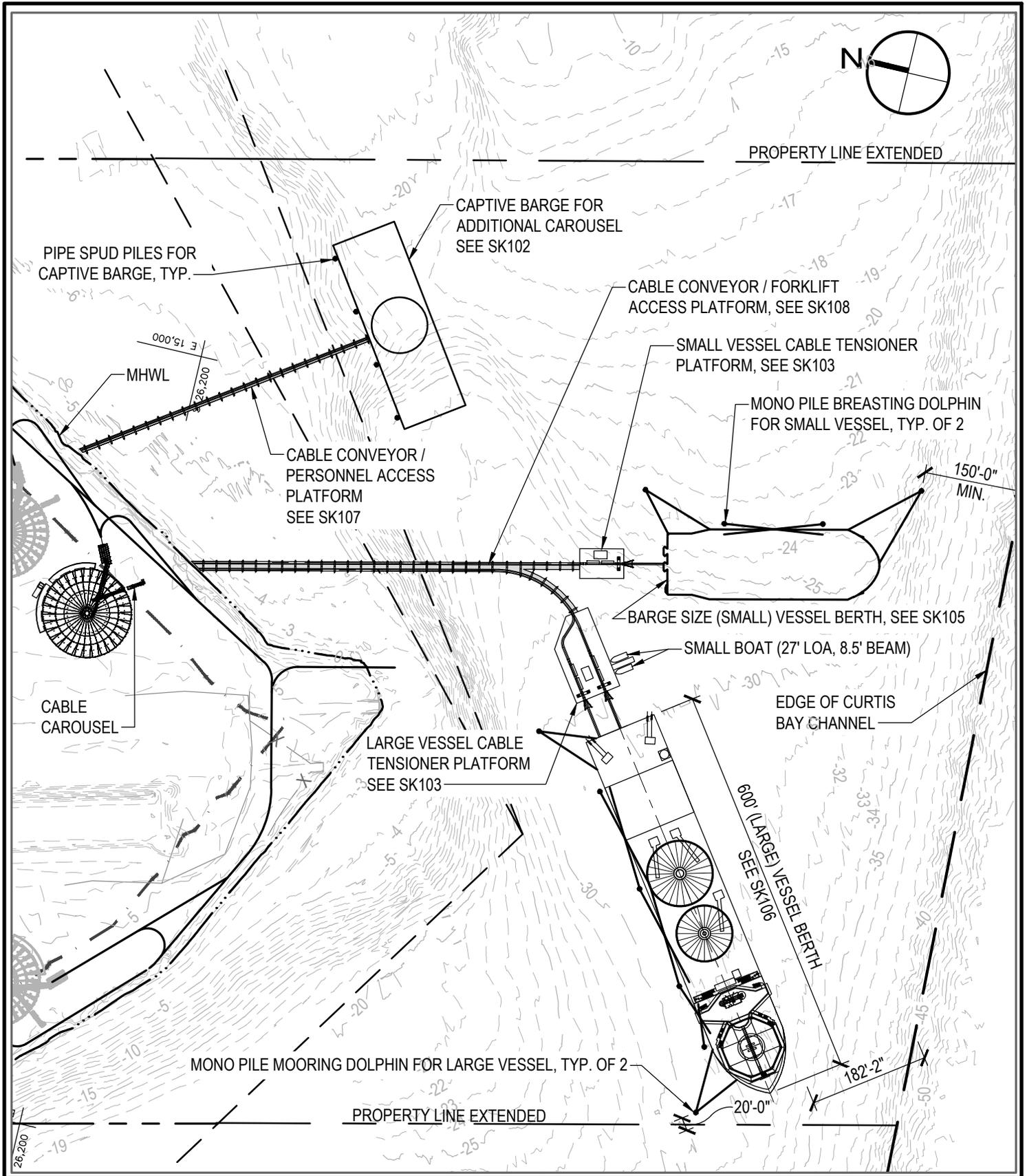
**HELLENIC CABLES  
 MANUFACTURING FACILITY**

3901 ASIATIC AVENUE  
 BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
1" = 2,000'

**SK100**




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**OVERALL SITE PLAN**

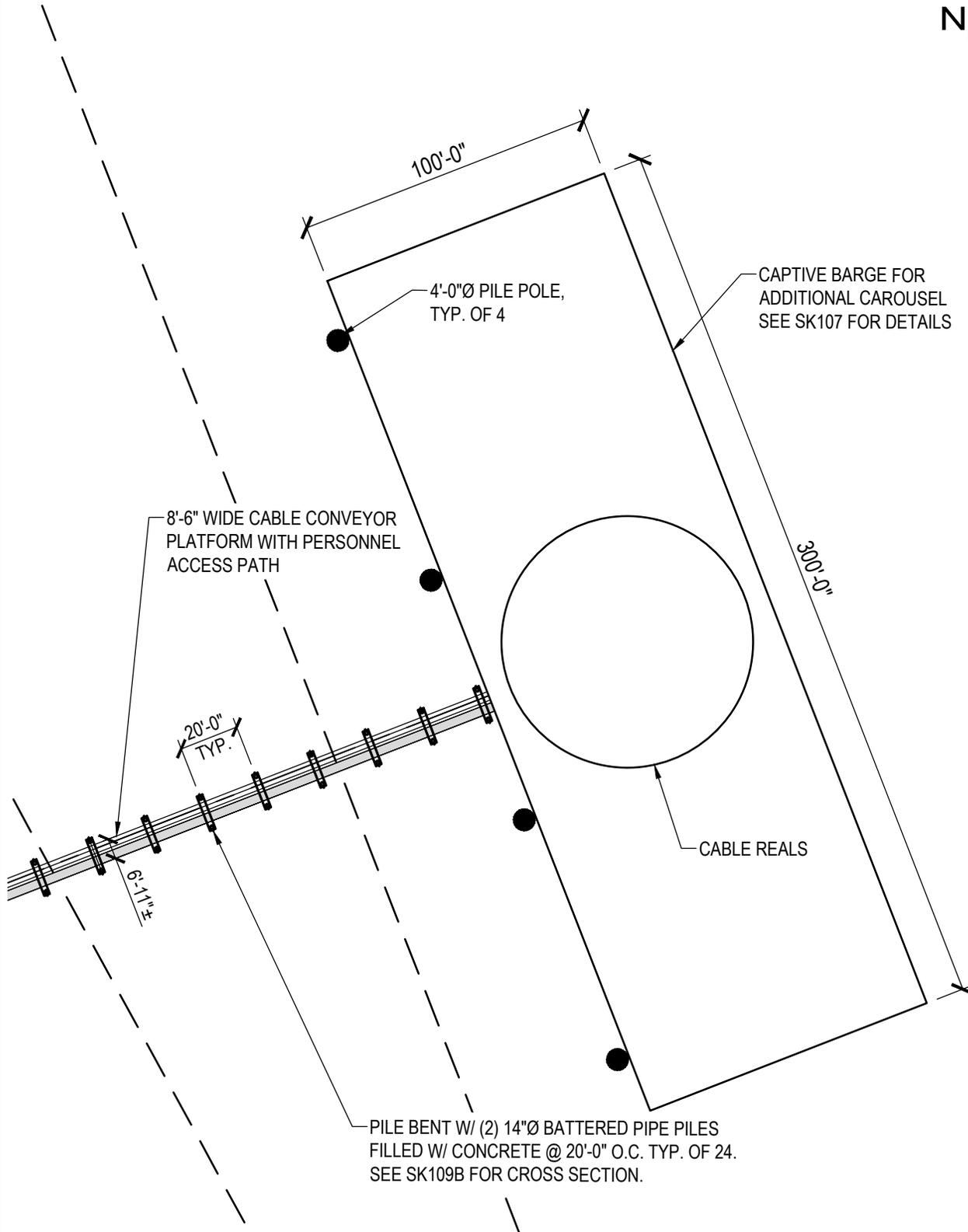
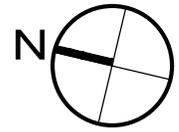
**HELLENIC CABLES  
MANUFACTURING FACILITY**

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
1" = 200'

**SK101**



8'-6" WIDE CABLE CONVEYOR  
PLATFORM WITH PERSONNEL  
ACCESS PATH

100'-0"

4'-0"Ø PILE POLE,  
TYP. OF 4

CAPTIVE BARGE FOR  
ADDITIONAL CAROUSEL  
SEE SK107 FOR DETAILS

300'-0"

20'-0"  
TYP.

6'-11 1/2"

CABLE REALS

PILE BENT W/ (2) 14"Ø BATTERED PIPE PILES  
FILLED W/ CONCRETE @ 20'-0" O.C. TYP. OF 24.  
SEE SK109B FOR CROSS SECTION.

PARTIAL SITE PLAN - CONVEYOR TO BARGE

HELLENIC CABLES  
MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

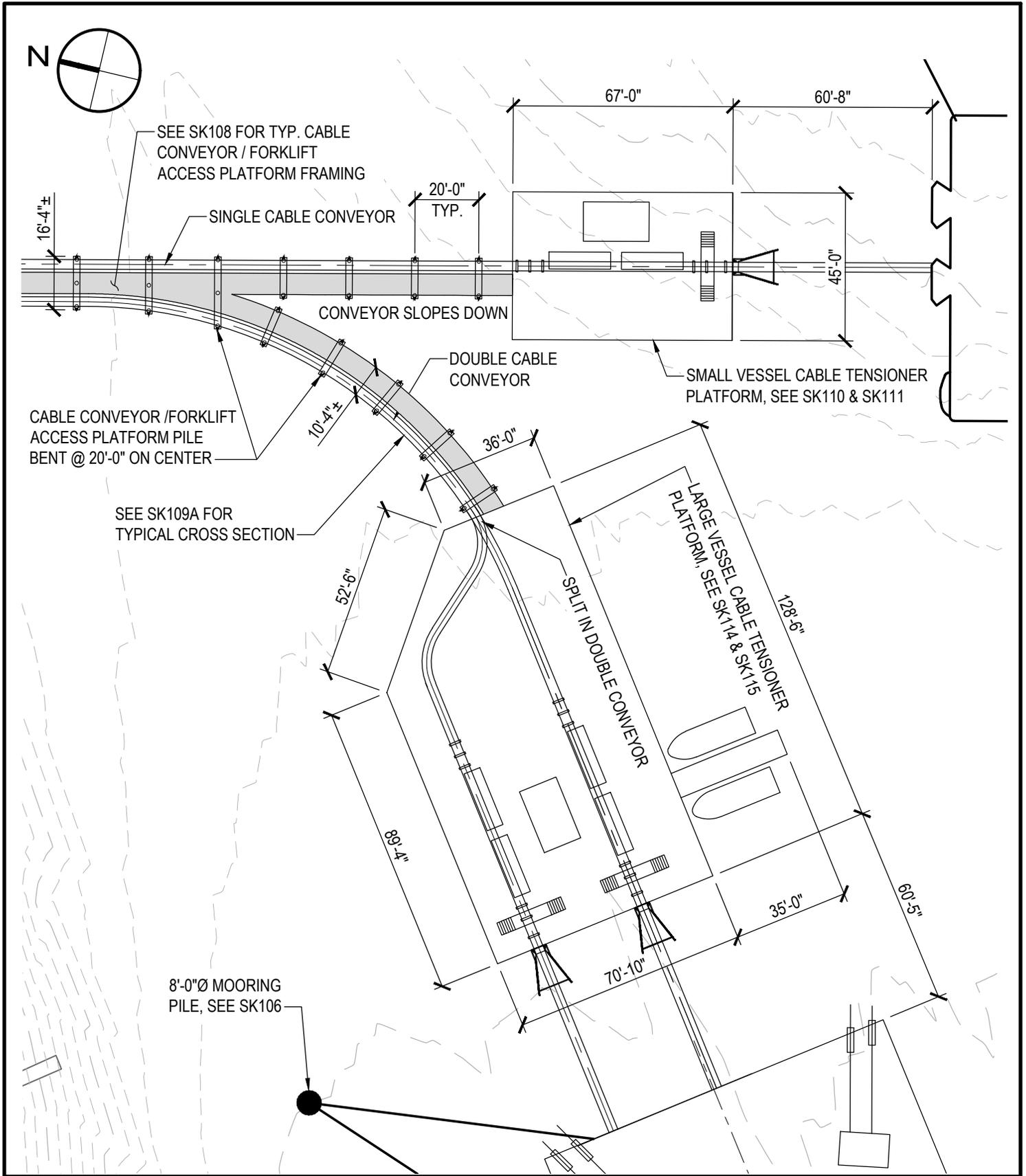
SCALE:  
1" = 50'

SK102

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**PARTIAL SITE PLAN - TENSIONER PLATFORMS**

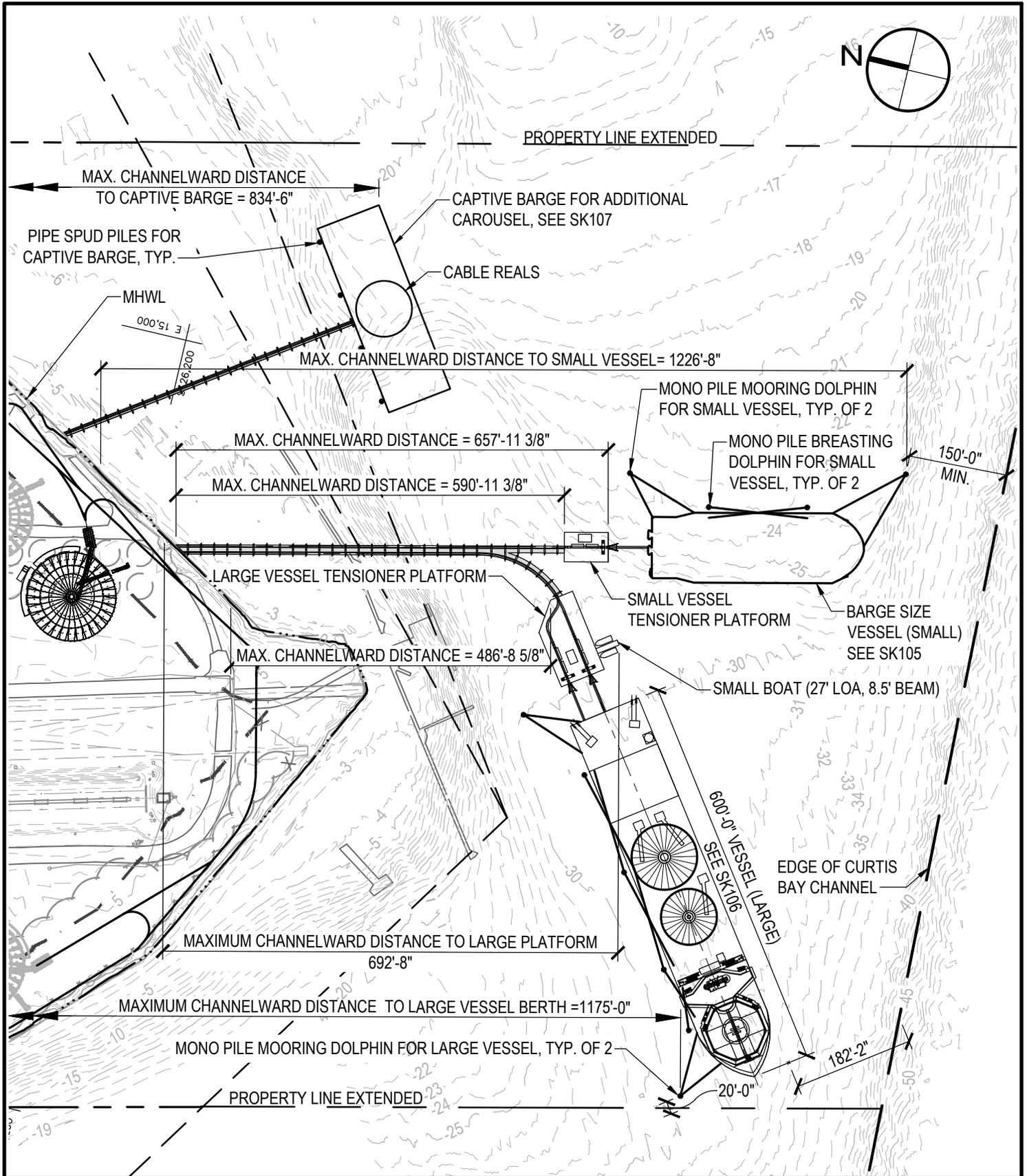
**HELLENIC CABLES  
 MANUFACTURING FACILITY**

3901 ASIATIC AVENUE  
 BALTIMORE, MD 21226-1508

DATE:  
 02/09/2023

SCALE:  
 1" = 40'-0"

**SK103**




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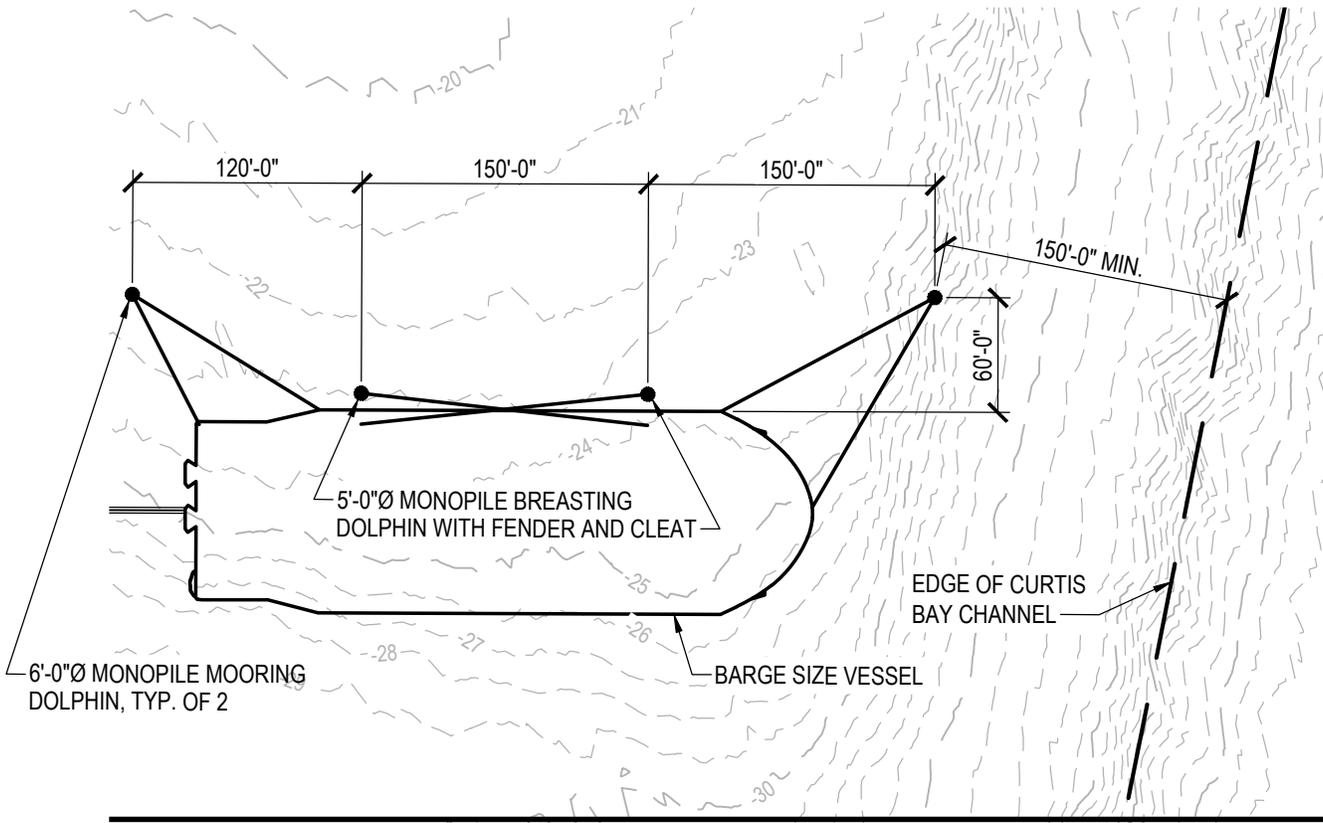
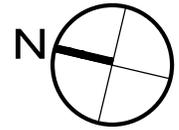
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**OVERALL BERTHING PLAN**  
**HELLENIC CABLES  
 MANUFACTURING FACILITY**  
 3901 ASIATIC AVENUE  
 BALTIMORE, MD 21226-1508

DATE:  
 02/09/2023

SCALE:  
 1" = 200'

**SK104**



Feb 09, 2024 - 7:51pm User: akadar

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PARTIAL BERTHING PLAN - SMALL VESSEL

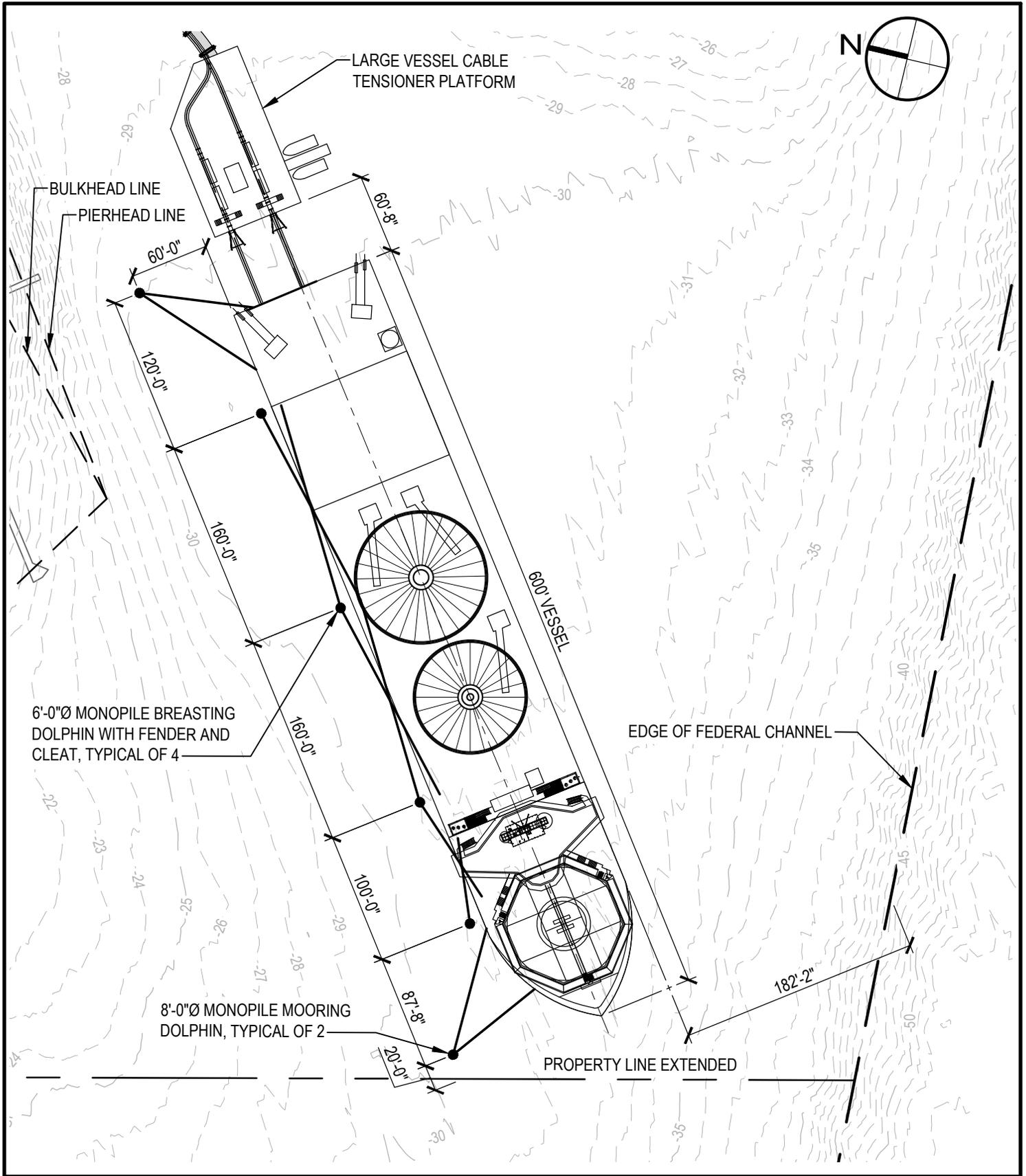
HELLENIC CABLES  
MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
1" = 100'-0"

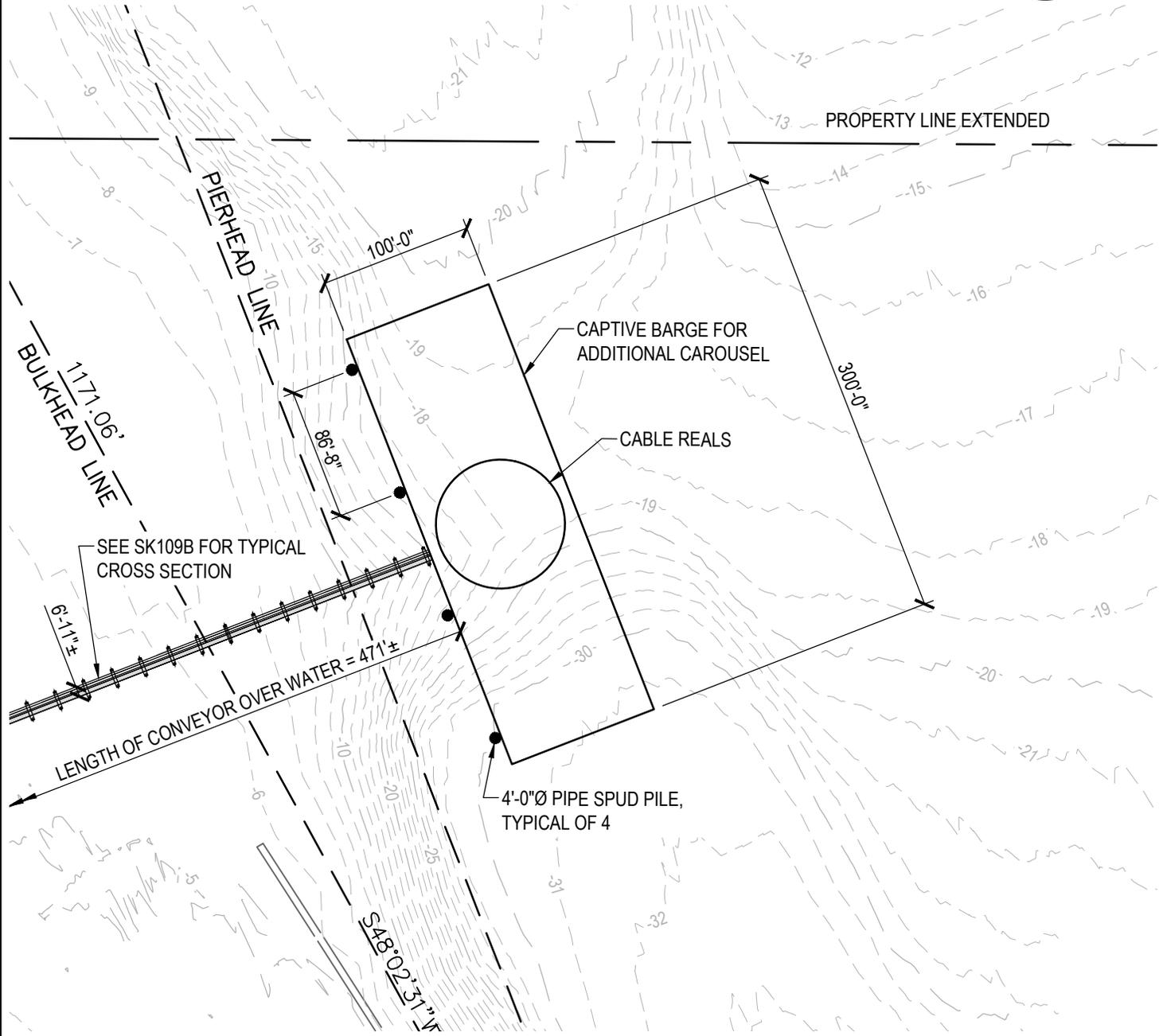
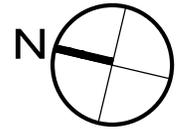
**SK105**



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**PARTIAL BERTHING PLAN - LARGE VESSEL**  
  
**HELLENIC CABLES  
 MANUFACTURING FACILITY**  
 3901 ASIATIC AVENUE  
 BALTIMORE, MD 21226-1508

DATE:  
 02/09/2023  
 SCALE:  
 1" = 100'-0"  
  
**SK106**



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300 East Joppa Road Suite 200  
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PARTIAL BERTHING PLAN - CAPTIVE BARGE

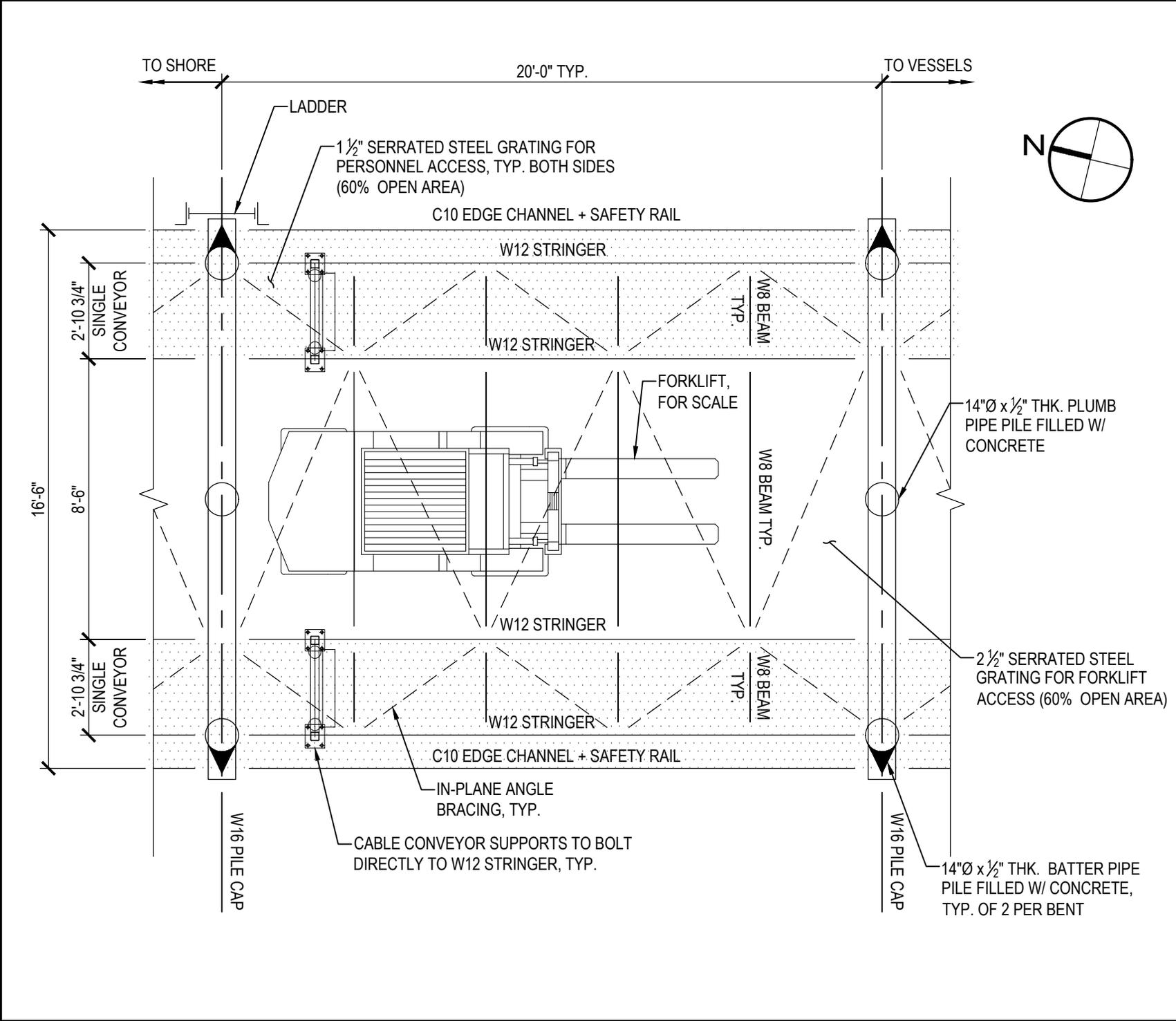
HELLENIC CABLES  
MANUFACTURING FACILITY

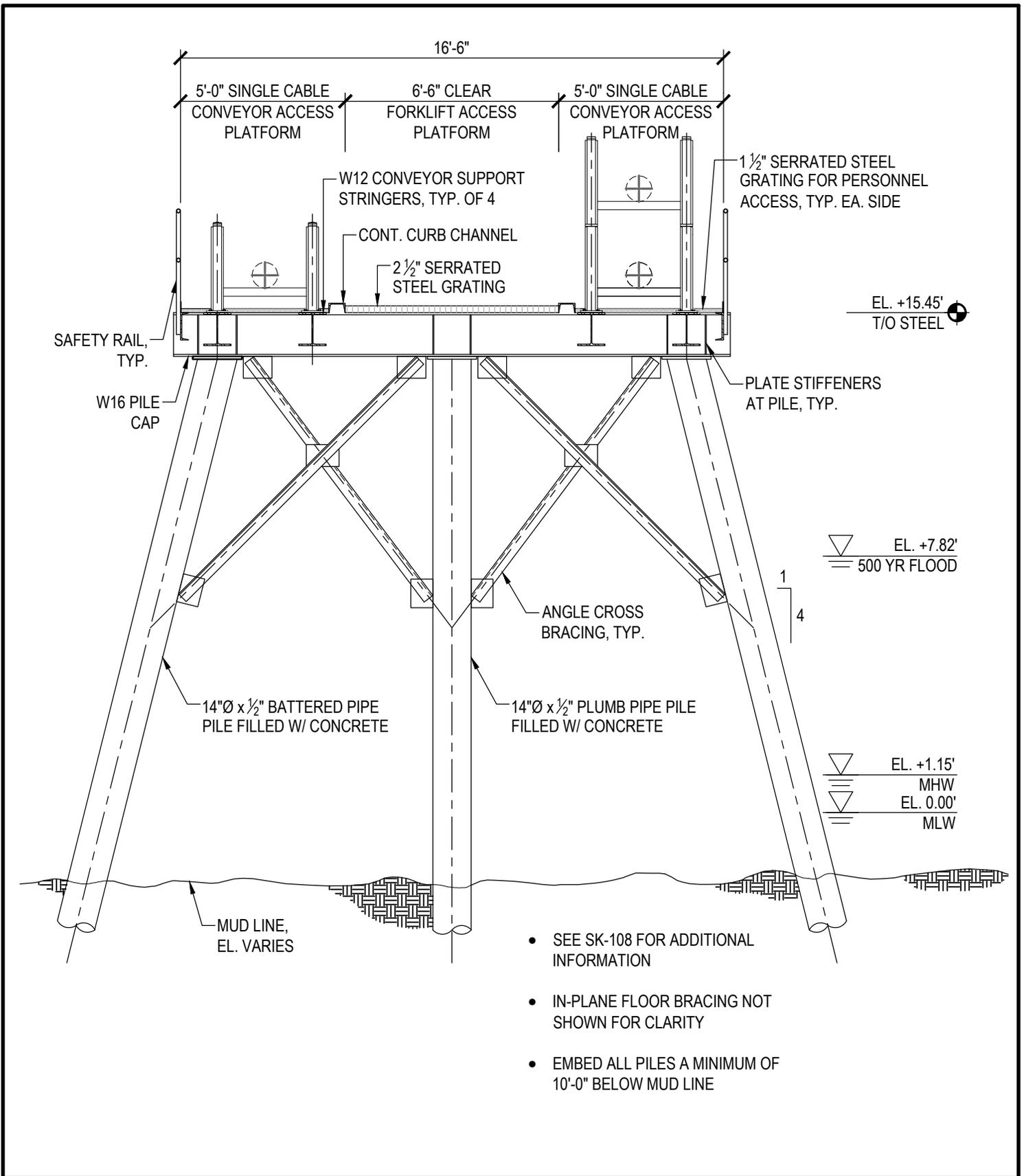
3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

SCALE:  
1" = 100'-0"

SK107





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**WBCM**  
A DIVISION OF TRANSYSTEMS

TYPICAL CABLE CONVEYOR / FORKLIFT ACCESS PLATFORM SECTION

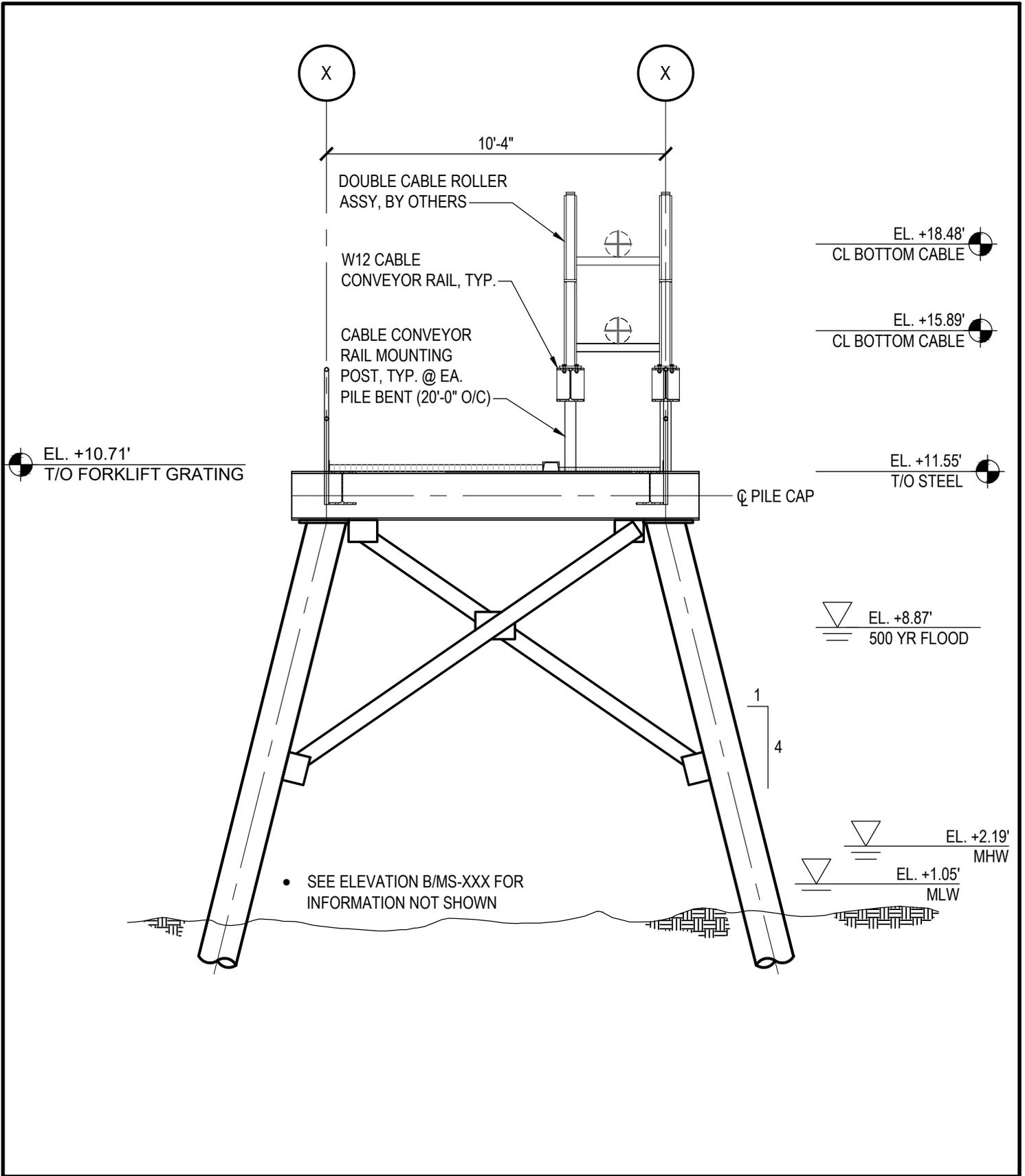
HELLENIC CABLES MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

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

**SK109**



Feb. 09, 2024 - 7:37pm User: akadar



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Baltimore, MD 21286  
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**TYPICAL CABLE CONVEYOR / FORKLIFT ACCESS PLATFORM SECTION**

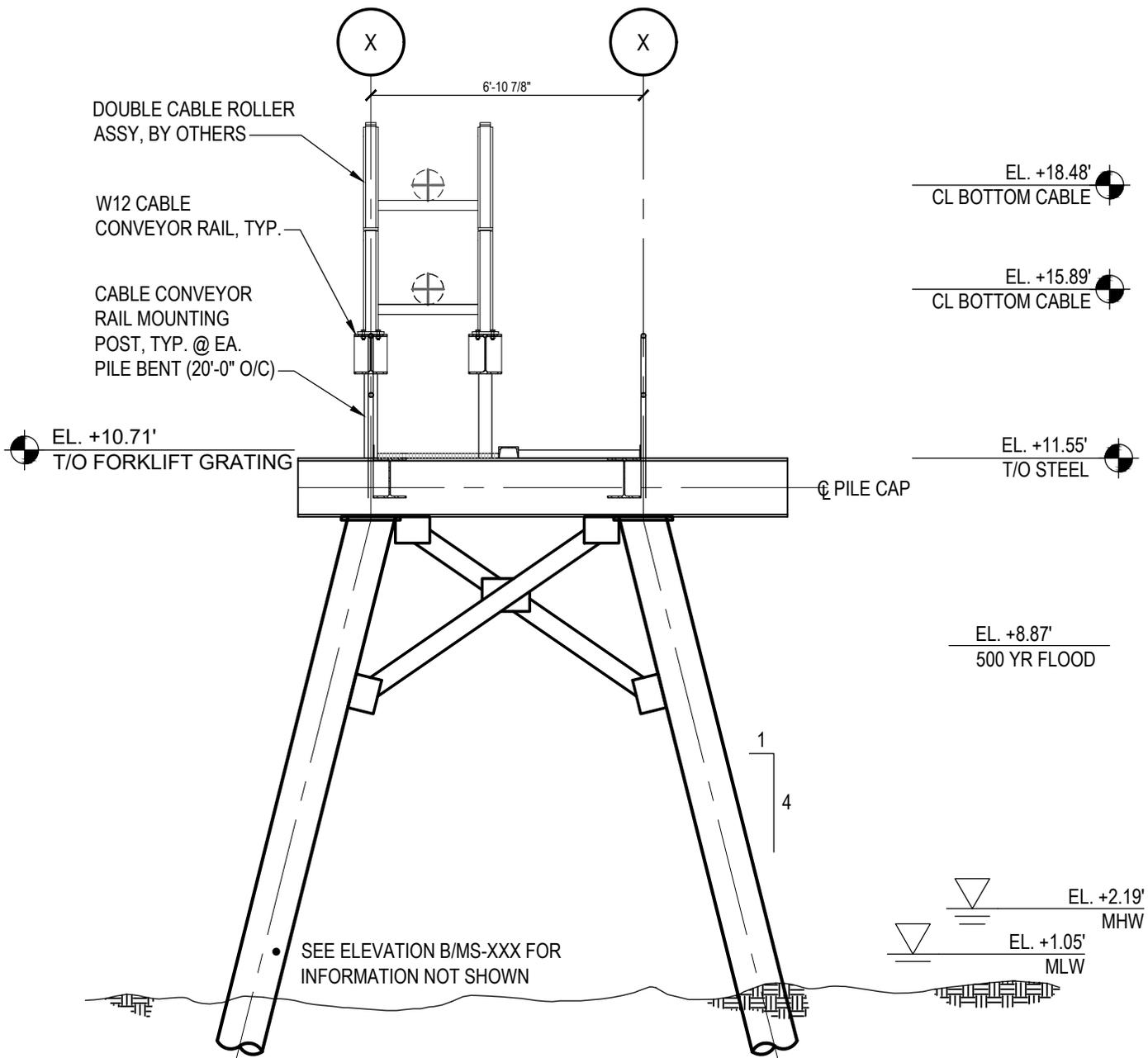
**HELLENIC CABLES MANUFACTURING FACILITY**

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

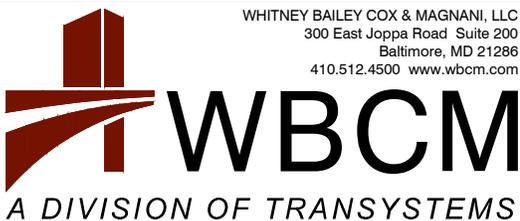
DATE:  
02/09/2023

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

**SK109A**



Feb. 09, 2024 - 7:38pm User: akadar



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 Baltimore, MD 21286  
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TYPICAL CABLE CONVEYOR / FORKLIFT ACCESS  
 PLATFORM SECTION

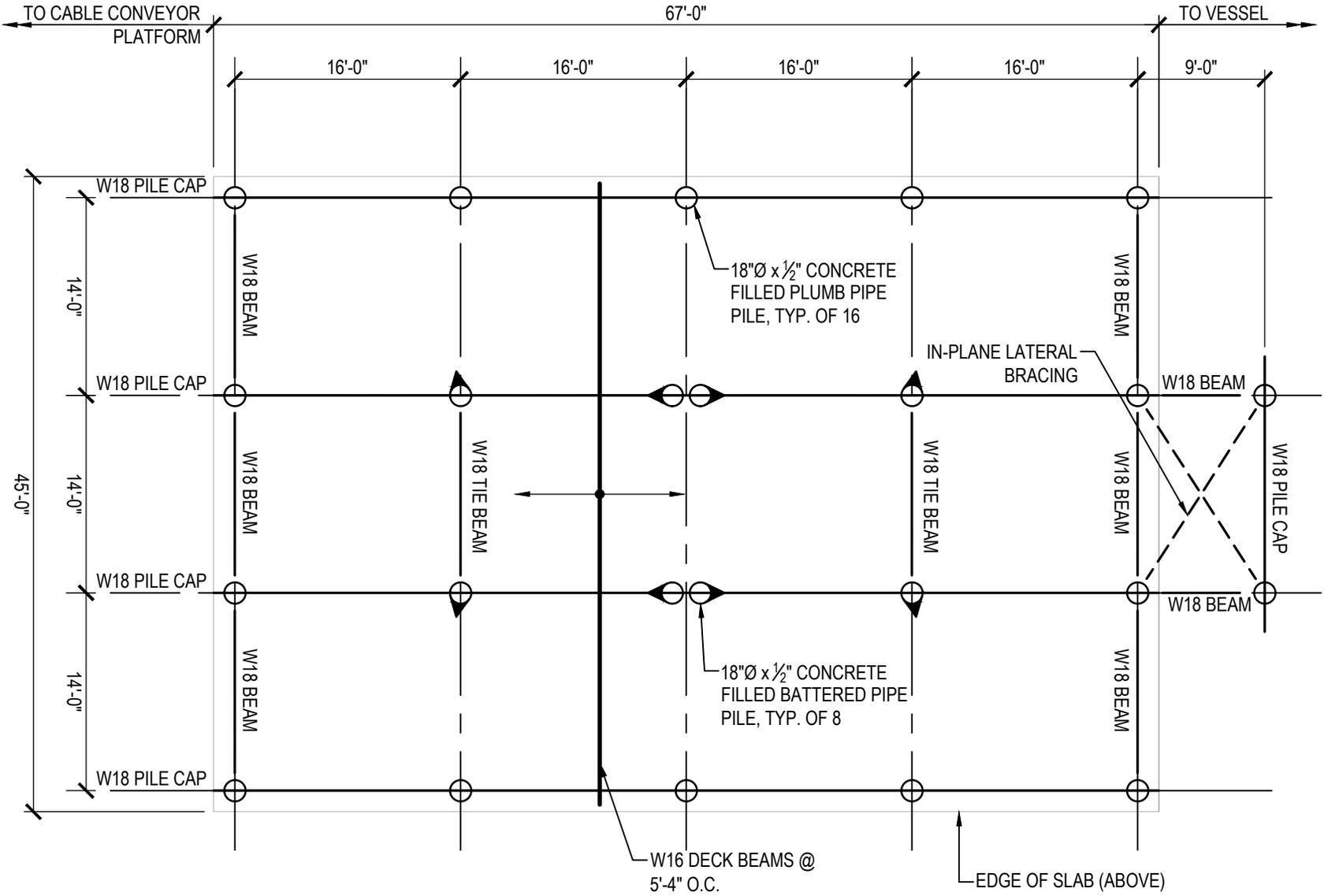
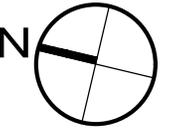
HELLENIC CABLES  
 MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
 BALTIMORE, MD 21226-1508

DATE:  
 02/09/2023

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

SK109B




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Baltimore, MD 21286  
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SMALL VESSEL TENSIONER PLATFORM  
PILING & FRAMING PLAN

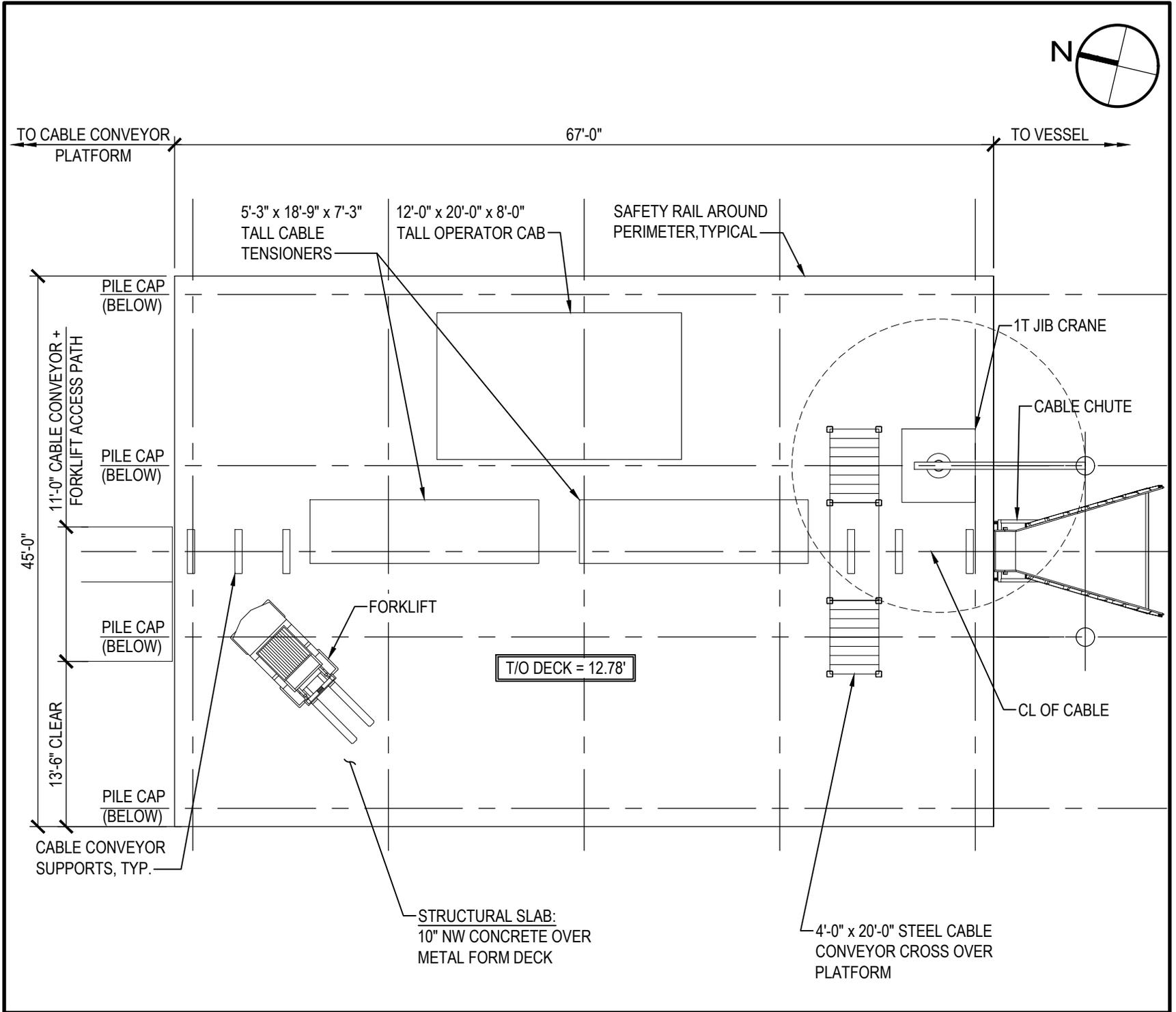
HELLENIC CABLES  
MANUFACTURING FACILITY

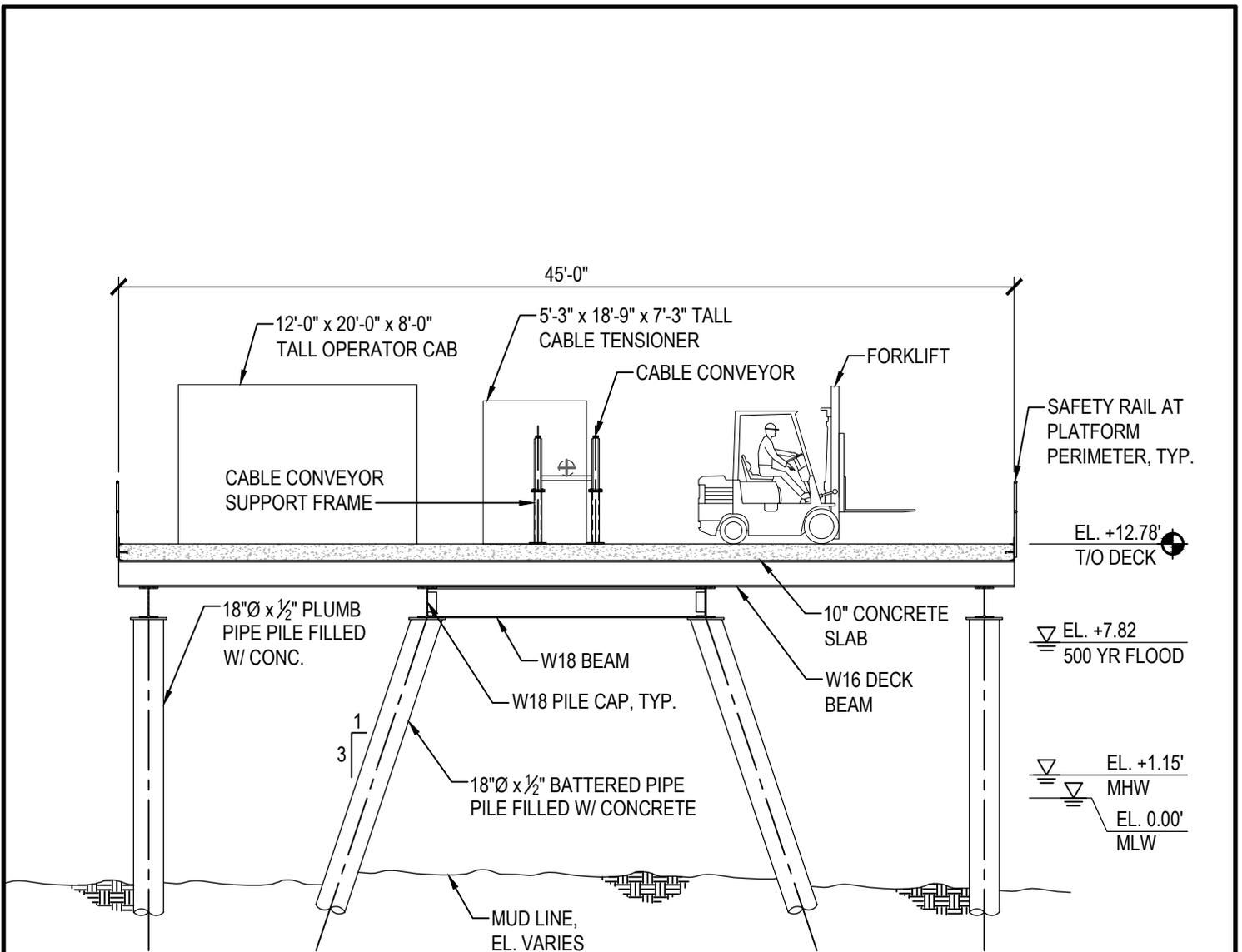
3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE: 02/09/2023

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

SK110





- SEE SK110 & SK111 FOR ADDITIONAL INFORMATION
- EMBED ALL PILES A MINIMUM OF 10'-0" BELOW MUD LINE



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SMALL VESSEL TENSIONER PLATFORM  
SECTION 1

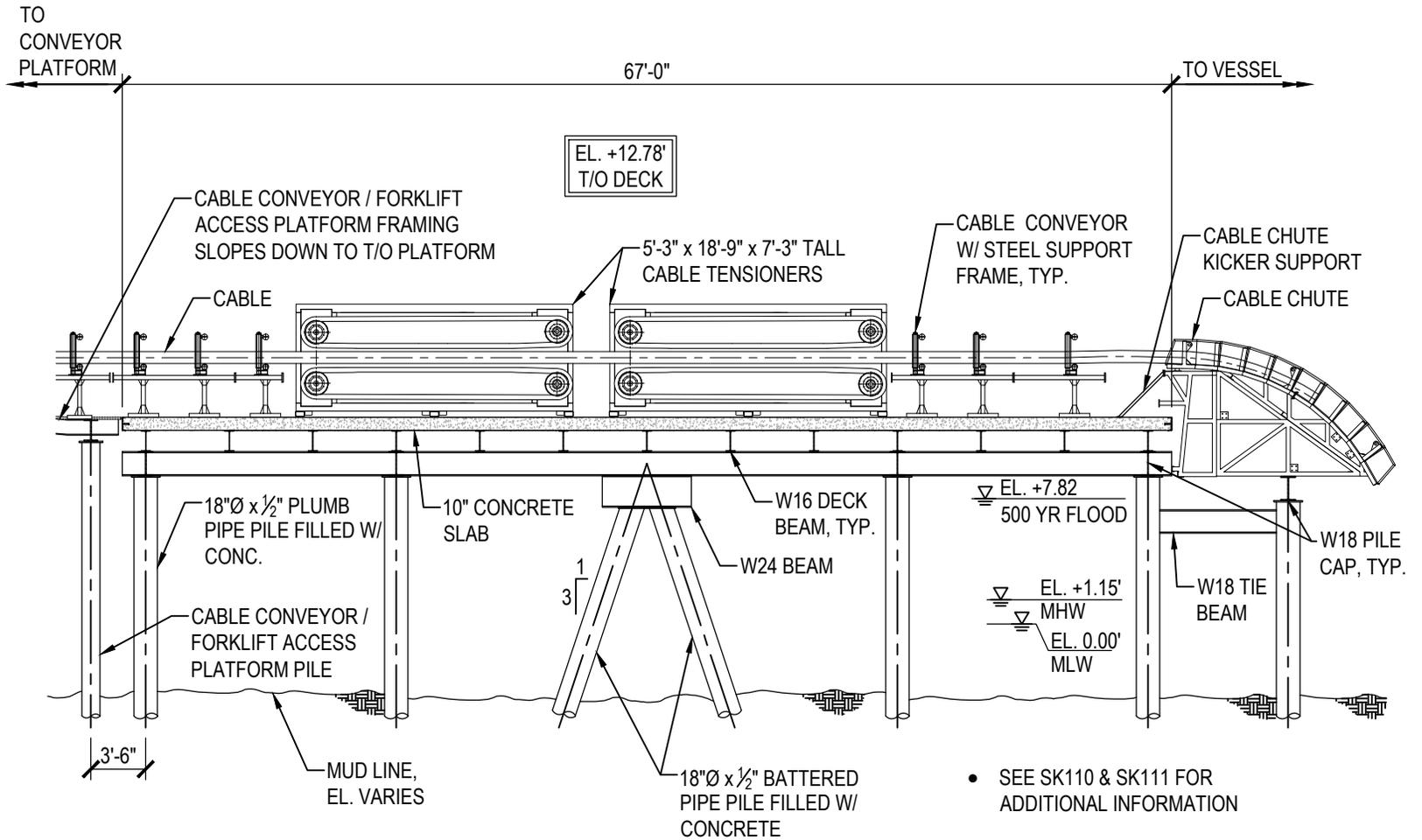
HELLENIC CABLES  
MANUFACTURING FACILITY

3901 ASIATIC AVENUE  
BALTIMORE, MD 21226-1508

DATE:  
02/09/2023

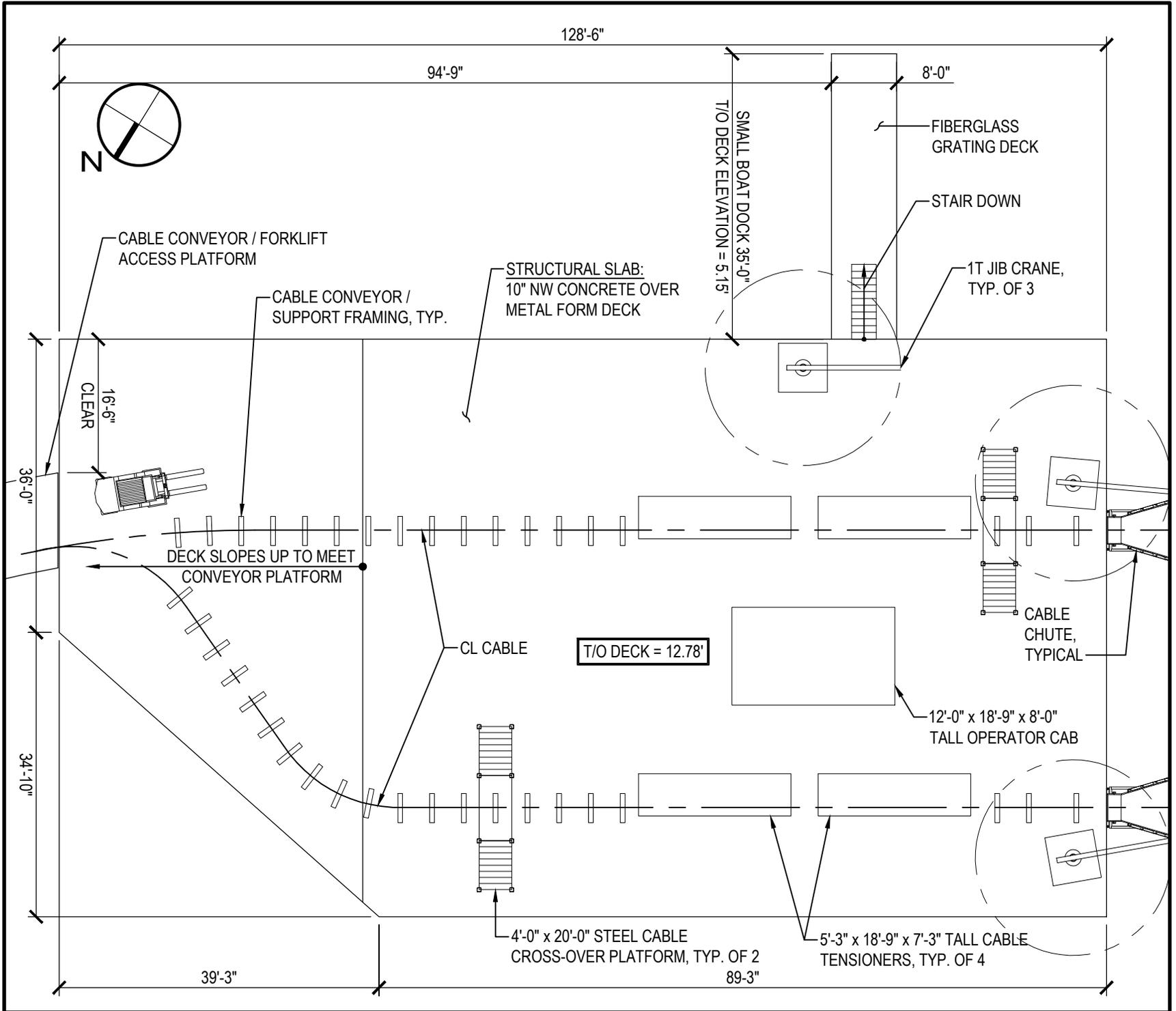
SCALE:  
1/8" = 1'-0"

**SK112**

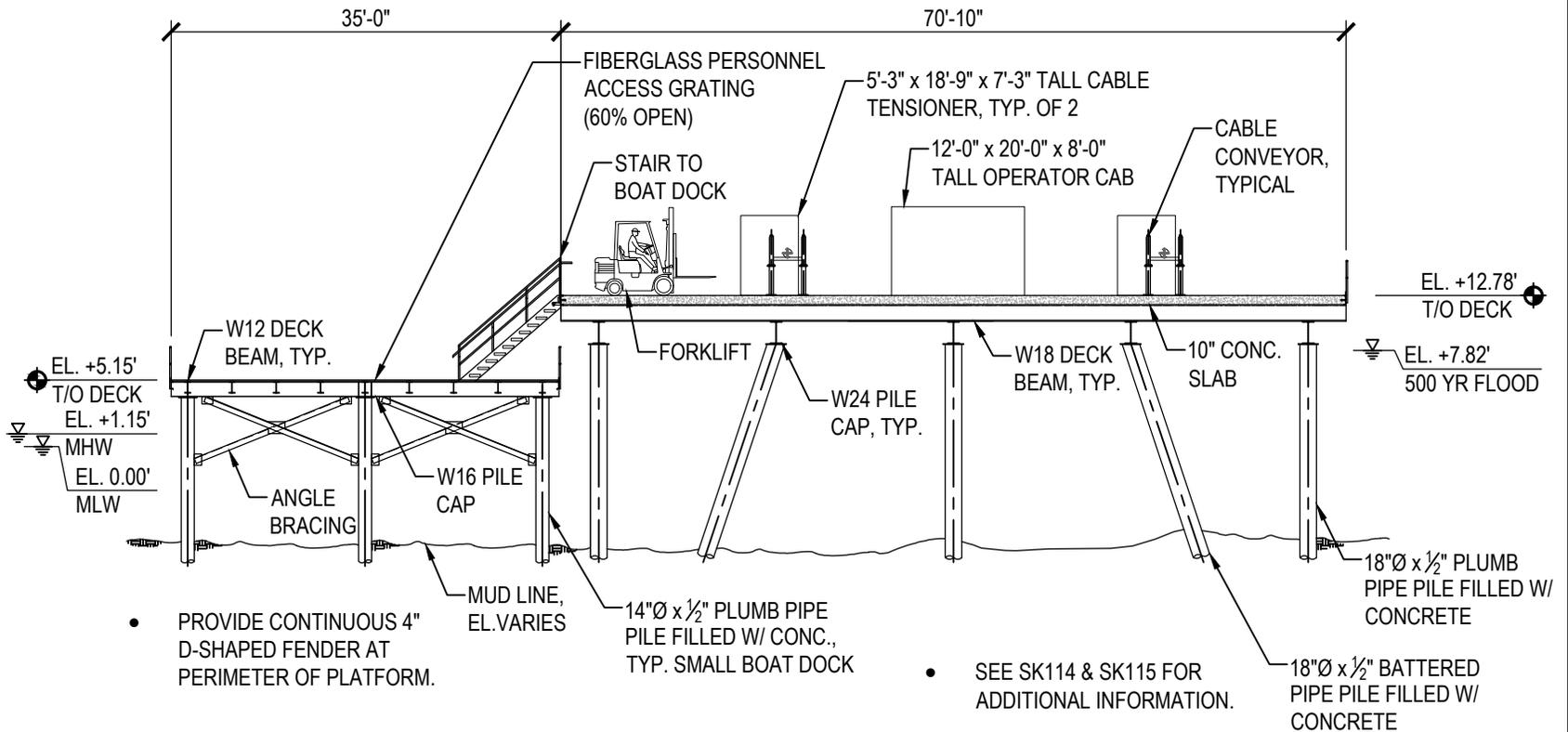


- SEE SK110 & SK111 FOR ADDITIONAL INFORMATION
- EMBED ALL PILES A MINIMUM OF 10'-0" BELOW MUD LINE





SMALL VESSEL TENSIONER PLATFORM  
 SECTION 2



- PROVIDE CONTINUOUS 4" D-SHAPED FENDER AT PERIMETER OF PLATFORM.

- SEE SK114 & SK115 FOR ADDITIONAL INFORMATION.
- EMBED ALL PILES A MINIMUM OF 10'-0" BELOW MUD LINE.

DATE: 02/09/2023

SCALE: 1/16" = 1'-0"

SK116

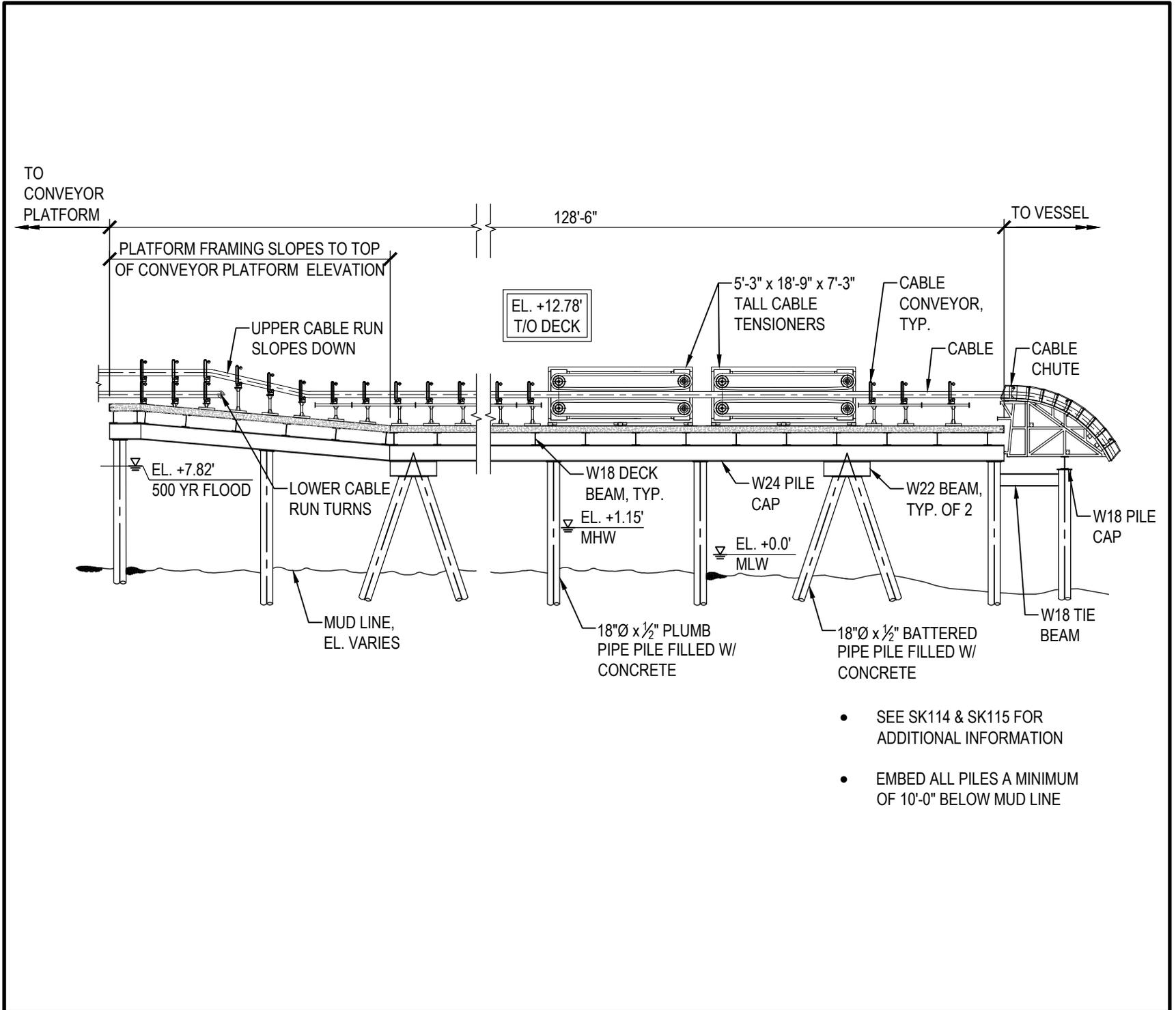
SMALL VESSEL TENSIONER PLATFORM  
 SECTION 2

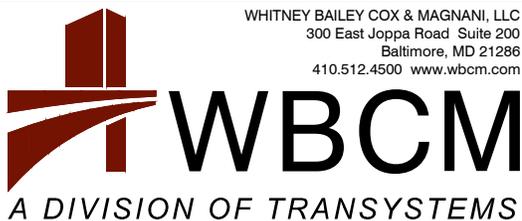
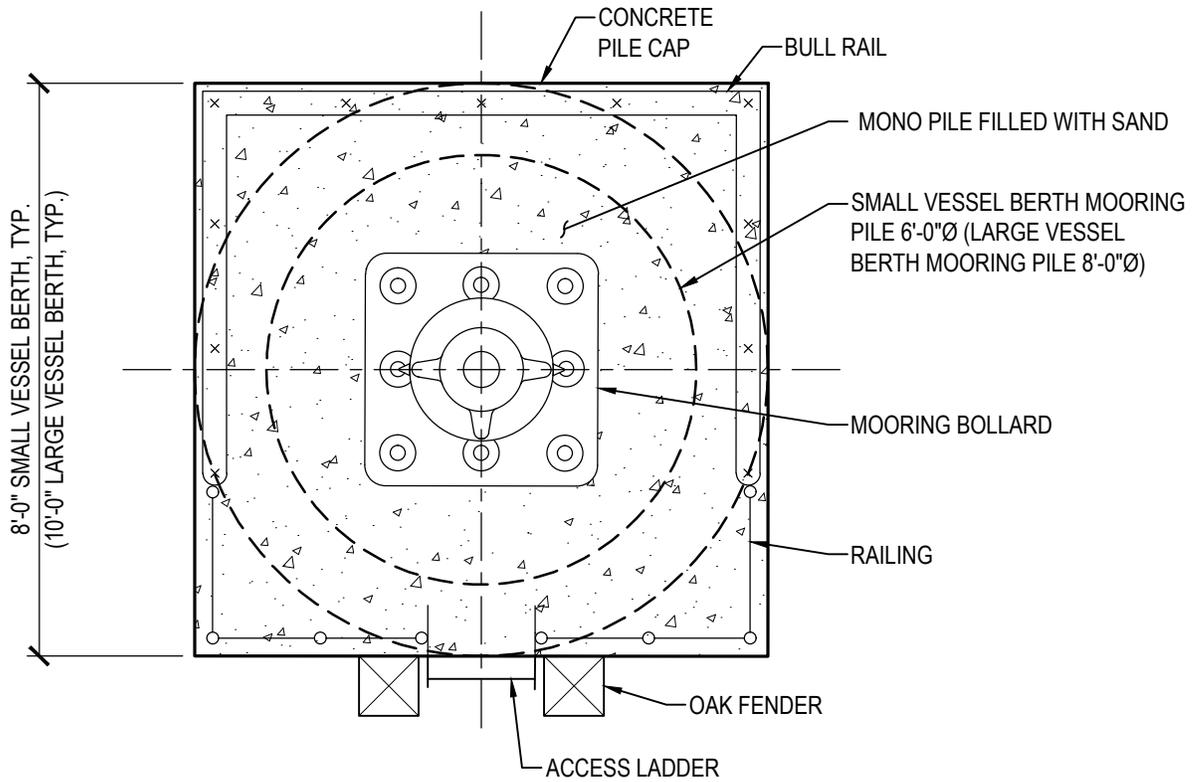
SK117

SCALE:  
1/16" = 1'-0"

DATE:  
02/09/2023

DATE:





MOORING PILE

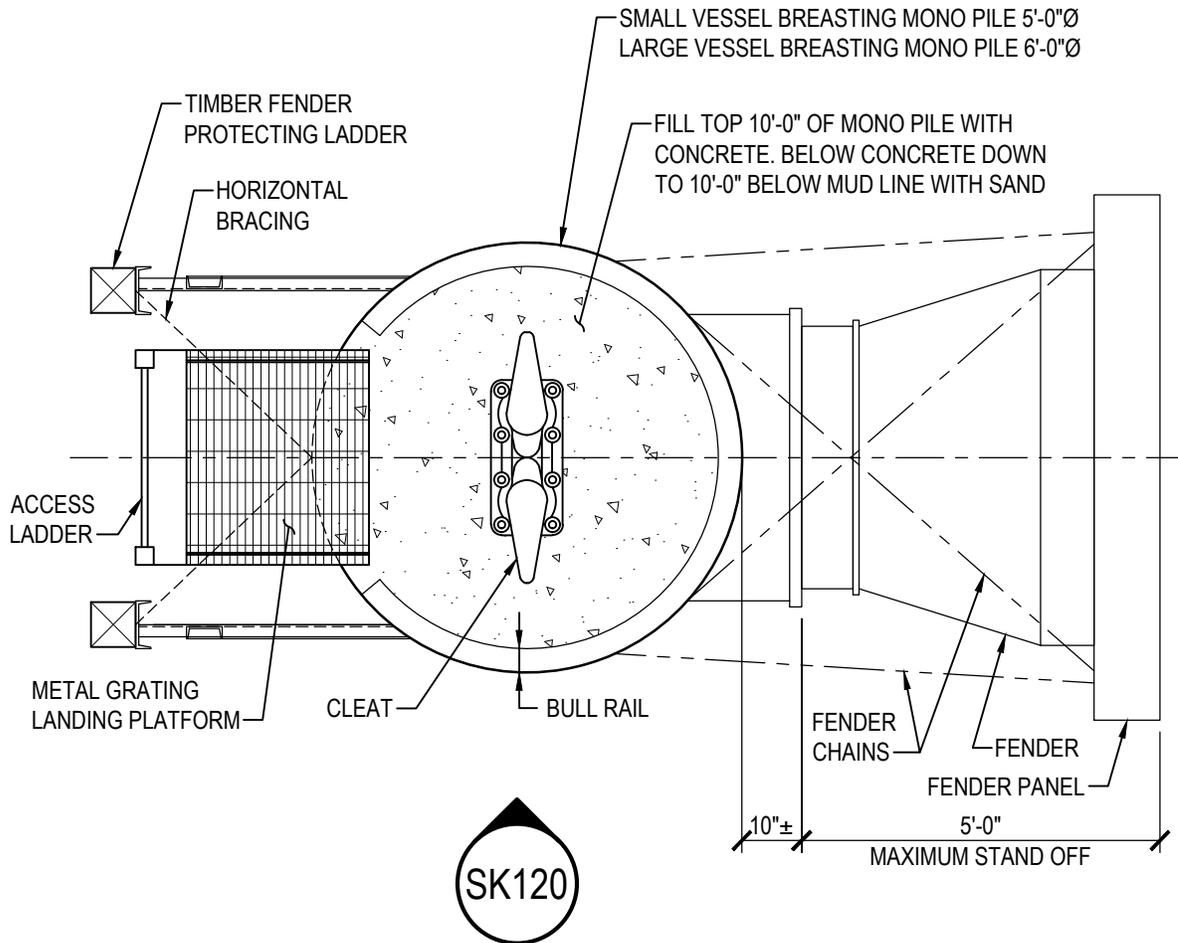
HELLENIC CABLES  
MANUFACTURING FACILITY

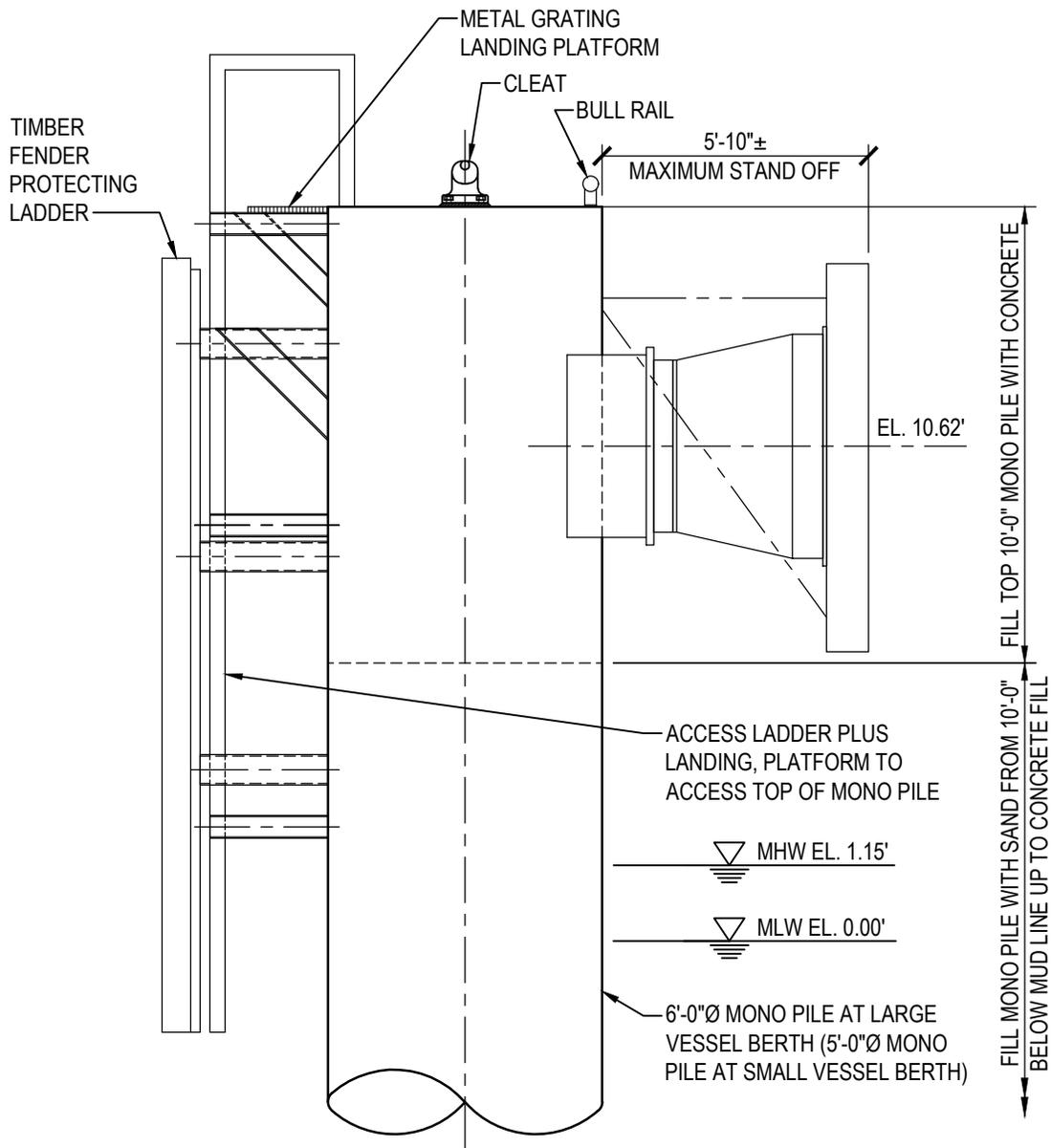
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DATE:  
02/09/2023

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

SK118







**WBCM**  
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**HELLenic CABLES MANUFACTURING FACILITY**

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**CAPTIVE BARGE SECTION**

**SK121**

DATE: 02/09/2023  
SCALE: 1" = 20'-0"

