

PROJECT TEAM:

ARCHITECT:
 BUELL KRATZER POWELL, P.C.
 1525 LOCUST STREET
 PHILADELPHIA, PA 19102
 T: 215.557.6509

CIVIL ENGINEER:
 CARROLL ENGINEERING, INC
 215 SCHILLING CIRCLE, STE 102
 HUNT VALLEY, MD 21031
 T: 410.785.7423

LANDSCAPE ARCHITECT:
 ROBINSON ANDERSON SUMMERS
 28 WEST STATE STREET
 MEDIA, PA 19063
 T: 302.888.1544

STRUCTURAL ENGINEER:
 STRUCTURAL DESIGN STUDIO, INC
 2225 EAST MURRAY HOLLADAY RD
 SALT LAKE CITY, UT 84117
 T: 801.274.3950

MEP ENGINEER:
 KOVACS, WHITNEY & ASSOCIATES
 190 WEST OSTEND ST., STE 300
 BALTIMORE, MD 21230
 T: 410.244.7191

CLIENT:
MARYLAND ZOO
 THE MARYLAND ZOO IN BALTIMORE
 1 SAFARI PLACE
 BALTIMORE, MD 21217

RED PANDA
 THE MARYLAND ZOO
 IN BALTIMORE
 1 SAFARI PLACE
 BALTIMORE, MD 21217

THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES USED TO DO THE WORK OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN ACKNOWLEDGMENT OF THESE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

SEAL:

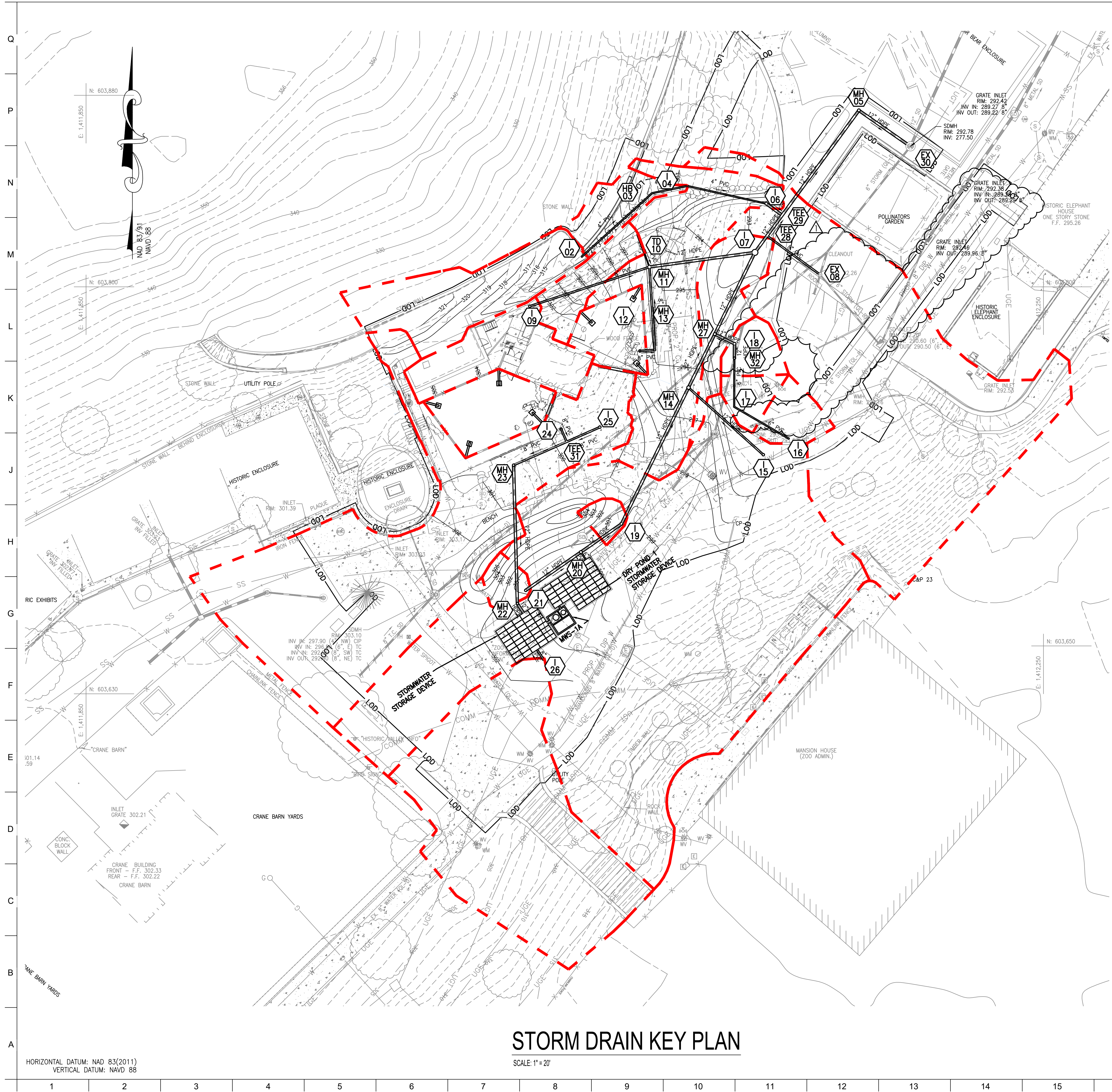
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14446, EXPIRES DATE 9/25/25.

DATE:	JANUARY 14, 2025
PROJECT NO:	2023-10.04
DRAWN BY:	MJE
CHECKED BY:	CMS
SUBMISSION:	DATE
BID SET:	01/14/2025

REVISION	DATE
ADDENDUM 1	02/03/2025

DRAWING TITLE:
 STORM DRAIN
 KEY PLAN

DRAWING NO:
C500



OWNER / DEVELOPER / APPLICANT:
 MARYLAND ZOO IN BALTIMORE
 1876 MANSION HOUSE DRIVE
 BALTIMORE MD 21217
 CONTACT: MR. KARL KRANZ
 PHONE: 443-552-3350

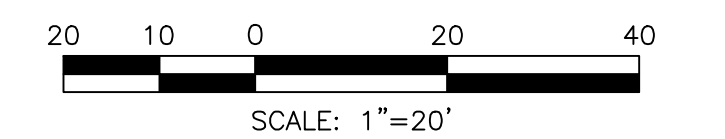
LEGEND

	PROPOSED BUILDING
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED ASPHALT
	PROPOSED CURB
	PROPOSED CONCRETE WALK
	PROPOSED FENCELINE
	LIMIT OF DISTURBANCE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SANITARY LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED STORMDRAIN LINE
	PROPOSED STORMDRAIN MANHOLE
	PROPOSED WATER LINE
	PROPOSED SMALL SECTIONAL VAULT
	PROPOSED WATER VALVE

PROPOSED NOTES:

- CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION/DEMOLITION AND NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- CONTRACTOR SHALL MAINTAIN PEDESTRIAN & VEHICULAR ACCESS TO AND AROUND OVERALL SITE DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL FURNISH VEHICULAR AND PEDESTRIAN TRAFFIC PROTECTION IN ACCORDANCE WITH MUTCD LATEST VERSION AND THE CITY OF BALTIMORE REQUIREMENTS.
- CONTRACTOR SHALL CONTACT THE OWNER AND DEVELOPER 72 HOURS PRIOR TO COMMENCING ANY WORK.
- ALL UTILITY FRAMES AND COVERS TO REMAIN WITHIN THE PROJECT AREA SHALL BE ADJUSTED BY THE CONTRACTOR TO MEET NEW PAVEMENT OR GROUND ELEVATION. THE CONTRACTOR SHALL MAKE, CHECK, AND BE RESPONSIBLE FOR ALL MEASUREMENTS AND DIMENSIONS NECESSARY FOR THE PROPER CONSTRUCTION OF AND THE PREVENTION OF MISFITTINGS IN THE WORK. VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION IN EACH AREA.
- CONTRACTOR TO COORDINATE WITH MISS UTILITY, THE CITY OF BALTIMORE, AND A PRIVATE UTILITY LOCATOR COMPANY PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITIES COMPANIES PRIOR TO COMMENCING EXCAVATION.
- LIVE UNDERGROUND UTILITIES EXIST WITHIN THE WORK AREA. CONTRACTOR SHALL USE EXTREME CAUTION AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY STRUCTURES TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES AND TO PREVENT DEBRIS, SEDIMENT, OR WATER FROM ENTERING THE STRUCTURES.
- CONTRACTOR SHALL PROTECT ALL FACILITIES AND UTILITIES TO REMAIN FROM DAMAGE WHETHER SHOWN HEREON OR NOT.
- ALL EXISTING PAINT MARKINGS ADJACENT TO THE PROJECT AREA WHICH BECOME FADED OR OBSCURED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAINTED OR RESTORED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDER TO MINIMIZE DURATION OF UTILITY OUTAGES.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PLACEMENT OF ALL UTILITY CONDUITS AND ENCASUREMENT. CONTRACTOR SHALL PROVIDE CONDUITS AND PULL STRINGS IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS FOR THEIR RESPECTIVE CONDUITS.
- USE EXTREME CAUTION WHEN WORKING AROUND EXISTING TREES TO REMAIN SO AS NOT TO DAMAGE THE TREES OR ROOT SYSTEMS.
- CONTRACTOR SHALL PROTECT ALL AREAS BEYOND THE LIMITS OF DISTURBANCE AND SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL OR BETTER CONDITION.
- INFORMATION SHOWN ON THIS DRAWING HAS BEEN PROVIDED AS A GUIDE TO ASSIST THE CONTRACTOR IN ESTABLISHING THE LOCATIONS OF PROPOSED CONSTRUCTION WITH RESPECT TO EXISTING SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY STAKEOUT REQUIRED AND TO CONFIRM ALL INFORMATION SHOWN HEREON. CONTRACTOR SHALL FURNISH SHORING, SHEATHING, OR OTHERWISE SUPPORT EXCAVATIONS TO PROTECT EXCAVATIONS FROM CAVE-INS UNTIL BACKFILL PLACEMENT IS COMPLETE PER SPECIFICATIONS.
- SEE EXISTING CONDITIONS PLAN FOR SITE BENCHMARKS. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT FOR CONSTRUCTION LAYOUT PURPOSES.
- REFER TO THE SITE LANDSCAPING PLANS FOR SITE FURNISHING AND PLANTING INFORMATION.
- SEE LANDSCAPE PLANS FOR PROPOSED SCORING AND PAVEMENT PATTERNS.
- REFER TO THE ELECTRICAL PLANS FOR ADDITIONAL ELECTRICAL UTILITY INFORMATION.

ALL WORK SHALL CONFORM TO CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES, AND INCIDENTAL STRUCTURES 2006, AND SUPPLEMENTARY SPECIFICATIONS IN THE CONTRACT DOCUMENTS.



BCNR # 11545

STORM DRAIN KEY PLAN

SCALE: 1" = 20'

HORIZONTAL DATUM: NAD 83(2011)
 VERTICAL DATUM: NAVD 88

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