

**PROJECT TEAM:**

**ARCHITECT:**  
 BUELL KRATZER POWELL, P.C.  
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 215 SCHILLING CIRCLE, STE 102  
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**LANDSCAPE ARCHITECT:**  
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**STRUCTURAL ENGINEER:**  
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**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 THE 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: 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, EXPIRATION 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:**  
 PROPOSED  
 CONDITIONS  
 PLAN

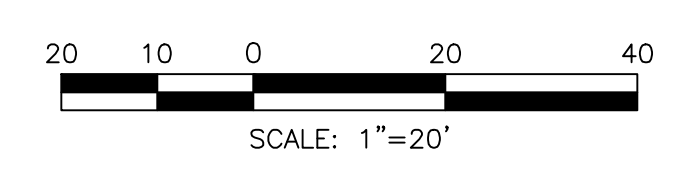
**DRAWING NO:**  
**C200**

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

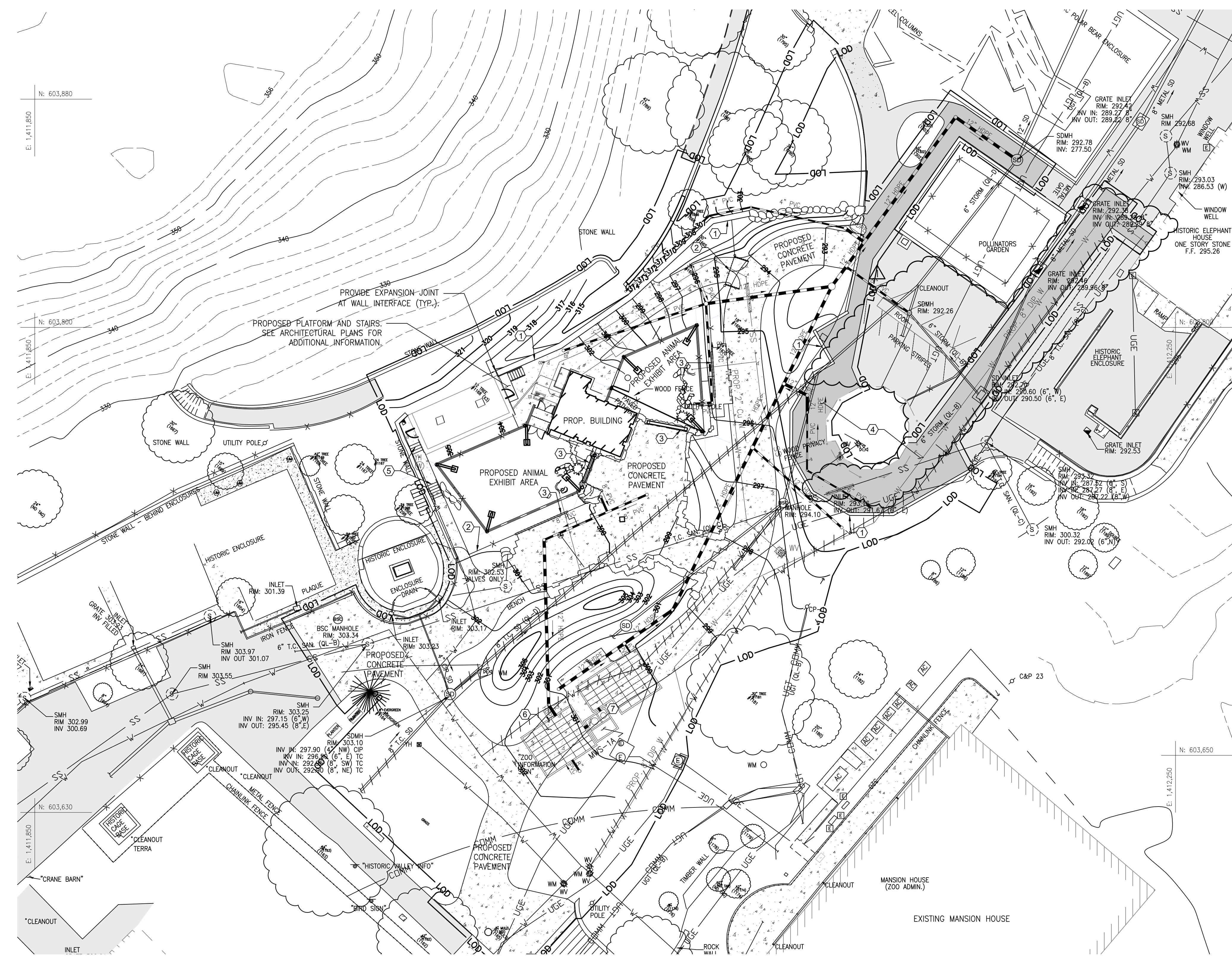
- LEGEND**
- PROPOSED BUILDING
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED ASPHALT
  - PROPOSED CURB
  - PROPOSED CONCRETE WALK
  - PROPOSED FENCELINE
  - LIMIT OF DISTURBANCE
  - UGE PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED SANITARY LINE
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED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

- SITE FEATURE LIST:**
- ① PROPOSED RETAINING WALL.
  - ② PROPOSED FENCE AND GATE. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION AND DETAILS.
  - ③ PROPOSED VIEWING AREAS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - ④ PROPOSED ASPHALT REPAIR. PROTECT EXISTING BUILDING FROM DAMAGE.
  - ⑤ PROPOSED STAIRS.
  - ⑥ PROPOSED UNDERGROUND STORM WATER STORAGE CHAMBERS.
  - ⑦ PROPOSED MODULAR WETLAND STORMWATER MANAGEMENT STRUCTURE.

SEE LANDSCAPE PLANS L300 AND L310 FOR CURB LAYOUT AND ELEVATIONS.



BCNR # 11545



- CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL CONTACT THE OWNER AND DEVELOPER 72 HOURS PRIOR TO COMMENCING ANY WORK.
  2. CONTRACTOR TO COORDINATE WITH MISS UTILITY, BALTIMORE COUNTY PUBLIC SCHOOLS, 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 UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
  3. 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 PLANS.
  4. 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.
  5. CONTRACTOR SHALL STABILIZE ALL UNINTENTIONALLY DISTURBED AREAS OUTSIDE OF THE L.O.D. BY THE END OF THE SAME WORKING DAY.
  6. 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.
  7. CONTRACTOR SHALL PROTECT ALL FACILITIES AND UTILITIES TO REMAIN FROM DAMAGE WHETHER SHOWN HEREON OR NOT.
  8. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING POLES TO REMAIN.
  9. THE CONTRACTOR SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
  10. ALL EXISTING PAINT MARKINGS ADJACENT TO THE PROJECT AREA WHICH BECAME FADED OR OBTUSCURED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAINTED OR RESTORED AT NO ADDITIONAL COST TO THE OWNER.
  11. CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND EXISTING TREES TO REMAIN SO AS TO NOT DAMAGE THE TREES, TREE BRANCHES OR TREE ROOT SYSTEM.
  12. CONTRACTOR SHALL INSTALL ORANGE PLASTIC MESH TREE PROTECTION FENCE (TPF) PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  13. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDER TO MINIMIZE DURATION OF UTILITY OUTAGES.
  14. CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO AND AROUND ADJACENT AREAS AS DIRECTED BY THE OWNER DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL FURNISH VEHICULAR AND PEDESTRIAN TRAFFIC PROTECTION IN ACCORDANCE WITH MUTCD LATEST VERSION.
  15. CONTRACTOR SHALL UTILIZE SIX (6) FOOT TALL CHAIN LINK CONSTRUCTION FENCE AROUND ALL ACTIVE WORK AREAS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND WARNING MEASURES TO PROTECT PEDESTRIANS FROM CONSTRUCTION ACTIVITIES. CONTRACTORS SHALL SUBMIT TO BALTIMORE CITY FOR ALL APPLICABLE PERMITS.

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.

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

# PROPOSED CONDITIONS PLAN

SCALE: 1"=20'

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