

**PROJECT TEAM:**

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

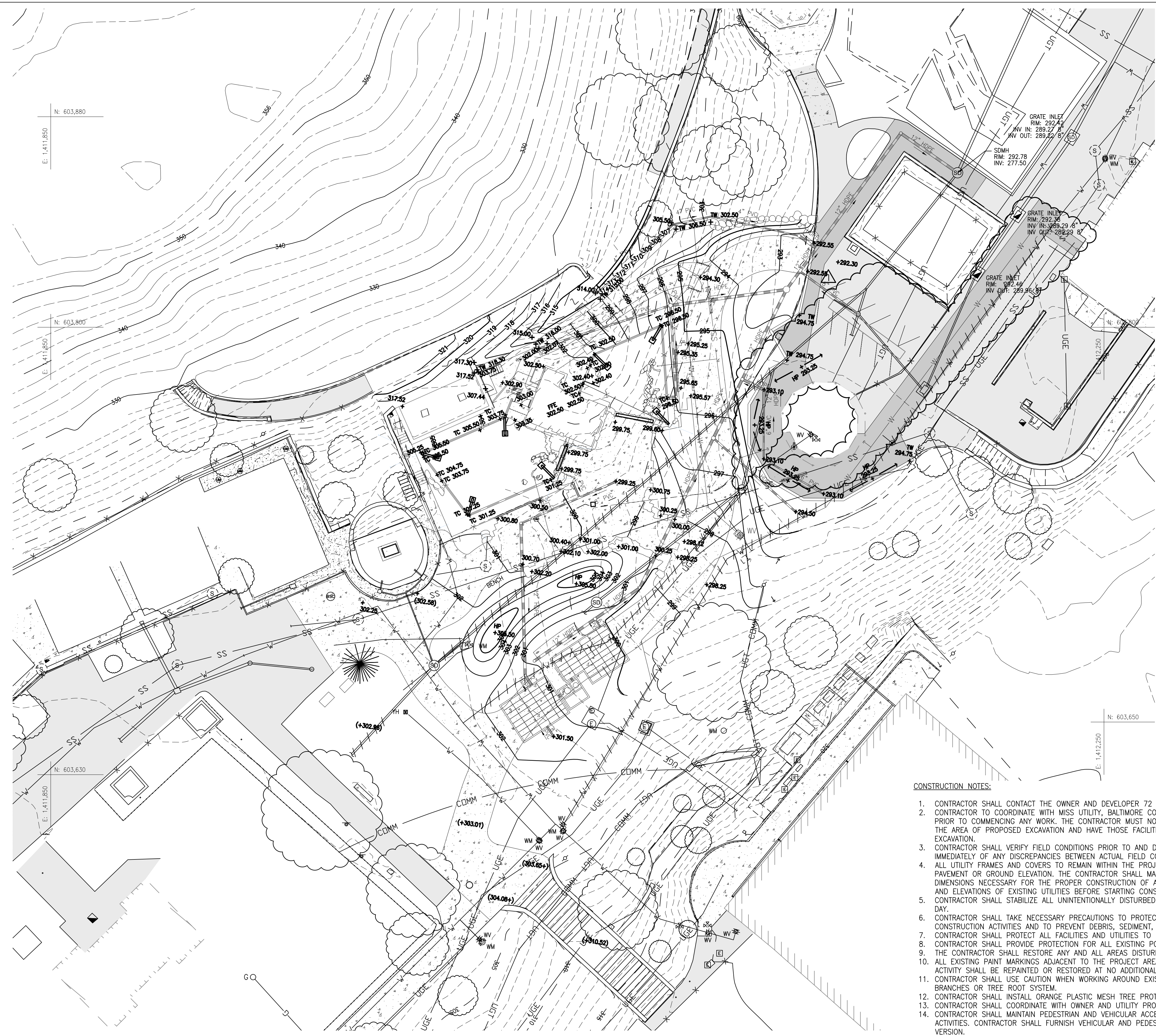
**SEAL:**

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY 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  
 GRADING  
 PLAN

**DRAWING NO:**  
**C210**



**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 SPOT ELEVATION
	TC - TOP OF CURB
	BC - BOTTOM OF CURB
	TW - TOP OF WALL

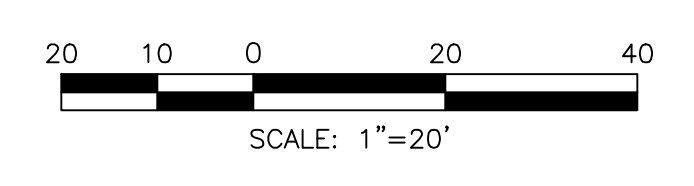
- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL CONTACT THE OWNER AND DEVELOPER 72 HOURS PRIOR TO COMMENCING ANY WORK.
  - CONTRACTOR TO COORDINATE WITH MISS UTILITY, BALTIMORE COUNTY PUBLIC SCHOOLS, AND A PRIVATE UTILITY LOCATOR COMPANY PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
  - 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.
  - 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 SHALL STABILIZE ALL UNINTENTIONALLY DISTURBED AREAS OUTSIDE OF THE L.O.D. BY THE END OF THE SAME WORKING DAY.
  - 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.
  - CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING POLES TO REMAIN.
  - THE CONTRACTOR SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
  - 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 USE CAUTION WHEN WORKING AROUND EXISTING TREES TO REMAIN SO AS TO NOT DAMAGE THE TREES, TREE BRANCHES OR TREE ROOT SYSTEM.
  - CONTRACTOR SHALL INSTALL ORANGE PLASTIC MESH TREE PROTECTION FENCE (TPF) PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDER TO MINIMIZE DURATION OF UTILITY OUTAGES.
  - CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO AREAS ADJACENT TO THE OVERALL SITE DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL FURNISH VEHICULAR AND PEDESTRIAN TRAFFIC PROTECTION IN ACCORDANCE WITH MUTCD LATEST VERSION.
  - 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 GRADING PLAN**  
 SCALE: 1"=20'

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



BCNR # 11545

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