



NO.	DATE	DESCRIPTION
AS BUILT REVISIONS		
BY:		
DATE:		

NO.	DATE	DESCRIPTION
REVISIONS		

DATE: MAY 12, 2021
SCALE: AS SHOWN
WARD 07, SECTION 12, BLOCK 1633, LOT 001

REVISIONS

DATE: MAY 12, 2021

SCALE: AS SHOWN

WARD 07, SECTION 12, BLOCK 1633, LOT 001

OWNER
JOHNS HOPKINS HOSPITAL

DEVELOPER AGREEMENT No.1687
JOHNS HOPKINS HOSPITAL
CMSC + NTA
1700 BLOCK OF E. MONUMENT ST.

SITE PLAN

DEVELOPER AGREEMENT No.1687
JOHNS HOPKINS HOSPITAL
CMSC + NTA
1700 BLOCK OF E. MONUMENT ST.

SITE PLAN

LEGEND:

- PROPERTY LINE
- CONCRETE DRIVEWAY, REFER TO DETAIL ON SHEET C-301
- CONCRETE SIDEWALK, REFER TO DETAIL ON SHEET C-301
- BRICK PAVERS, REFER TO LANDSCAPE PLANS
- FULL DEPTH ASPHALT PAVEMENT, REFER TO DETAIL ON SHEET C-301
- CONCRETE CURB, REFER TO DETAIL ON SHEET C-301
- PROPOSED SIGN
- EXISTING SIGN TO REMAIN
- EXISTING TRAFFIC FLOW
- TREE PIT, REFER TO LANDSCAPE PLANS
- LIMITS OF SNOWMELT SYSTEM, REFER TO DETAILS ON SHEET C-301 AND MEP PLANS & DETAILS
- PROPOSED BOLLARD, REFER TO LANDSCAPE PLANS
- TSO
- RELOCATED CHILLED WATER CATHODIC PROTECTION TEST STATION, REFER TO SHEET C-500

ROADWAY NOTES

- ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MARYLAND M.U.T.C.D., THE MARYLAND S.H.A. WORK ZONE TRAFFIC CONTROL STANDARD AND THE BALTIMORE CITY BOOK OF STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL TRAFFIC CONTROL EQUIPMENT FOR THE DURATION OF THIS CONTRACT.
- DISTURBED CURBS SHALL BE REPAIRED IN-KIND TO THE NEAREST JOINT
- SIDEWALKS SHALL BE REPAIRED JOINT-TO-JOINT WITH 5 INCHES OF MIX NO. 2 CONCRETE ON 3 INCHES OF CR-6.
- CONTRACTOR SHALL MAINTAIN A FOUR (4) FOOT WIDE PEDESTRIAN FOOTWAY OR IMPLEMENT AN APPROPRIATE DETOUR, APPROVED BY DOT TRAFFIC, WHILE ACTIVELY WORKING IN THE SIDEWALK, IN ACCORDANCE WITH ADA GUIDELINES AND APPROPRIATE S.H.A. AND CITY STANDARDS.
- ALL EXCAVATIONS AND TRENCHES SHALL BE PLATED AT THE END OF EACH WORKDAY AND "STEEL PLATES AHEAD" WARNING SIGNS DISPLAYED IN ADVANCE. STEEL PLATES SHALL BE INSTALLED PER STANDARD BC 578.17 AND SHALL BE CLEARLY MARKED SO THAT OWNERSHIP IS EASILY IDENTIFIABLE.
- THE CONTRACTOR SHALL CONTACT MR. JOHN MALINOWSKI OF THE DEPARTMENT OF TRANSPORTATION STAFF (443-984-2153) TWO (2) WEEKS BEFORE CONSTRUCTION BEGINS AND ONE (1) WEEK PRIOR TO ANY CHANGES TO THE MAINTENANCE OF TRAFFIC (MOT) PLAN.
- THE CONTRACTOR SHALL OBTAIN PERMITS FOR WORK WITHIN THE PUBLIC RIGHT OF WAY FROM DEPARTMENT OF TRANSPORTATION, OFFICE OF PERMITS, APPLICATION FOR PERMITS ARE ACCEPTED AT THE OFFICE OF PERMITS, 410-388-4508 OR 410-388-6888 IN THE ABEL WOLMAN MUNICIPAL LOBBY, 200 NORTH HOLIDAY STREET. DURING PERMIT REVIEW THE CONTRACTOR MAY BE BILLED FOR ADDITIONAL TRAFFIC INSPECTION FEES NOT RELATED TO PREVIOUS COSTS.
- CONTRACTOR TO NOTIFY STANLEY JACOBS AT 410-388-2869 PRIOR TO ALL EXISTING STREET AND PAVEMENT DISTURBANCES

GENERAL NOTES

- THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEYS PERFORMED BY RUMMEL, KLEPPER & KAHL (R/K&K), LLP IN APRIL 2017 AND MAY 2019. UNDERGROUND DRY UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM UTILITY INVESTIGATIONS IN MAY AND JUNE 2017 BY ACCURATE INFRASTRUCTURE DATA, INC. (A) DATA POST BRADY BUILDING SURVEY INFORMATION SHOWN WAS OBTAINED FROM SURVEYS PERFORMED BY HANOVER LAND SERVICES, INC. (HLS) IN OCTOBER 2019. THIS INFORMATION MAY NOT REFLECT CURRENT CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CURRENT TOPOGRAPHIC AND UTILITY INFORMATION TO HIS/HER OWN SATISFACTION.
- BEARINGS, COORDINATES AND ELEVATIONS SHOWN ON PLANS ARE BASED UPON THE BALTIMORE CITY COORDINATE SYSTEM AND VERTICAL DATUM.
- PROPERTY OWNER / APPLICANT
JOHNS HOPKINS HOSPITAL
C/O ROGER ZOOK
443-287-9027
1912 ASHLAND AVE., SUITE 400
BALTIMORE, MD 21205
WARD 07, SECTION 12, BLOCK 1633, LOT 001
- CONTRACTOR SHALL AVOID LOADING HEAVY EQUIPMENT ON TOP OF THE EXISTING UNDERGROUND UTILITY TUNNEL/STRUCTURE EXTENTS AT ALL TIMES OF CONSTRUCTION. REFER TO SHEET C-100 FOR EXISTING UNDERGROUND UTILITY TUNNEL/STRUCTURE EXTENTS.
- ALL EXISTING UTILITIES SURFACE FEATURES TO BE ADJUSTED TO PROJECT FINISHED GRADE.
- THE SITE LOD IS OUTSIDE OF THE 100 YEAR 500 YEAR FLOODPLAIN AND THE CRITICAL AREA BOUNDARY.
- PROJECT LIMITS OF DISTURBANCE = APPROXIMATELY 0.84 ACRES
- ZONING - H HOSPITAL CAMPUS DISTRICT
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT ALL TIMES
- REFER TO LANDSCAPE PLANS FOR HARDSCAPE LAYOUT AND DETAILS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BALTIMORE CITY STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- FOR CHILLED WATER CATHODIC PROTECTION TEST STATION RELOCATION, REFER TO SHEET C-500, UTILITY COMPOSITE PLAN.
- FOR THE SNOW MELT SYSTEM, REFER TO THE MEP PLANS AND DETAILS.

SIGNAGE AND PAVEMENT MARKING GENERAL NOTES:

- ALL NEW SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS AND AS DIRECTED BY THE ENGINEER.
- ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED WORK SHALL BE ERADICATED BY HYDROBLASTING MEANS AND METHODS.
- THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT MARKINGS THAT ARE AFFECTED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH BALTIMORE CITY STANDARDS, UNLESS OTHERWISE NOTED.
- BACKGROUNDS, BORDERS, TEXT AND ALL OTHER ELEMENTS OF SIGN PANELS SHALL BE TYPE III RETROREFLECTIVE SHEETING IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY EXISTING SIGNS DAMAGED OR REMOVED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- ALL PROPOSED OR RELOCATED SIGNS SHALL BE FREE-STANDING ON NEW SIGN POSTS, UNLESS OTHERWISE NOTED. SEE DRAWING C-301 FOR DETAIL.

SIGNAGE DISPOSITION NOTES

- EXISTING SIGN TO REMAIN
- PROPOSED "NO STOPPING" SIGN SEE THIS SHEET FOR DETAILS
- EXISTING SIGN TO BE REMOVED AND REINSTALLED ON THE PROPOSED SIGN POST.

PROPOSED NTA BLDG

13'-6" DOOR OPENING WIDTH

27'-1 1/2" DOOR OPENING WIDTH

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

PROPOSED NTA BLDG

DATE: MAY 12, 2021

SCALE: AS SHOWN

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001

WARD 07, SECTION 12, BLOCK 1633, LOT 001