



REVISIONS

NO.	DESCRIPTION	DATE	BY

AS BUILT RECORDS

NO.	DESCRIPTION	DATE	BY

DATE: MAY 12, 2021  
SHEET: 20 OF 20

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

**SITE PLAN**

SCALE: AS SHOWN  
 1" = 10' (PLAN)  
 1" = 4' (SECTION)

**LEGEND:**

- PROPERTY LINE
- CONCRETE DRIVEWAY REFER TO DETAIL ON SHEET C-301
- CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C-301
- BRICK PAVEMENT 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
- FREE RT REFER TO LANDSCAPE PLANS
- LIMITS OF SHOW HEALT SYSTEM REFER TO DETAIL ON SHEET C-301 AND MEP PLANS & DETAILS
- PROPOSED BOLLARD REFER TO LANDSCAPE PLANS
- RELOCATED CHILLED WATER CATHODIC PROTECTION TEST STATION REFER TO SHEET C-300

**ROADWAY NOTES**

- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MARYLAND MUTCD. THE MOUNTING HEIGHT SHALL BE AS SPECIFIED IN THE MUTCD. THE MOUNTING HEIGHT SHALL BE AS SPECIFIED IN THE MUTCD. THE MOUNTING HEIGHT SHALL BE AS SPECIFIED IN THE MUTCD.
- CONTRACTOR SHALL MAINTAIN A 15' WIDE BUFFER ZONE BETWEEN THE SIDEWALK AND THE TRAFFIC CONTROL SIGNS. THE BUFFER ZONE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS CONTRACT.
- DISTURBED CURBS SHALL BE REPAIRED IN KIND TO THE NEAREST JOINT.
- REPAIRS SHALL BE REPAIRED JOINT TO JOINT WITH A MINIMUM OF 2" CONCRETE OR 3" INCHES OF CR-4 PRECAST CONCRETE. CURBS SHALL BE REPAIRED WITH A MINIMUM OF 2" CONCRETE OR 3" INCHES OF CR-4 PRECAST CONCRETE. CURBS SHALL BE REPAIRED WITH A MINIMUM OF 2" CONCRETE OR 3" INCHES OF CR-4 PRECAST CONCRETE.
- ALL EXCAVATIONS AND TRENCHES SHALL BE PLATED AT THE END OF THE WORK. THE PLATES SHALL BE INSTALLED PER STANDARD BC 817 AND 8-11. ALL PLATES SHALL BE CLEARLY MARKED SO THAT OPERATOR'S CAN CLEARLY SEE THEM.
- THE CONTRACTOR SHALL CONTACT MR. JOHN MALACHUK OF THE DEPARTMENT OF TRANSPORTATION STAFF (443-283-2144) TO OBTAIN THE NECESSARY PERMITS FOR THE INSTALLATION OF TRAFFIC CONTROL SIGNS AND BOLLARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRAFFIC CONTROL SIGNS AND BOLLARDS THROUGHOUT THE DURATION OF THIS CONTRACT.
- THE CONTRACTOR SHALL OBTAIN PERMITS FOR WORK WITHIN THE PUBLIC RIGHT OF WAY FROM THE DEPARTMENT OF TRANSPORTATION OFFICE OF PERMITS APPLICATION FOR CONSTRUCTION (443-283-2144). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRAFFIC CONTROL SIGNS AND BOLLARDS THROUGHOUT THE DURATION OF THIS CONTRACT.
- CONTRACTOR TO VERIFY PERMITS FOR ACCESS AT 1515-1600 BLOCK TO E. MONUMENT STREET (AND PAYMENT OF DISTURBANCES).

**GENERAL NOTES**

- THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEYS PERFORMED BY HANSEL, KLEPPER & SMITH, INC. (HKS) IN APRIL 2017 AND MAY 2019. INVESTIGATIONS IN MAY AND JUNE 2017 BY ACCURATE INFRASTRUCTURE DATA, INC. (AID) REPORT BROAD'S ALONG CURVE INFORMATION SHOWN WAS OBTAINED FROM SURVEYS PERFORMED BY HANSEL, KLEPPER & SMITH, INC. (HKS) IN APRIL 2017 AND MAY 2019. INVESTIGATIONS IN MAY AND JUNE 2017 BY ACCURATE INFRASTRUCTURE DATA, INC. (AID) REPORT BROAD'S ALONG CURVE INFORMATION SHOWN WAS OBTAINED FROM SURVEYS PERFORMED BY HANSEL, KLEPPER & SMITH, INC. (HKS) IN APRIL 2017 AND MAY 2019.
- REPLACES EXISTING WATER AND UTILITY SHOWN ON PLANS ARE BASED UPON THE BALTIMORE CITY COORDINATE SYSTEM AND VERTICAL DATUM.
- PROPERTY OWNER: APPLICANT  
 JOHNS HOPKINS HOSPITAL  
 700 ROSSER ZENK  
 181 JARLAND AVE. SUITE 600  
 BALTIMORE, MD 21206  
 WARD 07 SECTION 17 BLOCK 133 LOT 501
- CONTRACTOR SHALL AVOID LOADING HEAVY EQUIPMENT ON TOP OF THE EXISTING UNDERGROUND UTILITY TUNNEL STRUCTURE ELEMENTS AT ALL TIMES OF CONSTRUCTION. REFER TO SHEET C-10 FOR EXISTING UNDERGROUND UTILITY TUNNEL STRUCTURE ELEMENTS.
- ALL EXISTING UTILITY SURFACE FEATURES TO BE ADJUSTED TO PROJECT FINISHED GRADE BOUNDARY.
- PROJECT UTILITIES OF DISTURBANCE - APPROXIMATELY 1,64 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 LANDSCAPE 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-300 UTILITY COMPONENT PLAN.
- FOR THE SHOW HEALT SYSTEM REFER TO THE MEP PLANS AND DETAILS.

**PARK BUILDING AND PAVEMENT MARKING GENERAL NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.
- EXISTING SIGN TO REMAIN.
- EXISTING TRAFFIC FLOW.
- FREE RT REFER TO LANDSCAPE PLANS.
- LIMITS OF SHOW HEALT SYSTEM REFER TO DETAIL ON SHEET C-301 AND MEP PLANS & DETAILS.
- PROPOSED BOLLARD REFER TO LANDSCAPE PLANS.
- RELOCATED CHILLED WATER CATHODIC PROTECTION TEST STATION REFER TO SHEET C-300.

**BLALOCK BUILDING**

**NO STOPPING ANY TIME**

**NO STOPPING 12' x 18'**

**PROPOSED NO STOPPING SIGN**

**PROPOSED NO STOPPING SIGN**

**PROPOSED NO STOPPING SIGN**

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