

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
 BUREAU OF HIGHWAYS
 GRADING, WALL, UTILITIES AND LANDSCAPING
SOMERSET HOMES PLAZA
 AT NOLAN COURT



CITY OF BALTIMORE BUREAU OF HIGHWAYS CONTRACT NO. 2666

INDEX OF SHEETS	
NO.	DESCRIPTION
1	TITLE SHEET & LOCATION PLAN
2	UTILITY PLAN
3	PROFILES
4	GRADING AND SEDIMENT CONTROL
5	LAYOUT PLAN, PLANTING PLAN
6	SITework DETAILS
7	PLANTING DETAILS



LOCATION PLAN
 SCALE: 1" = 1000'



PREPARED BY: KENNEDY, BODE & PORTER, INC.
 CONSULTING ENGINEERS



Robert K. Elmer
 RIGHT OF WAY

Robert K. Elmer
 BRIDGE ENGINEER

Charles E. Carter
 GRADE EST.

William L. Skye
 CHIEF HIGHWAY ENGINEERING DIVISION

William E. Compton
 CHIEF, HIGHWAY DESIGN SECTION

DEPARTMENT OF PUBLIC WORKS

BUREAU OF SOLID WASTE

APPROVED *Charles J. Moore*
 BY HEAD BUREAU OF SOLID WASTE

APPROVED *Frederick J. Moore*
 BY BALTIMORE CITY SEDIMENT CONTROL REPRESENTATIVE

BUREAU OF WATER AND WASTE WATER

APPROVED *W. H. Sullivan*
 BY HEAD BUREAU OF WATER AND WASTE WATER

APPROVED *W. H. Sullivan*
 BY CHIEF WATER ENGINEERING DIVISION

APPROVED *W. H. Sullivan*
 BY CHIEF WASTE WATER ENGINEERING DIVISION

BUREAU OF CONSTRUCTION MANAGEMENT

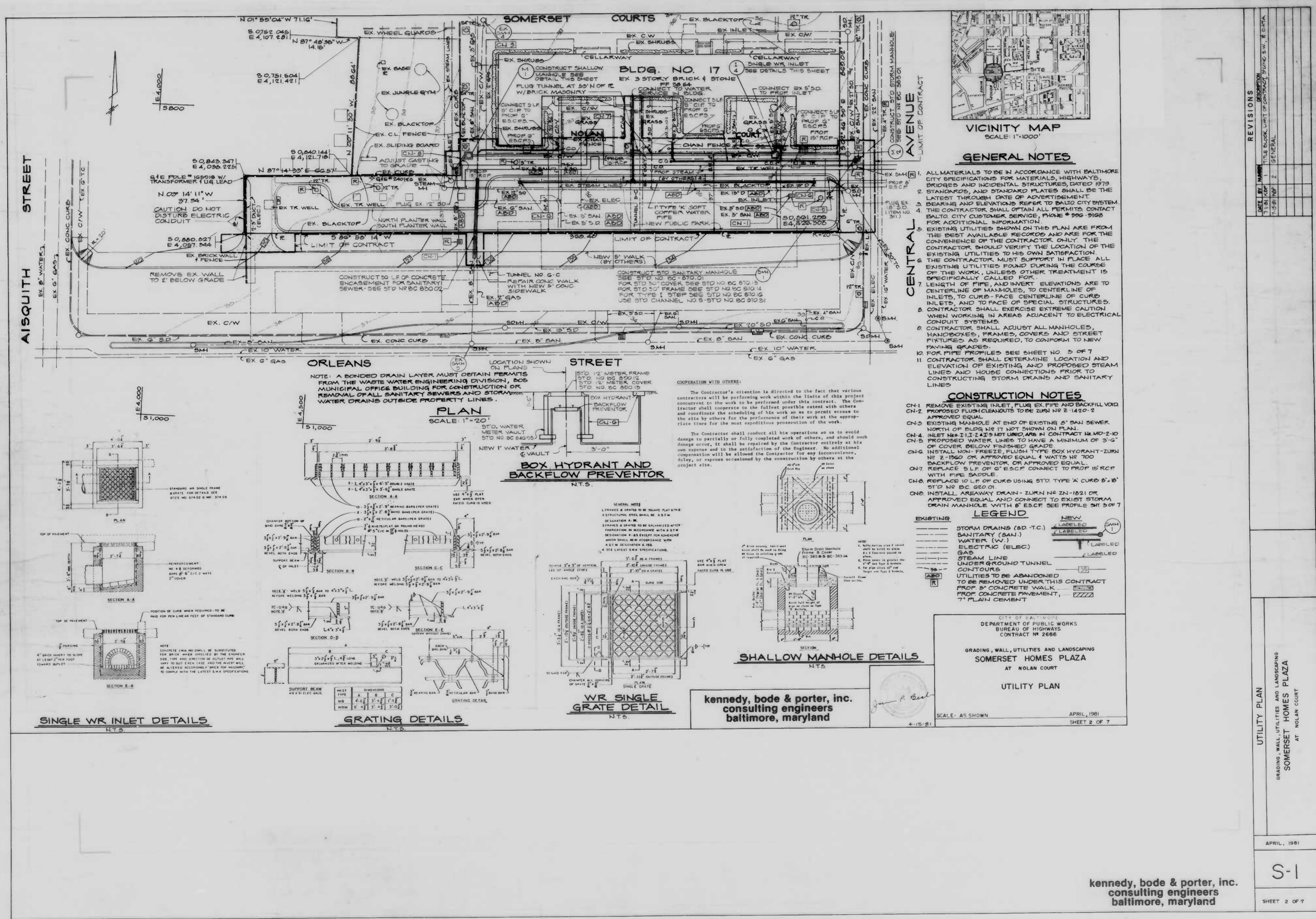
APPROVED *W. H. Sullivan*
 BY HEAD BUREAU OF CONSTRUCTION MANAGEMENT

APPROVED *W. H. Sullivan*
 BY CHIEF SURVEYS AND RECORDS DIVISION

APPROVED *Robert K. Elmer*
 DEP. DIRECTOR OF PUBLIC WORKS

BUREAU OF HIGHWAYS

APPROVED *W. H. Sullivan*
 BY HEAD BUREAU OF HIGHWAYS



GENERAL NOTES

1. ALL MATERIALS TO BE IN ACCORDANCE WITH BALTIMORE CITY SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES AND INCIDENTAL STRUCTURES, DATED 1979.
2. STANDARDS AND STANDARD PRACTICES SHALL BE THE LATEST THROUGH DATE OF ADVERTISEMENT.
3. DEARING AND ELEVATIONS REFER TO BALTO CITY SYSTEM.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, CONTACT BALTO CITY CUSTOMER SERVICE, PHONE # 955-9168 FOR ADDITIONAL INFORMATION.
5. EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE RECORDS AND ARE FOR THE CONVEYANCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHOULD VERIFY THE LOCATION OF THE EXISTING UTILITIES TO HIS OWN SATISFACTION.
6. THE CONTRACTOR MUST SUPPORT IN PLACE ALL EXISTING UTILITIES FOUND DURING THE COURSE OF THE WORK, UNLESS OTHER TREATMENT IS SPECIFICALLY CALLED FOR.
7. LENGTH OF PIPE, AND INVERT ELEVATIONS ARE TO CENTERLINE OF MANHOLES, TO CENTERLINE OF INLETS, TO CURB-FACE CENTERLINE OF CURB INLETS, AND TO FACE OF SPECIAL STRUCTURES.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO ELECTRICAL CONDUIT SYSTEMS.
9. CONTRACTOR SHALL ADJUST ALL MANHOLES, HANDHOLES, FRAMES, COVERS AND STREET FIXTURES AS REQUIRED, TO CONFORM TO NEW PAVING GRADES.
10. FOR PIPE PROFILES SEE SHEET NO. 5 OF 7.
11. CONTRACTOR SHALL DETERMINE LOCATION AND ELEVATION OF EXISTING AND PROPOSED STEAM LINES AND HOUSE CONNECTIONS PRIOR TO CONSTRUCTING STORM DRAINS AND SANITARY LINES.

CONSTRUCTION NOTES

- CN-1 REMOVE EXISTING INLET, PLUS EX PIPE AND BACKFILL VOID.
- CN-2 PROPOSED FLUSH CLEANOUTS TO BE TURN NO 2-1420-2 APPROVED EQUAL.
- CN-3 EXISTING MANHOLE AT END OF EXISTING 6" SAN SEWER NORTH OF BLDG IS IT NOT SHOWN ON PLAN.
- CN-4 INLET NO. 1, 2, 3, 4, 5 NOT USED, ARE IN CONTRACT NWD-2-10.
- CN-5 PROPOSED WATER LINES TO HAVE A MINIMUM OF 3'-0" OF COVER BELOW FINISHED GRADE.
- CN-6 INSTALL NON-FREEZE, FLUSH-TYPE BOX HYDRANT-ZURN NO. E-1860 OR APPROVED EQUAL. 4" WATER NO. 700 BACKFLOW PREVENTOR OR APPROVED EQUAL.
- CN-7 REPLACE 5" L.F. OF 6" E.S.C.F. CONNECT TO PROP. 15" R.C.P. WITH PIPE SADDLE.
- CN-8 REPLACE 10' L.F. OF CURB USING STD. TYPE 'A' CURB 6" x 18" STD. NO. DC 620-01.
- CN-9 INSTALL AREAWAY DRAIN - ZURN NO. ZN-1821 OR APPROVED EQUAL AND CONNECT TO EXIST. STORM DRAIN MANHOLE WITH 6" E.S.C.F. SEE PROFILE SHT. 5 OF 7.

LEGEND

EXISTING	NEW
STORM DRAINS (SD-T.C.)	LABELLED
SANITARY (SAN.)	LABELLED
WATER (W.)	LABELLED
ELECTRIC (ELEC.)	LABELLED
GAS	LABELLED
STEAM LINE	LABELLED
UNDERGROUND TUNNEL	LABELLED
CONTOURS	LABELLED

UTILITIES TO BE ABANDONED TO BE REMOVED UNDER THIS CONTRACT. PROP. CONCRETE WALK, 7" PLAIN CEMENT.

ST. OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF HIGHWAYS
CONTRACT NO. 2666
GRADING, WALL, UTILITIES AND LANDSCAPING
SOMERSET HOMES PLAZA
AT NOLAN COURT
UTILITY PLAN

SCALE: AS SHOWN
APRIL, 1981
SHEET 2 OF 7

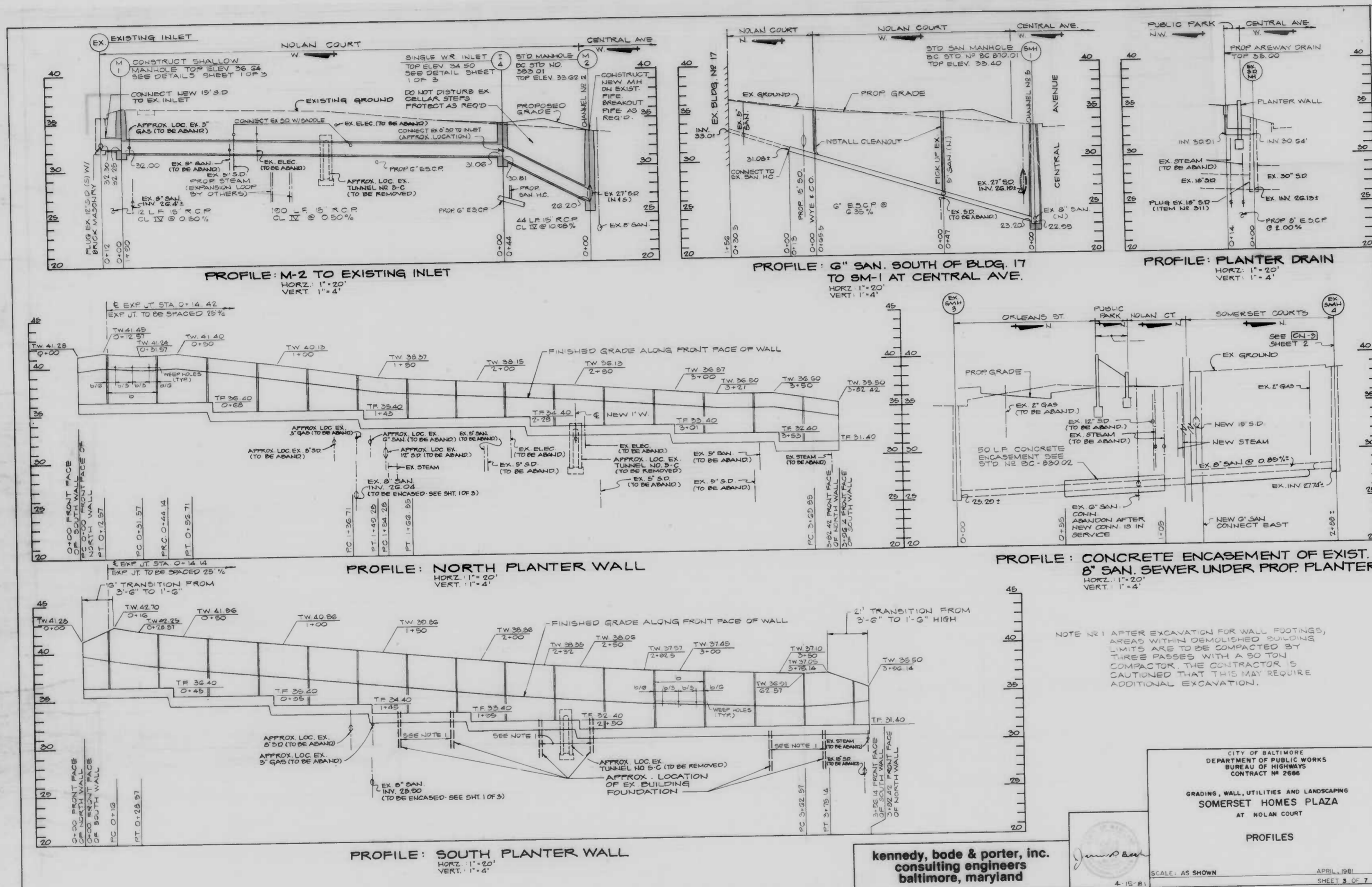
REVISIONS

DATE	BY	REVISION
11-18-80	W.P.	1. TITLE BLOCK, LIMIT OF CONTRACT, STORM S.W., E. DATA
1-28-81	W.P.	2. GENERAL

kennedy, bode & porter, inc.
consulting engineers
baltimore, maryland

APRIL, 1981
S-1
SHEET 2 OF 7

kennedy, bode & porter, inc.
consulting engineers
baltimore, maryland



Kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF HIGHWAYS
 CONTRACT NO. 2886

GRADING, WALL, UTILITIES AND LANDSCAPING
 SOMERSET HOMES PLAZA
 AT NOLAN COURT

PROFILES

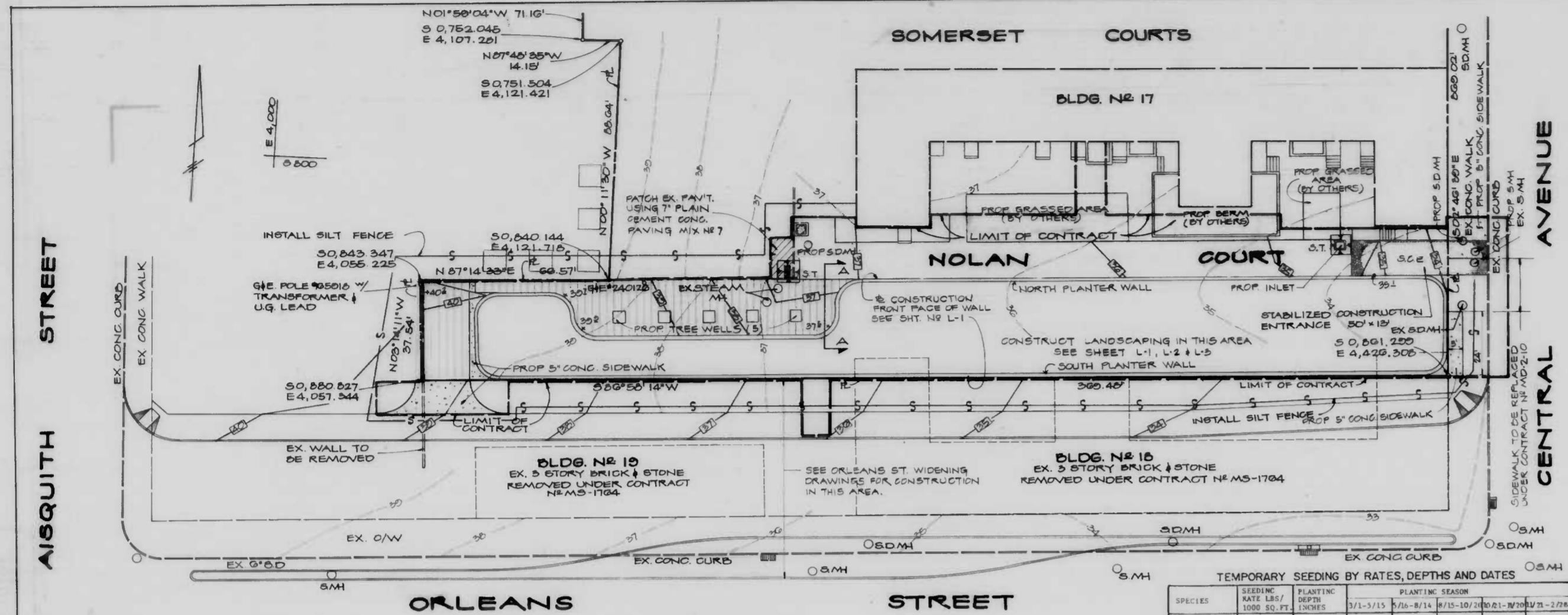
SCALE: AS SHOWN
 APRIL 1981
 SHEET 3 OF 7

NO.	DATE	BY	DESCRIPTION
1	7/15/81	SBP	TITLE BLOCK
2	7/15/81	SBP	GENERAL

NO.	DATE	BY	DESCRIPTION

PROFILES
 GRADING, WALL, UTILITIES AND LANDSCAPING
 SOMERSET HOMES PLAZA
 AT NOLAN COURT

kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland



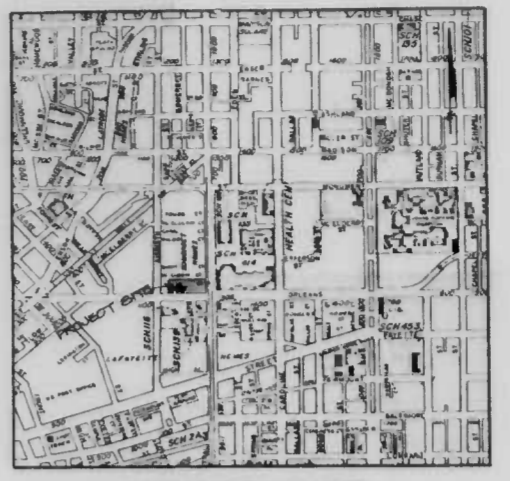
PLAN SCALE: 1"=20'

TEMPORARY SEEDING BY RATES, DEPTHS AND DATES

SPECIES	SEEDING RATE LBS/1000 SQ. FT.	PLANTING DEPTH INCHES	PLANTING SEASON
FAKLEY	2.8	1 - 2	X - - - - -
WILLET	0.92	1 - 2	1/1 - 3/15 X - - - - -
TRIVE OR LEHMAN'S LOVEGRASS	0.07	1/4 - 1/2	AFTER 5/1 X - - - - -
SIDANGRASS	0.92	1 - 2	AFTER 5/1 X - - - - -
MULCH	80	X	X X X X X X X X

X = APPLICABLE DURING ENTIRE PERIOD
 - = NOT APPLICABLE IN PERIOD

For temporary seeding, fertilizer shall be applied at the rate of 500 lbs. per Ac. or 15 lbs. per 1000 sq. ft. using 10-20-10 or equivalent.
 Apply seed uniformly with a cyclone seeder, drill, cultipacker, seeder or hydro-seeder.
 Seed must comply with the Maryland Seed Law, Article 48, Sections 149 to 156 inclusive, 1937 edition of the annotated code of Maryland.



VICINITY MAP SCALE: 1"=1000'

EROSION & SEDIMENT CONTROL NOTES

- The Contractor will comply with all requirements of 'Erosion and Sediment Control' as set forth in the Baltimore City Sediment Control manual.
- The Contractor will obtain when privilege permits when sediment control devices are in public rights-of-way.
- The Contractor will not block any inlets with debris.
- No pumping from excavations will be allowed directly into City Streets unless it is filtered by way of sediment traps or filter.
- All excavated material shall be placed on the high-side whenever possible and confined to an area where it will not obstruct the normal flow of drainage courses.
- Continuous inspection and maintenance of all sediment control devices will be required, at the end of each working day, all sediment control practices will be inspected and left in operational condition.
- The Contractor shall notify in writing to Baltimore City's Sediment Control Representative at least 3 working days prior to starting any work.
- During the layout of sediment control practices on this plan, minor field adjustments can and will be made to insure the arrest and control of any sediment before it leaves the construction site. Changes to sediment control practices require prior approval of the sediment control inspector and the Baltimore City Soil Conservation District.
- Temporary seeding to be in accordance with data shown on plan.
- Baltimore City Sediment Control Section must be notified in writing of where any excess material will be disposed or where any borrow will come from.

City of Baltimore
 Division of Sediment Control
 131 E. Baltimore Street, 3rd floor
 Baltimore, Maryland 21202

CONSTRUCTION SEQUENCE

- Construct stabilized construction entrance.
- Construct silt fence.
- Clear and grub site.
- Construct utilities.
- Grade site.
- Construct planter walls.
- Construct sidewalks.
- Landscape area.
- Clean up site.
- Remove temporary sediment control measures after obtaining permission from sediment control inspector.
- Total disturbed area 20,850 S.F.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF HIGHWAYS
 CONTRACT # 2686

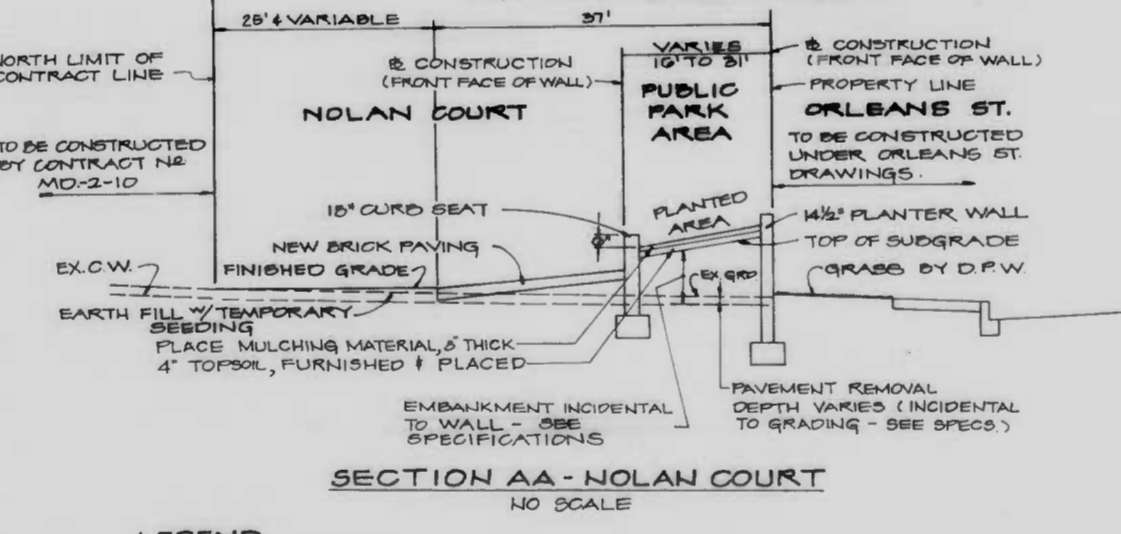
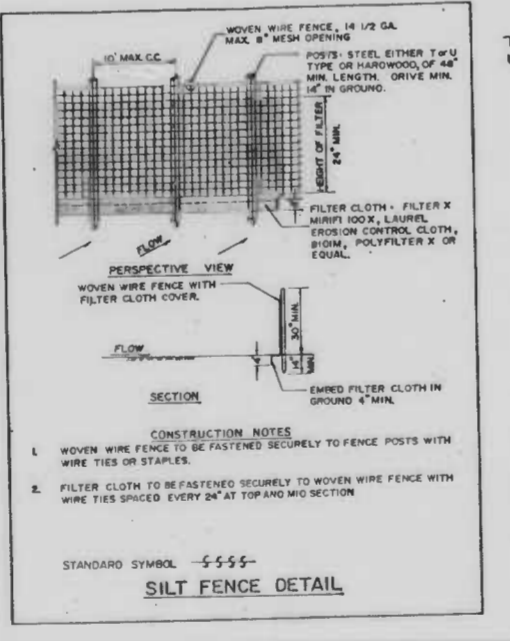
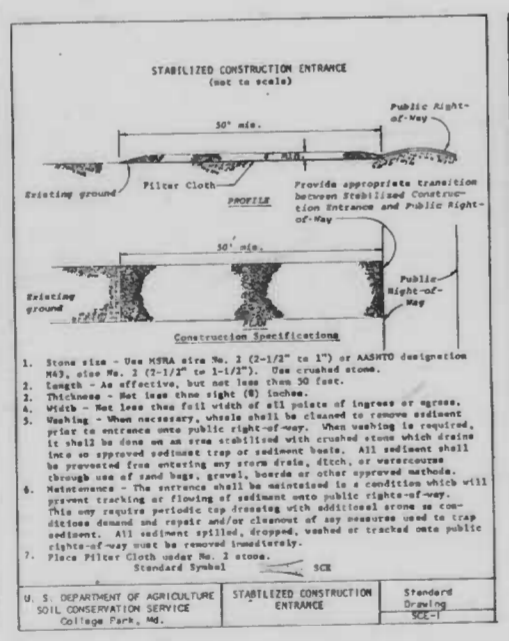
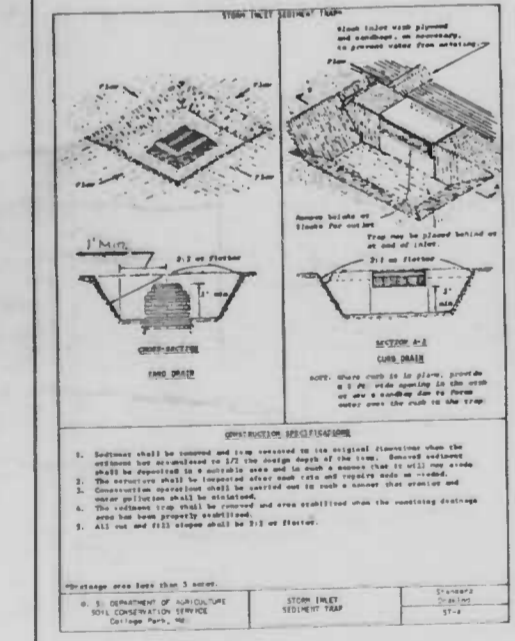
GRADING, WALL, UTILITIES AND LANDSCAPING SOMERSET HOMES PLAZA AT NOLAN COURT

GRADING AND SEDIMENT CONTROL

SCALE: AS SHOWN
 APRIL, 1981
 SHEET 4 OF 7

Engineer's Certificate
 I certify that this plan for Erosion and Sediment Control represents a practical, workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Baltimore City Erosion and Sediment Control Section.

James P. Bode 4-15-81
 Signature Date



LEGEND

- PROP. BY CONC. SIDEWALK
- PROP. CONC. PAVEMENT - 7" PLAIN CEMENT
- PROP. BRICK PAVING
- EX. CONTOURS
- PROP. CONTOURS

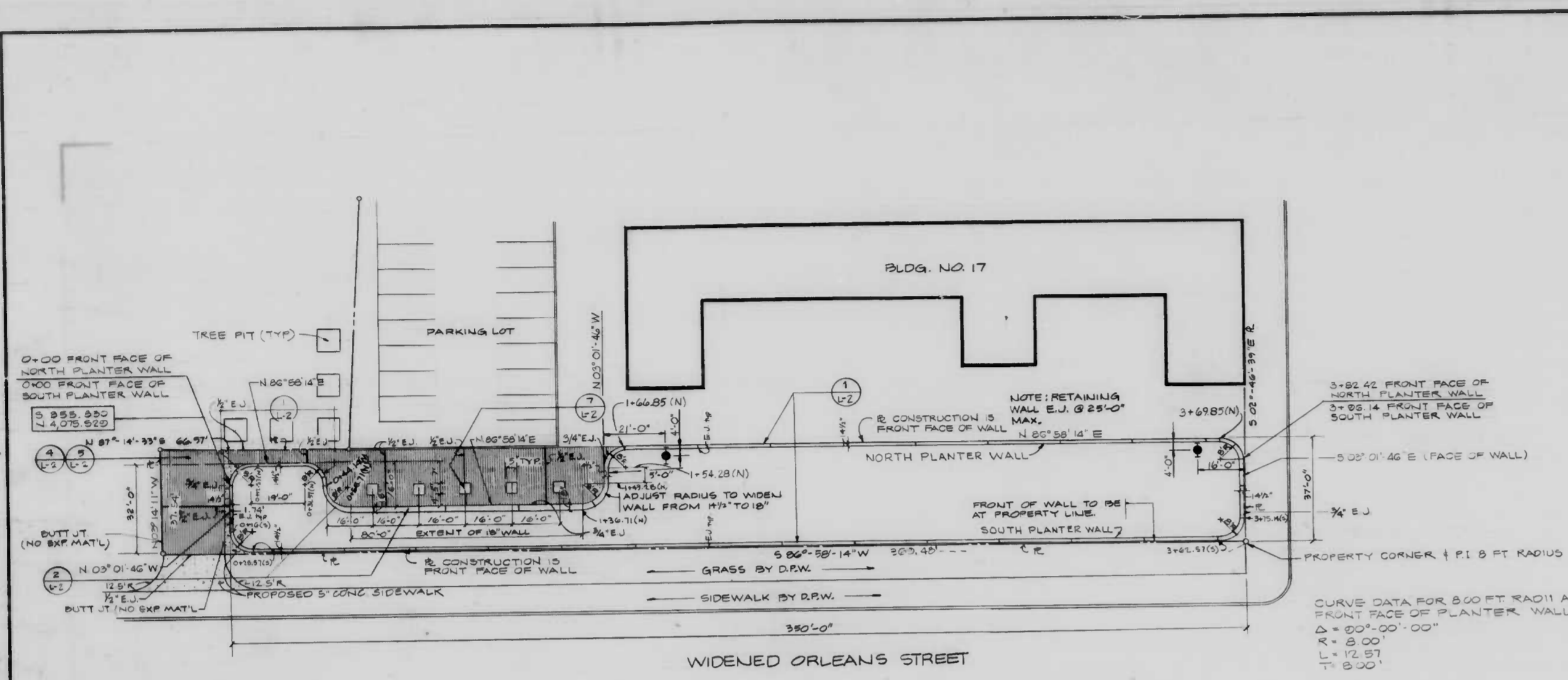
kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland

REVISIONS	DATE	BY	NUMBER	DESCRIPTION
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	4-15-81	J.P.B.	2	GENERAL

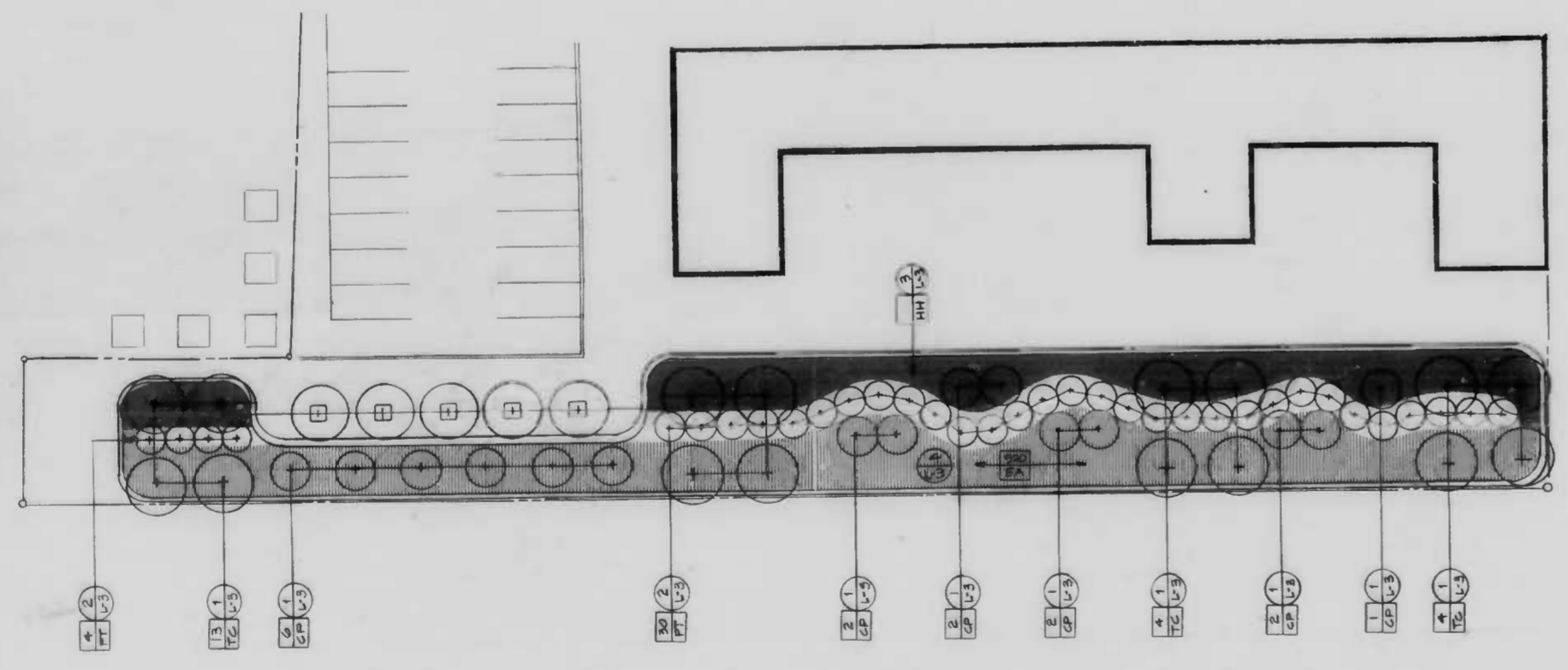
kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland

S-3

SHEET 4 OF 7



CURVE DATA FOR 500 FT RADIUS ALONG FRONT FACE OF PLANTER WALL (TYPICAL ALL)
 D = 500'-00"-00"
 T.A. = 8'-00"
 P.C. = 12'-57"
 P.T. = 8'-00"

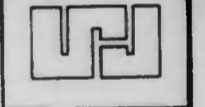


SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EA	580	EUCALYPTUS ALATUS 'COMPACTUS'	COMPACT WINGED EUCALYPTUS	2 1/2'-3 HT	4-0' O.C. #10
CP	15	CRATAEGUS PHAENOPHYRUM	WASHINGTON HAWTHORN	8'-10 HT	5-10 HEAVY
HH		HEBERA HELIX 'BALTICA'	ENGLISH IVY	2 1/2 FT	8' O.C.
PT	34	PINUS THUNBERGII	JAPANESE BLACK PINE	7'-8 HT.	8' O.C.
TG	21	TILIA CORDATA	LITTLELEAF LINDEN	4'-4 1/2 CAL.	8' O.C.

LEGEND
 [Pattern] BRICK ON CONC. PAVING
 [Dashed Line] PROPERTY LINE
 [Circle with dot] PROPOSED TREE LOCATION
 [Circle with cross] HOSE BIB AND VAULT

REVISIONS	
NO.	DESCRIPTION
1	TITLE BLOCK, PLANT LIST, EXHIBIT JTS. 1, 2, 3
2	GENERAL

SULTON-CAMPBELL & ASSOCIATES CHARTERED
ARCHITECTS
 WASHINGTON - BALTIMORE
 BALTIMORE, MARYLAND BRIDGE
 801 ST. PAUL PLACE
 AREA CODE 301 788-8017

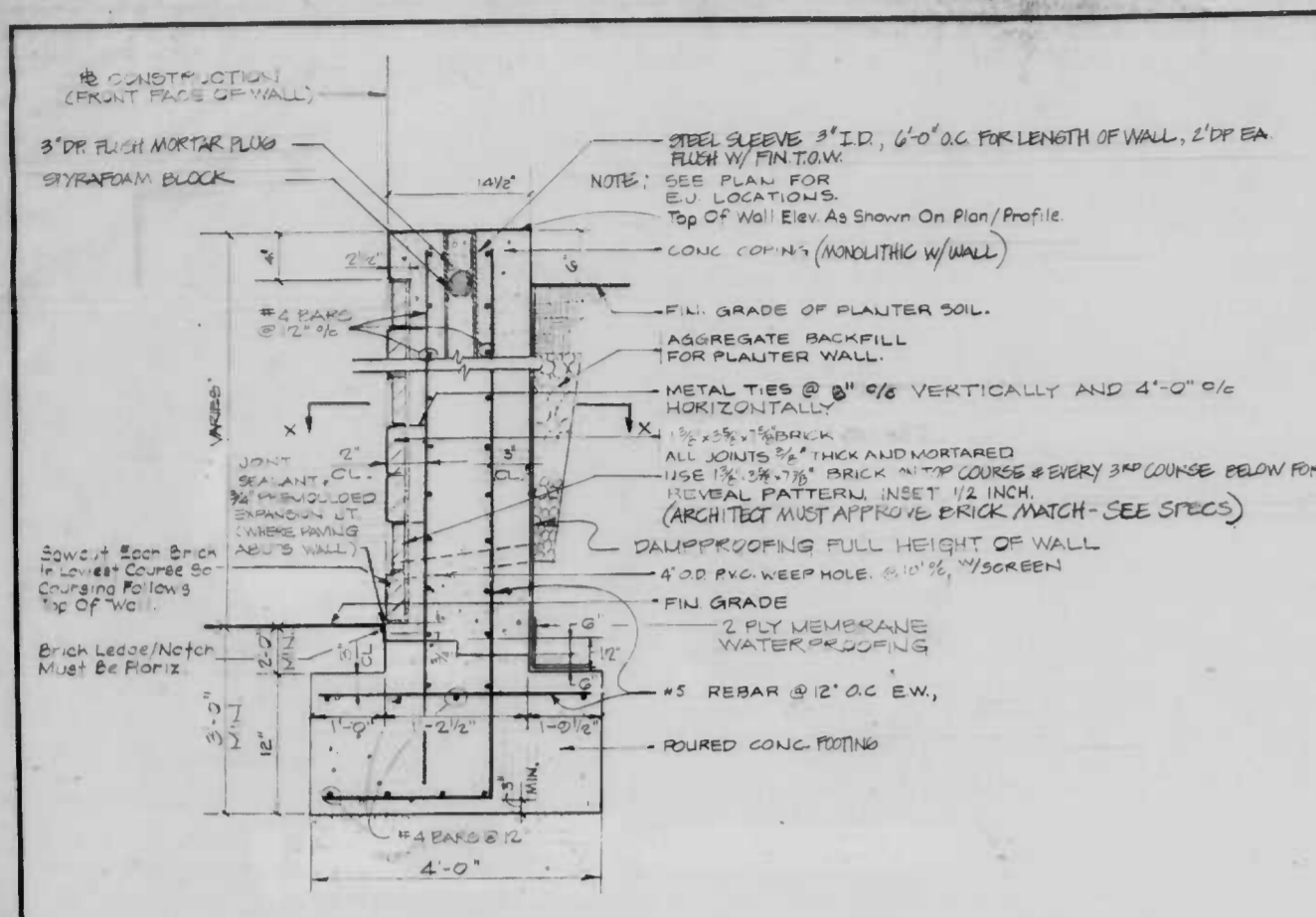


LAYOUT PLAN, PLANTING PLAN
 CONTRACT NO. 888
 GRADING, WALL UTILITIES AND LANDSCAPING
 SOMERSET HOMES PLAZA
 AT NOLAN COURT

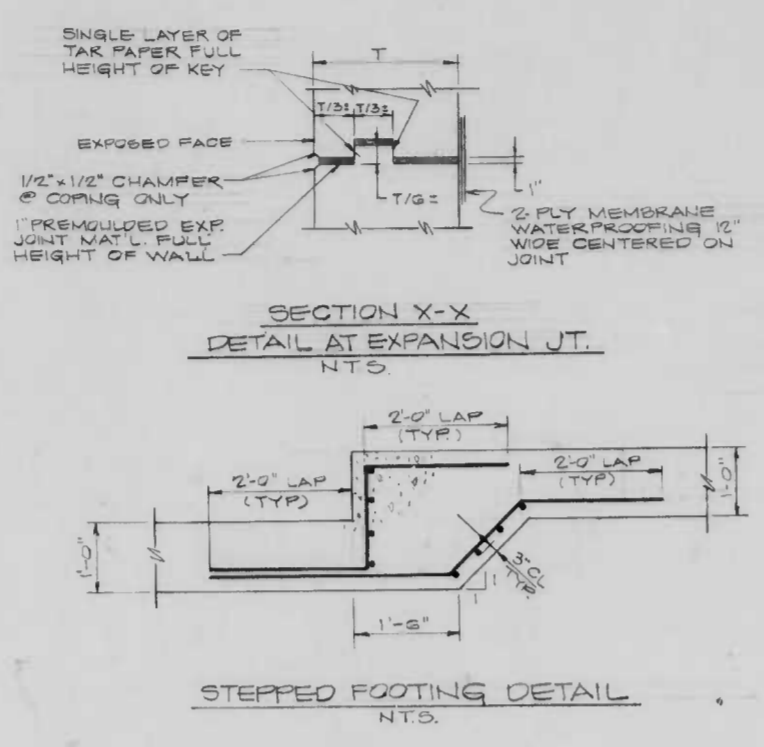
APRIL, 1981
 DRAWING NO.
L-1
 SHEET 5 OF 7

kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland

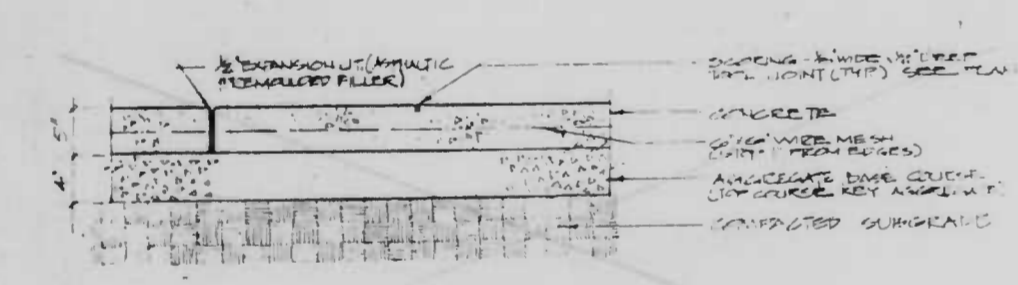
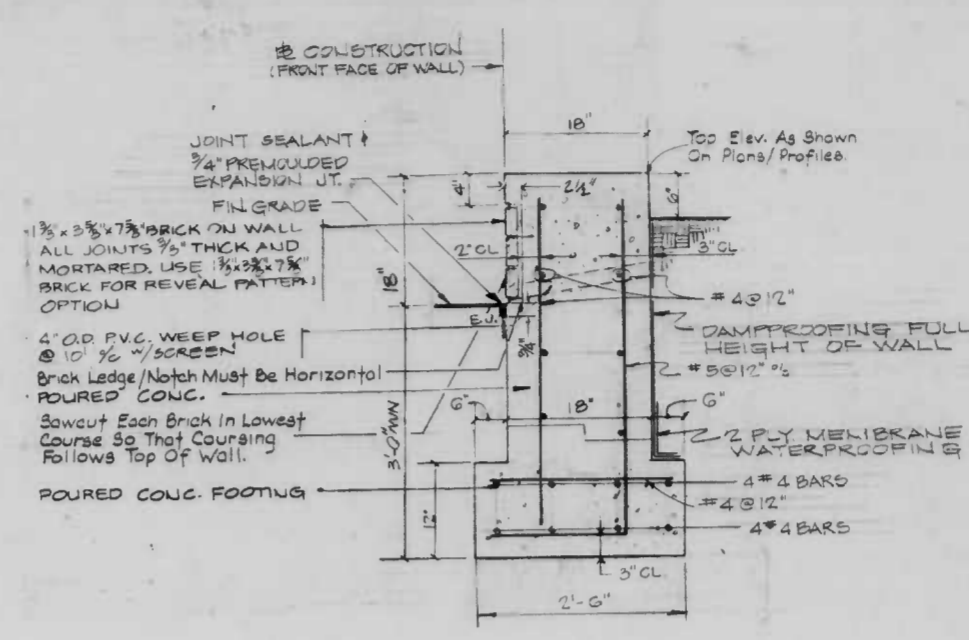
SYNTERRA LTD.
 ONE LOGG COURT
 122 WEST BIRTINGHOUSE ST.
 PHILADELPHIA, PA. 19144
 215-243-0700



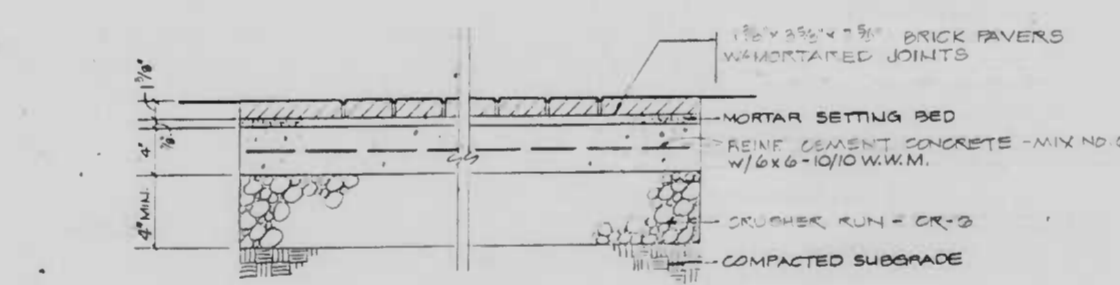
1 BRICK PLANTER WALL 14 1/2" SECTION SCALE N.T.S.



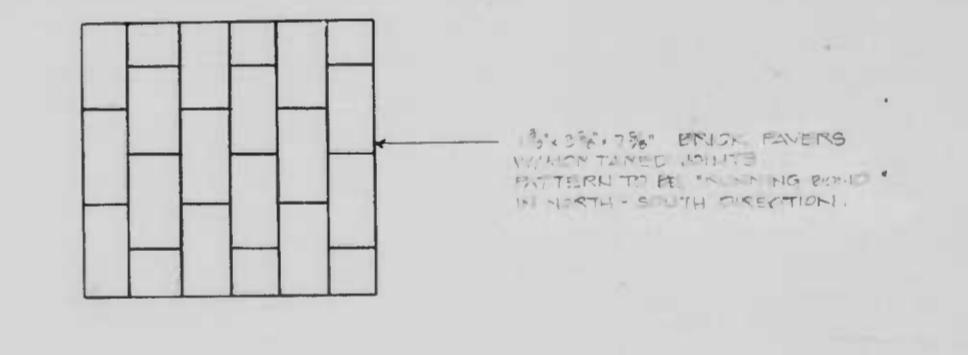
2 BRICK PLANTER WALL 18" SECTION - ELEVATION SCALE 1" = 1'-0"



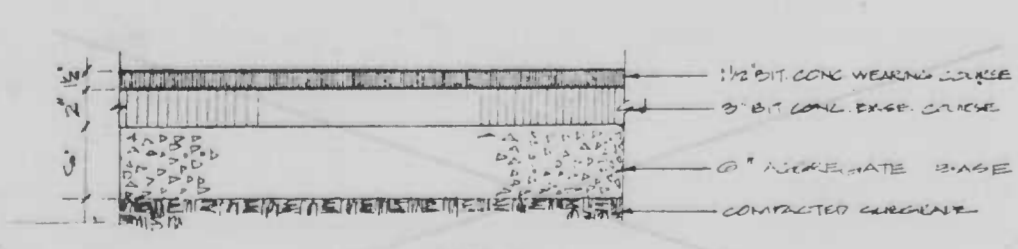
3 CONCRETE PAVEMENT SECTION SCALE 1/2" = 1'-0"



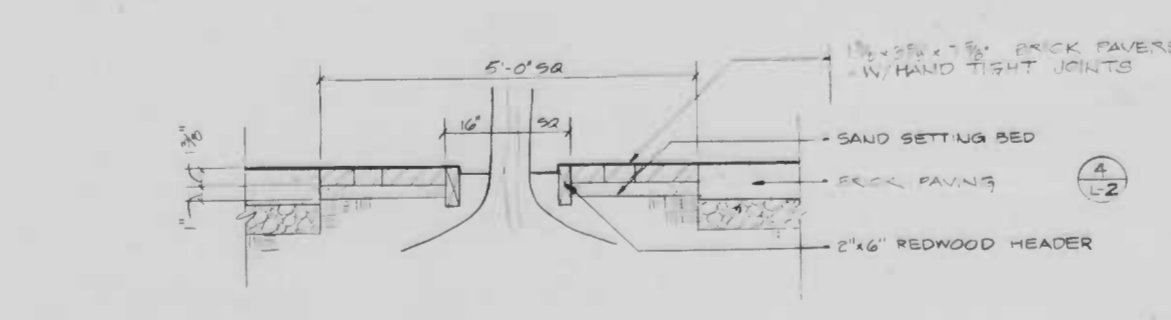
4 BRICK PAVING SECTION SCALE 1/2" = 1'-0"



5 BRICK PAVING PATTERN SCALE 1/2" = 1'-0"



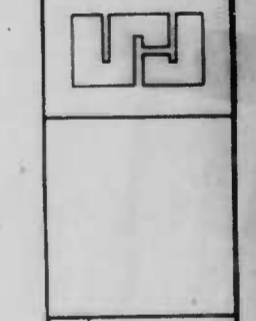
6 BITUMINOUS CONCRETE PAVEMENT SECTION SCALE 1/2" = 1'-0"



7 BRICK TREE PITS SECTION SCALE 1/2" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	4-24-81
2
3
4
5

SULTON-CAMPBELL & ASSOCIATES CHARTERED ARCHITECTS WASHINGTON - BALTIMORE
 801 ST. PAUL PLACE BALTIMORE, MARYLAND 21202
 AREA CODE 301

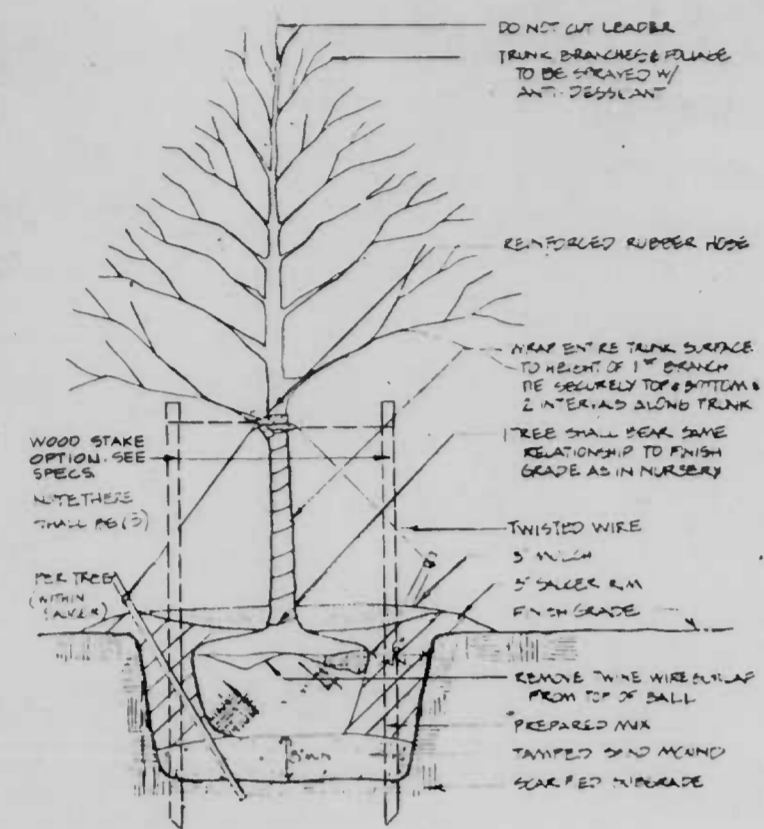


SITework DETAILS
 CONTRACT #4 2866 LANDSCAPING
 GRADING, WALL, UTILITIES AND LANDSCAPING
 SOMERSET HOMES PLAZA
 AT NOLAN COURT

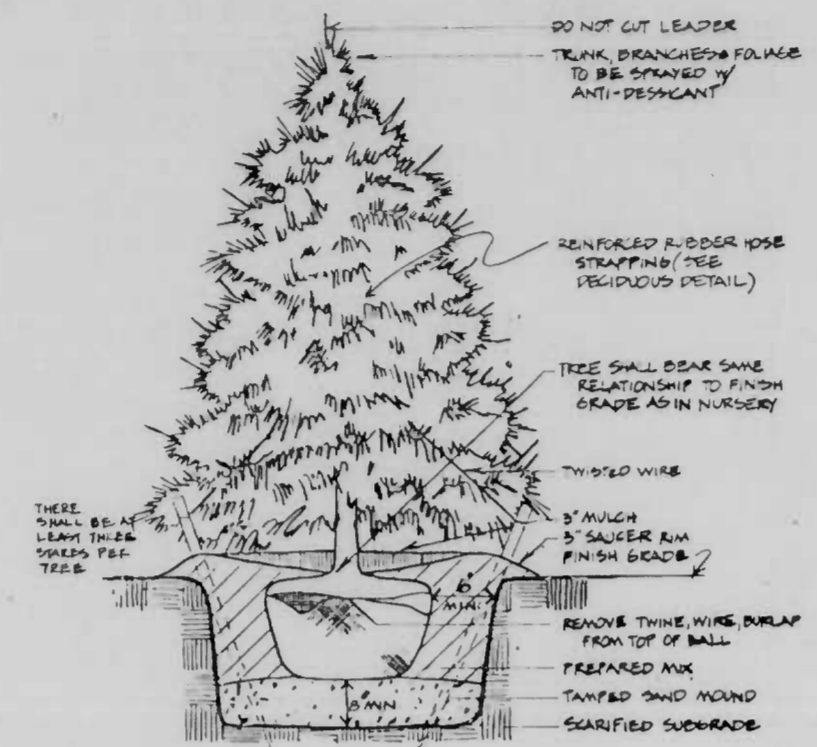
DATE APRIL, 1981
 DRAWING NO. L-2
 SHEET 6 OF 7

kennedy, bode & porter, inc.
 consulting engineers
 baltimore, maryland

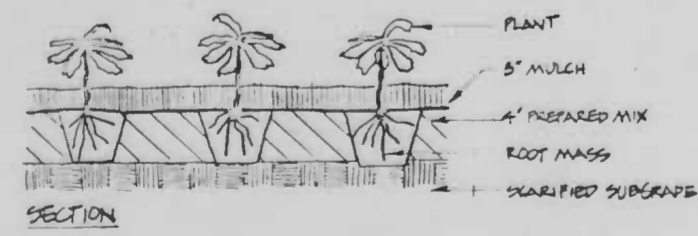
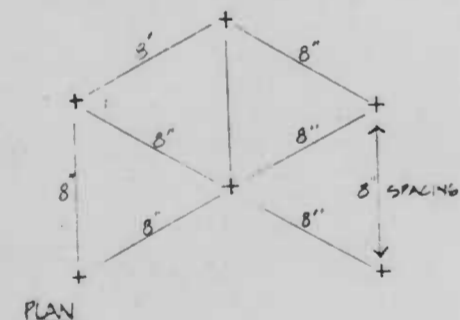
SYNTERRA LTD.
 ONE LOGO COURT
 888 WEST BITTENHOUSE ST.
 PHILADELPHIA, PA. 19124
 215-625-0700



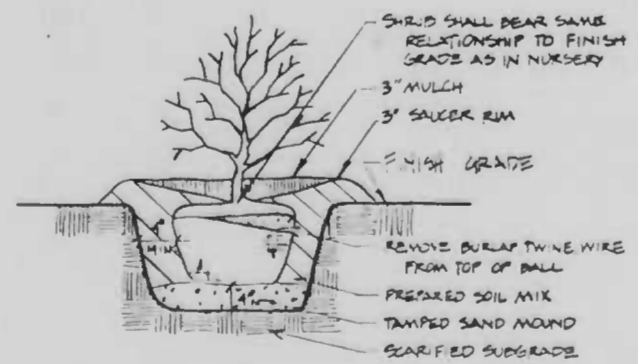
1 DECIDUOUS TREE PLANTING SECTION N.T.S.



2 EVERGREEN TREE PLANTING SECTION N.T.S.



3 GROUND COVER PLANTING SECTION N.T.S.



4 SHRUB PLANTING SECTION N.T.S.

REVISIONS	
DATE	DESCRIPTION

SULTON-CAMPBELL & ASSOCIATES CHARTERED ARCHITECTS WASHINGTON-BALTIMORE	
801 ST. PAUL PLACE	BALTIMORE, MARYLAND 21202
AREA CODE 301	

PLANTING DETAILS	CONTRACT NO. 2888
GRADING, WELL, UTILITIES AND LANDSCAPING	SOMERSET HOMES PLAZA
	AT MOLLY COURT

DATE	APRIL, 1981
DRAWING NO.	L-3
SHEET	7 OF 7

SYNTERRA LTD.
ONE LOGG COURT
800 WEST RITTENHOUSE ST.
PHILADELPHIA, PA. 19104
215-843-0700