

CITY OF BALTIMORE

# NEIGHBORHOOD PROGRESS ADMINISTRATION / DHCD

CHARLES CENTER - INNER HARBOR MANAGEMENT, INC.

## SITE IMPROVEMENTS

### COLUMBUS PIAZZA

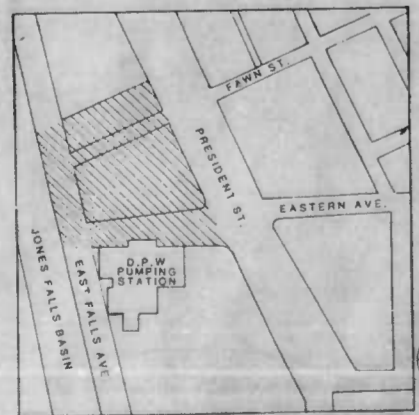
### INNER HARBOR EAST PROJECT

JOB NO. 12-86

PRELIMINARY



*Final Plans Approved 10/16/87*  
*See Comments dated 10-23-86 in*  
*"Columbus Square" Pub. I.H. East.*



LIST OF DRAWINGS	
TITLE	SHEET No
COVER SHEET	1
EXISTING CONDITIONS	2
SEDIMENT & EROSION CONTROLS	3
LAYOUT PLAN	4
GRADING PLAN	5
PLANTING PLAN	6
SITE UTILITY PLAN	7
DETAILS	8
DETAILS	9
DETAILS	10

**Land Design / Research, Inc.**  
**LANDSCAPE ARCHITECTS**  
 The Quarry Building, Suite 100  
 Rivers Corporate Park  
 Columbia, Maryland 21048 - 2690  
 301/782-4390 Telex: 581428-8500  
**WHITMAN, REQUARDT AND ASSOCIATES**  
**ENGINEERS**  
 2315 ST. PAUL STREET  
 BALTIMORE, MARYLAND

APPROVED \_\_\_\_\_

CHIEF, ENVIRONMENTAL SERVICES DIVISION

APPROVED \_\_\_\_\_

DIRECTOR, OFFICE OF TRANSPORTATION

DEPARTMENT OF RECREATION AND PARKS

CALVIN P. RUIKEMA Supt. of Parks Date \_\_\_\_\_

Approved \_\_\_\_\_

CHRIS DELAPORTE Director Date \_\_\_\_\_

NEIGHBORHOOD PROGRESS ADMINISTRATION / DHCD

MARION W. PINES Commissioner Date \_\_\_\_\_

RUDOLPH F. JANSSEN Director Construction and Buildings Inspection Date \_\_\_\_\_

1



**LIGHTED FLAGPOLE SPECIFICATIONS**

FLAGPOLES SHALL MATCH THOSE USED AT THE NATIONAL AQUARIUM IN BALTIMORE.

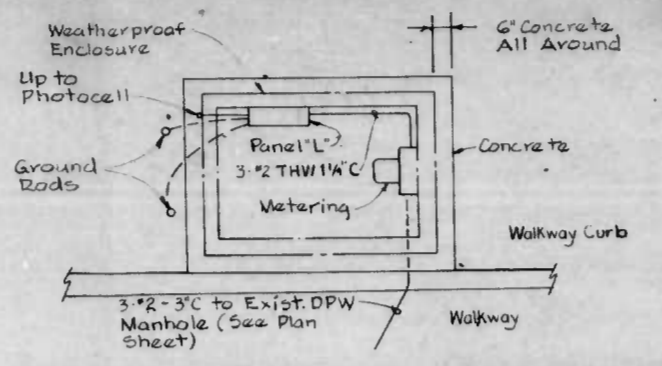
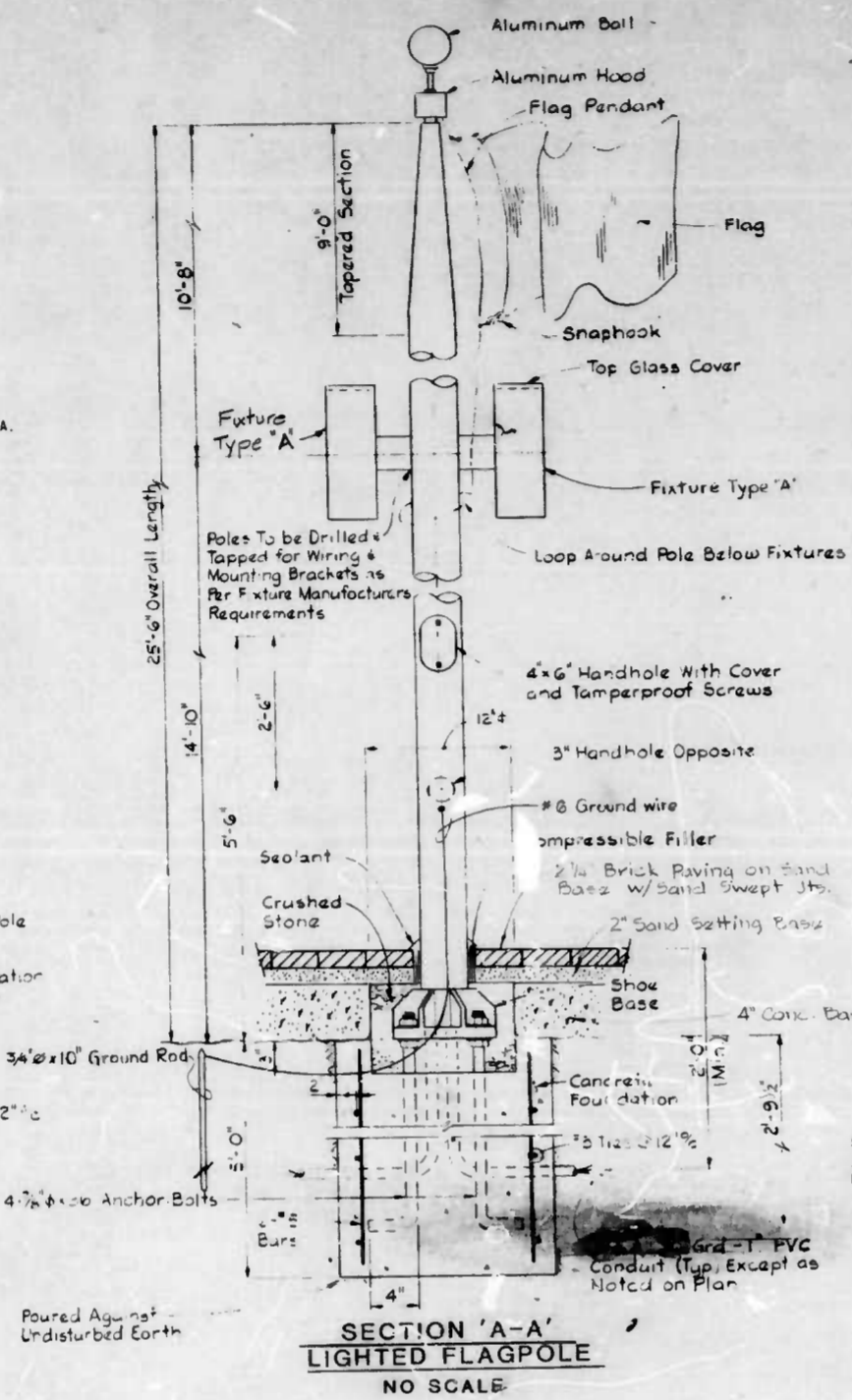
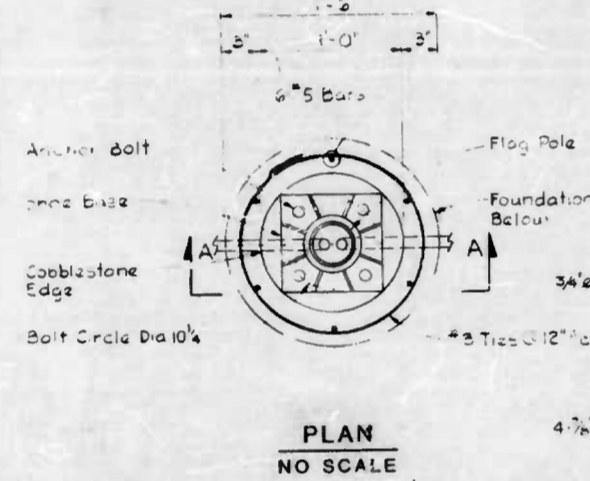
**POLE:** MADE OF 1 1/2" ALUM ALLOY SEAMLESS TUBING CONTROL TAPER TYPE POLE WITH (25" 6") OVERALL LENGTH, (5") BUTT DIA., (3") TOP DIA., (1.188") WALL THK. SHIPMENT TO BE IN (1) SECTION.

**INTERNAL MALLYARD SYSTEM:** SYSTEM TO INCLUDE SPECIALLY DESIGNED ALUM. REVOLVING TRUCK, ACCESS HANDBOLE W. TAMPERPROOF SCREWS, 3" 32" VINYL COVERED, CADMIUM PLATED CABLE WITH BRONZE CHROME PLATED SNAPHOOKS, BRAIDED NYLON RETAINING LOOP (TO CIRCLE POLE BELOW FIXTURES AS SHOWN ON DETAIL). MANUAL SYSTEM ALSO INCLUDES MALLYARD RING, RETAINING PIN THAT SCREWS INTO NOT WELDED TO INSIDE OF SHAFT AND POLYPROPYLENE ROPE (SEE DETAIL).

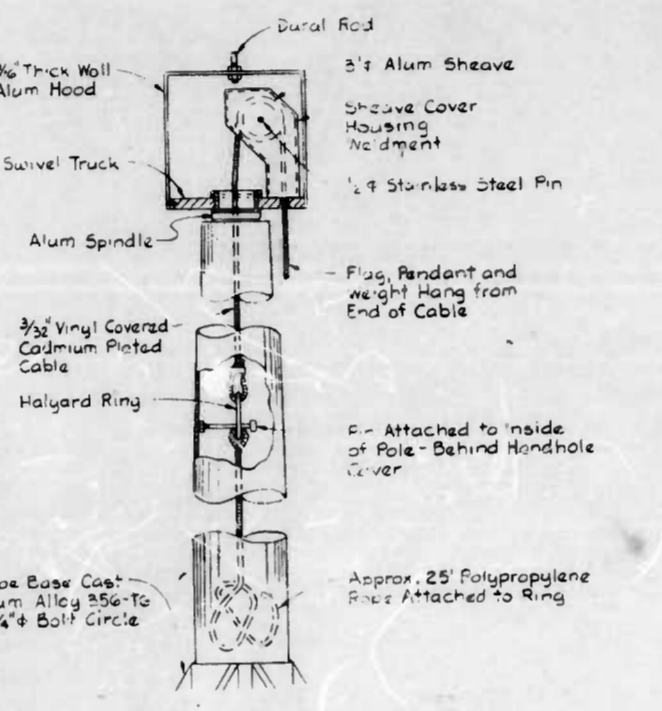
**BALL:** 1 1/2" DIA. 1/4" GAGE ALUM. BALL W. CLEAR ANODIZED FINISH MOUNTED ON A 5/8" DIA. SEAMLESS ALUM. TUBE SLIPPED OVER A 1/2" DIA. DURAL ROD THAT SCREWS INTO TOP OF HOOD.

**FINISH:** AFTER FABRICATION, POLE AND CORRESPONDING ACCESSORIES TO RECEIVE A MACHINED SATIN BRUSH FINISH, A ZINC CHROMATE PRIMER, & THEN THREE (3) COATS OF HIGH GLOSS ENAMEL (COLOR AS SELECTED).

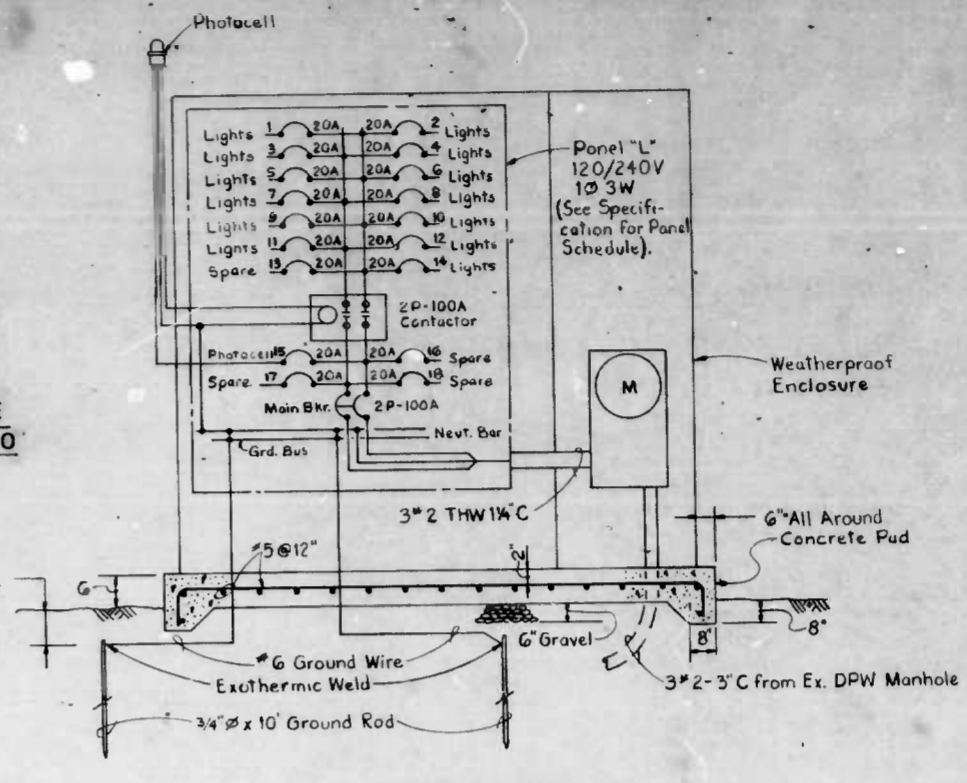
**FLAGS:** 4" X 6" NYLON OUTDOOR HEAVY DUTY FS CCC-C-476, TYPE 1.



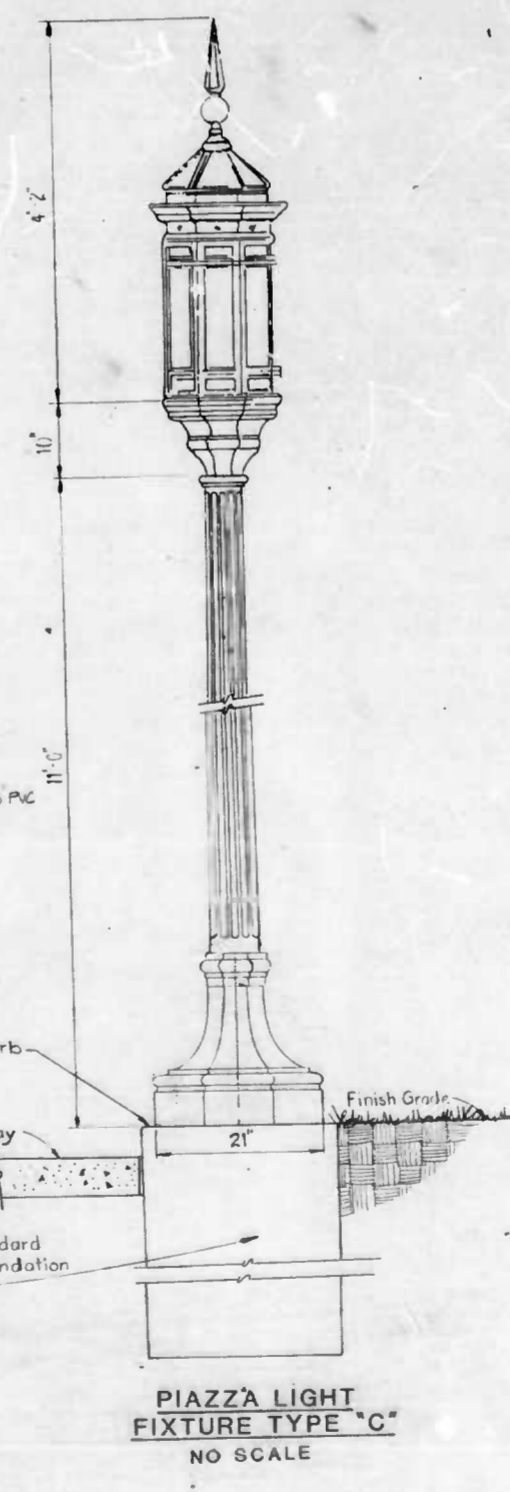
**METER CABINET FOR ELECTRICAL SERVICE  
BALTIMORE CITY STANDARD NO. B.C.-804.10  
NO SCALE**



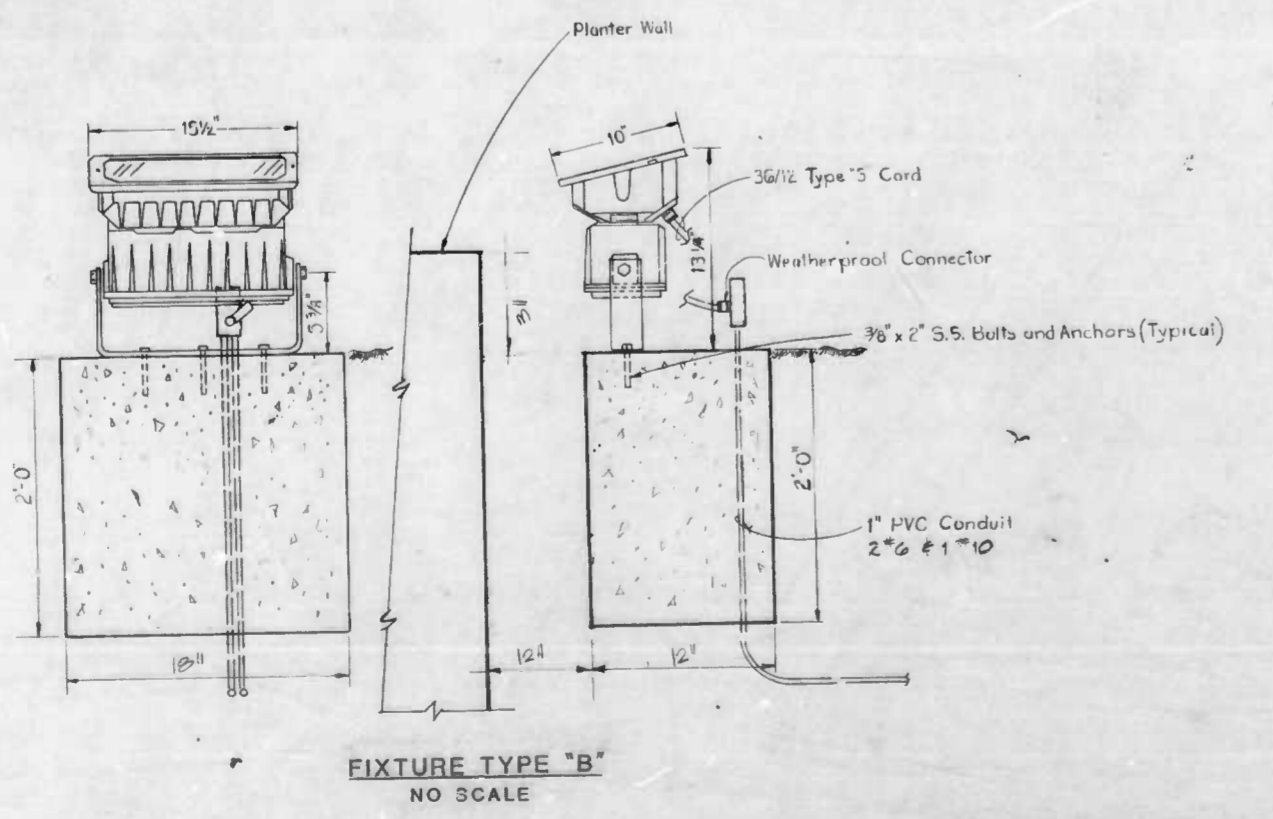
**GENERAL DESIGN DETAIL  
NO SCALE**



**ONE LINE DIAGRAM  
METERING AND DISTRIBUTION CENTER  
NO SCALE**



**PIAZZA LIGHT  
FIXTURE TYPE 'C'  
NO SCALE**



**FIXTURE TYPE 'B'  
NO SCALE**



Planning - Urban Design  
Landscape Architecture  
Graphic Design - Architecture  
Development Economics

Project Number	
Sheet Title	
Scale	

NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD CITY OF BALTIMORE	
<b>COLUMBUS PIAZZA SITE UTILITY DETAIL</b>	
DATE:	SCALE: AS SHOWN
LANDSCAPE DESIGN:	APPROVED: [Signature] Director
ENGINEERING DESIGN:	DATE: [Date] Construction & Building Inspection
DRAWN BY:	REVIEWED & APPROVED: [Signature] Assistant Chief of Engineering

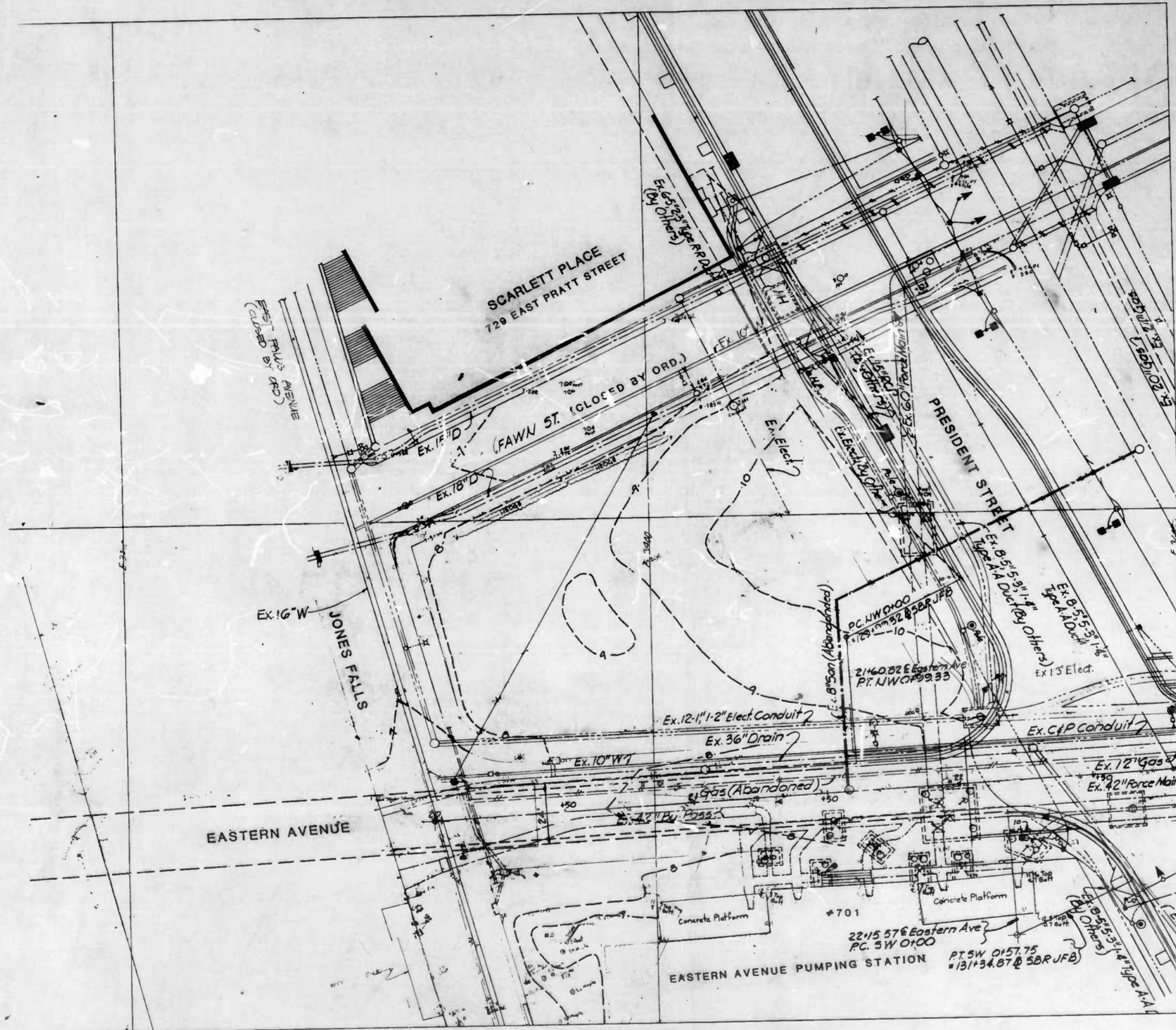


**LDR**

LAND DESIGN RESEARCH

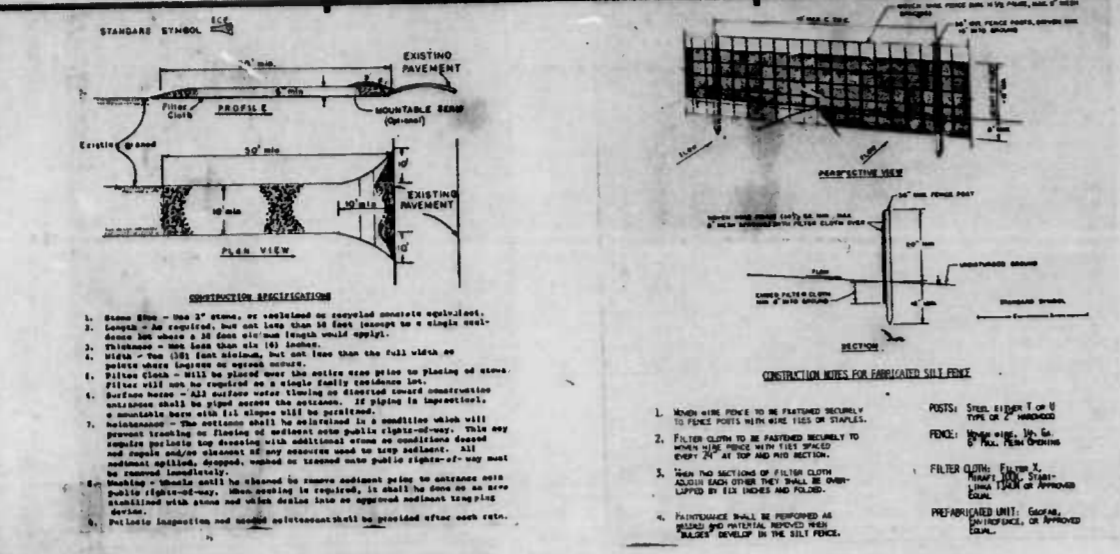
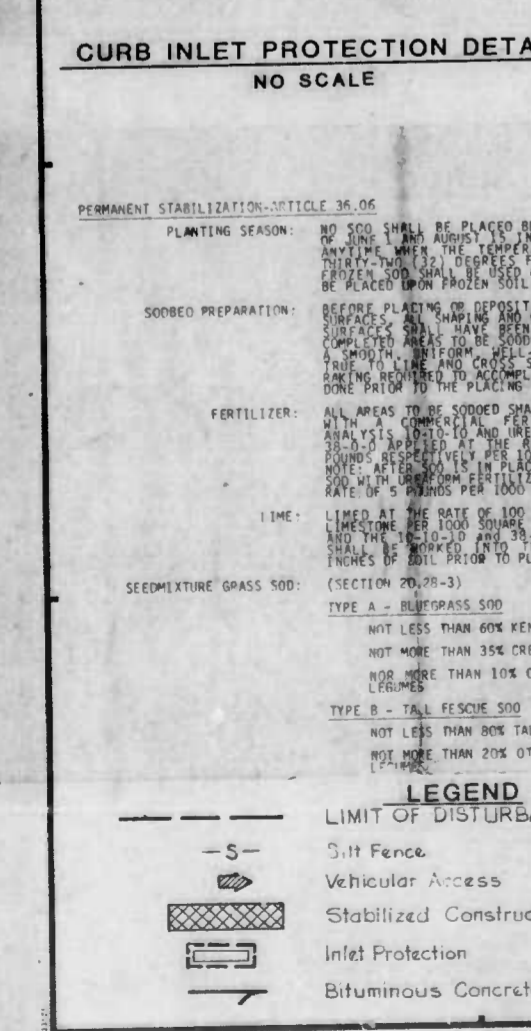
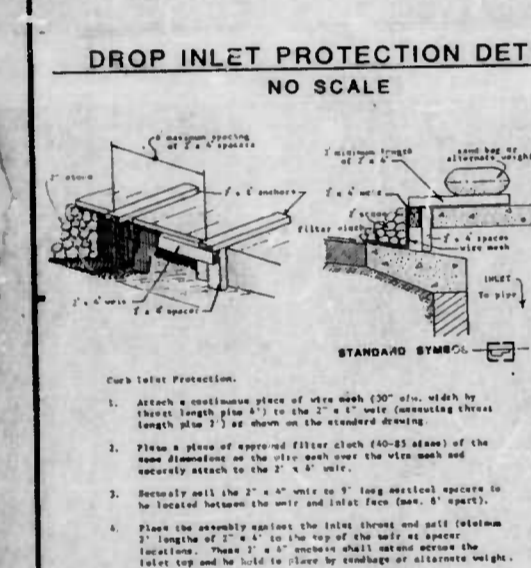
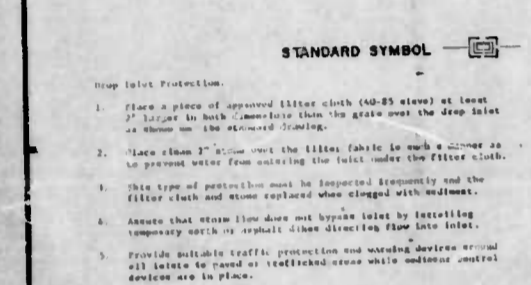
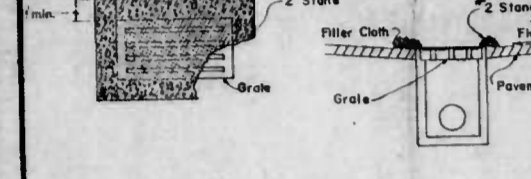
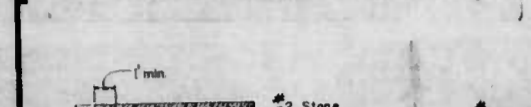
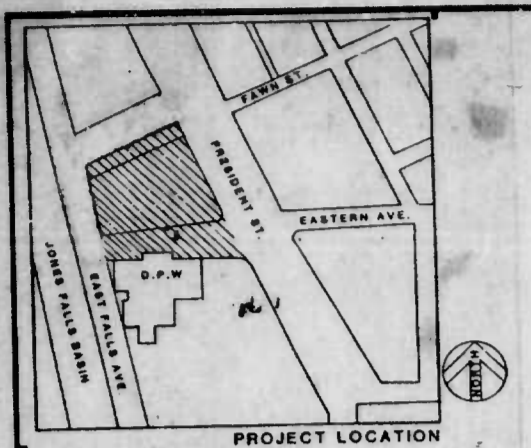
Planning • Urban Design  
Landscape Architecture  
Graphic Design • Architecture  
Development Economics

The Quarry Building  
Suite 303  
Rosen Corporate Park  
Columbia, Maryland 21046  
(301) 741-4360 Baltimore  
(301) 488-8500 Washington

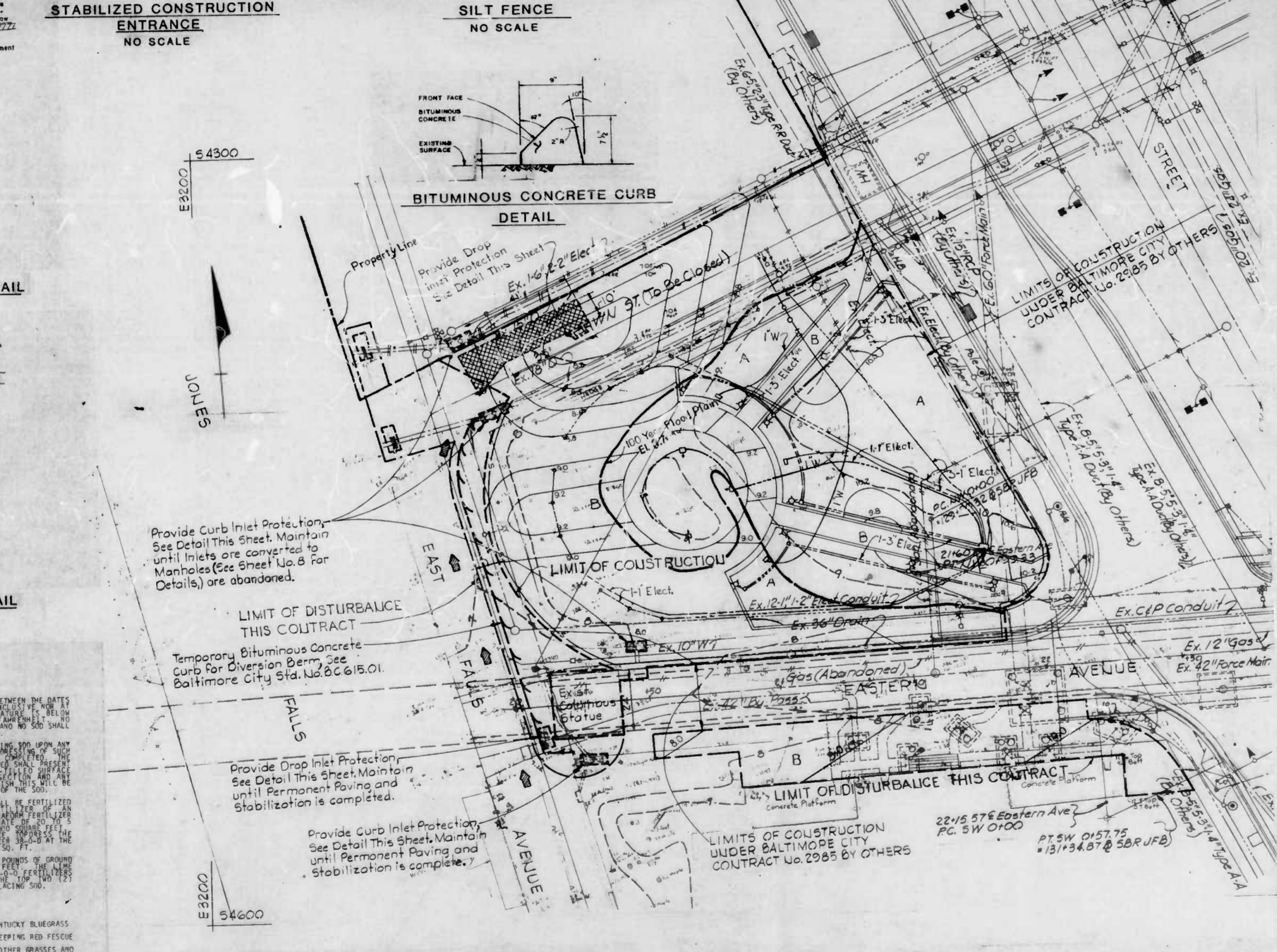


NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD	
CITY OF BALTIMORE	
SITE IMPROVEMENTS	
COLUMBUS PIAZZA	
EXISTING CONDITIONS	
DATE:	SCALE: JOB NO. 12-86 SHEET NO. 2
LANDSCAPE DESIGN:	APPROVED
LAND DESIGN RESEARCH:	DATE: Director
ENGINEERING DESIGN:	DATE: Constructive & Buildings Inspector
WORKING DRAWINGS:	DATE: REVIEWED & APPROVAL
PROJECT:	DATE: RECOMMENDED
	DATE: Assistant Chief of Engineering





**TEMPORARY STABILIZATION - ARTICLE 30.06**  
 Planting Season Temporary seeding can be done anytime of the year except when the ground is frozen. This shall consist of applying and plowing oil fertilizer, temporary seed and mulch on areas disturbed for more than fourteen (14) days.  
 Schedule of Procedure - The contractor shall place temporary stabilization as specified in the approved sediment control plan.  
 Seeded Preparation - When the area to be seeded is packed and hard, the top layer of topsoil shall be loosened by raking or other means before seed is applied.  
 Lime - No lime shall be required for temporary seeding.  
 Fertilizer - Commercial fertilizer of an analysis 5-10-5 applied at a rate of 35 pounds per 1000 square feet.  
 Seeding (Section 20.26) - Seed mixture, Annual Ryegrass applied at the rate of 3 pounds per 1000 square feet.  
 Mulching - Applied at the rate of 100 pounds per 1000 square feet. Mulch anchoring - sphagnum moss at the rate of 10 gallons per 1000 square feet. The mulch shall be applied by blowing and the asphalt binder material shall be sprayed into the mulch.



**RESPONSIBLE PERSONNEL CERTIFICATION**  
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR OTHER ACTIVITIES IN THE DISTRICT OF BALTIMORE SHALL BE APPROVED AND MONITORED BY THE BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENVIRONMENTAL CONTROL AND SEDIMENT CONTROL, BEFORE BEGINNING THE PROJECT.  
 NAME AND TITLE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**ENGINEER'S CERTIFICATION**  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRELIMINARY DESIGN AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY EROSION AND SEDIMENT CONTROL ACT.  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PLAN**  
 SCALE: 1" = 20'

**SEDIMENT CONTROL NOTES**

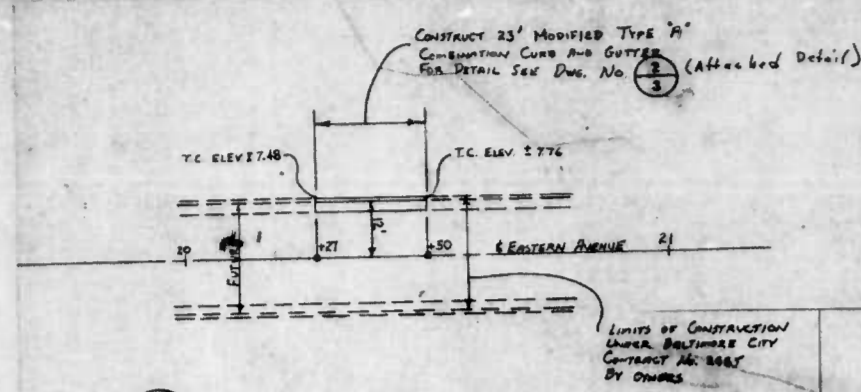
- EARTHWORK BALANCE  
 - EXCAVATION 1000 SQ. FT. OF SOIL  
 - BORROW 1000 SQ. FT. OF SOIL  
 - ADVANTAGES INDICATED FOR EROSION CONTROL PURPOSES ONLY AND ARE NOT GUARANTEED OR WARRANTED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
- TOTAL DISTURBED AREA - 35,300 SQ. FT. 0.81 ACRES
- SUGGESTED SEQUENCE OF CONSTRUCTION  
 A. CONDITIONS  
 1. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENVIRONMENTAL CONTROL AND SEDIMENT CONTROL, AT LEAST 14 DAYS BEFORE STARTING ANY CLEARING OR GRADING OPERATIONS.  
 2. THE DAY HE INTENDS TO START WORK  
 3. THE SOURCE OF ALL BORROW MATERIAL  
 4. THE DESIGNATED STOCKPILE AREA  
 5. THE CONTRACTOR'S STAGING AREA  
 6. THE CONSTRUCTION SEQUENCE  
 7. THE COMPLETION DATE OF THE WORK  
 B. INSTALL STABILIZED CONSTRUCTION ENTRANCE  
 C. INSTALL SILT FENCES AND SILT TRAPS  
 D. INSTALL BITUMINOUS CONCRETE DIVERSION BERM ON EAST FALLS  
 E. PROVIDE CURB INLET PROTECTION  
 F. REMOVE EXISTING PAVEMENT AND ABANDON EXISTING UTILITIES AND REPAIR EXISTING PAVEMENT AND RELOCATE EXISTING UTILITIES  
 G. PROVIDE PERMANENT SPECIAL FEATURES AND PAVING RECOMMENDING TO THE BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENVIRONMENTAL CONTROL AND SEDIMENT CONTROL, AT LEAST 14 DAYS BEFORE STARTING ANY CLEARING OR GRADING OPERATIONS.  
 H. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 I. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 J. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 K. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 L. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 M. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 N. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 O. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 P. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 Q. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 R. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 S. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 T. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 U. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 V. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 W. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 X. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 Y. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.  
 Z. ALL EXCAVATION MATERIAL SHALL BE PLACED ON THE HIGH SIDE UNLESS OTHERWISE SPECIFIED AND CONTAINED IN AN AREA WHERE ALL SEDIMENT CONTROL MEASURES WILL BE MAINTAINED.

Active	Inactive	Area	Square Feet	Type of Stabilization	Sequence
✓		A	9,500	Temporary Mulch	E
	✓			Sod	I
	✓	R	25,800	Temporary Mulch	E
	✓			Paving	H

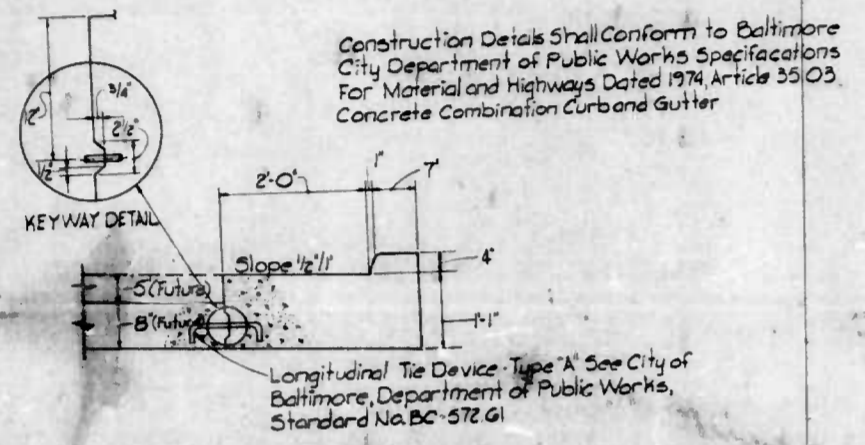
**LDR**  
 Land Design Research Inc.  
 Planning • Urban Design  
 Landscape Architecture  
 Graphic Design • Architecture  
 Development Economics  
 The Quarry Building  
 Suite 102  
 River Corporate Park  
 Columbia, Maryland 21046  
 (301) 742-4300 Baltimore  
 (301) 686-8200 Washington

**NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD**  
 CITY OF BALTIMORE  
**COLUMBUS PIAZZA**  
**SEDIMENT AND EROSION CONTROL**  
 SCALE: AS SHOWN 1/8" = 1'-0" SHEET NO. 2  
 DATE: \_\_\_\_\_  
 LANDSCAPE DESIGN: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 ENGINEERING DESIGN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ REVIEWED & APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

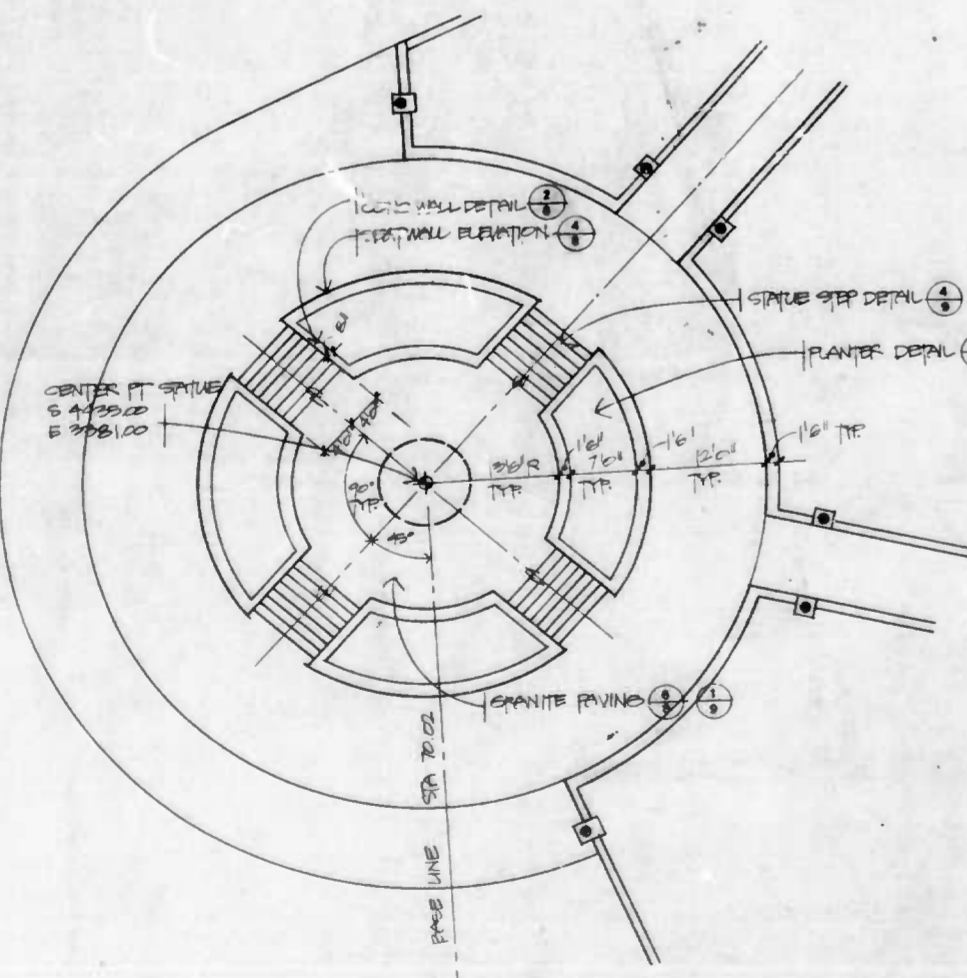




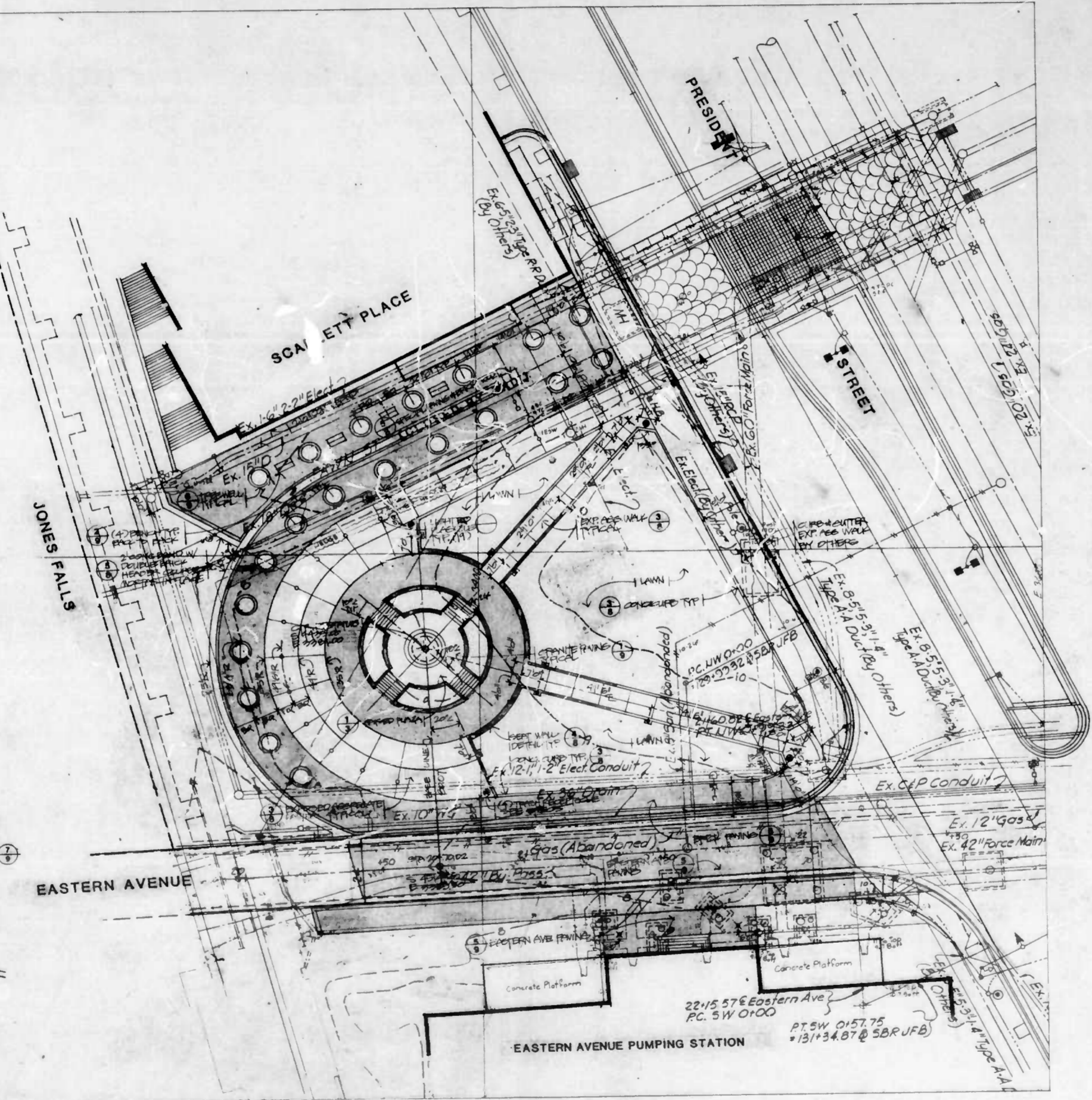
3 SITE IMPROVEMENTS COLUMBUS PIAZZA  
SCALE: 1" = 20'



2 MODIFIED TYPE 'A' COMBINATION CURB AND GUTTER  
SCALE: 3/4" = 1'-0"



1 RAISED PLAZA LAYOUT PLAN  
SCALE: 1" = 10' 0"



A SITE LAYOUT PLAN  
SCALE: 1" = 20' 0"

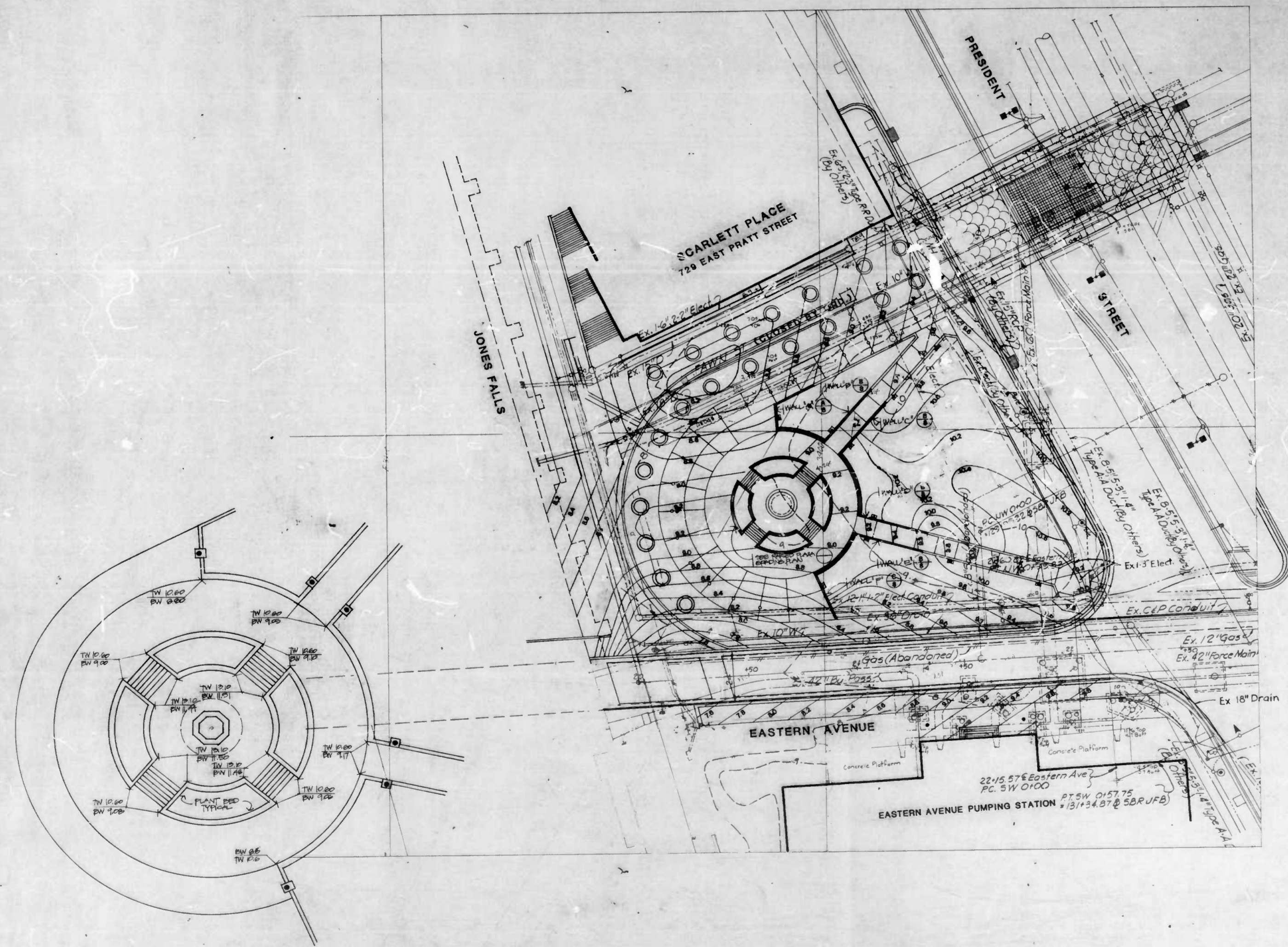
NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD CITY OF BALTIMORE			
SITE IMPROVEMENTS COLUMBUS PIAZZA			
LAYOUT PLAN			
DATE:	SCALE: AS SHOWN	JOB NO. 12-00	SHEET NO. 6
LANDSCAPE DESIGN: LAND DESIGN RESEARCH	APPROVED:	DIRECTOR	
ENGINEERING DESIGN: MINISTAR, REQUART, & ASSOCIATES	DATE:	Construction & Buildings Inspection	
DRAWN BY: PROMEN	REVIEWED & APPROVED:	ASSISTANT CHIEF OF ENGINEERING	
	DATE:		





Planning - Urban Design  
 Landscape Architecture  
 Graphic Design - Architecture  
 Development Economics

The LDR Building  
 Suite 101  
 Mount Corporate Park  
 Columbia, Maryland 21046  
 (301) 792-4444 Baltimore  
 (301) 996-8521 Washington



1 RAISED PLAZA GRADING PLAN  
 SCALE: 1"=10'-0"

A SITE GRADING PLAN  
 SCALE: 1"=20'-0"

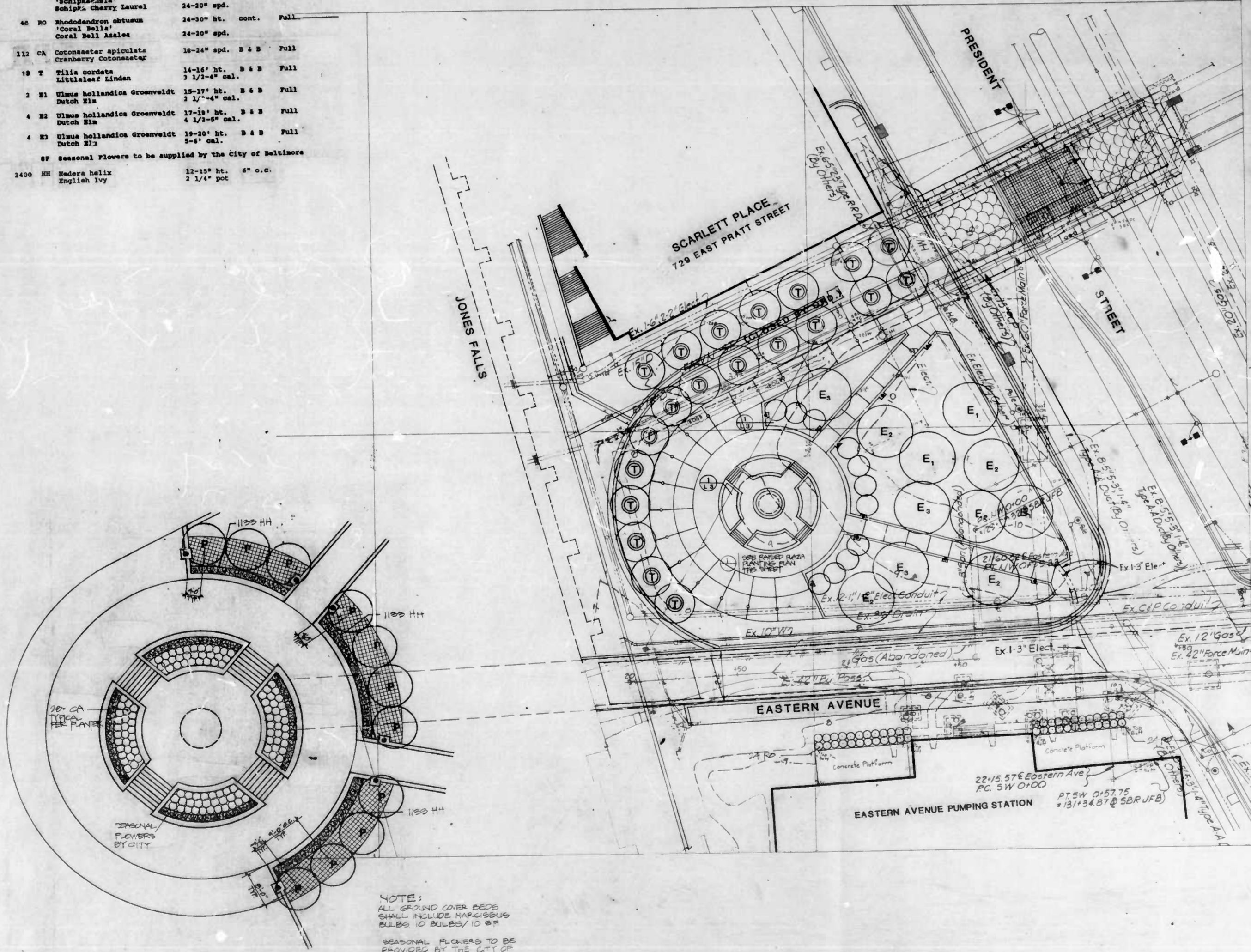
NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD			
CITY OF BALTIMORE			
SITE IMPROVEMENTS			
COLUMBUS PIAZZA			
GRADING PLAN			
DATE:	SCALE: AS SHOWN	100' = 1" = 10'-0"	SHEET NO. 11
LANDSCAPE DESIGN	APPROVED	DIRECTOR	
LAND DESIGN RESEARCH	DATE:	CONSTRUCTION & BUILDING INSPECTION	
ENGINEERING DESIGN	DATE:	REVIEWED & APPROVED	
SWITTMAN, RICHARD	DATE:	RECORDED	
DESIGN BY:	DATE:	ASSISTANT CHIEF OF ENGINEERING	
PROJECT:	DATE:		





**PLAN LIST**

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	REMARKS
4855	HH	Hedera helix English Ivy	12-15" ht. 6" o.c.	cont. Heavy
6725	MS	Narcissus spp. Daffodils	Topaz 8" o.c.	
11	P	Prunus subhirtella var. 'Autumnalis' Autumn Flowering Cherry	15-22' ht. 2-3 1/2" cal.	B & B Full
24	YL	Prunus lauro-cerasus 'Schliphaemia' Schip's Cherry Laurel	24-30' ht. 24-30' spd.	B & B Full
46	NO	Rhododendron obtusum 'Coral Bells' Coral Bell Azalea	24-30' ht. 24-30' spd.	cont. Full
112	CA	Cotoneaster spicatus Cranberry Cotoneaster	18-24' spd. 14-16' ht.	B & B Full
18	T	Tilia cordata Littleleaf Linden	14-16' ht. 3 1/2"-4" cal.	B & B Full
3	E1	Ulmus hollandicus Groenvelde Dutch Elm	15-20' ht. 2 1/2"-4" cal.	B & B Full
4	E2	Ulmus hollandicus Groenvelde Dutch Elm	17-22' ht. 4 1/2"-5" cal.	B & B Full
4	E3	Ulmus hollandicus Groenvelde Dutch Elm	18-20' ht. 5-6" cal.	B & B Full
SP		Seasonal Flowers to be supplied by the City of Baltimore		
2400	HH	Hedera helix English Ivy	12-15" ht. 2 1/4" pot	6" o.c.



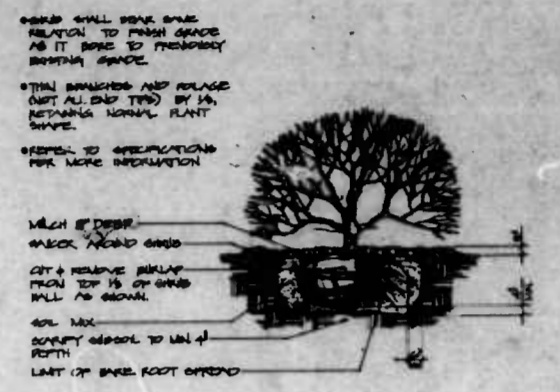
**1 RAISED PLAZA-PLANTING PLAN DETAIL**  
SCALE 1":10'-0"

**A SITE PLANTING PLAN**  
SCALE 1":20'-0"

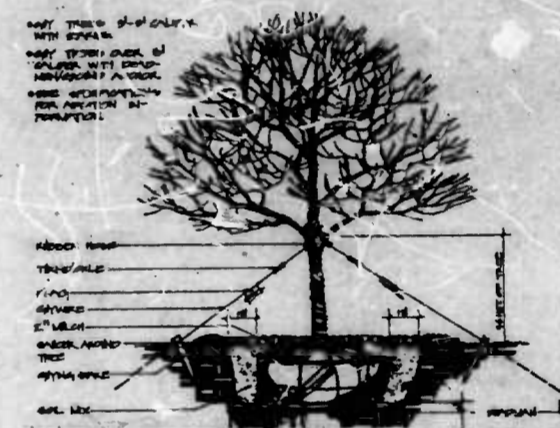
NOTE:  
ALL GROUND COVER BEDS  
SHALL INCLUDE NARCISSUS  
BULBS 10 BULBS/10 SF  
SEASONAL FLOWERS TO BE  
PROVIDED BY THE CITY OF  
BALTIMORE.

**GENERAL NOTES**

- All plant material shall conform to the sizes given in the plan list and shall be nursery grown in accordance with the "U.S.A. Standard for Nursery Stock", latest edition.
- All planting shall be in accordance with Standard American Association of Nurserymen procedures and specifications.
- Contractor and representative of owner shall verify the correct location of all underground utilities in the field prior to installation of any plant material.
- Plant material location to be staked in the field and approved by the Landscape Architect prior to planting.
- All plant beds and planting areas to be maintained to a depth of 1" unless otherwise noted on drawings.
- All areas disturbed by planting operations shall be fine graded and seeded.



**SHRUB PLANTING DETAIL**  
NO SCALE

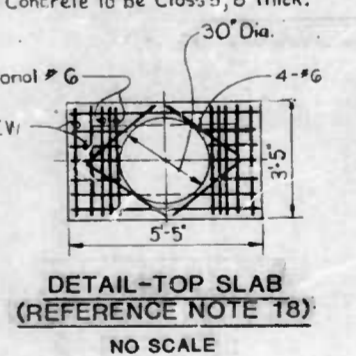
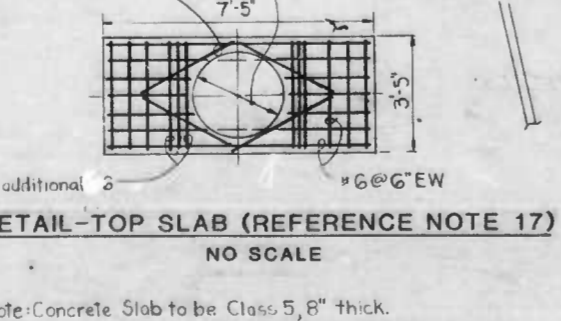
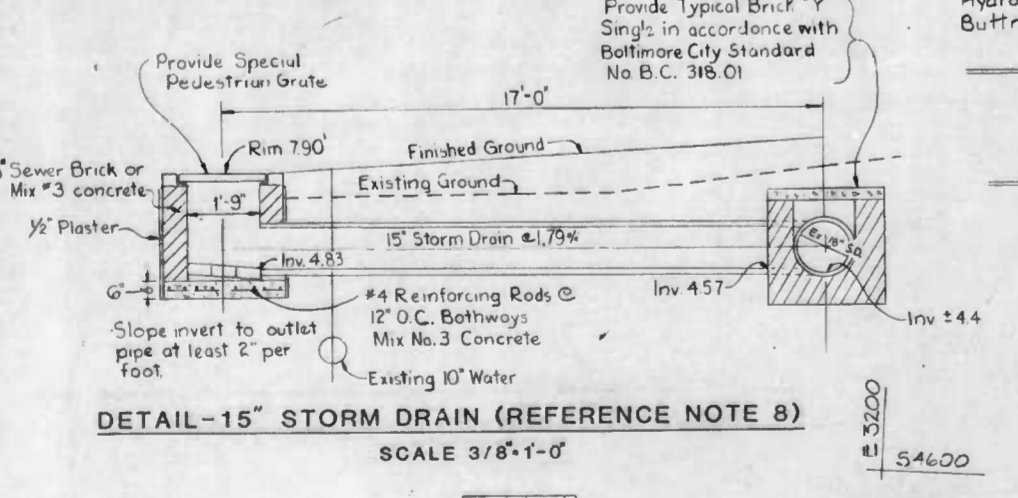
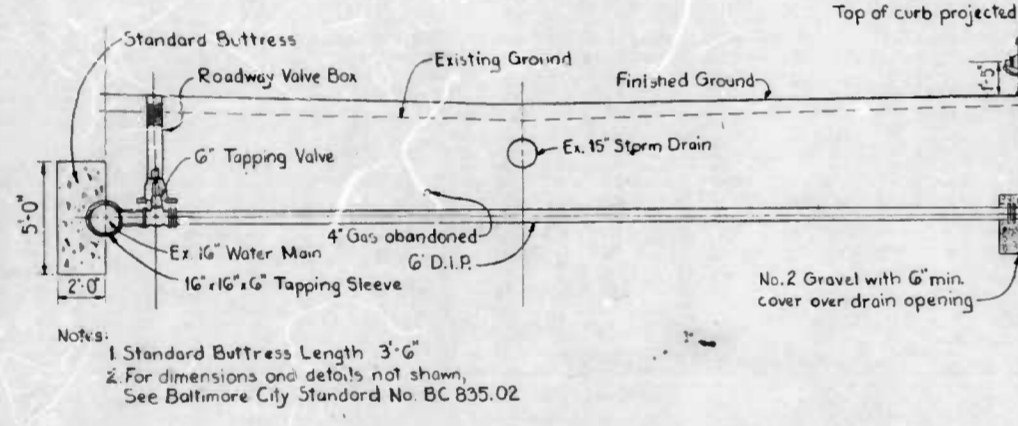
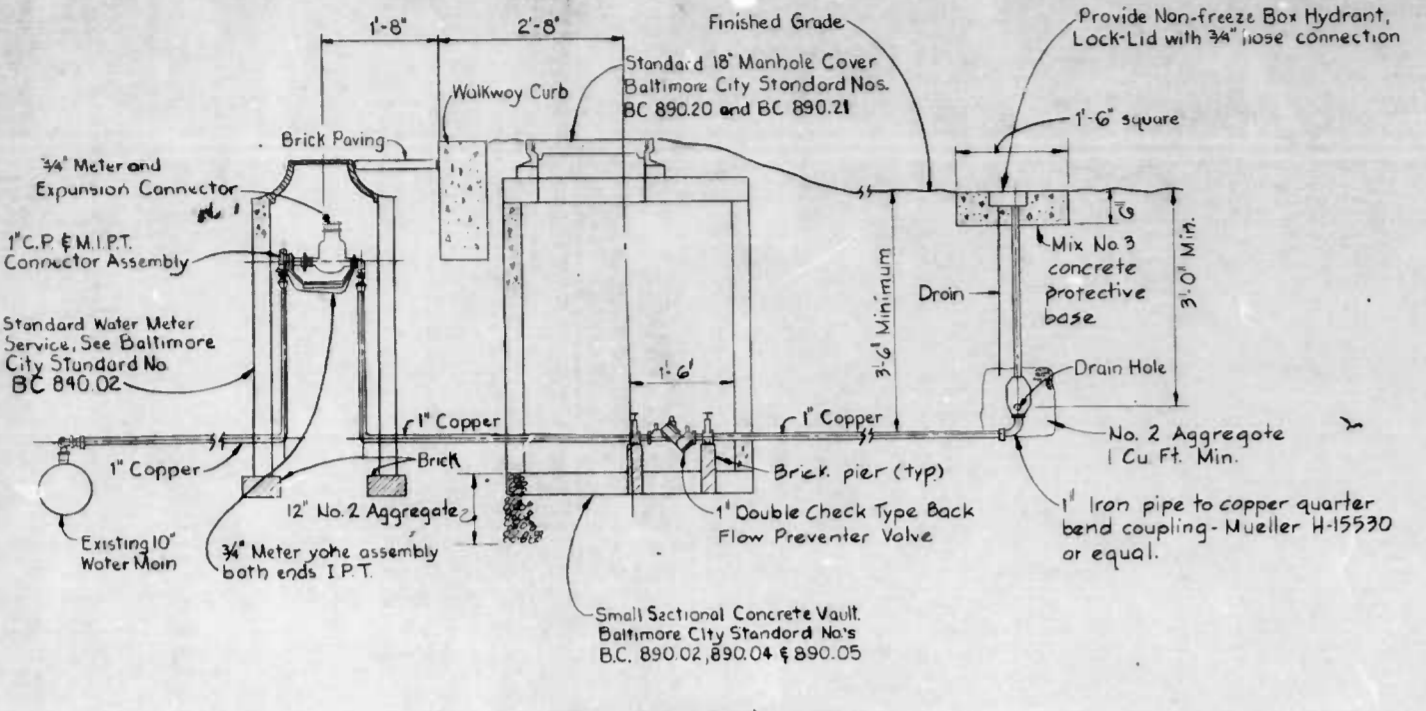
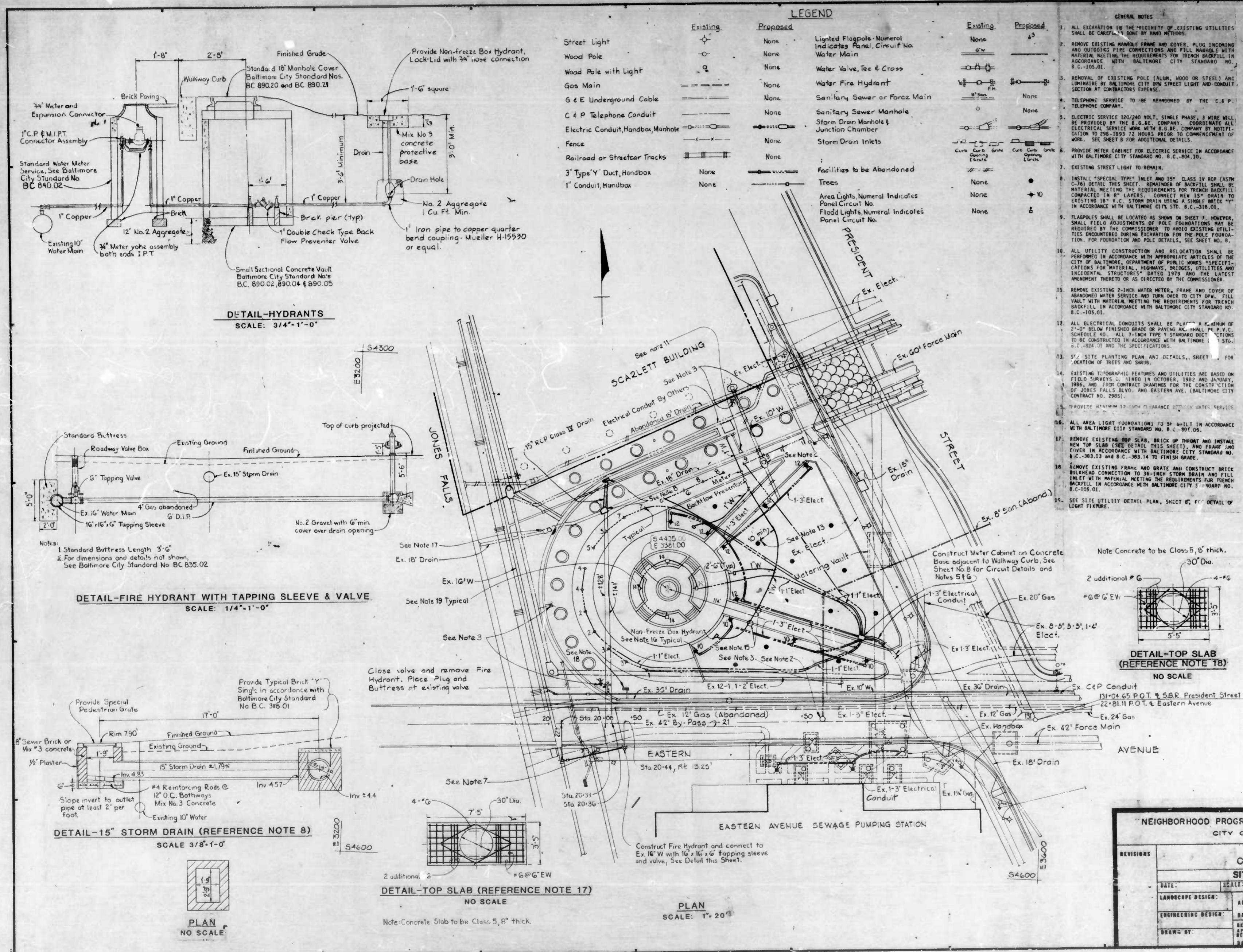


**TREE PLANTING DETAIL-3" Caliper or Greater**  
NO SCALE

**LDR**  
Land Design Research, Inc.  
Planning • Urban Design  
Landscape Architecture  
Graphic Design • Architecture  
Development Economics  
The Quarry Building  
Suite 111  
Rosen Corporate Park  
Columbia, Maryland 21046  
(410) 721-4300 Baltimore  
(410) 484-8200 Washington

NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD CITY OF BALTIMORE			
SITE IMPROVEMENTS COLUMBUS PIAZZA PLANTING PLAN			
REVISIONS	DATE:	SCALE: AS SHOWN	SHEET NO. 15
	LANDSCAPE DESIGN: LAND DESIGN RESEARCH	APPROVED:	DIRECTOR
	ENGINEERING DESIGN: WYATT, ROCKWELL & ASSOCIATES	DATE:	CONSTRUCTIVE & BUILDINGS INSPECTION
	DESIGN BY: PROMEN	REVIEWED & APPROVED:	ASSISTANT CHIEF OF ENGINEERING
		DATE:	





**LEGEND**

Existing	Proposed	Existing	Proposed
Street Light	None	Lighted Flagpole - Numeral Indicates Panel, Circuit No.	None
Wood Pole	None	Water Valve, Tee & Cross	None
Wood Pole with Light	None	Water Fire Hydrant	None
Gas Main	None	Sanitary Sewer or Force Main	None
G & E Underground Cable	None	Storm Drain Manhole & Junction Chamber	None
C & P Telephone Conduit	None	Storm Drain Inlets	None
Electric Conduit, Handbox, Manhole	None	Facilities to be Abandoned	None
Fence	None	Trees	None
Railroad or Streetcar Tracks	None	Area Lights, Numeral Indicates Panel Circuit No.	None
3" Type 'Y' Duct, Handbox	None	Flood Lights, Numeral Indicates Panel Circuit No.	None
1" Conduit, Handbox	None		

- GENERAL NOTES**
- ALL EXCAVATION IN THE VICINITY OF EXISTING UTILITIES SHALL BE CONDUCTED BY HAND METHODS.
  - REMOVE EXISTING MANHOLE FRAME AND COVER, PLUG INCOMING AND OUTGOING PIPE CONNECTIONS AND FILL MANHOLE WITH MATERIAL MEETING THE REQUIREMENTS FOR TRENCH BACKFILL IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-105.01.
  - REMOVAL OF EXISTING POLE (ALUM, WOOD OR STEEL) AND LUMBER BY BALTIMORE CITY OWN STREET LIGHT AND CONDUIT SECTION AT CONTRACTOR'S EXPENSE.
  - TELEPHONE SERVICE TO BE ABANDONED BY THE C & P TELEPHONE COMPANY.
  - ELECTRIC SERVICE 120/240 VOLT, SINGLE PHASE, 3 WIRE WILL BE PROVIDED BY THE E. & A.E. COMPANY. COORDINATE ALL ELECTRICAL SERVICE WORK WITH E. & A.E. COMPANY BY NOTIFICATION TO 298-1203 72 HOURS PRIOR TO COMMENCEMENT OF WORK. SEE SHEET B FOR ADDITIONAL DETAILS.
  - PROVIDE METER CABINET FOR ELECTRIC SERVICE IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-804.10.
  - EXISTING STREET LIGHT TO REMAIN.
  - INSTALL SPECIAL TYPE INLET AND 1 1/2" CLASS IV RCP (ASTM C-760) DETAIL THIS SHEET. REMAINDER OF BACKFILL SHALL BE MATERIAL MEETING THE REQUIREMENTS FOR TRENCH BACKFILL COMPACTED IN 8" LAYERS. CONNECT NEW 1 1/2" DRAIN TO EXISTING 1 1/2" V.C. STORM DRAIN USING A SINGLE BRICK IN ACCORDANCE WITH BALTIMORE CITY STD. B.C.-318.01.
  - FLAGPOLES SHALL BE LOCATED AS SHOWN ON SHEET 7. HOWEVER, SMALL FIELD ADJUSTMENTS OF POLE FOUNDATIONS MAY BE REQUIRED BY THE COMMISSIONER TO AVOID EXISTING UTILITIES ENCOUNTERED DURING EXCAVATION FOR THE POLE FOUNDATION. FOR FOUNDATION AND POLE DETAILS, SEE SHEET NO. 8.
  - ALL UTILITY CONSTRUCTION AND RELOCATION SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE ARTICLES OF THE CITY OF BALTIMORE, DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR MATERIAL, HIGHWAYS, BRIDGES, UTILITIES AND INCIDENTAL STRUCTURES DATED 1979 AND THE LATEST AMENDMENT THEREON OR AS DIRECTED BY THE COMMISSIONER.
  - REMOVE EXISTING 2-INCH WATER METER, FRAME AND COVER OF ABANDONED WATER SERVICE AND TURN OVER TO CITY DOW. FILL VAULT WITH MATERIAL MEETING THE REQUIREMENTS FOR TRENCH BACKFILL IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-105.01.
  - ALL ELECTRICAL CONDUITS SHALL BE PLACED A MINIMUM OF 2'-0" BELOW FINISHED GRADE OR PAVING AC. SHALL PER P.W.C. SCHEDULE 40. ALL 2-INCH TYPE 1 STANDARD DUCT SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE CITY STD. B.C.-824.01 AND THE SPECIFICATIONS.
  - SEE SITE PLANTING PLAN AND DETAILS, SHEET 7 FOR LOCATION OF TREES AND SHRUB.
  - EXISTING TOPOGRAPHIC FEATURES AND UTILITIES ARE BASED ON FIELD SURVEYS D. S. 1982 IN OCTOBER, 1982 AND JANUARY, 1985, AND FIELD CONTRACT DRAWINGS FOR THE CONSTRUCTION OF JONES FALLS BLVD. AND EASTERN AVE. (BALTIMORE CITY CONTRACT NO. 2985).
  - PROVIDE MINIMUM 12" CLEARANCE BETWEEN WATER SERVICE AND ELECTRICAL SERVICE.
  - ALL AREA LIGHT FOUNDATIONS TO BE BUILT IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-807.05.
  - REMOVE EXISTING TOP SLAB, BRICK UP THROAT AND INSTALL NEW TOP SLAB (SEE DETAIL THIS SHEET). AND FRAME AND COVER IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-383.13 AND B.C.-383.14 TO FINISH GRADE.
  - REMOVE EXISTING FRAME AND GRATE AND CONSTRUCT BRICK BULKHEAD CONNECTION TO 36-INCH STORM DRAIN AND FILL BACKFILL IN ACCORDANCE WITH BALTIMORE CITY STANDARD NO. B.C.-105.01.
  - SEE SITE UTILITY DETAIL PLAN, SHEET 8, FOR DETAIL OF LIGHT FIXTURE.

**LDR**  
LAND DESIGN RESEARCH

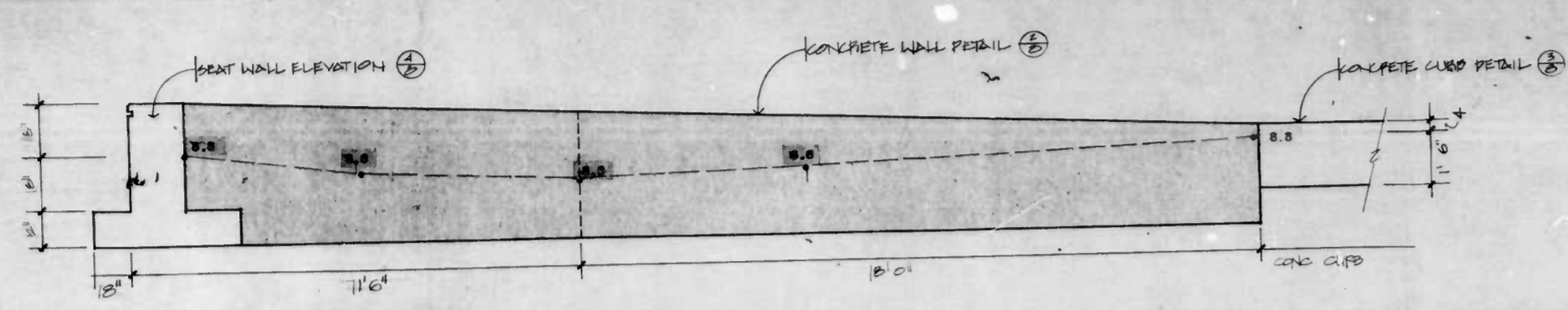
Planning • Urban Design  
Landscape Architecture  
Graphic Design • Architecture  
Development Economics

The Quarry Building  
Suite 100  
Rivers Corporate Park  
Columbia, Maryland 21046  
1301 782-4400 Baltimore  
1301 496-8500 Washington

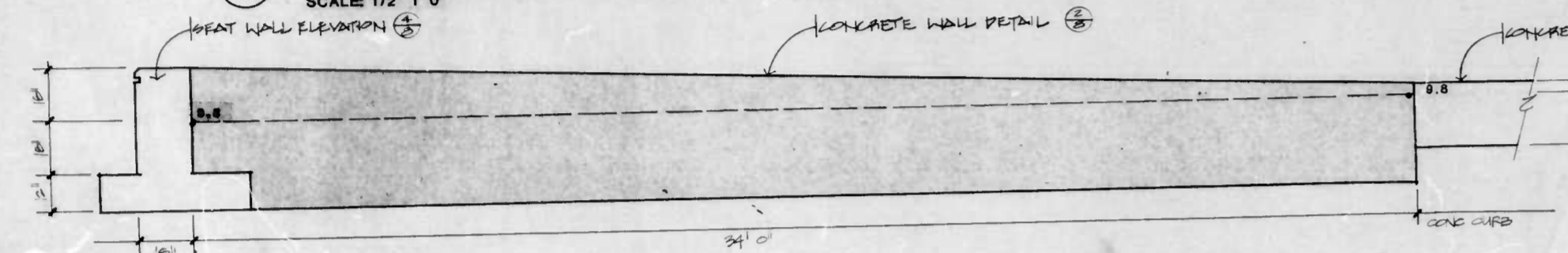
NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD  
CITY OF BALTIMORE

REVISIONS		COLUMBUS PIAZZA SITE UTILITY PLAN	
DATE:	SCALE: AS SHOWN	JOB NO.:	SHEET NO. 7
LANDSCAPE DESIGNER:	APPROVED:	DATE:	CONSTRUCTION & MAINTENANCE INSPECTOR
ENGINEERING DESIGNER:	REVIEWER & APPROVAL:	DATE:	APPROVED CHIEF OF ENGINEERING
DRAWN BY:	RECOMMENDED:	DATE:	

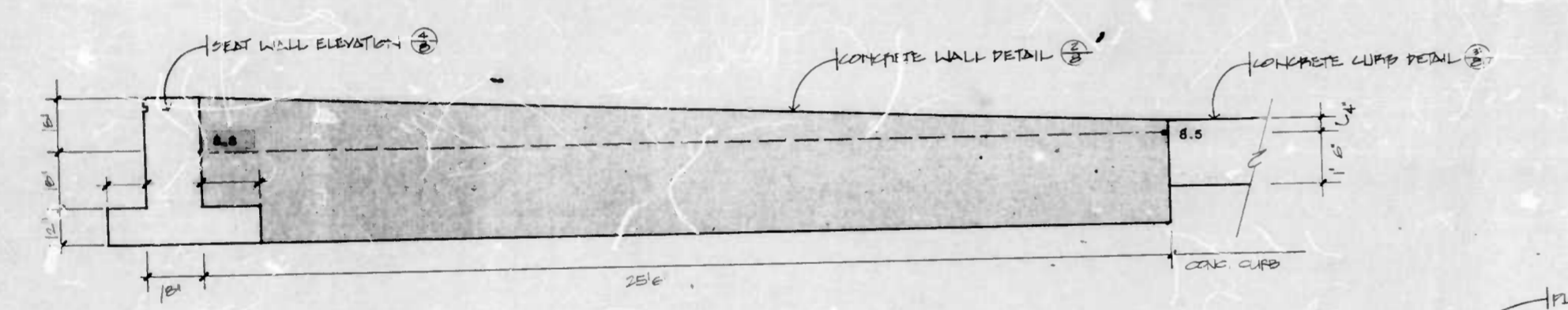




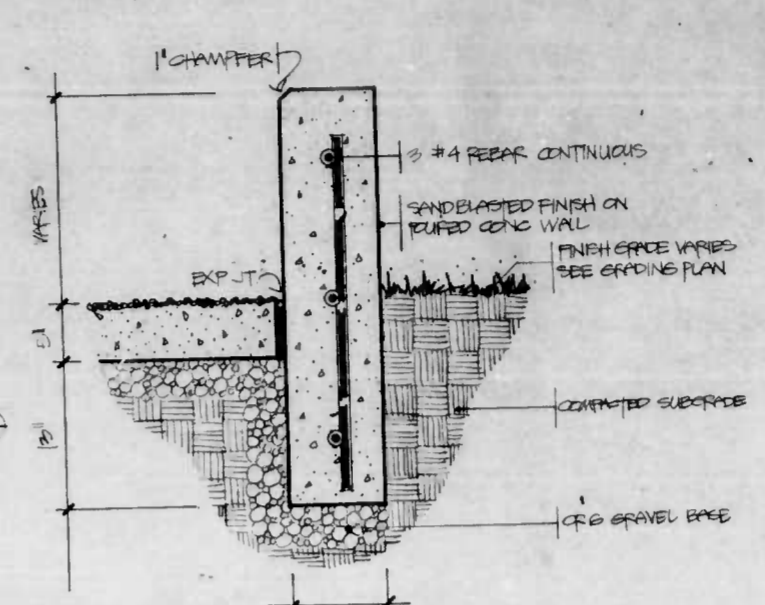
**A WALL ELEVATION A**  
SCALE: 1/2" 1' 0"



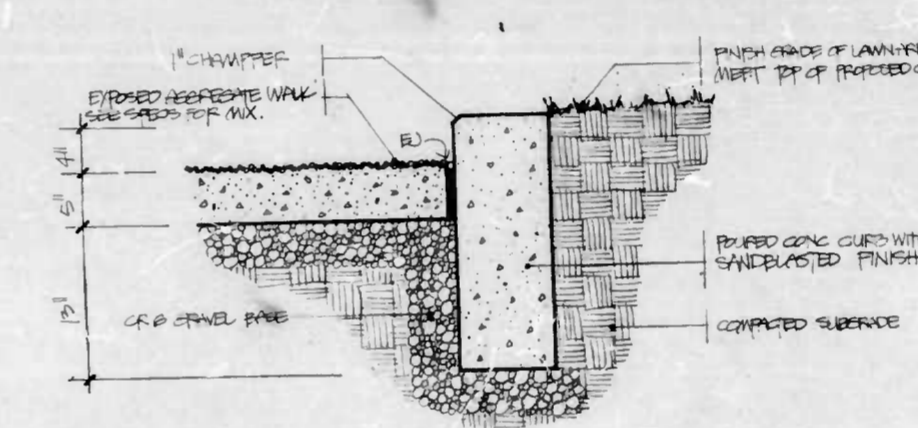
**B WALL ELEVATION B, C, D, E**  
SCALE: 1/2" 1' 0"



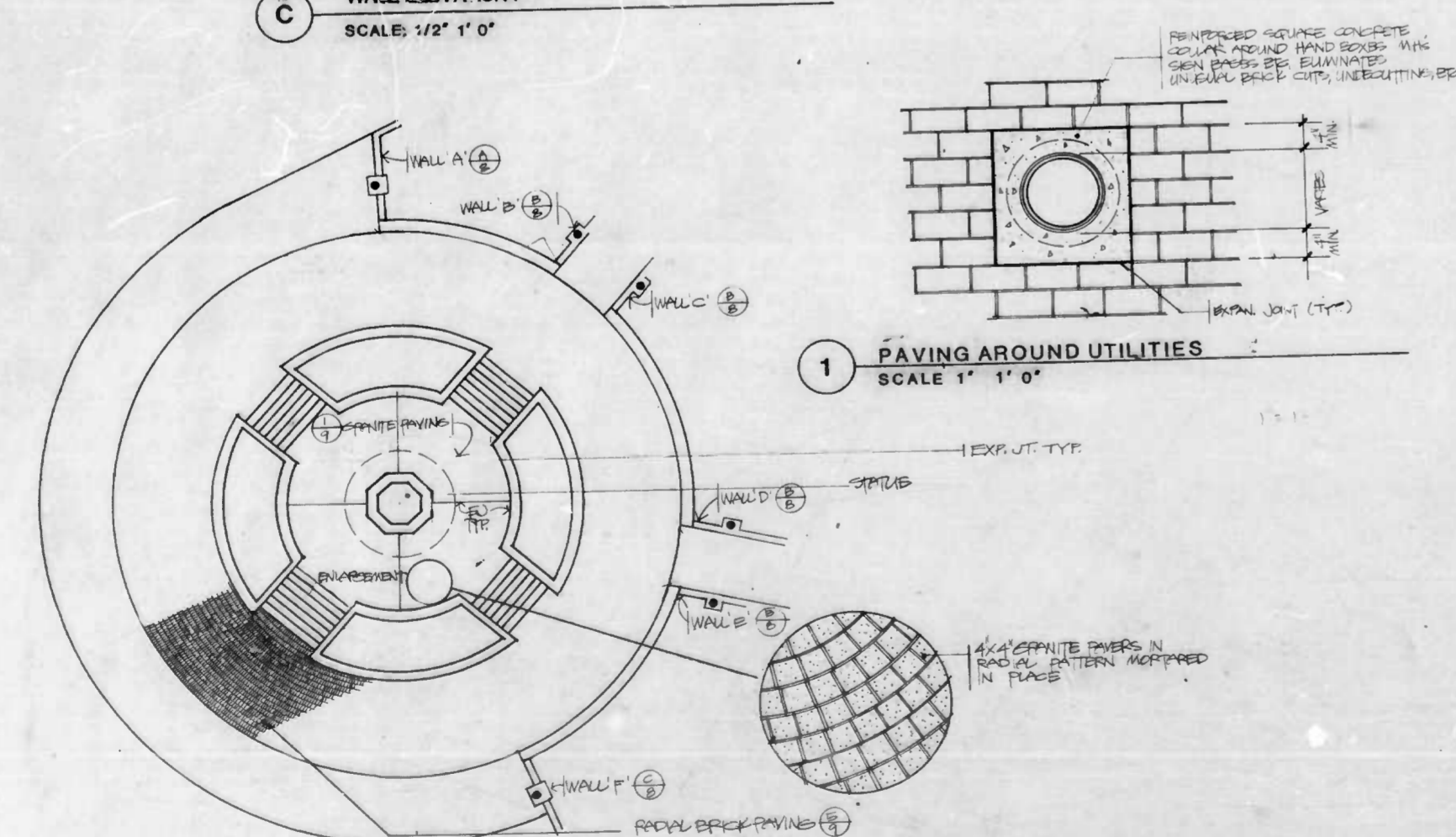
**C WALL ELEVATION F**  
SCALE: 1/2" 1' 0"



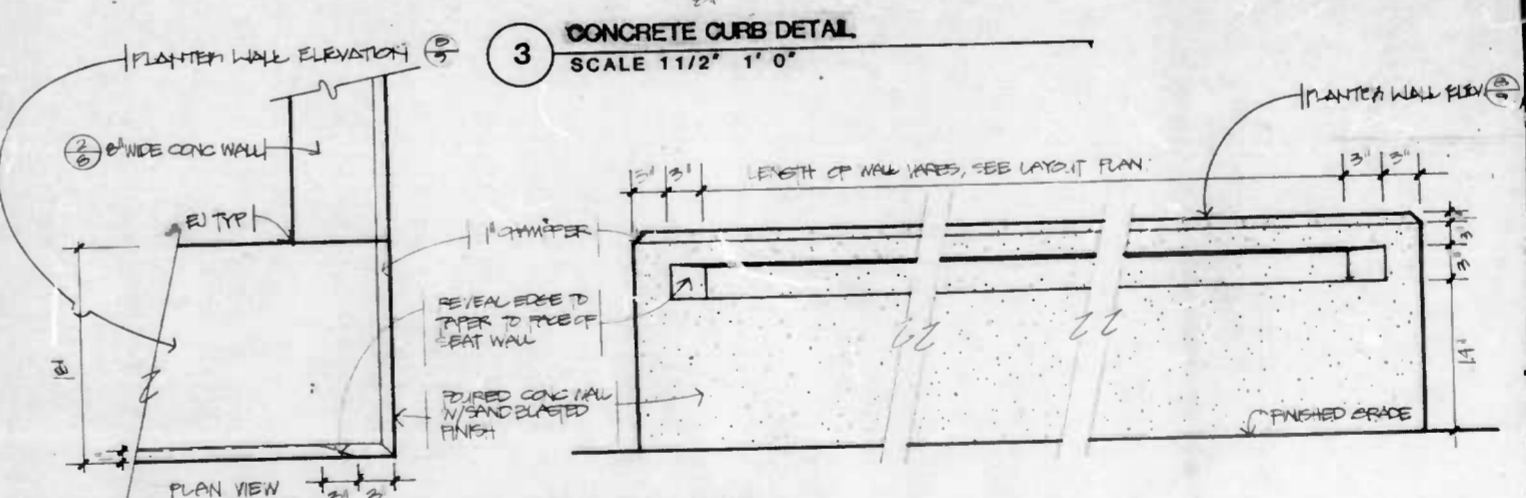
**2 CONCRETE WALL DETAIL**  
SCALE 1 1/2" 1' 0"



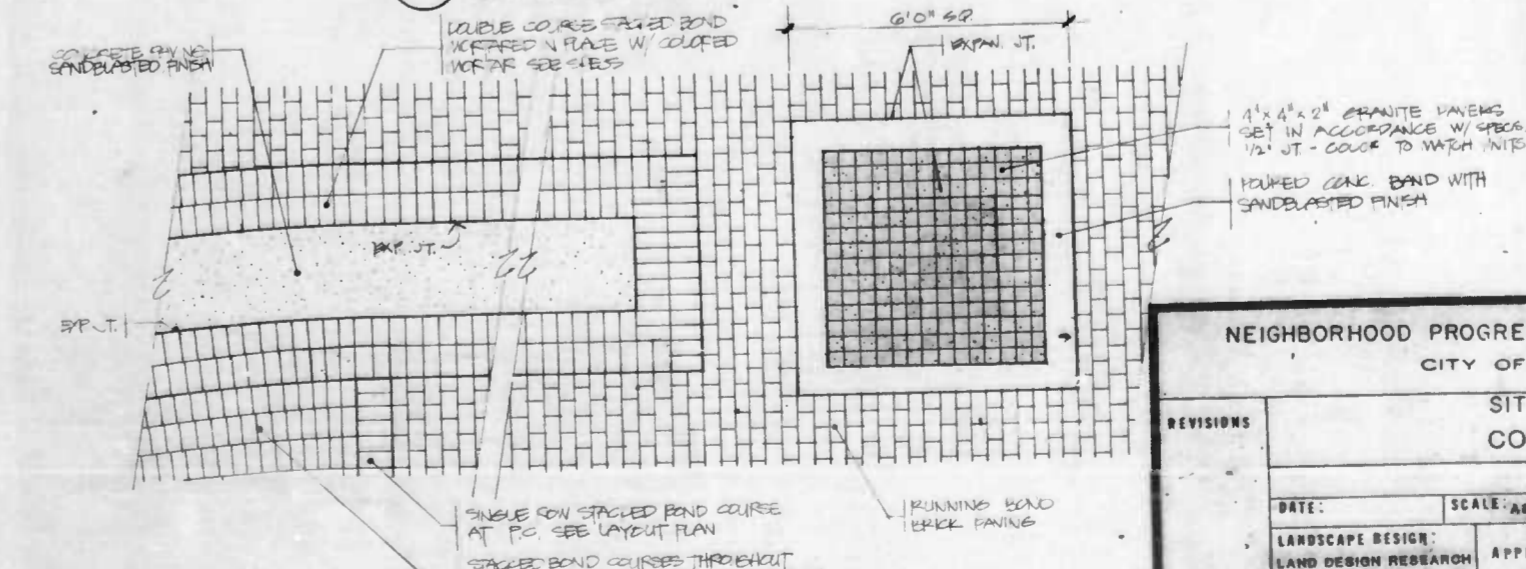
**3 CONCRETE CURB DETAIL**  
SCALE 1 1/2" 1' 0"



**1 PAVING AROUND UTILITIES**  
SCALE 1" 1' 0"



**4 SEAT WALL ELEVATION**  
SCALE 1 1/2" 1' 0"



**5 SPECIAL PAVING AND BRICK FIELD DETAIL**  
SCALE 1/2" 1' 0"

**6 RAISED PLAZA PAVING**  
SCALE 1" 10' 0"

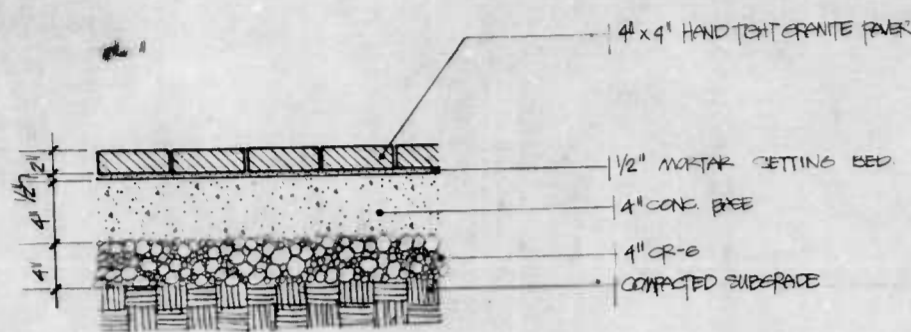


Planning • Urban Design  
Landscape Architecture  
Graphic Design • Architecture  
Development Economics

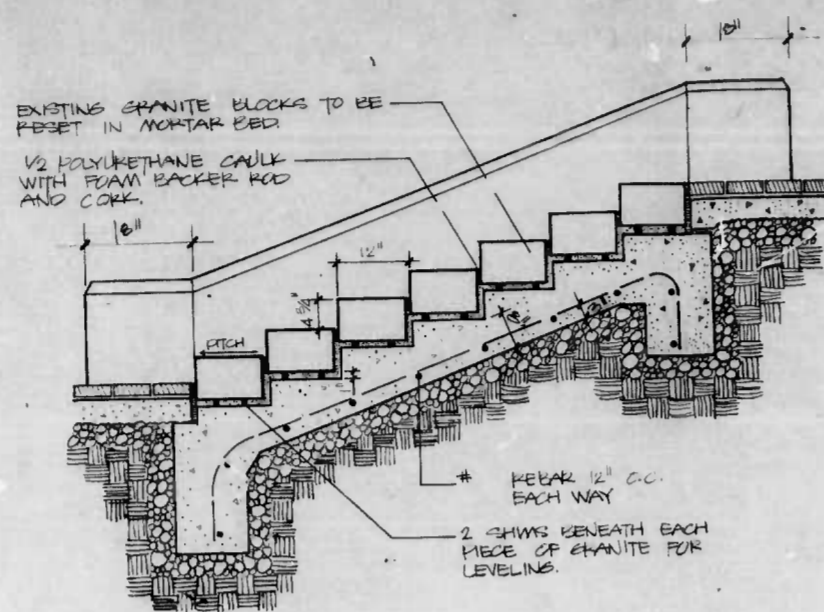
The Quarry Building  
Suite 100  
Rosen Corporate Park  
Columbia, Maryland 21046  
(301) 790-4360 Baltimore  
(301) 788-8500 Washington

NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD CITY OF BALTIMORE			
SITE IMPROVEMENTS COLUMBUS PIAZZA			
DETAILS			
DATE:	SCALE: AS SHOWN	SBS NO. 12-86	SHEET NO. 8
LANDSCAPE DESIGN:	APPROVED:	Director	
LAND DESIGN RESEARCH	DATE:	Construction & Building Inspection	
ENGINEERING DESIGN	REVIEWED &	APPROVED	
UNIVERSAL REQUIREMENT	DATE:	Assistant Chief of Engineering	
BY:	DATE:		

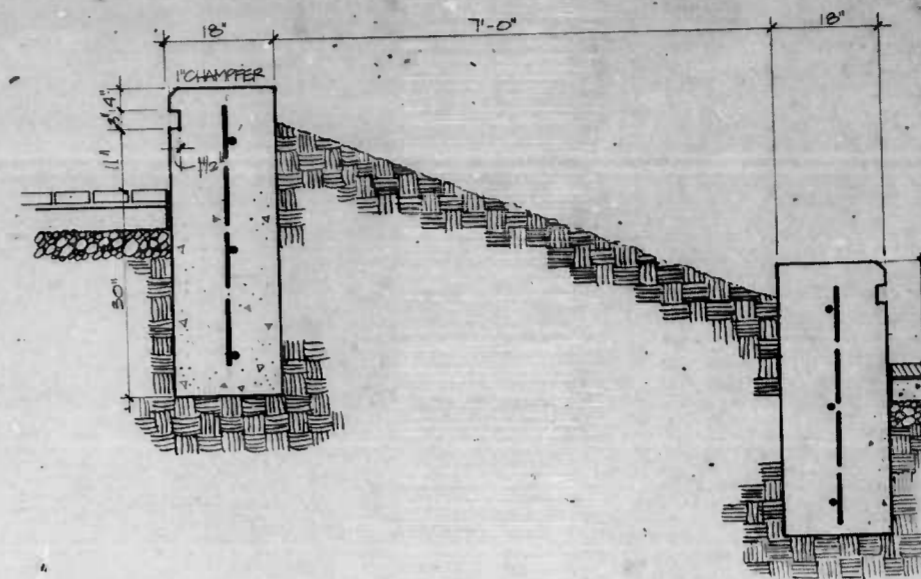




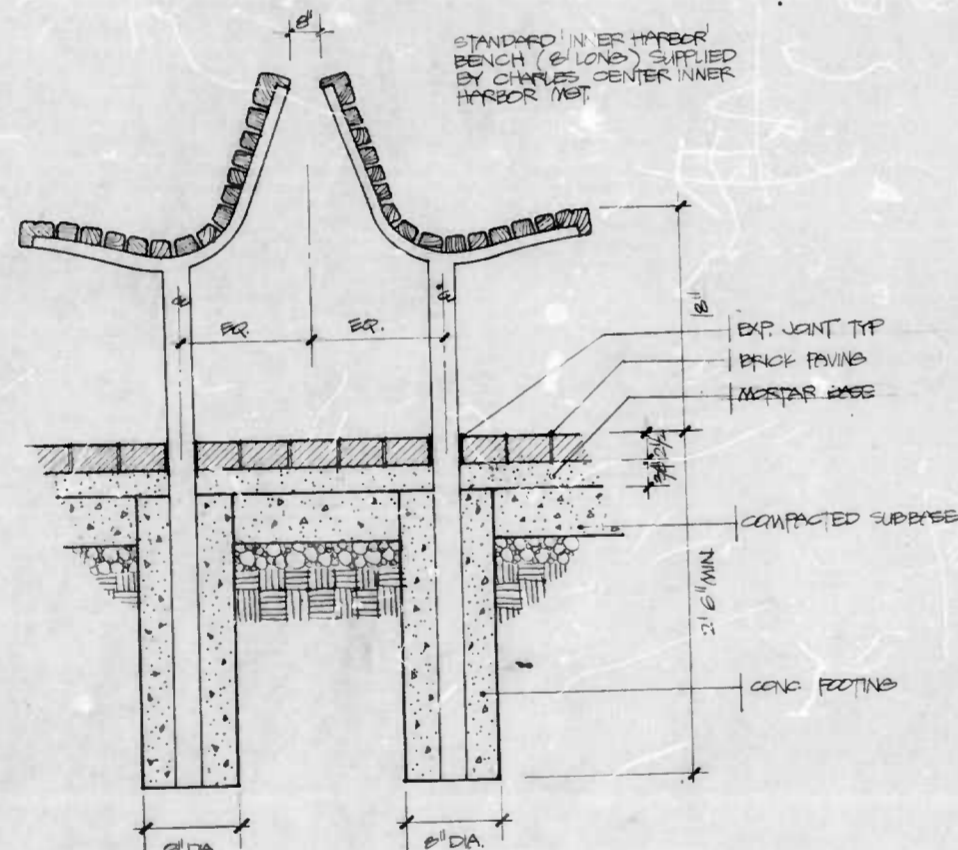
1 GRANITE PAVING  
SCALE: 1 1/2" = 1'-0"



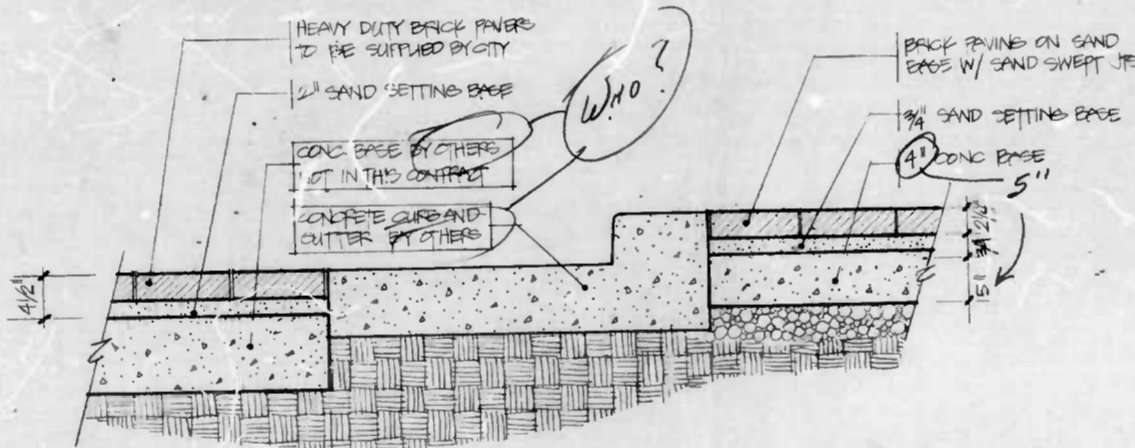
4 STATUE STEP DETAIL  
SCALE: 3/4" = 1'-0"



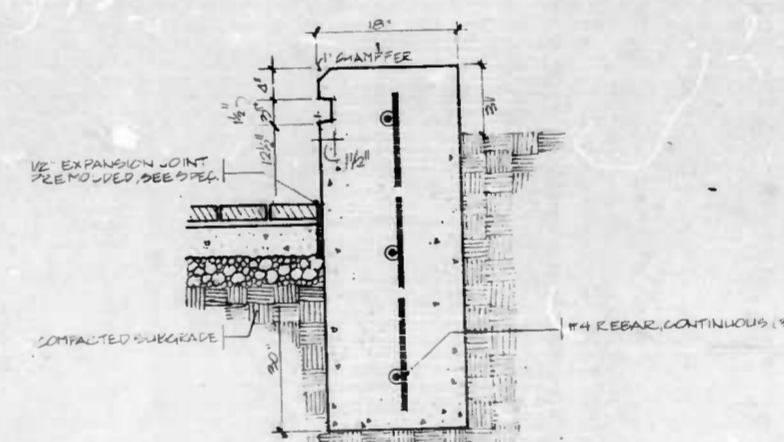
7 PLANTER DETAIL  
SCALE: 3/4" = 1'-0"



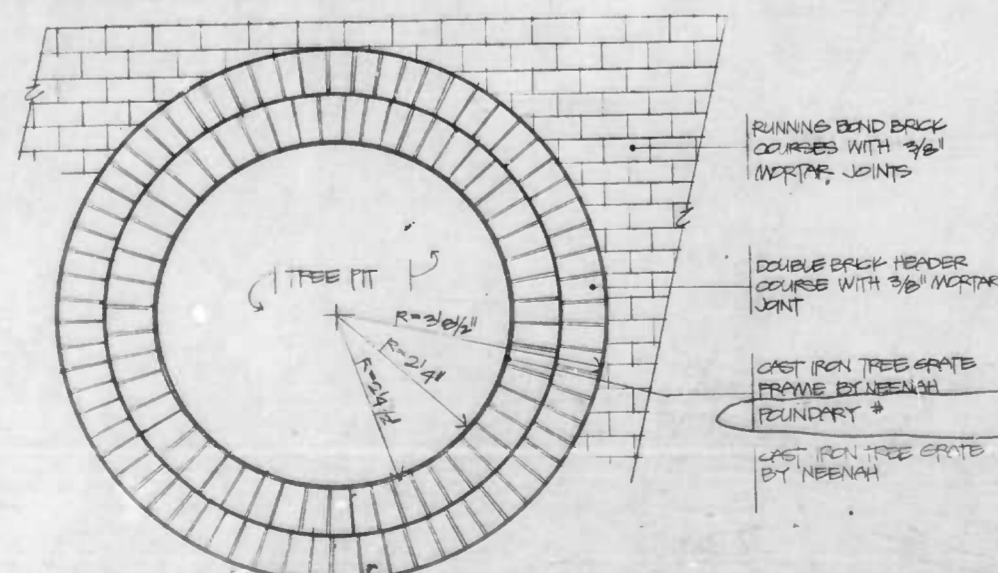
2 BENCH DETAIL  
SCALE: 1 1/2" = 1'-0"



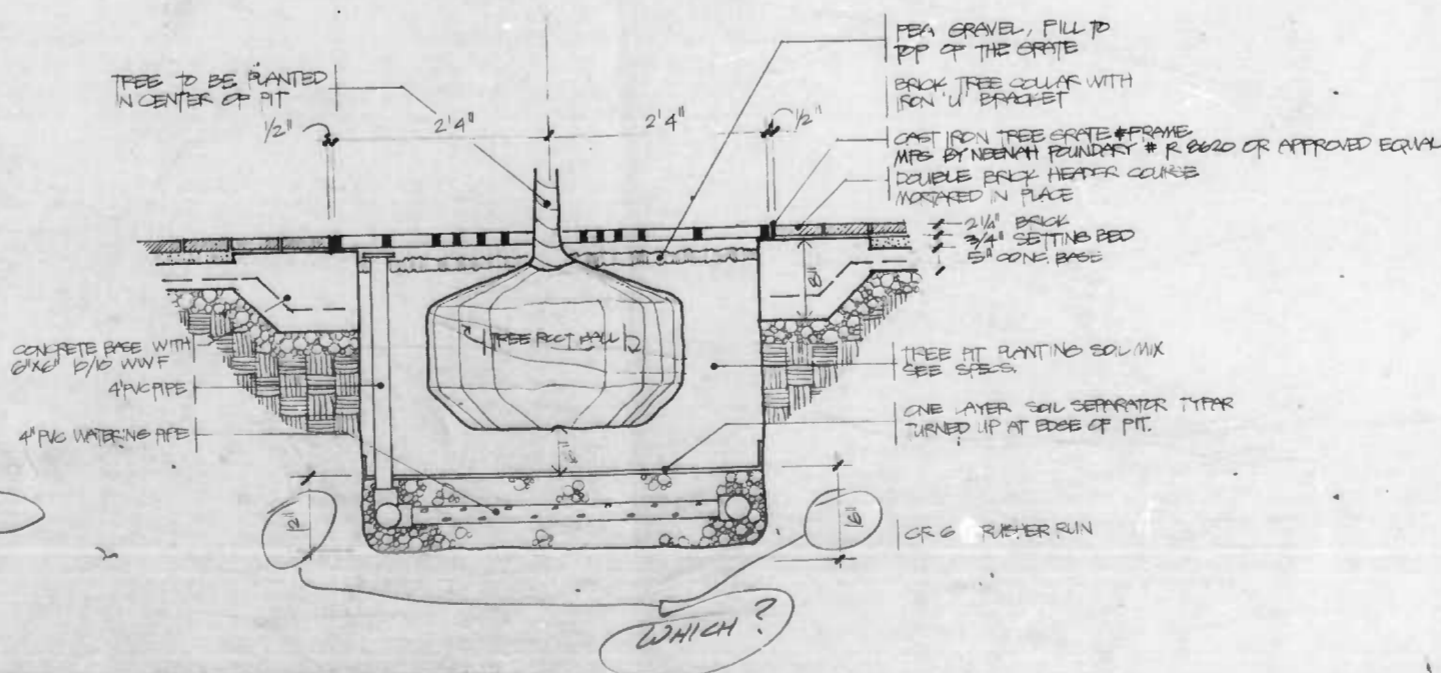
5 EASTERN AVENUE PAVING  
SCALE: 1 1/2" = 1'-0"



8 PLANTER WALL DETAIL  
SCALE: 1" = 1'-0"



3 TREE WELL BRICK PAVING  
SCALE: 3/4" = 1'-0"



6 TREE WELL DETAIL  
SCALE: 1" = 1'-0"

**LDR**  
Land Design Research Inc.

Planning - Urban Design  
Landscape Architecture  
Graphic Design - Architecture  
Development Economics

The Quarry Building  
Suite 100  
Bovens Corporate Park  
Columbia, Maryland 21046  
(301) 792-4360 Baltimore  
(301) 498-8300 Washington

NEIGHBORHOOD PROGRESS ADMINISTRATION/DHCD			
CITY OF BALTIMORE			
SITE IMPROVEMENTS			
COLUMBUS PIAZZA			
DETAILS			
DATE:	SCALE: AS SHOWN	TOR NO. 12-99	SHEET NO. 6
LANDSCAPE DESIGN: LAND DESIGN RESEARCH	APPROVED	DATE:	Construction & Building Inspection
ENGINEERING DESIGN: WATMAN, RICHARDT & ASSOCIATES	DATE:	REVIEWED & APPROVED	DATE:
DRAWN BY: PROMEN		APPROVED	DATE: