

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF RECREATION AND
PARKS

CAPITAL DEVELOPMENT AND PLANNING
2600 Madison Avenue
Baltimore, Maryland 21217

ADDENDUM NO. 2

DATE: May 19, 2026

For
DRAWINGS, SPECIFICATIONS, PROPOSAL, CONTRACT AND BOND

For
GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
CONTRACT NO. RP 22805

FOR THE MAYOR AND CITY COUNCIL OF BALTIMORE

TO BIDDERS: THIS ADDENDUM IS HEREBY MADE A PART OF THE CONTRACT DOCUMENTS ON WHICH THE CONTRACT WILL BE BASED AND IS ISSUED TO EXTEND THE BIDDING PERIOD AND CLARIFY QUESTIONS RELATED TO THE PROJECT AND BIDDING PROCESS. THIS ADDENDUM ALSO ISSUED TO MODIFY, EXPLAIN AND/OR CORRECT THE ORIGINAL DRAWINGS AND SPECIFICATIONS.

PLEASE ATTACH THIS ADDENDUM TO YOUR CONTRACT DOCUMENTS AND ACKNOWLEDGE IT ON THE BID OR PROPOSAL PAGE WHERE INDICATED.

SEE ATTACHED FOR RESPONSES TO PRE-BID QUESTIONS AND CHANGES TO THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS.

APPROVED:

Adam Boatman, RLA
CHIEF OF CAPITAL DEVELOPMENT
DEPARTMENT OF RECREATION AND PARKS

Reginald Moore
DIRECTOR OF RECREATION AND PARKS

GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
 MAY 19, 2026
 ADDENDUM NO. 2

Acknowledgement: Acknowledge receipt of this addendum by inserting its number and date on your bid form. This addendum form is part of the Contract Documents and modifies them as follows:

1. CHANGES TO CONTRACT DOCUMENTS:

ITEM NO.	SECTION	CORRESPONDING INSTRUCTIONS & PAGE DETAILS
1.1	<i>Table of Contents</i>	DELETE page XVII and REPLACE with page XVIIr

2. CHANGES TO THE SPECIFICATIONS:

ITEM NO.	SECTION NO.	CORRESPONDING INSTRUCTIONS & PAGE DETAILS
2.1	00 01 10 Table of Contents	DELETE page 111 and REPLACE with page 111r
2.2	10 14 00 Signage	REINSERT pages 381-385
2.3	32 13 16 Decorative Concrete Paving	ADD pages 520A-520J

3. CHANGES TO DRAWINGS:

ITEM NO.	SHEET NO.	CORRESPONDING INSTRUCTIONS & PAGE DETAILS
3.1	C-1 Existing Conditions & Civil Demolition Plan	REMOVE Drawing C-1 INSERT Revised Drawing C-1 in its entirety NOTE: Updated LOD
3.2	C-2 Proposed Conditions Plan	REMOVE Drawing C-2 INSERT Revised Drawing C-2 in its entirety NOTE: Updated LOD, Addition of patio at pavilion
3.3	C-3 Grading Plan	REMOVE Drawing C-3 IINSERT Revised Drawing C-3 in its entirety NOTE: Updated LOD, Addition of patio at pavilion, Updated legend and scale bar

3.3	C-4 Paving & Geometric Stakeout Plan	REMOVE Drawing C-4 INSERT Revised Drawing C-4 in its entirety NOTE: Updated to show handicap parking
3.4	C-6 SWM Proposed Conditions Plan	REMOVE Drawing C-6 INSERT Revised Drawing C-6 in its entirety NOTE: Updated LOD, Addition of patio at pavilion
3.5	C-7 Sequence of Construction, Planting Notes, & As Builts	REMOVE Drawing C-7 INSERT Revised Drawing C-7 in its entirety NOTE: Updated to include Owner's signatures
3.6	C-8 Stormwater Water Quality Map	REMOVE Drawing C-8 INSERT Revised Drawing C-8 in its entirety NOTE: Addition of patio at pavilion
3.7	C-11 On-Site Sanitary Plan	REMOVE Drawing C-11 INSERT Revised Drawing C-11 in its entirety NOTE: Addition of patio at pavilion, Updated pavement hatching
3.8	C-12 Sanitary Details	REMOVE Drawing C-12 INSERT Revised Drawing C-12 in its entirety NOTE: Notes added to clarify purpose of sanitary cleanouts
3.9	C-21 Erosion & Sediment Control Existing Condition	REMOVE Drawing C-21 INSERT Revised Drawing C-21 in its entirety NOTE: Updated LOD, Addition of patio at pavilion, Staging area, chain link fence, and wash rack identified
3.10	C-22 Erosion & Sediment Control Proposed Condition Plan	REMOVE Drawing C-22 INSERT Revised Drawing C-22 in its entirety NOTE: Updated LOD, Addition of patio at pavilion, Staging area, chain link fence, and wash rack identified
3.11	L000 Existing Conditions Plan	REMOVE Drawing L000 INSERT Revised Drawing L000 in its entirety NOTE: Updated LOD
3.12	L100 Overall Hardscape Plan	REMOVE Drawing L100 INSERT Revised Drawing L100 in its entirety NOTE: Updated LOD, Addition of patio at pavilion

3.13	L101 Hardscape Plan Enlargements	REMOVE Drawing L101 INSERT Revised Drawing L101 in its entirety NOTE: Updated LOD, Addition of patio at pavilion, Updated legend and notes
3.14	L200 Forest Stand Delineation Plan	REMOVE Drawing L200 INSERT Revised Drawing L200 in its entirety NOTE: Updated LOD
3.15	L201 Tree Removal Plan	REMOVE Drawing L201 INSERT Revised Drawing L201 in its entirety NOTE: Updated LOD, Additional notes included regarding tree removal and mulching along foot trail
3.16	L202 Planting & Forest Conservation Plan	REMOVE Drawing L202 INSERT Revised Drawing L202 in its entirety NOTE: Updated LOD, Addition of patio at pavilion, Shifted plantings at septic field and additional tree planting included for mitigation
3.17	L203 Forest Stand Delineation Plan & Forest Conservation Notes	REMOVE Drawing L203 INSERT Revised Drawing L203 in its entirety NOTE: Updated LOD, Updated forest mitigation calculations
3.18	L204 Soil Placement Plan	REMOVE Drawing L204 INSERT Revised Drawing L204 in its entirety NOTE: Updated LOD, Addition of patio at pavilion
3.19	L300 Hardscape Details	REMOVE Drawing L300 INSERT Revised Drawing L300 in its entirety NOTE: Updated notes related to furnishings from Camp Small
3.20	L301 Hardscape Details	REMOVE Drawing L301 INSERT Revised Drawing L301 in its entirety NOTE: New detail for exposed aggregate patio included

4. RESPONSES TO REQUEST FOR INFORMATION / CLARIFICATION:

ADDENDUM #1 QUESTION 10: Can you please provide the location of the field office?

REVISED ANSWER: The Field office can be located at the existing parking lot.

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**Gwynns Falls Campground
Restoration & Improvements**

RRMM Project No. 20635

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10 14 00
SIGNAGE

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

- A. This work shall consist of all services related to the coordination, fabrication, delivery and installation of all exterior signs as detailed in the Contract Drawings and otherwise determined necessary in accordance with these Specifications. Locations of specialty signs are shown on the drawings.

1.2 QUALITY ASSURANCE

- A. Uniformity: For each sign form and graphic image process indicated, furnish products of a single manufacturer. If conditions require products to be produced by separate manufacturers, the products shall be approved for use together. Components shall be manufactured and installed in accordance with guarantees.

- B. Code Compliance: All signage shall comply with the ADA Accessibility Guidelines for Buildings and Facilities, 28 CFR Part 36.

C. Qualifications of Fabricator/Installer

1. Sign system fabricator and installer shall have as a minimum 2 years regularly engaged in the fabrication and installation of sign projects of the same caliber as represented in this manual and have three (3) references for completing projects of similar scope and size.
2. The Contractor will schedule only skilled and experienced sign system fabricators and installers for fabrication and installation of sign system.
3. Pre- Approved Sign Manufacturers:

a. GableSigns, Inc.
7440 Fort Smallwood Rd. Baltimore, MD 21226
410-255-6400
www.gablesigns.com

b. Belsinger Sign Works, Inc. 1300 Bayard Street
Baltimore, MD. 21230
410-837-2700
www.belsinger.com

c. Triangle Sign & Service 11 Azar Court
Baltimore, MD. 21227
410-247-5300
www.trianglesign.com

1.3 SUBMITTALS

- A. Product Data: Supply manufacturer's product data, fabrication/construction details related to materials, dimensions of individual components, profiles and finishes for each type of sign required. Provide manufacturer's recommendations for maintenance and cleaning requirements of sign surfaces.

- B. Samples: Submit color and finish samples as applicable to all exterior signs. Samples shall be a minimum of 3"x 3" on same material of final sign component and be submitted to BCRP and the Architect for approval prior to fabrication.
- C. Documentation showing signs by type and location with text and graphics for final approval. Incorporate final text/graphic edits returned with submittal comments as the final production copy.
- D. Shop Drawings: The Contractor is required to submit the following items for approval prior to commencing with production:
 - a. Product Data: Submit material descriptions, finishes and color charts for sign construction.
 - b. Shop Drawings: Submit shop drawings indicating sign style, lettering, overall dimensions and quantities.
 - c. Manufacturer's installation and sign material maintenance instructions.
- E. Manufacturing specifications reflecting structural, and finish details with to-scale layouts, elevations, section and plan views.
- F. Sample digital output of directory graphics as produced from artwork prepared by the Designer. Sample to reflect typical color, resolution and density of final production.
- G. Provide setting drawing, templates, and directions for accurate installation.
- H. Provide system requirements for placement and graphic configuration which reflect color contrast, finish and other components relevant to the most recent ADA accessibility guidelines.
- I. Maintain general design concept as shown on the Drawings without altering profile.
- J. Make necessary provisions in the design to accommodate all stresses, including wind bracing.

1.4 WARRANTY

- A. All Product and workmanship shall be warranted against failure for a period of no less than two (2) years following substantial completion. The failure of independently warranted components used in the construction and/or installation of the sign - through their structure, appearance or function shall be covered under the Contractor's General Warranty.

PART 2- PRODUCTS

2.1 EXTERIOR ALUMINUM SIGNS

- A. Materials:
 - 1. Aluminum:
 - a. Aluminum Sheet: Provide aluminum sheet of alloy and temper recommended by the aluminum producer or finisher for the type of use

- and finish indicated, and with not less than the strength and durability properties specified in ASTM B 209 for 5005-H15.
- b. Aluminum Extrusions: Provide aluminum extrusions of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated, and with not less than the strength and durability properties specified in ASTM B 221 for 6063-T5.
 - c. Aluminum used for all exposed or concealed surfaces shall be a minimum thickness of 0.090" with a painted finish in strict accordance with manufacturer's specifications.
 - d. All aluminum shall be straight and true. There shall be no scratches, scars, creases or buckles.
2. Cast Acrylic Sheet:
- a. Provide cast (not extruded or continuous cast) methacrylate plastic sheet with a minimum flexural strength of 16,000 psi, ASTM D 790, minimum allowable continuous service temperature of 1800° F.
 - b. Where indicated, provide colorless sheet with light transmittance of 95%, ASTM D 1003, in matte finish, first surface.
 - c. Where indicated, provide colored opaque acrylic sheet as shown in the details.
 - d. Finishes: All color finishes will be per the specifications.
3. Vinyl Film: Non-reflective vinyl film, 0.0035" minimum thickness, with pressure sensitive adhesive backing suitable for exterior as well as interior applications. Color is to be integral. Specified film to be provided by 3M Corporation. For color selection see detail sheets.
4. Digital Graphic: Provide 0.125" thick matte finished Digital High-Pressure Laminate (dHPL) with sanded back to facilitate bonding to aluminum signs panel.
- a. Digital graphic surface papers shall be encapsulated with melamine resins and pressed over 100% recycled post-consumer kraft paper core sheets impregnated with phenolic resin. These sheets shall then be bonded at pressures greater than 1000 pounds per square inch at temperatures approaching 300°F (149°C). Sheets are then trimmed, cut to shape.
 - b. Bond to sign panel with adhesives and follow the techniques recommended by the adhesive manufacturer.
 - c. The dHPL shall be warrantied against delamination, peeling, blistering, cracking, or fading for a period of ten (10) years from the date of purchase.
 - d. The dHPL shall be provided by:
 - a. iZone Imaging
2526 Charter Oak Dr, Suite 100
Temple, TX 76502
888-464-9663
www.izoneimaging.com Or approved equal.
5. Inks and Paints:
- a. All inks and paints required shall be a type made for the surface material on which it is applied and recommended by the manufacturer

of the ink or paint. Exact identification of all ink and paint shall be noted on the shop drawings, together with data describing the method of application, if other than "air" drying.

- b. No ink or paint that will fade, discolor or delaminate as a result of proximity to light source or heat shall be used.
- c. All inks and paints shall be evenly applied and without pinholes, scratches, orange peel texture, application marks, etc.
- d. Prime coats or other surface pre-treatments, where recommended by the manufacturer for inks and paints, shall be included in the work as part of the finishing work at no extra cost to the owner.
- e. Paint for shop coating and field touch-up of dissimilar metal connecting members, including anchors and clips, shall be alkali-resistant, bituminous paints.
- f. Colors: See details for all color selections. When specified contractor is to match approved sample retained by the Engineer or Engineer's Representative.
- g. Finishes: If requested, the Contractor is to submit a color match sample of the paint finish to the client for review and approval.

6. Fasteners:

- a. Fasteners, anchors, and hardware shall meet all structural design requirements and be specified to the best commercial quality for the specific functional use. For all other fasteners refer to the following:
 - i. Hardware shall be non-corrosive type and shall be non-conductive and/or insulated when joining compatible materials.
 - ii. Vandal-resistant fasteners for permanent and changeable applications shall be used whenever possible.
- b. All liquid adhesives and adhesive tapes required for plastic, glass, and metal shall be a type recommended for the particular usage by the manufacturer and guaranteed to meet the general and structural support criteria for weight and surface-to-surface bonding.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Delivery, storage, and handling
 - 1. Coordinate the on-site storage of all materials with the Engineer. It is the responsibility of the Contractor to ensure that the storage of the material is secure and safe.
 - 2. Protect materials/products stored on site from damage and soiling.
 - 3. Store materials in an enclosed and dry area and within protective packaging to prevent damage.
- B. Exterior Signs:
 - 1. All panels are to be fabricated to form smooth, even, level surfaces.
 - 2. Surface finishes are to be resistant to non-corrosive, cleaning and other solutions typically used for maintenance.
- C. Typography:
 - 1. System copy graphics will be supplied in the style, weight, size, extension and placement as required for compliance with federal regulations, Title III of the Americans with Disabilities Act, (ADA).
 - a. Letter forms shall be aligned to maintain a base line parallel to the sign format. Margins shall be established and specified.

- b. Letter heights shall be indicated as "cap" letter height unless otherwise specified.

D. Symbols:

- 1. Directional arrows shall be indicated for each sign type and formatted to be consistent with typographic styling.
- 2. Regulatory and other symbols shall conform to the color, form, layout and content of Uniform Traffic, Control Devices, U.S. Department of Transportation.

E. Identification Graphics:

- 1. All graphics must be precisely reproduced, digitally.
- 2. Any variation from the artwork supplied is unacceptable.
- 3. Identity graphics/logos to be supplied directly to the Contractor by the Client.

E. Graphic Image Process:

- 1. Comply with specified requirements indicated for sizes, styles, spacing, content, positions, materials, finishes, and colors for lettering, numbers, symbols and other graphic devices.
- 2. Apply copy/graphics to prepared sign plane forming flush panel face by process indicated to produce precisely formed images free from rough edges.

F. Installation

- 1. Locate sign units and accessories where indicated, using mounting methods of the type described and in compliance with the manufacturer's installation instructions.
- 2. When any manipulation of existing or planned architectural surfaces is required such as cutting, drilling, or filling, submit to the Engineer for approval a written plan for procedure before beginning work. Procedural outlines shall include rough and finished opening dimensions and any safety measures required for completion.
- 3. Set anchor bolts and other embedded items required for installation of signs using templates, setting drawing diagrams, instructions, and directions provided by suppliers of items to be attached.
- 4. Install signs level, plumb and at height indicated, with sign surfaces free from distortion or other defects in appearance.

G. Cleaning and Protection

- 1. At completion of the installation, clean soiled sign surfaces in accordance with the manufacturer's instructions.
- 2. Protect installed sign units from damage until acceptance by the Owner.

3.2 INSTALLATION FOLLOW-UP

- A. Touch-up all scratches and other surface damage to powder coated finishes on metal posts, rails, and components.
- B. Remove all installer-made markings, except the Finished Grade Marker, Manufacturer Identity Label, and Warning Label.

- A. **Installer Qualifications:** An employer of workers trained and approved by manufacturer of decorative concrete paving systems. Submit a list of at least ten successfully completed projects of similar scale and complexity within the previous 5 years. . Include project name, address and owner contact information. Submit evidence that the project supervisor has at least five years experience with colored and textured concrete.
- B. **Ready-Mix Concrete manufacturer qualifications:** A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C94M requirements for production facilities and equipment.
- C. **Concrete Testing Service:** Engage a qualified testing agency to perform material evaluation tests and to design concrete mixtures.
- D. **Testing Agency Qualifications:** comply with requirements of Section 03300 Cast In Place Concrete.
- E. **Source Limitations:** Obtain all products for coloring and texturing concrete, and the redi-mix concrete from a single source.
- F. **ACI Publications:** Comply with ACI 301 unless otherwise indicated.
- G. **Pre-installation Conference:** Conduct conference at Project Site.
- H. **Design References:** The following precedent images represent the typical finished quality expected of the Decorative Concrete pavement. These images should be used when developing the mock up.



1.

PART 2 - PRODUCTS

2.1 FORM MATERIALS

- A. Smooth-Formed Finished Concrete: Extra smooth plywood panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practical sizes to minimize number of joints. Shall be used on all exposed faces except where noted on plan.
- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit. Can be used on all hidden faces.
- C. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and that will not impair subsequent treatments of concrete surfaces.

2.2 STEEL REINFORCEMENT

- A. Recycled Content: Provide steel reinforcement with an average recycled content of steel so postconsumer recycled content plus one-half of pre-consumer recycled content is not less than 25 percent.
- B. Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, fabricated from as-drawn steel wire into flat sheets.
- C. Reinforcing Bars: ASTM A 615/A 615M, Grade 60; deformed.
- D. Steel Bar Mats: ASTM A 184/A 184M; with ASTM A 615/A 615M, Grade 60, deformed bars; assembled with clips.
- E. Plain-Steel Wire: ASTM A 82/A 82M, as drawn.
- F. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 (Grade 420) stainless steel bars. Cut bars true to length with ends square and free of burrs.
- G. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified.

2.3 CONCRETE MATERIALS

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
 - 1. Portland Cement: ASTM C 150, gray portland cement Type I/II. Supplement with the following:
 - a. Fly Ash: ASTM C 618, Class C or F.
 - b. Ground Granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120.
- B. Normal-Weight Aggregates: ASTM C 33, uniformly graded. Provide aggregates from a single source.

1. Maximum Aggregate Size: 3/4 inch nominal.
 2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.
- C. Decorative Aggregates for surface finish: Locally sourced, aggregate, suitable for surface finish.
- a. Dark gray colored granite chip – 100% by volume.
 - b. 95% coverage of concrete surface
- D. Water: Potable and complying with ASTM C 94/C 94M.
- E. Air-Entraining Admixture: ASTM C 260 shall be used to achieve an entrained air content for the particular mix used in accordance with the published recommendations of the Portland Cement Association and the ACI.
- F. Chemical Admixtures: Admixtures certified by manufacturer to be compatible with other admixtures and to contain not more than 0.1 percent water-soluble chloride ions by mass of cementitious material.
1. Retardants for exposed aggregates. ASTM C494/C, 494M, Type B
- G. Evaporation Retarder: Waterborne, monomolecular, film forming, manufactured for application to fresh concrete.
- H. Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type I, Class B, manufactured for colored concrete.
- I. Clear Acrylic Sealer: Manufacturer's standard, waterborne, non yellowing and UV-resistant, membrane-forming, medium-gloss, acrylic copolymer emulsion solution, manufactured for colored concrete, containing not less than 15 percent solids by volume.

2.4 RELATED MATERIALS

- A. Joint Fillers: ASTM D 1751, asphalt-saturated cellulosic fiber in preformed strips.
- B. Polyethylene Film: ASTM D 4397, 1 mil (0.025 mm) thick, clear.
- C. Colored Joint Sealant: Shall conform to MDOT-SHA Standards Section 911.01.

2.5 CONCRETE MIXTURES

- A. Prepare design mixtures, proportioned according to ACI 301, with the following properties.
 1. Compressive Strength (28 days): 4000 psi.
 2. Maximum Water-Cementitious Materials Ratio at Point of Placement: 0.50.
 3. Slump Limit: 4 inches, plus or minus 1 inch.
 4. Add air-entraining admixture at manufacturer's prescribed rate.
- B. Chemical Admixtures: Use admixtures according to manufacturer's written instructions.

2.6 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M. Furnish batch certificates for each batch discharged and used in the Work.
 - 1. When air temperature is between 85 and 90 deg F (30 and 32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Proof-roll prepared sub-base surface below decorative concrete paving to identify soft pockets and areas of excess yielding.
- B. Remove loose material from compacted sub-base surface immediately before placing concrete.
- C. Set, brace, and secure edge forms, bulkheads, and intermediate screed guides to required lines, grades, and elevations. Install forms to allow continuous progress of work and so forms can remain in place at least 24 hours after concrete placement.
- D. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
- E. Protect adjacent construction from discoloration and spillage during application of color hardeners, release agents, stains, curing compounds, and sealers.

3.2 JOINTS

- A. General: Form construction, isolation, and contraction joints and tool edges true to line, with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline unless otherwise indicated. General:
 - 1. Jointing details and materials should be consistent with adjacent cement concrete paving, as practical.
 - 2. Form construction, isolation, and contraction joints and tool edges true to line, with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline unless otherwise indicated.
 - 3. Where aluminum angle edge forms the joint, set the aluminum to be flush with the finish paving surface. Keep concrete and concrete tools from damaging the aluminum.
- B. Construction Joints: Set construction joints at side and end terminations of paving and at locations where paving operations are stopped for more than one-half hour unless paving terminates at isolation joints. Preferred locations are shown on the drawings.
 - 1. Continue steel reinforcement across construction joints unless otherwise indicated. Do not continue reinforcement through sides of paving strips unless otherwise indicated.

2. Butt Joints: Use bonding agent or epoxy bonding adhesive at joint locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
 3. Dowelled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.
- C. Expansion Joints: Form expansion joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walks, other fixed objects, and where indicated.
1. Locate expansion joints at intervals of 20 feet unless otherwise indicated.
 2. Extend joint fillers full width and depth of joint.
 3. Terminate joint filler not less than 1/2 inch (13 mm) or more than 1 inch (25 mm) below finished surface if joint sealant is indicated.
 4. Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.
 5. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
 6. During concrete placement, protect top edge of joint filler with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.
 7. Install backer material as required to support sealant and at a cross sectional shape to allow maximum sealant movement.
 8. Seal joints with approved joint sealant per manufacturer's instructions. Color to match concrete. Remove excess sealant from sides of joint.
- D. Contraction or Control Joints: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness, as follows, to match jointing of adjacent concrete paving:
1. Tooled Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint with grooving tool to a 1/2-inch (6-mm) radius. Repeat grooving of contraction joints after applying surface finishes. Eliminate grooving-tool marks on concrete surfaces.
 2. Doweled Contraction Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.
- E. Edging: After initial floating, tool edges of paving, gutters, curbs, and joints in concrete with an edging tool to a 3/8-inch (10-mm) radius. Repeat tooling of edges after applying surface finishes. Eliminate edging tool marks on concrete surfaces.
- F. Moisten sub-base to provide a uniform dampened condition at time concrete is placed.
- G. Comply with ACI 301 requirements for measuring, mixing, transporting, placing, and consolidating concrete.
- H. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.

- I. Commence initial floating using bull floats or darbies to impart an open-textured and uniform surface plane before excess moisture or bleed water appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading surface treatments.

3.3 CONCRETE PLACEMENT

- A. Before placing concrete, inspect and complete formwork installation, steel reinforcement, and items to be embedded or cast-in.
- B. Remove snow, ice, or frost from subbase surface and steel reinforcement before placing concrete. Do not place concrete on frozen surfaces.
- C. Moisten subbase to provide a uniform dampened condition at time concrete is placed. Do not place concrete around manholes or other structures until they are at required finish elevation and alignment.
- D. Comply with ACI 301 (ACI 301M) requirements for measuring, mixing, transporting, and placing concrete.
- E. Do not add water to concrete during delivery or at Project site. Do not add water to fresh concrete after testing.
- F. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.
- G. Consolidate concrete according to ACI 301 (ACI 301M) by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping.
- H. Screed paving surface with a straightedge and strike off.
- I. Commence initial floating using bull floats or darbies to impart an open-textured and uniform surface plane before excess moisture or bleed water appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading surface treatments.
- J. Cold-Weather Placement: Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing, or low temperatures. Comply with ACI 306.1 and the following:
 - 1. When air temperature has fallen to or is expected to fall below 40 deg F (4.4 deg C), uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg F (10 deg C) and not more than 80 deg F (27 deg C) at point of placement.
 - 2. Do not use frozen materials or materials containing ice or snow.
 - 3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in design mixtures.
- K. Hot-Weather Placement: Comply with ACI 301 (ACI 301M) and as follows when hot-weather conditions exist:

1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F (32 deg C) at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated in total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

3.4 FINISHING SLABS

- A. General: Do not add water to concrete surfaces during finishing operations.
- B. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and concrete surface has stiffened sufficiently to permit operations. Float surface with power-driven floats or by hand floating if area is small or inaccessible to power units. Finish surfaces to true planes. Cut down high spots and fill low spots. Refloat surface immediately to uniform granular texture.
- C. Broom Finish: Apply a medium broom finish to all exterior finishes except where noted
 1. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.
 - a. All surfaces to receive a broom finish unless otherwise noted.
- D. Exposed Aggregate Finish: Expose aggregate in the concrete to provide 90% or greater density of aggregate.
 1. Locations for Exposed Aggregate Finish are as noted on the plans.

3.5 FINISHES

- A. Seeded Exposed Aggregate Finish: Immediately after floating, broadcast a single layer of aggregate uniformly onto the pavement surface. Tamp seeded aggregate into plastic concrete and float to entirely embed aggregate with mortar cover of 1/16".
 1. Prior to the concrete placing operation, all select seeding aggregate shall be thoroughly washed so that it is free of all dust, dirt and clay particles. The aggregate shall be in a damp condition but without free surface water at the time of seeding application. There shall be sufficient select aggregate on hand to complete the seeding once it has commenced.
 2. The seeding operation shall start immediately after placement of concrete as described above. The select aggregate shall be carefully and uniformly seeded by suitable means so that the entire surface is completely covered with one layer of stone. Stacked stones, and flat and slivery particles shall be removed at this time. The aggregate shall be embedded by suitable means. Care shall be taken to not over-embed and deform the surface. Under no circumstances shall areas lacking sufficient mortar be filled with small quantities of the base concrete mix.
 3. Without dislodging aggregate, remove excess mortar by lightly brushing surface with a stiff, nylon bristle broom.
 4. Fine-spray surface with water and brush. Repeat water flushing and brushing cycle until cement film is removed from aggregate surfaces to depth required.

5. Work shall be planned so that the concrete placing and aggregate seeding procedures are coordinated with the capabilities of the washing and brushing crew.
6. When complete, surface texture shall be smooth and shall comply with all ADA tolerances

3.6 CONCRETE PROTECTION AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
- B. Comply with ACI 306.1 for cold-weather protection.
- C. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete but before float finishing.
- D. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.

3.7 SEALANT

- A. Clear Acrylic Sealant: Apply uniformly in two coats according to manufacturer's written instructions. Allow first coat to dry before applying second coat, at 90 degrees to the direction of the first coat.
 1. Begin sealing dry surface no sooner than 14 days after concrete placement.
 2. Thoroughly mix slip-resistance-enhancing additive into sealer before applying sealer according to manufacturer's written instructions. Stir sealer occasionally during application to maintain even distribution of additive.
 3. All concrete surfaces are to be sealed.

3.8 PAVING TOLERANCES.

- A. Comply with tolerances in ACI 117 and as follows:
 1. Elevation: 1/4 inch.
 2. Thickness: Plus 3/8 inch, minus 1/4 inch
 3. Surface: Gap below 10-foot-long, unlevelled straightedge not to exceed 1/4 inch.
 4. Caulk Joint Spacing: 1 inch.
 5. Contraction Joint Depth: Plus 1/4 inch, no minus. - 1/4 the depth of the slab
 6. Decorative score joints - to be
 7. Joint Width: Plus 1/8 inch, no minus
- B. Comply with all tolerances of the Americans with Disabilities Act including:
 1. Cross slopes - Maximum 2% grade
 2. Lippage - Maximum 1/4"
 3. Accessible routes - Maximum 5% grade
 4. Ramps - Maximum 8.33% grade for a maximum ride of

5. Minimum ADA width dimensions are for flat surfaces and do not include rounded or formed edges. Adjustments must be made in the field by the contractor to accommodate dimensional requirements.

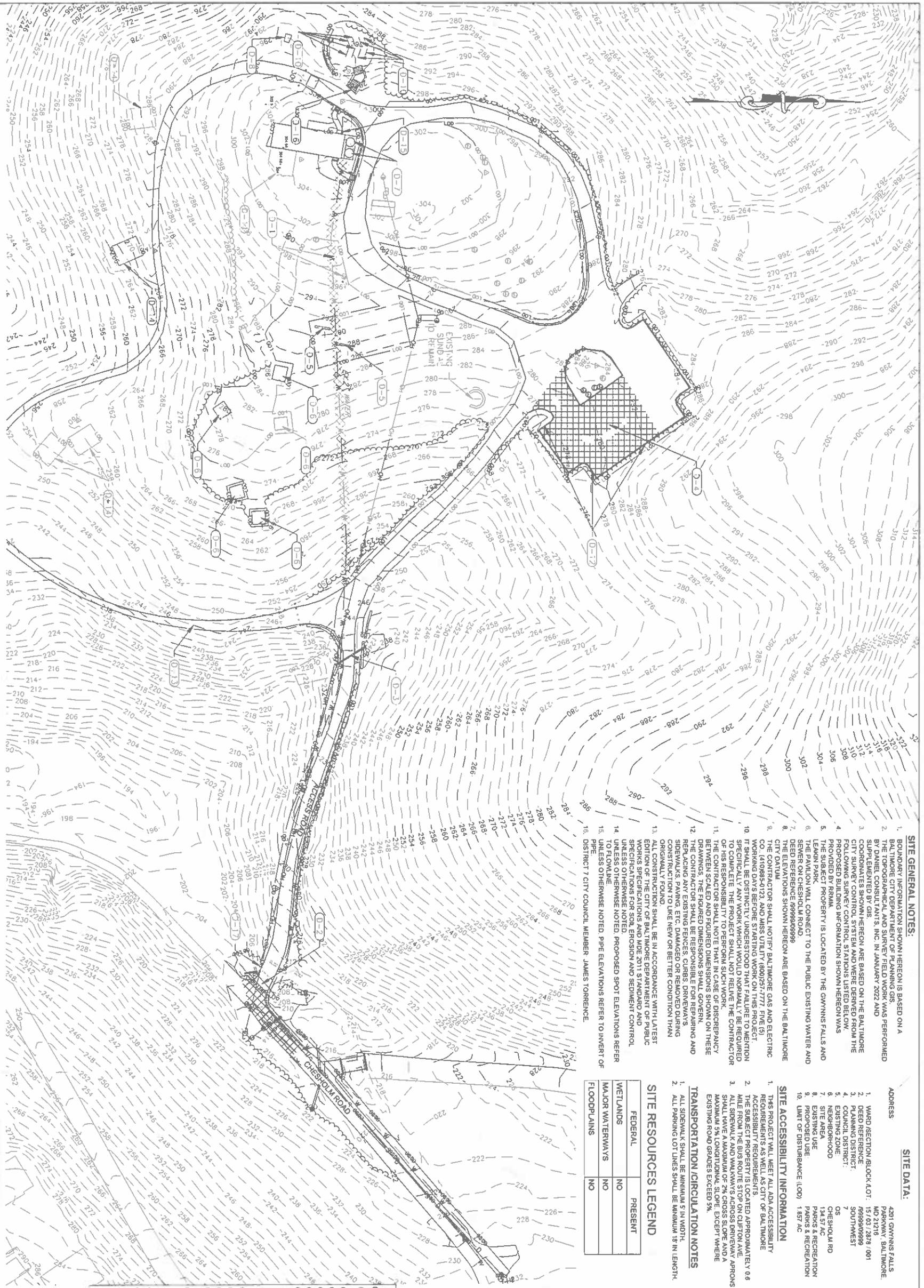
3.9 REPAIRS AND PROTECTION

- A. Remove and replace decorative concrete paving that is broken or damaged or does not comply with requirements in this Section. Remove work in complete sections from joint to joint unless otherwise approved by Architect.
- B. Protect decorative concrete paving from damage. Exclude traffic from paving for at least 14 days after placement. When construction traffic is permitted, maintain paving as clean as possible by removing surface stains and spillage of materials as they occur.
- C. Maintain decorative concrete paving free of stains, discoloration, dirt, and other foreign material. Sweep paving not more than two days before date scheduled for Substantial Completion inspections.

3.10 WARRANTY

- A. Warrant all work against defects and faulty workmanship for one year.

END OF SECTION 321316



SITE GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY CONDUCTED BY DANIEL CONSULTANTS, INC. IN JANUARY 2022 AND SUPPLEMENTED BY GIS.
- CONTRADICTORIES SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND WERE DERIVED FROM THE FOLLOWING SURVEY CONTROL STATIONS LISTED BELOW:
- PROVIDED BY RRMA
- THE SUBJECT PROPERTY IS LOCATED BY THE GWYNNS FALLS AND LEAMAN PARK
- THE PAVILION WILL CONNECT TO THE PUBLIC EXISTING WATER AND SEWER ON CHESTNUT ROAD
- DEED REFERENCE #999999999
- CITY DATUM
- THE CONTRACTOR SHALL NOTIFY BALTIMORE GAS AND ELECTRIC CO. (410)838-0123 AND MISS UTILITY (800)257-7777 FIVE (5) WORKING DAYS BEFORE STARTING WORK ON THIS PROJECT.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED OF HIS RESPONSIBILITY TO PERFORM SUCH WORK, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY EXISTING FENCES, CURBS, DRIVEWAYS OR CONSTRUCTION TO LIKE NEW OR BETTER CONDITION THAN ORIGINALLY FOUND.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND MORE 2011 STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED. PROPOSED SPOT ELEVATIONS REFER TO FLOWLINE.
- UNLESS OTHERWISE NOTED, PIPE ELEVATIONS REFER TO INVERT OF PIPE.
- DISTRICT 7 CITY COUNCIL MEMBER, JAMES TORRENCE

SITE DATA:

- ADDRESS: 4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
- WARD/SECTION/BLOCK/LOT: 15/03/2879/001
- DEED REFERENCE: #999999999
- PLANNING DISTRICT: SOUTHWEST
- COUNCIL DISTRICT: 7
- NEIGHBORHOOD: CHESTNUT RD
- SITE AREA: 134,57 AC
- EXISTING USE: PARKS & RECREATION
- PROPOSED USE: PARKS & RECREATION
- LIMIT OF DISTURBANCE (LOD): 1,857 AC

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
21E	MANOR LOAM, 15 TO 50% SLOPE	B
18UC	LEGONRE-URBAN LAND COMPLEX	B
22UC	MANOR LOAM, 8 TO 15% SLOPE	B
42E	UPOORTMENTS	B
50A	HATBORO-CODORUS COMPLEX	B

SITE ACCESSIBILITY INFORMATION

- THIS PROJECT WILL MEET ALL ADA ACCESSIBILITY REQUIREMENTS AS WELL AS CITY OF BALTIMORE ACCESSIBILITY REQUIREMENTS.
- THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 0.8 MILES FROM THE BALTIMORE CITY CENTER.
- ALL SIDEWALK AND WALKWAY ACCESS APPROXIMATELY SHALL HAVE A MAXIMUM OF 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE EXCEPT WHERE EXISTING ROAD GRADES EXCEED 5%.

TRANSPORTATION/CIRCULATION NOTES

- ALL SIDEWALK SHALL BE MINIMUM 5' IN WIDTH.
- ALL PARKING LOT LINES SHALL BE MINIMUM 15' IN LENGTH.

SITE RESOURCES LEGEND

FEDERAL	PRESENT
WETLANDS	NO
MAJOR WATERWAYS	NO
FLOODPLAINS	NO

DEMOLITION NOTES

- (D-1) REMOVE WATER FILTRATION SYSTEM AND ABANDON EXISTING WATER LINES.
- (D-2) REMOVE CULVERT. SEE SHEET C-20 FOR MAINTENANCE OF STREAM FLOW.
- (D-3) REMOVE 12" CMP.
- (D-4) REMOVE PAVEMENT.
- (D-5) REMOVE SWINGS.
- (D-6) REMOVE CAMPING PADS.
- (D-7) REMOVE CISTERNS AND PUMP SYSTEM. CISTERN AND PUMP SYSTEM IS TO BE SALVAGED AND DELIVERED TO CYLUBURN ARBORETUM BY THE CONTRACTOR.
- (D-8) CONTRACTOR IS TO COORDINATE DELIVERY OF THESE ITEMS TO CYLUBURN ARBORETUM WITH THE REC & PARKS PROJECT MANAGEMENT TEAM.
- (D-9) REMOVE PLAY STRUCTURE.
- (D-10) REMOVE WOODEN BENCHES.
- (D-11) REMOVE STONE AND WOODEN TERRACE.
- (D-12) REMOVE CONCRETE CURBING WHERE ADJACENT TO THE PAVEMENT REMOVAL.
- (D-13) REMOVE FALLEN TREES AND BRUSH OBSTRUCTION ALONG THE SEGMENT OF THE LOOP FROM THE BACK OF THE PAVILION TO THE ACCESS ROAD AND PUSH TO THE SIDES TO ENSURE PATH IS CLEAR TO WALK.
- (D-14) REMOVE TREES FOR FUTURE PAD CONSTRUCTION.
- (D-15) DEMOLISH EXISTING STONE STEPS AND REPAIR FACE OF STONE PAVILION.
- (D-16) REPLACE IN KIND EXISTING STAIRS DOWN TO AMPHITHEATER FIRE PIT. SEE SPECIFICATION.
- (D-17) REMOVE EXISTING GATE.

OWNER:

MAYOR AND CITY COUNCIL
BALTIMORE CITY RECREATION & PARKS
3401 NORTH AVE
BALTIMORE, MD 21218

DEVELOPER/APPLICANT

BALTIMORE CITY RECREATION & PARKS
2600 WADSWORTH AVE BALTIMORE, MD 21217
410-996-7948



BID SET

REVISIONS	DATE	DESCRIPTION
1	5/18/2026	ADDENDUM 2

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2600 WADSWORTH AVE, BALTIMORE, MD 21217 • 410.996.7948

EXISTING CONDITIONS & CIVIL DEMOLITION PLAN

SCALE: AS NOTED

DATE: 02/13/2026

SHEET 03 OF 46

ADDENDUM NO. 2 - Page 22 of 42

RRMA ARCHITECTS
3700 KOPPERS ST., STE 300
BALTIMORE, MD 21227
P: 410.224.4444
WWW.RRMA.COM

DANIEL CONSULTANTS, INC.
2000 WADSWORTH AVE
BALTIMORE, MD 21217
P: 410.996.7948
WWW.DANIELCONSULTANTS.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WORK SUBMITTED HEREON IS THE ORIGINAL WORK OF THE ENGINEER AND ARCHITECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND ARCHITECT IN THE STATE OF MARYLAND.

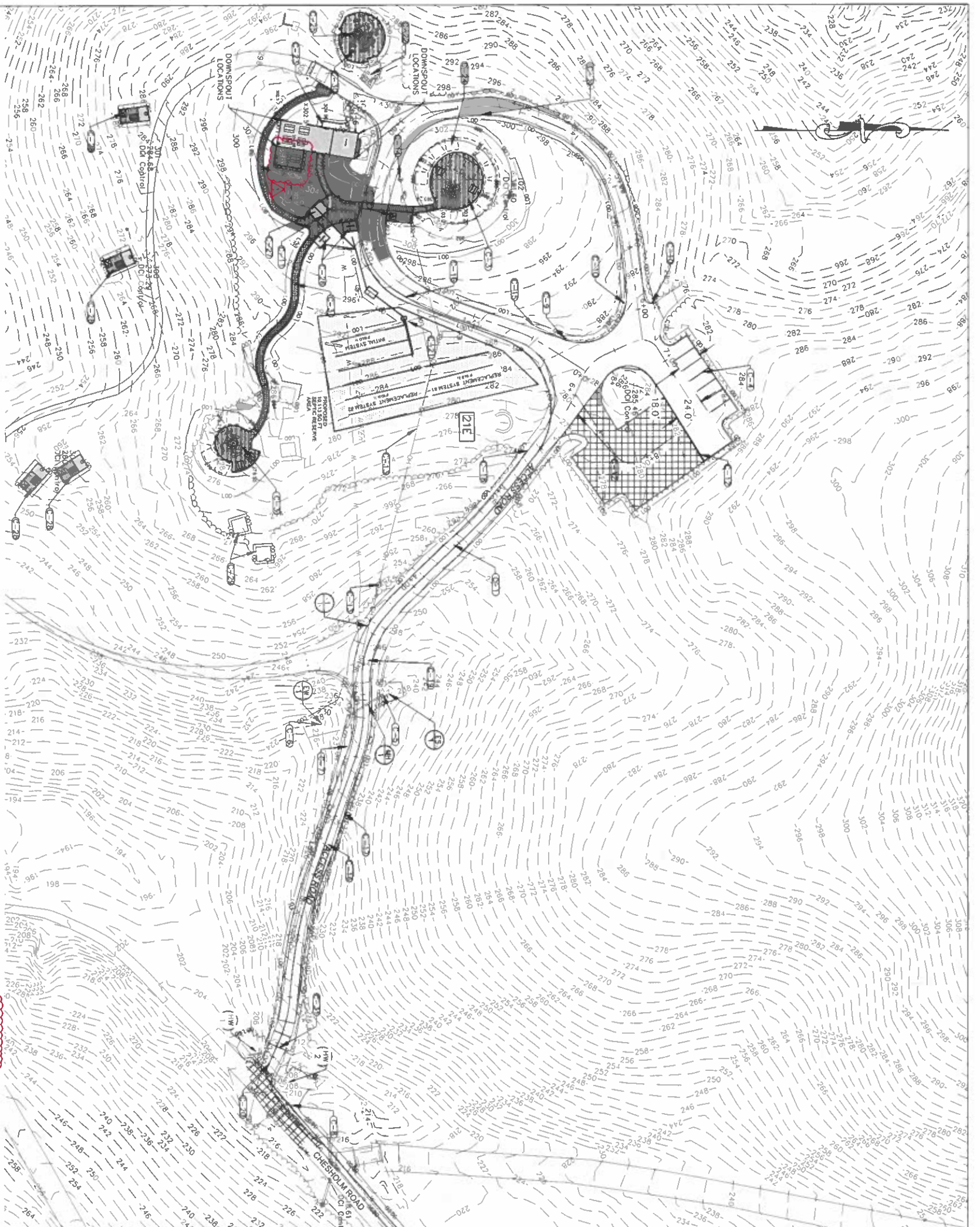
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT



GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS

4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 2878A, LOT 001, WARD 15, SECTION 03

CONTRACT NO. RP22805



NOTE: THE DRIVEWAY WIDTH SHALL BE A MINIMUM OF 14' WIDE.



OWNER:
MAYOR AND CITY COUNCIL
BALTIMORE CITY DEPARTMENT OF PARKS
3401 WINDRIVE AVE
BALTIMORE MD 21216
410-396-7948

DEVELOPER/APPLICANT:
UPDATED LOGO

REVISIONS

NO.	DATE	DESCRIPTION
1	05/18/2026	ADDENDUM 2

GWYNN'S FALLS CAMPGROUND RESTORATION & IMPROVEMENTS

4201 GWYNN'S FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 2878F, LOT 001, WARD 15, SECTION 03

RRMM ARCHITECTS
3700 KOPPELERS ST., STE 300
BALTIMORE, MD 21227
P: 410-234-4444
WWW.RRMM.COM

DANIEL CONSULTANTS, INC.
2777 FARMERS LANE, SUITE 2100
BALTIMORE, MD 21244
P: 410-396-7948
WWW.DANIELCONSULTANTS.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF THE DESIGN AND CONSTRUCTION OF THE ABOVE CITY BUILDING CODE AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF BALTIMORE AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.



- CONSTRUCTION NOTES**
- C-1 FOR FULL ASPHALT DEPTH PAVEMENT MINIMUM 14' WIDE, SEE DETAIL 1 ON SHEET C-5. FOR THE LIMITS OF MILL & OVERLAY & PAVING SEE GEOMETRIC STAKEOUT SHEET ON SHEET C-4.
 - C-2 ONE 10X18 VAN ACCESSIBLE HANDICAP ASPHALT PARKING SPACE, ONE 5X18 HANDICAP AISLE. SEE DETAIL 2 ON SHEET C-5 AND SEE DETAIL 1 ON SHEET C-5 FOR MATERIAL DETAILS.
 - C-3 FOR PROPOSED CRUSHED GRAVEL PATHWAY, SEE SITE PLAN DETAILS ON LANDSCAPE SHEET L300 DETAIL 5.
 - C-4 SEVEN 10X18 PARKING SPACE.
 - C-5 24" HOPE WITH END SECTION, SEE PROFILE ON SHEET C-5 DETAIL 10 & 11.
 - C-6 TYPE C END WALL AND R/R RAMP SEE C-5.
 - C-7 CONSTRUCT GABION WALL, FROM STA. 2+50 TO STA. 3+00. SEE SHEET C-14 AND C-15 FOR CONSTRUCTION.
 - C-8 REMOVE EXISTING METER VAULT.
 - C-9 ONE-WAY SIGN, SEE DETAIL 3 ON SHEET C-5 DETAIL 9.
 - C-10 DO NOT ENTER SIGN, SEE DETAIL 3 ON SHEET C-5.
 - C-11 CONNECTION TO PROP. 2" PVC WATER TO GROUND HYDRANT, SEE DETAIL C ON SHEET A3.1 AND SHEET C-13 FOR WATER PROFILE.
 - C-12 SAW CUT PAVEMENT FOR FULL DEPTH.
 - C-13 EXISTING OVERHEAD LINE TO BE RESTORED BY BGE (NOT PART OF THIS TASK).
 - C-14 EXISTING GUY WIRE TO REMAIN.
 - C-15 REMOVE EXISTING SPLUT RAIL FENCE ALONG EDGE OF TRAFFIC CIRCLE.
 - C-16 PROPOSED 2" WATER HOUSE CONNECTION, SEE SHEET C-13 FOR WATER PROFILE.
 - C-17 CONSTRUCT ASPHALT CURB FROM STA 0+30 TO 2+60. SEE BC STD NO. BC615.01 (NO. 5 ON SHEET C-5).
 - C-18 CONSTRUCT ASPHALT CURB FROM STA 3+50 TO 5+75. SEE BC STD NO. BC615.01 (NO. 5 ON SHEET C-5).
 - C-19 18" HDPE, SEE PROFILE ON SHEET C-18.
 - C-20 REMOVE EXISTING SLAB BRIDGE AND REPLACE WITH DOUBLE CELL CULVERT SEE DETAILS SHEET C-17.
 - C-21 PROPOSED SEPTIC SYSTEM SEE SHEET C-11 AND C-12.
 - C-22 REMOVE EXISTING STAIRS AND REPLACE IN KIND FOR ADDITIONAL INFORMATION SEE SPECIFICATIONS.
 - C-23 REPAIR EXISTING FLAGSTONE PATH AT ELE. 304.98.
 - C-24 TENT SPACE (TYPICAL).
 - C-25 FIRE PIT, SEE SHEET L300- DETAIL 06.
 - C-26 REST ROOMS, SEE ARCHITECTURAL PLANS.
 - C-27 WASH BASIN, SEE ARCHITECTURAL PLANS.
 - C-28 INDIVIDUAL CAMP SITE AND FIRE PIT, SEE SHEET L300- DETAIL 02.
 - C-29 REMOVE EXISTING TENT SITE, SEE SHEET C-1.
 - C-30 PICNIC TABLE, SEE SHEET L300- DETAIL 08.
 - C-31 PROPOSED GATE SEE DETAIL 1 SHEET L-301.

- LEGEND**
- FULL DEPTH SAW CUT AND REPLACEMENT WITH TOPSOIL
 - PROPOSED CRUSHED GRAVEL PATHWAY
 - BUILDING STRUCTURES
 - PROPOSED SEPTIC RESERVE AREA

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2900 Madison Ave, Baltimore, MD 21217 • 410.396.7948

BID SET

DATE: 02/13/2026

SCALE: AS NOTED

PROPOSED CONDITIONS PLAN

ADDENDUM NO. 2

SHEET NO. C-2

OF 46

DATE: 02/13/2026

SCALE: AS NOTED

PROPOSED CONDITIONS PLAN

ADDENDUM NO. 2

SHEET NO. C-2

OF 46

DATE: 02/13/2026

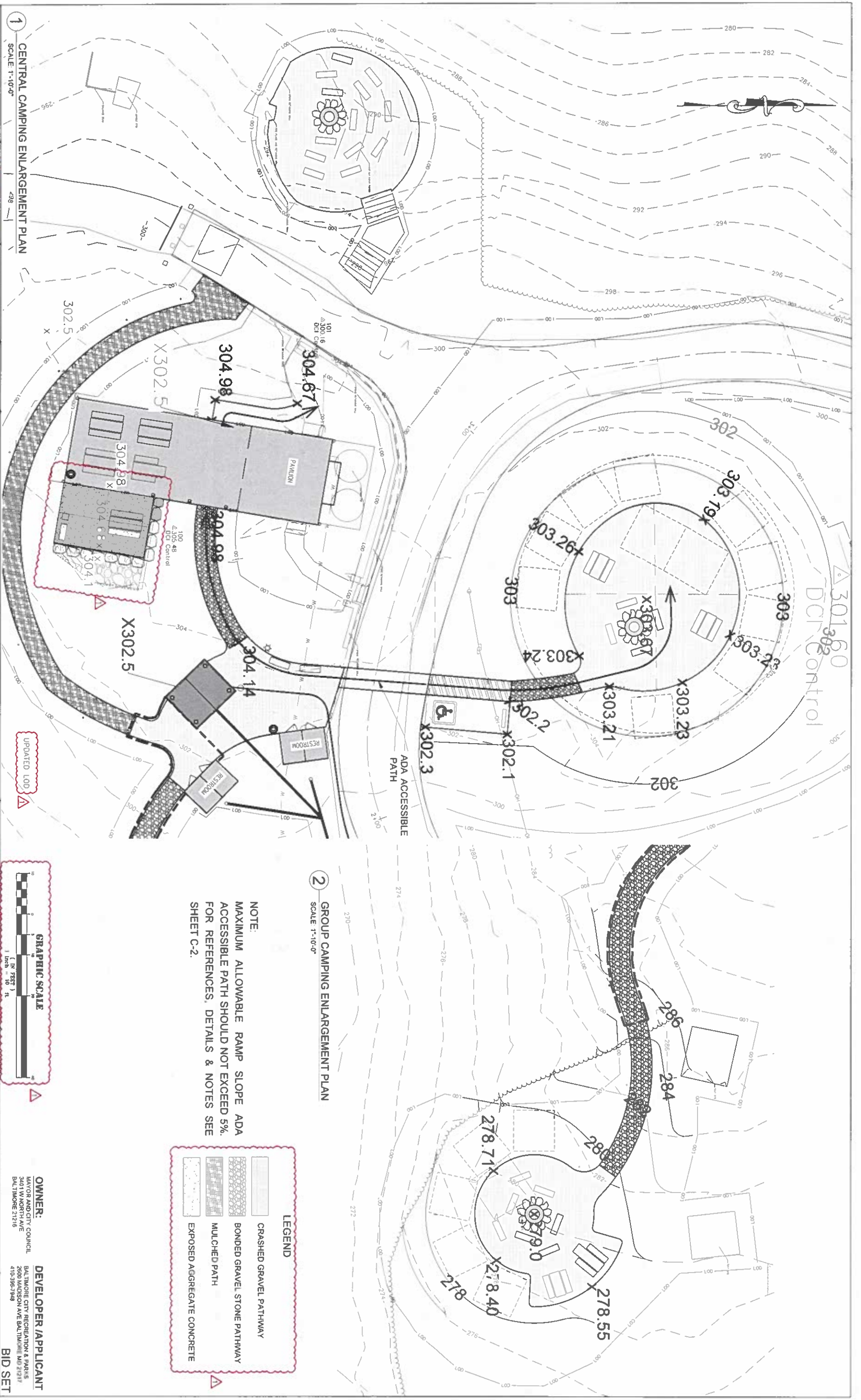
SCALE: AS NOTED

PROPOSED CONDITIONS PLAN

ADDENDUM NO. 2

SHEET NO. C-2

OF 46



1 CENTRAL CAMPING ENLARGEMENT PLAN
SCALE 1"=10'-0"

2 GROUP CAMPING ENLARGEMENT PLAN
SCALE 1"=10'-0"

NOTE:
MAXIMUM ALLOWABLE RAMP SLOPE ADA ACCESSIBLE PATH SHOULD NOT EXCEED 5%. FOR REFERENCES, DETAILS & NOTES SEE SHEET C-2.

LEGEND

	CRASHED GRAVEL PATHWAY
	BONDED GRAVEL STONE PATHWAY
	MULCHED PATH
	EXPOSED AGGREGATE CONCRETE



UPDATED LOD

RRMM ARCHITECTS
3700 KOPPERS ST., STE 300
BALTIMORE, MD 21227
P. 410-234-8444
WWW.RRMM.COM
RRMM
ARCHITECTS

DAHLE, GOVSKALOVIS, INC.
2277 GARDNER, LOT 2184
P. 410-975-0999
www.dahle.com

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I AM THE DESIGNER OF THE ABOVE PROJECT. I HEREBY ASSUME THE RESPONSIBILITY FOR THE DESIGN AND PERIODIC OBSERVATION OF ITS CONSTRUCTION.
E. Gwynn, PE
E. Gwynn, PE
E. Gwynn, PE



GWYNN'S FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
4201 GWYNN'S FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 2878-F, LOT 001, WARD 15, SECTION 03

REVISIONS

1	5/18/2024	ADDENDUM 2
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OWNER:
MAYOR AND CITY COUNCIL
BALTIMORE CITY RECREATION & PARKS
3401 W. NORTH AVE
BALTIMORE, MD 21216
410-396-1948

DEVELOPER / APPLICANT
BALTIMORE CITY RECREATION & PARKS
2600 MADISON AVE BALTIMORE, MD 21217
410-396-1948

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2600 Madison Ave. Baltimore, MD 21217 • 410.396.1948

GRADING PLAN

SCALE AS NOTED DATE: 02/13/2026

DRAWN BY	RV	SHEET NO.	C-3
TRACED BY	RV	OF	46
DESIGNED BY	RV	PROJECT NO.	04-CAL #1316
CHECKED BY	RLS	SHEET NO.	C-3

RRMM ARCHITECTS
 3700 KOPPERS ST., STE 300
 BALTIMORE, MD 21227
 P 410-234-4444
 WWW.RRMM.COM

DMR CONSULTANTS, INC.
 227 E. BALTIMORE, MD 21202
 P 410-595-9999



PROFESSIONAL CERTIFICATION
 I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, DO HEREBY ASSUME THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE CORRECTNESS OF THE CONSTRUCTION THEREOF.

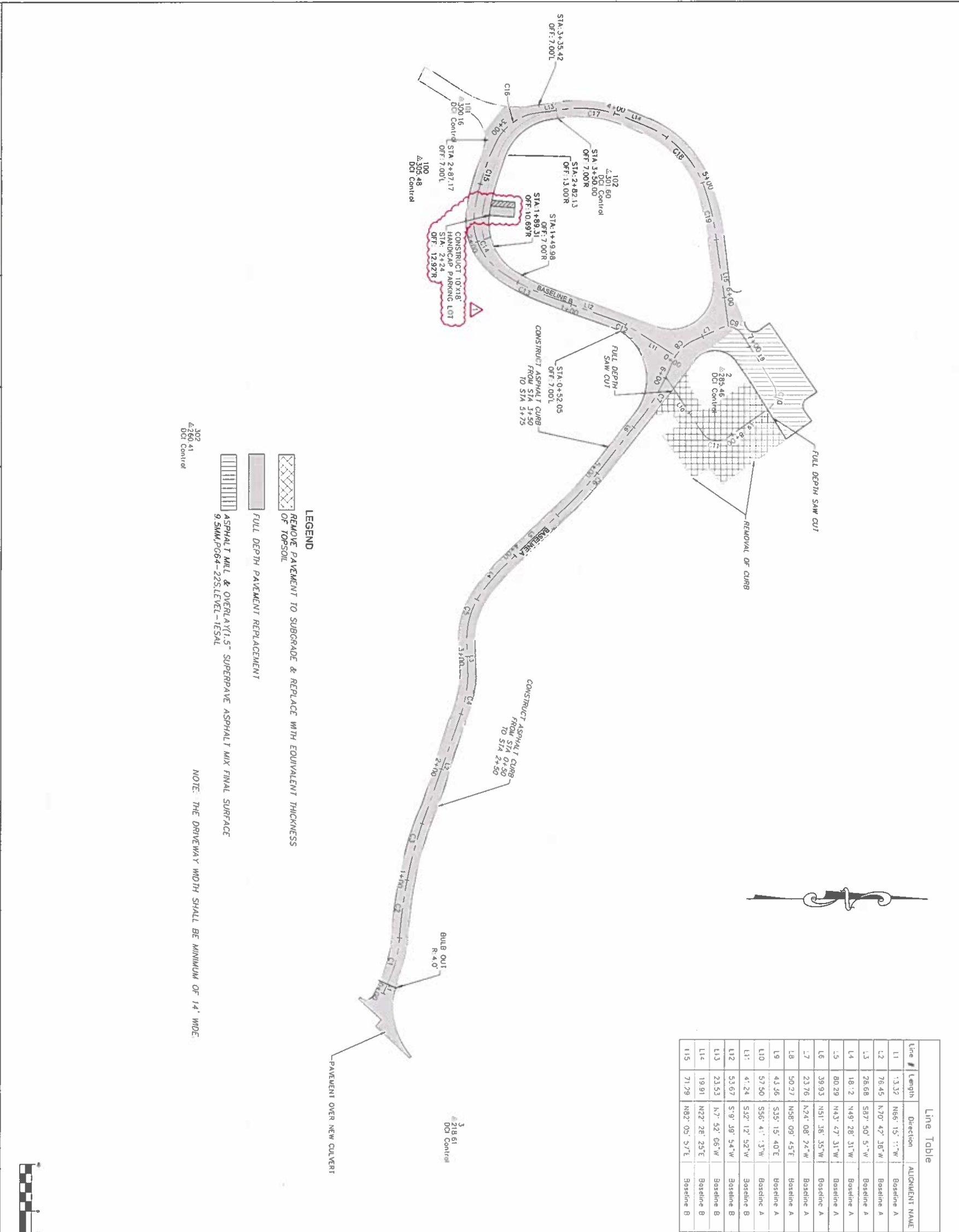
GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
 4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 2878-F, LOT 001, WARD 15, SECTION 03

REVISIONS	DATE	DESCRIPTION
1	06/18/2026	ADDENDUM 2

SCALE AS NOTED

DATE: 02/13/2026

SHEET # 06 OF 45



LEGEND

- REMOVE PAVEMENT TO SUBGRADE & REPLACE WITH EQUIVALENT THICKNESS
- FULL DEPTH PAVEMENT REPLACEMENT
- ASPHALT MILL & OVERLAY(1.5" SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5MM, POG4-22S, LEVEL-IESAL)

NOTE: THE DRIVEWAY WIDTH SHALL BE MINIMUM OF 14' WIDE

BENCHMARK
 BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE SURVEY CONTROL SYSTEM AS REFERENCED FROM RAVERGE CONTROL STATIONS

CONTROL NO.	NORTHING	EASTING	ELEVATION
101	4352.3140	-5024.8450	300.16
102	4283.5330	-5027.84180	301.60
2	4300.7400	-50110.2900	285.46
302	3876.1770	-50063.0140	280.41
300	3892.6990	-50211.1530	273.29
100	4171.2260	-50281.1060	305.48

Line #	Length	Direction	ALIGNMENT NAME
L1	13.32	N66° 15' 11" W	Baseline A
L2	76.45	N70° 42' 36" W	Baseline A
L3	28.68	S87° 50' 5" W	Baseline A
L4	18.2	N49° 28' 31" W	Baseline A
L5	80.29	N43° 47' 31" W	Baseline A
L6	39.93	N51° 38' 35" W	Baseline A
L7	23.76	N24° 08' 24" W	Baseline A
L8	50.27	N58° 09' 45" E	Baseline A
L9	43.56	S35° 15' 40" E	Baseline A
L10	57.50	S56° 41' 3" W	Baseline A
L11	41.24	S52° 12' 52" W	Baseline B
L12	53.67	S19° 49' 54" W	Baseline B
L13	23.53	N7° 52' 06" W	Baseline B
L14	19.91	N22° 28' 25" E	Baseline B
L15	71.79	N82° 05' 57" E	Baseline B

Curve #	Radius	Length	Chord Direction	Delta	ALIGNMENT NAME
C1	108.51	30.86	N74° 42' 00" W	16.30	Baseline A
C2	443.14	62.15	N82° 38' 08" W	8.04	Baseline A
C3	364.54	59.24	N13° 20' 57" W	9.31	Baseline A
C4	121.92	41.45	N77° 56' 40" W	19.48	Baseline A
C5	70.00	52.14	N70° 48' 50" W	42.68	Baseline A
C6	442.58	63.22	N48° 05' 34" W	8.18	Baseline A
C7	214.24	50.40	N62° 05' 05" W	13.48	Baseline A
C8	37.73	27.07	N43° 14' 43" W	41.11	Baseline A
C5	15.00	21.55	N17° 00' 41" E	62.30	Baseline A
C10	15.00	22.67	S78° 32' 58" E	66.56	Baseline A
C11	15.00	24.07	S10° 42' 46" W	91.95	Baseline A
C12	100.00	21.90	S75° 56' 23" W	12.55	Baseline B
C13	179.76	49.13	S26° 25' 08" W	15.66	Baseline B
C14	55.00	62.51	S68° 48' 35" W	65.12	Baseline B
C15	197.35	60.91	N71° 47' 1" W	17.68	Baseline B
C16	45.00	43.26	N35° 24' 23" W	55.08	Baseline B
C17	100.00	52.96	N1° 18' 09" E	30.34	Baseline B
C18	90.00	75.80	N46° 36' 08" E	48.26	Baseline B
C19	209.71	48.79	N77° 23' 46" E	13.33	Baseline B

GRAPHIC SCALE
 1" = 40' (IN FEET)

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2800 Madison Ave, Baltimore, MD 21217 - 410.386.7948

PAVING AND GEOMETRIC STAKEOUT PLAN

OWNER:
 MAYOR AND CITY COUNCIL
 3401 W NORTH AVE
 BALTIMORE, MD 21218

DEVELOPER / APPLICANT:
 BALTIMORE CITY RECREATION & PARKS
 2800 MADISON AVE BALTIMORE MD 21217
 410-386-7948

BID SET

DRAWN BY: BW
 TRACED BY: HP
 DESIGNED BY: BW
 CHECKED BY: RLS

PROJECT NO: C-4
 SHEET NO: C-4

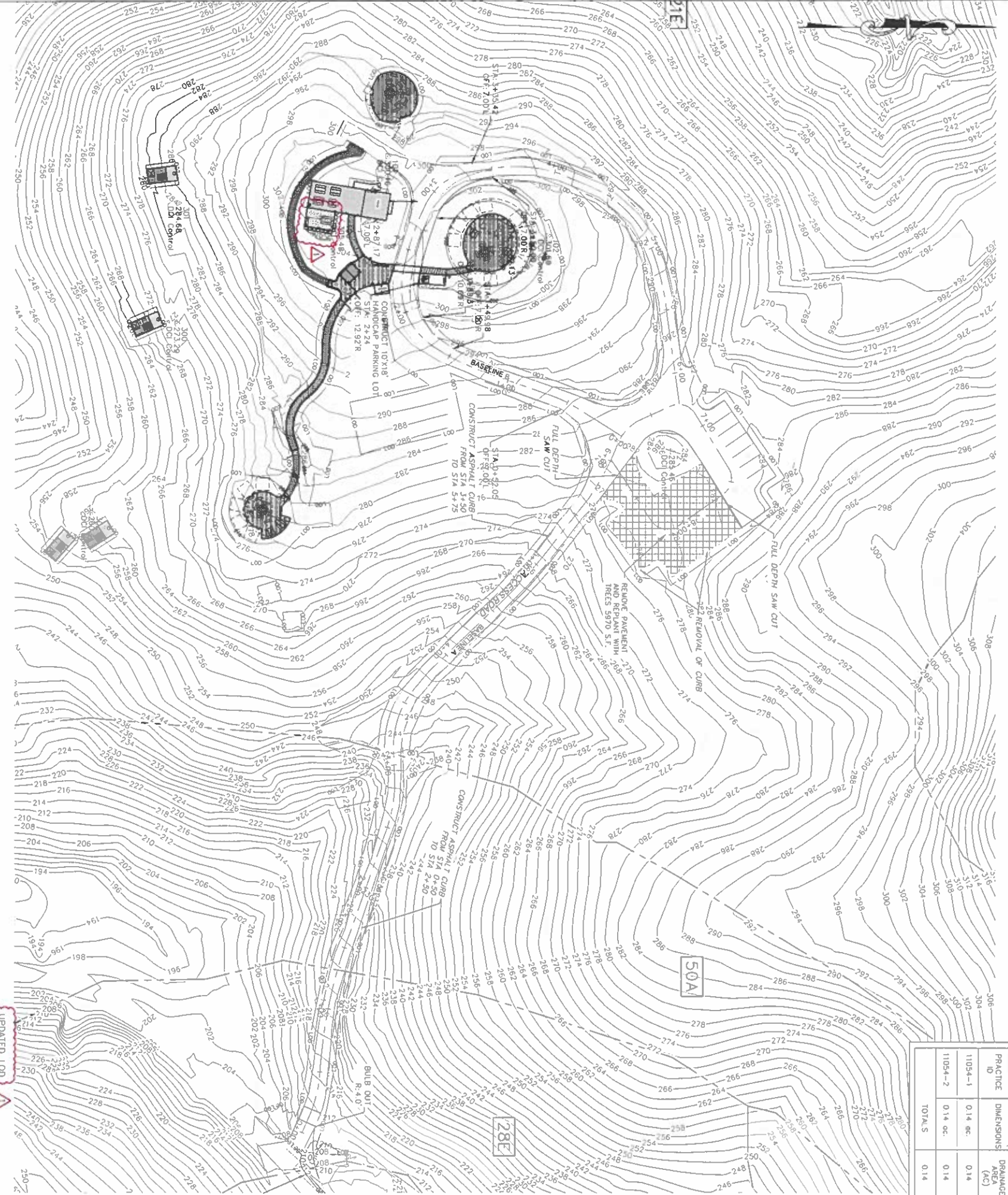


TABLE 4 FACILITY DESIGN SUMMARY TABLE

TABLE 4	PRACTICE ID	DIMENSIONS	DRAINAGE AREA (AC)	IMPERVIOUS AREA (Sq. Ft.)	ESD ₁ VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED (CF)	TREATMENT VOLUME PROVIDED (CF)	RECHARGE VOLUME PROVIDED (CF)	TARGET RECHARGE (in)	RE PROVIDED (in)	FOR YEAR 10-QUANTIFIED CONTROL (Y/N)	NOTES
	11054-1	0.14 ac	0.14	462	462	462	462	0.91	0.91	0.91	N	
	11054-2	0.14 ac	0.14	0.00	142	142	142	0.28	0.28	0.28	N	URBAN SW RESTORATION OR RELOVED IMPERVIOUS SURFACES: LEVEL 1 (15') URBAN TREE CAMP
	TOTALS	0.14	0.14	604	604	604	604	-	-	-	-	

NOTES:
 PE (D) VALUES ARE DERIVED FROM ACCOUNTING FOR STORMWATER TREATMENT ALLOCATIONS AND IMPERVIOUS AREAS TREATED. QUADRAE FOR NOTES STORMWATER PERMITS, DATED 12/21, BY THE MARYLAND DEPARTMENT OF ENVIRONMENT REFER TO TABLE 1 FOR PERMITS FOR IMPERVIOUSNESS REMOVAL TO 15' OR PE=0.28 FOR URBAN TREE PLANTING ON 100%
 ESD₁ REQUIRED BASED ON IMPERVIOUS AREA 0.10 AC, A=1.23 AC PERCENT IMPERVIOUS 8.1 X 50 RECH=0.123 AND PE=1.0 (B SOIL).
 ESD₂ = (P₁ * A₁) / 12
 1 = IMPERVIOUS AREA / DRAINAGE AREA
 P₁ = ESD₁ * 12 / R₁
 R₁ = 0.05 + 0.009 * A
 R₂ = (S * R₁) / 12
 S = SOIL SPECIFIC RECHARGE FACTOR 0.28 B SOIL

TABLE 3 UNIFIED SIZING CHART

REQUIREMENT	BALTIMORE CITY VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	EXISTING DISCHARGE (CF)	PROPOSED DISCHARGE (CF)	NOTES
B Q ₁ (POI 1)	N/A	N/A	87.87	87.87	NO INCREASE IN Q ₁ ANTICIPATED
C Q ₂ (POI 1)	N/A	N/A	213.68	213.68	NO INCREASE IN Q ₂ ANTICIPATED
D Q ₃ (POI 2)	N/A	N/A	1.15	1.15	NO INCREASE IN Q ₃ ANTICIPATED
E Q ₄ (POI 2)	N/A	N/A	2.73	2.73	NO INCREASE IN Q ₄ ANTICIPATED
F Q ₅ (POI 3)	N/A	N/A	0.78	0.78	NO INCREASE IN Q ₅ ANTICIPATED
G Q ₆ (POI 3)	N/A	N/A	1.89	1.89	NO INCREASE IN Q ₆ ANTICIPATED
H Q ₇ (POI 4)	N/A	N/A	3.70	3.70	NO INCREASE IN Q ₇ ANTICIPATED
I Q ₈ (POI 4)	N/A	N/A	10.45	10.45	NO INCREASE IN Q ₈ ANTICIPATED

TABLE 2 SITE ESD₁ & Rev REQUIREMENTS

REV	ESD ₁ (CF)	PERCENT	NOTES
Rev 1	549.90	604	
Rev 143	143	604	

TABLE 1 SITE IMPERVIOUS AREA REQUIRING TREATMENT (PART)

ITEM	DESCRIPTION	SF	AC
A	TOTAL LIMIT OF DISTURBANCE (LOD) 2	8104.02	1.86
B	LIMIT OF DISTURBANCE AREA EXCLUDED FROM SSA 3	30656.4	0.69
C	STORMWATER STUDY AREA (SSA) = (A - B) 4	53578.8	1.23
D	EX. IMP. AREA TREATED BY EXISTING WATER QUALITY FACILITY IMPACTED BY WORK 5	0	0
E	EXISTING IMPERVIOUS AREA WITHIN SSA	435.5	0.01
F	PROPOSED IMPERVIOUS AREA WITHIN SSA	3820	0.09
G	NEW IMPERVIOUS AREA = (F - E) IF REDVELOPMENT, ELSE = F	3920	0.09
H	REDEVELOPMENT IMPERVIOUS AREA = 10.5*(E-D) IF REDVELOPMENT, ELSE = 0	435.6	0.01
I	TOTAL IMPERVIOUS AREA TO TREAT ID + G + H	4355.6	0.10
J	TOTAL IMPERVIOUS AREA TREATED BY SWM	5970	0.14
K	VARIANCE/WAIVER - FEE-IN-LIEU PAID FOR UNTREATED IMPERVIOUS AREA	0	0
M	TOTAL IMPERVIOUS AREA ACCOUNTED (J + K)	5970	0.14

NOTES:
 1. ROUND ACRES TO NO MORE THAN 2 PLACES AFTER THE DECIMAL POINT.
 2. LOD AREA COVERS ALL EXISTING DISTURBANCE ACTIVITIES.
 3. INCLUDES AREAS RETURNED TO EXISTING GROUND COVER ASSOCIATED WITH UTILITY INSTALLATION ETC. SUBJECT TO ARTICLE 7 DIVISION II, 23-21(1) QUALITATIVE WAIVER. EXCLUDE MAINTENANCE AREA 0.55 AND ADDITIONAL IMPERVIOUS REMOVAL 0.14 AC.
 4. SSA IS THE AREA USED IN COMPUTING THE SWM REQUIREMENT. IT IS TYPICALLY SMALLER THAN THE LOD, HOWEVER MAY BE ENLARGED FROM THE LOD WHERE PORTIONS OF THE LOD ARE SUBJECT TO A WAIVER OF SWM REQUIREMENTS SUCH AS UTILITY CONNECTIONS OR TEMPORARY STOCKPILE AREAS.



RRMM ARCHITECTS
 3700 KOPPERS ST., STE 300
 BALTIMORE, MD 21227
 P 410-234-4444
 WWW.RRMM.COM

PROFESSIONAL CERTIFICATION
 I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I AM A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND. I HEREBY ASSUME THE RESPONSIBILITY FOR THE DESIGN AND RECORD OBSERVATION OF THIS CONSTRUCTION.

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 15222

GWYNN'S FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
 4201 GWYNN'S FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 287B-F, LOT 001, WARD 15, SECTION 03

REVISIONS

NO.	DATE	DESCRIPTION
1	7/18/2025	ADDENDUM 2

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2600 Madison Ave. Baltimore, MD 21217 • 410.396.1948

OWNER:
 HANOVER AND CITY COUNCIL
 3401 NORTH AVE
 BALTIMORE 21218

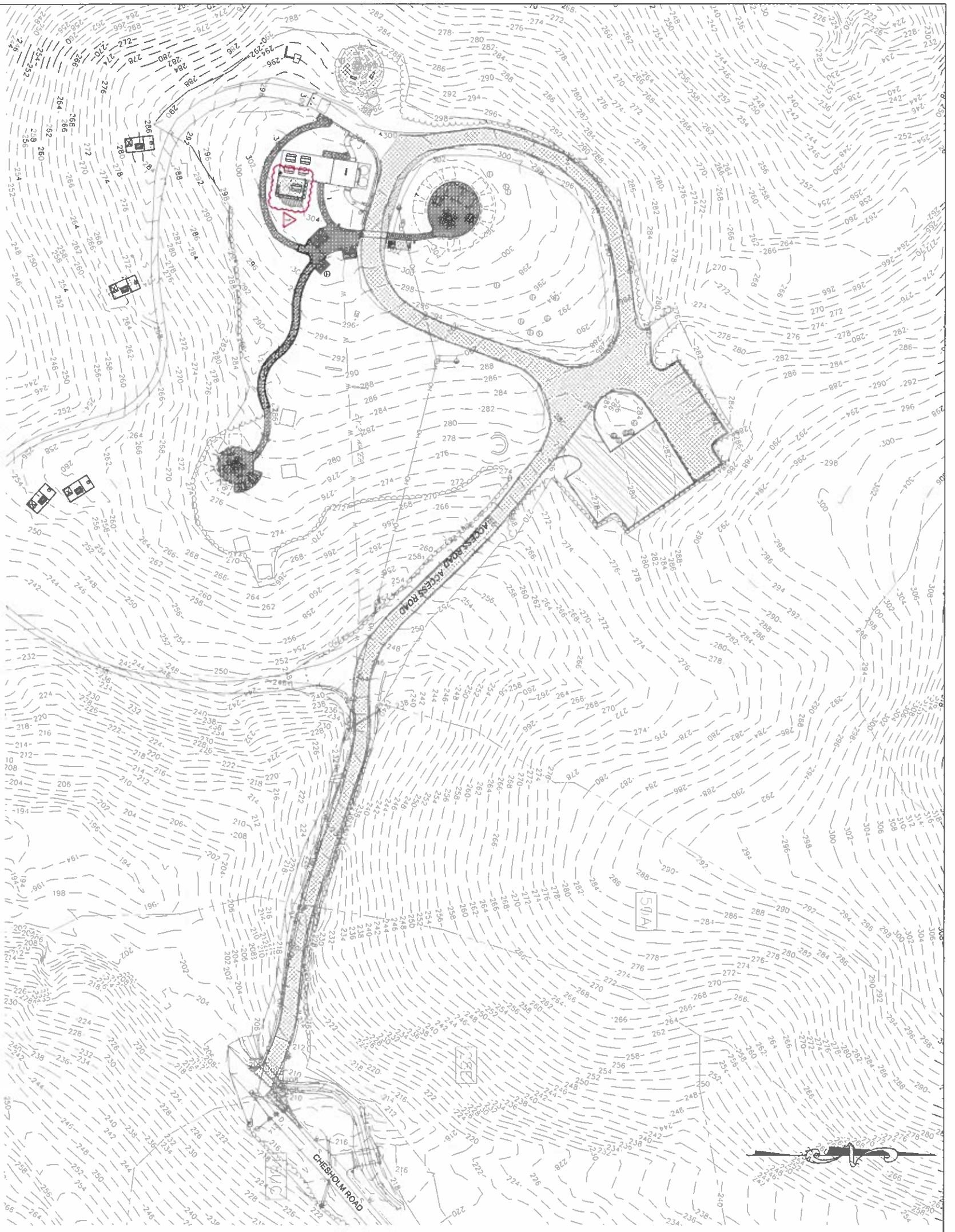
DEVELOPER/APPLICANT:
 DEPARTMENT OF RECREATION & PARKS
 2600 MADISON AVE BALTIMORE MD 21217
 410-396-1948

BID SET

SCALE: AS NOTED

DATE: 02/13/2025

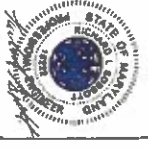
SHEET: 08 OF 46



RRMM ARCHITECTS
 3700 KOPPERS ST., STE 300
 BALTIMORE, MD 21221
 P. 410-234-8444
 WWW.RRMM.COM

DAWEL CONSULTANTS, INC.
 227 VANDERBILT AVE., SUITE 200
 BALTIMORE, MD 21202
 P. 410-529-9999

PROFESSIONAL CERTIFICATION
 THIS IS TO CERTIFY THAT THE DESIGN OF THIS PROJECT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.



GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS

4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 2878-F, LOT 001, WARD 15, SECTION 03

REVISIONS	
1	12/19/2026 ADDENDUM 2

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2600 Madison Ave., Baltimore, MD 21217 • 410.396.7948

STORMWATER WATER QUALITY MAP

SCALE: AS NOTED DATE: 02/13/2026

BID SET

DRAWN BY: BW
 CHECKED BY: RS
 PROJECT NO.: 04-CAL-1516
 SHEET NO.: C-8

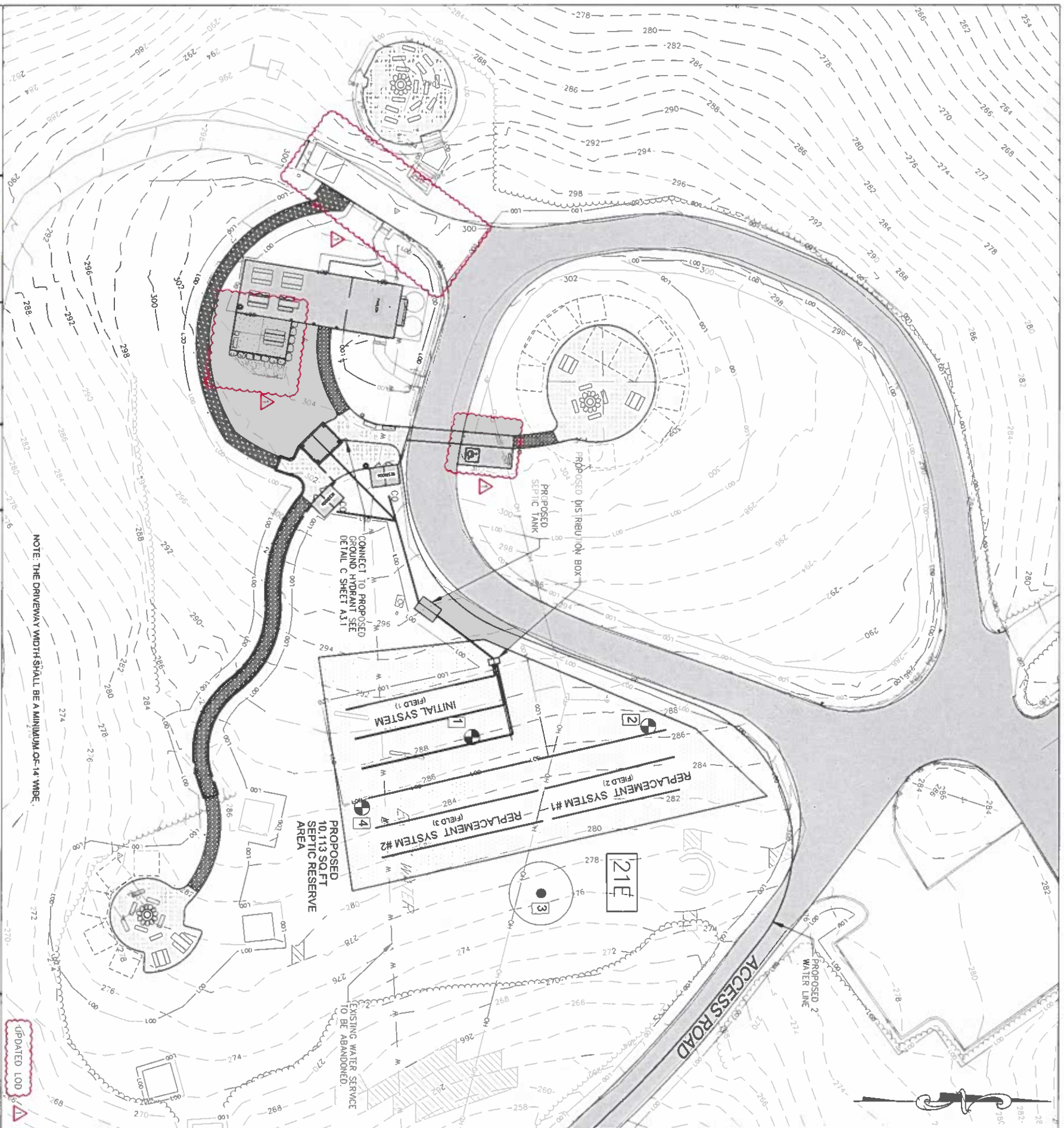
SHEET 10 OF 48
 BRNKR # 11054

OWNER:
 MANOR AND CITY COUNCIL
 340 WINDMILL AVE
 BALTIMORE 21218

DEVELOPER/APPLICANT:
 DEPARTMENT OF RECREATION & PARKS
 2600 MADISON AVE BALTIMORE, MD 21217
 410.396-9448

LEGEND		
[Pattern]	NAME/DESCRIPTION	AREA(AC)
[Pattern]	EXISTING IMPERVIOUS AREA REMOVED	0.14
[Pattern]	NEW IMPERVIOUS AREA	0.09
[Pattern]	MAINTENANCE	0.52
[Pattern]	PERVIOUS SURFACE	0.15
[Pattern]	REVEGETATION	0.01

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	SOIL GROUP
Z1E	MAJOR LOAM 1:1 TO 5% SLOPES	B
SMA	HATBORO-CODDERS COMPLEX	B/D



NOTE: THE DRIVEWAY WIDTH SHALL BE A MINIMUM OF 14' WIDE.

1. SWMS TYPE
DESIGN FLOW
SOIL TYPE
HYDRAULIC LOADING RATES
INFILTRATION

2. DRAIN FIELD TYPE
FLOW
CURRENT
FUTURE

3. SOIL TYPE
21E

4. HYDRAULIC LOADING RATES
INFILTRATION

5. DRAIN FIELD TYPE
FLOW
CURRENT
FUTURE

6. BOTTOM TRENCH

PERC TEST RESULTS

TEST NO.	SOIL TYPE	BOTTOM OF HOLE	PERCOLATION RATE	COMMENTS	DATE
1	21 E	11' > 50% Rock	1" in 4.47' Min. at 4"	Sandy Loam Starts at 42"	6/4/2024
2	21 E	12' Limit of Excavation	1" in 2.05' Min. at 4"	Sandy Loam Starts at 44"	6/4/2024
3	21 E	9' > 50% Rock	Failed Pre-Perk at 4"	Sandy Loam Starts at 46"	6/4/2024
4	21 E	8' > 50% Rock	1" in 2.05' min at 2"	Sandy Loam Starts at 18"	6/4/2024

GENERAL NOTES:

- CURRENT TITLE REFERENCE OWNER: MAYOR & CITY COUNCIL DEED REFERENCE: LIBER 99999 FOLD 09999 DATE:
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE SURVEY PERFORMED BY DANIEL CONSULTANTS, INC. IN JANUARY 2022 AND SUPPLEMENTED BY GIS.
- THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SEPTIC RESERVE AREA IS MORE THAN 200' AWAY FROM THE 100 YEAR FLOOD PLAIN.
- THE SEPTIC RESERVE AREA IS MORE THAN 200' AWAY FROM THE PROPERTY LINE.
- THE ZONING DISTRICT OF THE SUBJECT PROPERTY IS (OPEN-SPACES).
- THIS SEPTIC RESERVE FIELD IS DESIGNED FOR 20 OVERNIGHT CAMPERS WITHOUT ANY BATHING FACILITY AND ONLY FOR TOILET USE.
- ASSUMING AVERAGE PER PERSON WATER USE TO BE 35 GALLONS PER DAY (BASED ON MADE GUIDANCE FOR 15 GPD PER PERSON INCLUDING TOILET, THE AVERAGE DAILY LOAD IS 600 GALLONS.
- THERE ARE NO KNOWN WELLS, WELL AREAS, OSDS COMPONENTS (SEPTIC TANKS, SEEPAGE PITS, TRENCHES ETC.) WITHIN 200' OF PROPERTY LINE.
- THERE ARE NO KNOWN SEWAGE DISPOSAL AREAS AND USTs WITHIN 200' FT. OF PROPERTY LINE.

PERC TEST RESULTS

9.0"/12.0' (FIELD 1) 9.0"/12.0' (FIELD 2) 9.0"/12.0' (FIELD 3)
4.0' ABOVE BOTTOM OR WATER TABLE

SOIL TYPE

TYPE	MAP UNIT NAME
21E	MANOR LOAM 15 TO 50 PERCENT SLOPES

LEGEND

- CONTOURS
- SUCCESSFUL SOIL TEST SITES
- SLOPE GREATER THAN 25% WITHIN THE 50 FT RADIUS OF SEPTIC RESERVE AREA
- PROPOSED CRUSHED GRAVEL PATHWAY
- FULL DEPTH/PAVEMENT REPLACEMENT
- PAVED SOIL TEST SITE

OWNER:
MAYOR AND CITY COUNCIL
BALTIMORE CITY RECREATION & PARKS
2000 MADISON AVE BALTIMORE, MD 21217
410-386-7848

DEVELOPER/APPLICANT:
BALTIMORE CITY RECREATION & PARKS
2000 MADISON AVE BALTIMORE, MD 21217
410-386-7848

REVISIONS

NO.	DATE	DESCRIPTION
1	7/18/2024	ADDENDUM 2

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2600 Madison Ave. Baltimore, MD 21217 - 410.386.7848

ON-SITE SANITARY PLAN

SCALE: AS NOTED

DATE: 02/12/2026

GRAPHIC SCALE
1" = 20' (1" FEET)
1" = 20' (1" FEET)

BID SET

DRAWN BY: GW
CHECKED BY: RLS
PROJECT NO: ON-QUAL 1516
SHEET NO: C-11
SHEET 13 OF 46

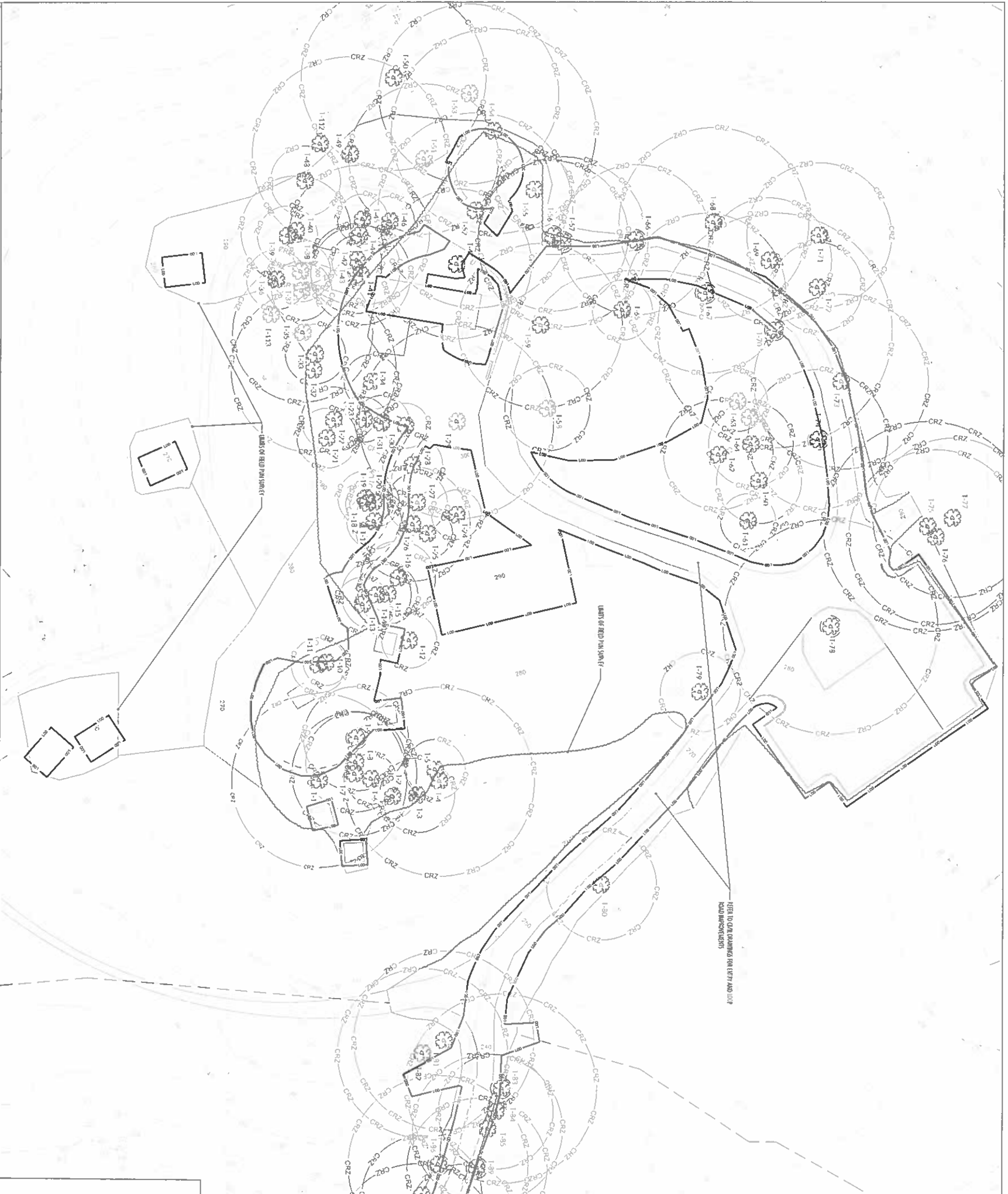
RRMM ARCHITECTS
3700 KOPPERS ST., STE 300
BALTIMORE, MD 21221
P. 410-234-8444
WWW.RRMM.COM

PROFESSIONAL CERTIFICATION
THIS IS TO CERTIFY THAT THE SEAL OF AN ENGINEER HAS BEEN PLACED ON THESE PLANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE AND THAT I HEREBY ASSUME THE RESPONSIBILITY FOR THIS DESIGN AND PERIODIC OBSERVATION DURING CONSTRUCTION.
Expires 01/04/2027



GWYNN'S FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
4201 GWYNN'S FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 2878-F, LOT 001 WARD 15 SECTION 03

ADDENDUM NO. 2 - Page 29 of 42



1 EXISTING CONDITIONS PLAN - CAMPGROUND
PLAN

SCALE: 1" = 30'-0"



LEGEND:

- CRZ EXISTING NET & CENTRAL FOOT PATH
- TPF TIE RAILROAD TRACKS
- LOD LAND OF HOUSING

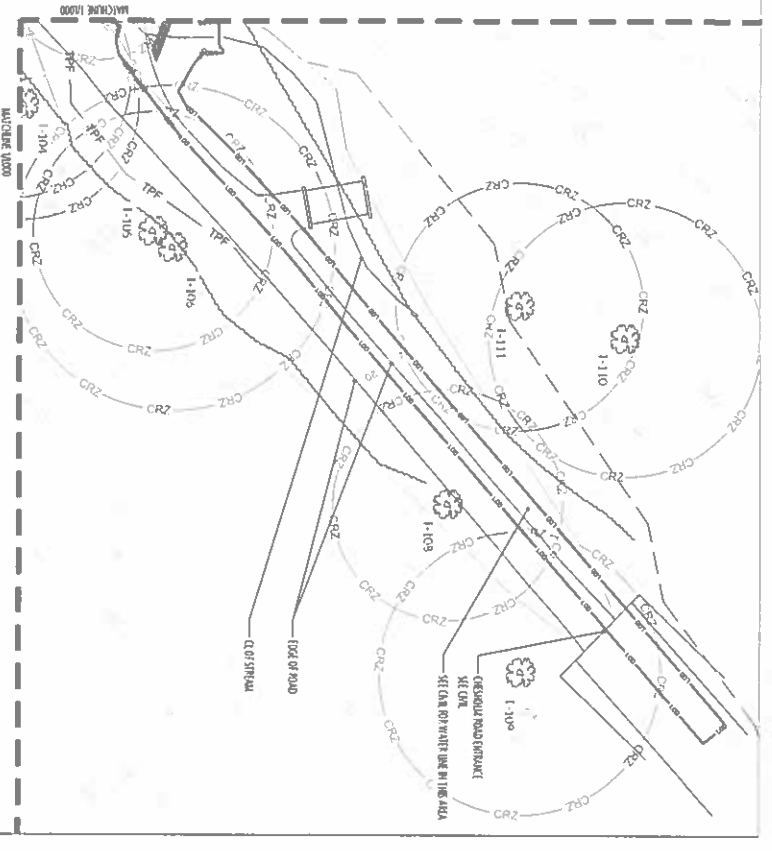
NOTES:

1. UNIMPROVED AREAS ARE ROAD SIDEWAYS, FIELDS OR OUTSIDE OF THE CONSTRUCTION PLANNING AREA.
2. SEE SHEET 200 FOR ROAD SIDEWAY DIMENSIONS AND ROAD CONSTRUCTION REGULATIONS (VET.LD). AND IMPLICATION NOTES.

UPDATED LOD

2 CHESHOLM ROAD PLAN
PLAN

SCALE: 1" = 30'-0"



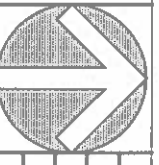
GAUNT BRUNNETT ARCHITECTS
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INFO@GBA-ARCHITECTS.COM
WWW.GBA-ARCHITECTS.COM

LANDSCAPE ARCHITECT
FLORA TEETER
100 North Charles St. 200
Baltimore, MD 21201
P 410-528-8333
WWW.FLORATEETER.COM

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLES WITH THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE, AND THAT I HEREBY ASSUME THE RESPONSIBILITY FOR ITS DESIGN AND PERIODIC OBSERVATION OF ITS CONSTRUCTION.
Lester 1991 Expires 01/28/2026



GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 3390-F, LOT 001, WARD 13, SECTION 04



REVISIONS	
1	05/19/2024 ADDENDUM 2

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2800 Madison Ave, Baltimore, MD 21217-4103-9637-948

EXISTING CONDITIONS PLAN

SCALE AS NOTED DATE: 02/13/2026

DESIGNED BY	SG
DESIGNED BY	ZK
CHECKED BY	ZK
PROJECT NO.	1000
OR CALL #1316	
SHEET NO.	27
OF	45

BID SET



KEYNOTES:

SYMBOL	DESCRIPTION	CONSTRUCTION NOTES	REFERENCE
C-1	LAWN	REFER TO SPECIFICATIONS	5/1300
C-2	UNDERSTORY SEED MIX	ALL LOCATIONS OTHER THAN C-1	5/1300
C-3	LARGE TREE PIT	REFER TO ARCHITECTURE	2/11.1
C-4	COMPOSTING RESTROOM	REFER TO ARCHITECTURE	2/11.1
C-5	SIGN FACILITY AND CANOPY	REFER TO ARCHITECTURE	2/11.1
C-6	SINGLE CAMPING SITE	FIELD LOCATE	2/1300
C-7	LOG BENCH	REFER TO SPECIFICATIONS	1/1300
C-8	WOOD STAIN REPAIRS	REPAIR OR REPLACE IN KIND	1/1300
C-9	PICNIC TABLE AND BENCH	REFER TO SPECIFICATIONS	1/1300
C-10	PICNIC TABLE AND BENCH	REFER TO SPECIFICATIONS	1/1300
C-11	STONE WALLS REPAIRS	REFER TO STRUCTURAL	1/1300
C-12	REFLECTION POST	25' O.C. AND PER INDIVIDUAL CAMP SITE	3/1300
C-13	SITE LIGHT	REFER TO ELECTRICAL	1/1301
C-14	UTILITY RECEPTACLE	REFER TO ELECTRICAL	1/1301
C-15	VEHICULAR AND PEDESTRIAN ACCESS GATE	REFER TO SPECIFICATIONS	1/1301
C-16	FIREWOOD SHED	REFER TO ARCHITECTURE	1/11.1
PAVEMENT NOTES			
P-1	CRUSHED GRAVEL PATHWAY	REFER TO SPECIFICATIONS	5/1300
P-2	BONDED GRAVEL STONE PATHWAY	REFER TO SPECIFICATIONS	5/1300
P-3	CONCRETE WHEELSTOP	REFER TO SPECIFICATIONS	4/1300
P-4	VAN ACCESSIBLE PARKING SPACE	REFER TO CIVIL	1/1301
P-5	PAVED WALKWAY	REFER TO CIVIL	1/1301
P-6	EXPOSED AGGREGATE CONCRETE	REFER TO CIVIL	1/1301

LEGEND:

- EXCAVATE TRAIL SECTION WITHIN CRITICAL ROOT ZONE WITH 48" SPREAD. DO NOT CUT ROOTS GREATER THAN 2" DIAMETER WITHOUT CONSULTING RCFP FORESTRY AND THE ENGINEER. REFER TO DETAIL 4-4/1300.
- TREE PROTECTION FENCING
- ROOT PRUNING
- NOTE: REFER TO CIVIL PLAN FOR GRADING
- CRUSHED GRAVEL PATHWAY
- BONDED GRAVEL STONE PATHWAY
- MULCHED PATH
- EXPOSED AGGREGATE CONCRETE

NOTE: THE CONTRACTOR WILL BE RESPONSIBLE FOR PICKING UP THE FURNITURE AND SIGNS FROM CAMP SMALL.

1 HARDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



2 HARDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



0' 5' 10' 20'

UPDATED LOD

BID SET

DATE: 02/13/2026

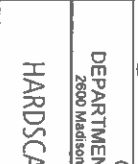
LANDSCAPE ARCHITECT
FLORIAN TEJETER
 3700 KOPPERS ST., STE. 300
 BALTIMORE, MD 21227
 P: 410-234-4444
 INFO@GGA-ARCHITECTS.COM
 WWW.GGA-ARCHITECTS.COM



PROFESSIONAL CERTIFICATION
 THIS IS TO CERTIFY THAT THE DESIGN OR WORK DONE BY ME OR UNDER MY SUPERVISION AND CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE, AND THAT I HEREBY ASSUME THE RESPONSIBILITY OF THIS DESIGN OR CONSTRUCTION.

GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS

4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 3396-F, LOT 001, WARD 13, SECTION 04



REVISIONS

NO.	DATE	DESCRIPTION
1	05/18/2026	ADDENDUM 2

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2800 Madison Ave, Baltimore, MD 21217 - 410.386.7948

HARDSCAPE PLAN ENLARGEMENTS

SCALE: AS NOTED

DATE: 02/13/2026

ADDENDUM NO. 2 - Page 35 of 42



1 OVERALL CAMPGROUND PLAN
PLAN

2 CHESHOLM ROAD PLAN
PLAN

SCALE: 1" = 30'-0"



NOTES:
1. SEE SHEET L203 FOR FOREST STAND DELINEATION EXISTING INFORMATION, VICINITY MAP, TREE LIST AND MITIGATION NOTES.

UPDATED LOD

BID SET

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FLORA TEETER
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P.O. Box 10000
Baltimore, MD 21286
Tel: 410-538-9211
Fax: 410-538-9211

PROFESSIONAL CERTIFICATION
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS WORK COMPLIES WITH THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE, AND THAT I HEREBY ASSUME THE RESPONSIBILITY FOR ITS CORRECTNESS.
License No. 1293 Expire: 02/28/2026



GWYNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
BLOCK 3390-F, LOT 001, WARD 13, SECTION 04



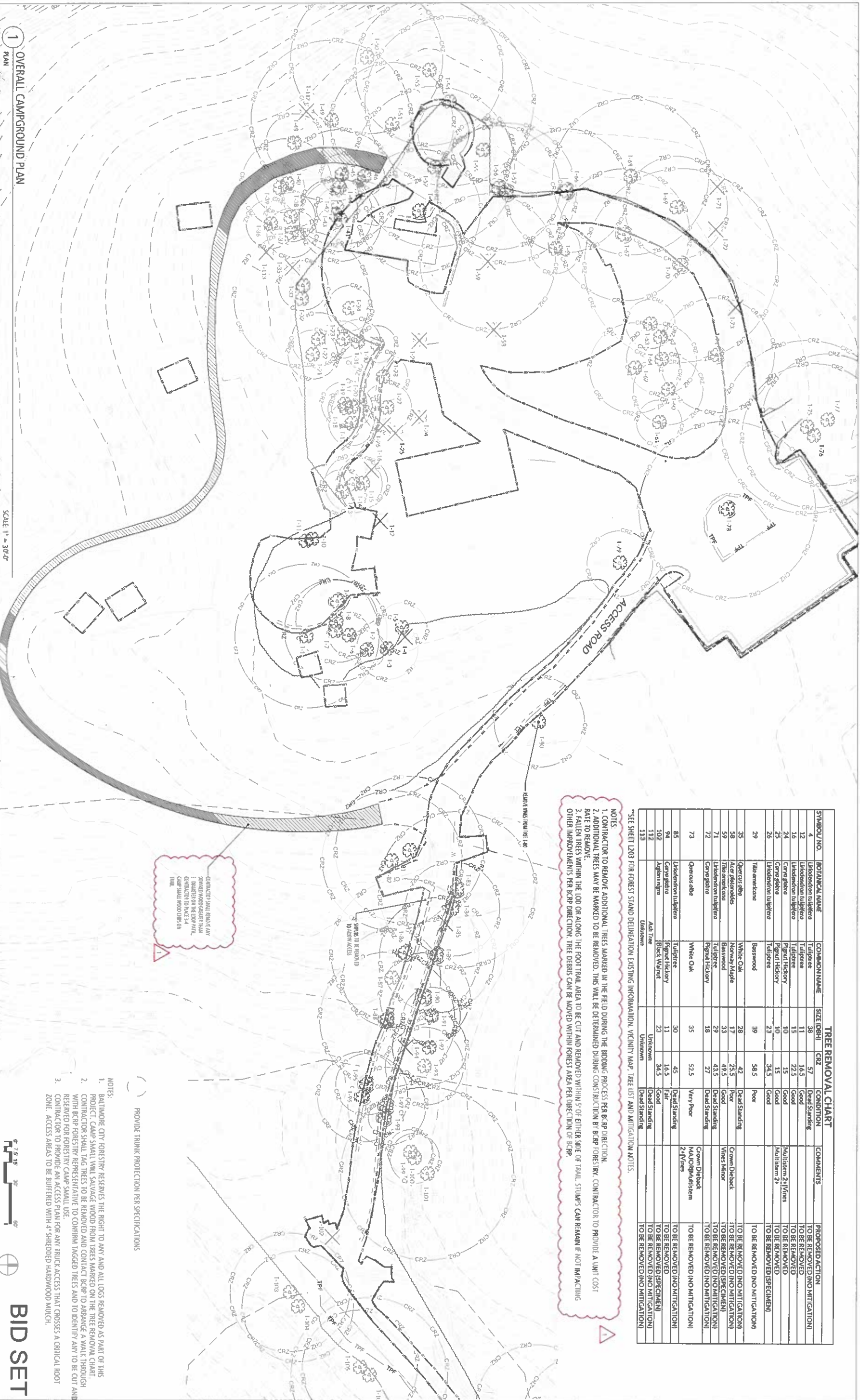
REVISIONS	
1	05/18/2026 ADDENDUM 2

CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2800 Madison Ave, Baltimore, MD 21217 - 410.396.7948

FOREST STAND DELINEATION PLAN

SCALE: AS NOTED DATE: 02/13/2026

DRAWN BY	SG
TRACED BY	ZR
DESIGNED BY	ZR
CHECKED BY	
PROJECT NO.	1200
ORIG. CALL #	1316
SHEET NO.	30
OF	45



TREE REMOVAL CHART							
SYMBOL NO.	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	CRZ	CONDITION	COMMENTS	PROPOSED ACTION
4	Liriodendron tulipifera	Tulip tree	38	57	Dead Standing		TO BE REMOVED (NO MITIGATION)
12	Liriodendron tulipifera	Tulip tree	11	16.5	Good		TO BE REMOVED
16	Liriodendron tulipifera	Tulip tree	15	22.5	Good		TO BE REMOVED
24	Carya glabra	Pignut Hickory	10	15	Good		TO BE REMOVED
25	Carya glabra	Pignut Hickory	15	15	Good		TO BE REMOVED (SPECIMEN)
26	Liriodendron tulipifera	Tulip tree	23	34.5	Good		TO BE REMOVED (SPECIMEN)
29	Tilia americana	Basswood	39	58.5	Poor		TO BE REMOVED (NO MITIGATION)
35	Quercus alba	White Oak	28	42	Dead Standing		TO BE REMOVED (NO MITIGATION)
58	Acer rubrum	Red Maple	17	25.5	Poor		TO BE REMOVED (NO MITIGATION)
59	Tilia americana	Basswood	33	48.5	Good		TO BE REMOVED (SPECIMEN)
71	Liriodendron tulipifera	Tulip tree	29	43.5	Dead Standing		TO BE REMOVED (NO MITIGATION)
72	Carya glabra	Pignut Hickory	18	27	Dead Standing		TO BE REMOVED (NO MITIGATION)
73	Quercus alba	White Oak	35	52.5	Very Poor		TO BE REMOVED (NO MITIGATION)
85	Liriodendron tulipifera	Tulip tree	30	45	Dead Standing		TO BE REMOVED (NO MITIGATION)
94	Carya glabra	Pignut Hickory	11	14.5	Fair		TO BE REMOVED
102	Liriodendron tulipifera	Tulip tree	23	34.5	Good		TO BE REMOVED (SPECIMEN)
112	Ash trees	Black Walnut	Unknown	Unknown	Good Standing		TO BE REMOVED (NO MITIGATION)
113	Unknown	Ash trees	Unknown	Unknown	Dead Standing		TO BE REMOVED (NO MITIGATION)

SEE SHEET L203 FOR FOREST STAND DELINEATION EXISTING INFORMATION, VICINITY MAP, TREE LIST AND MITIGATION NOTES.

NOTES:
 1. CONTRACTOR TO REMOVE ADDITIONAL TREES MARKED IN THE FIELD DURING THE BIDDING PROCESS PER BCRP DIRECTION.
 2. ADDITIONAL TREES MAY BE MARKED TO BE REMOVED. THIS WILL BE DETERMINED DURING CONSTRUCTION BY BCRP FORESTRY. CONTRACTOR TO PROVIDE A UNIT COST RATE TO REMOVE.
 3. FAULTY TREES WITHIN THE LOOP OR ALONG THE FOOTTRAIL AREA TO BE CUT AND REMOVED WITHIN 5' OF EITHER SIDE OF TRAIL. STUMPS CAN REMAIN IF NOT IMPACTING OTHER IMPROVEMENTS PER BCRP DIRECTION. TREE DEBRIS CAN BE MOVED WITHIN FOREST AREA PER DIRECTION OF BCRP.

CONTRACTOR SHALL REMOVE ALL
 DOWNED WOOD/DEBRIS FROM
 1. BOUNDARY OF THE LOOP TRAIL,
 2. BOUNDARY OF PACKS 3 & 4
 CAMP SHALL WOOD CHIPS OR
 TRAIL

- NOTES:
- BALTIMORE CITY FORESTRY RESERVES THE RIGHT TO ANY AND ALL LOGS REMOVED AS PART OF THIS PROJECT. CAMP SHALL SALVAGE WOOD FROM TREES MARKED ON THE TREE REMOVAL CHART.
 - CONTRACTOR SHALL TAG TREES TO BE REMOVED AND CONTACT BCRP TO ARRANGE A WALK THROUGH WITH BCRP FORESTRY REPRESENTATIVE TO CONFIRM TAGGED TREES AND TO IDENTIFY ANY TO BE CUT AND RESERVED FOR FORESTRY CAMP SMALL USE.
 - CONTRACTOR TO PROVIDE AN ACCESS PLAN FOR ANY TRUCK ACCESS THAT CROSSES A CRITICAL ROOT ZONE. ACCESS AREAS TO BE BUFFERED WITH 4" SHREDED HARDWOOD MULCH.



BID SET

1 OVERALL CAMPGROUND PLAN

SCALE: 1" = 30'-0"

GAUT BRUNETT ARCHITECTS
 3700 KOPPERS ST., STE 300
 BALTIMORE, MD 21227
 P 410.234.4444
 INFO@GBA-ARCHITECTS.COM
 WWW.GBA-ARCHITECTS.COM

LANDSCAPE ARCHITECT
FLORA YEETER
 806 North Central Ave., 3rd Floor
 Baltimore, MD 21202
 P 410.519.9111
 F 410.519.9111
 www.florayeeter.com
 License: 1993 Expires: 07/29/2026

PROFESSIONAL CERTIFICATION
 THIS IS TO CERTIFY THAT TO THE BEST OF
 MY KNOWLEDGE THAT THIS WORK COMPLIES
 WITH THE REQUIREMENTS OF THE
 BALTIMORE CITY BUILDING CODE, AND THAT
 I HEREBY ASSUME THE RESPONSIBILITY
 FOR THE DESIGN AND CONSTRUCTION
 OF THIS DESIGNATION.
 License: 1993 Expires: 07/29/2026



GWYNNNS FALLS CAMPGROUND RESTORATION & IMPROVEMENTS
 4201 GWYNNNS FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 3390F, LOT 001, WARD 13, SECTION 04

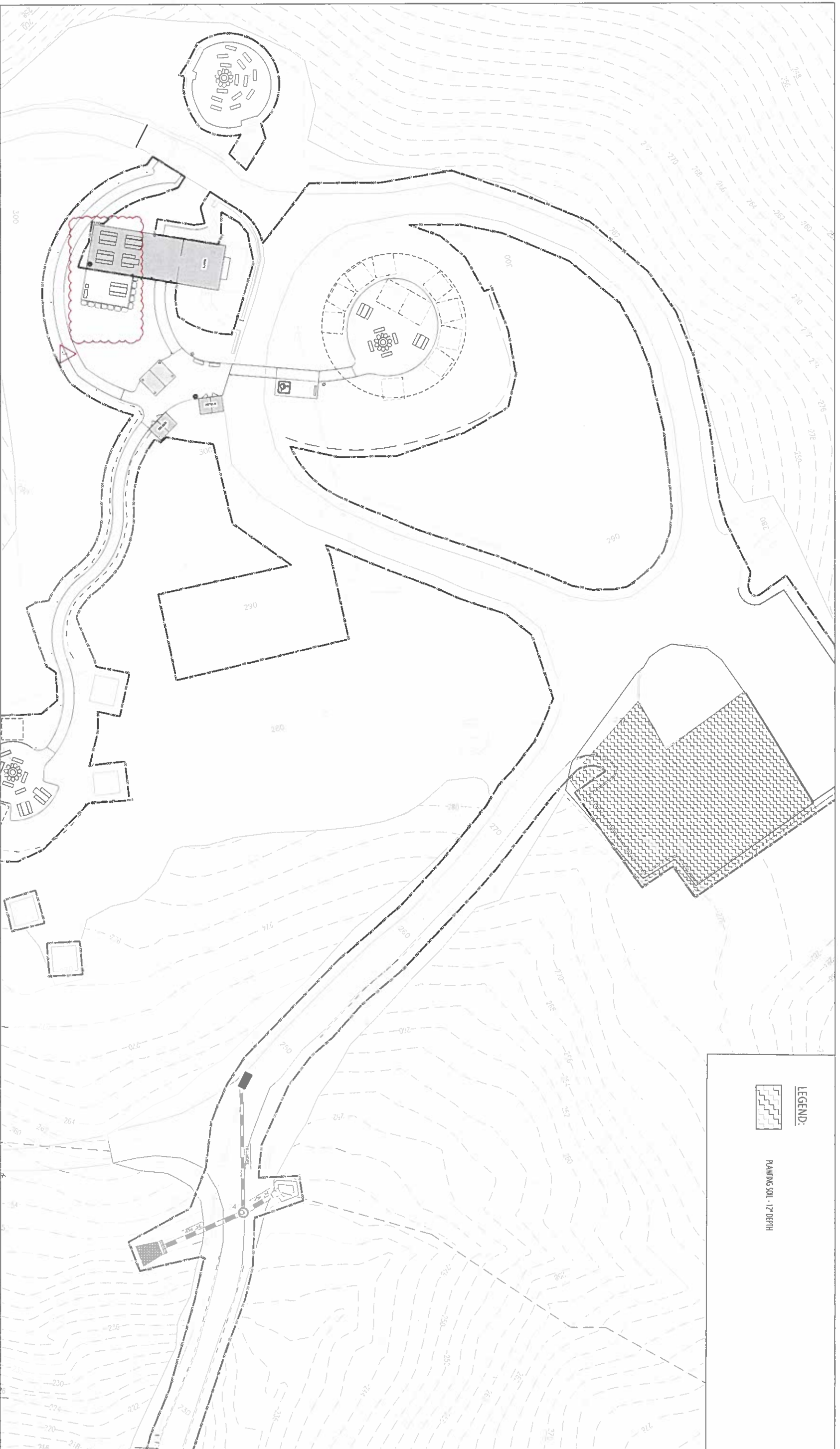


REVISIONS	
1	05/18/2025 ADDENDUM 2

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2800 Madison Ave. Baltimore, MD 21217 - 410.386.1948

SCALE: AS NOTED DATE: 02/13/2026

DESIGN BY	SG
DRAWN BY	ZR
CHECKED BY	ZR
PROJECT NO.	1201
SHEET NO.	31 OF 45



LEGEND:
 PAVING SOIL - 12\"/>

1 SOIL PLACEMENT PLAN
 PLAN

SCALE: 1" = 30'-0"



UPDATED LOD

BID SET

GANT BRUNETT ARCHITECTS
 3700 KOPPELERS ST., STE. 300
 BALTIMORE, MD 21227
 P. 410-234-4444
 INFO@GBA-ARCHITECTS.COM
 WWW.GBA-ARCHITECTS.COM

LANDSCAPE ARCHITECT

FLORIDA TEETER
 1111 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 954.532.4115

PROFESSIONAL CERTIFICATION
 THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE WORK COMPLETES WITHIN THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE AND THAT I HEREBY ASSUME THE RESPONSIBILITY FOR THIS CONSTRUCTION.
 EXPIRES: 02/28/2026



GWYNNS FALLS CAMPGROUNDS RESTORATION & IMPROVEMENTS
 4201 GWYNNS FALLS PARKWAY, BALTIMORE, MD 21216
 BLOCK 3390E, LOT 001, WARD 13, SECTION 04



REVISIONS	
1	05/18/2026 ADDENDUM 2

CITY OF BALTIMORE
 DEPARTMENT OF RECREATION AND PARKS
 2800 Madison Ave. Baltimore, MD 21217 - 410.396.7948

SOIL PLACEMENT PLAN

SCALE AS NOTED DATE 02/13/2026

DRAWN BY	SG
TRACED BY	ZR
DESIGNED BY	ZR
CHECKED BY	ZR
PROJECT NO.	L204
DATE	02/13/2026
SHEET	34 OF 45

