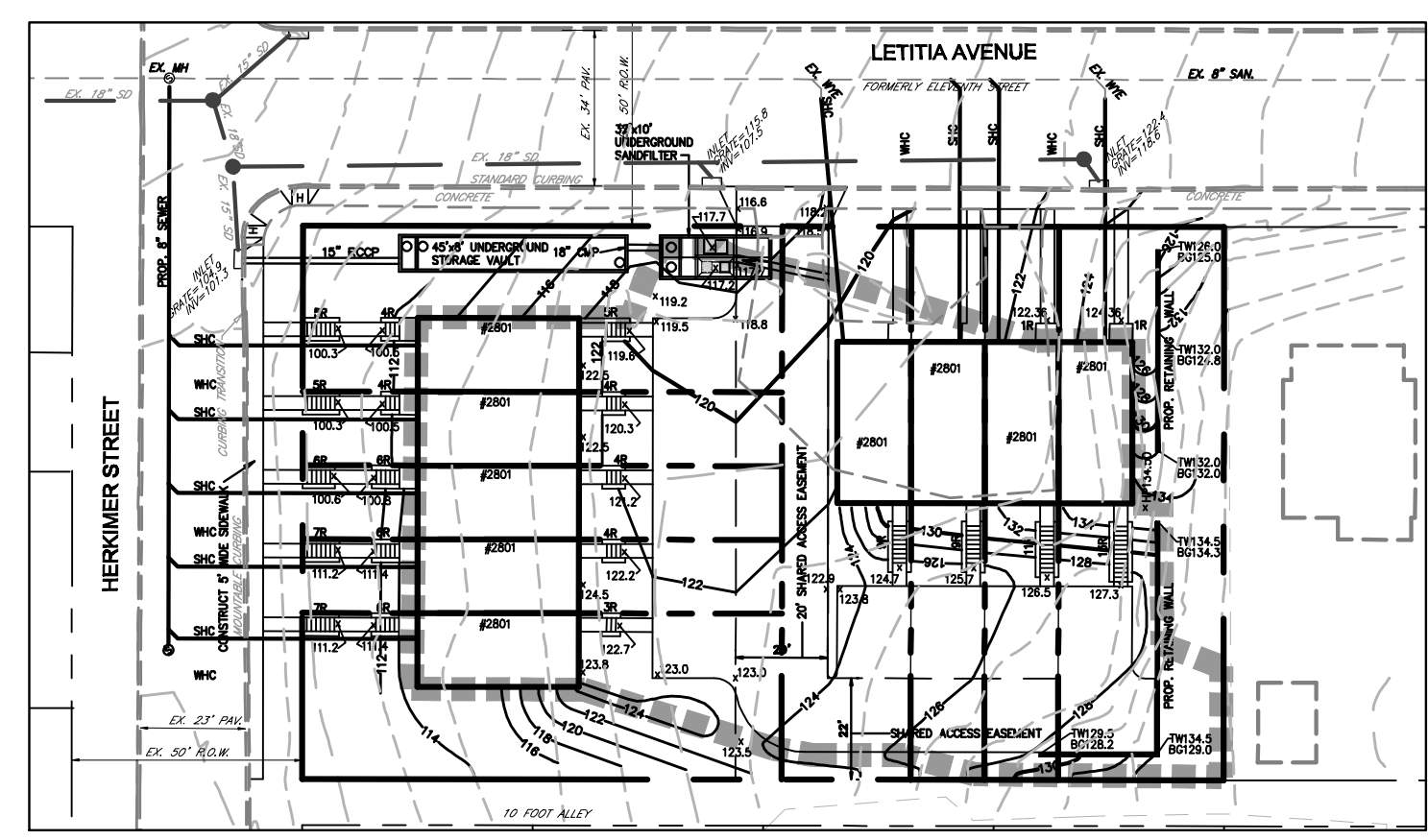
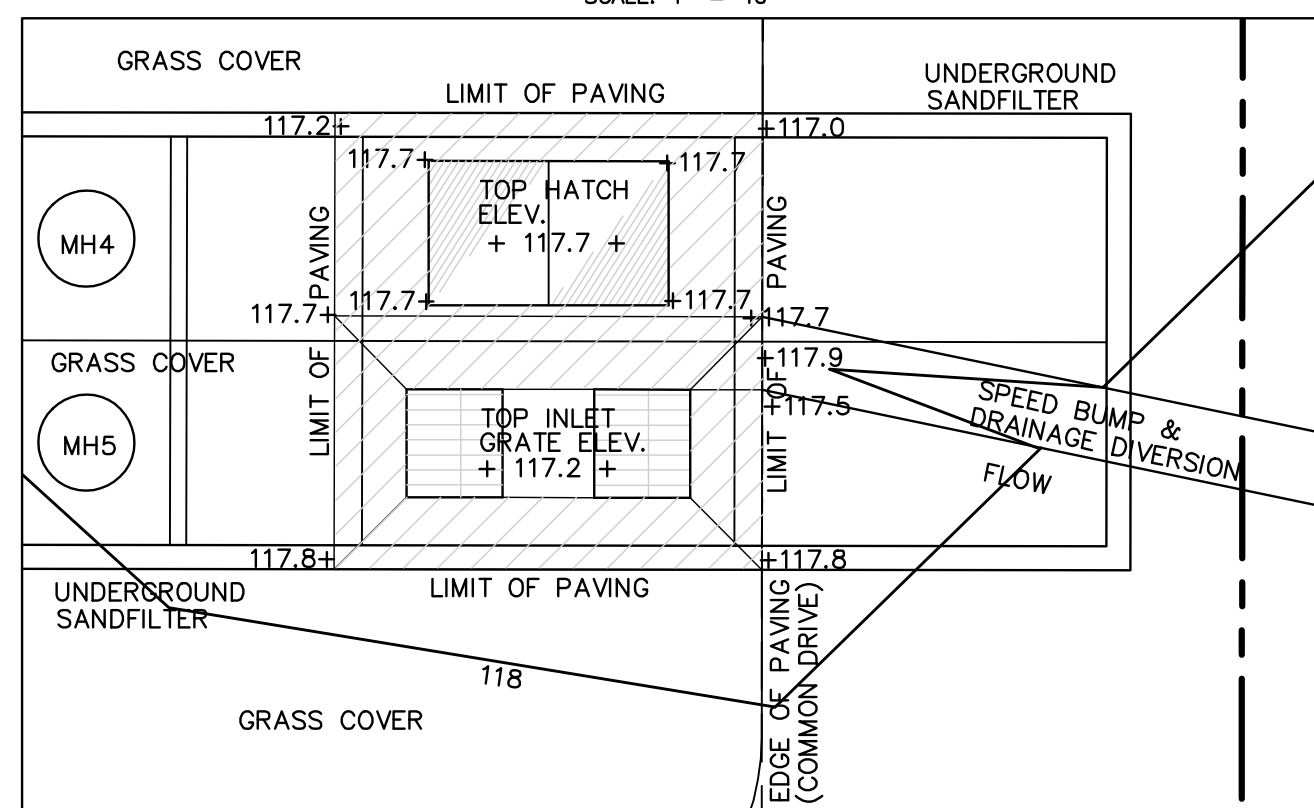


**SITE PLAN**  
SCALE: 1" = 20'



**DRAINAGE AREA MAP**  
SCALE: 1" = 40'



**GRATE /ACCESS DOOR PAVING DETAIL**  
SCALE: 1" = 4"

**GENERAL NOTES**

- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND THE COMPLETENESS OR ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES BEFORE TRENCH EXCAVATION BEGINS. HE SHALL PROTECT SERVICE CONNECTIONS AND MAINTAIN THEIR UNINTERRUPTED SERVICE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM FIELD TOPOGRAPHY COMPLETED BY DIETZ SURVEYING, INC. ON 5/16/08.
- PROPERTY LINES SHOWN ON THIS PLAN ARE ONLY APPROXIMATE AND SHOULD NOT BE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OR PROPERTY CORNERS.
- CONTRACTOR IS TO CONTACT "MISS UTILITY" (1-800-257-7777) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- STAKEOUT TO BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR OR A REGISTERED PROFESSIONAL ENGINEER (STAKEOUT TO INCLUDE ALL SERVICES).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS. SEE BALTIMORE COUNTY STANDARD SPECIFICATIONS.

**STORM DRAIN NOTES**

- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE ACCOMPLISHED IN ACCORDANCE WITH "SPECIFICATIONS" AND "BOOK OF STANDARDS" FOR THE CITY OF BALTIMORE, DEPARTMENT OF PUBLIC WORKS.
- OBSTRUCTIONS SHOWN ON THIS DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND THE CITY DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
- BEFORE DOING ANY DIGGING, NOTIFY THE FOLLOWING: "MISS UTILITY" 1-800-257-7777 BUREAU OF TRANSPORTATION, STREET LIGHTING MAINT. SECTION, BILL COLBERT, 410-396-5965 BUREAU OF TRANSPORTATION, CONDUIT MAINT. SECTION, JEFF HARTMAN 410-396-1515
- ALL CHANNELS IN MANHOLES MUST BE CONSTRUCTED TO CONFORM, AS CLOSE AS POSSIBLE, TO THE STANDARD CHANNELS CALLED FOR ON THE PROFILES. A GRAVEL BACKFILL IS REQUIRED UNDER ALL PIPING EXCEPT INLET CONNECTIONS. ALL BACKFILL SHALL BE MECHANICALLY TAMPED. SEE THE BALTIMORE CITY BOOK FOR STANDARD DETAILS.
- STANDARD STORM MANHOLES WITH A DIFFERENCE IN INVERT ELEVATIONS OF LESS THAN 12 INCHES SHALL BE BUILT AND REBUILT IN ACCORDANCE WITH STANDARD DETAIL BC 383.01
- NOTIFY STREET LIGHTING MAINTENANCE ON 410-396-1311 PRIOR TO STARTING WORK.
- THE TRANSPORTATION MAINTENANCE DIVISION MAINTAINS STREET LIGHT POLES AND CABLE IN THESE AREAS. STREET LIGHTS MUST BE PROTECTED AND SERVICE MAINTAINED AT ALL TIMES. IF YOU REQUIRE FURTHER ASSISTANCE, PLEASE CONTACT MR. WILLIAM COLBERT OR ANTHONY P. WALLNOFFER, JR AT 410-396-1686.
- STANDARD TYPE "S" COMBINATION INLETS SHALL BE BUILT AND REBUILT IN ACCORDANCE WITH STANDARD DETAIL BC 379.51, USING STANDARD TYPE "S-7" FRAME AND GRATE (BC 379.04), AND MODIFIED SPECIAL CURB (BC 379.52).

STORMWATER MANAGEMENT SUMMARY TABLE					
REQUIREMENT	SITE AREA (Ac)	REQUIRED	PROVIDED	ELEVATION	REMARKS
Wq (cf)	0.55	757	762	114.06	SANDFILTER BMP (75% WQ) (0.02 OF 0.55 AC, UNDISTURBED)
Rev (cf)		136	136	101.40	STRUCTURAL TREATMENT; STONE TRENCH BELOW STORAGE STRUCTURE (1'-5" DEPTH)
Cpv (cf)		NA	NA	NA	1-YR STORM 1.2 CFS < 2.0 CFS
Qp10 (cfs)		2.05	2.09	106.49	10-YR MANAGEMENT, < 2% INCREASE
Q1 (cf)		3.39	3.29	108.72	100-YR MANAGEMENT

DRAINAGE AREA (TO FACILITY): 0.36 Ac±  
TOTAL SITE AREA: 0.55 Ac±  
WATERSHED: GWYNNS FALLS  
WITHIN CRITICAL AREA: NO  
QUANTITY MANAGEMENT: Q1 (100-YR MANAGEMENT)  
CLASSIFICATION: NON-378

**STORMWATER MANAGEMENT FACILITY MAINTENANCE REQUIREMENTS**

- THE FACILITY SHALL BE INSPECTED MONTHLY. VISUAL INSPECTION OF ALL COMPONENTS SHALL BE COMPLETED BY THE OWNER. THE OWNER SHALL KEEP NOTES OF EACH INSPECTION.
- THE FACILITY SHALL BE KEPT FREE OF TRASH INCLUDING ALL AREAS DISCHARGING INTO THE FACILITY.
- ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY THE OWNER, AT THE OWNER'S EXPENSE.

**DEVELOPER'S / LANDOWNER'S CERTIFICATION**

I / WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) AND APPROVED SEDIMENT CONTROL DRAWING(S) WILL BE ACCOMPLISHED PURSUANT TO THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS WITHIN THIRTY (30) DAYS OF COMPLETION, BY A REGISTERED PROFESSIONAL ENGINEER.

PRINT NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE No. \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS.

30 E. PADONIA ROAD, SUITE 500  
TIMONIUM, MD 21093 410-560-1502  
ENGINEER PRINT NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE No. \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ LICENSE No. \_\_\_\_\_

**MAINTENANCE AND LIABILITY**

MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY AND APPURTENANT DRAINAGE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL ALSO BE FULLY LIABLE FOR ALL DAMAGES OR INJURIES THAT MAY BE SUSTAINED BY ANY PERSON OR PROPERTY AS A RESULT OF ANY FAILURE OR MALFUNCTION OF THE STORMWATER MANAGEMENT FACILITY AND APPURTENANCES.

OWNER/DEVELOPER PRINT NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE No. \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

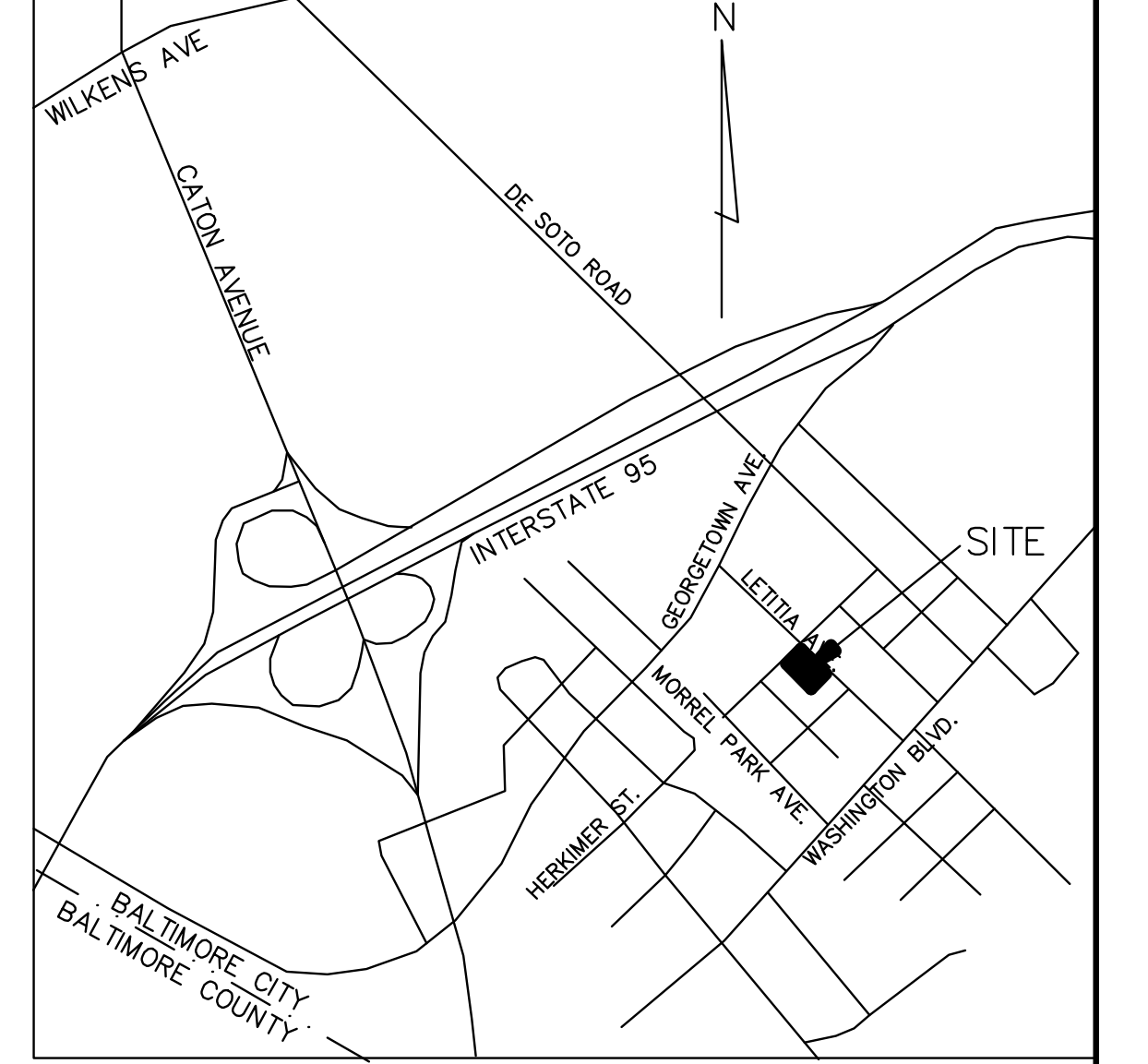
**AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

PRINT NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND:**

- EX. PROPERTY LINE
- PROPOSED PROPERTY LINE
- EX. EDGE OF PAVING
- PROP. CURB & GUTTER
- PROP. PAVING/WALK
- EX. STORM DRAIN
- EX. SANITARY
- PROP. STORM DRAIN
- PROP. WATER
- PROP. SEWER
- EX. CONTOURS
- PROP. CONTOURS
- LIMIT OF DISTURBANCE



**LOCATION MAP**  
SCALE: 1" = 1000'

WARD 25 BLOCK 7762  
SECTION 02 LOTS 1 THRU 7  
(TO BE CONSOLIDATED AND RESUBDIVIDED)

OWNER: RIVERSIDE WORK FORCE LLC  
2030 ALICEANNA STREET  
BALTIMORE, MARYLAND 21231  
JEFF LANDSMAN  
410-342-5263

TOTAL AREA: 23,980.8 SQUARE FEET OR 0.5505 ACRES

EXISTING ZONING: R-6

PARKING REQUIREMENTS: ONE EACH

PARKING PROVIDED: ONE EACH UNIT

DEED REFERENCE: FMC 9789/054

EXISTING USE: VACANT

PROPOSED DEVELOPMENT:  
9 SINGLE FAMILY ATTACHED DWELLINGS

SITE IS NOT WITHIN THE CRITICAL AREA.

WATERSHED: GWYNNS FALLS

EXISTING IMPERVIOUS AREA:  
TOTAL: 2,775 Sq.Ft.

PROPOSED IMPERVIOUS AREAS:  
BUILDING: 5,040 Sq.Ft.  
PAVING: 6,064 Sq.Ft.  
SIDEWALK: 1,524 Sq.Ft.  
TOTAL: 12,628 Sq.Ft.

THE SITE LIES WITHIN A ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 240087 0013 D DATED SEPTEMBER 30, 1988. ZONE X REPRESENT AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN WITH LESS THAN 0.2% ANNUAL PROBABILITY OF FLOODING.

DISTURBED AREA: 25,600 SF OR 0.59 AC±

CONTACT PERSON:  
BRIAN KOWALCZYK  
RICHARDSON ENGINEERING, LLC  
30 EAST PADONIA ROAD, SUITE 500  
TIMONIUM, MARYLAND 21093  
PHONE: 410-560-1502 EXT. 117

SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT YARD	25'	25'
STREET CORNER SIDE	20'	20'
INTERIOR SIDE	10'	17.8'±
REAR YARD	25'	50'
MIN. LOT AREA	1,500 SF	2,160± SF MIN
MAX. LOT COVERAGE	45%	38% MAX.
MAX. HEIGHT	35'	28'

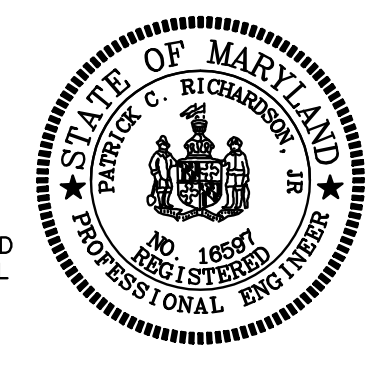
**Richardson Engineering, LLC**

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

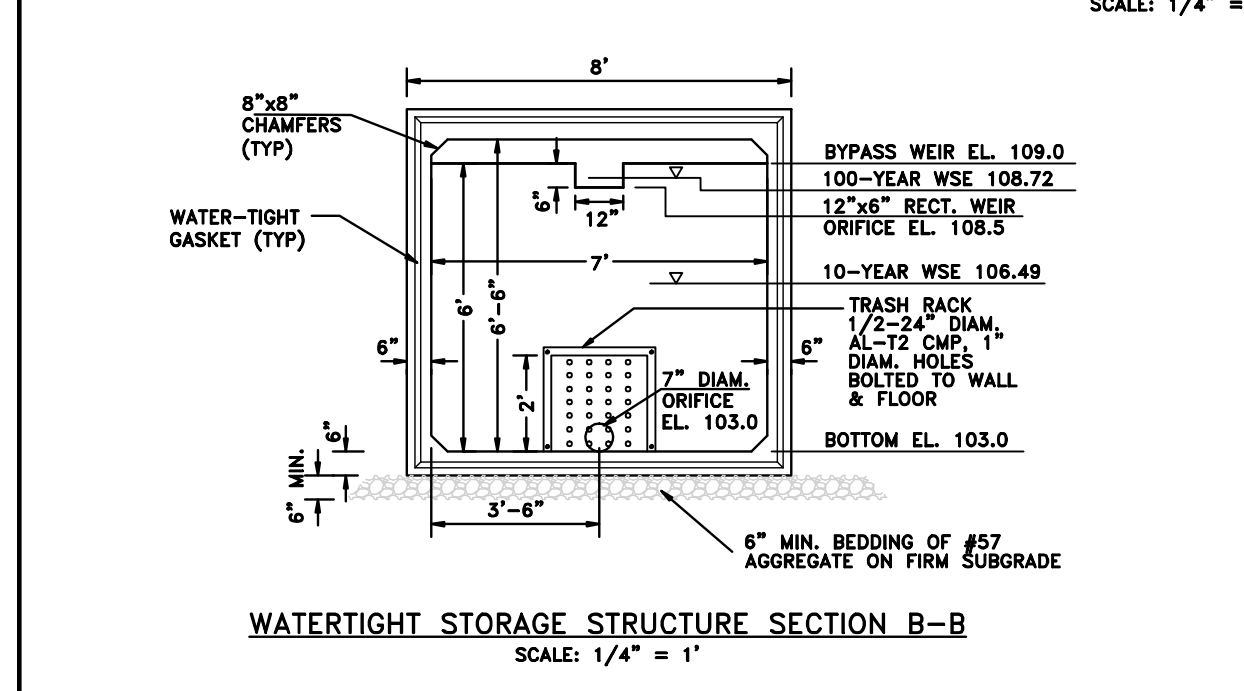
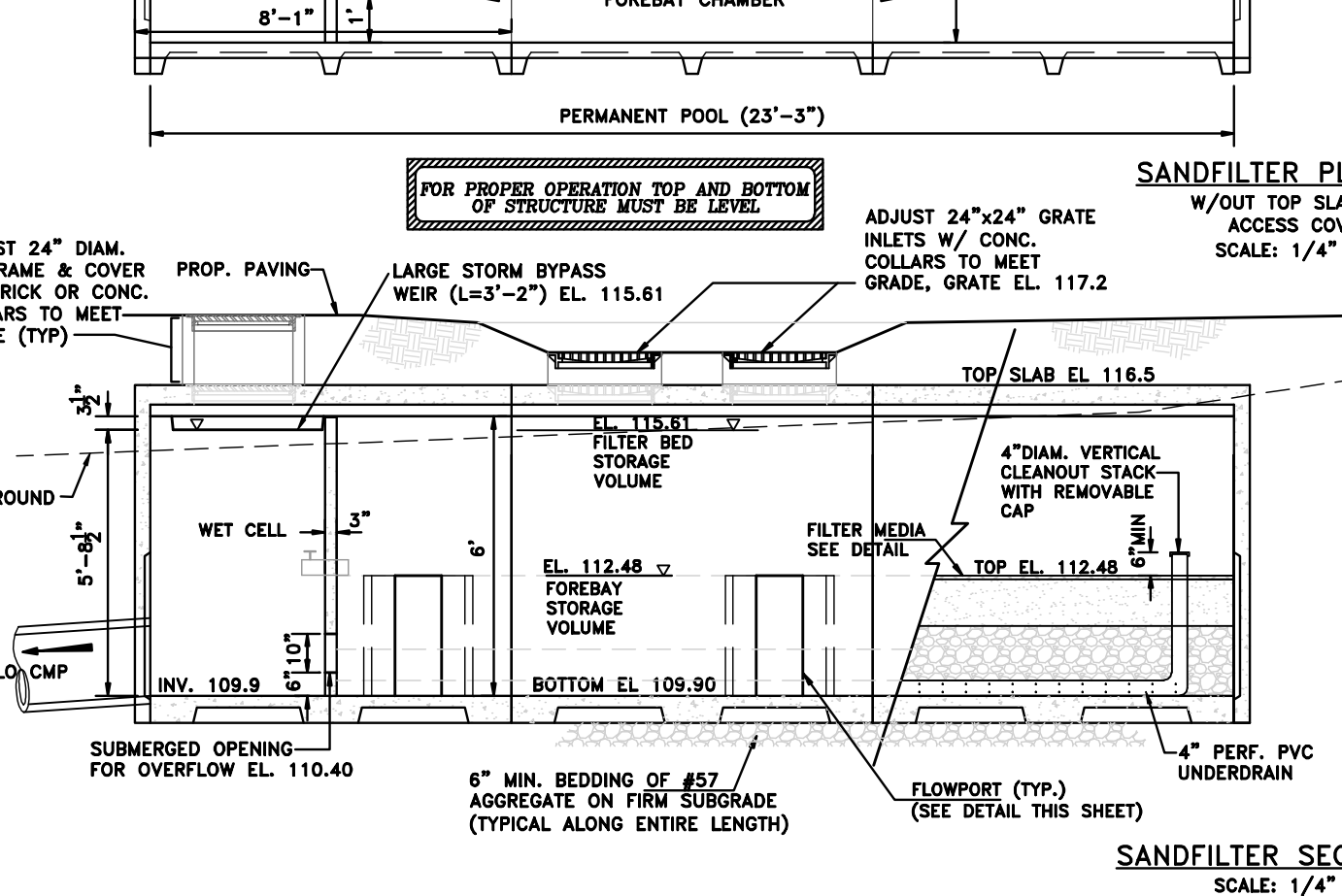
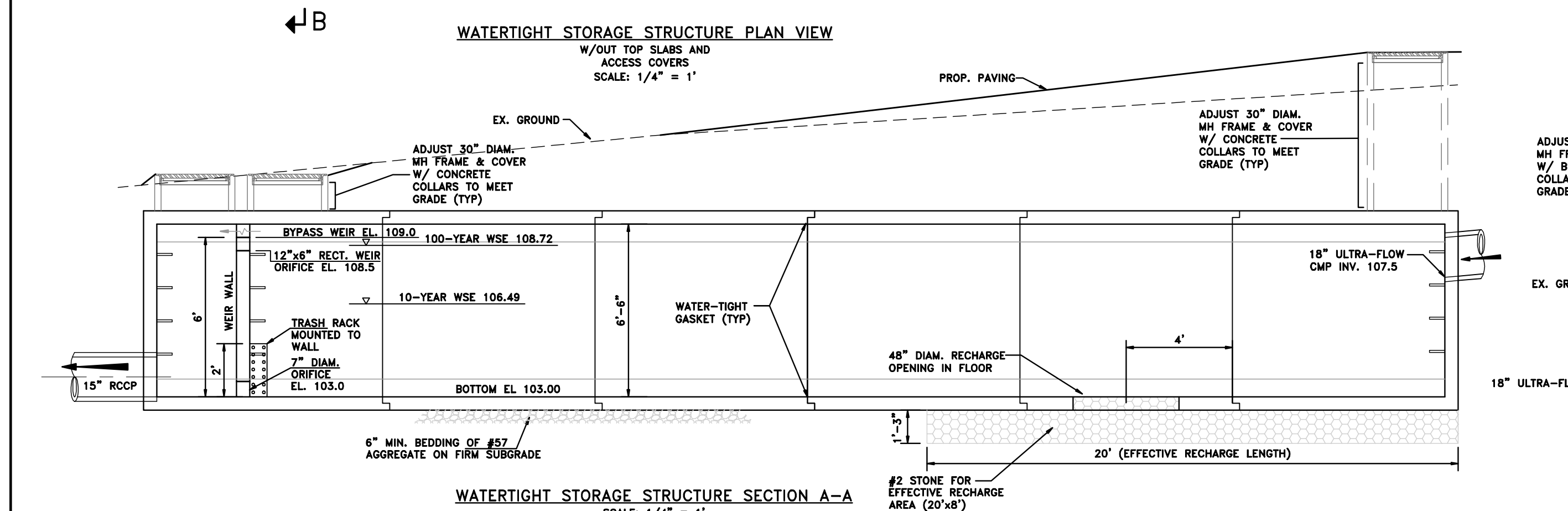
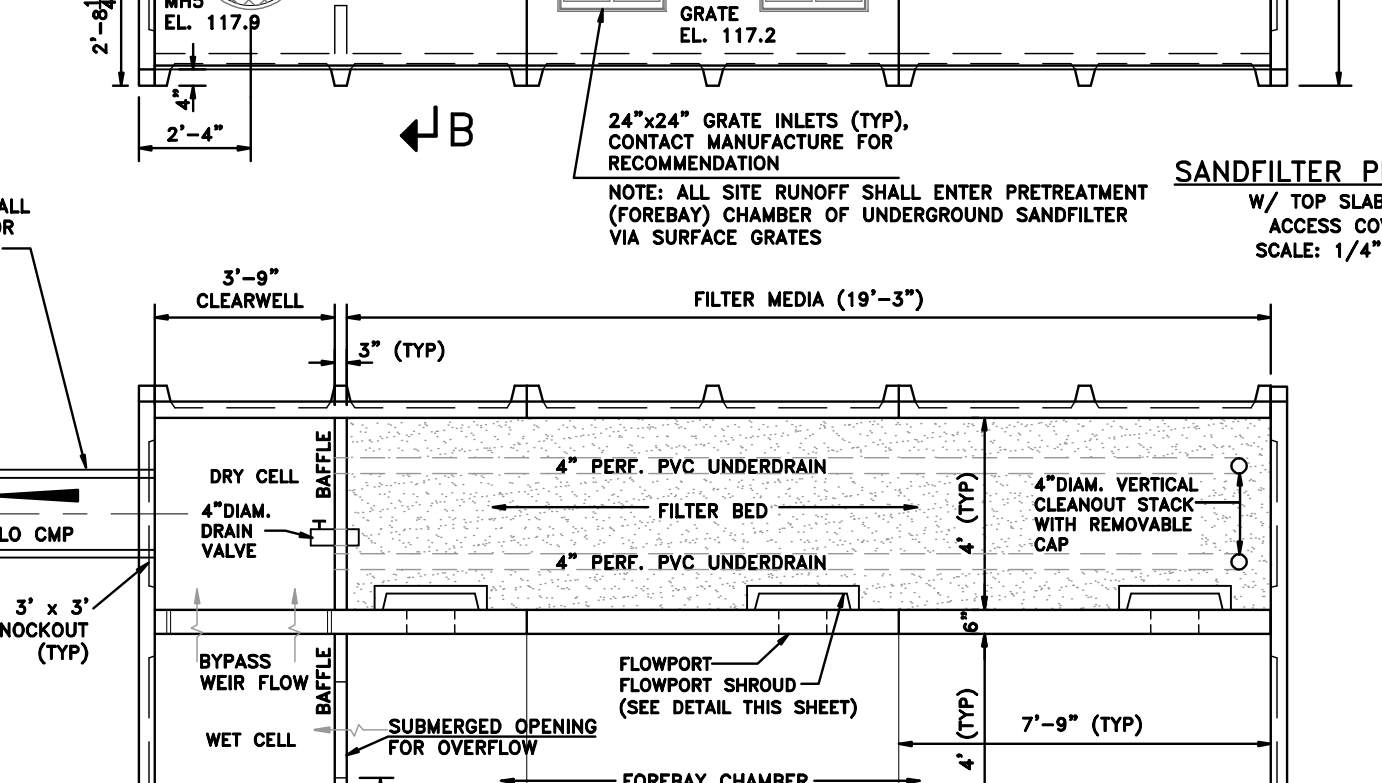
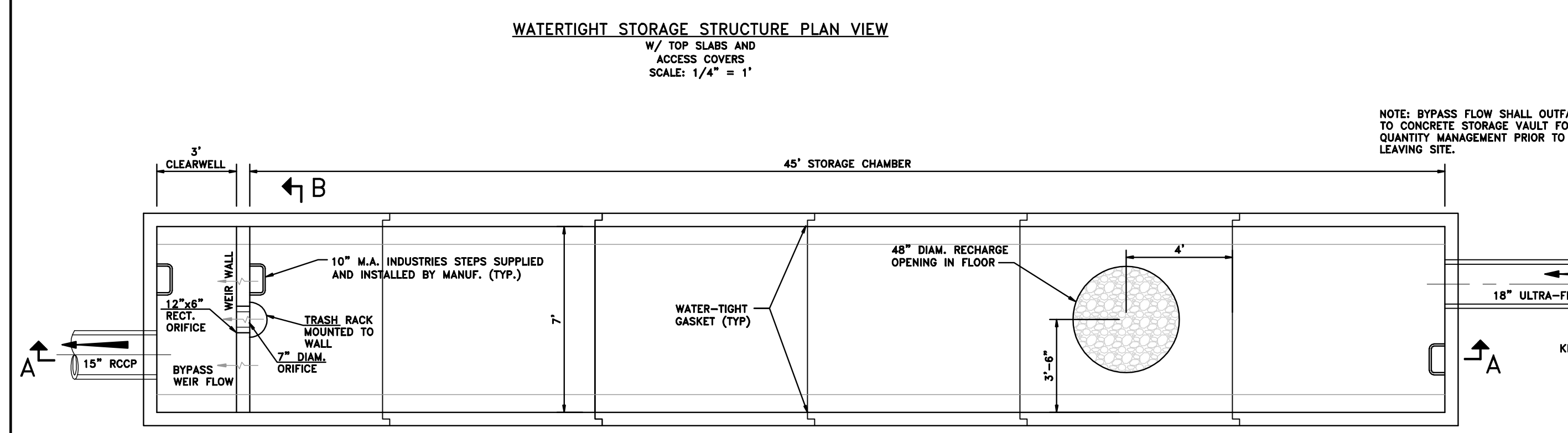
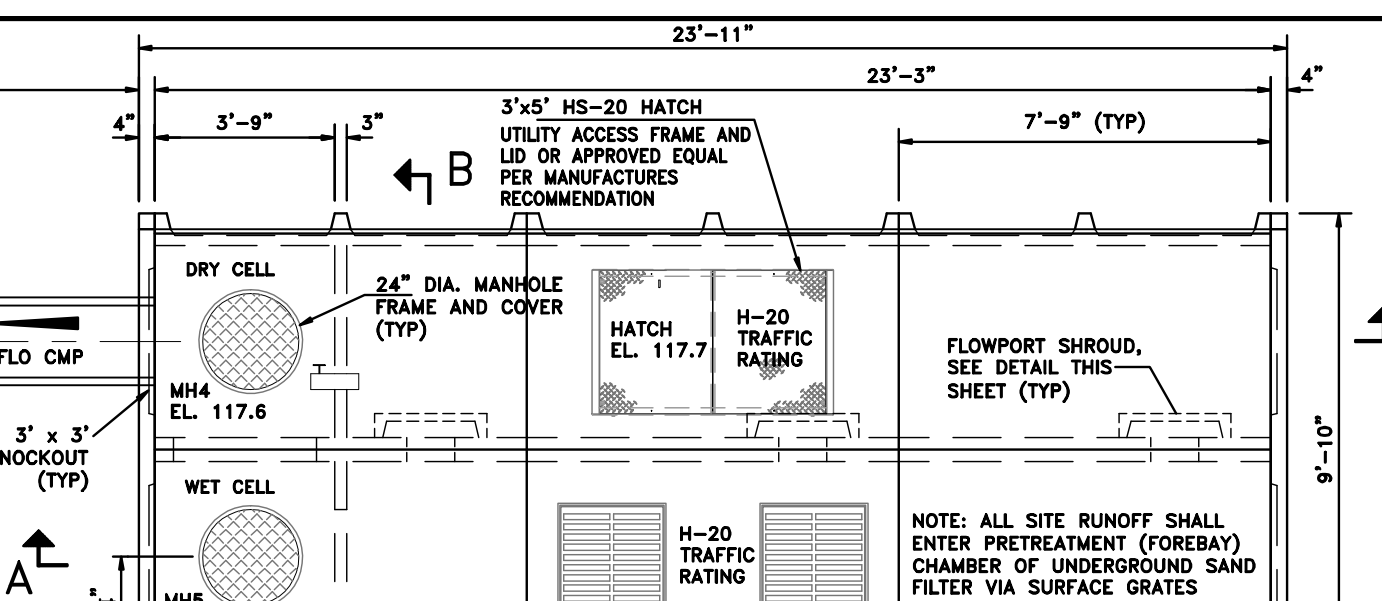
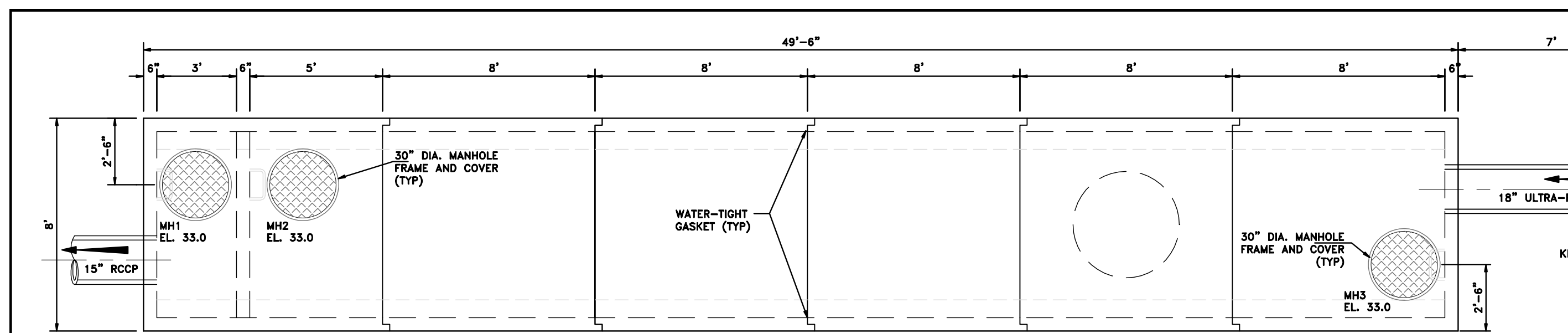
**SITE, GRADING & STORMWATER MANAGEMENT PROFILE & DETAILS FOR LETITIA AVENUE TOWNHOMES LETITIA AVENUE @ HERKIMER STREET**

WARD 25, SECTION 02, BLOCK 7762, LOT 1-7  
BALTIMORE CITY, MARYLAND

REVISIONS		DRAWN BY:	DESIGNED BY:	SCALE:
		BTK	BTK	AS SHOWN
DATE:		JOB NO.:		SHEET NO.:
10-14-08		08057		1 OF 5

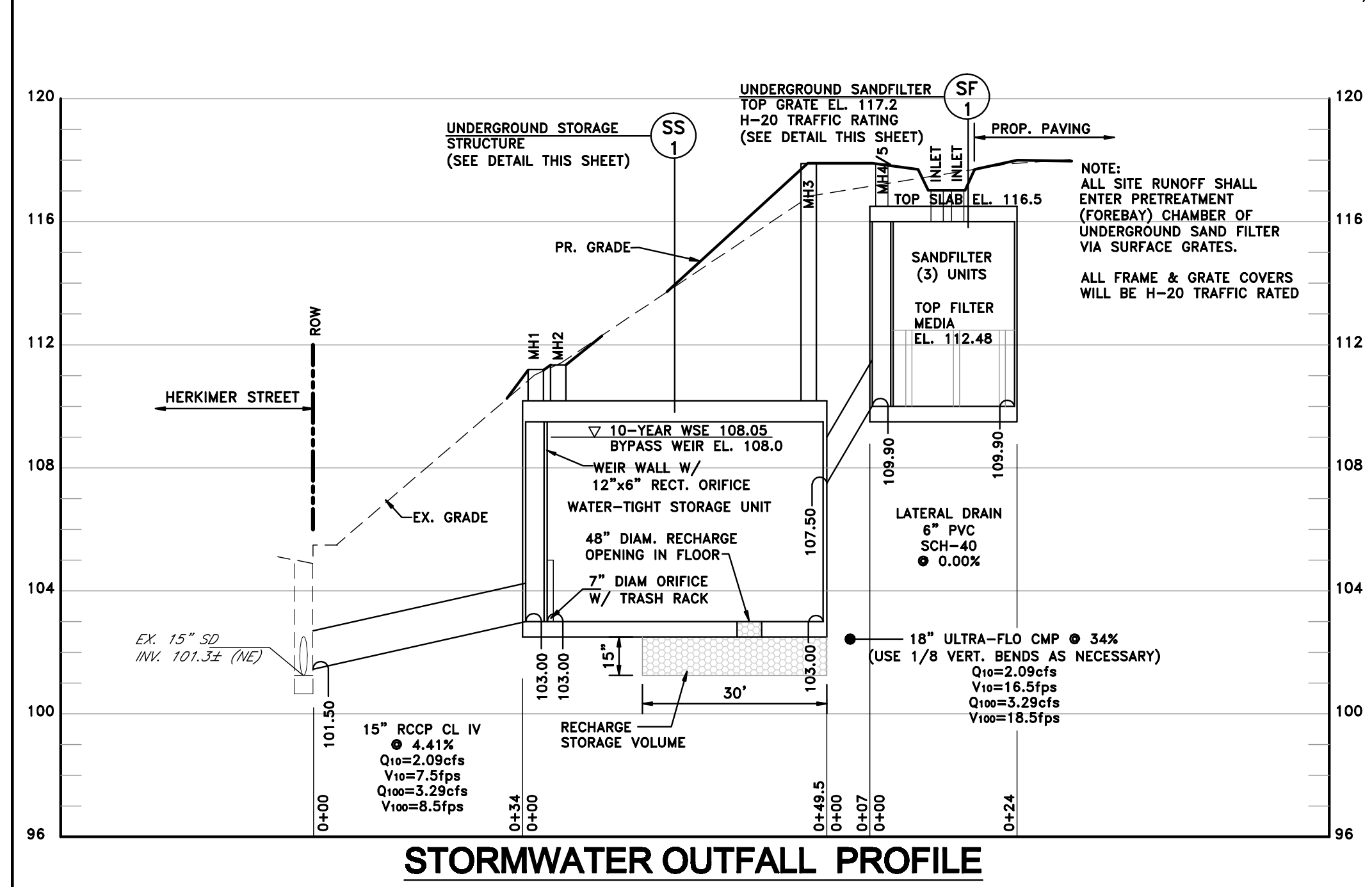
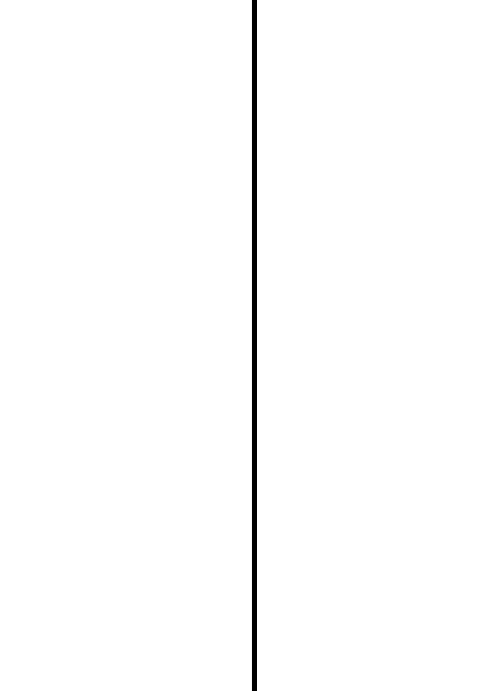
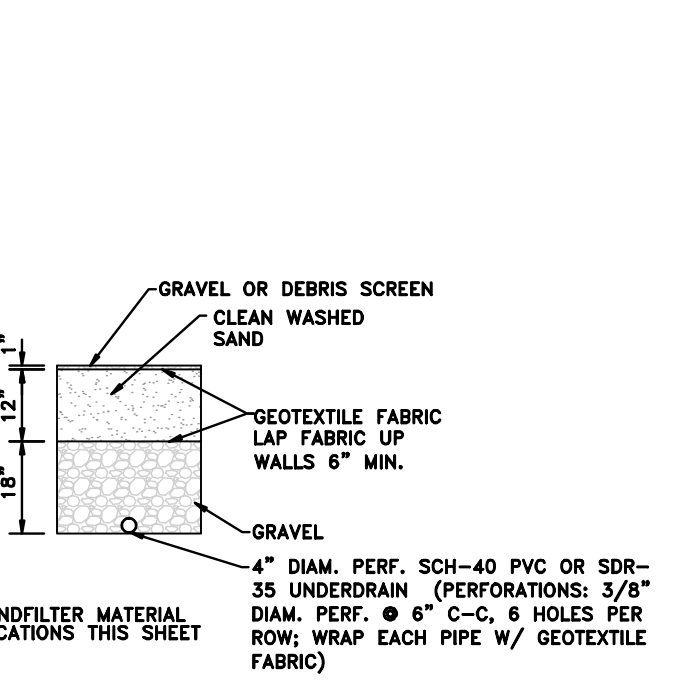
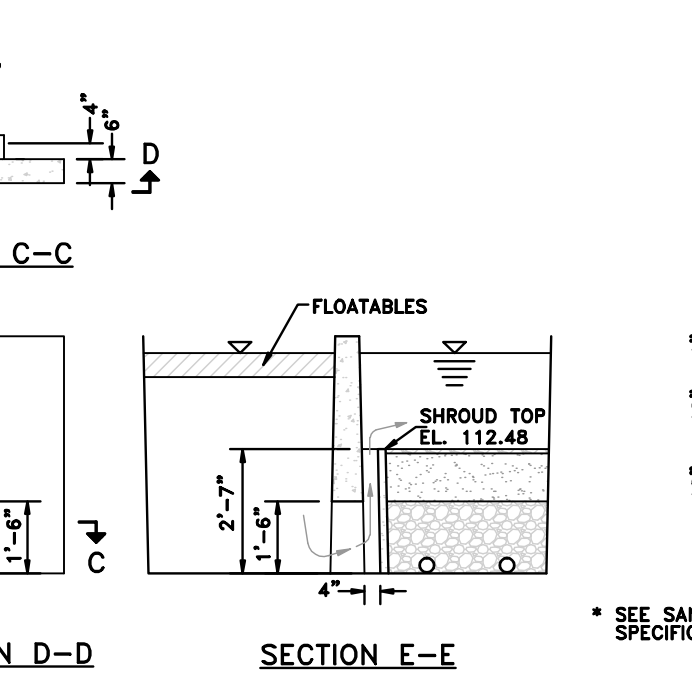
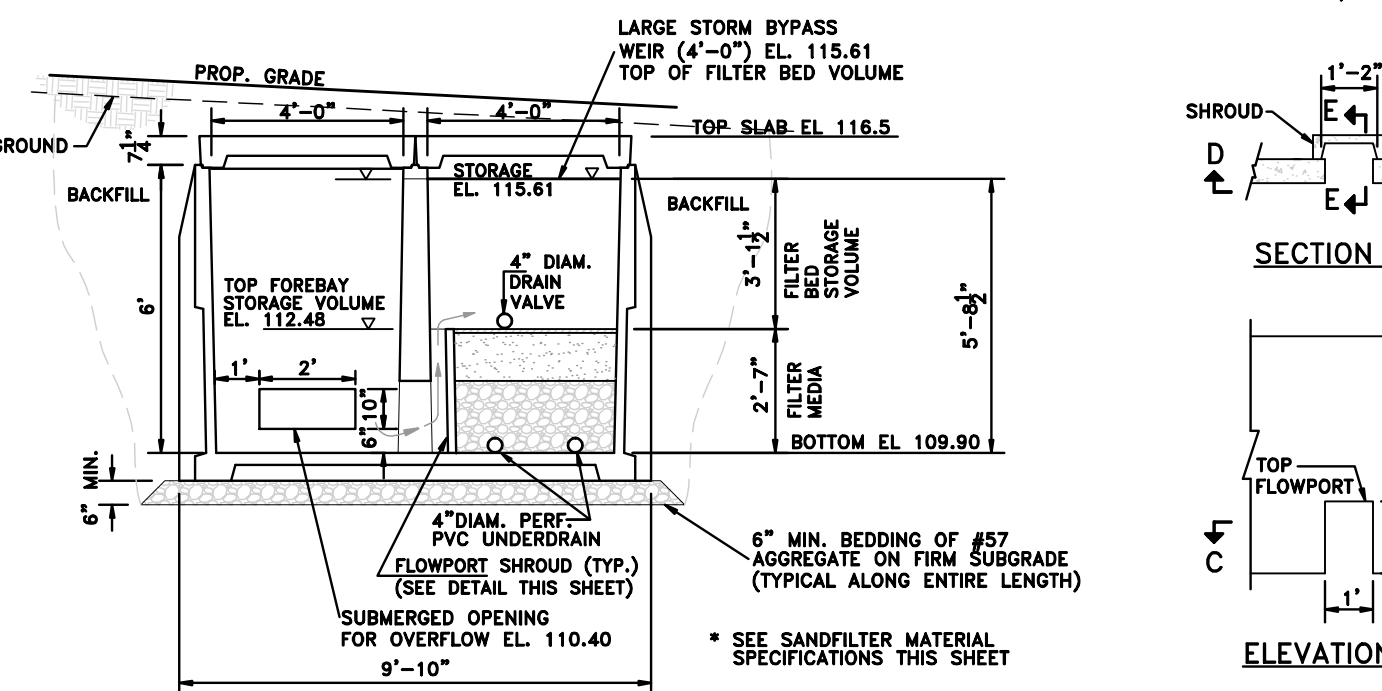


PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-01-2009



STRUCTURE COVER SCHEDULE			
No.	TYPE	TOP ELEV.	REMARKS
MH1	30" DIA. FRAME & COVER/STORAGE STRUCTURE	111.20*	GRADE ADJUSTMENT RINGS REQUIRED**
MH2	30" DIA. FRAME & COVER/STORAGE STRUCTURE	111.30*	GRADE ADJUSTMENT RINGS REQUIRED**
MH3	30" DIA. FRAME & COVER/STORAGE STRUCTURE	117.80	GRADE ADJUSTMENT RINGS REQUIRED**
MH4	24" DIA. FRAME & COVER/SANDBILTER	117.60	GRADE ADJUSTMENT RINGS REQUIRED**
MH5	24" DIA. FRAME & COVER/SANDBILTER	117.90	GRADE ADJUSTMENT RINGS REQUIRED**
HATCH	(1) 3'x5' UTILITY ACCESS DOOR/SANDBILTER	117.70	GRADE ADJUSTMENT RINGS REQUIRED**
INLET	(2) 24"x24" FRAME & GRATE/SANDBILTER	117.20	GRADE ADJUSTMENT RINGS REQUIRED**

\* ADJUST TO MATCH EXISTING GRADE  
\*\* BRICK COLLARS MAY BE USED FOR NON-TRAFFIC BEARING AREAS; OTHERWISE, USE CONCRETE COLLARS



4950 EISENHOWER AVE., UNIT C  
ALEXANDRIA, VA 22304  
PHONE: 703-212-4830  
FAX: 703-212-4832  
WEB: www.rotondo-es.com

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THESE PLANS, AND TO VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

MATERIAL	SPECIFICATION/TEST METHOD	SIZE	NOTES
SAND	CLEAN AASHTO-M-6 OR ASTM-C-33 CONCRETE SAND	0.02" to 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND
PEAT	ASH CONTENT: < 15% PH RANGE: 5.2-9.3 LOOSE BULK DENSITY 0.12 TO 0.15 g/cc	N/A	THE MATERIAL MUST BE FREE-SOURCE-PEMIC PEAT, SHREDDED, UNCOMPACTED, UNIFORM AND CLEAN.
LEAF COMPOST		N/A	
UNDERDRAIN GRAVEL	AASHTO-M-43	0.375"-0.75"	
GEOTEXTILE FABRIC	ASTM-D-4833 (PUNCTURE STRENGTH -125 LB.) ASTM-D-4632 (TENSILE STRENGTH - 300 LB.)	0.08" THICK EQUIVALENT OPENING SIZE OF #80 SIEVE	MUST MAINTAIN 125 GPM PER SQ. FT. FLOW RATE
UNDERDRAIN PIPING	F758, TYPE PS 28 OR AASHTO-M-278	4"-8" RIGID SCHEDULE 40 & 80 PVC OR SDR35	3/8" PERF. Ø 6" ON CENTER, 4 HOLES PER ROW, MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES; CAP W/ SCREW TOP LID AT GRADE FOR CLEANOUT
CONCRETE (CAST-IN-PLACE)	MSHA STANDARDS & SPECS SECTION 902, MIX NO. 3, f <sub>c</sub> =3500 PSI, NORMAL WEIGHT, AIR-ENTRAINED; REINFORCING TO MEET ASTM-A-615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH & SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED & APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
CONCRETE (PRE-CAST)	PER PRE-CAST MANUFACTURER AASHTO-M-43	N/A	SEE ABOVE NOTE
NON-REBAR STEEL	ASTM-A-36	N/A	STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED ASTM-A-123
TOP SOIL	SAND 45% TO 70% SILT 30% TO 55% CLAY 0%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
GABION STONE/ CARBON BASKET	N/A ASTM-A975-97	4"-3" 6"x3"x3" OR 6"x3"x3"	RECYCLED CONCRENT-RECYCLED MAY BE SUBSTITUTED FOR STONE CLASSIFICATIONS. CONCRENT EQUIVALENT SHALL BE BROKEN INTO SIZES MEETING THE APPROPRIATE CLASSIFICATION, SHALL CONTAIN NO STEEL REINFORCEMENT, AND SHALL HAVE 150 LBS PER CUBIC FOOT DENSITY. USE CLEAN-BANK-BUILD GRAVEL
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	ASTM D-448	VARIES (NO. 6) OR (8" TO 8")	
CHECK DAM (PRESSURE-TREATED)	AWPA STANDARD C5	6"x6" OR 8"x8" OR 2"x8" OR LARGER W/ ANCHOR STAKES	DO NOT COAT WITH CREOSOTE; EMBED AT LEAST 3" INTO SLOPE

NOTE: THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-01-2009

# Richardson Engineering, LLC

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

## SITE, GRADING & STORMWATER MANAGEMENT PROFILE & DETAILS FOR LETITIA AVENUE TOWNHOMES LETITIA AVENUE @ HERKIMER STREET

WARD 25, SECTION 02, BLOCK 7762, LOT 1-7  
BALTIMORE CITY, MARYLAND

REVISIONS	DATE	BY	REASON

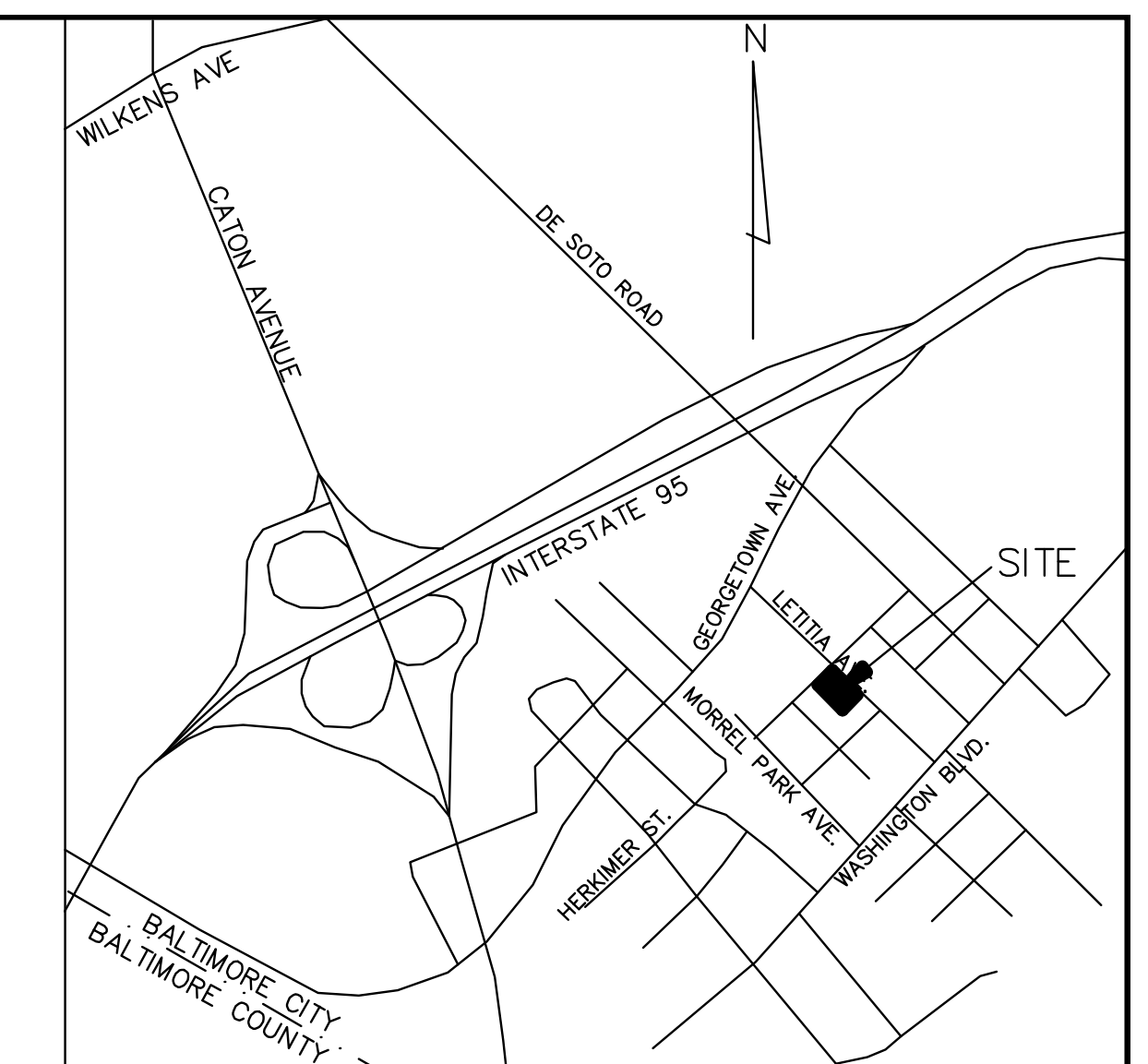
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BTK	BTK	AS SHOWN

DATE:	JOB NO.:	SHEET NO.:
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**EROSION AND SEDIMENT CONTROL NOTES**

- THE CONTRACTOR WILL COMPLY WITH ALL REQUIREMENTS OF SEDIMENT AND EROSION CONTROL AS SET FORTH IN THE BALTIMORE CITY SEDIMENT AND EROSION CONTROL MANUAL.
- CONTRACTOR MUST SUBMIT WRITTEN NOTIFICATION 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY TO THE BALTIMORE CITY ENVIRONMENTAL ENGINEERING SECTION STATING:
  - WHEN THE CONTRACTOR INTENDS TO BEGIN WORK,
  - SOURCE OF BORROW MATERIAL,
  - DISPOSAL SITE FOR EXCESS MATERIAL,
  - STAGING AND/OR STOCKPILE LOCATION(S).
- INITIAL DISTURBANCE WILL BE LIMITED TO THAT NECESSARY TO GAIN ENTRANCE TO THE SITE AND INSTALL SEDIMENT CONTROLS AS PER THE APPROVED PLANS.
- ALL SEDIMENT CONTROLS AND CRITICAL SLOPES MUST BE STABILIZED WITHIN SEVEN CALENDAR DAYS. ALL OTHER INACTIVE DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN FOURTEEN DAYS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE WHENEVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT OBSTRUCT THE NORMAL COURSE OF DRAINAGE.
- PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF APPROVED SEDIMENT TRAPPING DEVICE.
- CONTINUOUS INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES IS MANDATORY. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
- STAB POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAYS.
- ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED, OR WASHED ON TO ADJACENT ROADS MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER. FLUSHING WILL NOT BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 5,000 SQ. FT., THE CONTRACTOR SHALL HAVE A BALTIMORE CITY EROSION AND SEDIMENT CONTROL INSPECTOR INSPECT AND APPROVE THE WORK COMPLETED AT THE STAGES OF CONSTRUCTION SPECIFIED BELOW:
  - UPON COMPLETION OF THE PERIMETER SEDIMENT CONTROLS;
  - DURING ALL GRADING AND BUILDING OPERATIONS;
  - UPON FINAL STABILIZATION OF THE ENTIRE SITE PRIOR TO REMOVAL OF THE SEDIMENT CONTROLS.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE APPROVED SEDIMENT AND EROSION CONTROL PLAN WITHOUT FIRST RECEIVING APPROVAL FROM THE ENVIRONMENTAL ENGINEERING SECTION. VARIATIONS TO THE ORIGINAL PLAN MUST BE SUBMITTED IN WRITING WITH ALL PROPOSED MODIFICATIONS BEING HIGHLIGHTED. SUBSTANTIAL CHANGES WILL NECESSITATE AMENDMENT OF THE GRADING/BUILDING PERMIT.



**LOCATION MAP**  
SCALE: 1" = 1000'

WARD 25 BLOCK 7762  
SECTION 02 LOTS 1 THRU 7  
(TO BE CONSOLIDATED AND RESUBDIVIDED)

OWNER: RIVERSIDE WORK FORCE LLC  
2030 ALICEANNA STREET  
BALTIMORE, MARYLAND 21231  
JEFF LANDSMAN  
410-342-5263

TOTAL AREA: 23,980.8 SQUARE FEET OR 0.5505 ACRES

EXISTING ZONING: R-6

PARKING REQUIREMENTS: ONE EACH

PARKING PROVIDED: ONE EACH UNIT

DEED REFERENCE: FMC 9789/054

EXISTING USE: VACANT

PROPOSED DEVELOPMENT:  
9 SINGLE FAMILY ATTACHED DWELLINGS

SITE IS NOT WITHIN THE CRITICAL AREA.

THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN. THE SITE LIES WITHIN A ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 240087 0013 D DATED SEPTEMBER 30, 1988. ZONE X REPRESENTS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN WITH LESS THAN 0.2% ANNUAL PROBABILITY OF FLOODING.

THERE ARE NO WETLANDS PRESENT ON THE SITE.

DISTURBED AREA: 25,600 SF OR 0.59 AC±

CONTACT PERSON:  
BRIAN KOWALCZYK  
RICHARDSON ENGINEERING, LLC  
30 EAST PADONIA ROAD, SUITE 500  
TIMONIUM, MARYLAND 21093  
PHONE: 410-560-1502 EXT. 117

SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT YARD	25'	25'
STREET CORNER SIDE	20'	20'
INTERIOR SIDE	10'	17.8'±
REAR YARD	25'	50'
MIN. LOT AREA	1,500 SF	2,160± SF MIN
MAX. LOT COVERAGE	45%	38% MAX.
MAX. HEIGHT	35'	26'

TOTAL SITE AREA = 0.550 AC. / 23,980 S.F.  
AREA TO BE DEDICATED = 0.0 AC. / 0.0 S.F. TO THE CITY  
SITE AREA REMAINING = 0.550 AC. / 23,980 S.F.  
DISTURBED AREA = 0.590 AC. / 25,600 S.F.

CUT: 550 C.Y.  
FILL: 465 C.Y.  
RATIO: 1.18 (85 C.Y. EXCESS)\*

\*CUT/FILL QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY SAME TO THEIR OWN SATISFACTION.

ESD #5809

**Richardson Engineering, LLC**

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

**EROSION & SEDIMENT CONTROL PLAN FOR**

**LETITIA AVENUE TOWNHOMES**  
LETITIA AVENUE @ HERKIMER STREET

WARD 25, SECTION 02, BLOCK 7762, LOT 1-7  
BALTIMORE CITY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	BTK	BTK	1" = 20'
	DATE: 10-30-08	JOB NO.: 08057	SHEET NO.: 3 OF 5

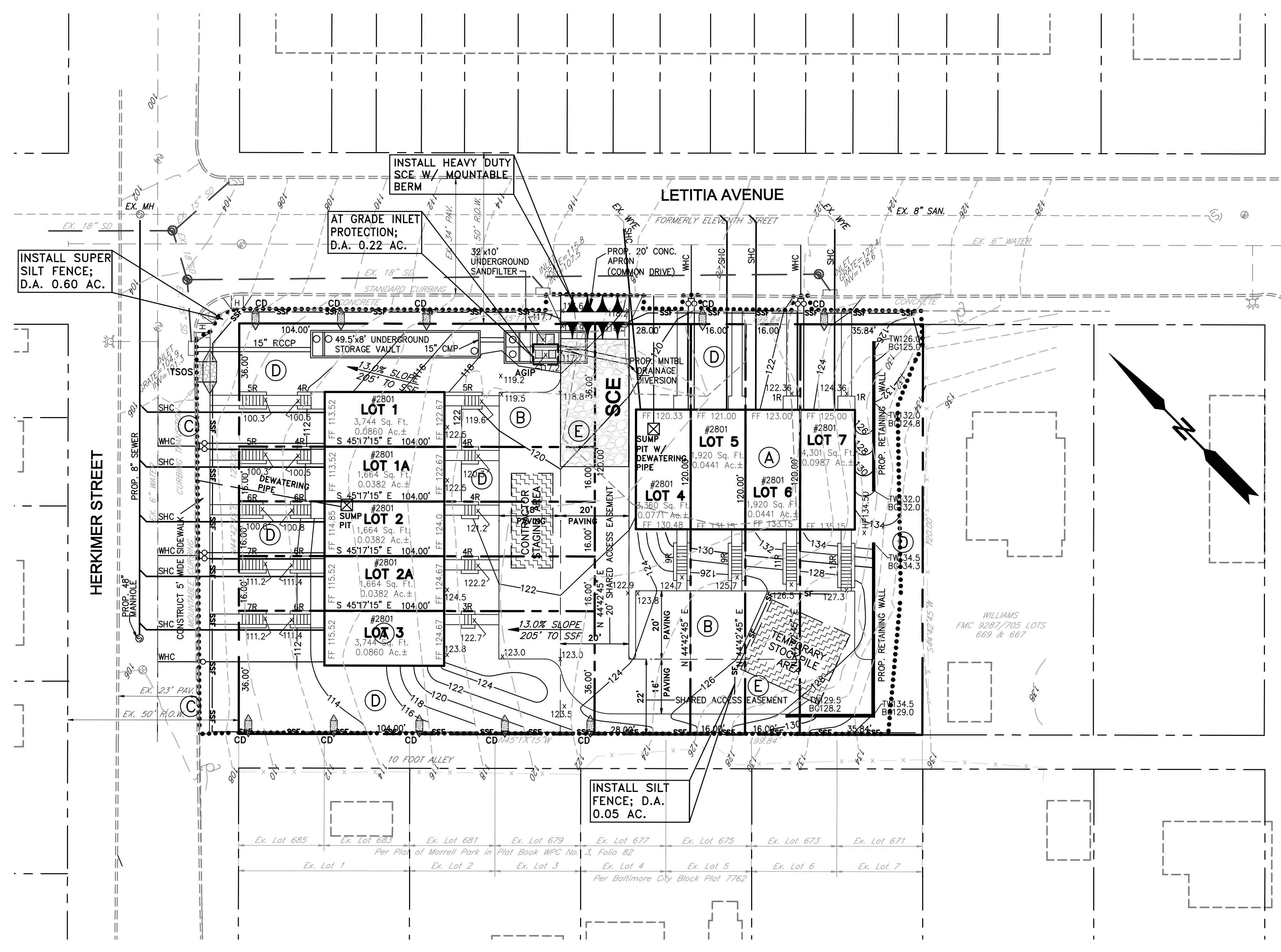
**SEQUENCE OF CONSTRUCTION**

- OBTAIN PROPER PERMITS.
- THREE (3) WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST SUBMIT TO BALTIMORE CITY'S ENVIRONMENTAL ENGINEERING SECTION DEPARTMENT A WRITTEN NOTIFICATION STATING:
  - WHEN CONTRACTOR INTENDS TO BEGIN CONSTRUCTION
  - DISPOSAL AREA OF SITE MATERIAL
  - CONTRACTOR'S TENTATIVE CLOSING DATE
- NOTIFY MISS UTILITY AT LEAST 5 DAYS PRIOR TO DOING ANY CONSTRUCTION AT 888-257-7777 TO LOCATE ALL EXISTING UTILITIES.
- CONTACT THE CITY OF BALTIMORE 48 HOURS BEFORE CONSTRUCTION TO COORDINATE A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
- WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND CHECK DAMS PER PLAN.
- WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB THE SITE NECESSARY FOR BUILDING CONSTRUCTION, PAVING AND STORMWATER FACILITY; TEMPORARILY STABILIZE.
- GRADE PAVING AREA TO SUBBASE. INSTALL WATER AND SANITARY UTILITY CONNECTIONS, INCLUDING STORM DRAIN AND STORMWATER FACILITY (SEE STORMWATER SEQUENCE OF CONSTRUCTION FOR FACILITY INSTALLATION SHEET 1 OF 5). (NOTE: UTILITY INSTALLATION MAY COINCIDE WITH SUBBASE GRADING. STOCKPILE MATERIAL MAY BE PLACED UP SLOPE OF SILT FENCE, TEMPORARILY STABILIZE GRADED AREA AND STOCKPILE.)
- PLACE AT GRADE INLET PROTECTION ON SANDFILTER INLET GRATES AND BLOCK THE 48" DIAMETER RECHARGE OPENING IN STORAGE VAULT UNTIL SUCH A TIME WHEN THE SITE HAS BEEN PERMANENTLY STABILIZED.
- UPON COMPLETING UTILITY INSTALLATION, PERMANENTLY STABILIZE USING TRENCH REPAIR. CONSTRUCT PROPOSED PAVING SUBBASE, CURB & GUTTER AND SIDEWALKS.
- BEGIN BUILDING CONSTRUCTION. (NOTE: BUILDING CONSTRUCTION MAY BEGIN SIMULTANEOUSLY WITH UTILITY INSTALLATION AND SUBBASE GRADING/PAVING.)
- COMPLETE SUBBASE GRADING AND PAVING, STABILIZE DISTURBED AREAS.
- COMPLETE BUILDING CONSTRUCTION, FINE GRADE AND PERMANENTLY STABILIZE AS NECESSARY.
- INSTALL PROPOSED PAVING SURFACE COURSE. (NOTE: DISTURB ONLY THAT WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH DAY.)
- ONCE SITE CONSTRUCTION IS COMPLETE AND STABILIZED WITH ESTABLISHED VEGETATION, REMOVE SEDIMENT CONTROL DEVICES, INCLUDING BLOCKED RECHARGE OPENING, AFTER OBTAINING WRITTEN PERMISSION FROM THE BALTIMORE CITY SEDIMENT CONTROL INSPECTOR AND IMMEDIATELY STABILIZE AS SPECIFIED BY THE APPROVED SEDIMENT CONTROL PLAN FOR THE PROJECT SITE. ANY SEDIMENT BUILD-UP WITHIN THE UNDERGROUND FACILITIES SHALL BE MANUALLY REMOVED.
- INSTALL THE FILTER MEDIA MATERIAL FOR THE UNDERGROUND SANDFILTER PER APPROVED STORMWATER MANAGEMENT PLANS.

**STABILIZATION SCHEDULE**

AREA	SF	STABILIZATION TYPE	SEQ#
(A)		EXCAVATED (TEMP) AREAS	6, 7
BUILDINGS	5,040	COMPLETE (PERM) STRUCTURES	12
(B)		STONE (TEMP) BASE	9
ROADWAYS	6,064	CONC. BITUMINOUS (PERM) PAVING	13
(C)		TEMPORARY (TEMP) SEEDING	7
CURBS & SIDEWALKS	1,524	CONC. CURBS (PERM) & WALKS	9
(D)		TEMP SEEDING (TEMP) BASE	6, 7
PERVIOUS AREAS	11,348	SEED, SED (PERM) LANDSCAPING	12, 14
(E)		SEEDING/STONE (TEMP) BASE	5-9
SEDIMENT CONTROLS	2,050	PERMANENT SEED/ (PERM) PAVING	14

AREAS ARE TO BE VEGETATIVELY STABILIZED TO SATISFY THE 7/14 REQUIREMENT AS PER THE BALTIMORE CITY STANDARD EROSION AND SEDIMENT CONTROL NOTES.



**INLET PROTECTION NOTE**

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS AS SOON AS THEY BECOME FUNCTIONAL.

**MAINTENANCE OF SEDIMENT CONTROL**

CONTRACTOR SHALL, WITHOUT EXTRA COST TO THE PROJECT, REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROL DEVICES UNTIL ALL AREAS WITHIN LIMITS OF CONSTRUCTION ARE STABILIZED. ALL SEDIMENT CONTROL MEASURES REFERRED TO ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE PUBLICATION ENTITLED 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

**STOCKPILE NOTE**

TEMPORARY STOCKPILE SHALL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE, AND POSITIONED SO AS NOT TO IMPEDE UPON OR IMPAIR THE FUNCTION OF SAID DEVICE. THE STOCKPILE SHALL NOT ALTER THE DRAINAGE DIVIDE. SILT FENCE SHALL BE PLACED DOWNSTREAM OF THE STOCKPILE TO LIMIT THE FLOW OF SILT LADEN RUNOFF ACROSS THE SITE. ANY EXCESS MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE TAKEN TO AREA THAT IS APPROVED FOR SEDIMENT AND EROSION CONTROL.

NOTE: THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

**UTILITY NOTE**

- CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY.
- PLACE ALL EXCAVATED MATERIAL ON THE UPHILL SIDE OF THE TRENCH.
- ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE REPAIRED IMMEDIATELY.

**ENGINEER'S CERTIFICATION**

"I DO CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED UPON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY ENVIRONMENTAL ENGINEERING SECTION."

PATRICK C. RICHARDSON, JR.  
PRINT NAME SIGNATURE DATE  
30 E. PADONIA ROAD, STE 500 TIMONIUM, MD 21093 410-560-1502  
ADDRESS TELEPHONE NUMBER

**OWNER'S/DEVELOPERS CERTIFICATION**

"I/WE DO HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVAL PLAN AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT AN APPROVED DEPARTMENT OF THE ENVIRONMENT SEDIMENT AND EROSION CONTROL TRAINING PROGRAM PRIOR TO THE BEGINNING OF WORK. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY CITY OF BALTIMORE COMPLIANCE INSPECTORS."

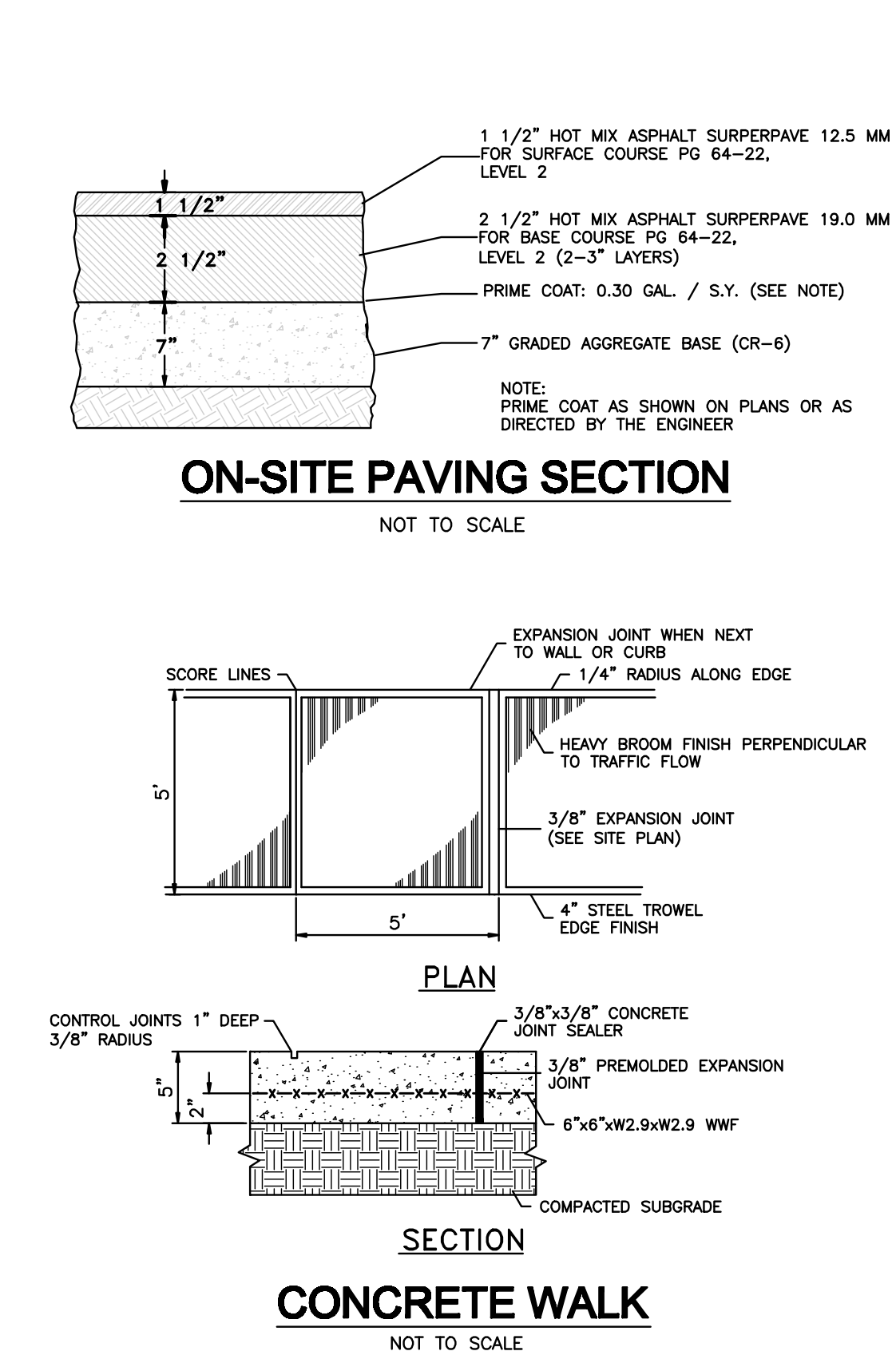
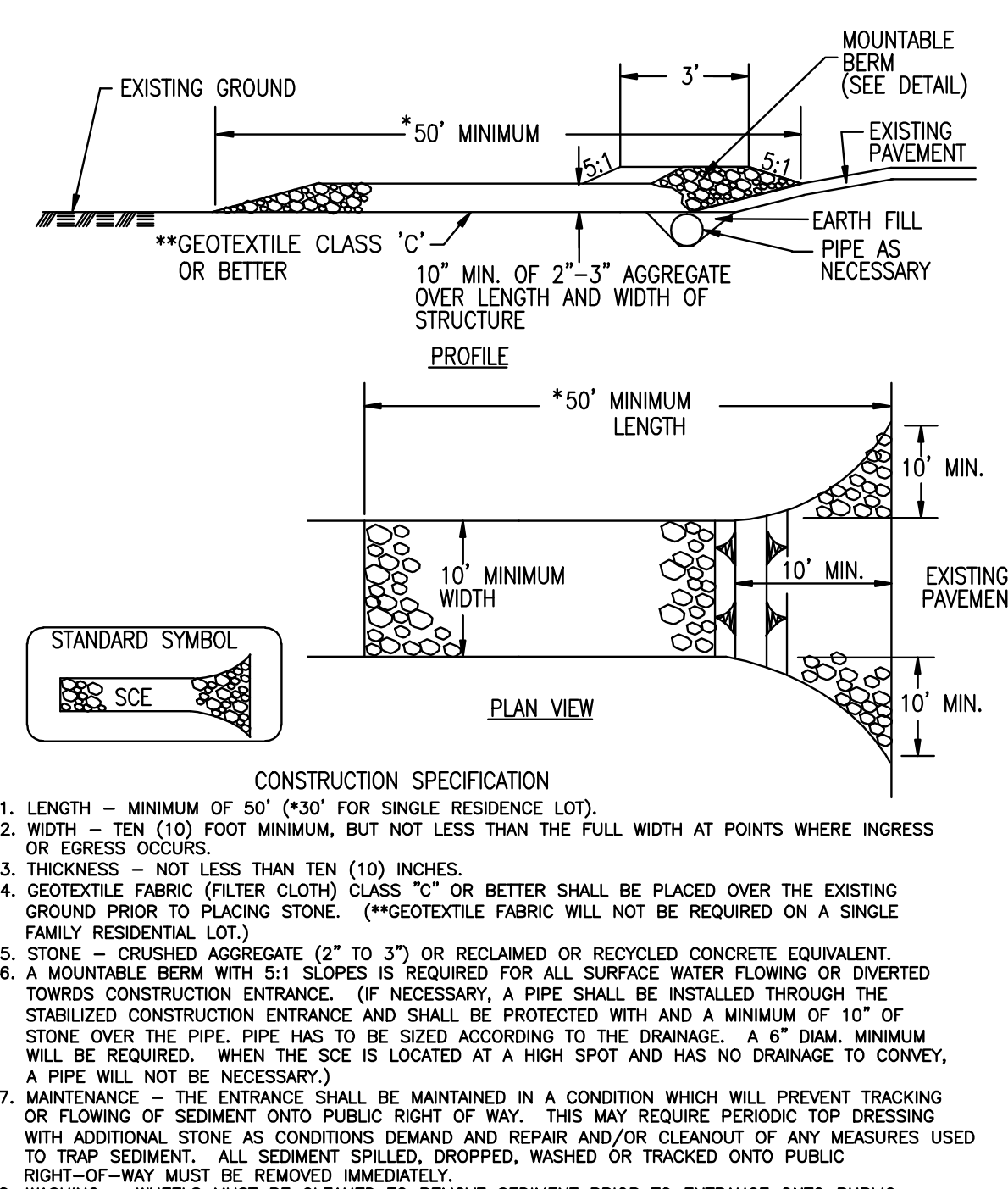
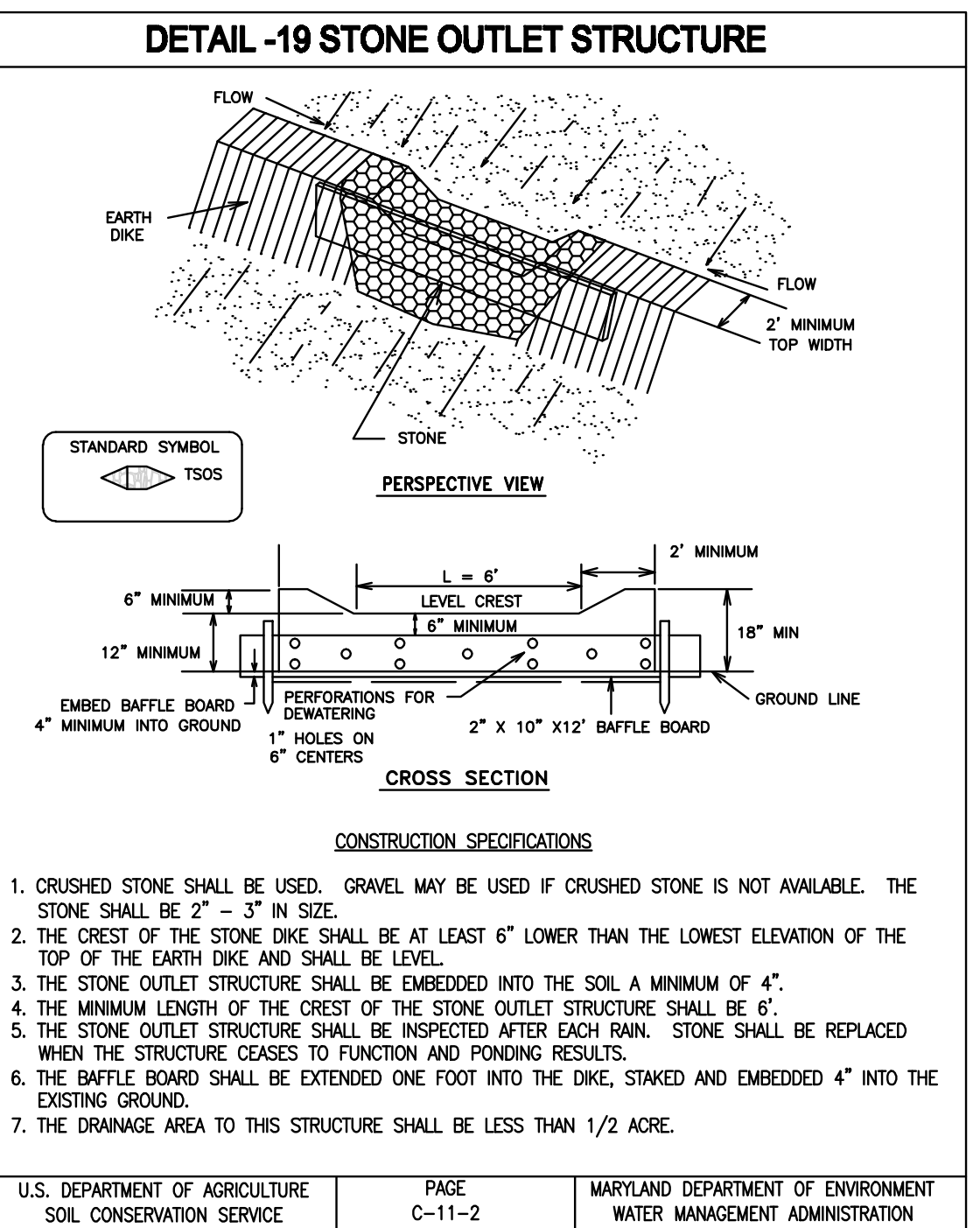
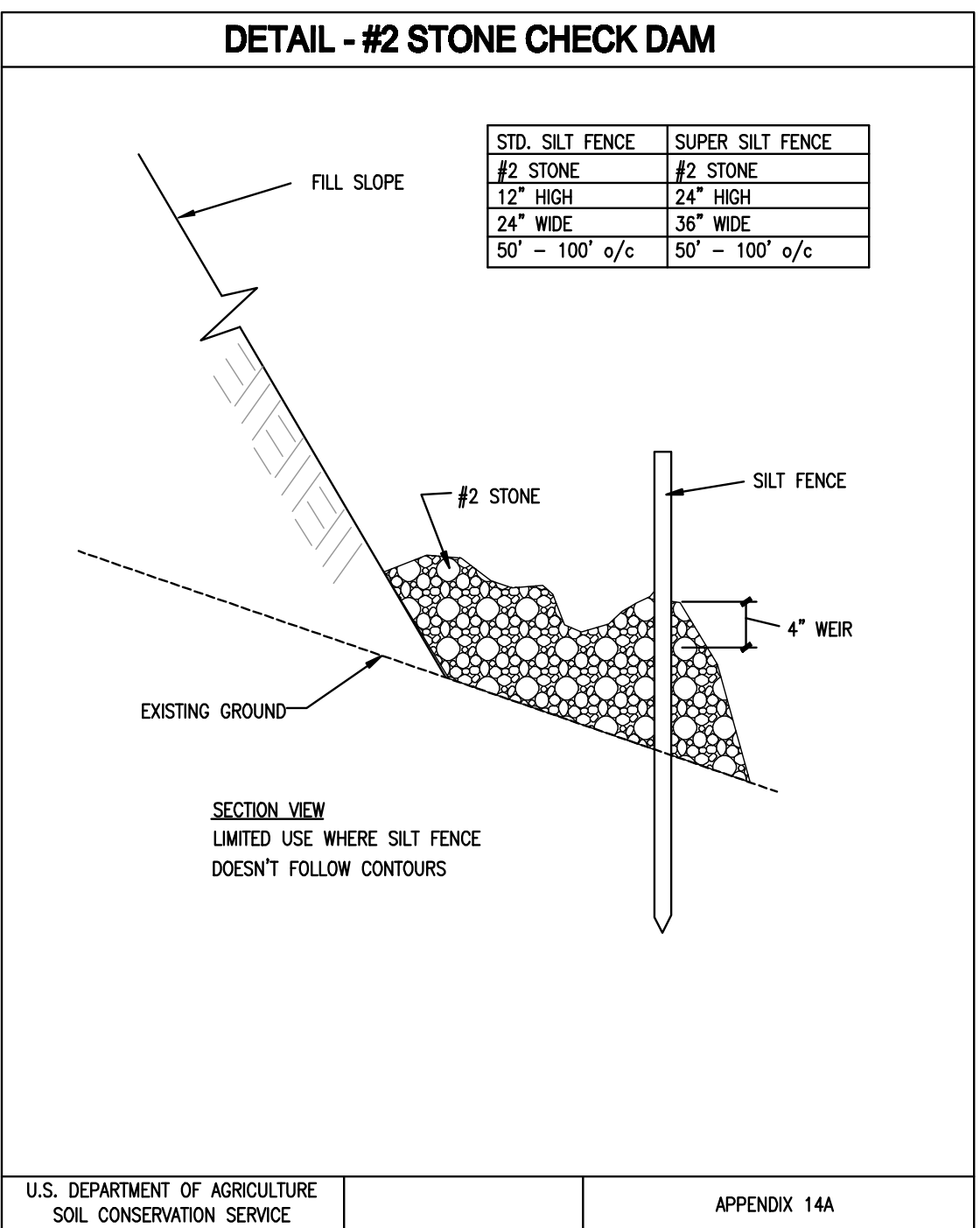
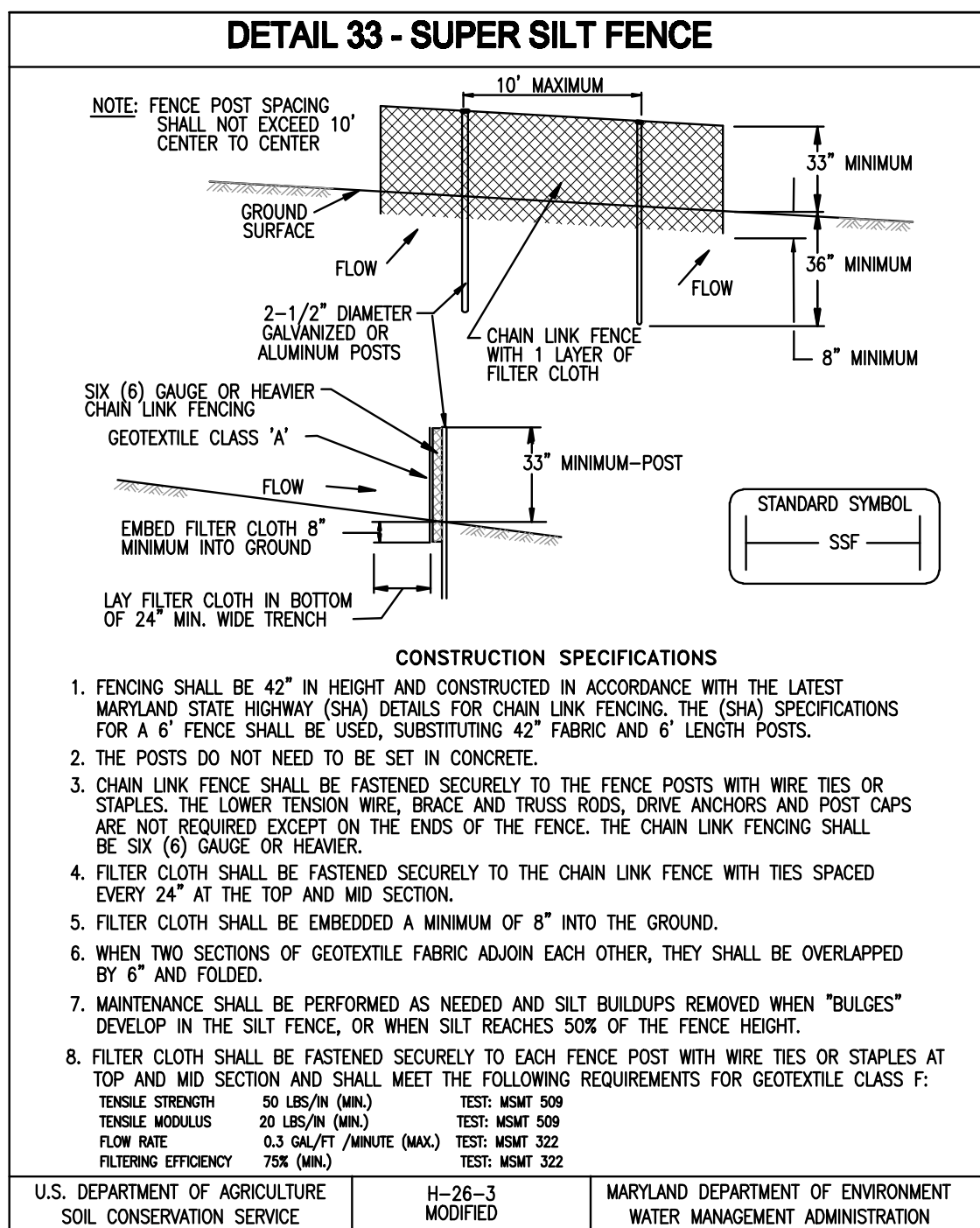
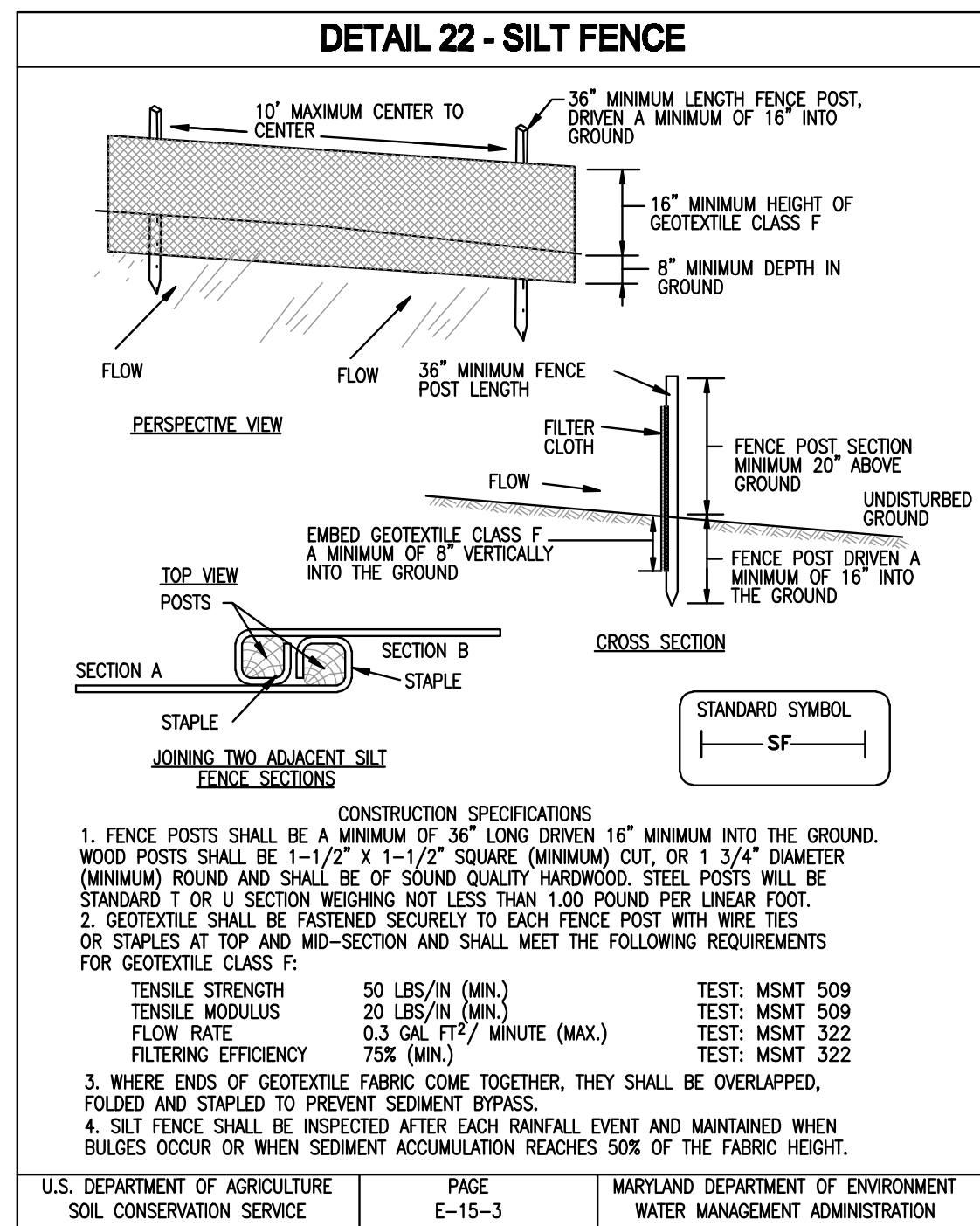
PRINT NAME SIGNATURE DATE  
ADDRESS TELEPHONE NUMBER

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2009



**LEGEND:**

---	EX. PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
=====	EX. EDGE OF PAVING
=====	PROP. CURB & GUTTER
=====	PROP. PAVING/WALK
=====	EX. STORM DRAIN
=====	EX. SANITARY
=====	PROP. STORM DRAIN
=====	EX. CONTOURS
=====	PROP. CONTOURS
.....	LIMIT OF DISTURBANCE
-----	SSSF - SUPER SILT FENCE
-----	SF - SUPER SILT FENCE
=====	HEAVY DUTY SCE W/ CLEAN-OUT RACK
=====	CONTRACTORS STAGING AREA/ TEMPORARY STOCKPILE AREA



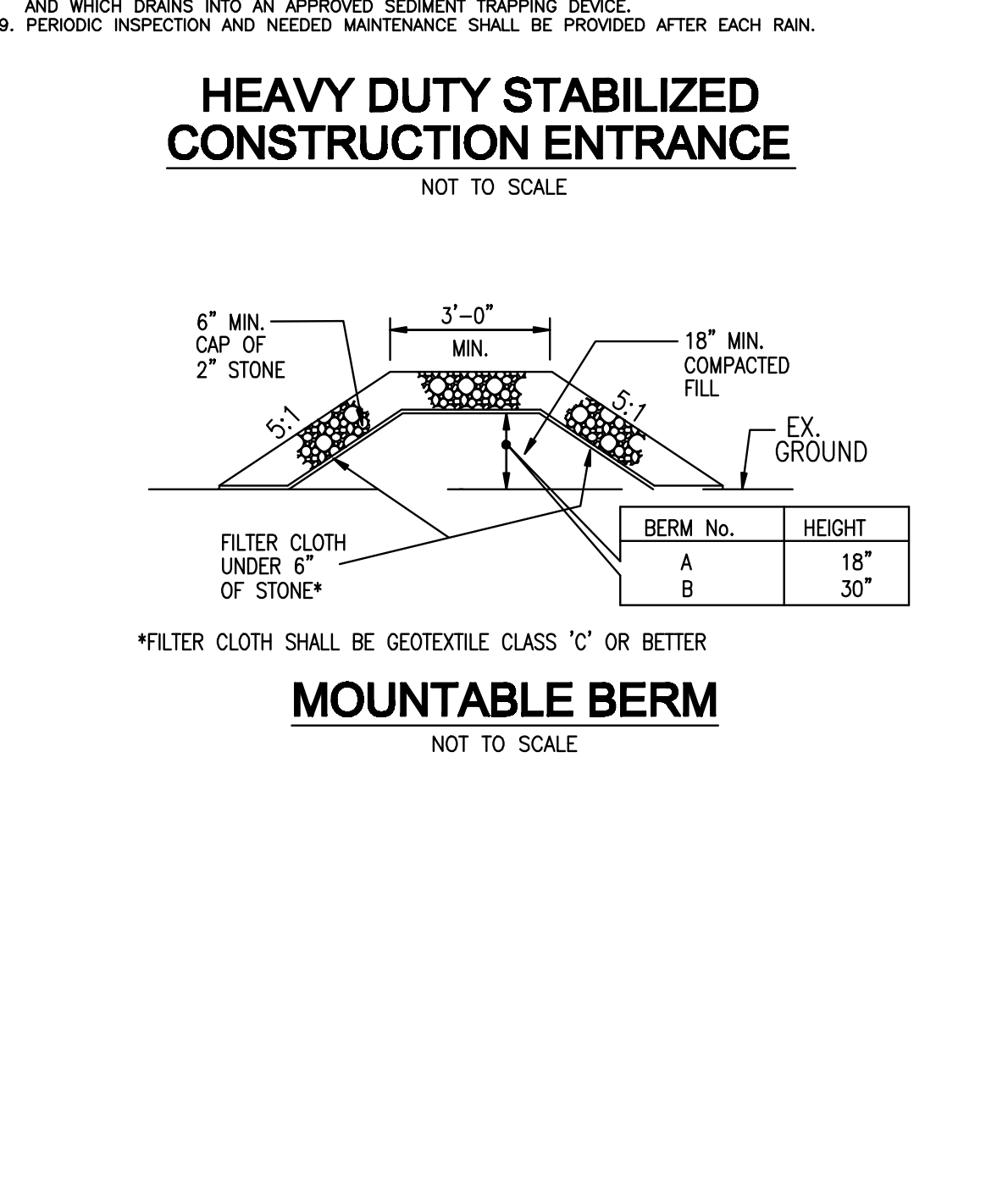
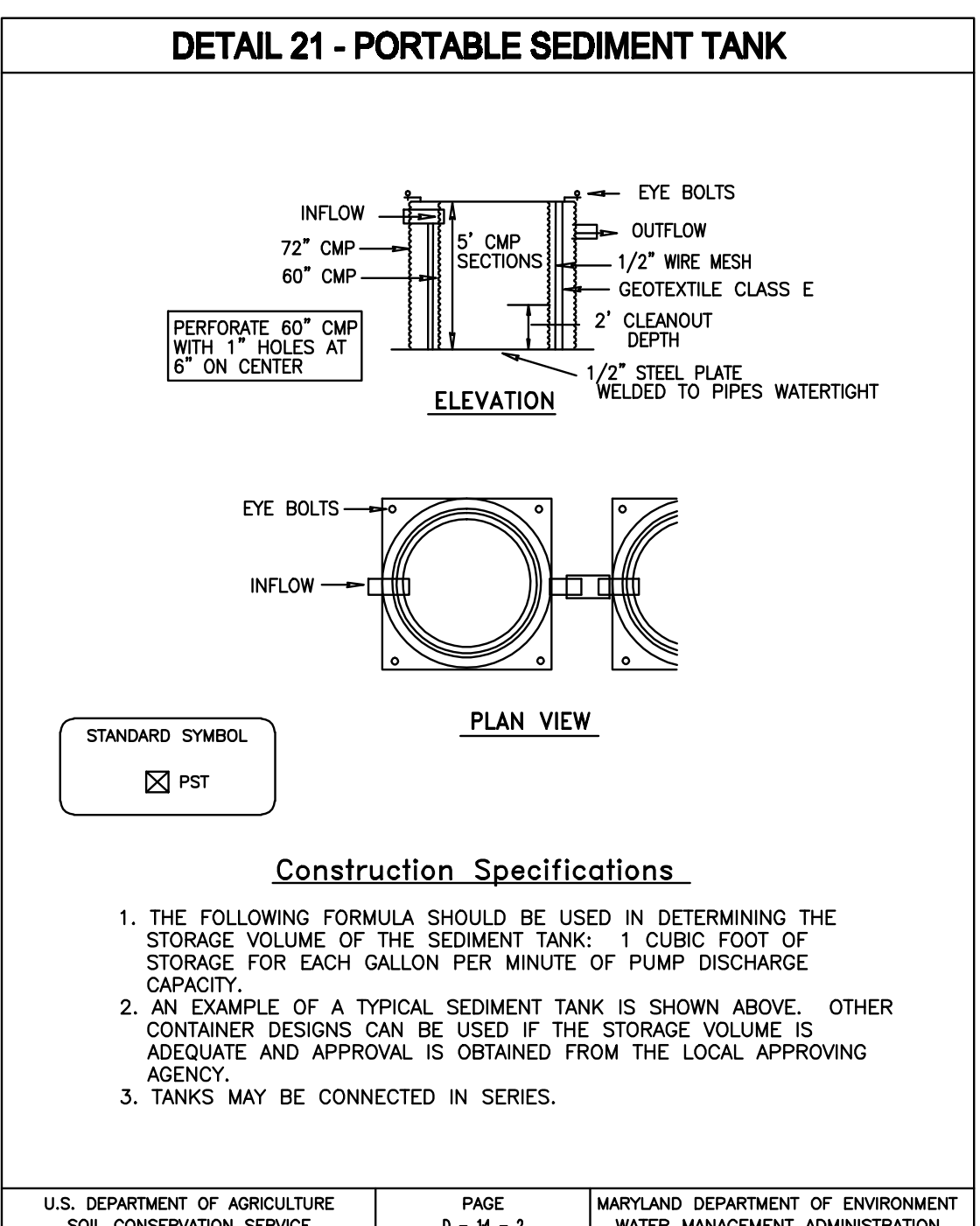
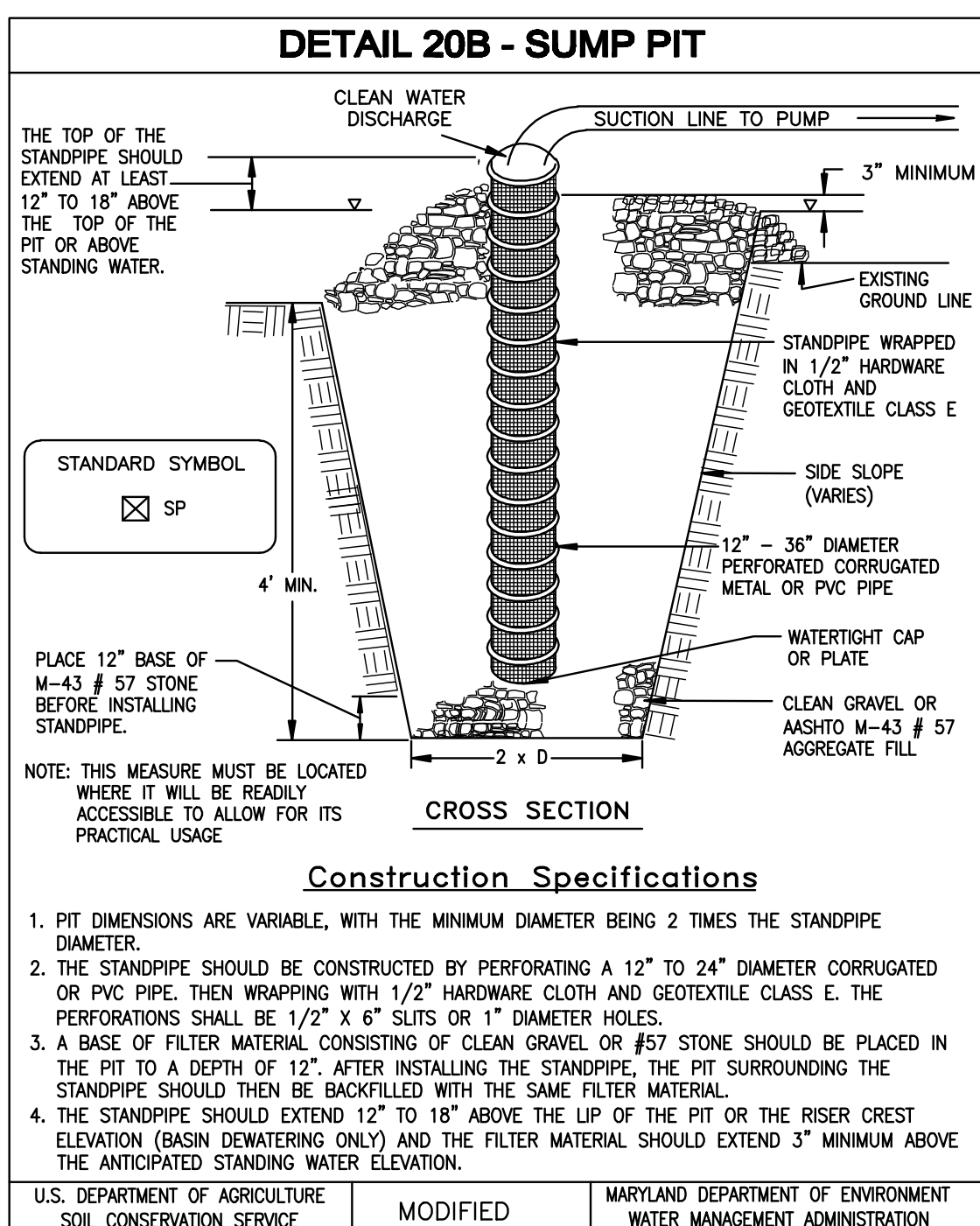
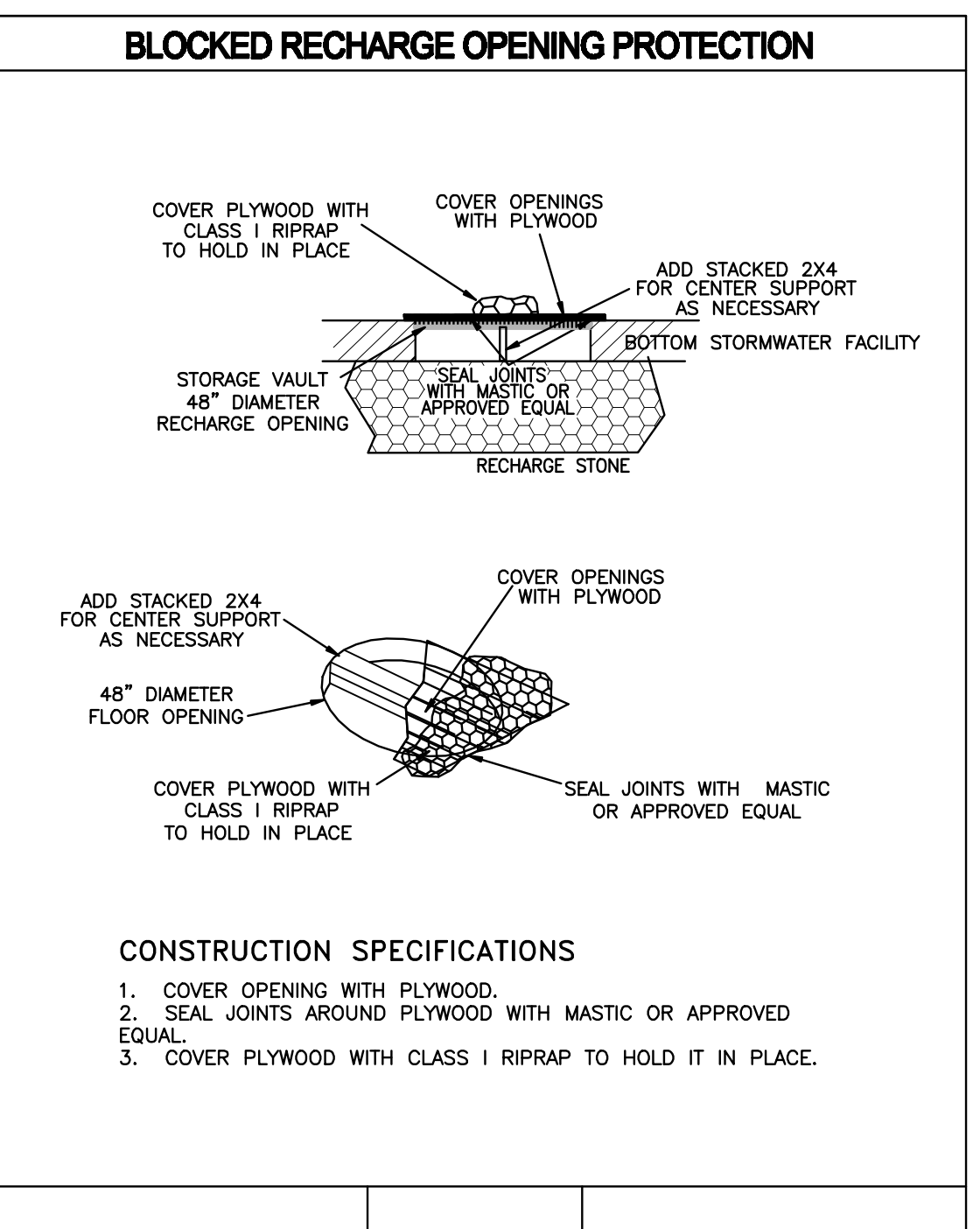
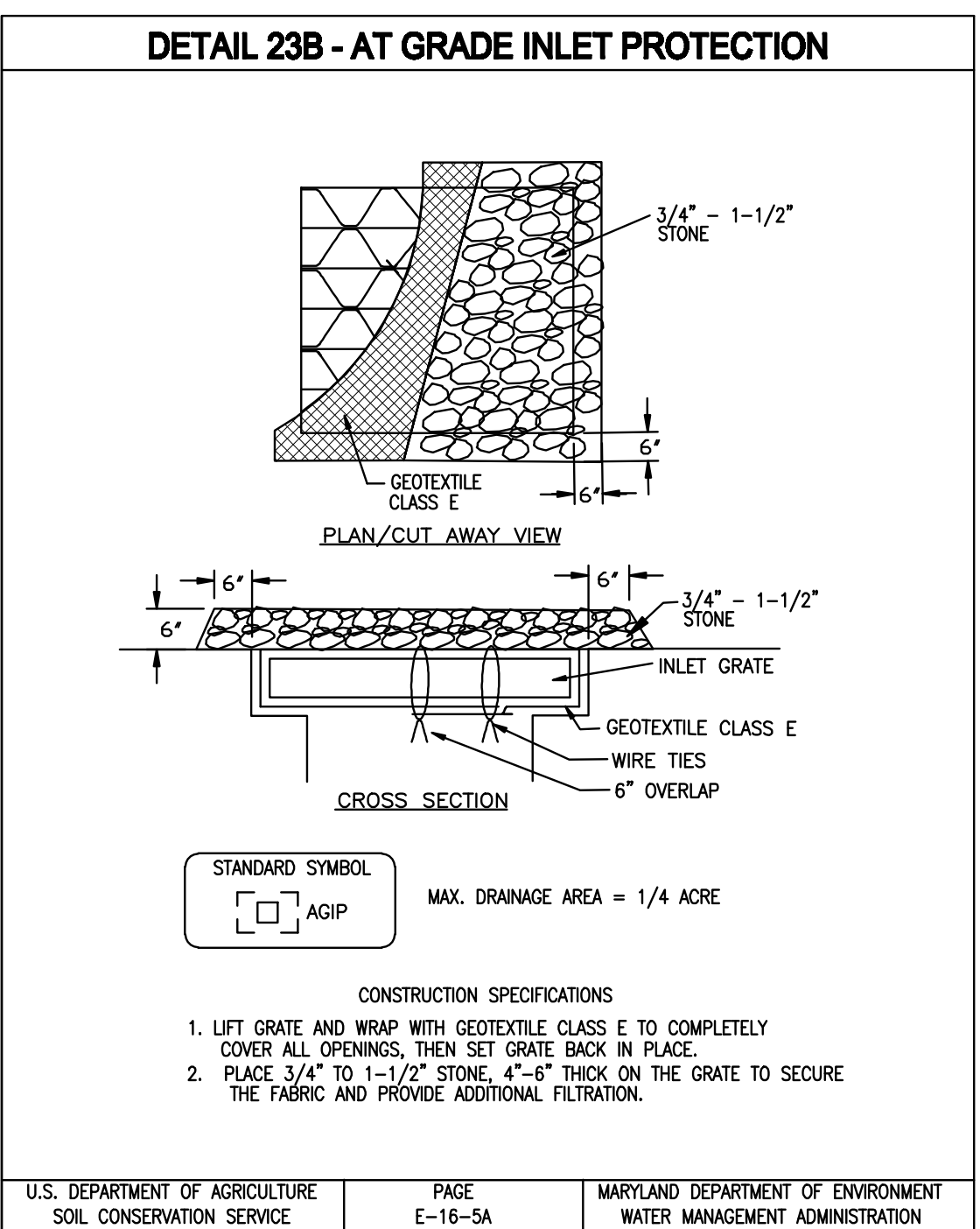
### 24.0 MATERIALS SPECIFICATIONS

Table 27 Geotextile Fabrics

CLASS	APPARENT OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30 **	250	500
B	0.60	200	320
C	0.30	200	320
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40-0.80*	90	190

\* US Std Sieve CW-02215 \*\* 50 mm. max. for Super Silt Fence

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-24-1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



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EROSION & SEDIMENT CONTROL  
& SITE DETAILS FOR

# LETITIA AVENUE TOWNHOMES

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