

EXISTING APARTMENT BUILDING

Mc DOWELL LANE

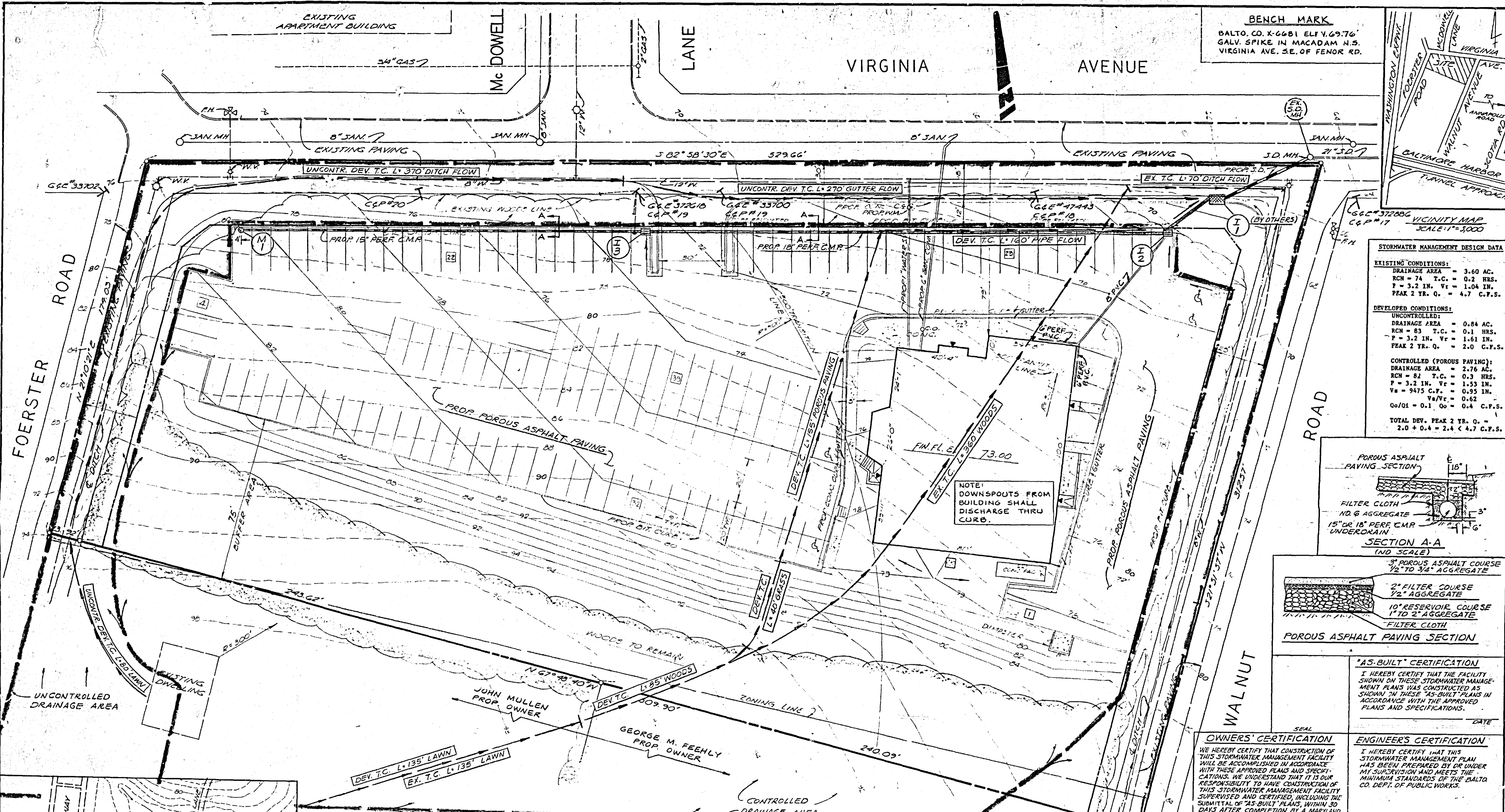
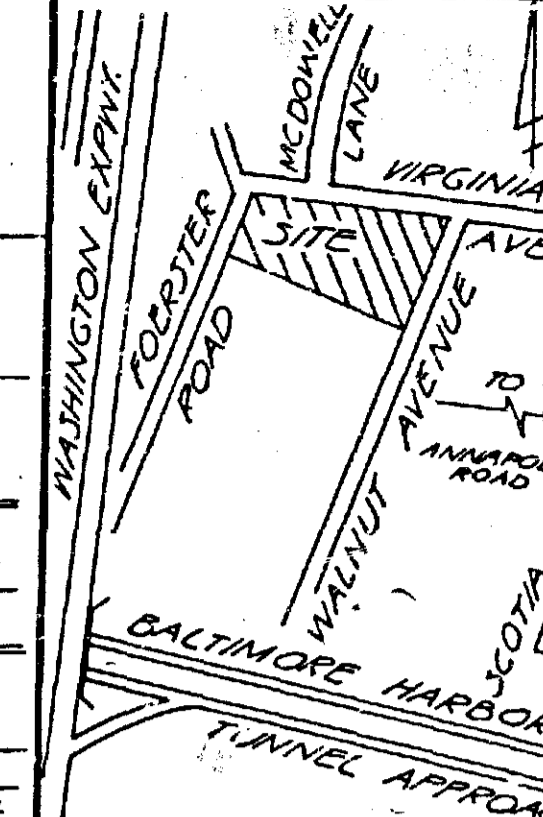
LANE

VIRGINIA AVENUE

AVENUE

BENCH MARK

BALTO. CO. X-6681 ELEV. 69.76'  
GALV. SPIKE IN MACADAM N.S.  
VIRGINIA AVE. SE. OF FENOR RD.



**STORMWATER MANAGEMENT DESIGN DATA**

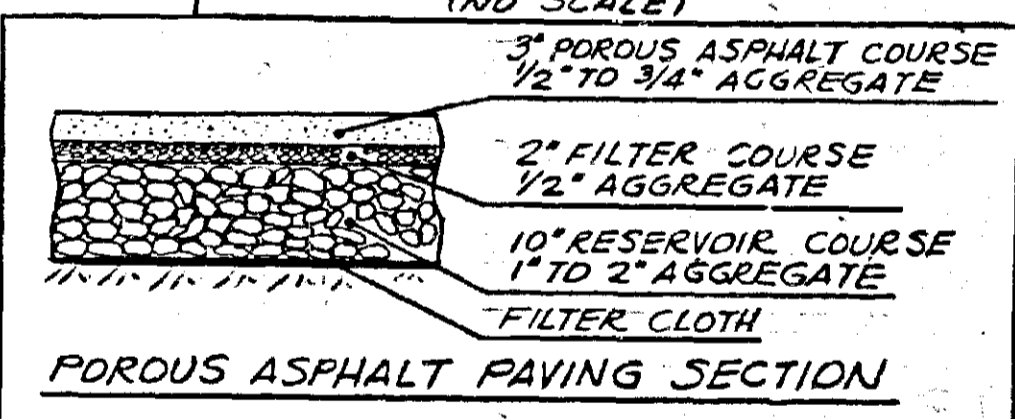
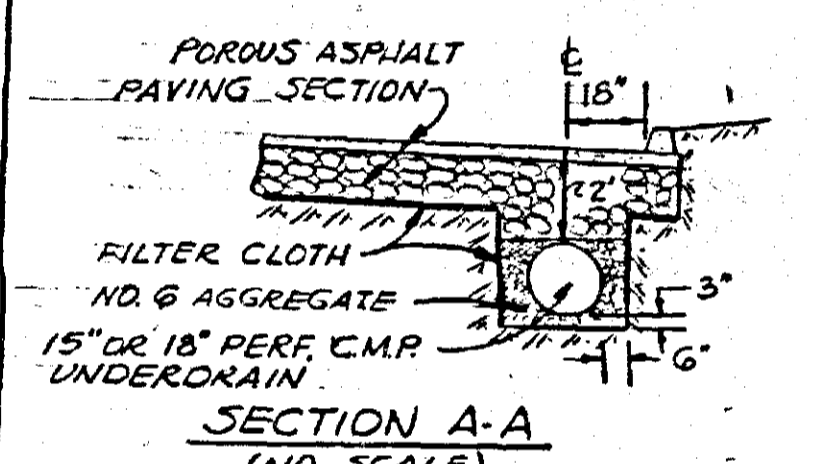
**EXISTING CONDITIONS:**  
 DRAINAGE AREA = 3.60 AC.  
 RCN = 74 T.C. = 0.2 HRS.  
 P = 3.2 IN. V<sub>r</sub> = 1.04 IN.  
 PEAK 2 YR. Q. = 4.7 C.F.S.

**DEVELOPED CONDITIONS:**

**UNCONTROLLED:**  
 DRAINAGE AREA = 0.84 AC.  
 RCN = 83 T.C. = 0.1 HRS.  
 P = 3.2 IN. V<sub>r</sub> = 1.61 IN.  
 PEAK 2 YR. Q. = 2.0 C.F.S.

**CONTROLLED (POROUS PAVING):**  
 DRAINAGE AREA = 2.76 AC.  
 RCN = 91 T.C. = 0.3 HRS.  
 P = 3.2 IN. V<sub>r</sub> = 1.53 IN.  
 V<sub>s</sub> = 9475 C.F. = 0.95 IN.  
 V<sub>s</sub>/V<sub>r</sub> = 0.62  
 Q<sub>0</sub>/Q<sub>1</sub> = 0.1 Q<sub>0</sub> = 0.4 C.F.S.

**TOTAL DEV. PEAK 2 YR. Q. = 2.0 + 0.4 = 2.4 < 4.7 C.F.S.**



**"AS-BUILT" CERTIFICATION**

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THESE STORMWATER MANAGEMENT PLANS WAS CONSTRUCTED AS SHOWN ON THESE "AS-BUILT" PLANS IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

DATE \_\_\_\_\_

**OWNERS' CERTIFICATION**

WE HEREBY CERTIFY THAT CONSTRUCTION OF THIS STORMWATER MANAGEMENT FACILITY WILL BE ACCOMPLISHED IN ACCORDANCE WITH THESE APPROVED PLANS AND SPECIFICATIONS. WE UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO HAVE CONSTRUCTION OF THIS STORMWATER MANAGEMENT FACILITY SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS, WITHIN 30 DAYS AFTER COMPLETION BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER.

Stanley Campbell DATE 8/3/84  
 AMERICAN LEGION - AUGUST RAVEIO POST 195, INC.

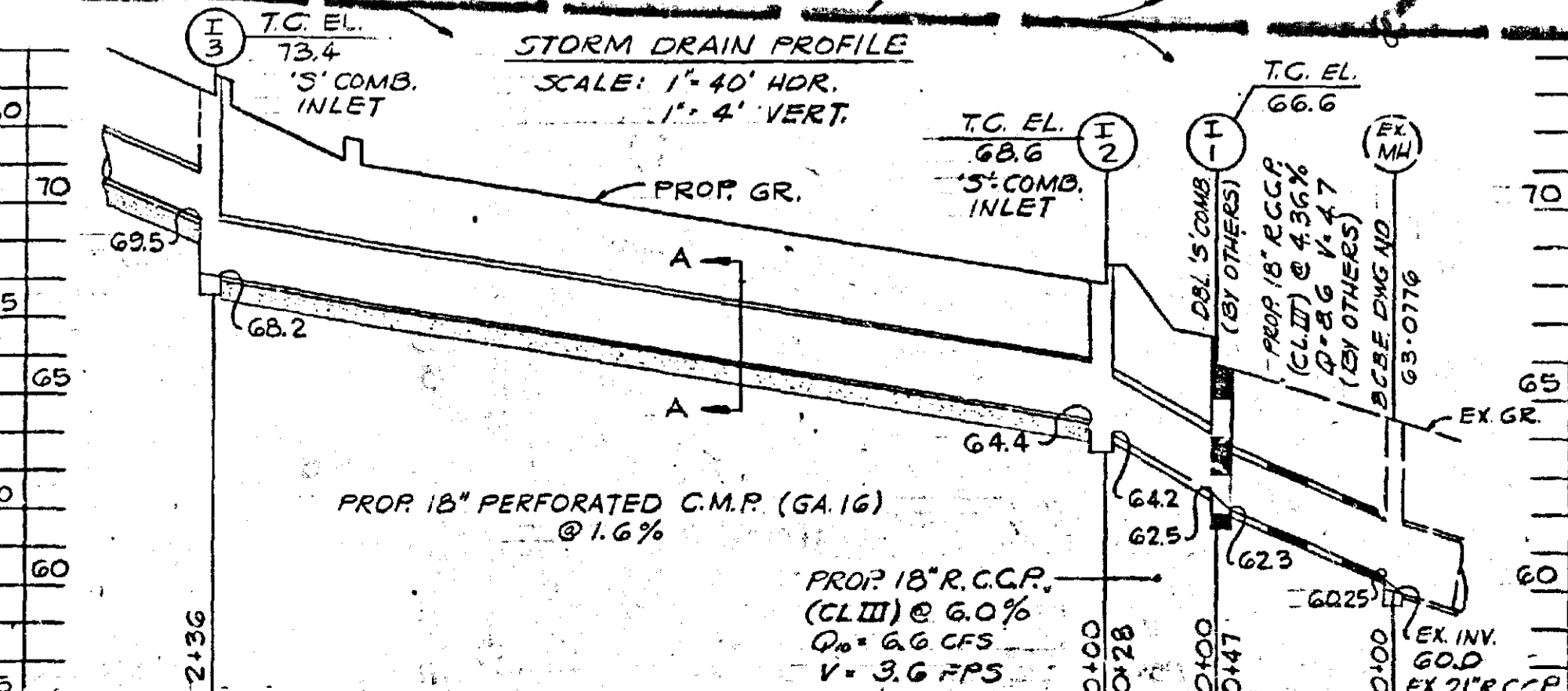
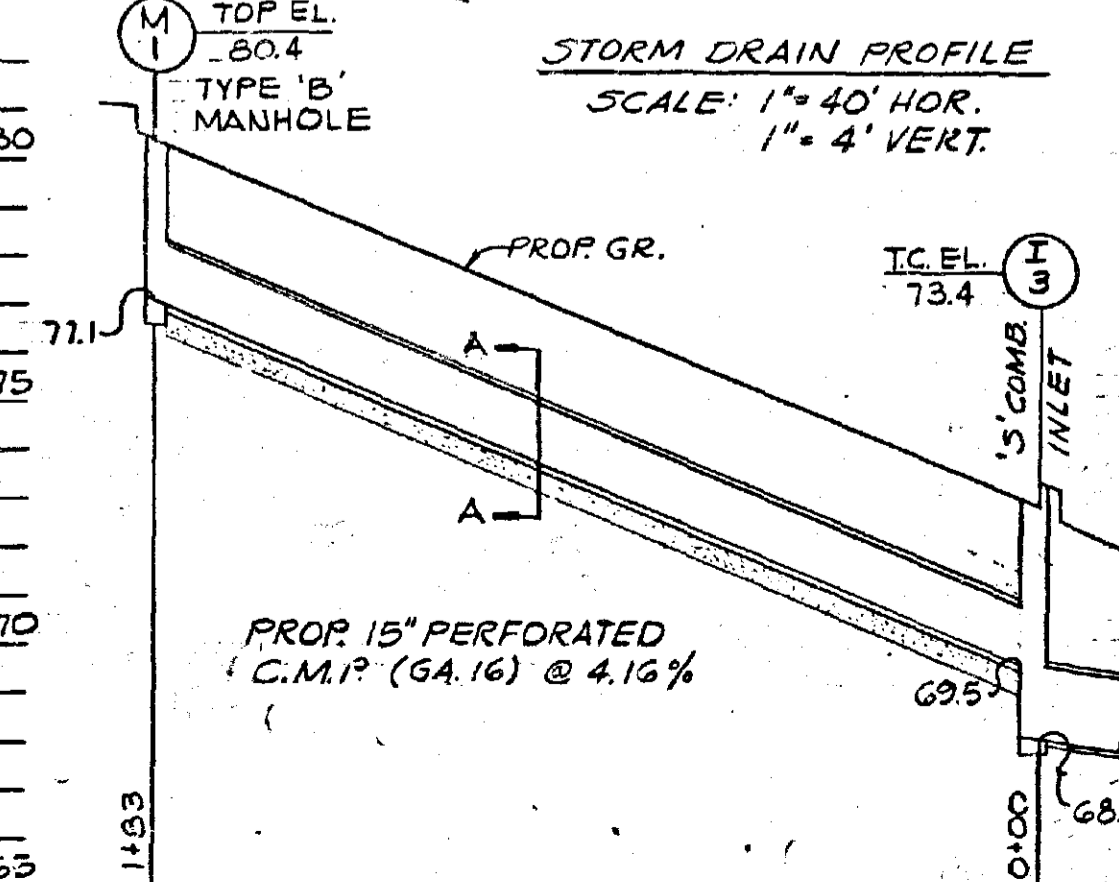
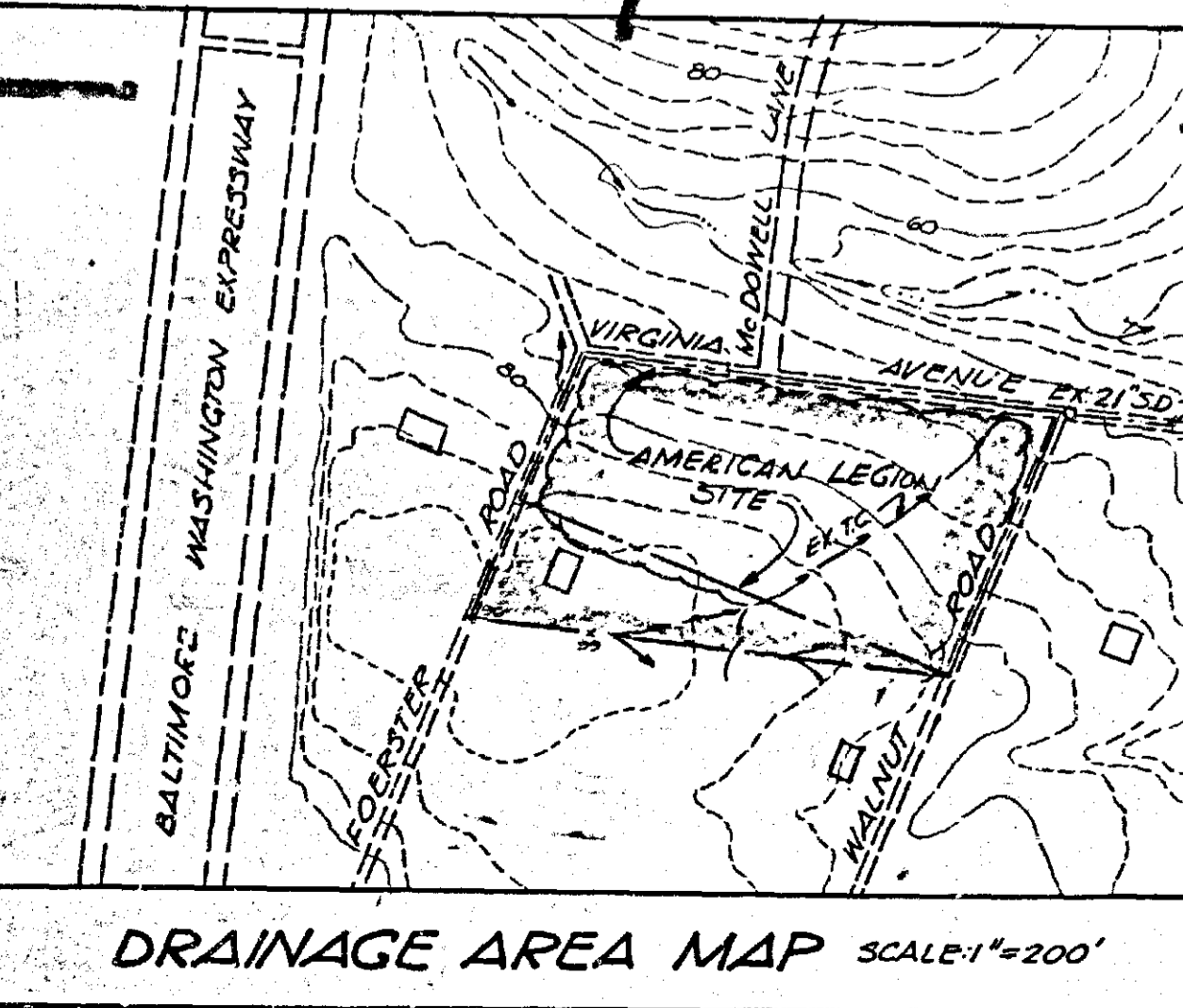
**ENGINEERS' CERTIFICATION**

I HEREBY CERTIFY THAT THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED BY OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF THE BALTO. CO. DEPT. OF PUBLIC WORKS.

Douglas L. Kennedy DATE AUG 8, 1984  
 KCW CONSULTANTS, INC.



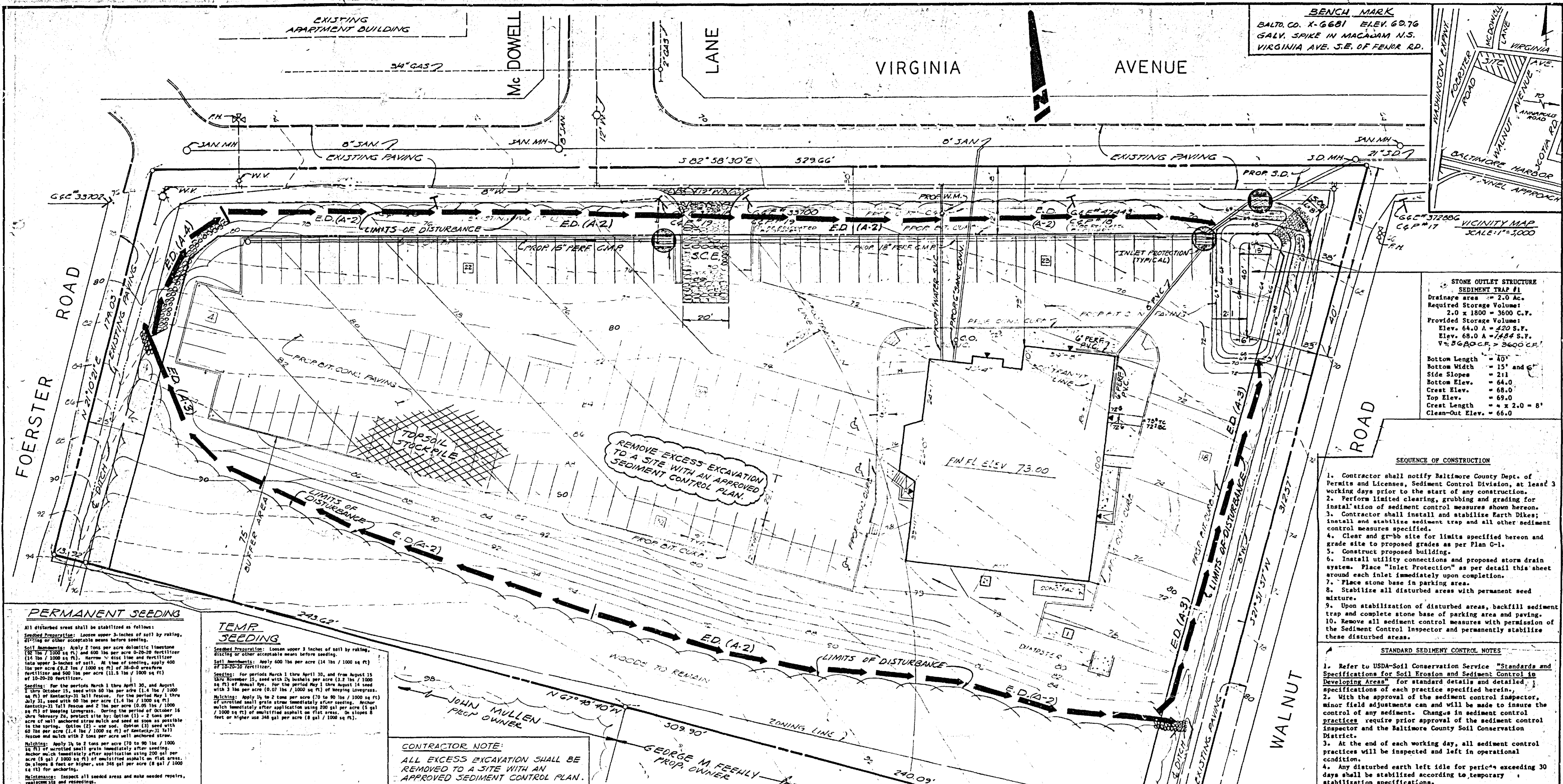
**KCW CONSULTANTS, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 760 FAIRMOUNT AVENUE  
 TOWSONTOWN CENTRE  
 TOWSON, MARYLAND 21204  
 821-0852



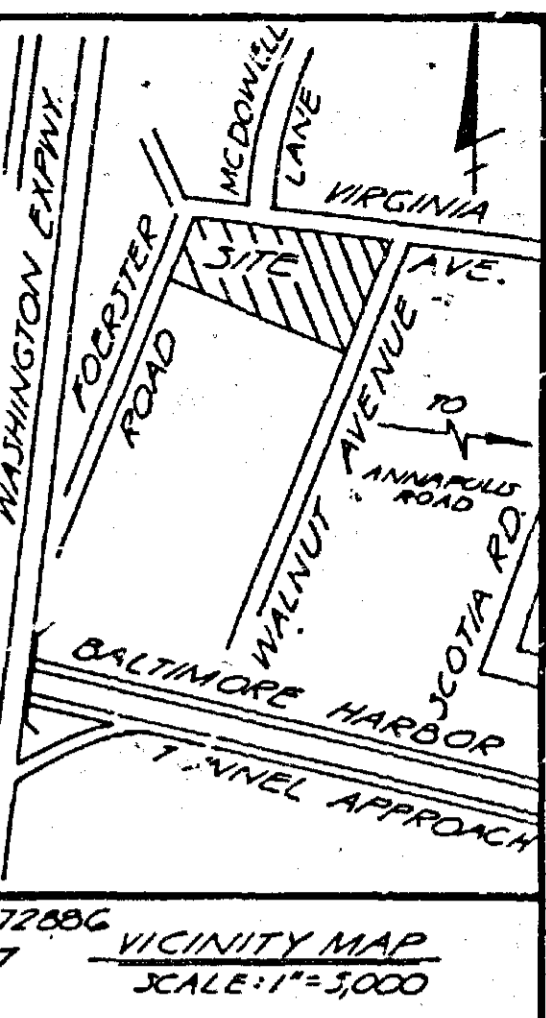
PROPERTY OF  
**THE AMERICAN LEGION DEPT. OF MD.**  
 AUGUST J. RAVEIO POST NO. 195, INC.  
 VIRGINIA AVENUE  
 13TH ELECT. DIST., BALTIMORE COUNTY, MARYLAND

**STORMWATER MANAGEMENT PLAN**

AUGUST 1, 1984 SCALE: 1" = 20' DWG. G-3



**BENCH MARK**  
BALTO. CO. X-6681 ELEV. 69.76  
GALV. SPIKE IN MACADAM N.S.  
VIRGINIA AVE. S.E. OF FENDR RD.



**STONE OUTLET STRUCTURE SEDIMENT TRAP #1**  
Drainage area = 2.0 Ac.  
Required Storage Volume = 2.0 x 1300 = 2600 C.Y.  
Provided Storage Volume = 2.0 x 1300 = 2600 C.Y.  
Elev. 64.0 A = 420 S.F.  
Elev. 68.0 A = 1884 S.F.  
V = 3600 C.F. > 3600 C.F.  
Bottom Length = 40'  
Bottom Width = 15' and 6"  
Side Slopes = 2:1  
Bottom Elev. = 64.0  
Crest Elev. = 68.0  
Top Elev. = 69.0  
Crest Length = 2 x 2.0 = 8'  
Clean-Out Elev. = 66.0

- SEQUENCE OF CONSTRUCTION**
1. Contractor shall notify Baltimore County Dept. of Permits and Licenses, Sediment Control Division, at least 3 working days prior to the start of any construction.
  2. Perform limited clearing, grubbing and grading for installation of sediment control measures shown hereon.
  3. Contractor shall install and stabilize Earth Dikes, install and stabilize sediment trap and all other sediment control measures specified.
  4. Clear and grub site for limits specified hereon and grade site to proposed grades as per Plan G-1.
  5. Construct proposed building.
  6. Install utility connections and proposed storm drain system. Place "Inlet Protection" as per detail this sheet around each inlet immediately upon completion.
  7. Place stone base in parking area.
  8. Stabilize all disturbed areas with permanent seed mixture.
  9. Upon stabilization of disturbed areas, backfill sediment trap and complete stone base of parking area and paving.
  10. Remove all sediment control measures with permission of the Sediment Control Inspector and permanently stabilize these disturbed areas.

- STANDARD SEDIMENT CONTROL NOTES**
1. Refer to USDA-Soil Conservation Service "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" for standard details and detailed specifications of each practice specified herein.
  2. With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.
  3. At the end of each working day, all sediment control practices will be inspected and left in operational condition.
  4. Any disturbed earth left idle for periods exceeding 30 days shall be stabilized according to temporary stabilization specifications.
  5. Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
  6. Dust control will be provided for all disturbed areas. Refer to USDA-Soil Conservation Service "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas", pp 62.01 and 62.02 for acceptable methods and specifications for dust control.
  7. Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

**PERMANENT SEEDING**

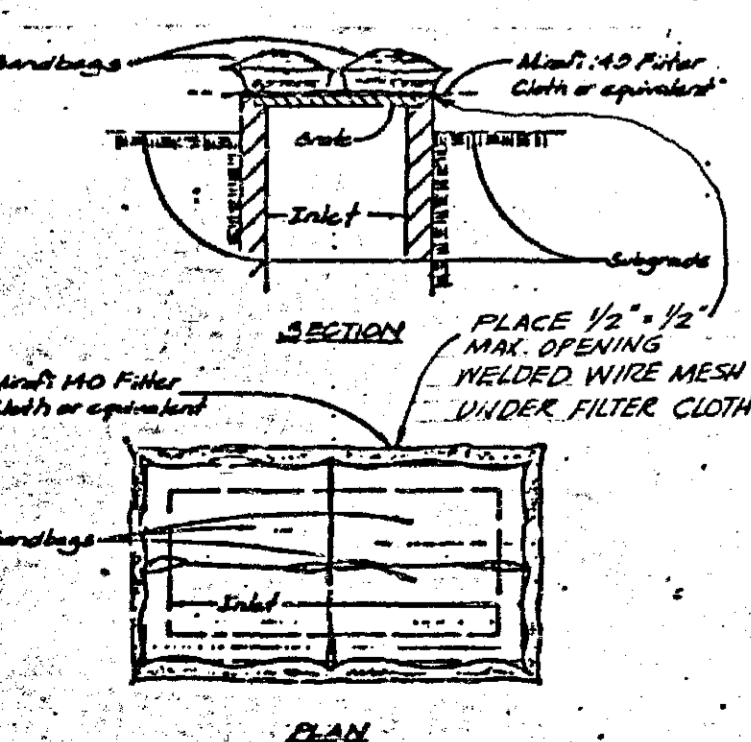
All disturbed areas shall be stabilized as follows:  
**Seeding Preparation:** Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.  
**Soil Amendments:** Apply 2 tons per acre dolomitic limestone (82 lbs / 1000 sq ft) and 600 lbs per acre 0-20-20 fertilizer (14 lbs / 1000 sq ft). Harvest or disc line and fertilizer into upper 3 inches of soil. At time of seeding, apply 400 lbs per acre 4-2 lbs / 1000 sq ft of 36-0-0 water-soluble fertilizer and 500 lbs per acre (11.5 lbs / 1000 sq ft) of 10-20-20 fertilizer.  
**Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs / 1000 sq ft) of Kentucky-31 tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre (1.4 lbs / 1000 sq ft) Kentucky-31 tall Fescue and 2 lbs per acre (0.05 lbs / 1000 sq ft) of creeping Lovegrass. During the period of October 16 thru February 28, seed with 2 tons per acre (40 lbs / 1000 sq ft) of mulch and seed as soon as possible in the spring. Option (1) - use seed Option (2) seed with 60 lbs per acre (1.4 lbs / 1000 sq ft) of Kentucky-31 tall Fescue and mulch with 2 tons per acre well anchored straw.  
**Mulching:** Apply 14 to 2 tons per acre (70 to 90 lbs / 1000 sq ft) of mulched small grain immediately after seeding. Anchor mulch immediately after application using 200 gal per acre (5 gal / 1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 345 gal per acre (8 gal / 1000 sq ft) for anchoring.  
**Maintenance:** Inspect all seeded areas and make needed repairs, replantings and reseeding.

**TEMP SEEDING**

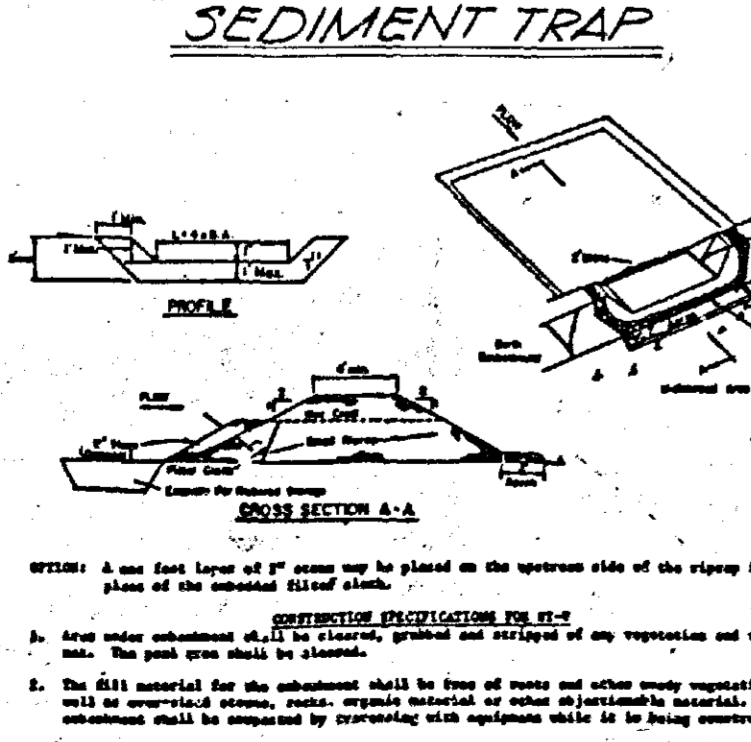
**Seeding Preparation:** Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.  
**Soil Amendments:** Apply 600 lbs per acre (14 lbs / 1000 sq ft) of 10-20-20 Fertilizer.  
**Seeding:** For periods March 1 thru April 30, and from August 15 thru November 15, seed with 2 1/2 bushels per acre (3.2 lbs / 1000 sq ft) of Annual Ryegrass. For the period May 1 thru August 14 seed with 3 lbs per acre (0.07 lbs / 1000 sq ft) of creeping Lovegrass.  
**Mulching:** Apply 14 to 2 tons per acre (70 to 90 lbs / 1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gal per acre (5 gal / 1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 345 gal per acre (8 gal / 1000 sq ft).

**CONTRACTOR NOTE:**  
ALL EXCESS EXCAVATION SHALL BE REMOVED TO A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN.

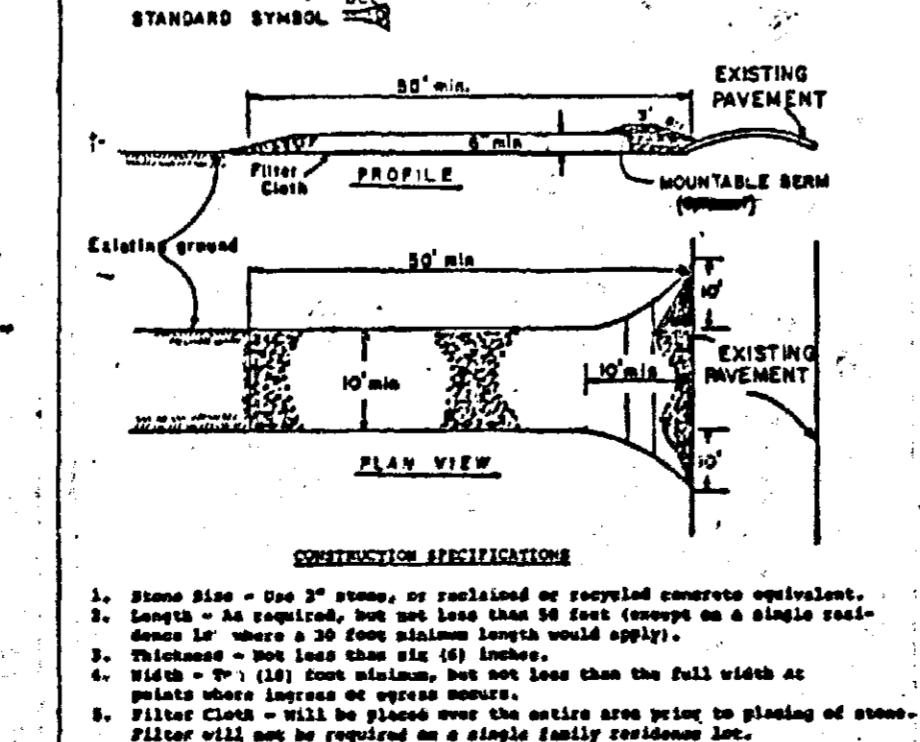
**INLET PROTECTION**



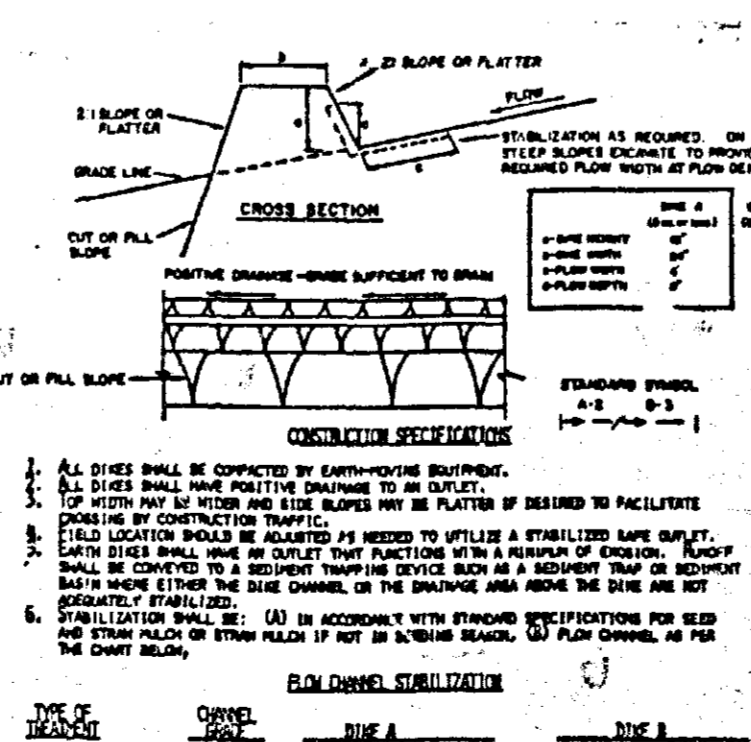
**STONE OUTLET STRUCTURE SEDIMENT TRAP**



**STABILIZED CONSTR. ENTRANCE**



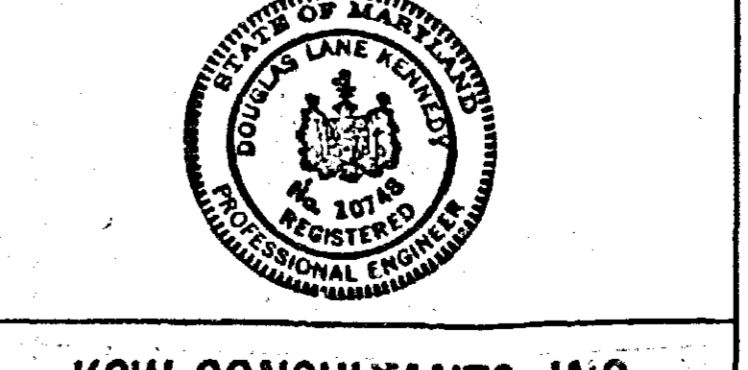
**EARTH DIKE**



**DISTURBED AREA**  
2.0 AC. = 87,000 S.F.

**ENGINEER'S CERTIFICATION**  
I hereby certify that this plan of Sediment Control has been prepared by or under my supervision in accordance with the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas," and meets the minimum standards of the Baltimore County Soil Conservation District.  
Douglas L. Kennedy, PE #10748  
KCW CONSULTANTS, INC. AUG. 8, 1984

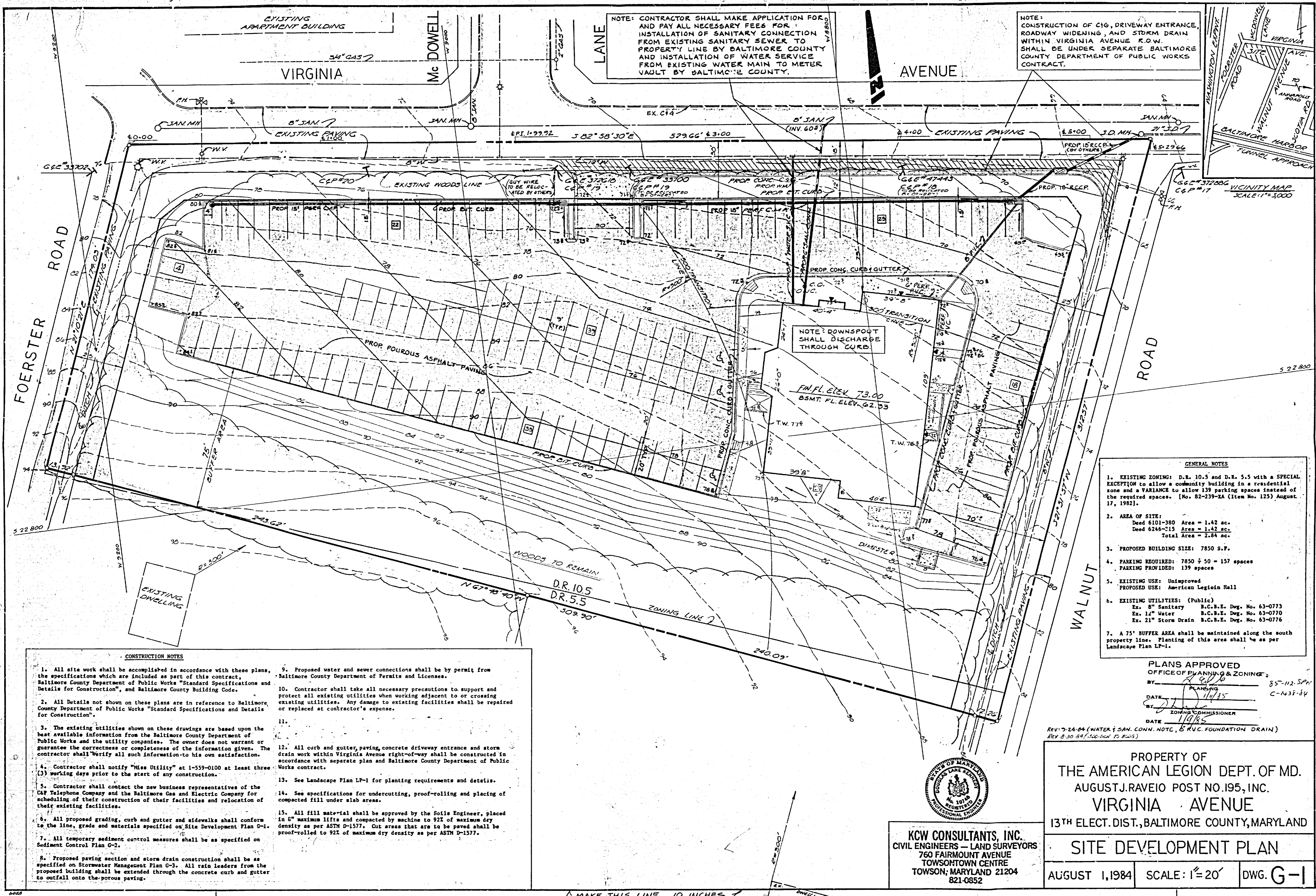
**OWNER'S / DEVELOPER'S CERTIFICATION**  
I hereby certify that all grading, clearing and construction will be accomplished in accordance with this approved plan of Sediment Control, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning this project.  
Stanley Campbell  
AMERICAN LEGION DEPT. OF MD.  
AUGUST J. RAVEIO POST 195, INC. 8/30/84



**KCW CONSULTANTS, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
760 FAIRMOUNT AVENUE  
TOWSONTOWN CENTRE  
TOWSON, MARYLAND 21204  
821-0852

PROPERTY OF  
THE AMERICAN LEGION DEPT. OF MD.  
AUGUST J. RAVEIO POST NO. 195, INC.  
VIRGINIA AVENUE  
13TH ELECT. DIST., BALTIMORE COUNTY, MARYLAND

**SEDIMENT CONTROL PLAN**  
AUGUST 1, 1984 SCALE: 1" = 20' DWG. G-2  
REVISED 9.4.84 PER SCS COMMENTS



NOTE: CONTRACTOR SHALL MAKE APPLICATION FOR AND PAY ALL NECESSARY FEES FOR INSTALLATION OF SANITARY CONNECTION FROM EXISTING SANITARY SEWER TO PROPERTY LINE BY BALTIMORE COUNTY AND INSTALLATION OF WATER SERVICE FROM EXISTING WATER MAIN TO METER VAULT BY BALTIMORE COUNTY.

NOTE: CONSTRUCTION OF C16, DRIVEWAY ENTRANCE, ROADWAY WIDENING, AND STORM DRAIN WITHIN VIRGINIA AVENUE R.O.W. SHALL BE UNDER SEPARATE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CONTRACT.

NOTE: DOWNSPOOT SHALL DISCHARGE THROUGH CURB.

- GENERAL NOTES**
- EXISTING ZONING: D.R. 10.5 and D.R. 5.5 with a SPECIAL EXCEPTION to allow a community building in a residential zone and a VARIANCE to allow 139 parking spaces instead of the required spaces. [No. 82-239-XA (Item No. 125) August 17, 1982].
  - AREA OF SITE:  
Deed 6101-380 Area = 1.42 ac.  
Deed 6246-215 Area = 1.42 ac.  
Total Area = 2.84 ac.
  - PROPOSED BUILDING SIZE: 7850 S.F.
  - PARKING REQUIRED: 7850 ÷ 50 = 157 spaces  
PARKING PROVIDED: 139 spaces
  - EXISTING USE: Unimproved  
PROPOSED USE: American Legion Hall
  - EXISTING UTILITIES: (Public)  
Ex. 8" Sanitary B.C.B.E. Dwg. No. 63-0773  
Ex. 12" Water B.C.B.E. Dwg. No. 63-0770  
Ex. 21" Storm Drain B.C.B.E. Dwg. No. 63-0776
  - A 75' BUFFER AREA shall be maintained along the south property line. Planting of this area shall be as per landscape Plan LP-1.

- CONSTRUCTION NOTES**
- All site work shall be accomplished in accordance with these plans, the specifications which are included as part of this contract, Baltimore County Department of Public Works "Standard Specifications and Details for Construction", and Baltimore County Building Code.
  - All details not shown on these plans are in reference to Baltimore County Department of Public Works "Standard Specifications and Details for Construction".
  - The existing utilities shown on these drawings are based upon the best available information from the Baltimore County Department of Public Works and the utility companies. The owner does not warrant or guarantee the correctness or completeness of the information given. The contractor shall verify all such information to his own satisfaction.
  - Contractor shall notify "Miss Utility" at 1-559-0100 at least three (3) working days prior to the start of any construction.
  - Contractor shall contact the new business representatives of the C&P Telephone Company and the Baltimore Gas and Electric Company for scheduling of their construction of their facilities and relocation of their existing facilities.
  - All proposed grading, curb and gutter and sidewalks shall conform to the line, grade and materials specified on Site Development Plan G-1.
  - All temporary sediment control measures shall be as specified on Sediment Control Plan C-2.
  - Proposed paving section and storm drain construction shall be as specified on Stormwater Management Plan C-3. All rain leaders from the proposed building shall be extended through the concrete curb and gutter to outfall onto the porous paving.
  - Proposed water and sewer connections shall be by permit from Baltimore County Department of Permits and Licenses.
  - Contractor shall take all necessary precautions to support and protect all existing utilities when working adjacent to or crossing existing utilities. Any damage to existing facilities shall be repaired or replaced at contractor's expense.
  - See Landscape Plan LP-1 for planting requirements and details.
  - See specifications for undercutting, proof-rolling and placing of compacted fill under slab areas.
  - All fill material shall be approved by the Soils Engineer, placed in 8" maximum lifts and compacted by machine to 92% of maximum dry density as per ASTM D-1577. Cut areas that are to be paved shall be proof-rolled to 92% of maximum dry density as per ASTM D-1577.

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 1/14/85  
ZONING COMMISSIONER



**KWC CONSULTANTS, INC.**  
CIVIL ENGINEERS — LAND SURVEYORS  
760 FAIRMOUNT AVENUE  
TOWSON TOWN CENTRE  
TOWSON, MARYLAND 21204  
821-0852

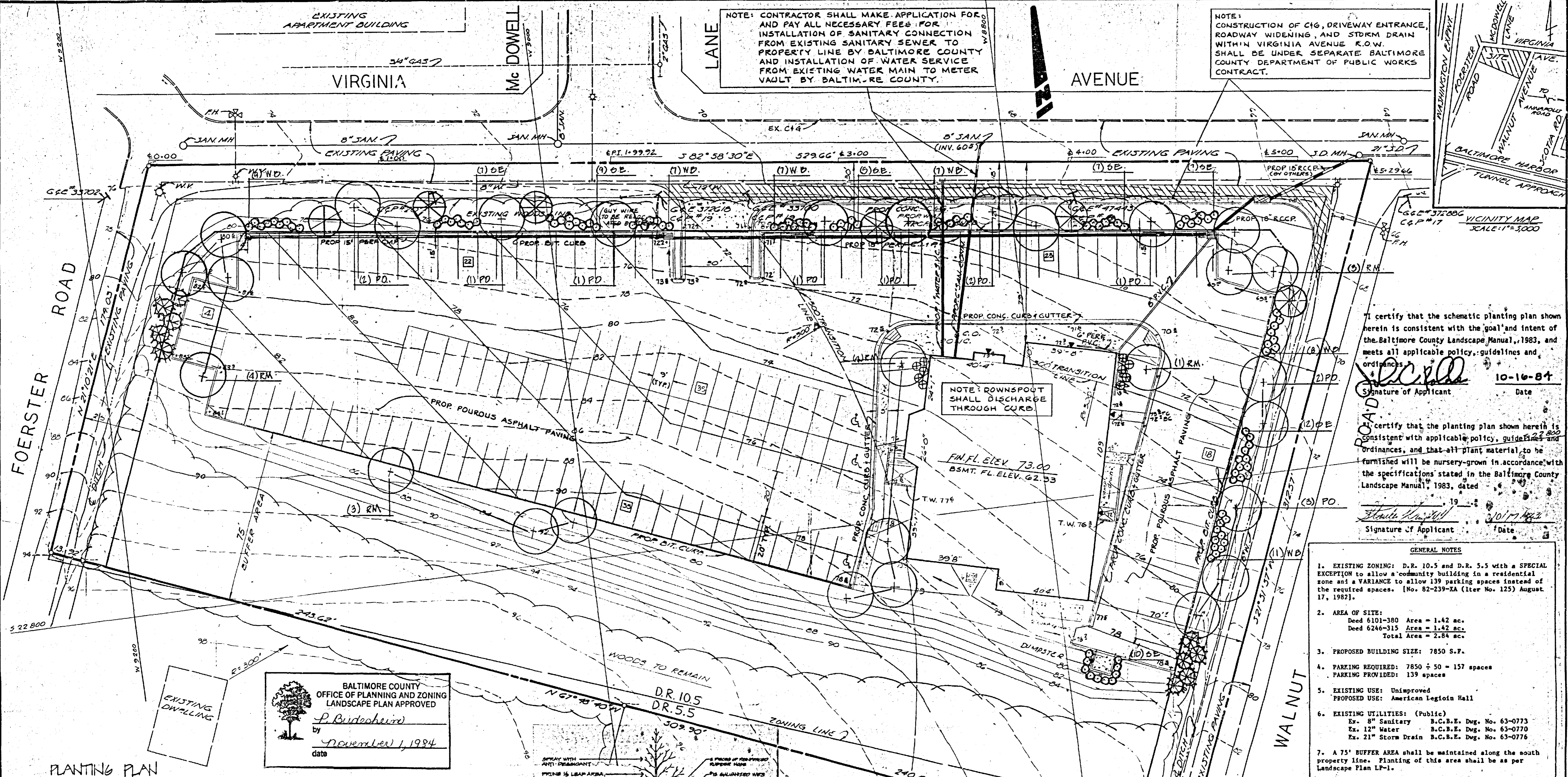
PROPERTY OF  
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AUGUST J. RAVEIO POST NO. 195, INC.  
VIRGINIA AVENUE  
13TH ELECT. DIST., BALTIMORE COUNTY, MARYLAND

**SITE DEVELOPMENT PLAN**

AUGUST 1, 1984 SCALE: 1" = 20' DWG. G-1

MAKE THIS LINE 10 INCHES

MAKE THIS LINE 9 INCHES

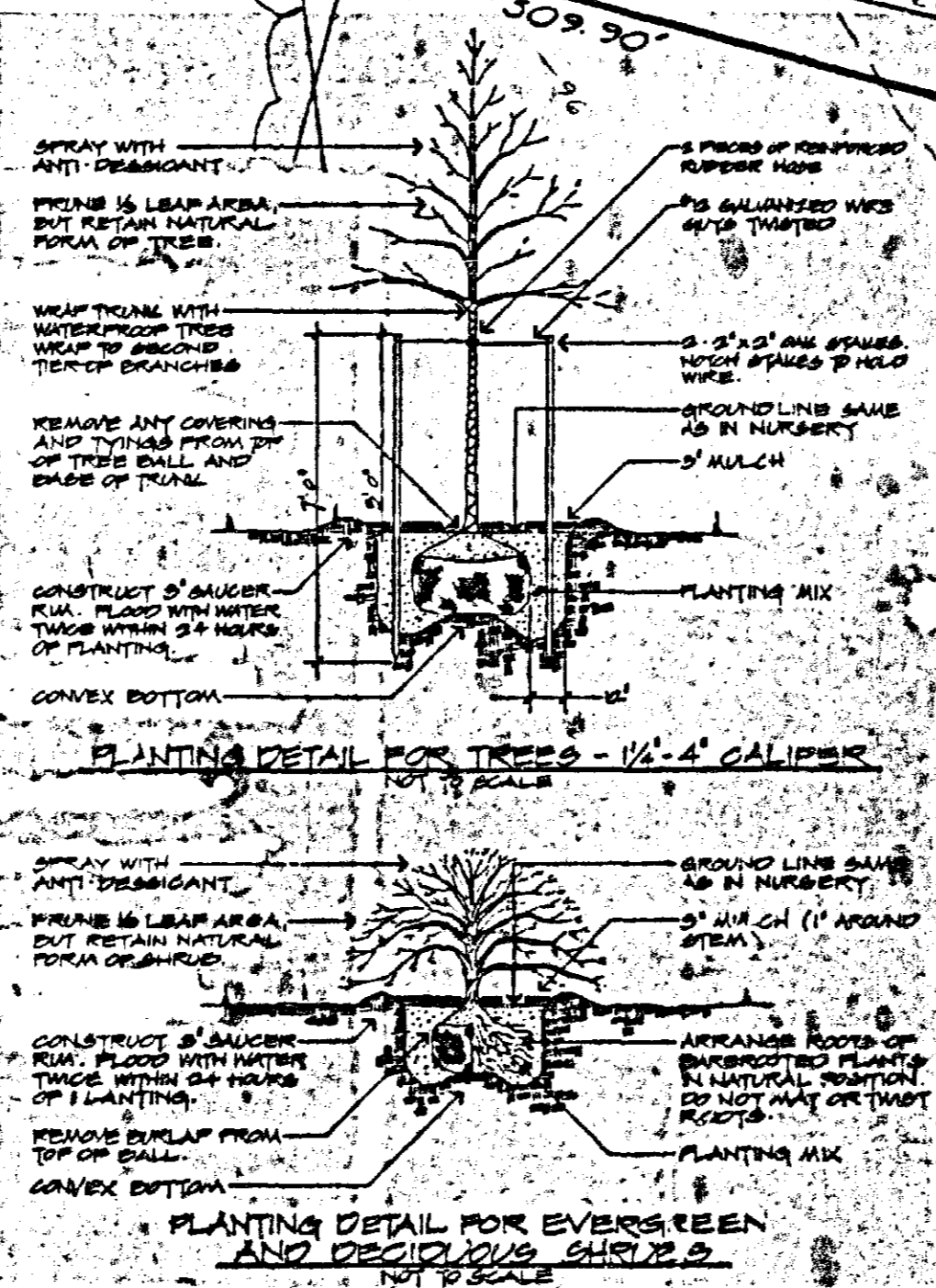


BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
LANDSCAPE PLAN APPROVED  
by P. Burdick  
date November 1, 1984

**PLANTING PLAN**

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
R.M.	15	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2-2 1/2' CAL	B & D	
PO.	14	QUERCUS PALUSTRIS PIN OAK	2-2 1/2' CAL	B & D	
SE	47	PIRUS STROBUS EASTERN WHITE P.H.	4-5' HT.	B & D	SPACE 6' O.C.
WD	49	EUCONYMUS GIBBOLDIANA SIEBOLD EUCONYMUS	2 1/2-3' HT.	CAH	SPACE 3' O.C.
WD	10	EUCONYMUS ALATUS COMPACTA COMPACT WINGED EUCONYMUS	2 1/2-3' HT.	CAH	SPACE 4' O.C.
WD	49	BERBERIS JULIANAE WINTERGREEN BARBERRY	2 1/2-3' HT.	CAH	SPACE 3' O.C.
WD	6	AMELANCHIER CANADENSIS LILAC BERRY	1 1/2-2' CAL	B & D	

NOTE: CONTRACTOR TO NOTIFY MISS UTILITY A MIN. OF 72 HOURS PRIOR TO DIGGING.



**LANDSCAPE REQUIREMENTS**

- 1) 1015' ROAD FRONTAGE - 40' = 25.88  
134 PARKING SPACES - 12 = 11.68  
TOTAL TREES REQ'D = 37
- 2) 8' WIDE PLANTED AREA ALONG WALNUT & FOERSTER ROAD & VIRGINIA AVE.
- 3) 5' HIGH EVERGREEN SCREEN BETWEEN PARKING & PUBLIC RDS.
- 4) EXISTING WOODED AREA BETWEEN SITE & NEIGHBORS TO THE SOUTH TO REMAIN.
- 5) 5' HIGH EVERGREEN SHRUB SCREEN AROUND DUMPSTER.
- 6) TREES PROVIDED = 37

- GENERAL NOTES**
1. EXISTING ZONING: D.R. 10.5 and D.R. 5.5 with a SPECIAL EXCEPTION to allow a community building in a residential zone and a VARIANCE to allow 139 parking spaces instead of the required spaces. (No. 82-239-XA (lter No. 125) August 17, 1982).
  2. AREA OF SITE:  
Deed 6101-380 Area = 1.42 ac.  
Deed 6246-315 Area = 1.42 ac.  
Total Area = 2.84 ac.
  3. PROPOSED BUILDING SIZE: 7850 S.F.
  4. PARKING REQUIRED: 7850 ÷ 50 = 157 spaces  
PARKING PROVIDED: 139 spaces
  5. EXISTING USE: Unimproved  
PROPOSED USE: American Legion Hall
  6. EXISTING UTILITIES: (Public)  
Ex. 8" Sanitary B.C.B.E. Dug. No. 63-0773  
Ex. 12" Water B.C.B.E. Dug. No. 63-0770  
Ex. 21" Storm Drain B.C.B.E. Dug. No. 63-0776
  7. A 75' BUFFER AREA shall be maintained along the south property line. Planting of this area shall be as per Landscape Plan LP-1.

**HUMAN & ROHDE, INC.**  
Landscape Architects  
110 E. Pennsylvania Avenue  
Towson, Maryland 21204  
[301] 825-3885

PROPERTY OF  
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VIRGINIA AVENUE  
13TH ELECT. DIST., BALTIMORE COUNTY, MARYLAND

LANDSCAPE PLAN  
AUGUST 1, 1984 SCALE: 1" = 20' LP-1

PERMIT NO. 67331  
CONTRACT NO. C-1438-84  
85-112-S/H  
C-1438-84

REV: 7-24-84 (WATER & SAN. CONN. NOTE, 5' P.V.C. FOUNDATION DRAIN)  
REV 8-30-84 (ADDITION TO RULES)