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# COVER SHEET

# MARYLAND SCHOOL FOR THE BLIND

## GYMNASIUM AND POOL BUILDING
## PAVILION STORAGE BUILDING - PHASE 2
## BCNR-11731

BALTIMORE, MARYLAND

APPROVED
Forest Conservation (BOS)
Stormwater Management (DPW)
Erosion and Sediment Control (DPW)
Project ID: BCNR-11731
Approved Date: 9/26/2025

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### SEQUENCE OF OPERATIONS/CONSTRUCTION PHASE 1:
SIPPLE POOL DEMOLITION
APPROVED UNDER BCNR-11357

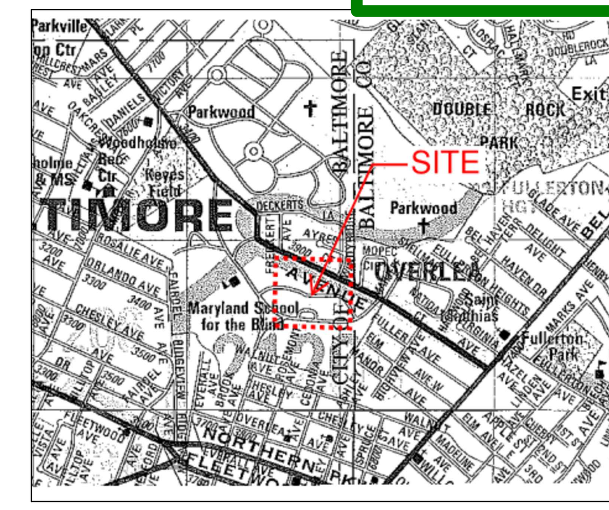
1. OBTAIN ALL REQUIRED PERMITS.
2. SUBMIT A WRITTEN NOTIFICATION TO: THE DEPARTMENT OF PUBLIC WORKS, OFFICE OF RESEARCH AND ENVIRONMENTAL PROTECTION: 3001 DRUID PARK DRIVE, ROOM 228, BALTIMORE, MARYLAND 21215, PHONE NUMBER, 410-396-0732, DPW.ESCINSPECTIONS@BALTIMORECITY.GOV, AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION STATING:
   A. A REQUEST FOR A PRECONSTRUCTION MEETING
   B. WHEN CONTRACTOR INTENDS TO START CONSTRUCTION
   C. SOURCE OF BORROW MATERIAL
   D. LOCATION OF DISPOSAL OF AREA OF SITE MATERIAL
   E. CONTRACTOR'S TENTATIVE CLOSING DATE
3. PROVIDE SURVEY AND LAYOUT OF THE LIMIT OF DISTURBANCE (LOD) AND EROSION & SEDIMENT CONTROL (ESC) DEVICES. THE LOD MUST BE FIELD MARKED WITH BLAZE ORANGE PLASTIC FENCING PRIOR TO AND INSPECTED AT THE PRE-CONSTRUCTION MEETING.
4. CONDUCT ON-SITE PRE-CONSTRUCTION MEETING WITH ALL PARTIES TO DISCUSS ISSUES INCLUDING, BUT NOT LIMITED TO MEANS AND METHODS, LIMITS OF WORK RESPONSIBILITIES, AND TO INSPECT THE SITE FOR ANY UNFORESEEN CONDITIONS.
5. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, PERFORM LIMITED DEMOLITION AND ROUGH GRADING TO FACILITATE THE INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE (SCE), WASH RACK (WR), FILTER LOG (FL-18), AND TEMPORARY HAUL ROAD.
6. PERFORM CLEARING AND GRUBBING AS NECESSARY TO INSTALL EROSION & SEDIMENT CONTROL DEVICES.
7. CONSTRUCT EROSION & SEDIMENT CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, SUPER SILT FENCE (SSF), STONE CHECK DAMS (CD), INLET PROTECTION (IP). STABILIZE AS NECESSARY.
8. BUILDING DEMOLITION MAY COMMENCE. DEWATERING ASSOCIATED WITH EXCAVATION MAY REQUIRE A WATER APPROPRIATIONS PERMIT FROM MDE.
9. TEMPORARILY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
10. COMPLETE DEMOLITION OF BUILDINGS AND SIDEWALKS.
11. COMPLETE FINE GRADING AND TOPSOIL OF PROPOSED LAWN AND PLANTING AREAS. INSTALL LANDSCAPE PLANT MATERIAL. COMPLETE SEEDING AND MULCHING OF LAWN AREAS. PERMANENTLY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
12. UPON PERMANENT STABILIZATION OF THE ENTIRE SITE AND WITH WRITTEN APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES. FINE GRADE, SOD OR SEED AND MULCH AREAS DISTURBED IN REMOVAL.
13. IF PROJECT DOES NOT PROGRESS TO THE NEW GYM/POOL CONSTRUCTION, AND WITH INSPECTORS WRITTEN APPROVAL, CONTRACTOR TO FILE NOTICE TO TERMINATE (NOT) TO MDE AND CLOSE ANY APPLICABLE PERMITS. OTHERWISE, WITH THE WRITTEN PERMISSION OF THE ESC INSPECTOR, PROCEED TO ESC PHASE 2.

### SEQUENCE OF OPERATIONS/CONSTRUCTION PHASE 2:
(APPROVED UNDER BCNR-11731)

1. OBTAIN ALL REQUIRED PERMITS.
2. SUBMIT A WRITTEN NOTIFICATION TO: THE DEPARTMENT OF PUBLIC WORKS, OFFICE OF RESEARCH AND ENVIRONMENTAL PROTECTION: 3001 DRUID PARK DRIVE, ROOM 228, BALTIMORE, MARYLAND 21215, PHONE NUMBER, 410-396-0732, DPW.ESCINSPECTIONS@BALTIMORECITY.GOV, AT LEAST 72 HOURS PRIOR TO START OF PHASE 2 CONSTRUCTION STATING:
   A. A REQUEST FOR A PRECONSTRUCTION MEETING
   B. WHEN CONTRACTOR INTENDS TO START CONSTRUCTION
   C. SOURCE OF BORROW MATERIAL
   D. LOCATION OF DISPOSAL OF AREA OF SITE MATERIAL
   E. CONTRACTOR'S TENTATIVE CLOSING DATE
3. PROVIDE SURVEY AND LAYOUT OF THE LIMIT OF DISTURBANCE (LOD) AND EROSION & SEDIMENT CONTROL (ESC) DEVICES. THE LOD MUST BE FIELD MARKED WITH BLAZE ORANGE PLASTIC FENCING PRIOR TO AND INSPECTED AT THE PRE-CONSTRUCTION MEETING.
4. CONDUCT ON-SITE PRE-CONSTRUCTION MEETING WITH ALL PARTIES TO DISCUSS ISSUES INCLUDING, BUT NOT LIMITED TO MEANS AND METHODS, LIMITS OF WORK RESPONSIBILITIES, AND TO INSPECT THE SITE FOR ANY UNFORESEEN CONDITIONS.
5. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, PERFORM LIMITED DEMOLITION AND ROUGH GRADING TO FACILITATE THE INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE (SCE), TEMPORARY STONE HAUL ROAD AND ASSOCIATED TEMPORARY MATERIALS, WASH RACK (WR), FILTER LOG (FL-18).
6. PERFORM CLEARING AND GRUBBING AS NECESSARY TO INSTALL EROSION & SEDIMENT CONTROL DEVICES.
7. CONSTRUCT EROSION & SEDIMENT CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, CHECK DAMS (CD), SUPER SILT FENCE (SSF), INLET PROTECTION (IP). STABILIZE AS NECESSARY. TEMPORARILY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
8. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB REMAINING PORTIONS OF THE SITE WITHIN ESC PHASE 2 AND BEGIN ROUGH GRADING.
9. BEGIN BUILDING CONSTRUCTION.
10. CONCURRENT WITH STEP #9, ROUGH GRADE AREA TO CONSTRUCT NEW ROADS, CURBS, AND SIDEWALKS. BEGIN CONSTRUCTION OF NEW ROADS, AND SIDEWALKS.
11. CONCURRENT WITH STEP #10, REMOVE SCE INSTALLED IN ESC PHASE 1 AND BEGIN CONSTRUCTION OF NEW STORM DRAINS ASSOCIATED WITH THE STORMWATER MANAGEMENT (SWM) FACILITIES. INSTALL INLET PROTECTION AS IMMEDIATELY UPON INSTALLATION. INSTALL OUTFALLS, PIPES, UNDERGROUND STORAGE AND MWS CONCRETE STRUCTURES FOR MWS FACILITIES #1, 2, 3, 4, 5, 7, AND 8. DO NOT INSTALL ANY FILTER MEDIA. SEE STEP #17 BELOW. SEE THE SWM SEQUENCE OF CONSTRUCTION (SHEETS C701-708).
12. CONCURRENT WITH STEP #9, INSTALL REMAINING LINEAR UTILITIES PER PLANS. PROVIDE INLET PROTECTION AS SHOWN ON PLANS THE SAME DAY INLETS BECOME FUNCTIONAL.
13. ROUGH GRADE SITE FOR REMAINING NEW SIDEWALK AND SWM FACILITIES. TEMPORARILY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
14. UPON SUBSTANTIAL COMPLETION OF BUILDING, CONNECT BUILDING DOWNSPOUTS AND ROOF DRAINAGE TO UNDERGROUND STORAGE FACILITIES.
15. COMPLETE CONSTRUCTION OF NEW ROADS, CURBS, AND SIDEWALKS.
16. COMPLETE FINE GRADING AND TOPSOIL OF PROPOSED LAWN AND PLANTING AREAS. INSTALL LANDSCAPE PLANT MATERIAL. COMPLETE SEEDING AND MULCHING OF LAWN AREAS. PERMANENTLY STABILIZE AREAS DISTURBED DURING THIS PROCESS. UPON PERMANENT STABILIZATION OF ALL UPSTREAM AREAS, REMOVE ALL SEDIMENT AND DEBRIS FROM STORM DRAIN SYSTEM.
17. UPON STABILIZATION OF ALL UPSTREAM AREAS, AND WITH THE WRITTEN APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, BEGIN CONVERSION OF MODULAR WETLAND FACILITIES MWS#1-5, 7, & 8. SEE SWM SEQUENCE OF CONSTRUCTION ON SHEET C-700. INSTALL FILTER MEDIA AND PERFORM MANUFACTURER'S COMMISSIONING. COMPLETE AS-BUILT TABLES AND CERTIFICATION. WITHIN 30 DAYS OF THE COMPLETION OF THE SWM FACILITY, SUBMIT FINAL AS-BUILT DOCUMENTS THROUGH THE CITY'S PROJECTDOX SYSTEM.
18. CONCURRENT WITH STEPS 14 & 15, AND WITH THE WRITTEN PERMISSION OF THE ESC INSPECTOR, REMOVE REMAINING ESC DEVICES AND IMMEDIATELY SOD OR SEED AND MULCH AREAS DISTURBED DURING REMOVAL WITH PERMANENT STABILIZATION. PROCEED TO ESC PHASE 3.

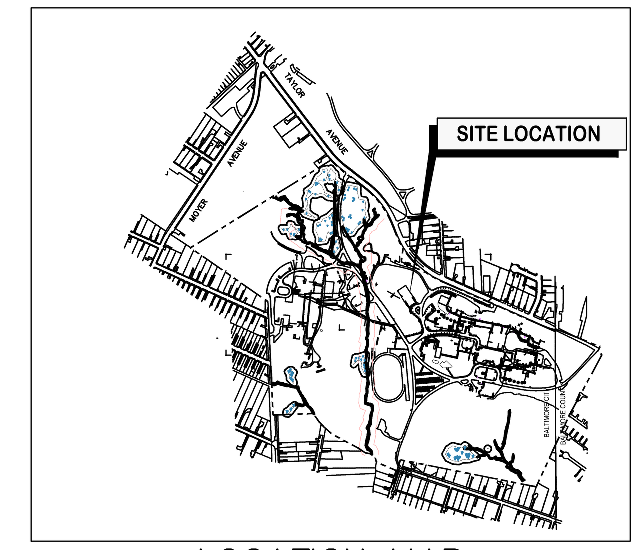
### SEQUENCE OF OPERATIONS/CONSTRUCTION PHASE 3:
(APPROVED UNDER BCNR-11731)

1. PROVIDE SURVEY AND LAYOUT OF THE LIMIT OF DISTURBANCE (LOD) AND EROSION & SEDIMENT CONTROL (ESC) DEVICES. THE LOD MUST BE FIELD MARKED WITH BLAZE ORANGE PLASTIC FENCING PRIOR TO AND INSPECTED BY THE ESC INSPECTOR.
2. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, PERFORM LIMITED DEMOLITION AND ROUGH GRADING TO FACILITATE THE INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE (SCE), WASH RACK (WR), FILTER LOG (FL-18).
3. PERFORM CLEARING AND GRUBBING AS NECESSARY TO INSTALL EROSION & SEDIMENT CONTROL DEVICES.
4. CONSTRUCT EROSION & SEDIMENT CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, CHECK DAMS (CD), SUPER SILT FENCE (SSF), INLET PROTECTION (IP). STABILIZE AS NECESSARY. TEMPORARILY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
5. WITH THE WRITTEN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, DEMOLISH THE EXISTING KNEFELY GYMNASIUM BUILDING AND ASSOCIATED UTILITIES. CLEAR AND GRUB REMAINING PORTIONS OF THE SITE AND BEGIN ROUGH GRADING.
6. BEGIN PAVILION BUILDING CONSTRUCTION.
7. CONCURRENT WITH STEP #6, ROUGH GRADE AREA TO CONSTRUCT ROAD REPAIRS, CURBS, AND SIDEWALKS. BEGIN CONSTRUCTION OF ROADS, AND SIDEWALKS.
8. CONCURRENT WITH STEP #7, BEGIN CONSTRUCTION OF NEW STORM DRAINS ASSOCIATED WITH THE STORMWATER MANAGEMENT (SWM) FACILITY. INSTALL INLET PROTECTION IMMEDIATELY UPON INSTALLATION. INSTALL OUTFALLS, PIPES, UNDERGROUND STORAGE AND MWS CONCRETE STRUCTURE FOR MWS FACILITY #6. DO NOT INSTALL ANY FILTER MEDIA. SEE STEP #14 BELOW. SEE THE SWM SEQUENCE OF CONSTRUCTION (SHEETS C701-708).
9. CONCURRENT WITH STEP #7, INSTALL REMAINING LINEAR UTILITIES PER PLANS. PROVIDE INLET PROTECTION AS SHOWN ON PLANS THE SAME DAY INLETS BECOME FUNCTIONAL.
10. ROUGH GRADE SITE FOR REMAINING NEW SIDEWALK. TEMPORARILY STABILIZE AREAS DISTURBED DURING THIS PROCESS.
11. UPON SUBSTANTIAL COMPLETION OF BUILDING, CONNECT BUILDING DOWNSPOUTS AND ROOF DRAINAGE TO UNDERGROUND STORAGE FACILITIES.
12. COMPLETE CONSTRUCTION OF ROADS, CURBS, AND SIDEWALKS.
13. COMPLETE FINE GRADING AND TOPSOIL OF PROPOSED LAWN AND PLANTING AREAS. INSTALL LANDSCAPE PLANT MATERIAL. COMPLETE SEEDING AND MULCHING OF LAWN AREAS. PERMANENTLY STABILIZE AREAS DISTURBED DURING THIS PROCESS.UPON PERMANENT STABILIZATION OF ALL UPSTREAM AREAS, REMOVE ALL SEDIMENT AND DEBRIS FROM STORM DRAIN SYSTEM.
14. UPON STABILIZATION OF ALL UPSTREAM AREAS, AND WITH THE WRITTEN APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, BEGIN CONVERSION OF MODULAR WETLAND FACILITY MWS#6. SEE SWM SEQUENCE OF CONSTRUCTION ON SHEET C-706. INSTALL FILTER MEDIA AND PERFORM MANUFACTURER'S COMMISSIONING. COMPLETE AS-BUILT TABLES AND CERTIFICATION. WITHIN 30 DAYS OF THE COMPLETION OF THE SWM FACILITY, SUBMIT FINAL AS-BUILT DOCUMENTS THROUGH THE CITY'S PROJECTDOX SYSTEM.
15. UPON PERMANENT STABILIZATION OF THE ENTIRE SITE AND WITH WRITTEN APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES. IMMEDIATELY SOD OR SEED AND MULCH AREAS DISTURBED DURING REMOVAL WITH PERMANENT STABILIZATION .
16. AS REQUIRED, WITH INSPECTORS WRITTEN APPROVAL, CONTRACTOR TO FILE NOTICE OF TERMINATION (NOT) TO MDE AND CLOSE ANY APPLICABLE PERMITS.




BALTIMORE COUNTY ADC MAP 28
PERMITTED USE No. 21009264

VICINITY MAP
1"=2,000'




LOCATION MAP
1"=1,000'

**ENGINEERS CERTIFICATION**
**I DO HEREBY CERTIFY THAT THIS PLAN FOR EROSION 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 OFFICE OF RESEARCH AND ENVIRONMENTAL PROTECTION.**

| | | |
|---|---|---|
| JUDITH A. CARROLL | *Judith A. Carroll* | 4/7/2025 |
| **PRINT NAME** | **SIGNATURE** | **DATE** |
| 215 SCHILLING CIRCLE | 410-785-7423 | |
| **ADDRESS** | **TELEPHONE NUMBER** | |

**OWNER'S/DEVELOPER'S CERTIFICATION**
**I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN IN 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.**

| | | |
|---|---|---|
| Joseph Ribero | *Joseph Ribero* | 2-27-25 |
| **PRINT NAME** | **SIGNATURE** | **DATE** |
| 55 Gwynns Mill Court Owings Mills Md. 21117 | 410-356-4200 | |
| **ADDRESS** | **TELEPHONE NUMBER** | |

**OWNER'S/DEVELOPER'S CERTIFICATION**
**I/WE DO HEREBY CERTIFY THAT ANY CLEARING, GRADING , CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED PLAN AND ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF ATTENDANCE AT AN APPROVED MARYLAND DEPARTMENT OF THE ENVIRONMENTAL SEDIMENT AND EROSION CONTROL TRAINING PROGRAM PRIOR TO THE BEGINNING OF WORK. THE CITY'S DPW AND DHCD AND MDE WILL BE ALLOWED RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION.**

| | | |
|---|---|---|
| Joseph Ribero | *Joseph Ribero* | 2-27-25 |
| **PRINT NAME** | **SIGNATURE** | **DATE** |
| 55 Gwynns Mill Court Owings Mills Md. 21117 | 410-356-4200 | |
| **ADDRESS** | **TELEPHONE NUMBER** | |

**MAINTENANCE AND LIABILITY**
**MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY AND APPURTENANT DRAINAGE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL ALSO BE FULLY LIABLE FOR ALL DAMAGE 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.**

| | | |
|---|---|---|
| William H. McCubbin Jr. | *William H McCubbin* | 2-27-25 |
| **PRINT NAME** | **SIGNATURE** | **DATE** |
| 3501 Taylor Ave, Baltimore Md 21236 | 410-444-5000 X 237 | |
| **ADDRESS** | **TELEPHONE NUMBER** | |

TOTAL PROPERTY AREA: 93.148 AC.
TOTAL LOD: 191,521 S.F. (4.397 AC.)
TOTAL EARTHWORK CUT*: 7,100 CY
TOTAL EARTHWORK FILL*: 4,000 CY
BORROW WASTE LOCATION: TBD

*EARTHWORK QUANTITIES ARE GIVEN FOR ESC REVIEW ONLY. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITY CALCULATIONS FOR THE PURPOSE OF PROJECT BIDDING. THE ENGINEER OFFERS NO WARRANTY OR GUARANTEE OF QUANTITIES THAT MAY ACTUALLY BE ENCOUNTERED IN THE FIELD.


ENGINEER / DESIGNED BY:
CARROLL ENGINEERING, INC
215 SCHILLING CIRCLE SUITE 102
HUNT VALLEY, MD 21031
TEL: 410-785-7423
FAX: 410-771-1313

OWNER/APPLICANT/DEVELOPER
MARYLAND SCHOOL FOR THE BLIND
3501 TAYLOR AVENUE
BALTIMORE, MD 21236
OWNER REP.: MR. ROB HAIR
PH: 410-444-5000


8 DIGIT WATERSHED CODE: 02130901 (BACK RIVER)

BCNR-11731

NEW DEVELOPMENT

IF THIS DRAWING IS NOT 30"X42" IT IS A REDUCED PRINT


MCA | ARCHITECTURE
Architecture | Interior Design | Planning
Marshall Craft Associates, Inc.
2031 Clipper Park Road, Suite 105
Baltimore, Maryland 21211
410.532.3131 | www.mca.design
MCA PROJECT NO.: 22165
PROJECT MANAGER: | PROJECT DESIGNER:

MECHANICAL, ELECTRICAL
BKM ASSOCIATES, INC.
410.323.0600
CIVIL/ STRUCTURAL ENGINEERING
CARROLL ENGINEERING, INC.
410.785.7423
AQUATICS DESIGN
COUNSILMAN HUNSAKER
314.894.1245
FIRE PROTECTION, PLUMBING
WFT ENGINEERING
301.230.0811
AV, IT, TELECOM, ACOUSTICS, SECURITY
NV5
301.990.6006


SEAL:
STATE OF MARYLAND
JUDITH A. CARROLL
NO. 14446
REGISTERED PROFESSIONAL ENGINEER
6-30-25

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 NO.: 14446
EXPIRATION DATE: 05/25/2027

THE MARYLAND SCHOOL FOR THE BLIND

MARYLAND SCHOOL FOR THE BLIND
GYMNASIUM AND POOL BUILDING
PAVILION STORAGE BUILDING

| REVISIONS: | DATE: | COMMENTS: |
|---|---|---|
| | | |

SHEET SET AND SHEET ISSUE DATE:
BCNR FINAL SUBMISSION 6/30/2025

SHEET NAME:
COVER SHEET

SHEET NO.
CS - 100

6/26/2025 12:41 AM P:\2023\2306.02.00 MSB POOL & GYM (C)\DRAWINGS\CIVIL\CS-100 - SWM E&S COVER SHEET.DWG