

SYMBOL	NAME/DESCRIPTION	TYPE
Ba	BALE SILT LOAM	D
GB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENELG LOAM, 6 TO 16 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD COUNTY SOIL SURVEY, MAP NUMBER 15/18.

LOT #	LOT SIZE	STREET ADDRESS	SHC INV @ PROP. LINE	MIN. BSMT ELEV.
1	15,733 S.F.	3038 SOUTHVIEW ROAD	413.24	418.74
2	16,166 S.F.	3034 SOUTHVIEW ROAD	413.46	419.64
3	16,689 S.F.	3030 SOUTHVIEW ROAD	413.67	420.57

NOTE: LOT 1 IS FIRST FLOOR SANITARY SERVICE ONLY. LOT 2 MAY REQUIRE A PIPE SLEEVE THROUGH THE FOUNDATION FOOTING.

INDEX OF SHEETS

- 1.) TITLE SHEET & SITE DEVELOPMENT PLAN
- 2.) SEDIMENT CONTROL PLAN & DETAILS
- 3.) SEDIMENT CONTROL DETAILS
- 4.) SWM PLAN & DETAILS
- 5.) UTILITY PROFILES & SITE DETAILS
- 6.) LANDSCAPE PLAN & DETAILS

GENERAL NOTES:

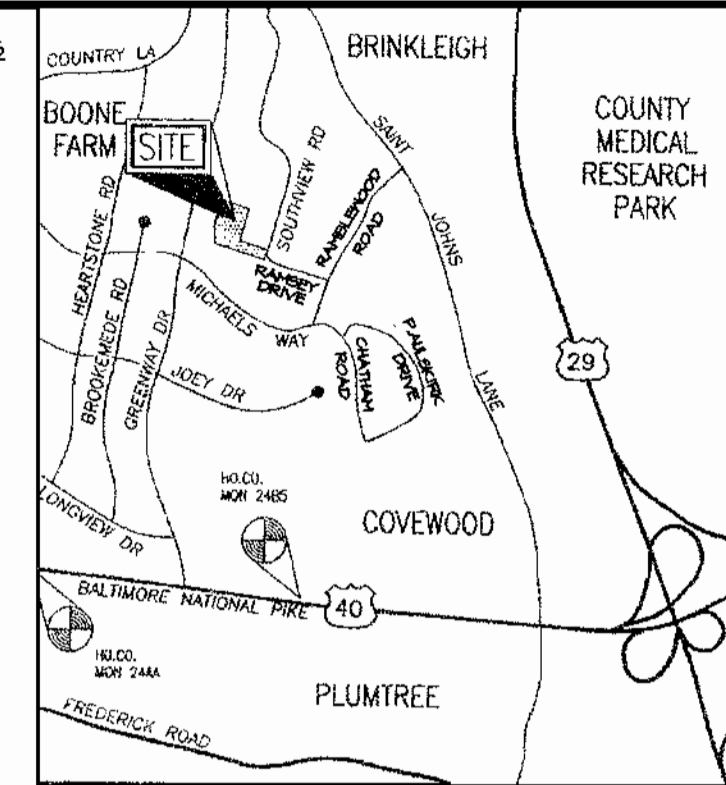
1. THE PROPERTY OUTLINE IS BASED ON A RECORD PLAT, NO. 15029, RECORDED 10/24/01, PERFORMED BY FREDERICK WARD ASSOCIATES, INC. (L&N NUMBER F-02-122).
2. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHY PROVIDED US BY FREDERICK WARD ASSOCIATES, INC. AND CHECKED BY MRA OCT. 2001.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 24AA AND 24BS WERE USED FOR THIS PROJECT.
6. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT CONSIST OF A FEE-IN-LIEU PAYMENT FOR STORMWATER MANAGEMENT AND ON SITE WATER QUALITY MANAGEMENT OF 1" OF RUNOFF OVER IMPERVIOUS. THIS, IN ACCORDANCE WITH SECTION 5.23A.3 OF THE DESIGN MANUAL, VOLUME 1 AS APPROVED ON FEBRUARY 2, 2001, AND RECORDED WITH F-01-113.
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
9. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND SOUTHVIEW ROAD RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAILS AND SPECIFICATIONS FOR CONSTRUCTION, AND ALL ADDENDA THERETO.
11. FOR DETAILS NOT SHOWN NOT SHOWN ON THESE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARDS SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.

12. WATER CONTRACT NO. IS 11-W. SEWER CONTRACT NUMBER IS 32-S.
13. FINAL PLAN REFERENCE NO. F-01-113, F-02-122.
14. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION WAS FULFILLED BY PAYMENT OF \$13,503.60 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR 0.82 ACRES OF AFFORESTATION OBLIGATION PER PLAT 15029/F-01-113, F-02-122.
15. LOTS 1-3 CONTAIN A COMMON DRIVEWAY AND USE-IN-COMMON ACCESS EASEMENT PER FINAL PLAN F-01-113 RECORDED UNDER PLAT NO. 15029. THE DECLARATION OF MAINTENANCE OBLIGATION FOR THE PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH PLAT NO. 15029.
- 16a. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/83 COMPREHENSIVE ZONING PLAN.
- 16b. IN ACCORDANCE WITH SECT. 128.A.1.B. OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACK.
- 16c. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
17. NO 100 YEAR FLOODPLAIN EXISTS ON SITE.
18. OPEN SPACE LOT 4 WAS DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
19. AS A CONSEQUENCE OF ITS SUBMISSION ON NOV. 9, 2001, THIS SITE DEVELOPMENT PLAN IS GRANDFATHERED TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
 - A) WIDTH - 12 FEET SERVING MORE THAN ONE RESIDENCE.
 - B) SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1-FT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

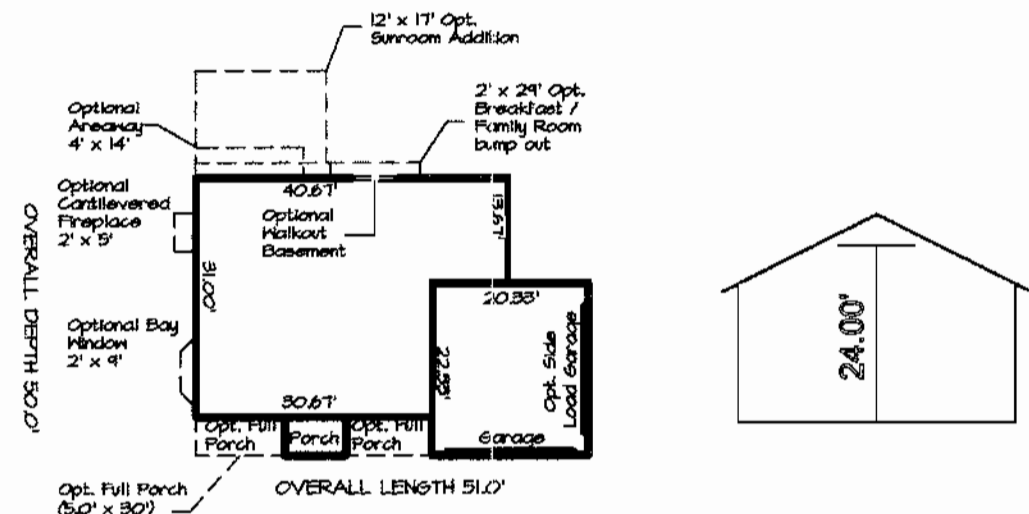
LEGEND

SYMBOL	DESCRIPTION
FF=412.67	FINISHED FLOOR ELEVATION
TF=402.33	FINISHED TOP OF BASEMENT FLOOR ELEVATION
425	PROPOSED GROUND ELEVATION AT WALKOUT CONDITION
412x5	GROUND SPOT ELEVATION
STD. or REV.	UNIT DESIGNATION FROM ARCHITECTURAL PLAN
5R	NUMBER OF RISERS - 6" EACH (INCLUDING 2 RISERS INTO HOUSE)
418	PROPOSED 2" CONTOUR
420	PROPOSED 10" CONTOUR
420	EXISTING 2" CONTOUR
418	EXISTING 10" CONTOUR
→	DRAINAGE FLOW ARROW
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING STREAM
---	EXISTING STREAM BUFFER
---	EXISTING LIMIT OF NON-TIDAL WETLANDS
---	EXISTING WETLAND BUFFER
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SERVICE
---	PROPOSED CULVERT
---	PROPOSED EDGE OF DRIVEWAY
---	PROPOSED SIDEWALK

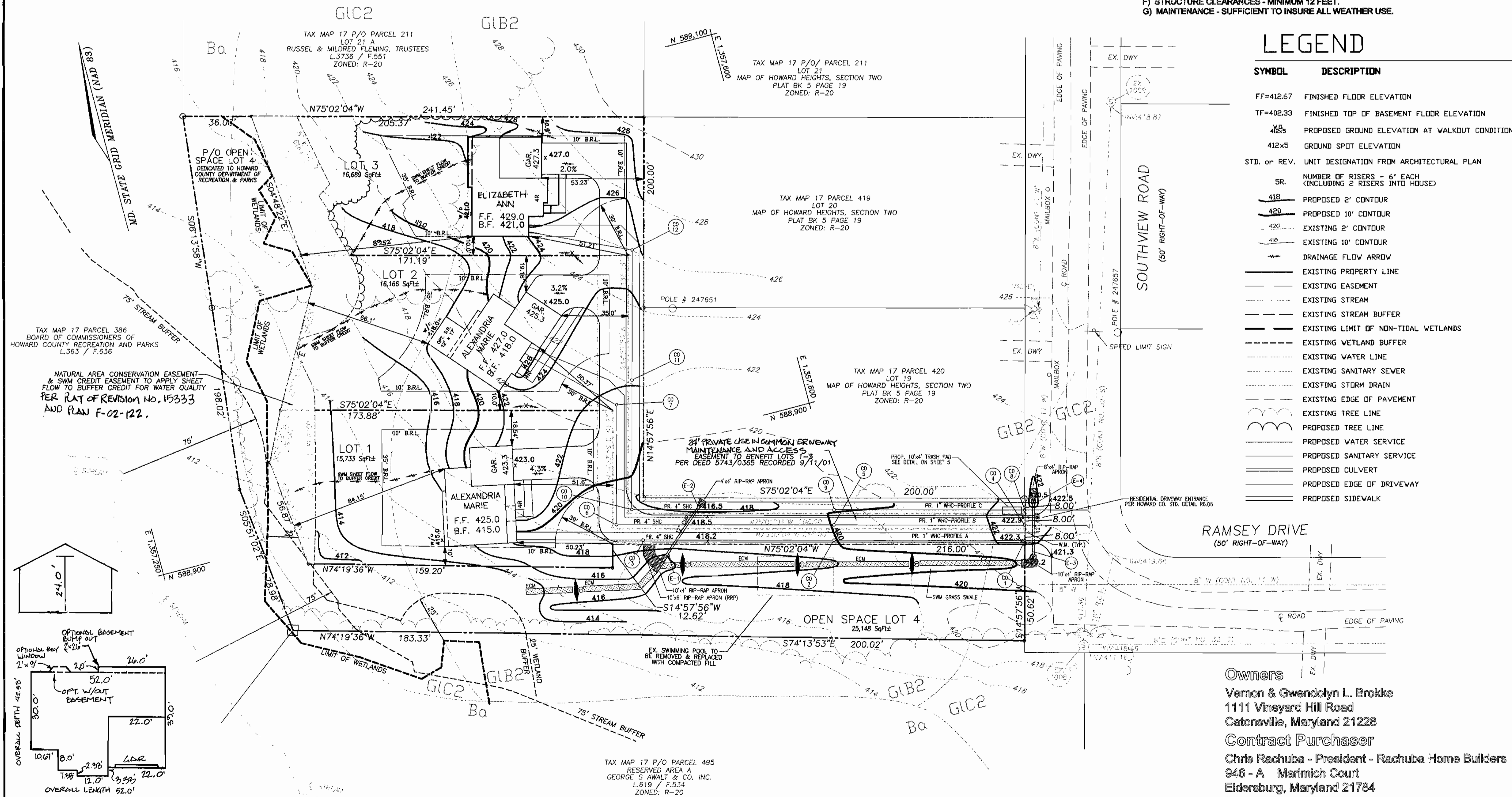
SURVEY CONTROL STATIONS
 BENCHMARK #1 - 24AA
 N 567,380.631 E 1,352,603.644
 BENCHMARK #2 - 24B5
 N 566,156.260 E 1,356,570.811



Vicinity Map
Scale 1" = 2000'



Alexandria Marie



APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Cindy Hamstra</i> CHIEF, DIVISION OF LAND DEVELOPMENT	4/23/02
<i>John Smith</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/16/02
<i>John Smith</i> DIRECTOR	4/23/02

SUBDIVISION	SECTION/AREA	PROPOSED USE	LOT/PARCEL #
SOUTHVIEW ROAD	N/A	SINGLE FAMILY RESIDENTIAL	PARCEL P/O 420, 730 LOTS 1-3, OPEN SPACE 4

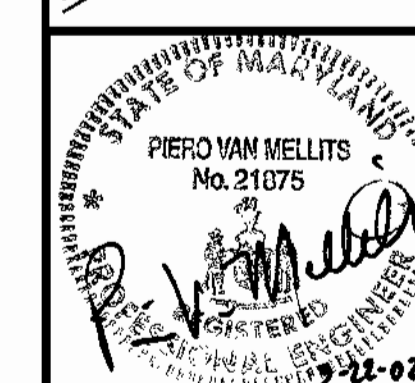
PLAT NO.	BLOCK NO.	ZONING	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
15029 & 15333	22	R-20	17	2ND	6022.00

WATER CODE	HO4	SEWER CODE	1405500
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ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	3038 SOUTHVIEW ROAD
2	3034 SOUTHVIEW ROAD
3	3030 SOUTHVIEW ROAD



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 9090 JUNCTION DRIVE, SUITE 9
 ANNAPOLIS JUNCTION, MARYLAND 20701
 (410) 792-8792 or (301) 776-1690
 FAX (410) 792-7395



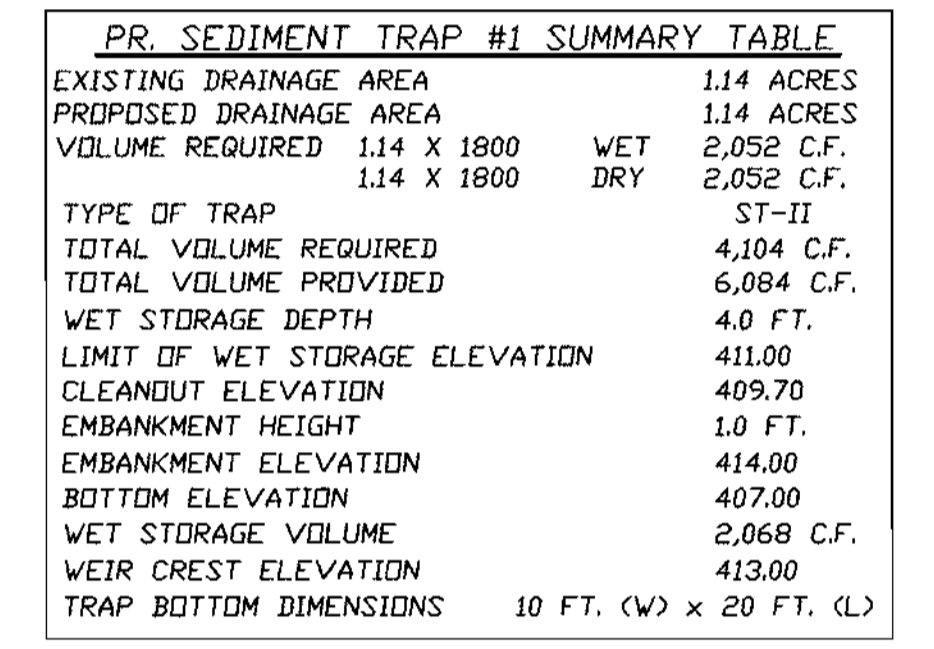
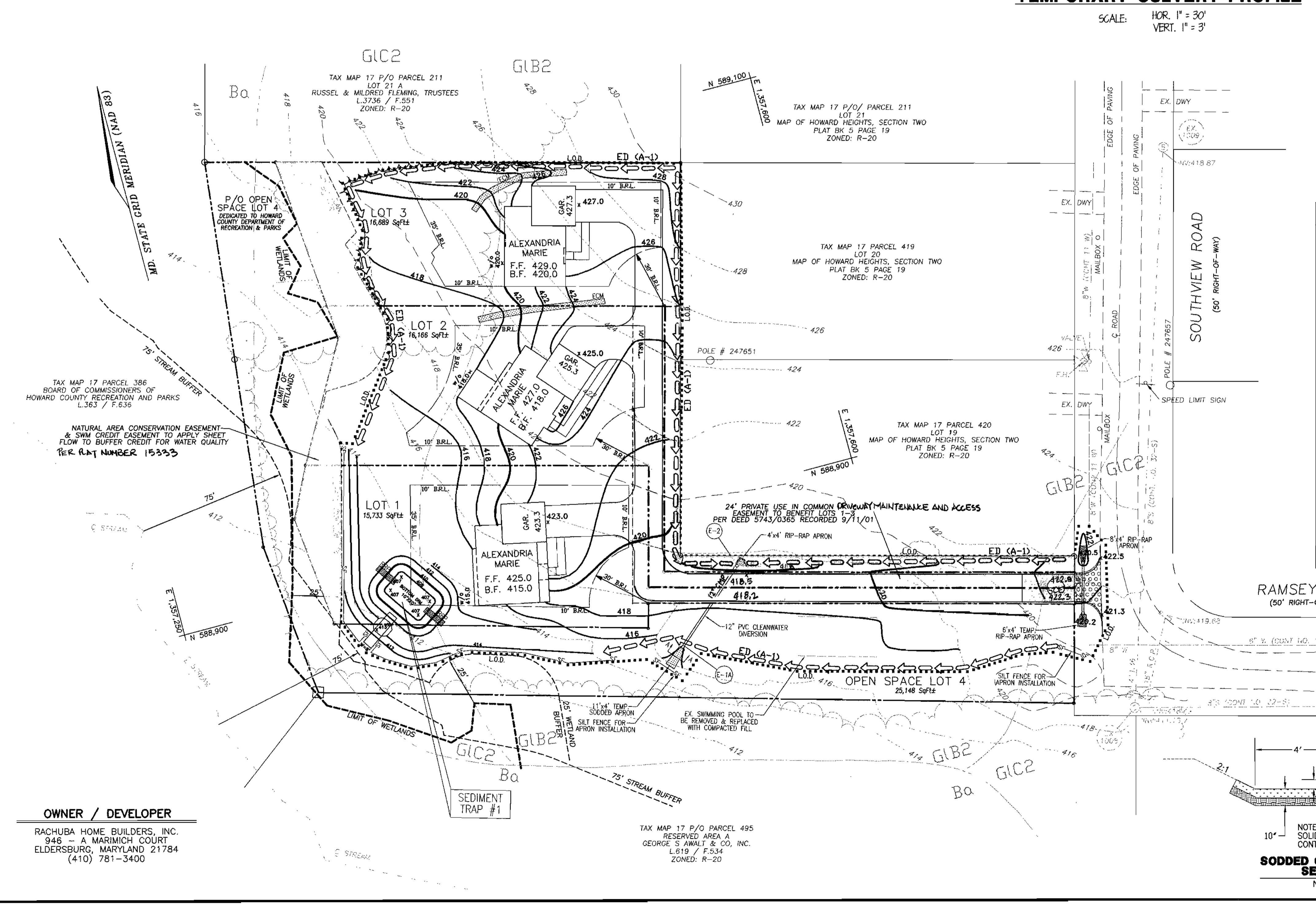
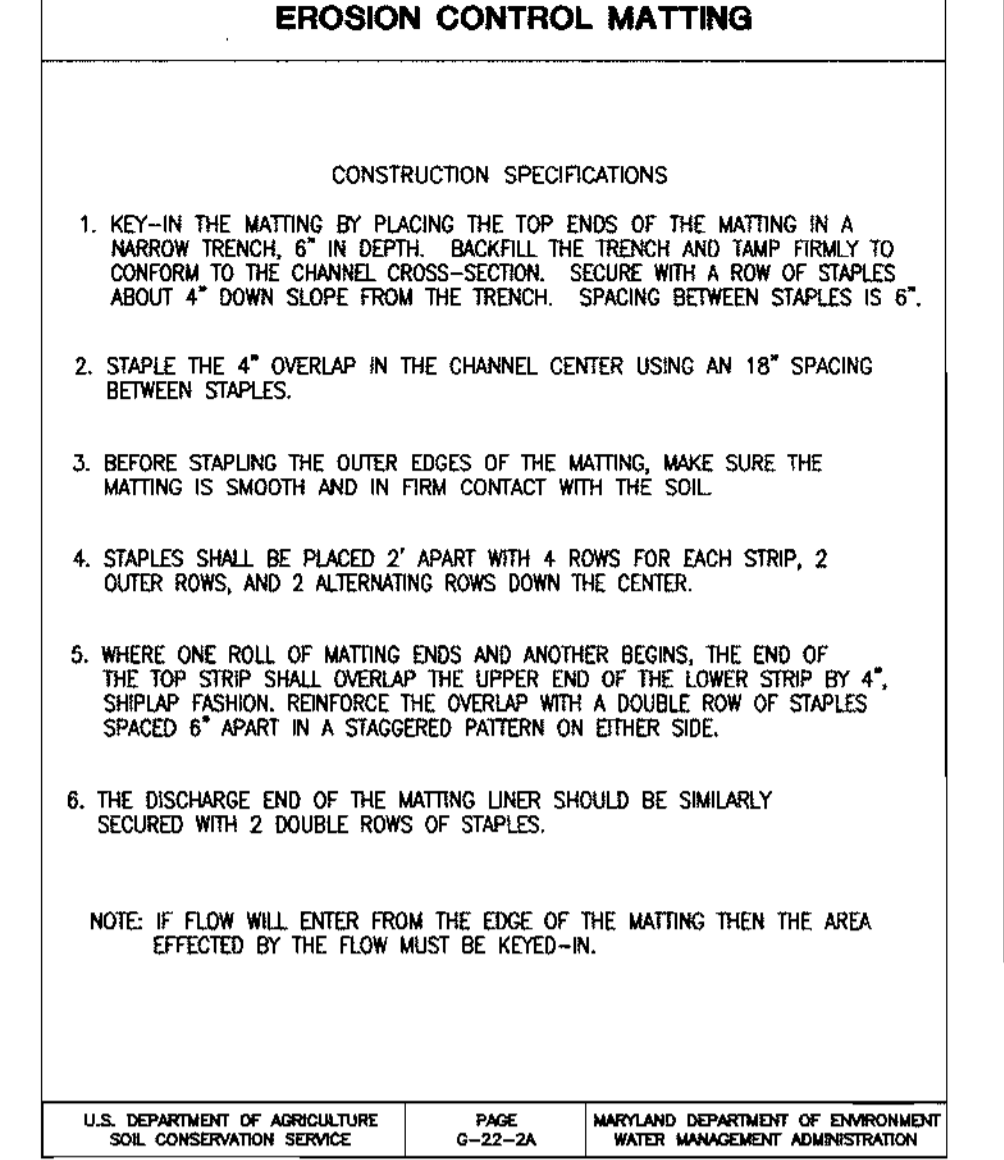
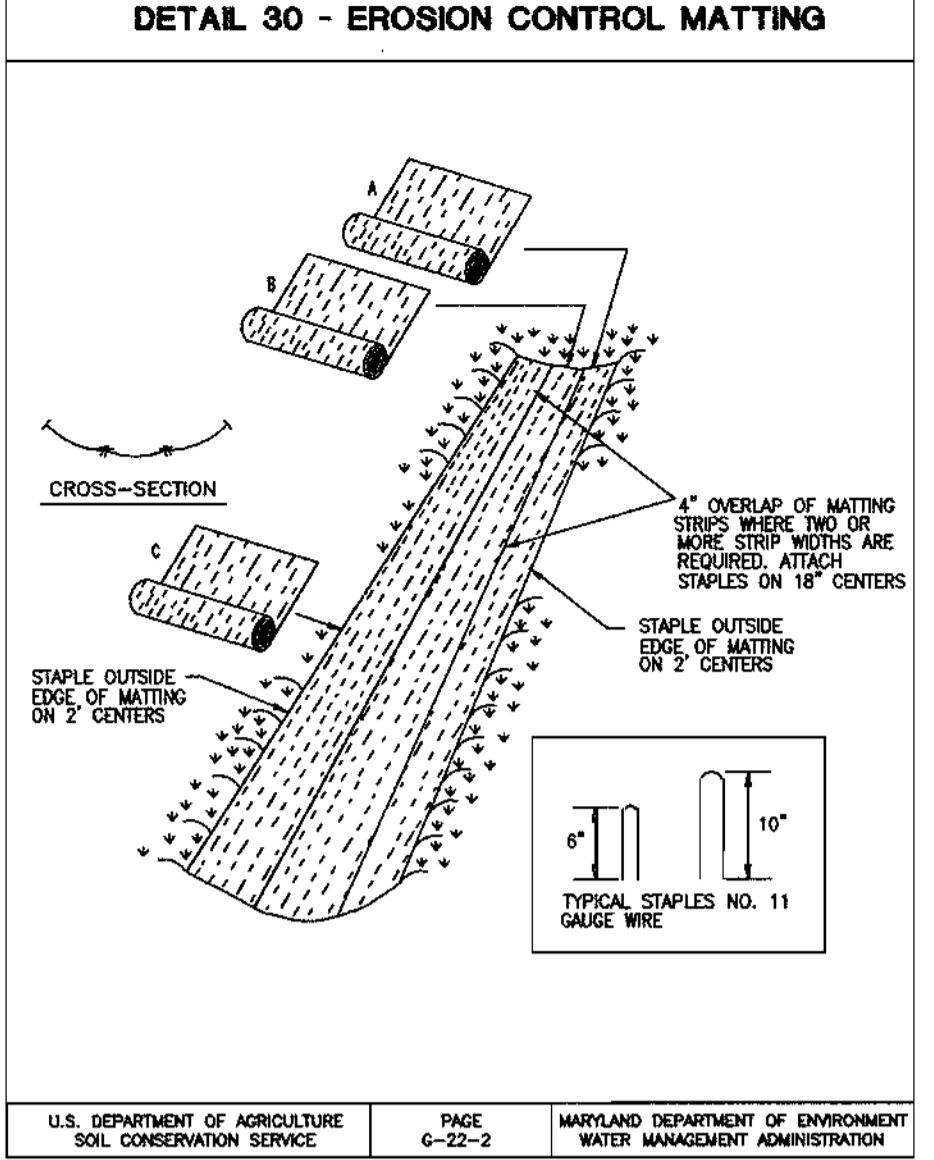
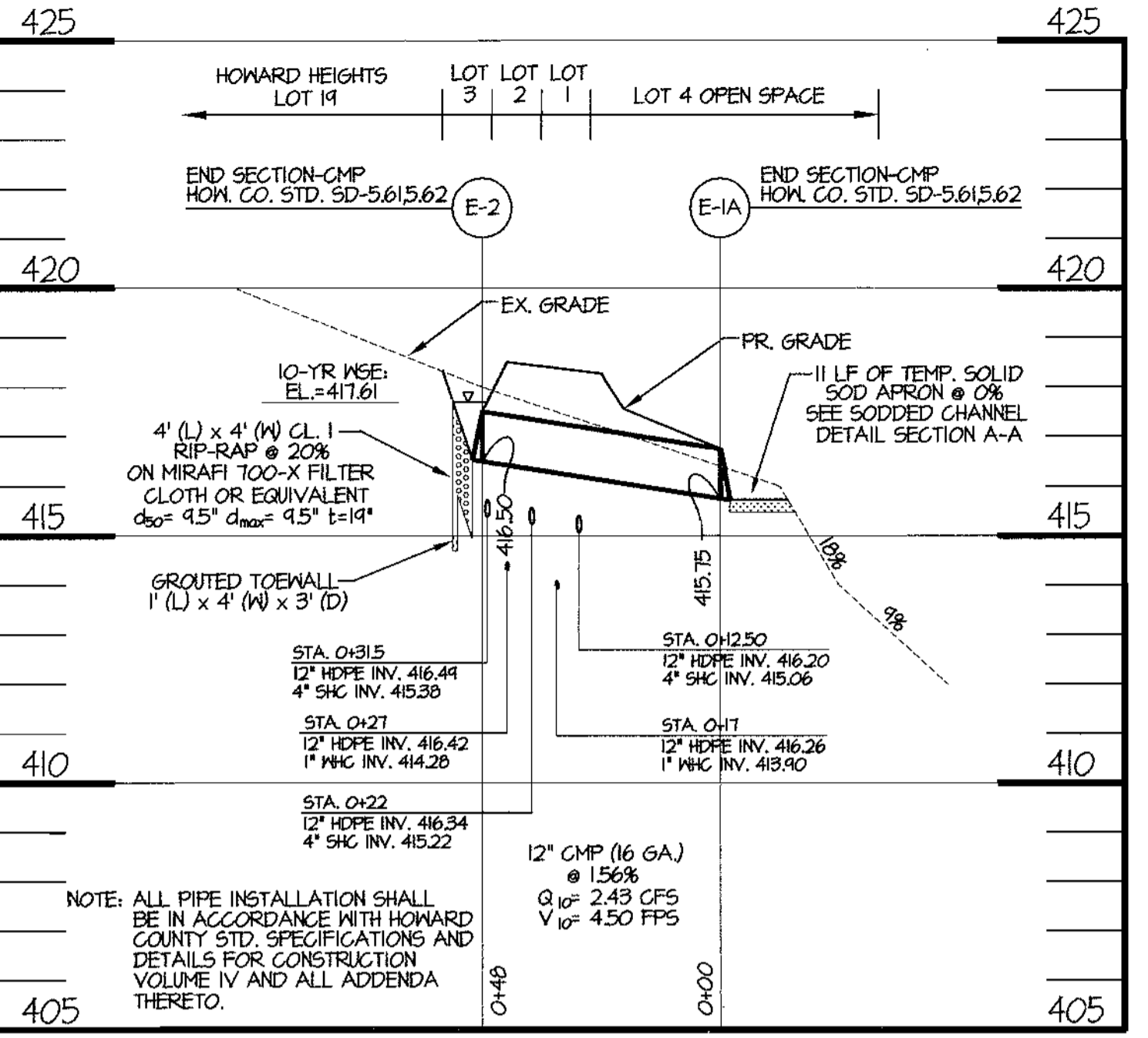
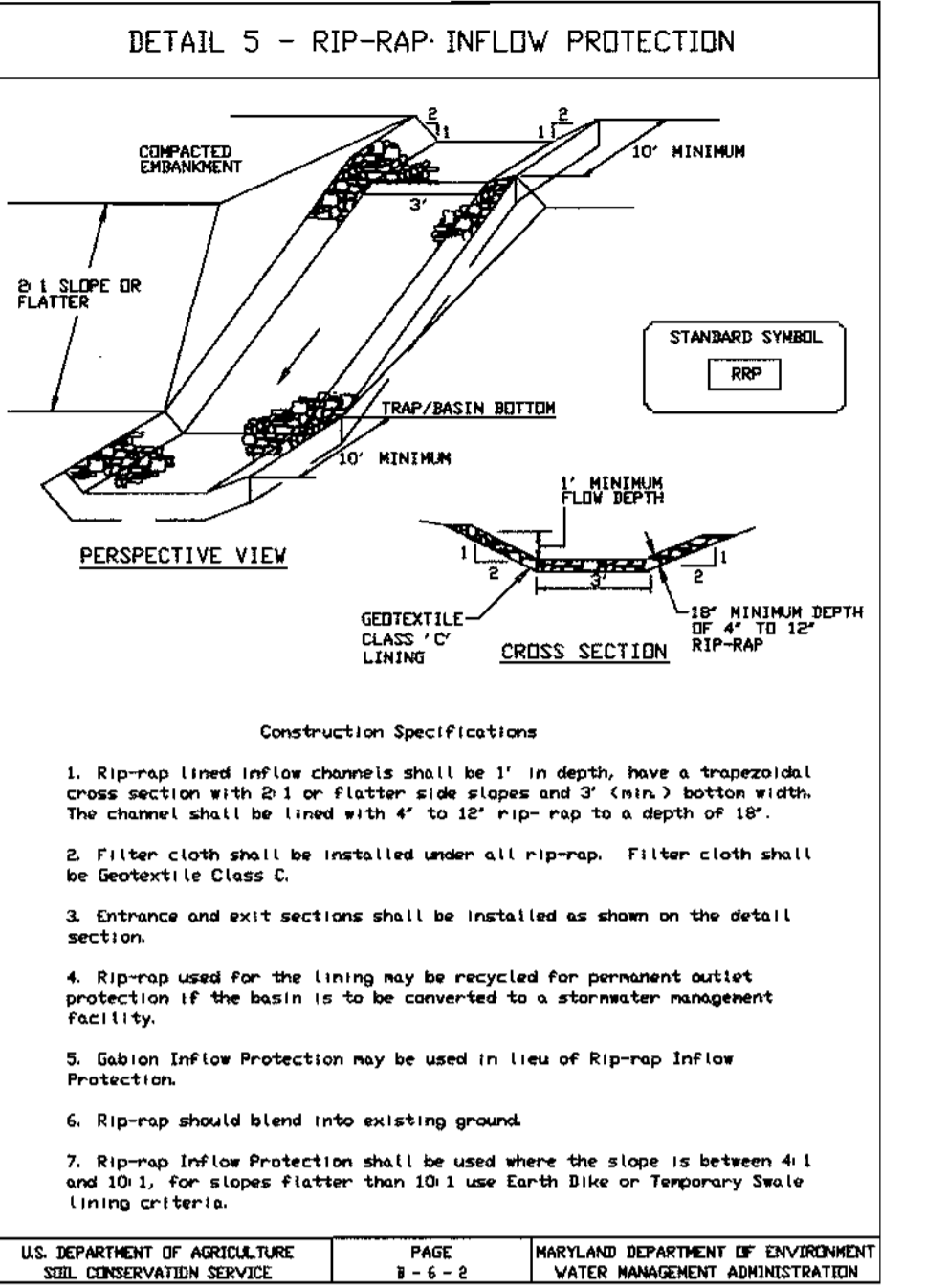
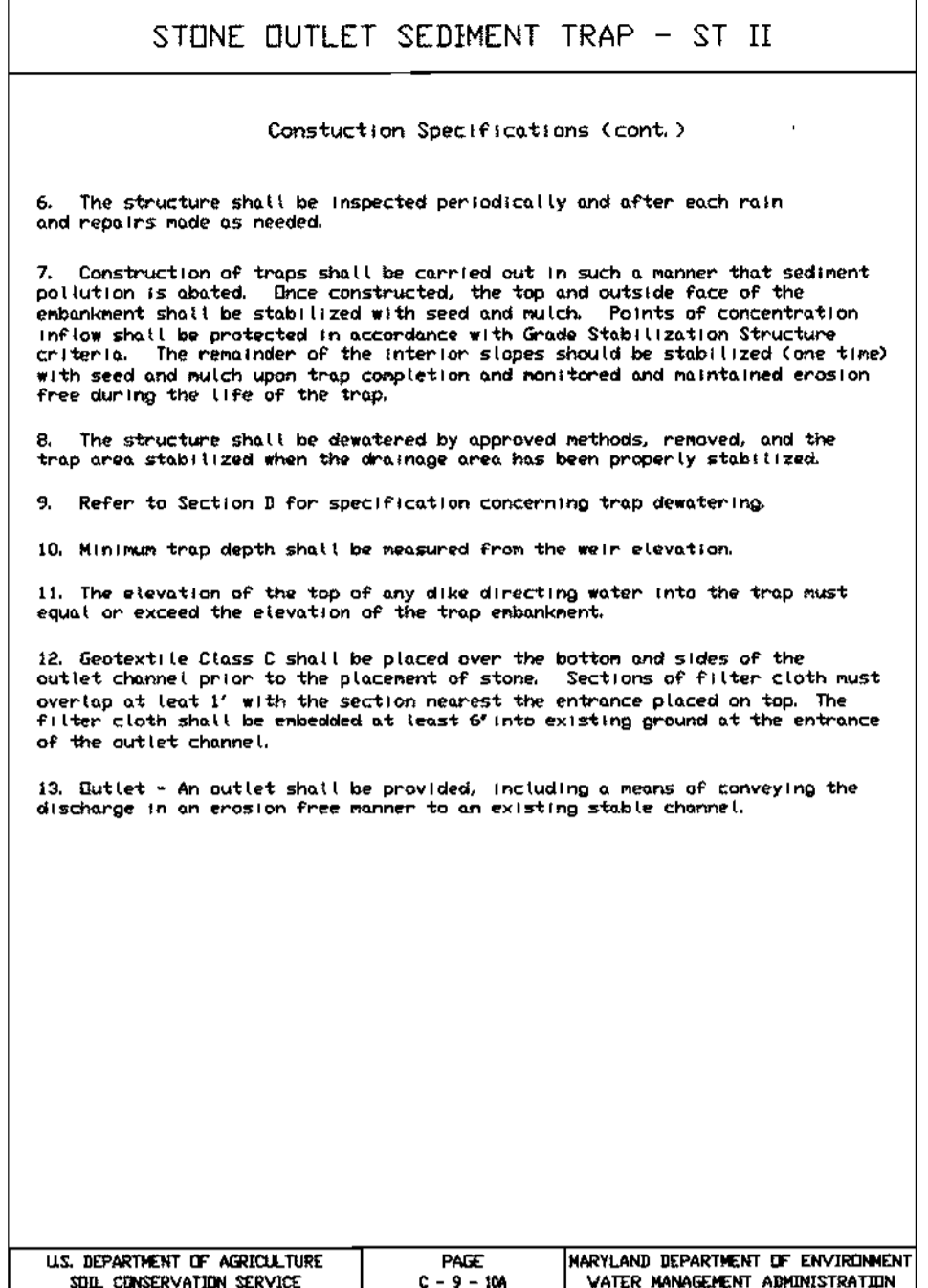
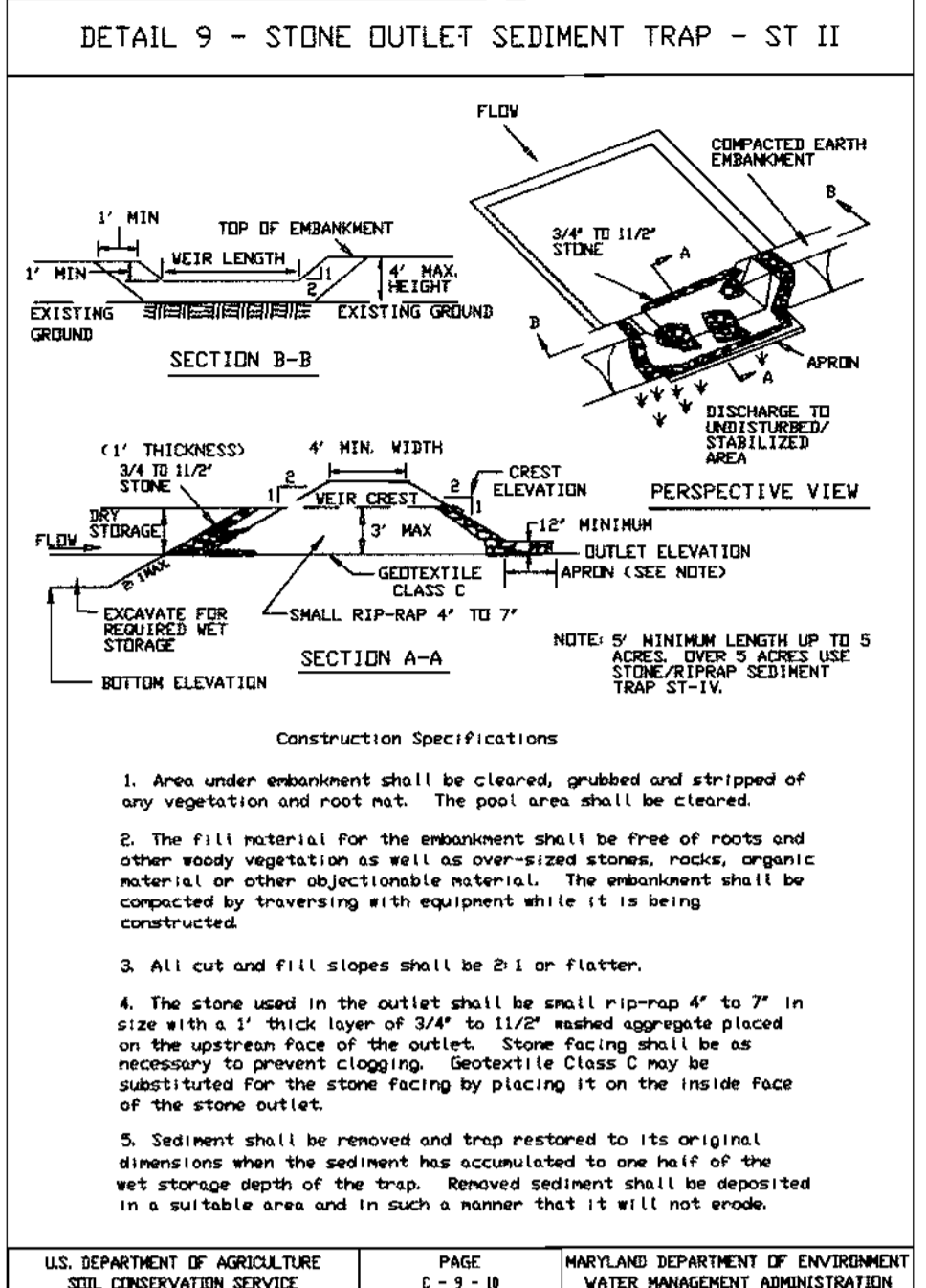
Southview Road
 Lots 1-3 and Open Space Lot 4
SITE DEVELOPMENT PLAN
 TAX MAP # 17, GRID: 22 2ND ELECTION DISTRICT
 PARCEL: P/O 420,730 DEED REF.: L. 5014/F. 388 HOWARD COUNTY, MD

DATE	REVISIONS	JOB NO.:
5/15/02	REV. HOUSE MODEL TYPE ON LOT 3	12282
		SCALE: 1" = 30'
		DATE: 3/22/02
		DRAWN BY: DWM/TCN
		DESIGN BY: DWM/TCN
		REVIEW BY: PVM
		SHEET: 1 of 6

Owners
 Vernon & Gwendolyn L. Brokke
 1111 Vineyard Hill Road
 Catonsville, Maryland 21228

Contract Purchaser
 Chris Rachuba - President - Rachuba Home Builders
 945 - A Marimich Court
 Eldersburg, Maryland 21784
 Phone: (410) 781-3400

TAX MAP 17 P/O PARCEL 495
 RESERVED AREA A
 GEORGE S. ANWALT & CO., INC.
 L.619 / F.534
 ZONED: R-20



ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

P. V. Mellitts 3-22-02
SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) DATE
PIERO VAN MELLITTS

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Chris Rachuba 3-22-02
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE
CHRIS RACHUBA

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Jim Meyer 4/18/02
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE DATE
THE DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Robertson 4/18/02
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Rachuba 4/23/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John Robertson 4/16/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John Robertson 4/23/02
DIRECTOR DATE

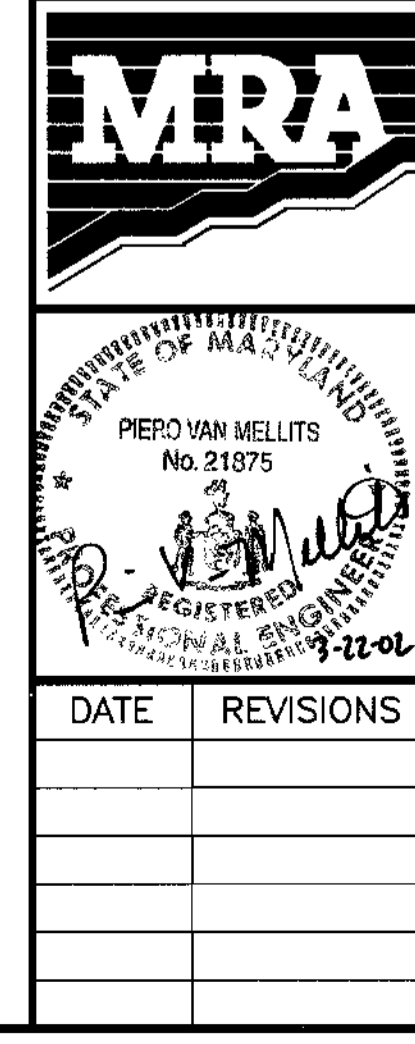
SUBDIVISION	SECTION/AREA	PROPOSED USE	LOT/PARCEL #
SOUTHVIEW ROAD	N/A	SINGLE FAMILY RESIDENTIAL	PARCEL P/O 420, 730 LOTS 1-3, OPEN SPACE 4

PLAT NO.	BLOCK NO.	ZONING	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
15023 / 15933	22	R-20	17	2ND	8022.00

WATER CODE	SEWER CODE
H04	1405500

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	3038 SOUTHVIEW ROAD
2	3034 SOUTHVIEW ROAD
3	3030 SOUTHVIEW ROAD



MORRIS & RITCHE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

9080 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 or (301) 776-1690
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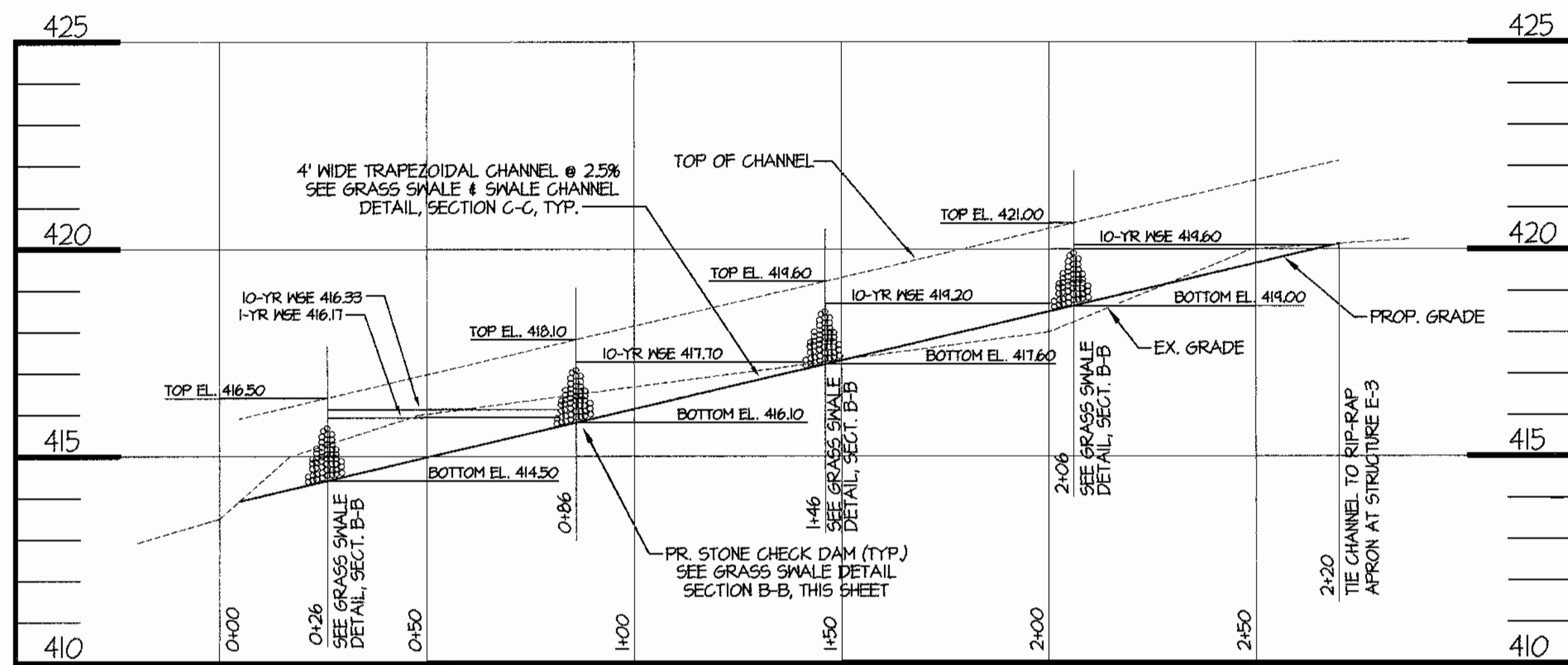
Southview Road

Lots 1-3 and Open Space Lot 4

SEDIMENT CONTROL PLAN

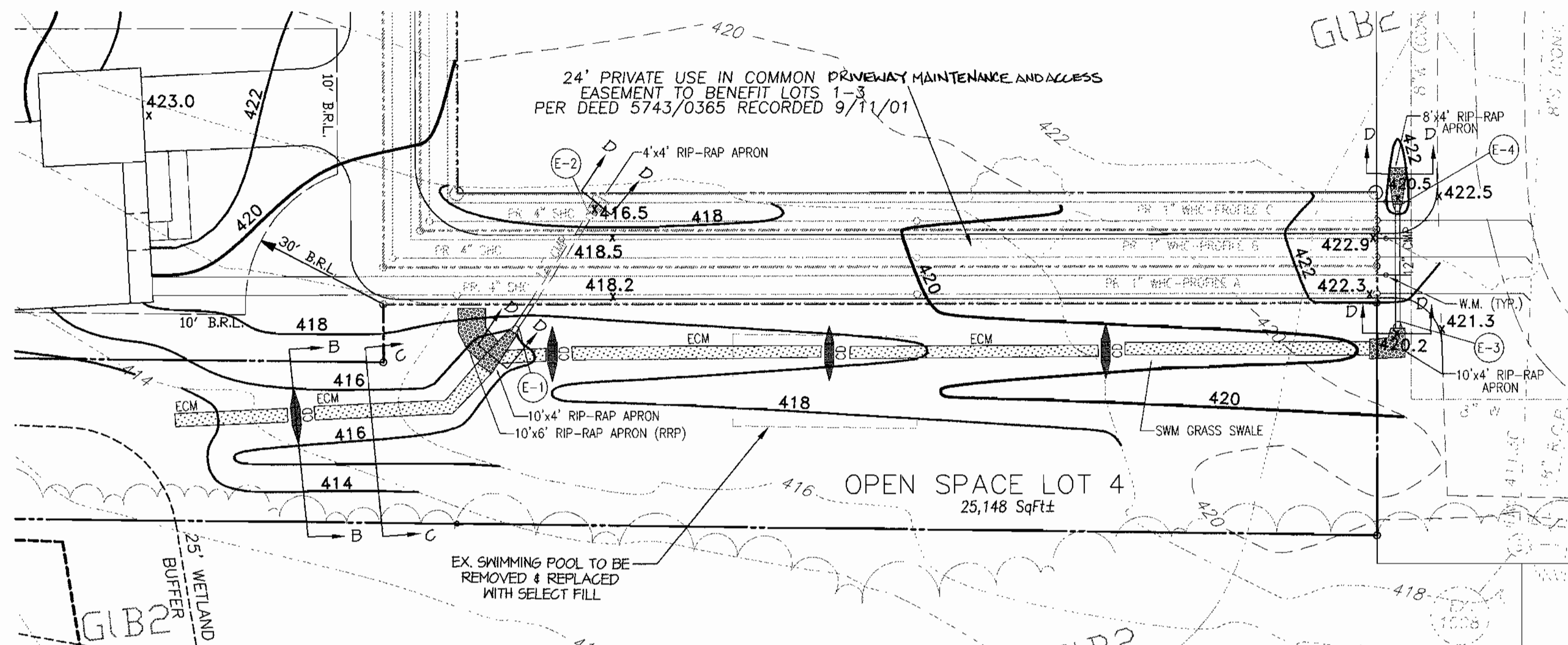
TAX MAP #17, GRID: 22 2ND ELECTION DISTRICT
PARCEL: P/O 420,730 DEED REF.: L.5014/F.388 HOWARD COUNTY, MD

DATE	REVISIONS	JOB NO.:
		12282
		SCALE: 1" = 30'
		DATE: 3/22/02
		DRAWN BY: DWM/TCN
		DESIGN BY: DWM/TCN
		REVIEW BY: PVM
		SHEET: 2 of 6



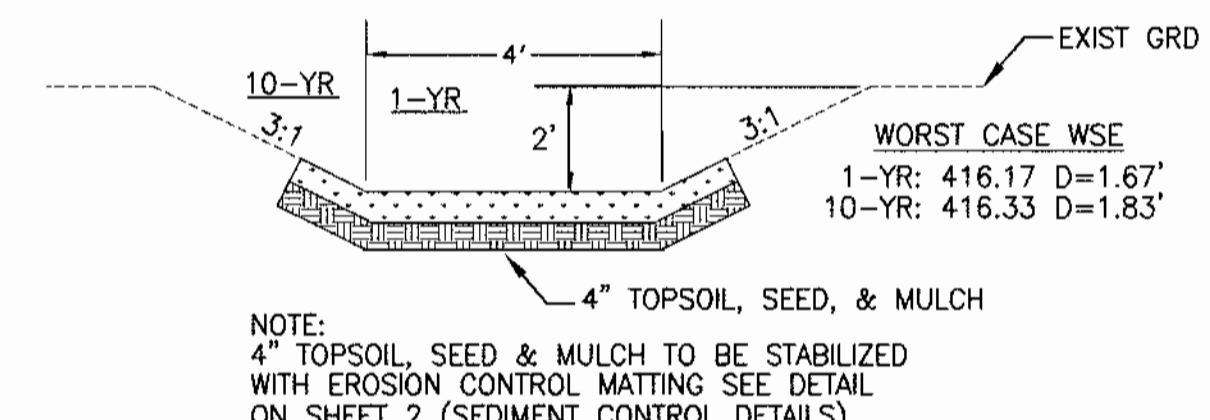
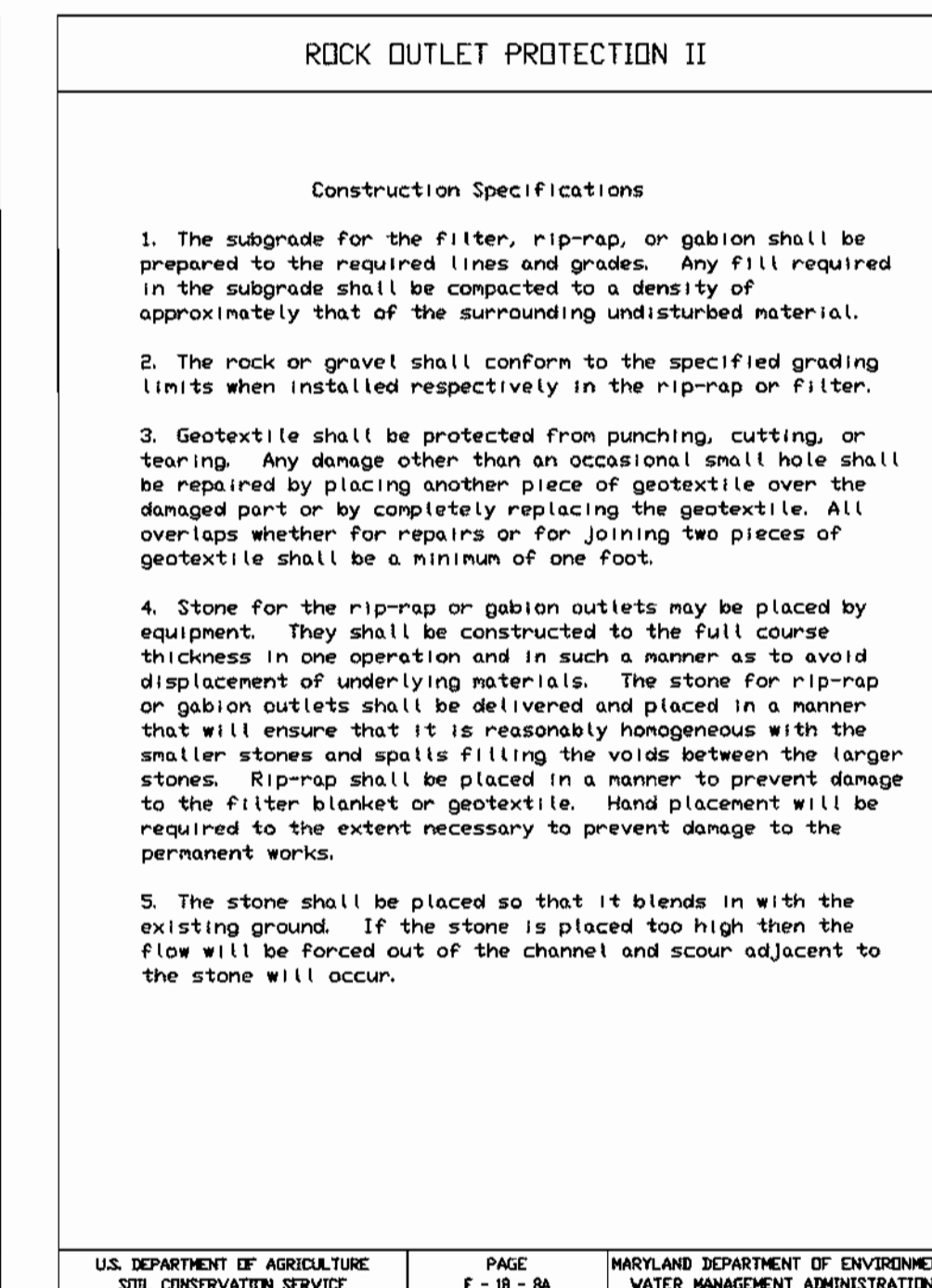
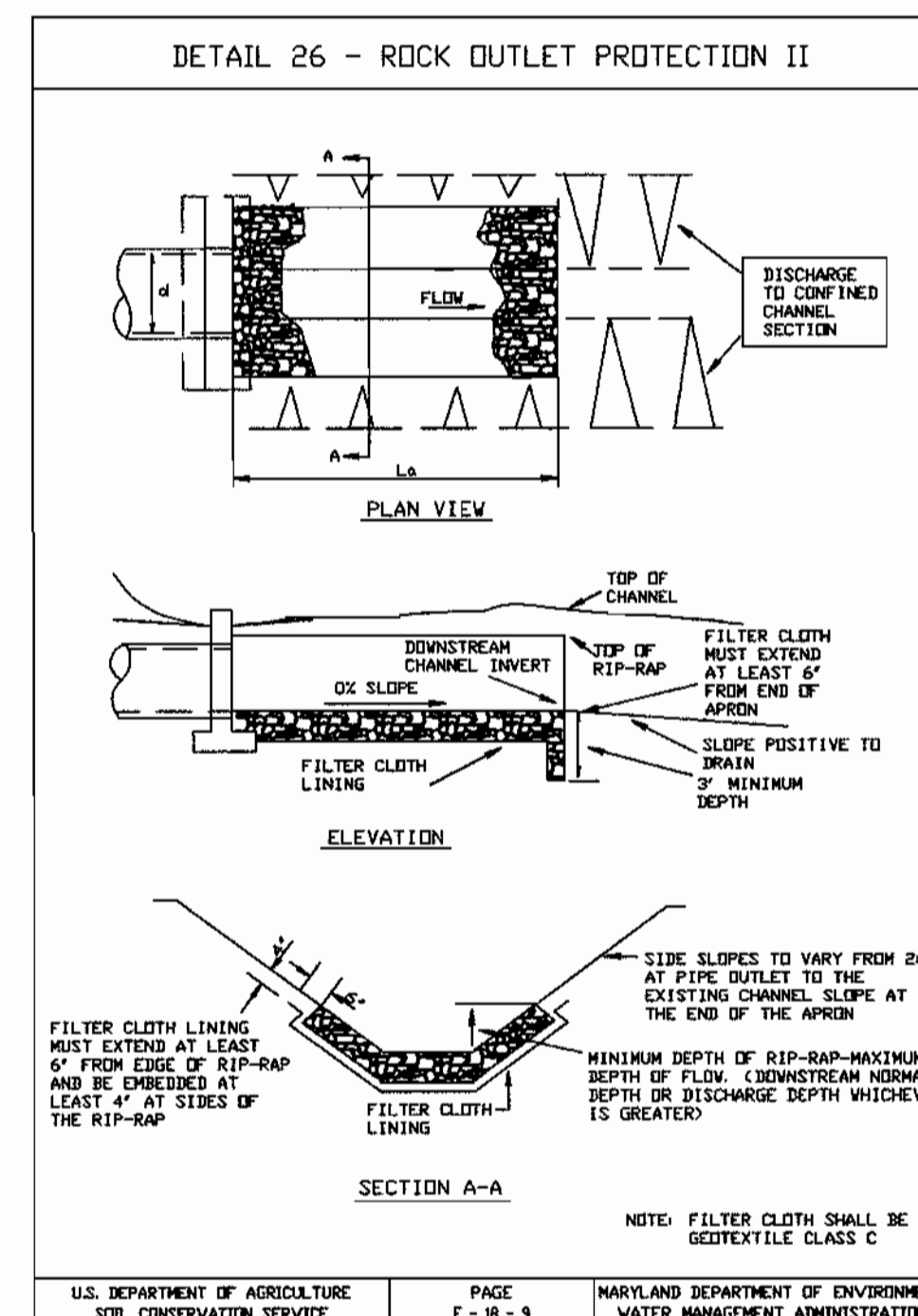
GRASS CHANNEL - PROFILE

SCALE: HOR. 1" = 30'
VERT. 1" = 3'



SWM PLAN VIEW

SCALE: 1" = 20'



SWALE CHANNEL DETAIL SECTION C-C

NOT TO SCALE

OWNER / DEVELOPER

RACHUBA HOME BUILDERS, INC.
946 - A MARIMCH COURT
ELDERSBURG, MARYLAND 21784
(410) 781-3400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Thomas
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4/23/02
John J. Smith
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/16/02
John J. Smith
 DIRECTOR DATE: 4/23/02

SUBDIVISION	SECTION/AREA	PROPOSED USE	LOT/PARCEL #
SOUTHVIEW ROAD	N/A	SINGLE FAMILY RESIDENTIAL	PARCEL P/O 420, 730 LOTS 1-3, OPEN SPACE 4
PLAT NO.	BLOCK NO.	ZONING	TAX/ZONE MAP
19079 415833	22	R-20	17
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
H04	1405500	2ND	6022.00

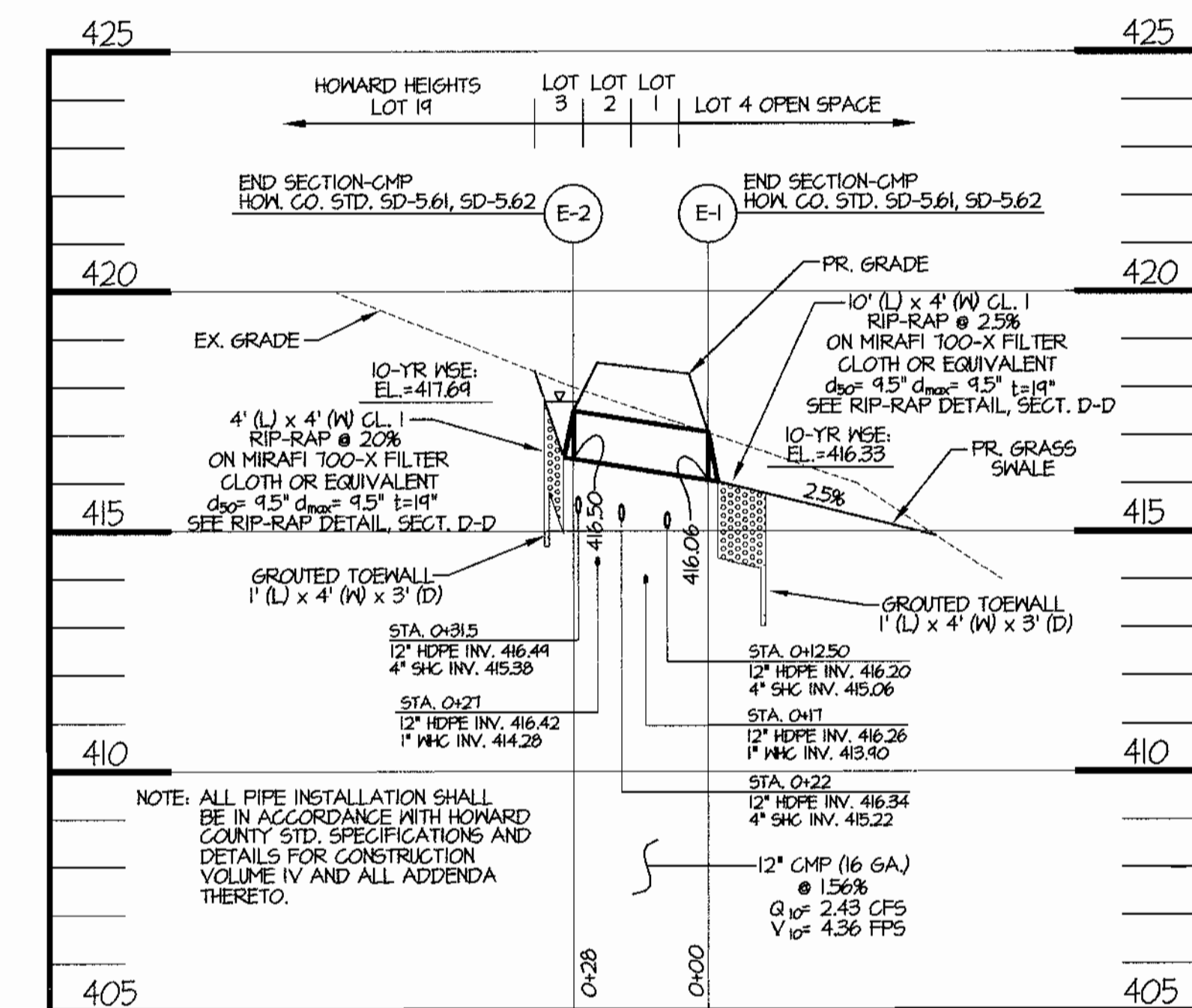
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	3038 SOUTHVIEW ROAD
2	3034 SOUTHVIEW ROAD
3	3030 SOUTHVIEW ROAD

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Southview Road
 Lots 1-3 and Open Space Lot 4
SWM PLAN & DETAILS

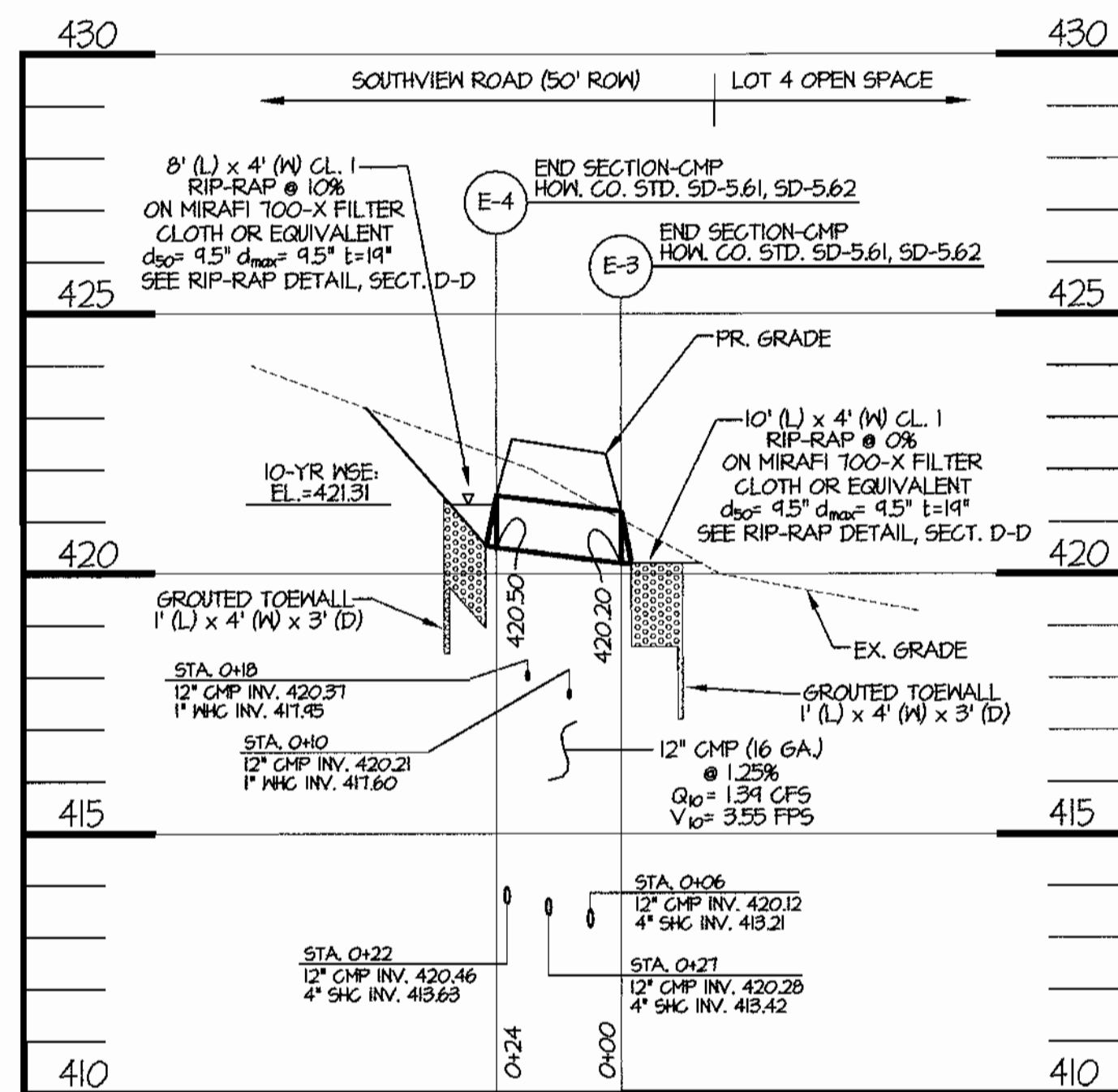
TAX MAP # 17, GRID: 22
 PARCEL: P/O 420, 730 DEED REF.: L. 5014/F. 389 HOWARD COUNTY, MD

DATE	REVISIONS	JOB NO.:
		12282
		SCALE: AS SHOWN
		DATE: 3/22/02
		DRAWN BY: DWM/TCN
		DESIGN BY: DWM/TCN
		REVIEW BY: PVM
		SHEET: 4 of 6



CULVERT PROFILE

SCALE: HOR. 1" = 30'
VERT. 1" = 3'



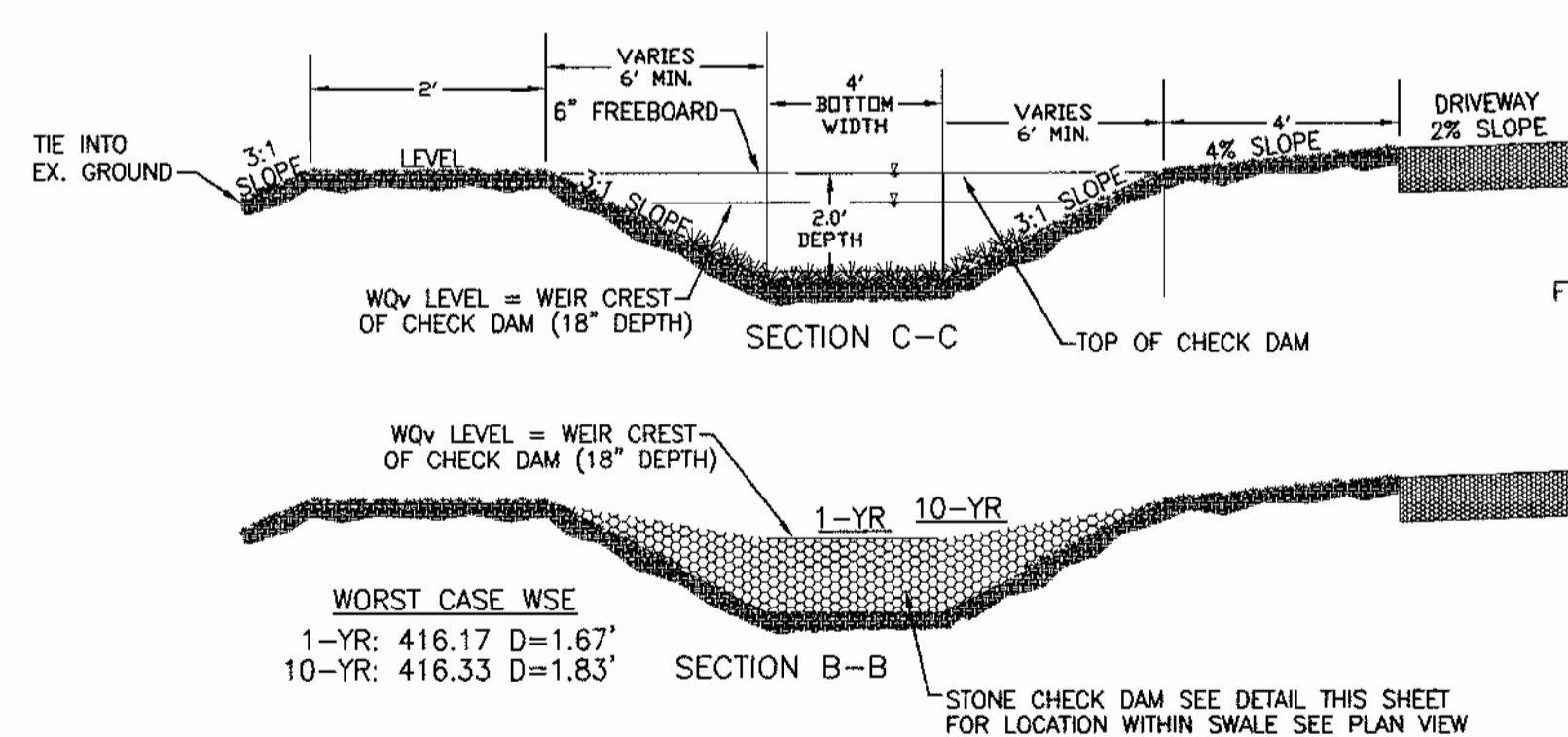
CULVERT PROFILE

SCALE: HOR. 1" = 30'
VERT. 1" = 3'

● COORDINATES TO CENTER OF STRUCTURE AT EDGE OF PIPE

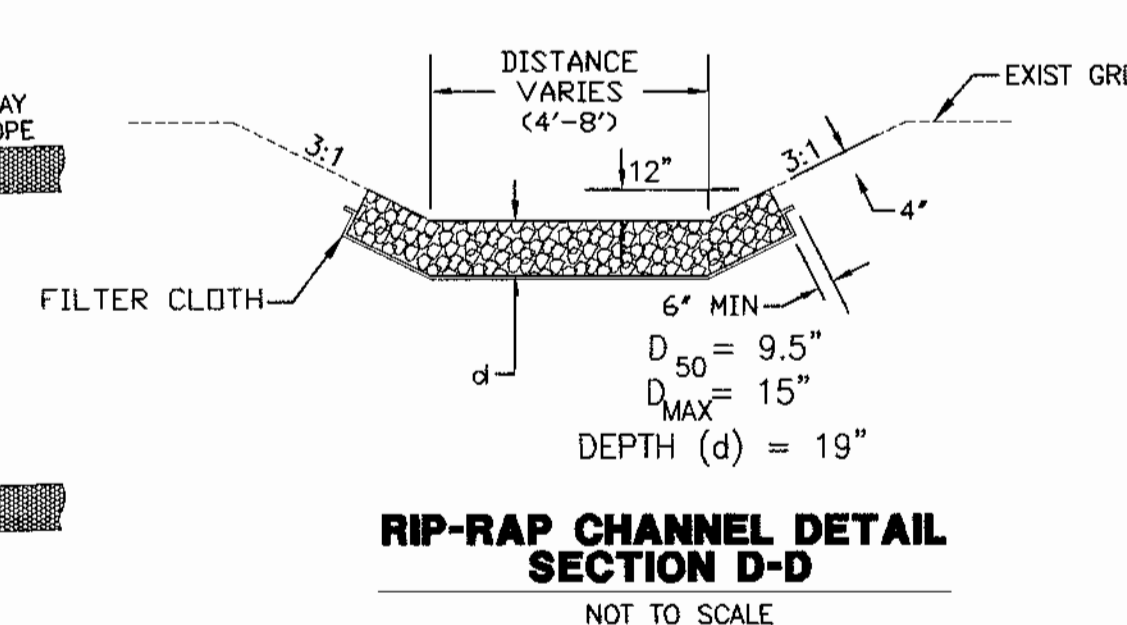
STORM DRAIN STRUCTURE SCHEDULE					● LOCATION		
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	REMARKS	NORTHING	EASTING
E-1	417.06	---	416.06	CMP END SECTION, HOW. CO. DET. SD-5.61, 5.62	CMP - 16 GA.	588,842.99	1,357,508.20
E-2	417.50	---	416.50	CMP END SECTION, HOW. CO. DET. SD-5.61, 5.62	CMP - 16 GA.	588,861.59	1,357,529.16
E-3	421.20	---	420.20	CMP END SECTION, HOW. CO. DET. SD-5.61, 5.62	CMP - 16 GA.	588,794.35	1,357,794.35
E-4	421.50	---	420.50	CMP END SECTION, HOW. CO. DET. SD-5.61, 5.62	CMP - 16 GA.	588,817.54	1,357,817.54

STORM DRAIN PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12"	CMP (16 GA.)	52'



GRASS SWALE DETAIL

NOT TO SCALE



RIP-RAP CHANNEL DETAIL SECTION D-D

NOT TO SCALE

MAINTENANCE OF GRASS CHANNEL FACILITY

MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. IN GENERAL, THE PRACTICES CONTAINED IN THE "MAINTENANCE AND REPAIR" CHAPTER OF THE "MARYLAND DAM SAFETY MANUAL", DAM-VRA 1988, SHOULD BE FOLLOWED AND CONDUCTED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER FAMILIAR WITH DAM CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR.

IN ADDITION, THE MD-378 DAM INSPECTION CHECKLIST MAY BE USED AS A GUIDE FOR MAINTENANCE AND INSPECTION.

AT A MINIMUM, THE STORMWATER MANAGEMENT FACILITY SHALL BE INSPECTED BI-ANNUALLY FOR THE FOLLOWING ITEMS:

1. CONDITION OF SWALE EMBANKMENT.
2. CONDITION OF VEGETATIVE COVER.
3. CONDITION OF STONE CHECK DAMS.
4. CONDITION OF POND RESERVOIR STORAGE AREA.
5. SEDIMENT LOAD IN SWALE.
6. SEEPAGE THROUGH SWALE EMBANKMENT.
7. ANY OTHER ITEMS WHICH COULD AFFECT THE FUNCTION OF THE SWM FACILITY.
8. EVIDENCE OF CLOGGING OF STONE CHECK DAMS.
9. EVIDENCE OF SWALE EMBANKMENT OR SWALE SIDE SLOPES.
10. EVIDENCE OF ANIMAL TUNNELING THROUGH SWALE EMBANKMENT.

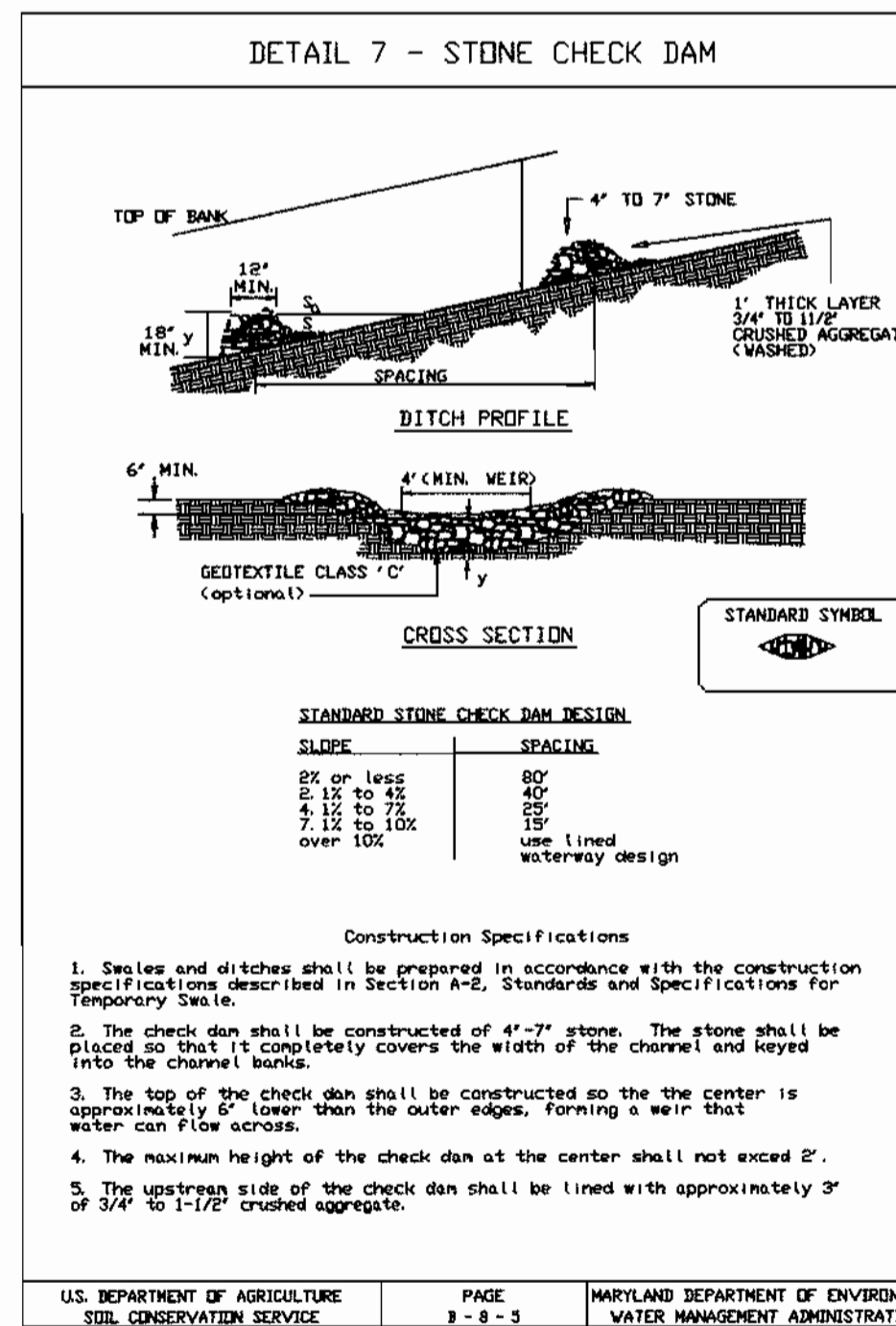
THE SWALE EMBANKMENT AND CHANNEL SHALL BE MOVED TWICE A YEAR AND ANY TREES OR BUSHES GROWING ON OR ALONG THE SWALE EMBANKMENT SHALL BE REMOVED. ANY NEEDED MAINTENANCE OR REPAIR OF SWALE EMBANKMENT OR CHECK DAMS SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

IN ADDITION TO BIENNIAL INSPECTIONS, INSPECTIONS SHALL BE DONE DURING WET SEASON, AND AFTER MAJOR STORMS.

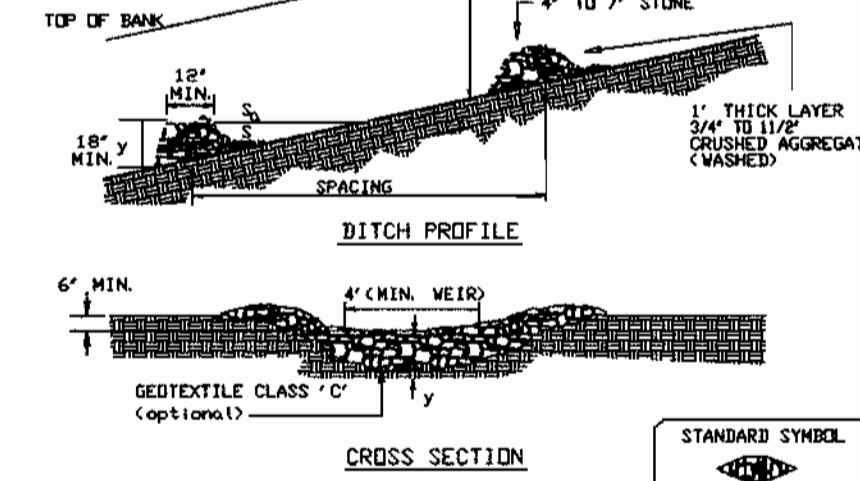
ALL DEBRIS, LITTER, OR SEDIMENT ACCUMULATED IN SWALE BOTTOM AND BEHIND STONE CHECK DAMS SHALL BE REMOVED.

DRIVEWAY GRADING NOTE

CONTRACTOR TO WARP GRADING NEAR LOWPOINT AT DRIVEWAY CULVERT TO ENSURE RUNOFF FROM LOTS 1-3 ENTERS THE GRASS SWALE THROUGH THE PROPOSED 10' x 6' RIP-RAP APRON SHOWN NEAR STRUCTURE E-1. SEE RIP-RAP INFLOW PROTECTION DETAIL ON SHEET 2 FOR INSTALLATION DETAILS.

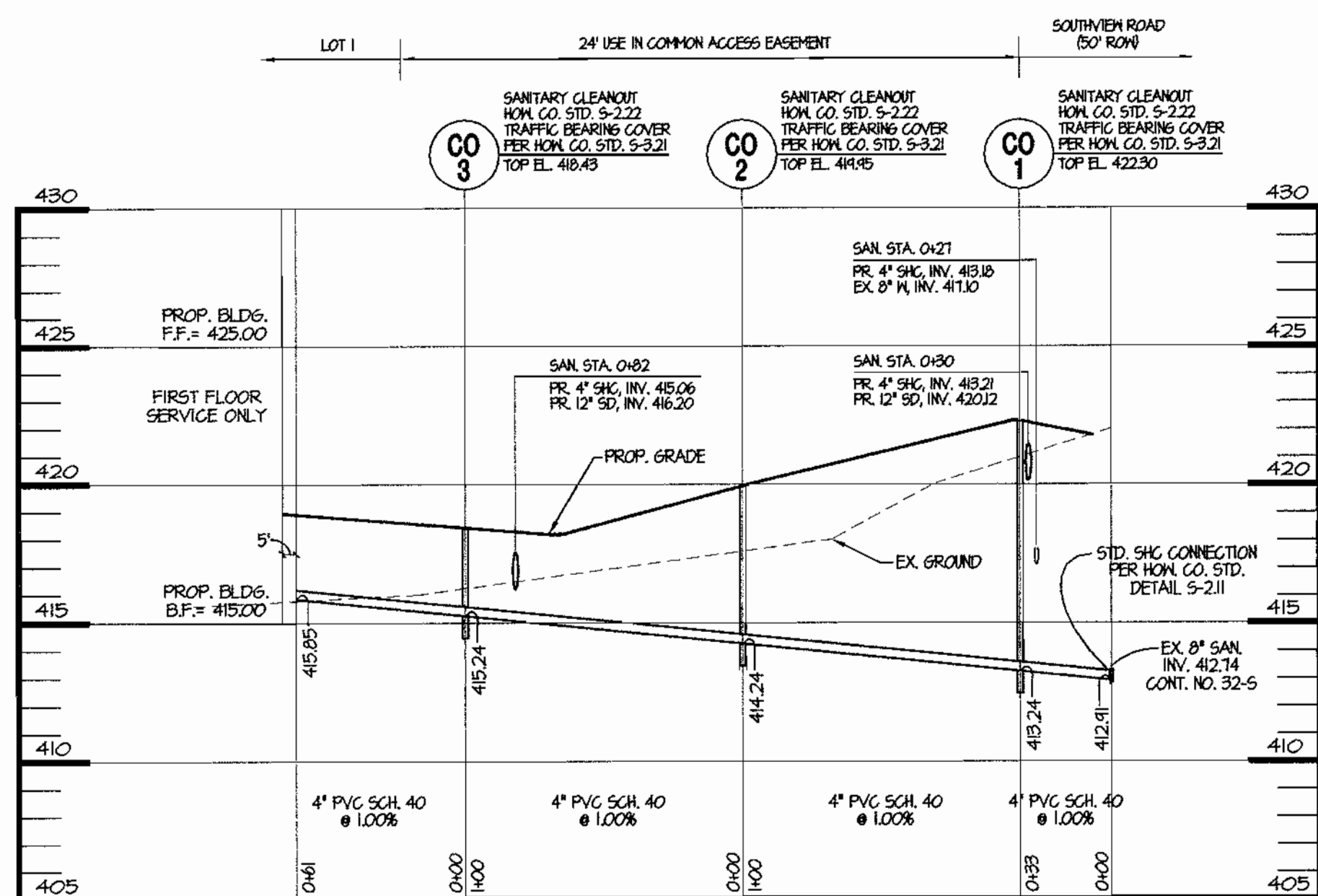


DETAIL 7 - STONE CHECK DAM



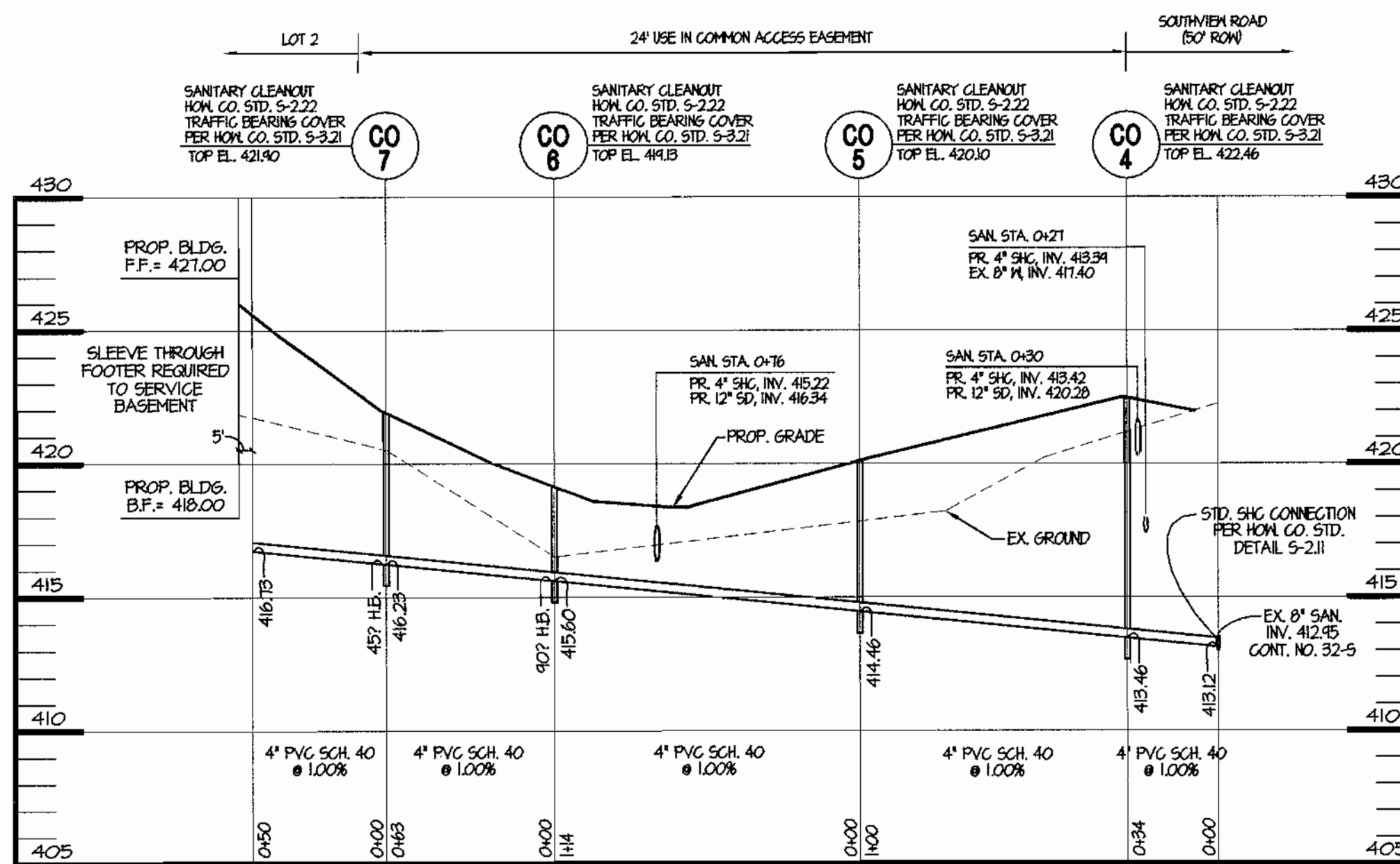
STANDARD STONE CHECK DAM DESIGN	
SLOPE	SPACING
6% or less	80'
6.5% to 8%	45'
8% to 10%	25'
10% to 12%	15'
over 10%	use lined waterway design

- Construction Specifications
1. Spikes and ditches shall be prepared in accordance with the construction specifications described in Section A-2. Standards and Specifications for Temporary Swales.
 2. The check dam shall be constructed of 4"-7" stone. The stone shall be placed so that it completely covers the width of the channel and keyed into the channel banks.
 3. The top of the check dam shall be constructed so the center is approximately lower than the outer edges, forming a weir that water can flow across.
 4. The maximum height of the check dam at the center shall not exceed 2'.
 5. The upstream side of the check dam shall be lined with approximately 3" of 3/4" to 1 1/2" crushed aggregate.



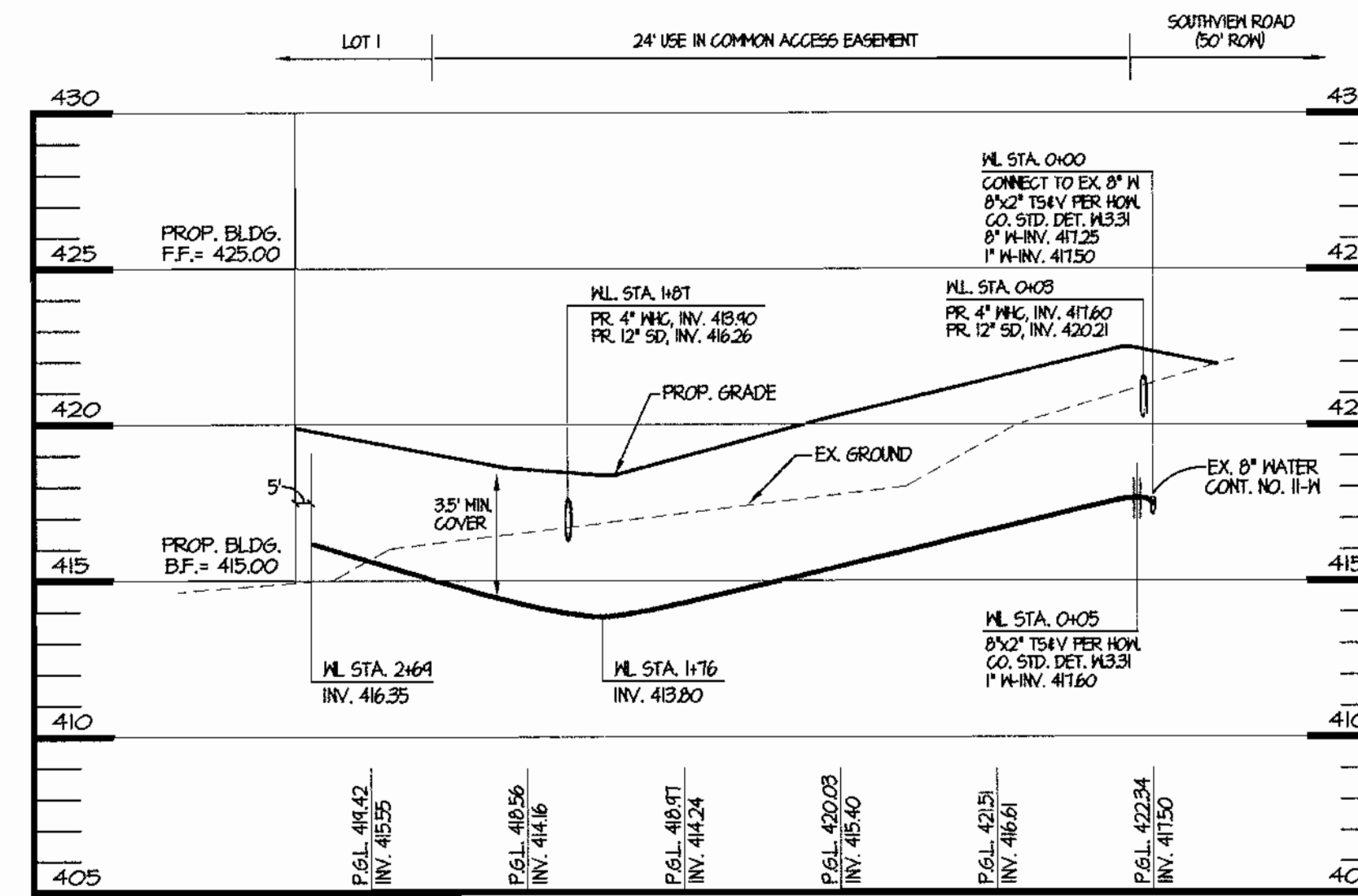
SEWER PROFILE

HOR. 1" = 50'
VERT. 1" = 5'



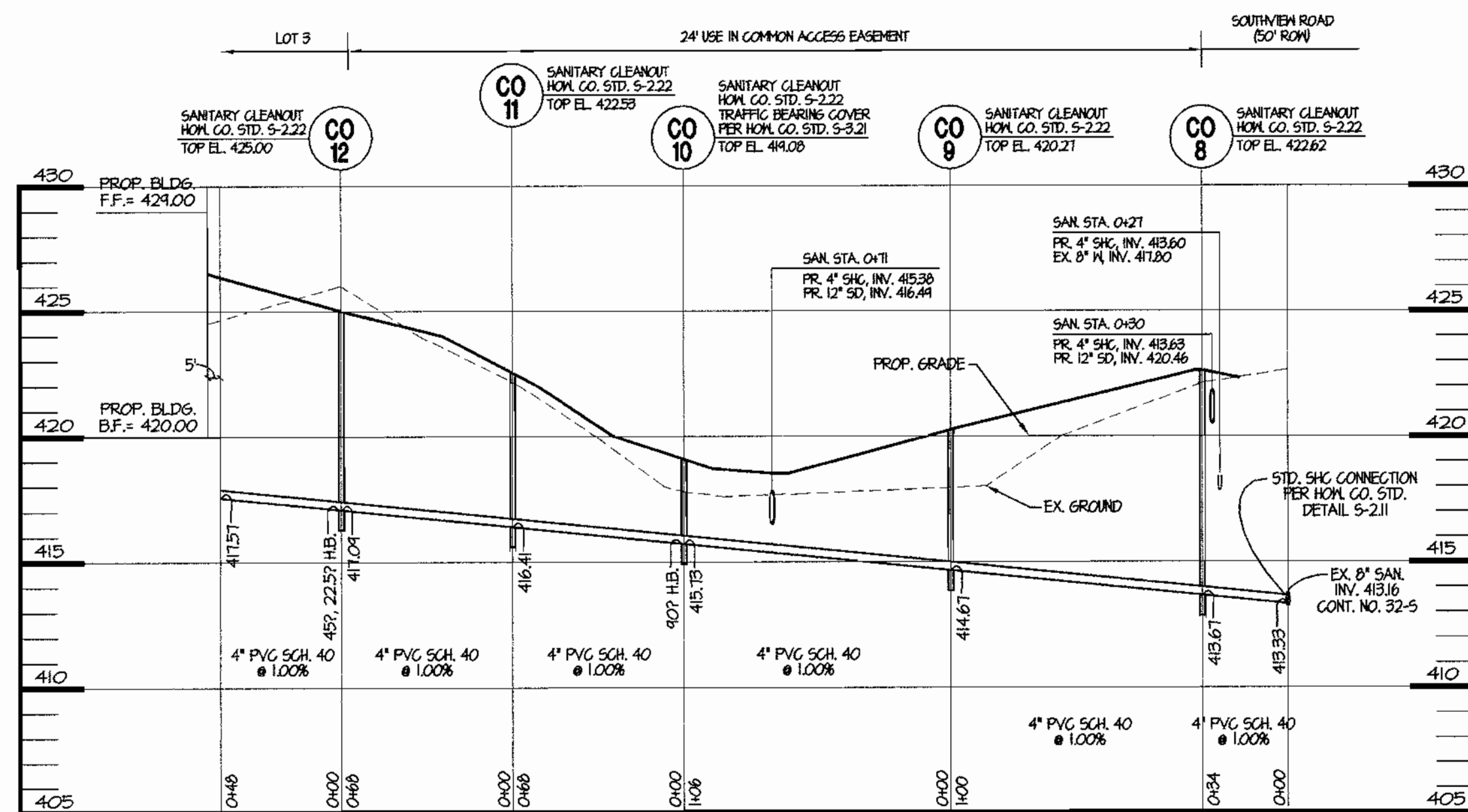
SEWER PROFILE

HOR. 1" = 50'
VERT. 1" = 5'



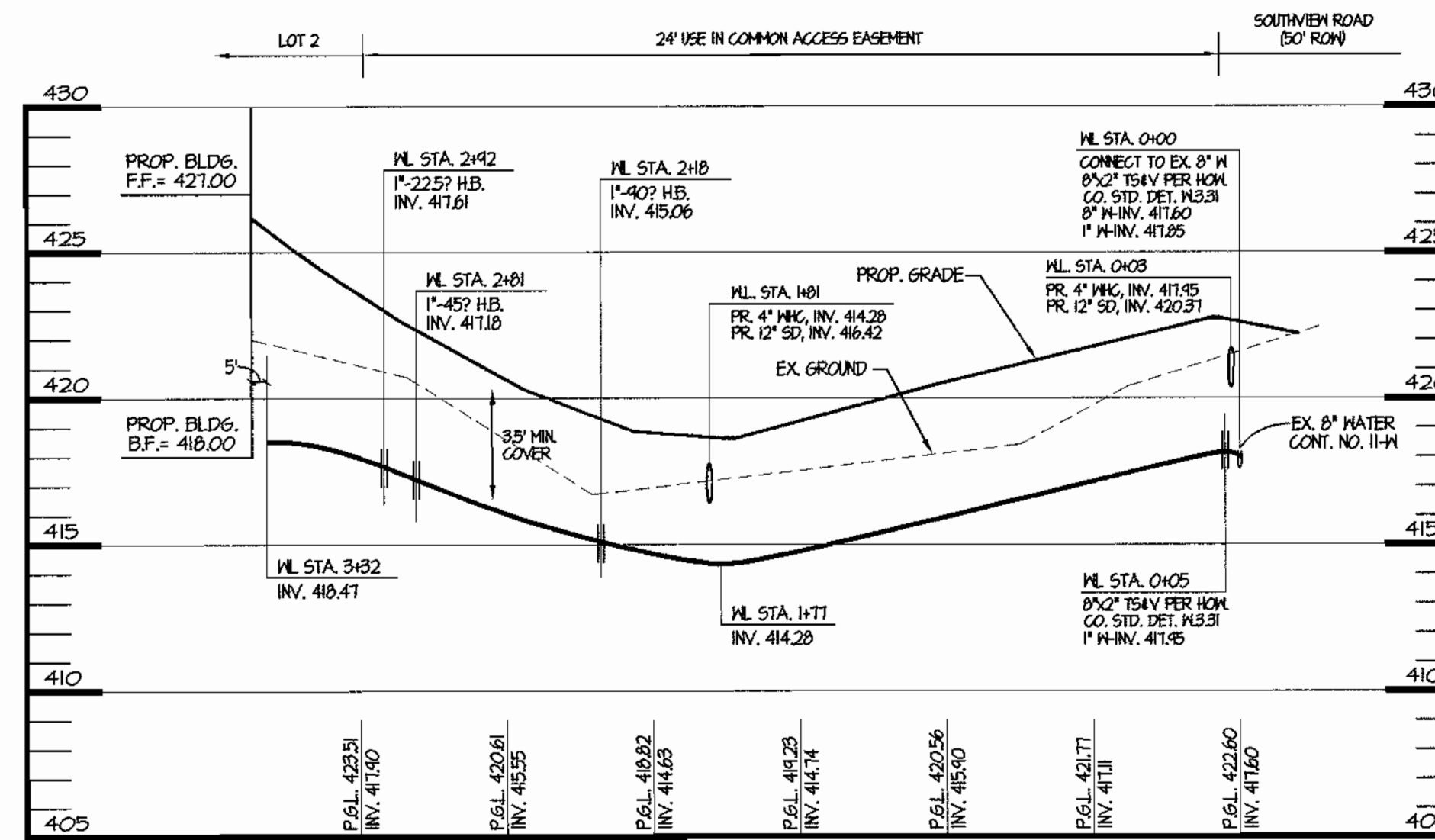
WATER PROFILE A

HOR. 1" = 50'
VERT. 1" = 5'



SEWER PROFILE

HOR. 1" = 50'
VERT. 1" = 5'



WATER PROFILE B

HOR. 1" = 50'
VERT. 1" = 5'

SANITARY LINE PIPE SCHEDULE		
SIZE	TYPE	LENGTH
4"	PVC (SCH. 40)	1079'

SANITARY LINE FITTINGS SCHEDULE		
SIZE	TYPE	NUMBER
4"	90° H.B. (SCH. 40)	2
4"	45° H.B. (SCH. 40)	5
4"	22.5° H.B. (SCH. 40)	1
4"	8"x4" WYE (SCH. 40)	3

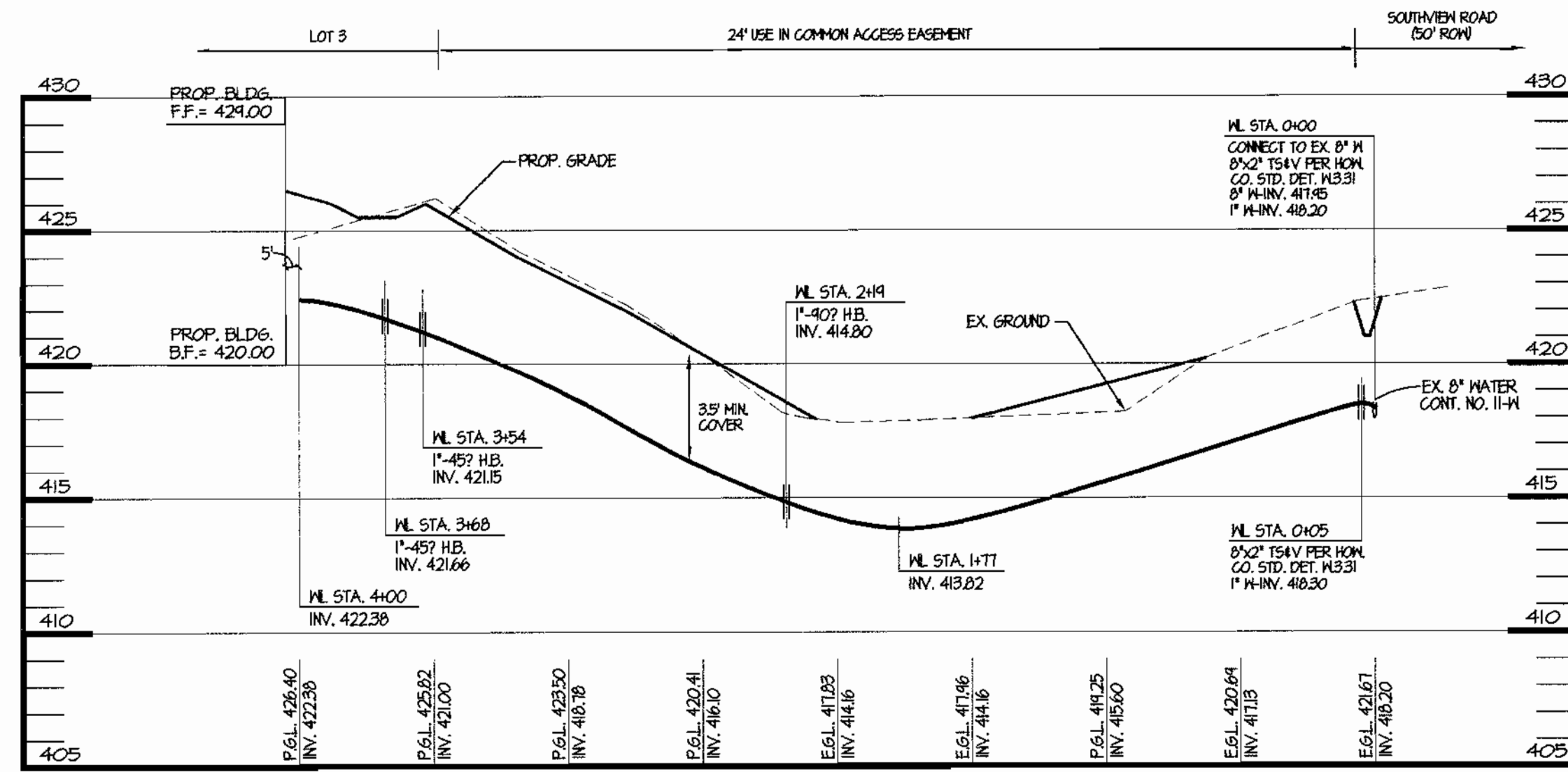
OWNER / DEVELOPER

RACHUBA HOME BUILDERS, INC.
946 - A MARIMICH COURT
ELDERSBURG, MARYLAND 21784
(410) 781-3400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Cindy Hemm* DATE: 4/23/12
 Chief, Development Engineering Division: *[Signature]* DATE: 4/10/12
 Director: *[Signature]* DATE: 4/23/12

SUBDIVISION	SECTION/AREA	PROPOSED USE	LOT/PARCEL #
SOUTHVIEW ROAD	N/A	SINGLE FAMILY RESIDENTIAL	PARCEL P/O 420, 730 LOTS 1-3, OPEN SPACE 4
PLAT NO.	BLOCK NO.	ZONING	TAX/ZONE MAP
6021 & 15333	22	R-20	17
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
H04	1405500	2ND	6022.00
ADDRESS CHART			
LOT NUMBER	STREET ADDRESS		
1	3038 SOUTHVIEW ROAD		
2	3034 SOUTHVIEW ROAD		
3	3030 SOUTHVIEW ROAD		

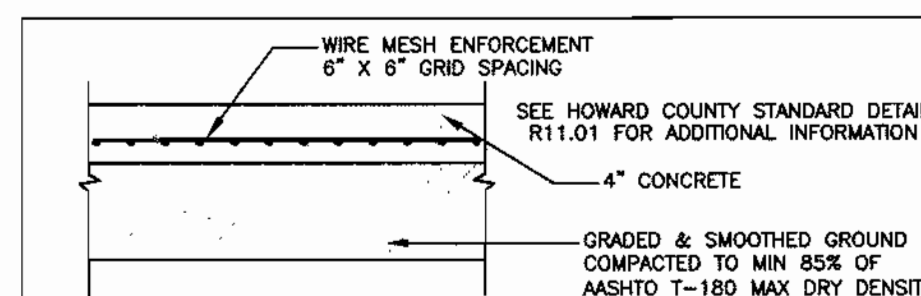


WATER PROFILE C

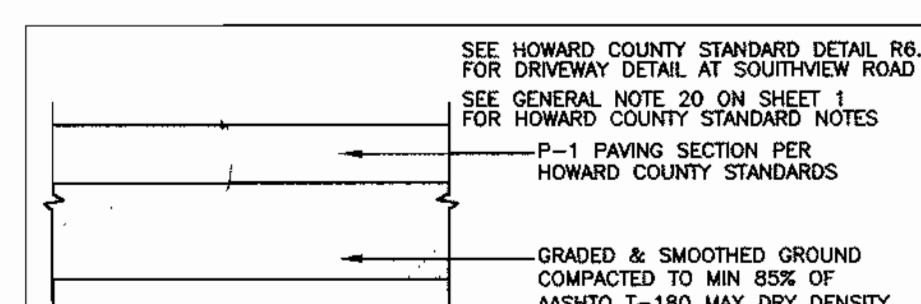
HOR. 1" = 50'
VERT. 1" = 5'

WATER LINE PIPE SCHEDULE		
SIZE	TYPE	LENGTH
1"	1" COPPER TUBING ASTM B-88, TYPE K	1001'

WATER LINE STRUCTURE SCHEDULE		
SIZE	TYPE	NUMBER
3/4"	WATER METER ASSEMBLY HOW. CO. STD. W.3.31	3



RESIDENTIAL TRASH PAD PAVING SECTION NOT TO SCALE



RESIDENTIAL DRIVEWAY PAVING SECTION NOT TO SCALE

● COORDINATES TO CENTER OF STRUCTURE

STR NO.	TOP ELEV	INV IN	INV IN	INV OUT	TYPE	REMARKS	LOCATION	
							NORTHING	EASTING
CO 1	422.30	---	---	413.24	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,801.35	1,357,690.59
CO 2	419.95	---	---	414.24	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,827.18	1,357,593.98
CO 3	418.43	---	---	415.24	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,853.00	1,357,497.38
CO 4	422.46	---	---	413.46	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,809.07	1,357,692.65
CO 5	420.10	---	---	414.46	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,834.88	1,357,596.04
CO 6	419.13	---	---	415.60	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,864.32	1,357,485.91
CO 7	421.90	---	---	416.64	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,925.19	1,357,502.18
CO 8	422.62	---	---	413.67	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,816.77	1,357,694.71
CO 9	420.27	---	---	414.67	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,842.59	1,357,598.11
CO 10	419.08	---	---	415.73	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,869.98	1,357,495.71
CO 11	422.53	---	---	416.41	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	588,935.68	1,357,513.27
CO 12	425.00	---	---	417.09	SAN. CLEANOUT HOWARD CO. STD. DETAIL S-2.22	TRAFFIC COVER	589,001.56	1,357,530.88



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9782 or (301) 776-1690
FAX (410) 792-7395

Southview Road
Lots 1-3 and Open Space Lot 4
UTILITY PROFILES & SITE DETAILS

TAX MAP # 17, GRID: 22	2ND ELECTION DISTRICT	
PARCEL: PIO 420,730 DEED REF.: L. 5014F. 389	HOWARD COUNTY, MD	
DATE	REVISIONS	JOB NO.:
		12282
		SCALE: AS SHOWN
		DATE: 3/22/02
		DRAWN BY: DWM/TCN
		DESIGN BY: DWM/TCN
		REVIEW BY: PVM
		SHEET: 5 of 6

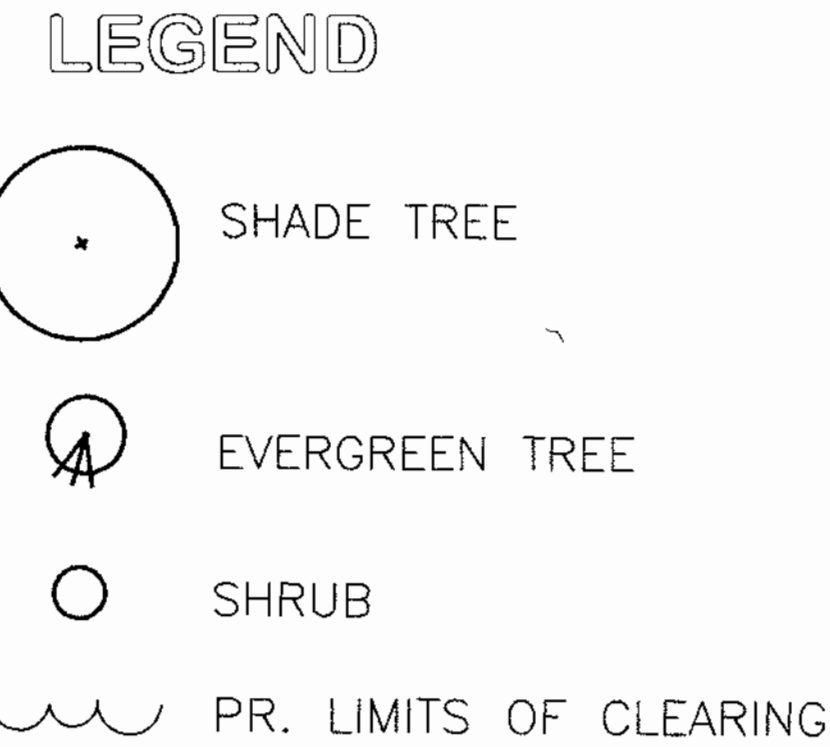
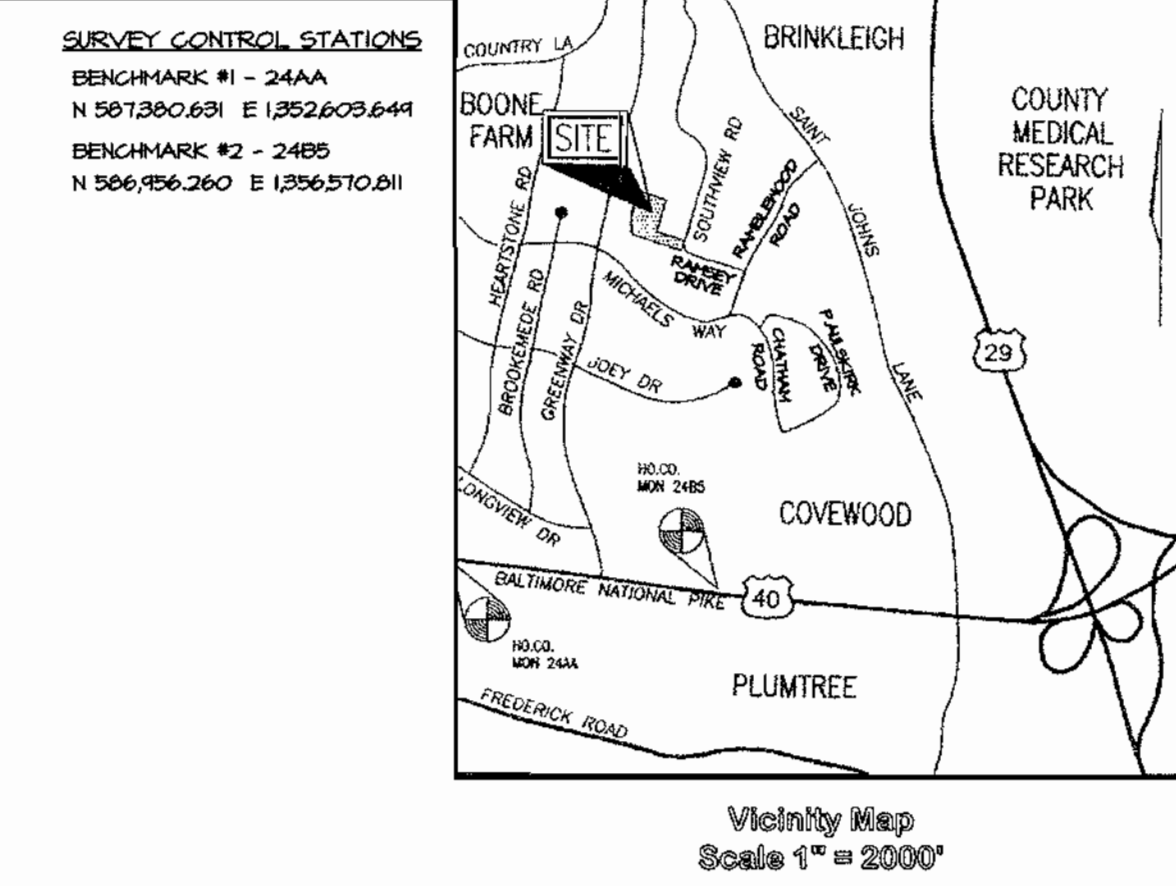
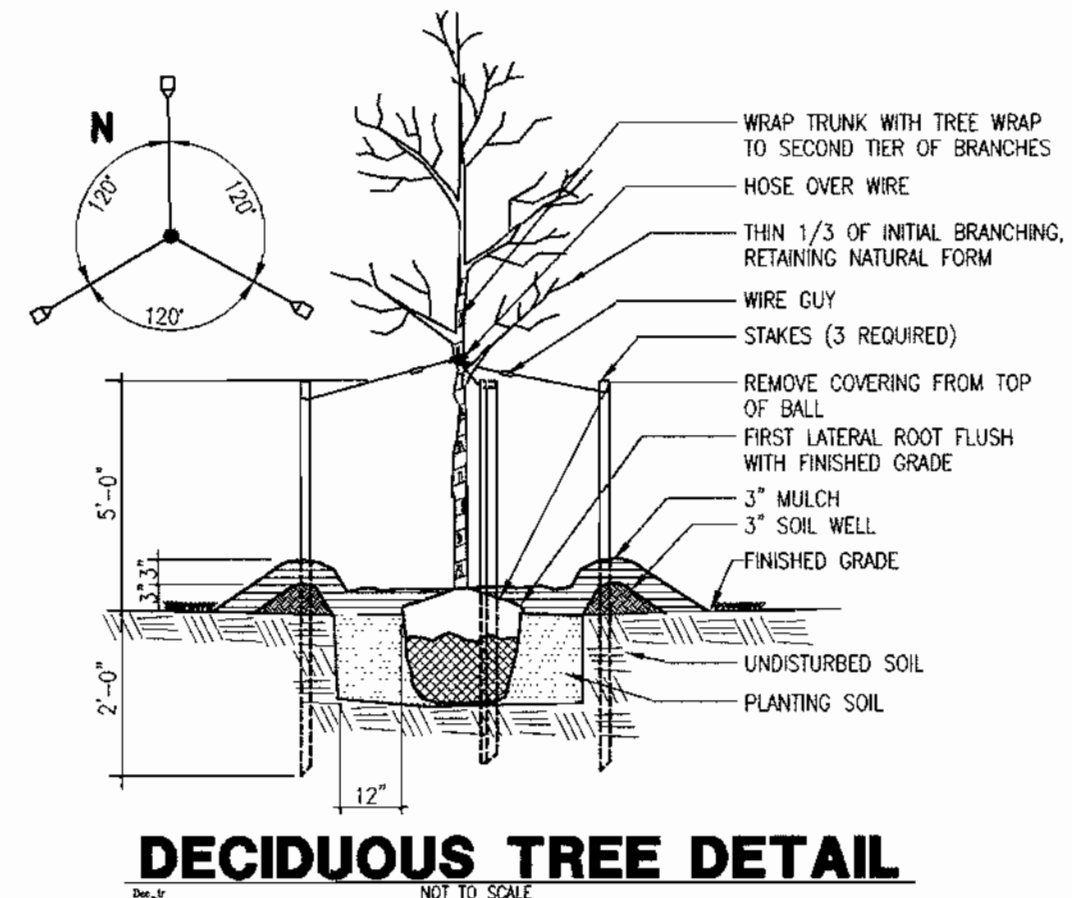
GENERAL NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASES AND INSECT INFESTATIONS.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
- THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS PRIOR TO COMMENCING PLANT PIT EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT SAUCERS AND PLANT BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, A MINIMUM OF 3" IN DEPTH.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3" UNDER AND SURROUNDING ALL NEW LANDSCAPED MASS PLANTING AREAS TO PROVIDE A UNIFORM AND CONTINUOUS SURFACE AND APPEARANCE BETWEEN AND AROUND ALL PLANT MATERIAL, BUILDING LINES AND PAVED AREAS. IN GENERAL, THIS PERTAINS TO ALL PLANT MATERIAL THAT IS PLANTED CLOSER THAN SIX (6) FEET CENTER TO CENTER. IT IS THE INTENT OF THIS CONTRACT TO INSTALL LANDSCAPE MAT UNDER THE ENTIRE AREA OF SHREDDED BARK MULCH.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO CLEAR OF DRAINAGE CHANNELS AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPED DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS, AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- GROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF 'V' CRACKS THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- TREES SHALL BE PLANTED DURING ACCEPTABLE PLANTING SEASONS: BETWEEN MARCH 15 AND MAY 15 AND BETWEEN AUGUST 15 AND NOVEMBER 15 OR AS APPROVED BY OWNERS REPRESENTATIVE.
- ALL TREE STAKING AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TREES ARE ESTABLISHED.
- SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THE RESEDED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, AND ON SLOPES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE BIDDING PROCESS. FINANCIAL SURETY FOR GRADING PERMIT (AS APPLICABLE) IN THE AMOUNT OF \$6,600.00, BASED UPON THE REQUIRED \$300.00 PER (22) SHADE TREE GENERATED BY THE PERIMETER PLANTING REQUIREMENTS OF THIS PROJECT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	1 51.0	2 384.0	3 79.0	4 198.0	5 242.0	6 200.0	7 200.0
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE, BELOW IF NEEDED)	N / A	NO	See, 79'	Yes, 198'	Yes, 90'	N / A	N / A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE, BELOW IF NEEDED)	N / A	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	N / A	7	2	2	3	4	4
SHADE TREES		0	0	0	0	0	0
EVERGREEN TREES		0	0	0	0	0	0
SHRUBS		0	0	0	0	0	0
NUMBER OF PLANTS PROPOSED	1	7	0	0	3	3	0
SHADE TREES	1	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0
OTHER TREES (2: SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	0	0	0	0	0	18	20
PLANT SUBSTITUTION CREDITS	1 Shade & 1 Evergreen trees when none are required.	8 Evergreen = 4 Shade Trees.	Existing forest credit claimed for alternative compliance due to the protected resource on this and the adjacent property.	Existing forest credit claimed for alternative compliance due to the protected resource on this and the adjacent property.	Existing forest credit claimed for alternative compliance due to the protected resource on this and the adjacent property.	18 shrubs = 1.8 shade trees planting unit equivalents.	20 shrubs = 2.0 shade trees planting unit equivalents.



Due to the subdivided nature of the property and the required alignment of the utilities within the common access easement little more than shrubs may be planted within this area. This required a few of the generated planting requirements to be placed elsewhere on site. This project generates planting unit requirements equivalent to 22.0 Shade Trees, proposed plantings equate to 22.3 Shade Tree equivalents, PER ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL.

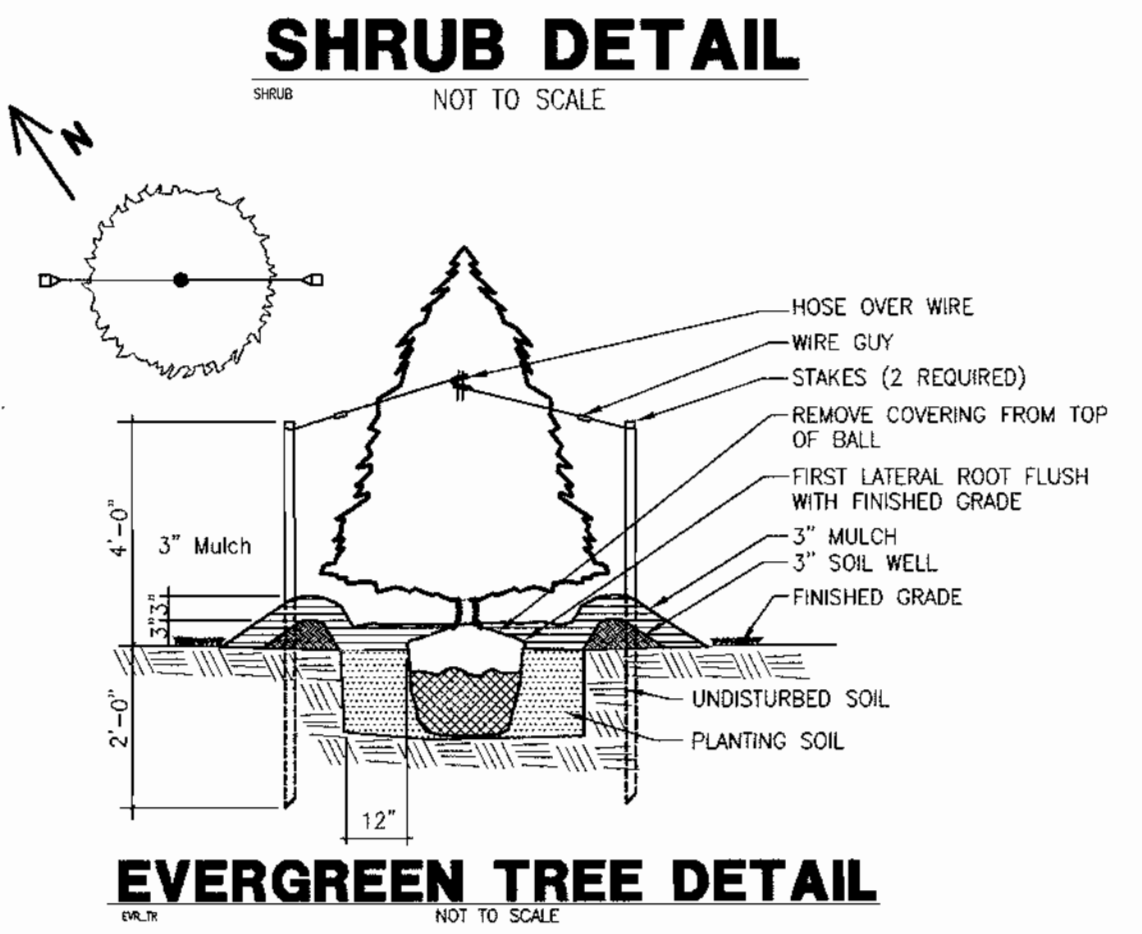
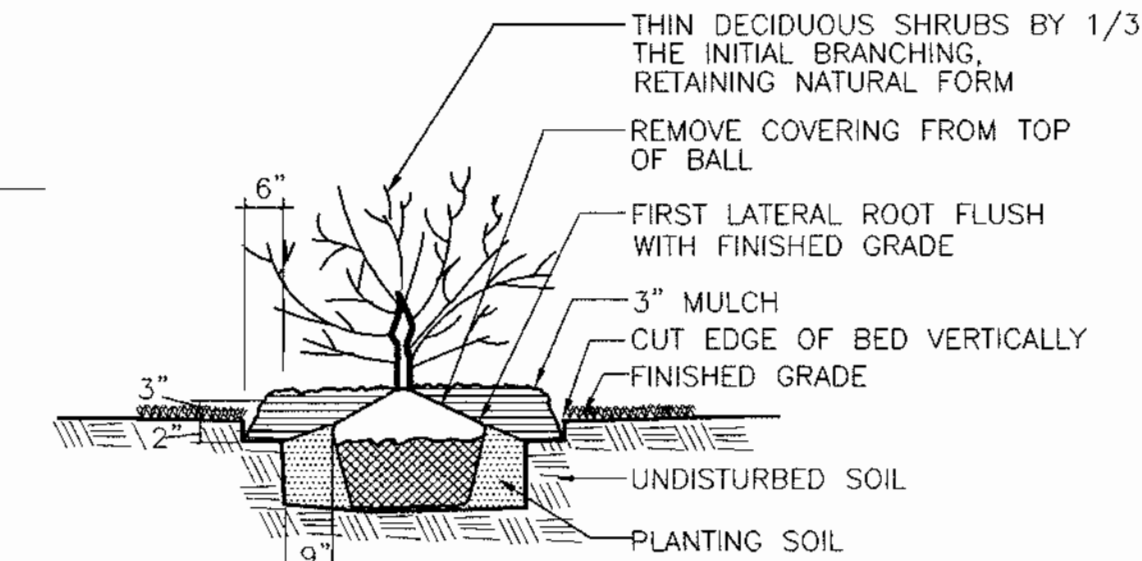
PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
T-1	7	<i>Acer rubrum</i> / Red Maple	2 1/2" - 3" cal.	B & B
T-2	7	<i>Liquidambar styraciflua</i> / Sweet Gum	2 1/2" - 3" cal.	B & B
EG-1	9	<i>Ilex opaca</i> / American Holly	5' - 6' hgt.	B & B
S-1	36	<i>Viburnum plicatum tomentosum</i> / Doublefile Viburnum	30" - 36"	B & B

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BAILE SILT LOAM	D
GB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENELG LOAM, 8 TO 16 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD COUNTY SOIL SURVEY, MAP NUMBER 15/18.



Developer's / Builder's Certificate
 I / We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I / We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: Chris Rachuba Date: 3-22-02

The owner, tenant, and / or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Rachuba 4/23/02
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chris Rachuba 4/16/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Rachuba 4/23/02
 DIRECTOR DATE

SUBDIVISION	SECTION/AREA	PROPOSED USE	LOT/PARCEL #
SOUTHVIEW ROAD	N/A	SINGLE FAMILY RESIDENTIAL	PARCEL: P/O 420, 730 LOTS 1-3, OPEN SPACE 4
PLAT NO.	BLOCK NO.	ZONING	TAX/ZONE MAP
15029 & 15333	22	R-20	17
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
H04	1405500	2ND	6022.00

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	3038 SOUTHVIEW ROAD
2	3034 SOUTHVIEW ROAD
3	3030 SOUTHVIEW ROAD

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

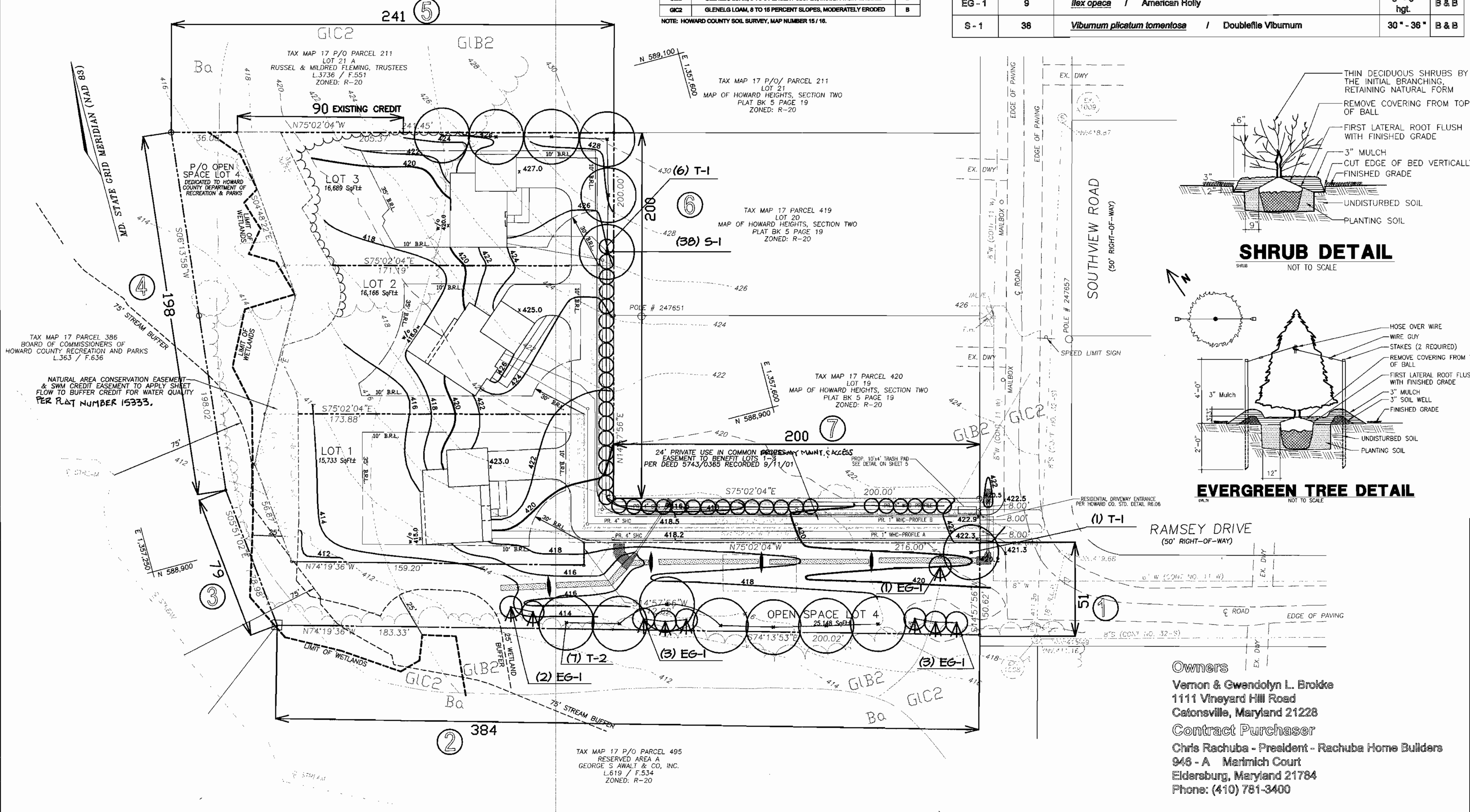
MRA

9090 JUNCTION DRIVE, SUITE 8
 ANNAPOLIS JUNCTION, MARYLAND 20701
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395

Southview Road
 Lots 1-3 and Open Space Lot 4
 Landscape Plan

TAX MAP # 17, GRID: 22 2ND ELECTION DISTRICT
 PARCEL: P/O 420,730 DEED REF.: L. 5014F. 389 HOWARD COUNTY, MD

DATE	REVISIONS	JOB NO.:
		12282
		SCALE: 1" = 30'
		DATE: 03/22/02
		DRAWN BY: DWM
		DESIGN BY: DWM/TCN
		REVIEW BY: PVM
		SHEET: 6 of 6



Owners
 Vernon & Gwendolyn L. Brokke
 1111 Vineyard Hill Road
 Catonsville, Maryland 21228

Contract Purchaser
 Chris Rachuba - President - Rachuba Home Builders
 946 - A Marimich Court
 Eldersburg, Maryland 21784
 Phone: (410) 781-3400