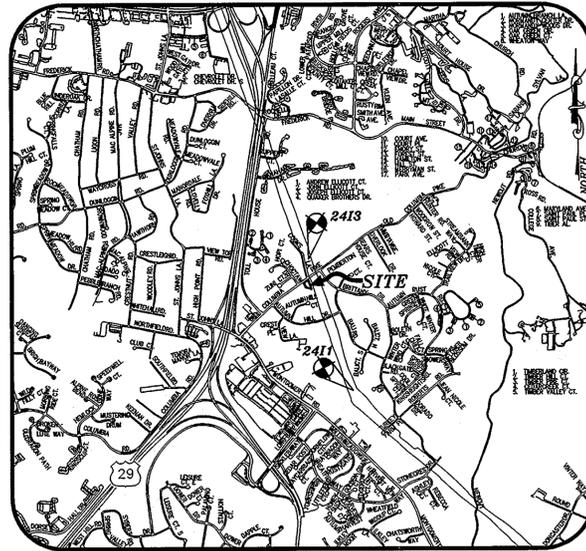


# SITE DEVELOPMENT PLAN RRIG CORPORATION PROPERTY

## LOT 1 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### LEGEND

-  STONE CONSTRUCTION ENTRANCE
-  EXISTING 30' PUBLIC SEWER AND UTILITY EASEMENT PLAT # 17994
-  EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT PLAT # 17994
-  EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT # 17994
-  EXISTING WETLANDS PLAT # 17994
-  SF SILT FENCE
-  LANDSCAPING PROVIDED UNDER SDP-04-019.
-  LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 12 : GRID D-11

### OWNER/DEVELOPER

RRIG CORPORATION  
3403 OLD POST DRIVE  
BALTIMORE, MARYLAND 21208  
410-484-9001

### DEVELOPERS 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 NATURAL RESOURCE CONSERVATION SERVICE.

 1/6/09  
SIGNATURE OF DEVELOPER DATE

ISSAC GHEILER, RRIG CORPORATION  
PRINTED NAME OF DEVELOPER

### 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 NATURAL RESOURCE CONSERVATION SERVICE.

 1/6/09  
SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

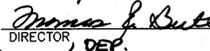
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

 1/13/09  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

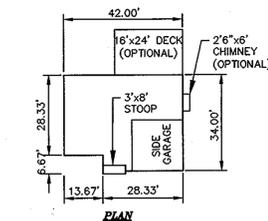
 1/16/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

 1/20/09  
CHIEF, DIVISION OF LAND DEVELOPMENT JH DATE

 1/20/09  
DIRECTOR, DEP. DATE



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. 17942, Exp Date 9/3/2010



**THE JAVA**  
SIDE LOAD  
SCALE: 1" = 30'

### GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SITE ANALYSIS DATA:  
TOTAL AREA : 0.46 AC.± ZONING : R-20  
LIMIT OF DISTURBED AREA: 0.11 AC.±  
PROPOSED USE: SINGLE FAMILY DETACHED.  
UNITS PROPOSED: 1 ELECTION DISTRICT: SECOND  
TAX MAP : 24 GRID : 18 PARCEL : 836  
DPZ FILES: F-04-021, WP-03-044, SDP-04-019  
BUILDING COVERAGE OF SITE: 0.031 AC. AND 6.77% OF GROSS AREA.  
3. TOPOGRAPHY AND BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY HERB MALMUD AND ASSOCIATES, INC. ON APRIL 2003, PROVIDED UNDER F-04-021.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2411 AND 2413  
STATION NO. 2411 E 1,366,275.1568 ELEVATION 437.123  
N 577,298,6492  
STATION NO. 2413 N 580,648,8974 ELEVATION 463.772  
E 1,364,974.4671
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:  
MISS UTILITY 1-800-257-7777  
VERIZON TELEPHONE COMPANY (410) 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-1880  
AT&T CABLE LOCATION DIVISION (410) 393-3533  
BALTIMORE GAS & ELECTRIC (410) 885-0123  
STATE HIGHWAY ADMINISTRATION (410) 313-1880  
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- WATER IS PUBLIC, CONTRACT #11W. SEWER IS PUBLIC, CONTRACT # 542-S
- THERE IS NO FLOODPLAIN ON THIS SITE.
- EXISTING WETLANDS AND WETLAND BUFFERS ARE PROVIDED UNDER F-04-021 AND RECORDED ON PLAT #17994.
- TRAFFIC STUDY WAS PROVIDED UNDER F-04-021.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 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 YARD SETBACK.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THIER BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAIN.
- THIS DEVELOPMENT IS EXEMPT FROM STORMWATER MANAGEMENT. NET AREA OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).  
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- FOREST CONSERVATION EXEMPTION HAS BEEN PROVIDED UNDER F-04-021.
- LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$900.00 FOR 3 SHADE TREES SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT FOR THIS SITE PLAN. PERIMETER LANDSCAPE EDGES 1, 2 & 3 WERE LANDSCAPED UNDER SDP-04-019.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERRMS, 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.
- EXISTING UTILITIES ARE BASED ON PLAT #17994.
- ANY DAMAGE TO HOWARD COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE OWNER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE WATER, SEWER AND UTILITY EASEMENT LINE.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- WAIVER PETITION WP-04-033 WAS GRANTED ON APRIL 22, 2003 TO ALLOW A WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS ON A LOT LESS THAN 10 AC. CONDITIONS OF THE WAIVER ARE:  
1. NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE WETLANDS OR WETLAND AND STREAM BUFFERS LOCATED ON PROPOSED LOT 1 AND LOT 2.  
2. NO STRUCTURES SHALL BE LOCATED WITHIN THE 35' ENVIRONMENTALLY SENSITIVE BUILDING RESTRICTION LINE (BRL) AS MEASURED FROM THE 25' WETLANDS BUFFER.

### PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #
RRIG CORPORATION PROPERTY		N/A	PARCEL 836 LOT 1
PLAT # OR L/F #17994	BLOCK # 18	ZONE R-20	TAX MAP 24
			ELEC. DIST. SECOND
			CENSUS TRACT 602306
WATER CODE F04		SEWER CODE 1400530	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING & SEDIMENT CONTROL.			

### ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 1	4053 OLD COLUMBIA PIKE

### INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

project	date	approval
08-008	JAN. 2009	JJO
illustration	engineering	JJO
JJO	scale	1"=30'
JJO	description	revisions

no.	date	description	revisions

RRIG CORPORATION PROPERTY  
LOT 1  
TAX MAP : 24 PARCEL : 836  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax: (410) 997-0296

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

- 1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CATEGORY FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855).

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN IS IN ACCORDANCE WITH 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.

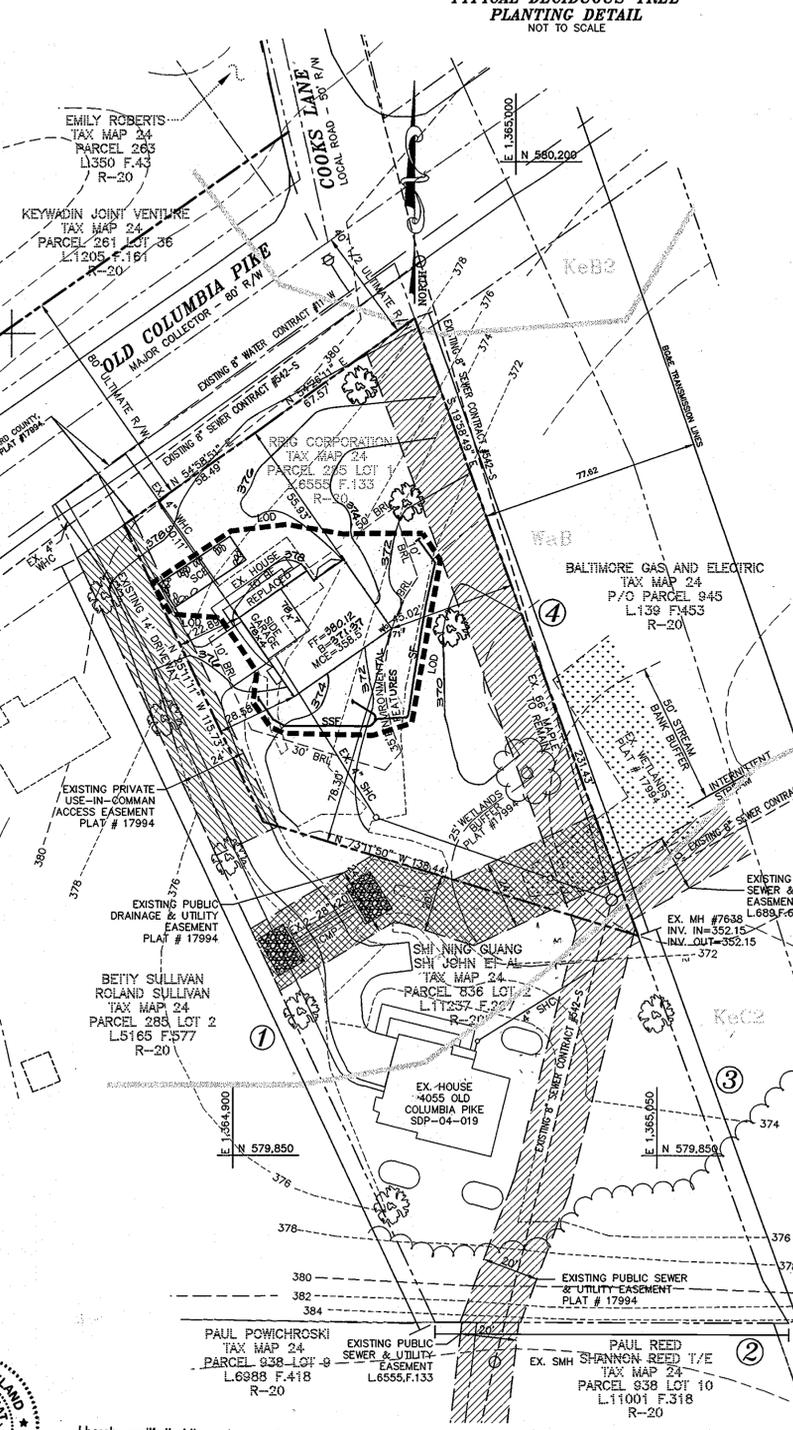
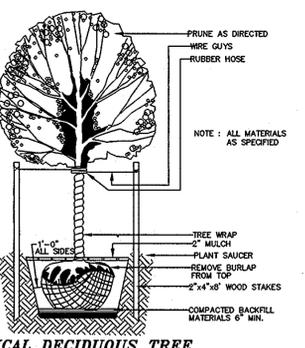
DEVELOPERS CERTIFICATE I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF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

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 I HAVE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION. CHIEF, DIVISION OF LAND DEVELOPMENT. DIRECTOR, DEP.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY). 2. INSTALL STONE CONSTRUCTION ENTRANCE (1-DAY). 3. CONSTRUCT SILT FENCES (1 DAY). 4. CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (3 DAYS).



PLAN VIEW SCALE: 1"=30'

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. 17942, Exp Date 9/31/2010

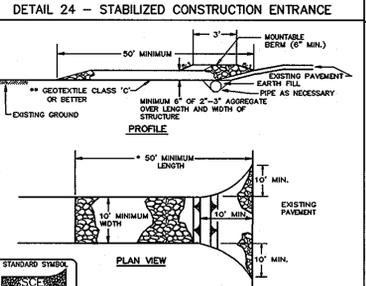


Table with 2 columns: SLOPE STEEPNESS and SILT FENCE LENGTH. It provides design criteria for different slope percentages and corresponding silt fence lengths.

Table with 2 columns: SLOPE STEEPNESS and SUPER SILT FENCE LENGTH. It provides design criteria for super silt fences based on slope steepness.

Notes: In areas of less than 2% slope and sandy soils (USDA general classification TILLAGE OPERATIONS) minimum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

LEGEND

- STONE CONSTRUCTION ENTRANCE. EXISTING 30\"/>

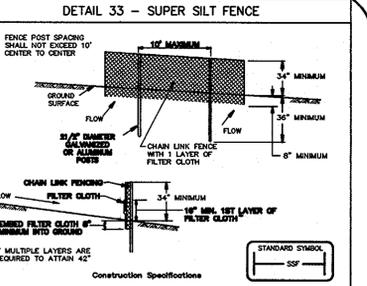


Table with 2 columns: SLOPE STEEPNESS and SUPER SILT FENCE LENGTH. It provides design criteria for super silt fences based on slope steepness.

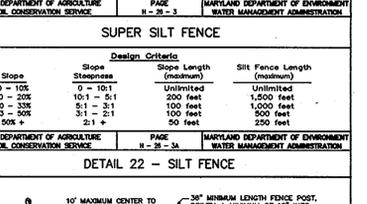


Table with 2 columns: SLOPE STEEPNESS and SILT FENCE LENGTH. It provides design criteria for standard silt fences based on slope steepness.

SOILS CLASSIFICATION:

KcB2 KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (D) KcC2 KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (D) WcB WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES (D)

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

Table with 3 columns: QUANTITY, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE. Lists 3 shade trees: ACER RUBRUM 'RED SUNSET', RED SUNSET RED MAPLE, 2 1/2\"/>

FINANCIAL SURETY IN THE AMOUNT OF \$900.00 FOR 3 SHADE TREES SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT FOR THIS SITE PLAN.

SCHEDULE A: PERIMETER LANDSCAPED EDGE

Table with 3 columns: CATEGORY, PERIMETER PROPERTIES, TOTAL. Lists landscape requirements for perimeter properties, including 4 shade trees, 4 evergreen trees, and 0 shrubs.

\* 1 - 6\"/>

Project information table with columns: date, project, illustration, scale, approval. Includes dates for 08-08-09 and 11-20-09, and names for JJO and RHJ.

Revision table with columns: NO., REVISION, DATE. Shows revision 1: REVISE GRADING LOT 1 TO MATCH AS-BUILT.

RRIG CORPORATION PROPERTY LOT 1 PARCEL # 24 HOWARD COUNTY, MARYLAND SECOND ELECTION DISTRICT TAX MAP # 886 SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

MILDENBERG & ASSOC., INC. Engineers Planners Surveyors. 5072 Dorsey Hall Drive, Suite 202, Elkwood City, Maryland, 21042. (410) 997-0296. Fax: (410) 997-0298. SDP-09-006