

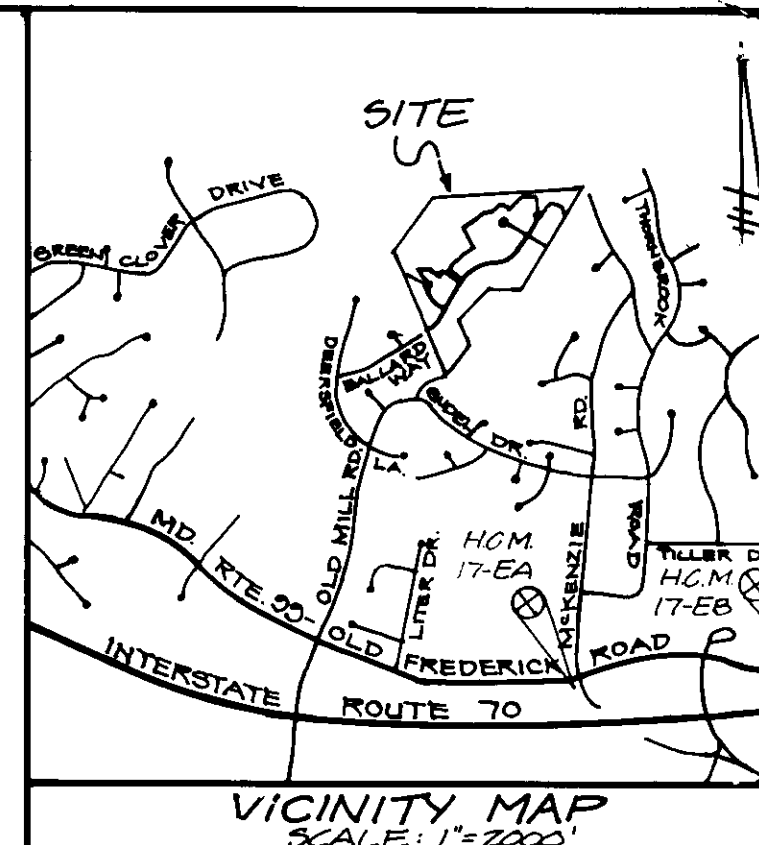


LEGEND

- Contour Interval: 2 ft
- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: +000
- Drainage Flow: →
- Walk-out Basement: [Symbol]
- Existing Trees to Remain and Tree Protection Fence: [Symbol]
- Public Forest Conservation Easement: [Symbol]
- House Number Directional Sign: [Symbol]
- Dry Well Location: [Symbol]

STREET ADDRESS CHART

LOT	ADDRESS
6	2341 Ballard Way
7	2337
8	2333
9	2329
10	2325
11	2321
12	2317
13	2313
62	2338
63	2342



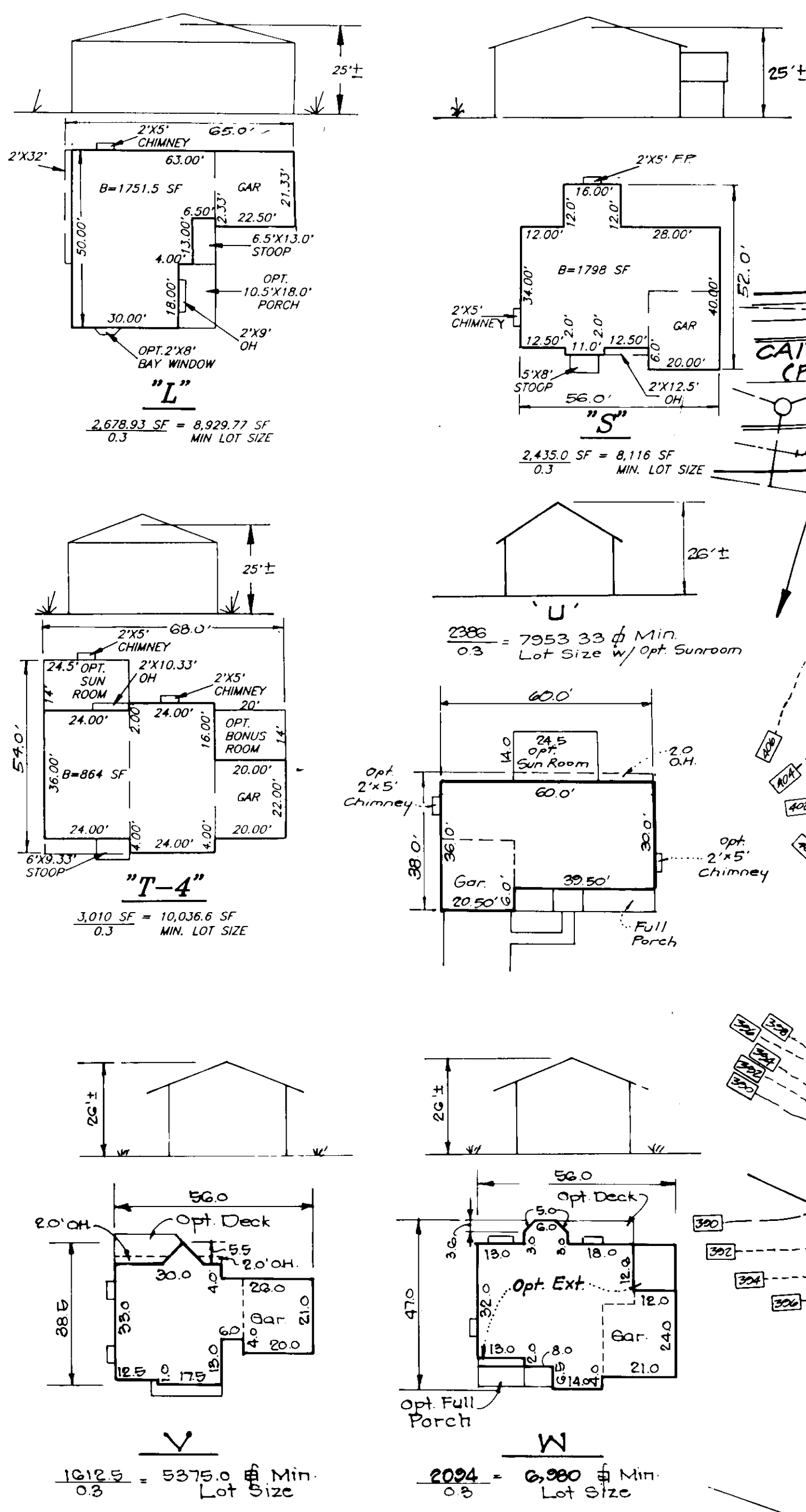
- BENCHMARKS**
- Station Number HGM 17EA N 181160.5677 (Meters)
E 413772.7224 (Meters)
 - Station Number HGM 17EB N 180004.8413 (Meters)
E 413227.8040 (Meters)

- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 22.60 AC.
 - The total number of lots included in this submission is: 58
 - Improvement to property: Single-Family Detached
 - Department of Planning and Zoning reference file numbers are: S 24-14, F 24-12, F 26-04, W&S Cont. # 24-3365-D
 - Utilities shown as existing are taken from approved Water and Sewer plan contract # 24-3365-D, approved Road Construction plans F 26-04, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction plans F 26-04 prepared by Fisher, Collins & Carter, Inc.
 - 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.: 17EA & 17EB
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design manual Volume IV details.
 - In accordance with Sections 128.A.1.b and .c of the Zoning Regulations, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F 26-04
 - [Symbol] Denotes Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of section 16.1200 of the Howard County Code Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement. However, "Forest Management" practices as defined in the deed of Forest Conservation Easement are allowed.
 - [Symbol] Denotes approximate location of proposed Dry Well size and location will be determined at time of site specific house. See sheet 3 for Dry Well detail and area chart.
 - Perimeter and Street Trees shown were taken from Approved Road Construction Plans F 26-04.

- SPECIAL NOTES:**
- This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F 26-04 and/or approved Water and Sewer Plans Contract # 24-3365-D

SHEET INDEX

Site Development Plan	Sheets 1,2,3,4 of 9
Sediment and Erosion Control Plan	Sheets 5,6,7,8,9 of 9



REVISIONS

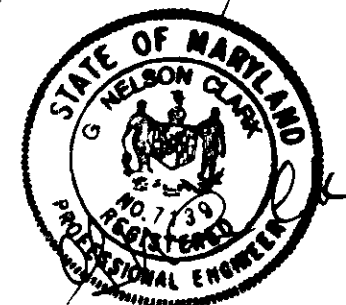
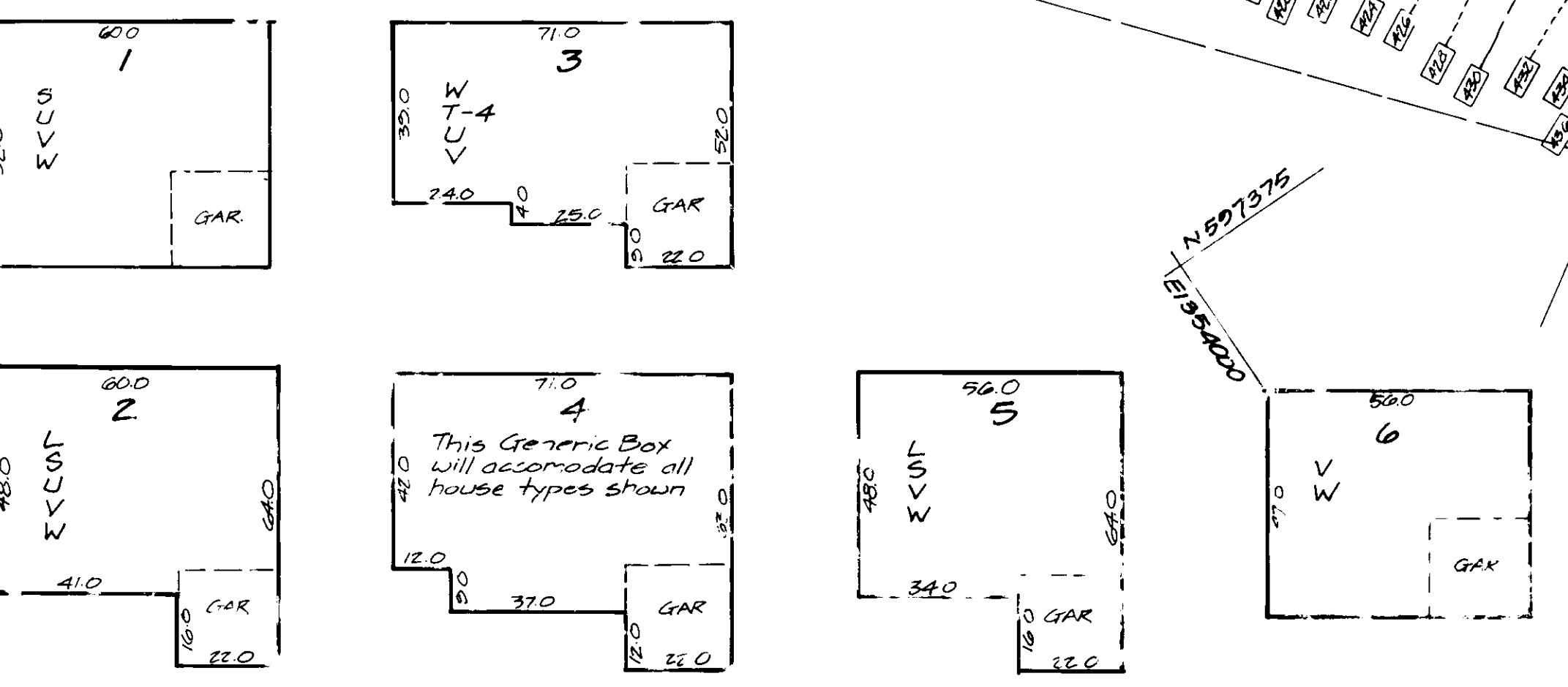
NO.	REVISIONS	DATE
1	Rev. Forest Easement per updated Plan at request of Client	12-20-25
2	Revisions per Ho. Co. Comment Letter dated 12-25-25	12-28-25
3	Rev. W. hse. typical	3-27-26

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] Chief, Development Engineering Division MK 4/25/26 Date

[Signature] Chief, Division of Land Development and Research 4/25/26 Date

[Signature] Director 4/25/26 Date



DEVELOPER
Smallwood Property Partnership
c/o Mr. Duane Zernig
270 Woodbridge Court
West Friendship, MD 21784

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

SITE DEVELOPMENT PLAN
LOTS 6-63
RIVER WALK AT PATAPSCO PARK

SCALE: 1"=30'
DRAWING: 1 of 9
JOB NO.: 95-154
FILE NO.: 95-154X

DESIGNED: JME
DRAWN: PG
CHECKED: JKL
DATE: 4-8-26

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: COLUMBIA BUILDERS, INC.
P.O. Box 599
Columbia, MD 21044

SDP 96-52

NO.	REVISIONS	DATE
1	Rev. Forest Easements per updated Plat at request of client	12-8-99
2	Rev. per Ho. Co. Comment Letter dated 12-7-99	12-28-99



LEGEND

- Contour Interval: 2 ft
- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: + 99.2
- Drainage Flow: →
- Walk-out Basement: [Symbol]
- Existing Trees to Remain: [Symbol]
- Tree Protection Fence: [Symbol]
- Public Forest Conservation Easement: [Symbol]

Stabilized Construction Entrance: [Symbol]

Inlet Protection: [Symbol]

Silt Fence: SF

Super Silt Fence: SSF

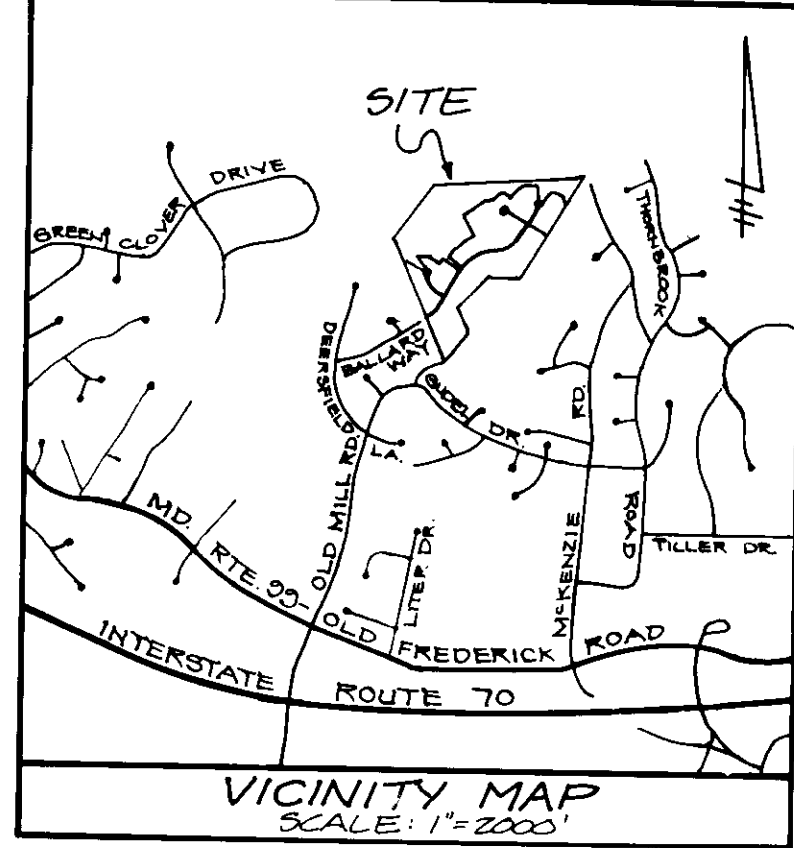
Earth Dike: ED (A-1)

Existing Silt Fence: SF

Existing Super Silt Fence: SSF

Existing Earth Dike: EX ED A-3

Dry Well Location: [Symbol]



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/18/96
Chief, Development Engineering Division MK

[Signature] 4/25/96
Chief, Division of Land Development and Research

[Signature] 4/25/96
Director

Reviewed for HOWARD S.C.D. and meets Technical Requirements

[Signature] 4/22/96
U.S. Natural Resource Conservation Service

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

[Signature] 4/22/96
Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary."

[Signature] 4/22/96
DATE



ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

[Signature] G. NELSON CLARK
DATE

CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (301) 621-8100 - WASH

DESIGNED L/S	SEDIMENT AND EROSION CONTROL PLAN LOTS 6-63	SCALE 1" = 30'
DRAWN P/S		DRAWING 5 of 9
CHECKED J/S		JOB NO. 95-154
DATE 4-8-96		FILE NO. 95-154

RIVER WALK AT PATAPSCO PARK

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: COLUMBIA BUILDERS, INC.
P.O. Box 500
Columbia, MD 21044

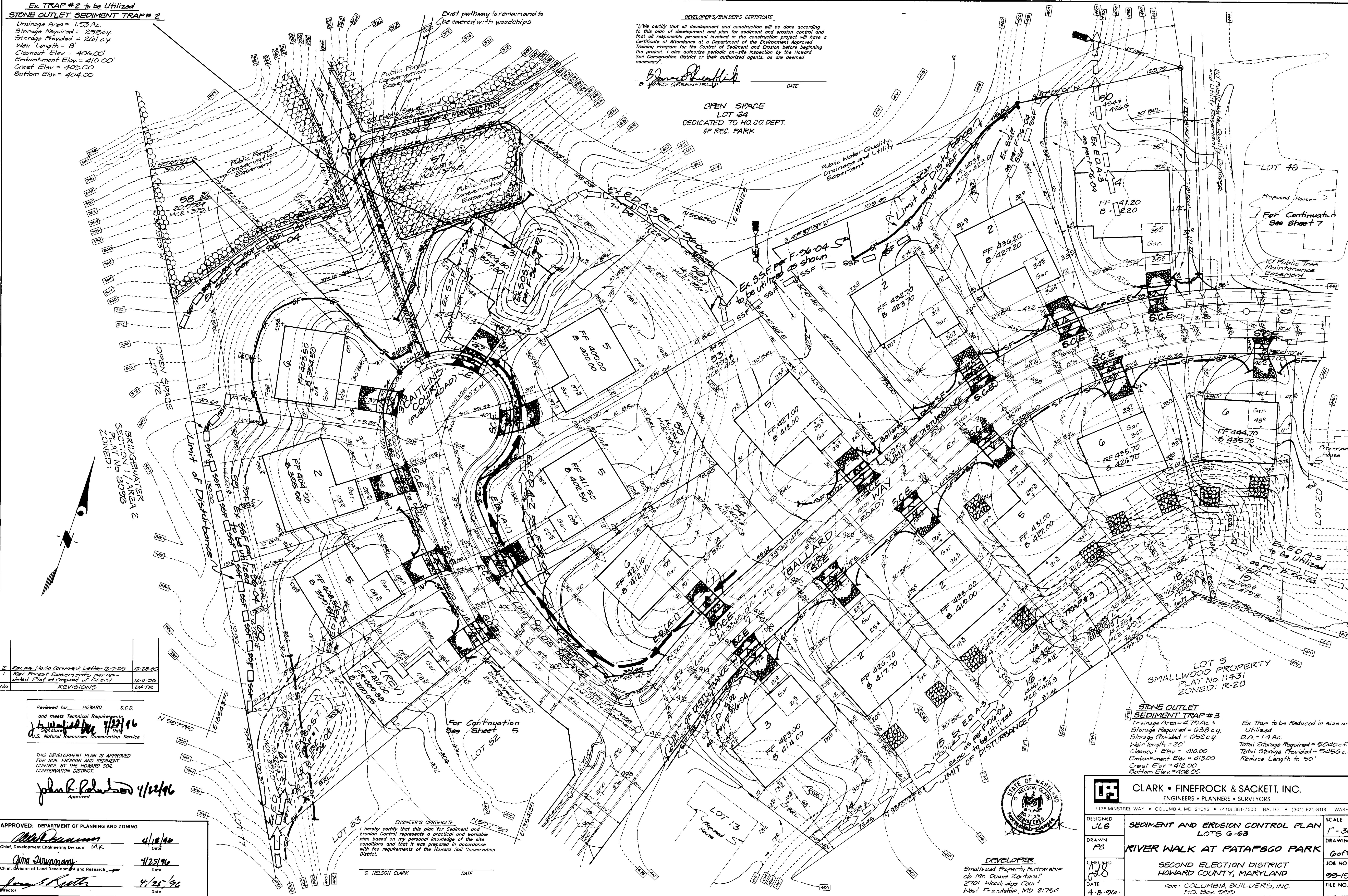
SDP 96-52

Ex. TRAP #2 to be Utilized
STONE OUTLET SEDIMENT TRAP #2

Drainage Area = 1.03 Ac.
 Storage Required = 258 c.y.
 Storage Provided = 261 c.y.
 Weir Length = 8'
 Cleanout Elev. = 406.00'
 Embankment Elev. = 410.00'
 Crest Elev. = 409.00'
 Bottom Elev. = 404.00'

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.
 Signature: *James Greenfield*
 DATE: _____

OPEN SPACE
LOT 64
 DEDICATED TO HO. CO. DEPT.
 OF REC. PARK



No.	REVISIONS	DATE
2	Rev. per Ho. Co. Comment Letter 12-7-95	12-28-95
1	Rev. Forest Easements per updated Plat at request of Client	12-8-95

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature: *John Polunsky* 4/25/96
 U.S. Natural Resources Conservation Service

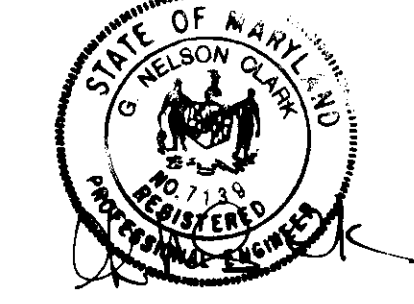
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Signature: *John Polunsky* 4/25/96
 Approved

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *[Official Signature]* 4/18/96
 Chief, Development Engineering Division MK
 Signature: *[Official Signature]* 4/25/96
 Chief, Division of Land Development and Research
 Signature: *[Official Signature]* 4/25/96
 Director

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion 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.
 G. NELSON CLARK
 DATE: _____

STONE OUTLET SEDIMENT TRAP #3
 Drainage Area = 4.79 Ac.
 Storage Required = 638 c.y.
 Storage Provided = 652 c.y.
 Weir Length = 20'
 Cleanout Elev. = 410.00'
 Embankment Elev. = 413.00'
 Crest Elev. = 412.00'
 Bottom Elev. = 408.00'
 Ex. Trap to be Reduced in size and Utilized
 D.A. = 1.4 Ac.
 Total Storage Required = 5040 c.f.
 Total Storage Provided = 5450 c.f.
 Reduce Length to 50'



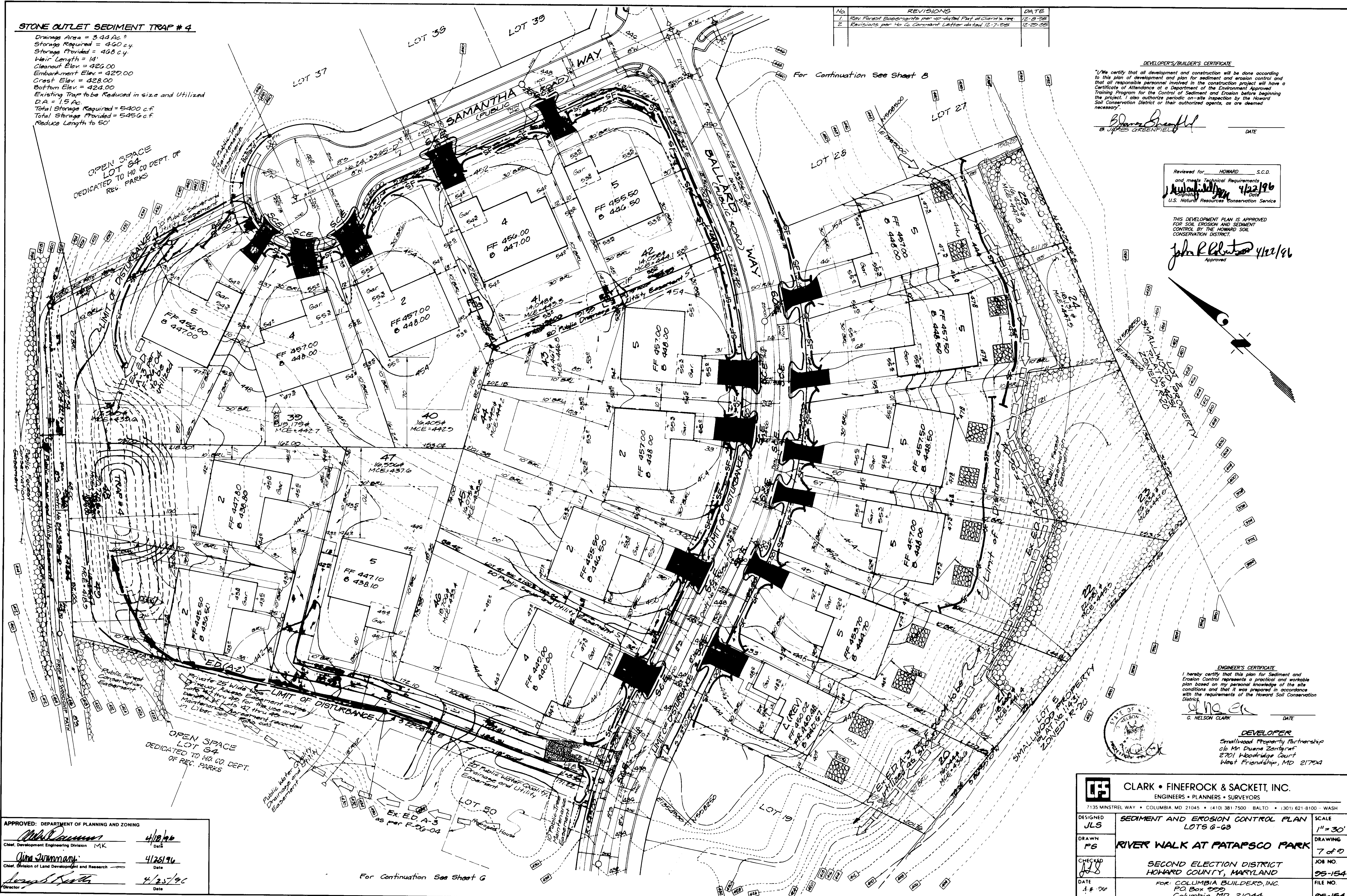
DEVELOPER
 Smallwood Property Partnership
 c/o Mr. Duane Zantaras
 2701 Woodlawn Court
 West Friendship, MD 21794

CLARK • FINEPROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 BALTO. • (301) 621-8100 WASH.		
DESIGNED JLG	SEDIMENT AND EROSION CONTROL PLAN LOTS G-63 RIVER WALK AT PATAPSCO PARK	SCALE 1" = 30'
DRAWN FS		DRAWING GofD
CHECKED JLG	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: COLUMBIA BUILDERS, INC. P.O. Box 222 Columbia, MD 21044	JOB NO. 95-154
DATE 4-8-96		FILE NO. 95-154E

STONE OUTLET SEDIMENT TRAP # 4

Drainage Area = 3.44 Ac.
 Storage Required = 460 c.y.
 Storage Provided = 468 c.y.
 Weir Length = 14'
 Embankment Elev. = 426.00
 Crest Elev. = 428.00
 Bottom Elev. = 424.00
 Existing Trap to be Reduced in size and Utilized
 DA = 1.5 Ac.
 Total Storage Required = 5400 c.f.
 Total Storage Provided = 5456 c.f.
 Reduce Length to 50'

OPEN SPACE
 LOT 64
 DEDICATED TO HO. CO. DEPT. OF
 REG. PARKS

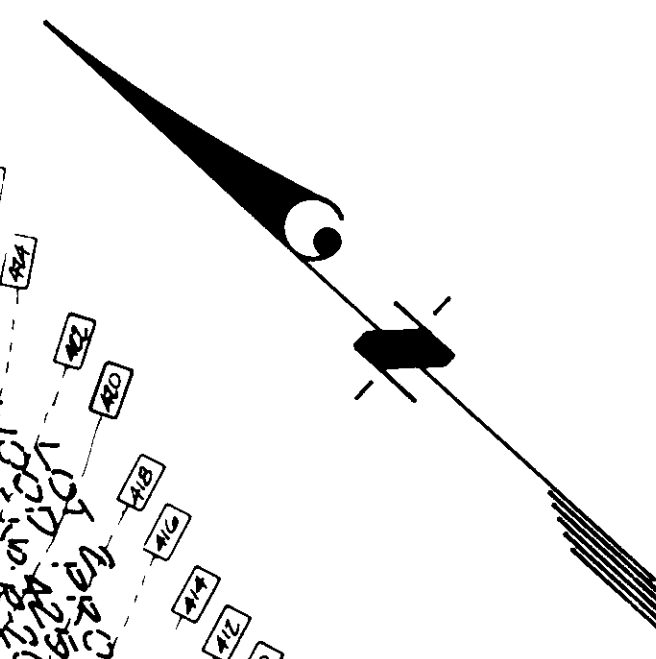


NO.	REVISIONS	DATE
1	Rev. Forest Easements per up-dated Plat at Client's req.	12-8-98
2	Revisions per Ho. Co. Comment Letter dated 12-7-98	12-29-98

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.
 Signature: *James Greenfield*
 & JAMES GREENFIELD DATE

Reviewed for: HOWARD S.C.D.
 and meets Technical Requirements
 Signature: *John R. Robertson* 4/22/96
 Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John R. Robertson* 4/22/96
 Approved



ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion 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.
 Signature: *G. Nelson Clark*
 G. NELSON CLARK DATE



DEVELOPER
 Smallwood Property Partnership
 c/o Mr. Duane Zentgraf
 2701 Woodbridge Court
 West Friendship, MD 21794

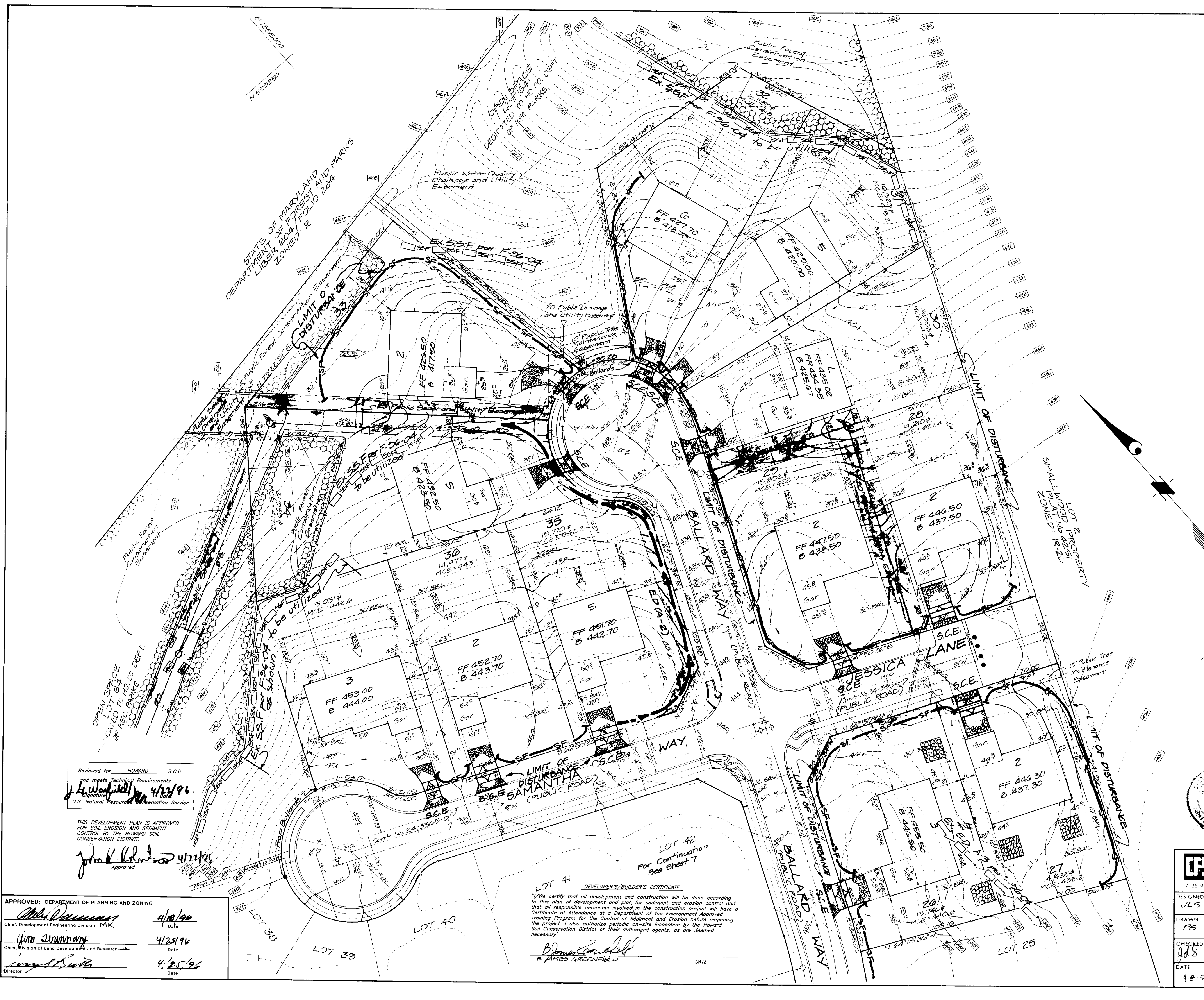
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division MK 4/10/96
 Chief, Division of Land Development and Research 4/25/96
 Director 4/25/96

For Continuation See Sheet G

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 - WASH		
DESIGNED JLS	SEDIMENT AND EROSION CONTROL PLAN LOTS 6-6B	SCALE 1" = 30'
DRAWN PS	RIVER WALK AT PATAPSCO PARK	DRAWING 7 of 9
CHECKED JLS	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 95-154
DATE 4.8.96	FOR: COLUMBIA BUILDERS, INC. P.O. Box 999 Columbia, MD 21044	FILE NO. 95-154

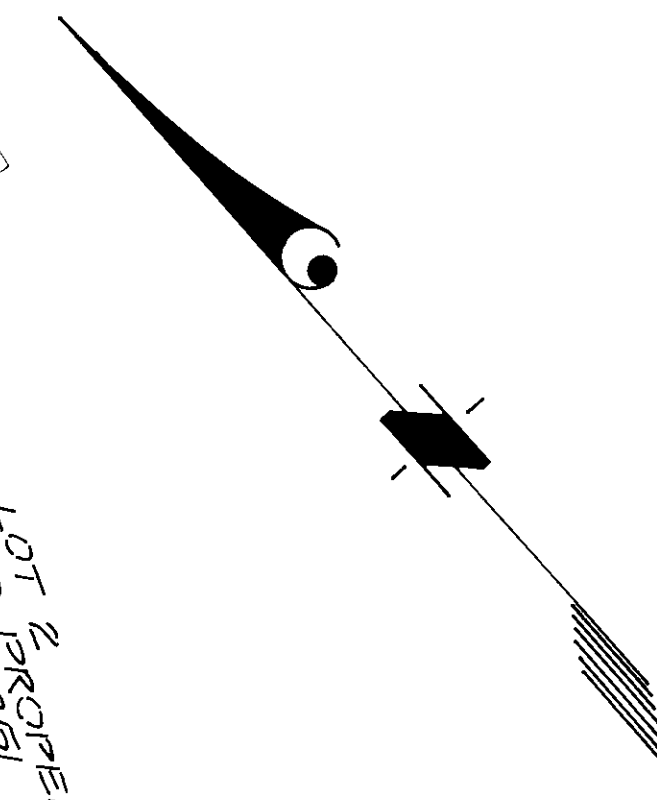
SDP 96-52

No.	REVISIONS	DATE
1	Rev. to show Easements per updated Part of Client's request	12-8-95
2	Rev. per Ho. Co. Comment Letter dated 12-7-95	12-28-95



E 1355200
N 550750

E 1355200
N 550750



ENGINEER'S CERTIFICATE
I hereby certify that this plan for Sediment and Erosion 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.
G. NELSON CLARK DATE

DEVELOPER
Smallwood Property Partnership
c/o Mr. Duane Zentgraf
2701 Woodbridge Court
West Friendship, MD 21794



CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7735 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381 7500 • BALTO • (301) 621 8100 • WASH		
DESIGNED JLS	S'EDIMENT AND EROSION CONTROL PLAN LOTS G-63 RIVER WALK AT PATAPSCO PARK	SCALE 1" = 30'
DRAWN PS		DRAWING 8 of 9
CHECKED JLS	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR COLUMBIA BUILDERS, INC. P.O. Box 890 Columbia, MD 21044	JOB NO. 05-154
DATE 4-8-96		FILE NO. 05-154

Reviewed for HOWARD S.C.D. and meets Technical Requirements
Signature: *[Signature]* Date: 4/23/96
U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] Approved 4/23/96

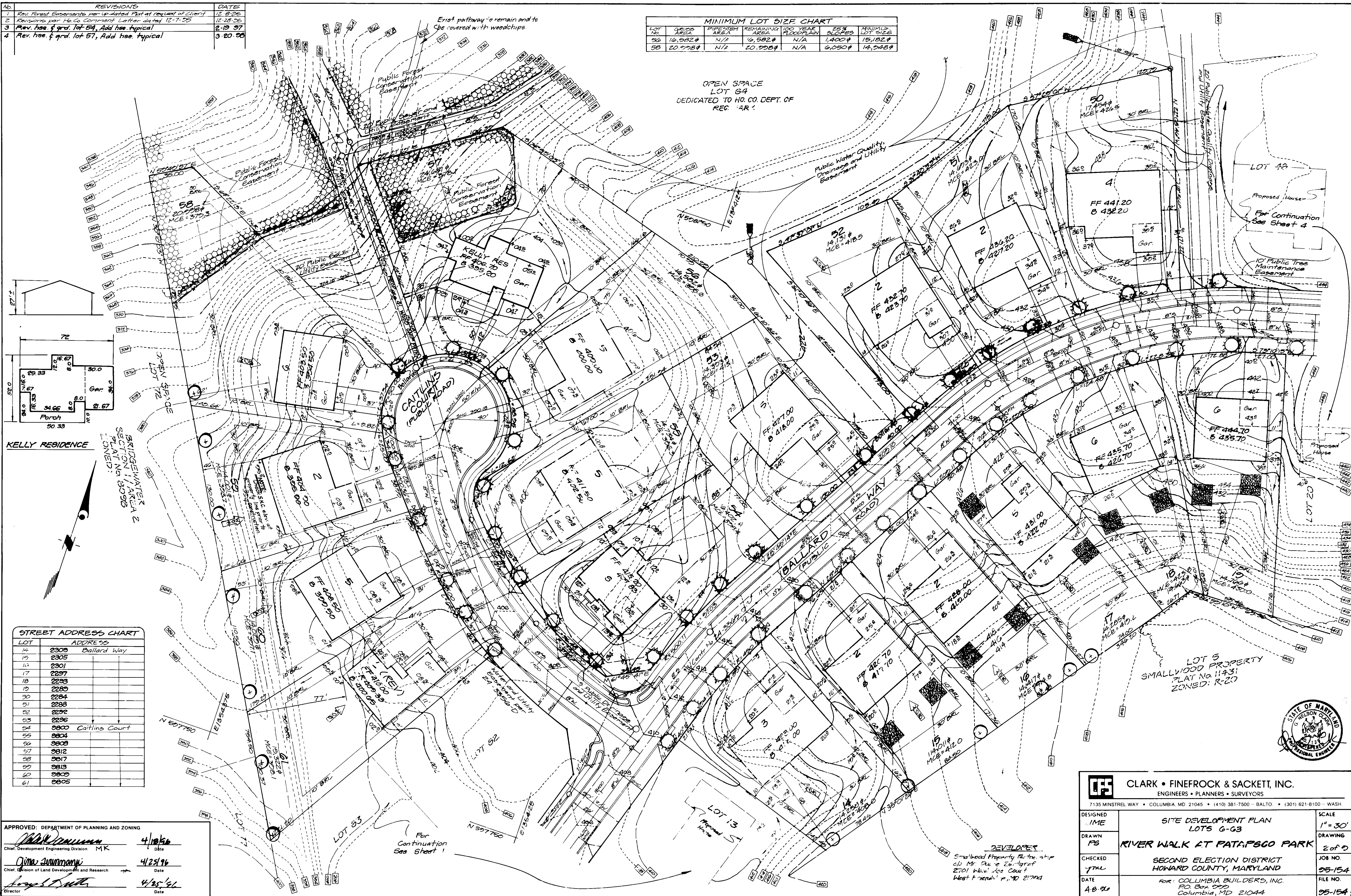
APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/18/96 Date
 Chief, Development Engineering Division MK
[Signature] 4/25/96 Date
 Chief, Division of Land Development and Research
[Signature] 4/25/96 Date
 Director

LOT 41 DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.
[Signature] & JAMES GREENFIELD DATE

No.	REVISIONS	DATE
1	Rev. Forest Easements per updated Plat at request of Client	12-18-26
2	Revisions per H.C. Comment Letter dated 12-17-25	12-28-26
3	Rev. hse. of grd. lot 64, Add hse. typical	2-19-27
4	Rev. hse. of grd. lot 57, Add hse. typical	3-20-28

MINIMUM LOT SIZE CHART						
LOT NO.	GRASSY AREA	PIPESTEM AREA	REMAINING AREA	150 YEAR FLOODPLAIN	FS#	MINIMUM LOT SIZE
50	16,982#	N/A	16,582#	N/A	1,402#	15,182#
58	20,998#	N/A	20,598#	N/A	6,050#	14,548#

OPEN SPACE
LOT 64
DEDICATED TO H.C. DEPT. OF
REC. "AR"



No.	REVISIONS	DATE
1	Rev Forest Easements per updated Plat at Client's req.	12-8-05
2	Revisions per Hb Co. comment letter dated 12-7-05	12-28-05

AS PER F-96-04

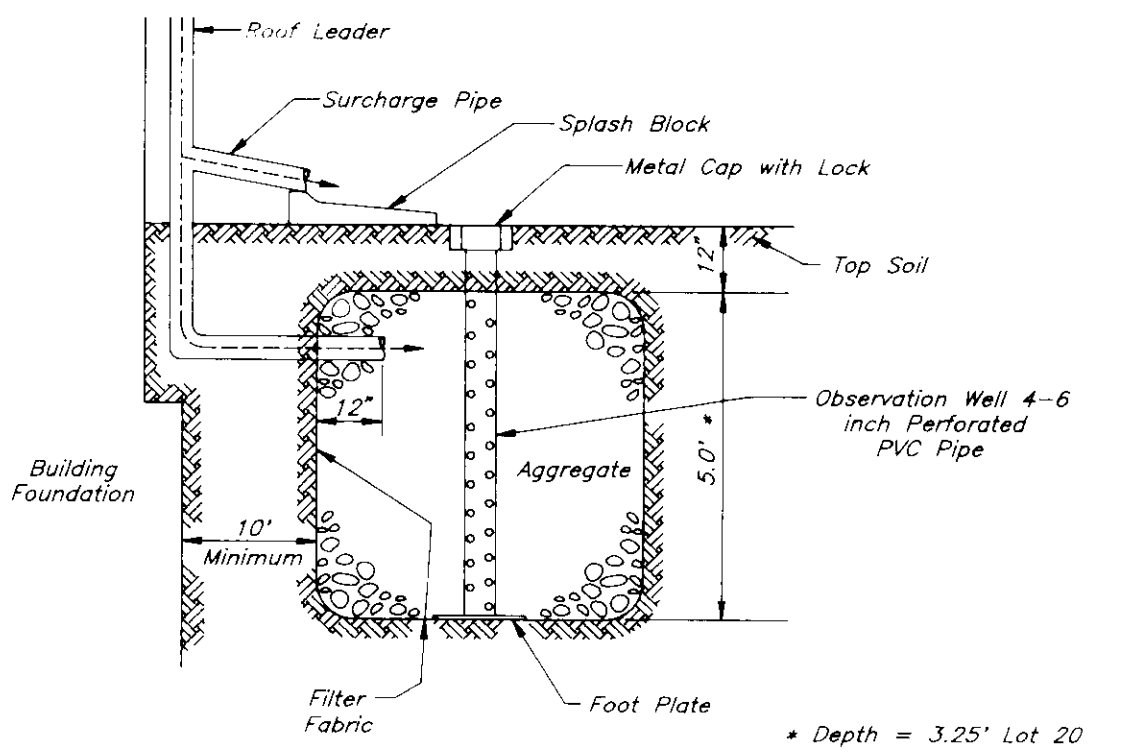
PERIMETER LANDSCAPE PLANT SCHEDULE

Symbol	Botanical & Common Name	Size of Root
①	Acer rubrum red sunset red sunset red Maple	2 1/2" - 3" cal. B & B

STREET TREE SCHEDULE

Symbol	Botanical and Common Name	Size and Root	Comments
☀	Quercus coccinea scarlet oak	Min 2 1/2" cal. B and B	40 apart on public r/w

STREET ADDRESS CHART		
LOT	ADDRESS	
26	2261	Ballard Way
27	2804	Jessica Lane
28	2805	
29	2801	
30	2249	Ballard Way
31	2245	
32	2241	
33	2240	
34	2244	
35	2200	Samantha Way
36	2204	
37	2208	



PROFILE
NO SCALE

Denotes Circular Dry Well area for circular Dry Well is: $d = \dots$ Sq. Ft.

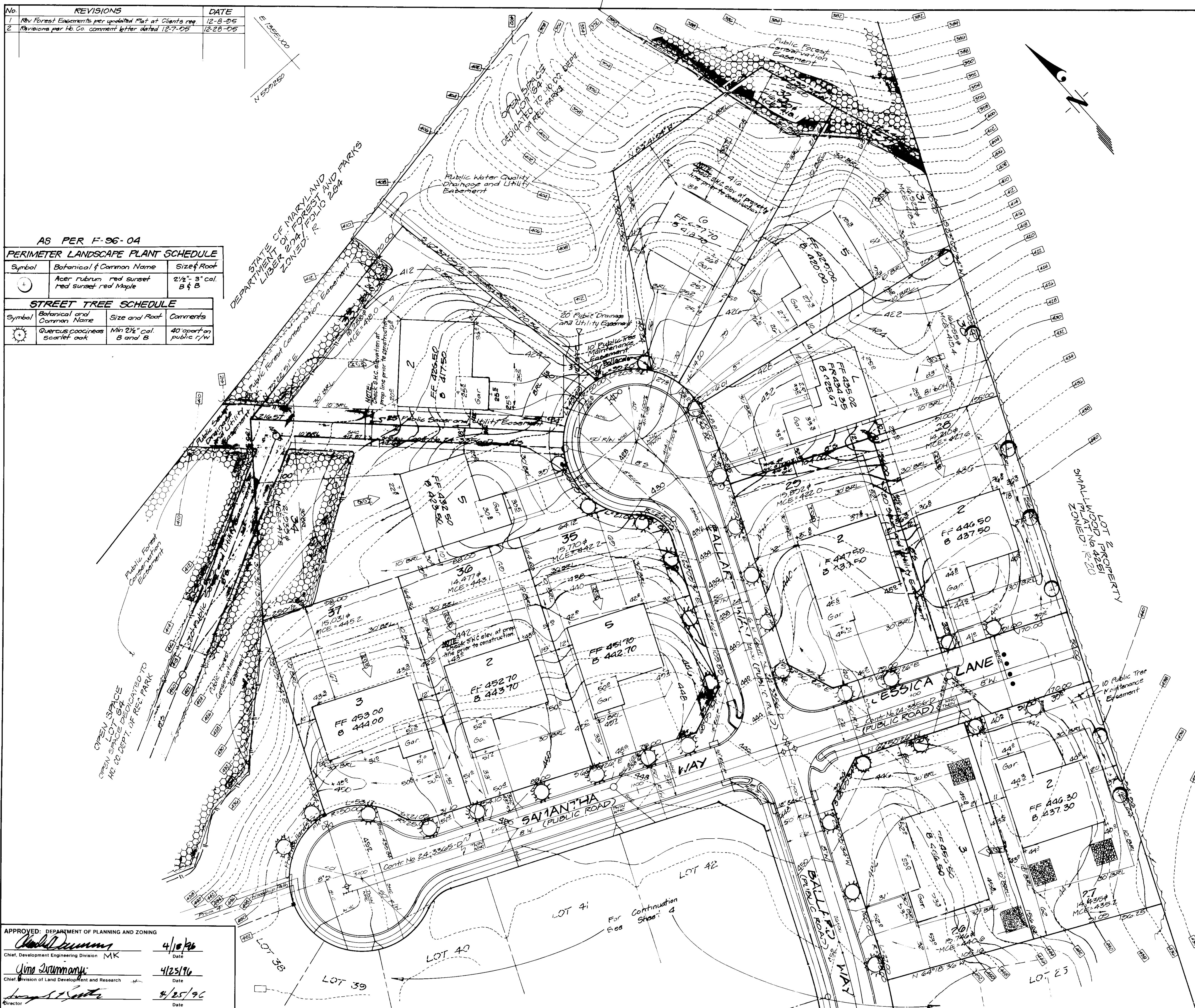
Denotes Rectangular Dry Well area for rectangular Dry Well is: $a \times b = \dots$ Sq. Ft.

PLAN VIEW
NO SCALE

TYPICAL DRY WELL CROSS SECTION INFILTRATION MANUAL
NOT TO SCALE

DRY WELL CHART		
LOT No.	AREA REQUIRED	AREA PROVIDED
15 THRU 19	413 Sq. Ft.	413 Sq. Ft.
20	450 Sq. Ft.	450 Sq. Ft. *
21 THRU 23	390 Sq. Ft.	390 Sq. Ft.
24 THRU 27	315 Sq. Ft.	315 Sq. Ft.

* Depth = 3.25'



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/18/06
Chief, Development Engineering Division MK Date

[Signature] 4/25/06
Chief, Division of Land Development and Research Date

[Signature] 8/25/06
Director Date



DEVELOPER
Small, Local Property Partnership
c/o Mr. Quana Zartgraf
2701 Woodridge Court
West Friendship, MD 21794

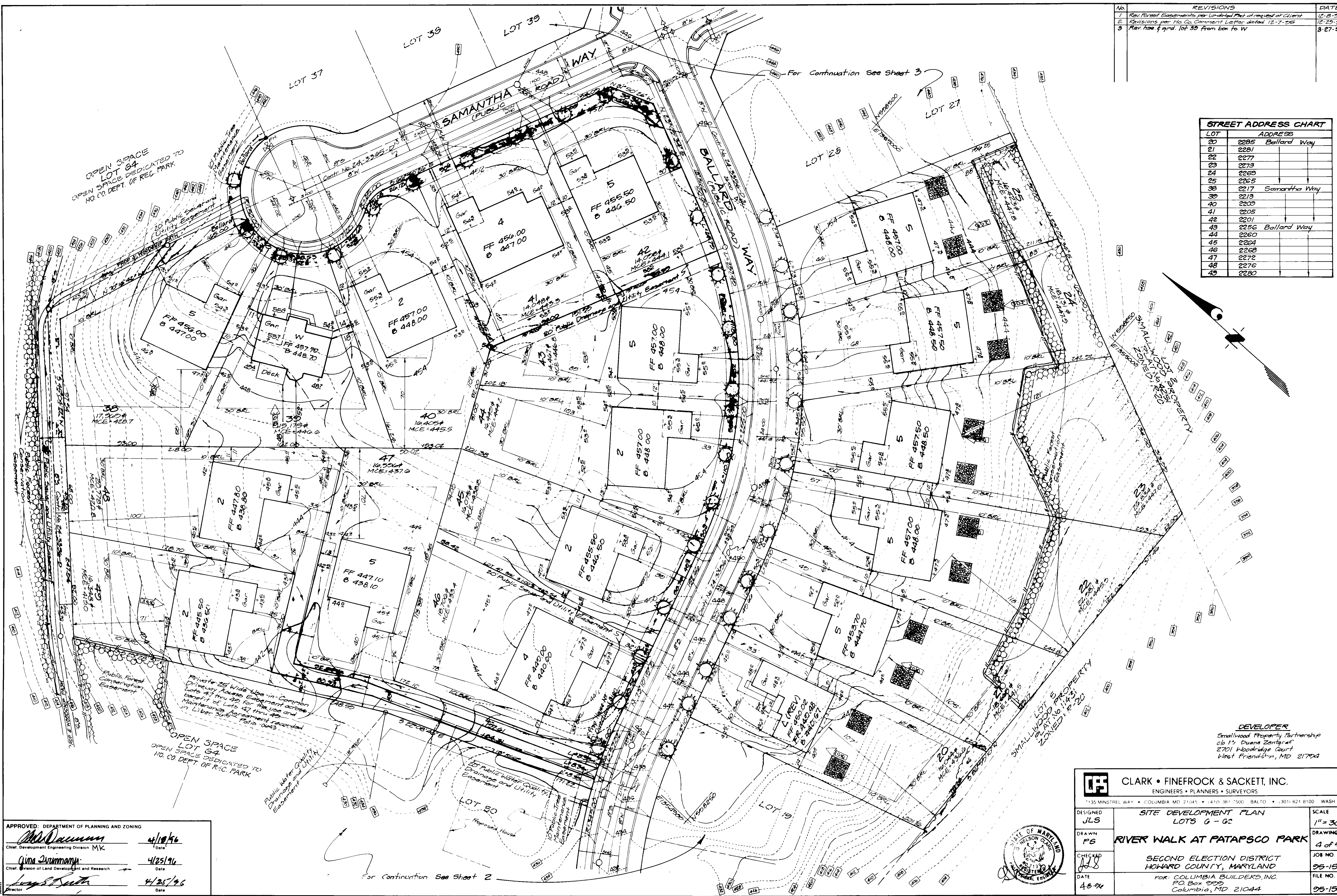
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 • BALTO • (301) 621-8100 • WASH

DESIGNED ME	SITE DEVELOPMENT PLAN LOTS G-G3	SCALE 1" = 30'
DRAWN PS		DRAWING 3 of 0
CHECKED jmc	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 05-154
DATE 4-20-06	FOR COLUMBIA BUILDERS, INC. P.O. Box 990 Columbia, MD 21044	FILE NO. 05-154X

SDP 96-52

NO.	REVISIONS	DATE
1	Rev. Final Easements per Undated Plat at request of Client	12-8-95
2	Revisions per Ho. Co. Comment Letter dated 12-7-95	12-29-95
3	Rev. base of grad. lot 39 from box to W	3-27-96

LOT	ADDRESS
20	2285 Ballard Way
21	2281
22	2277
23	2273
24	2269
25	2265
36	2217 Samantha Way
39	2213
40	2209
41	2205
42	2201
43	2256 Ballard Way
44	2260
45	2264
46	2268
47	2272
48	2276
49	2280



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/18/96
 Chief, Development Engineering Division, MK
 Date

[Signature] 4/25/96
 Chief, Division of Land Development and Research
 Date

[Signature] 4/25/96
 Director
 Date

CLARK • FINEROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED: JLS
 DRAWN: PS
 CHECKED: JLS
 DATE: 4-8-96

SITE DEVELOPMENT PLAN
 LOTS G-62

RIVER WALK AT PATAPSCO PARK

SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: COLUMBIA BUILDERS, INC.
 P.O. Box 999
 Columbia, MD 21044

SCALE: 1" = 30'
 DRAWING: 4 of 0
 JOB NO: 95-154
 FILE NO: 95-154

SDP 96-52