



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Quasi-Judicial Public Hearing of June 3, 2021

Case No./Petitioner:

PB Case No. 452 / Clarksville NL, LLC

Project Name:

Clarksville Crossing, SP-20-001
Phase 2, Lots 5-12, Non-Buildable Preservation Parcels A and B

DPZ Planner:

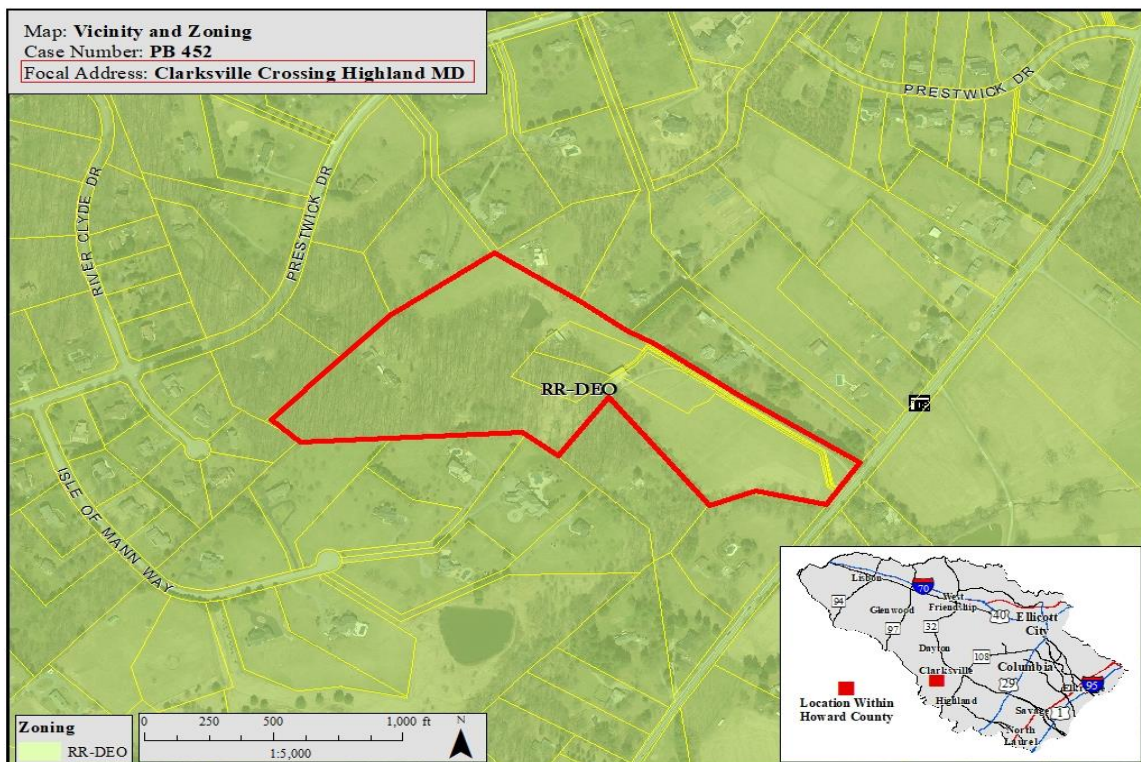
Brenda Lubber, (410) 313-4343, BLubber@howardcountymd.gov

Request:

For Planning Board approval of a Preliminary Equivalent Sketch Plan (SP-20-001) for a 23.85-acre resubdivision that creates eight buildable lots, and two non-buildable preservation parcels and associated site improvements. The property is zoned "RR-DEO" (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, The Sustainable Growth and Agricultural Preservation Act of 2012. The sole Planning Board review and approval criterion is based on the "potential environmental issues or a natural resources inventory related to the proposed major residential subdivision".

Location:

The property is located on the west side of Maryland Route 108 and east side of Prestwick Drive. The property may be found on Tax Map 34, Grid 23, Parcel 301, Lot 3, in the Fifth Election District of Howard County, Maryland.



PB-452 Clarksville Crossing**- 2 -****Vicinal Properties:**

Surrounding properties are zoned RR-DEO and designated Tier III.

North – Improved residential parcels – Parcels 319, Lots 10 and 16 of the Greene Fields subdivision.

East – Across existing Maryland Route 108 are improved residential lots – Parcels 218 and Lot 1 of the Swann Property subdivision.

South – Improved residential parcels – Parcels 190, 80 and Lots 4, 6 and 7 of the Koandah Garden Estates subdivision and Lot 71 of the Highland Lake subdivision.

West – Improved residential Lots 16, 18 and 19 of the Greene Fields subdivision.

Legal Notice:

The legal notice was published in The Howard County Times and The Baltimore Sun 30 days prior to the hearing. The property was properly posted and verified by DPZ.

Regulatory Compliance:

The project must comply with the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013) and Zoning Map, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual.

History:

- **ECP-13-077**, Environmental Concept Plan – Approved on November 15, 2013.
- **F-18-081, Phase 1** – Recorded on August 19, 2019 creating 4 residential lots.
- **WP-18-099 (Phase 1)** - Approved on June 13, 2018 for the removal of 12 specimen trees and for environmental disturbances for the proposed shared driveway to serve the lots that access Maryland Route 108.
- **WP-20-016 (Phase 2)** - Approved on September 17, 2020 for the removal of 13 of the 104 specimen trees on-site and on September 15, 2020 to allow Lots 7-12 to share an access easement instead of providing road frontage for Phase 2.

Analysis:

Site Improvements – Lots 1-4 were created as part of Phase 1 (F-18-081) and are existing recorded lots. Because Phase 1 was a minor subdivision, approval by the Planning Board was not required. Under Phase 2, recorded Lot 3 is being resubdivided into a major subdivision to create Lots 5-12 and Non-Buildable Preservation Parcels A and B. Lot 5, Lot 6, and Non-Buildable Preservation Parcel A will be accessed by the shared driveway to MD Route 108 constructed under Phase 1. Lots 7-12 and Non-Buildable Preservation Parcel B will be accessed by a proposed shared driveway from Prestwick Drive. Non-Buildable Preservation B bisects the property and will contain forest conservation easements, stream, wetlands and their buffers. Non-Buildable Preservation Parcel A is located along the frontage of MD Route 108 and will contain forest conservation easements, stream, wetlands, their buffers and 100-year floodplain. To protect these environmental features, two shared driveways are being provided.

Setbacks – The development complies with the “RR” zoning setback requirements.

Storm Water Management – The development complies with the Stormwater Management Act of 2007 by providing Environmental Site Design (ESD) to the maximum extent practicable (MEP). SWM will include non-rooftop disconnects, drywells and micro bio-retention facilities, in accordance with the MDE Stormwater Design Manual.

Environmental Considerations – The forest conservation easements, 100-year floodplain, stream, wetlands and their buffers will be contained within the non-buildable preservation parcels.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria.

Forest Conservation - The forest conservation obligation was satisfied under Phase 1 with 3.65 acres of on-site retention, 5.30 acres of on-site planting, and 0.3 acres at a forest mitigation bank. The on-site forest conservation easements will be contained within the Non-Buildable Preservation Parcels.

Adequate Public Facilities – Allocations in the Rural West Allocation Area are currently available but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed. This plan complies with acceptable levels of service established by Adequate Road Facilities requirements. The APFO traffic study for this project was approved as part of SP-20-001.

Development Criteria – This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013, Howard County Zoning Ordinance.

Planning Board Criteria: In its review of the residential major subdivision within Growth Tier III, the Planning Board must consider the following:

1. **The cost of providing local governmental services to the residential major subdivision unless a local jurisdiction’s Adequate Public Facilities Ordinance already requires a review of government services.**

Howard County has an Adequate Public Facilities ordinance; therefore, this requirement has been met.

2. **The potential environmental issues or a natural resources inventory related to the proposed residential major subdivision.**

There does not appear to be potential environmental issues or impacts to the on-site intermittent stream, stream bank buffer, wetlands, wetland buffer, and floodplain (collectively, the environmental features), since they are contained within Non-Buildable Preservation Parcels A and B. The proposed residential major subdivision does not encroach into or modify these identified natural resources.

Forest Conservation for this major subdivision was satisfied under the Phase I which included 3.65 acres of on-site retention, 5.30 acres of on-site planting, and 0.3 acres at a forest mitigation bank. The Forest Conservation easements are located to include the stream bank and wetland buffers, floodplain and steep slopes which are identified as priority forest retention areas in the regulations. Of the 104 specimen trees on this site,

PB-452 Clarksville Crossing

22 specimen trees were requested for removal in order to accommodate this major subdivision. Alternative compliance to the regulations was granted to approve removal of 13 specimen trees by the Director of Planning and Zoning, Director of Recreation and Parks, and Administrator of the Office of Community Sustainability after requiring the design be modified to minimize tree removal. Approval was based upon the Director's finding that there would be an unwarranted hardship if those trees were to remain. As mitigation, the development will plant 26 trees, each with a 3-inch DBH as mitigation to specifically replace those trees lost.

DocuSigned by:

Amy Gowan

5B4D5DD9470C4D4...

5/20/2021

Amy Gowan, Director
Department of Planning and Zoning

Date

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. SUBJECT PROPERTY ZONED RR-DED PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

20. WAIVER PETITION, WP-14-053, WAS APPROVED ON JANUARY 6, 2014 TO SECTION 16.116(a)(1) AND 16.116(a)(2) WHICH STATES GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25' OF A WETLAND AND WITHIN 50' OF AN INTERMITTENT STREAMING...

31. DRAINAGE SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' AND (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" COMPACT CRUSHED RUN BASE AND 4" CHIP COATING.

34. THE PREVIOUSLY EXISTING WELL, HO-81-1246, WAS SEALED AND THE WELL ABANDONMENT REPORT SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT FOR F-18-081.
35. ALL WELLS ESTABLISHED IN THIS SUBDIVISION MUST BE SAMPLED AT YIELD TEST AND SAMPLES ANALYZED FOR RADIUM AND/OR DEGRADATION PRODUCTS GROSS ALPHA AND GROSS BETA.

38. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE CONCEPTUAL IN SIZE, SHAPE AND LOCATION. THE ACTUAL DESIGN MAY CHANGE WITH BUILDING PERMIT PLAN.
39. A PLANNING BOARD HEARING AND APPROVAL IS REQUIRED FOR THIS SUBDIVISION. THIS PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED BY THE PLANNING BOARD ON 09/24/2019.

40. COMMUNITY MEETING WAS HELD ON FEBRUARY 11, 2019 AT THE 5TH DISTRICT VOLUNTEER FIRE DEPARTMENT.
41. PER SECTION 105.0.0.1.d, NON-BUILDABLE PRESERVATION PARCEL 'A' IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. AN EASEMENT WILL BE HELD BY HOWARD COUNTY, MARYLAND. THE INTENDED USE OF THE PARCEL IS ENVIRONMENTAL USE.

42. PER SECTION 105.0.0.1.d, NON-BUILDABLE PRESERVATION PARCEL 'B' IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. AN EASEMENT WILL BE HELD BY HOWARD COUNTY, MARYLAND. THE INTENDED USE OF THE PARCEL IS ENVIRONMENTAL USE.
43. THE DEVELOPER WILL ENTER INTO AN AGREEMENT TO PAY A FEE-IN-LIEU OF THE CONSTRUCTION FOR THE MODERATE INCOME HOUSING UNIT REQUIREMENT AT THE FINAL PLAN STAGE.

44. THIS PROPERTY IS DESIGNATED A TIER II PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 34, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030.
45. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVERSE PERCOLATION CERTIFICATION PLAN.

46. THIS SUBDIVISION IS NOT LOCATED ON A SCENE ROAD.
47. THE PRIVATE 16' WIDE DRIVEWAY AND TREE CLEARING PROPOSED ON GREENE FIELD LOT 19 ARE TO BE ADDED TO F-18-081 BY REVISION PROCESS. THE PROPOSED ENVIRONMENTAL ANALYSIS WILL BE PROVIDED AT THE TIME OF REVERSE SUBMISSION. SEPTIC LINE AND TANK REVISION TO BE PROCESSED WITH THE HEALTH DEPARTMENT FOR APPROVAL. THE SEPTIC SYSTEM MODIFICATION MAY COMMENCE WHEN THE ODDS DESIGN PLAN IS APPROVED.

48. THE MODIFICATION OF THE SEPTIC SYSTEM AT 6376 PRESTWICK DRIVE (GREENE FIELDS, LOT 19) MUST BE APPROVED BY A HEALTH DEPARTMENT INSPECTOR PRIOR TO SIGNATURE OF THE PLAN OF REVISION FOR GREENE FIELDS, LOT 19. REVISION OF THE SEWAGE DISPOSAL AREA (SDA) ON LOT 19 OCCURS AS A REVISION OF THE PERCOLATION CERTIFICATION PLAN FOR GREENE FIELD LOT 19. AFTER APPROVAL OF THE PERCOLATION CERTIFICATION PLAN REVISION, AN ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS) SPECIFICATION SHEET MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL. THE SEPTIC SYSTEM MODIFICATION MAY COMMENCE WHEN THE ODDS DESIGN PLAN IS APPROVED.

49. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY. BUREAU OF HIGHWAYS ALONG ROUTE 108 UNLESS IT WAS IMPROVED ALONG ROUTE F-18-081. A PRIVATE ROAD STREET NAME SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY. BUREAU OF HIGHWAYS FOR THE ENTRANCE FROM PRESTWICK DRIVE. THE SIGN SHALL BE PAID FOR BY THE DEVELOPER/OWNERS. CONTACT HOWARD COUNTY PUBLIC WORKS DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

50. THE USE-IN-COMMON DRIVEWAY EASEMENT TO BE SHOWN ON GREENE FIELDS, LOT 19, IT MUST BE ADDED BY A REVISION THAT APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PRIOR TO SIGNATURE OF THE FINAL PLAN SUBMISSION. THE USE-IN-COMMON DRIVEWAY EASEMENT SHALL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, CREATING THE EASEMENT.

51. PER SECTION 105.0.0.2, OF THE ZONING REGULATIONS, THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVATION PARCEL, ENVIRONMENTAL PROTECTION, BY HAVING THE STREAMS, WETLANDS, TREE BUFFERS, CONSERVATION FORESTS, AND OTHER PRESERVATION FEATURES AND OTHER PRESERVATION PARCELS AND NOT WITHIN THE CLUSTER LOTS. THESE ENVIRONMENTAL FEATURES ARE PROTECTED BY VARIOUS PERCOLATION EASEMENTS.

52. ALTERNATIVE COMPLIANCE (WP-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, WAS APPROVED ON SEPTEMBER 17, 2020, AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1202(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE 13 OF THE 104 SPECIMEN TREES IDENTIFIED ON SITE. THE FINAL DESIGN ACTION PLAN REPORT CONTAINS ADDITIONAL INFORMATION, CONDITIONS FOR APPROVAL OF SECTION 16.1202(a)(3).

53. ON AUGUST 1, 2019, THE ODDS PROVIDED THE PLAN AS LONG AS TREES WERE NOT PLANTED UNDER THE POWELLES.

54. ALL WELL LOCATIONS AND REPLACEMENT AREAS MUST BE AT LEAST 50 FEET FROM ALL ROADSIDE SHOULDS OR, AS AN ALTERNATIVE, UTILIZE CURB AND OUTER ROADWAY DESIGN.

55. THE SHARED DRIVEWAY MAINTENANCE EASEMENT FOR LOTS 10 THROUGH 12 SHALL INCLUDE A CLAUSE GRANTING PRIMACY TO LOT 10 FOR AN AREA OF ACCESS AND UTILIZATION TO THE TERTIARY WELL LOCATION AS SHOWN ON THE FINAL PERCOLATION CERTIFICATION PLAN. THIS EASEMENT IS TO BE PROVIDED TO HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND. Table with columns: SYMBOL, HYDRIC, HYDROLOGIC, ALTERNATE, GROUP, NAME, K-VALUE.

** HIGHLY ERODIBLE, K<0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

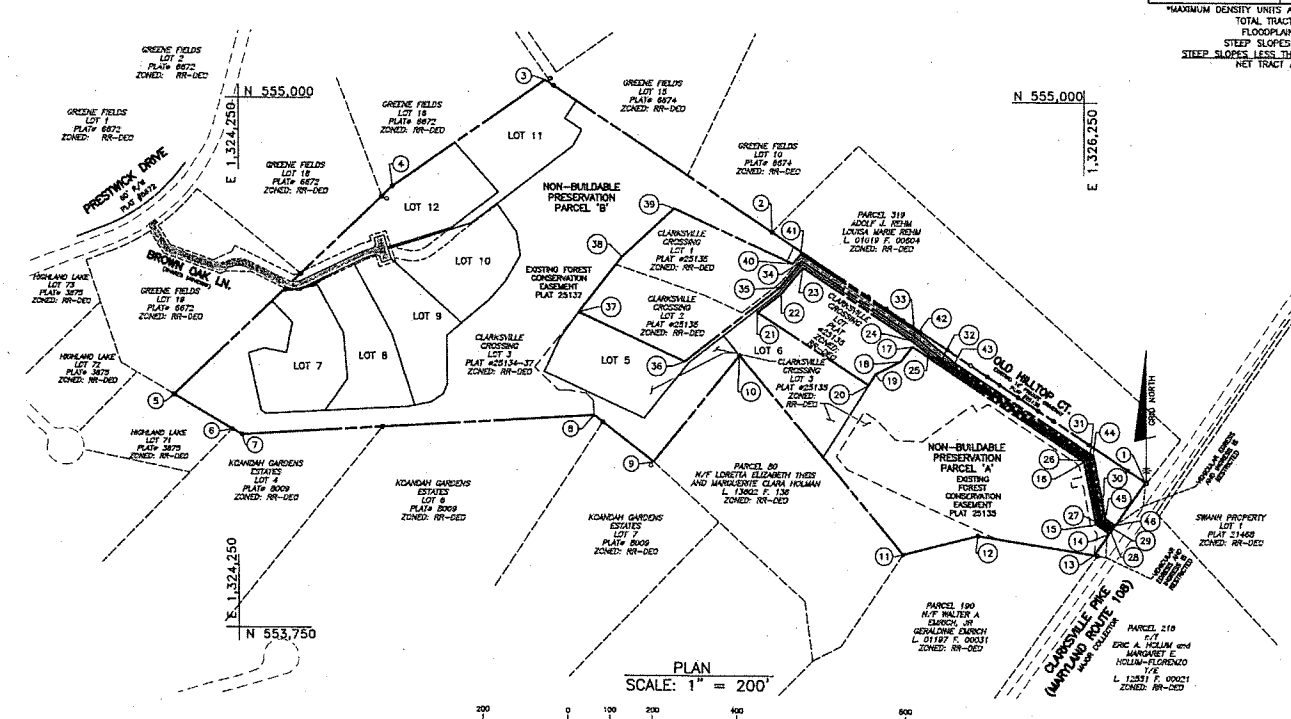
APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

PLANNING DIRECTOR DATE

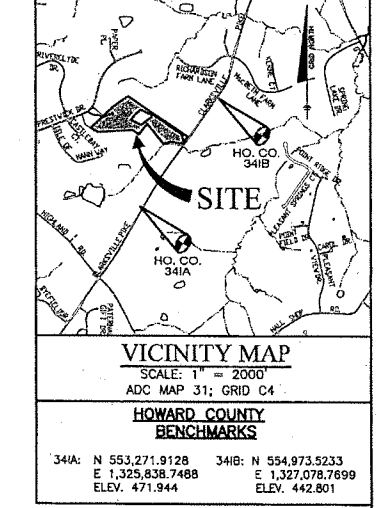
HOWARD COUNTY HEALTH OFFICER DATE

CLARKSVILLE CROSSING, PHASE 2 PRELIMINARY EQUIVALENT SKETCH PLAN LOTS 5 THRU 12, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP 34, GRID 23, P/O PARCEL 301 5TH ELECTION DISTRICT, HOWARD COUNTY, MD

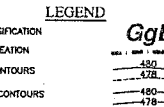
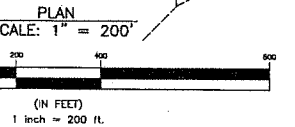


DENSITY CHART. Table with columns: PARCEL INFORMATION, TAX MAP 34, GRID 23, PARCEL 301; TOTAL AREA OF SUBDIVISION; DENSITY UNITS ALLOWED BY RIGHT; MAXIMUM DEED UNITS ALLOWED; NUMBER OF UNITS PROPOSED; DEED DENSITY UNITS RECEIVED FOR THIS PLAN; DEED SENDING PARCEL.



BOUNDARY COORDINATES. Table with columns: POINT #, NORTHING, EASTING. Lists coordinates for 23 points around the site boundary.

BOUNDARY COORDINATES. Table with columns: POINT #, NORTHING, EASTING. Lists coordinates for 24 points around the site boundary.



SITE DATA TABULATION

- 1) GENERAL SITE DATA
a. PRESENT ZONING: RR-DED
b. LOCATION: TAX MAP 34 - GRID 23 - PARCEL 301
c. APPLICABLE DPZ FILE REFERENCES: EC-13-077, SP-07-013, F-14-048, WP-13-075, WP-14-006, WP-14-053, WP-18-099, F-18-081, WP-20-016, DEED REFERENCES: L 18418 F. 0165
d. DEED REFERENCES: L 18418 F. 0165
e. PROPOSED USE OF SITE: 8 SFD LOTS; 2 NON-BUILDABLE PRESERVATION PARCELS
f. PROPOSED WATER AND SEWER: PRIVATE WATER AND PRIVATE SEWER SYSTEMS

- 2) AREA TABULATION
a. NET AREA OF OVERALL SITE: 20.85 Ac ±
b. TOTAL AREA OF 100 YEAR FLOODPLAIN (APPROX.): 2.10 Ac ±
c. AREA OF STEEP SLOPES (25% OR GREATER): 0.16 Ac ±
d. AREA OF STEEP SLOPES LESS THAN 10 VERT FEET PER 100 HORIZ FEET PLUS AREAS OF STEEP SLOPES WITHIN FLOODPLAIN: 0.16 Ac ±
e. NET AREA OF SITE (PHASE II): 18.75 Ac ±
f. AREA OF THIS PLAN SUBMISSION: 20.85 Ac ±
g. LIMIT OF DISTURBANCE (APPROX.): 4.7 Ac ±
h. AREA OF PROPOSED BUILDABLE LOTS: 8.84 Ac ±
i. AREA OF BUILDABLE PRESERVATION PARCELS: 0.00 Ac ±
j. AREA OF NON-BUILDABLE PRESERVATION PARCELS: 12.01 Ac ±
k. AREA OF PROPOSED PUBLIC ROAD: 0.00 Ac ±
l. AREA OF PROPOSED R/W DEDICATION: 0.00 Ac ±

- 3) DENSITY TABULATION
a. NET AREA OF OVERALL SITE: 24.55 Ac ±
b. TOTAL NUMBER OF UNITS ALLOWED BY RIGHT: 5
c. TOTAL NUMBER OF UNITS ALLOWED BY DEED: 11
d. TOTAL NUMBER OF BUILDABLE LOTS PROPOSED ON THIS SUBDIVISION: 11
e. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBDIVISION: 2
f. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBDIVISION: 0

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

SHEET INDEX. Table with columns: SHEET, TITLE. Lists sheets 1 through 12-13 and their corresponding titles.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS. Logo and contact information for the engineering firm.

CLARKSVILLE CROSSING, PHASE 2. Preliminary Equivalent Sketch Plan Cover Sheet. Includes project details, date, and scale.

DESIGN: JC DRAWN: LDD SHEET 1 OF 13

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GgB	YES	C	D	GLENEVILLE-BALLE SILT LOAM, 0 TO 4 PERCENT SLOPES	0.370.32
GgB		C		GLENEVILLE-CODORUS SILT LOAMS, 0 TO 4 PERCENT SLOPES	0.37
GgC		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
GgB		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

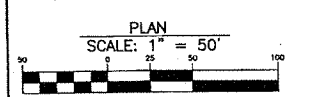
** HIGHLY ERODIBLE, K<0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

- LEGEND**
- EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED STRUCTURE
 - EXISTING STRUCTURE
 - WELL BOX
 - EXISTING SEWAGE DISPOSAL AREA
 - SEWAGE DISPOSAL AREA
 - EXISTING FOREST CONSERVATION EASEMENT
 - PROPOSED DRIVEWAY
 - EXISTING DRIVEWAY
 - EXISTING MICRO-BIORETENTION FACILITY
 - PROPOSED MICRO-BIORETENTION FACILITY
 - SPECIMEN TREE



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 ANY WORK.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.



APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

Key	Species	Size	CR2	Remove of	Comments
1	Tulip poplar	20.5	57.75	Retain	FAIR
2	Tulip poplar	31.5	47.25	Retain	FAIR
3	Tulip poplar	30.5	45.75	Remove	FAIR
4	Tulip poplar	31	46.50	Remove	FAIR
5	Hickory	33.5	47.75	Retain	POOR, MAJOR DAMAGE
6	Tulip poplar	32	48.00	Retain	
7	Tulip poplar	30	45.00	Retain	
8	Tulip poplar	31	46.50	Retain	
9	Tulip poplar	34	51.00	Retain	
10	Tulip poplar	38.5	57.75	Retain	
11	Tulip poplar	38	57.00	Retain	
12	Tulip poplar	30.5	45.75	Remove	
13	Tulip poplar	34	51.00	Retain	
14	Tulip poplar	33.5	47.75	Retain	POOR, MAJOR DAMAGE
15	Tulip poplar	38	57.00	Retain	FAIR
16	Tulip poplar	36	54.00	Retain	
17	Tulip poplar	33	49.50	Retain	
18	Tulip poplar	35	52.50	Retain	
19	Tulip poplar	40	60.00	Retain	FAIR, SOME STORM DAMAGE AND DAMAGE
20	Tulip poplar	33	49.50	Retain	POOR, MAJOR LEAN, ROT
21	Tulip poplar	36.5	54.75	Retain	
22	Tulip poplar	35.5	53.25	Retain	FAIR, LEAN DAMAGE
23	Tulip poplar	38.5	57.75	Retain	FAIR, LEAN DAMAGE
24	Tulip poplar	31.5	47.25	Remove	FAIR
25	Tulip poplar	31	46.50	Remove	
26	Tulip poplar	31.5	47.25	Remove	
27	Tulip poplar	34	51.00	Retain	
28	Tulip poplar	35	52.50	Retain	
29	Tulip poplar	34	51.00	Retain	
30	Tulip poplar	35	52.50	Retain	
31	Tulip poplar	34	51.00	Retain	
32	Tulip poplar	36	54.00	Retain	POOR DAMAGE
33	Tulip poplar	36	54.00	Retain	VERY POOR, MAJOR TRUNK ROT
34	Tulip poplar	36	54.00	Remove	POOR, WOOD ROT
35	Tulip poplar	33	49.50	Remove	
36	Red Oak	33.5	47.75	Retain	POOR, TRUNK AND CANOPY
37	Tulip poplar	38	57.00	Retain	DAMAGE
38	Tulip poplar	38	57.00	Retain	CANOPY HOLE
39	Tulip poplar	30	45.00	Retain	VINE
40	Tulip poplar	33.5	47.75	Remove	
41	Tulip poplar	31	46.50	Remove	
42	Tulip poplar	31	46.50	Retain	FAIR
43	Tulip poplar	30.5	45.75	Retain	
44	Red Oak	31	46.50	Retain	POOR, MAJOR DAMAGE
45	Tulip poplar	31.5	47.25	Retain	
46	Tulip poplar	41	61.50	Retain	FAIR, UNLTD CROWN
47	Tulip poplar	37.5	56.25	Retain	
48	Tulip poplar	30.5	45.75	Retain	FAIR, LEANING
49	Tulip poplar	31.5	47.25	Retain	
50	Tulip poplar	33	49.50	Remove	
51	Tulip poplar	31	46.50	Remove	FAIR, DAMAGE
52	Tulip poplar	31	46.50	Retain	
53	Tulip poplar	31	46.50	Retain	
54	Tulip poplar	31	46.50	Retain	
55	Tulip poplar	31	46.50	Retain	
56	Tulip poplar	31	46.50	Remove	POOR, MAJOR DAMAGE
57	Red Oak	30	45.00	Remove	
58	Tulip poplar	31	46.50	Retain	
59	Tulip poplar	34.5	51.75	Remove	
60	Tulip poplar	31	46.50	Retain	FAIR, LEANING
61	Tulip poplar	32	48.00	Remove	FAIR, LEANING
62	Tulip poplar	30.5	45.75	Retain	FAIR, LEAN DAMAGE
63	Tulip poplar	31.5	47.25	Retain	FAIR, SOME DAMAGE
64	Tulip poplar	30.2	45.30	Retain	POOR, STORM DAMAGE
65	Tulip poplar	30	45.00	Retain	
66	White Oak	34	51.00	Retain	FAIR
67	Tulip poplar	41	61.50	Retain	
68	White Oak	32.5	45.75	Retain	
69	Red Oak	33	49.50	Retain	POOR, MAJOR DAMAGE
70	Tulip poplar	33	49.50	Retain	
71	Tulip poplar	35	52.50	Retain	
72	Tulip poplar	33	49.50	Retain	
73	Tulip poplar	48	72.00	Retain	
74	Tulip poplar	34.5	51.75	Remove	
75	Tulip poplar	42.5	63.75	Retain	FAIR, LEANING
76	Tulip poplar	33	49.50	Retain	FAIR, CHESTNUT CANOPY
77	Tulip poplar	35.5	53.25	Remove	POOR, NOTABLE NOT IN CANOPY
78	Tulip poplar	39.5	59.25	Retain	
79	Tulip poplar	33.5	49.50	Retain	
80	Tulip poplar	34.5	51.75	Remove	
81	Tulip poplar	34	51.00	Retain	
82	Tulip poplar	35.5	53.25	Retain	FAIR, LEANING
83	Tulip poplar	39.5	59.25	Remove	FAIR, LEANING, ELECTRICAL WIRING ATTACHED TO TRUNK
84	Tulip poplar	34.5	51.75	Retain	
85	Tulip poplar	31	46.50	Retain	
86	Tulip poplar	31.5	47.25	Retain	
87	Tulip poplar	31	46.50	Retain	
88	Tulip poplar	32	48.00	Retain	
89	Tulip poplar	31	46.50	Retain	
90	Tulip poplar	39.5	59.25	Retain	
91	Tulip poplar	33	49.50	Retain	
92	Black Gum	33	49.50	Retain	
93	Tulip poplar	39	58.50	Retain	
94	Tulip poplar	33.5	50.25	Retain	
95	Tulip poplar	36	54.00	Retain	FAIR, DAMAGE NOTED, MULTI-STEMMED
96	Tulip poplar	34	51.00	Retain	FAIR, DAMAGE NOTED, MULTI-STEMMED
97	Tulip poplar	30.5	45.75	Retain	
98	Tulip poplar	38.5	57.75	Remove	POOR, MULTI-STEMMED, STORM DAMAGE AND DAMAGE
99	Tulip poplar	30.5	45.75	Retain	FAIR, MULTI-STEMMED ABOVE
100	Tulip poplar	30	45.00	Retain	SH
101	Red Oak	37.5	56.25	Retain	
102	Tulip poplar	38	57.00	Retain	
103	Tulip poplar	32	48.00	Retain	
104	Red Oak	41.5	62.25	Retain	POOR, TRUNK ROT

NOTE: THE REMOVAL OF 22 TREES BEING REVIEWED UNDER ALTERNATIVE COMPLIANCE WP-20-018

FOR CONTINUATION SEE MATCH LINE SHEET 3

<p>NO. DATE REVISION</p>	
<p>BENCHMARK ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-685-8105 (F) 410-685-0644 WWW.BCH-ENGINEERING.COM</p>	
<p>OWNER: CLARKSVILLE LLC C/O H & H ROCK COMPANIES 8800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MD 21075 410-579-2442</p>	<p>CLARKSVILLE CROSSING, PHASE 2 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #23115-2513) TO CREATE BUILDABLE LOTS 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'</p>
<p>DEVELOPER: ROCK REALTY, INC. C/O H & H ROCK COMPANIES 8800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MARYLAND 21075 410-579-2442</p>	<p>TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p>
<p>PRELIMINARY EQUIVALENT SKETCH PLAN LAYOUT PLAN</p>	
<p>DATE: APRIL, 2021 BEI PROJECT NO: 2525</p>	<p>SCALE: AS SHOWN SHEET 2 OF 13</p>
<p>DESIGN: JC DRAWN: LDD</p>	<p>SP-20-001</p>

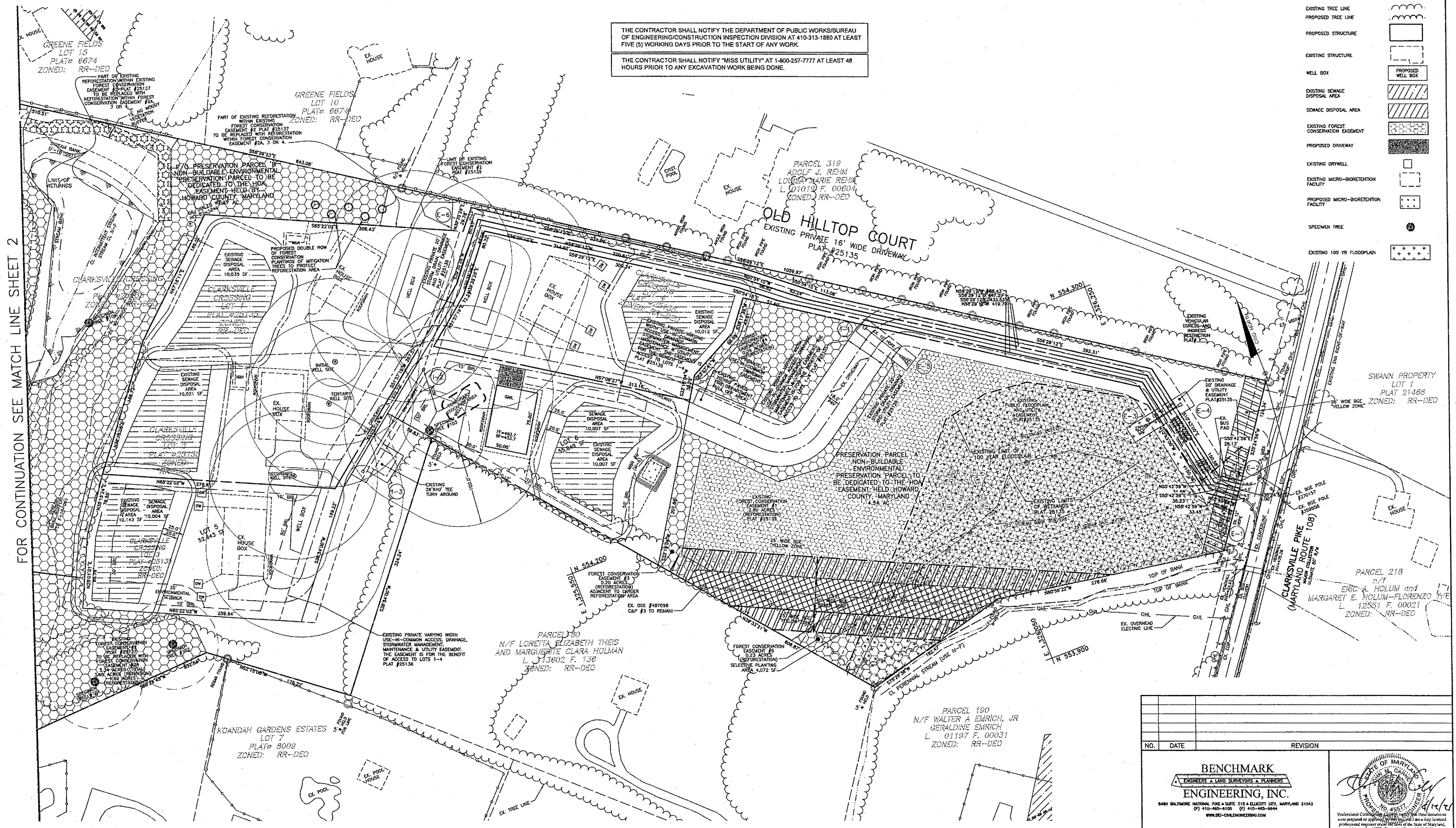
FOR CONTINUATION SEE MATCH LINE SHEET 2

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 ANY WORK.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- WELL BOX
- EXISTING SEWAGE DISPOSAL AREA
- SEWAGE DISPOSAL AREA
- EXISTING FOREST CONSERVATION EASEMENT
- PROPOSED DRIVEWAY
- EXISTING DRYWELL
- EXISTING MICRO-BIORETENTION FACILITY
- PROPOSED MICRO-BIORETENTION FACILITY
- SPECIMEN TREE
- EXISTING 100 YR FLOODPLAIN



APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

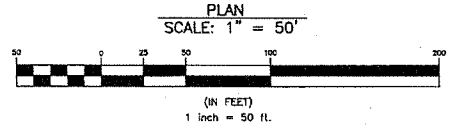
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
G _g B		B	D	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
G _g B	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
G _g B		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
G _g C		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
G _g B		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K<0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.



<p>NO. DATE REVISION</p> <p style="text-align: center;">BENCHMARK ENGINEERING, INC.</p> <p style="font-size: small;">6440 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21045 (P) 410-465-8100 (F) 410-465-6844 WWW.BE-ENGINEERING.COM</p> <p>OWNER: CLARKSVILLE N.L. LLC C/O H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIEDE, MD 21075 410-579-2442</p> <p>DEVELOPER: ROCK REALTY, INC. C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELKRIEDE, MARYLAND 21075 410-579-2442</p> <p>DESIGN: JC DRAWN: LDD</p>	<p style="text-align: center;">CLARKSVILLE CROSSING, PHASE 2</p> <p style="font-size: small;">A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 1 (PLAT# 25135) TO CREATE BUILDABLE LOTS 3-12 AND NON-BUILDABLE PRESERVATION PARCELS N & T</p> <p>TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND</p> <p style="text-align: center;">PRELIMINARY EQUIVALENT SKETCH PLAN LAYOUT PLAN</p> <p>DATE: APRIL, 2021 BEI PROJECT NO: 2525 SCALE: AS SHOWN SHEET 3 OF 13</p>
---	--



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GnB	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
GoB		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
GgC		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
GgB		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

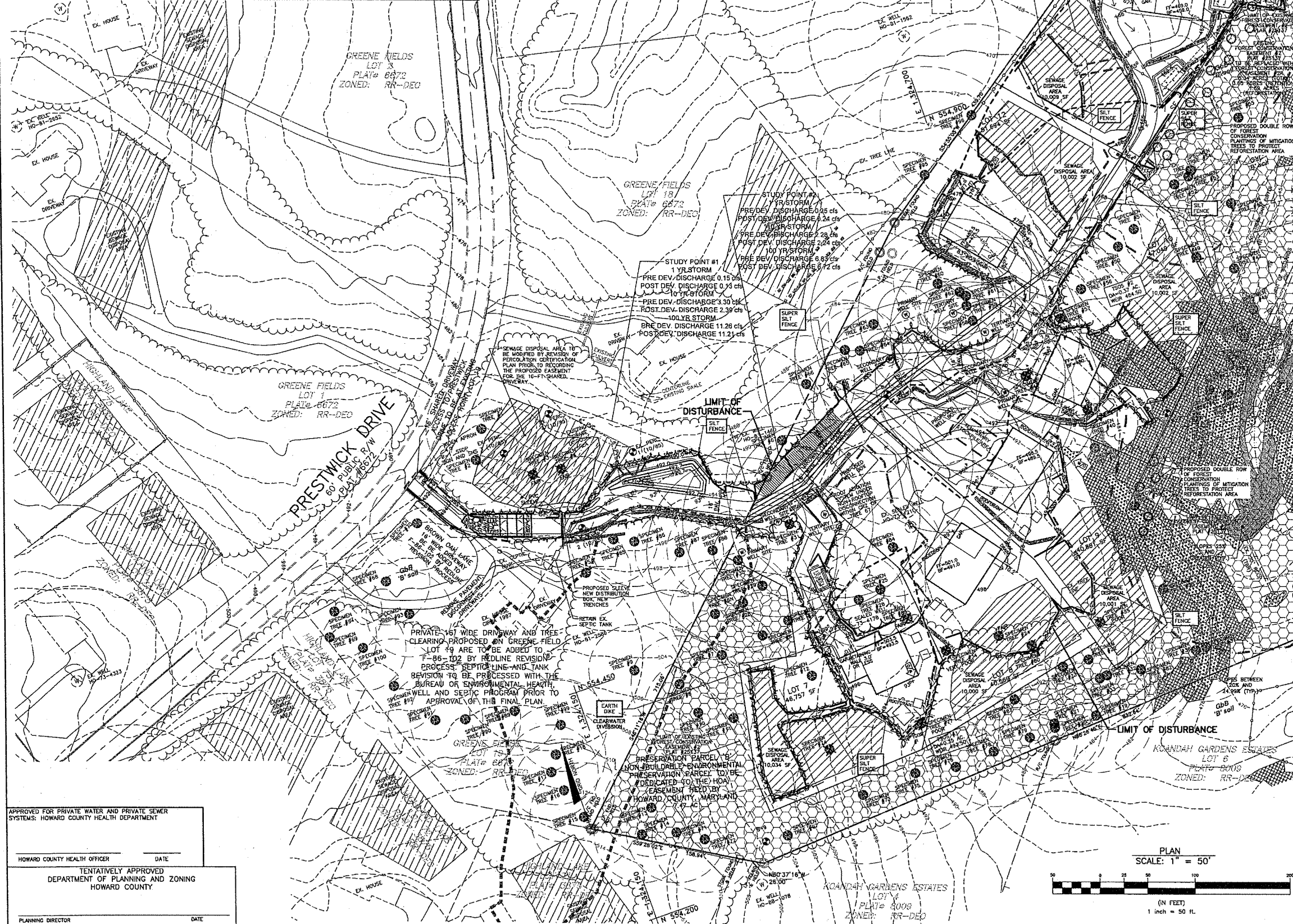
** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

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 ANY WORK.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

NOTE: UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

Designation	Drainage Area SF	Drainage Area Acres	Practice	Volume Required	Ground Elev.	Embankment Elev.	Weir Elev.	Pond Bottom	Bottom Width at Weir	Bottom Length Uphill of Weir	Volume Provided	Adequate Volume?
#1	24000	0.55	TG05	992	493.90	495.40	494.65	492.40	15.00	18.00	1032.75	Yes
#2	29000	0.67	TG05	1198	475.70	477.20	476.45	474.20	15.00	22.00	1208.25	Yes
#3	36000	0.83	TG05	1488	456.50	458.00	457.25	455.00	20.00	22.00	1506.375	Yes
#4	35000	0.80	TG05	1446	468.70	490.20	489.45	487.20	20.00	22.00	1506.375	Yes



SEDIMENT AND EROSION CONTROL LEGEND	
	STABILIZED CONSTRUCTION ENTRANCE WITH BERM
	SUPER SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	STABILIZATION MATTING
	LIMIT OF DISTURBANCE
	EARTH DIKE
	TEMPORARY STONE/CARBON OUTLET STRUCTURE

FOR CONTINUATION SEE MATCH LINE SHEET 5

LEGEND

SOILS CLASSIFICATION	
	GgB
	SOILS DELINEATION
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING UTILITY POLE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	WELL BOX
	EXISTING WELL BOX
	EXISTING SEWAGE DISPOSAL AREA
	SEWAGE DISPOSAL AREA
	100 YR FLOODPLAIN
	SLOPES 15% TO 19.99%
	SLOPES 20% TO 24.99%
	SLOPES 25% AND GREATER
	PASSED PERCOLATION TEST
	FAILED PERCOLATION TEST
	BORING
	MICRO-BIORETENTION FACILITY
	EXISTING FENCE
	SPECIMEN TREE (TO BE REMOVED)
	SPECIMEN TREE
	SPECIMEN TREE NOW TO BE RETAINED
	MITIGATION PLANTINGS AS PER 16.06.01.01

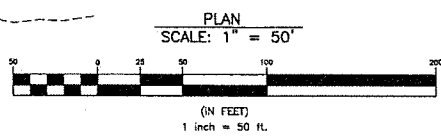
APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

NO. _____ DATE _____ REVISION _____	
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8400 BALTIMORE NATIONAL FREE AREA SUITE 318 ELKSDOTT CITY, MARYLAND 21043 (410) 442-8105 (410) 442-8444 WWW.BC-ONLINEENGINEERING.COM	
OWNER: CLARKSVILLE NL LLC C/O H & N ROCK COMPANIES 8800 DEERPATH ROAD SUITE 100 ELKCRIDGE, MD 21075 410-579-2442	CLARKSVILLE CROSSING, PHASE 2 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 7 (PLAT #2135-25137) TO CREATE BUILDABLE LOTS 3-13 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'
DEVELOPER: ROCK REALTY, INC. C/O H & N ROCK COMPANIES 8800 DEERPATH ROAD SUITE #100 ELKCRIDGE, MARYLAND 21075 410-579-2442	TAX MAP: 34 GRID: 23 PARCEL: 301 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND PRELIMINARY EQUIVALENT SKETCH PLAN GRADING AND SEDIMENT & EROSION CONTROL PLAN
DESIGN: JC	DATE: APRIL, 2021
DRAWN: LDD	BEI PROJECT NO: 2525
SCALE: AS SHOWN	SHEET 4 OF 13



FOR CONTINUATION SEE MATCH LINE SHEET 4

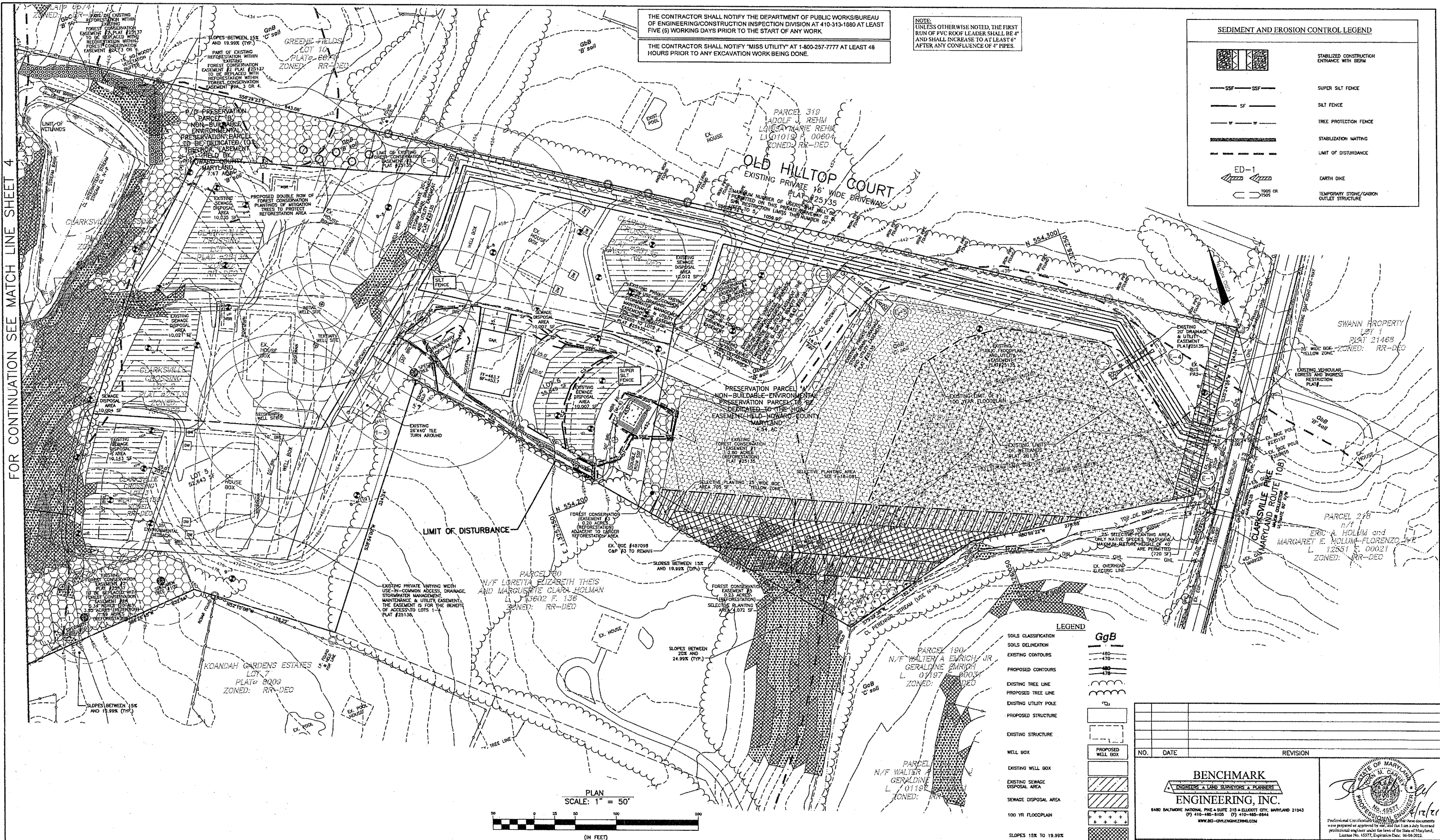
THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1080 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

NOTE:
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

SEDIMENT AND EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE WITH BERM
- SUPER SILT FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- STABILIZATION MATTING
- LIMIT OF DISTURBANCE
- EARTH DIKE
- TEMPORARY STONE/CARBON OUTLET STRUCTURE

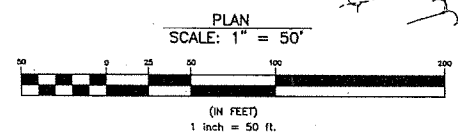


FOR CONTINUATION SEE MATCH LINE SHEET 4

LEGEND

GgB

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING UTILITY POLE
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- WELL BOX
- EXISTING WELL BOX
- EXISTING SEWAGE DISPOSAL AREA
- SEWAGE DISPOSAL AREA
- 100 YR FLOODPLAIN
- SLOPES 15% TO 19.99%
- SLOPES 20% TO 24.99%
- SLOPES 25% AND GREATER
- PASSED PERCOLATION TEST
- FAILED PERCOLATION TEST
- BORING
- MICRO-BORE/RETENTION FACILITY
- EXISTING FENCE



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB	NO	B	D	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GhB	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
GoB	NO	C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
GcC	NO	B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
GbB	NO	B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

BENCHMARK ENGINEERING, INC.
6400 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(7) 410-440-8105 (F) 410-440-8844
WWW.BG-ENGINEERING.COM

CLARKSVILLE CROSSING, PHASE 2
A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 1 (PLAT 42135-2117)
TO CREATE BUILDABLE LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

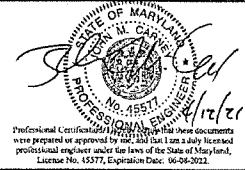
OWNER:
CLARKSVILLE NL LLC
C/O H & H ROCK COMPANIES
8800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MD 21075
410-579-2442

DEVELOPER:
ROCK REALTY, INC.
C/O H & H ROCK COMPANIES
8800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MARYLAND 21075
410-579-2442

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING AND
SEDIMENT AND EROSION CONTROL PLAN

DATE: APRIL, 2021 BEI PROJECT NO: 2525
SCALE: AS SHOWN SHEET 5 of 13



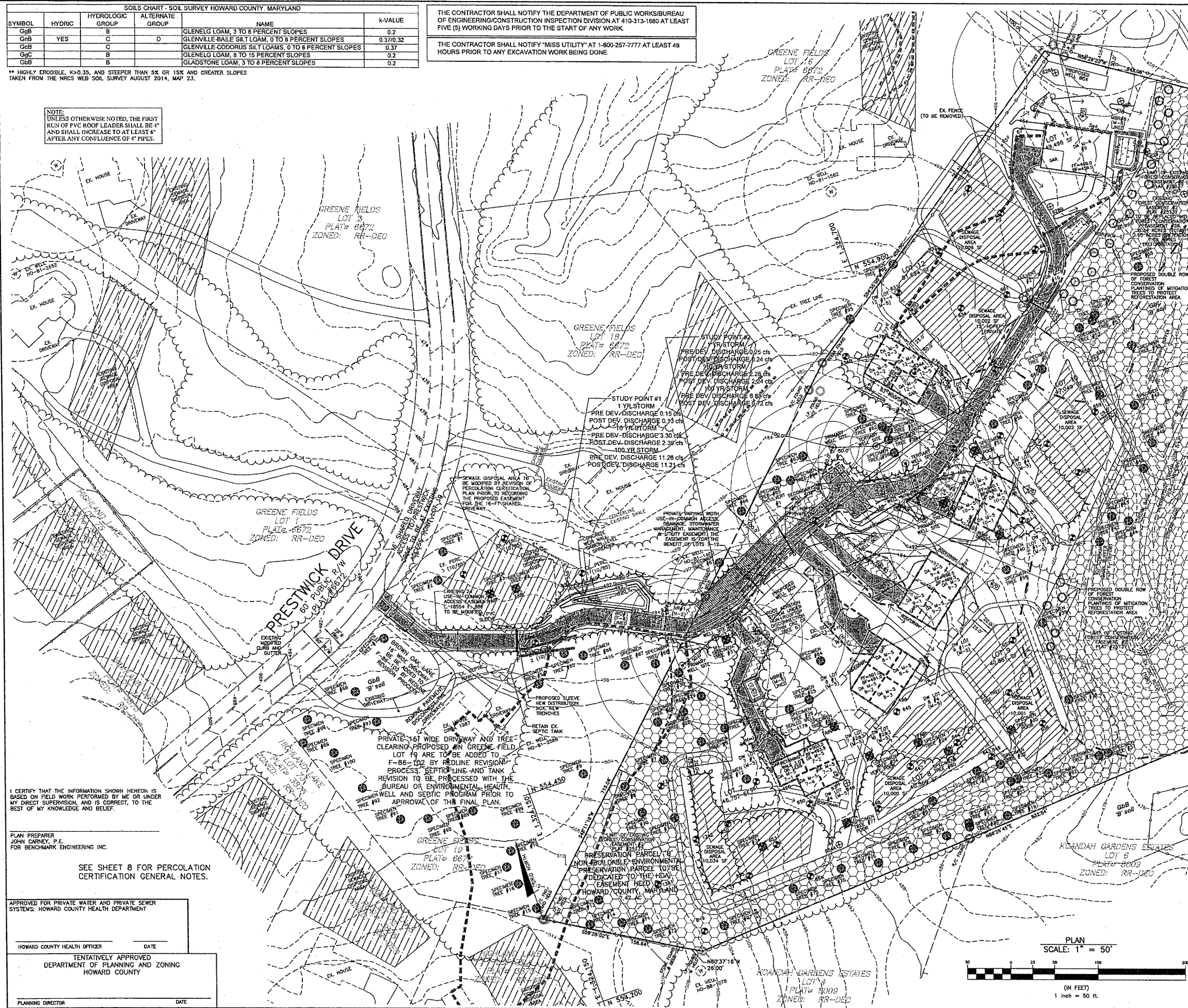
SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB		B	D	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GnB	YES	C		GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
GcB		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
GgC		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
GbB		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K=0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

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 ANY WORK

THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

NOTE: UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.



FOR CONTINUATION SEE MATCH LINE SHEET 8

LEGEND	
SOILS CLASSIFICATION	GgB
SOILS DELINEATION	--- 450 --- 475 ---
EXISTING CONTOURS	--- 450 --- 475 ---
PROPOSED CONTOURS	--- 450 --- 475 ---
EXISTING TREE LINE	--- 450 --- 475 ---
PROPOSED TREE LINE	--- 450 --- 475 ---
EXISTING UTILITY POLE	--- 450 --- 475 ---
PROPOSED STRUCTURE	--- 450 --- 475 ---
EXISTING STRUCTURE	--- 450 --- 475 ---
WELL BOX	--- 450 --- 475 ---
EXISTING WELL BOX	--- 450 --- 475 ---
EXISTING SEWAGE DISPOSAL AREA	--- 450 --- 475 ---
SEWAGE DISPOSAL AREA	--- 450 --- 475 ---
100 YR FLOODPLAIN	--- 450 --- 475 ---
SLOPES 15% TO 19.9%	--- 450 --- 475 ---
SLOPES 20% TO 24.9%	--- 450 --- 475 ---
SLOPES 25% AND GREATER	--- 450 --- 475 ---
PASSED PERCOLATION TEST	--- 450 --- 475 ---
FAILED PERCOLATION TEST	--- 450 --- 475 ---
BORING	--- 450 --- 475 ---
MICRO-BIOTENTION FACILITY	--- 450 --- 475 ---
EXISTING FENCE	--- 450 --- 475 ---
STORMWATER MANAGEMENT DRAINAGE AREA	--- 450 --- 475 ---
NON-ROOFTOP DISCONNECTION	--- 450 --- 475 ---

THIS REVISED PERCOLATION CERTIFICATION PLAN IS FOR THE FOLLOWING:

1. WELL AND WELL BOX REVISIONS FOR LOTS 6 THROUGH 12.
2. SEWAGE DISPOSAL AREA REVISIONS FOR LOTS 8 THROUGH 12.
3. SUBDIVISION LAYOUT PREVISION.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLAN PREPARER
JOHN CARNEY, P.E.
FOR BENCHMARK ENGINEERING INC.

SEE SHEET 8 FOR PERCOLATION CERTIFICATION GENERAL NOTES.

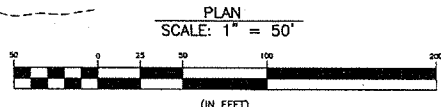
APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

NO. DATE REVISION	
OWNER: CLARKSVILLE NL LLC C/O H & H ROCK COMPANIES 8800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MD 21075 410-579-2442	CLARKSVILLE CROSSING, PHASE 2 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #21515-1517) TO CREATE RELIABLE EOTS #12 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'
DEVELOPER: ROCK REALTY, INC. C/O H & H ROCK COMPANIES 8800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MARYLAND 21075 410-579-2442	TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
DATE: APRIL, 2021	BEI PROJECT NO: 2525
DESIGN: JC	DRAWN: LDD
SCALE: AS SHOWN	SHEET 7 OF 13



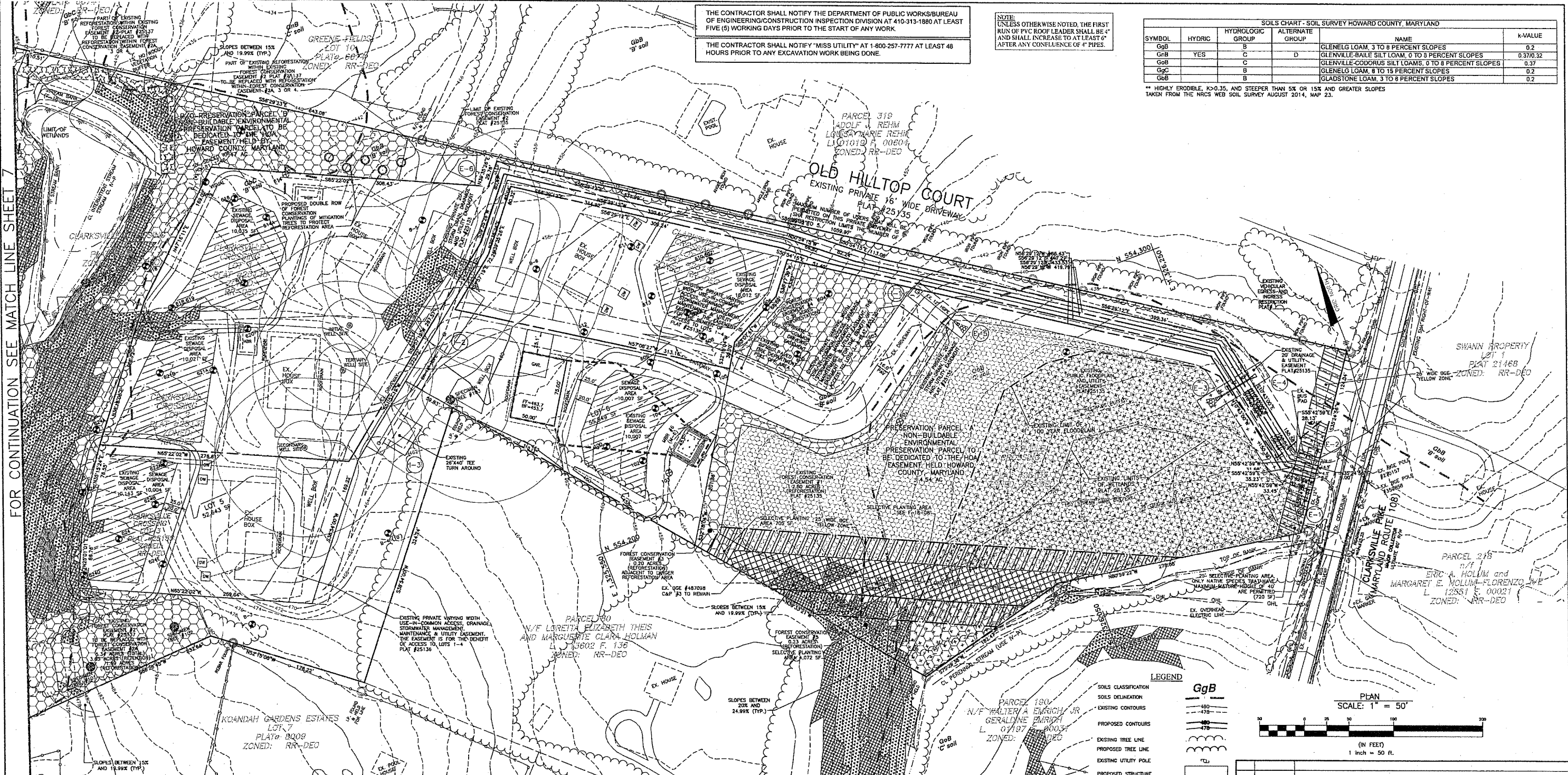
FOR CONTINUATION SEE MATCH LINE SHEET

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 ANY WORK.
THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

NOTE:
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND				
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	K-VALUE
GgB		B		0.2
GnB	YES	C	D	0.37/0.32
GoB		C		0.37
GyC		B		0.2
GgB		B		0.2

** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.



PERCOLATION CERTIFICATION GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS. THESE AREAS SHALL BE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. RECORDATION OF THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY'S BOUNDARIES EXCEPT THAT WHICH ARE SHOWN. INFORMATION HAS BEEN REQUESTED FROM THE BUREAU OF ENVIRONMENTAL HEALTH CONCERNING THE ADJOINING PROPERTIES. APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
- GROUNDWATER APPROPRIATIONS PERMIT (GAP) SHALL BE OBTAINED PRIOR TO ISSUE OF PERMITS TO INSTALL WELLS, OR AN EXCEPTION FROM THE GAP SHALL BE OBTAINED PRIOR TO ISSUE OF PERMITS TO INSTALL WELLS.
- TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN SURVEY PERFORMED ON OR ABOUT AUGUST, 2017 BY BENCHMARK ENGINEERING, INC.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL RECORD PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL RECORD PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL-DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- PERCOLATION TEST FEE RECEIPT NUMBER, REFERENCED IN THE APPROVING AUTHORITY CORRESPONDENCE, IS AS20113.
- THE PURPOSES OF THIS REVISED PERCOLATION CERTIFICATION IS TO REVISE WELL SITES, WELL BOXES FOR LOTS 6 THROUGH 12 AND SEPTIC DISPOSAL AREAS FOR LOTS 5 THROUGH 12 AND TO UPDATE THE LOT LINES AND SITE IMPROVEMENTS.
- ANY MICRO-BIORETENTION FACILITIES WITHIN 100 FEET OF A WELL AS MEASURED FROM THE WELL BOX TO THE FILTER MEDIA, SHALL BE LINED. LIVING WILL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT DETAIL AS SHOWN ON THE FINAL CONSTRUCTION PLAN. THE CURRENT DESIGN REQUIRES THAT THE MICRO-BIORETENTION FACILITIES ON LOT 11 AND GREENE FIELD LOT 19 WILL BE LINED. MICRO-BIORETENTION FACILITIES ARE NOT ALLOWED WITHIN 50' OF WELL OR WELL BOXES.
- THIS PLAN IS A CHANGE TO THE PERCOLATION CERTIFICATION PLAN INCLUDED IN SP-07-013. THE APPROVED WELLS AND SEWAGE DISPOSAL AREAS FROM THAT PLAN ARE NOT SHOWN ON THIS PLAN FOR CLARITY.
- WATER SAMPLES FROM WELLS INSTALLED FOR LOTS 5 AND 6 MUST BE ANALYZED FOR VOLATILE ORGANIC COMPOUNDS (VOC) PRIOR TO RELEASE OF USE AND OCCUPANCY BY THE HEALTH DEPARTMENT.
- IF THERE ARE OVERHEAD POWER LINES WITHIN 25 FEET OF ANY WELL BOX THE LINES MUST BE REMOVED PRIOR TO SUBMITTAL OF AN APPLICATION FOR WELL DRILLING. ALL UNDERGROUND POWER LINES MUST BE MARKED BY MISS UTILITY PRIOR TO SUBMITTAL OF AN APPLICATION FOR WELL DRILLING.
- EACH POTABLE WATER WELL INSTALLED IN THE CLARKSVILLE CROSSING SUBDIVISION SHALL BE SAMPLED AT YIELD TEST AND THE RESPECTIVE SAMPLES ANALYZED FOR RADIUM OR RADIUM DEGRADATION PRODUCTS GROSS ALPHA AND GROSS BETA.
- THIS PLAN IS A PERCOLATION CERTIFICATION PLAN ONLY. THIS PLAN IS NOT A ODDS PERMIT PLAN. EACH LOT'S SEPTIC COMPONENTS SHALL BE SHOWN ON A ODDS PERMIT PLAN. THIS PERMIT REQUEST MUST BE REVIEWED AND APPROVED IN ORDER TO OBTAIN A PERMIT TO CONSTRUCT THE SYSTEM.
- THE SHARED DRIVEWAY MAINTENANCE EASEMENT FOR LOTS 10 THROUGH 12 SHALL INCLUDE A CLAUSE GRANTING PRIMACY TO LOT 10 FOR AN AREA OF ACCESS AND UTILIZATION TO THE TERTIARY WELL LOCATION AS SHOWN ON THE FINAL PERCOLATION CERTIFICATION PLAN. A DRAFT OF THIS CLAUSE IS TO BE PROVIDED TO HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN.
- SEWAGE DISPOSAL IMPROVEMENT ON GREENE FIELD LOT 19 WILL BE CERTIFIED AND DESIGNED ON INDEPENDENT PLANS.

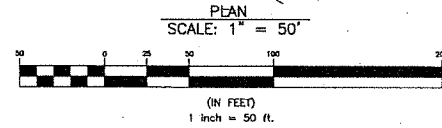
THIS REVISED PERCOLATION CERTIFICATION PLAN IS FOR THE FOLLOWING:
1. WELL AND WELL BOX REVISIONS FOR LOTS 6 THROUGH 12.
2. SEWAGE DISPOSAL AREA REVISIONS FOR LOTS 5 THROUGH 12.
3. SUBDIVISION LAYOUT PREVISION.

PLAN PREPARER
JOHN CARNEY, P.E.
FOR BENCHMARK ENGINEERING, INC.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

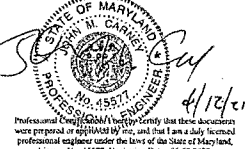
LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING UTILITY POLE
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- WELL BOX
- EXISTING WELL BOX
- EXISTING SEWAGE DISPOSAL AREA
- SEWAGE DISPOSAL AREA
- 100 YR FLOODPLAIN
- SLOPES 15% TO 19.99%
- SLOPES 20% TO 24.99%
- SLOPES 25% AND GREATER
- PASSED PERCOLATION TEST
- FAILED PERCOLATION TEST
- BORING
- MICRO-BIORETENTION FACILITY
- EXISTING FENCE
- STORMWATER MANAGEMENT DRAINAGE AREA



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 BALDWIN CITY, MARYLAND 21043
(7) 410-465-8105 (F) 410-465-8844
WWW.BENCHMARKENR.COM



OWNER:
CLARKSVILLE NL LLC
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 100
ELKBRIDGE, MD 21075
410-579-2442

DEVELOPER:
ROCK REALTY, INC.
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 100
ELKBRIDGE, MARYLAND 21075
410-579-2442

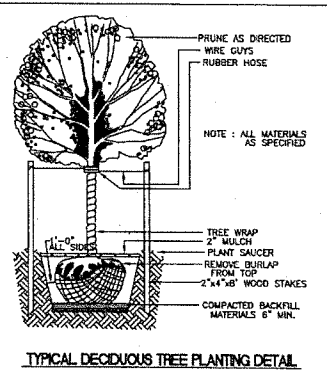
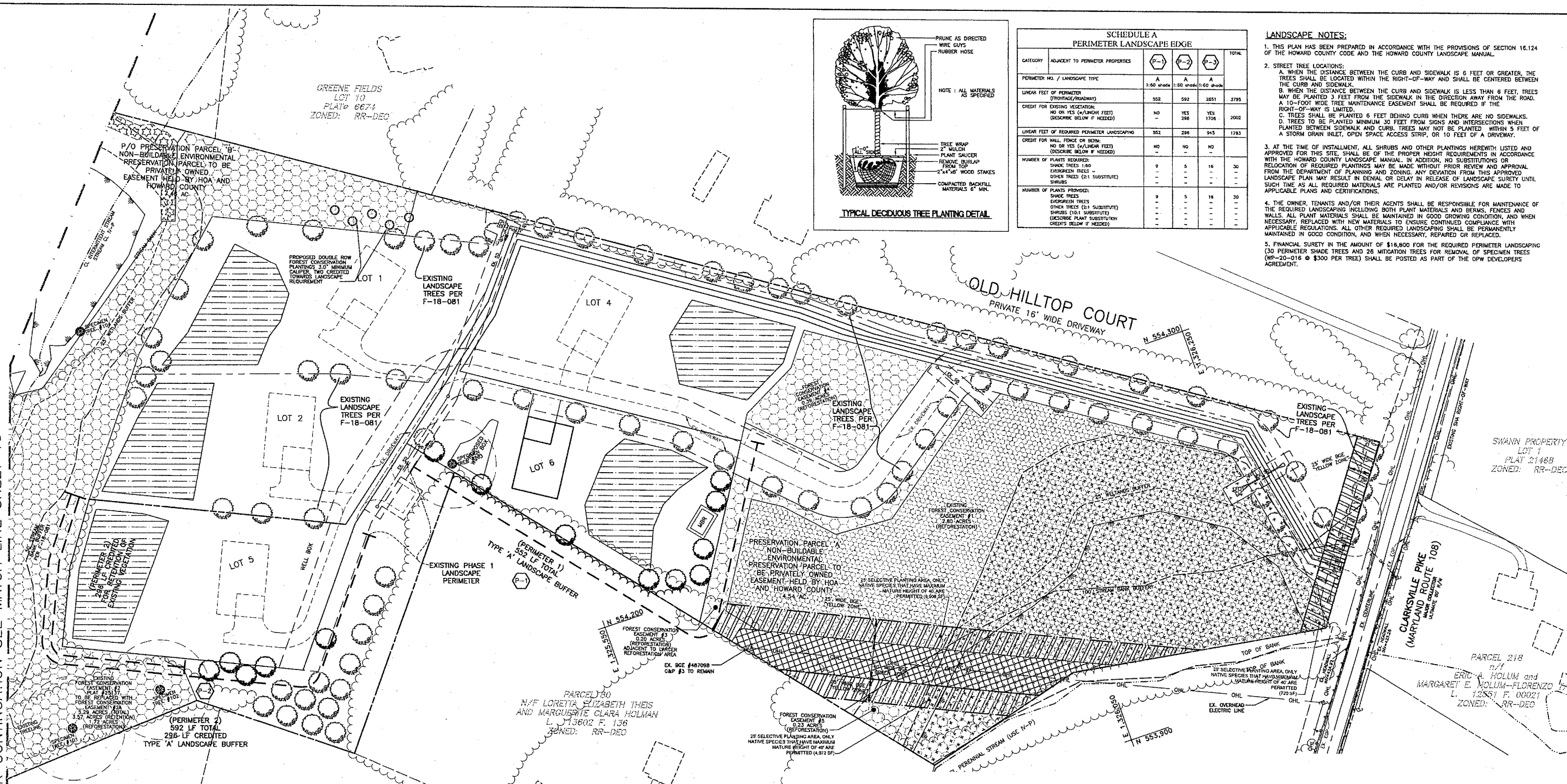
CLARKSVILLE CROSSING, PHASE 2
A RESUBDIVISION OF CLARKSVILLE CROSSING LPT 3 (PLAT #213-25137) TO CREATE BUILDABLE LOTS 5-12 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN,
PERCOLATION CERTIFICATION PLAN AND
STORMWATER MANAGEMENT PLAN

DATE: APRIL, 2021 BEI PROJECT NO: 2525
SCALE: AS SHOWN SHEET 8 OF 13

FOR CONTINUATION SEE MATCH LINE SHEET 10



CATEGORY	ADJACENT TO PERIMETER PROPERTIES	P-1	P-2	P-3	TOTAL
PERIMETER NO. / LANDSCAPE TYPE		1,60' width	1,60' width	1,60' width	
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)		552	592	2651	3795
CREDIT FOR EXISTING VEGETATION: NO OR YES (✓/UNLESS FEET) (DESCRIBE BELOW IF NEEDED)		NO	YES 266	YES 1704	2002
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING		552	286	945	1783
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (✓/UNLESS FEET) (DESCRIBE BELOW IF NEEDED)		NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED:					
SHADE TREES (21' SUBSTITUTED)		9	5	16	30
OTHER TREES (21' SUBSTITUTED)		-	-	-	-
SHRUBS		-	-	-	-
NUMBER OF PLANTS PROVIDED:					
SHADE TREES		9	5	16	30
OTHER TREES		-	-	-	-
SHRUBS		-	-	-	-
CHECKS BELOW IF NEEDED		-	-	-	-

LANDSCAPE NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:**
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
 - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- 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 RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS 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.
- FINANCIAL SURETY IN THE AMOUNT OF \$16,800 FOR THE REQUIRED PERIMETER LANDSCAPING (30 PERIMETER SHADE TREES AND 26 MITIGATION TREES FOR REMOVAL OF SPECIMEN TREES (WF-20-016 @ \$300 PER TREE) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

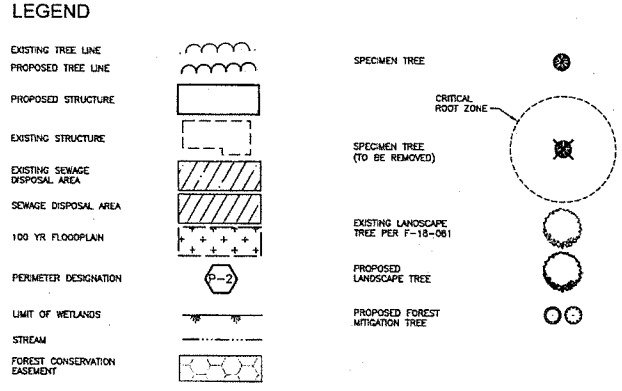
CLARKSVILLE PIKE PUBLIC ROAD	TOTAL
LINEAR FEET OF RIGHT-OF-WAY	12
LINEAR FEET OF CREDIT	0
LINEAR FEET OF REQUIRED PLANTING	12
TREE SIZE	MEDIUM 1-40 LF
TREES REQUIRED	0*

*STREET TREES PROVIDED UNDER F-18-081

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
○	2	QUERCUS RUBRA (Red Oak)	3.0' cal. (min.)	MITIGATION FOR REMOVAL OF RED OAK SPECIMEN TREE (WF-20-016)
○	24	LIRIODENDRON TULIPIFERA (tulip poplar)	3.0' cal. (min.)	MITIGATION TREE FOR REMOVAL OF TULIP POPLAR SPECIMEN TREES (WF-20-016)
○	30	Acer rubrum (Red Sunset / Red Sunset Red Maple)	2.5' cal. (min.)	PERIMETER SHADE TREES

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE
Gsb		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
Gsb	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
Gsb		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
Gsb		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
Gsb		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.



NO.	DATE	REVISION

BENCHMARK
ENGINEERING & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8400 BALTIMORE NATIONAL PIKE, SUITE 315 • ELKRIE, MARYLAND 21075
(P) 410-465-8105 (F) 410-465-8644
WWW.BMCO-ENGINEERING.COM

OWNER:
CLARKSVILLE N.L. LLC
C/O H&H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 100
ELKRIE, MD 21075
410-579-2442

DEVELOPER:
ROCK REALTY, INC.
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE #100
ELKRIE, MARYLAND 21075
410-579-2442

CLARKSVILLE CROSSING, PHASE 2
A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT 21315-25137)
TO CREATE BUILDABLE LOTS 5-13 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND

DATE: APRIL, 2021 BEI PROJECT NO: 2525
SCALE: AS SHOWN SHEET 11 OF 13

LEGEND

WELL BOX
TREE PROTECTION FENCE
EXISTING TREE LINE
PROPOSED TREE LINE
PROPOSED STRUCTURE
SEWAGE DISPOSAL AREA
LIMIT OF WETLANDS
STREAM
EXISTING STRUCTURE
100 YR FLOODPLAIN
FOREST CONSERVATION EASEMENT
EX. FOREST CONSERVATION EASEMENT TO BE RETAINED
SPECIMEN TREE (TO BE REMOVED)
SPECIMEN TREE
MITIGATION PLANTINGS AS DOUBLE ROW BUFFER

Net Tract Area
A. Total Forest Tract Area
B. Area within 100 year Floodplain
C. Other Disturbances (Acres)
D. Net Tract Area

Land Use Category
1. Forest
2. Field
3. Pasture
4. Residential
5. Other

Restoration Thresholds
E. Afforestation Threshold (Net Tract Area x 20%)
F. Reforestation Threshold (Net Tract Area x 25%)

Balancing Forest Cover
G. Existing Forest Cover within the Net Tract Area
H. Area of Forest above Afforestation Threshold
I. Area of Forest above Reforestation Threshold

Break Even Point
J. Break Even Point
K. Forest Clearing Permitted without Mitigation

Proposed Forest Clearing
L. Total Area of Forest to be Cleared
M. Total Area of Forest to be Reforested

Planting Requirements Inside Watershed
N. Reforestation for Clearing above the Reforestation Threshold
O. Clearing for Retention above the Reforestation Threshold
P. Total Reforestation Required
Q. Total Afforestation Required
R. Total Reforestation and Afforestation Requirement
S. 75% of Total Disturbance (Retention + Planting)
T. Planting Required Outside to meet 75% Calculation

Planting Requirements Outside Watershed
U. Total Planting within Developer Site Watershed
V. Total Afforestation Required
W. Remaining Planting within Watershed for Reforestation Credit
X. Reforestation for Clearing above the Reforestation Threshold
Y. Reforestation for Clearing below the Reforestation Threshold
Z. Clearing for Retention above the Reforestation Threshold
AA. Clearing for Retention below the Reforestation Threshold
AB. Clearing for Retention above the Reforestation Threshold
AC. Total Afforestation Required
AD. Total Afforestation and Reforestation Requirement

Scale: 1" = 20.00'
Scale: 1" = 3.75'
Scale: 1" = 2.00'
Scale: 1" = 1.00'
Scale: 1" = 0.50'
Scale: 1" = 0.25'
Scale: 1" = 0.125'
Scale: 1" = 0.0625'
Scale: 1" = 0.03125'
Scale: 1" = 0.015625'

Forest Stand Data

Key	Community Type	Acreage (aia)	Dominant Vegetation	General Condition	Priority Acreage
F1	Mix oak-Poplar	8.2	Liriodendron tulipifera, Quercus rubra, Quercus alba, Fagus grandiflora,	Good	1.4 +/- buffers slopes

* Approximately 1.0 acre of offsite forest area is currently present within 100 feet of the property

- FSD NOTES:**
- No rare, threatened or endangered species, or their habitats, were observed on the property.
 - Surrounding land use is medium density residential development.
 - Approximately 1.0 acre of forest is currently present within 100 feet of the subject property. This forest occurs on private residential lots.
 - The site lies within the Use IV-P watershed of the Carroll's Run (02-13-11). The wetlands will require a 25 foot buffer, intermittent streams 50 foot buffers, and perennial stream channels require a 100 foot buffer.
 - No historic elements or cemeteries are known to occur on the property.
 - There is 2.1 +/- acres of 100 year floodplain present on the property.
 - There are steep slopes present on the site.
 - Specimen trees are present on the subject property. Forty-six specimen trees have been identified outside of the stream buffers.

Myra Brosius



ISA Certified Arborist #MA5411A
MD DNR FCA Qualified Professional
Myra.brosius@gmail.com

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 906 GLEN ARDEN, MARYLAND 21027
Telephone (410) 683-7840
www.ecosciencemaryland.com

PLAN PREPARED BY:
JOHN CANOLES
MD DNR FCA QUALIFIED PROFESSIONAL

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB	YES	B	D	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GnB	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
GcB	NO	C		GLENVILLE-CODRUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
GyC	NO	B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
GgB	NO	B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K=0.35, AND STEEPER THAN 6% OR 15% AND GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.



FOR CONTINUATION SEE MATCH LINE SHEET 13

Specimen Tree Chart - CLARKSVILLE CROSSING PHASE 2 AND GREENE FIELD LOT 19

Tree #	Species	Size (inches DBH) (ft. radius)	Remove or Retain	Comments	
1	Tulip poplar	36.5	37.75	Retain	FAIR
2	Tulip poplar	31.5	47.25	Retain	FAIR
3	Tulip poplar	31.5	57.75	Remove	FAIR
4	Tulip poplar	31	45.50	Remove	FAIR
5	Hickory	31.5	47.25	Retain	POOR, MAJOR DIEBACK
6	Tulip poplar	32	48.00	Retain	
7	Tulip poplar	30	45.50	Retain	
8	Tulip poplar	34	51.00	Retain	
9	Tulip poplar	32	48.00	Retain	
10	Tulip poplar	38.5/20.5	57.75	Retain	
11	Tulip poplar	38	57.00	Retain	
12	Tulip poplar	30.5	45.75	Retain	
13	Tulip poplar	34	51.00	Retain	
14	Tulip poplar	33.5	50.25	Retain	POOR, MAJOR DIEBACK
15	Tulip poplar	38	57.00	Retain	FAIR
16	Tulip poplar	35	54.00	Retain	
17	Tulip poplar	32	49.50	Retain	
18	Tulip poplar	35	52.50	Retain	
19	Tulip poplar	40	60.00	Retain	FAIR, SOME STORM DAMAGE AND DIEBACK
20	Tulip poplar	31	49.50	Retain	POOR, MAJOR LEAN, ROT
21	Tulip poplar	38.5	57.75	Retain	
22	Tulip poplar	30.5	45.75	Retain	FAIR, LIMB DIEBACK
23	Tulip poplar	32	52.75	Retain	FAIR, LIMB DIEBACK
24	Tulip poplar	31.5	47.25	Retain	FAIR, LIMB DIEBACK
25	Tulip poplar	32	48.00	Retain	
26	Tulip poplar	32.5	48.75	Retain	
27	Tulip poplar	34	51.00	Retain	
28	Tulip poplar	35	52.50	Retain	
29	Tulip poplar	34	51.00	Retain	
30	Tulip poplar	35	52.50	Retain	
31	Tulip poplar	34	51.00	Retain	
32	Tulip poplar	36	54.00	Retain	
33	Tulip poplar	36	54.00	Retain	POOR, DIEBACK
34	Tulip poplar	36	54.00	Retain	VERY POOR, MAJOR TRUNK ROT
35	Tulip poplar	35	49.50	Retain	POOR, MAJOR ROT
36	Red Oak	33.5	52.50	Retain	
37	Tulip poplar	38	57.00	Retain	POOR, TRUNK AND CANOPY DIEBACK
38	Tulip poplar	38	57.00	Retain	SPLITTS ABOVE RH
39	Tulip poplar	30	45.00	Retain	VINE
40	Tulip poplar	33.5	52.50	Retain	
41	Tulip poplar	31	46.50	Retain	
42	Tulip poplar	31	46.50	Retain	
43	Tulip poplar	30.5	45.75	Retain	
44	Red Oak	31	46.50	Retain	POOR, MAJOR DIEBACK
45	Tulip poplar	31.5	47.25	Retain	
46	Tulip poplar	42	63.00	Retain	FAIR, LIMITED CROWN
47	Tulip poplar	37.5	56.25	Retain	
48	Tulip poplar	30.5	45.75	Retain	FAIR, LEANING
49	Tulip poplar	31.5	47.25	Retain	FAIR, LEANING
50	Tulip poplar	33	49.50	Retain	FAIR, LEANING
51	Tulip poplar	31	46.50	Retain	FAIR, DIEBACK
52	Tulip poplar	31	46.50	Retain	
53	Tulip poplar	31	46.50	Retain	
54	Tulip poplar	31	46.50	Retain	
55	Tulip poplar	33	49.50	Retain	
56	Tulip poplar	31	46.50	Retain	
57	Red Oak	30	45.00	Remove	POOR, MAJOR DIEBACK
58	Tulip poplar	32	48.00	Retain	
59	Tulip poplar	35.5	53.75	Retain	
60	Tulip poplar	31	46.50	Retain	FAIR, LEANING
61	Tulip poplar	35	52.50	Retain	FAIR, LEANING
62	Tulip poplar	30.5	45.75	Retain	FAIR, LEANING
63	Tulip poplar	31.5	47.25	Retain	FAIR, SOME DIEBACK
64	Tulip poplar	30.2	45.30	Retain	POOR, STORM DAMAGE
65	Tulip poplar	35	52.50	Retain	
66	White Oak	34	51.00	Retain	FAIR
67	Tulip poplar	41	61.50	Retain	
68	White Oak	33.5	45.75	Retain	
69	Red Oak	31	46.50	Retain	POOR, MAJOR DIEBACK
70	Tulip poplar	33	49.50	Retain	
71	Tulip poplar	35	52.50	Retain	
72	Tulip poplar	48	72.00	Retain	
73	Tulip poplar	34.5	51.75	Remove	
74	Tulip poplar	42.5	63.75	Retain	FAIR, LEANING
75	Tulip poplar	33	49.50	Retain	FAIR, ONE SIDED CANOPY
76	Tulip poplar	35.5	53.75	Retain	POOR, NOTICEABLE ROT IN CANOPY
77	Tulip poplar	38	57.00	Retain	
78	Tulip poplar	38.5	57.75	Retain	
79	Tulip poplar	33.5	50.25	Retain	
80	Tulip poplar	33.5	50.25	Retain	
81	Tulip poplar	34	51.00	Retain	
82	Tulip poplar	35.5	53.75	Retain	FAIR, LEANING
83	Tulip poplar	38.5	57.75	Remove	FAIR, LEANING, ELECTRICAL WIRING ATTACHED TO TRUNK
84	Tulip poplar	34.5	51.75	Retain	
85	Tulip poplar	31	46.50	Retain	
86	Tulip poplar	31.5	47.25	Retain	
87	Tulip poplar	31	46.50	Retain	
88	Tulip poplar	31	46.50	Retain	
89	Tulip poplar	31	46.50	Retain	
90	Tulip poplar	38.5	57.75	Retain	
91	Tulip poplar	33	49.50	Retain	
92	Black Gum	31	46.50	Retain	
93	Tulip poplar	30	45.00	Retain	
94	Tulip poplar	33.5	50.25	Retain	
95	Tulip poplar	36	54.00	Retain	
96	Tulip poplar	37	55.50	Retain	FAIR, DIEBACK NOTED, MULTI-STEMMED
97	Tulip poplar	34	51.00	Retain	FAIR, DIEBACK NOTED, MULTI-STEMMED
98	Tulip poplar	30.5	45.75	Retain	POOR, MULTI-STEMMED, STORM DAMAGE AND DIEBACK
99	Tulip poplar	38.5	57.75	Retain	
100	Tulip poplar	32.5	48.75	Retain	
101	Tulip poplar	30	45.00	Retain	FAIR, MULTI-STEMMED ABOVE RH
102	Red Oak	37.5	56.25	Retain	
103	Tulip poplar	36	54.00	Retain	
104	Tulip poplar	37	48.00	Retain	
105	Red Oak	42.5	63.75	Retain	POOR, TRUNK ROT
106	Tulip poplar	35.5	53.75	Retain	

NOTE: THE REMOVAL OF 13 TREES CONDITIONALLY APPROVED BY ALTERNATIVE COMPLIANCE WP-20-016.

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
PROFESSIONAL ENGINEERS & PLANNERS
9480 BALTHORE NATIONAL PIKE SUITE 315 & ELLETTT CITY, MARYLAND 21043
(P) 410-465-8100 (F) 410-465-8844
WWW.BE-CHILDRENSDORGMG.COM

Professional Certification: I 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. 15577, Expiration Date: 06-28-2022.

OWNER:
CLARKSVILLE NL LLC
C/O H&H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 1100
ELKRIEDE, MD 21075
410-579-2442

DEVELOPER:
ROCK REALTY, INC.
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 1100
ELKRIEDE, MARYLAND 21075
410-579-2442

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN
FOREST CONSERVATION PLAN, NOTES AND DETAILS

DATE: APRIL, 2021 BEI PROJECT NO: 2525
SCALE: AS SHOWN SHEET 12 OF 13

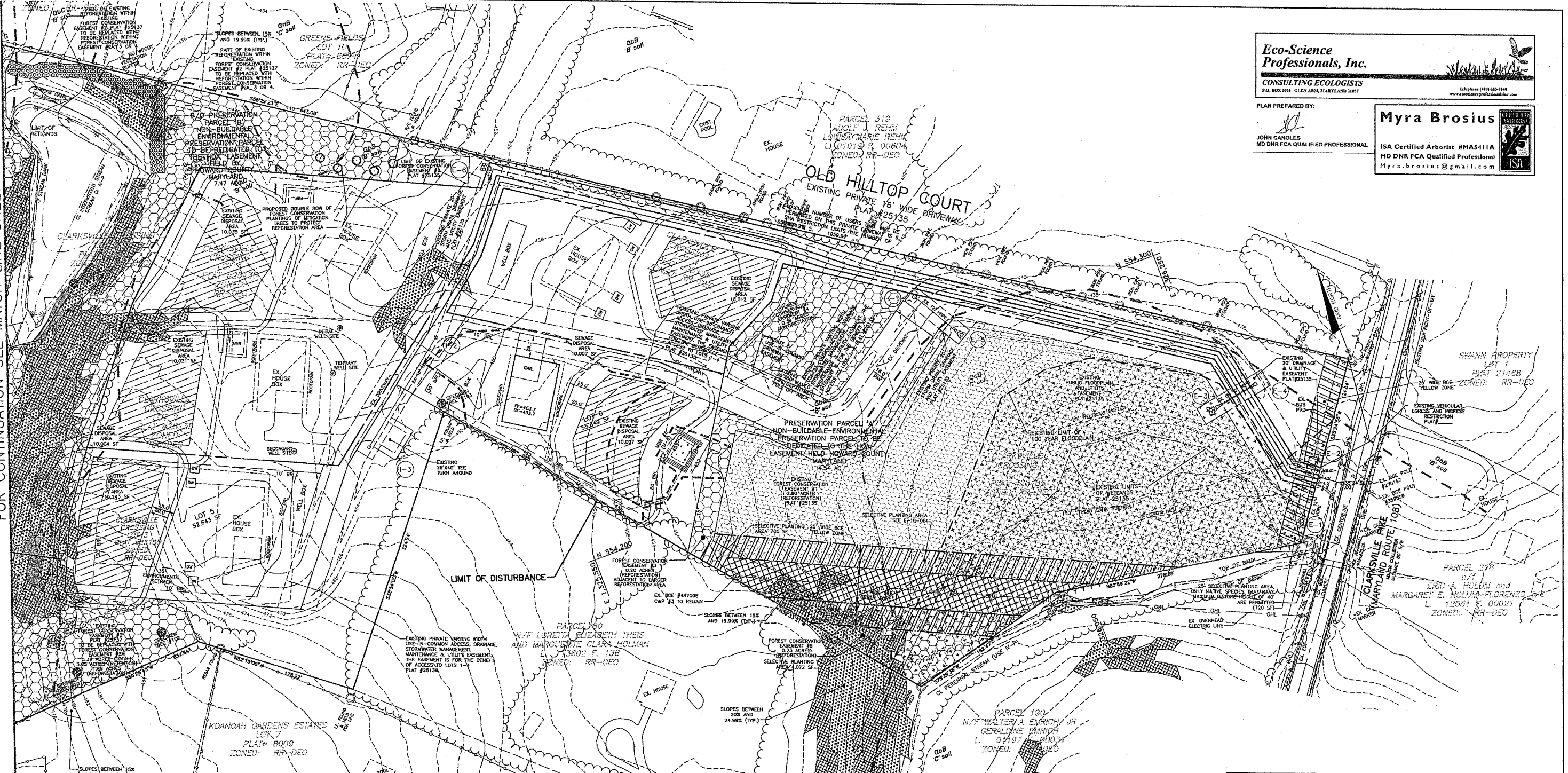
DESIGN: JC DRAWN: LDD

FOR CONTINUATION SEE MATCH LINE SHEET 12

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 P.O. BOX 5064 GLEN ARM, MARYLAND 21057
 Telephone (410) 465-7168
 www.ecosciencemaryland.com

PLAN PREPARED BY:
 JOHN CANOLES
 MD DNR FCA QUALIFIED PROFESSIONAL

Myra Brosius
 ISA Certified Arborist #MA5411A
 MD DNR FCA Qualified Professional
 Myra.brosius@gmail.com



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
G ₉ B		B	D	GLENELG LOAM, 3 TO 6 PERCENT SLOPES	0.2
G ₉ B	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 6 PERCENT SLOPES	0.37/0.32
G ₉ B		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
G ₉ C		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.2
G ₉ B		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.2

** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% OR GREATER SLOPES
 TAKEN FROM THE NRCS WEB SOIL SURVEY AUGUST 2014, MAP 23.

LEGEND

- WELL BOX
- TREE PROTECTION FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED STRUCTURE
- SEWAGE DISPOSAL AREA
- LIMIT OF WETLANDS
- STREAM
- EXISTING STRUCTURE
- 100 YR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- EX. FOREST CONSERVATION EASEMENT TO BE RETAINED
- SPECIEN TREE (TO BE REMOVED)
- SPECIEN TREE
- MITIGATION PLANTINGS AS DOUBLE ROW BUFFER

BENCHMARK ENGINEERING, INC.
 8400 BALTIMORE NATIONAL PIKE & SUITE 315 & ELKDRIDGE CITY, MARYLAND 21043
 (7) 410-465-0105 (7) 410-465-6644
 WWW.BE-ONLINEENGINEERING.COM

CLARKSVILLE CROSSING, PHASE 2
 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 7 (PLAT #25135-25137)
 TO CREATE BUILDABLE LOTS 5-12 AND
 NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

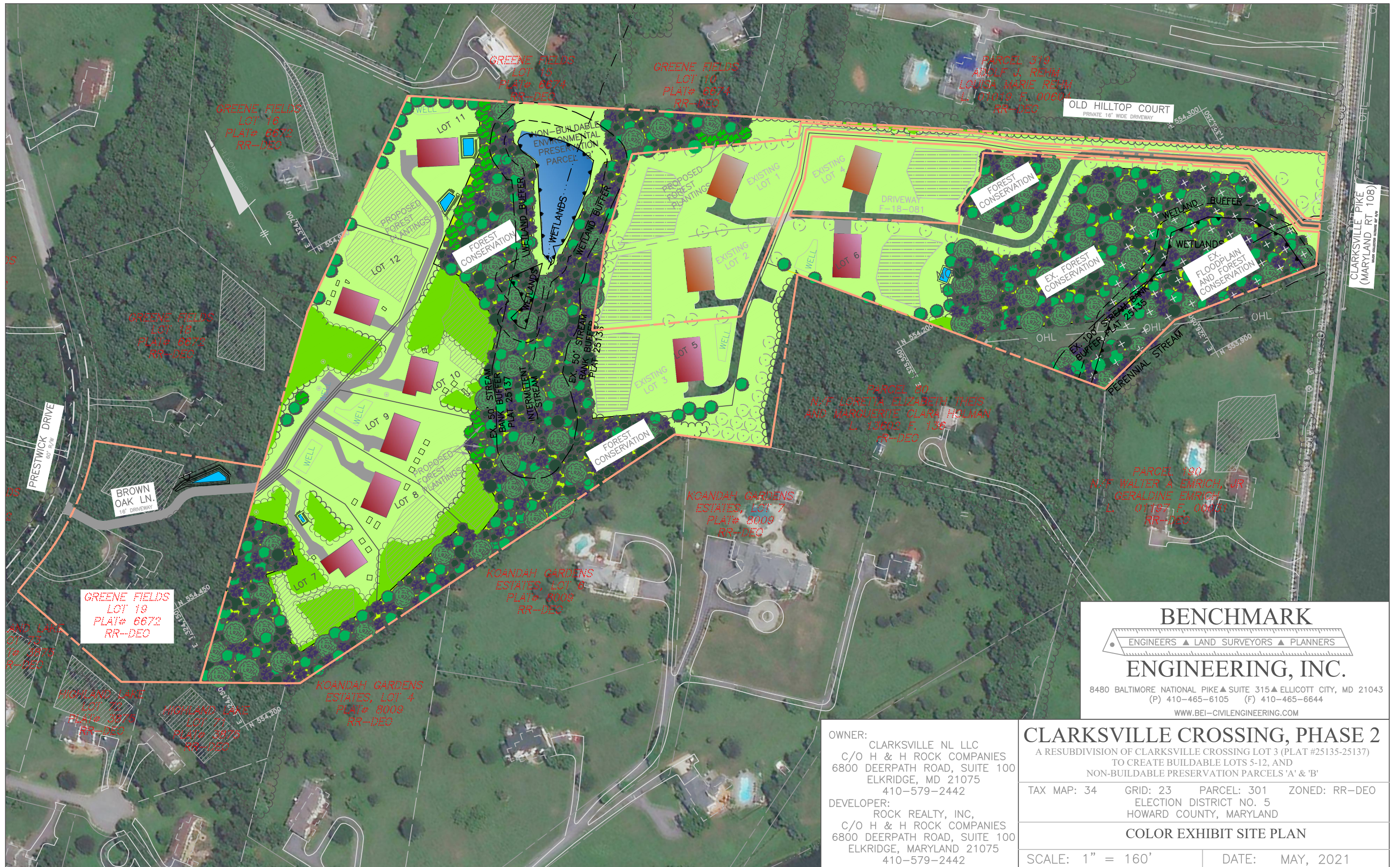
OWNER:
 CLARKSVILLE NL LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD
 SUITE 100
 ELKDRIDGE, MD 21075
 410-579-2442

DEVELOPER:
 ROCK REALTY, INC.
 6800 DEERPATH ROAD
 SUITE 100
 ELKDRIDGE, MARYLAND 21075
 410-579-2442

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
ELECTION DISTRICT NO. 9 HOWARD COUNTY, MARYLAND

**PRELIMINARY EQUIVALENT SKETCH PLAN
 FOREST CONSERVATION PLAN, NOTES AND DETAILS**

DATE: APRIL, 2021 BEI PROJECT NO: 2525
 SCALE: AS SHOWN SHEET 13 OF 13



BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MD 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

OWNER:
 CLARKSVILLE NL LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELKRIDGE, MD 21075
 410-579-2442

DEVELOPER:
 ROCK REALTY, INC,
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELKRIDGE, MARYLAND 21075
 410-579-2442

CLARKSVILLE CROSSING, PHASE 2
 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #25135-25137)
 TO CREATE BUILDABLE LOTS 5-12, AND
 NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND

COLOR EXHIBIT SITE PLAN

SCALE: 1" = 160' DATE: MAY, 2021

CLARKSVILLE CROSSING, PHASE 2

PRELIMINARY EQUIVALENT SKETCH PLAN LOTS 5 THRU 12, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B' TAX MAP 34, GRID 23, P/O PARCEL 301 5TH ELECTION DISTRICT, HOWARD COUNTY, MD

Minimum Lot Size Chart			
Lot	Gross Area (SF)	Pipestem Area (SF)	Minimum Lot Size (SF)
5	52,643	7,855	44,788
6	55,849	5,974	49,875
8	40,569	331	40,238
9	40,881	702	40,179
10	47,049	980	46,069
11	49,034	4,131	44,903
12	52,156	4,124	48,032

DENSITY CHART	
PARCEL INFORMATION	TAX MAP 34, GRID 23, PARCEL 301
TOTAL AREA OF SUBDIVISION	24.55 AC
DENSITY UNITS ALLOWED BY RIGHT	24.55 / 4.25 = 5 D.U.
MAXIMUM DEO UNITS ALLOWED	22.45 / 2 = 11 D.U.*
NUMBER OF UNITS PROPOSED	11 (PHASE I - 4 UNITS PHASE II - 7 UNITS)
DEO DENSITY UNITS RECEIVED FOR THIS PLAT	6
DEO SENDING PARCEL	SAVAGE PROPERTY F-20- TAX MAP 13 P/O PARCEL 109

SITE DATA TABULATION

1) GENERAL SITE DATA

- a. PRESENT ZONING: RR-DEO
- b. LOCATION: TAX MAP 34 - GRID 23 - PARCEL 301
- c. APPLICABLE DPZ FILE REFERENCES: ECP-13-077,
SP-07-013, F-14-048, WP-13-075, WP-14-006,
WP-14-053, WP-18-099, F-18-081, WP-20-016
- d. DEED REFERENCE: L. 18416 F. 0195
- e. PROPOSED USE OF SITE: 8 SFD LOTS;
2 NON-BUILDABLE PRESERVATION PARCELS
- f. PROPOSED WATER AND SEWER:
PRIVATE WATER AND PRIVATE SEWER SYSTEMS

2) AREA TABULATION

- a. TOTAL AREA OF OVERALL SITE 20.85 Ac.±
- b. AREA OF 100 YEAR FLOODPLAIN (APPROX.) 2.10 Ac.±
- c. AREA OF STEEP SLOPES (25% OR GREATER) 0.16 Ac.±
AREA OF STEEP SLOPES LESS THAN 10 VERT. FEET
PLUS AREAS OF STEEP SLOPES WITHIN FLOODPLAIN.... 0.16 Ac.±
- d. NET AREA OF SITE (PHASE II) 18.75 Ac.±
- e. AREA OF THIS PLAN SUBMISSION 20.85 Ac.±
- f. LIMIT OF DISTURBANCE (APPROX.) 4.7 Ac.±
- g. AREA OF PROPOSED BUILDABLE LOTS 8.84 Ac.±
- h. AREA OF BUILDABLE PRESERVATION PARCELS 0.00 Ac.
- i. AREA OF NON-BUILDABLE PRESERVATION PARCELS 12.01 Ac.±
- k. AREA OF PROPOSED PUBLIC ROAD 0.00 Ac.
- l. AREA OF PROPOSED PUBLIC R/W DEDICATION 0.00 Ac.

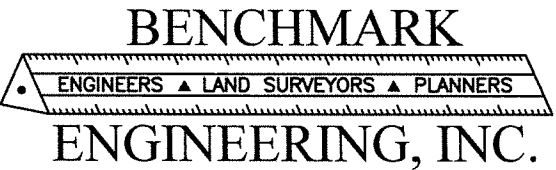
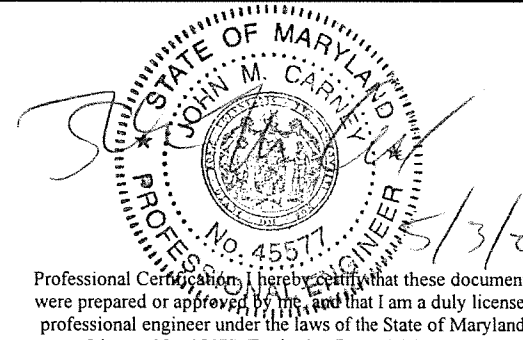
3) DENSITY TABULATION

- a. NET AREA OF OVERALL SITE..... 24.55 Ac.±
- b. TOTAL NUMBER OF LOTS ALLOWED PER ZONING
1 UNIT PER 4.25 GROSS ACRES ALLOWED BY RIGHT..... 5
1 UNIT PER 2 NET ACRES (MAX) PER DEO PROVISION..... 11

4) UNIT/LOT TABULATION


- a. TOTAL NUMBER OF BUILDABLE LOTS
PROPOSED ON THIS SUBMISSION AND F-18-081 11
- b. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION
PARCELS PROPOSED ON THIS SUBMISSION 2
- c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS
PROPOSED ON THIS SUBMISSION 0

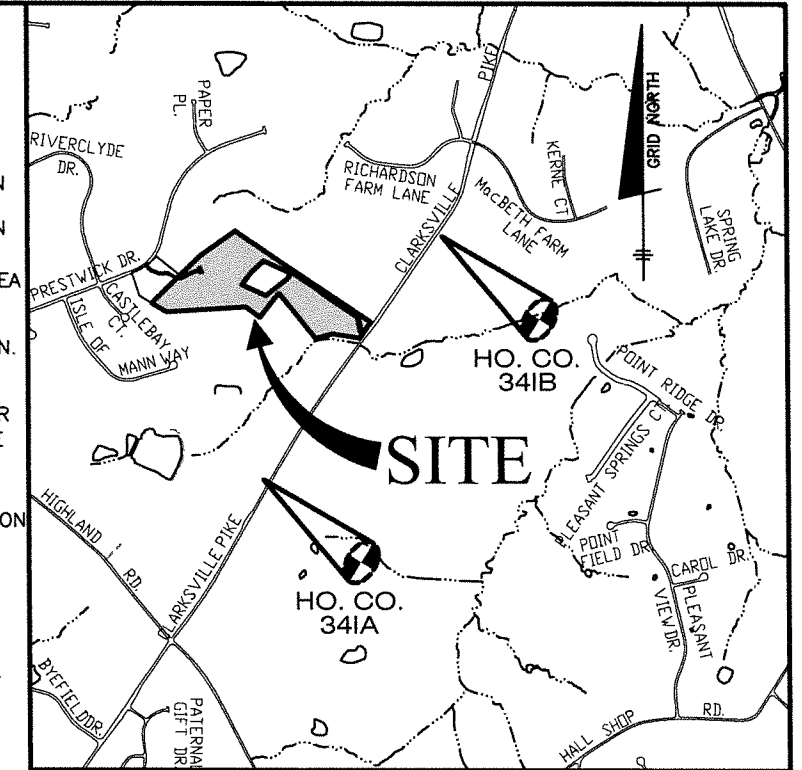
*MAXIMUM DENSITY UNITS ALLOWED AS FOLLOWS:
TOTAL TRACT AREA (24.55 ac.)
FLOODPLAIN AREA (-2.10 ac.)
STEEP SLOPES AREA (-0.16 ac.)
STEEP SLOPES LESS THAN 10 VERT. FEET (+0.16 ac.)
NET TRACT AREA = 22.45 ac.

 <p>BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MD 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p>		 <p>Professional Certification, 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. 45577, Expiration Date: 06-08-2022.</p>	
OWNER: CLARKSVILLE NL LLC C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MD 21075 410-579-2442		CLARKSVILLE CROSSING, PHASE 2 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #25135-25137) TO CREATE BUILDABLE LOTS 5-12, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'	
DEVELOPER: ROCK REALTY, INC, C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELKRIDGE, MARYLAND 21075 410-579-2442		TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND	
COVER SHEET			
DESIGN: JC	DRAWN: LDD	DATE: MAY, 2021	BEI PROJECT NO: 2525
SCALE: AS SHOWN		SHEET 1 OF 4	

GENERAL NOTES


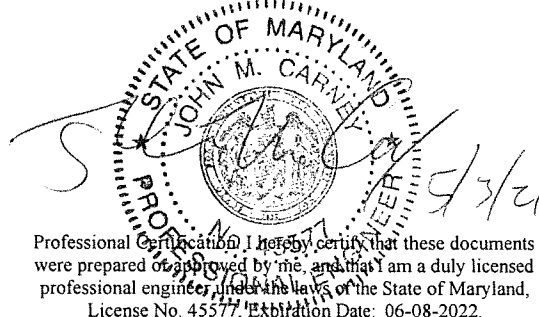
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. SUBJECT PROPERTY ZONED RR-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 341A AND 341B WERE USED FOR THIS PROJECT.
5. TRACT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 25, 2018 BY BENCHMARK ENGINEERING, INC.
6. TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN SURVEY PERFORMED ON OR ABOUT AUGUST, 2017 BY BENCHMARK ENGINEERING, INC.
7. EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS BY BENCHMARK ENGINEERING, INC, HOWARD COUNTY GIS, F-18-081 AND SP-07-013.
8. WETLAND AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2018.
9. THE GEOTECHNICAL REPORTS WERE PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN APRIL, 2007 AND BY GEOLAB GEOTECHNICAL LABORATORIES, INC. IN OCTOBER, 2013.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100YR FLOODPLAIN, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS. EXCEPT AS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
11. THE 100-YEAR FLOODPLAIN STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN MARCH, 2018. THERE IS NO CHANGE IN LAND USE WITHIN THE DRAINAGE AREA LIMITS FROM WHAT WAS USED IN THAT FLOODPLAIN ANALYSIS. THIS STUDY WAS APPROVED UNDER THE REVIEW OF F-18-081. NO NEW FLOODPLAIN STUDY IS REQUIRED.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
13. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PRIVATE ON-SITE FACILITIES AND IN ACCORDANCE WITH THE PERCOLATION CERTIFICATION PLAN APPROVED AS PART OF SP-07-013 AND AS REVISED.
14. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT PER F-18-081.
15. A TRAFFIC STUDY IS REQUIRED FOR THIS SUBDIVISION, IT IS PROVIDED BY MARS GROUP, INC., DATED JUNE, 2019.
16. STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP). THE DECLARATION OF CONVENANTS SHALL BE RECORDED FOR ON-LOT DEVICES AND ALL SHARED SWM DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH MAINTENANCE EASEMENT AGREEMENT.
17. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AS IT WAS PREVIOUSLY PROVIDED BY F-18-081 AND IS TO BE REVISED AND REVIEWED FOR THIS PLAN. FOREST CONSERVATION OBLIGATION IS TO BE FULFILLED BY RETENTION OF 3.65 ACRES, ON-SITE REFORESTATION OF 5.30 ACRES, AND A PREVIOUSLY PURCHASED FOREST BANK OF 0.3 ACRES (CHELSEA'S KNOLL SDP-14-032).
18. LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL WILL BE REQUIRED. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
19. 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.
20. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
21. A) THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430)
 C) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD).
 D) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH) SQUARE TUBE POST (14 GA) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GA) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO (QUICK PUNCH) HOLES ABOVE GROUND LEVEL.

22. THE EXISTING STRUCTURES TO BE REMOVED LOCATED ON LOTS 6-12 ARE TO BE REMOVED PRIOR TO THE SUBMITTAL OF THE RECORD PLAT FOR SIGNATURE.
23.  THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A REVISED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
24. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
25. ALL WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
26. ALL WELLS ARE TO BE DRILLED PRIOR TO SUBMITTAL OF THE RECORD PLAT FOR SIGNATURE. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT'S SIGNATURE OF THE RECORD PLAT.
27. WAIVER PETITION WP-13-075, A REQUEST TO WAIVE SUBSECTIONS 16.144(K)(3)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON DECEMBER 20, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE ENVIRONMENTAL CONCEPT PLAN WAS SUBMITTED 30-DAYS PRIOR TO THE SUBMISSION OF THE FINAL PLAN.
 2. THE FINAL PLAN SUBMISSION WAS SUBMITTED TO DPZ ON JULY 28, 2013.
 3. COMPLIANCE WITH PREVIOUS COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION AND THE HEALTH DEPARTMENT.
28. WAIVER PETITION, WP-14-006, A REQUEST TO WAIVE SUBSECTIONS 16.144(K)(3)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON AUGUST 22, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE APPLICANT MUST REDESIGN THE STORMWATER MANAGEMENT FOR THIS SUBDIVISION TO MEET THE CURRENT ENVIRONMENTAL SITE DESIGN (ESD) REQUIREMENTS, AND THEREFORE, THE MAY 4, 2013 MDE GRAND-FATHERING DEADLINE IS NO LONGER APPLICABLE TO THIS PROJECT'S DEADLINE.
 2. THE ENVIRONMENTAL CONCEPT PLAN MUST BE APPROVED PRIOR TO THE SUBMISSION OF THE FINAL PLAN.
 3. THE FINAL PLAN SUBMISSION WAS SUBMITTED TO DPZ ON JANUARY 28, 2014.
 4. COMPLIANCE WITH PREVIOUS COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION AND THE HEALTH DEPARTMENT PER WP-13-075.
 5. ADVISORY: FUTURE REQUESTS FOR ADDITIONAL EXTENSIONS TO THE VARIOUS DEADLINE DATES WILL NOT BE GRANTED.



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP 31; GRID C4

CONTINUED ON NEXT PAGE

 <p>BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MD 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p>		 <p>Professional Certification. 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. 45577, Expiration Date: 06-08-2022.</p>
OWNER: CLARKVILLE NL LLC C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MD 21075 410-579-2442	CLARKVILLE CROSSING, PHASE 2 A RESUBDIVISION OF CLARKVILLE CROSSING LOT 3 (PLAT #25135-25137) TO CREATE BUILDABLE LOTS 5-12, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'	
DEVELOPER: ROCK REALTY, INC, C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELKBRIDGE, MARYLAND 21075 410-579-2442	TAX MAP: 34 GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND	
GENERAL NOTES AND VICINITY MAP		
DESIGN: JC	DRAWN: LDD	DATE: MAY, 2021 BEI PROJECT NO: 2525
SCALE: AS SHOWN		SHEET 2 OF 4

GENERAL NOTES CONTINUED:

29. WAIVER PETITION, WP-14-053, WAS APPROVED ON JANUARY 6, 2014 TO SECTION 16.116(a)(1) AND 16.116(a)(2)(i) WHICH STATES GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25' OF A WETLAND AND WITHIN 50' OF AN INTERMITTENT STREAMBANK; SECTION 16.120(b)(4)(iii)b WHICH PROHIBITS STREAM BUFFERS ON RESIDENTIAL LOTS LESS THAN 10 ACRES; AND SECTION 16.1205(a)(10) WHICH CONSIDERS SPECIMEN TREES A PRIORITY. SINCE SP-07-013 RECEIVED SIGNATURE APPROVAL ON OCTOBER 10, 2008 PRIOR TO THE STATES ADOPTION OF SB-666 IT WAS DETERMINED THAT THE WAIVER FOR SPECIMEN TREE REMOVAL IS NOT REQUIRED SINCE THIS PROJECT WOULD BE CONSIDERED GRAND-FATHERED.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE APPLICANT MUST CONTACT MDE FOR ANY NECESSARY PERMITS FOR DISTURBANCES TO THE ENVIRONMENTAL FEATURES. THE MDE TRACKING PERMIT NUMBER MUST BE ADDED TO ALL PLAN SUBMISSIONS.
 2. COMPLIANCE WITH PREVIOUS COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION ISSUED UNDER F-14-048 AND ECP-13-072
 3. ON ALL FUTURE SUBDIVISION PLANS AND BUILDING PERMIT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION WP-14-053, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS AND DATE. WAIVER PETITIONS WP-13-075, WP-14-006, AND WP-14-053 HAVE EXCEEDED THE MILESTONE DATES ASSOCIATED WITH THEIR VALIDITY.

31. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' AND (16' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

32. PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-13-077, SP-07-013, F-14-048, WP-13-075, WP-14-006, WP-14-053, WP-18-099, F-18-081, WP-20-016

33. ALTERNATIVE COMPLIANCE, WP-18-099, HAS BEEN APPROVED BY HOWARD COUNTY DIRECTOR OF PLANNING AND ZONING DATED JUNE 13, 2018.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ALTERNATIVE COMPLIANCE PETITION NUMBER (WP-18-099) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT, F-18-081.
 2. THE DEVELOPER SHALL PLANT TWENTY-FOUR (24) 3" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE SPECIMEN TREES WILL BE BOUNDED WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
 3. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL PLAN.
 4. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO THE TWELVE (12) SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE WAIVER PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
 5. NO DISTURBANCE SHALL BE PERMITTED WITHIN ENVIRONMENTAL FEATURES AND REQUIRED BUFFERS EXCEPT FOR THE NECESSARY ENVIRONMENTAL DISTURBANCES FOR THE USE-IN-COMMON DRIVEWAY ENTRANCE AS SHOWN ON FINAL PLAN.

34. THE PREVIOUSLY EXISTING WELL, HO-81-1246, WAS SEALED AND THE WELL ABANDONMENT REPORT SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT FOR F-18-081.

35. ALL WELLS ESTABLISHED IN THIS SUBDIVISION MUST BE SAMPLED AT YIELD TEST AND SAMPLES ANALYZED FOR RADIUM AND/OR DEGRADATION PRODUCTS GROSS ALPHA AND GROSS BETA.

36. THE DEVELOPER REQUESTED A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.6.B, THAT REQUIRES A SHARED DRIVEWAY THAT CROSSES A 100-YEAR FLOODPLAIN TO BE A PUBLIC ACCESS PLACE AND THE DRAINAGE ELEMENT WITHIN THE 100-YEAR FLOODPLAIN TO OVERTOP THE EXISTING DRIVEWAY BY NO MORE THAN 1'. BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS APPROVED THE REQUEST IN A LETTER DATED JUNE 20, 2018.

37. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN METHODS SHALL BE UTILIZED, INCLUDING NON-ROOFTOP DISCONNECTION (N-2), DRY WELLS (M-5), AND MICRO-BIORETENTION (M-6) FACILITIES. ALL FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

38. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE CONCEPTUAL IN SIZE, SHAPE AND LOCATION. THE ACTUAL DESIGN MAY CHANGE WITH BUILDING PERMIT PLAN.

39. A PLANNING BOARD HEARING AND APPROVAL IS REQUIRED FOR THIS SUBDIVISION. THIS PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED BY THE THE PLANNING BOARD ON _____, PB CASE #

40. COMMUNITY MEETING WAS HELD ON FEBRUARY 11, 2019 AT THE 5TH DISTRICT VOLUNTEER FIRE DEPARTMENT.

41. PER SECTION 105.0.G.1.D, NON-BUILDABLE PRESERVATION PARCEL 'A' IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION, AN EASEMENT WILL BE HELD BY HOWARD COUNTY, MARYLAND. THE INTENDED USE OF THE PARCEL IS ENVIRONMENTAL USE.

42. PER SECTION 105.0.G.1.d, NON-BUILDABLE PRESERVATION PARCEL 'B' IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION, AN EASEMENT WILL BE HELD BY HOWARD COUNTY, MARYLAND. THE INTENDED USE OF THE PARCEL IS ENVIRONMENTAL USE.

43. THE DEVELOPER WILL ENTER INTO AN AGREEMENT TO PAY A FEE-IN-LIEU OF THE CONSTRUCTION FOR THE MODERATE INCOME HOUSING UNIT REQUIREMENT AT THE FINAL PLAN STAGE.

44. THIS PROPERTY IS DESIGNATED A TIER III PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 34, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030.

45. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

46. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.

47. THE PRIVATE 16' WIDE DRIVEWAY AND TREE CLEARING PROPOSED ON GREENE FIELD LOT 19 ARE TO BE ADDED TO F-86-102 BY REDLINE REVISION PROCESS. THE NECESSARY ENVIRONMENTAL ANALYSIS WILL BE PROVIDED AT THE TIME OF REDLINE SUBMISSION. SEPTIC LINE AND TANK REVISION TO BE PROCESSED WITH THE BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM PRIOR TO RECORDATION OF THE DRIVEWAY EASEMENT.

48. THE MODIFICATION OF THE SEPTIC SYSTEM AT 6576 PRESTWICK DRIVE (GREENE FIELDS, LOT 19) MUST BE APPROVED BY A HEALTH DEPARTMENT INSPECTOR PRIOR TO SIGNATURE OF THE PLAT OF REVISION FOR GREENE FIELDS, LOT 19. REVISION OF THE SEWAGE DISPOSAL AREA (SDA) ON LOT 19 OCCURS AS A REVISION OF THE PERCOLATION CERTIFICATION PLAN FOR GREENE FIELD LOT 19. AFTER APPROVAL OF THE PERCOLATION CERTIFICATION PLAN REVISION, AN ONSITE SEWAGE DISPOSAL SYSTEM (OSDS) DESIGN PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL. THE SEPTIC SYSTEM MODIFICATION MAY COMMENCE WHEN THE OSDS DESIGN PLAN IS APPROVED.

49. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY, BUREAU OF HIGHWAYS ALONG ROUTE 108 UNLESS IT WAS PROVIDED UNDER F-18-081. A PRIVATE ROAD STREET NAME SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY, BUREAU OF HIGHWAYS FOR THE ENTRANCE FROM PRESTWICK DRIVE. BOTH OF THESE SIGNS SHALL BE PAID FOR BY THE DEVELOPER/OWNERS. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

50. THE USE-IN-COMMON DRIVEWAY EASEMENT TO BE SHOWN ON GREENE FIELDS, LOT 19. IT MUST BE ADDED BY A REVISION PLAT APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PRIOR TO SIGNATURE APPROVAL OF CLARKSVILLE CROSSING, PHASE 2 FINAL SUBDIVISION PLAN. A DEED MUST BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, CREATING THE EASEMENT.

51. PER SECTION 105.0.G.2. OF THE ZONING REGULATIONS, THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVATION PARCEL, ENVIRONMENTAL PROTECTION, BY HAVING THE STREAMS, WETLANDS, THEIR BUFFERS, FLOODPLAIN, FOREST CONSERVATION AND STEEP SLOPES WITHIN THE LIMITS OF THE PRESERVATION PARCELS AND NOT WITHIN THE CLUSTER LOTS. THESE ENVIRONMENTAL FEATURES ARE PROTECTED BY VARIOUS PERPETUAL EASEMENTS.

52. ALTERNATIVE COMPLIANCE (WP-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, WAS APPROVED.

ON SEPTEMBER 17, 2020, AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE 13 OR THE 104 SPECIMEN TREES IDENTIFIED ON SITE. THE FINAL DECISION ACTION PLAN REPORT CONTAINS ADDITIONAL INFORMATION. CONDITIONS FOR APPROVAL OF SECTION 16.1205(A)(3):

1. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, AND #83 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.
 2. THE REMOVAL OF SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, AND #83 WILL REQUIRE THE PLANTING OF 26 NATIVE SHADE TREES ONSITE. THE TREES SHALL BE A MINIMUM OF 3" DIAMETER AT BREAST HEIGHT AND SHALL BE SHOWN ON THE LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS AS PART OF THE FINAL SUBDIVISION PLANS FOR PHASE 2. THE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING.

ON SEPTEMBER 15, 2020, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.120(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW LOTS 7-12 OF THE CLARKSVILLE CROSSING SUBDIVISION TO SHARE AN ACCESS EASEMENT INSTEAD OF PROVIDING PUBLIC ROAD FRONTAGE. CONDITIONS FOR APPROVAL OF SECTION 16.120(C)(2):

1. A PLAT OF REVISION FOR LOT 19 OF THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 MUST BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
 2. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

53. ON AUGUST 1, 2019, BGE APPROVED THE PLAN AS LONG AS TREES WERE NOT PLANTED UNDER THE POWELINES.

54. ALL WELL LOCATIONS AND REPLACEMENT AREAS MUST BE AT LEAST 50 FEET FROM ALL ROADSIDE SWALES OR, AS AN ALTERNATIVE, UTILIZE CURB AND GUTTER ROADWAY DESIGN.

55. THE SHARED DRIVEWAY MAINTENANCE EASEMENT FOR LOTS 10 THROUGH 12 SHALL INCLUDE A CLAUSE GRANTING PRIMACY TO LOT 10 FOR AN AREA OF ACCESS AND UTILIZATION TO THE TERTIARY WELL LOCATION AS SHOWN ON THE FINAL PERCOLATION CERTIFICATION PLAN. A DRAFT OF THIS CLAUSE IS TO BE PROVIDED TO HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN.

56. A REVISED PERCOLATION CERTIFICATION PLAN, REVISING THE SEWAGE DISPOSAL AREA ON GREENE FIELDS LOT 19 TO NOT BE IN CONFLICT WITH THE PROPOSED ACCESS EASEMENT, ASSOCIATED GRADING AND STORMWATER DEVICES, MUST BE SIGNED BY THE HEALTH OFFICER PRIOR TO HEALTH OFFICER SIGNATURE OF THE FINAL RECORD PLAT FOR THIS SUBDIVISION. ADDITIONAL PERCOLATION TESTING MAY BE REQUIRED, ADDITIONAL SPECIMEN TREES MAY BE DESIGNATED FOR REMOVAL. THE REVISED SEWAGE DISPOSAL AREA MUST DEMONSTRATE THAT THE 10,000 SF SEWAGE DISPOSAL AREA, THE HOUSE AND THE DRIVEWAY EASEMENT ARE ALL ACHIEVABLE PRIOR TO THE APPROVAL OF THE ACCESS EASEMENT. IF IT IS NOT POSSIBLE TO DEMONSTRATE THE SHARED DRIVEWAY EASEMENT AND THE REVISED SEWAGE DISPOSAL AREA THE DRIVEWAY WILL NOT BE ALLOWED.

BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MD 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CVILENGINEERING.COM

STATE OF MARYLAND
 JOHN M. GARNLEY
 PROFESSIONAL ENGINEER
 No. 45577
 Professional Certificate. 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. 45577, Expiration Date: 06-08-2022.

CLARKSVILLE CROSSING, PHASE 2	
A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #25135-25137) TO CREATE BUILDABLE LOTS 5-12, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'	
TAX MAP: 34	GRID: 23 PARCEL: 301 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
GENERAL NOTES	
DATE: MAY, 2021	BEI PROJECT NO: 2525
DESIGN: JC	DRAWN: LDD
SCALE: AS SHOWN	SHEET 3 OF 4

