

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



LEGEND

SOILS CLASSIFICATION

GgB

SOILS DELINEATION

EXISTING CONTOURS

480
478

PROPOSED CONTOURS

480
478

EXISTING TREE LINE

PROPOSED TREE LINE

EXISTING STRUCTURE

EXISTING FENCE

PROPOSED DRIVEWAY

EXISTING SEWAGE DISPOSAL AREA

PROPOSED SEWAGE DISPOSAL AREA

PASSED EXISTING PERCOLATION TEST

FAILED EXISTING PERCOLATION TEST

SPECIMEN TREE (TO BE REMOVED)

SPECIMEN TREE TO REMAIN

EX. SEPTIC TRENCH (TO BE REMOVED)

EXISTING WELL

PROPOSED WELL BOX

1,500 SF WELL BOX

GENERAL NOTES

- 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 UNTIL PUBLIC SEWERAGE IS AVAILABLE. 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 MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE LOT SIZE FOR 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.
- THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST 2017. CONTOURS ARE AT TWO-FOOT INTERVALS.
- TRACT OUTLINE BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.
- THE EXISTING WELL HO-81-2586 ON LOT 19 IS TO REMAIN.
- FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.
- THE PURPOSE OF THIS PERCOLATION CERTIFICATION IS TO CORRECT THE WELL LOCATION AND TAG NUMBER ON LOT 19.
- ALTERNATIVE COMPLIANCE (WP-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, WAS APPROVED.

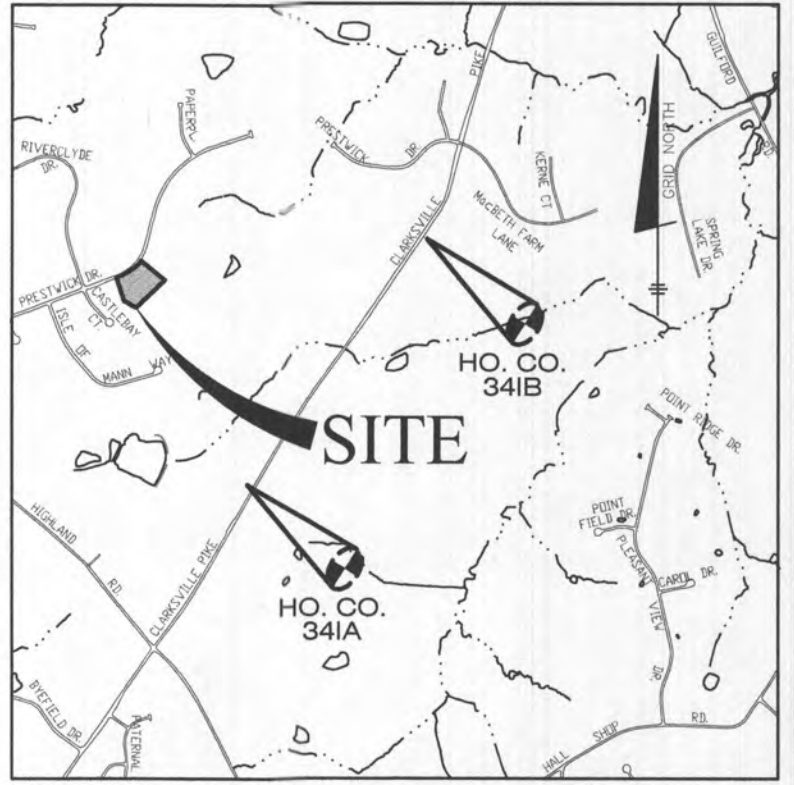
ON SEPTEMBER 17, 2020, AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND 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):

- 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.
- THE REMOVAL OF SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, AND #83 WILL REQUIRE THE PLANTING OF 25 NATIVE SHADE TREES ON SITE. 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 (NOW 5-10) 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):

- A PLAT OF REVISION FOR LOT 19 OF THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 (NOW 5-10) MUST BE RECORDED PRIOR TO THE RECDORATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

11. ON-SITE SEWAGE DISPOSAL SYSTEM PLAN AND SYSTEM INSTALLATION MUST BE COMPLETED AND APPROVED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT. TANK LOCATION AND SEWAGE DISPOSAL AREA MUST BE FENCED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT.



VICINITY MAP

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

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.

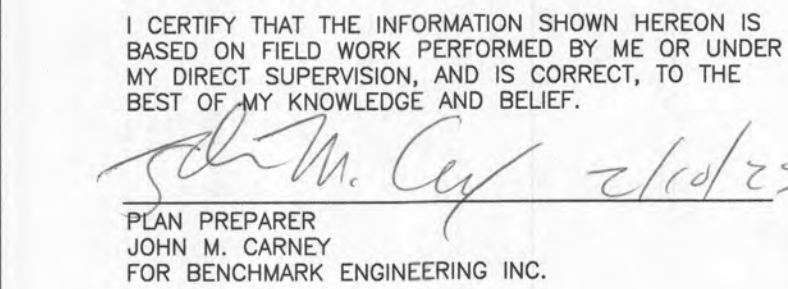
PLAN PREPARER
JOHN M. CARNEY
FOR BENCHMARK ENGINEERING INC.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER
DATE

NO.		DATE		REVISION	
BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD SUITE 140 • ELICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6844 WWW.BEI-CVLENGINEERING.COM					
OWNER:		GREENE FIELDS, LOT 19 6576 PRESTWICK DRIVE, HIGHLAND, MD 20777 TAX I.D. NO. 399211			
DEVELOPER:		TAX MAP: 34 GRID: 23 PARCEL: 400 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND			
ROCK REALTY, INC. C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELKBRIDGE, MARYLAND 21075 410-579-2442		REVISED PERCOLATION CERTIFICATION PLAN			
DATE: FEB., 2023		BEI PROJECT NO: 2525			
SCALE: AS SHOWN		SHEET 1 OF 1			

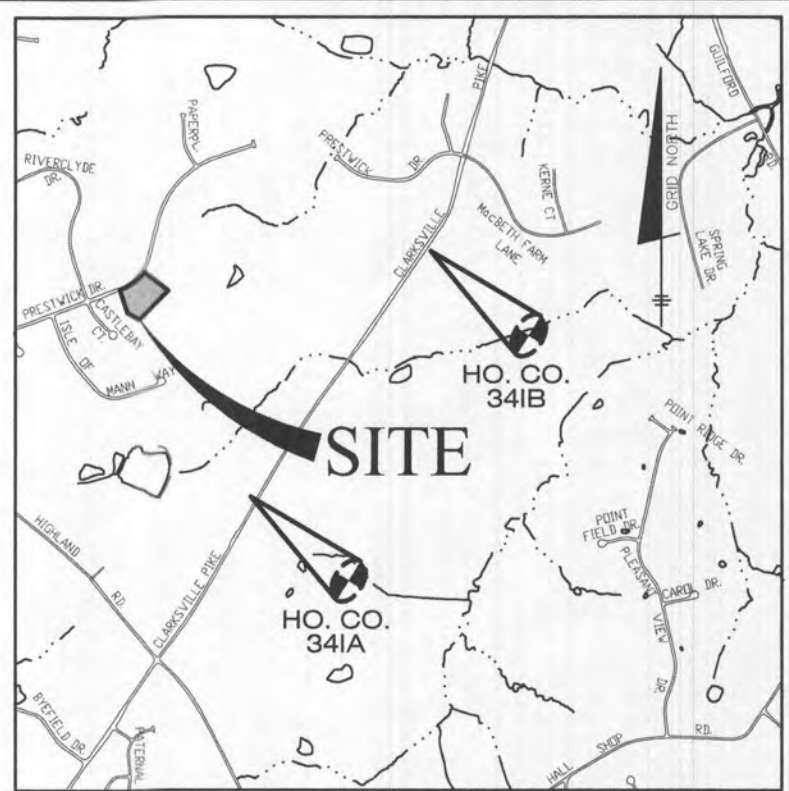
THE CONTRACTOR SHALL NOTIFY "MISS UTILITY"
AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO
ANY EXCAVATION WORK BEING DONE.



APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER

DATE



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

REQUIRED BY THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA 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 UNTIL PUBLIC SEWERAGE IS AVAILABLE. 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 REORDINATION OF A MODIFIED SEWAGE DISPOSAL AREA. SHALL NOT BE NECESSARY.

10. THE LOT SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.

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

4. 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.

5. THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST 2017. CONTOURS ARE AT TWO-FOOT INTERVALS.

6. TRACT OUTLINE BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.

7. THE EXISTING WELL HO-81-2586 ON LOT 19 IS TO REMAIN.

8. FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.

9. THE PURPOSE OF THIS PERCOLATION CERTIFICATION IS TO CORRECT THE WELL LOCATION AND TAG NUMBER ON LOT 19.

10. 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 IS AS FOLLOWS:

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 ON-SITE. 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 (NOW 5-10) 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 (NOW 5-10) MUST BE RECORDED PRIOR TO THE REORDINATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.

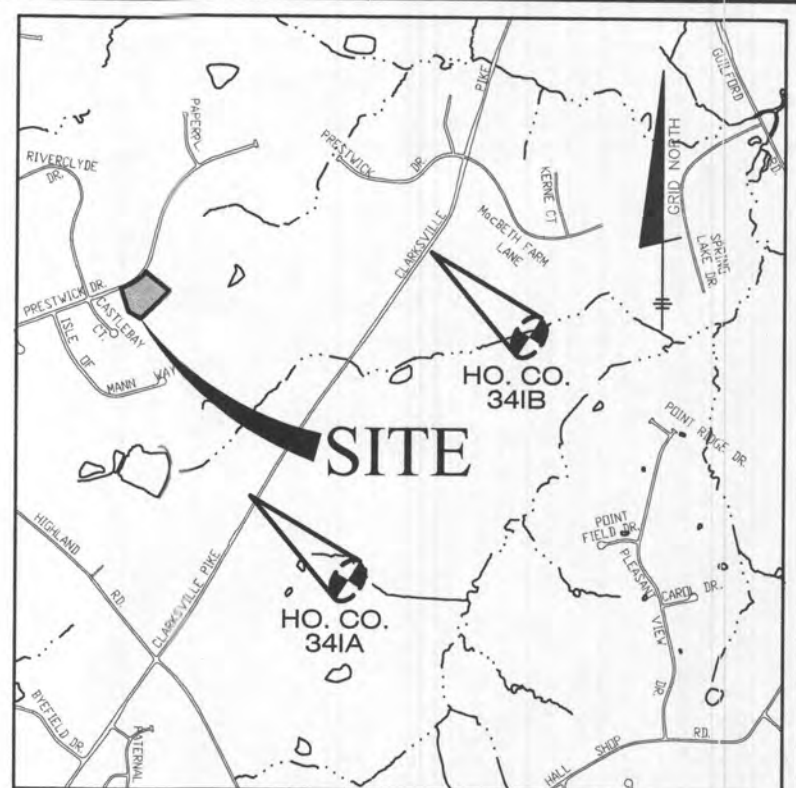
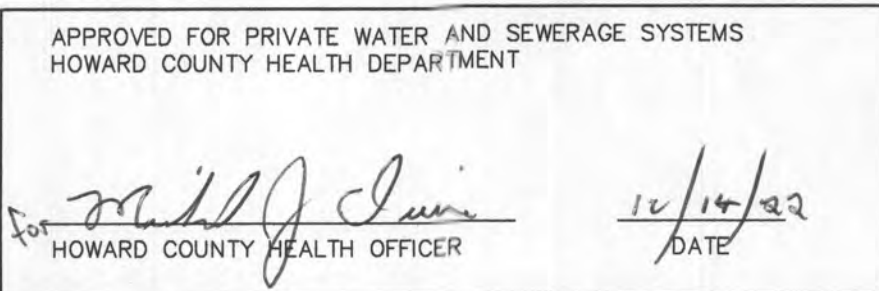
2. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

11. ON-SITE SEWAGE DISPOSAL SYSTEM PLAN AND SYSTEM INSTALLATION MUST BE COMPLETED AND APPROVED PRIOR TO REORDINATION OF THE PLAT OF RECORD. FIELD TANK LOCATION AND SEWAGE DISPOSAL AREA MUST BE FENCED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT.

NO.	DATE	REVISION			
		BENCHMARK ENGINEERING, INC. 3300 NORTH RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-685-6105 (F) 410-685-6644 WWW.BEI-CIVLENGINEERING.COM			
OWNER:		GREENE FIELDS, LOT 19 6576 PRESTWICK DRIVE, HIGHLAND, MD 20777 TAX I.D. NO. 399211			
DEVELOPER:		TAX MAP: 34 GRID: 23 PARCEL: 400 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND			
ROCK REALTY, INC. C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELKBRIDGE, MARYLAND 21075 410-579-2442		REVISED PERCOLATION CERTIFICATION PLAN			
		DATE:	FEB., 2023	BEI PROJECT NO:	2525
DESIGN: MCR/JC	DRAWN: MCR/JC	SCALE:	AS SHOWN	SHEET	1 OF 1

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

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY"
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ANY EXCAVATION WORK BEING DONE.



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

1. 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 RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. 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. REORDENANCE OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
2. THE SOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.
3. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
4. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY'S BOUNDARIES EXCEPT THAT WHICH SHOWS NO CONTAMINATION HAS BEEN REQUESTED FROM THE BUREAU OF ENVIRONMENTAL HEALTH CONCERNING THE ADJOINING PROPERTIES.
5. THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST 2017. CONTOURS ARE AT TWO-FOOT INTERVALS.
6. TRACT OUTLINE BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.
7. THE EXISTING WELL HO-81-2586 ON LOT 19 IS TO REMAIN.
8. FOR THE PERCOLATION TEST FREE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.
9. THE PURPOSE OF THIS PERCOLATION CERTIFICATION IS TO ESTABLISH A REVISED PRIVATE SEWERAGE DISPOSAL AREA FOR THE LOT SHOWN ON THIS PROPERTY, AND TO ESTABLISH 1,500 SF FOR REPLACEMENT WELL SITES.
10. ALTERNATIVE CALCULATION (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 16.120(A), 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 ORDINANCE TO REMOVE TREES 13 OR THE 104 SPECIMEN TREES IDENTIFIED ON SITE. THE FINAL DECISION ON THE VARIANCE REQUEST CONTAINS THE FOLLOWING 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 IDENTIFIED ON THE SUBDIVISION SHALL BE PROHIBITED. THE PROPOSED PERIMETER PROTECTION SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. THE CONDITIONS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.

2. THE SUBDIVISION SHALL MAINTAIN TREES #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #74, #77, #80, AND #83 WILL REQUIRE THE PLANTING OF 26 NATIVE SHADE TREES ON SITE. THE TREES SHALL BE A MINIMUM OF 3" DIAMETER AT GREATEST HEIGHT AND SHALL BE SHOWN ON THE LANDSCAPE AND FOREST CONSTRUCTION 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, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.1202(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO PROVIDE FOR ALTERNATIVE COMPLIANCE FOR CROSSING SUBDIVISION TO SHARE AN ACCESS EASEMENT INSTEAD OF PROVIDING PUBLIC ROAD FRONTAGE. CONDITIONS FOR APPROVAL OF SECTION 16.1202(C)(2):

1. THE SUBDIVISION SHALL PROVIDE FOR THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 (NOW 5-10) MUST BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.

2. THE SUBDIVISION SHALL MAINTAIN A COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

- OSDS plan and system installation must be completed and approved prior to Health Dept. signature of record plat. Tank location and size must be fenced prior to Health Dept. signature of record plat.

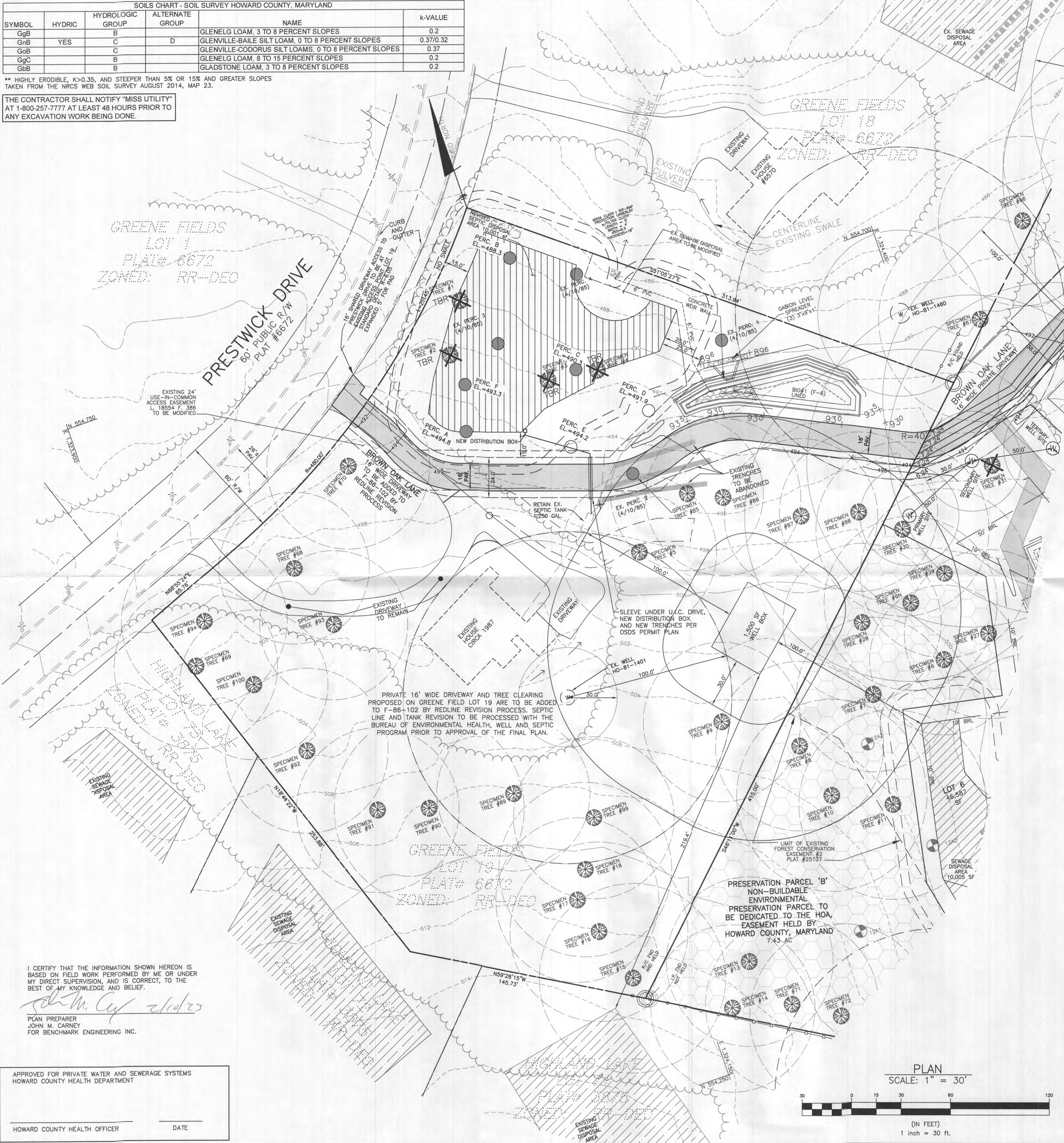
LEGEND

SOILS CLASSIFICATION	GgB
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EXISTING CONTOURS	
PROPOSED CONTOURS	
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PROPOSED TREE LINE	
EXISTING STRUCTURE	
EXISTING FENCE	
PROPOSED DRIVEWAY	
EXISTING SEWAGE DISPOSAL AREA	
PROPOSED SEWAGE DISPOSAL AREA	
PASSED EXISTING PERCOLATION TEST	
FAILED EXISTING PERCOLATION TEST	
SPECIMEN TREE (TO BE REMOVED)	
SPECIMEN TREE TO REMAIN	
EX. SEPTIC TRENCH (TO BE REMOVED)	
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PROPOSED WELL BOX	

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



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1,500 SF WELL BOX

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- FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.
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- ALTERNATIVE COMPLIANCE (WP-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, WAS APPROVED.

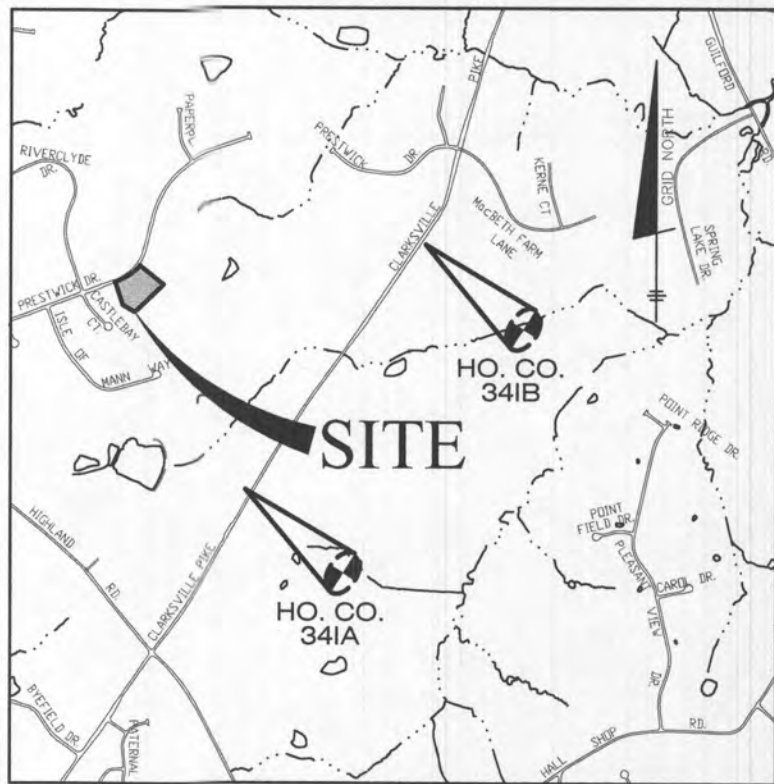
ON SEPTEMBER 17, 2020, AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND 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):

- 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.
- THE REMOVAL OF SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, AND #83 WILL REQUIRE THE PLANTING OF 28 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 (NOW 5-10) 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):

- A PLAT OF REVISION FOR LOT 19 OF THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 (NOW 5-10) MUST BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

11. ON-SITE SEWAGE DISPOSAL SYSTEM PLAN AND SYSTEM INSTALLATION MUST BE COMPLETED AND APPROVED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT. TANK LOCATION AND SEWAGE DISPOSAL AREA MUST BE FENCED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT.



VICINITY MAP

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

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 M. CARNEY
FOR BENCHMARK ENGINEERING INC.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

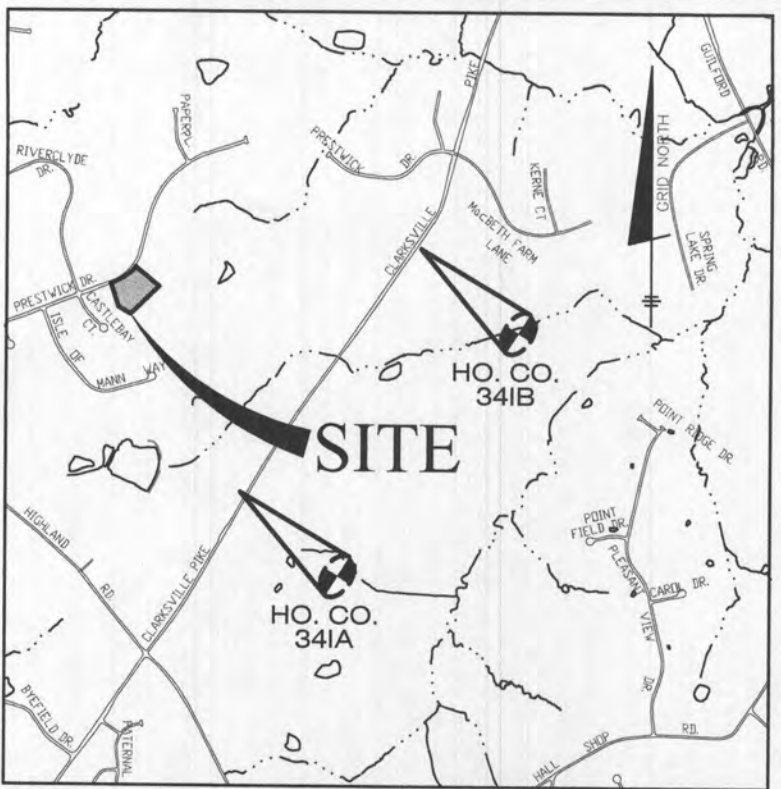
HOWARD COUNTY HEALTH OFFICER DATE

NO.		DATE		REVISION	
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 3300 JORTH RIDGE ROAD SUITE 140 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM					
OWNER:		GREENE FIELDS, LOT 19 6576 PRESTWICK DRIVE, HIGHLAND, MD 20777 TAX I.D. NO. 399211			
DEVELOPER:		TAX MAP: 34 GRID: 23 PARCEL: 400 ZONED: RR-DEO ROCK REALTY, INC. C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE #100 ELK RIDGE, MARYLAND 21075 410-579-2442			
DESIGN: MCR/JC		DRAWN: MCR/JC		REVISED PERCOLATION CERTIFICATION PLAN DATE: FEB., 2023 BEI PROJECT NO: 2525 SCALE: AS SHOWN SHEET 1 OF 1	

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



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

GENERAL NOTES

- 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 UNTIL PUBLIC SEWERAGE IS AVAILABLE. 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 MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT 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.
- THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST 2017. CONTOURS ARE AT TWO-FOOT INTERVALS.
- TRACT OUTLINE BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.
- THE EXISTING WELL HO-81-2586 ON LOT 19 IS TO REMAIN.
- FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.
- THE PURPOSE OF THIS PERCOLATION CERTIFICATION IS TO ESTABLISH A REVISED PRIVATE SEWERAGE DISPOSAL AREA FOR THE LOT SHOWN ON THIS PROPERTY, AND TO ESTABLISH 1,500 SF FOR REPLACEMENT WELL SITES.
- 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):

- THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, #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.
- THE REMOVAL OF SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #57, #74, #77, #80, AND #83 WILL REQUIRE THE PLANTING OF 28 NATIVE SHADE TREES ON-SITE. 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 (NOW 6-11) 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):

- A PLAT OF REVISION FOR LOT 19 OF THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 (NOW 6-11) MUST BE RECORDED PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 6-11) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

LEGEND

- SOILS CLASSIFICATION **GgB**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURE
- EXISTING FENCE
- PROPOSED DRIVEWAY
- EXISTING SEWAGE DISPOSAL AREA
- PROPOSED SEWAGE DISPOSAL AREA
- PASSED EXISTING PERCOLATION TEST
- FAILED EXISTING PERCOLATION TEST
- SPECIMEN TREE (TO BE REMOVED)
- SPECIMEN TREE TO REMAIN
- EX. SEPTIC TRENCH (TO BE REMOVED)
- EXISTING WELL
- PROPOSED WELL BOX
- 1,500 SF WELL BOX

Revise.
2/8 11/30/22

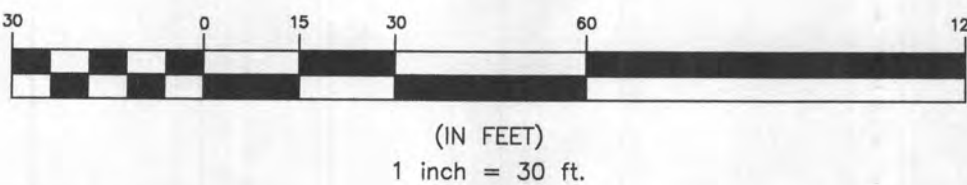
I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLAN PREPARER
JOHN M. CARNEY
FOR BENCHMARK ENGINEERING, INC.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

PLAN
SCALE: 1" = 30'

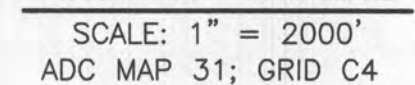
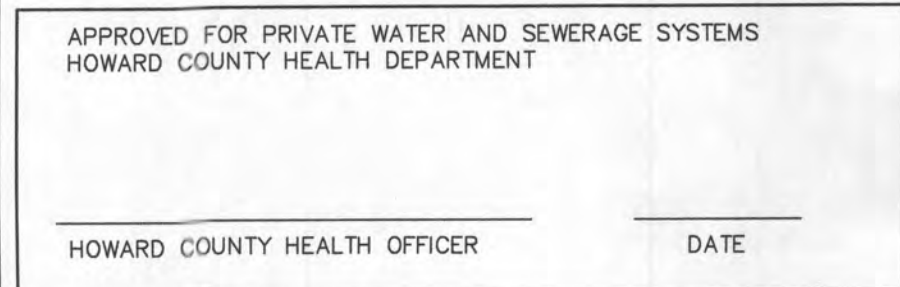


(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 330 NORTH RIDGE ROAD SUITE 140 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM		
OWNER:	GREENE FIELDS, LOT 19 6576 PRESTWICK DRIVE, HIGHLAND, MD 20777 TAX I.D. NO. 399211	
DEVELOPER:	RICK REALTY, INC. C/O H & H ROCK COMPANIES 6810 DEERPATH ROAD SUITE #100 ELKRIE, MARYLAND 21075 410-579-2442	
DESIGN: MCR/JC	DRAWN: MCR/JC	SCALE: AS SHOWN
TAX MAP: 34 GRID: 23 PARCEL: 400 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		PERCOLATION CERTIFICATION PLAN
DATE: OCT., 2022		BEI PROJECT NO: 2525
SHEET		1 OF 1

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

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



 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 UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS SEWAGE DISPOSAL AREA SHALL BECOME NUL 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 MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.

2. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.

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

4. 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.

5. THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST 2017. CONTOURS ARE AT TWO-FOOT INTERVALS.

6. TRACT OUTLINE BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.

7. THE EXISTING WELL HO-81-2586 ON LOT 19 IS TO REMAIN.

8. FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.

9. THE PURPOSE OF THIS PERCOLATION CERTIFICATION IS TO CORRECT THE WELL LOCATION AND TAG NUMBER ON LOT 19.

10. ALTERNATIVE COMPLETION (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(C)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REMOVAL OF SPECIMEN TREES. THE VARIANCE REQUEST IS SET FORTH IN THE ATTACHED DECISION ACTION PLAN REPORT CONTAINS ADDITIONAL INFORMATION. CONDITIONS FOR APPROVAL OF SECTION 16.1205(A)(3) ARE:

1. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #3, #4, #24, #31, #34, #35, #40, #41, #47, #54, #57, #74, #77, #80, AND #83 AS SET FORTH IN THE ATTACHED DECISION ACTION PLAN REPORT. ALL 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 PROTECTIVE MEASURES IN THE CONSTRUCTION PERMIT APPLICATION.
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 ON SITE. THE TREES SHALL BE A MINIMUM OF 3" DIAMETER AT BREAST HEIGHT AND SHALL BE PLANTED WITHIN THE PERIMETER OF THE EXISTING TREES. THE TREES SHALL BE SET FORTH IN THE 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 (NOW 5-101) 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 (NOW 5-10) MUST BE RECORDED PRIOR TO THE RECORATION OF THE FINAL PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
2. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.

11. ON-SITE SEWAGE DISPOSAL SYSTEM PLAN AND SYSTEM INSTALLATION MUST BE COMPLETED AND APPROVED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT. TANK LOCATION AND SEWAGE DISPOSAL AREA MUST BE FENCED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT.

LEGEND

SOILS CLASSIFICATION	GgB
SOILS DELINEATION	
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING TREE LINE	
PROPOSED TREE LINE	
EXISTING STRUCTURE	
EXISTING FENCE	
PROPOSED DRIVEWAY	
EXISTING SEWAGE DISPOSAL AREA	
PROPOSED SEWAGE DISPOSAL AREA	
PASSED EXISTING PERCOLATION TEST	
FAILED EXISTING PERCOLATION TEST	
SPECIMEN TREE (TO BE REMOVED)	
SPECIMEN TREE TO REMAIN	
EX. SEPTIC TRENCH (TO BE REMOVED)	
EXISTING WELL	
PROPOSED WELL BOX	

[illegible]