

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	480.00'	31.06'	3'42'25"	15.53'	N55°03'37"E	31.05'
C2	36.00'	30.10'	47°54'11"	15.99'	S46°42'18"E	29.23'
C3	80.00'	44.38'	31°47'15"	22.78'	N86°33'01"W	43.82'
C4	60.00'	50.16'	47°54'11"	26.65'	N46°42'18"W	48.72'

LINE	BEARING	DISTANCE
UIC???	N22°45'12"W	15.63'
UIC1	S31°40'26"E	11.53'
UIC2	S22°45'12"E	17.50'
UIC3	S70°39'24"E	90.21'
UIC4	N65°11'05"E	54.60'
UIC5	N75°52'36"E	9.57'
UIC6	N11°36'31"E	45.68'
UIC7	N51°05'11"W	59.38'
UIC8	N38°54'49"E	15.00'
UIC9	S51°05'11"E	232.76'
UIC10	S46°11'16"W	56.29'
UIC11	N63°52'58"W	96.43'
UIC12	N89°20'57"W	55.51'
UIC13	N70°39'24"W	83.72'
UIC15	N31°40'26"W	16.74'
UIC16	N31°40'26"W	8.84'
UIC17	S58°19'34"W	7.00'

POINT #	NORTHING	EASTING
100	554624.5929	1323909.6163
101	554384.1649	1323991.1603
102	554310.1276	1324116.8821
103	554597.4308	1324416.1514
104	554794.6317	1324171.8767
105	554648.2365	1323970.9788

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 3300 NORTH RIDGE ROAD SUITE 140
 ELIJAH CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CVLENGINEERING.COM

OWNER: JAMES M. FRASER AND JESSICA O'KANE, 6576 PRESTWICK DRIVE, HIGHLAND, MD 20777, 443-433-6287
DEVELOPER: ROCK REALTY, INC., C/O H&H ROCK COMPANIES, 6800 DEERPATH ROAD, SUITE #100, ELKBRIDGE, MD 21075, 410-579-2442

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C3	480.00'	251.45'	30°00'51"	128.68'	N53°54'58"E	248.58'

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.00 AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA TO BE RECORDED	3.00 AC.
HOWARD COUNTY DPZ FILE NOS.	F-86-102 (Plat CMP#6672), VP-85-119, P-86-028, SP-20-001, WP-20-016, F-22-035, WP-23-045

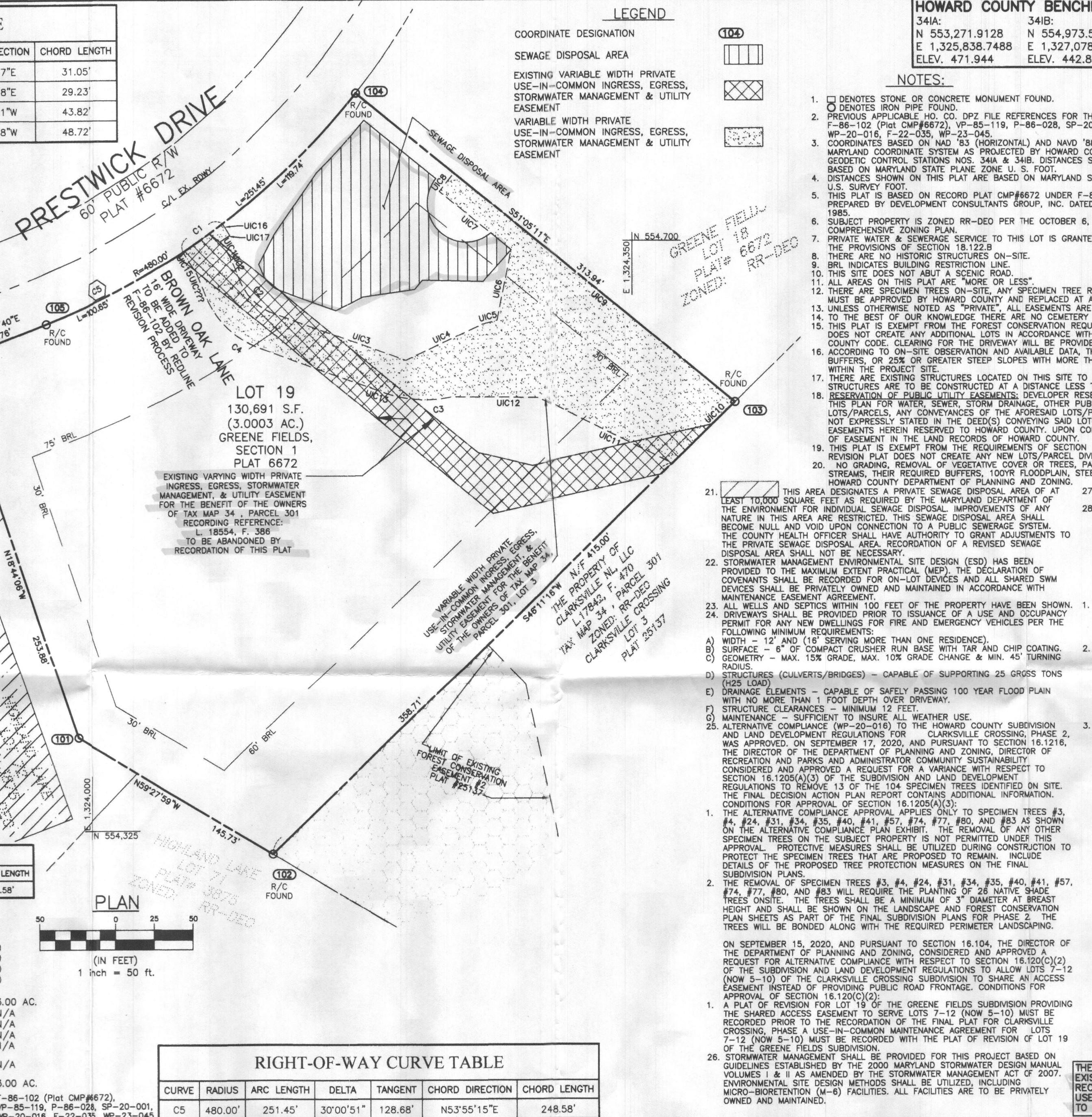
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____



CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	480.00'	251.45'	30°00'51"	128.68'	N53°55'15"E	248.58'

SURVEYOR'S CERTIFICATE

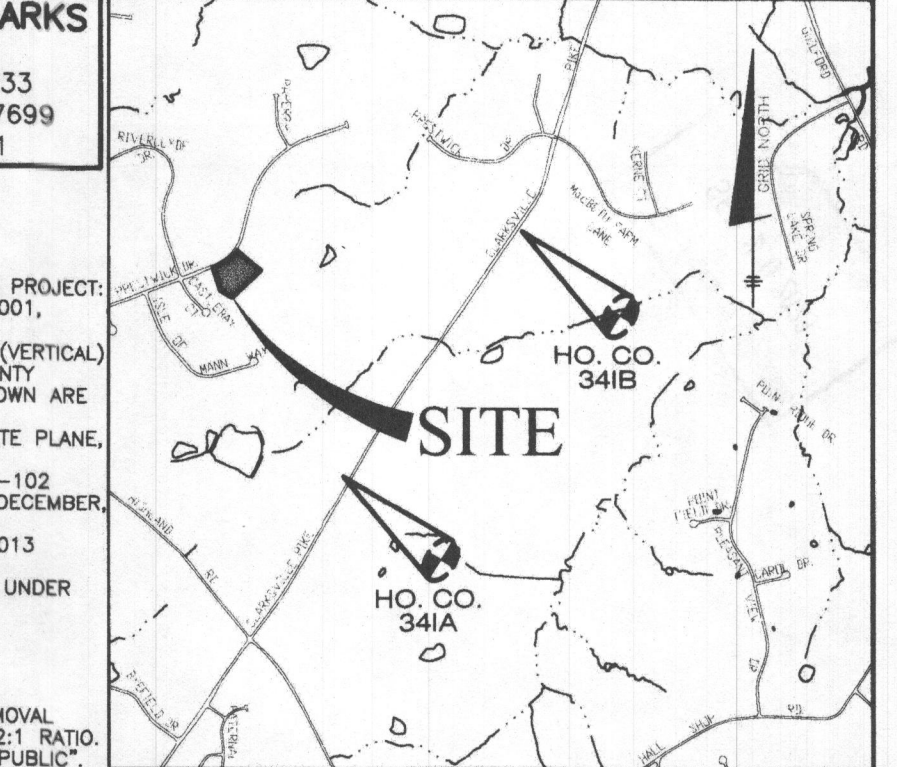
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL THE LAND TRANSFERRED FROM CLARKSVILLE NL, LLC TO JAMES M. FRASER AND JESSICA O'KANE, HUSBAND AND WIFE, BY DEED DATED APRIL 27, 2020 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 19347 AT FOLIO 407 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 7/31/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

JAMES M. FRASER AND JESSICA O'KANE, HUSBAND AND WIFE, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF REVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THIS DAY OF 2023.

James M Fraser 7/19/23
 OWNER: JAMES M. FRASER
 DATE: 7/19/23
 Jessica O'Kane 8-4-23
 OWNER: JESSICA O'KANE
 DATE: 8-4-23
 Lindsey Judlow 8.4.23
 WITNESS
 Lindsey Judlow 8.4.23
 WITNESS



NOTES:

- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE FOUND.
- PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: F-86-102 (Plat CMP#6672), VP-85-119, P-86-028, SP-20-001, WP-20-016, F-22-035, WP-23-045.
- COORDINATES BASED ON NAD 83 (HORIZONTAL) AND NAVD 88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 341A & 341B. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
- DISTANCES SHOWN ON THIS PLAN ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- THIS PLAN IS BASED ON RECORD PLAT CMP#6672 UNDER F-86-102 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED DECEMBER, 1985.
- SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PRIVATE WATER & SEWERAGE SERVICE TO THIS LOT IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B
- THERE ARE NO HISTORIC STRUCTURES ON-SITE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS SITE DOES NOT ABUT A SCENIC ROAD.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- THERE ARE SPECIMEN TREES ON-SITE. ANY SPECIMEN TREE REMOVAL MUST BE APPROVED BY HOWARD COUNTY AND REPLACED AT A 2:1 RATIO.
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY ADDITIONAL LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. CLEARING FOR THE DRIVEWAY WILL BE PROVIDED BY CLARKSVILLE CROSSING, PHASE II.
- ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA, THERE ARE NO STREAMS, WETLANDS, THEIR BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, ALL EASEMENTS LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- NO GRADING, REMOVAL OF VEGETATION 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.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ALTERNATIVE COMPLIANCE (WP-23-045, GREENE FIELD, LOT 19) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR GREENE FIELD, LOT 19 WAS APPROVED ON DECEMBER 15, 2022, AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE 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 2 SPECIMEN TREES (SPECIMEN TREES #1 AND #2 AS IDENTIFIED ON THE ALTERNATIVE COMPLIANCE EXHIBIT). THE FINAL DECISION ACTION REPORT CONTAINS MORE INFORMATION. CONDITIONS FOR APPROVAL OF SECTION 16.1205(a)(3):

- THE ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1 AND #2 ONLY AS DEPICTED ON THE EXHIBIT. THESE TREES MAY BE REMOVED WHEN THE RESERVED SDA IS NEEDED TO SERVE THE EXISTING HOUSE. ANY PROPOSAL TO REMOVE ANY OTHER SPECIMEN TREE WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST.
- ADD THE FOLLOWING NOTE TO THE REDLINE (F-86-102) AND PLAN FOR THE GREENE FIELD SUBDIVISION, "WP-23-045 WAS APPROVED ON (ENTER DATE). SPECIMEN TREES #1 AND #2 ARE TO BE RETAINED ON SITE UNTIL THE RESERVED SDA IS NEEDED AND THEIR REMOVAL IS REQUIRED IN WRITING BY THE HEALTH DEPARTMENT. MITIGATION FOR THE REMOVAL OF THESE SPECIMEN TREES HAS ALREADY BEEN PROVIDED ON F-86-102. THE SUBDIVISION WILL BE UNDER AN APPROVED FOREST CONSERVATION PLAN (FCP) FOR A MINIMUM OF THREE YEARS FROM THE RECORDATION DATE OF THE PLAN (F-22-035). SPECIMEN TREE PROTECTION IN THIS NOTE IS ONLY EFFECTIVE WHILE THERE IS AN ACTIVE "FCP".
- A MINIMUM OF (FOUR) NATIVE 3" CALIPER, SHADE TREES SHALL BE PROVIDED AS MITIGATION FOR THE REMOVAL OF THE TWO (2) SPECIMEN TREES FROM THE PROPERTY. THE ROAD CONSTRUCTION DRAWINGS FOR F-86-102 MUST BE RED-LINED SHOWING THE MITIGATION FOR THE SPECIMEN TREE REMOVAL AND THE VEHICULAR ACCESS EASEMENT TO SERVE THE ADJACENT SUBDIVISION. THE 4 (FOUR) MITIGATION TREES MUST BE PLANTED ON OR BEFORE (WITHIN 6 MONTHS FROM APPROVAL OF WP-23-045).

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M Mason 7/31/23
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

James M Fraser 7/19/23
 JAMES M. FRASER, OWNER
 DATE: 7/19/23

Jessica O'Kane 8-4-23
 JESSICA O'KANE, OWNER
 DATE: 8-4-23

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAN ARE TO REMOVE AN EXISTING PRIVATE ACCESS, MAINTENANCE & UTILITY EASEMENT PREVIOUSLY RECORDED IN L. 18554 F. 386, SHOW A VARIABLE WIDTH PRIVATE USE-IN-COMMON INGRESS, EGRESS, STORMWATER & UTILITY EASEMENT, AND TO SHOW A REVISED SEPTIC AREA FOR GREENFIELD LOT 19, PLAT 6672.

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
GREENE FIELDS
 LOT 19
 PREVIOUSLY RECORDED AS PLAT #6672
 GREENE FIELDS, SECTION 1

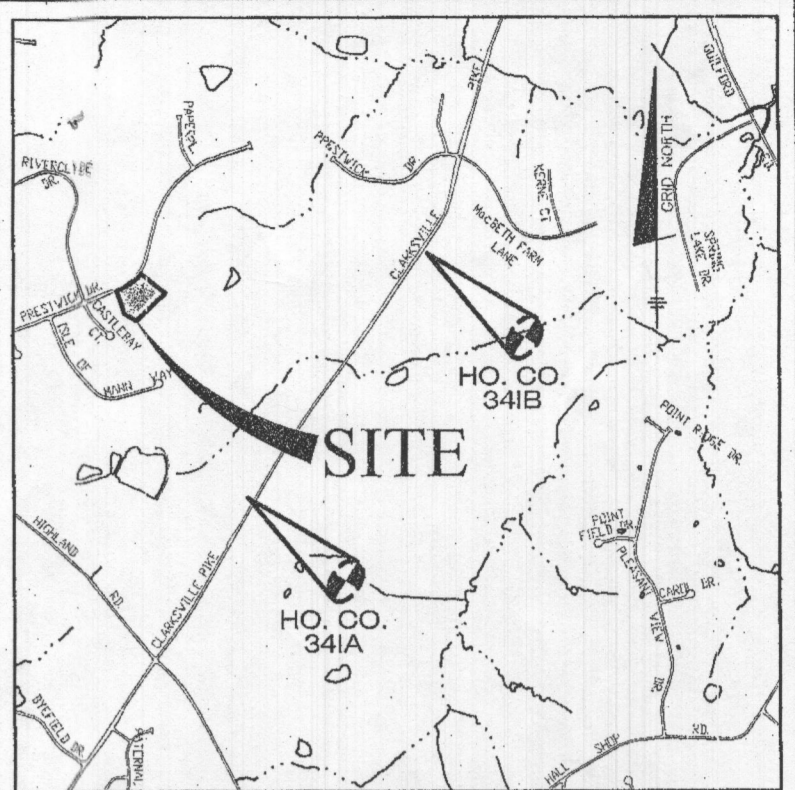
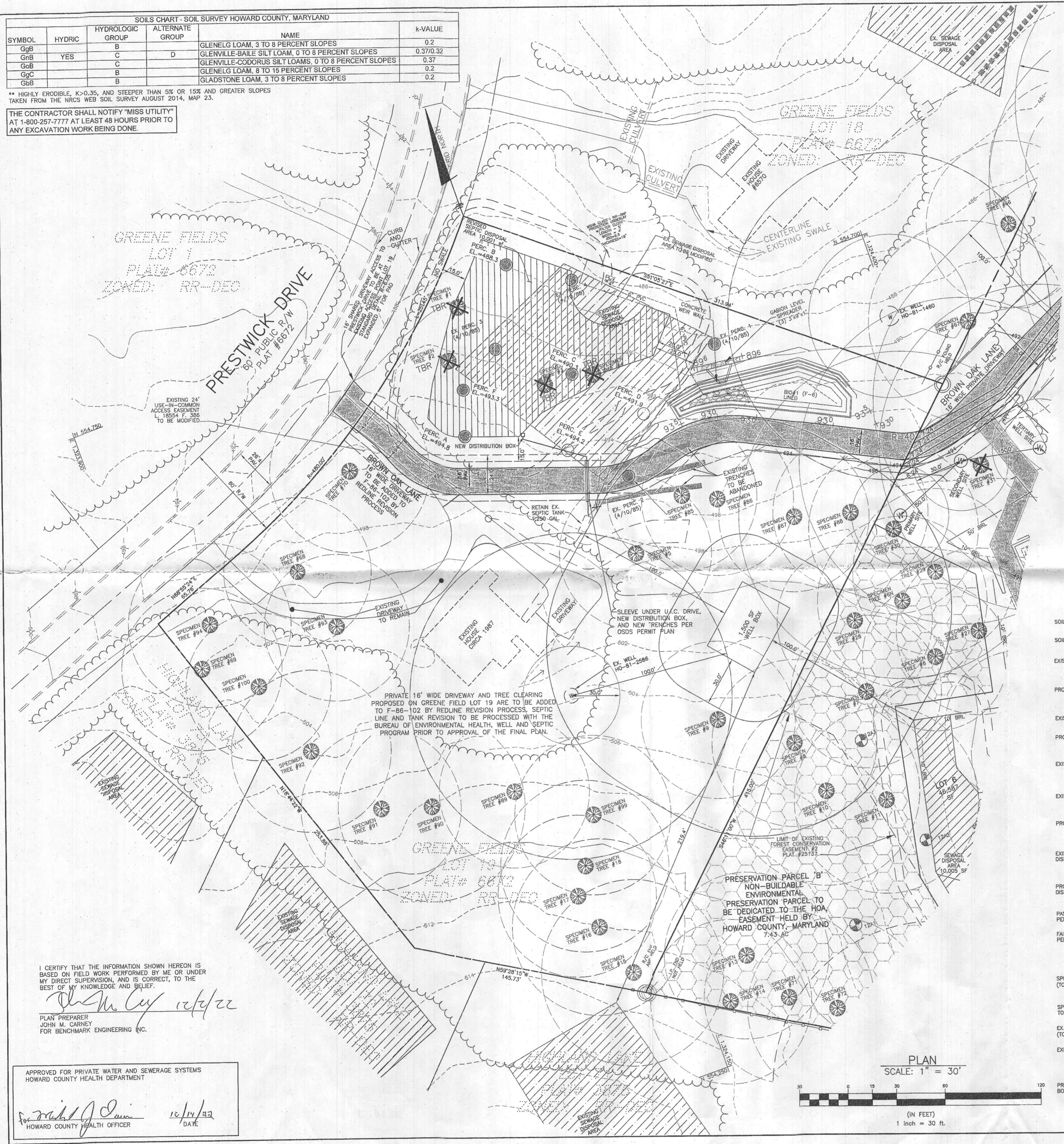
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 GRID: 23
 PARCEL: 400
 ZONED: RR-DEO

SCALE: AS SHOWN
 DATE: AUGUST, 2023
 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
GgB	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
GgB		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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.



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. RECORDED 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 ESTABLISH A REVISED PRIVATE SEWAGE 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 #5, #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 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 (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 RECORDED 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.

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

LEGEND

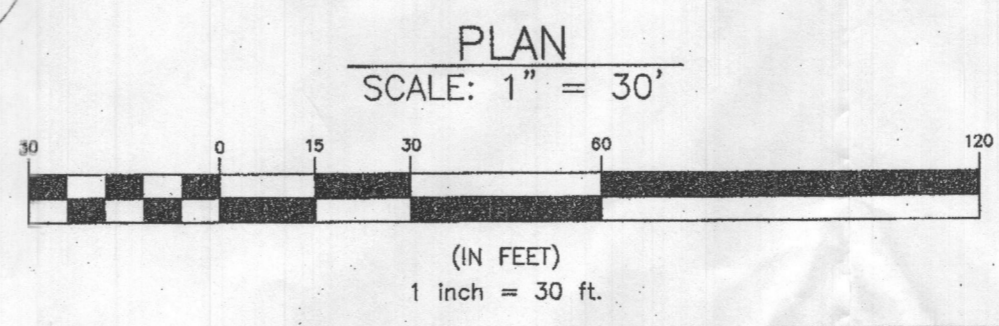
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- SOILS DELINEATION: [Symbol]
- EXISTING CONTOURS: [Symbol] 480, [Symbol] 478
- PROPOSED CONTOURS: [Symbol] 480, [Symbol] 478
- EXISTING TREE LINE: [Symbol]
- PROPOSED TREE LINE: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- EXISTING FENCE: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]
- EXISTING SEWAGE DISPOSAL AREA: [Symbol]
- PROPOSED SEWAGE DISPOSAL AREA: [Symbol]
- PASSED EXISTING PERCOLATION TEST: [Symbol]
- FAILED EXISTING PERCOLATION TEST: [Symbol]
- SPECIMEN TREE (TO BE REMOVED): [Symbol]
- SPECIMEN TREE TO REMAIN: [Symbol]
- EX. SEPTIC TRENCH (TO BE REMOVED): [Symbol]
- EXISTING WELL: [Symbol]
- PROPOSED WELL BOX: [Symbol] 1,500 SF WELL BOX

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.

John M. Carney 10/14/22
 PLAN PREPARER
 JOHN M. CARNEY
 FOR BENCHMARK ENGINEERING, INC.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 10/14/22
 HOWARD COUNTY HEALTH OFFICER
 DATE



NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 3900 NORTH RIDGE ROAD, SUITE 140 ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

OWNER JAMES M. FRASER AND JESSICA O'KANE, 6846 PRESTWICK DRIVE HIGHLAND, MD 20777 443-433-6287	GREENE FIELDS, LOT 19 6376 PRESTWICK DRIVE, HIGHLAND, MD 20777 TAX I.D. NO. 399211
DEVELOPER: ROCK REALTY, INC. C/O H & H ROCK COMPANIES 800 DEERPATH ROAD SUITE #100 ELKBRIDGE, MARYLAND 21075 410-579-2442	TAX MAP: 34 GRID: 23 PARCEL: 400 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
REVISED PERCOLATION CERTIFICATION PLAN	
DATE: OCT., 2022	BEI PROJECT NO: 2525
DESIGN: MCR/JC	DRAWN: MCR/JC
SCALE: AS SHOWN	SHEET 1 OF 1