

GENERAL NOTES

- 1. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS NO. 341A AND NO. 341B.
2. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2018, BY BENCHMARK ENGINEERING, INC.
3. AREAS ARE MORE OR LESS (±).

- 4. DISTANCES SHOWN ON THIS PLAN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
5. PRIOR DEVELOPMENT OF PLANNING AND ZONING FILES SP-07-013, SP-13-071, WP-13-075, WP-14-006, WP-14-053, WP-18-009, F-18-081, SP-20-001, WP-20-016, WP-24-028, F-22-035.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON OR NEAR THIS SITE AND THIS SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.

- 7. DENOTES IRON PIPE (IPF) OR REBAR AND CAP (RCF) FOUND.
8. PER SECTION 105.0.F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS.
9. THE FOREST STAND DELINEATION AND WETLANDS DELINEATION STUDIES FOR THIS PROJECT WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2018 AND APPROVED ON 12/17/2021.

- 10. 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 AND APPROVED ON 10/22/2018. NO NEW FLOODPLAIN STUDY IS REQUIRED.
11. A TRAFFIC STUDY WAS REQUIRED FOR THIS SUBDIVISION. IT IS PROVIDED BY MARS GROUP, INC., DATED AUGUST, 2019, AND APPROVED UNDER SP-20-001 ON 12/17/2021.

- 12. BASED ON THE DATA AND ANALYSIS PRESENTED IN THE TRAFFIC STUDY IT WAS DETERMINED THAT THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE SURROUNDING AREA ROAD SYSTEM. REPORT COMPILED ON: JUNE 23, 2022
13. PLAN NUMBER THE REPORT WAS SUBMITTED UNDER: SP-23-002
14. KEY INTERSECTIONS IDENTIFIED FOR THE STUDY:
HIGHLAND ROAD @ MINK HOLLOW ROAD
MD 216 @ MD 108 AND HIGHLAND ROAD
MD 108 @ GULLFORD ROAD AND CHURCH/SCHOOL ENTRANCE

- 15. JURISDICTION OVER THE KEY INTERSECTIONS: FIRST INTERSECTION IS HOWARD COUNTY CONTROLLED, LAST TWO INTERSECTIONS ARE STATE CONTROLLED
16. KEY INTERSECTION VOLUME COUNT COLLECTED ON: JUNE 13, 2019.
17. KEY INTERSECTION COUNTY WERE COLLECTED WHILE: HOWARD COUNTY PUBLIC SCHOOL, 500M 2020 WAS IN SESSION
18. DESIGN YEAR LEVEL-OF-SERVICE AT KEY INTERSECTION:
HIGHLAND RD @ MINK HOLLOW RD: AM PEAK 'A'; PM PEAK 'A'
MD 216 @ MD 108 & HIGHLAND RD: AM PEAK 'B'; PM PEAK 'C'
MD 108 @ GULLFORD RD & ENTRANCE: AM PEAK 'A'; PM PEAK 'A'
MITIGATION REQUIREMENT: NONE.

- 19. NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
20. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT, WATER AND SEWER SHALL BE PRIVATE ON-SITE FACILITIES AND IN ACCORDANCE WITH THE PERCOLATION CERTIFICATION AN APPROPRIATE AS PART OF SP-20-001 AND AS REVISED. WATER AND SEWER ARE PRIVATE ON-LOT SYSTEMS.
21. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

- 22. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RE-RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE REQUIRED.
23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLE PER THE FOLLOWING MINIMUMS:

- 24. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
25. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
26. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT HOLLOW RADIUS;
27. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
28. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
29. STRUCTURE CLEARANCE - MINIMUM OF 12 FEET;
30. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

- 31. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, OVER AND THROUGH LOTS 1, 2, 4-11 AND PARCEL D, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS FOREST CONSERVATION AREA 'A', AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING AND SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION

- 32. EASEMENT(S), UPON COMPLETION OF DEVELOPERS OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID FOREST CONSERVATION AGREEMENT, ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
33. STORMWATER ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP). THE DECLARATION OF CONVEYANTS SHALL BE RECORDED FOR ON-LOT DEVICES AND ALL SHARED ON-LOT DEVICES SHALL BE PAID-UPON-DEMAND BY THE COUNTY IN ACCORDANCE WITH MAINTENANCE EASEMENT AGREEMENT.
34. THE EXISTING STRUCTURES ON LOT 3 WERE REMOVED PRIOR TO THE RECORDING OF PLAT NUMBERS 1-11. THE EXISTING STRUCTURES ON LOTS 2 AND 10 TO REMAIN.
35. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AS PROVIDED BY F-22-035 AND IS NOT TO BE REVISED BY THIS PLAN. FOREST CONSERVATION OBLIGATION WAS TO BE FULFILLED BY RETENTION OF 3.66 ACRES, ON-SITE REFORESTATION OF 5.43 ACRES, AND A PREVIOUSLY PURCHASED FOREST BANK OF 0.3 ACRES (PROPERTY OF FOREVER A FARM, INC., SDF 14-005).

- 36. LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MAINTENANCE FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$4,800.00 FOR 16 PERIMETER SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT.
37. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
38. ALL WELLS ARE TO BE DRILLED PRIOR TO SUBMITTAL OF THE RECORD PLAT FOR SIGNATURE. IT IS THE DEVELOPER'S 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.
39. THE PRESERVATION OBLIGATION FOR THE F-18-081, LOTS 1-4 WAS DEFERRED UNTIL THE FURTHER SUBDIVISION OF LOT 3 PER ZONING REGULATION 105.0.G(1)(h). THE PRESERVATION OBLIGATION WAS PROVIDED UNDER CLARKSVILLE CROSSING, PHASE 2, AREA 1 (F-22-035) AND THE TOTAL OBLIGATION FOR PRESERVATION HAS BEEN FULFILLED.
40. THIS PROPERTY IS DESIGNATED A TIER III PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030.

- 41. A PLANNING BOARD HEARING AND APPROVAL IS REQUIRED FOR THIS SUBDIVISION. A PRELIMINARY EQUIVALENT SITE PLAN WAS APPROVED BY THE PLANNING BOARD ON JUNE 30, 2021, PB CASE #452.
42. A PRE-SUBDIVISION COMMUNITY MEETING WAS HELD ON FEBRUARY 11, 2019 AT THE 5TH DISTRICT VOLUNTEER FIRE DEPARTMENT.
43. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION AREA.
44. A LETTER OF AUTHORIZATION, AUTHORIZATION NUMBER 20-NI-3221/202061641, EFFECTIVE DATE FEBRUARY 3, 2021, WAS ISSUED BY MDE. DPZ CONSIDERS THE ENVIRONMENTAL DISTURBANCE TO BE ESSENTIAL IN ACCORDANCE WITH SECT 16.116(c) OF THE SUBDIVISION REGULATIONS.
45. THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR CLARKSVILLE CROSSING, LOTS 1, 2, & 4 AND CLARKSVILLE CROSSING, PHASE 2, AREA 2, PARCEL AND LOT SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
46. 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, RESIDED BY PROVIDING A BUFFER BETWEEN CLUSTER LOTS AND ADJACENT NON-CLUSTER LOTS, HAVING THE SIZE OF THE PARCEL LIMITED TO LESS THAN 20 ACRES WITHOUT ENVIRONMENTAL FEATURES. BY AVOIDING FRAGMENTATION OF PRESERVATION PARCELS, THIS PARCEL WILL BE ENCUMBERED WITH A PERPETUAL EASEMENT RECORDED SIMULTANEOUSLY WITH THE PLAT.
47. ALTERNATIVE COMPLIANCE (F-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, AREA 1, WAS APPROVED ON SEPTEMBER 17, 2020, PURSUANT TO SECTION 16.121B, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND DEVELOPMENT OF RECREATION AND PARKS AND ADMINISTRATOR OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.120(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REOPEN TO REVISIONS AT THE 10% SPECIMEN TREES IDENTIFIED ON SITE. THE FINAL DECISION ACTION PLAN REPORT CONTAINS ADDITIONAL INFORMATION. CONDITIONS FOR APPROVAL OF SECTION 16.120(A)(3).

- 48. 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.
49. 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 ONSTREET. 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.
50. ALTERNATIVE COMPLIANCE (WP-20-016) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CLARKSVILLE CROSSING, PHASE 2, AREA 1, WAS APPROVED 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 LOTS 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).

- 51. A PLAT OF REVISION FOR LOT 19 OF THE GREENE FIELDS SUBDIVISION PROVIDING THE SHARED ACCESS EASEMENT TO SERVE LOTS 7-12 (NOW LOTS 5-10) MUST BE RECORDED PRIOR TO THE RECORDATION OF THE PLAT FOR CLARKSVILLE CROSSING, PHASE 2.
52. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7-12 (NOW LOTS 5-10) MUST BE RECORDED WITH THE PLAT OF REVISION OF LOT 19 OF THE GREENE FIELDS SUBDIVISION.
53. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
54. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE ZONING AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SIDE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT APPLICATIONS.
55. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED IN THE LAND RECORDS AT BOOK 21006, PAGE 101 AND IS DATED OCTOBER 6, 2021. DEED OF FOREST CONSERVATION ZONED: RR-DEO PARCEL 37S ADOLF J. REHM LOUISA MARIE REHM L. 01018 F. 00604 ZONED: RR-DEO
56. EASEMENT IS RECORDED IN THE LAND RECORDS AT BOOK 18863, PAGE 388, DATED JUNE 5, 2019. DECLARATION OF SHARED INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT IS RECORDED IN THE LAND RECORDS AT BOOK, 18836, PAGE 248, DATED JUNE 11, 2019.

- 57. A DEED OF PRESERVATION EASEMENT GOVERNING THE MAINTENANCE OF COMMUNITY OWNED PRESERVATION PARCELS IS TO BE RECORDED SIMULTANEOUSLY WITH THE CLARKSVILLE CROSSING, PHASE 2, AREA 1, PLAT DEED OF FOREST CONSERVATION EASEMENT IS TO BE RECORDED WITHIN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THE ARTICLES OF INCORPORATION FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., WERE FILED ON 10/01/2021. DEPARTMENT ID: D22239404.
58. THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR CLARKSVILLE CROSSING, PHASE 2, OF THE 6 RESIDENTIAL LOTS INCLUDED ON THIS PLAN HAVE BEEN TRANSFERRED FROM CARROLL-ZIEGLER PROPERTY, LAWSON PROPERTY AND BROKAW PROPERTY. ALL REQUIRED RECEIVING DENSITY WAS RECORDED UNDER F-22-035. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES (GROSS MINUS FLOODPLAIN AND STEEP SLOPES).
59. AN ALTERNATIVE COMPLIANCE (WP-24-028, CLARKSVILLE CROSSING, PHASE 2, AREA 1) TO SECTION 16.114 (G) AND (G) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS APPROVED ON OCTOBER 11, 2023. THE ALTERNATIVE COMPLIANCE WAS APPROVED SUBJECT TO ONE CONDITION: THE DEADLINE FOR SUBMISSION OF FINAL PLAT ORIGINALS IS EXTENDED 100 DAYS FROM THE ORIGINAL SUBMISSION DATE OF AUGUST 28TH, 2023 (ON OR BEFORE DECEMBER 4, 2023).
60. PRESERVATION PARCEL D IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND CLARKSVILLE CROSSING HOA AS THE EASEMENT HOLDERS. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
61. PARCEL 'A' IS OWNED BY THE HOA WITH AN EASEMENT HELD BY HOWARD COUNTY, MARYLAND. PARCEL 'A' IS FOR ENVIRONMENTAL PRESERVATION. PARCEL 'C' IS OWNED BY THE HOA WITH AN EASEMENT HELD BY HOWARD COUNTY, MARYLAND. PARCEL 'D' IS FOR ENVIRONMENTAL PRESERVATION. PARCEL 'D' IS PRIVATELY OWNED WITH AN EASEMENT HELD BY HOWARD COUNTY, MARYLAND AND THE HOMEOWNERS ASSOCIATION. PARCEL 'D' IS A BUIDABLE PRESERVATION

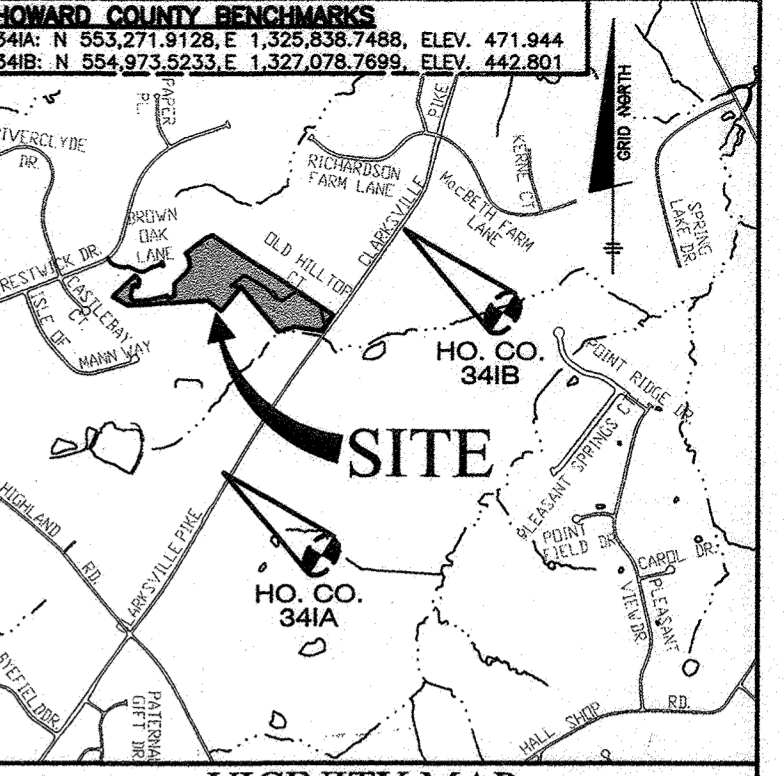
- 62. PRESERVATION PARCEL 'A' IS OWNED BY CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. C/O H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MD 21075 410-579-2442
63. PRESERVATION PARCEL 'C' IS OWNED BY AMAR GROVER AND VINITA GROVER 6509 OLD HILLTOP CT. HIGHLAND MD 20777
64. PRESERVATION PARCEL 'D' IS OWNED BY CLARKSVILLE NL LLC C/O H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MD 21075 410-579-2442

- 65. PRESERVATION PARCEL 'A' CLARKSVILLE CROSSING, PHASE 2, AREA 1
66. PRESERVATION PARCEL 'C' CLARKSVILLE CROSSING, PHASE 2, AREA 1
67. PRESERVATION PARCEL 'D' CLARKSVILLE CROSSING, PHASE 2, AREA 1

- 68. PRESERVATION PARCEL 'A' CLARKSVILLE CROSSING, PHASE 2, AREA 1
69. PRESERVATION PARCEL 'C' CLARKSVILLE CROSSING, PHASE 2, AREA 1
70. PRESERVATION PARCEL 'D' CLARKSVILLE CROSSING, PHASE 2, AREA 1

- 71. PRESERVATION PARCEL 'A' CLARKSVILLE CROSSING, PHASE 2, AREA 1
72. PRESERVATION PARCEL 'C' CLARKSVILLE CROSSING, PHASE 2, AREA 1
73. PRESERVATION PARCEL 'D' CLARKSVILLE CROSSING, PHASE 2, AREA 1

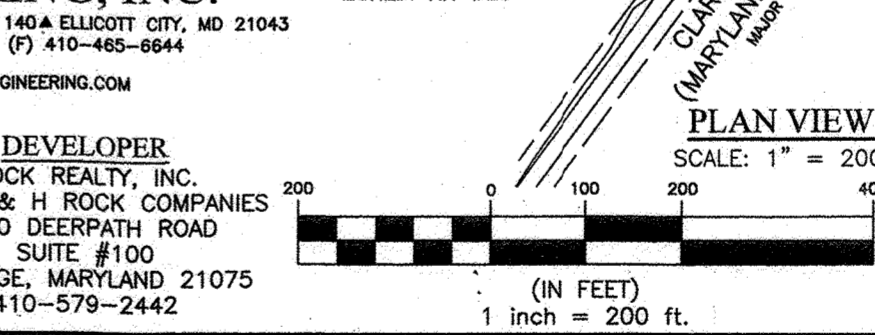
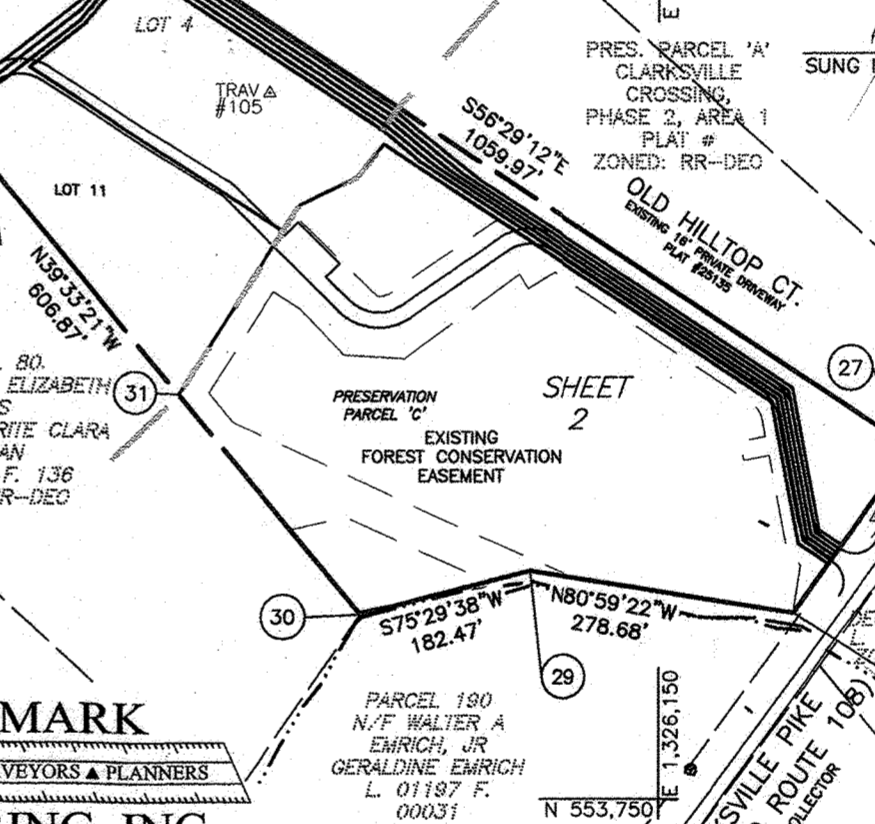
BOUNDARY COORDINATES table with columns: POINT #, NORTHING, EASTING, POINT #, NORTHING, EASTING. Rows 1-16.



OWNER LOT 1 SALMAN CHAUDHURY AND NIDA KANWAL 6505 OLD HILLTOP CT. HIGHLAND, MD 20777
OWNER LOT 2 AMAR GROVER AND VINITA GROVER 6509 OLD HILLTOP CT. HIGHLAND MD 20777

OWNER PARCELS 'A' & 'C' CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. C/O H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MD 21075 410-579-2442

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



DENSITY RECEIVED CHART table with columns: RECEIVING PARCEL INFORMATION, TAX MAP 34, GRID 23, PARCEL 301, TOTAL AREA OF SUBDIVISION, DENSITY UNITS ALLOWED BY RIGHT, etc.

Minimum Lot Size Chart table with columns: Lot, Gross Area (SF), Pilestem Area (SF), Minimum Lot Size (SF).

VICINITY MAP SCALE: 1" = 200' ADC MAP 31, GRID C4

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

PLEASE NOTE THAT ALL LOT/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

Moderate Income Housing Units (MIHU) Allocation Exemption Tracking table with columns: TOTAL NUMBER OF LOTS/UNITS PROPOSED, NUMBER OF MIHU REQUIRED, etc.

THE SOLE AND ONLY PURPOSES OF THIS PLAN ARE TO RESUBDIVIDE CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B' (PLAT Nos.) CREATING CLARKSVILLE CROSSING, PHASE 2, AREA 2 CONSISTING OF BUILDABLE PRESERVATION PARCEL 'D' & LOT 11; AND TO EXPAND THE BENEFICIARIES OF THE EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT (PLAT Nos. 25134-25137) TO INCLUDE NEW BUILDABLE PRESERVATION PARCEL 'D' AND LOT 11.

RECORDED AS PLAT NO. 2440 ON 6-6-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR 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 12/31/2025. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT AND ACCURATE. I AM A TRUSTEE OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 17842 AT PAGE 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 18416 AT PAGE 195; THAT IT IS ALL OF THE LAND ACQUIRED BY SALMAN CHAUDHURY AND NIDA KANWAL FROM CLARKSVILLE NL, L.L.C., BY DEED DATED NOVEMBER 18, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21199 AT PAGE 500; THAT IT IS ALL OF THE LAND ACQUIRED BY AMAR GROVER AND VINITA GROVER FROM CLARKSVILLE NL, L.L.C., BY DEED DATED DECEMBER 6, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21231 AT PAGE 436; THAT IT IS ALL OF THE LAND ACQUIRED BY SUNG HUN KIM AND MUN SON KIM FROM WILLIAMSBURG GROUP, L.L.C., BY DEED DATED NOVEMBER 30, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22203 AT PAGE 128; AND THAT IT IS ALL OF THE LAND ACQUIRED BY CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., FROM CLARKSVILLE NL, L.L.C., BY DEED DATED NOVEMBER 11, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22302 AT PAGE 413; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 88, SUBTITLE 10, SECTION 10-101.

OWNER'S CERTIFICATE WE, CLARKSVILLE NL L.L.C.; CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC.; WILLIAMSBURG GROUP, L.L.C.; SALMAN CHAUDHURY, NIDA KANWAL; AMAR GROVER; AND VINITA GROVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 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, WITNESS OUR HANDS THESE 28th day of March 2024.

MARK LEVY, MEMBER CLARKSVILLE NL L.L.C., PARCEL 'B' DATE 4/8/24 WITNESS DATE 4/8/24
MARK LEVY FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., PARCELS 'A' AND 'C' DATE 4/8/24 WITNESS DATE 4/8/24
SUNG HUN KIM, LOT 4 DATE 4/8/24 WITNESS DATE 4/8/24
MUN SON KIM, LOT 4 DATE 4/8/24 WITNESS DATE 4/8/24

OWNER'S CERTIFICATE SALMAN CHAUDHURY, NIDA KANWAL, AMAR GROVER, AND VINITA GROVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 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, WITNESS OUR HANDS THESE 28th day of March 2024.

SALMAN CHAUDHURY, NIDA KANWAL, LOT 1 DATE 3/29/24 WITNESS DATE 3/29/24
AMAR GROVER, LOT 2 DATE 3/29/24 WITNESS DATE 3/29/24
VINITA GROVER, LOT 2 DATE 3/29/24 WITNESS DATE 3/29/24

CLARKSVILLE CROSSING PHASE 2, AREA 2 A RESUBDIVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B' (PLAT Nos.) TO CREATE LOT 11 AND BUILDABLE PRESERVATION PARCEL 'D'; CLARKSVILLE CROSSING A REVISION OF CLARKSVILLE CROSSING, LOTS 1, 2 AND 4 (PLAT # 25134-25137); CLARKSVILLE CROSSING PHASE 2, AREA 1 AND A REVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, PRESERVATION PARCELS 'A' AND 'C'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 34, GRID: 23 SCALE: AS SHOWN P/O PARCEL: 301 DATE: MAR., 2024 ZONED: RR-DEO SHEET: 1 OF 4

LEGEND

LIMIT OF SUBMISSION

BOUNDARY COORDINATE

WETLAND LIMITS

EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT TO BE REVISED FOR BENEFICIARIES.

EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO REMAIN

SEWAGE DISPOSAL AREA

EXISTING PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT

EXISTING PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

OWNER LOT 4
 SUNG HUN KIM AND MUN SON KIM
 6505 OLD HILLTOP COURT
 HIGHLAND, MD 21075

OWNER LOT 1
 SALMAN CHAUDHERY AND NIDA KANWAL
 6505 OLD HILLTOP COURT
 HIGHLAND, MD 20777

OWNER LOT 2
 AMAR GROVER AND VINITA GROVER
 6509 OLD HILLTOP COURT
 HIGHLAND MD 20777

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

THE REQUIREMENTS § 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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M 3/15/24
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21320

Mark Levy 4/18/24
 MARK LEVY, MEMBER
 CLARKSVILLE NL L.L.C., PARCEL 'B'

Mark Levy 4/18/24
 MARK LEVY, FOR
 CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. PARCELS 'A' AND 'C'

Sung Hun Kim 4/18/24
 SUNG HUN KIM, LOT 4

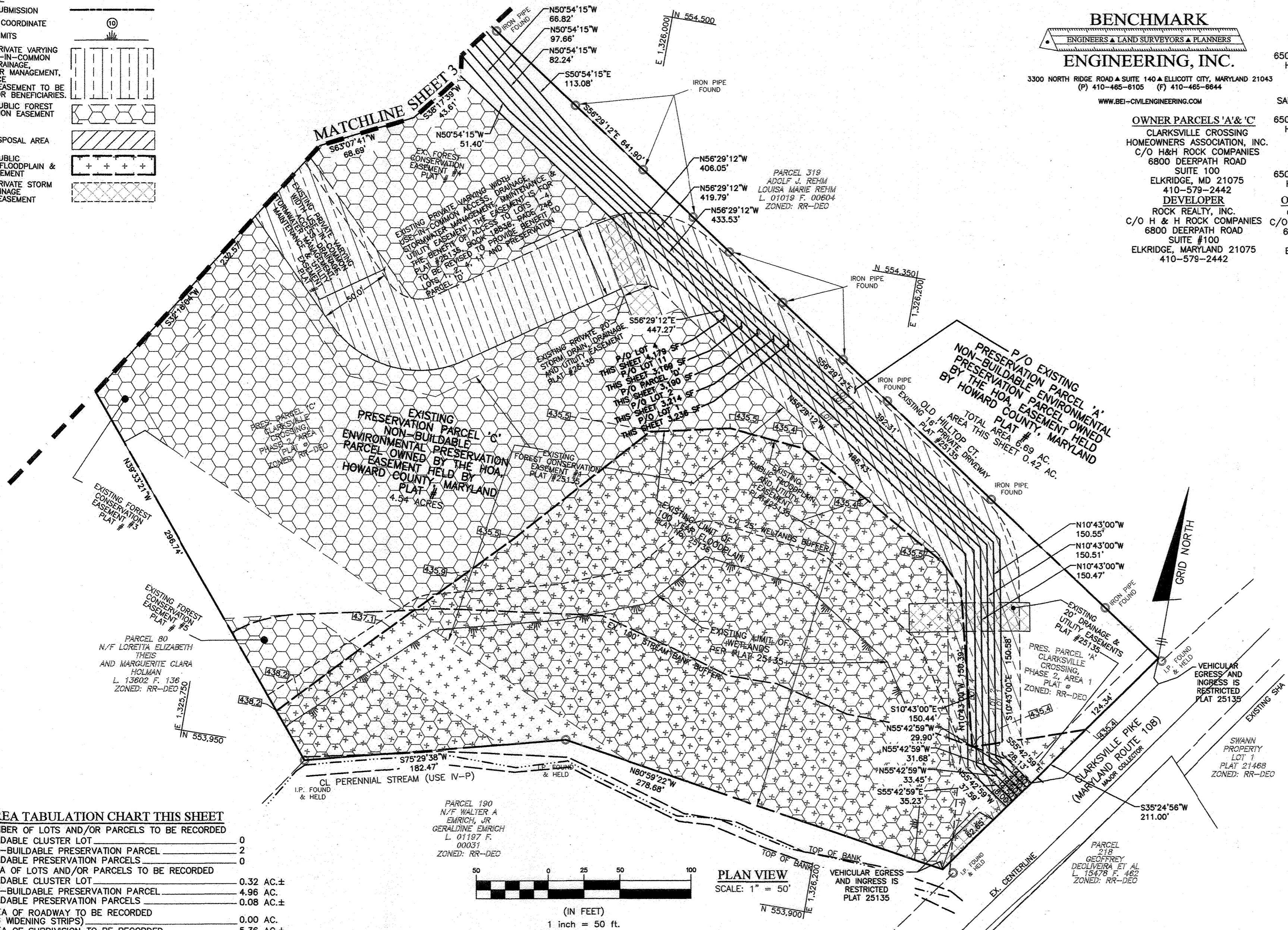
Mun Son Kim 4/18/24
 MUN SON KIM, LOT 4

Salman Chaudhery 3/12/24
 SALMAN CHAUDHERY, LOT 1

Nida Kanwal 3/12/24
 NIDA KANWAL, LOT 1

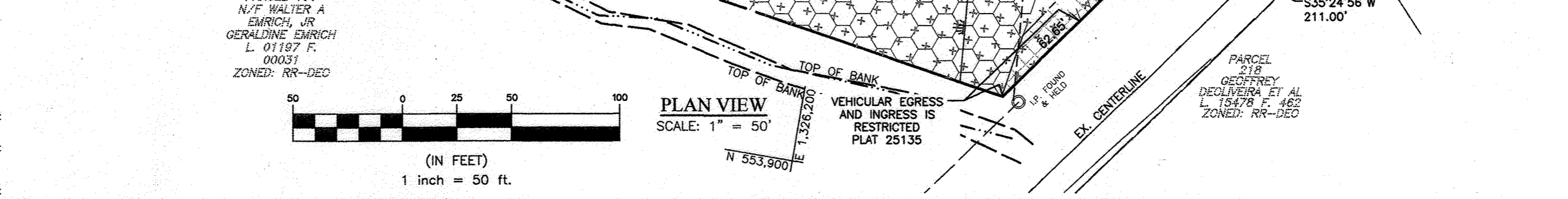
Amar Grover 3/29/24
 AMAR GROVER, LOT 2

Vinita Grover 3/29/24
 VINITA GROVER, LOT 2



AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE CLUSTER LOT	0
NON-BUILDABLE PRESERVATION PARCEL	2
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE CLUSTER LOT	0.32 AC.±
NON-BUILDABLE PRESERVATION PARCEL	4.96 AC.
BUILDABLE PRESERVATION PARCELS	0.08 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.36 AC.±



THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RESUBDIVIDE CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B' (PLAT Nos. 25134-25137) CREATING CLARKSVILLE CROSSING, PHASE 2, AREA 2 CONSISTING OF BUILDABLE PRESERVATION PARCEL 'D' & LOT 11; AND TO EXPAND THE BENEFICIARIES OF THE EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT (PLAT Nos. 25134-25137) TO INCLUDE NEW BUILDABLE PRESERVATION PARCEL 'D' AND LOT 11.

RECORDED AS PLAT NO. 24641 ON 6-6-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Donald M 6.3.24
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21320

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 6.3.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR 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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL, L.C.C., FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 17842 AT PAGE 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 18416 AT PAGE 195; THAT IT IS ALL OF THE LAND ACQUIRED BY SALMAN CHAUDHERY AND NIDA KANWAL FROM CLARKSVILLE NL, L.C.C., BY DEED DATED NOVEMBER 18, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21199 AT PAGE 500; THAT IT IS ALL OF THE LAND ACQUIRED BY AMAR GROVER AND VINITA GROVER FROM CLARKSVILLE NL, L.C.C., BY DEED DATED DECEMBER 6, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21231 AT PAGE 436; THAT IT IS ALL OF THE LAND ACQUIRED BY SUNG HUN KIM AND MUN SON KIM, FROM WILLIAMSBURG GROUP, L.L.C., BY DEED DATED NOVEMBER 30, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22203 AT PAGE 128; AND THAT IT IS ALL OF THE LAND ACQUIRED BY CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., FROM CLARKSVILLE NL, L.C.C., BY DEED DATED APRIL 11, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22302 AT PAGE 413; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M 6/15/24
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD NO. 2394

OWNER'S CERTIFICATE

WE, CLARKSVILLE NL L.L.C.; CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC.; WILLIAMSBURG GROUP, L.L.C.; SALMAN CHAUDHERY, NIDA KANWAL; AMAR GROVER; AND VINITA GROVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 24th day of March 8th day of April, 2024.

<i>Mark Levy</i> 4/18/24 MARK LEVY, MEMBER CLARKSVILLE NL L.L.C., PARCEL 'B'	<i>Salman Chaudhery</i> 3/12/24 SALMAN CHAUDHERY, LOT 1
<i>Mark Levy</i> 4/18/24 MARK LEVY, FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., PARCELS 'A' AND 'C'	<i>Nida Kanwal</i> 3/12/24 NIDA KANWAL, LOT 1
<i>Sung Hun Kim</i> 4/18/24 SUNG HUN KIM, LOT 4	<i>Amar Grover</i> 3/29/24 AMAR GROVER, LOT 2
<i>Mun Son Kim</i> 4/18/24 MUN SON KIM, LOT 4	<i>Vinita Grover</i> 3/29/24 VINITA GROVER, LOT 2

CLARKSVILLE CROSSING PHASE 2, AREA 2

A RESUBDIVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B'

LOT 11 AND BUILDABLE PRESERVATION PARCEL 'D';

CLARKSVILLE CROSSING PHASE 2, AREA 1

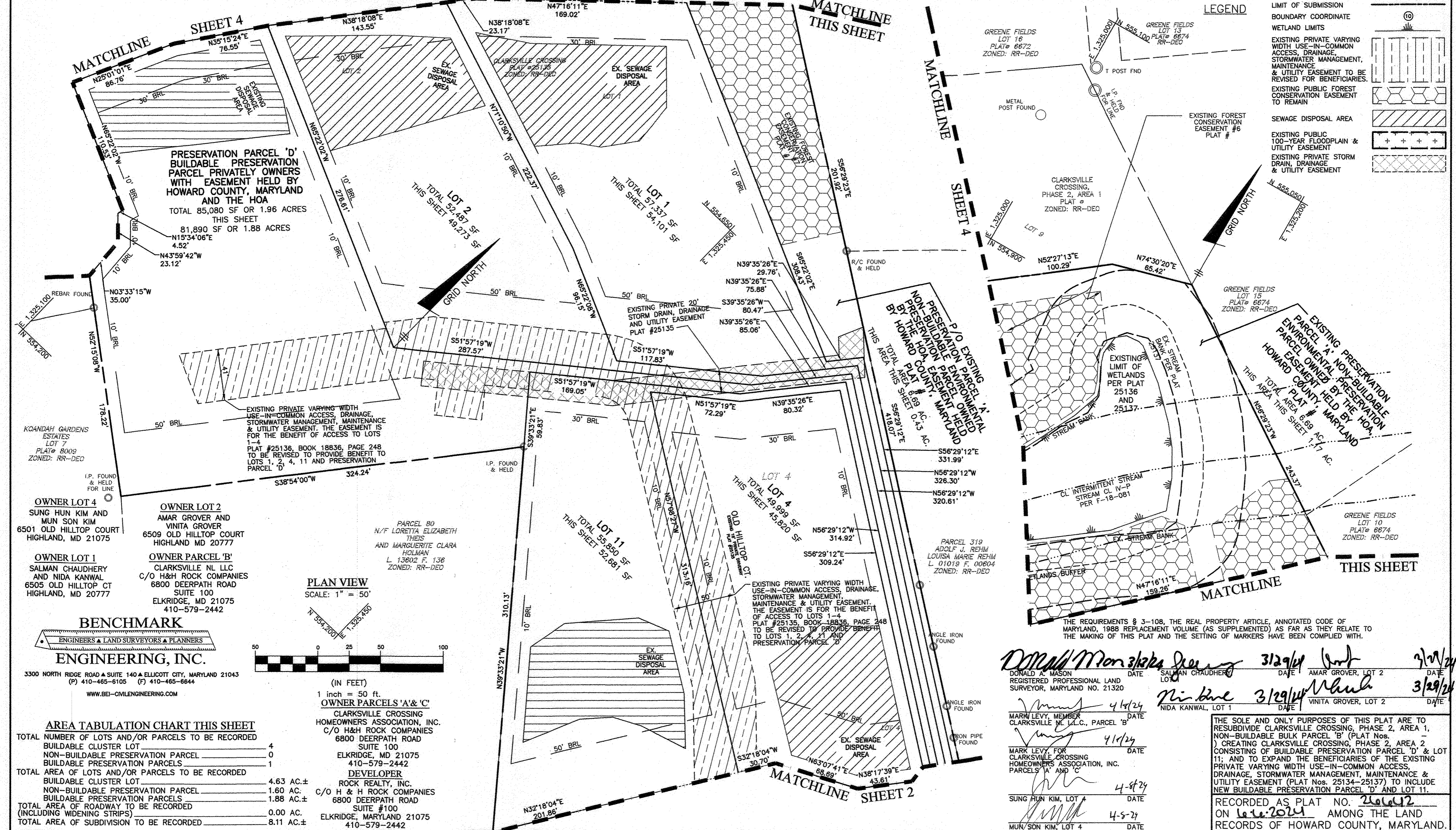
A REVISION OF CLARKSVILLE CROSSING, LOTS 1, 2 AND 4 (PLAT # 25134-25137);

CLARKSVILLE CROSSING PHASE 2, AREA 1

AND A REVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, PRESERVATION PARCELS 'A' AND 'C'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34, GRID: 23
 P/O PARCEL: 301
 ZONED: RR-DEO

SCALE: AS SHOWN
 DATE: MAR., 2024
 SHEET: 2 OF 4



LEGEND

	BOUNDARY COORDINATE
	WETLAND LIMITS
	EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT TO BE REVISED FOR BENEFICIARIES.
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO REMAIN
	SEWAGE DISPOSAL AREA
	EXISTING PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
	EXISTING PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

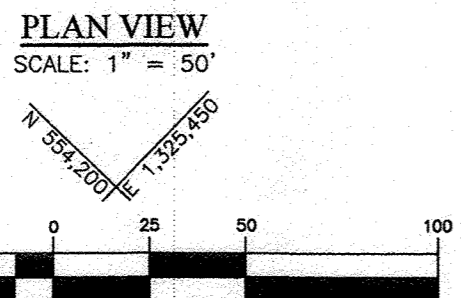
PRESERVATION PARCEL 'D'
 BUILDABLE PRESERVATION PARCEL PRIVATELY OWNERS WITH EASEMENT HELD BY HOWARD COUNTY, MARYLAND AND THE HOA
 TOTAL 85,080 SF OR 1.96 ACRES THIS SHEET
 81,890 SF OR 1.88 ACRES
 N15°34'06"E 4.52'
 N43°59'42"W 23.12'

OWNER LOT 4
 SUNG HUN KIM AND MUN SON KIM
 6501 OLD HILLTOP COURT
 HIGHLAND, MD 21075

OWNER LOT 1
 SALMAN CHAUDHERY AND NIDA KANWAL
 6505 OLD HILLTOP CT
 HIGHLAND, MD 20777

OWNER LOT 2
 AMAR GROVER AND VINITA GROVER
 6509 OLD HILLTOP COURT
 HIGHLAND MD 20777

OWNER PARCEL 'B'
 CLARKSVILLE NL LLC
 C/O H&H ROCK COMPANIES
 6800 DEERPATH ROAD SUITE 100
 ELK RIDGE, MD 21075
 410-579-2442



BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE CLUSTER LOT	0
NON-BUILDABLE PRESERVATION PARCEL	1
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.63 AC.±
BUILDABLE CLUSTER LOT	1.60 AC.±
NON-BUILDABLE PRESERVATION PARCEL	1.88 AC.±
BUILDABLE PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	8.11 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.11 AC.±

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

Donald A. Mason 5/24/24
 HOWARD COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 6/3/24
 CHIEF, DEVELOPMENT ENGINEERING, DATE

Donald A. Mason 6/6/24
 DIRECTOR, DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR 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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL L.L.C., FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 17842 AT PAGE 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 18418 AT PAGE 195; THAT IT IS ALL OF THE LAND ACQUIRED BY SALMAN CHAUDHERY AND NIDA KANWAL FROM CLARKSVILLE NL L.L.C., BY DEED DATED NOVEMBER 18, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21199 AT PAGE 500; THAT IT IS ALL OF THE LAND ACQUIRED BY AMAR GROVER AND VINITA GROVER FROM CLARKSVILLE NL L.L.C., BY DEED DATED DECEMBER 6, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21231 AT PAGE 436; THAT IT IS ALL OF THE LAND ACQUIRED BY SUNG HUN KIM AND MUN SON KIM, FROM WILLIAMSBURG GROUP, L.L.C., BY DEED DATED NOVEMBER 30, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22203 AT PAGE 128; AND THAT ALL OF THE LAND ACQUIRED BY CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., FROM CLARKSVILLE NL L.L.C., BY DEED DATED NOV 11, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22302 AT PAGE 413; AND THAT ALL MONUMENTS ARE IN PLACE AND BEING RECORDED PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Donald A. Mason 3/13/24
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, NO. 21320
 FOR BENCHMARK ENGINEERING, INC., MD. NO. 351

OWNER'S CERTIFICATE
 WE, CLARKSVILLE NL L.L.C.; CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC.; WILLIAMSBURG GROUP, L.L.C.; SALMAN CHAUDHERY; NIDA KANWAL; AMAR GROVER; AND VINITA GROVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, WITNESS OUR HANDS THESE 21ST DAY OF MARCH & 8TH DAY OF APRIL, 2024.

<i>Mark Levy</i> 4-8-24 MARK LEVY, MEMBER CLARKSVILLE NL L.L.C., PARCEL 'B'	<i>Am M Z</i> 4/2/24 SALMAN CHAUDHERY,
<i>Mark Levy</i> 4-8-24 MARK LEVY, FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC., PARCELS 'A' AND 'C'	<i>Nida Kanwal</i> 3/29/24 NIDA KANWAL, LOT 1
<i>Sung Hun Kim</i> 4/1/24 SUNG HUN KIM, LOT 4	<i>Am M Z</i> 4/1/24 AMAR GROVER, LOT 2
<i>Mun Son Kim</i> 4/1/24 MUN SON KIM, LOT 4	<i>Vinita Grover</i> 3/29/24 VINITA GROVER, LOT 2

CLARKSVILLE CROSSING PHASE 2, AREA 2
 A RESUBDIVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B' CREATING CLARKSVILLE CROSSING, PHASE 2, AREA 2, CONSISTING OF BUILDABLE PRESERVATION PARCEL 'D' & LOT 11; AND TO EXPAND THE BENEFICIARIES OF THE EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT (PLAT NOS. 25134-25137) TO INCLUDE NEW BUILDABLE PRESERVATION PARCEL 'D' AND LOT 11.

CLARKSVILLE CROSSING PHASE 2, AREA 1
 A REVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, PRESERVATION PARCELS 'A' AND 'C' (PLAT #)

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34, GRID: 23
 PARCEL: 301
 ZONED: RR-DEO
 SCALE: AS SHOWN
 DATE: MAR., 2024
 SHEET: 3 OF 4

Donald A. Mason 3/29/24
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21320

Salman Chaudhery 3/29/24
 SALMAN CHAUDHERY, DATE

Nida Kanwal 3/29/24
 NIDA KANWAL, LOT 1, DATE

Vinita Grover 3/29/24
 VINITA GROVER, LOT 2, DATE

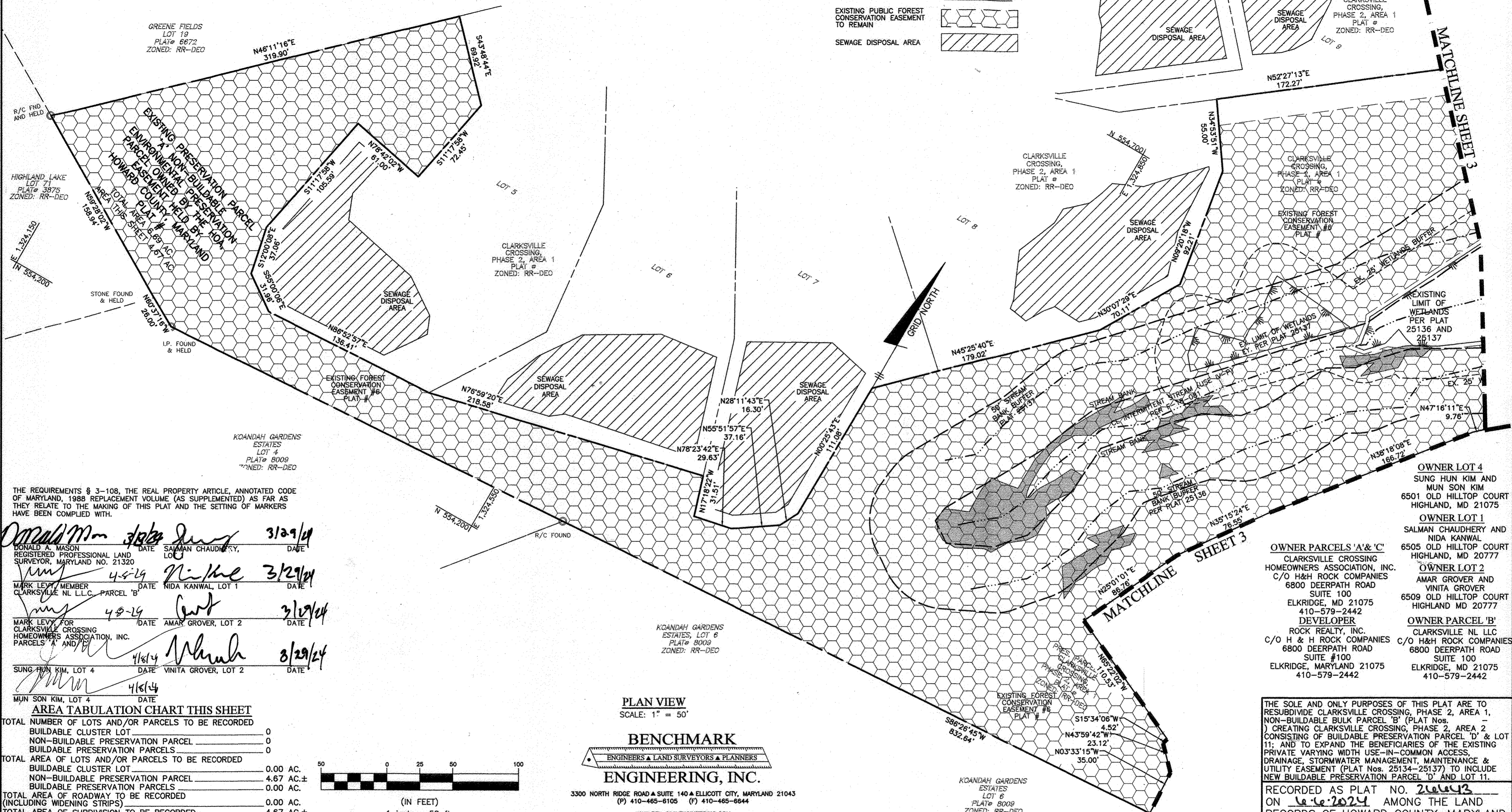
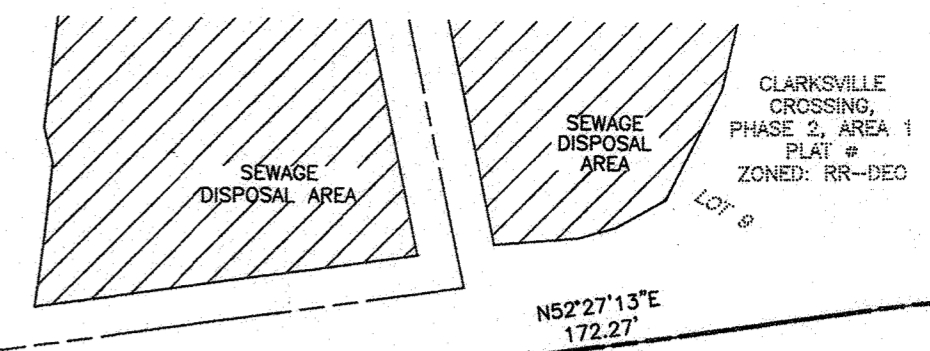
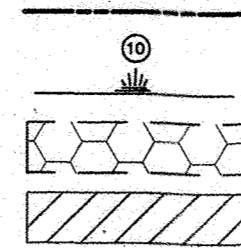
Sung Hun Kim 4-8-24
 SUNG HUN KIM, LOT 4, DATE

Mun Son Kim 4-8-24
 MUN SON KIM, LOT 4, DATE

RECORDED AS PLAT NO. 26642 ON 6-6-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LEGEND

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- WETLAND LIMITS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO REMAIN
- SEWAGE DISPOSAL AREA

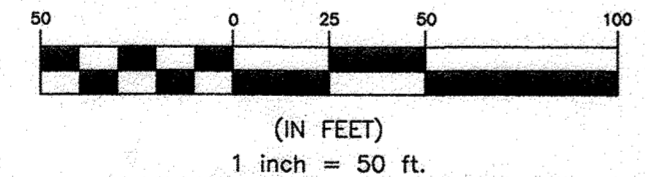


THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason	3/29/24	3/29/24
DATE	DATE	DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, MARYLAND NO. 21320		
MARK LEVY, MEMBER CLARKSVILLE NL L.L.C. PARCEL 'B'	4-5-24	3/29/24
DATE	DATE	DATE
MARK LEVY FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. PARCELS 'A' AND 'C'	4-9-24	3/29/24
DATE	DATE	DATE
SUNG HUN KIM, LOT 4	4/6/24	3/29/24
DATE	DATE	DATE
MUN SON KIM, LOT 4	4/6/24	3/29/24
DATE	DATE	DATE

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE CLUSTER LOT	0
NON-BUILDABLE PRESERVATION PARCEL	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.00 AC.
BUILDABLE CLUSTER LOT	0.00 AC.
NON-BUILDABLE PRESERVATION PARCEL	4.67 AC.±
BUILDABLE PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.67 AC.±



PLAN VIEW
SCALE: 1" = 50'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

3300 NORTH RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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

for *[Signature]* 5/24/24
DATE

HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 6.3.24
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/6/24
DATE

DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR 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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL L.L.C., FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 17842 AT PAGE 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 18416 AT PAGE 195; THAT IT IS ALL OF THE LAND ACQUIRED BY SALMAN CHAUDHERY AND NIDA KANWAL FROM CLARKSVILLE NL L.L.C., BY DEED DATED NOVEMBER 18, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21199 AT PAGE 500; THAT IT IS ALL OF THE LAND ACQUIRED BY AMAR GROVER AND VINITA GROVER FROM CLARKSVILLE NL L.L.C., BY DEED DATED DECEMBER 6, 2021, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21231 AT PAGE 436; THAT IT IS ALL OF THE LAND ACQUIRED BY SUNG HUN KIM AND MUN SON KIM, FROM WILLIAMSBURG GROUP, L.L.C., BY DEED DATED NOVEMBER 30, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22203 AT PAGE 128; AND THAT IT IS ALL OF THE LAND ACQUIRED BY CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. FROM CLARKSVILLE NL L.L.C., BY DEED DATED NOV 11, 2023, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 22302 AT PAGE 413; AND THAT ALL MONUMENTS ARE IN PLACE OR WILLS BE IN PLACE TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 3/13/24
DATE

DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD NO. 21320

OWNER'S CERTIFICATE

WE, CLARKSVILLE NL L.L.C.; CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC.; WILLIAMSBURG GROUP, L.L.C.; SALMAN CHAUDHERY; NIDA KANWAL; AMAR GROVER; AND VINITA GROVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, WITNESS OUR HANDS THESE 29th DAY OF MARCH 2024.

MARK LEVY, MEMBER CLARKSVILLE NL L.L.C. PARCEL 'B'	4/6/24	DATE	WITNESS	4/6/24	DATE
MARK LEVY FOR CLARKSVILLE CROSSING HOMEOWNERS ASSOCIATION, INC. PARCELS 'A' AND 'C'	4/6/24	DATE	WITNESS	4/6/24	DATE
SUNG HUN KIM, LOT 4	4/6/24	DATE	WITNESS	4/6/24	DATE
MUN SON KIM, LOT 4	4/6/24	DATE	WITNESS	4/6/24	DATE
SALMAN CHAUDHERY, LOT 1	3/29/24	DATE	WITNESS	3/29/24	DATE
NIDA KANWAL, LOT 1	3/29/24	DATE	WITNESS	3/29/24	DATE
AMAR GROVER, LOT 2	3/29/24	DATE	WITNESS	3/29/24	DATE
VINITA GROVER, LOT 2	3/29/24	DATE	WITNESS	3/29/24	DATE

CLARKSVILLE CROSSING PHASE 2, AREA 2

A RESUBDIVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B'

LOT 11 AND BUILDABLE PRESERVATION PARCEL 'D'; CLARKSVILLE CROSSING

A REVISION OF CLARKSVILLE CROSSING, LOTS 1, 2 AND 4 (PLAT # 25134-25137); CLARKSVILLE CROSSING PHASE 2, AREA 1 AND A REVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, PRESERVATION PARCELS 'A' AND 'C'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34, GRID: 23
P/O PARCEL: 301
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: MAR., 2024
SHEET: 4 OF 4