

5 Bedrooms

NOTES:
 ROUGH HD HSHTS ARE AT 7'-6" UNLESS NOTED OTHERWISE.
 ALL HEADERS IN BEARING WALLS ARE 2-2x2s UNLESS NOTED OTHERWISE.
 WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.
 ALL EXTERIOR WALLS TO BE 2x6 @ 16" o.c. UNLESS OTHERWISE NOTED.

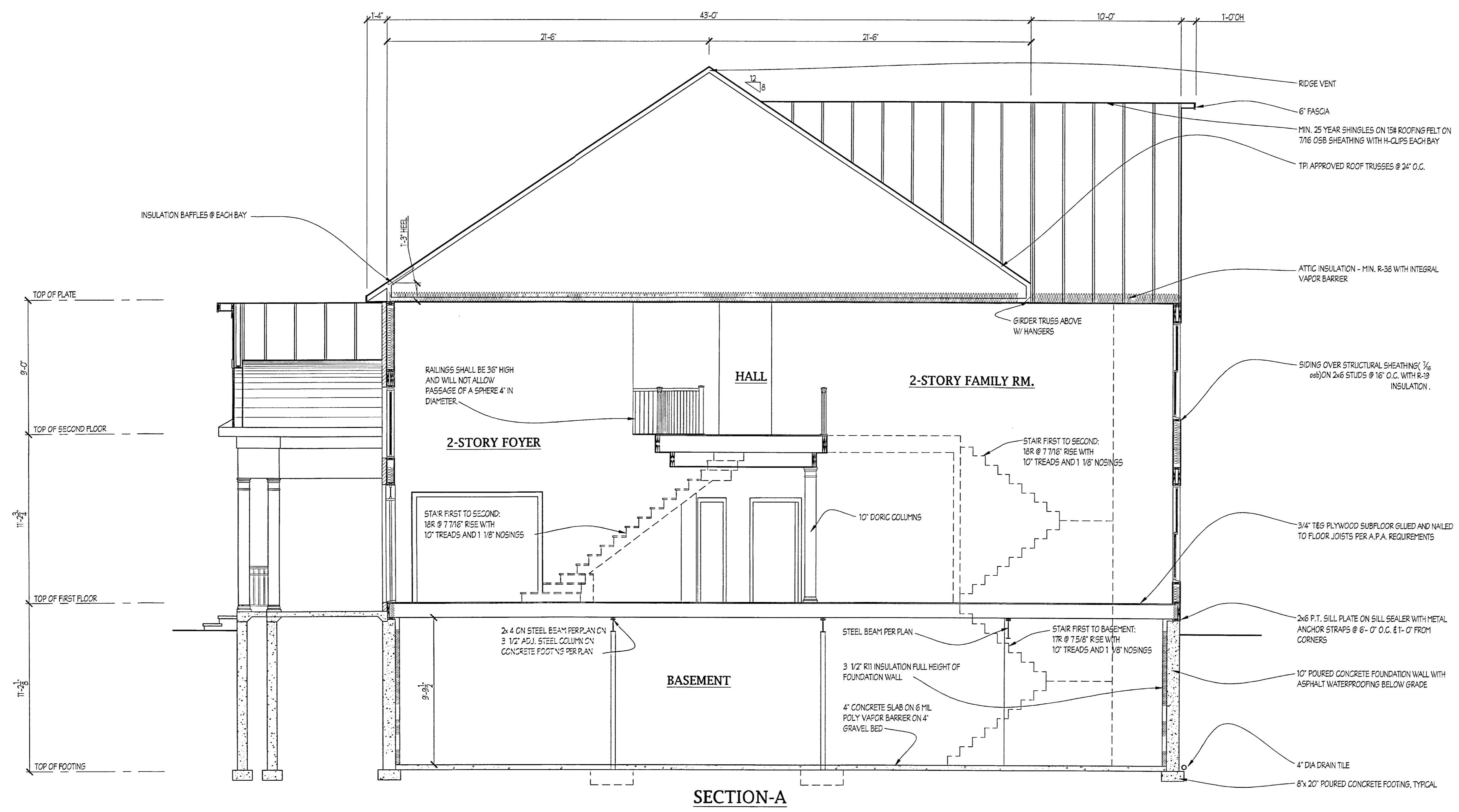
DATE	REVISION

Date: 9.24
 Scale: 1/4" = 1'-0"
 Drawn: TIM

Drawing: STD. SECOND FLOOR PLAN
 Project: WILLIAMSBURG GROUP
 WELLINGTON
 CLARKSVILLE CROSSING LOT D

W24.11
 Project No.

4



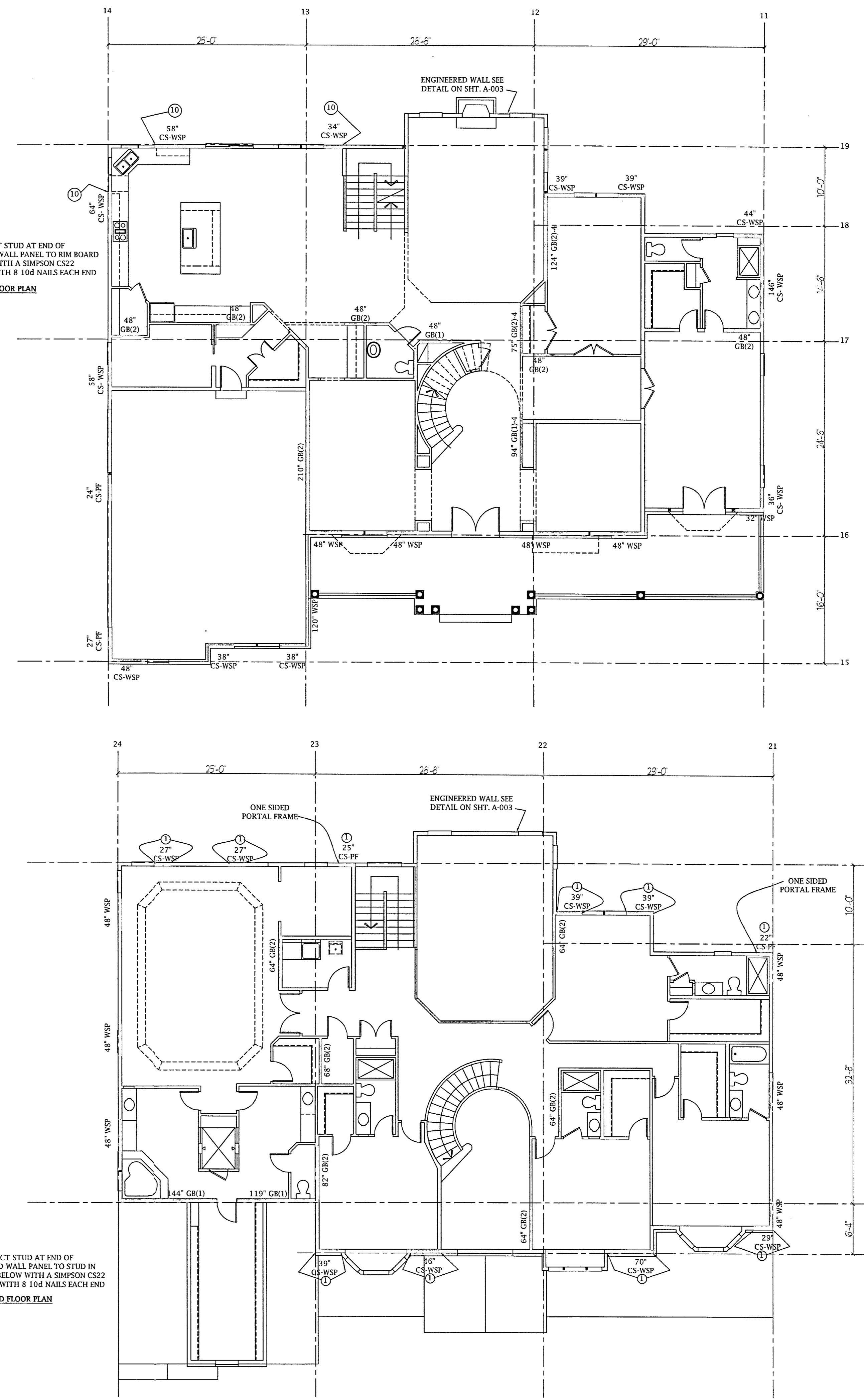
DATE	REVISIONS

Date: 9.24
 Scale: 1/4" = 1'-0"
 Drawn: TIM

Drawing: SECTION A
 Project: WILLIAMSBURG GROUP
 WELLINGTON
 CLARKSVILLE CROSSING LOT D

W24.11
 Project No.

5



WALL BRACING SUMMARY - FIRST FLOOR

BWL	BRACING TYPE	BRACING REQ'D	BWL ST.	ROOF HEIGHT	ADJUSTMENT	WALL HEIGHT	EXPOSURE #	BWL	REQ'D	PROVIDED
11	INT. SH. WSP	105'	29'	1.11	1.0	1.0	1.0	1.45	168'	182'
12	INT. GR(2)-4	208'	28'10"	1.11	1.0	1.0	1.0	1.45	234'	246'
13	INT. GR(2)	195'	26'10"	1.11	1.0	1.0	1.0	1.45	213'	230'
14	CONT. SH. WSP	93'	25'0"	1.11	1.0	1.0	1.0	1.45	149'	162'
15	CONT. SH. WSP	60'	16'0"	1.11	1.0	1.0	1.0	1.60	112'	124'
16	INT. WSP	91'	20'3"	1.11	1.0	1.0	1.0	1.60	141'	224'
17	INT. GR(2)	147'	19'6"	1.11	1.0	1.0	1.0	1.60	239'	264'
18	CONT. SH. WSP	50'	12'3"	1.11	1.0	1.0	1.0	1.60	89'	122'
19	CONT. SH. WSP	42'	10'0"	1.11	1.0	1.0	1.0	1.60	74'	92'

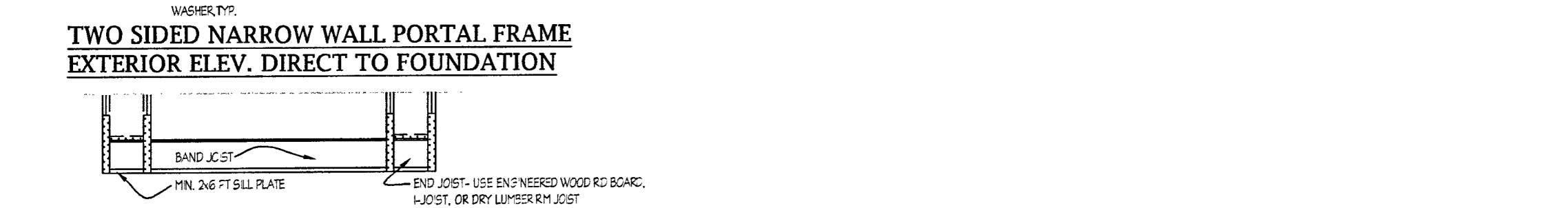
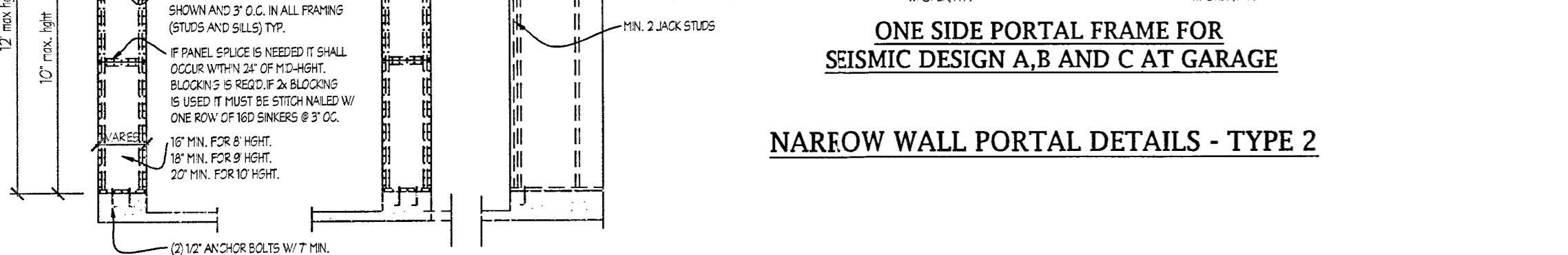
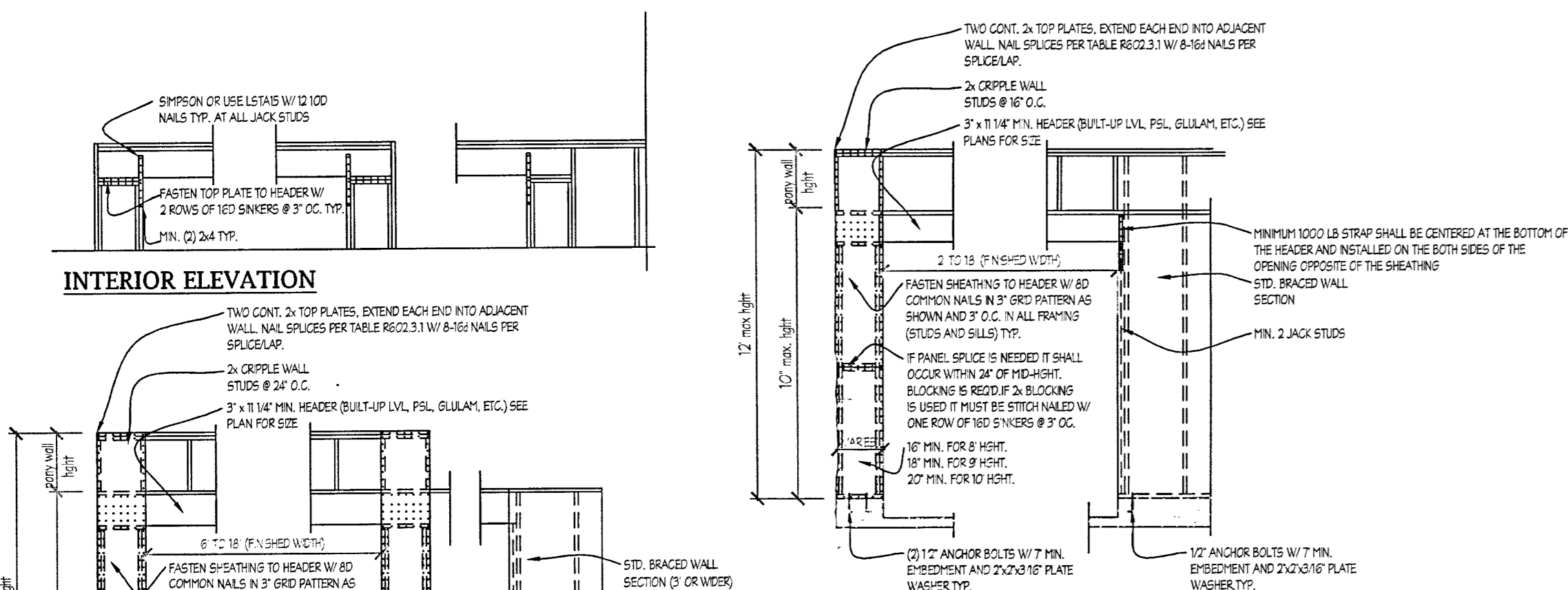
WALL BRACING SUMMARY - SECOND FLOOR

BWL	BRACING TYPE	BRACING REQ'D	BWL ST.	ROOF HEIGHT	ADJUSTMENT	WALL HEIGHT	EXPOSURE #	BWL	REQ'D	PROVIDED
21	INT. WSP	64'	29'0"	1.21	.95	1.0	1.0	1.45	106'	144'
22	INT. GR(2)	110'	28'10"	1.21	.95	1.0	1.0	1.45	183'	192'
23	INT. GR(2)	103'	26'10"	1.21	.95	1.0	1.0	1.45	171'	214'
24	INT. WSP	54'	25'0"	1.21	.95	1.0	1.0	1.45	90'	144'
25	CONT. SH. WSP	24'	16'0"	1.21	.95	1.0	1.0	1.45	46'	164'
26	INT. GR(1)	152'	20'3"	1.21	.95	1.0	1.0	1.45	254'	283'
27	CONT. SH. WSP	44'	19'6"	1.21	.95	1.0	1.0	1.45	73'	111'
28	CONT. SH. WSP	24'	12'3"	1.21	.95	1.0	1.0	1.45	40'	91'

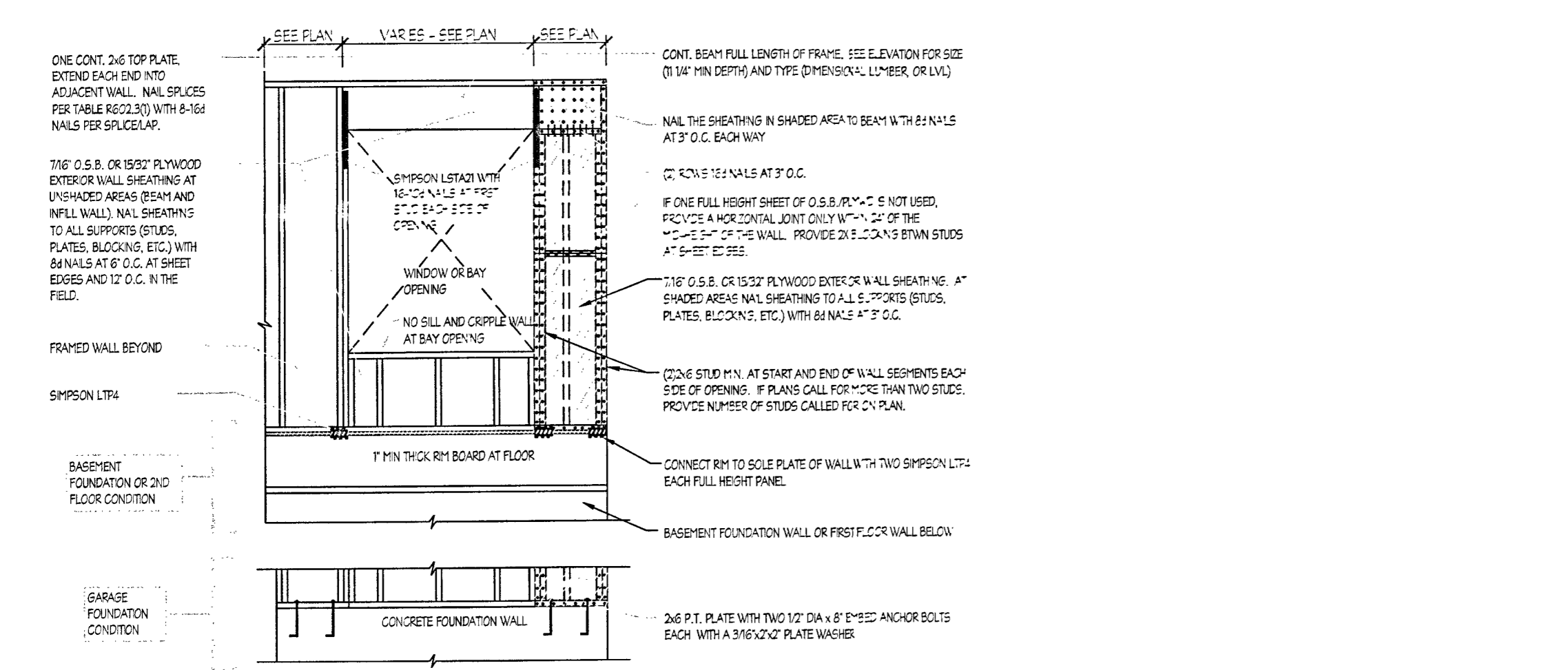
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE

PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
GR(1)	INTERMITTENT CIPRSM BOARD (SHEATHING ONE FACE OF WALL)	1/2" CIPRSM	1.5" LONG GALV. ROOFING NAILS @ 6" COMMON NAILS OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GR(2)	INTERMITTENT CIPRSM BOARD (SHEATHING TWO FACES OF WALL)	1/2" CIPRSM	1.5" LONG GALV. ROOFING NAILS @ 6" COMMON NAILS OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GR(2)-4	INTERMITTENT CIPRSM BOARD (SHEATHING TWO FACES OF WALL)	1/2" CIPRSM	1.5" LONG GALV. ROOFING NAILS @ 6" COMMON NAILS OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
CS-PP	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	WALING PER DETAIL.

NOTES:
1. ALL BRACED WALL PANEL TYPES, EXCEPT GR(1) AND GR(2), SHALL HAVE 2x BLOTTING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2. ALL EXTERIOR WALLS ARE SHEATHED WITH 7/16" OSB, OR 15/32" PLUMWOOD, FASTENED WITH 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.



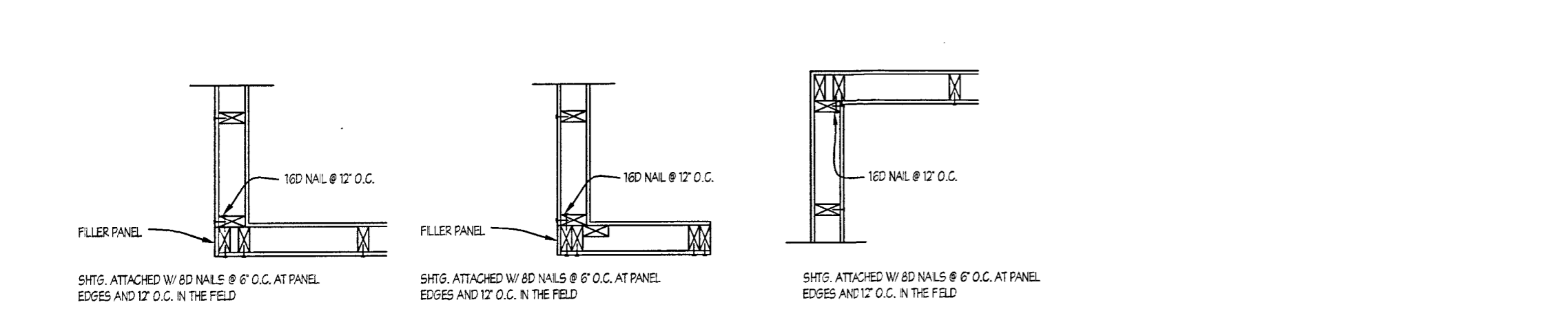
NARROW WALL PORTAL DETAILS - TYPE 1



ONE SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENING

NARROW WALL BRACING DETAILS

NOTE: PORTAL FRAME AREAS SHOWN TO REPLACE THE REQ'D BRACED WALL SEGMENT UP TO 40' LENGTH. FOR LEFT WALLS, WALL IS TO BE FASTENED TO 88# OPENING. LOCATIONS AND SPACING TO FOLLOW. NO REG. REPEATS.



OUTSIDE CORNER DETAIL not to scale
GARAGE CORNER DETAIL not to scale
INSIDE CORNER DETAIL not to scale

CONNECT STUD AT END OF BRACED WALL PANEL TO STUD IN WALL BELOW WITH A SIMPSON CS22 STRAP WITH 8 10d NAILS EACH END
SECOND FLOOR PLAN

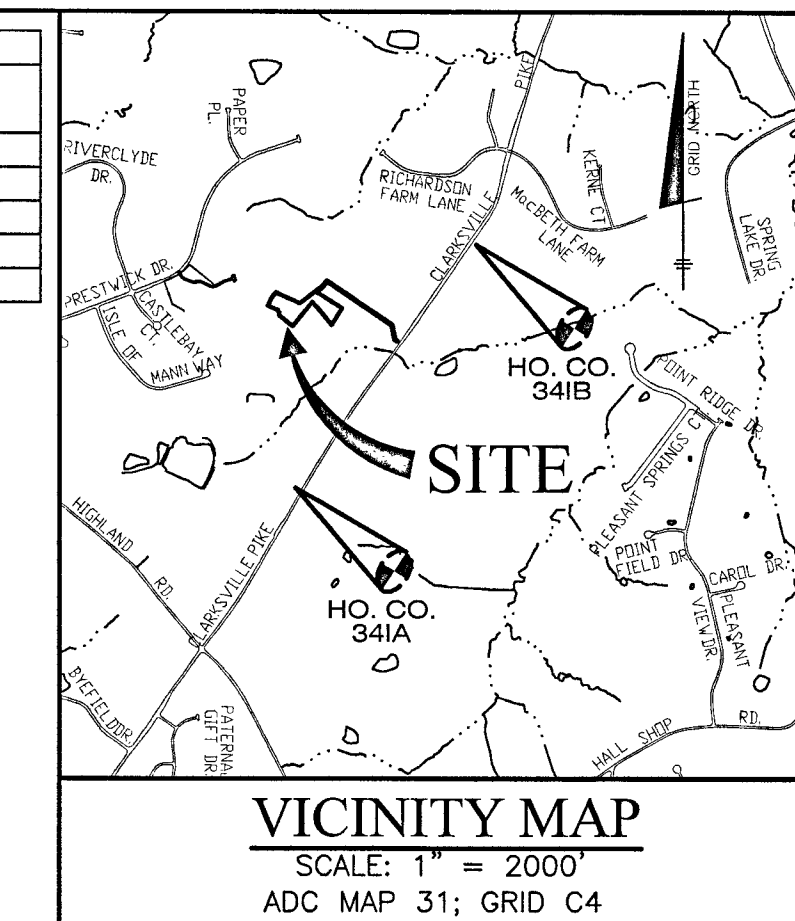
THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.

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

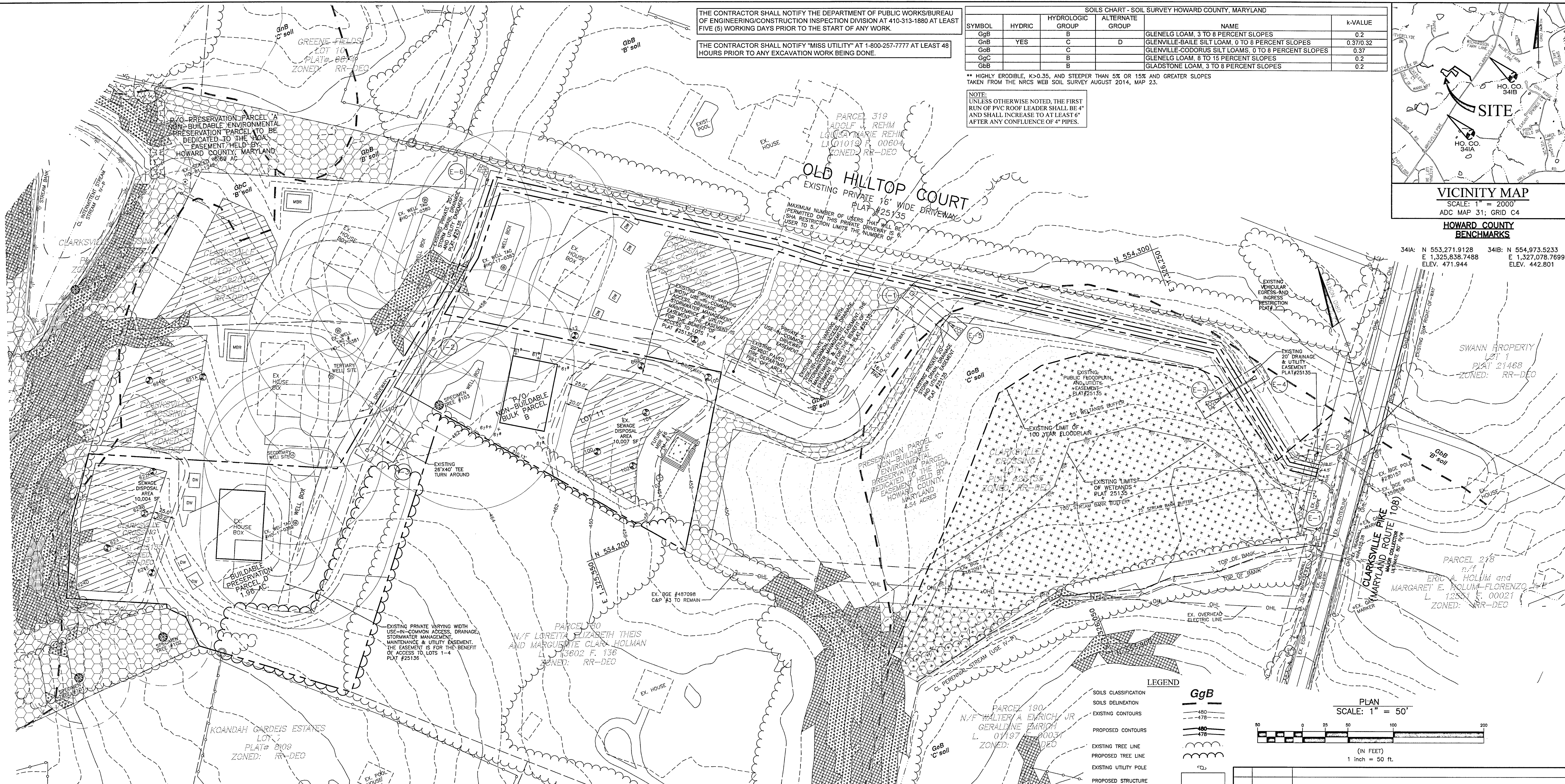
SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.2
GnB	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.370.32
GcC		C		GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.37
GcC		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.

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



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 31; GRID C4
HOWARD COUNTY BENCHMARKS
341A: N 553,271.9128 E 1,325,836.7488 ELEV. 471.944
341B: N 554,973.5233 E 1,327,078.7699 ELEV. 442.801



PERCOLATION CERTIFICATION GENERAL NOTES

1. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.

2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE RECORDATION OF 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 ADJACENT PROPERTIES.

5. GROUNDWATER APPROPRIATIONS PERMIT (GAP) SHALL BE OBTAINED PRIOR TO ISSUE OF PERMITS TO INSTALL WELLS, OR AN EXEMPTION FROM THE GAP SHALL BE OBTAINED PRIOR TO ISSUE OF PERMITS TO INSTALL WELLS.

6. TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN SURVEY PERFORMED ON OR ABOUT AUGUST, 2017 BY BENCHMARK ENGINEERING, INC.

7. ALL WELLS TO BE DRILLED PRIOR TO FINAL RECORD PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL RECORD PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL-DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.

8. PERCOLATION TEST FEE RECEIPT NUMBER, REFERENCED IN THE APPROVING AUTHORITY CORRESPONDENCE, IS A520113.

9. THE PURPOSE OF THIS REVISED PERCOLATION CERTIFICATION IS TO SHOW THE DIVISION OF NON-BUILDABLE BULK PARCEL B INTO LOT 11 AND PARCEL D, TO SHOW THE LOT LINES FOR FUTURE LOT 11 AND PARCEL D.

10. ANY MICRO-BIORETENTION FACILITIES WITHIN 100 FEET OF A WELL, AS MEASURED FROM THE WELL BOX TO THE FILTER MEDIA, SHALL BE LINED. LINING WILL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT DETAIL AS SHOWN ON THE FINAL CONSTRUCTION PLAN. THE CURRENT DESIGN REQUIRES THAT THE MICRO-BIORETENTION FACILITIES ON LOT 10 AND ADJACENT PROPERTY GREENE FIELD LOT 19 BE LINED. MICRO-BIORETENTION FACILITIES ARE NOT ALLOWED WITHIN 50' OF WELL OR WELL BOXES.

11. THIS PLAN IS A CHANGE TO THE PERCOLATION CERTIFICATION PLAN INCLUDED IN SP-07-013. THE APPROVED WELLS AND SEWAGE DISPOSAL AREAS FROM THAT PLAN ARE NOT SHOWN ON THIS PLAN FOR CLARITY.

12. WATER SAMPLES FROM WELLS INSTALLED FOR LOTS ON NON-BUILDABLE PARCEL B MUST BE ANALYZED FOR VOLATILE ORGANIC COMPOUNDS (VOC) PRIOR TO RELEASE OF USE AND OCCUPANCY BY THE HEALTH DEPARTMENT.

13. IF THERE ARE OVERHEAD POWER LINES WITHIN 25 FEET OF ANY WELL BOX THE LINES MUST BE REMOVED PRIOR TO SUBMITTAL OF AN APPLICATION FOR WELL DRILLING. ALL UNDERGROUND POWER LINES MUST BE MARKED BY MISS UTILITY PRIOR TO SUBMITTAL OF AN APPLICATION FOR WELL DRILLING.

14. EACH POTABLE WATER WELL INSTALLED IN THE CLARKSVILLE CROSSING SUBDIVISION SHALL BE SAMPLED AT YIELD TEST AND THE RESPECTIVE SAMPLES ANALYZED FOR RADIUM OR RADIUM DEGRADATION PRODUCTS GROSS ALPHA AND GROSS BETA.

15. THIS PLAN IS A PERCOLATION CERTIFICATION PLAN ONLY. THIS PLAN IS NOT A OSDS PERMIT PLAN. EACH LOT'S SEPTIC COMPONENTS SHALL BE SHOWN ON A OSDS PERMIT PLAN. THIS PERMIT REQUEST MUST BE REVIEWED AND APPROVED IN ORDER TO OBTAIN A PERMIT TO CONSTRUCT THE SYSTEM.

16. SEWAGE DISPOSAL IMPROVEMENT ON GREENE FIELD LOT 19 WILL BE CERTIFIED AND DESIGNED ON INDEPENDENT PLANS.

17. MDE HAS APPROVED A VARIANCE TO ALLOW THE WELL SERVING LOT 11 (NOW LOT 9) TO BE DOWNGRADE OF THE SEWAGE DISPOSAL AREAS ON CLARKSVILLE CROSSING LOT 11 (NOW LOT 9) AND GREENE FIELDS LOT 16, AS SHOWN ON THIS PLAN, SUBJECT TO THE FOLLOWING CONDITIONS:

- THE WELL MUST BE DRILLED UTILIZING STEEL CASING TO 50 FEET DEPTH OR 10 FEET INTO COMPETENT BEDROCK, WHICHEVER IS DEEPER.
- THE SEWAGE DISPOSAL SYSTEM OF LOT 11 (NOW LOT 9) MUST UTILIZE BEST AVAILABLE TECHNOLOGY FOR NITROGEN REDUCTION, A LOW PRESSURE DOSED DRAINFIELD, AND A MAXIMUM DISPOSAL TRENCH BOTTOM DEPTH OF FIVE AND ONE HALF FEET (66 INCHES) FROM GROUND SURFACE.

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.

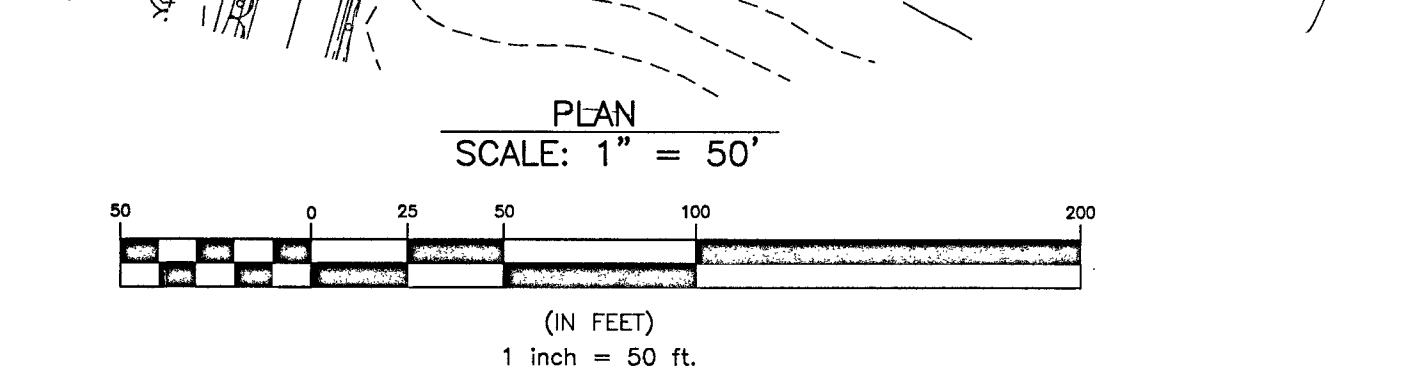
John Carney 12/8/23
FIELD PREPARER
JOHN CARNEY, P.E.
FOR BENCHMARK ENGINEERING, INC.

THIS REVISED PERCOLATION CERTIFICATION PLAN IS FOR THE FOLLOWING:

1. TO SHOW THE FUTURE DIVISION OF CLARKSVILLE CROSSING, PHASE 2, AREA 1, NON-BUILDABLE BULK PARCEL 'B' (F-22-035) CREATING CLARKSVILLE CROSSING, PHASE 2, AREA 2, LOT 11 AND BUILDABLE PARCEL D.
2. TO SHOW A NEW LOT LINES OF FUTURE LOT 11 AND PARCEL D.

LEGEND

SOILS CLASSIFICATION	GgB
SOILS DELINEATION	480
EXISTING CONTOURS	478
PROPOSED CONTOURS	480
EXISTING TREE LINE	478
PROPOSED TREE LINE	478
EXISTING UTILITY POLE	○
PROPOSED STRUCTURE	□
EXISTING STRUCTURE	□
WELL BOX	□
EXISTING WELL BOX	□
EXISTING SEWAGE DISPOSAL AREA	▨
SEWAGE DISPOSAL AREA	▨
100 YR FLOODPLAIN	+
SLOPES 15% TO 19.99%	▨
SLOPES 20% TO 24.99%	▨
SLOPES 25% AND GREATER	▨
PASSED PERCOLATION TEST	⊕
FAILED PERCOLATION TEST	⊕
BORING	⊕
MICRO-BIORETENTION FACILITY	⊕
EXISTING FENCE	—



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
3300 NORTH RICE ROAD & SUITE 140 A ELLESDOTT CITY, MARYLAND 21043
(P) 410-468-6106 (F) 410-465-6844
WWW.BEI-ENGINEERING.COM

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

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

CLARKSVILLE CROSSING, PHASE 2, AREA 2
LOT 11 AND PARCEL D
A RESUBDIVISION OF
CLARKSVILLE CROSSING, PHASE 2, AREA 1, BULK PARCEL 'B' (F-22-035)

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

REVISED PERCOLATION CERTIFICATION PLAN

DATE: DEC., 2023 BEI PROJECT NO: 2525
SCALE: AS SHOWN SHEET 1 OF 1

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

John Carney 12/14/23
HOWARD COUNTY HEALTH OFFICER

