

**GENERAL NOTES**

- 1.)  $\odot$  DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- 2.)  $\Delta$  DENOTES TRAVERSE POINT.
- 3.) ALL AREAS ARE "MORE OR LESS".
- 4.) THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- 5.) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37AB AND 0048. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- 6.) THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2015 BY BENCHMARK ENGINEERING, INC.
- 7.) NO NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT.
- 8.) AN AFPO TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., DATED MARCH, 2014.
- 9.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 10.) WATER IS PUBLIC. THE CONTRACT NUMBERS IS 14-4912-D.
- 11.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-4912-D.
- 12.) THIS SUBMISSION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3/7/16, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- 13.) WETLAND AND FOREST STAND DELINEATIONS WERE CONDUCTED BY ECO-SCIENCE, INC., DATED JUNE 6TH, 2014.
- 14.) NO FLOODPLAINS EXIST ON SITE, THEREFORE A FLOODPLAIN STUDY IS NOT REQUIRED.
- 15.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S), THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS OR 100 YEAR FLOODPLAIN EXCEPT AS APPROVED THE HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING.
- 16.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- 17.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.
- 18.) STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN COMPLETED BY THE USE OF MICRO-BIORETENTION (M-6) LANDSCAPE INFILTRATION (M-3), DRY WELLS (M-5), AND SUBMERGED GRAVEL WETLANDS (M-2) FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OR THE H.O.A. ECP-14-081 WAS APPROVED FOR THIS PARCEL ON 1-9-15.
- 19.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE FUTURE OBLIGATION FOR SECTION 2, PHASE 2 WILL BE DETERMINED IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AT THE TIME OF THE FUTURE DEVELOPMENT. FINANCIAL SURETY IN THE AMOUNT OF \$1,650.00 (\$300 FOR EACH OF THE 4 TREES, \$150 FOR EACH OF THE 3 EVERGREENS AND \$30 FOR EACH OF THE 6 SHRUBS) FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- 20.) THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET BY THIS PLAN BY THE ON-SITE REFORESTATION OF 0.32 AC. WITHIN A FOREST CONSERVATION EASEMENT. FINANCIAL SURETY IN THE AMOUNT OF \$10,454.40 FOR THE PLANTING IS TO BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- 21.) RESERVATION OF PUBLIC UTILITY EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 63-65 AND BULK PARCELS "A" AND "B". ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 22.) THE TOTAL OPEN SPACE OBLIGATION OF 0.54 ACRES WILL BE PROVIDED AT THE TIME OF THE FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL "A". THE OPEN SPACE LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 23.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 24.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9/30/15. DEPARTMENT ID 01979728. THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION HAS BEEN RECORDED CONCURRENT WITH THIS PLAN.
- 25.) TRASH COLLECTION: TRASH COLLECTION FOR THIS SUBDIVISION SHALL BE AT THE INTERSECTION OF THE PRIVATE DRIVEWAY AND THE PUBLIC ROAD.
- 26.) PER ZONING, 10% OF ALL UNITS MUST BE MODERATE INCOME HOUSING UNITS (M.I.H.U.). THIS AMOUNTS TO 1 UNIT (10% OF 8). PER SECTION 13.402A(c) OF THE HOWARD COUNTY CODE OR PAYMENT OF A FEE IN LIEU OF CONSTRUCTION IN ACCORDANCE WITH THE CURRENT SCHEDULE OF RATES.
- 27.) THE PURPOSE OF NON-BUILDABLE BULK PARCEL "A" IS TO BE THE FUTURE PHASE 2 DEVELOPMENT. THE PURPOSE OF NON-BUILDABLE BULK PARCEL "B" IS TO PROVIDE ACCESS AND/OR LOT AREA FOR POTENTIAL RESUBDIVISION OF ADJOINING LOTS.
- 28.) A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 63-65 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS RECORD PLAT.

28.) ON JUNE 8, 2015, WP-15-140 WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WERE WAIVED: SECTION 16.121(a)(2), 16.121(e)(1), 16.144(b) & 16.145, 16.144(g) & 16.146 AND 16.1205(a)(7). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETITIONER MUST RECEIVE APPROVAL OF F-15-096 WOODBROOK, SECTION 2 PHASE 1, TO CONSOLIDATE THE 3 PARCELS AND CREATE 3 BUILDABLE LOTS AND 2 NON-BUILDABLE BULK PARCELS.
2. ADD THE WAIVER PETITION, WP-15-140 ON F-15-096, SECTION 2, PHASE 1 AS GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS IN WHICH IT WAS APPROVED.
3. A NOTE SHALL BE PROVIDED ON THE FINAL PLAN FOR F-15-096 AND THE SUPPLEMENTAL PLAN THAT THE 25% OPEN SPACE REQUIREMENT WILL BE TEMPORARILY DEFERRED UNDER SECTION 2, PHASE 1, F-15-096 AND WILL BE PROVIDED IN ITS ENTIRETY UNDER SECTION 2, PHASE 2 OF WOODBROOK.
4. A 12' ACCESS DRIVE WILL BE REQUIRED FOR THE OPEN SPACE ACCESS. A GENERAL NOTE SHOULD BE ADDED TO THE FINAL PLAN AND ALSO STATE THAT HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE ACCESS DRIVE IF THE OPEN SPACE LOT IS DEDICATED TO HOWARD COUNTY.
5. SHOW THE 1 SPECIMEN TREE BEING REMOVED AND LABELED PER WP-15-140 ON THE SUPPLEMENTAL PLAN FOR F-15-096. THE SPECIMEN TREE REMOVAL SHALL BE MITIGATED BY THE PLANTING OF 2 PERIMETER SHADE TREES OF 3" CALIPER.
6. PETITIONER SHALL ADDRESS ALL COMMENTS FROM ALL SRC AGENCIES FOR F-15-096.
7. COMPLY WITH ALL COMMENTS FOR THE APPROVED ECP-14-081.

OWNER/DEVELOPER:  
SECURITY DEVELOPMENT LLC  
P.O. BOX 417  
ELLCOTT CITY, MARYLAND 21041  
410-465-4244

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MD 21043  
(P) 410-465-8105 (F) 301-371-3505 (C) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

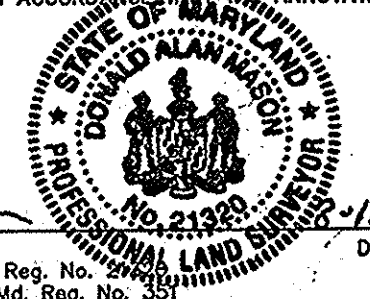
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 3-16-16  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Steven K. Breeden* 3-16-16  
STEVEN K. BREEDEN, MEMBER  
SECURITY DEVELOPMENT LLC, OWNER

**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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SECURITY DEVELOPMENT LLC FROM JOHN R. NEIGHOFF, CHARLES E. NEIGHOFF AND WALTER L. NEIGHOFF BY DEED DATED JANUARY 13, 2016 AND RECORDED IN LIBER 16659 AT FOLIO 412 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 3-16-16  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320  
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 33



**WETLAND LINE TABLE**

LINE	BEARING	LENGTH
L1	N83°34'19"W	8.16'
L2	N85°57'24"W	14.45'
L3	N30°34'08"W	8.16'
L4	S84°18'50"W	45.28'
L5	N15°15'41"W	8.97'
L6	N37°38'18"E	6.56'
L7	N25°31'49"E	14.31'
L8	N68°21'08"E	16.83'
L9	S65°00'13"E	11.12'

**BOUNDARY COORDINATE CHART (NAD '83)**

No.	NORTH	EAST
L11	N56°11'41"W	9.47'
L12	N18°20'25"W	17.49'
L13	N18°20'25"W	14.37'
L14	N37°50'49"E	11.20'
L15	N19°32'08"W	132.40'
L16	S70°27'52"W	10.00'
L17	N19°32'08"W	27.34'
L18	S71°51'22"W	67.21'
L19	S18°08'38"E	15.80'
L20	N71°39'35"E	6.52'
L21	N71°39'35"E	24.00'
L22	N71°39'35"E	8.05'
L23	S19°08'48"E	25.43'

**NOTE: A LOT/RESIDENTIAL UNIT IN THIS SUBDIVISION IS SUBJECT TO THE MIH FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATE AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICATION FOR LOT 64.**

**OWNER'S CERTIFICATE**  
SECURITY DEVELOPMENT LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 AND 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 GRANTS 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 THIS 16th DAY OF MARCH, 2016.

*Steven K. Breeden* 3-16-16  
STEVEN K. BREEDEN, MEMBER  
SECURITY DEVELOPMENT LLC

*James R. Moxley III* 3/16/16  
JAMES R. MOXLEY III, MEMBER  
SECURITY DEVELOPMENT LLC

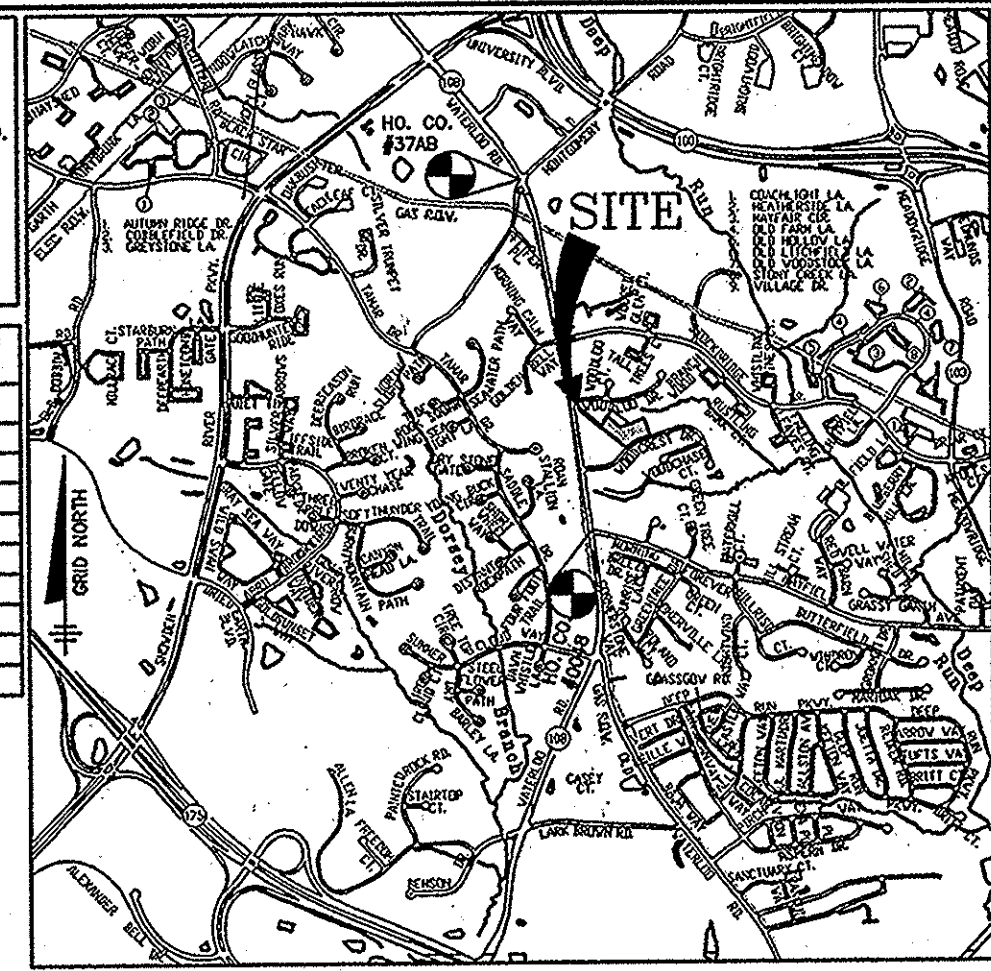
*Witness* 3/16/16  
WITNESS

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS TO BE RECORDED	3
BUILDABLE LOTS	3
NON-BUILDABLE BULK PARCELS	2
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED	0.51 AC.±
BUILDABLE LOTS	0.51 AC.±
NON-BUILDABLE BULK PARCELS	1.63 AC.±
OPEN SPACE	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.14 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Debra M. Rossman* 5/3/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chadwick* 5-19-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kat Shindler* 6-01-16  
DIRECTOR DATE



**VICINITY MAP**  
SCALE: 1"=2000'

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
64	7,093 S.F.	404 S.F.	6,689 S.F.
65	7,946 S.F.	755 S.F.	7,191 S.F.

RECORDED AS PLAT NO. 23804 ON 6/9/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

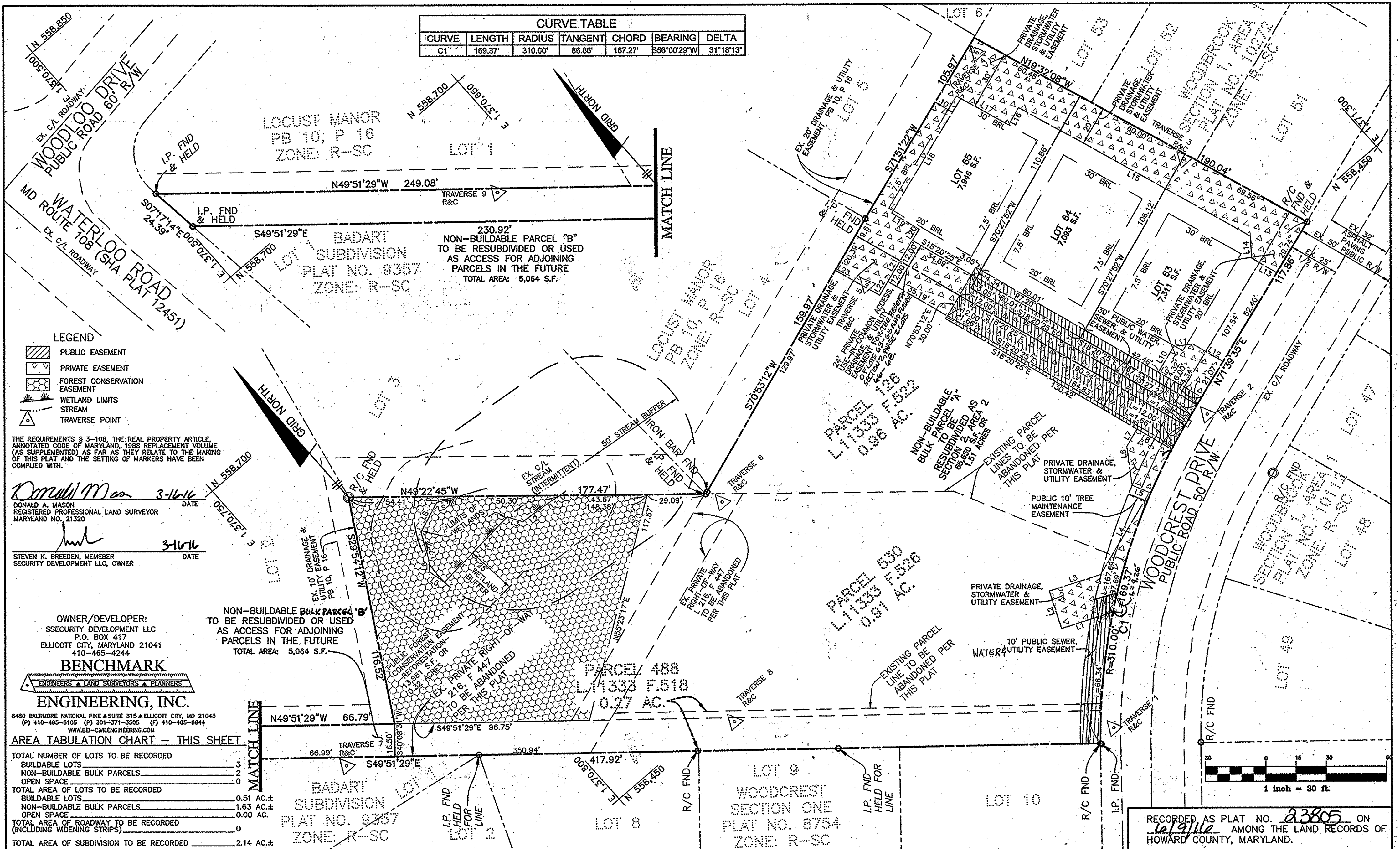
**WOODBROOK, SECTION 2, PHASE 1 BUILDABLE LOTS 63 thru 65 AND NON-BUILDABLE BULK PARCELS "A" AND "B"**

ECP-14-081,  
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 37  
GRID: 14  
PARCELS: 126, 530 AND 488  
ZONED: R-SC

SCALE: AS SHOWN  
DATE: MARCH, 2016  
SHEET: 1 OF 2

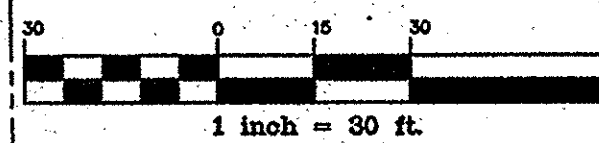


CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	169.37'	310.00'	86.86'	167.27'	S56°00'29"W	31°18'13"



**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS TO BE RECORDED	3
BUILDABLE LOTS	3
NON-BUILDABLE BULK PARCELS	2
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED	
BUILDABLE LOTS	0.51 AC.±
NON-BUILDABLE BULK PARCELS	1.63 AC.±
OPEN SPACE	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.14 AC.±



RECORDED AS PLAT NO. 23805 ON 6/9/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



ECP-14-081.

F-15-096