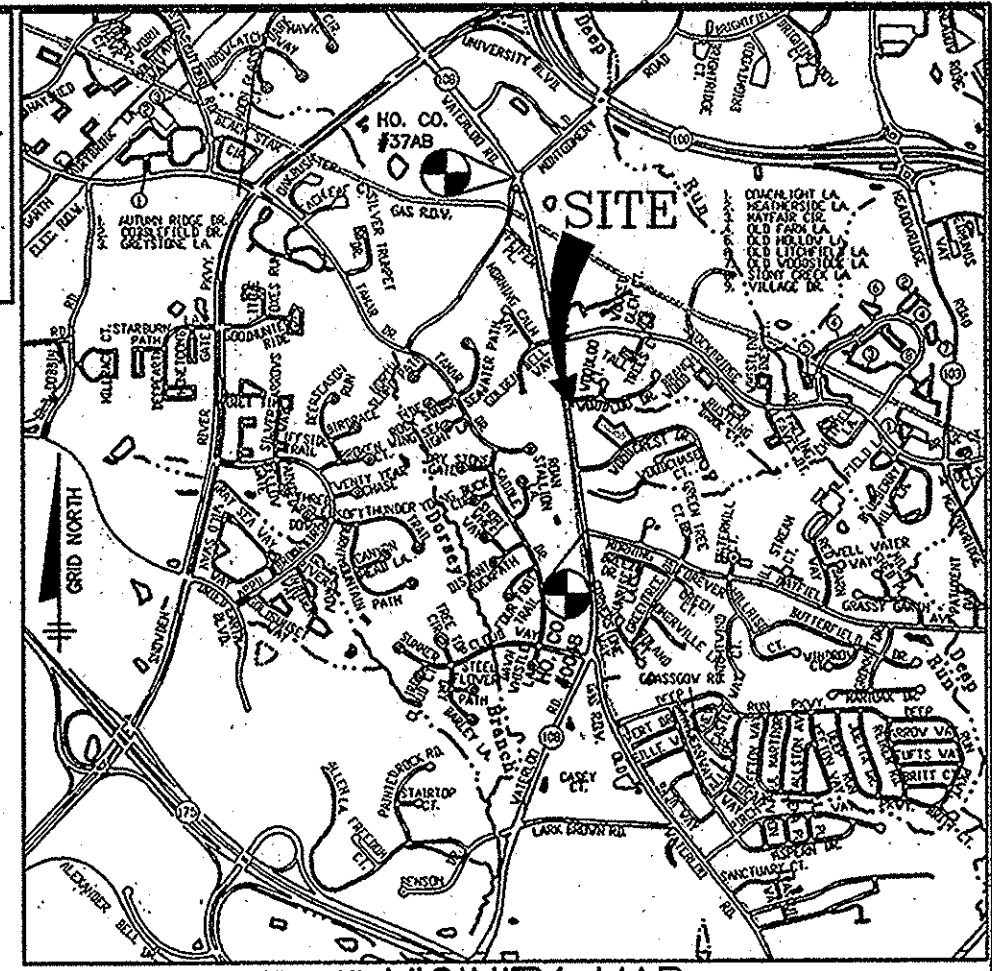


BENCH MARKS NAD '83

HO. CO. MON. 37AB	ELEV. 390.452
STAMPED DISC ON CONCRETE MONUMENT.	
CORNER MD. RT. 108 & OLD MONTGOMERY RD.	
N 561,137.376	E 1,369,891.847
HO. CO. MON. 0048	ELEV. 348.044
STAMPED DISC ON CONCRETE MONUMENT.	
CORNER MD. RT. 108 & MAYFIELD AVENUE	
N 557,526.362	E 1,370,661.967



GENERAL NOTES (CON'T)

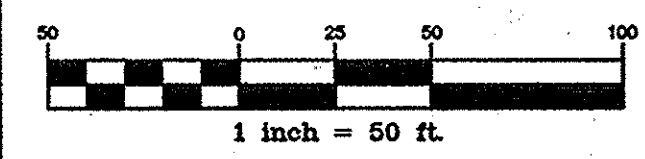
- 17.) STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN COMPLETED BY THE USE OF MICRO-BIOTRETENTION (M-6) LANDSCAPE INFILTRATION (M-3), AND DRY WELLS (M-5) FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OR THE H.O.A. ECP-14-081 WAS APPROVED FOR THIS PARCEL ON 1-9-15. THE STORMWATER MANAGEMENT DESIGNED UNDER F-15-093 WAS FOR THE ENTIRE PARCEL, INCLUDING THESE LOTS AND THIS DEVELOPMENT.
- 18.) 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 FUTURE DEVELOPMENT UNDER THE SITE DEVELOPMENT PLAN. FINANCIAL SURETY IN THE AMOUNT OF \$3,750.00 (\$300 FOR EACH OF THE 10 SHADE TREES, \$150 FOR THE 5 EVERGREENS) FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT. FURTHER REVIEW OF PERIMETER LANDSCAPING REQUIREMENTS WILL BE DONE AT THE SITE DEVELOPMENT STAGE.
- 19.) 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 \$10,486 FOR THE PLANTING IS TO BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT, F-15-096.
- 20.) 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.
- 21.) THE TOTAL OPEN SPACE OBLIGATION OF 0.54 ACRES SHALL BE PROVIDED AT THE TIME OF THIS SUBDIVISION FOR ALL OF WOODBROOK, SECTION 2. THE 25% OPEN SPACE OBLIGATION IS BASED ON THE TOTAL 2.14 ACRES RECORDED UNDER SECTION 2, PHASE 1, F-15-096. THE OPEN SPACE LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 22.) SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- 23.) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE AS SHOWN HEREON.
- 24.) 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.
- 25.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9/30/15, DEPARTMENT ID #16799728. THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION HAS BEEN RECORDED AT LIBER 16799728 FOLIO 270.
- 26.) 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(a)(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.
 27.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
 28.) STREET TREES ALONG THE FRONTAGE OF WOODCREST DRIVE HAVE BEEN REVIEWED AND APPROVED UNDER SECTION 2, PHASE 1. SURETY FOR INSTALLATION OF THESE TREES HAS BEEN POSTED WITH THE DPW DEVELOPER'S AGREEMENT, F-15-096.

GENERAL NOTES (CON'T)

- 29.) A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE 16' DRIVEWAY WHICH SERVES LOTS 63-68 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY ON 9-16-16 LIBER 16799728 FOLIO 319', AND AT THE TIME OF RECORDATION OF F-15-096, SECTION 2, PHASE 1.
- 30.) A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE 16' DRIVEWAY WHICH SERVES LOTS 69 AND 70 SHALL BE RECORDED IN THE LAND RECORDS OF SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN, F-15-103, SECTION 2, PHASE 2.
- 31.) THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- 32.) THE FOREST CONSERVATION REFORESTATION EASEMENT WITHIN OPEN SPACE LOT 72 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 33.) THE FOREST CONSERVATION REFORESTATION EASEMENT PLANTINGS LOCATED WITHIN OPEN SPACE LOT 72 ARE NOT TO BE CONSIDERED LANDSCAPING, AS IT IS USUALLY PRACTICED. THE PURPOSE OF THESE PLANTINGS IS TO CREATE A NEW FOREST COMMUNITY THAT WILL REPLACE TO SOME DEGREE THE FOREST RESOURCES THAT HAVE BEEN LOST DURING THE LAND DEVELOPMENT PROCESS. THE PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THE REFORESTATION STAND WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.
- 34.) OPEN SPACE CALCULATIONS ARE AS FOLLOWS:
 TOTAL (SECTION 2, PHASE 1) = 2.14 AC
 OPEN SPACE REQUIRED = 0.54 AC (25% OF THE TOTAL)
 OPEN SPACE PROVIDED = 0.85 AC
 OPEN SPACE CREDITED = 0.55 AC
 OPEN SPACE NON-CREDITED = 0.10 AC
- 35.) THE FOREST CONSERVATION EASEMENT HAS BEEN DEEDED FROM SECURITY DEVELOPMENT LLC TO HOWARD COUNTY, MARYLAND, RECORDED WITH F-15-096, SECTION 2, PHASE 1.

TRAVERSE/CONTROL COORDINATE TABLE

NO.	NORTHING	EASTING
1	558314.7460	1371008.7500
2	558403.1270	1371147.8433
3	558507.9247	1371223.9485
4	558616.1466	1371181.7744
5	558654.2322	1371063.7190
6	558529.1285	1370937.3833
7	558551.7425	1370709.1526
8	558441.6111	1370868.9346



BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
110	558406.7680	1371137.3079
111	558313.2517	1370998.6220
112	558539.4947	1370730.3491
113	558552.1081	1370740.9884
114	558653.1151	1370799.0759
115	558537.5742	1370933.7809
116	558586.8083	1371075.8539

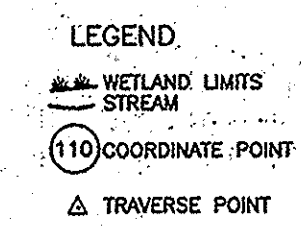
OWNER/DEVELOPER:
SSECURITY DEVELOPMENT, LLC
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8490 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLCOTT CITY, MD 21043
(P) 410-465-6105 (F) 301-371-3505 (F) 410-465-6644
WWW.BE1-CVLENGINEERING.COM

GENERAL NOTES

- 1.) (C) DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- 2.) (A) 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.) APFO 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 SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER (CONTRACT #14-4912-D) SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3/7/16, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- 13.) THERE ARE WETLANDS LOCATED ON-SITE WITHIN OPEN SPACE LOT 72, AS OUTLINED IN THE WETLANDS DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC., DATED JUNE 6TH, 2014. THEY WILL NOT BE DISTURBED.
- 14.) THERE IS NOT 100 YEAR FLOODPLAIN STUDY REQUIRED FOR THIS SITE.
- 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.

PLAN VIEW



AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS TO BE RECORDED	
BUILDABLE LOTS	5
NON-BUILDABLE BULK PARCELS	0
OPEN SPACE	2
TOTAL AREA OF LOTS TO BE RECORDED	
BUILDABLE LOTS	0.86 AC.±
NON-BUILDABLE BULK PARCELS	0.00 AC.
OPEN SPACE TOTAL	0.65 AC.±
OPEN SPACE CREDITED	0.55 AC.±
OPEN SPACE NON-CREDITED	0.10 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.51 AC.±

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

Walter M. Neighoff 5/13/2016
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Elsham 5-25-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith Stenhouse 6-16-16
DIRECTOR

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. 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

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 PART 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 NEIGHOFFS WERE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-16-16
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

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 PLAN 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 PUBLIC USE 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

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

THE PURPOSE OF THIS RESUBDIVISION OF NON-BUILDABLE PARCEL "A", PLAT NO. 23804 IS TO CREATE BUILDABLE LOTS 66-70, OPEN SPACE LOTS 71 & 72, AND RELATED EASEMENTS.

RECORDED AS PLAT NO. 23832 ON 6/23/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WOODBROOK, SECTION 2, PHASE 2, LOTS 66 thru 70 AND OPEN SPACE LOTS 71 & 72, A RESUBDIVISION OF SECTION 2, PHASE 1, BULK PARCEL "A" AS SHOWN ON PLAT NO. 23804 - 23805

ECP-14-081, F-15-096, WP-15-140, W&S CONTRACT #14-4912-D

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37 SCALE: AS SHOWN
GRID: 14
PARCELS: 126, 530 AND 488 DATE: MARCH, 2016
ZONED: R-SC SHEET: 1 OF 2

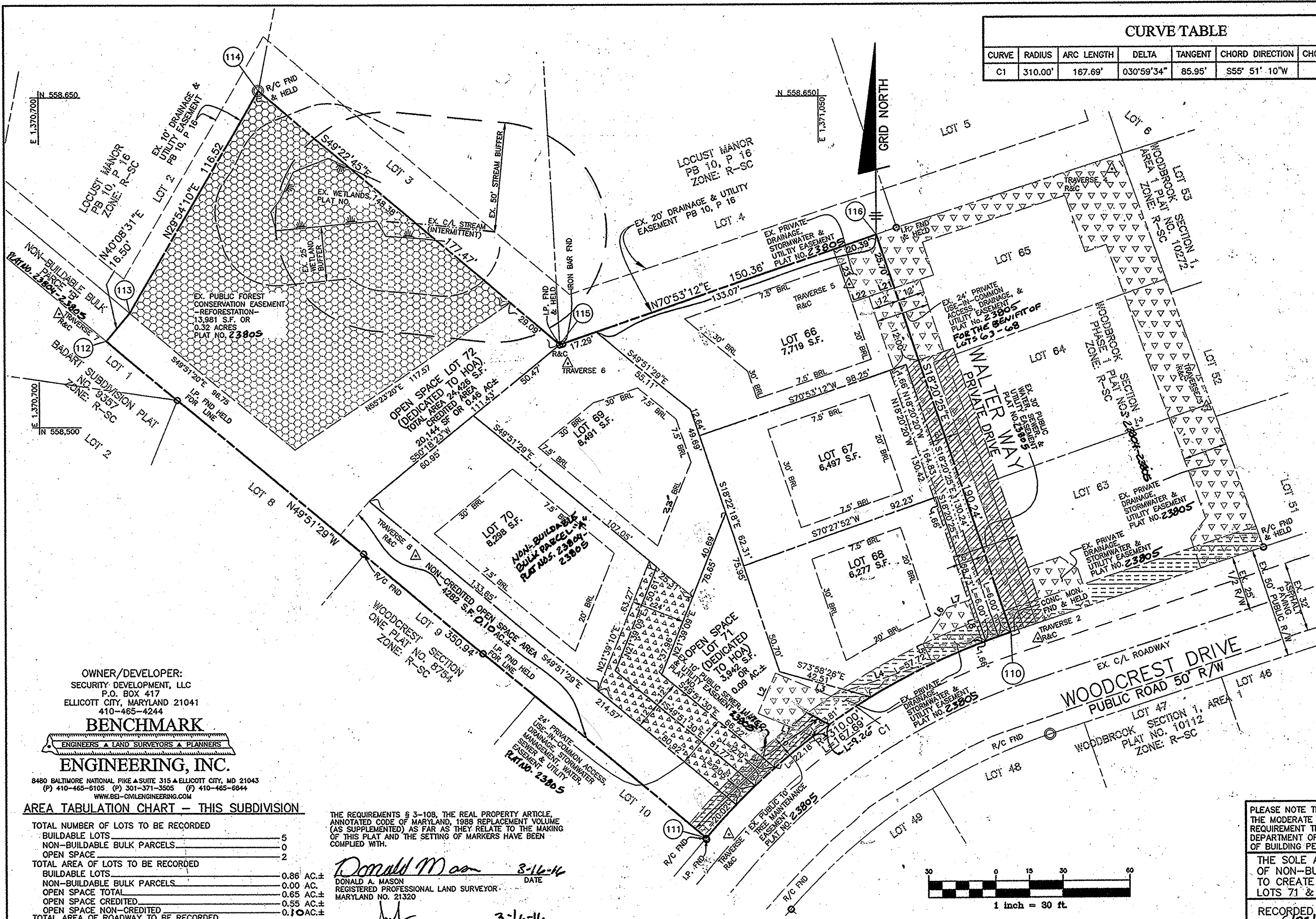
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	310.00'	167.69'	030°59'34"	85.95'	S55° 51' 10"W	165.65'

- PRIVATE EASEMENT
- EXISTING PUBLIC EASEMENT
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- WETLAND LIMITS STREAM
- COORDINATE POINT
- TRAVERSE POINT

LINE	BEARING	LENGTH
L1	N66°48'14"W	26.76'
L2	N23°11'46"E	20.00'
L3	S66°48'14"E	26.73'
L4	N71°33'30"E	48.25'
L5	N25°40'26"W	9.34'
L6	N33°27'15"E	19.89'
L7	N71°39'35"E	10.03'
L8	S18°20'25"E	19.94'
L21	N71°39'35"E	24.00'
L22	N71°39'35"E	8.05'
L23	S19°06'48"E	25.43'

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
66	7,719 S.F.	781 S.F.	6,938 S.F.
67	6,497 S.F.	412 S.F.	6,085 S.F.
69	8,491 S.F.	1,773 S.F.	6,718 S.F.
70	8,298 S.F.	974 S.F.	7,324 S.F.

- LEGEND
- PRIVATE EASEMENT
 - EXISTING PUBLIC EASEMENT
 - EXISTING PUBLIC TREE MAINTENANCE EASEMENT
 - EXISTING PRIVATE EASEMENT
 - FOREST CONSERVATION EASEMENT
 - WETLAND LIMITS STREAM
 - COORDINATE POINT
 - TRAVERSE POINT



PLAN VIEW

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

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
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AREA TABULATION CHART - THIS SUBDIVISION

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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 3-16-16
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 PART 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 A. Mason 3-16-16
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

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 PUBLIC USE 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

John M. Coy 3/16/16
WITNESS
John M. Coy 3/16/16
WITNESS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Roseman 5/13/2016
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief 5-25-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Director 6-16-16
DIRECTOR

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

THE SOLE AND ONLY PURPOSE OF THIS RESUBDIVISION OF NON-BUILDABLE PARCEL "A", PLAT NO. 23804, IS TO CREATE BUILDABLE LOTS 66-70, OPEN SPACE LOTS 71 & 72, AND RELATED EASEMENTS.

RECORDED AS PLAT NO. 23833 ON 6/23/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WOODBROOK, SECTION 2, PHASE 2, LOTS 66 thru 70 AND OPEN SPACE LOTS 71 & 72, A RESUBDIVISION OF SECTION 2, PHASE 1, BULK PARCEL "A" AS SHOWN ON PLAT NO. 23804 - 23805

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37 SCALE: AS SHOWN
GRID: 14 DATE: MARCH, 2016
PARCELS: 126, 530 AND 488
ZONED: R-SC SHEET: 2 OF 2