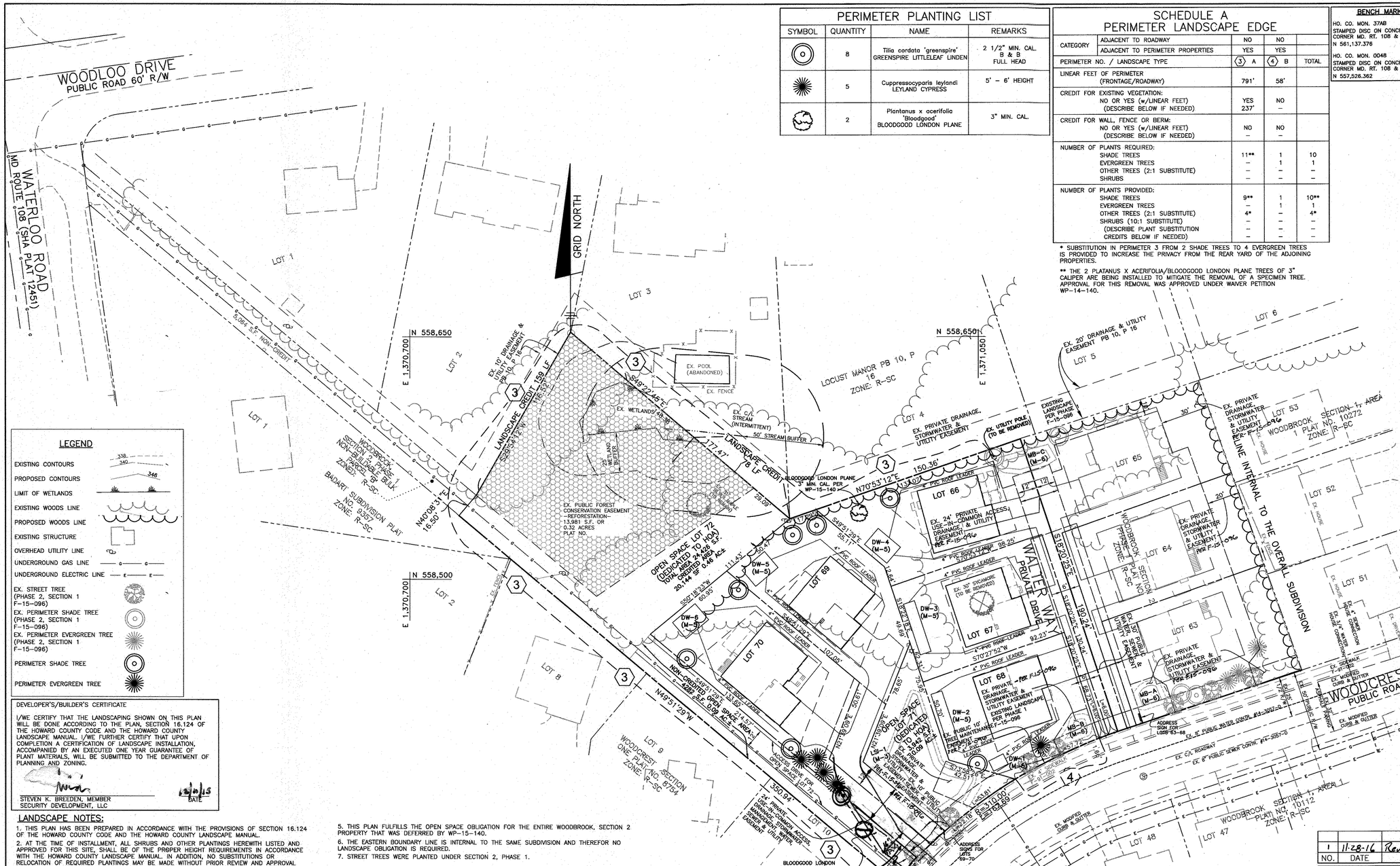


PERIMETER PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
	8	Tilia cordata 'greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" MIN. CAL. B & B FULL HEAD
	5	Cuppressocyparis leylandi LEYLAND CYPRESS	5' – 6' HEIGHT
	2	Plantanus x acerifolia 'Bloodgood' BLOODGOOD LONDON PLANE	3" MIN. CAL.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	NO	NO	
	ADJACENT TO PERIMETER PROPERTIES	YES	YES	
PERIMETER NO. / LANDSCAPE TYPE		3 A	4 B	TOTAL
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)		791'	58'	
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		YES 237'	NO –	
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO –	NO –	
NUMBER OF PLANTS REQUIRED:	SHADE TREES	11**	1	10
	EVERGREEN TREES	–	1	1
	OTHER TREES (2:1 SUBSTITUTE)	–	–	–
	SHRUBS	–	–	–
NUMBER OF PLANTS PROVIDED:	SHADE TREES	9**	1	10**
	EVERGREEN TREES	–	1	1
	OTHER TREES (2:1 SUBSTITUTE)	4*	–	4*
	SHRUBS (10:1 SUBSTITUTE)	–	–	–
	(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	–	–	–

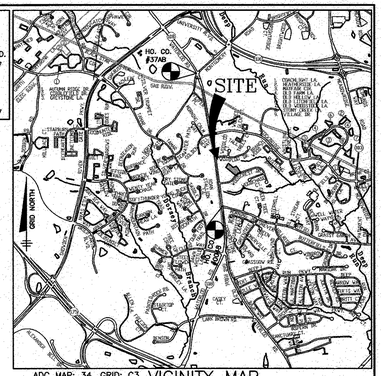
* SUBSTITUTION IN PERIMETER 3 FROM 2 SHADE TREES TO 4 EVERGREEN TREES IS PROVIDED TO INCREASE THE PRIVACY FROM THE REAR YARD OF THE ADJOINING PROPERTIES.

** THE 2 PLATANUS X ACERIFOLIA/BLOODGOOD LONDON PLANE TREES OF 3" CALIPER ARE BEING INSTALLED TO MITIGATE THE REMOVAL OF A SPECIMEN TREE. APPROVAL FOR THIS REMOVAL WAS APPROVED UNDER WAIVER PETITION WP-14-140.

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



ADC MAP: 34, GRID: C3 VICINITY MAP
SCALE : 1"=2000'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- EX. STREET TREE (PHASE 2, SECTION 1 F-15-096)
- EX. PERIMETER SHADE TREE (PHASE 2, SECTION 1 F-15-096)
- EX. PERIMETER EVERGREEN TREE (PHASE 2, SECTION 1 F-15-096)
- PERIMETER SHADE TREE
- PERIMETER EVERGREEN TREE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

STEVEN K. BREEDEN, MEMBER
SECURITY DEVELOPMENT, LLC

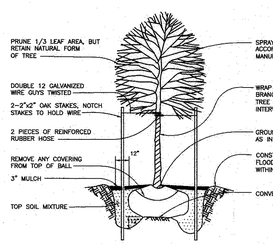
12/10/15
DATE

LANDSCAPE NOTES:

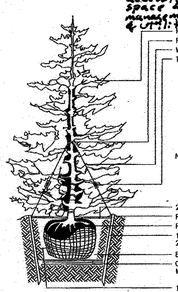
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
3. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
4. 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 DONE BE AT THE SITE DEVELOPMENT STAGE.
5. THIS PLAN FULFILLS THE OPEN SPACE OBLIGATION FOR THE ENTIRE WOODBROOK, SECTION 2 PROPERTY THAT WAS DEFERRED BY WP–15–140.
6. THE EASTERN BOUNDARY LINE IS INTERNAL TO THE SAME SUBDIVISION AND THEREFOR NO LANDSCAPE OBLIGATION IS REQUIRED.
7. STREET TREES WERE PLANTED UNDER SECTION 2, PHASE 1.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/28/16
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3-30-16
~~DIRECTOR~~ N/A	~~DATE~~



TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

1.) 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.

2.) THE FOREST CONSERVATION REFORESTATION EASEMENT WITHIN OPEN SPACE LOT 72 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ARE ALLOWED. DEED IS TO BE RECORDED AT THE SAME TIME AS WOODBROOK, SECTION 2, PHASE 1 PLAT (F–15–096).

3.) 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. THEIR PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THE REFORESTATION STAND WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.

4.) A PRIVATE RANGE OF ADDRESS SIGN AND STREET NAME SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410–313–5752 FOR DETAILS AND COST ESTIMATES.

5.) VISITOR AND GUEST PARKING SHALL BE RESTRICTED WITHIN THE SHARED DRIVEWAY. INDIVIDUAL HOUSE SITES SHALL PROVIDE THAT PRIVATE DRIVEWAYS HAVE A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE–IN–COMMON DRIVEWAY SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL PROVIDE ADEQUATE UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.

6.) THIS PLAN IS NOT APPROVED FOR SEDIMENT CONTROL, STANDARD SEDIMENT CONTROL PLAN, OR GRADING PERMIT.

7.) 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 16.120(c)(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.
8.) OPEN SPACE CALCULATIONS ARE AS FOLLOWS:
   TOTAL (SEC 2 PH1) = 2.14 AC
   OPEN SPACE REQUIRED = 0.54 AC (25% OF THE TOTAL)
   OPEN SPACE PROVIDED = 0.65 AC
   OPEN SPACE CREDITED = 0.56 AC
   OPEN SPACE NON–CREDITED = 0.09

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PLAN VIEW

Target Pe = 1.6 — Porosity = 0.4 — (M-5)

Drywell Designation	Impervious Area (SF)	Drainage Area (SF)	Volumetric Runoff	ESDv Required (CF)	Length (ft)	Width (ft)	Depth (ft)	Volume Provided (CF)	Full ESDv Provided?
DW-1	415	415	0.95	52.57	10	10	5	140	yes
DW-2	1217	1217	0.95	154.15	Stormchamber design			650	yes
DW-3	1687	1687	0.95	213.69	Stormchamber design			650	yes
DW-4	1795	1795	0.95	227.37	Stormchamber design			650	yes
DW-5	1825	1825	0.95	231.17	Stormchamber design			650	yes
DW-6	2018	2018	0.95	255.61	Stormchamber design			650	yes

Drywell Designation	Length (ft)	Width (ft)	Depth (ft)	Grade	Top of Stone	Bottom of Stone	Storm-Chamber
DW-1	10.00	7.00	5.00	347.0	346.0	341.0	NO
DW-2	33.00	7.00	5.00	348.0	347.0	342.0	YES
DW-3	33.00	7.00	5.00	351.0	350.0	345.0	YES
DW-4	18.00	13.00	5.00	348.0	347.0	342.0	YES
DW-5	18.00	13.00	5.00	351.0	350.0	345.0	YES
DW-6	18.00	13.00	5.00	353.0	352.0	347.0	YES

SWM SUMMARY TABLE

Pe=	1.6	inches										
D.A.	MDE Type	Total DA	Impervious Area	Qe	Af				Volume			REv
					Required	Provided	2% DA	Depth	Required	Treated	ESDv at least	Required / Provided
DW-1	(M-5)	415	415	1.52	NA	NA	NA	NA	53	140	100%	0.0000
DW-2	(M-5)	1,217	1,217	1.52	NA	NA	NA	NA	154	650	100%	0.0000
DW-3	(M-5)	1,687	1,687	1.52	NA	NA	NA	NA	214	650	100%	0.0000
DW-4	(M-5)	1,795	1,795	1.52	NA	NA	NA	NA	227	650	100%	0.0000
DW-5	(M-5)	1,825	1,825	1.52	NA	NA	NA	NA	231	650	100%	0.0000
DW-6	(M-5)	2,018	2,018	1.52	NA	NA	NA	NA	256	650	100%	0.0000
Totals			8,957		0	0			1,135	3,390		0.1384 0.0000

Other SWM practices were installed under Woodbrook, section 2, phase 1 construction plans, see F-15-096 for additional information.

NO.	DATE	REVISION
1	11-28-16	Revise Driveway to lots 69+70, relocate trees accordingly

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE: 410–465–6105 FAX: 410–465–6644
www.bei–civilengineering.com

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2016

STATE OF MARYLAND — JOHN W. LEWIS — No. 45577 — PROFESSIONAL ENGINEER

12/10/15

OWNER:
JOHN R. & CHARLES E. NEIGHOFF, ET AL
4936 WHARFF ROAD
ELLICOTT CITY, MARYLAND 21043

DEVELOPER:
SECURITY DEVELOPMENT, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410–465–4244

PROJECT: 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.

LOCATION: TAX MAP 37, GRID 14 P/O PARCELS 126, 488 AND 530 ZONED R–SC 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SUPPLEMENTAL AND LANDSCAPE PLAN, NOTES, AND DETAILS

DATE:	SEPTEMBER, 2015 / DECEMBER, 2015	PROJECT NO.	2370
SCALE:	1" = 30'	DRAWING	1 OF 1

Design: jc | Draft: jc | Check: –

F–15–103