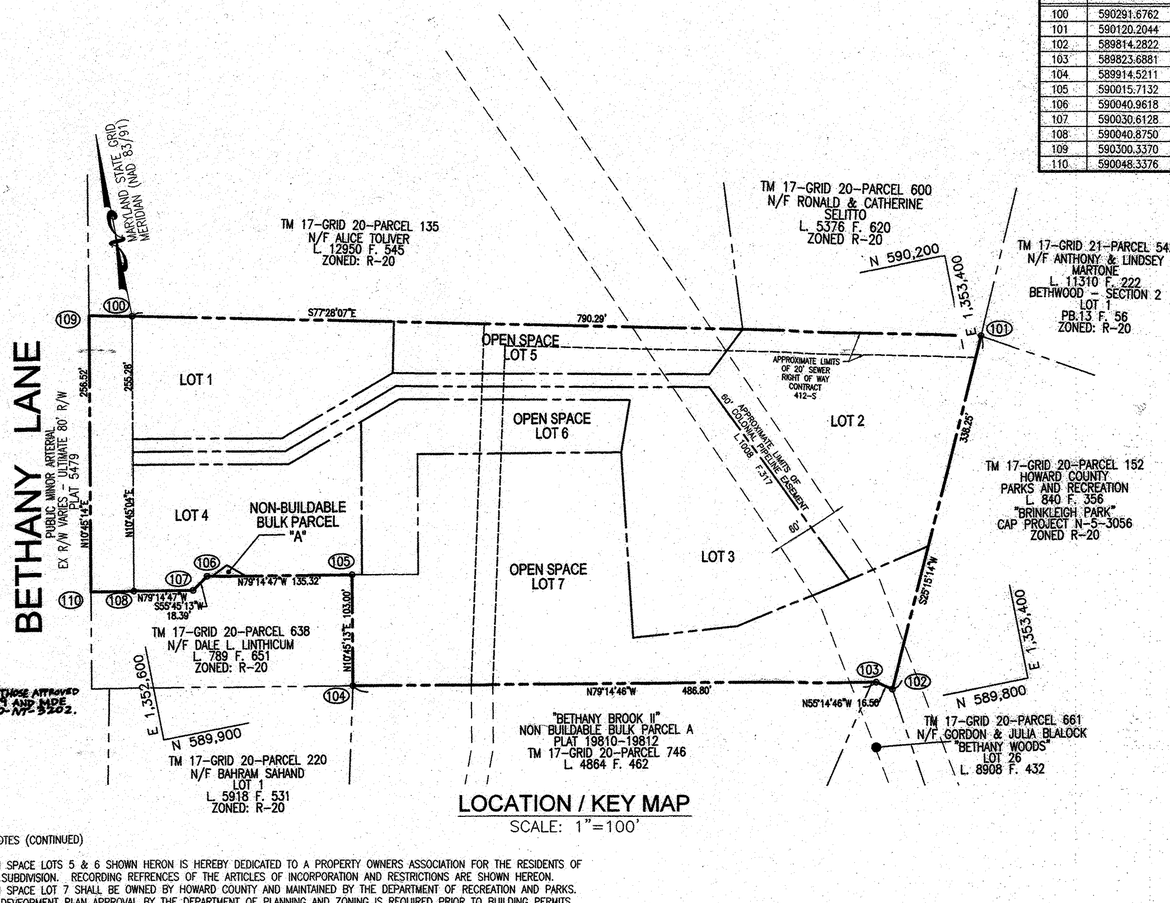
GENERAL NOTES

1. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 17GA AND 17GB WERE USED FOR THIS PROJECT.
2. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
   ● DENOTES IRON PIPE OR BAR FOUND
   ■ DENOTES STONE OR MONUMENT FOUND
   Ø DENOTES REBAR WITH CAP SET
   BRL DENOTES BUILDING RESTRICTION LINE.
3. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED SEPTEMBER, 2018.
4. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE REQUEST, OR BUILDING AND GRADING PERMITS.
5. THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
6. AREAS SHOWN HEREON ARE MORE OR LESS.
7. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A. WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);
   B. SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-½" MIN)
   C. GEOMETRY -- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS
   D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
   E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
   F. STRUCTURE CLEARANCES--MINIMUM 12 FEET.
   G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
9. LOTS 1-4 & OPEN SPACE LOTS 5-7 WILL UTILIZE A USE-IN-COMMON DRIVEWAY.
   -A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY WHICH SERVES LOTS 1-4 AND OPEN SPACE LOTS 5-7 WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
10. 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 FLAG OR PIPESTEM LOT DRIVEWAY.
11. BETHANY LANE IS CLASSIFIED AS A MINOR ARTERIAL.
    PROJECT ACCESS SHALL BE VIA A USE-IN-COMMON DRIVEWAY.
12. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
    - WATER FOR THIS PROJECT SHALL BE PRIVATE WATER HOUSE CONNECTIONS TO CONTRACT NO. 71-W.
    - SEWER FOR THIS PROJECT SHALL BE VIA AN AMENDED SERVICE CONNECTION TO CONTRACT NO. 412-S.
13. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
14. DPZ REFERENCE FILES: ECP-19-017
15. A NON-CRITICAL FLOODPLAIN IS LOCATED ONSITE.
16. NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
17. WETLANDS ARE PRESENT ONSITE PER ECO-SERVICE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, JULY, 2018.
18. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN
19. FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, ON SEPTEMBER 2018. THEE FSD PLAN WAS SUBMITTED/APPROVED IN JANUARY 14, 2019 AS PART ECP-19-017.
20. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
21. THE EXISTING DWELLING ON LOT 4 IS TO REMAIN. THE EXISTING OUT BUILDING ON LOT 4 IS TO BE REMOVED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
22. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND NON STRUCTURAL PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE RAIN GARDEN (M-7) FACILITIES AND RAIN BARRELS (M-1) AS WELL AS NON STRUCTURAL PRACTICES; DISCONNECTION OF ROOFTOP RUNOFF (N-1) AND SHEET FLOW TO CONSERVATION AREA (N-3). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
23. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT (20,000 SF LOT) IS 6% OF GROSS AREA (5.27 AC. GROSS AREA X 6% = 0.32 AC.).
24. AN ENVIRONMENTAL CONCEPT PLAN (ECP-19-017) WAS APPROVED ON JANUARY 14, 2019.
25. DECLARATION OF COVENANTS FOR LOTS 1-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
26. THE FOREST CONSERVATION EASEMENT 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 ARE ALLOWED.
    -FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE 0.8 AC. OF AFFORESTATION PLANTING.
    FINANCIAL SURETY FOR THE REQUIRED AFFORESTATION = $17,424 (0.8 AC OR 34,848 SF @ $0.50/SF) SHALL BE PROVIDED AS PART OF THE DPW DEVELOPER AGREEMENT WITH THIS PLAT.
27. A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
    -FINANCIAL SURETY IN THE AMOUNT OF $ 8,550.00 FOR THE REQUIRED 28 SHADE TREES, 5 SHRUBS (TRASH PAD) SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT.
28. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 6, 2018 AT 6:00 PM AT THE MEETING ROOM AT LIDEN HALL.
29. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. MINOR SUBDIVISIONS ARE EXEMPT PER HOWARD COUNTY DESIGN MANUAL VOLUME 3 – CHAPTER 4 SECTION 4.7(B)(5).
30. SIGNED FINAL SUPPLEMENTAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-19-057.
31. ARTICLES OF INCORPORATION FOR THE SCHNEIDER SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JANUARY 14, 2020 DEPARTMENT REF# D20206264.
32. IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
    - THE MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.

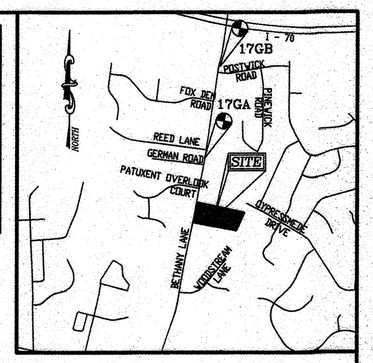
AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7
	- BUILDABLE	4
	- NON-BUILDABLE	1
	- OPEN SPACE	2
	- PRESERVATION PARCELS	0
B.	TOTAL AREA OF LOTS AND/OR PARCELS	5.2723 AC.
	- BUILDABLE	3.0084 AC.
	- NON-BUILDABLE	0.0035 AC.
	- OPEN SPACE	2.2604 AC.
	- FUTURE LOTS	0.0000 AC.
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2349 AC.
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.5072 AC.



LOCATION / KEY MAP
SCALE: 1"=100'

COORDINATE TABLE		
POINT	NORTHING	EASTING
100	590291.6762	1352647.2123
101	590120.2044	1353418.6712
102	589814.2822	1353274.3637
103	589823.6881	1353260.8072
104	589914.5211	1352782.5518
105	590015.7132	1352801.7702
106	590040.9618	1352688.8266
107	590030.6128	1352653.6250
108	590040.8750	1352599.5908
109	590300.3370	1352608.1583
110	590048.3376	1352560.2971



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 20 GRID B6

GENERAL NOTES (CONTINUED)

33. OPEN SPACE LOTS 5 & 6 SHOWN HERON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFRENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOT 7 SHALL BE OWNED BY HOWARD COUNTY AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
34. SITE DEVEOPMENT 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.
35. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE 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.
36. ON NOVEMBER 26, 2018, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED THE STREAM CROSSING FOR THIS SUBDIVISION AS A NECESSARY OR ESSENTIAL DISTURBANCE IN ACCORDANCE WITH SECTION 16.116(C)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PROPOSED USE-IN-COMMON DRIVEWAY STREAM CROSSING WILL REQUIRE A NONTIDAL WETLAND AND WATERWAY PERMIT, PERMIT #20-NT-3202. THE REQUIRED DOCUMENTATION SHALL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN.
37. NON-BUILDABLE BULK PARCEL 'A' WILL BE DEEDED TO THE ADJACENT PROPERTY OWNER AND THE DEED WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.
38. THIS PROJECT IS SUBJECT TO WP-19-119. ON JUNE 28, 2019 THE DIRECTOR OF PLANNING AND ZONING APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.134(a)(1), ON WHICH STATES THAT IN RESIDENTIAL SUBDIVISIONS AND SITE DEVELOPMENTS THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT AND ALONG THE PROJECT FRONTAGE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION.
    1. TO BUILDING A 14' CLOSED SECTION NORTHBOUND LANE ALONG THE PROPERTY FRONTAGE OF BETHANY LANE AND TO PROVIDE ADEQUATE STORM CONVEYANCE OFF BETHANY LANE THROUGH THE SUBJECT PROPERTY.

OTHER THAN THOSE APPROVED BY WP-19-119 AND WDE PERMIT # 20-NT-3202.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA SF	PIPESTEM AREA SF	NET AREA SF	MIN. LOT SIZE SF
1	23,775	N/A	23,775	20,000
2	44,883	6,633	38,250	20,000
3	38,358	5,745	32,613	20,000
4	24,032	N/A	24,032	20,000

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 6, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS OF § 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.

ERICK R. QUINTANILLA — DATE 02/07/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

PATAPSCO BUILDERS, LLC — DATE 2-12-20

OWNER

PATAPSCO BUILDERS, LLC
5850 WATERLOO ROAD, #140
COLUMBIA, MD 21045
(301) 362-3550

DEVELOPER

BURKARD HOMES
5850 WATERLOO ROAD, #140
COLUMBIA, MD 21045
(240) 375-1052

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	4
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	3
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	3*

*NO FEE FOR LOT 4- EXISTING HOUSE TO REMAIN

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/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.

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

RSWilson for Maura Rossman — 12/1/2020
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12.21.20

DIRECTOR — DATE 1/6/21

OWNER'S CERTIFICATE

I, PATAPSCO BUILDERS, LLC OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12TH DAY OF FEBRUARY, 2020.

PATAPSCO BUILDERS, LLC

WITNESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JAMES A. SCHNEIDER, TO PATAPSCO BUILDERS, LLC BY DEED DATED MARCH 15, 2019 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18861, FOLIO 73.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21408, EXPIRATION DATE JUNE 15, 2021.

STATE OF MARYLAND — ERICK R. QUINTANILLA — NO. 21408 — PROFESSIONAL LAND SURVEYOR

ERICK R. QUINTANILLA — DATE 02/07/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25610 ON 1-25-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

SCHNEIDER SUBDIVISION
LOTS 1-4, OPEN SPACE LOTS 5 - 7 AND NON-BUILDABLE BULK PARCEL "A"

ZONED R-20

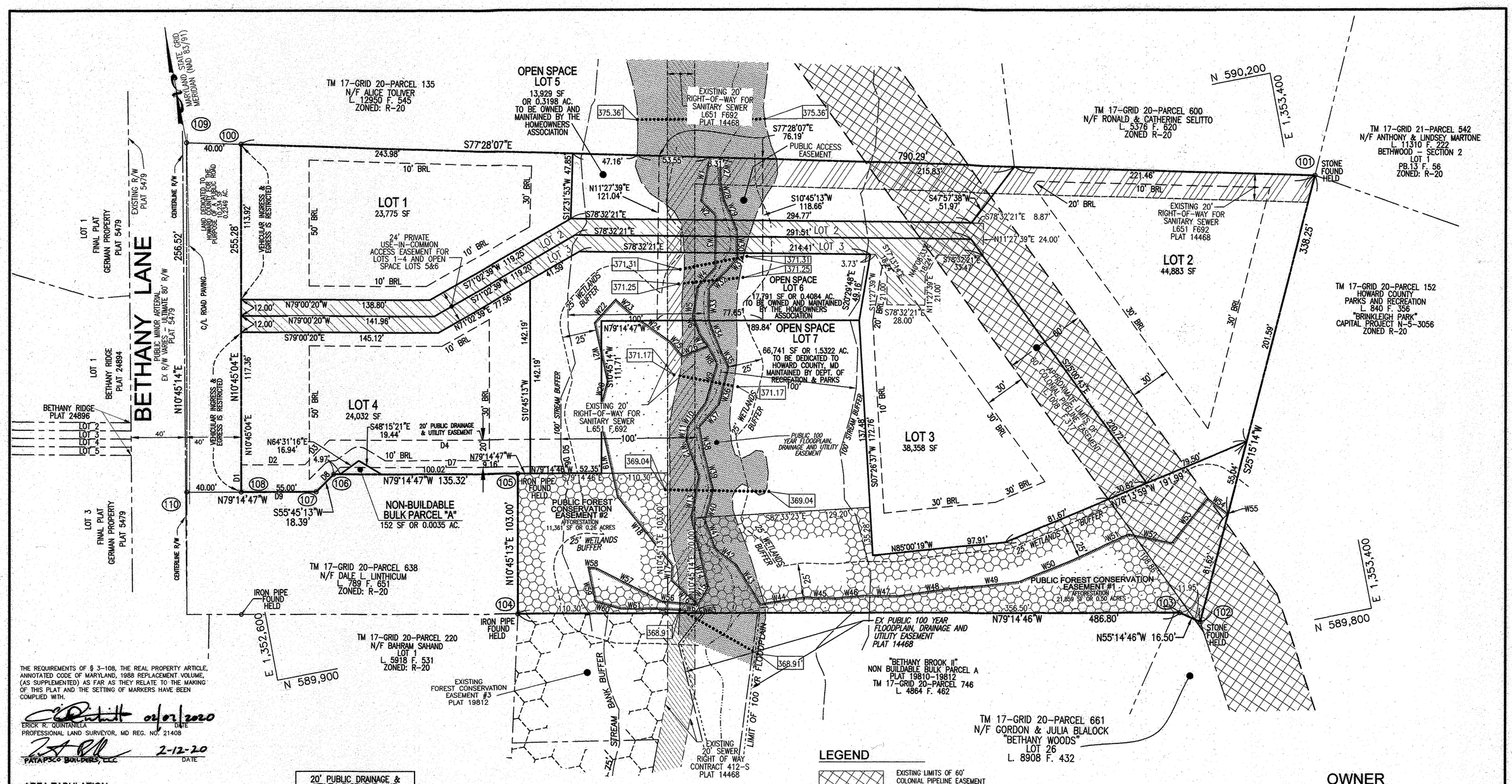
TAX MAP 17, GRID 20, PARCEL 136
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' — FEBRUARY 2020

GRAPHIC SCALE
100' 0 50' 100' 150'

SHEET 1 OF 3

F-19-057



THE REQUIREMENTS OF § 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.

ERICK R. QUINTANILLA — DATE 02/02/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

PATAPSCO BUILDERS, LLC — DATE 2-12-20

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7	
	– BUILDABLE	4	
	– NON-BUILDABLE	1	
	– OPEN SPACE	2	
	– PRESERVATION PARCELS	0	
B.	TOTAL AREA OF LOTS AND/OR PARCELS	5.2723	AC.
	– BUILDABLE	3.0084	AC.
	– NON-BUILDABLE	0.0035	AC.
	– OPEN SPACE	2.2604	AC.
	– FUTURE LOTS	0.0000	AC.
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2349	AC.
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.5072	AC.

20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
D1	N10°45'04"E	20.00'
D2	S79°14'47"E	46.72'
D3	N55°45'13"E	25.48'
D4	S79°14'47"E	170.29'
D5	S10°21'23"W	14.70'
D6	S05°20'01"E	5.52'
D7	N79°14'47"W	163.64'
D8	S55°45'13"W	25.48'
D9	N79°14'47"W	55.00'

LEGEND

- EXISTING LIMITS OF 60' COLONIAL PIPELINE EASEMENT L.1008 F.317
- WETLANDS
- 100 YEAR FLOODPLAIN, DRAINAGE AND PUBLIC UTILITY EASEMENT
- PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-4 AND OPEN SPACE LOTS 5, 6 & 7
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- EXISTING 20' RIGHT-OF-WAY FOR SANITARY SEWER L.651 F.692
- FLOODPLAIN CROSS SECTION (371.17)

OWNER

PATAPSCO BUILDERS, LLC
5850 WATERLOO ROAD, #140
COLUMBIA, MD 21045
(301) 362-3550

DEVELOPER

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COLUMBIA, MD 21045
(240) 375-1052

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

HOWARD COUNTY HEALTH OFFICER — DATE 12/1/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12-21-20

DIRECTOR — DATE 1/6/21

OWNER'S CERTIFICATE

I, PATAPSCO BUILDERS, LLC OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES; WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12TH DAY OF FEBRUARY, 2020.

PATAPSCO BUILDERS, LLC

WITNESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JAMES A. SCHNEIDER, TO PATAPSCO BUILDERS, LLC BY DEED DATED MARCH 15, 2019 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18861, FOLIO 73.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21408, EXPIRATION DATE JUNE 15, 2021.

ERICK R. QUINTANILLA — DATE 02/02/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

STATE OF MARYLAND · ERICK R. QUINTANILLA · NO. 21408 · PROFESSIONAL LAND SURVEYOR

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25611 ON 1-25-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

SCHNEIDER SUBDIVISION

LOTS 1-4, OPEN SPACE LOTS 5 - 7 AND NON-BUILDABLE BULK PARCEL "A"

ZONED R-20

TAX MAP 17, GRID 20, PARCEL 136
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' — JULY 2019

GRAPHIC SCALE
100' 0 50' 100' 150'

SHEET 2 OF 3

K:\PROJECTS\41699 - BETHANY LANE BURKARD\SURVEY\dwg\RECORD PLAT\PPLAT_02.dwg

F-19-057

100 YEAR FLOODPLAIN DRAINAGE & PUBLIC UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F1	S77°28'07"E	103.02'
F2	S12°06'08"E	0.30'
F3	S08°28'35"W	10.20'
F4	S29°08'51"W	7.49'
F5	S44°28'44"W	10.90'
F6	S39°20'04"W	14.57'
F7	S29°06'27"W	15.23'
F8	S26°52'41"W	17.14'
F9	S21°27'33"W	12.91'
F10	S20°47'56"W	12.40'
F11	S13°33'02"W	16.06'
F12	S09°11'07"W	21.52'
F13	S12°30'42"W	16.86'
F14	S18°58'47"W	18.16'
F15	S18°49'53"W	12.98'
F16	S14°02'37"W	12.39'
F17	S05°22'16"W	16.06'
F18	S07°15'45"E	8.49'
F19	S53°35'00"E	5.60'
F20	N77°28'43"E	5.94'
F21	N65°49'59"E	5.77'
F22	S71°34'26"E	4.75'
F23	S21°36'25"E	5.54'
F24	S02°50'08"W	10.85'
F25	S15°48'40"W	11.82'
F26	S36°35'18"W	4.14'
F27	S83°59'35"W	4.10'
F28	N45°01'00"W	4.71'
F29	N41°12'05"W	6.85'
F30	N58°11'16"W	3.66'
F31	S60°57'31"W	5.53'
F32	S37°16'56"W	6.20'
F33	S08°44'17"W	9.93'
F34	S08°23'52"E	13.23'
F35	S11°24'46"E	12.48'
F36	S08°11'41"E	14.31'
F37	S06°04'02"E	21.01'
F38	S06°46'13"E	12.75'
F39	S07°57'44"W	3.22'
F40	S07°57'44"W	2.72'
F41	N79°14'46"W	62.94'
F42	N11°26'50"E	10.06'
F43	N07°07'47"E	8.98'
F44	N05°20'30"E	13.16'
F45	N04°48'20"W	14.62'
F46	N05°10'47"E	13.70'
F47	N09°19'44"E	16.62'
F48	N11°08'05"E	15.22'
F49	N11°25'27"E	12.43'
F50	N09°45'07"E	20.25'
F51	N11°39'57"E	15.75'
F52	N20°07'48"E	13.17'
F53	N24°18'58"E	15.51'
F54	N22°25'16"E	12.85'
F55	N13°39'28"E	17.64'
F56	N10°53'37"E	13.66'
F57	N06°53'44"E	11.22'
F58	N14°19'09"E	12.38'
F59	N16°00'56"E	15.54'
F60	N11°02'26"E	11.55'
F61	N06°48'21"E	13.44'
F62	N00°37'19"E	11.26'
F63	N18°56'00"W	9.06'
F64	N39°49'18"W	10.52'
F65	N45°25'00"W	12.38'
F66	N26°08'20"W	10.86'
F67	N09°04'16"W	11.65'
F68	N18°50'52"E	8.24'

WETLANDS LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S22°31'49"W	32.65'	W18	N27°47'48"W	64.49	W35	S16°09'36"E	12.36'	W52	S68°04'22"E	32.64'
W2	S34°00'08"E	15.32'	W19	S01°55'27"E	62.88'	W36	S25°18'37"W	28.47'	W53	S49°39'51"W	42.17'
W3	S11°11'03"W	38.03'	W20	S26°01'55"W	24.60'	W37	N52°05'16"E	21.97'	W54	N41°23'25"W	18.47'
W4	S53°01'56"W	19.27'	W21	S02°00'00"E	43.70'	W38	S00°36'48"W	19.99'	W55	S28°31'35"E	0.58'
W5	S19°51'24"W	25.52'	W22	S52°52'41"W	23.32'	W39	S03°47'45"E	27.18'	W56	N73°50'17"W	26.36'
W6	S10°23'30"E	13.33'	W23	S37°02'10"E	17.57'	W40	S26°18'51"W	22.98'	W57	N52°13'04"W	54.27'
W7	S24°23'37"E	10.51'	W24	S43°59'10"E	33.93'	W41	S08°45'03"E	22.71'	W58	N74°09'29"W	6.17'
W8	S17°29'38"E	14.98'	W25	S28°50'30"E	13.88'	W42	S42°12'35"E	19.13'	W59	S00°53'50"E	26.05'
W9	S27°06'12"W	28.85'	W26	N77°26'05"E	19.48'	W43	S20°48'34"E	34.10'	W60	S63°20'02"E	19.54'
W10	S46°33'30"W	23.07'	W27	N10°10'17"E	18.49'	W44	S88°09'43"E	31.89'	W61	S78°22'02"E	28.36'
W11	S16°38'30"W	9.92'	W28	S00°10'40"E	12.58'	W45	N77°41'35"W	22.82'	W62	S76°26'03"E	30.11'
W12	S08°31'06"E	27.78'	W29	S12°31'30"E	24.02'	W46	N84°17'14"W	21.76'	W63	S13°45'44"E	1.38'
W13	S21°16'46"W	30.55'	W30	S09°31'42"W	20.55'	W47	N78°06'21"W	24.87'			
W14	N02°21'48"W	53.42'	W31	N48°24'59"E	10.37'	W48	N87°12'24"W	37.47'			
W15	S41°50'36"W	14.14'	W32	S56°30'39"W	20.26'	W49	N85°22'21"W	51.97'			
W16	N37°11'51"W	26.14'	W33	S11°28'05"W	23.53'	W50	S78°51'36"W	42.04'			
W17	S13°48'10"E	11.30'	W34	S10°25'12"E	24.90'	W51	S76°20'55"W	45.60'			

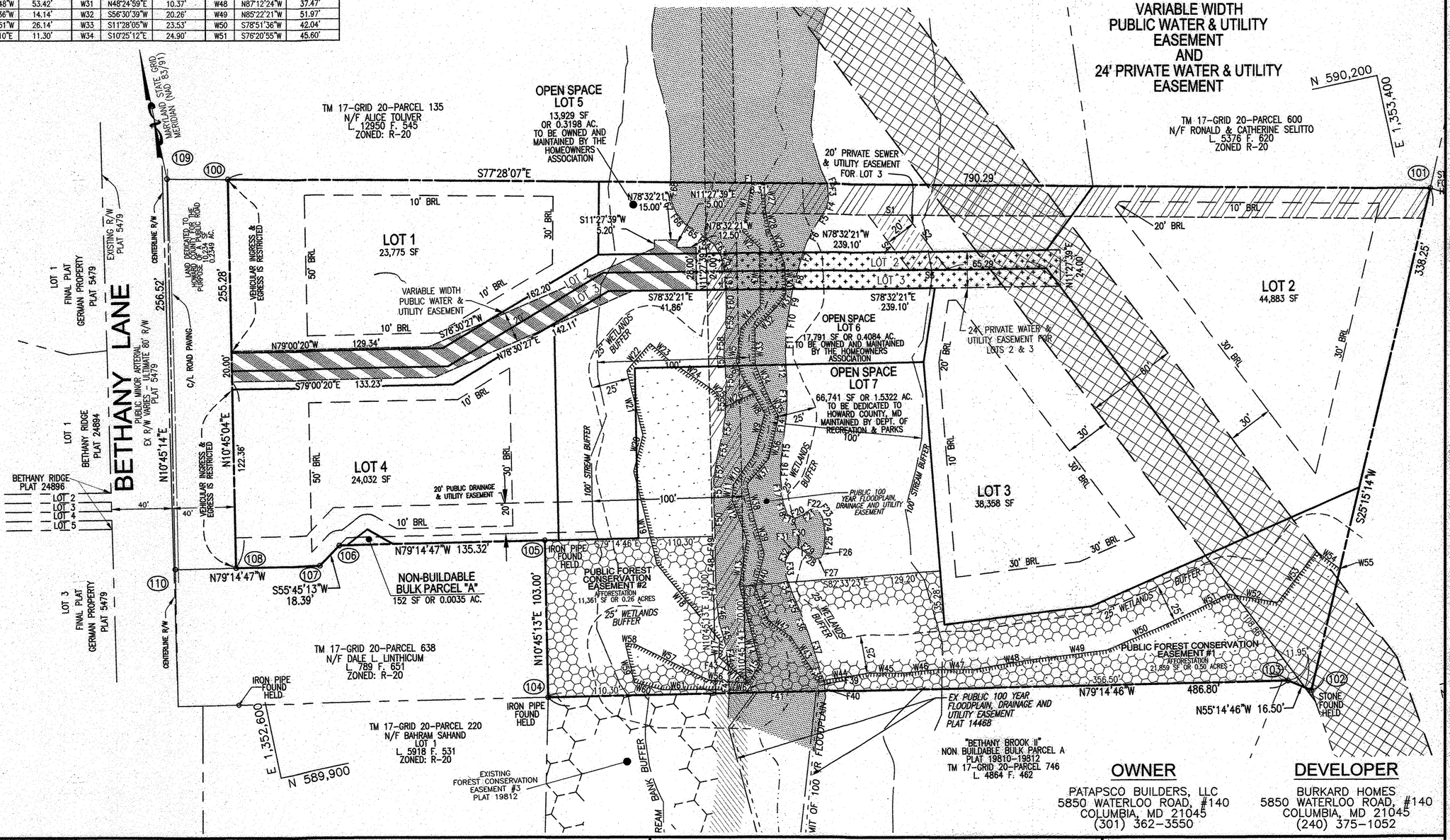
20' PRIVATE WATER & SEWER EASEMENT

LINE	BEARING	DISTANCE
S1	S77°28'07"E	25.22'
S2	S25°00'43"E	44.85'
S3	N78°32'21"W	24.87'
S4	N25°00'43"W	45.44'

LEGEND

- 20' PRIVATE SEWER & UTILITY EASEMENT FOR LOT 3
- 24' PRIVATE WATER & UTILITY EASEMENT FOR LOTS 2&3
- VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT
- EXISTING LIMITS OF 60' COLONIAL PIPELINE EASEMENT L.1008 F.317
- WETLANDS
- 100 YEAR FLOODPLAIN, DRAINAGE AND PUBLIC UTILITY EASEMENT
- EXISTING 20' RIGHT-OF-WAY FOR SANITARY SEWER L.651 F.692
- 371.17 FLOODPLAIN CROSS SECTION
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)

DETAIL OF VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT AND 24' PRIVATE WATER & UTILITY EASEMENT



THE REQUIREMENTS OF § 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.

ERICK R. QUINTANILLA — DATE 02/01/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

PATAPSCO BUILDERS, LLC — DATE 2-12-20

OWNER

PATAPSCO BUILDERS, LLC
5850 WATERLOO ROAD, #140
COLUMBIA, MD 21045
(301) 362-3550

DEVELOPER

BURKARD HOMES
5850 WATERLOO ROAD, #140
COLUMBIA, MD 21045
(240) 375-1052

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

Bob Lyon for Maura Rossman 12/1/2020
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

12.21.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP — DATE

1/6/21
DIRECTOR — DATE

OWNER'S CERTIFICATE

I, PATAPSCO BUILDERS, LLC OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12TH DAY OF FEBRUARY, 2020.

PATAPSCO BUILDERS, LLC

WITNESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JAMES A. SCHNEIDER, TO PATAPSCO BUILDERS, LLC BY DEED DATED MARCH 15, 2019 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18861, FOLIO 73.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21408, EXPIRATION DATE JUNE 15, 2021.

ERICK R. QUINTANILLA — DATE 02/07/2020
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

STATE OF MARYLAND — ERICK R. QUINTANILLA — NO. 21408 — PROFESSIONAL LAND SURVEYOR

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25612 ON 1.25.21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

SCHNEIDER SUBDIVISION

LOTS 1-4, OPEN SPACE LOTS 5 - 7 AND NON-BUILDABLE BULK PARCEL "A"

ZONED R-20

TAX MAP 17, GRID 20, PARCEL 136
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' — JULY 2019

GRAPHIC SCALE
100' 0 50' 100' 150'

SHEET 3 OF 3

F-19-057

K:\PROJECTS\14899 - BETHANY LANE BURKARD\SURVEY\dwg\RECORD PLAT\RP_AT_03.dwg