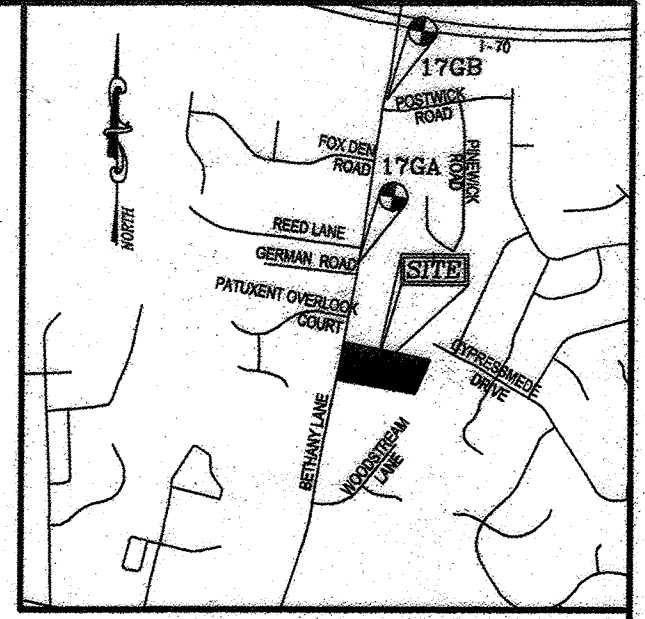
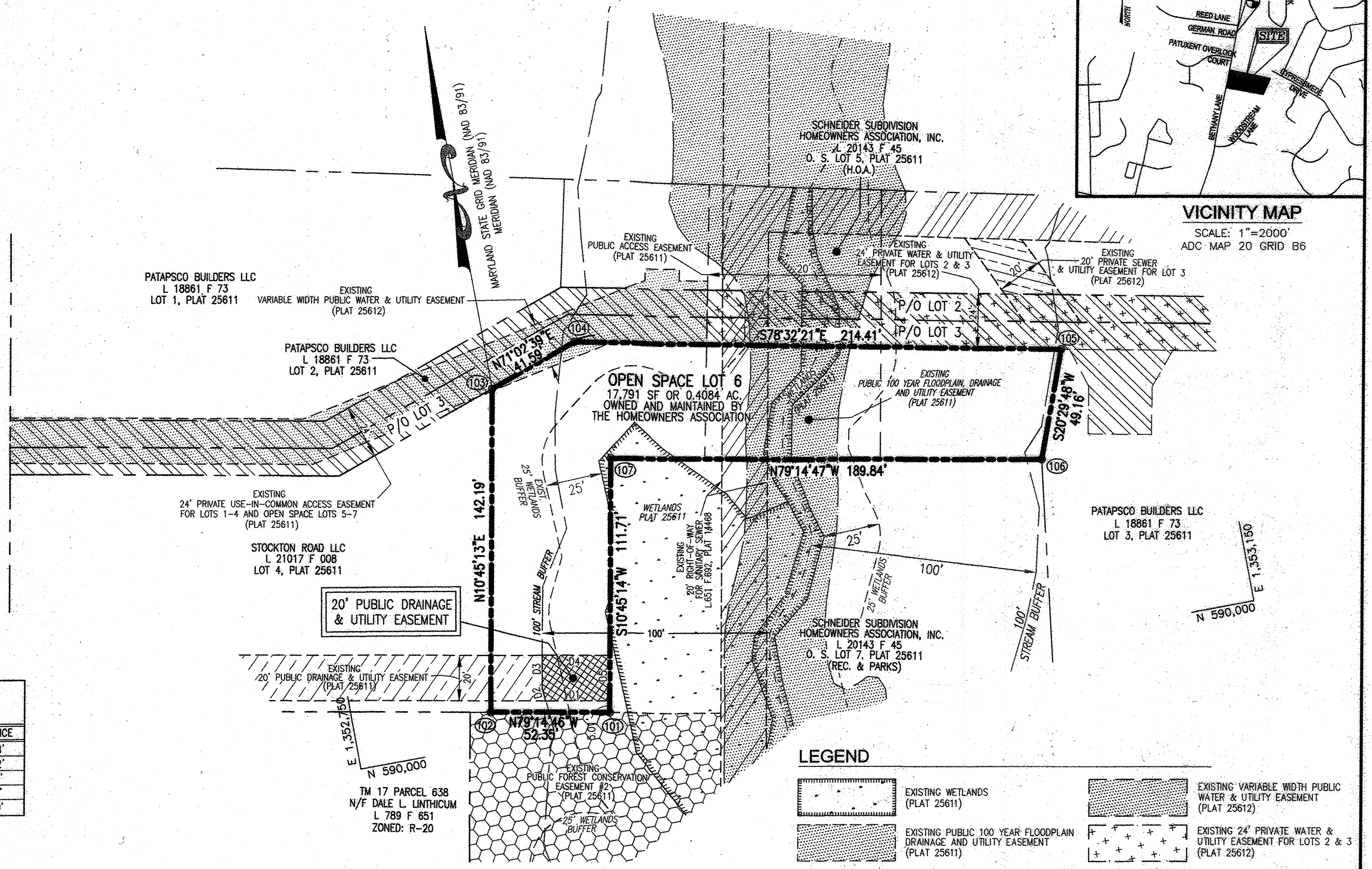


**GENERAL NOTES**

- 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.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- BRL DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED SEPTEMBER, 2018.
- 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.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- BETHANY LANE IS CLASSIFIED AS A MINOR ARTERIAL  
-PROJECT ACCESS SHALL BE VIA A USE-IN-COMMON DRIVEWAY.
- 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 -- 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)  
C. GEOMETRY -- MAX. 1% 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
- LOTS 1-4 AND 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 WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20143, FOLIO 52.
- DPZ REFERENCE FILES: ECP-19-017, F-19-057, WP-19-119.
- A NON-CRITICAL FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- WETLANDS ARE PRESENT ONSITE PER ECO-SERVICE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, JULY, 2018.
- 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.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, ON SEPTEMBER 2018. THE FSD PLAN WAS SUBMITTED/ APPROVED IN JANUARY 14, 2019 AS PART ECP-19-017.
- ARTICLES OF INCORPORATION FOR SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JANUARY 14, 2020, DEPARTMENT REFERENCE #020206284.
- STORMWATER MANAGEMENT WAS ADDRESSED UNDER F-19-057.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-19-057.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-19-057 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



**BETHANY LANE**  
PUBLIC MINOR ARTERIAL  
EX R/W VARIES - ULTIMATE 80' R/W  
PLAT 5479



**COORDINATE TABLE**

POINT	NORTHING	EASTING
101	590004.2360	1352862.1996
102	590014.0049	1352810.7649
103	590153.6990	1352837.2956
104	590167.2077	1352876.6263
105	590124.6045	1353086.7625
106	590078.5589	1353069.5497
107	590113.9802	1352883.0430

**20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
D1	N79°14'47"W	28.18'
D2	N05°20'01"W	5.52'
D3	N10°21'23"E	14.70'
D4	S79°14'47"E	29.81'
D5	S10°45'14"W	20.00'

**LEGEND**

- EXISTING WETLANDS (PLAT 25611)
- EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT (PLAT 25611)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT #2 (PLAT 25611)
- EXISTING 20' RIGHT-OF-WAY FOR SANITARY SEWER (L. 651 F.692, PLAT 14468)
- EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4 AND OPEN SPACE LOTS 5-7 (PLAT 25611)
- EXISTING VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT (PLAT 25612)
- EXISTING 24' PRIVATE WATER & UTILITY EASEMENT FOR LOTS 2 & 3 (PLAT 25612)
- EXISTING 20' PRIVATE SEWER & UTILITY EASEMENT FOR LOT 3 (PLAT 25612)
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 25611)
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.4084 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0.4084 AC.
- FUTURE LOTS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.4084 AC.

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.

*Thomas M. Hoffmann, Jr.* 9/24/23  
THOMAS M. HOFFMANN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE

*BTCL* 8/18/23  
SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
DATE

**OWNER**

SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
612 THIRD STREET, SUITE 4C  
ANNAPOLIS, MD 21403  
(240) 375-1052

**DEVELOPER**

PATAPSCO BUILDERS, LLC  
612 THIRD STREET, SUITE 4C  
ANNAPOLIS, MD 21403  
(240) 375-1052

**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAT IS TO: ADD "20' PUBLIC DRAINAGE AND UTILITY EASEMENT" TO EXISTING OPEN SPACE LOT 6

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

*[Signature]* 10/10/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/10/23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/19/23  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC., OWNERS 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2023.

*[Signature]*  
SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
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 PATAPSCO BUILDERS, LLC TO SCHNEIDER SUBDIVISION HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 10, 2020 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20143, FOLIO 45.

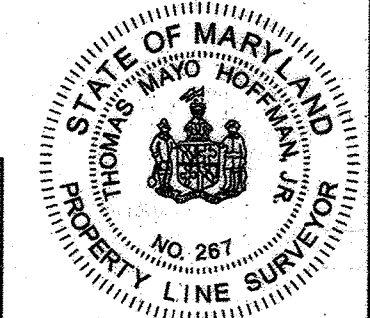
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 267, EXPIRATION DATE JULY 28, 2024.

*Thomas M. Hoffmann, Jr.* 9/24/23  
THOMAS M. HOFFMANN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE

**VOGEL ENGINEERING**

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



RECORDED AS PLAT No. 204460 ON 10-27-2023  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**

**SCHNEIDER SUBDIVISION  
OPEN SPACE LOT 6**

A REVISION OF OPEN SPACE LOT 6 (PLAT 25611)

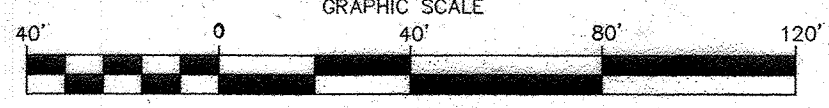
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DPZ REF'S: ECP-19-017, F-19-057, WP-19-119.

TAX MAP 17, PARCEL 136

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' AUGUST 8, 2023



SHEET 1 OF 1