

COORDINATE LIST		
No.	NORTH.	EAST.
1	607,621.66	1,305,156.86
2	607,528.59	1,305,391.50
3	607,438.60	1,305,541.49
4	607,383.14	1,305,573.16
83	606,923.03	1,305,771.63
5	606,933.43	1,305,270.89
6	606,945.42	1,305,271.14
7	606,952.05	1,304,952.01
8	607,264.63	1,304,864.53
9	607,358.87	1,304,864.53
83	606,923.03	1,305,771.63

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

33. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-101 OF SECTION 16.120(b)(4)(iii)(b) AND SECTION 16.1205(a)(3). IT WAS APPROVED BY DIRECTOR OF PLANNING AND ZONING, DIRECTOR OF DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY ON JULY 30, 2020. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- AN ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED ON THE FINAL PLAT AS 35' FROM ANY STREAM BUFFER, WETLAND BUFFER, STEEP SLOPE, FLOODPLAIN OR FOREST CONSERVATION EASEMENT ON THE PROPOSED LOTS.
- A MINIMUM OF 100' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY DWELLINGS ON THE LOTS.
- A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY WELL AREAS OR SEWAGE DISPOSAL AREAS.
- THE EXISTING POND OUTFALL STRUCTURE AND SPRING HOUSE STRUCTURE WILL NOT BE PERMITTED WITHIN A FOREST CONSERVATION EASEMENT.
- THE EXISTING OVERHEAD ELECTRIC UTILITY LINE MUST BE REMOVED FROM THE PROPOSED FOREST CONSERVATION EASEMENT AREA PRIOR TO RECORDATION OF THE PLAT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, STEEP SLOPES, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTIONS 16.115 AND 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(3) IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #2 AND #8 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAIL OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.
- THE REMOVAL OF SPECIMEN TREES #2 AND #8 WILL REQUIRE THE PLANTING OF FOUR NATIVE SHADE TREES ONSITE. THE TREES SHALL BE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE LANDSCAPING AND FOREST CONSERVATION PLAN SHEETS AS PART OF THE FINAL SUBDIVISION PLANS FOR PARCEL 27B. THE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING.

34. THIS PROJECT IS SUBJECT TO A WAIVER TO DESIGN MANUAL, VOLUME III, STANDARD R-5.05, TO ALLOW A DRIVEWAY ALONG A TEE-TURNAROUND. THIS WAIVER REQUEST WAS APPROVED ON JULY 28, 2020 SUBJECT TO THE FOLLOWING:

- THE TEE SHOULD BE IMPROVED TO MEET THE CURRENT STANDARDS OF A PERMANENT TEE TURNAROUND.
- INCLUDE A SIGNING PLAN FOR "NO PARKING IN TEE TURNAROUND" AS WELL AS WHITE OR BROWN RANGE OF ADDRESS SIGN.
- IMPROVEMENTS MUST BE MADE WITHIN THE PUBLIC RIGHT-OF-WAY TO APPROPRIATELY CAPTURE AND CONVEY RUNOFF TO ELIMINATE DISCHARGE FROM THE PUBLIC ROAD FLOWING INTO THE PRIVATE DRIVEWAY.

35. THIS PROJECT IS SUBJECT TO A VARIANCE ORDER (BOA-CASE NO. 21-007V) GRANTED ON JUNE 2, 2021 BY THE HOWARD COUNTY BOARD OF APPEALS HEARING EXAMINER. THE VARIANCE DECREASES THE MINIMUM LOT WIDTH AT THE BUILDING RESTRICTION LINE FOR LOTS 3 ACRES OR LARGER FROM 200 FEET TO 140.73 FEET IN ORDER TO PRESERVE THE HISTORIC BARN LOCATED ON LOT 2 OF THIS PLAT. PROVIDED HOWEVER, THAT:

- THE VARIANCE SHALL APPLY ONLY TO THE HISTORIC BARN AS DESCRIBED IN THE PETITION AND PLAN SUBMITTED AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.
- PETITIONER SHALL OBTAIN ALL NECESSARY PERMITS.
- A NOTE SHALL BE ADDED TO THE FINAL PLAT AND SUPPLEMENTAL PLAN (F-20-029) REFERENCING THE CASE NUMBER, REQUEST, APPROVAL DATE AND ANY CONDITIONS OF THIS DECISION AND ORDER.
- CHANGE THE DRIVEWAY LAYOUT TO THE HISTORIC HOME TO MODIFY THE PROPOSED ACUTE ANGLE SO AS TO PERMIT RESPONDING FIRE AND RESCUE SERVICES TO DRIVE FORWARD, AND NOT BACKWARDS, WHEN EXITING THE HISTORIC HOME IF CARS ARE PARKED IN THE PARKING LOT.

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.

*Gary E. Lane* 07-21-21  
GARY E. LANE, PLS DATE

*Nicholas J. Lally* 7/21/21  
NICHOLAS J. LALLY, OWNER DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	10.03AC±
AREA OF BULK PARCELS	0
AREA OF ROADWAY	0
TOTAL AREA	10.03AC±

**OWNER/DEVELOPER**

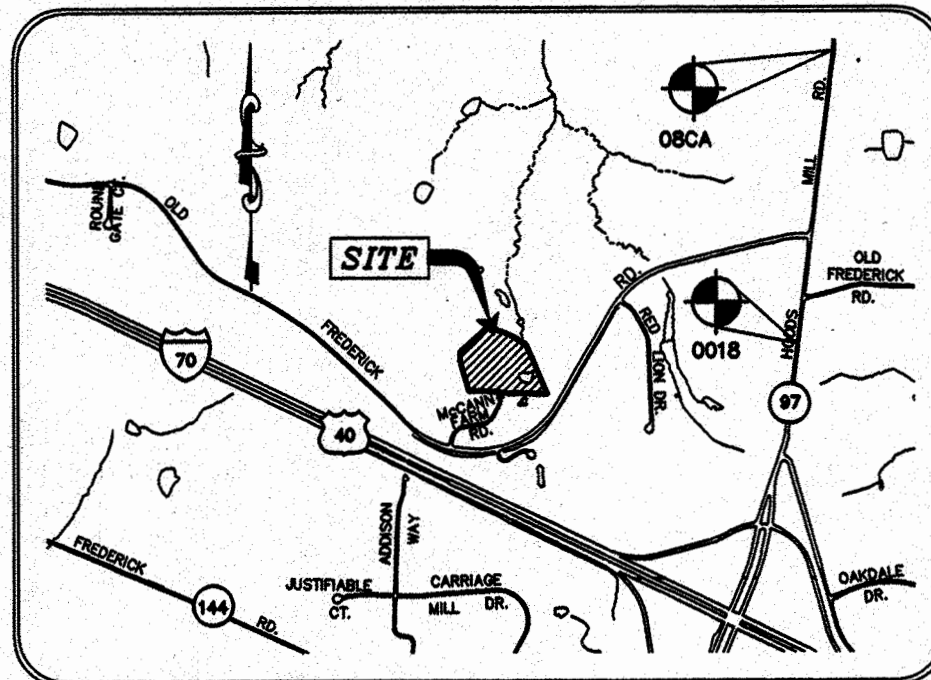
NICHOLAS J. LALLY  
14830 OLD FREDERICK ROAD  
WOODBINE, MARYLAND 21797  
410-489-7744

**MIHU TRACKING CHART**

TOTAL NUMBER OF LOTS/UNITS	3
NUMBER OF MIHU REQUIRED	3
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	2*
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-3

\* ONE APFO ALLOCATION CREDIT WILL BE GRANTED FOR THE EXISTING HOUSE TO REMAIN ON LOT 2.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA "A", "B", "C" AND "D") LOCATED IN, ON, OVER AND THROUGH LOTS 1-3, 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. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, 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 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 SUBJECT PROPERTY IS A 3 LOT MINOR SUBDIVISION AND IS LOCATED IN THE COUNTY'S DESIGNATED TIER IV GROWTH AREA IN ACCORDANCE WITH PLAN HOWARD 2030 AND SUBJECT TO STATE LAW, SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012". THEREFORE, ANY LOTS ELIGIBLE FOR FUTURE RE-SUBDIVISION MAY ONLY BE RE-SUBDIVIDED TO CREATE NO MORE THAN A MAXIMUM TOTAL OF 4 LOTS FROM THE ORIGINAL PROPERTY PARCEL BECAUSE STATE LAW ONLY PERMITS MINOR SUBDIVISIONS WITHIN THE TIER IV GROWTH AREA IN ACCORDANCE WITH SB-236. ONCE THE FOURTH LOT OR PARCEL IS ESTABLISHED FOR THIS SUBDIVISION, NO FURTHER SUBDIVISION IS PERMITTED."



30. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-006 OF SECTION 16.147(a), SECTION 16.120(b)(4)(iii)(b) AND SECTION 16.1205(a)(7). IT WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 23, 2019. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- APPROVAL FOR THIS ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.147(a) IS FOR THE RECONFIGURATION OF TWO ADJOINING DEEDED PARCELS UNDER THE SAME OWNERSHIP AS DESCRIBED IN LIBER 11589, FOLIO 271-280 DATED MARCH 13, 2019 PER THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. NO OTHER PARCELS ARE BEING ENDORSED AND NO OTHER PARCELS WILL BE CREATED AS PART OF THIS ALTERNATIVE COMPLIANCE REQUEST.
- AN ADJOINER DEED MUST BE RECORDED IN LAND RECORDS WITHIN 90 DAYS OF APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST (ON OR BEFORE DECEMBER 22, 2019). THE ADJOINER DEED SHALL REFER TO THE "WP-20-006" FILE NUMBER AND SHALL INCLUDE METES, BOUNDS, BEARINGS AND DISTANCE INFORMATION FOR ALL PARCEL LINES. THE TWO PARCELS RECONFIGURED BY DEED SHALL COMPLY WITH THE "RC-DEO" ZONING REGULATIONS. SUBMIT COPIES OF THE RECORDED ADJOINER DEED TO DPZ WITHIN 30 DAYS OF RECORDATION. THIS DEED WAS RECORDED ON APRIL 17, 2020 AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19308/ FOLIO 70.
- ALL EXISTING STRUCTURES MUST MEET MINIMUM SETBACKS FROM THE PROPOSED PARCEL LINES PER THE ZONING REGULATIONS OR BE REMOVED PRIOR TO RECORDATION OF THE ADJOINER DEED. FOREST CONSERVATION EASEMENTS WILL NOT BE PERMITTED ON LOT 1 DUE TO THE LOCATION OF THE EXISTING POND AND BAMBOO, AS REFERENCED IN THE FOREST STAND DELINEATION PLAN AND REPORT DATED DECEMBER 2018.
- THE EXISTING POND OUTFALL STRUCTURE AND SPRING HOUSE WILL NOT BE PERMITTED WITHIN A FOREST CONSERVATION EASEMENT. THE POND HAS SINCE BEEN DRAINED.
- THE EXISTING OVERHEAD ELECTRIC LINE MUST BE REMOVED FROM THE PROPOSED FOREST CONSERVATION EASEMENT AREAS PRIOR TO RECORDATION OF THE PLAT.
- A MINIMUM OF 80' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY DWELLING ON THE LOTS.
- AN ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED ON THE FINAL PLAT AS 35' FROM THE STREAM BUFFER, WETLAND BUFFER, STEEP SLOPES, FLOODPLAIN AND ANY FOREST CONSERVATION EASEMENTS ON THE PROPOSED LOTS.
- A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND THE WELL AREAS AND SEWAGE DISPOSAL AREAS.
- THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #2 AND #8 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.
- THE REMOVAL OF SPECIMEN TREES #2 AND #8 WILL REQUIRE THE PLANTING OF FOUR NATIVE SHADE TREES ONSITE. THE TREES SHALL BE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE LANDSCAPING AND FOREST CONSERVATION PLAN SHEETS AS PART OF THE FUTURE SUBDIVISION PLANS FOR PARCELS 27A AND 27B. THE TREES WILL BE BONDED WITH THE REQUIRED PERIMETER LANDSCAPING.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, STEEP SLOPES, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF SUBDIVISION AND LAND DEVELOPMENT REGULATION.

31. LANDSCAPING FOR LOTS 1 AND 3 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR 17 SHADE TREES FOR PERIMETER LANDSCAPING IN THE AMOUNT OF \$5,100.00 AND 4 SHADE TREES PROVIDED AS A CONDITION OF THE APPROVAL OF WP-20-101 IN THE AMOUNT OF \$1,200.00 (TOTAL OF \$2,100.00 FOR LOT 1, \$4,200.00 FOR LOT 3) WILL BE POSTED WITH THE GRADING PERMIT APPLICATION FOR THE APPROPRIATE LOT.

32. IN ACCORDANCE WITH SECTION 104.0.F OF ZONING REGULATIONS, 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. IF THE EXISTING HOUSE ON LOT 2 IS DEMOLISHED AND REBUILT IN THE FUTURE, IT WILL BE SUBJECT TO MIHU REQUIREMENTS. AN MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.

**GENERAL NOTES**

- TAX MAP : 8 PARCEL: 27-A GRID: 10
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING REGULATIONS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0018 AND 08CA  
STA. No. 0018: N 607,697.308; E 1,308,424.309; ELEV. 626.856  
STA. No. 08CA: N 610,521.236; E 1,308,742.172; ELEV. 625.025
- THIS PLAT IS IN CONFORMANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DENOTES AN IRON ROD OR IRON PIPE FOUND.  
⊙ DENOTES A MONUMENT WITH BOLT.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.  
7. ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES OR BURIAL GROUNDS EXIST ON-SITE.
- WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN THE FALL 2017 AND DECEMBER 2018.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN THE FALL 2017 AND DECEMBER 2018.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 2.0 ACRES OF FOREST AND 0.8 ACRES OF REFORESTATION. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION IN THE AMOUNT OF \$16,742.50 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE. 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.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY MARYLAND DEPARTMENT OF ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THERE IS A HISTORIC STRUCTURE ON LOT 2 TO REMAIN (SEE GENERAL NOTE #21 FOR ADDITIONAL INFORMATION). NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN 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.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- HOUSE ON LOT 2 (CIRCA 1764) IS DESIGNATED AS HISTORIC IN THE HOWARD COUNTY HISTORIC REGISTER, HOCO ID: 170. HISTORIC PRESERVATION COMMITTEE MEETING WAS HELD ON MAY 7, 2020.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-3 AND PARCEL 27-B WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- A PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 19, 2019 AT THE GLENWOOD LIBRARY.
- IN ACCORDANCE WITH SECTION 16.121(a)(2) OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- SWM MAINTENANCE AGREEMENT FOR LOTS 1-3 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT OF SUBDIVISION AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENTAL DELAY" IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.

LOTS 1-3 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 PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

*Michael J. Davis* 10/16/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF  
PLANNING AND ZONING

*Paul Chubb* 10/14/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/27/21  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, NICHOLAS J. LALLY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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 HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 22 DAY OF July, 2021.

*Nicholas J. Lally*  
NICHOLAS J. LALLY, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAW OF THE STATE OF MARYLAND, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY NICHOLAS J. LALLY AND ALISON L. LALLY TO NICHOLAS J. LALLY, BY A DEED DATED MARCH 11, 2020 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MD IN LIBER 19308 FOLIO 70; AND THAT ALL MONUMENTS ARE IN PLACE 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.

*Gary E. Lane*  
GARY E. LANE, PLS MD REG. NO. 574  
EXPIRATION 03/21/23

RECORDED AS PLAT 25915 ON 11/16/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MCCANN ESTATES-EAST**  
LOTS 1 THRU 3  
A SUBDIVISION OF PARCEL 27-A  
SHEET 1 OF 2

TAX MAP: 8 4TH ELECTION DISTRICT SCALE: AS SHOWN  
PARCEL NO. 27-A HOWARD COUNTY, MARYLAND DATE: JULY 2021  
GRID: 10 EX. ZONING RC-DEO DP2 FILE NOS.: ECP-19-045, WP-20-006, F-20-048, WP-20-101  
LIBER 19308 FOLIO 70-82, BOA CASE NO. 21-007V

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Tel. (410) 997-0298 Fax.



**MINIMUM LOT SIZE CHART**

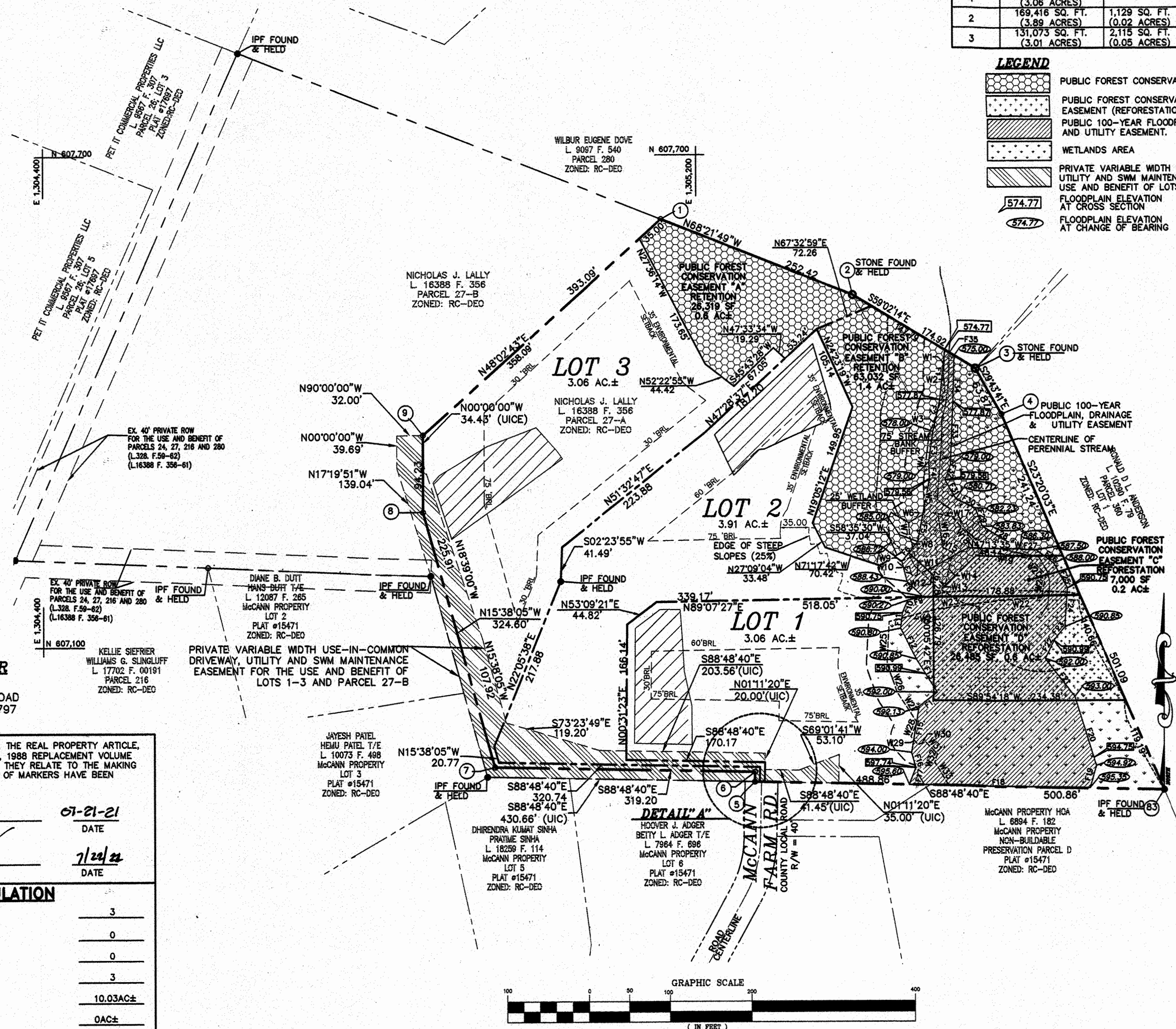
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	133,236 SQ. FT. (3.06 ACRES)	0	133,236 SQ. FT. (3.06 ACRES)
2	169,416 SQ. FT. (3.89 ACRES)	1,129 SQ. FT. (0.02 ACRES)	170,545 SQ. FT. (3.91 ACRES)
3	131,073 SQ. FT. (3.01 ACRES)	2,115 SQ. FT. (0.05 ACRES)	133,188 SQ. FT. (3.06 ACRES)

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT.
- WETLANDS AREA
- PRIVATE VARIABLE WIDTH USE-IN-COMMON DRIVEWAY, UTILITY AND SWM MAINTENANCE EASEMENT FOR THE USE AND BENEFIT OF LOTS 1-3 AND PARCEL 27-B
- FLOODPLAIN ELEVATION AT CROSS SECTION
- FLOODPLAIN ELEVATION AT CHANGE OF BEARING

FLOODPLAIN TABLE			FLOODPLAIN TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
F1	61.34	S05°39'47"W	F19	28.01	N15°42'30"E
F2	39.82	S12°27'29"W	F20	88.46	N17°02'00"W
F3	37.44	S07°52'24"W	F21	59.02	N37°50'32"W
F4	20.83	S02°35'32"E	F22	26.02	N25°59'31"E
F5	78.05	S10°46'23"W	F23	19.98	N39°20'22"E
F6	30.98	S38°53'06"W	F24	47.87	N03°42'20"E
F7	25.43	S14°28'15"E	F25	34.32	N28°30'38"W
F8	26.38	S46°26'26"E	F26	27.41	N53°02'48"W
F9	19.05	S76°17'49"W	F27	18.69	N88°02'40"W
F10	16.90	S22°36'35"W	F28	54.68	N58°46'37"W
F11	18.88	S06°24'13"W	F29	23.37	N22°06'08"W
F12	42.58	S27°00'55"E	F30	25.69	N64°47'19"W
F13	47.65	S31°57'05"E	F31	26.65	N29°33'44"W
F14	28.22	S51°29'26"W	F32	18.86	N19°51'35"E
F15	57.14	S09°29'43"W	F33	78.64	N02°20'10"E
F16	19.17	S15°52'25"E	F34	55.95	N01°35'45"E
F17	22.07	S21°44'20"W	F35	13.38	N59°01'14"E
F18	221.01	S89°01'14"E			

WETLAND TABLE			WETLAND TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
W1	33.60	N02°06'08"E	W18	54.36	N41°15'58"W
W2	16.38	N05°09'24"W	W19	60.58	N80°48'01"W
W3	58.60	N19°30'56"E	W20	27.10	N43°21'19"W
W4	58.13	N06°42'11"E	W21	50.72	N86°33'50"E
W5	37.64	N02°06'10"W	W22	82.29	N81°18'19"E
W6	22.33	N61°15'55"E	W23	55.98	N75°17'50"E
W7	16.81	N04°07'54"W	W24	51.70	N02°57'22"E
W8	24.93	N15°15'47"W	W25	36.66	N19°27'50"W
W9	22.71	N70°06'18"E	W26	44.37	N33°03'57"W
W10	26.56	N48°34'51"W	W27	19.21	N22°08'26"E
W11	18.53	S64°22'21"W	W28	12.87	N42°00'40"W
W12	14.81	N41°52'49"W	W29	9.90	S72°44'37"W
W13	13.61	N59°06'49"W	W30	20.13	N44°44'33"W
W14	40.18	S13°21'24"W	W31	10.45	N17°27'38"E
W15	13.45	S62°59'49"E	W32	32.78	N30°50'23"W
W16	42.14	S08°20'29"E			
W17	17.61	N77°29'06"W			



**OWNER/DEVELOPER**  
 NICHOLAS J. LALLY  
 14830 OLD FREDERICK ROAD  
 WOODBINE, MARYLAND 21797  
 410-489-7744

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.

*Gary E. Lane* 07-21-21  
 GARY E. LANE, PLS DATE

*Nicholas J. Lally* 7/24/21  
 NICHOLAS J. LALLY, OWNER DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	10.03AC±
AREA OF BULK PARCELS	0AC±
AREA OF ROADWAY	0
TOTAL AREA	10.03AC±

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer* 10/6/21  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 10-14-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 10/21/21  
 DIRECTOR DATE

**OWNER'S STATEMENT**

WE, NICHOLAS J. LALLY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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 HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 22 DAY OF July, 2021.

*Nicholas J. Lally*  
 NICHOLAS J. LALLY, OWNER

*Witness*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAW OF THE STATE OF MARYLAND, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY NICHOLAS J. LALLY AND ALISON L. LALLY TO NICHOLAS J. LALLY, BY A DEED DATED MARCH 11, 2020 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MD IN LIBER 19308 FOLIO 70; AND THAT ALL MONUMENTS ARE IN PLACE 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.

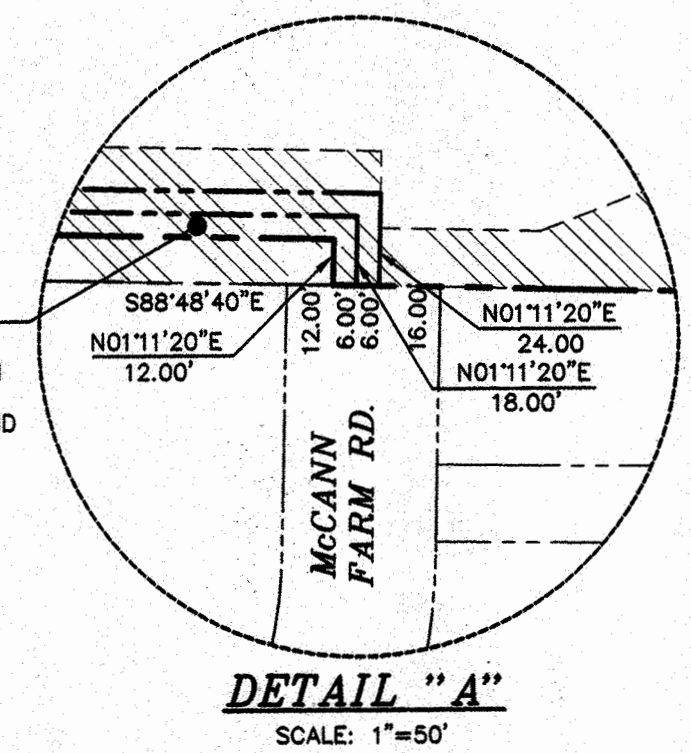
*Gary E. Lane* 07-21-21  
 GARY E. LANE, PLS MD REG. NO. 574  
 EXPIRATION 03/21/23

RECORDED AS PLAT 25916 ON 11-16-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**McCANN ESTATES—EAST**  
 LOTS 1 THRU 3  
 A SUBDIVISION OF PARCEL 27-A  
 SHEET 2 OF 2

TAX MAP: 8 4TH ELECTION DISTRICT SCALE: 1"=100'  
 PARCEL NO. 27-A HOWARD COUNTY, MARYLAND DATE: JULY 2021  
 GRID: 10 EX. ZONING RC-DEO DPZ FILE NOS.: ECP-19-045,  
 WP-20-006, F-20-048, WP-20-101  
 LIBER 19308/FOLIO 70-82, BOA CASE NO. 21-007V

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7350-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0296 Tel. (410) 997-0298 Fax



MAY-2018/18-016-LALLY PROPERTY LINE SURVEY PLAT 1-SHREVISED JULY 2021.DWG. (1/21/2021 9:58:55 AM)