

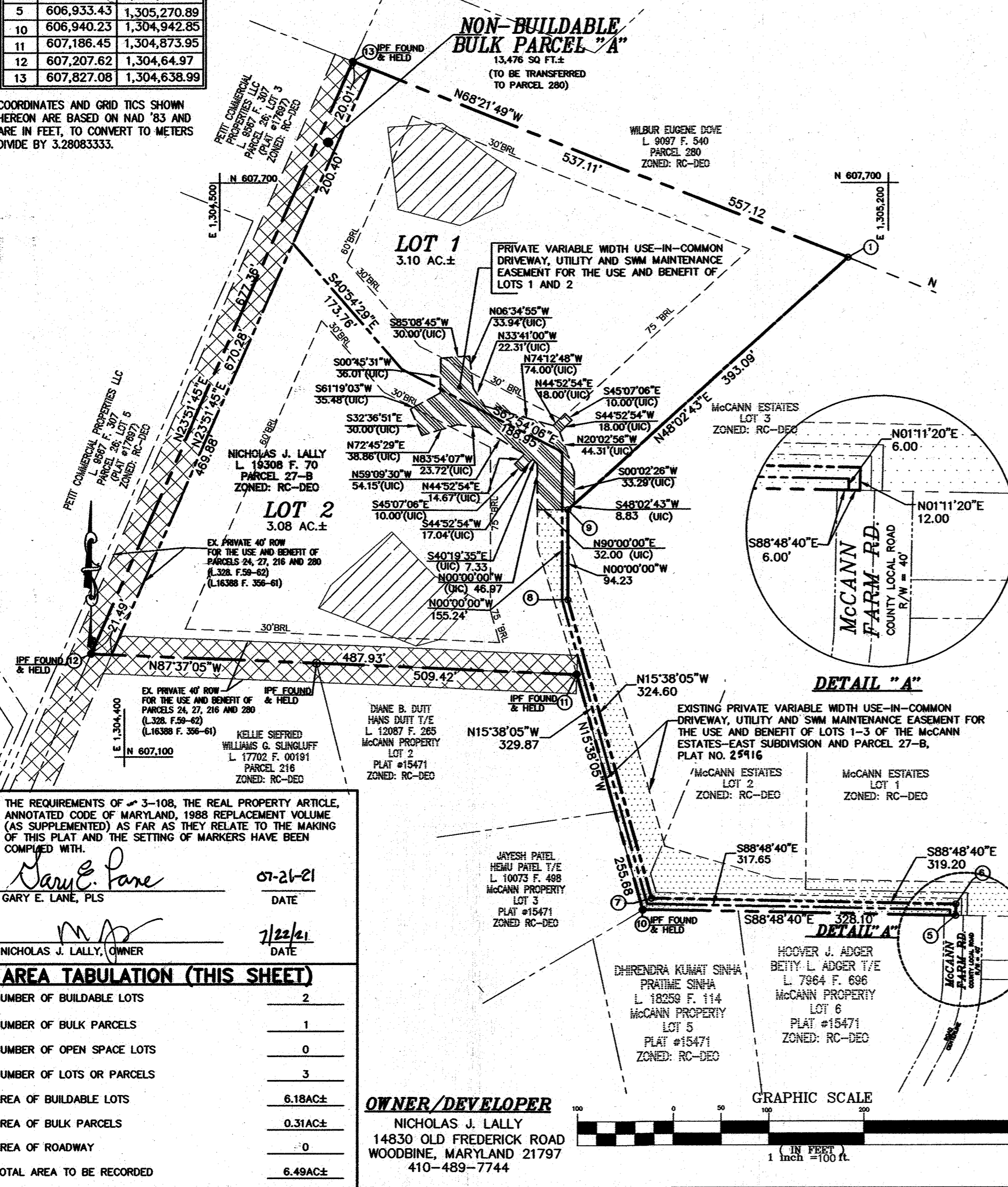
COORDINATE LIST		
No.	NORTH.	EAST.
1	607,621.66	1,305,156.86
9	607,358.87	1,304,864.53
8	607,264.63	1,304,864.53
7	606,952.05	1,304,952.01
6	606,945.42	1,305,271.14
5	606,933.43	1,305,270.89
10	606,940.23	1,304,942.85
11	607,186.45	1,304,873.95
12	607,207.62	1,304,64.97
13	607,827.08	1,304,638.99

MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	130,688 SQ. FT. (3.00 ACRES)	4,496 SQ. FT. (0.10 ACRES)	135,184 SQ. FT. (3.10 ACRES)
2	130,682 SQ. FT. (3.00 ACRES)	3,440 SQ. FT. (0.08 ACRES)	134,122 SQ. FT. (3.08 ACRES)

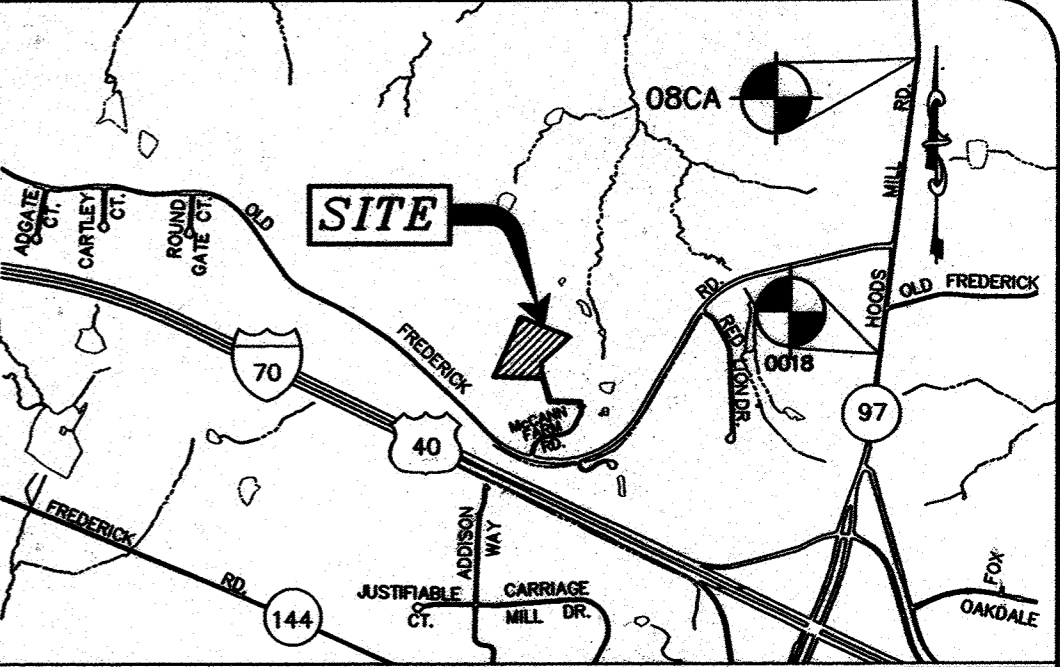
**LEGEND**

- PRIVATE USE-IN-COMMON DRIVEWAY, UTILITY AND SWM MAINTENANCE EASEMENT
- EX. PRIVATE USE-IN-COMMON DRIVEWAY, UTILITY AND SWM MAINTENANCE EASEMENT (PLAT NO. 25916)
- EX. PRIVATE 40' ROW L. 328, F. 61

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



- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING FOR LOTS 1 AND 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 1 (30 SHADE TREES IN THE AMOUNT OF \$9,000.00) AND LOT 2 (27 SHADE TREES IN THE AMOUNT OF \$8,100.00) SHALL BE PROVIDED WITH THE GRADING PERMIT APPLICATION FOR THE APPROPRIATE LOT.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL 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.
- THIS PLAT IS IN CONFORMANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY MARYLAND DEPARTMENT OF ENVIRONMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - 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 ARE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL. ALL ON-SITE DEVICES ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF A RECORDED DECLARATION OF COVENANTS.
- A PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 19, 2019 AT THE GLENNWOOD LIBRARY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT 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.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- 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 \$1,500.00.
- THE SUBJECT PROPERTY IS A 2 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."
- THIS PROJECT IS SUBJECT TO A WAIVER TO DESIGN MANUAL, VOLUME III, STANDARD R-5.05, TO ALLOW 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.
- AN ADJOINER DEED FOR THE RECONFIGURATION OF TWO ADJOINING PARCELS, 27-A AND 27-B, UNDER THE SAME OWNERSHIP HAS BEEN RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY MARYLAND ON MARCH 11, 2020 IN LIBER 19306 FOLIO 70-82.
- THE PURPOSE IN CREATING NON-BUILDABLE BULK PARCEL "A" IS THE FEE SIMPLE TRANSFER OF THE PARCEL TO THE ADJOINER PROPERTY, TAX MAP 8 GRID 10 PARCEL 280, KNOWN AS 14834 OLD FREDERICK ROAD.
- 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. AN MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.



**GENERAL NOTES** VICINITY MAP SCALE: 1"=2,000' ADC MAP: 10 A-6

- TAX MAP: 8 PARCEL: 27-B GRID: 10
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING REGULATION.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS  
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
- DENOTES AN IRON ROD OR IRON PIPE FOUND.  
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES OR BURIAL GROUNDS EXIST ON-SITE.
- NO WETLANDS EXIST ON LOTS 1 AND 2 PER A WETLAND INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS IN THE FALL OF 2017 AND DECEMBER OF 2018.
- NO FOREST EXIST ON-SITE.
- THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-006 OF SECTION 16.147.(a), SECTION 16.120.(b)(4)(ii)(b) AND SECTION 16.120.(c)(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 DATED MARCH 13, 2009 AND LIBER 11589, FOLIO 280 DATED MARCH 13, 2009 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 REFERENCE 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.
  - 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. THIS DEED WAS RECORDED ON APRIL 17, 2020 AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19308 / FOLIO 70.
  - FOREST CONSERVATION EASEMENTS WILL NOT BE PERMITTED ON LOT 1 OF MCCANN ESTATES-EAST DUE TO THE LOCATION OF THE EXISTING POND AND BAMBOO, AS REFERENCED IN THE FOREST STAND DELINEATION PLAN AND REPORT DATED DECEMBER 2018. (MCCANN ESTATES-EAST, F-20-029)
  - THE EXISTING POND OUTFALL STRUCTURE AN SPRING HOUSE WILL NOT BE PERMITTED WITHIN A FOREST CONSERVATION EASEMENT. (MCCANN ESTATES-EAST, F-20-029)
  - THE EXISTING OVERHEAD ELECTRIC LINE MUST BE REMOVED FROM THE PROPOSED FOREST CONSERVATION EASEMENT AREAS PRIOR TO RECORDATION OF THE PLAT. (MCCANN ESTATES-EAST, F-20-029)
  - A MINIMUM OF 80' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY DWELLING ON THE LOTS. (MCCANN ESTATES-EAST, F-20-029)
  - 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. (MCCANN ESTATES-EAST, F-20-029)
  - A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND THE WELL AREAS AND SEWAGE DISPOSAL AREAS. (MCCANN ESTATES-EAST, F-20-029)
  - 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. (MCCANN ESTATES-EAST, F-20-029)
  - THE REMOVAL OF SPECIMEN TREES #2 AND #8 WILL REQUIRE THE PLANTING OF FOUR NATIVE SHADE TREES ON-SITE. THE TREES SHALL BE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE LANDSCAPE 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. (MCCANN ESTATES-EAST, F-20-029)
  - 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. (MCCANN ESTATES-EAST, F-20-029)
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS PER SECTION 16.120.(b)(1)(vii) OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION. IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

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* 7/22/21  
NICHOLAS J. LALLY, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	6.18AC±
AREA OF BULK PARCELS	0.31AC±
AREA OF ROADWAY	0
TOTAL AREA TO BE RECORDED	6.49AC±

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

**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

**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

**MIHU TRACKING CHART**

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

m:\2018\18-016 LALLY PROPERTY\dwg\final plan lots 1-2 revised July 2021.dwg

*Daniel Chank* 8/24/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Nicholas J. Lally* 10/12/21  
DIRECTOR DATE

RECORDED AS PLAT 26930 ON 12/01/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MCCANN ESTATES - WEST**  
LOTS 1, 2 AND  
NON-BUILDABLE BULK PARCEL "A"  
A SUBDIVISION OF PARCEL 27-B SHEET 1 OF 1

TAX MAP: 8 4TH ELECTION DISTRICT SCALE: 1"=100'  
PARCEL NO. 27-B HOWARD COUNTY, MARYLAND DATE: JULY 2021  
GRID: 10 EX. ZONING RC-DEO DPZ FILE NOS.: ECP-19-045, WP-20-006, F-20-029

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