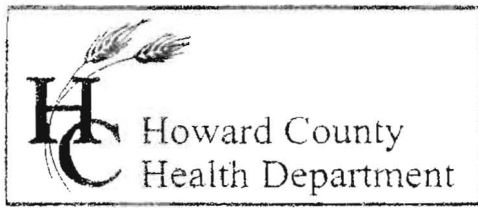


fixed




3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

July 23, 2003

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Mark Rifkin 
Well and Septic Program

RE: File Number: F-03-110
Title: Edith Ralston Property

The Health Department has no objections to further processing of the referenced original.
The engineer has added a suitable well abandonment note to the plat.

MR

LDE_{INC.}

Planning ♦ Engineering ♦ Surveying

June 17, 2003

Mr. Mark Rifkin
Howard County Health Department
3525 H Ellicott Mills Drive
Ellicott City, MD 21043

Re: Ralston Property - Lots 2-3 F03-110

Dear Mr. Rifkin:

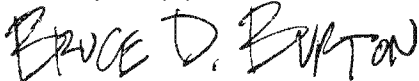
Pursuant to our conversation on June 17, 2003, LDE offers the following:

An appropriate note has been placed on the plat indicating proper abandonment of the existing well (See note 21 of the Plat). Note 9 on the Supplemental Plan has been revised.

It is our understanding, the above revisions provide compliance with your comments. Also, the Land Development Division has been notified of your Department's approval of the record plat.

Should you have any questions please call our office.

Very truly yours,



Bruce D. Burton, P.E.
Vice President

cc: Brenda Luber, DPZ
Steven Ralston
John McDonough

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5-2-03

P&Z File No. F-03-110

Department of Planning and Zoning

☒ Transportation Planning
☒ Historic Preservation
☒ Comprehensive Planning and Zoning Administration
☒ Research
☐ Address Coordinator

☒ Agricultural Preservation
☒ Development Engineering Division
☒ Forest Conservation Planner
☒ File

Agencies

☐ Soil Conservation District
☐ Department of Inspections, Licenses & Permits
☐ Department of Fire and Rescue Services
☒ State Highway Administration
☒ Bureau of Environmental Health
☒ Board of Education
☐ Recreation and Parks

☐ Tax Assessment
☐ Bell Atlantic Telephone
☐ BG&E
☐ Cable TV
☐ Police
☐ MTA
☐ Finance
☐ DPW, Real Estate Services
☐ DPW, Construction and Inspection
☐ DPW, Bureau of Utilities

RE: Edith M. Ralston Property # 263

ENCLOSED FOR YOUR THE ENCLOSED → ☐ Signature Approval ☒ Review & Comments ☐ Files
 → ☐ Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input checked="" type="checkbox"/> Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS: ☒ Received ☐ Tentatively Approved ☐ Recorded
☒ Received and Revised ☐ Approved On 5-2-03

COMMENTS: _____ SRC/COMMENTS DUE BY: 5-7-03

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

LDEINC.

Planning • Engineering • Surveying

April 29, 2003

Mr. Mark Rifkin
Howard County Health Department
3525 H Ellicott Mills Drive
Ellicott City, MD 21043

MAY - 2 2003

REVISED

Re: Ralston Property - Lots 2-3 F03-110

Dear Mr. Rifkin:

Pursuant to your correspondence of March 18, 2003, LDE offers the following:

The previous owner of the property is deceased, her son is unaware of any well on the property. However, an appropriate note has been placed on the plan indicating proper abandonment of the existing well. See note 9 on Supplemental Plan.

Should you have any questions please call our office.

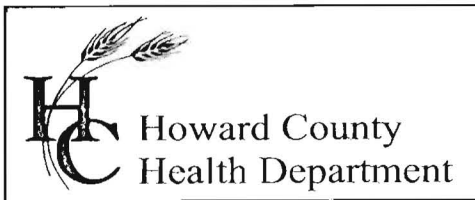
Very truly yours,

BRUCE D. BURTON

Bruce D. Burton, P.E.
Vice President

cc: Steven Ralston
John McDonough

*6/4/03 (MR) T/C W/B.B.:
WELL AB ~~BEFORE~~ WITHIN
60 DAYS OF PLAT SIG.*




3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

March 18, 2003

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Mark Rifkin 
Water and Sewerage Program

RE: File Number: F-03-110
Title: Edith Ralston Property

According to tax records, the existing house was built in the year 1800. According to County Finance, public water was connected in 2001.

Therefore, prior to submission of original for signature, the applicant is requested to submit documentation of proper sealing of the well which once served the dwelling.

MR

cc: LDE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 1-23-03

P&Z File No.

F03-110

Department of Planning and Zoning

- ☒ Transportation Planning
- ☒ Historic Preservation
- ☒ Comprehensive Planning and Zoning Administration
- ☒ Research
- ☒ Address Coordinator

- ☒ Agricultural Preservation
- ☒ Development Engineering Division
- ☒ Forest Conservation Planner
- ☒ File

Agencies

- ☒ Soil Conservation District
- ☒ Department of Inspections, Licenses & Permits
- ☒ Department of Fire and Rescue Services
- ☒ State Highway Administration
- ☒ Bureau of Environmental Health
- ☒ Board of Education
- ☒ Recreation and Parks

- ☒ Tax Assessment
- ☒ Bell Atlantic Telephone
- ☒ BG&E
- ☒ Cable TV
- ☒ Police
- ☒ MTA
- ☒ Finance
- ☒ DPW, Real Estate Services
- ☒ DPW, Construction and Inspection
- ☒ DPW, Bureau of Utilities

RE:

Edith Ralston Prop Lots 2+3

ENCLOSED FOR YOUR
THE ENCLOSED

→ ☐ Signature Approval
→ ☐ Original

☒ Review & Comments ☐ Files

Supplemental Plan 2 DED
Supplemental Documents 15CS

Plans

- | | # of Sheets |
|--|--------------|
| <input type="checkbox"/> Sketch Plan | <u>10ED</u> |
| <input type="checkbox"/> Prel Equiv Sketch Plan | <u>15CS</u> |
| <input checked="" type="checkbox"/> Preliminary Plan | |
| <input checked="" type="checkbox"/> Final Plat | |
| <input type="checkbox"/> Final Constr Plans (RDS) | <u>1 DED</u> |
| <input type="checkbox"/> Final Development Plan | |
| <input type="checkbox"/> Site Development Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> House Type Revision Plan | |
| <input type="checkbox"/> Water and Sewer Plan | |

Supplemental Documents

- ☒ Wetlands Report Letter
- ☐ Soils/Topo Map/Drain Area Map
- ☐ FSD/FCP/Worksheet and Application
- ☒ Declaration of Intent
- ☒ Drainage and/or Computation/Pond Safety Comps
- ☐ Preliminary Road Profiles
- ☐ APFO Roads Test/Mitigation Plan
- ☐ Traffic Study/Noise Study
- ☐ Sight Distance Analysis
- ☐ Floodplain Study
- ☐ Stormwater Management Comps.
- ☐ Industrial Waste Survey (DPW)
- ☐ Road Poster Form Letter
- ☐ Response Letter
- ☐ Perc Plat
- ☐ Scenic Road Exhibits

Applications

- ☐ Waiver Petition Applic/Exhibit
- ☐ Planning Board Applic
- ☒ ASDP/CSDP Application
- ☒ DED Application Checklist
- ☒ DED Fee Receipt/Deeds/Cost Estimate

1 DED

Speed Study

WAS:

- ☒ Received
- ☐ Received and Revised

- ☐ Tentatively Approved
- ☐ Approved

Recorded
On

1-23

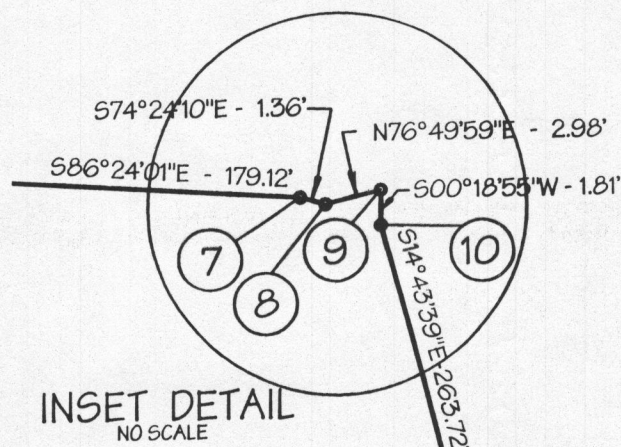
COMMENTS:

SRC/COMMENTS DUE BY:

2-17

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

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 and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 2 & 3, and conveyances of the aforesaid lots 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 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.

D. Wayne Weller 1/22/03
D. Wayne Weller, MD No. 10685 Date

Edith M. Ralston (Deceased) Date
Steven P. Ralston 12/30/2002 Date

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	567421.792	1351911.6891
2	567386.0798	1351776.1049
3	567457.9326	1351745.7026
4	567572.0978	1351695.4892
5	567582.7440	1351656.2684
6	567689.5229	1351661.6775
7	567678.2767	1351840.4441
8	567677.9120	1351841.7507
9	567678.5849	1351844.6556
10	567676.7749	1351844.6456

AREA TABULATIONS

- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 1.12165 Ac.±
 - Buildable: 1.12165 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.00 Ac.±
- Total area of subdivision to be recorded: 1.12165 Ac.±

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Edith M. Ralston to Edith M. Ralston, Life Tenant (now deceased) and Steven P. Ralston, Remainder Person, by deed dated October 27, 1994 and recorded in the land records of Howard County in Liber 3387, Folio 304; and all of the lands conveyed by the Howard Research and Development Corporation to Edith M. Ralston by confirmation deed dated July 9, 1997 and recorded in the Land records of Howard County in Liber 4013, Folio 358 and that all monuments and public utilities in place prior to the acceptance of the streets in the subdivision by Howard County as shown on this plat are in accordance with the Annotated Code of Maryland, as amended.

D. Wayne Weller
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

1/22/03
Date

OWNER'S CERTIFICATE

We, Edith M. Ralston (deceased) and Steven P. Ralston, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
 - 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;
 - The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
 - That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.
- Witness by our hands this day of December, 2002.

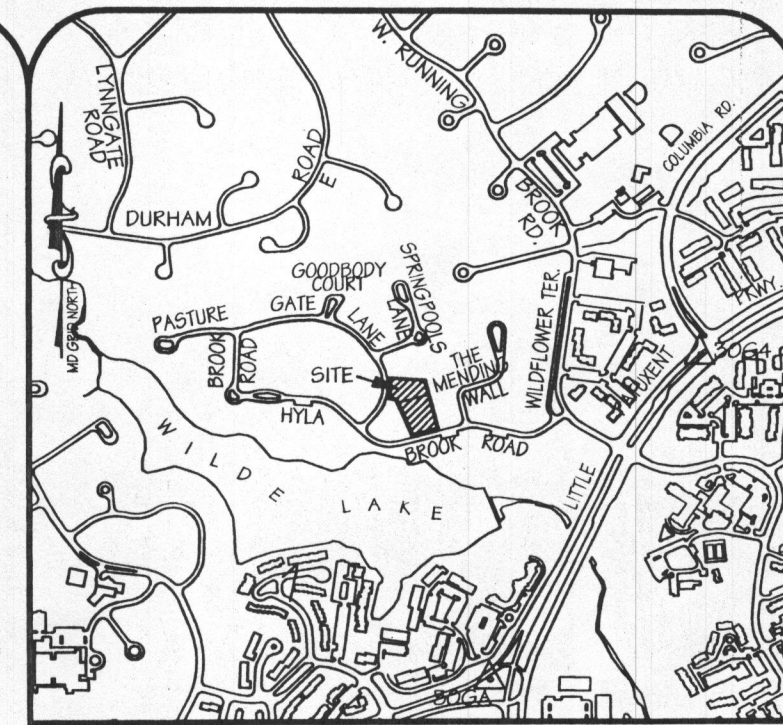
Edith M. Ralston (deceased)

Steven P. Ralston
Witness

Suman Mutyala
Witness

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
4-5	59.91'	250.00'	N08°22'53"E	59.77'	13°43'52"	30.10'
5-6	47.83'	250.00'	N03°57'56"W	47.76'	10°57'46"	23.99'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in September, 2002.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 30-GA and No. 30-G4.
- ☐ Stone or Concrete Monument Found or Set.
 - Pipe or Rebar Found or Set.
- Subject property is zoned R-20 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12 ft. (14 ft. serving more than one residence). b) Surface - 6 inches of compacted crusher run base with tar and chip coating, (1-1/2" min) c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. 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 depth over driveways surface. f) Maintenance sufficient to insure all weather use.
- Deed Reference: Liber 3387 Folio 304, and Liber 4013 Folio 358.
- There are no wetlands located on this property. Wetlands certification provided by Steven D. Heiss, June 2002.
- Landscaping for Lots 2 and 3 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential, based on existing zoning.
- Open Space for this subdivision is provided by payment of a fee-in-lieu.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See BA97-20).
- Water and sewer service to these lots will be granted under the provisions of Section 16.122.B of the Howard County Code.
- Public water and sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- Minimum building setback restrictions from property lines and the public right-of-way lines in the New Town Zone, to be in accordance with FDP - Phase Two A-VIII criteria.

OWNER:
STEVEN P. RALSTON
515 Edann Road
Glenside, PA 19038

DEVELOPER:
BROOKFIELD HOMES
8500 Executive Park Ave.
Suite 300
Fairfax, VA 22031

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

EDITH M. RALSTON PROPERTY

LOT 2 & LOT 3 - A SUBDIVISION OF LOT 1

5th Election District - Howard County, MD
Tax Map 30 - Grid 20 Parcel 238
Scale 1"=50' - Date: December 2002
Zoning: R-20 Sheet 1 of 1

Previous Submittals: FDP Phase Two A VIII, F97-156, BA97-20

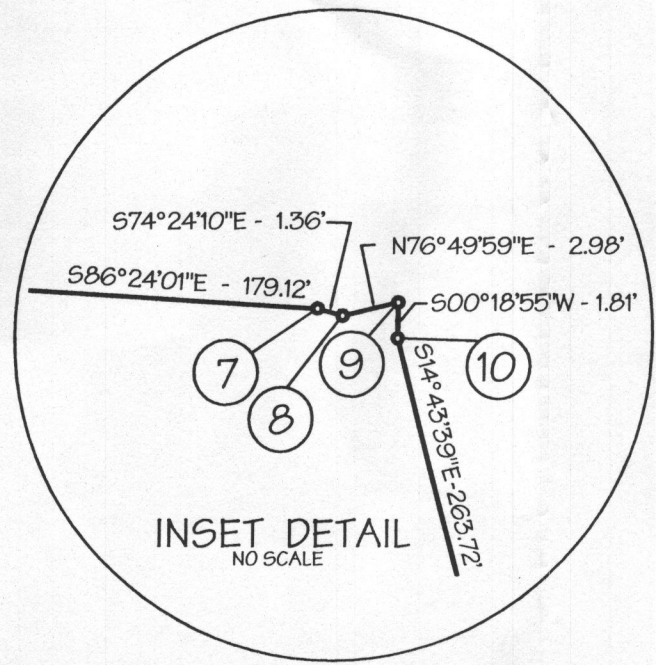
LDE Inc.

Engineers, Surveyors, Planners

9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

F03-

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 and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 2 & 3, and conveyances of the aforesaid lots 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 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.

D. Wayne Weller 4/30/03
D. Wayne Weller MD No. 10685 Date

Edith M. Ralston (Deceased) Date

Steven P. Ralston Date

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	567421.7192	1351911.6891
2	567386.0798	1351776.1049
3	567457.9326	1351745.7026
4	567572.0978	1351695.4892
5	567582.7440	1351656.2684
6	567689.5229	1351661.6775
7	567678.2767	1351840.4441
8	567677.9120	1351841.7507
9	567678.5849	1351844.6556
10	567676.7749	1351844.6456

AREA TABULATIONS

- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 1.1216 Ac.±
 - Buildable: 1.1216 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.00 Ac.±
- Total area of subdivision to be recorded: 1.1216 Ac.±

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Edith M. Ralston to Edith M. Ralston, Life Tenant (now deceased) and Steven P. Ralston, Remainder Person, by deed dated October 27, 1994 and recorded in the land records of Howard County in Liber 3387, Folio 304; and all of the lands conveyed by the Howard Research and Development Corporation to Edith M. Ralston by confirmation deed dated July 9, 1997 and recorded in the Land records of Howard County in Liber 4013, Folio 358 and that all monuments and markers shown hereon 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.

D. Wayne Weller
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685



4/30/03
Date

OWNER:
STEVEN P. RALSTON
515 Edann Road
Glenside, PA 19038

DEVELOPER:
BROOKFIELD HOMES
8500 Executive Park Ave.
Suite 300
Fairfax, VA 22031

OWNER'S CERTIFICATE

We, Edith M. Ralston (deceased) and Steven P. Ralston, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by our hands this day of May, 2003.

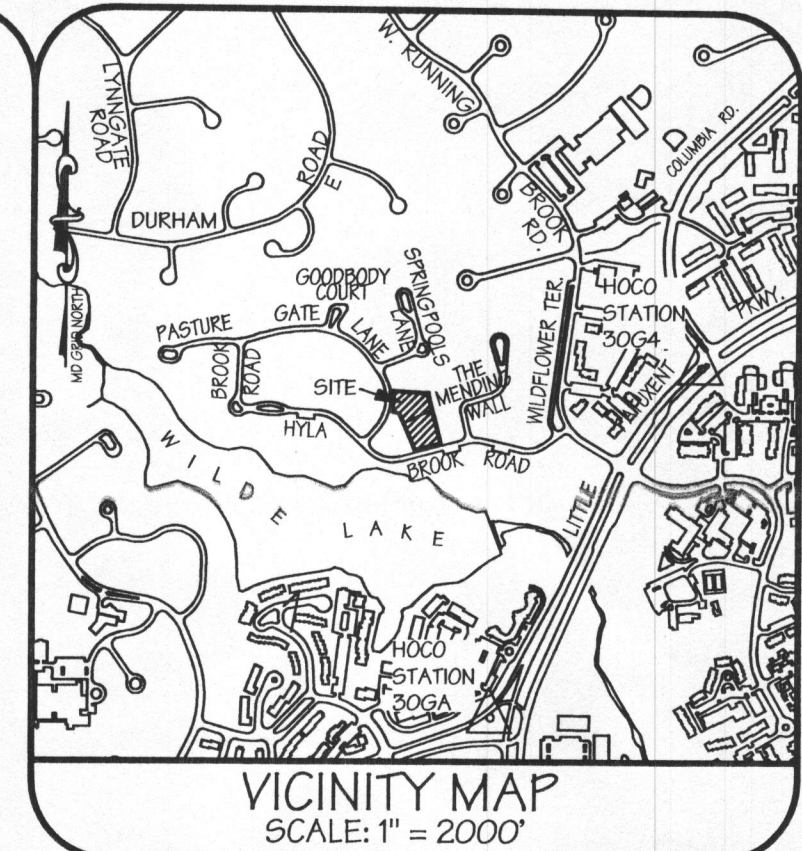
Edith M. Ralston (deceased)

Steven P. Ralston

Witness

E. 1352000
N. 567250

The Purpose of this Resubdivision is to create two single family detached lots from former Lot 1.



GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in September, 2002.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 30-GA and No. 30-G4.
- ☐ Stone or Concrete Monument Found or Set.
 - Pipe or Rebar Found or Set.
- Subject property is zoned R-20 and NT(New Town) per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are + / -, more or less.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a.) Width - 12 ft. (14 ft. serving more than one residence). b.) Surface - 6 inches of compacted crusher run base with tar and chip coating. c.) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. 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 depth over driveways surface. f.) Structure clearances - minimum 12 feet. g.) Maintenance sufficient to insure all weather use.
- Deed Reference: Liber 3387 Folio 304, and Liber 4013 Folio 358.
- There are no wetlands located on this property. Wetlands certification provided by Steven D. Heiss, June 2002.
- Landscaping for Lot 3 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Lot 2 is exempt from landscaping requirements as a consequence of the existing home located on the Lot. The landscaping surety for Lot 3 will be posted as part of the Site Development Plan.
- This subdivision is exempt from the requirements of Section 16.1202(b)(1)(viii) of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential, based on existing zoning and exempt for Section 16.1202(b)(1)(iv) because the property is part of a planned unit development.
- Open Space for this subdivision is provided by payment of a fee-in-lieu in the amount of \$1500.00.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See BA97-20V). The existing structure located on Lot 2 is listed as HO-184, Old Oakland Manor in the Howard County Historic Sites Inventory.
- 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 the time of the issuance of the building permit if capacity is available at that time.
- Minimum building setback restrictions from property lines and the public right-of-way lines in the New Town Zone, to be in accordance with FDP - Phase Two A-VIII criteria.
- A Site Development Plan is required for Lot 3.
- In accordance with Section 16.120(b)(9) of the subdivision regulations a thirty foot setback is required from the existing underground gas main which lies within adjacent Lot 81.
- This property is subject to BA 97-20V. On June 10, 1997, the Howard County Board of Appeals granted the petitioners request to Section 10B.D.2, Section 10B.D.3 and Section 10B.D.4 of the Howard County Zoning Regulations to reduce minimum lot sizes, reduce minimum lot width at the building restriction line and reduce the required setbacks for existing single family detached dwellings located at #10102 Hyla Brook Road (Lot 79), #10106 Hyla Brook Road (Lot 80) and #10026 Hyla Brook Road (Former Lot 1). The Board granted a reduction of the required side setback from a side lot line from 10 feet to 1.8 feet for the existing single family detached dwelling subject to conditions.
- Stormwater Management for this project is provided utilizing the Grass Channel Credit.

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

EDITH M. RALSTON PROPERTY

LOT 2 & LOT 3 - A RESUBDIVISION OF LOT 1

5th Election District - Howard County, MD
Tax Map 30 - Grid 20 Parcel 238
Scale 1"=50' Date: May, 2002
Zoning: R-20; NT Sheet 1 of 1

Previous Submittals: FDP Phase Two A VIII, F97-156, BA97-20V

LDE Inc.

Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

F03-110

SCHEDULE A PERIMETER LANDSCAPE EDGE		
Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	None	A
Linear Feet of Roadway Frontage/Perimeter	N/A	366 L.F. *
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	N/A	Yes, 87 L.F. 1- 15" Cherry to Remain 1- 24" Locust to Remain
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	N/A	No
Number of Plants Required		279 L.F.
Shade Trees	N/A	160 = 5 Shade Trees
Evergreen Trees		-----
Shrubs		-----
Number of Plants Provided		3 Shade Trees + 2 Ex to remain = 5 Shade
Shade Trees	N/A	-----
Evergreen Trees		-----
Other Trees (2:1 substitution)		-----
Shrubs (10:1 substitution)		-----
(Describe plant substitution needs below if needed)		-----

Comments: * 366 L.F. - 87 L.F. = 279 L.F. Required perimeter to be planted.
366 L.F. - 87 L.F. = 5 Shade @ 1: 60'
5 Shade @ 1: 60' - 2 (1- 15" Cherry & 1- 24" Locust to Remain) = 3 Shade

Notes: 1. This plan has been prepared in accordance with the provisions of Sect. 16.124 of the Howard County Code and the Landscape Manual.

2. Landscape surety of \$ 900.00 shall be posted as part of the grading permit surety.

3. The existing topography and tree locations are taken from a survey provided by LDE, Inc., dated September 2002.

TREE PLANTING NOTES

1. Notify "Miss Utility" 72 hours prior to installation of all plant material.
2. Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
3. Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting.
4. A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
5. The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
6. Street tree locations may be adjusted for final location of driveways. Trees to be located a minimum of 10 feet from driveways.
7. Street trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
8. Street tree planting must conform to the Subdivision and Land Development Regulations and the Department of Public Works Design Manual of Howard County.
9. Balled and burlapped plant material shall not be accepted if balls are cracked or broken before or during planting. Protect all plants from drying by either sun or wind.
10. Tree pits shall be backfilled with 50% topsoil, 25% peat, 25% sand with one pound of 10-10-10 fertilizer per pit.
11. Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks, etc. Peat moss shall be commercial with pH 4.5 to 5.5, free of woody material or harmful minerals.
12. All plants shall be watered at planting with weekly watering thereafter for the first 80 days. Watering shall continue bi-monthly or as necessary to maintain plants in a healthy condition during the guarantee period.
13. Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
14. Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
15. Maintenance shall begin immediately after planting and continue to the end of guarantee period.
16. Maintenance consist of pruning, watering, weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and stakes as needed.

LANDSCAPE SCHEDULE

No.	Symbol	Name	Size	Comments
3		QUERCUS RUBRA "RED OAK"	2 1/2" - 3" CAL.	B & B

DEVELOPER'S / BUILDER'S CERTIFICATION

I 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 further certify that upon completion, a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant material will be submitted to the Department of Planning and Zoning.

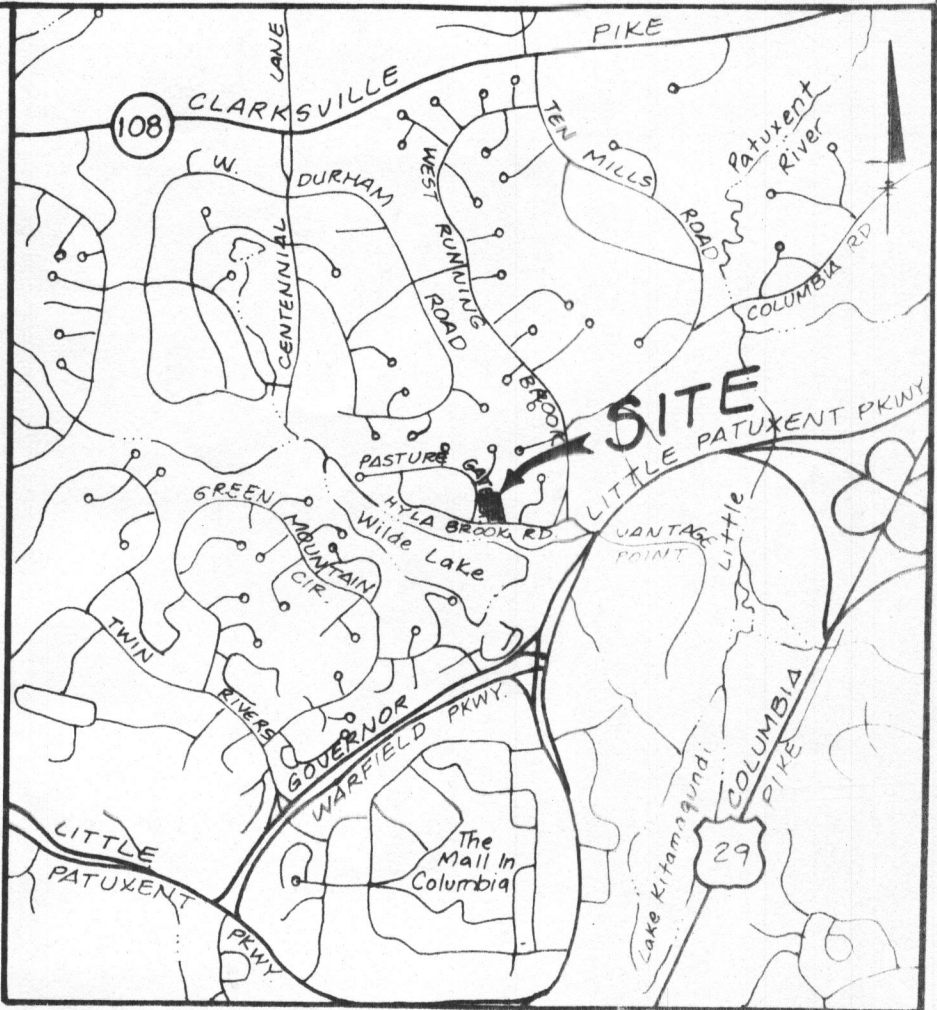
John McDonough / Brookfield Homes

Date

SITE PERIMETER TABLE		
Perimeter No.	Perimeter Length	Buffer Type
1	184 L.F.	A
2	87 L.F.	A
3	---	---
4	95 L.F.	A
5	---	---

① Denotes Perimeter Number

~~~~~ Denotes Saved Tree Line



### VICINITY MAP

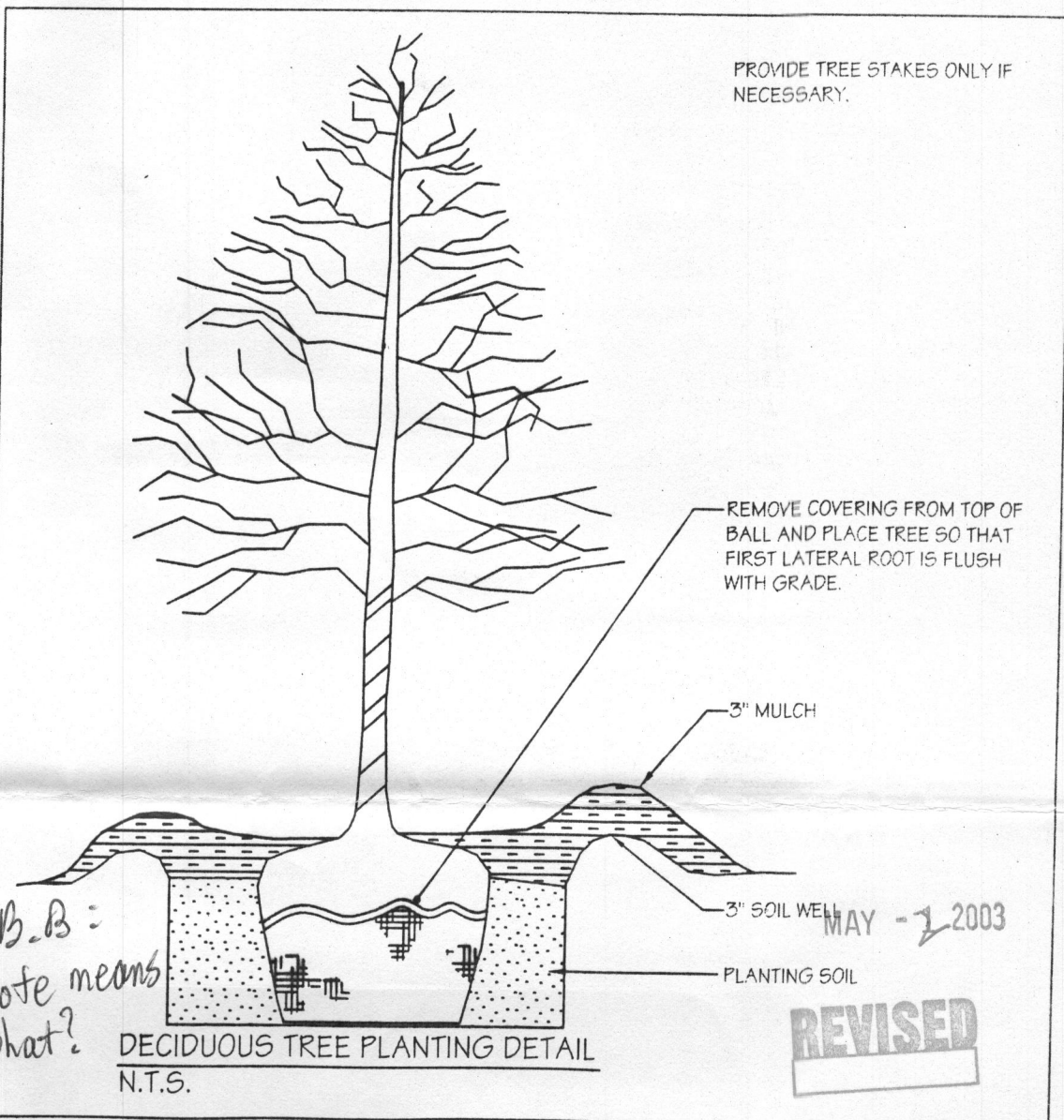
Scale: 1" = 2000'

### NOTES:

1. EXISTING ZONING: R- 20 and NEWTOWN (NT)
2. DEED REFERENCE: LIBER 3387 FOLIO 304, LIBER 4013 FOLIO 358
3. TOTAL AREA OF THE LOTS: 1.12165 Ac.+/-
4. THE TOPOGRAPHY SHOWN IS FIELD RUN BY LDE, INC. SEPT. 2002.
5. 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 THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND / OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
6. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$900.00.
7. THE PROJECT IS LOCATED IN THE METROPOLITAN DISTRICT. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
8. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPOSAL IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, BASED ON EXISTING ZONING AND EXEMPT FROM SECTION 16.1202(b)(1)(iv) BECAUSE THE PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT.
9. THE EXISTING WELL WHICH ONCE SERVED THE EXISTING HOUSE ON LOT 2 SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPROVED PROCEDURES OF THE HOWARD COUNTY HEALTH DEPARTMENT.
10. THE PROTECTION OF THE RETAINED LANDSCAPE TREES AND VEGETATION USED AS LANDSCAPE CREDIT IS THE RESPONSIBILITY OF THE BUILDER OF LOT 3. IF THE BUILDER REMOVES THE CREDITED LANDSCAPING, THE BUILDER IS RESPONSIBLE FOR REPLACEMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL.

### LEGEND:

- ..... 354 ..... EXISTING GROUND
- 354 —— PROPOSED GRADE
- ~~~~~ EXISTING TREES
- ~~~~~ EXISTING TREES TO REMAIN
- EXISTING PAVING
- EXISTING SEWER
- EXISTING WATER
- +— EXISTING STORM DRAIN
- RL ROOF LEADER

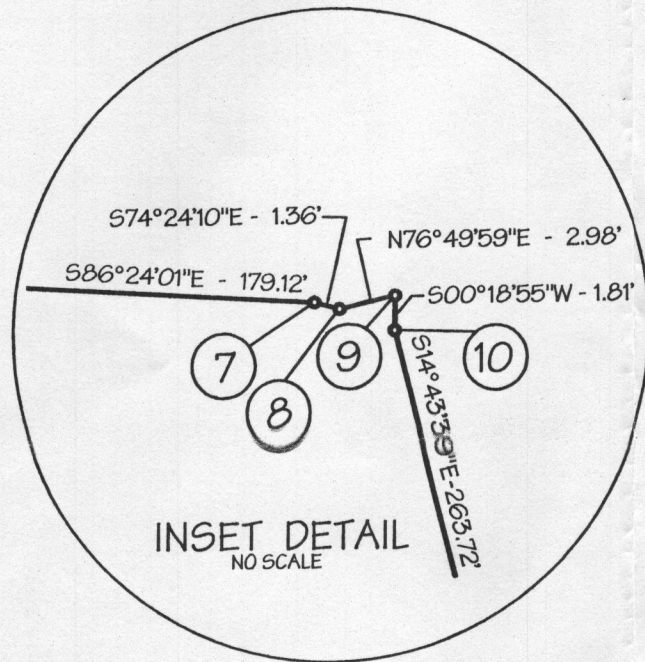


| LDE, INC.                                                                                              |                                                                                                                                                                           |                     |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 9250 Rumsey Road, Suite 106, Columbia, MD. 21045<br>(410) 715-1070 (301) 598-3424 (410) 715-9540 (Fax) |                                                                                                                                                                           |                     |
| DESIGNED:<br>BDB                                                                                       | LANDSCAPE AND SUPPLEMENTAL PLAN<br><b>EDITH M. RALSTON PROPERTY</b><br><b>LOTS 2 AND 3</b>                                                                                | SCALE:<br>1" = 30'  |
| DRAWN:<br>KBW                                                                                          | SUBDIVISION OF LOT 1<br>TAX MAP 30 GRID 20 PARCEL 238<br>5th ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND<br>Previous Submittals: FDP Phase Two A VIII, F97-156, BA17-20V | DRAWING:<br>1 OF 1  |
| CHECKED:<br>BDB                                                                                        | OWNER<br>Steven P. Ralston<br>515 Edgarm Road<br>Glenside, PA 19038                                                                                                       | FILE NO:<br>02-022  |
| DATE:<br>1/03                                                                                          | DEVELOPER<br>Brookfield Homes<br>8500 Executive Park Ave.<br>Suite 300<br>Fairfax, VA 22031                                                                               | FILE NO:<br>F03-110 |





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 and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 2 & 3, and conveyances of the aforesaid lots 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 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.

D. Wayne Weller MD No. 10685 Date

Edith M. Ralston (Deceased) Date

Steven P. Ralston Date

### COORDINATE TABLE

| POINT NO. | NORTHING    | EASTING      |
|-----------|-------------|--------------|
| 1         | 567421.7192 | 1351911.6891 |
| 2         | 567386.0798 | 1351776.1049 |
| 3         | 567417.1350 | 1351745.7020 |
| 4         | 567572.0978 | 1351695.4892 |
| 5         | 567582.7440 | 1351656.2684 |
| 6         | 567689.5229 | 1351661.6775 |
| 7         | 567678.2767 | 1351840.4441 |
| 8         | 567677.9120 | 1351841.7507 |
| 9         | 567678.5849 | 1351844.6556 |
| 10        | 567676.7749 | 1351844.6456 |

### AREA TABULATIONS

- Total number of lots to be recorded: 2
  - Buildable: 2
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 1.1216 Ac.±
  - Buildable: 1.1216 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.00 Ac.±
- Total area of subdivision to be recorded: 1.1216 Ac.±

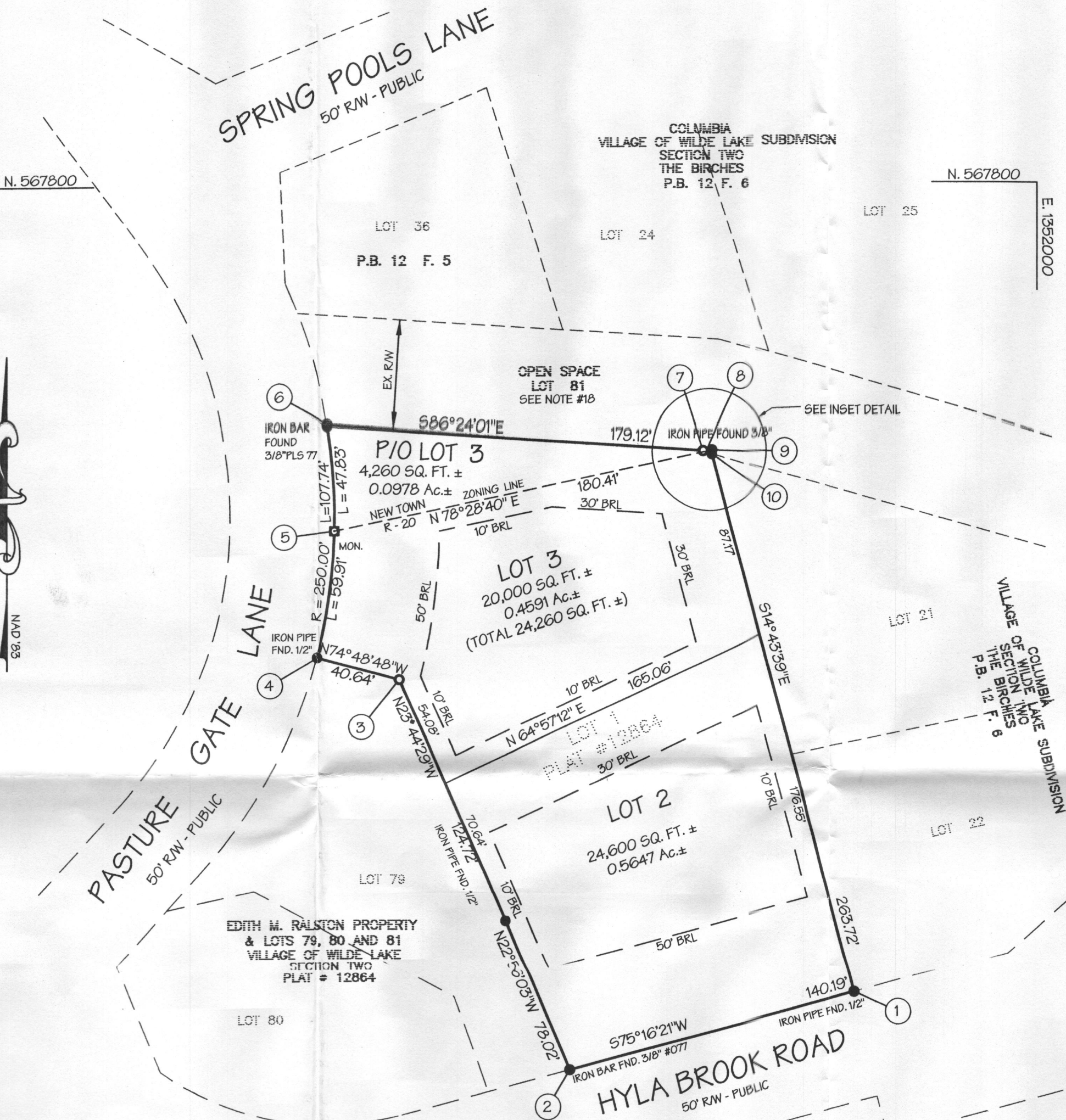
APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

Chief, Development Engineering Division Date



OWNER:  
STEVEN P. RALSTON  
515 Edann Road  
Glenside, PA 19038

DEVELOPER:  
BROOKFIELD HOMES  
8500 Executive Park Ave.  
Suite 300  
Fairfax, VA 22031

### SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Edith M. Ralston to Edith M. Ralston, Life Tenant (now deceased) and Steven P. Ralston, Remainder Person, by deed dated October 27, 1994 and recorded in the land records of Howard County in Liber 3387, Folio 304; and all of the lands conveyed by the Howard Research and Development Corporation to Edith M. Ralston by confirmation deed dated July 9, 1997 and recorded in the Land records of Howard County in Liber 4013, Folio 358 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.

D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

Date

### OWNER'S CERTIFICATE

We, Edith M. Ralston (deceased) and Steven P. Ralston, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by our hands this day of June, 2003.

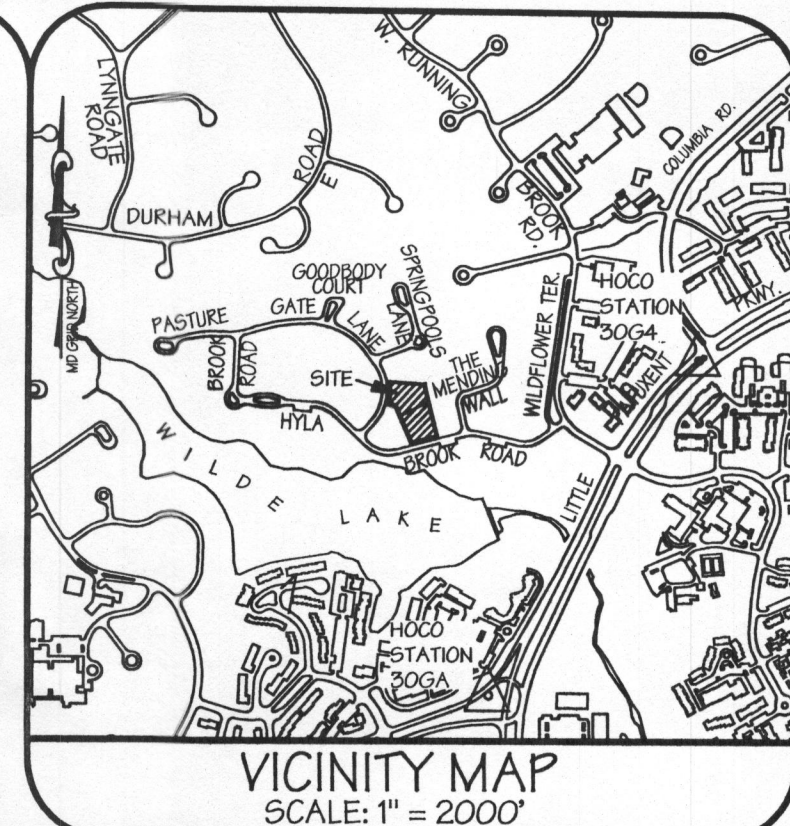
Edith M. Ralston (deceased)

Steven P. Ralston

Witness

### CURVE DATA TABLE

| Curve | Length | Radius  | Chord Bearing | Chord Distance | Delta     | Tangent |
|-------|--------|---------|---------------|----------------|-----------|---------|
| 4 - 5 | 59.91' | 250.00' | N08°22'53"E   | 59.77'         | 13°43'52" | 30.10'  |
| 5 - 6 | 47.83' | 250.00' | N03°57'56"W   | 47.76'         | 10°57'46" | 23.99'  |



### GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in September, 2002.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 30-GA and No. 30-G4.
- ☐ Stone or Concrete Monument Found or Set.
  - Pipe or Rebar Found or Set.
- Subject property is zoned R-20 and NT(New Town) per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are + / -, more or less.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a.) Width - 12 ft. (14 ft. serving more than one residence). b.) Surface - 6 inches of compacted crusher run base with tar and chip coating. c.) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. 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 depth over driveways surface. f.) Structure clearances - minimum 12 feet. g.) Maintenance sufficient to insure all weather use.
- Deed Reference: Liber 3387 Folio 304, and Liber 4013 Folio 358.
- There are no wetlands located on this property. Wetlands certification provided by Steven D. Heise, June 2002.
- Landscaping for Lot 3 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Lot 2 is exempt from landscaping requirements as a consequence of the existing home located on the Lot. The landscaping surety for Lot 3 will be posted as part of the Site Development Plan.
- This subdivision is exempt from the requirements of Section 16.1202(b)(1)(viii) of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential; based on existing zoning and exempt for Section 16.1202(b)(1)(iv) because the property is part of a planned unit development.
- Open Space for this subdivision is provided by payment of a fee-in-lieu in the amount of \$1500.00.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See BA97-20V). The existing structure located on Lot 2 is listed as HO-184, Old Oakland Manor in the Howard County Historic Sites Inventory.
- 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 the time of the issuance of the building permit if capacity is available at that time.
- Minimum building setback restrictions from property lines and the public right-of-way lines in the New Town Zone, to be in accordance with FDP - Phase Two A-VIII criteria.
- A Site Development Plan is required for Lot 3.
- In accordance with Section 16.1202(b)(9) of the subdivision regulations a thirty foot setback is required from the existing underground gas main which lies within adjacent Lot 81.
- This property is subject to BA 97-20V. On June 10, 1997, the Howard County Board of Appeals granted the petitioners request to Section 10B.D.3 and Section 10B.D.4 of the Howard County Zoning Regulations to reduce minimum lot sizes, reduce minimum lot width at the building restriction line and reduce the required setbacks for existing single family detached dwellings located at #10102 Hyla Brook Road (Lot 79), #10106 Hyla Brook Road (Lot 80) and #10026 Hyla Brook Road (Former Lot 1). The Board granted a reduction of the required side setback from a side lot line from 10 feet to 1.8 feet for the existing single family detached dwelling subject to conditions.
- Stormwater Management for this project is provided utilizing the Grass Channel Credit.
- The existing well (unknown location as of this date) which once served the existing house on Lot 2 if found shall be sealed and abandoned by a licensed Well Driller within 60 to 90 days after plat recordation.

RECORDED AS PLAT NUMBER \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

### EDITH M. RALSTON PROPERTY LOT 2 & LOT 3 - A RESUBDIVISION OF LOT 1

5th Election District - Howard County, MD  
Tax Map 30 - Grid 20 Parcel 238  
Scale 1"=50' - Date: June, 2003  
Zoning: R-20; NT Sheet 1 of 1

Previous Submittals: FDP Phase Two A VIII, F97-156, BA97-20V

**LDE Inc.**

Engineers, Surveyors, Planners

9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 (301)596-3424 - FAX(410)715-9340

Job# 02-022