

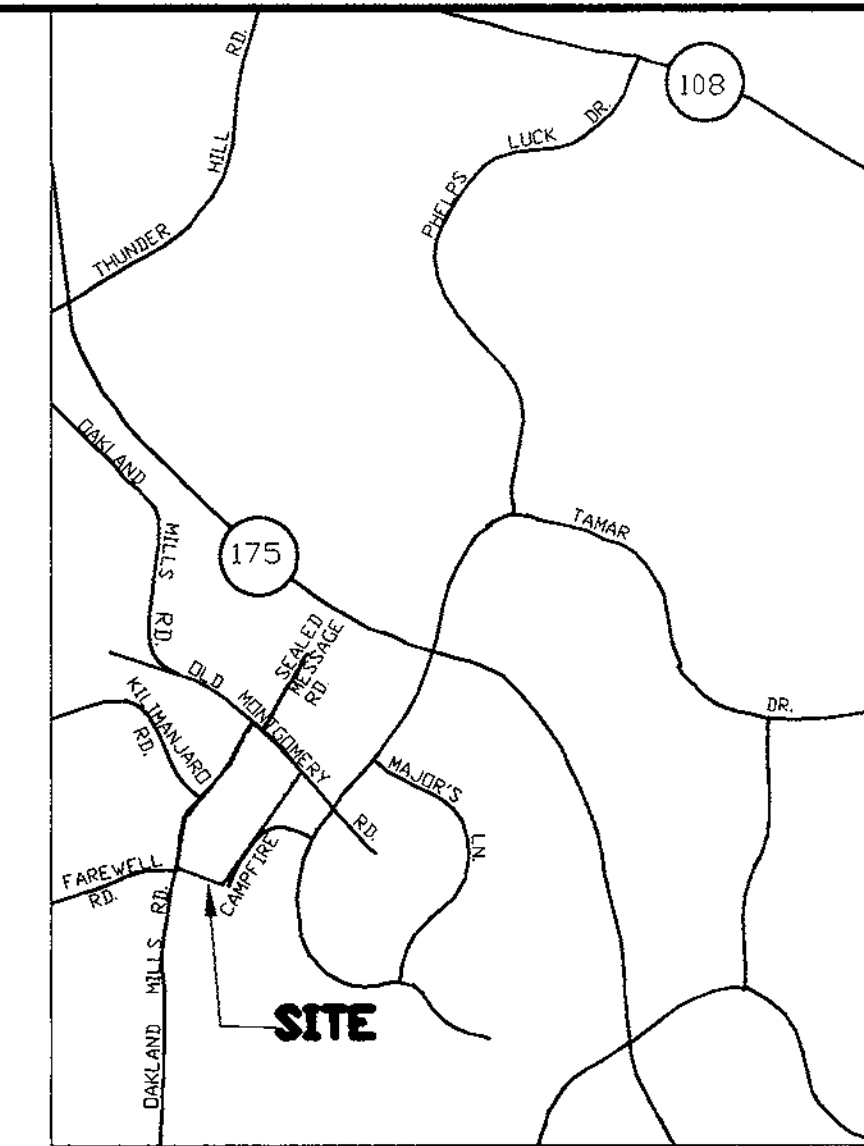
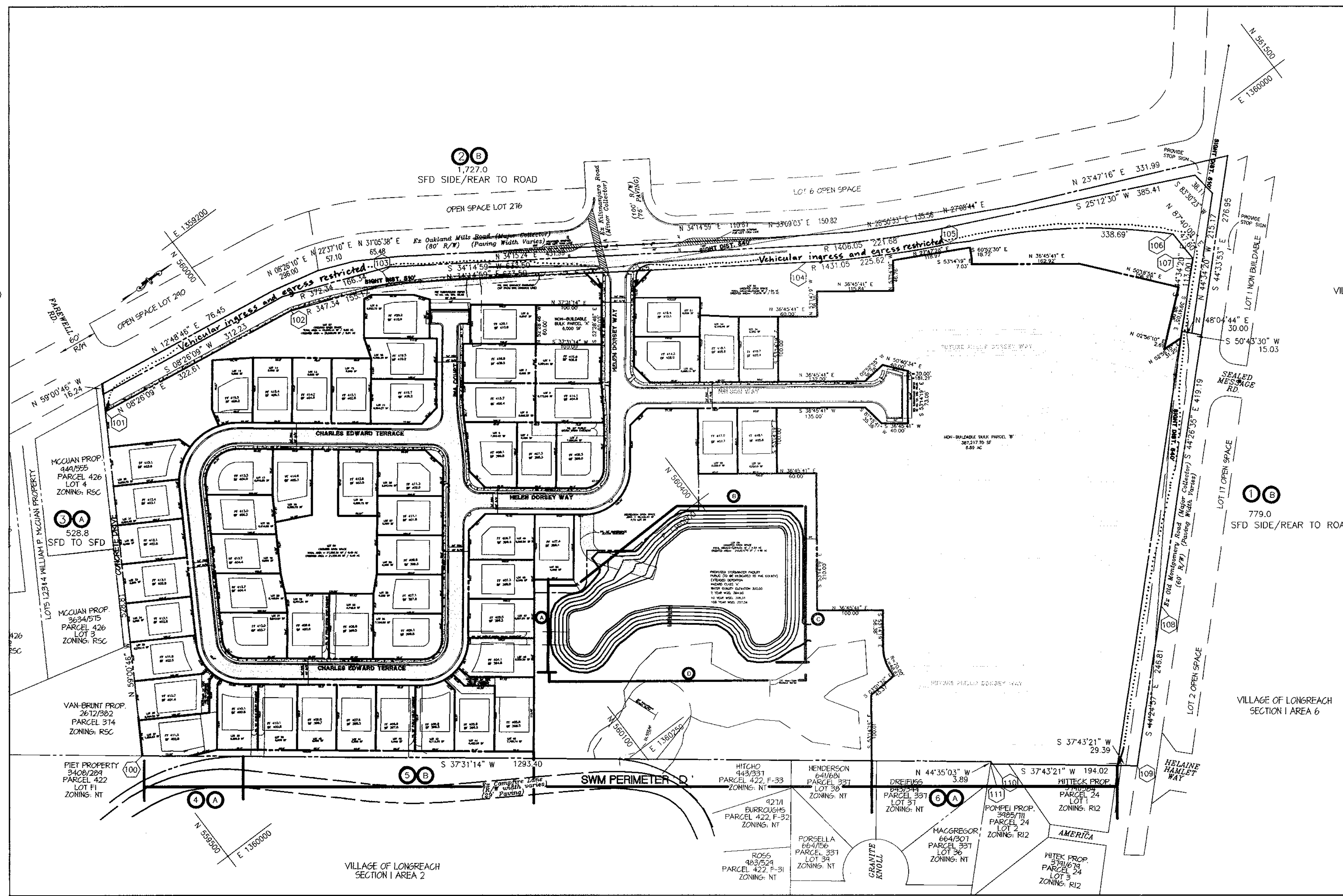
GENERAL NOTES

- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography is taken from a field run and aerial survey with two (2) foot contour intervals prepared by Morris & Ritchie Associates Inc. dated November 5, 1999.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos. 36E4 and 36E5 were used for this project.
- Water is public. Contract # C-377, # 359 and # 2689-D
- Sewer is public. Contract # C-377, # 359 and 2689-D
- Stormwater Management for this development will be a public stormwater pond providing both water quantity and quality control. Quality control will be provided by extended detention. The pond will have a hazard classification "A". The pond will be dedicated to the county and the county will have the responsibility of pond maintenance.
- Existing utilities are based on a combination of topographic survey and available records.
- There is no 100 year flood-plain associated with this site.
- The non-tidal wetlands shown were field located by Geo-technology Associates, Inc. June 14, 1999.
- The traffic study for this project was prepared by Lee Cunningham & Associates, Inc., dated October, 1999 and was approved on, February 2, 2000.
- No noise study is required for this project.
- The geotechnical report for this project was prepared by Geo-technology Associates, Inc., dated August 21, 1999, and was approved on, February 2, 2000.
- Project background information:
 Subdivision name: Eckers Hollow
 Tax Map: 36
 Grid: 10 & 11
 Parcel: 23
 Election District: 6th
 DP/ Reference Number: S-00-02
 Sketch Plan Approval Date: February 2, 2000
 Number of Proposed Lots: 56
 Zoning: RSC
 Gross lot area: 27.1 ac.
 Net lot area: 27.1 ac.
 Area of proposed lots: 8.13 ac. (phase I)
 Area of proposed road R/W: 2.54 ac. (phase I)
 Area of proposed open space: 7.38 ac. (phase I)
 Area of non-buildable bulk parcels: 9.03 ac. (phase I)
- OVERALL OPEN SPACE CALCULATIONS
 Open Space Required: 5.42 acres (20% X 27.1 acres)
 Recreation O.S. Required: 0.59 acre
 (250 sq. ft. per unit X 102 units)
 PHASE I OPEN SPACE CALCULATIONS
 Open Space Required: 3.61 acres (20% X 18.05 acres)
 Open Space Provided: 7.38 acres (7.08 credited acres)
 Recreation O.S. Required: 0.32 acre
 (250 sq. ft. per unit X 56 units)
 Recreation O.S. Provided: 0.60 acre
- This project is located within the Little Patuxent Watershed.
- This project is presently in the Metropolitan District. Approvals for water and sewer extensions are pending.
- All existing improvements and structures on site will be razed and removed during phase one of this proposed project. The existing well and septic system(s) will be abandoned prior to development.
- All open space lots will be dedicated to the Homeowners Association established through this development and will be maintained by such.
- There are no slopes of 25% or greater found on this site.
- There are no known structures of historic value found on the site.
- There are no known burial grounds or cemetery sites on the property.
- The Developer will be responsible for all perimeter landscaping. At the final and SDP stage a more complete landscape design will be shown.
- 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.
- This project will require phasing as follows:
 Phase I (year one) Lots 1-56 (Total 56 Lots)
 Phase II (year two) Lot 61-93 (Total 33 Lots)
 Phase III (year three) Lots 95-107 (Total 13 Lots)
- Minimum lot building restriction lines required:
 Front 20'
 Side 7.5'
 Rear 30'
 Side adjacent to public access road 20'
 side adjacent to major collector road 30'
 Rear adjacent to major collector road 50'
- Minimum lot building restriction lines provided:
 Front 20'
 Side 7.5'
 Rear 30'
 Side adjacent to public access road 20'
 side adjacent to major collector road 30'
 Rear adjacent to major collector road 50'
- For proposed concrete sidewalks, refer to Howard County Standard Detail R 3.05.
- For the design of pedestrian ramps, refer to Howard County Standard Detail R 3.01.
- Mountable curb and gutter (Howard County Standard Detail R 3.01) will be provided throughout the site.
- The Stormwater Management Facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility design has not been finalized and its shape may change altering the number of units allocated for this development.
- All parking to be provided within private driveways and garages.
- Street tree spacing to be per the most current volume of the Howard County Landscape Manual.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Samuel A. Ecker
 PLANNING DIRECTOR
 DATE

PRELIMINARY PLAN ECKERS HOLLOW PHASE I 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

- TITLE SHEET
- PRELIMINARY PLAN
- PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
- PRELIMINARY FOREST CONSERVATION PLAN
- PRELIMINARY FOREST CONSERVATION NOTES & DETAILS

ROAD CLASSIFICATION CHART

ROAD	STATION	CLASSIFICATION	R/W WIDTH
CHARLES EDWARD TERRACE	0+00	PUBLIC ACCESS STREET	40'
HELEN DORSEY WAY	2+07.04	PUBLIC COLLECTOR STREET	50'
HELEN DORSEY WAY	2+17.04	PUBLIC ACCESS STREET	TRANSITION
HELEN DORSEY WAY	2+67.04	PUBLIC ACCESS STREET	40'
INA COURT	0+00	PUBLIC ACCESS STREET	40'
NELSON WAY	0+00	PUBLIC ACCESS STREET	40'
OLD MONTGOMERY ROAD	----	MAJOR COLLECTOR ROAD	60'
OAKLAND MILLS ROAD	----	MAJOR COLLECTOR ROAD	80'

NAD '83
 COORDINATE TABLE

POINT	NORTH	EAST
100	559,489.26	1,359,798.63
101	559,761.52	1,359,345.29
102	560,080.63	1,359,392.62
103	560,225.16	1,359,449.09
104	560,748.80	1,359,805.62
105	560,989.28	1,359,931.83
106	561,223.14	1,360,110.36
107	561,225.08	1,360,157.92
108	560,865.34	1,360,553.06
109	560,689.05	1,360,725.80
110	560,515.10	1,360,586.37
111	560,512.33	1,360,589.10

PERIMETER	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	① 779.0 LF TOTAL	② 1,727.0 LF TOTAL	③ 529.0 LF TOTAL	④ 173.0 LF TOTAL	⑤ 443.0 LF TOTAL	⑥ 356.0 LF TOTAL
CATEGORY	SFD SIDE/REAR TO RD	SFD SIDE/REAR TO RD	SFD TO SFD	SFD TO SFD	SFD SIDE/REAR TO RD	SFD TO SFD
PHASE I	(0)	(802) TYPE B	(529.0) TYPE A	(173.0) TYPE A	(443) TYPE B	(0)
PHASE II	(459) TYPE B	(925) TYPE B	(0)	(0)	(0)	(0)
PHASE III	(320) TYPE B	(0)	(0)	(0)	(0)	(356) TYPE A
CREDIT FOR EX. VEGETATION	NO	NO	NO	NO	NO	NO
CREDIT FOR WALLS, FENCES OR BERMS	NO	NO	NO	NO	NO	NO
PLANTS REQUIRED FOR PHASE ONE						
SHADES	0	16	9	3	9	0
EVERGREENS	0	20	0	0	11	0

DENSITY TABULATIONS RSC ZONING							
PHASE	NO. OF UNITS	LOT AREA	PARCEL AREA	OPEN SPACE	ROAD R/W	STEEP SLOPES	RECREATION
PHASE I	56	8.13 ac	9.03 ac	7.38 ac	2.54 ac	0.00 ac	0.60 ac
PHASE II	33	4.83 ac	2.03 ac	0.24 ac	1.93 ac	0.00 ac	0.00 ac
PHASE III	13	2.03 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac

LOCATION MAP
 SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
C1	50'	78.54'	50'	70.71'	S07°28'46"E	90°00'00" RIGHT
C2	50'	78.54'	50'	70.71'	S07°28'46"E	90°00'00" RIGHT
C3	50'	72.84'	44.60'	66.57'	S79°15'14"W	83°28'01" RIGHT
C4	70'	117.94'	78.47'	104.47'	N10°44'45"W	92°31'58" RIGHT
C5	320'	44.45'	22.26'	44.41'	N56°27'31"W	75°30' LEFT
C6	280'	38.89'	19.48'	38.86'	N56°27'31"W	75°30' RIGHT

SPEED CONTROL DEVICES						
ROAD	LENGTH	# OF DEVICES REQUIRED	# OF DEVICES PROVIDED	TYPE	MIN. DEFLECTION REQUIRED	MIN. DEFLECTION PROVIDED
HELEN DORSEY WAY	519.58'	1	1	ADJ. SHFT./CRITICAL BEND	60'	90'
CHARLES EDWARD TERRACE	1,324.35'	3	3	ADJ. SHFT./CRITICAL BEND	60'	83'
INA COURT	269.13'	-	-	-	-	-
NELSON WAY	422.52'	-	-	INTERSECTIONS W/ STOP SIGNS < 400' APART	-	-

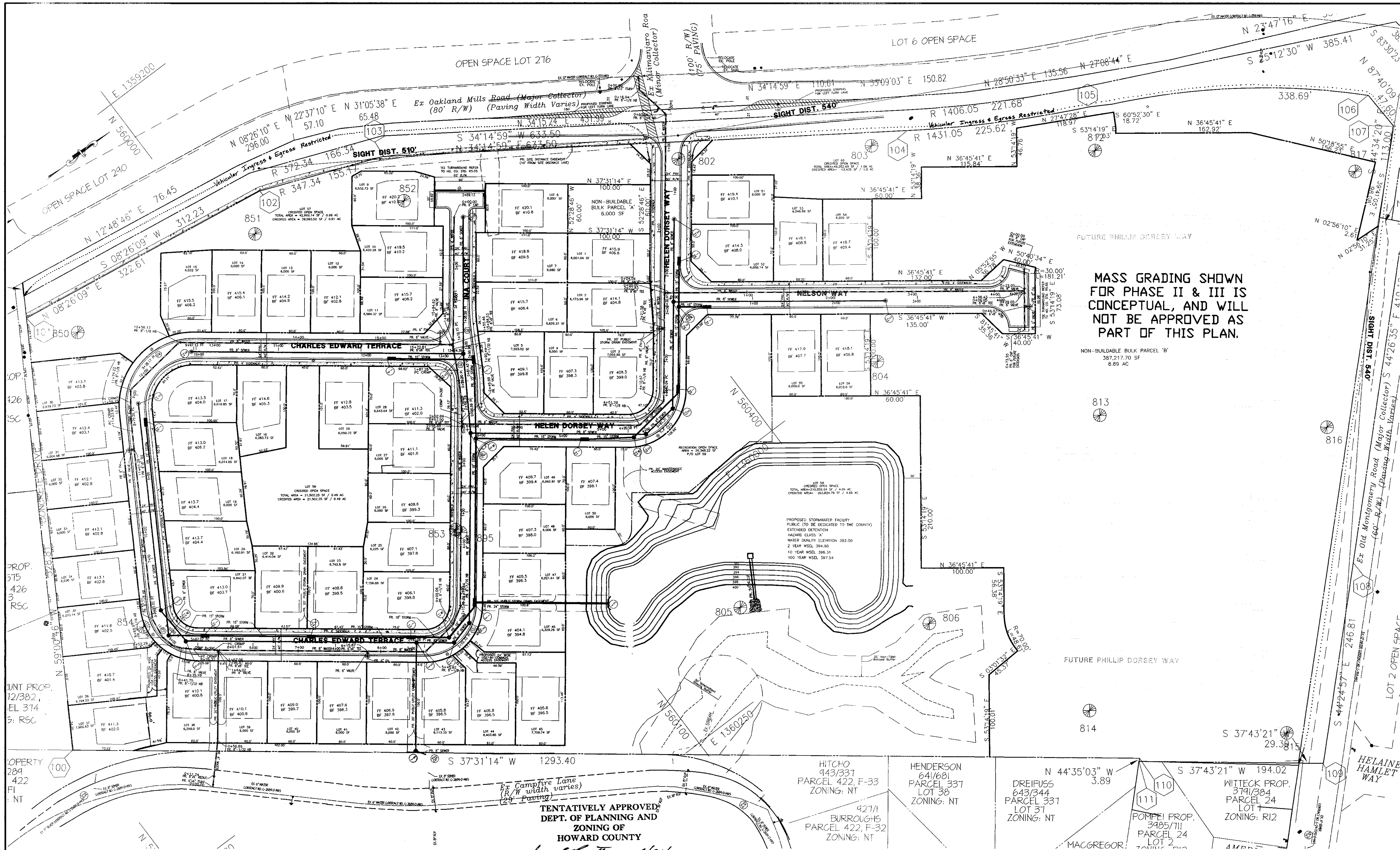
OWNER: A. NAME: Samuel A. Ecker & Wife B. DAYTIME TELEPHONE: _____
 C. COMPANY: Samuel A. Ecker & Wife
 D. ADDRESS: 6001 Oakland Mills Road
 E. CITY: Columbia STATE: MD. ZIP: 21045
 DEVELOPER/CONTRACT PURCHASER: A. NAME: Doug Eshelman B. DAYTIME TELEPHONE: 410-712-7012
 C. COMPANY: Ryland Homes
 D. ADDRESS: 7250 Parkway Drive, Suite 520
 E. CITY: Hanover STATE: MD. ZIP: 21076

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 9080 JUNCTION DRIVE, SUITE 8
 ANNAPOLIS JUNCTION, MARYLAND 20701
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395

**ECKERS HOLLOW
 PHASE I
 TITLE SHEET**
 (LOTS 1-56, OPEN SPACE LOTS 57-60, NON-BUILDABLE BULK PARCEL 'A' & 'B')

ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND
 TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC
 SKETCH PLAN APPROVAL # S-00-02

DATE	REVISIONS	JOB NO.
4/7/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	11205
4/17/00	REVISE PER HO. CO. REVIEW COMMENTS SCHEDULE 'A' CHART ONLY	SCALE: AS SHOWN
5/10/00	REVISE PER HO. CO. REVIEW COMMENTS	DATE: 01/31/00
		DRAWN BY: GLC/CAO
		DESIGN BY: GLC/CAO
		REVIEW BY: TFH/GLC
		SHEET: 1 of 5



UNIT PROP.
 12/382,
 EL 314
 3: RSC
 PROPERTY
 289
 422
 FI
 NT

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Handwritten Signature
 PLANNING DIRECTOR 6/21/00
 DATE

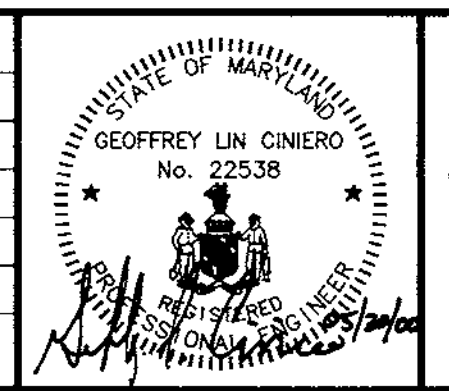
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 9090 JUNCTION DRIVE, SUITE 9
 ANNAPOLIS JUNCTION, MARYLAND 20701
 (410) 792-9792 or (301) 776-1690
 FAX (410) 792-7395

HITCHO
 943/337
 PARCEL 422, F-33
 ZONING: NT
 HENDERSON
 641/681
 PARCEL 337
 LOT 38
 ZONING: NT
 9271
 BURROUGHS
 PARCEL 422, F-32
 ZONING: NT

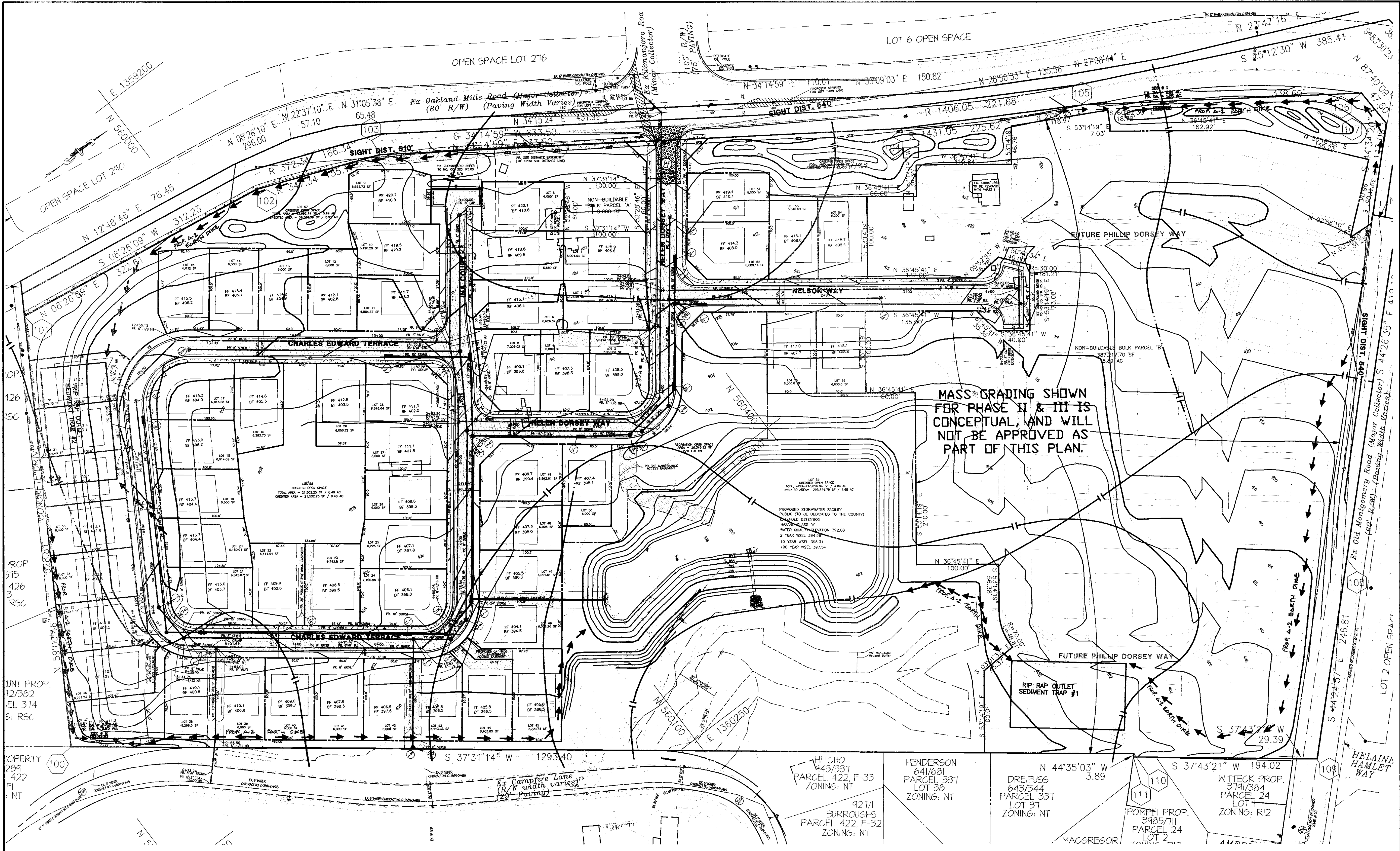
DREIFUSS
 643/344
 PARCEL 337
 LOT 37
 ZONING: NT
 POMPEI PROP.
 3985/711
 PARCEL 24
 LOT 2
 ZONING: NT

WITTECK PROP.
 3791/384
 PARCEL 24
 LOT 1
 ZONING: RI2

DATE	REVISIONS	JOB NO.:
4/7/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	11205
5/10/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	SCALE: 1"=50'
		DATE: 01/31/00
		DRAWN BY: GLC/CAO
		DESIGN BY: GLC/CAO
		REVIEW BY: TFM/GLC
		SHEET: 2 of 5

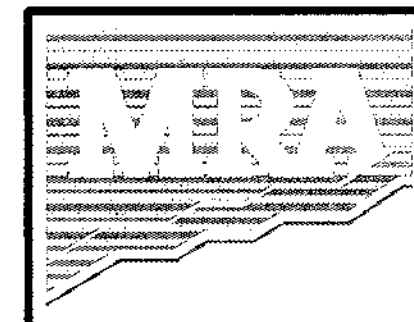


**ECKERS HOLLOW
 PHASE I**
 (LOTS 1-56, OPEN SPACE LOTS 57-60, NON-BUILDABLE BULK PARCEL 'A' & 'B')
PRELIMINARY PLAN
 ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND
 TAX MAP: 36 GRID: 10 & 11 PARCEL 23 ZONED: RSC
 SKETCH PLAN APPROVAL # S-00-02



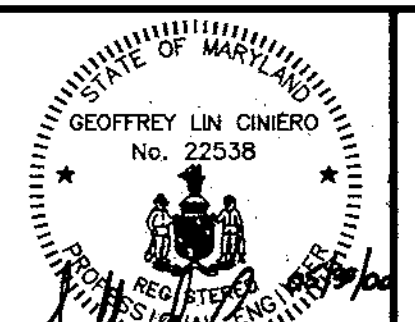
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE 6/21/00

→ → PROPOSED A-2 EARTH DIKE

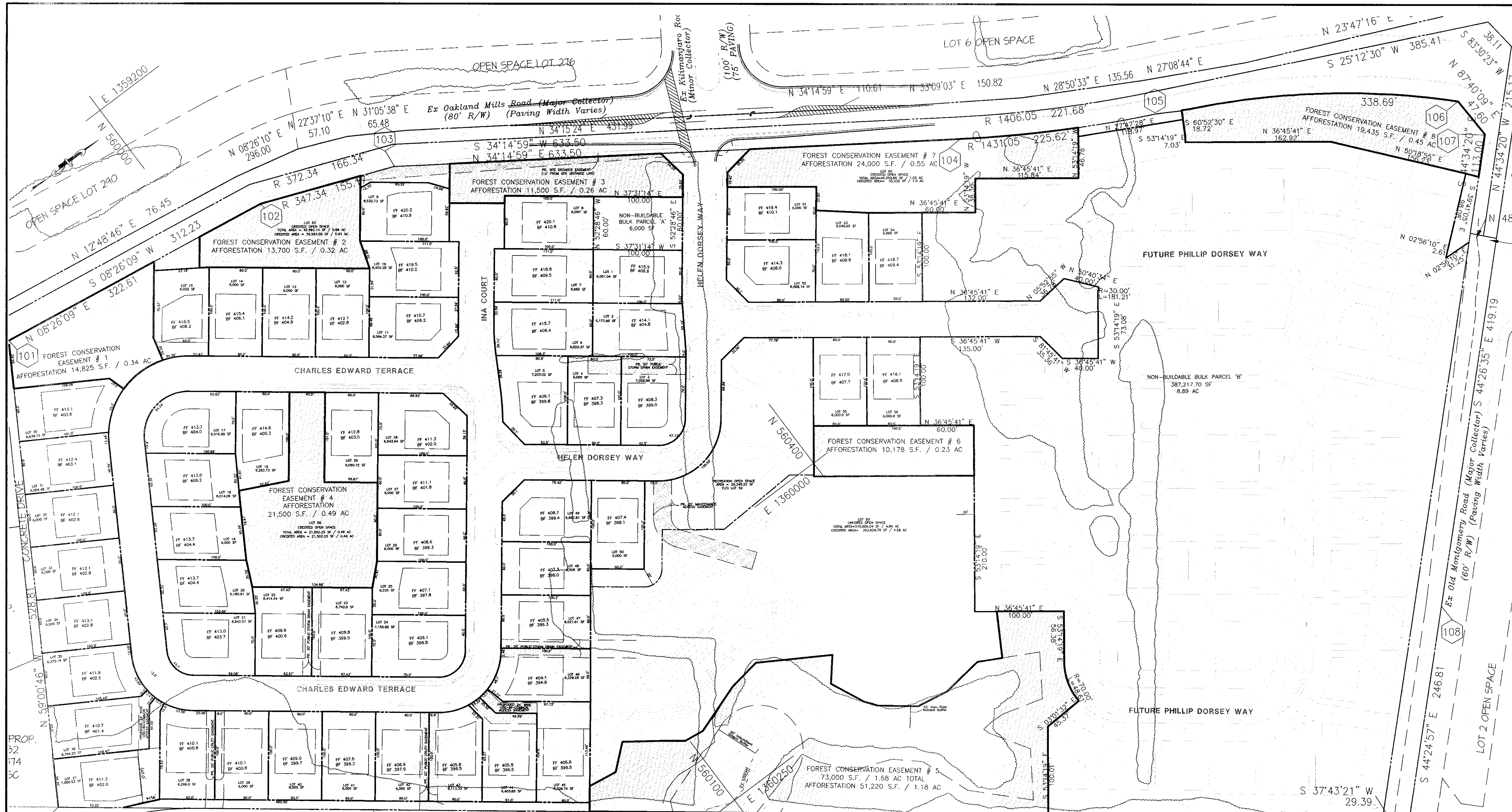


MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 9090 JUNCTION DRIVE, SUITE 9
 ANNAPOLIS JUNCTION, MARYLAND 20701
 (410) 792-8792 or (301) 776-1690
 FAX (410) 792-7395

DATE	REVISIONS	JOB NO.:
4/7/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	11205
5/10/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	SCALE: 1"=50'
		DATE: 01/31/00
		DRAWN BY: GLC/CAO
		DESIGN BY: GLC/CAO
		REVIEW BY: TFM/GLC
		SHEET: 3 of 5



**ECKERS HOLLOW
 PHASE I**
 (LOTS 1-56, OPEN SPACE LOTS 57-60, NON-BUILDABLE BULK PARCEL 'A' & 'B')
**PRELIMINARY GRADING AND
 SEDIMENT CONTROL PLAN**
 ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND
 TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC
 SKETCH PLAN APPROVAL # S-00-02



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* DATE *6/21/00*

HITCHCO 443/337 PARCEL 422, F-33 ZONING: NT
 HENDERSON 641/601 PARCEL 337 LOT 38 ZONING: NT
 427/1 BURROUGHS PARCEL 422, F-32 ZONING: NT
 DREIFUSS 643/344 PARCEL 337 LOT 37 ZONING: NT
 POMPEI PROP. 3485/111 PARCEL 24 LOT 2 ZONING: R12
 WITTECK PROP. 3741/384 PARCEL 24 LOT 1 ZONING: R12
 MACGREGOR
 AMERICA

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 9090 JUNCTION DRIVE, SUITE 9 ANNAPOLIS JUNCTION, MARYLAND 20701 (410) 792-9792 or (301) 778-1690 FAX (410) 792-7395		DATE 4/7/00 5/10/00	REVISIONS REVISE PER HOWARD COUNTY REVIEW COMMENTS REVISE PER HOWARD COUNTY REVIEW COMMENTS	JOB NO.: 11205 SCALE: 1"=50' DATE: 01/31/00 DRAWN BY: GLC/CAO DESIGN BY: GLC/CAO REVIEW BY: TFM/GLC		ECKERS HOLLOW PHASE I PRELIMINARY FOREST CONSERVATION PLAN ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC SKETCH PLAN APPROVAL # S-00-02
	SHEET: 4 of 5						
	P-00-13						

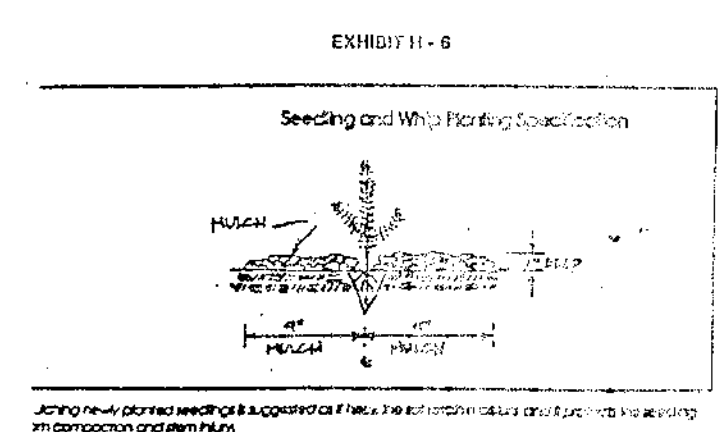
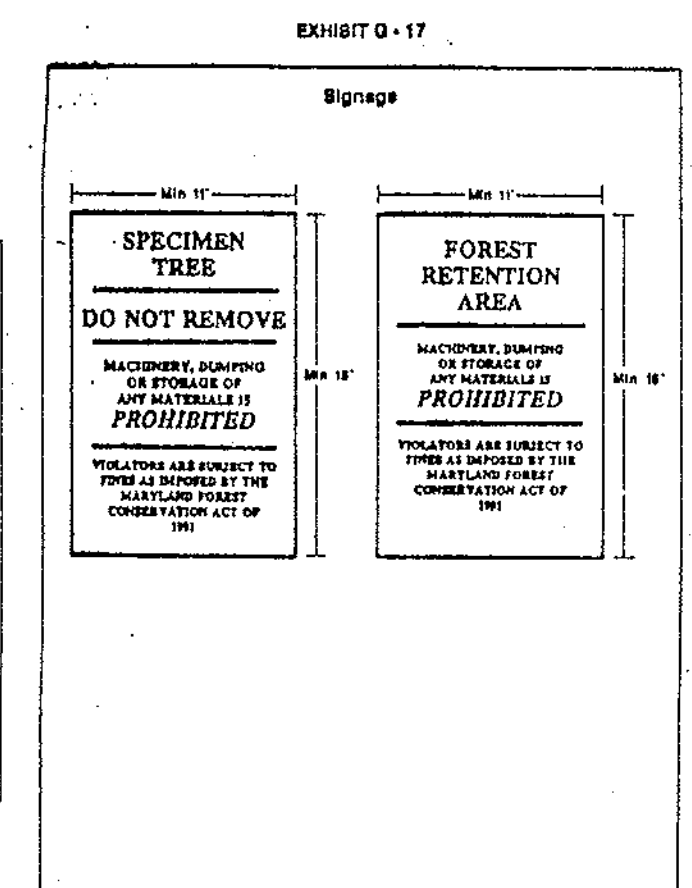
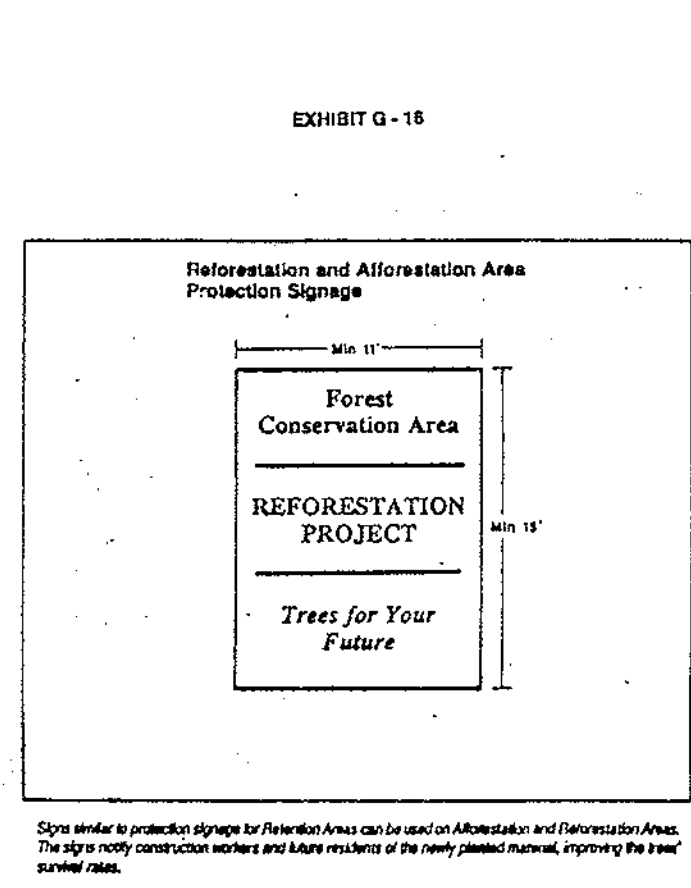
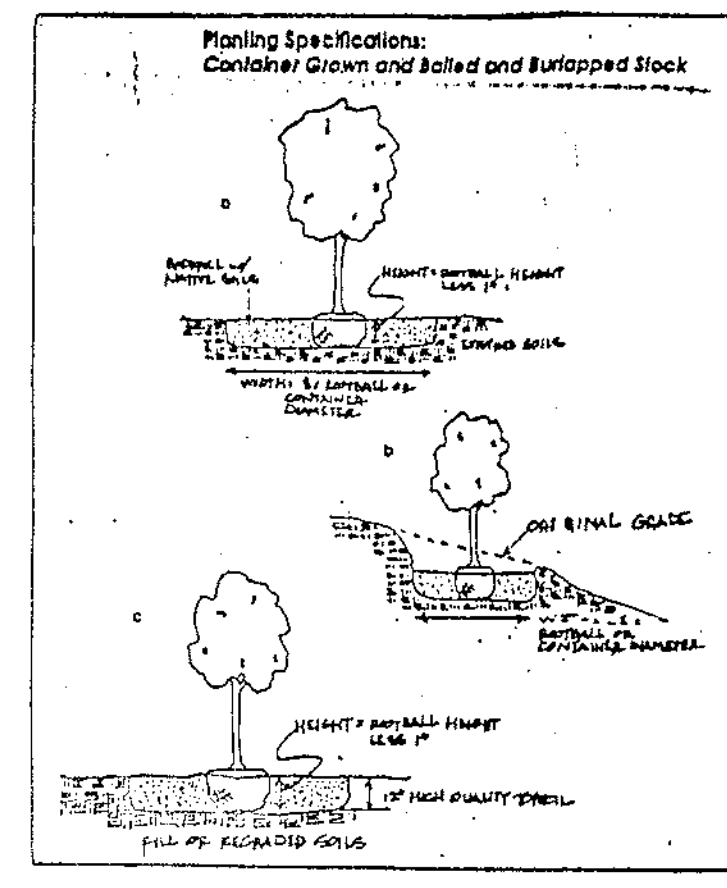
Note: Use 0 for all negative numbers that result from the calculations.

- A. Total Tract Area **A= 27.1**
- B. Deductions (Critical Area, area restricted by local ordinance or program) **B= 0**
- C. Net Tract Area = Total Tract Area (A) - Deductions (B) **C= 27.1**
- D. Land Use Category - High Density Residential **D= 4.1**
- E. Afforestation Threshold (Net Tract Area (C) x 15%) **E= 5.4**
- F. Conservation Threshold (Net Tract Area (C) x 20%) **F= 1.5**
- G. Existing Forest Cover within the Net Tract Area
- H. Area of Forest Above Conservation Threshold
- I. If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then $G = F - E$; Otherwise $G = 0$ **G= 0**
- J. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)
- K. If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then $H = (0.2 \times \text{Area of Forest Above Conservation Threshold (G)} + \text{the Conservation Threshold (E)})$ **H= N/A**
- L. If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then $H = \text{Existing Forest Cover (F)}$
- M. Forest Clearing Permitted Without Mitigation **I= 0**
- N. Existing Forest Cover (F) - Breakeven point (H)
- O. Proposed Forest Clearing **J= 1.0**
- P. Total Area of Forest to be Cleared **K= 0.5**
- Q. Total Area of Forest to be Retained
- R. Existing Forest Cover (F) - Forest to be Cleared (J)

Planting Requirements
 If the Total Area of Forest to be Cleared (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); Otherwise, calculate the planting requirements(s) as follows:

- L. Reforestation for Clearing Above the Conservation Threshold
 - (1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then $L = \text{the Area of Forest to be Cleared (J)} \times 0.25$ **L= 0**
 - (2) If the Forest to be Retained (K), is less than or equal to the Conservation Threshold (E), then $L = \text{Area of Forest Above Conservation Threshold (G)} \times 0.25$
- M. Reforestation for Clearing Below the Conservation Threshold
 - (1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then $M = 2.0 \times (\text{Conservation Threshold (E)} - \text{Forest to be retained (K)})$ **M= 2.0**
 - (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then $M = 2.0 \times \text{Forest to be Cleared (J)}$
- N. Credit for Retention Above the Conservation Threshold
 - If the area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then $N = K - E$ **N= 0**
- P. Total Reforestation Required $P = L + M - N$ **P= 2.0**
- Q. Total Afforestation Required
 - If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then $Q = \text{Afforestation Threshold (D)} - \text{Existing Forest Cover (F)}$ **Q= 2.6**
- R. Total Planting Requirement $R = P + Q$ **R= 4.6**

AN AFFORESTATION REQUIREMENT OF 4.6 ACRES IS GENERATED BY THIS DEVELOPMENT. POTENTIAL ON-SITE AFFORESTATION ACREAGE OF 3.3 ACRES EXISTS WITH A REQUEST TO PAY FEE-IN-LIEU FOR THE BALANCE OF 1.3 ACRES. IF GRANTED, THIS REQUEST WILL BE PAID TO THE FOREST CONSERVATION FUND OF HOWARD COUNTY IN THE SUM OF \$16,988.40 (56,628 sf x \$0.30 per S.F.) UPON COUNTY APPROVAL. WE ARE LOOKING INTO ALTERNATIVE OFF-SITE AFFORESTATION SITES BUT AS OF THIS SUBMITTAL HAVE NOT FOUND ANY SUITABLE ACREAGE, THIS WILL BE RESOLVED PRIOR TO SUBMISSION FOR SIGNATURE AND IS DEPENDANT ON DEPARTMENT OF PLANNING APPROVAL OF ANY SITES WHICH WOULD GRANT RELIEF FROM THE TOTAL FEE-IN-LIEU SUM.



OWNER	FAX NO.
A. NAME: Samuel A. Ecker & Wife	DAYTIME TELEPHONE:
C. COMPANY: Samuel A. Ecker & Wife	
D. ADDRESS: 3001 Oakland Mills Road	
E. CITY: Columbia	STATE: MD. ZIP: 21045
F. DEVELOPER/CONTRACT PURCHASER	FAX NO: 410-712-9864
G. NAME: Doug Eshelman	B. DAYTIME TELEPHONE: 410-712-7012
C. COMPANY: Beyond Homes	
D. ADDRESS: 7250 Parkway Drive, Suite 520	
E. CITY: Hanover	STATE: MD. ZIP: 21076

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* DATE 6/21/00

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 9080 JUNCTION DRIVE, SUITE 9 ANNAPOLIS JUNCTION, MARYLAND 20701 (410) 792-9792 or (301) 778-1690 FAX (410) 792-7395
		ECKERS HOLLOW PHASE I (LOTS 1-56, OPEN SPACE LOTS 57-60, NON-BUILDABLE BULK PARCEL 'A' & 'B') PRELIMINARY FOREST CONSERVATION NOTES & DETAILS ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC SKETCH PLAN APPROVAL # S-00-02
DATE	REVISIONS	JOB NO.
4/7/00	REVISE PER HOWARD COUNTY REVIEW COMMENTS	11205
		SCALE: AS SHOWN
		DATE: 01/31/00
		DRAWN BY: GLC/DM
		DESIGN BY: DM
		REVIEW BY: TFM/GLC
		SHEET: 5 of 5