

GENERAL NOTES

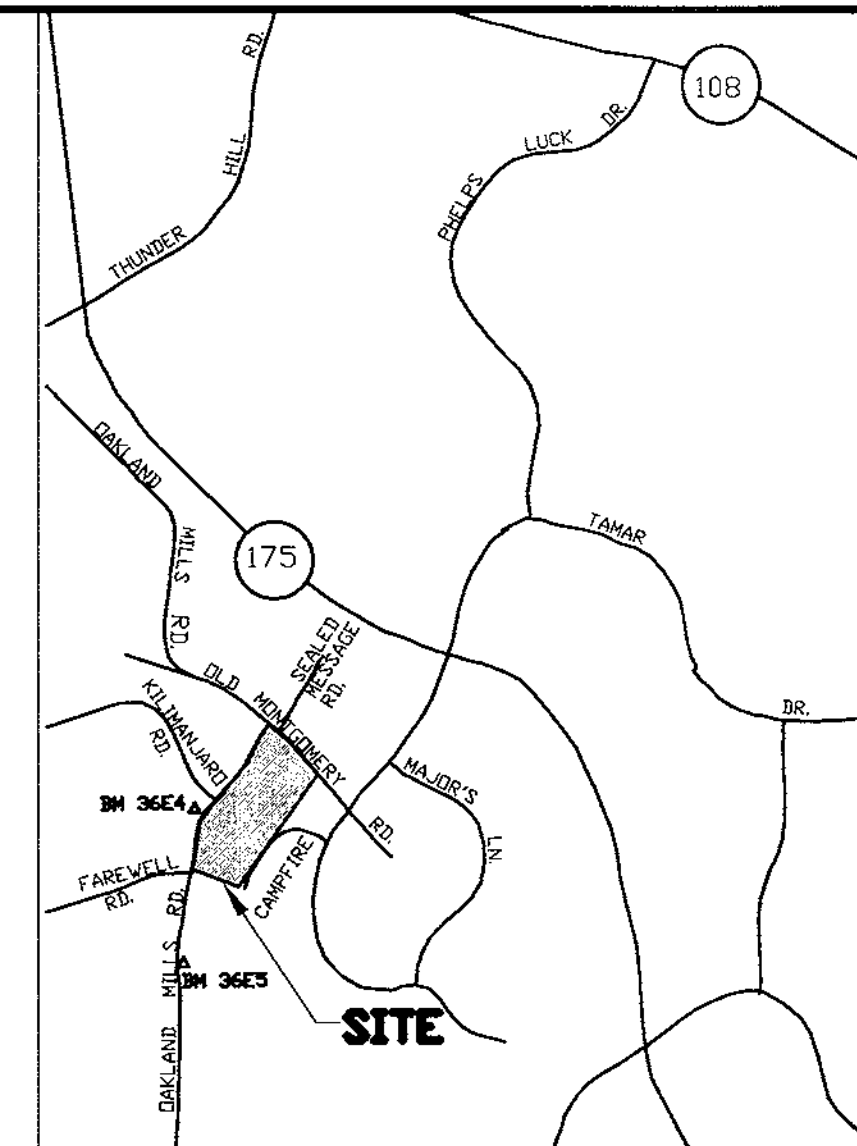
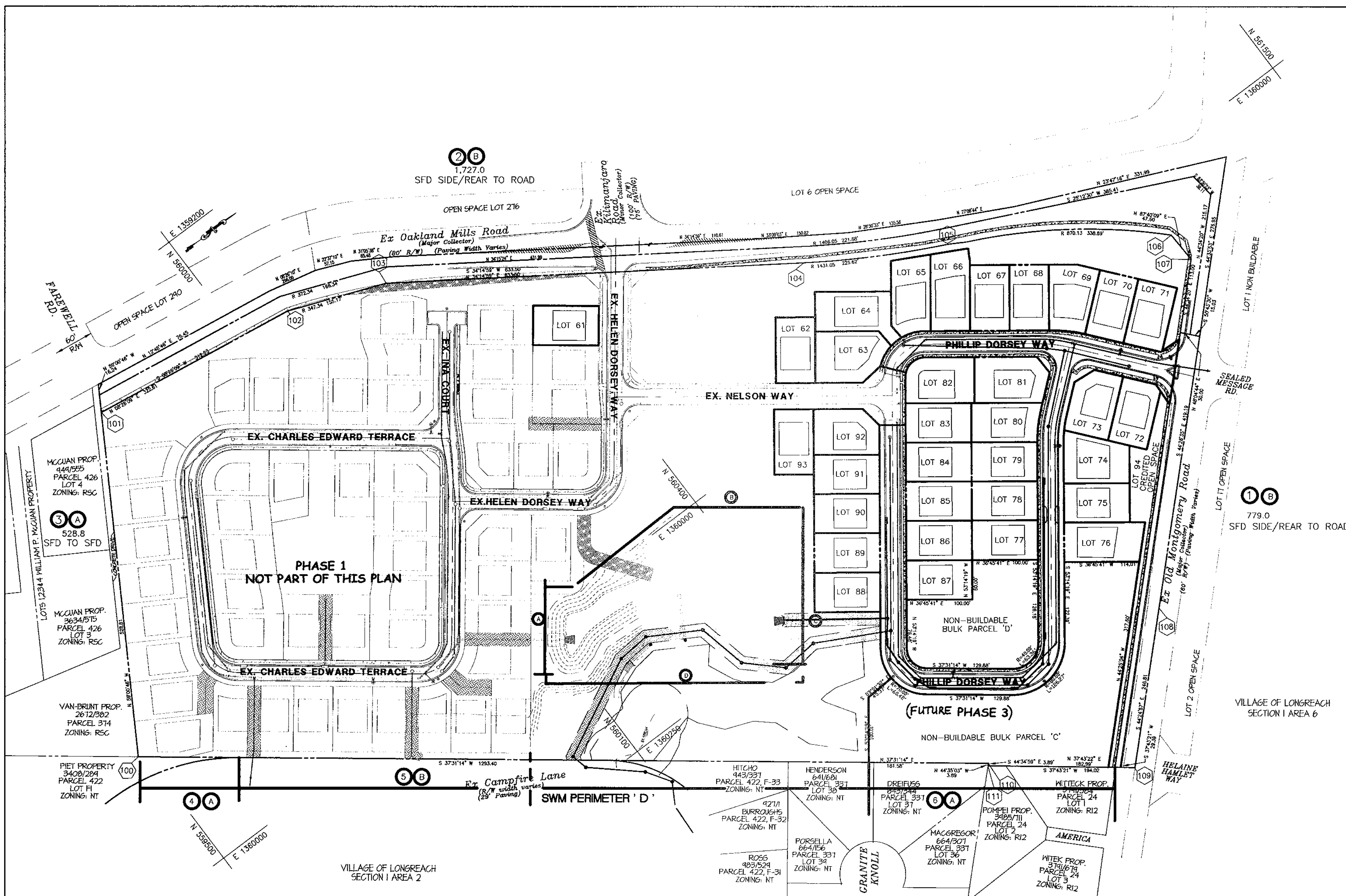
# PRELIMINARY PLAN

## ECKERS HOLLOW PHASE II

### 6th ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

1. The project is in conformance with the latest Howard County Standards unless waivers have been approved.
2. 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.
3. 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.
4. Water is public. Contract # C-377, # 359 and # 2689-D
5. Sewer is public. Contract # C-377, # 359 and 2689-D
6. 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.
7. Existing utilities are based on a combination of topographic survey and available records.
8. There is no 100 year flood-plain associated with this site.
9. The non-tidal wetlands shown were field located by Geo-technology Associates, Inc. June 14, 1999.
10. The traffic study for this project was prepared by Lee Cunningham & Associates, Inc., dated October, 1999 and was approved on, February 2, 2000.
11. No noise study is required for this project.
12. The geotechnical report for this project was prepared by Geo-technology Associates, Inc., dated August 21, 1999, and was approved on, February 2, 2000.
13. Project background information:  
 Subdivision name: Eckers Hollow  
 Tax Map: 36  
 Grid: 10 & 11  
 Parcel: 23  
 Election District: 6th  
 DPZ Reference Number: P-00-13, F-01-22, SDP-01-16 & WP-01-09  
 Sketch Plan Approval Date: February 2, 2000  
 Number of Proposed Lots: 33 # S-00-02  
 Zoning: RSC  
 Gross lot area: 27.1 ac. (9.03 acres - Phase II)  
 Net lot area: 27.1 ac. (7.0 acres - Phase II)  
 Area of proposed lots: 5.07 ac. (phase II)  
 Area of proposed road R/W: 1.93 ac. (phase II)  
 Area of proposed open space: 0.24 ac. (phase II)  
 Area of non-buildable bulk parcels: 2.03 ac. (phase II)
14. OVERALL OPEN SPACE CALCULATIONS  
 Open Space Required: 1.40 acres (20% X 7.0 acres)  
 Open Space Provided: 0.24 acres (0.11 credited acres)  
 \*The balance of required open space is satisfied by the excess 3.47 acres of open space created in Phase I (P-00-13).  
 Recreation O.S. Required: 0.59 acre (250 sq. ft. per unit X 102 units)  
 Recreation O.S. Provided: 0.19 acre (250 sq. ft. per unit X 33 units)  
 \*The required recreation open space was addressed in Phase I (P-00-13).
15. This project is located within the Little Patuxent Watershed.
16. This project is presently in the Metropolitan District. Approvals for water and sewer extensions are pending.
17. 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.
18. All open space lots will be dedicated to the Homeowners Association established through this development and will be maintained by such.
19. There are no slopes of 25% or greater found on this site.
20. There are no known structures of historic value found on the site.
21. There are no known burial grounds or cemetery sites on the property.
22. The Developer will be responsible for all perimeter landscaping. At the final and SDP stage a more complete landscape design will be shown.
23. 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.
24. 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)
25. 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'
26. 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'
27. For proposed concrete sidewalks, refer to Howard County Standard Detail R 3.05.
28. For the design of pedestrian ramps, refer to Howard County Standard Detail R 4.01.
29. Mountable curb and gutter (Howard County Standard Detail R 3.01) will be provided throughout the site. Old Montgomery Road and Oakland Mills Road improvements will utilize standard 7" combination curb and gutter per (Howard County Standard Detail R 3.01).
30. 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.
31. All parking to be provided within private driveways and garages.
32. Street tree spacing to be per the most current volume of the Howard County Landscape Manual.
33. Forest Conservation requirements for this project were addressed in their entirety during phase I.



VICINITY MAP  
SCALE: 1"=2000'

SHEET INDEX

- 1 TITLE SHEET
- 2 PRELIMINARY PLAN
- 3 PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

ROAD CLASSIFICATION CHART

ROAD	STATION	CLASSIFICATION	R/W WIDTH
PHILIP DORSEY WAY	0+00 1+54.36	PUBLIC COLLECTOR STREET	50'
PHILIP DORSEY WAY	1+54.36 2+37.04	PUBLIC ACCESS STREET	40'
PHILIP DORSEY WAY	2+37.04 16+63.77	MAJOR COLLECTOR ROAD	60'
OLD MONTGOMERY 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	560,969.28	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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 64	7,396.53 S.I.	526.84 SF	6,869.69 SF

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	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 TWO						
SHADES	9	19	0	0	0	0
EVERGREENS	12	23	0	0	0	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	0.50 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	200'	47.31'	23.77'	47.20'	S43°32'18"W	13°33'13" LEFT
C2	50'	78.54'	50'	70.71'	S08°14'19"E	90°00'00" LEFT
C3	50'	78.81'	50.28'	70.90'	N82°40'40"E	90°18'52" LEFT
C4	50'	95.04'	60.80'	95.41'	N07°51'53"W	90°45'53" LEFT
C5	200'	47.31'	23.77'	47.20'	N46°27'42"W	13°33'13" RIGHT

SPEED CONTROL DEVICES

ROAD	LENGTH	# OF DEVICES REQUIRED	# OF DEVICES PROVIDED	TYPE	MIN. DEFLECTION REQUIRED	MIN. DEFLECTION PROVIDED
PHILIP DORSEY WAY	1,653.77'	4	4	AXIAL SHFT/CRITICAL BEND INTERSECTIONS W/ STOP SIGNS < 400' APART	60°	90°

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

OWNER/DEVELOPER: A. NAME: Doug Eshelman B. DAYTIME TELEPHONE: 410-712-7012  
 C. COMPANY: Byland Homes  
 D. ADDRESS: 7250 Parkway Drive, Suite 520  
 E. CITY: Hanover STATE: MD. ZIP: 21076  
 DATE: 10/19/00  
 FAX NO: 410-712-9864



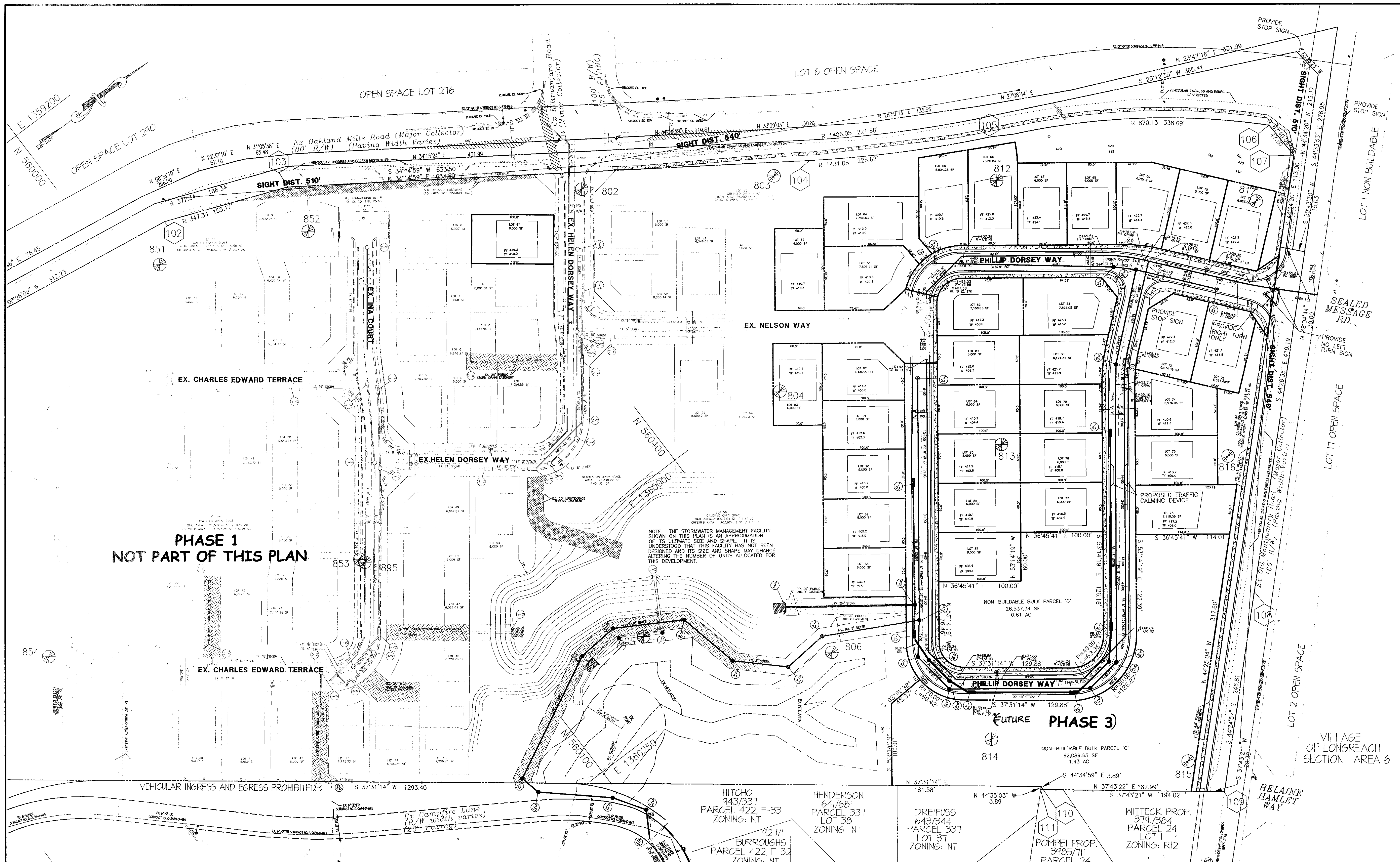
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 9080 JUNCTION DRIVE, SUITE 9  
 ANNAPOLIS JUNCTION, MARYLAND 20701  
 (410) 792-9792 or (301) 776-1690  
 FAX (410) 792-7395



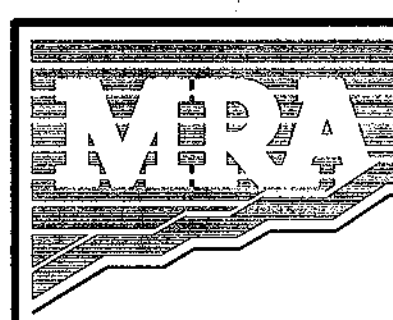
**ECKERS HOLLOW PHASE II**  
 (LOTS 61-93, OPEN SPACE LOT 94, NON-BUILDABLE BULK PARCEL 'C' & 'D')  
 (A RESUBDIV. OF NON-BUILD. BULK PARCELS 'A' AND 'B', ECKERS HOLLOW, PHASE I)  
**TITLE SHEET**  
 ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND  
 TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC  
 SKETCH PLAN APPROVAL # S-00-02

DATE	REVISIONS	JOB NO.:
8-24-00	REVISED PER COUNTY COMMENTS	11205-2
9-15-00	REVISED PER COUNTY COMMENTS	SCALE: AS SHOWN
		DATE: 07/14/00
		DRAWN BY: DM
		DESIGN BY: DM
		REVIEW BY: TFM/GLC
		SHEET: 1 of 3



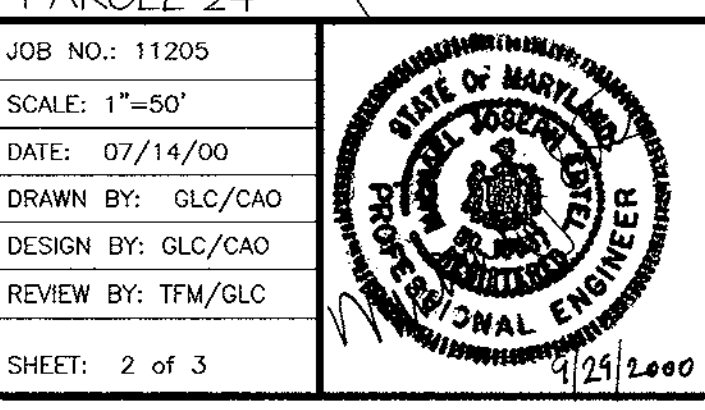


TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James S. Smith*  
PLANNING DIRECTOR 10/19/00 DATE



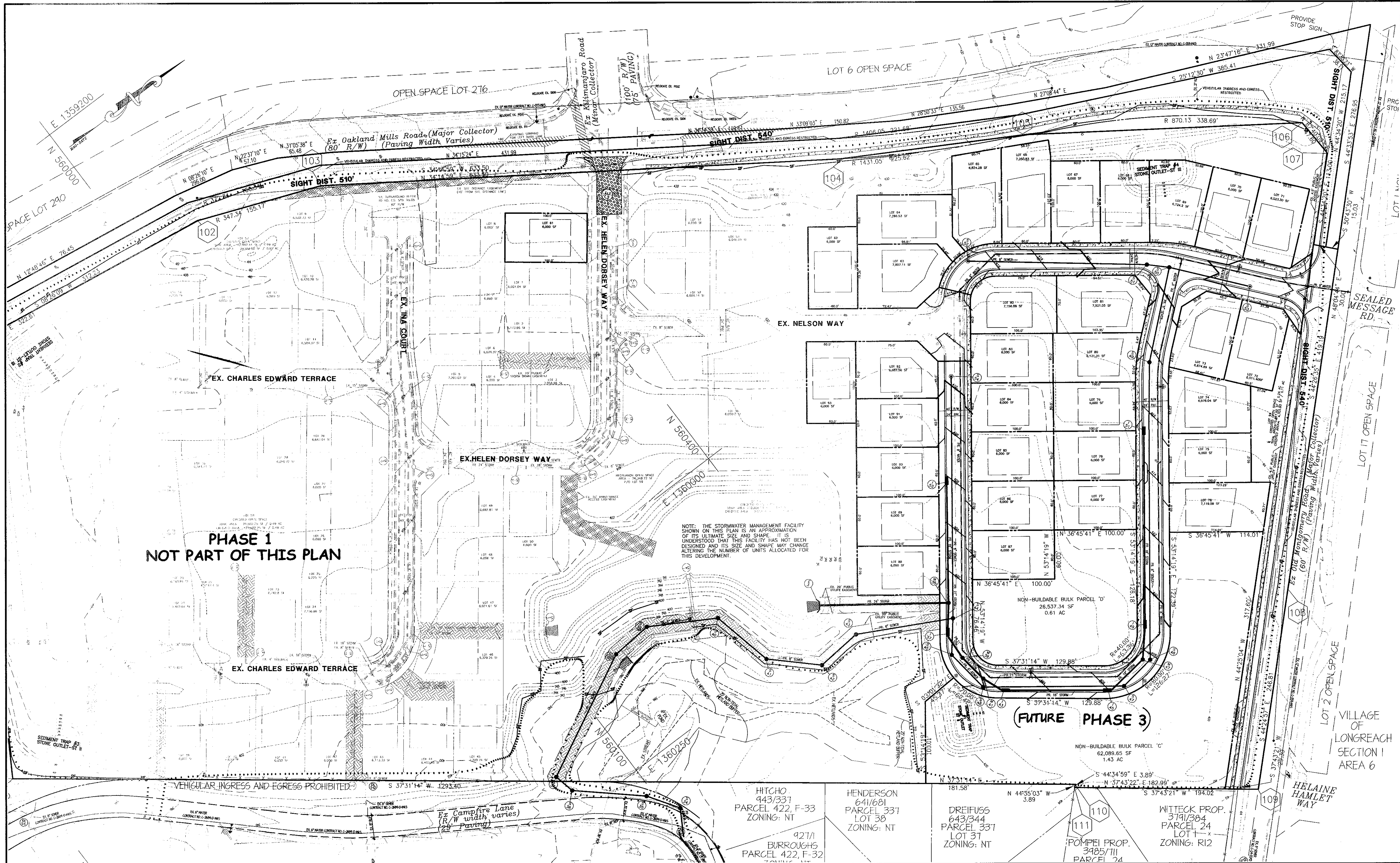
**MORRIS & RITCHIE ASSOCIATES, INC.**  
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9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 or (301) 776-1690  
FAX (410) 792-7395

DATE	REVISIONS	JOB NO.:
8-24-00	REVISED PER COUNTY COMMENTS	11205
9-15-00	REVISED PER COUNTY COMMENTS	SCALE: 1"=50'
		DATE: 07/14/00
		DRAWN BY: GLC/CAO
		DESIGN BY: GLC/CAO
		REVIEW BY: TFM/GLC
		SHEET: 2 of 3



**ECKERS HOLLOW PHASE II**  
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TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: RSC  
SKETCH PLAN APPROVAL # S-00-02



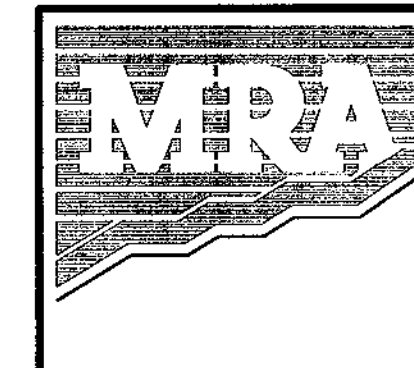


**PHASE 1  
NOT PART OF THIS PLAN**

NOTE: THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

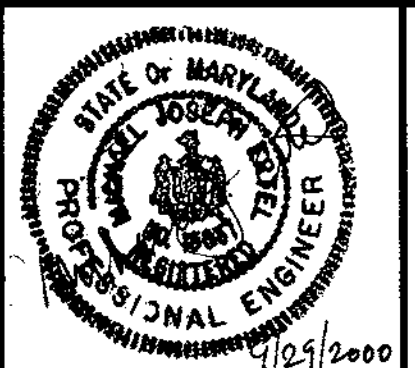
**(FUTURE PHASE 3)**

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James D. Rutter* 10/18/00  
PLANNING DIRECTOR DATE



**MORRIS & RITCHIE ASSOCIATES, INC.**  
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		DESIGN BY: GLC/CAO
		REVIEW BY: TFM/GLC
		SHEET: 3 of 3



**ECKERS HOLLOW  
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**PRELIMINARY GRADING AND  
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TAX MAP: 36 GRID: 10 & 11 PARCEL: 23 ZONED: PSC  
SKETCH PLAN APPROVAL # S-00-02