

CLASSIFICATION	A	B	C	D	E	R/W
ACCESS PLACE	14'	4'	2'	0'	0'	24'
ACCESS STREET	18'	4'	2'	0'	0'	48'
MINOR COLLECTOR	24'	4'	2'	0'	0'	58'

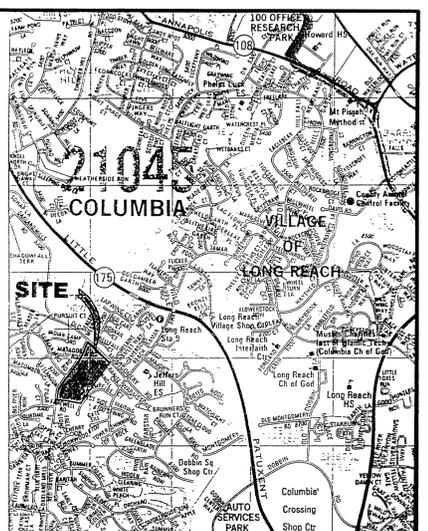
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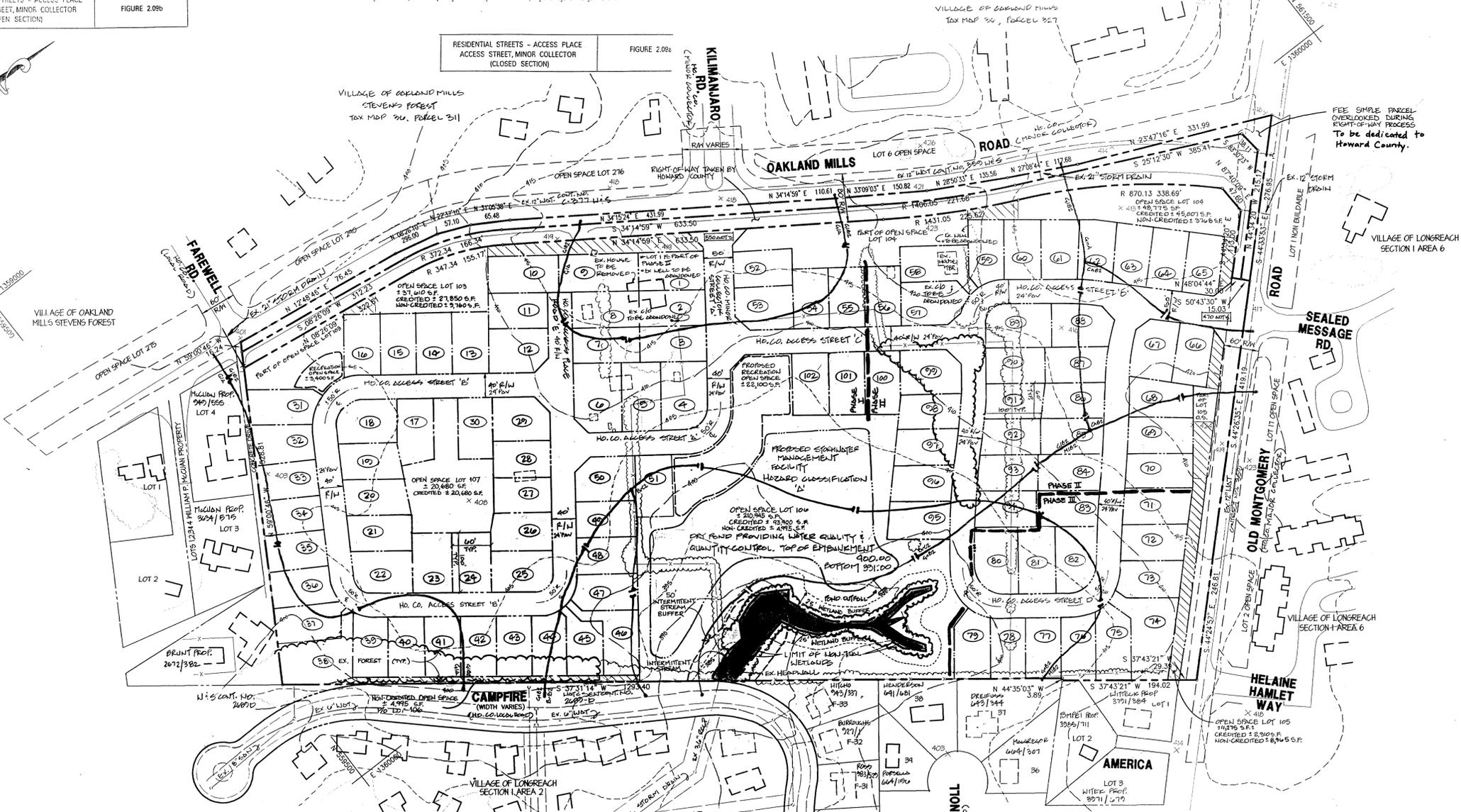
Notes:  
 1. Street trees may be planted in space between sidewalk and curb.  
 2. Maximum sheet flow across high side of curb limited to 150'.  
 3. Single cross-slope across paving section may be used to simplify drainage on tangent and curved sections.

RESIDENTIAL STREETS - ACCESS PLACE  
 ACCESS STREET, MINOR COLLECTOR  
 (OPEN SECTION) **FIGURE 2.09b**

RESIDENTIAL STREETS - ACCESS PLACE  
 ACCESS STREET, MINOR COLLECTOR  
 (CLOSED SECTION) **FIGURE 2.09a**



**VICINITY MAP**  
 SCALE 1"=2000'



- Site Data
- Existing Zoning: RSC
  - Gross acreage: 27.1 ac ±
  - Net acreage: 27.1 ac ±
  - Area of proposed lots: 15.28 ac ±
  - Area of proposed roads inc. R/W: 3.9 ac ±
  - Density allowed: 108 D.U.  
 proposed: 102 D.U.  
 open space: 5 lots
  - Water and sewer connections to be public
  - This site is located within the Little Patuxent Watershed.
  - Open space required: 5.42 ac ±  
 Credited open space proposed: 6.45 ac ±  
 Non-credited open space proposed: 0.58 ac ±  
 Recreational open space required: 0.59 ac ±  
 Recreational open space proposed: 0.59 ac ±

**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*Paul R. Smith*  
 PLANNING DIRECTOR **1/31/00**  
 DATE

**General Notes**

- Owner: Samuel A. Ecker & Wife  
 6001 Oakland Mills Road  
 Columbia, Maryland 21045  
 & Samuel E. Ecker & Wife  
 6403 Oakland Mills Road  
 Columbia, Maryland 21045
- Contract Purchaser/Developer: Ryland Homes  
 7250 Parkway Drive, Suite 520  
 Hanover, Maryland 21076  
 Contact: Ed Gold / Doug Eshelman  
 Phone: (410) 712-7012
- Site to be served by public water via 12" water main located along Old Montgomery Road and Oakland Mills Road. Sanitary sewer connections will connect to existing 8" sanitary sewer stubs located along Campfire Lane within the R/W.
- Topographic data obtained from Howard County Topographic Survey sheet numbers 74 & 75. (615)
- Soils information obtained from USDA Soil Survey of Howard County, Maryland, map number 25.
- There is no 100 year flood plain associated with this site.
- Non-tidal wetlands shown were field located by Geo-Technologies June 14, 1999.
- 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.
- Proposed access to this site will be an entrance opposite Kilmanjaro Road along Oakland Mills Road, and a second entrance is opposite Sealed Message Road along Old Montgomery Road.
- The project shall conform with the latest Howard County Standards unless a waiver is approved by the Department of Planning and Zoning.

- Storm water management is to be provided by one facility centrally located within the proposed development.
- This project is located within the Little Patuxent Watershed.
- This project will require phasing as follows:  
 Phase I (year one) Lots 2-55, 101-102  
 Total for year one: 56 lots  
 Lot 1, Lots 56-70, Lots 84-100  
 Total for year two: 39 lots  
 Phase III (year three)  
 Lots 71-83  
 Total for year three: 13 lots
- This site is not presently in the Metropolitan District and will be applying for admittance to said district.
- All existing improvements on said site will be razed and removed through the development of this proposed project.
- All open space lots will be dedicated to the Homeowners Association established through this development and will be maintained by such.

"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."

**LEGEND**

- EXISTING CONTOURS
- NON-CREDITED OPEN SPACE
- PHASING DEMARCATION LINE
- SOIL DEMARCATION LINES



**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

9090 JUNCTION DRIVE, SUITE 9  
 ANNAPOLIS JUNCTION, MARYLAND 20701  
 PHONE: (410) 792-9792 or (301) 776-1690  
 FAX: (410) 792-7395



**SKETCH PLAN**  
**ECKERS HOLLOW**

6th ELECTION DISTRICT  
 TAX MAP 36, GRID 10 & 11, PARCEL 23  
 HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 11205
11/09/99	REV. PER COUNTY COMMENTS	SCALE: 1"=100'
12/29/99	REV. PER COUNTY COMMENTS DATED 12/21/99	DATE: 10/18/99
		DRAWN BY: DEH
		DESIGN BY: LH
		REVIEW BY: MRA
		SHEET: 1 OF 1