

VICINITY MAP  
SCALE: 1" = 200'

GENERAL NOTES

- EX. ZONING IS R-20 (MD-3 OVERLAY DISTRICT) & R-5A-B PER 1982 COMPREHENSIVE ZONING PLAN.
- SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MD.
- WATER IS PUBLIC, AND IS LOCATED ALONG MD. ROUTE 108 AND ALONG FALLS RUN ROAD.
- SEWER IS PUBLIC, AND IS LOCATED ALONG MD. ROUTE 108 AND ALONG THE DEEP RUN STREAM CORRIDOR.
- TOPO DATA OBTAINED FROM LATEST HOWARD COUNTY TOPOGRAPHICAL SURVEY (200-SCALE) VIA DIGITAL FORMAT (6 5-FOOT CONTOUR INTERVALS), TOPO INTERPOLATED TO 2-FOOT CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS NOTED OTHERWISE.
- SOILS INFORMATION OBTAINED FROM USDA "SOILS SURVEY OF HOWARD COUNTY, MD", MAP SHEET #25 (7/68).
- THERE ARE APPROXIMATELY 15 TO AC. OF 100-YEAR FLOODPLAIN FOUND ON THE SITE. APPROXIMATE LIMIT OF 100-YR. FLOODPLAIN FOR DEEP RUN OBTAINED FROM FEDERAL EMERGENCY MAPS FROM COMMUNITY PANEL NUMBER 240044 0001 IS 240044 0008B (REVISED, 12/4/86). APPROXIMATE LIMIT OF 100-YR. FLOODPLAIN FOR CENTRAL TRIBUTARY OBTAINED FROM STUDY PREPARED BY KLDGE CONSULTANTS, INC. (7/82).
- THERE ARE APPROXIMATELY 34.65 AC. OF NON-TIDAL WETLANDS FOUND ON THE SITE. WETLAND LIMITS DELINEATED AND SURVEYED BY RIEHER MUEGGE & ASSOCIATES, INC. (7/82).
- THERE ARE APPROXIMATELY 40.30 AC. OF SLOPES 25% OR GREATER FOUND ON THE SITE, INCLUDING THOSE FOUND WITHIN THE APPROXIMATE 100-YEAR FLOODPLAIN LIMITS.
- THE CURTIS PROPERTY IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY (19-495) AS A 1957 SITE, AND IS IDENTIFIED AS THE CURTIS-SHIPLEY HOUSE.
- THE CEMETERY LOCATED ON THE CURTIS PROPERTY IS KNOWN AS THE SHIPLEY GRAVEYARD. IT IS LISTED IN THE HOWARD COUNTY MARYLAND RECORDS, VOLUME VI, A CONTINUATION OF HOWARD COUNTY CEMETERY RECORDS (COMPILED BY THE HOWARD COUNTY GENEALOGICAL SOCIETY), AND HAS FIRST BEING RECORDED IN 1880. THE CEMETERY IS TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION, ESTABLISHED FOR THE CURTIS PROPERTY DEVELOPMENT.
- ACCESS INTO THE SITE SHALL OCCUR AT TWO LOCATIONS: 1) FROM MD. ROUTE 108 OPPOSITE BROTHER'S PARTNERSHIP, CT., AND 2) FROM FALLS RUN ROAD STUB EXISTING PROVIDED AS FUTURE ACCESS INTO THE CURTIS PROPERTY ON VILLAGE OF FOUNTAIN SUBDIVISION (P-87-103).
- PROPERTY IS LOCATED WITHIN THE WATERLOO ELEMENTARY SCHOOL DISTRICT, NORTHEASTERN SCHOOL REGION.
- THE CURTIS PROPERTY IS TO BE DEVELOPED IN THREE (3) PHASES: 31 D.U. (190 D.U. YR. 1981 ALLOCATIONS) IN PHASE 1; 41 D.U. (YR. 2000 ALLOCATIONS) IN PHASE 2; 58 D.U. (YR. 2001 ALLOCATIONS) IN PHASE 3.

SITE TABULATION

EXISTING ZONING	R-20 & R-5A-B
GROSS AREA	184.70 AC.
LESS: STEEP SLOPES (OUTSIDE OF 100 YR. FLOODPLAIN)	5.03 AC.
APPROXIMATE 100-YEAR FLOODPLAIN	1.57 AC.
NET AREA	178.10 AC.
NO. OF PROPOSED LOTS	121
R-20 RESIDENTIAL LOTS	119
CREDITED OPEN SPACE LOTS	2
(INCLUDING OPEN SPACE, S.M.F.# 4 CEMETERY	
NON-CREDITED OPEN SPACE LOTS	114,000 SF.
MIN. R-20 RESIDENTIAL LOT SIZE	114,000 SF.
AREA OF PROPOSED RESIDENTIAL LOTS	125.40 AC.
AREA OF PROPOSED RESIDENTIAL PIPSTENS	125.85 AC.
AREA OF PROPOSED OPEN SPACE	10.70 AC.
AREA OF PROPOSED PUBLIC ROAD R.O.W. (INTERNAL)	126.15 AC.
AREA OF FUTURE ROUTE 100 R.O.W.	9.60 AC.
TOTAL SITE AREA	184.70 AC.
OPEN SPACE REQUIRED (30% OF GROSS AREA)	55.41 AC.
CREDITED OPEN SPACE PROVIDED (30.5% OF GROSS AREA)	56.19 AC.
NON-CREDITED OPEN SPACE PROVIDED	10.70 AC.
TOTAL AREA OF OPEN SPACE PROVIDED	66.89 AC.
REGISTRATION AREA REQUIRED (200 SF PER DU)	22,000 SF.
REGISTRATION AREA PROVIDED	22,200 SF.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

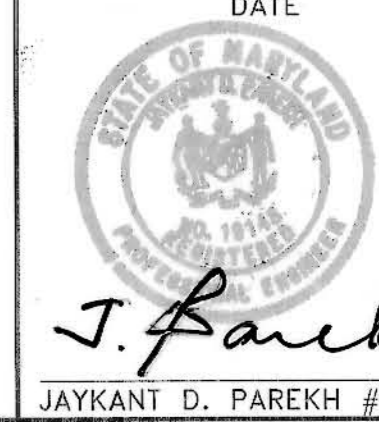
*August 16, 1996*  
PLANNING DIRECTOR DATE

STATE OF MARYLAND  
BOARD OF REGENT'S  
UNIVERSITY OF MARYLAND  
ZONED: R-20-MXD-3  
153/288

DATE NO.	REVISION
OWNER / DEVELOPER	R. LEE CURTIS 5771 WATERLOO ROAD ELLCOTT CITY, MARYLAND 21043
PROJECT	R. LEE CURTIS PROPERTY A SINGLE FAMILY COMMUNITY
AREA	TAX MAP 37 PARCEL 4 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	SKETCH PLAN

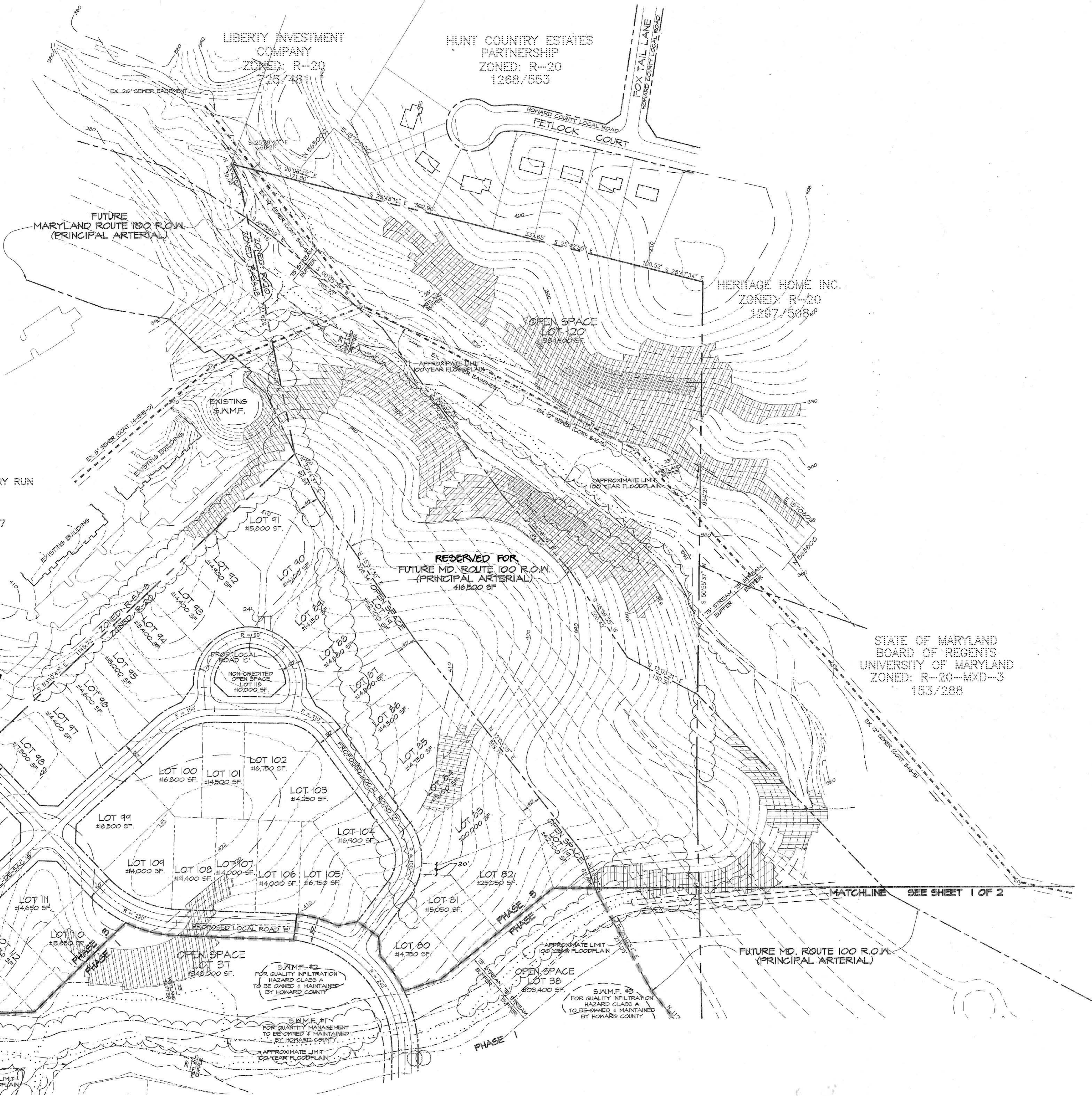
RIEMER MUEGGE & ASSOCIATES, INC.  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

5.16.96 DATE	WP-90-61
DESIGNED BY: LOH	
DRAWN BY: MSL	
PROJECT NO: 95P111800	
DATE: MAY 16, 1996	
SCALE: 1" = 100'	
DRAWING NO. 1 OF 2	



NOTE: SEE SHEET 2 OF 2 FOR LEGEND

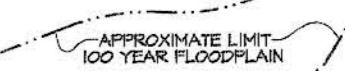














S-96-17



VILLAGE OF MONTGOMERY RUN  
190 & 285  
ZONED: R-SA-B  
TAX MAP 31 & 37

PROPOSED LOCAL ROAD 'B' TO BE EXTENDED  
UP TO AND CONNECTED WITH THE EXISTING  
STUB OFF OF FALLS RUN ROAD.

MATCHLINE SEE SHEET 1 OF 2  
NON-CREDITED  
OPEN SPACE  
LOT 12  
42,670 SF. PHASE 2  
S 83°10'42" E  
58.94'  
N 14°04'18" E  
91.35'  
SUSQUEHANNA  
TRANSMISSION COMPANY  
144,189  
MONTGOMERY TOWNSHIP  
F-95-136  
ZONED: R-SA-B


- ### LEGEND
-  APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN
  -  75' STREAM BUFFER LINE
  -  25' WETLANDS BUFFER LINE
  -  STREAM
  -  WETLAND
  -  PROPERTY LINE
  -  ADJACENT PROPERTY LINES
  -  INTERNAL LOT LINES
  -  SEWER LINE
  -  WATER LINE
  -  EXISTING STRUCTURE
  -  15% - 24.9% STEEP SLOPES
  -  25% AND STEEPER SLOPES
  -  INTERNAL STREET R.O.W. LINES
  -  POWER LINE R.O.W.

STATE OF MARYLAND  
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ZONED: R-20-MXD-3  
153/288

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Joseph Smith* 7/29/96  
PLANNING DIRECTOR DATE  
JH

DATE NO.	REVISION
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R. LEE CURTIS 5771 WATERLOO ROAD ELLICOTT CITY, MARYLAND 21043	
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5-16-96 DATE	WP-90-61
	DESIGNED BY: LOH
<i>J. Schnell</i>	DRAWN BY: MSL
JAYKANT D. PAREKH #19148	PROJECT NO: 95P11800
	DATE: MAY 16, 1996
	SCALE: 1" = 100'
	DRAWING NO. 2 OF 2

S.96.17