

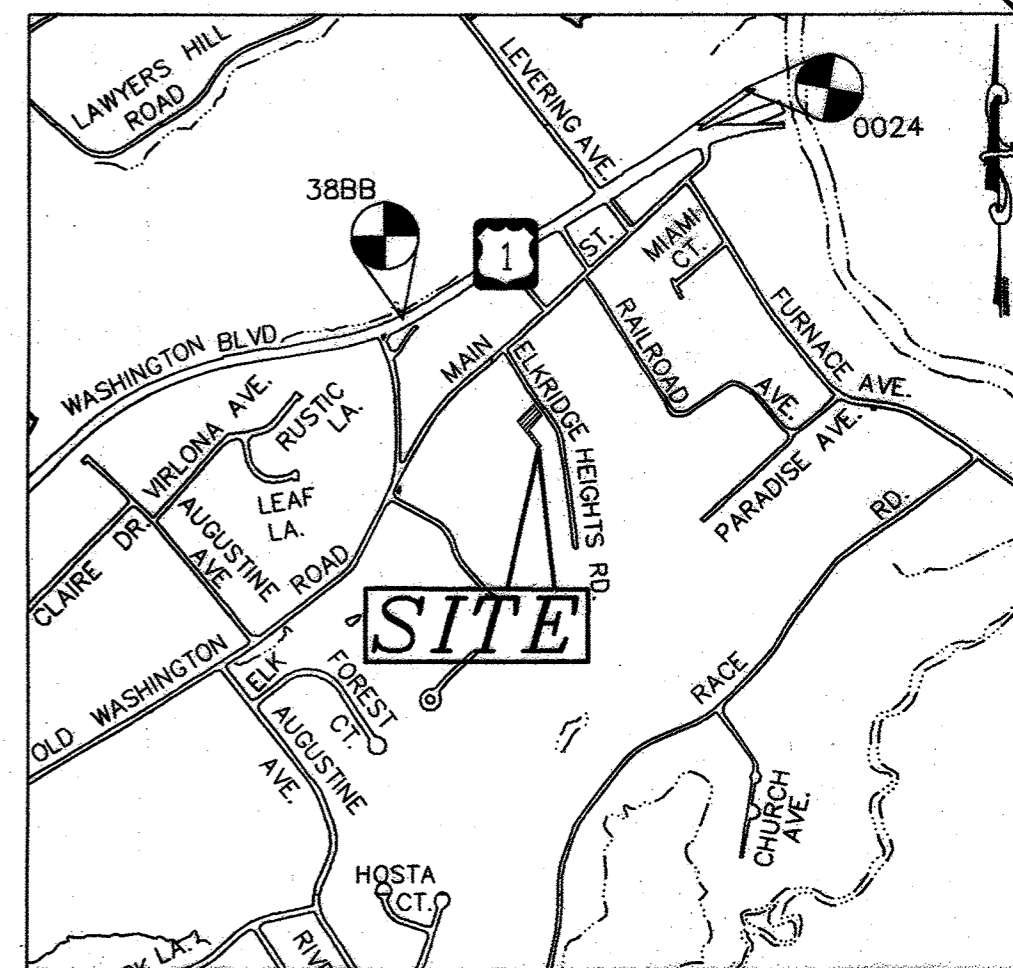
**COORDINATE LIST**

NO.	NORTH	EAST
1	563,460.03	1,394,133.83
2	563,317.66	1,394,248.19
3	563,330.55	1,394,261.00
4	563,412.44	1,394,195.28
5	563,489.23	1,394,261.92
6	563,544.34	1,394,217.68

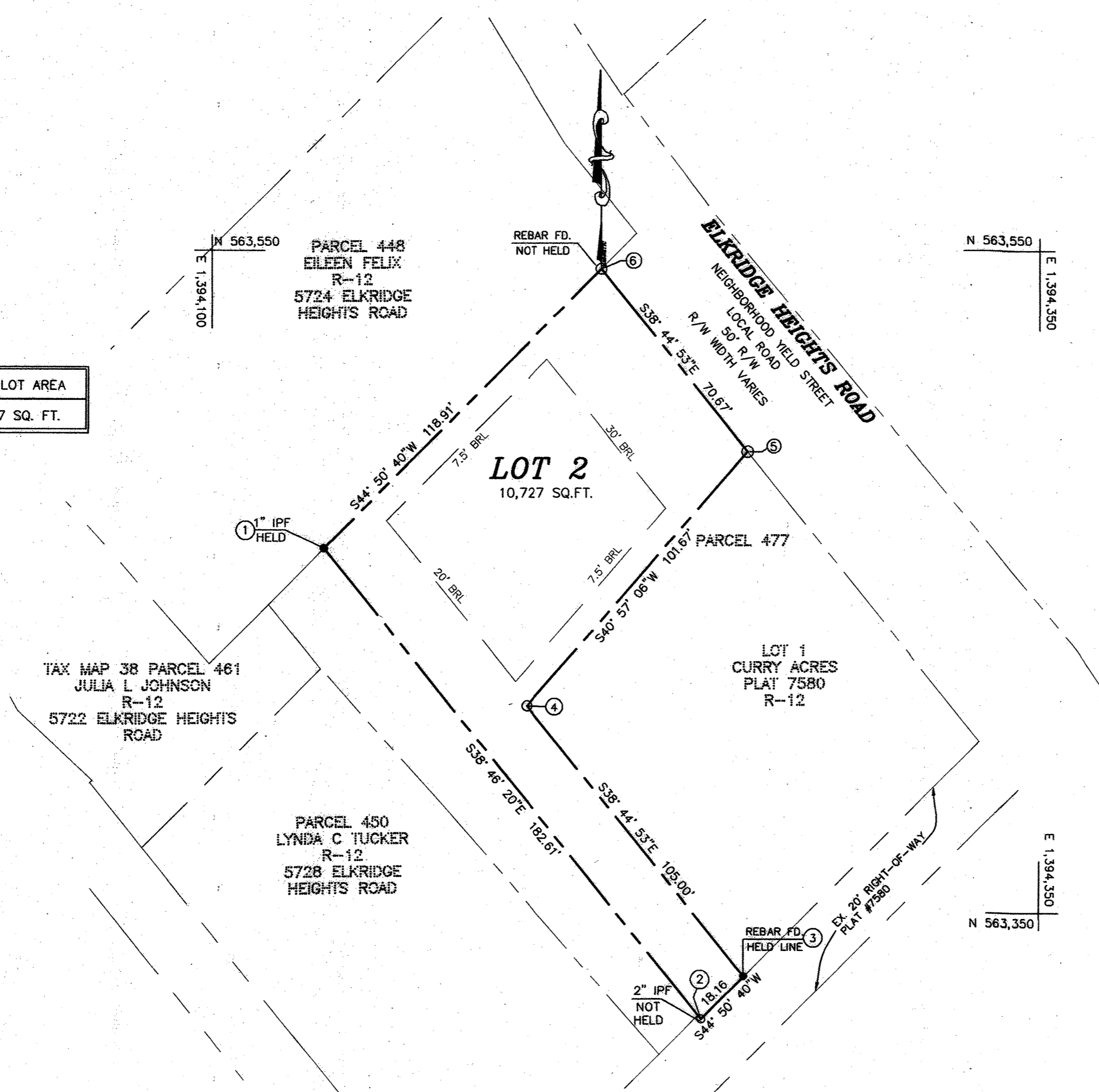
NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

**MINIMUM LOT SIZE CHART**

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	8,840 SQ. FT.	1,887 SQ. FT.	10,727 SQ. FT.



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 35 GRID: F1



**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38BB & 0024
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR ALL OTHER PERTINENT NOTES AND DETAILS REFER TO SDP-23-046.
- THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-24-044 OF SECTION 16.120(C)(2). A REQUEST TO ALLOW ACCESS TO AN OFF-SITE SHARED PRIVATE RIGHT-OF-WAY, INSTEAD OF THE SITE'S PUBLIC ROAD FRONTAGE. IT WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, ON MARCH 11, 2024. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE APPLICANT SHALL PROVIDE A TYPE "B" LANDSCAPE BUFFER ALONG THE REAR PROPERTY LINE AS REQUIRED BY THE LANDSCAPE MANUAL.
  - A PLAT OF REVISION IS REQUIRED TO CHANGE THE BUILDING RESTRICTION LINES ON LOT 2 TO MATCH THE ORIENTATION OF THE DWELLING, AS SHOWN ON SDP-23-046, ELKRIDGE HEIGHTS.
  - ACCESS TO THE DRIVEWAY WITHIN THE 20-FOOT RIGHT-OF-WAY MAY ONLY BE GRANTED IF THE LOT HAS LEGAL RIGHTS TO USE THE OFF-SITE RIGHT-OF-WAY FOR ACCESS TO ELKRIDGE HEIGHTS ROAD. THIS LOT MUST BE PARTY TO THE MAINTENANCE RESPONSIBILITIES OF THE SHARED DRIVEWAY LOCATED WITHIN EXISTING 20-FOOT RIGHT-OF-WAY.
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SDP-23-046, ELKRIDGE HEIGHTS.

STA. NO. 38BB: N 564,007.645; E 1,393,649.926 (NAD83); EL. 63.655 (NAVD88)  
STA. NO. 0024: N 565,065.448; E 1,395,212.167 (NAD83); EL. 26.949 (NAVD88)

**OWNER/DEVELOPER**

MAIN STREET BUILDERS  
5705 LANDING RD.  
ELKRIDGE MD 21075  
443-250-3795

TAX MAP 38 PARCEL 461  
JULIA L JOHNSON  
R-12  
5722 ELKRIDGE HEIGHTS ROAD

PARCEL 450  
LYNDA C TUCKER  
R-12  
5728 ELKRIDGE HEIGHTS ROAD

LOT 1  
CURRY ACRES  
PLAT 7580  
R-12

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.

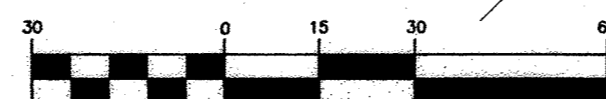
*Gary E. Lane* 03/23/24  
GARY E. LANE, PLS DATE

*Joseph E. Snodgrass* 3/26/24  
JOSEPH E. SNODGRASS, PRESIDENT PARTNER  
MAIN STREET BUILDERS CHIP DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0.246 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY DEDICATION	0 AC
AREA	0.246 AC ±

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer* 4/12/24  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 4/18/24  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 5/23/24  
DIRECTOR DATE

**OWNER'S STATEMENT**

WE, MAIN STREET BUILDERS, OWNERS 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, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) 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, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26 DAY OF March, 2024

*Joseph E. Snodgrass*  
JOSEPH E. SNODGRASS, PRESIDENT PARTNER

*Gary E. Lane*  
WITNESS

THIS PLAT IS EXEMPT FROM MIHU REQUIREMENTS SINCE IT IS A PLAT OF REVISION TO UPDATE THE FRONT AND REAR BUILDING RESTRICTION LINES ON LOT 2.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS ALL THAT LAND SHOWN ON PLAT 7580 AS LOT 2 OF CURRY ACRES, AS CONVEYED BY ELKRIDGE HEIGHTS PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP TO MAIN STREET BUILDERS, A MD CORP, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN A DEED DATED NOVEMBER 15, 2023 LIBER 2488 FOLIO 224. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Gary E. Lane* 03/23/24  
GARY E. LANE, PLS NO. 574 DATE  
EXPIRATION: 3/21/25

THE PURPOSE OF THIS PLAT IS TO REVISE FRONT AND REAR BUILDING RESTRICTION LINES FOR LOT 2 OF CURRY ACRES PLAT# 7580

RECORDED AS PLAT 26638 ON 5-24-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
**REVISION PLAT**  
**CURRY ACRES, LOT 2**  
A REVISION TO CURRY ACRES  
LOTS 1 & 2, PLAT# 7580 SHEET 1 OF 1

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=30'  
PARCEL NO. 447 HOWARD COUNTY, MARYLAND DATE: MARCH 2024  
GRID NO. 4 EX. ZONING R-12 DPZ FILE NOS. F-88-074  
SDP-23-046, ECP-22-012  
WP-24-044

**MILDENBERG, BOENDER & ASSOC., INC.**

Engineers Planners Surveyors  
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(410) 997-0296 Tel. (410) 997-0298 Fax