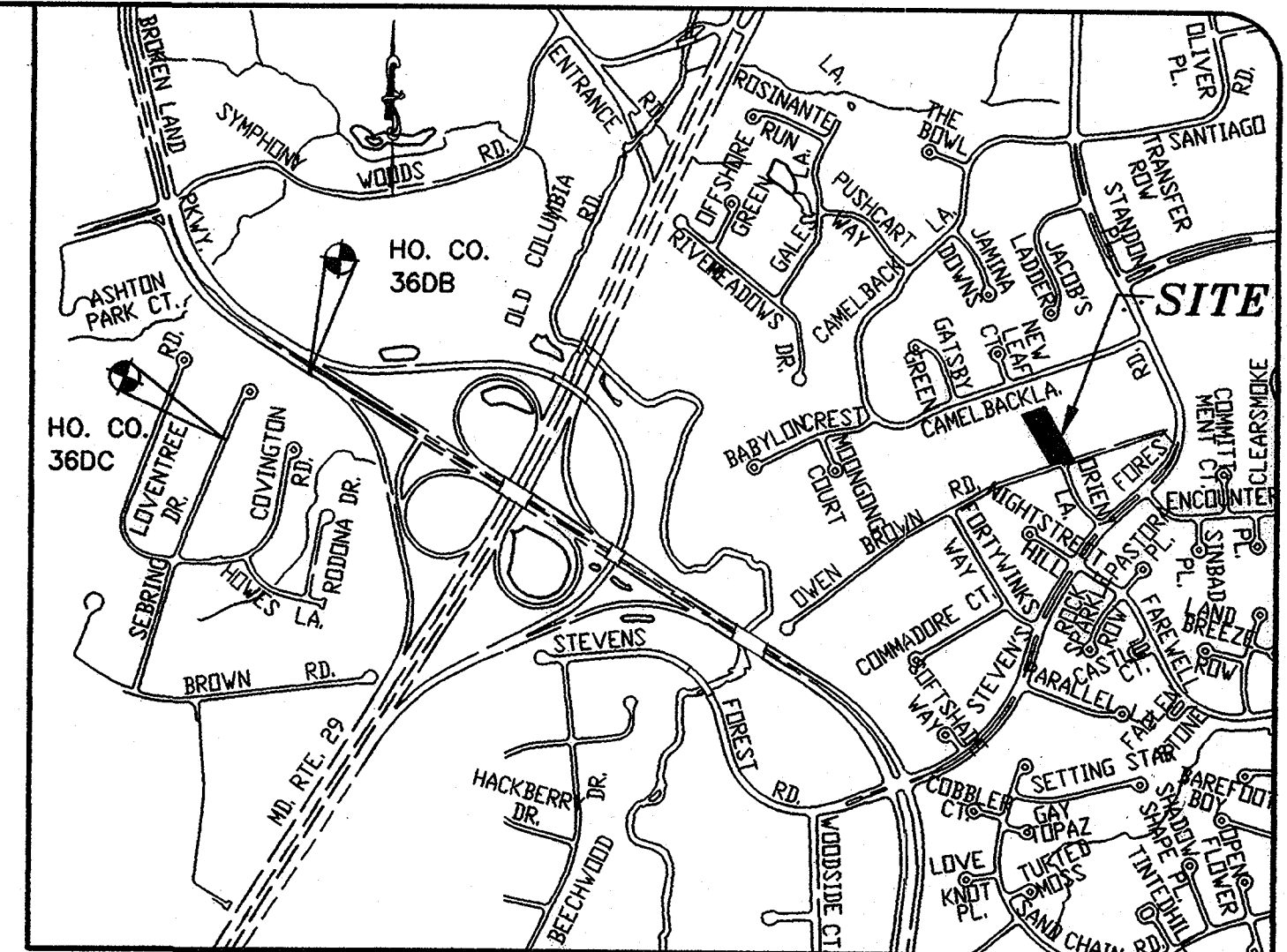


GENERAL NOTES:

- TAX MAP 36, PARCEL 41, GRID 9.
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2004 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 36DB, 36DC.
STATION NO. 36DB N 559940.817 ELEVATION 344.699
E 1350945.64
STATION NO. 36DC N 559590.577 ELEVATION 380.343
E 1350440.6
- DENOTES AN IRON PIN OR IRON PIPE FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO FLOOD PLAIN OR STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO SCIENCE PROFESSIONALS ON OR ABOUT FEBRUARY 2005.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 1.38 AC ±
AREA OF THE SMALLEST LOT = 26,721 SQUARE FEET
REQUIRED OPEN SPACE = 1.28 X 8% = 0.1024 AC ±
PROVIDED OPEN SPACE = 0.00 AC ±
NUMBER OF PROPOSED BUILDABLE LOTS = 2
AREA OF PROPOSED BUILDABLE LOTS = 1.28 AC ±
AREA OF PUBLIC ROAD DEDICATED TO HOWARD COUNTY = 0.094 AC ±
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD 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.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (viii). OF THE HOWARD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR A MINOR SUBDIVISION THAT CREATES AN ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF BUILDING PERMIT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.

- THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF HOUSES ON THESE LOTS.
- STORM WATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AND RAIN GARDENS.
- LANDSCAPING FOR LOTS 1 & 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (13 SHADE TREES - \$3,900.00) IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- OPEN SPACE WILL NOT BE PROVIDED, THEREFORE A FEE-IN-LIEU IN THE AMOUNT OF \$1,500 WILL BE PAID PER SECTION 16.121(b) OF THE HOWARD COUNTY CODE.
- TO THE BEST OF OUR KNOWLEDGE THERE IS NO EXISTING WELL ON SITE. IF A WELL IS ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO ACQUIRE HEALTH DEPARTMENT REVIEW OF THE FUTURE DEMOLITION APPLICATION AND PROVIDE A SUITABLE SCHEDULE FOR PROPER ABANDONMENT.
- A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (ie. RAIN GARDENS) WILL BE EXECUTED BY THE DEVELOPER SIMULTANEOUSLY WITH THE SIGNING OF THE ORIGINAL SITE DEVELOPMENT PLAN.



VICINITY MAP

SCALE: 1"=1000'

COORDINATE TABLE

POINT	NORTHING	EASTING
1	559464.93'	1355331.08'
2	559773.19'	1355149.60'
3	559825.40'	1355301.96'
4	559515.92'	1355485.86'
5	559493.95'	1355498.92'
6	559442.91'	1355344.05'

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

LEGEND

▨ DENOTES ROW DEDICATION

OWNER

HARMONY BUILDERS, INC.
4228 COLUMBIA RD.
ELLCOTT CITY, MD 21042
(410) 461-0833

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 41 INTO BLOOM PROPERTY LOTS 1 AND 2

RECORDED AS PLAT 18109 ON 2/24/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BLOOM PROPERTY LOTS 1 AND 2

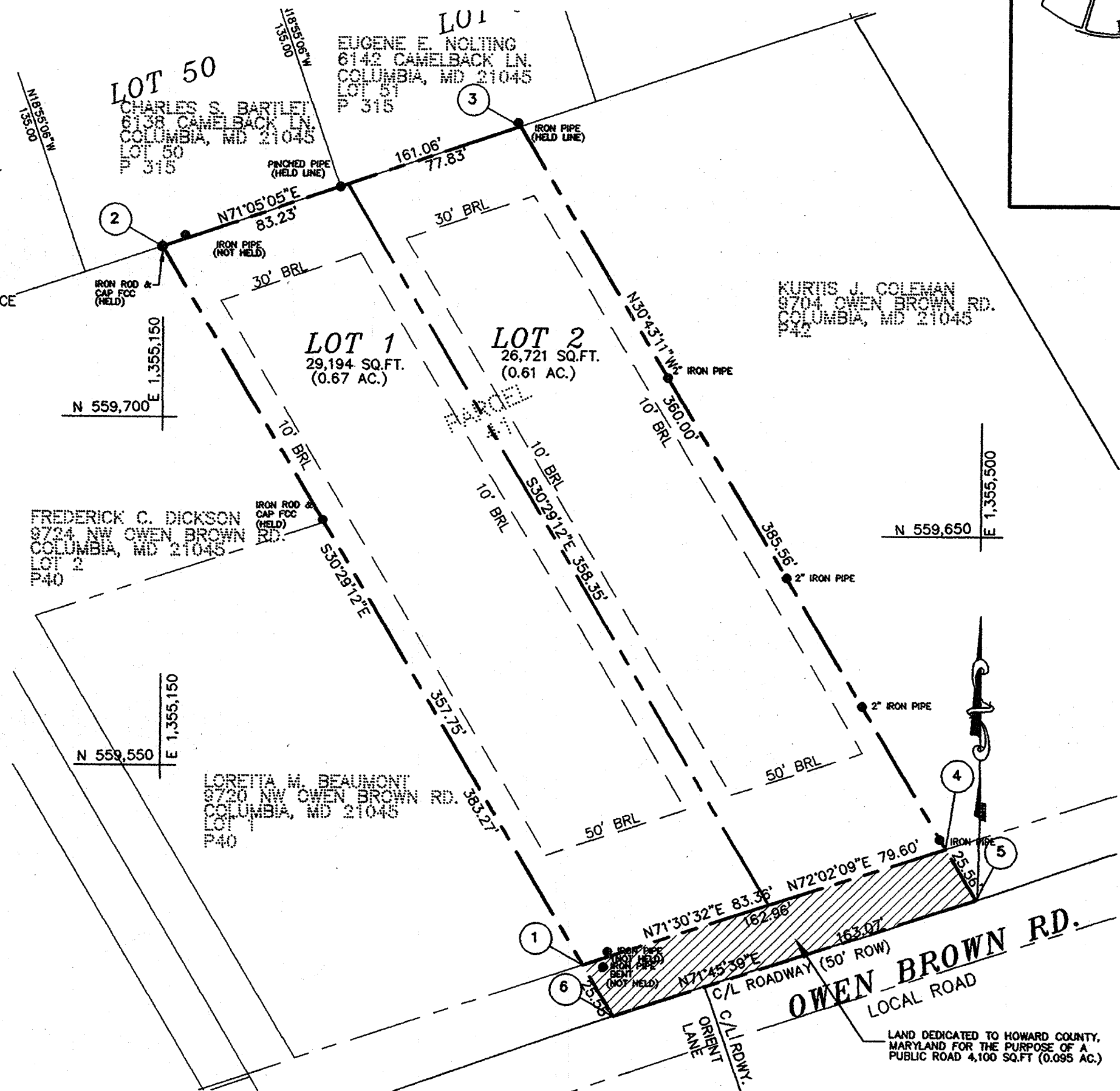
SHEET 1 OF 1

TAX MAP 36 PARCEL 41 GRID 9
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50'
DATE: JAN 2006

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (410) 997-0298 Fax.

F-05-176



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.

JOHN B. MILDENBERG, SURVEYOR 1/29/06 DATE
HARMONY BUILDERS, INC., OWNER 1/24/06 DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.28 AC. ±
AREA OF OPEN SPACE LOTS	0.000 AC.
AREA OF PARCELS	0.000 AC.
AREA OF ROADWAY	0.10 AC.
AREA	1.38 AC. ±

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

ROBERT J. WALKER 2/13/06 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 2/9/06 DATE

DIRECTOR 2/16/06 DATE

OWNER'S STATEMENT

WE, HARMONY BUILDERS, INC., OWNER 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 RIGHT-OF-WAYS 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

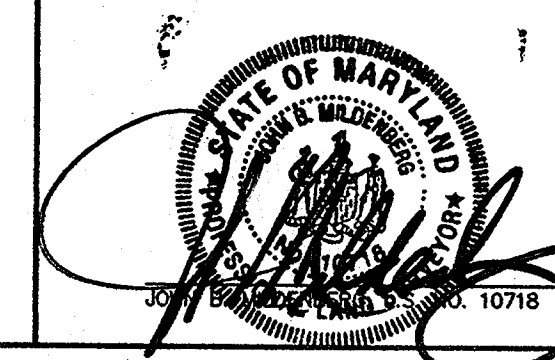
WITNESS MY HAND THIS 25 DAY OF Jan 2006

HARMONY BUILDERS, INC., OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDWARD BLOOM & VIOLA BLOOM TO HARMONY BUILDERS, INC. BY DEED DATED AUGUST 19, 2004, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8841 AT FOLIO 76 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



1/25/06 DATE