

DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE, SUITE 301 ELLCOTT CITY, MARYLAND 21043 TAX MAP 16 PARCEL 94 & 259 LIBER 5871 FOLIO 36 LIBER 5871 FOLIO 68 HOMESTEAD SP-02-08
TOTAL AREA OF SUBDIVISION	17.0119 ACRES
DENSITY UNITS ALLOWED BY RIGHT	17.0119 X 1 D.U./4.25 AC. = 4.00 D.U.
MAXIMUM DEO UNITS ALLOWED	17.0119 X 1 D.U./2 AC. = 8.50 = 8 D.U.
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCELS	CHASE AT STONEY BROOK 3 X 3.0 = 9 ACRES (3 UNITS) CATTAIL CREEK COUNTRY CLUB 1 X 3.0 = 3 ACRES (1 UNIT)
SENDING PARCEL INFORMATION	THE CHASE AT STONEY BROOK TAX MAP 7 BLOCK 17 PARCEL 133 LIBER 6377 FOLIO 176
SENDING PARCEL INFORMATION	CATTAIL CREEK COUNTRY CLUB, INC. TAX MAP 21 BLOCK 3 PARCEL 3 LIBER 4617 FOLIO 100

- 8.) USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR FOUR OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR HOMESTEAD LOTS 1-8 AND NON BUILDABLE PRESERVATION PARCEL "A" AND "B", SP-02-08 HAVE BEEN TRANSFERRED FROM THE CHASE AT STONEY BROOK, TAX MAP 7, PARCEL 133, CATTAIL CREEK COUNTRY CLUB, INC., TAX MAP 21 PARCEL 3.
- 9.) SP-02-08 IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 50-2001. SP-02-08 IS GRANDFATHERED TO THE FOURTH EDITION BECAUSE F-02-41 AND F-02-42, HOMESTEAD I AND II WERE SUBMITTED FOR REVIEW PRIOR TO NOVEMBER 15, 2001.

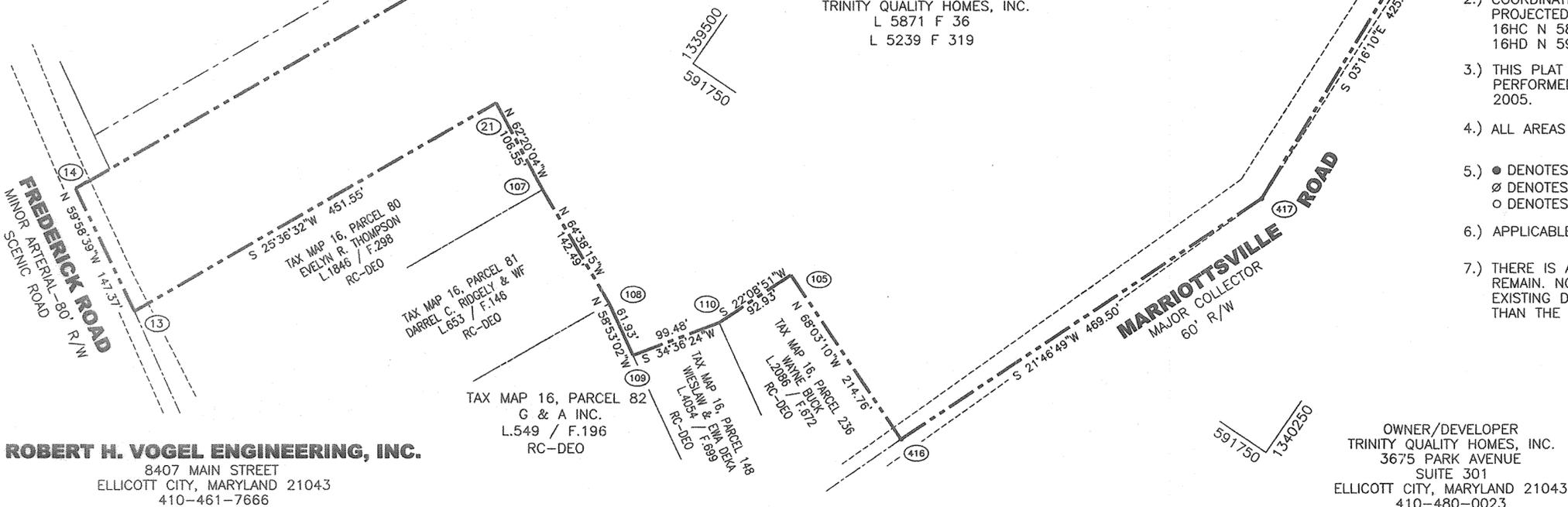
COORDINATE LIST			
POINT	NORTH	EAST	
13	591187.14028	1339154.03280	
14	591260.87540	1339026.43618	
16	592614.38133	1340058.81154	
17	592400.63669	1340065.99649	
18	592716.13450	1339724.95400	
21	591594.32913	1339349.20357	
105	591619.77330	1339716.88000	
107	591544.85690	1339443.57200	
108	591483.82190	1339572.32900	
109	591451.81920	1339625.34700	
110	591533.69760	1339681.84500	
416	591539.50599	1339916.07592	
417	591975.48985	1340090.28362	

DENSITY TABULATION CHART	
GROSS ACREAGE	17.0119 AC.
FLOODPLAIN ACREAGE	0.13 AC.
STEEP SLOPES ACREAGE (OUT OF FLOODPLAIN)	0.22 AC.
NET ACREAGE	16.6619 AC.
BASE DENSITY	4 UNITS
MAXIMUM DENSITY	8 UNITS
PROPOSED UNITS	8 UNITS
DEO'S/CEO'S REQUIRED	4 UNITS

LOT 4
KLEIN PROPERTY
PLAT NO. 6365
RC-DEO

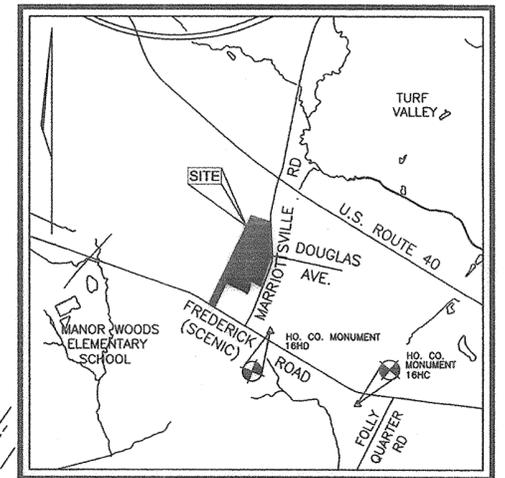
RECEIVING PARCEL
TOTAL SITE AREA = 17.0119 ACRES

TAX MAP 16, PARCEL 94
TAX MAP 16, PARCEL 259
TRINITY QUALITY HOMES, INC.
L 5871 F 36
L 5239 F 319



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE
SUITE 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS; 16HC N 589780.908 E 1341530.147 16HD N 590674.171 E 1340043.586
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN JULY, 2005.
- ALL AREAS ARE MORE OR LESS.
- DENOTES AN IRON PIN SET
∅ DENOTES AN IRON PIN OR PIPE FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING
- APPLICABLE DPZ FILES ARE F-02-41, F-02-42, SP-02-08.
- THERE IS AN EXISTING DWELLING LOCATED ON THE PROPERTY TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 17.0119 ACRE PARCEL AS A RECEIVING PARCEL FOR A DENSITY TRANSFER AND TO IDENTIFY THE SENDING OF 1 DEO UNIT BEING TRANSFERRED FROM CATTAIL CREEK COUNTRY CLUB, INC. AND 3 DEO UNITS BEING TRANSFERRED FROM THE CHASE AT STONEY BROOK

OWNER'S CERTIFICATE

WE, TRINITY QUALITY HOMES, INC., BY MICHAEL L. PFAU, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL DENSITY-RECEIVING PLAT OF EASEMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A RECEIVING PARCEL FOR DEVELOPMENT RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 25TH DAY OF JANUARY, 2006

Michael L. Pfau
TRINITY QUALITY HOMES, INC.
MICHAEL L. PFAU, PRESIDENT

Jonathan L. Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A DENSITY-RECEIVING PLAT OF EASEMENT OF THE LAND CONVEYED BY MICHAEL L. PFAU TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001, RECORDED IN LIBER 5871 FOLIO 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

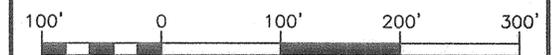
Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10888



RECORDED AS PLAT No. 18162 ON 3/17/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY RECEIVING PLAT

17.0119 ACRE PARCEL
HOMESTEAD, SP-02-08
ZONED RC-DEO
TAX MAP 16, BLOCK 15, PARCEL 94
TAX MAP 16, BLOCK 16, PARCEL 259
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 100' DECEMBER 14, 2005
GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David A. Lytle 3/6/06
DIRECTOR DATE