

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
100	560,663.0290	1,327,687.0796
101	560,516.0283	1,327,733.1434
102	559,503.8297	1,327,865.7255
103	559,161.9905	1,327,608.9434
104	558,781.4613	1,327,657.3854
105	558,845.4878	1,327,892.0143
106	558,700.5384	1,327,862.1408
107	558,524.8760	1,327,821.1848
108	558,298.0282	1,327,776.5416
109	557,281.1143	1,327,578.1284
110	557,405.7378	1,326,878.1578
111	557,492.4830	1,326,410.3654
112	557,635.1916	1,325,966.2225
113	558,717.1019	1,326,150.9715
114	559,619.0029	1,326,116.7496
115	560,300.0141	1,325,988.4035
116	560,487.2112	1,326,846.2344

DENSITY TABULATION CHART

a. GROSS AREA OF SITE	117.71 AC.±*
b. FLOODPLAIN ACREAGE	3.7J AC.±
c. STEEP SLOPES ACREAGE (25% OR GREATER)	0.00 AC.
c. STEEP SLOPES ACREAGE NOT IN THE FLOODPLAIN	0.00 AC.
d. NET ACREAGE	113.98 AC.±
e. BASE DENSITY (1 UNIT PER 4.25 ACRES)	27
f. MAXIMUM DENSITY (1 UNIT PER 2 ACRES)	56
g. PROPOSED UNITS	33
h. DEO's/CEO's REQUIRED	33 - 27 (base density) = 6

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	TURNBURY GROVE, (P-05-013) TAX MAP NO. 34 BLOCK NO. 11, PARCEL NO. 77
TOTAL AREA OF SUBDIVISION	117.71 AC.±
ALLOWED DENSITY UNITS	27 UNITS
NET ACRAGE OF SUBDIVISION	113.98 AC.±
MAXIMUM DENSITY UNITS	113.98 AC.± • 1 DU per 2.00 NET ACRES=56 UNITS
PROPOSED DENSITY UNITS	33 UNITS
NUMBER OF DEO UNIT REQUIRED	33 - 27 (base density) = 6 UNITS
SENDING PARCEL INFORMATION	6 DEO's PROPERTY OF JASON PARKER TAX MAP 15 PARCEL 17 L. 3956 F. 65

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
March Dr. Leight 7/19/06
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY DONNA P. CLELAND, PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE M. PALMER TO BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED, OCTOBER 20, 1976 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 793 FOLIO 467. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.



David M. Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC. DATE

OWNER'S DEDICATION

I, BARBARA J. PALMER AND DONNA P. CLELAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THIS PROPERTY AS 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 OUR HANDS, THIS 28 DAY OF June, 2006

Barbara J. Palmer 6-28-06
BARBARA J. PALMER DATE
Frank J. Palmer 6/28/06
FRANK J. PALMER DATE

Donna P. Cleland 6/28/06
DONNA P. CLELAND DATE
Frank J. Palmer 6/28/06
FRANK J. PALMER DATE

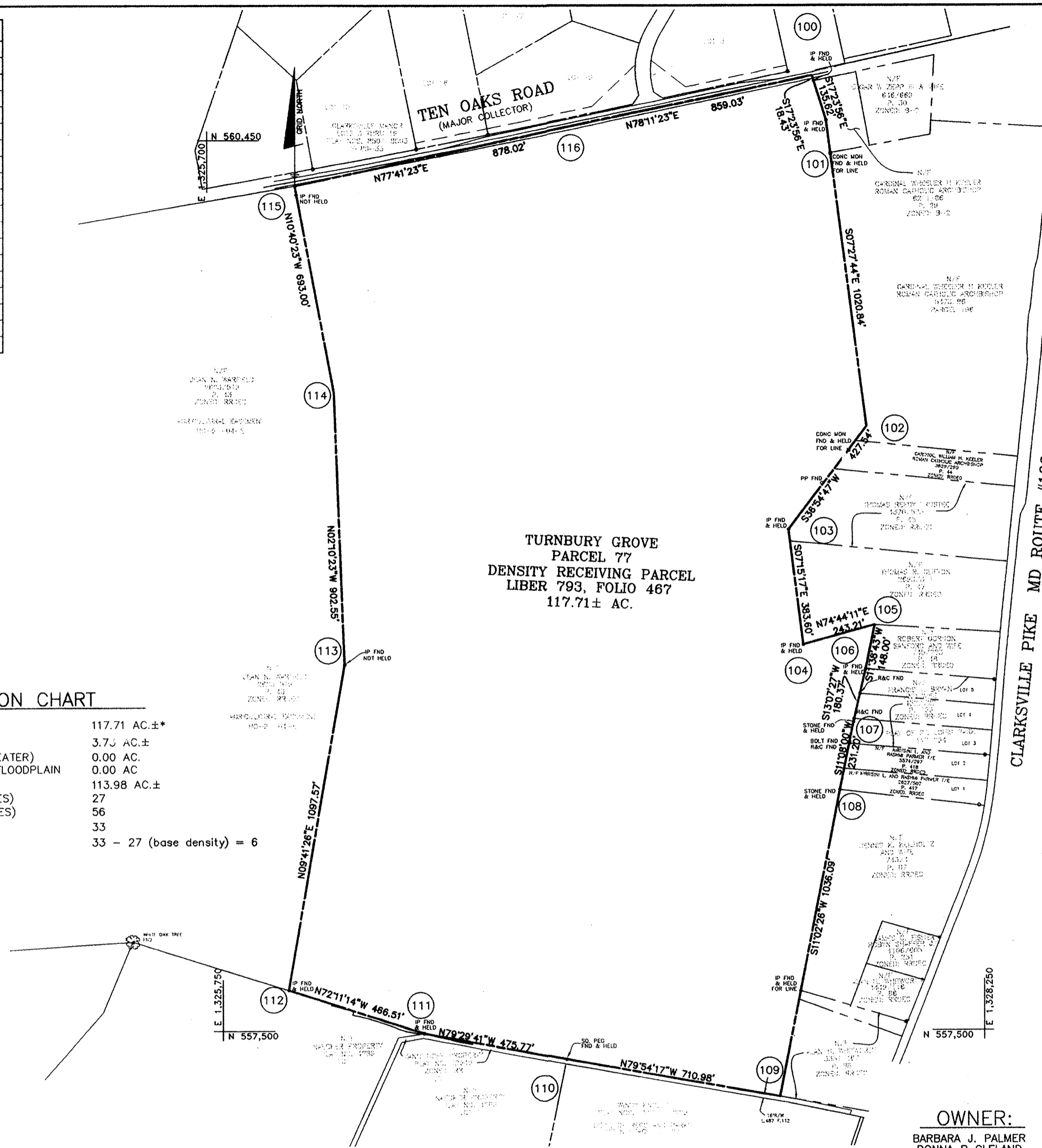
THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 117.71 ACRE PARCEL AS A RECEIVING PARCEL FOR 'DENSITY EXCHANGE', AND TO IDENTIFY THE SENDING PARCEL AS THE PARKER PROPERTY FOR THE TRANSFER OF 6 DEO UNITS

RECORDED AS PLAT NO. 18438
ON 7/20/06 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

**DENSITY RECEIVING PLAT
TURNBURY GROVE**

5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34
GRID: 11
PARCEL: 77
ZONED: RR-DEO
S-02-011, P-05-013, F-06-72
SCALE: 1" = 300'
DATE: DECEMBER, 2005
SHEET: 1 OF 1

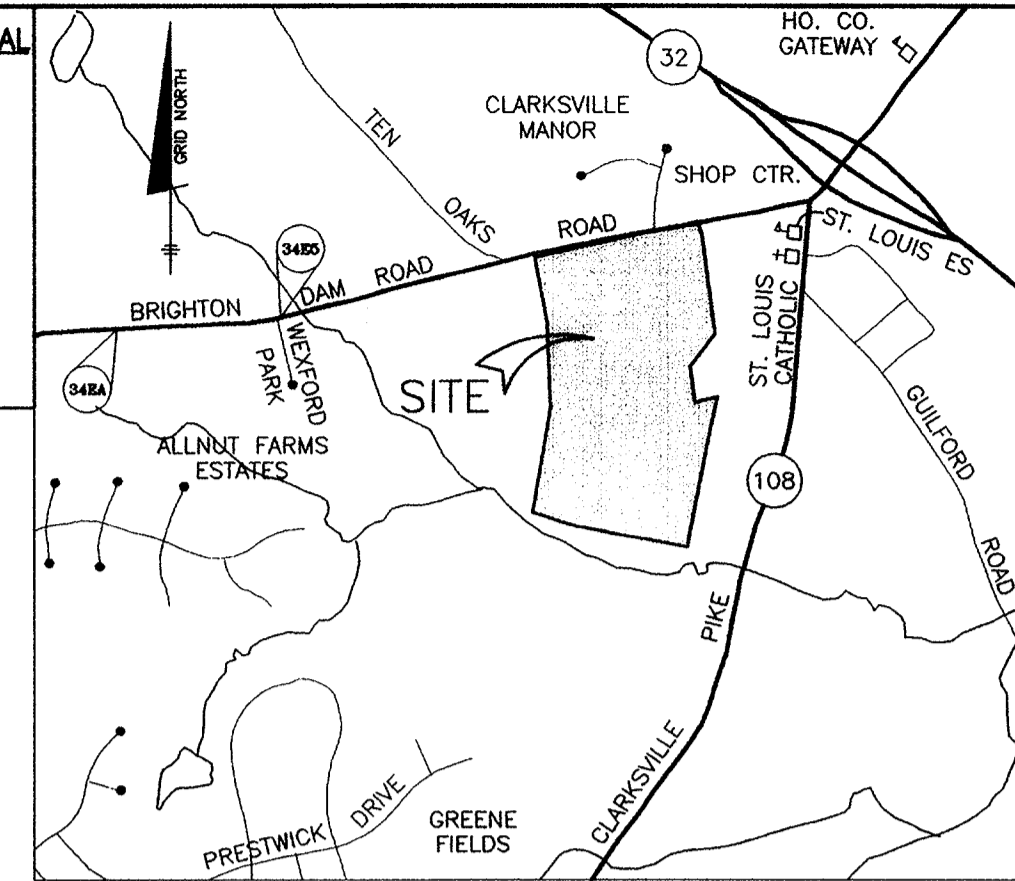
RE-06-05



BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #34E5
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 559538.064 E 1322535.853
ELEV. = 461.27

HO. CO. #34EA
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 559441.249 E 1320527.982
ELEV. = 496.36



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
2. ALL AREAS PROVIDED ON THIS PLAT ARE TO BE TAKEN AS "MORE OF LESS"
3. USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 6 OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR TURNBURY GROVE (P-05-013) HAVE BEEN TRANSFERRED FROM THE PARKER PROPERTY (TAX MAP No. 15, GRID No. 10, PARCEL No. 17.
4. THIS PLAT IS BASED ON A SURVEY CONDUCTED BY BENCHMARK ENGINEERING, INC. DATED MARCH, 2002.
5. COORDINATES SHOWN HERE ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83, AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 34E5 AND 34EA.
6. THERE ARE NO EXISTING DWELLINGS LOCATED ON THE PROPERTY.

THE REQUIREMENTS § 3-10B, 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.

David M. Harris 06/12/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Barbara J. Palmer 6-28
BARBARA J. PALMER
OWNER
DATE

Donna P. Cleland 6/28/06
DONNA P. CLELAND
OWNER
DATE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

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