

VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
2. EXISTING ZONING = RR-DEO
3. GROSS TRACT AREA = 47.6 AC./4.25 AC./Dw = 11.20 Dw.
4. TOTAL NUMBER OF LOTS ALLOWED = 47.6 AC./4.25 AC./Dw = 11.20 Dw.
5. NUMBER OF PROPOSED LOTS = 11
6. TOPOGRAPHIC SURVEY BY HOWARD COUNTY 1" = 200' TOPO MAPS AND FISHER, COLLINS & CARTER, INC. FIELD RUN TOPOGRAPHY ON OR ABOUT JUNE 1993
7. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JUNE 12, 1993
8. PRIVATE WATER AND SEWER TO BE UTILIZED
9. PREVIOUS FILE NO.: 594-12 & F94-17
10. TRAFFIC STUDIES BY "STREET TRAFFIC STUDIES" APPROVED ON 12/2/93
11. WETLANDS AND FOREST ANALYSIS BY M.A. DIRCKX & CO. APPROVED 12/2/93
12. TOTAL AREA OF PROPOSED LOTS = 11.43 AC.
13. TOTAL AREA OF PROPOSED R/W = 140 AC.
14. TOTAL AREA OF PROPOSED PRESERVATION PARCEL 'A' = 34.81 AC.
15. THIS SUBDIVISION IS EXEMPT FROM PROVIDING S.M.M. FOR THE LOTS.
16. A FEE-IN-LIEU OF PROVIDING S.M.M. FOR THE ROADS WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 4/12/94.
17. DENOTES STREET TREES
18. THIS PROPERTY IS SUBJECT TO WP94-04 FROM SECTION 16.119(a)(5) NOT TO PROVIDE TRUNCATIONS AT THE INTERSECTION OF "BUCKS HAVEN LANE" AND RT. 216 AND SECTION 16.120(a)(1) TO ALLOW AN EXISTING DRIVEWAY TO MAINTAIN ACCESS ONTO RT. 216.
19. NOISE STUDY APPROVED UNDER F94-17.
20. DENOTES FIELD PERC TEST LOCATIONS - PASSED
21. DENOTES FIELD PERC TEST LOCATIONS - FAILED

BULK REGULATIONS

- a. MINIMUM WIDTH AT THE FRONT BEL = 100'
- b. SETBACKS:
FRONT: 60'
SIDE: 40' FROM ROAD R/W
REAR: 50'

DENSITY TABULATION

47.6 AC./4.25 AC./Dw = 11.20 Dw @ USE 11

| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|---|--|
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES |
| LANDSCAPE TYPE | A |
| LINEAR FEET OF PERIMETER | PERIMETER 1B - 179 LF PERIMETER 3A - 266 LF PERIMETER 4 - 459 LF PERIMETER 5 - 453 LF PERIMETER 6 - 590 LF |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | PERIMETER 1A - 100 LF PERIMETER 2 - 400 LF PERIMETER 3B - 650 LF |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | N/A |
| NUMBER OF PLANTS REQUIRED SHADE TREES | 33 TREES |
| NUMBER OF PLANTS PROVIDED SHADE TREES (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | 33 TREES |

COMMENTS: (1) CREDIT IS TAKEN FOR EXISTING VEGETATION ALONG PERIMETERS 1A, 2, & 3B

(2) DENOTES SHADE TREE

PRELIMINARY PLAN
BUCKS HAVEN MANOR

FORMERLY "BUCKS HAVEN" (594-12)
LOTS 5-15 and PRESERVATION PARCEL 'A'
A RESUBDIVISION OF THE CLEVELAND PROPERTY - LOTS 1-4

F94-17
ZONED: RR-DEO
TAX MAP No. 40 PARCEL No. 130
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: JUNE 1, 1994
SHEET 1 OF 2



NOTE: WELLS ON LOTS 12 TO 14 ARE LOWER IN ABSOLUTE ELEVATION THAN THE RESPECTIVE SEPTIC AREAS BUT NOT "DOWNSLOPE" WITHIN THE FLOW PATH OF ANY NEARBY SEPTIC.

| LOT No. | HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER | AVERAGE PERC TIME IN MINUTES PER SECOND INCH | INLET DEPTH (FT.) |
|---------|---|--|-------------------|
| 7 | A49204 | 8 | 3 |
| 8 | A49205 | 8 | 4 |
| 9 | A49206 | 5 | 3 |
| 10 | A49207 | 4 | 3 |
| 11 | A49208 | 5 | 4 |
| 12 | A49209 | 4 | 4 |
| 13 | A49290 | 4 | 3 |

NOTE: SEPTIC AREAS OF LOTS 5, 6, 14 & 15 WERE APPROVED UNDER F94-17

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|------------|-------------|
| 12 | 547144.863 | 1327056.408 |
| 55 | 546828.480 | 1327043.574 |
| 57 | 546863.241 | 1327083.569 |
| 58 | 546678.828 | 1327256.520 |
| 67 | 546941.859 | 1326932.817 |
| 70 | 54704.988 | 1328432.817 |
| 84 | 547304.305 | 1326645.955 |
| 93 | 546903.556 | 1327034.270 |
| 95 | 545483.036 | 1327210.533 |
| 131 | 546256.476 | 1326142.714 |
| 134 | 545657.362 | 1327897.333 |
| 148 | 545419.869 | 1326247.816 |
| 260 | 546146.494 | 1327792.006 |
| 261 | 545296.232 | 1327573.366 |
| 282 | 54710.273 | 1327995.959 |
| 426 | 546825.915 | 1327390.250 |
| 427 | 546571.428 | 1327761.036 |
| 429 | 546421.690 | 1327980.478 |
| 430 | 546262.200 | 1328184.153 |

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALDWIN NATIONAL Pk. SUITE 100
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

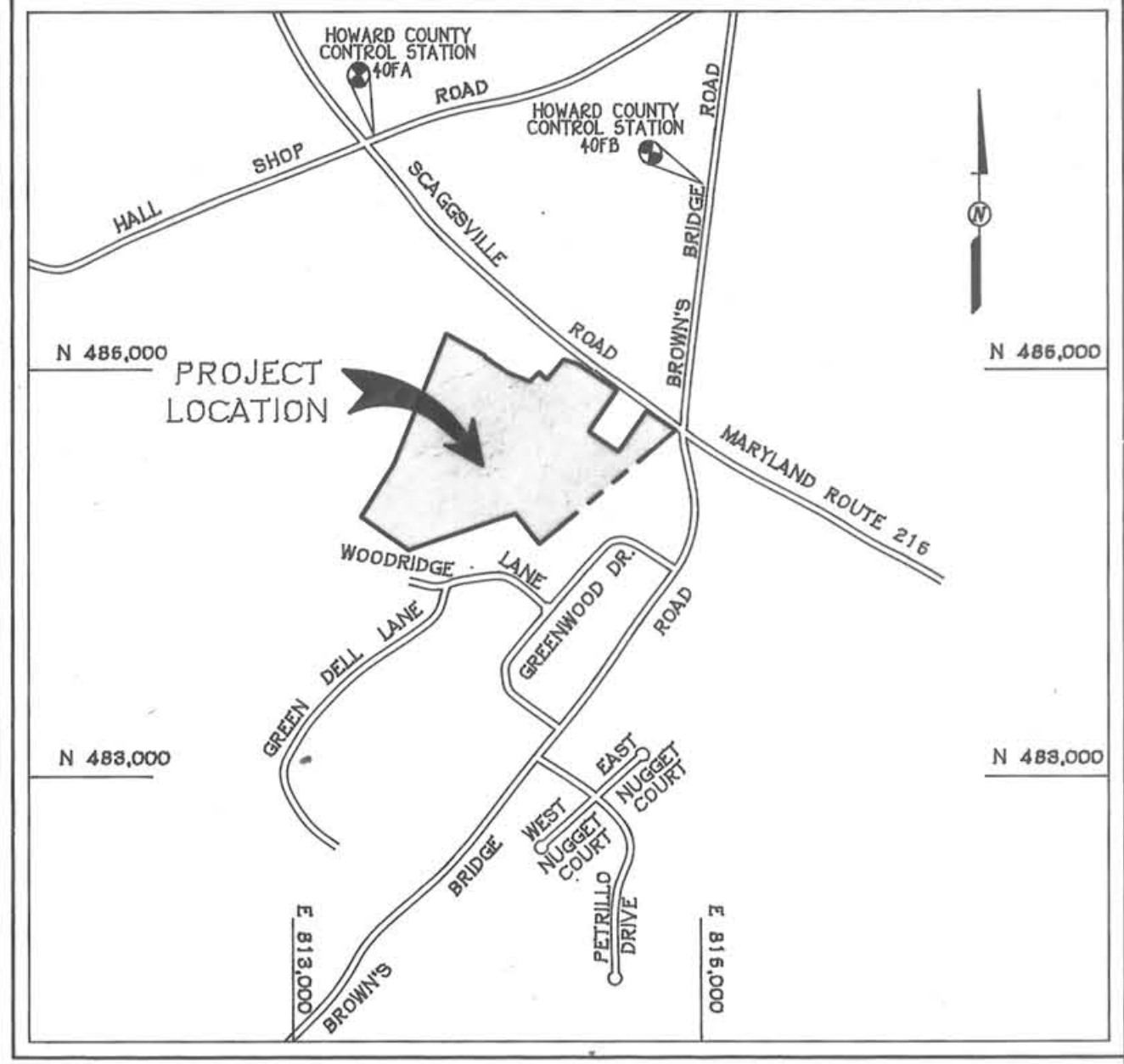
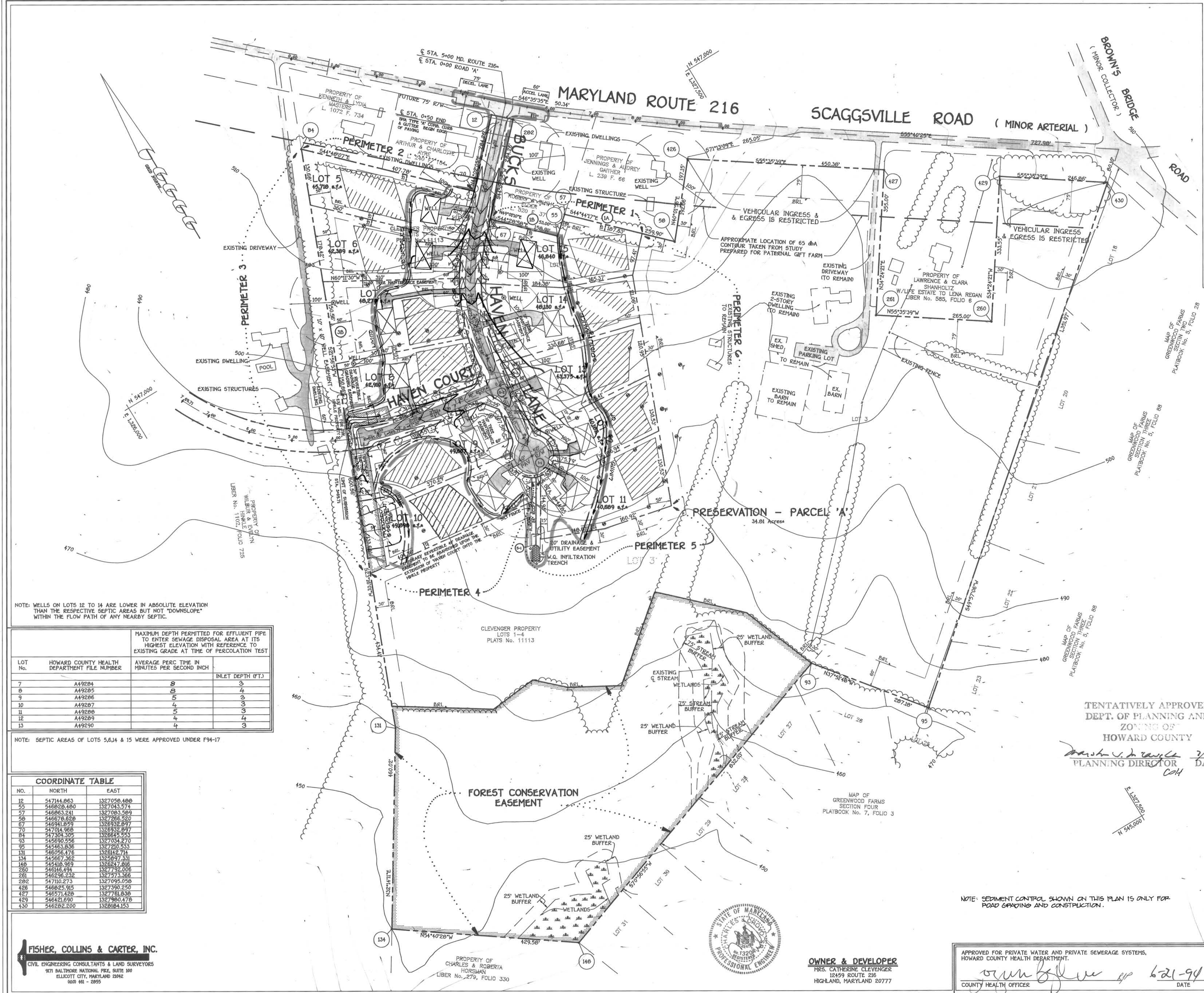


OWNER & DEVELOPER
MRS. CATHERINE CLEVELAND
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 6-21-94
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE

NOTE: GROUNDWATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
2. EXISTING ZONING = RR-DEO
3. GROSS TRACT AREA = 47.6 AC./A.25 AC./DW = 47.64 AC.
4. TOTAL NUMBER OF LOTS ALLOWED = 47.6 AC./A.25 AC./DW = 11.20 DW.
5. NUMBER OF PROPOSED LOTS = 11
6. TOPOGRAPHIC SURVEY BY HOWARD COUNTY 1" = 200' TOPO MAPS AND FISHER, COLLINS & CARTER, INC. FIELD RUN TOPOGRAPHY ON OR ABOUT JUNE 1993
7. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JUNE 12, 1993
8. PRIVATE WATER AND SEWER TO BE UTILIZED
9. PREVIOUS FILE NOS. - 591-12 & F94-17
10. TRAFFIC STUDIES BY "STREET TRAFFIC STUDIES" APPROVED ON 12/2/93
11. WETLANDS AND FOREST ANALYSIS BY M.A. DIRCKX & CO. APPROVED 12/2/93
12. TOTAL AREA OF PROPOSED LOTS = 11.43 AC.
13. TOTAL AREA OF PROPOSED R/W = 140 AC.
14. TOTAL AREA OF PROPOSED PRESERVATION PARCEL 'A' = 34.81 AC.
15. THIS SUBDIVISION IS EXEMPT FROM PROVIDING S.W.M. FOR THE LOTS.
16. A FEE-IN-LIEU OF PROVIDING S.W.M. FOR THE ROADS WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 4/12/94.
17. (C) DENOTES STREET TREES
18. THIS PROPERTY IS SUBJECT TO WP94-04 FROM SECTION 16.119(a)(5) NOT TO PROVIDE TRUNCATIONS AT THE INTERSECTION OF 'BUCKS HAVEN LANE' AND RT. 216 AND SECTION 16.120(b)(1) TO ALLOW AN EXISTING DRIVEWAY TO MAINTAIN ACCESS ONTO RT. 216.
19. NOISE STUDY APPROVED UNDER F94-17.
20. (P) DENOTES FIELD PERC TEST LOCATIONS - PASSED
21. (F) DENOTES FIELD PERC TEST LOCATIONS - FAILED

BULK REGULATIONS

- a. MINIMUM WIDTH AT THE FRONT BRL = 100'
- b. SETBACKS:
FRONT: 60'
SIDE: 40' FROM ROAD R/W
REAR: 50'

DENSITY TABULATION

47.6 AC./A.25AC/DW = 11.20 DW & USE 11

| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|---|---|
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES |
| LANDSCAPE TYPE | A |
| LINEAR FEET OF PERIMETER | PERIMETER 1B - 179 LF. PERIMETER 3A - 286 LF. PERIMETER 4 - 459 LF. PERIMETER 5 - 453 LF. PERIMETER 6 - 590 LF. |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | PERIMETER 1A - 180 LF. PERIMETER 2 - 408 LF. PERIMETER 3B - 650 LF. |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED) | N/A |
| NUMBER OF PLANTS REQUIRED - SHADE TREES | 33 TREES |
| NUMBER OF PLANTS PROVIDED - SHADE TREES (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | 33 TREES |

COMMENTS: (1) CREDIT IS TAKEN FOR EXISTING VEGETATION ALONG PERIMETERS 1A, 2, 3 & 6

SCHEMATIC GRADING & SEDIMENT CONTROL
BUCKS HAVEN MANOR

FORMERLY 'BUCKS HAVEN' (594-12)
LOTS 5-15 and PRESERVATION PARCEL 'A'
A RESUBDIVISION OF THE CLEVELER PROPERTY - LOTS 1-4

F94-17
ZONED: RR-DEO
TAX MAP No. 40 PARCEL No. 13B
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: JUNE 1, 1994
SHEET 2 OF 2

NOTE: WELLS ON LOTS 12 TO 14 ARE LOWER IN ABSOLUTE ELEVATION THAN THE RESPECTIVE SEPTIC AREAS BUT NOT "DOWNSLOPE" WITHIN THE FLOW PATH OF ANY NEARBY SEPTIC.

| LOT No. | HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER | MAXIMUM DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST | AVERAGE PERC TIME IN MINUTES PER SECOND INCH | INLET DEPTH (FT.) |
|---------|---|---|--|-------------------|
| 7 | A49204 | 9 | 3 | 3 |
| 8 | A49205 | 9 | 4 | 4 |
| 9 | A49206 | 5 | 3 | 3 |
| 10 | A49207 | 4 | 3 | 3 |
| 11 | A49208 | 5 | 3 | 3 |
| 12 | A49209 | 4 | 4 | 4 |
| 13 | A49290 | 4 | 3 | 3 |

NOTE: SEPTIC AREAS OF LOTS 5, 6, 14 & 15 WERE APPROVED UNDER F94-17

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|------------|-------------|
| 12 | 54714.863 | 1327058.488 |
| 55 | 54663.480 | 1327043.574 |
| 57 | 54663.241 | 1327063.589 |
| 58 | 54667.822 | 1327266.520 |
| 67 | 54694.699 | 1326832.697 |
| 70 | 54704.968 | 1326932.697 |
| 84 | 547304.305 | 1326645.553 |
| 93 | 54690.556 | 1327034.270 |
| 95 | 54743.536 | 1327210.533 |
| 131 | 54696.476 | 1328142.714 |
| 134 | 54667.362 | 1328297.331 |
| 148 | 54618.969 | 1328243.816 |
| 250 | 54616.434 | 1327752.006 |
| 261 | 54628.232 | 1327573.366 |
| 282 | 54710.273 | 1327095.058 |
| 426 | 546825.915 | 1327990.250 |
| 427 | 546571.428 | 1327761.838 |
| 429 | 546421.690 | 1327980.478 |
| 430 | 546282.220 | 1328184.153 |

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIC NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21042
4100 481 - 2955



OWNER & DEVELOPER
MRS. CATHERINE CLEVELER
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

own below 6-21-94
COUNTY HEALTH OFFICER DATE