

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. TOTAL NUMBER OF LOTS ALLOWED = 47.6 AC./1.25 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.: 594-12 & F94-17
10. TRAFFIC STUDIES BY STREET TRAFFIC STUDIES APPROVED 11-2-93
11. WETLANDS AND FOREST ANALYSIS BY M.A. DIRCKS & CO. APPROVED 12-2-93
12. TOTAL AREA OF PROPOSED LOTS = 12.4 AC.
13. TOTAL AREA OF PROPOSED R/W = 14 AC.
14. TOTAL AREA OF PROPOSED PRESERVATION PARCEL 'A' = 33.0 AC.

**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./1.25AC/DW = 11.20 DW @ USE 11

**NOTES:**  
THE PURPOSE OF THIS SKETCH PLAN IS TO ADD ONE ADDITIONAL ALLOCATION TO THE PREVIOUSLY APPROVED PLANS - 594-12 & F94-17. THREESIX ALLOCATIONS WERE GRANTED UNDER F94-17, THEREFORE EIGHT(8) ADDITIONAL ALLOCATIONS WERE REQUESTED UNDER THIS SUBMISSION.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR DATE  
4/20/74  
CAH

**SKETCH PLAN  
BUCKS HAVEN MANOR**  
FORMERLY 'BUCKS HAVEN' (594-12)  
LOTS 5-15 and PRESERVATION PARCEL 'A'  
A RESUBDIVISION OF THE CLEVENGER PROPERTY - LOTS 1-4




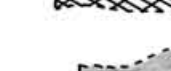

F94-17  
ZONED: RR-DEO  
TAX MAP No. 40 PARCEL No. 130  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MARCH 9, 1994  
SHEET 1 OF 1

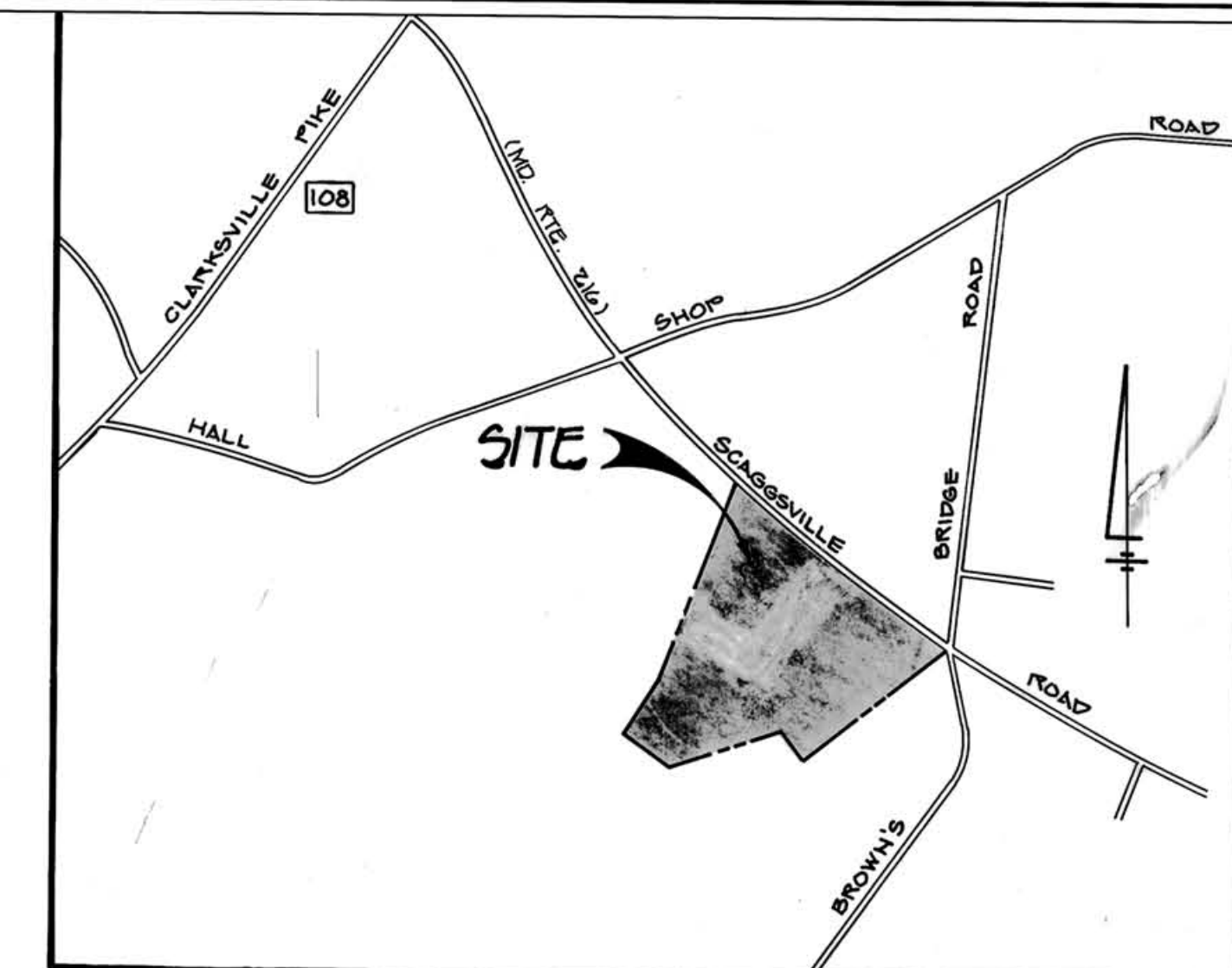
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
971 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLCOTT CITY, MARYLAND 21042  
4101 461 - 2955

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



**LEGEND**

-  10,000 S.F. SEPTIC RESERVE AREA
-  PROPOSED WELL
-  PROPOSED DWELLING
-  15% - 25% SLOPES
-  25% OR GREATER SLOPES



**VICINITY MAP**  
SCALE: 1" = 1200'

**GENERAL NOTES**

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY ESTABLISHED UNLESS WAIVER(S) HAVE BEEN APPROVED.
2. PROJECT BACKGROUND:  
EX. ZONING: RM-DEO  
GROSS TRACT AREA: 48.917 Ac. ±  
ELECTORAL DISTRICT - FIFTH  
NUMBER OF PROPOSED LOTS: 17  
TOPOGRAPHIC SURVEY BY HOWARD COUNTY (1"=200') TOPD.
3. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS, & CARTER, INC. ON OR ABOUT JUNE 10, 1973.
4. THE WATER & SEWER SERVICE FOR THIS PROJECT IS PRIVATE.
5. A. GROSS TRACT AREA = 48.917 Ac. ±  
B. AREA OF PROPOSED LOTS = 15.27 Ac. ±  
C. AREA OF PROPOSED ROADS = 1.85 Ac. ±  
D. DENSITY ALLOWED = ONE DWELLING UNIT PER 4.25 ACRES  
E. DENSITY ALLOWED = ONE DWELLING UNIT PER 4.25 ACRES  
F. TOTAL NO. OF BUILDABLE LOTS ALLOWED = 11  
G. TOTAL NO. OF LOTS PROPOSED = 17
6. A.P.F.O. TRAFFIC STUDY BY "STREET TRAFFIC STUDIES"
7. WETLANDS STUDY BY "M.A. DIRKS & CO."
8. LOT NOS. 11-16 SHALL BE DEVELOPED UNDER D.E.O. OPTION, AND WILL BE RECORDED INITIALLY AS BULK PARCEL 'B'
9. TOTAL # OF OPEN SPACE REQUIRED:  
 $48.917 \times 25\% = 12.229$  Ac.
10. TOTAL # OF OPEN SPACE PROVIDED: 12.330 Ac. ±

**BULK REGULATIONS**

FOR LOTS < 3 ACRES, A MINIMUM 100' WIDTH @ THE BULK IS REQUIRED

SETBACKS: FRONT: 60'  
SIDE: 40' FROM ROAD R/W  
OTHER: 15'  
REAR: 50'

**DENSITY TABULATIONS**

$48.917 \text{ AC.} \div 4.25 \text{ AC./UNIT} = 11.5 \pm 11 \text{ UNITS}$   
D.E.O. OPTION:  $48.917 \text{ AC.} \div 2 \text{ AC./UNIT} = 24.4 \pm 24 \text{ LOTS}$

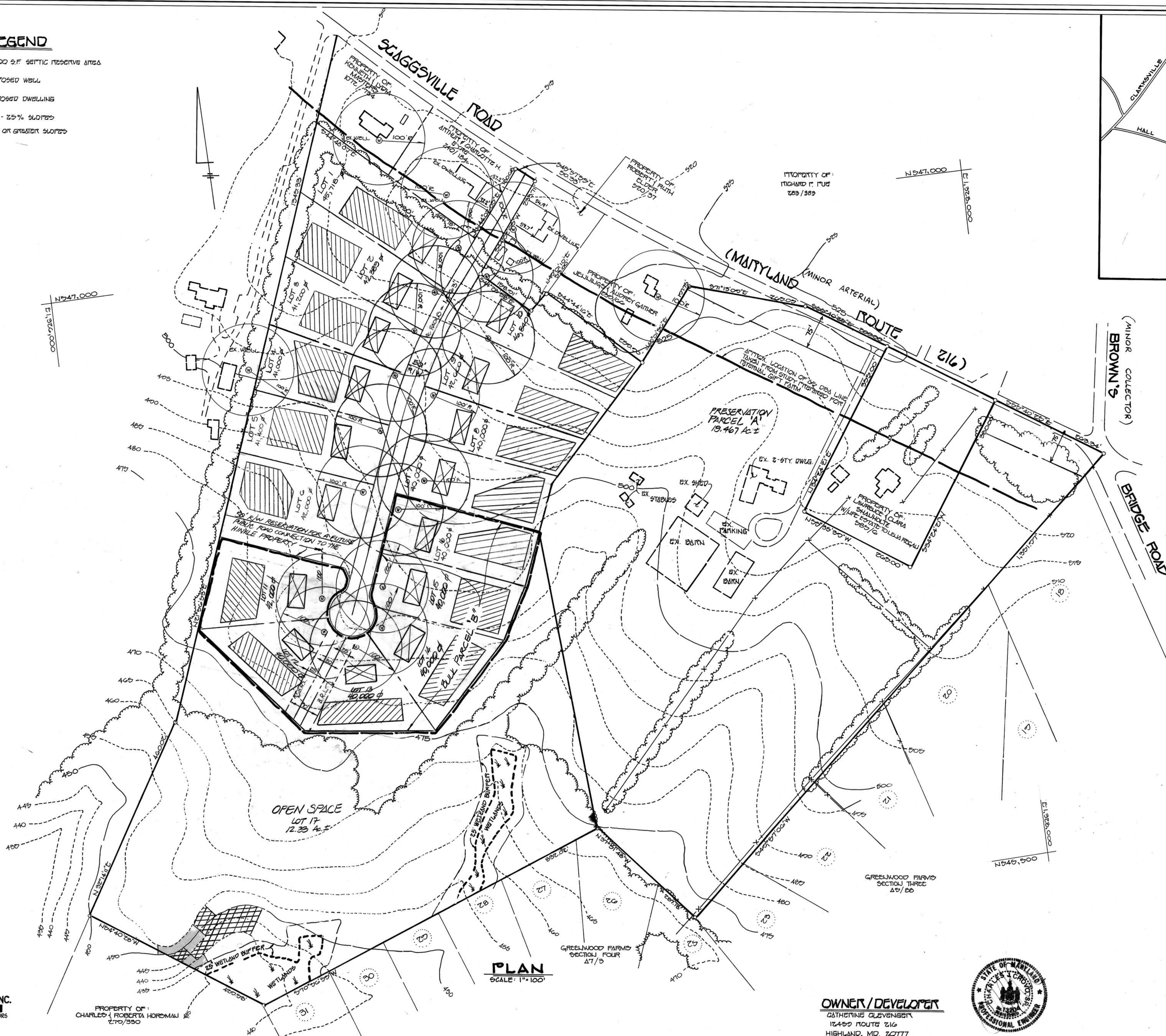
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
707 N.G. CR.  
HOWARD COUNTY

*James H. White* 12/2/73  
PLANNING DIRECTOR DATE  
*GM*

**SKETCH PLAN**

**BUCKS HAVEN.**

LOTS 1-17 and PRESERVATION PARCEL 'A'  
A REVISION OF LOTS 1-4 of the CLEVENGER PROPERTY.  
TAX MAP 40 PARCEL 1318  
5TH ELECTORAL DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: NOV., 1973  
SHEET 1 OF 1



**PLAN**  
SCALE: 1" = 100'

**OWNER / DEVELOPER**  
CATHARTINE CLEVENGER  
12400 ROUTE 216  
HIGHLAND, MD. 20777



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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
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ELICOTT CITY, MARYLAND 21042  
(410) 481-2855