

# PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 5th

DATE 12/3/76

P 24924

A 24367

INDEXED

Clifton L. Clevenger

IS PERMITTED TO INSTALL X ALTER

ADDRESS 12459 Route 216, Highland, MD. 20777

PHONE 937-5550

A SEWAGE DISPOSAL-SYSTEM LOCATED AT

SUBDIVISION

ROAD

LOT

PROPERTY OWNER

of Mrs. Catherine Clevenger

ADDRESS 12459 Route 216, Highland, MD. 20777

opposite Church on Rt 216  
(near Brown Bridge Rd)

SPECIFICATIONS

DRAIN FIELD \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.

SEEPAGE PITS \_\_\_\_\_ ABSORBENT SIDE-WALL AREA \_\_\_\_\_ SQ. FT.

SEPTIC TANK CAPACITY 1000 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER DRY WELL AND TRENCH - To have 360 sq. feet effective absorbent sidewall area.

Inlet to be 4 feet below original grade and maximum depth 10 feet. Locate dry well at hole A location designated at time of perc as desired location. Trench to be 30 feet long after 5 feet earth buffer between dry well and trench for a total of 180 sq. feet. Trench to run towards rear of property.

NOTE: CALL FOR INSPECTION OF TRENCH BEFORE PLACING STONE IN TRENCH.

NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON.

PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA ACCEPTED.

PLANS APPROVED BY David J. O'Neill

DATE 11/19/74

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

10/18/77

Index & file per: J.P.W.

24367





# FILE INQUIRY FORM

Property Address: 12459 Scaggsville Rd (Rt 216)

- I spoke w/ Bob Weber about having a per  
done on prop. parcel A. We must establish a  
10,000 before we sign the final plat. (KJB)

7/25/05

For subdivision fees because this is called Agricultural  
land a 10,000 doesn't need to be established. (KJB)

Keep in file  
Impt.

File

12459 Route 216  
Highland, Maryland 20777  
June 15, 1977

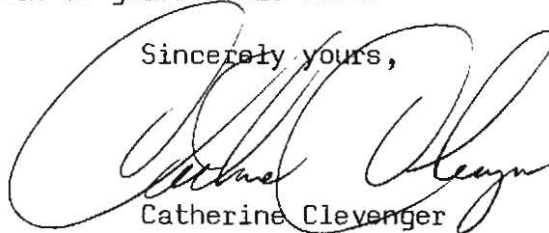
Mr. Robert T. Moorefield  
Sanitarian  
Howard County Health Department  
P.O. Box 476  
Ellicott City, Maryland 21043

Dear Mr. Moorefield:

This is in response to your letter dated June 6, 1977,  
regarding the sewage disposal system at 12459 Highland Road,  
Highland, Maryland 20777 (copy attached).

The sewage disposal system was installed per your speci-  
fications; and the dry well size was measured by your  
inspector. The size of the drain field is 3 feet wide, 11 feet  
deep, and 30 feet long, with #1 gravel size used.

Sincerely yours,

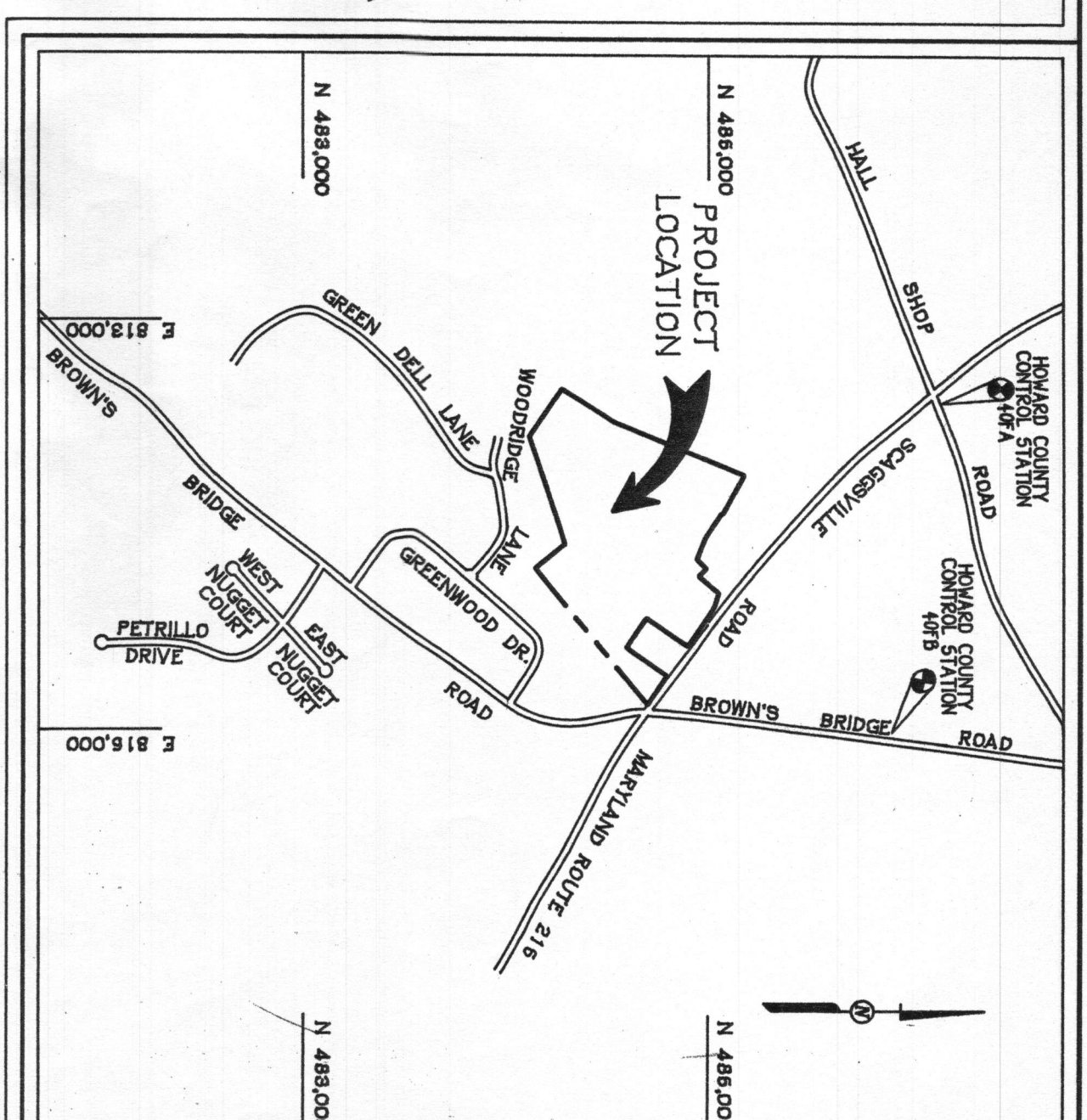


Catherine Clevenger

Attachment

RECEIVED  
JUN 17 9 22 AM '77  
HOWARD COUNTY  
HEALTH DEPT. MD.  
ELICOTT CITY MD.





GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
2. 1. GROSS TRACT AREA = 47.6 AC ±
3. 2. TOTAL NUMBER OF LOTS ALLOWED = 47.6 AC ± 1.25 AC/DW = 11.20 DW
4. 3. TOTAL NUMBER OF LOTS REQUIRED BY HOWARD COUNTY = 200 TOPO 11.05 AND FISHER, COLLINS & CARTER, INC. FIELD RUN TOPOGRAPHY ON OR ABOUT JUNE 1993
5. 4. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC.
6. 5. PREVIOUS FILE NO. 59-12 & 19-17
7. 6. PRIVATE WATER AND SEWER TO BE UTILIZED
8. 7. PREVIOUS FILE NO. 59-12 & 19-17
9. 8. PRIVATE WATER AND SEWER TO BE UTILIZED
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99. 98. PRIVATE WATER AND SEWER TO BE UTILIZED
100. 99. PRIVATE WATER AND SEWER TO BE UTILIZED

BULK REGULATIONS

DENSITY TABULATION

47.6 AC ± 1.25 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 10 - 178 LF<br>PERIMETER 11 - 178 LF<br>PERIMETER 12 - 178 LF<br>PERIMETER 13 - 178 LF<br>PERIMETER 14 - 178 LF<br>PERIMETER 15 - 178 LF<br>PERIMETER 16 - 178 LF<br>PERIMETER 17 - 178 LF<br>PERIMETER 18 - 178 LF<br>PERIMETER 19 - 178 LF<br>PERIMETER 20 - 178 LF<br>PERIMETER 21 - 178 LF<br>PERIMETER 22 - 178 LF<br>PERIMETER 23 - 178 LF<br>PERIMETER 24 - 178 LF<br>PERIMETER 25 - 178 LF<br>PERIMETER 26 - 178 LF<br>PERIMETER 27 - 178 LF<br>PERIMETER 28 - 178 LF<br>PERIMETER 29 - 178 LF<br>PERIMETER 30 - 178 LF<br>PERIMETER 31 - 178 LF<br>PERIMETER 32 - 178 LF<br>PERIMETER 33 - 178 LF<br>PERIMETER 34 - 178 LF<br>PERIMETER 35 - 178 LF<br>PERIMETER 36 - 178 LF<br>PERIMETER 37 - 178 LF<br>PERIMETER 38 - 178 LF<br>PERIMETER 39 - 178 LF<br>PERIMETER 40 - 178 LF<br>PERIMETER 41 - 178 LF<br>PERIMETER 42 - 178 LF<br>PERIMETER 43 - 178 LF<br>PERIMETER 44 - 178 LF<br>PERIMETER 45 - 178 LF<br>PERIMETER 46 - 178 LF<br>PERIMETER 47 - 178 LF<br>PERIMETER 48 - 178 LF<br>PERIMETER 49 - 178 LF<br>PERIMETER 50 - 178 LF<br>PERIMETER 51 - 178 LF<br>PERIMETER 52 - 178 LF<br>PERIMETER 53 - 178 LF<br>PERIMETER 54 - 178 LF<br>PERIMETER 55 - 178 LF<br>PERIMETER 56 - 178 LF<br>PERIMETER 57 - 178 LF<br>PERIMETER 58 - 178 LF<br>PERIMETER 59 - 178 LF<br>PERIMETER 60 - 178 LF<br>PERIMETER 61 - 178 LF<br>PERIMETER 62 - 178 LF<br>PERIMETER 63 - 178 LF<br>PERIMETER 64 - 178 LF<br>PERIMETER 65 - 178 LF<br>PERIMETER 66 - 178 LF<br>PERIMETER 67 - 178 LF<br>PERIMETER 68 - 178 LF<br>PERIMETER 69 - 178 LF<br>PERIMETER 70 - 178 LF<br>PERIMETER 71 - 178 LF<br>PERIMETER 72 - 178 LF<br>PERIMETER 73 - 178 LF<br>PERIMETER 74 - 178 LF<br>PERIMETER 75 - 178 LF<br>PERIMETER 76 - 178 LF<br>PERIMETER 77 - 178 LF<br>PERIMETER 78 - 178 LF<br>PERIMETER 79 - 178 LF<br>PERIMETER 80 - 178 LF<br>PERIMETER 81 - 178 LF<br>PERIMETER 82 - 178 LF<br>PERIMETER 83 - 178 LF<br>PERIMETER 84 - 178 LF<br>PERIMETER 85 - 178 LF<br>PERIMETER 86 - 178 LF<br>PERIMETER 87 - 178 LF<br>PERIMETER 88 - 178 LF<br>PERIMETER 89 - 178 LF<br>PERIMETER 90 - 178 LF<br>PERIMETER 91 - 178 LF<br>PERIMETER 92 - 178 LF<br>PERIMETER 93 - 178 LF<br>PERIMETER 94 - 178 LF<br>PERIMETER 95 - 178 LF<br>PERIMETER 96 - 178 LF<br>PERIMETER 97 - 178 LF<br>PERIMETER 98 - 178 LF<br>PERIMETER 99 - 178 LF<br>PERIMETER 100 - 178 LF |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)    | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| NUMBER OF PLANTS REQUIRED (DESCRIBE IF NEEDED)           | 33 TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| NUMBER OF PLANTS PROVIDED                                | 33 TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SHADE TREES                                              | 33 TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| DESCRIBE PLANT SUBSTITUTION CREDITS (RELATIVE F. NUMBER) | 33 TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

COMMENTS: (1) CREDIT IS TAKEN FOR EXISTING VEGETATION ALONG PERIMETERS 1A, 2 & 30.

PRELIMINARY PLAN  
BUCKS HAVEN MANOR  
FORMERLY, 'BUCKS HAVEN' (59-12)  
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. 139  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JUNE 1, 1994  
SHEET 1 OF 2



NOTE: WELLS ON LOTS 12 TO 14 ARE LOWER IN ABSOLUTE ELEVATION THAN THE FLOW PATH OF ANY NEARBY SEPTIC SYSTEMS.

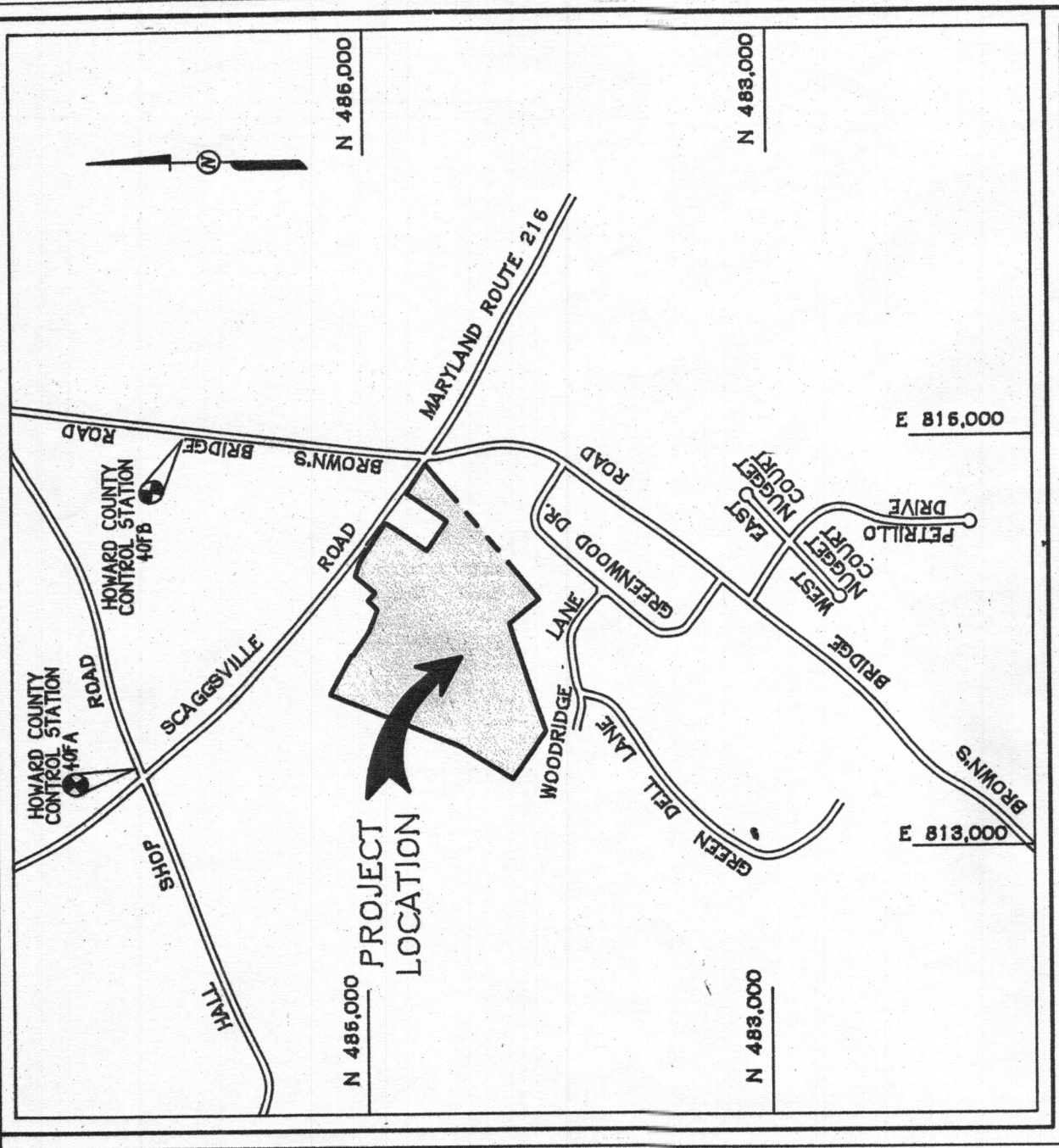
| LOT NO. | WELL NO. | WELL DEPTH (FT.) | WELL TYPE |
|---------|----------|------------------|-----------|
| 12      | AW284    | 8                | 3         |
| 13      | AW285    | 9                | 4         |
| 14      | AW286    | 5                | 3         |
| 15      | AW287    | 4                | 3         |
| 16      | AW288    | 5                | 3         |
| 17      | AW289    | 4                | 3         |
| 18      | AW290    | 4                | 3         |

COORDINATE TABLE

| NO. | NORTH     | EAST      |
|-----|-----------|-----------|
| 1   | 547144.63 | 132709.48 |
| 2   | 546826.16 | 132703.57 |
| 3   | 546831.21 | 132703.59 |
| 4   | 546831.21 | 132703.59 |
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| 99  | 546831.21 | 132703.59 |
| 100 | 546831.21 | 132703.59 |

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
901 BALTIMORE NATIONAL PK. SUITE 300  
ELLSWORTH, MARYLAND 21117  
410.461.5555





VICINITY MAP  
SCALE: 1" = 1200'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
2. EXISTING ZONING - R-2-DEO
3. CREDIT FOR EXISTING VEGETATION - 179 1/2'
4. CREDIT FOR EXISTING VEGETATION - 286 1/2'
5. CREDIT FOR EXISTING VEGETATION - 433 1/2'
6. CREDIT FOR EXISTING VEGETATION - 590 1/2'
7. CREDIT FOR EXISTING VEGETATION - 650 1/2'
8. CREDIT FOR EXISTING VEGETATION - 650 1/2'
9. CREDIT FOR EXISTING VEGETATION - 650 1/2'
10. CREDIT FOR EXISTING VEGETATION - 650 1/2'
11. CREDIT FOR EXISTING VEGETATION - 650 1/2'
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13. CREDIT FOR EXISTING VEGETATION - 650 1/2'
14. CREDIT FOR EXISTING VEGETATION - 650 1/2'
15. CREDIT FOR EXISTING VEGETATION - 650 1/2'
16. CREDIT FOR EXISTING VEGETATION - 650 1/2'
17. CREDIT FOR EXISTING VEGETATION - 650 1/2'
18. THIS PROPERTY IS SUBJECT TO WPA-84 FROM SECTION 1619(A)(3) NOT TO PROVIDE TRUNCATIONS AT THE INTERSECTION OF "BUCKS HAVEN LANE" AND RT. 216 AND SECTION 1619(B)(2) TO PROVIDE AN EXISTING DRIVEWAY TO MAINTAIN ACCESS ONTO RT. 216.
19. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
20. DENOTES FIELD PERC TEST LOCATIONS - PASSED
21. DENOTES FIELD PERC TEST LOCATIONS - FAILED

BULK REGULATIONS

MINIMUM WIDTH AT THE FRONT BBL = 100'  
FRONT SETBACK FROM ROAD E/W = 10'  
SIDE SETBACKS = 5'

DENSITY TABULATION

47.6 AC/1.25AC/DW = 11.20 DW & USE 11

| SCHEDULE A PERIMETER LANDSCAPE EDGE   |                                  |
|---------------------------------------|----------------------------------|
| CATEGORY                              | ADJACENT TO PERIMETER PROPERTIES |
| LANDSCAPE TYPE                        |                                  |
| LINEAR FEET OF PERIMETER              |                                  |
| CREDIT FOR EXISTING VEGETATION        |                                  |
| CREDIT FOR WALL FENCE OR BERR         |                                  |
| CREDIT FOR VALL FENCE OR BERR         |                                  |
| NUMBER OF PLANTS PROVIDED             |                                  |
| NUMBER OF PLANTS SUBSTITUTION CREDITS |                                  |
| DESCRIBE PLANT SUBSTITUTION CREDITS   |                                  |
| BELOW IF NEEDED                       |                                  |

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

SCHEMATIC GRADING & SEDIMENT CONTROL  
BUCKS HAVEN MANOR  
FORMERLY "BUCKS HAVEN" G94-121  
LOTS 5-15 AND PRESERVATION PARCEL 'A'  
A RESUBDIVISION OF THE CLEVELAND PROPERTY - LOTS 1-4

ZONED: R-2-DEO  
TAX MAP No. 40 PARCEL No. 139  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JUNE 1, 1994  
SHEET 2 OF 2



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE: 6/21/94  
PLANNING DIRECTOR: [Signature]

NOTE: SEDIMENT CONTROL, SHOWN ON THIS PLAN IS ONLY FOR ROAD GRADING AND CONSTRUCTION.

OWNER & DEVELOPER  
THE CLEVELAND PROPERTY  
12459 ROUTE 216  
HIGHLAND, MARYLAND 20777



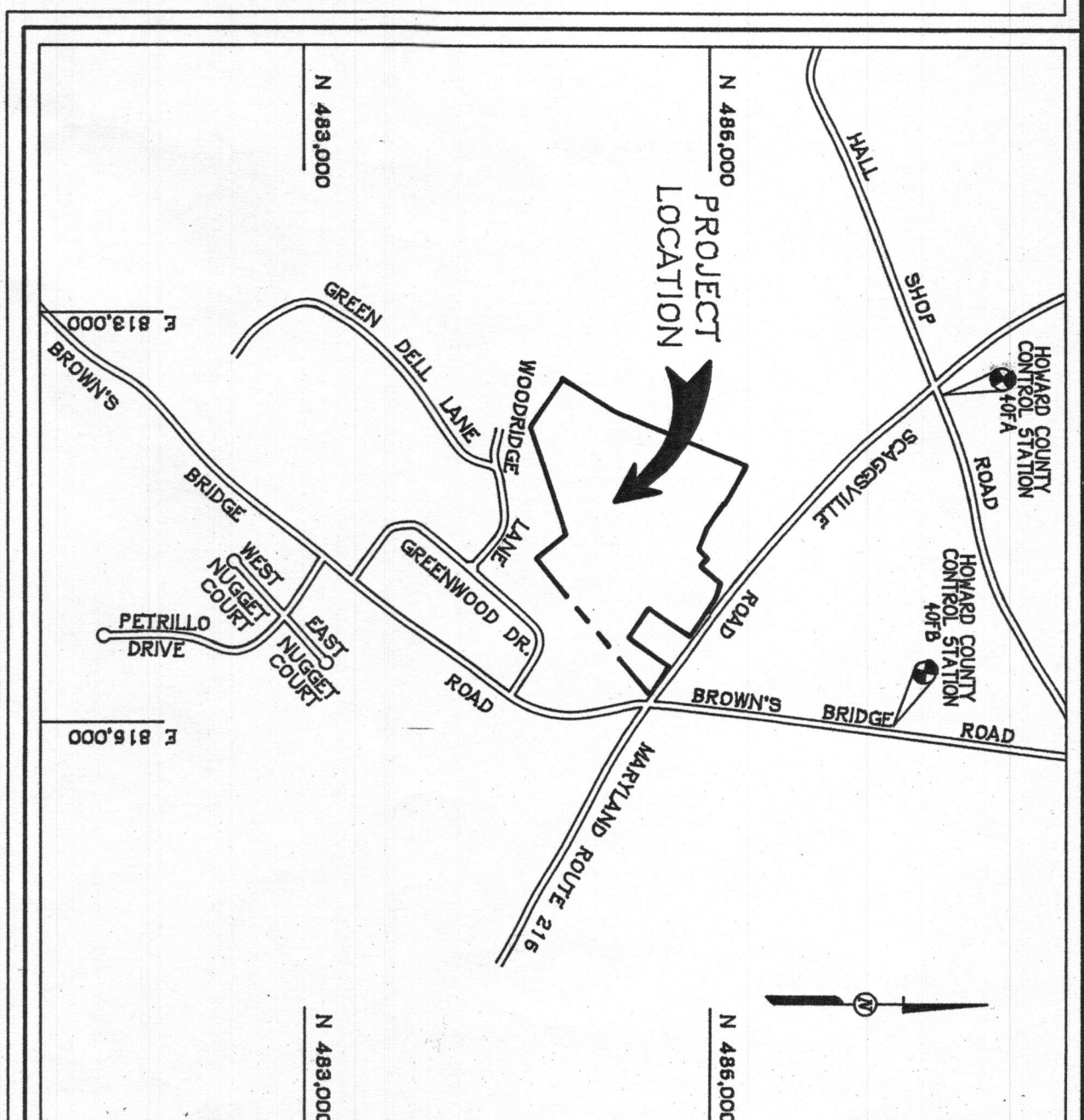
| LOT NO. | HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER | MAXIMUM DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS EXISTING GRADE AT TIME OF PRECIPITATION TEST | AVERAGE PERCENT IN INCHES PER SECOND | INLET DEPTH (FT.) |
|---------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------|
| 7       | A49224                                      | 8                                                                                                                           | 8                                    | 3                 |
| 8       | A49225                                      | 8                                                                                                                           | 8                                    | 3                 |
| 9       | A49226                                      | 8                                                                                                                           | 8                                    | 3                 |
| 10      | A49227                                      | 8                                                                                                                           | 8                                    | 3                 |
| 11      | A49228                                      | 8                                                                                                                           | 8                                    | 3                 |
| 12      | A49229                                      | 8                                                                                                                           | 8                                    | 3                 |
| 13      | A49230                                      | 8                                                                                                                           | 8                                    | 3                 |

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

| COORDINATE TABLE |           |
|------------------|-----------|
| NO.              | EAST      |
| 1                | 54714.863 |
| 2                | 54714.863 |
| 3                | 54714.863 |
| 4                | 54714.863 |
| 5                | 54714.863 |
| 6                | 54714.863 |
| 7                | 54714.863 |
| 8                | 54714.863 |
| 9                | 54714.863 |
| 10               | 54714.863 |
| 11               | 54714.863 |
| 12               | 54714.863 |
| 13               | 54714.863 |
| 14               | 54714.863 |
| 15               | 54714.863 |
| 16               | 54714.863 |
| 17               | 54714.863 |
| 18               | 54714.863 |
| 19               | 54714.863 |
| 20               | 54714.863 |
| 21               | 54714.863 |
| 22               | 54714.863 |
| 23               | 54714.863 |
| 24               | 54714.863 |
| 25               | 54714.863 |
| 26               | 54714.863 |
| 27               | 54714.863 |
| 28               | 54714.863 |
| 29               | 54714.863 |
| 30               | 54714.863 |
| 31               | 54714.863 |
| 32               | 54714.863 |
| 33               | 54714.863 |
| 34               | 54714.863 |
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| 36               | 54714.863 |
| 37               | 54714.863 |
| 38               | 54714.863 |
| 39               | 54714.863 |
| 40               | 54714.863 |
| 41               | 54714.863 |
| 42               | 54714.863 |
| 43               | 54714.863 |
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| 85               | 54714.863 |
| 86               | 54714.863 |
| 87               | 54714.863 |
| 88               | 54714.863 |
| 89               | 54714.863 |
| 90               | 54714.863 |
| 91               | 54714.863 |
| 92               | 54714.863 |
| 93               | 54714.863 |
| 94               | 54714.863 |
| 95               | 54714.863 |
| 96               | 54714.863 |
| 97               | 54714.863 |
| 98               | 54714.863 |
| 99               | 54714.863 |
| 100              | 54714.863 |

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
971 BALDWIN NATIONAL FREE SITE 100  
ELICOTT CITY, MARYLAND 21043  
JULY 1994





## BULK REGULATIONS

## DENSITY TABULATION

**NOTES:**

THE PURPOSE OF THIS SKETCH PLAN IS TO ADD ONE ADDITIONAL ALLOCATION TO THE PREVIOUSLY APPROVED PLANS - 594-12 & F94-17.

THERE(3) ALLOCATIONS WERE GRANTED UNDER F94-17, THEREFORE EIGHT(8) ADDITIONAL ALLOCATIONS WERE REQUESTED UNDER THIS SUBMISSION.

# BUCKS HAVEN MANOR

FORMERLY 'BUCKS HAVEN' (S94-12)  
**LOTS 5-15 and PRESERVATION PARCEL 'A'**  
A RESUBDIVISION OF THE CLEVENGER PROPERTY - LOTS 1-15

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Carol Feltz*  
PLANNING DIRECTOR  
4/20/84  
DATE  
CAH

ZONED: RR-DEO  
 TAX MAP No. 40 PARCEL No. 136  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
  
 DATE: MARCH 8, 1994  
 SHEET 1 OF 1



# U.S. EQUIVALENT COORDINATE TABLE (FEET)

| No.  | NORTH      | EAST        |
|------|------------|-------------|
| 55   | 546020.480 | 1327043.574 |
| 57   | 546063.241 | 1327083.589 |
| 58   | 546070.620 | 1327266.520 |
| 67   | 546941.859 | 1326932.224 |
| 70   | 547014.968 | 1326932.897 |
| 84   | 547304.305 | 1326645.553 |
| 93   | 545690.556 | 1327034.270 |
| 95   | 545467.836 | 1327210.533 |
| 131  | 546096.476 | 1326142.714 |
| 134  | 545667.362 | 1325897.331 |
| 140  | 545410.969 | 1326247.816 |
| 260  | 546146.494 | 1327792.006 |
| 261  | 546296.232 | 1327573.366 |
| 291  | 546905.913 | 1326897.470 |
| 293  | 546940.660 | 1326861.524 |
| 305  | 547014.731 | 1326933.133 |
| 426  | 546023.298 | 1327394.072 |
| 427  | 546571.529 | 1327761.838 |
| 429  | 546421.690 | 1327980.478 |
| 430  | 546202.200 | 1328104.153 |
| 435  | 547115.251 | 1327029.857 |
| 439  | 547001.246 | 1327066.992 |
| 444  | 546676.007 | 1326787.943 |
| 446  | 546602.023 | 1326738.308 |
| 562  | 546481.234 | 1326764.335 |
| 563  | 546487.251 | 1326714.698 |
| 564  | 546461.733 | 1326770.366 |
| 565  | 546469.755 | 1326704.183 |
| 570  | 546305.579 | 1326275.333 |
| 579  | 546336.803 | 1326677.739 |
| 580  | 546305.849 | 1326707.105 |
| 612  | 546256.677 | 1326652.948 |
| 620  | 546642.661 | 1326733.536 |
| 629  | 546543.388 | 1326721.503 |
| 630  | 546620.851 | 1326705.709 |
| 631  | 546571.215 | 1326699.693 |
| 632  | 546658.446 | 1326395.549 |
| 633  | 546608.809 | 1326389.533 |
| 634  | 546659.785 | 1326385.830 |
| 635  | 546612.343 | 1326366.712 |
| 916  | 546168.588 | 1326954.674 |
| 918  | 546379.156 | 1326726.408 |
| 972  | 546199.572 | 1326792.032 |
| 2423 | 545849.974 | 1327669.927 |

# METRIC COORDINATE TABLE (METERS)

| No.  | NORTH      | EAST       |
|------|------------|------------|
| 55   | 166673.654 | 404483.690 |
| 57   | 166684.249 | 404495.887 |
| 58   | 166627.979 | 404551.644 |
| 67   | 166708.212 | 404449.751 |
| 70   | 166730.496 | 404449.956 |
| 84   | 166810.686 | 404362.373 |
| 93   | 166326.814 | 404480.854 |
| 95   | 166257.710 | 404534.580 |
| 131  | 166438.347 | 404209.108 |
| 134  | 166319.744 | 404134.315 |
| 140  | 166244.034 | 404241.143 |
| 260  | 166465.784 | 404711.813 |
| 261  | 166511.425 | 404645.171 |
| 291  | 166697.256 | 404439.158 |
| 293  | 166707.849 | 404428.201 |
| 305  | 166730.425 | 404450.032 |
| 426  | 166672.075 | 404590.522 |
| 427  | 166595.305 | 404702.618 |
| 429  | 166549.664 | 404769.259 |
| 430  | 166507.148 | 404831.340 |
| 435  | 166761.062 | 404479.509 |
| 439  | 166750.697 | 404490.828 |
| 444  | 166627.180 | 404405.774 |
| 446  | 166629.014 | 404390.645 |
| 562  | 166567.813 | 404398.578 |
| 563  | 166569.647 | 404383.449 |
| 564  | 166561.869 | 404400.416 |
| 565  | 166564.314 | 404380.244 |
| 570  | 166538.657 | 404249.530 |
| 579  | 166523.791 | 404372.183 |
| 580  | 166538.740 | 404381.134 |
| 612  | 166499.306 | 404364.631 |
| 620  | 166617.016 | 404389.190 |
| 629  | 166586.758 | 404385.523 |
| 630  | 166610.369 | 404380.709 |
| 631  | 166595.239 | 404378.875 |
| 632  | 166621.828 | 404286.172 |
| 633  | 166606.698 | 404284.338 |
| 634  | 166622.236 | 404283.210 |
| 635  | 166607.775 | 404277.382 |
| 916  | 166472.520 | 404456.598 |
| 918  | 166536.701 | 404387.022 |
| 972  | 166481.964 | 404407.024 |
| 2423 | 166375.405 | 404674.603 |

## MINIMUM LOT SIZE CHART

| LOT No. | GROSS AREA  | PIPE STEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
|---------|-------------|----------------|----------------|---------------------|------------|------------------|
| 1       | 45,718 AC.* | 0.000 AC.      | 45,718 AC.*    | 0.000 AC.           | 0.000 AC.  | 45,718 AC.*      |
| 2       | 42,389 AC.* | 0.000 AC.      | 42,389 AC.*    | 0.000 AC.           | 0.000 AC.  | 42,389 AC.*      |
| 3       | 50,151 AC.* | 0.000 AC.      | 50,151 AC.*    | 0.000 AC.           | 0.000 AC.  | 50,151 AC.*      |
| 4       | 50,239 AC.* | 0.000 AC.      | 50,239 AC.*    | 0.000 AC.           | 0.000 AC.  | 50,239 AC.*      |
| 5       | 44,674 AC.* | 0.000 AC.      | 44,674 AC.*    | 0.000 AC.           | 0.000 AC.  | 44,674 AC.*      |
| 6       | 45,440 AC.* | 0.000 AC.      | 45,440 AC.*    | 0.000 AC.           | 0.000 AC.  | 45,440 AC.*      |
| 7       | 41,432 AC.* | 0.000 AC.      | 41,432 AC.*    | 0.000 AC.           | 0.000 AC.  | 41,432 AC.*      |
| 8       | 40,182 AC.* | 0.000 AC.      | 40,182 AC.*    | 0.000 AC.           | 0.000 AC.  | 40,182 AC.*      |
| 9       | 43,375 AC.* | 0.000 AC.      | 43,375 AC.*    | 0.000 AC.           | 0.000 AC.  | 43,375 AC.*      |
| 10      | 48,130 AC.* | 0.000 AC.      | 48,130 AC.*    | 0.000 AC.           | 0.000 AC.  | 48,130 AC.*      |
| 11      | 46,840 AC.* | 0.000 AC.      | 46,840 AC.*    | 0.000 AC.           | 0.000 AC.  | 46,840 AC.*      |

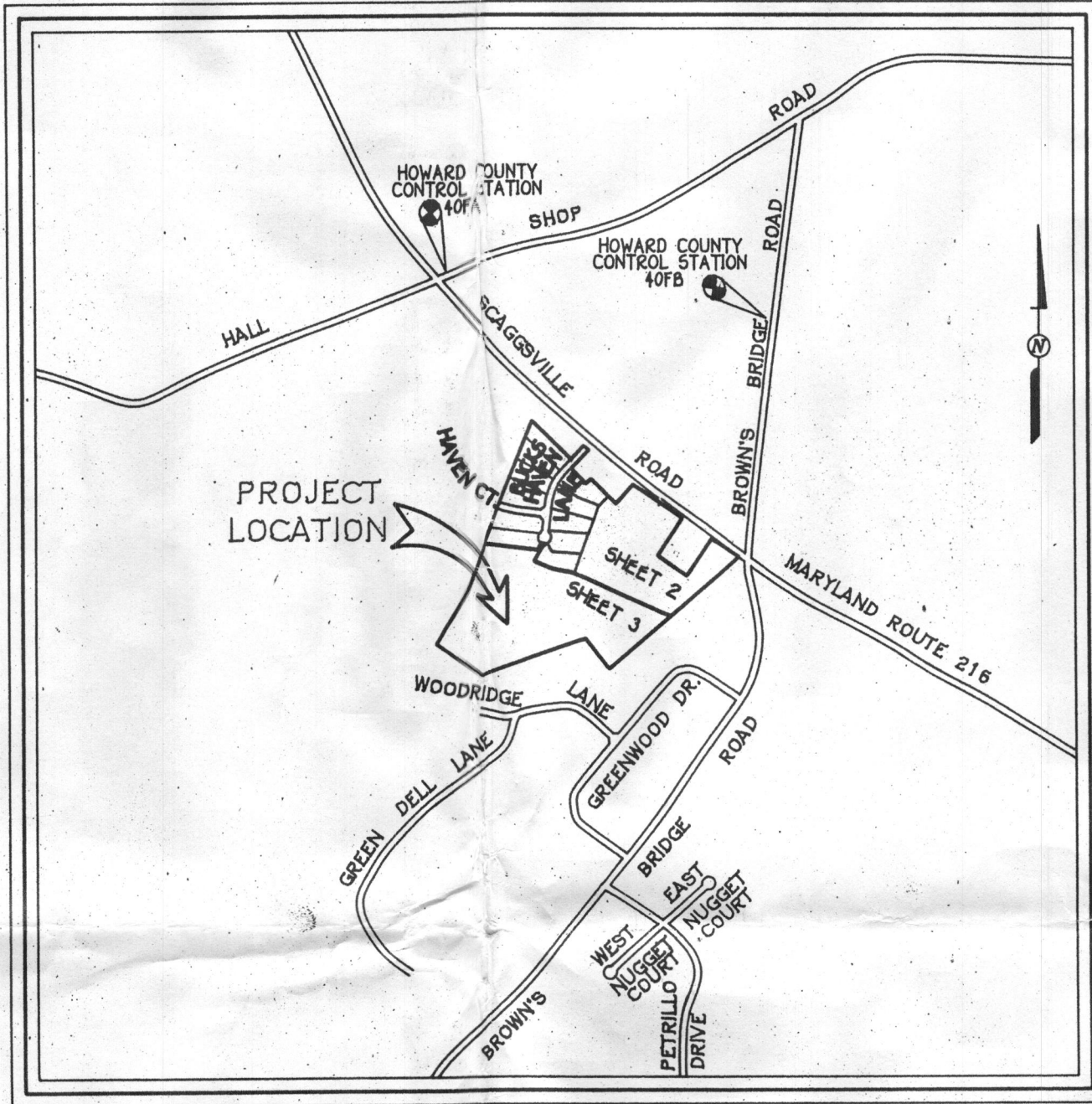
## CURVE DATA

| No. - No. | RADIUS  | ARC LENGTH | DELTA      | TANGENT | CHORD BEARING & DISTANCE |
|-----------|---------|------------|------------|---------|--------------------------|
| 291 - 444 | 400.00' | 259.17'    | 37°07'25"  | 134.32' | S25°28'22"W 254.66'      |
| 293 - 446 | 450.00' | 291.57'    | 37°07'25"  | 151.11' | S25°28'22"W 286.49'      |
| 562 - 564 | 25.00'  | 21.03'     | 48°11'23"  | 11.18'  | S17°11'01"E 20.41'       |
| 564 - 565 | 50.00'  | 24.19'     | 27°22'46"  | ---     | ---                      |
| 563 - 565 | 25.00'  | 21.03'     | 48°11'23"  | 11.18'  | S31°00'21"W 20.41'       |
| 564 - 918 | 50.00'  | 120.96'    | 138°36'41" | 132.36' | S28°01'38"W 93.55'       |
| 565 - 580 | 50.00'  | 99.65'     | 114°11'23" | 77.27'  | S01°59'39"E 83.96'       |
| 632 - 634 | 300.00' | 9.81'      | 01°52'26"  | 4.92'   | N82°09'07"W 9.81'        |
| 633 - 635 | 350.00' | 23.10'     | 03°46'52"  | 11.55'  | N81°11'54"W 23.09'       |

## GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED "RR-DEO" PER 9-18-92 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS  
No. 40FB AND No. 40FA.  
40FB N 548,470.3198 (167,174.0880 M)  
E 1,326,000.807 (404,165.8546 M)  
40FA N 548,106.8658 (167,063.3070 M)  
E 1,328,421.402 (404,903.6535 M)
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 12, 1993, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 10692".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- WETLANDS DENOTES AREA OF WETLANDS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
a) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE);  
b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;  
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 DEPTH OVER DRIVEWAY SURFACE;  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL AREAS ARE MORE OR LESS ±.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR WETLAND BUFFERS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD '83 GRID MEASUREMENT.
- EXISTING HOUSE AND ACCESSORY STRUCTURES ON PRESERVATION PARCEL 'A' TO REMAIN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. 5 94-12 AND P 94-18.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- XXXXX DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL; OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PARCEL. PRESERVATION PARCEL 'A' IS PRIVATELY OWNED.
- THE 65DBA NOISE LINE IS BASED ON THE LOCATION APPROVED UNDER 94-17.
- PLAT IS SUBJECT TO WP94-84 WHICH ON MAY 26, 1994 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE  
a) SECTION 16.119(e)(5) TO PERMIT THE CONSTRUCTION OF BUCKS HAVEN LANE WITHOUT THE REQUIRED TRUNCATION AT ROUTE 216.  
b) SECTION 16.120(a)(1) TO ALLOW THE EXISTING DRIVEWAY TO CONTINUE ACCESS ONTO ROUTE 216 (A MINOR ARTERIAL).

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
917 BALTIMORE NATIONAL PKWY, SUITE 100  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2255



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

THE REQUIREMENTS § 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.

*Terrell A. Fisher* 1-4-95  
TERRELL A. FISHER, REG. L.S. #10692 DATE 1-4-95  
MU SU BAEK 1-4-95  
SOON RAY BAEK 1-4-95  
CATHERINE CLEVENGER 1-4-95  
CORNERSTONE HOMES, INC. BY BRIAN BOY, PRESIDENT DATE 1-4-95

**OWNER & DEVELOPER**  
MRS. CATHERINE CLEVENGER  
12459 ROUTE 216  
HIGHLAND, MARYLAND 20777  
MR. & MRS. MU SU BAEK  
12515 SCAGGSVILLE ROAD  
HIGHLAND, MARYLAND 20777  
CORNERSTONE HOMES, INC.  
6517 HUNTSIDE DRIVE  
ELK RIDGE, MARYLAND 21117

## GENERAL NOTES: (CONTINUED)

- ARTICLES OF INCORPORATION OF BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 7, 1994 AS ACCOUNT No. D-329572.

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RESUBDIVIDE LOTS 1 THRU 4 OF CLEVENGER PROPERTY TO CREATE LOTS 1 THRU 11 AND PRESERVATION PARCEL 'A' OF THE BUCKS HAVEN SUBDIVISION.

## AREA TABULATION FOR THIS SHEET

|                                                               |             |
|---------------------------------------------------------------|-------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.                | 11          |
| TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.          | 1           |
| TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED. | 12          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.                  | 11.446 AC.* |
| TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.            | 34.761 AC.* |
| TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED.   | 46.207 AC.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED.                         | 1.433 AC.*  |
| TOTAL AREA TO BE RECORDED.                                    | 47.640 AC.* |

## OWNER'S CERTIFICATE

MU SU BAEK, SOON RAY BAEK, CATHERINE CLEVENGER, AND CORNERSTONE HOMES, INC. BY BRIAN BOY, PRESIDENT, OWNERS 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 IN AND UNDER ALL ROADS, OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 29th DAY OF JUNE, 1994.

MU SU BAEK  
SOON RAY BAEK  
CATHERINE CLEVENGER  
CORNERSTONE HOMES, INC. BY BRIAN BOY, PRESIDENT

*Terrell A. Fisher* WITNESS  
*Terrell A. Fisher* WITNESS  
*Terrell A. Fisher* WITNESS  
*Terrell A. Fisher* WITNESS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LAND CONVEYED BY CATHERINE CLEVENGER TO CORNERSTONE HOMES, INC. BY DEED DATED SEPTEMBER 7, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3348 AT FOLIO 135, AND BY DEED DATED NOVEMBER 2, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3378 AT FOLIO 481; (2) PART OF THE LAND CONVEYED BY CATHERINE CLEVENGER AND CLIFTON L. CLEVENGER, JR. TO CATHERINE CLEVENGER BY DEED DATED NOVEMBER 17, 1992 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1129 AT FOLIO 240; (3) ALL OF THE LAND CONVEYED BY CORNERSTONE HOMES, INC. TO MU SU BAEK AND SOON RAY BAEK BY DEED DATED SEPTEMBER 26, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3354 AT FOLIO 725, AND ALSO KNOWN AS LOTS 1-4 AS SHOWN ON A PLAT ENTITLED "CLEVENGER PROPERTY, LOTS 1 THRU 4" AND RECORDED AS PLAT Nos. 1113 THRU 1115 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, MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Terrell A. Fisher* 1-4-95  
TERRELL A. FISHER, L.S. #10692 DATE

RECORDED AS PLAT No. 11619 ON 2-16-95  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## BUCKS HAVEN MANOR LOTS 1 THRU 11 AND PRESERVATION PARCEL 'A'

(A RESUBDIVISION OF LOTS 1 THRU 4, CLEVENGER PROPERTY - PLAT No. 11113 THRU 11115)

ZONED: RR-DEO  
TAX MAP No. 40 PARCEL #138  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: DECEMBER 10, 1994  
SHEET 1 OF 3  
F-95-04

F-95-04

30466NP1.DWG







EXISTING WETLANDS  
METES & BOUNDS

| SYMBOL |             | BEARING AND DISTANCE |
|--------|-------------|----------------------|
| Δ      | N75°15'56"E | 122.63'              |
| Δ      | S72°57'13"E | 19.27'               |
| Δ      | S71°34'15"E | 34.25'               |
| Δ      | S59°06'51"E | 39.19'               |
| Δ      | N4°53'18"E  | 21.08'               |
| Δ      | N06°24'29"E | 36.57'               |
| Δ      | S07°57'18"E | 50.57'               |
| Δ      | S03°24'05"W | 10.01'               |
| Δ      | S20°17'03"W | 35.51'               |
| Δ      | S08°06'47"W | 21.00'               |
| Δ      | S08°24'16"W | 50.07'               |
| Δ      | N34°41'33"E | 53.80'               |
| Δ      | N48°24'57"E | 43.04'               |
| Δ      | N10°30'01"E | 60.88'               |
| Δ      | N28°05'26"E | 58.63'               |
| Δ      | N30°06'39"E | 565.32'              |
| Δ      | N02°43'04"E | 91.30'               |
| Δ      | S70°59'00"E | 59.53'               |
| Δ      | S21°22'22"W | 63.37'               |
| Δ      | S01°29'32"W | 63.58'               |
| Δ      | S57°30'19"W | 58.00'               |
| Δ      | S30°49'46"W | 73.75'               |
| Δ      | S05°59'08"E | 36.85'               |
| Δ      | S37°09'45"W | 38.45'               |

PUBLIC STORM WATER  
QUALITY FACILITY,  
DRAINAGE, UTILITY &  
ACCESS EASEMENT

| SYMBOL |             | BEARING AND DISTANCE |
|--------|-------------|----------------------|
| ①      | N30°54'40"E | 62.06'               |
| ②      | S75°04'20"E | 61.33'               |
| ③      | S13°55'47"E | 29.00'               |
| ④      | S63°05'20"E | 50.00'               |
| ⑤      | N00°00'00"E | 50.00'               |
| ⑥      | N36°54'05"W | 27.00'               |
| ⑦      | S75°11'46"W | 53.00'               |
| ⑧      | N74°05'20"W | 39.00'               |
| ⑨      | N30°54'40"E | 62.06'               |
| ⑩      | S59°05'20"W | 20.00'               |
| ⑪      | N30°54'40"E | 67.00'               |

AREA TABULATION FOR THIS SHEET

|                                                     |            |
|-----------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED       | 0          |
| TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED | 0.000 AC.  |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED         | 21.720 AC. |
| TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED   | 0.000 AC.  |
| TOTAL AREA OF ROADWAY TO BE RECORDED                | 21.720 AC. |
| TOTAL AREA TO BE RECORDED                           | 21.720 AC. |

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND  
ZONING.

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC  
ROADS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

OWNER'S CERTIFICATE

MU SU BAEK, SOON RAY BAEK, CATHERINE CLEVENGER AND CORNERSTONE HOMES INC. BY BRIAN BOY, PRESIDENT, OWNERS 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, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS AND OPEN SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 29th DAY OF JUNE, 1994.

MU SU BAEK  
SOON RAY BAEK  
CATHERINE CLEVENGER  
BRIAN BOY  
WITNESS  
WITNESS  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LAND CONVEYED BY CATHERINE CLEVENGER TO CORNERSTONE HOMES, INC. BY DEED DATED SEPTEMBER 7, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3346 AT FOLIO 135, AND BY DEED DATED NOVEMBER 2, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3378 AT FOLIO 491; (2) PART OF THE LAND CONVEYED BY CATHERINE CLEVENGER AND CLIFTON L. CLEVENGER, JR. TO CORNERSTONE HOMES, INC. BY DEED DATED NOVEMBER 17, 1992 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1129 AT FOLIO 240; (3) ALL OF THE LAND CONVEYED BY CORNERSTONE HOMES, INC. TO MU SU BAEK AND SOON RAY BAEK BY DEED DATED SEPTEMBER 26, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3354 AT FOLIO 725, AND ALSO KNOWN AS LOTS 1-4 AS SHOWN ON A PLAT ENTITLED "CLEVENGER PROPERTY, LOTS 1 THRU 4" AND RECORDED AS PLAT Nos. 1113 THRU 1115 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, MARYLAND AS AVOIDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION

RECORDED AS PLAT No. 1113 ON 2-16-95  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BUCKS HAVEN MANOR  
LOTS 1 THRU 11 AND  
PRESERVATION PARCEL 'A'

(A RESUBDIVISION OF LOTS 1 THRU 4,  
CLEVENGER PROPERTY - PLAT No. 1113 thru 1115)  
ZONED: R8-DEO

TAX MAP No. 40 PARCEL \*38  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
0' 100' 150' 200'

|                                                                                                                                                                                                           |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 (SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. | DATE   |
| TERRELL A. FISHER, REG. L.S. 30692                                                                                                                                                                        | 1-4-95 |
| MU SU BAEK                                                                                                                                                                                                | 1-4-95 |
| SOON RAY BAEK                                                                                                                                                                                             | 1-4-95 |
| CATHERINE CLEVENGER                                                                                                                                                                                       | 1-4-95 |
| CORNERSTONE HOMES, INC.                                                                                                                                                                                   | 1-4-95 |
| BY BRIAN BOY, PRESIDENT                                                                                                                                                                                   | 1-4-95 |

OWNER & DEVELOPER

MRS. CATHERINE CLEVENGER  
12459 ROUTE 216  
HIGHLAND, MARYLAND 20777  
MR. & MRS. MU SU BAEK  
12315 SCAGGSVILLE ROAD  
HIGHLAND, MARYLAND 20777  
CORNERSTONE HOMES, INC.  
6517 HUNTSVILLE DRIVE  
ELK RIDGE, MARYLAND 21117

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
971 BALTIMORE NATIONAL PK. SITE 100  
ELK RIDGE, MD 21117  
100 141 200

Δ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

2423  
E 1,327,500  
N 65°59'21"W  
(METRIC)  
E 404,622.810  
N 65°59'21"W  
(METRIC)  
E 1,327,500

SHEET  
MATCH LINE ONLY - NOT A LOT LINE  
N65°59'21"W 783.01'

PRESERVATION PARCEL 'A'

(AREA THIS SHEET = 21.720 AC.)  
(TOTAL PRESERVATION PARCEL AREA 34.761 AC.)

