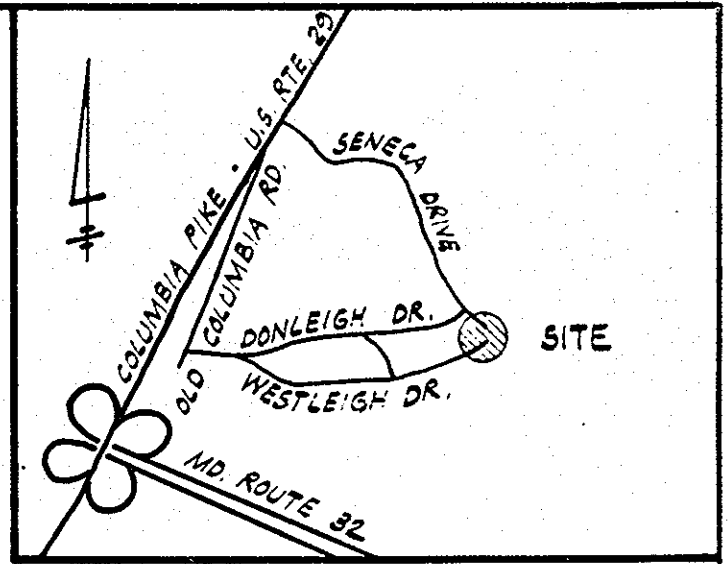


SOILS DATA
 Ba Baile Silt Loam
 G1B2 Glenelg Loam 3% to 8% slopes moderately eroded



VICINITY MAP
 SCALE: 1" = 2000'

SITE ANALYSIS

- EXISTING ZONING : R-20
- GROSS AREA OF TRACT 131,975 SF / 3.020 AC
- AREA OF:
 FLOODPLAIN : NONE
 PROPOSED LOTS : 130,710 S.F. OR 3.001 AC.
 PROPOSED RDS : 1,265 S.F. OR 0.029 AC.
 PROPOSED OPEN SPACE : 10,170 S.F. OR 0.233 AC.
- PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
- TOPOGRAPHY SHOWN IS FROM ACTUAL FIELD SURVEY IN JUNE, 1986.
- CONTOUR INTERVAL - 2 FEET
- OPEN SPACE FEE WILL BE PAID, FOR 5 LOTS, AS FOLLOWS LOT N° 1, 2, 5, 6 AND 7.
- TABULATION TABLE**

LOT SIZE AND MANDATORY OPEN SPACE PROVISIONS RE: SECTION 106D.2 (R-20 DISTRICT) ZONING REGULATIONS

LOT SIZE (SQ. FT.)	NO. OF LOTS	AREA OF LOTS (AC.±)	MANDATORY OPEN SPACE PROVISIONS	AREA OF OPEN SPACE IN ACRES
20,000 OR LARGER	5	2.428	SUBD. REGS	OPEN SPACE FEE TO BE PAID
18,000 - 19,999	-	-	10%	-
16,000 - 17,999	-	-	20%	-
14,000 - 15,999	1	0.340	30%	0.102
TOTALS	6	2.768	-	0.102

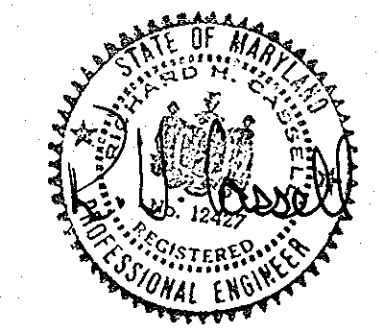
TOTAL OPEN SPACE PROVIDED : LOT N° 4 0.233 AC. ±

SEDIMENT AND EROSION CONTROL MEASURES TO BE PROVIDED WITH THE SUBMISSION OF SITE DEVELOPMENT AND ROAD CONSTRUCTION PLANS.

SEE OFFICE OF PLANNING AND ZONING FILE N° 3-86-72

TENTATIVELY APPROVED ON JAN. 12, 1987

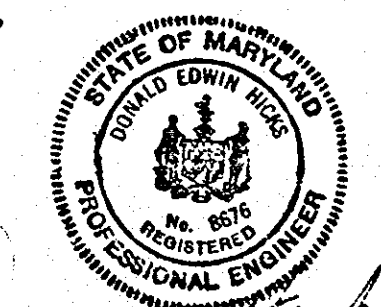
OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR DATE 2-2-87



PRELIMINARY PLAN

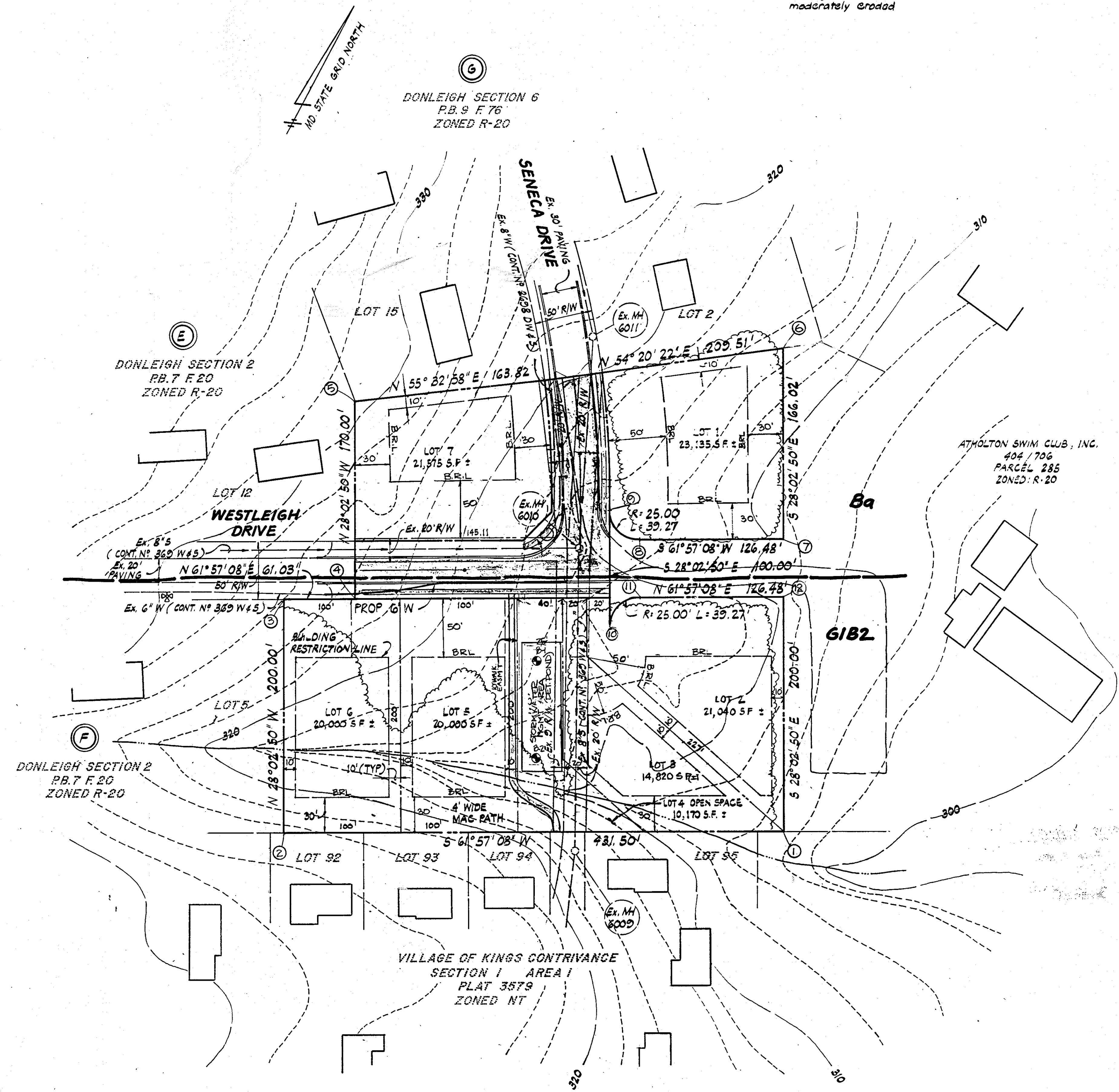
FOR
SENECA PLACE

6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 TAX MAP No. 36442 PARCEL N° 213
 SCALE : 1" = 50'
 DATE : JULY, 1986
 DRAWN BY : REC CHECKED BY : DEH
 SHEET 1 OF 1



OWNER:
 DOROTHY M. GAITHER
 RICHARD S. PRATT
 7344 HOPKINS WAY
 CLARKSVILLE, MD 21029

DEVELOPER:
 HERITAGE HOMES, INC.
 8950 RTE. 108
 SUITE 210
 GORMAN PLAZA
 COLUMBIA, MD 21045



POINT NO.	NORTH	EAST
1	491895.308	839685.926
2	491692.413	839305.104
3	491868.925	839211.064
4	491915.946	839299.319
5	492065.982	839219.386
5A	492158.654	839354.474
6	492280.794	839524.698
7	492134.272	839602.760
8	492074.799	839442.135
9	492085.108	839457.315
10	491996.852	839504.335
11	492030.672	839518.644
12	492090.143	839626.270

Coordinates shown are extensions made from the Maryland State Plane Coordinate System and refer to True North.

HICKS ENGINEERING COMPANY, INC.
 CIVIL ENGINEERS, SURVEYORS & PLANNERS
 200 E. JOPPA ROAD - SUITE 402 TOWSON
 MARYLAND, 21204
 TEL. (301) 494-0001

ATLANTIC ENGINEERING CORPORATION
 ENGINEERS, PLANNERS & SURVEYORS
 198 PENNSYLVANIA AVENUE WESTMINSTER
 MARYLAND, 21157
 TEL. (301) 857-5583, (301) 876-1288