

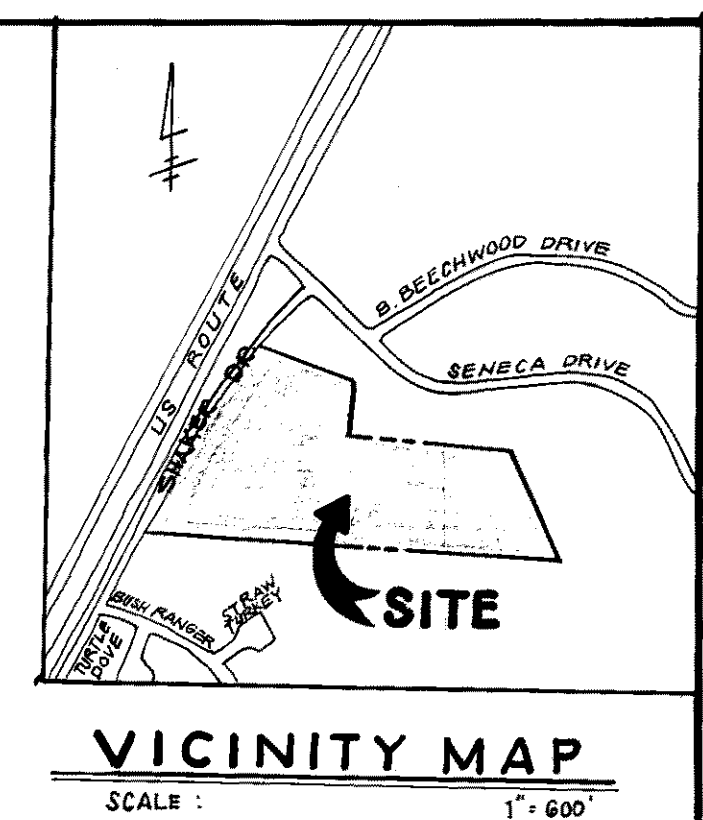
OPEN SPACE TABULATION				
LOT SIZE/S.F.	NO. OF LOTS	LOT AREA AC.	OPEN SPACE REQ.	OPEN SPACE AREA AC.
20,000 OR LARGER	3	1.40	SUB. REG.	-----
18,000 TO 19,999	-----	-----	10 %	-----
16,000 TO 17,999	-----	-----	20 %	-----
14,000 TO 15,999	8	2.57	50 %	0.77 Ac.
TOTAL	11	3.97		0.77 Ac.

DENSITY TABULATION		TOTAL
GROSS AREA OF SITE		6.579 Ac.
FLOOD PLAIN		0.22 Ac.
STEEP SLOPE AREA		0.058 Ac.
PIPE STEM AREA		0.187 Ac.
OPEN SPACE PROVIDED		0.92 Ac.
TOTAL NO. OF DWELLING UNITS ALLOWED		11.23
TOTAL NO. OF DWELLING UNITS PROVIDED		11
AREA OF ROAD R/W		1.441
GROSS AREA OF LOTS		4.028 Ac.
NET AREA OF LOTS		3.97 Ac.
DENSITY PER ACRE		1.67

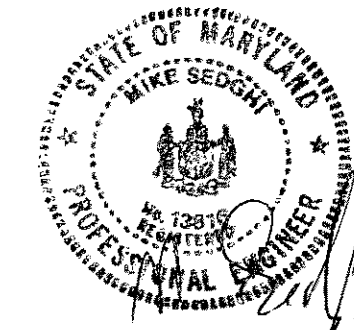
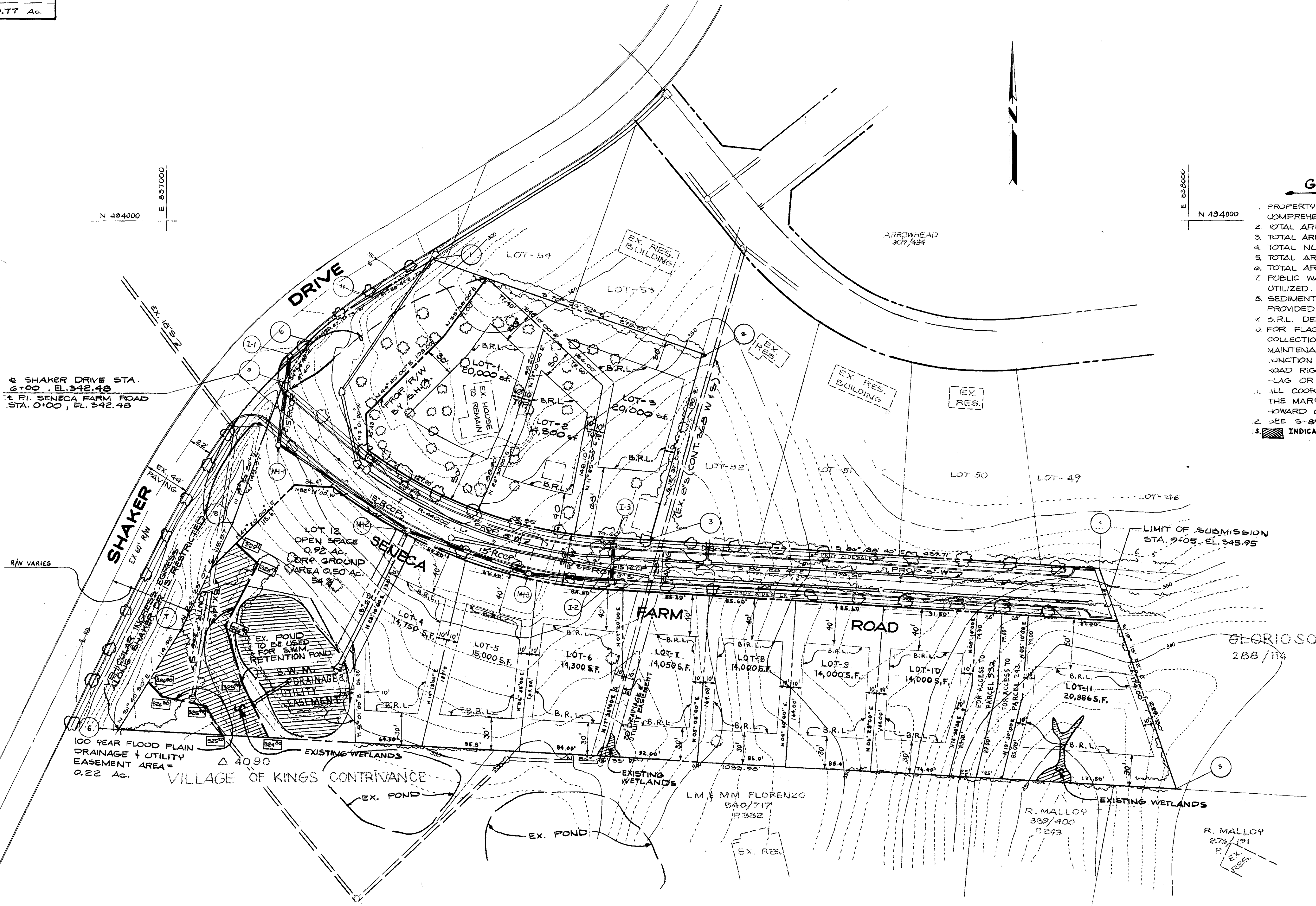
LOT AREA TABULATION					
LOT	GROSS AREA S.F.	STEEP SLOPE AREA S.F.	PIPE STEM AREA S.F.	FLOOD PLAIN AREA S.F.	NET AREA S.F.
1	20,000	---	---	---	20,000
2	14,500	500	---	---	14,000
3	20,000	---	---	---	20,000
4	14,750	750	---	---	14,000
5	15,000	1,000	---	---	14,000
6	14,300	300	---	---	14,000
7	14,050	---	---	---	14,050
8	14,000	---	---	---	14,000
9	14,000	---	---	---	14,000
10	14,000	---	---	---	14,000
11	20,986	---	---	---	20,986

COORDINATE TABLE		
NO.	NORTH	EAST
1	493562.644	837261.598
2	493869.337	837523.741
3	493686.146	837472.532
4	493659.132	837911.408
5	493444.366	837986.469
6	493502.821	836954.142
7	493400.678	837014.518
8	493704.204	837065.878
9	493841.851	837114.461
10	493881.108	837141.522
11	493924.468	837200.552

NOTE: COORDINATES ARE BASED ON HOWARD CO. CONTROL MONUMENTS NO. 2340010 AND NO. 2440008.



- GENERAL NOTES**
- PROPERTY ZONED R-20 AS PER COMPREHENSIVE ZONING PLAN DATED: 8/2/85
 - TOTAL AREA OF SITE 6.579 Ac.
 - TOTAL AREA OF ROAD RIGHT OF WAY 1.441 Ac.
 - TOTAL NUMBER OF LOTS (BUILDABLE) 11
 - TOTAL AREA OF BUILDABLE LOTS 4.028 Ac.
 - TOTAL AREA OF OPEN SPACE 0.92 Ac.
 - PUBLIC WATER AND SEWER ARE TO BE UTILIZED.
 - SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AT THE FINAL STAGE.
 - S.R.L. DENOTES BUILDING RESTRICTION LINE
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ON THE FLAG OR PIPESTEM DRIVEWAY.
 - ALL COORDINATES SHOWN ARE BASED UPON THE MARYLAND STATE GRID SYSTEM AND TOWARD COUNTY POINT.
 - SEE S-89-14
 - INDICATES EXISTING WET LANDS.



LORIA, SEDGHI & ASSOCIATES, LTD.
 ENGINEERS • SITE PLANNERS • SURVEYORS
 3217 CORPORATE COURT
 ELLICOTT CITY, MD. 21043
 (301) 750-9003

TENTATIVELY APPROVED
 ON 2-1-89
 OFFICE OF ZONING AND
 PERMITS
 DATE 2.1.89

OWNER:
TERRAFIRM REAL ESTATE DEV., LTD.
 6258 CARDINAL LANE
 COLUMBIA, MD. 21044

PRELIMINARY PLAN
SENECA FARM
 LOT 1 TO 12 PARCEL 60
 TAX MAP 36
 6TH ELECTION DISTRICT, HOWARD COUNTY, MD.
 DATE: 12-15-88 SHEET 1 OF 1
 S-89-14