



GENERAL NOTES

- GROSS AREA OF TRACT = 9.89 AC ±
- NO. OF LOTS = 12
- ZONING CLASSIFICATION = R-20
- AREA OF LOTS

A. LOT NO.	GROSS AREA	AREA OF PIPE STEM	AREA OF LOT
4.	36,025 #		36,025 # ±
5.	49,350 #		49,350 # ±
6.	47,480 #		47,480 # ±
7.	54,014 #	5125 #	48,889 # ±
8.	55,757 #	5125 #	50,632 # ±
9.	54,888 #		54,888 # ±
10.	53,145 #		53,145 # ±
11.	41,785 #		41,785 # ±
		TOTAL AC	8.77 AC ±

- LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROADWAY = 0.852 AC ±
- PARCEL 310 TAX MAP 24
- PUBLIC WATER & SEWER
- OWNER: JAMES F. KEENAN
4422 COLUMBIA RD
ELLCOTT CITY, MD.
- DEED REF. 154-484 & 1420-369
- SEE O.P. & Z FILES 386-44, 387-31, P88-09, V.P. 87-154, F 85-48 VP 85-04
- SEE WAIVER ON WIDTH OF PAVING & TYPICAL R/W SECTION.
- ANY RESUBDIVISION FOR THE PURPOSE OF CREATING ADDITIONAL BUILDING LOTS WILL REQUIRE KEENAN DRIVE TO BE WIDENED TO 28'.
- HOWARD CO. SOIL MAP 28
- OWNER WILL SUBMIT A WAIVER TO PERMIT THE USE OF BITUMINOUS CURB INSTEAD OF CONC. CURB AND GUTTER.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING NON-CONFORMING SHOPBUILDING ON LOTS ARE TO BE CONSTRUCTED OR AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE OR WITHIN THE REQUIRED 75' STREAMBANK BUFFER PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STREET LIGHTS WILL BE REQUIRED IN ACCORDANCE WITH THE HOWARD CO. DESIGN MANUAL FOR ROADS AND BRIDGES.

LIMIT OF SHA IMPROVEMENTS PER MEETING OF OCT. 20, 1988 WITH SHA REPRESENTATIVES

- A SIDEWALK ON ONE SIDE OF KEENAN DRIVE WILL BE REQUIRED & CONSTRUCTED UPON THE RESUBDIVISION OF THE LOTS CAPABLE OF FURTHER SUBDIVISION AND UPON THE WIDENING OF KEENAN DRIVE IN THE FUTURE.

**PRELIMINARY PLAN
KEENAN TRACT**
LOTS 4 THRU 12
A RESUBDIVISION OF LOTS 1, 2 AND 3

KEENAN TRACT PLAT # 6221
& KEENAN PROPERTY L. 1420 F. 369
ELECTION DISTRICT 2
TAX MAP NO. 24 & 30 PARCEL 310
HOWARD COUNTY, MARYLAND

SCALE 1" = 50'
APRIL 14, 1988

MAY 2, 1988
JULY 13, 1988
NOV. 7, 1988
DEC. 17, 1988
JUNE 3, 1989
JUNE 27, 1989
JUNE 23, 1989

OWNER:
JAMES F. KEENAN
4422 COLUMBIA RD
ELLCOTT CITY, MD. 21043
DEED REF. 154-484
1420-369

PREPARED BY:
FISHER, COLLINS AND CARTER
8338 COURT AVENUE
ELLCOTT CITY, MD. 21043
461-2855

TENTATIVELY APPROVED
ON 6-27-89
DATE
OFFICE of PLANNING AND
ZONING of
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
7.3.89
DATE
LAC

