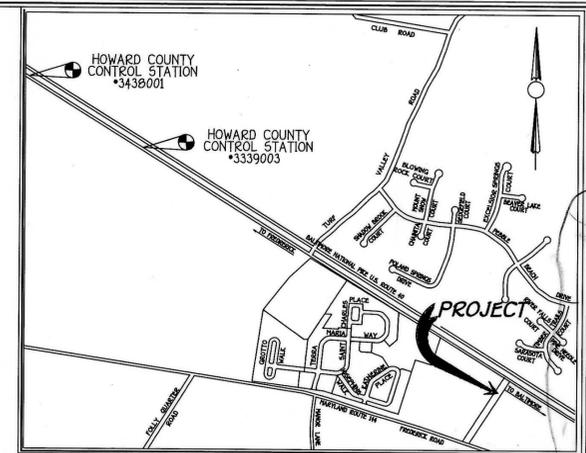
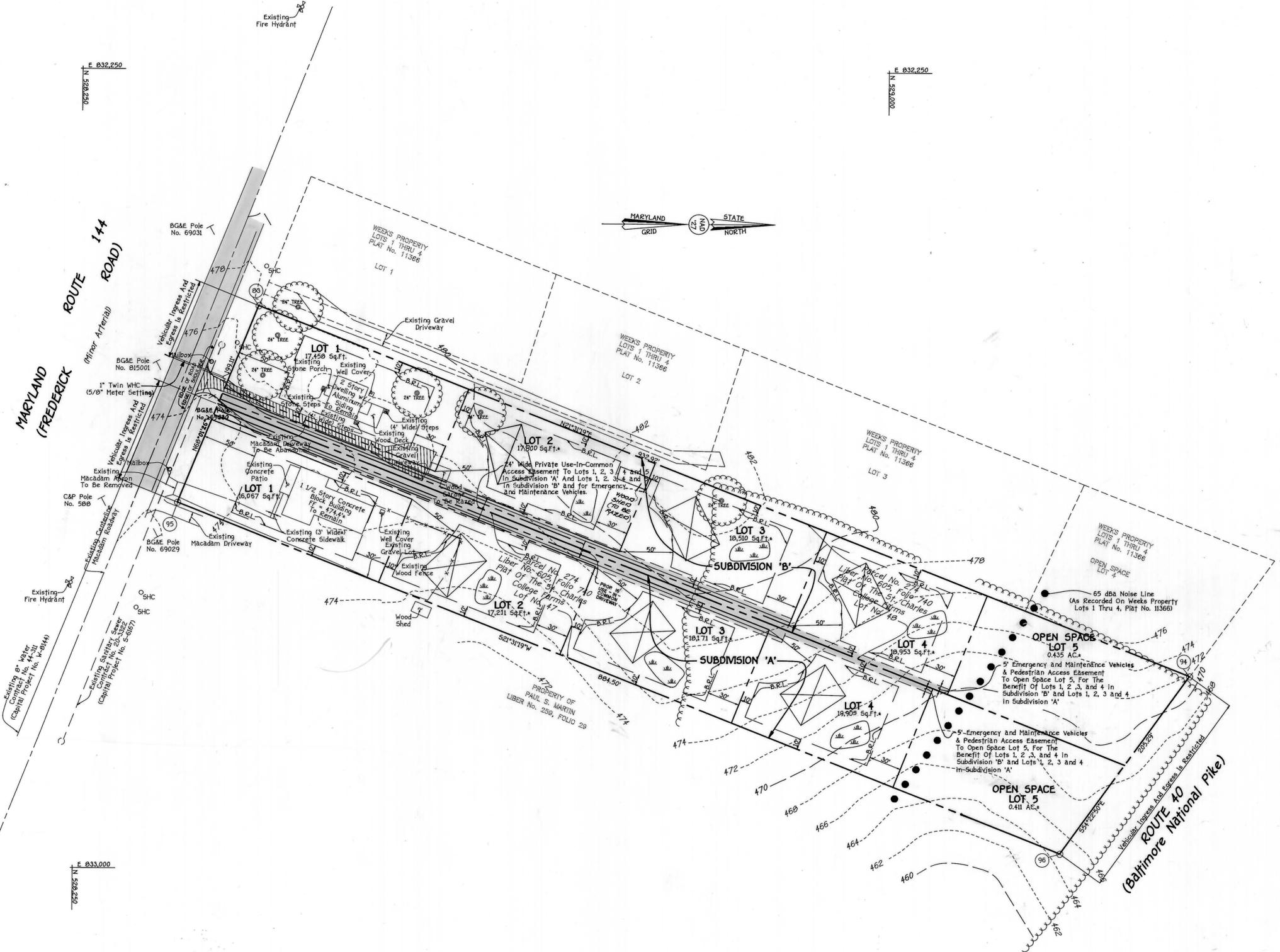


Coordinate Table		
No.	North	East
83	528414.997572	832472.758080
94	529282.871780	832815.006632
95	528340.486614	832657.399922
96	529163.313770	832901.884043



VICINITY MAP SCALE: 1" = 2000'



GENERAL NOTES

- Existing Zoning R-20 As Per October 18, 1993 Comprehensive Zoning Plan.
- This Tract Is Comprised Of Two Separate Parcels:
Subdivision 'A' = 2.0491 Ac. +
Subdivision 'B' = 2.1044 Ac. +
- Area Of Proposed Buildable Lots:
Subdivision 'A' = 71,399 Sq.Ft. + Or 1.6391 Ac. +
Subdivision 'B' = 73,329 Sq.Ft. + Or 1.6834 Ac. +
- Area Of Proposed Public Road Right-Of-Way = 0 Ac.
- Number Of Buildable Lots Proposed:
Subdivision 'A' = 4
Subdivision 'B' = 4
- Number Of Open Space Lots Proposed:
Subdivision 'A' = 1
Subdivision 'B' = 1
- This Subdivision Is Within The Metropolitan Area.
- Public Water and Sewer To Be Utilized.
- Open Space:
a) Minimum Lot Size:
Subdivision 'A' = 16,000 Sq.Ft.
Subdivision 'B' = 16,000 Sq.Ft.
b) Area Of Open Space Required:
Subdivision 'A' = 2.0491 Ac. x 20 % = 0.4098 Ac.
Subdivision 'B' = 2.1044 Ac. x 20 % = 0.4209 Ac.
c) Area Of Open Space Provided:
Subdivision 'A' = 0.4114 Ac. +
Subdivision 'B' = 0.4352 Ac. +
- Each Of The Proposed Subdivision 'A' And 'B', Shall Maintain Its Minor Subdivision Status.
- The Project Is In Conformance With The Latest Howard County Standards, Unless Waivers Have Been Approved.
- The Existing Topography Is Based On A Field Run Survey With Two (2) Foot Contour Intervals, Prepared By Fisher, Collins And Carter, Inc. On Or About January, 1997.
- Water Is Public Contract No. 44-311
Capital Project No. W-8144.
- Sewer Is Public Contract No. 20-3322
Capital Project No. S-6167.
- Existing Utilities Are Based On Howard County Contract Drawings And Field Run Surveys.
- The Stormwater Management Facility Shown On This Plan Is An Approximation Of Its Ultimate Size And Shape. It Is Understood That This Facility Has Not Been Designed And Its Size And Shape May Change, Altering The Number Of Units Allocated For This Development. The Developer Reserves His Right To Seek Approval Of A Waiver To Allow Payment Of A Fee-In-Lieu Of Stormwater Management As Filed With The Development Engineering Division On May 13, 1997.
- The Existing Non-Conforming Commercial Use Is To Be Abandoned Prior To Final Plat Recordation.
- Denotes Private Bio-Retention.
- THIS PLAN IS SUBJECT TO WP 98-26. ON OCTOBER 6, 1997 THE PLANNING DIRECTOR APPROVED A WAIVER FROM SECTION 16.121.(c),(1)&(2) NOT TO PROVIDE 40' OF ACCESSIBLE PUBLIC ROAD FRONTAGE AND NOT TO PROVIDE OPEN SPACE ACCESS POINTS LOCATED SO AS TO BE REASONABLY ACCESSIBLE TO ALL LOTS WITHIN THE SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS NO. 161A & 161B.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR - DATE



Zacharia G. Fisch

SKETCH PLAN
BISHOP SUBDIVISIONS 'A' AND 'B'
TAX MAP No. 16 - PARCEL #274
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: August 27, 1997
Scale: 1" = 50'
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 19273 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481-2855

Owner And Developer
Mr. And Mrs. William F. Bishop
2997 Normandy Drive
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