

COORDINATE TABLE		
PT.	NORTH	EAST
1	493827.000	876782.000
2	493676.000	876808.000
3	493654.000	876732.000
4	493824.000	876702.000
5	493803.000	876275.000
6	493864.000	875792.000
7	493850.000	875307.000
13	492375.725	877305.172
41	494975.000	876395.000
66	493853.087	877298.819
77	493132.778	877358.392
154	491740.085	876657.736
155	491716.369	876646.696
156	491557.223	875410.207
157	493677.110	875316.684

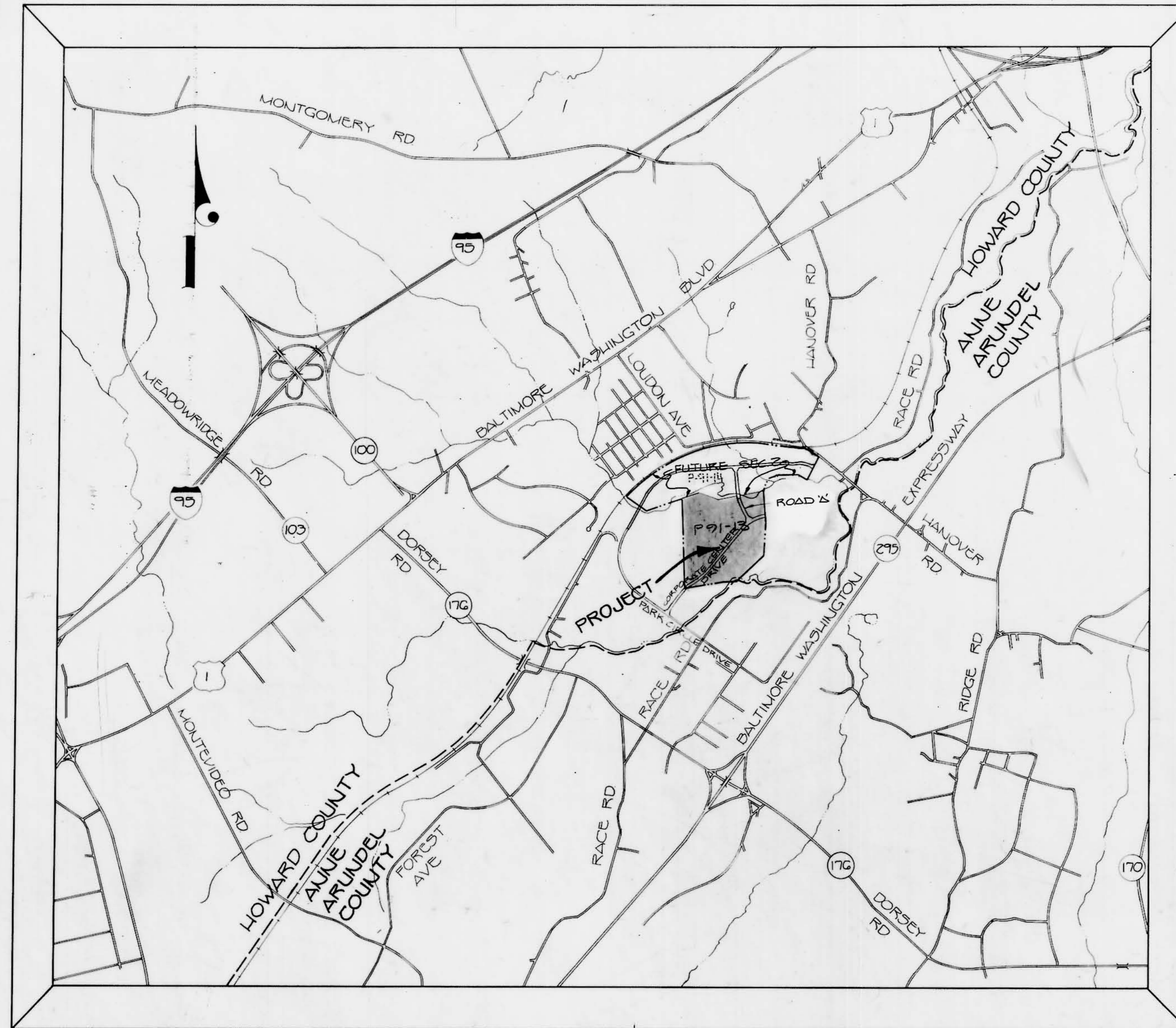
PATAPSCO VALLEY BUSINESS CENTER

PRELIMINARY PLAN SECTION I PARCELS A-G

GENERAL NOTES

- SUBJECT PROPERTY ZONED 'M-2' AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SUBDIVISION: 86.5767 AC.±
- TOTAL AREA OF PROPOSED ROAD RIGHT-OF-WAY: 5.8143 AC.±
- TOTAL AREA OF FLOODPLAIN: 5.3161 AC.±
- TOTAL NET AREA OF PROPOSED PARCELS: 80.7626 AC.±
- TOTAL NUMBER OF PROPOSED PARCELS: 7
- PUBLIC WATER AND SEWER TO BE UTILIZED WITHIN THIS SUBDIVISION.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY THE DETENTION METHOD.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- EXISTING CONDITION OF PROPERTY WAS AT ONE TIME A QUARRY SITE. AS A RESULT OF THIS THERE ARE STEEP SLOPES THAT WERE LEFT BEHIND THAT WERE NOT ORIGINALLY THERE. THERE IS AN EXISTING POND ON-SITE WHICH WILL BE SAVED BECAUSE IT IS CONSIDERED WETLANDS AND A 25' BUFFER WILL BE SET UP AS SHOWN.
- 62.05 DEMOTES ELEVATION OF 100 YEAR FLOODPLAIN.
- DEED REFERENCE 883/924
- A CONSTRUCTION FENCE WILL BE PLACED ALONG ALL AREAS OF 100 YEAR FLOODPLAIN, WETLAND BUFFERS AND WOODS TO REMAIN.
- SECTION I WILL BE RESTRICTED TO 1,000 ADT UNTIL SUCH TIME AS ROAD 'A' IS EXTENDED AND CONNECTED TO SECTION II.
- SECTIONS I AND II WILL BE COMBINED AT FINAL PLAN DESIGN PHASE.
- THIS PLAN IS SUBJECT TO APPROVED WAIVER NO. WP 91-98 DATED MARCH 15, 1991 TO WAIVE SECTIONS 16.116c.4 AND 16.116.C.6.
 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING ON STEEP SLOPES ADJACENT TO A FLOODPLAIN OR WETLAND, WITHIN WETLANDS.
 - TO WAIVE THE REQUIRED 25-FOOT WETLAND BUFFERS FOR ROAD CROSSINGS, STORM WATER MANAGEMENT AND FUTURE DEVELOPMENT AREAS.
- WATER QUALITY CONTROL WILL BE PROVIDED BY EXTENDED DETENTION AND/OR BY UTILIZING WATER QUALITY INLETS WITHIN THE SUBDIVISION.

- INDEX OF SHEETS**
- TITLE SHEET
 - PRELIMINARY PLAN



VICINITY MAP
SCALE 1" = 2000'

WETLANDS DATA CHART					
WETLAND #	WOODED WETLAND ACREAGE	NON-WOODED WETLAND ACREAGE	TOTAL DISTURBED AREA	JURISDICTIONAL	NON-JURISDICTIONAL
34	7405 S.F.	9425 S.F.	0.00 S.F.	X	-
35	N/A	125 S.F.	125 S.F.	-	X
36	N/A	668 S.F.	668 S.F.	-	X
37	OFF-SITE	OFF-SITE	0.00 S.F.	-	X
38	OFF-SITE	OFF-SITE	0.00 S.F.	-	X
39	N/A	203 S.F.	203 S.F.	-	X
40	745 S.F.	N/A	745 S.F.	-	X
41	N/A	388 S.F.	388 S.F.	-	X
42	94 S.F.	N/A	94 S.F.	-	X
43	186 S.F.	N/A	186 S.F.	-	X
44	884 S.F.	N/A	884 S.F.	-	X
45	6387 S.F.	N/A	6387 S.F.	-	X
46	10890 S.F. DIST.	23998 S.F.	27718 S.F.	-	X
47	21864 S.F.	1395 S.F.	23259 S.F.	X	-
48	6828 S.F.	563 S.F.	7391 S.F.	X	-
49	83199 S.F.	N/A	465 S.F.	X	-
50	293 S.F.	N/A	293 S.F.	-	X
52	13017 S.F. DIST.	514 S.F.	13425 S.F.	-	X
53	32207 S.F.	N/A	30502 S.F.	X	-
54	1188 S.F.	N/A	0.00 S.F.	X	-
55	966 S.F.	N/A	966 S.F.	-	X
57	1544 S.F.	N/A	1544 S.F.	-	X
58	N/A	3392 S.F.	3392 S.F.	-	X

NOTE: "NO DEVELOPMENT ASSOCIATED WITH THIS PROJECT WILL OCCUR ONCE EITHER HANOVER ROAD/PARK CIRCLE DRIVE OR CORPORATE CENTER DRIVE/PARK CIRCLE DRIVE INTERSECTIONS REACH A LEVEL OF SERVICE E. TO ASCERTAIN THIS, THE DEVELOPER SHALL PERFORM ANNUAL MONITORING OF TRAFFIC FOLLOWING COUNTY ACCEPTANCE OF ROAD CONSTRUCTION AND UNTIL PROPOSED MARYLAND ROUTE 100 IS OPERATIONAL AND SERVING THIS PROJECT".

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 7/11/91
PLANNING DIRECTOR DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS &
LAND SURVEYORS
SUITE 100, #171 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043
(301) 461-2855

OWNER
PERCONTEE, INC.
11900 TECH ROAD
SILVER SPRING, MARYLAND
20904

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD
SUITE 210
COLUMBIA, MARYLAND 21044

