

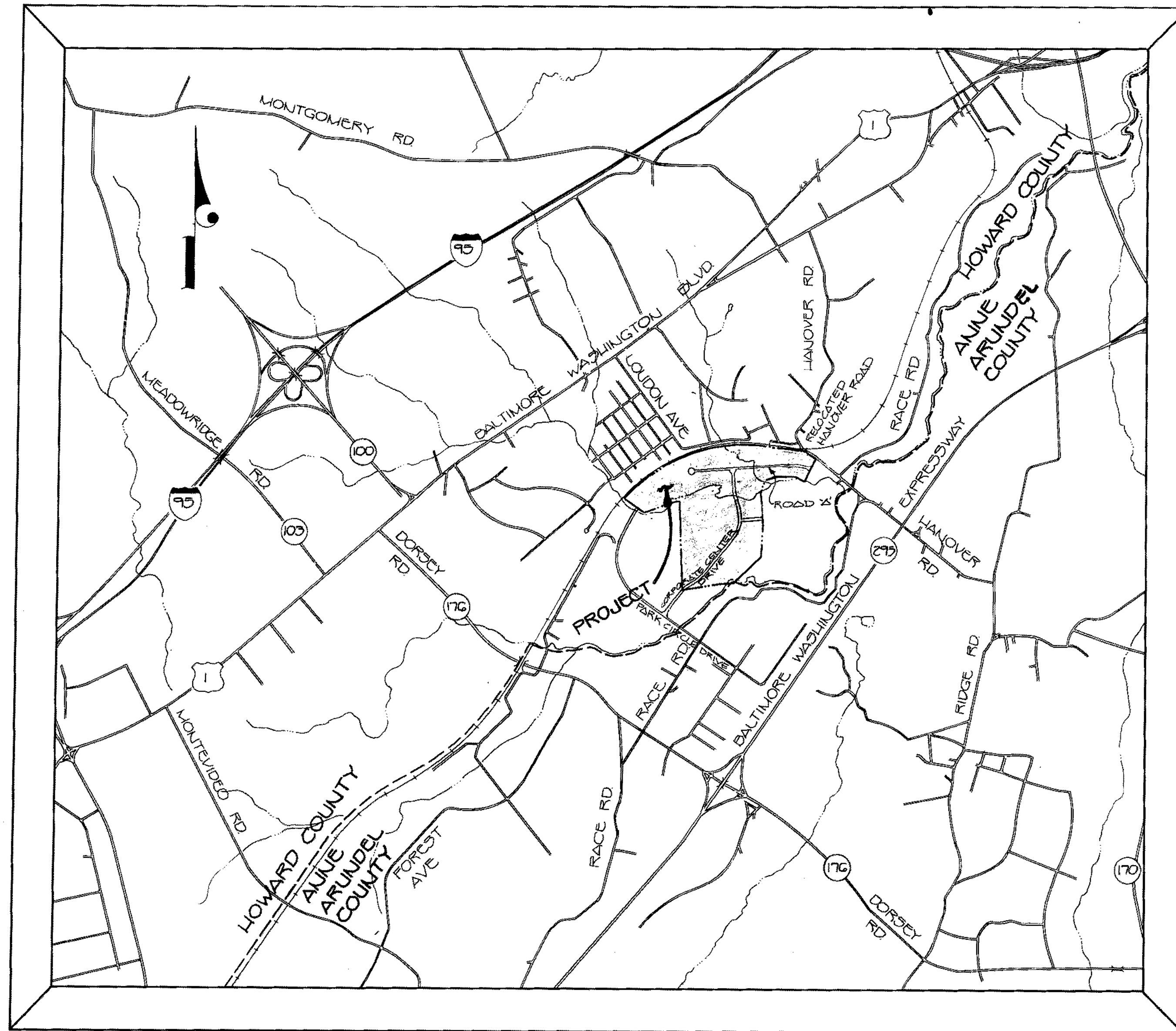
| COORDINATE TABLE | | |
|------------------|------------|------------|
| PT. | NORTH | EAST |
| 7 | 493850.000 | 875307.000 |
| 13 | 462375.725 | 877305.172 |
| 41 | 494975.000 | 876395.000 |
| 47 | 493357.738 | 874474.101 |
| 66 | 493853.089 | 877298.819 |
| 77 | 493132.778 | 877358.392 |
| 154 | 491740.085 | 876657.736 |
| 155 | 491716.369 | 876646.696 |
| 156 | 491557.223 | 875410.207 |
| 157 | 493677.110 | 875316.684 |
| 164 | 493735.893 | 873900.412 |
| 216 | 493781.315 | 873938.503 |
| 217 | 493863.320 | 874006.062 |
| 218 | 493936.300 | 874077.736 |
| 219 | 493999.931 | 874146.531 |
| 220 | 494067.463 | 874218.910 |
| 221 | 494130.630 | 874289.019 |
| 222 | 494197.854 | 874366.991 |
| 223 | 494261.719 | 874439.134 |
| 224 | 494319.599 | 874506.861 |
| 225 | 494388.728 | 874591.420 |
| 226 | 494453.216 | 874657.580 |
| 227 | 494510.439 | 874741.570 |
| 228 | 494564.083 | 874829.052 |
| 229 | 494614.990 | 874910.466 |
| 230 | 494663.081 | 874986.635 |
| 231 | 494708.647 | 875075.998 |
| 232 | 494752.044 | 875168.991 |
| 233 | 494792.069 | 875260.969 |
| 234 | 494823.784 | 875343.517 |
| 236 | 494851.548 | 875434.390 |
| 237 | 494879.712 | 875525.151 |
| 238 | 494912.547 | 875619.235 |
| 239 | 494948.276 | 875716.139 |
| 240 | 494981.932 | 875809.933 |
| 243 | 495011.754 | 875899.119 |
| 244 | 495023.680 | 876000.047 |
| 245 | 495037.866 | 876098.015 |
| 248 | 495038.010 | 876132.547 |
| 334 | 495059.299 | 876380.725 |
| 336 | 495060.349 | 876392.177 |
| 337 | 495079.225 | 876489.361 |
| 338 | 495081.785 | 876587.667 |
| 339 | 495086.797 | 876683.566 |
| 340 | 495090.215 | 876781.847 |
| 342 | 495095.382 | 876880.712 |
| 343 | 495106.230 | 876978.452 |
| 345 | 495097.632 | 877078.403 |
| 346 | 495084.086 | 877177.138 |
| 347 | 495074.737 | 877277.684 |
| 348 | 495069.304 | 877371.577 |
| 349 | 495057.457 | 877467.206 |
| 350 | 495023.903 | 877560.346 |
| 351 | 495014.246 | 877610.912 |
| 352 | 495013.180 | 877657.430 |
| 353 | 495017.111 | 877760.315 |
| 355 | 494995.437 | 877857.252 |
| 356 | 494979.086 | 877953.888 |
| 357 | 494989.234 | 878061.320 |
| 358 | 494981.183 | 878161.316 |
| 359 | 494980.151 | 878184.003 |
| 360 | 494922.226 | 878329.195 |
| 362 | 494860.658 | 878429.402 |
| 363 | 494735.819 | 878583.306 |
| 364 | 494713.339 | 878564.343 |
| 366 | 494170.040 | 878306.943 |
| 367 | 494170.837 | 878292.705 |
| 368 | 494285.841 | 878036.865 |
| 370 | 494243.204 | 877576.836 |
| 371 | 494174.288 | 877414.292 |
| 373 | 494137.126 | 877385.735 |

WETLAND DATA CHART

| WETLAND # | WOODED WETLAND ACREAGE | NON-WOODED WETLAND ACREAGE | TOTAL DISTURBED AREA | JURISDICTIONAL | NON-JURISDICTIONAL |
|-----------|------------------------|----------------------------|----------------------|----------------|--------------------|
| 1 | 2759 S.F. | N/A | 0.00 S.F. | - | X |
| 2 | N/A | 425 S.F. | 425 S.F. | - | X |
| 3 | N/A | 253 S.F. | 253 S.F. | - | X |
| 4 | 1217 S.F. | 8292 S.F. | 9509 S.F. | X | - |
| 5 | N/A | 11046 S.F. | 11046 S.F. | - | X |
| 6 | 4040 S.F. | 4313 S.F. | 8353 S.F. | - | X |
| 7 | N/A | 2108 S.F. | 2108 S.F. | - | X |
| 8 | N/A | 183 S.F. | 183 S.F. | - | X |
| 9 | N/A | 5923 S.F. | 5923 S.F. | - | X |
| 10 | N/A | 2352 S.F. | 2352 S.F. | - | X |
| 11 | N/A | 7771 S.F. | 7771 S.F. | - | X |
| 12 | N/A | 479 S.F. | 0.00 S.F. | - | X |
| 13 | N/A | 197 S.F. | 0.00 S.F. | - | X |
| 14 | 1528 S.F. | 536 S.F. | 0.00 S.F. | - | X |
| 15 | N/A | 51 S.F. | 0.00 S.F. | - | X |
| 16 | N/A | 295 S.F. | 0.00 S.F. | - | X |
| 17 | N/A | 127 S.F. | 0.00 S.F. | - | X |
| 18 | N/A | 1302 S.F. | 1302 S.F. | - | X |
| 19 | N/A | 559 S.F. | 0.00 S.F. | - | X |
| 20 | N/A | 75 S.F. | 75 S.F. | - | X |
| 21 | N/A | 223 S.F. | 0.00 S.F. | - | X |
| 22 | N/A | 311 S.F. | 311 S.F. | - | X |
| 23 | N/A | 77 S.F. | 77 S.F. | - | X |
| 24 | N/A | 879 S.F. | 879 S.F. | - | X |
| 25 | N/A | 313 S.F. | 313 S.F. | - | X |
| 26 | N/A | 518 S.F. | 518 S.F. | - | X |
| 27 | 1184 S.F. | N/A | 0.00 S.F. | - | X |
| 28 | 3917 S.F. | N/A | 0.00 S.F. | - | X |
| 29 | N/A | 1857 S.F. | 1857 S.F. | - | X |
| 30 | N/A | 2387 S.F. | 2387 S.F. | - | X |
| 31 | N/A | 17178 S.F. | 17178 S.F. | - | X |
| 32 | 12965 S.F. | N/A | 0.00 S.F. | - | X |
| 33 | 12730 S.F. | N/A | 0.00 S.F. | - | X |
| 34 | 7405 S.F. DIST. | 160997 S.F. 21400 S.F. | 93149 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 |
| 51 | 22171 S.F. | 1425 S.F. | 0.00 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 |

PATAPSCO VALLEY BUSINESS CENTER

PRELIMINARY PLAN PARCELS A-F



VICINITY MAP
SCALE: 1" = 2000'

- INDEX OF SHEETS
- 1) TITLE SHEET
 - 2) PRELIMINARY PLAN
 - 3) PRELIMINARY PLAN
 - 4) PRELIMINARY PLAN

GENERAL NOTES

- SUBJECT PROPERTY SOWNED 'M-2' AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SUBDIVISION: 191.8609 AC.±
- TOTAL AREA OF PROPOSED ROAD RIGHT-OF-WAY: 9.913 AC.±
- TOTAL AREA OF FLOODPLAIN: 28.0391 AC.±
- TOTAL NET AREA OF PROPOSED PARCELS: 181.948 AC.±
- TOTAL NUMBER OF PROPOSED PARCELS: 6
- PUBLIC WATER AND SEWER TO BE UTILIZED WITHIN THIS SUBDIVISION.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY THE DETENTION METHOD.
- 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.
- 62.06 DENOTES ELEVATION OF 100 YEAR FLOODPLAIN.
- DEED REFERENCE: 883/524.
- /// DENOTES 25' WETLANDS BUFFER.
- THE TWO EXISTING STREAMS ONSITE DENOTE AN EXISTING WETLANDS AREA.
- A CONSTRUCTION FENCE WILL BE PLACED ALONG ALL AREAS OF 100 YEAR FLOODPLAIN, WETLAND BUFFERS AND WOODS TO REMAIN.
- THIS PLAN IS SUBJECT TO APPROVED WAIVER NO. 91-98 DATED MARCH 15, 1991 TO WAIVE SECTIONS 16.116.c.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 THIS SUBDIVISION.

NOTE:

THE PURPOSE OF THIS SUBMISSION IS TO COMBINE SECTION 1 AND SECTION 2. THIS SUBMISSION IS TO REPLACE THE APPROVED PRELIMINARY PLANS P 91-13 AND P 91-14. DUE TO PARK CIRCLE DRIVE NOT CONNECTING THROUGH OUR PROPERTY FROM PARKWAY CENTER, A CUL-DE-SAC HAS BEEN PROVIDED 200'± WEST OF ROAD "A" FROM ITS INTERSECTION WITH THE FUTURE ALIGNMENT OF SMITH AVENUE. DUE TO THE ELIMINATION OF PARK CIRCLE DRIVE, CORPORATE CENTER DRIVE HAS BEEN RELOCATED WITHOUT CONNECTING TO SHALLOW RUN LIMITED PARTNERSHIP PROPERTY. HOWEVER, A 60' WIDE RIGHT-OF-WAY WILL BE PROVIDED FROM THEIR PROPERTY TO CORPORATE CENTER DRIVE. (8-1-92)

TENTATIVELY APPROVED
MAY 1992
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

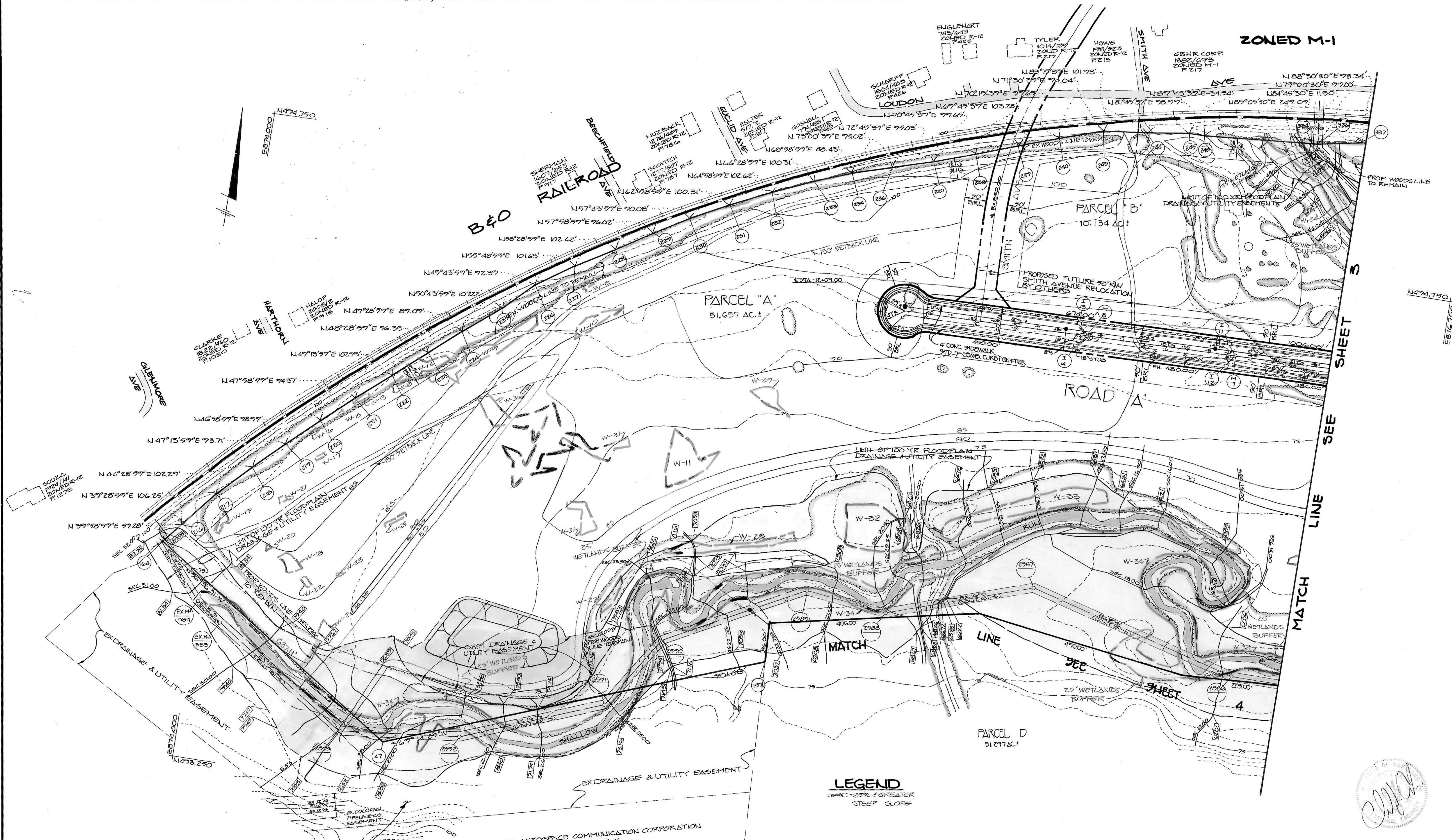
PLANNING DIRECTOR DATE 5/11/92



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS &
LAND SURVEYORS
SUITE 100, 8771 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043
(301) 461-2885

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

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



FISHER, COLLINS & CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855

HI-TECH VENTURE LIMITED
 PARTNERSHIP
 ZONED M-2
 1569/467
 P.282

FORD AEROSPACE COMMUNICATION CORPORATION
 PARCEL "K"
 ZONED M-2
 1812/467
 P.761

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

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

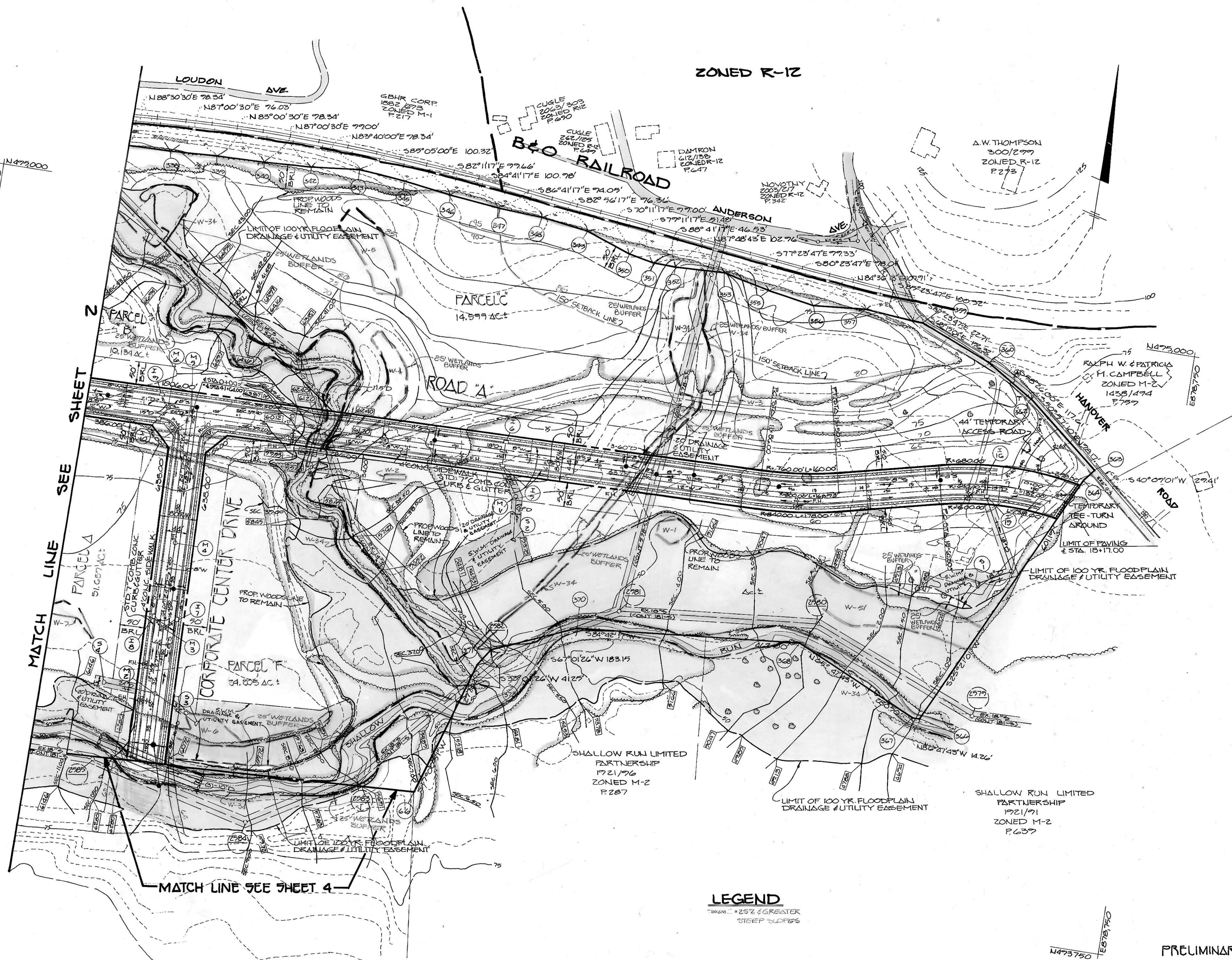
LEGEND
 [Hatched Area] - 25% & GREATER
 [Solid Line] - STEEP SLOPE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
John S. Miller 10/1/92
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
**PATAPSCO VALLEY
 BUSINESS CENTER**
 PARCELS A-F

TAX MAP 30 TAX MAP PARCELS 234,785
 FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: AUGUST 1, 1992
 SHEET 2 OF 4
 5-90-19





FISHER, COLLINS & CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855

PATAPSCO VALLEY BUSINESS CENTER
 SECTION ONE
 ZONED M-2
 883/524

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

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 SUITE C10
 COLUMBIA, MARYLAND
 21044

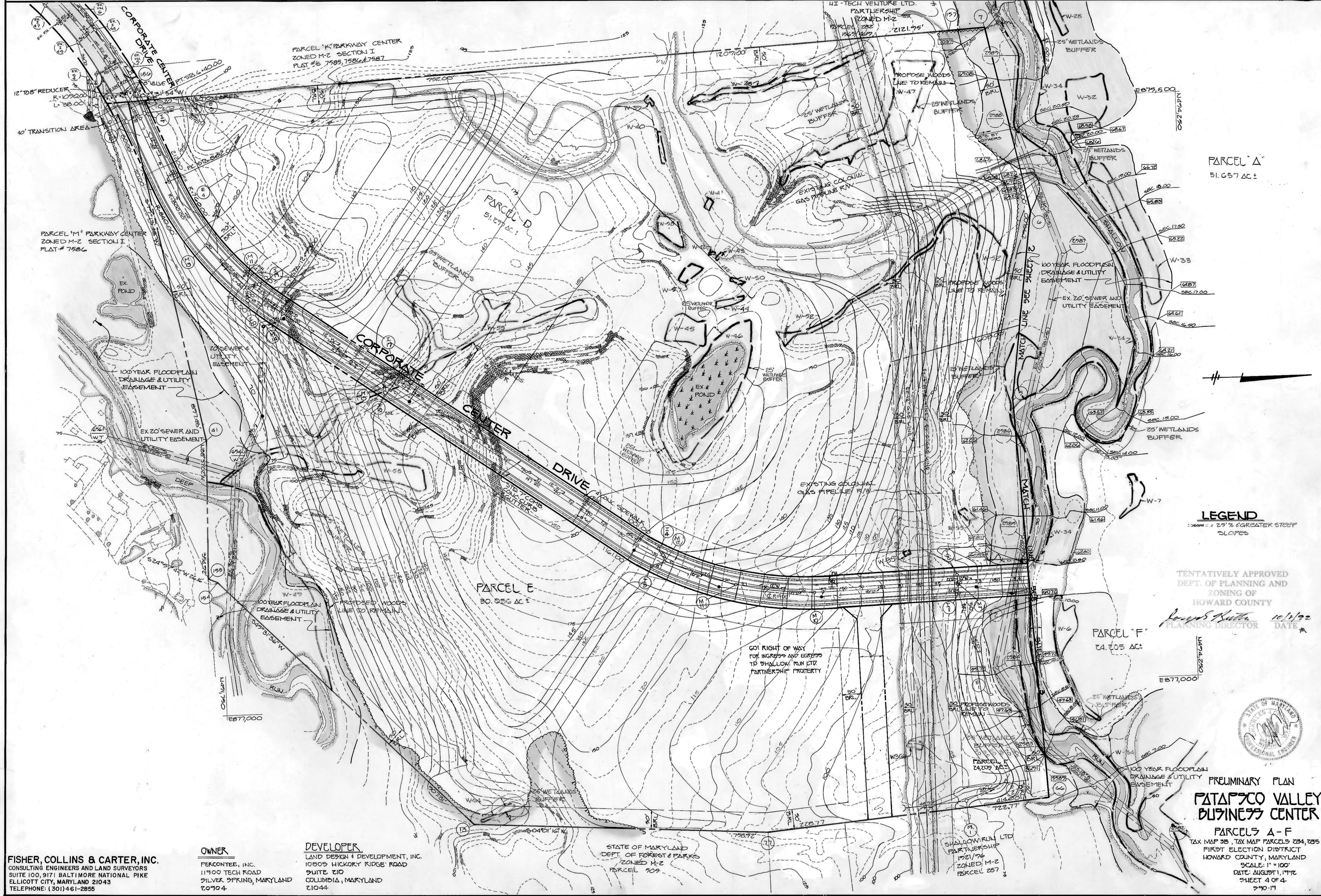
LEGEND
 --- 25% & GREATER
 --- STEEP SLOPES

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Joseph S. Rutter 10/1/92
 PLANNING DIRECTOR DATE

**PRELIMINARY PLAN
 PATAPSCO VALLEY
 BUSINESS CENTER
 PARCELS A-F**

TAX MAP 35 TAX MAP PARCELS 204205
 FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: AUGUST 1, 1992
 SHEET 3 OF 4
 370-17





PARCEL "A"
51.657 AC ±

PARCEL "M" PARKWAY CENTER
ZONED M-2 SECTION I
PLAT # 7586

PARCEL "K" PARKWAY CENTER
ZONED M-2 SECTION I
PLAT #s 7585, 7586 & 7587

PARCEL "D"
51.271 AC ±

PARCEL "E"
30.056 AC ±

PARCEL "F"
24.205 AC ±

LEGEND
--- 25' or greater steep slopes

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Roger S. Hutter 10/1/92
PLANNING DIRECTOR DATE



PRELIMINARY PLAN
PATAPSCO VALLEY BUSINESS CENTER
PARCELS A-F

TAX MAP PARCELS 284, 285
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: AUGUST 11, 1992
SHEET 4 OF 4
9-9-92

FISHER, COLLINS & CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
SUITE 100, 9171 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
TELEPHONE: (301) 461-2855

OWNER
PERGONTEE, INC.
11900 TECH ROAD
SILVER SPRING, MARYLAND
20910-4

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

STATE OF MARYLAND
DEPT. OF FOREST & PARKS
ZONED M-2
PARCEL 909

SHALLOW RUN LTD
PARTNERSHIP
1921/96
ZONED M-2
PARCEL 287

60' RIGHT OF WAY
FOR INGRESS AND EGRESS
TO SHALLOW RUN LTD
PARTNERSHIP PROPERTY