

INTERSTATE 95

PREVIOUS PRELIMINARY PLAN P-87-46

NOTE: NO ACCESS PERMITTED ALONG INTERSTATE 95

TITLE EXCEPTIONS

TITLE REPORT FURNISHED BY ATLANTIC TITLE CO. 36 SOUTH CHARLES ST., BALTIMORE, MARYLAND

TICOR TITLE INSURANCE COMPANY COMMITMENT NUMBER BC-6684. DATE FEBRUARY 5, 1988

The following encumbrances appear to effect the subject property but can not be graphically shown due to a lack of a metes and bounds description:

b.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company, Liber 137 at Folio 106.

c.) Subject to terms and provisions in a right-of-way agreement with Acquilla Wynn, Liber 214 and Folio 307.

The following exceptions refer to Parcel 1-A and Parcel 1-B:

e.) Subject to terms and provisions in an agreement with Atlantic Telephone and Telegraph Company, Liber 86 at Folio 143.

f.) Subject to terms and provisions in a deed to the State of Maryland to the use of the State Roads Commission, Liber 506 at Folio 426.

g.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 89 at Folio 554.

h.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 137 at Folio 104.

i.) Subject to terms and provisions in a right-of-way agreement with Consolidated Gas Electric Light and Power Company, Liber 156 at Folio 289.

j.) Subject to terms and provisions in a right-of-way agreement with Sinclair Refining Company, Liber 173 at Folio 276.

m.) Subject to the rights of others to use of a 20 foot right-of-way referred to in Liber 177 at Folio 110 and in Liber 485 at Folio 529.

n.) Subject to terms and provisions in a deed with the State Roads Commission, Liber 181 at Folio 120.

o.) Subject to terms and provisions in an Inquisition entitled State Roads Commission VS Jacob Zeitman and wife, Liber 501 at Folio 252.

p.) Subject to terms and provisions in a deed with IMG/Pine Associates Limited Partnership, Liber 1743 at Folio 386.

q.) Subject to terms, conditions, and other matters as shown on SRC Plats 5549,5550, 35151, 35150 and 35833.

The following exceptions refer to Parcel 3:

t.) Subject to terms and provisions in a right-of-way agreement with Baltimore Gas and Electric Company, Liber 307 at Folio 175.

v.) Subject to terms, conditions, and other matters as shown on SRC Plat No. 12541.

w.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 89 at Folio 554.

Note: Easement between Troy Hill Business Park Partnership and The Chesapeake and Potomac Telephone Company recorded in 1615 at Folio 39 has been added to the exceptions and does effect Parcel 3.

x.) Subject to terms and provisions in a right-of-way with Consolidated Gas Electric Light and Power Company, Liber 256 at Folio 346.

y.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 137 at Folio 107.

bb.) Subject to the rights of others to use in common with others a right-of-way as recorded in Liber 201 at Folio 56.

cc.) Subject to the rights of others to use in common with others a right-of-way as recorded in Liber 57 at Folio 31.

dd.) Possible rights of J. W. Marriott to use of an existing road, Liber 579 at Folio 672.

ee.) Subject to terms, conditions, and other matters as shown on SCR Plat No. 12541.

Title Report Furnished by Atlantic Title Company 36 South Charles Street, Suite 2301, Charles Center, S. Baltimore, Maryland 21201

Ticor Title Insurance Company Title Commitment No. BC-6684 Dated February 5, 1988.

The following encumbrances appear to effect the subject property but can not be graphically shown due to a lack of a metes and bound description:

gg.) Subject to terms and provisions in a right-of-way agreement to Baltimore Gas and Electric Company recorded in Liber 526 at Folio 629.

OWNER/DEVELOPER

Troy Hill Business Park Partnership  
10270 Columbia Road  
Columbia, Maryland 21046  
(301) 995-8767

CONSULTANTS

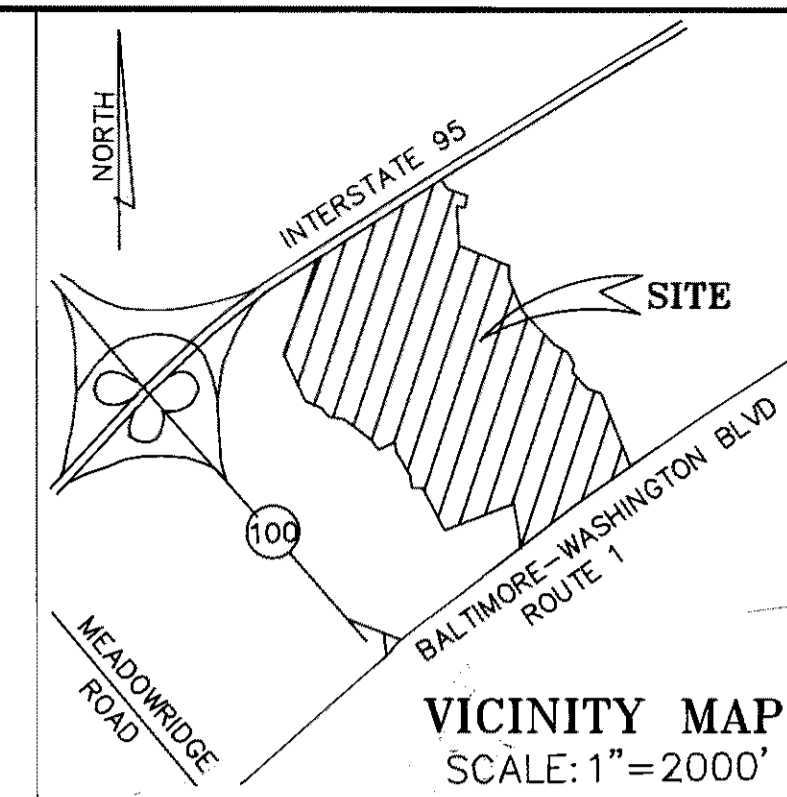
Manekin Corporation  
Land Design/Research, Inc.  
Davis & Carter, P.C.  
Vika, Incorporated  
The Robert Balter Company, Inc.  
Bellomo-McGehee, Inc.  
Steve Clark & Associates, Inc.

Developer  
Master Planner  
Architectural Design Consultants  
Civil Engineer  
Geotechnical Engineer  
Traffic Engineer  
Urban Forester

JEROME J. BUJANOWSKI et al  
L.912 F.319  
ZONE R-12

PROVIDED (AC)	M-1 (20%) REQUIREMENT (AC)
1 1.87995	—
2 6.10862	—
3 4.12680	—
4 6.07191	—
<b>TOTAL 18.251</b>	<b>40.676</b>

OPEN SPACE PROVIDED IS EQUAL TO 8.97% OF THE TOTAL SITE AREA. THE BALANCE OF OPEN SPACE AREA (40.676 - 18.251 = 22.425 AC.) IS TO BE PROVIDED AS LANDSCAPING OF REMAINING PARCELS



VICINITY MAP  
SCALE: 1"=2000'

TITLE EXCEPTIONS (CONT.)

b.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company of Baltimore City recorded in Liber 137 at Folio 106.

c.) Subject to terms and provisions in a right-of-way agreement between Thomas J. Woolridge and wife and Acquilla Wynn, recorded in Liber 214 at Folio 307.

kk.) Subject to terms and provisions in a right-of-way agreement with Baltimore Gas and Electric Company recorded in Liber 526 at Folio 629.

b.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company of Baltimore City recorded in Liber 137 at Folio 106.

GENERAL NOTES

- EXISTING ZONING: M-1(203.1439 AC.) R-12(0.24068 AC.)
- PUBLIC WATER AND SEWER TO BE PROVIDED EACH LOT.
- GROSS AREA OF TRACT: 203.38 AC.

4.) AREA TABULATION

A	258621.23 SQ.FT.	5.93713 AC.	BUILDABLE
J	81890.82 SQ.FT.	1.87995 AC.	OPEN SPACE
B	218793.79 SQ.FT.	5.02281 AC.	BUILDABLE
C	227998.08 SQ.FT.	5.23412 AC.	BUILDABLE
D	22401.45 SQ.FT.	0.514466 AC.	BUILDABLE
2	350308.42 SQ.FT.	8.04197 AC.	OPEN SPACE
E	282915.47 SQ.FT.	6.49485 AC.	BUILDABLE
F	218115.71 SQ.FT.	5.00725 AC.	BUILDABLE
G	242983.15 SQ.FT.	5.57813 AC.	BUILDABLE
H	297465.58 SQ.FT.	6.82887 AC.	BUILDABLE
I	327544.18 SQ.FT.	7.51938 AC.	BUILDABLE
3	179763.32 SQ.FT.	4.12680 AC.	OPEN SPACE
K	249415.55 SQ.FT.	5.72579 AC.	BUILDABLE
L	209081.76 SQ.FT.	4.79986 AC.	BUILDABLE
M	204273.39 SQ.FT.	4.68947 AC.	BUILDABLE
N	254403.50 SQ.FT.	5.84030 AC.	BUILDABLE
O	148266.05 SQ.FT.	3.40372 AC.	BUILDABLE
P	480436.40 SQ.FT.	11.02930 AC.	BUILDABLE
Q	298963.59 SQ.FT.	6.86326 AC.	BUILDABLE
R	305517.72 SQ.FT.	7.01372 AC.	BUILDABLE
S	380193.80 SQ.FT.	8.72805 AC.	BUILDABLE
T	288722.19 SQ.FT.	6.62815 AC.	BUILDABLE
U	366266.76 SQ.FT.	8.40744 AC.	BUILDABLE
4	290628.25 SQ.FT.	6.67191 AC.	OPEN SPACE
V	531795.35 SQ.FT.	12.20634 AC.	BUILDABLE
W	298204.79 SQ.FT.	6.84584 AC.	BUILDABLE
X	286388.06 SQ.FT.	6.57457 AC.	BUILDABLE
Y	664446.00 SQ.FT.	15.25358 AC.	BUILDABLE
TOTAL	8,167,464 SQ.FT.	187.49917 AC.	
ROAD DEDICATION	644,235 SQ.FT.	14.78961 AC.	
RTE#1 DEDICATION	47,707 SQ.FT.	1.09520 AC.	
		GROSS AREA OF TRACT = 203.38 AC.	

\* DOES NOT INCLUDE RTE#1 DEDICATION

SOURCE

AERIAL TOPOGRAPHY BY G&O DATED FEBRUARY 1986  
BOUNDARY SURVEY INFORMATION BY VIKI, INC. DATED FEBRUARY, 1988 AND APRIL 1988.

SETBACKS

- FROM ANY EXTERNAL PUBLIC STREET RIGHT-OF-WAY.....50 FEET EXCEPT FOR FENCES AND PARKING USES.....30 FEET
- FROM ANY INTERNAL PUBLIC STREET RIGHT-OF-WAY.....50 FEET EXCEPT FOR FENCES AND PARKING USES.....10 FEET
- FROM ANY RESIDENTIAL DISTRICT OTHER THAN PUBLIC STREET RIGHT-OF-WAY.....150 FEET

INDEX OF DRAWINGS

COVER SHEET.....1 of 3  
PRELIMINARY PLAN.....2 of 3  
PRELIMINARY PLAN.....3 of 3

TROY HILL CORPORATE CENTER  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=200' JANUARY 1990

TAX MAP No. 37  
PARCELS 1-A, 1-B, 2, 3, 4, 5-A, 5-B, 139 & 540

PRELIMINARY PLAN

TROY HILL CORP. CENTER  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP NO. 37  
PARCELS 1-A, 1-B, 2, 3, 4, 5-A, 5-B, 139 AND 540

VIKA REVISIONS

1ST SUB. 1-31-90  
2ND SUB. 4-20-90  
5th SUB. 8-14-90

DATE: JAN, 1990

DES. E.B. DWN. E.B.

SCALE: 1" = 200'

PROJECT/FILE NO. 5155

SHEET NO. 1 OF 3

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE

P.191  
EASTERN OUTDOOR  
ADVERTISING COMPANY  
L.1161 F.182  
ZONE M-1

P.144  
JAMES LARRY GARMAN, et al  
L.925 F.474  
ZONE: M-1

EDWARD L. BREITSHWERO  
L.619 F.365

JAMES E. COLLINS  
L.1164 F.406

JAMES MCKENEN  
L.197 F.293

NOTE: NO ACCESS PERMITTED ALONG  
US RTE. 1 EXCEPT AT PUBLIC R.O.W.  
INTERSECTIONS

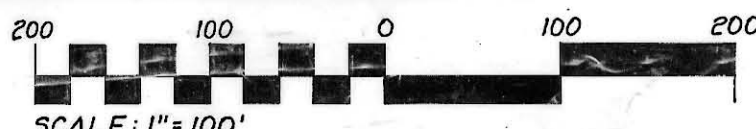
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

D.M.  
1/25/90





PREVIOUS PRELIMINARY PLAN  
P-87-46

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

**ADDITIONAL PROPERTY INFO**

LINE	DIRECTION	DISTANCE
L1	S 71°18'05" E	3.29'
L2	S 75°27'12" E	30.00'
L3	N 22°10'52" W	29.38'
L4	N 75°53'36" E	73.81'
L5	S 73°27'58" E	13.33'
L6	S 55°40'59" W	79.39'
L7	N 34°24'29" W	0.15'
L8	N 57°01'18" E	0.00'
L9	S 56°41'02" W	38.30'
L10	S 50°37'12" W	57.49'
L11	S 50°37'12" W	20.16'
L12	S 56°10'21" W	100.00'
L13	S 33°49'16" E	31.99'
L14	N 34°19'01" W	80.00'
L15	S 30°58'06" W	145.00'
L16	S 79°45'12" E	85.00'
L17	S 84°49'52" E	120.93'
L18	N 34°27'37" E	145.77'
L19	S 14°07'57" W	147.71'
L20	S 24°34'33" E	118.00'
L21	S 12°17'26" W	112.60'
L22	N 34°19'01" W	56.38'
L23	N 34°19'01" W	41.42'
L24	S 34°19'01" E	110.07'
L25	S 34°19'01" E	110.00'
L26	S 34°19'01" E	35.00'
L27	S 55°40'59" W	100.00'
L28	N 34°19'01" W	35.00'
L29	S 34°19'01" E	10.00'
L30	S 84°15'17" E	139.80'
L31	S 18°23'16" E	99.01'
L32	S 38°43'16" E	105.61'
L33	N 87°35'35" W	127.10'
L34	S 27°42'27" E	10.55'
L35	S 34°14'43" E	47.47'
L36	S 30°59'26" E	100.68'
L37	S 00°21'16" W	45.34'
L38	S 57°31'32" E	55.30'
L39	S 48°34'41" E	54.16'
L40	S 21°49'51" E	26.33'
L41	S 12°17'26" W	27.59'
L42	S 58°59'49" E	40.83'
L43	S 35°45'43" E	45.49'
L44	S 03°29'51" E	50.57'
L45	S 17°19'05" W	73.80'
L46	S 10°41'03" E	51.35'
L47	S 33°47'17" E	45.32'
L48	S 83°20'00" E	23.78'
L49	S 27°27'11" E	49.79'
L50	S 83°28'52" E	66.50'
L51	S 86°47'56" E	46.77'
L52	S 76°46'32" E	45.90'
L53	S 78°52'03" E	51.88'
L54	S 30°14'07" E	42.53'
L55	N 89°41'09" E	56.77'
L56	N 85°02'20" E	48.67'
L57	S 83°50'32" E	86.70'
L58	S 74°20'58" E	37.33'
L59	S 58°48'26" E	45.50'
L60	N 83°19'26" E	38.57'
L61	S 71°18'05" E	3.29'
L62	N 74°17'59" W	125.00'
L63	S 74°06'08" E	125.00'
L64	S 04°05'57" E	67.50'
L65	N 47°45'37" E	152.07'
L66	N 57°05'28" E	153.04'
L67	N 28°11'25" W	48.92'
L68	N 68°02'27" W	70.09'
L69	N 65°31'35" W	75.01'
L70	N 55°09'44" W	47.69'
L71	N 67°24'18" W	62.45'
L72	N 82°52'52" W	42.59'
L73	N 51°05'38" W	57.82'
L74	N 58°40'24" W	42.39'
L75	N 47°19'16" W	40.36'
L76	N 63°29'40" W	55.16'
L77	N 57°15'17" W	47.30'
L78	N 66°49'20" W	49.99'
L79	N 31°39'50" W	53.69'
L80	N 31°03'30" W	81.76'
L81	N 68°57'27" W	58.17'
L82	N 50°54'35" W	36.09'
L83	N 02°39'58" W	124.81'
L84	N 10°15'00" W	21.54'
L85	N 28°34'44" W	20.86'
L86	N 33°02'02" W	37.58'
L87	N 37°07'41" W	50.58'
L88	N 36°07'39" W	50.70'
L89	N 19°56'45" W	52.95'
L90	N 11°10'26" W	52.57'
L91	N 00°08'23" W	44.82'
L92	S 84°25'08" W	95.40'
L93	N 17°09'11" W	33.12'
L94	N 20°45'56" W	51.32'
L95	N 20°54'48" W	68.10'
L96	N 24°35'53" W	53.44'
L97	N 45°29'20" W	42.71'
L98	N 29°48'15" W	43.80'
L99	N 39°37'18" W	130.08'
L100	N 17°00'17" W	55.21'
L101	N 19°55'52" W	36.93'
L102	N 43°32'25" W	53.90'
L103	S 27°41'56" E	122.29'



P 562  
J.W. MARRIOTT, JR.  
L.579 F.672  
ZONE M-1

P 336  
J.H. STRUCK et al  
L.200 F.545  
L.292 F.178  
ZONE M-1

P 190  
W.R. BEALMEAR et al  
L.166 F.567  
ZONE M-1

**LEGEND**

	EX. TREE LINE
	EX. SANITARY SEWER
	EX. CONTOUR
	EX. WATER MAIN
	EX. GAS MAIN
	EX. EDGE OF PAVEMENT
	EX. RIGHT OF WAY
	EX. PROPERTY LINE
	SITE BOUNDARY LINE
	SLOPE EXCEEDING 25%
	8" S.S.
	24" RCP
	24" RCP
	81.76"
	12" W
	L30

PROPERTY LINE REFERENCE L30

P 144  
JAMES LARRY GARMAN, et al  
L.925 F.474  
ZONE M-1

GEORGE N. DICK  
L.444 F.378

EDWARD L. BREITSHWERT  
L.619 F.365

JAMES MCKENEN  
L.197 F.293

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.98'	35.00'	49.50'	S 79°19'01" E	90°00'00"
C2	35.00'	54.98'	35.00'	49.50'	N 10°40'59" E	90°00'00"
C3	35.00'	56.07'	38.24'	51.64'	S 81°50'54" E	95°03'47"
C4	35.00'	51.89'	32.04'	47.26'	N 08°09'05" E	84°58'13"
C5	1350.00'	62.80'	31.41'	62.79'	S 54°06'34" E	02°39'55"
C6	35.00'	55.12'	35.14'	49.60'	N 10°19'30" W	90°14'03"
C7	35.00'	51.68'	31.85'	47.11'	S 76°52'15" W	84°36'05"
C8	11219.15'	68.17'	34.09'	68.17'	N 57°02'55" E	00°20'53"

NOTE: NO DIRECT ACCESS  
PERMITTED ALONG US RTE. 1  
EXCEPT AT PUBLIC R.O.W.  
INTERSECTIONS

JAMES E. COLLINS  
L.1164 F.406

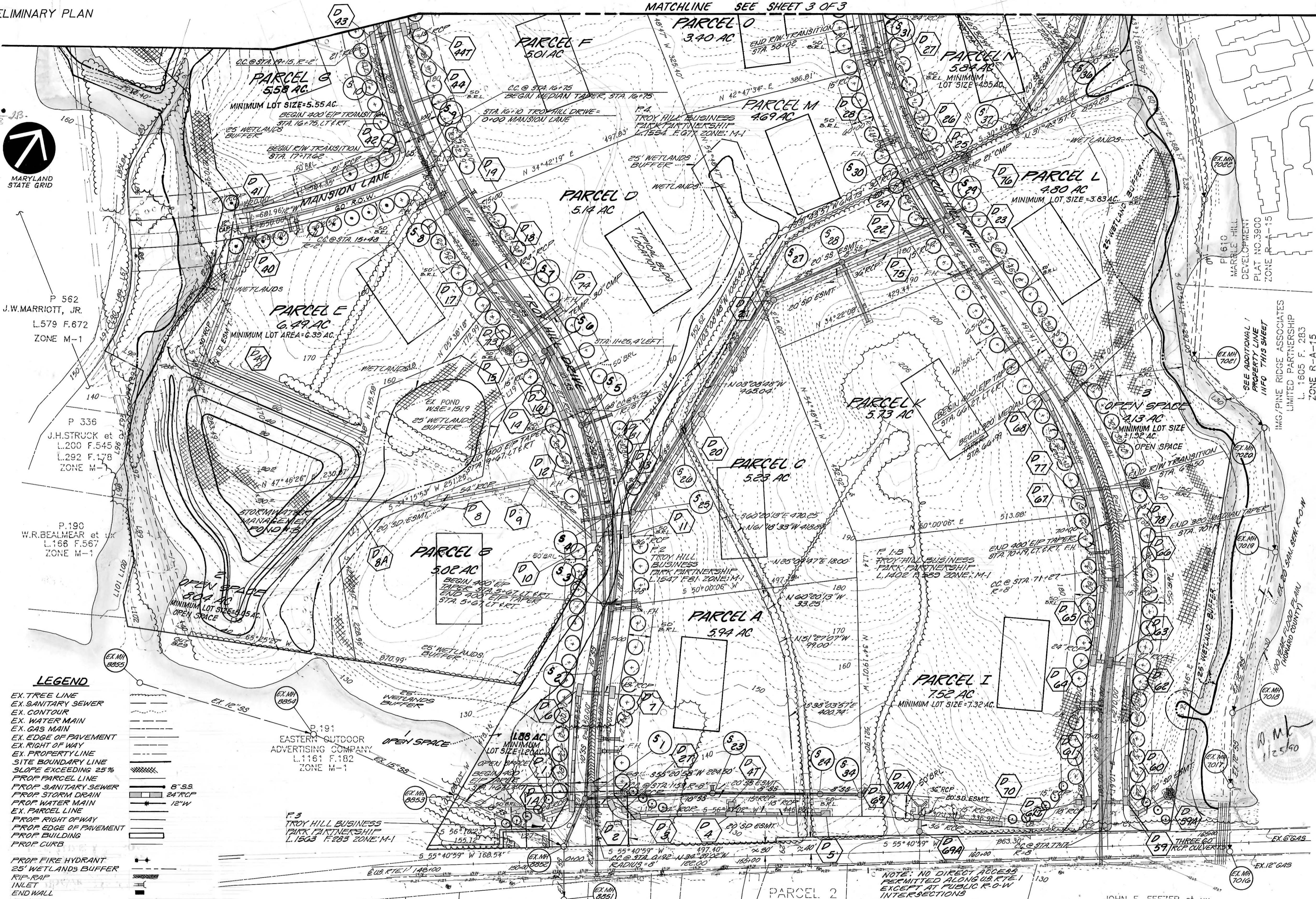
JOHN F. FEEZER et ux  
L. 394 F.529

BALTIMORE - WASHINGTON BOULEVARD

U.S. ROUTE 1

10.5.90

MATCHLINE SEE SHEET 3 OF 3



VIKA INCORPORATED  
8200 GREENSBORO DRIVE  
MCLEAN, VIRGINIA 22102  
703-442-7800



ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS  
MCLEAN, VA

**PRELIMINARY PLAN**

TROY HILL CORP. CENTER  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP NO. 37  
PARCELS 1-A, 1-B, 2, 3, 4, 5, 5-A, 5-B, 139 AND 540

VIKA REVISIONS

1st SUB 1-31-90
2nd SUB 4-20-90

DATE JAN, 1990  
DES. E.B. DWN. E.B.  
SCALE 1"=100'  
PROJECT/FILE NO. 5155  
SHEET NO. 2 OF 3





PREVIOUS PRELIMINARY PLAN  
P-87-46

MARYLAND  
STATE GRID

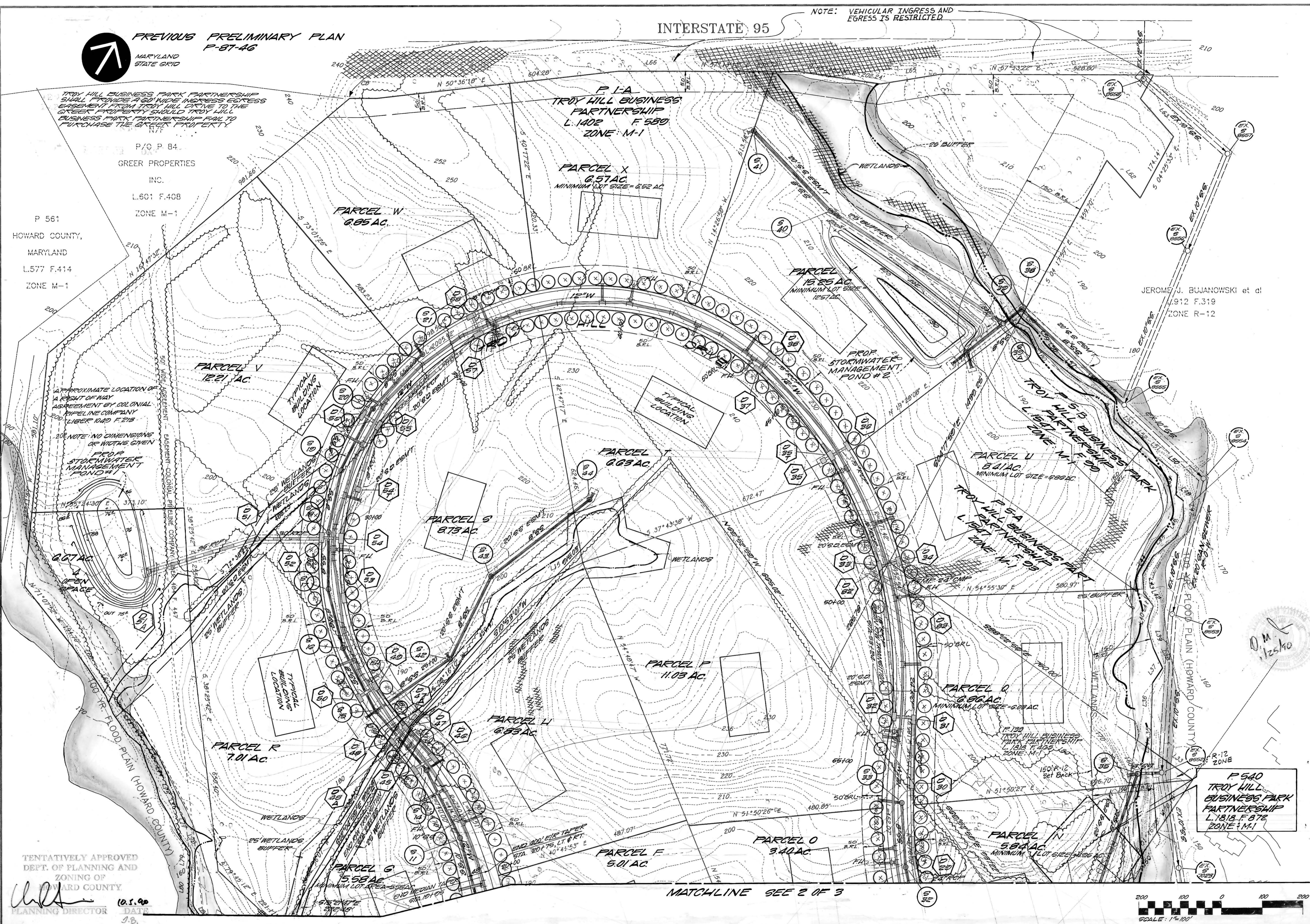
INTERSTATE 95

NOTE: VEHICULAR INGRESS AND  
EGRESS IS RESTRICTED

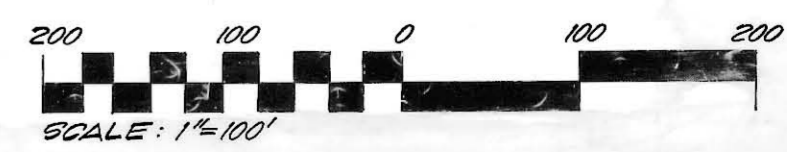
TROY HILL BUSINESS PARK PARTNERSHIP  
SHALL PROVIDE A GRADING EGRESS  
EASEMENT FROM TROY HILL TO THE  
GREER PROPERTY SHOULD TROY HILL  
BUSINESS PARK PARTNERSHIP FAIL TO  
PURCHASE THE GREER PROPERTY

P/O P 84  
GREER PROPERTIES  
INC.  
L.601 F.408  
ZONE M-1  
P 561  
HOWARD COUNTY,  
MARYLAND  
L.577 F.414  
ZONE M-1

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE  
J.B.



MATCHLINE SEE 2 OF 3



VIKA INCORPORATED  
8200 GREENSBORO DRIVE  
SUITE 400  
MCLEAN, VIRGINIA 22102  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS  
GATHERSBURG, MD  
MCLEAN, VA

PRELIMINARY PLAN

TROY HILL CORP. CENTER  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP NO. 37  
PARCELS 1-A, 1-B, 2, 3, 4, 5, 5-A, 5-B, 139 AND 540

VIKA REVISIONS

1ST SUB.	1-31-90
2ND SUB.	4-20-90
516 SUB.	8-14-90

DATE	JAN. 1990
DES.	EB
DWN.	K.K.
SCALE	1"=100'
PROJECT/FILE NO.	5155
SHEET NO.	3 OF 3

D.M.  
1/25/90