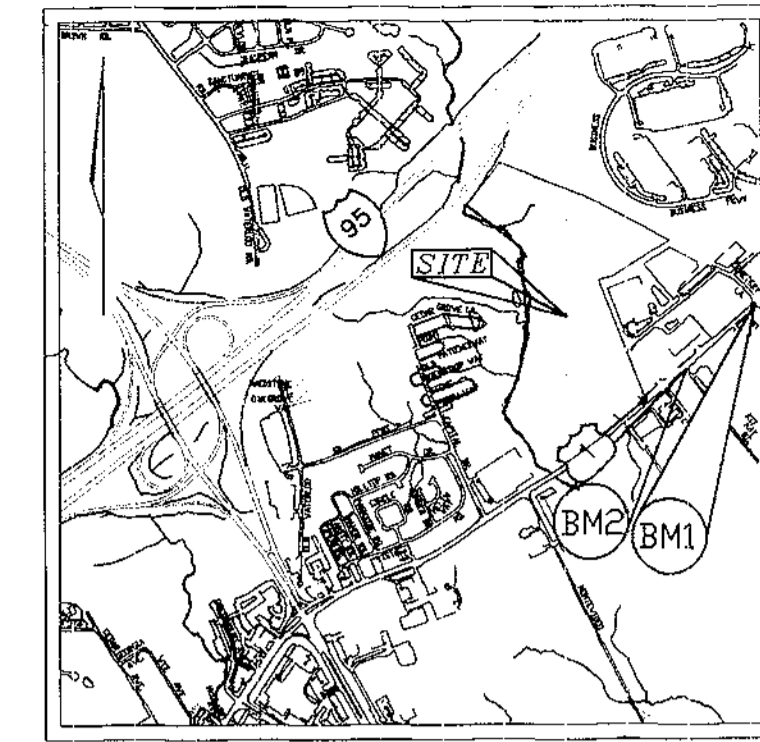


No.	Northing	Easting
1	549728.52	1375730.42
2	544829.48	1373733.20
3	544818.59	1373602.26
4	544990.33	1373421.16
5	545131.50	1373390.80
6	545369.14	1373540.94
7	545847.02	1373657.41
8	546779.04	1373587.79
9	547227.73	1373023.33
10	547882.96	1373508.26
11	548014.96	1373598.01
12	548023.12	1373602.84
13	547547.96	1373660.15
14	547324.50	1374248.46
15	546857.05	1375133.02
16	546482.62	1374544.50
17	546482.45	1374397.40
18	550493.44	1376741.17
19	550080.18	1376244.97

BENCHMARKS
 BM1 - 43B2 N. 551655.009', E. 1378176.941'
 BM2 - 43B2 N. 550601.593', E. 1376866.047'



VICINITY MAP
 SCALE: 1"=2000'

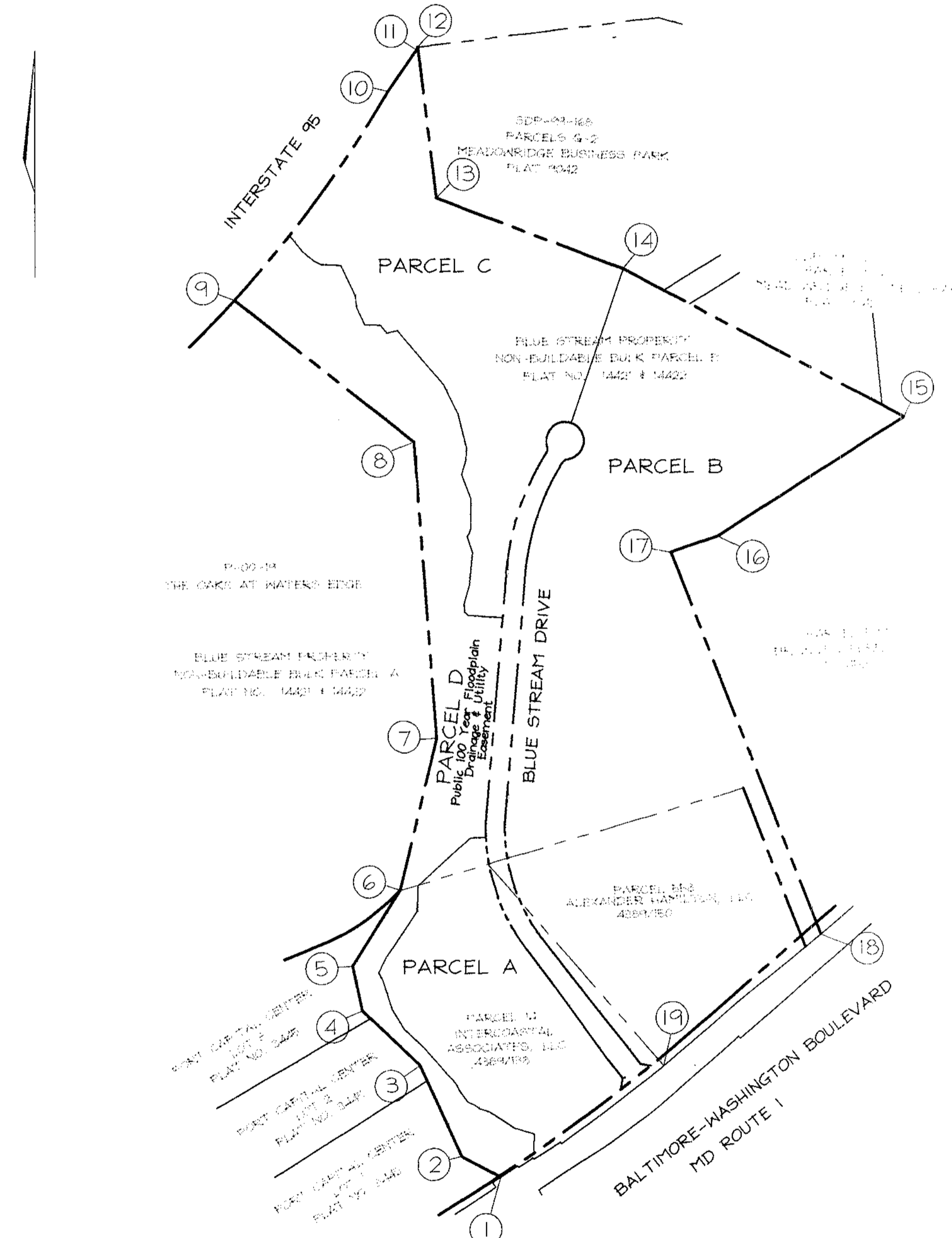
PRELIMINARY PLAN BLUE STREAM CORPORATE CENTER

SITE DATA

LOCATION: TAX MAP 43 BLOCK 5 PARCELS 14, P/O 5, & 558
 1ST ELECTION DISTRICT
 EXISTING ZONING: M-1
 GROSS AREA OF PROPERTY: 76.38 AC.
 FLOODPLAIN AREA: 9.74 AC.
 AREA OF STEEP SLOPES: 1.19 AC.
 NET AREA OF PROPERTY: 65.45 AC.
 AREA OF PROPOSED PUBLIC RIGHT-OF-WAY: BLUE STREAM DRIVE: 3.25 AC.
 PROPOSED RTE 1 WIDENING: 0.71 AC.
 TOTAL: 3.96 AC.

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L.4384 / F.156, L.4384 / F.150, L.4384/138.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED FEBRUARY, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1988.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING H.O. CO. GEODETIC CONTROL STATIONS: 43B2 & 43B6.
- WATER AND SEWER FOR THIS PROJECT TO TIE TO A PUBLIC SYSTEM. EXISTING WATER CONTRACT NUMBER 36-W45. EXISTING SEWER CONTRACT NUMBER 544-S.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE PROPOSED PUBLIC ROAD AND FUTURE DEVELOPMENT OF PARCELS B & C WITH THIS SUBMISSION. STORMWATER MANAGEMENT FOR PARCEL A WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE OF THAT PARCEL. STORMWATER MANAGEMENT FACILITY # 1 TO BE UNDERGROUND 2YR. & 10YR. DETENTION. WATER QUALITY BY STORMCEPTOR. PRIVATELY OWNED AND MAINTAINED. STORMWATER MANAGEMENT FACILITY # 2 TO BE A WET POND WITH 2YR. & 10YR. DETENTION. PRIVATELY OWNED AND JOINTLY MAINTAINED.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000.
- FLOODPLAIN SHOWN ONSITE IS BASED ON HOWARD COUNTY FLOODPLAIN STUDY D-1084, DEEP RUN FLOODPLAIN STUDY DATED JANUARY, 1997.
- FOREST STAND DELINEATION PLAN PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998. FOREST CONSERVATION PLAN PREPARED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000.
- AFO TRAFFIC STUDY AND CHAPTER 5 STUDY PREPARED BY THE TRAFFIC GROUP DATED NOVEMBER 16, 1998 AND APPROVED UNDER S-99-08.
- A NOISE STUDY IS NOT REQUIRED FOR THIS COMMERCIAL DEVELOPMENT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - PUBLIC STREET TREES WILL BE PROVIDED AT THE FINAL PLAN STAGE.
 - PERIMETER LANDSCAPING, STORMWATER MANAGEMENT SCREENING AND OTHER INTERNAL LANDSCAPING TO BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- STREET LIGHTING IS REQUIRED FOR THE PROPOSED PUBLIC ROAD.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- STORMWATER FACILITIES 1 & 2 SHOWN ON THIS PLAN ARE APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES SIZE AND SHAPE ARE SUBJECT TO FINAL DESIGN COMPUTATIONS AND MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY ENGINEERING CONSULTING SERVICES DATED APRIL, 2000.
- THIS PLAN IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.16(a)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN WETLANDS BUFFERS AND STREAM BUFFERS, SUBJECT TO THE FOLLOWING CONDITIONS:
 - IDENTIFY THE 4 WETLAND AREAS ON THE SKETCH PLAN USING THE NUMERICAL DESIGNATIONS FROM THE MDE PERMIT.
 - ADD THE MDE NON-TIDAL WETLANDS # 98NT-0522 TO THE SKETCH PLAN AND FUTURE SUBMISSIONS.
 - IF MITIGATION IS REQUIRED BY MDE, THE MITIGATION SHOULD OCCUR IN THE PROPOSED POND.
- PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, WP-99-80, F-00-126 - PLAN NO. 14421 & 14422.
- PROPOSED ROAD 'A' IS CLASSIFIED AS A MAJOR COLLECTOR: 60' RIGHT OF WAY, 38' PAVING AND 40 MPH DESIGN SPEED.
- PROPOSED ROUTE 1 IMPROVEMENTS IN ACCORDANCE WITH SHA CONTRACT NO. 7618176.
- REFERENCE MARYLAND DEPARTMENT OF ENVIRONMENT NON-TIDAL WETLANDS # 98-NT-0522.



LOCATION MAP
 SCALE: 1"=300'

SYMBOL	NAME	DESCRIPTION	SOIL GROUP
EVC	EVESHORE	LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
EVB3	EVESHORE	LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
CEB3	COMUS	SILT LOAM, 5 TO 8 PERCENT SLOPES	B
FEA	FEESHORE	LOAM, 10 TO 15 PERCENT SLOPES	B
MFA	MONTA	TO AND CLAY, HEAVY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	B
MFA	MONTA	TO AND CLAY, HEAVY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	B
SFO2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SFC2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SLE	SANDY AND CLAYEY	AND MODERATELY STEEP	B
FEA	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES	B
SFB2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SUB2	SUNNYSIDE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SO2	SUNNYSIDE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SFB2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SFC2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SFC2	SASSAFRAS	GRAVELY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SC2	SANDY AND CLAYEY	AND MODERATELY SLOPING	B
CE	GRAVELY SAND	AND MODERATELY SLOPING	B
NE2	NEESHORE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
RUB2	RUNFORD	LOAMY SAND, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
RU2	RUNFORD	LOAMY SAND, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
BE3	BEESHORE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BE3	BEESHORE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BH3	BEESHORE	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BEA	BEESHORE	SANDY LOAM, 10 TO 15 PERCENT SLOPES	C
CI2	CHILLUM	GRAVELY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
CI3	CHILLUM	GRAVELY SAND, 10 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
CH2	CHILLUM	GRAVELY SAND, 10 TO 15 PERCENT SLOPES	C
CH2	CHILLUM	GRAVELY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
LEC2	LEEDS	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
LI3	LILA	LOAM, 10 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
KFC2	KENTON	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
WFB2	WADDINGTON	SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
WFB2	WADDINGTON	SANDY LOAM, 10 TO 15 PERCENT SLOPES	D
WFB	WADDINGTON	SANDY LOAM	D

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature] 12/13/00
 PLANNING DIRECTOR DATE

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	PRELIMINARY PLAN
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	FOREST CONSERVATION PLAN
SHEET 5	FOREST CONSERVATION PLAN

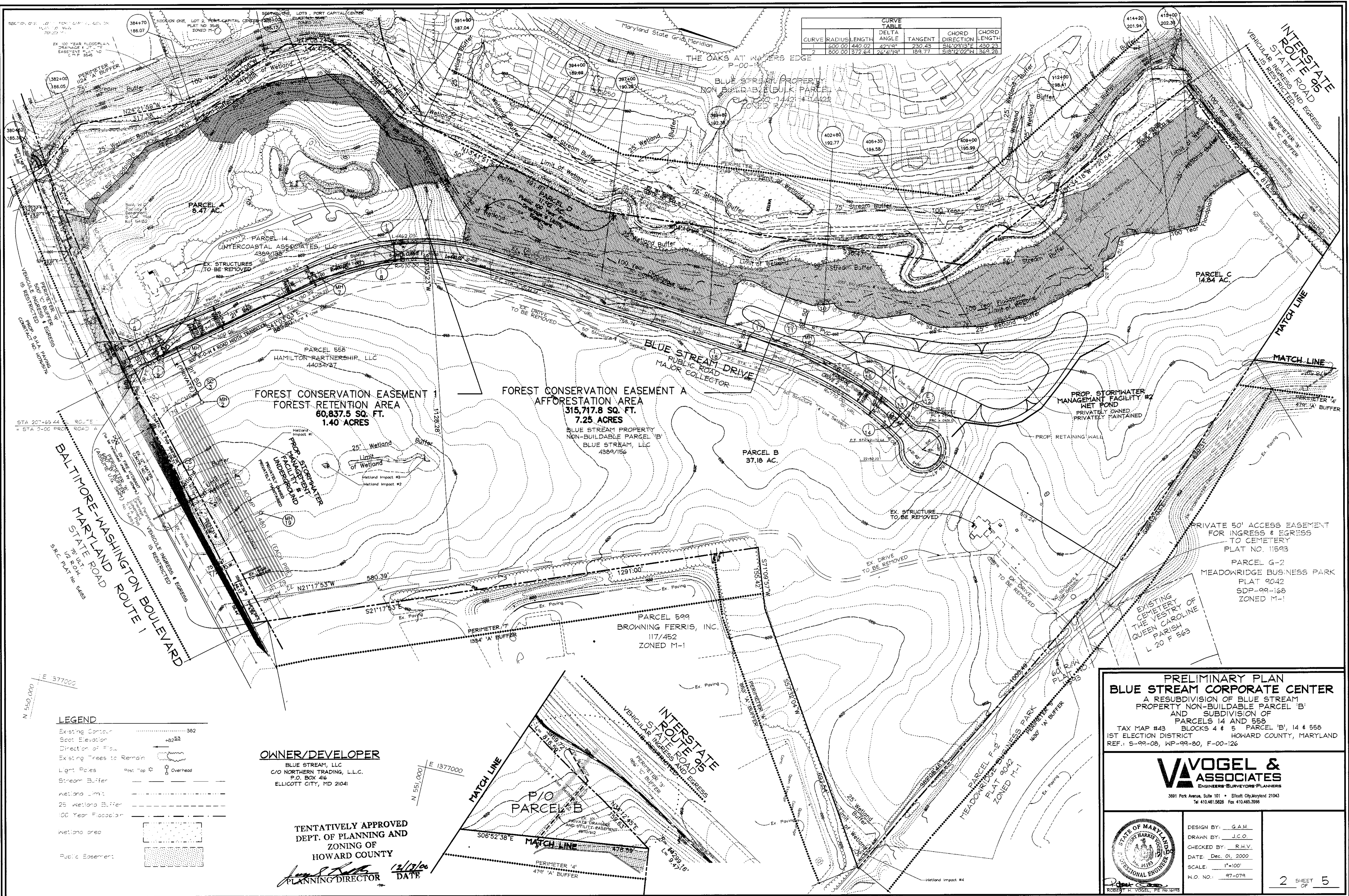
OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O NORTHERN TRADING, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041

TITLE SHEET
BLUE STREAM CORPORATE CENTER
 A RESUBDIVISION OF BLUE STREAM
 PROPERTY NON-BUILDABLE PARCEL 'B'
 AND SUBDIVISION OF
 PARCELS 14 AND 558
 TAX MAP #43 BLOCKS 4 & 5 PARCEL 'B', 14 & 558
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-99-08, WP-99-80, F-00-126

VOGEL & ASSOCIATES
 ENGINEERS/SURVEYORS/PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5528 Fax 410.465.3906

DESIGN BY: G.A.H.	1
DRAWN BY: J.C.O.	5
CHECKED BY: R.H.V.	
DATE: Dec. 01, 2000	
SCALE: AS SHOWN	
W.O. NO.: 97-079	

1 SHEET OF 5



LEGEND

- Existing Contour: -362
- Spot Elevation: +82.53
- Direction of Flow: (arrow symbol)
- Existing Trees to Remain: (tree symbol)
- Light Poles: Post Top (circle with cross), Overhead (circle with dot)
- Stream Buffer: (dashed line)
- Wetland Limit: (dotted line)
- 25 Wetland Buffer: (dash-dot line)
- 100 Year Floodplain: (stippled area)
- Wetland area: (cross-hatched area)
- Public Easement: (diagonal hatched area)

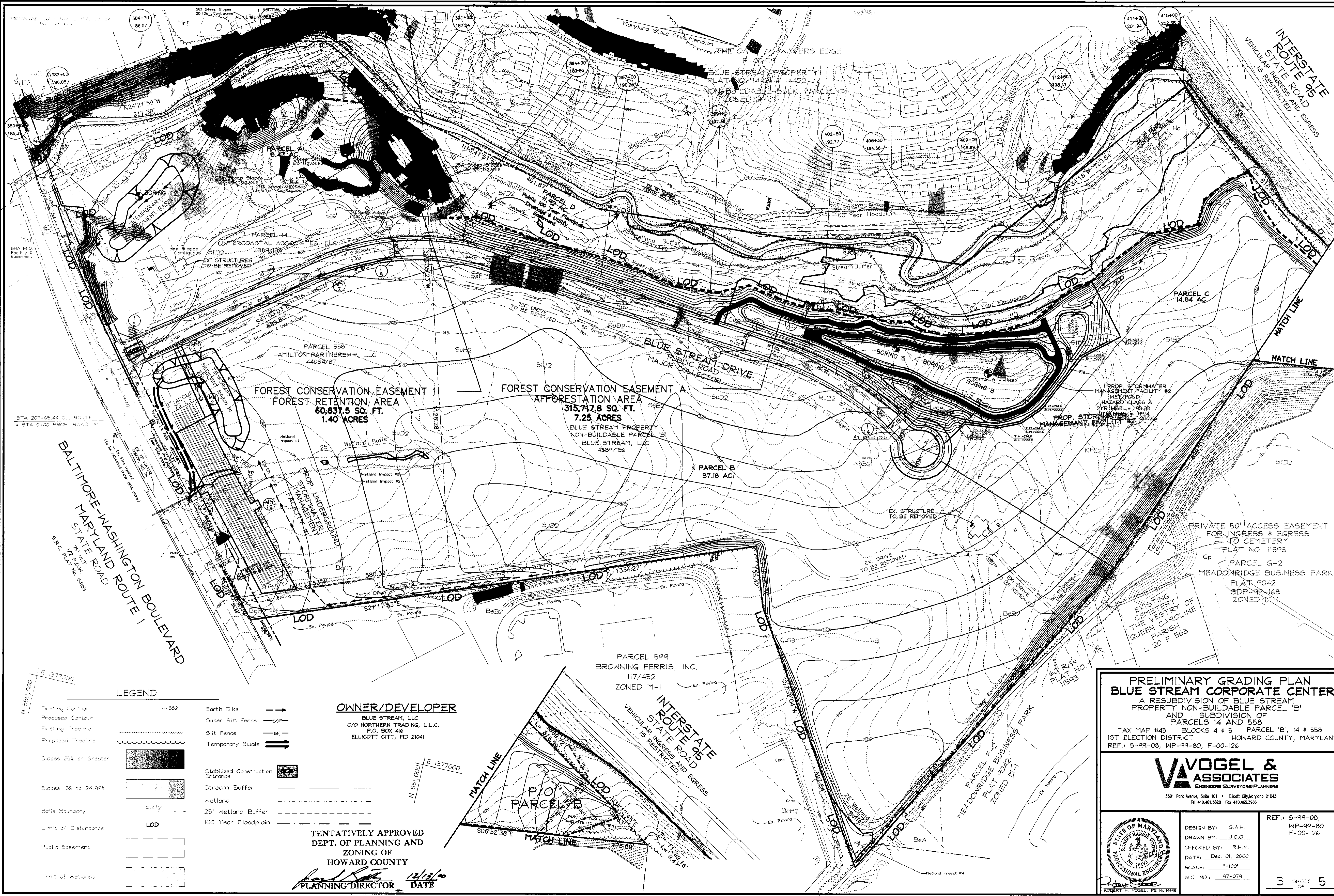
OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O NORTHERN TRADING, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE 12/13/06

PRELIMINARY PLAN
BLUE STREAM CORPORATE CENTER
 A RESUBDIVISION OF BLUE STREAM
 PROPERTY NON-BUILDABLE PARCEL 'B'
 AND SUBDIVISION OF
 PARCELS 14 AND 558
 TAX MAP #43 BLOCKS 4 & 5 PARCEL 'B', 14 & 558
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-99-08, WP-99-80, F-00-126

VAVOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel: 410.461.5628 Fax: 410.465.3696

	DESIGN BY: G.A.H.	2 SHEET OF 5 P-00-20
	DRAWN BY: J.C.O.	
	CHECKED BY: R.H.V.	
	DATE: Dec. 01, 2006	
	SCALE: 1"=100'	
W.O. NO.: 97-079		



LEGEND

- | | | | |
|-----------------------|----------|----------------------------------|--------|
| Existing Contour |362 | Earth Dike | ==> |
| Proposed Contour |362 | Super Silt Fence | ==SF== |
| Existing Tree-line | | Silt Fence | ==SF== |
| Proposed Tree-line | | Temporary Swale | ==> |
| Slopes 25% or Greater | █ | Stabilized Construction Entrance | █ |
| Slopes 5% to 24.9% | █ | Stream Buffer | --- |
| Soils Boundary | --- | Wetland | |
| Limit of Disturbance | LOD | 25' Wetland Buffer | ----- |
| Public Easement | --- | 100 Year Floodplain | ----- |
| Limit of Wetlands | --- | | |

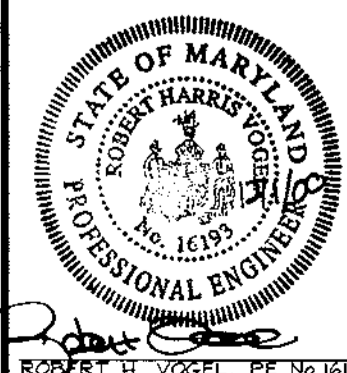
OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O NORTHERN TRADING, L.L.C.
 P.O. BOX 416
 ELLICOTT CITY, MD 21041

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* DATE 12/13/00

PRELIMINARY GRADING PLAN
BLUE STREAM CORPORATE CENTER
 A RESUBDIVISION OF BLUE STREAM
 PROPERTY NON-BUILDABLE PARCEL 'B'
 AND SUBDIVISION OF
 PARCELS 14 AND 558
 TAX MAP #43 BLOCKS 4 & 5 PARCEL 'B', 14 & 558
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-99-08, WP-99-80, F-00-126

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS

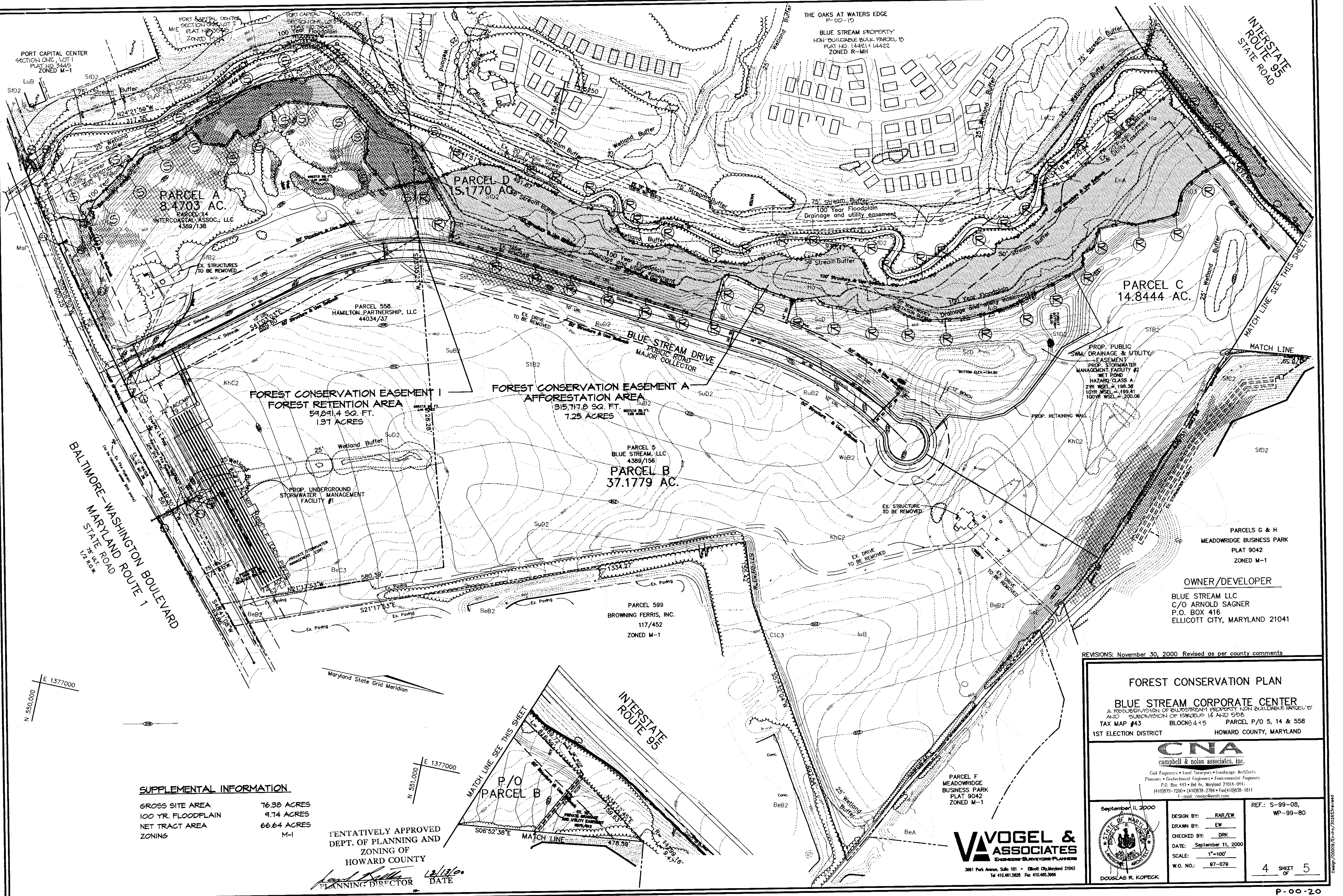
3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.9828 Fax 410.465.3966



DESIGN BY: G.A.H.
 DRAWN BY: J.C.O.
 CHECKED BY: R.H.V.
 DATE: Dec. 01, 2000
 SCALE: 1"=100'
 W.O. NO.: 97-079

REF.: S-99-08,
 WP-99-80
 F-00-126

3 SHEET OF 5



PORT CAPITAL CENTER
SECTION ONE, LOT 1
PLAT NO. 9445
ZONED M-1

PARCEL A
8.4703 AC.
PARCEL 14
INTERCOASTAL ASSOC., LLC
4389/138

PARCEL D
15.1770 AC

PARCEL 558
HAMILTON PARTNERSHIP, LLC
44034/37

PARCEL C
14.8444 AC.

FOREST CONSERVATION EASEMENT I
FOREST RETENTION AREA
59,891.4 SQ. FT.
1.37 ACRES

FOREST CONSERVATION EASEMENT A
AFFORESTATION AREA
315,117.8 SQ. FT.
7.25 ACRES

PARCEL 5
BLUE STREAM, LLC
4389/156
PARCEL B
37.1779 AC.

PARCEL 599
BROWNING FERRIS, INC.
117/452
ZONED M-1

PARCELS G & H
MEADOWRIDGE BUSINESS PARK
PLAT 9042
ZONED M-1

OWNER/DEVELOPER
BLUE STREAM LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041

BALTIMORE-WASHINGTON BOULEVARD
MARYLAND ROUTE 7
76 U.S.
1/2 R.O.W.

INTERSTATE 95
STATE ROAD

INTERSTATE 95

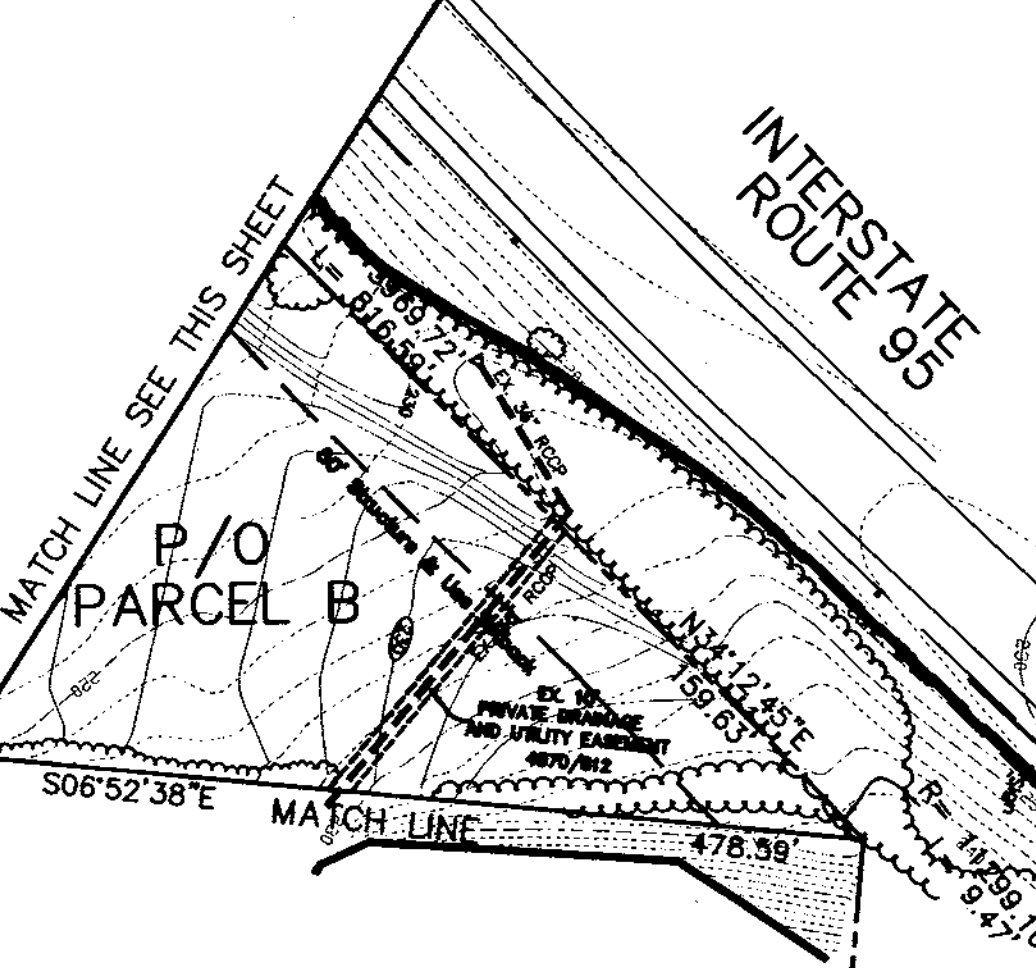
N 550,000
E 1377000

Maryland State Grid Meridian

N 551,000
E 1377000

SUPPLEMENTAL INFORMATION
GROSS SITE AREA 76.38 ACRES
100 YR. FLOODPLAIN 9.74 ACRES
NET TRACT AREA 66.64 ACRES
ZONING M-1

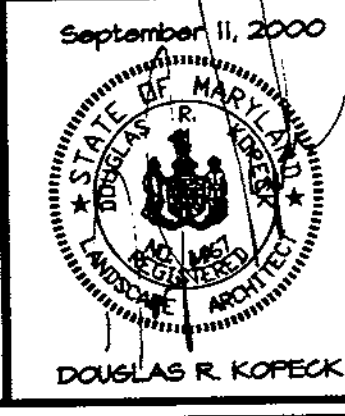
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
David K. Miller
PLANNING DIRECTOR
DATE 12/13/00



REVISIONS: November 30, 2000 Revised as per county comments

FOREST CONSERVATION PLAN
BLUE STREAM CORPORATE CENTER
A RESUBDIVISION OF BLUESTREAM PROPERTY NON-BUILDABLE PARCEL 14
AND SUBDIVISION OF PARCELS 14 AND 558
TAX MAP #43 BLOCKS 4 & 5 PARCEL P/O 5, 14 & 558
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CNA
campbell & nolan associates, inc.
Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
P.O. Box 411 • Bel Air, Maryland 21014-0411
(410)879-7200 • (410)838-2784 • Fax (410)838-1811
E-mail: cnacna@earthlink.com



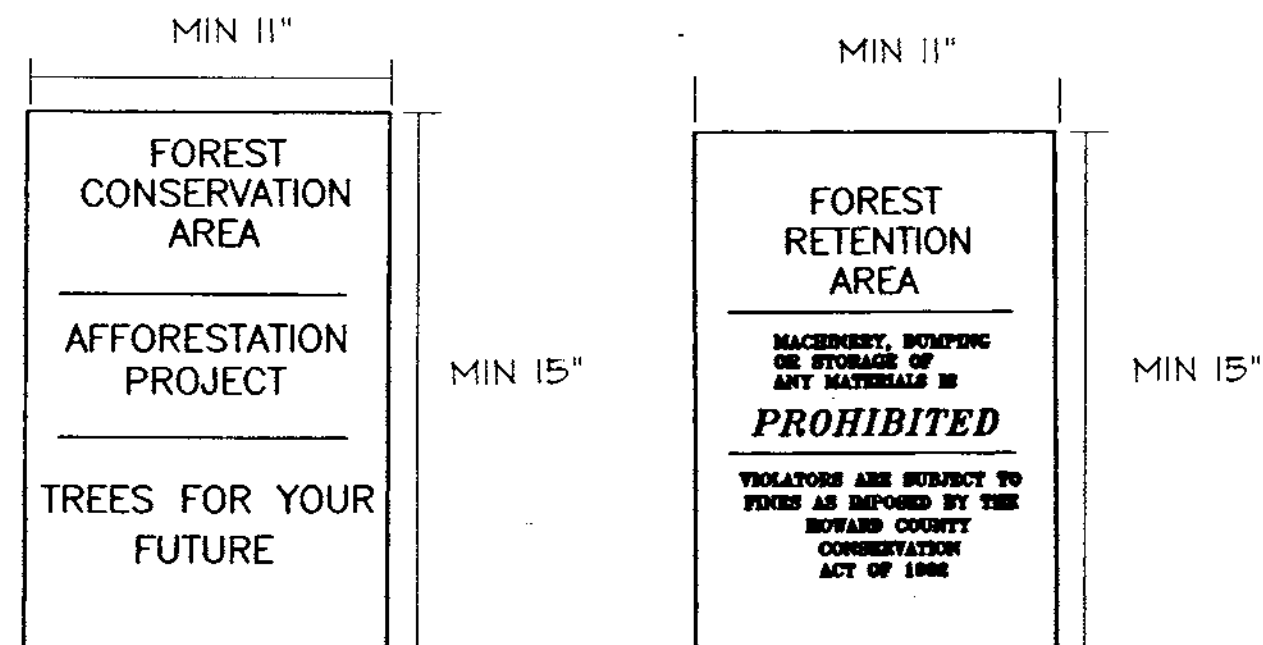
DESIGN BY: RAR/EW
DRAWN BY: EW
CHECKED BY: DRK
DATE: September 11, 2000
SCALE: 1"=100'
W.O. NO.: 97-079

REF.: S-99-08,
WP-99-80

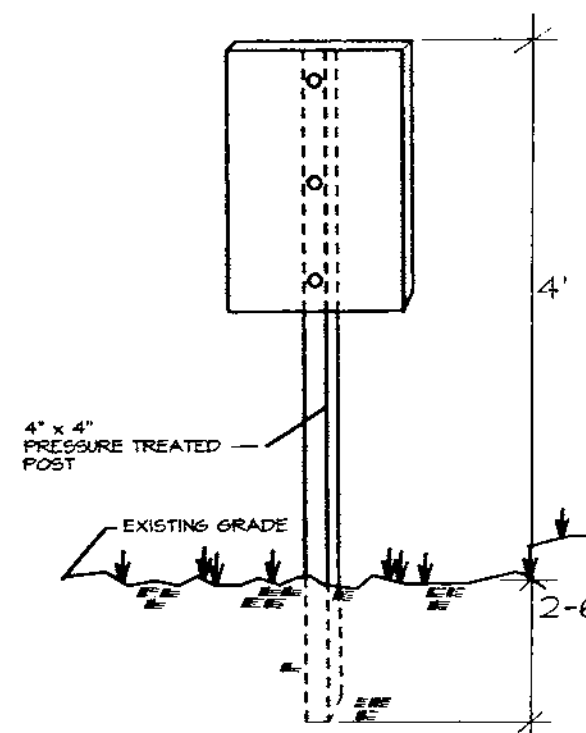
4 SHEET OF 5

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS
3881 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3066

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Evc	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
EVB	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES	B
EnA	ELLSBORO LOAM, 0 TO 3 PERCENT SLOPES	B
MfE	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	B
MfF	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	B
SfD2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B
SfE	SASSAFRAS SOIL, 15 TO 40 PERCENT SLOPES	B
SfB2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SuB2	SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SuD2	SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SfB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SfC2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SfD2	SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	B
Gp	GRAVEL PITS & QUARRIES	B
NcC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
RuB2	RUNFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
RuD2	RUNFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
BeC3	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
BeA2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
BeA	BELTSVILLE SILT LOAM, 0 TO 1 PERCENT SLOPES	C
ChD2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
ChC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES	C
ChC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
LkC2	LESCORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
LuB	LUKA LOAM, 15 TO 30 PERCENT SLOPES, SEVERELY ERODED	C
KhC2	KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
WoB2	WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D
Hs	HATBORO SILT LOAM	D



FOREST RETENTION & AFFORESTATION SIGN DETAIL



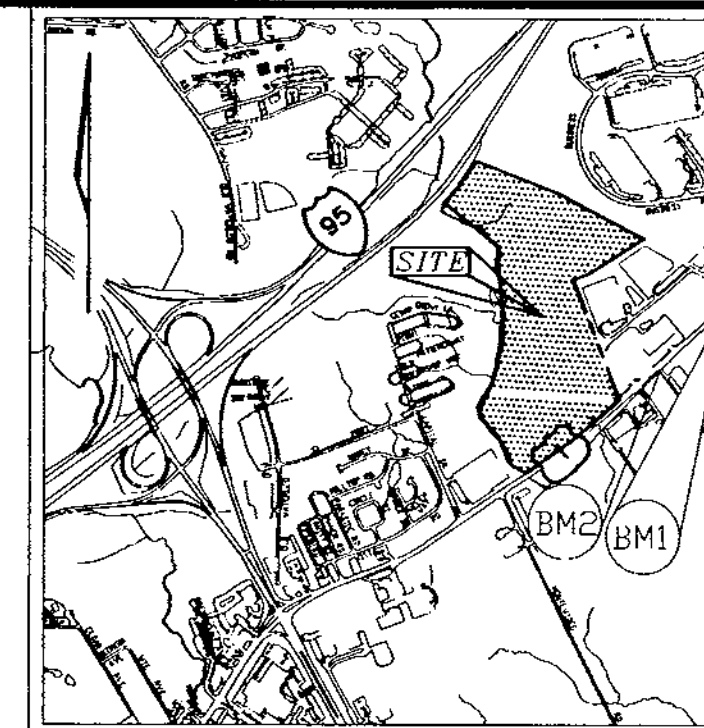
FOREST CONSERVATION REQUIREMENTS

FOREST RETENTION: 1.37 ACRES
 AFFORESTATION REQUIRED: 12.54 ACRES
 AFFORESTATION SHOWN: 7.25 ACRES

NOTE: THE ADDITIONAL 5.29 ACRES OF REFORESTATION WILL BE ACCOMPLISHED THROUGH PURCHASE OF REFORESTATION CREDIT FROM THE HOWARD COUNTY APPROVED, WINKLER FOREST CONSERVATION BANK

AFFORESTATION REQUIREMENTS:
 12.54 ACRES or 546,242.4 SF
 1" Caliper trees or (200 Trees per acre)
 Hardwood Seedlings or (350 whips per acre)
 Seedlings (100 seedlings per acre)

AFFORESTATION PROVIDED:
 7.25 ACRES or 315,810 SF
 1" Caliper trees 840 @ 200 Trees per acre
 Seedlings - with tree shelters 100 @ 350 whips per acre
 Seedlings 735 @ 100 seedlings per acre



VICINITY MAP SCALE: 1"=2000'

ACRES (1/10 acre)	76.38 ACRES
NET TRACT AREA	9.74 ACRES
AREA WITHIN 100 YEAR FLOODPLAIN	0.00 ACRES
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (If applicable)	66.64 ACRES
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/1/0, I) M-1	M-1

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	66.64 ACRES
B. REFORESTATION THRESHOLD (15% X A)	10.00 ACRES
C. AFFORESTATION MINIMUM (15% X A)	10.00 ACRES
D. EXISTING FOREST ON NET TRACT AREA	5.28 ACRES
E. FOREST AREAS TO BE CLEARED	3.91 ACRES
F. FOREST AREAS TO BE RETAINED	1.37 ACRES

1. REFORESTATION

If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest is proposed, reforestation requirements may apply.

GO TO SECTION IV

If existing forests exceed the afforestation minimum (if D equals or is more than C), and clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.

2. AFFORESTATION

If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.

GO TO SECTION V

A. NET TRACT AREA	66.64 ACRES
B. AFFORESTATION THRESHOLD (15% X A)	10.00 ACRES
C. EXISTING FOREST ON NET TRACT AREA	5.28 ACRES
D. FOREST AREA TO BE CLEARED	3.91 ACRES
E. FOREST AREAS TO BE RETAINED	1.37 ACRES

SELECT THE ALTERNATIVE THAT APPLIES:

1. NO CLEARING BELOW THE MINIMUM

If existing forests are less than the afforestation minimum (if D is less than C) and no clearing is proposed, the following calculations apply:

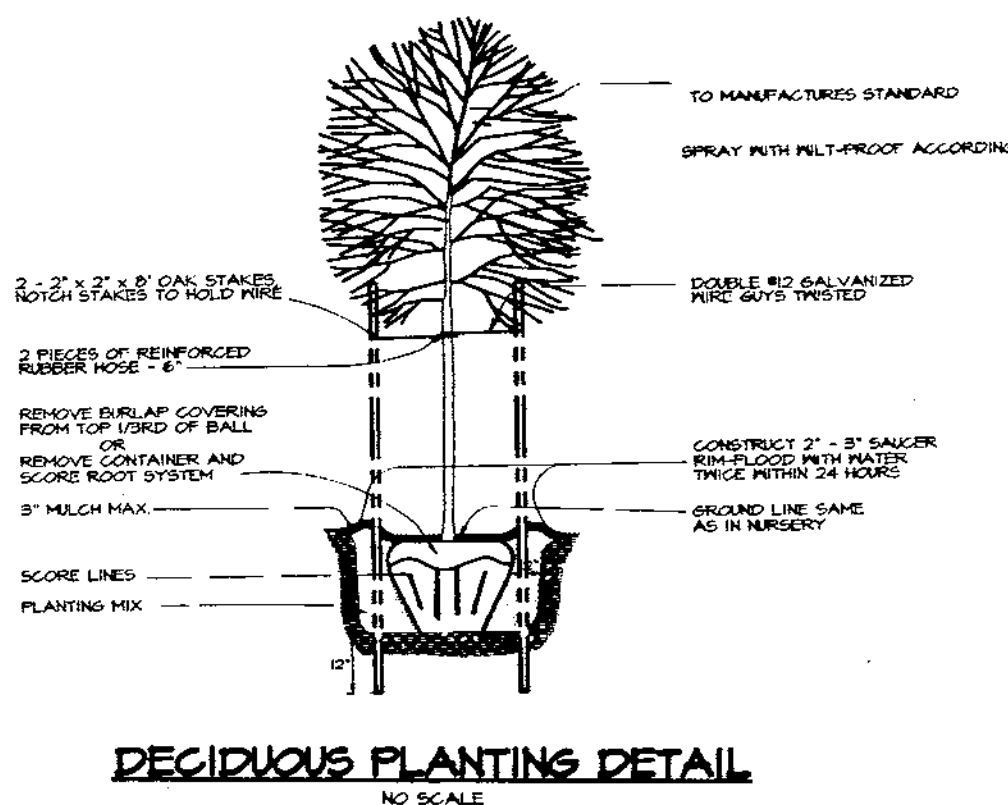
Total afforestation required	C - D	0.00 ACRES
Afforestation must make total forest area equal minimum required		

2. Clearing below the Minimum

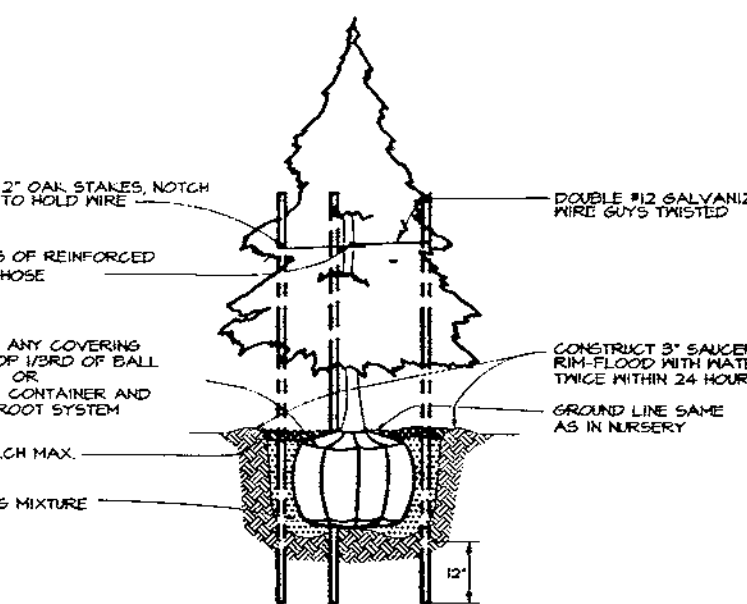
If existing forests are less than the afforestation minimum (if D is less than C) and clearing is proposed, the following calculations apply:

Afforestation for unafforested areas below minimum	C - D	4.72 ACRES
Afforestation for Clearing below Minimum	E x 2	7.82 ACRES
Total Afforestation Required	(C - D) + (E x 2)	12.54 ACRES

Afforestation requires the total forest to be equal to the minimum and it requires compensation for clearing



DECIDUOUS PLANTING DETAIL

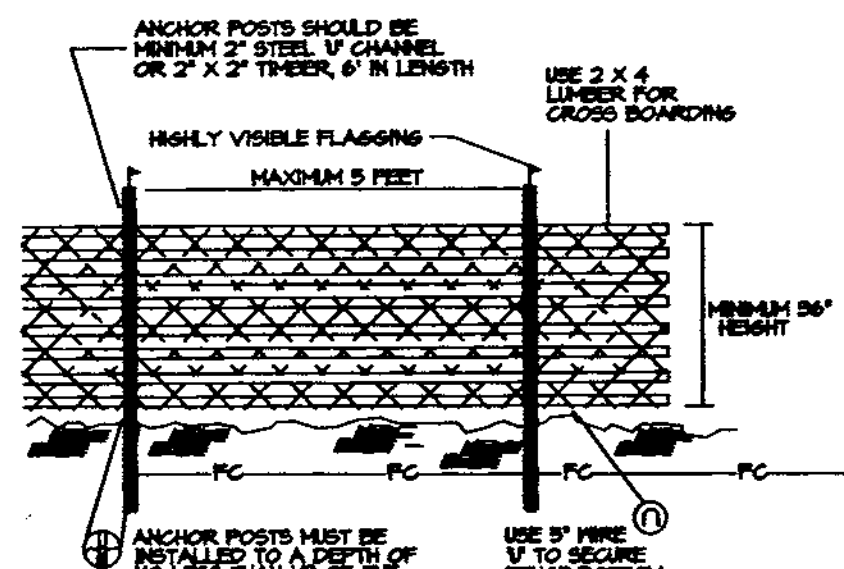


EVERGREEN PLANTING DETAIL

LEGEND

- EXISTING FOREST
- PROPOSED TREELINE
- FOREST RETENTION AREA
- AFFORESTATION AREA
- FOREST RETENTION SIGNAGE
- AFFORESTATION SIGNAGE
- FOREST CONSERVATION EASEMENT
- PROTECTIVE TREE FENCE
- NONTIDAL WETLANDS
- SLOPES 25% & GREATER
- SLOPES 15% TO 25%
- SOILS BOUNDARY
- 100 YEAR FLOODPLAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR

BLAZE ORANGE PLASTIC MESH



TREE PROTECTION FENCING

Not To Scale

- 1. FOREST PROTECTION DEVICE ONLY.
- 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- 4. ROOT DAMAGE SHOULD BE AVOIDED.
- 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
- 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR DATE

VOGEL & ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS

3881 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3866

OWNER/DEVELOPER

BLUE STREAM LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041

REVISIONS: November 30, 2000 Revised as per county comments

FOREST CONSERVATION PLAN

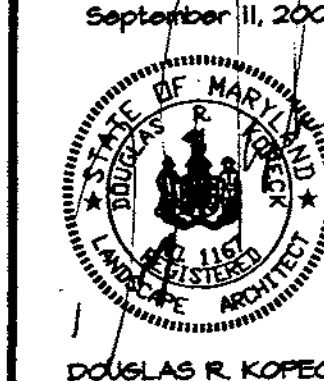
BLUE STREAM CORPORATE CENTER

A RECONSTRUCTION OF BLUE STREAM PROPERTY NON-BUILDABLE PARCEL 15 AND SUBDIVISION OF PARCELS 14 AND 50B
 TAX MAP #43 BLOCKS 4 & 5 PARCEL P/O 5, 14 & 558
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CNA

Campbell & Nolan Associates, Inc.

Civil Engineers • Land Surveyors • Landscape Architects
 Planners • Geotechnical Engineers • Environmental Engineers
 P.O. Box 441 • Bel Air, Maryland 21014-0441
 (410)879-7200 • (410)838-2784 • Fax (410)838-1811
 E-mail: cna@cna.com



DESIGN BY: R.A.R./E.W.
 DRAWN BY: R.A.R./E.W.
 CHECKED BY: D.R.K.
 DATE: September 11, 2000
 SCALE: 1"=100'
 W.O. NO.: 97-079

REF.: S-99-08, WP-99-80

5 SHEET OF 5