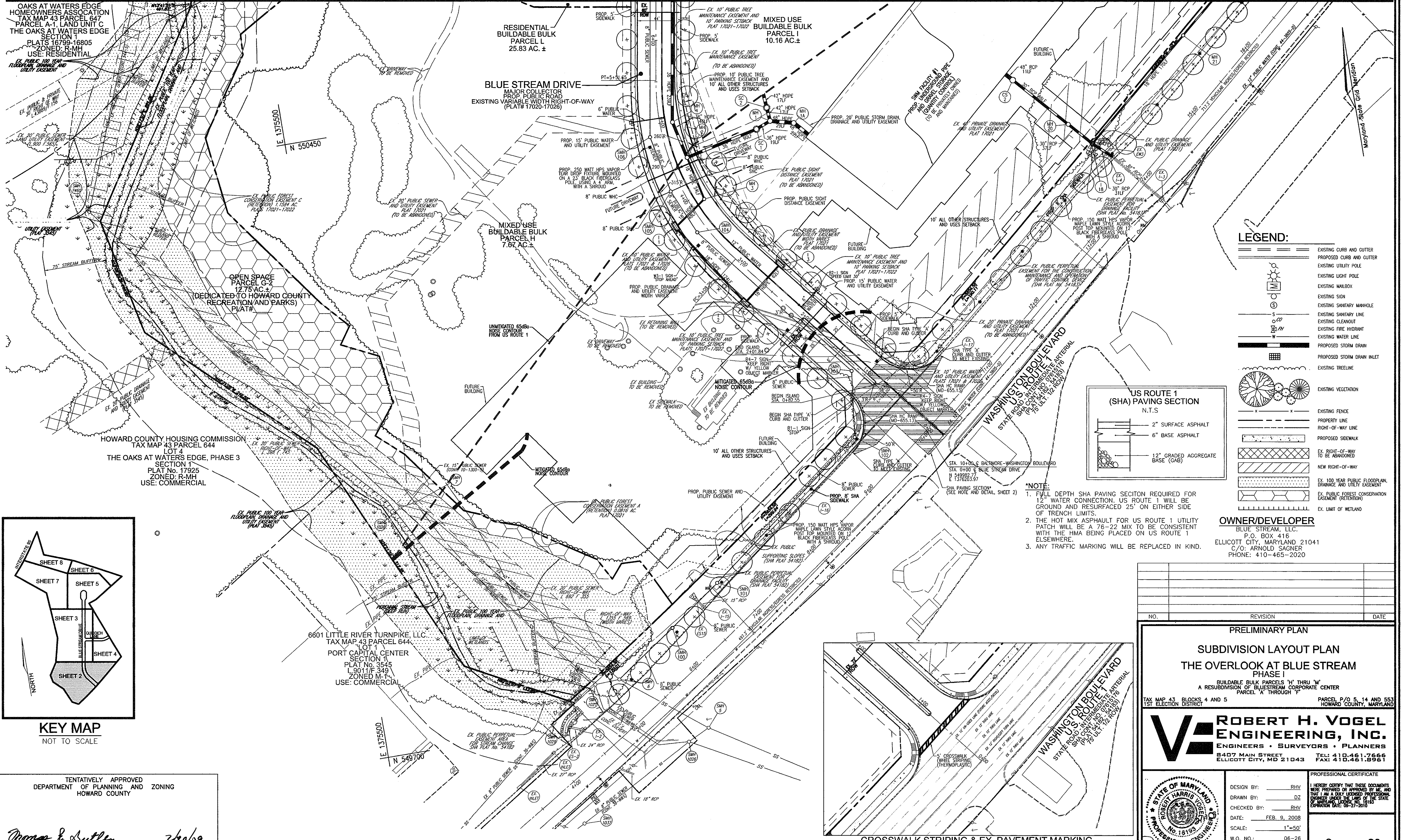


E 1378650
N 550450



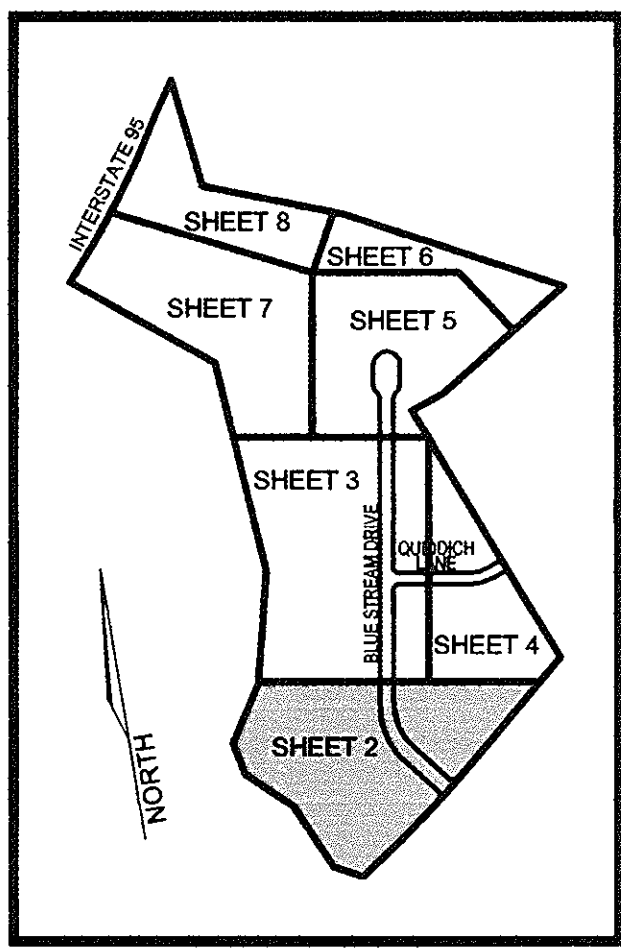
LEGEND:

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREELINE
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- EX RIGHT-OF-WAY TO BE ABANDONED
- EX RIGHT-OF-WAY TO REMAIN
- EX 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT (RETENTION)
- EX PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EX LIMIT OF WETLAND

US ROUTE 1 (SHA) PAVING SECTION
N.T.S.

- *NOTE:**
- FULL DEPTH SHA PAVING SECTION REQUIRED FOR 12" WATER CONNECTION. US ROUTE 1 WILL BE GROUND AND RESURFACED 25' ON EITHER SIDE OF TRENCH LIMITS.
 - THE HOT MIX ASPHALT FOR US ROUTE 1 UTILITY PATCH WILL BE A 76-22 MIX TO BE CONSISTENT WITH THE HMA BEING PLACED ON US ROUTE 1 ELSEWHERE.
 - ANY TRAFFIC MARKING WILL BE REPLACED IN KIND.

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

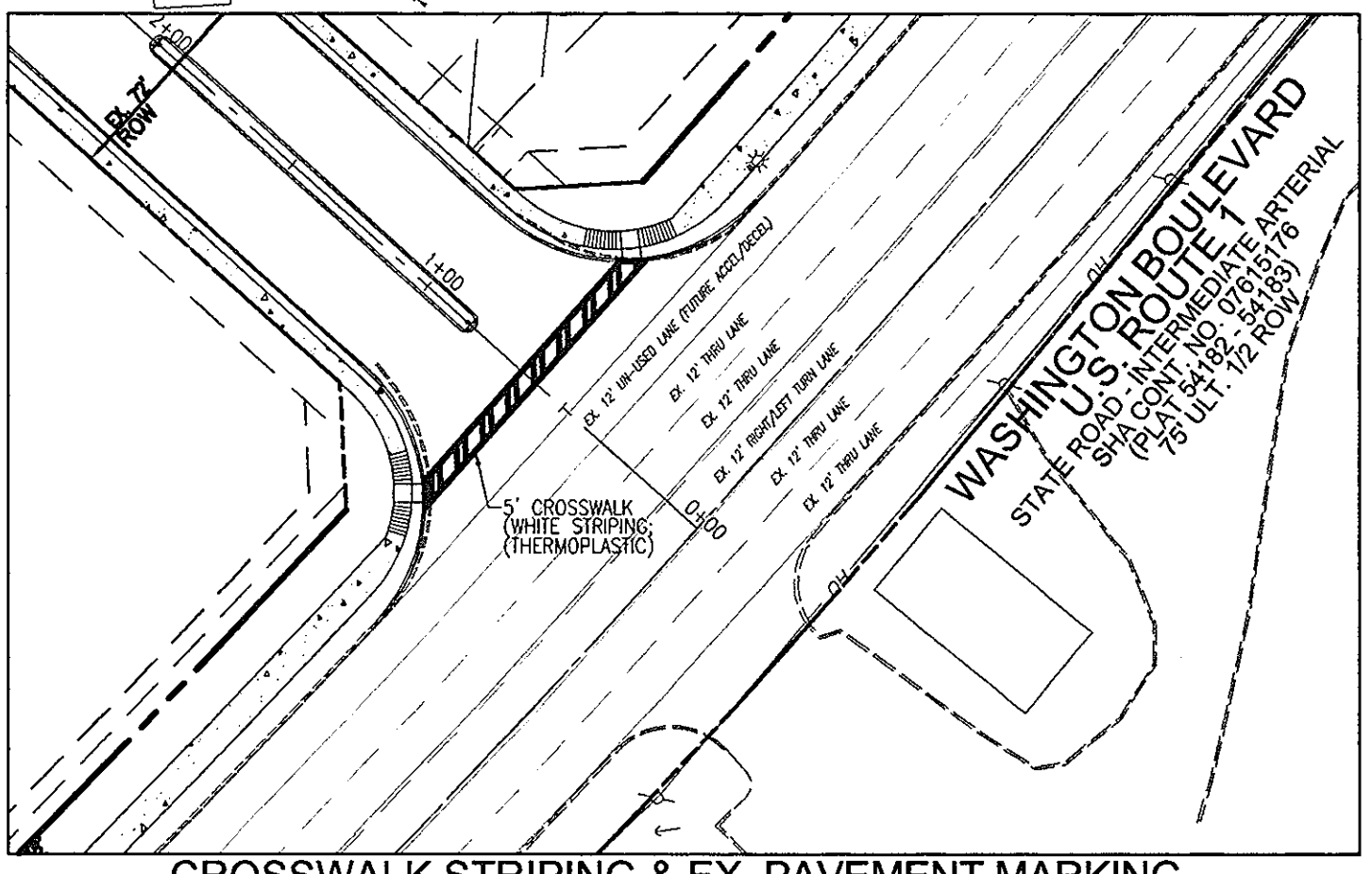


KEY MAP
NOT TO SCALE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mona S. Suttle
PLANNING DIRECTOR, DEP.

zho/s
DATE



CROSSWALK STRIPING & EX. PAVEMENT MARKING
SCALE 1"=50'

NO. _____ REVISION _____ DATE _____

PRELIMINARY PLAN

SUBDIVISION LAYOUT PLAN

THE OVERLOOK AT BLUE STREAM

PHASE I

BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'

TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

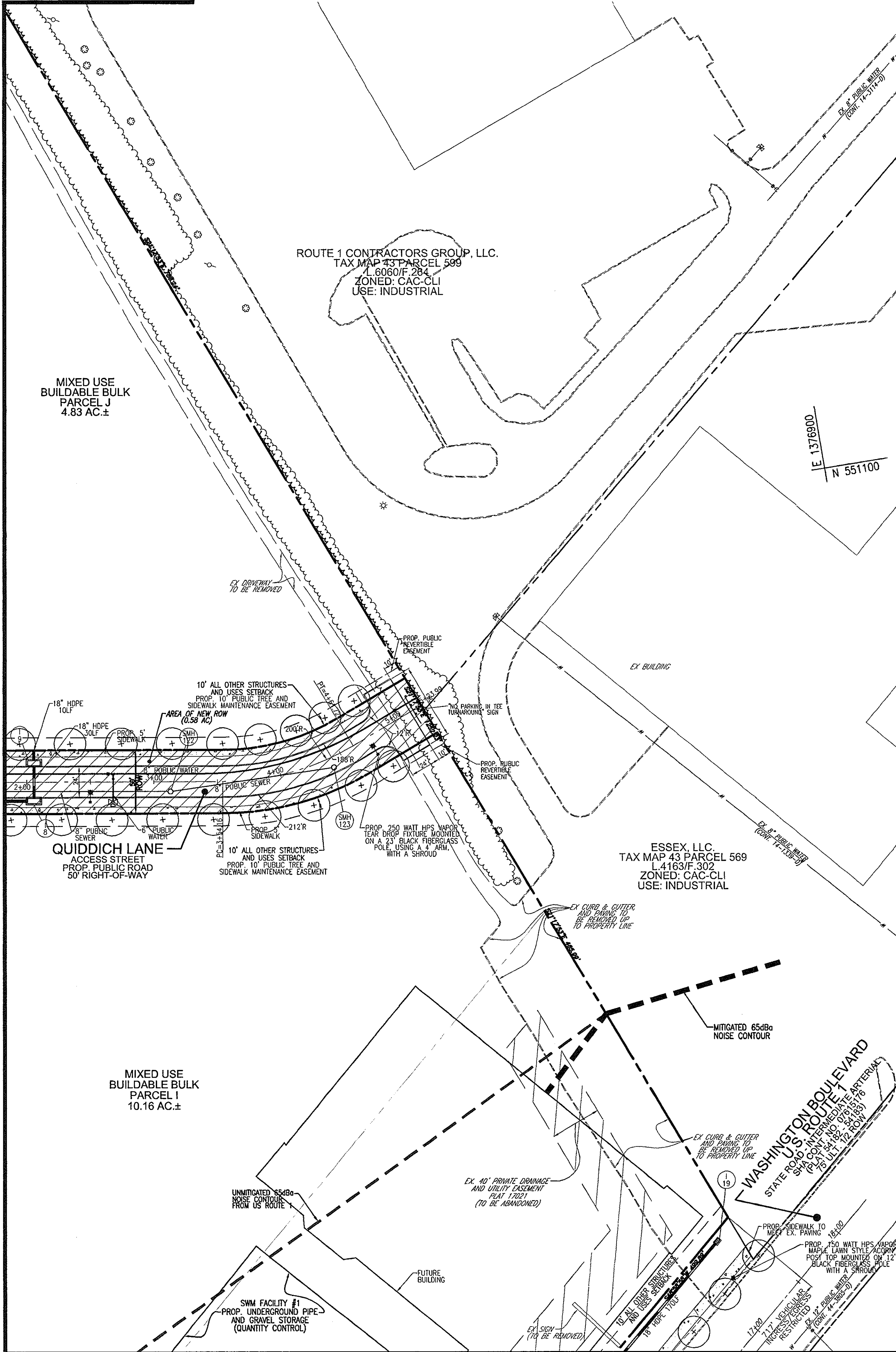
DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2008
SCALE: 1"=50'
W.O. NO.: 06-26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRES DATE: 06-27-2010

2 SHEET OF 20

ROBERT H. VOGEL, PE No.16193

MATCHLINE - SHEET 5



- LEGEND:**
- EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - EX. RIGHT-OF-WAY TO BE ABANDONED
 - NEW RIGHT-OF-WAY

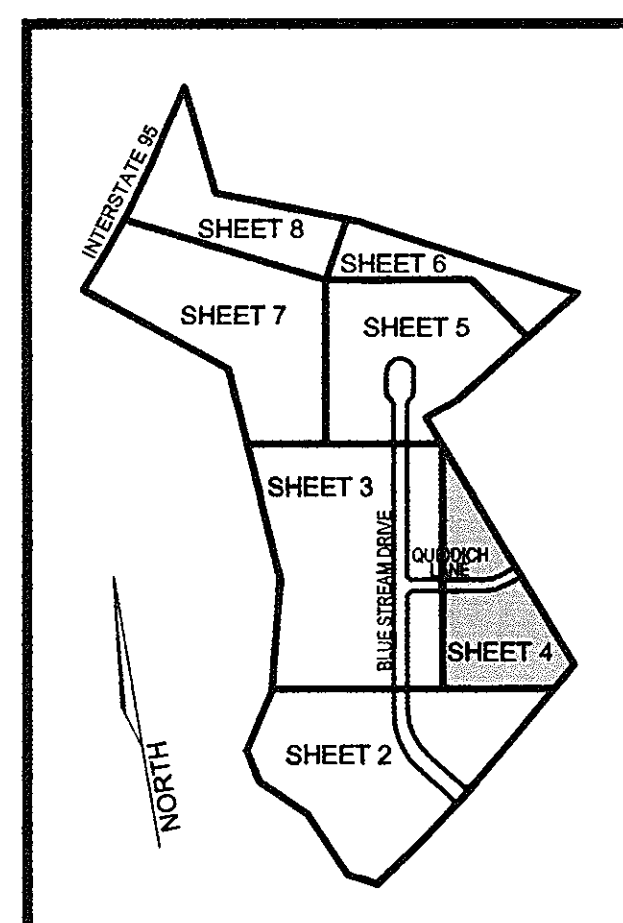
E 1376150
N 551100

E 1376900
N 551100

Maryland State Grid Meridian

MATCHLINE - SHEET 3

MATCHLINE - SHEET 2



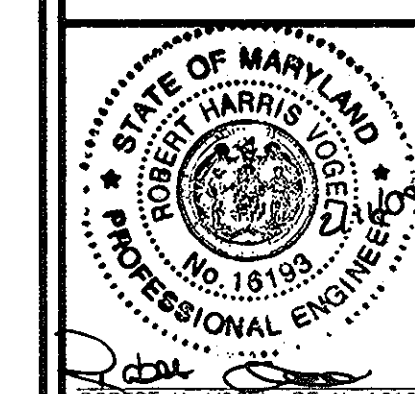
KEY MAP
NOT TO SCALE

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PRELIMINARY PLAN
SUBDIVISION LAYOUT PLAN
THE OVERLOOK AT BLUE STREAM
PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'
TAX MAP 43, BLOCKS 4 AND 5
1ST ELECTION DISTRICT
PARCEL P/O 5, 14 AND 553
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE 09-27-2010.
DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2008
SCALE: 1"=50'
W.O. NO.: 06-28
4 SHEET OF **20**

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas E. Suttle 2/20/09
PLANNING DIRECTOR, DEP. DATE

MATCHLINE - SHEET 8
MATCHLINE - SHEET 8

MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

MATCHLINE - SHEET 3

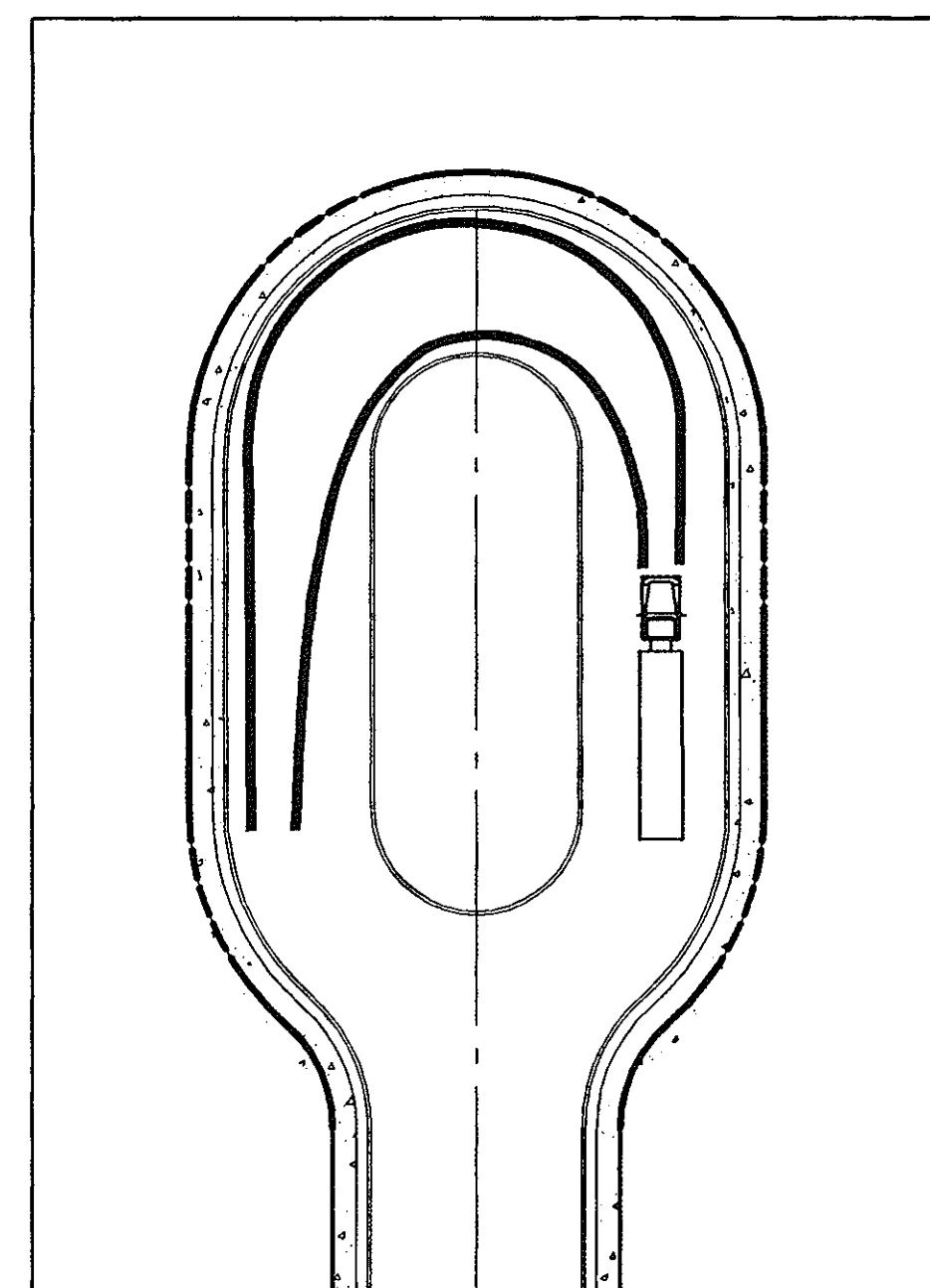
MATCHLINE - SHEET 4

RESIDENTIAL BUILDABLE BULK PARCEL L 25.83 AC. ±

OFFICE BUILDABLE BULK PARCEL K 1.29 AC. ±

ROUTE 1 CONTRACTORS GROUP, LLC.
TAX MAP 43 PARCEL 599
L.8060/F.264
ZONED: CAC-CL1
USE: INDUSTRIAL

BLUE STREAM DRIVE
MAJOR COLLECTOR
PROP. PUBLIC ROAD
EX VARIABLE WIDTH RIGHT-OF-WAY (PLAT# 17020-17026)

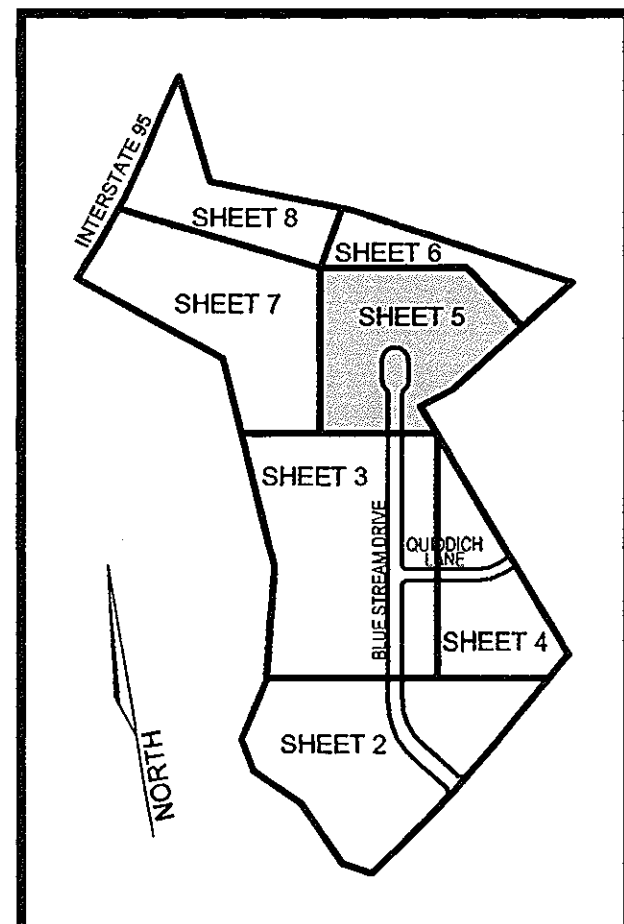


WB50 TURNING TEMPLATE
SCALE: 1"=40'

- LEGEND:**
- EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - EX. RIGHT-OF-WAY TO BE ABANDONED
 - NEW RIGHT-OF-WAY

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

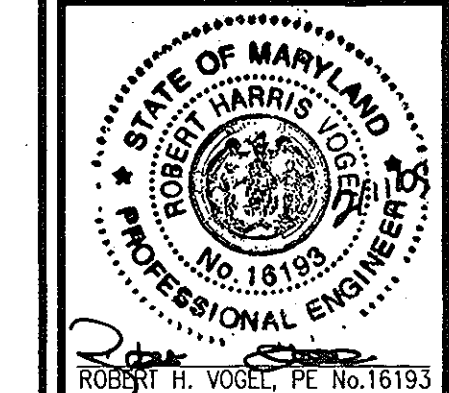


KEY MAP
NOT TO SCALE

PRELIMINARY PLAN
SUBDIVISION LAYOUT PLAN
THE OVERLOOK AT BLUE STREAM
PHASE I
BUILDABLE BULK PARCELS "H" THRU "M"
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL "A" THROUGH "F"

TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 06-27-2010

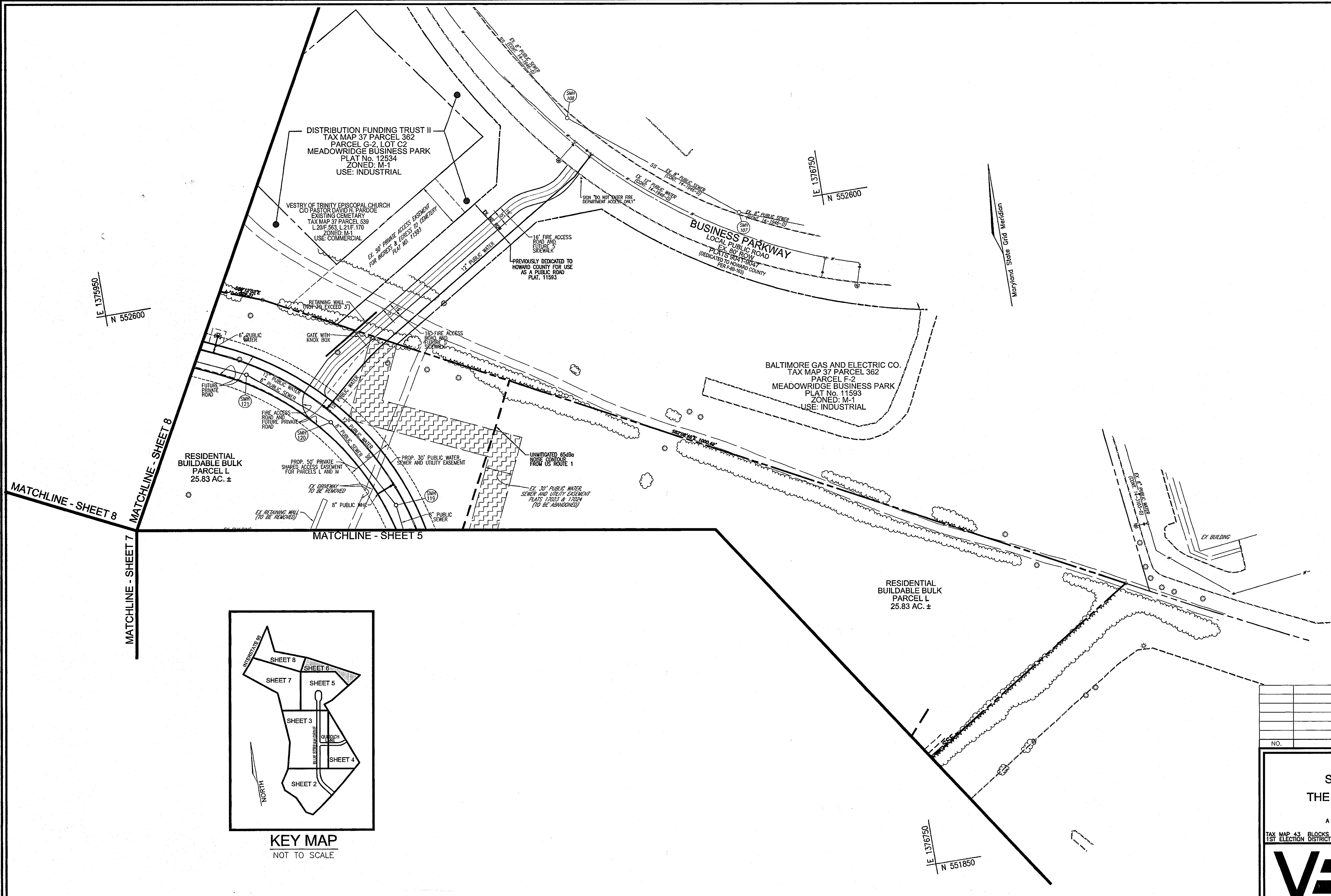
DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2008
SCALE: 1"=50'
W.O. NO.: 06-26

5 SHEET OF 20

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Morgan & Suttler 2/20/09
PLANNING DIRECTOR DATE

- LEGEND:**
- EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - EX. RIGHT-OF-WAY TO BE ABANDONED
 - NEW RIGHT-OF-WAY



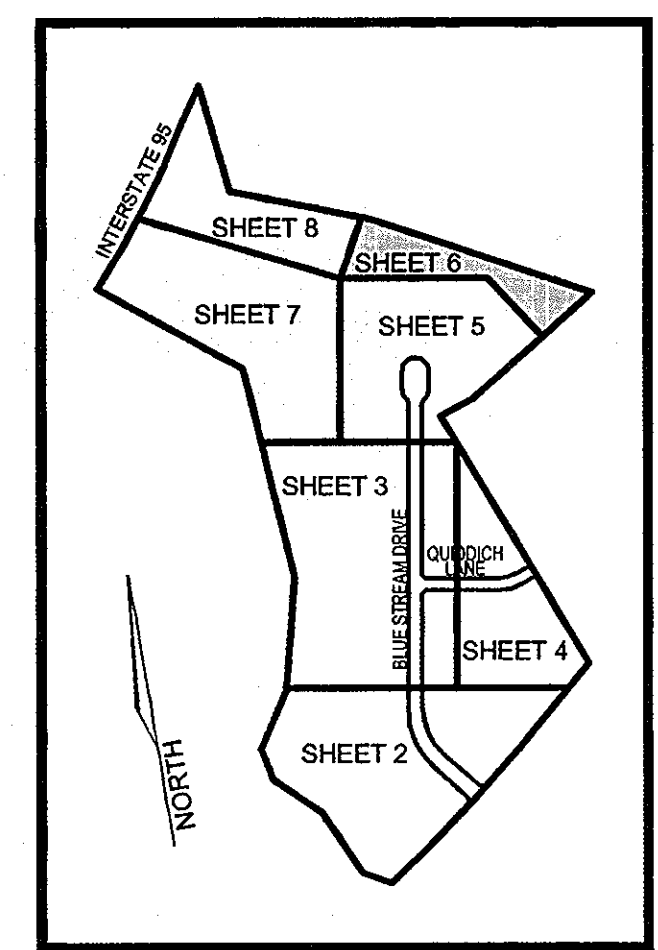
E 1376950
N 552600

E 1376750
N 552600

E 1376750
N 551850

MATCHLINE - SHEET 8
MATCHLINE - SHEET 7

MATCHLINE - SHEET 5



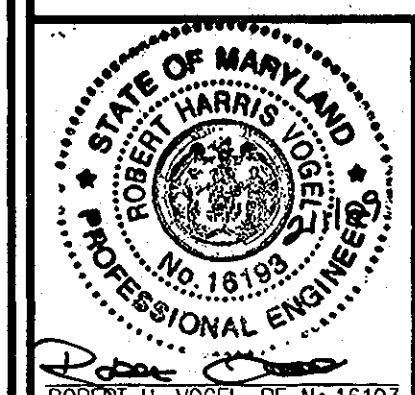
OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
SUBDIVISION LAYOUT PLAN
THE OVERLOOK AT BLUE STREAM
PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'

TAX MAP 43 BLOCKS 4 AND 5 PARCEL P/O 5, 14 AND 553
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2008
SCALE: 1"=50'
W.O. NO.: 06-26

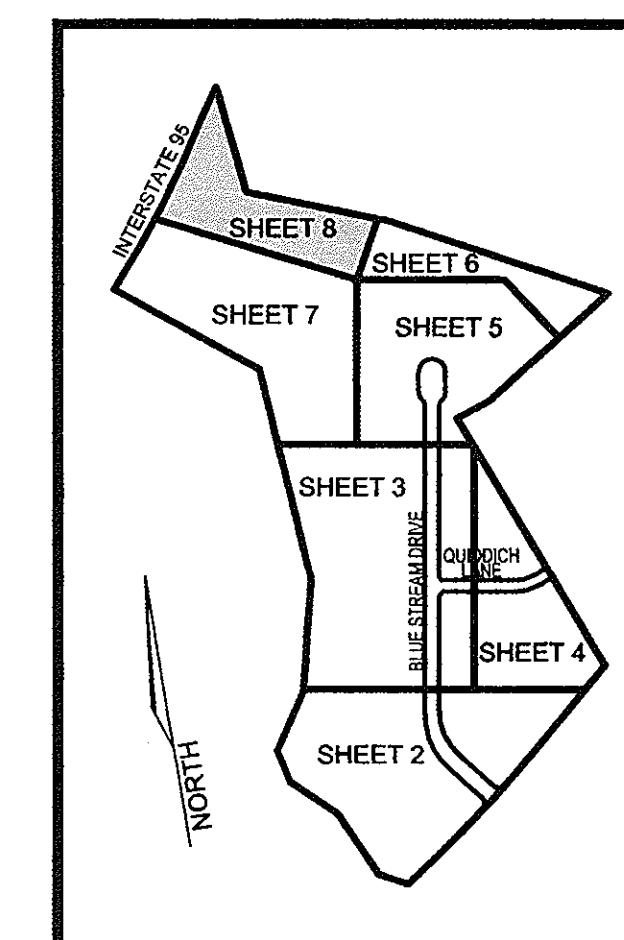
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND AND LICENSE NO. 16193 EXPIRATION DATE 09-27-2010

6 SHEET OF 20

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas P. Suttler 2/20/09
PLANNING DIRECTOR, DEP. DATE

- LEGEND:**
- EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) TO BE ABANDONED



KEY MAP
NOT TO SCALE

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
SUBDIVISION LAYOUT PLAN
THE OVERLOOK AT BLUE STREAM
PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'

TAX MAP 43 BLOCKS 4 AND 5 PARCEL P/O 5, 14 AND 553
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

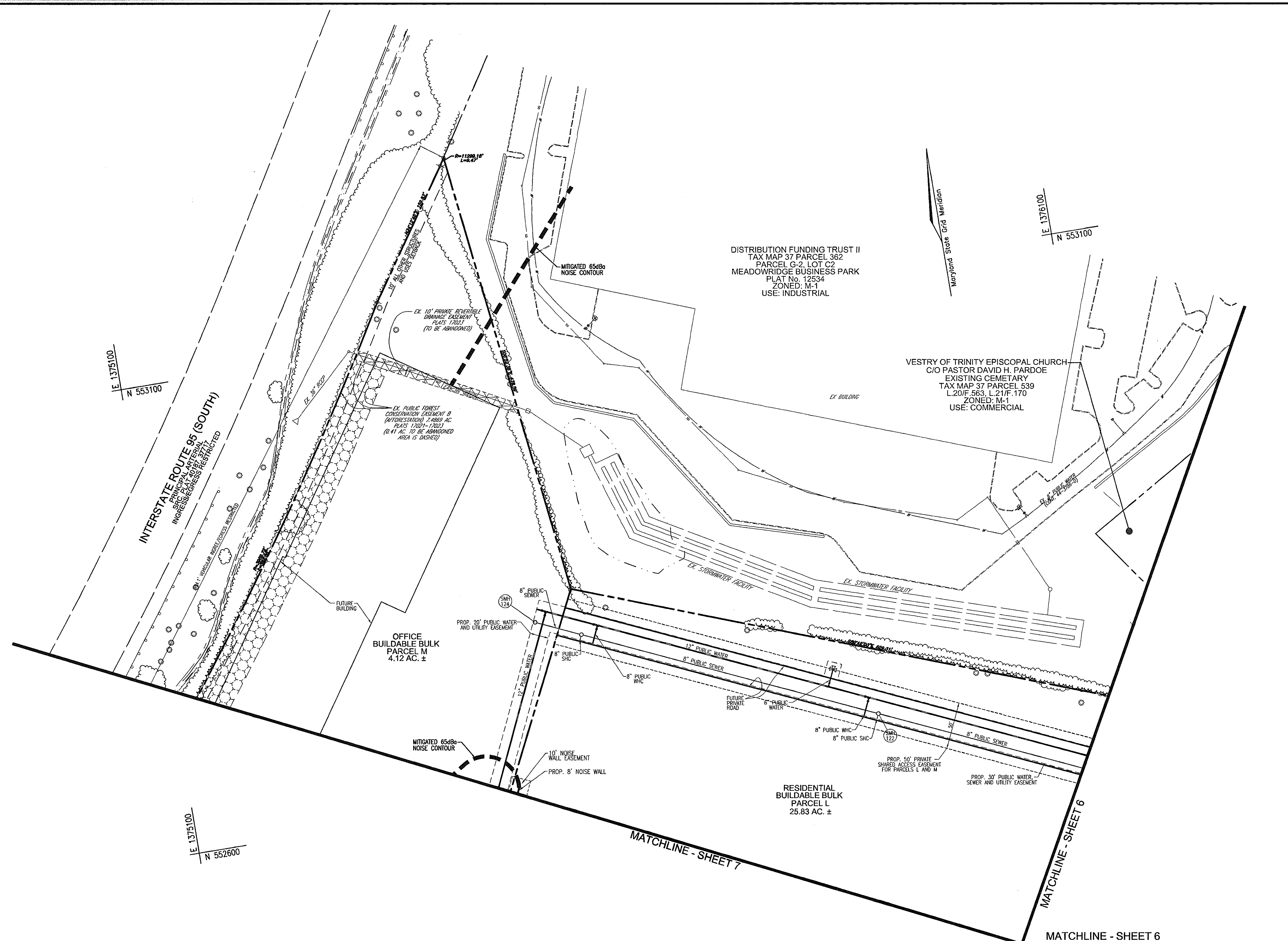
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2009
SCALE: 1"=50'
W.O. NO.: 06-28

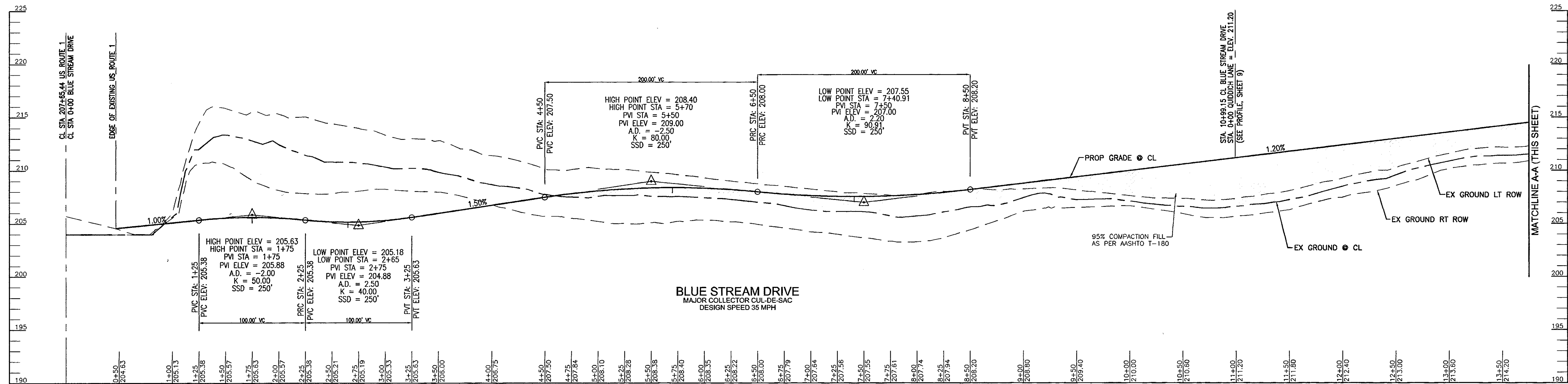
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18193 EXPIRATION DATE: 06-27-2010

8 SHEET OF 20



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

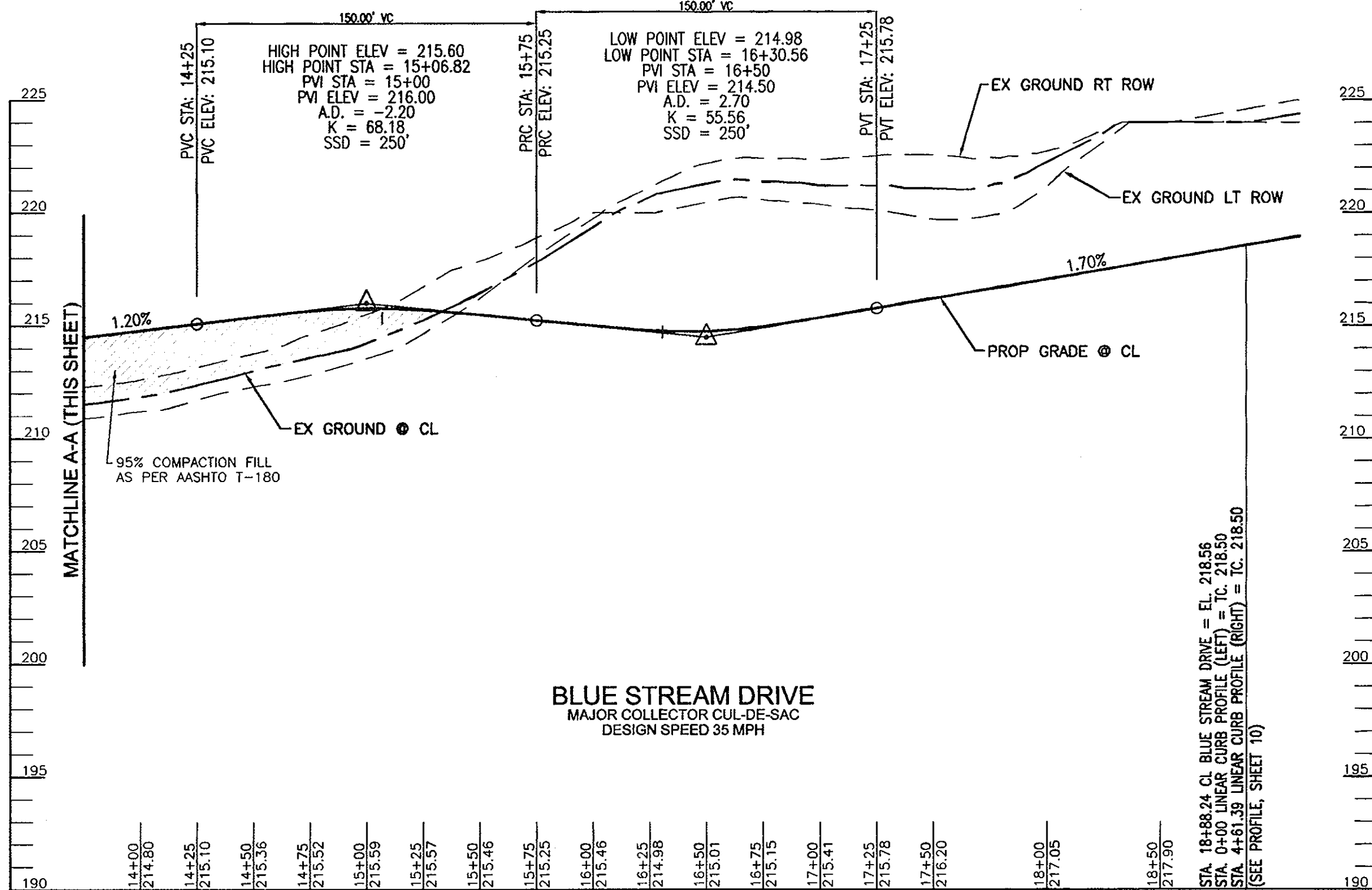
Thomas E. Suttle 2/20/09
PLANNING DIRECTOR/DEP. DATE



BLUE STREAM DRIVE
MAJOR COLLECTOR CUL-DE-SAC
DESIGN SPEED 35 MPH

BLUE STREAM DRIVE - ROAD PROFILE

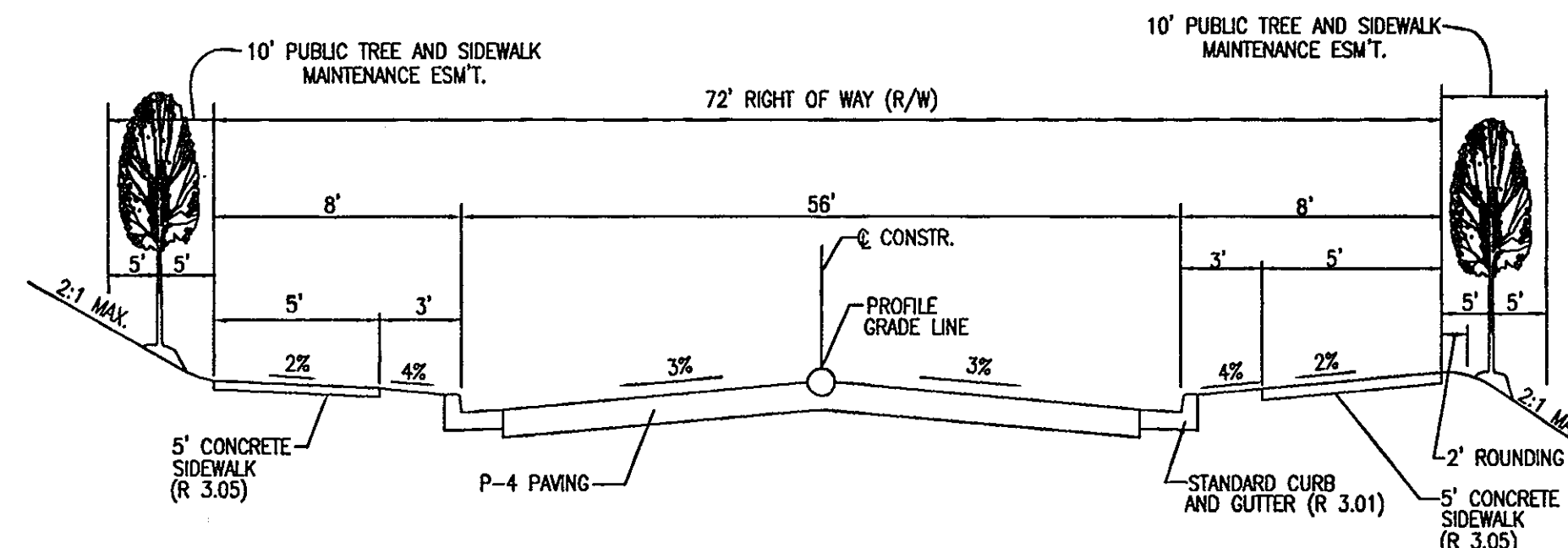
SCALE : HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



BLUE STREAM DRIVE
MAJOR COLLECTOR CUL-DE-SAC
DESIGN SPEED 35 MPH

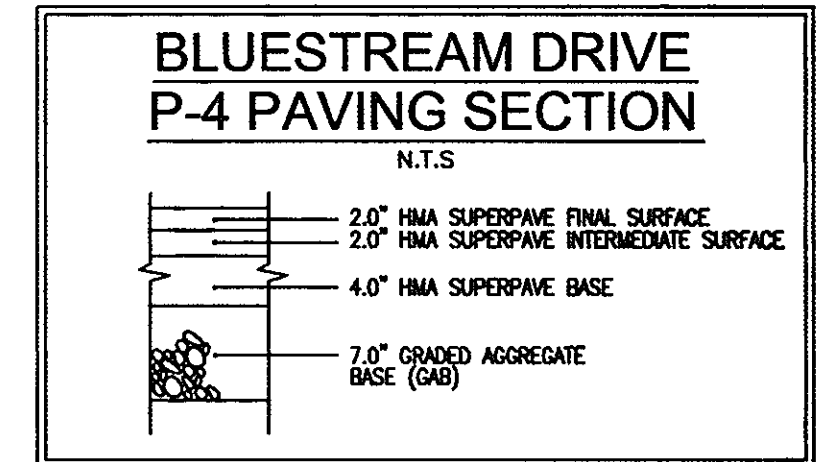
BLUE STREAM DRIVE - ROAD PROFILE

SCALE : HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



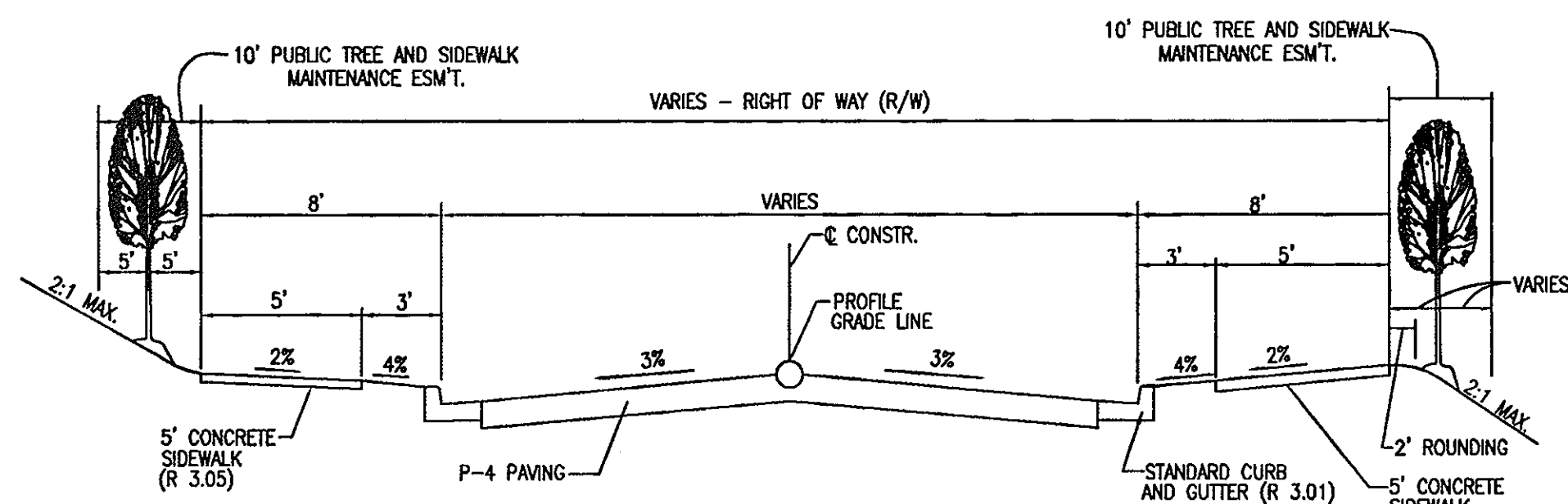
TYPICAL ROADWAY SECTION

BLUE STREAM DRIVE
MAJOR COLLECTOR CUL-DE-SAC
DESIGN SPEED : 35 MPH
LIMITS OF CONSTRUCTION:
± STA. 04+47 TO ± STA. 34+02.08
(SECTION NOT TO SCALE)



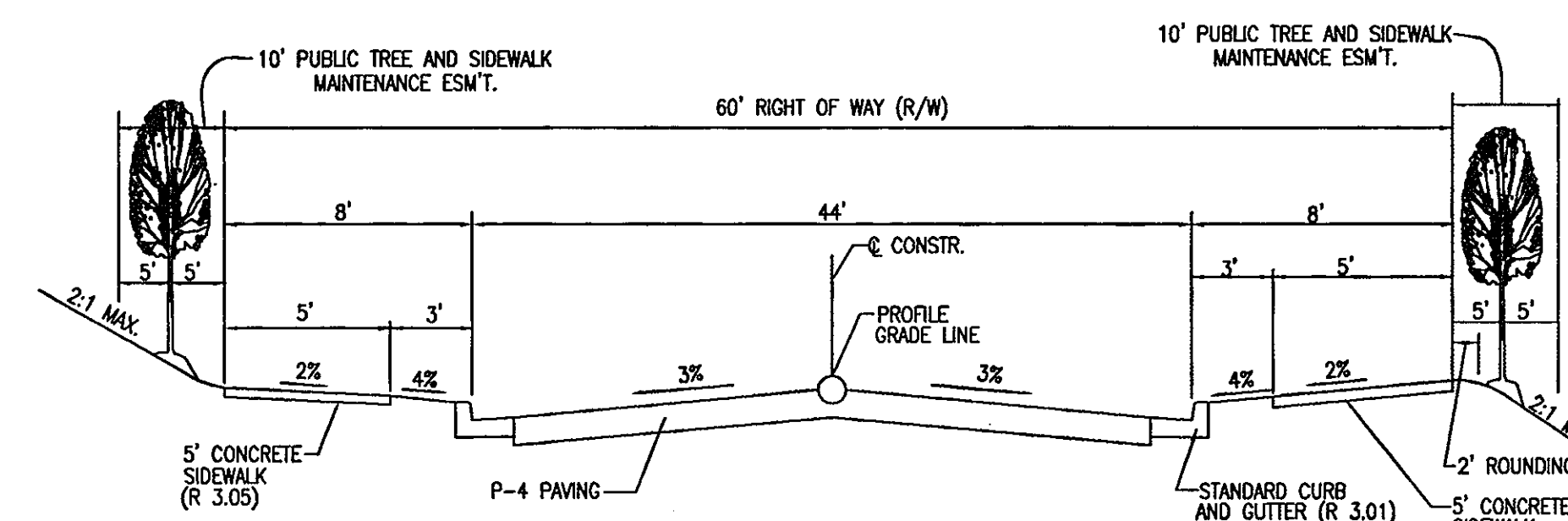
BLUESTREAM DRIVE
P-4 PAVING SECTION

N.T.S.
2.0" HMA SUPERPAVE FINAL SURFACE
2.0" HMA SUPERPAVE INTERMEDIATE SURFACE
4.0" HMA SUPERPAVE BASE
7.0" GRADED AGGREGATE BASE (GAB)



TYPICAL ROADWAY SECTION

BLUE STREAM DRIVE
MAJOR COLLECTOR CUL-DE-SAC
DESIGN SPEED : 35 MPH
LIMITS OF CONSTRUCTION:
± STA. 34+02.08 TO ± STA. 54+56.16
(SECTION NOT TO SCALE)



TYPICAL ROADWAY SECTION

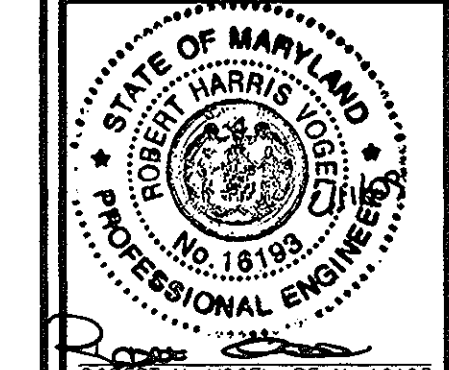
BLUE STREAM DRIVE
MAJOR COLLECTOR CUL-DE-SAC
DESIGN SPEED : 35 MPH
LIMITS OF CONSTRUCTION:
± STA. 54+56.16 TO ± STA. 20+89.95
(SECTION NOT TO SCALE)

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

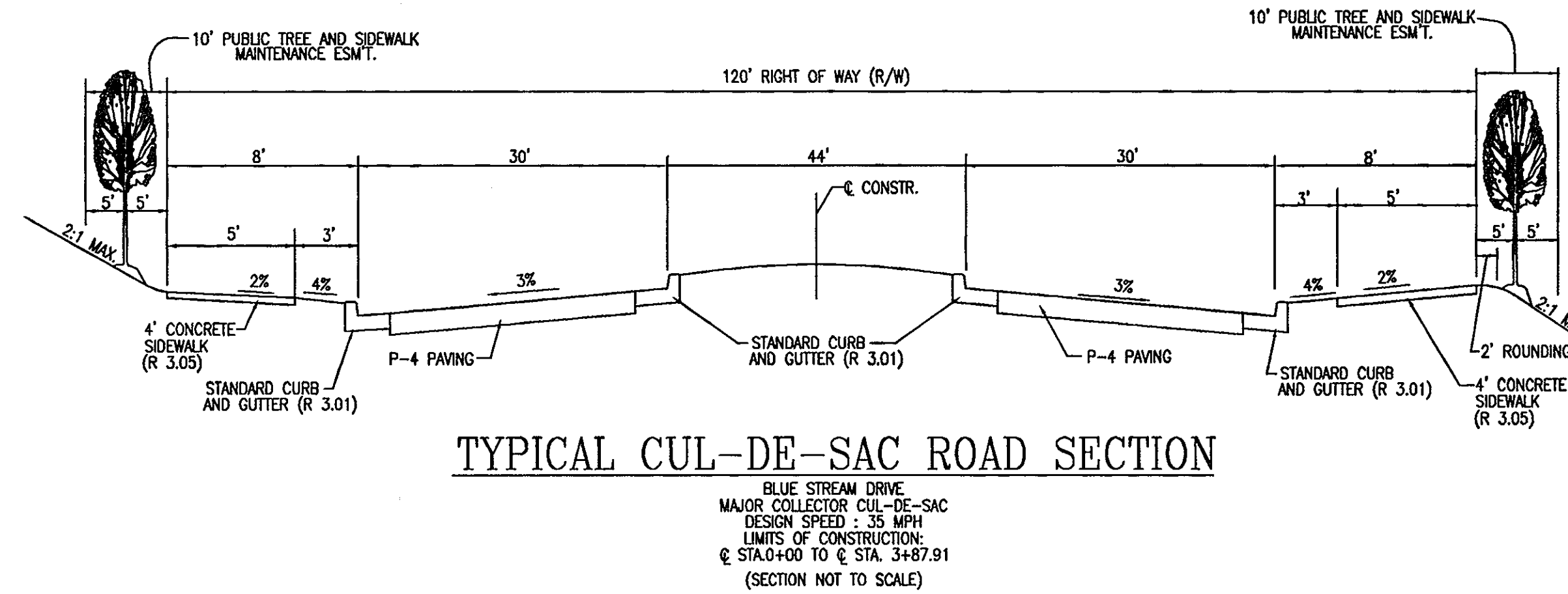
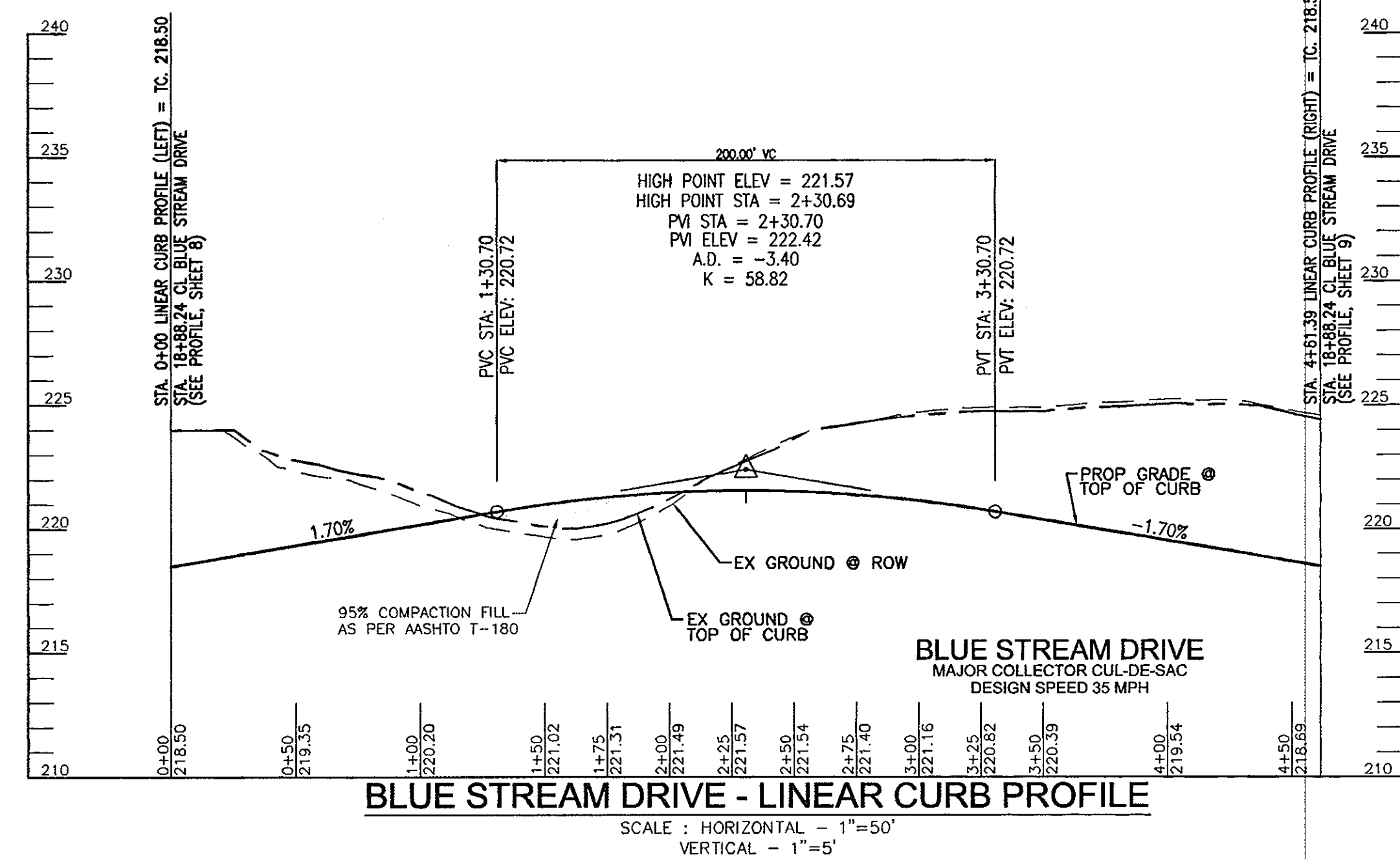
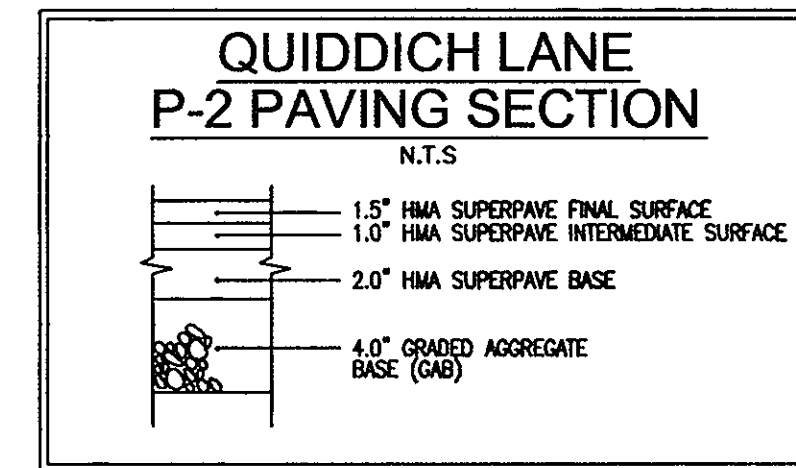
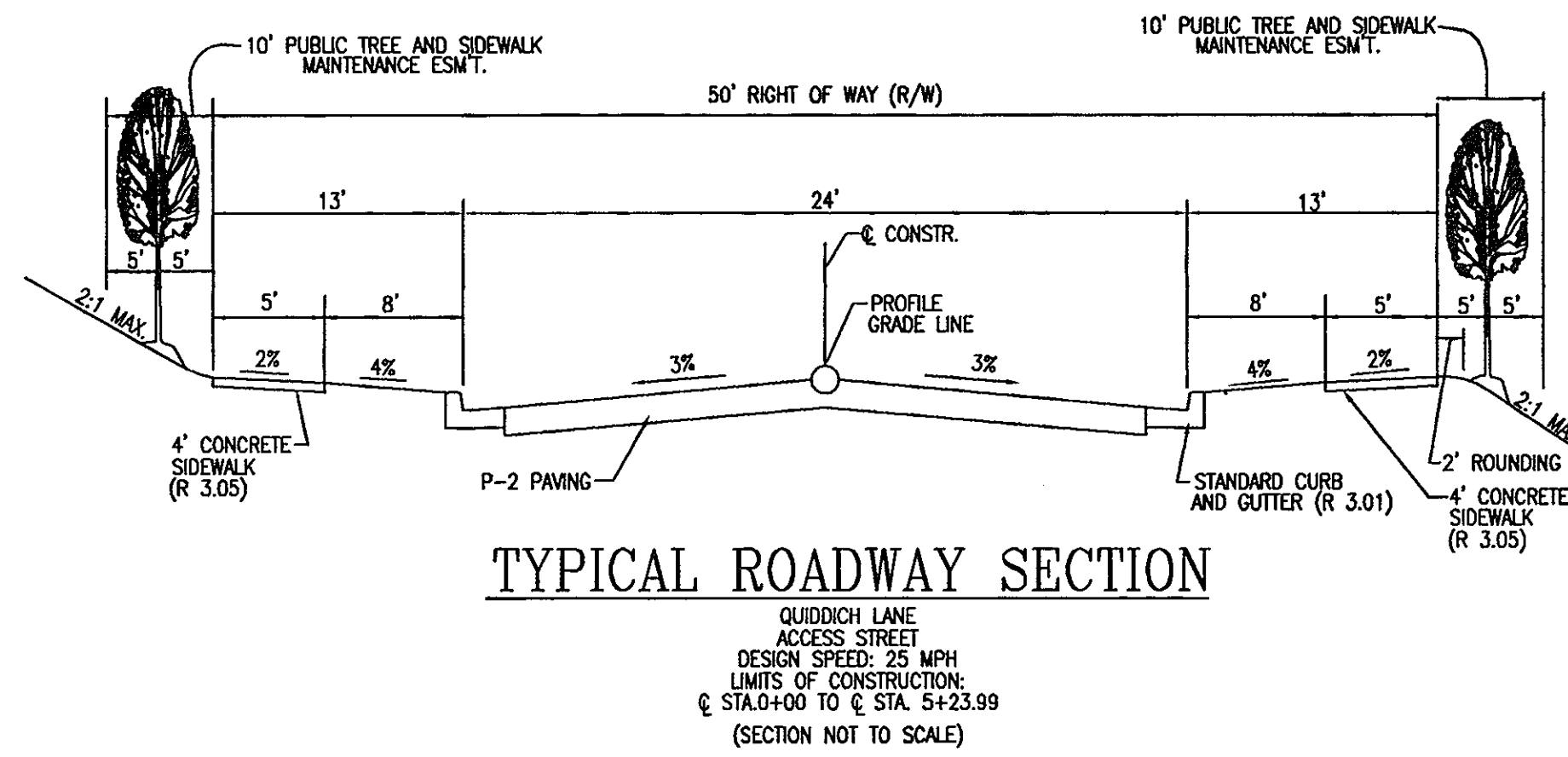
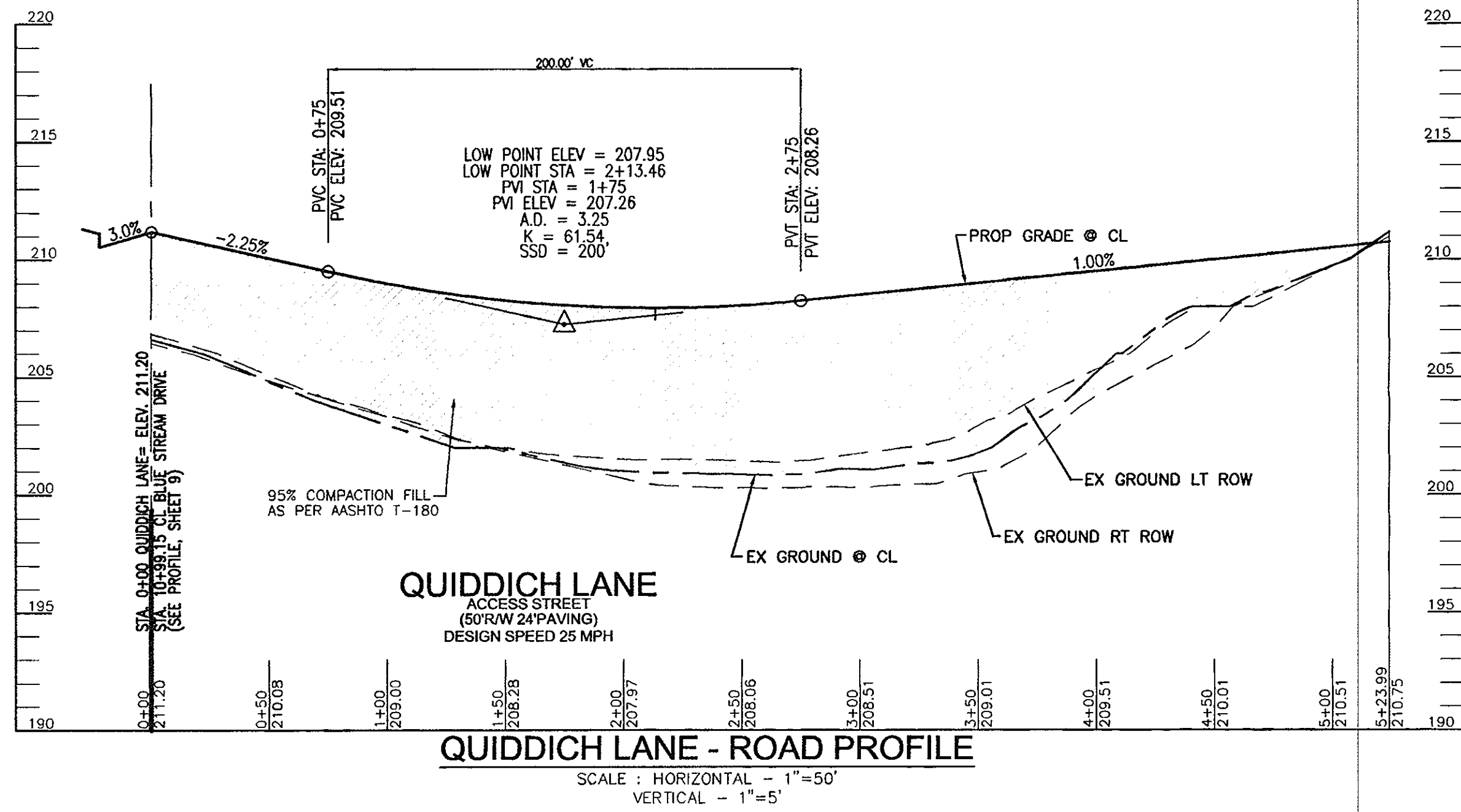
PRELIMINARY PLAN
ROAD PROFILES
THE OVERLOOK AT BLUE STREAM
PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'
TAX MAP 43 BLOCKS 4 AND 5 PARCEL P/O 5, 14 AND 553
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2008
SCALE: 1"=50'
W.O. NO.: 06-26
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 06-27-2010

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas E. Ruttle 2/20/09
PLANNING DIRECTOR, DEP. DATE

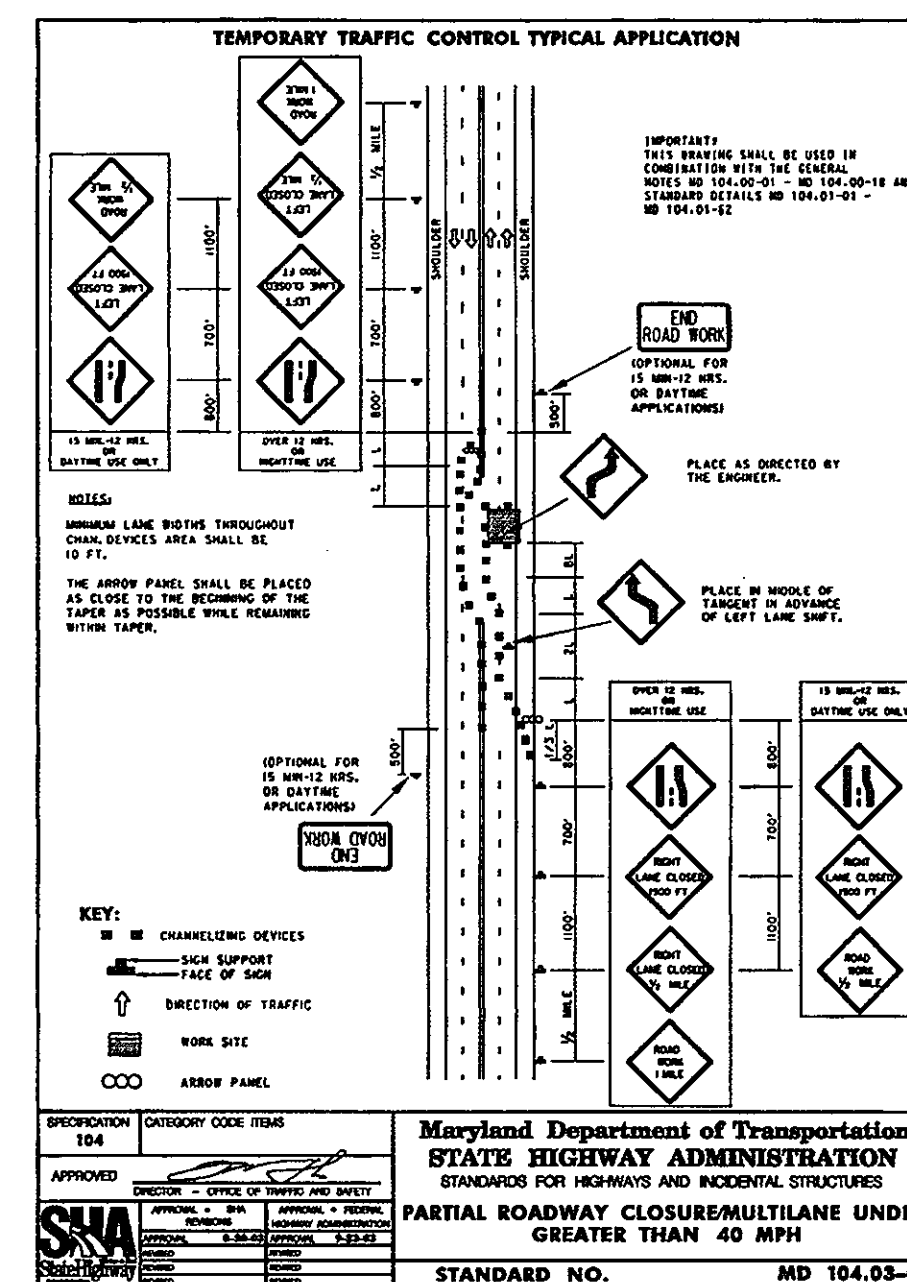
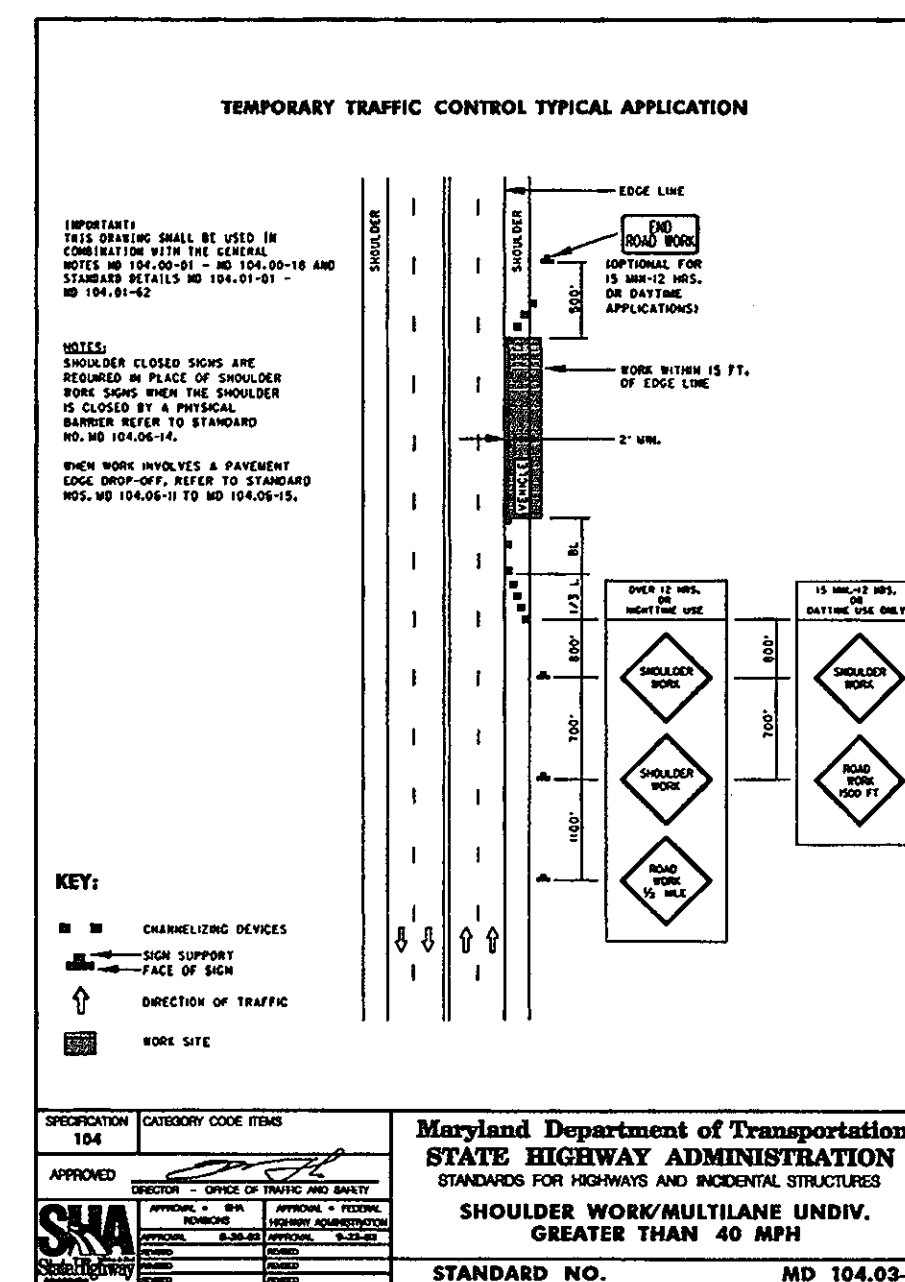


| SOILS LEGEND | | |
|--------------|-------------------------------------------------------------------------|-------|
| SYMBOL | NAME / DESCRIPTION | GROUP |
| BwA | BELTSVILLE SILT LOAM, 0 TO 1 PERCENT SLOPES | C |
| BwB2 | BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | C |
| BwC3 | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED | C |
| C1C3 | CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED | C |
| CmD3 | CHILLUM FAIRFAX LOAM, 5 TO 15 PERCENT SLOPES | C |
| CuB | COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES | B |
| EnA | ELLSBORO LOAM, 0 TO 3 PERCENT SLOPES | B |
| Ha | HARBOR SILT LOAM | D |
| He | HARBOR SILT LOAM | D |
| KmC2 | KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED | C |
| LmB | LUKA LOAM, 15 TO 30 PERCENT SLOPES, SEVERELY ERODED | C |
| Msf | MONTALO AND REALY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES | 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 |
| StB2 | SAFFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| StD2 | SAFFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| ScD | SANDY AND CLAYEY LAND, MODERATELY SLOPING | B |
| ScE | SANDY AND CLAYEY LAND, MODERATELY STEEP | B |
| SfB2 | SAFFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| SfC2 | SAFFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| SfD2 | SAFFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| SsE | SAFFRAS SOIL, 15 TO 40 PERCENT SLOPES | B |
| SuB2 | SUNNYSIDE FINE SANDY LAND, 1 TO 5 PERCENT SLOPES, MODERATELY SLOPING | B |
| SuD2 | SUNNYSIDE FINE SANDY LAND, 1 TO 5 PERCENT SLOPES, MODERATELY SLOPING | B |
| WbB2 | WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | C |

NOTE: BASED ON HOWARD SOIL SURVEY

OWNER/DEVELOPER
 BLUE STREAM, LLC.
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041
 C/O: ARNOLD SAGNER
 PHONE: 410-465-2020

| STREET LIGHT TABLE | | | | | | | | | |
|--------------------|---------|----------|----------------------------------------------------------------------------------------------------------------|------------------------|---------|----------|----------------------------------------------------------------------------------------------------------|--|--|
| STREET NAME | STATION | OFFSET | FIXTURE TYPE | STREET NAME | STATION | OFFSET | FIXTURE TYPE | | |
| BLUE STREAM DRIVE | 1+00 | 29.83' R | 250 WATT HPS VAPOR BLACK TEARDROP FIXTURE MOUNTED ON A 22 BLACK FIBERGLASS POLE, USING A 4' ARM, WITH A SHROUD | US 1 (WASHINGTON BLVD) | 5+35 | 43.52' L | 150 WATT HPS VAPOR MAPLE LAWN STYLE ADORN POST TOP MOUNTED ON A 12' BLACK FIBERGLASS POLE, WITH A SHROUD | | |
| BLUE STREAM DRIVE | 2+05 | 29.83' L | | US 1 (WASHINGTON BLVD) | 6+15 | 47.16' L | | | |
| BLUE STREAM DRIVE | 3+50 | 28.78' L | | US 1 (WASHINGTON BLVD) | 6+96 | 52.24' L | | | |
| BLUE STREAM DRIVE | 4+75 | 25.63' L | | US 1 (WASHINGTON BLVD) | 7+75 | 53.70' L | | | |
| BLUE STREAM DRIVE | 6+50 | 23.83' L | | US 1 (WASHINGTON BLVD) | 8+53 | 53.61' L | | | |
| BLUE STREAM DRIVE | 8+50 | 23.83' L | | US 1 (WASHINGTON BLVD) | 9+35 | 54.64' L | | | |
| BLUE STREAM DRIVE | 10+60 | 23.83' L | | US 1 (WASHINGTON BLVD) | 10+80 | 53.85' L | | | |
| BLUE STREAM DRIVE | 11+70 | 23.83' R | | US 1 (WASHINGTON BLVD) | 11+60 | 53.84' L | | | |
| BLUE STREAM DRIVE | 13+50 | 23.83' L | | US 1 (WASHINGTON BLVD) | 12+40 | 53.96' L | | | |
| BLUE STREAM DRIVE | 15+50 | 23.83' L | | US 1 (WASHINGTON BLVD) | 13+20 | 53.61' L | | | |
| BLUE STREAM DRIVE | 17+45 | 23.83' R | | US 1 (WASHINGTON BLVD) | 14+00 | 45.69' L | | | |
| BLUE STREAM DRIVE | 19+15 | 36.17' L | | US 1 (WASHINGTON BLVD) | 14+80 | 41.45' L | | | |
| BLUE STREAM DRIVE | 19+15 | 36.17' R | | US 1 (WASHINGTON BLVD) | 15+60 | 41.39' L | | | |
| BLUE STREAM DRIVE | 20+68 | 36.82' L | | US 1 (WASHINGTON BLVD) | 16+40 | 41.37' L | | | |
| BLUE STREAM DRIVE | 20+68 | 36.82' R | | US 1 (WASHINGTON BLVD) | 17+20 | 41.37' L | | | |
| QUIDDITCH LANE | 0+45 | 16.00' R | | | | | | | |
| QUIDDITCH LANE | 2+50 | 16.00' R | | | | | | | |
| QUIDDITCH LANE | 4+75 | 16.00' R | | | | | | | |



PRELIMINARY PLAN
 ROAD PROFILES
 THE OVERLOOK AT BLUE STREAM
 PHASE I
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL A THROUGH F
 TAX MAP 43 BLOCKS 4 AND 5 PARCEL P/O 5, 14 AND 553
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

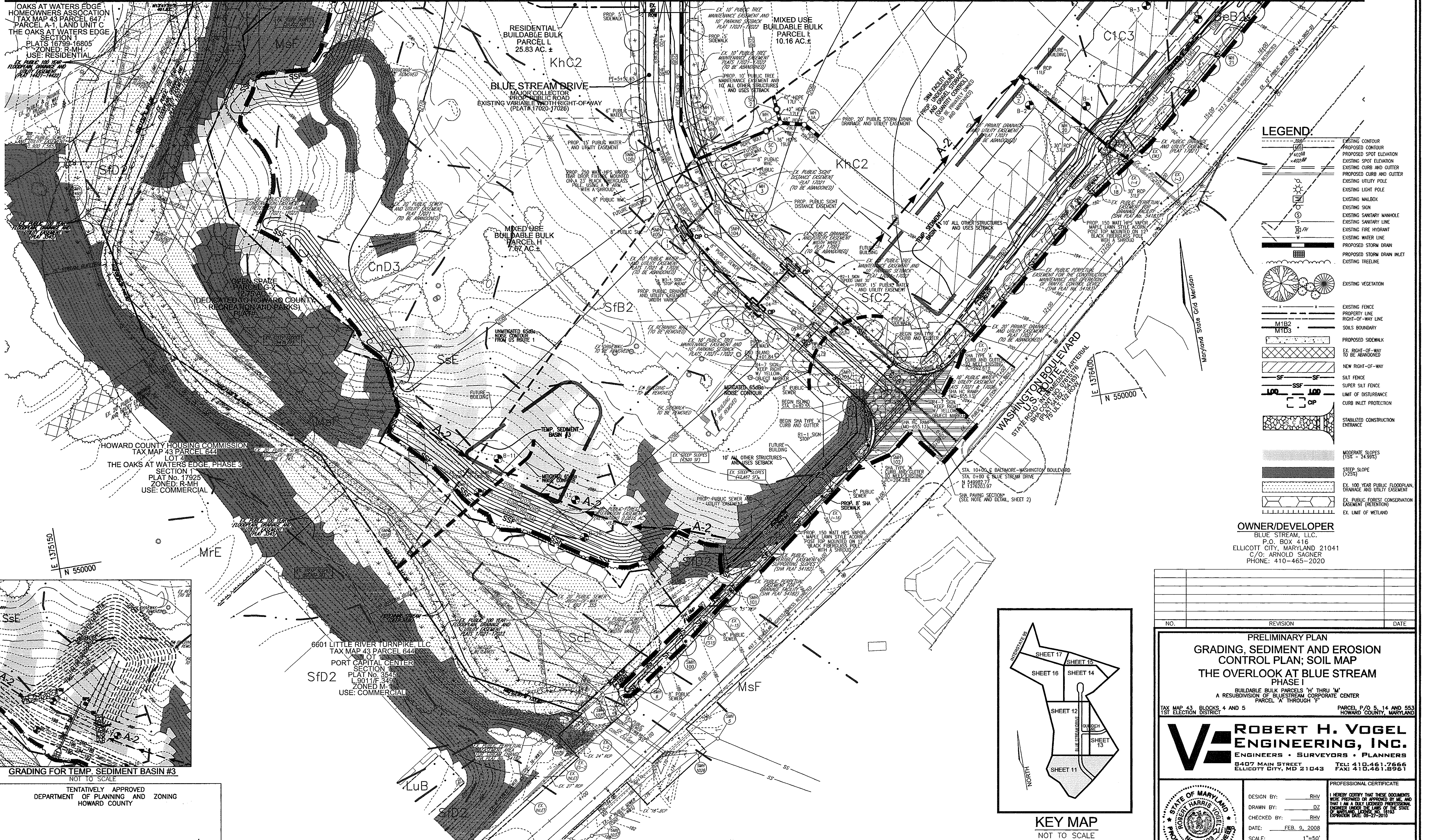
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RHW
 DRAWN BY: OZ
 CHECKED BY: RHW
 DATE: FEB. 9, 2008
 SCALE: 1"=50'
 W.O. NO.: 06-26

10 SHEET OF 20

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mona E. Suttle 2/20/09
 PLANNING DIRECTOR, DEP. DATE



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREELINE
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED SIDEWALK
- EX. RIGHT-OF-WAY TO BE ABANDONED
- NEW RIGHT-OF-WAY
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EX. 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- EX. PUBLIC FOREST CONSERVATION EASEMENT (RESTRICTION)
- EX. LIMIT OF WETLAND

OWNER/DEVELOPER
 BLUE STREAM, LLC.
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041
 C/O: ARNOLD SAGNER
 PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |

PRELIMINARY PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOIL MAP
THE OVERLOOK AT BLUE STREAM PHASE I
 BUILDABLE BULK PARCELS 'H' THRU 'M'
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL 'A' THROUGH 'F'

TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

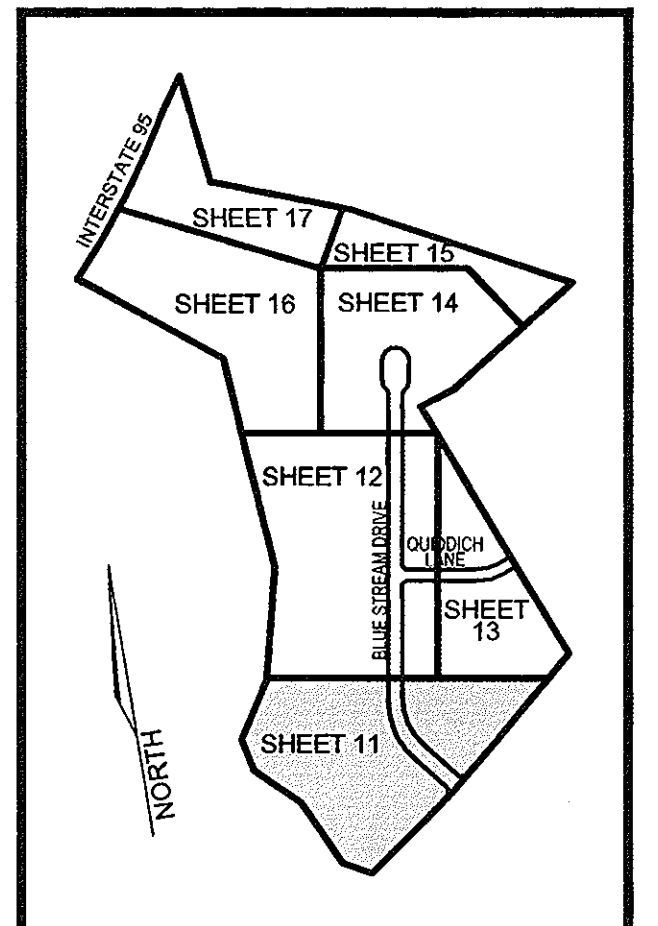
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

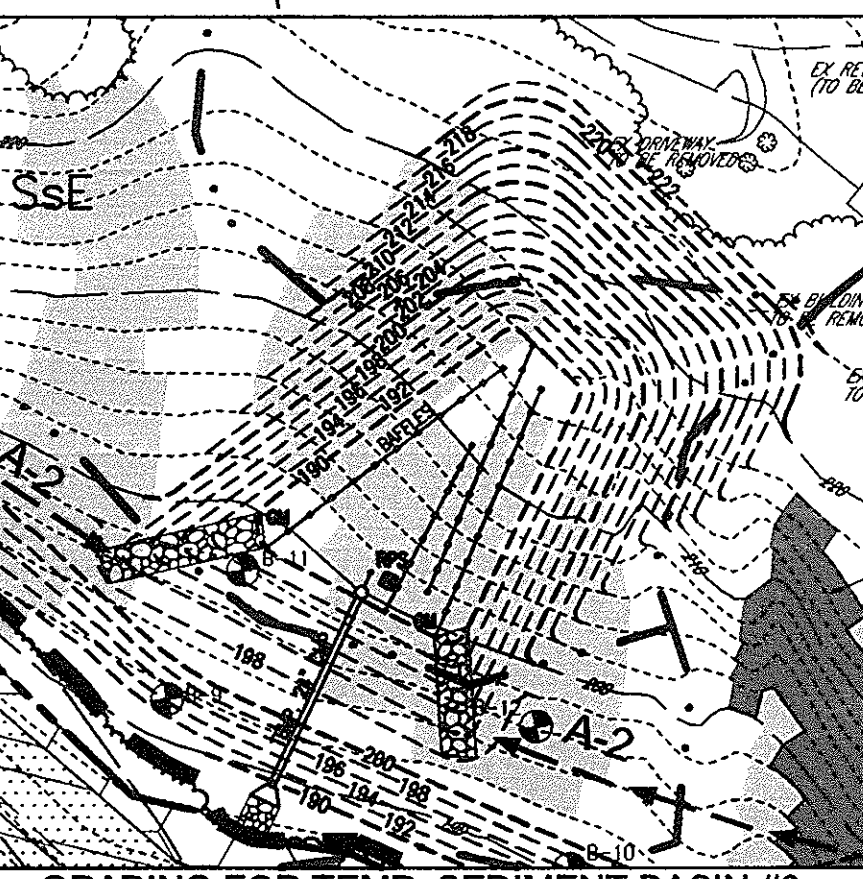
DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: FEB. 9, 2008
 SCALE: 1"=50'
 W.O. NO.: 06-26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193 EXPIRATION DATE: 06-27-2010

11 SHEET OF 20



KEY MAP
NOT TO SCALE



GRADING FOR TEMP. SEDIMENT BASIN #3
NOT TO SCALE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Moses S. Subler 2/20/09
 PLANNING DIRECTOR, DEP. DATE

MATCHLINE SHEET 17

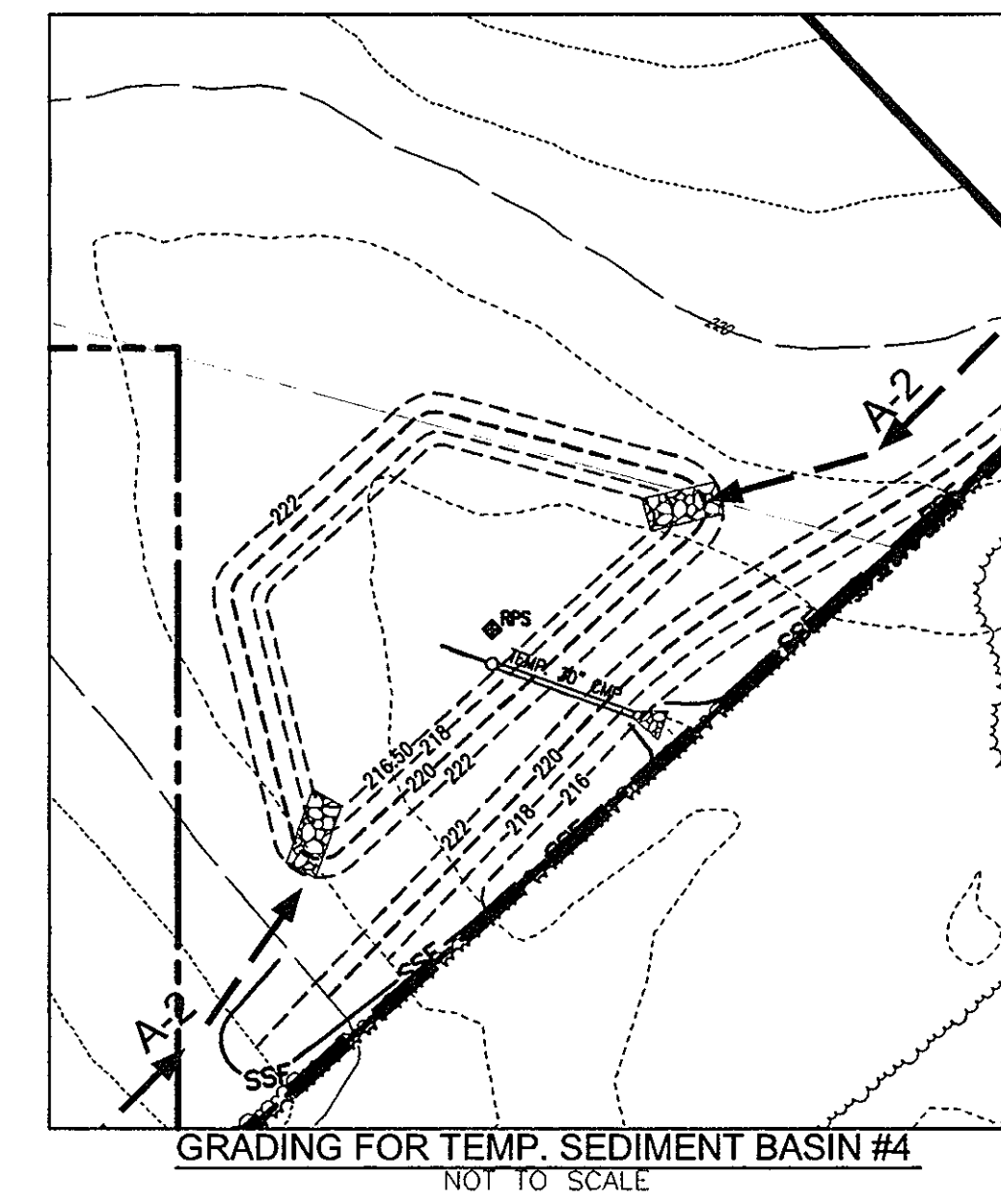
MATCHLINE - SHEET 15

E 1379850
N 552150

MATCHLINE - SHEET 16

MATCHLINE - SHEET 12

MATCHLINE - SHEET 13



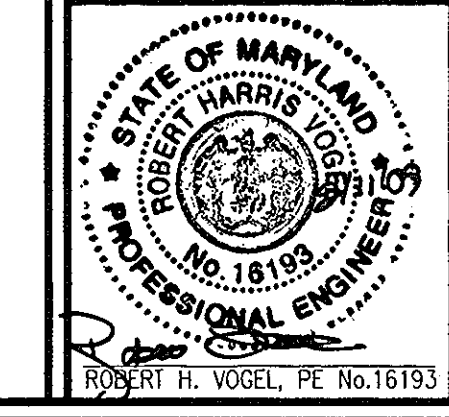
- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREE LINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - EX. RIGHT-OF-WAY TO BE ABANDONED
 - NEW RIGHT-OF-WAY
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - CURB INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - MODERATE SLOPES (15% - 24.99%)
 - STEEP SLOPE (>25%)
 - EX. 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
 - EX. LIMIT OF WETLAND
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)

OWNER/DEVELOPER
 BLUE STREAM, LLC.
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041
 C/O: ARNOLD SAGNER
 PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOIL MAP
THE OVERLOOK AT BLUE STREAM PHASE I
 BUILDABLE BULK PARCELS 'H' THRU 'M'
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL 'A' THROUGH 'F'
 TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

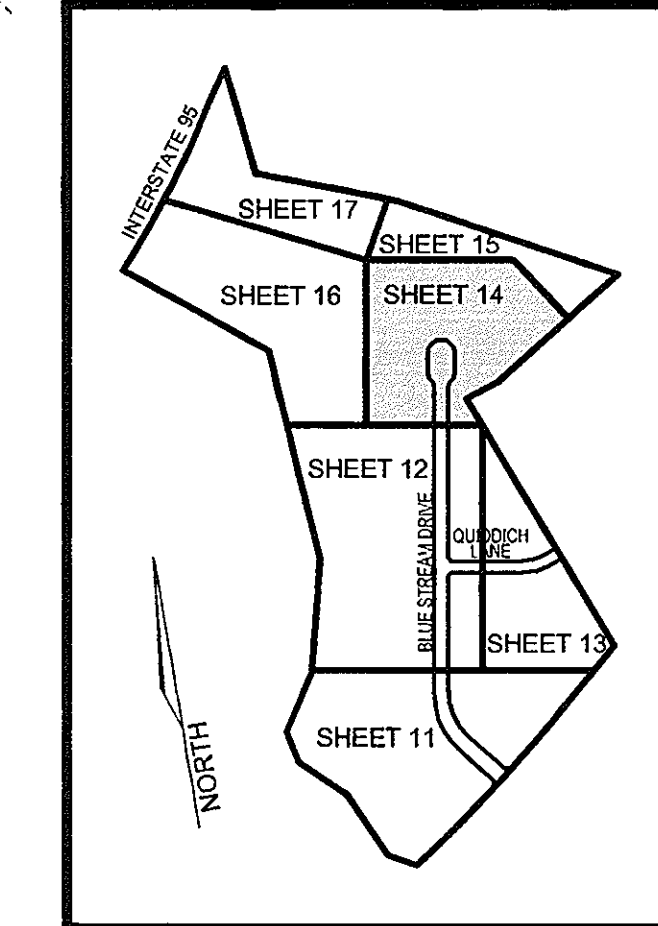
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE 06-27-2010

DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: FEB. 9, 2008
 SCALE: 1"=50'
 W.O. NO.: 06-26

14 SHEET OF 20

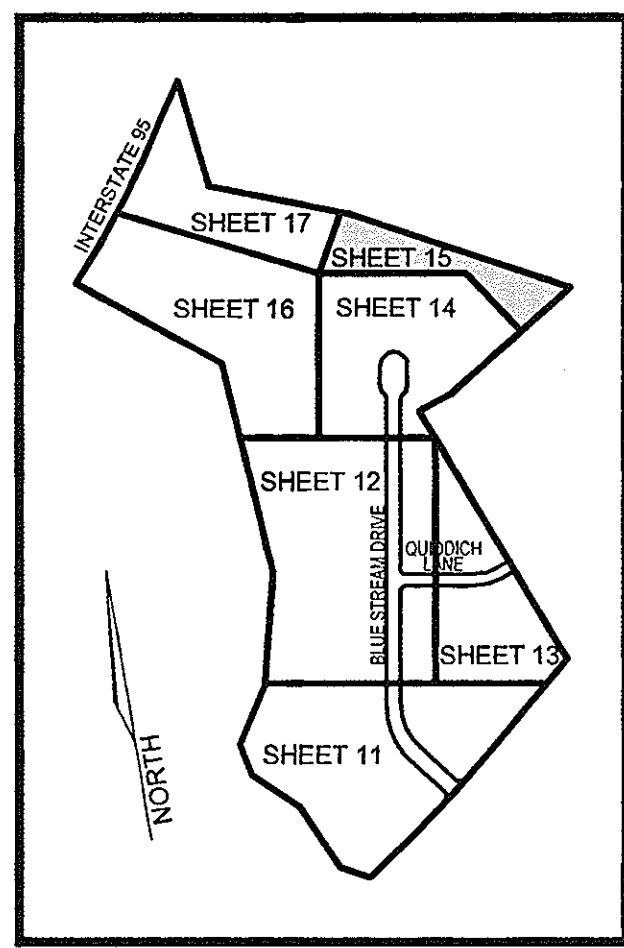
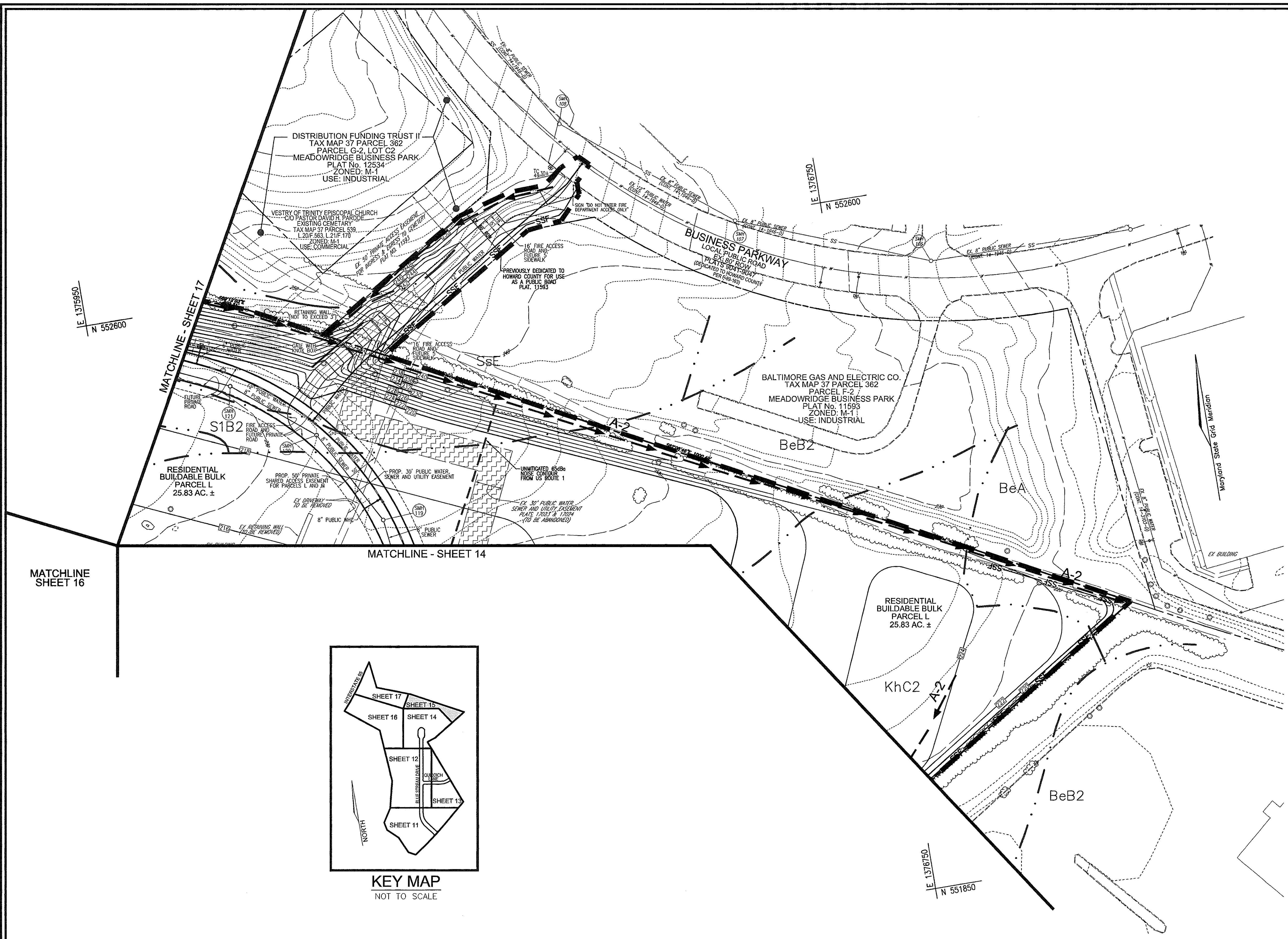


KEY MAP
 NOT TO SCALE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Dorcas E. Suttler 2/6/09
 PLANNING DIRECTOR, DEP. DATE

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - M1B2
 - MTD3
 - SOILS BOUNDARY
 - PROPOSED SIDEWALK
 - EX. RIGHT-OF-WAY TO BE ABANDONED
 - NEW RIGHT-OF-WAY
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - CURB INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - MODERATE SLOPES (15% - 24.99%)
 - STEEP SLOPE (>25%)
 - EX. 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
 - EX. LIMIT OF WETLAND
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)



KEY MAP
NOT TO SCALE

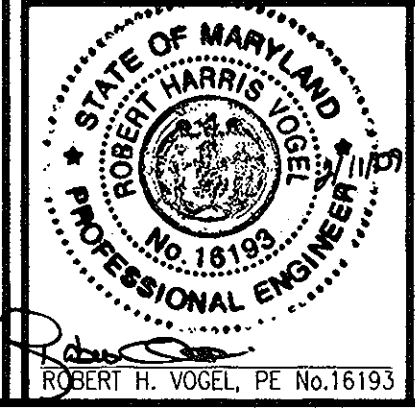
OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOIL MAP
THE OVERLOOK AT BLUE STREAM PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL 'A' THROUGH 'F'

TAX MAP 43 BLOCKS 4 AND 5 PARCEL P/O 5, 14 AND 553
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 06-27-2010

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: FEB. 9, 2009
SCALE: 1"=50'
W.O. NO.: 06-26

15 SHEET OF 20

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mona S. Suller 2/26/09
PLANNING DIRECTOR, DEP. DATE

LEGEND:

| | |
|--|------------------------------------------------------------------------|
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | EXISTING SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING MAILBOX |
| | EXISTING SIGN |
| | EXISTING SANITARY MANHOLE |
| | EXISTING SANITARY LINE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER LINE |
| | PROPOSED STORM DRAIN |
| | PROPOSED STORM DRAIN INLET |
| | EXISTING TREE LINE |
| | EXISTING VEGETATION |
| | EXISTING FENCE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | SOILS BOUNDARY |
| | PROPOSED SIDEWALK |
| | EX RIGHT-OF-WAY TO BE ABANDONED |
| | NEW RIGHT-OF-WAY |
| | SILT FENCE |
| | SUPER SILT FENCE |
| | LIMIT OF DISTURBANCE |
| | CURB INLET PROTECTION |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | MODERATE SLOPES (15% - 24.99%) |
| | STEEP SLOPE (>25%) |
| | EX 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT |
| | EX PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) |
| | EX PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |
| | EX PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) TO BE ABANDONED |
| | EX. LIMIT OF WETLAND |
| | EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |

OWNER/DEVELOPER
 BLUE STREAM, LLC
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041
 C/O: ARNOLD SAGNER
 PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

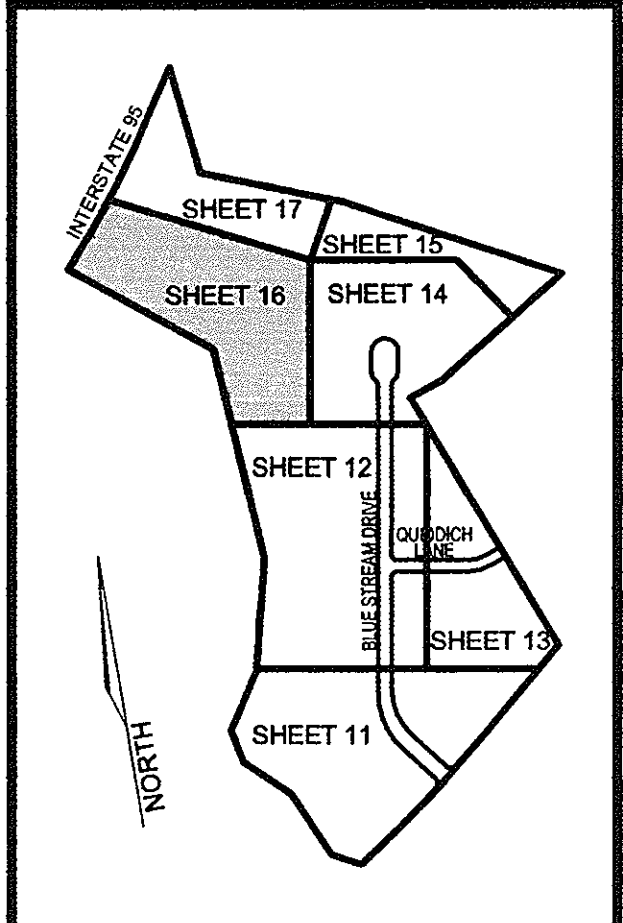
PRELIMINARY PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOIL MAP
THE OVERLOOK AT BLUE STREAM
 PHASE I
 BUILDABLE BULK PARCELS 'H' THRU 'M'
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL 'A' THROUGH 'F'

TAX MAP 43, BLOCKS 4 AND 5
 1ST ELECTION DISTRICT

PARCEL P/O 5, 14 AND 553
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

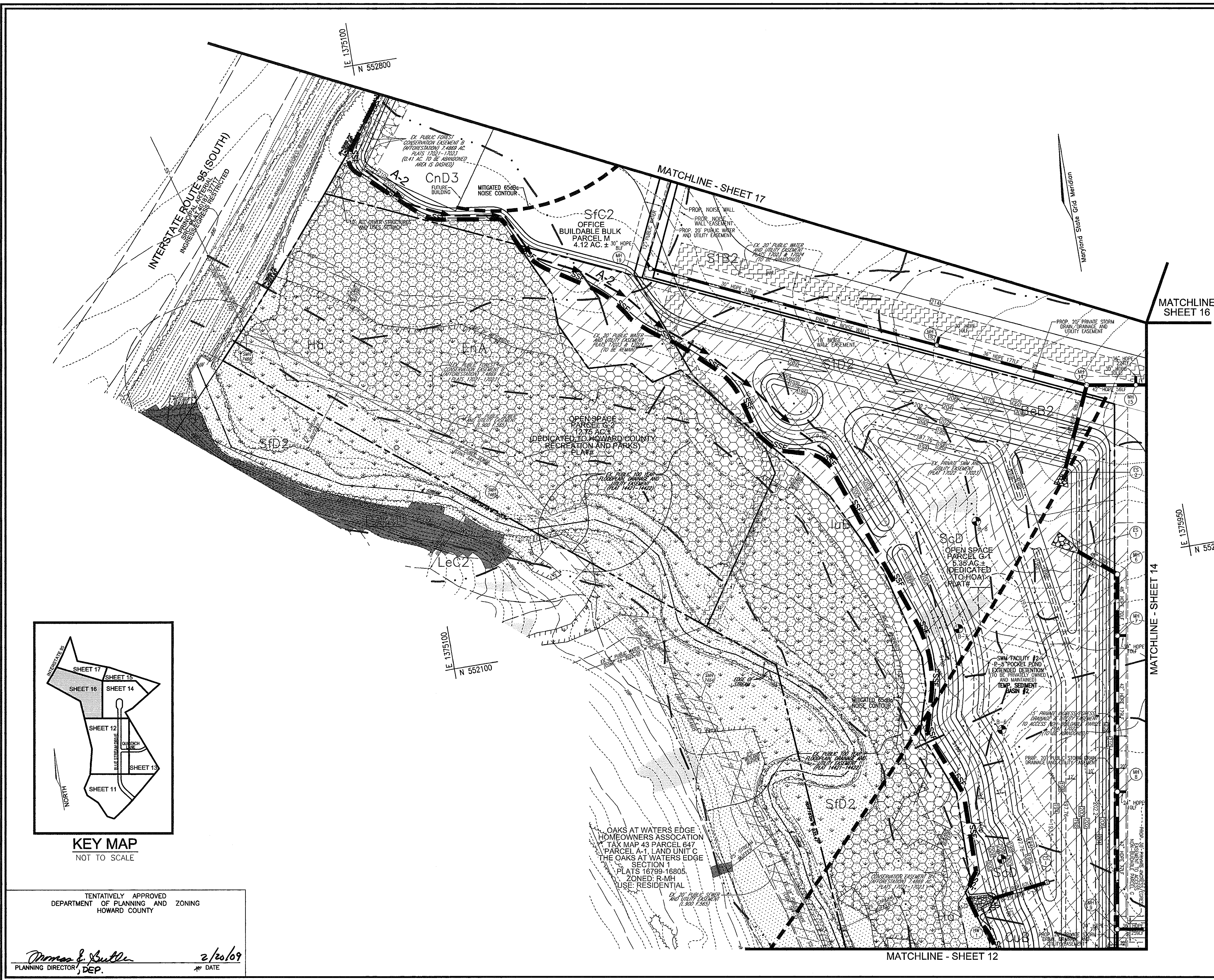
| | | |
|---------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | DESIGN BY: _____ RHV | I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 06-27-2010. |
| | DRAWN BY: _____ DZ | |
| | CHECKED BY: _____ RHV | |
| | DATE: FEB. 9, 2009 | |
| SCALE: 1"=50' | W.O. NO.: 06-26 | 16 SHEET OF 20 |

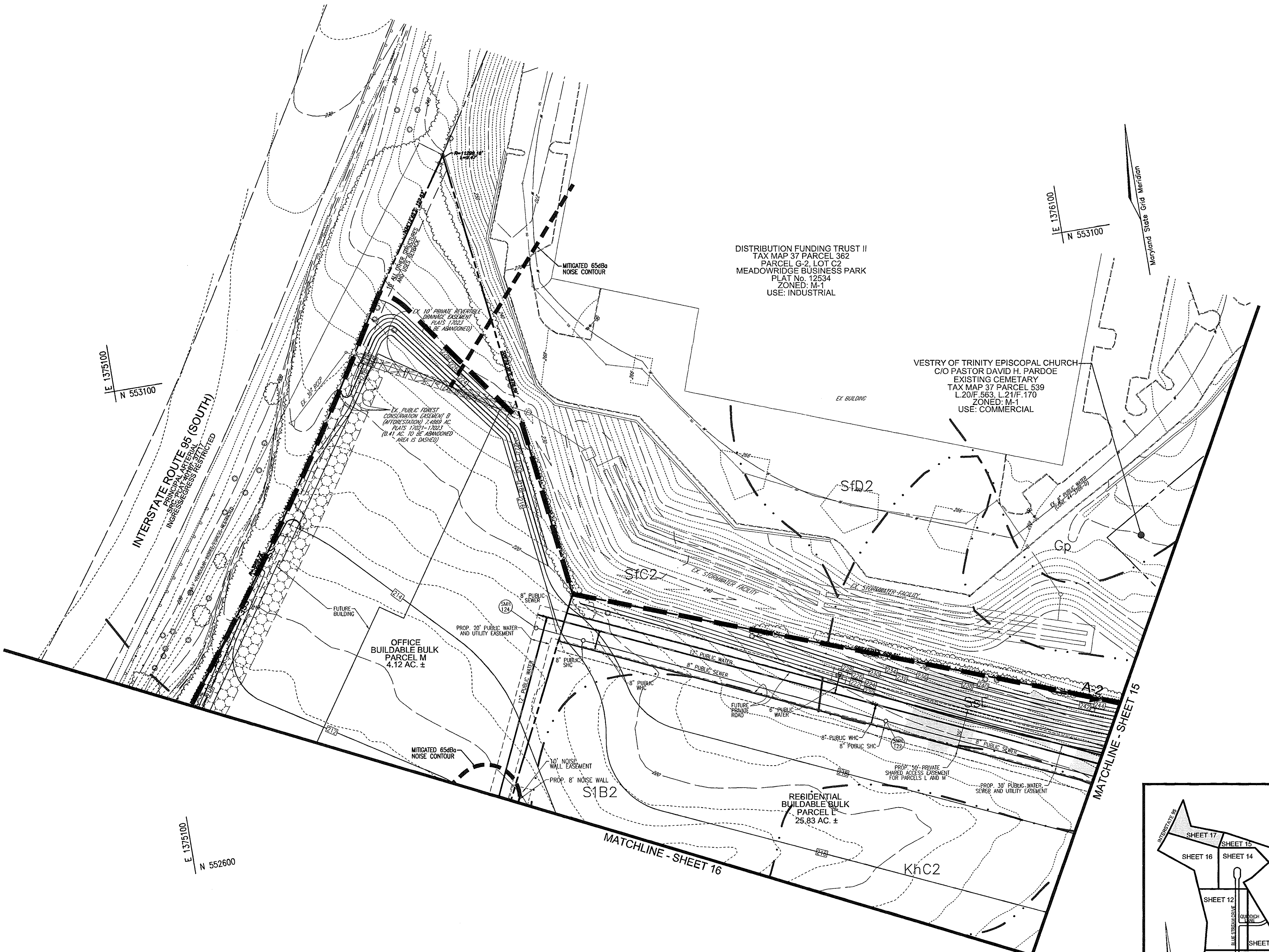


KEY MAP
 NOT TO SCALE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Butler
 PLANNING DIRECTOR, DEP.
 2/20/09
 DATE





LEGEND:

| | |
|--|--------------------------------------------------------|
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | EXISTING SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING MAILBOX |
| | EXISTING SIGN |
| | EXISTING SANITARY MANHOLE |
| | EXISTING SANITARY LINE |
| | EXISTING CLEANOUT |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER LINE |
| | PROPOSED STORM DRAIN |
| | PROPOSED STORM DRAIN INLET |
| | EXISTING TREE LINE |
| | EXISTING VEGETATION |
| | EXISTING FENCE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | SOILS BOUNDARY |
| | PROPOSED SIDEWALK |
| | EX RIGHT-OF-WAY TO BE ABANDONED |
| | NEW RIGHT-OF-WAY |
| | SILT FENCE |
| | SUPER SILT FENCE |
| | LIMIT OF DISTURBANCE |
| | CURB INLET PROTECTION |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | MODERATE SLOPES (15% - 24.99%) |
| | STEEP SLOPE (>25%) |
| | EX PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |

DISTRIBUTION FUNDING TRUST II
 TAX MAP 37 PARCEL 362
 PARCEL G-2, LOT C2
 MEADOWRIDGE BUSINESS PARK
 PLAT No. 12534
 ZONED: M-1
 USE: INDUSTRIAL

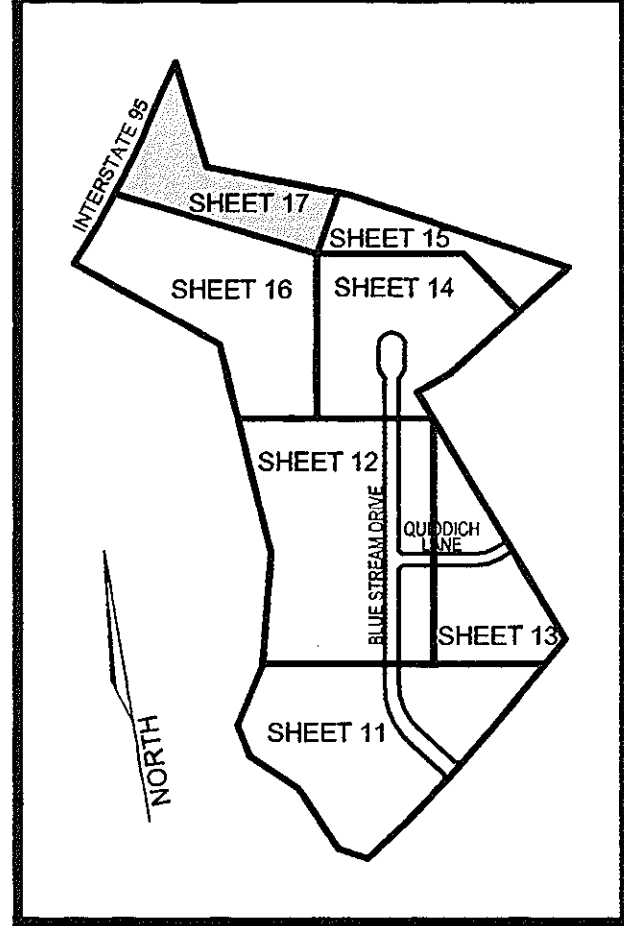
VESTRY OF TRINITY EPISCOPAL CHURCH
 C/O PASTOR DAVID H. PARDOE
 EXISTING CEMETARY
 TAX MAP 37 PARCEL 539
 L.20/F.563, L.21/F.170
 ZONED: M-1
 USE: COMMERCIAL

OFFICE BUILDABLE BULK
 PARCEL M
 4.12 AC. ±

RESIDENTIAL BUILDABLE BULK
 PARCEL L
 25.83 AC. ±

OWNER/DEVELOPER
 BLUE STREAM, LLC
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041
 C/O: ARNOLD SAGNER
 PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |



KEY MAP
 NOT TO SCALE

PRELIMINARY PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN; SOIL MAP
THE OVERLOOK AT BLUE STREAM PHASE I
 BUILDABLE BULK PARCELS "H" THRU "M"
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL "A" THROUGH "F"

TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT
 PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
 ROBERT H. VOGEL
 No. 18193
 PROFESSIONAL ENGINEER

DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: FEB. 9, 2009
 SCALE: 1"=50'
 W.O. NO.: 06-26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193 EXPIRATION DATE: 09-27-2010

17 SHEET OF 20

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Suttle
 PLANNING DIRECTOR, DEP.
 2/26/09
 DATE

| SCHEDULE A: PERIMETER LANDSCAPE EDGE | | | | |
|--------------------------------------------------------------------------------|----------------------|---------|---------|-------|
| CATEGORY | ADJACENT TO ROADWAYS | | | TOTAL |
| | 1 | 2 | 3 | |
| PERIMETER/FRONTAGE DESIGNATION | 1 | 2 | 3 | |
| LANDSCAPE TYPE | B | B | C | |
| LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE | 470' | 690' | 676' | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | NO | NO | NO | |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | - | - | - | |
| NUMBER OF PLANTS REQUIRED (LF REMAINING) | 1:50 09 | 1:50 14 | 1:40 17 | 17 |
| SHADE TREES | 1:40 12 | 1:40 17 | 1:20 12 | 34 |
| EVERGREEN TREES | - | - | - | - |
| SHRUBS | - | - | - | - |
| NUMBER OF PLANTS PROVIDED | 09 | 14 | 17 | 40 |
| SHADE TREES | 12 | 17 | 34 | 63 |
| EVERGREEN TREES | - | - | - | - |
| OTHER TREES (2:1 SUBSTITUTION) | - | - | - | - |
| SHRUBS (10:1 SUBSTITUTION) | - | - | - | - |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | - | - | - | - |

| SCHEDULE B: PERIMETER LANDSCAPE EDGE | | | | |
|--------------------------------------------------------------------------------|----------------------------------|---------|---|-------|
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | | | TOTAL |
| | 3 | 4 | 5 | |
| PERIMETER/FRONTAGE DESIGNATION | 3 | 4 | 5 | |
| LANDSCAPE TYPE | A | A | A | |
| LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE | 2105' | 2108' | - | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | NO | NO | - | |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | - | - | - | |
| NUMBER OF PLANTS REQUIRED (LF REMAINING) | 1:60 35 | 1:60 35 | - | 35 |
| SHADE TREES | - | - | - | - |
| EVERGREEN TREES | - | - | - | - |
| SHRUBS | - | - | - | - |
| NUMBER OF PLANTS PROVIDED | 35 | 35 | - | 35 |
| SHADE TREES | - | - | - | - |
| EVERGREEN TREES | - | - | - | - |
| OTHER TREES (2:1 SUBSTITUTION) | - | - | - | - |
| SHRUBS (10:1 SUBSTITUTION) | - | - | - | - |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | - | - | - | - |

| SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING-TYPE 'B' BUFFER | | | | |
|--------------------------------------------------------------------|--------|--------|--------|-------|
| CATEGORY | SWMF 1 | SWMF 2 | SWMF 3 | TOTAL |
| LINEAR FEET OF PERIMETER | 2246' | - | - | 2246' |
| CREDIT FOR EXISTING VEGETATION (YES, NO, AND LINEAR FEET) | 1063' | - | - | 1063' |
| CREDIT FOR OTHER LANDSCAPING (YES, NO, AND SF) | - | - | - | - |
| NUMBER OF TREES REQUIRED | 1183 | 24 | 24 | 1231 |
| SHADE TREES 1:50 | 24 | 24 | 24 | 72 |
| EVERGREEN TREES 1:40 | 30 | 30 | 30 | 90 |
| NUMBER OF TREES PROVIDED | 24 | 24 | 24 | 72 |
| SHADE TREES | 30 | 30 | 30 | 90 |
| EVERGREEN TREES | - | - | - | - |
| SHRUBS | - | - | - | - |

| PUBLIC ACCESS PLACE STREET TREE SCHEDULE | | | | |
|------------------------------------------|-------|---------------------------------------------------------------------------------------------|----------------|-------|
| KEY | QUAN. | BOTANICAL NAME | SIZE | REM. |
| ○ | 141 | ACER SACCHARUM 'GOLDSPIRE' COLUMNAR SUGAR MAPLE | 2 1/2"-3" CAL. | B & B |
| + | 11 | AMUR MAPLE ACER GINNALA (SHADE TREES - GROWTH HEIGHT=20') FOR BG & E WIRE ZONE) | 2"-3" CAL. | B & B |

| STREET TREE CALCULATIONS | | | | |
|--------------------------------|-------------|--------------|--------------|--|
| STREET NAME | LINEAR FEET | NO. REQUIRED | NO. PROVIDED | |
| BLUE STREAM DRIVE | 4126/40 | 101 | 101 | |
| BLUE STREAM DRIVE (CUL-DE-SAC) | 154/40 | 4 | 4 | |
| QUIDDICH LANE | 978/40 | 24 | 24 | |
| WASHINGTON BLVD. (US. RTE. 1) | 1188/40 | 30 | 30 | |

GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AMI SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAM PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY.

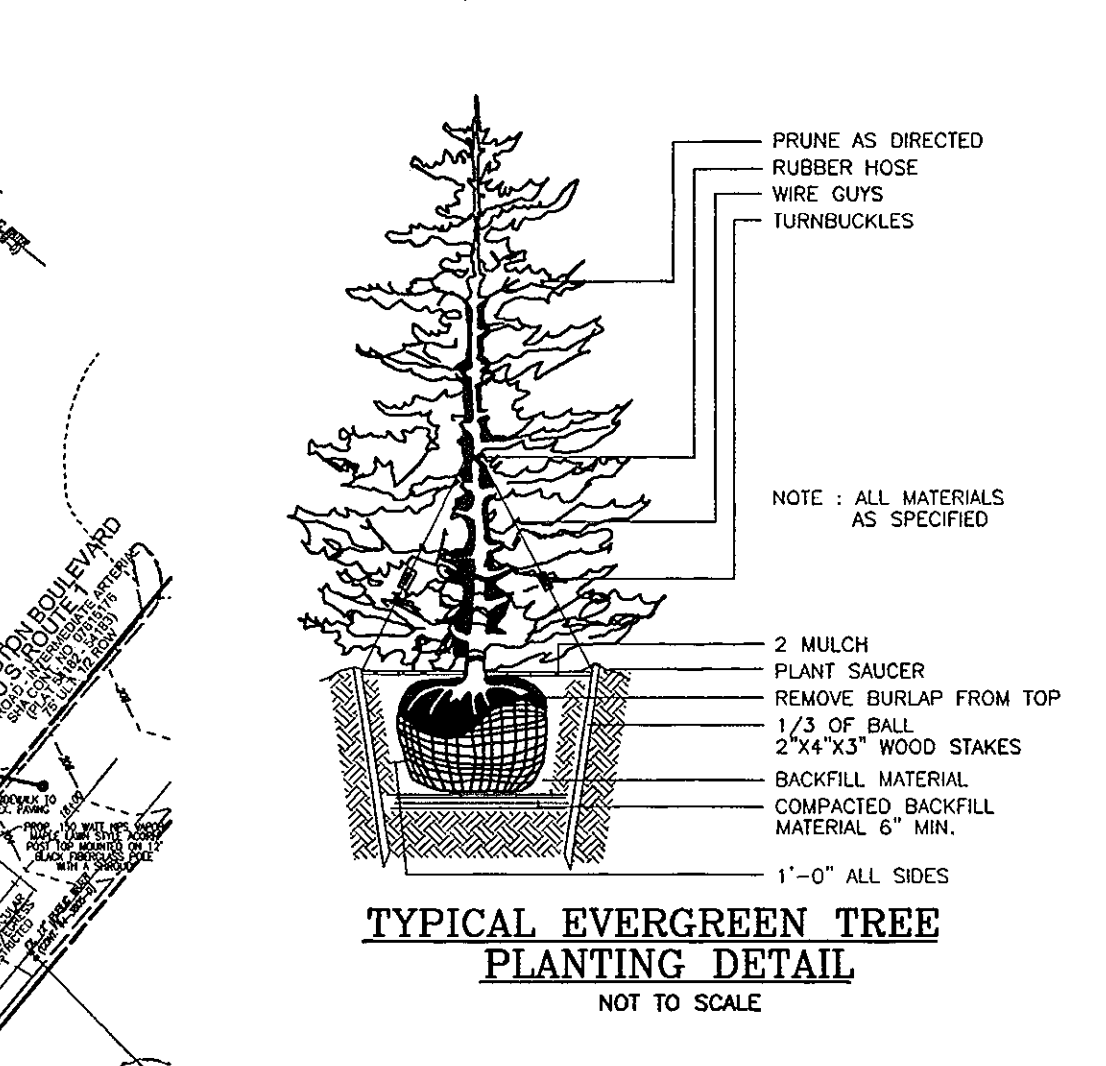
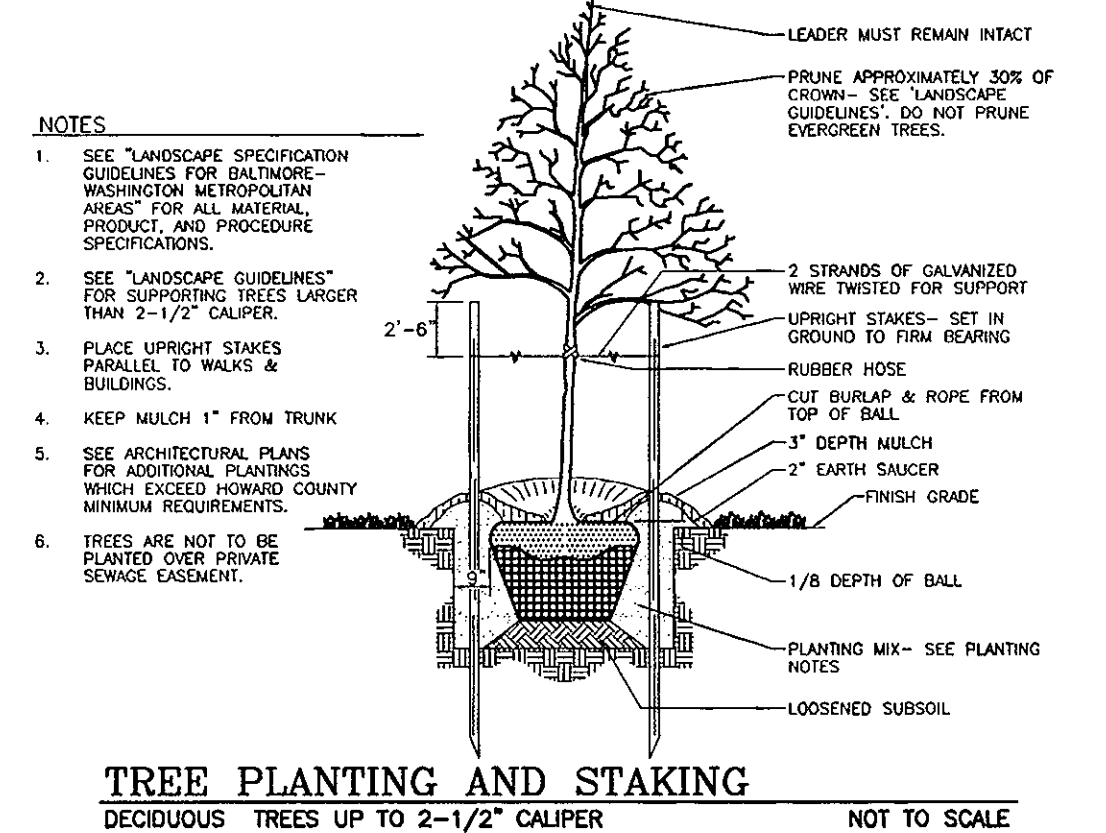
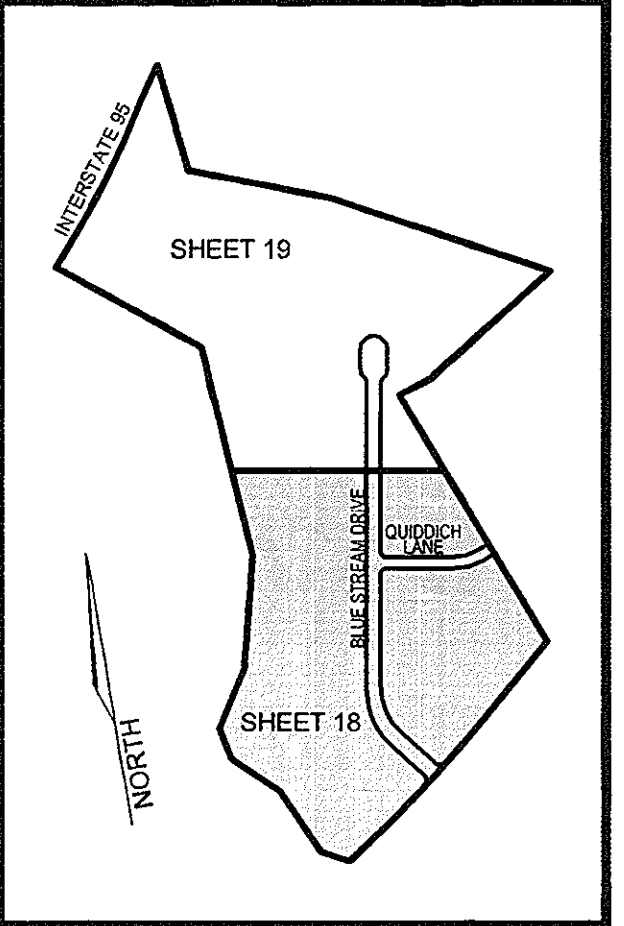
DEVELOPER'S AGREEMENT

STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 (e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$46,500.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 155 PUBLIC STREET TREES.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$61,050.00 FOR THE REQUIRED 157 SHADE TREES AND THE REQUIRED 93 EVERGREEN TREES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR, DEP. *Mona L. Suttell* 2/20/09
DATE



LEGEND:

| | |
|-----|---------------------------------------------------------------|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| + | PROPOSED SPOT ELEVATION |
| --- | EXISTING CURB AND GUTTER |
| --- | PROPOSED CURB AND GUTTER |
| --- | EXISTING LIGHT POLE |
| --- | PROPOSED LIGHT POLE |
| --- | EXISTING MAILBOX |
| --- | PROPOSED MAILBOX |
| --- | EXISTING SANITARY MANHOLE |
| --- | PROPOSED SANITARY MANHOLE |
| --- | EXISTING FIRE HYDRANT |
| --- | PROPOSED FIRE HYDRANT |
| --- | EXISTING WATER LINE |
| --- | PROPOSED WATER LINE |
| --- | EXISTING STORM DRAIN |
| --- | PROPOSED STORM DRAIN |
| --- | EXISTING TREELINE |
| --- | PROPOSED TREELINE |
| --- | EXISTING FENCE |
| --- | PROPOSED FENCE |
| --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | SOILS BOUNDARY |
| --- | PROPOSED SIDEWALK |
| --- | PROPOSED LIGHT POLE |
| --- | LANDSCAPE PERIMETER |
| --- | EX. RIGHT-OF-WAY TO BE ABANDONED |
| --- | NEW RIGHT-OF-WAY |
| --- | LIMIT OF DISTURBANCE |
| --- | PROPOSED FOREST CONSERVATION SIGNS PER F-02-35 |
| --- | MODERATE SLOPES (15% - 24.99%) |
| --- | STEEP SLOPE (>25%) |
| --- | EX. 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT |
| --- | EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) |
| --- | EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |
| --- | EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |
| --- | EX. LIMIT OF WETLAND |
| --- | EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) |

SOILS LEGEND

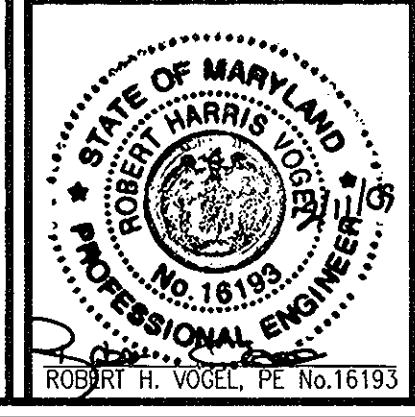
| SYMBOL | NAME / DESCRIPTION | SOIL GROUP |
|--------|---------------------------------------------------------------------------|------------|
| Evc | EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES | A |
| Evb | EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES | A |
| Cwb | COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES | B |
| Eva | ELLSBORO LOAM, 0 TO 3 PERCENT SLOPES | B |
| Mfe | MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES | B |
| Msf | MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES | B |
| Sid2 | SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| Sic2 | SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| Se2 | SANDY AND CLAYEY LAND, MODERATELY STEEP | B |
| Se2 | SASSAFRAS SILT, 15 TO 40 PERCENT SLOPES | B |
| Sie2 | 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 |
| Sib2 | SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| Sic2 | SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| Sid2 | SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| Sib | SANDY AND CLAYEY LAND, MODERATELY SLOPING | B |
| Op | GRAVEL PITS & QUARRIES | B |
| Nac2 | NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| Rub2 | RUNFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| Rub2 | RUNFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | B |
| Bac3 | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED | C |
| Bec2 | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED | C |
| Beb2 | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED | C |
| Bba | BELTSVILLE SILT LOAM, 0 TO 1 PERCENT SLOPES | C |
| Cb2 | CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED | C |
| Cc3 | CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED | C |
| Cb3 | CHILLUM-SASSAFRAS LOAMS, 5 TO 15 PERCENT SLOPES | C |
| Cm2 | CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED | C |
| Lc2 | LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | C |
| Lub | LUNA LOAM, 15 TO 30 PERCENT SLOPES, SEVERELY ERODED | C |
| Kh2 | KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED | C |
| Wob2 | WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED | D |
| Wob | WOODSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES | D |
| Ho | HATBORO SILT LOAM | D |

OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |

PRELIMINARY PLAN LANDSCAPE AND FOREST CONSERVATION PLAN THE OVERLOOK AT BLUE STREAM PHASE I
BUILDABLE BULK PARCELS 'H' THRU 'M'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
PARCEL A THROUGH F
TAX MAP 43 BLOCKS 4 AND 5 1ST ELECTION DISTRICT
PARCEL P/O 5, 14 AND 553 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE 06-27-2010.
DESIGN BY: RHW
DRAWN BY: DZ
CHECKED BY: RHW
DATE: FEB. 9, 2009
SCALE: AS SHOWN
W.O. NO.: 06-26
18 SHEET OF 20

Maryland State Grid Meridian

E 1375000
N 551650

E 1375000
N 550300

HOWARD COUNTY HOUSING COMMISSION
TAX MAP 43 PARCEL 644
LOT 4
THE OAKS AT WATERS EDGE, PHASE 3
SECTION 1
PLAT No. 17925
ZONED: R-MH
USE: COMMERCIAL

OAKS AT WATERS EDGE
HOMEOWNERS ASSOCIATION
TAX MAP 43 PARCEL 647
PARCEL A-1 LAND UNIT C
THE OAKS AT WATERS EDGE
SECTION 1
PLATS 16799-16805
ZONED: R-MH
USE: RESIDENTIAL

DA-Y
AREA=4.12 AC.
C=0.72
OFFICE/
BUILDABLE BULK
PARCEL M
4.12 AC. ±

DISTRIBUTION FUNDING TRUST II
TAX MAP 37 PARCEL 382
PARCEL G-2, LOT C2
MEADOWRIDGE BUSINESS PARK
PLAT No. 12534
ZONED: M-1
USE: INDUSTRIAL

DA-X1
AREA=6.50 AC.
C=0.72

DA-X2
AREA=6.50 AC.
C=0.72

DA-Z
AREA=2.46 AC.
C=0.72

DA-AA
AREA=2.27 AC.
C=0.72

DA-BB
AREA=1.73 AC.
C=0.72

DA-CC
AREA=1.86 AC.
C=0.72

DA-GI
AREA=0.45 AC.
C=0.72

DA-EE
AREA=1.98 AC.
C=0.72

DA-FF
AREA=7.87 AC.
C=0.72

DA-C
AREA=0.15 AC.
C=0.72

DA-BB
AREA=1.73 AC.
C=0.72

DA-O
AREA=0.19 AC.
C=0.72

DA-M
AREA=0.14 AC.
C=0.72

DA-K
AREA=0.16 AC.
C=0.72

DA-J
AREA=0.18 AC.
C=0.72

DA-I
AREA=0.18 AC.
C=0.72

DA-H
AREA=0.18 AC.
C=0.72

DA-G
AREA=0.18 AC.
C=0.72

DA-F
AREA=0.15 AC.
C=0.72

DA-E
AREA=0.40 AC.
C=0.72

VESTRY OF TRINITY EPISCOPAL CHURCH
C/O PASTOR DAVID H. PARSONS
EXISTING CEMETARY
TAX MAP 37 PARCEL 539
L 201F.63.1.21F.170
ZONED: M-1
USE: COMMERCIAL

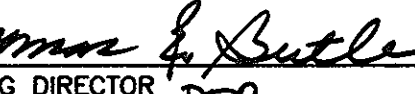
OWNER/DEVELOPER
BLUE STREAM, LLC.
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041
C/O: ARNOLD SAGNER
PHONE: 410-465-2020

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
STORM DRAIN DRAINAGE AREA MAP
THE OVERLOOK AT BLUE STREAM
 PHASE I
 BUILDABLE BULK PARCELS 'H' THRU 'M'
 A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER
 PARCEL A THROUGH F
 TAX MAP 43, BLOCKS 4 AND 5
 1ST ELECTION DISTRICT
 PARCEL P/O 5, 14 AND 553
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLCOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: FEB. 9, 2009
 SCALE: 1"=100'
 W.O. NO.: 06-26
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE
 OF MARYLAND, LICENSE NO. 18143
 EXPIRATION DATE: 06-27-2010
 20 SHEET OF 20

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR, DEP.
 2/20/09
 DATE

ESSEX, LLC
 TAX MAP 43 PARCEL 569
 L 4163/F 302
 ZONED: CAC-CLI
 USE: INDUSTRIAL

ROUTE 1 CONTRACTORS GROUP, LLC.
 TAX MAP 43 PARCEL 599
 L 8060/F 264
 ZONED: CAC-CLI
 USE: INDUSTRIAL

BALTIMORE GAS AND ELECTRIC CO.
 TAX MAP 37 PARCEL 382
 PARCEL F, F2
 MEADOWRIDGE BUSINESS PARK
 PLAT No. 12534
 ZONED: M-1
 USE: INDUSTRIAL

