BLUE STREAM
PHASE VII
BUILDABLE BULK PARCELS AND 'H' THRU 'M' AND OPEN SPACE LOTS 'G-1' AND 'G-2'
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER PARCELS 'A' THROUGH 'G'
(PLATS 17020-17026; F-02-035; F-10-055; PLATS 21558-21564)
ZONED: CAC-CLI

PRELIMINARY PLAN

GENERAL NOTES:

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
2. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED FEBRUARY 1998.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43B2 AND 43B6 WERE USED FOR THIS PROJECT.
5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
6. STORMWATER MANAGEMENT FOR BLUE STREAM DRIVE, QUIDDITCH LANE, P/O PARCEL "H", AND PARCELS "I" THROUGH "M" IS PROVIDED BY THE FACILITIES PROVIDED IN CONJUNCTION WITH BLUE STREAM CORPORATE CENTER, F-02-35.

   THE UNDERGROUND FACILITY LOCATED ON PARCEL "J" (SWMF #1) WILL PROVIDE THE SWM FOR P/O BLUE STREAM DRIVE, QUIDDITCH LANE, P/O PARCELS "H", "I", AND "K", AND ALL OF PARCEL "J". SWMF #1 HAS BEEN APPROVED AS AN UNDERGROUND STORAGE FACILITY TO PROVIDE 2yr AND 10yr MANAGEMENT. WATER QUALITY WILL BE PROVIDED BY STORMCEPTER UNITS.

   THE POND LOCATED ON BLUE STREAM CORPORATE CENTER OPEN SPACE LOT "G-1" (SWMF #2) WILL REMAIN AS ORIGINALLY DESIGNED. SWMF #2 HAS BEEN APPROVED AS A WET POND WHICH PROVIDES 2yr AND 10yr DETENTION AND WATER QUALITY FOR P/O BLUE STREAM DRIVE, P/O PARCELS "I" AND "K", AND PARCELS "L-1", "L-2", AND "M".

   STORMWATER MANAGEMENT FOR THE MAJORITY OF PARCEL "H" WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN AND WILL CONFORM TO CURRENT REQUIREMENTS. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

   ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
7. THE ON-SITE WETLANDS AND STREAMS ARE BASED ON A FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000.
8. THE ON-SITE FLOODPLAIN IS BASED ON "HOWARD COUNTY DEEP RUN FLOODPLAIN STUDY", CAPITAL PROJECT NO. D-1084 DATED JANUARY, 1997, AND APPROVED IN CONJUNCTION WITH F-02-35.
9. BLUE STREAM CORPORATE CENTER OPEN SPACE LOT "G-2" CONTAINS 100 YEAR FLOODPLAIN, STEEP SLOPE AREAS, FOREST CONSERVATION EASEMENTS, A STREAM, WETLANDS AND REQUIRED BUFFERS AND IS CONSIDERED NON-BUILDABLE.
10. THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000sf LOCATED ON PARCELS "I" THROUGH "M" IN ACCORDANCE WITH F-02-35.
11. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
12. TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
13. THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC ZONING DISTRICT REQUIREMENTS.
14. THE EXISTIMG STRUCTURES LOCATED ON SITE HAVE BEEN REMOVED IN CONJUNCTION WITH F-02-35.
15. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
16. PEDESTRIAN AMENITY SPACE IS PROVIDED FOR 10% OF THE NET SITE AREA (6.37 AC.±) AND WILL BE PROVIDED IN ACCORDANCE WITH THE ROUTE 1 MANUAL.
17. ROUTE 1 IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH SHA CONTRACT NO. 7612176.
18. THE SIDEWALK REQUIREMENT ALONG US ROUTE 1 CANNOT BE COMPLETED AT THIS TIME DUE TO THE EXISTING SHA SWM FACILITY. THEREFORE, A FEE-IN-LIEU PAYMENT OF $7,680 HAS BEEN POSTED UNDER F-02-035 FOR THE REMAINING 270LF OF SIDEWALK.
19. INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
20. MAXIMUM BUILDING HEIGHT FOR PARCELS THAT ABUT ROUTE 1 IS 55 FEET, AND FOR PARCELS THAT ABUT OTHER PUBLIC ROAD IS 40 FEET. THE MINIMUM BUILDING HEIGHT IS 25 FEET.
21. THE MAXIMUM DENSITY ALLOWED IS 25 UNITS PER NET ACRE (63.73 AC x 25 UNITS = 1593 UNITS).
22. NO SINGLE RETAIL BUSINESS CAN EXCEED 20,000SF FOR AN INDIVIDUAL BUSINESS (REF: ZONING REGULATIONS 127.5E.2.B)
23. THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING DATED JUNE 2006. THE MITIGATED NOISE STUDY IS BASED ON CONCEPTUAL BUILDING LOCATIONS AND ELEVATIONS. AN ADDITIONAL NOISE STUDY MAY BE REQUIRED AT THE SITE DEVELOPMENT STAGE.
24. REFERENCE HOWARD SOIL SURVEY MAP NO 30.
25. FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, PLEASE SEE THE APPROPRIATE SKETCH PLAN.
26. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008; APPROVED UNDER F-02-035.
27. REQUIRED RESIDENT PARKING WILL BE LOCATED WITHIN 200' OF THE MAIN ENTRANCE TO AN APARTMENT BUILDING OR THE MIDPOINT OF A SINGLE FAMILY ATTACHED BUILDING.
28. REFERENCE PARKING NEEDS ANALYSIS, APPROVED UNDER S-06-018, WHICH REDUCES THE PARKING REQUIRED FOR RENTAL APARTMENTS.
29. THE FIRE DEPARTMENT REQUIRES THAT SUBDIVISIONS EXCEEDING 100 UNITS MUST HAVE TWO MEANS OF ACCESS BE PROVIDED FOR EMERGENCY VEHICLES. (NFPA-1 18.2.3.3.1, AMENDED IN TITLE 17.) A FIRE ACCESS ROAD TO BUSINESS PARKWAY IN THE ADJACENT SUBDIVISION, MEADOWRIDGE BUSINESS PARK, IS BEING PROVIDED UNDER THIS PLAN. UPON CONSTRUCTION OF THE FUTURE PRIVATE ROAD, THE FIRE ACCESS WILL BE MODIFIED FOR ITS CONNECTION.
30. FOREST STAND DELINEATION PLAN PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998. FOREST CONSERVATION PLAN PREPARED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE CREATION OF FOREST CONSERVATION (RETENTION/REFORESTATION) EASEMENTS. THE PURCHASE OF REFORESTATION CREDIT FROM THE WINKLER BANK, AND BY THE PAYMENT OF A FEE-IN-LIEU OF OFFSET REFORESTATION. FOREST CONSERVATION WAS APPROVED AND PROVIDED IN ACCORDANCE WITH F-02-35; F-10-055, AND F-14-041.
31. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES, PEDESTRIAN STREET LIGHTS, AND SIDEWALKS WITHIN THE SHA RIGHT-OF-WAY.
32. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
33. A SWM POND IS LOCATED WITHIN OPEN SPACE LOT G-1 AND HAS BEEN DEDICATED TO THE HOMEOWNER'S ASSOCIATION. OPEN SPACE LOT G-2 IS WITHIN THE DEEP RUN GREENWAY AND HAS BEEN DEDICATED TO HOWARD COUNTY RECREATION AND PARKS.
34. REFERENCE PREVIOUS HOWARD COUNTY REFERENCES: P-00-22, P-00-116, P-00-117, P-00-118, WP-00-116, WP-00-80, WP-03-66, S-06-016, WP-08-003, WP-08-126, WP-09-116, P-08-011, P-09-004, P-10-055, WP-09-116, WP-10-120, P-10-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, F-11-082, P-12-003, F-12-056, WP-12-131, WP-12-132, WP-12-146, WP-13-042, F-13-051, P-13-004, WP-14-046, WP-13-142; WP-14-081, F-14-088, F-14-089, SDP-14-029, SDP-14-077.
35. DEVELOPMENT ENGINEERING DIVISION APPROVAL ON JANUARY 17, 2002, ALLOWING THE PAVING WIDTH TO BE INCREASED FROM 38' TO 44', ON BLUE STREAM DRIVE, THIS INCREASE IN PAVEMENT WIDTH WILL ELIMINATE THE NEED FOR THE INDIVIDUAL SITES TO PROVIDE INDIVIDUAL ACCELERATION/DECELERATION LANES.
36. THIS PLAN IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.116(a)(1) OF THE HOWARD COUNTY SUBDIVISION LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN NON TIDAL WETLANDS, BUFFERS AND STREAM BUFFERS PER MDE PERMIT NO. 99NT-0522.
37. WP-00-116; JULY 18, 2000 THE PLANNING DIRECTOR APPROVED REQUEST TO WAIVE SECTION 16.147(C)(17). TO NOT INDICATE THE REQUIRED LOCATIONS OF STREAMS AND WETLANDS AND THEIR BUFFERS ON THE FINAL PLAT, F-00-126. THESE FEATURES WERE RECORDED WITH F-02-35.
38. WP-03-66; JANUARY 23, 2003 THE PLANNING DIRECTOR APPROVED REQUEST TO WAIVE SECTION 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM 60 FEET OF PUBLIC ROAD FRONTAGE TO BE REDUCED TO ZERO FEET FOR AN INDUSTRIAL PARCEL (NON-BUILDABLE PARCEL G, TO BECOME OPEN SPACE LOTS G-1 AND G-2) AND TO PERMIT ACCESS TO BE PROVIDED BY A PRIVATE ACCESS EASEMENT.
39. ON AUGUST 2, 2007 AND JULY 7, 2008 THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVE CLEARED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE NUMBER	ALLOCATION YEAR	NO. OF ROUTE 1 CAC ALLOCATIONS	NO. OF MIHU ALLOCATIONS	TOTAL NO. OF ALLOCATIONS	PRELIMINARY PLAN DUE DATE
I (P-08-011)	2010	125	22	147	BY MAY 3, 2008
II (P-09-004)	2011	136	24	160	BETWEEN JULY 1, 2008 AND APRIL 1, 2009
III (P-10-005)	2012	137	24	161	BETWEEN JULY 1, 2009 AND APRIL 1, 2010
IV (P-11-003)	2013	150	27	177	BETWEEN JULY 1, 2010 AND APRIL 1, 2011
V (P-12-003)	2014	150	27	177	BETWEEN JULY 1, 2011 AND APRIL 1, 2012
VI (P-13-004)	2015	150	26	176	BETWEEN JULY 1, 2012 AND APRIL 1, 2013
VII (P-14-002)	2016	150	26	176	BETWEEN JULY 1, 2013 AND APRIL 1, 2014
VIII	2017	145	26	171	BETWEEN JULY 1, 2014 AND APRIL 1, 2015

40. THIS PLAN IS SUBJECT TO WP-08-003, APPROVED AUGUST 23, 2007, TO WAIVE SUBDIVISION SECTION 16.146(c)(27). TO NOT BE REQUIRED TO INDICATE THE ACTUAL APARTMENT BUILDINGS, OF OFFICE AND COMMERCIAL BUILDINGS AND ASSOCIATED PARKING ON THE PRELIMINARY PLAN. APPROVAL IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
    A. COMPLIANCE WITH THE FOLLOWING DEO COMMENTS:
        1. THE PRELIMINARY PLANS NEED TO DEFINE "DEVELOPED AREAS." THESE AREAS SHALL DEFINE THE TYPE OF DEVELOPMENT PROPOSED FOR THIS PORTION OF THE SUBDIVISION (e.g. COMMERCIAL, MULTI-FAMILY etc.).
        2. THESE "DEVELOPMENT AREAS" SHALL ALSO BE DELINEATED ON THE APPROPRIATE DRAINAGE AREA MAPS AND HYDRAULIC COMPUTATIONS TO VERIFY RCN AND IMPERVIOUS AREA. THESE COMPUTATIONS SHALL THEN BE EVALUATED BASED ON ZONING/USE.
        3. ONCE THE "FINAL DEVELOPMENT PROGRAM" IS REALIZED AT SITE DEVELOPMENT PLAN, THE HYDRAULIC COMPUTATIONS SHALL BE RE-EVALUATED TO VERIFY THAT ACTUAL DEVELOPMENT DOES NOT EXCEED THE ZONING/USE ASSUMPTIONS TO EACH BMP OR FLOODPLAIN.
    B. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION SECTION 16.120(b)(12).
    C. OFF-STREET PARKING FOR ALL DEVELOPMENTS SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 133.B.
    D. IF THE REQUIRED OFF-STREET PARKING FOR A DEVELOPMENT ON A PROPERTY HAS TO BE LOCATED ON AN ADJACENT PROPERTY OR ADJACENT PROPERTIES, A SINGLE SITE DEVELOPMENT PLAN FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED OR SITE DEVELOPMENT PLANS FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED SIMULTANEOUSLY.
41. PHASE II, FOR ALLOCATION YEAR 2011, INCLUDES 136 ROUTE 1 CAC ALLOCATIONS AND 24 MIHU ALLOCATIONS IN ACCORDANCE WITH THE APPROVED ALLOCATIONS SCHEDULE.
42. THIS PLAN IS SUBJECT TO WP-08-126, APPROVED JULY 23, 2008, TO WAIVE SUBDIVISION SECTION 16.120(c)(1) TO NOT BE PROVIDE ANY OF THE REQUIRED 60' MINIMUM OF NON-RESIDENTIAL PARCEL FRONTAGE ON AN APPROVED PUBLIC ROAD FOR NON-RESIDENTIAL PARCEL "M". APPROVAL IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
    1. A 50' PRIVATE SHARED ACCESS EASEMENT FOR PARCELS "L" AND "M" FROM THE TERMINAL END OF BLUE STREAM DRIVE ACROSS PARCELS "L-1" AND "L-2" TO PARCEL "M" IS REQUIRED TO BE PROVIDED AND RECORDED.
43. THE OFFICE/RETAIL DESIGN YEARS AND AREAS SHOWN ON THE BELOW CHART ARE IN ACCORDANCE WITH THE APPROVED APFO STUDY. SHOULD THE SUBSEQUENT SITE DEVELOPMENT PLAN SUBMISSIONS DIFFER FROM THIS SCHEDULE, AN UPDATED APFO STUDY WILL BE REQUIRED.

PHASE NUMBER	YEAR	SHOPPING CENTER (SQ. FT.)	GENERAL OFFICE (SQ. FT.)	TOTAL OFFICE PER YEAR
I (P-08-011)	2010	25,000*	0	25,000*
II (P-09-004)	2011	16,667*	16,667*	33,334*
III (P-10-005)	2012	25,000*	80,000*	105,000*
IV (P-11-003)	2013	0	263,334*	263,334*
V (P-12-003)	2014	0	0	0
VI (P-13-004)	2015	0	56,000	56,000
VII (P-14-002)	2016	0	40,667	40,667
VIII	2017	0	16,667	16,667
	TOTALS:	66,667	473,335	540,002

*THE OFFICE AND COMMERCIAL COMPONENTS IN THESE PHASES WILL BE DEVELOPED IN A FUTURE PHASE (SEE NOTE 49).

44. THIS PLAN IS SUBJECT TO WP-09-116, APPROVED MARCH 10, 2009, TO WAIVE SUBDIVISION SECTION 16.144(q), TO BE PERMITTED TO SUBMIT SITE DEVELOPMENT PLANS INSTEAD OF/IN LIEU OF THE SEVEN REQUIRED PRELIMINARY PLANS FOR "HOUSING UNIT ALLOCATION YEARS 2011 TO 2017" AS INDICATED IN THE DPZ "HOUSING UNIT ALLOCATION" LETTER DATED 07/09/08. AS OF MARCH 24, 2009, THE APPROVAL OF THIS WAIVER PETITION WAS RESCINDED.
45. THIS PLAN IS SUBJECT TO WP-10-120, APPROVED APRIL 22, 2010, TO WAIVE SUBDIVISION SECTION:
    1. 16.116(b)(1), REQUEST TO BE PERMITTED TO CLEAR, GRADE AND DEVELOP ON 3 AREAS (425 SF., 1873 SF., & 9858 SF.) OF PROJECTED STEEP SLOPE (CURRENTLY NON-FORESTED) TOTALING 12,156 SF FOR RESIDENTIAL DEVELOPMENT ON PARCEL H AND OPEN SPACE LOT G-1, AS SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN; AND;
    2. 16.120(b)(4)(ii), REQUEST TO BE PERMITTED TO CONSTUCT CONDOMINIUM UNITS AND/OR RENTAL APARTMENTS LESS THAN 15 FEET FROM ENVIRONMENTAL FEATURES ON PARCEL H AS SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN.

    APPROVAL OF THIS WAIVER PETITION IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS OF APPROVAL:
    1. ANY AREA(S) OF THE EXISTING REFORESTATION FOREST CONSERVATION EASEMENTS ON SITE TO BE DISTURBED AS SHOWN ON THIS WAIVER PETITION EXHIBIT/PLAN THAT CANNOT BE REFORESTED, SHALL BE RELOCATED ONSITE, OFFSITE, OR SATISFIED WITH A FEE-IN-LIEU PAYMENT TO THE HO. CO. FOREST CONSERVATION FUND.
46. THE DEVELOPMENT SHOWN ON PARCELS "I" AND "L-2" IS SCHEMATIC AND SUBJECT TO MODIFICATION. CORRESPONDINGLY, THE NUMBER OF UNITS SHOWN ON EACH PARCEL IS ALSO SUBJECT TO CHANGE.
47. THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION (20% OF NET ACREAGE = 12.75 AC.) HAS BEEN PROVIDED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.).
48. THE MIXED USE BUILDABLE PARCELS WILL COMBINE TO PROVIDE THE AMENITY AREA REQUIREMENT FOR THE OVERALL BLUE STREAM DEVELOPMENT (50% OF OPEN SPACE REQUIREMENT=6.37 AC) WITH THEIR CORRESPONDING SITE DEVELOPMENT PLANS. SEE AMENITY AREA CHART BELOW:

AMENITY AREA CHART
6.37 AC. REQUIRED

PLAN	PROVIDED	REMAINING
BLUE STREAM (F-02-035)	0.00 AC.	6.37 AC.
GROSVENOR HOUSE (SDP-11-032)	0.99 AC.	5.38 AC.
DORSET GARDENS (SDP-11-040)	1.02 AC.	4.36 AC.
BLUE STREAM TOWNS - SECTION 2 (SDP-14-029)	0.79 AC	3.57 AC.
BROMPTON HOUSE - PHASE 2 (SDP-14-077)	0.63 AC	2.94 AC.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

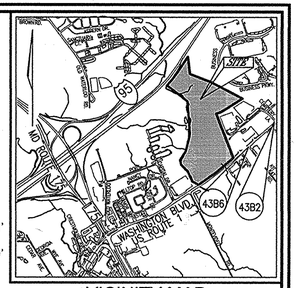
PLANNING DIRECTOR — DATE 5/22/14

LEGEND

EXISTING CONTOUR 382
PROPOSED CONTOUR 382
EXISTING SPOT ELEVATION +382.56
PROPOSED SPOT ELEVATION +82.53
DIRECTION OF FLOW
EXISTING TREES TO REMAIN
LIGHT POLES — SINGLE OVERHEAD — DOUBLE OVERHEAD
CONCRETE

BENCHMARKS

HOWARD COUNTY BENCHMARK 43B2
N 551,654.993 E 1,378,176.951 ELEV.: 209.601'
HOWARD COUNTY BENCHMARK 43B6
N 550,601.597 E 1,376,866.072 ELEV.: 210.559'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: 34/E6

GENERAL NOTES: (CONTINUED...)

49. IN ACCORDANCE WITH ZONING REGULATION SECTION 127.5.E.3.e, THE PHASING OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT AND OPEN SPACE SHALL BE ROUGHLY PROPORTIONAL. NO MORE THAN 60% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE CONSTRUCTION OF THE NON-RESIDENTIAL AMOUNT OF COMMERCIAL, CONSTRUCTION AND OPEN SPACE. COMMERCIAL USES ARE ALSO REQUIRED TO COMPLY WITH ZONING REGULATION SECTION 127.5.E.2.
50. A SIGNAL WARRANT ANALYSIS WAS CONDUCTED ON JANUARY 20, 2011 BY THE TRAFFIC GROUP FOR THE FIRST TWO DEVELOPMENT PROJECTS WITHIN BLUE STREAM SUBDIVISION, GROSVENOR HOUSE (SDP-11-032) AND DORSET GARDENS (SDP-11-040). BASED UPON THE DATA AND ANALYSIS IN THIS REPORT, IT DID NOT APPEAR THAT TRAFFIC SIGNALIZATION WOULD BE WARRANTED AT THE INTERSECTION OF US ROUTE 1 AND BLUE STREAM DRIVE. A SIGNAL WARRANT ANALYSIS MAY BE REQUIRED DURING THE SITE DEVELOPMENT PROCESS OF THE FUTURE DEVELOPMENT PROJECTS OF THE BLUE STREAM SUBDIVISION TO DETERMINE WHEN A SIGNAL IS WARRANTED.
51. UPDATED TRAFFIC STUDIES WILL BE REQUIRED PERIODICALLY IN THE FUTURE TO ACCURATELY DETERMINE THE SPECIFIC TIMING OF POSSIBLE INTERSECTION IMPROVEMENTS FOR MD ROUTE 103 AND ROUTE 1 AND MONTEVIDEO ROAD AND ROUTE 1. SHOULD THESE INTERSECTIONS BE PROJECTED TO FAIL THEN THE STUDY WILL SPECIFY THE EXTENT OF IMPROVEMENTS AND THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT SUCH IMPROVEMENTS OR CONTRIBUTE A PRO RATA FEE FOR THE CAPITAL PROJECT IMPROVEMENTS. IF THE STUDY CONCLUDES THE INTERSECTION WILL FAIL, THE ROAD IMPROVEMENTS OR A FEE WILL BE REQUIRED PRIOR TO THE SITE DEVELOPMENT PLAN PHASE WHICH CORRESPONDS TO THE YEAR IN WHICH ONE OR BOTH INTERSECTIONS FAIL.
52. THIS SUBDIVISION IS SUBJECT TO DESIGN MANUAL WAIVERS FROM SECTION 2.1 AND APPENDIX A, PUBLIC ROADWAY DESIGN CRITERIA, NOTE #5, REQUIRING 26' PAVEMENT WIDTHS IN PRIVATE USE, AND CONDOMINIUM/APARTMENT DEVELOPMENT, ON JULY 5, 2011, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUESTED WAIVERS TO ALLOW 24' PAVEMENT WIDTHS FOR DORSET GARDENS (SDP-11-040), GROSVENOR HOUSE (SDP-11-032), AND FUTURE BLUE STREAM PHASES.
53. THIS PROJECT IS SUBJECT TO WP-11-201; APPROVED JULY 19, 2011; TO WAIVE SUBDIVISION SECTION 16.120(c)(4), TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM 30' SINGLE FAMILY ATTACHED LOT FRONTAGE ON AN APPROVED PUBLIC ROAD, AND BE PERMITTED TO HAVE THE "SINGLE FAMILY ATTACHED" LOTS FRONT ON A PRIVATE ROAD EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF A PUBLIC ROAD R/W FOR SDP-11-040. APPROVAL OF THIS WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:
    A. A HOMEOWNERS' ASSOCIATION SHALL BE CREATED FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORM WATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTENANCE FOR EACH UNIT WITHIN A RECORDED PUBLIC EASEMENT.
    B. BLUE STREAM DRIVE AS SHOWN ON SDP-14-029, NORTH OF THE CUL-DE-SAC, SHALL BE PUBLIC UP TO THE TEE TURNAROUND PER THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.
    C. THE PROPOSED, PRIVATE, INTERNAL ROADS WITHIN THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF DED AND DFRS AS PART OF SDP-14-029.
    D. A GENERAL NOTE SHALL BE ADDED TO SDP-14-029 THAT CLEARLY STATES THAT ALL INTERNAL ROADS IN THIS DEVELOPMENT ARE PRIVATELY OWNED AND TO BE MAINTAINED BY THE HOA, WHICH WILL PROVIDE PRIVATE TRASH COLLECTION AND SNOW REMOVAL SERVICES.
    E. THE DEVELOPER SHALL RECORD ANY NECESSARY "CROSS-EASEMENTS" FOR SHARED ACCESS AND PARKING FOR THIS DEVELOPMENT AND REFERENCE THE RECORDED EASEMENT LIBER/FOLIO AS A GENERAL NOTE ON SDP-14-029 AND THE ASSOCIATED FINAL PLAT(S).
54. THIS PROJECT IS SUBJECT TO WP-12-071; APPROVED NOVEMBER 18, 2011; TO WAIVE SUBDIVISION SECTION 16.1106(d) AND 16.1106(h)(2)(i), AND GRANTED A ONE YEAR EXTENSION FROM THE MILESTONE DEADLINE DATE PERIOD BETWEEN 04/21/11 AND 10/26/11, UNTIL 10/26/12, TO SUBMIT THE REQUIRED SITE DEVELOPMENT PLAN(S) FOR THE REMAINING 89 TENTATIVE HOUSING UNIT ALLOCATIONS IN PHASE III. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
    A. THE REQUIRED SITE DEVELOPMENT PLAN(S) FOR THE REMAINING 89 TENTATIVE HOUSING UNIT ALLOCATIONS IN PHASE III SHALL BE SUBMITTED ON OR BEFORE THE EXTENDED MILESTONE DEADLINE DATE OF 10/26/12. OR THE REMAINING TENTATIVE HOUSING UNIT ALLOCATIONS IN PHASE III SHALL BE VOIDED.
55. THIS PROJECT IS SUBJECT TO WP-12-133; APPROVED MARCH 26, 2012; TO WAIVE SUBDIVISION SECTION 16.1106(h)(2)(i); WHICH STATES THAT IF A BULK PARCEL FOR APARTMENT, SINGLE-FAMILY ATTACHED, OR MOBILE HOME DEVELOPMENT IS RECORDED AND TENTATIVE ALLOCATIONS HAVE BEEN ASSIGNED, THE PROJECT MUST PROCEED WITH A SITE DEVELOPMENT PLAN OR TENTATIVE PLAN IN ACCORDANCE WITH THE MILESTONES PROVIDED FOR IN SECTION 16.1106(d); A WAIVER TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS–9 MONTHS AFTER STARTING DATE); AND A WAIVER TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
    A. THE REQUIRED SITE DEVELOPMENT PLAN (OR PLANS) FOR PHASES III, IV, AND V WHICH INCLUDE 25,000 SQUARE FEET OF SHOPPING CENTER, 60,000 SQUARE FEET OF GENERAL OFFICE AND 181 HOUSING UNITS IN PHASE III, 177 HOUSING UNITS AND 263,334 SQUARE FEET OF COMMERCIAL DEVELOPMENT IN PHASE IV AND 177 HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE OCTOBER 26, 2013.
56. THIS PROJECT IS SUBJECT TO WP-12-132; APPROVED MARCH 26, 2012; TO WAIVE SUBDIVISION SECTION 16.156(l) AND SECTION 16.156(m) WHICH ESTABLISHES DEADLINES FOR SUBMISSION OF FEES, POSTING OF FINANCIAL OBLIGATIONS, AND THE SUBMISSION OF PLAN ORIGINALS IN RELATION TO SITE DEVELOPMENT PLANS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
    A. THE DEVELOPER MUST POST FINANCIAL SURETIES, AND IF APPLICABLE, SUBMIT PAYMENT TO DPW, RES OF THE BALANCE OF THE DEPARTMENT OF PUBLIC WORKS ENGINEERING REVIEW FEE ASSOCIATED WITH SDP-11-032 within 180 DAYS OF THE DATE OF FEBRUARY 25, 2012 (ON OR BEFORE AUGUST 23, 2012).
    B. THE DEVELOPER MUST SUBMIT SITE DEVELOPMENT PLAN ORIGINALS FOR SIGNATURE IN ASSOCIATION WITH SDP-11-032 within 180 DAYS OF THE DATE OF FEBRUARY 25, 2012 (ON OR BEFORE AUGUST 23, 2012).
57. THIS PROJECT IS SUBJECT TO WP-12-146; APPROVED APRIL 10, 2012; TO WAIVE SUBDIVISION SECTION 16.156(l), SECTION 16.156(l) AND SECTION 16.156(m) WHICH ESTABLISHES DEADLINES FOR SUBMISSION OF FEES, POSTING OF FINANCIAL OBLIGATIONS, EXECUTION OF DEVELOPER AGREEMENTS, AND THE SUBMISSION OF PLAN ORIGINALS IN RELATION TO SITE DEVELOPMENT PLANS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
    A. THE DEVELOPER MUST EXECUTE DEVELOPER'S AGREEMENT AND POST FINANCIAL SURETIES, AND IF APPLICABLE, SUBMIT PAYMENT TO DPW, RES OF THE BALANCE OF THE DEPARTMENT OF PUBLIC WORKS ENGINEERING REVIEW FEE AND SUBMIT SITE DEVELOPMENT PLAN MYLARS IN ASSOCIATED WITH SDP-11-040 within 180 DAYS OF THE DATE OF MARCH 24, 2012 (ON OR BEFORE SEPTEMBER 20, 2012).
    B. CONTACT CAROL STIRN TO SETUP A NEW ORIGINAL PLAN APPOINTMENT WITHIN THIS ALLOTTED TIME PERIOD. THE APPLICANT IS RESPONSIBLE FOR ALL PROCESSING FEE CHARGES THAT MAY HAVE OCCURRED SINCE THE TECHNICALLY COMPLETE LETTER WAS ISSUED FOR SDP-11-040.
    C. NEW STORMWATER MANAGEMENT REGULATIONS ARE IN EFFECT. ANY PROJECT NO HAVING A SIGNATURE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN BY MAY 4, 2013 WILL REQUIRE REVISED PLANS DESIGNED TO MEET CURRENT REGULATIONS.
58. THIS PROJECT IS SUBJECT TO WP-13-142; APPROVED APRIL 15, 2013; TO WAIVE SUBDIVISION SECTION 16.1106(h)(2)(i); WHICH STATES THAT IF A BULK PARCEL FOR APARTMENT, SINGLE-FAMILY ATTACHED, OR MOBILE HOME DEVELOPMENT IS RECORDED AND TENTATIVE ALLOCATIONS HAVE BEEN ASSIGNED, THE PROJECT MUST PROCEED WITH A SITE DEVELOPMENT PLAN OR TENTATIVE PLAN IN ACCORDANCE WITH THE MILESTONES PROVIDED FOR IN SECTION 16.1106(d); A WAIVER TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS–9 MONTHS AFTER STARTING DATE); AND A WAIVER TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
    A. THE REQUIRED SITE DEVELOPMENT PLAN (OR PLANS) FOR PHASES V AND VI WHICH INCLUDE 66,667 SQUARE FEET OF SHOPPING CENTER AND 40,667 SQUARE FEET OF COMMERCIAL OFFICE AND 176 HOUSING UNITS IN PHASE VI, 162 HOUSING UNITS AND 263,334 SQUARE FEET OF COMMERCIAL DEVELOPMENT REMAINING IN PHASE V, AND 177 HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE APRIL 24, 2014. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR