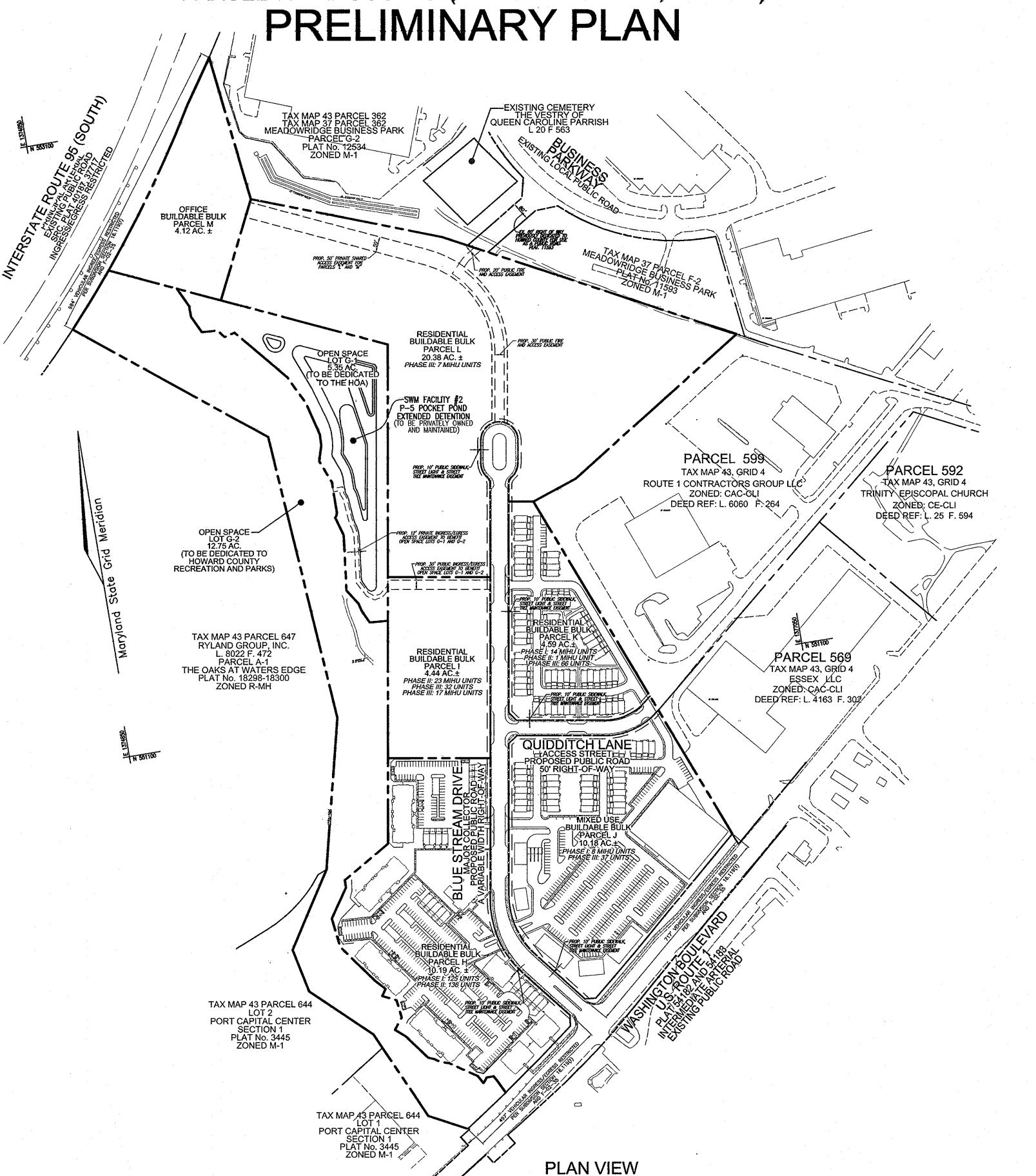
GENERAL NOTES: . ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIV THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED FEBRUARY 1998. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998 THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE SYSTEM. HOWARD COUNTY MONUMENT NOS. 4382 AND 4386 WERE USED FOR THIS PROJECT. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. STORMWATER MANAGEMENT FOR BLUE STREAM DRIVE, QUIDDITCH LANE, P/O PARCEL "H", AND PARCELS "I" THROUGH "M" IS PROVIDED B' 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 "1" AND "K", AND PARCELS "1" 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. THE ON-SITE WETLANDS AND STREAMS ARE BASED ON A FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000. 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. BLUE STREAM CORPORATE CENTER OPEN SPACE LOT "G-2" CONTAINS 100 YEAR FLOODPLAIN, STEEP 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" I 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 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. 7. ROUTE 1 IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH SHA CONTRACT NO. 7612176. 8. 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 WILL BE REQUIRED FOR THE 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 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. 40 FEET. THE MINIMUM BUILDING HEIGHT IS 25 FEET. 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. 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. 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 IT'S CONNECTION. 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) EASEMENT, PURCHASE OF REFORESTATION CREDIT FROM THE WINKLER BANK, AND BY THE PAYMENT FOREST CONSERVATION WAS APPROVED AND PROVIDED IN ACCORDANCE WITH F-02-35. 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 \$45,900 TO BE POSTED WITH THE FINAL ROAD CONSTRUCTION AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 153 PUBLIC STREET TREES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE FINAL ROAD CONSTRUCTION AS APART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,750 FOR THE REQUIRED 26 SHADE TREES AND THE REQUIRED 33 EVERGREEN TREES. OPEN SPACE LOTS G-1 AND G-2 WILL BE SUBDIMIDED UNDER A SEPARATE PLAT OF REVISION. A SWIM POND WILL BE LOCATED WITHIN OPEN SPACE LOT G-1 AND DEDICATED TO THE HOMEOWNER'S ASSOCIATION. OPEN SPACE LOT G-2 IS WITHIN THE DEEP RUN GREENWAY AND WILL BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS. 39. 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. 40. 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 . 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. 42. 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. 3. ON AUGUST 2, 2007 AND JULY 7, 2008, THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVE ALLOCATED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES: ALLOCATION NO. OF ROUTE 1 NO. OF MIHU TOTAL NO. OF PRELIMINARY PLAN YEAR CAC ALLOCATIONS ALLOCATIONS ALLOCATIONS DUE DATE VI 2015 150 26 176 BETWEEN JULY 1, 2011 AND APRIL 1, 2012 VI 2016 150 26 176 BETWEEN JULY 1, 2012 AND APRIL 1, 2013 VII 2016 150 26 176 BETWEEN JULY 1, 2013 AND APRIL 1, 2013 VII 2017 145 26 177 BETWEEN JULY 1, 2014 AND APRIL 1, 2014 44. 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, 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 DED 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. 3. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF THE SECTION 16.120(b)(12). OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF THE 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. 5. PHASE II, FOR ALLOCATION YEAR 2011, INCLUDES 136 ROUTE 1 CAC ALLOCATIONS AND 24 MIHU ALLOCATIONS IN ACCORDANCE WITH THE APPROVED ALLOCATIONS SCHEDULE. 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 PARCEL "L" TO PARCEL "M" IS REQUIRED TO BE PROVIDED AND RECORDED. 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 SHOPPING CENTER GENERAL OFFICE TOTAL OFFICE (SQ. FT.) (SQ. FT.) PER YEAR TOTALS: 66,667 473,335 540,002 S SUBJECT TO WP-09-116, APPROVED MARCH 10, 2009, TO WAIVE SUBDIVISION SECTION 16.144(g), TO BE PERMITTED TO DEVELOPMENT PLANS INSTEAD OF/IN LIEU OF THE SEVEN REQUIRED PRELIMINARY PLANS FOR "HOUSING UNIT ALLOCATION TO 2017" AS INDICATED IN THE DPZ "HOUSING UNIT ALLOCATION" LETTER DATED 07/09/08. AS OF MARCH 24, 2009, THE F THIS WAIVER PETITION WAS RESCINDED. 49. THIS PLAN IS SUBJECT TO WP-10-120, APPROVED APRIL 22, 2010, TO WAVE 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 PROTECTED STEEP SLOPE (CURRENTLY NON-FORESTED TOTALING 12,158 SF. FOR RESIDENTIAL DEVELOPMENT ON PARCEL H AND OPEN SPACE LOT G-1, AS SHOWN ON THE WAVER PETITION EXHIBIT/PLAN, AND; 2. 16.120(b)(4)(iii), 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 WAVER 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 STEEP SLOPES 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. 50. THE DEVELOPMENT SHOWN ON PARCELS K'. J'. AND 'H' IS SCHEMATIC AND SUBJECT TO MODIFICATION. CORRESPONDINGLY, THE NUMBER OF UNITS SHOWN ON EACH PARCEL IS ALSO SUBJECT TO CHANGE. 51. AMENITY AREAS TO BE PROVIDED BY PATHWAYS AND BENCHES ON OPEN SPACE LOT G-2 AND ON THE INDIVIDUAL BUILDABLE PARCELS. TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

DATE

PLANNING DIRECTOR

THE OVERLOOK AT BLUE STREAM

PHASE I, II, AND III BUILDABLE BULK PARCELS AND 'H' THRU 'M' AND OPEN SPACE LOTS 'G-1' AND 'G-2' A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER PARCEL 'A' THROUGH 'G' (PLATS 17020-17024; F-02-035)



SCALE: 1"=200

LEGEND EXISTING CONTOUR — - *----382---* -- ---382 + 382.56

PROPOSED CONTOUR EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION DIRECTION OF FLOW

EXISTING TREES TO REMAIN

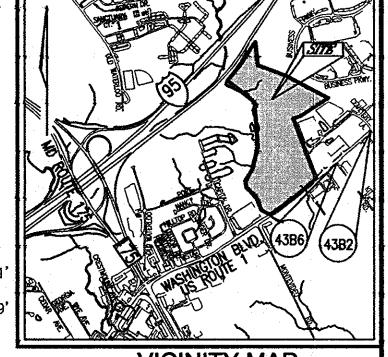
+82⁵³

LIGHT POLES D-\$ SINGLE OVERHEAD \$-D-\$ 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 16 J11,K11,J12,K12

SITE DATA

LOCATION: TAX MAP 43, BLOCKS 3 AND 4, PARCEL 14

1ST ELECTION DISTRICT
PRESENT ZONING: CAC
GROSS AREA OF PROJECT: 75.67 AC.±
TOTAL AREA PUBLIC RIGHT-OF-WAY: 3.67 AC±
BLUE STREAM DRIVE PUBLIC RIGHT-OF-WAY: 3.09 AC±
QUIDDITCH LANE PUBLIC RIGHT-OF-WAY: 0.58 AC±
AREA OF OPEN SPACE LOTS G-1 AND G-2: 18.10 AC.±
AREA OF PARCELS H-M: 53.90 AC.+

AREA OF PARCELS H-M: 53.90 AC.± AREA OF RESIDENTIAL PARCELS: 39.60 AC.+ AREA OF OFFICE/RETAIL/MIXED USE PARCELS: 14.30 AC.±

AREA OF OFFICE/RETAIL/MIXED USE PARCELS. 14.30 AC.1

AREA OF FLOODPLAIN: 10.08 AC.±

AREA OF STEEP SLOPES: 1.86 AC

NET AREA OF PROJECT: 63.73 AC.±

NUMBER OF PROPOSED PARCELS: 6 BULK PARCELS

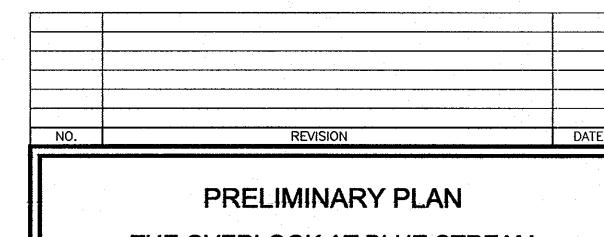
OPEN SPACE REQUIRED (20% OF NET ACREAGE): 12.75 AC.±

AMENITY AREA REQUIRED (50% OPEN SPACE): 6.37 AC.±

THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE GENERAL LOCATION OF THE PHASE I, II, AND PHASE III RESIDENTIAL UNITS.

OWNER/DEVELOPER BLUE STREAM, LLC.

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



THE OVERLOOK AT BLUE STREAM PHASE I, II, AND PHASE III

BUILDABLE BULK PARCELS 'H' THRU 'M'

AND OPEN SPACE LOTS 'G-1' AND 'G-2'

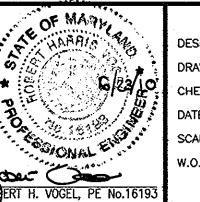
A RESUBDIVISION OF BLUESTREAM CORPORATE CENTER

PARCEL 'A' THROUGH 'G' (PLATS 17020-17026; F-02-035)

TAX MAP 43 BLOCKS 3 AND 4

ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS . SURVEYORS . PLANNERS

8407 MAIN STREET TEL: 410.461.7666 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



<u>06-26</u>

ROFESSIONAL CERTIFICATE SHEET _

PARCEL 14
HOWARD COUNTY, MARYLAND