

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED FEBRUARY 1998.
- THE TOPOGRAPHY OF THE PROJECT IS BASED ON AERIAL PHOTOGRAPHY 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 BY THE FACILITIES PROVIDED IN CONJUNCTION WITH BLUE STREAM CORPORATE CENTER, F-02-35.
- THE UNDERGROUND FACILITIES PROVIDED FOR THE SWM #1 SWIM #1 HAS BEEN APPROVED AS AN UNDERGROUND STORAGE FACILITY TO PROVIDE 2ND AND 10TH MANAGEMENT. WATER QUALITY WILL BE PROVIDED BY STORMCATCHER UNITS.
- THE POND LOCATED ON OPEN SPACE LOT G-1 (FORMERLY LOT G-1) WILL REMAIN AS ORIGINALLY DESIGNED.
- SWIM #2 HAS BEEN APPROVED AS A WET POND WHICH PROVIDES 2ND AND 10TH DETENTION AND WATER QUALITY FOR P/O BLUE STREAM DRIVE, P/O PARCELS "I" AND "K", AND PARCELS "L" AND "M".
- STORMWATER MANAGEMENT FOR THE MAJORITY OF PARCEL "M" 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 SLOPE AREAS, FOREST CONSERVATION EASEMENTS, A STREAM, WETLANDS AND REQUIRED BUFFERS AND IS CONSIDERED NON-BUILDABLE.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000^{sq}ft LOCATED ON PARCELS "I" THROUGH "M" IN ACCORDANCE WITH F-02-35.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC ZONING DISTRICT REQUIREMENTS.
- THE EXISTING STRUCTURES LOCATED ON SITE WILL BE REMOVED IN CONJUNCTION WITH F-02-35.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 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.
- IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH SHA CONTRACT NO. 7612176.
- 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 \$7,600 WILL BE REQUIRED FOR THE 270^{LF} OF SIDEWALK.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
- 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.
- THE MAXIMUM DENSITY ALLOWED IS 25 UNITS PER NET ACRE (63.73 AC x 25 UNITS = 1593 UNITS).
- NO SINGLE RETAIL BUSINESS CAN EXCEED 20,000^{sq}ft FOR AN INDIVIDUAL BUSINESS (REF. ZONING REGULATIONS 127.5E.2.B)
- THE MITIGATED NOISE STUDY WAS PREPARED BY 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.
- REFERENCE HOWARD SOIL SURVEY MAP NO. 30.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, PLEASE SEE THE APPROPRIATE SKETCH PLAN.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008.
- REQUIRED RESIDENT PARKING WILL BE LOCATED WITHIN 200' OF THE MAIN ENTRANCE TO AN APARTMENT BUILDING OR THE ENTRANCE OF A SINGLE FAMILY ATTACHED BUILDING.
- REFERENCE PARKING NEEDS ANALYSIS, APPROVED UNDER S-06-018, WHICH REDUCES THE PARKING REQUIRED FOR RENTAL APARTMENTS.
- A SIGNAL WARRANT ANALYSIS STUDY MAY BE REQUIRED ANNUALLY DURING THE DEVELOPMENT OF THE PROJECT TO DETERMINE WHEN A SIGNAL IS WARRANTED.
- TRAFFIC IMPROVEMENTS 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 MONITORED ROAD AND ROUTE 1 SHOULD THESE INTERSECTIONS BE PROTECTED BY THE STUDY. 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.
- THE STREET CLOSURES THAT ARE REQUIRED FOR THE PROJECT IMPROVEMENTS WILL BE REQUIRED PRIOR TO THE SITE DEVELOPMENT PLAN PHASE WHICH CORRESPONDS TO THE YEAR IN WHICH ONE OR BOTH INTERSECTIONS FAIL.
- THE FIRE DEPARTMENT REQUIRES THAT SUBDIVISIONS EXCEEDING 100 UNITS MUST HAVE TWO MEANS OF ACCESS PROVIDED FOR EMERGENCY VEHICLES. (APP-1, 18.2.3.1, 17) A FIRE ACCESS ROAD TO BUSINESS PARKWAY IN THE ADJACENT SUBDIVISION MEADOWCREEK BUSINESS PARK IS BEING PROVIDED UNDER THIS PLAN. UPON COMPLETION OF THE FUTURE PRIVATE ROAD, THE FIRE DEPARTMENT WILL BE MODIFIED FOR ITS CONNECTION.
- FOREST STAND DELINEATION PLAN PREPARED BY KOPECKI 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 OF FOREST CONSERVATION BY 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.
- STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(c)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$45,000 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 PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,750 FOR THE REQUIRED 26 SHADE TREES AND THE REQUIRED 33 EVERGREEN TREES.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES, PEDESTRIAN STREET LIGHTS, AND SIDEWALKS WITHIN THE 50' RIGHT-OF-WAY.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- OPEN SPACE LOTS G-1 AND G-2 WILL BE SUBDIVIDED UNDER A SEPARATE PLAN OF REVISION. A SWM POND WILL BE LOCATED WITHIN THE OPEN SPACE LOT G-1 AND DEDICATED TO THE HOUSING UNIT OPEN SPACE LOT G-2 IS WITHIN THE RUN GREENWAY AND WILL BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS.
- REFERENCE PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, P-00-20, F-02-35, WP-09-116, WP-09-120, WP-09-120, WP-03-66, S-08-018, WP-08-023, WP-08-128, WP-08-128, P-09-004, F-10-055, WP-09-116, WP-10-120, P-10-005.
- DEVELOPMENT ENGINEERING DIVISION APPROVAL ON JANUARY 17, 2002, ALLOWING THE PAVING WIDTH TO BE INCREASED FROM 38' TO 44' ON BLUE STREAM DRIVE IN PAVEMENT WIDTH WILL ELIMINATE THE NEED FOR THE INDIVIDUAL SITES TO PROVIDE INDIVIDUAL ACCELERATION/DECELERATION LANES.
- THIS PLAN IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN NON TIDAL WETLANDS, BUFFERS AND STREAM BUFFERS PER MDE PERMIT NO. 98N1-0522.
- WP-00-116, JULY 18, 2000 THE PLANNING DIRECTOR APPROVED REQUEST TO WAIVE SECTION 16.147(c)(1)(7), TO NOT INDICATE THE REQUIRED LOCATIONS OF STREAMS AND WETLANDS AND THEIR BUFFERS ON THE FINAL PLAN, F-00-126.
- WP-03-66, JANUARY 23, 2003 THE PLANNING DIRECTOR APPROVED REQUEST TO WAIVE SECTION 16.1200(c)(1) TO PERMIT THE REQUIRED MINIMUM 60 FEET OF PUBLIC ROAD FRONTAGE TO BE REDUCED TO ZERO FEET FOR AN INDUSTRIAL PARK (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 TO 44' ON BLUE STREAM DRIVE IN PAVEMENT WIDTH WILL ELIMINATE THE NEED FOR THE INDIVIDUAL SITES TO PROVIDE INDIVIDUAL ACCELERATION/DECELERATION LANES.
- ON AUGUST 2, 2007 AND JULY 7, 2008 OF THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVE ALLOCATIONS 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 UNITS	TOTAL NO. OF PRELIMINARY PLAN UNITS	DATE
I (P-08-011)	2010	136	24	160	BETWEEN JULY 1, 2008 AND APRIL 1, 2009
II (P-09-004)	2011	137	24	161	BETWEEN JULY 1, 2009 AND APRIL 1, 2010
III (P-10-005)	2012	150	27	177	BETWEEN JULY 1, 2010 AND APRIL 1, 2011
IV (P-11-003)	2014	150	27	177	BETWEEN JULY 1, 2011 AND APRIL 1, 2012
V	2015	150	26	176	BETWEEN JULY 1, 2012 AND APRIL 1, 2013
VI	2016	150	26	176	BETWEEN JULY 1, 2013 AND APRIL 1, 2014
VII	2017	145	26	171	BETWEEN JULY 1, 2014 AND APRIL 1, 2015

- THIS PLAN IS SUBJECT TO WP-08-003, APPROVED AUGUST 23, 2007, TO WAIVE SUBDIVISION SECTION 16.146(c)(2)(7), 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:
 - 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.).
 - THE DEVELOPMENT AREAS SHALL ALSO BE DELINEATED ON THE APPROPRIATE DRAINAGE AREA MAPS AND HYDRAULIC COMPUTATIONS TO VERIFY FLOW AND INTERFERENCES AREA. THESE COMPUTATIONS SHALL THEN BE EVALUATED BASED ON ZONING USE.
 - 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.
- OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION SECTION 16.1200(c)(12).
- OFF-STREET PARKING FOR ALL DEVELOPMENTS SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 133.B.
- IF THE REQUIRED OFF-STREET PARKING FOR A DEVELOPMENT ON A PROPERTY HAS TO BE LOCATED ON AN ADJACENT PROPERTY OR ADJACENT SITE DEVELOPMENT PLAN FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED OR SITE DEVELOPMENT PLANS FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED SIMULTANEOUSLY.
- PHASE I FOR THIS PROJECT INCLUDES 136 ROUTE 1 CAC ALLOCATIONS AND 24 MIHU ALLOCATIONS IN ACCORDANCE WITH THE APPROVED ALLOCATION SCHEDULE.
- THIS PLAN IS SUBJECT TO WP-08-126, APPROVED JULY 23, 2008, TO WAIVE SUBDIVISION SECTION 16.120(c)(1), TO NOT BE REQUIRED TO INDICATE THE REQUIRED MINIMUM OF NON-RESIDENTIAL PARCEL FRONTS ON AN APPROVED PUBLIC ROAD FOR NON-RESIDENTIAL PARCEL "M". APPROVAL IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
 - IF A PRIVATE DRIVE IS EXEMPTED 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 APPO STUDY. SHOULD THE SUBSEQUENT SITE DEVELOPMENT PLAN SUBMISSIONS DEVIATE FROM THIS SCHEDULE, AN UPDATED APPO 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	0	25,000
IV (P-11-003)	2013	0	263,334	263,334
V	2014	0	0	0
VI	2015	0	56,000	56,000
VII	2016	0	40,667	40,667
VIII	2017	0	16,667	16,667
TOTALS:		66,667	473,335	540,002

THIS PLAN IS SUBJECT TO WP-08-156, APPROVED MARCH 10, 2009, TO WAIVE SUBDIVISION SECTION 16.144(a), 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 "HOUSING UNIT ALLOCATION" LETTER DATED 07/09/08. AS OF MARCH 24, 2009, THE APPROVAL OF THIS WAIVER PETITION WAS RECORDED.

THIS PLAN IS SUBJECT TO WP-10-120, APPROVED APRIL 22, 2010, TO WAIVE SUBDIVISION SECTION: 1. 16.116(c)(1) REQUEST TO CLEAR GRASS AND DEVELOP ON 3 AREAS (646 SF., 1873 SF. & 8558 SF.) OF PROTECTED STEEP SLOPE (CURRENTLY NON-FORRESTED TOTALING 12,158 SF. FOR RESIDENTIAL DEVELOPMENT ON PARCEL H AND OPEN SPACE LOT G-1) AS SHOWN ON EXHIBIT PLAN AND: 2. 16.120(c)(1)(d) REQUEST TO BE PERMITTED TO CONSTRUCT 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:

- ANY AREAS OF THE EXISTING REFORESTATION FOREST CONSERVATION EASEMENTS ON STEEP SLOPES TO BE DISTURBED SHALL BE REFORESTED WITHIN THE SAME 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.
- THE DEVELOPMENT SHOWING AND PLAN SHALL BE SUBJECT TO MODIFICATION, CORRESPONDINGLY, THE NUMBER OF UNITS SHOWN ON EACH PARCEL IS ALSO SUBJECT TO CHANGE.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

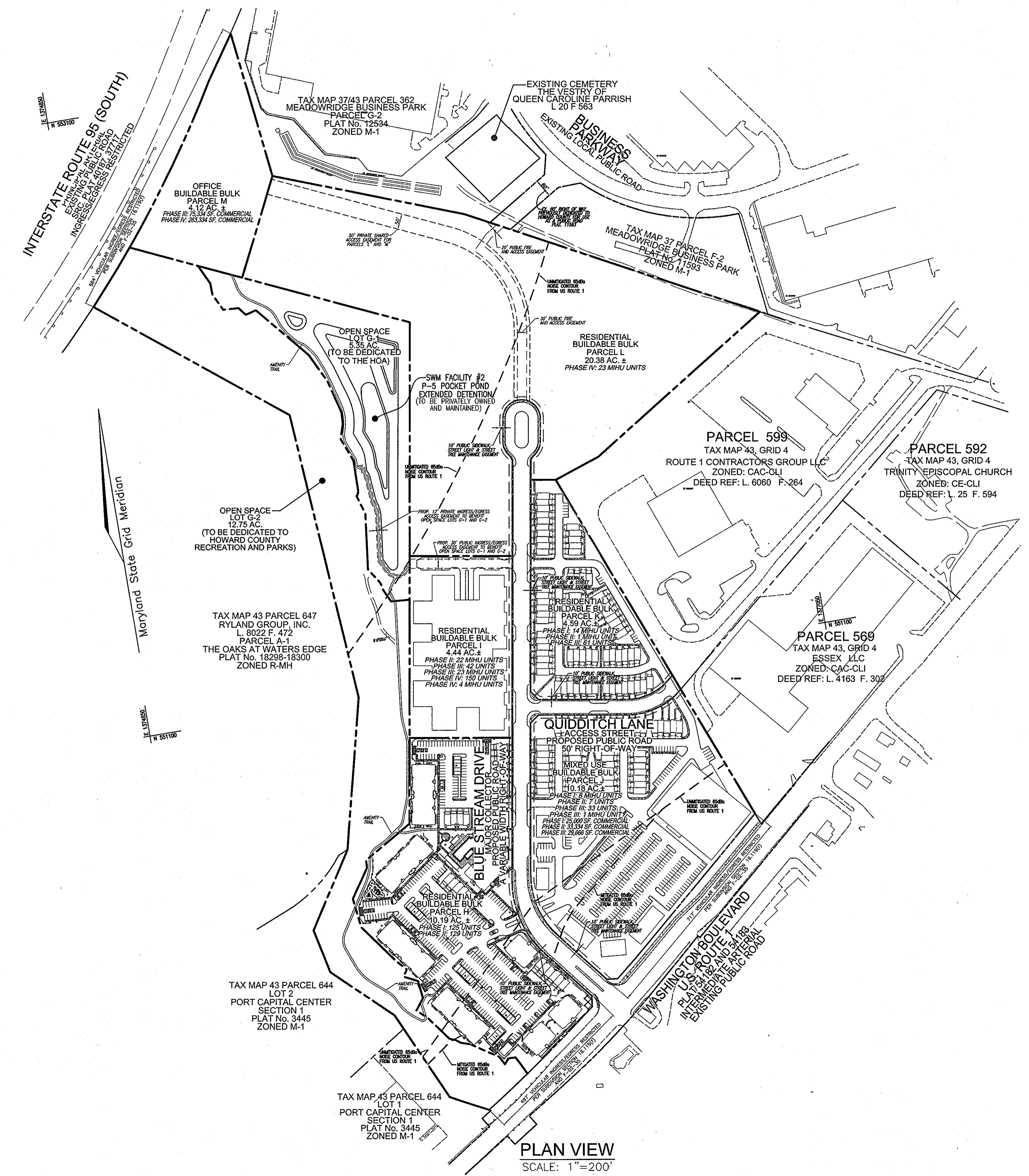
Thomas E. Butten
PLANNING DIRECTOR

DATE

BLUE STREAM PHASE IV

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 17020-17024; F-02-035; F-10-055; PLATS 21558-21564)

PRELIMINARY PLAN



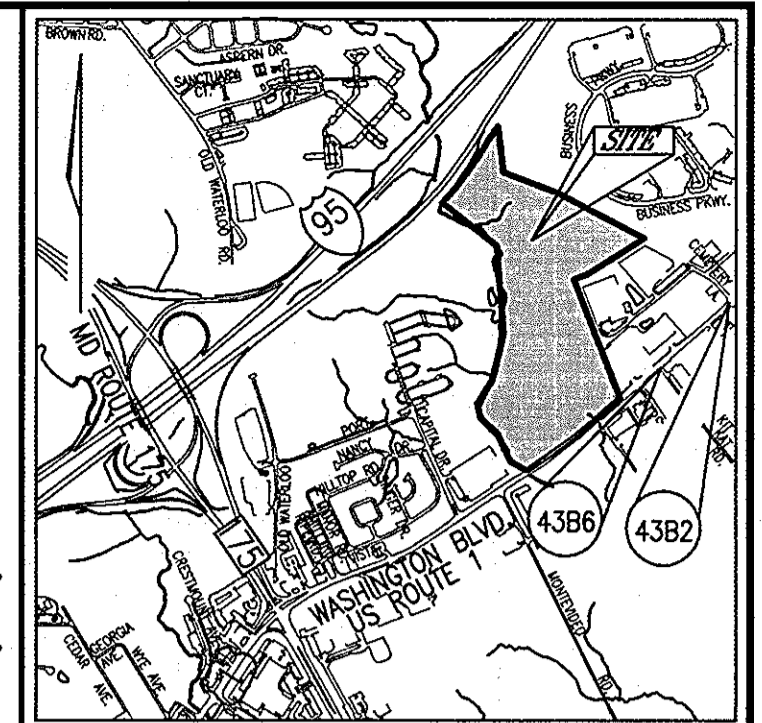
LEGEND

- EXISTING CONTOUR: ---
- PROPOSED CONTOUR: - - -
- EXISTING SPOT ELEVATION: +382.56
- PROPOSED SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: →
- EXISTING TREES TO REMAIN: [Symbol]
- LIGHT POLES: ○-○ SINGLE OVERHEAD, □-○-○ DOUBLE OVERHEAD
- CONCRETE: [Symbol]

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'



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 RESIDENTIAL PARCELS: 59.60 AC ±
AREA OF OFFICE/RETAIL/MIXED USE PARCELS: 14.30 AC ±
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 ±

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE GENERAL LOCATION OF THE PHASE I, II, III, & IV RESIDENTIAL UNITS.

GENERAL NOTES: (CONTINUED...)

- 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.)
- THE AMENITY AREA REQUIREMENT FOR THE BLUE STREAM SUBDIVISION (50% OF OPEN SPACE REQUIREMENT = 6.37 AC.) HAS PARTIALLY BEEN PROVIDED FOR UNDER F-02-035 BY PATHWAYS AND BENCHES ON OPEN SPACE LOTS G-1 & G-2 (0.68 AC.) THE OTHER INDIVIDUAL BULK PARCELS WILL COMBINE TO PROVIDE THE REMAINING (5.69 AC.) AMENITY AREA REQUIREMENT WITH THEIR CORRESPONDING SITE DEVELOPMENT PLANS. SEE AMENITY AREA CHART BELOW:

PLAN	AMENITY AREA CHART 6.37 AC. REQUIRED	
	PROVIDED	REMAINING
BLUE STREAM (F-02-035)	0.68 AC.	5.69 AC.
GROSVENOR HOUSE (SDP-11-032)	0.94 AC.	4.75 AC.
DORSET GARDENS (SDP-11-040)	1.02 AC.	3.73 AC.

53. IN ACCORDANCE WITH ZONING REGULATION SECTION 127.5.E.3.4, THE PHASING OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT AND OPEN SPACE SHALL BE ROUGHLY PROPORTIONAL, NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING A ROUGHLY PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE. COMMERCIAL USES ARE ALSO REQUIRED TO COMPLY WITH ZONING REGULATION SECTION 127.5.E.2.

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

PRELIMINARY PLAN
BLUE STREAM
PHASE IV
BUILDABLE BULK PARCELS '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)

TAX MAP 43, BLOCKS 3 AND 4, PARCEL 14
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCITT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: JUNE 2011
SCALE: AS SHOWN
W.O. NO.: 06-26

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.
EXPIRATION DATE: 09-27-2015

1 SHEET OF 1