## **GENERAL NOTES:** 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 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" 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 SLOPE AREAS, FOREST CONSERVATION EASEMENTS, A STREAM, WETLANDS AND REQUIRED BUFFERS AND IS CONSIDERED NON-BUILDABLE. O. THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000sf LOCATED ON PARCELS "I" THROUGH "M" 11. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON 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 EXISTING STRUCTURES LOCATED ON SITE HAVE BEEN REMOVED IN CONJUNCTION WITH F-02-35. 15. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. 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. 9. INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE. O. MAXIMUM BUILDING HEIGHT FOR PARCELS THAT ABUT ROUTE 1 IS 55 FEET, AND FOR PARCELS THAT ABUT OTHER PUBLIC ROAD IS 1. 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. 5. 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 IT'S 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, 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—13—051.

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 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 DUE DATE 24 160 BETWEEN JULY 1, 2008 AND APRIL 1, 2009
24 161 BETWEEN JULY 1, 2009 AND APRIL 1, 2010
27 177 BETWEEN JULY 1, 2010 AND APRIL 1, 2011 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(e)(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.

B. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SURDIVISION 171 BETWEEN JULY 1, 2014 AND APRIL 1, 2 3. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION SECTION 16.12U(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.

1. 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:

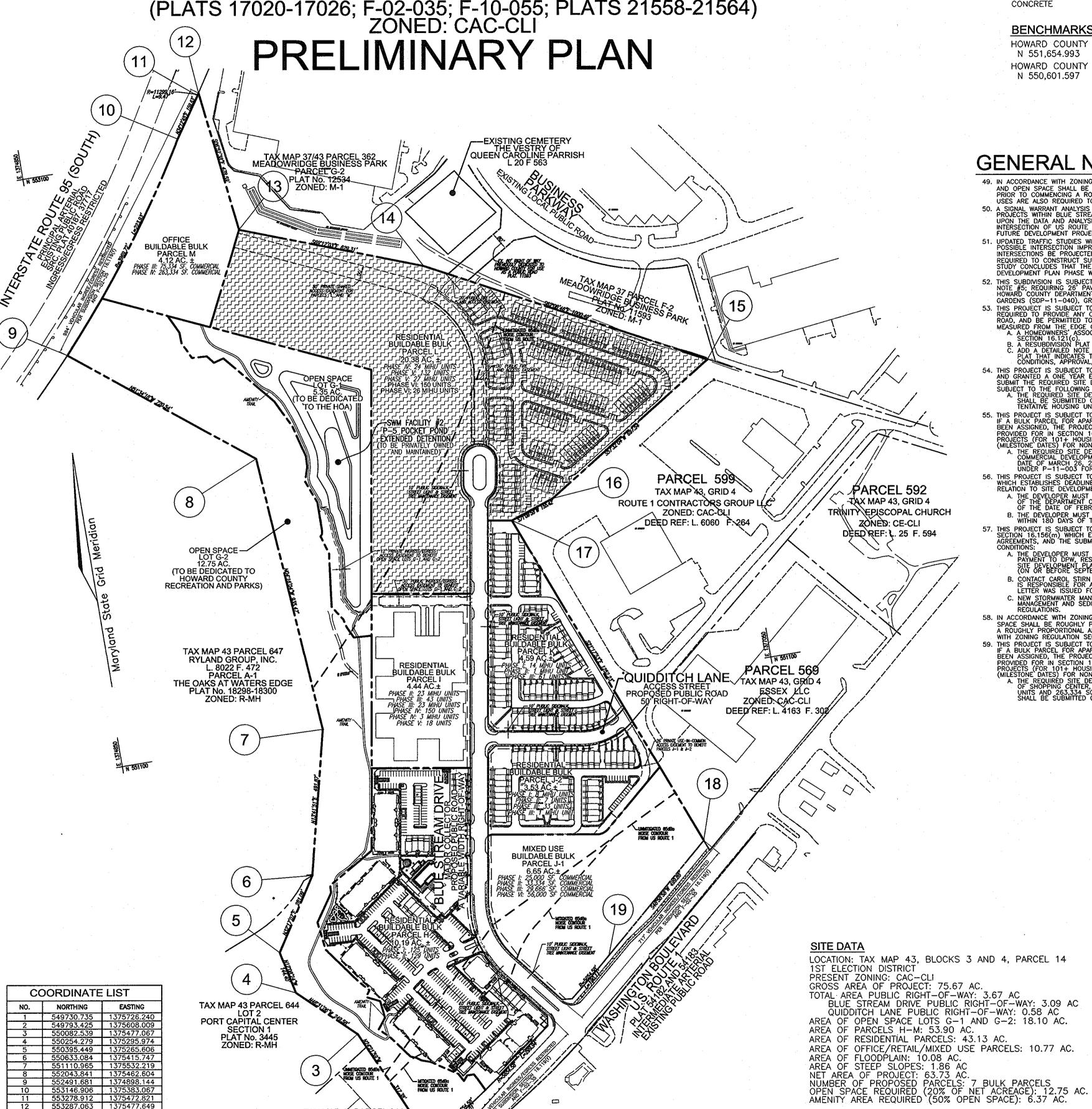
1. A '50' PRIVATE SHARED ACCESS EASEMENT FOR PARCELS "L" AND "M" FROM THE TERMINAL END OF BLUE STREAM DRIVE ACROSS PARCEL "L" TO PARCEL "M" IS REQUIRED TO BE PROVIDED AND RECORDED. 3. THE OFFICE/RETAIL DESIGN YEARS AND AREAS SHOWN ON THE BELOW CHART ARE IN ACCORDANCE WITH THE APPROVED APFO STUDY SHOULD THE SUBSEQUENT SITE DEVELOPMENT PLAN SUBMISSIONS DIFFER FROM THIS SCHEDULE, AN UPDATED APFO STUDY WILL BE REQUIRED. (SQ. FT.) (SQ. FT.) PER YEAR

\*THE OFFICE AND COMMERCIAL COMPONENTS IN THESE PHASES WILL BE DEVELOPED IN A FUTURE PHASE (SEE NOTE 58).

	*.	TOTALS:	66,667 47	73,335 540	0,002			
44.	THIS PLAN IS SU SUBMIT SITE DEV YEARS 2011 TO APPROVAL OF TH	IBJECT TO WP-09 ELOPMENT PLANS 2017" AS INDICA IS WAIVER PETITION	9-116, APPROVED MARCI INSTEAD OF/IN LIEU OF TED IN THE DPZ "HOUSIN ON WAS RESCINDED.	H 10, 2009, TO V THE SEVEN REQ NG UNIT ALLOCATION	VAIVE SUBDIVISIO UIRED PRELIMINA ON" LETTER DAT	ON SECTION 16.144(g ARY PLANS FOR "HOU ED 07/09/08. AS O	), TO BE PERMITTE! JSING UNIT ALLOCAT F MARCH 24, 2009,	O TO ION THE
45.	THIS PLAN IS SU 1. 16.116(b) OF PROTI PARCEL I	IBJECT TO WP-10 (1), REQUEST TO ECTED STEEP SLO H AND OPEN SPA	D-120, APPROVED APRIL DE PERMITTED TO CLEA DPE (CURRENTLY NON-FO CE LOT G-1, AS SHOWN	22, 2010, 10 WAR, GRADE AND D PRESTED TOTALING I ON THE WAIVER	EVELOP ON 3 A EVELOP ON 3 A 12,158 SF. FC PETITION EXHIB	i Section: REAS (425 SF., 187. DR RESIDENTIAL DEVE IT/PLAN, AND;	3 SF., & 9858 SF.) LOPMENT ON	
	15 FEET	FROM ENVIRONM	TO BE PERMITTED TO C NTAL FEATURES ON PAR ON IS SUBJECT TO COMP	CEL H AS SHOWN	ON THE WAIVE	R PETITION EXHIBIT/F	PLAN	
46.	THE DEVELOPMENTHE NUMBER OF	IT SHOWN ON PA UNITS SHOWN O	TING REFORESTATION FOR R PETITION EXHIBIT/PLAN -IN-LIEU PAYMENT TO TI RCELS 'H', J-1, J-2' N EACH PARCEL IS ALSO	K' AND I' IS SO SUBJECT TO CH	CHEMATIC AND S ANGE.	SÚBJĚČŤ TO MODIFICA	TION. CORRESPOND	NGLY,
47.	THE OPEN SPACE UNDER F-10-05	E REQUIREMENTS 55, OPEN SPACE	FOR THE BLUE STREAM LOTS G-1 AND G-2 (TO	SUBDIVISION (20% TAL 18.10 AC.).	S OF NET ACREA	AGE = 12.75 AC.) HA	AS BEEN PROVIDED	
48.	THE INDIVIDUAL E	BUILDABLE PARCE SPACE REQUIREMI	LS WILL COMBINE TO PR ENT=6.37 AC) WITH THEI	OVIDE THE AMENIT R CORRESPONDING	Y AREA REQUIR SITE DEVELOPI	EMENT FOR THE OVE MENT PLANS, SEE AN	RALL BLUE STREAM MENITY AREA CHART	DEVELOPMENT BELOW:
	AMENITY AREA CHART 6.37 AC. REQUIRED							
		PLAN		PROVIDED	REMAINING	]		
		BLUE STREAM (		0.00 AC.	6.37 AC.	4		
			JSE (SDP-11-032) S (SDP-11-040)	0.99 AC. 1.02 AC.	5.38 AC. 4.36 AC.	+		
		DORSET GARDEN	3 (307-71-040)	1.02 AC.	4.50 AC.			
<u>.</u>	DEP	ARTMENT (	TIVELY APPROVE OF PLANNING AN OWARD COUNTY					
\		,		·	/ .			
1	renh	pileus	· C	<b>4</b> /.	10/13			
	ANNING DIREC	TOR O			DATE			

## BLUE STREAM PHASE VI

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



TAX MAP 43 PARCEL 64

PORT CAPITAL CENTER
SECTION 1
PLAT No. 3445
ZONED: R-MH

 13
 552811.912
 1375534.958

 14
 552588.449
 1376123.254

 15
 552121.001
 1377007.833

 16
 551746.568
 1376419.309

**LEGEND EXISTING CONTOUR** 

DIRECTION OF FLOW

-----*382----*PROPOSED CONTOUR EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION

momm

IGHT POLES □-☆ SINGLE OVERHEAD ☆-□-☆ DOUBLE OVERHEAD 

**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...

+ 382.56

+82<sup>53</sup>

49. IN ACCORDANCE WITH ZONING REGULATION SECTION 127.5.E.3.d, 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 COMMENCIAL DEVELOPMENT 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 COMPLETED ON APRIL 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 WAS COMPLETED ON APRIL 20, 2011 BY THE TRAFFIC SHONALIZATION WOULD BE WARRANTED AT THE INTERSECTION OF US ROUTE 1 AND BLUE STREAM ORIVE. ADDITIONAL SIGNAL WARRANT NALYSIS WAY BE REQUIRED DEVELOPMENT 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 DEVELOPMENT FLAN PHASE WHICH CORRESPONDS TO THE YEAR IN WHICH ONE OR BOTH INTERSECTIONS FAIL.

52. THIS SUBDIVISION IS SUBJECT TO DESIGN MANUAL WAVERS FROM SECTION 2.1 AND APPRIDIX A. PUBLIC ROADWAY DESIGN CRITERIA, NOTE #5; REQUIRING 26 PAVEMENT WIDTHS IN TOWNHOUSE AND CONDOMINIUM/APARTMENT DEVELOPMENT ON JULY 5, 2011, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUIRED WAVERS OF 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 DESIGN MANUAL WAVERS FROM SECTION 2.1 AND APPROVED OF THE REQUIRED MAYERS OF ALLOWS AND APPROVED PUBLIC ROAD AND FUTURE BURIES FROM THE SUBJECT TO THE FOLLOWING CONDITIONS:

A EXPLICATION OF THE PROVINC

CONDITIONS, APPROVAL, AND THE APPROVAL DATE.

54. THIS PROJECT IS SUBJECT TO WP-12-071; APPROVED NOVEMBER 18, 2011; TO WAVE 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. 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 VOIDED.

55. THIS PROJECT IS SUBJECT TO WP-12-133; APPROVED MARCH 26, 2012; TO WAVE 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 PROCECE WITH A SITE DEVELOPMENT PLAN FOR THE PROJECT IN ACCORDANCE WITH THE MILESTONES PROVIDED FOR IN SECTION 16.1106(d). A WAVER TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9M MONTHS AFTER STARTING DATE) AND A WAVER TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9M MONTHS AFTER STARTING DATE) AND A WAVER TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9M MONTHS AFTER STARTING DATE) AND A WAVER TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9M MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO TO FOLLOWING CONDITION:

A. THE REQUIRED SITE DEVELOPMENT PLAN (OR PLANS) FOR THE REMAINING 1.77 HOUSING UNITS AND 263,334 SF OF COMMERCIAL DEVELOPMENT PLAN (SWELLES AND 10 FAPPLICABLE) SUBJECT TO WELLOW FOR THE PROJECT IS SUBJECT TO WELLOW FOR THE PROJECT OF THE

ONDITIONS:

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. IN ACCORDANCE WITH ZONING REGULATION SECTION 127.5.E.3.d, 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.

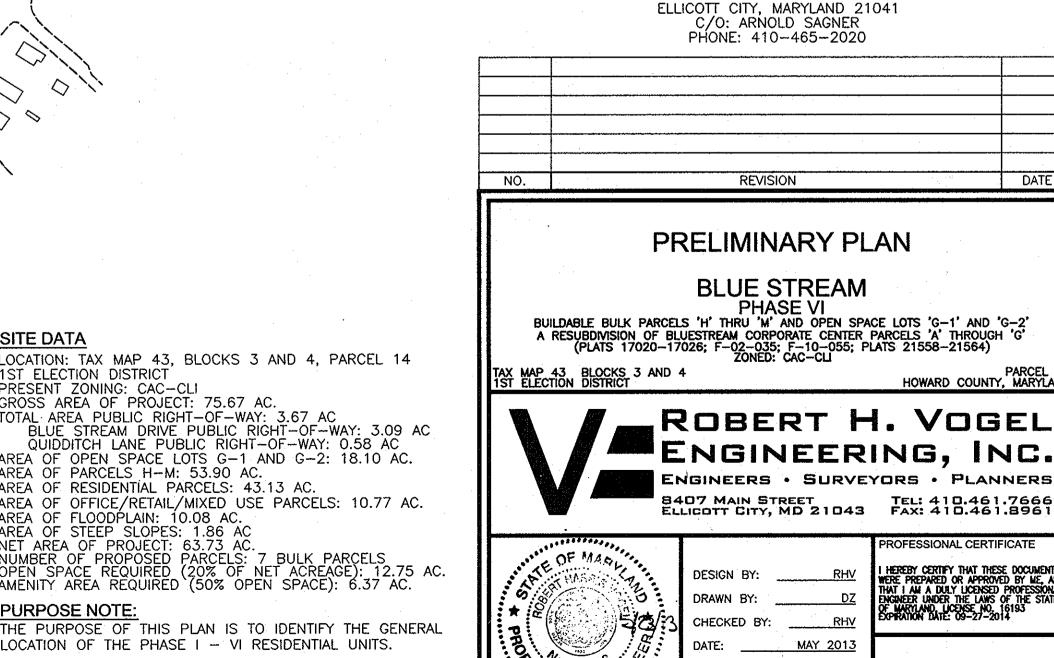
WITH ZONING REGULATION SECTION 127.5.E.2.

59. 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 FOR THE PROJECT 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 TO 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, 80,000 SQUARE FEET OF GENERAL OFFICE AND 161 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.

OWNER/DEVELOPER BLUE STREAM LLC.

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



PURPOSE NOTE:

**PLAN VIEW** 

SCALE: 1"=200'

LOCATION OF THE PHASE I - VI RESIDENTIAL UNITS.

PHASE VI ALLOCATIONS

ROFESSIONAL CERTIFICATE AS SHOWN 06-26

PARCEL 1
HOWARD COUNTY, MARYLAN

SHEET