BLUESTREAM **GENERAL NOTES**: and the same are the Jeff and the same are EXISTING CONTOUR ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE PROPOSED CONTOUR BEEN APPROVED. HE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED FEBRUARY 1998. EXISTING SPOT ELEVATION + 382,56 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 +8253 PROPOSED SPOT ELEVATION 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—1" THROUGH "L—4" IS PROVIDED BY PHASES I-VIII DIRECTION OF FLOW THE EXISTING FACILITIES PROVIDED AND CONSTRUCTED IN CONJUNCTION WITH BLUE STREAM, F-02-035. BUILDABLE BULK PARCELS 'H' THRU 'L-4' AND OPEN SPACE LOTS 'G-1' AND 'G-2' THE EXISTING UNDERGROUND FACILITY LOCATED ON PARCEL "J-1" (SWMF #1) PROVIDES THE SWM FOR P/O BLUE STREAM DRIVE, QUIDDITCH LANE, P/O PARCELS "H", "I-1", AND "K", AND ALL OF PARCELS "J-1" AND "J-2". SWMF #1 HAS BEEN PREVIOUSLY APPROVED AS AN UNDERGROUND STORAGE FACILITY TO PROVIDE 2yr AND 10yr MANAGEMENT. WATER QUALITY HAS BEEN PROVIDED BY THE EXISTING STORMCEPTER UNITS. THE EXISTING FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. EXISTING TREES TO REMAIN LIGHT POLES O- SINGLE OVERHEAD O-CO- DOUBLE OVERHEAD 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 THE EXISTING POND LOCATED ON BLUE STREAM OPEN SPACE LOT "G-1" (SWMF #2) REMAINS AS ORIGINALLY DESIGNED, SWMF #2 HAS BEEN CONCRETE PREVIOUSLY APPROVED AS A WET POND WHICH PROVIDES 291 AND 1091 DETENTION AND WATER QUALITY FOR P/O BLUE STREAM DRIVE. P/O STORMWATER MANAGEMENT FOR THE MAJORITY OF PARCEL "H" HAS BEEN PROVIDED AND CONSTRUCTED IN CONJUNCTION WITH GROSVENOR HOUSE, SDP-11-032. THE EXISTING FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. THE ON-SITE WETLANDS AND STREAMS ARE BASED ON A FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, BENCHMARKS COORDINATE LIST AMENDED PRELIMINARY PLAN HOWARD COUNTY BENCHMARK 43B2 NORTHING THE ON-SITE FLOODPLAIN IS BASED ON "HOWARD COUNTY DEEP RUN FLOODPLAIN STUDY", CAPITAL PROJECT NO. D-1084 DATED JANUARY, N 551,654.993 E 1,378,176.951 ELEV.; 209.601 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. HOWARD COUNTY BENCHMARK 43B6 N 550,601.597 E 1,376,866.072 ELEV.: 210.559' THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000sf LOCATED ON PARCELS "I-1" THROUGH "L-4" IN ACCORDANCE THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY 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 HAVE BEEN 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. 7. ROUTE 1 MPROVEMENTS 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 PAID 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. 50. THIS PROJECT IS SUBJECT TO WP-13-142; APPROVED APRIL 15, 2013; TO WAIVE SUBDIVISION SECTION 15.1106(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 THE MAXIMUM DENSITY ALLOWED IS 25 UNITS PER NET ACRE (63,73 AC x 25 UNITS = 1593 UNITS). 11 SE 3100 STARTING DATE); AND A WAVER TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER NO SINGLE RETAIL BUSINESS CAN EXCEED 20,000SF FOR AN INDIVIDUAL BUSINESS (REF. ZONING REGULATIONS 127.5E.2.B) THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING DATED JUNE 2006. THE MITIGATED NOISE STUDY IS BASED STARTING DATE), APPROVAL IS SUBJECT TO TO FOLLOWING CONDITION: ZONED: M-1 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. ON CONCEPTUAL BUILDING LOCATIONS AND ELEVATIONS. AN ADDITIONAL NOISE STUDY MAY BE REQUIRED AT THE SITE DEVELOPMENT STAGE. REFERENCE HOWARD SOIL SURVEY MAP NO 25. 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; APPROVED UNDER F-02-035. 51. THIS PROJECT IS SUBJECT TO WP-14-046; APPROVED NOVEMBER 19,2013; TO WAIVE SUBIDIVISION 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); 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 The second secon AND A WAIVER TO SECTION 16,1108(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS-9 MONTHS AFTER VEHICLES. (NFPA-1 18.2.3.3.1, AMENDED IN TITLE 17.) A FIRE ACCESS ROAD TO BUSINESS PARKWAY, THE ADJACENT SUBDIVISION MEADOWRIDGE STARTING DATE); AND A WAIVER TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER VEHICLES. (NFPA-1 18.2.3.3.1, AMENDED IN TITLE 17.) A FIRE ACCESS ROAD TO BUSINESS PARKWAY, THE ADJACENT SUBDIVISION MEADOWRIDGE BUSINESS PARK, HAS BEEN PROVIDED FROM THE PUBLIC ROAD (BLUE STREAM DRIVE) IN CONJUNCTION WITH F-02-035. 9. 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. 7. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES, PEDESTRIAN STREET LIGHTS, AND SIDEWALKS WITHIN THE SHA RIGHT—OF—WAY STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITINS: A. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR PHASES IV AND V WHICH INCLUDE 66,667 SQUARE FEET OF SHOPPING CENTER AND 96,667 SQUARE FEET OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, 163 HOUSING UNITS AND 263,334 SQUARE FEET OF COMMERCIAL DEVELOPMENT REMAINING IN PHASE IV AND 177 HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE APRIL 24, 2014, THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH INCLUDES 56,000 SQUARE FEET OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE B. PER SECTION 127.5.E.3.e., "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD BE ROUGHLY PROPORTIONAL NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMERCING A ROUGHLY PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS. FOR DEVELOPMENTS OF 800 UNITS OR MORE, NO MORE THAN 60% OF THE RESIDENTIAL ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. 1. ALL EXTERIOR CIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZUNING SECTION 134. 2. 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. 3. REFERENCE PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, P-00-20, F-00-126, F-02-35, WP-00-116, WP-99-80, WP-03-66, S-06-018, WP-08-003, WP-08-126, WP-09-116, P-08-011, P-09-004, F-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-12-0056, WP-12-071, WP-12-132, 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, WP-14-121, WP-15-063, WP-15-064, WP-15-100, AND WP-15-101, WP-16-039, WP-16-153, WP-17-077, WP-18-053, SDP-18-022. UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE CONSTRUCTION OF THE NON-RESIDENTIAL PORTIONS OF THE DEVELOPMENT. 52. THIS PROJECT IS SUBJECT TO WP-14-081; APPROVED 02/19/14; TO WAVE SUBDIVISION SECTION 16.120(c)(4), TO ALLOW FEE SIMPLE SINGLE FAMILY ATTACHED LOTS ON A PRIVATE ROAD BEYOND 200 FEET FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: A. THE HOME CWNER'S ASSOCIATION WILL BE THE RESPONSIBLE PARTY 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 SOP-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 SOP-14-029. D. A GENERAL NOTE SHALL BE ADDED TO SOP-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). THIS PROJECT IS SUBJECT TO WE 14-121. ADDROVED OS (2) (14) TO WAVE SUPPLYING NECESION SECTION 16 1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR 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. RESIDENT BUILDABLE BULK ACCELERATION DECELERATION CARES. 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. 98NT-0522. 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 PARCEL L-1 PLAT 22991-2, PLAT 23338-42 53. THIS PROJECT IS SUBJECT TO WP-14-121; APPROVED 05/21/14; TO WAIVE SUBDIVISION SECTION 16.1106(d), WHICH OUTLINES TIMING (MILESTONE DATES) FO WP-03-66; JANUARY 23, 2003 THE PLANNING DIRECTOR APPROVED REQUEST TO WAIVE SECTION 16.120(c)(1) TO PERMIT THE REQUIRED RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS-9 MONTHS AFTER STARTING DATE) AND TO SECTION 16.1106(e) WHICH OULINES TIMING (MILESTONE DATES) MINIMUM GO FEET OF PUBLIC ROAD FRONTAGE TO BE REDUCED TO ZERO FEET FOR AN INDUSTRIAL PARCEL (NON-BUILDABLE PARCEL G, TO FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE), APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: A. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V, WHICH INCLUDE 66,667 SQUARE FEET OF SHOPPING CENTER AND 96,667 SQUARE FEET OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, 263,334 SQUARE FEET OF COMMERCIAL DEVELOPMENT CARRIED OVER FROM PHASE IV AND 144 REMAINIG HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE JANUARY 24, 2015. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH INCLUDES 56,000 SQUARE FEET OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE TO THE HOA) BECOME OPEN SPACE LOTS G-1 AND G-2) AND TO PERMIT ACCESS TO BE PROVIDED BY A PRIVATE ACCESS EASEMENT. 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: SWM FACILITY /2 P=5 POCKET POND EXTENDED DETENTION ALLOCATION NO. OF ROUTE 1 NO. OF MIHU TOTAL NO. OF PRELIMINARY PLAN YEAR CAC ALLOCATIONS ALLOCATIONS DUE DATE 3. PER SECTION 127.5.E.3.6., "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD 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 AMENITY AREAS. FOR DEVELOPMENTS OF 800 UNITS OR MORE, NO MORE THAN 60% OF THE RESIDENTIAL LEAND MAINTAINED) ETWEEN JULY 1, 2008 AND APRIL 1, 200 UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE CONSTRUCTION OF THE NON-RESIDENTIAL PORTIONS OF THE DEVELOPMENT." BETWEEN JULY 1, 2009 AND APRIL 1, 2 54. THIS PROJECT IS SUBJECT TO WP-15-101; APPROVED 02/20/15; TO WAIVE SUBDIVISION SECTION 16.1106(d), WHICH OUTLINES TIMING (MILESTONE DATES) FOR THIS PROJECT IS SUBJECT TO WP-15-101; APPROVED 02/20/15; TO WAIVE SUBDIVISION SECTION 16,1106(d), WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS-9 MONTHS AFTER STARTING DATE) AND TO SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: A. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V, WHICH INCLUDE 66,687 SQUARE FEET OF SHOPPING CENTER AND 96,667 SQUARE FEET OF OFFICE CARRIED OVER FROM PHASE IV AND 145 REMAINIG HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE OCTOBER 24, 2015. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH INCLUDES 56,000 SQUARE FEET OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE NOVEMBER 7, 2015, THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH INCLUDES 40,667 SQUARE FEET OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE FEBRUARY 27, 2016. B. PER SECTION 127.5 6.3. "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD BE ROUGHLY BETWEEN JULY 1, 2010 AND APRIL 1, 2 to' public strewik. Street lent & street See werennet fasten BETWEEN JULY 1, 2011 AND APRIL 1, 2 TAX MAP 33, GRID 4 BETWEEN JULY 1, 2012 AND APRIL 1, 2 JAX MAP 43, GRID 4 BETWEEN JULY 1, 2013 AND APRIL 1, 20 MORRIS PÍACE BETWEEN JULY 1, 2014 AND APRIL 1, 201 TRINITY EPISCOPAL CHURCH ZONED: CAC-OLI I-VII (P-18-002) N/A 0 0 0 ON OR BEFORE JANUARY 28, 2018 THIS PLAN IS SUBJECT TO WP-08-003, APPROVED AUGUST 23, 2007, TO WAIVE SUBDIVISION SECTION 16.146(c)(27), TO NOT BE REQUINDICATE THE ACTUAL APARTMENT BUILDINGS, OFFICE AND COMMERCIAL BUILDINGS AND ASSOCIATED PARKING ON THE PRELIMINARY PLAN. \PLAT 23345-23348\ ZONED: CE-CLI DEED REF: L. 25 F. 594 B. PER SECTION 127.5.E.3.e., "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD BE ROUGHLY PROPORTIONAL NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMERCING A ROUGHLY PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS. FOR DEVELOPMENTS OF 800 UNITS OR MORE, NO MORE THAN 60% OF THE RESIDENTIAL PPROVAL 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 UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE CONSTRUCTION OF THE NON-RESIDENTIAL PORTIONS OF THE DEVELOPMENT." THIS PROJECT IS SUBJECT TO WP-16-039; APPROVED 10/08/15; TO WAIVE SUBDIVISION SECTION 16.1106(d), WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (FOR 101+ HOUSING UNITS-9 MONTHS AFTER STARTING DATE) AND TO SECTION 16.1106(e) WHICH OULINES TIMING (MILESTONE DATES) FOR THIS PORTION OF THE SUBDIVISION (e.g. COMMERCIAL, MULTI-FAMILY etc.). 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 FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: A. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V, WHICH INCLUDE 66,667 SF OF SHOPPING CENTER AND 96,667 SF OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, 263,334 SF OF COMMERCIAL DEVELOPMENT CARRIED OVER FROM PHASE IV AND 145 REMAINIG HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE OCTOBER 24, 2016. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH INCLUDES 56,000 SF OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE NOVEMBER 7, 2016. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VII, WHICH INCLUDES 40,667 SF OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE FEBRUARY 27, 2017. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE MARCH 10, 2017. (TO BE DEDICATED TO 3. ONCE THE "FINAL DEVELOPMENT PROGRAM" IS REALIZED AT SITE DEVELOPMENT PLAN. THE HYDRAULIC COMPUTATIONS SHALL BE HOWARD COUNTY RE-EVALUATED TO VERIFY THAT ACTUAL DEVELOPMENT DOES NOT EXCEED THE ZONING/USE ASSUMPTIONS TO EACH BMP OR RECREATION AND PARKS) B. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION SECTION 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 PROPERTIES, A SINGLE SITE DEVELOPMENT PLAN FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED OR SITE DEVELOPMENT. B. PER SECTION 127.5.E.3.e., THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD BE ROUGHLY PROPORTIONAL NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMERCING A ROUGHLY PROPORTIONAL AMOUNT OF COMMERCIAL DESIGN YEARS AND AREAS SHOWN ON THE CHART BELOW HAVE BEEN DECREASED FROM THE ORIGINALLY APPROVED APFO UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE CONSTRUCTION OF THE NON-RESIDENTIAL PORTIONS OF THE DEVELOPMENT," 56. THIS PROJECT IS SUBJECT TO WP-18-153; APPROVED 06/30/16; TO WAIVE SUBDIVISION SECTION 16.1106(d), WHICH OUTLINES TIMING (MILESTONE DATES) FOR STUDY AND THEREFORE A NEW APFO STUDY IS NOT REQUIRED TAX MAP 43 PARCEL 647 THE RYLAND GROUP, INC. *THE COMMERCIAL COMPONENTS IN THESE PHASES WILL BE DEVELOPED IN A FUTURE PHASE (SEE NOTE 46) 70SF x 1345 DWELLING UNITS = 94,150 SF 4.59 AC.± PARCEL A-1 AX MAP 43, GRÍD 4 THE OAKS AT WATERS EDGE **REFERENCE WP-17-077 AND WP-18-083 ACCESS STREET EXISTING PUBLIC ROAD PLAT No. 18298-18300 ESSEX LLC ***IN ACCORDANCE WITH SECTION 127.5.E.3.d OF THE ZONING REGULATIONS, THE TOTAL COMMERCIAL COMPONENT CAN BE ZONED: R-MH ZÓNÈB; ÇÁC-CLI 50 RIGHT-OF-WAY REDUCED TO 20 SF (MINIMUM) PER DWELLING UNIT BASED ON THE FEE SCHEDULE. DEEO REF: L. 4163 F. 302 57. REFERENCE WP-17-077, APPROVED 03/02/17 FOR A 6-MONTH EXTENSION MINIMUM COMMERCIAL AREA: 26,900 SF OF SECTION 16,1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR REQUIRES FEE OF \$3,362,500.00 RESIDENTIAL PROJECTS (101+ HOUSING UNITS - 9 MONTHS AFTER START DATE) AND A TIME EXTENUATION TO SECTION 16,1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER START DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V. WHICH CURRENTLY INCLUDE 66,667 SF OF SHOPPING CENTER AND 96,667 SF OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, 263,334 SF OF COMMERCIAL DEVELOPMENT CARRIED OVER The same and the same and THIS PLAN IS SUBJECT TO WP-09-116, APPROVED MARCH 10, 2009, TO WAIVE SUBDIVISION SECTION 16.144(g), 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 thinks bein NDICATED IN THE DPZ "HOUSING UNIT ALLOCATION" LETTER DATED 07/09/08. AS OF MARCH 24, 2009, THE APPROVAL OF THIS WAIVER PETITION WAS 42. THIS PLAN IS SUBJECT TO WP-10-120, APPROVED APRIL 22, 2010, TO WAIVE SUBDIVISION SECTION: A. 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 FROM PHASE IV AND 145 REMAINING HOUSING UNITS IN PHASE V SHALL BE SLOPE (CURRENTLY NON-FORESTED TOTALING 12,158 SF. FOR RESIDENTIAL DEVELOPMENT ON PARCEL H AND OPEN SPACE LOT G-1, AS SHOWN SUBMITTED ON OR BEFORE 10/24/17. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI. WHICH CURRENTLY INCLUDES 56,000 SF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED ON OR BEFORE ON THE WAIVER PETITION EXHIBIT/PLAN, AND; 8. 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 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 11/7/17. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VII, WHICH CURRENTLY INCLUDES 40,667 SF OF OFFICE AND 176 HOUSING 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. UNITS, SHALL BE SUBMITTED ON OR BEFORE 02/27/18, THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VIII WHICH CURRENTLY INCLUDES 43. THE DEVELOPMENT SHOWN ON PARCEL 'L-4' IS SCHEMATIC AND SUBJECT TO MODIFICATION, CORRESPONDINGLY, THE NUMBER OF UNITS SHOWN ON EACH 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED OF HE WOOD T PARCEL IS ALSO SUBJECT TO CHANGE 44. THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION (20% OF NET ACREAGE = 12.75 AC.) HAS BEEN PROVIDED UNDER F-10-055, 58. REFERENCE WP-18-053, APPROVED 12/14/17 FOR AN ALTERNATIVE COMPLIANCE OF OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.). 45. THE INDIVIDUAL BUILDABLE PARCELS WILL COMBINE TO PROVIDE THE AMENITY AREA REQUIREMENT FOR THE OVERALL BLUE STREAM DEVELOPMENT (50%). OE ST MANUE STABLE SECTION 16.1106(d) WHICH OUTLINES TIMING (MILESTONE DATES) FOR RESIDENTIAL PROJECTS (101+ HOUSING UNITS - 9 MONTHS AFTER START DATE) AND AN ALTERNATIVE OF OPEN SPACE REQUIREMENT=6.37 AC) WITH THEIR CORRESPONDING SITE DEVELOPMENT PLANS. SEE AMENITY AREA CHART BELOW: COMPLIANCE TO SECTION 16.1106(e) WHICH OUTLINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER START DATE, APPROVAL IS SUBJECT TO THE 1. A NEW PRELIMINARY PLAN "COVER SHEET" THAT INCLUDES UPDATES TO ALL HOUSING UNIT ALLOCATION AND PHASING CHARTS SHALL BE SUBMITTED WITHIN 45 DAYS OF ALTERNATIVE COMPLIANCE APPROVAL, ON OR BEFORE 01/28/18. NOTES AND CHARTS SHALL CLEARLY ADDRESS THE REQUIREMENTS OF SECTION 127.5.E.3.e AND 127.5.E.3.c PHASE VIII: 26 MIHU UNITS PHASE V: 94,150 SF COMMERCIAL AND 4, IF APPLICABLE. 2. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V, WHICH CURRENTLY INCLUDE 66,667 SF OF SHOPPING CENTER AND 96,667 SF OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, AND 263,334 SF OF COMMERCIAL DEVELOPMENT CARRIED OVER FROM PHASE IV SHALL BE SUBMITTED WITHIN

TAX MAP 43 PARCEL 644

THE OAKS AT WATERS EDGE, PH3

PORT CAPITAL VILLAGE

PLAT No. 17925

ZONED: R-MH

TAX MAP 43 PARCEL 644

PORT CAPITAL CENTER

SECTION 1

PLAN VIEW

SCALE: 1"=200"

LOCATION: TAX MAP 43, BLOCKS 4, PARCEL 14

TOTAL AREA PUBLIC RIGHT-OF-WAY: 5.40 AC
BLUE STREAM DRIVE PUBLIC RIGHT-OF-WAY: 4.82 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 OFFICE/RETAIL/MIXED USE PARCELS: 6.65 AC.

NET AREA OF PROJECT: 63.73 AC.
NUMBER OF PROPOSED PARCELS: 7 BULK PARCELS
OPEN SPACE REQUIRED (20% OF NET ACREAGE): 12.75 AC.
AMENITY AREA REQUIRED (50% OPEN SPACE): 6.37 AC.

AREA REQUIREMENT AND LOCATION FOR PHASES I - VIII.

HE PURPOSE OF THIS PLAN IS TO UPDATE THE COMMERCIAL

COMMERCIAL REQUIREMENT LOCATION

GROSS AREA OF PROJECT: 75.67 AC.

AREA OF FLOODPLAIN: 10.08 AC. AREA OF STEEP SLOPES: 1.86 AC

AREA OF PARCELS H THUR L-4: 52.17 AC. AREA OF RESIDENTIAL PARCELS: 45.52 AC.

ST ELECTION DISTRICT

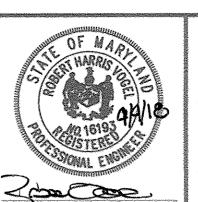
PRESENT ZONING: CAC-CL

COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS, FOR DEVELOPMENTS OF 800 UNITS OR MORE, NO MORE THAN 60% OF THE RESIDENTIAL RESIDENTIAL PROJECTS (FOR 191+ HOUSING UNITS-9 MONTHS AFTER STARTING DATE) AND TO SECTION 16.1106(*) WHICH OULINES TIMING (MILESTONE DATES) FOR NON-RESIDENTIAL PROJECTS (9 MONTHS AFTER STARTING DATE). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

A. THE REQUIRED FINAL PLANS OR SITE DEVELOPMENT PLANS FOR THE REMAINDER OF PHASE V, WHICH CURRENTLY INCLUDE 66,667 SF OF SHOPPING CENTER AND 96,667 SF OF OFFICE CARRIED OVER FROM PHASES I THROUGH III, 263,334 SF OF COMMERCIAL DEVELOPMENT CARRIED OVER FROM PHASE IV AND 145 REMAINING HOUSING UNITS IN PHASE V SHALL BE SUBMITTED ON OR BEFORE APRIL 24, 2017. THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE AUGUST 27, 2017, THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE AUGUST 27, 2017, THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE VIII WHICH INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED ON OR BEFORE PROTECTION OF THE PHASE REVISION AMENDED PRELIMINARY PLAN BLUE STREAM PHASES I-VIII 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 COMMERCIAL DEVELOPMENT CARRIED OVER FROM PHASE W SHALL BE SUBMITTED WITHIN 6 MONTHS OF 10/24/17 (ON OR BEFORE 04/22/18). THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VI, WHICH CURRENTLY INCLUDES 56,000 SF OF OFFICE AND 141 HOUSING UNITS, SHALL BE SUBMITTED WITHIN 6 MONTHS OF 11/07/17 (ON OR BEFORE 05/06/18). THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VII, WHICH CURRENTLY INCLUDES 40,667 SF OF OFFICE AND 176 HOUSING UNITS, SHALL BE SUBMITTED WITHIN 6 MONTHS OF 02/27/18 (ON OR BEFORE 08/26/18), AND THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE VIII WHICH CURRENTLY INCLUDES 16,667 SF OF OFFICE AND 171 HOUSING UNITS SHALL BE SUBMITTED WITHIN 6 MONTHS OF 03/10/18 (ON OR BEFORE 09/06/18) TAX MAP 43 BLOCKS 1ST ELECTION DISTRICT

BUILDABLE BULK PARCELS 'H' THRU 'L-4' AND OPEN SPACE LOTS 'G-1' AND 'G-2'

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



OWNER/DEVELOPER

P.O. BOX 416

ELLICOTT CITY, MARYLAND 21041

C/O: ARNOLD SAGNER

PHONE: 410-465-2020

03/10/18 (ON OR BEFORE 09/06/18).

6.1106(d) & 16.1106(h)(2

16.1106(d) & 16.1106(e)

16.1106(d) & 16.1106(e) 16.1106(d) & 16.1106(e) 16.1106(d) & 16.1106(e)

16.1106(d) & 16.1106(e)

MILESTONE EXTENSION CHART (MAYER AND/OR ALT. COMPLIANCE)

05/21/2014 | 16.1106(d) & 16.1106(h)(2)

04/15/2013 | 16.1106(d) & 16.1106(h)(2)

11/19/2013 | 16.1106(d) & 16.1106(h)(2)(i

FLE NUMBER APPROVAL DATE SECTION NUMBER

05/21/2014

10/08/2015

06-30-2016

03/20/2017

02/20/2015

DESIGN BY: RHV/DZE DRAWN BY: CHECKED BY: APRIL 2017 SCALE: W.O. NO.: <u>06-26</u>

ROFESSIONAL CERTIFICATE AS SHOWN

VICINITY MAP SCALE: 1"=2000'

ADC MAP COORDINATES: 34/E6

BLUE STREAM SUBDIVISION AMENITY AREA CHART 6.37 AC. REQUIRED	And the second s	444 (1) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
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)	1.22 AC	3.14*AC.
BROMPTON HOUSE - PHASE 2 (SDP-14-077)	0.87 AC	2.27 AC.

DELACOUR AT BLUE STREAM (SDP-18-022)

46. IN ACCORDANCE WITH ZONING REGULATION SECTION 127.5.E.3.0, THE PHASING OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT AND OPEN SPACE SHALL BE ROUGHLY PROPORTIONAL. NO MORE THAN 70% 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.

47. 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, IT DID NOT APPEAR THAT TRAFFIC SIGNALIZATION WOULD BE WARRANTED AT THE INTERSECTION OF US ROUTE 1 AND BLUE STREAM DRIVE. ADDITIONAL SIGNAL WARRANT ANALYSES MAY BE REQUIRED DURING WITH THE FUTURE DEVELOPMENT PROJECTS OF THE BLUE STREAM SUBDIVISION TO DETERMINE WHEN A SIGNAL IS WARRANTED.

48. UPDATED TRAFFIC STUDIES WILL BE REQUIRED PERIODICALLY IN THE FUTURE TO ACCURATELY DETERMINE THE SPECIFIC TIMING OF POSSIBLE INTERSECTION IMPROVEMENTS FOR MD ROUTE 10.3 AND ROUTE 1 AND MONTEVIDEO ROAD AND ROUTE 1. SHOULD THESE INTERSECTIONS BE PROJECTED TO FAIL THEN 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 THAT THE INTERSECTION WILL FAIL, THE ROAD IMPROVEMENTS OR A FEE WILL BE REQUIRED PRIOR TO THE SITE STUDY CONCLUDES THAT 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. 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 TOWNHOUSE 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 CARDENS (SDP-11-040), GROSVENOR HOUSE (SDP-11-032), AND FUTURE BLUE STREAM PHASES.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

DATE

HOWARD COUNTY, MARYLAND