

GENERAL NOTES

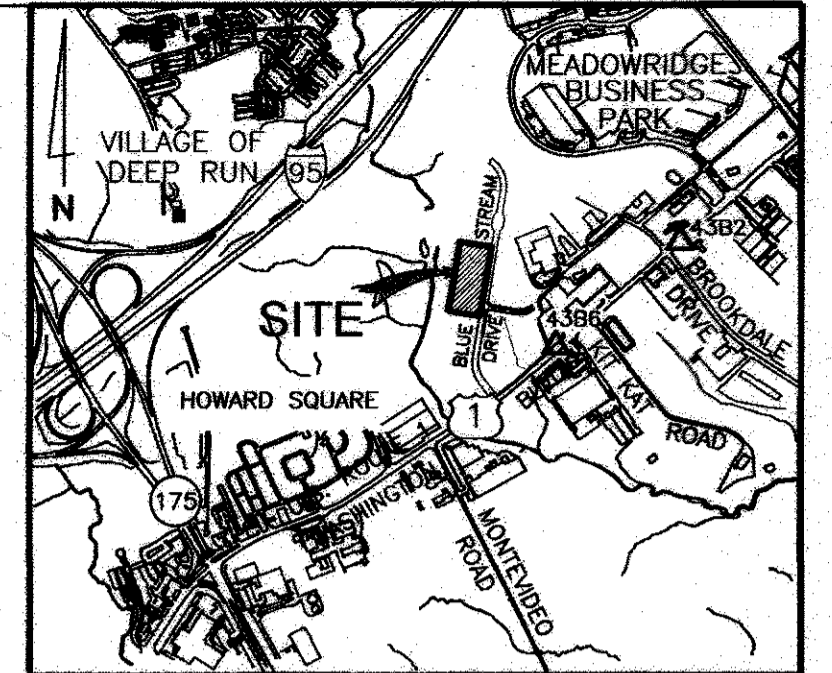
- SUBJECT PROPERTY IS ZONED CAC-CL1 PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 4382 AND 4386.
4382 N 551655.009' E 1,378,476.941'
4386 N 550,801.583' E 1,378,868.047'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH #4 CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/ GRADING PERMIT APPLICATIONS.
- PREVIOUS HOWARD COUNTY REFERENCES: F-00-126, F-02-35, F-03-35, F-10-055, F-11-082, F-12-056, F-13-051, F-14-088, F-14-089, P-00-20, P-08-11, P-09-004, P-10-005, P-11-003, P-13-004, P-14-002, PLATS 14421-14422, PLATS 17020-17026, PLATS 21558-21564, S-00-008, S-06-018, SDP-11-032, SDP-11-040, SDP-14-028, WP-09-083, WP-09-118, WP-03-66, WP-08-003, WP-08-126, WP-09-116, WP-10-120, WP-11-201, WP-12-003, WP-12-091, WP-12-132, WP-12-133, WP-12-146, WP-13-042, WP-13-070, WP-13-142, WP-14-046, WP-14-121 & WP-14-081, F-15-071
- THE FOREST STAND DELINEATION PLAN WAS PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE.
-THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN PREVIOUSLY MET UNDER F-02-35, F-13-051.
-FINANCIAL SURETY IN THE AMOUNT OF \$173,867.30 HAS BEEN POSTED WITH THE FC INSTALLATION AND MAINTENANCE AGREEMENT UNDER F-02-35.
-EXISTING FOREST CONSERVATION EASEMENTS B AND C CREATED UNDER F-02-35 WERE ABANDONED AND REPLACED WITH FOREST CONSERVATION EASEMENTS B-1, B-2, C-1, D-1, AND D-2 UNDER F-10-055.
-THEREFORE, A FOREST CONSERVATION EASEMENT ABANDONMENT FEE OF \$31581.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-10-055. FOREST CONSERVATION EASEMENT A-2 AND B-3 WERE ESTABLISHED UNDER F-13-051.
-THERE ARE NO SURETIES OR FEES FOR FOREST CONSERVATION ASSOCIATED WITH THIS PLAN.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THIS IS A REVISION PLAT / PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
- STORMWATER MANAGEMENT FOR PARCELS I-1 & I-3 IS ACCOMMODATED BY THE UNDERGROUND STORMWATER MANAGEMENT FACILITY ON PARCEL I-1 AND THE POND ON OPEN SPACE LOT G-2. BOTH FACILITIES EXIST PER F-02-035.
- DRIVEWAYS SHALL BE PROVIDED PRIOR ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO WETLANDS, STREAMS, 100 YR FLOODPLAIN, OR STEEP SLOPES LOCATED ON PARCEL I-1.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO PARCELS I-1 WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4869-D.
PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4083-D.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS OR HISTORIC STRUCTURES ON SITE.
- THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC ZONING DISTRICT REQUIREMENTS.
- INGRESS/EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
- APFD TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008, APPROVED UNDER F-02-035 (REDLINE).
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH PARCELS I-1 AND I-3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID OPEN SPACE LOTS PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION IS 12.75 AC, WHICH IS 20% OF THE NET AREA FOR THIS DEVELOPMENT (75.87 AC GROSS AREA - 10.07 AC FLOODPLAIN - 1.86 AC STEEP SLOPE = 63.71 NET AC - 20% OF NET AREA = 12.75 AC). THE OPEN SPACE REQUIREMENTS HAVE BEEN PREVIOUSLY FULFILLED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC).
- THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL, INC. DATED JUNE 2006. THE UNMITIGATED 65DBA NOISE CONTOUR GENERATED BY U.S. ROUTE 1 AND I-95 TRAFFIC DOES NOT IMPACT THE REAR YARDS OR AMENITY AREAS ASSOCIATED WITH THIS PROJECT (REFERENCE S-06-018). THE NOISE LINE IS NOT IN THE VICINITY OF THIS PROJECT.

COORDINATES

PT.	NORTH	EAST
2255	550900.4584	1375997.1152
8151	550955.0251	1375671.8579
8152	551706.1484	1375797.5924
8153	551651.5817	1376123.0498

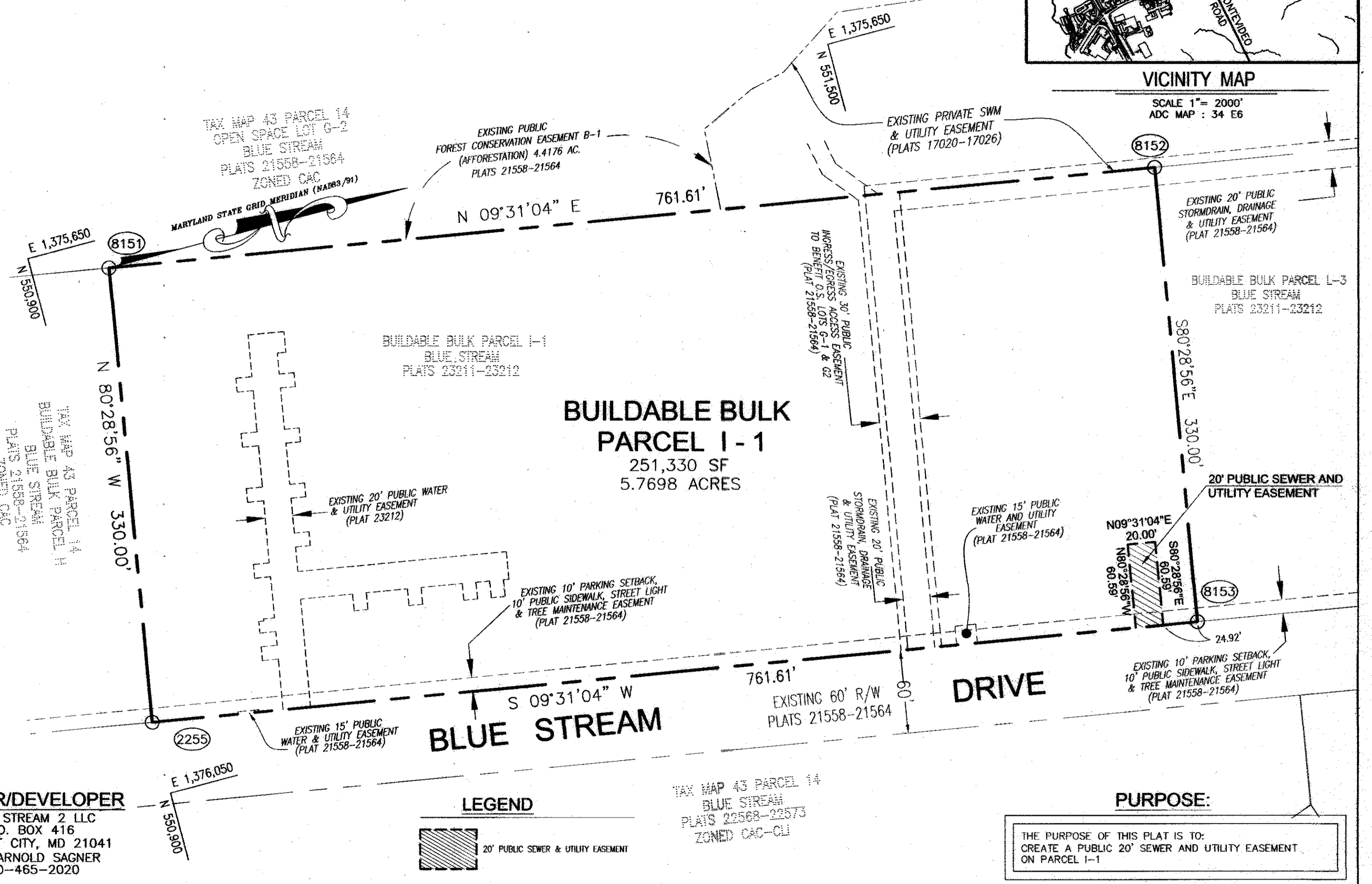
THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.

Eric David Salmi 8/11/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Arnold Sagner 8/24/2016
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM 2 LLC



VICINITY MAP

SCALE 1"= 2000'
ADC MAP : 34 EG

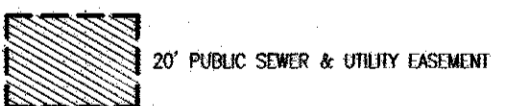


AREA TABULATION

NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED	1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	5.7698 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	5.7698 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	5.7698 AC

OWNER/DEVELOPER
BLUE STREAM 2 LLC
P.O. BOX 416
ELLCOTT CITY, MD 21041
C/O: ARNOLD SAGNER
410-465-2020

LEGEND



PURPOSE:

THE PURPOSE OF THIS PLAT IS TO:
CREATE A PUBLIC 20' SEWER AND UTILITY EASEMENT
ON PARCEL I-1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Richard J. Davis 9/29/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 10-11-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Shearlock 10-12-16
DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM 2 LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24 DAY OF 2016
Arnold Sagner 8/24/2016 DATE
Marjorie Sedford WITNESS
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM 2 LLC

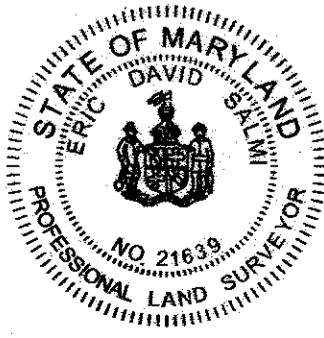
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND ADDS AN EASEMENT ON THE LAND CONVEYED FROM BLUE STREAM LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BLUE STREAM 2 LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED MARCH 30, 2015, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16112, FOLIO 404.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi 8/11/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8497 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410-461-7969

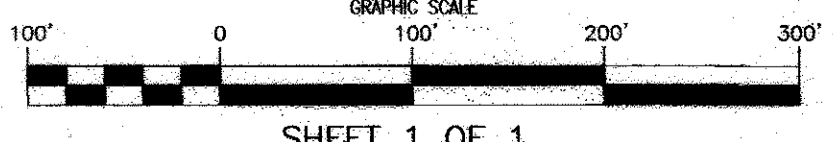
RECORDED AS PLAT No. 23948 ON 10/13/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION

BLUE STREAM

BUILDABLE BULK PARCEL I-1
A CORRECTION OF BUILDABLE BULK PARCEL I-1, "BLUE STREAM", PLATS 23211-23212

ZONED CAC-CL1
TAX MAP No. 43 BLK: 4 PARCEL 14
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"= 60' AUGUST 11, 2016



SHEET 1 OF 1