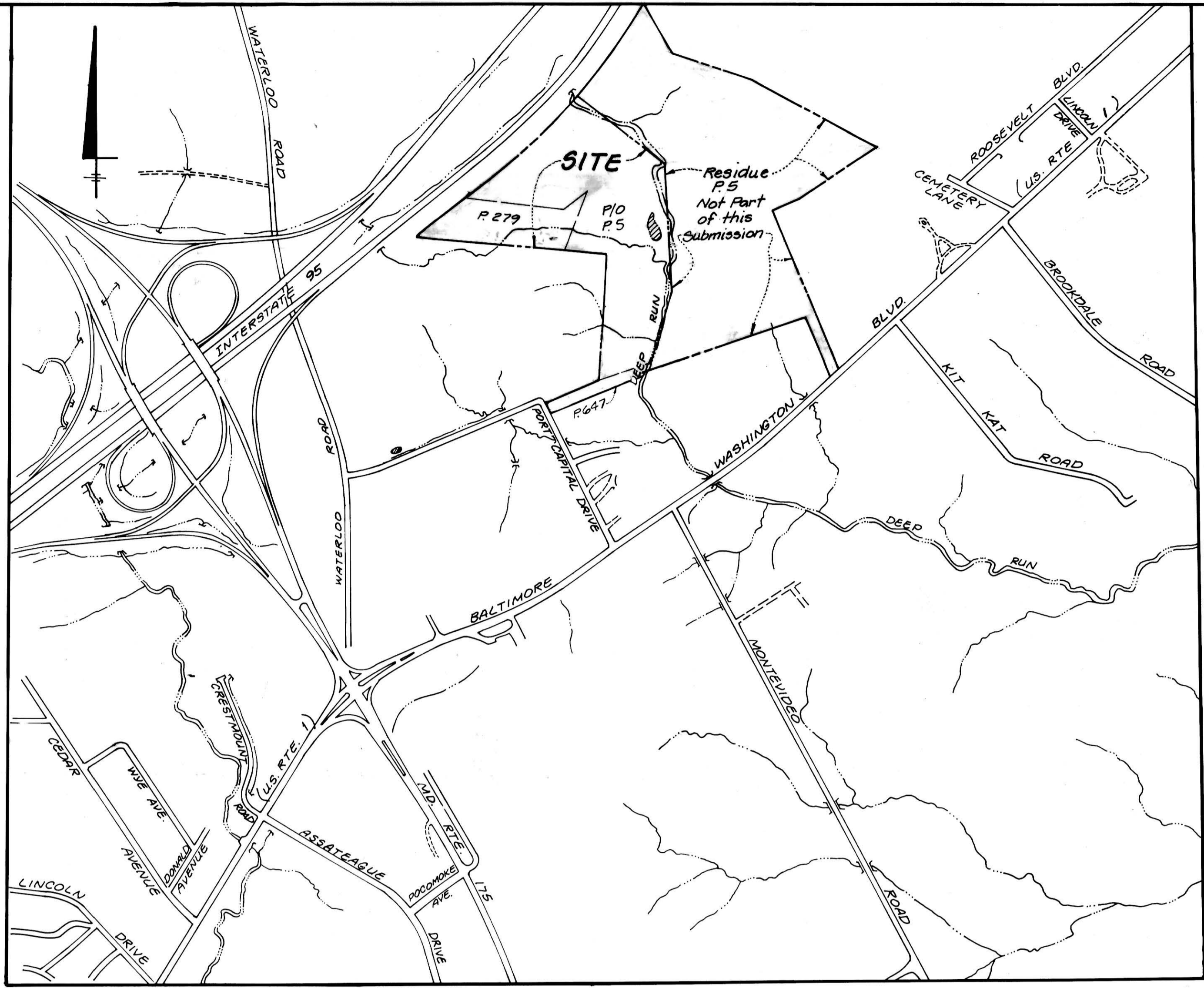


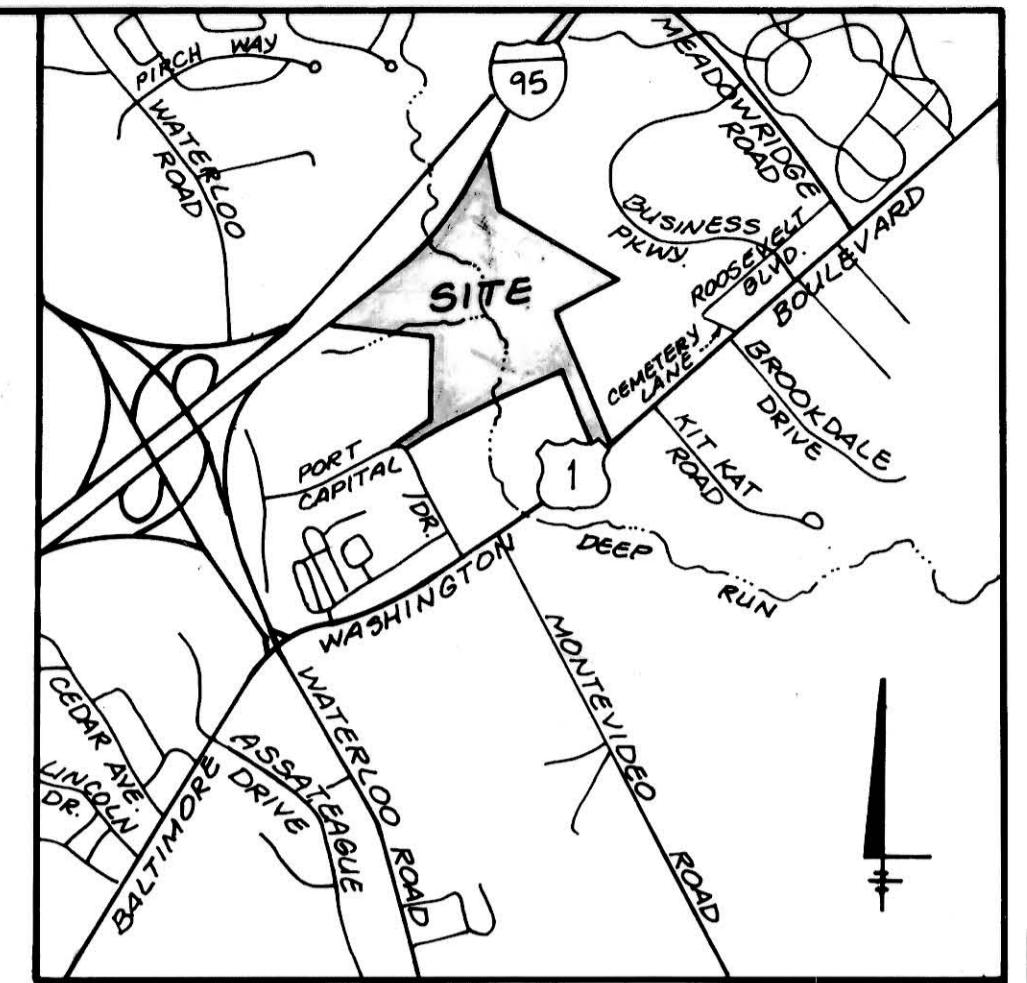
**TYPICAL UNIT AND PAD DETAIL**  
No Scale

**NOTES (CONTINUED):**

- 23. THE LOCATION OF UNITS 21-75, 92-103, 108-185 AS SHOWN ON THE SKETCH PLAN ARE LOCATED WITHIN THE UNMITIGATED 65 DBA NOISE ZONE OF INTERSTATE 95. ANY PROPOSED RESIDENTIAL UNITS LOCATED WITHIN THE NOISE ZONE MUST BE PROVIDED WITH NOISE MITIGATION MEASURES REDUCING THE AMBIENT NOISE LEVEL BELOW THE 65DBA THRESHOLD. THE NOISE MITIGATION MEASURES SHALL BE APPROVED AT THE PRELIMINARY PLAN STAGE OF REVIEW.
- 24. THE TRAFFIC STUDY FOR THIS DEVELOPMENT HAS BEEN PREPARED BY CUNNINGHAM & ASSOCIATES, INC. DATED AUGUST, 1996.
- 25. THE UNITS PROPOSED FOR THIS DEVELOPMENT WILL BE SINGLE FAMILY DETACHED DWELLINGS. EACH UNIT WILL BE INDIVIDUALLY OWNED WITH GROUND RENT AND COMMON AREA FEES PAID BY EACH HOMEOWNER. ALL COMMON AREAS WILL BE MAINTAINED BY THE OAKS AT WATERS EDGE PROPERTY MANAGEMENT COMPANY.
- 26. PARKING CALCULATIONS: ALL UNITS WILL BE PROVIDED WITH TWO (2) OFF STREET PARKING SPACES.
  - A. PARKING REQUIRED: 219 UNITS X 2 = 438 SPACES
  - B. ADDITIONAL ON STREET PARKING: 72 SPACES
  - C. TOTAL SPACES PROVIDED: 510 SPACES (2.33/UNIT)
  - D. PARKING OF RECREATIONAL VEHICLES, BOATS, TRAILERS, LARGE TRUCKS OR OTHER LARGE VEHICLES WILL NOT BE PERMITTED WITHIN THE RESIDENTIAL AREAS OF THE SITE. SEPARATE PARKING FACILITIES ARE PROVIDED NEAR THE GATEHOUSE ENTRANCE.
- 27. THE GATED ENTRANCE TO THE PROJECT SHALL BE PROVIDED WITH AN EMERGENCY ENTRY LOCK IN CONFORMANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY FIRE AND RESCUE SERVICE.
- 28. THIS PLAN IS SUBJECT TO WP97-89. ON APRIL 3, 1997 THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTIONS 16.119 (a) TO NOT REQUIRE A SECOND VEHICULAR ACCESS POINT FOR A PROJECT GENERATING OVER 1000 ADT VOLUMES AND SECTION 16.116 (a)(1) AND (2)(i) TO PERMIT GRADING OR THE REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND AND WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE CONSTRUCTION OF TWO 16' WIDE EMERGENCY BYPASS ROADS AND A NOISE BARRIER / BERM, SUBJECT TO CONDITIONS.



**LOCATION MAP**  
Scale: 1" = 600'



**VICINITY MAP**  
Scale: 1" = 2,000'

- GENERAL NOTES:**
1. EXISTING ZONING: RMH (RESIDENTIAL: MOBILE HOME) ON 1/22/96 THE ZONING BOARD OF HOWARD COUNTY APPROVED THE PETITION OF BLUESTREAM PARTNERSHIP AND ELK PARTNERSHIP REQUESTING RECLASSIFICATION OF A 33.8 ACRE PARCEL FROM M-1 TO RMH. (PARCEL 279, PARCEL 647 AND PART OF PARCEL 5)
  2. DEED REFERENCES:
    - a. PARCEL 5: L. 994 F. 547
    - b. PARCEL 279: L. 1495 F. 657
    - c. PARCEL 647: L. 994 F. 547
  3. TOTAL AREA OF PROPERTY: 81.524 AC.±
  4. GROSS AREA OF PROPERTY: 33.915 AC.± (LIMIT OF SUBMISSION)
  5. AREA OF 100 YEAR FLOODPLAIN (FEMA): 1.79 AC.±
  6. AREA OF 20% OR GREATER SLOPES: 0.42 AC.±
  7. NET AREA OF PROPERTY: 31.705 AC.±
  8. TOTAL NUMBER OF UNITS PERMITTED: 253
  9. TOTAL NUMBER OF UNITS PROPOSED: 219
  10. DENSITY: 8 UNITS / NET ACRE (6.9)
  11. OPEN SPACE REQUIRED (25%): 8.48 AC.±
  12. OPEN SPACE PROVIDED: 17.35 AC.±
  13. RECREATION OPEN SPACE REQUIRED (175 S.F./UNIT): 0.880 AC.±
  14. RECREATION OPEN SPACE PROVIDED: 2.68 AC.± (PLAYFIELD: 0.30 AC.±; TOT LOTS: 0.13 AC.±; WADING TRAIL: 2.25 AC.±)
  15. TOTAL AREA OF PUBLIC ROADS: 0.86 AC.±
  16. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS WAIVERS HAVE BEEN APPROVED.
  17. THE PROPERTY OUTLINE SHOWN IS BASED ON THE ZONING EXHIBIT PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED 1/23/95 AS PART OF ZB966-M
  18. THE TOPOGRAPHY SHOWN IS COMPILED FROM THE HOWARD COUNTY AERIAL PHOTOGRAMMETRY.
  19. WATER AND SEWER SYSTEMS FOR THE PROPOSED UNITS WILL BE PUBLIC. EXTENSIONS FROM EXISTING CONTRACTS 2645-D AND 645-D. SITE IS LOCATED WITHIN THE DEEP RUN WATERSHED.
  20. THE UTILITIES SHOWN ARE TAKEN FROM EXISTING DRAWINGS OF RECORD.
  21. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  22. ALL INTERIOR ROADS WITHIN THE PROPERTY WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED.
  23. THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMIT OF SUBMISSION SHALL BE GRANTED TO HOWARD COUNTY, MARYLAND BY PERPETUAL EASEMENT.
  24. ALL EXISTING PRIVATE WATER AND/OR PRIVATE SEWERAGE SYSTEMS LOCATED WITHIN THE LIMIT OF SUBMISSION SHALL BE ABANDONED IN ACCORDANCE WITH APPROVED PROCEDURES OF THE HOWARD COUNTY HEALTH DEPT.
  25. WETLANDS AND FOREST STAND DELINEATION FOR THIS DEVELOPMENT HAS BEEN PREPARED BY DENNIS J. LABARE, M.S. LLC DATED NOV. 1996.

# SKETCH PLAN

# THE OAKS AT WATERS EDGE

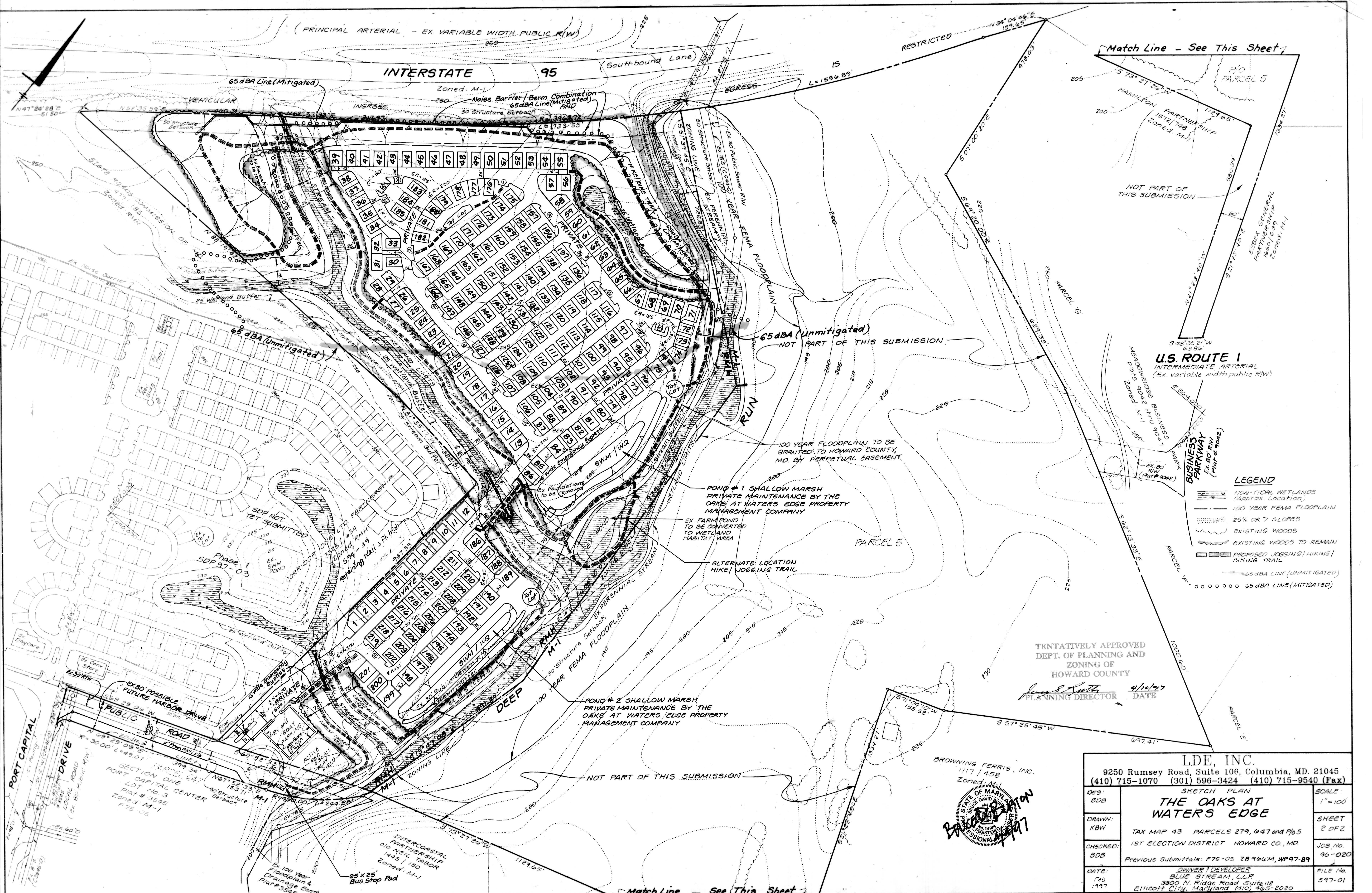
## UNITS 1 THRU 219

1st ELECTION DISTRICT      HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James R. Rutter* 4/10/97  
PLANNING DIRECTOR      DATE



<b>LDE, INC.</b>		
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
DES: BDB	TITLE SHEET	SCALE: As Shown
DRAWN: NEW	<b>THE OAKS AT WATERS EDGE</b>	SHEET 1 OF 2
CHECKED: BDB	TAX MAP 43 PARCELS 279, 647 and P/65	JOB No. 96-020
DATE: Feb. 1997	1ST ELECTION DISTRICT HOWARD CO., MD.	96-020
	Previous Submittals: F75-05 ZB 966-M, WP97-89	FILE No. 597-01
	OWNER / DEVELOPER <b>BLUESTREAM, L.L.P.</b> 3300 N. Ridge Road Suite 112 Ellicott City, MD 21042 (410) 465-2020	



Match Line - See This Sheet

**U.S. ROUTE 1**  
INTERMEDIATE ARTERIAL  
(Ex. variable width public R/W)

- LEGEND**
- NON-TIDAL WETLANDS (APPROX. LOCATION)
  - 100 YEAR FEMA FLOODPLAIN
  - 25% OR 7 SLOPES
  - EXISTING WOODS
  - EXISTING WOODS TO REMAIN
  - PROPOSED JOGGING/HIKING/BIKING TRAIL
  - 65 dBA LINE (UNMITIGATED)
  - 65 dBA LINE (MITIGATED)

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James E. Smith* 4/10/97  
PLANNING DIRECTOR DATE

BROWNING FERRIS, INC.  
1117 458  
Zoned M-1

*David B. Boston*  
REGISTERED PROFESSIONAL ENGINEER  
NO. 1918  
EXPIRES 12/31/97

<p><b>LDE, INC.</b> 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)</p>		<p>SCALE: 1" = 100'</p>
DES: BDB	<p>SKETCH PLAN <b>THE OAKS AT WATERS EDGE</b></p>	SHEET 2 OF 2
DRAWN: KBW	<p>TAX MAP 43 PARCELS 279, 447 and Plo 5 1ST ELECTION DISTRICT HOWARD CO., MD</p>	JOB No. 96-020
CHECKED: BDB	<p>Previous Submittals: F75-05 ZB 966M, WP97-89</p>	FILE No. 597-01
DATE: Feb 1997	<p>OWNER/DEVELOPER BLUE STREAM, L.L.P. 3900 N. Ridge Road, Suite 112 Ellicott City, Maryland (410) 465-2020</p>	

Match Line - See This Sheet

5-97-01