

VICINITY MAP
SCALE 1" = 2000'

SITE ANALYSIS

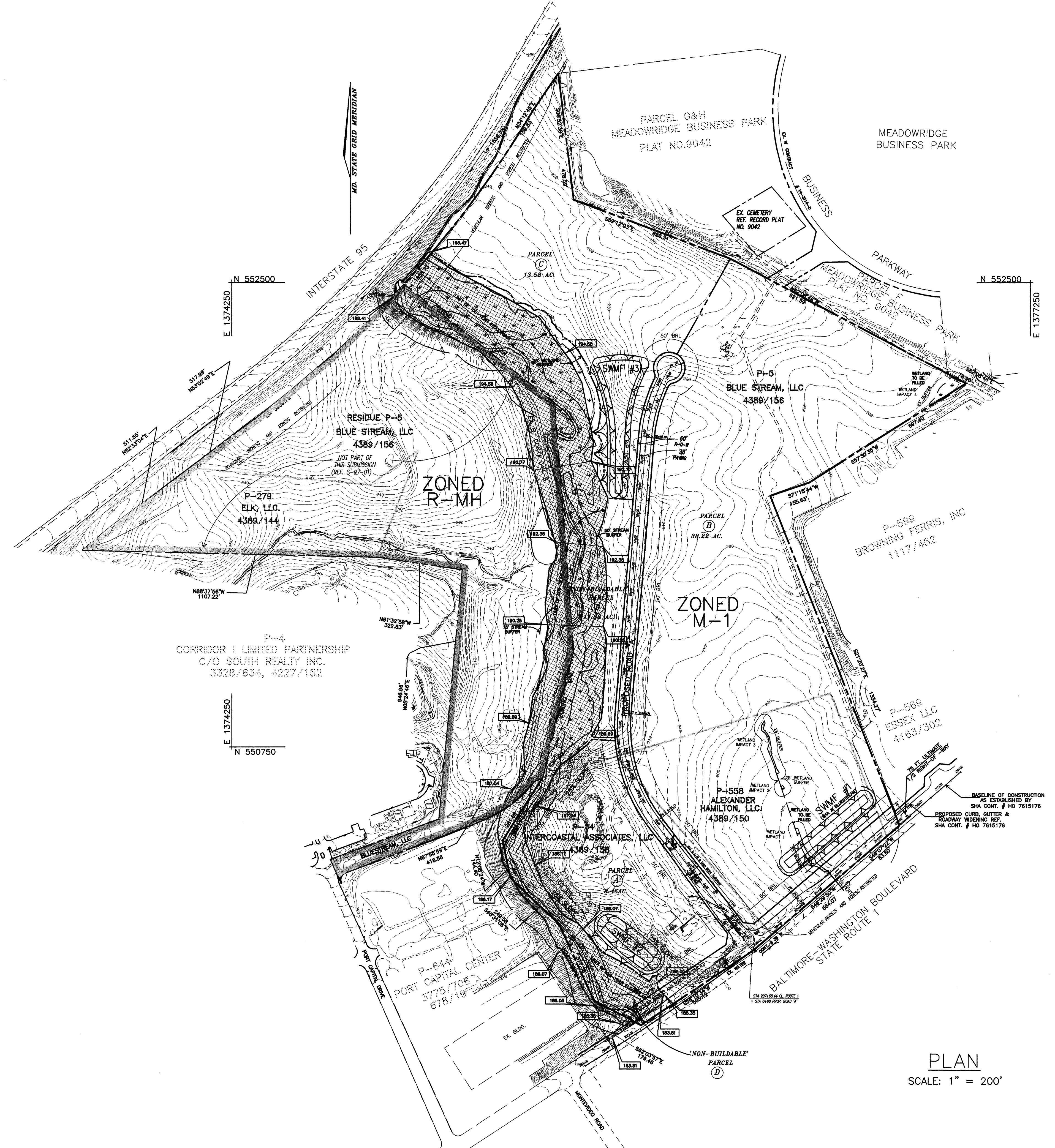
GROSS AREA OF TRACT: 110.6992 AC.
 EXISTING ZONINGS: 1.34 AC.±
 R-MH: RESIDENTIAL: MOBILE HOME (P.279, P.647, & P/O P.5) 32.9748 AC. (S-97-01)
 M-1: MANUFACTURING: LIGHT (P/O P.5, P.14 & P.568) 77.7244 AC. (THIS SUBMISSION)

AREA TABULATION (PARCEL 'A' THRU 'D')

AREA OF FLOODPLAIN: 10.25 AC.±
 AREA OF 25% SLOPES: 1.34 AC.±
 NET AREA OF TRACT: 66.13 AC.±
 NUMBER OF BUILDABLE PARCELS ('A' THRU 'C'): 3
 TOTAL AREA OF BUILDABLE PARCELS ('A' THRU 'C'): 60.26 AC.±
 NUMBER OF NON-BUILDABLE PARCEL ('D'): 1
 TOTAL AREA OF NON-BUILDABLE PARCEL ('D'): 11.88 AC.±
 AREA OF PROPOSED ROAD RIGHT OF WAY: 5.58 AC.±

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCES: L.4389/F.156, L.4389/F.150, L.4389/F.144, L.4389/F.138
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES ON FEBRUARY, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS ON MARCH, 1998.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD '83) AS PROJECTED BY THE FOLLOWING HO.CO. GEODETIC CONTROL STATIONS: 43B2 & 43B6.
- WATER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO EXISTING WATER CONTRACT NOS. 14-3114-D AND 36-WAS.
- SEWER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO EXISTING SEWER CONTRACT NO. 544-S.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY TO BE PROVIDED FOR THE PROPOSED ROAD AND PARCELS 'A' THROUGH 'C'.
- WETLANDS DELINEATED BY KOPECK AND ASSOCIATES ON JUNE, 1998.
- THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN IS BASED ON HOWARD COUNTY FLOODPLAIN STUDY AND 14-3114-D AND 36-WAS.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED NOVEMBER 18, 1998.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITIES SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- SKETCH PLAN FOR PARCEL 279, 647 & P/O 5 IS APPROVED UNDER S-97-01 (R-MH ZONED).
- THESE PLANS ARE SUBJECT TO WP-99-80 APPROVED ON MARCH 29, 1999 TO WAIVE SECTION 16.116(e)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN A WETLAND AND THE 25 FOOT WETLAND BUFFER.
- STORMWATER MANAGEMENT PONDS #1, #2 & #3 TO PROVIDE 2-YEAR AND 10-YEAR QUALITY AND QUANTITY MANAGEMENT. PONDS ARE HAZARD CLASSIFICATION 'A' SUBJECT TO FINAL DESIGN.
- PROPOSED ROAD 'A' IS CLASSIFIED AS A MAJOR COLLECTOR: 60' RIGHT OF WAY, 38' PAVING AND 40 MPH DESIGN SPEED.
- PROPOSED ROUTE 1 IMPROVEMENTS IN ACCORDANCE WITH SHA CONTRACT NUMBER HO. 7615176.
- REFERENCE MARYLAND DEPARTMENT OF ENVIRONMENT NON-TIDAL WETLANDS # 98-NI-0522.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR 7/17/99
 DATE RB

OWNER/DEVELOPER

ELK LLC, BLUE STREAM LLC,
 ALEXANDER HAMILTON LLC,
 INTERCOASTAL ASSOCIATES, LLC,
 C/O BLUE STREAM LLC
 P.O. BOX 416 ELLICOTT CITY
 MARYLAND, 21041



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

LEGEND

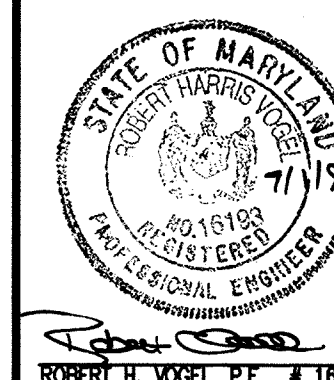
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. FENCE
- 25% OR HIGHER STEEP SLOPES
- WETLANDS
- FLOODPLAIN
- NOT PART OF PROPOSED DEVELOPMENT

PLAN
 SCALE: 1" = 200'

SKETCH PLAN

BLUE STREAM CORPORATE CENTER
 PARCELS 'A' THRU 'D' & RESIDUE PARCEL 5

TAX MAP #43 BLOCK 5 1ST ELECTION DISTRICT
 PARCELS P/O 5, 14 & 558 HOWARD COUNTY, MARYLAND



DESIGN BY: R.H.V.
 DRAWN BY: J.E.R.
 CHECKED BY: R.H.V.
 DATE: JULY 1, 1999
 SCALE: AS SHOWN
 W.O. NO.: 97-79