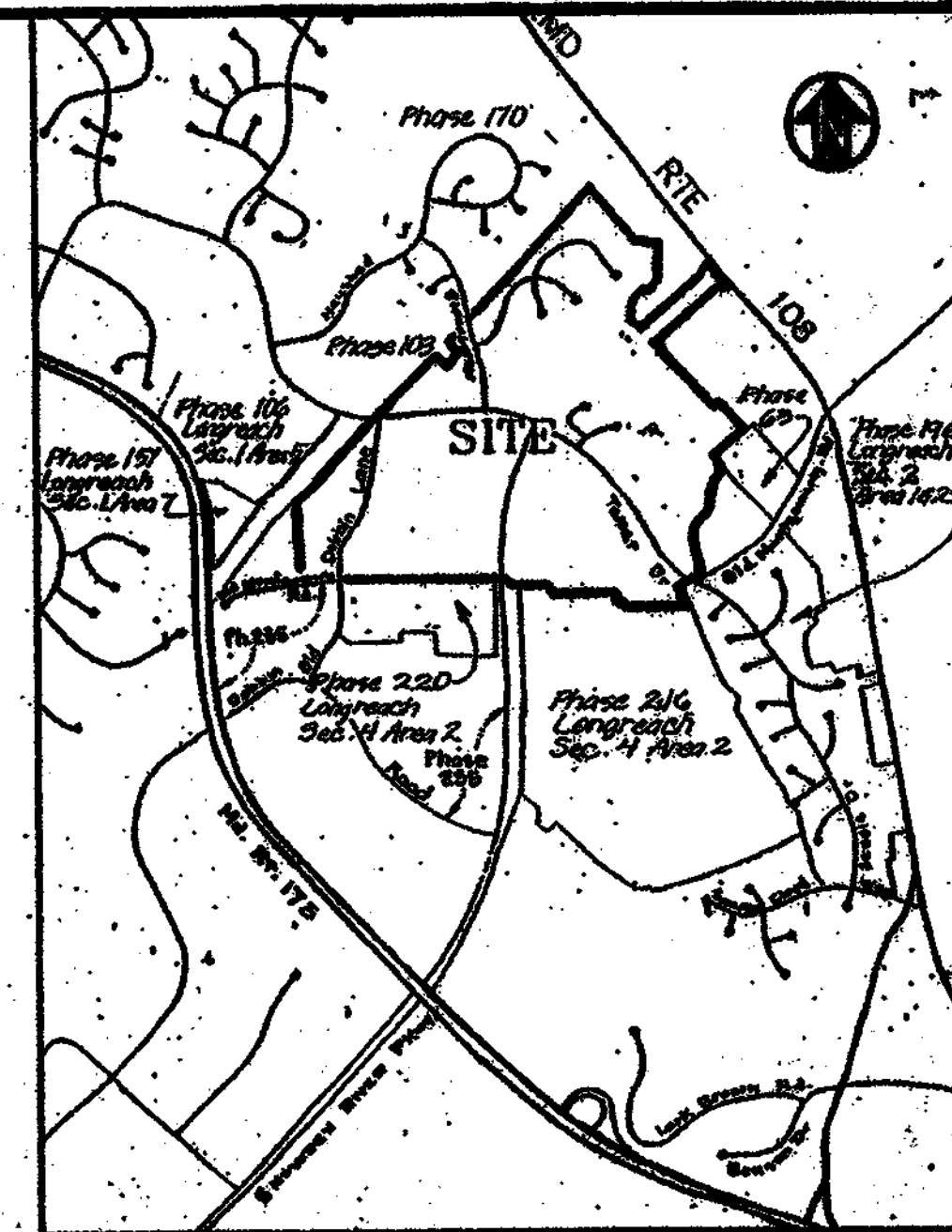
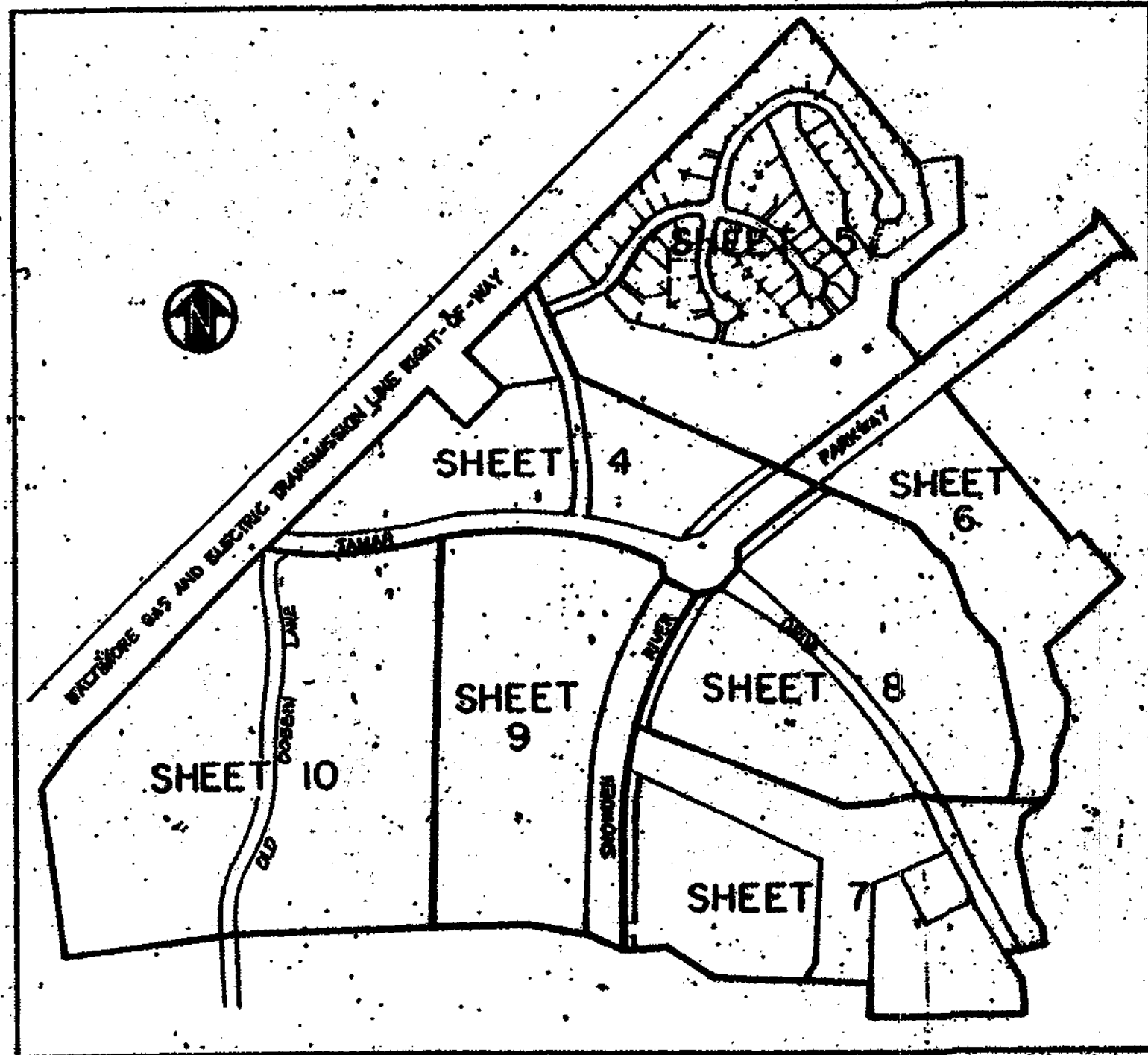


# VILLAGE OF LONGREACH SECTION 3 FINAL DEVELOPMENT PLANS



VICINITY MAP  
SCALE 1" = 2000'

**SUMMARY OF AMENDMENTS**  
**PHASE 197A - PART II:** AMENDS SHEETS 2 AND 7 OF 10. PURPOSE IS TO ADD AN ALTERNATE 20' SETBACK FOR UNITS WITH INTEGRAL GARAGES UNDER SECTION 2 ATTACHED LAND USE, AND TO CHANGE THE OUTLINE OF PARCEL E AND LOTS 61 AND 65 AS SHOWN ON SHEET 7.  
**PHASE 197A - PART I:** AMENDS SHEETS 3, 9, AND 10 OF 10. PURPOSE IS TO CHANGE 0.527 ACRES OF OPEN SPACE CREDITED TO NON-CREDITED AND ADJUST THE TABULATION CHART ACCORDINGLY.

**Phase 197A - II Part II:** Amends Sheets 2, 5, 5.7, 8, 9 and 10 of 10. Purpose is to Update and Revise Criteria and Tabulation Block; revise Lots 78, 83, 84, 85 from Non-Credited Open Space to Credited Open Space; Creation of a Public Road Bisecting Lot 89 thereby Creating Lots 90 and 91; Deleting a Label for old Montgomery Road; Adding 2.250 acres of Commercial and Deleting 2.250 acres of Credited Open Space from Lot 89.

**Phase 197A - III Part II:** Amends sheets 3 and 7 of 10. Purpose is to change 0.513 acres of open space Lot No. 82 from Credited to Non-Credited and revise the tabulation chart accordingly.

**PHASE 197A - VI PART I:** AMENDS SHEETS 3, 9 AND 10 OF 10. PURPOSE IS TO REVISE BOUNDARY OF LOT 91 AND REVISE TABULATION CHART ACCORDINGLY (A DECREASE OF 0.104 AC FROM OPEN SPACE CREDITED WHICH IS TO BE INCLUDED WITHIN LOT 91'S COMMERCIAL SECTION 1 AREA 2 (PHASE 136).

**PHASE 197A - VI PART II:** AMENDS SHEETS 3 & 7 OF 10. PURPOSE IS TO CHANGE 0.104 AC OF OPEN SPACE FROM CREDITED TO NON-CREDITED AND REVISE THE TABULATION CHART ACCORDINGLY. ALSO AMENDS SHEET 3 TABULATION CHART TO IDENTIFY THE CORRECT LAND USE AREAS FOR OPEN SPACE CREDITED AND OPEN SPACE NON-CREDITED TO BE CONSISTENT WITH THE AREAS ON SHEETS 4 THRU 10.

**PHASE 197 A - VI PART I - AMENDS SHEET 2** CRITERIA ITEM 7-B1 FROM 286 APARTMENT DWELLING UNITS TO 288 FOR PARCELS A AND D. THE MAXIMUM NUMBER OF APARTMENT DWELLING UNITS ON PARCEL A INCREASED FROM 176 TO 178.

LOCATION MAP  
SCALE 1" = 600'



As to Phase 197A - V Part II  
BY DMV, INC. 200 E PENNSYLVANIA AVE.  
TOWSON, MD 21286

197 A - V - PART I	4-4-01	14727-14736
197 A - V - PART II	12-3-99	14036 - 14047
197 A - II - PART I	9-14-94	3054-A-1436 THRU 1445
197 A - II - PART II	6-3-94	3054-A-1351 THRU 1360
197 A - I - PART I	7-1-93	3054-A-1247 THRU 1306
197 A - PART I	3-10-84	3054-A-1039 THRU 1048
197 - PART I	7-8-88	3054-A-988 THRU 997
PHASE OR AMENDMENT	DATE	PLAT #
		RECORDED

THIS PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 197-A-V-PART I SHEET 1 OF 10 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 4, 2001 AS PLAT NO. 14727.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3800 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-0224 BALT: 410-880-1829 DC/WA: 301-980-2824 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 10 OF 10 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993



CARL K. GUTSCHICK  
 PROFESSIONAL ENGINEER  
 MARYLAND REGISTRATION No. 12975

11-17-03  
DATE

BOARD OF COUNTY COMMISSIONERS' CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1985  
 AMENDED B.C.C. CASE 307 RESOLUTION APPROVED NOVEMBER 6, 1988  
 AMENDED Z.B. CASE 308 RESOLUTION APPROVED NOVEMBER 23, 1972  
 AMENDED Z.B. CASE 344 RESOLUTION APPROVED JANUARY 7, 1974  
 AMENDED Z.B. CASE 383 RESOLUTION APPROVED DECEMBER 20, 1975  
 AMENDED Z.B. CASE 617 RESOLUTION APPROVED SEPTEMBER 5, 1988  
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
 AMENDED Z.B. CASE 936 RESOLUTION APPROVED NOVEMBER 19, 1992  
 AMENDED Z.B. CASE 989 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD  
 Frank A. Wynn 11/20/03  
 EXECUTIVE SECRETARY

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**

PLAT: 10397  
 DATE: 12/18/03 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE - 197 A - VI PART II  
 6th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: NOTED SHEET NO 1 OF 10

FINAL DEVELOPMENT PLAN CRITERIA  
PHASE - 197 A - VI PART II

The Area Included within this Final Development Plan Phase 197 A-VI PART II is Applicable to Section 3, of the Village of Longreach

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress to Snowden River Parkway and Tamar Drive will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL, & PARK USES - Section 125-C-3-c:

To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d-1h

The term "structures" as used in this Final Development Plan Phase, shall include but not be limited to:

- cornices and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy walls or screens
- parts of any buildings dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback, area, bay windows, oriel, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area, and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- walks
- shrubbery
- trees
- ornamental landscaping
- smaller minor structures
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height

Determination of the specific character of "smaller minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 100 feet of a principal arterial highway, nor within 7-1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such setback areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lots or parcels, as "Common Open Areas" which will not be credited to "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

Permanent access to lots may be provided by means of perpetual common reciprocal access easement as shown on the final subdivision plat.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any principal arterial or intermediate divided arterial highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building or structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- g. If adjacent parcels are under a single ownership and have identical land use, no setback requirement will apply to the common lot line between said parcels.
- h. Sections 12-D-2-d, and 12-E-1 of the Howard County Zoning Regulations and subtitle 5 of the Howard County Code, shall apply to apartment land use areas.
- i. All open spaces in the project areas, except driveways and off-street parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land use within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6B 2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding into the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

Except for attached structures with integral garages, a minimum setback of 20 feet from all interproject public road right-of-ways shall be requested.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board, except as restricted by this Paragraph. 6C-1 buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway or within twenty-five (25) feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 125-C-3-d(2)

7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses, including private recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7. PERMITTED USES - Section 125-C-3-d(2)

7B-1 APARTMENT LAND USE AREA

Parcels A and D in Section 3, shall be devoted to apartment uses provided, however, that no more than 288 dwelling units may be constructed on said parcels, with 178 units allocated to Parcel A.

7B-2 ATTACHED LAND USE AREAS

Parcels B, C and E in Section 3 shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6: Attached Land Use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 125-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All or a portion of such lots may be under one or several ownerships and may be operated as rental units. No more than 353 dwelling units may be constructed on said parcels.

7C EMPLOYMENT CENTER LAND USE NEIGHBORHOOD CENTER - COMMERCIAL

Parcels F in Section 3 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, providing that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museums, art galleries and libraries.
- d. Buildings used primarily for religious facilities.
- e. Non-profit clubs, lodges, community halls.
- f. Farm produce stands.
- g. Day care center.
- h. Convenience store.

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044

COLUMBIA

PLAT: 16398

DATE: 12/18/03

AMENDED FINAL DEVELOPMENT PLAN  
PHASE - 197 A - VI PART II

THIS PLAT IS INTENDED TO SUPERCEDE  
FINAL DEVELOPMENT PLAN PHASE  
197-A-VI-PART II SHEET 2 OF 10  
RECORDED AMONG THE LAND RECORDS OF  
HOWARD COUNTY ON APRIL 9, 2001 AS  
PLAT NO. 14728.

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SHEET 2 OF 10



**7E-1 OPEN SPACE LAND USE AREAS**

Lots 76 through 91 in Section 3, are to be used for open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

**7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS**

Lot 82 in Section 3 is to be used for open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
  1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor plays, art shows, and carnivals.
  2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
  3. Operation of a community hall including leasing of same for public or private use.
  4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

**7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS**

Lot 90 in Section 3 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of lots shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

**8. HEIGHT LIMITATIONS - Section 125-C-3-d(3)**

**8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS**

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

**8B-1 APARTMENT LAND USE AREAS**

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building.

**8B-2 ATTACHED LAND USE AREAS**

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.

**8C-1 NEIGHBORHOOD CENTER - COMMERCIAL**

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Parcel.

**8E OPEN SPACE LAND USE AREAS**

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

**9. PARKING REQUIREMENTS - Section 125-C-3-d(3)**

**9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS**

No less than two (2) off-street parking spaces containing a minimum area of one hundred sixty-two (162) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

**9B-1 APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces containing a minimum area of one hundred sixty-two (162) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off street parking spaces for each dwelling unit with more than two (2) bedrooms other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 sq. ft. for each parking space, shall be provided for each condominium apartment.

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Office of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units, such additional parking spaces as are necessary to provide 1-1/2 parking spaces per dwelling unit.

**9B-2 ATTACHED LAND USE AREAS**

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty-two (162) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas may be permitted within a portion of the public right-of-way however, when parking is allowed in the public right-of-way, the traveled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

**9C-1 COMMERCIAL LAND USE AREAS - VILLAGE CENTER**

In all commercial land use areas, the following parking requirements shall apply:

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
2. Three (3) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

**9E OPEN SPACE LAND USE AREAS**

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses, in the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

**10. SETBACK PROVISIONS - Section 125-C-3-d(3)**

**10A. GENERALLY:**

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

**10B. ATTACHED LAND USE AREAS**

- a. Setbacks shall conform to the provisions set forth in Section 6 above.

**11. MINIMUM LOT SIZES - Section 125-C-3-d(3)**

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

**12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3)**

**SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS**

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

**12B-2 ATTACHED LAND USE AREAS**

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

**12C. COMMERCIAL LAND USE AREAS**

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

**12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3)**

**12E OPEN SPACE LAND USES**

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

LAND USE		ACRES
SFMD		27.8877
Roadway	8.858 AC.	35.273
ATTACHED		
APARTMENTS		17.90
COMMERCIAL		19.815
Roadway	18.615 AC.	
OPEN SPACE		
Credited		119.7261
Non-Credited		8.8494
<b>TOTAL FOR SECTION 3</b>		<b>228.451</b>

**VILLAGE OF LONGREACH SECTION 3**

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

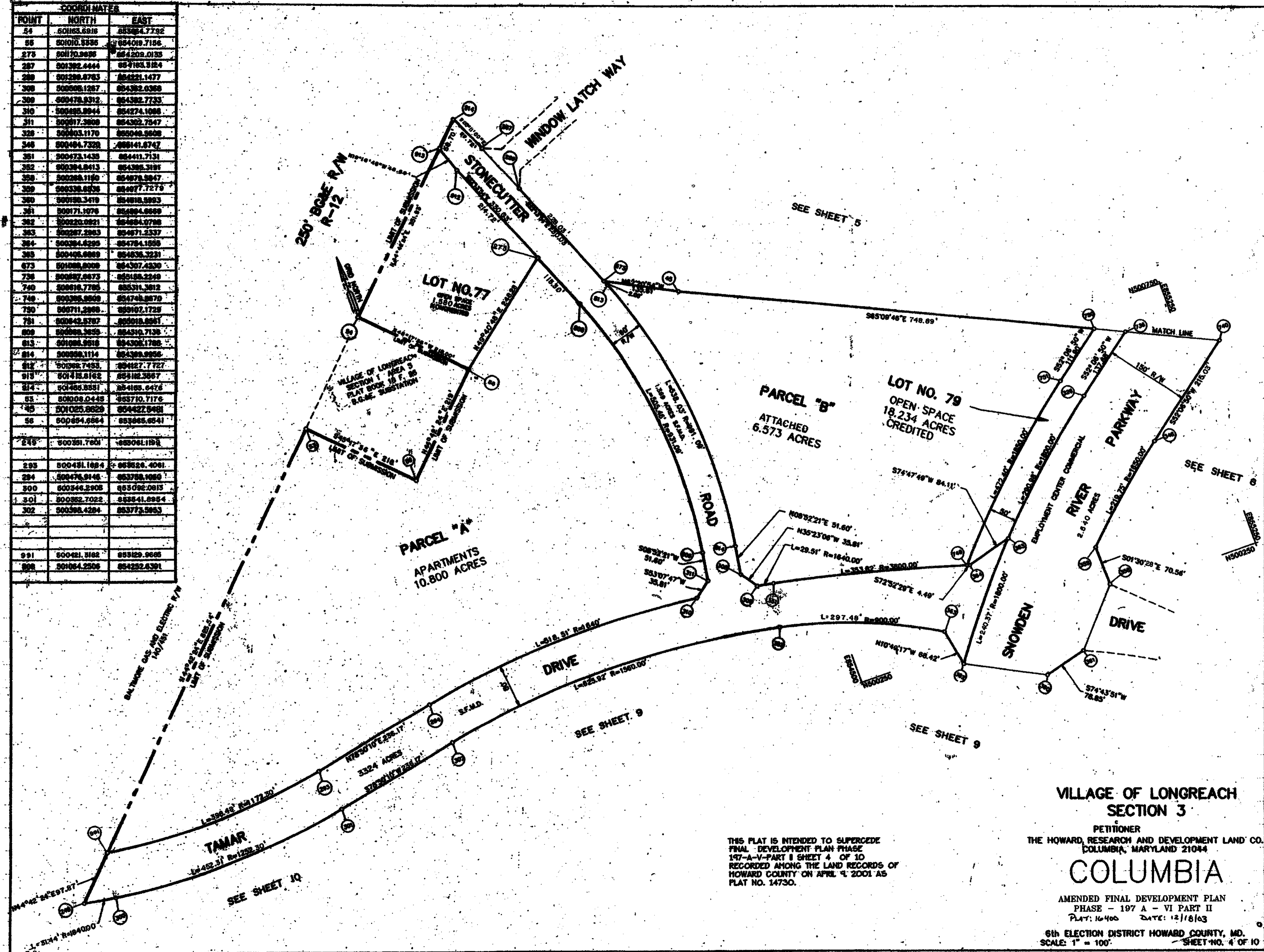
PLAT: 16399  
DATE: 12/18/03

AMENDED FINAL DEVELOPMENT PLAN  
PHASE - 197 A - VI PART II

THIS PLAT IS INTENDED TO SUPERCEDE  
FINAL DEVELOPMENT PLAN PHASE  
197-A-VI-PART II SHEET 3 OF 10  
RECORDED AMONG THE LAND RECORDS OF  
HOWARD COUNTY ON APRIL 2, 2001 AS  
PLAT NO. 14729.

S.J.H. ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SHEET 3 OF 10

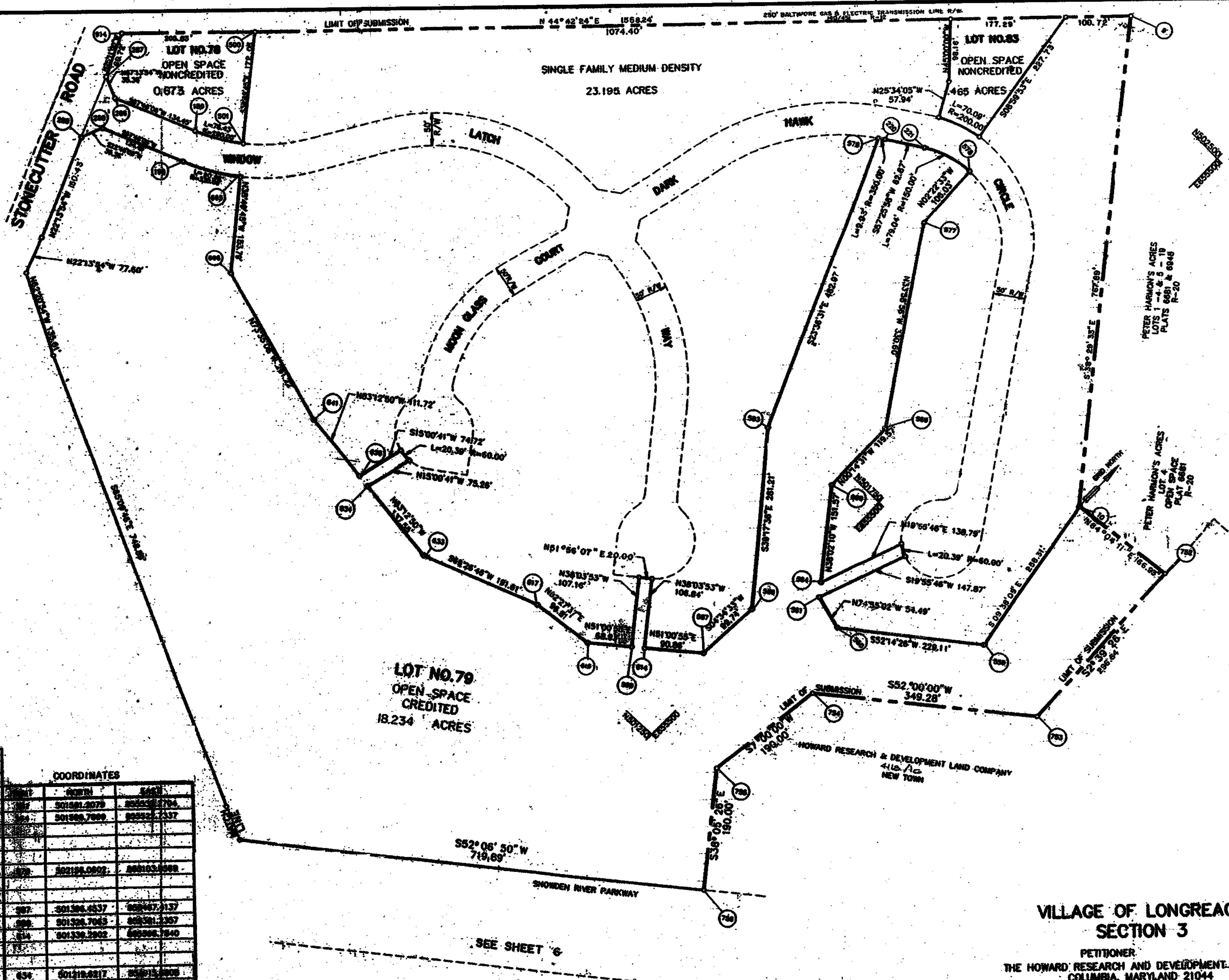
COORDINATES		
POINT	NORTH	EAST
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289	801288.8783	854221.1477
308	800608.1287	854382.6368
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311	800617.3808	854302.7547
328	800403.1170	853048.8608
348	800484.7328	853441.6747
351	800473.1438	854411.7131
382	800384.8413	854388.3191
388	800288.1180	854878.8847
389	800338.6836	854077.7279
390	800188.3478	854818.8893
391	800171.1078	854894.8898
382	800220.8821	854884.8788
383	800287.2863	854871.2337
384	800384.8295	854784.1855
385	800408.8889	854838.3231
673	801888.8008	854387.4330
738	800887.8873	854888.2248
748	800818.7785	855311.3812
749	800388.8888	854748.8870
780	800711.2888	855027.1728
781	800842.8787	855018.8881
808	800888.3858	854310.7138
813	801888.8818	854388.1788
814	800588.1114	854388.8856
812	801888.7488	854827.7727
818	801418.8162	854882.3887
814	801488.8881	854888.8478
85	800088.0448	855710.7178
86	801025.8828	854427.8481
88	800884.8884	853888.8541
248	800881.7881	855081.1181
293	800481.1884	855888.4081
294	800478.8148	853788.1080
800	800348.2808	855088.0813
301	800382.7022	853841.8854
302	800388.4284	853773.8863
991	800481.3182	855129.8885
808	801084.2508	854282.8381



THIS PLAN IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 197-A-V-PART II SHEET 4 OF 10 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 4, 2001 AS PLAT NO. 14730.

VILLAGE OF LONGREACH SECTION 3  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE - 197 A - VI PART II  
 PLAT: 16408 DATE: 12/18/03  
 6th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET NO. 4 OF 10





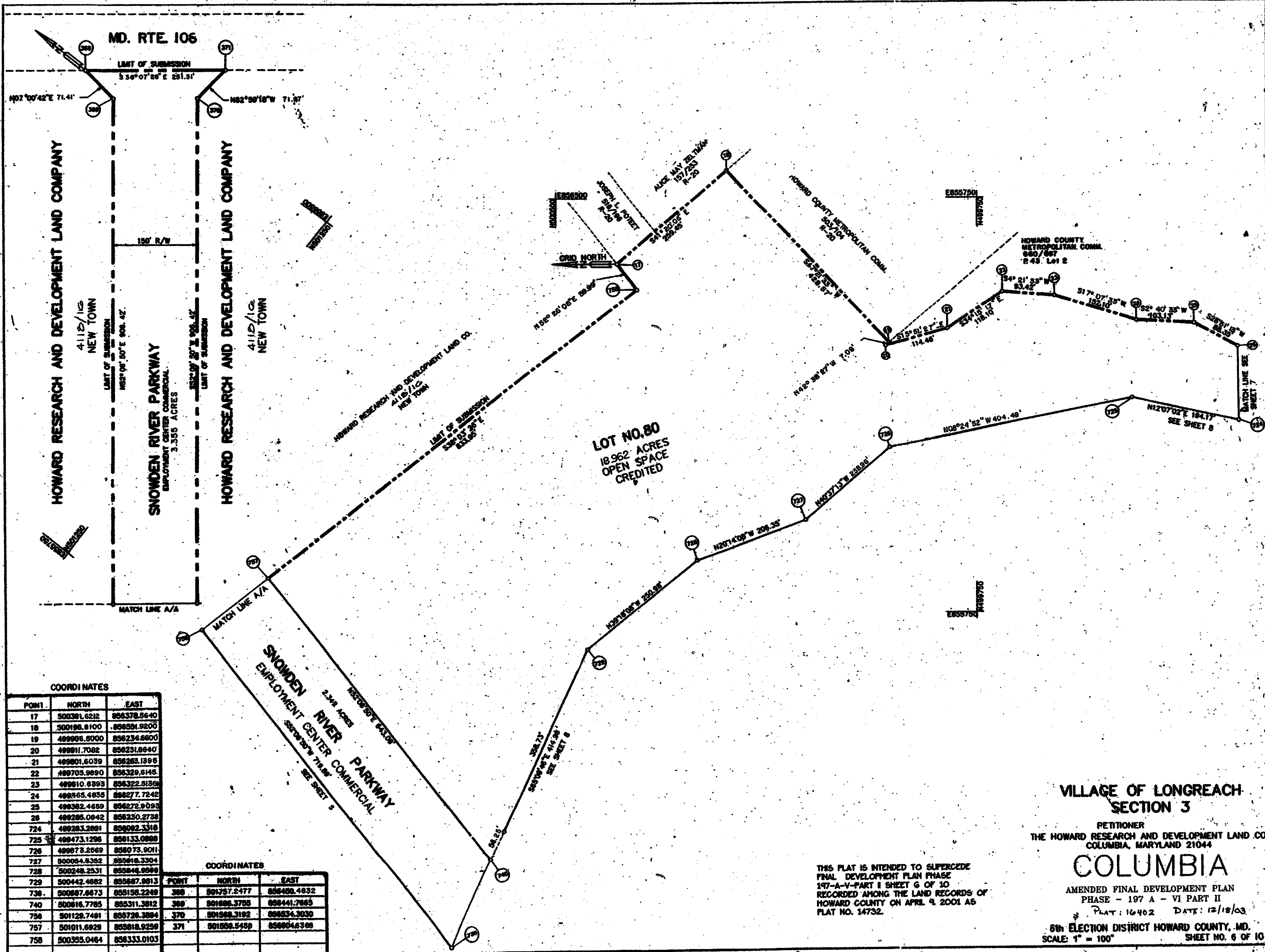
SEE SHEET 4

SEE SHEET 6

COORDINATES			COORDINATES		
POINT	NORTH	EAST	POINT	NORTH	EAST
1	802983.0052	854249.377	101	801581.2079	855332.794
2	802861.9851	854787.221	102	801588.7889	855322.337
3	801400.0000	854340.0000	103		
4	801385.3464	854359.2185	104		
5	801411.5233	855112.1105	105		
6	801155.3843	855165.0000	106		
7	801378.7817	854215.9127	107		
8	801282.4444	854183.3124	108	802188.0802	855163.5588
9	801332.4784	854234.8365	109		
10	801259.8783	854221.1777	110		
11	801601.9219	854828.4491	111		
12	801467.7884	854405.3330	112	801388.4837	855467.9137
13	801707.3202	855731.8154	113	801388.7063	855381.3357
14	801567.0276	855588.8871	114	801338.3902	855398.7840
15	801838.7418	855428.8354	115		
16	802112.8783	855244.0518	116		
17	802218.8213	855239.8568	117	801218.8817	855815.8808
18	801713.5140	855287.2803	118		
19	801485.8785	855475.5711	119		
20	801278.6381	855231.8802	120		
21	801222.0095	854698.6144	121		
22	801221.0193	854895.3489	122	801879.2209	855888.7184
23	801235.2197	854784.6759	123	801882.8112	855907.5787
24	801428.8338	854437.8787	124	801987.8709	855932.9317
25	801308.0284	854534.1047	125	801278.2871	855808.1785
26	801718.9729	855429.3405	126		
27	801485.8785	854828.4491	127		

VILLAGE OF LONGREACH  
SECTION 3  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE - 197 A - VI PART II  
PLAT: 14731 DATE: 12/18/03  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET NO. 5 OF 10

THIS PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI-PART II SHEET 5 OF 10 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 9, 2001 AS PLAT NO. 14731.



COORDINATES

POINT	NORTH	EAST
17	500391.6212	856378.8640
18	500198.8100	856391.9200
19	499906.8000	856236.8600
20	499911.7082	856231.8640
21	499801.6039	856265.1598
22	499703.9690	856329.6148
23	499610.8393	856322.5136
24	499465.4835	856277.7242
25	499362.4659	856272.9093
26	499285.0842	856250.2738
724	499283.2891	856082.3318
725	499473.1296	856133.0988
726	499678.2669	856073.9011
727	500054.8362	856018.3304
728	500248.2531	855844.8569
729	500442.4682	855887.8813
736	500667.6673	855158.2249
740	500816.7785	855311.3812
756	501129.7491	855726.3984
757	501011.6929	855818.9258
758	500353.0484	856333.0103

COORDINATES

POINT	NORTH	EAST
368	501737.2477	856489.4832
369	501686.3755	856441.7885
370	501588.3192	85634.3030
371	501588.5459	856804.6388

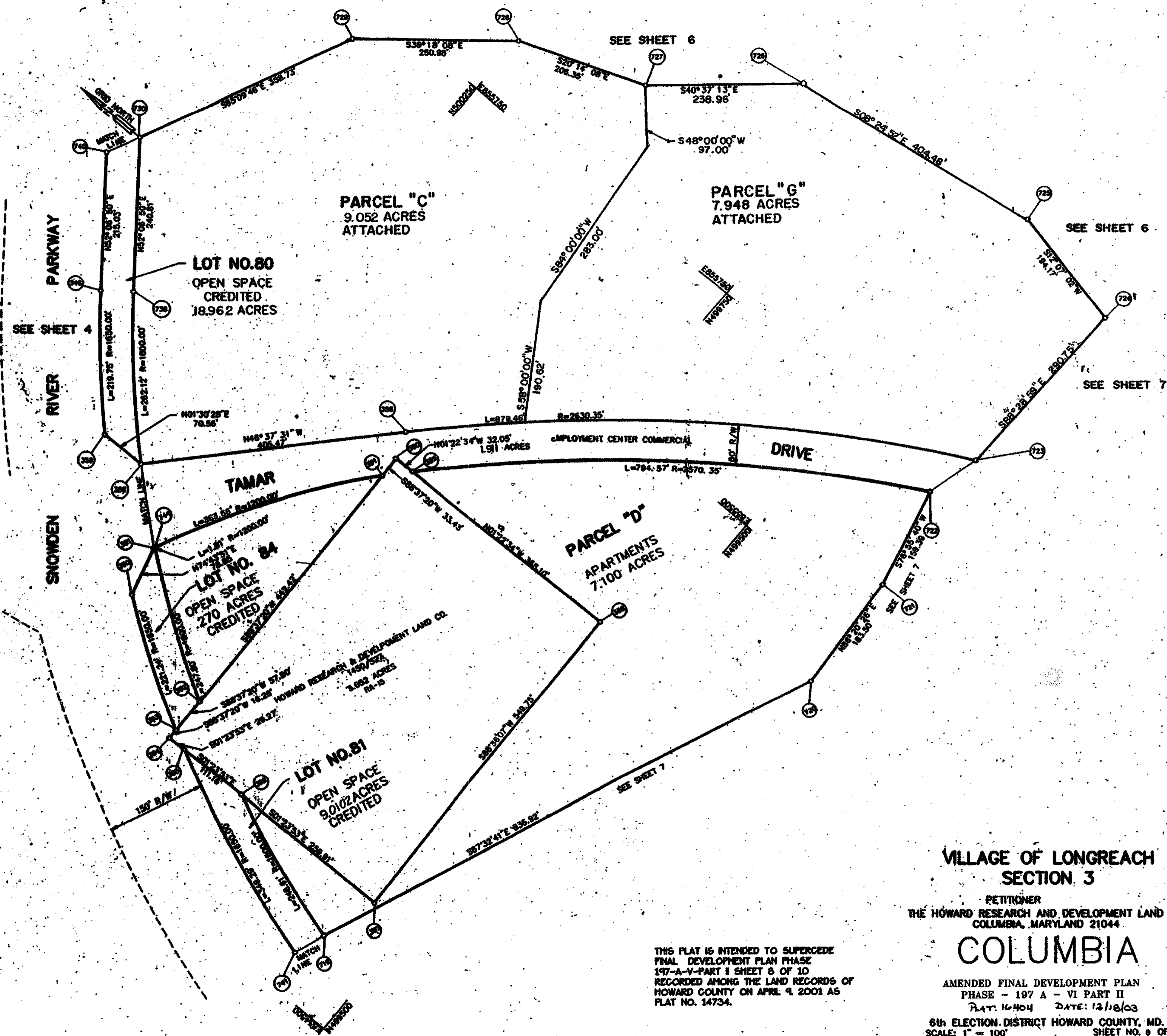
THIS PLAN IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 197-A-V-PART II SHEET G OF 10 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 9, 2001 AS PLAT NO. 14732.

VILLAGE OF LONGREACH SECTION 3  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE - 197 A - VI PART II  
 PLAT: 16402 DATE: 12/18/03  
 5th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET NO. 6 OF 10





COORDINATES		
POINT	NORTH	EAST
346	500484.7320	855141.6747
350	499989.8528	855274.3088
358	500288.1150	854878.5847
359	500338.6538	854877.7279
723	499290.9899	858901.6882
724	499293.2991	858992.3318
725	499473.1298	856133.0988
726	499873.2666	859073.9011
727	500054.6352	859918.3304
728	500248.2531	855846.9569
729	500442.4882	856887.9813
730	500583.1489	853362.4332
739	500445.2703	855172.3794
740	500616.7785	855311.3812
360	500190.3419	854818.5993
361	500171.1076	854894.6889
368	499875.8084	859244.3116
369	499843.7893	859235.4723
390	499875.8496	859234.7026
391	499875.8383	859201.2884
392	499854.4019	854758.9970
393	499883.9117	854701.2104
394	499862.6209	854684.9592
395	499833.3559	854685.6734
396	499822.2249	854686.3856
397	499842.3954	854694.7289
719	499588.4850	854607.5389
720	499288.8219	858381.0228
721	499281.6337	855564.1440
722	499317.5848	858718.4059
741	499807.8955	854560.7062
744	500170.3742	854886.3184



VILLAGE OF LONGREACH  
SECTION 3  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
COLUMBIA, MARYLAND 21044

# COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN  
PHASE - 197 A - VI PART II  
PLAT: 16404 DATE: 12/18/03  
6th ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET NO. 8 OF 10

THIS PLAT IS INTENDED TO SUPERCEDE  
FINAL DEVELOPMENT PLAN PHASE  
197-A-V-PART II SHEET 8 OF 10  
RECORDED AMONG THE LAND RECORDS OF  
HOWARD COUNTY ON APRIL 9, 2001 AS  
PLAT NO. 14734.





