

FINAL DEVELOPMENT PLAN CRITERIA
Phase 216

The Area included within this Final Development Plan Phase 216 is applicable to Section 4, Area 2 of 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 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and 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-(1):

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

- cornices and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy wall or screens
- all 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, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into 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 feet 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
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height
- similar minor structures

Determination of the specific character of "similar 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 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 with 30 feet of any 60' or greater street right-of-way, nor within 50 feet of a principal arterial highway, not 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 set-back 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 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 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, not within 50' of any road designated by the Howard County Planning Board as a 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 under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels.
- h. Section 3.5 of the Howard County Code shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveways and offstreet 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 uses within 30 feet of the right-of-way of any public street, road, or highway except that for attached structures with integral garages, a minimum setback of 20 feet from all internal project public road right of way shall be required provided that these units do not have head in parking areas along their lot frontage. 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 onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Department of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by 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.

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-(3):

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

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

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.

7B-1 APARTMENT LAND USE AREAS

Parcel D shall be devoted to apartment uses provided, however, that no more than 96 dwelling units may be constructed on said parcel.

7B-2 ATTACHED LAND USE AREAS

Parcels A, B, C, E & F 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 area 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 431 dwelling units may be constructed on said parcels.

7E-1 OPEN SPACE LAND USE AREAS

Lots 201, 202, 203, 204 and 205 (credited) is to be used for all 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 Department of Planning and Zoning.

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. No height limitation is imposed upon structures constructed within Parcel D provided improvements thereon are constructed in accordance by the Howard County Planning Board.

8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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 Howard County Planning Board.

| TABULATION OF LAND USE | |
|--|-----------------|
| LAND USE | ACRES |
| SINGLE FAMILY MEDIUM DENSITY ROADWAY 13.4307 AC. | 55.4368 |
| SINGLE FAMILY ATTACHED ROADWAY 0.2974 AC. | 33.4556 |
| APARTMENTS | 8.2197 |
| OPEN SPACE - CREDITED | 48.4174 |
| TOTAL | 145.5295 |

RECORDED 12/14/94 BY 3054-A-1464 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. *luc*

VILLAGE OF LONGREACH
SECTION 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 216

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE DATE: OCT., 1994

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

9A SINGLE FAMILY LOW AND/OR MEDIUM 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 Department 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 area may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled 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.

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.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

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 MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposed 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-1 APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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.

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.

RECORDED AND FILED 3054-A-1465
12/14/94
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. *Law*

VILLAGE OF LONGREACH
SECTION 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 216

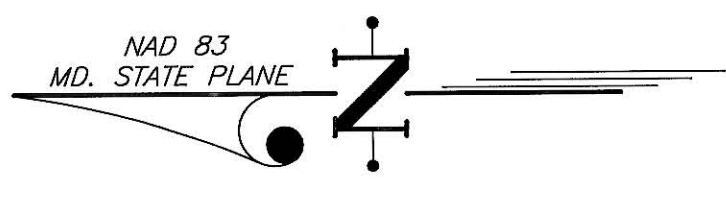
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE DATE: OCT., 1994

SHEET 3 OF 6



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ENGINEERS • PLANNERS • SURVEYORS

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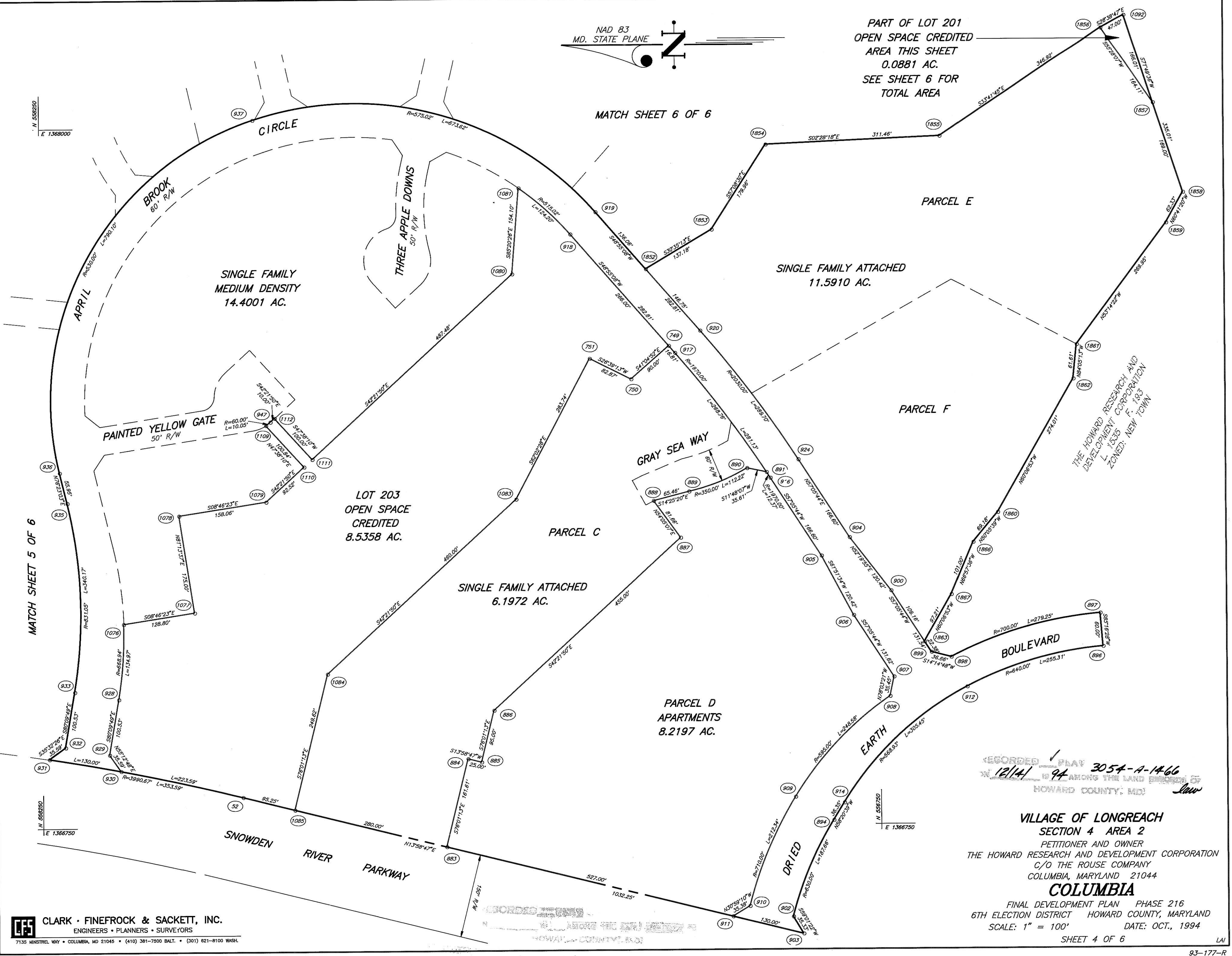
PART OF LOT 201
OPEN SPACE CREDITED
AREA THIS SHEET
0.0881 AC.
SEE SHEET 6 FOR
TOTAL AREA

MATCH SHEET 6 OF 6

N 556250
E 1368000

MATCH SHEET 5 OF 6

N 556250
E 1366750



RECORDED PLAY 3054-A-1466
12/14/94
ALONG THE LAND BOUNDARY OF
HOWARD COUNTY, MD. *Law*

VILLAGE OF LONGREACH
SECTION 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 216
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCT., 1994
SHEET 4 OF 6

VILLAGE OF LONGREACH
SECTION 3 AREA 2
ZONED: NEW TOWN

LOT 204
OPEN SPACE
CREDITED
7.7623 AC.±

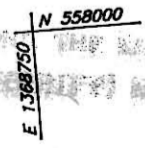
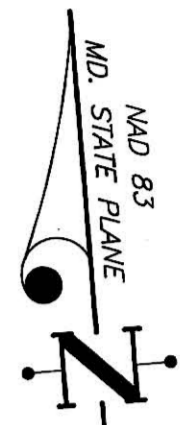
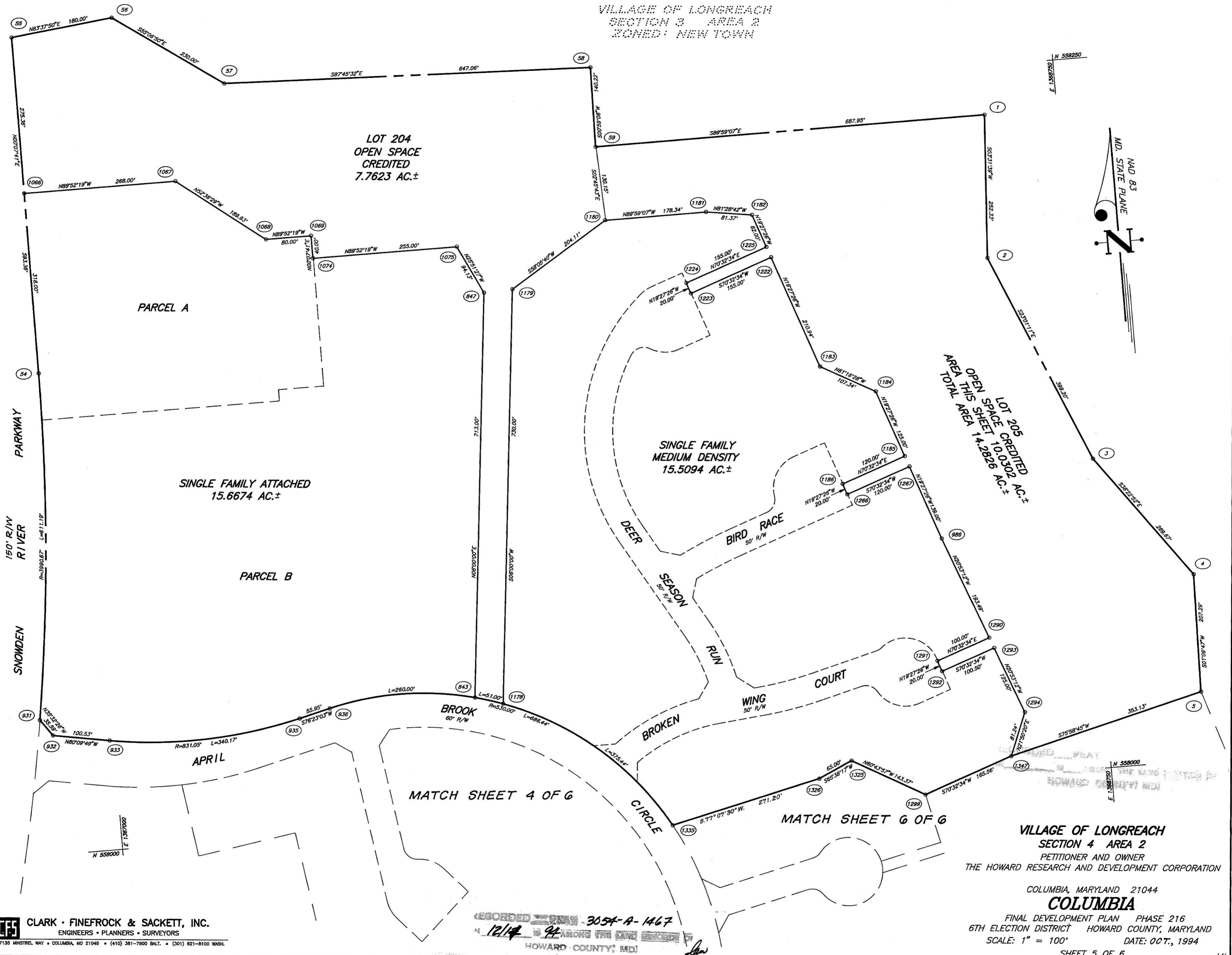
PARCEL A

SINGLE FAMILY ATTACHED
15.6674 AC.±

PARCEL B

SINGLE FAMILY
MEDIUM DENSITY
15.5094 AC.±

LOT 205
OPEN SPACE CREDITED
1.010303 AC.±
TOTAL AREA 14.282696 AC.±



MATCH SHEET 4 OF 6

MATCH SHEET 6 OF 6

VILLAGE OF LONGREACH
SECTION 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 216
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCT., 1994

SHEET 5 OF 6

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RECORDED IN RECORDS 3054-A-1467

12/14 94 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF LONGREACH
SECTION 2 AREA 2
ZONED: NEW TOWN - SFMD

LOT 205
OPEN SPACE
CREDITED
AREA THIS SHEET 4.2524 AC.
SEE SHEET 4 FOR TOTAL AREA

LOT 201
OPEN SPACE
CREDITED
AREA THIS SHEET 17.4105 AC.
TOTAL AREA = 17.4986 AC.

LOT 202
OPEN SPACE
CREDITED
0.3381 AC.

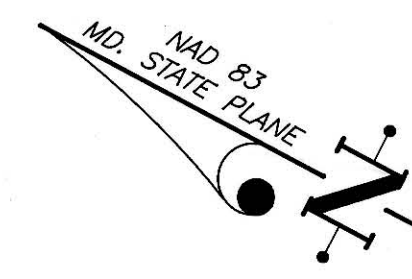
SINGLE FAMILY
MEDIUM DENSITY
25.5273 AC.

VILLAGE OF LONGREACH
SECTION 2 AREA 2
ZONED: NEW TOWN - SFMD

RECORDED / FILED 3054-A-1468
ON 12/14/94
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF LONGREACH
SECTION 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND 21044
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 216
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCT., 1994
SHEET 6 OF 6



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