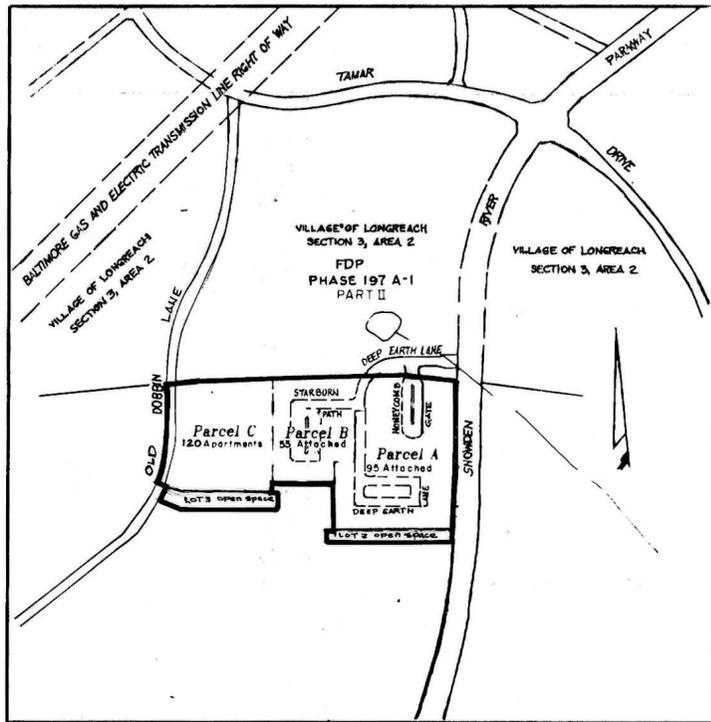
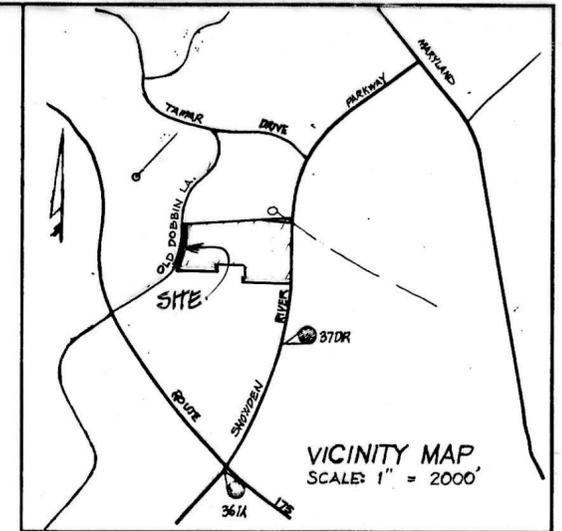


VILLAGE OF LONGREACH SECTION 4 AREA 3 PHASE 220-A-II FINAL DEVELOPMENT PLANS



LOCATION MAP
SCALE: 1" = 600'

SUMMARY OF AMENDMENTS

PHASE 220-A: AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO REVISE SECTION 6B-1 TO ELIMINATE SETBACK REQUIREMENTS ON A COMMON LOT LINE IF UNDER SINGLE OWNERSHIP, AND ADJUST BEARINGS AND DISTANCES ON SHEET 4 TO MATCH SUBDIVISION PLAT.

PHASE 220-A-I AMENDS SHEETS 2, 3, AND 4 OF 4. PURPOSE IS TO ADD 1.792 ACRES OF CREDITED OPEN SPACE TO THIS PHASE AND TO UPDATE CRITERIA TO CURRENT ZONING REGULATIONS.

PHASE 220-A-II AMENDS SHEETS 3 AND 4 OF 4. PURPOSE IS TO ADD 0.380 ACRES OF COMMERCIAL TO THIS PHASE.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 FINAL DEVELOPMENT PLAN PHASE 220-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DEC. 8, 1995 AS PLAT 3054A-1506.

RECORDED PLAT NO. 3054A-1562 ON 8/21/96

**VILLAGE OF LONGREACH
SECTION 4 AREA 3**

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 220-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS NOTED SHEET No. 1 OF 4

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED 01-07-74
AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86
AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED B.C.C. CASE 962 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD
Mark V. L. ... 14 AUG 1996
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

| | | |
|---------------|--------------|--------------------|
| PHASE 220-A-I | DEC. 8, 1995 | 3054A-1506 TO 1509 |
| PHASE 220-A | NOV. 3, 1993 | 3054A-1313 TO 1316 |
| PHASE 220 | JULY 6, 1993 | 3054A-1307 TO 1310 |
| | DATE | PLAT |
| RECORDED | | |

FINAL DEVELOPMENT PLAN CRITERIA
Phase 220-A-II

The Area Included within this Final Development Plan Phase 220-A-II
Is Applicable to Section 4, Area 3 of the Village of Long Reach

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 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(1):

The term "structure", 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
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, 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 | trellises |
| shrubby | excavations or fill |
| trees | fencing under 6' in height |
| ornamental landscaping | 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 the Howard County Planning Board.

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 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. Sections 110-D-2-c, and 110-E-1 of the Howard County Zoning Regulations and subtitle 5 of the Howard County Code, shall apply to all apartment land use areas.

h. 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.

i. If under a single ownership and identical land use, no setback requirements apply to the common lot line between parcels.

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, building 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 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.

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)

7B-1 APARTMENT LAND USE AREA

Parcel C, Section 4, Area 3, shall be devoted to apartment land uses provided, however, that no more than 120 dwelling units may be constructed on Parcel C.

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

7B-2 ATTACHED LAND USE AREAS

Parcels A & B 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 95 and 55 dwelling units may be constructed on Parcels A and B, respectively.

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

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 2, 3 (credited) is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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).

BB-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 C provided improvements thereon are constructed in accordance by the Howard County Planning Board.

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

BB-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.

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

BE 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)

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, Department of Inspections, Licenses 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.

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

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.

RECORDED PLAT NO. 3054A-1563 ON 2/24/96

VILLAGE OF LONGREACH
SECTION 4 AREA 3

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 220-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET NO. 2 OF 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 FINAL DEVELOPMENT PLAN PHASE 220-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DEC. 8, 1995 AS PLAT 3054A-1507

COMMERCIAL RIGHT-OF-WAY AREAS

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

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 122-A-8 of the Howard County Zoning Regulations.

All of the Commercial land within this Final Development Plan Phase shall be used as the right-of-way for a portion of Dobbin Road and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 122-A-8 of the Howard County Zoning Regulations, such land shall be classified as commercial use, as indicated on the maps contained in this Final Development Plan Phase.

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.

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

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)

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.

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

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.

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.

TABULATION OF LAND USE

| LAND USE | ACRES |
|----------------------------------|--------|
| Apartments | 6.680 |
| Attached (Roadway 3.342 acres) | 15.095 |
| Commercial (Roadway 0.771 acres) | 0.771 |
| Open Space (credited) | 2.711 |
| TOTAL | 25.257 |

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 4 FINAL DEVELOPMENT PLAN PHASE 220-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DEC. 8, 1995 AS PLAT 3054A-1508.

RECORDED PLAT NO. 3054A-1564 ON 8/21/96

VILLAGE OF LONGREACH
SECTION 4 AREA 3

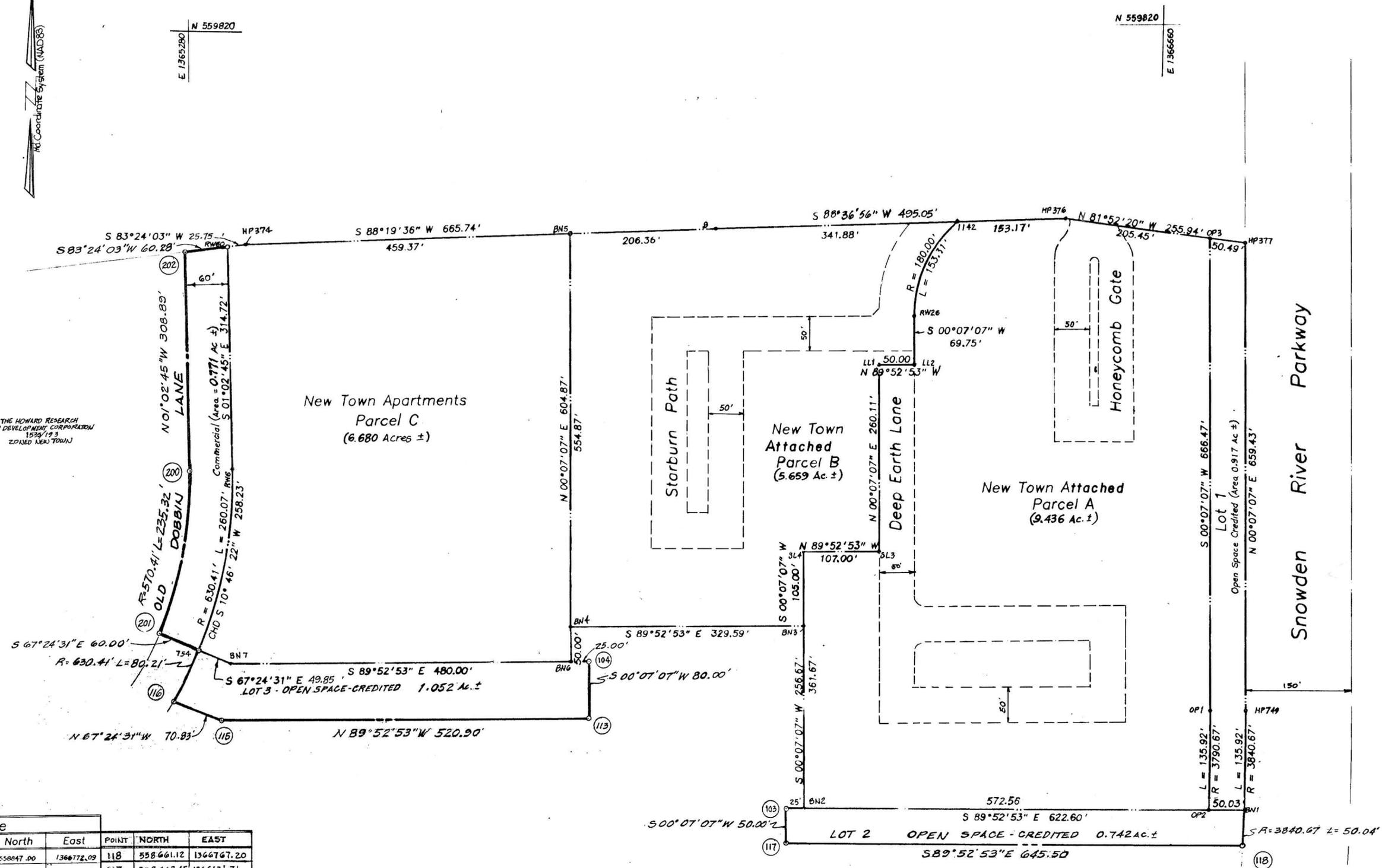
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 220-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET NO. 3 OF 4



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
1535/193
ZONED NEW TOWN



| Coordinate Table | | | | | |
|------------------|-----------|------------|-------|-----------|------------|
| Point | North | East | Point | North | East |
| 9 | 559530.65 | 1366025.17 | HP749 | 558947.00 | 1366772.09 |
| 754 | 558939.90 | 1365291.62 | LL1 | 559333.96 | 1366255.09 |
| 1142 | 559538.91 | 1366366.96 | LL2 | 559333.96 | 1366305.09 |
| BN1 | 559711.11 | 1366769.40 | OP1 | 559847.10 | 1366722.09 |
| BN2 | 558712.40 | 1366146.80 | OP2 | 558711.22 | 1366719.37 |
| BN3 | 559969.07 | 1366147.34 | OP3 | 559513.57 | 1366723.47 |
| BN4 | 559969.76 | 1365817.75 | RW26 | 559403.60 | 1366305.21 |
| BN5 | 559524.63 | 1365818.30 | RW60 | 559508.25 | 1365334.14 |
| BN6 | 558919.76 | 1365817.65 | RW61 | 559193.58 | 1365339.89 |
| BN7 | 558920.75 | 1365397.65 | SL3 | 559073.05 | 1366254.56 |
| HP374 | 559511.21 | 1365359.72 | SL4 | 559074.07 | 1366147.56 |
| HP377 | 559506.43 | 1366773.45 | Z00 | 559192.49 | 1365279.90 |
| Z02 | 559501.32 | 1365274.26 | Z01 | 559962.95 | 1365234.22 |

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 4 FINAL DEVELOPMENT PLAN PHASE 220-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DEC. 8, 1995 AS PLAT 3054A-1509

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
LIBER 1535 FOLIO 193
ZONED NEWTOWN

RECORDED PLAT NO. 3054A-1565 ON 8/21/26

VILLAGE OF LONGREACH
SECTION 4 AREA 3

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 220-A-II

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 4 OF 4

