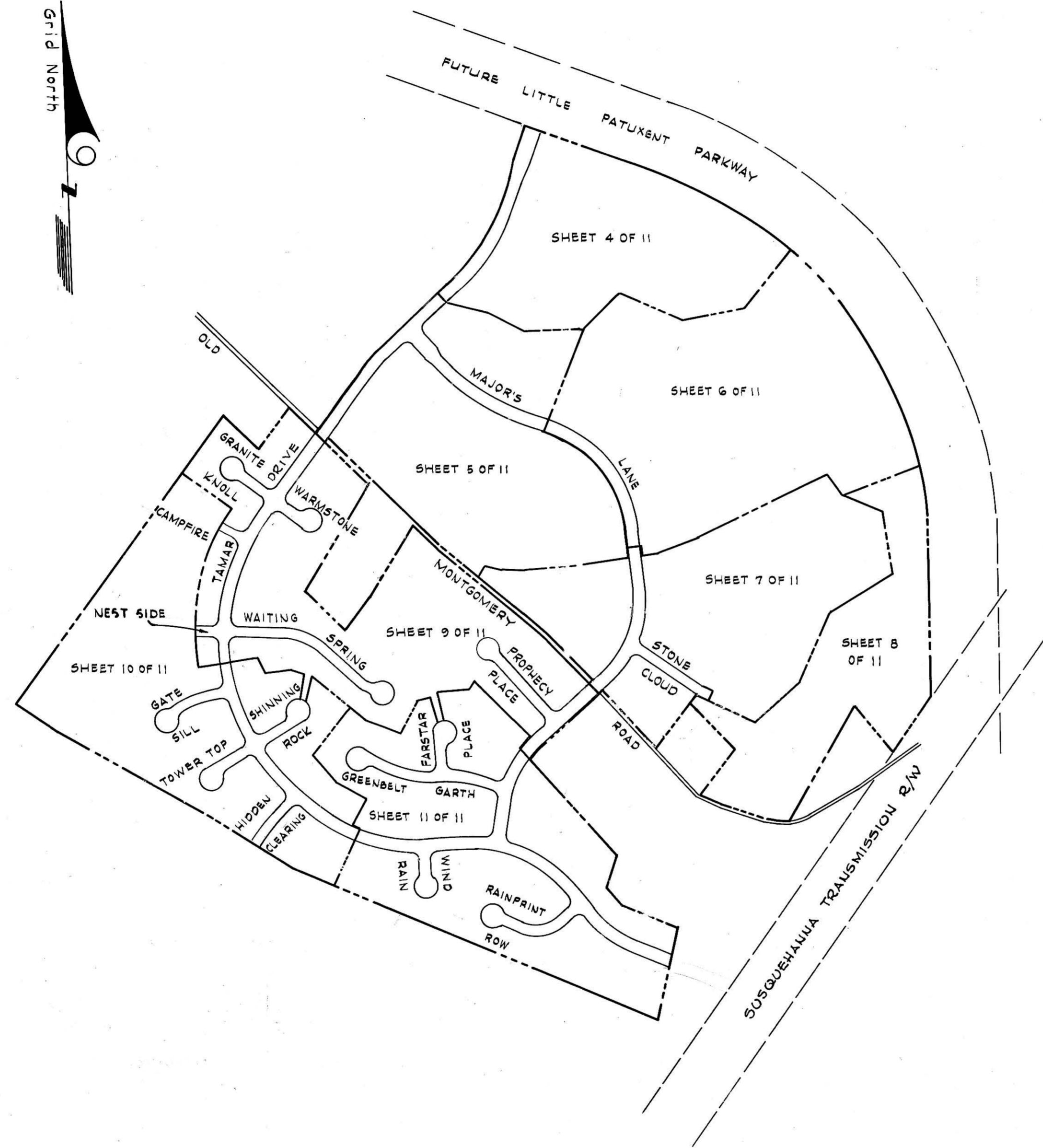


VICINITY MAP
Scale: 1"=2,000'



VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND, 21043

COLUMBIA

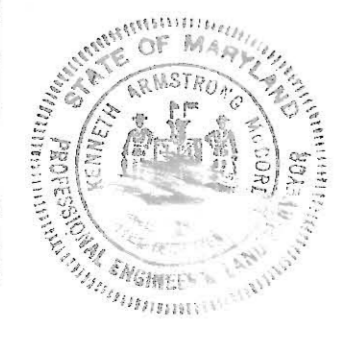
FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400'

SHEET 1 OF 11

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Kenneth P. Wood
LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

Thomas G. Hines 11-23-90 *E. James Lynch* 11-23-90
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

RECORDED PLAT BOOK 20 FOLIO 21
ON 11/25/90 FILED WITH LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 1, Area 2, of the Village of Long Reach

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

Vehicular ingress and egress to Little Patuxent Parkway and Old Montgomery Road is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
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 17.031 D. The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

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

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of similar minor structures and setbacks applicable thereto will be made by the Howard County Office 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 7½ 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.

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.

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 primary highway or freeway. 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 _____ and _____.
- h. Section 7.046A, 7.06, and 7.07 of the Howard County Zoning Regulations 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. 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 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.

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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be 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.

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. Except as restricted by this Paragraph, 6C-1, buildings and other structure 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.

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.

PERMITTED USES - Section 17.031 D.

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.

APARTMENT LAND USE AREAS

Parcels A, B, D & E shall be devoted to apartment uses provided however, that no more than 120 dwelling units may be constructed on Parcel A, 285 dwelling units on Parcel B, 45 dwelling units on Parcel D, and 90 dwelling units on Parcel E.

ATTACHED LAND USE AREAS

Parcel C 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 17.014B through 17.014B (4) 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 160 Dwelling units may be constructed on Parcel C.

OPEN SPACE LAND USE AREAS

Lots 1, 3, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 are 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 Office of Planning and Zoning. Lots 1, 6, 7 & 13 include equestrian uses.

PARCEL D
VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

HAROLD L. ESTEN & ALICE L. ESTEN
11520 HIGHVIEW AVENUE
SILVER SPRING, MARYLAND 20902



COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 89-A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
AUGUST 28, 1972 SHEET 2 OF 11

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 11 FINAL DEVELOPMENT PLAN PHASE 89 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 146.

RECORDED ✓ PLAT BOOK 28 FOLIO 67
ON 7/2 1974 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD COUNTY PLANNING BOARD

	6-21-74		6/21/74
H.C.P.B. Exec. Sec.	DATE	H.C.P.B. CHAIRMAN	DATE

NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS
 Lot 222 is to be used for all open space land uses, including but not limited to, all of the following:

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

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 12 & 5 are to be used for open space purposes. Any portion of lots 12 & 5 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 223 shall be used for a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area of Lot 223 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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.

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 lot/parcels A & E provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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.

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 17.031 E:

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 two hundred (200) 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 two hundred (200) square feet for each dwelling unit 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.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) offstreet parking spaces, each containing a minimum area of two hundred (200) 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 shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

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 17.018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS: - Section 17.031 E

GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above. On Old Montgomery Road, setbacks shall be 30 feet from centerline of right-of-way.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

ATTACHED LAND USE AREAS

- Setbacks shall conform to the provisions set forth in Section 6 above. On Old Montgomery Road, setbacks shall be 30 feet from centerline of right-of-way.
- 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 17.031 E:

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 17.031 E:

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.

APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any 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.

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.

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 LAND USE

LAND USE		ACRES
S.F.M.D. Roadway	12.524	74.271
Apartments Roadway	4.457	39.182
Attached Land Use Roadway	0.984	16.107
Open Space Credited		50.139
Open Space Non-Credited		4.146
TOTAL	17.965	183.845

RECORDED PLAT BOOK 20 FOLIO 147
 ON 7/2 1974 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RECORDED PLAT BOOK 28 FOLIO 68
 ON 7/2 1974 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PARCEL D
 VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

HAROLD L. ESTEN & ALICE L. ESTEN
 1150 HIGHVIEW AVENUE
 SILVER SPRING, MARYLAND, 20902

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 89-A-1
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

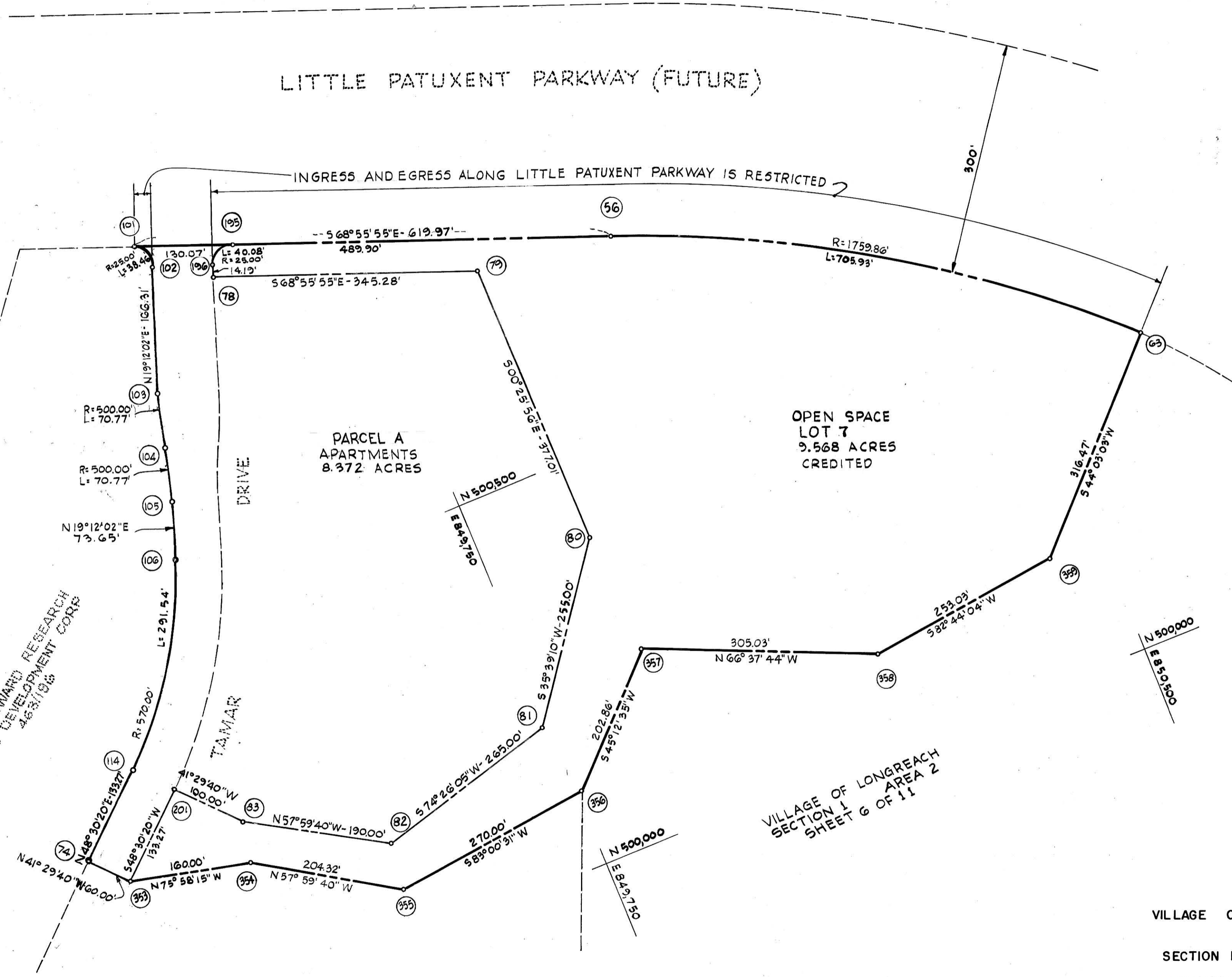
AUGUST 28, 1972

SHEET 3 OF 11

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 11 FINAL DEVELOPMENT PLAN PHASE 89 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 147.

HOWARD COUNTY PLANNING BOARD

Thomas L. Harris 6-21-74
 H.C.P.B. Exec. Sec. Date
William P. Bunde 6/21/74
 H.C.P.B. Chairman Date



COORDINATES		
No.	NORTH	EAST
56	500759.82	850058.04
63	500382.45	850649.04
74	500260.24	849117.80
78	500907.42	849563.62
79	500783.30	849885.82
80	500406.30	849888.66
81	500199.10	849740.03
82	500127.99	849484.75
83	500228.69	849323.63
101	500982.69	849479.51
102	500951.14	849494.13
114	500348.53	849217.62
195	500935.93	849600.88
196	500920.82	849568.29
201	500303.59	849257.37
353	500215.30	849157.55
354	500176.51	849312.78
355	500068.22	849486.04
356	500101.08	849754.03
357	500244.00	849898.00
358	500123.00	850178.00
359	500155.00	850429.00
103	500794.08	849439.43
104	500725.82	849420.96
105	500657.57	849402.48
106	500588.02	849378.26

VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 5 OF 11

RECORDED PLAT BOOK 20 FOLIO 24
ON 11/25/70
HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 4 OF 11

COORDINATES		
NO.	NORTH	EAST
226	499,892.94	848,808.66
227	499,972.11	848,882.62
228	500,043.04	848,962.81
229	500,040.88	848,998.10
230	499,980.23	849,051.74
231	499,954.78	849,080.93
232	499,929.32	849,110.13
233	499,714.07	849,410.23
234	499,629.92	849,610.44
235	499,244.17	849,895.93
236	499,123.35	849,449.05
237	499,263.29	849,061.93
238	499,684.83	848,648.41
239	499,854.15	848,778.79
240	499,649.36	849,564.18
241	499,169.55	849,903.51
242	499,127.66	849,491.44
74	500,260.24	849,117.80
353	500,215.30	849,157.55
354	500,176.51	849,312.78
355	500,068.22	849,486.04
356	500,101.08	849,754.03
374	499,119.80	849,908.57
375	499,073.60	849,454.12
376	499,088.60	849,265.88
315	499,048.75	849,231.27
314	499,218.45	849,035.87
437	499,629.31	848,632.84
438	499,662.07	848,630.88
455	499,853.12	848,413.30
456	499,865.04	848,422.63
411	499,720.60	848,564.30
410	499,722.85	848,601.96
226 A	499,929.55	848,761.13
121	500,017.05	848,842.87

VILLAGE OF LONGREACH
SECTION 1 AREA 2
Sheet 4 of 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
Sheet 6 of 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
Sheet 7 of 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
Sheet 9 of 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

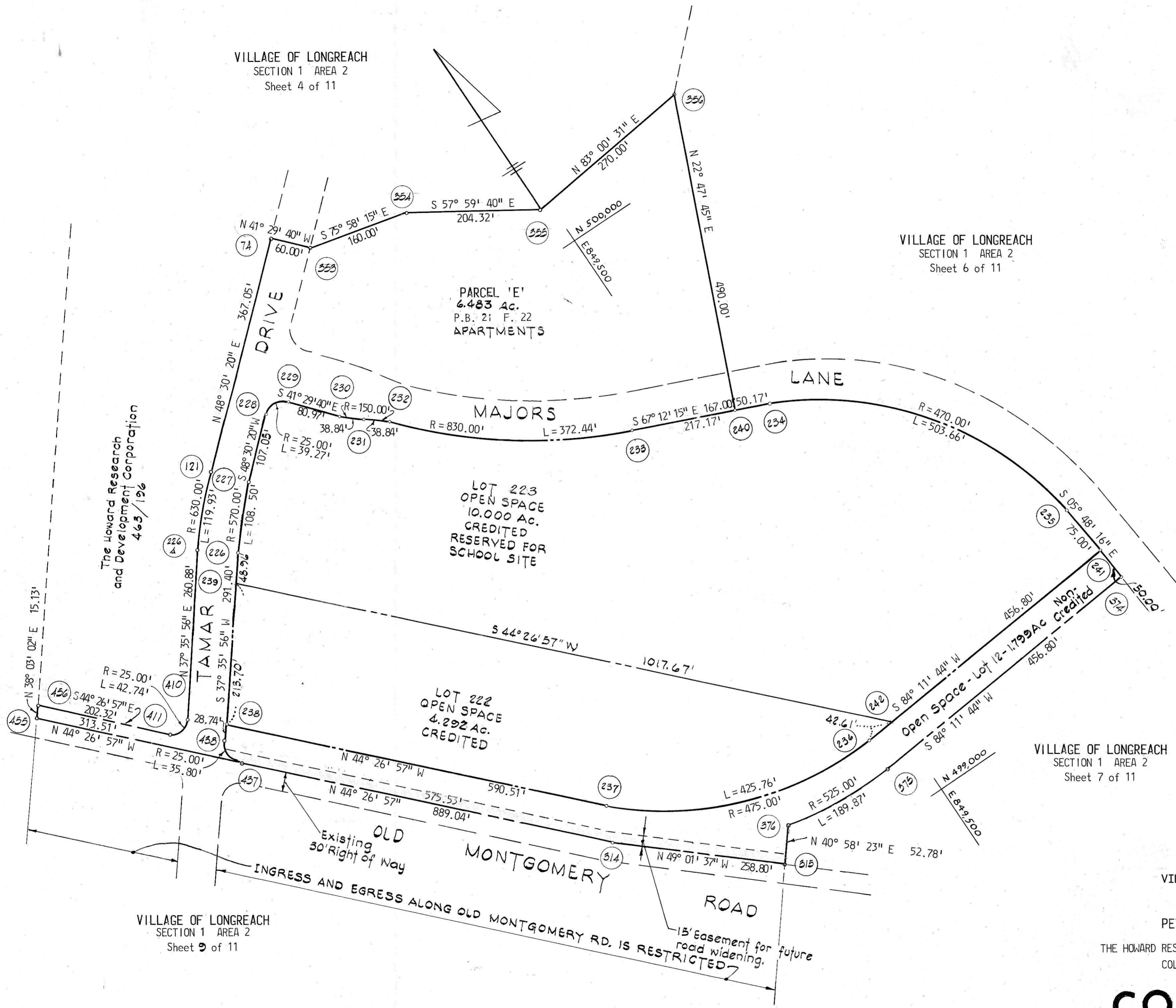
FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE-A
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

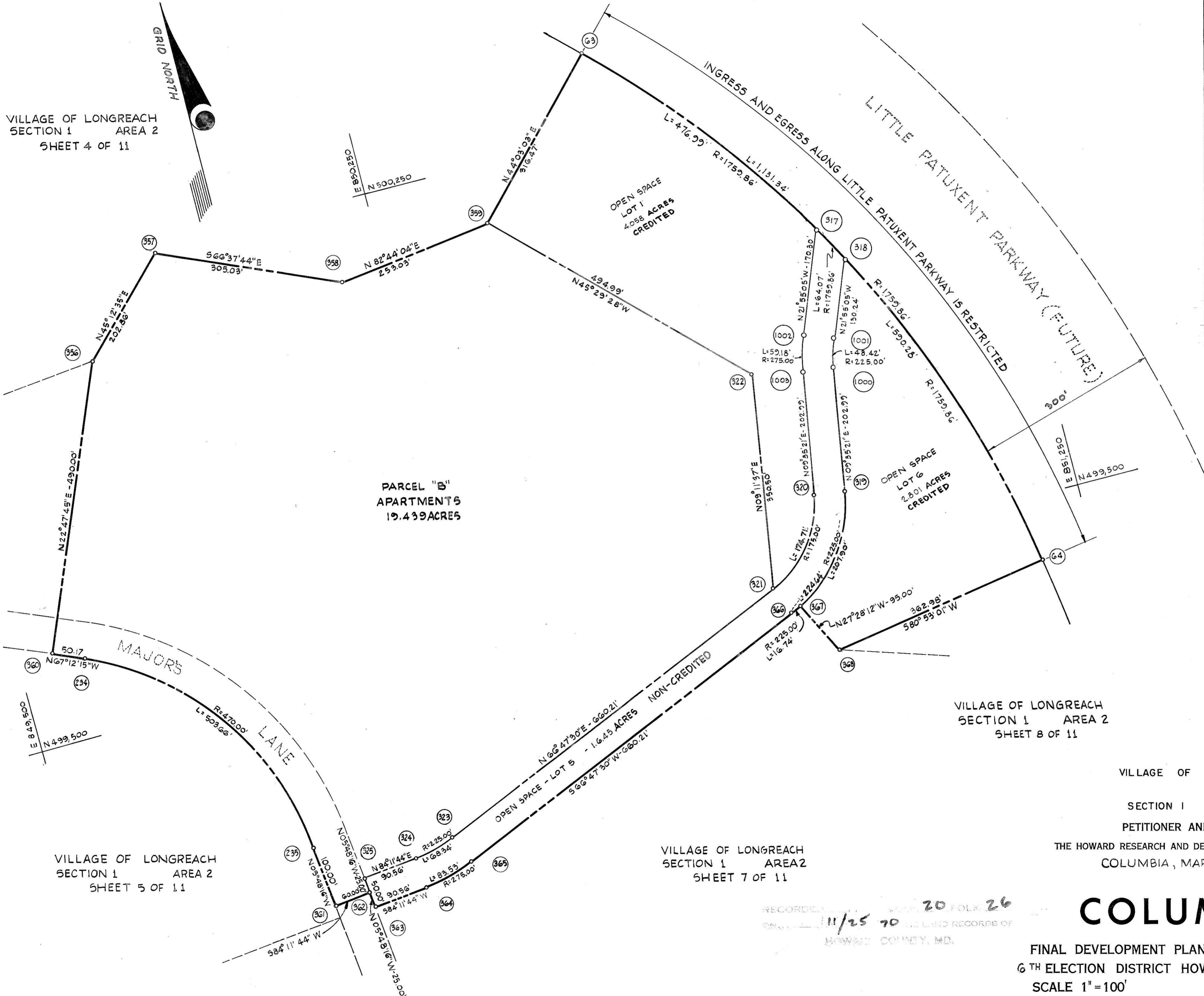
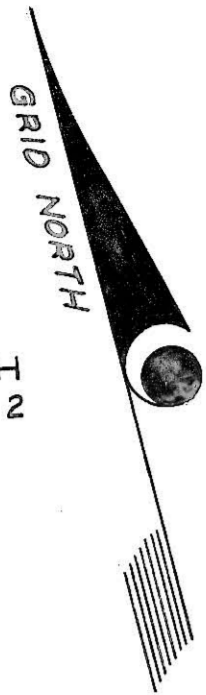
Sheet 5 of 11

RECORDED PLAT BOOK 20 FOLIO 148
ON DEC 11 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

NOTE: This amended plat is intended to ~~SUPERSSEDE~~ ^{REVISE} ~~sheet 5 of 11~~ final development plan phase 89, recorded among the Land Records of Howard County in Plat Book 20 at Folio 25.



VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 4 OF 11



COORDINATES		
No.	NORTH	EAST
63	500382.45	850649.04
64	499396.43	851163.05
234	499629.92	849610.44
235	499244.16	849895.93
317	500064.11	850909.07
318	499998.83	850948.75
319	499585.36	850878.89
320	499593.69	850829.59
321	499462.00	850726.00
322	499808.00	850782.00
323	499201.83	850119.22
324	499184.77	850053.30
325	499175.61	849963.21
356	500101.08	849754.03
357	500244.00	849898.00
358	500123.00	850178.00
359	500155.00	850429.00
360	499649.36	849564.18
361	499144.67	849906.04
362	499150.74	849965.73
363	499125.87	849968.26
364	499135.03	850058.36
365	499155.87	850138.92
366	499416.05	850745.70
367	499423.21	850760.83
368	499338.92	850804.65
1000	499785.52	850912.71
1001	499832.03	850925.83
1002	499850.69	850879.44
1003	499793.85	850863.40

VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 5 OF 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 7 OF 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 8 OF 11

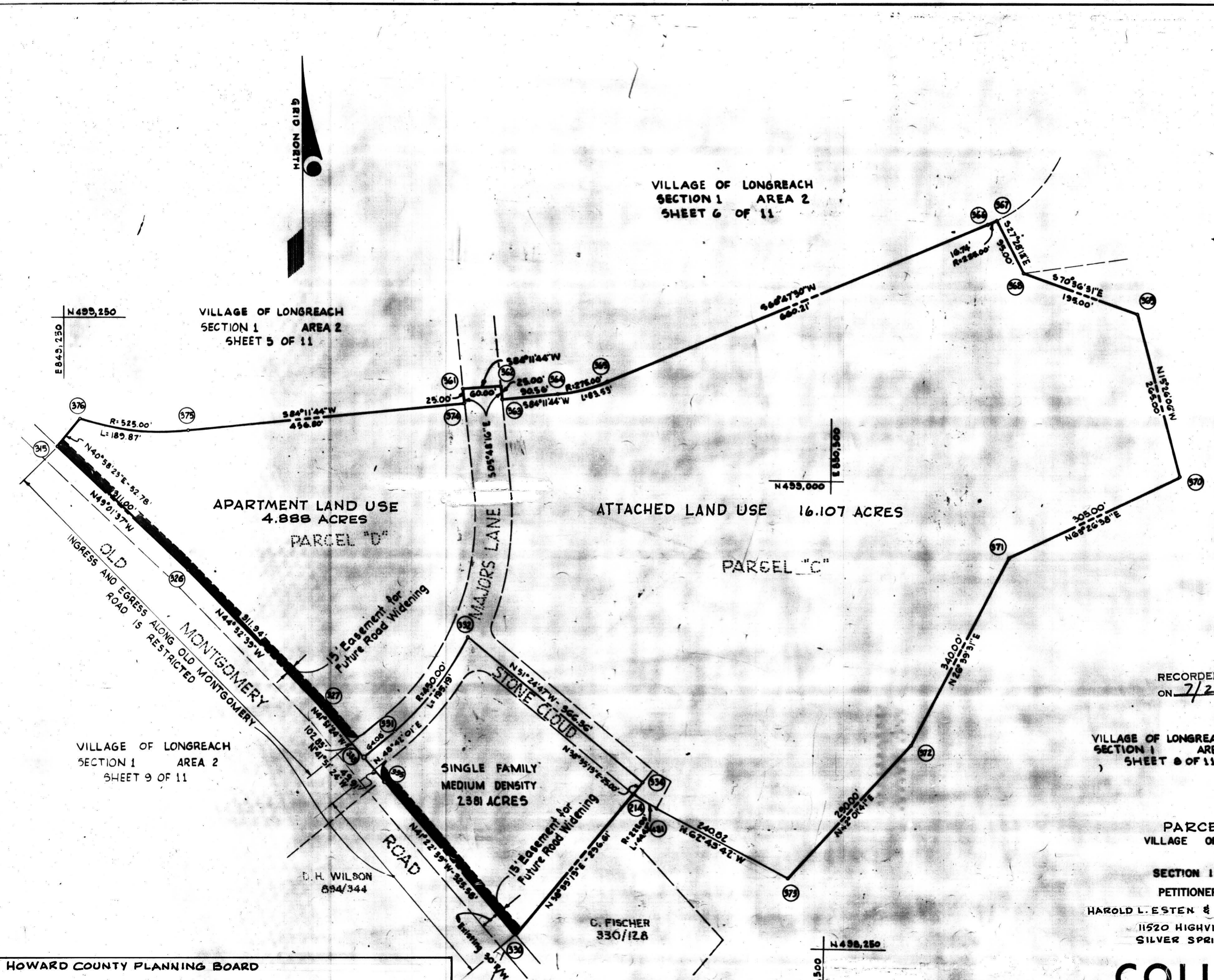
VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

RECORDED 11/25 2010
2010 FOLK 26
THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 6 OF 11

COORDINATES		
No.	NORTH	EAST
214	498497.56	850188.51
315	499048.75	849231.27
326	498644.85	849466.08
327	498625.78	849686.18
350	498265.72	850005.51
351	498589.47	849802.95
352	498745.60	849917.53
353	498547.18	849754.81
354	498517.11	850203.90
355	498510.00	849788.11
361	499144.67	849906.04
362	499150.74	849965.75
363	499125.87	849968.26
364	499155.05	850058.36
365	499155.87	850138.92
366	499416.05	850745.70
367	499423.21	850760.83
368	499338.92	850804.65
369	499274.18	850988.59
370	499018.75	851059.12
371	498882.37	850786.29
372	498578.52	850633.75
373	498563.10	850459.39
374	499119.80	849908.87
375	499075.60	849454.12
376	499088.60	849265.88
431	498473.45	850275.54



RECORDED PLAT BOOK 28 FOLIO 69
 ON 7/2 1974 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
 SECTION 1 AREA 2
 SHEET 8 OF 11

PARCEL D
 VILLAGE OF LONGREACH
 SECTION 1 AREA 2
 PETITIONER AND OWNER
 HAROLD L. ESTEN & ALICE L. ESTEN
 11520 HIGHVIEW AVENUE
 SILVER SPRING, MD. 20902

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 89-A-1
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 7 OF 11

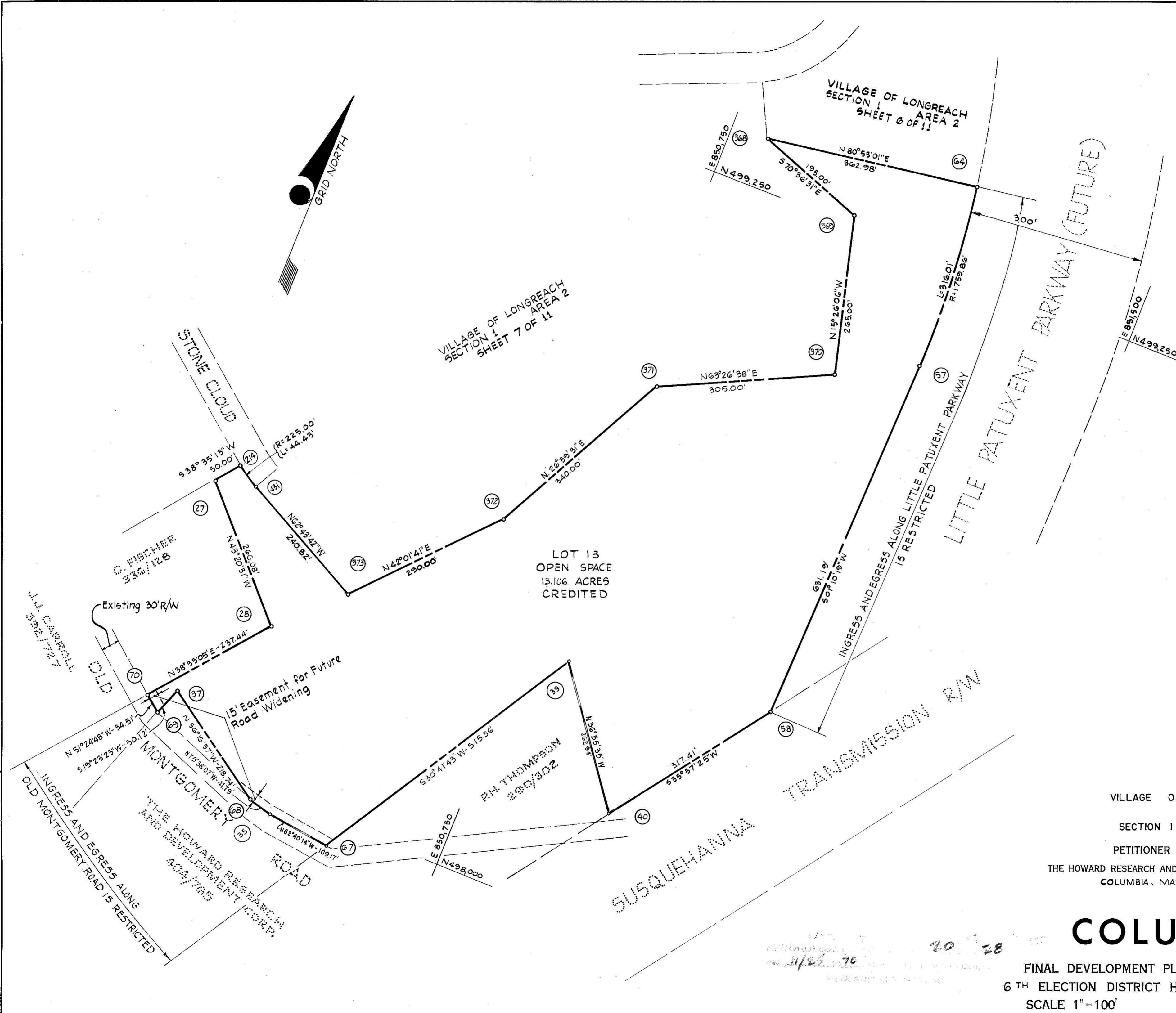
HOWARD COUNTY PLANNING BOARD

Thomas G. Harris 6-21-74
 H.C.P.B. EXEC. SEC. DATE

William P. Bunde 6/21/74
 H.C.P.B. CHAIRMAN DATE

NOTE: THIS AMENDED PLAT IS INTENDED TO
 SUPERCEDE SHEET 7 OF 11, FINAL DEVELOPMENT
 PLAN PHASE 89, RECORDED AMONG THE LAND
 RECORDS OF HOWARD COUNTY IN PLAT BOOK 20
 FOLIO 27.

COORDINATES		
No.	NORTH	EAST
27	498458.48	850157.12
28	498264.97	850339.74
37	498105.12	850235.27
39	498402.73	850829.15
40	498192.54	850987.12
57	499081.60	851184.91
58	498450.55	851171.99
64	499396.43	851163.05
67	497959.40	850565.97
68	497983.70	850417.21
69	498057.84	850218.63
70	498079.36	850191.66
214	498497.56	850188.31
368	499338.92	850804.65
369	499274.18	850988.59
370	499018.73	851059.12
371	498882.37	850786.29
372	498578.52	850633.75
373	498363.10	850439.59
431	498473.45	850225.54
35	497973.33	850457.69



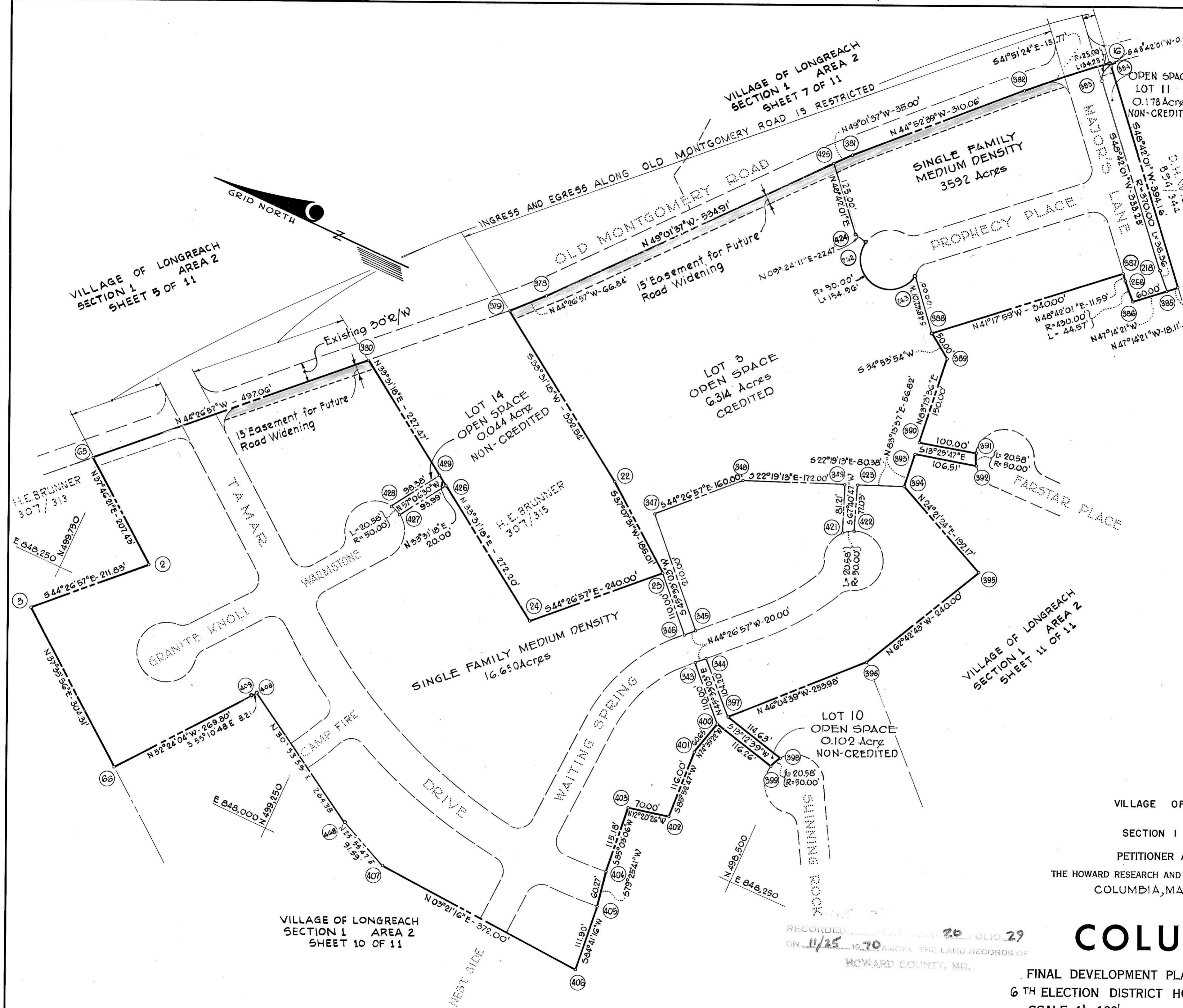
VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 8 OF 11

COORDINATES

No.	NORTH	EAST
2	499615.00	848316.96
3	499766.22	848168.62
15	498229.69	849469.17
16	498490.14	849765.63
22	498967.07	848784.83
23	498819.56	848673.17
24	498990.89	848505.10
65	499778.96	848444.02
66	499525.12	847982.95
218	498268.75	849483.33
262	498741.17	849321.58
263	498642.90	849303.16
266	498313.82	849443.73
343	498707.52	848558.95
344	498693.24	848572.96
345	498728.25	848608.65
346	498742.53	848594.64
347	498875.31	848758.56
348	498761.09	848870.61
349	498601.98	848935.93
378	499196.59	849015.29
379	499244.30	848968.48
380	499424.12	848792.09
381	498822.89	849445.58
382	498603.18	849664.36
383	498488.69	849733.69
384	498489.84	849765.29
385	498241.99	849455.87
386	498282.72	849411.82
387	498321.47	849452.43
388	498576.90	849228.03
389	498535.89	849199.43
390	498518.20	849050.47
391	498420.94	849073.70
392	498412.23	849055.21
393	498515.83	849030.48
394	498509.13	848974.05
395	498324.06	848894.80
396	498444.09	848681.50
397	498620.27	848498.57
398	498508.67	848472.37
399	498517.30	848453.86
400	498630.49	848480.42
401	498646.53	848421.94
402	498638.20	848306.24
403	498706.58	848291.28
404	498696.65	848176.53
405	498685.59	848117.28
406	498675.23	848005.87
407	499046.59	848027.63
408	499355.82	848203.46
409	499360.51	848196.71
421	498571.14	848860.80
422	498554.22	848872.26
423	498583.48	848943.52
424	498763.34	849325.25
425	498845.84	849419.16
426	499217.82	848655.42
427	499268.85	848576.50
428	499287.92	848583.86
429	499234.49	848666.47
468	499128.96	848067.68

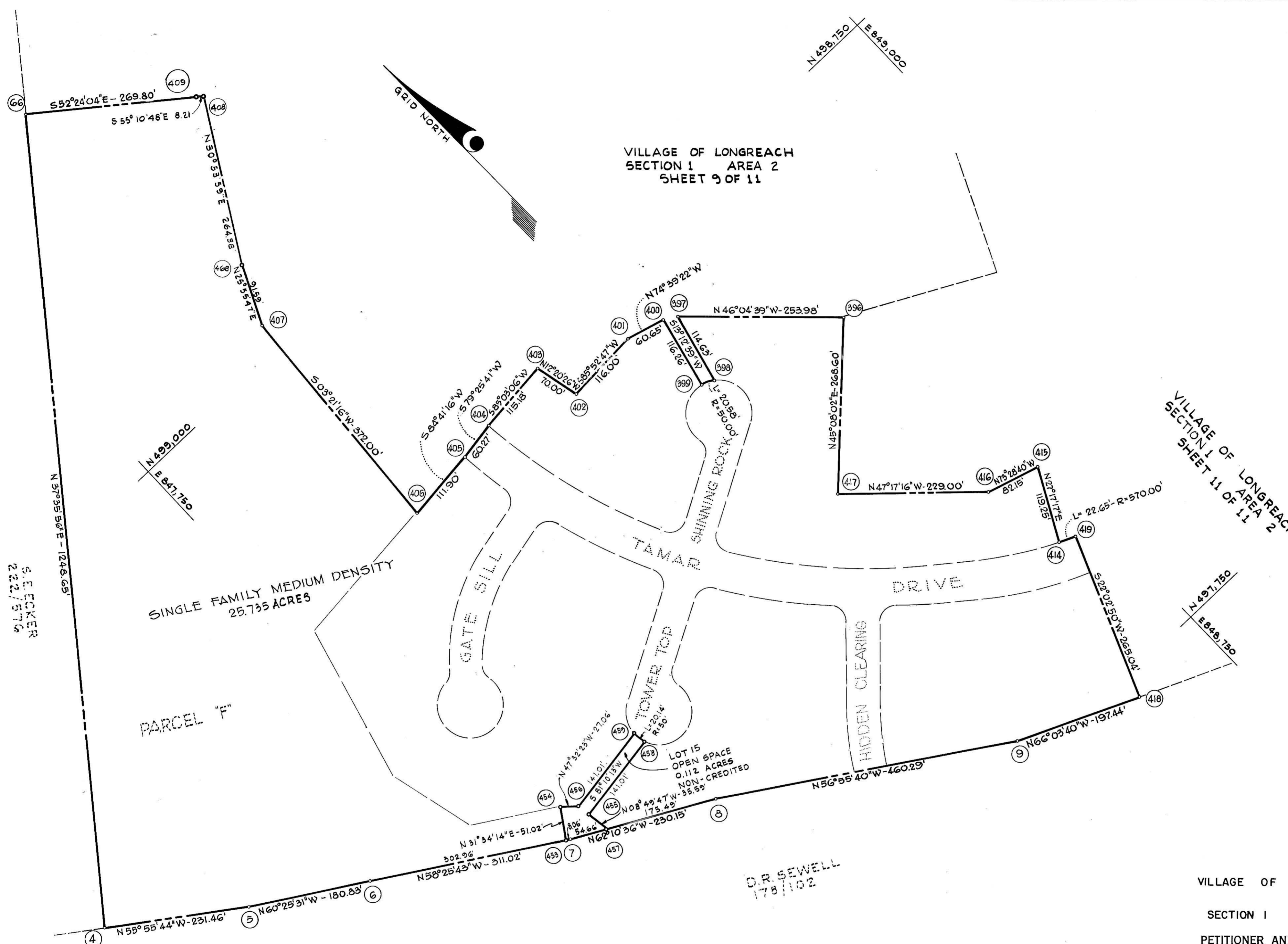


VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 9 OF 11

RECORDED IN PLAT BOOK 20 OF VOL. 29
ON 11/25 1970 IN THE LAND RECORDS OF
HOWARD COUNTY, MD.



COORDINATES		
No.	NORTH	EAST
4	498535.82	847221.11
5	498406.15	847412.84
6	498316.90	847570.11
7	498154.06	847835.10
8	498046.64	848038.64
9	497795.46	848424.36
66	499525.12	847982.95
396	498444.09	848681.50
397	498620.27	848498.57
398	498508.67	848472.37
399	498517.30	848453.86
400	498630.49	848480.42
401	498646.53	848421.94
402	498638.20	848306.24
403	498706.58	848291.28
404	498696.65	848176.53
405	498685.59	848117.28
406	498675.23	848005.87
407	499046.59	848027.63
408	499355.82	848203.46
409	499360.51	848196.71
414	497969.93	848683.48
415	498079.91	848738.15
416	498099.27	848659.39
417	498254.60	848491.13
418	497715.35	848604.82
419	497961.01	848704.30
453	498158.28	847828.23
454	498201.75	847854.94
455	498163.72	847877.97
456	498183.48	847874.90
457	498128.55	847883.44
458	498185.36	848017.31
459	498205.13	848014.24
468	499128.96	848067.68

SINGLE FAMILY MEDIUM DENSITY
25.735 ACRES

PARCEL "F"

TAMAR

TOWER TOP

SHINING ROCK

HIDDEN CLEARING

DRIVE

LOT 15
OPEN SPACE
0.112 ACRES
NON-CREDITED

D.R. SEWELL
178/102

VILLAGE OF LONGREACH
SECTION 1 AREA 2
SHEET 11 OF 11

VILLAGE OF LONGREACH
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

RECORDED _____ PLAT BOOK 20 FOLIO 30
ON 11/25 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE **EIGHTY NINE**
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 10 OF 11

10 of 11
FDP 89
DRWN. BY:
CHKD. BY:

VILLAGE OF LONGREACH
SECTION 1
SHEET 9 OF 11



N498.500
E849.750

D.H. WILSON
894/344

J. J. CARROLL
392/727

THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
463/196

SINGLE FAMILY MEDIUM DENSITY
25.913 ACRES

LOT 8
OPEN SPACE
0.108 ACRES
NON-CREDITED

LOT 9
OPEN SPACE
0.092 ACRES
NON-CREDITED

LOT 16
OPEN SPACE
0.066 ACRES
NON-CREDITED

D.R. SEWELL
78/102

VILLAGE OF LONGREACH
SECTION 1
AREA 2
SHEET 10 OF 11

VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

RECORDED PLAT BOOK 20 FOLIO 31
ON 11/25/70 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 11 OF 11

COORDINATES		
No.	NORTH	EAST
10	497105.68	849978.09
11	497509.59	850077.75
12	497616.63	849832.19
13	497686.98	849774.60
14	497821.70	849827.59
15	498229.69	849469.17
266	498313.82	849443.73
296	498155.99	849014.18
336	498156.35	849034.18
337	497921.03	849018.40
338	497921.39	849038.40
339	497693.37	849048.69
340	497675.10	849040.51
341	497593.12	849225.16
342	497611.40	849233.27
386	498282.72	849411.82
387	498321.47	849452.43
388	498576.90	849228.03
389	498535.89	849199.43
390	498518.20	849050.47
391	498420.94	849073.70
392	498412.23	849055.21
393	498515.83	849030.48
394	498509.13	848974.05
395	498534.06	84894.80
396	498444.09	848681.50
414	497969.93	848683.48
415	498075.91	848738.15
416	498099.27	848659.39
417	498254.60	848491.13
418	497715.35	848604.82
419	497961.01	848704.30
600	497654.21	849002.97
601	497659.45	849022.28
602	497512.28	849062.22
603	497522.74	849038.65

11 of 11
FDP 89

DRWN. BY:
CHKD. BY: