

VICINITY MAP
SCALE: 3/4" = 1 mi.

RECORDED PLAT BOOK 20 FOLIO 10
ON 9-14 19 70 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF LONG REACH
SEC. I AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 98
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' JUNE, 1970 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Robert J. Atkins 5467
LAND SURVEYOR'S SIGNATURE
RICHARD P. BROWNE ASSOC., COLUMBIA, MARYLAND



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

HOWARD COUNTY PLANNING BOARD

Thomas J. Harris 9-9-70 H.C.P.B. EXECUTIVE SEC. DATE
E. M. Lynch 9-9-70 H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Baltimore Gas & Electric Co. Substation Section 1, Area 3, 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):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

2B. Vehicular Ingress and Egress will be provided over the existing Susquehanna Transmission Company Right of Way

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 LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:

The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. The term structure shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of any land use is adjacent to a freeway or primary road, no structure shall be located with 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. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board. All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph, 6C-2 buildings and other structures may be located at any location within industrial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:

The land within this Final Development Plan Phase may be used as a power receiving and distribution station and for uses ancillary thereto as are approved by the Howard County Planning Board.

8. HEIGHT LIMITATIONS - Section 17.031 E:

INDUSTRIAL LAND USE AREAS
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure, 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.

9. PARKING REQUIREMENTS - Section 17.031 E:

INDUSTRIAL LAND USE AREAS
Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:
One parking space for each 2 employees shall be provided for all sites devoted to industrial uses.

10. SETBACK PROVISIONS - Section 17.031 E:

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.

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:

INDUSTRIAL LAND USE AREAS
In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

LAND USE	ACRES
Employment Center	
Industrial	1.096

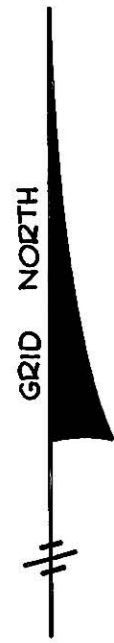
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9-14-70

VILLAGE OF LONG REACH
SEC. 1 AREA 3

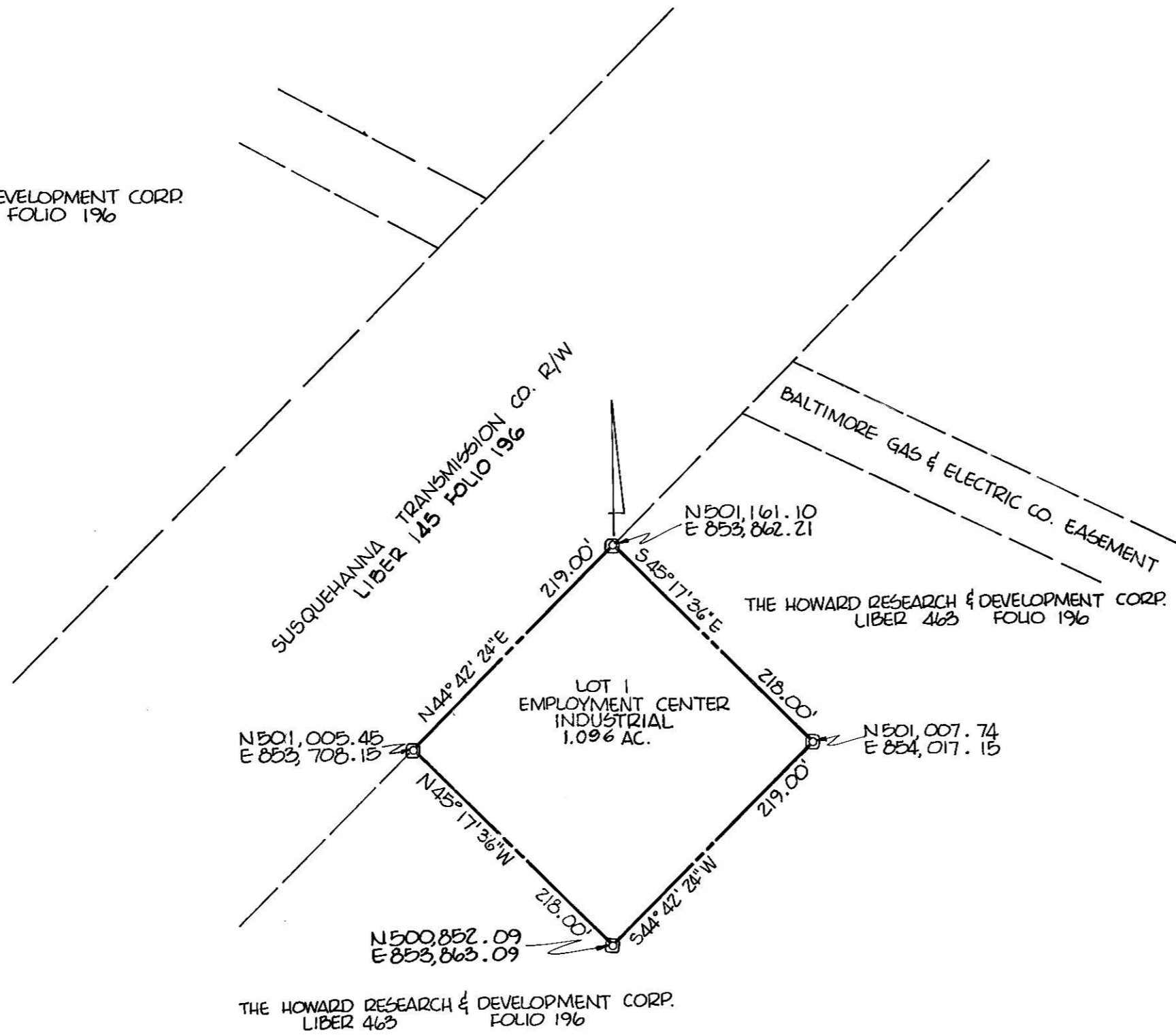
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FINAL DEVELOPMENT PLAN PHASE 98
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
JUNE, 1970 SHEET 2 OF 3



THE HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463 FOLIO 196



RECORDED IN THE RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF LONG REACH
 SEC. 1 AREA 3

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FINAL DEVELOPMENT PLAN PHASE 98
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' JUNE, 1970 SHEET 3 OF 3