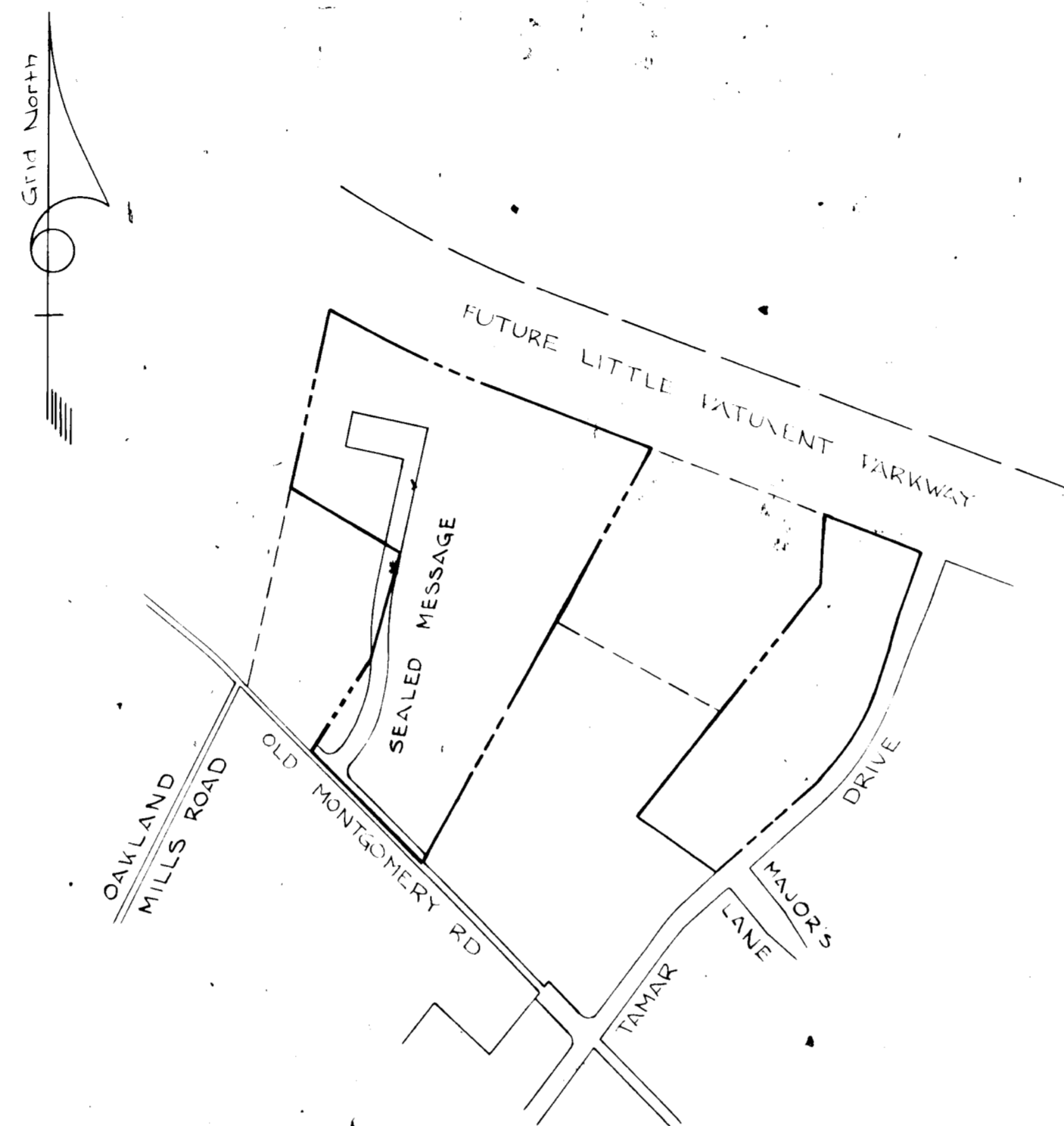


VICINITY MAP
Scale - 1" = 2000'



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BUREAU OF ENGINEERING
INSPECTION SECTION

VILLAGE OF LONGREACH

SECTION 1 AREA 6

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND

PLAT BOOK 20 FOLIO 93

3/23 72

COLUMBIA

PB 20 F 93

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED AND TWELVE

6 TH. ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' MARCH, 1972 SHEET 1 OF 3

RSP
4/E

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

Arnest A. McLeod
LAND SURVEYOR'S SIGNATURE

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

HOWARD COUNTY PLANNING BOARD

_____	_____	_____	_____
H.C.P.B. EXECUTIVE SECRETARY	DATE	H.C.P.B. CHAIRMAN	DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to the Village of Longreach, Section 1, Area 6.

- PUBLIC STREETS AND ROADS - Section 17.031 A (1):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- PUBLIC RIGHT OF WAYS - 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 to Little Patuxent Parkway and Old Montgomery Road is restricted.
- MAJOR UTILITY RIGHTS OF WAY - Section 17.031 (3):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- OPEN SPACE FACILITIES - Section 17.031 A (4):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- 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.

PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 C:
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 Building, Dwelling, or Accessory Buildings |
| Intrusions | |

All setback areas shall be clear of any protrusions, extensions, or construction of any type, and where any land use is adjacent to a front or primary side, no structure shall be located within 50' of the right of way line thereof. 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:

- | | |
|------------------------|------------------------------------|
| Posts | Excavations or Pits |
| Shrubs | Fencing under 6' in height |
| Trees | Retaining Walls under 6' 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.

ences, 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 2' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 20' street right of way nor within 20 feet of any 40' or greater street right of way, nor within 12 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 if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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, all 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.

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 LOW DENSITY LAND USE AREAS:
All lots within single family low density land use areas shall be used only for access.

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.

ATTACHED LAND USE AREAS:
Parcel A, 100 D, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Parcel A 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 B. Attached land use areas shall be considered as apartments for the purpose of application of the use limitations Section 17.031 through 17.031 (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 lot owners, is expressly permitted on condition that there shall be provided at all time 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 owner ships and may be operated as rental units. No more than 100 dwelling units may be constructed on Parcel A.

OPEN SPACE LAND USE AREAS:
Parcel D & lots 1, 5, 17 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.

TRANSPORTATION OPEN SPACE LAND USE AREAS:
Lots 1, 15 & 17 are to be used for open space purposes. Any portion of lots 1, 15 & 17 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 travel area actually used as a right of way or in any event, a strip 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 17.031 of the Howard County Zoning Regulations.

HEIGHT LIMITATIONS - Section 17.031 E:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS:
No structure shall be constructed more than 20 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

ATTACHED LAND USE AREAS:
No structure shall be constructed more than 20 feet in height from the 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 limit 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.

PARKING REQUIREMENTS - Section 17.031 F:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS:
No less than two (2) off street parking spaces containing a minimum area of two (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.

ATTACHED LAND USE AREAS:
No less than two (2) off street parking spaces, each containing a minimum area of two (2) hundred square feet, per each dwelling unit shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel spaces located on paved areas adjacent to publicly maintained roadway 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.

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 provided for construction on any portion of such land parking requirements, there 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 17.031 J (1) of the Howard County Zoning Regulations.

ATTACHED LAND USE AREAS - Section 17.031 E:
GENERAL:
a. Setbacks shall conform to the requirements of Section 6 above.
b. Except that no building will be built closer than 40 feet from the east property line of Parcel C as shown on a Site Development Plan subject to approval by the Howard County Planning Board.
c. Buffer will be provided along the north line of Parcel A & D adjacent to Little Patuxent Parkway, as shown on a Site Development Plan subject to approval by the Howard County Board.
d. Except that no building will be built closer than 40 feet from the west and south property lines of Parcel D, or 30 feet from the east property line of Parcel D adjacent to Tamar Drive.
e. Buffer will be provided along the north line of the single family medium density parcel adjacent to Little Patuxent Parkway and along the western line of this parcel which adjoins the Henry J. Smith Estate subject to approval by the Howard County Planning Board.

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 (1') of the easement or right of way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 C:
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

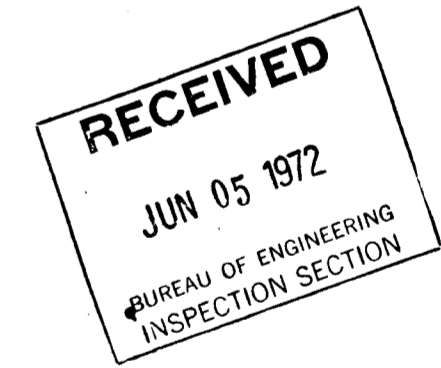
OPEN SPACE REQUIREMENTS - Section 17.031 F:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS:
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

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 USE AREAS:
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 approved by the Howard County Planning Board.

TABULATION OF LAND USE

LAND USE	ACRES
SFLD	0.636
SMFD	3.543
OTD	12.246
Roadway	1.966
Open Space Credited	1.938
Non-credited	5.144
TOTAL	23.507



VILLAGE OF LONGREACH, SECTION 1 AREA 6

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 112
6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH, 1972 SHEET 2 OF 3

PLAT BOOK 20 Folio 94

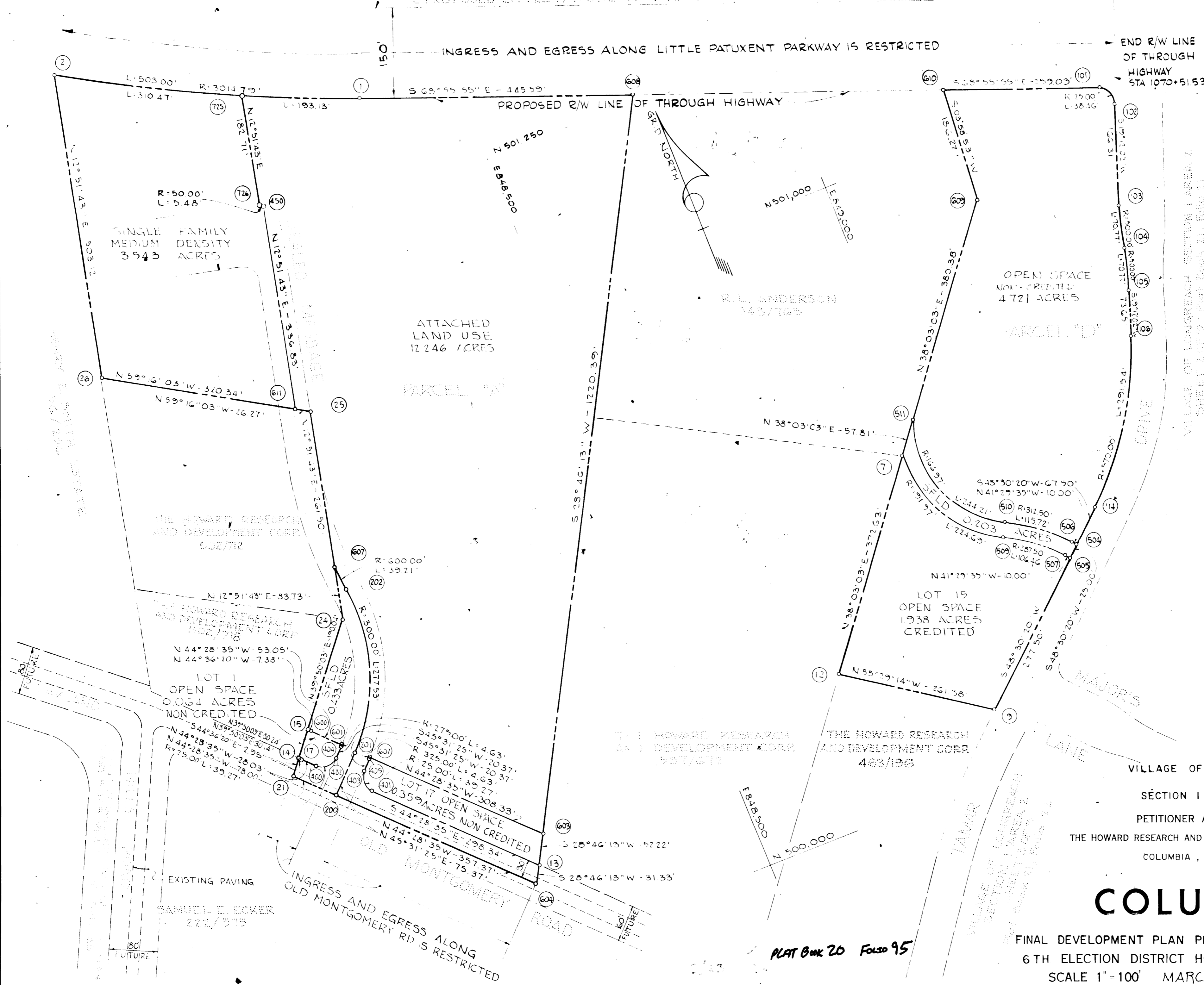
3/23

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(SEE MARYLAND S.H.A. R/W PLATS #41572 & 41573)

PROPOSED LITTLE PATUXENT PARKWAY (RELOCATED MARYLAND ROUTE 175)

COORDINATES		
NO.	NORTH	EAST
1	501419.35	848345.98
2	501638.69	847893.31
7	500544.92	848954.78
9	500103.39	848540.48
12	500251.49	848725.10
13	500143.66	848149.28
14	500450.00	847848.48
15	500488.57	847880.66
17	500447.39	847850.56
21	500426.85	847829.17
24	500634.50	848002.39
25	500971.07	848079.24
26	501148.20	847731.31
101	500982.69	849479.51
102	500951.14	849494.13
103	500794.08	849439.43
104	500725.82	849420.96
105	500657.57	849402.48
106	500588.01	849378.26
114	500348.53	849217.62
200	500371.19	847883.82
201	500424.00	847937.00
202	500677.12	848024.86
400	500427.89	847870.20
401	500356.53	847940.26
402	500427.56	847905.55
403	500391.89	847940.58
404	500441.84	847920.09
405	500406.16	847955.12
504	500303.81	849161.06
505	500287.25	849148.34
506	500311.30	847160.44
507	500294.74	849141.71
508	500359.76	843058.18
510	500381.98	849069.64
511	500590.45	848990.41
600	500487.96	847886.19
601	500445.11	847923.36
602	500409.43	847958.39
603	500189.43	848744.41
604	500116.19	848134.20
450	501312.87	848131.64
607	500716.13	848021.03
608	501259.17	848761.18
609	500859.98	849224.86
610	501075.80	849237.79
611	500984.50	848056.66
725	501494.49	848168.11
726	501316.37	848127.43



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 INSPECTION SECTION

VILLAGE OF LONGREACH
 SECTION I AREA 6
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND

COLUMBIA
 PB 20 F 95.
 FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED AND TWELVE
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' MARCH, 1972 SHEET 3 OF 3

PLAT Book 20 Folio 95