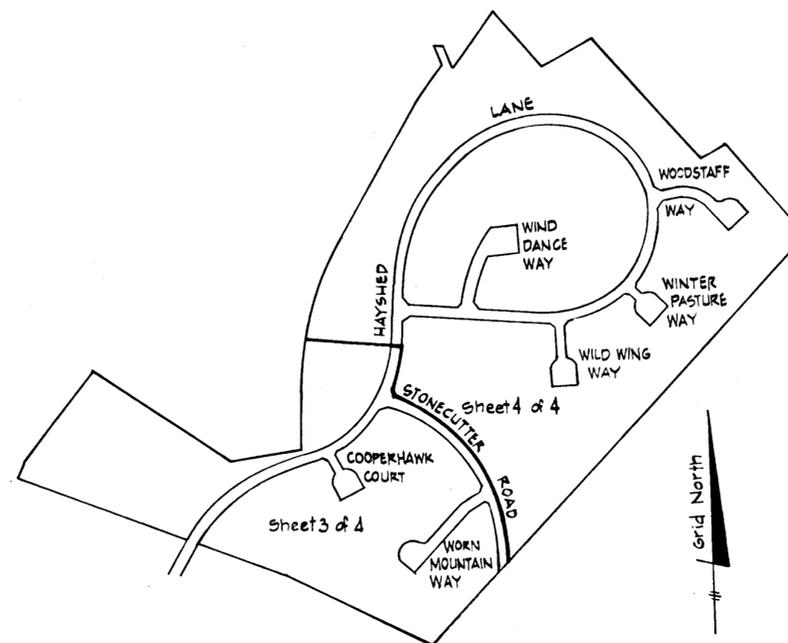


VICINITY MAP
Scale: 1" = 2000'



KEY MAP
Scale: 1" = 400'

RECEIVED

MAY 9 1978

BUREAU OF ENGINEERING

RECORDED IN PLAT 3054A-48
ON 3-28-78 BY THE CLERK OF THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
SECTION I AREA 10
Petitioner and Owner

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Columbia Maryland 21044

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 170
6th Election District Howard County, Maryland

Scale: As shown

Sheet 1 of 4

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE
WITH THE ZONING REGULATIONS OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977.

[Signature]
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976.

HOWARD COUNTY PLANNING BOARD

[Signature] H.C.P.B. EXECUTIVE SECRETARY DATE *[Signature]* H.C.P.B. CHAIRMAN DATE *[Signature]*

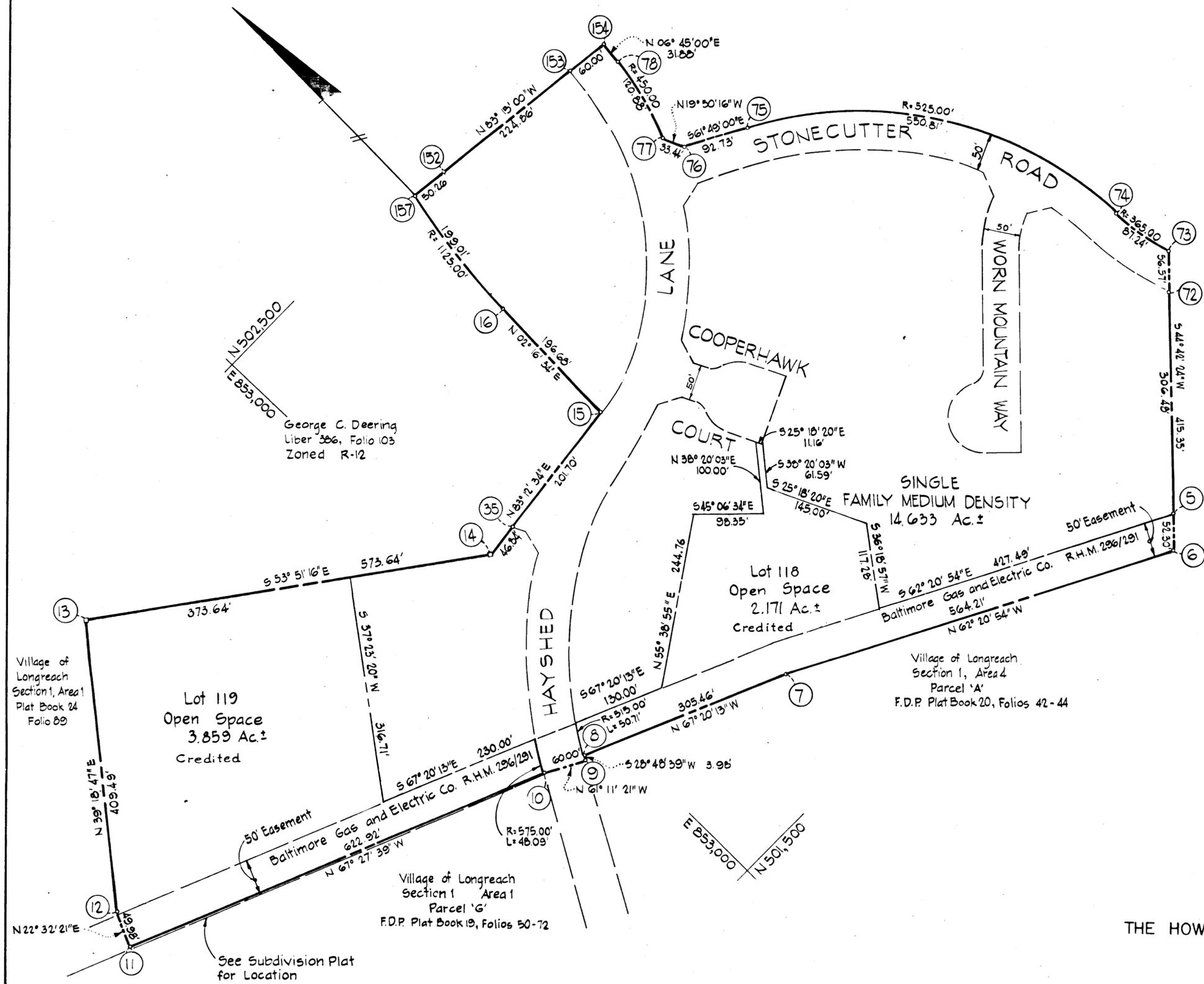
CURVE DATA

No No	Radius	Length	Δ	Tangent	Chord	Chord Bearing
16-157	1125.00	199.01	10°06'39"	99.77	198.76	N 07°20'38" E
78-77	450.00	128.88	15°23'28"	60.81	120.52	N 14°26'44" E
75-74	525.00	550.81	60°06'46"	303.80	525.89	N 31°45'37" W
74-73	525.00	87.24	13°41'40"	43.83	87.03	N 08°33'04" W

COORDINATES

No.	North	East	No.	North	East
5	501426.29	853772.95	16	502283.41	853321.11
6	501389.12	853736.16	157	502480.54	853346.52
7	501650.97	853236.39	152	502474.63	853396.43
8	501768.67	852954.51	153	502359.33	853604.83
9	501765.18	852952.59	154	502441.14	853679.31
10	501794.09	852900.02	78	502409.48	853675.57
11	502032.87	852324.68	77	502292.78	853645.51
12	502079.03	852343.84	76	502261.32	853656.85
13	502395.85	852603.27	75	502217.52	853738.59
14	502057.50	853066.50	74	501770.38	854015.40
35	502063.04	853113.01	73	501684.31	854028.35
15	502086.89	853313.30	72	501644.11	853988.55

Sheet 4 of 4



3-28-18
 PLAT 3054A-50
 ENGINEER: [Signature]
 SURVEYOR: [Signature]

VILLAGE OF LONGREACH
 SECTION I AREA 10
 Petitioner and Owner
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 Columbia, Maryland 21044
COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 170
 6th Election District Howard County, Maryland
 Scale: 1"=100' Sheet 3 of 4

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 170

The Area included within this Final Development Plan Phase is applicable to Section 1, Area 10 of the Village of Longreach.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-a(2):
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-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 119-C-1-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 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	excavations or fill
shrubbery	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' of any 50' street right-of-way nor within 30' of any 60' or greater street right-of-way, nor within 75' 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.

6C OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within 30' of the right-of-way of any public street, road, or highway; or within 75' 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 119-C-1-d:
 - 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.

The accessory use provisions of Section 106 of the Howard County Zoning Regulations shall be applicable.
 - 7E-1 OPEN SPACE LAND USE AREAS
Lots 117, 118, 119, 121 and 122 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.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:
 - 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.
 - 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 the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 119-C-1-f:
 - 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.
 - 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 use. 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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-g:
 - 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.

11. MINIMUM LOT SIZES - Section 119-C-1-h:
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 119-C-1-i:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than thirty 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.

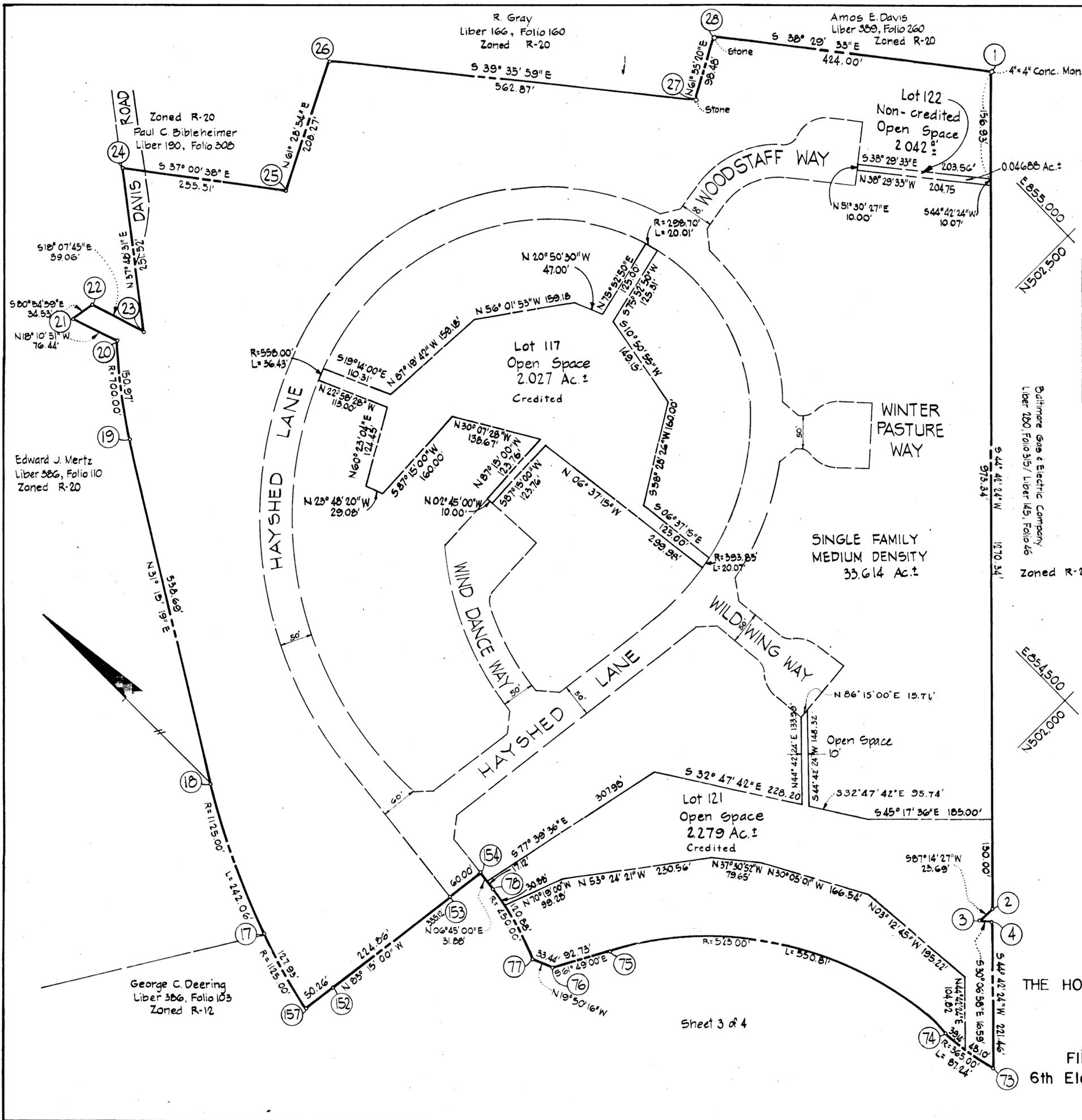
12E OPEN SPACE LAND USES
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
SFMD	
Roadway	8.140
48.247	
Open Space	
Non-Credited	10.947
Credited	10.336
Total	58.630

RECORDED IN PLAT 3054A-49
3-28-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
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Petitioner and Owner
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
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COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 170
6th Election District Howard County, Maryland
Sheet 2 of 4



COORDINATES

No.	North	East	No.	North	East
1	502760.06	855093.13	157	502480.54	853346.52
2	501857.20	854199.47	17	502603.65	853381.05
3	501856.06	854175.81	18	502822.44	853483.50
4	501841.71	854184.14	19	503282.95	853763.00
73	501684.31	854028.35	20	503402.60	853854.59
74	501770.38	854015.40	21	503475.22	853830.74
75	502217.52	853738.59	22	503469.77	853864.84
76	502261.32	853656.85	23	503385.13	853392.55
77	502292.78	853645.51	24	503583.85	854046.74
78	502409.48	853675.57	25	503379.82	854200.55
154	502441.14	853679.31	26	503479.26	854383.55
153	502359.33	853604.83	27	503045.56	854742.33
152	502474.63	853396.43	28	503091.92	854829.23

CURVE DATA

No No	Radius	Length	Δ	Tangent	Chord	Chord Bearing
73 74	365.00	87.24	13°41'40"	43.83	87.03	N 08°33'44" W
74 75	525.00	550.81	60°04'46"	303.80	525.89	N 31°45'13" W
77 78	450.00	120.88	15°23'28"	60.81	120.52	N 14°26'44" L
157 17	1125.00	127.93	06°30'55"	64.03	127.86	N 15°40'10" E
17 18	1125.00	242.06	12°19'41"	121.50	241.59	N 25°05'28" E
19 20	700.00	150.97	12°21'26"	75.78	150.68	N 37°26'02" L

Baltimore Gas & Electric Company
 Liber 120, Folio 515 / Liber 145, Folio 46
 Zoned R-20

3054-A-S1
 23-38-78

VILLAGE OF LONGREACH
 SECTION I AREA 10
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COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 170
 6th Election District Howard County, Maryland
 Scale 1"=100 Sheet 4 of 4

Sheet 3 of 4