

VICINITY MAP
Scale 1"=1600'

SUMMARY OF AMENDMENTS

PHASE 151-A : Revises sheets 1 and 2. Criteria is changed to provide special conditions for qualified housing for elderly and handicapped.

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AUG 17 1977

BUREAU OF ENGINEERING

LOCATION PLAN

This plat supercedes plat recorded among the Land Records for Howard County, Maryland, in Plat Book 28 Folio 37 on May 23, 1974.

plat # 305A A-6

VILLAGE OF LONGREACH
SECTION I AREA 7
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

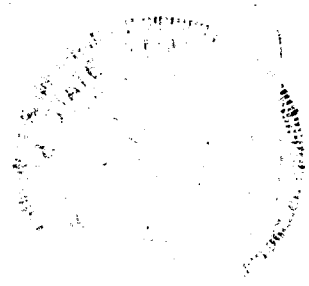
FINAL DEVELOPMENT PLAN PHASE 151-A
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400'

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

S. Richard Moore
PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412
REGULATION 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
HOWARD COUNTY PLANNING BOARD

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

151-A			
151	May 23, 1974	28	37 thru 39
PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
	RECORDED		

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 151 is Applicable to Section 1, Area 7, of the Village of Longreach.

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 to Relocated Md. Rt. 175 is restricted.
3. 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.
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 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.

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 to include an architectural floor 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 area 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 thirty percent (30%) of the lot or project area.
- h. Sections 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-1-a APARTMENT LAND USES - ALTERNATE

Notwithstanding the provisions of Section 6B-1, above, buildings and other structures may be located within apartment land use areas as hereinafter specified if all of the dwelling units contained within such buildings are devoted to housing the elderly and handicapped qualified and approved under Section 202 and/or Section 8 of the Federal Housing Assistance Program as provided in the Housing And Community Development Act of 1974 or under a similar federal, state, or county program intended to promote housing for the elderly and handicapped.

- a. No building or structure shall be located upon lots devoted to apartment land use within thirty (30) feet of the public right-of-way of any public road, street, or highway, nor within fifty (50) feet 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 twenty (20) feet of any exterior property line; except, however, that a building or structure may be located ten (10) feet from an exterior property line where the adjacent land is devoted to Open Space Use. No building or structure shall be located within fifteen (15) feet of any interior property line.
- c. A minimum of fifteen (15) feet is required between all single story buildings, twenty-five (25) feet between two-story buildings, and forty (40) feet between buildings of more than two-stories.
- d. No parking spaces or access driveways to parking area shall be nearer than twelve (12) feet from an apartment building. Access for load docks, supply areas, garbage disposal and other services required to support the operations of the building shall not be located within five (5) feet of any building.
- e. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than thirty percent (30%) of the lot or project area.
- f. Sections 7.046A, 7.06, and 7.07 of the Howard County Zoning Regulations shall apply to all apartment land use areas.
- g. 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.
- h. 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.

7. PERMITTED USES - Section 17.031 D:

7B-1 APARTMENT LAND USE AREAS

Parcel A shall be devoted to apartment uses provided, however, that no more than 150 dwelling units may be constructed on the parcel.

Screen planting must be shown on the Site Development Plan along the right-of-way line for Md. Rt. 175 and along the Transmission Right-of-Way as approved by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 17.031 E:

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 60 feet in height from the highest adjoining ground elevation adjacent to the building.

9. PARKING REQUIREMENTS - Section 17.031 E:

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 parking space, shall be provided for each apartment dwelling unit. Provided, however, that in the event a facility qualifies under Section 202 and/or Section 8 of the Federal Housing Assistance Payments Program, or a similar federal, state or county program 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. For single family attached and condominium units located on lots devoted to apartment uses, no less than two (2) off-street parking spaces of same area shall be provided.

In the event the units qualified under a Housing Assistance Program are withdrawn from such program the owner of the apartment facility shall immediately notify the Office of Planning and Zoning and the Bureau of Inspections and Permits, Department of Public Works, and he will be obligated to provide such additional parking spaces as are necessary to meet the parking requirements first above stated (1 1/2 spaces per dwelling unit) prior to further occupancy of the withdrawn units

10. SETBACK PROVISIONS - Section 17.031 E:

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 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:

12B-1 APARTMENT LAND USE AREAS

In no event shall more than thirty percent (30%) 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.

TABULATIONS OF LAND USE

Land Use	ACRES
Apartment	5.687
(roadway)	.233
TOTAL	5.920

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AUG 17 1977

BUREAU OF ENGINEERING

This plat supersedes plat recorded among the land records for Howard County, Maryland, in Plat Book 28, Folio 38 on May 23, 1974.

The purpose of this amended plat is to modify the criteria contained herein to provide special conditions for qualified housing for elderly and handicapped.

VILLAGE OF LONGREACH

SECTION 1 AREA 7

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21044

COLUMBIA

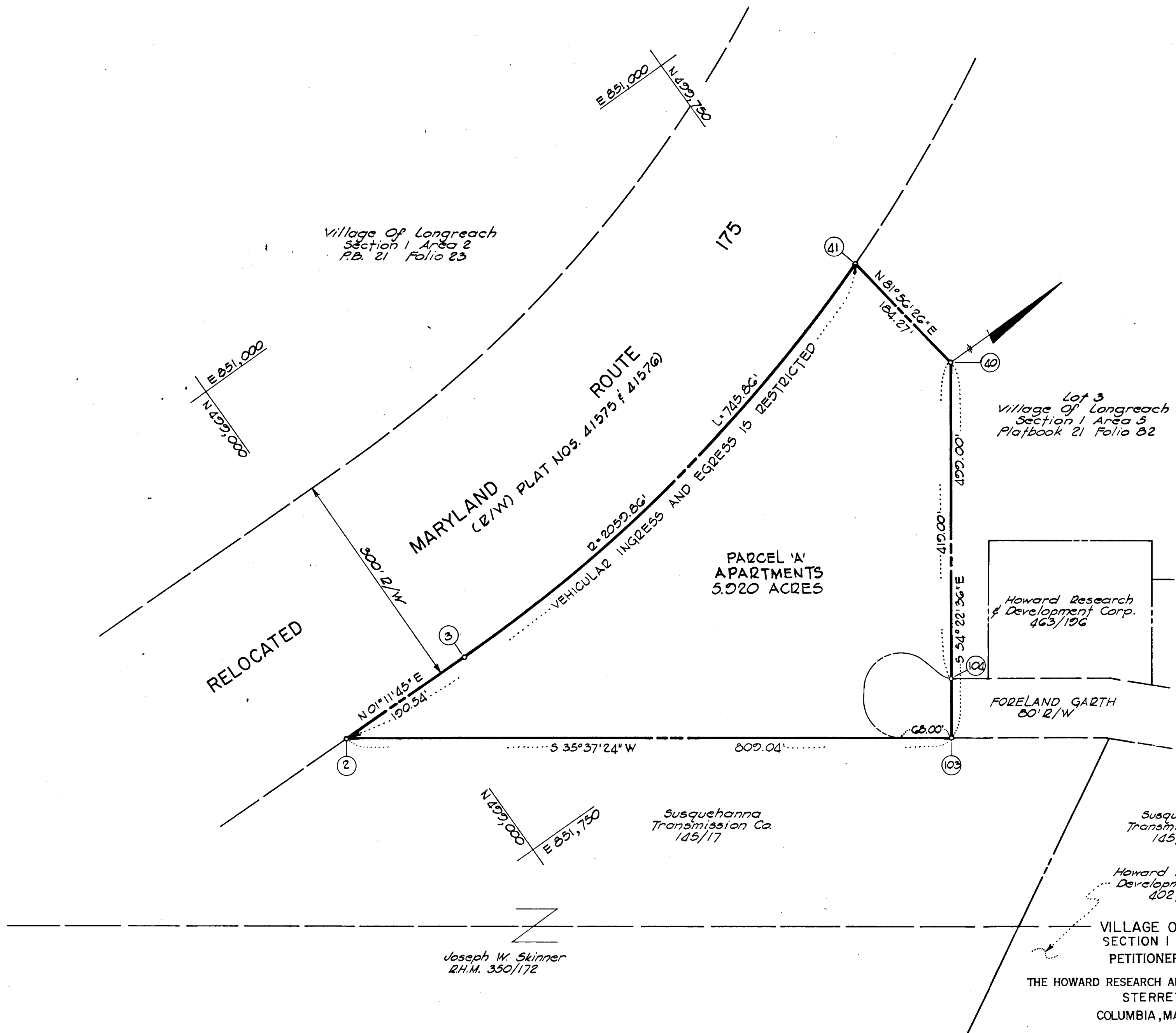
AMENDED

FINAL DEVELOPMENT PLAN PHASE 151-A

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
2	458884.87	851483.20
3	455075.37	851487.18
40	455853.15	851549.82
41	455807.32	851366.37
103	455542.51	851554.43
104	455589.11	851633.41



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AUG 17 1977

BUREAU OF ENGINEERING

RECORDED PLAT 3057 A-8

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 151-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'

SHEET 3 OF 3