



LOCATION PLAN  
SCALE 1" = 2000'

RECORDED PLAT BOOK **20** FOLIO **42**  
ON **4-19** 19**71** AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF LONGREACH  
SECTION I, AREA 4

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

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 103  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' JANUARY, 1971 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

*Richard P. Browne* 5467  
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

*Thomas D. Harris* 3-24-71  
H. C. P. B. EXECUTIVE SEC. DATE

*E. [unclear]* 3-24-71  
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 Long Reach, Section 1, Area 4.

- 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.
- 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 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. 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.

APARTMENT LAND USE AREAS

Buildings and other structures shall be located within Apartment Land Use Areas as specified herein, except that 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. All structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No 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 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 (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- d. Apartment buildings, including accessory buildings, shall not be permitted to cover more than 35 percent of the lot or project area.
- e. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building, except as in accordance with a site development plan approved by the Howard County Planning Board.
- f. Sections 7.048, 7.06 and Section 7.07 of the Howard County Zoning Regulations, as set forth below, shall apply to all apartment land use areas:

MINIMUM FLOOR SPACE REQUIREMENTS

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom. . . . . 400 sq.ft.  
 One bedroom apartments. . . . . 530 sq.ft.  
 Two bedroom apartments. . . . . 660 sq.ft.  
 Three bedroom apartments. . . . . 800 sq.ft.  
 Each additional bedroom shall increase the minimum floor space by 120 sq.ft. Provided, however, that not more than 30% of the total dwelling units within the project may be efficiency apartments.

OTHER REQUIRED FACILITIES

Every apartment project shall provide adequate laundry facilities, proper maintenance of halls and other public areas. All open spaces in the project areas, except driveways and parking compounds, shall be planted and landscaped, and shall be maintained at all times.

SIGNS

Notwithstanding other provisions of these regulations only such signs as approved by the Planning Board at the time the site development plan is approved shall be permitted. Provided, however, that the maximum aggregate area of such signs shall not exceed 100 square feet.

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 denoted 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 17.031 D:

APARTMENT LAND USE AREAS

Parcels A, B, & C shall be devoted to apartment uses provided, however that no more than 324 Dwelling Units may be constructed on Parcels A, B, & C.

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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 17.031 E:

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 Parcels A, B, & C provided improvements thereon are constructed 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 with 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:

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces containing a minimum area of two (2) hundred square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Lot 1 as approved by the Howard County Planning Board.

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:

- a. Setback shall conform to the requirements of Section 6 above.
- b. A planting buffer must be provided along the property line adjacent to the Susquehanna Transmission Company right-of-way if required by the Howard County Planning Board at the time a site development plan is submitted for approval.

11. MINIMUM LOT SIZE - 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:

APARTMENT LAND USE AREAS

In no event shall more than ( 35 percent 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.

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 IN ACRES

LAND USE	ACRES
Apartments	24.272
Roadway	1.211
Open Space	
Non-Credited	0.837
TOTAL	25.109

RECORDED PLAT BOOK 20 FOLIO 43  
 ON 4-19 1971 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

VILLAGE OF LONGREACH

SECTION 1 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21043

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FINAL DEVELOPMENT PLAN PHASE 103  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 JANUARY, 1971 SHEET 2 OF 3



