

VICINITY MAP  
SCALE 1" = 2000'

**SUMMARY OF AMENDMENTS**

PHASE 106-A - AMENDS SECTION 122 OF THE CRITERIA ALLOWING USE OF A RELIGIOUS FACILITY AS A DAY CARE CENTER DURING NON-RELIGIOUS SERVICE HOURS.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 19, 1971 IN PLAT BOOK 20 FOLIO 49

RECORDED #3054A-890  
ON 11/24 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF LONGREACH  
SECTION I AREA 5

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

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 106-A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' SHEET 1 OF 3

Note:  
The purpose of this plat is to revise FINAL DEVELOPMENT PLAN CRITERIA, 7. PERMITTED USES - Section 122 to allow for the operation of a day care center as a permitted use under the conditions stated herein.

PREPARED AS TO SHEETS 1 TO 3  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED AUGUST 2, 1985

*William G. Hartzel*  
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-86  
AMENDED Z.B. CASE 501 RESOLUTION APPROVED NOV. 4, 1965  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.B. CASE 673 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

*Thomas G. Harris* 10-29-86 *Edna Lentner* 10-29-86  
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.C. CHAIRMAN DATE

106	4-19-71	P.B. 20, F. 45 TO 47
PHASE OR AMENDMENT	DATE	PLAT RECORDED

**FINAL DEVELOPMENT PLAN CRITERIA**

The area included within this Final Development Plan Phase is Applicable to Village of Long Reach, Section 1, Area 5.

1. PUBLIC STREETS AND ROADS - Section 122-C-3-b  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:  
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 is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b  
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 - 122-C-3-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 122-C-3-D(1):  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

- roof or building overhangs
- porches and decks
- bay windows
- privacy walls or screens
- all parts of any buildings, dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension or construction of any type, and where any land use in adjacent to a principal and intermediate divided arterial highway. No residential structure shall be located within 50 feet of the right-of-way line thereof except however, that structures may be constructed at any location within such setback area 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:

- cornices and eaves (not more than three (3) feet into required yard)
- trellises
- walks
- excavations or fill
- shrubbery
- fencing under 6' in height
- trees
- retaining walls under 3' in height
- ornamental landscaping
- similar minor structures
- chimneys (not more than four(4) feet into any required yard)

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 feet in height if solid or closed nor 5 feet in height if open, except 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 road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a PRINCIPAL & INTERMEDIATE DIVIDED ARTERIAL HIGHWAY. 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 structures shall be located within 40' of any property lines of the project.
- c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, front to rear). All other structures 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.

**MINIMUM FLOOR SPACE REQUIREMENTS**

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom. . . . . 400 Sq. Ft.  
One bedroom apartment . . . . . 530 Sq. Ft.  
Two bedroom apartment . . . . . 660 Sq. Ft.  
Three bedroom apartment . . . . . 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.

6. 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.

H. NOTWITHSTANDING THE PROVISIONS OF PARAGRAPHS A THRU G, 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.

**EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL**

No structure shall be located within 30' of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this paragraph, buildings and other structures may be located at any location within Commercial Land Use Areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

**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.

7. PERMITTED USES - Section 122-C-3-d-2

**APARTMENT LAND USE AREAS**

Parcel A shall be devoted to apartment uses provided, however that no more than 190 Dwelling Units may be constructed on Parcel A.

**EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL**

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Lots 5 & 6 to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto. Use of the religious facility as a day care center except during some hours as it is used for religious services.

Division of Open Space Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times 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.

**VILLAGE CENTER OPEN SPACE LAND USE AREAS**

Lot 3 is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation of a public or private swimming pool.
- b. Operation of a community library facility.
- c. Operation of a community hall, including leasing of same for public or private uses.
- d. Operation of a teen center building, including sales on the premises of food and beverages.
- e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- f. Use of the facilities to be constructed upon lot 3, for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.
- g. Operation of an arts and crafts center including sales on the premises of student's wares and arts and crafts supplies.

**TRANSPORTATION OPEN SPACE LAND USE AREAS**

Lots 1, 2, & 4 are to be used for open space purposes. Any portion of Lots 1, 2, & 4 may be used as a vehicular right-of-way for a public or privately owned transportation system and accessory uses including transit stop structures. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30' in width shall be classified as non-credited open space for the purpose of land use allocations under Section 122-A-8 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 122-C-3-d-3

**APARTMENT LAND USE AREAS**

No structures shall be constructed more than 100 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcel A provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

**VILLAGE CENTER - COMMERCIAL**

No height limitation is imposed upon structures constructed within the Village Center 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 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 122-B-2-b-16

**APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces containing a minimum area of ONE HUNDRED EIGHTY (180) square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses.

**COMMERCIAL LAND USE AREAS-NEIGHBORHOOD & VILLAGE CENTER**

In all commercial land use areas, the following parking requirements shall apply:

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
2. One (1) parking space shall be provided for each two (2) employees or tenants occupying office space in this Final Development plan area.
3. See note.

**PARKING REQUIREMENTS - Section 122-A-8-a**

**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 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-a (3)

**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 122-C-3-d (3)

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 122-C-3-d (3)

**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.

**COMMERCIAL LAND USE AREAS**

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

**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
Apartments	9.537
Employment Center	
Commercial	14.785
Roadway	3.169
Open Space	
Non-credited	11.340
<b>TOTAL</b>	<b>38.662</b>

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 19, 1974 IN PLATBOOK 10, P.100 & 101

(3) \* ALL PARKING SPACES MUST BE LOCATED AS CLOSE AS POSSIBLE TO THE BUILDING OR FACILITY BEING SERVED AS REQUIRED BY HOWARD COUNTY PLANNING BOARD.

**VILLAGE OF LONGREACH**

**SECTION 1 AREA 5**

**PETITIONER AND OWNER**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21043

#3054A-891

RECORDED PLATBOOK PAGE

ON 11/24 1986 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD.

**COLUMBIA**

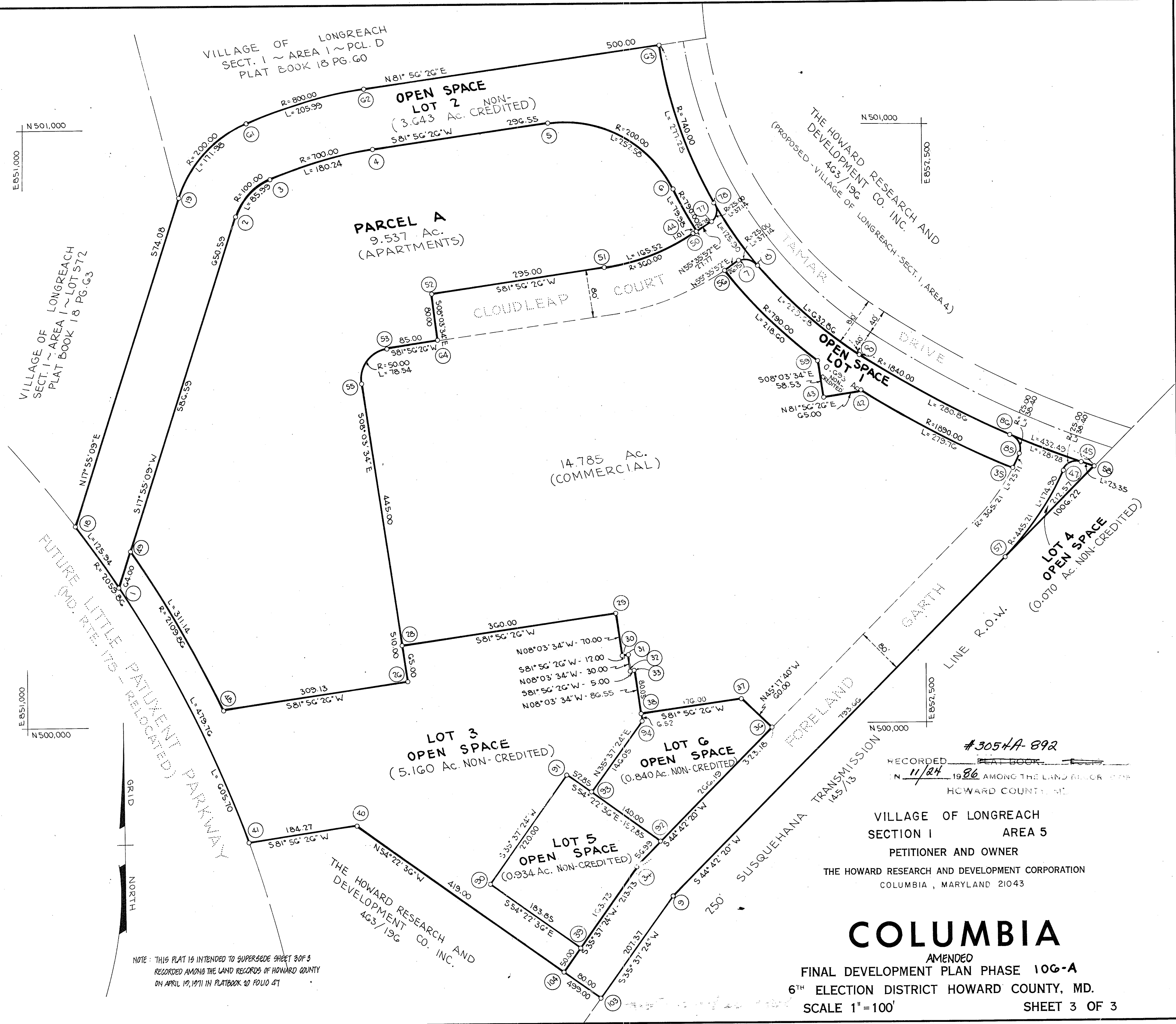
AMENDED

FINAL DEVELOPMENT PLAN PHASE 100-A

6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	500,236.69	851,154.77
2	500,855.71	851,354.94
3	500,917.12	851,411.32
4	500,964.96	851,584.58
5	501,006.54	851,878.20
6	500,895.25	852,086.46
7	500,774.16	852,192.00
8	500,769.36	852,275.48
9	499,711.08	852,075.23
10	500,340.25	851,083.16
11	500,886.48	851,259.79
12	500,071.11	851,634.94
13	500,135.46	851,625.82
14	500,185.94	851,982.27
15	500,116.63	851,992.08
16	500,118.31	852,003.96
17	500,088.61	852,008.17
18	500,089.31	852,013.12
19	499,762.84	852,013.90
20	500,426.91	852,644.71
21	499,992.53	852,241.24
22	500,034.74	852,198.60
23	500,010.06	852,024.34
24	499,629.75	851,918.53
25	499,833.15	851,548.82
26	499,807.32	851,366.37
27	500,556.75	852,397.19
28	500,547.64	852,332.83
29	500,824.48	852,123.89
30	500,434.15	852,761.10
31	500,420.14	852,729.32
32	500,027.77	851,328.86
33	500,297.58	851,174.46
34	500,825.05	852,124.72
35	500,765.07	851,970.96
36	500,723.71	851,678.87
37	500,632.58	851,605.93
38	500,576.07	851,563.43
39	500,759.05	852,169.92
40	500,275.15	852,633.53
41	500,426.24	852,783.08
42	500,605.59	852,324.62
43	500,616.80	852,395.92
44	501,009.30	851,372.55
45	501,063.98	851,570.56
46	501,134.08	852,065.63
47	500,644.50	851,690.09
48	500,840.16	852,146.80
49	500,873.11	852,154.43
50	500,450.36	852,655.26
51	500,482.61	852,642.35
52	499,736.83	851,769.09
53	499,915.66	851,897.23
54	499,803.34	852,053.99
55	499,884.88	852,940.19
56	500,003.60	852,025.26
57	499,542.51	851,954.43
58	499,589.11	851,889.41



#3054A-892  
 RECORDED 11/24 1986 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF LONGREACH  
 SECTION 1 AREA 5  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

# COLUMBIA

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 106-A  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100'