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THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 112 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 93.

OWNER OF LOT 18 AND PARCEL B (ORIGINAL LOT 15)
R.L. ANDERSON AND WIFE
COLUMBIA, MARYLAND 21044

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
STERRETT BUILDING
COLUMBIA, MARYLAND 21044

COLUMBIA

RECORDED PLAT BOOK 28 FOLIO 1
ON 5/7 1974 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. FINAL DEVELOPMENT PLAN PHASE 112 - 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



William D. Purdum
LAND SURVEYOR'S SIGNATURE

AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
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 B.C.C. CASE 506 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD
Thomas D. Hamigh 5-74 H.C.R.B. EXECUTIVE SECRETARY DATE
E. Marie Spel 5/74 H.C.R.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.

1. 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.
2. 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, Old Montgomery Road and Tamar Drive 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.

Cornices	Porches
Eaves	Bay Windows
Roof or Building Overhangs	Privacy Walls or Screens
Chimneys	All Parts of Any Building,
Trellises	Dwelling, or Accessory Buildings

All setback areas shall be clear of any protrusions, extensions, 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.

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 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7 1/2 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 6B-2, 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.

7. PERMITTED USES - Section 17.031 D:
SINGLE FAMILY LOW DENSITY LAND 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.U., and Parcel B 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 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 17.014B through 17.014B (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 ownerships and may be operated as rental units. No more than 150 dwelling units may be constructed on Parcel A. Parcel B shall be used for access to Parcel A of Phase 153.

OPEN SPACE LAND USE AREAS
Parcel D lots 1, 17, 18 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.

TRANSPORTATION OPEN SPACE LAND USE AREAS
Lots 1 and 17 are to be used for open space purposes. Any portion of lots 1 & 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 traveled area actually used as a right-of-way or in any event, a right-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 17.018 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 17.031 E:
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.

ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 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 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 17.031 E:
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 (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 feet, for 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 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. 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 A 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 Parcels 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 E. Smith Estate subject to approval by the Howard County Planning Board.
f. Setback provisions for Parcel B shall be as required for Parcel A of Phase 153.

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.

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:
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 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
SFLD	0.636
SFMD	3.543
SFA	13.093
Roadway 1.966	
Open Space Credited	1.091
Non-credited	5.144
TOTAL	23.507

13. PATHWAY REQUIREMENT - P.B. CASE 73
A pathway system is to be provided to connect the existing pathway along Sealed Message Road to the sidewalk system at the intersection of Majors Lane and Tamar Drive, on the Site Development Plan.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 112 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 94.

VILLAGE OF LONGREACH
SECTION 1 AREA 6

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 112 - A
6 TH. ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

RECORDED PLAT BOOK 28 FOLIO 2
ON 5/17 1974 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FDP-112-A DRWN. BY:
CHKD. BY:

(SEE MARYLAND SHA. D/W PLATS *41572 & 41573)

PROPOSED LITTLE PATUXENT PARKWAY (RELOCATED MD ROUTE 175)

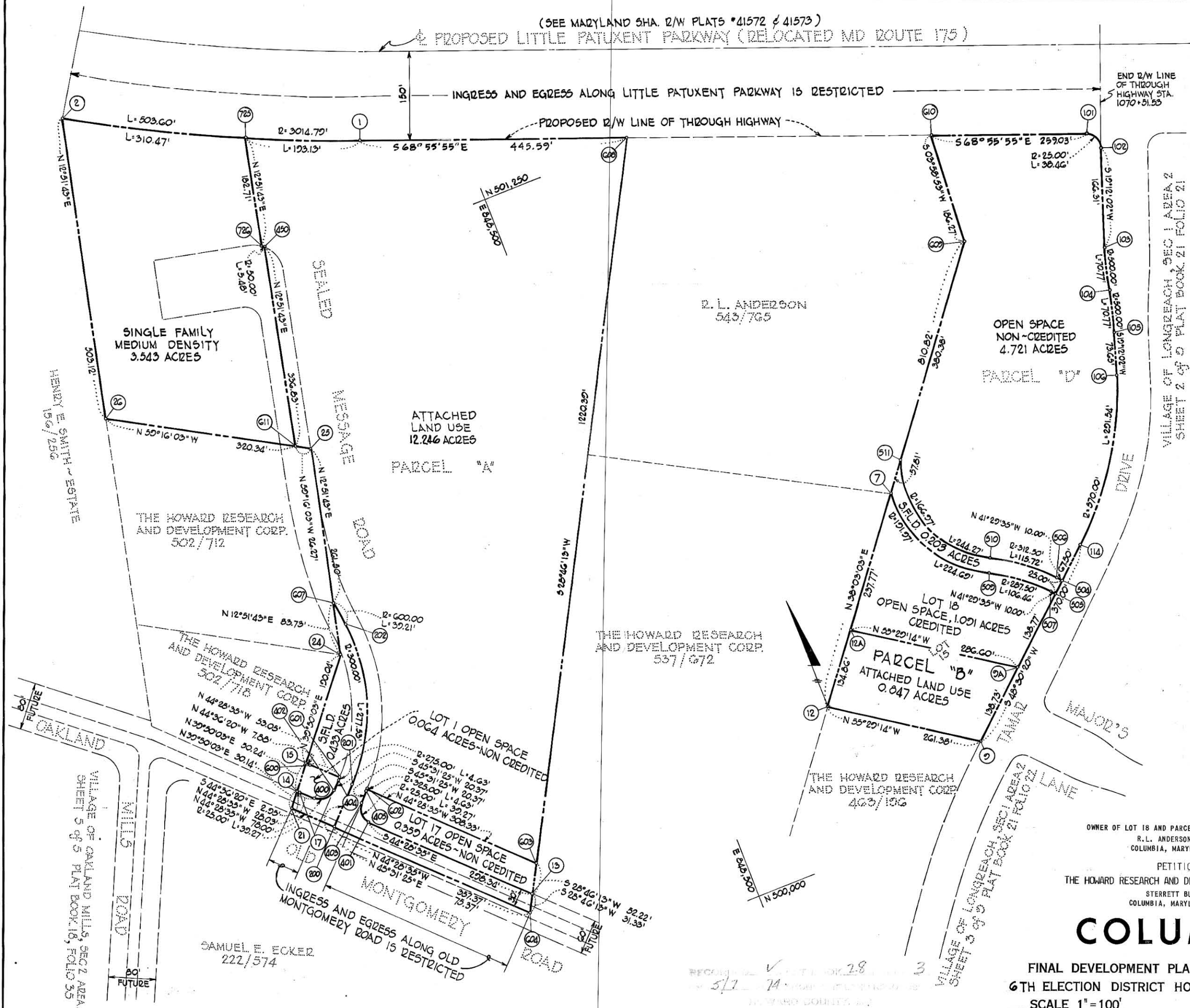
INGRESS AND EGRESS ALONG LITTLE PATUXENT PARKWAY IS RESTRICTED

PROPOSED R/W LINE OF THROUGH HIGHWAY

END R/W LINE OF THROUGH HIGHWAY STA. 1070+51.53

COORDINATES

NO.	NORTH	EAST
1	501419.35	848345.98
2	501638.69	847893.31
7	500544.92	848954.78
9	500103.39	848940.48
12	500251.49	848725.10
13	500143.66	848149.28
14	500450.00	847848.48
15	500488.57	847880.66
17	500447.89	847850.56
21	500426.85	847829.17
24	500634.50	848002.39
25	500971.07	848079.24
26	501148.20	847781.31
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	500588.02	849378.26
114	500348.53	849217.62
200	500371.19	847883.82
201	500424.00	847937.60
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	849167.06
505	500287.25	849148.34
506	500311.30	849160.44
507	500294.74	849141.71
509	500359.76	849058.18
510	500381.98	849069.64
511	500590.45	848990.41
600	500482.96	847886.19
601	500445.11	847923.36
602	500409.43	847958.39
603	500189.43	848174.41
604	500116.19	848134.20
450	501312.87	848131.64
607	500716.13	848021.03
608	501259.17	848761.78
609	500889.98	849224.86
610	501075.80	849237.79
611	500984.50	848056.66
725	501494.49	848168.11
726	501316.37	848127.43
12-A	500357.69	848808.23
9-A	500195.30	849044.39



VILLAGE OF LONGREACH, SEC 1 AREA 2 SHEET 2 OF 3 PLAT BOOK 21 FOLIO 21

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 112 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 95.

OWNER OF LOT 18 AND PARCEL B (ORIGINAL LOT 15)
 R.L. ANDERSON AND WIFE
 COLUMBIA, MARYLAND 21044

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 STERRETT BUILDING
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 112~A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 3 OF 3

RECORDED IN PLAT BOOK 28 SHEET 3
 5/17/74