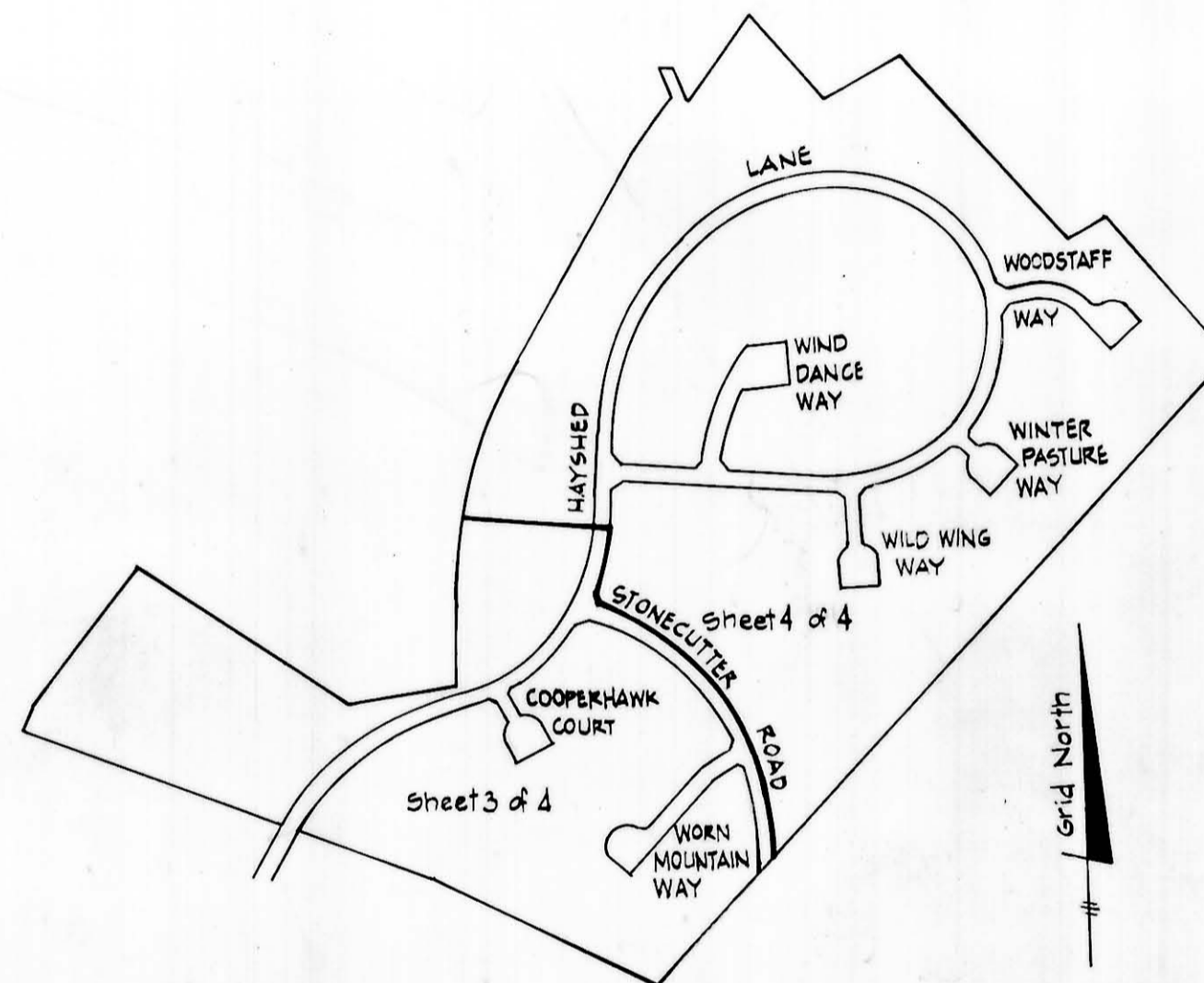


VICINITY MAP
Scale: 1" = 2000'



KEY MAP
Scale: 1" = 400'

SUMMARY OF AMENDMENTS

PHASE 170-A: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO REMOVE 0.056 ACRES OF OPEN SPACE CREDITED AND ADD IT TO SINGLE FAMILY MEDIUM DENSITY. DUE TO REVISION TO ROAD ALIGNMENT OF STONECUTTER ROAD, REDUCING THE ROADWAY ACREAGE BY 0.020 ACRES, ADD REFERENCE TO ARTS 11, 12 AND UPDATE ZONING SECTIONS 9 AND CRITERIA.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MARCH 28, 1978 AS PLAT 3054A-4B.

RECORDED PLAT 3054-A-1035# ON 3-10-89 BY [unclear] LAND RECORDS HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
SECTION I AREA 10, 11 & 12
Petitioner

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
Columbia Maryland 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 170-A
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 AUGUST 2, 1985.



Richard W. [unclear]
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
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 3, 1986

HOWARD COUNTY PLANNING BOARD

[Signature] 3.1.89
H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 3/1/89
H.C.P.B. CHAIRMAN DATE

170	3/28/78	3054A-4B-51
PHASE OR AMENDMENT	DATE	PLAT NO.
	RECORDED	

The Area included within this Final Development Plan Phase is applicable to Section 1, Areas 10, 11, 12 the Village of Longreach.

1. PUBLIC STREET 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.
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 - Section 122-C-3-c :
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:

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 principal or intermediate divided arterial 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
shrubby	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 7 1/2' 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.

6D 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 25' 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.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MARCH 28, 1978 AS PLAT 3054A-49.

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

- 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 122-C-3-d(3)

- 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 122-C-3-d(3)

- 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 one hundred eighty (180) 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 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-d(3)

- 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 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)

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	8.120	48.303
Open Space		
Non-Credited		0.047
Credited		10.280
Total		58.630

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
Columbia, Maryland 21044

VILLAGE OF LONGREACH
SECTION I AREA 10, 11, 12
Petitioner
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 170-A
6th Election District Howard County, Maryland
Sheet 2 of 4

RECORDED
 3-10-78
 3054A-49
 HOWARD COUNTY, MARYLAND

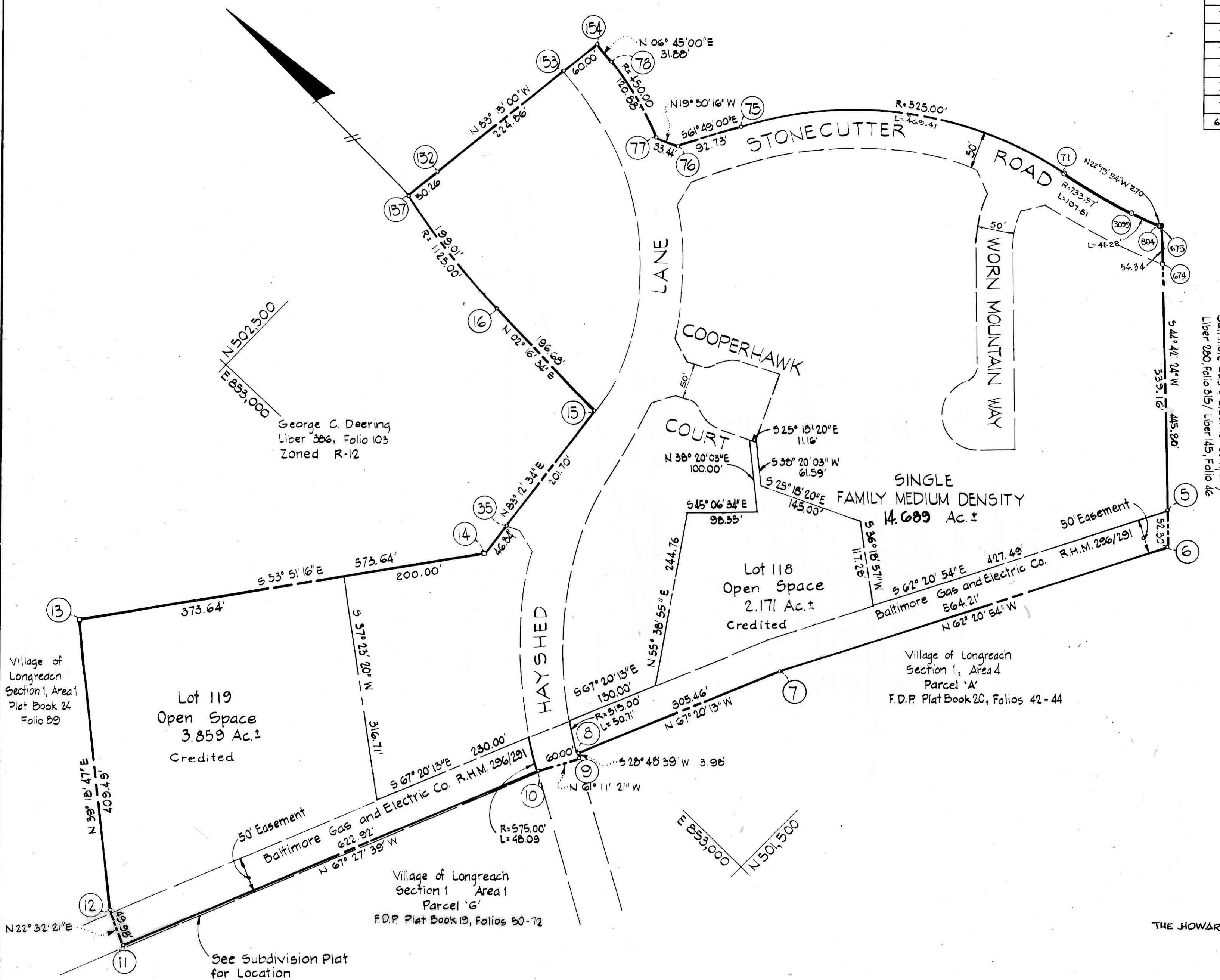
CURVE DATA

No	No	Radius	Length	Δ	Tangent	Chord	Chord Bearing
16	157	1125.00	199.01	10°08'09"	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	469.41	51°13'44"	251.70	453.93	S 36°12'08" E
71	804	733.57	149.08	11°38'40"	74.80	148.83	S 16°24'34" E

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	71	501851.23	854006.70
35	502063.04	853113.01	3099	501747.09	854034.21
15	502086.89	853313.30	804	501708.46	854048.74
675	501705.96	854049.77	674	501667.34	854011.54

Sheet 4 of 4



VILLAGE OF LONGREACH
SECTION I AREA 10, 11 & 12
Petitioner

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
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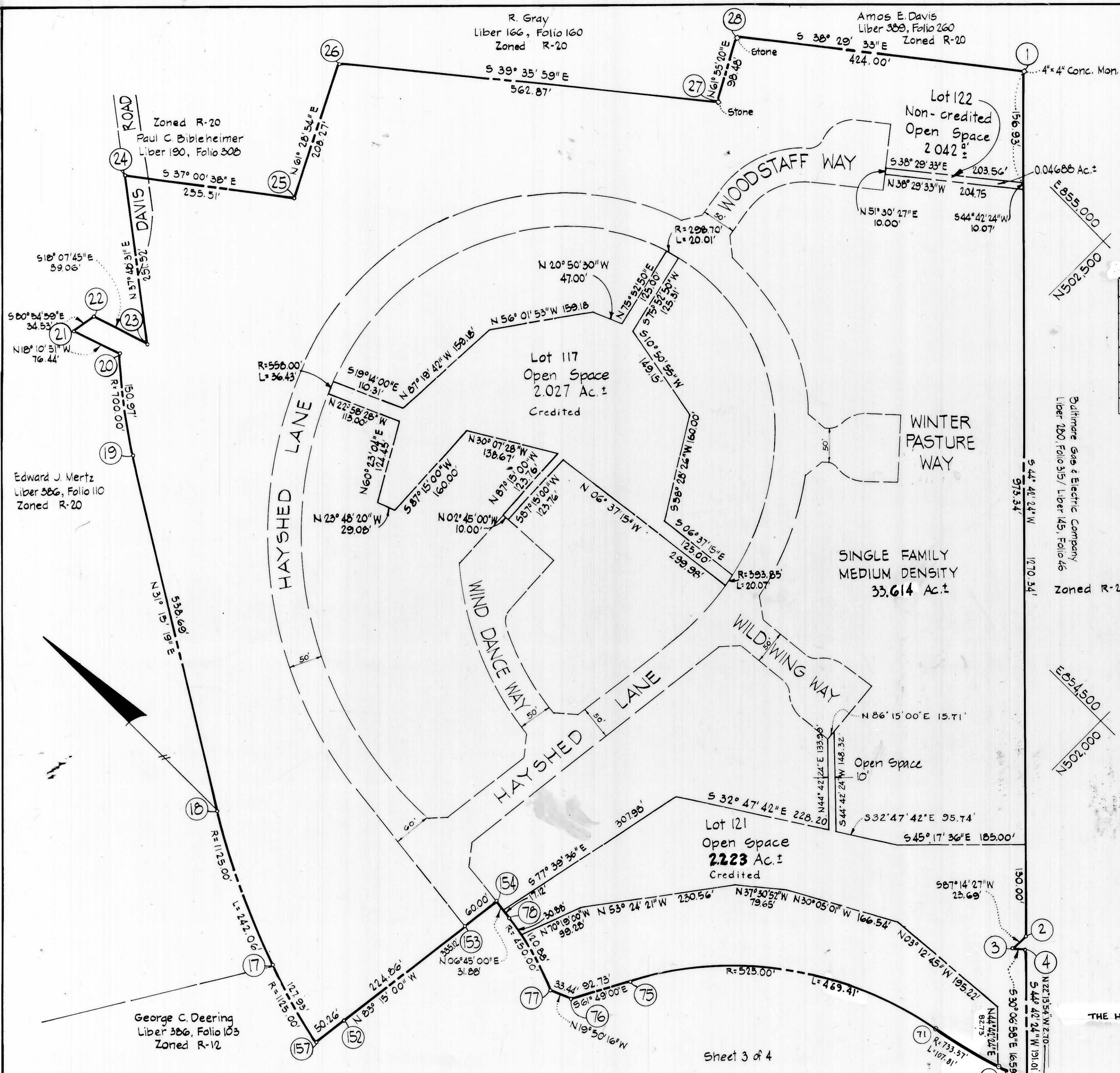
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 170-A
6th Election District Howard County, Maryland

Scale: 1"=100'
Sheet 3 of 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MARCH 28, 1978 AS PLAT 3054A-50

RECORDED 3054A-P-10574
11-3-10



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
71	501851.23	854006.70	20	503402.60	853854.59
3099	501747.09	854034.21	21	503475.22	853830.74
75	502217.52	853738.59	22	503469.77	853864.84
76	502261.32	853656.85	23	503385.13	853892.55
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
804	501708.46	854048.74	675	501705.96	854048.77

CURVE DATA

No	No	Radius	Length	Δ	Tangent	Chord	Chord Bearing
804	71	733.57	149.08	11°38'40"	74.80	148.83	N 16°24'34" W
71	75	525.00	469.41	51°13'44"	251.70	453.93	N 36°12'08" W
77	78	450.00	120.88	15°23'28"	60.81	120.52	N 14°26'44" E
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" E

VILLAGE OF LONGREACH
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COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 170-A
6th Election District Howard County, Maryland
Scale 1" = 100 Sheet 4 of 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 4
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
ON MARCH 28, 1978 AS PLAT 3054-A-51.

Sheet 3 of 4

3-10-1978
 170-A-10-11-12
 HOWARD COUNTY, MARYLAND