

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN IS APPLICABLE TO SECTION 2 OF THE VILLAGE OF LONGREACH

- 1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To Be Shown On Subdivision Plats, If Required By The Howard County Department Of Planning And Zoning.
- 2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
 - 2A. To Be Shown On Subdivision Plats, If Required By The Howard County Department Of Planning And Zoning.
 - 2B. Vehicular Ingress And Egress To Maryland Route 108, And Lark Brown Road Will Be Permitted Only At Points Of Access Approved By The Howard County Department Of Planning And Zoning And The Department Of Public Works.
- 3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To Be Shown On Subdivision Plats, If Required By The Howard County Department Of Planning And Zoning.
- 4. DRAINAGE FACILITIES - Section 125-C-3-b:
To Be Shown On Subdivision Plats, If Required By The Howard County Department Of Planning And Zoning.
- 5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-C-3-b:
To Be Shown On Subdivision Plats, If Required By The Howard County Department Of Planning And Zoning.

- 6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d-(1):
The Term "Structure", As Used In This Final Development Plan Phase, Shall Include But Not Be Limited To:
 - Cornices And Eaves
 - Roof Or Building Overhangs
 - Chimneys
 - Porches, Decks, Open Or Enclosed
 - Bay Windows, Oriels, Vestibule, Balcony
 - Privacy Walls Or Screens
 - All Parts Of Any Buildings Dwelling Or Accessory Buildings

All Setback Areas Shall Be Clear Of Any Protrusions, Extensions, Or Construction Of Any Type, Except Cornices And Eaves May Project Not More Than Three (3) Feet Into The Setback Area: Bay Windows, Oriels, Vestibules, Balconies Or Chimneys Which Are Not More Than Ten (10) Feet In Width May Project Not More Than Four (4) Feet Into The Setback Area: And Porches, Decks, Open Or Enclosed May Project Not More Than Ten (10) Feet Into The Front Or Rear Setback Area, And Where Any Land Use Is Adjacent To A Principal Arterial Or Intermediate Divided Arterial Highway No Structure Shall Be Located Within 100' 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	Trellises
Shrubbery	Excavations Or Fill
Trees	Fencing Under 6' In Height
Ornamental Landscaping	Retaining Walls Under 3' In Height
	Similar Minor Structures

Determination Of The Specific Character Of "Similar Minor Structures" And Setbacks Applicable Thereto Will Be Made By The Howard County Department 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' Height If Opened, 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 Feet Of Any 50' Street Right-Of-Way, Nor Within 30 Feet Of Any 60' Or Greater Street Right-Of-Way, Nor With 100 Feet Of A Principal Arterial Highway, 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 Provided All Structures And Construction Is Developed In Accordance With A Site Development Plan Approved By Howard County Planning Board.

Structures May Be Located On The Property Line Provided No Part Of The Building Shall protrude Over The Adjoining Lot And Provided That A Maintenance Easement Agreement Be Included In The Deed Where Appropriate. Spacing Between Single Family Detached Dwelling Units Shall Be A Minimum Of 15 Feet. All Structures Must Be 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.

Permanent Access To Lots May Be Provided By Means Of Perpetual Common Reciprocal Access Easement As Shown On The Final Subdivision Plat.

6D. 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 125-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, Including Private Recreational Facilities, Such As Swimming Pool, Tennis Courts, Basketball Courts, Reserved For The Use Of The Onsite Residents And Their Guests.

7. Permitted Uses - Section 125-C-3-D(2):
7E-1. Open Space Land Use Areas
Lots 115, 117, 222, 224, 225, 226, 227 (Credited) And Lots 116, 223 (Non-Credited) 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 Department Of Planning And Zoning.

8. Height Limitations - Section 125-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.

8. Height Limitations - Section 125-C-3-d-(3):
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 125-C-3-d-(3):
9A. Single Family Low And/OR Medium 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.

9. Parking Requirements - Section 125-C-3-d-(3):
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 125-A-8 of the Howard County Zoning Regulations.

10. Setback Provisions - Section 125-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 125-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.
* All Single Family Lots Which Adjoin An R-12 Zoning District Shall Either Be A Minimum Of 12,000 Square Feet In Area Or Be Of Each Size As To Provide A 100 Foot Setback From The R-12 District.

12. Coverage Requirements - Section 125-C-3-d-(3):
12E. Open Space Land Uses
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.

12. Coverage Requirements - Section 125-C-3-d-(3):
12E. Open Space Land Uses
No More Than Ten (10%) Percent 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.

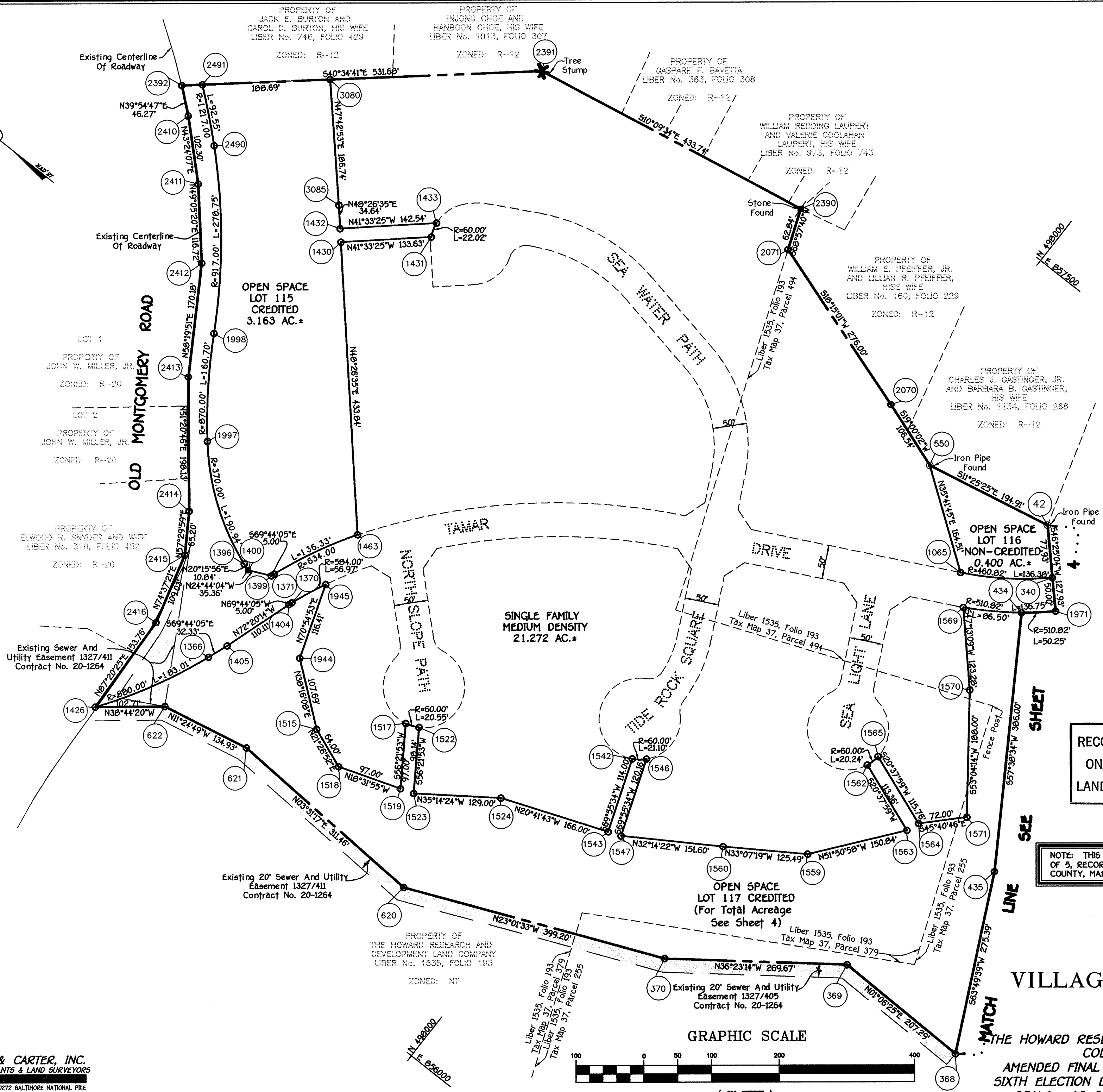
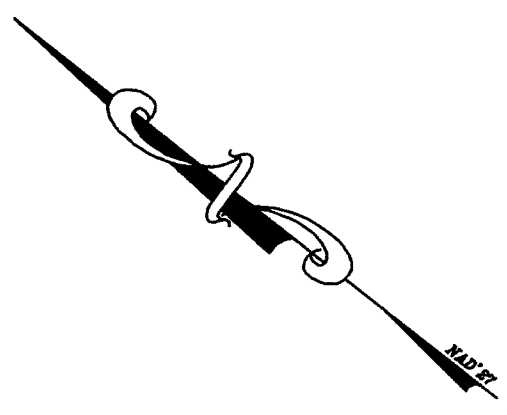
NOTE:
* The Above Change Is Required As A Condition Of Planning Board Approval As Expressed In The Decision And Order Dated March 4, 1987 For Planning Board Case No. 209.

TABULATION OF LAND USE	
LAND USE	ACRES
TOTAL SINGLE FAMILY MEDIUM DENSITY ROADS - 13.379 AC.	67.246
TOTAL OPEN SPACE - CREDITED	35.707
TOTAL OPEN SPACE - NON-CREDITED	0.523
TOTAL	103.476

RECORDED - PLAT NO. 3054-A-1774
ON 6-9-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF LONGREACH
SECTION 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 196-A-1
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER 3, 1998
SHEET 2 OF 5

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 8-03-88, AS PLAT No. 3054A-1012.

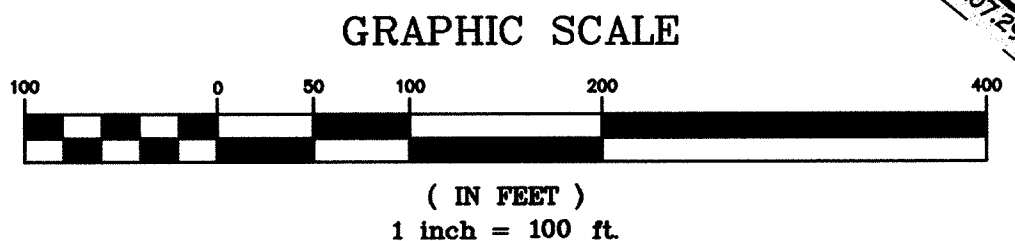


RECORDED - PLAT NO. 3054-A-1775
ON 6-9-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3
OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY, MARYLAND ON 8-03-88, AS PLAT No. 3054A-1013.

VILLAGE OF LONGREACH SECTION 2

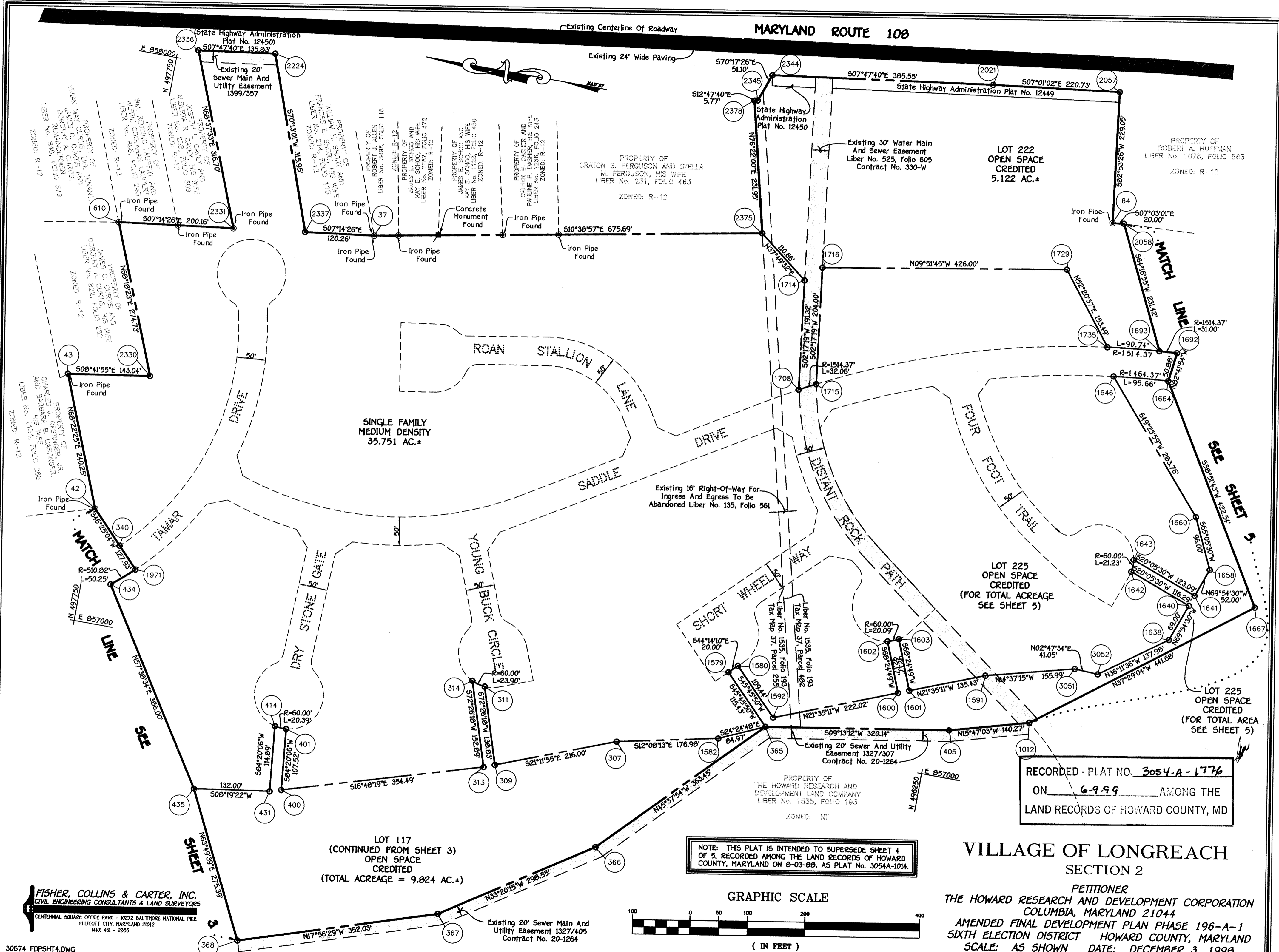
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 196-A-1
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER 3, 1998
SHEET 3 OF 5



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2895

MARYLAND ROUTE 108

Existing Centerline Of Roadway

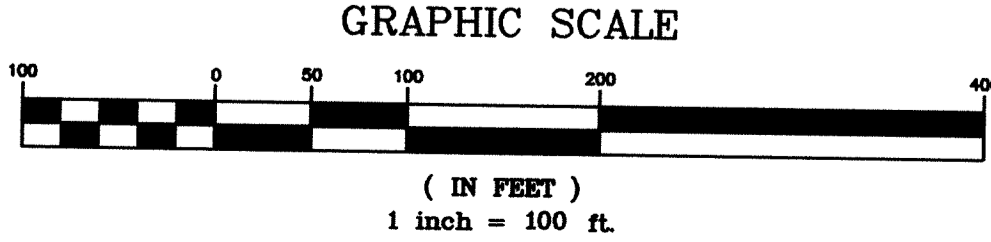


RECORDED - PLAT NO. 3054-A-1776
ON 6-9-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

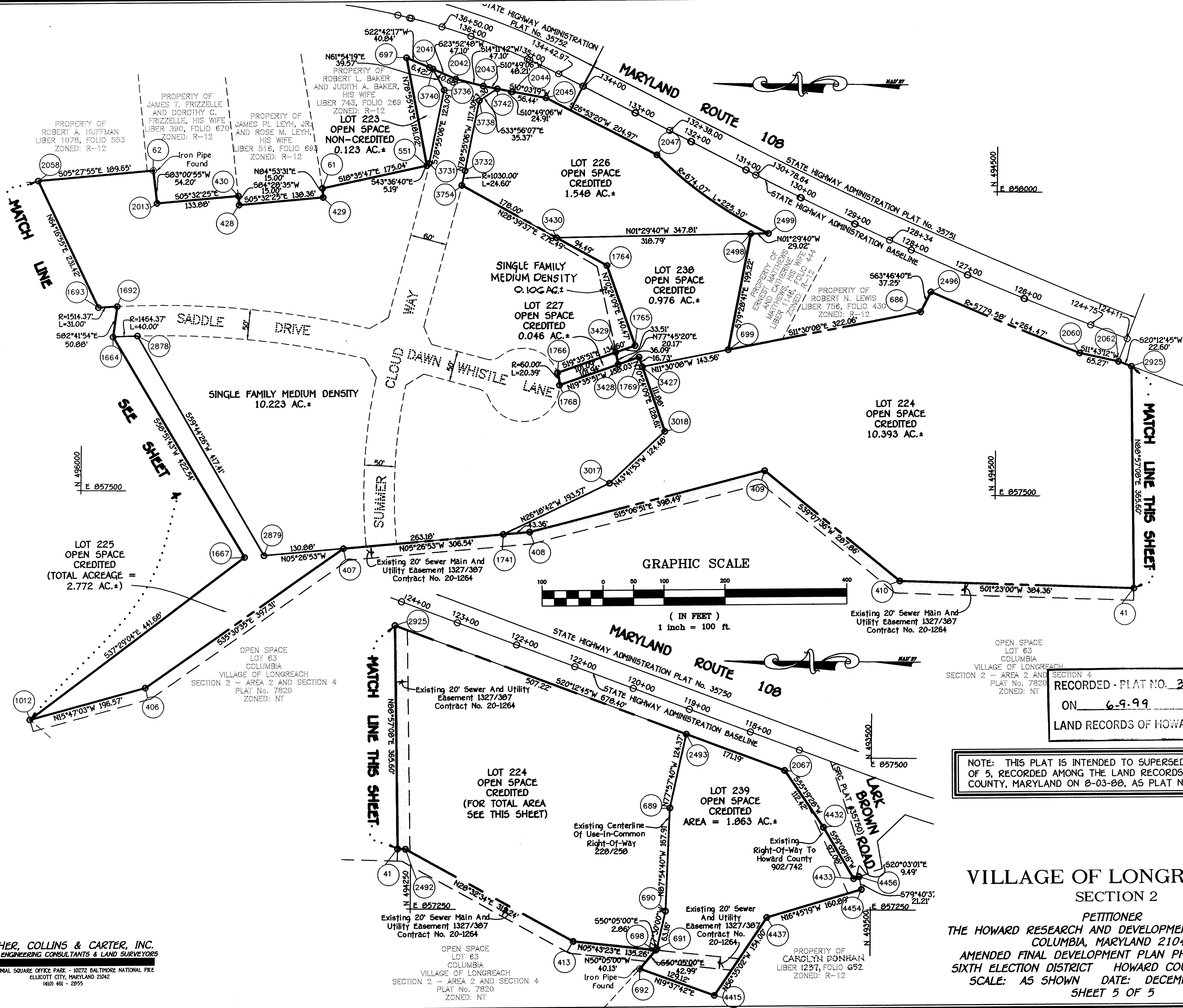
NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 8-03-88, AS PLAT No. 3054A-1014.

VILLAGE OF LONGREACH SECTION 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 196-A-1
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER 3, 1998
SHEET 4 OF 5



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855



PROPERTY OF ROBERT A. HUFFMAN
LIBER 1078, FOLIO 553
ZONED: R-12

PROPERTY OF JAMES T. FRIZZELLE
AND DOROTHY C. FRIZZELLE, HIS WIFE
LIBER 390, FOLIO 670
ZONED: R-12

PROPERTY OF JAMES P. LEYH, JR.
AND ROSE M. LEYH, HIS WIFE
LIBER 518, FOLIO 694
ZONED: R-12

PROPERTY OF ROBERT L. BAKER
AND JUDITH A. BAKER, HIS WIFE
LIBER 743, FOLIO 269
ZONED: R-12

LOT 223
OPEN SPACE
NON-CREDITED
0.123 AC.±

LOT 226
OPEN SPACE
CREDITED
1.548 AC.±

SINGLE FAMILY
MEDIUM DENSITY
0.106 AC.±

LOT 227
OPEN SPACE
CREDITED
0.046 AC.±

LOT 236
OPEN SPACE
CREDITED
0.976 AC.±

LOT 224
OPEN SPACE
CREDITED
10.393 AC.±

LOT 225
OPEN SPACE
CREDITED
(TOTAL ACREAGE =
2.772 AC.±)

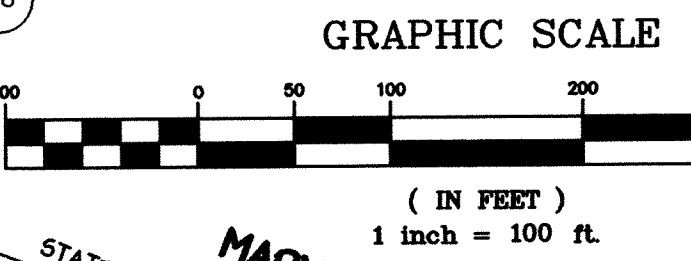
SINGLE FAMILY MEDIUM DENSITY
10.223 AC.±

OPEN SPACE
LOT 63
COLUMBIA
VILLAGE OF LONGREACH
SECTION 2 - AREA 2 AND SECTION 4
PLAT No. 7820
ZONED: NT

LOT 224
OPEN SPACE
CREDITED
(FOR TOTAL AREA
SEE THIS SHEET)

LOT 239
OPEN SPACE
CREDITED
AREA = 1.863 AC.±

OPEN SPACE
LOT 63
COLUMBIA
VILLAGE OF LONGREACH
SECTION 2 - AREA 2 AND SECTION 4
PLAT No. 7820
ZONED: NT



OPEN SPACE
LOT 63
COLUMBIA
VILLAGE OF LONGREACH
SECTION 2 - AREA 2 AND SECTION 4
PLAT No. 7820
ZONED: NT

RECORDED - PLAT NO. 3054-A-1777
ON 6-9-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 8-03-88, AS PLAT No. 3054A-1015.

VILLAGE OF LONGREACH
SECTION 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 196-A-1
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER 3, 1998
SHEET 5 OF 5

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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(410) 461 - 2855