### FINAL DEVELOPMENT PLAN PHASE 196-A-1

VILLAGE OF LONGREACH SECTION 2

			CC	DORDINATE	TABLE			
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EA5T
37	497355.460907	<i>8</i> 57755.269925	1547	497958.153232	056447.172756	2411	499046.157828	056017.711929
41	497748.964197	857198.802386	1559	497724.823545	856596.618216	2412	490969.719373	056729.503533
42	497748.749864	857198.878937	1560	497829.924036	856528.046476	2413	490000.372530	056504.664396
43	497037.293070	857422.213621	1562	497737.732200	856755.181300	2414	498756.617693	856429.938073
61	495607.520525	857999.881787	1563	497631.646212	Ø56715.23613Ø	2415	490721.505492	856374.949120
62	495005.190027	858027.407618	1564	497624.598548	056733.953254	2416	498692.673189	856269.822437
64	496093.825374	858006.890291	1565	497732.935400	956774.746000	2490	499062.932316	056076.924531
307	496782.469670	956960.196643	1569	497770.983184	857026.232251	2491	499132.951290	056937.409023
309	496983.853505	856882.080618	1570	497607.250215	856935.748050	2492	494250.237234	857347.979530
311	497025.741697	057014.435619	1571	497574.294238	856785.465159	2493	493801.787101	057530.507035
313	497002.537784	<i>8</i> 56874.833985	1579	496612.590060	857115.220958	2496	494607.793110	857834.661404
314	497048.669158	<i>8</i> 57020.596255	1580	496598.261411	857129.173258	2498	494904.193653	857928.964920
340	497695.023959	857142.426122	1582	496609.441743	056997.396950	2499	494075.103233	857929.721770
365	496532.064991	857032.518313	1591	496170.941471	057109.623703	2878	495909.132644	857754.330743
366	496786.213948	<i>8</i> 56772.702960	1592	496521.912517	857050.760508	2879	495690.791273	857393.787263
367	497035.637786	856608.628816	1600	496315.467644	857132.441352	2925	494277.760030	857713.832627
360	497370.547730	856500.189435	1601	496296.870374	857139.799445	3017	495133.000000	857517.000000
369	497577.802906	Ø56504.193534	1602	496349.377286	857218.146535	3018	495043.000000	857603.000000
370	497794.895146	856344.214747	1603	496330.780016	857225.504629	3051	496020.000000	857229.000000
400	497341.092119	856772.343209	1639	495067.645303	857308.478988	3052	495979.000000	857227.000000
401	497352.505298	856879.337016	1640	495843.942163	857373.279894	3060	490909.639009	857060.147323
405	496216.061521	857083.812664	1641	495037.071664	857392.062765	3085	498864.000000	056922.000000
406	495091.920045	857175.439051	1642	495953.157113	857413.229119	3427	495080.525139	057700.397961
407	495568.504200	857406.213190	1643	495952.668072	857434.346234	3428	495120.134296	857712.057440
408	495263.350829	857435.316719	1646	496044.300912	857743.414120	3429	495124.411125	05773L764534
409	494878.642828	857539.220117	1658	495019.200360	857440.898230	3430	495222.870721	857920.650989
410	494655.333301	857357.568243	1660	495059.640302	857527.968654	3731	495432.932246	050041.636073
413	493903.941009	857198.784082	1664	495949.085285	857752.414484	3732	495374.050970	858030.103709
414	497372.746342	856880.777518	1667	495730.590577	857390.754453	3736	495409.273142	050162.433354
428	495743.902100	857971.619000	1692	495942.619368	857802.877889	3738	495351.506254	858145.211217
429	495606.107100	857984.963700	1693	495973.552662	857800.848638	3740	495427.910299	858197.345576
430	495745.345900	857986.549400	1708	496500.123467	857622.450999	3742	495322.164418	050164.954326
431	497361.405679	056766.449703	1714	496604.016959	857812.268300	3754	495379.066328	858006.024483
434	497698.600637	857073.407783	1715	496551.770939	057637.419746	4415	493753.483486	857111.141669
435	497492.015449	<i>8</i> 56747.342513	1716	496577.248644	857839.822529	4432	493577.100601	857386.986317
550	497939.801468	857160.274632	1729	496157.544114	857912.789011	4433	493527.331156	857303.679457
551	495436.690421	858038.055814	1735	496063.775603	857791.276081	4437	493660.673566	857239.684570
610	497797.449763	857699.118483	1741	495306.514729	857431.200029	4454	493514.615569	857286.066371
620	490162.207650	856188.071227	1764	495139.959642	057075.333399	4456	493510.416326	<i>8</i> 57306.933052
621	498473.157799	856207.200718	1765	495092.845630	857743.002866			
622	498605.422821	856180.499008	1766	495219.647996	<b>857697.857077</b>			
666	494624.251481	057001.246315	1768	495216.172501	057677.064603			
669	493027.720203	<i>8</i> 57416.950565	1769	495086.137453	057724.161434			
690	493033.040500	057249.152144	1944	498493.239520	<i>8</i> 56359.692271			
691	493847.518834	<i>857187.489289</i>	1945	498531.301778	<i>8</i> 56469.701479			
692	493075.104346	857154.516882	1971	497660.554216	857106.206834			
697	495471.452032	050215.706749	1997	498799.109807	056527.333705			
698	493849.354020	857185.295728	1998	498890.866239	<i>9</i> 5665 <i>9</i> .9 <i>9</i> 5926			
699	494939.843541	<i>857737.025638</i>	2013	495070.599053	<i>8</i> 57973.609 <i>8</i> 58			
1012	496001.075778	857121.969726	2041	495433.780320	<i>050199.944346</i>			
1065	ANTANC INFINAC	AFTACI GARGOI	2042	105300 713000	OFALON ASSICCE	l		

2043 495345.052077 858169.327970

2044 495297.700513 858160.279475

2045 495242.127724 858150.425085

2047 495059.318004 858057.724992

2057 496122.174315 858234.183338

2050 496073.976597 050009.345096

2060 494362.004349 057734.090404

2062 494298.972291 857721.639529

2067 493641.141505 857479.441969

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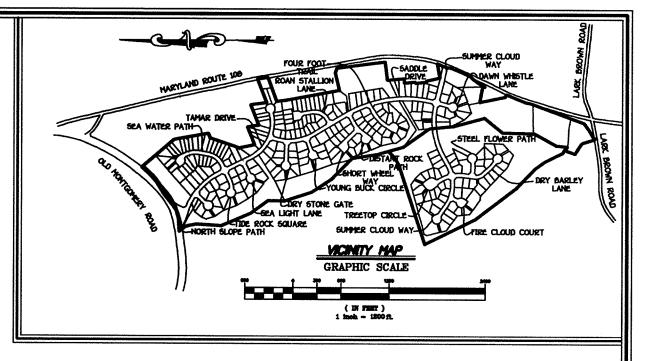
2331 497590.005000 057724.345709 2336 497714.311112 050019.267517 2337 497474.770331 057740.113377

2344 496723.240602 858154.929399

2391 498752.152139 857263.540462

2392 499155.973999 856917.691465

		CURVE	DATA	TABULA	TION	
PT-PT	RADIUS	ARC LENGTH		TANGENT	CHORD BEARING	AND DISTANC
340-1065	460.82'	136.30'	16°57'26"	68.69'	N35°06'13"W	135.89'
1971-434	510.82	50.25'	05°36'12"	25.15'	N40°45'50"W	50.23'
1971-1569	510.82'	136.75'	15°20'20"	68.79'	N35°54'46"W	136.35'
1426-1366	680.00	163.01'	15°25'13"	92.06'	562°01'28"E	182.46'
1370-1945	584.00'	56.97'	05°35'22"	28.51'	566°56'24"E	56.95'
1517-1522	60.00	20.55'	19°37'19"	10.36'	521°37'20"E	20.45'
1542-1546	60.00°	21.10*	20°09'01"	10.66'	537°45'54"£	20.99'
1562-1565	60.00°	20.24'	19°19'40"	10.22'	576°13'27"E	20.14'
1569-434	510.82	96.40'	09°42'09"	43.35'	533°05'40"E	86.40'
1433-1431	60.00'	22.20'	21°01'29"	11.13'	572°26'56"W	21.89'
1463-1371	634.00	136,33'	12°19'13"	66.43'	N63°34'28"W	136.07'
1396-1997	370.00	190.94'	29°34'04"	97.64'	N35°02'58"E	188.83'
1997-1998	870.00	160.70°	10°35'00"	<b>60.56'</b>	N55°07'30"E	160.47'
1990-2790	917.00'	278.75'	17°25'00"	140.46'	N51°42'30"E	277.68'
2490-2491	1217.00'	92.55'	04°21'26"	46.30'	N40°49'17"E	92.53'
1693-1692	1514.37'	31.00'	01°10'22"	15.50'	503°45'12"E	31.00'
1735-1693	1514.37'	90.74'	03°26'00"	45.36'	506°03'23°E	90.73
1735-1692	1514.37'	121.74'	04°36'22"	60.90'	505°28'12"E	121.71'
<u> 1664-1646</u>	1464.37'	95.66'	03°44'34"	47.84'	N05°24'00"W	95.64'
414-401	60.00	20.39'	19°28'16"	10.29'	504°04'15"W	20.29'
314-311	60.00°	23.90'	22°49'17"	12.11'	515°02'25"W	23.74'
<u>1602-1603</u>	60.00	20.09'	19°11'17°	10.14'	521°35'11°E	20.00'
1642-1643	60.00'	21.23'	20°16'35"	10.73'	588°40'24"E	21.12'
2047-2499	674.07	225.30'	19*09'02"	113.71	534°48'20"W	224.25'
2496-2060	5779.50	264.47'	02°37'19°	132.26'	522°09'48"W	264.45'
1768-1766	60.00'	20.39'	19°20'16"	10.29'	N60°08'18"E	20.29'
1762-997	2872.94	145.96'	02°54'39"	73.00'	570°18'12"E	145.95'



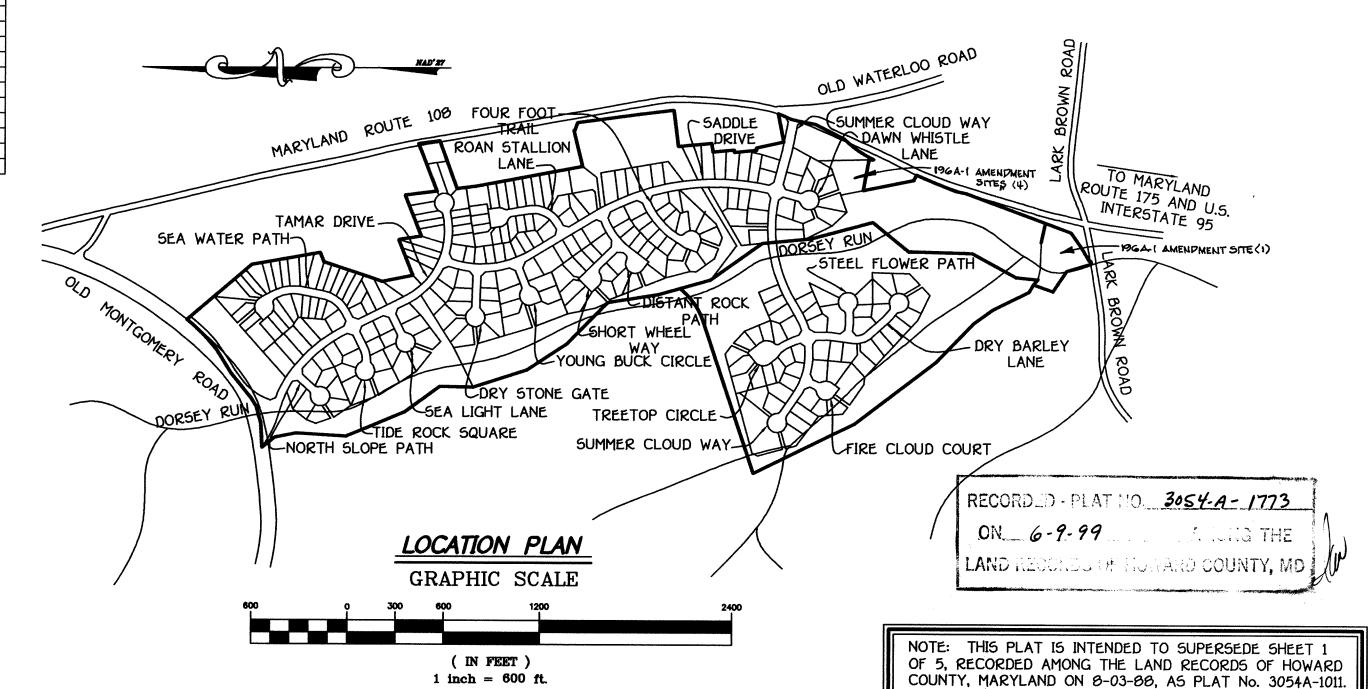
#### SUMMARY OF AMENDMENTS:

#### PHASE 196-A

Amends Sheet 5 Of 5. Purpose Is To Change 1.477 Acres Of Credited Open Space To Non-Credited Open Space And Revise Summer Cloud Way Road Alignment Resulting In The Addition Of 0.003 Acres To Non-Credited Open Space And Subtract 0.003 Acres From Single Family Medium Density.

#### PHASE 196-A-1

Amends Sheet 5 of 5. Purpose Is To Add Credited Open Space Lots 238, (0.976 Acres) And 239, (1.863 Acres) And Single Family Medium Density (0.106 Acres), And to Change Lot 226, (1.548 Acres) Of Non-Credited Open Space To Credited Open Space And Lot 227 (0.046 Acres) Of Non-Credited Open Space to Credited Open Space To This Phase And To Update Criteria To The Current Zoning Regulations.



PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993.

1065 497806.195086 857064.283221 2042 495390.713099 858180.877666

1431 498727.761587 856969.758804 2071 498302.653220 857281.396121 1432 | 498841.022390 | 856896.080620 | 2224 | 497581.715200 | 858037.417800

1519 498257.153682 856300.423294 2345 496740.474099 858106.823095 1522 498291.873565 856388.718173 2375 496691.428225 857880.133896

1523 498237.512297 856307.007427 2378 496746.099871 858105.545524

1524 498132.152439 856381.440620 2390 498325.212876 857340.047017

1546 497999.396657 856560.035530 2410 499120.484031 856888.003503

1366 490599.947635 056277.363741

1370 498553.608154 856417.303848

1371 490600.513060 056434.622329 1396 | 498644.523146 | 856418.892372

1399 | 498602.244908 | 856429.931838

1404 498555.340002 856412.613357

1405 490500.750151 056307.690710

1426 498685.537961 856116.225658

1430 | 498827.755071 | 856881.114717

1433 | 490734.363004 | 056990.633311

1463 490539.950409 056556.472115 1515 490400.691944 056292.995052 1517 498310.882555 856381.183483

1510 490349.123040 056269.593300

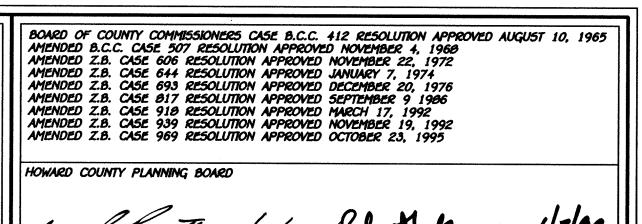
1542 | 498015.992075 | 856547.179054

1543 | 497976.863806 | 856440.104414

1400 | 490634.356590 | 056415.130624



12/8/98



FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

NTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE

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## 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 1 OF 5

#### 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

Cornices And Eaves Roof Or Building Overhangs Chimneys Porches, Decks, Open Or Enclosed Bay Windows, Oriel, Vestibule, Balcony Privacy Walls Or Screens All Parts Of Any Buildings Dwelling Or Accessory Buildings

Phase, Shall Include But Not Be Limited To:

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 "5tructure", Does Not Include The Following Upon Which No Restriction As To Location Is Imposed:

Walks Shrubbery Excavations Or Fill Fencing Under 6' In Height Trees 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 If 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):

BA. 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):

BE. 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

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-O Of The Howard County Zoning Regulations.

10. Setback Provisions - Section 125-C-3-d-(3):

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): Single Family Low And/Or Medium Density Detached Residential Land 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.

\* 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

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2

OF 5. RECORDED AMONG THE LAND RECORDS OF HOWARD

COUNTY, MARYLAND ON 6-03-86, A5 PLAT No. 3054A-1012.

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

FISHER, COLLINS & CARTER, INC. ENGINEERING CONSULTANTS & LAND SURVEYORS

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