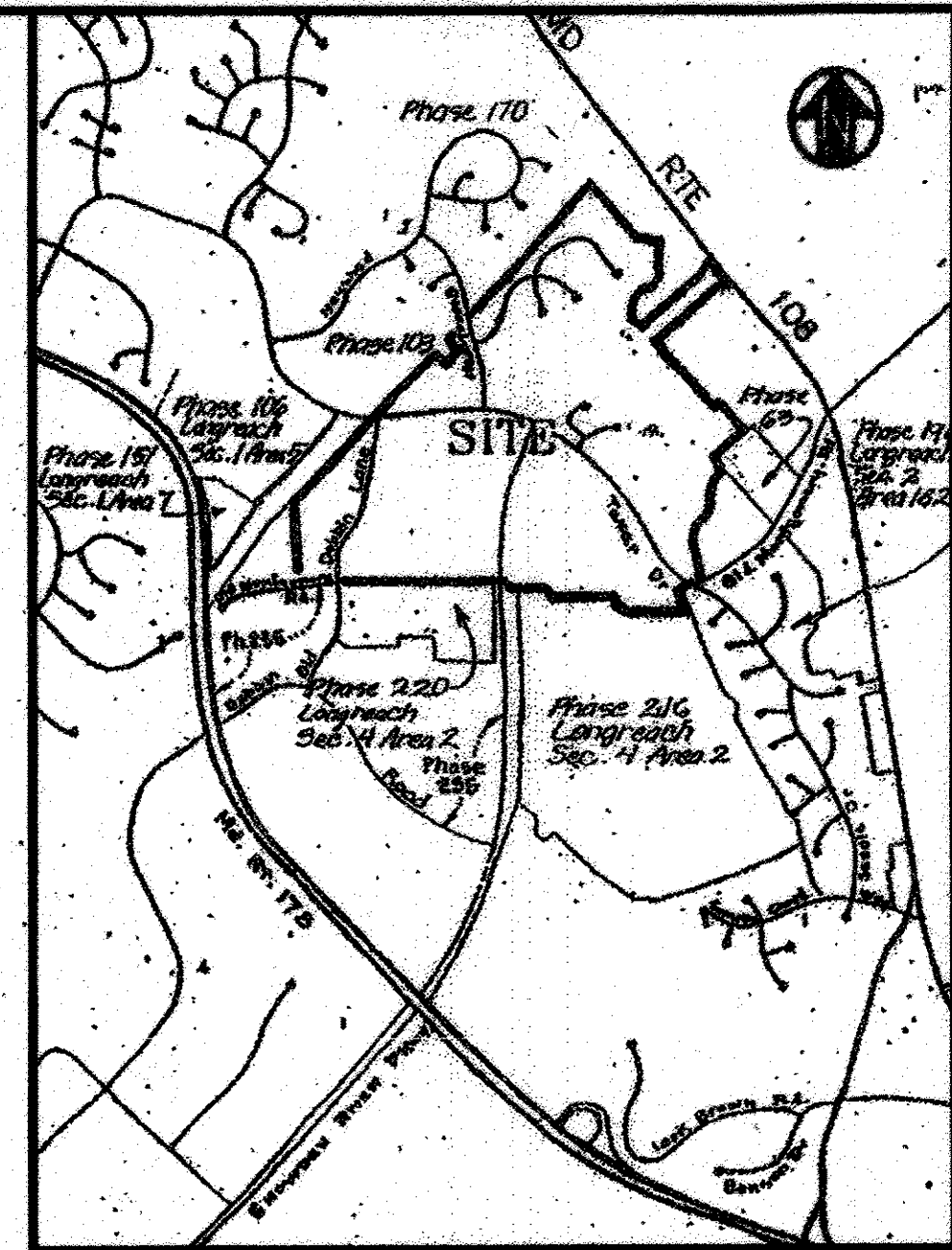
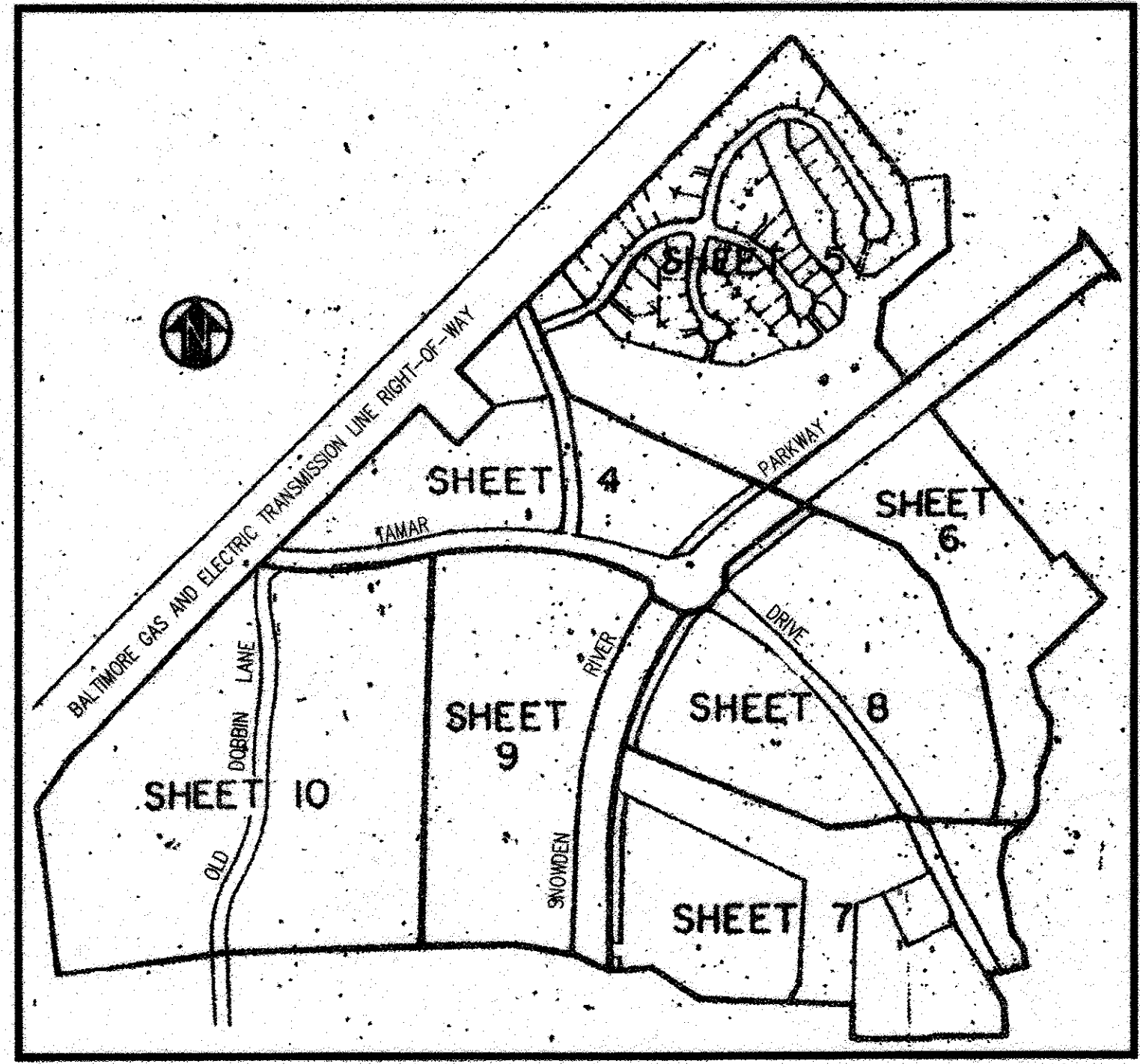


# VILLAGE OF LONGREACH SECTION 3 FINAL DEVELOPMENT PLANS



VICINITY MAP  
SCALE: 1" = 2000'



LOCATION MAP  
SCALE: 1" = 600'

**SUMMARY OF AMENDMENTS**

- PHASE 197 A PART II: AMENDS SHEETS 2 AND 7 OF 10. PURPOSE IS TO ADD AN ALTERNATE 20' SETBACK FOR UNITS WITH INTEGRAL GARAGES UNDER SECTION 6B-2 ATTACHED LAND USE, AND TO CHANGE THE OUTLINE OF PARCEL E AND LOTS 81 AND 85 AS SHOWN ON SHEET 7.
- PHASE 197 A-I PART II: AMENDS SHEETS 3, 9 AND 10 OF 10. PURPOSE IS TO CHANGE 0.627 ACRES OF OPEN SPACE CREDITED TO NON-CREDITED AND ADJUST THE TABULATION CHART ACCORDINGLY.
- PHASE 197 A-II PART II: AMENDS SHEETS 2, 3, 5, 7, 8, 9 AND 10 OF 10. PURPOSE IS TO UPDATE AND REVISE CRITERIA AND TABULATION BLOCK; REVISE LOTS 78, 83, 84 & 85 FROM NON-CREDITED OPEN SPACE TO CREDITED OPEN SPACE; CREATION OF A PUBLIC ROAD BISECTING LOT 89 THEREBY CREATING LOTS 90 AND 91, DELETING A LABEL FOR OLD MONTGOMERY ROAD, ADDING 2.250 ACRES OF COMMERCIAL AND DELETING 2.250 ACRES OF CREDITED OPEN SPACE FROM LOT 89.
- PHASE 197 A-III PART II: AMENDS SHEETS 3 AND 7 OF 10. PURPOSE IS TO CHANGE 0.513 ACRES OF OPEN SPACE LOT No. 82 FROM CREDITED TO NON-CREDITED AND REVISE THE TABULATION CHART ACCORDINGLY.
- PHASE 197 A-IV PART II: AMENDS SHEETS 3 OF 10 AND 10 OF 10. PURPOSE IS TO REVISE BOUNDARY OF LOT 91 AND REVISE TABULATION CHART ACCORDINGLY (A DECREASE OF 0.104 AC. OPEN SPACE-CREDITED) WHICH IS TO BE INCLUDED WITHIN ROUTE 175 COMMERCIAL, SECTION 1 AREA 2 (PHASE 235).
- PHASE 197 A-V PART II: AMENDS SHEETS 3 AND 7 OF 10. PURPOSE IS TO CHANGE 0.145 AC. OF OPEN SPACE FROM CREDITED TO NON-CREDITED, AND REVISE THE TABULATION CHART ACCORDINGLY. ALSO, AMENDS SHEET 3 TABULATION CHART TO IDENTIFY THE CORRECT LAND USE AREAS FOR OPEN SPACE CREDITED AND OPEN SPACE NON-CREDITED TO BE CONSISTENT WITH THE AREAS ON SHEETS 4 THRU 10.

- PHASE 197 A-VI PART II: AMENDS SHEET 2 (CRITERIA ITEM 7-B1) FROM 286 APARTMENT DWELLING UNITS TO 288 FOR PARCELS A AND D. THE MAXIMUM NUMBER OF APARTMENT DWELLING UNITS ON PARCEL A INCREASED FROM 176 TO 178.
- PHASE 197 A-VII PART II: AMENDS SHEETS 3 AND 10 OF 10. PURPOSE IS TO CHANGE 0.382 AC. FROM CREDITED TO NON-CREDITED OPEN SPACE ON LOT 91 & ADJUST TABULATION CHART ACCORDINGLY.

197 A-VI PART II	12-18-03	16397-16406
197 A-V PART II	4-9-01	14727-14736
197 A-IV PART II	12-3-99	14038-14047
197 A-III PART II	9-14-94	3054-A-1436 THRU 1445
197 A-II PART II	6-3-94	3054-A-1351 THRU 1360
197 A-I PART II	7-1-93	3054-A-1297 THRU 1306
197 A PART II	3-10-89	3054-A-1039 THRU 1048
197 PART II	7-8-88	3054-A-988 THRU 997
PHASE OR AMENDMENT	DATE	PLAT #
	RECORDED	

RECORDED - PLAT NO. 23916  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

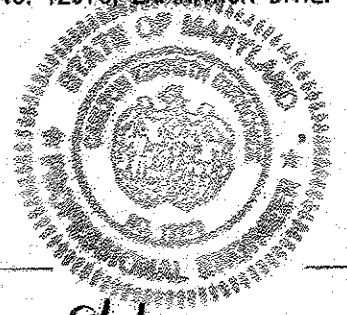


As to Phase 197 A-V Part II  
BY DMV, INC. 200 E PENNSYLVANIA AVE.  
TOWSON, MD 21286

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 10 OF 10 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 12975, EXPIRATION DATE: MAY 26, 2018.



*CG*  
CARLTON K. GUTSCHICK  
PROFESSIONAL ENGINEER  
MARYLAND REGISTRATION No. 12975

DATE

8/1/16

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 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 9, 1986  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995  
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD

*W. J. ...* 9-7-16 *W. J. ...* 9/1/16  
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: NOTED SHEET 1 OF 10



FINAL DEVELOPMENT PLAN CRITERIA  
PHASE - 197 A - VI PART II

The Area Included within this Final Development Plan Phase 197 A-VI PART II is Applicable to Section 3, of the Village of Longreach

1. PUBLIC STREET AND ROADS - Section 125.0-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 125.0-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 Snowden River Parkway and Tamar Drive 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 125.0-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. URNAGE FACILITIES - Section 125.0-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL, & PARK USES - Section 125.0-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 125.0-C-3-d(1):

The term "structures", 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, oriel, 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, or a bay window, oriel, vestibule, balcony or chimney 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 three (3) 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 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
- shrubby trees
- ornamental landscaping
- similar minor structures
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height

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' 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 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 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 set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the 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.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any principal arterial or 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 building or structure shall be located within 40' of any of the property lines of the project.

c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.

d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.

e. Notwithstanding the provisions of paragraphs a thru d, 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.

f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.

g. If adjacent parcels are under a single ownership and have identical land use, no setback requirement will apply to the common lot line between said parcels.

\* h. Sections 112-0-2-d and 112-E-1 of the Howard County Zoning Regulations and subtitle 5 of the Howard County Code, shall apply to all apartment land use areas.

i. All open spaces in the project areas, except driveways and off-street parking areas, 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.

\* Sections 112-D-2-d & 112-E-1 were previous zoning requirements

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land use 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 7, 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.

Except for attached structures with integral garages, a minimum setback of 20 feet from all interior project public road right-of-way shall be requested.

6C-EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet 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. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, 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.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

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 125.0-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 recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7. PERMITTED USES - Section 125.0-C-3-d(2):

7B-1 APARTMENT LAND USE AREA

Parcels A and D in Section 3, shall be devoted to apartment uses provided, however, that no more than 288 dwelling units may be constructed on said parcels, with 178 units allocated to Parcel A.

7B-2 ATTACHED LAND USE AREAS

Parcels B, C and E in Section 3 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 125-A-5-b 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 lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided of 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. All or a portion of such lots may be under one or several ownerships and may be operated as rental units. No more than 353 dwelling units may be constructed on said parcels.

7C EMPLOYMENT CENTER LAND USE NEIGHBORHOOD CENTER - COMMERCIAL

Parcels F in Section 3 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, providing that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museums, art galleries and libraries.
- d. Buildings used primarily for religious facilities.
- e. Non-profit clubs, lodges, community halls.
- f. Farm produce stands.
- g. Day care center.
- h. Convenience store.

RECORDED - PLAT NO. 23917  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 2 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.



**7E-1 OPEN SPACE LAND USE AREAS**

Lots 76 through 91 in Section 3, 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.

**7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS**

Lot 82 in Section 3 is to be used for all open space land uses, including, but not limited to, all of the following:

- Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- Operation of a public or private child care center.
- Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
  - The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor parties, art shows, and carnivals.
  - Rummage sales, white elephant sales, cake sales, dances, and similar activities.
  - Operation of a community hall including leasing of some for public or private use.
  - Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

**7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS**

Lot 90 in Section 3 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125.0-A-8 of the Howard County Zoning Regulations, only 90% of the area of lots shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125.0-A-8.

**8. HEIGHT LIMITATIONS - Section 125.0-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.

**8B-1 APARTMENT LAND USE AREAS**

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building.

**8B-2 ATTACHED LAND USE AREAS**

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.

**8C-1 NEIGHBORHOOD CENTER - COMMERCIAL**

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Parcel F.

**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 125.0-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 sixty-two (162) 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.

**9B-1 APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces containing a minimum area of one hundred sixty-two (162) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off street parking spaces for each dwelling unit with more than two (2) bedrooms, other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 sq. ft. for each parking space, shall be provided for each condominium-apartment.

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Office of Planning and Zoning, and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units, such additional parking spaces as are necessary to provide 1-1/2 parking spaces per dwelling unit.

**9B-2 ATTACHED LAND USE AREAS**

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty-two (162) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the traveled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

**9C-1 COMMERCIAL LAND USE AREAS - VILLAGE CENTER**

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

- Five (5) parking spaces shall be provided for each 4,000 square feet of net leasable area devoted to commercial retail sales uses.
- Three (3) parking spaces shall be provided for each 4,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

**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 125.0-C-3-D(3):**

**10A. GENERALLY:**

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

**10B ATTACHED LAND USE AREAS**

- Setbacks shall conform to the provisions set forth in Section 6 above.

**11. MINIMUM LOT SIZES - Section 125.0-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 125.0-C-3-D(3):**

**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.

**12B-2 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.

**12C 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.

**12. COVERAGE REQUIREMENTS - Section 125.0-C-3-D(3):**

**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.

LAND USE	ACRES
SFMD	27.8877
Roadway	8.858 Ac.
ATTACHED	35.273
APARTMENTS	17.90
COMMERCIAL	19.815
Roadway	18.615 Ac.
OPEN SPACE	
Credited	119.3441
Non-Credited	9.2314
<b>Total for Section 3</b>	<b>229.451</b>

RECORDED - PLAT NO. 23918  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

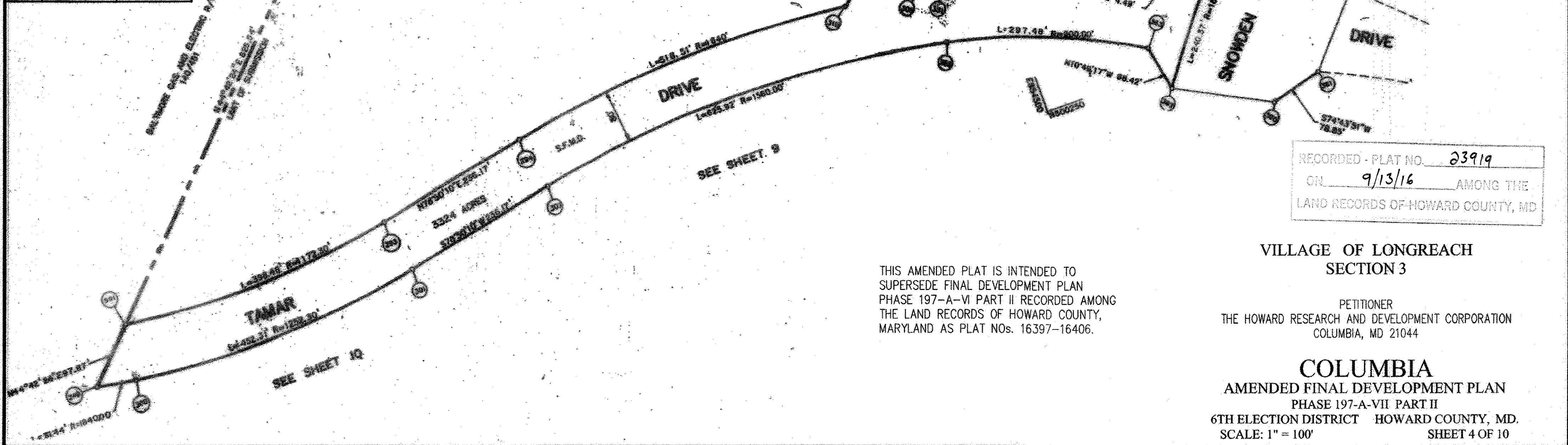
**VILLAGE OF LONGREACH  
SECTION 3**

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 3 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

COORDINATES		
POINT	NORTH	EAST
54	501163.6916	853884.7792
55	501010.3335	854019.7156
57	50170.9835	854209.0133
287	501382.4444	854183.5124
288	501289.8783	854221.1477
308	500908.1257	854362.0368
309	500478.9312	854362.7733
310	500486.8944	854274.1066
311	500517.3806	854302.7547
326	500403.1170	855048.5808
346	500484.7320	856141.6747
351	500473.1435	854411.7131
352	500394.8413	854395.3191
358	500268.1150	854879.5847
389	500338.6536	854877.7279
380	500150.3419	854818.5893
381	500171.1076	854884.6669
382	500220.0921	854684.0798
383	500287.2983	854671.2337
384	500384.6295	854754.1555
385	500406.8869	854838.3231
673	501088.8008	854307.4230
736	500887.6873	855158.2249
740	500818.7785	855311.3812
749	500385.9509	854748.8670
790	500711.2968	855107.1729
791	500842.5787	855018.8941
808	500888.3855	854310.7138
813	501088.9318	854308.1788
814	500959.1114	854388.9856
812	501369.7453	854127.7727
913	501413.8182	854112.3857
814	501468.8331	854183.6476
83	501008.0445	853710.7176
145	501025.8629	854427.5481
56	500864.8864	853868.6541
249	500391.7601	853061.1189
293	500431.1884	853526.4061
294	500478.9146	853756.1060
300	500346.2905	853092.0813
301	500382.7022	853841.8984
302	500388.4284	853773.5953
991	500421.3182	853129.9688
808	501064.2506	854292.6391



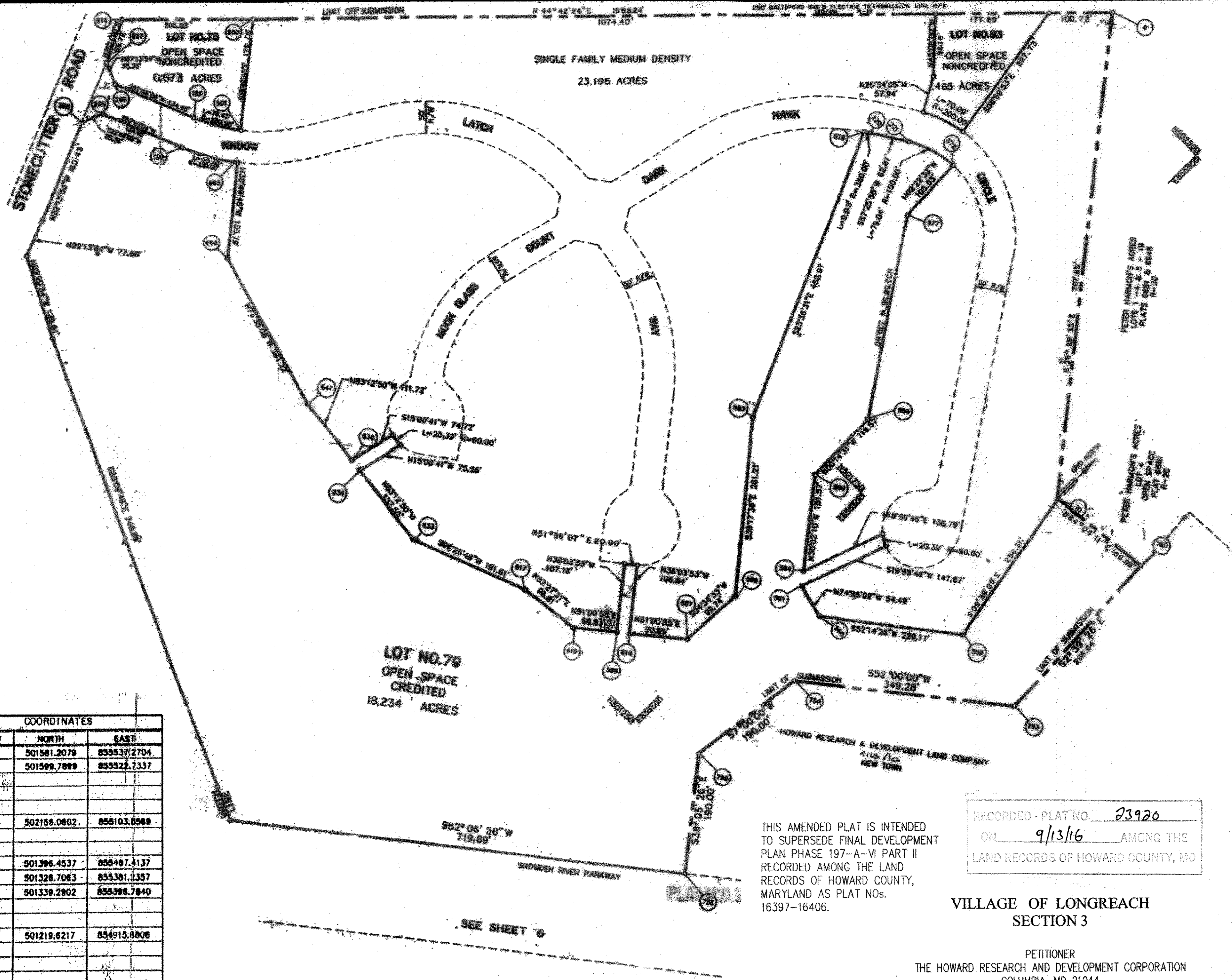
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 4 OF 10





SEE SHEET 4

SEE SHEET 6

COORDINATES

POINT	NORTH	EAST	POINT	NORTH	EAST
9	502563.0022	855249.8347			
10	501961.9827	855727.7788			
189	501428.6324	854340.3709	561	501581.2079	855337.2704
198	501383.3494	854359.2885	564	501599.7899	855322.7337
220	502181.5233	855112.1465			
221	502185.3643	855165.1309			
286	501378.7817	854215.9127			
287	501882.4444	854183.3124			
288	501332.4786	854234.8304	579	502156.0602	855103.8589
289	501299.8783	854221.1477			
500	501601.8219	854298.4461			
501	501487.7894	854406.3230	587	501396.4537	855487.1137
559	501707.3202	855771.0154	588	501328.7063	855381.2357
560	501567.0278	855589.8871	614	501338.2802	855388.7840
568	501838.7419	855428.8354			
577	502112.8783	855244.0516			
578	502218.8213	855239.8558	634	501219.6217	854915.8808
583	501713.5140	855297.2803			
586	501495.8785	855475.3711			
617	501270.6381	855231.8802			
633	501222.0095	854895.6144			
635	501221.0193	854895.3489			
641	501235.2107	854784.8758	752	501979.2299	855893.8184
665	501428.8338	854437.8767	753	501882.8112	855907.5707
688	501309.0262	854534.1047	754	501487.8709	855832.3317
669	501718.1729	855429.3405	755	501279.2871	855809.1765
914	501455.5331	854153.6476	756	501129.7491	855728.3894

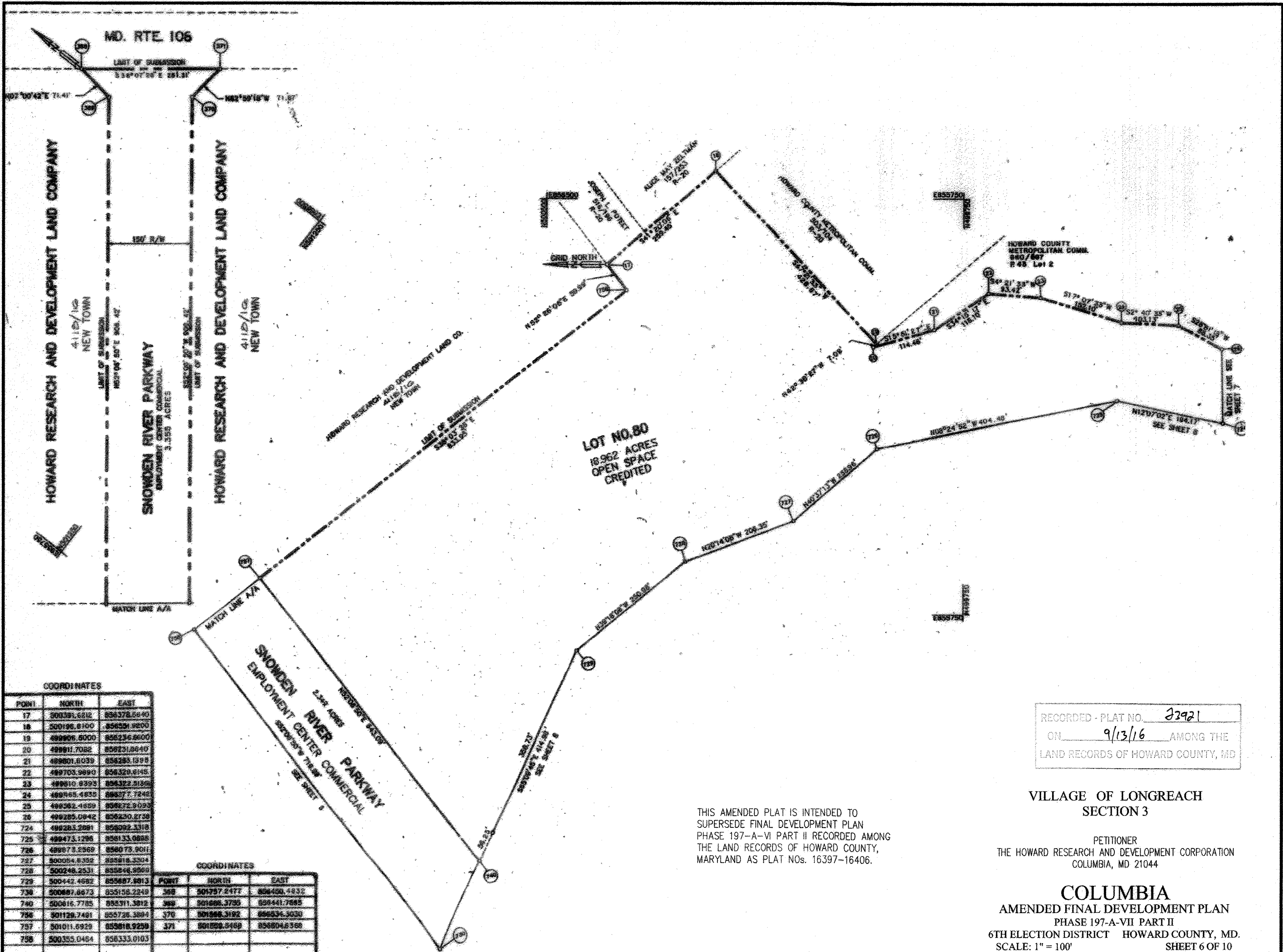
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

RECORDED - PLAT NO. 23920  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100'  
SHEET 5 OF 10



**LOT NO. 80**  
16.962 ACRES  
OPEN SPACE  
CREDITED

**SNOWDEN RIVER PARKWAY**  
EMPLOYMENT CENTER COMMERCIAL  
3.353 ACRES

**SNOWDEN RIVER PARKWAY**  
2.44 ACRES  
EMPLOYMENT CENTER COMMERCIAL

COORDINATES

POINT	NORTH	EAST
17	500381.6212	856378.6940
18	500196.8190	856531.8200
19	499905.8000	856234.8600
20	499611.7082	856231.8640
21	499301.8039	856285.1598
22	4989703.9690	856320.6145
23	498610.8399	856322.5189
24	498265.4659	856377.7242
25	497962.1689	856472.9099
26	497605.0942	856630.6759
724	498283.2881	856092.3318
725	498473.1296	856133.6888
726	498673.2568	856073.9011
727	500054.8359	856816.3204
728	500248.2531	856844.9869
729	500442.4582	856887.8013
730	500687.6673	856158.2249
731	500916.7785	856311.3812
732	501128.7481	856726.3894
733	501311.6929	856818.9258
734	500355.0484	856333.0183

COORDINATES

POINT	NORTH	EAST
368	501757.2177	856488.9832
369	501888.3795	856441.7885
370	501888.3192	856534.3030
371	501898.5169	856804.6368

RECORDED - PLAT NO. 23921  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

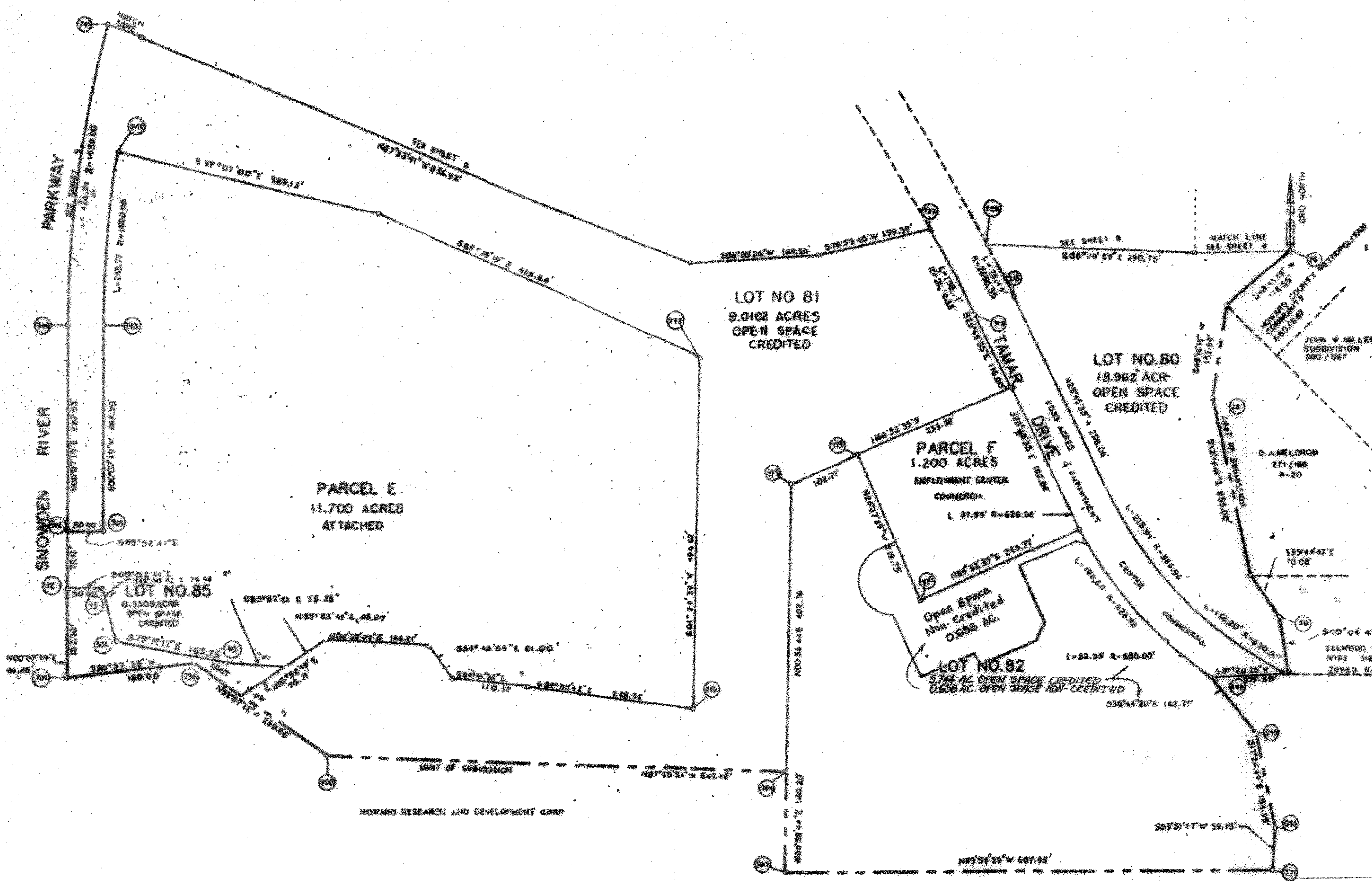
**VILLAGE OF LONGREACH  
SECTION 3**

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100' SHEET 6 OF 10

THIS AMENDED PLAT IS INTENDED TO  
SUPERSEDE FINAL DEVELOPMENT PLAN  
PHASE 197-A-VI PART II RECORDED AMONG  
THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND AS PLAT NOS. 16397-16406.





COORDINATES		
POINT	NORTH	EAST
28	499073 3485	856122 1479
30	498771 4277	856216 7528
315	499220 8618	855836 8234
318	499144 7854	855782 7880
348	499186 0072	854504 3321
394	498625 5380	856116 2257
395	498605 4278	856180 4950
396	498473 1578	856207 2007
400	499090 3158	855833 7016
401	499428 6901	854573 9828
402	498681 1971	854503 8793
404	498579 6568	854671 1488
442	499137 8161	855397 5106
464	498554 4230	855518 0101
468	498414 2396	855515 6149
471	498892 6957	855929 8377
473	498997 4127	855819 1059
474	498956 5267	855924 6805
475	498795 8203	855706 5811
443	498463 5429	855385 3348
499	498711 19	854682 17
522	499317 5848	855719 4059
523	499290 3860	855801 6882
502	498838 056	854504 219
541	498607 8853	854560 1062
543	499185 9008	854554 3320
540	498414 1372	856203 5889
526	499285 8842	856230 2138
503	498697 95	854894 32
12	498018 10	854904 15
13	498018 79	854954 15
504	498744 59	854572 45
10	498714 09	854753 56

RECORDED - PLAT NO. 23922  
 ON 9/13/16 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

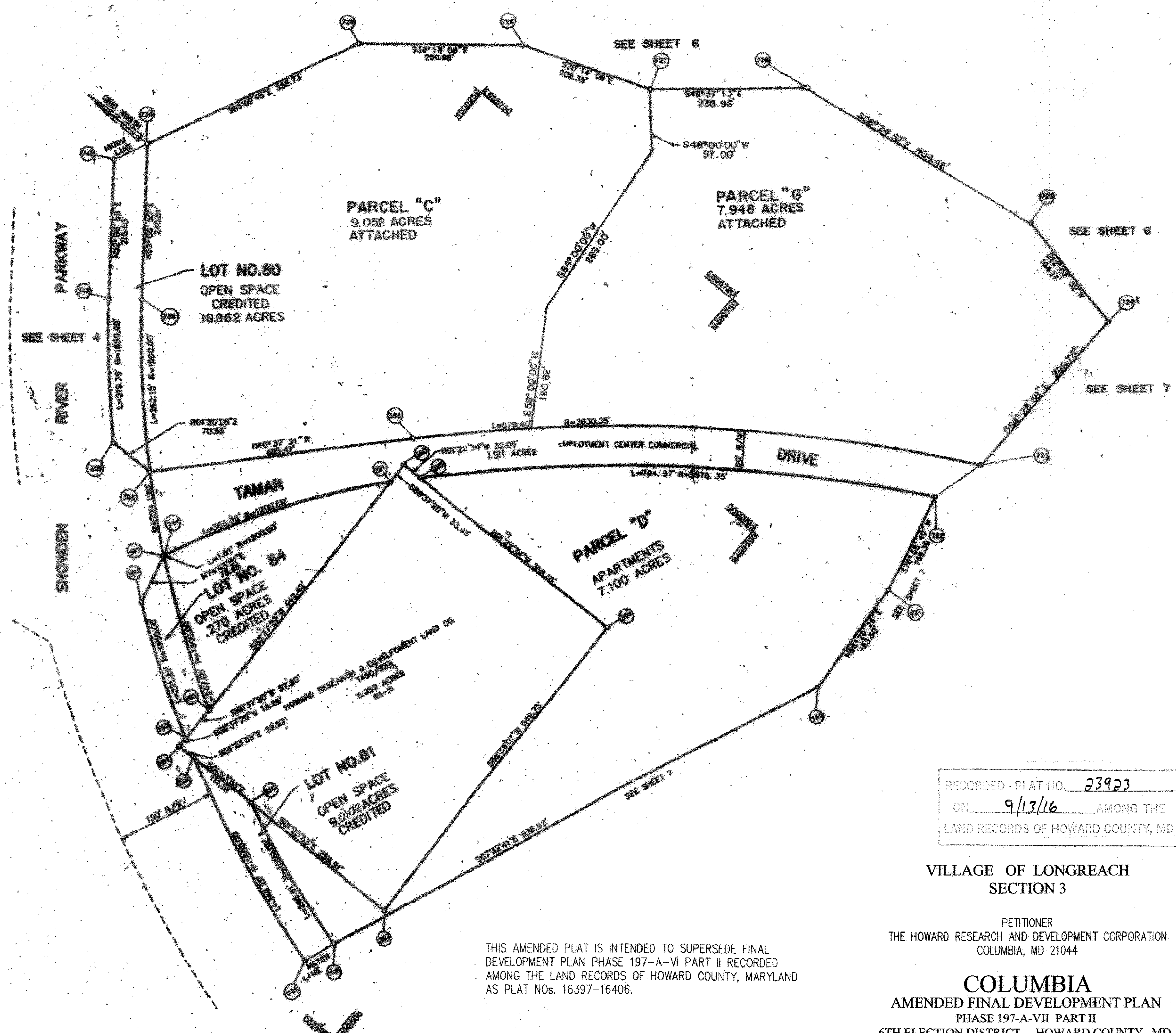
VILLAGE OF LONGREACH  
 SECTION 3

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD 21044

**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE 197-A-VII PART II  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET 7 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.

-COORDINATES		
POINT	NORTH	EAST
346	500464.7330	855141.6747
358	499989.5928	855274.3098
358	500268.1159	854979.3847
359	500336.6538	854977.7279
723	499290.9889	855001.6888
724	499283.2591	855003.3318
725	499473.1296	855133.0688
726	499673.8907	855073.9011
727	500054.6352	855218.3304
728	500246.2531	855046.9569
729	500342.4682	855067.3813
730	500583.1489	855362.4332
731	500448.2703	855172.3794
740	500616.7785	855311.3913
340	500150.3419	854818.5883
381	500171.1075	854894.8568
382	499975.8084	855244.3116
383	499943.7983	855235.4723
384	499975.8459	855234.7028
385	499978.8323	855201.2864
392	499984.4016	854758.9870
393	499983.8117	854701.2104
394	499982.4209	854664.9597
395	499933.3958	854685.8734
396	499923.2248	854688.3058
397	499982.3894	854684.7288
719	499509.4990	854607.2889
720	499288.8218	855361.0228
721	499281.5337	855264.1440
722	499317.5848	855178.4028
741	499907.8888	854963.7082
744	500170.3747	854885.3104



RECORDED - PLAT NO. 23923  
 ON 9/13/16 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

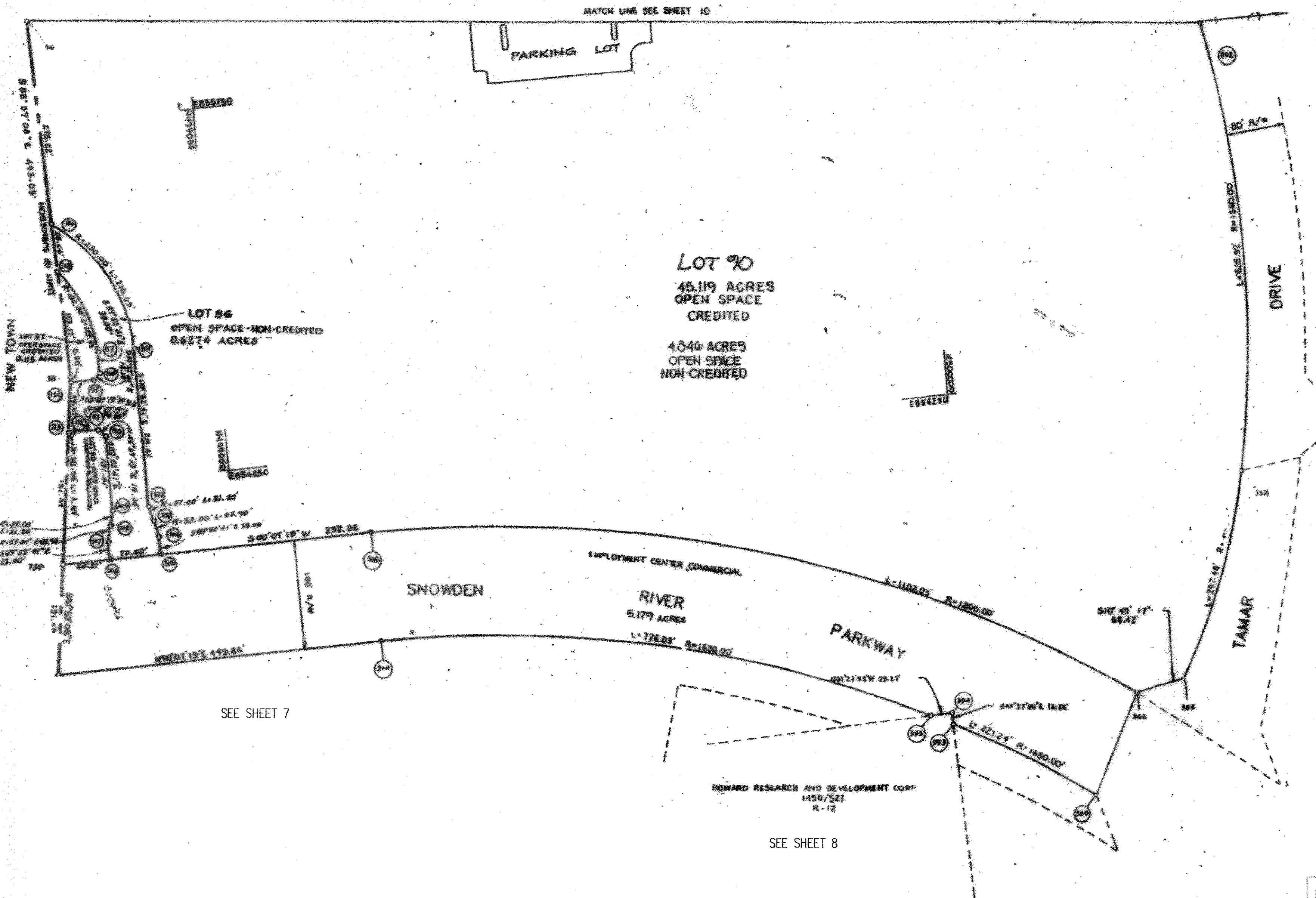
VILLAGE OF LONGREACH  
 SECTION 3

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD 21044

**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE 197-A-VII PART II  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET 8 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16397-16406.





COORDINATES		
POINT	NORTH	EAST
36	498781.8613	853695.1429
302	500328.4284	852773.3953
322	499186.9242	854054.1924
348	499186.8072	854904.9321
362	888394.8413	854295.3119
380	500130.3414	854818.3998
382	500270.0921	854684.0798
388	500287.2382	854671.2337
389	499463.0117	854701.2104
394	499362.4709	854684.9992
385	499338.3899	854665.6784
700	498785.1480	854503.9750
752	498737.7990	854354.8702
95	498793.7937	854100.6488
100	498788.4470	853878.8916
101	498804.4120	854046.2894
102	498827.3492	854285.6999
103	498888.6016	854302.1966
104	498892.8525	854329.3100
105	498892.7993	854354.3022
106	498823.7994	854354.1611
107	498823.8926	854329.1611
108	498823.2018	854306.0703
109	498833.9454	854288.8935
110	498824.1611	854104.1823
111	498824.1824	854174.1615
112	498781.3357	854174.0031
113	498787.3096	854174.3723
114	498788.0157	854106.0980
115	498824.3271	854106.1616
116	498824.3489	854076.1829
117	498894.4122	854066.1830
118	498790.1819	853947.9278

SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

RECORDED - PLAT NO. 23924  
 ON 9/13/16 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF LONGREACH  
 SECTION 3

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD 21044

**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN  
 PHASE 197-A-VII PART II  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1" = 100' SHEET 9 OF 10

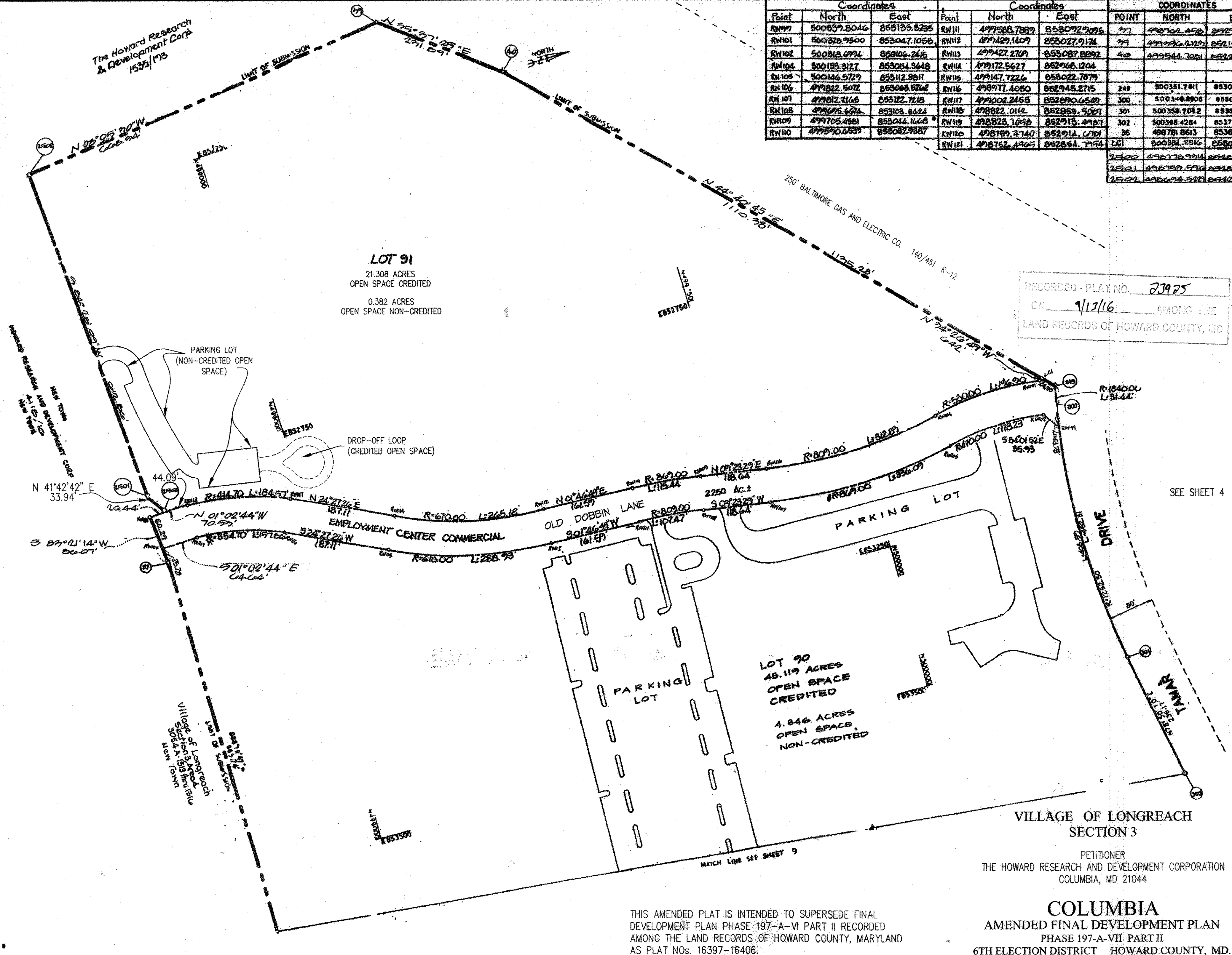
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The Howard Research & Development Corp  
1535/173

Coordinates			Coordinates			COORDINATES		
Point	North	East	Point	North	East	POINT	NORTH	EAST
RW97	500837.8046	853135.8235	RW111	477588.7887	853072.2025	77	478702.450	852740.287
RW101	500828.9500	853047.1056	RW112	477427.1407	853027.9174	79	477792.1120	852727.0577
RW102	500818.6774	85306.2415	RW113	477427.2107	853087.8892	48	477544.7021	852722.7204
RW104	500183.3127	853054.3448	RW114	477172.5627	852968.1204			
RW105	500146.5727	853112.8811	RW115	477147.7226	852922.7879			
RW106	477822.5072	853068.5262	RW116	477877.4050	852945.2715	248	500381.7811	853061.1199
RW107	477612.7165	853122.7218	RW117	477002.2455	852890.6507	300	500348.8905	853082.0813
RW108	477625.6674	853103.8624	RW118	477822.0112	852858.5087	301	500358.7012	853041.8954
RW109	477705.4581	853044.1468	RW119	477823.1052	852915.4927	302	500388.4264	853173.5833
RW110	477570.6537	853032.9367	RW120	477879.3740	852914.6701	35	498781.8613	853005.7425
			RW121	477672.4905	852854.7754	LCL	500384.2516	853048.4715
						2500	477172.9204	852854.9149
						2501	477157.5416	852851.7024
						2502	477164.5416	852844.7242

**LOT 91**  
21.308 ACRES  
OPEN SPACE CREDITED  
0.382 ACRES  
OPEN SPACE NON-CREDITED

RECORDED - PLAT NO. 23975  
ON 9/13/16 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD



SEE SHEET 4

VILLAGE OF LONGREACH  
SECTION 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN  
PHASE 197-A-VII PART II  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 100'  
SHEET 10 OF 10

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
DEVELOPMENT PLAN PHASE 197-A-VI PART II RECORDED  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
AS PLAT NOS. 16397-16406.