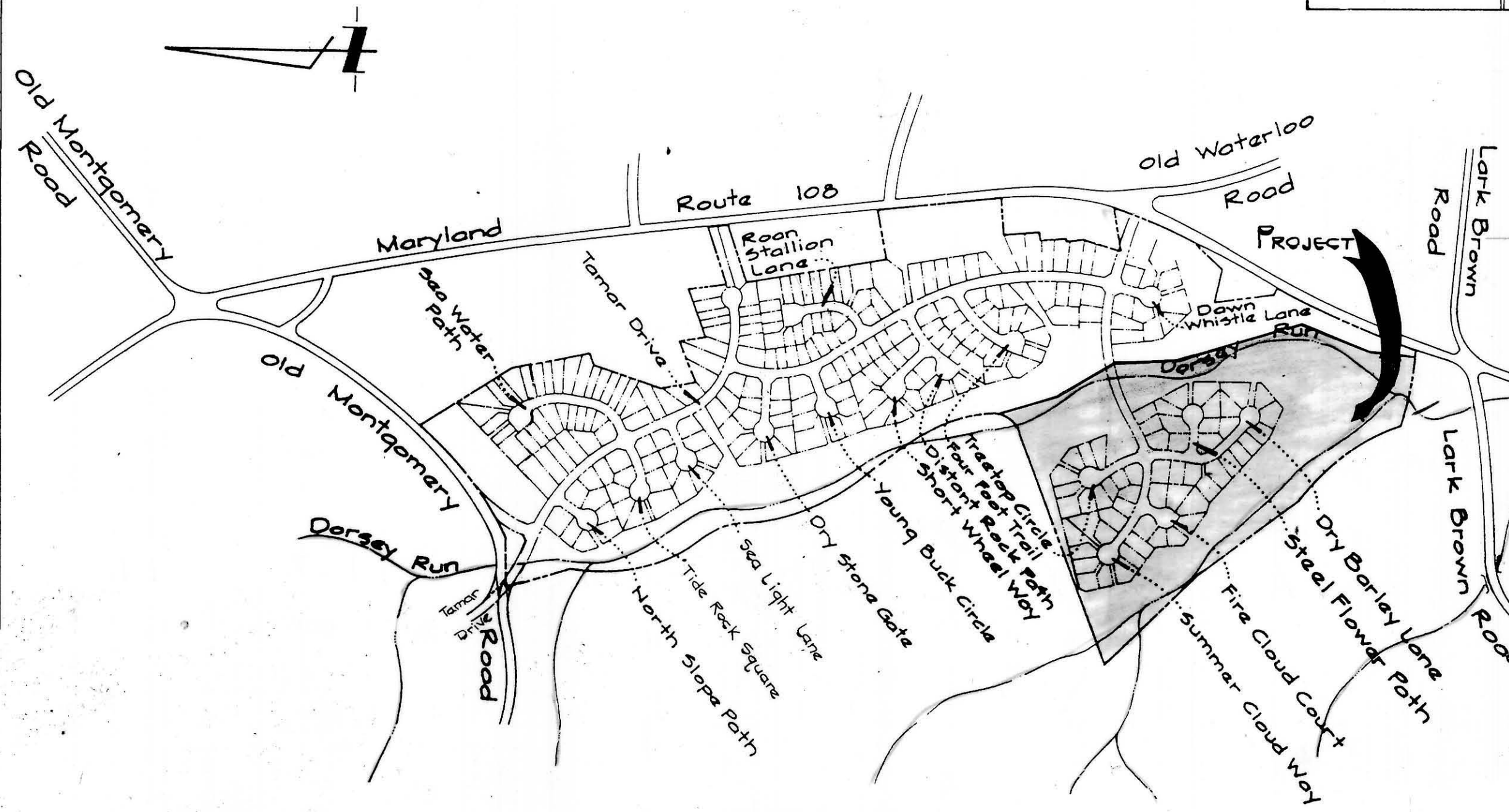
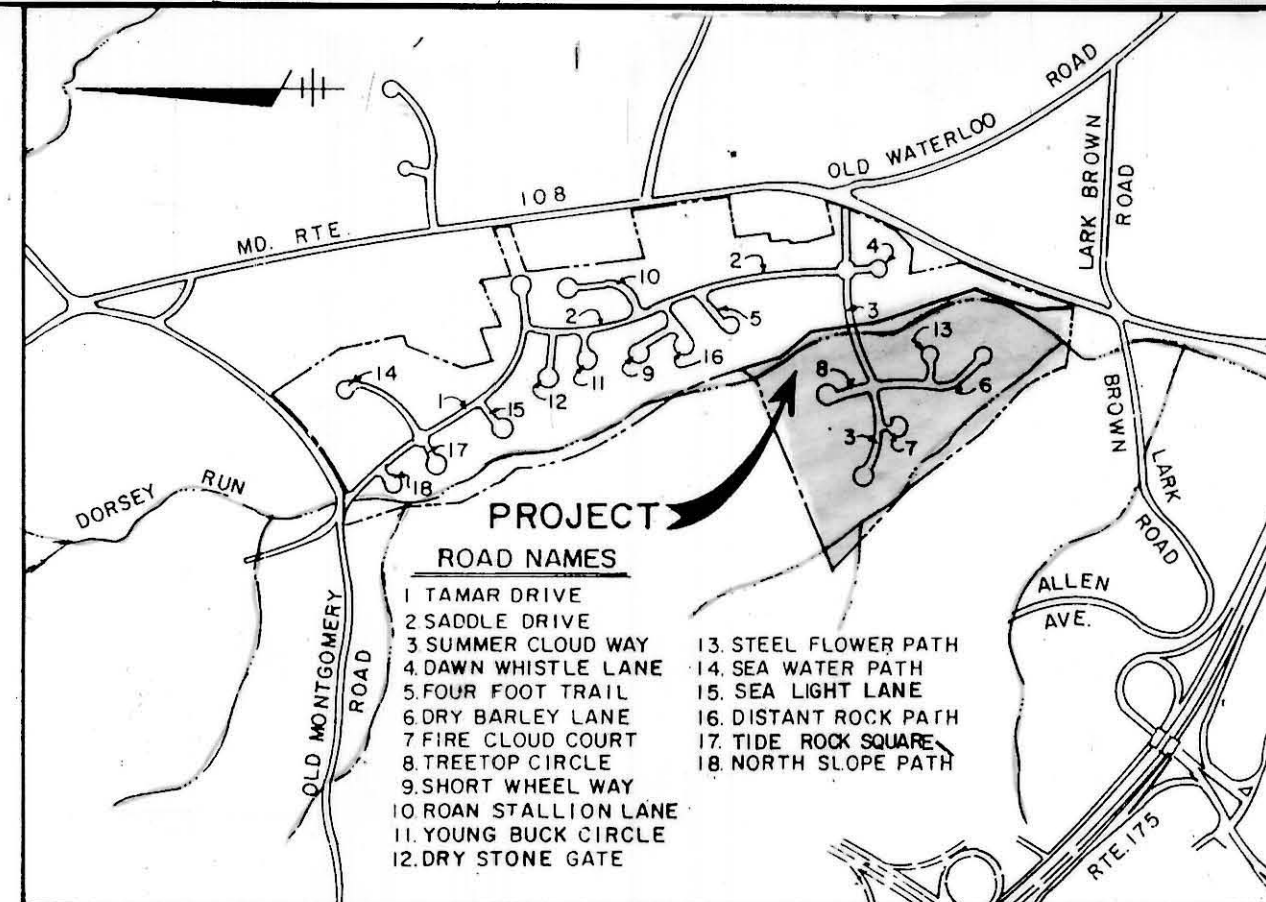


COORDINATE TABULATION

PT. NO.	NORTH	EAST
126	494247.002	856908.715
406	495891.921	857175.439
407	495568.504	857406.213
408	495263.351	857435.317
409	494878.643	857539.220
410	494655.333	857357.568
413	493983.942	857198.784
692	493875.104	857154.517
698	493849.354	857185.296
828	495699.884	856847.301
829	495515.410	856924.564
1010	495934.146	856912.986
1012	496081.076	857121.970
1252	494881.196	857227.489
1261	494649.070	857220.355
1265	494521.121	857085.378
1267	494596.639	856928.888
1665	495531.494	857409.743
1736	495481.720	857414.490
1798	495467.570	857150.147
1799	495589.905	857100.567
1805	495405.582	857132.664
1807	495276.080	857162.968
1816	495034.576	857101.880
1817	495038.222	857213.820
1818	495058.212	857213.169
1819	498054.453	857097.799
1820	494926.553	856571.339
1825	494931.533	856524.603
1828	495120.122	856452.414
1849	495214.318	856324.112
1850	495111.857	856463.714
1851	495019.843	856396.414
1852	495031.650	856380.271
1853	495123.907	856447.749
1854	495064.120	856339.654
1860	495354.169	856136.502
1868	495447.653	856227.819
1869	495466.941	856222.528
1870	495418.008	856119.753
1871	495437.355	856114.678
1880	495592.117	856074.075
1887	495797.565	856712.819
1893	495643.947	856714.440
1894	495635.576	856732.604
1895	495758.158	856767.071
1896	495746.174	856783.570
1928	495628.234	856091.267
1994	493902.428	857107.227
2492	494258.237	857347.979
2781	494990.304	856275.889
2815	494126.841	856996.057
2818	494479.947	856667.136
2823	495840.279	856628.058
2825	495774.256	856429.768
2826	495621.062	855963.261
2886	494667.656	857076.577
2887	494683.403	857090.380
2888	494588.799	857151.499
2889	494569.736	857136.663

CURVE DATA TABULATION

PT. NO.	RADIUS	ARC	DELTA	TAN.	CHORD
1819-1816	60.00'	20.39'	19°28'16"	10.29'	S11°36'05"E 20.29'
2887-2886	60.00'	21.05'	20°05'56"	10.63'	S41°14'08"W 20.94'
1828-1853	60.00'	6.01'	05°44'21"	3.01'	N50°56'54"W 6.01'
1868-1869	60.00'	20.09'	19°11'17"	10.14'	N15°20'25"W 20.00'
1893-1894	60.00'	20.09'	19°11'17"	10.14'	S65°15'31"E 20.00'
1798-1665	934.00'	268.27'	16°27'25"	135.06'	N76°09'59"E 267.35'
1736-1805	884.00'	293.27'	19°00'30"	148.00'	S74°52'55"W 291.93'
1010-1012	440.00'	259.20'	33°45'07"	133.48'	N54°53'24"E 255.47'



SUMMARY OF AMENDMENTS
PHASE 197A PART I:
AMENDS SHEET 3 OF 3. PURPOSE IS TO SUBTRACT 0.005 ACRES OF OPEN SPACE AND ADD TO SINGLE FAMILY MEDIUM DENSITY.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 12-17-88 AS PLAT 3054-A-241

197A PART I		
197 PART I	12-17-87	3054-A-241
PHASE	DATE	PLAT
RECORDATION		

PREPARED AND SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED AUGUST 2, 1985

Michael J. Moore
PROPERTY LINE SURVEYOR

2-29-88
DATE

BOARD OF CO. COMMISSIONERS B.C.C. CASE 412 RES. APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JUNE 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986

HOWARD COUNTY PLANNING BOARD

U. P. B.
H.C.P.B. EXEC. SECRETARY

8-1-88
DATE

John P. B.
H.C.P.B. CHAIRMAN

DATE

RECORDED PLAT 3054A-1016
ON 8/03 1988 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
SECTION 4

PETITIONER & OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND
21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 197A PART I
6TH. ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE: AS SHOWN
FEBRUARY 24, 1988

SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN IS APPLICABLE TO SECTION 4 OF 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 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 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 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
- shrubbery
- trees
- ornamental landscaping
- trellises
- excavations or fill
- fencing under 6' in height
- 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 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 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 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 setback 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.

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 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 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 122-C-3-d-(2):

7E-1. OPEN SPACE LAND USE AREAS

Lot 63 (Credited) is 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.

8. HEIGHT LIMITATIONS - Section 122-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 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.

9. PARKING REQUIREMENTS - Section 122-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 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.

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. 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 122-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.

12. COVERAGE REQUIREMENTS - Section 122-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.

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
SINGLE FAMILY MEDIUM DENSITY	
ROADS 3.941±AC.	19.949
OPEN SPACE - CREDITED	21.595±
TOTAL	41.544±

RECORDED PLAT 3054A-1017

ON 8/03 10 88 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD

VILLAGE OF LONGREACH

SECTION 4

PETITIONER & OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.

C/O THE ROUSE COMPANY

COLUMBIA, MARYLAND

21044

COLUMBIA

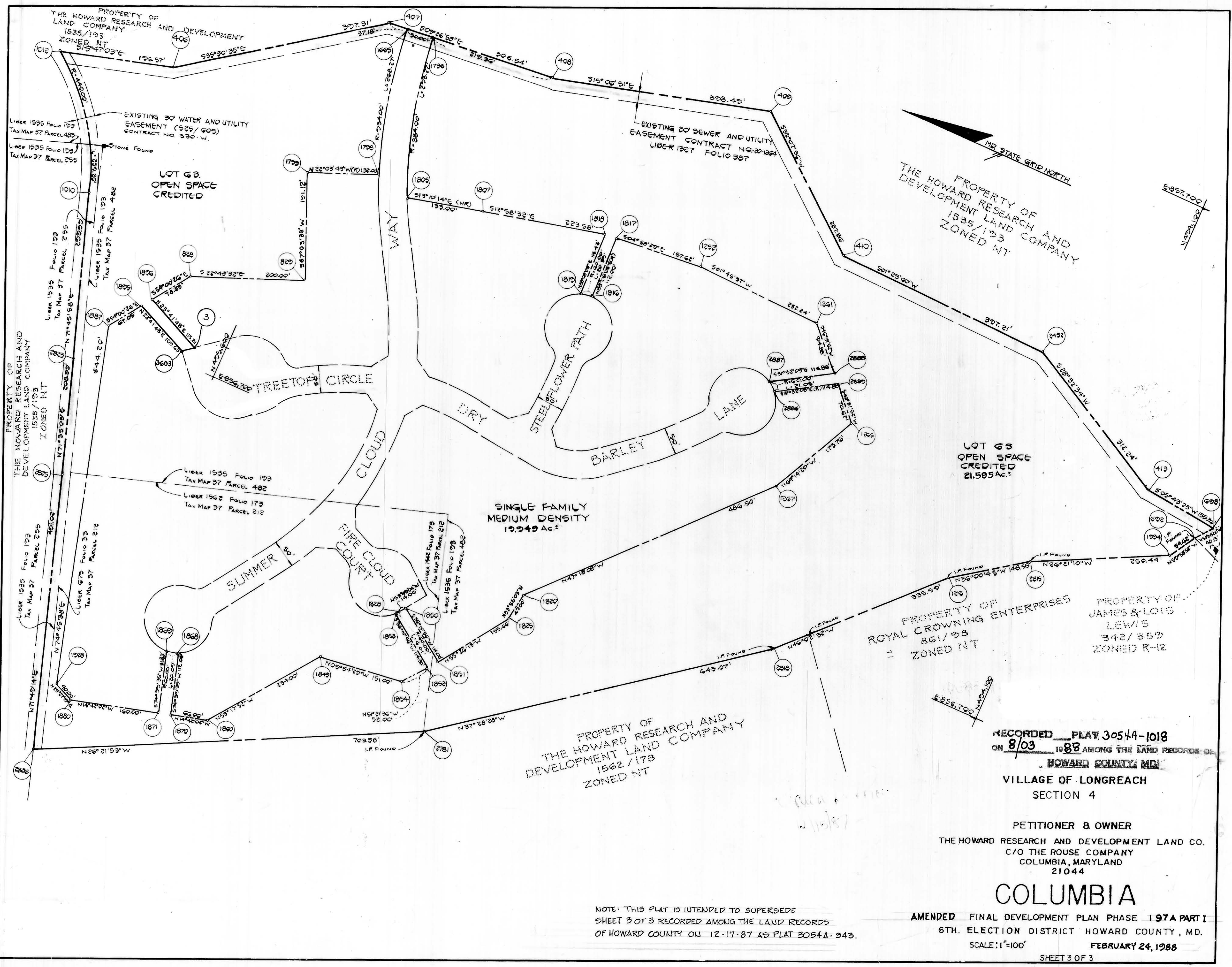
AMENDED FINAL DEVELOPMENT PLAN PHASE 197A-PART I

6TH. ELECTION DISTRICT HOWARD COUNTY, MD.

FEBRUARY 24, 1988

SHEET 2 OF 3

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 12-17-87 AS PLAT 3054A 242



RECORDED PLAT 30544-1018
 ON 8/03 1988 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF LONGREACH
 SECTION 4

PETITIONER & OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 197A PART I
 6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100'
 FEBRUARY 24, 1988

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE
 SHEET 3 OF 3 RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY ON 12-17-87 AS PLAT 30544-943.