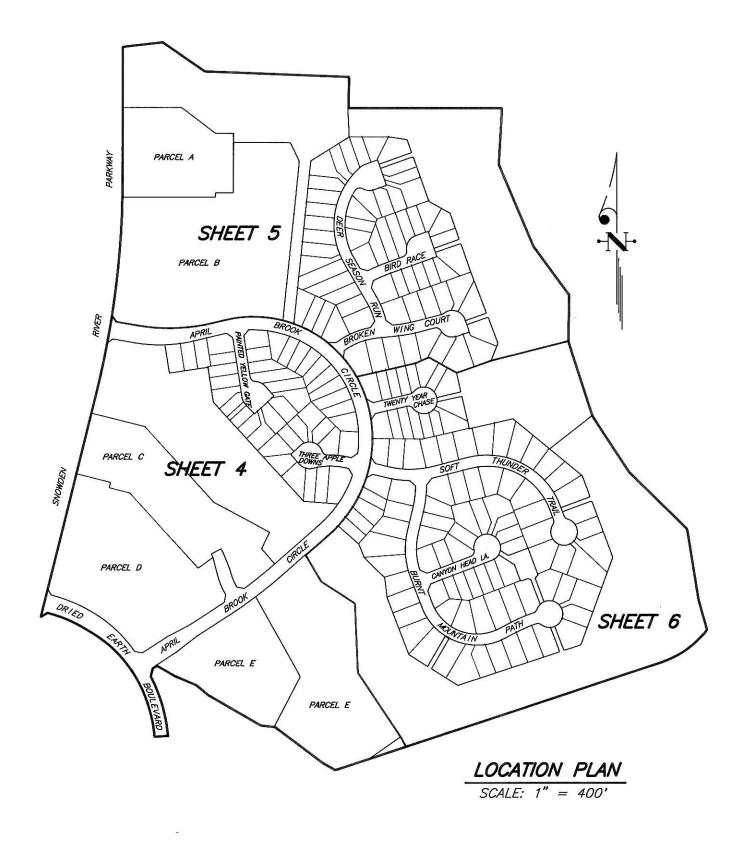
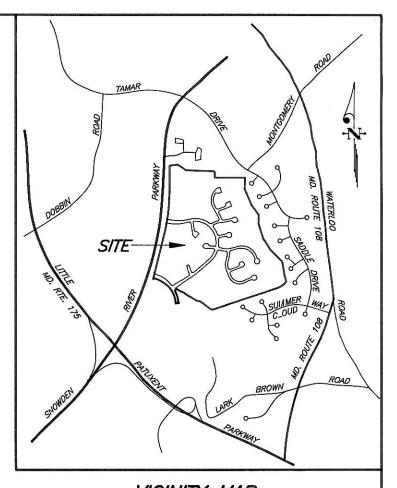
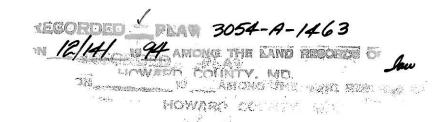
COORDINATE TABLE					
POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST
2	559162.9980 558911.1461	1368622,9340 1368607,4086	1083 1084	557399.1363 557739.0215	1367332.9301 1367022.9655
3	558543.7342	1368763.5146	1085	557799.3234	1366780.7435
4	558326.6256	1368923.4701	1092	556307.5680	1368192.3019
5	558119.3747	1368919.4433	1109	557846.4976	1367467.9035
6	557784.4515	1369027.8480	1110	557778.5485	1367393.3953
7	557535.0109	1369191.8952	1111	557763.7709	1367406.8720
8	557280.8339	1369451,6835	1112	<i>557831.1545</i>	1367480.7601
9	556964.8244	1369502,9442	1178	558199.2978	1367691.6751
10	556829.8395	1369541.0851	1179	558925.2988	1367767.9809
12	556682.9278	1369332.0834	1180	559033.1738	1367941.2523
13	556589.0925	1369047.1466	1181	559033.1278	1368119.5889
15	556369.9464	1368382.3254 1366803.7543	1182	559021.0696	1368200.0649 1368297.6456
52 54	557891.7537 558846.8991	1366921.9443	1184	558744.8545 558693.2641	1368391,7777
55	559440.2576	1366923.2709	1185	558575,4025	1368433.4156
56	559460.2264	1367102.1598	1186	558535.4302	1368320.2687
57	559328.6785	1367290.8265	1222	558943.7525	1368227.3793
58	559303.3748	1367937.3916	1223	558892.1216	1368081.2313
59	559163.17 54	1367934.9810	1224	558910.9795	1368074.5692
264	556203.0842	1367874.0125	1225	558962.6104	1368220.7173
749	557124.2072	1367605.5214	1266	558516.5724	1368326.9307
750	557192.0475	1367546.3801	1267	558556.5447	1368440.0776
751	557266.1081	1367583.5537	1290	558244.7119	1368555.3601
843	558214.4137	1367642.9885	1291	558211.4015	1368461.0711
847 883	558923.5078 557527.6167	1367717.5173 1366713.1013	1292 1293	558192.5437 558226.0203	1368467.7332 1368562.4927
884	557488.5758	1366869.9214	1293	558109.2343	1368607.0577
885	557464.3163	1366863.8819	1299	557978.6725	1368420.7298
886	557441.3662	1366956.0681	1300	557892.5588	1368440.4128
887	557105.1755	1367262.6636	1301	557868.0483	1368333.1783
888	557153.0761	1367328.7998	1302	557847.7865	1368334.2896
889	557089.6802	1367345.1033	1303	557726.8336	1368478.2926
890	556985.7538	1367386.1434	1325	558048.7621	1368295.6652
891	556950.8947	1367378.8597	1326	558021,9495	1368236.4530
894	556834.8400	1366756.6230	1335	557961.5184	1367972.0707
896	556351.2990	1367063.8130 1367123.6091	1347 1349	558033.8214 557873.0616	1368576.8351 1368444.8693
897 898	556356.2420 556622.6889	1367046.4317	1366	557771.5947	1368674.1242
899	556658.2172	1367055.4525	1367	557516.9150	1368984.4662
902	556908,2614	1366584.6758	1368	557423.3507	1369019.7610
903	556890.0764	1366554.3837	1369	557373.9380	1368888.7710
904	556803.2610	1367261.2109	1373	557636.7880	1368838.3940
905	556853.6358	1367228.6167	1377	557355.2251	1368895.8299
906	556796.8430	1367122.4348	1378	557404.6378	1369026.8199
907	556725.3394	1367011.9253	1379	557152.6125	1369121.8901
908	556732.6753	1366977.2467	1380	556760.3546	1368978.4735
909	556902.9372	1366798.6083	1381	556735.3975	1368902.4464
910 911	556985.8958 557016.2259	1366604.0031 1366585.7890	1382	556843.5299 556838.7480	1368861.1867 1368841.6049
912	556594.9077	1366993.2509	1384	556729.1527	1368883.4228
914	556815.7619	1366787.5663	1385	556579.3134	1368426.9668
916	556944.1407	1367368.4929	1416	557074.8652	1368786.3912
917	557113.1617	1367592.8512	1461	557193.5208	1368741.1161
918	557299.0025	1367806.0272	1462	557160.0034	1368653.2748
919	<i>557253,7755</i>	1367845.4546	1463	557182.5933	1368616.9926
920	557067.9349	1367632.2788	1464	557163.8015	1368609.3347
921	557102.5273	1367403.7117	1488	557057.6260	1368741.2114
922	557020.1507	1367435.5340	1489	557051.8480	1368754.1194
923	557013.7669	1367469.1063	1490	556942.0681 556953.4586	1368796.0078
924 928	556893.7659 558113.2469	1367401.0871 1366979.9427	1491	556953.4586 557058.9780	1368813.0680
928	558130.4209	1366880.8909	1495	556717.3071	1368207.3704
930	558110.1177	1366851.6638	1496	556972.3701	1368110.0469
931	558238.2023	1366873.8717	1497	557062.3148	1368098.9220
932	558209.2449	1366894.5577	1498	557150.4413	1368007.4114
933	558192.0709	1366993.6094	1499	557211.8759	1367983.2284
935	558203.2102	1367331.2217	1500	<i>557295.4875</i>	1367888.5433
936	558216.3805	1367385.5953	1521	556664.4439	1368291.4943
937	557866.8306	1368013.8428	1522	556800.6979	1368370.9405
947	557838.5433	1367474.0217	1843	556790.6293	1368388.2086
962 986	558113.4154 558425.4832	1367843.5912 1368486.3788	1844 1852	556653,8026 557164,3661	1368308.4284
1005	558043.4454	1367915.1100	1853	557046.2697	1367812.6997
1017	557766.1691	1368037.1697	1854	556948,6288	1367963.8704
1018	557863.5475	1368014.9119	1855	556637.4536	1367977.3024
1019	557602.9728	1368036.4115	1856	556348.8164	1368169.7692
1024	557505.8054	1368013.2501	1857	556255.7920	1368034.5766
1066	559164.8983	1366922.6553	1858	556203.0823	1367874.0067
1067	559164.2991	1367190.6546	1859	556233.5949	1367819.6586
1068	559048.9614	1367341.5546	1860	556538.0251	1367304.5422
1069	559048.7825	1367421.5544	1861	556395.1508	1367603.3930
1074	559008.7826	1367421.4649	1862	556401.4979	1367542.1114
1075	559008.2125	1367676.4643	1863	556670.3747	1367074.2420
1076	558103.7200	1367114.3496	1866	556582.4077	1367251.4723
1077 1078	557976.4261 558003.1168	1367133.9941 1367306.9467	1867	556621.9364	1367158.5288
1079	557846.9081	1367331.0535	1		
1080	557403,5796	1367735.3552	1		
			4		

FINAL DEVELOPMENT PLAN PHASE 216 VILLAGE OF LONGREACH SECTION 4 AREA 2





VICINITY MAP SCALE: 1" = 2000'



VILLAGE OF LONGREACH SECTION 4 AREA 2

PETITIONER AND OWNER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

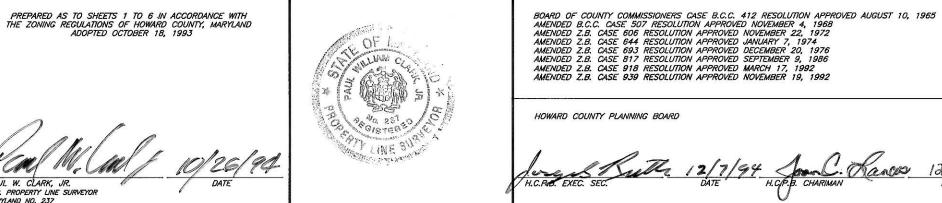
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 216 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: OCT., 1994

SHEET 1 OF 6



7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH.



FINAL DEVELOPMENT PLAN CRITERIA Phase 216

The Area included within this Final Development Plan Phase 216 is applicable to Section 4, Area 2 of 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 Snowden River Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and
- 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 and Department of

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 and Department of

- 5. RECREATIONAL, SCHOOL & PARK USES Section 125-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-C-3-d-(1):

The term "structure", as used in this Final Development Plan Phase, shall include but not limited to:

cornices and eaves roof or building overhangs chimneys porches, decks, open or enclosed bay windows, oriel, vestibule, balcony privacy wall 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 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 feet 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 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 of closed nor 5' in height if open, except in accordance with a site development plan approved by Howard County Planning Board.

CLARK · FINEFROCK & SACKETT. INC.

ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH.

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 with 30 feet of any 60' or greater street right-of-way, nor within 50 feet of a principal arterial highway, not 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 Plannina 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 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 Howard County Planning

- 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, not within 50' of any road designated by the Howard County Planning Board as a 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
- 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. Not withstanding 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
- 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 under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels.
- h. Section 3.5 of the Howard County Code shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveways and offstreet 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.

TABULATION OF LAND USE

ACRES

55.4368

33.4556

48.4174

145.5295

8.2197

LAND USE

SINGLE FAMILY MEDIUM DENSITY

APARTMENTS

OPEN SPACE -- CREDITED

TOTAL

ROADWAY 13.4307 AC. SINGLE FAMILY ATTACHED

ROADWAY 0.2974 AC.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway except that for attached structures with integral garages, a minimum setback of 20 feet from all internal project public road right of way shall be required provided that these units do not have head in parking areas along their lot frontage. 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-2, 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 Department of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by 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

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-1 SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only single family detached low density residential uses, including private recreational facilities, such as swimming pool, tennis courts, basket courts, reserved for the use of the onsite residents and their quests.

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.

7B-1 APARTMENT LAND USE AREAS

Parcel D shall be devoted to apartment uses provided, however, that no more than 96 dwelling units may be constructed on said parcel.

7B-2 ATTACHED LAND USE AREAS

Parcels A. B. C. E & F 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 area 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 at 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 431 dwelling units may be constructed on said parcels.

7E-1 OPEN SPACE LAND USE AREAS

Lots 201, 202, 203, 204 and 205 (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 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.

8B-1 APARTMENT LAND USE AREAS

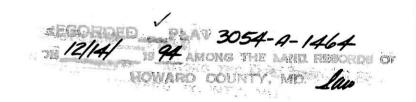
No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcel D provided improvements thereon are constructed in accordance by the Howard County Planning Board.

8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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 Howard County Planning Board.



VILLAGE OF LONGREACH SECTION 4 AREA 2

PETITIONER AND OWNER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA, MARYLAND 21044

FINAL DEVELOPMENT PLAN PHASE 216

SCALE: NONE

SHEET 2 OF 6

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 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 Department of Planning and Zoming and the Department of Public Works, Bureau of Inspections and the 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 area may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled 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.

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:

- 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

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right—of—way of interior streets constructed upon the land encompassed by 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.

12. COVERAGE REQUIREMENTS — Section 125—C—3—d—(3):
SINGLE FAMILY MEDIUM DENSITY DETACHED RESIDENTIAL
LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposed 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-1 APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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.

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.



VILLAGE OF LONGREACH SECTION 4 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 216

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: NONE DATE: 0CT., 1994

SHEET 3 OF 6

