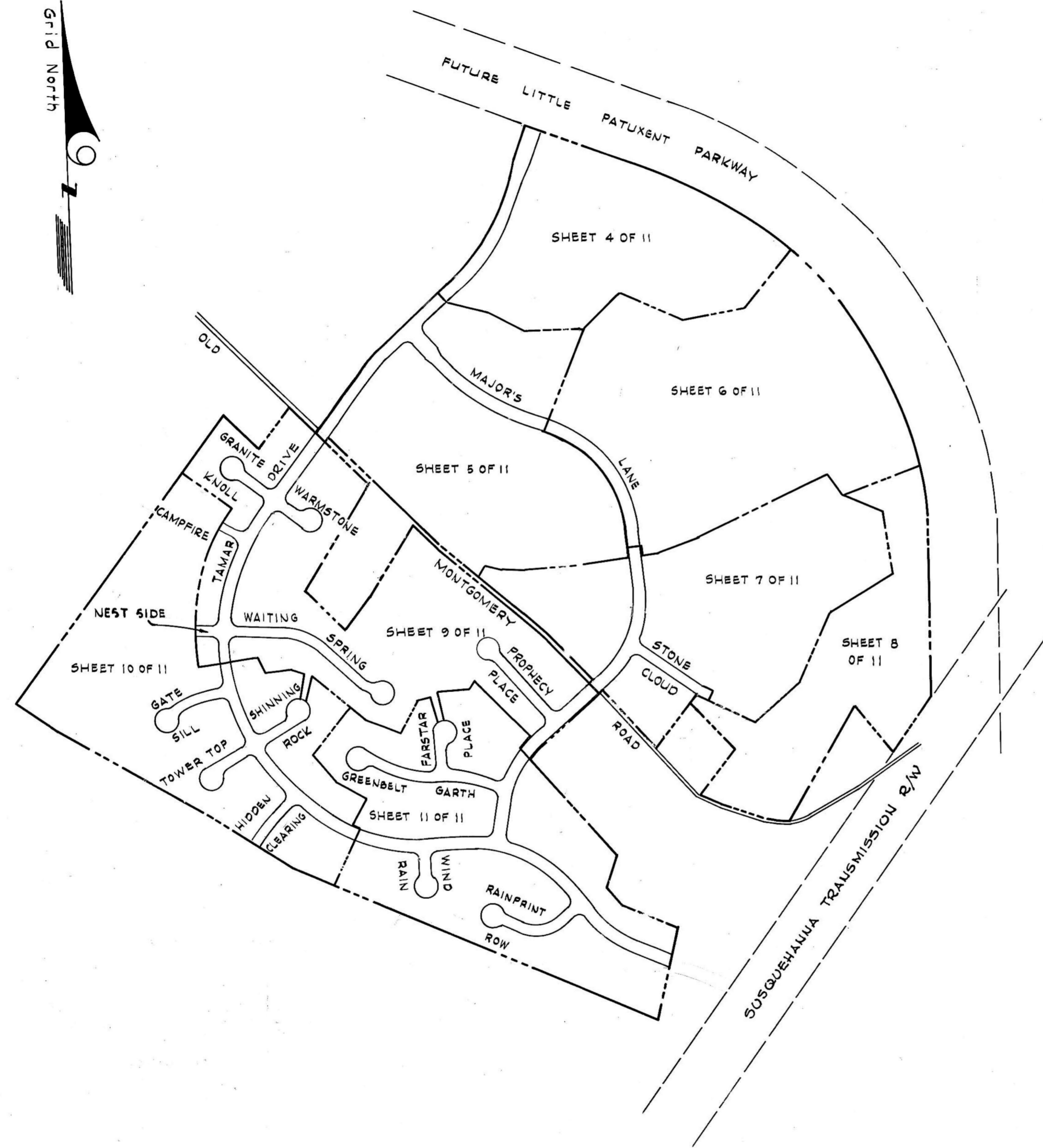


VICINITY MAP  
Scale: 1"=2,000'



VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND, 21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400'

SHEET 1 OF 11

PREPARED AS TO SHEETS 1 TO 11  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965

*Kenneth A. Wood*  
LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

RECORDED PLAT BOOK 20 FOLIO 21  
ON 11/25/70 IN THE PUBLIC RECORDS OF  
HOWARD COUNTY, MD.



NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS  
 Lot 222 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 picnics, art shows, and carnivals.
  - Rummage sales, white elephant sales, cake sales, dances, and similar activities.
  - Operation of a community hall including leasing of same for public or private uses.
  - Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 12 & 5 are to be used for open space purposes. Any portion of lots 12 & 5 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 223 shall be used for a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area of Lot 223 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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.

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 lot/parcels A & E provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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.

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 17.031 E:

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 two hundred (200) 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 two hundred (200) square feet for each parking space for each dwelling unit 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.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) offstreet parking spaces, each containing a minimum area of two hundred (200) 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 shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

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 17.018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS: - Section 17.031 E

GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above. On Old Montgomery Road, setbacks shall be 60 feet from centerline of right-of-way.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

ATTACHED LAND USE AREAS

- Setbacks shall conform to the provisions set forth in Section 6 above. On Old Montgomery Road, setbacks shall be 60 feet from centerline of right-of-way.
- 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 17.031 E:

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 17.031 E:

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.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 11 FINAL DEVELOPMENT PLAN PHASE 89 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 147.

APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any 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.

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.

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.

TABULATION LAND USE

LAND USE		ACRES
S.F.M.D. Roadway	12.550	74.271
Apartments Roadway	4.457	39.182
Attached Land Use Roadway	0.984	16.107
Open Space Credited		50.139
Non-Credited		4.146
TOTAL	17.991	183.845

NOTE:  
 1. THE CREDITED OPEN SPACE CONTAINS 0.0449 ACRES THAT HAVE BECOME PART OF THE TAMAR DRIVE AND OLD MONTGOMERY ROAD RIGHTS OF WAY AS SHOWN ON SHEET 5.  
 2. THE NON-CREDITED OPEN SPACE CONTAINS 0.0510 ACRES THAT HAVE BECOME PART OF THE TAMAR DRIVE AND OLD MONTGOMERY ROAD RIGHTS OF WAY AS SHOWN ON SHEET 5.

RECORDED PLAT BOOK 28 FOLIO 68  
 ON 7/2 1974 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RECORDED PLAT BOOK 28 FOLIO 68  
 ON 7/2 1974 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PARCEL D  
 VILLAGE OF LONGREACH

SECTION 1 AREA 2

PETITIONER AND OWNER

HAROLD L. ESTEN & ALICE L. ESTEN  
 1150 HIGHVIEW AVENUE  
 SILVER SPRING, MARYLAND, 20902

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 89-A-1  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 AUGUST 28, 1972 SHEET 3 OF 11

HOWARD COUNTY PLANNING BOARD



VILLAGE OF LONGREACH  
SECTION 1 AREA 2  
Sheet 4 of 11

COORDINATES		
NO.	NORTH	EAST
500	499,793.49	848,732.08
501	499,787.34	848,740.74
502	499,738.55	848,702.36
503	499,682.81	848,673.13
504	499,651.17	848,663.18
505	499,618.62	848,664.35
506	499,608.94	848,673.84
507	499,599.33	848,662.25

LINE	BEARING	DISTANCE
500-501	S 54°34'27" E	10.62'
501-502	S 38°11'46" W	62.07'
502-503	S 27°40'19" W	62.94'
503-504	S 17°27'12" W	33.17'
504-505	S 02°03'22" E	32.57'
505-506	S 44°27'01" E	13.56'
506-507	S 50°21'05" W	15.05'

COORDINATES		
NO.	NORTH	EAST
226	499,892.94	848,808.66
227	499,972.11	848,882.62
228	500,043.04	848,962.81
229	500,040.88	848,998.10
230	499,980.23	849,051.74
231	499,954.78	849,080.93
232	499,929.32	849,110.13
233	499,714.07	849,410.23
234	499,629.92	849,610.44
235	499,244.17	849,895.93
236	499,123.35	849,449.05
237	499,263.29	849,061.93
238	499,684.83	848,648.41
239	499,854.15	848,778.79
240	499,649.36	849,564.18
241	499,169.55	849,903.51
242	499,127.66	849,491.44
74	500,260.24	849,117.80
353	500,215.30	849,157.55
354	500,176.51	849,312.78
355	500,068.22	849,486.04
356	500,101.08	849,754.03
374	499,119.80	849,908.57
375	499,073.60	849,454.12
376	499,088.60	849,265.88
315	499,048.75	849,231.27
314	499,218.45	849,035.87
437	499,629.31	848,632.84
438	499,662.07	848,630.88
455	499,853.12	848,413.30
456	499,865.04	848,422.63
411	499,720.60	848,564.30
410	499,722.85	848,601.96
226 A	499,929.55	848,761.13
121	500,017.05	848,842.87

VILLAGE OF LONGREACH  
SECTION 1 AREA 2  
Sheet 6 of 11

VILLAGE OF LONGREACH  
SECTION 1 AREA 2  
Sheet 7 of 11

VILLAGE OF LONGREACH  
SECTION 1 AREA 2  
Sheet 9 of 11

VILLAGE OF LONGREACH  
SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

# COLUMBIA

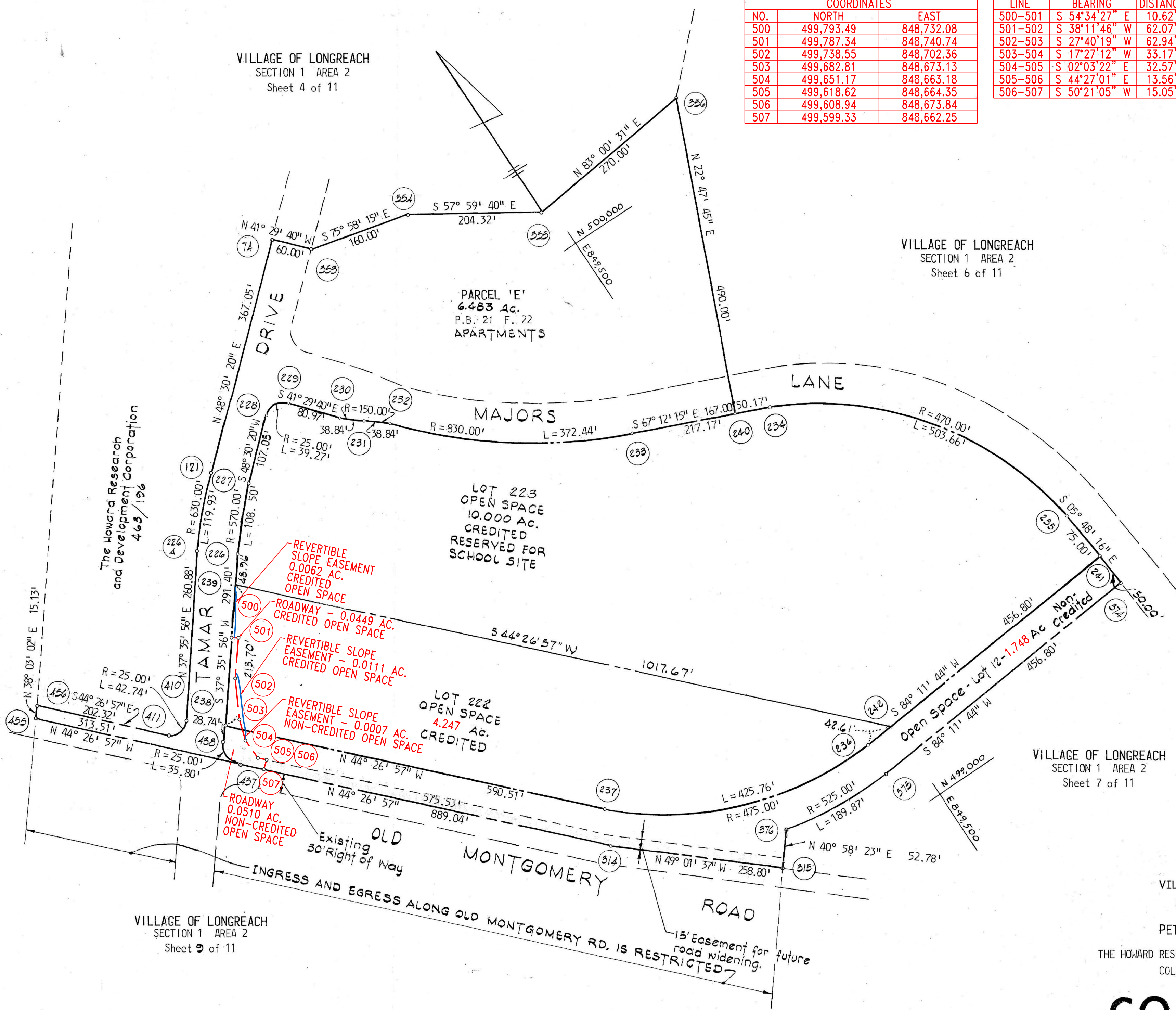
FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE-A  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

Sheet 5 of 11

RECORDED PLAT BOOK 20 FOLIO 148  
ON Dec 11, 1972 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

NOTE: This amended plat is intended to supersede sheet 5 of 11 final development plan phase 89, recorded among the Land Records of Howard County in Plat Book 20 at Folio 25.

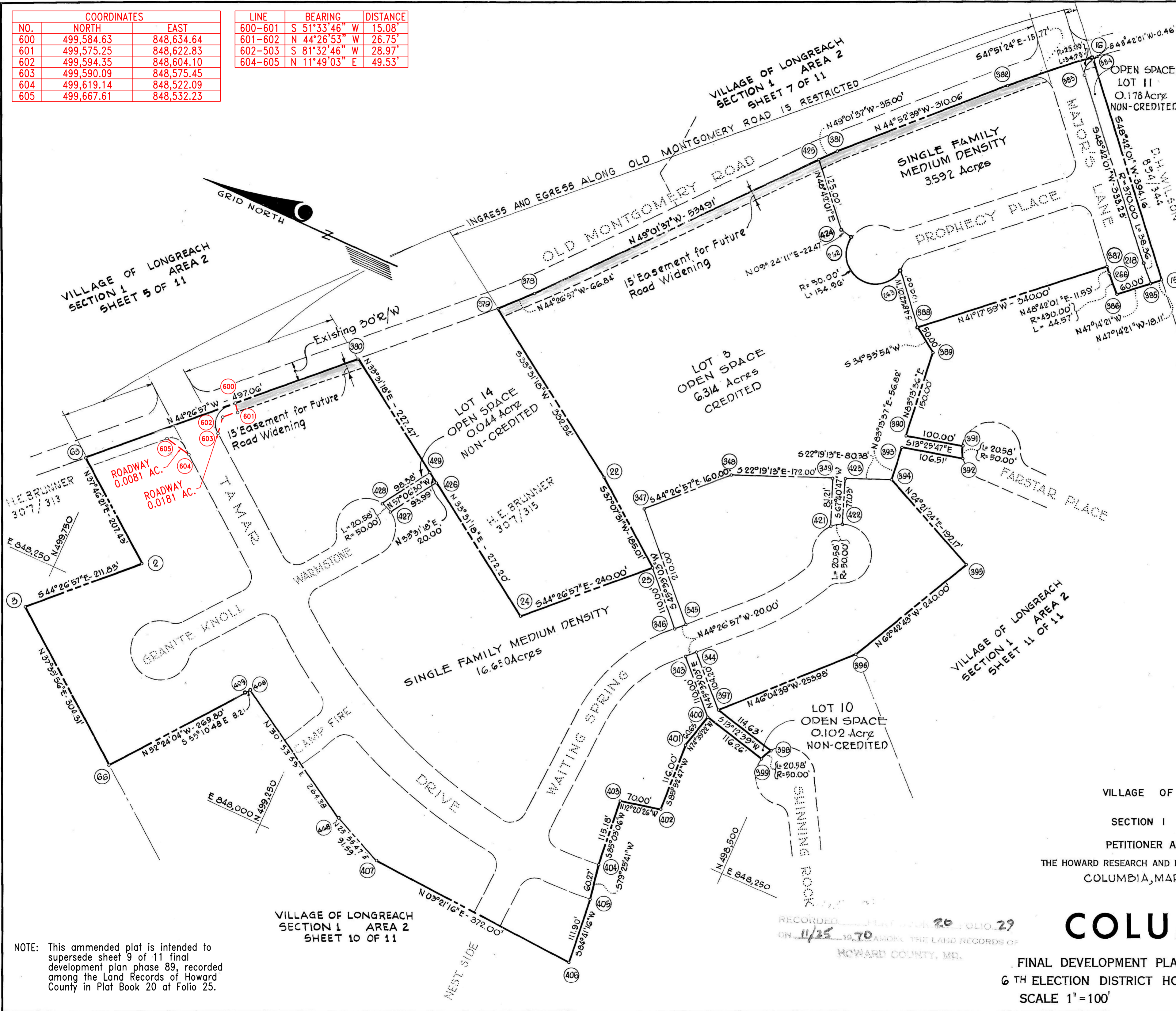




COORDINATES		
NO.	NORTH	EAST
600	499,584.63	848,634.64
601	499,575.25	848,622.83
602	499,594.35	848,604.10
603	499,590.09	848,575.45
604	499,619.14	848,522.09
605	499,667.61	848,532.23

LINE	BEARING	DISTANCE
600-601	S 51°33'46" W	15.08'
601-602	N 44°26'53" W	26.75'
602-503	S 81°32'46" W	28.97'
604-605	N 11°49'03" E	49.53'

COORDINATES		
No.	NORTH	EAST
2	499615.00	848316.96
3	499766.22	848168.62
15	498229.69	849469.17
16	498490.14	849765.63
22	498967.07	848784.89
23	498819.56	848673.17
24	498990.89	848505.10
65	499778.96	848444.02
66	499525.12	847982.95
218	498268.75	849483.33
262	498741.17	849321.58
263	498642.90	849303.16
266	498313.82	849443.73
343	498707.52	848558.95
344	498693.24	848572.96
345	498728.25	848608.65
346	498742.53	848594.64
347	498875.31	848758.56
348	498761.09	848876.61
349	498601.98	848935.93
378	499196.59	849015.29
379	499244.30	848968.48
380	499424.12	848792.09
381	498822.89	849443.58
382	498603.18	849664.36
383	498488.69	849733.69
384	498489.84	849765.29
385	498241.99	849455.87
386	498282.72	849411.82
387	498321.47	849452.43
388	498576.90	849228.03
389	498535.89	849199.43
390	498518.20	849050.47
391	498420.94	849073.70
392	498412.23	849055.21
393	498515.83	849030.48
394	498509.13	848974.05
395	498344.06	848894.80
396	498444.09	848681.50
397	498620.27	848498.57
398	498508.67	848472.37
399	498517.30	848453.86
400	498630.49	848480.42
401	498646.53	848421.94
402	498638.20	848306.24
403	498706.58	848291.28
404	498696.65	848176.53
405	498685.59	848117.28
406	498675.23	848005.87
407	499046.59	848027.63
408	499355.82	848203.46
409	499360.51	848196.71
421	498571.14	848860.80
422	498554.22	848872.26
423	498583.48	848943.52
424	498763.34	849325.25
425	498845.84	849419.16
426	499217.82	848655.42
427	499268.85	848576.50
428	499287.92	848583.86
429	499234.49	848666.47
468	499128.96	848667.68



NOTE: This amended plat is intended to supersede sheet 9 of 11 final development plan phase 89, recorded among the Land Records of Howard County in Plat Book 20 at Folio 25.

VILLAGE OF LONGREACH  
SECTION 1 AREA 2  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

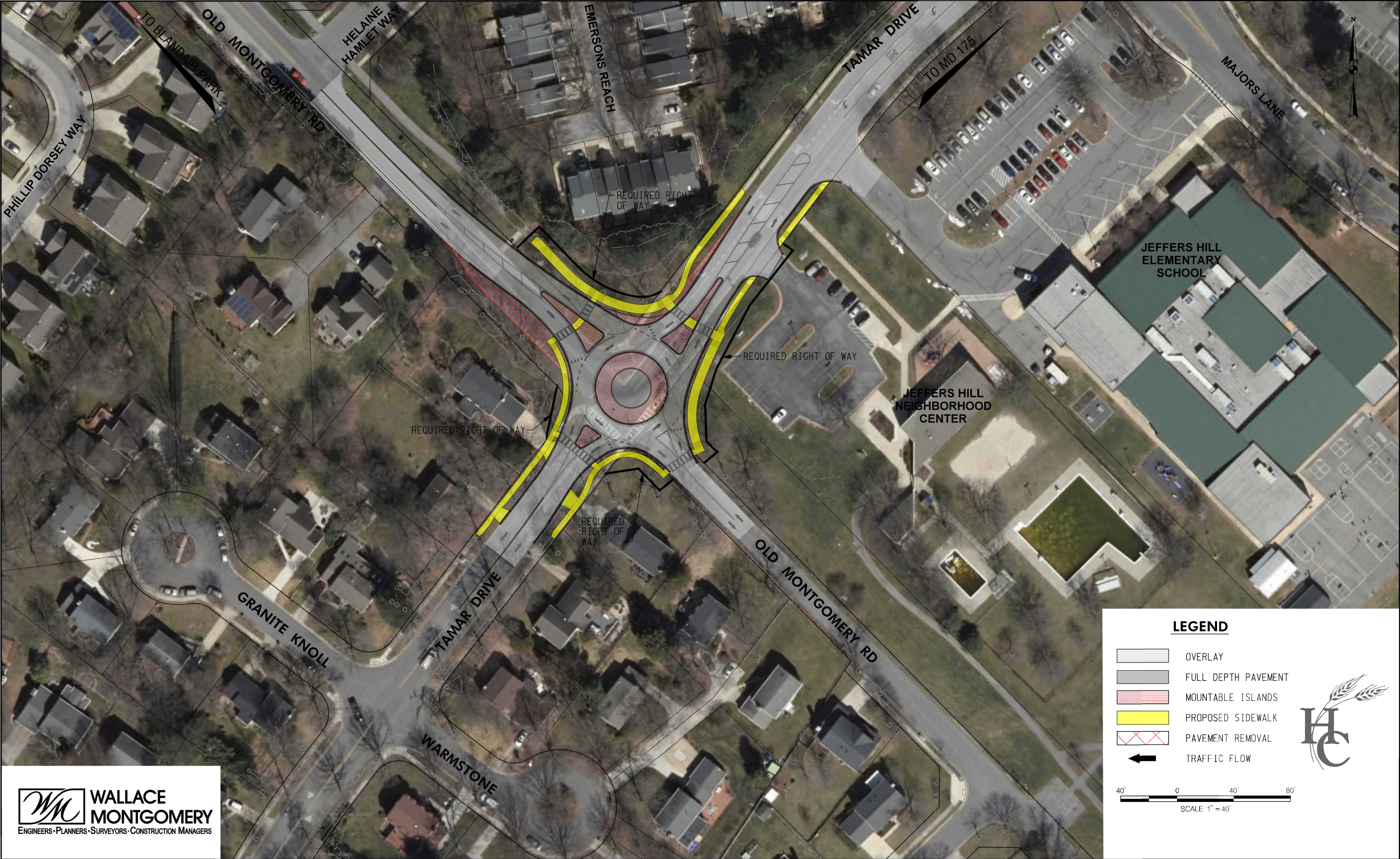
**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE EIGHTY NINE  
6 TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100'  
SHEET 9 OF 11

RECORDED \_\_\_\_\_ PLAT BOOK 20, FOLIO 29  
ON 11/25 1970 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.



# OLD MONTGOMERY ROAD AND TAMAR DRIVE ROUNDABOUT DESIGN HOWARD COUNTY



**LEGEND**

- OVERLAY
- FULL DEPTH PAVEMENT
- MOUNTABLE ISLANDS
- PROPOSED SIDEWALK
- PAVEMENT REMOVAL
- ← TRAFFIC FLOW

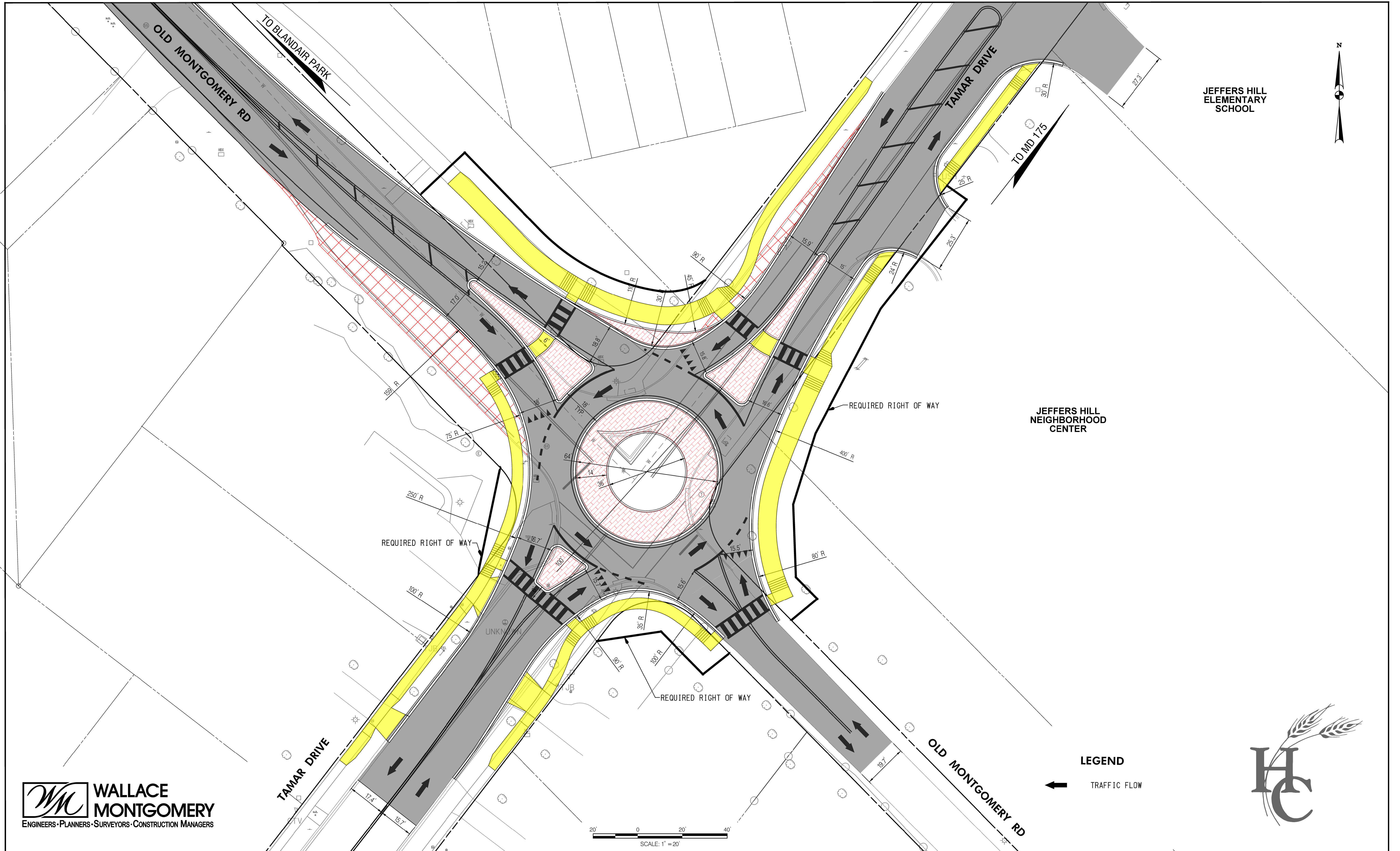
SCALE: 1" = 40'

**WALLACE  
MONTGOMERY**

ENGINEERS • PLANNERS • SURVEYORS • CONSTRUCTION MANAGERS



# OLD MONTGOMERY ROAD AND TAMAR DRIVE ROUNDABOUT DESIGN HOWARD COUNTY



**WM** WALLACE MONTGOMERY  
ENGINEERS-PLANNERS-SURVEYORS-CONSTRUCTION MANAGERS

SCALE: 1" = 20'

LEGEND  
← TRAFFIC FLOW





# OLD MONTGOMERY ROAD AND TAMAR DRIVE ROUNDABOUT DESIGN HOWARD COUNTY

