

REVISIONS

REV	DATE	COMMENT	DRAFTER CHECKED BY

PRELIMINARY

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 PROJECT NO.: MDA2502025
 DRAWN BY: TEF
 DATE: 09/02/2025
 CAD ID: P-FDP-CPTP

PROJECT:
**PRELIMINARY
DEVELOPMENT
PLAN**

FOR

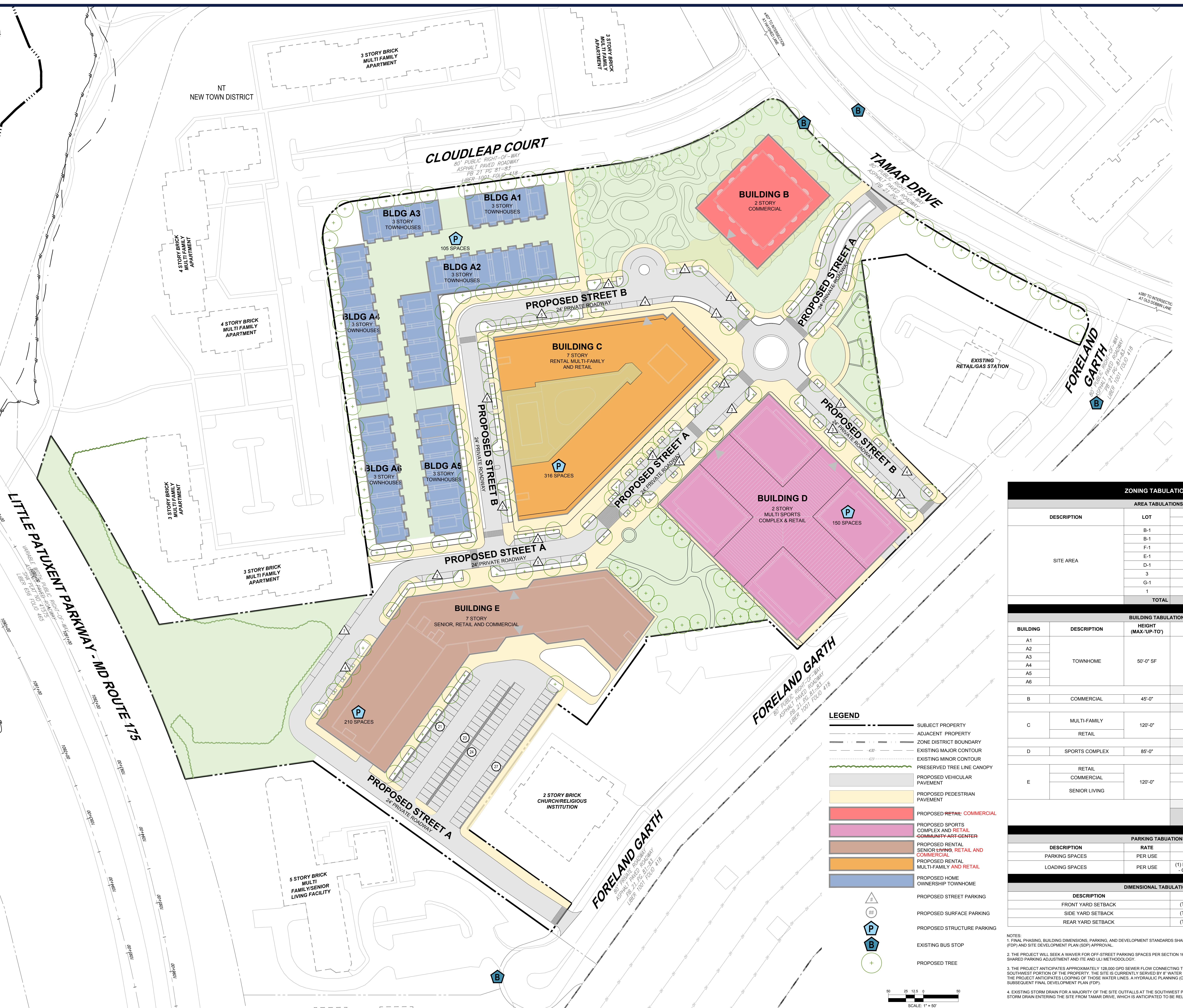
**LONG REACH
VILLAGE CENTER**

 PROPOSED
DEVELOPMENT
8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HARVEST COUNTRY
COLUMBIA, MD

**CONCEPT
PLAN**

 SHEET NUMBER:
C-301

ORG. DATE - 09/02/2025



ZONING TABULATIONS		
AREA TABULATIONS		
DESCRIPTION	LOT	AREA
B-1	68,388 SF	1.570 AC
B-1	261,890 SF	6.012 AC
F-1	27,297 SF	0.627 AC
E-1	60,622 SF	1.392 AC
D-1	20,678 SF	0.475 AC
3	224,858 SF	5.162 AC
G-1	5,808 SF	0.133 AC
1	30,210 SF	0.694 AC
TOTAL	699,751 SF	16.064 AC

BUILDING TABULATIONS					
BUILDING	DESCRIPTION	HEIGHT (MAX-'UP-TO')	LEVELS	PROPOSED DENSITY (SF/DU'S)	FAIR
A1				±173,700 SF (50 DUS)	±0.248
A2				TOTAL	±173,700 SF
A3				TOTAL	±28,700 SF
A4				TOTAL	±28,700 SF
A5				TOTAL	±382,600 SF (255 DUS)
A6				TOTAL	±20,000 SF
B	COMMERCIAL	45'-0"	2	TOTAL	±28,700 SF
C	MULTI-FAMILY	120'-0"	6	TOTAL	±20,000 SF
	RETAIL		1	TOTAL	±402,600 SF
D	SPORTS COMPLEX	85'-0"	2	TOTAL	±136,300 SF
	RETAIL		1	TOTAL	±42,000 SF
	COMMERCIAL		2	TOTAL	±31,900 SF
E	SENIOR LIVING	120'-0"	7	TOTAL	±211,900 SF
				TOTAL	±285,800 SF
				TOTAL	±1,027,100 SF (505 DUS)
					±1.468

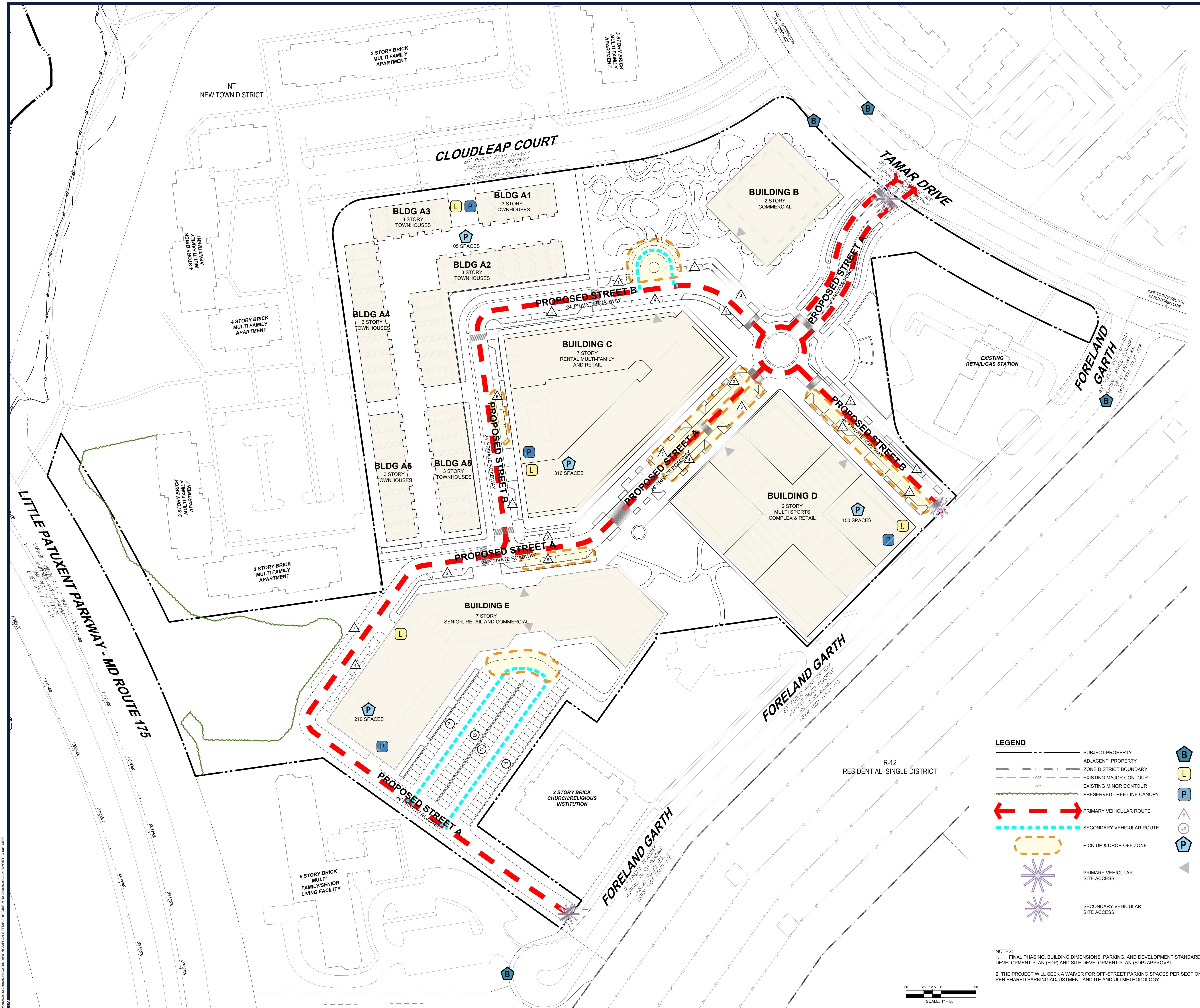
PARKING TABULATIONS			
DESCRIPTION	RATE	REQUIRED	PROVIDED
PARKING SPACES	PER USE	2432	943 (SEE NOTE 2)
LOADING SPACES	PER USE	(1) PER BUILDING - ON SAME LOT	5

DIMENSIONAL TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
FRONT YARD SETBACK (TBD AT SDP)		±44'
SIDE YARD SETBACK (TBD AT SDP)		±8'
REAR YARD SETBACK (TBD AT SDP)		±14'

NOTES:

1. FINAL PHASING, BUILDING DIMENSIONS, PARKING, AND DEVELOPMENT STANDARDS SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND SITE DEVELOPMENT PLAN (SDP) APPROVAL.
2. THE PROJECT WILL SEEK A WAIVER FOR OFF-STREET PARKING SPACES PER SECTION 16.104. A REDUCTION IN PARKING IS PROPOSED PER SHARED PARKING ADJUSTMENT AND ITE AND UL METHODOLOGY.
3. THE PROJECT ANTICIPATES APPROXIMATELY 128,000 GPD SEWER FLOW CONNECTING TO AN EXISTING 8" SANITARY SEWER LINE AT THE SOUTHWEST POSITION OF THE PROPERTY. THE SITE IS CURRENTLY SERVED BY 8" WATER MAINS FROM CLOUDLEAP COURT AND FORELAND GARTH. THE SOURCE OF ANTICIPATED FLOW IS UNKNOWN. ANALYSIS OF THOSE WATER LINES (CAPACITY) ANALYSIS WILL BE PROVIDED DURING THE SUBSEQUENT FINAL DEVELOPMENT PLAN (FDP).
4. EXISTING STORM DRAIN FOR A MAJORITY OF THE SITE OUTfalls AT THE SOUTHWEST PORTION PROPERTY. THERE AN EXISTING 36" RCCP CLIII STORM DRAIN ENTERING THE SITE FROM TAMAR DRIVE, WHICH IS ANTICIPATED TO BE RELOCATED ON-SITE.





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SITE CIVIL AND CONSULTING ENGINEERING
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CAD I.D.: P-FDP-CIRE

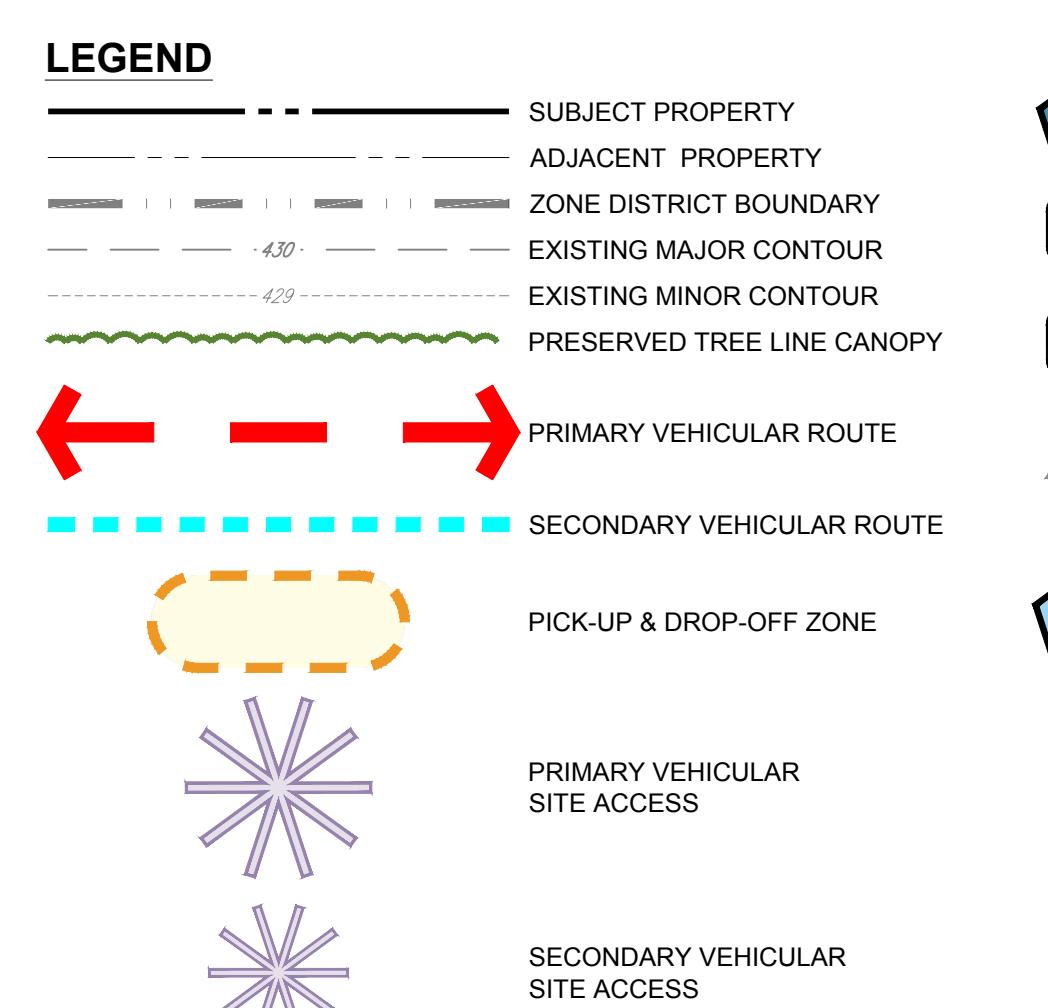
PROJECT: **PRELIMINARY
DEVELOPMENT
PLAN**

LONG REACH VILLAGE CENTER

SHEET TITLE: **CIRCULATION EXHIBIT**

SHEET NUMBER:
C-501

ORG. DATE - 09/02/2025



NOTES:
1. FINAL PHASING, BUILDING DIMENSIONS, PARKING, AND DEVELOPMENT STANDARDS SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND SITE DEVELOPMENT PLAN (SDP) APPROVAL.

2. THE PROJECT WILL SEEK A WAIVER FOR OFF-STREET PARKING SPACES PER SECTION 16.104. A REDUCTION IN PARKING IS PROPOSED PER SHARED PARKING ADJUSTMENT AND ITE AND ULI METHODOLOGY.

ORG. DATE - 09/02/2025

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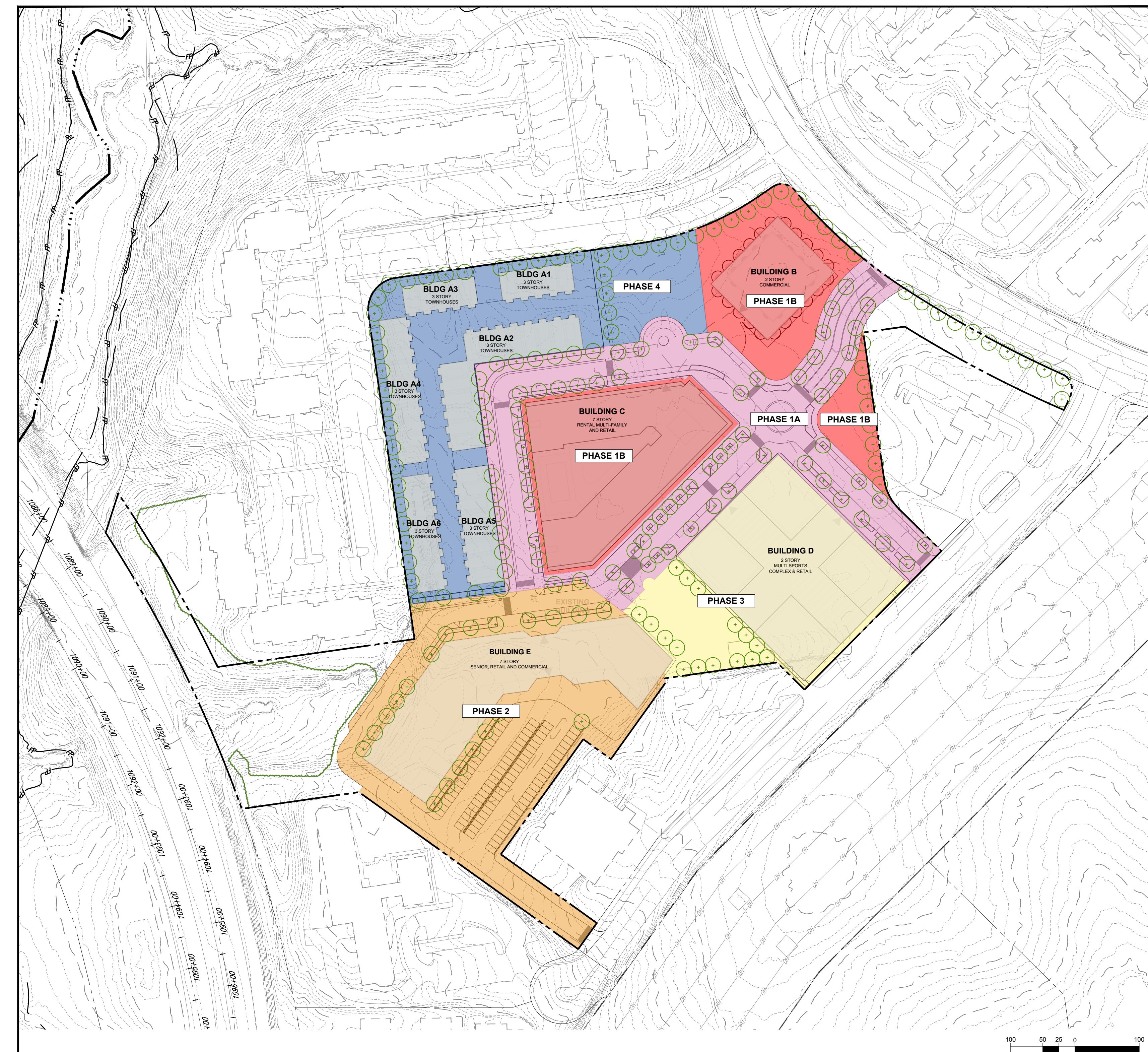
Site Civil and Consulting Engineering
Land Surveying
Program Management
Landscape Architecture
Permitting Services
Transport

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PHASE 1A & PHASE 1B

- ROAD IMPROVEMENT PHASE 1A
- DEVELOPMENT PHASE 1B - MULTI-FAMILY, RENTAL



PHASE 2, PHASE 3, & PHASE 4

- DEVELOPMENT PHASE 2 - SENIOR HOUSING, RENTAL, AND COMMERCIAL BUILDING
- DEVELOPMENT PHASE 3 - SPORT COMPLEX
- DEVELOPMENT PHASE 4 - TOWNHOUSES

LEGEND
Phase 1A
Phase 1B
Phase 2
Phase 3
Phase 4

NOTES:
1. APPLICANT MAY CONSTRUCT ANY DEVELOPMENT PHASE SHOWN IN ANY ORDER OR COMBINED, BASED ON MARKET CONDITIONS.
2. FINAL PLAT APPROVAL AND CONSTRUCTION PERMIT ISSUANCE FOR DEVELOPMENT STANDARDS SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) OR SITE DEVELOPMENT PLAN (SDP) APPROVAL.
3. REFER TO CONCEPT PLAN FOR PARKING ASSOCIATED WITH EACH PHASE OF DEVELOPMENT.
4. REFER TO CONCEPT PLAN FOR RECREATION EXHIBIT FOR OPEN SPACE ASSOCIATED WITH EACH PHASE OF DEVELOPMENT.
5. LANDSCAPING AND LIGHTING TO BE COMPLETED WITH EACH RESPECTIVE PHASE OF DEVELOPMENT.

PRELIMINARY

This drawing is intended for Municipal and/or Agency review and comment. It is not a final construction document unless indicated otherwise.

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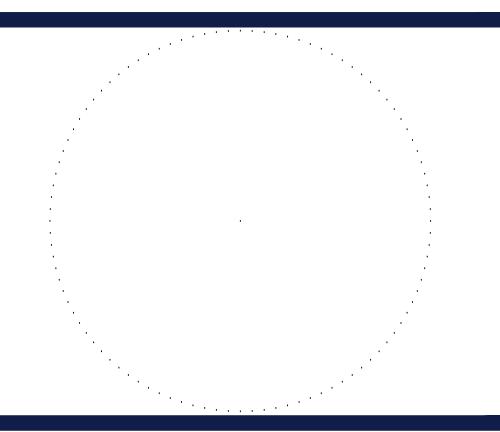
PROJECT:
**PRELIMINARY
DEVELOPMENT
PLAN**
FOR

LONG REACH
VILLAGE CENTER

PROPOSED
DEVELOPMENT
8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HARVEST COUNTRY
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**PHASING
EXHIBIT**

SHEET NUMBER:
C-601

ORG. DATE - 09/02/2025