

LOCATION OF SITE
8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HOWARD COUNTY, MARYLAND
LONG REACH NEIGHBORHOOD

PRECINCT: 6-21
CONGRESSIONAL: 03
LEGISLATIVE: 13
COUNCIL: 2
POLLING PLACE:
LONG REACH HIGH SCHOOL
6101 OLD DOBBIN LN
COLUMBIA, MD 21045



PRELIMINARY

BOHLER 

C-101

ORG. DATE - 09/02/2025

Oct 17, 2025
C:\CAD\DRAWING\PLAN SETS\IP-FDP-CNDS-MDA250025.00----->LAYOUT: C-101 COVER

[illegible]

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PROJECT NO.:	MDA250025.00
DRAWN BY:	TEF
CHECKED BY:	BTG
DATE:	09/02/2023
CAD I.D.:	P-FDP-EXCD


PROJECT:

***PRELIMINARY
DEVELOPMENT
PLAN***

**LONG REACH
VILLAGE CENTER**

**PROPOSED
DEVELOPMENT**

**8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HOWARD COUNTY
COLUMBIA, MD**

BOHLER 

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-201

ORG. DATE - 09/02/2025



PRELIMINARY

PROJECT:

_____ FOR _____

8775 CLOUDLEAP CT,
COLUMBIA, MD 21045
HOWARD COUNTY
COLUMBIA, MD

CONCEPT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 09/02/2025

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 16.10A. A REDUCTION IN PARKING IS PROPOSED PER SHARED PARKING ADJUSTMENT AND USE (U) METHODOLOGY.
3. THE PROJECT ANTICIPATES APPROXIMATELY 128,000 GPD SEWER FLOW CONNECTING TO AN EXISTING 8" SANITARY SEWER LINE AT THE INTERSECTION OF THE SITE FROM TAMAR DRIVE, WHICH IS SERVED BY 4" WATER MAINS FROM CLOUDLARK COURT AND FORELAND GARDENS. THE PROJECT ANTICIPATES LOOPING OF THOSE WATER MAINS A HYDRAULIC PLANNING (CAPACITY) ANALYSIS WILL BE PROVIDED DURING THE SUBSEQUENT FINAL DEVELOPMENT PLAN (FDP).
4. EXISTING STORM DRAIN FOR A MAJORITY OF THE SITE OFFFALLS AT THE SOUTHWEST PORTION OF THE SITE. THERE AN EXISTING 36" RCPD DRAIN DRAIN LINE ENTERING THE SITE FROM TAMAR DRIVE, WHICH IS ANTICIPATED TO BE RELOCATED ON-SITE.





PRELIMINARY

PROJECT:

_____ FOR _____

PROPOSED
DEVELOPMENT

BOHLER/

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— *Journal of the American Medical Association*

[illegible]

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 UNIVERSITY OF NORTH CAROLINA

SHEET TITLE:

CIRCUITRY

CIRCULATION

EXHIBIT

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SHEET NUMBER: _____

C-501

CONCLUSIONS

ORG. DATE - 09/02/2025

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ct 17, 2025
12/20/2025 MDA250025.00 CAD DRAWINGS PLAN SETS IP-FDP-CIRE-MDA250025.00 -----> LAYOUT: C-501 CIRE
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