

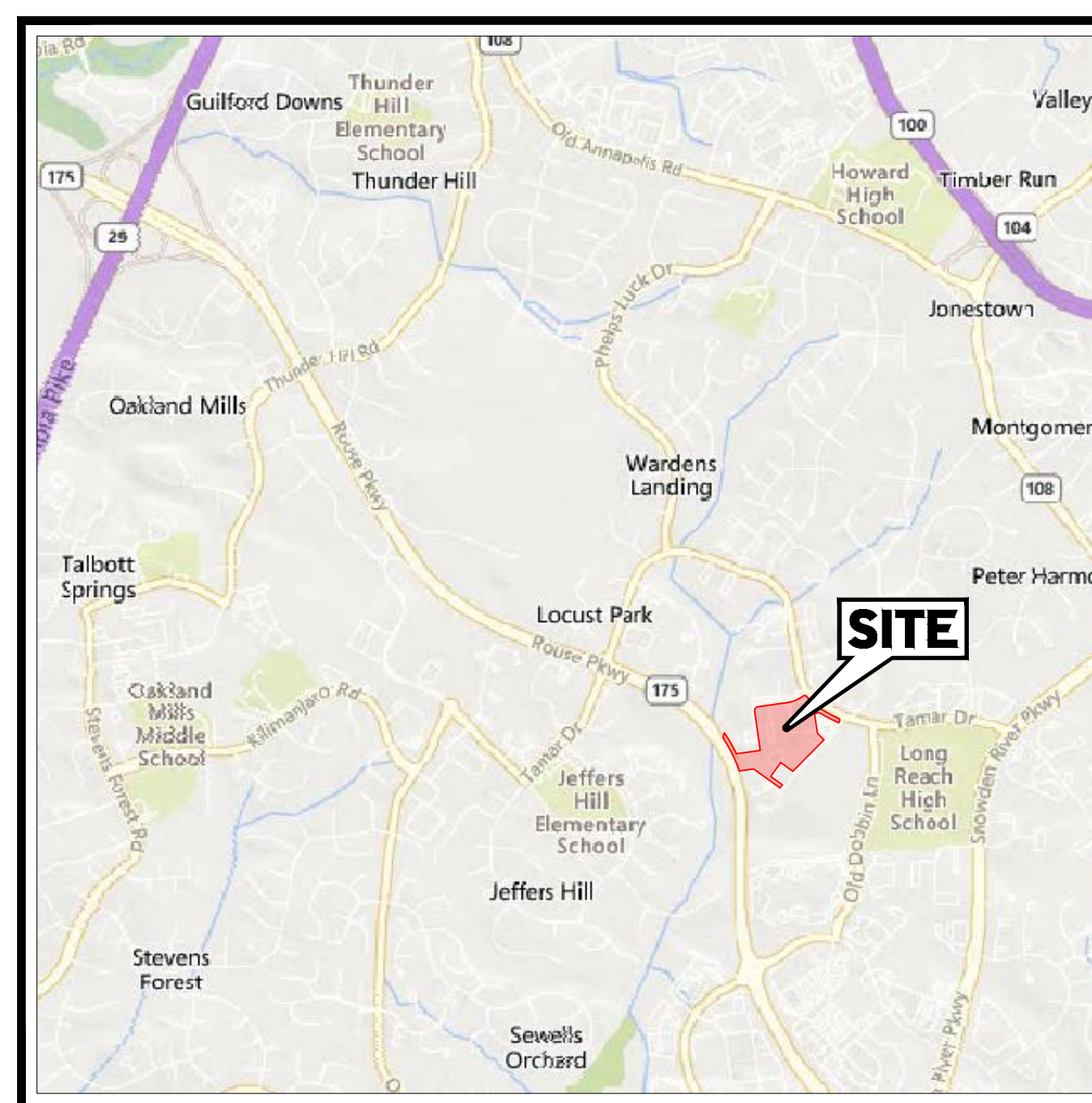
FOR

LONG REACH VILLAGE CENTER

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

ELECTION DISTRICT

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



LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: BING MAPS



AERIAL MAP

SCALE: 1" = 2,000'
SOURCE: BING MAP

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SHEET TITLE	SHEET NUMBER
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CONCEPT PLAN	C-301
CIRCULATION EXHIBIT	C-401
OPEN SPACE & RECREATION EXHIBIT	C-501
PHASING EXHIBIT	C-601

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ENGINEER & LANDSCAPE

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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
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PROJECT No.:	MDA250025.00
DRAWN BY:	TEF
CHECKED BY:	BTG
DATE:	09/02/2025
CAD I.D.:	P-FDP-CNDS-

PROJECT:

PRELIMINARY DEVELOPMENT PLAN

_____ FOR _____

**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
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MD@BohlerEng.com



SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:
C-101

ORG. DATE - 09/02/2025

Oct 02, 2025
I:\2025\MDA250025.00\CAD\DRAWINGS\PLAN SETS\IP-FDP-CNDS-MDA250025.00----->LAYOUT: C-101 COVR

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PROJECT No.: MDA250025.00
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DATE: 09/02/2025
CAD I.D.: P-FDP-EXCD

**LONG REACH
VILLAGE CENTER**

**PROPOSED
DEVELOPMENT**

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

**HOWARD COUNTY
COLUMBIA, MD**

10/2/2025

STATE OF MARYLAND
DANIEL H. PARK
LANDSCAPE ARCHITECT
3694

SHEET TITLE:	
<i>EXISTING CONDITIONS PLAN</i>	
SHEET NUMBER:	
C-201	
ORG. DATE - 09/02/2025	

EXISTING ZONING AND SITE AREA SUMMARY											
TITLE PROPERTY	TAX MAP	GRID	PARCEL	LOT	PLAT NO	OWNER	AREA		DEED REFERENCE		ZONING
							SF	AC	LIBER	FOLIO	
1	36	12	6	PARCEL B-1	22982	HOWARD COUNTY, MARYLAND	68,388 SF	1.570 AC	16036	227	NT
2		12	6	PARCEL B-2	22982	HOWARD COUNTY, MARYLAND	261,890 SF	6.012 AC	15841	184	
3		12	6	PARCEL F-1	9737	CLOUDLEAP, LLC	27,297 SF	0.627 AC	21403	317	
4		12	6	PARCEL E-1	12409	LRVC BUSINESS TRUST	60,822 SF	1.392 AC	7653	217	
5		11	6	PARCEL D-1	12409	SANG KI KO & YONG BOK KO	20,678 SF	0.475 AC	4139	236	
6		12	344	3	PR 21 PG 81-83	THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	224,858 SF	5.162 AC	834	184	
7		12	6	PARCEL G-1	9737	HOWARD COUNTY, MARYLAND	5,808 SF	0.133 AC	15841	184	
8		12	344	1	PR 21 PG 82	THE COLUMBIA ASSOCIATION, INC. FKA THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	30,210 SF	0.694 AC	996	214	
TOTAL							699,751 SF	16.064 SF			



PRELIMINARY

PROJECT:

***PRELIMINARY
DEVELOPMENT
PLAN***

**PROPOSED
DEVELOPMENT**

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



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 DESIGN 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 ITS UUT METHODOLOGY.
3. THE PROJECT ANTICIPATES APPROXIMATELY 128,000 GPD SEWER FLOW CONNECTING TO AN EXISTING 8" SANITARY SEWER LINE AT THE STORM DRAIN INTERSECTION. THE SEWER FLOW GENERATED BY "A" WATER MAINS FROM CLEVELAND CUP AND FORELAND GARTH, THE PROJECT ANTICIPATES LOOPING OF THESE WATER LINES 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 OUTFALLS AT THE SOUTHWEST PORTION PORTION. THERE AN EXISTING 36" STORM CULI



PRELIMINARY

PROJECT:

***PRELIMINARY
DEVELOPMENT
PLAN***

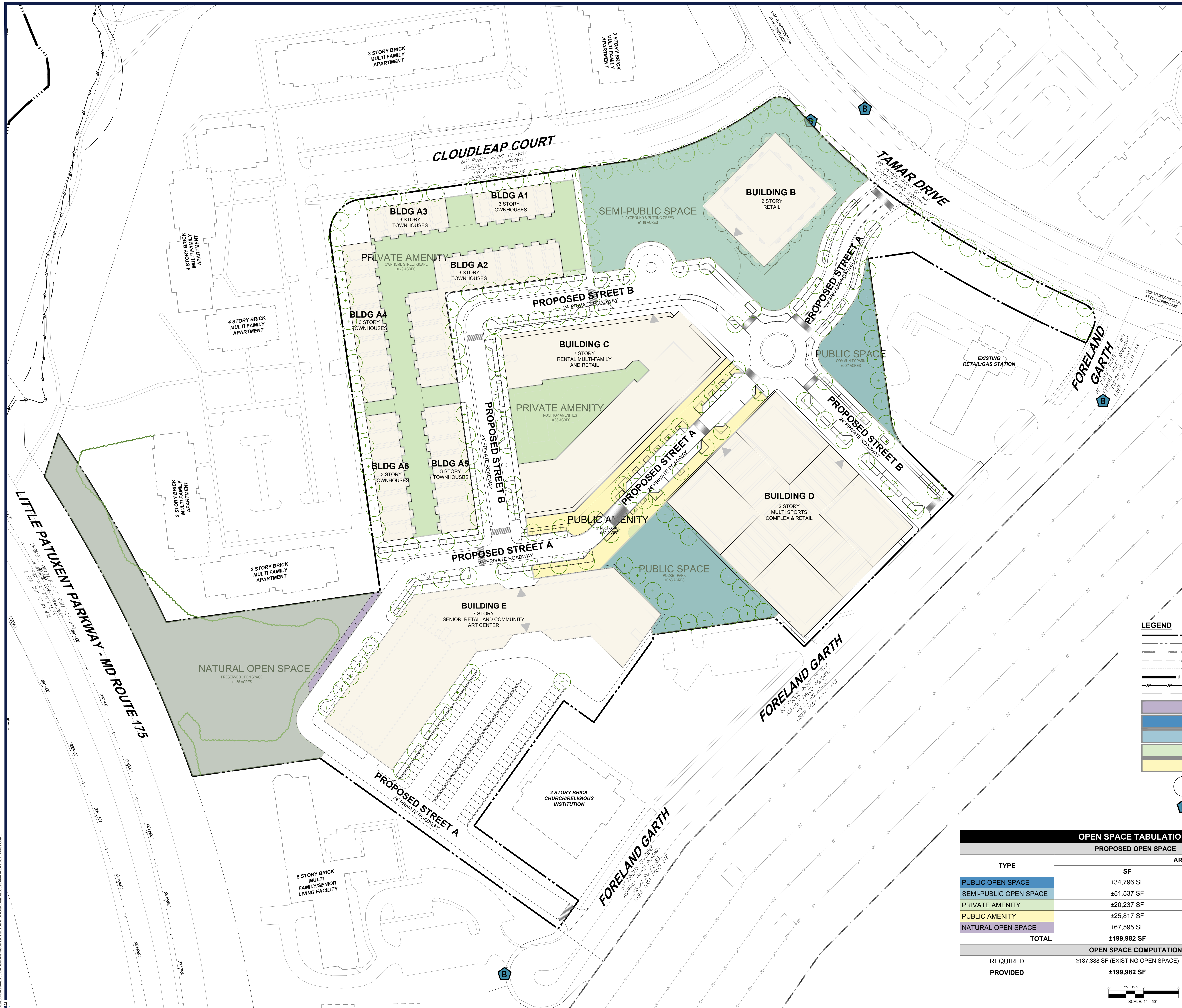
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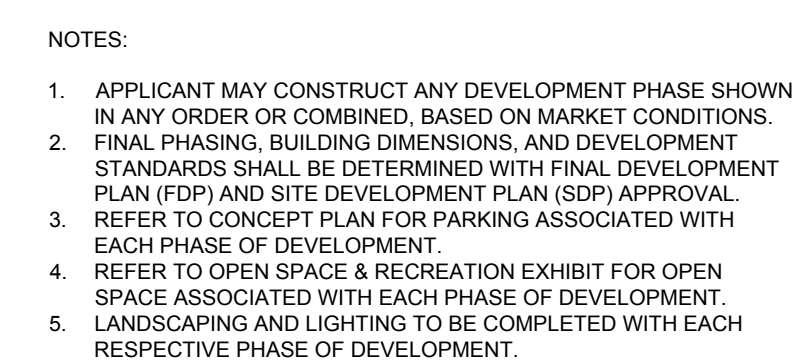
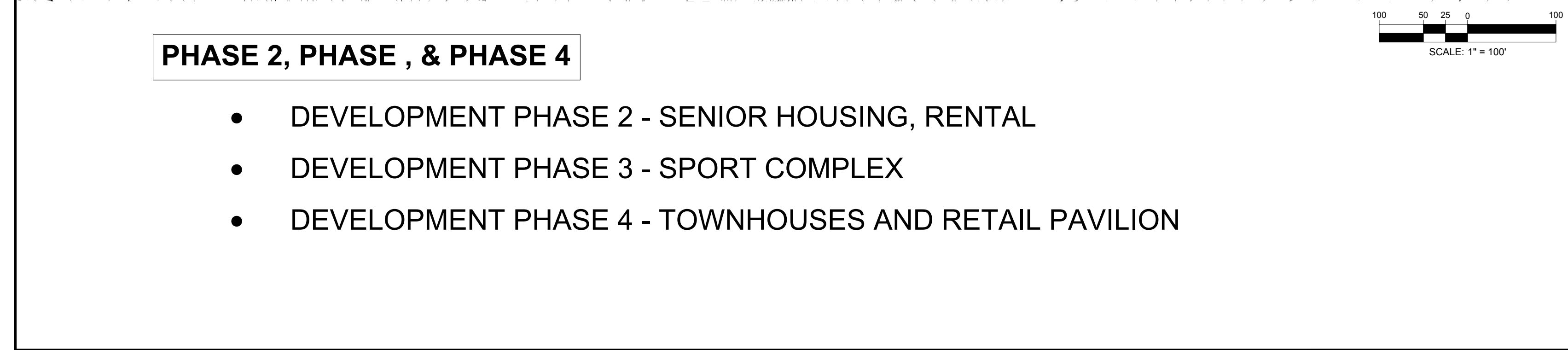
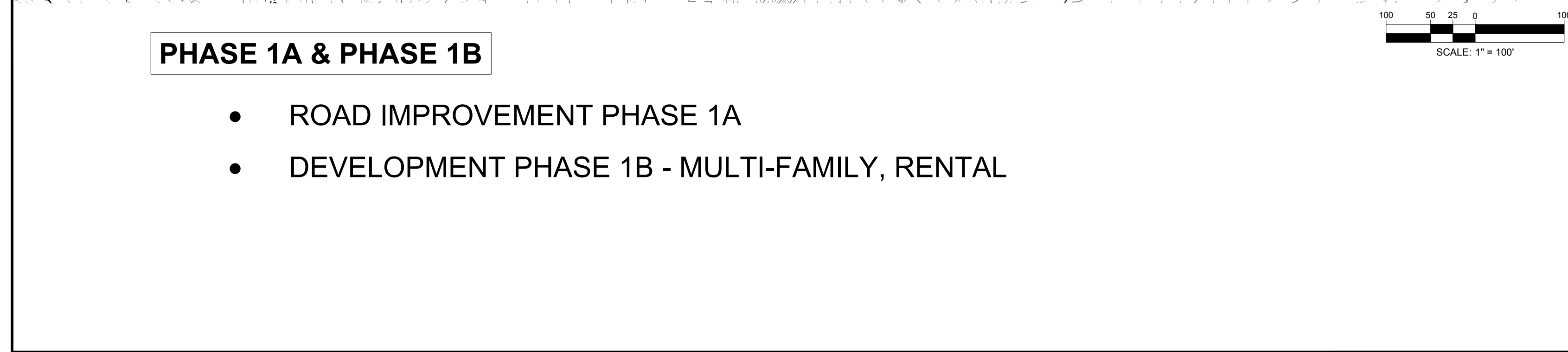
BOHLER/

10/2/20

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PROJECT:

***PRELIMINARY
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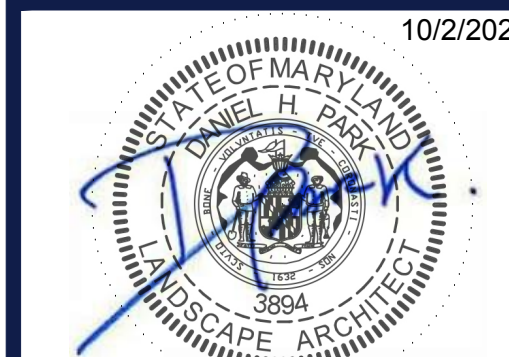
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COLUMBIA, MD**

BOHLER

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SHEET TITLE:

PHASING EXHIBIT

SHEET NUMBER:
C-601

ORG. DATE - 09/02/2025