



REVISIONS

REV DATE COMMENT DRAWN BY CHECKED BY

PRELIMINARY

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PROJECT NO.: MDA250202
DRAWN BY: TEF
CHECKED BY: ETC
DATE: 09/02/2025
CAD ID: P-FDP-EXCD

PRELIMINARY DEVELOPMENT PLAN

FOR

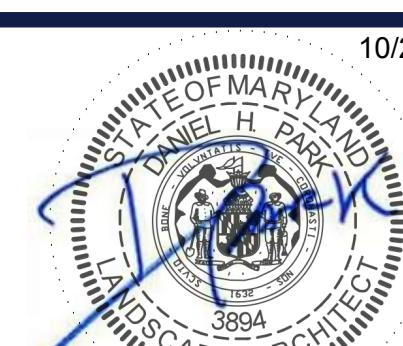
LONG REACH VILLAGE CENTER

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

BOHLER //

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-5887
MD@BohlerEng.com

10/2/2025



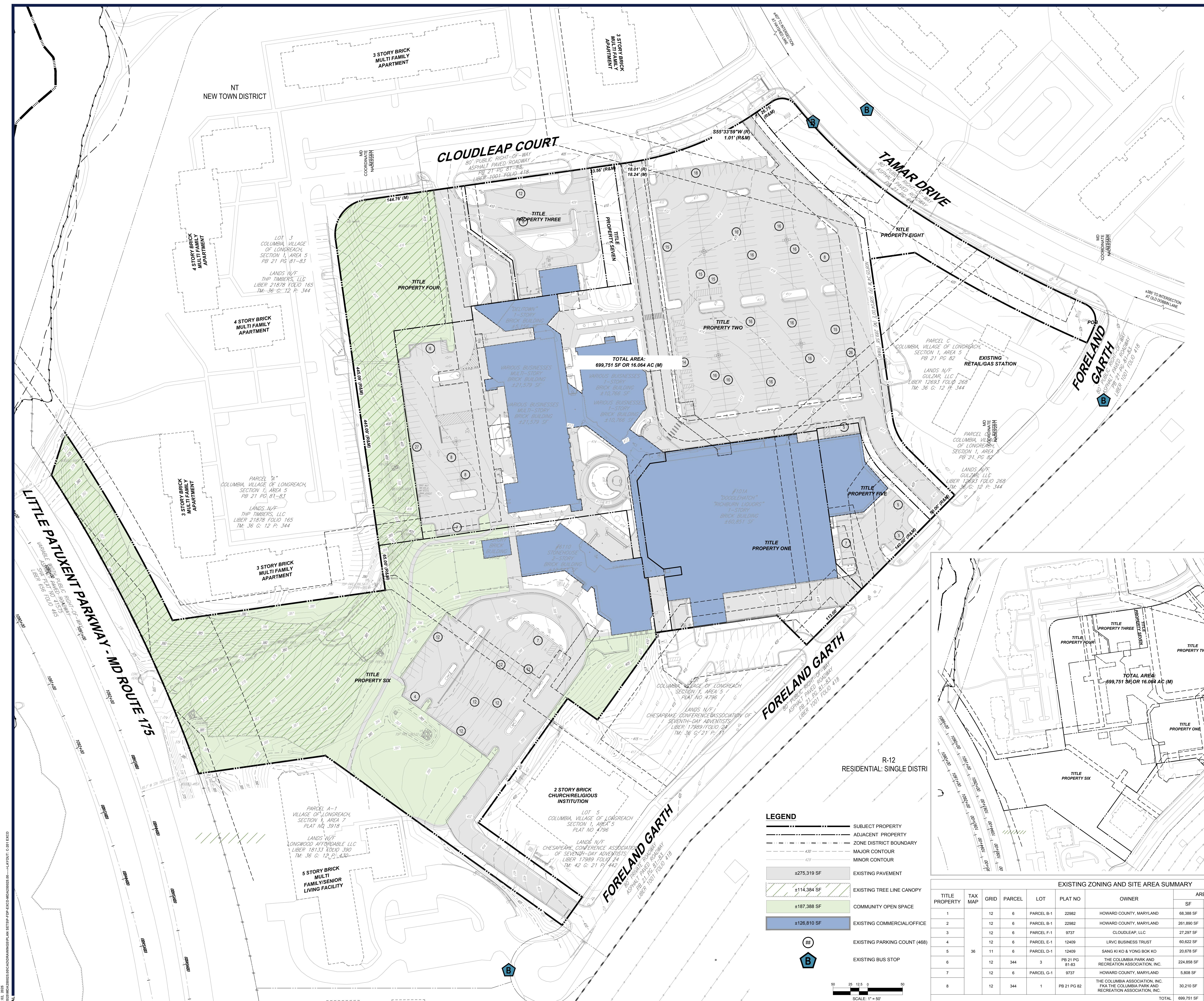
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

C-201

ORG. DATE - 09/02/2025



REVISIONS		
REV	DATE	COMMENT
		DRAFTER CHECKED BY

PRELIMINARY

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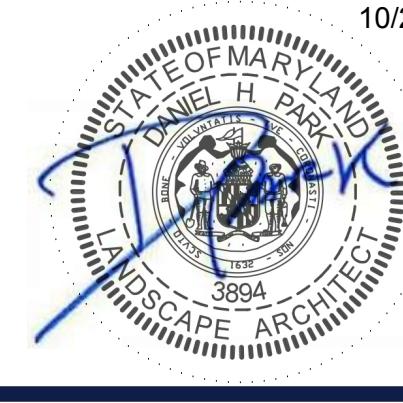
PROJECT No.: MDA2502025
DRAWN BY: TEF
DATE: 09/02/2025
CAD ID: P-FDP-CPTP

PROJECT:
PRELIMINARY DEVELOPMENT PLAN

FOR

LONG REACH VILLAGE CENTER

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



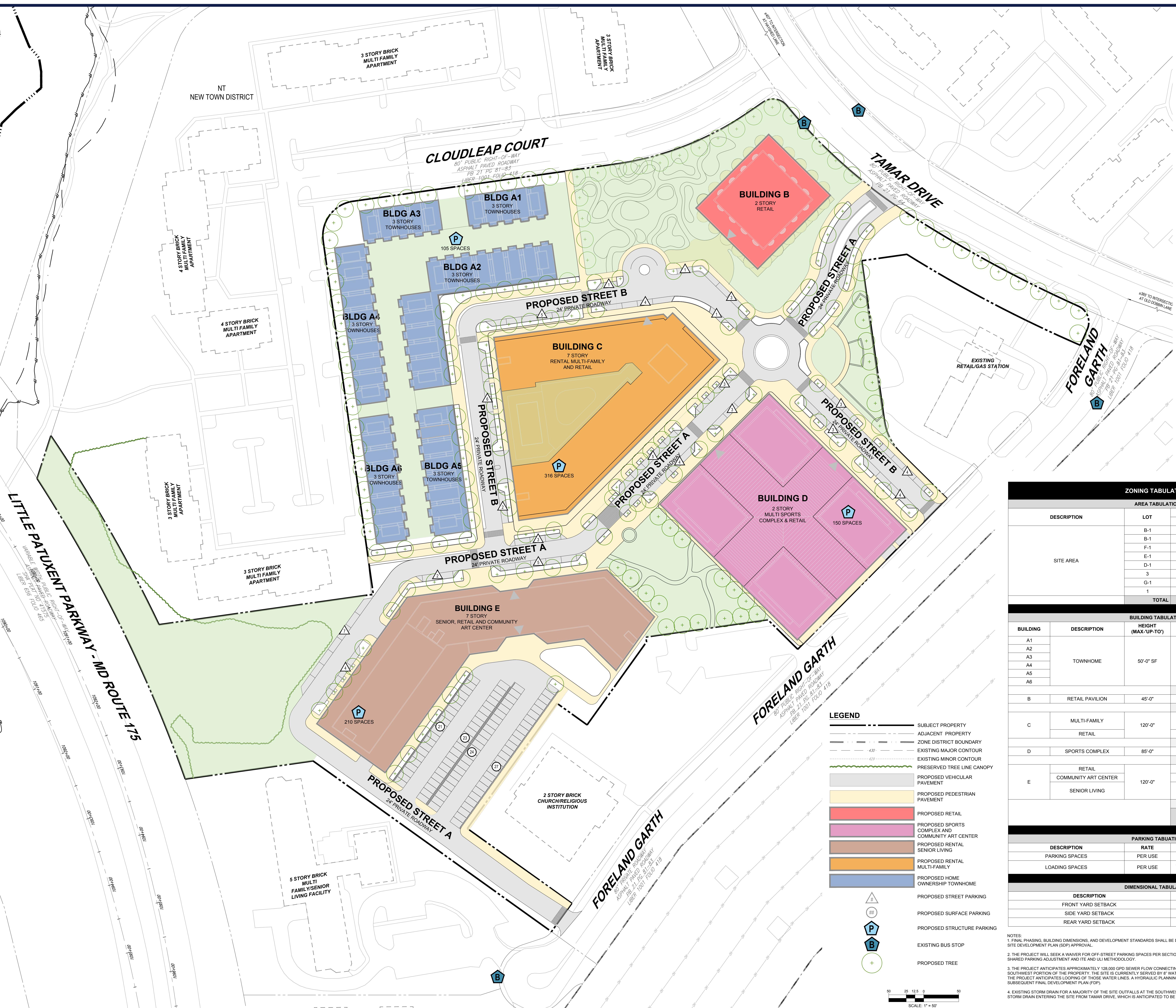
SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 09/02/2025





PRELIMINARY

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PROJECT No.: MDA25002
DRAWN BY:
CHECKED BY:
DATE: 09/02/
CAD I.D.: P-FDP-03
PROJECT:

LONG REACH VILLAGE CENTER

**PROPOSED
DEVELOPMENT**

BOHLER //

**901 DULANEY VALLEY ROAD, SUITE 8
TOWSON, MARYLAND 21204**
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

**OPEN SPACE
AND
RECREATION
EXHIBIT**

SHEET NUMBER:

ORG. DATE - 09/02/2025

OPEN SPACE TABULATIONS

PROPOSED OPEN SPACE

TYPE	AREA	
	SF	AC
PUBLIC OPEN SPACE	±34,796 SF	±0.80 AC
SEMI-PUBLIC OPEN SPACE	±51,537 SF	±1.18 AC
PRIVATE AMENITY	±20,237 SF	±0.46 AC
PUBLIC AMENITY	±25,817 SF	±0.59 AC
NATURAL OPEN SPACE	±67,595 SF	±1.55 AC
TOTAL	±199,982 SF	±4.59 AC

OPEN SPACE COMPUTATION

REQUIRED	≥187,388 SF (EXISTING OPEN SPACE)	±4.30 AC

±199,982 SF

A horizontal scale with numerical markings at 50, 25, 12.5, 0, and 50. Below the scale, a thick black horizontal bar spans the distance from 0 to 50. The bar is solid black and has a consistent width across its length.

SCALE: 1" = 50'

A horizontal scale bar with tick marks at 0, 25, 12.5, 0, and 50. The first 25 units are black, the next 12.5 units are white, and the final 50 units are black. Below the bar, the text "SCALE: 1" = 50'" is written.

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OPEN SPACE TABULATIONS

PROPOSED OPEN SPACE

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SEMI-PUBLIC OPEN SPACE	±51,537 SF
PRIVATE AMENITY	±20,237 SF
PUBLIC AMENITY	±25,817 SF
NATURAL OPEN SPACE	±67,595 SF
TOTAL	±199,982 SF

OPEN SPACE COMPUTATION

REQUIRED	PROVIDED
≥187,388 SF (EXISTING OPEN SPACE)	±199,982 SF

LEGEND

- Public Right-of-Way: 80' Asphalt Paved Roadway (e.g., Little Patuxent Parkway, Tamar Drive)
- Private Roadway: 24' Asphalt Paved Roadway (e.g., Proposed Street A, Proposed Street B)
- Public Space: Community Park (e.g., Public Space, Pocket Park)
- Semi-Public Space: Playground & Putting Green (e.g., Semi-Public Space)
- Private Amenity: Townhome Street-Scape (e.g., Private Amenity)
- Public Amenity: Street-Scape (e.g., Public Amenity)
- Natural Open Space: Preserved Open Space (e.g., Natural Open Space)

OPEN SPACE TABULATIONS

PROPOSED OPEN SPACE

TYPE	AREA
PUBLIC OPEN SPACE	±34,796 SF
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PRIVATE AMENITY	±20,237 SF
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NATURAL OPEN SPACE	±67,595 SF
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OPEN SPACE COMPUTATION

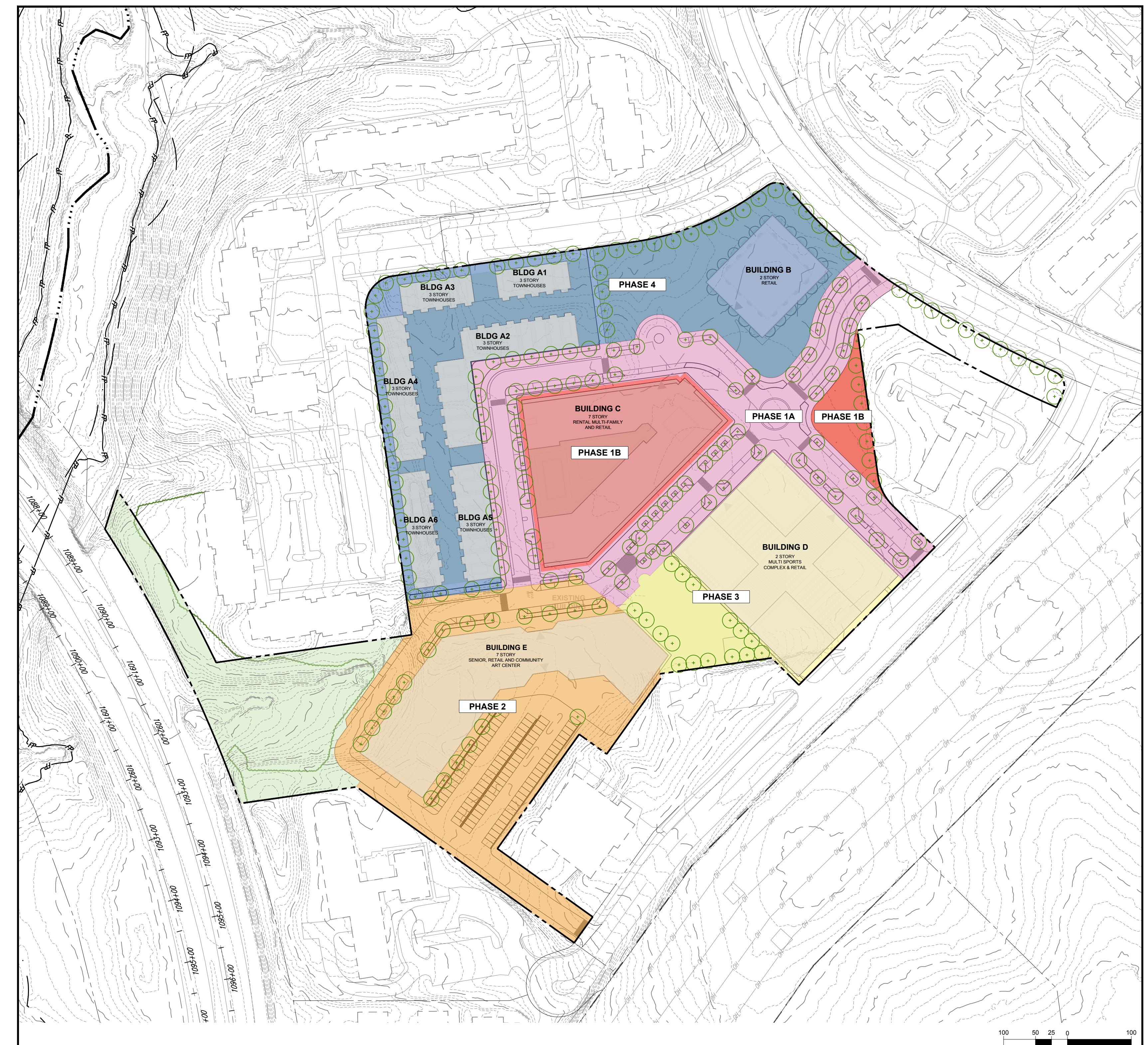
REQUIRED	PROVIDED
≥187,388 SF (EXISTING OPEN SPACE)	±199,982 SF

SCALE: 1" = 50'



PHASE 1A & PHASE 1B

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

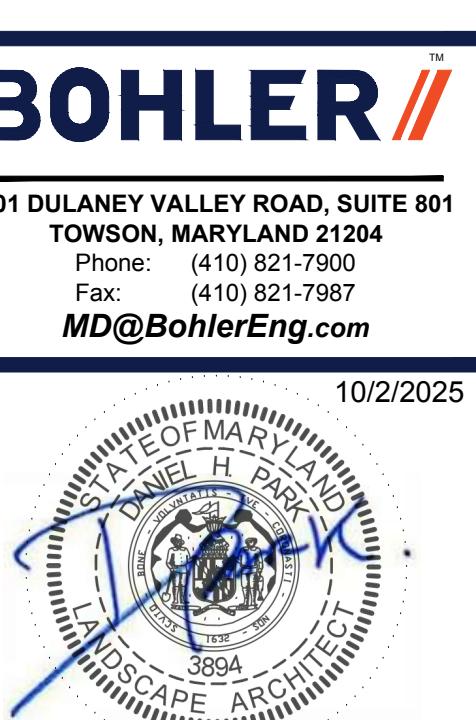


PHASE 2, PHASE 3, & PHASE 4

- DEVELOPMENT PHASE 2 - SENIOR HOUSING, RENTAL
- DEVELOPMENT PHASE 3 - SPORT COMPLEX
- DEVELOPMENT PHASE 4 - TOWNHOMES AND RETAIL PAVILION

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 PHASING, BUILDING DIMENSIONS, AND DEVELOPMENT STANDARDS ARE DETERMINED BY THE APPROVED SITE DEVELOPMENT PLAN (SDP) AND SITE DEVELOPMENT PLAN (SDP) APPROVAL.
3. REFER TO CONCEPT PLAN FOR PARKING ASSOCIATED WITH EACH PHASE OF DEVELOPMENT.
4. REFER TO OPEN SPACE & RECREATION EXHIBIT FOR OPEN SPACE ASSOCIATED WITH EACH PHASE OF DEVELOPMENT.
5. LANDSCAPE ARCHITECTURE IS TO BE COMPLETED WITH EACH RESPECTIVE PHASE OF DEVELOPMENT.



10/2/2025

STATE OF MARYLAND
CHARLES H. PARSONS
LANDSCAPE ARCHITECT
#3994

ALL

PHASING EXHIBIT

SHEET NUMBER:

C-601

ORG. DATE - 09/02/2025