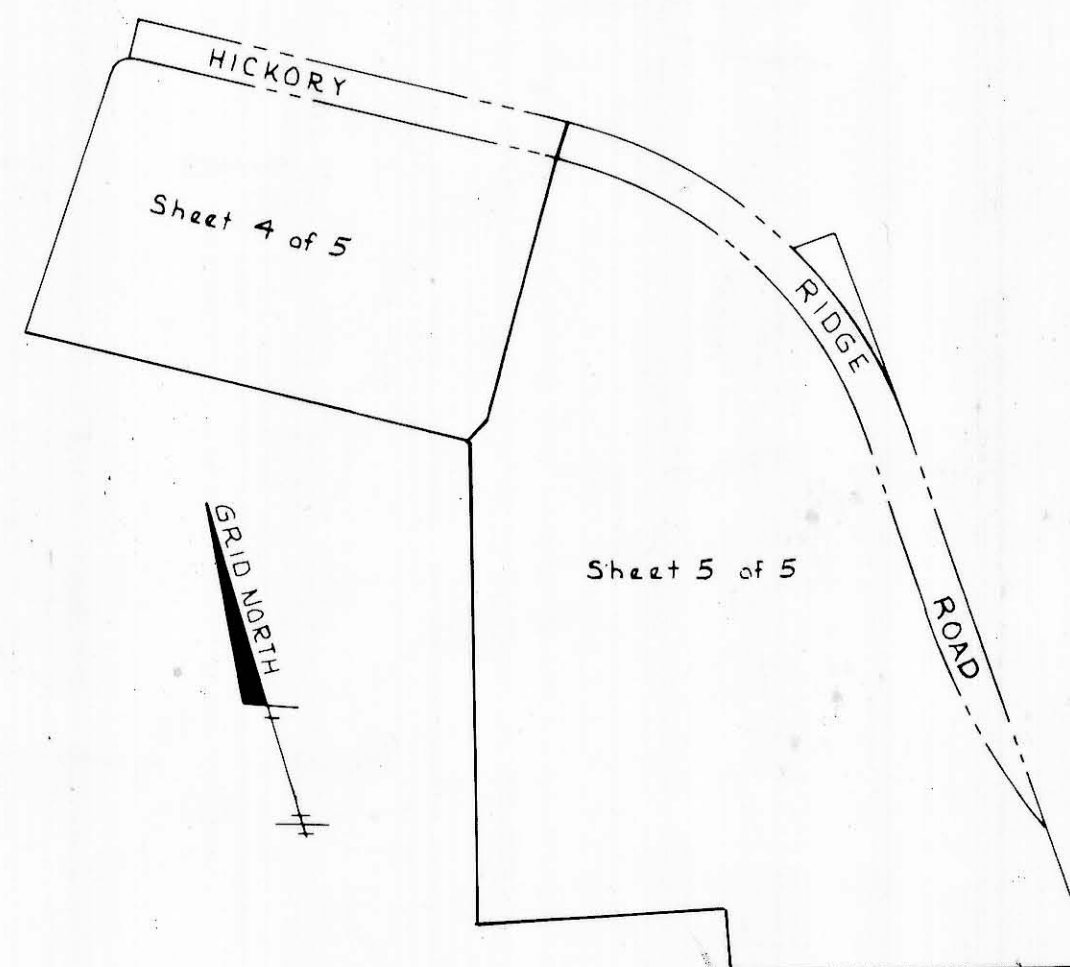


VICINITY MAP  
Scale: 1" = 2000'



KEY MAP  
SCALE: 1" = 400'

**SUMMARY OF AMENDMENTS**  
172-A Modifies Sheets 2, 3, and 4 of 5. Purpose is to change 7.247 Acres of Multi-family land use to Single-family Attached.

NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland, on September 22, 1978 as Plat 3054 A-116  
RECORDED PLAT 3054A-239  
ON 12-7 1979 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE  
SECTION I AREA 6  
Petitioner and Owner

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
Columbia Maryland 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 172-A-1  
5th Election District Howard County, Maryland  
Scale: As shown Sheet 1 of 5

172	9-22-78	3054A-116 thru 120
Phase No.	Date	Plat
	Recorded	

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCT. 3, 1977

*J. Richard Hoyle*  
Property Line Surveyor No. 77



BOARD OF COUNTY COMM B.C.C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

*J. Thomas L. Harris* 11-30-79 *William R. Burtum* 11/30/79  
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is applicable to Village of Hickory Ridge, Section 1, Area 6, Phase 172.

1. PUBLIC STREET AND ROADS - Section 119-C-1-a(1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):  
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
2B Vehicular ingress and egress to Hickory Ridge Road will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a(4):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-b(5):  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 119-C-1-d:  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location with such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building or structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than thirty percent (30%) of the lot or project area.

g. Sections 110-C-2-d and 110-D of the Howard County Zoning Regulations shall apply to all apartment land use areas.

h. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - 119-C-1-d:

7B-1 APARTMENT LAND USE AREAS

Parcel A-1 shall be devoted to apartment uses provided, however, that no more than 117 dwelling units may be constructed on Parcel A-1.

7B-2 ATTACHED LAND USE AREAS

Parcels B-1 and C shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 119-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion, of such lots may be under one or several ownerships and may be operated as rental units. No more than 73 dwelling units may be constructed on Parcel B-1 and no more than 228 dwelling units may be constructed on Parcel C.

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - 119-C-1-e:

8B-1 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.

8B-2 ATTACHED LAND USE AREAS

No structures 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.

8E 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 119-C-1-e:

9B-1 APARTMENT LAND USE AREAS

No less than 1½ 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 2 off-street parking spaces of same area shall be provided.

9B-2 ATTACHED LAND USE AREA

No less than 2 off-street 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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-e:

10A GENERALLY:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. 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 119-C-1-e:

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland on September 22, 1978 as Plat 3054 A-117.

Purpose is to change Section 7B-1 Apartment Land Use, removing Parcel B and adding it to Attached Land Use.

RECORDED PLAT 3054 A-240

IN 12-7 IS 79 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE

SECTION 1 AREA 6

Petitioner and Owner

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

Columbia, Md. 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 172-A-1

5th Election District

Howard County, Maryland

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

12B-1 APARTMENT LAND USE AREAS

In no event shall more than thirty percent (30%) of any lot/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.

12B-2 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.

12E 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 OF LAND USE

Land Use	Acres
Multifamily-Apartments	7.837
Roadway 0.837	
Multifamily-Attached	29.950
Roadway 3.726	
Open Space - Credited	10.620
Non-Credited	.359
Roadway 0.009	
Total	48.766

RECORDED PLAT 3054A-241  
ON 12-7-79 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland on September 22, 1978 as Plat 3054 A-118

Purpose is to change 7.247 acres of Multi-family Apartments Land Use to Single-family Attached.

VILLAGE OF HICKORY RIDGE

SECTION 1 AREA 6

Petitioner and Owner

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
Columbia, Maryland 21044

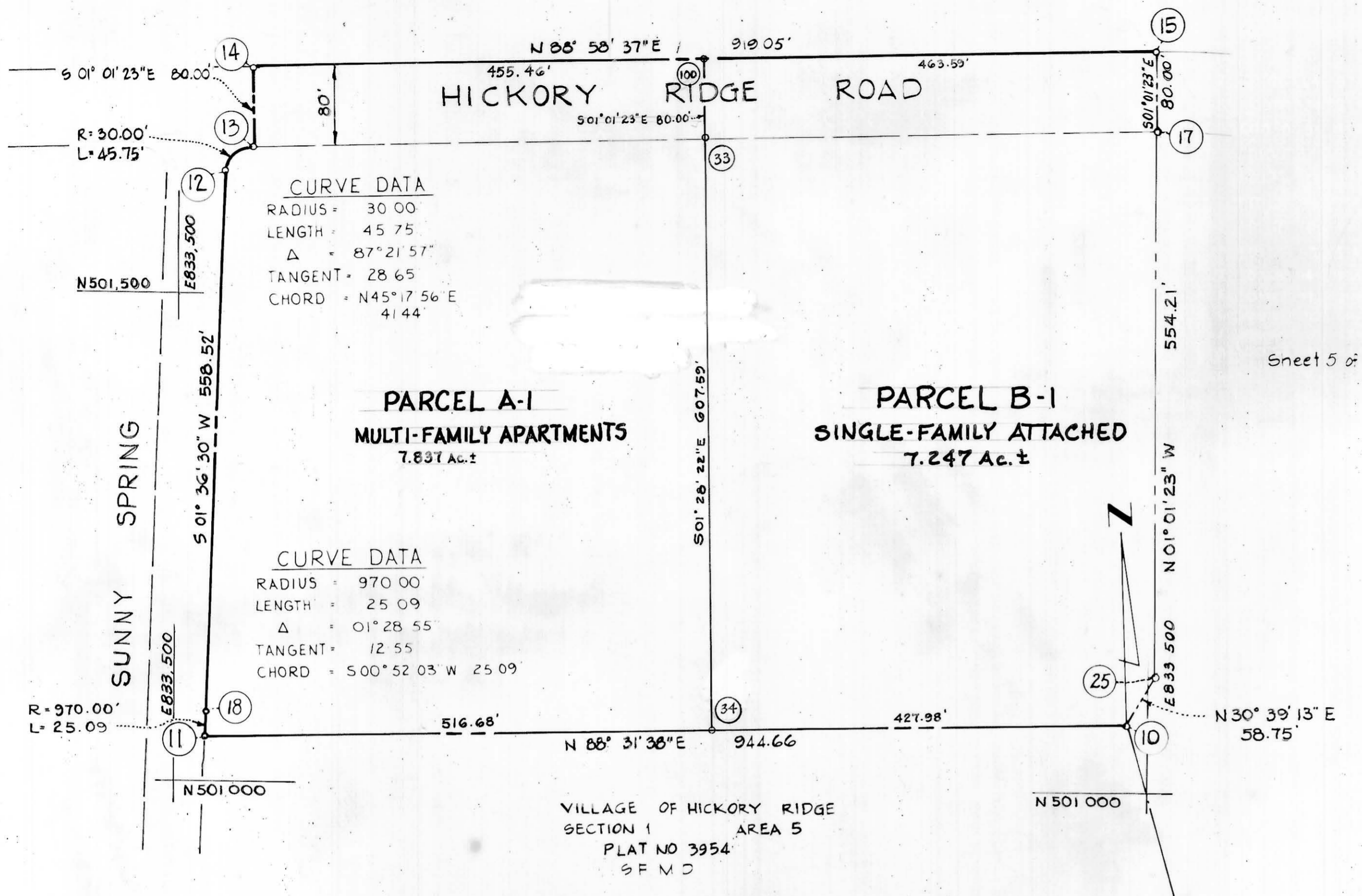
**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 172-A-1

5th Election District

Howard County, Maryland

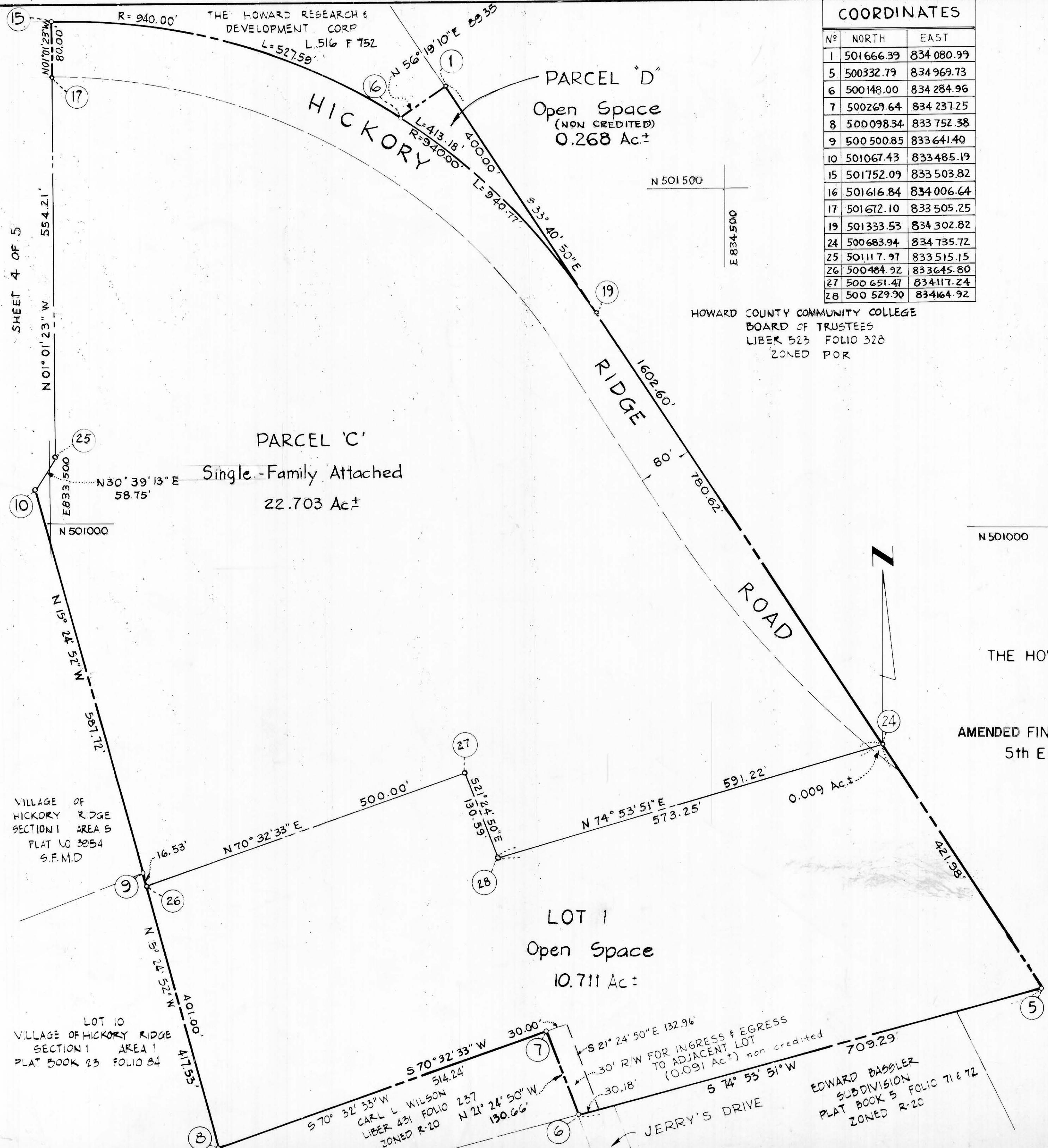
COORDINATES		
Nº	NORTH	EAST
10	501067.43	833485.19
11	501043.15	832540.84
12	501626.54	832556.89
13	501655.69	832586.34
14	501735.68	832584.91
15	501752.09	833503.82
17	501672.10	833505.25
18	501068.24	832541.22
25	501117.97	833515.15
33	501663.82	833041.73
34	501056.43	833057.35
100	501743.81	833040.30



RECORDED PLAT 3054A-242  
 ON 12-7 1979 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

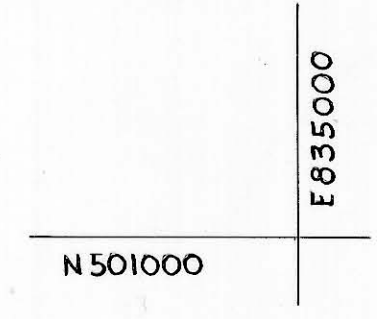
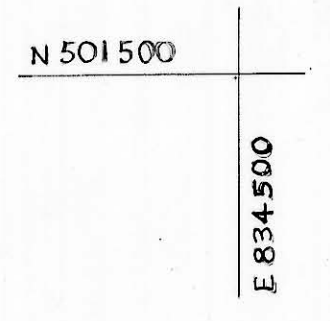
NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland, on September 22, 1978 as Plat 3054 A-119.  
 Purpose is to change 7.247 Acres of Multi-family Apartment Land Use to Single-family Attached.

VILLAGE OF HICKORY RIDGE  
 SECTION 1 AREA 6  
 Petitioner and Owner  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 Columbia, Maryland 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 172-A-1  
 5th Election District Howard County, Maryland  
 Scale: 1" = 100' Sheet 4 of 5



COORDINATES		
Nº	NORTH	EAST
1	501666.39	834080.99
5	500332.79	834969.73
6	500148.00	834284.96
7	500269.64	834237.25
8	500098.34	833752.38
9	500500.85	833641.40
10	501067.43	833485.19
15	501752.09	833503.82
16	501616.84	834006.64
17	501672.10	833505.25
19	501333.53	834302.82
24	500683.94	834735.72
25	501117.97	833515.15
26	500484.92	833645.80
27	500651.47	834117.24
28	500529.90	834164.92

CURVE DATA						
NO.-NO.	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
15-16	940.00'	527.59'	32°09'29"	270.94'	S74°56'39"E	520.69'
16-19	940.00'	413.18'	25°11'04"	209.98'	S46°16'22"E	409.86'
15-19	940.00'	940.77'	57°20'33"	514.02'	S62°21'07"E	901.99'



VILLAGE OF HICKORY RIDGE  
SECTION 1 AREA 6  
Petitioner and Owner  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
Columbia, Maryland 21044  
**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 172-A-1  
5th Election District Howard County, Maryland  
Scale: 1" = 100'  
Sheet 5 of 5

RECORDED PLAT 3054-A-243  
ON 12-7-79 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

NOTE: This plat supersedes plat previously recorded  
among the land records for Howard County, Maryland  
on September 22, 1978 as Plat 3054 A-120  
Purpose is to change 7.247 Acres of Multi-family Apartment  
Land Use to Single-Family Attached.

THE HOWARD RESEARCH & DEVELOPMENT CORP  
LIBER 463 FOLIO 196

SHEET 4 OF 5