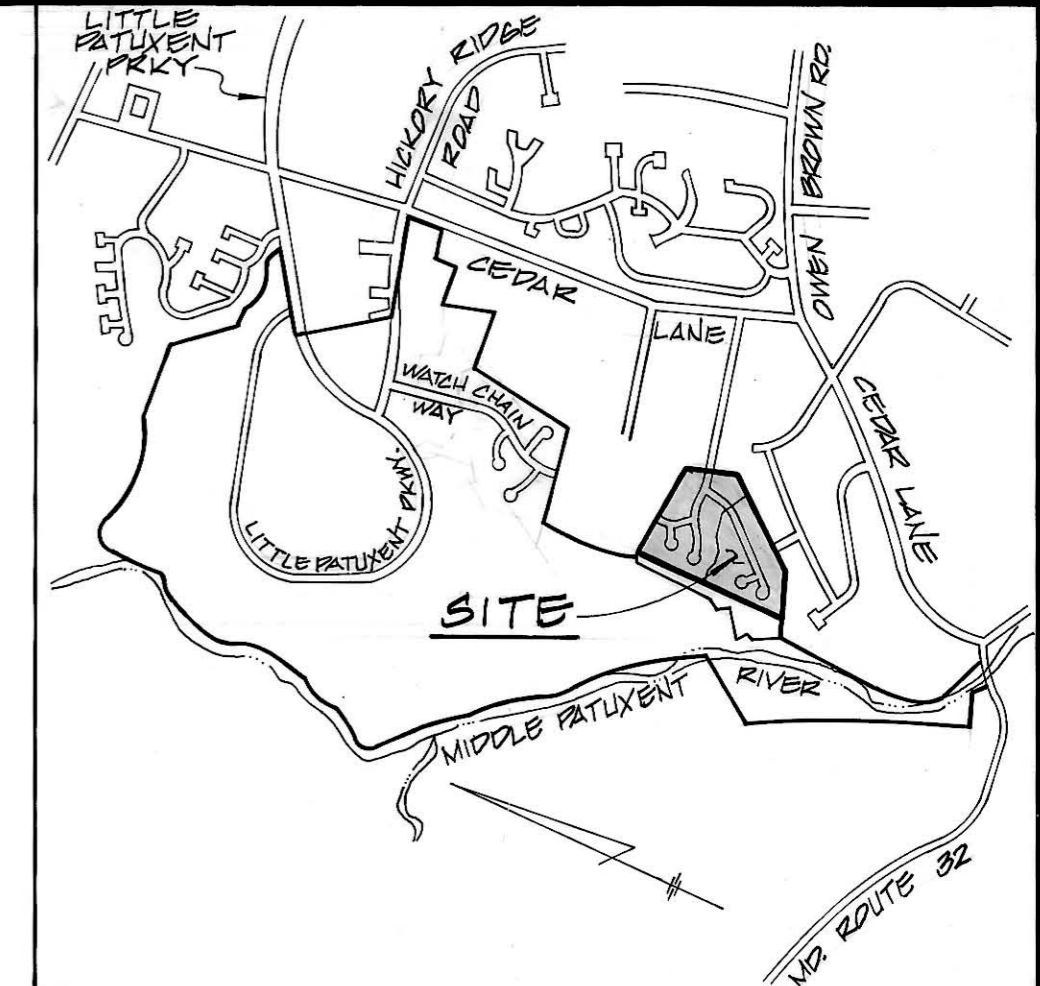


**LOCATION PLAN**

SCALE: 1" = 800'



**VICINITY MAP**

SCALE: 1" = 2000'

RECORDED PLAT 3054A-859  
 9/24 1986 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD

PREPARED AS TO SHEETS 1 OF 4  
 IN ACCORDANCE WITH THE ZONING  
 REGULATIONS OF HOWARD COUNTY  
 ADOPTED AUGUST 2, 1985



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD  
*Thomas L. Harris* 9-17-86 *David E. ...* 9/17/86  
 H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

*Donald W. ...* 7/17/86  
 L.S.3989 LAND SURVEYOR'S SIGNATURE

VILLAGE OF HICKORY RIDGE  
 SECTION 4 AREA I  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 FINAL DEVELOPMENT PLAN PHASE 181 PART VI  
 5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SHEET 1 OF 4



**FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 181 PART VI**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 4, AREA 1 OF THE VILLAGE OF HICKORY RIDGE.

1. PUBLIC STREETS AND ROADS - SECTION 122-C-3-b:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
2. PUBLIC RIGHTS-OF-WAY - SECTION 122-C-3-b:  
2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 122-C-3b:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
4. DRAINAGE FACILITIES - SECTION 122-C-3b:  
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 122-C-3-c:  
TO BE SHOWN ON THE FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.
6. PERMITTED GENERAL LOCATIONS OF BUILDING AND STRUCTURES -SECTION 122-C-3-d(1):  
THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE SHALL INCLUDE BUT NOT BE LIMITED TO:  

ROOF OR BUILDING OVERHANGS	PORCHES, DECKS, OPEN OR ENCLOSED
BAY WINDOWS, ORIEL, VESTIBULE, BALCONY	PRIVACY WALLS OR SCREENS
ALL PARTS OF ANY BUILDINGS	CORNICES AND EAVES
DWELLING, OR ACCESSORY BUILDINGS	CHIMNEYS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, EXCEPT CORNICES AND EAVES MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE SETBACK AREA: BAY WINDOWS, ORIELS, VESTIBULES, BALCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA: AND PORCHES, DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY, NO STRUCTURE SHALL BE LOCATED WITHIN 50' OF THE RIGHT-OF-WAY LINE THEREOF EXCEPT, HOWEVER, THAT 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.  
THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:  

WALKS	TRELLISES
SHRUBBERY	EXCAVATIONS OR FILL
TREES	FENCING UNDER 6' IN HEIGHT
ORNAMENTAL LANDSCAPING	RETAINING WALLS UNDER 3' IN HEIGHT
	SIMILAR MINOR STRUCTURES

DETERMINATION OF THE SPECIFIC CHARACTER "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 FEET IN HEIGHT IF SOLID OR CLOSED NOR 5 FEET IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

- 6A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY  
NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE WITHIN 20 FEET OF ANY 50 FOOT STREET RIGHT-OF-WAY NOR WITHIN 30 FEET OF ANY 60 FOOT OR GREATER RIGHT-OF-WAY, NOR WITHIN 7 1/2 FEET OF ANY PROPERTY LINE NOT A RIGHT-OF-WAY LINE FOR A PUBLIC STREET, ROAD OR HIGHWAY, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SET-BACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.  
STRUCTURES MAY BE LOCATED BY THE PROPERTY LINE PROVIDED NO PART OF THE BUILDING SHALL PROTRUDE OVER THE ADJOINING LOT AND PROVIDED THAT A MAINTENANCE EASEMENT AGREEMENT BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN SINGLE FAMILY DETACHED DWELLING UNITS SHALL BE A MINIMUM OF 15 FEET. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.  
THE PLANNING BOARD MAY, UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT, A LOT, LOTS, OR PARCELS, AS "COMMON OPEN AREAS" WHICH WILL NOT BE CREDITED "OPEN SPACE" BUT, WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IT PRESENTLY EXISTS.  
PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF PERPETUAL COMMON RECIPROCAL ACCESS EASEMENT AS SHOWN ON THE FINAL SUBDIVISION PLAT.
- 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 - SECTION 122-C-3-d(2):  
7A-2 SINGLE FAMILY LOW DENSITY LAND USE AREAS  
ALL LOTS WITHIN SINGLE FAMILY LOW DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED LOW DENSITY RESIDENTIAL USES INCLUDING PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOL, TENNIS COURTS, BASKETBALL COURTS RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.
- 7E-1 OPEN SPACE LAND USE AREAS  
LOTS 95 AND 96 ARE 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 IS REQUIRED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
8. HEIGHT LIMITATIONS - SECTION 122-C-3-d(3):  
8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS  
NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOTS DEVOTED TO SINGLE FAMILY LAND USES.  
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 122-C-3-d(3):  
9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS  
NO LESS THAN TWO (2) OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE HUNDRED AND EIGHTY (180) SQUARE FEET PER EACH PARKING SPACE SHALL BE PROVIDED ON EACH LOT WITHIN SINGLE FAMILY LAND USE AREAS, EXCEPT THAT WHEN DRIVEWAY ACCESS IS TO A 60' OR GREATER STREET RIGHT-OF-WAY, TWO (2) PARKING SPACES SHALL BE PROVIDED EXCLUSIVE OF ANY AREA ENCOMPASSED BY A GARAGE, EACH WITH ACCESS TO THE STREET WITHOUT CROSSING THE OTHER PARKING SPACE.  
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 122-A-9 OF THE HOWARD COUNTY ZONING REGULATIONS.
10. SETBACK PROVISIONS - SECTION 122-C-3-d(3):  
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.
11. MINIMUM LOT SIZES - SECTION 122-C-3-d(3):  
AS SHOWN BY SUBDIVISION PLAT IN ACCORDANCE WITH MINIMUM LOT SIZES AS MAY BE REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.
12. COVERAGE REQUIREMENTS - SECTION 122-C-3-d(3):  
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS IN NO EVENT SHALL MORE THAN 30 PERCENT (30%) OF ANY LOT DEVOTED TO SINGLE FAMILY RESIDENTIAL PURPOSES BE COVERED BY BUILDINGS OR OTHER MAJOR STRUCTURES. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, TREES AND SHRUBBERY AND SIMILAR MINOR STRUCTURES.  
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.

SECTION 4 AREA 1	
TABULATION OF LAND USE	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	38.8989 AC.
ROADS	5.6876 AC.
CREDITED OPEN SPACE	18.2059 AC.
NON-CREDITED OPEN SPACE	0.4704
<b>TOTAL</b>	<b>57.5752 AC.</b>

RECORDED PLAT 3054A-860  
ON 9/24 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

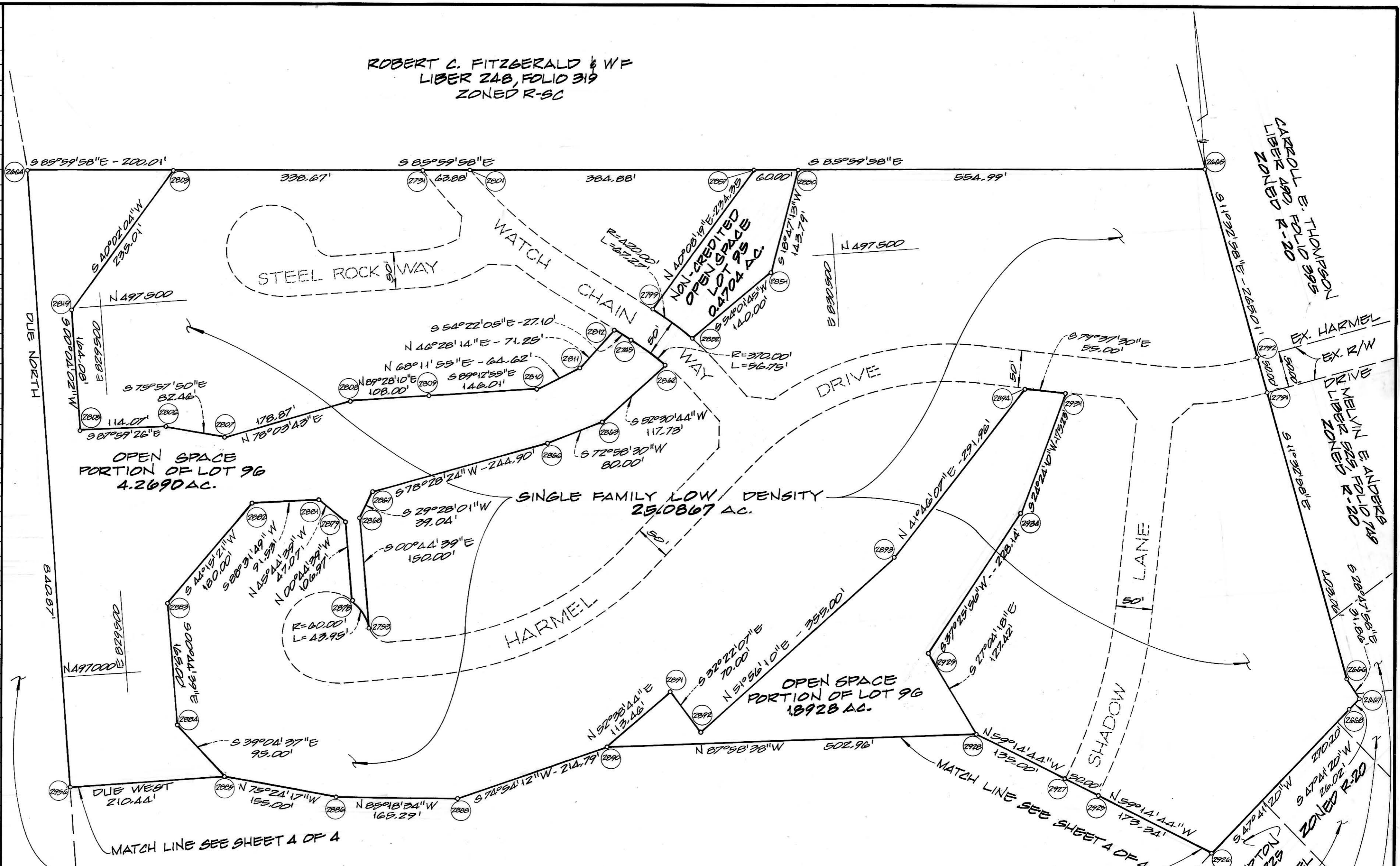
VILLAGE OF HICKORY RIDGE  
SECTION 4 AREA 1  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 181 PART VI  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' SHEET 2 OF 4



COORDINATES		
No.	NORTH	EAST
266A	497691.97	829112.84
266B	497580.17	831011.37
266C	496876.65	831155.14
266D	496848.73	831170.49
266E	496835.36	831155.79
2791	497634.39	829950.21
2745	497423.28	830217.68
2753	497038.83	829833.97
2791	497271.54	831074.44
2792	497320.53	831044.43
2799	497443.92	830246.81
2801	497649.93	830013.94
2803	497678.02	829612.36
2819	497498.08	829461.19
2805	497334.00	829461.00
2806	497330.00	829575.00
2807	497310.00	829655.00
2808	497347.00	829830.00
2809	497348.00	829838.00
2810	497346.00	830084.00
2811	497370.00	830144.00
2812	497419.07	830195.66
2820	497618.89	830497.73
2851	497482.76	830411.42
2852	497400.53	830298.12
2857	497623.08	830397.88
2862	497364.82	830261.10
2863	497295.17	830167.68
2864	497271.75	830091.19
2867	497222.81	829851.23
2868	497188.82	829832.02
2878	497076.60	829813.48
2879	497183.56	829812.09
2880	497188.49	829807.02
2881	497216.41	829778.37
2882	497218.78	829686.87
2883	497089.83	829561.25
2884	496924.85	829563.40
2885	496851.10	829623.28
2886	496812.04	829773.28
2888	496798.52	829938.02
2890	496854.46	830145.40
2891	496923.30	830235.53
2892	496864.18	830273.06
2893	497083.05	830352.56
2894	497300.81	830747.04
2925	496742.11	830807.02
2926	496653.47	830955.98
2927	496767.68	830764.06
2928	496836.71	830648.04
2929	496950.17	830590.05
2931	497290.90	830801.14
2934	497131.33	830728.72
2956	496851.10	829412.84



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER 402, FOLIO 747  
ZONED NT  
UNRECORDED OPEN SPACE

CURVE DATA						
No.	RADIUS	Δ	ARC	TANGENT	CHORD	CRD. BRG.
2745-2862	370.00	08°47'19"	56.75	28.43	56.70	S49°58'25"E
2753-2878	60.00	11°57'54"	43.95	23.01	42.97	N28°28'58"E
2852-2799	420.00	09°10'36"	67.27	33.71	67.20	N49°46'47"W

TOTAL AREA OF NON-CREDITED OPEN SPACE, LOT 95 = 0.4704 AC.  
TOTAL AREA OF OPEN SPACE, LOT 96 = 18.2059 AC.

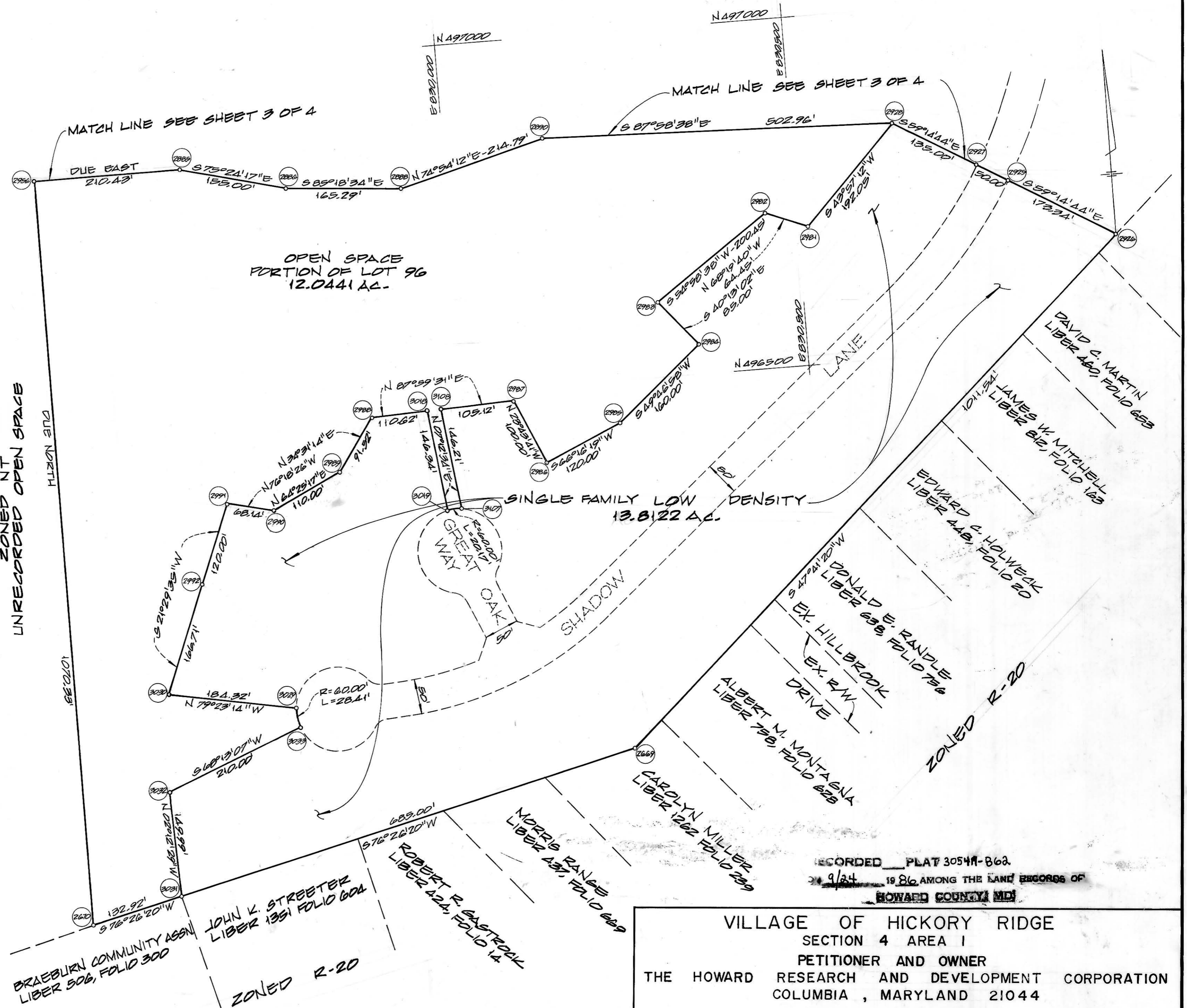
RECORDED PLAT 30541-561  
ON 9/24 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE  
SECTION 4 AREA I  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
FINAL DEVELOPMENT PLAN PHASE 181 PART V  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"= 100'  
SHEET 3 OF 4



COORDINATES		
No.	NORTH	EAST
2669	495972.55	830207.95
2670	495780.77	829412.84
2889	496851.10	829623.28
2886	496812.04	829773.28
2888	496798.52	829933.02
2890	496854.16	830143.10
2925	496742.11	830807.02
2926	496663.47	830953.98
2927	496767.68	830764.06
2928	496836.71	830648.04
2942	496823.93	830669.52
2956	496851.10	829412.84
2981	496898.15	830314.74
2982	496722.26	830454.84
2983	496607.21	830290.69
2984	496542.31	830349.57
2985	496436.90	830218.62
2986	496390.71	830113.54
2987	496482.26	830073.30
2988	496479.07	829868.43
2989	496399.67	829816.56
2990	496352.18	829717.34
2991	496368.31	829651.14
2992	496256.63	829607.18
3018	496477.87	829948.17
3019	496332.69	829966.54
3029	496067.99	829727.26
3030	496101.54	829546.10
3031	495811.93	829842.06
3032	495961.81	829836.28
3033	496039.74	829731.28
3107	496339.52	829986.99
3108	496478.57	829968.24

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 LIBER 402, FOLIO 747  
 ZONED NT  
 UNRECORDED OPEN SPACE



RECORDED PLAT 30544-B68  
 9/24 1986 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY MD

VILLAGE OF HICKORY RIDGE  
 SECTION 4 AREA I  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 FINAL DEVELOPMENT PLAN PHASE 181 PART V  
 5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100'  
 SHEET 4 OF 4

CURVE DATA						
NO.	RADIUS	Δ	ARC	TANGENT	CHORD	ORD. BRG.
3107-3109	60.00	19°15'28"	20.17	10.18	20.07	S 87°38'21"W
3029-3033	60.00	27°07'41"	28.41	14.48	28.14	S 08°13'02"E

TOTAL AREA OF OPEN SPACE, LOT 96 = 18.2059 AC.