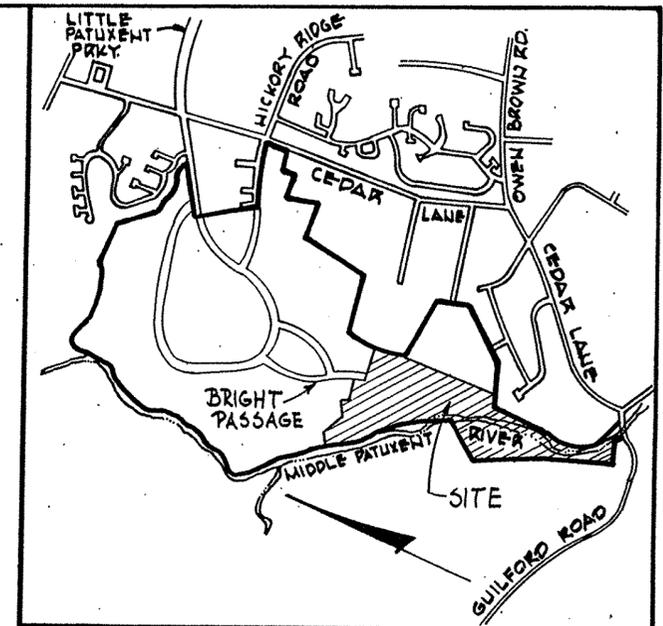


LOCATION PLAN

Scale: 1" = 800'



VICINITY MAP

Scale: 1" = 2000'

SUMMARY OF AMENDMENTS

PHASE 1B1-A - AMEND WESTERN BOUNDARY (SHEETS 4 THRU 8 OF 8) TO REFLECT CHANGES MADE IN ACCORDANCE WITH A BOUNDARY SURVEY PERFORMED BY GLUTSCHICK, LITTLE & WEBER, P.A. IN OCTOBER, 1998, AND REDUCE OPEN SPACE CREDITED ACREAGE, BY 0.041 AC., BASED ON THE REVISED BOUNDARY. AMEND SHEET 6 OF 8 TO CHANGE 1.816 AC. OF CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE. BASED ON PROPERTY ACQUIRED BY M.S.H.A. FOR ROAD IMPROVEMENTS.

RECORDED - PLAT NO. 3054-A-1755
 ON MARCH 3, 1999 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 1B1, PART III, SHEET 1 OF 8, RECORDED ON 3-27-87 AS PLAT NO. 3054-A-893.

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 8 OF 8 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993



David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10852

11-6-98
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 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
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

Executive Secretary: [Signature] 2/25/99
 H.C.P.B. EXECUTIVE SECRETARY DATE
 Chairman: [Signature] 2/24/99
 H.C.P.B. CHAIRMAN DATE

VILLAGE OF HICKORY RIDGE

SECTION 3 AREA 14

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 1B1-A PART VII
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SHEET 1 OF 8

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 181-A PART VII

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 3, AREA 14 OF THE VILLAGE OF HICKORY RIDGE.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
2A To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning, and Dept. of Public Works.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-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 125-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, Orriels, 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 four (4) 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 structure 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 DENSITY:
No structure shall be located upon lots devoted to single family low 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 Setback 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 on 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 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 125-C-3-d(2):
7A-1 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 AREA:
Lot 44 is to be used for all open space land uses, including but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat as required by the Howard County Dept. of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):
8A SINGLE FAMILY LOW 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 AREA:
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 125-C-3-d(3):
9A SINGLE FAMILY LOW DENSITY LAND USE AREA:
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 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-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 125-C-3-d(3):
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3):
12A. SINGLE FAMILY LOW DENSITY 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.

RECORDED - PLAT NO. 3054-A-1756
ON MARCH 3, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

TABULATION OF LAND USE	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY ROADS - 3.081	24.544
OPEN SPACE - CREDITED	95.007
OPEN SPACE - NON-CREDITED	1.810
TOTAL	125.027

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 181, PART VII, SHEET 2 OF 8, RECORDED ON 3-27-87 AS PLAT NO. 3054-A-894.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

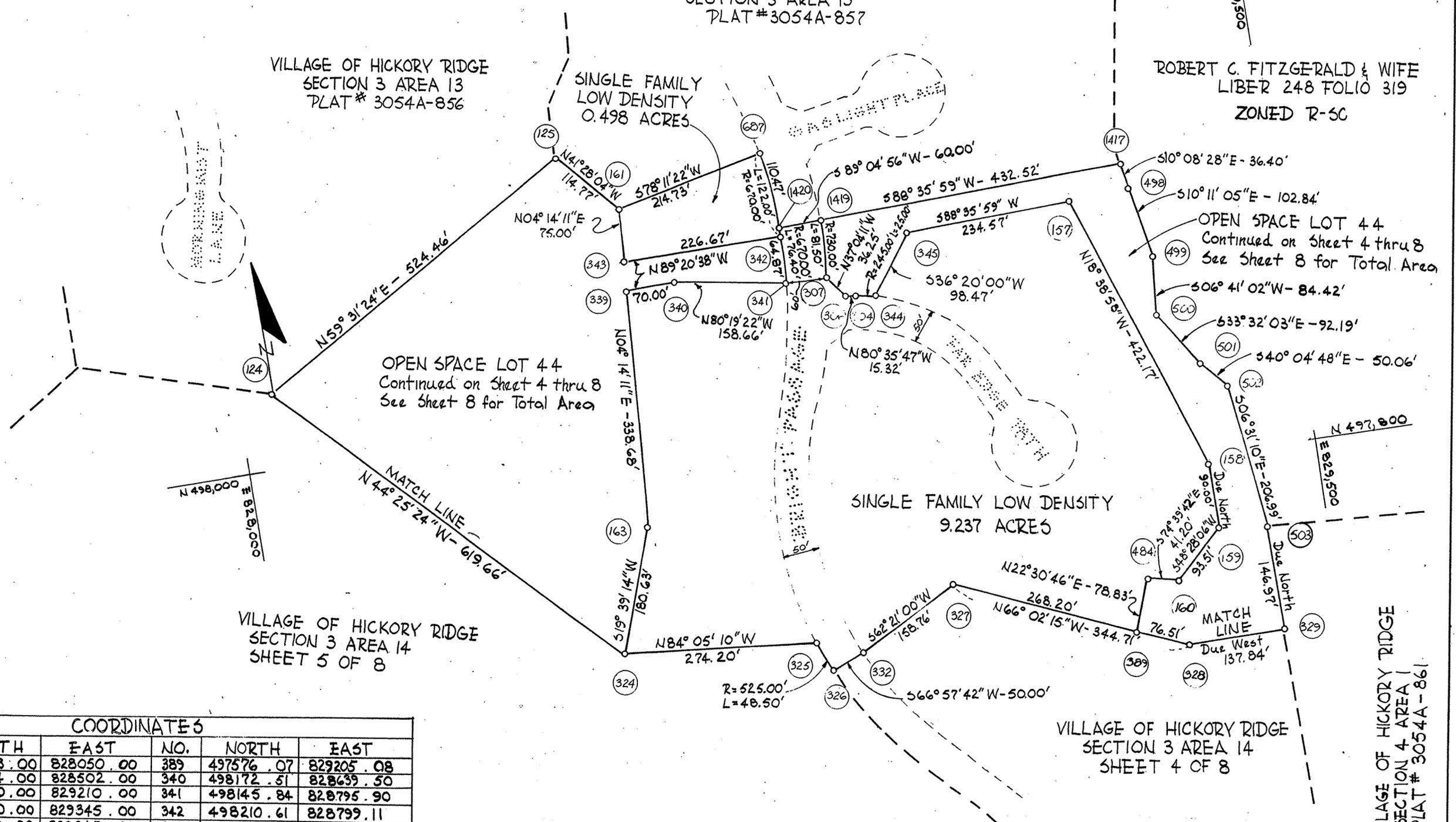
FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 2 OF 8

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 13
PLAT # 3054A-857

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 13
PLAT # 3054A-856

SINGLE FAMILY
LOW DENSITY
0.498 ACRES

ROBERT C. FITZGERALD & WIFE
LIBER 248 FOLIO 319
ZONED R-5C



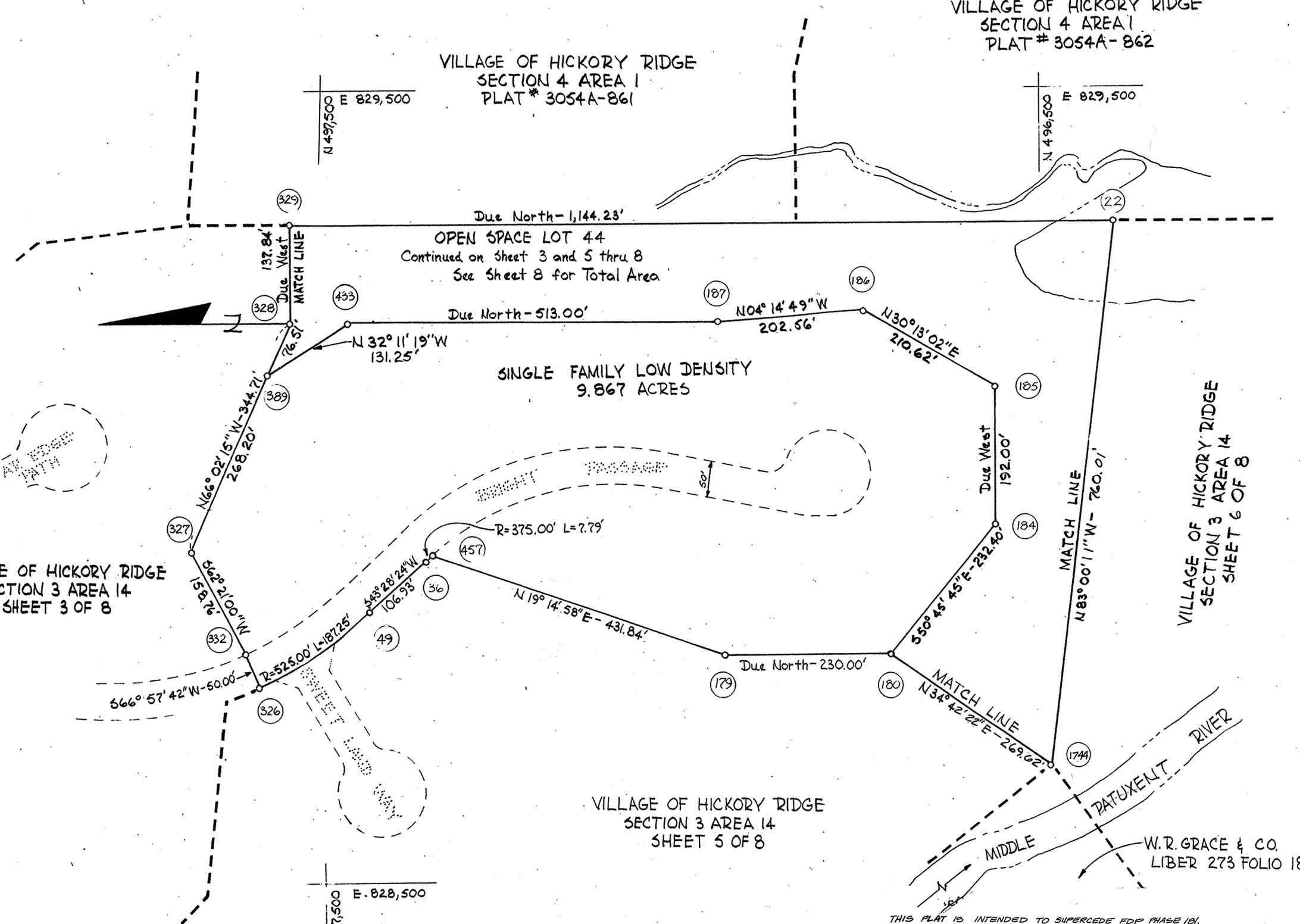
VILLAGE OF HICKORY RIDGE
SECTION 4 AREA 1
PLAT # 3054A-862

VILLAGE OF HICKORY RIDGE
SECTION 4 AREA 1
PLAT # 3054A-861

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 3 OF 8

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 5 OF 8

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 6 OF 8



FAVORABLE PATH

N 497,500 E 829,500

N 496,500 E 829,500

N 497,500 E 828,500

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 101, PART VII, SHEET 4 OF 8, RECORDED ON 3-27-87 AS PLAT No. 3054-A-806.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

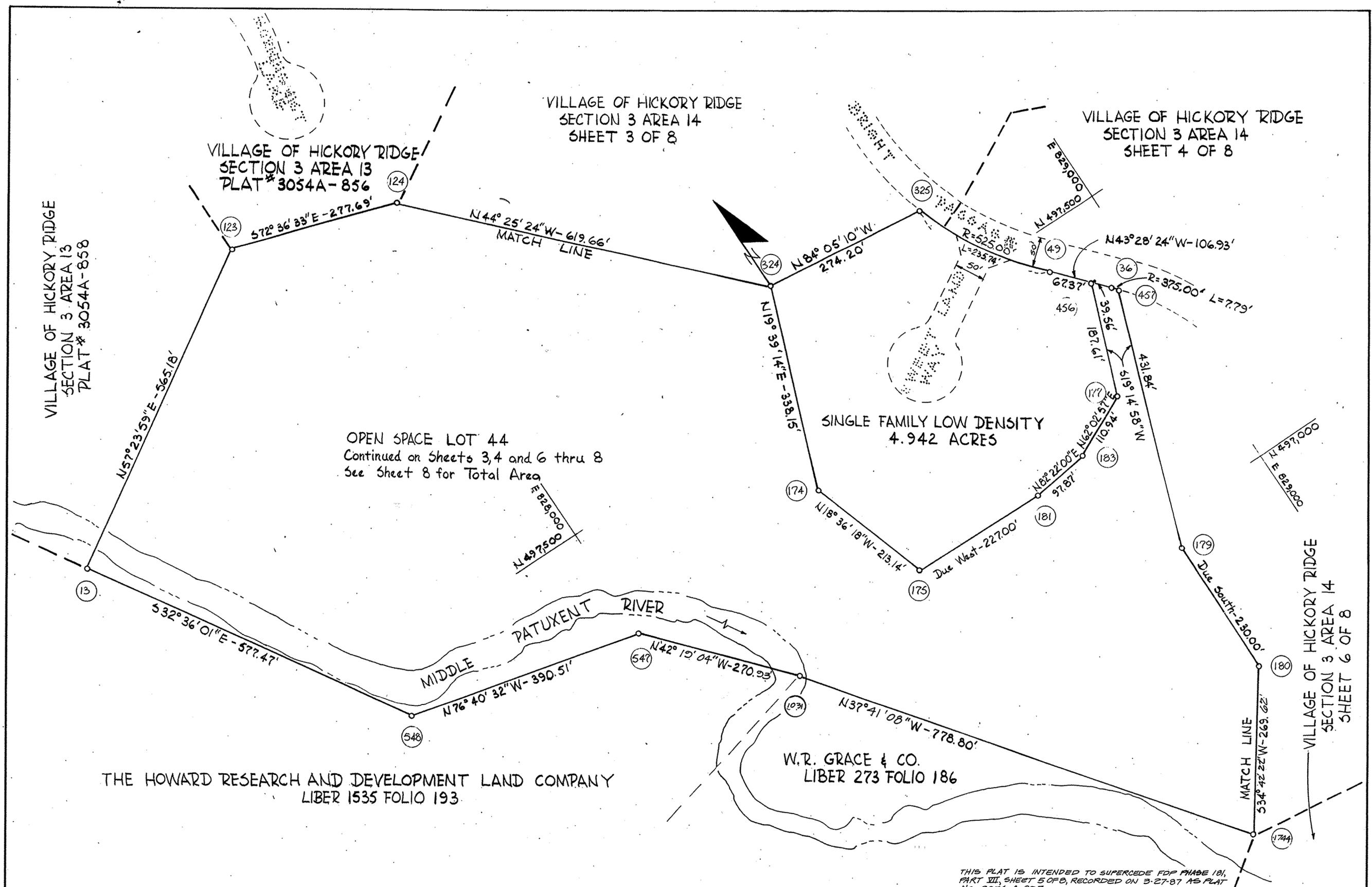
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 4 OF 8

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
22	496400.77	829412.84	326	497591.76	828773.36
36	497358.41	828949.07	327	497685.00	828960.00
49	497436.01	828875.50	328	497545.00	829275.00
179	496945.00	828812.00	329	497545.00	829412.84
180	496715.00	828812.00	332	497611.33	828819.37
184	496568.00	828992.00	389	497576.07	829205.08
185	496568.00	829184.00	433	497465.00	829275.00
186	496750.00	829290.00	457	497352.70	828954.37
187	496952.00	829275.00	1744	496423.35	828658.40

RECORDED - PLAT NO. 3054-A-1758
ON MARCH 3, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD



THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
LIBER 1535 FOLIO 193

W.R. GRACE & CO.
LIBER 273 FOLIO 186

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 181, PART VII, SHEET 5 OF 8, RECORDED ON 3-27-87 AS PLAT No. 3054-A-807.

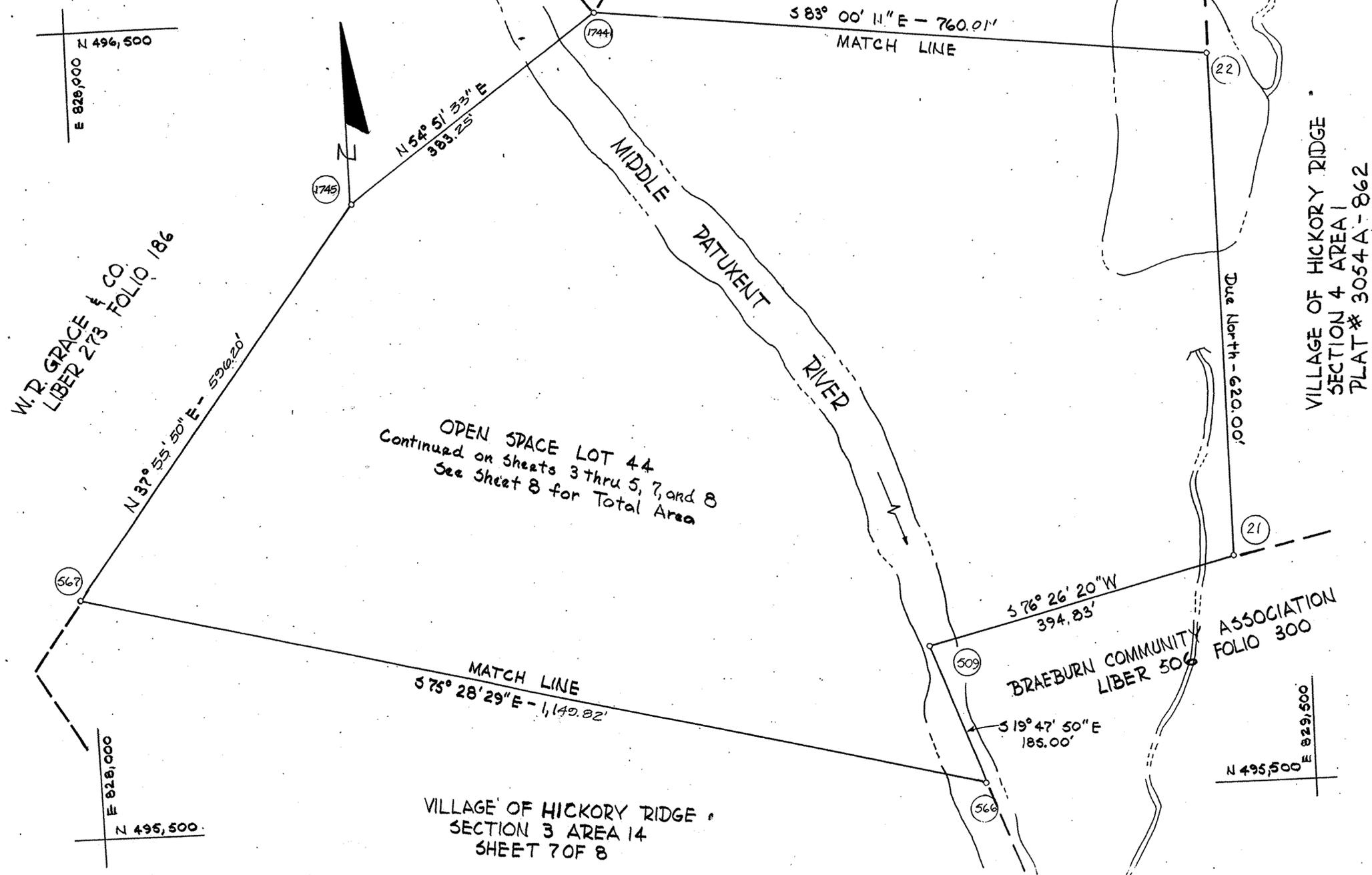
COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
13	497886.50	827308.87	181	497145.00	828665.00
36	497358.41	828949.07	183	497158.00	828762.00
49	497436.01	828875.60	324	497665.45	828483.78
123	498191.00	827785.00	325	497637.20	828756.47
124	498108.00	828050.00	456	497387.12	828921.85
174	497347.00	828370.00	457	497352.70	828954.37
175	497145.00	828438.00	174A	496423.35	828658.42
177	497210.00	828860.00	1031	497105.68	828182.32
179	496945.00	828812.00	547	497310.00	827999.99
180	496715.00	828812.00	548	497400.00	827620.00

RECORDED - PLAT NO. 3054-A-1759
ON MARCH 3, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 5 OF 8

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 5 OF 8

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 4 OF 8



VILLAGE OF HICKORY RIDGE
SECTION 4 AREA 1
PLAT # 3054A-862

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 7 OF 8

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 181,
PART VII, SHEET 6 OF 8, RECORDED ON 3-27-87 AS PLAT
NO. 3054-A-828.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 6 OF 8

RECORDED - PLAT NO. 3054-A-1760
ON MARCH 3, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

COORDINATES

NO.	NORTH	EAST
21	495780.77	829412.84
22	496400.77	829412.84
509	495688.19	829029.01
1745	496272.76	828345.00
1744	496423.35	828058.40
566	495514.12	829091.67
567	495802.50	827978.60

COORDINATES

NO.	NORTH	EAST
313	494547.21	828587.24
314	494381.51	829280.40
510	495119.12	829233.86
511	495074.95	829319.77
512	494831.84	829282.44
513	494666.87	829285.38
514	494524.32	829257.73
1747	495191.10	828240.53
1748	495737.17	827927.69
566	495514.12	829091.67
567	495802.50	827978.00
1748	494642.15	828536.75

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 6 OF 8

OPEN SPACE LOT 44
Continued on Sheets 3 thru 6 and 7
See Sheet 7 for Total Area

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 8 OF 8

W.R. GRACE & Co.
LIBER 273 FOLIO 186

HOWARD COUNTY, MARYLAND
LIBER 748 FOLIO 507

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14

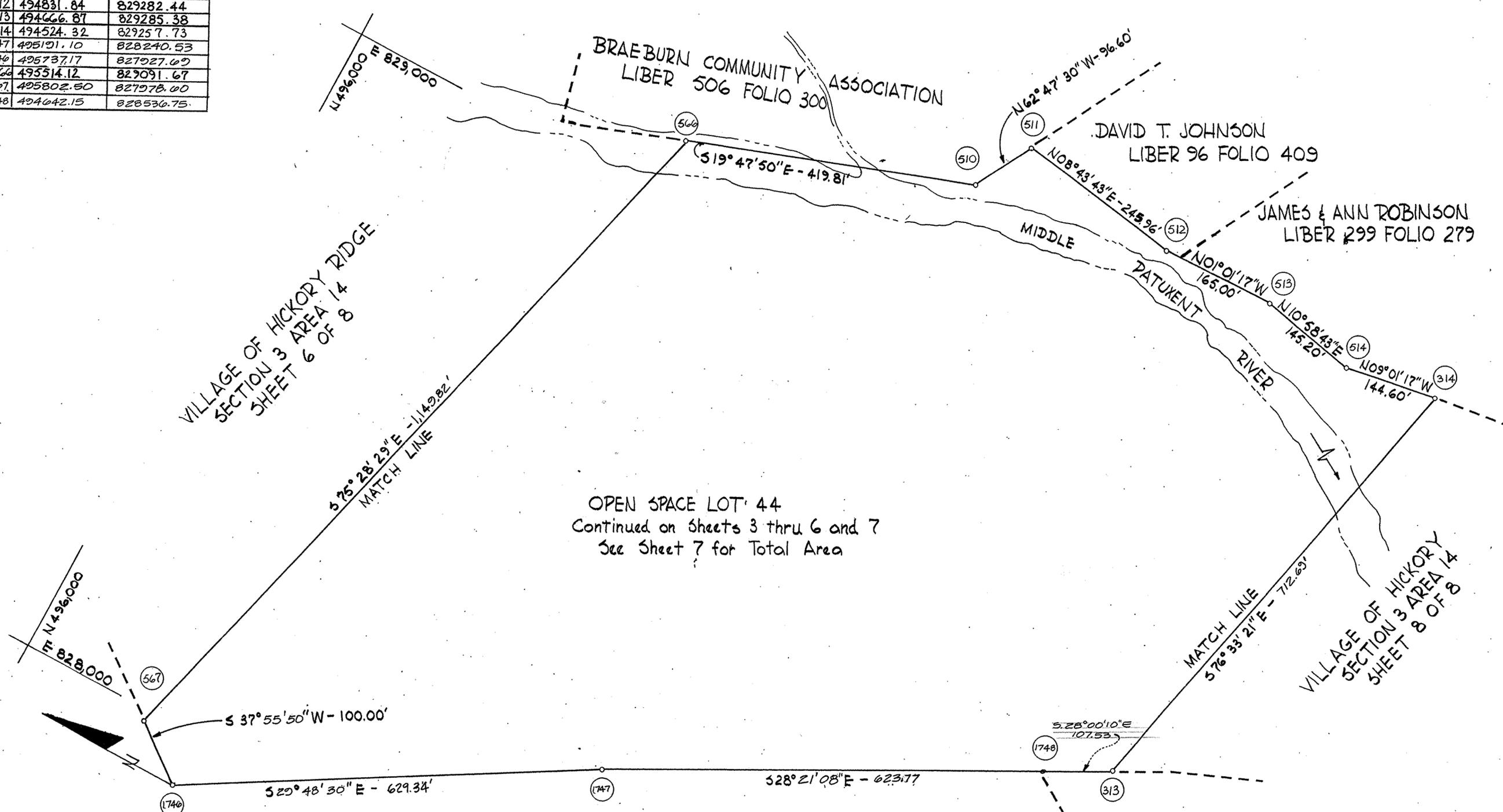
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

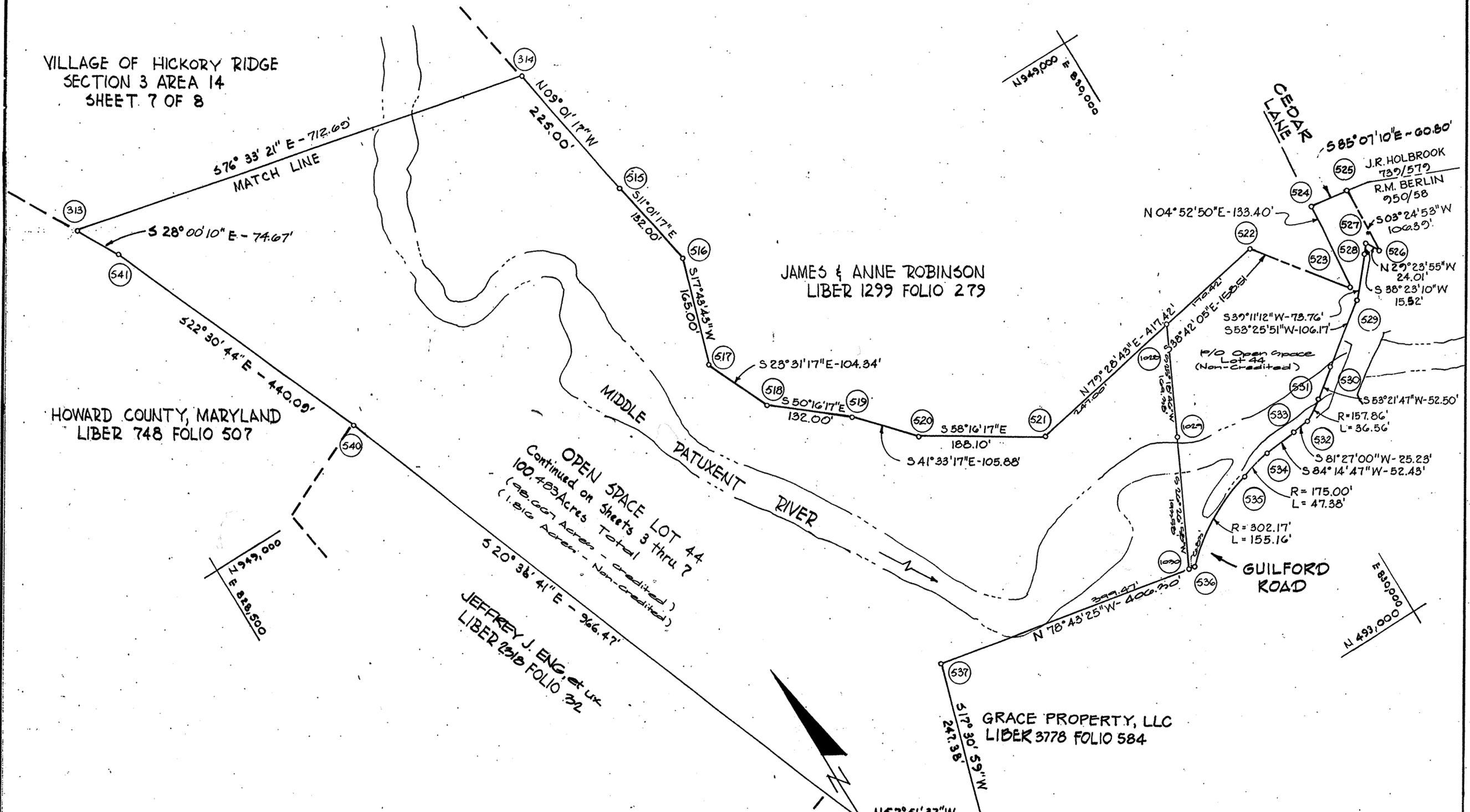
FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 7 OF 8

RECORDED - PLAT NO. 3054A-1761
ON 3/3/99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 181, PART VII, SHEET 7 OF 8, RECORDED ON 3-27-87 AS PLAT NO. 3054-A-899.



VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14
SHEET 7 OF 8



HOWARD COUNTY, MARYLAND
LIBER 748 FOLIO 507

JAMES & ANNE ROBINSON
LIBER 1299 FOLIO 279

JEFFREY J. ENG, et ux
LIBER 2918 FOLIO 72

GRACE PROPERTY, LLC
LIBER 3778 FOLIO 584

RITA J. DAVIS
LIBER 2570 FOLIO 670

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
313	494547.21	828587.24	529	493440.03	830171.13
314	494381.51	829280.40	530	493376.75	830085.86
515	494159.29	829315.68	531	493345.42	830043.73
516	494029.73	829340.92	532	493327.18	830012.14
517	493872.56	829290.68	533	493323.43	829987.19
518	493776.89	829332.32	534	493318.17	829935.03
519	493692.53	829433.84	535	493305.43	829889.54
520	493613.30	829504.07	536	493281.70	829754.95
521	493514.37	829664.06	537	493311.15	829356.50
522	493590.60	830074.46	538	493075.24	829282.04
523	493466.89	830173.57	539	493170.12	829131.02
524	493529.80	830184.92	540	494074.73	828730.80
525	493594.68	830245.50	541	494481.28	828622.30
526	493488.42	830239.16	1028	493559.47	829900.90
527	493509.34	830227.37	1029	493406.35	829824.48
528	493497.18	830217.73	1030	493299.09	829748.20

RECORDED - PLAT NO. 3054A-1762
ON 3/3/99
AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 181, PART III, SHEET 8 OF 8, RECORDED ON 3-27-87 AS PLAT NO. 3054-A-200.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 14

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 181-A PART VII
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
SHEET 8 OF 8