

**FINAL DEVELOPMENT PLAN
PHASE 205 PART III**

The Area included within this Final Development Plan Phase 205 Part III is Applicable to Section 6, Area 8 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 Department 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 Department of Planning and Zoning.

2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK 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 BUILDINGS 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:

- * cornices and eaves
- * roof or building overhangs
- * chimneys
- * porches, decks, open or enclosed
- * bay windows, oriel, vestibule, balcony
- * privacy walls or screens
- * all parts of any buildings, dwellings, or accessory buildings

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 is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 100' 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
- * shrubbery
- * trees
- * ornamental landscaping
- * similar minor structures
- * trellises
- * excavations or fill
- * fencing under 6' in height
- * retaining walls under 3' in height

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

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.

TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE - CREDITED	10.0000 Ac.
TOTAL	10.0000 Ac.

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**VILLAGE OF HICKORY RIDGE
SECTION 6 AREA 8
FINAL DEVELOPMENT PLAN
PHASE 205 PART III**

7 PERMITTED USES - Section 125-C-3-d(2):

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 1 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of the school lot of 10 acres and 5.4 acres of park lot shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):

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 125-C-3-d(3):

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any 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:

1. Setbacks shall conform to the requirements of Section 6 above.

2. 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):

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.

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



CARLTON K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 12975

5-11-99
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

Howard County Planning Board
H.C.P.B. EXECUTIVE SECRETARY: [Signature] 5/11/99 DATE
H.C.P.B. CHAIRMAN: [Signature] 6/3/99 DATE

**VILLAGE OF HICKORY RIDGE
SECTION 6 AREA 8**

OWNER
BOARD OF EDUCATION OF HOWARD COUNTY

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 205 PART III
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' MAY, 1999

SHEET 1 OF 1

