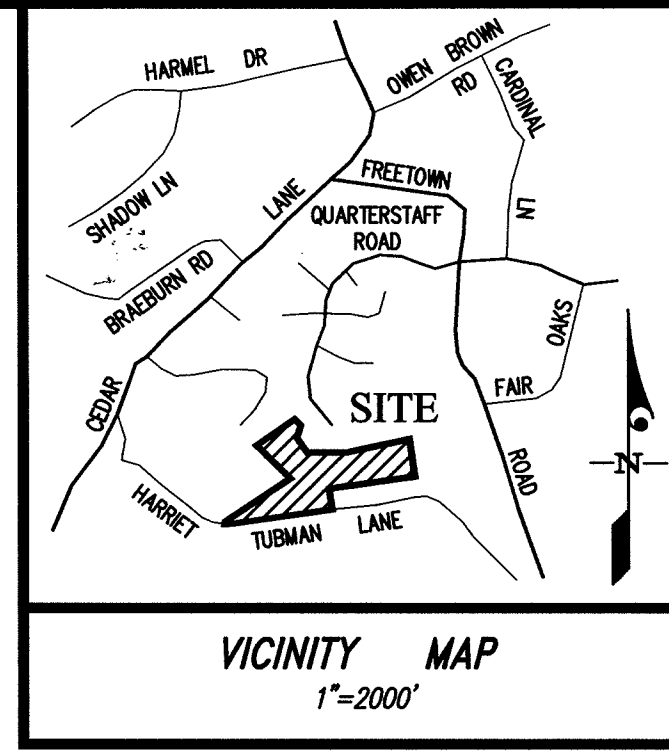
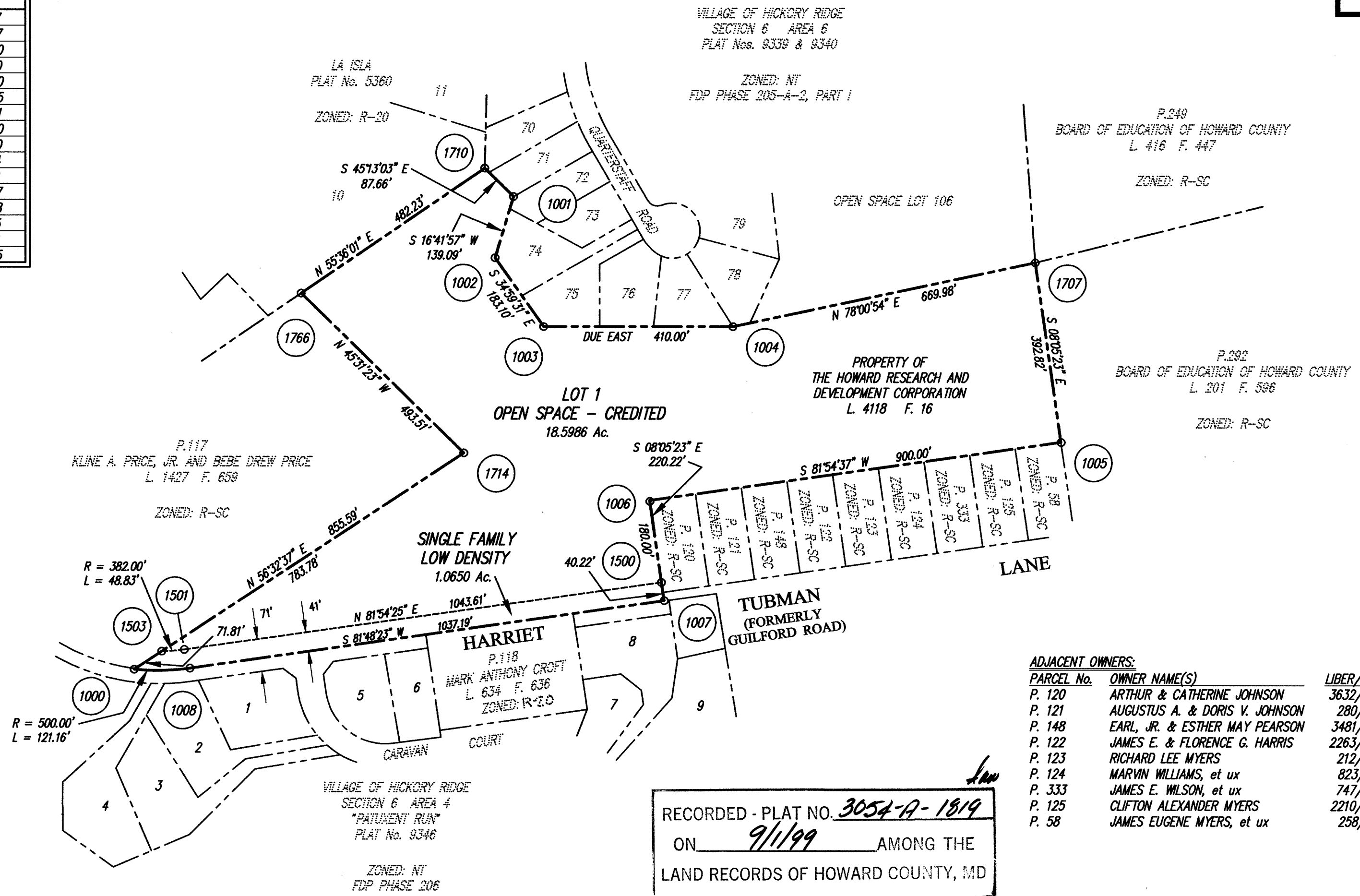


# VILLAGE OF HICKORY RIDGE SECTION 6 AREA 7 FINAL DEVELOPMENT PLAN PHASE 205 PART II



COORDINATE TABLE		
PT. No.	NORTH	EAST
1000	492725.08	831273.17
1001	493753.22	832094.97
1002	493620.00	832055.00
1003	493470.00	832160.00
1004	493470.00	832570.00
1005	493220.22	833280.65
1006	493093.57	832389.61
1007	492875.54	832420.60
1008	492727.72	831394.00
1500	492915.36	832414.94
1501	492768.44	831381.72
1503	492764.67	831333.07
1707	493609.13	832025.38
1710	493814.97	832032.75
1714	493196.77	831986.99
1766	493542.53	831634.85



**ADJACENT OWNERS:**

PARCEL No.	OWNER NAME(S)	LIBER/FOLIO
P. 120	ARTHUR & CATHERINE JOHNSON	3632/005
P. 121	AUGUSTUS A. & DORIS V. JOHNSON	280/142
P. 148	EARL, JR. & ESTHER MAY PEARSON	3481/134
P. 122	JAMES E. & FLORENCE G. HARRIS	2263/429
P. 123	RICHARD LEE MYERS	212/577
P. 124	MARVIN WILLIAMS, et ux	823/114
P. 333	JAMES E. WILSON, et ux	747/366
P. 125	CLIFTON ALEXANDER MYERS	2210/669
P. 58	JAMES EUGENE MYERS, et ux	258/110

RECORDED - PLAT NO. 3054-A-1819  
ON 9/1/99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**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 2 OF 2 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

8/4/99  
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

*James S. Smith* 8/26/99  
H.C.P.B. EXECUTIVE SECRETARY DATE

*Robert Berger* 8/26/99  
H.C.P.B. CHAIRMAN DATE

**VILLAGE OF HICKORY RIDGE**  
SECTION 6 AREA 7

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 205 PART II  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=200' JUNE, 1999

SHEET 1 OF 2

**FINAL DEVELOPMENT PLAN  
PHASE 205 PART II**

The Area included within this Final Development Plan Phase 205, Part II is applicable to Section 6, Area 7 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 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
- \* 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.

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

**7E-1 OPEN SPACE LAND USE AREAS**

Lot 1 (credited) 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 Department of Planning and Zoning.

**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 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:**

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.

**RIGHT-OF-WAY AREAS**

All of the land within this Final Development Plan Phase designated as single family low density shall be used as the right-of-way for a portion of Harriet Tubman Lane and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, which land shall be classified as single family low density use, as indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE SECTION 6 AREA 7	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY ROADS - 1.0650 Ac.	1.0650 Ac.
OPEN SPACE - CREDITED	18.5986 Ac.
<b>TOTAL</b>	<b>19.6636 Ac.</b>

*[Signature]*

RECORDED - PLAT NO. 305A-A-1020  
ON 9/1/99 AMONG THE  
LAND RECORD OF HOWARD COUNTY, MD

**VILLAGE OF HICKORY RIDGE  
SECTION 6 AREA 7**

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 205, PART II  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE JULY, 1999

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

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