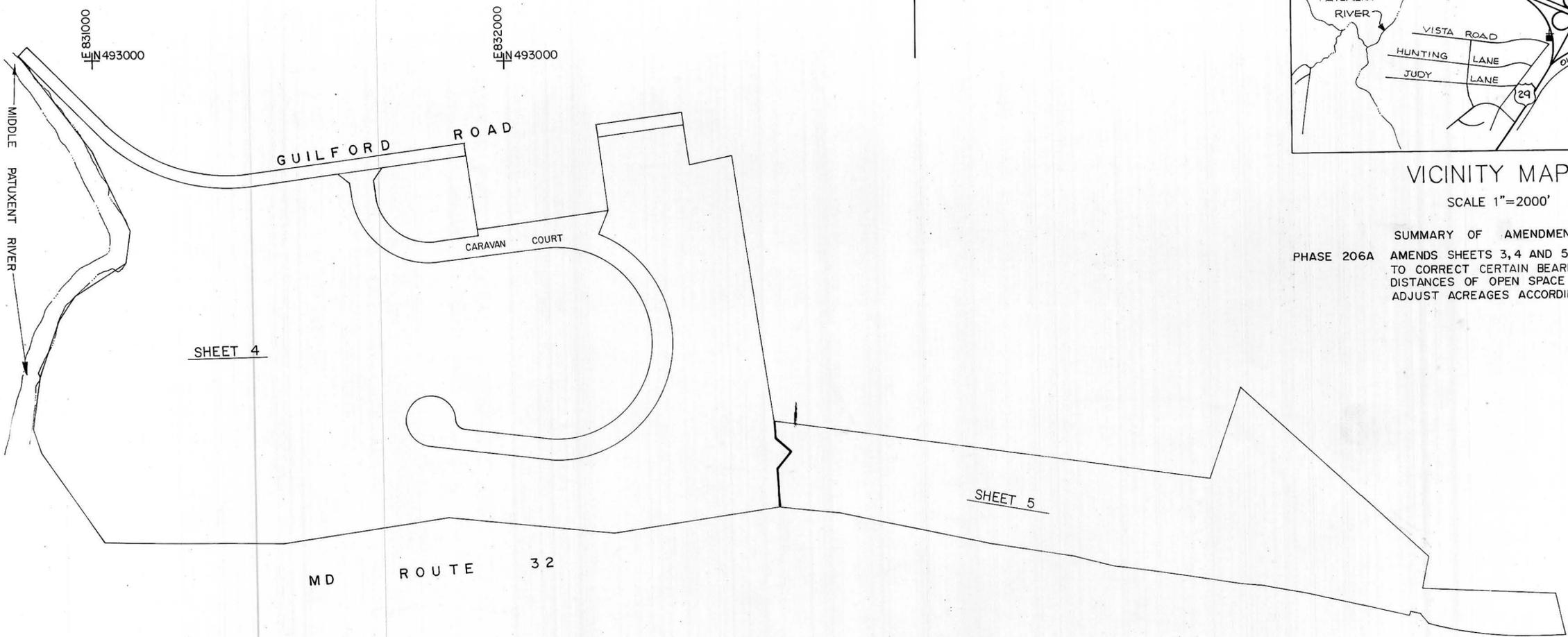


VICINITY MAP
SCALE 1"=2000'

SUMMARY OF AMENDMENTS
PHASE 206A AMENDS SHEETS 3, 4 AND 5 OF 5. PURPOSE IS TO CORRECT CERTAIN BEARINGS AND DISTANCES OF OPEN SPACE LOT 43 AND ADJUST ACREAGES ACCORDINGLY.



LOCATION PLAN
SCALE 1" = 200'

12/17/91
3054A-1212
HOWARD COUNTY, MD

206A		
206	2/15/90	3054A-1086 TO 1090
PHASE OR AMENDMENT	DATE	PLAT
	RECORDED	

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

William H. Boyer Jr. 7/25/91
LAND SURVEYOR SIGNATURE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10723



NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 206 SHEET 1 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-1086.

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
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986
HOWARD COUNTY PLANNING BOARD

James S. Smith 11/14/91 H.C.P.B. EXEC. SEC. DATE
Heley E. Ruthen 11/24/91 CHAIRMAN DATE

VILLAGE OF HICKORY RIDGE
SECTION 6 AREA 4 (PATUXENT RUN)
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 206A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JULY 1991

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 206A IS APPLICABLE TO SECTION 6 AREA 4 OF THE VILLAGE OF HICKORY RIDGE.

(Patuxent Run)

1. PUBLIC STREET AND ROADS - Section 122-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 122-C-3-b:
2A To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning.
2B Vehicular ingress and egress to Guilford Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on Subdivision Plats, if required by the Howard County Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-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 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 BUILDINGS 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:

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 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	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 of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Dept. 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.

- 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 100 feet of a principal arterial highway, 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 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-1 SINGLE FAMILY LOW DENSITY LAND 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:

Lot 41 (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 as required by the Howard County Dept. 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.

RECORDED 1/19/91 3054-A-1213
ON 12/17 1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE

SECTION 6 AREA 4

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 206A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

JULY 1991

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 206 SHEET 2 OF 5,
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-1087.

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 206A IS APPLICABLE TO SECTION 6 AREA 4 OF THE VILLAGE OF HICKORY RIDGE.

TABULATION OF LAND USE

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY ROADWAY - 3.4 AC.	18.011
OPEN SPACE - CREDITED	25.925
TOTAL	43.936

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 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-8 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 on 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 thirty 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 3054-A-121A
12/17/91 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE

SECTION 6 AREA 4

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 206A

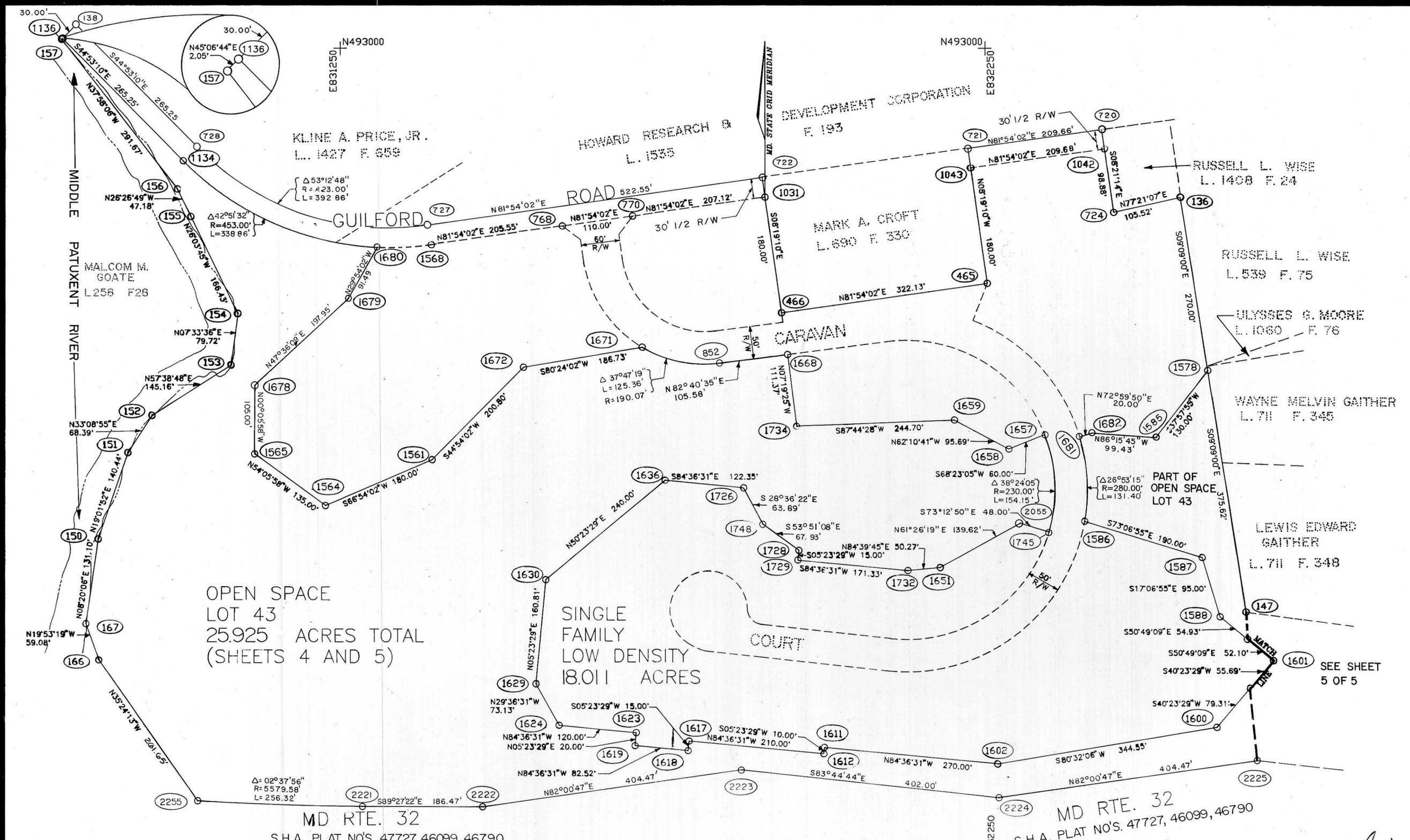
5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

NOTE THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 206 SHEET 3 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-1088.

JULY 1991

SHEET 3 OF 5



OPEN SPACE
LOT 43
25.925 ACRES TOTAL
(SHEETS 4 AND 5)

SINGLE FAMILY
LOW DENSITY
18.011 ACRES

MD RTE. 32
S.H.A. PLAT NO'S. 47727, 46099, 46790

MD RTE. 32
S.H.A. PLAT NO'S. 47727, 46099, 46790

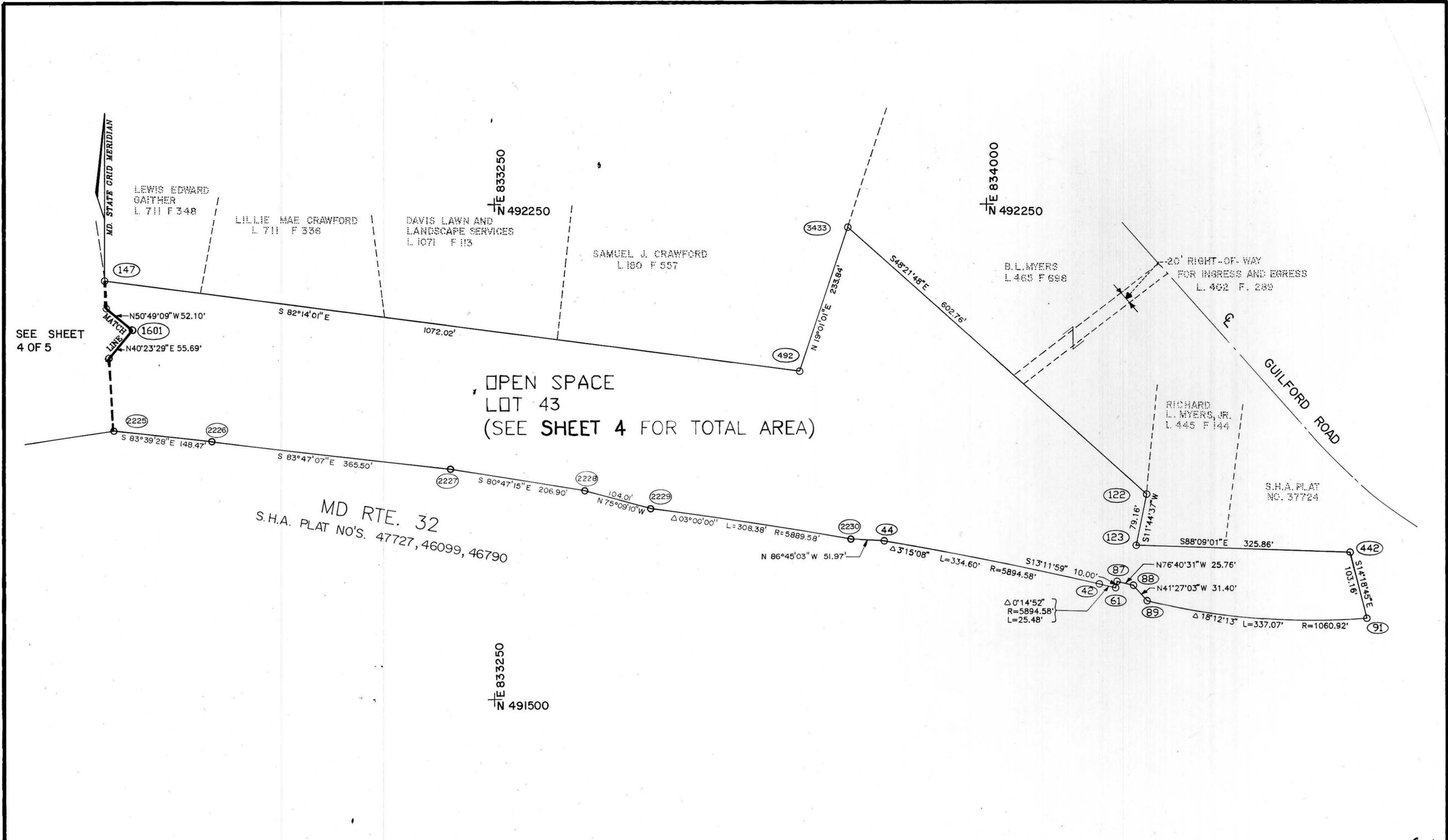
COORDINATES					
NO	NORTH	EAST	NO	NORTH	EAST
2225	491905.165	832671.441	1042	492846.870	832435.559
2224	491848.963	832270.690	1043	492817.321	832227.973
2223	491892.757	831871.287	1134	492827.101	831006.827
2222	491836.556	831470.736	1136	493015.031	830819.642
2221	491838.326	831284.747	1678	492481.351	831115.170
2255	491846.544	831028.112	1561	492367.810	831393.280
136	492772.143	832552.885	1564	492297.190	831227.710
150	492245.163	830875.458	1679	492614.822	831264.352
151	492377.927	830921.253	1680	492594.135	831309.960
152	492435.186	830958.649	1681	492403.723	832397.500
153	492512.867	831081.275	1568	492698.301	831391.610
154	492591.894	831091.763	1578	492505.579	832595.820
155	492741.421	831018.642	1682	492409.571	832416.624
156	492783.643	830997.630	1585	492403.089	832515.846
157	493013.582	830818.187	1586	492273.779	832405.581
167	492059.884	830876.551	1587	492218.594	832587.390
167	492115.440	830856.452	1588	492127.801	832615.349
465	492639.221	832254.017	1600	492127.801	832615.349
466	492593.836	831935.104	1601	492060.182	832789.315
724	492749.039	832449.925	1602	491900.702	832270.979
768	492727.262	831595.107	1611	491926.071	832002.172
770	492742.760	831704.010	1612	491918.115	832002.172
1031	492771.942	831909.059	1617	491935.846	831792.163
147	492134.740	832655.551	1618	491920.913	831790.754
138	493036.203	830840.897	727	492728.002	831387.360
728	492848.272	831028.082	722	492801.626	831904.718
			720	492847.012	832223.632
				492876.551	832431.201

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 206 SHEET 4 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-1089.

RECORDED IN DEED 3054-A-1215
12/17/91 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE
SECTION 6 AREA 4
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 206-A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE 1"=100' JULY 1991

SHEET 4 OF 5



COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
42	491674.900	834171.963	91	491622.490	834579.494
44	491740.603	833843.923	492	491989.873	833717.736
2230	491743.549	833792.035	3433	492210.947	833793.931
2229	491789.421	833487.124	122	491810.472	834244.410
2228	491816.073	833386.588	123	491732.969	834228.304
2227	491849.197	833182.352	147	492134.740	832655.551
2226	491888.764	832819.003	442	491722.450	834553.991
2225	491905.165	832671.441	1601	492060.182	832698.315
61	491669.135	834196.782			
87	491678.871	834199.066			
88	491672.934	834224.132			
89	491622.397	834244.920			

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 206, SHEET 5 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-1090.

RECORDED PLAT 3054-A-1216
 IN 12/17 91 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE
 SECTION 6 AREA 4
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 206-A
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE 1"=100' DATE: JULY 1991