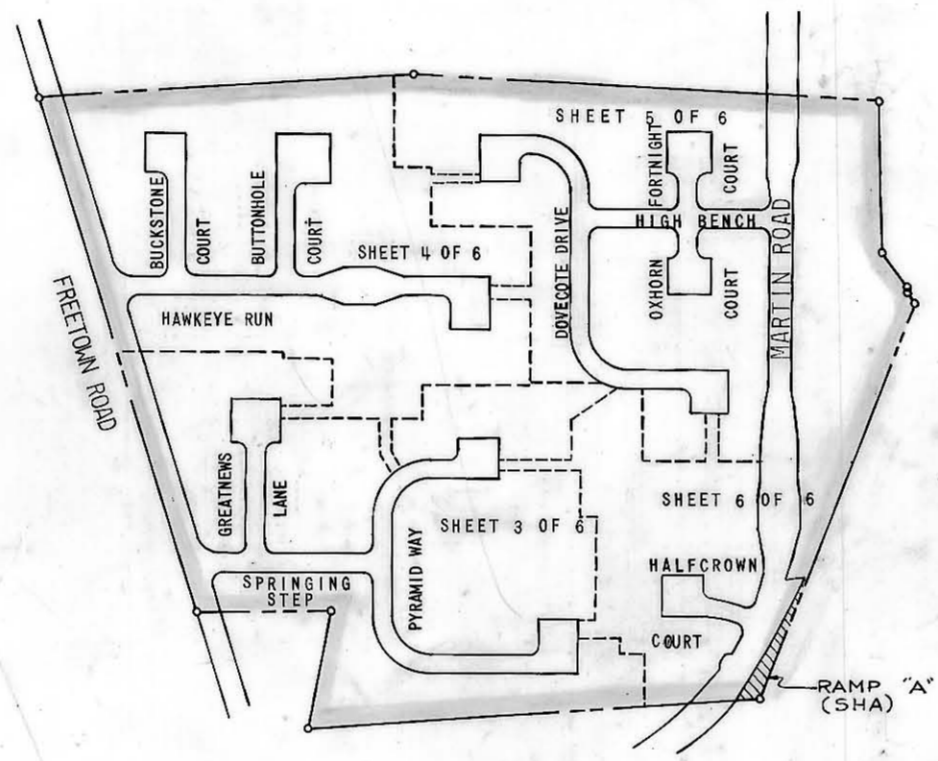


VICINITY MAP
Scale 1" = 2,000'



RECORDED PLAT BOOK 20 FOLIO 249
ON MAY 18 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION 1. AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 138
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 6

Amended BCC Case 507 Resolution approved November 4, 1968.	
Amended BCC Case 606 Resolution approved November 22, 1972.	
BOARD OF COUNTY COMM. B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965	
HOWARD COUNTY PLANNING BOARD	
<i>Thomas J. Harriott</i> 5-11-73 H. C. P. B. EXEC. SEC. DATE	<i>E. Warren Lynch</i> 5-16-73 H. C. P. B. CHAIRMAN DATE

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965



LAND SURVEYOR'S SIGNATURE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is applicable to Section 1, Area 3, of the Village of Hickory Ridge

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
 - 2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
 - 2B. Vehicular ingress and egress to Freetown Road will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
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 17.031 B:
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 17.031 D:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension or construction of any type; and, where any land use is adjacent to a freeway or primary road, no structure shall be located within 50 feet of the right-of-way line thereof nor within 50 feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037 E (2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6 feet in height
trees	retaining walls under 3 feet in height
ornamental landscaping	similar minor structures

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 street 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.

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 to "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

- 6D. OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within 30 feet of the right-of-way of any public street, road or highway, or within 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 17.031 D:

- 7A-2. SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS
All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
- 7E-1. OPEN SPACE LAND USE AREAS
Lots 195 and 196 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 as shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 17.031 E:

- 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 17.031 E:

- 9A. SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than 2 off-street parking spaces containing a minimum area of 200 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-foot or greater street right-of-way, 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 17.018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031 E:

- 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 17.031 E:

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 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent of any lot devoted to single family residential purposes be covered by buildings or other major structures, except that a greater percentage of coverage of any such lot, not to exceed 40 percent, may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

- 12E. OPEN SPACE LAND USES
No more than 10 percent 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.

TABULATION OF LAND USE

LAND USE	ACRES
S.F.M.D.	60.544
Roadway	13.238
OPEN SPACE CREDITED	9.138
TOTAL	82.920

RECORDED PLAT BOOK 20 FOLIO 250
ON MAY 18 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

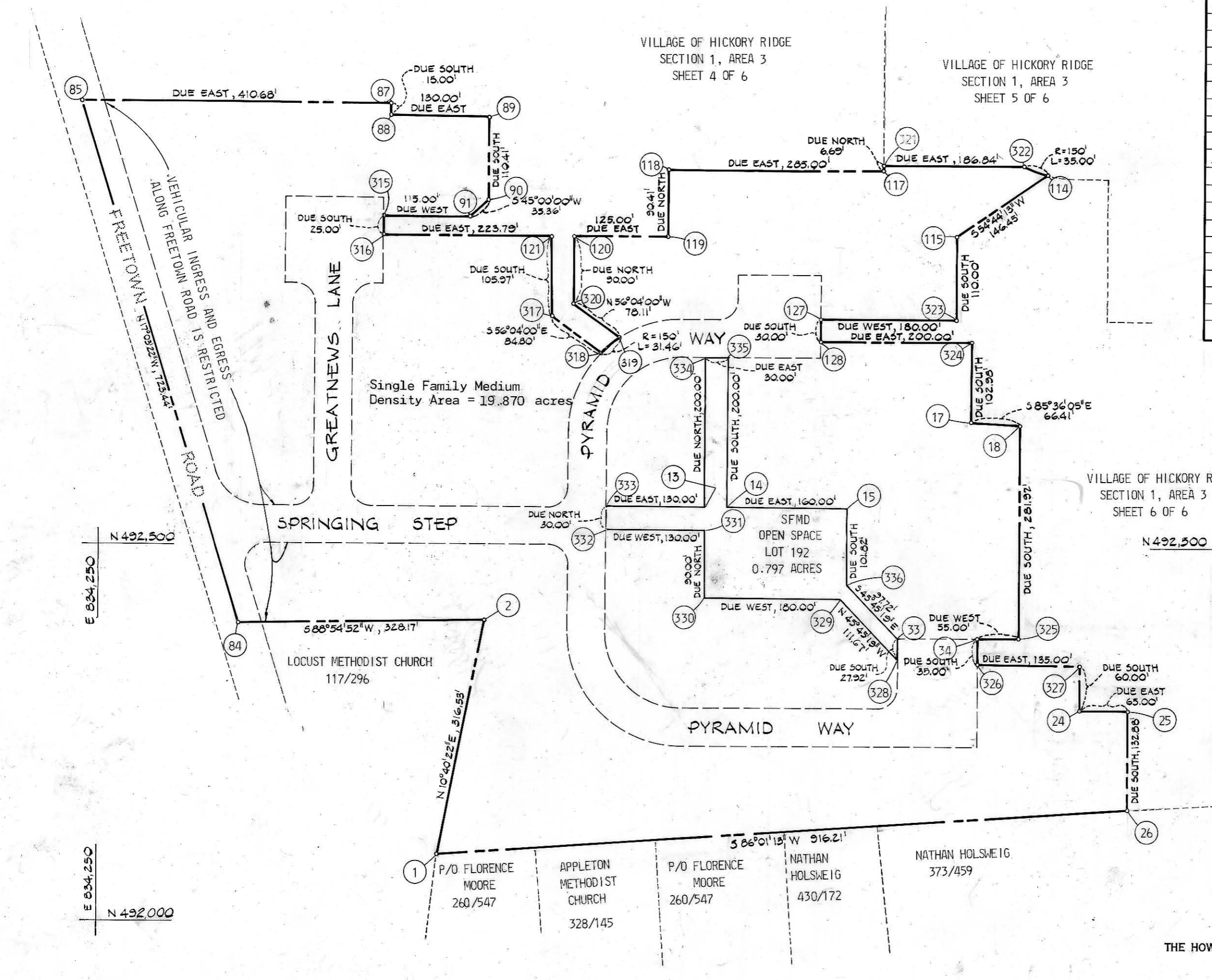
VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 138
5th ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH, 1973 SHEET 2 OF 6

COORDINATES					
NO.	North	East	NO.	North	East
1	492,088.95	834,707.38	127	492,800.41	835,210.17
2	492,400.00	834,766.00	128	492,770.41	835,210.17
84	492,393.78	834,437.89	324	492,770.41	835,410.17
85	493,085.41	834,225.70	17	492,667.43	835,410.17
87	493,085.41	834,636.38	18	492,662.33	835,476.38
88	493,070.41	834,636.38	325	492,380.41	835,476.38
89	493,070.41	834,766.38	34	492,380.41	835,421.38
90	492,960.00	834,766.38	326	492,345.41	835,421.38
91	492,935.00	834,741.38	327	492,345.41	835,556.38
315	492,935.00	834,626.38	24	492,285.41	835,556.38
316	492,910.00	834,626.38	25	492,285.41	835,621.38
121	492,910.00	834,850.17	26	492,152.53	835,621.38
317	492,804.03	834,850.17	33	492,380.41	835,316.38
318	492,756.69	834,920.53	328	492,352.49	835,316.38
319	492,776.40	834,944.98	329	492,430.41	835,236.38
320	492,820.00	834,880.17	330	492,430.41	835,056.38
120	492,910.00	834,880.17	331	492,520.41	835,056.38
119	492,910.00	835,005.17	332	492,520.41	834,926.38
118	493,000.41	835,005.17	333	492,550.41	834,926.38
117	493,000.41	835,290.17	13	492,550.41	835,056.38
321	493,007.10	835,290.17	334	492,750.41	835,056.38
322	493,007.10	835,477.01	335	492,750.41	835,086.38
114	492,994.96	835,509.75	14	492,550.41	835,086.38
115	492,910.41	835,390.17	15	492,550.41	835,246.38
323	492,800.41	835,390.17	336	492,448.59	835,246.38



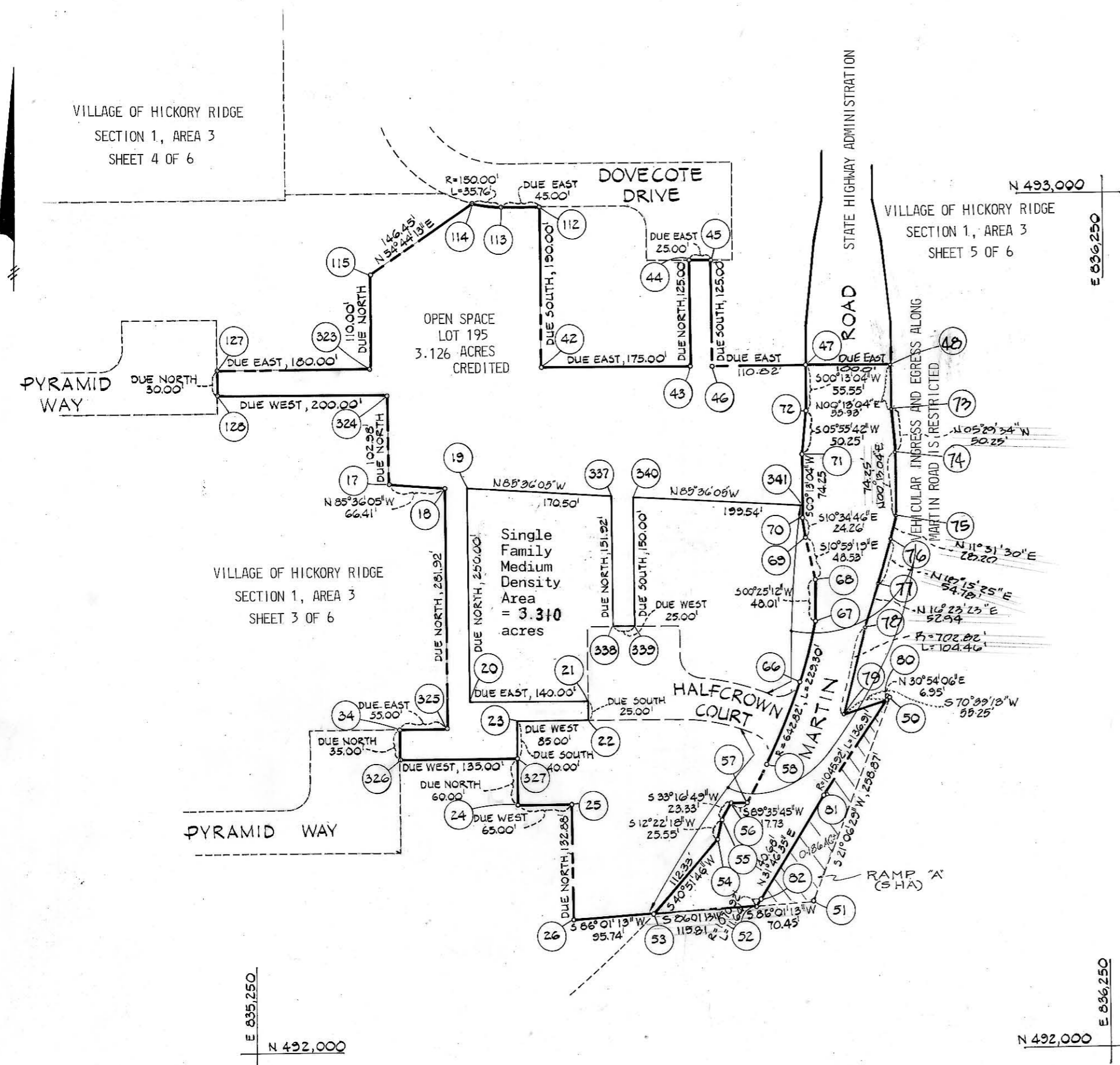
RECORDED PLAT BOOK 20 FOLIO 251
 ON MAY 18 1973 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
 SECTION 1: AREA 3
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 138
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' SHEET 3 OF 6

COORDINATES					
NO.	North	East	NO.	North	East
128	492,770.41	835,210.17	26	492,152.53	835,621.38
127	492,800.41	835,210.17	25	492,285.41	835,621.38
323	492,800.41	835,390.17	24	492,285.41	835,556.38
115	492,910.41	835,390.17	327	492,345.41	835,556.38
114	492,994.96	835,509.75	326	492,345.41	835,421.38
113	492,990.72	835,545.17	34	492,380.41	835,421.38
112	492,990.72	835,590.17	325	492,380.41	835,476.38
42	492,800.72	835,590.17	18	492,662.33	835,476.38
43	492,800.72	835,765.17	17	492,667.43	835,410.17
44	492,925.72	835,765.17	324	492,770.41	835,410.17
45	492,925.72	835,790.17	23	492,385.41	835,556.38
46	492,800.72	835,790.17	22	492,385.41	835,641.38
47	492,800.72	835,900.99	21	492,410.41	835,641.38
72	492,745.17	835,900.78	20	492,410.41	835,501.38
71	492,695.18	835,895.59	19	492,660.41	835,501.38
70	492,620.94	835,895.30	337	492,647.33	835,671.38
69	492,597.09	835,899.76	338	492,495.41	835,671.38
68	492,549.45	835,909.01	339	492,495.41	835,696.38
67	492,501.44	835,908.66	340	492,645.41	835,696.38
66	492,427.94	835,889.91	341	492,630.10	835,895.34
58	492,331.70	835,850.37	50	492,413.61	835,995.93
57	492,288.71	835,826.38	51	492,172.11	835,902.70
56	492,288.59	835,808.65	52	492,167.22	835,832.42
55	492,269.09	835,795.85	82	492,175.30	835,840.81
54	492,244.13	835,790.38	81	492,294.89	835,914.89
53	492,159.18	835,716.89	80	492,407.65	835,992.36



RECORDED _____ PLAT BOOK 20 FOLIO 254
 ON May 18, 1973 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
 SECTION 1, AREA 3
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 138
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' SHEET 6 OF 6