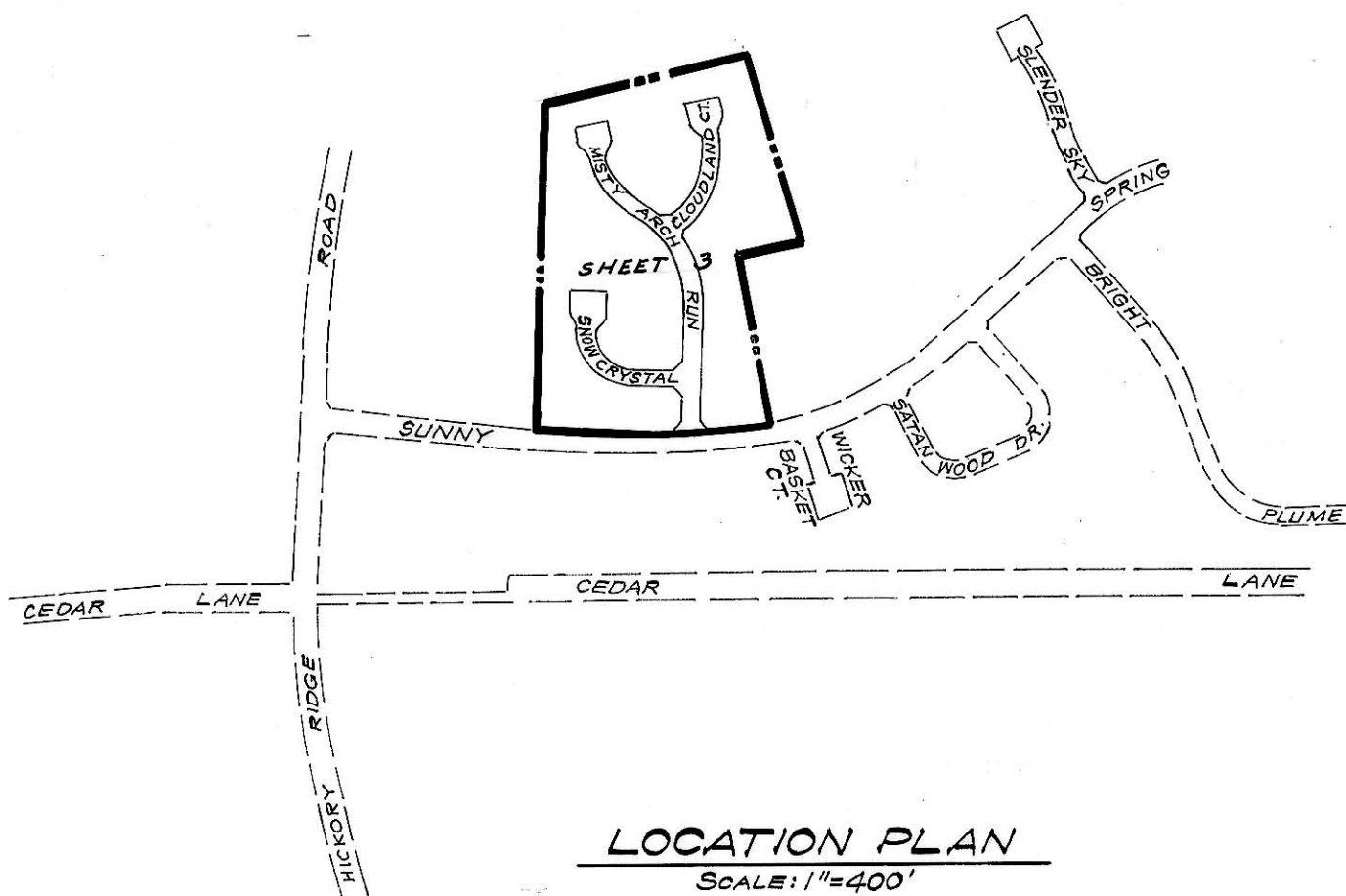


VICINITY MAP  
SCALE: 1"=2000'



LOCATION PLAN  
SCALE: 1"=400'

RECORDED PLAT 3054-A33  
ON 12/19/77 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE

SECTION 1, AREA 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 166  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 1 OF 3

PREPARED AS TO SHEETS  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED OCTOBER 3, 1977

*Donald B. Swartz*  
LAND SURVEYORS SIGNATURE



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  
HOWARD COUNTY PLANNING BOARD

*Thomas L. Harris* 12-8-77 *Paul W. Winfield* 12/7/77  
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 166 of the Village of Hickory Ridge Section 1, Area 5, Hawthorn North.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-a(2):  
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-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 119-C-1-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' 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	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "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' 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' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7½ 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 set-back 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 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 119-C-1-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 45, 46, 47 and 48 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 if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structures 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 119-C-1-e:

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 two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas.

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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-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 119-C-1-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 119-C-1-e:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL 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.

TABULATION OF LAND USE

Land Use	Acres
SFMD	13.186
Roadway	2.386
Open Space Credited	
Non-Credited	1.979
Total	15.165

RECORDED ✓ PLAT 3054 - A 34  
ON 12/19/1977 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE

SECTION 1, AREA 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

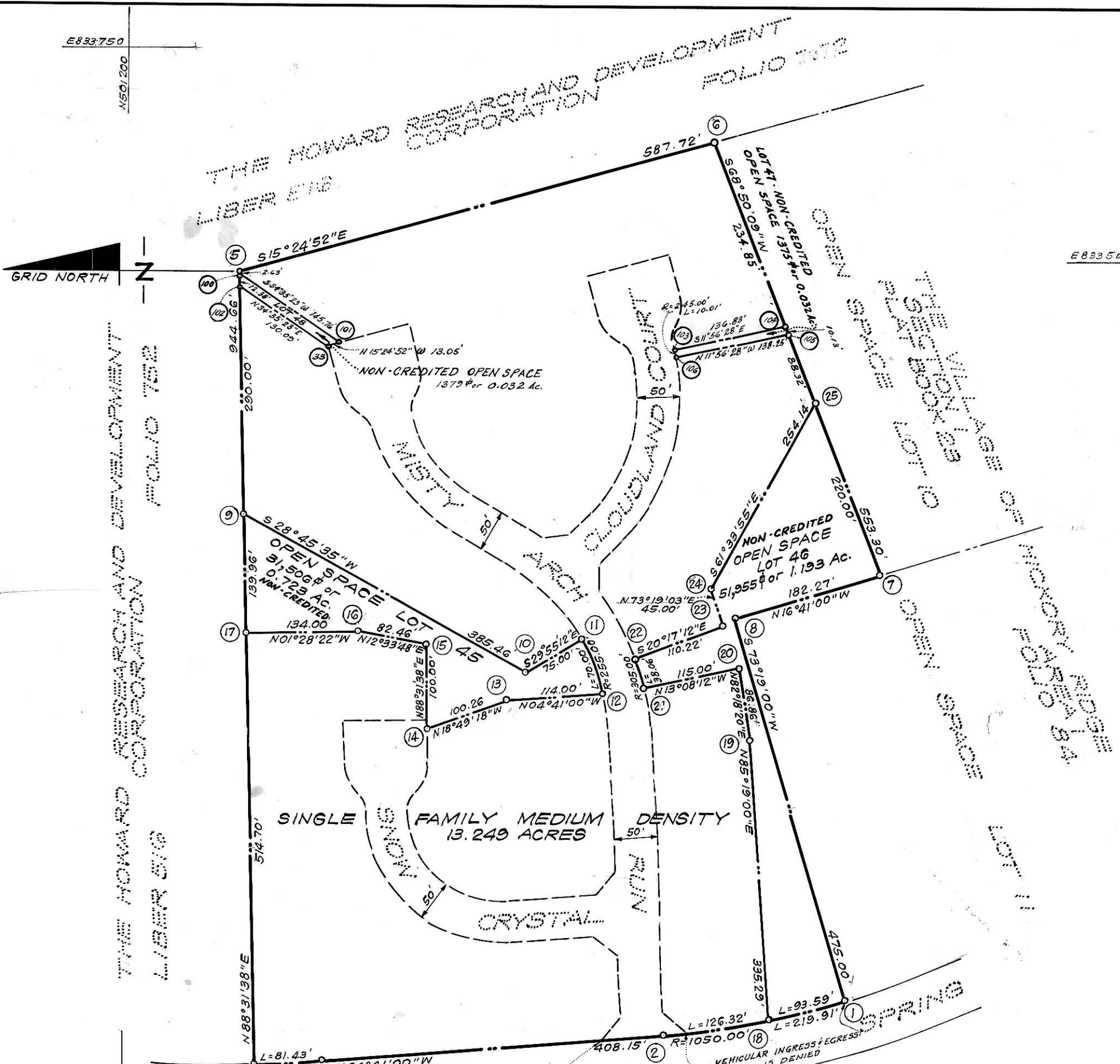
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 166  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

NO.	NORTH	EAST
1	500 339.32	832 618.10
2	500 555.02	832 577.40
3	500 961.81	832 544.08
4	501 043.15	832 540.84
5	501 067.43	833 485.19
6	500 500.85	833 641.40
7	500 301.09	833 125.49
8	500 475.68	833 073.10
9	501 059.98	833 195.29
10	500 722.06	833 009.82
11	500 657.06	833 047.23
12	500 630.86	832 982.56
13	500 744.47	832 973.26
14	500 839.36	832 940.91
15	500 841.93	833 040.88
16	500 922.42	833 058.81
17	501 056.38	833 055.37
18	500 430.05	832 595.25
19	500 457.43	832 929.42
20	500 469.06	833 015.50
21	500 581.06	832 989.36
22	500 591.99	833 025.76
23	500 488.61	833 064.00
24	500 501.53	833 107.11
25	500 380.52	833 330.59
33	500 959.95	833 396.34
100	501 067.36	833 482.56
101	500 947.37	833 399.81
102	501 067.04	833 470.20
103	500 549.93	833 394.09
104	500 416.06	833 422.40
105	500 412.41	833 412.95
106	500 547.66	833 384.35



RECORDED  PLAT 3054-A35  
 ON 12/19/77 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE  
 SECTION 1, AREA 5  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 166  
 5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 100'  
 SHEET 3 OF 3