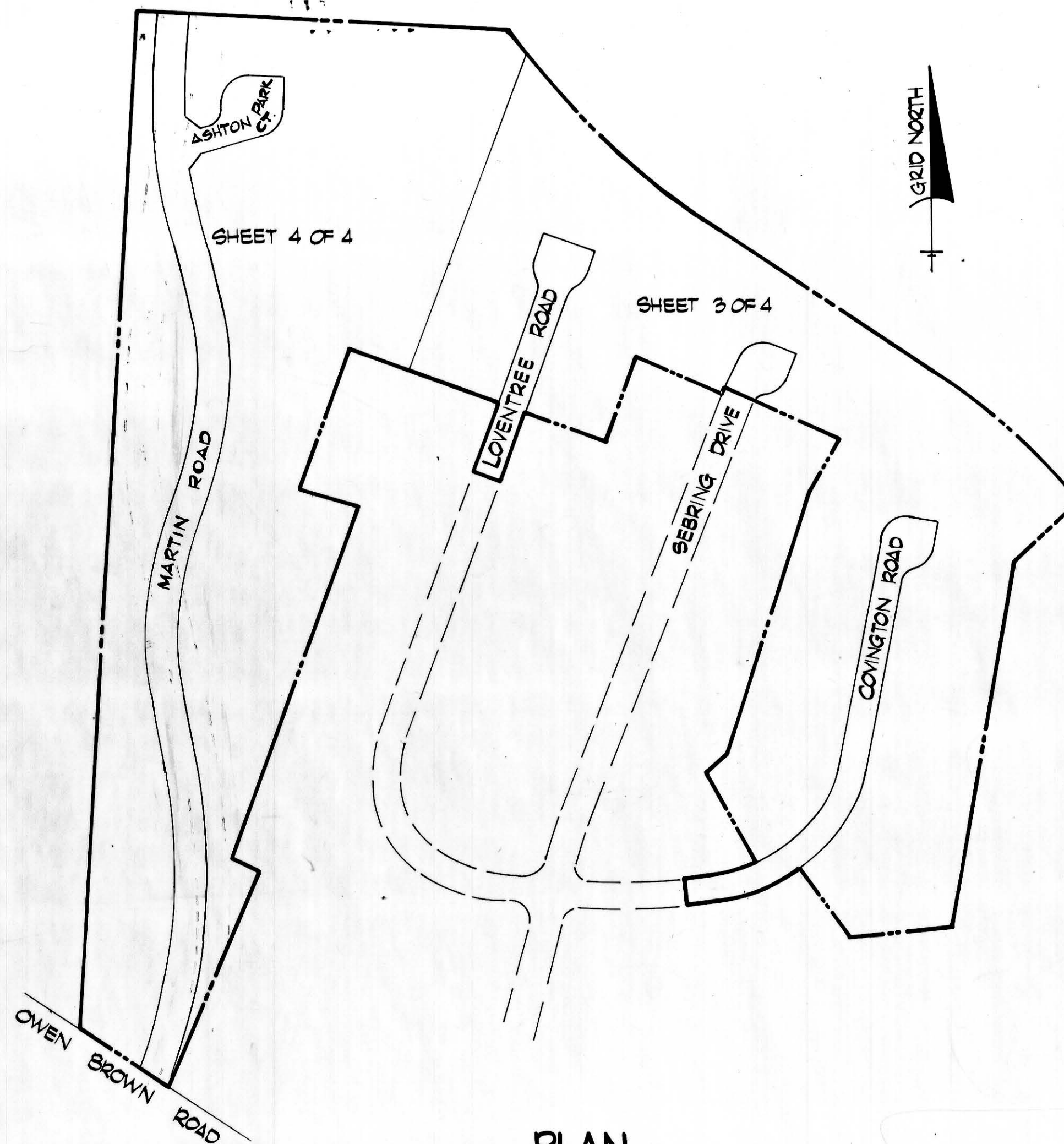


VICINITY MAP
SCALE: 1" = 200'



PLAN
SCALE: 1" = 200'

SUMMARY OF AMENDMENTS

PHASE 173-A

1. REVISED BEARINGS, DISTANCES, AND CO-ORDINATES TO COMPLY WITH GRID SYSTEM OF SURROUNDING LAND.
2. REPLACED BOUNDARY LINE 126-127 WITH NEW LINE 400 - 401.
3. REVISED ACREAGE IN "TABULATION OF LAND USE."

PHASE 173-A-1

1. AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO SHOW MARTIN ROAD ALIGNMENT THROUGH PARCEL 'A' AND REVISE ROADWAY ACREAGE ACCORDINGLY; ADD 0.145 ACRES OF SFMD TO THIS PHASE BY EXTENDING PHASE TO ORIGINAL PROPERTY LINE PREVIOUSLY OMITTED FROM THIS PHASE, AND CHANGE 6.074 ACRES OF SFMD TO OPEN SPACE (0.540 AC. NON-CREDITED AND 5.534 AC. CREDITED)

Recorded as Plat No 3054A-1201 on 8-12-91, Among the Land Records of Howard County, MD

VILLAGE OF HICKORY RIDGE
SECTION 2 AREAS 1 & 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 173-A-1

5th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE: 1" = 200'

SHEET 1 OF 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 173-A SHEET 1 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-454.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985.



Henry R. Moore
PROPERTY LINE SURVEYOR

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. 2, 1986

HOWARD COUNTY PLANNING BOARD

James S. Smith 7/24/91 *Katherine Mann* 7/23/91
H.C.P.D. EXEC. SECRETARY DATE H.C.P.D. CHAIRMAN DATE JK

173-A	3-8-82	3054-A	454 thru 456
173	11-14-79	3054-A	228 thru 231
PHASE 02 AMENDMENT	DATE	PLAT	
RECORDED			

FDP-173-A-1

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase is Applicable to Village of Hickory Ridge, Section 2, Area 1, Sebring & Section 2, Area 2.

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 Martin Road and Owen Brown Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning and the Dept. of Public Works.
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-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 122-C-3-c:
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 with 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 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' street right-of-way nor within 30 feet of any 60' 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 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 122-C-3-d(2):
 - 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
Lot 23 of area 1 and Lots 30 to 33 of area 2 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 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.
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 land use areas, except that when driveway access is to a 60' or greater street right-of-way, two 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 area 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.
Lots adjoining the lots within the Sebring development shall be a minimum of 20,000 square feet in area.
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 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 area, 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
Single Family Medium Density	30.881
Roadway	5.475
Open Space	
Non-Credited	0.540
Credited	7.924
Total	39.345

Recorded as Plat No. 3054A-1202 on 8-12-91, Among the Land Records of Howard County, MD

VILLAGE OF HICKORY RIDGE
SECTION 2, AREAS 1 & 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

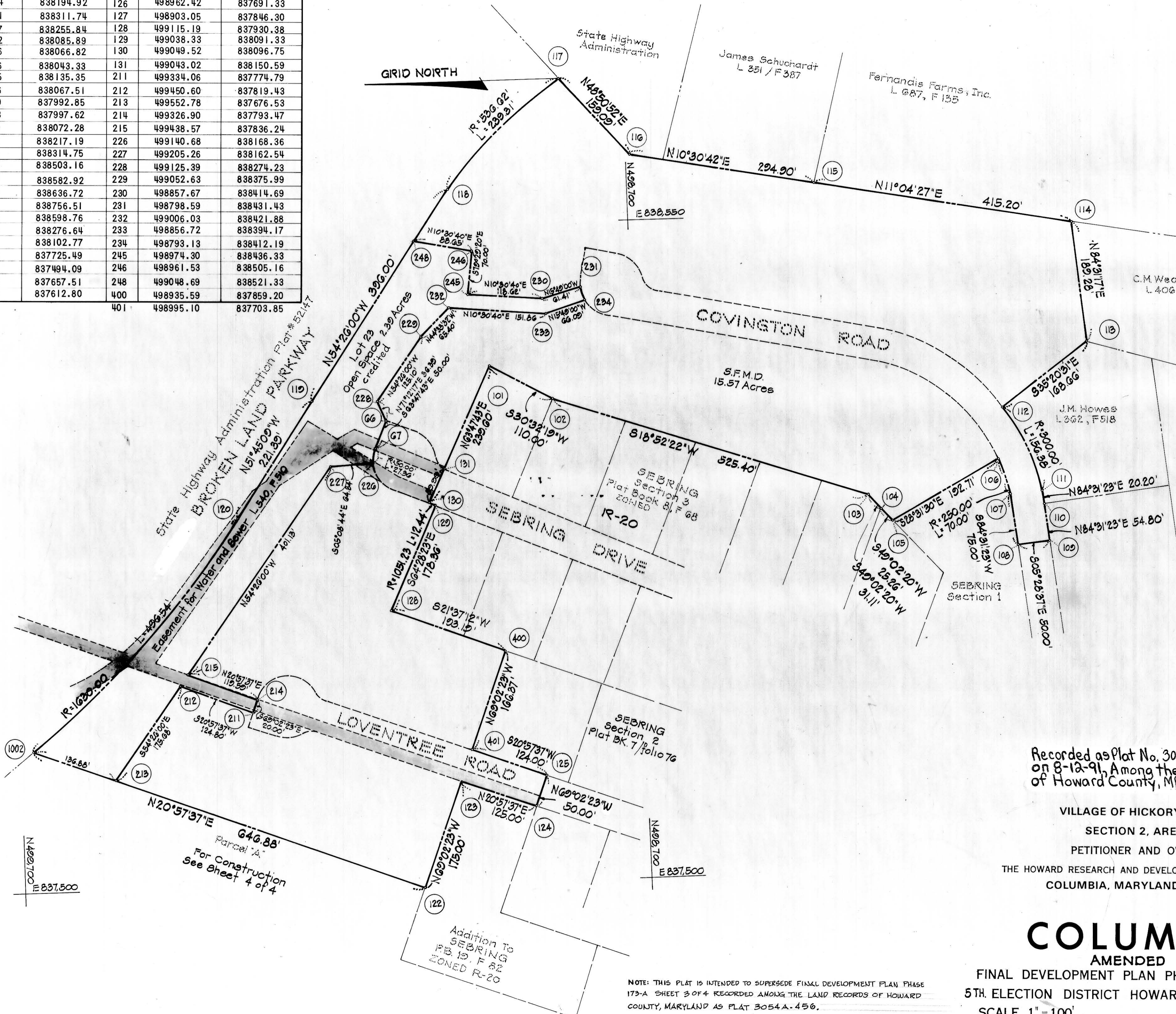
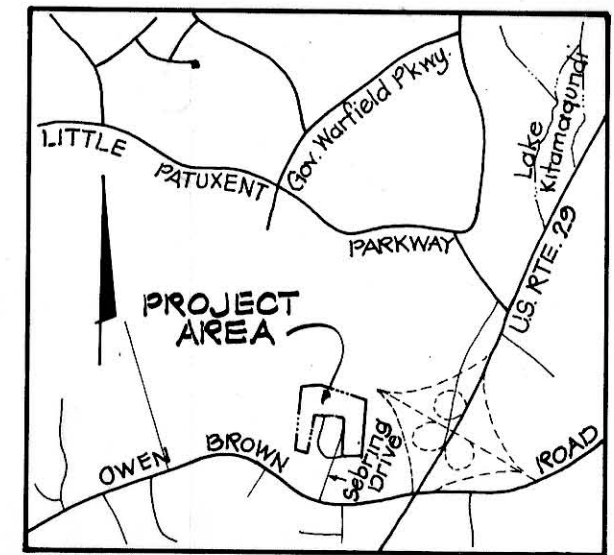
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 173-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 173-A SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-455.

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
66	499113.66	838239.78	125	498879.31	837659.49
67	499135.74	838194.92	126	498962.42	837691.33
101	498943.71	838311.74	127	498903.05	837846.30
102	498848.97	838255.84	128	499115.19	837930.38
103	498351.82	838085.89	129	499038.33	838091.33
104	498335.26	838066.82	130	499049.52	838096.75
105	498314.86	838043.33	131	499043.02	838150.59
106	498145.55	838135.35	211	499334.06	837774.79
107	498129.26	838067.51	212	499450.60	837819.43
108	498122.10	837992.85	213	499552.78	837676.53
109	498072.33	837997.62	214	499326.90	837793.47
111	498079.49	838072.28	215	499438.57	837836.24
112	498133.41	838217.19	226	499140.68	838168.36
113	497995.83	838314.75	227	499205.26	838162.54
114	498013.90	838503.16	228	499125.39	838274.23
115	498421.37	838582.92	229	499052.63	838375.99
116	498711.32	838636.72	230	498857.67	838414.69
117	498816.01	838756.51	231	498798.59	838431.43
118	498993.33	838598.76	232	499006.03	838421.88
119	499223.66	838276.64	233	498856.72	838394.17
120	499360.71	838102.77	234	498793.13	838412.19
1002	499680.60	837725.49	245	498974.30	838436.33
122	499076.53	837494.09	246	498961.53	838505.16
123	499013.92	837657.51	248	499048.69	838521.33
124	498897.20	837612.80	400	498935.59	837859.20
			401	498995.10	837703.85



Recorded as Plat No. 3054A-1203 on 8-12-91, Among the Land Records of Howard County, MD

VILLAGE OF HICKORY RIDGE
SECTION 2, AREAS 1 & 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

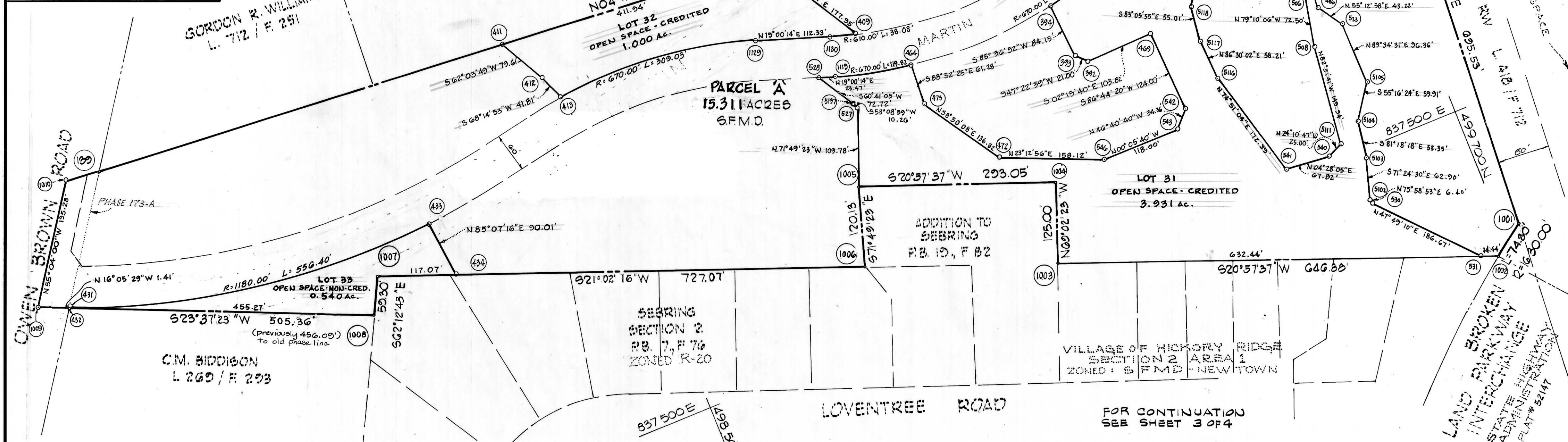
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 173-A-1
5TH. ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 3 OF 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 173-A SHEET 3 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-456.

COORDINATES			COORDINATES			COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
1002	499680.60	837725.49	508	499550.88	837336.21	394	499203.47	837129.38	411	498418.07	836870.88
1003	499076.52	837494.09	506	499564.50	837264.999	1118	499245.31	837120.17	433	498233.11	837078.01
1004	499121.24	837377.86	504	499572.54	837250.23	1117	499345.68	837094.69	434	498240.76	837167.69
1005	498847.58	837272.53	475	499578.79	837250.90	410	498828.59	836905.04	431	497688.09	836995.29
1006	498810.11	837386.67	486	499577.10	837282.35	409	498918.17	837058.80	1009	497640.84	836975.62
1007	498131.50	837125.66	523	499601.76	837317.85	1129	498775.59	837010.95	1010	497752.66	836815.53
1008	498103.85	837178.12	5105	499602.47	837414.21	413	498470.86	836980.05	1130	498881.80	837047.53
432	497686.73	836995.69	5104	499568.35	837463.44	412	498455.37	836941.22			
130	497806.57	836824.88	5103	499560.28	837516.18						
1000	499775.97	836983.85	5102	499540.23	837575.80						
1001	499738.68	837078.98	530	499541.78	837582.00						
401	499263.74	836941.24	531	499667.12	837720.33						
1136	499774.18	837017.19	527	499881.83	837168.23						
1135	499740.26	837015.77	5197	498875.68	837160.02						
1134	499640.50	837008.79	528	498840.07	837096.61						
1133	499330.91	837036.59	1119	498862.26	837104.26						
1116	499463.53	837072.82	464	498978.43	837132.96						
1115	499491.29	837095.05	473	498977.22	837194.23						
1114	499496.99	837120.63	472	499048.03	837311.30						
526	499509.65	837166.04	546	499193.34	837373.63						
519	499417.43	837184.82	543	499311.34	837373.44						
518	499399.82	837210.82	542	499334.92	837348.44						
5117	499393.21	837265.44	469	499327.87	837224.64						
5116	499396.76	837323.55	392	499224.12	837228.73						
541	499441.82	837489.94	393	499209.90	837213.28						
540	499509.44	837495.23									
5111	499532.24	837484.99									



Recorded as Plat No. 3054A-1204 on 8-12-91, Among the Land Records of Howard County, MD

VILLAGE OF HICKORY RIDGE
SECTION 2, AREAS 1 & 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 173-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 4 OF 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 173-A SHEET 4 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-457.