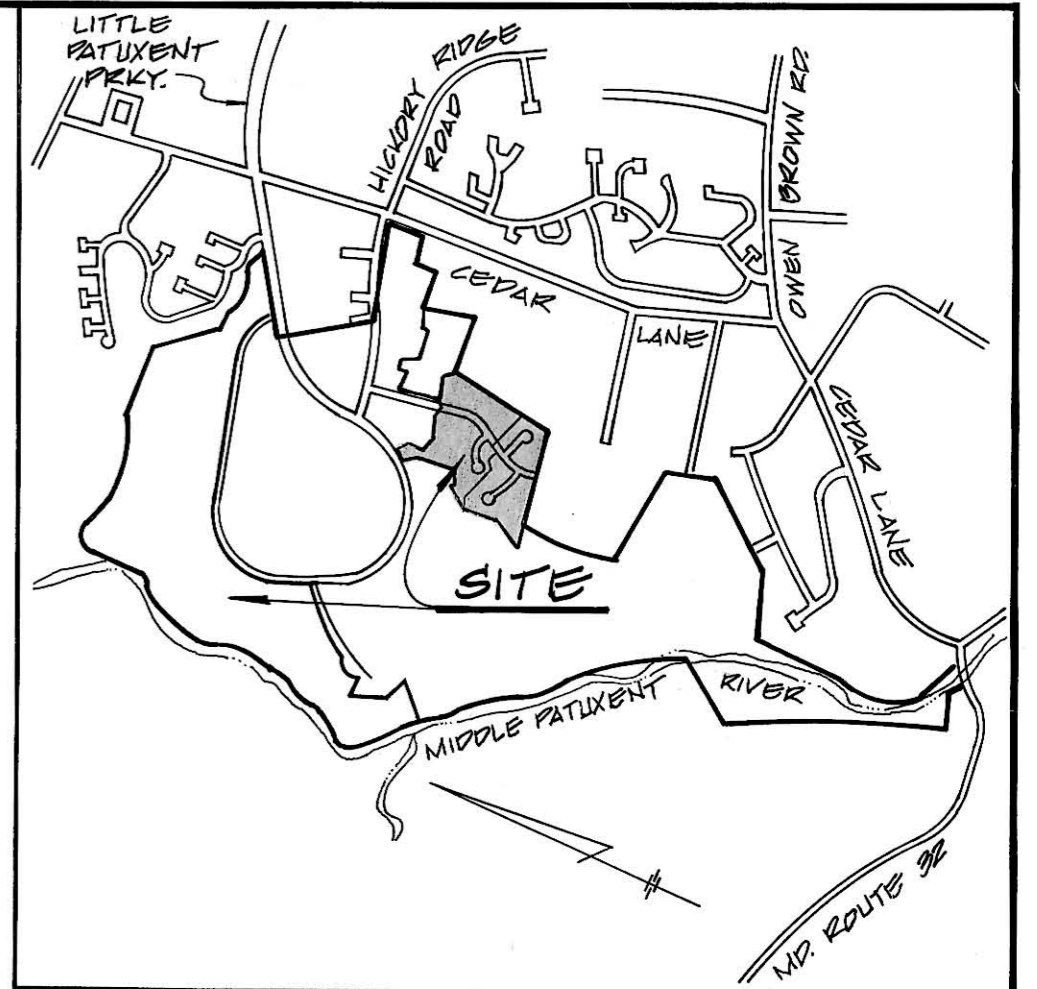


LOCATION PLAN
SCALE: 1" = 800'



VICINITY MAP
SCALE: 1" = 2000'

RECORDED PLAT # 3054A 811
ON 5/09 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

PREPARED AS TO SHEETS 1 OF 4
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED OCT 3, 1977

Ronald W. Moyles 3/10/86
L.S. 3989 LAND SURVEYOR'S 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 J. Harris 4-30-86 *Ronald E. Hannon Jr. 4/29/86*
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 12
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 181 PART IV
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 4

**FINAL DEVELOPMENT PLAN CRITERIA
PHASE 181 PART IV**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 3, AREA 12 OF THE VILLAGE OF HICKORY RIDGE.

1. PUBLIC STREET AND ROADS - SECTION 122-C-3-b:
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY OFFICE 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 OFFICE 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 OFFICE OF PLANNING AND ZONING.
4. DRAINAGE FACILITIES - SECTION 122-C-3-b:
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 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 BUILDING 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:

ROOF OR BUILDING OVERHANGS	PORCHES, DECKS, OPEN OR ENCLOSED
BAY WINDOWS, ORIEL, VESTIBULE, BALCONY	PRIVACY WALLS OR SCREENS
ALL PARTS OF ANY BUILDINGS	CORNICES AND EAVES
DWELLING, OR ACCESSORY BUILDINGS	CHIMNEYS

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 FOUR (4) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL AND 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	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 "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 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 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.

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-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 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
LOTS 65, 66, AND 67 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 AS REQUIRED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
8. HEIGHT LIMITATIONS - SECTION 122-C-3-d (3):
 - 8A SINGLE FAMILY 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 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 (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-9 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 MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS IN NO EVENT SHALL BE 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.

SECTION 3 AREA 12	
TABULATION OF LAND USE	
LAND USE	ACRES
SINGLY FAMILY MEDIUM DENSITY	26.079
ROADS - 3.874 Ac.	
OPEN SPACE CREDITED	15.987
OPEN SPACE NON-CREDITED	0.228
TOTALS	42.294

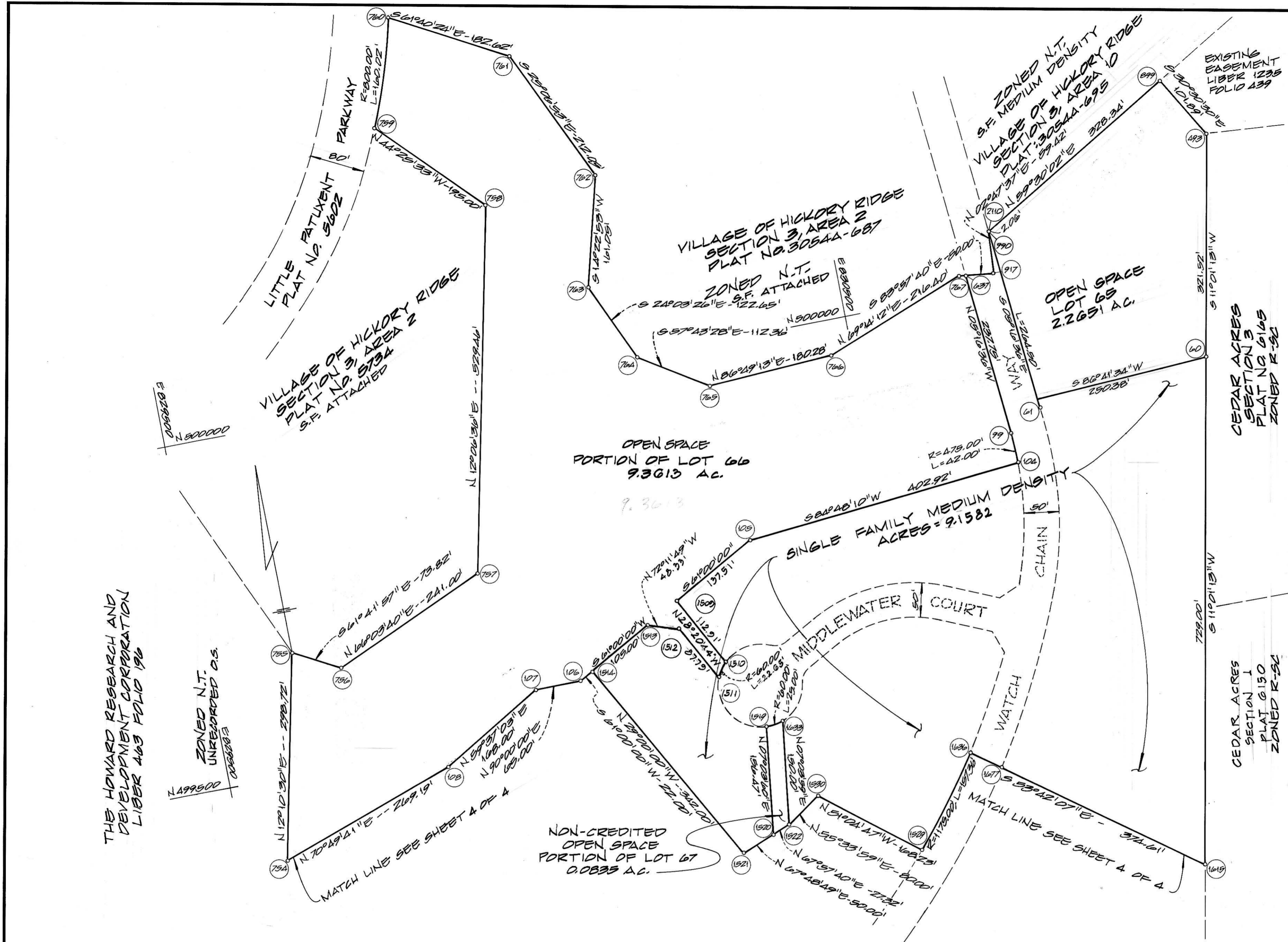
RECORDED PLAT #30549 812
ON 5/09 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 12
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 181 PART IV
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 2 OF 4

COORDINATES		
NO.	NORTH	EAST
60	499844.21	830999.72
61	499818.47	830751.06
99	499788.98	830703.57
104	499747.04	830709.88
105	499710.54	830304.32
106	499556.37	830026.19
107	499556.37	829961.19
108	499471.40	829816.26
493	500160.70	831061.36
789	499675.00	829425.00
786	499640.00	829490.00
787	499737.79	829910.27
788	500255.46	830021.35
789	500394.73	829884.83
780	500946.66	829934.24
761	500260.00	830295.00
762	500268.00	830189.00
763	500112.00	830149.00
764	500000.00	830195.00
765	499940.00	830290.00
766	499950.00	830470.00
767	500026.71	830672.34
899	500248.49	831009.45
917	500021.45	830722.06
990	500080.80	830724.96
1509	499643.83	830184.05
1510	499544.51	830237.65
1511	499525.90	830224.97
1512	499603.17	830183.29
1513	499617.94	830187.27
1519	499442.09	830276.78
1521	499267.92	830211.24
1522	499297.05	830282.85
1529	499225.29	830463.23
1530	499330.93	830332.34
1533	499236.62	830204.68
1619	499128.65	830860.37
1636	499350.45	830558.40
1637	500025.72	830681.71



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LIBER 463 FOLIO 196

ZONED N.T.
UNRECORDED AS
008883
1499500

NON-CREDITED
OPEN SPACE
PORTION OF LOT 67
0.0835 AC.

OPEN SPACE
PORTION OF LOT 66
9.3613 AC.

SINGLE FAMILY MEDIUM DENSITY
ACRES = 9.1582

RECORDED PLAT # 3054A 813
ON 5/09 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

CURVE DATA						
NO.	RADIUS	Δ	ARC	TANGENT	CHORD	CHD. BRG.
104-99	475.00'	08°03'58"	42.00'	21.01'	41.99'	N 02°44'38"W
789-760	800.00'	11°27'39"	160.02'	80.28'	159.76'	N 18°00'36"E
1511-1510	60.00'	33°25'23"	35.00'	18.01'	34.51'	N 25°16'44"E
1529-1636	1175.00'	07°40'23"	157.36'	78.80'	157.24'	N 37°14'52"E
1633-1519	60.00'	23°52'23"	25.00'	12.68'	24.82'	S 81°08'13"W
990	525.00'	06°29'16"	59.45'	29.76'	59.42'	S 02°47'37"W

TOTAL AREA OF OPEN SPACE LOT 65 = 2.2651 AC.
TOTAL AREA OF OPEN SPACE LOT 66 = 9.3613 AC.
TOTAL AREA OF OPEN SPACE LOT 67 = 0.0835 AC. (NON-CREDITED)

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 12
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

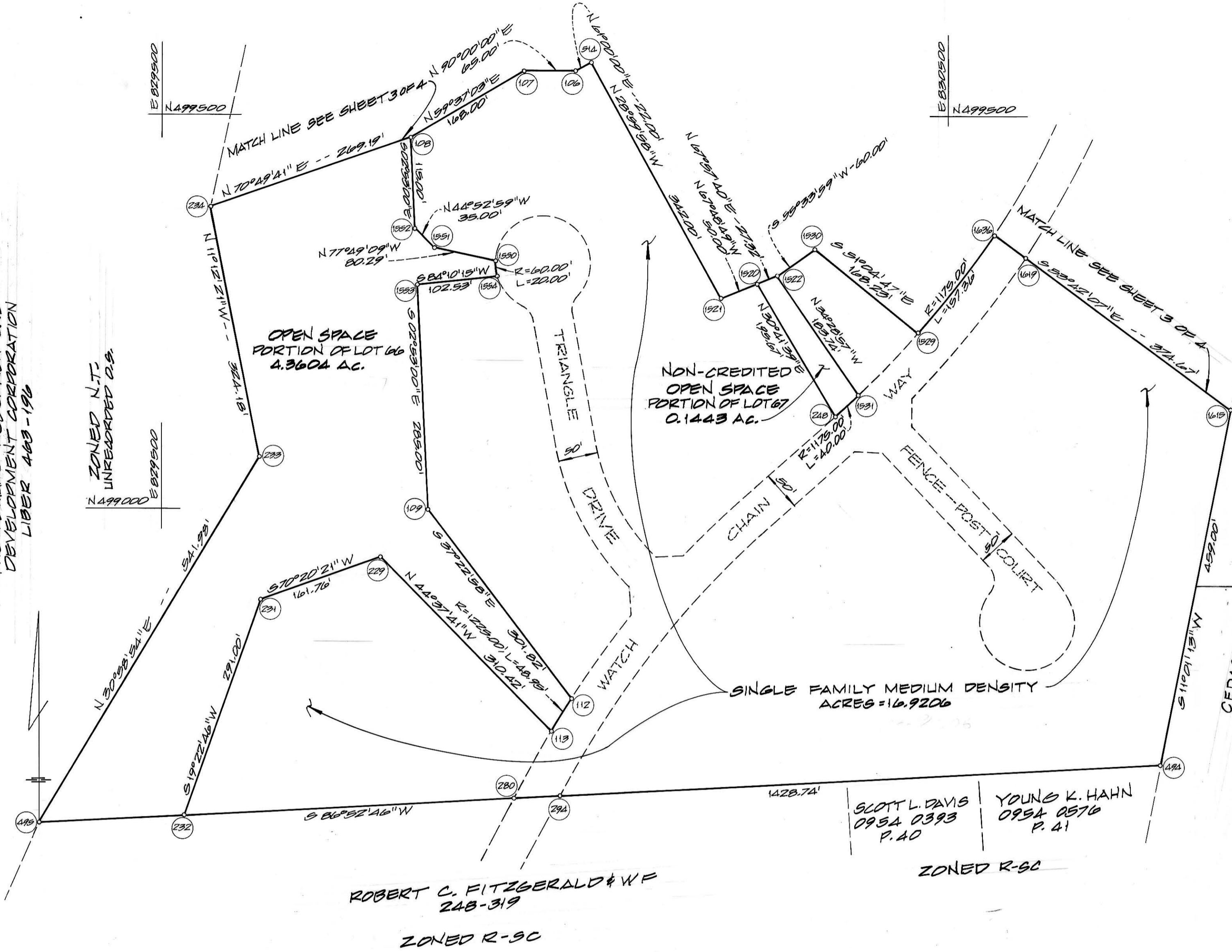
FINAL DEVELOPMENT PLAN PHASE 181 PART IV
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 3 OF 4

COORDINATES

NO.	NORTH	EAST
106	499556.37	830026.19
107	499556.37	829961.19
108	499471.40	829816.26
109	499000.00	829840.00
112	498760.17	830023.25
113	498718.43	829997.70
229	498939.35	829779.62
231	498884.93	829627.29
232	498610.41	829530.73
234	499353.00	829562.00
248	499118.54	830357.41
294	498636.51	830009.43
280	498633.32	829950.82
494	498676.12	830772.62
495	498600.34	829346.01
1520	499206.80	830257.53
1521	499267.92	830211.24
1522	499297.05	830282.85
1529	499225.29	830463.23
1530	499330.98	830332.34
1531	499145.60	830386.88
1530	499314.81	829925.22
1551	499331.75	829846.74
1552	499356.55	829822.05
1553	499284.64	829825.67
1554	499295.05	829927.67
1615	499128.65	830860.37
1619	499320.82	830598.75
1636	499350.45	830558.40

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LIBER 483-196

ZONED N.T.
UNRECORDED O.S.



CURVE DATA						
NO.	RADIUS	Δ	ARC	TANGENT	CHORD	CUR. BRG.
113-112	1225.00'	02°17'21"	48.95'	24.48'	48.94'	N 31°28'25" E
248-1531	1175.00'	01°57'02"	40.00'	20.00'	39.99'	N 47°26'34" E
1529-1636	1175.00'	07°40'23"	157.36'	78.80'	157.24'	N 37°14'52" E
1554-1550	60.00'	19°25'56"	20.00'	10.09'	19.91'	N 07°03'17" W

TOTAL AREA OF OPEN SPACE LOT 66 = 13.7217 AC.
TOTAL AREA OF OPEN SPACE LOT 67 = 0.2273 AC.

RECORDED PLAT #3054 814
ON 5/09 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 12
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 181 PART IV
5th ELECTION DISTRICT HOWARD COUNTY MARYLAND
SCALE: 1" = 100'
SHEET 4 OF 4