



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of December 14, 2017

**Case No./Petitioner: FDP-100-A-III, Village of Hickory Ridge,
The Howard Research & Development Company and The Howard County Public
School System, Petitioners**

Project: Village of Hickory Ridge, Section 1, Area 1 – Lot 10

Planner: J.J. Hartner, Planning Specialist II, Division of Land Development
(410) 313-4383; jehartner@howardcountymd.gov

Request: For the Planning Board to approve FDP-100-A-III, which is an amendment to the previously approved and recorded Final Development Plan (FDP) for Village of Hickory Ridge, Section 1, Area 1. The amendment revises non-credited open space from 1.00 acre to 2.50 acres and 8.998 acres of credited open space to 7.498 acres for Lot 10.

Location: The lot subject to this amendment is part of Lot 10, identified on FDP-100-A-III, and is directly northwest of the Bright Plume and Sunny Spring intersection. It is zoned New Town (NT) and currently designated open space, to be used for a school.

Recommendation: Approval, subject to any conditions by the Planning Board.

Vicinal

Properties: Surrounding properties are zoned NT. They include:

North: Village of Hickory Ridge, Section 1, Area 5, NT-zoned single-family medium density (detached) subdivision.

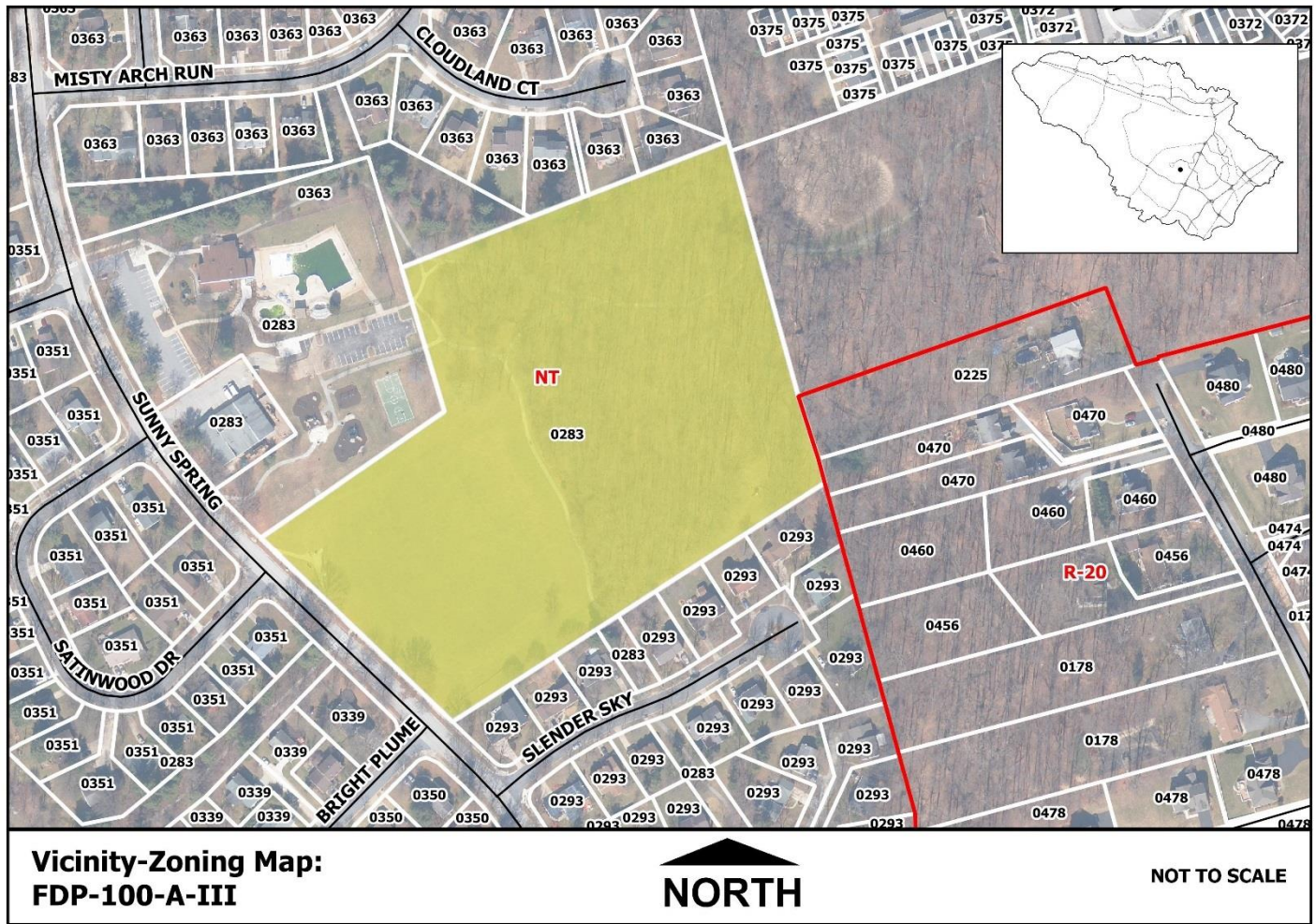
Village of Hickory Ridge, Section 1, Area 1, NT-zoned neighborhood center and open space lot used for the Hawthorn Pool.

South: Village of Hickory Ridge, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.

East: Village of Hickory Ridge, Section 1, Area 6, NT-zoned vacant open space lot.

Two residential lots abut Lot 10 on the east; Tax Map 35, Parcel 225 and Tax Map 35, Parcel 470, Lot 2. Both are zoned R-20 and contain single family detached dwellings.

West: Sunny Spring (minor collector road), and to the west is a Village of Hickory Ridge, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.



Site History:

- **FDP-100:** The Final Development Plan and Criteria for the Village of Hickory Ridge, Section 1, Area 1, including the subject property, was recorded March 8, 1972, in Plat Book 20, Folio 75-83. The subject property was identified as an open space lot and designated for a school.
- **FDP-100-A:** Recorded December 11, 1972, in Plat Book 20, Folios 149-157. It revised sheets 2, 6, and 7 of 9 and changed the size of Lots 3 and 4 on sheet 6 and Lot 5 on sheet 7. This increased the single family medium dwelling (S.F.M.D.) acreage by 0.083 acres and reduced the non-credited open space by the same amount; affecting the table on sheet 2.
- **FDP-100-A-I:** Recorded March 16, 1979, in Plat 3054A, Folio 196-204. Sheets 2 and 9 were revised, including changes to the acreage table on sheet 2. This increased the employment center commercial acreage by 0.058 acres because of the change in the location and size of Lot 12A on sheet 9.
- **FDP-100-A-II:** Recorded March 9, 1984, as Plat 3054-A, Folio 649, to revise sheet 2 of 9. It enumerated allowed uses for the neighborhood center and modified the criteria to conform with the latest zoning regulations.
- The original Plat of Village of Hickory Ridge, Section 1, Area 1, was recorded March 1, 1977, as **Plat Numbers 3631-3632.**

Purpose: To support a new school parking lot, 1.50 acres of credited open space is being converted to non-credited open space. To reflect this change, the non-credited open space and credited open space chart on sheet 2 is being changed to reflect the revised non-credited and credited open space areas on Lot 10, sheet 9. The revision being made converts 1.00 acre of non-credited open space to 2.50 acres of non-credited open space and 8.998 acres of credited open space to 7.498 acres of credited open space on Lot 10, sheet 9.

Analysis: The NT zoning district requires a certain percentage of gross land area to be dedicated as open space*, which the Department of Planning and Zoning (DPZ) tracks (see below chart). Currently, there are 53.321 surplus acres of dedicated open space. Of that, 1.5 acres are being converted from credited to non-credited open space to support a new school parking lot.

* A minimum 36% credited open space is required and 36.3% is provided.

FINAL DEVELOPMENT PLAN DATABASE SUMMARY									
AS OF MAY 11, 2017									
ACRES									
	Single Family Low Density	Single Family Medium Density	Apartments		Employment		Open Space		Total Zoned Acres
			Single Family Attached	Multi-Family	Commercial	Industrial	Credited	Non-Credited	
Total To Date	1,471.450	3,014.601	756.534	967.023	1,060.411	1,549.631	5,173.182 *	240.139	14,232.971
Combined Total	1,471.450	3,014.601	Total APT = 1,723.557		Total Emp. =	2,610.042	Total OS =	5,413.321	14,232.971
Total Allowed In PDP	1,479	3,015	1,724		2,694		5,360		14,272
Remaining FDP Acres	7.550	0.399	0.443		83.958		-53.321		39,029
UNITS									
	SFLD 2,711	SFMD 8,670	SFA 7,254	APT 14,162	EMP. SFA 287	EMP. APT 759			
	<u>Total Units</u>				33,843				
						<u>Total Allowed</u>	<u>Remaining Units</u>		
	<u>Total Allowed in PDP units per gross acre.</u>					33,613	0		
	<u>Additional Units - Old Exxon Site</u>					96	96		
	<u>Additional Units - Wilde Lake Village Center</u>					250	20		
Per Zoning Board Case 1031M, Decision & Order dated February 5, 2004, 96 additional units are reserved for age-restricted, moderate-income housing units on the old Exxon site in the Village of Oakland Mills. PDP density increase to 2.3571 units per gross acre. Per Zoning Board Case 1031M, Decision & Order dated March 24, 2004, 100 additional units are reserved for Non-Downtown Columbia Village(s) in accordance with the procedures outlined in the petition. PDP density increase to 2.3643 units per gross acre. Per Zoning Board Case 1095M, Decision & Order dated April 19, 2012, increase the allowable acreage for Apartment Land Uses from 1,707 to 1,724 acres and decrease the allowable acreage for Employment Center Land Uses from 2,711 to 2,694 acres. PDP density increase to 2.3695 units per gross acre. Per Zoning Board Case 1096M, Decision & Order dated July 1, 2012, 100 reserved units for Non-Downtown Columbia Village(s) are dedicated to Wilde Lake Village Center. PDP density increase to 2.3800 units per gross acre enabling an additional 150 units for Wilde Lake Village Center in accordance with the procedures outlined in the petition.									
NOTES: ACREAGE TOTAL = ALL RECORDED FDP'S UNIT TOTAL = EXISTING, UNDER CONSTRUCTION AND PROPOSED UNITS. REPORT NAME: G:\MIF_Dpz_Projects\Research\FDP\Mapinfo Version\Reports\FDP Summary 8/25/2017									

Tabulation of Land Uses		
Land Use	FDP-100-A-II Acreage	FDP-100-A-III Acreage
Single Family Medium Density	91.888	91.888 (no change)
Roadway	23.489	23.489 (no change)
Employment Center Commercial	0.565	0.565 (no change)
Open Space		
Credited	31.122	29.622 (1.5 acre decrease)
Non-Credited	3.072	4.572 (1.5 acre increase)
Total	126.647	126.647 (no change)

SRC Action: In a letter dated October 24, 2017, the Department of Planning and Zoning determined that this Amended Final Development Plan may be approved. The Division of Land Development is the only agency with comments, which have been addressed on the plans provided with this Technical Staff Report.

Recommendation: The Department of Planning and Zoning recommends approval of the amended FDP-100-A-III, subject to any conditions by Planning Board.


11/30/17
 Valdis Lazdins, Director Date
 Department of Planning & Zoning

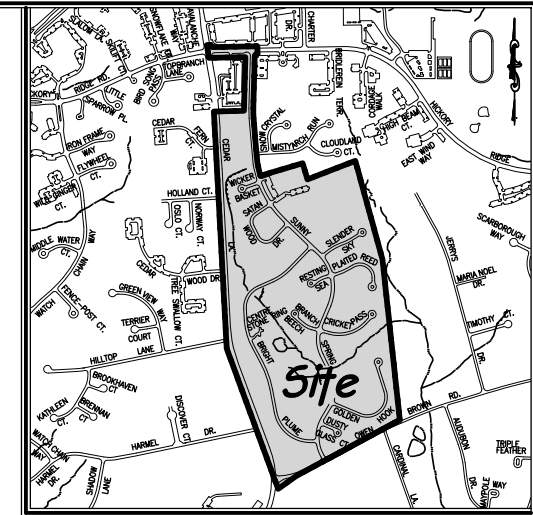
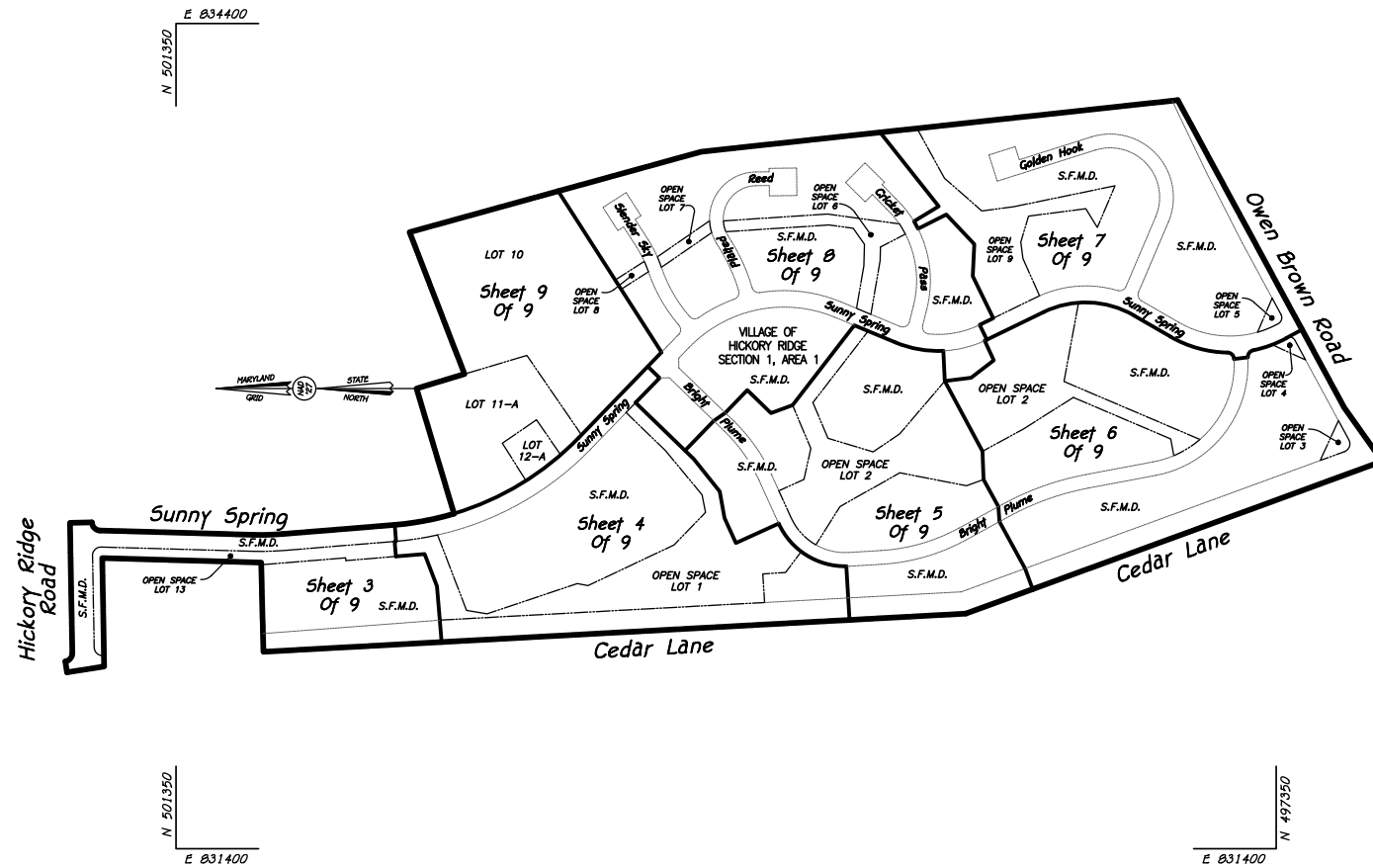
Please note that this file is available for public review by appointment at the Department of Planning and Zoning’s public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

VL/KS: jh

T:\DLD- Division of Land Development\Subdivision and Development Plan Review Records\Final Development Plans (NT non-Downtown; existing and amended FDPs, MXD and other districts)\FDP-100-A-III Village of Hickory Ridge

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VILLAGE OF HICKORY RIDGE SECTION 1, AREA 1 FINAL DEVELOPMENT PLANS



Vicinity Map
Scale: 1" = 1200'

Summary Of Amendments

- PHASE 100-A: REVISED SHEETS 2, 6 AND 7 OF 9. PURPOSE WAS TO CHANGE THE SIZE OF LOTS 3 AND 4 ON SHEET 6 AND LOT 5 ON SHEET 7 THEREBY INCREASING THE S.F.M.D. ACREAGE BY 0.083 ACRES, REDUCING THE NON-CREDITED OPEN SPACE THE SAME AMOUNT, AND AFFECTING THE TABULATION ON SHEET 2.
- PHASE 100-A-I: REVISED SHEETS 2 AND 9 OF 9. PURPOSE WAS TO CHANGE THE ACREAGE TABULATION ON SHEET 2 INCREASING THE EMPLOYMENT CENTER COMMERCIAL ACREAGE BY 0.058 ACRES BECAUSE OF THE CHANGE IN LOCATION AND SIZE OF LOT 12-A ON SHEET 9.
- PHASE 100-A-II: REVISED SHEET 2 OF 9. PURPOSE WAS TO ENUMERATE ALLOWABLE USES FOR NEIGHBORHOOD CENTER AND CONFORM CRITERIA TO LATEST ZONING REGULATIONS.
- PHASE 100-A-III: REVISED SHEET 2 OF 9. PURPOSE IS TO REVISE THE NON-CREDITED OPEN SPACE AND CREDITED OPEN SPACE AREAS IN THE TABULATION OF LAND USE CHART. DUE TO THE REVISED NON-CREDITED AND CREDITED OPEN SPACE AREAS ON LOT 10 SHOWN ON SHEET 9. REVISED SHEET 9 OF 9. PURPOSE IS TO CHANGE ON LOT 10 1,000 AC. OF NON-CREDITED OPEN SPACE TO 2,500 AC. OF NON-CREDITED OPEN SPACE AND 8,998 AC. OF CREDITED OPEN SPACE TO 7,498 AC. OF CREDITED OPEN SPACE. 1.5 ACRES IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE ESTABLISHMENT OF A NEW SCHOOL PARKING LOT.

Owner

BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLICOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-649 ON MARCH 9, 1984.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

Location Map

Scale: 1" = 400'

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10763

DATE

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF HICKORY RIDGE
SECTION 1, AREA 1

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 100-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 1 OF 9 SEPTEMBER 26, 2017

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AMENDED FINAL DEVELOPMENT PLAN CRITERIA – PHASE 100-A-III
VILLAGE OF HICKORY RIDGE, SECTION 1, AREA 1

1. PUBLIC STREETS AND ROADS – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning."
2. PUBLIC RIGHTS-OF-WAY – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning." Vehicular Ingress and Egress for Cedar Lane and Owen Brown Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning, Department of Public Works and the State Highway Administration (if applicable).
3. MAJOR UTILITY RIGHTS-OF-WAY – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning and Department of Public Works."

4. DRAINAGE FACILITIES – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning and Department of Public Works."

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES – SECTION 125.0.C.3.c:
"To be shown on Final Development Plan if required by the Howard County Planning Board."

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES – SECTION 125.0.C.3.d.(1):

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 ten (10) feet into the front or rear setback area, 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", as used in this Amended Final Development Plan Phase does include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fence constructed on any lot within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

Determination of the specific character of "similar minor structures" and setbacks applicable there to will be made by the Howard County Office of Planning and Zoning.

Fences or walls 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-2 SINGLE FAMILY LOW OR MEDIUM DENSITY PARCELS

No structure shall be located upon lots devoted to single family medium density land use within 20' of any 50' street right-of-way, nor within 30' of any 60' or greater street right-of-way, nor within 7 1/2' of any property line not a right-of-way line for a public street, road or highway, except, however, structures may be located outside setback lines if expressly approved by the Howard County Planning Board. Structures may be located at any location within such setback areas except that they may not be closer than 15' one from another.

Wherever single family medium density structures are grouped in a parcel, maintenance provisions for those areas owned in common will be provided for and be incorporated by reference into the deed of each portion of such parcel and recording reference of same will be furnished to the Office of Planning and Zoning.

Common Areas owned in common in the project shall be adequately planted and landscaped as required by the Office of Planning and Zoning at the time a site development plan is submitted for approval.

6D OPEN SPACE LAND USE AREAS

No structures 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 125.0.C.3.d.(2):

7A-3 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All parcels within single family medium density land use areas shall be used only for single family detached medium density residential uses as permitted by the Howard County Planning Board.

7C-1 EMPLOYMENT CENTER LAND USE – NEIGHBORHOOD CENTER – COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museums, art galleries and libraries.
- d. Buildings used primarily for religious activities.
- e. Non-profit club, lodges, community halls.
- f. Farm produce stands.
- g. Day Care Center.
- h. Convenience Store.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 13 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.

7E-2 NEIGHBORHOOD CENTER – OPEN SPACE LAND USE AREAS

Lot 11A is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:

1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
2. Rummage sales, white elephant sales, cake sales, dances and similar activities.
3. Operation of a community hall including leasing of same for public or private uses.
4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS:

Lot 10 shall be used for a public school and Recreational Fields. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 125.0.A.B of the Howard County Zoning Regulations, Only 90% of the area of Lot 10 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125.0.A.B.

8. HEIGHT LIMITATIONS – SECTION 125.0.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.

8C-1 NEIGHBORHOOD CENTER – COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lot 12A.

8F 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 125.0.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 for each single family residential structure within single family land use areas.

9C-1 COMMERCIAL LAND USE AREAS – NEIGHBORHOOD AND VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- b. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development 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 125.0.A.B of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS – SECTION 125.0.C.3.d.(3):

10A GENERALLY:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setbacks restrictions are imposed upon land within this Final Development Plan Phase.
11. MINIMUM LOT SIZES – SECTION 125.0.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 125.0.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 parcel 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.

12C. COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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 IN ACRES

LAND USE	ACRES
S.F.M.D.	91.000
Roadway	23.489
Employment Center	
Commercial	0.565
Open Space	
Credited	29.622
Non-Credited	4.572
TOTAL	126.647

PURPOSE NOTE:

The purpose of this amended plat, which supercedes plat recorded among the Land Records of Howard County, Maryland, On March 9, 1984, as Plat 3054A-650 is to revise the Credited and Non-Credited Open Space Areas shown in the Tabulation of Land Use Chart due to the revised Credited and Non-Credited Open Space Areas on Lot 10 shown on sheet 9.

Owner

BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLICOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10763

DATE

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary

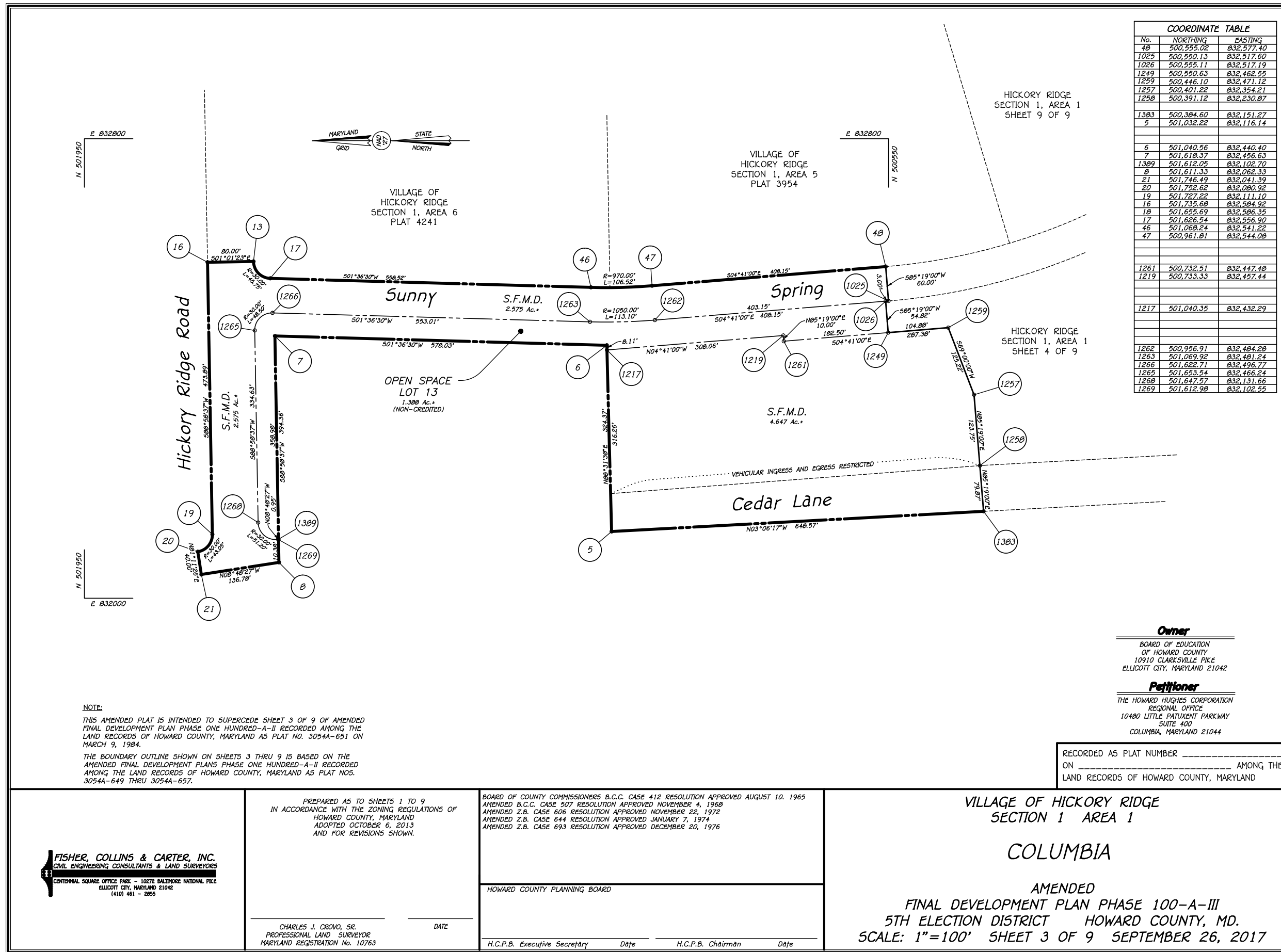
Date

H.C.P.B. Chairman

Date

VILLAGE OF HICKORY RIDGE
SECTION 1, AREA 1
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 100-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: NONE SHEET 2 OF 9 SEPTEMBER 26, 2017

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NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-651 ON MARCH 9, 1984.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLANS PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
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 AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
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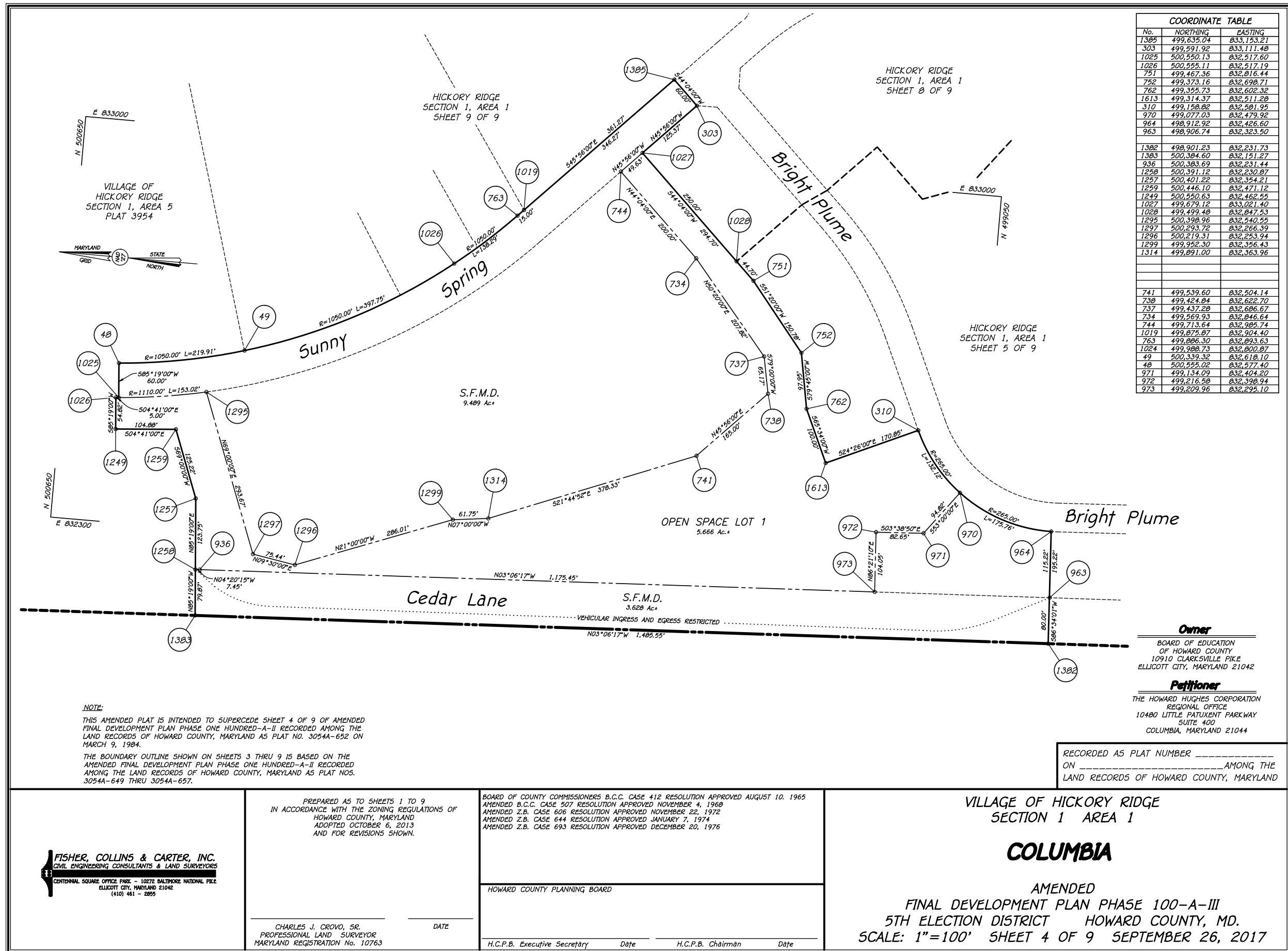
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 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

VILLAGE OF HICKORY RIDGE
 SECTION 1 AREA 1
 COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100' SHEET 3 OF 9 SEPTEMBER 26, 2017

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COORDINATE TABLE		
No.	NORTHING	EASTING
1305	499,635.04	833,153.21
303	499,591.92	833,111.48
1025	500,550.13	832,517.60
1026	500,555.11	832,517.19
751	499,467.36	832,816.44
752	499,373.16	832,698.71
762	499,355.73	832,602.32
1613	499,314.37	832,511.28
310	499,158.82	832,581.95
970	499,077.03	832,479.92
964	498,912.92	832,426.60
963	498,906.74	832,323.50
1302	498,901.23	832,231.73
1303	500,384.60	832,151.27
936	500,383.69	832,231.44
1258	500,391.12	832,230.87
1257	500,401.22	832,354.21
1259	500,446.10	832,471.12
1249	500,550.63	832,462.55
1027	499,679.12	833,021.40
1028	499,499.48	832,847.53
1295	500,398.96	832,540.55
1297	500,293.72	832,266.39
1296	500,219.31	832,253.94
1299	499,952.30	832,356.43
1314	499,891.00	832,363.96
741	499,539.60	832,504.14
738	499,424.84	832,622.70
737	499,437.28	832,686.67
734	499,569.93	832,846.64
744	499,713.64	832,985.74
1019	499,875.87	832,904.40
763	499,886.30	832,893.63
1024	499,888.73	832,800.87
49	500,339.32	832,618.10
48	500,555.02	832,577.40
971	499,134.09	832,404.20
972	499,216.58	832,398.94
973	499,209.96	832,295.10

Owner
 BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner
 THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 4 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-652 ON MARCH 9, 1984.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

CHARLES J. GROVO, SR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10763

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

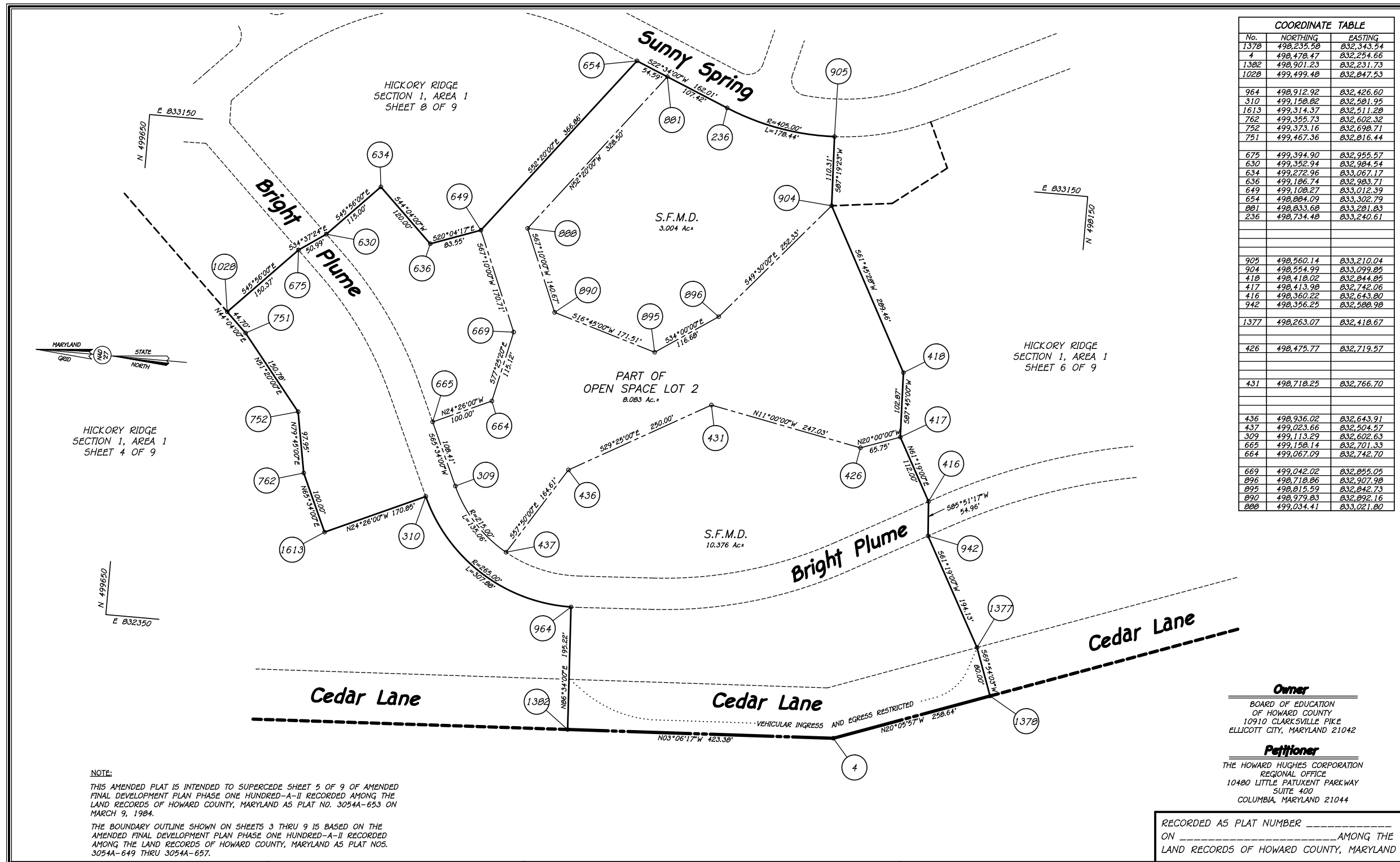
H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF HICKORY RIDGE
 SECTION 1 AREA 1

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100' SHEET 4 OF 9 SEPTEMBER 26, 2017

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COORDINATE TABLE		
No.	NORTHING	EASTING
1378	498,235.58	832,343.54
4	498,478.47	832,254.66
1382	498,901.23	832,231.73
1028	499,499.48	832,847.53
964	498,912.92	832,426.60
310	499,158.82	832,581.95
1613	499,314.37	832,511.28
762	499,355.73	832,602.32
752	499,373.16	832,698.71
751	499,467.36	832,816.44
675	499,394.90	832,955.57
630	499,352.94	832,984.54
634	499,272.96	833,067.17
636	499,186.74	832,983.71
649	499,108.27	833,012.39
654	498,884.09	833,302.79
881	498,833.68	833,281.83
236	498,734.48	833,240.61
905	498,560.14	833,210.04
904	498,554.99	833,099.85
418	498,418.02	832,844.85
417	498,413.98	832,742.06
416	498,360.22	832,643.80
942	498,356.25	832,588.98
1377	498,263.07	832,418.67
426	498,475.77	832,719.57
431	498,718.25	832,766.70
436	498,936.02	832,643.91
437	499,023.66	832,504.57
309	499,113.29	832,602.63
665	499,158.14	832,701.33
664	499,067.09	832,742.70
669	499,042.02	832,855.05
896	498,718.86	832,907.98
895	498,815.59	832,842.73
890	498,979.83	832,892.16
888	499,034.41	833,021.80



HICKORY RIDGE SECTION 1, AREA 1 SHEET 4 OF 9

N 499650
E 832350

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 5 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-653 ON MARCH 9, 1984.
THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

Owner
BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLCOTT CITY, MARYLAND 21042

Petitioner
THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10763

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

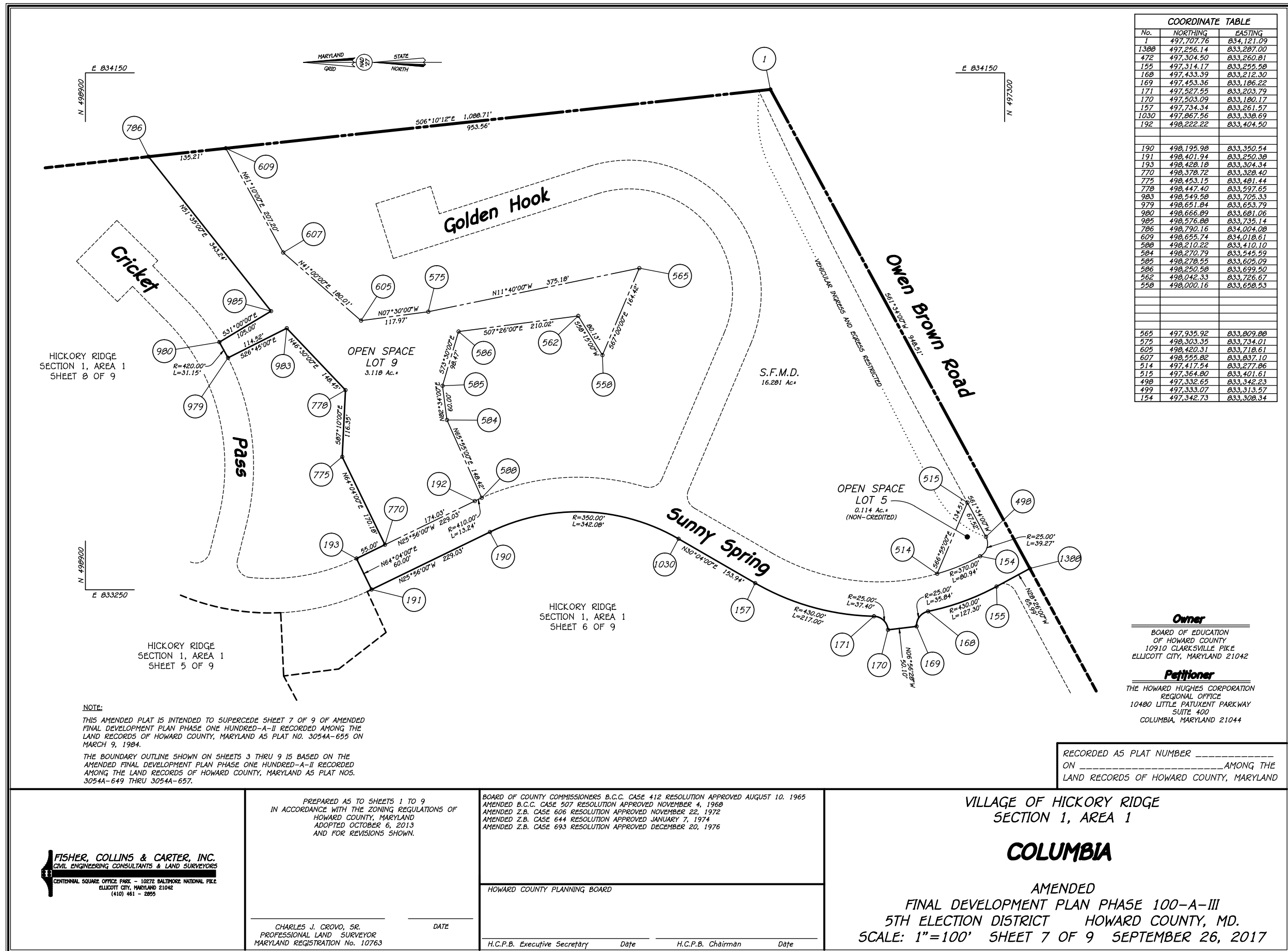
H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

VILLAGE OF HICKORY RIDGE
SECTION 1, AREA 1

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 100-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 5 OF 9 SEPTEMBER 26, 2017

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COORDINATE TABLE		
No.	NORTHING	EASTING
1	497,707.76	834,121.09
1388	497,256.14	833,287.00
472	497,304.50	833,260.81
155	497,314.17	833,255.58
168	497,433.39	833,212.30
169	497,453.36	833,186.22
171	497,527.55	833,203.79
170	497,503.09	833,180.17
157	497,734.34	833,261.57
1030	497,867.56	833,338.69
192	498,222.22	833,404.50
190	498,195.98	833,350.54
191	498,401.94	833,250.38
193	498,428.18	833,304.34
770	498,378.72	833,328.40
775	498,453.15	833,481.44
778	498,447.40	833,597.65
983	498,549.58	833,705.33
979	498,651.84	833,653.79
980	498,666.89	833,681.06
985	498,576.88	833,735.14
786	498,790.16	834,004.08
609	498,655.74	834,018.61
588	498,210.22	833,410.10
584	498,270.79	833,545.59
585	498,278.55	833,605.09
586	498,250.58	833,699.50
562	498,042.33	833,726.67
558	498,000.16	833,658.53
565	497,935.92	833,809.88
575	498,303.35	833,734.01
605	498,420.31	833,718.61
607	498,255.82	833,897.10
514	497,417.54	833,277.86
515	497,364.80	833,401.61
498	497,332.65	833,342.23
499	497,333.07	833,313.57
154	497,342.73	833,308.34

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 7 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-655 ON MARCH 9, 1984.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

Owner
 BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner
 THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10763

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

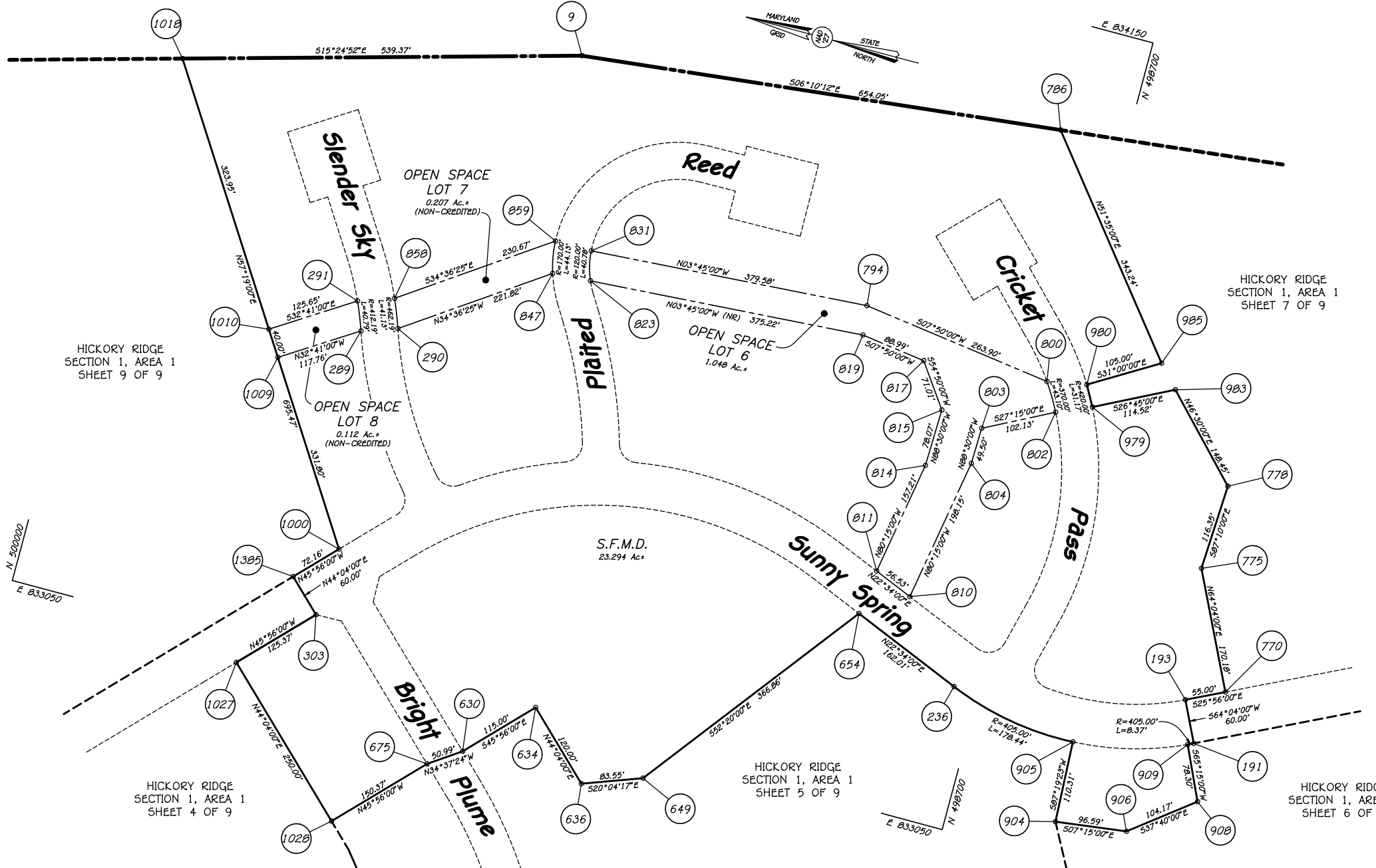
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

VILLAGE OF HICKORY RIDGE
 SECTION 1, AREA 1
COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100' SHEET 7 OF 9 SEPTEMBER 26, 2017

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COORDINATE TABLE		
No.	NORTHING	EASTING
9	499,440.42	833,933.78
191	498,401.94	833,250.38
193	498,428.18	833,304.34
236	498,734.48	833,240.61
289	499,632.50	833,497.41
290	499,585.14	833,513.43
291	499,676.04	833,587.95
303	499,591.92	833,111.48
630	499,352.94	832,984.54
634	499,272.96	833,067.17
636	499,186.74	832,983.71
649	499,108.27	833,012.39
654	498,884.09	833,302.79
675	499,394.90	832,955.57
770	498,378.72	833,328.40
775	498,453.15	833,481.44
778	498,447.40	833,597.65
786	498,790.16	834,004.08
794	498,981.32	833,707.23
800	498,719.89	833,671.26
802	498,697.96	833,634.16
803	498,788.75	833,587.40
810	498,823.60	833,342.62
811	498,875.80	833,364.32
814	498,849.18	833,519.26
815	498,847.14	833,597.30
817	498,888.03	833,655.35
819	498,976.20	833,667.48
823	499,350.62	833,628.94
831	499,360.08	833,682.40
847	499,402.56	833,639.41
858	499,600.03	833,551.75
859	499,410.17	833,682.76
904	498,554.99	833,099.85
905	498,560.14	833,210.04
906	498,459.18	833,112.04
908	498,376.72	833,175.69
909	498,409.50	833,246.80
979	498,651.84	833,653.79
980	498,666.89	833,681.06
983	498,749.58	833,705.33
985	498,576.88	833,735.14
1000	499,284.85	833,205.06
1009	499,731.61	833,433.83
1010	499,753.21	833,467.49
1018	499,960.39	833,790.42
1027	499,679.12	833,021.40
1028	499,499.48	832,847.53
1385	499,635.04	833,153.21

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 8 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-656 ON MARCH 9, 1984.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-357.

Owner
 BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner
 THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

CHARLES J. GROVO, SR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10763

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

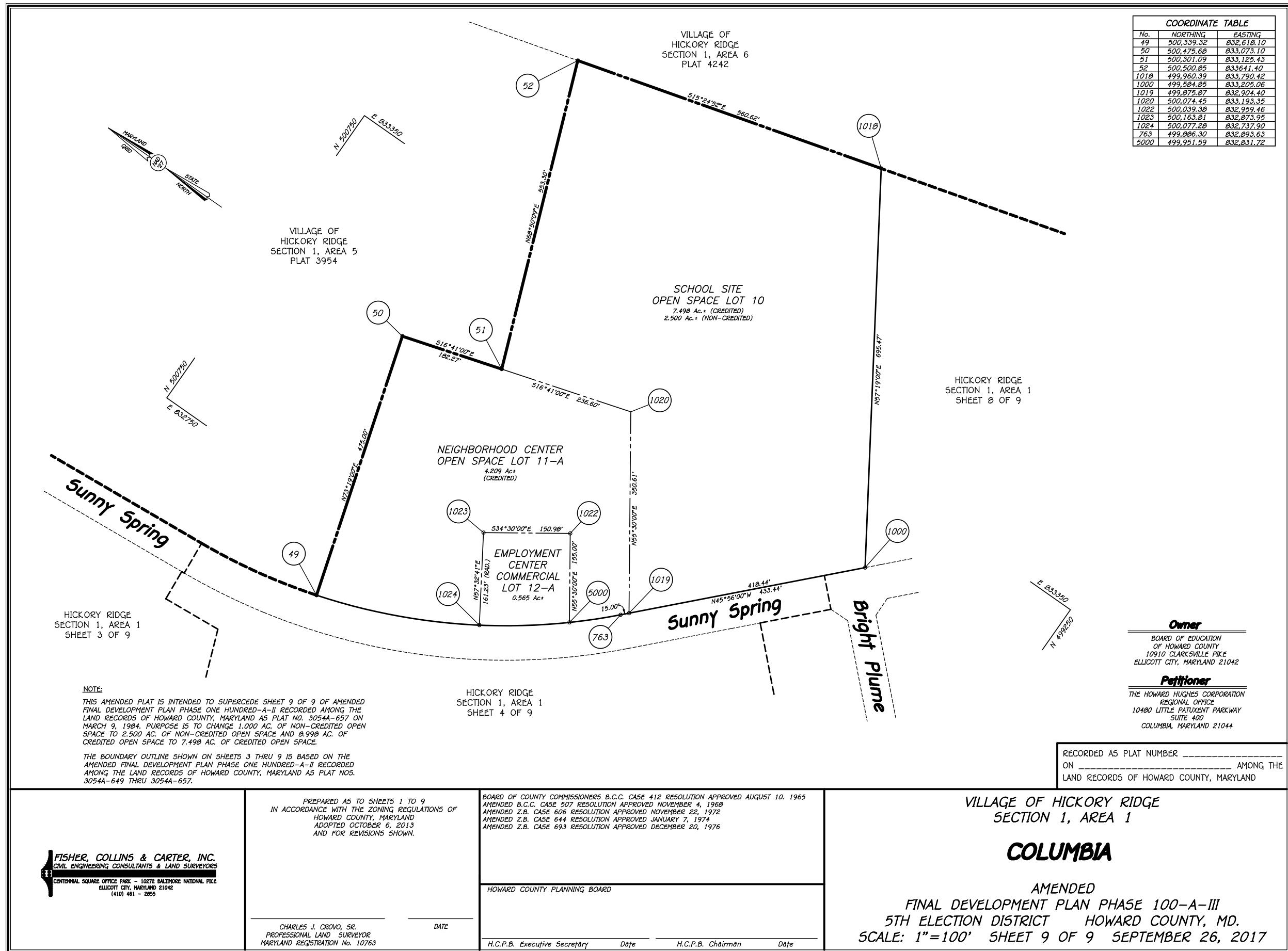
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

VILLAGE OF HICKORY RIDGE
 SECTION 1, AREA 1
COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100' SHEET 8 OF 9 SEPTEMBER 26, 2017

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COORDINATE TABLE		
No.	NORTHING	EASTING
49	500,339.32	832,618.10
50	500,475.68	833,073.10
51	500,301.09	833,125.43
52	500,500.85	833,641.40
1018	499,960.39	833,790.42
1000	499,584.85	833,205.06
1019	499,875.87	832,904.40
1020	500,074.45	833,193.35
1022	500,039.38	832,959.46
1023	500,163.81	832,873.95
1024	500,077.28	832,737.90
763	499,886.30	832,893.63
5000	499,951.59	832,831.72

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 9 OF 9 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-657 ON MARCH 9, 1984. PURPOSE IS TO CHANGE 1,000 AC. OF NON-CREDITED OPEN SPACE TO 2,500 AC. OF NON-CREDITED OPEN SPACE AND 8,998 AC. OF CREDITED OPEN SPACE TO 7,490 AC. OF CREDITED OPEN SPACE.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 THRU 9 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 3054A-649 THRU 3054A-657.

Owner
 BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner
 THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

PREPARED AS TO SHEETS 1 TO 9
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

CHARLES J. CROVO, SR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10763

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

VILLAGE OF HICKORY RIDGE
 SECTION 1, AREA 1
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100' SHEET 9 OF 9 SEPTEMBER 26, 2017