

SUMMARY OF AMENDMENTS

Phase 205A- Part 1: Amend sheets 2, 3, 4 and 5 of 6. The purpose is to change coverage of credited open space, non-credited open space, single lot area 5, 5A, 5B and commercial uses in Sheet 3 of 6. Also, criteria is updated on Sheet 1, 2 and 3 of 6, and criteria added for parcel 1A for detached and attached uses.

Phase 205A-1 Part 2: Amend sheet 2 of 6. The purpose is to add Group C residential housing for elderly, disabled or handicapped persons, nursing homes and sheltered housing to Part 1.3 in Section TC-2, D of the criteria and add paragraph 2C-4 to establish parking requirements 2005 A-2 of amended Open Space.

Phase 205A-2 Part 1: Amend sheet 6 of 7. The purpose is to amend Section 6 of 7 of 7. Also criteria and area tabulations have been updated on sheets 2 and 3 of 7.

LOCATION PLAN
Scale: 1"=400'

Zoning Case 1199M-HRVE
Applicant/Protestant HRVE

Exhibit # 15 Date 6/24/99

RECORDED - PLAT NO. 205A-2
ON June 17, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

GIW GUTSCHICK LITTLE & WEBBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 MARINA DRIVE - SUITE 230 - BIRMGHAMPTON OFFICE PARK
BIRMINGHAM, ALABAMA 35243
TEL: 301-421-4024 FAX: 404-988-1920
TEL: 301-421-4024 FAX: 404-988-1920

PREPARED AS TO SHEETS 1 THRU 7 OF 7 IN ACCORDANCE WITH
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 18, 1993



DATE 12/21/98

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1985
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988
AMENDED Z.B. CASE 806 RESOLUTION APPROVED NOVEMBER 23, 1972
AMENDED Z.B. CASE 844 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 853 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 854 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 816 RESOLUTION APPROVED MARCH 17, 1982
AMENDED Z.B. CASE 839 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 899 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD
DATE 4/3/99

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 3,5 AND 6
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

AMENDED FINAL DEVELOPMENT PLAN
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 1 OF 7

FDP 205A-2 PT 1

**AMENDED FINAL DEVELOPMENT PLAN
PHASE 205-A-2 PART 1**

The Area included within this Final Development Plan Phase 205-A-2 Part I is Applicable to Section 6, Areas 3, 5 & 6 of the Village of Hickory Ridge.

1. PUBLIC STREET AND ROADS - Section 125-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-C-3-b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-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-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 USES - Section 125-C-3-c:

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 125-C-3-d-(1):

The term "structure", as used in this Final Development Plan Phase, shall include, but not be limited to:

- * cornices and eaves
- * roof or building overhang
- * chimneys
- * porches, decks, open or enclosed
- * bay windows, oriel, vestibule, balcony
- * privacy walls or screens
- * all parts of any buildings, dwellings, or accessory buildings

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, oriel, 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 three (3) feet into the front or rear setback area, and where any land is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 100' 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
- * shrubbery
- * trees
- * ornamental landscaping
- * similar minor structures
- * trellises
- * excavations or fill
- * fencing under 6' in height
- * retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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 100 feet of a principal arterial highway, 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 to "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.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL:

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway, except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a Site Development Plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings, and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a Site Development Plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area. The planting and landscaping area for Parcel A-3 will contain a minimum dimension of 25' beyond the easements for utilities and sight distance as shown on the subdivision plat along the Freetown Road frontage.

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 125-C-3-d-(2):

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses, including private recreational facilities, such as swimming pools, tennis courts, and basketball courts, reserved for the use of the on-site residents and their guests.

7C-2 EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

A. Parcel A-1 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
2. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, 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.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museums, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Blueprinting, printing, duplicating or engraving services.
10. Motor vehicle maintenance and repair and sales of parts.
11. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
12. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
13. Self-service laundry and laundry and/or dry cleaning pickup stations.
14. Furniture and appliance repair.
15. Non-profit clubs, lodges, community halls.
16. Commercial garden centers.
17. Animal hospitals, completely enclosed.
18. Farm produce stands.
19. Retail food stores and supermarkets.
20. Liquor stores.
21. Drug and cosmetic stores.
22. Clothing and apparel stores with goods for sale or rent.

23. Specialty stores selling or renting good including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.

24. Antique shops, art galleries, craft shops.

25. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.

26. Full-service laundry and/or dry cleaning establishments.

27. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

28. Building cleaning, painting, exterminating and similar establishments.

29. Building materials and supplies.

30. Department stores, furniture stores, appliance stores.

31. Taxicab business and dispatch.

32. Movie theaters, legitimate theaters, dinner theaters.

33. Private colleges and universities, trade schools, art schools and commercially operated schools.

34. Bakeries.

35. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.

36. Day Care Centers.

37. One full-service gasoline service station. (NOTE: Special site criteria for Gasoline Station is included in this FDP criteria.)

38. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of Commercial Land Use into Individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

B. Parcel A-3 is to be used for commercial purposes. Uses permitted in Parcel A-3 are limited to the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional and business offices.
3. Service agencies, such as real estate agencies, insurance agencies, security messenger services, computer services, and travel agencies.
4. Buildings used primarily for religious activities.
5. Commercial garden centers.
6. Antique shops, art galleries and craft shops.
7. Clothing and apparel stores with goods for sale or rent.
8. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repair, sewing machines, sporting goods, stationery, works of art.
9. Home improvement stores for retail sales including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationary, works of art.
10. Medical and dental offices, including pharmacies, clinics and laboratories incidental to these uses.
11. Day Care Centers.
12. Signs as permitted under Section 3.501-C(6) of the Howard County Code.
13. Group Care Facility, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing.

RECORDED - PLAT NO. 205A-A-177
ON JUNE 17, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 3, 5 & 6

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 205-A-2, PART 1
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE DECEMBER, 1998

SHEET 2 OF 7

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 220 - BARTONSVILLE OFFICE PARK
BARTONSVILLE, MARYLAND 20836

TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

THIS PLAT IS INTENDED TO SUPERSEDE AMENDED FDP PHASE 205-A-1, PART 1, SHEET 2 OF 6 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 19, 1995 AS PLAT NO. 305A-A-1486.

FDP 205A-2 PT1

7E-1 OPEN SPACE LAND USE AREAS

Lots 60, 106, 110, 111 and 113 (credited) and Lots 107 and 108 (non-credited) 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-3 VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lot 111 is to be used for all open space land uses including, but not limited to, all of the following:

1. Operation of a public or private swimming pool.
2. Operation of a community library facility.
3. Operation of a community hall, including leasing of same for public or private use.
4. Operation of a teen center building, including sales on the premises of food and beverages.
5. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
6. Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.
7. Buildings used primarily for religious activities.
8. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.

8 HEIGHT LIMITATIONS - Section 125-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-2 VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

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 125-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 eight (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.

9C-1 COMMERCIAL LAND USE AREAS - VILLAGE CENTER

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

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail soils uses.
2. Three (3) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
3. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
4. Parking for a Group Care Facility, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing shall be to provide one (1) parking space per every three (3) living units.

12 COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

12A 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.

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.

SPECIAL SITE CRITERIA FOR GASOLINE STATIONS

A. PARCEL SIZE:

The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.

C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. SETBACKS:

1. A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

1. The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
4. Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

1. Service racks and/or pits shall be located within the main building.
2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.

H. OFF-STREET PARKING:

1. The number of off-street parking spaces to be provided is as follows:
 - a. Three (3) spaces per grease rack or working bay.
 - b. One (1) space per employee on duty.
 - c. One (1) space per accessory vehicle such as tow trucks and service vehicles.
2. Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
3. Where a car wash service is proposed, sufficient parking and holding land capacity shall be provided so that public streets will not be used for queuing.

I. LIGHTING

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION

1. The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operation may be established by the Howard County Planning Board.

K. OTHER USES:

The uses listed below may be located on the same lot as a gasoline station. The combination of uses on the site is allowed if the minimum parcel is adequate to accommodate the parking area, by a minimum area equal to the gross square footage of floor area, parking area, loading and stacking areas for the additional uses on the site. The parcel size must still be adequate to satisfy the necessary service, setback and buffering requirements.

1. Convenience stores, provided that the gross floor area does not exceed 3,500 square feet.
2. Car washes, provided that onsite stacking area clear of the circulation area for the gas station is provided for at least fifteen (15) automobiles.

TABULATION OF LAND USE	
SECTION 6 AREA 3	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	1,921 Ac.
ROADS - 1,782 Ac.	
COMMERCIAL	19,388 Ac.
OPEN SPACE - CREDITED	0,994 Ac.
OPEN SPACE - NON-CREDITED	1,468 Ac.
TOTAL	23,769 Ac.

TABULATION OF LAND USE	
SECTION 6 AREA 5	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	20,033 Ac.
ROADS - 4,743 Ac.	
COMMERCIAL	0,000 Ac.
OPEN SPACE - CREDITED	13,158 Ac.
TOTAL	33,191 Ac.

TABULATION OF LAND USE	
SECTION 6 AREA 6	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	17,308 Ac.
ROADS - 2,221 Ac.	
OPEN SPACE - CREDITED	10,322 Ac.
TOTAL	27,630 Ac.

RECORDED - PLAT NO. 3054-A-1780
 ON JUNE 17, 1999 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERSEDE AMENDED FDP PHASE 205-A-1, PART 1, SHEET 3 OF 6 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 19, 1995 AS PLAT NO. 3054-A-1487.

VILLAGE OF HICKORY RIDGE
 SECTION 6 AREAS 3, 5 & 6

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

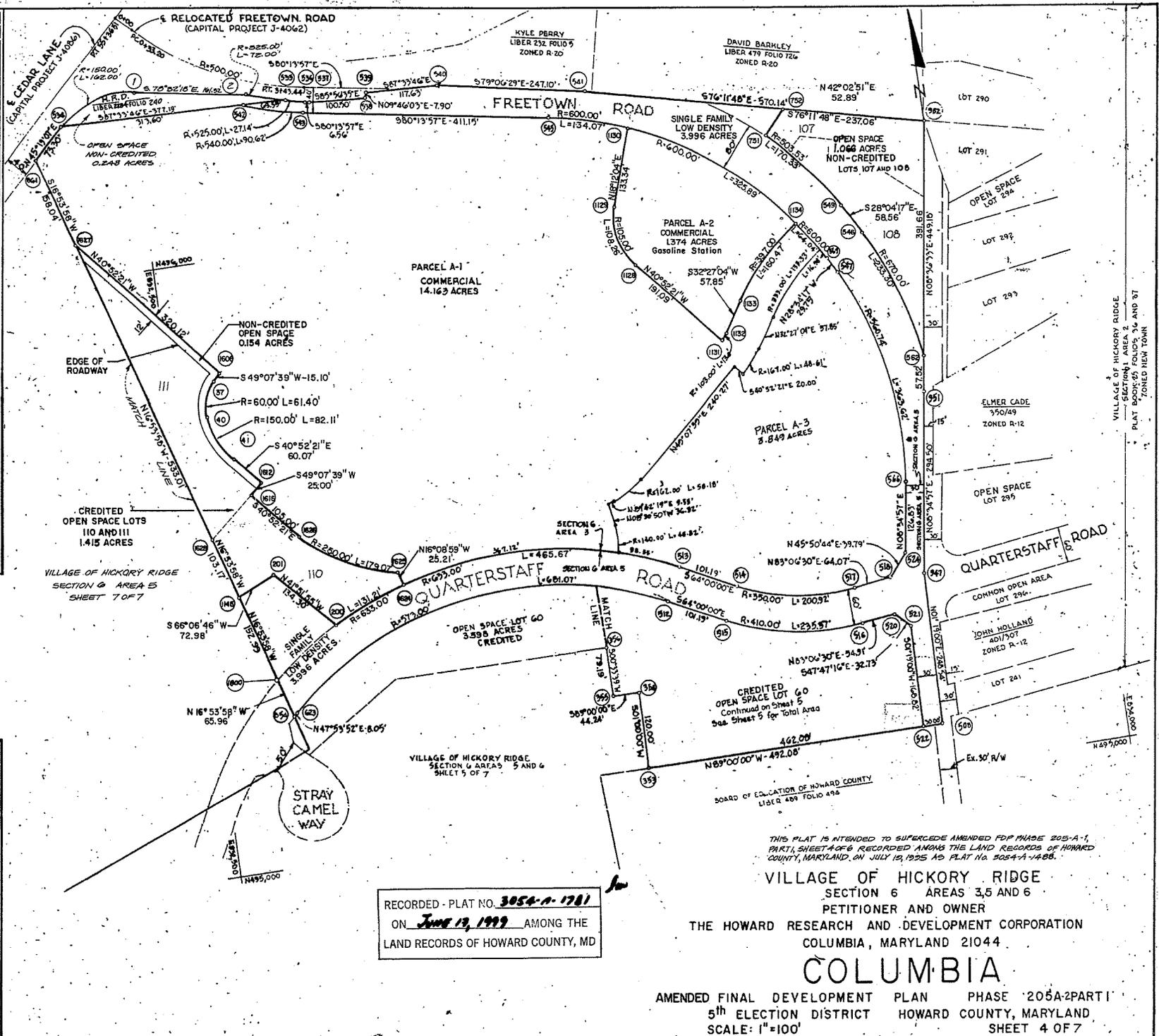
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 205-A-2, PART 1
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NONE DECEMBER, 1998

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

COORDINATE TABLE		
NO.	NORTH	EAST
353	495,076.39	833,201.80
354	495,196.97	833,203.89
355	495,197.14	833,159.66
356	495,067.80	833,499.80
312	495,375.40	833,269.05
315	495,291.04	833,359.99
316	495,252.51	833,380.92
320	495,259.10	833,649.44
321	495,237.10	833,667.68
322	495,068.32	832,663.80
354	496,261.10	832,385.32
355	496,245.06	832,762.17
356	496,239.76	832,788.78
357	496,238.65	832,793.26
358	496,231.54	832,895.51
359	496,239.32	832,896.85
340	496,256.32	833,014.38
341	496,187.65	833,257.03
323	495,245.55	832,493.69
354	495,276.33	833,160.43
354	495,240.15	832,427.72
361	496,209.55	832,333.20
347	495,316.28	833,699.51
351	495,607.48	833,743.46
352	496,051.60	833,810.70
1128	495,889.796	833,298.624
1129	495,331.303	833,278.276
1130	496,117.973	833,319.925
1131	495,745.300	833,423.669
1132	495,755.805	833,431.320
1133	495,804.624	833,462.363
1134	495,919.213	833,573.138
1145	495,449.623	832,564.073
1006	495,816.269	832,588.617
1612	495,632.300	832,631.105
1616	495,615.940	832,612.200
1624	495,428.410	832,841.793
1625	495,452.623	832,834.781
1626	495,536.543	832,680.910
1627	496,058.331	832,379.140
1628	495,548.338	832,534.082
1800	495,303.24	832,808.54
1	496,257.73	832,585.44
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COORDINATE TABLE		
NO.	NORTH	EAST
37	495,806.387	832,577.198
40	485,751.106	832,557.280
41	495,677.725	832,591.794
200	495,379.161	832,720.435
201	495,479.177	832,630.800
513	495,389.33	833,295.35
514	495,344.97	833,386.30
517	495,312.08	833,561.72
518	495,319.76	833,645.33
524	495,347.88	833,673.88
542	496,247.76	832,698.63
543	496,224.98	832,788.24
545	496,155.23	833,191.43
546	495,884.357	833,678.047
547	495,824.75	833,630.30
549	495,935.79	833,660.04
562	495,664.35	833,752.07
566	495,472.89	833,692.81
569	485,850.88	833,616.57
751	496,069.89	833,545.07
752	496,108.16	833,580.49



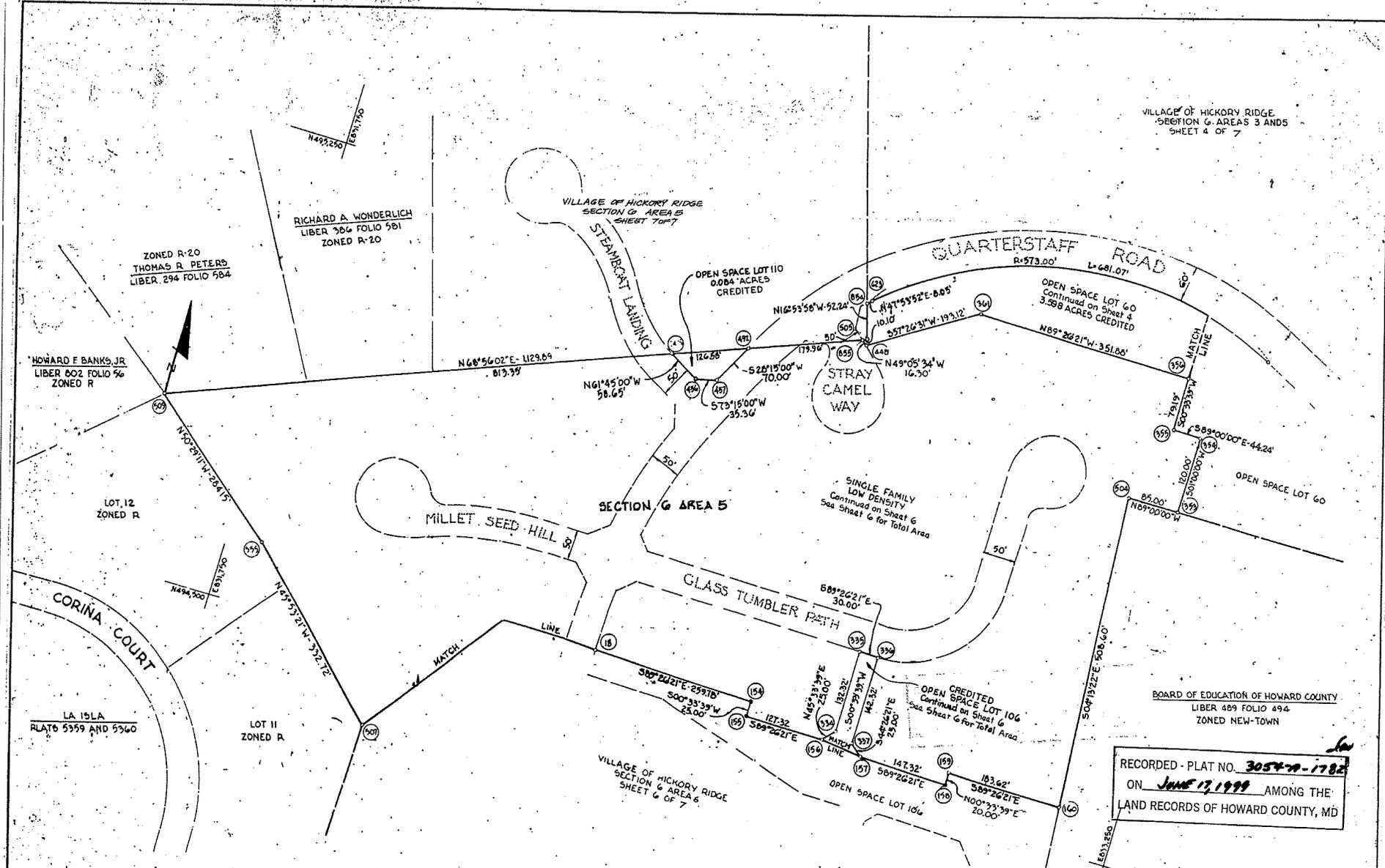
RECORDED - PLAT NO. **3054-A-1781**
 ON June 13, 1999 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 205A-1, PART 1, SHEET 4 OF 6 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON JULY 15, 1995 AS PLAT NO. 3054-A-1488.

VILLAGE OF HICKORY RIDGE
 SECTION 6 AREAS 3.5 AND 6
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 205A-2PART 1
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 SHEET 4 OF 7

VILLAGE OF HICKORY RIDGE
SECTION 6, AREAS 3 AND 5
SHEET 4 OF 7



RECORDED - PLAT NO. **3054-A-1782**
ON **JUNE 17, 1999** AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERSEDE AMENDED FDP PHASE 205A-1-A-1 PART 1, SHEET 509 & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 15, 1995 AS PLAT NO. 3054-A-1482.

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 3, 5 AND 6
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

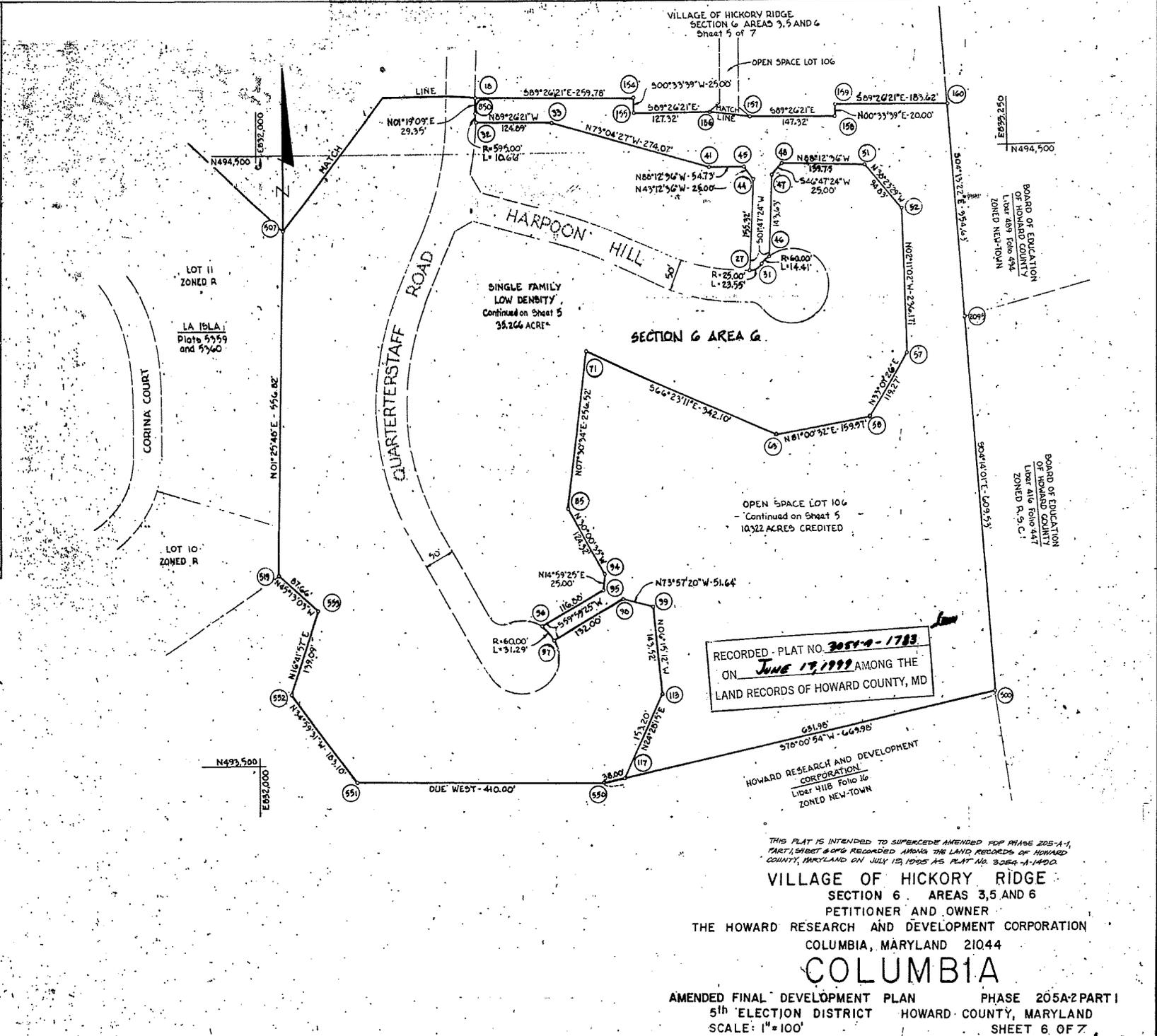
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 205A-2PART 1
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 5 OF 7

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
18	494,893.92	832,371.05	376	494,714.06	832,807.03	555	494,608.22	831,807.75
			377	494,571.74	832,805.64	623	495,245.53	832,633.69
			378	495,076.59	833,201.80			
154	494,590.78	832,620.01	374	495,196.37	833,203.89	854	495,240.13	832,627.72
155	494,565.78	832,470.57	375	495,197.14	833,159.66	855	495,186.51	832,633.48
156	494,564.53	832,757.89	376	495,276.33	833,160.43	456	495,048.61	832,399.19
157	494,553.89	832,823.14	361	495,279.77	832,808.57	457	495,058.00	832,433.05
158	494,552.45	832,970.45	448	495,175.84	832,645.20	492	495,120.46	832,466.18
159	494,572.45	832,970.65	504	495,077.87	833,116.81	2475	495,076.37	832,347.53
160	494,570.65	839,154.30	505	495,190.15	832,642.91			
334	494,582.03	832,775.74	507	494,371.63	832,046.64			
335	494,714.35	832,777.03	509	494,784.01	831,588.53			

COORDINATE TABLE		
NO.	NORTH	EAST
10	494,592.52	832,571.05
27	494,297.15	832,824.06
31	498,506.79	832,844.61
32	494,553.33	832,570.03
33	494,552.10	832,494.82
41	494,472.51	832,797.12
44	494,492.38	832,828.94
45	494,470.60	832,811.82
46	494,517.01	832,854.72
47	494,460.56	832,859.21
48	494,477.69	832,877.43
51	494,472.33	833,017.11
52	494,399.00	833,076.00
57	494,163.00	833,053.00
58	494,063.00	833,020.00
63	494,036.00	832,862.00
71	494,175.04	832,948.54
83	493,820.72	832,919.02
94	493,813.04	832,977.20
95	493,788.91	832,970.73
96	493,730.46	832,469.52
97	493,708.25	832,491.06
98	493,774.27	832,609.37
99	493,760.00	832,653.00
113	493,617.33	832,670.63
117	493,477.89	832,607.17
154	494,580.78	832,630.81
155	494,565.78	832,630.97
156	494,564.53	832,757.89
157	494,553.84	832,823.14
158	494,552.45	832,970.45
159	494,572.45	832,970.65
160	494,570.65	833,154.90
500	493,609.12	833,225.97
507	494,371.63	832,046.64
519	493,814.46	832,032.75
550	493,470.00	832,570.00
551	493,470.00	832,160.00
552	493,620.00	832,093.97
553	493,757.23	832,093.97
2095	494,216.98	833,160.37
850	494,563.98	832,970.37



RECORDED - PLAT NO. 3054-A-1783
 ON June 17, 1999 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

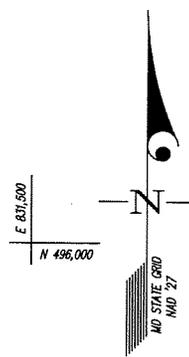
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 LIBER 4118 FOLIO 16
 ZONED NEW-TOWN

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FOR PHASE 205A-1, PART 1, SHEET 6 OF 6 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 13, 1995 AS PLAT NO. 3054-A-1400.

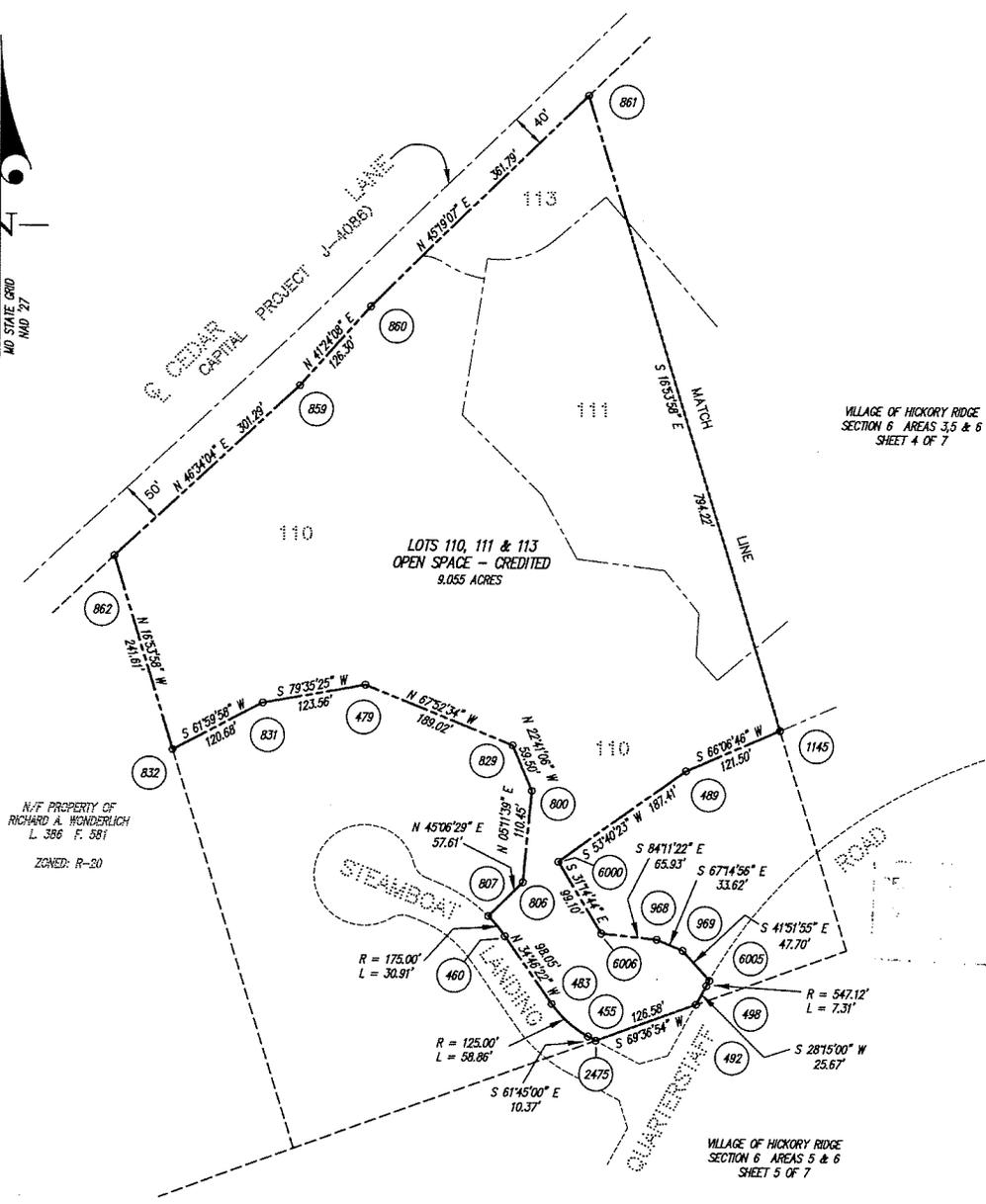
VILLAGE OF HICKORY RIDGE
 SECTION 6 AREAS 3, 5 AND 6
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 205A-2 PART I
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' SHEET 6 OF 7



COORDINATE TABLE		
PT. No.	NORTH	EAST
455	495081.28	832338.39
460	495200.64	832238.96
479	495501.08	832071.95
483	495120.10	832294.88
489	495400.42	832452.98
492	495120.46	832466.18
498	495143.07	832478.33
800	495375.00	832270.00
806	495265.00	832260.00
807	495224.34	832219.19
829	495429.90	832247.05
831	495478.76	831950.43
832	495422.10	831843.87
859	495860.42	831992.43
860	495955.15	832075.96
861	496209.55	832333.20
862	495653.28	831773.63
969	495198.00	832418.99
969	495185.00	832449.99
1145	495449.62	832964.08
2475	495076.37	832347.53
6000	495289.40	832302.00
6005	495149.47	832481.83
6006	495204.67	832353.40



N/F PROPERTY OF
RICHARD A. WUNDERLICH
L. 396 F. 381
ZONED: R-50

RECORDED - PLAT NO. 3054-A-1784
ON JUNE 17, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 3, 5 & 6

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 205-A-2 PART 1
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' APRIL, 1999

SHEET 7 OF 7

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186