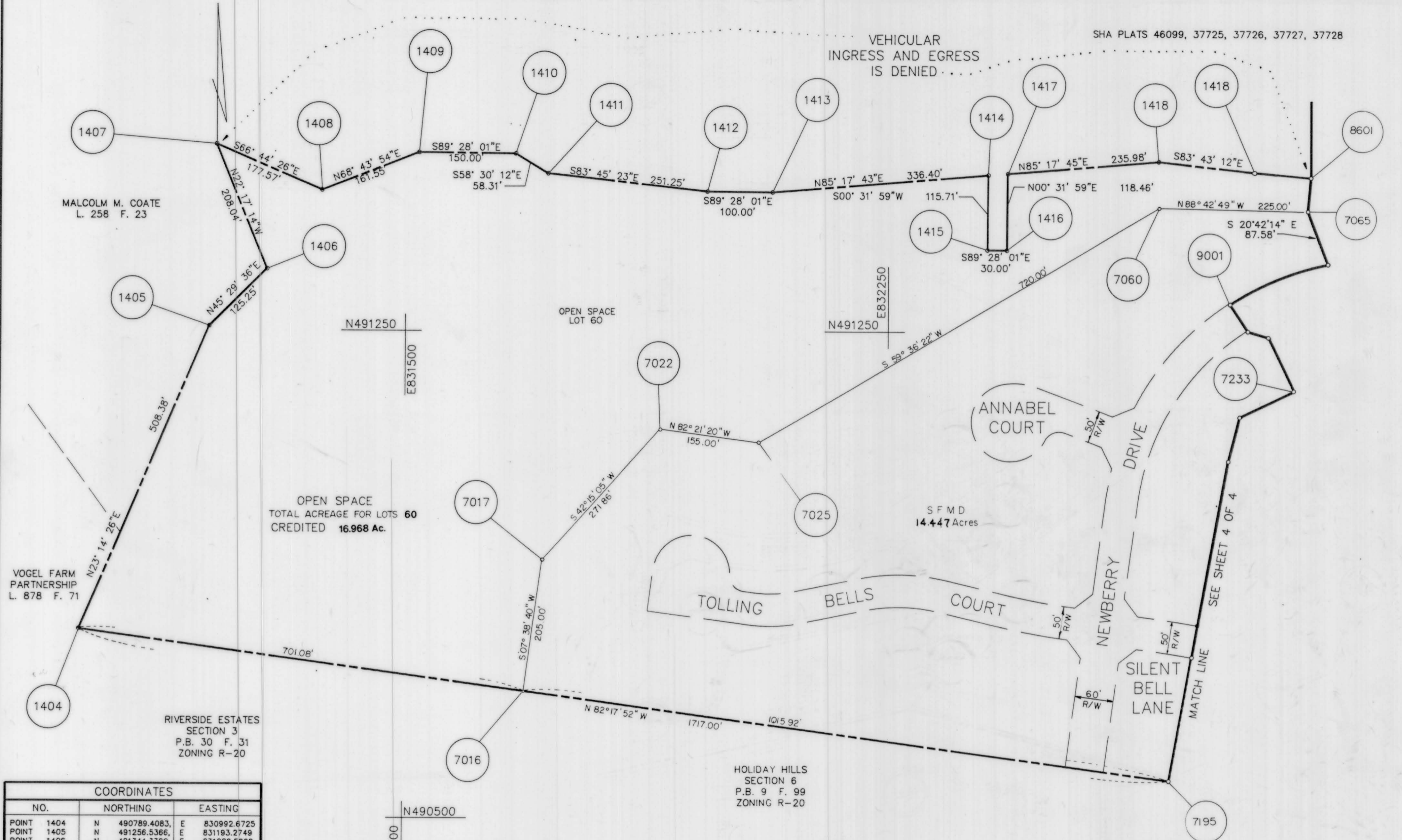


VEHICULAR
INGRESS AND EGRESS
IS DENIED



MALCOLM M. COATE
L. 258 F. 23

VOGEL FARM
PARTNERSHIP
L. 878 F. 71

RIVERSIDE ESTATES
SECTION 3
P.B. 30 F. 31
ZONING R-20

OPEN SPACE
TOTAL ACREAGE FOR LOTS 60
CREDITED 16.968 Ac.

OPEN SPACE
LOT 60

SFMD
14.447 Acres

HOLIDAY HILLS
SECTION 6
P.B. 9 F. 99
ZONING R-20

COORDINATES		
NO.	NORTHING	EASTING
POINT 1404	N 490789.4083	E 830992.6725
POINT 1405	N 491256.5366	E 831193.2749
POINT 1406	N 491344.3360	E 831282.5992
POINT 1407	N 491536.8339	E 831203.7000
POINT 1408	N 491466.7113	E 831366.8405
POINT 1409	N 491525.3131	E 831517.3922
POINT 1410	N 491523.9176	E 831667.3857
POINT 1411	N 491493.4538	E 831717.1045
POINT 1412	N 491466.1290	E 831966.8610
POINT 1413	N 491465.1986	E 832066.8567
POINT 1414	N 491492.7907	E 832402.1279
POINT 1415	N 491377.0857	E 832401.0514
POINT 1416	N 491376.8066	E 832431.0501
POINT 1417	N 491495.2614	E 832432.1522
POINT 1418	N 491514.6142	E 832667.3424
POINT 1419	N 491498.2403	E 832814.9465
POINT 7060	N 491443.5142	E 832672.1508
POINT 7025	N 491079.2363	E 832051.1020
POINT 7022	N 491099.8556	E 831897.4796
POINT 7017	N 490898.6266	E 831714.6866
POINT 7016	N 490695.4486	E 831687.4160
POINT 6026	N 491252.8458	E 832805.1637
POINT 6027	N 491243.3451	E 832837.3750
POINT 7232	N 491120.4391	E 832793.7840
POINT 7233	N 491160.7497	E 832877.2602
POINT 7506	N 491052.1390	E 832776.4422
POINT 7197	N 490799.4840	E 832731.3772
POINT 7194	N 490750.2590	E 832722.6082

Ho.Co
PLAT # 3054-A-1685
RECORDED DATE 6/5/98
VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 1 & 2

PETITIONER
HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
COLUMBIA, MARYLAND 21046
&
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION.
COLUMBIA, MD 21044

COLUMBIA

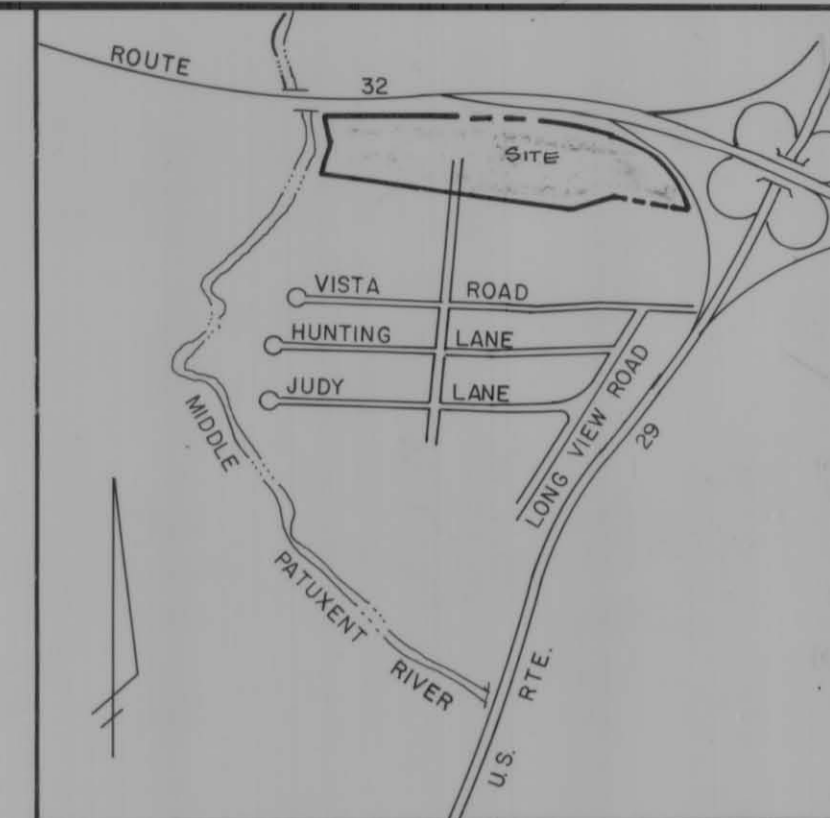
AMENDED
FINAL DEVELOPMENT PLAN PHASE 198-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 3 of 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE
FINAL DEVELOPMENT PLAN PHASE 198A RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON SEPT. 18, 1989 AS PLAT 3054A-1077

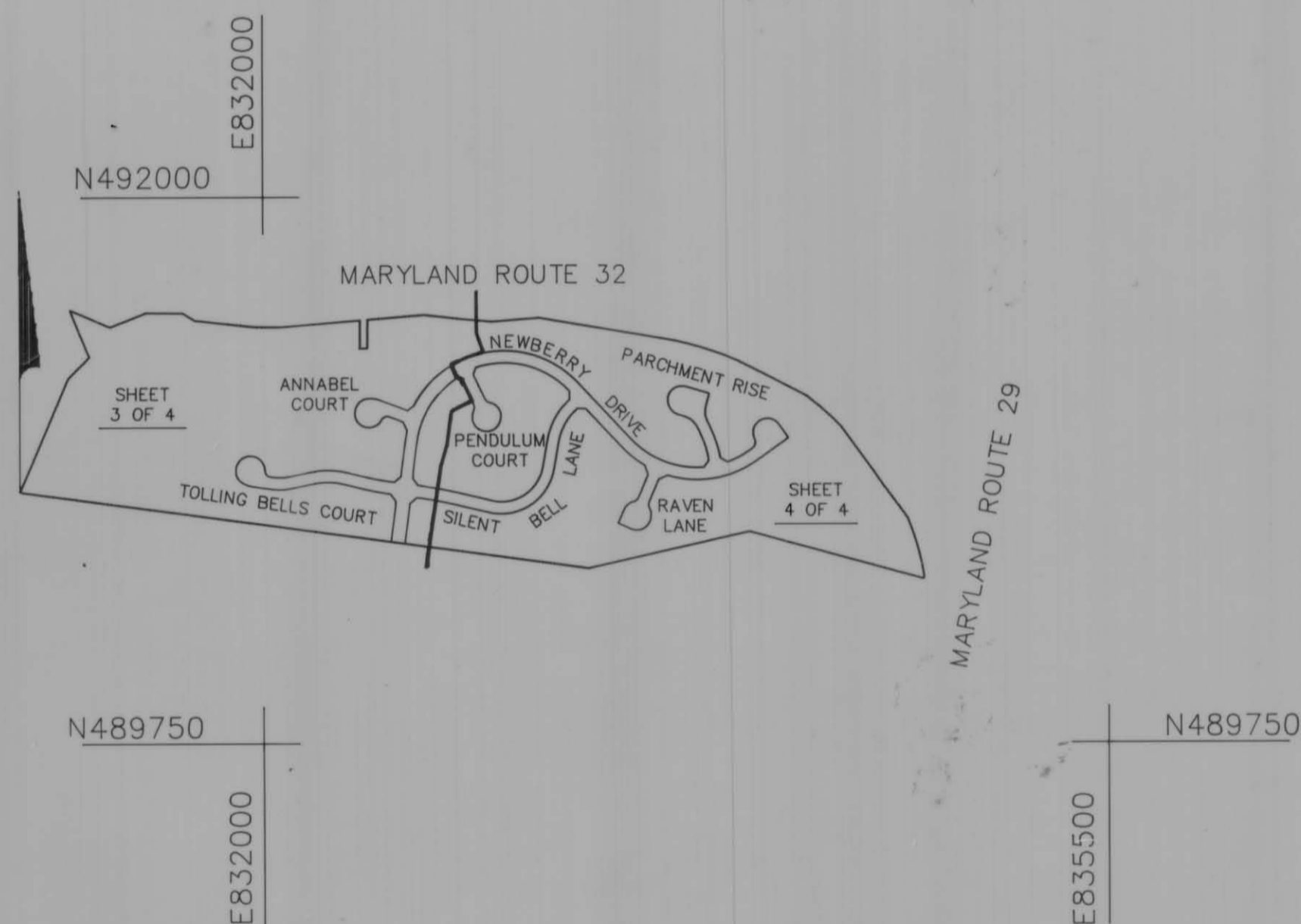
SUMMARY OF AMENDMENTS

PHASE 198-A: AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO CHANGE 1.199 ACRES OF SFMD TO NON-CREDITED OPEN SPACE AND TO REDUCE CREDITED OPEN SPACE FROM 18.302 ACRES TO 17.684 ACRES AND TO REVISE THE ALIGNMENT OF CERTAIN ROADS TO CONFORM TO THE RECORDED SUBDIVISION PLATS.

PHASE 198-A-1: AMENDS SHEETS 2 & 4 OF 4. PURPOSE IS TO CHANGE 6.546 ACRES OF SFMD TO CREDITED OPEN SPACE, TO ADD AN OPEN SPACE PERMITTED USE TO SECTION 7 OF THE CRITERIA, AND TO UPDATE CRITERIA TO CURRENT ZONING REGULATIONS.



VICINITY MAP
SCALE: 1" = 200'



PLAN
SCALE: 1" = 600'

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 198A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPT. 18, 1989 AS PLAT 3054A-1075

*Ho. Co.
Plat # 3054-A-1683
RECORDED DATE 6/5/98
[Signature]*

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 1 & 2

PETITIONER
HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
COLUMBIA, MARYLAND 21046

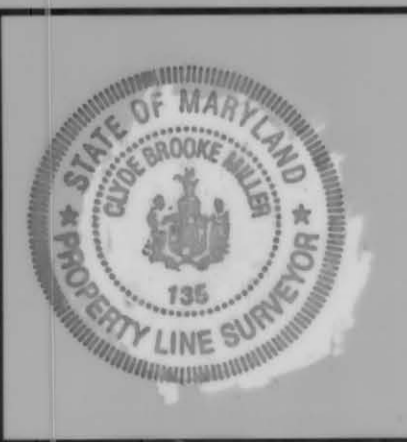
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21046

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 198-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PREPARED AS TO SHEETS 1 TO 4 ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCT. 18, 1993

[Signature] 135
REG. PROP. LINE SURVEYOR'S SIGNATURE REG. NO.



BOARD OF COUNTY COMM. CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-19-86
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-92
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD

[Signature] 6/4/98
C.C.P.B. EXEC. SEC. DATE

[Signature] 6/4/98
H.C.P.B. CHAIRMAN DATE

198-A	9/18/89	3054A	1075 THRU 1078
198	5/18/88	3054A	971 THRU 974
PHASE	DATE	BOOK	FOLIO
RECORDATION			

FINAL DEVELOPMENT PLAN CRITERIA

The area included with this Final Development Plan Phase 198-A-1 is applicable to Section 6, Area 1 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 to Md. Route 32 will be denied.
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.
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.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY 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 overhangs chimneys	porches, decks, open or enclosed bay windows, oriel, vestibule, balcony privacy walls or screens all parts of any building dwelling, 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, 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 4' into the front or rear setback area, and where any land use is adjacent to a principal intermediate divided arterial highway. No structure shall be located within 100' of the right-of-way line thereof except, however, that structure 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 shrubby trees ornamental landscaping	trellises excavations or fill fencing under 6' in height retaining walls under 3' in height similar minor structures
---	--

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County 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 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 intermediate divided 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 setback 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.

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.

7. PERMITTED USES - Section 125-C-3-a(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 recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7E-1 OPEN SPACE LAND USE AREAS

Lots 52, 60 (CREDITED) AND 53 (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 Department of Planning and Zoning.

7E-4

Lot 54 (credited) is to be used for all open space land uses, including but not limited to, operation and maintenance of public or private tennis courts, basketball, and volleyball courts, together with such minor commercial activities as are consistent with primary use of lot as a tennis, basketball, or volleyball facility, in accordance with a Site Development Plan approved by the Howard County Planning Board, including such uses as operation of a snack bar, lunch counter, tennis club, tennis pro shop, and similar activities.

8. HEIGHT LIMITATIONS - Section 125-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
A 34' height limitation from the highest adjoining ground elevation adjacent to the building 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 DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of one-hundred-eighty (180) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.
- 9E OPEN SPACE LAND USE AREAS
No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements, therefore, may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use 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-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-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 125-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-C-3-d-(3):

SINGLE FAMILY MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than thirty 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.

SUMMARY OF AMENDMENTS

- PHASE 198-A: AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO CHANGE 1.199 ACRES OF SFMD TO NON-CREDITED OPEN SPACE AND TO REDUCE CREDITED OPEN SPACE FROM 18.302 ACRES TO 17.684 ACRES, AND TO REVISE THE ALIGNMENT OF CERTAIN ROADS TO CONFORM TO THE RECORDED SUBDIVISION PLATS.
- PHASE 198-A-1: AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO CHANGE 6.546 ACRES OF SFMD TO CREDITED OPEN SPACE, TO ADD AN OPEN SPACE PERMITTED USE TO SECTION 7 OF THE CRITERIA, AND TO UPDATE CRITERIA TO CURRENT ZONING REGULATIONS.

NOTE: This amended plat is intended to supersede Final Development Plan Phase 198A recorded among the Land Records of Howard County, Maryland on September 18, 1989 as Plat 3054A-1076.

TABULATION OF LAND USE

Land Use	Acres
Single Family Medium Density	40.204
Roadway 7.027 ac.	
Open Space	
CREDITED	24.230
NON-CREDITED	1199
Total	65.633

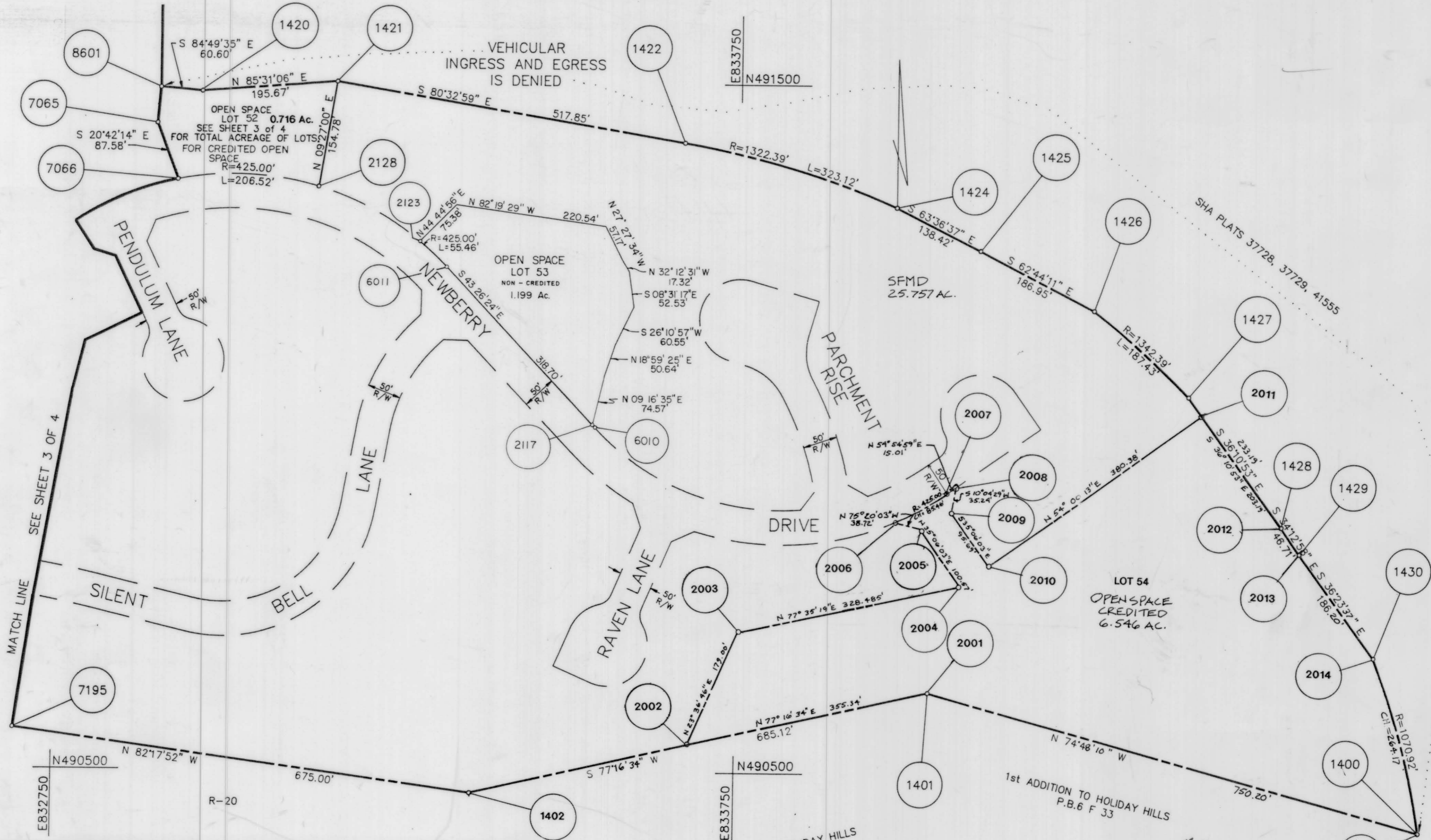
Ho. Co
Plat # 3054-A-1684
RECORDED DATE 6/5/98
[Signature]

VILLAGE OF HICKORY RIDGE
SECTION 6 AREAS 1 & 2

PETITIONER
HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
COLUMBIA, MD. 21046

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION.
COLUMBIA, MD 21044

COLUMBIA



COORDINATES			COORDINATES (NAD 27)		
NO.	NORTHING	EASTING	Point	Northing	Easting
POINT 6010	N 490999.7223	E 833504.3175	2000	490422.9894	834755.4782
POINT 2117	N 491000.6654	E 833539.4244	2001	490619.6486	834031.5133
POINT 2123	N 491269.7457	E 833279.6353	2002	490541.3839	833684.8995
POINT 6011	N 491232.0729	E 833320.2875	2003	490705.3969	833756.5986
POINT 1400	N 490422.9415	E 834752.8238	2004	490775.9980	834077.4067
POINT 1401	N 490619.4415	E 834031.4398	2005	490858.2784	834019.5772
POINT 1402	N 490468.8252	E 833363.0823	2006	490868.0811	833982.1194
POINT 1420	N 491484.9128	E 832962.1456	2007	490909.9224	834056.6408
POINT 1421	N 491500.2024	E 833157.2184	2008	490918.5502	834068.9234
POINT 1422	N 491415.1758	E 833668.0380	2009	490883.8536	834062.7588
POINT 1424	N 491324.2267	E 833977.2589	2010	490805.5657	834117.7822
POINT 1425	N 491262.7033	E 834101.2521	2011	491029.1280	834425.5301
POINT 1426	N 491177.0622	E 834267.4368	2012	490826.4972	834571.7478
POINT 1427	N 491053.2357	E 834407.9407	2013	490865.1228	834545.4820
POINT 1428	N 490865.0143	E 834545.6040	2014	490676.6137	834682.2257
POINT 1429	N 490826.3865	E 834571.8713			
POINT 1430	N 490676.6137	E 834682.2257			
POINT 7195	N 490560.0285	E 832688.7202			
POINT 7065	N 491438.4632	E 832897.0941			
POINT 7066	N 491356.5346	E 832928.0587			
POINT 7067	N 491318.4827	E 833204.7228			
POINT 7070	N 491459.5077	E 833401.7023			
POINT 8601	N 491490.3773	E 832901.7913			
POINT 2128	N 491347.5200	E 833131.8000			

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 198A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPT. 18, 1989 AS PLAT 3054A-1078

14-Co
 Plat # 3054-A-1686
 RECORDED DATE 6/5/98
VILLAGE OF HICKORY RIDGE
 SECTION 6 AREAS 1 & 2
 PETITIONER
 HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
 COLUMBIA, MARYLAND 21046
 &
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION.
 COLUMBIA, MD 21044
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 198-A-1
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 SHEET 4 of 4