

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 108-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 78 FOLIO 141 AMENDMENTS TO CRITERIA 7 AND 9 ALLOW COMMUNITY USE OF EXISTING DAIRY BARN.

RECORDED 3054A-378 PLAT BOOK FOLIO
ON 8-20 1981 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD.
VILLAGE OF
CLARY'S FOREST

SECTION 1, AREA 1

PETITIONER AND OWNER
BARNSIDE CONDOMINIUM ASSOCIATION AND
SIERRA VILLAS CONDOMINIUM ASSOCIATION
% KEYSTONE MANAGEMENT CORPORATION
10750 COLUMBIA PIKE
SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 108-A-III
5TH ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 4

PREPARED AS TO SHEETS TO
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Walter Paul 5/12/81
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

[Signature] 8/22/81 *[Signature]* 8/12/81
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase is applicable to Section I, Area 1 of the Village of Clary's Forest.

1. PUBLIC STREET AND ROADS - Section 110.C.1a.(1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 110.C.1a.(2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 110.C.1a.(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 110.C.1a.(4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL SCHOOL, PARK AND OTHER COMMUNITY USES - Section 110.C.1b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 110.C.1d:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	private walls or screens
chimneys	all parts of any building, dwelling or accessory buildings
trellises	

All setback areas shall be clear of any protrusions, extension or construction of any type and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof, except, however, that structures may be constructed at any location 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	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

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

Fences or walks 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.

APARTMENT LAND USE AREAS

Buildings and other structures shall be located within Apartment Land Use Areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way or any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building or structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' required between parallel buildings or structures (front to front, rear to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building except as shown on a site development plan approved by the Howard County Planning Board.
- e. Buildings and other structures may be constructed at any location upon apartment land use areas provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures including accessory buildings and structures shall not be permitted to cover more than 30 percent of the lot or project area.
- g. If under a single ownership, and identical land use, no setback requirement applies to the common lot line between parcels E and C.
- h. Section 110.C.2 and 110.C. of the Howard County Zoning Regulations shall apply to all apartment land use areas.

- i. All open spaces in the project areas, except driveways and off-street parking areas, shall be adequately planted and landscaped as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

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 Uses 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 110.C.1d:
APARTMENT LAND USE AREAS

Parcels E, C and D shall be devoted to apartment uses provided, however, that no more than 153, 101, and 165 respectively, dwelling units may be constructed on Parcels E, C and D, provided further, the existing refurbished Dairy Barn shall be used for community facilities including, but not limited to, administrative and office use of the owners and tenants thereof, as are necessary and required for the cost of maintenance and operation of such Dairy Barn and the common areas and common elements of the parcels covered hereby.

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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.

8. HEIGHT LIMITATIONS - Section 110.C.1e:
APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within parcels E, C and D provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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 110.C.1e:
APARTMENT LAND USE AREAS AND EXISTING DAIRY BARN

No less than 2 off-street parking spaces containing a minimum area of one hundred eighty (180) square feet for each parking space for each dwelling unit shall be provided within each lot devoted to condominium apartment uses. Parking may be allowed on adjacent Parcels E, C and D as approved by the Howard County Planning Board. Any office or administrative use in conflict with parking required in residential use areas shall be provided at one (1) parking space for each 200 square feet of net leasable area in existing Dairy Barn.

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 110.A.3 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 110.C.1e:
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 - 110.C.1e

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 110.C.1e:
APARTMENT LAND USE AREAS

In no event shall more than 30% of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

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
Apartments	35.1871
Roadway	5.4839
Open Space Credited	0.7560
TOTAL	35.9431

NOTE: This amended plat is intended to supersede Final Development Plan Phase 100A-2 recorded among the Land Records of Howard County in Plat Book 28, Folio 141. Amendments to Criteria 7 and 9 allow community use of existing Dairy Barn.

RECORDED PLAT 3054A-379
ON 8-20-81 AMONG THE LAND RECORDS
HOWARD COUNTY, MD.

VILLAGE OF
CLARY'S FOREST

SECTION I, AREA I

PETITIONER AND OWNER
BARNESIDE CONDOMINIUM ASSOCIATION AND
SIERRA VILLAS CONDOMINIUM ASSOCIATION
% KEYSTONE MANAGEMENT CORPORATION
10750 COLUMBIA PIKE
SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 100-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

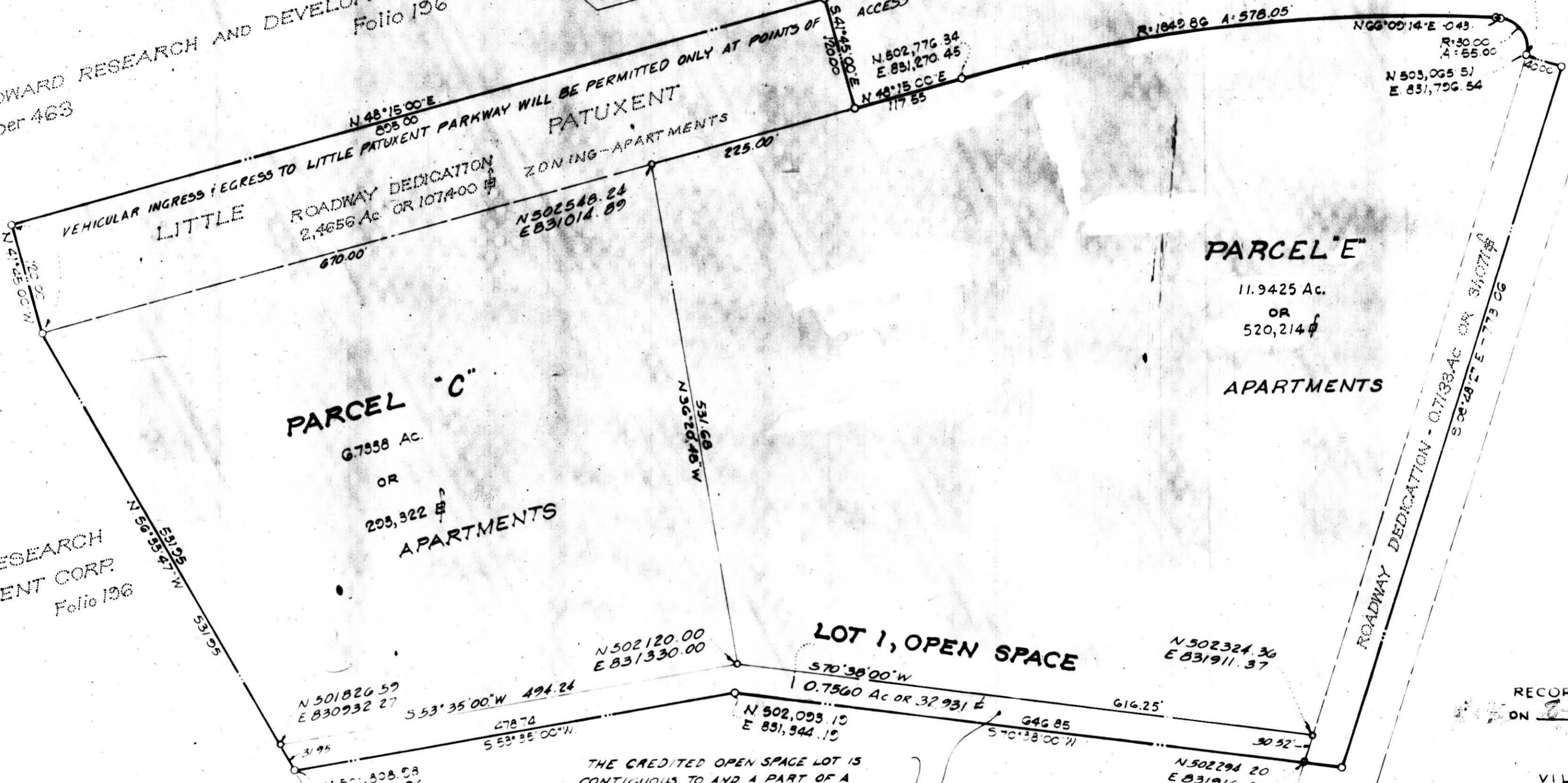
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
Liber 463

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
Folio 196

VILLAGE OF HARPERS CHOICE
SECTION 4, AREA 1
Plat Book 15 Folio 55

VILLAGE OF HARPERS CHOICE
SECTION 4, AREA 4
Plat Book 18 Folio 95

ACCESS APPROVED BY THE HOWARD COUNTY OFFICE OF PLANNING & ZONING
PARKWAY



THE CREDITED OPEN SPACE LOT IS CONTIGUOUS TO AND A PART OF A LARGER OPEN SPACE AREA WITHIN THE VILLAGE OF CLARY'S FOREST, THE TOTAL AREA OF WHICH IS GREATER THAN THAT PORTION SHOWN IN THIS PHASE

See Sheet 4 of 4

RECORDED PLAT BOOK 2054A-380
ON 2-20-87 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

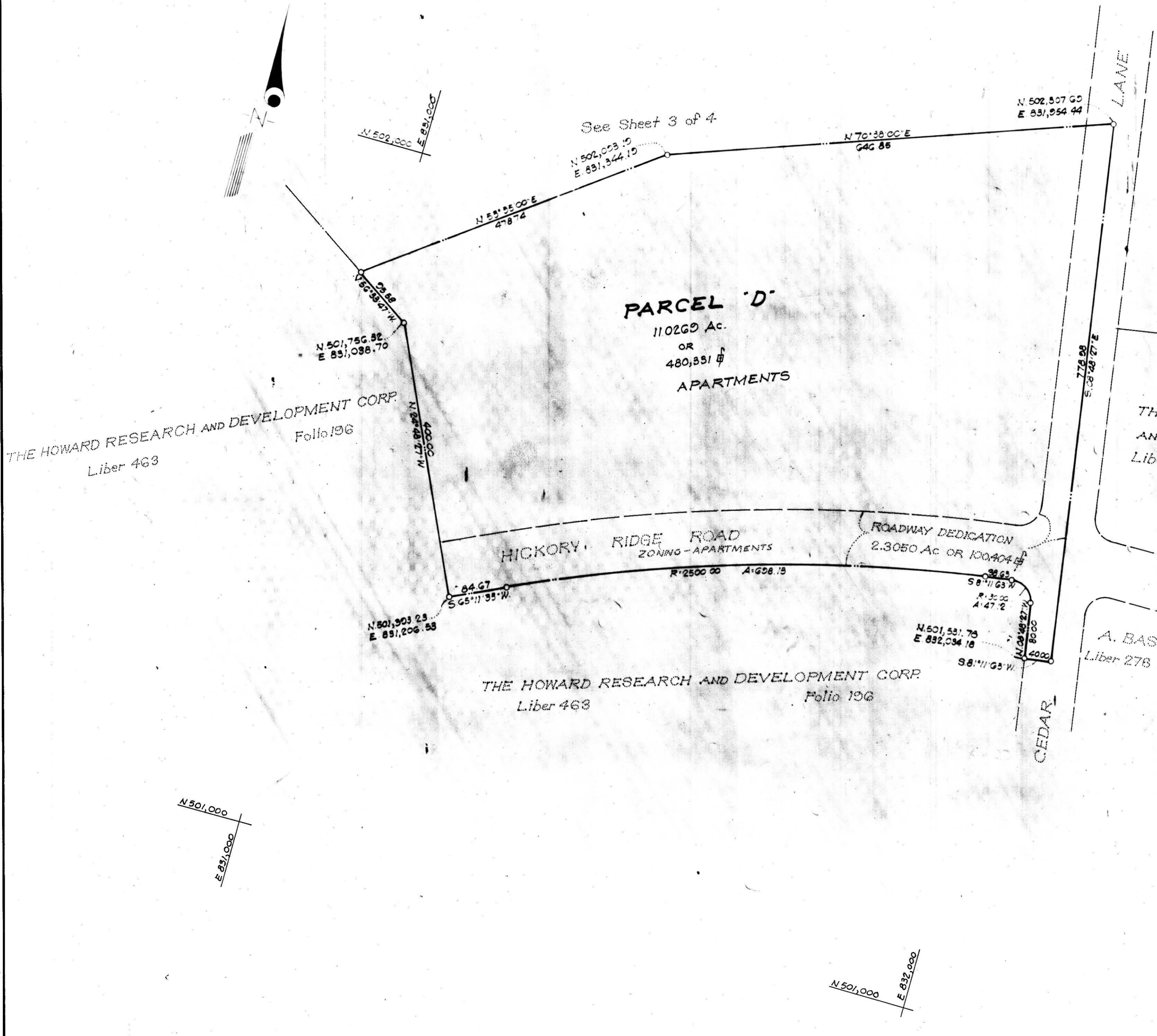
VILLAGE OF
CLARY'S FOREST
SECTION I, AREA I
PETITIONER AND OWNER
BARNESIDE CONDOMINIUM ASSOCIATION AND
SIERRA VILLAS CONDOMINIUM ASSOCIATION
% KEYSTONE MANAGEMENT CORPORATION
10750 COLUMBIA PIKE
SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 108-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD

SCALE 1" = 100'
SHEET 3 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 108A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 14) AMENDMENTS TO CRITERIA 7 AND 9 ALLOW COMMUNITY USE OF EXISTING DAIRY BARN



TOWN CENTER
SECTION 8, AREA 2
Plat Book 18 Folio 23

THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
Liber 463 Folio 106

A. BASSLER
Liber 275 Folio 153

NOTE: THIS AMENDED PLAT IS INTENDED TO
SUPERSEDE FINAL DEVELOPMENT PLAN MAP 108-A-II
RECORDED IN THE LAND RECORDS OF HOWARD
COUNTY IN PLAT BOOK 28 FOLIO 141 AMENDMENTS
TO CRITERIA 7 AND 8 ALLOW COMMUNITY USE OF
EXISTING DAIRY BARN

RECORDED PLAT BOOK 3054A-381
REVISED 8-20 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF
CLARYS FOREST
SECTION 1, AREA 1

PETITIONER AND OWNER
BARNSIDE CONDOMINIUM ASSOCIATION AND
SIERRA VILLAS CONDOMINIUM ASSOCIATION
% KEYSTONE MANAGEMENT CORPORATION
10750 COLUMBIA PIKE
SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN MAP 108-A-III
ELECTION DISTRICT 10A, HOWARD COUNTY, MD.

SCALE 1" = 100' SHEET 4 OF 4