

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 108 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 57

RECORDED PLAT BOOK 20 FOLIO 200 RECEIVED
 ON MAY 10 1973 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD. JUN 26 1973
 VILLAGE OF CLARY'S FOREST BUREAU OF ENGINEERING
 SECTION 1, AREA 1

PETITIONER AND OWNER
 MATTHEWS - PHILLIPS INCORPORATED AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044 JUN 22 1973

COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 108-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' REVISED: APRIL, 1973 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

J. M. L. 4/30/73
 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

H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

#132

FINAL DEVELOPMENT PLAN OR TERM

- 1. PUBLIC STREET AND ROADS - Section 17,031 A (1): To be shown on the Final Development Plan, it requires the Howard County Office of Planning and Zoning.
- 2. PUBLIC RIGHTS-OF-WAY - Section 17,031 A (2): To be shown on the Final Development Plan, it requires the Howard County Office of Planning and Zoning.
- 3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17,031 A (3): To be shown on the Final Development Plan, it requires the Howard County Office of Planning and Zoning.
- 4. DRAINAGE FACILITIES - Section 17,031 A (4): To be shown on the Final Development Plan, it requires the Howard County Office of Planning and Zoning.
- 5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17,031 B: To be shown on the Final Development Plan, it requires the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17,031 D: 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:

wells	excavations or fill
shrubbery	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 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 closer than 6' 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 20' 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' is required between parallel buildings or structures (front to front, rear to rear, front 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 10' from an apartment building.
- e. Notwithstanding the provisions of the preceding paragraphs, 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.

As shown on the Final Development Plan, it requires the Howard County Office of Planning and Zoning.

Under a single ownership, and identical land use, no setback requirement applies to the common lot line between parcels C & D.

Section 7,048, 7,06 and 7,06 of the Howard County Zoning Regulations, shall apply to all apartment land use areas.

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.

ATTACHED LAND USE AREAS
No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road or highway. 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. Except as restricted by this Paragraph 8-2, buildings and other structures may be located at any location within attached land use areas. Whenever an Attached Land Use, single family dwelling, is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference is made to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project 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 Use areas if 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 17,031 D:
APARTMENT LAND USE AREAS
Parcels A, C & D shall be devoted to apartment uses provided, however, that no more than 101, 101, and 165 respectively, dwelling units may be constructed on Parcels A, C, & D.

ATTACHED LAND USE AREAS
Parcel B shall be devoted to Attached Land Use provided, however, that no more than an overall coverage of ten dwelling units per acre may be constructed upon such land and, further, units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such a relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 17,014B through 17,014D (4) of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, 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. Any or a portion of such lots may be under one or several ownerships and may be operated as rental units. No more than 50 dwelling units may be constructed on parcel B.

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 17,031 E:
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 A, C, & D provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is 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 17,031 E:
APARTMENT LAND USE AREAS
No less than 1-1/2 off-street parking spaces containing a minimum area of two (2) hundred square feet for each unit shall be provided for each unit within each lot devoted to apartment uses. Parking may be located on adjacent Parcels B & C as approved by the Howard County Planning Board.

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ATTACHED LAND USE AREAS
No less than two (2) off-street parking spaces, each containing a minimum area of two (2) hundred square feet, for each dwelling unit shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

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 17,018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17,031 E:
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.

ATTACHED LAND USE AREAS
Setbacks shall conform to the provisions set forth in Section 6 above. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17,031 E:
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 17,031 E:
APARTMENT LAND USE AREAS
In no event shall more than 30% of any 1/2 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.

ATTACHED LAND USE AREAS
No coverage requirements are imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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 other 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
Apartment	29.9765
Residential	5.4039
Attached Land Use	5.2106
Open Space Credited	0.7560
TOTAL	35.3470

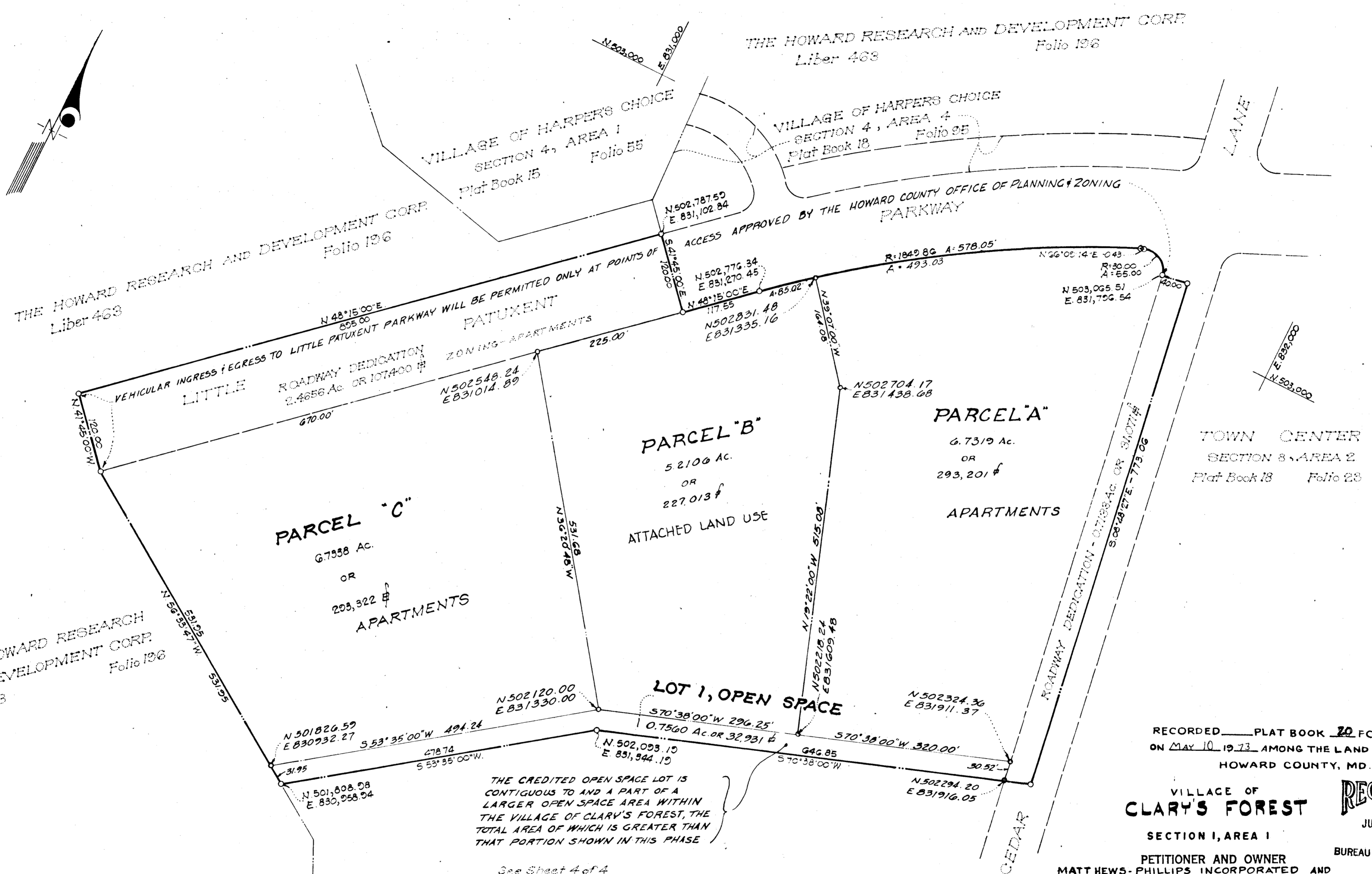
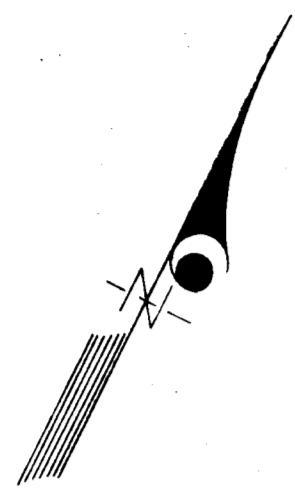
RECORDED - PLAT BOOK 20 FOLIO 101
ON May 10, 1973 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF CLARY'S FOREST
SECTION 1, AREA 1

PETITIONER AND OWNER
MATTHEWS - PHILLIPS INCORPORATED AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
BUREAU OF ENGINEERING
21044



COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 108-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
REVISED: APRIL, 1973
SHEET 2 OF 4



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 20 FOLIO 202
ON MAY 10 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

RECEIVED
JUN 26 1973

VILLAGE OF CLARY'S FOREST
SECTION 1, AREA 1

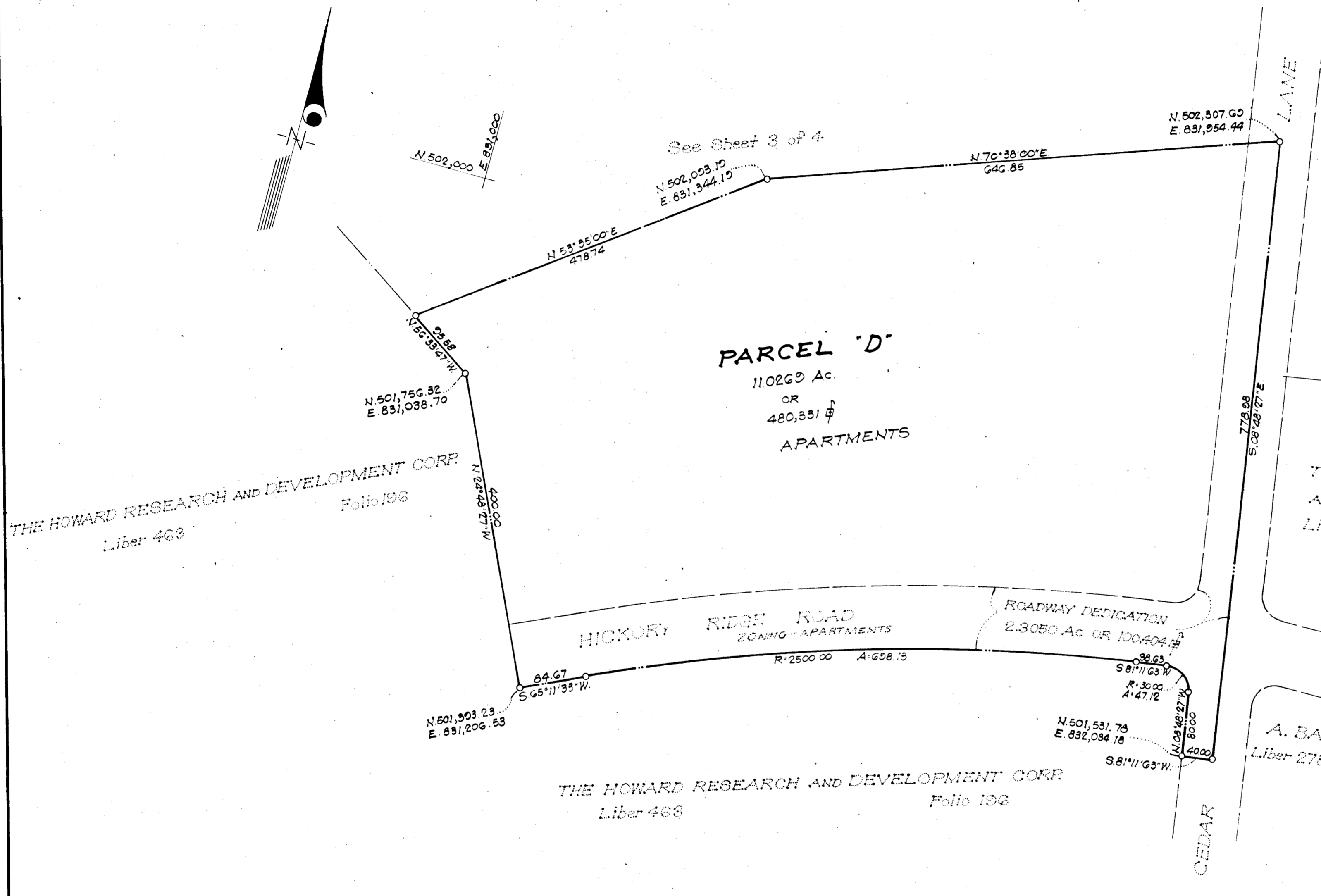
PETITIONER AND OWNER
MATT HEWS-PHILLIPS INCORPORATED AND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

BUREAU OF ENGINEERING

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 108-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' REVISED: APRIL 1973 SHEET 3 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 108 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 59



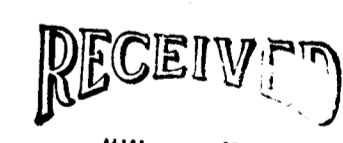
TOWN CENTER
SECTION 8, AREA 2
Plat Book 18 Folio 23

THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
Liber 463 Folio 196

A. BAGGLER
Liber 278 Folio 153

NOTE: THIS AMENDED PLAT IS INTENDED TO
SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 108
RECORDED IN THE LAND RECORDS OF HOWARD
COUNTY IN PLAT BOOK 20 FOLIO 60

RECORDED PLAT BOOK ~~20~~ FOLIO ~~203~~
REVISED ~~MAY 10 1972~~ AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



VILLAGE OF
CLARY'S FOREST
SECTION 1, AREA 1

BUREAU OF ENGINEERING

PETITIONER AND OWNER
MATTHEWS - PHILLIPS INCORPORATED AND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 108 A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' REVISED: APRIL, 1973 SHEET 4 OF 4

FDPI08-A DRWN. BY:
4 of 4 CHKD. BY: