NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A.  

REQUESTED: AMENDMENT OF ZONING REGULATIONS OF HOWARD COUNTY

PREPARED AS TO SHEETS 1 TO 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1988.

Note: This amended plat is intended to supersede final development plan Phase 30-A IV recorded among the land records of Howard County, Maryland on April 21, 1989 as Plat 3054A.  

VILLAGE OF HARPERS CHOICE
SECTION 3, AREA 2

COLUMBIA AMENDED
FINAL DEVELOPMENT PLAN PHASE 30-A-IV

SHEET 1 OF 7
and Lot 18
and Lot 18

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

60 OPEN SPACE USE AREAS

No structure within Open Space Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway, or within 25 feet of any property line, except such property lines that structures may be constructed at any location upon lots contiguous to Open Space Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES — Section 122-C-0-b (2)

76 OPEN SPACE 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 recreational facilities such as swimming pools, tennis courts, and small private parks for the use of the site residents and their guests.

40 APARTMENT USE AREAS

No less than 1/2 of the open space parking spaces for each dwelling unit shall be provided, however, that no more than an average of fifteen dwelling units per acre may be constructed on each such building site. Further provisions for the parking space requirements for such dwelling units shall be constructed in keeping with the standards in this section, and to the extent that such parking spaces are parallel parking spaces located on public roadways or streets shall be parallel with the roadway and oriented at right angles to such roadway or streets.

50 APARTMENT USE AREAS

No less than 1/2 of the open space parking spaces for each dwelling unit shall be provided, however, that no more than an average of fifteen dwelling units per acre may be constructed on each such building site. Further provisions for the parking space requirements for such dwelling units shall be constructed in keeping with the standards in this section, and to the extent that such parking spaces are parallel parking spaces located on public roadways or streets shall be parallel with the roadway and oriented at right angles to such roadway or streets.

60 OPEN SPACE USE AREAS

All open space land use areas within this Final Development Plan Phase 1b may be used as utility and storage areas. No structure within Open Space Use Areas shall be used for any purpose other than Open Space Uses, as defined in Section 122-C-0 of this land use control ordinance. Such Open Space Uses shall be constructed in accordance with the standards in this section, and to the extent that such Open Space Uses are parallel parking spaces located on public roadways or streets shall be parallel with the roadway and oriented at right angles to such roadway or streets.

9. PARKING REQUIREMENTS — Section 122-C-0-b (3)

84 SIMPLE FAMILY MEDIUM DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum of one hundred (100) square feet per each parking space shall be provided on each lot within single family land use areas, except when driveway access is to a 60' or greater street right-of-way. Off-street parking spaces shall be provided exclusive of any paved off-street area encompassed by a garage, each with access to the street without crossing the other parking space.
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050.
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

RECORDED AS PLAT NO. 3054A 1050 IN THE LAND RECORDS OF HOWARD COUNTY, MD.
VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 2

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 30-A-IV
5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1"=100'

PETITIONER
THE WINKEL RESEARCH & DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050.
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VILLAGE OF HARPERS CHOICE
SECTION 3 AREA 2

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 30-A-IV
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 7 OF 10

NOTE: THE AMENDED PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050.