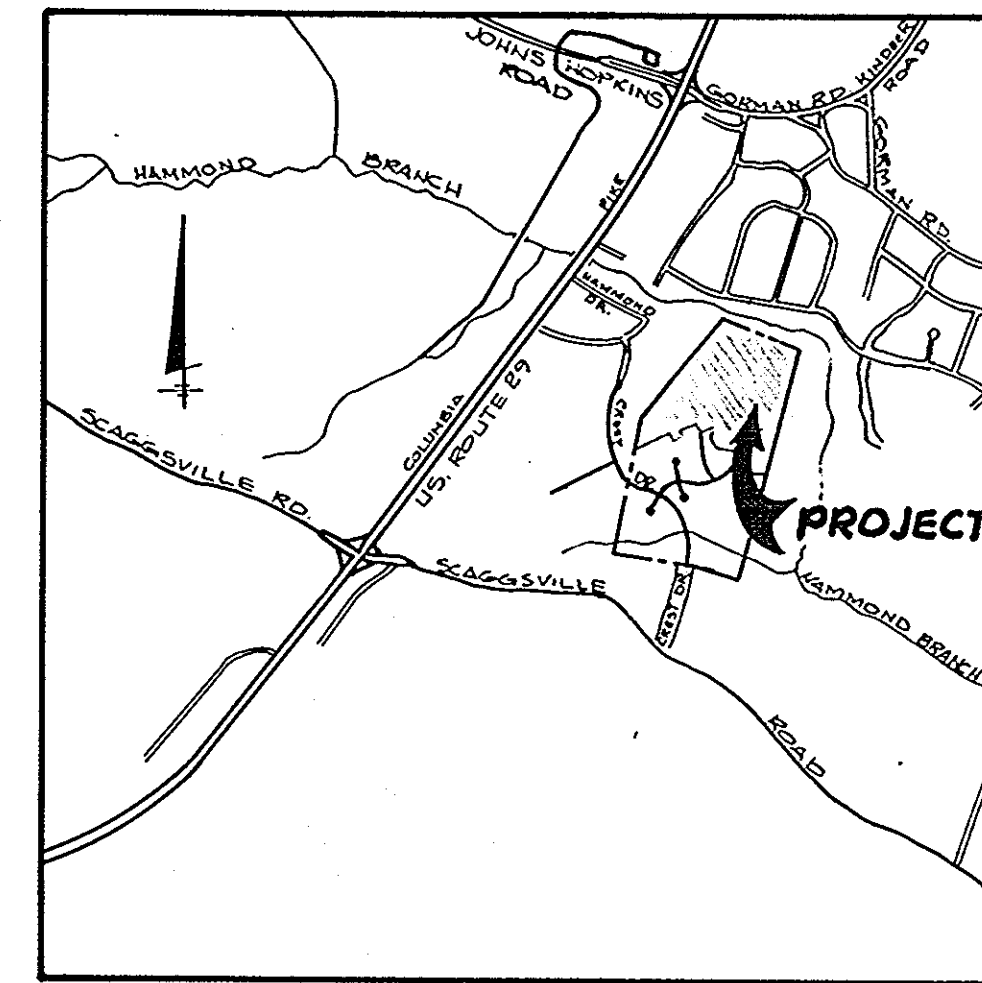


COORDINATES		
No.	NORTH	EAST
1	477,470.77	830,739.16
2	477,370.29	831,084.31
3	480,311.91	831,747.87
4	477,872.00	832,212.34
5	477,717.50	832,265.86
6	477,297.93	832,085.78
7	477,428.08	831,477.62
8	477,440.37	831,371.42

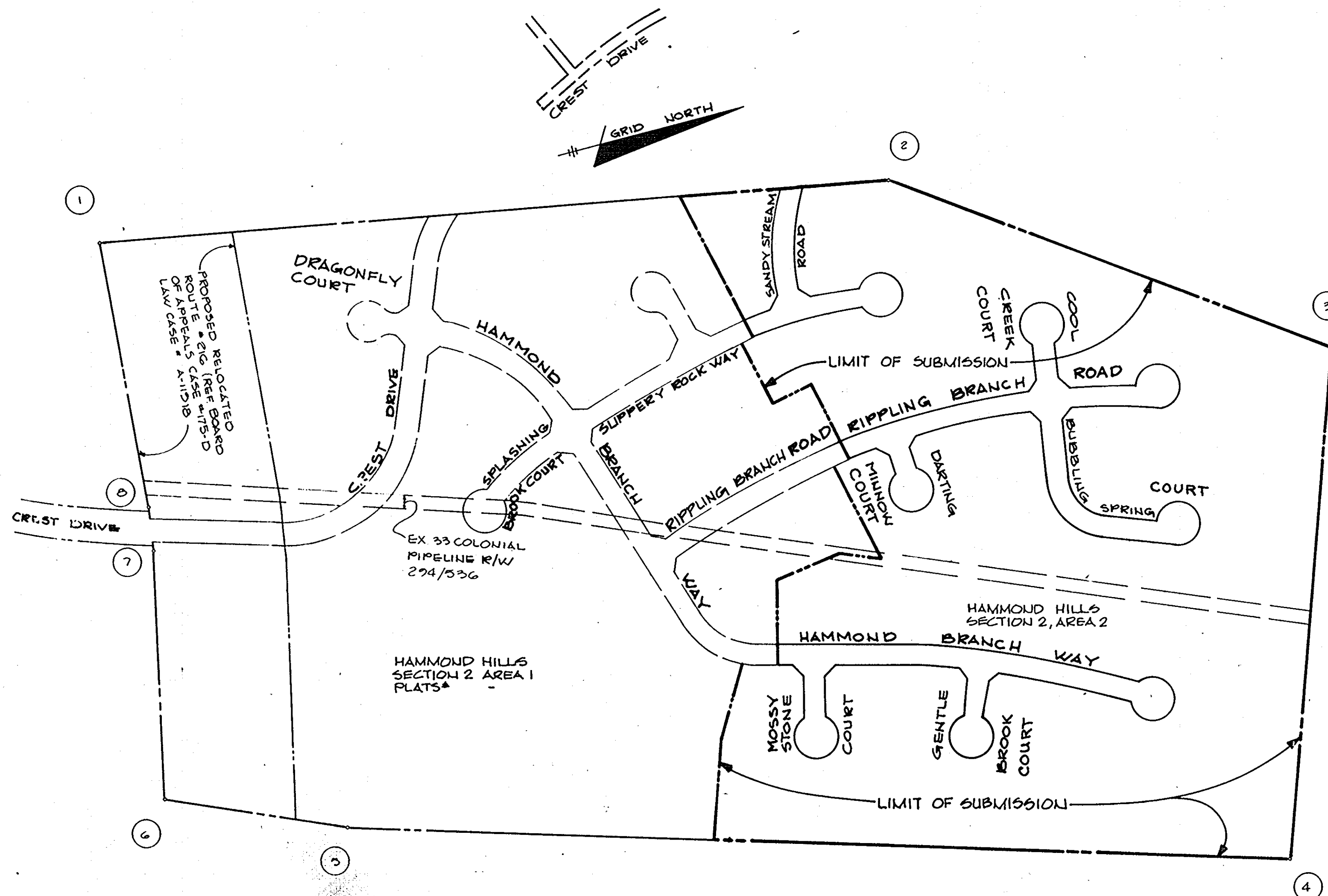
PRELIMINARY PLAN HAMMOND HILLS SECTION 2, AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE 1" = 200'

GENERAL NOTES

1. EXISTING ZONING R-20
2. GROSS AREA 43.29AC.
3. AREA OF PROPOSED LOTS 28.74 ACRES -
 (A) BUILDABLE 21.74 ACRES -
 (B) OPEN SPACE 7.00 ACRES -
4. AREA OF PROPOSED ROAD RIGHTS OF WAY 14.55 ACRES.
5. NUMBER OF LOTS PROPOSED 101 LOTS - ALTERNATE PLAN 98 LOTS
 A. BUILDABLE LOTS 97 LOTS ALTERNATE PLAN 94 LOTS
 B. OPEN SPACE LOTS 3 LOTS ALTERNATE PLAN 3 LOTS
 C. FLOODPLAIN LOTS 1 LOT ALTERNATE PLAN 1 LOT
6. AREA OF 100 YEAR FLOODPLAIN AND 2% AND GREATER SLOPES 6.0 ACRES -
7. AREA OF STORM WATER MANAGEMENT FACILITY -0- ACRES.
8. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
9. STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DESIGN MANUAL.
10. LOTS 204, 205, 206, AND 207 WILL BE ACQUIRED BY HOWARD COUNTY DEPARTMENT OF PARKS AND RECREATION.
11. B.R.L. DENOTES BUILDING RESTRICTION LINE.
12. REFERENCED OFFICE OF PLANNING AND ZONING FILE NUMBERS: S-84-02, F-86-13, Q-86-74
13. STORM WATER MANAGEMENT
 A. WE HAVE SUBMITTED A WAIVER REQUEST TO WAIVE STORM WATER MANAGEMENT FOR THIS SUBMISSION.
 B. IF WAIVER IS REJECTED WE WILL PROVIDE STORM WATER MANAGEMENT BY THE INFILTRATION METHOD.
14. PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS WILL BE PROVIDED FOR THIS SUBMISSION.
15. FLOODPLAIN INFORMATION SHOWN ON SHEET 3 OF 3 WAS TAKEN FROM THE "HAMMOND BRANCH FLOOD STUDY" DATED NOV. 1980 AND AVAILABLE AT THE HOWARD COUNTY OFFICE BUILDING.



DENSITY TABULATION	Section 1	Section 2	Section 2	TOTAL
		Area 1	Area 2	
1. Gross Area	19.719ac.	51.70ac.	43.296 ac.	114.719ac.
2. Floodplain & Steep Slopes	-0-	1.58ac.	6.0ac.	7.58ac.
3. Net Area	19.719ac.	50.124ac.	37.896ac.	107.139ac.
4. Net Mix. Lots Permitted	42	109	82	233
5. Mix Floodplain Lots Permitted	4	11	9	24
6. Floodplain Adjustment Lots Proposed	-0-	3	9	12
7. Total Lots Allowed	42	112	91	245
8. Total Lots Proposed	28	59 Alternates	97 Alternates	184 Alternates
9. Density Per Acre	1.42	1.17 Alternates	2.56 Alternates	1.72 Alternates
10. Open Space Required	1.35ac.	5.16ac. Alternates	10.57ac. Alternates	17.08ac. Alternates
11. Open Space Provided	2.59ac.	8.06ac.	7.0ac.	17.65ac.

Note: The following lots have been reduced 10% or less in area and width (as related to 9 proposed floodplain adjusted lots): 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 151, 153, 154, 155, 157, 161, 163, 170, 176, 177, 178, 185 & 192.

- Notes: #3- Net area is #1 minus #2
 #4- is #3 X 2.178
 #5- is #1 X 2.178 X 10%
 #6- is #2 X 2.178- not to exceed #5
 #7 is #4 + #6
 #9 is per gross acre

Lot Sizes	No. of Lots	Alternate		Open Space Required	Area of Open Space		Open Space Provided Lot No.	Area	
		No. of Lots	Area of Lots		Req.	Alt.			
20,000# & Greater	1	3	0.5ac.	2.3ac.	6%	0.03ac.	0.1ac.	204	0.5ac.†
18,000# - 19,999#	1	1	.04ac.	.04ac.	10%	0.04ac.	0.04ac.	205	6.0ac.†
16,000# - 17,999#	10	9	3.8ac.	3.4ac.	20%	0.8ac.	0.7ac.	206	0.3ac.†
14,000# - 15,999#	52	48	17.4ac.	16.0ac.	30%	5.2ac.	4.8ac.	207	0.2ac.†
Less than 14,000#	33	33	-	-	6,000#/Lot	4.5ac.	4.5ac.	-	-
	97	94	21.74ac.	21.74ac.		10.57ac.	10.06ac.		7.0ac.†

TENTATIVELY APPROVED ON JAN. 16, 1987
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
James J. Harris 4-7-87
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP
 60 BRITAM DEVELOPMENT GROUP SUITE 200
 9030 RED BRANCH ROAD
 COLUMBIA MARYLAND 21045

PROJECT: **HAMMOND HILLS**
 SECTION 2 AREA 2
 LOTS 107 THRU 207

AREA TAX MAP NO. 41 & 46 PARCEL # 2
 6TH ELECTION DISTRICT F-87-14 S-84-02
 HOWARD COUNTY MARYLAND P-86-13 Q-86-24

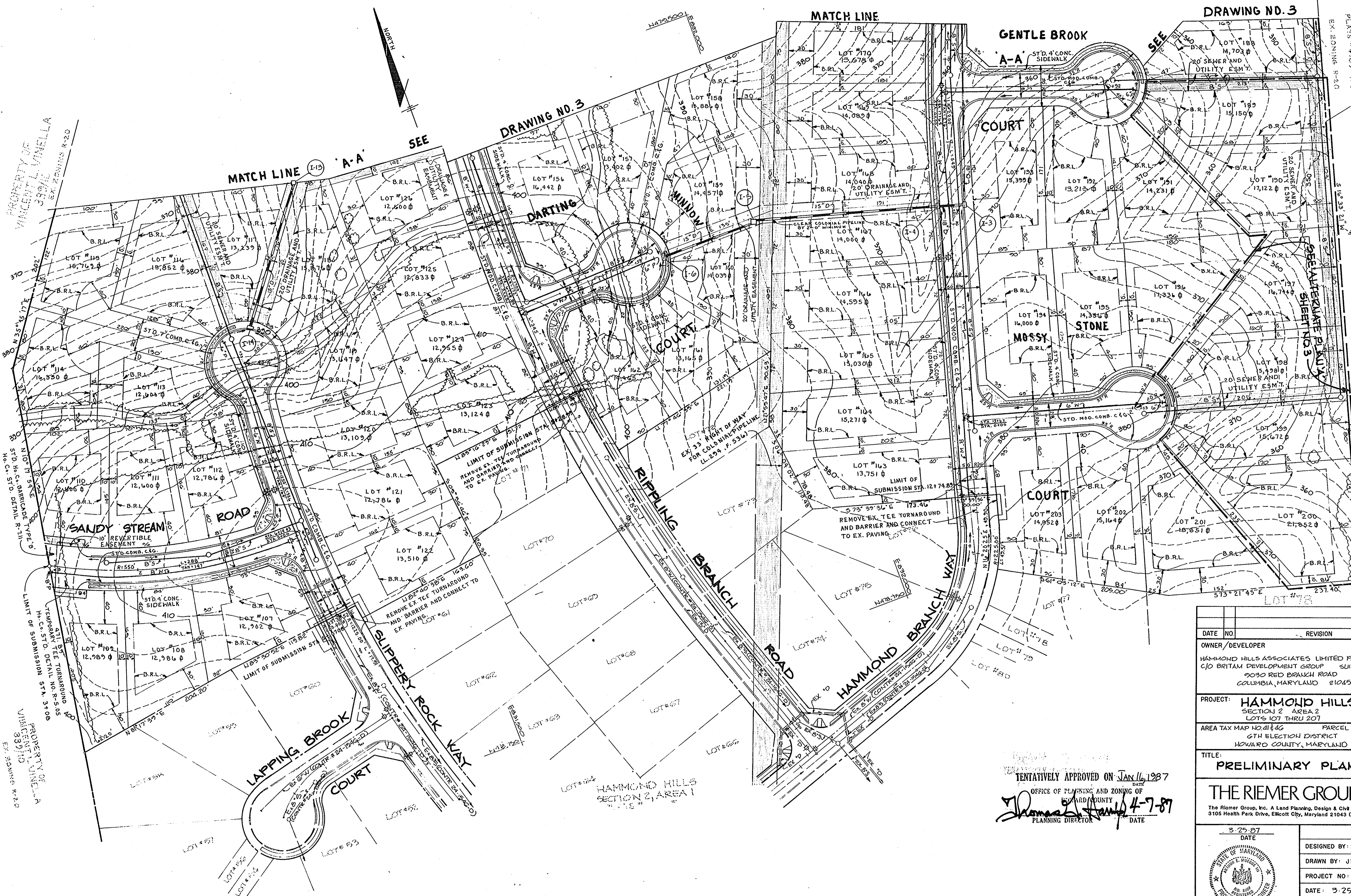
TITLE: **TITLE SHEET**

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2880

DATE: 3-27-87

DESIGNED BY: L.J.D.
 DRAWN BY: J.H.B.
 PROJECT NO: 11708
 DATE: 3-29-87
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 3

ARTHUR E. MUEGGER #8707
 PROFESSIONAL ENGINEER



DRAWING NO. 3

DRAWING NO. 3

MATCH LINE A-A

MATCH LINE

GENTLE BROOK

COURT

COURT

MOSSY STONE

COURT

LAPPING BROOK

COURT

SLIPPERY ROCK WAY

HAMMOND HILLS SECTION 2 AREA 2

HAMMOND BRANCH ROAD

RIPPLING BRANCH ROAD

DARTING ROAD

COURT

WINDY

COURT

SEE SHEET NO. 3

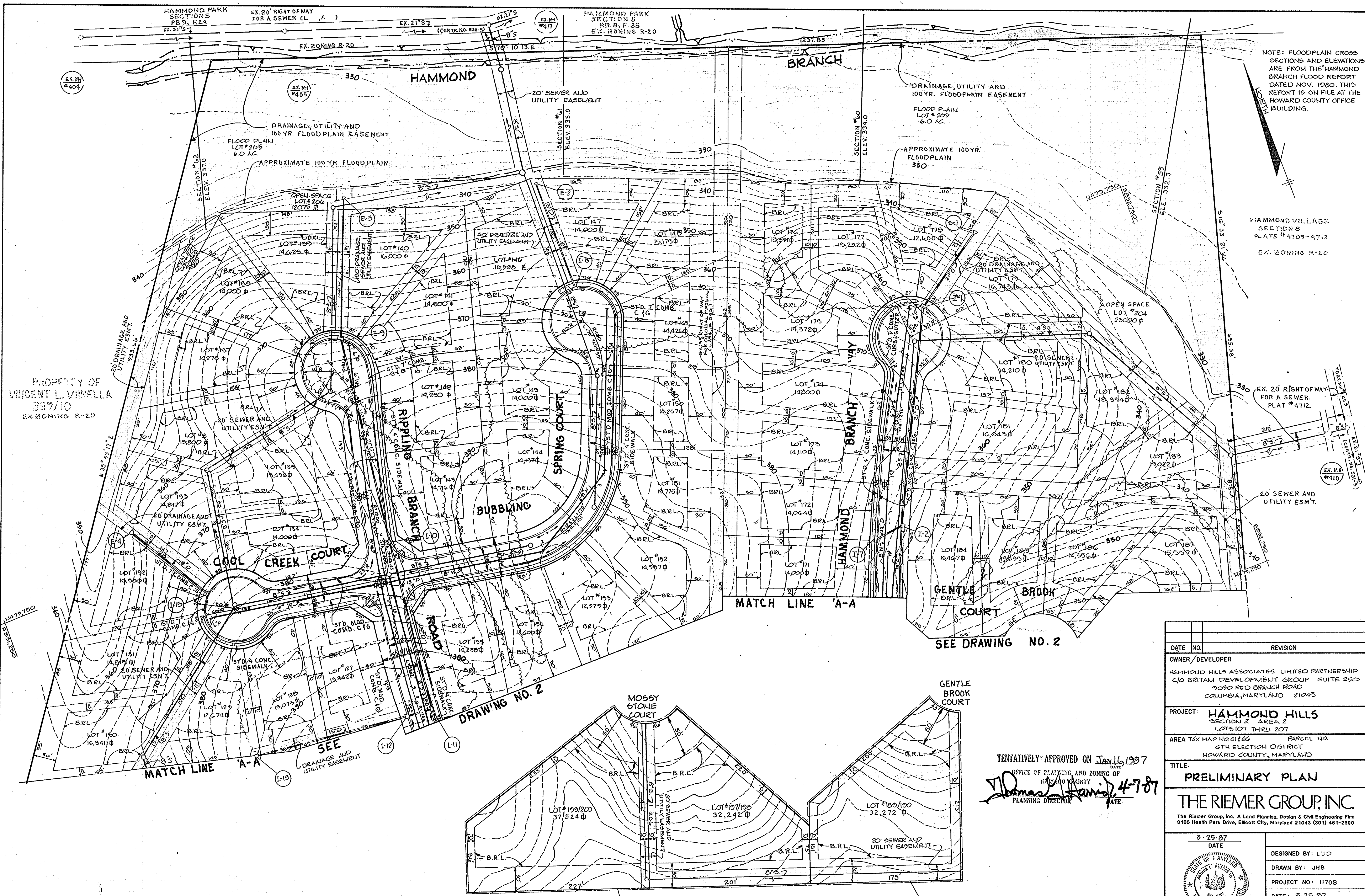
SEE

SEE

TENTATIVELY APPROVED ON JAN 16, 1987
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR

DATE	NO.	REVISION
OWNER/DEVELOPER		
HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP C/O BRITAM DEVELOPMENT GROUP SUITE 250 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045		
PROJECT: HAMMOND HILLS SECTION 2 AREA 2 LOTS 107 THRU 207		
AREA TAX MAP NO. 41426 PARCEL NO. 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 481-2680		
3-25-87		
DATE		
DESIGNED BY: LJD		
DRAWN BY: JHB		
PROJECT NO: 11708		
DATE: 3-25-87		
SCALE: 1"=50'		
DRAWING NO. 2 OF 3		

P-87-28



NOTE: FLOODPLAIN CROSS SECTIONS AND ELEVATIONS ARE FROM THE HAMMOND BRANCH FLOOD REPORT DATED NOV. 1980. THIS REPORT IS ON FILE AT THE HOWARD COUNTY OFFICE BUILDING.

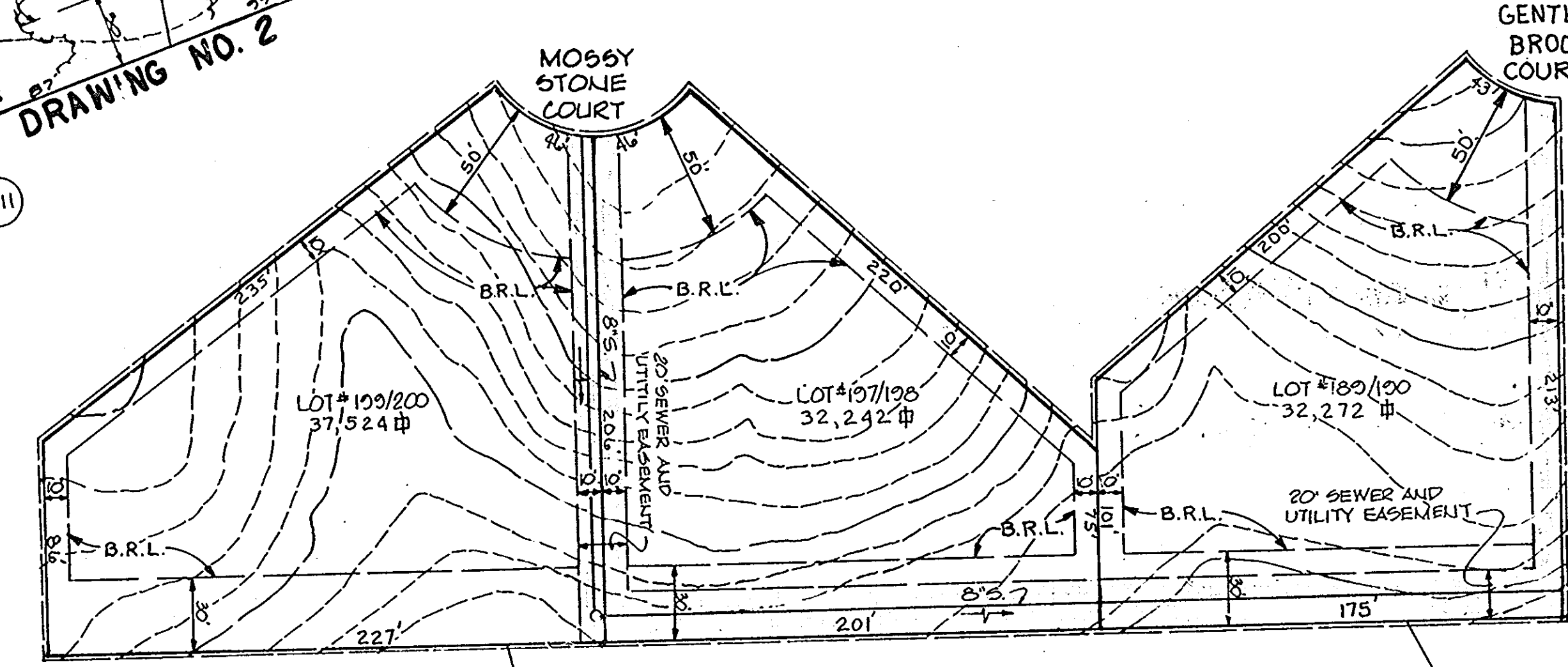
HAMMOND VILLAGE SECTION 8 PLATS # 4709-4713 EX. ZONING R-20

PROPERTY OF VINCENT L. VINELLA 397/10 EX. ZONING R-20

EX. 20' RIGHT OF WAY FOR A SEWER. PLAT # 4712.

20' SEWER AND UTILITY ESMT.

SEE DRAWING NO. 2



ALTERNATE PLAN 'A' SCALE: 1"=90'

TENTATIVELY APPROVED ON JAN 16, 1987
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
Thomas J. Hamond 4-787
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP C/O BRITAM DEVELOPMENT GROUP SUITE 250 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045		
PROJECT: HAMMOND HILLS SECTION 2 AREA 2 LOTS 107 THRU 207		
AREA TAX MAP NO. 4184G PARCEL NO. 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC. The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2680		
3-25-87 DATE		
DESIGNED BY: LJD		
DRAWN BY: JHB		
PROJECT NO: 11708		
DATE: 3-25-87		
SCALE: 1"=90'		
DRAWING NO. 3 OF 3		