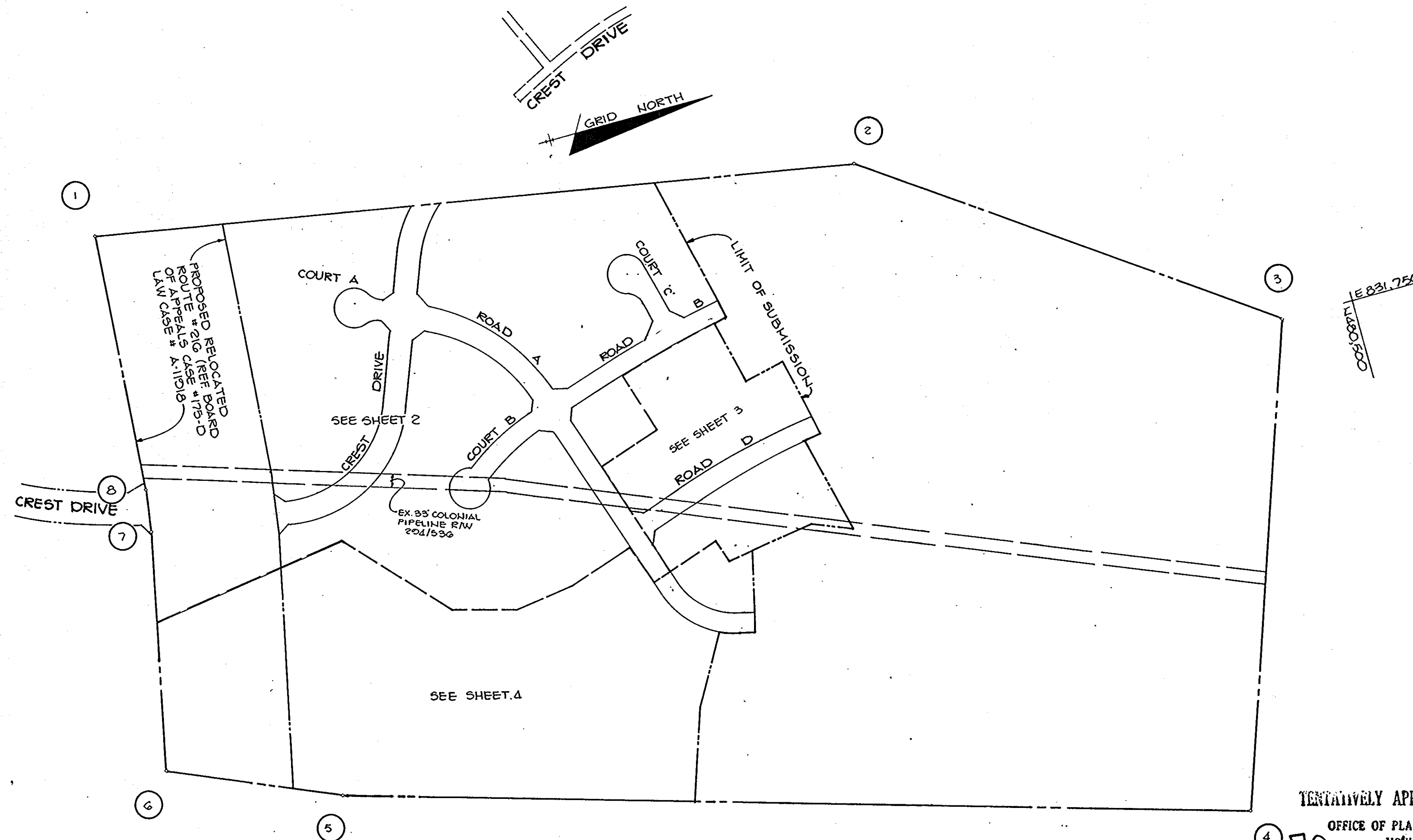
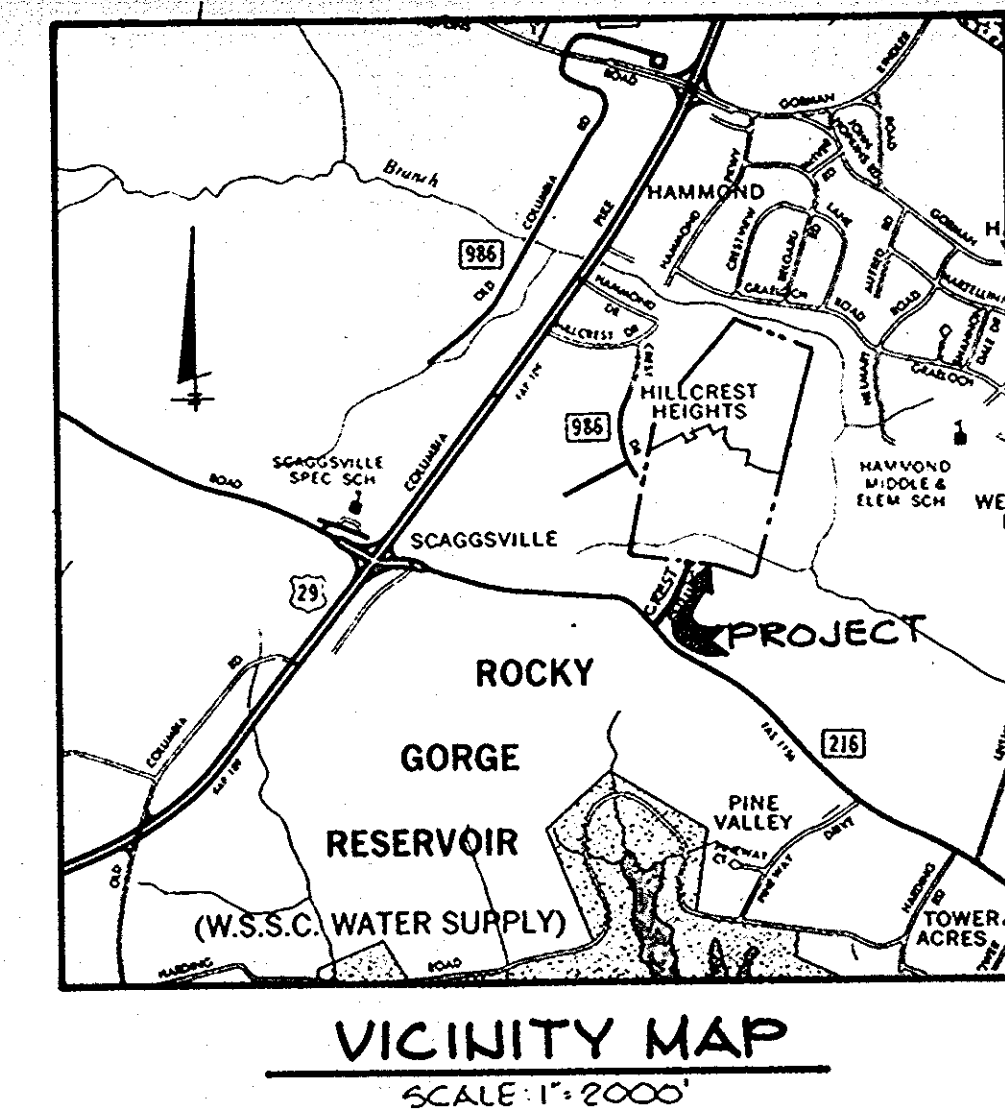


COORDINATES		
NO.	NORTH	EAST
1	477,450.77	830,739.16
2	479,300.29	831,084.31
3	480,311.01	831,747.89
4	479,892.00	832,912.34
5	477,717.80	832,265.89
6	477,297.93	832,085.78
7	477,428.08	831,499.62
8	477,440.97	831,391.42

PRELIMINARY PLAN HAMMOND HILLS SECTION 2 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROAD NAME CHART	
PRELIMINARY PLAN	FINAL PLAN
ROAD 'A'	HAMMOND BRANCH WAY
COURT 'A'	DRAGONFLY COURT
ROAD 'B'	SLIPPERY ROCK WAY
COURT 'B'	SPLASHING BROOK COURT
ROAD 'D'	KIPPLING BRANCH ROAD



DENSITY TABULATIONS		
	SECTION II AREA 1	SECTION II TOTAL
1. Gross Area	52.0 Ac.	95.0 Ac.
2. Floodplain/Steep Slopes	1.4 Ac.	6.3 Ac.
3. Net Area	50.6 Ac.	88.7 Ac.
4. No. of Dwelling Units Allowed (Net Ac. X 2.178 D.U./Ac.)	110 DU.	193 DU.
5. Floodplain Lot Adjustment Lot Allowance (If Utilized)	3 DU.	13 DU.
6. Total No. of Dwelling Units Allowed	113 DU.	206 DU.
7. Total No. of Dwelling Units Proposed	60 DU.	152 DU.
8. Density Per Acre	1.15	1.60

- GENERAL NOTES**
- EXISTING ZONING R-20.
 - GROSS AREA 52.0 ACRES.
 - AREA OF PROPOSED LOTS 37.0 ACRES.
BUILDABLE 29.19 ACRES.
OPEN SPACE 7.81 ACRES.
 - AREA OF PROPOSED ROAD RIGHTS OF WAY 15.0 ACRES.
(INCLUDING RELOCATED MD ROUTE 216)
 - NUMBER OF LOTS PROPOSED 60 LOTS
BUILDABLE 60 LOTS
OPEN SPACE 3 LOTS
FLOODPLAIN 7 LOTS
 - AREA OF 100 YEAR FLOODPLAIN, 25% AND GREATER SLOPES 1.4 ACRES.
 - AREA OF STORMWATER MANAGEMENT FACILITIES 0.4 ACRES.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
 - STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DESIGN MANUAL.
 - LOTS 78 AND 79 WILL BE ACQUIRED BY HOWARD COUNTY DEPARTMENT OF PARKS AND RECREATION.
 - B.P.L. DENOTES BUILDING RESTRICTION LINES.
 - REFERENCED OFFICE OF PLANNING AND ZONING FILE NO. S-84-02, F-86-13.
 - STORM WATER MANAGEMENT SHALL BE ACCOMPLISHED BY AN INFILTRATION.
 - NO FLOODPLAIN LOT ADJUSTMENT LOTS PROPOSED IN THIS SUBMISSION.

TENTATIVELY APPROVED ON JUNE 16, 1986
DATE: 7-2-86
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
Thomas A. Hamner
PLANNING DIRECTOR

PLAN
SCALE 1"=200'

OPEN SPACE TABULATION				
LOT SIZES	NO. OF LOTS	AREA OF LOTS	OPEN SPACE REQUIRED	AREA OF OPEN SPACE REQ.
20,000 OR GREATER	6	10.48 Ac±	6%	0.62 Ac±
18,000 - 19,999	4	1.71 Ac±	10%	0.17 Ac±
16,000 - 17,999	11	4.35 Ac±	20%	0.86 Ac±
14,000 - 15,999	37	12.80 Ac±	30%	3.84 Ac±
TOTALS	60	29.31 Ac±	-	5.39 Ac±

DATE	NO.	REVISION

OWNER/DEVELOPER
HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP
SUITE 210
9030 RIVER BRANCH ROAD
COLUMBIA, MD 21043
(301) 730-0810

PROJECT: **HAMMOND HILLS SECTION 2 AREA 1**

AREA TAX MAP NO. 41440 PARCEL 2
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND 5-84-02

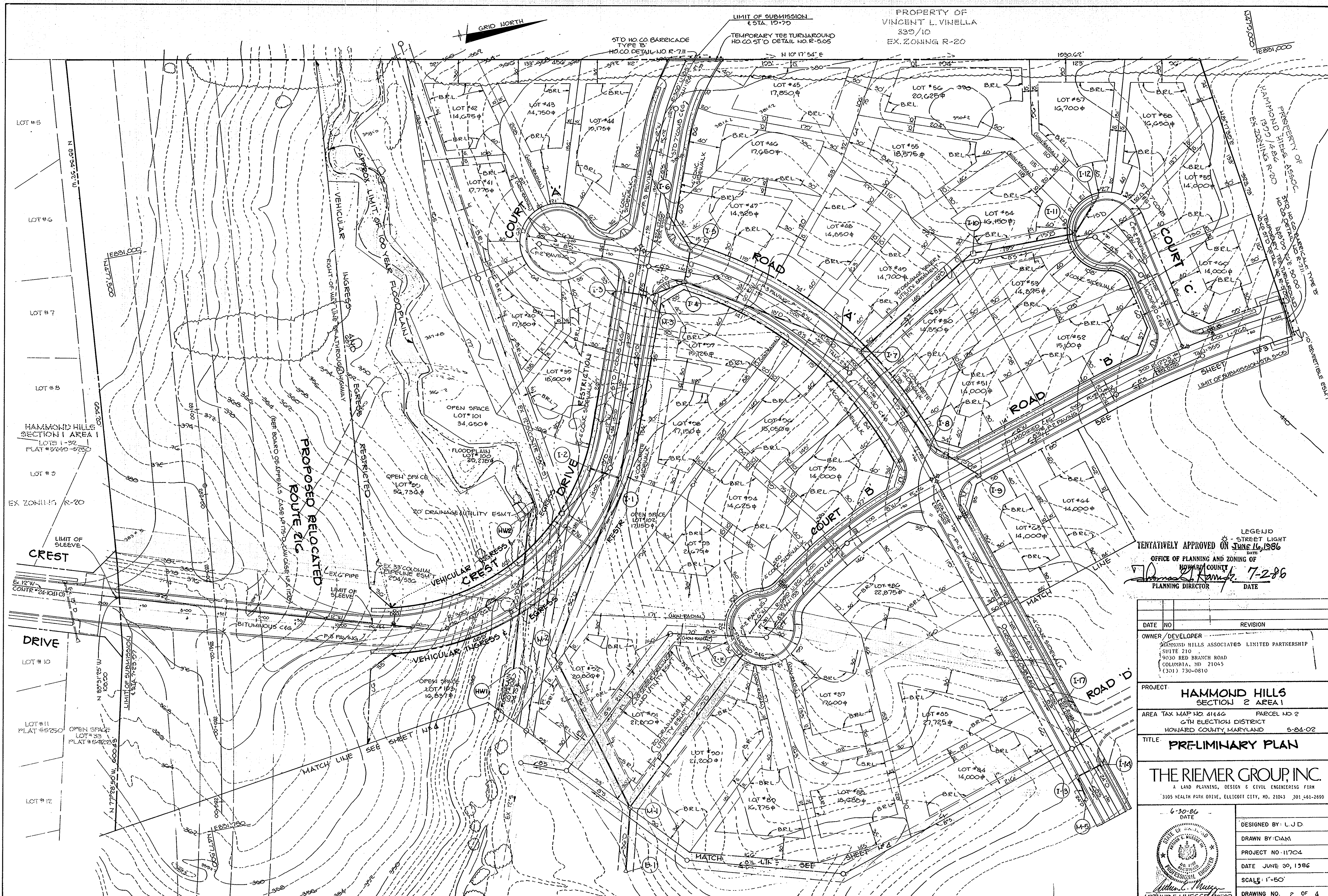
TITLE: **TITLE SHEET**

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

DATE: 6-30-86

DESIGNED BY: L.J.D.
DRAWN BY: DAKI
PROJECT NO: 11702
DATE: JUNE 30, 1986
SCALE: AS SHOWN
DRAWING NO. 1 OF 4

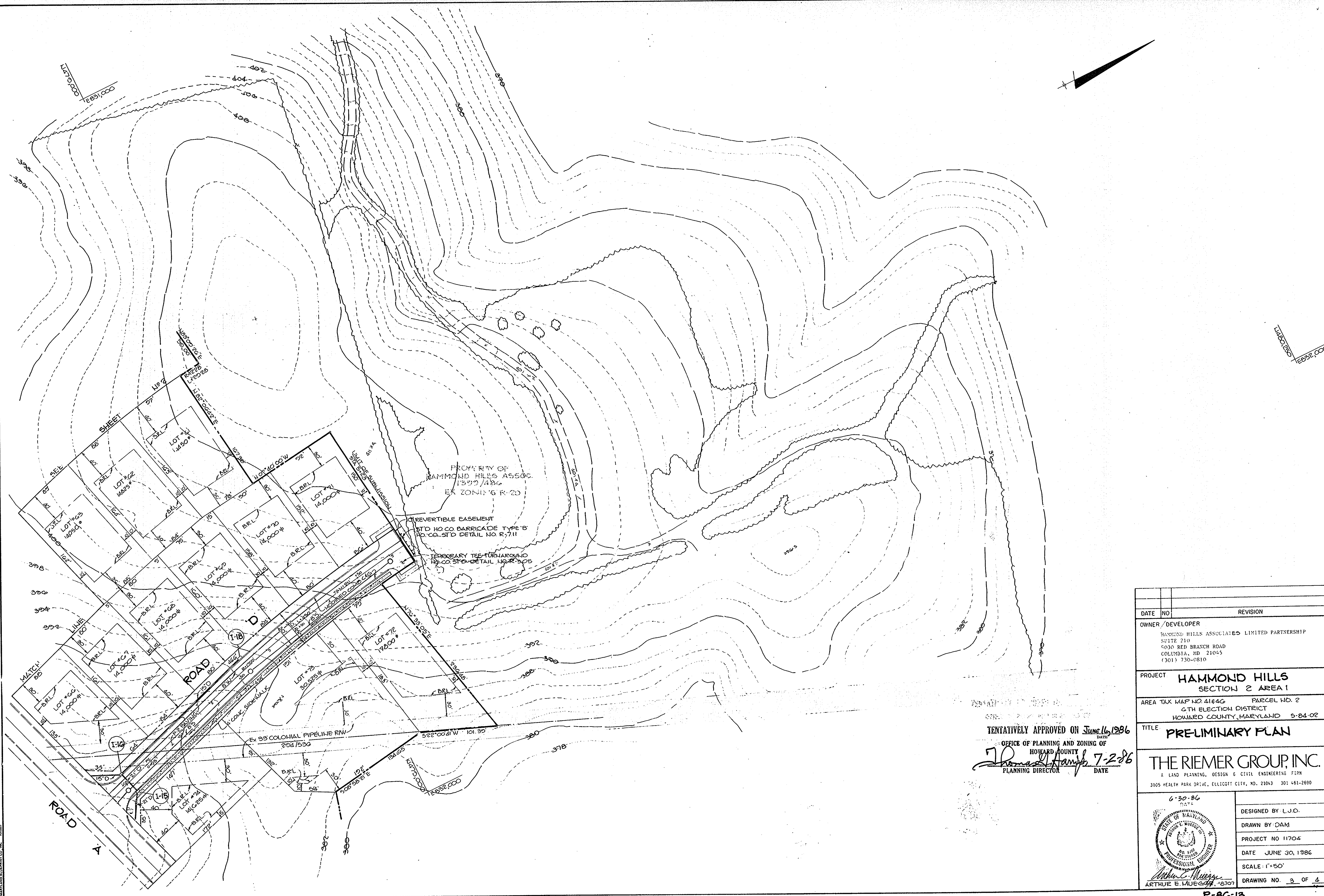
ARTHUR E. MUELLER, III
PROFESSIONAL ENGINEER



PROPERTY OF
VINCENT L. VINELLA
330/10
EX. ZONING R-20

LEGEND
* - STREET LIGHT
TENTATIVELY APPROVED ON JUNE 16, 1986
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas E. Hamph 7-2-86
PLANNING DIRECTOR DATE

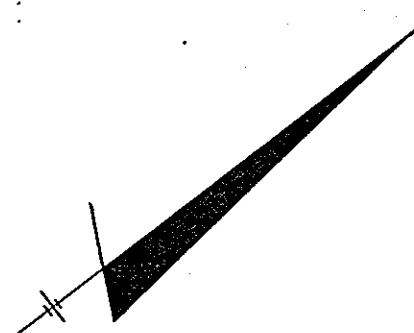
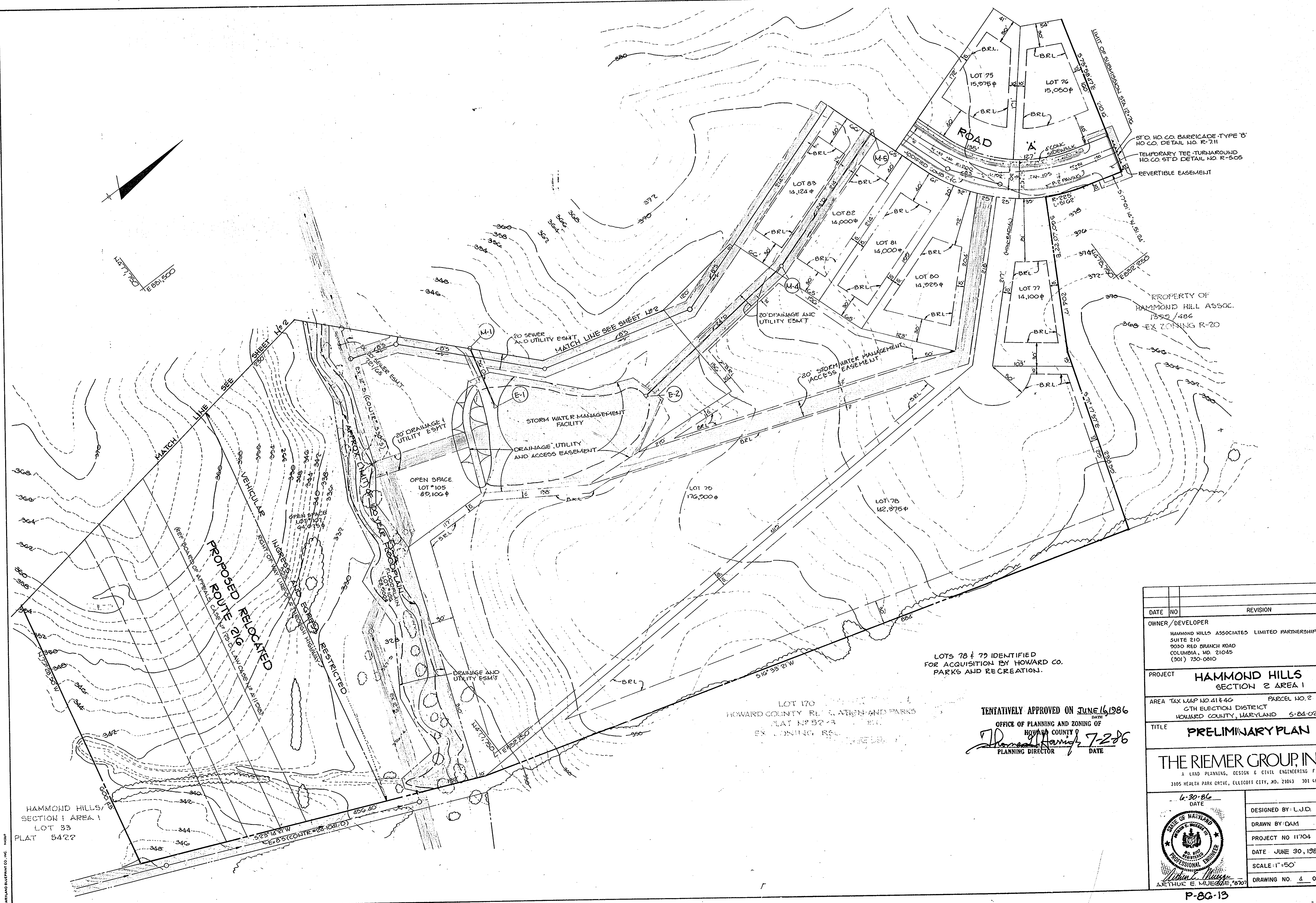
DATE	NO.	REVISION
OWNER/DEVELOPER HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP SUITE 210 3030 RED BRANCH ROAD COLUMBIA, MD 21045 (301) 730-0810		
PROJECT HAMMOND HILLS SECTION 2 AREA 1		
AREA TAX MAP NO. 4144G		PARCEL NO. 2
GTH ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
		5-84-02
TITLE PRELIMINARY PLAN		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLECCOTT CITY, MD. 21043 301-561-2690		
6-30-86 DATE		DESIGNED BY: L.J.D.
		DRAWN BY: DAM
		PROJECT NO. 11704
		DATE JUNE 30, 1986
		SCALE: 1"=50'
		DRAWING NO. 2 OF 4



DATE	NO.	REVISION
OWNER/DEVELOPER		
HAMMOND HILLS ASSOCIATES LIMITED PARTNERSHIP SUITE 210 5030 RED BRANCH ROAD COLUMBIA, MD 21045 (301) 730-0810		
PROJECT		
HAMMOND HILLS SECTION 2 AREA 1		
AREA TAX MAP NO 4184G		PARCEL NO. 2
4TH ELECTION DISTRICT		HOWARD COUNTY, MARYLAND 5-84-02
TITLE		
PRELIMINARY PLAN		
THE RIEMER GROUP, INC.		
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLESGATE CITY, MD. 21043 301 461-2690		
6-30-86 DATE		
DESIGNED BY L.J.D.		
DRAWN BY DAM		
PROJECT NO 11704		
DATE JUNE 30, 1986		
SCALE 1"=50'		
DRAWING NO. 3 OF 4		

TENTATIVELY APPROVED ON June 16, 1986
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas A. Hamp 7-286
 PLANNING DIRECTOR DATE





STD HO CO BARRICADE TYPE 'B'
HO CO DETAIL NO R-7.11
TEMPORARY TEE-TURNAROUND
HO CO STD DETAIL NO R-505
REVERTIBLE EASEMENT

PROPERTY OF
HAMMOND HILL ASSOC.
1352/486
EX ZONING R-20

LOTS 78 & 79 IDENTIFIED
FOR ACQUISITION BY HOWARD CO.
PARKS AND RECREATION.

LOT 170
HOWARD COUNTY RECREATION AND PARKS
PLAT NO 52-3
EX ZONING RES

TENTATIVELY APPROVED ON JUNE 16, 1986
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
John A. Hamrick 7-286
PLANNING DIRECTOR DATE

HAMMOND HILLS
SECTION 1 AREA 1
LOT 33
PLAT 54-22

DATE	NO	REVISION
OWNER/DEVELOPER		
HAMMOND HILLS ASSOCIATED LIMITED PARTNERSHIP SUITE 210 9030 RED BRANCH ROAD COLUMBIA, MD 21045 (301) 730-0810		
PROJECT		
HAMMOND HILLS SECTION 2 AREA 1		
AREA TAX MAP NO. 41 & 40 PARCEL NO. 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND 5-24-02		
TITLE		
PRELIMINARY PLAN		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLECCOTT CITY, MD. 21043 301 461-2690		
6-30-86 DATE		
DESIGNED BY: L.J.D.		
DRAWN BY: DAM		
PROJECT NO 11704		
DATE JUNE 30, 1986		
SCALE: 1"=50'		
DRAWING NO. 4 OF 4		

