

GENERAL NOTES

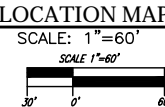
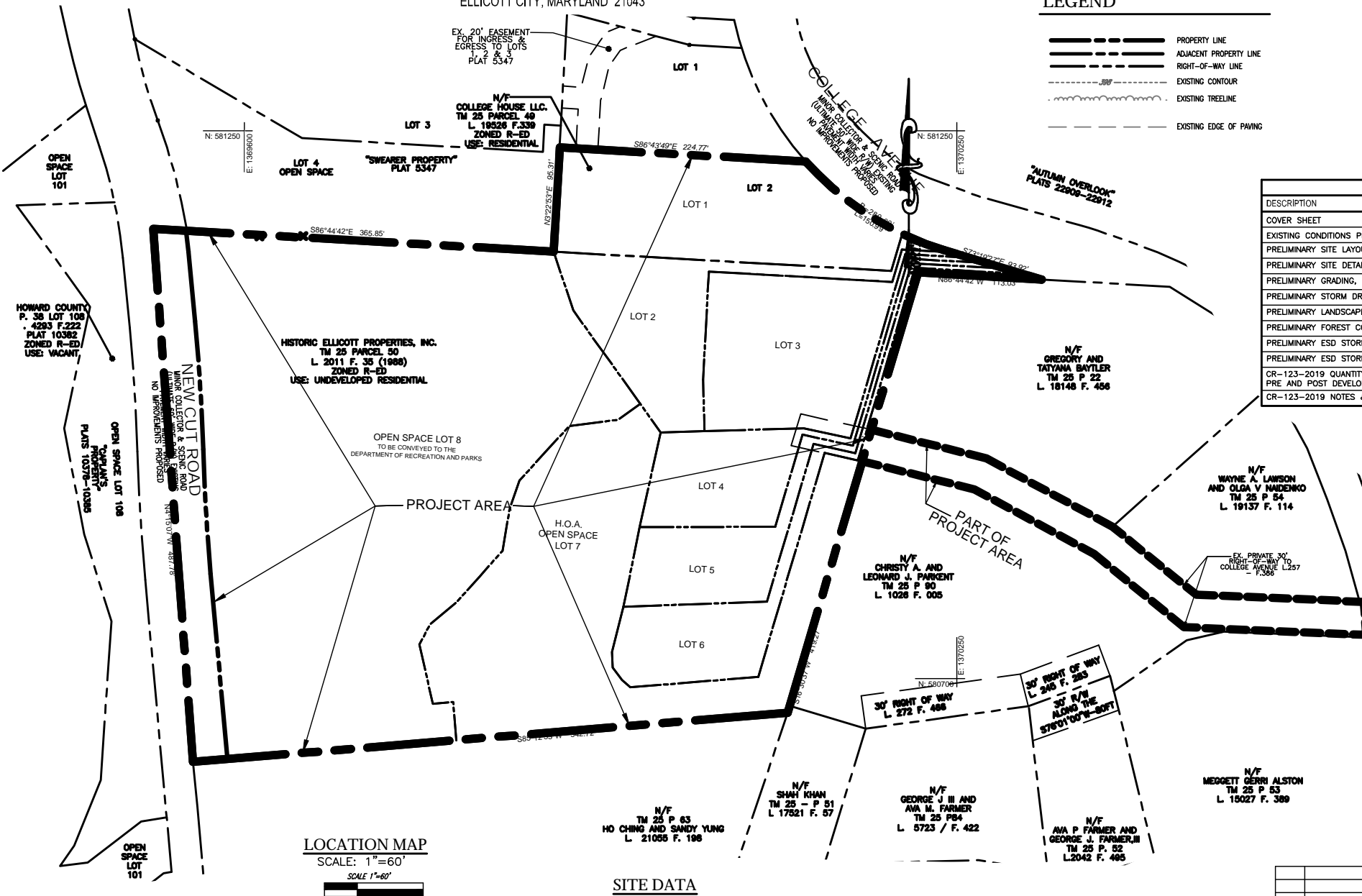
- 1. PROJECT BACKGROUND: SUBDIVISION NAME: PARCEL 50 - NEW CUT ROAD... 2. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS... 3. THE EXISTING TOPOGRAPHY SHOWN HEREIN IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY... 4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP... 5. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP... 6. THERE IS AN EXISTING HOME TO REMAIN ON PARCEL 49 EX. LOT 2 (PROPOSED LOT 1)... 7. ENVIRONMENTAL SITE DESIGN (ESD) STORMWATER MANAGEMENT FOR THE PROJECT IS BEING ACHIEVED THROUGH THE USE OF: -M-6 MICRO BIOTENTION FACILITIES -A-2 PERMEABLE SURFACE DRIVEWAYS -M-5 DRYWELLS -C-1 GRAVEL TRENCH (DRY WELL) -F-1 SURFACE SAND FILTER BMP FACILITY... 8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT... 9. THE SUBJECT PROPERTY IS ZONED "R-ED" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN... 10. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY GIS AND FIELD SURVEYS... 11. THE COORDINATES SHOWN HEREIN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL... 12. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY... 13. NO FLOODPLAIN IS LOCATED ON SITE... 14. THERE ARE STEEP SLOPES WITH CONTIGUOUS AREAS OVER 20,000 SF LOCATED ON SITE... 15. A WETLAND, FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN REPORT WAS PERFORMED BY ECO-SYSTEMS PROFESSIONALS, INC. DATED NOVEMBER 3, 2022 BY MR. BRODY MCALLISTER... 16. FOREST CONSERVATION EASEMENTS HAVE PRELIMINARILY BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 17. THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS WITHIN THE LIMIT OF DISTURBANCE... 18. COLLEGE AVENUE IS A SCENIC ROAD, MINOR COLLECTOR / NEW CUT ROAD IS A SCENIC ROAD, MINOR COLLECTOR... 19. UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.06 AT COLLEGE AVENUE... 20. DRIVEWAYS(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT... 21. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 27, 2024 AT THE HOWARD COUNTY LIBRARY SYSTEM-MILLER BRANCH... 22. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 23. IN ACCORDANCE WITH SECTION 16.121(A)(4)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 24. THE ENVIRONMENTAL CONCEPT PLAN (ECP-23-047) WAS APPROVED ON AUGUST 15, 2024... 25. THE TRAFFIC STUDY FOR THIS PROJECT, TITLED "NEW CUT ROAD SITE", WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED APRIL 5, 2024 AND WAS APPROVED IN XXXX, 2024... 26. THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM... 27. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 28. IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL - VOLUME 3, CHAPTER 2 - SECTION 2.9.B AND THE HOWARD COUNTY ZONING REGULATIONS SECTION 13.3.D.2.a, OFF-STREET PARKING IS REQUIRED AT 2.0 SPACES PER UNIT... 29. ALL WATER CONNECTIONS SHALL BE 1.5" WITH 1" OUTSIDE METER SETTINGS... 30. IN ACCORDANCE WITH SECTION 107.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS... 31. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS... 32. A GEOTECHNICAL INVESTIGATION WAS COMPLETED BY FROHLING & ROBERTSON, INC. AND SUMMARIZED IN THE REPORT TITLED "REPORT OF GEOTECHNICAL STUDY" DATED MARCH 29, 2024... 33. TRAFFIC CONTROL DEVICES: A. THE R-1(10) STOP SIGN AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT... 34. THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT...

OPEN SPACE TABULATION:

IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIRED FOR THIS R-ED PROJECT IS 50% OF GROSS AREA (7.33 AC. GROSS AREA x 50% = 3.67 AC.) TOTAL REQUIRED: 3.67 AC TOTAL PROVIDED: 4.39 AC

PRELIMINARY EQUIVALENT SKETCH PLAN TIMBER WOODS

LOTS 1-6 AND OPEN SPACE LOTS 7&8 PARCEL 50 (L.2011 / F.35) AND A RESUBDIVISION OF SWEAVER PROPERTY LOT 2 - PLAT 5347 NEW CUT ROAD ELLICOTT CITY, MARYLAND 21043

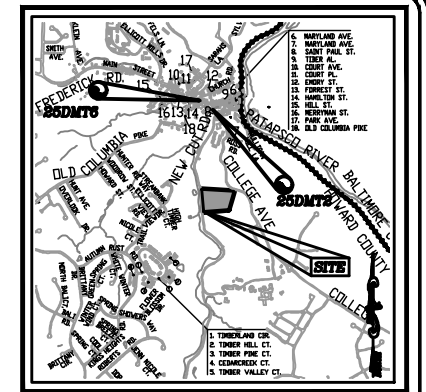


LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY LINE
EXISTING CONTOUR
EXISTING TREELINE
EXISTING EDGE OF PAWING

BENCHMARKS

HOWARD COUNTY BENCHMARK 25DM16 N 583057.566 E 1.369,561.591 NAVD88 ELEV. 149.681
HOWARD COUNTY BENCHMARK 25DM12 N 583000.850 E 1.369820.612 NAVD88ELEV. 133.996



SHEET INDEX table with columns for DESCRIPTION and SHEET NO. listing various site plan components and their corresponding sheet numbers.

SITE DATA

- A. TOTAL PROJECT AREA: 6.9882 AC
B. AREA OF PLAN SUBMISSION: 7.34 AC
C. AREA OF WETLANDS AND BUFFERS: 0.00 AC
D. AREA OF 100 YEAR FLOODPLAIN: 0.00 AC (WITHIN PROJECT SITE)
E. AREA OF FOREST: 5.7 AC (WITHIN PROJECT SITE)
F. AREA OF STEEP SLOPES (15% OR GREATER): 1.61 AC WITHIN PROJECT SITE
G. AREA OF ERODIBLE SOILS: 2.73 AC (INSIDE OF LOD FOR SLOPES GREATER THAN 15%)
H. LIMIT OF DISTURBANCE: 3.25 AC
I. PROPOSED SITE = 2.84 AC
J. PROPOSED USES FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
K. PROPOSED IMPERVIOUS AREA: 0.8 AC WITHIN PROJECT SITE
L. PRESENT ZONING DESIGNATION: R-ED
M. TOTAL NUMBER OF UNITS ALLOWED: 6 (6.98-3.5 = 3.48 x 2 = 6.96)
N. TOTAL NUMBER OF UNITS PROPOSED: 6 (5 PROPOSED, 1 EX. TO REMAIN)
O. DPZ FILE REFERENCES: SEE NOTE 24

PARKING TABULATION:

- SINGLE FAMILY DETACHED (SFD) = 6 LOTS (1 EXISTING TO REMAIN)
TOTAL NUMBER OF DWELLING UNITS PROPOSED : 5
1. OFF-STREET PARKING REQUIRED: 2 SPACES PER UNIT = 6 x 2 = 12
2. VISITOR PARKING REQUIRED: SFD - 5 UNITS @ 0.5 SPACES PER UNIT 6 x 0.5 = 3 SPACES REQUIRED
TOTAL OFF STREET PARKING REQUIRED: 15
SFD = 2 GARAGE / 2 DRIVEWAY
2 SPACES IN GARAGE = 12 SPACES (FOR 6 UNITS)
2 SPACES ON DRIVEWAY = 12 SPACES (FOR 6 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: 24 OFF-STREET
* EXISTING HOME HAS A 2-CAR GARAGE

MOODBOARD table with columns for MOODBOARD ITEM, QUANTITY, and UNIT. Includes items like SFD Units, MIHU Agreements, and MIHU Fees.

SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS table with columns for ITEM, DATE OF REPORT, and DATE OF COUNTY. Lists various traffic analysis items and their completion dates.

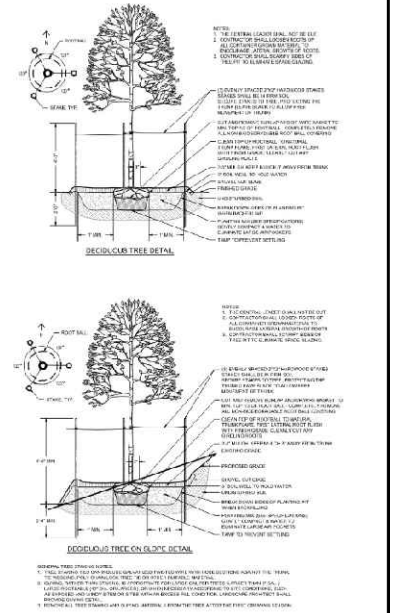
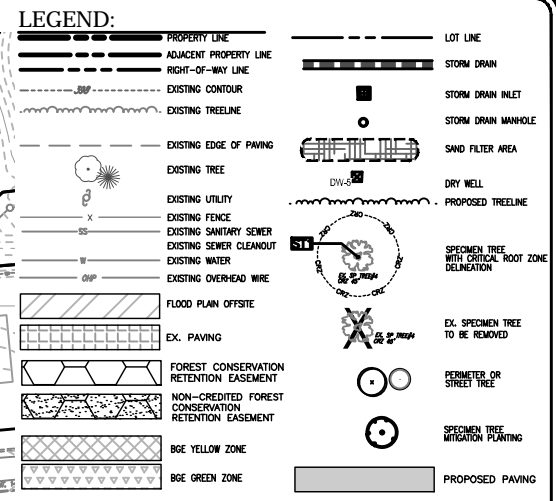
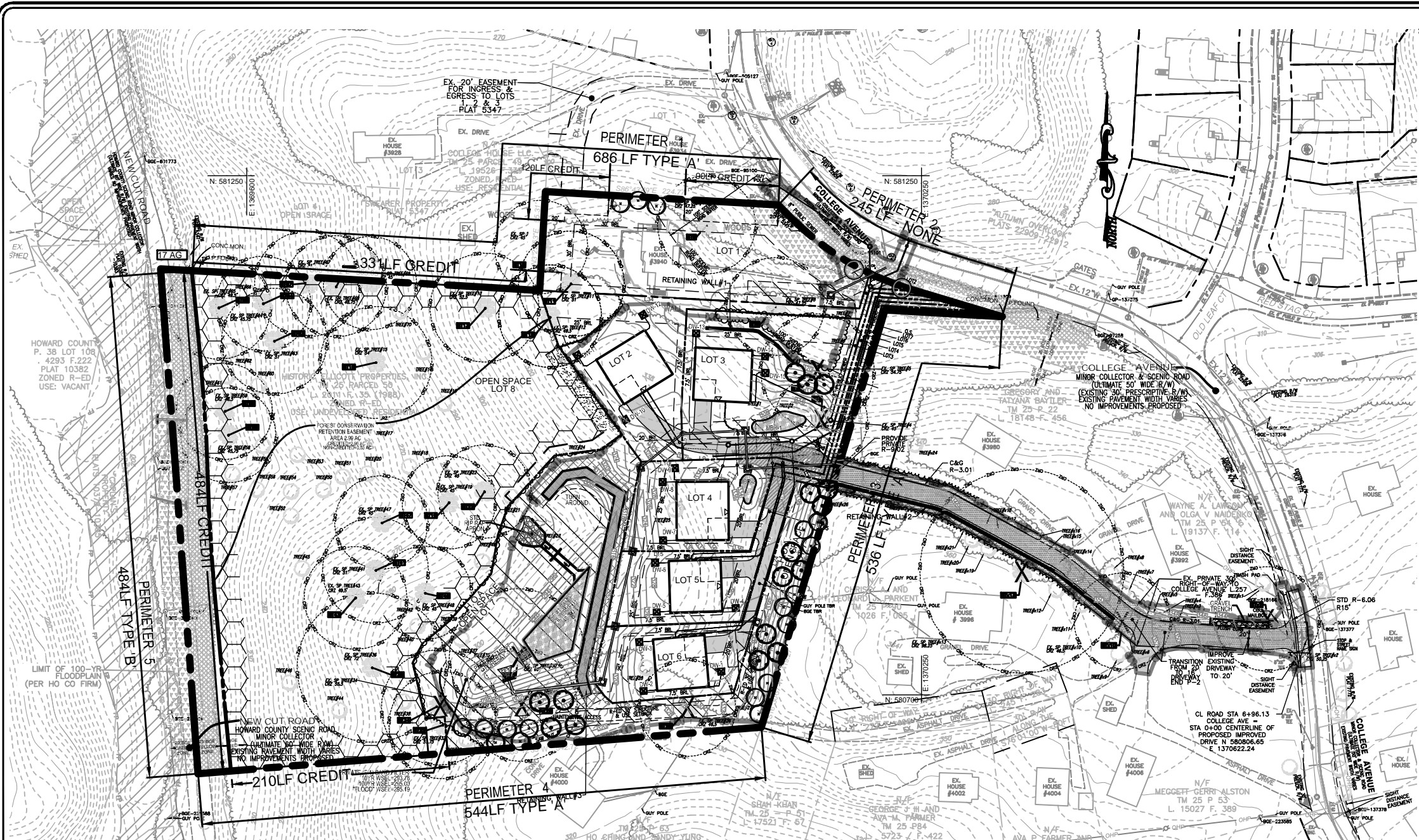
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

APPROVED PLANNING BOARD OF HOWARD COUNTY
PB # XXX
XX XX, 2026
DATE

REVISION table with columns for NO., REVISION, and DATE. Shows a single revision entry.

COVER SHEET TIMBER WOODS
LOTS 1-6 AND OPEN SPACE LOTS 7&8
PARCEL 50 (L.2011 / F.35) AND
A RESUBDIVISION OF SWEAVER PROPERTY LOT 2 - PLAT 5347
ELLICOTT CITY, MARYLAND 21043
ZONED: R-ED
EXSITE ENGINEERING AND SURVEYING, LLC
8165 Cypress Cedar Lane - Suite 201
Ellicott City, Maryland 21117
Tel: 410-320-8517 - connect@exsite-llc.com

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE: 01-03-2028
DESIGN BY: EXSITE
DRAWN BY: EDS
CHECKED BY: EXSITE
DATE: MARCH 2026
SCALE: AS SHOWN
W.O. NO.: 25-010
1 SHEET OF 12



SCHEDULE A PERIMETER LANDSCAPE EDGE

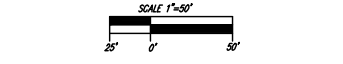
CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES				TOTAL
	1	2	3	4	
PERIMETER FRONTAGE DESIGNATION	A	B	C	D	
LANDSCAPE TYPE	1	2	3	4	5
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	686	245	536	543	484
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES 541	NO	NO	YES 210	YES 484
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	149	0	536	333	18
SHADE TREES	149	0	150	9	160
SHRUBS	1.8	1.8	1.8	0.7	1.8
NUMBER OF PLANTS PROVIDED	3	0	9	6	18
SHADE TREES	3	0	9	6	18
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	127
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED					

LANDSCAPE NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- EXISTING TREES USED FOR CREDIT MUST BE MAINTAINED OR REPLACED TO KEEP IN COMPLIANCE WITH APPROVED PLANS. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.
- SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BASED ON THE NUMBER OF PLANTINGS REQUIRED.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=50'



TRASH PAD LANDSCAPING

SYMBOL	QTY.	DESCRIPTION	SIZE	REMARKS
	5	TAXUS CUSPIDATA 'NANA' OR JAPANESE YEW OR EQUAL	MIN. 24" HEIGHT	B & B

* TO BE DETERMINED AT FINAL PLAN

SCHEDULE C' STREET TREE PLANTING

STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
NEW CUT RD	484/30	16	0 (1)
COLLEGE AVENUE	245/30	8	2 (2)

(1) EXISTING VEGETATION TO REMAIN ALONG SCENIC ROAD
(2) 185 LF EXISTING VEGETATION TO REMAIN. PLANTINGS SHALL CONFORM WITH BOE REQUIREMENTS

PUBLIC STREET TREES AND TRASH PAD PLANTINGS ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(A)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$,750 (2 STREET TREES @ \$300) AND 5 TRASH PAD SHRUBS @ \$150 SHALL BE POSTED AS PART OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS COST ESTIMATE.

NOTES:

- ALL STREET TREES AND/OR SIGN SHALL BE LOCATED 5' MIN. FROM PROPOSED DRAINAGE, UTILITY STRUCTURE.
- THERE SHOULD BE A MINIMUM OF 20' BETWEEN STREET LIGHTS AND STREET TREES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

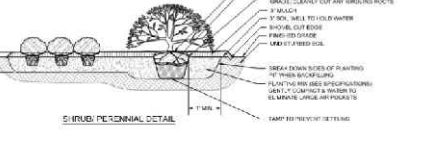
PLANNING DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

PB # XXX
XX, XX, 2026
DATE _____

BOE NOTES:

- THE REQUIREMENT FOR TREE TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE POWER LINES OR TRANSMISSION TOWER SHALL BE THE OWNER'S RESPONSIBILITY TO OBTAIN A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS TO REMOVE OR TRIM THE TREE. THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR RELOCATION OF TREES TO THE SIDE OF THE ROAD OR TO THE SIDE OF THE STREET. THE DEPARTMENT OF PLANNING AND ZONING WILL DETERMINE THE TREE'S LOCATION AND COMPENSATING THE SAFETY OF A TRANSMISSION LINE LOCATION WITHIN A FOREST CONSERVATION EASEMENT. A LETTER SPECIFYING THE LOCATION AND SCOPE OF THE TREE TO BE REMOVED OR TRIMMED SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE START OF CONSTRUCTION. CALL TREE REMOVAL TO WORK UP THE LOCATION OF EXISTING GAS LINE BEFORE PLANTING STREET TREES ALONG COLLEGE AVENUE AND NEW CUT ROAD & PLANT STREET TREES TO ANY FROM EXISTING GASLINE AS REQUIRED.



NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
PRELIMINARY LANDSCAPE PLAN
TIMBER WOODS
LOTS 14 AND OPEN SPACE LOTS 7 & 8
A RESUBDIVISION OF SWEAHER PROPERTY LOT 2 - PLAT 5347
ELlicott CITY, MARYLAND 21043
ZONED: R-ED
PARCEL A9 (LOT2) & 50 HOWARD COUNTY, MARYLAND

EXSITE
ENGINEERING
AND
SURVEYING, LLC
8165 Cypress Cedar Lane - Suite 201
Ellicott City, Maryland 21043
Tel: 410-320-8517 - connect@exsite-llc.com

TAX MAP 25 GRID 14
2ND ELECTION DISTRICT

DESIGN BY: EXSITE
DRAWN BY: EDS
CHECKED BY: EXSITE
DATE: MARCH 2026
SCALE: AS SHOWN
W.O. NO.: 25-010

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639 EXPIRATION DATE: 01-03-2028

7 SHEET OF 12

ERIC D. SALM, PLS No.21639

New Cut Road

Old Leaf Court

College Avenue

New Access Drive

Existing Drive to be Improved

Existing Drives to Remain

Lot 1
Existing House to Remain

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Existing House to Remain

Open Space Lot 8
3.038 Acres to be Conveyed to the Department of Recreation and Parks

Forest Conservation Retention Easement
2.99 Acres

H.O.A Open Space Lot 7

Sand Filter

H.O.A Open Space - Lot 7

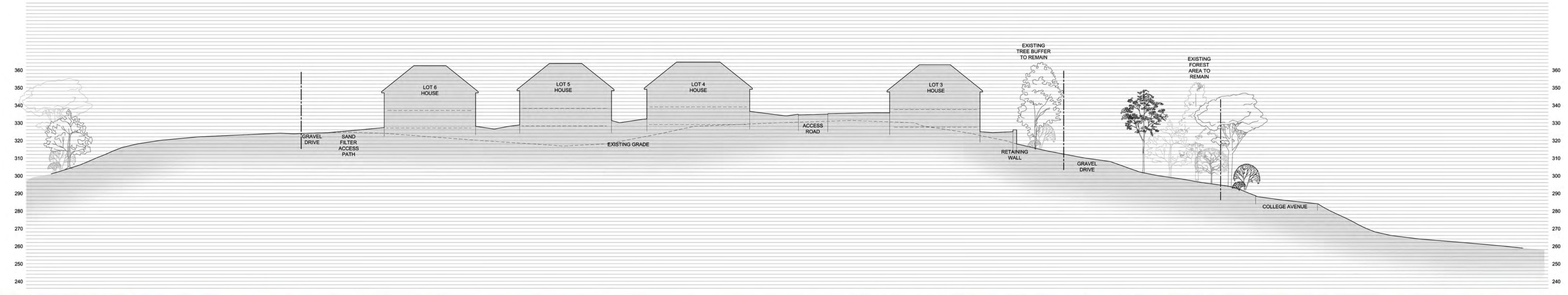
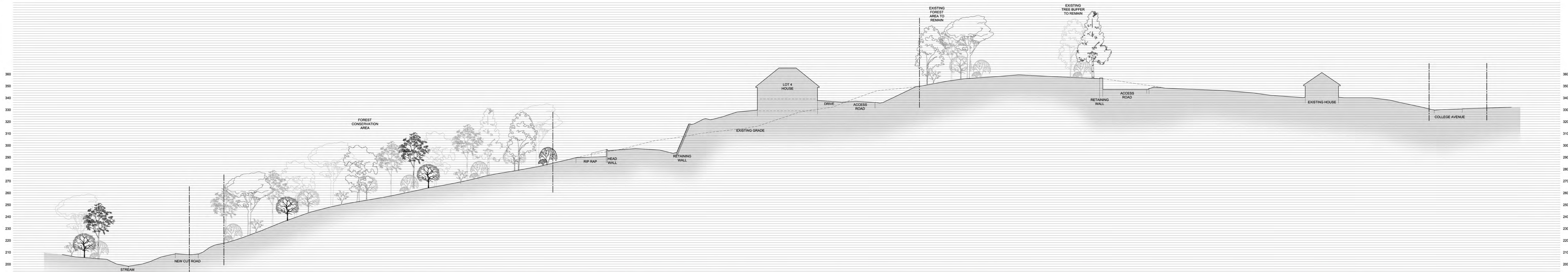


1" = 100'
(at 11 X 17)

EXSITE
ENGINEERING
AND
SURVEYING, LLC

Timber Woods

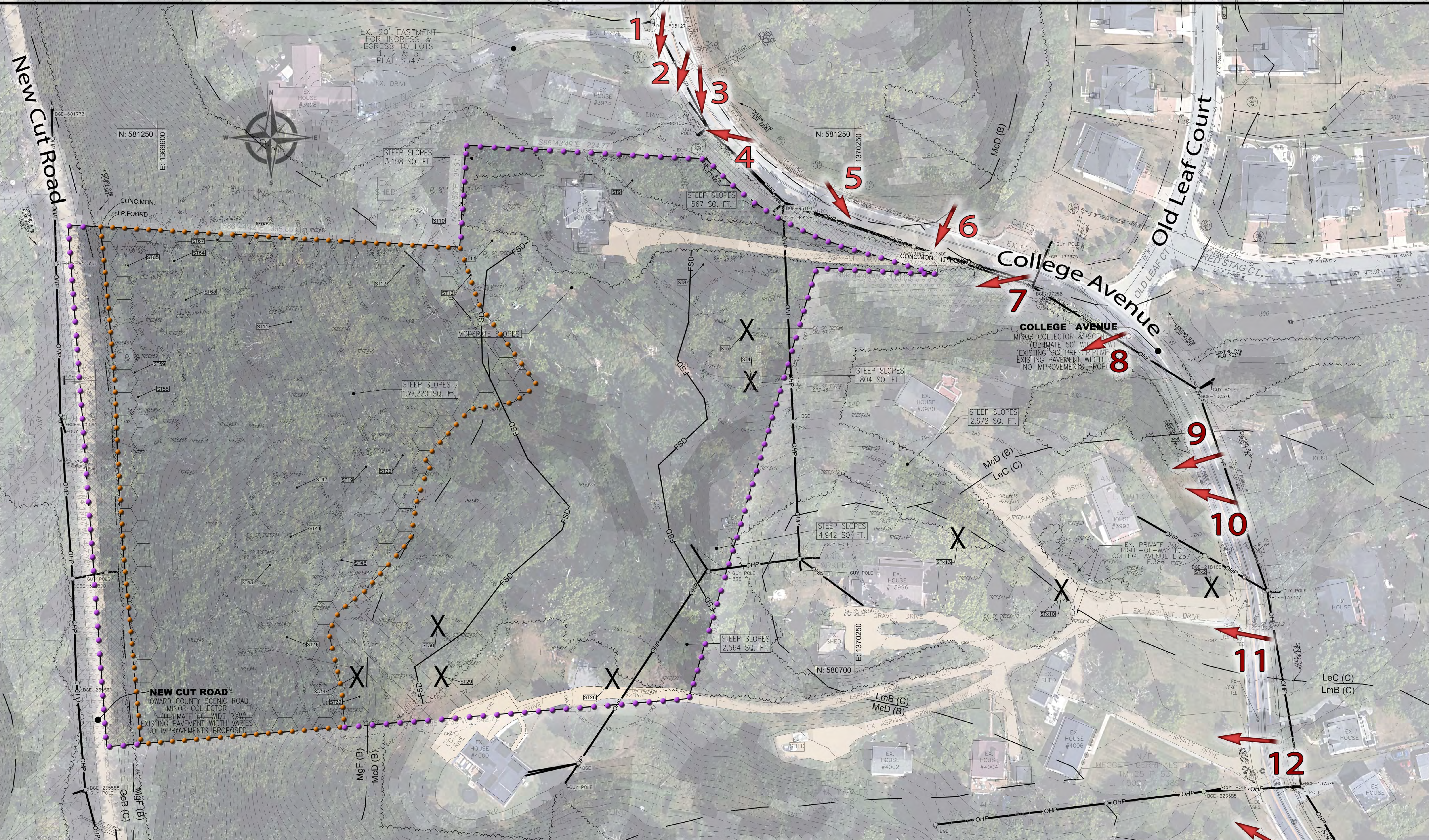
Lots 1-6 and Open Space Lots 7 & 8



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Timber Woods

Lots 1-6 and Open Space Lots 7 & 8



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AND
SURVEYING, LLC

Timber Woods

Lots 1-6 and Open Space Lots 7 & 8

New Court



1



2



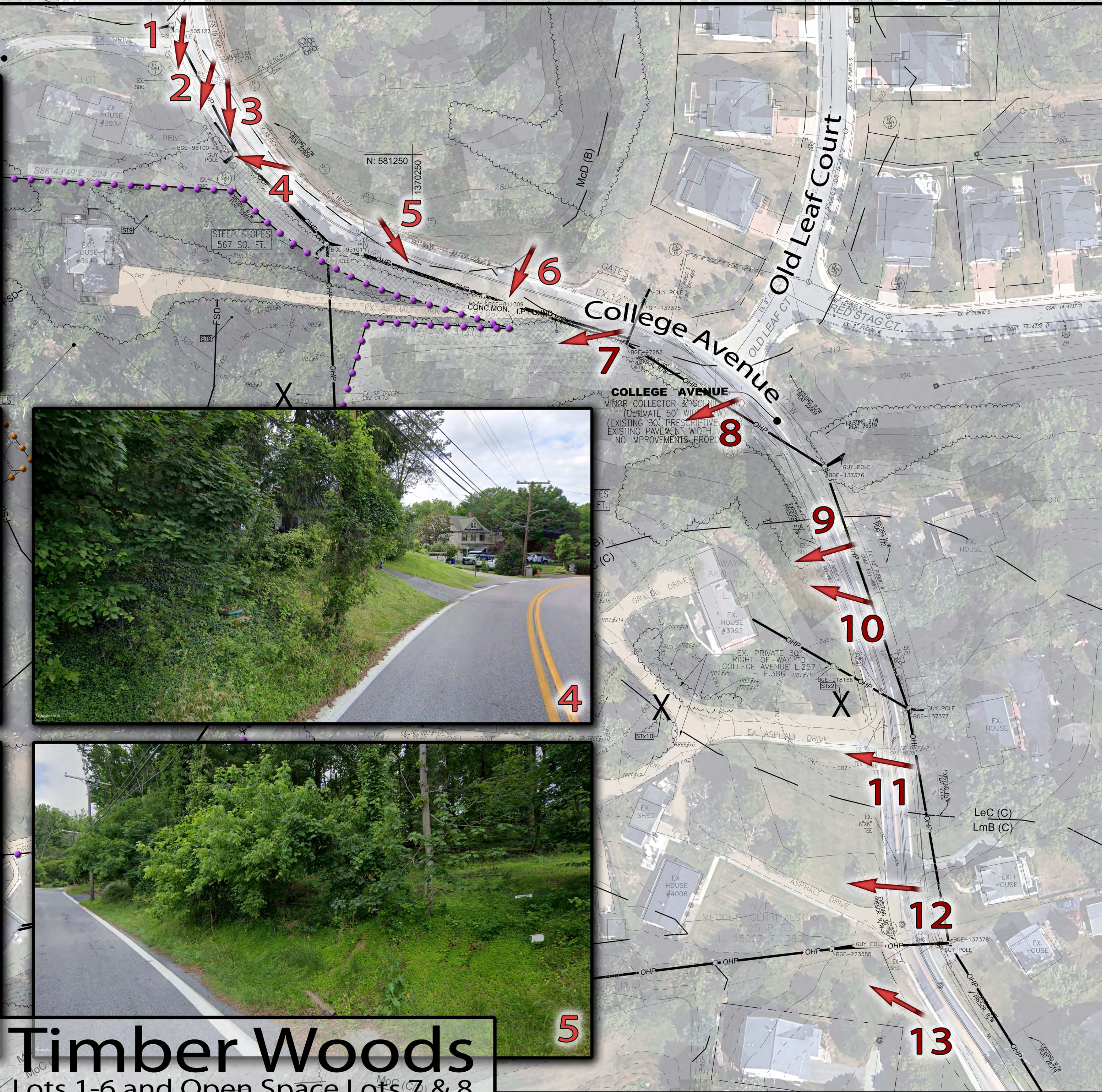
3



4



5

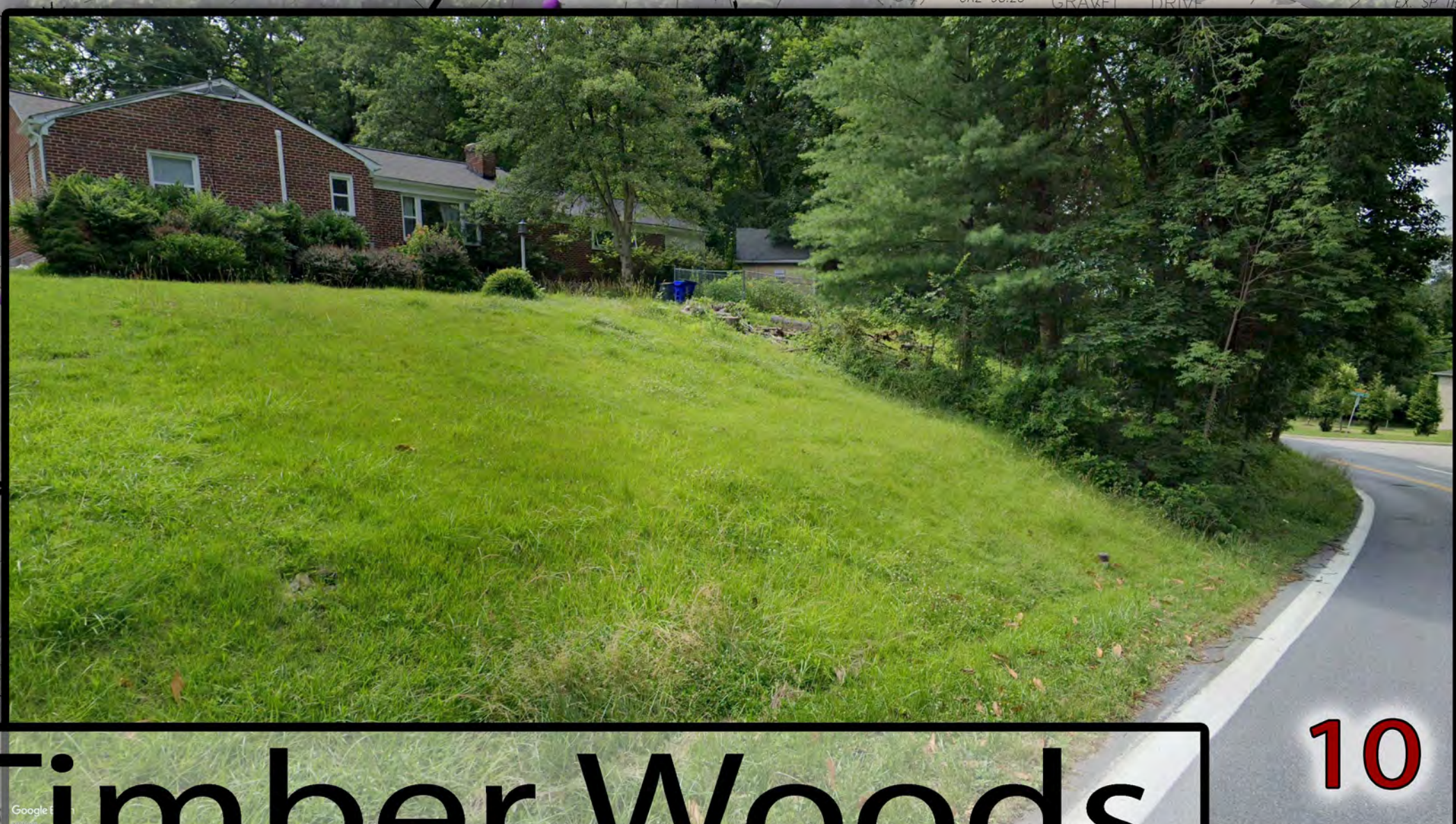
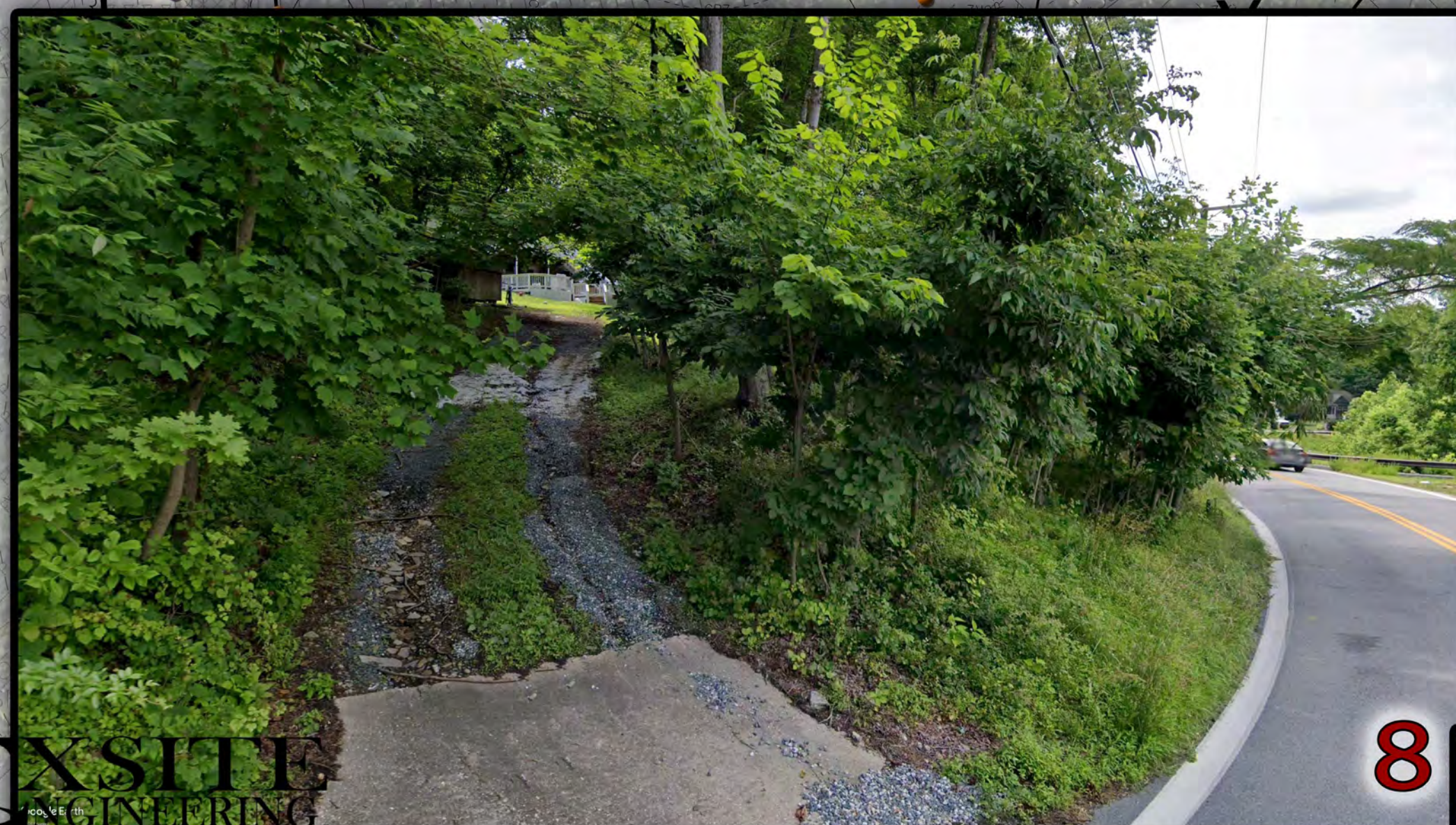


EXSITE
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Timber Woods

Lots 1-6 and Open Space Lots 7 & 8

New Court



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Lots 1-6 and Open Space Lots 7 & 8

