

SP-24-003

Timber Woods

Lots 1-6 & Open Space Lots 7 & 8

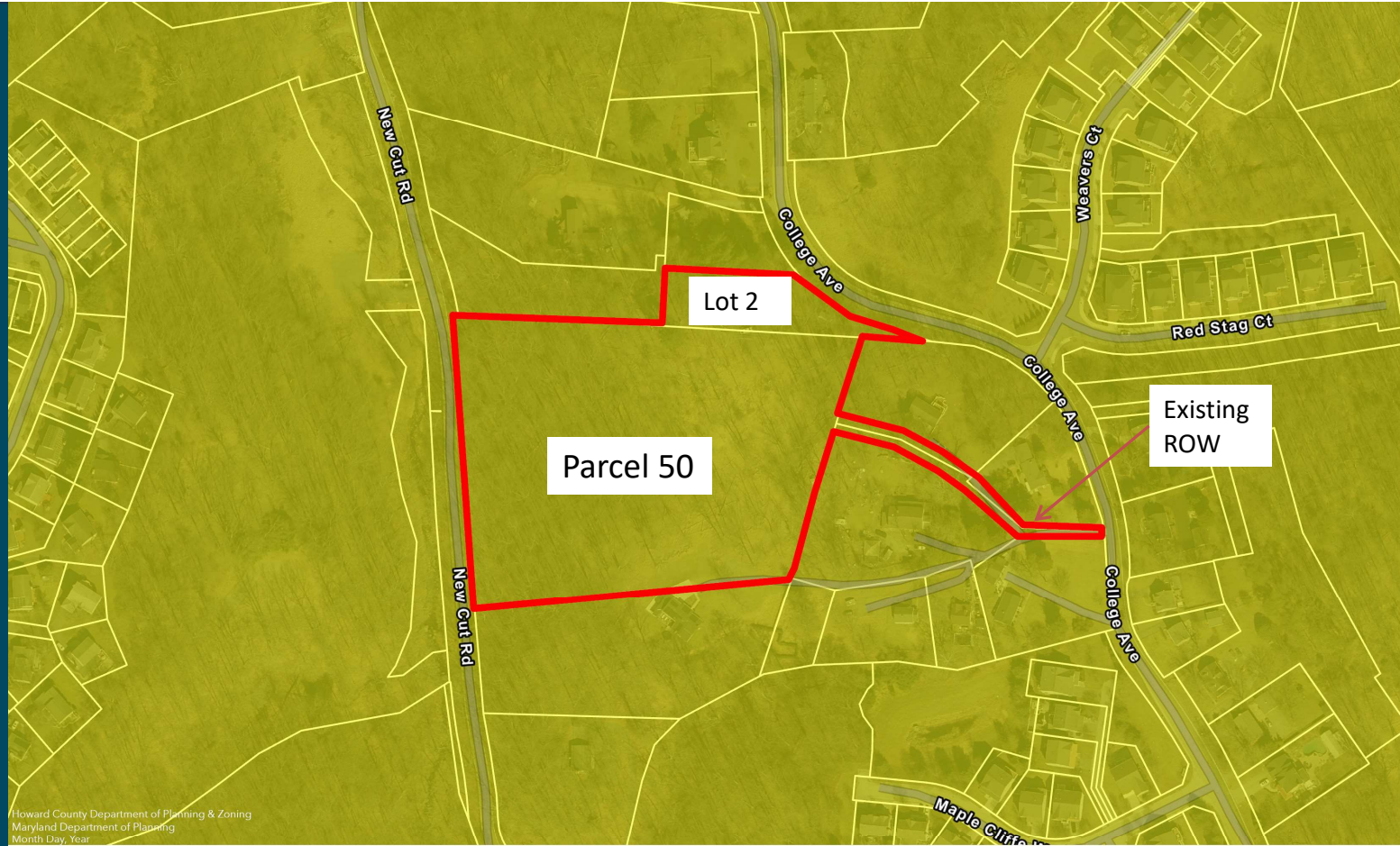
Planning Board Meeting
May 21, 2026

Planning Board

Evaluation and Approval

- Section 16.125(c) of the Subdivision and Land Development Regulations: Scenic Road Requirements
- Evaluate Initial Submittal: Preliminary Equivalent Sketch Plan for a (6) lot subdivision to construct 5 new single family dwellings with access on scenic road College Avenue and adjacent to scenic road New Cut Road
- Consider a visual assessment and impact on the scenic road
- Planning Board review criteria
 - Access
 - Buffers

Vicinity Map



Howard County Department of Planning & Zoning
Maryland Department of Planning
Month Day, Year

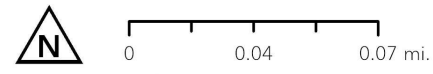
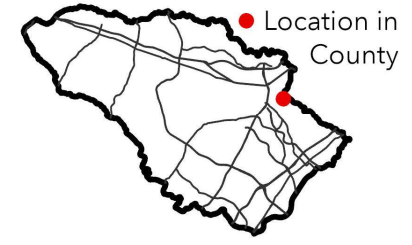
Zoning & Vicinity

Tax Map 25 Parcel 49 Lot 2
Tax Map 25 Parcel 50

SP-26-003

Zoning

R-ED



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Existing Site Conditions and Surrounding Area



Project Proposal

- 1 Existing house to remain
- 5 New single-family lots 2-6
- 1 HOA owned lot in Forest Conservation Retention Easement
- 1 Open Space lot dedicated to Howard County

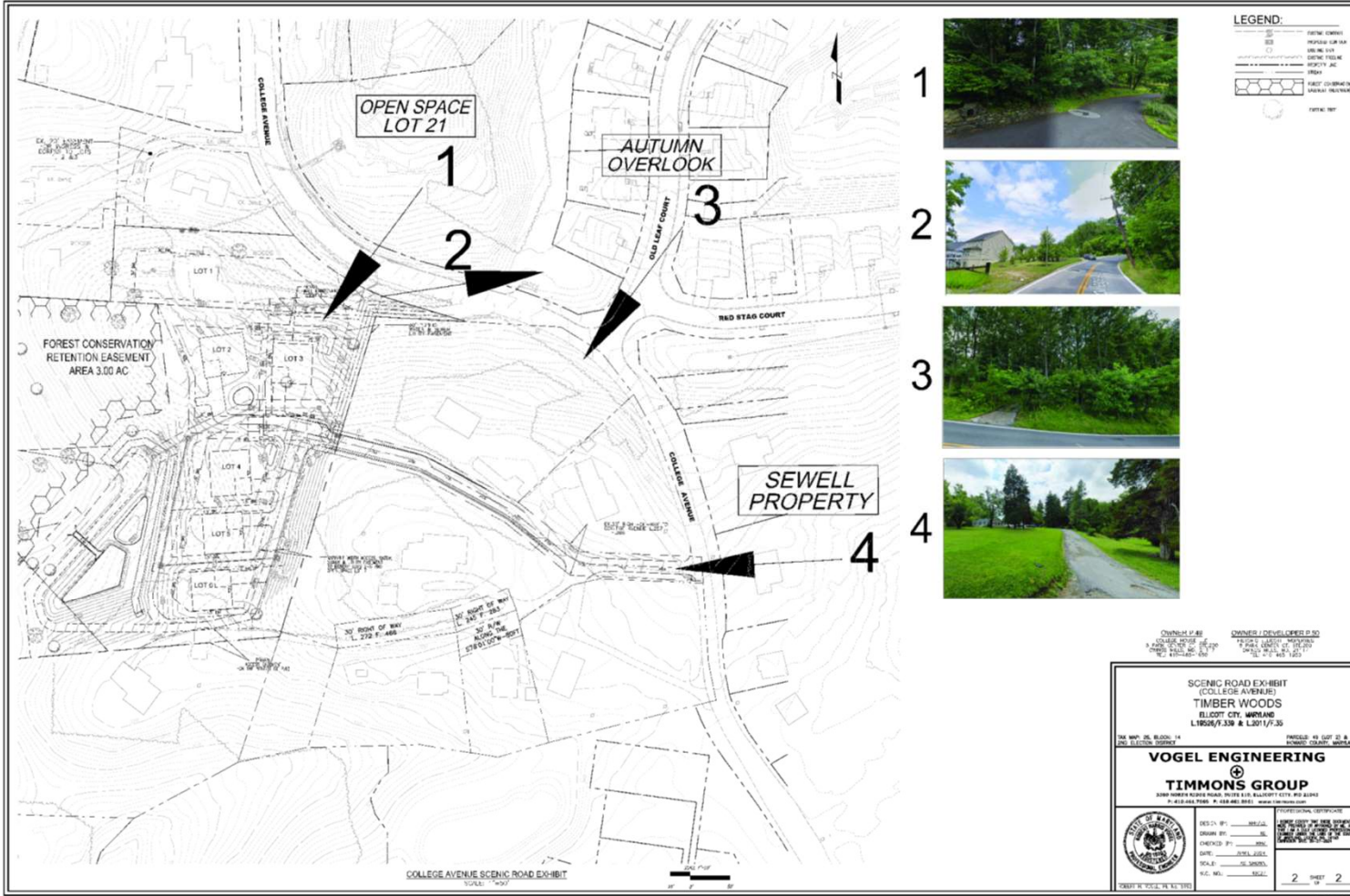


Howard County
Department of Planning & Zoning

EXSITE
ENGINEERING
AND
SURVEYING, LLC

SP-25-03 - Scenic Road Planning Board Exhibits - Engineer: Exsite Engineering and Surveying, LLC - Owners: College House, LLC and Historic Ellicott Properties, Inc - Developer: Historic Ellicott Properties, Inc

Visual Assement: College Avenue



Visual Assement: New Cut Road



- 1
- 2
- 3



LEGEND:

[Symbol]	PROPOSED DRIVE
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OWNER P. 80 P. 8000 2000 20 00 00 P. 8000 2000 20 00 00 P. 8000 2000 20 00 00	OWNER / DEVELOPER P. 80 P. 8000 2000 20 00 00 P. 8000 2000 20 00 00 P. 8000 2000 20 00 00
SCENIC ROAD EXHIBIT (NEW CUT ROAD) TIMBER WOODS TIDEWATER CITY, MARYLAND L18026/1-316 & L30117-33	
<p>VOGEL ENGINEERING</p> <p>TIMMONS GROUP</p> <p>3089 HOWARD ROAD, SUITE 210, BALTIMORE, MD 21240 P. 410-528-1800 F. 410-528-1801 WWW.VOGELGROUP.COM</p>	
<p>DESIGN BY: [Signature]</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: [Date]</p> <p>SCALE: AS SHOWN</p> <p>P.C. NO. [Number]</p>	<p>PROJECT DATA SHEET</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p> <p>1 of 2</p>



Planning Board Criteria

1. **Access. Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**
 - a. Whenever practical, access shall be located along a non-scenic road.
 - b. Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.
 - c. Only to the extent that vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.
 - d. To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography, and surroundings to minimize interference with views from the road while ensuring public safety.
2. **Buffers. The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes impacts to the buffer.**

Summary of Action

Consider the visual assessment and approve or deny the plan according to the Section 16.125(c)(5) criteria associated with access to a scenic road and proposed buffer.