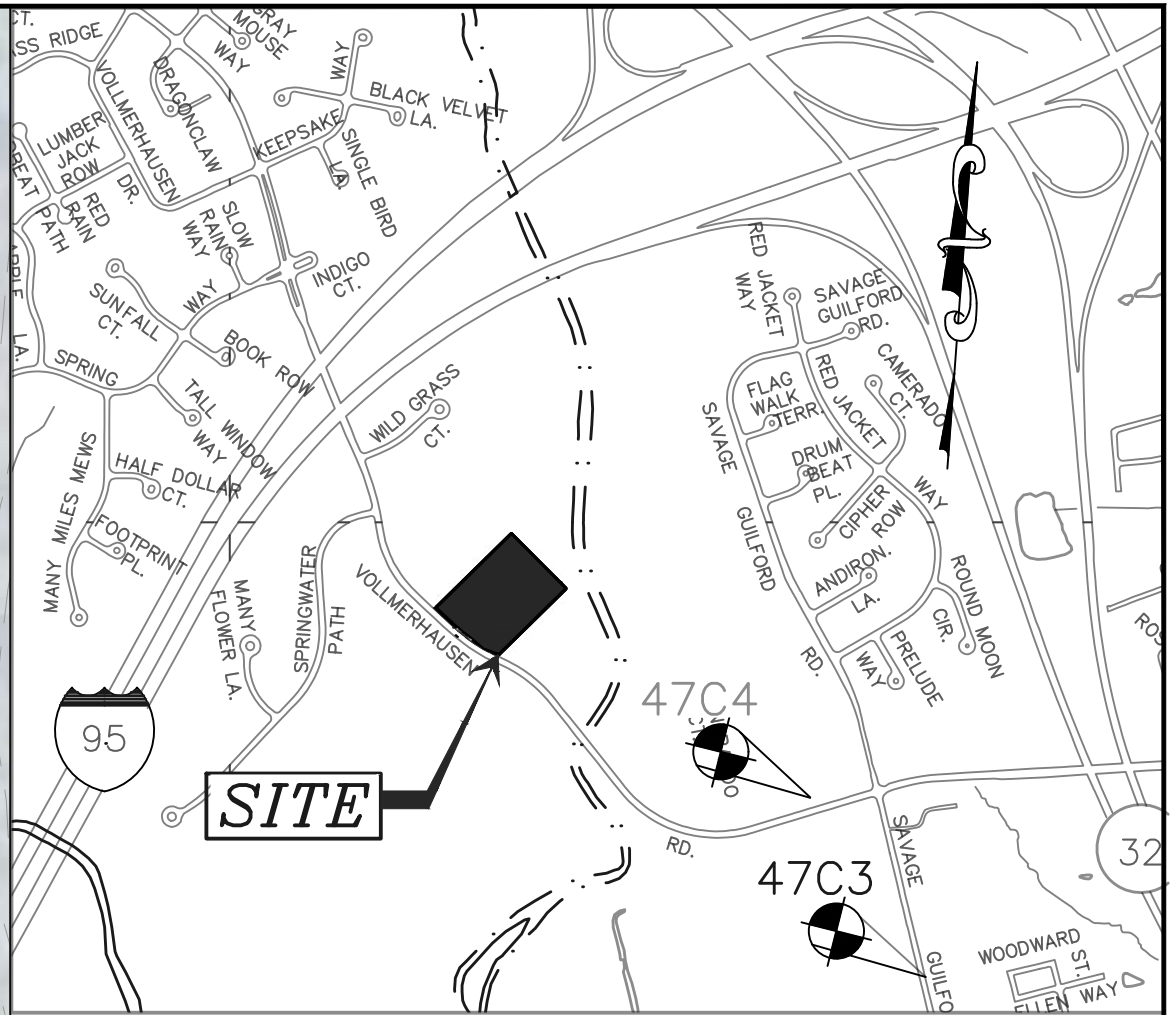




VICINITY MAP

SCALE: 1"=1000'

1. SITE ANALYSIS DATA:
LOCATION: TAX MAP: 47 GRID: 4 PARCEL: 8
STREET ADDRESS: 9310 VOLLMERHAUSEN RD. SAVAGE, MD. 20763
ELECTION DISTRICT : SIXTH
ZONING: R-20
TOTAL AREA: 4.80 AC±
PROPOSED USE FOR SITE : RESIDENTIAL.
TOTAL NUMBER OF UNITS : 40
TYPE OF PROPOSED UNIT : COTTAGES
DEED REFERENCE: L. 549/F. 00720
NUMBER OF PARKING REQUIRED: 40x1.3=52
NUMBER OF PARKING PROVIDED: 64
2. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. INC. PERFORMED IN OR ABOUT SEPTEMBER 2025.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 47C3 & 47C4.
STA. NO. 47C3 N 538,610.806 E 1,361,629.681 ELEV. 291.102
STA. NO. 47C4 N 539,645.633 E 1,360,379.439 ELEV. 288.106
4. NO WETLANDS, STREAMS OR FLOODPLAIN EXIST ON SITE.
5. NO HISTORIC DISTRICTS OR CEMETERIES EXIST OR ARE ADJACENT TO THIS SITE.
6. THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS.
7. PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
8. STORMWATER MANAGEMENT WILL BE PROVIDED BY MICRO BIORETENTION FACILITIES (M-6) WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND HOA.

THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT
PROPOSED SITE PLAN

MBA
ENGINEERS PLANNERS SURVEYORS
MILDENBERG, BOENDER & ASSOC., INC.
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(410) 997-0296 | CONTACT@mba-eng.com

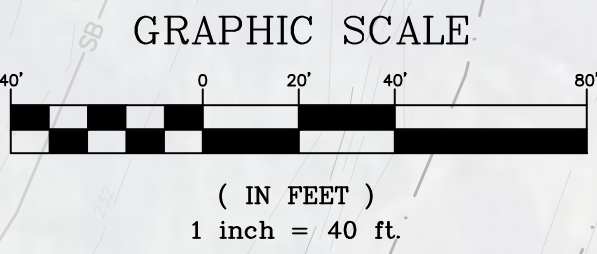


PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 28859
EXP. DATE 08/08/2027

SAMER A. ALOMER, P.E. July 23, 2026 DATE

PROJECT	DATE
ILLUSTRATION	July 23, 2026
ENGINEERING	MMA
SCALE	NTS
APPROVAL	

THE COTTAGES AT PATUXENT BRANCH
PROPOSED SITE PLAN
SCALE: 1"=40'

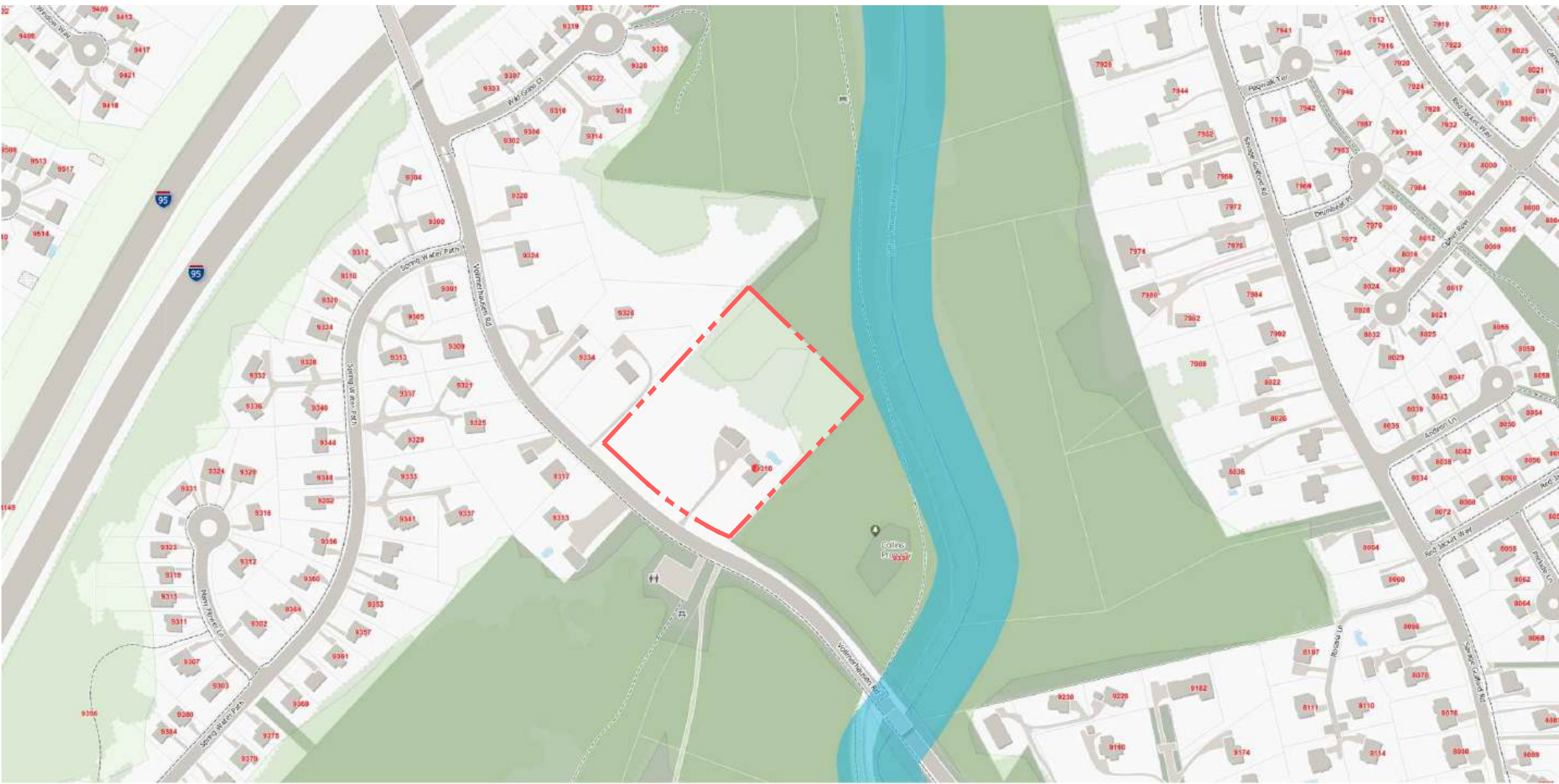




EXISTING CONDITIONS PLAN
SCALE: 1"=60'



BIRD'S EYE VIEW



NEIGHBORHOOD



PROJECT ENTRANCE LOOKING SOUTHEAST



PROJECT ENTRANCE LOOKING NORTHWEST



PROJECT ENTRANCE LOOKING NORTHEAST

THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT

EXISTING CONDITION PLAN, ARIAL, & NEIGHBORHOOD



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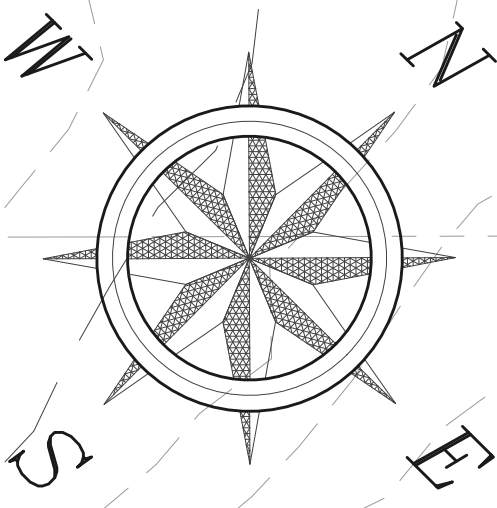
PROJECT
ILLUSTRATION
SCALE
NTS

DATE
ENGINEERING
APPROVAL

SAMER A. ALONER, P.E.
DATE

July 23, 2026

02 OF 06



SWEET PEPPERBUSH



MOUNTAIN LAUREL



SOUTHERN ARROWWOOD



PINK AZALEA



SPICE BUSH



SMOOTH HYDRANGEA

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2 1/2" - 3" CAL
10		NYSSA SYLVATICA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	BLACK GUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2 1/2" - 3" CAL
12		QUERCUS RUBRA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED OAK OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2 1/2" - 3" CAL
4		LIRIODENDRON TULIPIFERA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	EASTERN RED CEDAR OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	6" - 8" HEIGHT
4		THUJA OCCIDENTALIS OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	ELEGANTISSIMA ARBORVITAE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	6" - 8" HEIGHT
33		SWEET PEPPERBUSH OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	LETHRA ALNIFOLIA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
33		MOUNTAIN LAUREL OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	KALMIA LATIFOLIA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
38		SOUTHERN ARROWWOOD OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	VIBURNUM DENTATUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
38		PINK AZALEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RHODODENDRON PERICLYMENOIDES OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
38		SPICEBUSH OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	LINDERA BENZOIN OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
38		SMOOTH HYDRANGEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	HYDRANGEA ARBORESCENS OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
TOTAL: 32 SHADE TREES, 8 EVERGREENS, 218 SHRUBS				

ADDITIONAL PLANTINGS				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9		AMUR MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	ACER GINALE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	1 1/2" - 2" CAL
6		CORNUS FLORIDA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	WHITE FLOWERING DOGWOOD OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	8" - 10" HEIGHT
17		PINK AZALEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RHODODENDRON PERICLYMENOIDES OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT

STREET TREE CALCULATIONS				
STREET NAME	PERIMETER L.F.	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
VOLLMERHAUSEN RD	310 L.F.	1 TREE / 40 L.F.	8	8

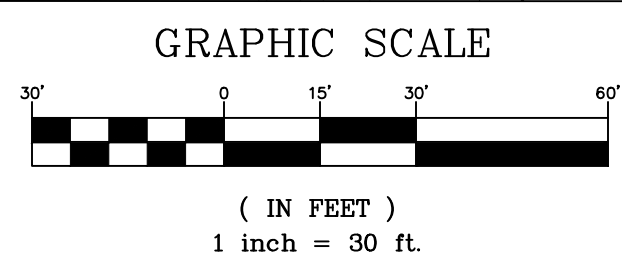
STREET TREE PLANTING SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5" - 3" CAL
TOTAL: 8 STREET TREES				



ELEGANTISSIMA ARBORVITAE EASTERN RED CEDAR

PROPOSED LANDSCAPE PLAN

SCALE: 1"=40'



SCHEDULE A : PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				ADJACENT TO ROADWAY	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 4)		
LINEAR FEET OF PERIMETER	544.21 LF	396.16 LF	485.33 LF	309.67		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES		
NUMBER OF PLANTS REQUIRED						
SHADE TREES	9 SHADE TREES	7 SHADE TREES	8 SHADE TREES	6 SHADE TREES	30 SHADE TREES	
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	8 EVERGREEN TREES	8 EVERGREEN TREES	
SHRUBS	68 SHRUBS	50 SHRUBS	61 SHRUBS	39 SHRUBS	218 SHRUBS	
NUMBER OF PLANTS PROVIDED						
SHADE TREES	9 SHADE TREES	7 SHADE TREES	8 SHADE TREES	6 SHADE TREE	32 SHADE TREES	
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	10 EVERGREEN TREES	10 EVERGREEN TREES	
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	
SHRUBS (10:1 SUBSTITUTION)	68 SHRUBS	50 SHRUBS	61 SHRUBS	39 SHRUBS	218 SHRUBS	



NORTHERN RED OAK



RED MAPLE



AMUR MAPLE



ELEGANTISSIMA ARBORVITAE



WHITE FLOWERING DOGWOOD



BLACK GUM

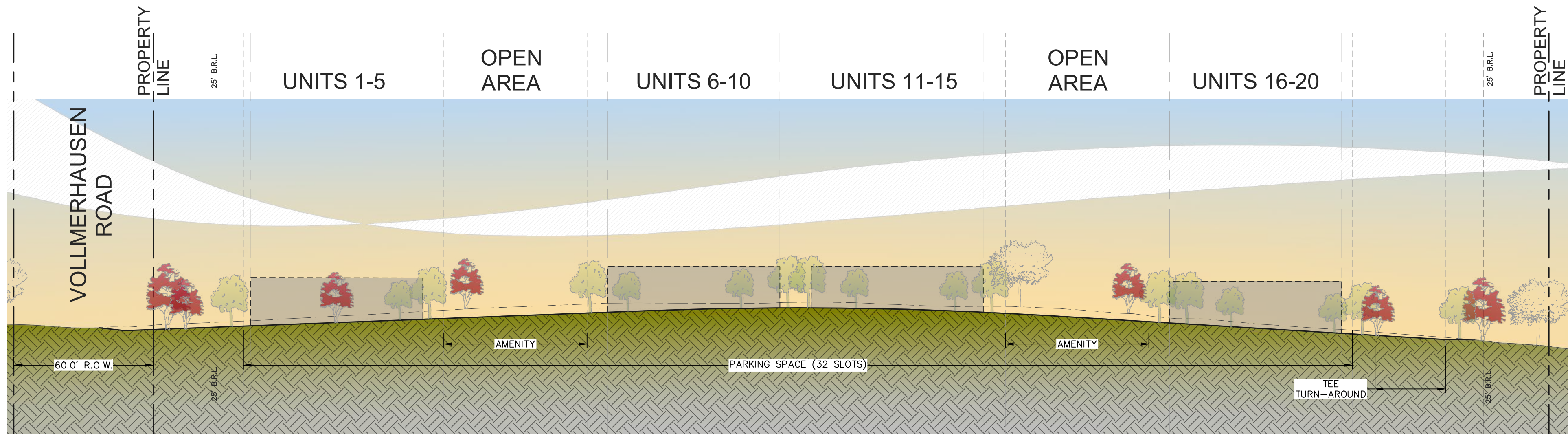
THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT
PROPOSED LANDSCAPE PLAN

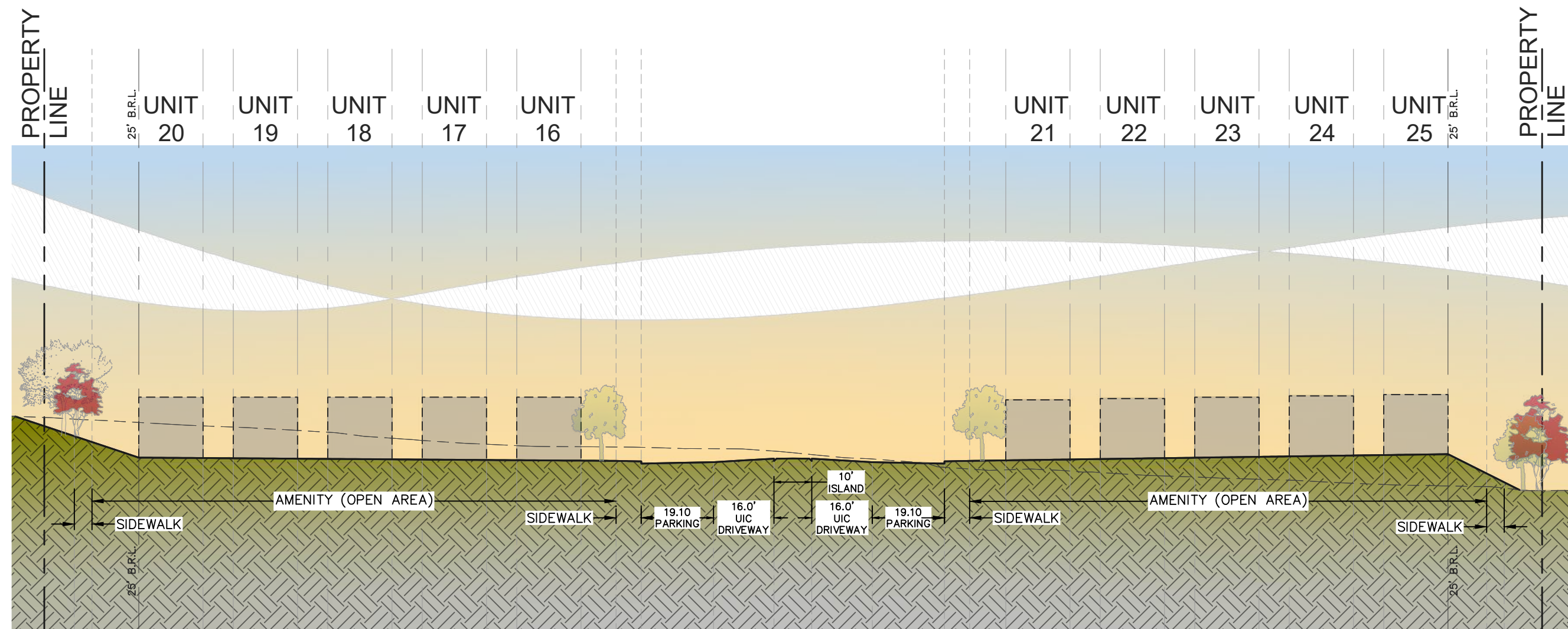
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	PROFESSIONAL CERTIFICATION	PROJECT	DATE
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	SAMER A. ALOMER, P.E.	SCALE: NTS	03 OF 06



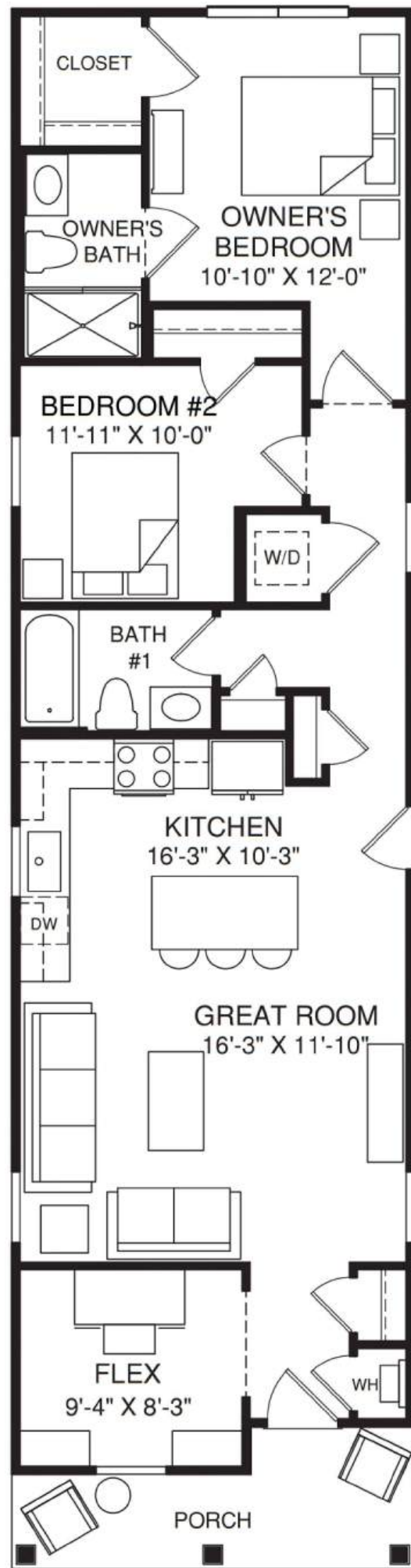
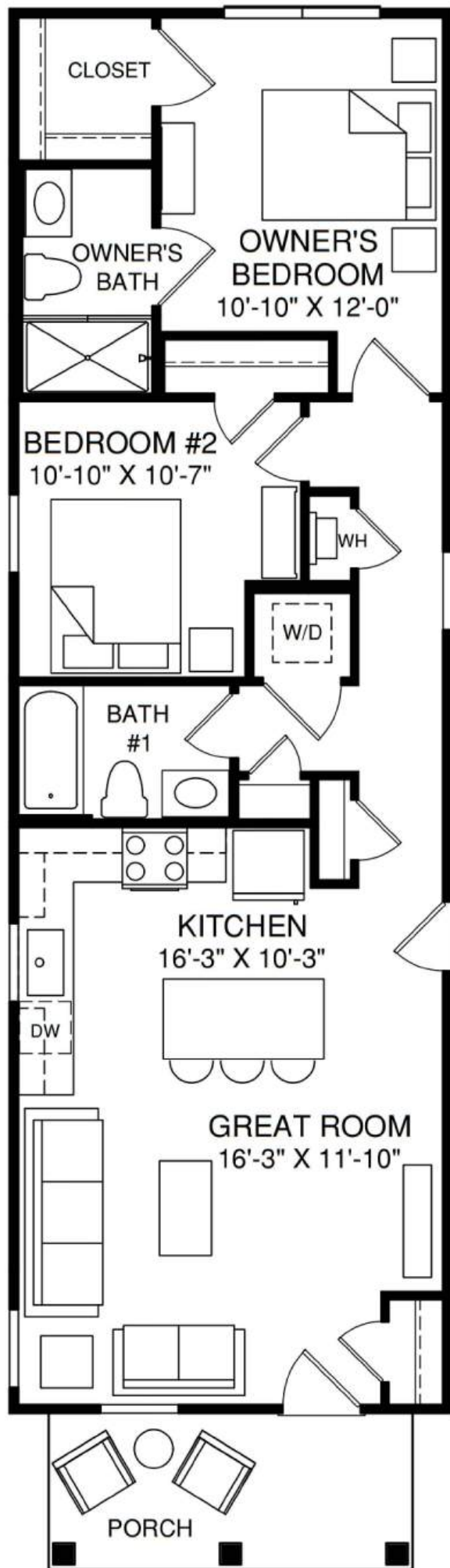
SITE SECTION PROFILE (A-A)

SCALE: 1"=30' H; 1"=30' V



SITE SECTION PROFILE (B-B)

SCALE: 1"=30' H; 1"=30' V



PROPOSED FACADE



FACADE VARIATIONS

MAIN LEVEL PLAN



FACADE VARIATIONS

MAIN LEVEL PLAN



PROPOSED FACADE

THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT
PROPOSED BUILDING ELEVATIONS, FLOOR PLANS & SITE SECTIONS

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EXP. DATE 08/08/2027

SAMER A. ALOMER, P.E. July 23, 2028 DATE

PROJECT DATE
ILLUSTRATION ENGINEERING
MBA
SCALE APPROVAL
NTS



THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT
VARIOUS RENDERINGS



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APPROVAL	



THE COTTAGES AT PATUXENT BRANCH

TAX MAP: 47 PARCEL: 8 GRID: 4 ZONING: R-20
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DESIGN ADVISORY PANEL EXHIBIT
VARIOUS RENDERINGS



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NTS	APPROVAL