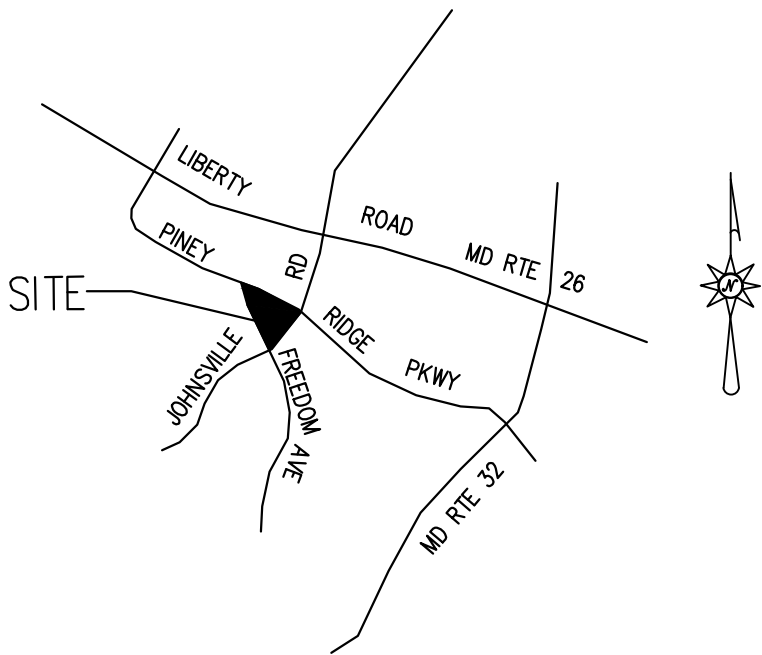


PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS



VICINITY MAP
SCALE: 1" = 2000'
CARROLL COUNTY

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO www.call811.com or www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

PARKING
REQUIRED 2 SPACES PER VILLA=62 SP REQ.
PROVIDED:124 SPACES PROVIDED
(2 GARAGE & 2 DRIVEWAY)



LOCATION MAP

SHEET INDEX

C-1	COVER SHEET
C-2	SWM EXISTING CONDITIONS PLAN
C-3	SWM PROPOSED CONDITIONS PLAN-1
C-4	SWM PROPOSED CONDITIONS PLAN-2
C-5	CONCEPT SITE PLAN
C-6	CONCEPT LIGHTING PLAN
L-1.1	SIMPLIFIED FSD/PRELIMINARY FCP
L-1.2	SIMPLIFIED FSD/PRELIMINARY FCP
A-2.1	ARCHITECTURAL ELEVATIONS
A-2.2	ARCHITECTURAL ELEVATIONS
A-2.3	ARCHITECTURAL ELEVATIONS
A-2.4	ARCHITECTURAL ELEVATIONS

Trip Generation Rates

Senior Adult Housing - Single Family (ITE-251, Units)

Ln(Morning Trips) = 0.76 x Ln(Units) + 0.16
Ln(Evening Trips) = 0.78 x Ln(Units) + 0.20
Ln(Midday Sat. Trips) = 0.90 x Ln(Units) - 0.72

Trip Distribution (In/Out)

33/67
61/39
50/50

Trip Generation Totals

		AM Peak			PM Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
Senior Adult Housing - Single Family (ITE-251, Units)	31 units	5	11	16	11	7	18	5	3	8

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

Traffic Impact Analysis	Trip Generation for Site	Exhibit 1
Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning		

OWNER / DEVELOPER
JPB Johnsville LLC
7556 Teague Road
Suite 310
Hanover, MD. 21076
Attn: Mike Kalinock
(410) 884-1960

CIVIL ENGINEER
CMS
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Cintero, PE
www.cms-engineering.net

REV	NO	DATE	REVISIONS PRIOR TO APPROVAL

PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
COVER SHEET
PARCEL 848 & LOT 64
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

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.: 22538
Expiration Date.: 11-24-25



PLAN NO.:
SCALE: AS NOTED
DATE: 03/04/25
SHEET C - 1
FILE NO: 21-008





LEGEND

- EXISTING TREES
- EXISTING LIGHT POLE
- EX. OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEV.
- SOILS BOUNDARY
- ESD LIMIT OF DIST.
- PROPOSED IMPERVIOUS WITHIN L.O.D.
- PROPOSED GRASS/GREEN WITHIN L.O.D.
- STORMWATER INFILTRATION TEST LOCATION

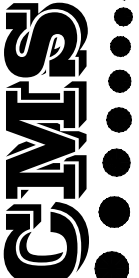
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No.: 22538
Expiration Date: 11-24-25



PLAN NO.:
SCALE: 1" = 40'
DATE: 03/04/25
SHEET C-3
FILE NO: 21-008

PINEY RIDGE PARKWAY AGE RESTRICTED VILAS
STORMWATER PROPOSED CONDITIONS PLAN-1

PARCEL 848 & LOT 64
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

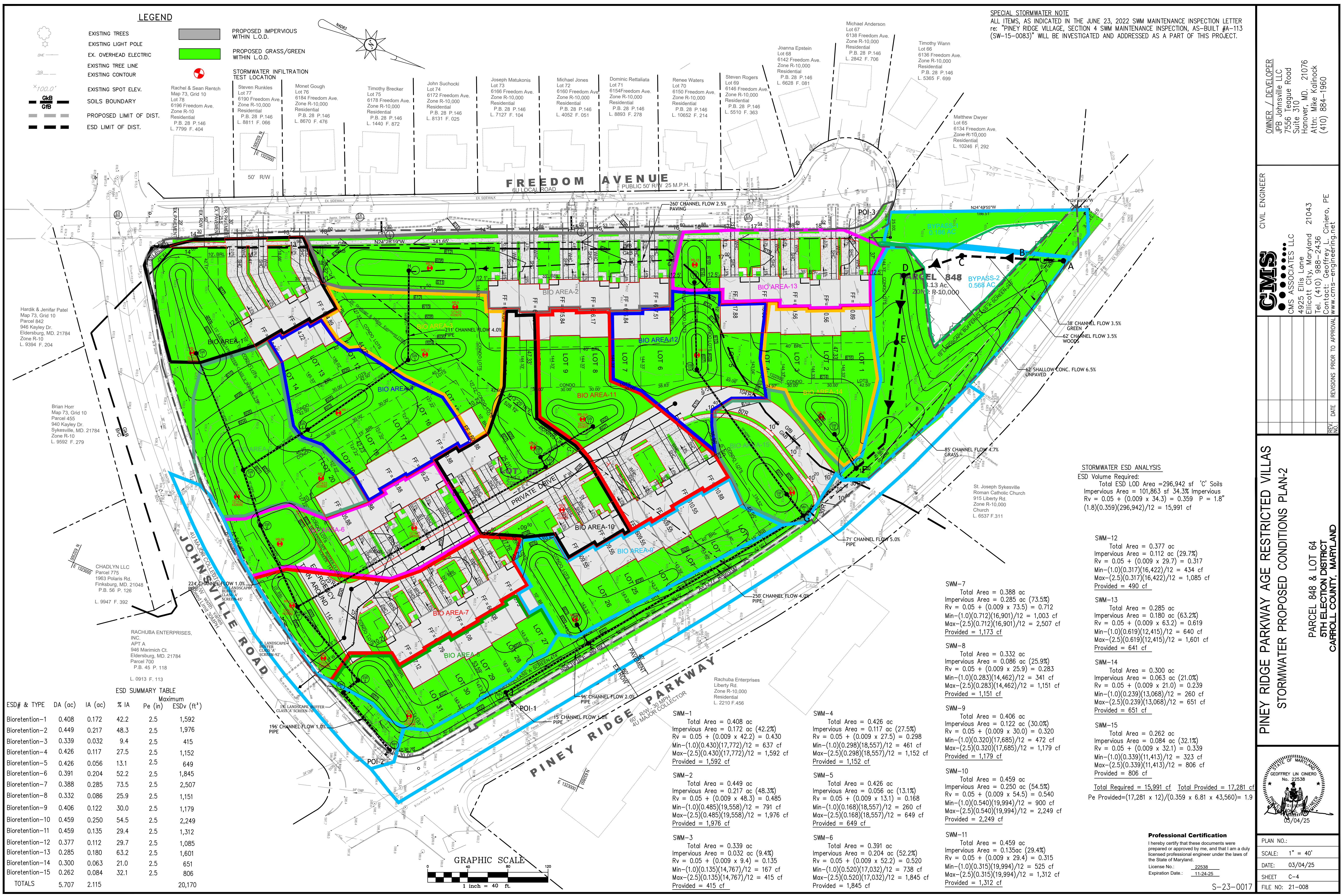


CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

CIVIL ENGINEER

OWNER / DEVELOPER

JPB Johnsville LLC
7556 Teague Road
Suite 310
Hanover, MD. 21076
Attn: Mike Kallinok
(410) 884-1960



LEGEND

- EXISTING TREES
- EXISTING LIGHT POLE
- EX. OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEV.
- SOILS BOUNDARY
- PROPOSED LIMIT OF DIST.
- ESD LIMIT OF DIST.
- PROPOSED IMPERVIOUS WITHIN L.O.D.
- PROPOSED GRASS/GREEN WITHIN L.O.D.
- STORMWATER INFILTRATION TEST LOCATION

SPECIAL STORMWATER NOTE

ALL ITEMS, AS INDICATED IN THE JUNE 23, 2022 SWM MAINTENANCE INSPECTION LETTER re: "PINEY RIDGE VILLAGE, SECTION 4 SWM MAINTENANCE INSPECTION, AS-BUILT #A-113 (SW-15-0083)" WILL BE INVESTIGATED AND ADDRESSED AS A PART OF THIS PROJECT.

STORMWATER ESD ANALYSIS

ESD Volume Required:
Total ESD LOD Area = 296,942 sf 'C' Soils
Impervious Area = 101,863 sf 34.3% Impervious
Rv = 0.05 + (0.009 x 34.3) = 0.359 P = 1.8"
(1.8)(0.359)(296,942)/12 = 15,991 cf

SWM-12
Total Area = 0.377 ac
Impervious Area = 0.112 ac (29.7%)
Rv = 0.05 + (0.009 x 29.7) = 0.317
Min-(1.0)(0.317)(16,422)/12 = 434 cf
Max-(2.5)(0.317)(16,422)/12 = 1,085 cf
Provided = 490 cf

SWM-13
Total Area = 0.285 ac
Impervious Area = 0.180 ac (63.2%)
Rv = 0.05 + (0.009 x 63.2) = 0.619
Min-(1.0)(0.619)(12,415)/12 = 640 cf
Max-(2.5)(0.619)(12,415)/12 = 1,601 cf
Provided = 641 cf

SWM-14
Total Area = 0.300 ac
Impervious Area = 0.063 ac (21.0%)
Rv = 0.05 + (0.009 x 21.0) = 0.239
Min-(1.0)(0.239)(13,068)/12 = 260 cf
Max-(2.5)(0.239)(13,068)/12 = 651 cf
Provided = 651 cf

SWM-15
Total Area = 0.262 ac
Impervious Area = 0.084 ac (32.1%)
Rv = 0.05 + (0.009 x 32.1) = 0.339
Min-(1.0)(0.339)(11,413)/12 = 323 cf
Max-(2.5)(0.339)(11,413)/12 = 806 cf
Provided = 806 cf

Total Required = 15,991 cf Total Provided = 17,281 cf
Pe Provided=(17,281 x 12)/(0.359 x 6.81 x 43,560) = 1.9

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.: 22538
Expiration Date: 11-24-25

ESD SUMMARY TABLE

ESD# & TYPE	DA (ac)	IA (ac)	% IA	Pe (in)	Maximum ESDv (ft³)
Bioretention-1	0.408	0.172	42.2	2.5	1,592
Bioretention-2	0.449	0.217	48.3	2.5	1,976
Bioretention-3	0.339	0.032	9.4	2.5	415
Bioretention-4	0.426	0.117	27.5	2.5	1,152
Bioretention-5	0.426	0.056	13.1	2.5	649
Bioretention-6	0.391	0.204	52.2	2.5	1,845
Bioretention-7	0.388	0.285	73.5	2.5	2,507
Bioretention-8	0.332	0.086	25.9	2.5	1,151
Bioretention-9	0.406	0.122	30.0	2.5	1,179
Bioretention-10	0.459	0.250	54.5	2.5	2,249
Bioretention-11	0.459	0.135	29.4	2.5	1,312
Bioretention-12	0.377	0.112	29.7	2.5	1,085
Bioretention-13	0.285	0.180	63.2	2.5	1,601
Bioretention-14	0.300	0.063	21.0	2.5	651
Bioretention-15	0.262	0.084	32.1	2.5	806
TOTALS	5.707	2.115			20,170

OWNER / DEVELOPER
JPB Johnsonville LLC
7556 Teague Road
Suite 310
Hanover, MD. 21076
Attn: Mike Kalinock
(410) 884-1960

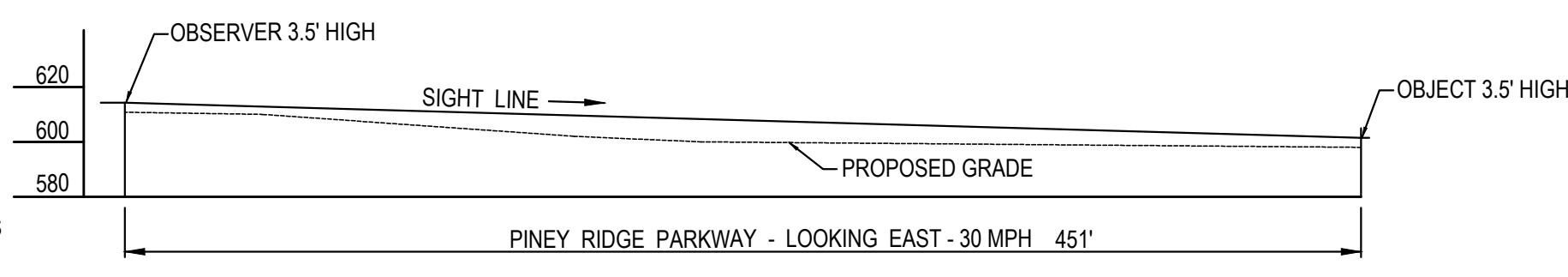
CIVIL ENGINEER
CMS
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel: (410) 988-2436
Contact: Geoffroy L. Ciniero, PE
www.cms-engineering.net

PINEY RIDGE PARKWAY AGE RESTRICTED VILLAGES
STORMWATER PROPOSED CONDITIONS PLAN-2

PARCEL 848 & LOT 64
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

PLAN NO.:
SCALE: 1" = 40'
DATE: 03/04/25
SHEET: C-4
FILE NO: 21-008

03/04/25



VICINITY MAP
SCALE: 1" = 2000'
CARROLL COUNTY

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO www.call811.com or www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

OWNER / DEVELOPER
JPB Johnsville LLC
7556 Teague Road
Suite 310
Hanover, MD. 21076
Attn: Mike Kalinock
(410) 884-1960

CIVIL ENGINEER
21043
Engineer, PE

CMS
.....
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland
Tel. (410) 988-2436
Contact: Geoffrey L. C

[illegible]

**PARKWAY AGE RESTRICTED VILLAS
CONCEPT SITE PLAN**

**PARCEL 848 & LOT 64
5TH ELECTION DISTRICT**

PARCEL 848 & LOT 64

PROROLL COUNTY, MARYLAND

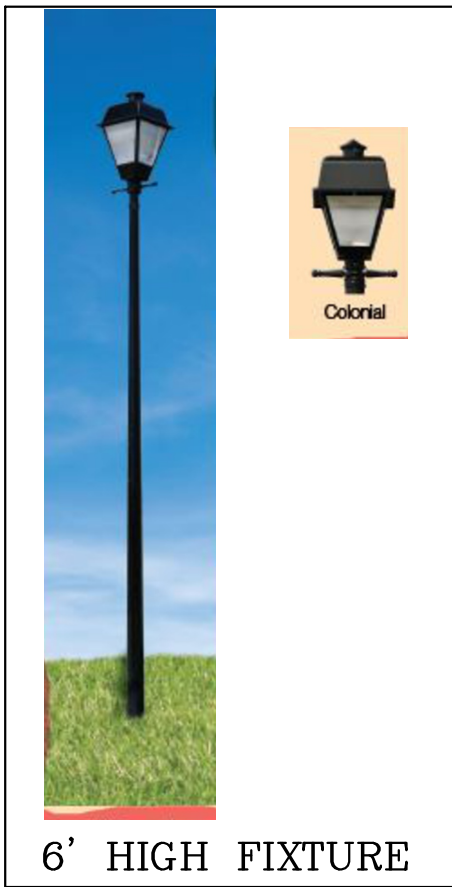
CARROLL COUNTY, MARYLAND

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
PROFESSIONAL REGISTERED
MECHANICAL ENGINEER
05/04/25

PLAN NO.:	
SCALE:	1" = 40'
DATE:	03/04/25
SHEET	C-5
FILE NO:	21-008

S-23-0017





Calculation Summary - Illuminance Footcandles					
Label	Avg	Max	Min	Avg/Min	Max/Min
Area Overall	0.38	10.1	0.0	N.A.	N.A.
Prop Line Spill	0.00	0.0	0.0	N.A.	N.A.
Spill Beyond Prop Line N	0.00	0.0	0.0	N.A.	N.A.
Spill Beyond Prop Line S	0.00	0.0	0.0	N.A.	N.A.
Spill Beyond Prop Line W	0.00	0.0	0.0	N.A.	N.A.
Driveways 1 thru 5	2.19	7.3	0.1	21.90	75.00
Driveways 12 thru 14	1.65	10.1	0.0	N.A.	N.A.
Driveways 15 thru 20	2.64	8.9	0.2	13.20	43.00
Driveways 21 thru 28	1.50	8.7	0.1	15.00	87.00
Driveways 27 thru 31	2.57	9.5	0.2	12.60	47.50
Driveways 6 thru 11	2.19	7.4	0.2	10.75	37.00

LED STATISTICS SHC
Notes:
1) This site plan was created using the LED simulator.
2) 6' requested pole height.
3) Only area on this plan.
4) No other contributors.
5) Buildings treated as 10' high.
6) LLF at 25000 hours.
7) ISO template shown.

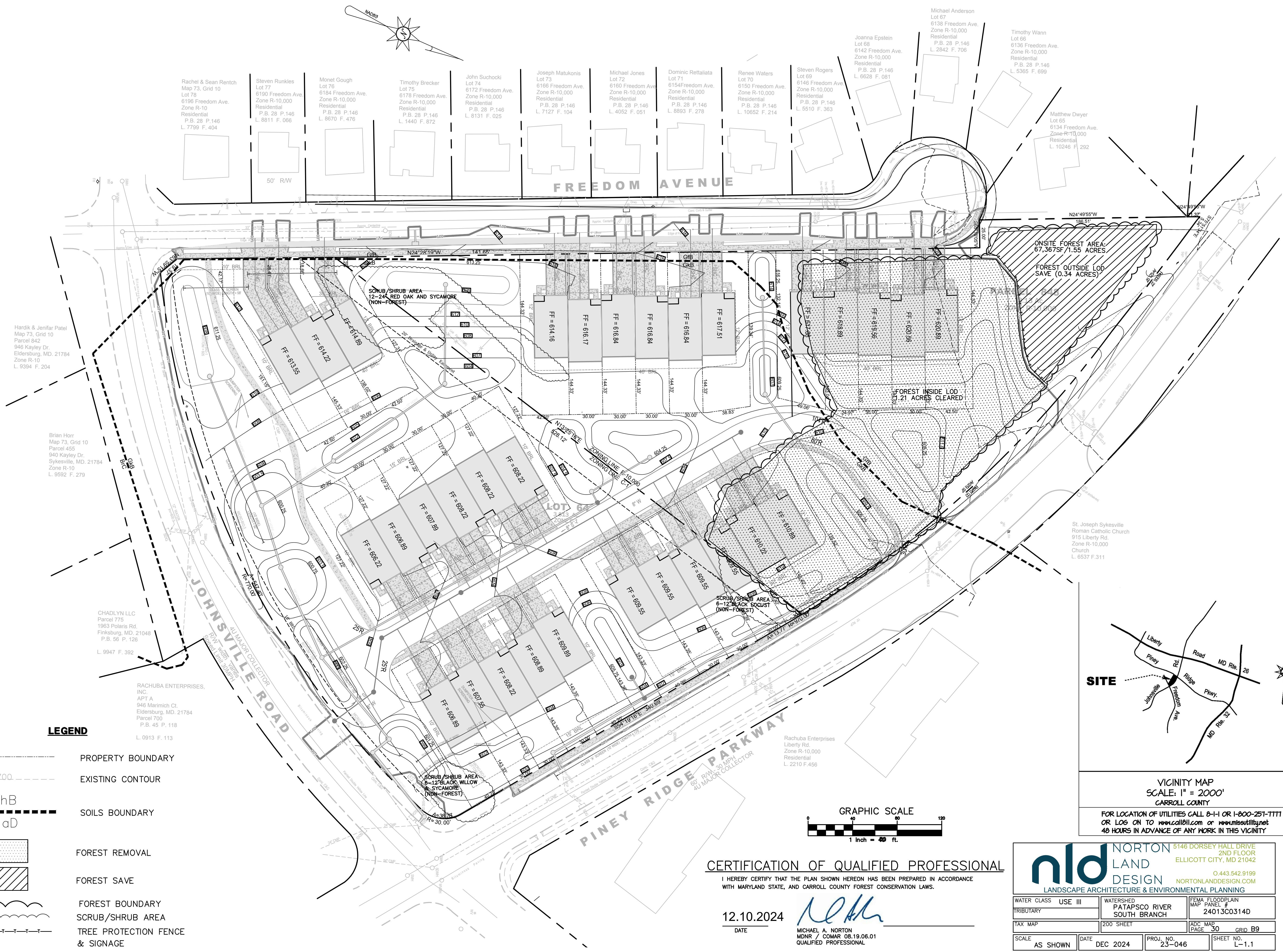
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
+	18	EPST_04A	Single	0.873	EPST02_04A40
+	11	EPST_03A	Single	0.873	EPST02_03A40

OWNER / DEVELOPER
JPB Johnsonville LLC
7556 Teague Road
Suite 310
Hanover, MD. 21076
Attn: Mike Kalliock
(410) 884-1960

CIVIL ENGINEER
CMS
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel: (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
CONCEPT LIGHTING PLAN
PARCEL 848 & LOT 64
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

PLAN NO.:
SCALE: 1" = 40'
DATE: 03/04/25
SHEET C-6
FILE NO: 21-008



CMS
CIVIL ENGINEER
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

REV	DATE	REVISIONS PRIOR TO APPROVAL

LOT 64 & PARCEL 848
AGE RESTRICTED HOUSING
SIMPLIFIED FSD/PRELIMINARY FCP
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

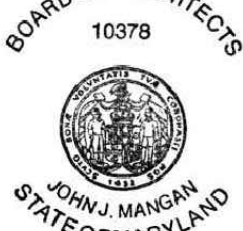
L-1.1
PLAN NO.:
SCALE: AS NOTED
DATE: 12/10/2024
SHEET 1 OF 2
FILE NO: 23-046

- GENERAL ELEVATION NOTES** 09/04/2023
1. All gutters and downspouts to be installed as per manufacturer's specifications.
 2. Provide continuous ridge venting to 24" from end walls.
 3. Provide continuous soffit venting.
 4. In areas of overframing, roof sheathing shall be interrupted for continuity of attic venting.
 5. All exterior fascia to be aluminum wrapped.
 6. Verify garage foundation depth based on soil compaction.

MANGAN
GROUP ARCHITECTS
7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2025."



Builder Information

WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM RD
SUITE 200
COLUMBIA, MD 21044
(P) 410-964-4440

Consultant's Professional Certification

Project Information

Applicable Code: IRC 2021

Project Number: 21374

Project Name:

Donleigh
30' x 56'

Howard County, MD

Project Issue Status:

- ☐ PRELIMINARY DESIGN
☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMISSION
☒ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

08/29/2022

Revision Log

#	Date	Description

Drawing Sheet Information

Actual Plot Date: 7/17/2023 3:22:01 PM

Drawn By: DJW

Approved By: JJM

Scale:

As indicated
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for clarifications.

Title

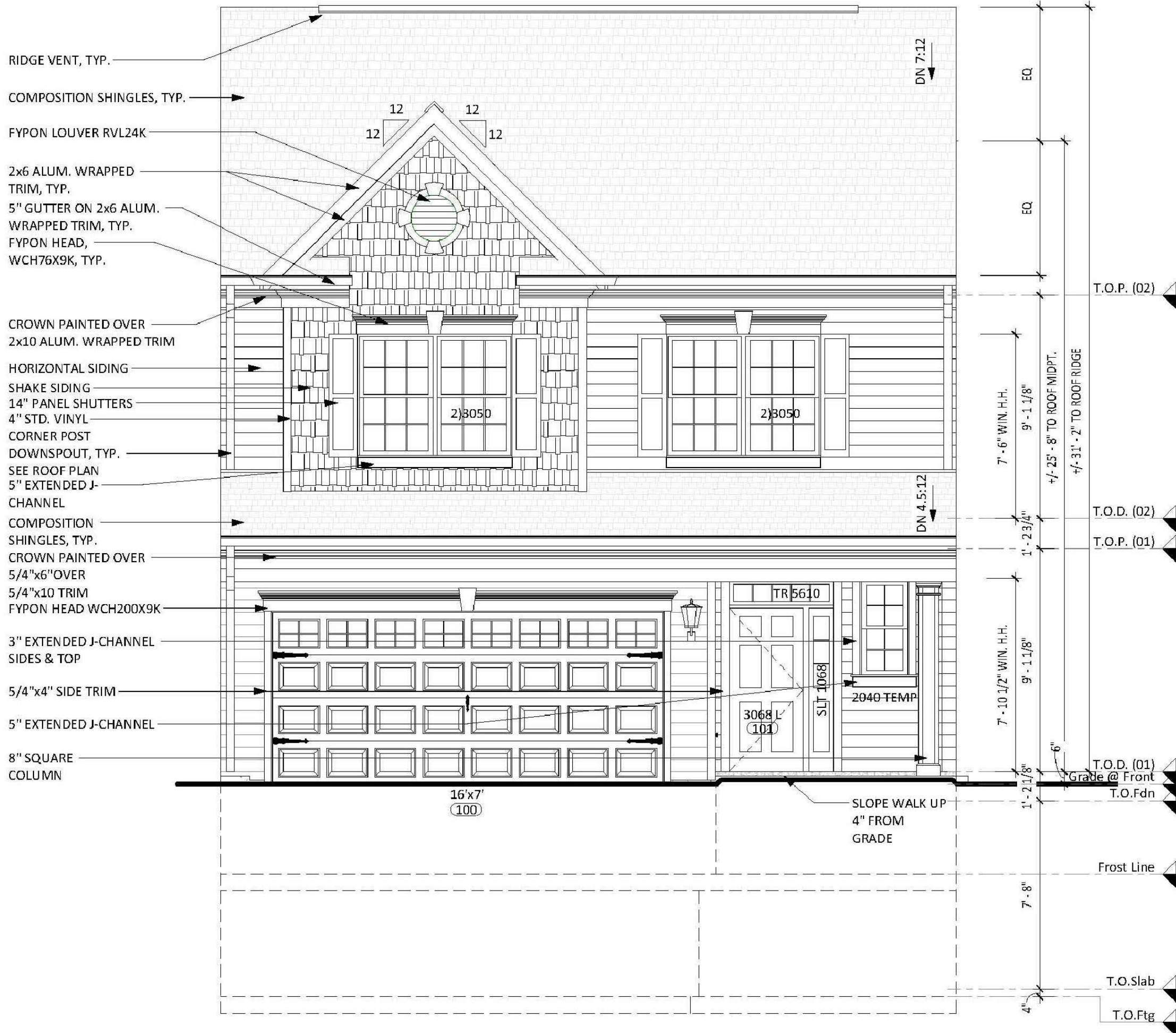
Elevations - Front

Sheet Number

A-2.1

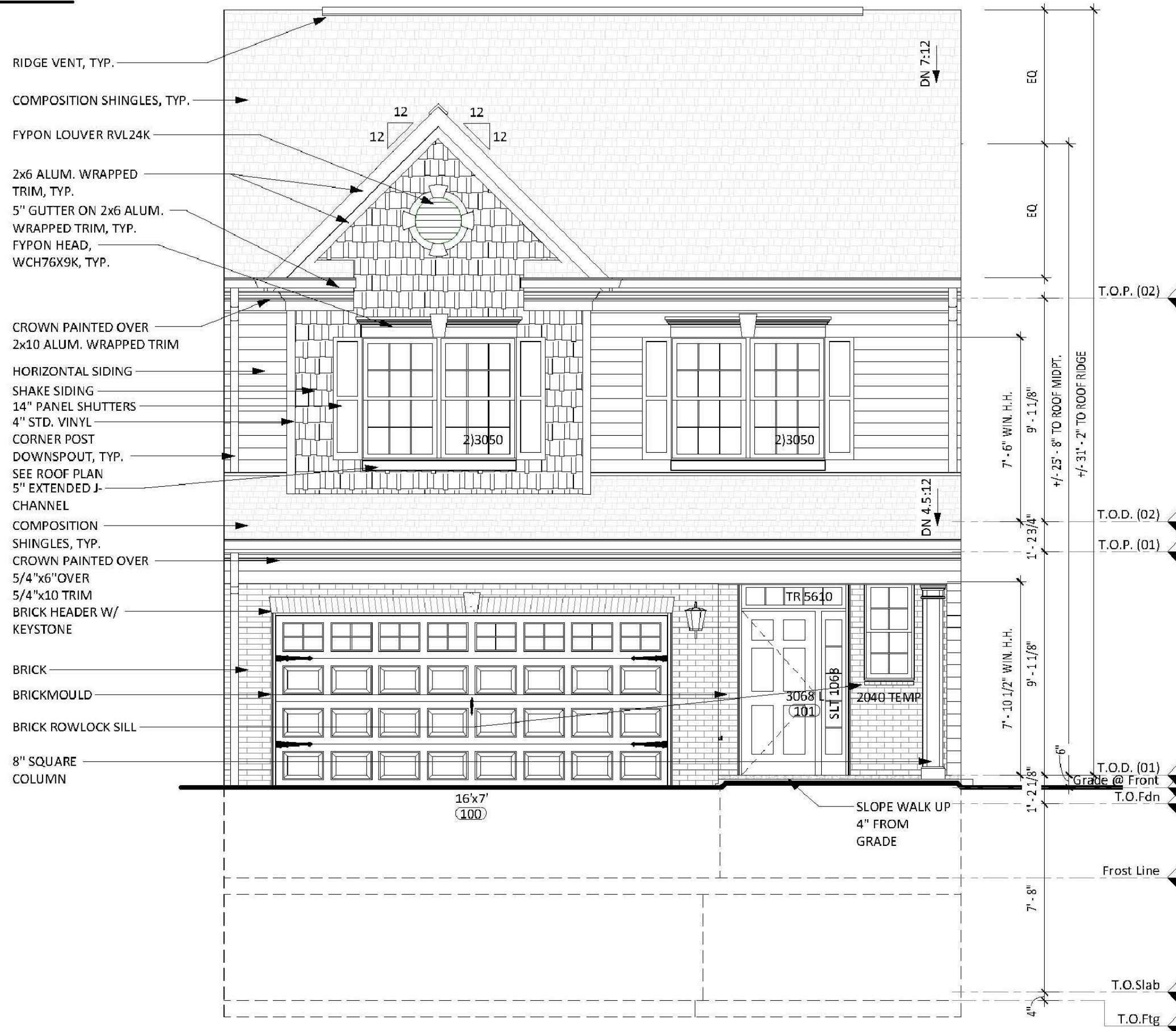
C:\Users\lpluggie\Documents\Donleigh30x56 HinesFarm-v22-ir21 CD_bpluggie.rvt

S-23-0017



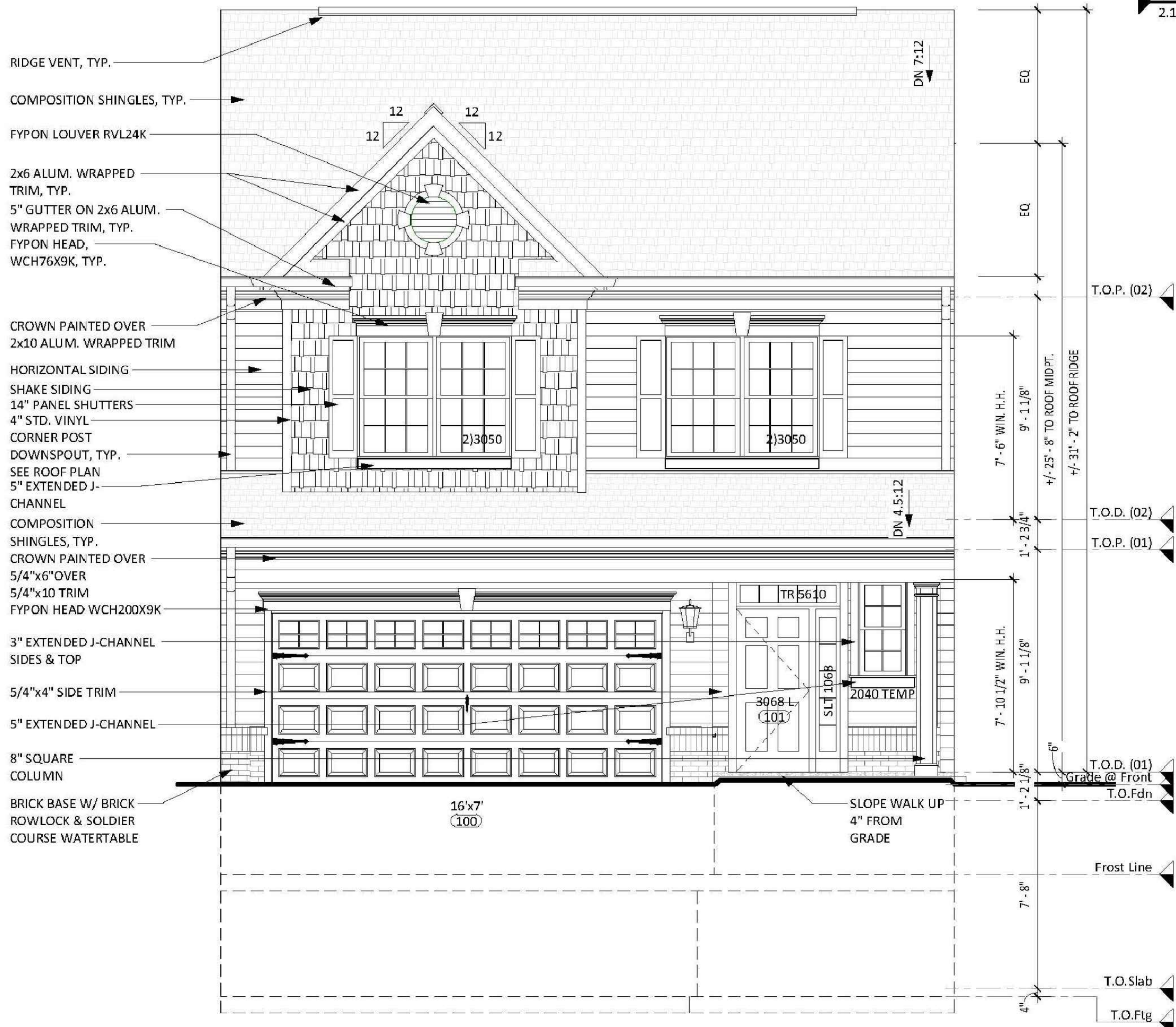
1 | FRONT ELEVATION "1" SIDING

2.1 1/4" = 1'-0"



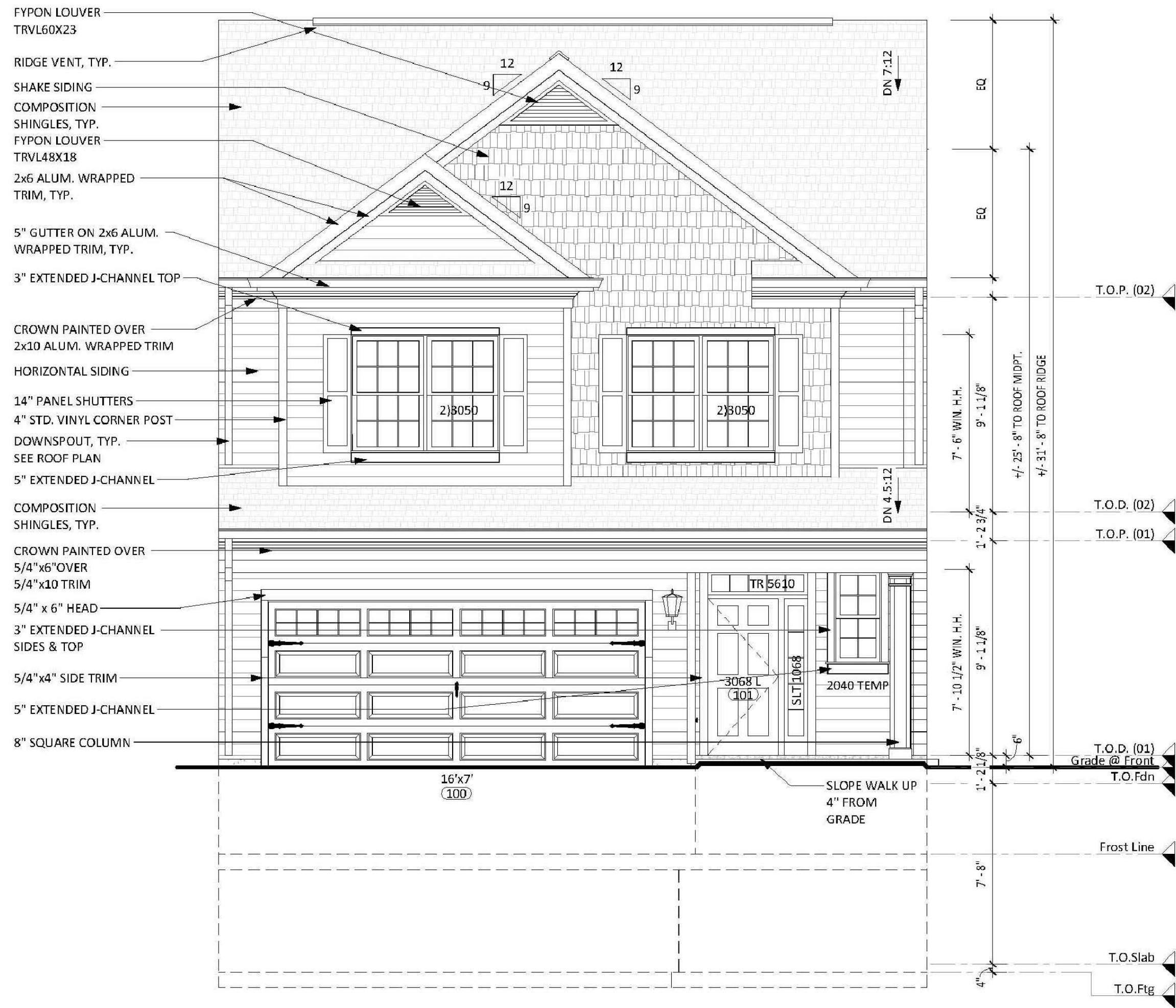
3 | FRONT ELEVATION "1" SIDING W/ 1 STORY BRICK

2.1 1/4" = 1'-0"



2 | FRONT ELEVATION "1" SIDING W/ BRICK WATERTABLE

2.1 1/4" = 1'-0"



- GENERAL ELEVATION NOTES** 09/04/2019
1. All gutters and downspouts to be installed as per manufacturer's specifications.
 2. Provide continuous ridge venting to 24" from end walls.
 3. Provide continuous soffit venting.
 4. In areas of overframing, roof sheathing shall be interrupted for continuity of attic venting.
 5. All exterior fascia to be aluminum wrapped.
 6. Verify garage foundation depth based on soil compaction.

MANGAN
GROUP ARCHITECTS
7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2025."

BOARD OF ARCHITECTS
10378
DONNA MANGAN
STATE OF MARYLAND

Builder Information
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM RD
SUITE 200
COLUMBIA, MD 21044
(P) 410-964-4440

Consultant's Professional Certification

Project Information
Applicable Code: IRC 2021
Project Number: 21374
Project Name:

Donleigh
30' x 56'

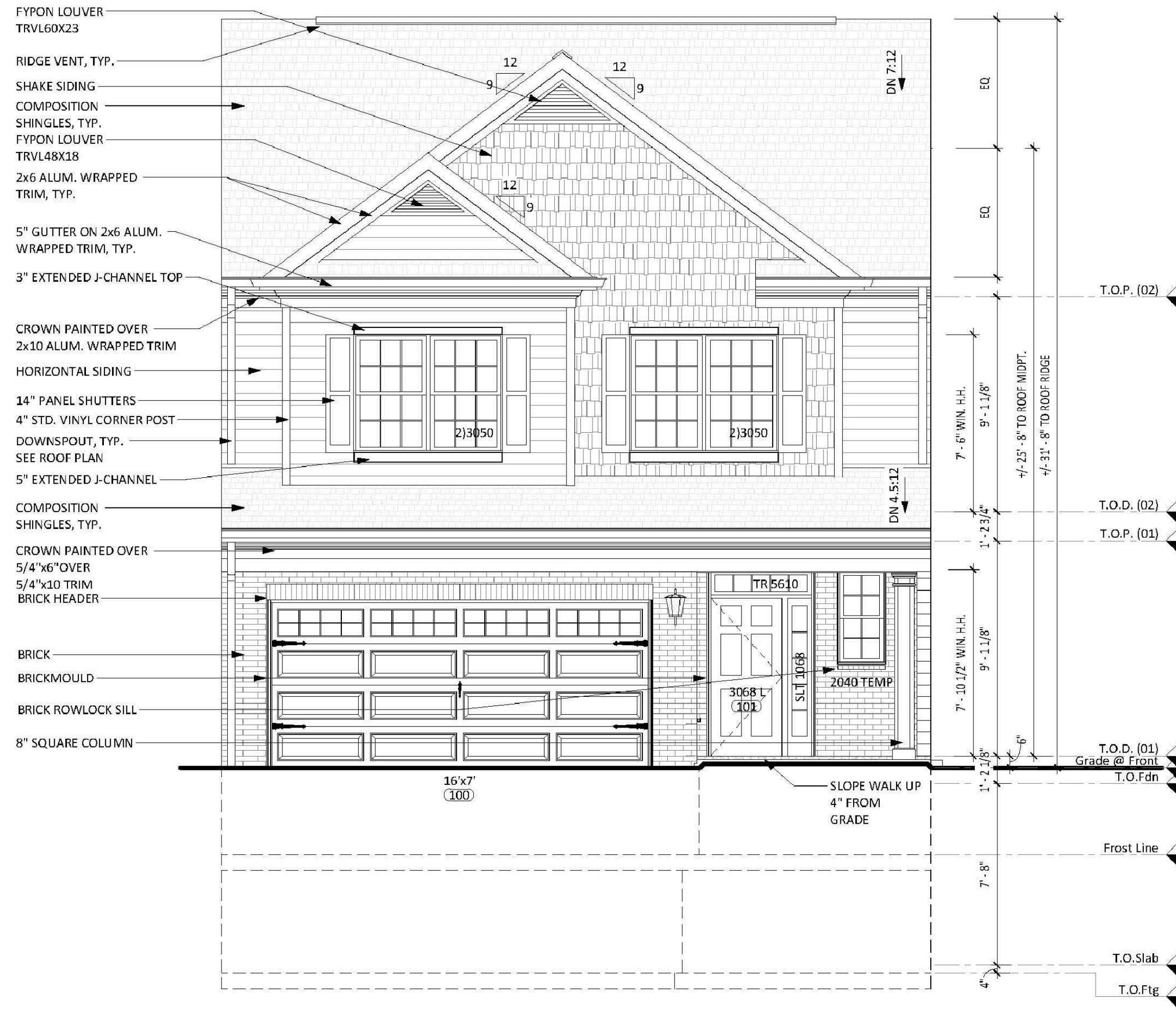
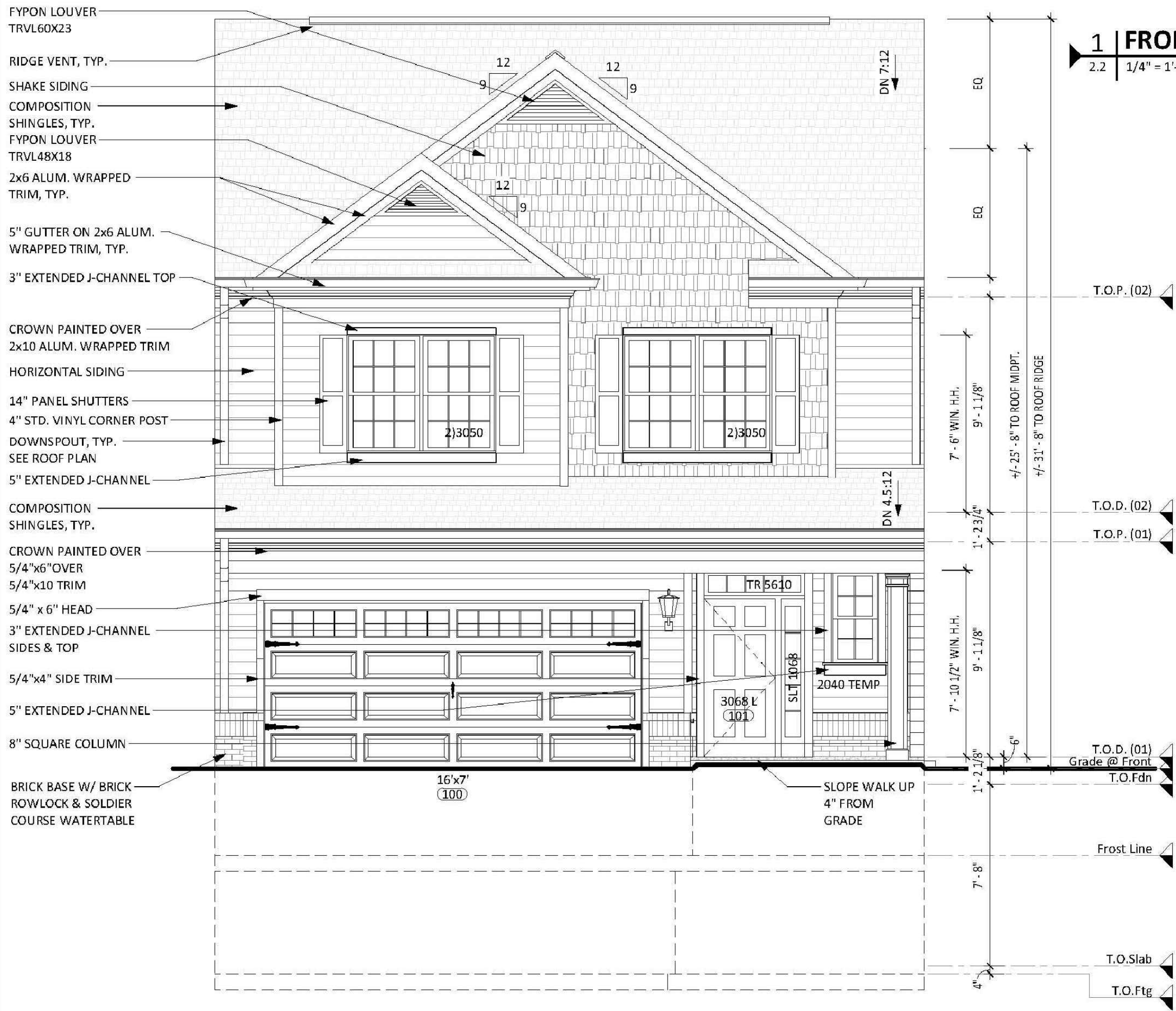
Howard County, MD
Project Issue Status:
☐ PRELIMINARY DESIGN
☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMISSION
☒ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION
Project Submission Issue Date:
08/29/2022

Revision Log

#	Date	Description

Drawing Sheet Information
Actual Plot Date: 7/17/2023 3:22:03 PM
Drawn By: DJW | Approved By: JJM
Scale:
As indicated
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for clarifications.
Title
Elevations - Front

Sheet Number
A-2.2



2 | FRONT ELEVATION "2" SIDING W/ BRICK WATERTABLE
2.2 1/4" = 1'-0"

3 | FRONT ELEVATION "2" SIDING W/ 1 STORY BRICK
2.2 1/4" = 1'-0"

GENERAL ELEVATION NOTES

09/04/2019

1.

All gutters and downspouts to be installed as per manufacturer's specifications.

2.

Provide continuous ridge venting to 24" from end walls.

3.

Provide continuous soffit venting.

4.

In areas of overframing, roof sheathing shall be interrupted for continuity of attic venting.

5.

All exterior fascia to be aluminum wrapped.

6.

Verify garage foundation depth based on soil compaction.

MANGAN

GROUP ARCHITECTS

7034 CARROLL AVE, SUITE 3

TAKOMA PARK, MD 20912

(P) 301.589.7900

(F) 301.589.7911

WWW.MANGANGROUP.COM

Professional Certification

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2025."

BOARD OF ARCHITECTS

10378

JOHN J. MANGAN

STATE OF MARYLAND

Builder Information

WILLIAMSBURG

5485 HARPERS FARM RD

SUITE 200

COLUMBIA, MD 21044

(P) 410-964-4440

Consultant's Professional Certification

Project Information

Applicable Code: IRC 2021

Project Number: 21374

Project Name:

Donleigh
30' x 56'

Howard County, MD

Project Issue Status:

☐

PRELIMINARY DESIGN

☐

DESIGN DEVELOPMENT

☒

PERMIT SUBMISSION

☐

CONSTRUCTION DOCUMENTS

☐

CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:
08/29/2022

Revision Log		
#	Date	Description

Drawing Sheet Information

Actual Plot Date: 7/17/2023 3:22:06 PM

Drawn By: DJW

Approved By: JJM

Scale:

As indicated

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

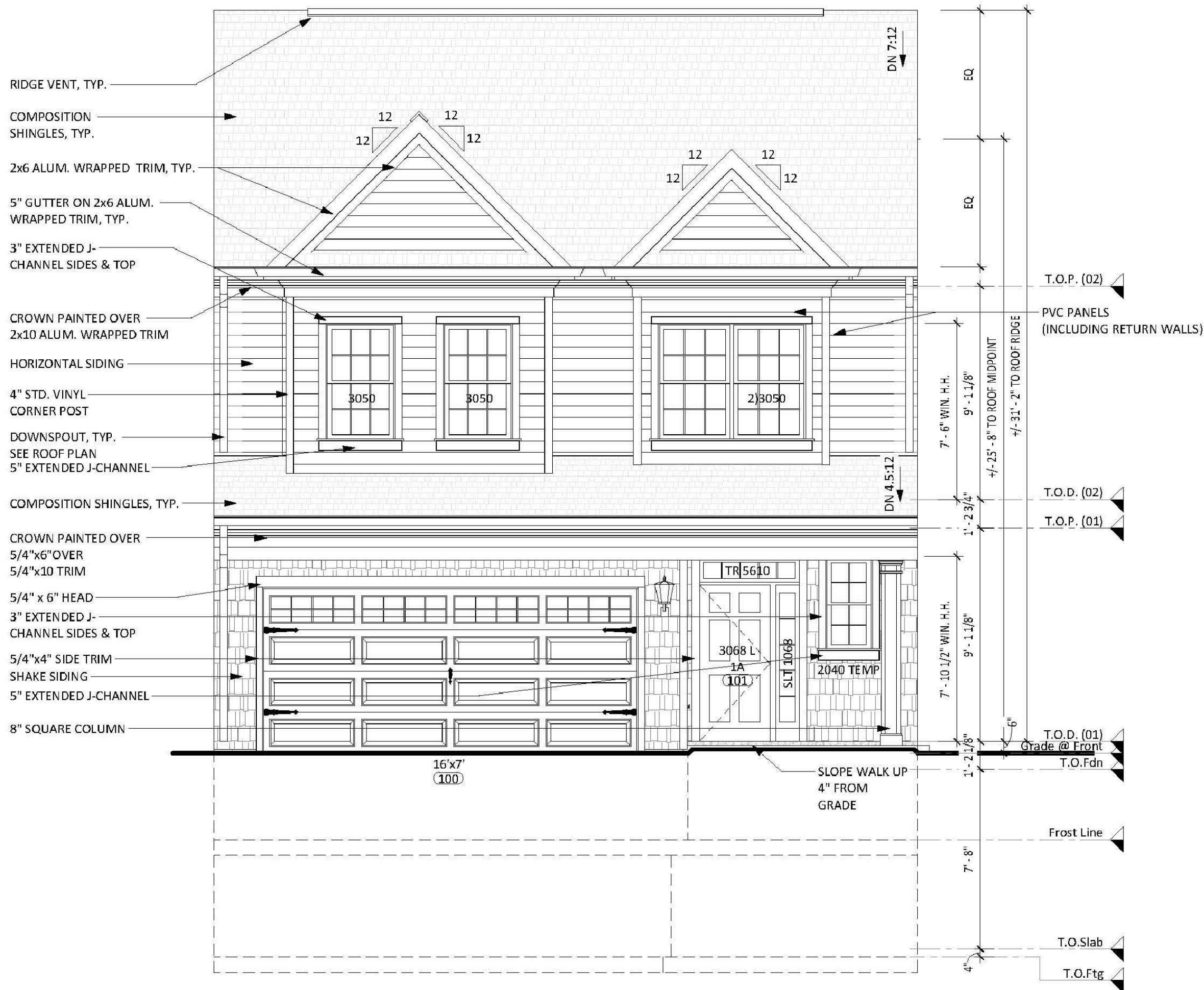
Call or email MGA for clarifications.

Title

Elevations - Front

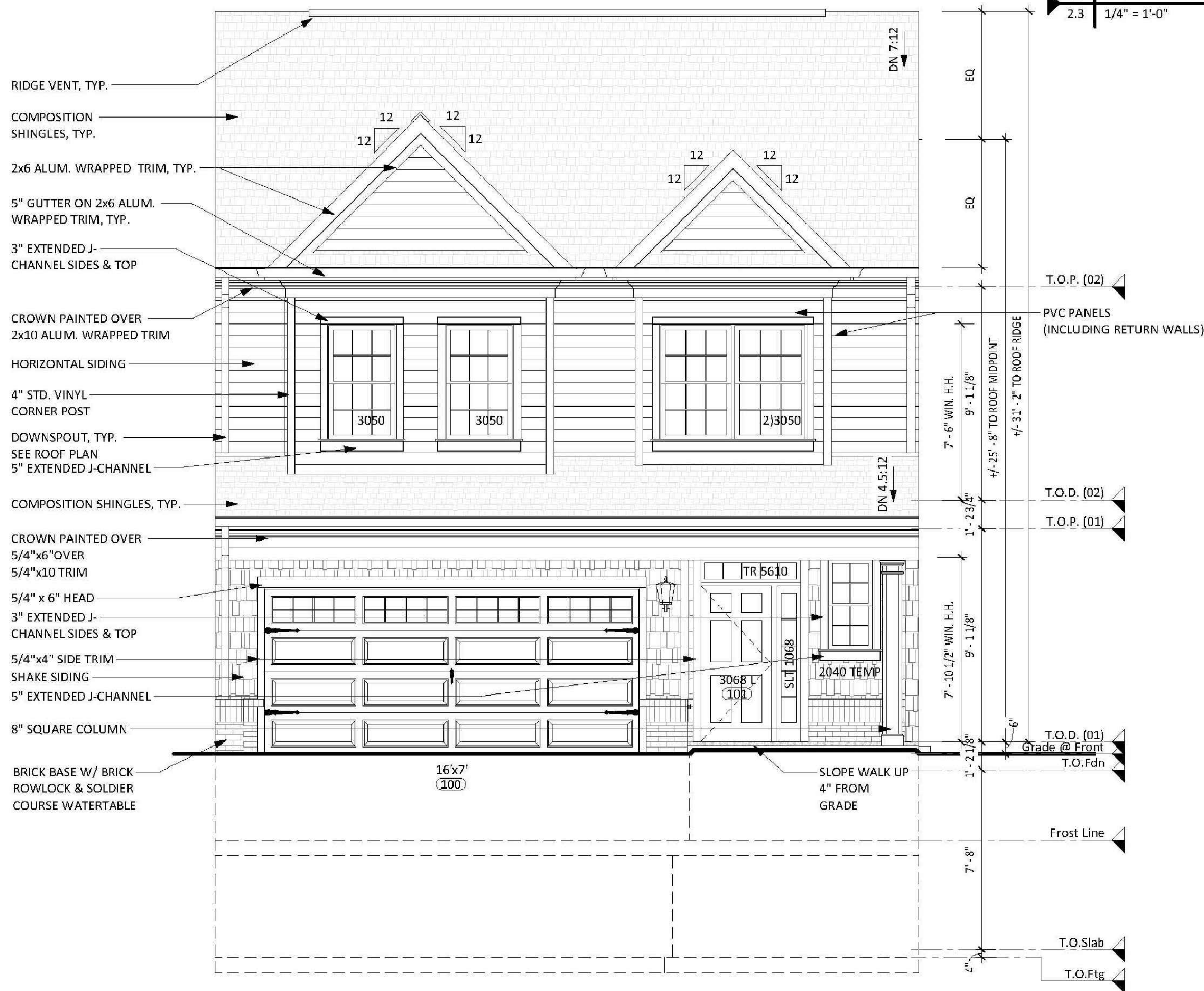
Sheet Number

A-2.3



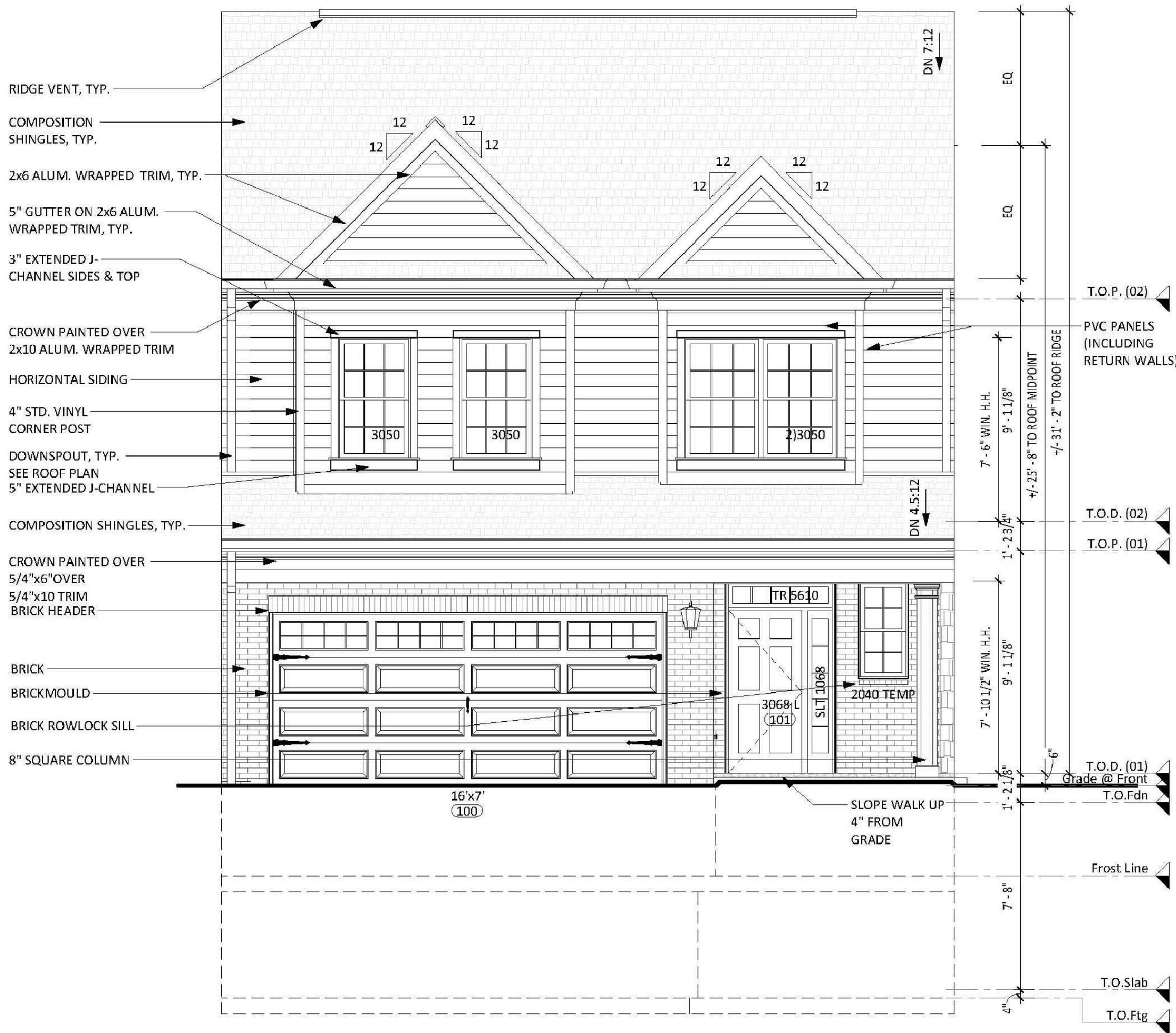
1 | FRONT ELEVATION "3" SIDING

2.3 1/4" = 1'-0"



2 | FRONT ELEVATION "3" SIDING W/ BRICK WATERTABLE

2.3 1/4" = 1'-0"



3 | FRONT ELEVATION "3" SIDING W/ 1 STORY BRICK

2.3 1/4" = 1'-0"

C:\Users\bluware\Documents\Donleigh30x56 Hines Farm-v22-ir21 CD bluware.rvt

GENERAL ELEVATION NOTES

09/04/2023

1. All gutters and downspouts to be installed as per manufacturer's specifications.

2. Provide continuous ridge venting to 24" from end walls.

3. Provide continuous soffit venting.

4. In areas of overframing, roof sheathing shall be interrupted for continuity of attic venting.

5. All exterior fascia to be aluminum wrapped.

6. Verify garage foundation depth based on soil compaction.

MANGAN

GROUP ARCHITECTS

7034 CARROLL AVE, SUITE 3

TAKOMA PARK, MD 20912

(P) 301.589.7900

(F) 301.589.7911

WWW.MANGANGROUP.COM

Professional Certification

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 10378, Expiration Date: 6-11-2025."

BOARD OF ARCHITECTS

10378

JOHN J. MANGAN

STATE OF MARYLAND

Builder Information

WILLIAMSBURG GROUP, LLC

5485 HARPERS FARM RD

SUITE 200

COLUMBIA, MD 21044

(P) 410-964-4440

Consultant's Professional Certification

Project Information

Applicable Code: IRC 2021

Project Number: 21374

Project Name: _____

Donleigh

30' x 56'

Howard County, MD

Project Issue Status:

☐ PRELIMINARY DESIGN

☐ DESIGN DEVELOPMENT

☒ PERMIT SUBMISSION

☒ CONSTRUCTION DOCUMENTS

☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date: 08/29/2022

Revision Log		
△ #	Date	Description

Drawing Sheet Information

Actual Plot Date: 7/17/2023 3:22:10 PM

Drawn By: DJW | Approved By: JIM

Scale: As indicated

Full size original sheet is 24" x 36".

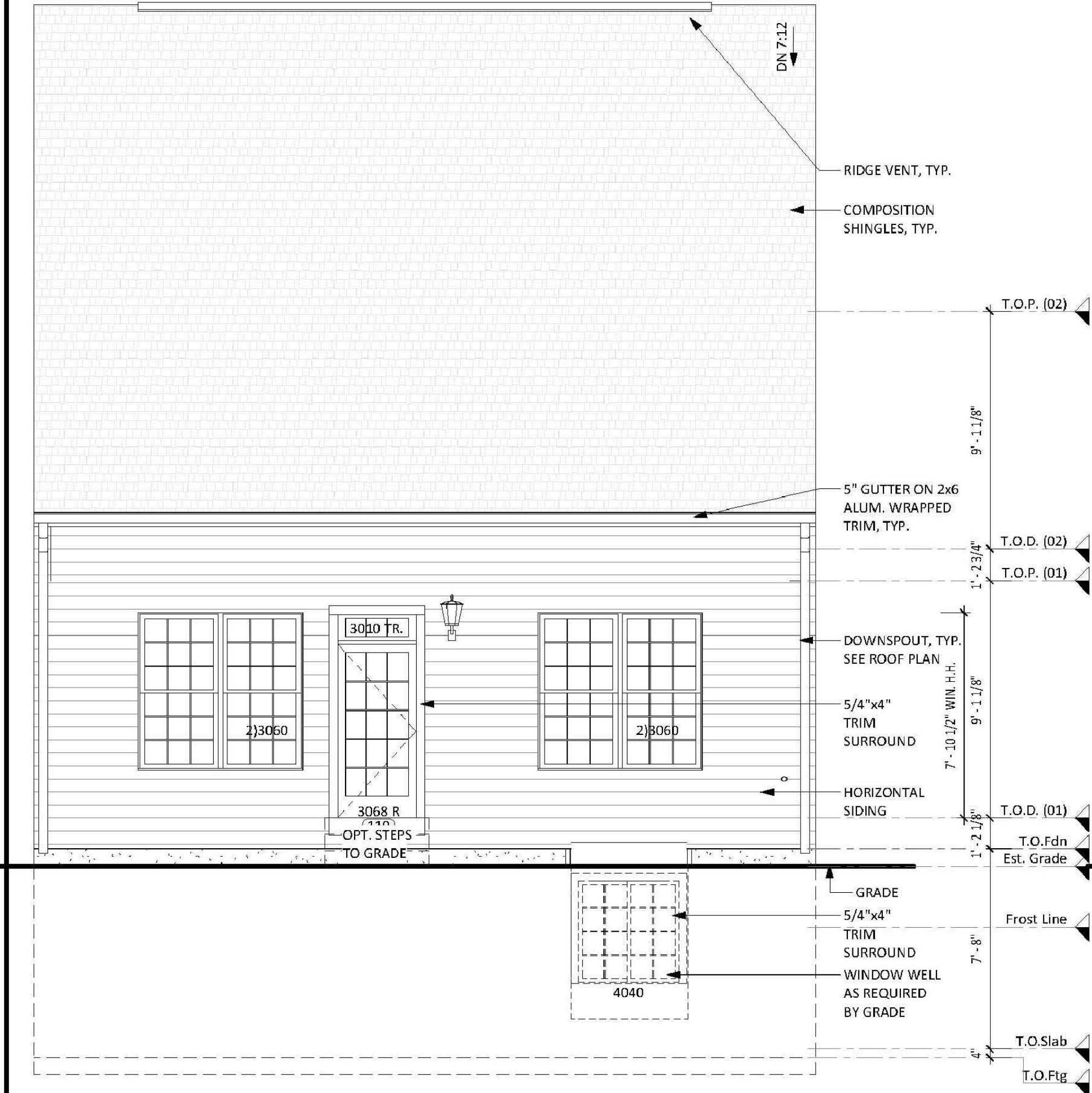
Do not scale drawings for measurements.

Call or email MGA for clarifications.

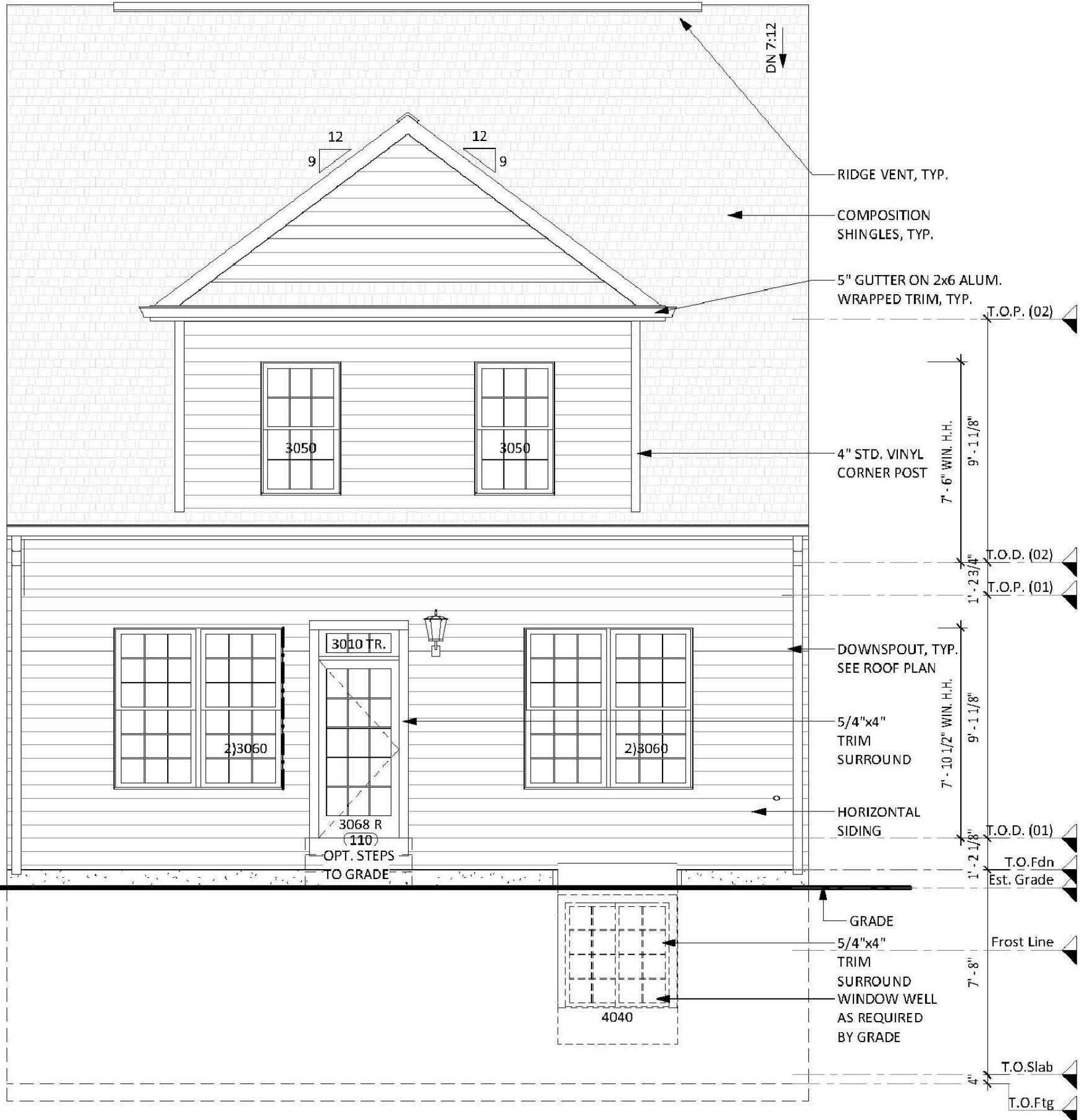
Title: Elevations - Rear and Sides

Sheet Number

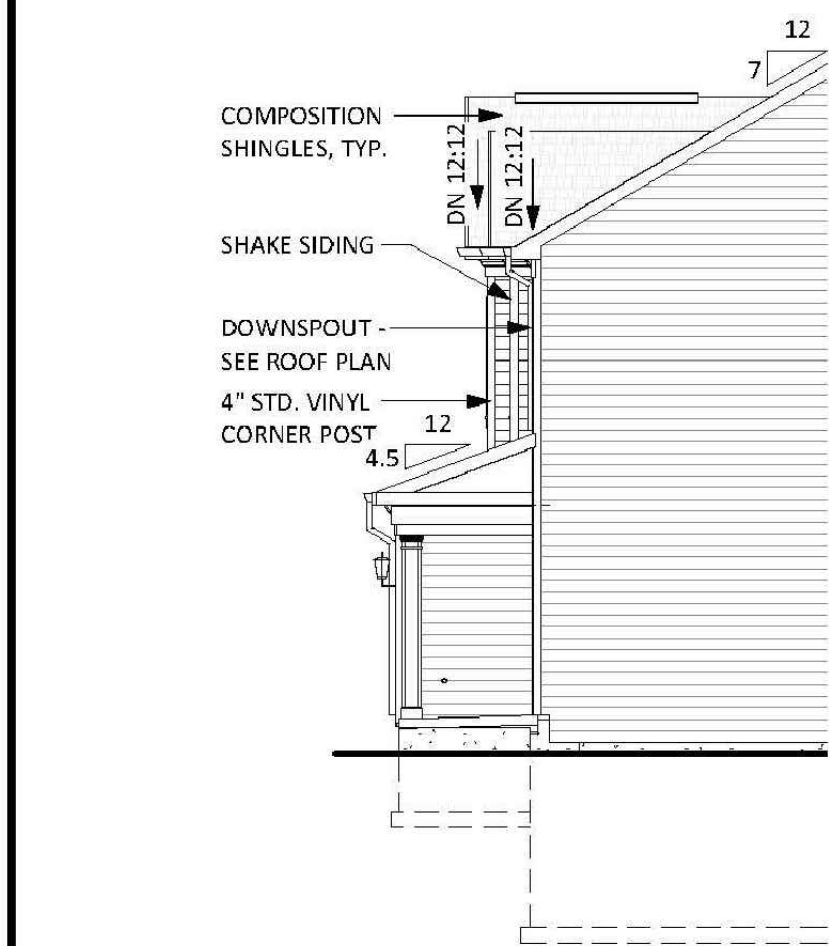
A-2.4



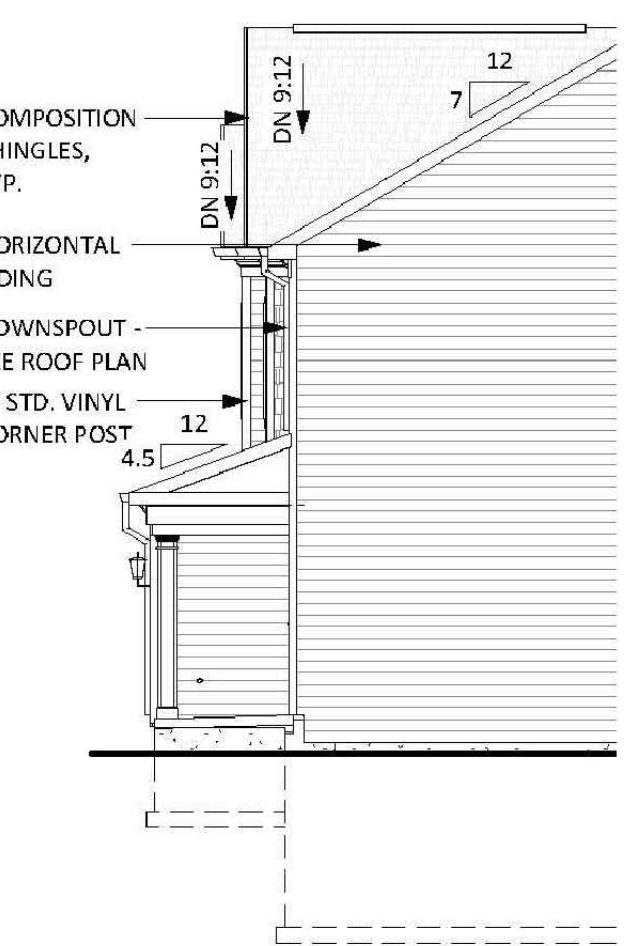
1 REAR ELEV. - 3 BEDROOM
2.4 1/4" = 1'-0"



2 REAR ELEV. - 4 BEDROOM
2.4 1/4" = 1'-0"



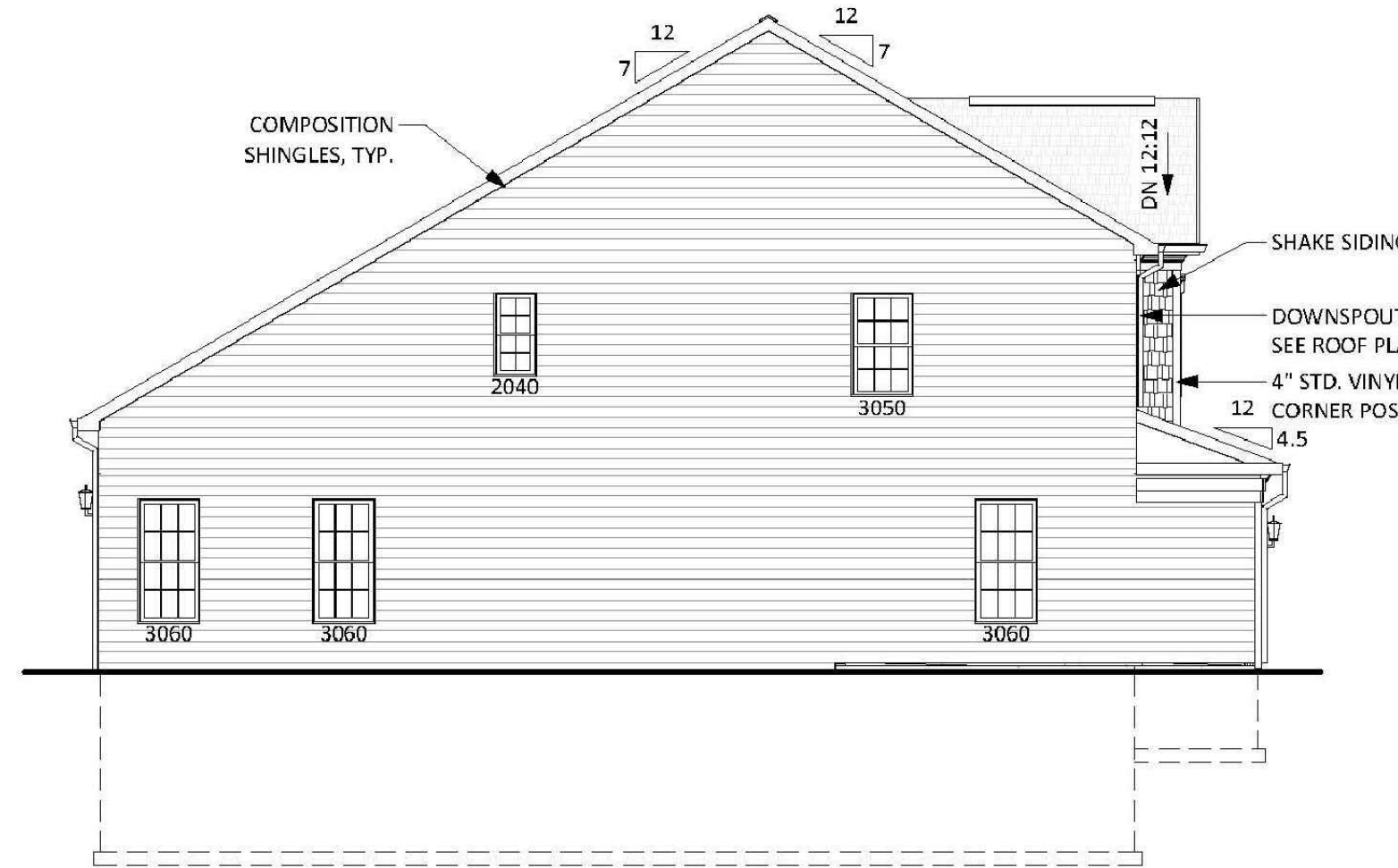
4 RIGHT ELEV. "3"
(SHOWN W/ END CONDITION)
2.4 1/8" = 1'-0"



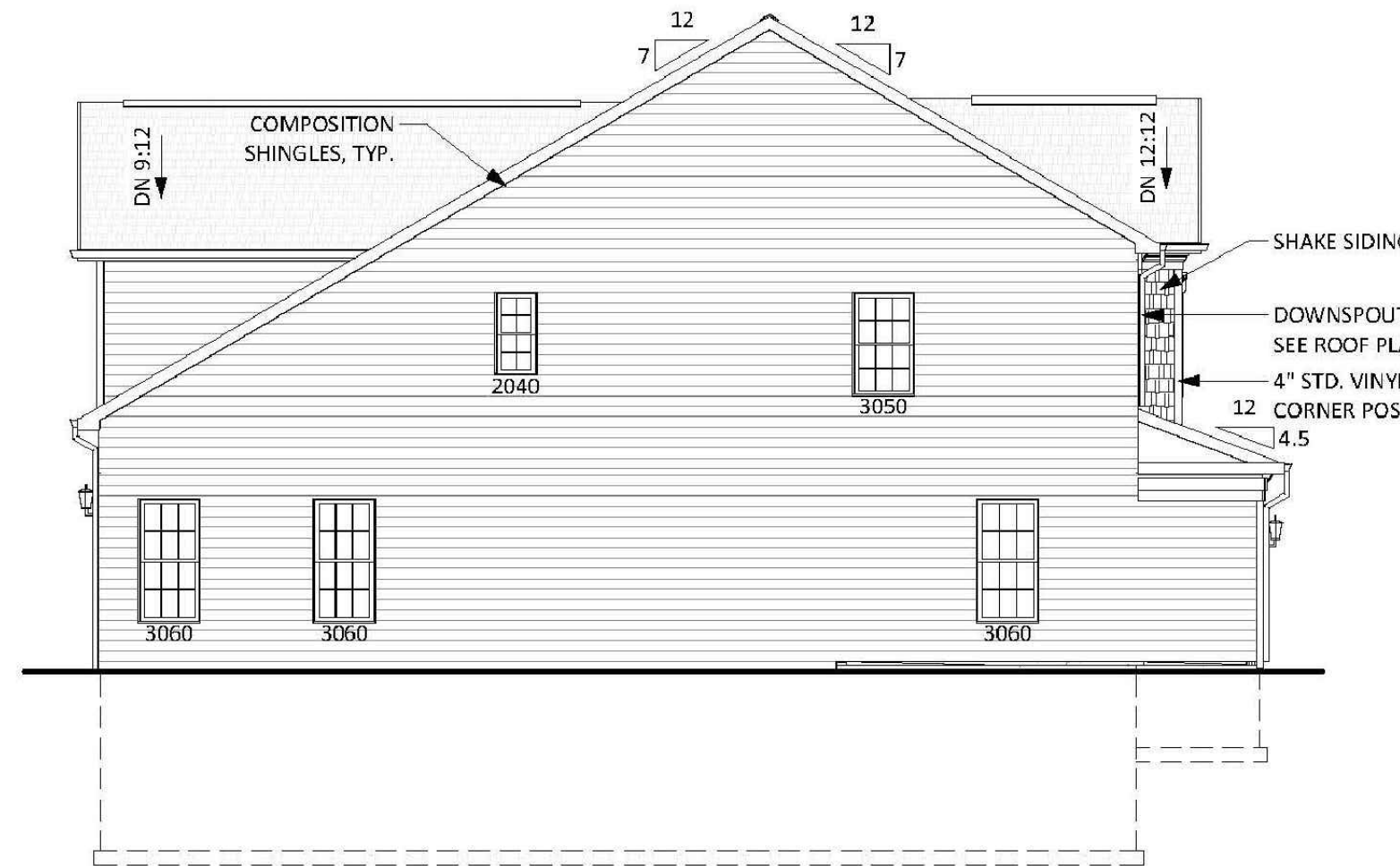
5 RIGHT ELEV. "2"
(SHOWN W/ END CONDITION)
2.4 1/8" = 1'-0"



6 RIGHT ELEV. "1"
(SHOWN W/ END CONDITION)
(SHOWN W/ STD. 3 BEDROOM)
2.4 1/8" = 1'-0"



3 LEFT ELEV. "1" (SHOWN W/ END CONDITION)
(SHOWN W/ STD. 3 BEDROOM)
2.4 1/8" = 1'-0"



8 LEFT ELEV. "1" (SHOWN W/ END CONDITION)
(SHOWN W/ OPT. 4TH BEDROOM)
2.4 1/8" = 1'-0"



7 RIGHT ELEV. "1"
(SHOWN W/ END CONDITION)
(SHOWN W/ ALT. 4 BEDROOM)
2.4 1/8" = 1'-0"

C:\Users\hmlusa\Documents\Donleigh\30x56_HincFarm-v02-4r21_CD_Hmlusa.rvt