
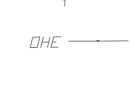







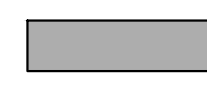

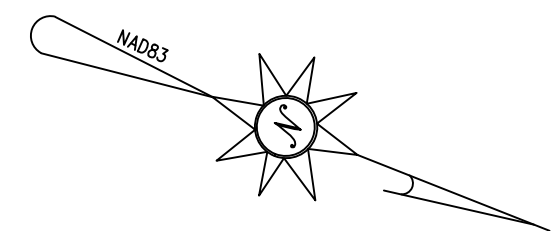


LEGEND

-  EXISTING TREES
-  EXISTING LIGHT POLE
-  EX. OVERHEAD ELECTRIC
-  EXISTING TREE LINE
-  EXISTING CONTOUR
-  EXISTING SPOT ELEV.
-  SOILS BOUNDARY
-  MEADOW/OPEN AREA BDRY
-  PROPOSED LIMIT OF DIST.
-  EXISTING IMPERVIOUS
-  STORMWATER INFILTRATION TEST LOCATION



SITE ANALYSIS
 PARCEL: 732 LOT: 64
 USE: EXISTING OPEN LOT
 ZONED: C-1
 SITE AREA: 3.51 Ac (152,895.6 SF)
 PLAT: Book 28 Page 157 June 16, 1987

PARCEL: 848
 USE: EXISTING OPEN LOT
 ZONED: R-10,000
 SITE AREA: 3.13 Ac (136,343 SF)
 LIBRE: 10966 FOLIO: 00135

AREA TO BE DEVELOPED: 6.28 Ac (273,725 SF)
 TAX MAP: 73 GRID: 10
 WATER: PUBLIC (FREEDOM AVENUE)
 SEWER: PUBLIC (FREEDOM AVENUE)
 100 YEAR FLOODPLAIN: NONE ONSITE
 WETLANDS: NONE ON SITE

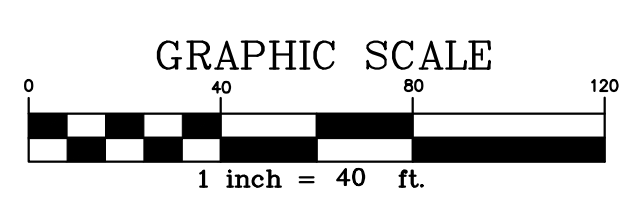
SOILS: 78% GkB - Glenville-Urban Land
 Udorthents complex, 0 to 8
 percent slopes - HYD 'C'
 21% GfB - Glenville-Urban Land
 Udorthents complex, 0 to 8
 percent slopes - HYD 'C'
 1% BrC - Bricklow Channery loam,
 8 to 15 percent slopes - HYD 'C'

EXISTING WOODED AREA: 54,192 sf (1.24 ac)
 EXISTING MEADOW AREA: 235,046.6 sf (5.40 ac)
 EXISTING IMPERVIOUS AREA: 0.00 sf (0.00 ac)

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

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

S-23-0017



CIVIL ENGINEER
CMS
 CMS ASSOCIATES LLC
 4925 Ellis Lane
 Ellicott City, Maryland 21043
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 Contact: Geoffrey L. Ciniero, PE
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REV	DATE	REVISIONS PRIOR TO APPROVAL

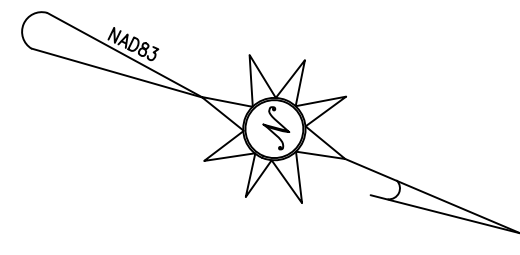
PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
STORMWATER EXISTING CONDITIONS PLAN
 PARCEL 848 & LOT 64
 5TH ELECTION DISTRICT
 CARROLL COUNTY, MARYLAND



PLAN NO.:	
SCALE:	1" = 30'
DATE:	12/05/2024
SHEET	C-2
FILE NO.:	21-008

LEGEND

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



Rachel & Sean Rentch
Map 73, Grid 10
Lot 78
6196 Freedom Ave.
Zone R-10
Residential
P.B. 28 P.146
L. 7799 F. 404

Steven Runkles
Lot 77
6190 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 8811 F. 066

Monet Gough
Lot 76
6184 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 8670 F. 476

Timothy Brecker
Lot 75
6178 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 1440 F. 872

John Suchocki
Lot 74
6172 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 8131 F. 025

Joseph Matukonis
Lot 73
6166 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 7127 F. 104

Michael Jones
Lot 72
6160 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 4052 F. 051

Dominic Rettalata
Lot 71
6154 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 8893 F. 278

Renee Waters
Lot 70
6150 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 10652 F. 214

Steven Rogers
Lot 69
6146 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 5510 F. 363

Joanna Epstein
Lot 68
6142 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 6628 F. 081

Michael Anderson
Lot 67
6138 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 2842 F. 706

Timothy Wann
Lot 66
6136 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P.146
L. 5365 F. 699

Matthew Dwyer
Lot 65
6134 Freedom Ave.
Zone R-10,000
Residential
L. 10246 F. 292

FREEDOM AVENUE



Hardik & Jenifer Patel
Map 73, Grid 10
Parcel 842
946 Kayley Dr.
Eldersburg, MD. 21784
Zone R-10
L. 9394 F. 204

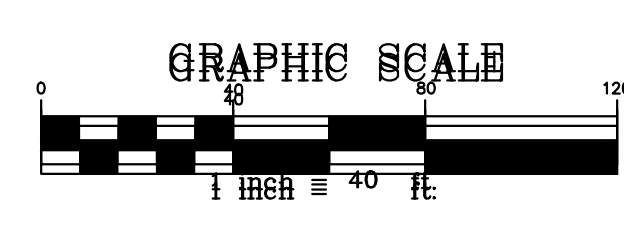
Brian Herr
Map 73, Grid 10
Parcel 455
940 Kayley Dr.
Sykesville, MD. 21784
Zone R-10
L. 9592 F. 279

CHADLYN LLC
Parcel 775
1963 Polaris Rd.
Finksburg, MD. 21048
P.B. 56 P. 126
L. 9947 F. 392

RACHUBA ENTERPRISES,
INC.
APT A
946 Martindale Ct.
Eldersburg, MD. 21784
Parcel 700
P.B. 45 P. 118
L. 0913 F. 113

Rachuba Enterprises
Liberty Rd.
Zone R-10,000
Residential
L. 2210 F. 458

St. Joseph Sykesville
Roman Catholic Church
915 Liberty Rd.
Zone R-10,000
Church
L. 6537 F. 311

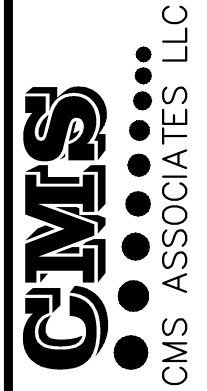


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S-23-0017

CIVIL ENGINEER



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

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

**PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
STORMWATER PROPOSED CONDITIONS PLAN-1**

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



PLAN NO.:	
SCALE:	1" = 30'
DATE:	12/05/2024
SHEET:	C-3
FILE NO.:	21-008

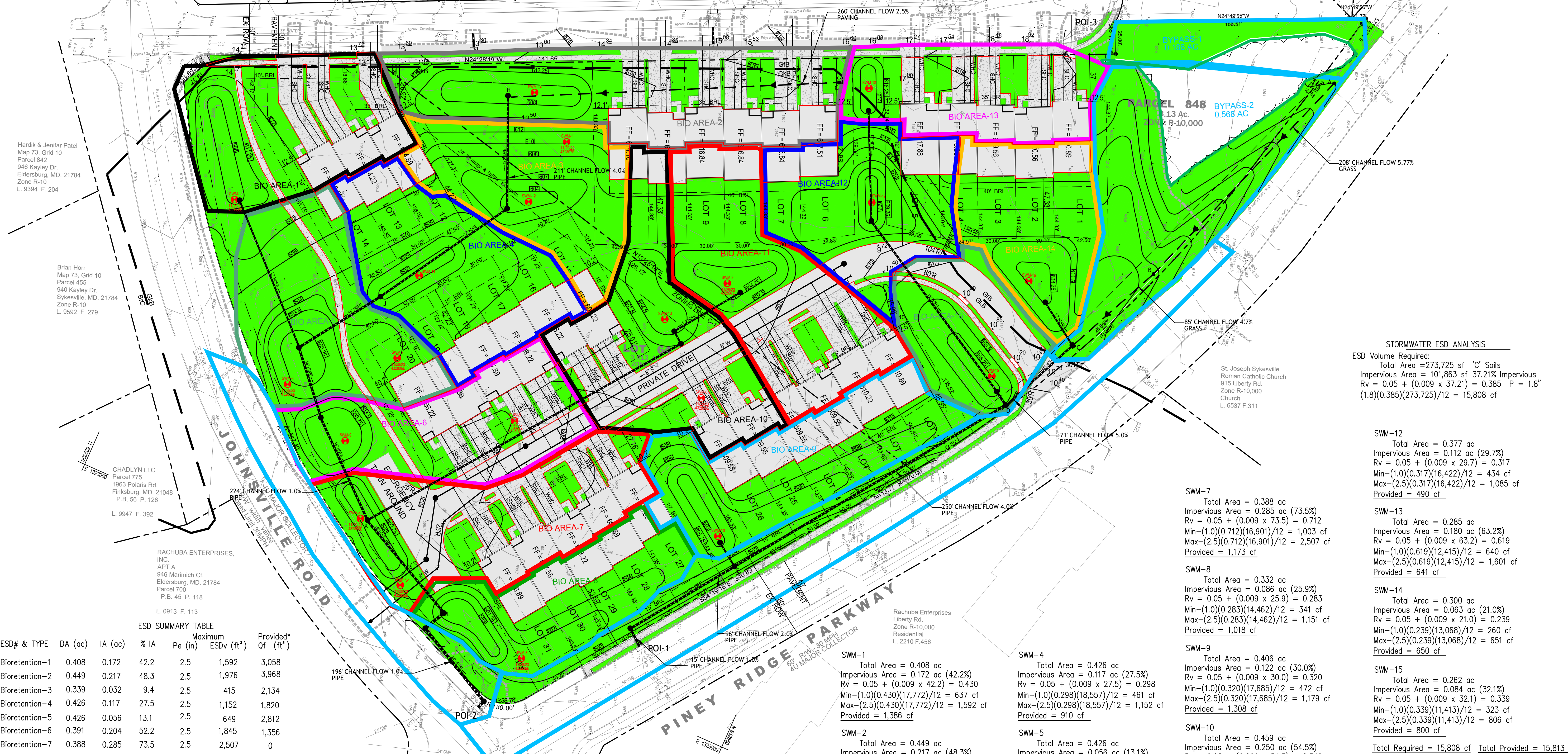
LEGEND

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

STORMWATER INFILTRATION TEST LOCATION

- Rachel & Sean Rentch
Map 73, Grid 10
Lot 78
6196 Freedom Ave.
Zone R-10
Residential
P.B. 28 P. 146
L. 7799 F. 404
- Steven Runkles
Lot 77
6190 Freedom Ave.
Zone R-10,000
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- John Suchocki
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6172 Freedom Ave.
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L. 2842 F. 706
- Timothy Wann
Lot 66
6136 Freedom Ave.
Zone R-10,000
Residential
P.B. 28 P. 146
L. 5365 F. 699

FREEDOM AVENUE



STORMWATER ESD ANALYSIS
 ESD Volume Required:
 Total Area = 273,725 sf 'C' Soils
 Impervious Area = 101,863 sf 37.21% Impervious
 $R_v = 0.05 + (0.009 \times 37.21) = 0.385$ $P = 1.8"$
 $(1.8)(0.385)(273,725)/12 = 15,808$ cf

SWM-12
 Total Area = 0.377 ac
 Impervious Area = 0.112 ac (29.7%)
 $R_v = 0.05 + (0.009 \times 29.7) = 0.317$
 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%)
 $R_v = 0.05 + (0.009 \times 63.2) = 0.619$
 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%)
 $R_v = 0.05 + (0.009 \times 21.0) = 0.239$
 Min-(1.0)(0.239)(13,068)/12 = 260 cf
 Max-(2.5)(0.239)(13,068)/12 = 651 cf
 Provided = 650 cf

SWM-15
 Total Area = 0.262 ac
 Impervious Area = 0.084 ac (32.1%)
 $R_v = 0.05 + (0.009 \times 32.1) = 0.339$
 Min-(1.0)(0.339)(11,413)/12 = 323 cf
 Max-(2.5)(0.339)(11,413)/12 = 806 cf
 Provided = 800 cf

Total Required = 15,808 cf Total Provided = 15,813 cf
 P_e Provided = $(15,813 \times 12) / (0.385 \times 6.28 \times 43,560) = 1.8$

ESD SUMMARY TABLE

ESD# & TYPE	DA (ac)	IA (ac)	% IA	Pe (in)	Maximum ESDv (ft³)	Provided* (ft³)
Bioretention-1	0.408	0.172	42.2	2.5	1,592	3,058
Bioretention-2	0.449	0.217	48.3	2.5	1,976	3,968
Bioretention-3	0.339	0.032	9.4	2.5	415	2,134
Bioretention-4	0.426	0.117	27.5	2.5	1,152	1,820
Bioretention-5	0.426	0.056	13.1	2.5	649	2,812
Bioretention-6	0.391	0.204	52.2	2.5	1,845	1,356
Bioretention-7	0.388	0.285	73.5	2.5	2,507	0
Bioretention-8	0.332	0.086	25.9	2.5	1,151	0
Bioretention-9	0.406	0.122	30.0	2.5	1,179	850
Bioretention-10	0.459	0.250	54.5	2.5	2,249	2,150
Bioretention-11	0.459	0.135	29.4	2.5	1,312	2,773
Bioretention-12	0.377	0.112	29.7	2.5	1,085	0
Bioretention-13	0.285	0.180	63.2	2.5	1,601	0
Bioretention-14	0.300	0.063	21.0	2.5	651	2,466
Bioretention-15	0.262	0.084	32.1	2.5	806	2,358
TOTALS	5.707	2.115			20,170	25,745

* PROVIDED ON TOP OF ESDV

OWNER / DEVELOPER

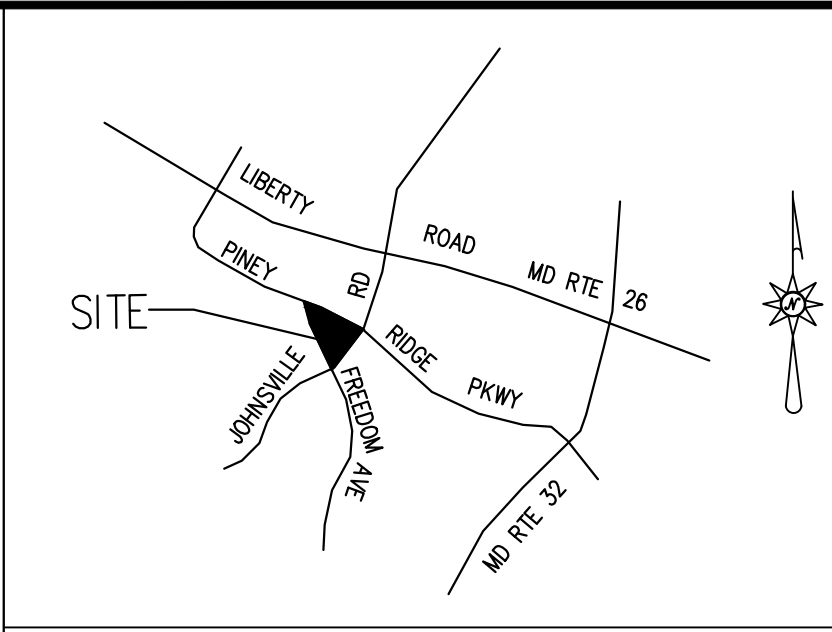
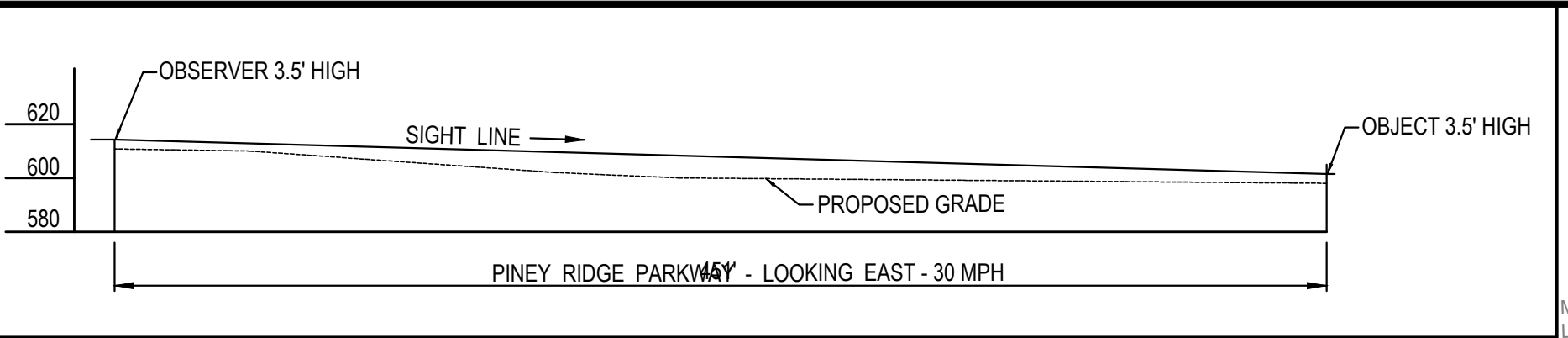
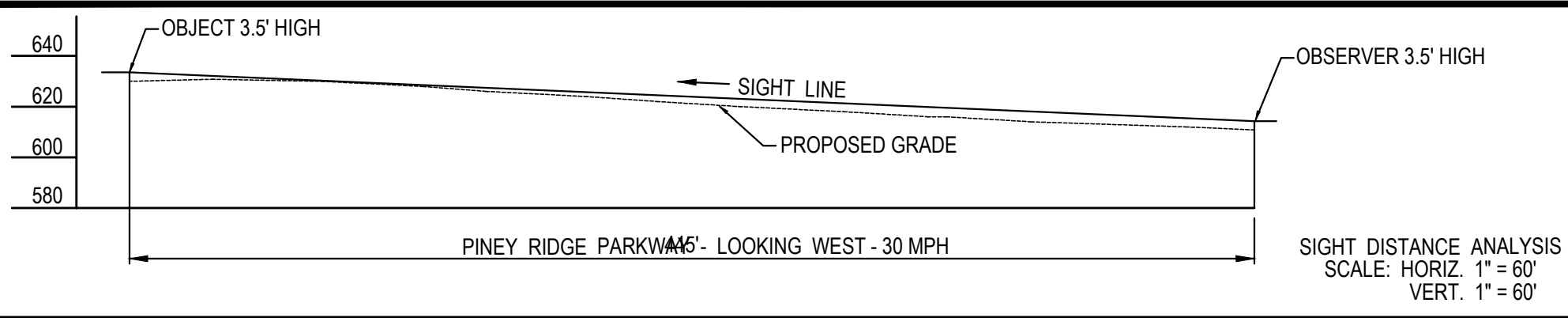
JPB Johnsville LLC
 7556 Teague Road
 Suite 310
 Hanover, MD. 21076
 Attn: Mike Kalinock
 (410) 884-1960

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
STORMWATER PROPOSED CONDITIONS PLAN-2

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" = 30'	
DATE: 12/05/2024	
SHEET C-4	
FILE NO: 21-008	



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



- SITE ANALYSIS**
1. PARCEL: 732 LOT: 64
 2. USE: EXISTING OPEN LOT
 3. USE: PROPOSED - AGE RESTRICTED RESIDENTIAL
 4. ZONED: C-1
 5. SITE AREA: 3.51 Ac (152,895.6 SF)
 6. PLAT: Book 28 Page 157 June 16, 1987
 7. PARCEL: 848
 8. USE: EXISTING OPEN LOT
 9. USE: PROPOSED - AGE RESTRICTED RESIDENTIAL
 10. ZONED: R-10,000
 11. SITE AREA: 3.13 Ac (136,343 SF)
 12. LIBRE: 10966 FOLIO: 00135
 13. AREA TO BE DEVELOPED: 6.28 Ac (273,725 SF)
 14. TAX MAP: 73 GRID: 10
 15. WATER: PUBLIC (FREEDOM AVE./JOHNSVILLE)
 16. SEWER: PUBLIC (FREEDOM AVE./JOHNSVILLE)
 17. 100 YEAR FLOODPLAIN: NONE ONSITE
 18. WETLANDS: NONE ON SITE
 19. SOILS: 78% GkB - Glenville-Urban Land
Udorthents complex, 0 to 8 percent slopes - HYD 'C'
 - 21% G1B - Glenville-Urban Land
Udorthents complex, 0 to 8 percent slopes - HYD 'C'
 - 1% BrC - Bricklow Channery loam,
8 to 15 percent slopes - HYD 'C'
 20. EXISTING WOODED AREA: 54,192 sf (1.24 ac)
 21. PROPOSED WOODED AREA: 235,046.6 sf (5.40 ac)
 21. EXISTING MEADOW AREA: 235,046.6 sf (5.40 ac)
 21. PROPOSED MEADOW AREA: 46,671 sf (1.09 ac)
 22. PROPOSED IMPERVIOUS AREA: 101,863 sf (2.34 ac)
 22. EXISTING IMPERVIOUS AREA: 0.00 sf (0.00 ac)
 23. SETBACKS
 - P848 SETBACKS:

	Minimum	Proposed
Front:	35 Feet	35.96'
Side:	12 Feet	12.1'
Rear:	40 Feet	44.27'
 - HEIGHT BLDG:

	Maximum	Proposed
	35'	32'
 - LOT 64 SETBACKS:

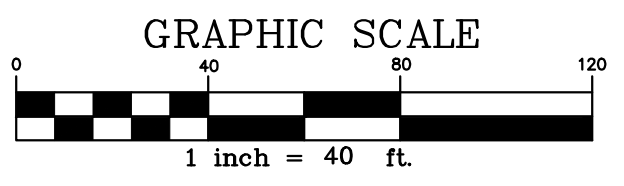
	Minimum	Proposed
Front:	10 Feet	25.01'
Side:	10 Feet	10.2"
Rear:	15 Feet	42.23'
 - HEIGHT BLDG:

	Maximum	Proposed
	50'	32'
 24. PARKING
REQUIRED 2 SPACES PER VILLA=62 SP REQ.
PROVIDED: 124 SPACES PROVIDED
(2 GARAGE & 2 DRIVEWAY)

LEGEND

	EXISTING TREES		PROPOSED FIRE HYDRANT
	EXISTING LIGHT POLE		PROPOSED LIGHT POLE
	EX. OVERHEAD ELECTRIC		PROPOSED LIMIT OF DIST.
	EXISTING TREE LINE		25% OR GREATER SLOPES
	EXISTING CONTOUR		PROPOSED ASPHALT
	EXISTING SPOT ELEV.		PROPOSED CONCRETE
	PROPOSED CONTOUR		PROPOSED MICRO-BIO
	PROPOSED CURB AND GUTTER		
	PROPOSED STORM PIPE		

OWNER / DEVELOPER
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Tel. (410) 988-2436
Contact: Geoffrey L. Cintero, PE
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PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
CONCEPT SITE PLAN
PARCEL 848 & LOT 64
5TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND



PLAN NO.:
SCALE: 1" = 40'
DATE: 12/05/2024
SHEET C-5
FILE NO: 21-008

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

S-23-0017



Calculation Summary - Illuminance Footcandles

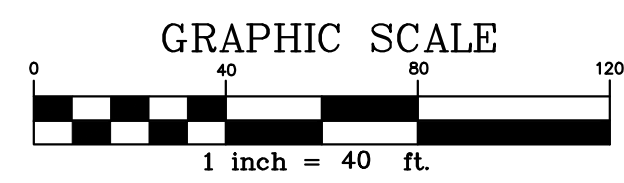
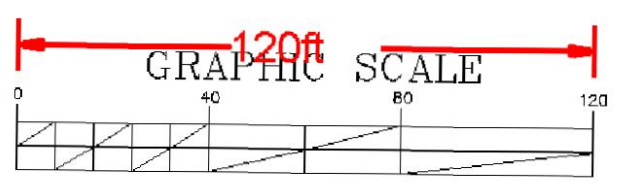
Label	Avg	Max	Min	AvgMin	MaxMin
Area Overall	0.38	10.1	0.0	N.A.	N.A.
Prop Line Spill	0.02	0.2	0.0	N.A.	N.A.
Spill Beyond Prop Line N	0.00	0.0	0.0	N.A.	N.A.
Spill Beyond Prop Line S	0.00	0.0	0.0	N.A.	N.A.
Spill Beyond Prop Line W	0.03	0.1	0.0	N.A.	N.A.
Driveways 1 thru 5	2.79	7.3	0.1	21.30	73.00
Driveways 12 thru 14	1.65	10.1	0.0	N.A.	N.A.
Driveways 15 thru 20	2.64	8.6	0.2	13.20	43.00
Driveways 21 thru 26	1.50	6.7	0.1	15.00	47.00
Driveways 27 thru 31	2.52	9.6	0.2	12.60	41.50
Driveways 8 thru 11	2.15	7.4	0.2	16.75	37.00

LED STATISTICS SHC

Notes:
 1) This site plan was created using a 30' pole height.
 2) Only area on this plan.
 3) No other contributors.
 4) Buildings treated as 7' LLF at 2000 hours.
 5) 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



CIVIL ENGINEER

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PINEY RIDGE PARKWAY AGE RESTRICTED VILLAS
 CONCEPT LIGHTING PLAN

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

PLAN NO.:
 SCALE: 1" = 30'
 DATE: 12/05/2024
 SHEET: C-6
 FILE NO.: 21-008

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Forest Stand Delineation for the project known as 950 Johnsonville Road, Sykesville, MD 21157 in December 2024. The delineation was conducted using the guidelines set forth in the MDNR State Forest Conservation Technical Manual and Carroll County, Maryland Approved Technical Manual.

GENERAL INFORMATION

This is a 6.64-acre site, Lot 64, Piney Ridge Village, Section Four, Plat Book 28, Plat 157 and parcel 848. The site is currently undeveloped. The site is bordered by residential property on all sides. The site has vehicular access Johnsonville Road, Freedom Avenue and Piney Ridge Parkway. The site lies within the Patapsco River South Branch Watershed.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

There is no 100 year floodplain on the property according to FEMA floodplain map panel 24013C0314D.

SOILS

The USDA Natural Resources Conservation Service's Web Soil Survey describes the soil types that are present within the study area as follows.

Soil type GkB – Glenville-Urban Land-Udorthents complex, 0-8% slopes. The soils in this series are primarily human transported. The soils are Hydrologic group D and are not hydric or prime agricultural.

NONTIDAL WETLANDS

There are no wetlands or buffers onsite or within 100' observed

STREAMS AND DRAINAGEWAYS

There are no streams or buffers onsite or within 100' observed. There appears to be a stream on the south side of Johnsonville Road but does not encroach on the subject property. The property falls within the Patapsco River South Branch Watershed, Use III.

TOPOGRAPHY AND STEEP SLOPES

The site generally slopes upward to a to the northeast corner of the property where there is a pipe inlet draining under Johnsonville Road. There are no steep slopes onsite

CRITICAL HABITATS

The Maryland DNR have been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of their correspondence will be provided when received.

FOREST INFORMATION

There is 1.55 acres of forest onsite and within a conservation easement. The forest was not inventoried or analyzed because it is part of an easement and proposed for removal.

GENERAL FSD NOTES

1. THIS PROPERTY IS ZONED COMMERCIAL AND RESIDENTIAL.
2. THE TOTAL TRACT AREA IS 6.64.
3. SITE FIELD WORK WAS PERFORMED AUGUST 2023 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
4. 2' TOPOGRAPHY SURVEY WAS PROVIDED TO NORTON LAND DESIGN BY CMS ASSOCIATES.
5. THERE ARE NO PRIME AGRICULTURAL SOILS ON THE PROPERTY (SEE SOIL TABLE).
6. THERE ARE NO TREES ONSITE GREATER THAN 30" DIAMETER.
7. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. MD DNR HAVE BEEN NOTIFIED OF THE PROJECT.
8. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT STATE CHAMPION TREES.

SOIL TABLE

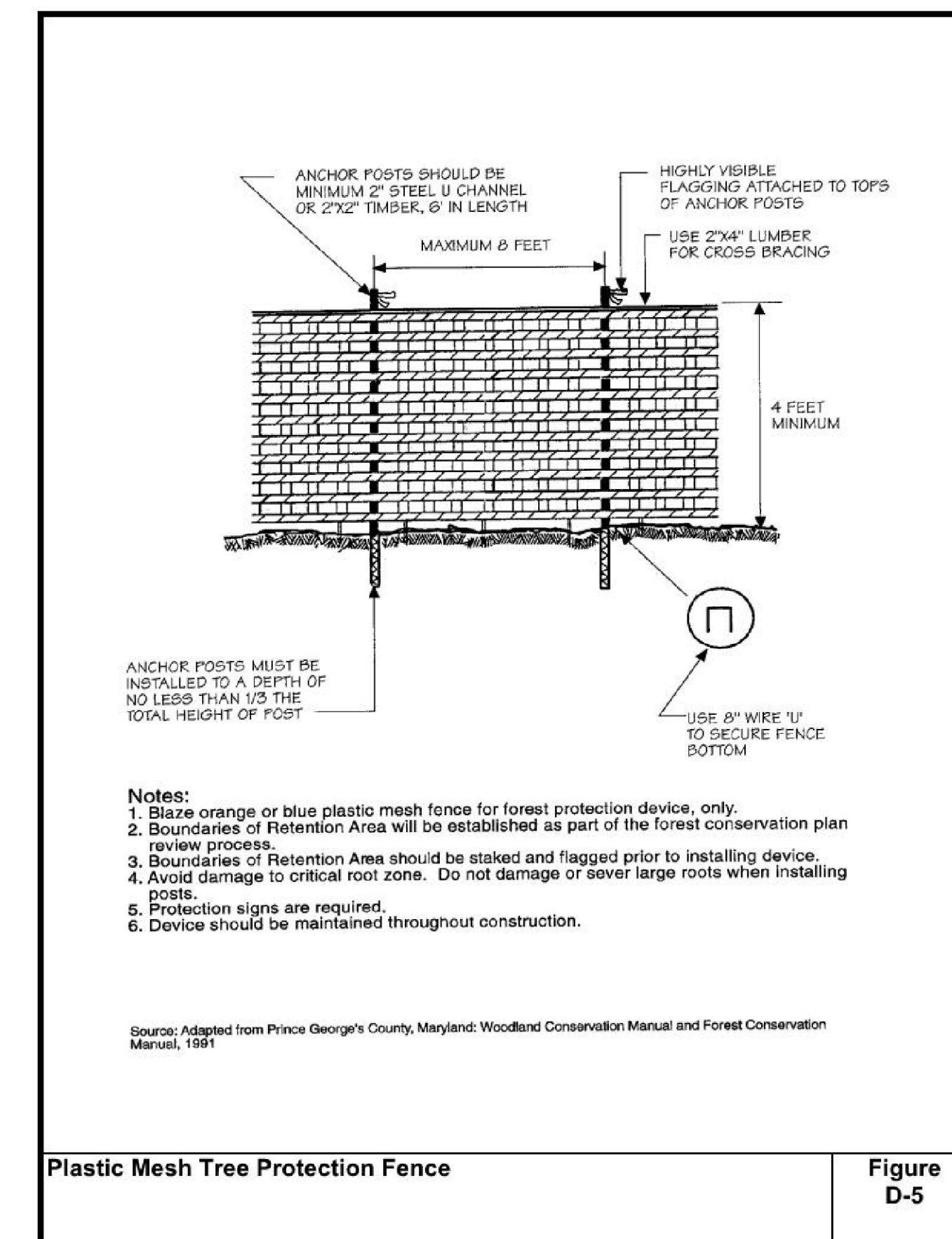
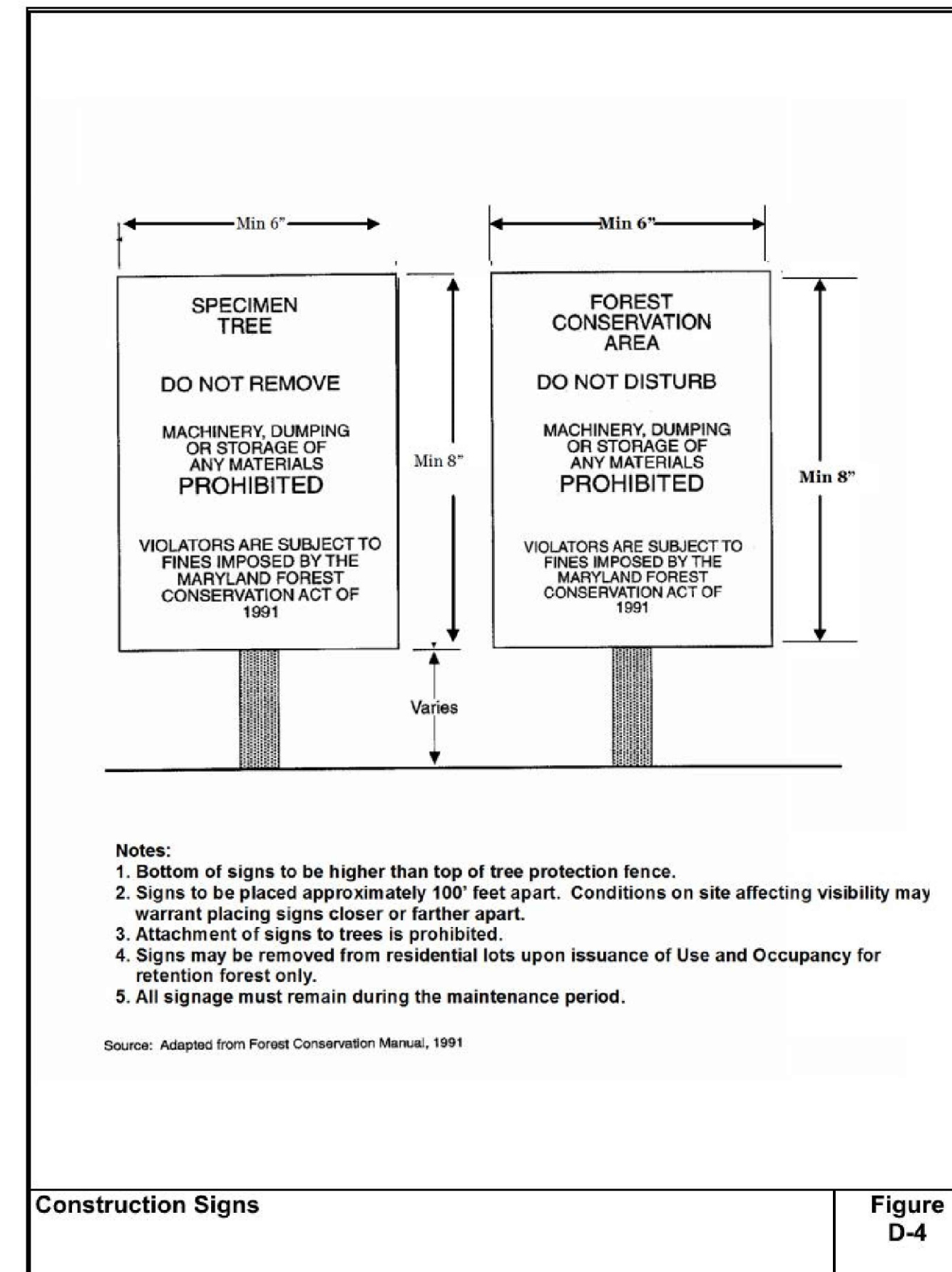
SOILS	K-FACTOR	HYDRIC	PRIME AGR. SOIL
GkB GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX 0-8% SLOPES	0.28	NO	NO

FSD TABULATION TABLE

ACREAGE OF TRACT(S):	6.64
ACREAGE OF EX. FOREST:	1.55
ACREAGE OF EXISTING WETLANDS	0.0
ACREAGE OF FORESTED WETLANDS	0.0
ACREAGE OF WETLAND BUFFERS	0.0
ACREAGE OF STREAM BUFFERS	0.0
ACREAGE OF FORESTED STREAM BUFFER	0.0
ACREAGE OF 100 YEAR FLOODPLAIN	0.0
LINEAR EXTENT OF STREAMS	0
ACREAGE OF PRIORITY RETENTION AREAS:	0.0

FOREST CONSERVATION TABLE

ACREAGE OF TOTAL TRACT(S):	6.64
ACREAGE OF 100 YEAR FLOODPLAIN	0.0
ACREAGE OF NET TRACT(S):	6.64
ZONING	COMMERCIAL TO RESIDENTIAL
ACREAGE OF EX. FOREST:	1.55
ONSITE FOREST CLEARING	1.21
ONSITE FOREST RETAINED	0.34
OFFSITE FOREST PLANTING	0.0
OFFSITE FOREST BANK	0.99



FOREST CONSERVATION WORKSHEET

Forest Thresholds: Industrial/Institutional – 15% minimum forest cover
All other zoning 20% minimum forest cover

A. Proposed Forest Area Removed: 1.21

Reforestation Required:

Required Reforestation = All forest area removed is to be reforested at a ratio of one acre planted for every acre or portion thereof removed.

AFFORESTATION CALCULATION

B. Total Net Tract Area:	<u>6.64</u>
C. Threshold Required: 15% or 20%:	<u>1.33</u>
D. Existing Forested Area:	<u>1.55</u>
MINUS FOREST CLEARED:	<u>1.21</u>
PLUS REFORESTATION:	<u>1.21</u>
(if applicable)	
EQUALS FOREST CREDIT: =	<u>0.34</u>
C minus D:	<u>0.99</u>
(If C minus D > 0, this is required of afforestation. If C minus D < 0, no afforestation is required).	

AGRICULTURAL DISTRICTS F.C. WORKSHEET

REFORESTATION CALCULATION

A. Total number of lots	_____
B. For each lot, total proposed forest area removed:	_____
C. For each lot, if more than 20,000sq. ft. Reforestation at 1:1:	_____
D. For each lot, if more than 25,000sq. ft. Reforestation at 2:1:	_____

(Separate calculations must be performed for each lot. Use additional worksheets if necessary).

E. Total reforestation required for all lots _____

AFFORESTATION CALCULATION

A. Total Net Tract Area:	_____
B. Threshold Required – 20%:	_____
C. Existing Forested Area PLUS REFORESTATION= (IF APPLICABLE)	_____
D. B-C =Afforestation requirement:	_____

Figure 3-3

3-10

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, AND CARROLL COUNTY FOREST CONSERVATION LAWS.

12.10.2024

DATE: MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
P.443.542.9119 WWW.NORTONLANDDESIGN.COM

WATER CLASS USE III	WATERSHED PATAPSCO RIVER SOUTH BRANCH	FEMA FLOODPLAIN MAP PANEL # 24013C0314D
TAX MAP	ZOO SHEET	ADC MAP PAGE 30 GRID B9
SCALE AS SHOWN	DATE dec 2024	PROJ. NO. 23-046 SHEET NO. L-1.2

CIVIL ENGINEER

CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniere, 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-1.2

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

- GENERAL ELEVATION NOTES** 09/06/2023
- All gutters and downspouts to be installed as per manufacturer's specifications.
 - Provide continuous ridge venting to 24" from end walls.
 - Provide continuous soffit venting.
 - In areas of overframing, roof sheathing shall be interrupted for continuity of attic venting.
 - All exterior fascia to be aluminum wrapped.
 - 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

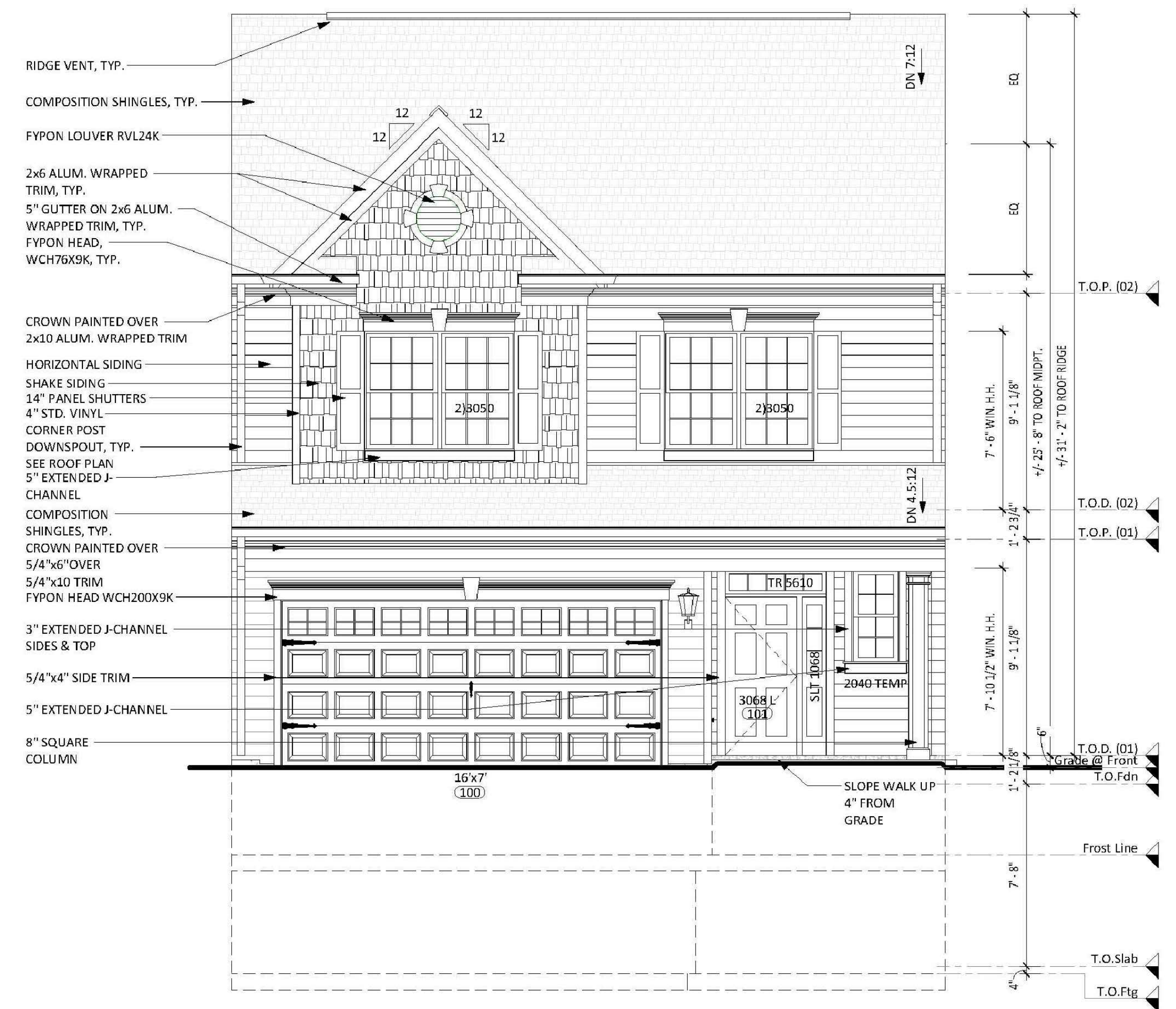
Project Submission Issue Date: 08/29/2022

Revision Log

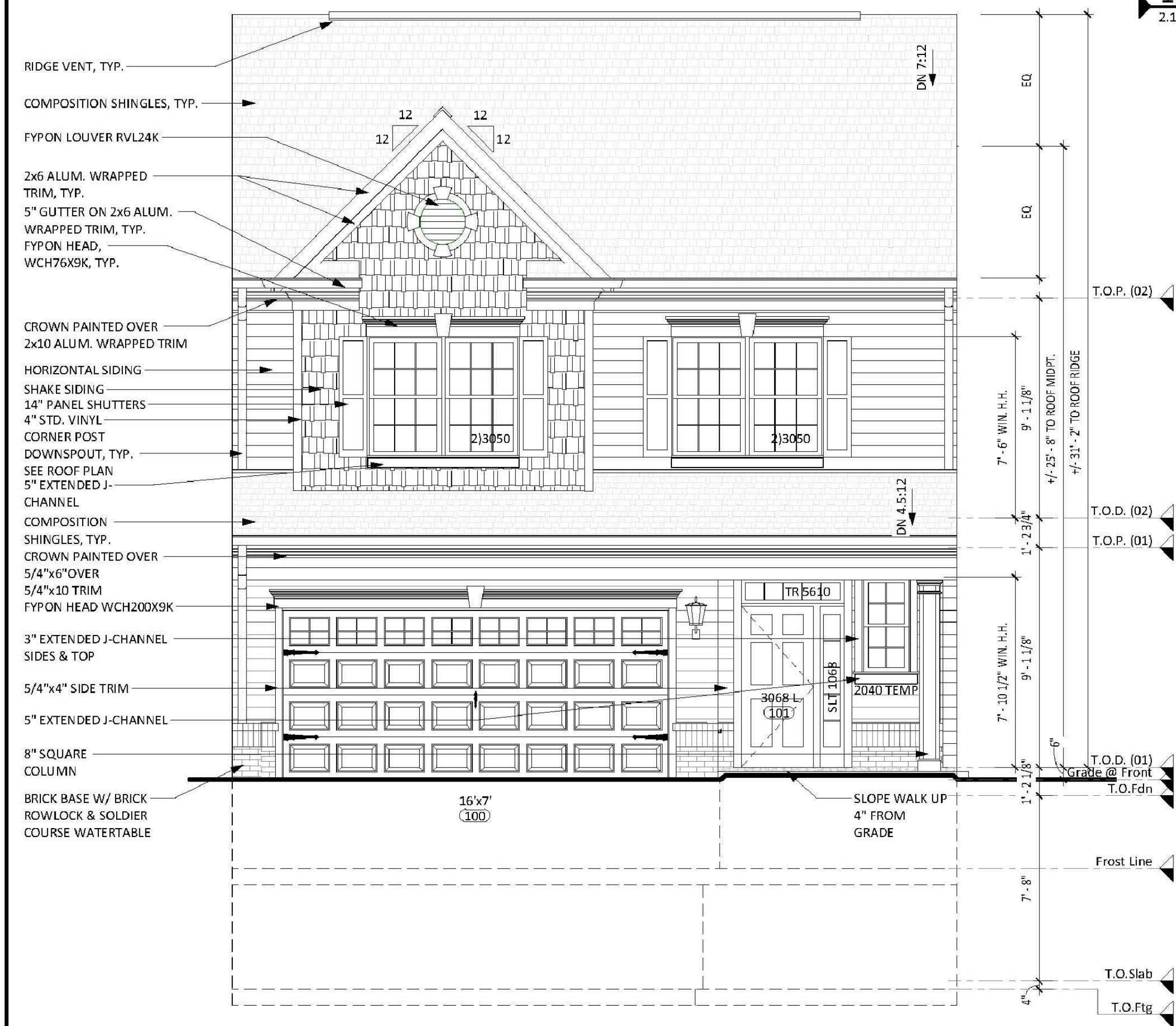
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Drawn By: DJW | Approved By: JJM
Scale: As indicated
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for clarifications.
Title: Elevations - Front

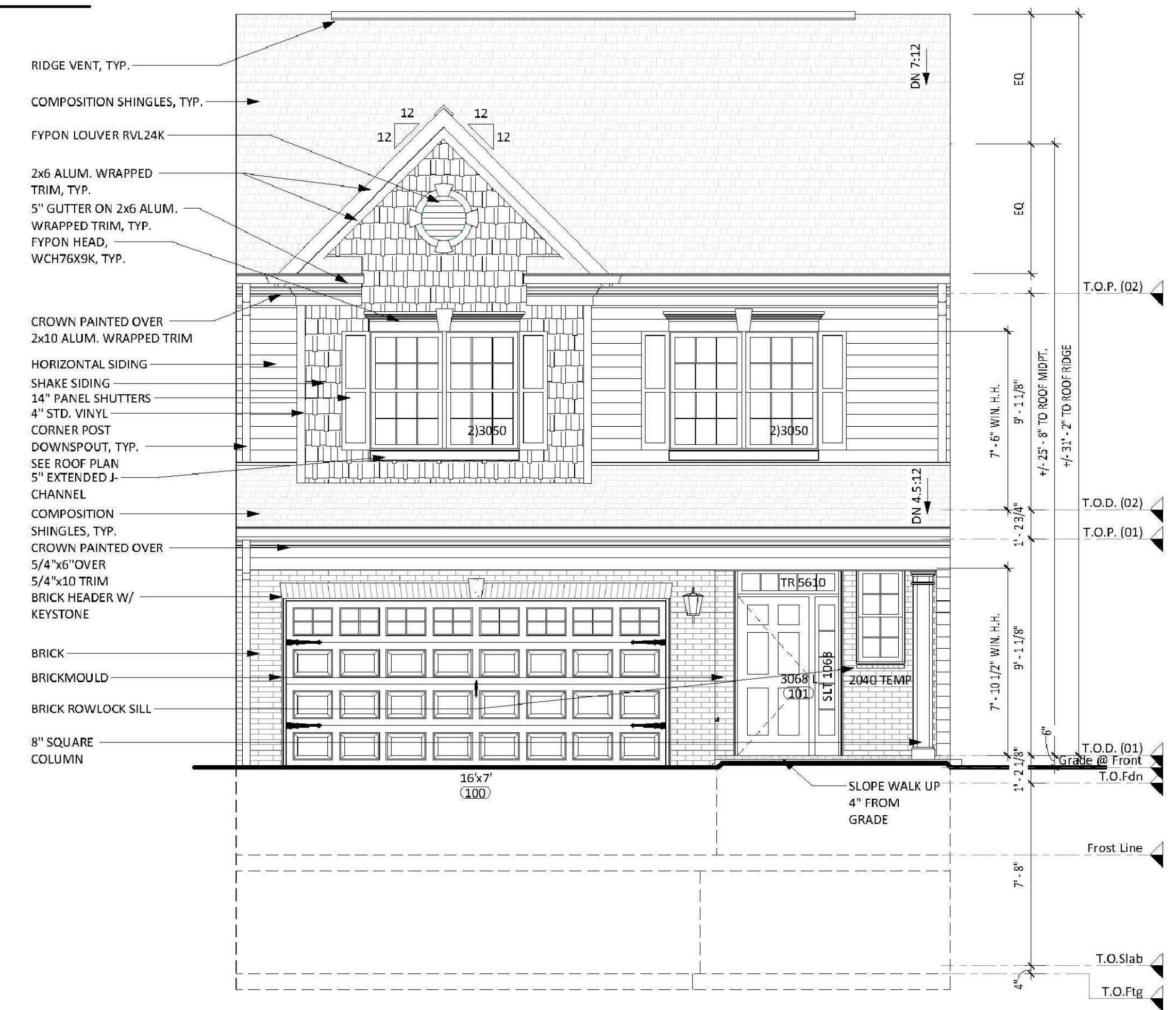
Sheet Number
A-2.1



1 FRONT ELEVATION "1" SIDING
2.1 1/4" = 1'-0"



2 FRONT ELEVATION "1" SIDING W/ BRICK WATERTABLE
2.1 1/4" = 1'-0"



3 FRONT ELEVATION "1" SIDING W/ 1 STORY BRICK
2.1 1/4" = 1'-0"

C:\Users\lpluggie\Documents\Donleigh30x56 HinesFarm-v22-1r21 CD_bpluggie.rvt

- GENERAL ELEVATION NOTES** 09/06/2019
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.

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Donleigh
30' x 56'

Howard County, MD

- Project Issue Status:**
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 - CONSTRUCTION DOCUMENTS
 - CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:
08/29/2022

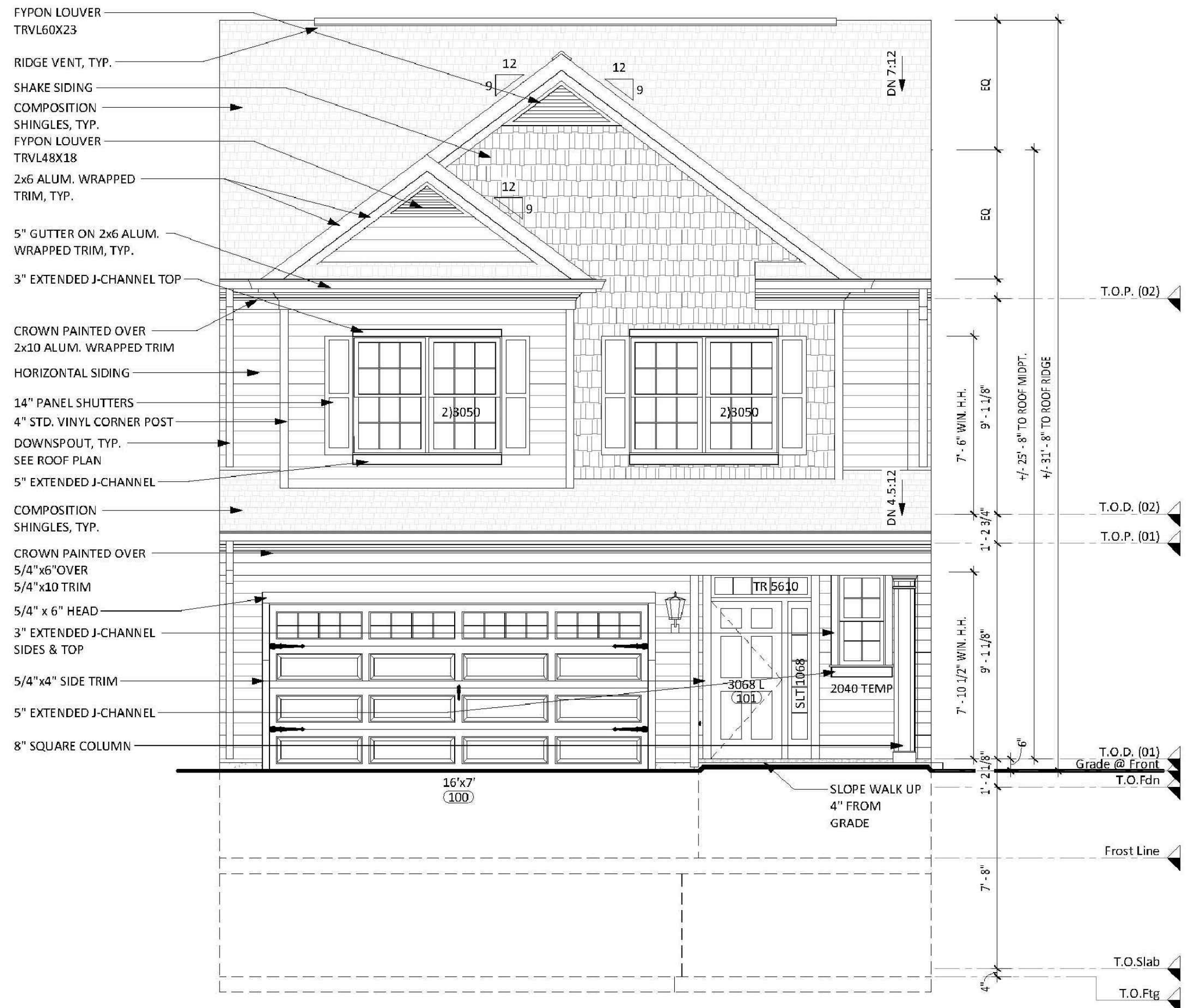
Revision Log

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 Do not scale drawings for measurements.
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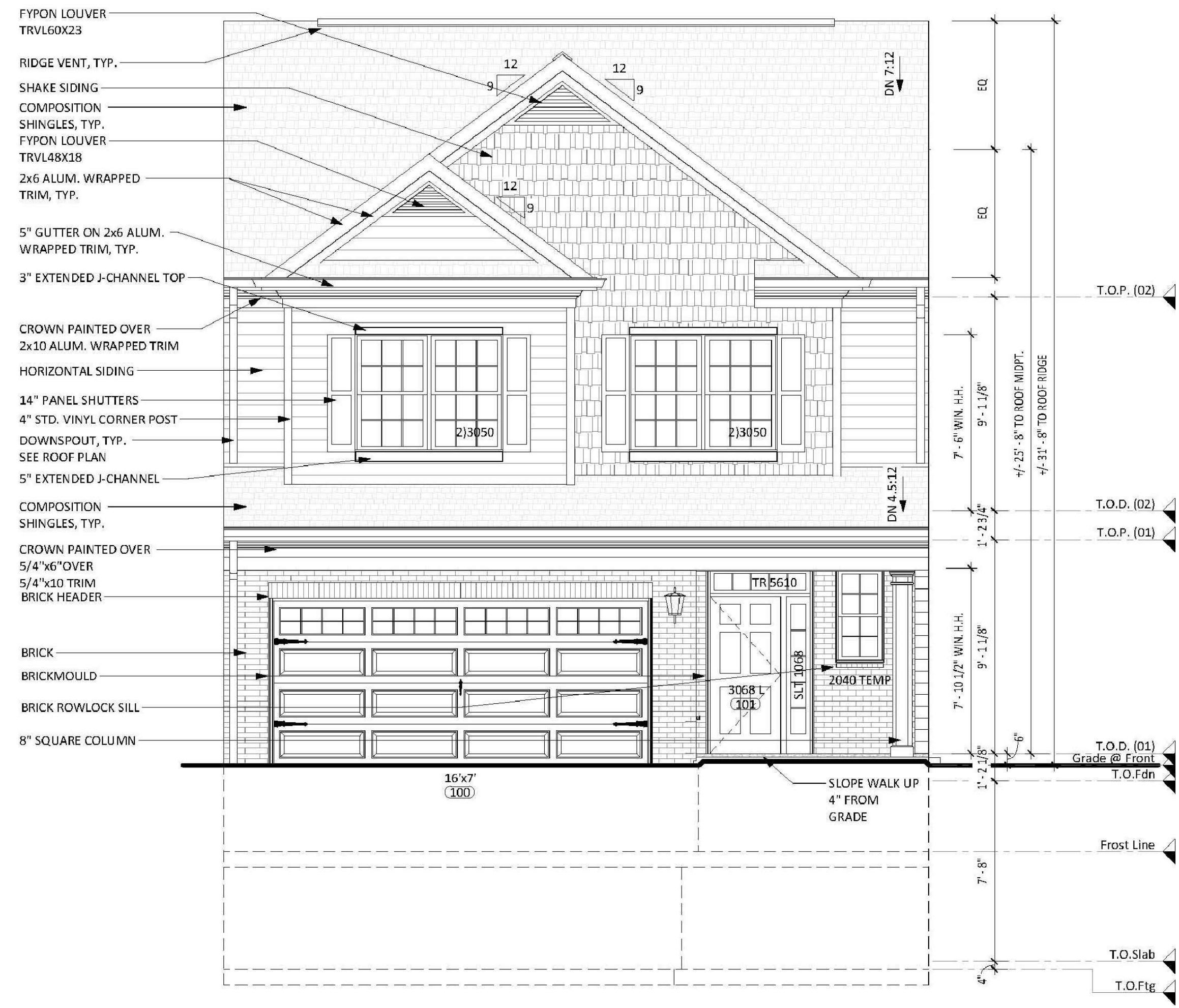
Title
Elevations - Front

Sheet Number
A-2.2



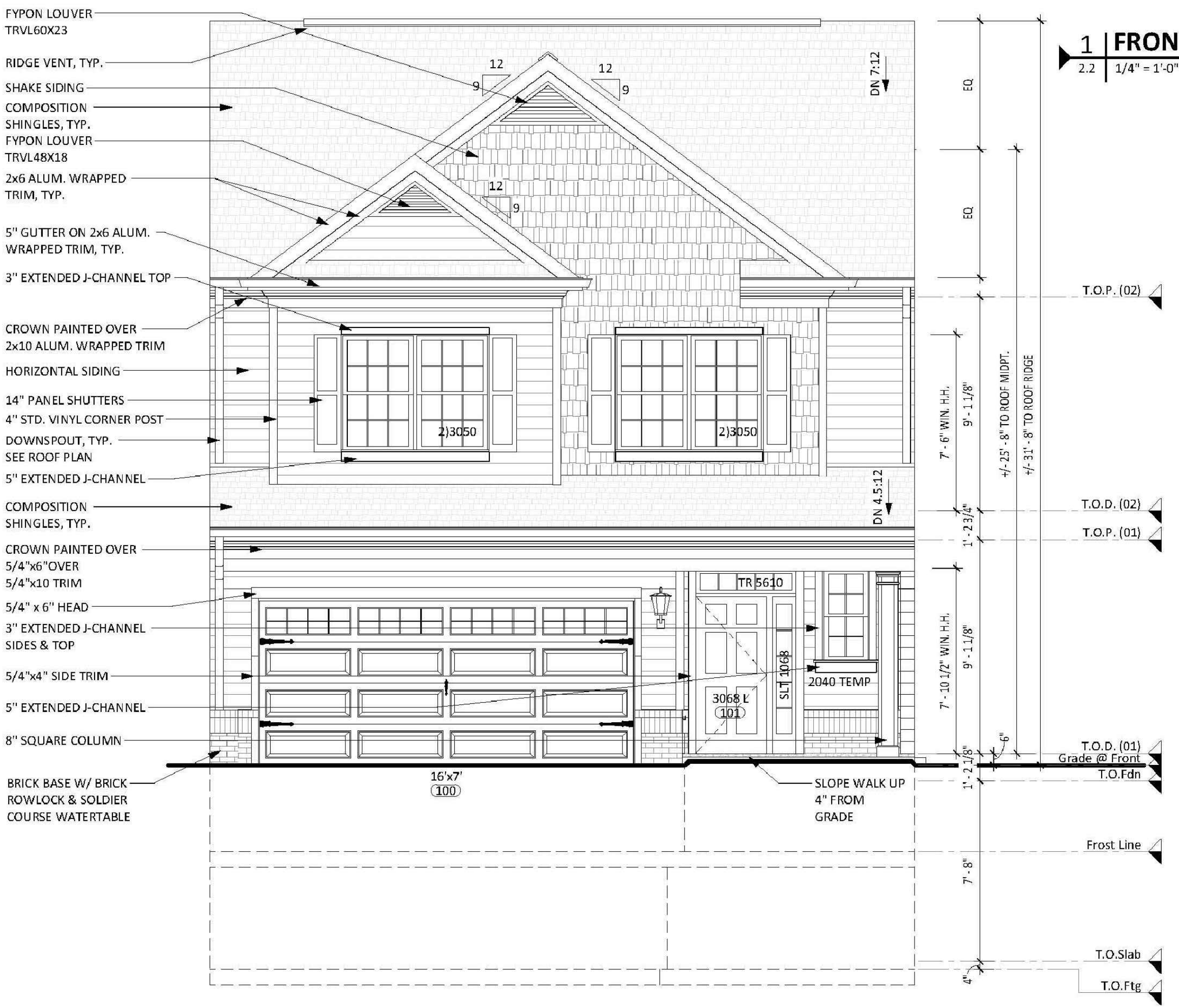
1 | FRONT ELEVATION "2" SIDING

2.2 1/4" = 1'-0"



3 | FRONT ELEVATION "2" SIDING W/ 1 STORY BRICK

2.2 1/4" = 1'-0"



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

2.2 1/4" = 1'-0"

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

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Project Submission Issue Date: 08/29/2022

Revision Log

#	Date	Description

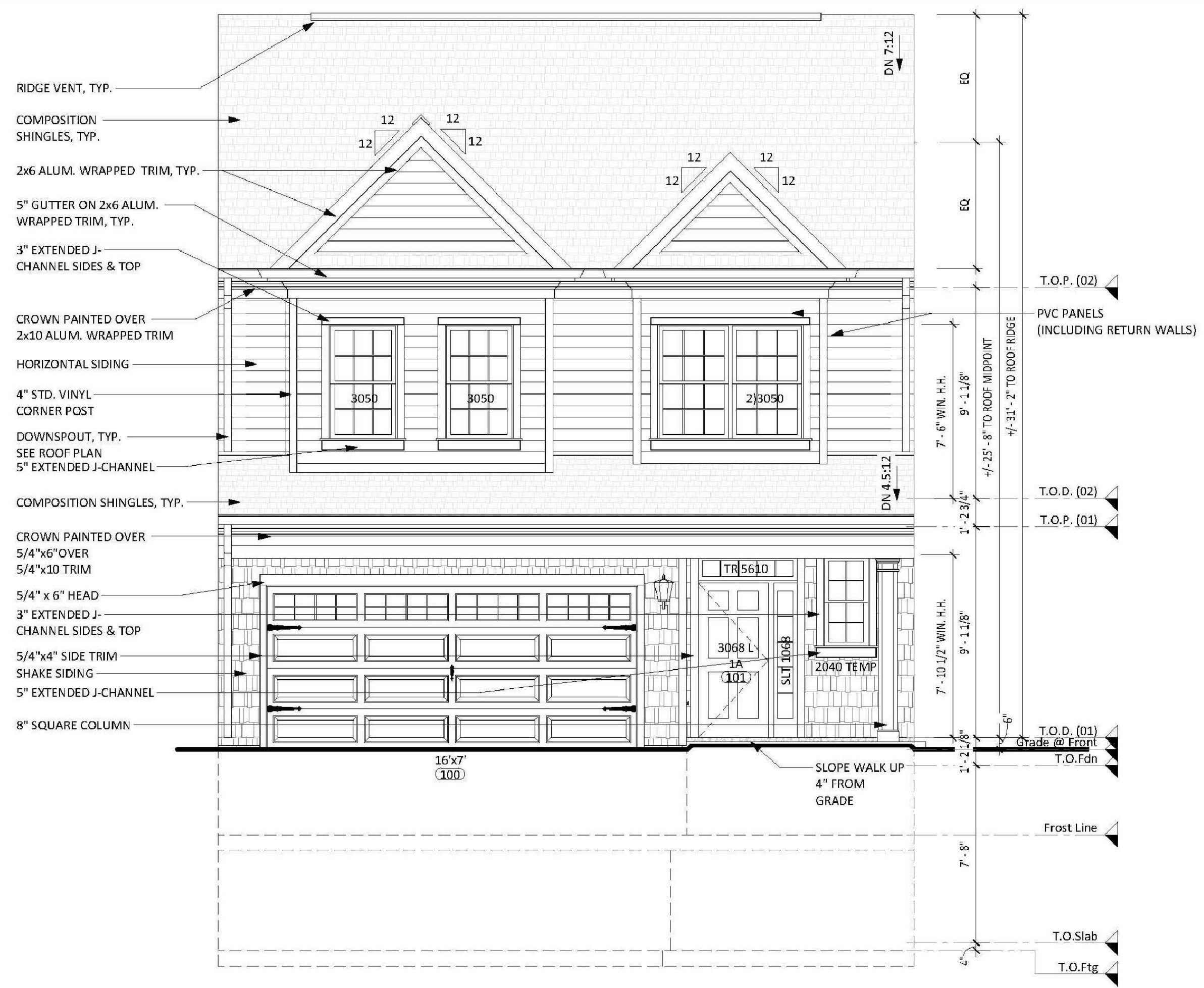
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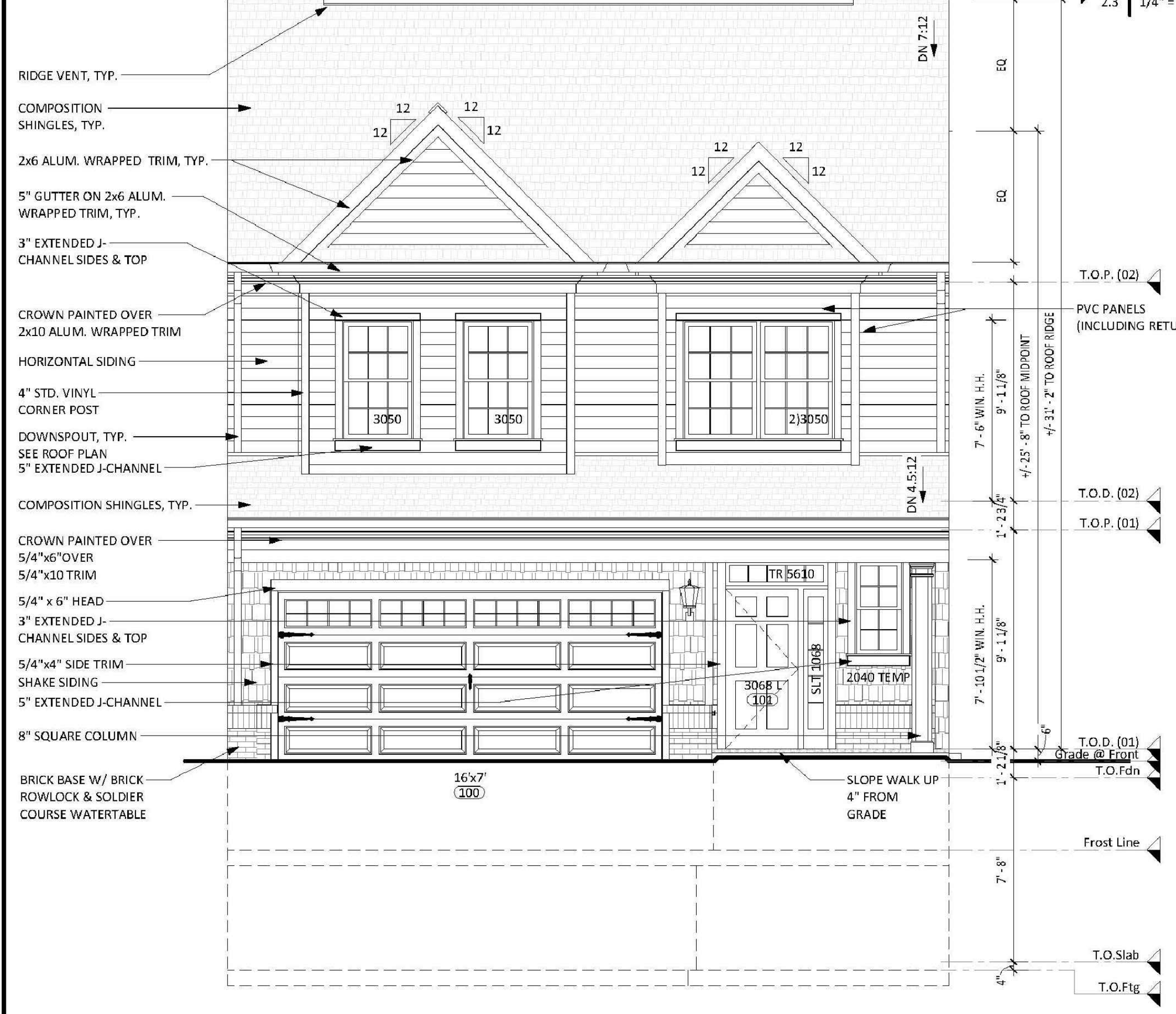
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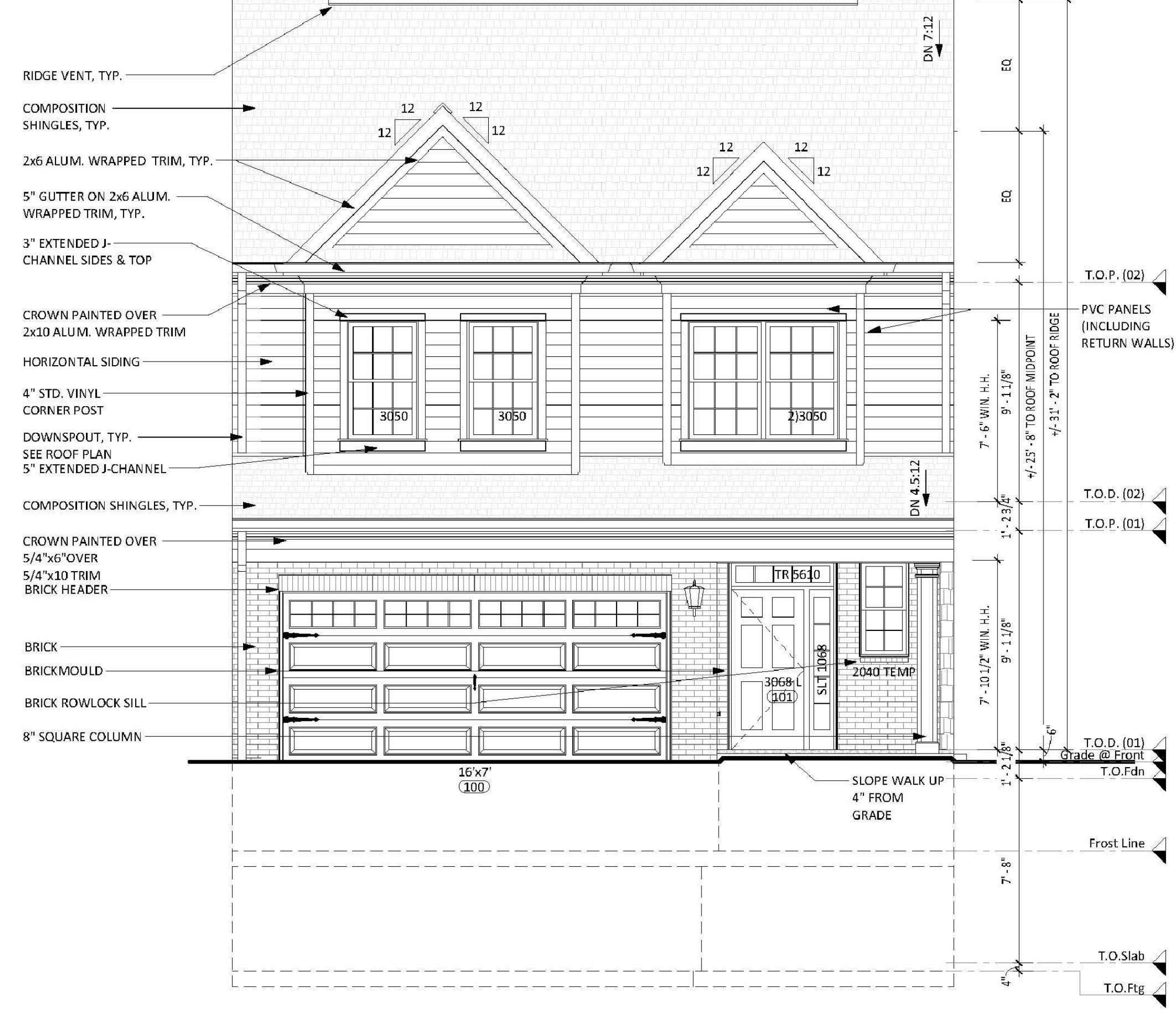
A-2.3



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\bluaree\Documents\Donleigh30x56 HinesFarm-v22-r21 CD bluaree.rvt

- GENERAL ELEVATION NOTES** 09/04/2023
- All gutters and downspouts to be installed as per manufacturer's specifications.
 - Provide continuous ridge venting to 24" from end walls.
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Howard County, MD
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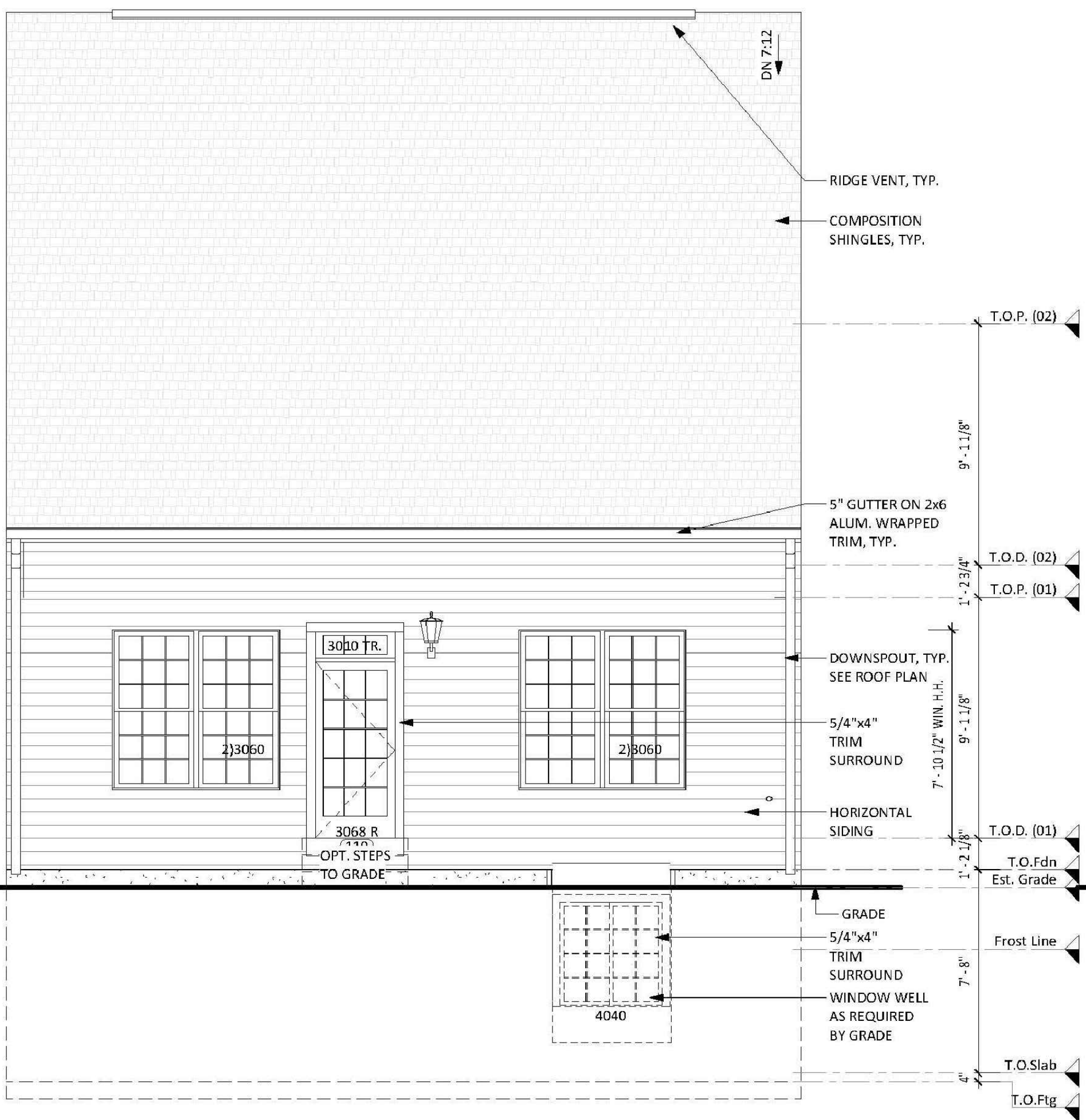
Project Submission Issue Date:
 08/29/2022

Revision Log

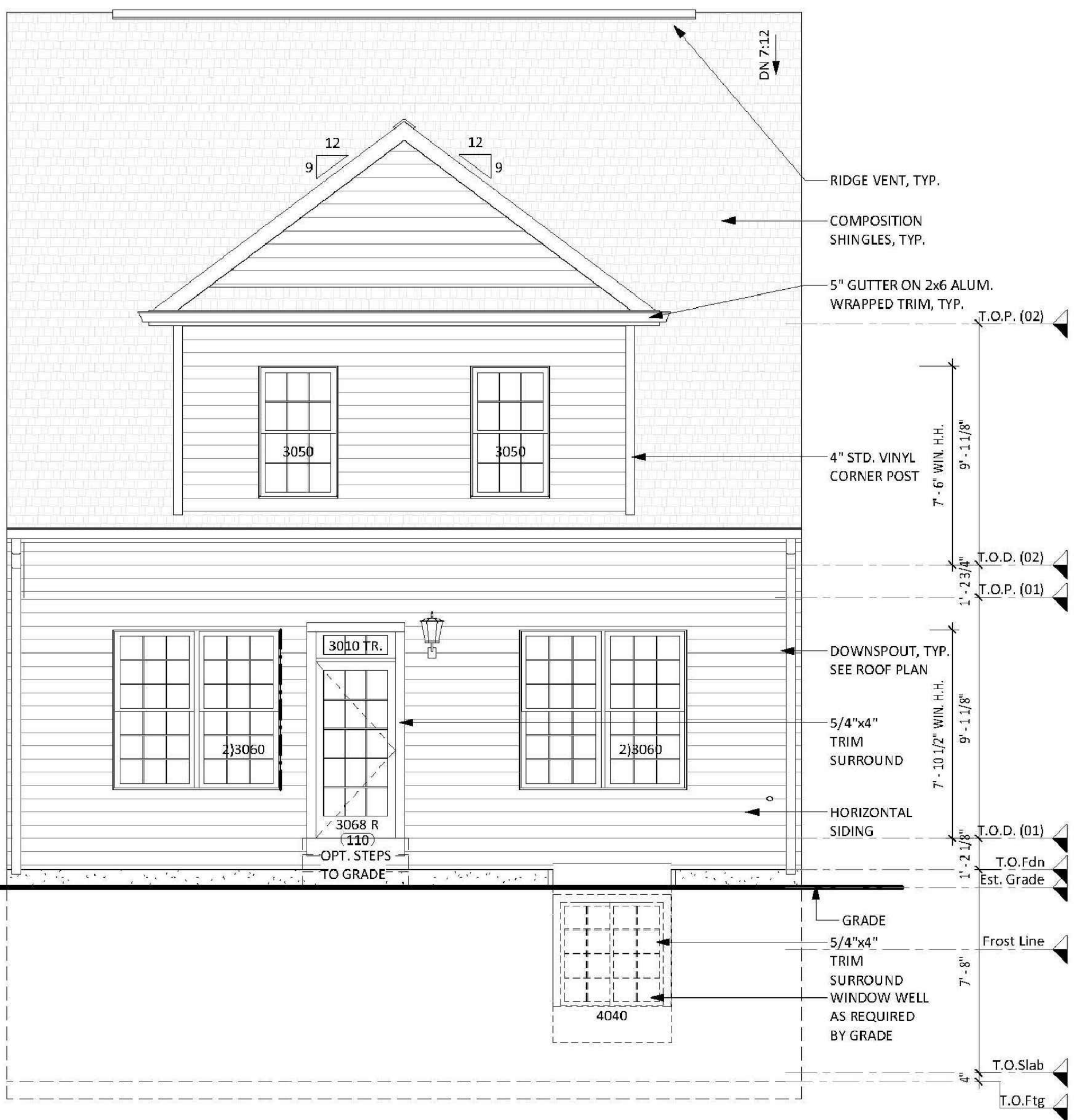
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 Full size original sheet is 24" x 36".
 Do not scale drawings for measurements.
 Call or email MGA for clarifications.
 Title

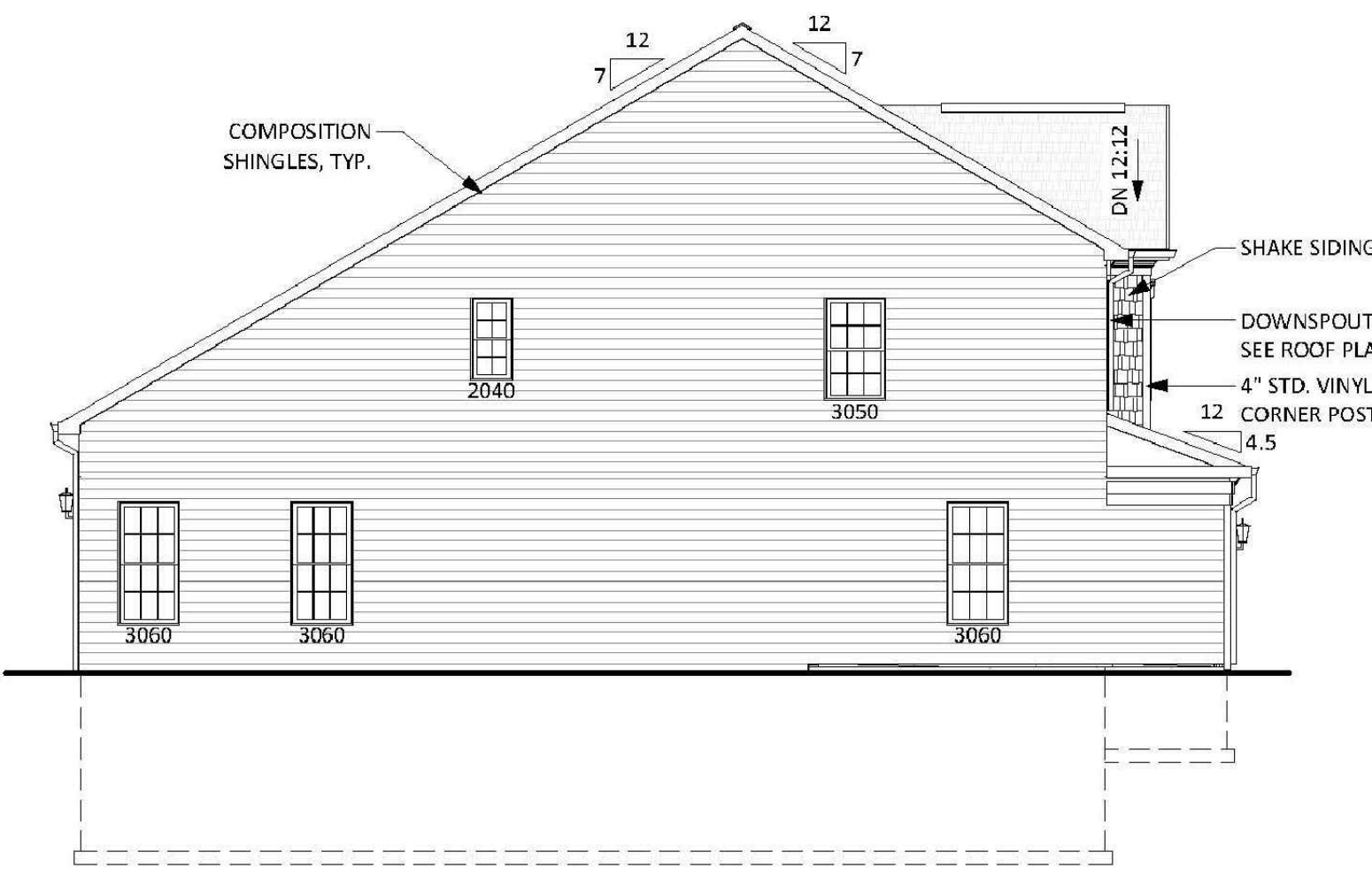
Elevations - Rear and Sides
 Sheet Number
A-2.4



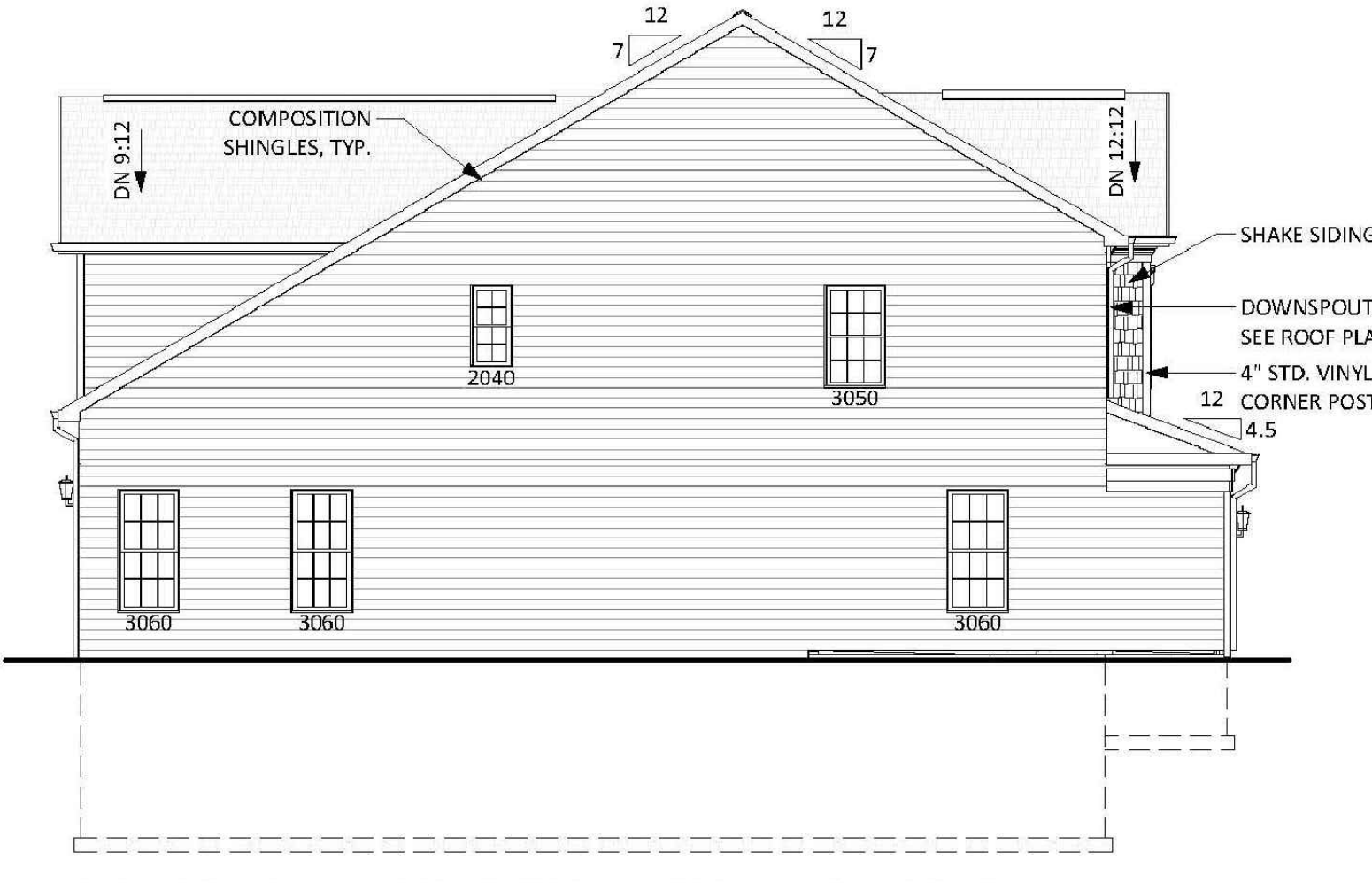
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 2.4 | 1/4" = 1'-0"



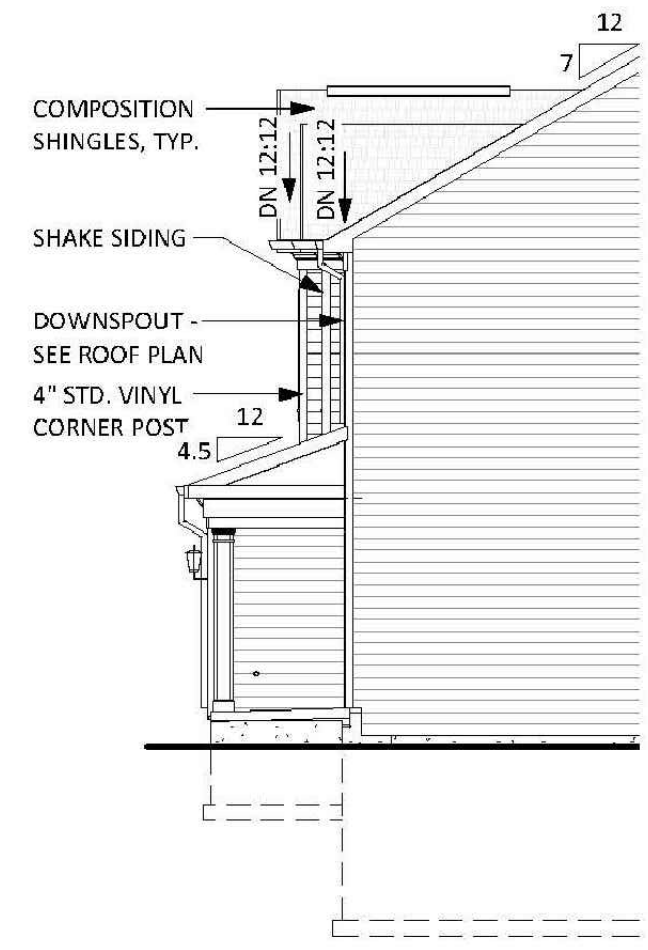
2 | REAR ELEV. - 4 BEDROOM
 2.4 | 1/4" = 1'-0"



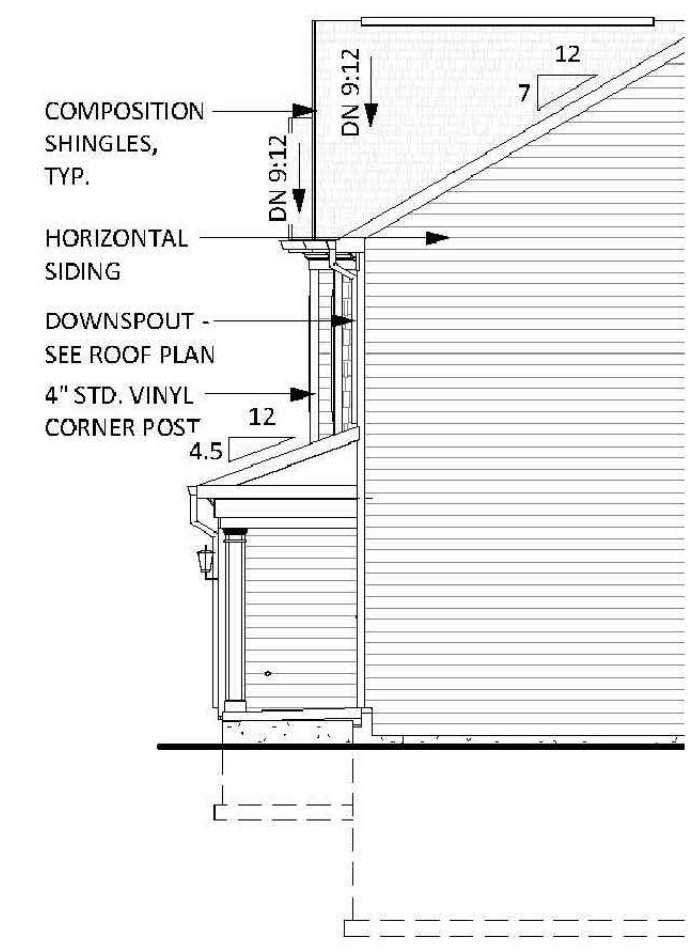
LEFT ELEV. "1" (SHOWN W/ END CONDITION)
3 | (SHOWN W/ STD. 3 BEDROOM)
 2.4 | 1/8" = 1'-0"



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



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



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



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



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

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