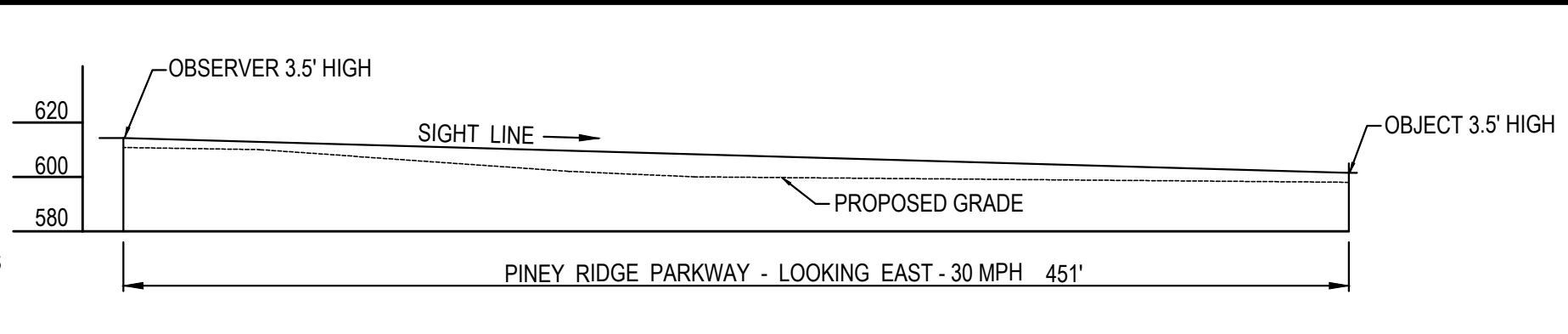


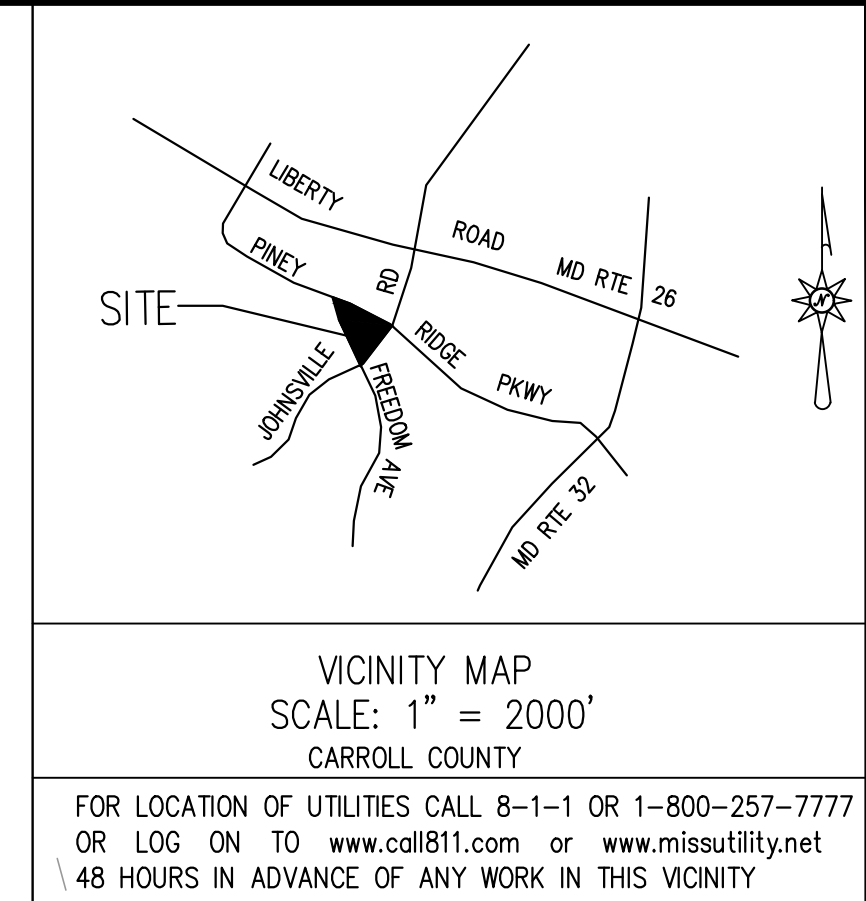


VICINITY MAP

SCALE: 1" = 2000'

CARROLL COUNTY

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO www.cdall811.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 Kallinock
(410) 884-1960

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

PARKWAY AGE RESTRICTED VILLAS
CONCEPT SITE PLAN

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

STATE OF MARYLAND
GEOFFREY LIN CINIERO
No. 22538
PROFESSIONAL ENGINEER
04/03/25

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



- SITE ANALYSIS
1. PARCEL: 732 LOT: 64
2. USE: EXISTING OPEN LOT
3. USE: PROPOSED – AGE RESTRICTED RESIDENTIAL
(RETIREMENT VILLAGE)
4. ZONED: EXISTING C-1 PROPOSED 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: EXISTING R-10,000 PROPOSED 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 AVENUE/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% 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'
20. EXISTING WOODED AREA: 54,192 sf (1.24 ac)
21. PROPOSED WOODED AREA: 235,046.6 sf (0.143 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: | <u>Minimum</u> | <u>Proposed</u> |
|----------------|----------------|-----------------|
| 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)

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