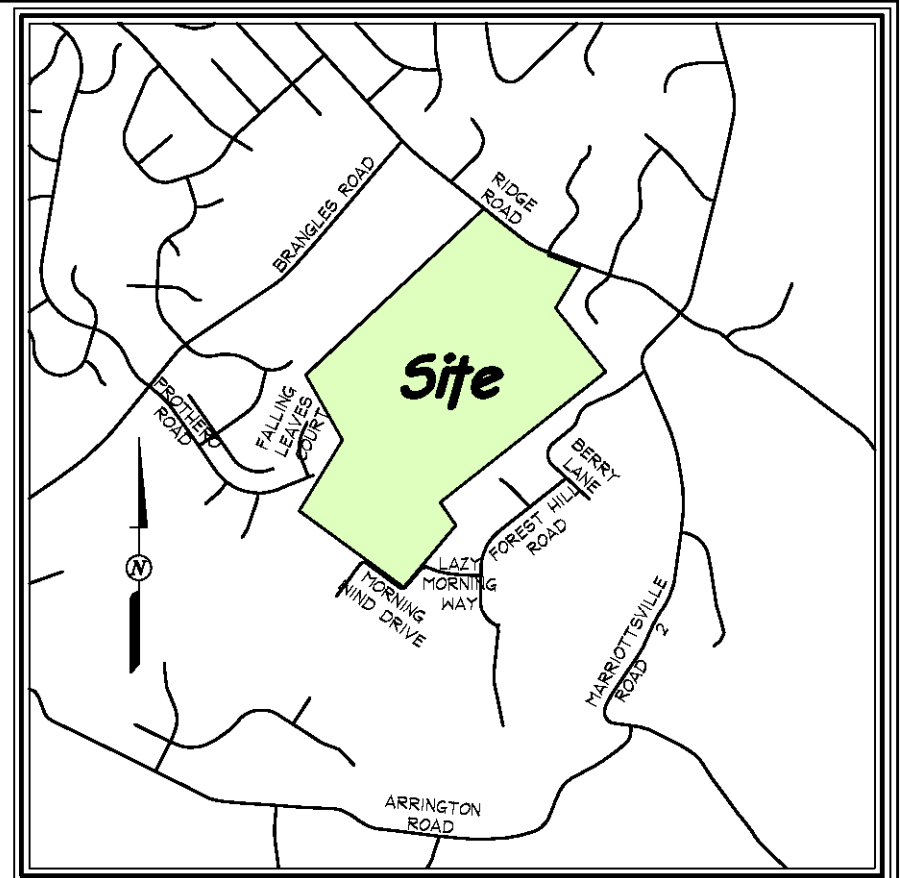


OPEN SPACE TABULATIONS				
PARCEL	PARCEL	CREDITED AREA	PERCENTAGE OF CREDITED AREA	PERCENTAGE OF NON-CREDITED AREA
PARCEL 'A'	5.3 AC ±	2.7 AC ±	51%	49%
PARCEL 'B'	5.3 AC ±	4.9 AC ±	93%	7%
PARCEL 'C'	38.7 AC ±	18.5 AC ±	48%	52%
PARCEL 'D'	8.5 AC ±	5.1 AC ±	78%	22%
PARCEL 'E'	0.8 AC ±	0.8 AC ±	100%	0%
PARCEL 'F'	1.1 AC ±	1.1 AC ±	100%	0%
PARCEL 'G'	0.1 AC ±	0.1 AC ±	100%	0%
PARCEL 'H'	1.1 AC ±	1.05 AC ±	99%	1%
PARCEL 'I'	1.2 AC ±	0.66 AC ±	57%	43%

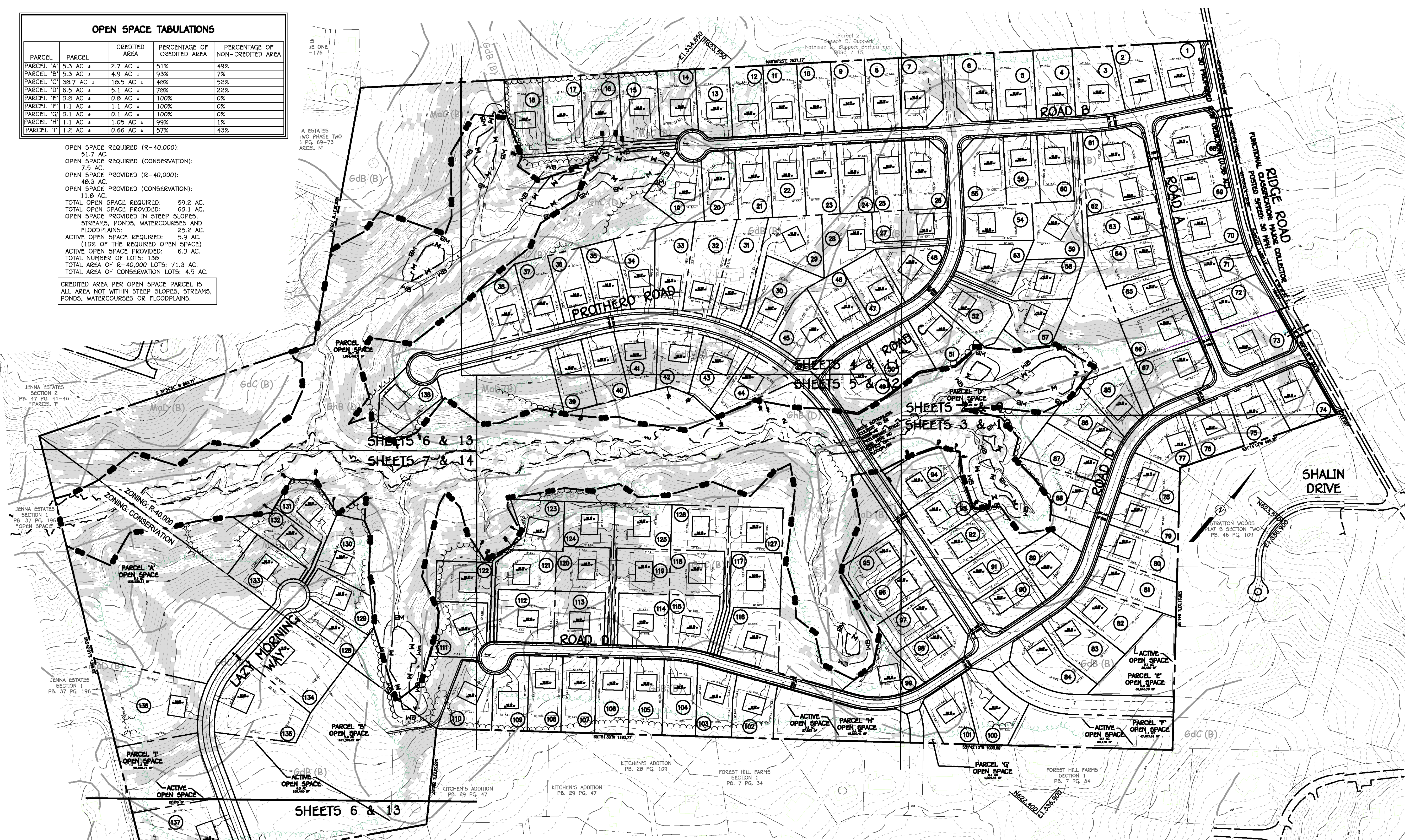
OPEN SPACE REQUIRED (R-40,000):
51.7 AC.
OPEN SPACE REQUIRED (CONSERVATION):
7.5 AC.
OPEN SPACE PROVIDED (R-40,000):
48.3 AC.
OPEN SPACE PROVIDED (CONSERVATION):
11.8 AC.
TOTAL OPEN SPACE REQUIRED: 59.2 AC.
TOTAL OPEN SPACE PROVIDED: 60.1 AC.
OPEN SPACE PROVIDED IN STEEP SLOPES,
STREAMS, PONDS, WATERCOURSES AND
FLOODPLAINS: 29.2 AC.
ACTIVE OPEN SPACE REQUIRED: 5.9 AC.
(10% OF THE REQUIRED OPEN SPACE)
ACTIVE OPEN SPACE PROVIDED: 6.0 AC.
TOTAL NUMBER OF LOTS: 139
TOTAL AREA OF R-40,000 LOTS: 71.3 AC.
TOTAL AREA OF CONSERVATION LOTS: 4.5 AC.

CREDITED AREA PER OPEN SPACE PARCEL IS ALL AREA NOT WITHIN STEEP SLOPES, STREAMS, PONDS, WATERCOURSES OR FLOODPLAINS.



Vicinity Map
Scale: 1" = 2,000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	OVERALL CONCEPT PLAN
2	CONCEPT PLAN
3	CONCEPT PLAN
4	CONCEPT PLAN
5	CONCEPT PLAN
6	CONCEPT PLAN
7	CONCEPT PLAN
8	NOTES AND DETAILS
9	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
10	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
11	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
12	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
13	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
14	CONCEPT STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
15	CONCEPT SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
16	SIGHT DISTANCE EXHIBIT
17	CONCEPT LANDSCAPE PLAN



DATA SOURCES:

DDC Inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
JUANITA M. ZABEL &
JEANNETTE F. BIRGER ET AL
6833 RIDGE ROAD
MARRIOTTSVILLE, MD 21104

DEVELOPER:
ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
410-720-3021

SITE ADDRESS:
6833 RIDGE ROAD
MARRIOTTSVILLE, MD 21104
TAX ACCTS. 0706028337 & 0706061873

HARVEST CREEK
CLUSTER SUBDIVISION

OVERALL CONCEPT
PLAN

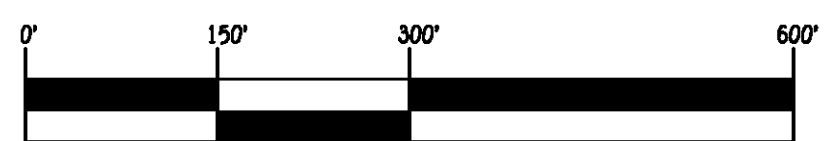
MAP 79 PARCELS 57 & 232
5TH ELECTION DISTRICT
ELDERSBURG, MD
CARROLL COUNTY

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE

DATA TABULATIONS	
1. ZONING DISTRICT: R-40,000:	131.60 AC.
CONSERVATION:	17.26 AC.
2. NUMBER OF BUILDABLE LOTS:	139
3. TOTAL AREA OF LOTS:	75.84 AC.
4. TOTAL AREA OF PROPOSED ROADS:	12.96 AC.
5. TOTAL AREA OF OPEN SPACE:	5.34 AC.
PARCEL 'A' OPEN SPACE:	5.32 AC.
PARCEL 'B' OPEN SPACE:	36.67 AC.
PARCEL 'C' OPEN SPACE:	6.50 AC.
PARCEL 'D' OPEN SPACE:	0.84 AC.
PARCEL 'E' OPEN SPACE:	1.09 AC.
PARCEL 'F' OPEN SPACE:	0.09 AC.
PARCEL 'G' OPEN SPACE:	1.06 AC.
PARCEL 'H' OPEN SPACE:	1.15 AC.
6. DWELLING UNITS BY TYPE:	139
SINGLE FAMILY:	148.86 AC.
7. AREA OF SUBDIVISION:	

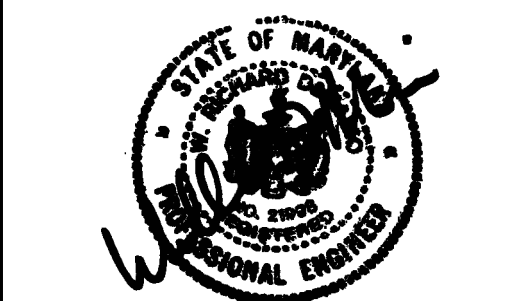
- GENERAL NOTES**
- TITLE REFERENCE:
PARCEL 57
OWNER: JUANITA M. ZABEL
DEED REF.: L 01151, F. 00957
DATE: JUNE 7, 1999
GRANTOR: EDWARD O. ZABEL
 - PARCEL 232
OWNER: JUANITA M. ZABEL
JEANNETTE F. BIRGER ET AL
DEED REF.: L 03651, F. 00674
DATE: SEPTEMBER 17, 2003
GRANTOR: EDWARD O. ZABEL
 - THE OUTLINE SHOWN HEREON WAS SURVEYED BY BPR, INC. ON OR ABOUT OCTOBER 10, 2021.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY GIS TOPOGRAPHY.
 - THE PROPERTY IS LOCATED IN THE FREEDOM MUNICIPAL DISTRICT.
 - EXISTING ZONING: R-40,000 & CONSERVATION
 - TOTAL AREA OF SITE: 148.86 AC ±
CONSERVATION ZONED AREA: 17.26 AC ±
R-40,000 ZONED AREA: 131.60 AC ±
 - TOTAL DISTURBED AREA: 3,879,150 SQ FT
 - TAX MAP 79, BLOCKS 2, 3, PARCELS 57 & 232
 - BOARD OF APPEALS CASE NUMBER:
APPROVAL DATE:
 - NEAREST WATER SUPPLY: EXISTING FIRE HYDRANT NORTHWEST ALONG RIDGE ROAD ON PINE HILL COURT AND EXISTING WATER MAIN IN PROTHERO ROAD
 - THIS PROPERTY DOES NOT INCLUDE TIER II WATERS.
 - A PORTION OF THE PROPERTY IS LOCATED WITHIN A SURFACE WATER PROTECTION AREA.
 - THE PLANNED MAJOR STREET PROTHERO ROAD EXTENDED HAS BEEN DESIGNED BASED ON THE 2014 CARROLL COUNTY MASTER PLAN (2019 AMENDED).
 - THE PLANNED MAJOR STREET RIDGE ROAD RELOCATED FROM THE 2014 CARROLL COUNTY MASTER PLAN (2019 AMENDED) MAY BE RELOCATED IN THE FUTURE.

138 SINGLE FAMILY DETACHED (50' X 60')



SCALE: 1" = 150'

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. 21822.
EXPIRATION DATE: 06/01/2022



W. RICHARD DEMARIO
PROFESSIONAL ENGINEER 21988

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GdB	Glenelg loam, 3 to 8 percent slopes	B	0.24
GdC	Glenelg loam, 8 to 15 percent slopes	B	0.24
GhB	Glenville silt loam, 3 to 8 percent slopes	D	0.37
GhC	Glenville silt loam, 8 to 15 percent slopes	D	0.37
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28

* DENOTES HIGHLY ERODIBLE SOILS; HIGHLY ERODIBLE SOILS DEFINED AS >15% SLOPE OR >5% SLOPE AND A K FACTOR OF > 0.35