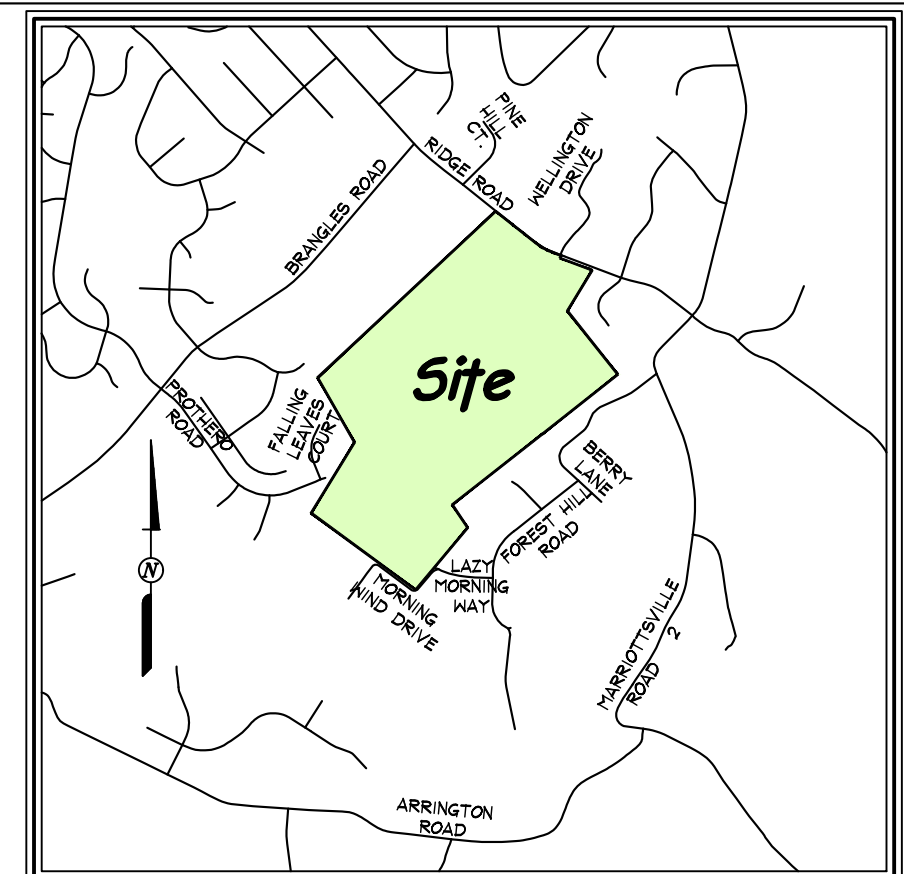
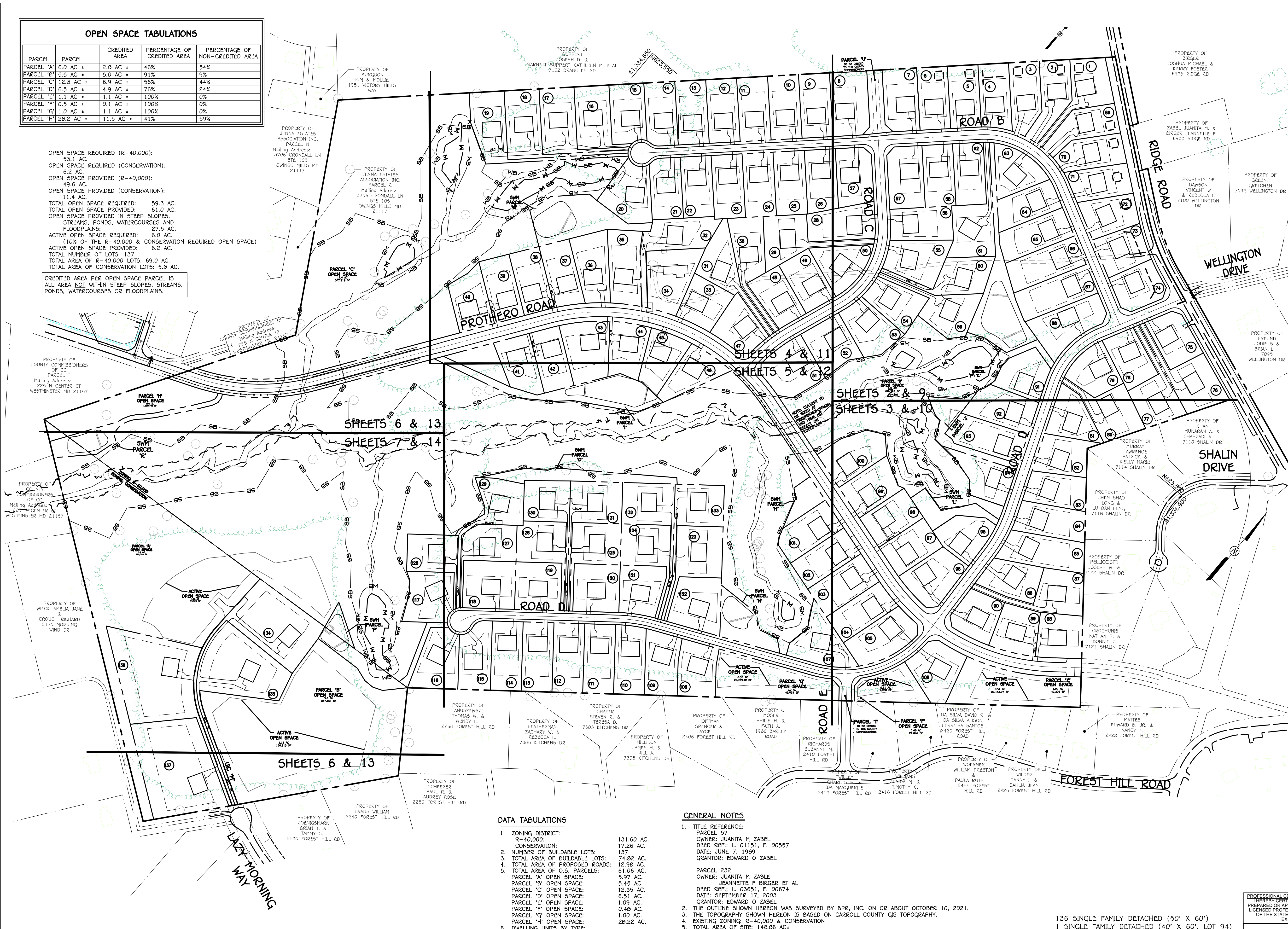


PARCEL	PARCEL	CREDITED AREA	PERCENTAGE OF CREDITED AREA	PERCENTAGE OF NON-CREDITED AREA
PARCEL 'A'	6.0 AC ±	2.0 AC ±	46%	54%
PARCEL 'B'	5.5 AC ±	3.0 AC ±	91%	9%
PARCEL 'C'	12.3 AC ±	6.9 AC ±	56%	44%
PARCEL 'D'	6.5 AC ±	4.9 AC ±	76%	24%
PARCEL 'E'	1.1 AC ±	1.1 AC ±	100%	0%
PARCEL 'F'	0.5 AC ±	0.1 AC ±	100%	0%
PARCEL 'G'	1.0 AC ±	1.1 AC ±	100%	0%
PARCEL 'H'	28.2 AC ±	11.5 AC ±	41%	59%

OPEN SPACE REQUIRED (R-40,000):
53.1 AC.
OPEN SPACE PROVIDED (CONSERVATION):
6.2 AC.
OPEN SPACE PROVIDED (R-40,000):
49.6 AC.
OPEN SPACE PROVIDED (CONSERVATION):
11.4 AC.
TOTAL OPEN SPACE REQUIRED: 59.3 AC.
TOTAL OPEN SPACE PROVIDED: 61.0 AC.
OPEN SPACE PROVIDED IN STEEP SLOPES, STREAMS, PONDS, WATERCOURSES AND FLOODPLAINS: 27.9 AC.
ACTIVE OPEN SPACE REQUIRED: 6.0 AC. (10% OF THE R-40,000 & CONSERVATION REQUIRED OPEN SPACE)
ACTIVE OPEN SPACE PROVIDED: 6.2 AC.
TOTAL NUMBER OF LOTS: 137
TOTAL AREA OF R-40,000 LOTS: 69.0 AC.
TOTAL AREA OF CONSERVATION LOTS: 5.0 AC.
CREDITED AREA PER OPEN SPACE PARCEL IS ALL AREA NOT WITHIN STEEP SLOPES, STREAMS, PONDS, WATERCOURSES OR FLOODPLAINS.



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
18	CONCEPT PLAN - RIDGE ROAD WIDENING
19	CONCEPT PLAN - FUTURE PROTHERO EXTENSION PROFILE
20	STORMWATER MANAGEMENT NOTES AND DETAILS

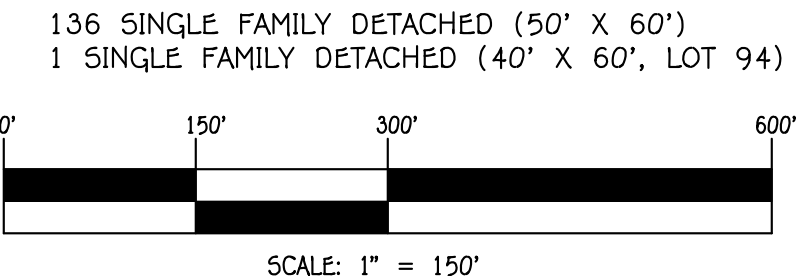
SOIL	NAME	CLASS	'K' VALUE
GdB	Glennel loam, 3 to 8 percent slopes	B	0.24
GdC	Glennel loam, 8 to 15 percent slopes	B	0.24
*GhB	Glennel silt loam, 3 to 8 percent slopes	D	0.37
*GhC	Glennel silt loam, 8 to 15 percent slopes	D	0.37
MaC	Manor loam, 8 to 15 percent slopes	B	0.28
*MaD	Manor loam, 15 to 25 percent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

1. ZONING DISTRICT:	131.60 AC.
R-40,000:	17.26 AC.
CONSERVATION:	137
2. NUMBER OF BUIDABLE LOTS:	74.82 AC.
3. TOTAL AREA OF BUIDABLE LOTS:	12.98 AC.
4. TOTAL AREA OF PROPOSED ROADS:	61.06 AC.
5. TOTAL AREA OF O.S. PARCELS:	5.97 AC.
PARCEL 'A' OPEN SPACE:	5.97 AC.
PARCEL 'B' OPEN SPACE:	5.45 AC.
PARCEL 'C' OPEN SPACE:	12.35 AC.
PARCEL 'D' OPEN SPACE:	6.51 AC.
PARCEL 'E' OPEN SPACE:	1.09 AC.
PARCEL 'F' OPEN SPACE:	0.48 AC.
PARCEL 'G' OPEN SPACE:	1.00 AC.
PARCEL 'H' OPEN SPACE:	28.22 AC.
6. DWELLING UNITS BY TYPE:	
SINGLE FAMILY:	137
7. AREA OF SUBDIVISION:	148.86 AC.

GENERAL NOTES

- TITLE REFERENCE:
PARCEL 57
OWNER: JUANITA M ZABEL
DEED REF: L 01151, F. 00557
DATE: JUNE 7, 1989
GRANTOR: EDWARD O ZABEL
- PARCEL 232
OWNER: JUANITA M ZABEL
JEANNETTE F BERGER 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.
- 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: 4,809,173 SQ FT
- TAX MAP 79, BLOCKS 2, 3, PARCELS 57 & 232
- 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.
- IT IS NECESSARY TO CONSTRUCT A PUMPING STATION WITH A FORCE MAIN RUNNING WESTERLY ON PROTHERO ROAD TO JENNA ESTATES TO SEWER THE PROPOSED SINGLE-FAMILY DWELLINGS PER THE MASTER PLAN. THE SEWER FOR THE PROPOSED DWELLINGS WILL REACH THE PUMPING STATION BY GRAVITY. THEREFORE, ONE STREAM CROSSING AND MINIMAL IMPACTS TO THE STREAM BUFFER ARE REQUIRED. THE SEWER LINES WILL HAVE NO FILL OR CUT. THE GROUND WILL BE RETURNED TO THE SAME GRADES AS BEFORE. THERE ARE NO WETLAND IMPACTS WITH THE PROPOSED SEWER.



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. 27020, EXPIRATION DATE: 09/2026.

8-21-24
DATE

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER 27020

Planners
Surveyors
Engineers
Landscape Architects

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Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
JUANITA M ZABEL &
JEANNETTE F BERGER ET AL
6933 RIDGE ROAD
MARRIOTTVILLE, MD 21104

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

SITE ADDRESS:
6933 RIDGE ROAD
MARRIOTTVILLE, MD 21104
TAX ACCTS. 0705028337 & 0705061873

HARVEST CREEK
CLUSTER SUBDIVISION

OVERALL CONCEPT
PLAN

MAP 79 PARCELS 57 & 232
5TH ELECTION DISTRICT

ELDBERSBURG, MD
CARROLL COUNTY

REVISIONS	
NO.	DESCRIPTION OF CHANGES

CO. FILE #:	DES. BY:
N/A	DDC
TAX ACC. #:	DRN. BY:
0705028337	CWJ
TAX MAP:	CHK. BY:
79	JLM
BLOCK / GRID:	DATE:
2, 3	8/21/2024
PARCEL #:	DDC JOB #:
57, 232	21042.1
ZONE / USE:	SHEET NUMBER:
R-40,000	1
DWG. SCALE:	County File No. P-22-042
AS SHOWN	