

CONCEPT SUBDIVISION PLAN REPORT
to the
Carroll County Planning and Zoning Commission
October 15, 2024

Prepared by
Kierstin Marple, Bureau of Development Review

SUBJECT: P-22-0042 – Harvest Creek

LOCATION: 7020 Ridge Road, Marriottsville MD, 21104, C.D. 5

OWNER: Juanita Zabel & Jeanette Birger EtAl, 6933 Ridge Road, Marriottsville, MD 21104

DEVELOPER: Elm Street Development, 5074 Dorsey Hall Drive, Ellicott City, MD 21042

SURVEYOR: Development Design Consultants Inc, 192 E Main Street, Westminster, MD 21157

ZONING: Residential-40,000 (R-40) & Conservation

ACREAGE: 148.86 acres

WATERSHED: South Branch Patapsco

NO. OF LOTS: 137

FIRE DISTRICT: Sykesville-Freedom

MASTER PLAN: Residential Medium– 2018 Freedom Community Comprehensive Plan

PRIORITY

FUNDING AREA: Outside

DESIGNATED

GROWTH AREA: Freedom

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept major subdivision plan. **No action is required.**

❖ **Existing Conditions:**

The subject property is located in the southeastern portion of the County near the Baltimore and Howard County borders, on the south side of Ridge Road and to the west of Marriottsville Rd Number 2. It consists of two parcels that are under common ownership, amounting to a collective total of 148.86 acres. The majority of the property is zoned Residential-40,000 (R-40) and the remaining 17.26 acres, located at the property’s southernmost point, is zoned Conservation.

The area to the east of the site is also zoned R-40, the region to the south shares the conservation zoning district, and the region to the north and west are zoned Residential-20,000 (R-20). The property to the immediate northwest contains a farm and a produce stand, and all other surrounding properties are developed as established subdivisions containing single family dwellings.

The subject property is presently used as a crop farm. There are multiple streams and areas of steep slopes throughout the central and southern portions of the property, and there are wooded areas in the southwestern portion. A vacant dwelling and associated outbuildings are located centrally within the property, with access to Ridge Road to the north via a single-user private driveway. In addition to Ridge Road, the property is situated for access to three other public roads that have planned road connections to this property.

The property is within the Freedom designated Growth Area and is outside of Priority Funding Areas. The R-40 zoned area of the property is within priority water and sewer service areas, and the properties to the north and west are presently served by public water and sewer systems. The Conservation zoned area of the property and the adjacent properties to the east and south are outside of the service areas and utilize private wells and septic systems.

❖ **Plan Review:**

The developer proposes to subdivide the property into 137 residential lots for single family dwellings. Both the Conservation and R-40 zoned areas of the property are proposed to contain subdivision lots. Four of the proposed lots are located within the Conservation zoned area and the remainder are within the R-40 district.

The subdivision is designed as a cluster subdivision per section 155.095 of the County Code, which allows the lots to be smaller than the typical minimum lot size and allocates the difference in size as development-restricted open space areas. The entire development is proposed to be developed as a cohesive cluster subdivision, thus the requirements applicable within each zoning district are calculated within that district, and minimums can be met within the subdivision as a whole. The Planning and Zoning Commission (PZC) authorized the pursuit of the subdivision as a cluster plan on June 20, 2023, as detailed later in this report.

The plans show a full-movement access point with acceleration/deceleration lanes on Ridge Road, and three additional public road connections via an extension of Prothero Road to the southwest, Road E which is intended to connect to Forest Hills Road to the east, and an extension of Lazy Morning Way to the south. These three planned connections are shown on the respective subdivision's plats/plans, attached. The Prothero Road connection includes two new stream crossings. Two additional areas of future road connections are shown, including the realignment of the Ridge Road/Mariottsville Road 2 intersection, however these are future connections and will not be constructed as a part of this project.

Due to the topography and environmental features of the property, the 137 lots are located in three distinct areas within the property. The majority of the subdivision is connected internally by 5 new County maintained roads which will vary between 22' and 30' in width and will all have sidewalks on both sides of the roads. 107 of the lots are located in the northwestern portion of the property and are largely accessed with private single-use drives directly from this public road network. The exception are six two-lot shared use-in-common driveways (UIC) and two UIC driveways that will serve three or more lots. 26 lots are clustered in the southeast area of Harvest Creek, along the cul-de-sac terminus of proposed Road D as well as three separate UIC driveways on the North side of that road. The four lots in the Conservation-zoned area of the property are located at the southernmost portion of the community, which is divided by a stream, and would be accessed from a new UIC driveway at the end of Lazy Morning Way.

The layout of the open space parcels creates buffers around the existing natural resources on the property. Many of these environmental features will be protected by specific conservation and protection easements such as Water Resource Management Easements and Forest Conservation Easements in addition to being located within the open space parcels. These easements will be shown in detail on the preliminary plan.

On June 10, 2022, a concept cluster subdivision plan was submitted to the Bureau of Development Review and distributed to the technical review agencies for review.

The plan was subject to citizen involvement during the July 25, 2022 Technical Review Committee meeting. Six citizens were in attendance at the meeting and the County also received phone calls and emails from the public, as included in the previous special report. Comments and concerns included a desire to add landscaping buffers where the property adjoins existing neighborhoods, and concerns about stormwater runoff and soil erosion as well as school capacity issues.

The plan was further subject to citizen involvement when it was presented to the Planning and Zoning Commission (PZC) on June 20, 2023 as a special report. This report's purpose was to seek authorization to process the plan as a cluster subdivision, as it had been sufficiently demonstrated that the clustering requirements were addressed. The PZC authorized the project to proceed as a cluster subdivision.

The County received many phone calls and emails regarding the plan at this time, including an email from a representative of the Freedom District Citizens Association. Comments included concerns about additional traffic, particularly at the Ridge Road/ Marriottsville Road 2 intersection which was noted to have frequent speeding issues and automotive accidents which cause a lack of alternative routes of out the Forest Hills community; school capacity issues; the potential presence of grave sites; a desire for the intersection of Ridge Road and Marriottsville 2 to be rerouted, as is included in the Master Plan; not wanting Prothero Road to be extended to connect to Ridge Road, which is also an alignment shown on the Master Plan; a desire for larger houses on larger lots; and a desire to reduce the number of lots that would be accessed via Lazy Morning Way.

Since this meeting, the developer has been in communication with members of the community. Some aspects of the plan have been reconfigured in response to a number of these comments. Changes include reducing the number of lots that would be accessed via Lazy Morning Way from 10 lots to 4 lots, enlargement of the lots within the Conservation zoning district, and a reconfiguration of some open space areas to create buffers between new and existing lots.

As a cluster subdivision, the total area of the open space parcels must equal, at minimum, the cumulative difference between the acreage of the proposed lots versus the acreage that the same number of lots would contain if developed according to their districts minimum lot sizes.

The plan shows a total of 61 acres of open space allocated throughout the development. This total exceeds the minimum of 59.3 acres of open space required for the subdivision. This acreage is arranged throughout the site in multiple areas and within 8 separate parcels.

Chapter 155.095 of the Code also specifies certain requirements regarding the conditions of the R-40 districts open space allocations. Section (A)(4)(b) requires that at least 10% of R-40 district's minimum acreage requirement for open space be suitable for and designated as active/recreational open space, which equates to a minimum of 5.9 acres. Additionally, Section (A)(5)(a) sets a maximum of 50% of the required area can consist of steep slopes and floodplain areas. Both of these requirements are met, with 6.2 acres within the open space parcels designated as active open space and 27.5 acres of the open space being within steep slopes, floodplains, and water areas.

The active open space areas are located within the eastern and southeastern portions of the property. All active open space parcels are adjacent to and accessible through public right of ways. An access drive with a seven-space parking lot is located at the end of Road D, which provides the 133 R-40 zoned lots with access to the largest active open space area that is near the four Conservation zoned lots in the south of the community. No additional features or pedestrian paths are proposed in these open space parcels, and the pedestrian access from Road D terminates before reaching the UIC driveway off of Lazy Morning Way.

Comprehensive Planning has determined that the current plans are consistent with the *2018 Freedom Community Comprehensive Plan* and has requested that a note be added regarding the “Planned Major Street: Ridge Road Relocated” from the *2014 Carroll County Master Plan (2019 Amended)*. This realignment of the Ridge Road and Marriottsville Rd 2 intersection is outlined on the plans and is intended to be constructed by the County at such time that the remaining land acquisition and funding is secured in the future.

A Traffic Impact Study (TIS) was reviewed by both the County and the State Highway Administration, and all intersections and movements were found to be adequate and the TIS was approved. The study was based on the 143 single family dwellings shown on the original subdivision plan submitted in 2022, which has since been reduced to 137 single family dwellings. Engineering Review’s primary comments have been addressed and their review will continue through the remainder of the process. SHA has reviewed the plan and both has issued approval for the plan.

Utilities has approved the concept plan, and additional comments must be addressed on the preliminary and final plans. These additional comments include requiring details about the proposed sewage pump station, and the inclusion of additional water lines to provide redundancy in the system to better serve all users. The plans show that 133 of the proposed lots will connect to both public water and sewer, and the 4 lots that are larger than 1 acre in size and will have their own private septic systems. The Health Department has approved the concept plan and will participate in the review of the preliminary and final plans as well.

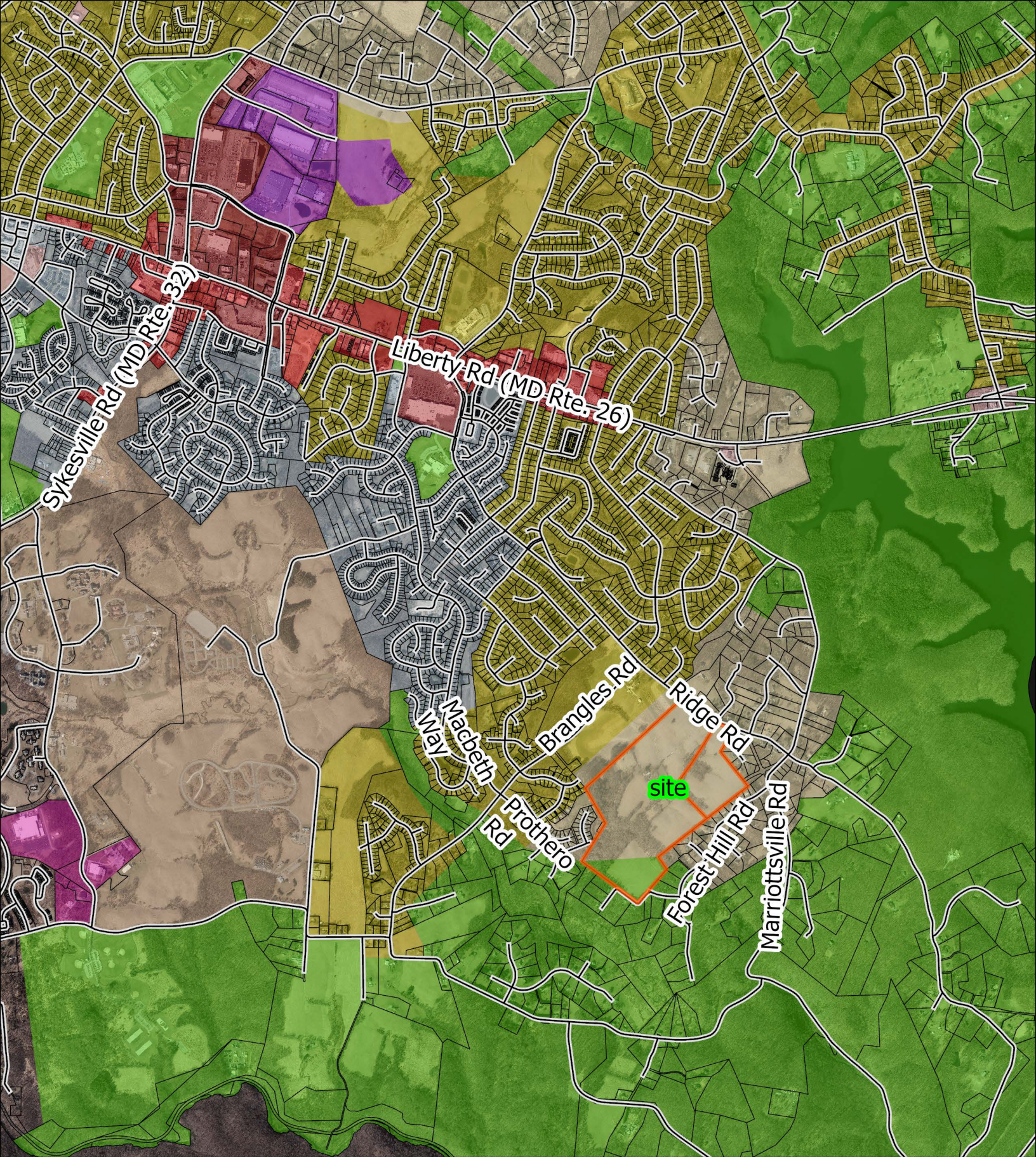
Emergency Services has approved the plan, having made a note that the extension of Prothero Road from its current terminus to connect to the new road network is a condition of approval.

Stormwater Management concept approval has been achieved. The plans address stormwater in a variety of manners, including drywells within all the lots and micro-bioretenion facilities and submerged gravel wetlands within separate parcels that will be owned by the County. Storm drains will be installed throughout the road network as well which will discharge into the County-maintained facilities.

Floodplain Review approved the concept plan and will require a flood study and easements to be assessed in the preliminary review stage. Water Resource Management review’s main comments have been addressed by inclusion of the buffers/easements along the streams and wetland areas.

The Grading office and Soil Conservation have reviewed and approved the concept plan. Forest Conservation and landscaping requirements will be detailed on the preliminary plan.

The project is subject to the provisions of Concurrency Management, Chapter 156 of the Code, and will be tested prior to presentation of the plan to the Commission for approval of the preliminary plan. At the concept stage, Freedom Elementary School is considered inadequate. An expansion of the school is funded in the Community Investment Plan (CIP) for fiscal years 2025 - 2030, which is anticipated to alleviate this inadequacy in the 2027-28 school year.



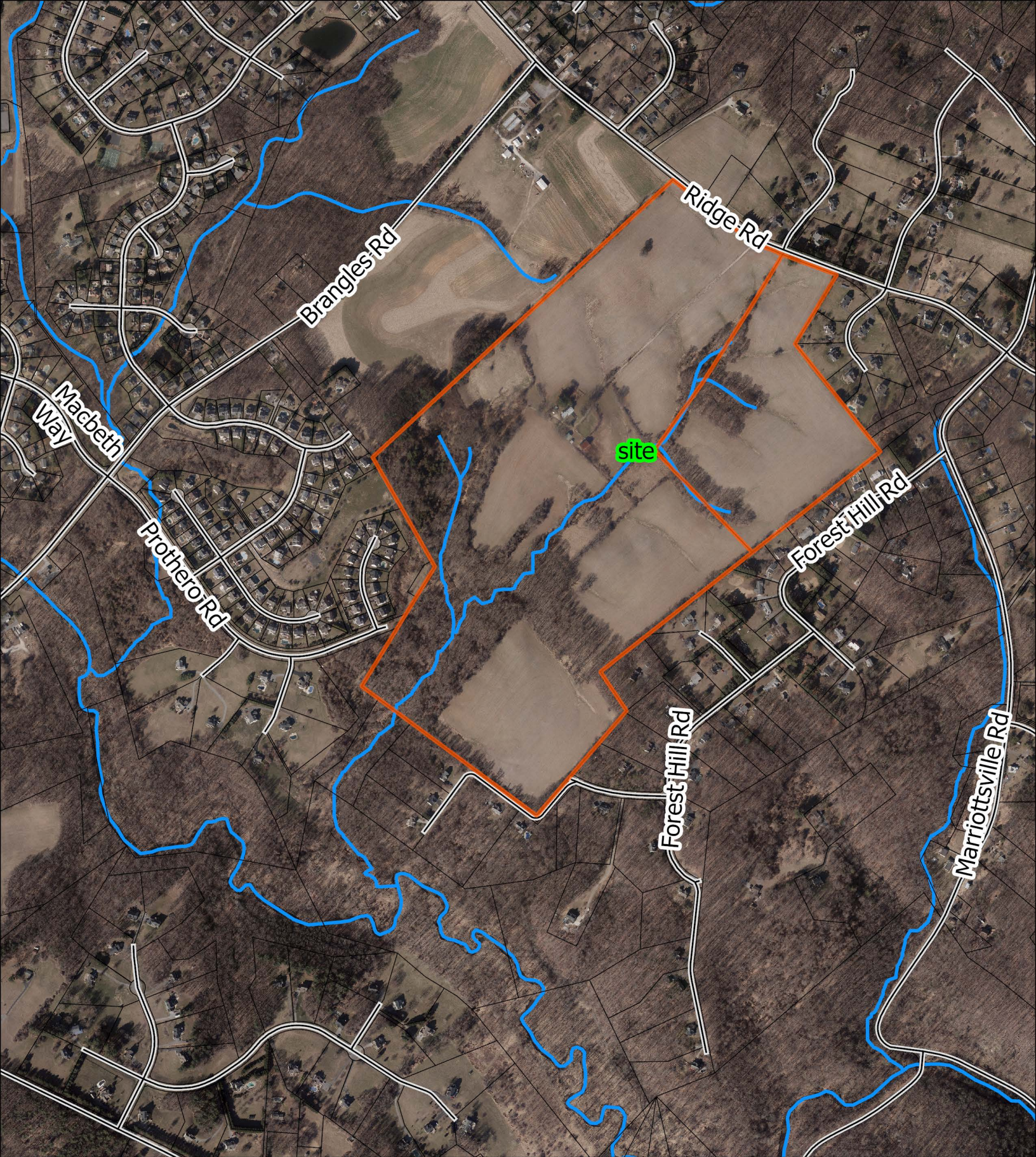
- Agriculture
- R-20,000
- C-1
- I-1
- Conservation
- R-10,000
- C-2
- I-2
- R-40,000
- R-7,500
- C-3

Harvest Creek

P-22-0042



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020



— Streams

Harvest Creek P-22-0042



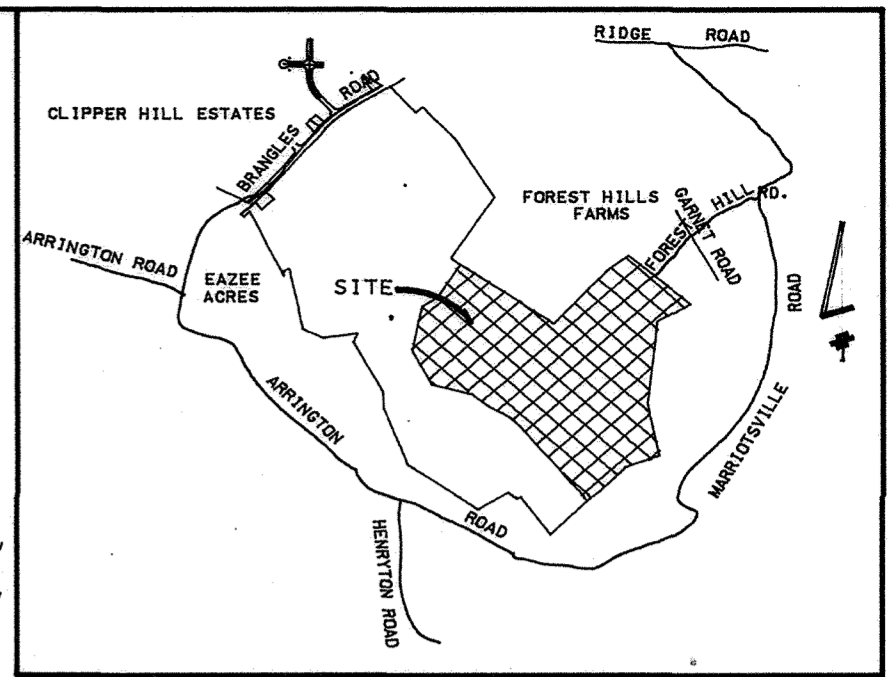
Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020

DATA TABULATIONS PLAT 1

A.	NUMBER OF BUILDING SITES:	4
B.	TOTAL AREA OF LOTS:	11.2108
C.	ACREAGE OF EACH NEW STREET:	0
D.	TOTAL AREA OF STREETS:	0
E.	TOTAL AREA OF OPEN SPACE:	13.9002 AC.
F.	TOTAL AREA OF PLAT:	25.1110 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TAN	DELTA	CHRD BRG	CHRD DIST
C-3	300.00	40.74	20.40	07-46-48	S 73°16'32" E	40.70



VICINITY MAP
SCALE 1 = 2000

GENERAL NOTES:

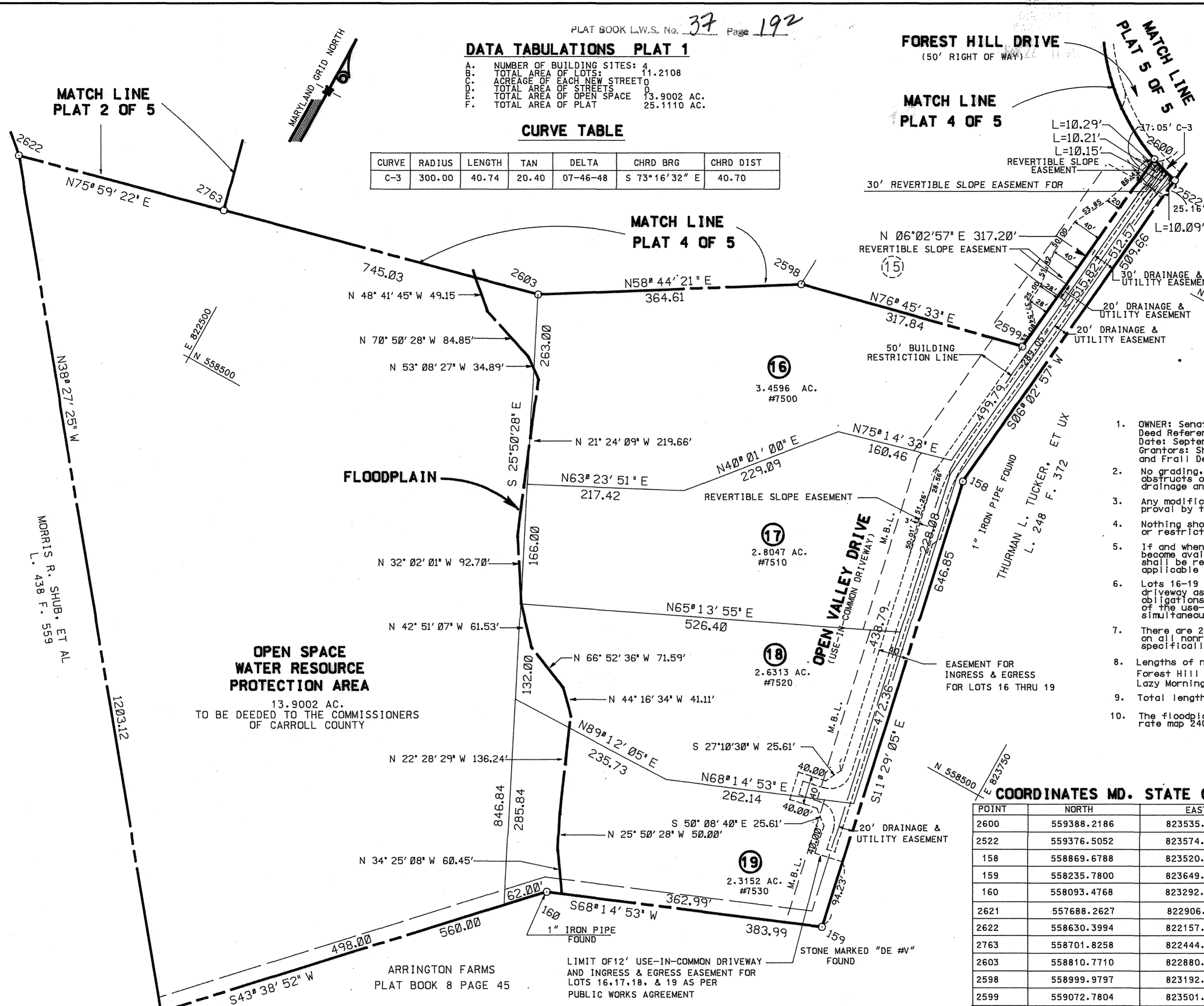
- OWNER: Senate Manor Lake, INC.
Deed Reference: Liber 1502, Folio 550
Date: September 14, 1993
Grantors: Shub Family Limited Partnership and Fral Developers, INC.
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- If and when public / community water and / or sewerage facilities become available to the lots in this subdivision, the lot owners shall be required to connect to the system in accordance with applicable law.
- Lots 16-19 shall utilize the use-in-common driveway as shown hereon. A declaration of maintenance obligations setting forth the responsibilities for maintenance of the use-in-common driveways is intended to be recorded simultaneously herewith.
- There are 20 feet wide drainage and utility easements centered on all nonroad frontage lot lines and other easements as specifically shown hereon.
- Lengths of new streets:
Forest Hill Road: 0
Lazy Morning Drive: 0
- Total length of new streets 0
- The floodplain is based on flood insurance rate map 240015 0150 b

COORDINATES MD. STATE GRID

POINT	NORTH	EAST
2600	559388.2186	823535.2932
2522	559376.5052	823574.2759
158	558869.6788	823520.5665
159	558235.7800	823649.3586
160	558093.4768	823292.7081
2621	557688.2627	822906.1832
2622	558630.3994	822157.9319
2763	558701.8258	822444.1833
2603	558810.7710	822880.7964
2598	558999.9797	823192.4710
2599	559072.7804	823501.8656

**SECTION 1
JENNA ESTATES
FINAL PLAT 1 OF 5**
ELECTION DISTRICT 5 - CARROLL COUNTY MARYLAND
A CLUSTER SUBDIVISION

DEVELOPER
SENATE MANOR LAKE, INC.
6345 EXECUTIVE BLVD.
ROCKVILLE, MD. 20852



CARROLL COUNTY HEALTH DEPARTMENT

DATE 11/2/93

BY [Signature]

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE 11/19/93

BY [Signature]

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

DATE 10/28/93

BY [Signature]

CERTIFICATE

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERMITTED BY THE PREPARATION OF RECORD PLATS.

OWNER'S SIGNATURE [Signature]

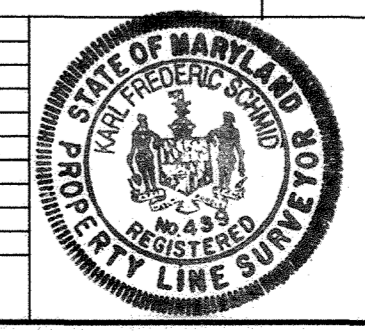
SURVEYORS CERTIFICATION [Signature]

KARL F. SCHMID REG. NO. 439

DATE	REVISIONS	BY
6-4-92	COUNTY REVISION	HSM
9-1-92	COUNTY REVISION	HSM

SURVEYED BY
K.S.
COMPUTED BY
J.A.M.
DRAWN BY
CADD/JAM
CHECKED BY
K.S.

Drwg. No.



SCHMID, PFELTZ & MCDONALD, INC.

SURVEYING, LAND PLANNING

196 EAST MAIN STREET
WESTMINSTER, MD. 21157
410-876-4112

DATE 10/07/93 SCALE 1" = 100'

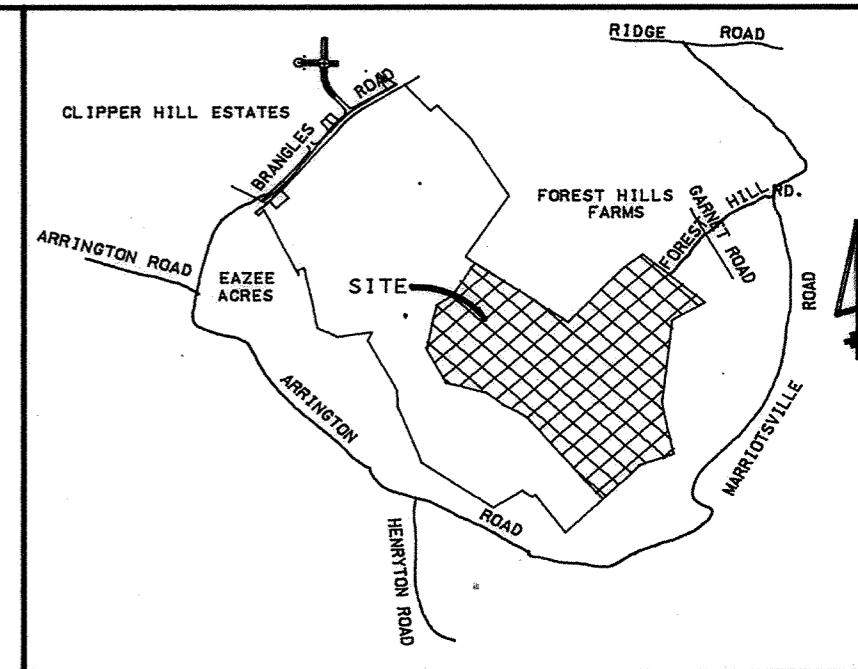
"This entire tract is located within the Conservation District established by the Carroll County Zoning Ordinance. The regulations for Cluster Subdivisions within the Conservation District prohibit further subdivision of the area designated on this plat as open space, and the lots shown hereon, for the purpose of creating additional lots for residential use."

CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book 37, pp. 191-196 MSA 1240-3458. Date available 7/93/11/22. Printed 10/94/2024. Maryland State Archives.

COORDINATES MD. STATE GRID

POINT	NORTH	EAST
2763	558701.8258	822444.1833
2622	558630.3994	822157.9319
2623	558711.5647	822064.9739
2624	558830.4361	821870.5553
2625	558975.6672	821699.3567
2626	559097.7538	821273.5107
2627	559486.4093	821075.8445
2628	560037.3935	821188.4739
2508	559880.0202	821426.5572
2555	559608.9248	821793.2223
2554	559371.1218	822114.8583
2764	559392.2181	822271.9144

RECEIVED BY
CIRCUIT COURT
CARROLL COUNTY, MD.
Nov 22 11 35 AM '93
K.S.

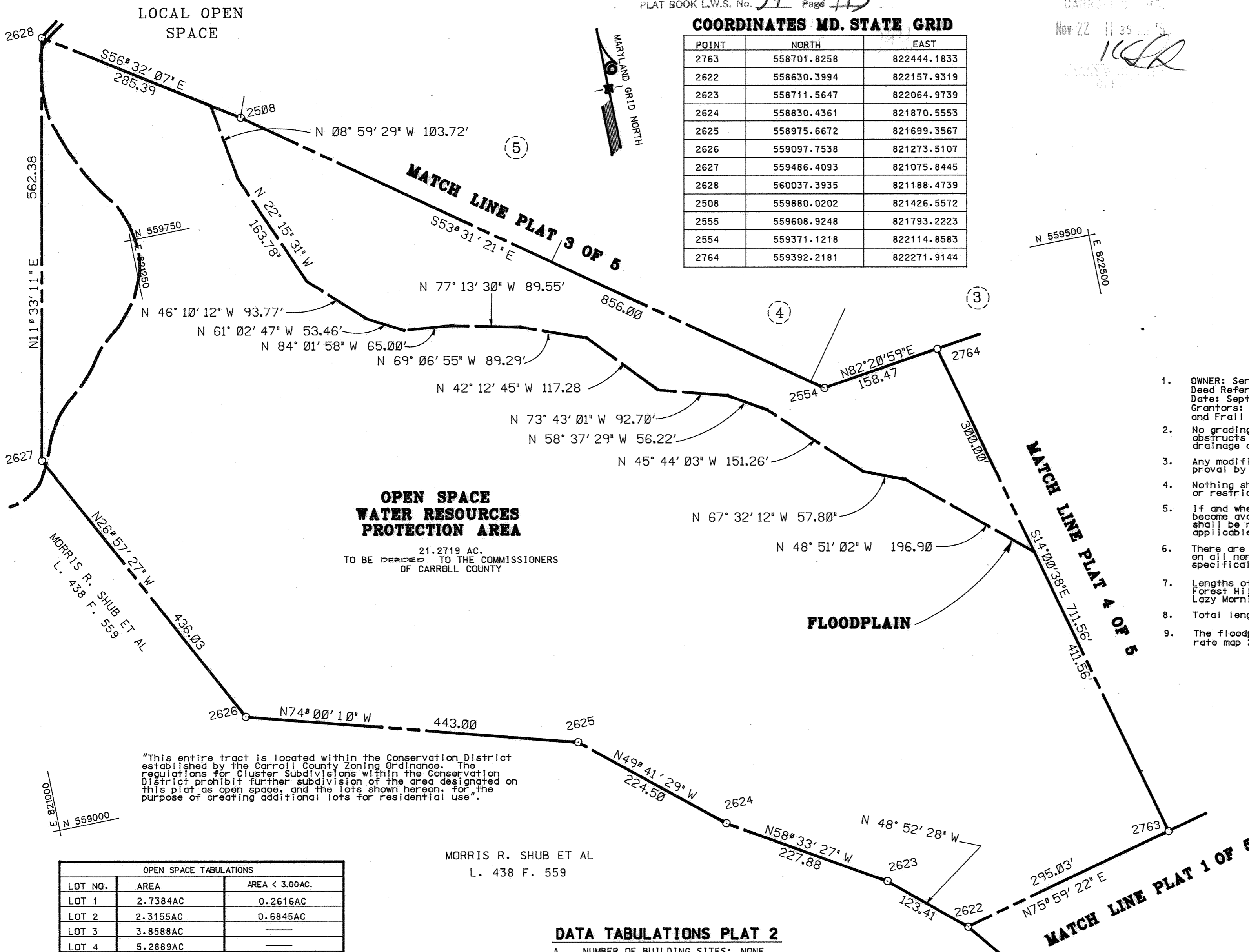


VICINITY MAP

SCALE 1 = 2000

GENERAL NOTES:

- OWNER: Senate Manor Lake, INC.
Deed Reference: Liber 1502, Folio 550
Date: September 14, 1993
Grantors: Shub Family Limited Partnership and Frail Developers, INC.
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- If and when public / community water and / or sewerage facilities become available to the lots in this subdivision, the lot owners shall be required to connect to the system in accordance with applicable law.
- There are 20 feet wide drainage and utility easements centered on all nonroad frontage lot lines and other easements as specifically shown hereon.
- Lengths of new streets:
Forest Hill Road: 0
Lazy Morning Drive: 0
- Total length of new streets 0
- The floodplain is based on floodplain insurance rate map 240015 0150 b



OPEN SPACE WATER RESOURCES PROTECTION AREA
21.2719 AC.
TO BE DEDED TO THE COMMISSIONERS OF CARROLL COUNTY

"This entire tract is located within the Conservation District established by the Carroll County Zoning Ordinance. The regulations for Cluster Subdivisions within the Conservation District prohibit further subdivision of the area designated on this plat as open space, and the lots shown hereon, for the purpose of creating additional lots for residential use".

MORRIS R. SHUB ET AL
L. 438 F. 559

DATA TABULATIONS PLAT 2

- A. NUMBER OF BUILDING SITES: NONE
- B. TOTAL AREA OF LOTS: 0
- C. ACREAGE OF EACH NEW STREET: 0
- D. TOTAL AREA OF STREETS: 0
- E. TOTAL AREA OF OPEN SPACE: 21.2719 AC.
- F. TOTAL AREA OF PLAT: 21.2719 AC.

SECTION 1
JENNA ESTATES
FINAL PLAT 2 OF 5
ELECTION DISTRICT 5 - CARROLL COUNTY MARYLAND
A CLUSTER SUBDIVISION

DEVELOPER
SENATE MANOR LAKE, INC.
6345 EXECUTIVE BLVD.
ROCKVILLE, MD. 20852

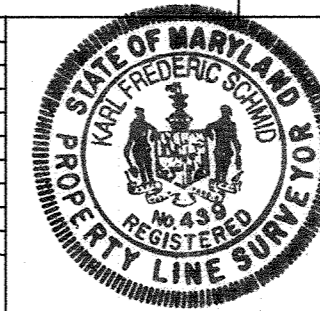
OPEN SPACE TABULATIONS		
LOT NO.	AREA	AREA < 3.00AC.
LOT 1	2.7384AC	0.2616AC
LOT 2	2.3155AC	0.6845AC
LOT 3	3.8588AC	---
LOT 4	5.2889AC	---
LOT 5	2.5468AC	0.4532AC
LOT 6	2.5765AC	0.4235AC
LOT 7	2.4462AC	0.5538AC
LOT 8	2.3125AC	0.6875AC
LOT 9	2.0068AC	0.9932AC
LOT 10	2.0035AC	0.9965AC
LOT 11	2.1240AC	0.8760AC
LOT 12	2.0401AC	0.9599AC
LOT 13	2.0776AC	0.9224AC
LOT 14	3.6578AC	---
LOT 15	2.5693AC	0.4307AC
LOT 16	3.4596AC	---
LOT 17	2.8047AC	0.1953AC
LOT 18	2.6313AC	0.3687AC
LOT 19	2.3152AC	0.6848AC
TOTAL AREA REQUIRED 9.4916AC.		
TOTAL AREA PROVIDED 49.9554AC.		
CREDIT AVAILABLE FOR FUTURE SECTIONS 44.7289AC.		

CARROLL COUNTY HEALTH DEPARTMENT
DATE 11/2/93
BY [Signature]
CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL
DATE 11/19/93
BY [Signature]
CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES
DATE 11/28/93
BY [Signature]

CERTIFICATE
THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.
OWNER'S SIGNATURE [Signature]
SURVEYORS CERTIFICATION [Signature]
KARL F. SCHMID REG. NO. 439

DATE	REVISIONS	BY
6-4-92	COUNTY REVISION	HSM
9-1-92	COUNTY REVISION	HSM

SURVEYED BY K.S.
COMPUTED BY J.A.M.
DRAWN BY CADD/JAM
CHECKED BY K.S.

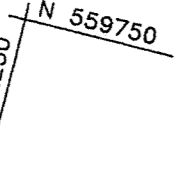


SCHMID, PFELTZ & MCDONALD, INC.
SURVEYING, LAND PLANNING
196 EAST MAIN STREET
WESTMINSTER, MD. 21157
410-876-4112
DATE 10/07/93 SCALE 1"=100'

CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book
 MS 37, pp. 152-194, MSA 1240-3458-2
 Date available 6/93/11/22. Printed 10/04/2004
 Maryland State Archives

COORDINATES MD. STATE GRID

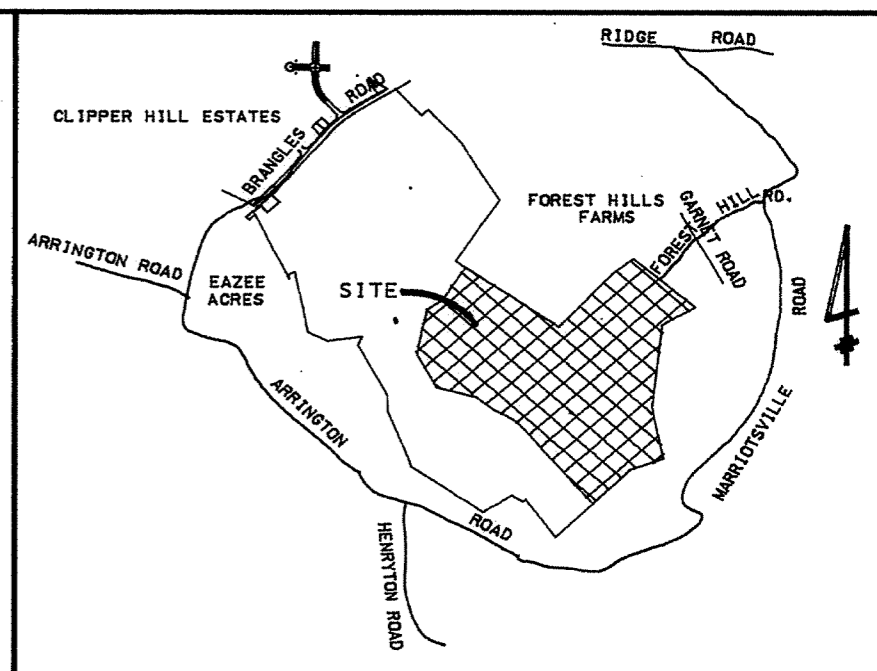
POINT	NORTH	EAST
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2531	560751.2563	823156.2264
2544	559929.9723	823078.0118
2529	562941.3471	823364.7986
2546	559916.6851	823319.5822
2547	559891.3142	823344.2057
2523	559673.4944	823340.9495
2515	559669.0101	823640.9160
2600	559388.2186	823535.2932
2599	559072.7804	823501.8656
2598	558999.9797	823192.4710
2603	558810.7710	822880.7964
2763	558701.8258	822444.1833
2764	559392.2181	822271.9144
2579	559427.2148	822532.4545
2578	559486.3120	822675.4633
2581	559534.4739	822795.9018



CURVE TABLE

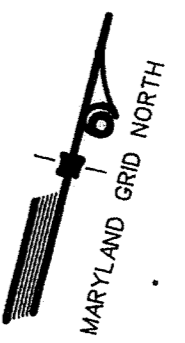
CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD BRG	CHORD DIST
C-5	825.00'	262.37'	132.30'	18-13-17	S75°26'57"E	261.26'
C-4	3025.00'	242.00'	121.06'	04-35-01	S86°51'06"E	241.94'
C-3	300.00'	367.79'	211.01'	70-14-32	S34°15'53"E	345.18'

30' REVERTIBLE SLOPE EASEMENT FOR CONST. & MAINT. OF TEMP. CUL-DE-SAC. PLAT BOOK L.W.S. No. 37 Page 195



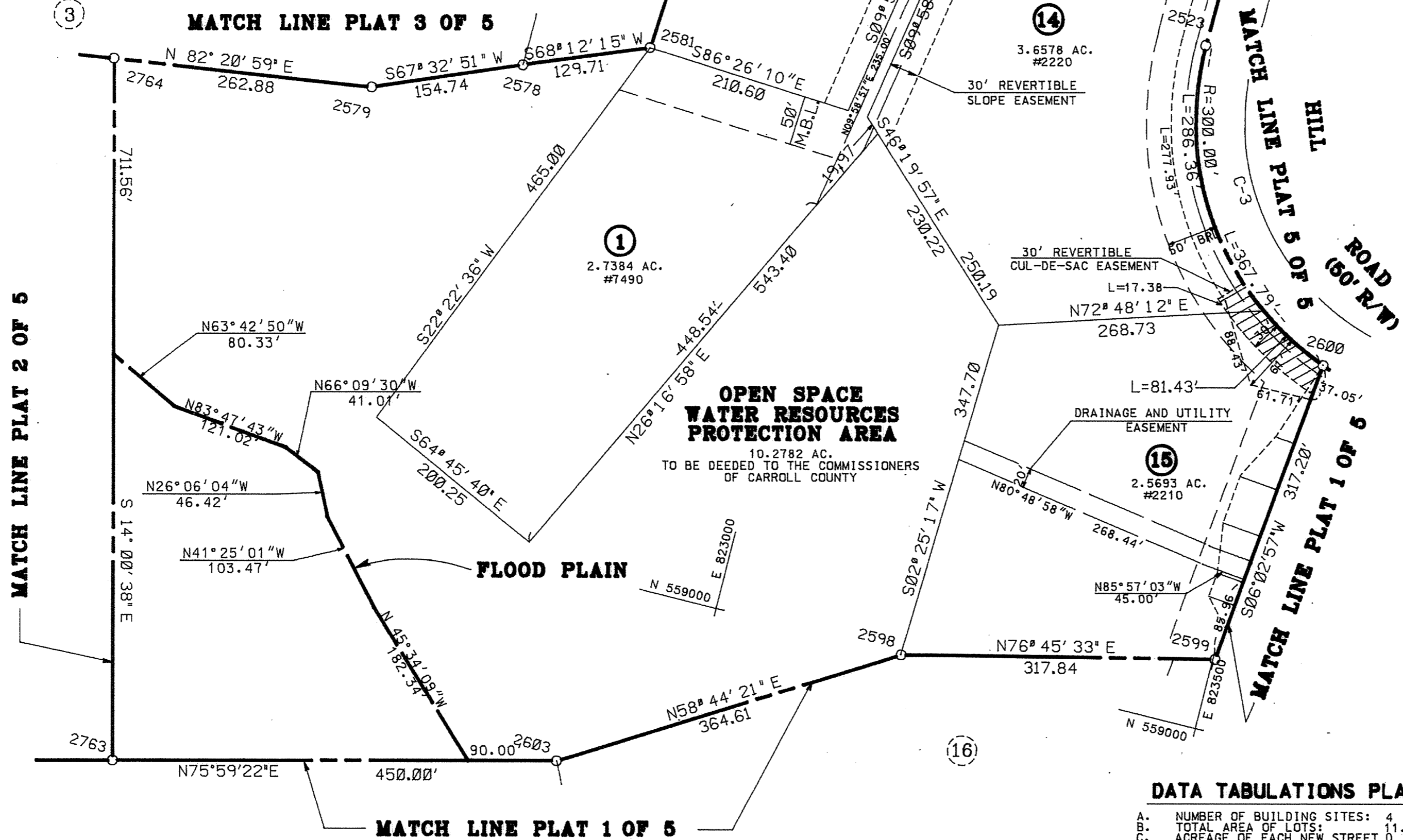
VICINITY MAP

SCALE 1 = 2000



GENERAL NOTES:

- OWNER: Senate Manor Lake, INC. Deed Reference: Liber 1502, Folio 550 Date: September 14, 1993 Grantors: Shub Family Limited Partnership and Frail Developers, INC.
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- If and when public / community water and / or sewerage facilities become available to the lots in this subdivision, the lot owners shall be required to connect to the system in accordance with applicable law.
- The new streets and roads shown hereon Forest Hill Road and Lazy Morning Way, are to be conveyed to Carroll County pursuant to a Public Works Agreement entered into between the owner and Carroll County.
- There are 20 feet wide drainage and utility easements centered on all nonroad frontage lot lines and other easements as specifically shown hereon.
- Lengths of new streets:0 Forest Hill Road:0 Lazy Morning Way: 0
- Total length of new streets 0
- The floodplain is based on flood insurance map 240015 0150 b



**SECTION 1
JENNA ESTATES
FINAL PLAT 4 OF 5**

ELECTION DISTRICT 5 - CARROLL COUNTY MARYLAND
A CLUSTER SUBDIVISION

DATA TABULATIONS PLAT 4

A. NUMBER OF BUILDING SITES:	4
B. TOTAL AREA OF LOTS:	11.2811 AC.
C. ACREAGE OF EACH NEW STREET	0
D. TOTAL AREA OF STREETS	0
E. TOTAL AREA OF OPEN SPACE	10.2782 AC.
F. TOTAL AREA OF PLAT	21.5591 AC.

DEVELOPER
SENATE MANOR LAKE, INC.
6345 EXECUTIVE BLVD.
ROCKVILLE, MD. 20852

SCHMID, PFELTZ & MCDONALD, INC.

SURVEYING, LAND PLANNING
196 EAST MAIN STREET
WESTMINSTER, MD. 21157
410-876-4112



DATE 10/07/93 SCALE 1" = 100'

CARROLL COUNTY HEALTH DEPARTMENT
DATE 10/19/93
BY [Signature]
CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL
DATE 11/19/93
BY [Signature]
CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES
DATE 10/28/93
BY [Signature]

CERTIFICATE
THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.
OWNER'S SIGNATURE [Signature]
SURVEYORS CERTIFICATION [Signature]
KARL F. SCHMID REG. NO. 439

DATE	REVISIONS	BY
6-4-92	COUNTY REVISION	HSM
9-1-92	COUNTY REVISION	HSM

Drwg. No.

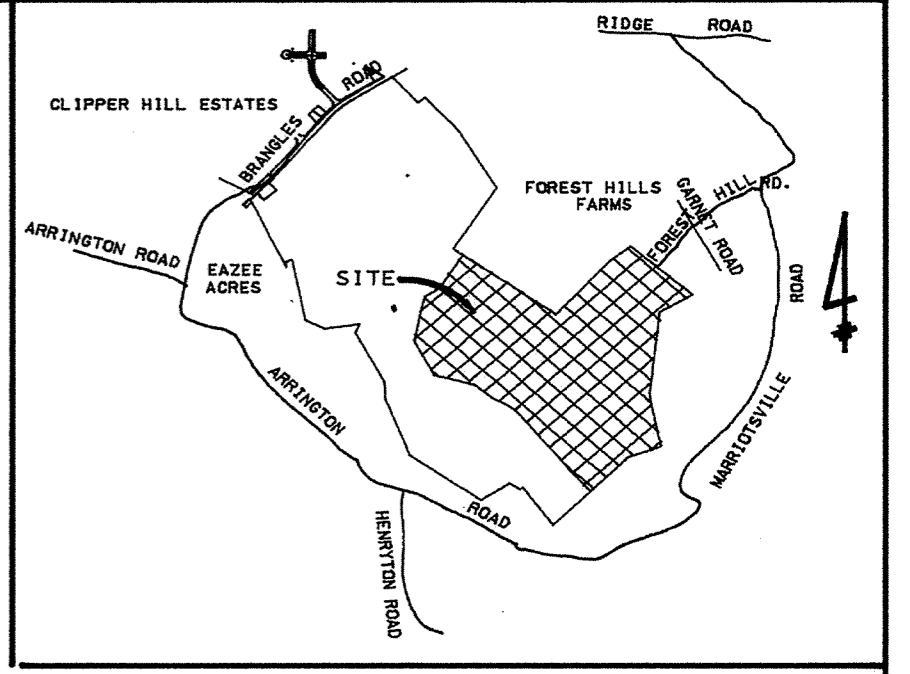
"This entire tract is located within the Conservation District established by the Carroll County Zoning Ordinance. The regulations for Cluster Subdivisions within the Conservation District prohibit further subdivision of the area designated on this plat as open space, and the lots shown hereon, for the purpose of creating additional lots for residential use."

MSA 1240-3458-4
 Date available 7/93/11/22
 Printed 10/04/2004
 Carroll County Circuit Court (Subdivision Plats, CR) Plat Book 9 MS 37, pp. 5, 19, 19b, MSA 1240-3458-4

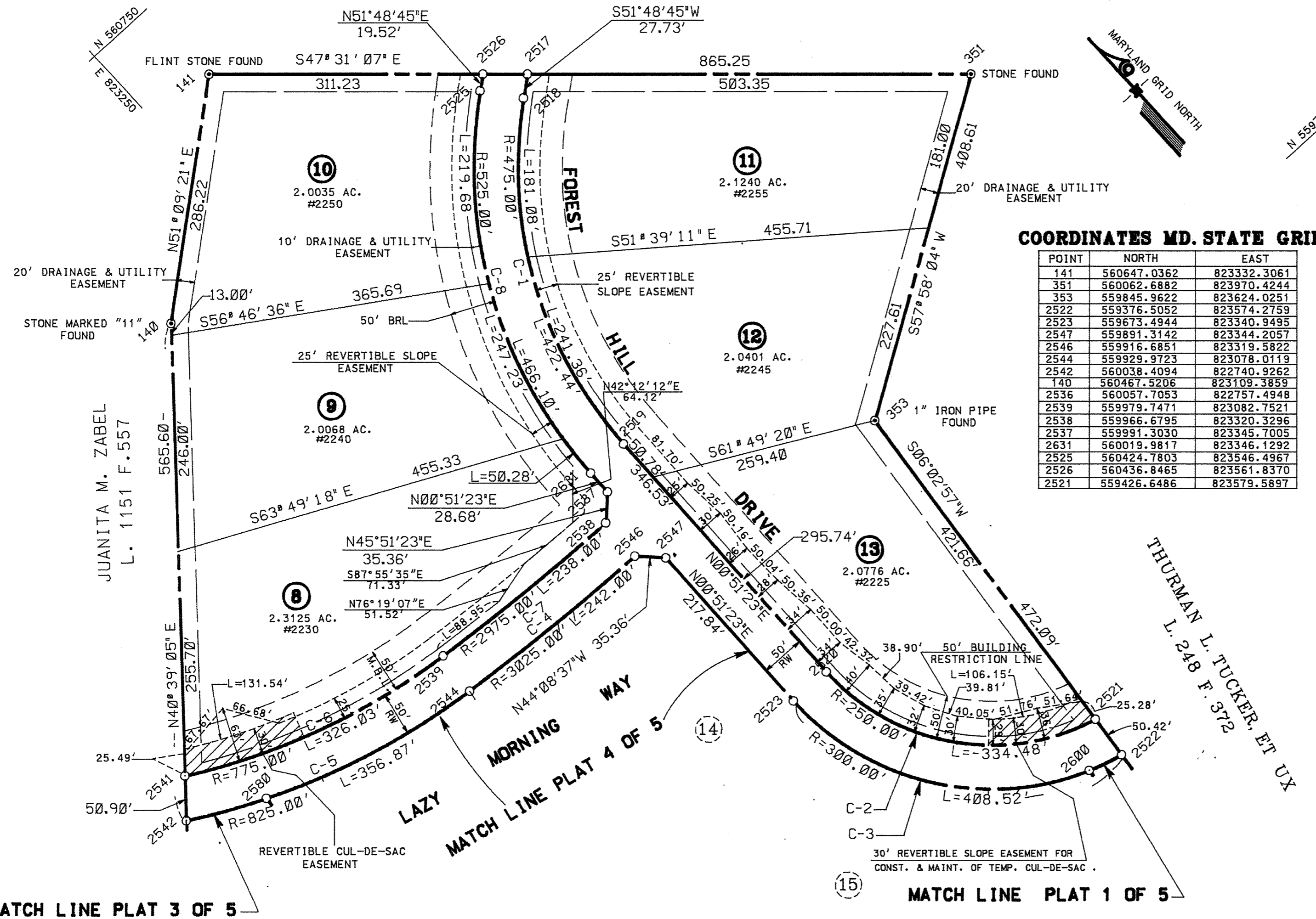
BERNARD V. JANYSKA
L. 477 F. 251

FOREST HILLS FARMS
P.B. 7 P. 34

PLAT BOOK L.W.S. No. 37 Page 196



VICINITY MAP
SCALE 1 = 2000



COORDINATES MD. STATE GRID

POINT	NORTH	EAST
141	560647.0362	823332.3061
351	560062.6882	823970.4244
353	559845.9622	823624.0251
2522	559376.5052	823574.2759
2523	559673.4944	823340.9495
2547	559891.3142	823344.2057
2546	559916.6851	823319.5822
2544	559929.9723	823078.0119
2542	560038.4094	822740.9262
140	560467.5206	823109.3859
2536	560057.7053	822757.4948
2539	559979.7471	823082.7521
2538	559966.6795	823320.3296
2537	559991.3030	823345.7005
2631	560019.9817	823346.1292
2525	560424.7803	823546.4967
2526	560436.8465	823561.8370
2521	559426.6486	823579.5897

GENERAL NOTES:

- OWNER: Senate Manor Lake, INC.
Deed Reference: Liber 1502, Folio 550
Date: September 14, 1993
Grantors: Shub Family Limited Partnership and Frail Developers, INC.
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- If and when public / community water and / or sewerage facilities become available to the lots in this subdivision, the lot owners shall be required to connect to the system in accordance with applicable law.
- The new streets and roads shown hereon Forest Hill Road and Lazy Morning Drive, are to be conveyed to Carroll County pursuant to a Public Works Agreement entered into between the owner and Carroll County.
- There are 20 feet wide drainage and utility easements centered on all nonroad frontage lot lines and other easements as specifically shown hereon.
- Lengths of new streets:
Forest Hill Road: 1186.33'
Lazy Morning Drive: 631.46'
- Total length of new streets 1817.79'
- The floodplain is based on flood insurance map 240015 0150 b.

DATA TABULATIONS PLAT 5

A.	NUMBER OF BUILDING SITES:	6
B.	TOTAL AREA OF LOTS:	12.5645 AC.
C.	ACREAGE OF EACH NEW STREET	
	FOREST HILL ROAD:	1.3617 AC.
	LAZY MORNING WAY:	0.7105 AC.
D.	TOTAL AREA OF STREETS	2.0722 AC.
E.	TOTAL AREA OF OPEN SPACE	0
F.	TOTAL AREA OF PLAT	14.6367 AC.

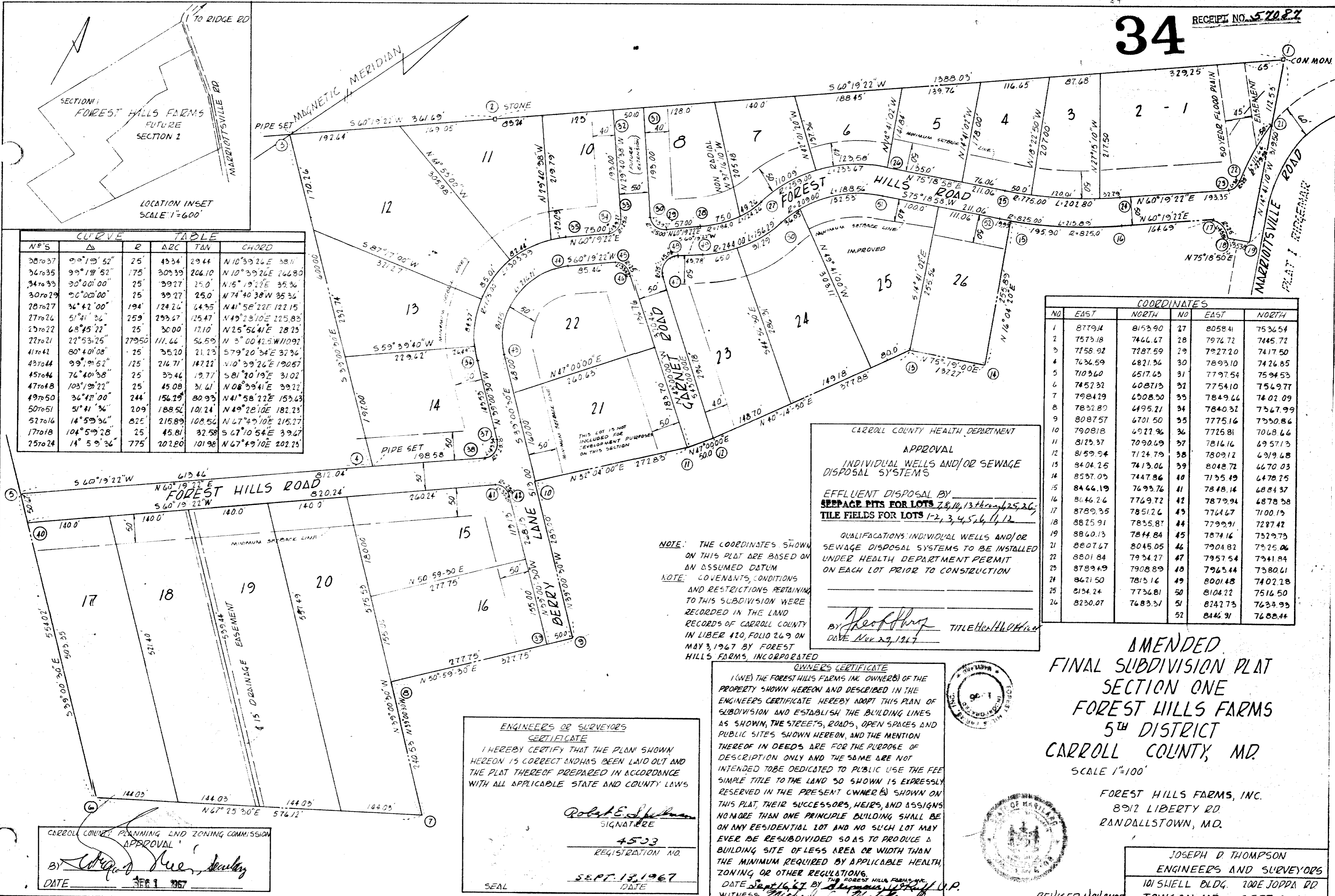
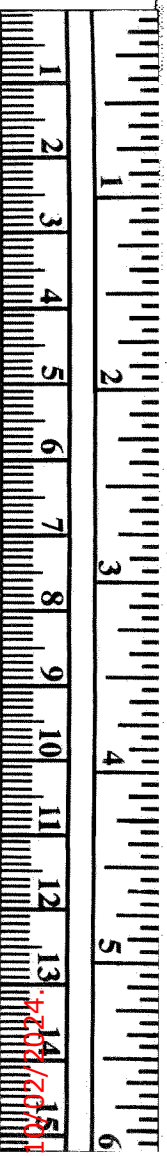
CURVE TABLE

CURVE	RADIUS	LENGTH	TAN	DELTA	CHRD BRG	CHRD DIST
C-1	475.00	422.44	226.34	50-57-22	S26°20'04"W	408.66
C-2	250.00	334.48	197.64	76-39-24	S37°28'19"E	310.08
C-3	300.00	408.52	243.03	78-01-20	N38°09'16"W	377.68
C-4	3025.00	242.00	121.06	04-35-01	N86°51'06"W	241.94
C-5	825.00	356.87	181.27	24-47-05	N72°10'03"W	354.10
C-6	775.00	326.03	165.46	24-06-13	S72°30'29"E	323.64
C-7	2975.00	238.00	119.06	04-35-01	S86°51'06"E	237.94
C-8	525.00	466.91	250.17	50-57-22	N26°20'04"E	451.67

**SECTION 1
JENNA ESTATES
FINAL PLAT 5 OF 5**
ELECTION DISTRICT 5 - CARROLL COUNTY MARYLAND
A CLUSTER SUBDIVISION

DEVELOPER
SENATE MANOR LAKE, INC.
6345 EXECUTIVE BLVD.
ROCKVILLE, MD. 20852

CARROLL COUNTY HEALTH DEPARTMENT BY: <i>[Signature]</i> DATE: 4/4/93 CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL BY: <i>[Signature]</i> DATE: 11/19/93 CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES BY: <i>[Signature]</i> DATE: 1/28/93		CERTIFICATE THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. OWNER'S SIGNATURE: <i>[Signature]</i> SURVEYORS CERTIFICATION: <i>[Signature]</i> KARL F. SCHMID REG. NO. 439		<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>6-4-92</td><td>COUNTY REVISION</td><td>HSM</td></tr> <tr><td>9-1-92</td><td>COUNTY REVISION</td><td>HSM</td></tr> </tbody> </table>		DATE	REVISIONS	BY	6-4-92	COUNTY REVISION	HSM	9-1-92	COUNTY REVISION	HSM	SCHMID, PFELTZ & McDONALD, INC. SURVEYING, LAND PLANNING 196 EAST MAIN STREET WESTMINSTER, MD. 21157 410-876-4112
DATE	REVISIONS	BY													
6-4-92	COUNTY REVISION	HSM													
9-1-92	COUNTY REVISION	HSM													
SURVEYED BY: K.S. COMPUTED BY: J.A.M. DRAWN BY: CADD/JAM CHECKED BY: K.S. Drwg. No.				DATE: 10/07/93 SCALE: 1"=100'											



CURVE TABLE

N ^o s	Δ	R	ARC	TAN	CHORD
38 to 37	99°19'52"	25'	43.34	29.44	N10°39'26"E 38.11
36 to 35	99°19'52"	175'	303.39	206.10	N10°39'26"E 266.80
34 to 33	90°00'00"	25'	39.27	25.0	N15°19'21"E 35.36
30 to 29	90°00'00"	15'	39.27	25.0	N74°40'38"W 35.36
28 to 27	36°42'00"	194'	124.26	64.35	N41°58'22"E 122.15
27 to 26	51°41'36"	259'	293.27	125.47	N49°23'10"E 225.83
23 to 22	68°45'22"	25'	36.00	17.10	N25°56'41"E 28.25
22 to 21	22°53'25"	2795.0	111.66	56.59	N3°00'42.5"W 110.92
41 to 41	80°40'08"	25'	35.20	21.23	S79°20'34"E 32.36
43 to 44	99°19'52"	125'	216.71	147.22	N10°39'26"E 190.57
45 to 46	76°40'38"	25'	33.44	19.77	S81°20'19"E 31.02
47 to 48	103°19'22"	25'	45.08	31.61	N08°39'41"E 39.22
49 to 50	36°42'00"	244'	156.29	80.93	N41°58'22"E 153.63
50 to 51	51°41'36"	209'	188.52	101.24	N49°23'10"E 182.23
52 to 16	14°59'36"	825'	215.89	108.56	N67°29'10"E 215.27
17 to 18	104°59'28"	25'	45.81	32.58	S67°10'54"E 39.27
25 to 24	14°59'36"	775'	202.80	101.98	N67°49'10"E 202.25

COORDINATES

NO	EAST	NORTH	NO	EAST	NORTH
1	8779.14	8153.90	27	8058.41	7536.54
2	7573.18	7466.67	28	7976.72	7445.72
3	7158.92	7287.59	29	7927.20	7417.80
4	7636.59	6821.36	30	7893.10	7426.85
5	7103.60	6517.63	31	7797.54	7594.53
6	7452.32	6087.13	32	7754.10	7569.77
7	7984.29	6308.50	33	7849.66	7402.09
8	7832.89	6495.21	34	7840.32	7367.99
9	8087.57	6701.50	35	7775.16	7330.86
10	7908.18	6922.96	36	7725.81	7068.66
11	8123.37	7090.69	37	7816.16	6957.13
12	8159.94	7124.79	38	7809.12	6919.68
13	8404.25	7413.06	39	8048.72	6670.03
14	8537.05	7447.86	40	7135.49	6478.25
15	8466.19	7693.76	41	7848.14	6884.37
16	8646.26	7769.72	42	7879.94	6878.58
17	8789.35	7851.26	43	7764.67	7100.13
18	8825.91	7835.87	44	7799.91	7287.42
19	8860.13	7844.84	45	7874.16	7329.73
21	8807.67	8045.05	46	7904.82	7325.06
22	8801.84	7934.27	47	7957.54	7341.84
23	8789.49	7908.89	40	7963.44	7380.61
24	8621.50	7813.16	49	8001.48	7402.28
25	8134.24	7736.81	50	8104.22	7516.50
26	8230.07	7683.31	51	8242.73	7634.93
			52	8446.91	7688.44

CARROLL COUNTY HEALTH DEPARTMENT
APPROVAL
 INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS
 EFFLUENT DISPOSAL BY
SEEPAGE PITS FOR LOTS 7, 8, 14, 13, 12, 25, 26,
TILE FIELDS FOR LOTS 1-2, 3, 4, 5, 6, 11, 12
 QUALIFICATIONS: INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS TO BE INSTALLED UNDER HEALTH DEPARTMENT PERMIT ON EACH LOT PRIOR TO CONSTRUCTION
 By: *Jeffrey* TITLE HEALTH OFFICER
 DATE: Nov. 29, 1967

NOTE: THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED DATUM
NOTE: COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION WERE RECORDED IN THE LAND RECORDS OF CARROLL COUNTY IN LIBER 420, FOLIO 269 ON MAY 3, 1967 BY FOREST HILLS FARMS, INCORPORATED

ENGINEERS OR SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY LAWS
Robert E. Johnson
 SIGNATURE
 4503
 REGISTRATION NO.
 SEPT. 13, 1967
 DATE
 SEAL

OWNERS CERTIFICATE
 I (WE) THE FOREST HILLS FARMS INC. (OWNER(S) OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE ENGINEERS CERTIFICATE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING LINES AS SHOWN, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS NO MORE THAN ONE PRINCIPLE BUILDING SHALL BE ON ANY RESIDENTIAL LOT AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING OR OTHER REGULATIONS.
 DATE Sept. 16, 67 BY *Robert E. Johnson* U.P.
 WITNESS *Michael*

AMENDED FINAL SUBDIVISION PLAT SECTION ONE FOREST HILLS FARMS 5th DISTRICT CARROLL COUNTY, MD.
 SCALE 1"=100'

FOREST HILLS FARMS, INC.
 8912 LIBERTY RD.
 RANDALLSTOWN, MD.

JOSEPH D THOMPSON
 ENGINEERS AND SURVEYORS
 101 SHELL BLDG. 700E JOPPA RD
 TOWSON, MD. SEPT. 13, 1967

CARROLL COUNTY PLANNING AND ZONING COMMISSION
APPROVAL
 By: *Walter Green*
 DATE: SEP 1 1967