

Buildable Land Inventory Carroll County, Maryland

14-Digit Hydrologic Unit March 2006

In June of 2005, Carroll County conducted a Buildable Land Inventory (BLI) for the entire county, including the eight municipalities. This report summarizes the results of the BLI by 14-digit hydrologic unit (HU). A 14-digit hydrologic unit is a drainage sub-watershed that maintains a typical size of 10,000 to 40,000 acres, with minimum size of 3,000 acres. Each 14-digit HU is completely contained within one 11-digit HU. The 14-digit HU boundaries are delineated by the Natural Resource Conservation Service based on 1:24,000 scale United States Geological Survey topographic maps.

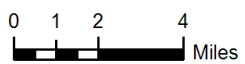
The figures in this report are organized by the total number of potential lots that could be developed and the sum of buildable acres for each zoning district located within the respective 14-digit HU.

Note: The totals in this report were generated from a centroid file representing the centers of the polygon parcels used to report the high, medium and low estimates in the June 2005 Carroll County Buildable Land Inventory. The totals included in this report are estimates and are by no means exact.

Buildable Land Inventory Carroll County, Maryland *14-Digit Hydrologic Unit*



	14-Digit Hydrologic Unit
	Carroll County Border



Prepared by Carroll County Bureau of Comprehensive Planning (AO), December 29, 2005.

14-Digit Hydrologic Unit: Buildable Residential Land
High-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

14-Digit Hydrologic Unit	Total Buildable Acreage	Potential Lot Yield
02050306010026	1,534.74	174
02050306050101	11.81	2
02060003120151	3,466.36	540
02060003120176	2,646.93	319
02060003120177	1,763.06	279
02060003120178	2,446.25	2,060
02060003120179	79.55	8
02060003120201	146.86	314
02060003150301	3,071.19	1,247
02060003150302	1,175.76	198
02060003150303	523.12	159
02060003150304	908.51	1,121
02060003150305	2,833.77	956
02060003150306	1,081.01	149
02060003150307	1,527.91	318
02060003150308	3,902.48	3,143
02060003150309	1,044.06	146
02060003150310	1,721.07	204
02060003150311	1,118.52	120
02060003150312	4,298.24	1,009
02060003150313	2,377.91	695
02060003150314	2,130.04	395
02060003150315	940.25	401
02060003150316	2,415.50	1,113
02060003150317	912.17	1,059
02060003150319	169.21	41
02060003160351	1,422.86	426
02060003160352	1,517.84	347
02060003160353	838.88	372
02060003160354	885.07	772
02060003160357	2,232.07	425
02060003160358	1,663.90	223
02060003160359	721.23	1,090
02060003160361	40.19	27
02060003160376	2,492.06	903

**14-Digit Hydrologic Unit: Buildable Residential Land
High-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

14-Digit Hydrologic Unit	Total Buildable Acreage	Potential Lot Yield
02060003160377	99.39	344
02060003160378	664.89	638
02070009040125	27.42	4
02070009040126	1,986.18	159
02070009040128	1,204.10	190
02070009040129	1,100.74	94
02070009040130	1,879.96	158
02070009040131	2,876.65	1,617
02070009040132	1,378.01	291
02070009050151	2,853.72	671
02070009050152	1,194.17	105
02070009050153	1,969.11	296
02070009050154	2,251.50	342
02070009050155	469.63	90
02070009050156	2,801.02	295
02070009050157	2,926.68	354
02070009050158	4,065.37	418
02070009050159	3,626.03	1,660
02070009050160	3,340.54	1,229
02070009050161	2,352.14	162
02070009050162	2,081.85	152
02070009050163	2,652.82	2,694
02070009050164	1,431.62	155
02070009050165	1,047.88	533
02070009050166	1,752.65	191
02070009050167	1,854.56	1,007
02070009050168	2,291.08	265
02070009050169	148.43	26
02070009050171	1,112.29	783
02070009060200	179.83	14
02070009060202	1,230.90	140
02070009070276	1,446.63	141
02070009070278	542.07	211
14-Digit Totals	112,900.25	36,184
Source: CC Bureau of Comprehensive Planning		

14-Digit Hydrologic Unit: Buildable Residential Land
Medium-Range Estimate*
Potential Lots That Could Be Developed
Based on January 2005 Zoning

14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02050306010026	1,531.59	1,525.29	170
02050306050101	11.81	11.81	2
02060003120151	3,459.09	3,445.34	499
02060003120176	2,640.76	2,620.96	313
02060003120177	1,762.67	1,747.57	268
02060003120178	2,417.13	2,297.40	1,809
02060003120179	79.55	79.55	8
02060003120201	145.18	131.28	277
02060003150301	3,042.43	2,964.80	1,118
02060003150302	1,175.76	1,163.42	193
02060003150303	517.28	501.98	145
02060003150304	902.04	857.21	965
02060003150305	2,828.33	2,748.51	876
02060003150306	1,081.01	1,069.81	143
02060003150307	1,525.46	1,503.15	299
02060003150308	3,815.26	3,616.96	2,780
02060003150309	1,041.12	1,036.70	134
02060003150310	1,717.20	1,707.88	198
02060003150311	1,112.30	1,109.48	118
02060003150312	4,257.57	4,154.36	938
02060003150313	2,329.97	2,278.25	603
02060003150314	2,117.66	2,094.79	370
02060003150315	903.39	867.01	351
02060003150316	2,356.05	2,240.52	977
02060003150317	871.02	801.19	915
02060003150319	169.21	160.75	39
02060003160351	1,362.96	1,312.97	376
02060003160352	1,493.13	1,439.60	328
02060003160353	817.42	773.97	346
02060003160354	878.97	837.11	707
02060003160357	2,196.10	2,163.54	389
02060003160358	1,663.90	1,643.97	220
02060003160359	662.22	601.90	886
02060003160361	39.18	36.68	25
02060003160376	2,455.75	2,394.78	812

14-Digit Hydrologic Unit: Buildable Residential Land
Medium-Range Estimate*
Potential Lots That Could Be Developed
Based on January 2005 Zoning

14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02060003160377	98.45	86.55	297
02060003160378	648.80	602.33	571
02070009040125	27.42	27.42	4
02070009040126	1,986.18	1,984.22	159
02070009040128	1,201.04	1,179.50	180
02070009040129	1,100.74	1,100.74	94
02070009040130	1,879.96	1,879.96	158
02070009040131	2,847.01	2,803.52	1,357
02070009040132	1,378.01	1,350.95	276
02070009050151	2,846.41	2,805.91	623
02070009050152	1,194.17	1,193.47	105
02070009050153	1,969.11	1,941.75	285
02070009050154	2,251.50	2,218.81	327
02070009050155	466.55	454.58	87
02070009050156	2,801.02	2,801.02	295
02070009050157	2,915.47	2,906.90	348
02070009050158	4,061.52	4,059.38	413
02070009050159	3,623.72	3,578.73	1,490
02070009050160	3,340.54	3,311.81	1,106
02070009050161	2,352.14	2,352.14	162
02070009050162	2,081.85	2,081.85	152
02070009050163	2,633.46	2,504.91	2,405
02070009050164	1,429.73	1,428.78	153
02070009050165	1,044.40	1,029.11	462
02070009050166	1,749.80	1,746.77	184
02070009050167	1,845.36	1,814.33	851
02070009050168	2,283.11	2,276.09	259
02070009050169	147.12	146.39	19
02070009050171	1,109.57	1,086.78	689
02070009060200	179.83	179.83	14

**14-Digit Hydrologic Unit: Buildable Residential Land
Medium-Range Estimate*
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02070009060202	1,230.90	1,217.86	135
02070009070276	1,446.63	1,445.10	140
02070009070278	540.20	533.38	201
<i>14-Digit Totals</i>	<i>112,092.20</i>	<i>110,071</i>	<i>32,598</i>

* Due to the nature of how these towns determine density, the calculations for Mt. Airy and Sykesville did not include a medium-range estimate. Therefore, the low-end estimate for these towns was used in the medium-range for the purpose of providing PFA totals.

Source: CC Bureau of Comprehensive Planning

**14-Digit Hydrologic Unit: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02050306010026	1,496.12	1,491.60	163
02050306050101	11.81	11.81	2
02060003120151	3,417.49	3,406.60	472
02060003120176	2,410.14	2,401.87	255
02060003120177	1,627.32	1,619.09	243
02060003120178	2,026.63	1,934.40	1,473
02060003120179	79.55	79.55	8
02060003120201	132.38	119.99	234
02060003150301	2,588.76	2,538.71	862
02060003150302	1,118.19	1,108.73	178
02060003150303	463.03	450.45	132
02060003150304	770.32	733.91	848
02060003150305	2,284.39	2,233.20	702
02060003150306	915.30	912.52	100
02060003150307	1,396.71	1,381.05	256
02060003150308	3,148.24	2,993.57	2,294
02060003150309	1,030.92	1,027.42	119
02060003150310	1,585.61	1,582.86	160

14-Digit Hydrologic Unit: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02060003150311	1,105.84	1,103.51	111
02060003150312	3,579.39	3,513.32	690
02060003150313	2,034.00	2,000.45	451
02060003150314	1,995.88	1,980.10	322
02060003150315	743.21	717.75	253
02060003150316	1,753.58	1,671.44	754
02060003150317	683.65	627.49	769
02060003150319	90.02	85.52	18
02060003160351	1,201.65	1,160.93	303
02060003160352	1,300.81	1,256.89	274
02060003160353	672.57	636.60	301
02060003160354	802.68	765.59	660
02060003160357	2,040.16	2,015.90	341
02060003160358	1,514.05	1,501.62	182
02060003160359	523.18	473.73	721
02060003160361	37.58	35.17	24
02060003160376	2,175.82	2,131.04	685
02060003160377	71.49	62.85	206
02060003160378	556.59	516.50	492
02070009040125	27.42	27.42	4
02070009040126	1,947.00	1,947.00	151
02070009040128	1,048.93	1,034.99	138
02070009040129	1,100.74	1,100.74	94
02070009040130	1,879.96	1,879.96	158
02070009040131	2,794.54	2,763.50	1,256
02070009040132	1,214.19	1,195.68	227
02070009050151	2,657.61	2,628.31	552
02070009050152	1,192.42	1,191.81	104
02070009050153	1,792.29	1,773.77	234
02070009050154	1,962.96	1,944.99	251
02070009050155	380.55	372.87	61
02070009050156	2,801.02	2,801.02	295
02070009050157	2,848.30	2,843.61	324
02070009050158	4,053.18	4,051.67	407
02070009050159	3,443.50	3,411.17	1,264
02070009050160	3,331.18	3,308.50	1,093

14-Digit Hydrologic Unit: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
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14-Digit Hydrologic Unit	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
02070009050161	2,352.14	2,352.14	162
02070009050162	2,081.85	2,081.85	152
02070009050163	2,137.28	2,046.13	1,895
02070009050164	1,429.73	1,428.78	153
02070009050165	1,016.35	961.23	393
02070009050166	1,733.99	1,731.80	178
02070009050167	1,742.30	1,716.93	804
02070009050168	2,282.57	2,275.59	258
02070009050169	136.56	136.42	16
02070009050171	1,042.45	1,024.54	600
02070009060200	179.83	179.83	14
02070009060202	1,154.43	1,145.22	114
02070009070276	1,446.63	1,445.10	140
02070009070278	517.16	511.90	187
<i>14-Digit Totals</i>	<i>103,114.13</i>	<i>101,598</i>	<i>27,737</i>
Source: CC Bureau of Comprehensive Planning			