



PLAN
SCALE: 1"= 100'

LEGEND

- FOREST CONSERVATION EASEMENT
- FORESTED WATER RESOURCE PROTECTION EASEMENT
- 100 YEAR FLOODPLAIN EASEMENT
- VSB --- VARIABLE STREAM BUFFER
- WB --- 25' WETLAND BUFFER
- NON-TIDAL WETLANDS
- EXISTING TREE LINE
- >25% SLOPES
- SOILS LINE
- FOREST RETENTION FENCE
- FOREST RETENTION SIGN

VARIABLE STREAM BUFFER CALCULATION CHART

Transect	% Slope	Buffer Extension	Minimum Buffer (50')	Wetland Width	25% Steep Slope or >	Buffer	Modified Buffer
1	18	36	50	0	42	128	154
2	25	50	50	0	42	142	160
3	22	44	50	0	30	124	175
4	28	56	50	0	46	152	166
5	29	58	50	0	51	159	162
6	28	56	50	0	47	153	156
7	33	66	50	0	71	187	
8	30	60	50	3	58	171	
9	26	52	50	3	79	184	
10	17	34	50	29	64	177	
11	10	20	50	17	0	87	
12	3	6	50	24	0	80	
13	6	12	50	0	0	62	
14	10	20	50	10	0	80	
15	9	18	50	7	0	75	
16	7	14	50	3	0	67	
17	7	14	50	0	10	74	
18	12	24	50	0	0	74	
19	14	28	50	0	11	89	
20	24	48	50	0	45	143	
21	11	22	50	0	7	79	
22	7	14	50	0	0	64	
23	7	14	50	45	26	134	140
24	1	2	50	142	0	194	197
25	52	104	50	0	93	247	
26	33	66	50	0	76	192	
27	27	54	50	0	84	188	300
28	14	28	50	0	18	96	136
29	26	52	50	0	74	176	
30	18	36	50	0	22	108	151
31	31	62	50	0	78	190	
32	46	92	50	0	97	239	
33	32	64	50	0	87	201	
34	10	20	50	0	10	80	
35	11	22	50	0	4	76	
36	12	24	50	0	10	84	
37	11	22	50	0	22	94	138
38	16	32	50	19	25	126	
39	30	60	50	31	64	205	
40	20	40	50	5	38	133	153
41	24	48	50	0	42	140	
42	16	32	50	0	15	97	140
43	4	8	50	0	51	109	300
44	21	42	50	0	13	105	258
45	6	12	50	57	6	125	301
46	21	42	50	0	46	138	260
47	22	44	50	0	47	141	178

WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANDLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2018

A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANDLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2018

THIS PROPERTY IS IN A SURFACE WATER PROTECTION AREA AND PARTIALLY IN A SURFACE WATER MANAGEMENT ZONE

OWNER CHERRYTREE LLC 112 S. MAIN STREET MT. AIRY, MD 21771 410-977-1725	DEVELOPER CBI HOMES, LLC (T/A CATSONVILLE HOMES) 112 S. MAIN STREET MT. AIRY, MD 21771 410-977-1725
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WATER RESOURCE PROTECTION PLAN
FOR
BRADLEYS OVERLOOK
A CLUSTER SUBDIVISION
CHERRY TREE LANE
TAX MAP: 68 • BLOCK: 10 • PARCEL: 580
5th ELECTION DISTRICT • CARROLL COUNTY, MD

NO TER I WATERS ARE LOCATED ONSITE

- GENERAL NOTES**
- CURRENT TITLE REFERENCE
OWNER: CHERRYTREE LLC
DEED REFERENCE: LIBER 10803, FOLIO 021
DATE: JANUARY 4, 2022
GRANTOR: JIG, LLC.
 - THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY CLSI
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHIC DATA PROVIDED BY CARROLL COUNTY.

- ENVIRONMENTAL NOTES**
- THE OUTLINE SHOWN HEREON IS BASED ON DEED INFORMATION ONLY.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY TOPOGRAPHIC DATA.
 - ZONING: CONSERVATION
 - SOIL DATA IS FROM THE NRCS WEB SOIL SURVEY WATERSHED NO. 02190907
 - LIBERTY RESERVOIR



439 East Main Street Westminster, MD 21157-5539
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Date	Revisions	Drawn By: BM
6/17/24	REVISED PER COUNTY COMMENTS	Designed By:
9/30/24	FOR PLANNING COMMISSION	Reviewed By:
		Date: JAN., 2024
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 1 OF 11