

**GENERAL NOTES**

1. CURRENT TITLE REFERENCE  
OWNER: CHERRY TREE LLC.  
DEED REFERENCE: LIBER 10803 FOLIO 021  
DATE: JANUARY 4, 2022  
GRANTOR: JGK LLC.
2. THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY COMPLETED BY VOGEL, BEERENSON NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY G.B.I.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHY DATA PROVIDED BY CARROLL COUNTY.
4. THE NEAREST POTABLE WATER SUPPLY IS THE TOWN OF ELDERSBURG, 5 MILES.
5. THE NEAREST EXISTING FIRE HYDRANT USED FOR FIRE PROTECTION IS 2.5 MILES AWAY.
6. M.B.L. DENOTES MINIMUM BUILDING LINE.
7. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
8. THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACRES OF 26.48 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
9. THE AREA SHOWN HEREON AS FORESTED WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACRES OF 14.30 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
10. THE AREA SHOWN HEREON AS 100 YEAR FLOODPLAIN EASEMENT, WITH A TOTAL ACRES OF 14.93 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
11. MINIMUM BUILDING SETBACK REQUIREMENTS FOR LOTS 1 THRU 4:  
**FRONT YARD: 40'**

4" CONCRETE SIDEWALK  
WITH COMPACTED  
SUBGRADE

SECTION A-A

TRASH PAD &  
CLUSTER MAILBOX  
PLACEMENT DETAIL

NOT TO SCALE

SECTION A-A

MINIMUM BUILDING SETBACK REQUIREMENTS FOR RESULTING LANDS:

1. SIDE YARD: 20'  
REAR YARD: 50'  
FRONT YARD: 50'  
SIDE YARD: 50'  
REAR YARD: 50'

2. LOTS 1-4 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 DRIVEWAY AND DELINEATING AN EASEMENT FOR INGRESS AND EGRESS IS INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

3. THE AREA SHOWN AS PARCEL 'A', CONTAINING 0.32 ACRES, IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED TO BE RECORDED SIMULTANEOUSLY HERewith.

4. THE OWNER/DEVELOPER MUST CONTACT CARROLL COUNTY ROADS AT 410-388-6717 TO REQUEST INSTALLATION OF THE STREET SIGN. THE

EX. SEPTIC  
SYSTEM

C-12  
N 646892.14  
E 1324176.68  
ELEV. 609.97'

DATA TABULATIONS	SHEET INDEX
1. ZONING DISTRICT: CONSERVATION 2. SOIL CLASSIFICATION: NRCS SOIL DATA 3. NUMBER OF LOTS: PROPOSED 2 4. TOTAL AREA OF LOTS: 7.63 AC. ± 5. TOTAL AREA OTHER PARCELS OFF-CONVEYANCE #1: 3.05 AC. ± OFF-CONVEYANCE #2: 3.33 AC. ± PARCEL 'A': 0.32 AC. ± RESULTING LANDS: 27.27 AC. ± 6. TOTAL AREA: 4.1.60 AC. ± 7. BREAKDOWN OF DWELLING UNITS BY TYPE: 7 - SINGLE-FAMILY 8. FORESTED WATER RESOURCE PROTECTION EASEMENT: 14.30 ACS. ± 9. 100 YEAR FLOODPLAIN EASEMENT: 14.95 ACS. ± 10. FOREST CONSERVATION EASEMENT: 26.48 ACS. ± 11. FOREST MANAGEMENT EASEMENT: 26.48 ACS. ±	1. PRELIMINARY PLAN 2. PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN 3. SEDIMENT CONTROL NOTES AND DETAILS 4. PRELIMINARY STORMWATER MANAGEMENT PLAN 5. PRELIMINARY STORMWATER MANAGEMENT EASEMENTS 6. PRELIMINARY PROFILE & DETAIL

NOTE: 6. PRELIMINARY NOTES & DETAILS  
7. PRELIMINARY WATER RESOURCE PROTECTION PLAN  
8. PRELIMINARY FOREST CONSERVATION PLAN, NOTES & DETAILS

FOR  
BRADLEY'S OVERLOOK

**DEVELOPER**  
CBI HOMES, LLC  
(T/A CATONSVILLE HOMES)  
150 S. MAIN STREET

TAX MAP: 68 \* BLOCK: 10 \* PARCEL: 580  
5th ELECTION DISTRICT \* CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

Engineers • Surveyors

WELLS OR SEPTIC AREAS WITHIN 100 FEET  
ERTY UNLESS OTHERWISE SHOWN HEREON.




David Morales Roldan DATE 4/21/2025  
Civil Land Surveyor No. 21885  
Expires on June 7, 2025

ALL DATA SHOWN HEREON HAVE BEEN FIELD  
D BY CARROLL LAND SERVICES, INC.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF  
MARYLAND. LICENSE NO. 51285, EXPIRATION DATE: DECEMBER 7, 2023

Moral Policy 9/28/23	Date	Revisions	Drawn By: BM
			Designed By:

Javier Morales Roldan Civil Land Surveyor No. 21885 Expires on June 7, 2025	DATE		Reviewed By:
			Date: MARCH, 2022

ESTS WERE OBSERVED BY COUNTY HEALTH DEPARTMENT AND THE SAME ARE SHOWN HEREON.		Scale: AS SHOWN
		Job No.: 2021082

County File No. P-18-0063

**TRIP GENERATIONS:**  
ADT = 70  
PEAK HOUR TRIPS = 7

**NOTE:**  
THE DIGITAL CONTOUR DATA SHOWN HEREON WAS DEVELOPED USING GARROLL COUNTY LEIAR PRODUCTS AND MAY NOT BE A SUITABLE SUBSTITUTE FOR A FIELD RUN SURVEY. GARROLL COUNTY DOES NOT WARRANT ITS ACCURACY FOR ANY PURPOSES.

**FIRE PROTECTION COMPLIANCE NOTE:**  
IN ACCORDANCE WITH THE GARROLL COUNTY CODE OF PUBLIC LOCAL LAWS AND ORDINANCES, CHAPTER 112, ALL HOUSES WILL BE SPRINKLERED.

100 YEAR FLOODPLAIN

15' WIDE SHOULDER FOR SWM

3% 5% 2% 3% 4%

PGL

SUBGRADE DRAIN, SEE CC DETAIL 4-34 (TO BE INSTALLED STA 0+95 - STA 7+15)

1 1/2" HOT MIX ASPHALT SURFACE (9.4mm SUPER PAVE, PG 64-22, LEVEL 1)

3" HOT MIX ASPHALT BASE (19.0mm SUPER PAVE, PG 64-22, LEVEL 1)

6" GRADED AGGREGATE BASE (GA BASE) APPROVED COMPACTED SUBGRADE

\* SHOULDER ELEVATION SHALL BE 1 1/2' LOWER THAN EDGE OF ROAD

**KENARD DRIVE**  
**15' PAVED U-G RIVERWAY**  
**TYPICAL SECTION**  
NOT TO SCALE

PARCEL 'A'  
AREA OF DEDICATION  
0.32 AC.

NOTE: PARCEL 'A' CONTAINING 0.32  
TO BE CONVEYED TO THE COMMISSIONERS  
OF CARROLL COUNTY BE DEED TO B  
RECORDED SIMULTANEOUSLY HERE

<u>LOT</u>	<u>LOT AREA</u>	<u>OPEN SPACE REQUIRED</u>
LOT 1	2.01	0.39
LOT 2	1.93	1.07
LOT 3	1.75	1.25
LOT 4	1.94	1.06
OC 1	3.05	-
OC 2	3.33	-

TOTAL OPEN SPACE REQUIRED: 4.37 AC.  
TOTAL OPEN SPACE CONSERVATION EASEMENT PROVIDED: 4.46 AC.

CG ENTRANCE  
PLATE NO. 8

CHERRY TREE LAND

LOCAL TRAILWAY

POSTED SPEED LIMIT 40 MPH

ONERS  
E WITH

JACK LUC

458 SPANDEBURG CIRCLE  
STYREVILLE, MO 37864  
L 6648 F 07  
DESIGNED CONSERVATION

1:152400

1:664800

PLAN

SCALE: 1" = 100'

LOT WIDTH

LOT	WIDTH
LOT 1	242
LOT 2	246
LOT 3	207
LOT 4	240

LANDSCAPE SCREEN FOR  
LOTS 1 & 4

LOT	LINEAR FOOTAGE	P.U.'S REQUIRED	PROVIDED
1	150	7.5	EXISTING SCREENING
4	150	7.5	EXISTING SCREENING

ROAD NAME  
GIVEN PER  
C.C. PLATE 56  
BX HOUSE

BX WEL

BX 42  
80V  
HALFBOX DETAIL  
SEE THIS SHEET

BX 30  
PARKS

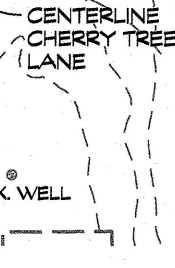
CC ENTRANCE  
PLATE NO. 8

NOTE:  
A PERCOLATION TEST IS ONLY ONE OF THE CRITERIA USED IN  
CONSIDERING A LOT FOR INSTALLATION OF A SEPTIC SYSTEM.  
ADDITIONAL TESTING CAN BE REQUIRED AND MAY BE SUBJECT  
TO SCHEDULING DURING THE WET WEATHER PERIOD. THE  
ENTIRE LOT IS EVALUATED WHEN APPLICATION FOR A SEPTIC  
PERMIT IS MADE. ADJOINING PROPERTY HISTORY, PERCOLATION  
TEST METHODOLOGY, ADJOINING WELLS AND SEPTIC SYSTEMS,  
PROPOSED NUMBER OF BEDROOMS, HISTORY OF FAILING SEPTIC  
SYSTEMS AND WELLS, DESIGN, SOIL AND GEOLOGICAL  
CONDITIONS, AND TOPOGRAPHY IN THE IMMEDIATE AREA ARE THEN  
USED TO DETERMINE IF THE LOT IS SUITABLE FOR THE UNDERGROUND  
DISPOSAL OF SEWAGE.

NOTE:  
IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA CANNOT  
BE ENSURED A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE  
REQUIRED FOR LOTS.

NOTE:  
FOR CONSTRUCTION OF A DWELLING ( OR OTHER  
FACILITIES), EXCEEDING A FOUR BEDROOM HOUSE  
SIZE (600 GPD) IT MUST BE DEMONSTRATED THAT  
THERE IS ADEQUATE AREA FOR AN INITIAL SEPTIC  
SYSTEM AND ONE REPLACEMENT SEPTIC SYSTEMS  
IN ACCORDANCE WITH COMAR 26.04.02.04F

THE UNIVERSITY OF THE DISTRICT OF COLUMBIA  
SCHOOL OF ARCHITECTURE  
1880  
OFFICE OF THE DEAN  
1000 UNIVERSITY DRIVE, N.W.  
WASHINGTON, D.C. 20004



6. TOTAL AREA: 41.60 ACS ±
7. BREAKDOWN OF DWELLING UNIT: 7, SINGLE-FAMILY
8. FORESTED WATER RESOURCE P EASEMENT: 14.30 ACS ±
9. 100 YEAR FLOODPLAIN EASEMENT
10. FOREST CONSERVATION EASEMENT
11. OPEN SPACE CONSERVATION EASEMENT

**NOTE:**  
 FOR INDIVIDUAL DRIVEWAY PROFILES FOR LOTS 1 - 3 SEE SHEET 6

OWNER	DEVELOPER
CHERRYTREE LLC, 2 S. MAIN STREET MT. AIRY, MD 21771 410-977-1725	CBI HOMES, LLC (T/A CATONSVILLE HOMES) 112 S. MAIN STREET MT. AIRY, MD 21771 410-977-1725

THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.

<div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;"> <i>Javier Morales Roldan</i> </div> <div style="display: flex; justify-content: space-between;"> <span>Javier Morales Roldan</span> <span>DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>Professional Land Surveyor No. 21885</span> <span></span> </div> <div style="display: flex; justify-content: space-between;"> <span>License Expires on June 7, 2023</span> <span></span> </div>	<div style="font-size: 1.5em; margin-bottom: 5px;">9/29/23</div>
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PERC TESTS SHOWN HEREON HAVE BEEN FIELD LOCATED BY CARROLL LAND SERVICES, INC.

<div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;"> <i>Javier Morales Roldan</i> </div> <div style="display: flex; justify-content: space-between;"> <span>Javier Morales Roldan</span> <span>DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>Professional Land Surveyor No. 21885</span> <span></span> </div> <div style="display: flex; justify-content: space-between;"> <span>License Expires on June 7, 2023</span> <span></span> </div>	<div style="font-size: 1.5em; margin-bottom: 5px;">9/29/23</div>
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THE SAID PERC TESTS WERE OBSERVED BY \_\_\_\_\_

BY TYPE: _____  PROTECTION _____  ENT: 14.95 ACS. ± ENT: 26.48 ACS. ± ASEMENT: 4.46 ACS. ±	2. PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN 3. SEDIMENT CONTROL NOTES AND DETAILS 4. PRELIMINARY STORMWATER MANAGEMENT PLAN 5. PRELIMINARY STORMWATER MANAGEMENT NOTES & DETAILS 6. PRELIMINARY PROFILES & SITE DETAILS 7. PRELIMINARY WATER RESOURCE PROTECTION PLAN 8. PRELIMINARY FOREST CONSERVATION PLAN, NOTES & DETAILS
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<h1 style="margin: 0;">PRELIMINARY PLAN</h1> <p style="margin: 0;">FOR</p> <h1 style="margin: 0;"><u>BRADLEYS OVERLOOK</u></h1> <p style="margin: 0;">A CLUSTER SUBDIVISION</p> <h2 style="margin: 0;">CHERRY TREE LANE</h2> <p style="margin: 0;">TAX MAP: 68 • BLOCK: 10 • PARCEL: 580</p> <p style="margin: 0;">5th ELECTION DISTRICT • CARROLL COUNTY, MD</p>	
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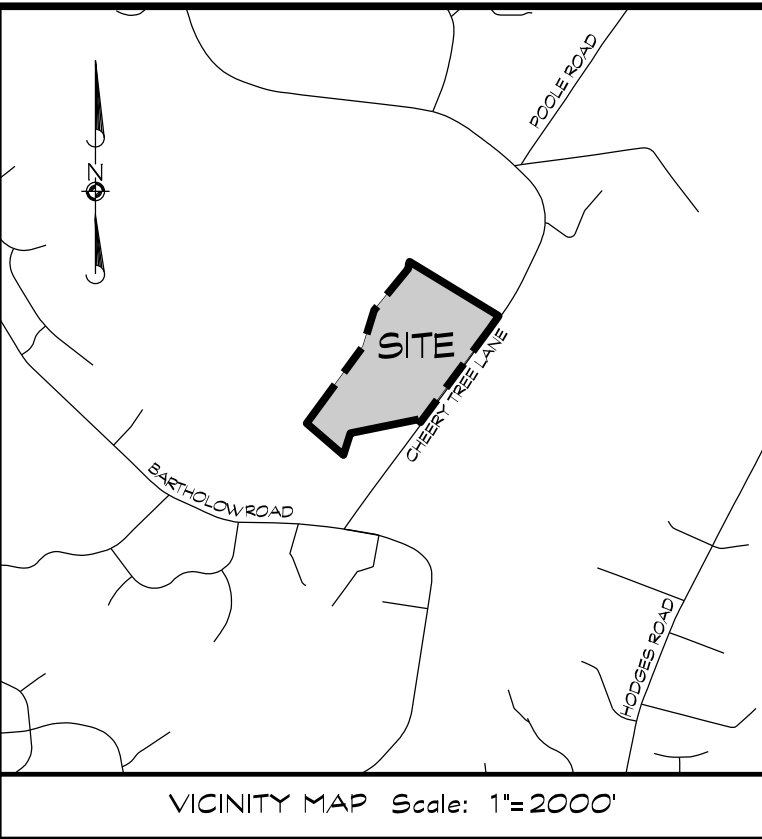
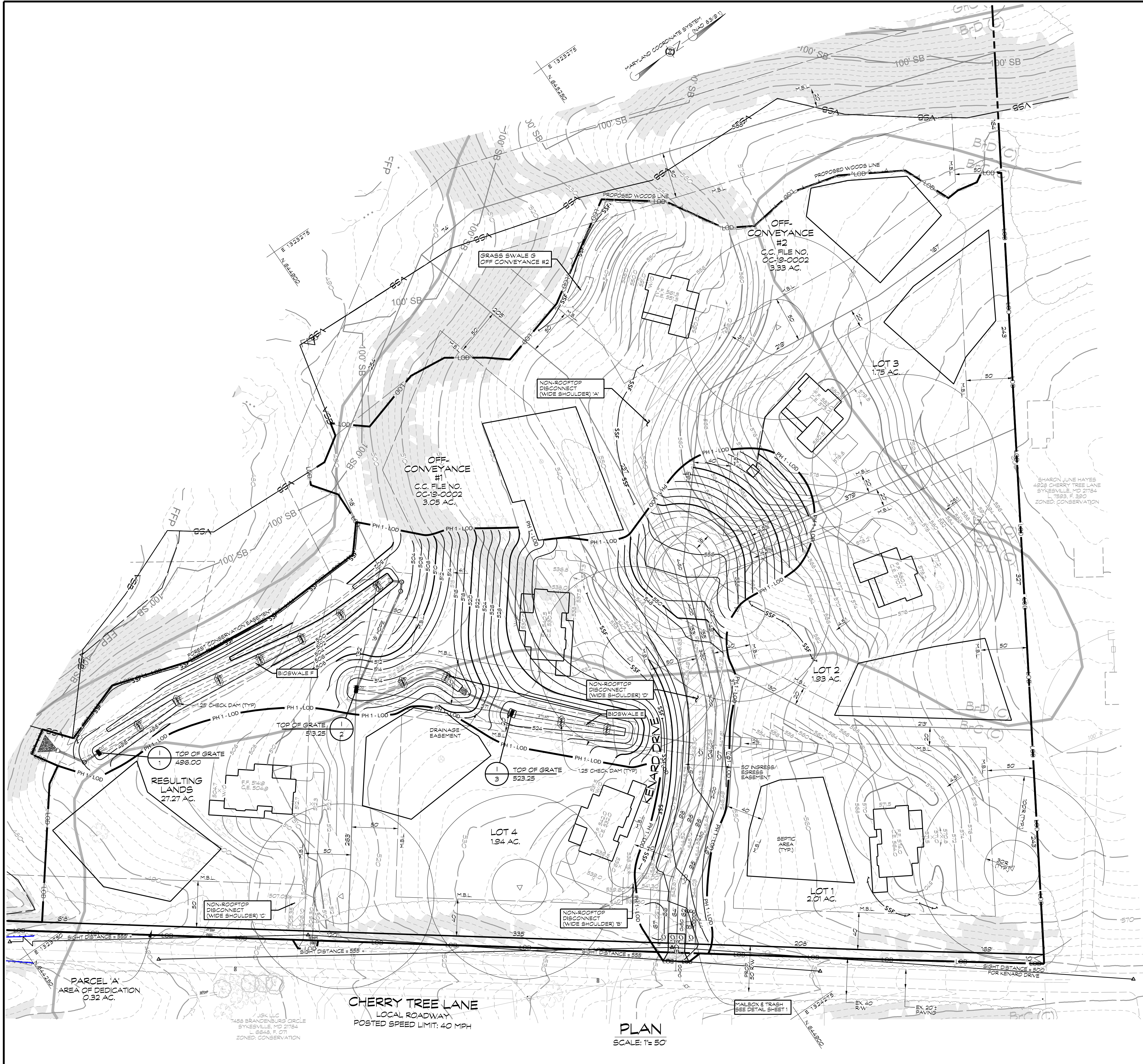
  

<p><b>NOT FOR CONSTRUCTION</b></p> <div style="text-align: center;">  <p>Bratton D. Moore, PE</p> </div>	<div style="text-align: center;">  <p>439 East Main Street Westminster, MD 21157-5539 (410) 848-1790 FAX (410) 848-1791</p> </div>
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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51285, EXPIRATION DATE: DECEMBER 7, 2023			
Date	Revisions	Drawn By:	BM
		Designed By:	
		Reviewed By:	
		Date: MARCH, 2022	
		Scale:	AS SHOWN





**LEGEND**

- 25% SLOPES
- SOIL LINE
- PROP. WELL
- EX. WELL
- PROP. DWELLING
- PROP. SEPTIC AREA
- PROP. PERC TEST
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- PHASE 1 LIMIT OF DISTURBANCE
- PHASE 2 LIMIT OF DISTURBANCE
- 100' STREAM BUFFER
- VARIABLE STREAM BUFFER

NOTE: PHASE 2 GRADING AND LIMIT OF DISTURBANCE FOR INFORMATIONAL PURPOSE AND STORMWATER MANAGEMENT ESDV CALCULATIONS.

PHASE 2 GRADING & LIMIT OF DISTURBANCE IS FOR BUILDING PERMIT STAGE

FOR NOTES & DETAILS SEE SHEET 3

FOR PROFILES SEE SHEET 6

**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

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN FOR  
**BRADLEYS OVERLOOK**  
A CLUSTER SUBDIVISION  
CHERRY TREE LANE  
TAX MAP: 68 • BLOCK: 10 • PARCEL: 580  
5th ELECTION DISTRICT • CARROLL COUNTY, MD



439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 5228, EXPIRATION DATE: DECEMBER 7, 2023

Date	Revisions	Drawn By: BM, BH
		Designed By: BM, MWH
		Reviewed By:
		Date: MARCH, 2022
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 2 OF 8



SEDIMENT & EROSION CONTROL NOTES

1. All erosion/sediment control measures shall comply with the Maryland Standards and Specifications for Soil Erosion and Sediment Control by the Maryland Department of the Environment, Water Management Administration in association with the Natural Resources Conservation Service and Maryland Association of Soil Conservation Districts (referenced as the 2011 Standards and Specs).
2. Areas that have been cleared and/or graded, but will not be constructed on or permanently vegetated for more than 5 days (3 days for sediment control measures steep slopes) must be stabilized with mulch or temporary stabilization. Any areas that are in temporary vegetation for over 6 months will need to be permanently vegetated.
3. For specifications on permanent or temporary stabilization see B-4-4 and B-4-5.
4. Mulching can only be used on disturbed areas as a temporary cover where vegetation is not feasible or where seeding germination cannot be completed because of weather conditions. For specifications see B-4-3, A.1.B.
5. For specifications on the stabilization of cut and fill slopes greater than 3:1 horizontal to 1 vertical, see Incremental Stabilization B-4-1.
6. The existing topsoil from an off site that is used must meet the minimum specifications in B-4-2.
7. The required sequence of construction must be followed during site development. Any change in the sequence of construction must be approved by the Soil Conservation District.
8. Any revisions to the sediment control plan, not covered under the list of plan modifications that can be approved by the sediment control inspector, need to be submitted to the Soil Conservation District for approval.
9. No proposed slope that is seeded and/or mulched shall be greater than 2:1. Slopes greater than 2:1 shall require an engineered design for stabilization.
10. All sediment control structures will be inspected once a week and after each rainfall and will be repaired, as needed, so that the structure meets the minimum specifications as shown in the 2011 Standards and Specs.
11. The contractor is responsible for maintaining all sediment and erosion control measures until the disturbed areas are permanently stabilized.
12. The district approval for this sediment control plan is good for 2 years. At the end of 2 years, if construction of the plan has not started, the plan will need to be resubmitted to the soil conservation district for review and re-approval. Any plans that are currently under construction after 2 years may be required to be re-submitted to the soil conservation district by the sediment control inspector.

DUST CONTROL SCHEDULE

May-October - All graded areas not being immediately stabilized as noted in the "Required Sequence of Construction" shall be watered on a continuing basis as necessary to provide for dust proofing. Contractor shall provide tank truck with spray bar on site at any time the disturbed area exceeds three (3) acres.

SITE ANALYSIS

1. TOTAL AREA OF SITE: 41,598.0 AC.
2. AREA DISTURBED: 3.61 AC.
3. TOTAL CUT: 21,877 C.Y.
4. TOTAL FILL: 20,872 C.Y.

NOTE: EARTHWORK CUT AND FILL QUANTITIES INDICATED ON THIS PLAN ARE SHOWN FOR PURPOSES OF OBTAINING SEDIMENT CONTROL PLAN APPROVAL AND NOT TO BE USED FOR CONTRACTUAL OBLIGATIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES.

REQUIRED SEQUENCE OF CONSTRUCTION

1. NOTIFY THE CARROLL COUNTY BUREAU OF SEDIMENT CONTROL (1-410-368-2210) 24 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCE AND PERMANENT SIGNS REQUIRED UNDER THE CARROLL COUNTY CODE OF PUBLIC LAWS AND ORDINANCES FOREST CONSERVATION (CHAPTER 18C) AND WATER RESOURCE MANAGEMENT (CHAPTER 18A) SHALL BE INSTALLED PRIOR TO THE PRE CONSTRUCTION MEETINGS WITH THE CARROLL COUNTY SEDIMENT INSPECTOR.
2. INSTALL SUPER SILT FENCE AND SILT FENCE.
3. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB WITHIN THE LIMITS OF DISTURBANCE.
4. GRADE SITE. APPLY TEMPORARY SEEDING AND MULCH TO ALL DISTURBED AREAS.
5. CONSTRUCT USE-IN-COMMON DRIVEWAY, INDIVIDUAL DRIVEWAYS AND WIDE SHOULDERS.
6. CONSTRUCT INFILTRATION BERMS AND GRASS SWALE.
7. CONSTRUCT BUILDINGS. INSTALL DRYWELLS (SEE SPECIFIC DRYWELL CONSTRUCTION SEQUENCE OF CONSTRUCTION ON SHEET 5 OF 6. APPLY FINAL SEEDING AND MULCHING.
8. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE TEMPORARY SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE REMAINING DISTURBED AREAS.
9. PLACE FINAL COURSE PAVING ON DRIVEWAY.

Tracking note:  
On areas where the slope is 3:1 or steeper and the height is 8' or greater, contractor shall track the slope using cleared dozer prior to placing asphalt binder. Dozer shall run up-and-down so that clear marks are horizontal. Where tracking is required, it shall be done from existing grade level to finished grade level within the limits established by the 3:1 height criteria.

UTILITY CONSTRUCTION NOTES

1. Place all excavated material on the high side of the trench.
2. Only do as much work as can be done in one day so backfilling, final grading, and permanent stabilization can occur.
3. Any sediment control measures disturbed by the utility construction will be repaired the same day.

STOCKPILE/TOPSOIL NOTES

1. Stockpiling will not be allowed on any impervious area.
2. All stockpiles left at the end of the day will need to be temporarily stabilized until they are again disturbed, unless they are within existing perimeter sediment controls.
3. All stockpile areas shall be confined within perimeter controls. In the event that stockpile areas must be located outside disturbed areas, the location shall be as directed by the Inspector in the field.

STABILIZATION SPECIFICATIONS

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 6 months) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetation or non-vegetative practices.

Standards: The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

1. The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

2. For temporary stabilization, fertilizer shall consist of a mixture of 10-20-20 and be applied at a rate of 4-8 lb. per acre (10 lb. per 1000 sq. ft.) and will meet the requirements in section B-4-2. Lime shall be applied at a rate of 2 tons per acre (80 lb. per sq. ft.) and shall meet the requirements in section B-4-2 and B-4-4.

3. Seed type and application shall meet the requirements in section B-4-3. Seed tags shall be made available to the Inspector to verify the type and rate of seed used. Mulch type and its application will meet the requirements in section B-4-3. a, b and c and will be applied along with the seed or immediately after seeding.

4. Seeding mixtures shall be selected from or will be equal to those on Table B. 1 (page B. 20).

Temporary Seeding Summary  
The seeding chart below will need to be placed on and filled in on the sediment control plan.

Hardness Zone (from Figure B. 3): Seed Mixture (from Table B. 1):					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depths		
	Annual Ryegrass ( <i>Lolium perenne</i> ssp. multiflorum)	40 lb/acre	3/15 - 5/31 8/1 - 9/30	0.5"	438 lb/acre (10 lb/1000 sq ft)	2 tons/acre (80 lb/1000 sq ft)

PERMANENT SEEDING NOTES

Scope: Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than 6 months.

Standards: The following notes shall conform to Section B-4 of the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL published jointly by the Maryland Department of Environment - Water Management Administration, the National Resource Conservation Service and the Maryland Association of Soil Conservation Districts.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See section B-4-2.

For sites over 5 ac. soil tests will be performed. Soil tests will be conducted by the University of Maryland or a recognized commercial laboratory. Minimum soil conditions shall meet the requirements of section B-4-2-A-2-a, otherwise soil amendments or topsoil will need to be applied. Topsoiling may occur when soil conditions meet the minimum requirements as noted in section B-4-2-B. Soil amendments must meet the requirements as set forth in section B-4-2-C and must be applied as indicated by the soils tests.

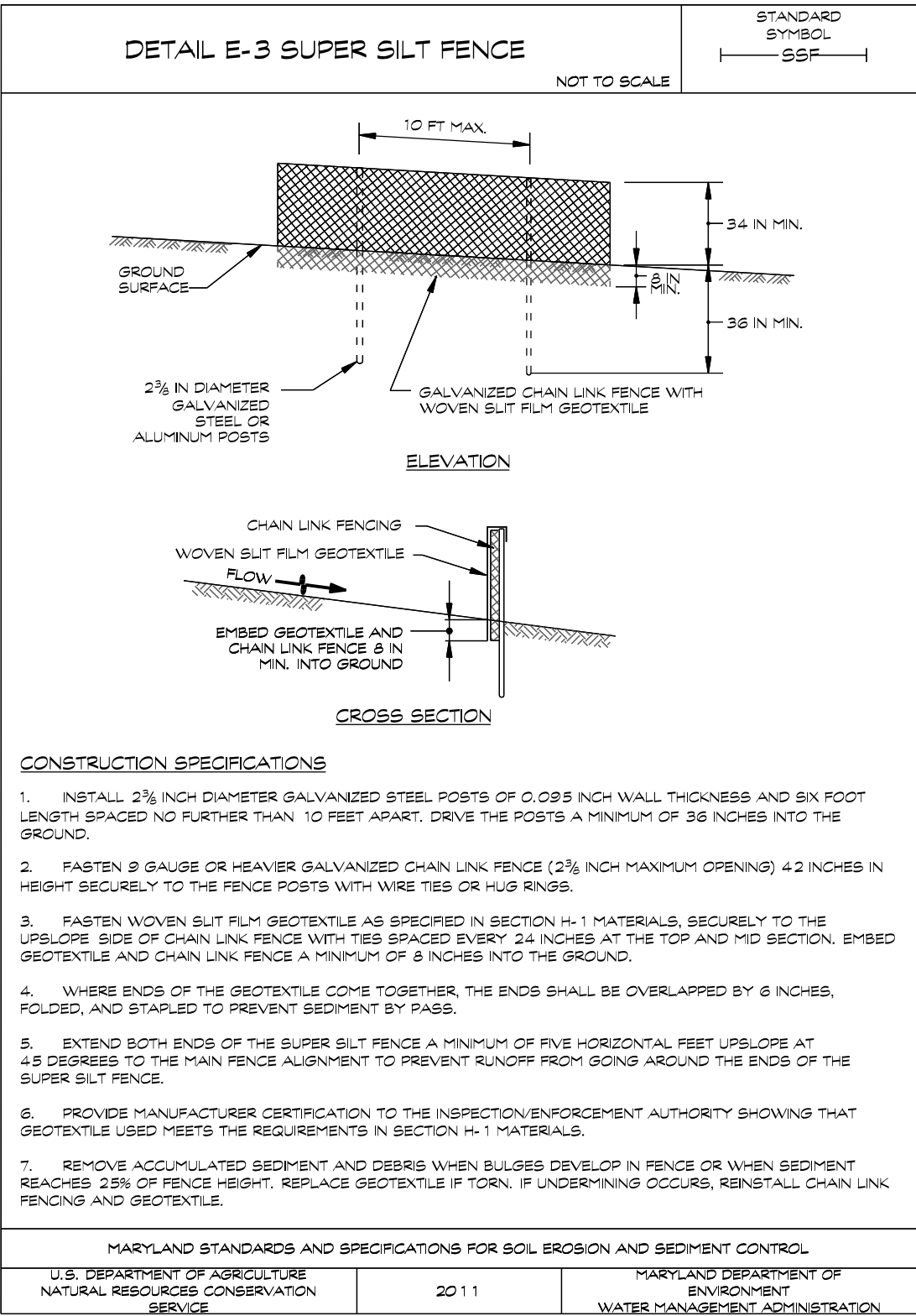
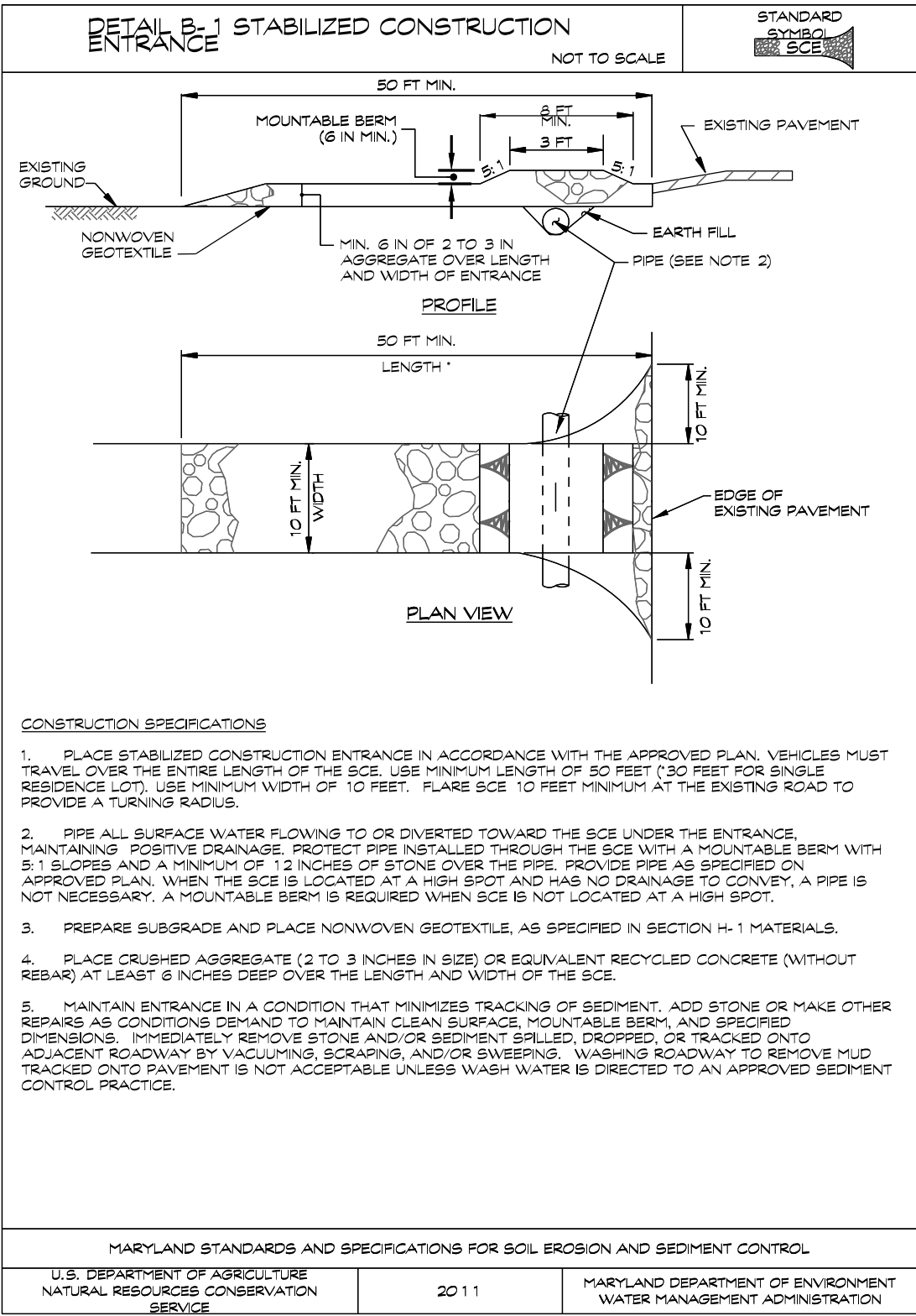
For sites of 5 ac. or less of disturbance, the following fertilizer and lime rates shall apply. Fertilizer shall consist of a mixture of 10-20-20 and be applied at the following rates: N = 4-8 lb. per acre (1 lb. per 1000 sq. ft.) P2O5 = 80 lb. per acre (2 lb. per 1000 sq. ft.) K2O = 80 lb. per acre (2 lb. per 1000 sq. ft.) Lime shall be applied at a rate of 2 tons per acre (80 lb. per 1000 sq. ft.)

Seed type, turfgrass or sod application shall meet the requirements in section B-4-5. Seed tags shall be made available to the Inspector to verify the type and application rate of seed used. Mulch type and its application will meet the requirements in section B-4-3. a, b and c, and will be applied along with seed or immediately after seeding.

Seeding mixtures shall be selected from or will be equal to those on Table B-3. The seeding chart below will need to be placed on and filled in on the sediment control plan

Hardness Zone (from Figure B. 3): Seed Mixture (from Table B. 3):					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depths	N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	
*1	Improved Tall Fescue ( <i>Lolium arundinaceum</i> )	60 lb/acre	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in	4-5 pounds per acre (1 lb / 1000 sq ft)	80 lb/acre (2 lb / 1000 sq ft)	80 lb/acre (2 lb / 1000 sq ft)	2 tons/acre (80 lb / 1000 sq ft)
*2	Improved Kentucky Bluegrass	10 lb/acre	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in				
*3	Improved Perennial Ryegrass	10 lb/acre	3/15 - 5/31 8/1 - 10/15	1/4 - 1/2 in				

- \*1-use 2-4 varieties on the MD/VA recommended list (TT-77)  
\*2-use 1 variety on the MD/VA recommended list (TT-77)  
\*3-use 1 variety on the MD/VA recommended list (TT-77)



OWNER

CHERRYTREE LLC,  
112 S. MAIN STREET  
MT. AIRY, MD 21771  
410-977-1725

DEVELOPER

CB1 HOMES, LLC  
(T/A CATSONVILLE HOMES)  
112 S. MAIN STREET  
MT. AIRY, MD 21771  
410-977-1725

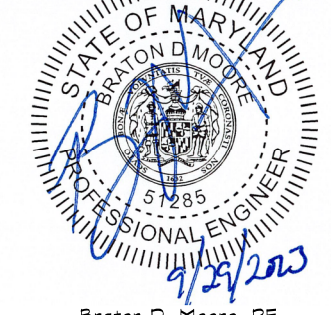
SEDIMENT CONTROL NOTES AND DETAILS

FOR  
BRADLEYS OVERLOOK

A CLUSTER SUBDIVISION  
CHERRY TREE LANE

TAX MAP: 68 \* BLOCK: 10 \* PARCEL: 580  
5th ELECTION DISTRICT \* CARROLL COUNTY, MD

NOT FOR CONSTRUCTION



439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 5288, EXPIRATION DATE: DECEMBER 7, 2023

Date	Revisions	Drawn By: BH
		Designed By: BH
		Reviewed By:
		Date: MARCH, 2022
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 3 OF 8

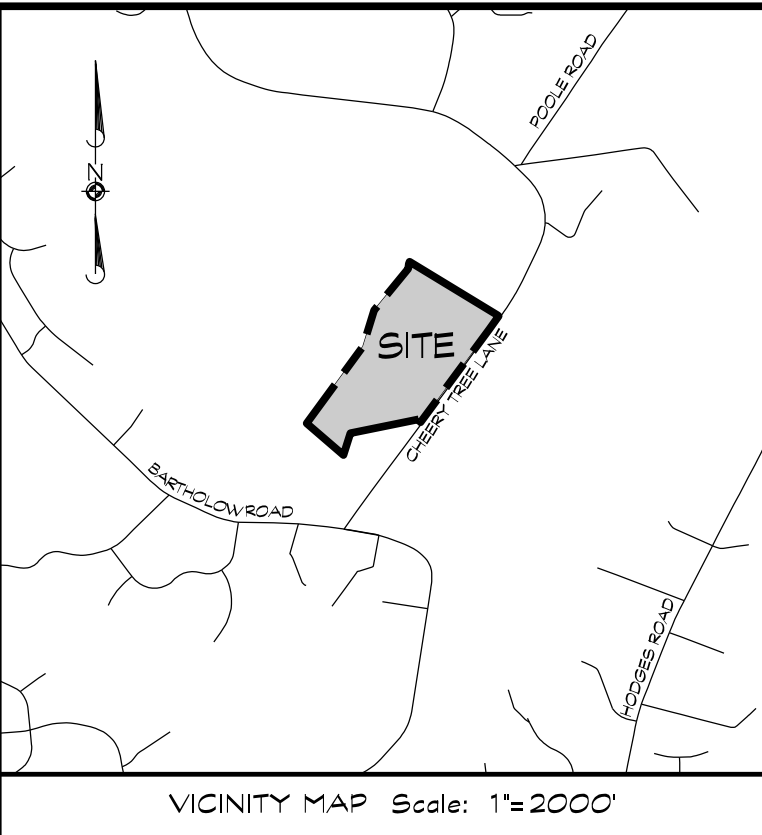
NOTE:

ALL SEDIMENT CONTROL MEASURES  
SHOWN HEREON ARE TEMPORARY  
UNLESS OTHERWISE NOTED.

NOTE:

ALL STOCKPILE AREAS SHALL BE CONFINED WITHIN PERIMETER  
CONTROLS. IN THE EVENT THAT STOCKPILE AREAS MUST BE LOCATED  
OUTSIDE OF DISTURBED AREAS, THE LOCATION SHALL BE AS  
DIRECTED BY THE INSPECTOR IN THE FIELD





- LOD - LIMIT OF DISTURBANCE PWA
- PH 1 - LOD - LIMIT OF DISTURBANCE FOR SWM DESIGN
- STORMWATER BORING TP.#
- FOR STORMWATER MANAGEMENT NOTES & DETAILS SEE SHEET 5
- NOTE: INLETS IN BIO-SWALES TO BE RAISED 1.00' ABOVE SWALE BOTTOM TO PROVIDE REQUIRED SURFACE STORAGE.

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

PRELIMINARY STORMWATER MANAGEMENT PLAN FOR  
**BRADLEYS OVERLOOK**  
A CLUSTER SUBDIVISION  
CHERRY TREE LANE  
TAX MAP: 68 • BLOCK: 10 • PARCEL: 580  
5th ELECTION DISTRICT • CARROLL COUNTY, MD



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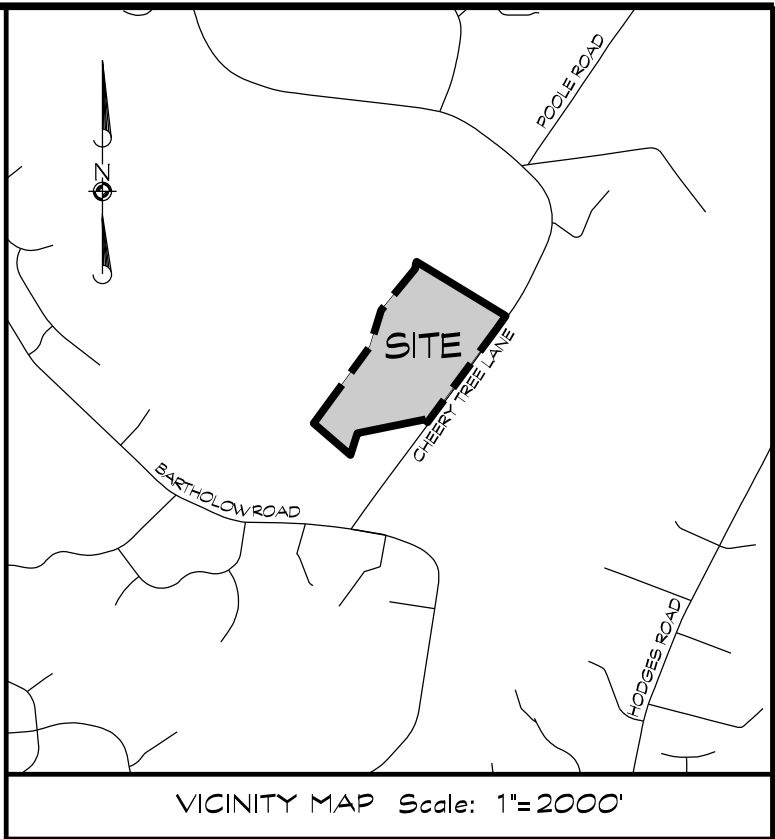
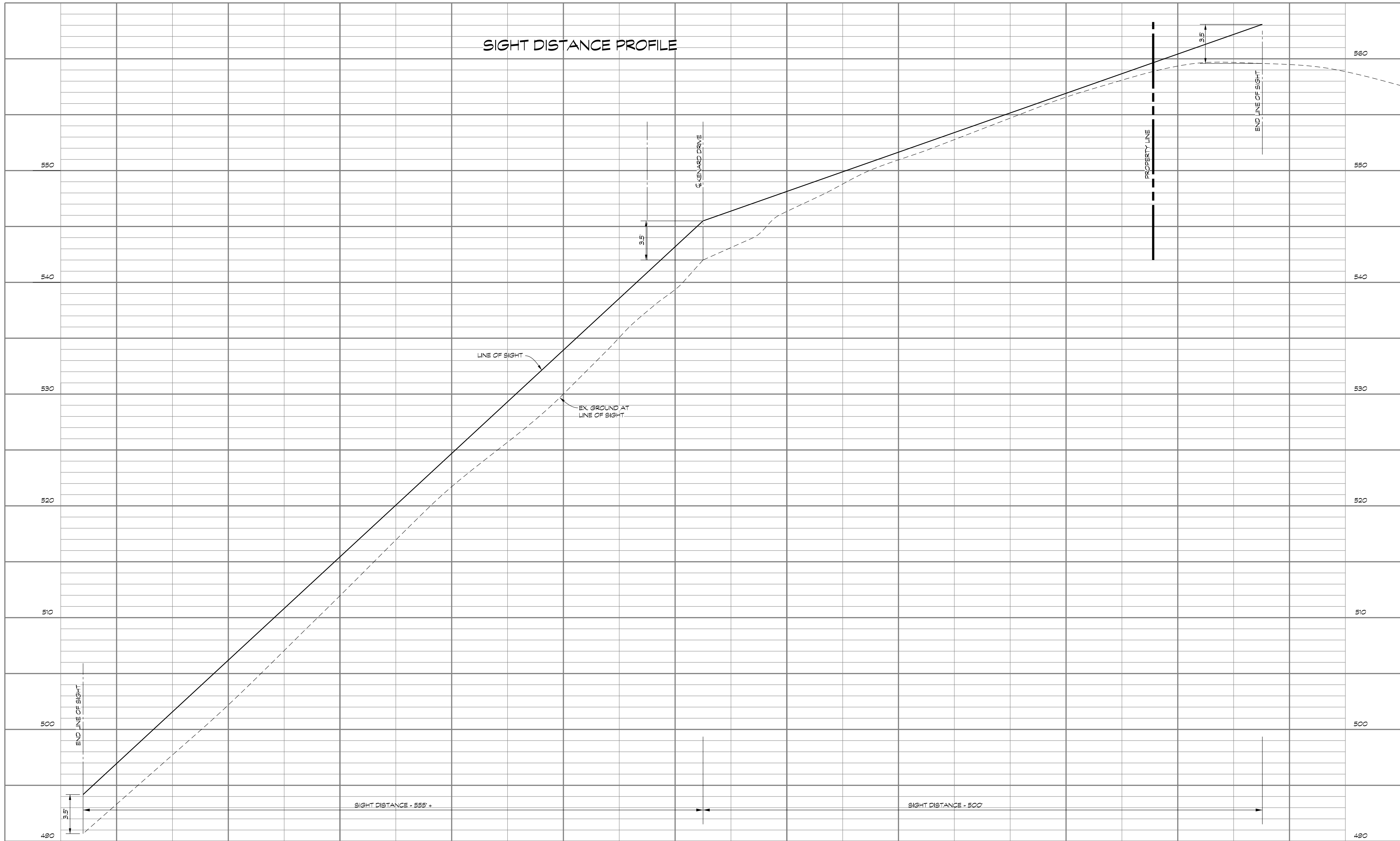
Date	Revisions	Drawn By: BM, BH
		Designed By: BM, MWH
		Reviewed By:
		Date: MARCH, 2022
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 4 OF 8





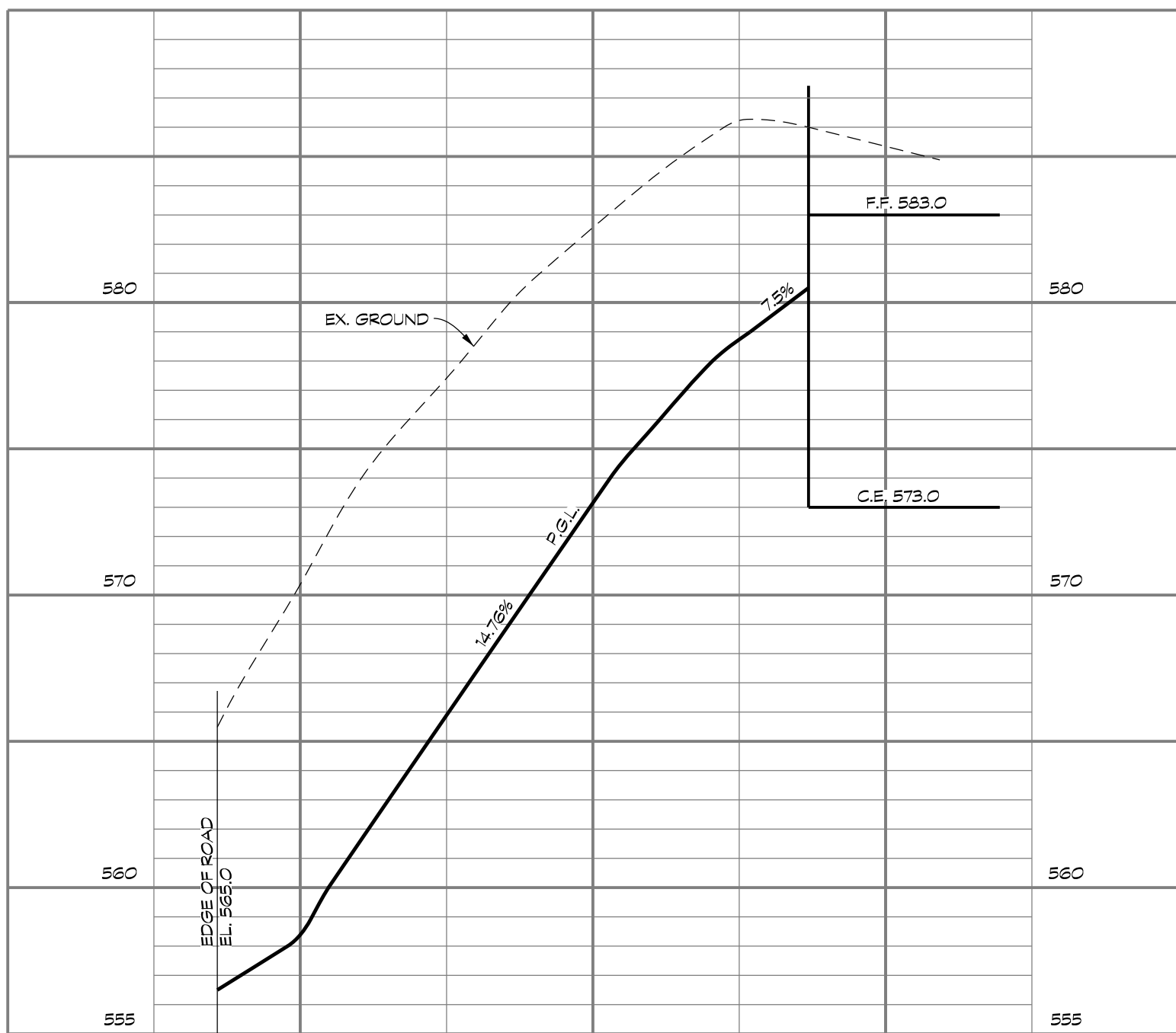


CAD Drawing File Name:

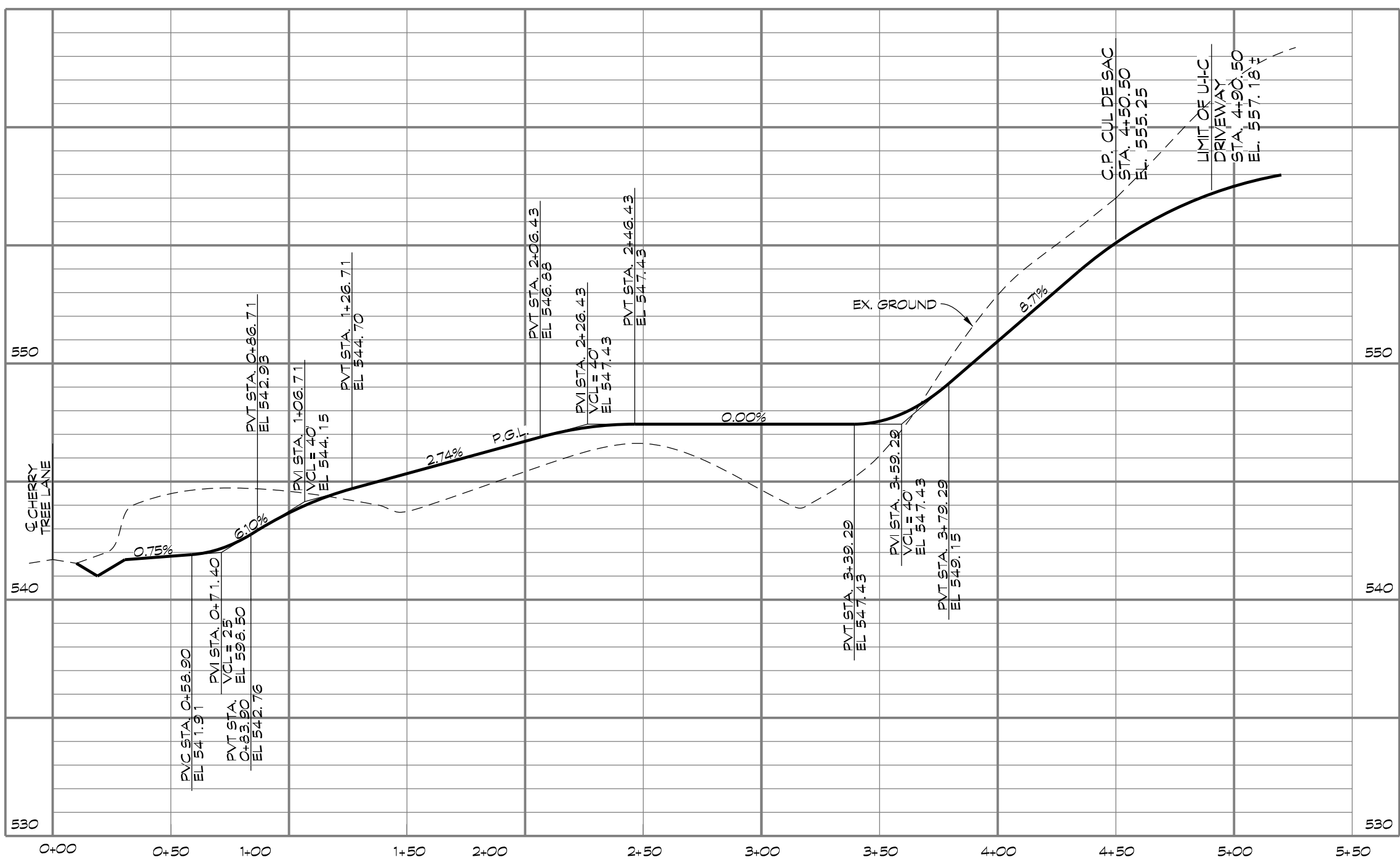


**PROFILES**  
SCALE: HORIZ. 1"=50'  
VERT. 1"=5'

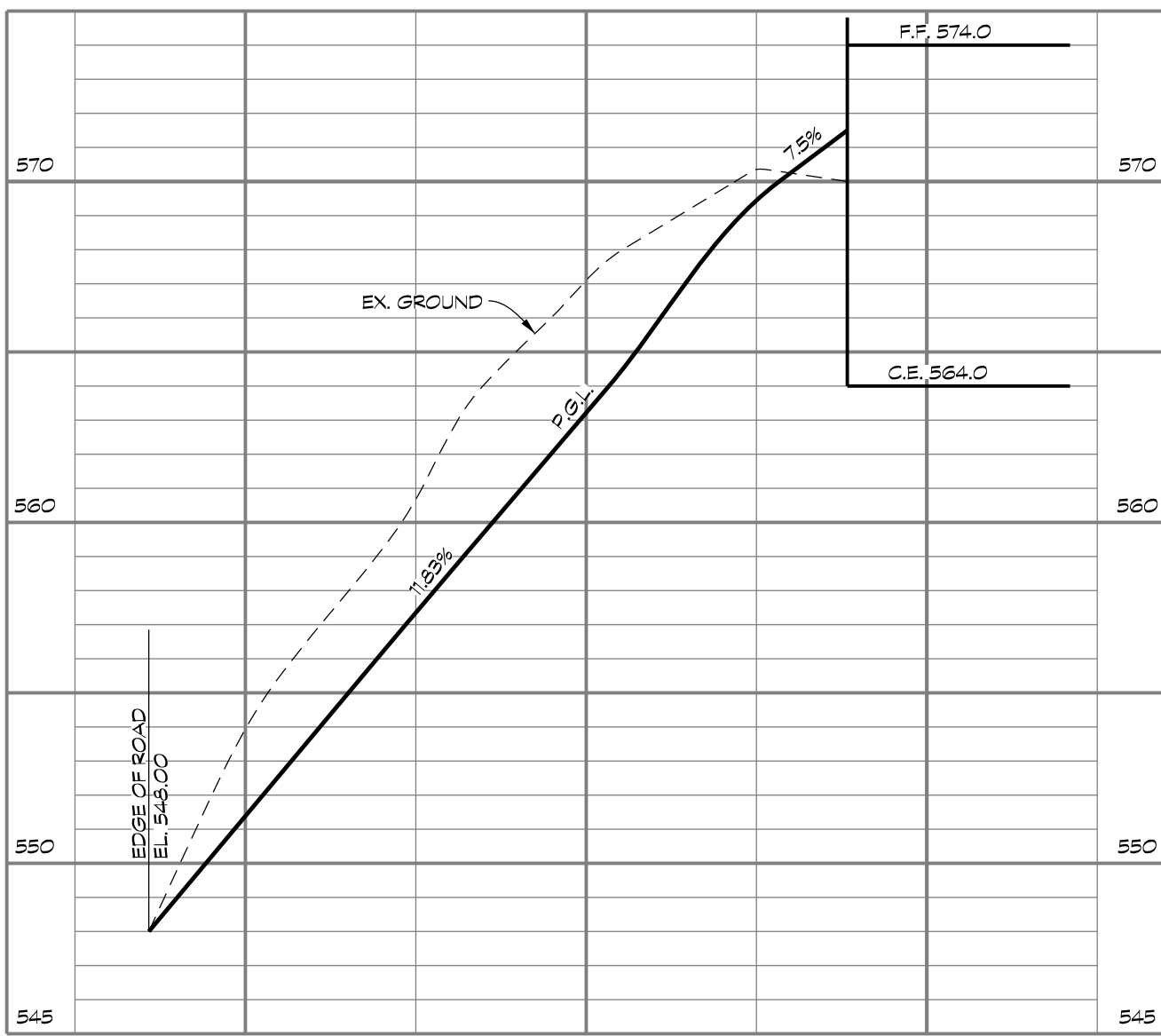
**LOT 3 DRIVEWAY PROFILE**



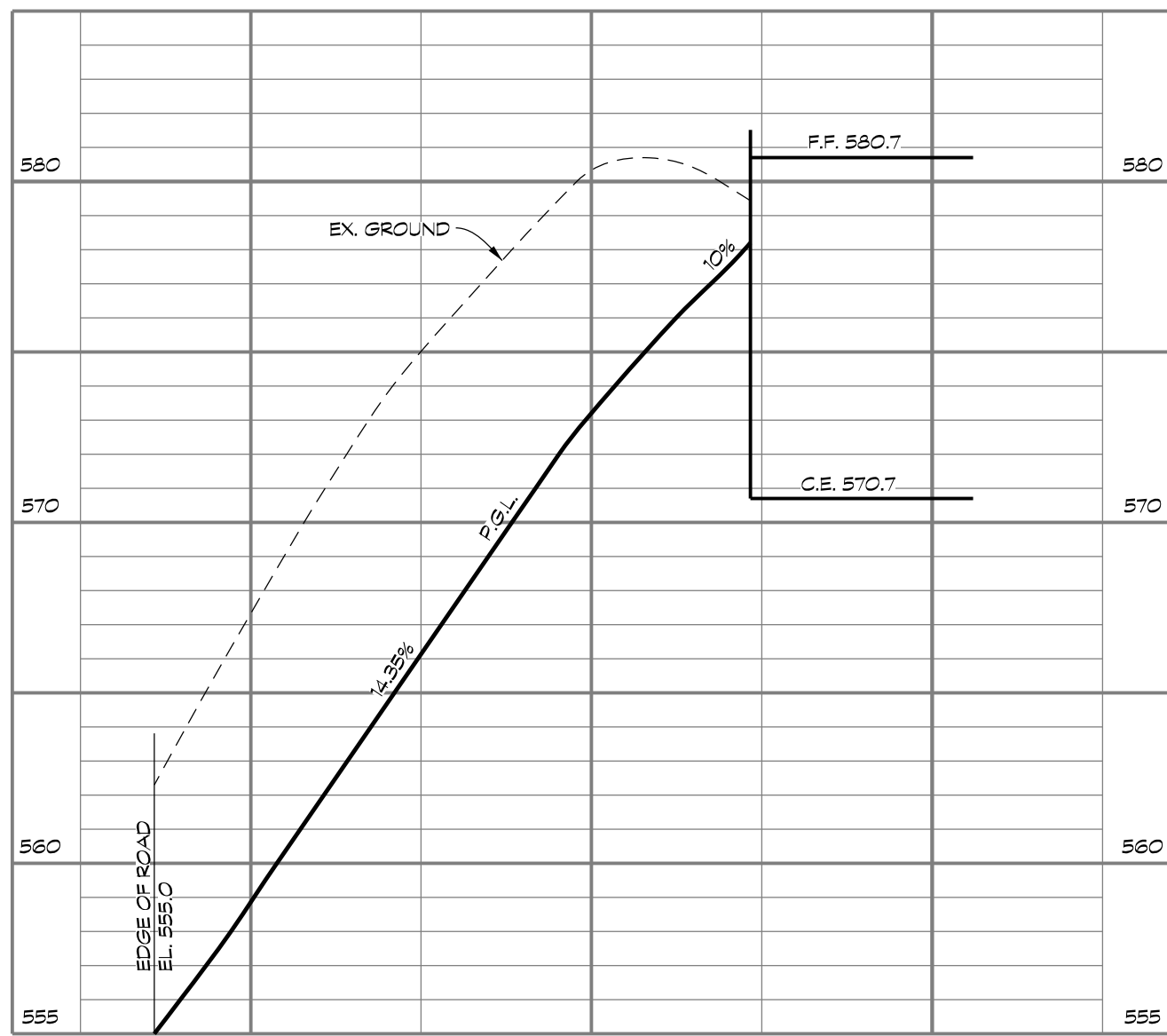
**KENARD DRIVE PROFILE**



**LOT 1 DRIVEWAY PROFILE**



**LOT 2 DRIVEWAY PROFILE**



**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

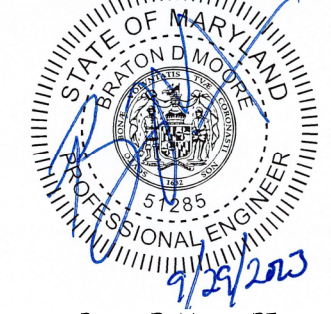
**PRELIMINARY PROFILES & SITE DETAILS FOR**

**BRADLEYS OVERLOOK**

A CLUSTER SUBDIVISION  
CHERRY TREE LANE

TAX MAP: 68 • BLOCK: 10 • PARCEL: 580  
5th ELECTION DISTRICT • CARROLL COUNTY, MD

NOT FOR CONSTRUCTION

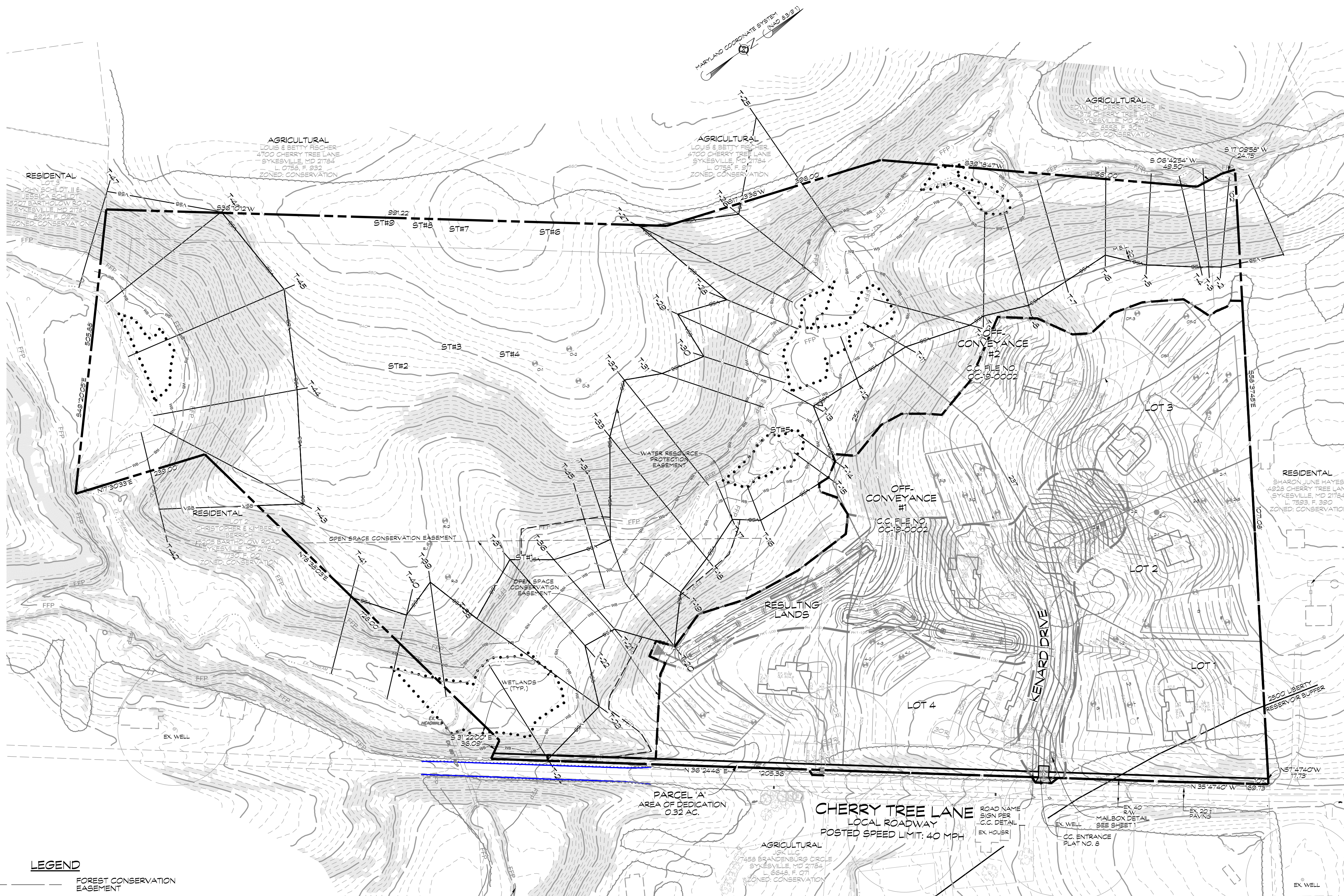


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Date	Revisions	Drawn By:	BM
		Designed By:	BH, MWH
		Reviewed By:	
		Date:	MARCH, 2022
		Scale:	AS SHOWN
		Job No.:	2021082
		Sheet:	6 OF 8





VARIABLE STREAM BUFFER CALCULATION CHART							
Transect	% Slope	Buffer Extension	Minimum Buffer (50')	Wetland Width	25% Steep Slope or >	Total Buffer	Ex. 25%
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	135	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

- LEGEND**
- FOREST CONSERVATION EASEMENT
  - - - FORESTED WATER RESOURCE PROTECTION EASEMENT
  - 100 YEAR FLOODPLAIN EASEMENT
  - - - VBS — VARIABLE STREAM BUFFER
  - - - WS — 25' WETLAND BUFFER
  - NON-TIDAL WETLANDS
  - ~~~~~ EXISTING TREE LINE
  - FOREST STAND LINE
  - ~~~~~ >25% SLOPES
  - MIB(A) MIB(2A) — SOILS LINE
  - ▨ FOREST CLEARING
  - ▨ FOREST RETENTION
  - X — FOREST RETENTION FENCE
  - FOREST RETENTION SIGN

**PLAN**  
SCALE: 1"= 100'

NO TIER I WATERS ARE LOCATED ON SITE

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

- ENVIRONMENTAL NOTES**
1. THE OUTLINE SHOWN HEREON IS BASED ON DEED INFORMATION ONLY.
  2. TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY TOPOGRAPHIC DATA.
  3. ZONING: CONSERVATION
  4. SOIL DATA IS FROM THE NRCS WEB SOIL SURVEY
  5. WATERSHED NO. 02180807
  - LIBERTY RESERVOIR

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. BOX 506, ELLEN, MD 21724  
TEL: 301-271-1111 FAX: 301-271-1112  
www.eco-science.com

PLAN PREPARED BY:  
JOHN CANOLES  
MD DNR FCA QUALIFIED PROFESSIONAL

**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

PRELIMINARY 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

NOT FOR CONSTRUCTION

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
BRADLEY D. MOORE, PE

Engineers • Surveyors  
**CLSI**  
Land Planning & Environmental Consultants  
www.clsi-civileng.com

439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

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Date	Revisions	Drawn By: BM
		Designed By:
		Reviewed By:
		Date: MARCH, 2022
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 7 OF 8



## SOILS CHART

SYMBOL	NAME/DESCRIPTION	GROUP	HYDRIC	K-FACTOR
B-C	BRINKLOW CHANNERY LOAM, 5 TO 15% SLOPES	C	NO	0.20
B-D	BRINKLOW CHANNERY LOAM 15 TO 25% SLOPES	C	NO	0.20
B-E	BRINKLOW CHANNERY LOAM, 25 TO 45% SLOPES	C	NO	0.20
G#B	GLENELG CHANNERY LOAM, 3 TO 8% SLOPES	B	NO	0.20
G#C	GLENELG CHANNERY LOAM, 8 TO 18% SLOPES	B	NO	0.24
G#B	GLENVILLE SILT LOAM, 3 TO 8% SLOPES	C/D	NO	0.37
G#C	GLENVILLE SILT LOAM, 8 TO 15% SLOPES	C	NO	0.37

Eco-Science  
Professionals, Inc.CONSULTING ECOLOGISTS  
FALLS CHASE, MD 20747  
TEL: 410-326-1100 FAX: 410-326-1101  
www.ecosciencemaryland.com

PLAN PREPARED BY:

JOHN CANDLER  
MD DNR FCA QUALIFIED PROFESSIONAL

## Specimen Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Comments
1	Black oak	54.5	81.75	poor condition, significant dieback
2	Black oak	38	57	fair condition, dieback noted
3	Black oak	31	46.5	poor condition, substantial dieback, storm damage, leaning
4	Red maple	32.5	48.75	poor condition, storm damage, rot and dieback
5	Tulip poplar	42	63	poor condition, trunk rot noted
6	Red oak	49.5	74.25	fair condition, limb damage
7	Scarlet oak	32	48	fair condition, limb damage
8	Scarlet oak	45	67.5	poor condition, trunk rot
9	Scarlet oak	31	46.5	poor condition, trunk rot

## VARIABLE STREAM BUFFER CALCULATION CHART

Transect	% Slope	Buffer Extension	Minimum Buffer (50')	Wetland Width	25% Steep Slope or >	Total Buffer	Ex. 25%
1	18	36	50	0	42	128	154
2	25	50	50	0	42	142	160
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7	33	66	50	0	71	187	
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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	135	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	
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36	12	24	50	0	10	84	
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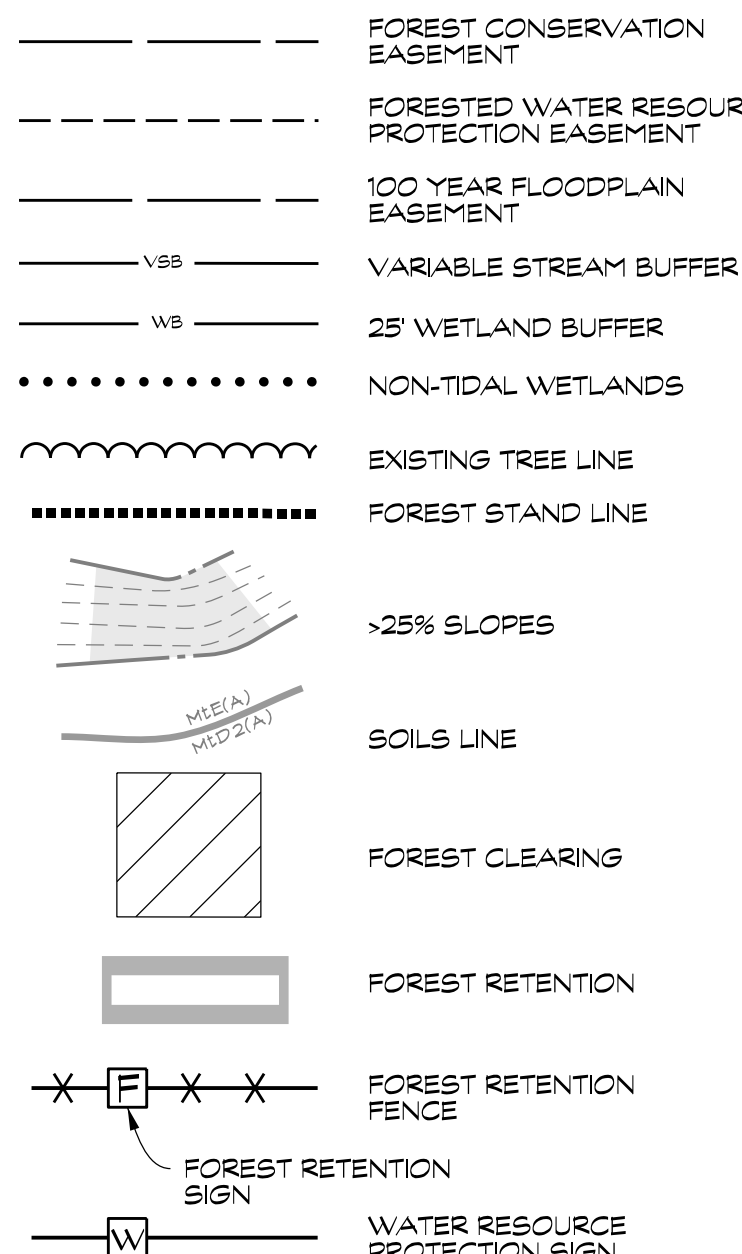
## OWNER

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  
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## LEGEND

FOREST CONSERVATION  
& WATER RESOURCE  
PROTECTION FENCE & SIGNS

PROTECTION FENCE  
Forest Retention Area Fence: 100 L.F.  
Resource Protection Fence: 100 L.F.  
Isolated Specimen Tree Fence: 0 L.F.  
Water Resource Protection Fence: 3,983 L.F.  
Total Fence: 100 L.F.  
SIGNS  
FOREST CONSERVATION AREA: 23  
SPECIMEN TREE: 0  
WATER RESOURCE PROTECTION SIGNS: 40  
TOTAL SIGNS: 63  
NOTE: This estimate for land purposes only.  
Contractor is responsible to confirm or provide  
own estimate for bidding purposes.

## FOREST CONSERVATION WORKSHEET

## ZONING: CONSERVATION

## Input Data

A. Proposed Forest Area Removed: 1.72 Acres

Required Reafforestation: All forest areas removed is to be reafforested  
afforested in a ratio of one acre planted for every acre of portion removed.

## Afforestation Calculation

B. Total Net Forest Area: 41.80 Acres

C. Threshold Required: 8.32 Acres (20%)

D. Existing Forested Area: 28.18 Acres  
Plus: Forest Clearing: 1.72 Acres  
Plus: Reafforestation: 0.00 Acres

E. C minus D: -18.18 Acres

(If C minus D > 0, this is required of afforestation. If C minus D < 0, no  
afforestation is required.)

Total Afforestation Required: 0 Acres

Total Reafforestation Provided: 28.48 Acres

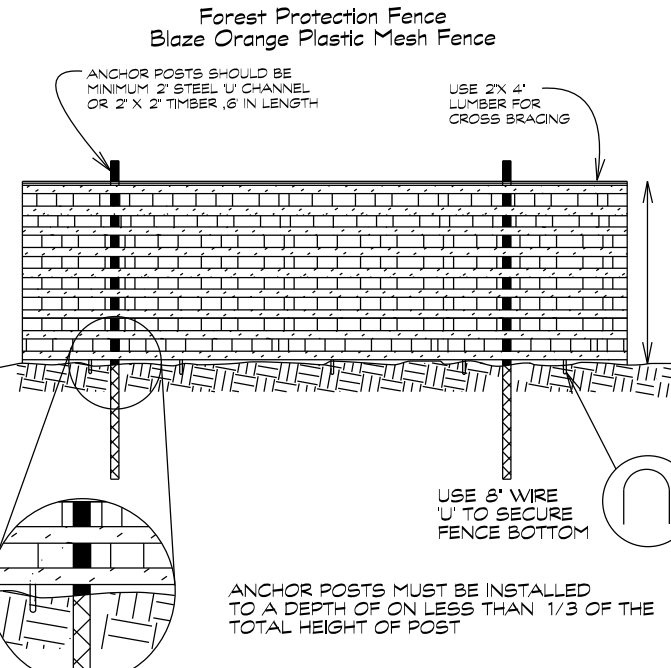
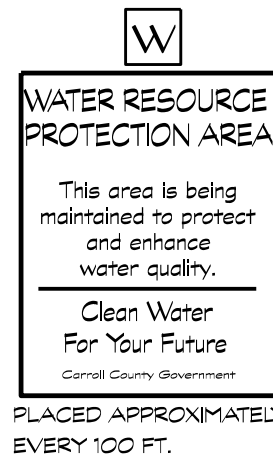
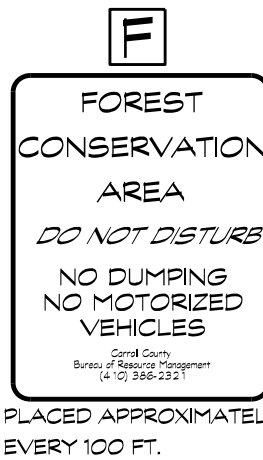
1.72 Acres of Reafforestation to be provided on an off-site bank.

ANTICIPATED SEQUENCE  
OF CONSTRUCTION

1. INSTALL FOREST PROTECTION FENCE AND WATER RESOURCE PROTECTION SIGNS PER PLAN PRIOR TO BEGINNING CONSTRUCTION.
2. CONTACT CARROLL COUNTY LANDSCAPE AND FOREST CONSERVATION OFFICE (386-2400) FOR PRE-CONSTRUCTION MEETING PRIOR TO DEVELOPMENT. LOCAL COUNTY INSPECTOR WILL BE SHOWN FOREST PROTECTION AREAS: TEMPORARY PARKING, STOCKPILE, STAGING, CONCRETE WASH-OUT AND FUELING AREAS. FERRYING CONSTRUCTION ACTIVITIES PER APPROVED CONSTRUCTION PLANS.
3. FOLLOW "POST-CONSTRUCTION PHASE" OF THIS PLAN AFTER CONSTRUCTION IS COMPLETE UPON APPROVAL BY COUNTY INSPECTOR.

## PLAN

SCALE: 1"= 100'



- NOTES
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING.
  4. ROOT DAMAGE SHOULD BE AVOIDED.
  5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
  6. DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

## FOREST PROTECTION PLAN

The limit of disturbance (L.O.D.) for construction will be marked by the contractor during the L.O.D. as shown on the plan sheet. The edge of the tree line to remain will be field marked by a qualified professional. After the edge is checked the Critical Root Zone will be flagged using the formula: 1" of D.B.H. equals 1" of radius for the critical root zone. During the flagging of the C.R.Z., a tree by tree evaluation will be made along the edge, not only for the root zone establishment but for the trees overall condition as well as survival potential. For Specimen trees the C.R.Z. is determined per section 3.2.1 of C.C. Forest Conservation Technical Manual.

Once the C.R.Z. is established, the L.O.D. will be re-adjusted to conform with the field flagging. At this time the contractor will install the following protection devices, see details. The temporary protection device will be (see detail), Blaze Orange plastic mesh protection fence. It will be accompanied by Retention Forest signs every 100'. The fence will be installed once the C.R.Z. has been established and the L.O.D. located, as mentioned previously. This protection device will be installed prior to any construction activity.

DO NOT PUT SIGNS ON TREES!

The metal fence posts will be installed 1/3 into the ground just outside the C.R.Z. or Limit of Disturbance (L.O.D.), as shown on plan.

No equipment, machinery, vehicle, materials or excessive pedestrian traffic will be allowed in the Critical Root Zone Area. Therefore, no openings through the fence will be allowed. Entrance to the protected area will occur only if necessary for road or accidental injury to the trees. This protective tree device will remain in place and will be maintained throughout the life of the construction project.

To help reduce the possibility of disturbance within an identified forest protection area, a pre-construction meeting will take place after the boundaries of the L.O.D. have been staked and flagged and the forest protection devices have been installed. The employees of the construction crew will be informed of the importance of the tree staked for retention. During the pre-construction meeting the temporary parking location, stockpile area, staging and fueling area will be shown to all personnel.

NOTE: Concrete Wash-Out will be performed where indicated.

## FOREST CONSERVATION NOTES

1. Plan prepared by CBI.
2. Attachment of signs on any other object, to trees is prohibited.
3. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed in conservation areas.
4. Retention Forest signs and specimen tree signs will be posted as noted on plan sheet.
5. All protective devices must be in place prior to any grading which includes Retention Forest Signs. Specimen tree signs and fencing.
6. Pre-Construction meeting: Before any disturbance, the developer, contractor or project manager and local inspector shall attend. Temporary parking, stockpile, staging and fueling area will be shown to all personnel.
7. Any changes made to the Forest Conservation Plan due to On-Site conditions and be made in consultation with a Representative of the Bureau of Resource Management.
8. Retention forest and Reafforestation and Afforestation areas will be placed in a Forest Conservation Easement in perpetuity.
9. No burial of discarded materials will occur on-site within the forest conservation areas or staging areas.
10. No open burning within 100 feet of a wooded area.

## POST-CONSTRUCTION PHASE

The following measures shall be taken when appropriate:

1. Compensatory measures if damages were incurred due to negligence:

a. Stress reduction (Mitigation for Unanticipated and Unavoidable Injury to Trees).

b. Removal of dead or dying trees may be done only if trees pose an immediate safety hazard.

2. Removal of temporary structures: the following minimum standards shall be observed during the removal of temporary structures:

a. No burial of discarded materials will occur on-site within the conservation area.

b. No open burning within 100 feet of a wooded area.

c. All temporary forest protection structures will be removed after construction.

d. On-site inspection by representative of Carroll County Bureau of Resource Management.

NO TIER II WATERS ARE LOCATED ON-SITE

## GENERAL NOTES

1. CURRENT TITLE REFERENCE: DEED REFERENCE: LIBER 10823, FOLIO 021 DATE: JANUARY 4, 2022 GRANTOR: CBI LLC
2. THE OUTLINE SHOWN HEREON IS BASED A BOUNDARY SURVEY PERFORMED BY CBI.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHIC DATA, PROVIDED BY CARROLL COUNTY.

## ENVIRONMENTAL NOTES

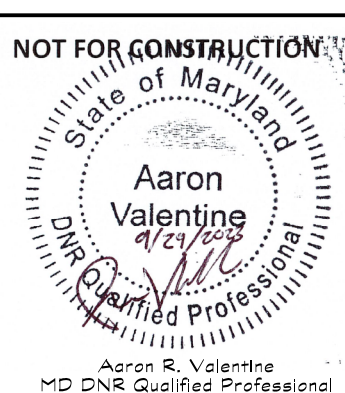
1. THE OUTLINE SHOWN HEREON IS BASED ON DEED INFORMATION ONLY.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON CARROLL COUNTY TOPOGRAPHIC DATA.
3. ZONING: CONSERVATION
4. SOIL DATA IS FROM THE NRCS WEB SOIL SURVEY.
5. WATERBODIES NO. 0210507 LIBERTY RESERVOIR

PRELIMINARY FOREST  
CONSERVATION PLAN, NOTES & DETAILS  
FOR

## BRADLEYS OVERLOOK

## A CLUSTER SUBDIVISION

## CHERRY TREE LANE

TAX MAP: 68 • BLOCK: 10 • PARCEL: 580  
5th ELECTION DISTRICT • CARROLL COUNTY, MD439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Date	Revisions	Drawn By: BM
		Designed By:
		Reviewed By:
		Date: MARCH, 2022
		Scale: AS SHOWN
		Job No.: 2021082
		Sheet: 8 OF 8