



MAPPED SOILS		
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GdB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

LEGEND	
FOR OVERALL EXISTING CONDITIONS & DEMOLITION PLAN (NOT TO SCALE)	
EXISTING NOTE	TYPICAL NOTE TEXT
---	ONSITE PROPERTY LINE / R.O.W. LINE
- - - -	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
■	STEEP SLOPES >25%
■	STEEP SLOPES >25%
WB	WETLAND BUFFER
SB	STREAM BUFFER
---	NATURAL WETLAND EDGE
---	NATURAL WETLAND
---	WATERWAY STREAM
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	TREELINE
X	FENCE
---	LIMIT OF SURVEY
---	TPF
---	RP
---	CURB
---	ASPHALT PAVEMENT
---	UNDERGROUND STORM
---	2' CONTOUR
---	10' CONTOUR
⊗	SPECIMEN TREE (TO BE REMOVED)
●	SPECIMEN TREE (TBR)
○	CRITICAL ROOT ZONE

BOHLER ENGINEERING

13100 WOODMONT AVENUE, SUITE 200, WASHINGTON, DC 20031
 13100 WOODMONT AVENUE, SUITE 200, WASHINGTON, DC 20031
 13100 WOODMONT AVENUE, SUITE 200, WASHINGTON, DC 20031

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-1001) (MD 1-800-287-7777) (DE 1-800-282-8859)

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

PROJECT No.: TD161005
 DRAWN BY: JRP
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: 1" = 20'
 CAD I.D.: SSS

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 42838

SHEET TITLE: **OVERALL EXISTING CONDITION AND DEMOLITION PLAN**

SHEET NUMBER: **2 OF 50**

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DATE: 12/6/18
 DATE: 1/15/19
 DATE: 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 1, 2, 5, 6, 8 - 14, 18 - 27, AND PRESERVATION LOT B AND SHARED WATER FOR LOTS 1, 7, 15 - 17, 20, 21, 23, 24, 26, 28, AND 29.

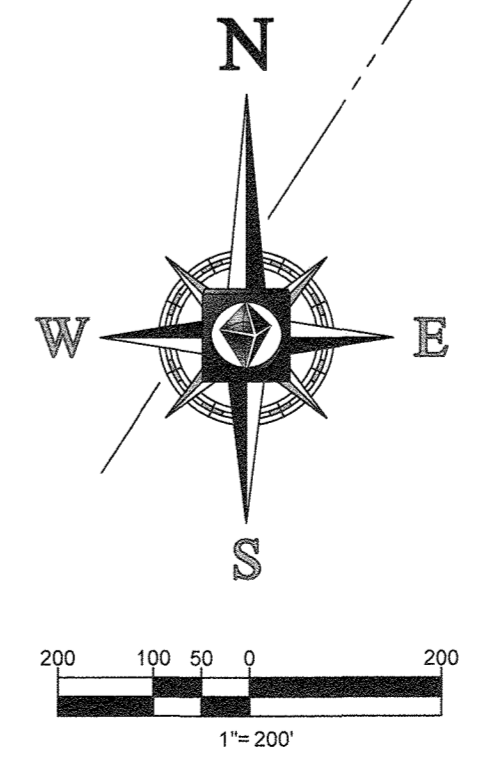
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: NA DEED # 14532/00469

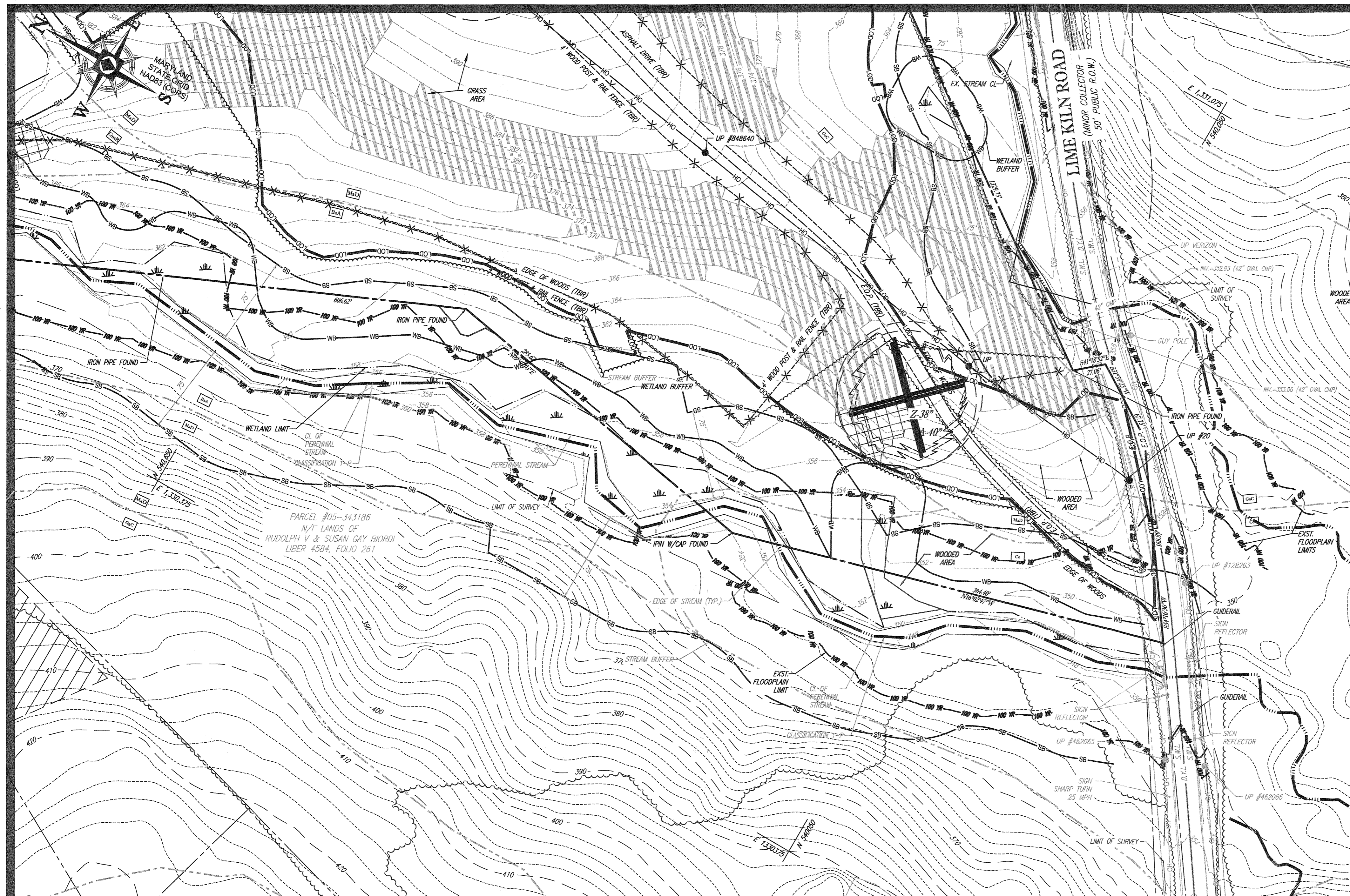
PREVIOUS FILE NO.: ECP-17-056 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42838, EXPIRATION DATE: 7/3/2019



MATCHLINE (SHEET 4)



MATCHLINE (SHEET 5)

MAPPED SOILS		
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORIUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GmC	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

LEGEND	
	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE
	SOIL DIVIDE
	SOIL LABEL
	STREAM BUFFER
	WETLAND BUFFER
	FLOODPLAIN LIMIT
	WETLAND EDGE
	PERENNIAL STREAM
	STREAM BANK
	LOD

BOHLER ENGINEERING

THE BOHLER ENGINEERING GROUP, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITIES AND WOMEN ARE ENCOURAGED TO APPLY.

LAND SURVEYING AND CONSULTING ENGINEERING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 PHILADELPHIA, PA
 LEHIGH VALLEY, PA
 SOUTH EASTERN, PA
 NEW YORK, NY
 NEW YORK, NY
 DALLAS, TX

REVISIONS		
REV	DATE	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.: TD161002
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: 1"=50'
 CAD: I.D.: EPS

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 40808

3/0/19

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
3 OF 50

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

N. Williams 6-28-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE

DIO SIGNED 3/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

William A. Maurer
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

6/24/2019
 DATE

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

PREVIOUS FILE No. :
 ECP-17-066
 WP-18-070

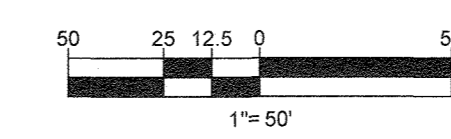
TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

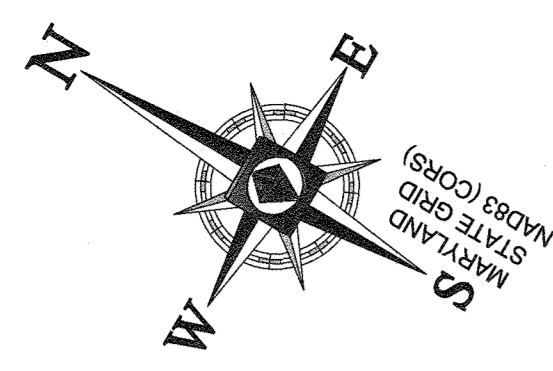
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

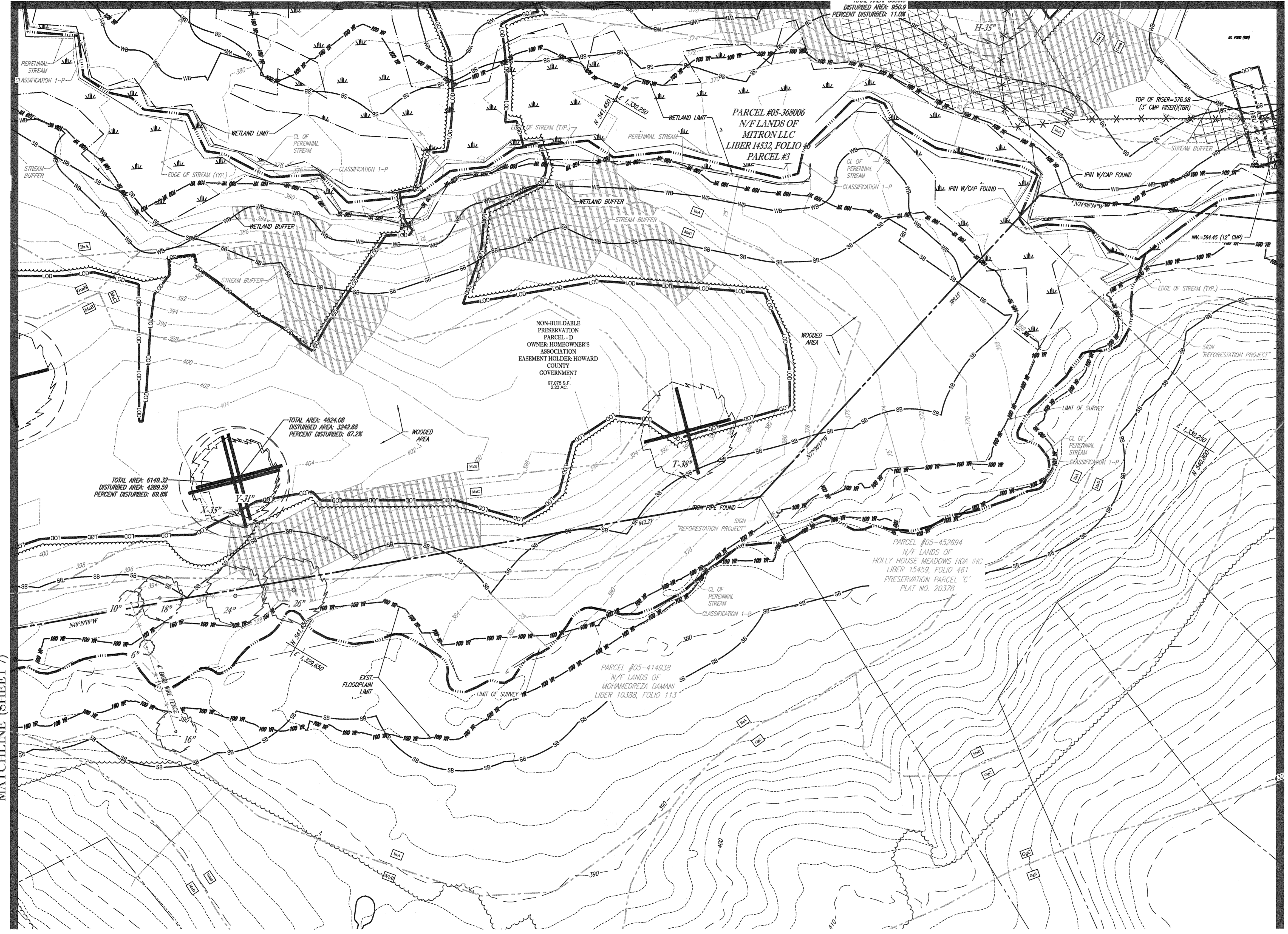
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/2019





MATCHLINE (SHEET 6)



MATCHLINE (SHEET 3)

MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING
BsA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- SOIL DIVIDE
- SOIL LABEL
- STREAM BUFFER
- WETLAND BUFFER
- FLOODPLAIN LIMIT
- WETLAND EDGE
- PERENNIAL STREAM
- STREAM BANK
- LOD

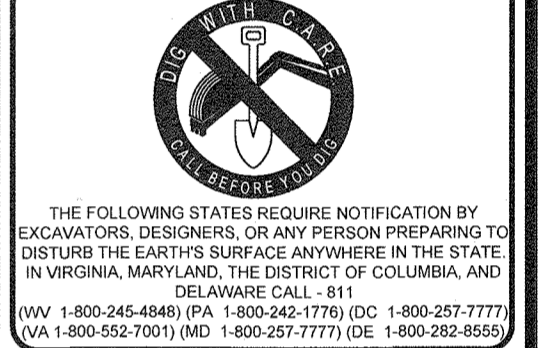
BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING AND ENGINEERING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
PHILADELPHIA, PA
NEW YORK, NY
NEW YORK, NY (NYC)
NEW YORK, NY (SOUTH STATE)
NEW YORK, NY (SOUTH WEST)
NEW YORK, NY (SOUTH EAST)
NEW YORK, NY (SOUTH WEST)
NEW YORK, NY (SOUTH EAST)

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO. TD161002
DRAWN BY: JSP
CHECKED BY: BRR
DATE: 02/28/19
SCALE: 1"=50'
CAD ID: EFG

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND
LICENSE NO. 4888

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET NUMBER:
5 OF 50

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William J. Miller 6-20-19
PLANNING DIRECTOR DATE

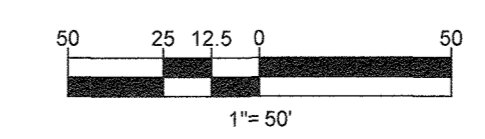
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 12/6/18

DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

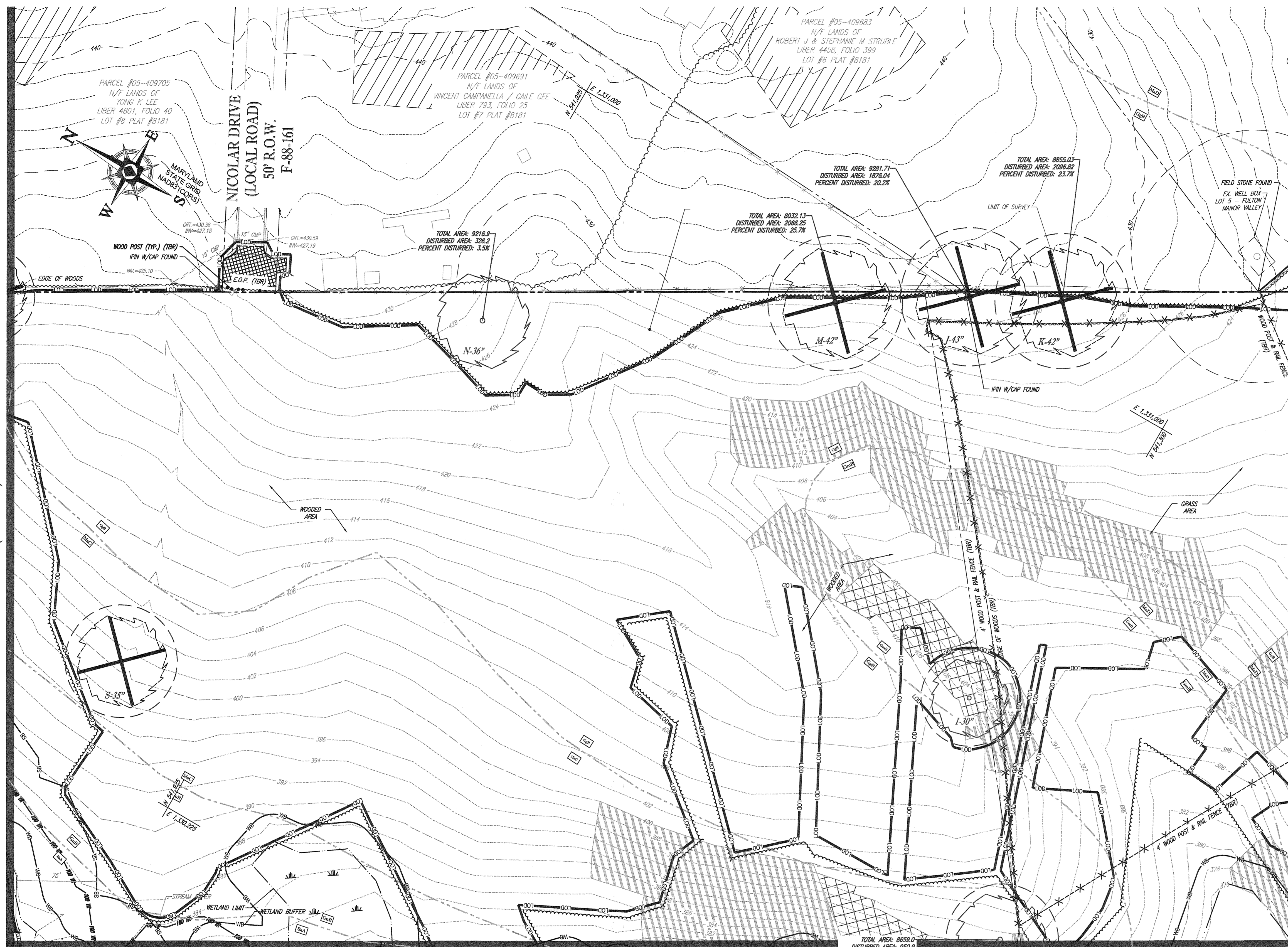
Edwin de la Cruz Rosman
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE: 6/24/2019

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469



PREVIOUS FILE NO.: ECP-17-056 WP-18-070

PROFESSIONAL CERTIFICATION
BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4888, EXPIRATION DATE: 7/3/2019



MATCHLINE (SHEET 8)

MATCHLINE (SHEET 4)

MATCHLINE (SHEET 5)

LEGEND

	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE
	SOIL DIVIDE
	SOIL LABEL
	STREAM BUFFER
	WETLAND BUFFER
	FLOODPLAIN LIMIT
	WETLAND EDGE
	PERENNIAL STREAM
	STREAM BANK
	LOD

BOHLER ENGINEERING

SITE, CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING AND SURVEYING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 ATLANTA, GA
 PHILADELPHIA, PA
 SOUTHERN NEW JERSEY
 LEHIGH VALLEY, PA
 CENTRAL VIRGINIA
 NEW YORK, NY
 SOUTHEASTERN PA
 RALEIGH, NC
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

(WV 1-800-245-4848) (PA 1-800-942-1776) (DC 1-800-257-7777) (VA 1-800-662-7001) (MD 1-800-257-7777) (DE 1-800-282-8566)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161005
 DRAWING BY: JF
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: 1"=50'
 CAD I.D.: EPO

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 4068

2/10/19

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
6 OF 50

MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Walter J. Frasier 6-28-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18

DATE

DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Brandon R. Rowe 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

PREVIOUS FILE No.:
 ECP-17-056
 WP-18-070

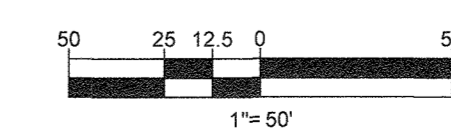
TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

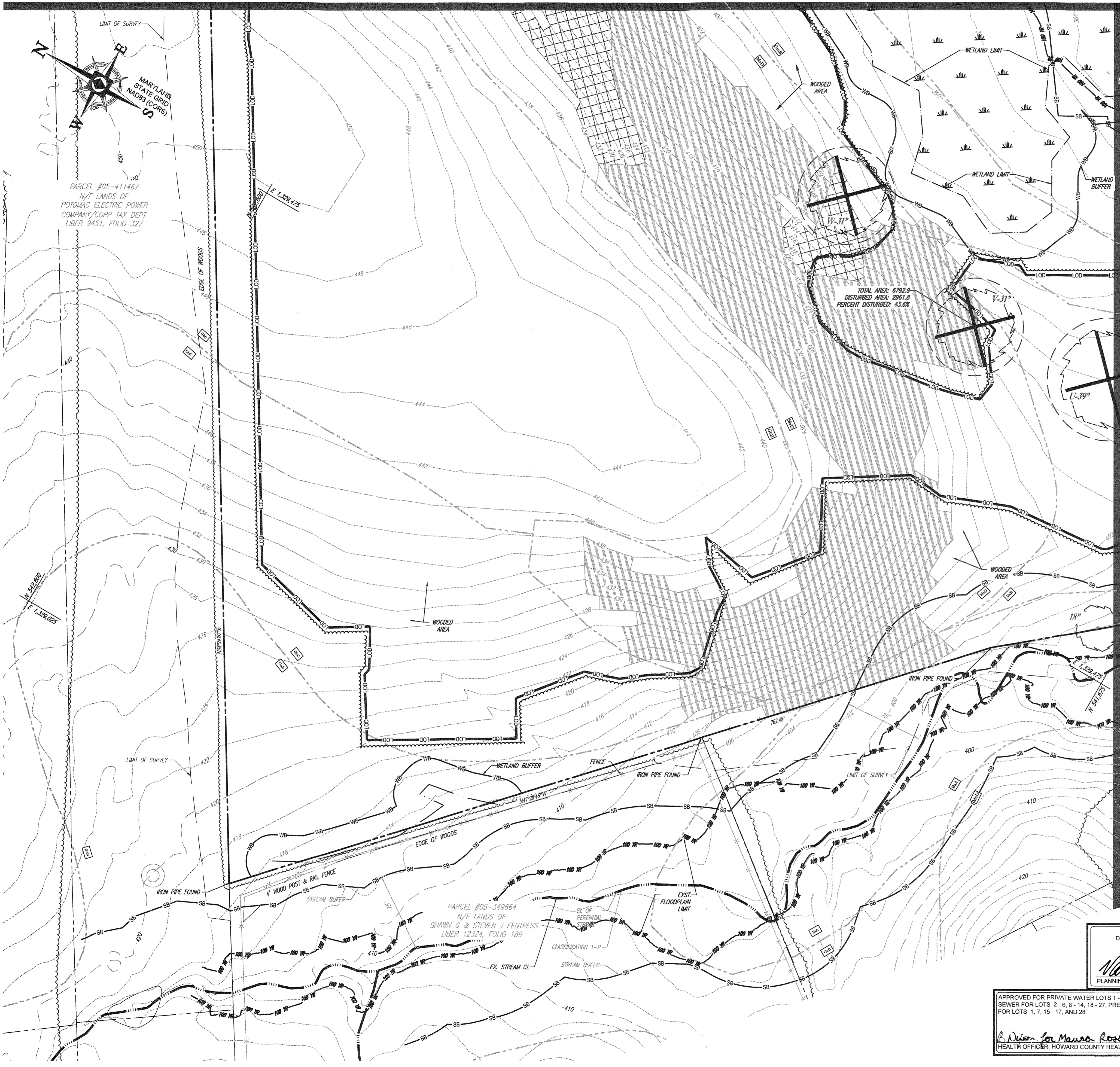
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4068, EXPIRATION DATE: 7/31/2019



MATCHLINE (SHEET 8)

MATCHLINE (SHEET 5)



MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

LEGEND

	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE
	SOIL DIVIDE
	SOIL LABEL
	STREAM BUFFER
	WETLAND BUFFER
	FLOODPLAIN LIMIT
	WETLAND EDGE
	PERENNIAL STREAM
	STREAM BANK
	LOD

BOHLER ENGINEERING

THE BOHLER ENGINEERING GROUP, INC.

SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LAND SURVEYING ENGINEERING ARCHITECTURE

UPSTATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
 PHILADELPHIA, PA • SOUTHERN MARYLAND • ATLANTA, GA
 NEW YORK, NY • LEHIGH VALLEY, PA • CENTRAL VIRGINIA
 SOUTH FLORIDA • RALEIGH, NC • FORT MYERS, FL
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

(WV 1-800-245-4848) (PA 1-800-942-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8559)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161005
 DRAWN BY: BRR
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: 1"=50'
 CAD I.D.: EP2

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 No. MD License No. 4088

3/0/19

SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

7 OF 50

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Walter J. J. [Signature] 6-20-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: 12/6/18
 D10 SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 8, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Dr. Wilson for Mauro Rogeman 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

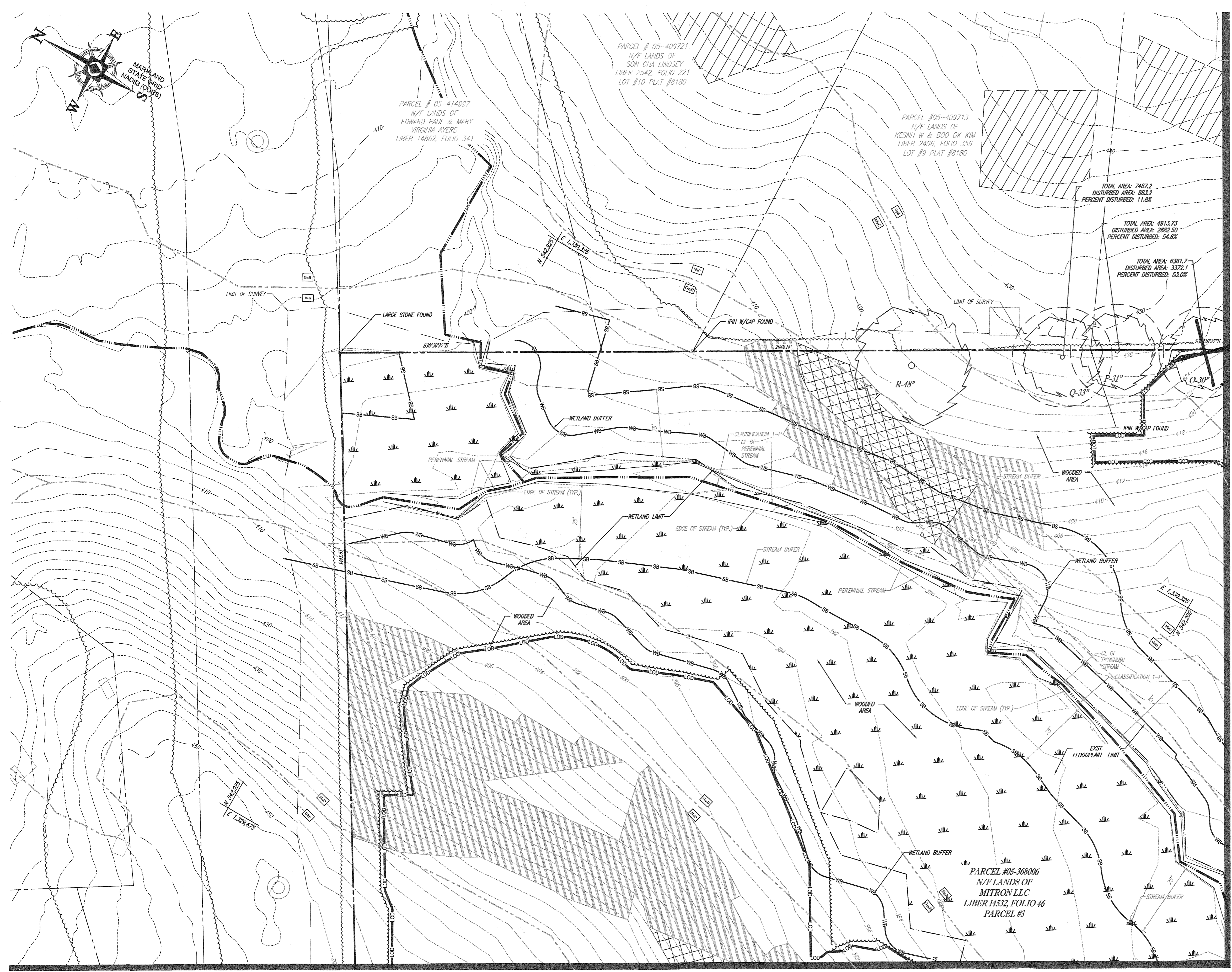
PREVIOUS FILE No. :
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4088, EXPIRATION DATE: 7/31/2019



MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- SOIL DIVIDE
- SOIL LABEL
- STREAM BUFFER
- WETLAND BUFFER
- FLOODPLAIN LIMIT
- WETLAND EDGE
- PERENNIAL STREAM
- STREAM BANK
- LOD

BOHLER ENGINEERING

THE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE SURVEYING AND TRANSPORTATION SERVICES

LAND SURVEYING ARCHITECTURE TRANSPORTATION SERVICES

SUSTAINABLE DESIGN PERMITTING SERVICES

OFFICES: BALTIMORE, MD; CHARLOTTE, NC; PHILADELPHIA, PA; RICHMOND, VA; WASHINGTON, DC; NEW YORK, NY; DALLAS, TX; FORT LAUDERDALE, FL; MIAMI, FL; TAMPA, FL; JACKSONVILLE, FL; ORLANDO, FL; MIAMI BEACH, FL; MIAMI GARDENS, FL; MIAMI SPRING, FL; MIAMI WOODS, FL; MIAMI BEACH, FL; MIAMI GARDENS, FL; MIAMI SPRING, FL; MIAMI WOODS, FL.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL:

(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-3777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161002
DRAWN BY: BRR
DATE: 06/14/19
SCALE: 1" = 50'
CAD I.D.: EPO

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE

12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284

Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER

STATE OF MARYLAND LICENSE NO. 40858

SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

8 OF 50

MATCHLINE (SHEET 6)

MATCHLINE (SHEET 7)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nick J. ... 6-28-19
PLANNING DIRECTOR DATE

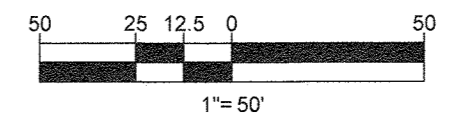
APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/6/18

DATE: D10 Signed 2/13/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Richard M. ... 6/24/2019
HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE



SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00469

PREVIOUS FILE NO.:
ECP-17-056
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
616 H & H ROCK COMPANIES
8800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. 616 H & H ROCK COMPANIES
8800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40858, EXPIRATION DATE: 7/3/2019

STANDARD DRAWING LEGEND		
FOR SITE PLAN (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---	GRAVEL PAVEMENT EDGE	---
---	SEPTIC EASEMENT RESERVE AREA	---
WB	WETLAND BUFFER	---
SB	STREAM BUFFER	---
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	WELL AREA	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND EDGE	---
---	100 YR FLOODPLAIN	---
---	TREE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

N. Williams 6-20-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/1/18
DATE

DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1-28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2, 6, 8, 14, 16, 27, AND PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15, 17, AND 28.

Edison La. Moore Roseman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 1453200469

PREVIOUS FILE No. :
ECP-17-056
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
66 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 43818, EXPIRATION DATE: 7/31/2019

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-241-4848 (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-652-7091) (MD 1-800-257-7777) (DE 1-800-293-8650)

LAND SURVEYING, ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BOSTON, MA
DENVER, CO
FORT WORTH, TX
HOUSTON, TX
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PITTSBURGH, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-241-4848 (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-652-7091) (MD 1-800-257-7777) (DE 1-800-293-8650)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TD161029
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 200'
CAD I.D.: SSS

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

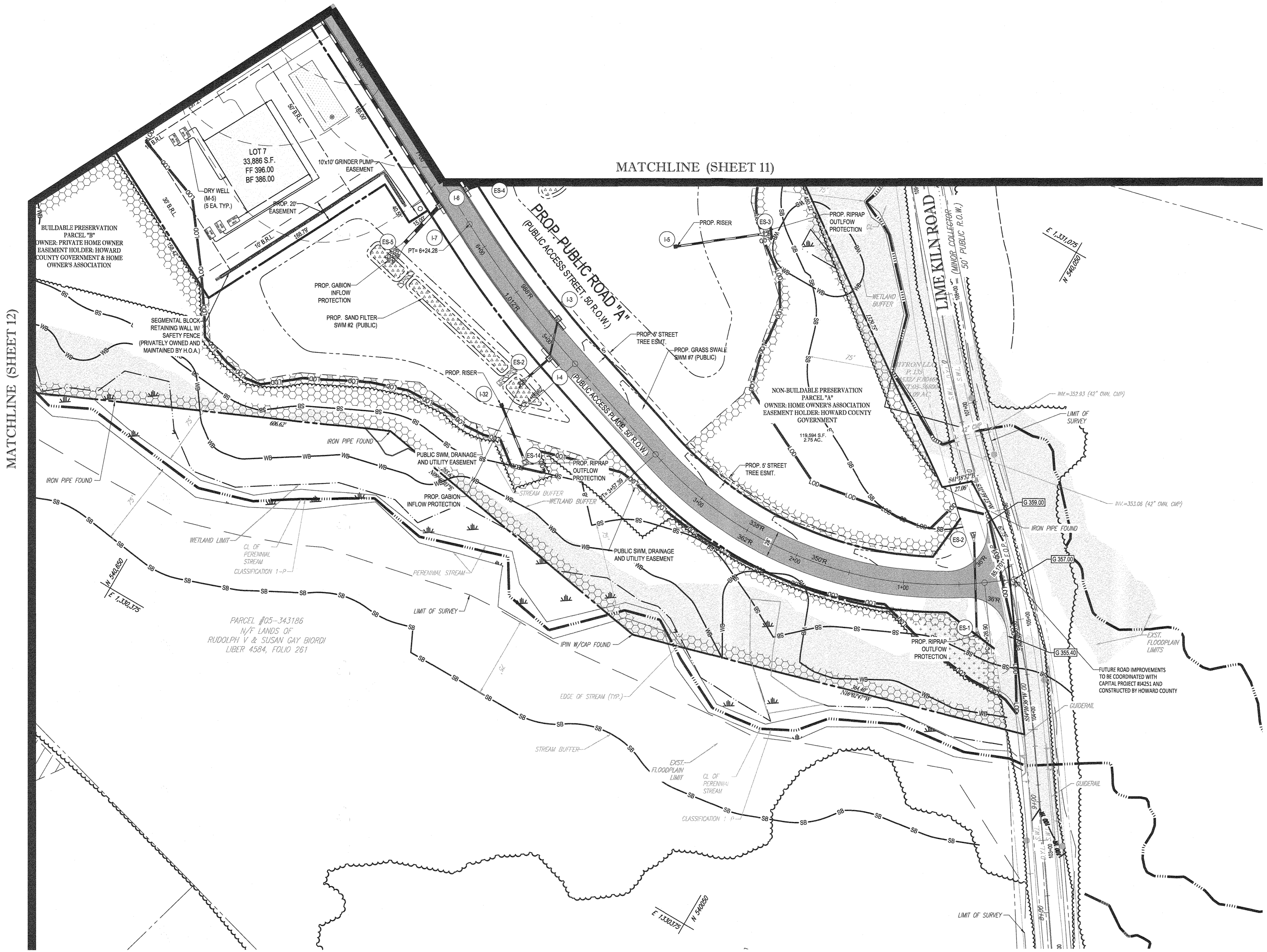
B.R. ROWE

PROFESSIONAL ENGINEER
LICENSE NO. 43818

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
9 OF 50

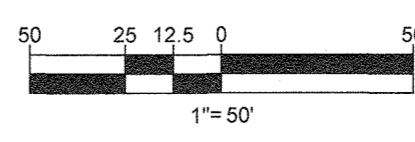
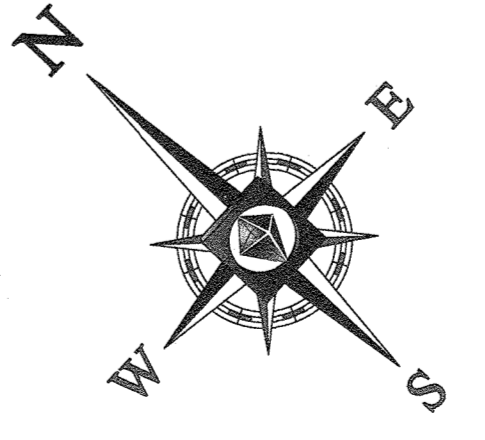
STANDARD DRAWING LEGEND (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON-SITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	CONCRETE CURB & GUTTER	---
---	GRAVEL PAVEMENT EDGE	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	BASIN AREA	---
---	WETLAND BUFFER	WB
---	STREAM BUFFER	SB
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	RIPRAP	---
---	WELL AREA	---
---	100' WATER WELL RADIUS	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	STORM PIPE	---
---	CURB INLET	---
---	INLET NAME	---
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	100 YR FLOODPLAIN	FP
---	TREE	---
---	UTILITY POLE	---
---	ROOT PROTECTION	RP
---	TREE PROTECTION FENCE	TPF



MATCHLINE (SHEET 11)

MATCHLINE (SHEET 12)

PARCEL #05-343186
N/F LANDS OF
RUDOLPH V & SUSAN GAY BIORDI
LIBER 4384, FOLIO 261



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nautilus 6-28-19
PLANNING (REG-28)

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/6/18
DATE

D. O. Sigurd 2/5/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION LOT B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Edith Roseman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

SUBDIVISION NAME: LYMUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00469

PREVIOUS FILE NO.:

ECP-17-066
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
616 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 43808, EXPIRATION DATE: 7/31/2019

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING AND ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BOSTON, MA
DENVER, CO
HOUSTON, TX
KANSAS CITY, MO
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811

(VA 1-800-245-4148) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-662-7001) (MD 1-800-257-7777) (DE 1-800-288-8888)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161005
DRAWN BY: JP
CHECKED BY: BRR
DATE: 06/14/19
SCALE: 1" = 50'
CAD ID: SS3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYMUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
M.D. LICENSE NO. 43808

4/11/19

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
10 OF 50

STANDARD DRAWING LEGEND (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ON-SITE PROPERTY LINE / R.O.W. LINE	-----
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	-----
	EASEMENT LINE	-----
	SETBACK LINE	-----
	LIMIT OF DISTURBANCE	LOO---LOO
	LOW (PHASE 1) / LOW (PHASE 2)	LOO---LOO
	CONCRETE CURB & GUTTER	=====
	GRAVEL PAVEMENT EDGE	-----
	SEPTIC EASEMENT RESERVE AREA	-----
	BASIN AREA	-----
WB	WETLAND BUFFER	-----
SB	STREAM BUFFER	-----
	TREELINE	-----
	FULL DEPTH PAVEMENT	-----
	WETLAND	-----
	RIPRAP	-----
	WELL AREA	-----
	100' WATER WELL RADIUS	-----
	DRY WELL	-----
	ROOF DRAIN	-----
	STORM PIPE	-----
	CURB INLET	-----
	INLET NAME	-----
	FORCE MAIN	FM---FM
	LIMIT OF FIELD RUN SURVEY	-----
	PERENNIAL STREAM	-----
	WETLAND	-----
	100 YR FLOODPLAIN	FP---FP
	TREE	-----
	UTILITY POLE	-----

BOHLER ENGINEERING
SITE PLAN AND ASSESSMENT SERVICES
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BIRMINGHAM, AL
DENVER, CO
FALLS CHURCH, VA
FORT WORTH, TX
GEORGETOWN, DE
HOUSTON, TX
LEHIGH VALLEY, PA
NASHVILLE, TN
NEW YORK, NY
PITTSBURGH, PA
RICHMOND, VA
SOUTH FLORIDA
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

BOHLER ENGINEERING
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 1-800-251-7777 (WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-251-7777) (VA 1-800-552-7971) (MD 1-800-251-7777) (DE 1-800-393-9599)

NOT APPROVED FOR CONSTRUCTION

PROJECT No: TD161035
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/28/19
SCALE: 1" = 50'
CAD I.D.: SS3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

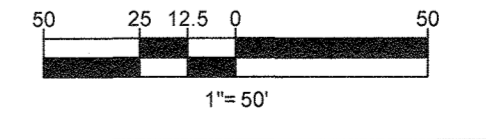
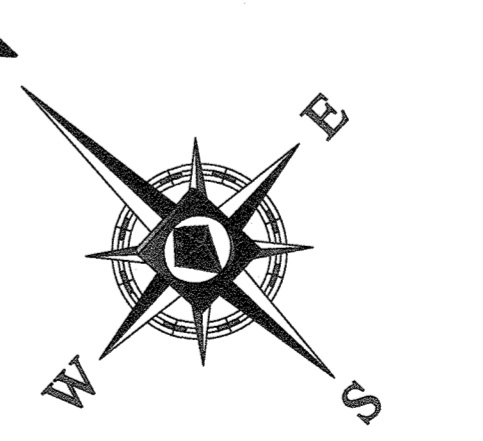
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
1946 AND LICENSE IN MARYLAND
6/29/14

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
11 OF 50

MATCHLINE (SHEET 13)

MATCHLINE (SHEET 10)



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469
PREVIOUS FILE NO.: ECP-17-056 WP-18-070

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
William J. Pate 6-28-19
PLANNING DIRECTOR DATE
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 12/6/18
DIO SIGNED 2/3/19

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
6019 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
DEVELOPER: ROCK REALTY INC, 60 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42828, EXPIRATION DATE: 7/31/2019



STANDARD DRAWING LEGEND

(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	LIMIT OF DISTURBANCE	
	LOW (PHASE 1) LOW (PHASE 2)	
	CONCRETE CURB & GUTTER	
	GRAVEL PAVEMENT EDGE	
	SEPTIC EASEMENT RESERVE AREA	
	BASIN AREA	
	WETLAND BUFFER	
	STREAM BUFFER	
	TREELINE	
	FULL DEPTH PAVEMENT	
	WETLAND	
	RIPRAP	
	WELL AREA	
	100' WATER WELL RADIUS	
	DRY WELL	
	ROOF DRAIN	
	STORM PIPE	
	CURB INLET	
	WINGWALL	
	FORCE MAIN	
	LIMIT OF FIELD RUN SURVEY	
	PERENNIAL STREAM	
	WETLAND	
	100 YR FLOODPLAIN	
	TREE	
	UTILITY POLE	

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TD161005
 DRAWN BY: JRP
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: 1" = 50'
 GAD I.D.: SSS

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

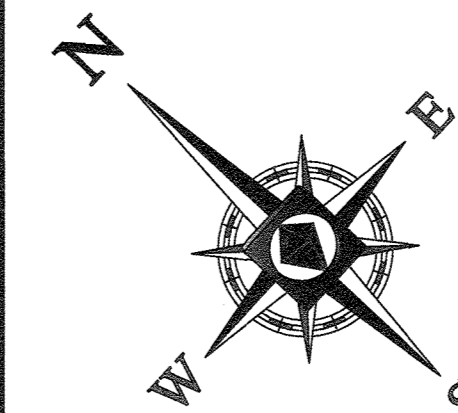
PROFESSIONAL ENGINEER
 LICENSE NO. 4808

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
12 OF 50

MATCHLINE (SHEET 14)

MATCHLINE (SHEET 10)



50 25 12.5 0 50
 1" = 50'

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469

PREVIOUS FILE NO.:
 ECP-17-055
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4808, EXPIRATION DATE: 7/31/2019



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

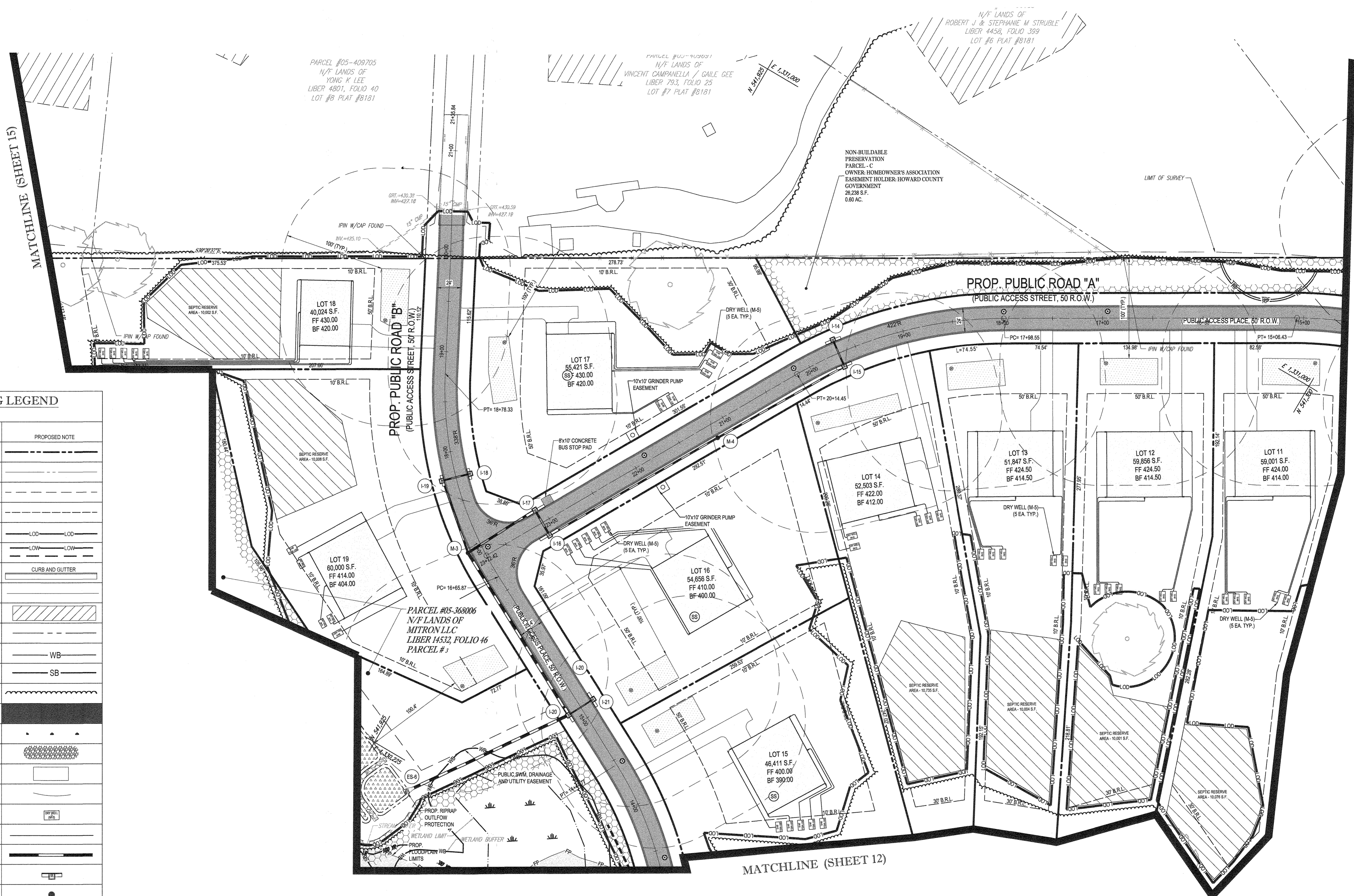
N. Williams
 PLANNING DIRECTOR
 DATE: 6/20/19

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE: DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION LOT B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Maria Rodman
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 6/24/2019



STANDARD DRAWING LEGEND
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1) LOW (PHASE 2)	---
---	CONCRETE CURB & GUTTER	---
---	GRAVEL PAVEMENT EDGE	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	BASIN AREA	---
---	WETLAND BUFFER	WB
---	STREAM BUFFER	SB
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	RIPRAP	---
---	WELL AREA	---
---	100' WATER WELL RADIUS	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	STORM PIPE	---
---	CURB INLET	---
---	STORM MANHOLE	---
---	WINGWALL	---
---	FORCE MAIN	FM
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	100 YR FLOODPLAIN	FP
---	TREE	---
---	UTILITY POLE	---
---	ROOT PROTECTION	RP
---	TREE PROTECTION FENCE	TPF

BOHLER ENGINEERING

1575 CUMMINGS ROAD, SUITE 100, ELK RIDGE, MARYLAND 21075
 (410) 821-7900
 FAX: (410) 821-7987
 MD@BohlerEng.com

LAND SURVEYING, ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 BOSTON, MA
 CHICAGO, IL
 COLUMBIA, SC
 DENVER, CO
 FORT LAUDERDALE, FL
 HOUSTON, TX
 KANSAS CITY, MO
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 OMAHA, NE
 PHOENIX, AZ
 PITTSBURGH, PA
 RICHMOND, VA
 SOUTH BEND, IN
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161005
 DRAWN BY: JRP
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: 1" = 50'
 CAD I.D.: SS3

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 4008

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
13 OF 50

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

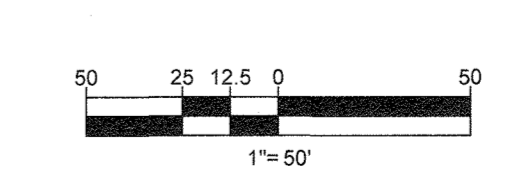
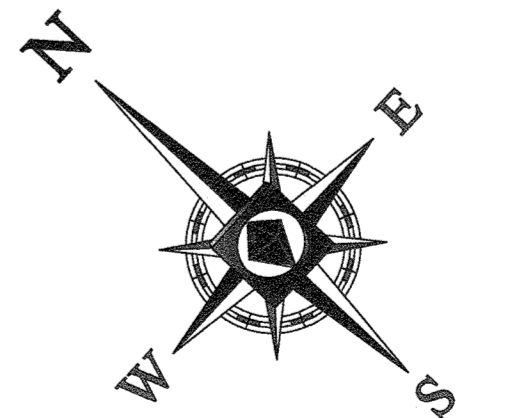
William J. Mc...
 PLANNING DIRECTOR DATE: 6/20/19

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE: D10 SIGNED 2/5/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION LOT B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Brian M. Rowan
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE: 6/24/2019



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469

PREVIOUS FILE NO.: ECP-17-056 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

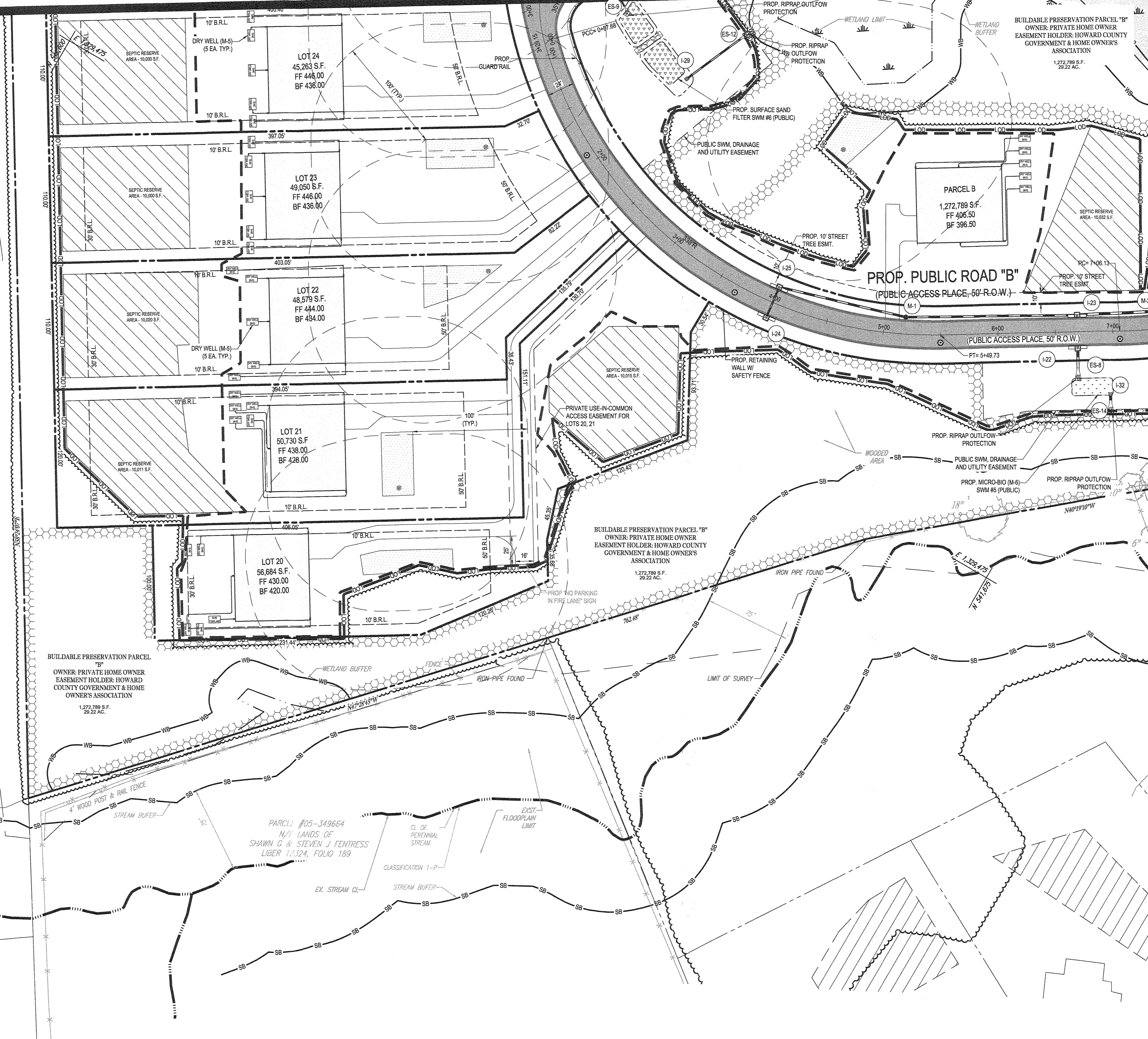
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42808, EXPIRATION DATE: 7/31/2019

MATCHLINE (SHEET 15)

PARCEL #05-411467
N/F LANDS OF
POTOMAC ELECTRIC POWER
COMPANY/CORP TAX DEPT
LIBER 9451, FOLIO 327



STANDARD DRAWING LEGEND
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1) / LOW (PHASE 2)	---
---	CONCRETE CURB & GUTTER	---
---	GRAVEL PAVEMENT EDGE	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	BASIN AREA	---
---	WETLAND BUFFER	WB
---	STREAM BUFFER	SB
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	RIPRAP	---
---	WELL AREA	---
---	100' WATER WELL RADIUS	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	STORM PIPE	---
---	CURB INLET	---
---	MANHOLE	---
---	FORCE MAIN	FM
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	100 YR FLOODPLAIN	FP
---	TREE	---
---	UTILITY POLE	---

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

1500 S. WASHINGTON BLVD., SUITE 200, WASHINGTON, DC 20004

PH: (202) 462-1100 FAX: (202) 462-1101

WWW.BOHLERENGINEERING.COM

MEMBER: ASCE, NSPE, NCEM, NCEM-2, NCEM-3, NCEM-4, NCEM-5, NCEM-6, NCEM-7, NCEM-8, NCEM-9, NCEM-10, NCEM-11, NCEM-12, NCEM-13, NCEM-14, NCEM-15, NCEM-16, NCEM-17, NCEM-18, NCEM-19, NCEM-20, NCEM-21, NCEM-22, NCEM-23, NCEM-24, NCEM-25, NCEM-26, NCEM-27, NCEM-28, NCEM-29, NCEM-30, NCEM-31, NCEM-32, NCEM-33, NCEM-34, NCEM-35, NCEM-36, NCEM-37, NCEM-38, NCEM-39, NCEM-40, NCEM-41, NCEM-42, NCEM-43, NCEM-44, NCEM-45, NCEM-46, NCEM-47, NCEM-48, NCEM-49, NCEM-50, NCEM-51, NCEM-52, NCEM-53, NCEM-54, NCEM-55, NCEM-56, NCEM-57, NCEM-58, NCEM-59, NCEM-60, NCEM-61, NCEM-62, NCEM-63, NCEM-64, NCEM-65, NCEM-66, NCEM-67, NCEM-68, NCEM-69, NCEM-70, NCEM-71, NCEM-72, NCEM-73, NCEM-74, NCEM-75, NCEM-76, NCEM-77, NCEM-78, NCEM-79, NCEM-80, NCEM-81, NCEM-82, NCEM-83, NCEM-84, NCEM-85, NCEM-86, NCEM-87, NCEM-88, NCEM-89, NCEM-90, NCEM-91, NCEM-92, NCEM-93, NCEM-94, NCEM-95, NCEM-96, NCEM-97, NCEM-98, NCEM-99, NCEM-100

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY ENGINEERS, ARCHITECTS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

PA 1-800-245-4648 (PA) 1-800-242-1779 (DC) 1-800-237-7777 (VA) 1-800-992-7001 (MD) 1-800-257-7777 (DE) 1-800-282-8909

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A-D

LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
M.D. LICENSE NO. 40088

6/24/19

TEMPATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Wallis J. J. J. J. 6-20-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/2/18
DATE

DIO Signed 2/15/19

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
8800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

APPROVED FOR PRIVATE WATER LOTS 1-28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2, 6, 8, 14, 18-27, AND PRESERVATION LOT B AND SHARED SEWER FOR LOTS 1, 7, 15-17, AND 28.

Edison for Maura Rossman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

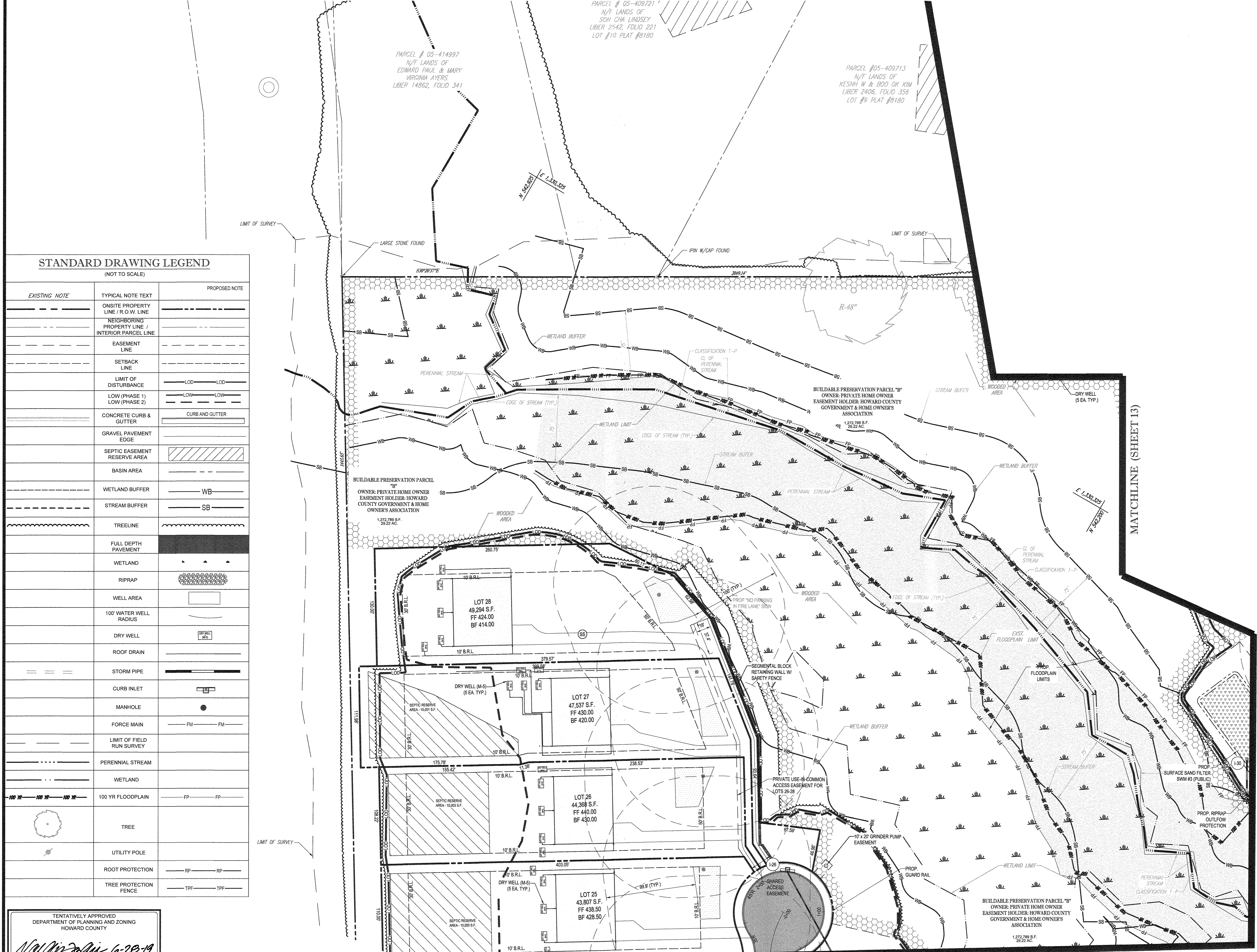
SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED #: 1453200469

PREVIOUS FILE NO.:
ECP-17-056
WP-18-070

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40088, EXPIRATION DATE: 1/31/2019

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
14 OF 50



STANDARD DRAWING LEGEND
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON-SITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	CONCRETE CURB & GUTTER	---
---	GRAVEL PAVEMENT EDGE	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	BASIN AREA	---
---	WETLAND BUFFER	WB
---	STREAM BUFFER	SB
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	RIPRAP	---
---	WELL AREA	---
---	100' WATER WELL RADIUS	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	STORM PIPE	---
---	CURB INLET	---
---	MANHOLE	---
---	FORCE MAIN	FM
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	100 YR FLOODPLAIN	FP
---	TREE	---
---	UTILITY POLE	---
---	ROOT PROTECTION	RP
---	TREE PROTECTION FENCE	TPF

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

N. Williams 6-28-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/6/18
DATE

D.10 SIGNED 2/1/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Dr. William M. Mason 6/24/2019
HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE

BOHLER ENGINEERING

STATE CAPITAL AND CONSTRUCTION CONSULTANTS
LAND SURVEYING PROGRAM MANAGEMENT TRANSPORTATION ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

• BALTIMORE, MD • CHARLOTTE, NC
• BOSTON, MA • CHICAGO, IL
• DENVER, CO • HOUSTON, TX
• LOS ANGELES, CA • MEMPHIS, TN
• NEW YORK, NY • PHILADELPHIA, PA
• PITTSBURGH, PA • RICHMOND, VA
• WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXAMINATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CAL - 54
(WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

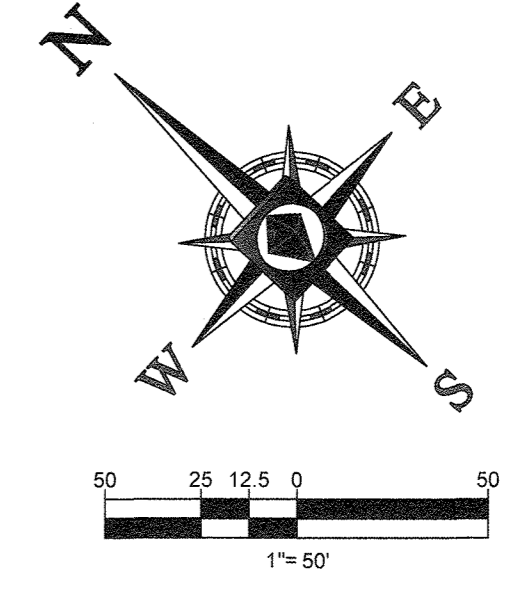
PROJECT No.: TD161005
DRAWN BY: JBP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 50'
CAD I.D.: SSS

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
M.D. LICENSE NO. 4088

3/28/19



TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40888, EXPIRATION DATE: 7/31/219

SHEET TITLE:
SITE PLAN

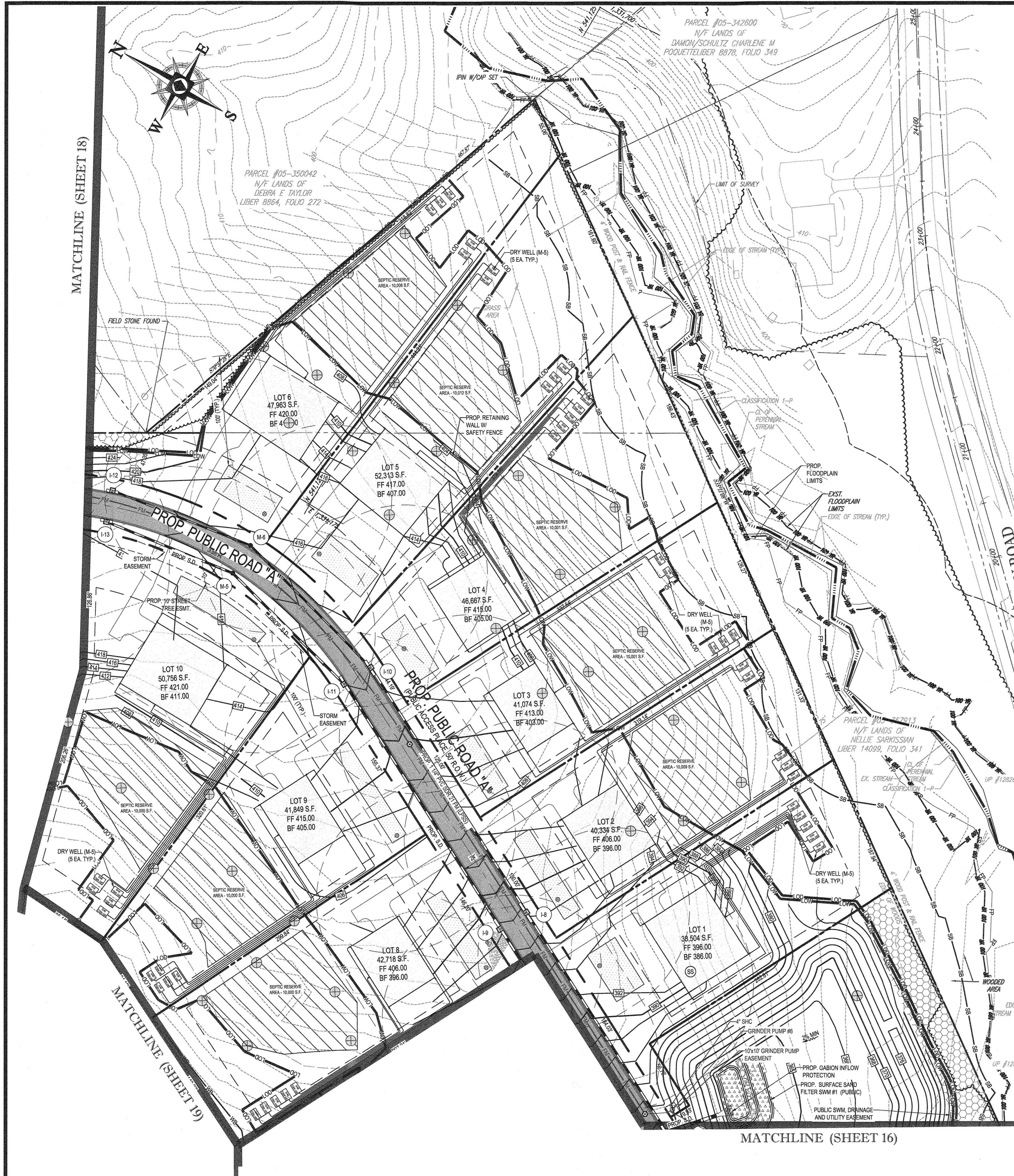
SHEET NUMBER:
15 OF 50

MATCHLINE (SHEET 13)

MATCHLINE (SHEET 13)

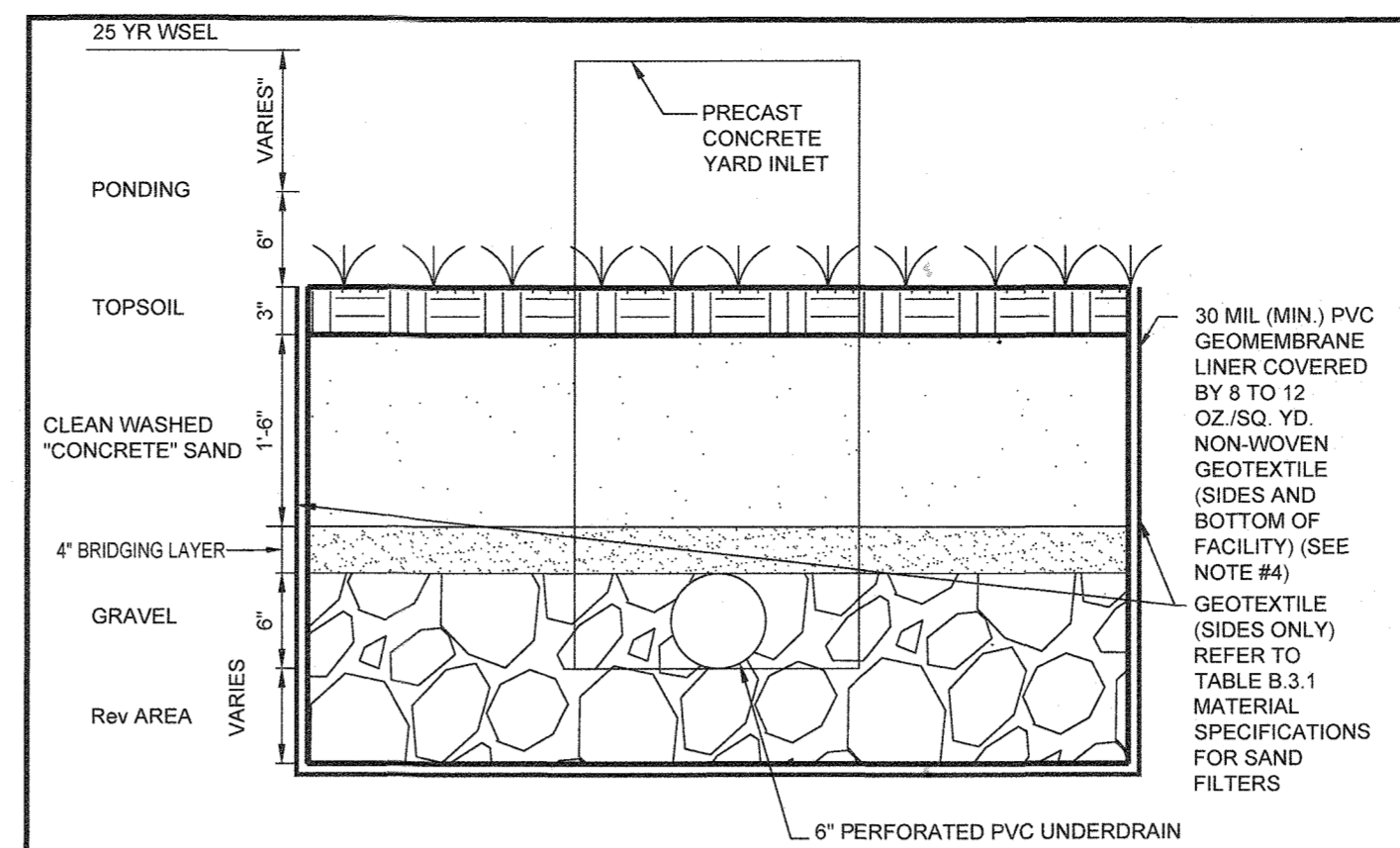
MATCHLINE (SHEET 14)

MATCHLINE (SHEET 18)

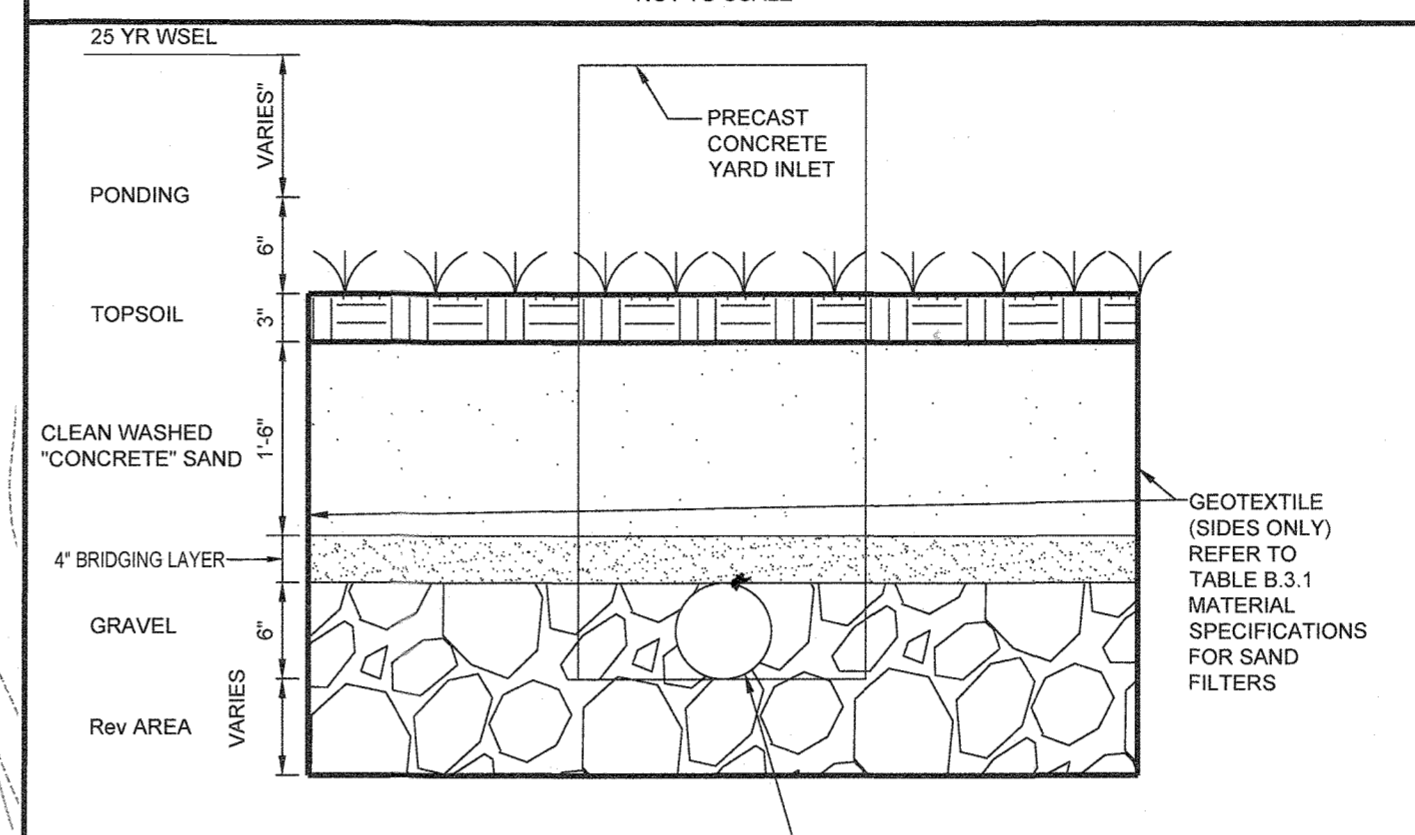


MATCHLINE (SHEET 19)

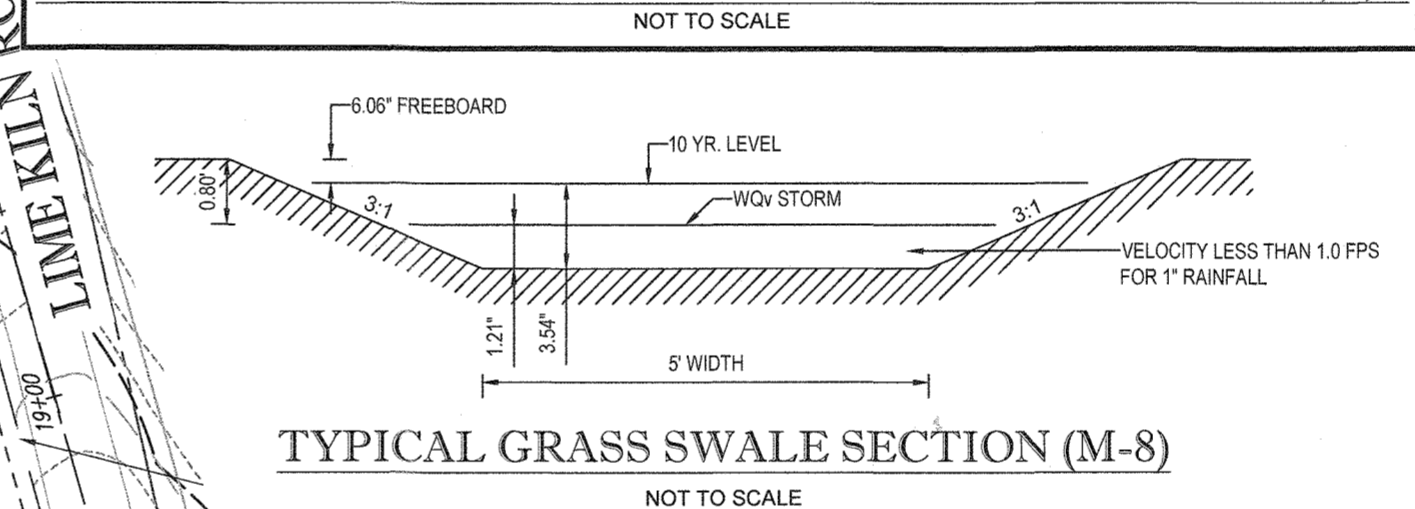
MATCHLINE (SHEET 16)



TYPICAL SURFACE SAND FILTER SECTION FOR SWM #1, 2, 3

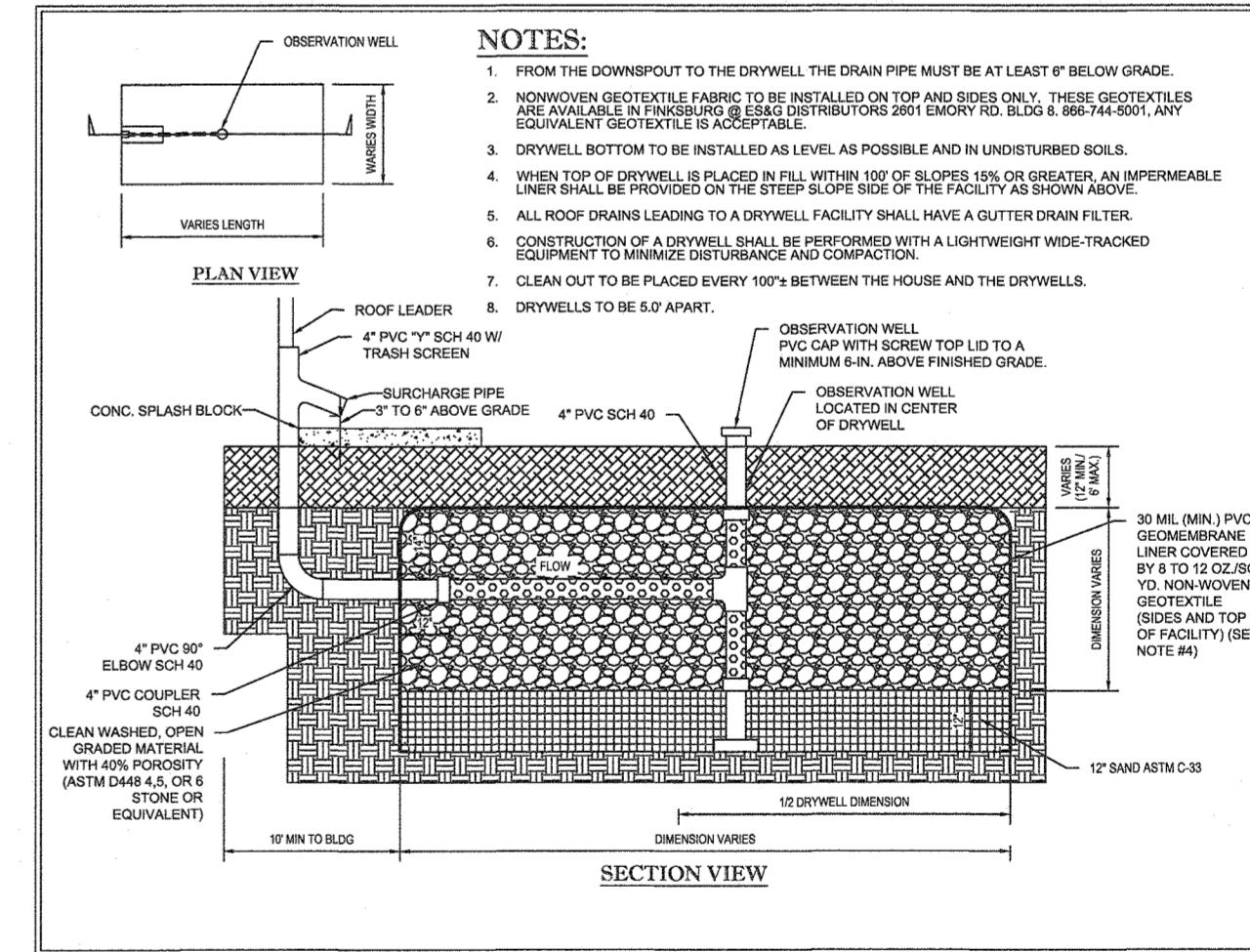


TYPICAL SURFACE SAND FILTER SECTION FOR SWM #4, 5, 6



TYPICAL GRASS SWALE SECTION (M-8)

STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON-SITE PROPERTY LINE / P.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	FP
---	BASIN AREA	---
---	STORM SEWER	---
---	SANITARY FORCE MAIN	FM
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	WETLAND	---
---	RIPRAP	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
WB	WETLAND BUFFER	---
SB	STREAM BUFFER	---
---	SEPTIC RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SURFACE STORMWATER FILTRATION SYSTEMS (F-1, F-4, AND F-5)

SURFACE SAND FILTER NOTES:

1. The stormwater wetland facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the facility is functioning properly.
2. The top and side slopes of the embankment shall be mowed a minimum of once per year, when vegetation reaches 18" in height or as needed.
3. Filters that have a grass cover shall be mowed a minimum of three (3) times per growing season to maintain a maximum grass height of less than 12 inches.
4. Debris and litter shall be removed during regular mowing operations and as needed.
5. Visible signs of erosion in the facility shall be repaired as soon as it is noticed.
6. Remove silt when it exceeds four (4) inches deep in the forbay.
7. When water ponds on the surface of the filter bed for more than 72 hours, the top few inches of discolorated material shall be replaced with fresh material. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
8. A logbook shall be maintained to determine the rate at which the facility drains.
9. The maintenance logbook shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
10. Once the performance characteristics of the infiltration system have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

TAX MAP: 40	GRID: 24	ZONED: RR-DEO
PARCEL: 135	5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075		
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442		

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40828, EXPIRATION DATE: 7/30/2019

BOHLER ENGINEERING

17100 WOODBURN AVENUE, SUITE 100, WASHINGTON, DC 20057
 17100 WOODBURN AVENUE, SUITE 100, WASHINGTON, DC 20057
 17100 WOODBURN AVENUE, SUITE 100, WASHINGTON, DC 20057

REVISIONS		
REV	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

PROJECT: PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

PROJECT: PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOT 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 40828, EXPIRATION DATE: 7/30/2019

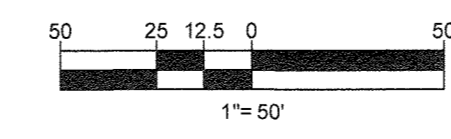
SHEET TITLE:
GRADING AND SWM PLAN

SHEET NUMBER:
17 OF 50

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 12/6/18
 D10 Signed 2/15/19

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 DATE: 6/28/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2, 6, 8, 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15, 17, AND 28.
 HEALTH OFFICER: MAURA ROOSEMAN
 DATE: 6/24/2019



NOTE: PROPOSED STORM DRAIN PIPES WILL BE SIZED BASED ON THE 10-YR STORM EVENT.

NOTE: ALL ROOF DRAINS WILL BE 6"

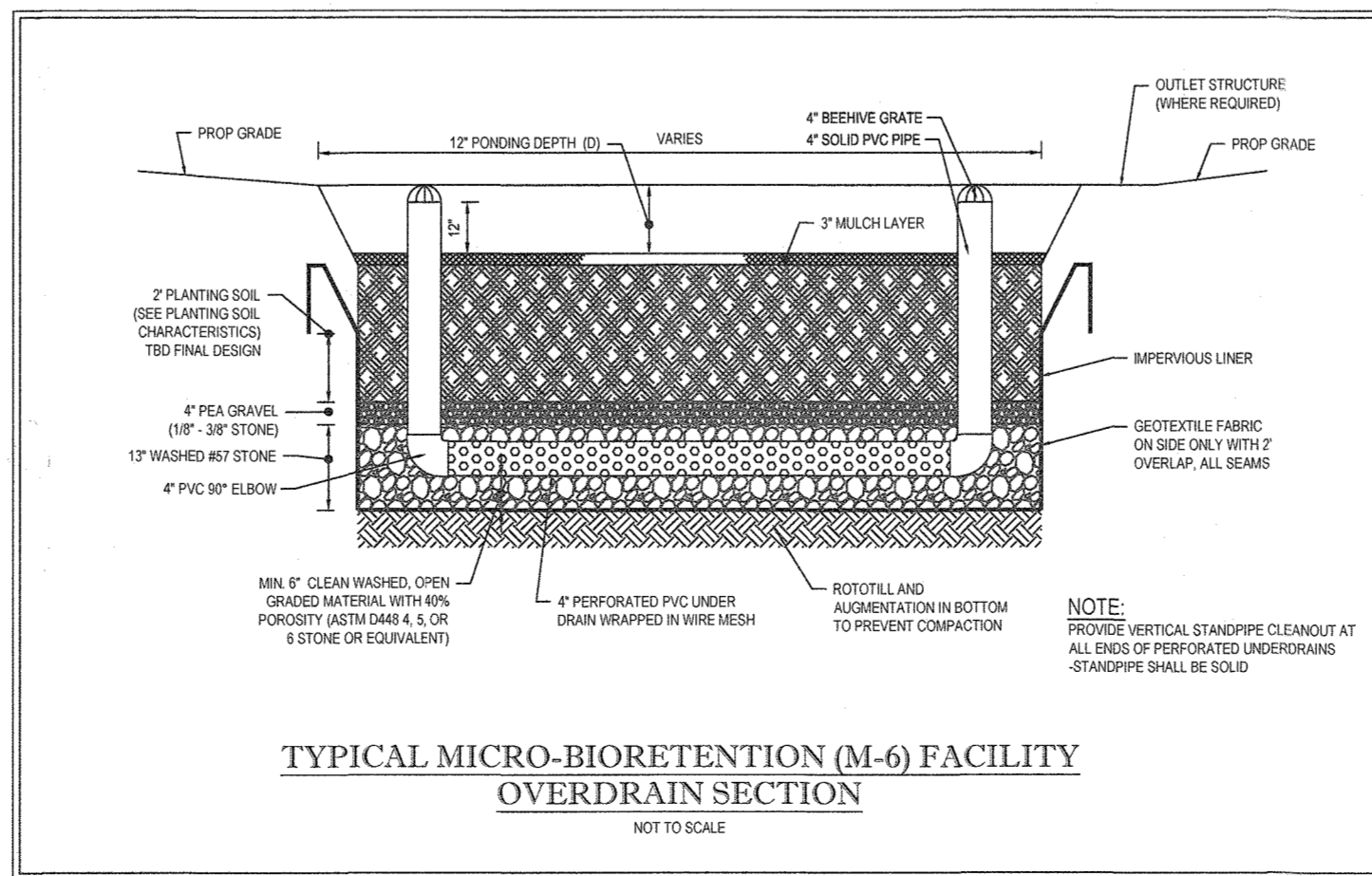
NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED, NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

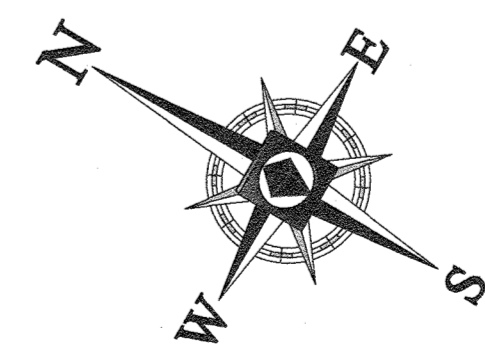
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED #: 14532-00469

PREVIOUS FILE NO.: ECP-17-066 WP-18-070

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	FP
---	BASIN AREA	---
---	STORM SEWER	---
---	SANITARY FORCE MAIN	FM
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	WETLAND	---
---	RIPRAP	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
---	WETLAND BUFFER	WB
---	STREAM BUFFER	SB
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---



TYPICAL MICRO-BIORETENTION (M-6) FACILITY OVERDRAIN SECTION
NOT TO SCALE



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469
PREVIOUS FILE NO.: ECP-17-056 WP-18-070

NOTE: ALL ROOF DRAINS WILL BE 6"

NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

NOTE: PROPOSED STORM DRAIN PIPES WILL BE SIZED BASED ON THE 10-YR STORM EVENT.

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
60 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/2019

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Valerie J. Liu 6-20-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 12/6/18
DIO Signed 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.
Edwina for Maureen Rossman
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE: 6/24/2019

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
• UPRATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
• PITTSBURGH, PA • PITTSBURGH, PA • PITTSBURGH, PA
• NEW YORK, NY • PITTSBURGH, PA • PITTSBURGH, PA
• PITTSBURGH, PA • PITTSBURGH, PA • PITTSBURGH, PA
• PITTSBURGH, PA • PITTSBURGH, PA • PITTSBURGH, PA
• PITTSBURGH, PA • PITTSBURGH, PA • PITTSBURGH, PA

REVISIONS

REV	DATE	COMMENT	BY

BOHLER ENGINEERING
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-811 (WWW.1-800-245-4448) (PA: 1-800-242-1778) (DC: 1-800-251-7777) (VA: 1-800-652-7071) (MD: 1-800-251-7777) (DE: 1-800-282-6559)

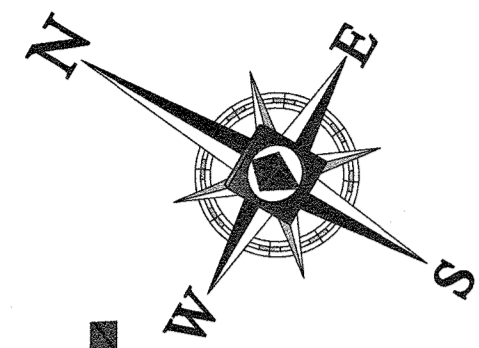
NOT APPROVED FOR CONSTRUCTION
PROJECT NO.: TD161005
DRAWN BY: JBP
CHECKED BY: BRR
DATE: 05/21/19
SCALE: 1" = 50'
GAD I.D.: GPC

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
5/21/19

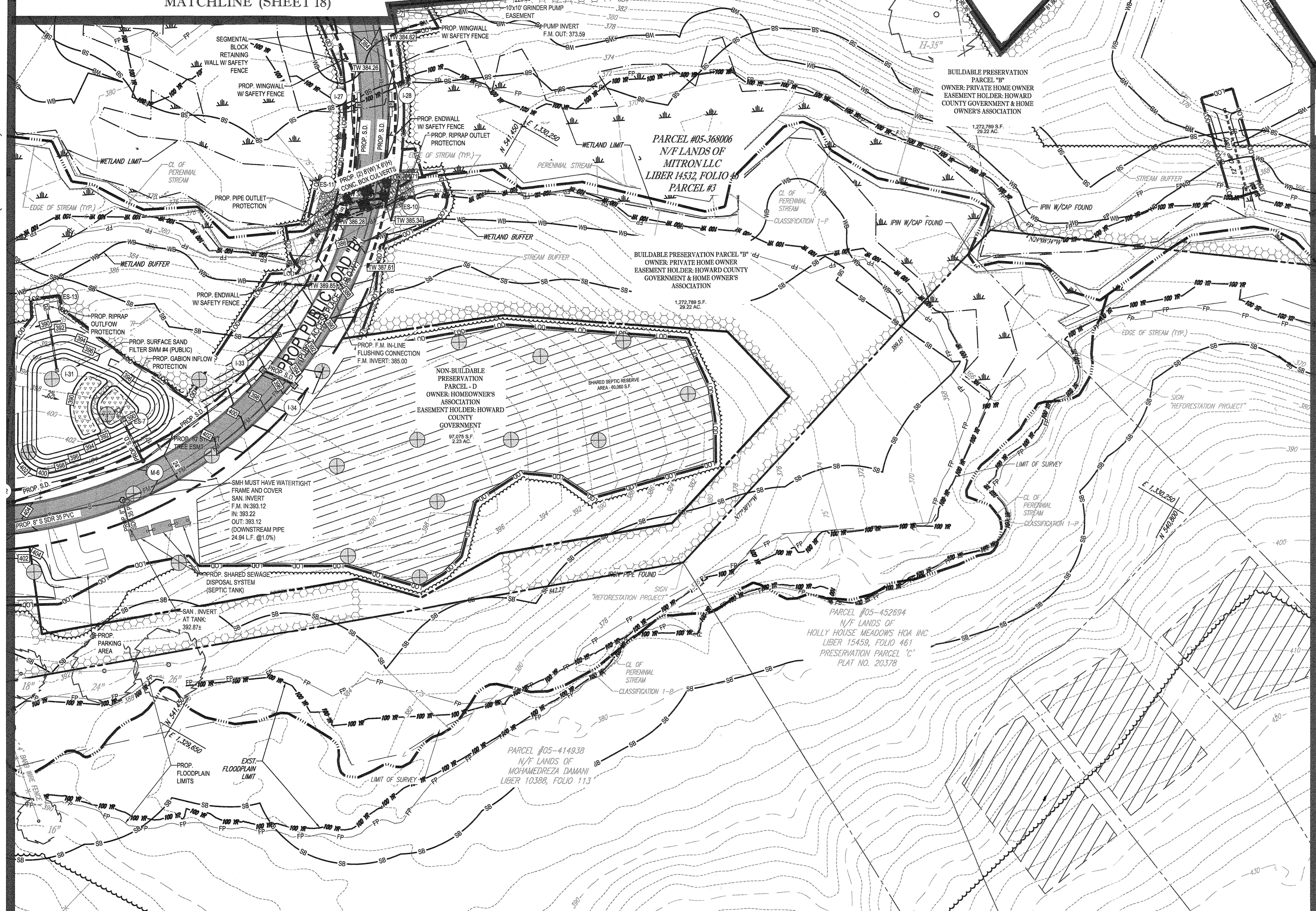
SHEET TITLE:
GRADING AND SWM PLAN
SHEET NUMBER:
18 OF 50



MATCHLINE (SHEET 18)

MATCHLINE (SHEET 20)

MATCHLINE (SHEET 16)



STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	FP
---	BASIN AREA	---
---	STORM SEWER SANITARY FORCE MAIN	FM
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	WETLAND	---
---	RIPRAP	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
WB	WETLAND BUFFER	---
SB	STREAM BUFFER	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	WETLAND DELINEATION FLAG	---

BOHLER ENGINEERING

THE CIVIL AND CONSULTING ENGINEERING FIRM OF BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE IN OUR EMPLOYMENT PRACTICES.

LAND SURVEYING ENGINEERING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BIRMINGHAM, AL
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WWW.800.245.4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-283-8844)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161002
DRAWN BY: J.P.
CHECKED BY: B.R.
DATE: 02/28/19
SCALE: 1" = 50'
CAD: L.D. G.P.

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
LICENSE NO. 4868

3/20/19

SHEET TITLE:
GRADING AND SWM PLAN

SHEET NUMBER:
19 OF 50

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nallea Jaffe 6-28-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/6/18

DATE
DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Ed Wilson for Maurice Roseman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00489

PREVIOUS FILE No.:
ECP-17-056
WP-18-070

PROFESSIONAL CERTIFICATION
BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4868, EXPIRATION DATE: 7/3/2019.

MATCHLINE (SHEET 21)

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ON-SITE PROPERTY LINE / R.O.W. LINE	---
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
	EASEMENT LINE	---
	SETBACK LINE	---
	CONTOUR LINE	---
	PERENNIAL STREAM	---
	WETLAND	---
	FLOODPLAIN LIMIT	FP
	BASIN AREA	---
	STORM SEWER	---
	SANITARY FORCE MAIN	---
	HYDRANT	▼
	SANITARY MANHOLE	●
	STORM MANHOLE	●
	LIMIT OF FIELD RUN SURVEY	---
	LIMIT OF DISTURBANCE	---
	LOW (PHASE 1)	---
	LOW (PHASE 2)	---
	WETLAND	---
	RIPRAP	---
	STEEP SLOPES (>25%)	---
	STEEP SLOPES (15%-25%)	---
	FULL DEPTH PAVEMENT	---
	TREELINE	---
	WB WETLAND BUFFER	---
	SB STREAM BUFFER	---
	SEPTIC EASEMENT RESERVE AREA	---
	WELL AREA	---
	TREE	---
	PERCOLATION HOLE (PASSED)	---
	WETLAND DELINEATION FLAG	---

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WV 1-800-245-4546) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8656)

NOT APPROVED FOR CONSTRUCTION

PROJECT No: TD161005
 DRAWN BY: BRR
 DATE: 06/14/19
 SCALE: 1" = 50'
 CAD I.D.: GRS

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

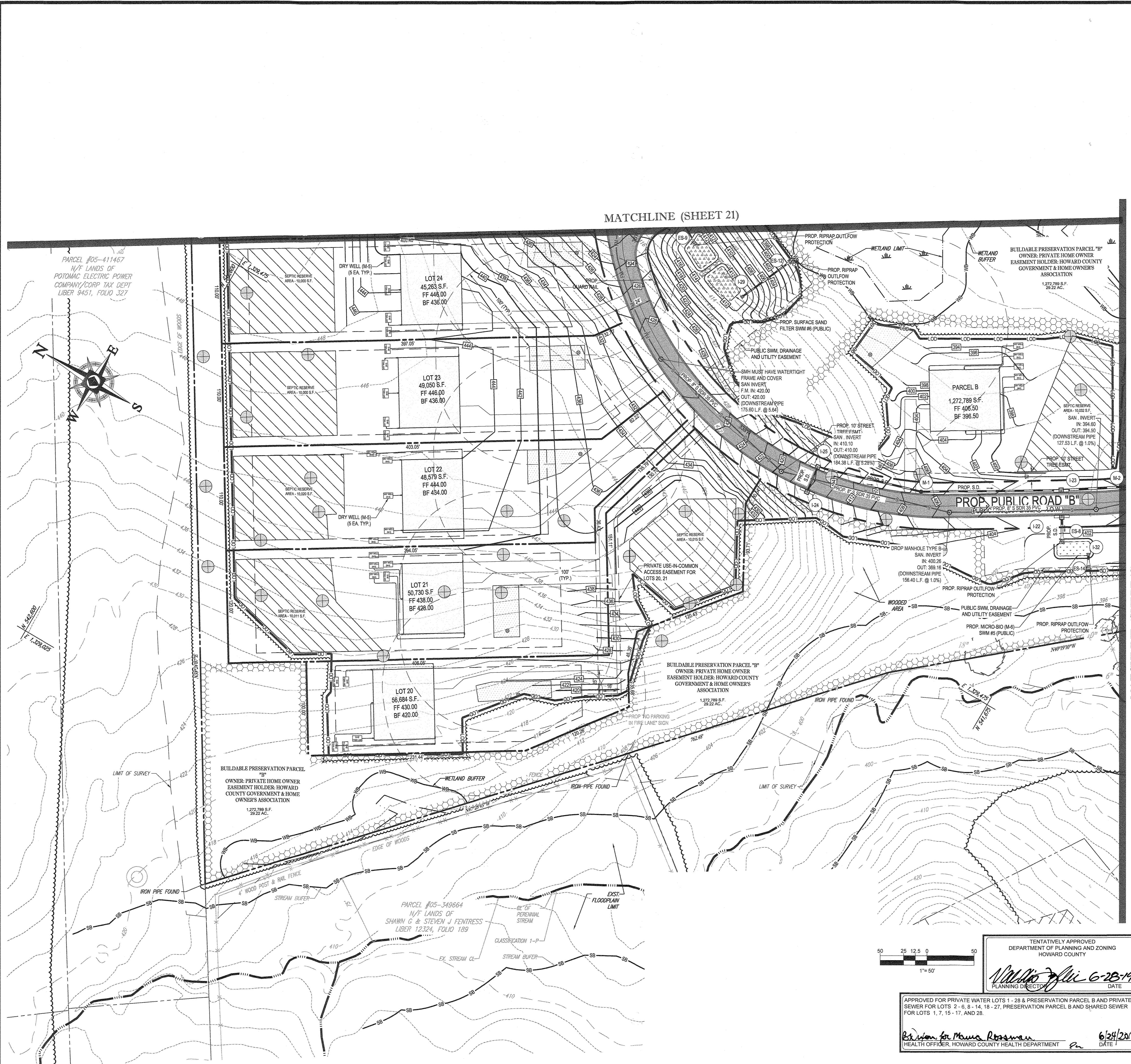
901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 No. 1419

SHEET TITLE:

GRADING AND SWM PLAN

SHEET NUMBER:
 20 OF 50



MATCHLINE (SHEET 19)

- NOTE: ALL ROOF DRAINS WILL BE 6"
- NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.
- NOTE: PROPOSED STORM DRAIN PIPES WILL BE SIZED BASED ON THE 10-YR STORM EVENT.
- NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED, NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 12/6/18
 DATE: 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

6/24/2019

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 600 H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PREVIOUS FILE No.:

ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40838, EXPIRATION DATE: 7/3/2019



ESD SUMMARY TABLE	
'SITE AREA'	40.14 AC
ESD	32,651 C.F. (REQUIRED), 33,712.45 C.F. (PROVIDED)
Rev	6,466 C.F. (REQUIRED), 6,492 C.F. (PROVIDED)
CPv	INCLUDED IN ESDv
QP10	NOT REQUIRED
QP25	418,612 C.F. (REQUIRED), 449,172 C.F. (PROVIDED)
QP100	NOT REQUIRED

STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	FP
---	BASEIN AREA	---
---	STORM SEWER / SANITARY FORCE MAIN	FM FM
---	SANITARY MANHOLE	•
---	STORM MANHOLE	•
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
---	LOW (PHASE 2)	---
---	WETLAND	---
---	RIPRAP	---
---	ROOT PROTECTION	RP RP
---	TREE PROTECTION FENCE	TPF TPF
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
WB	WETLAND BUFFER	WB
SB	STREAM BUFFER	SB
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	⊙
---	TREE	⊙
---	PERCOLATION HOLE (PASSED)	⊕
---	WETLAND DELINEATION FLAG	⚡

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 8, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.
Raissa for Maureen Roseman 6/24/18
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Nidia J. Liu 6-28-18
 PLANNING DIRECTOR DATE

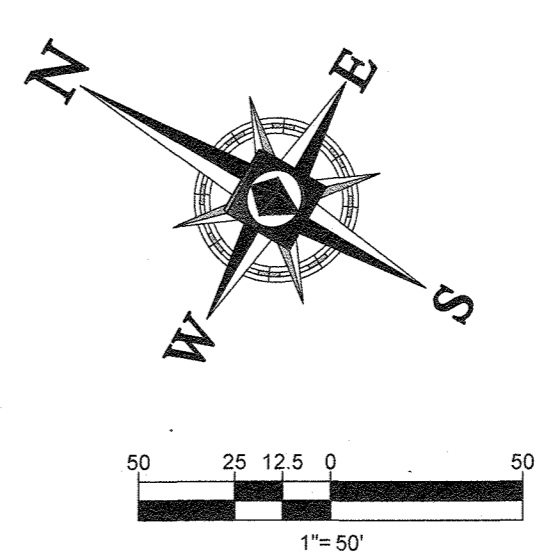
APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 12/6/18
 DATE
DJO SIGNED 2/15/19

NOTE: ALL ROOF DRAINS WILL BE 6"
 NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE
 NOTE: PROPOSED STORM DRAIN PIPES WILL BE SIZED BASED ON THE 10-YR. STORM EVENT.
 NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 60 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. 60 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42888, EXPIRATION DATE: 7/31/19



SUBDIVISION NAME: LYHUS PROPERTY SECTION AREA: N/A DEED # 14532/0469
 PREVIOUS FILE NO.:
 ECP-17-056 WP-18-070

BOHLER ENGINEERING
 CIVIL AND ENVIRONMENTAL ENGINEERS
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 • BALTIMORE, MD • CHARLOTTE, NC
 • BOSTON, MA • CHICAGO, IL
 • PITTSBURGH, PA • DENVER, CO
 • LEHIGH VALLEY, PA • NORTHERN VIRGINIA
 • NEW YORK, NY • RICHMOND, VA
 • NORTH CAROLINA • RECONSTRUCTION, DC
 • WASHINGTON, DC • DALLAS, TX

REVISIONS			
REV	DATE	COMMENT	BY

BOHLER ENGINEERING
 THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-245-4848 (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7301) (MD 1-800-257-7777) (DE 1-800-282-8500)

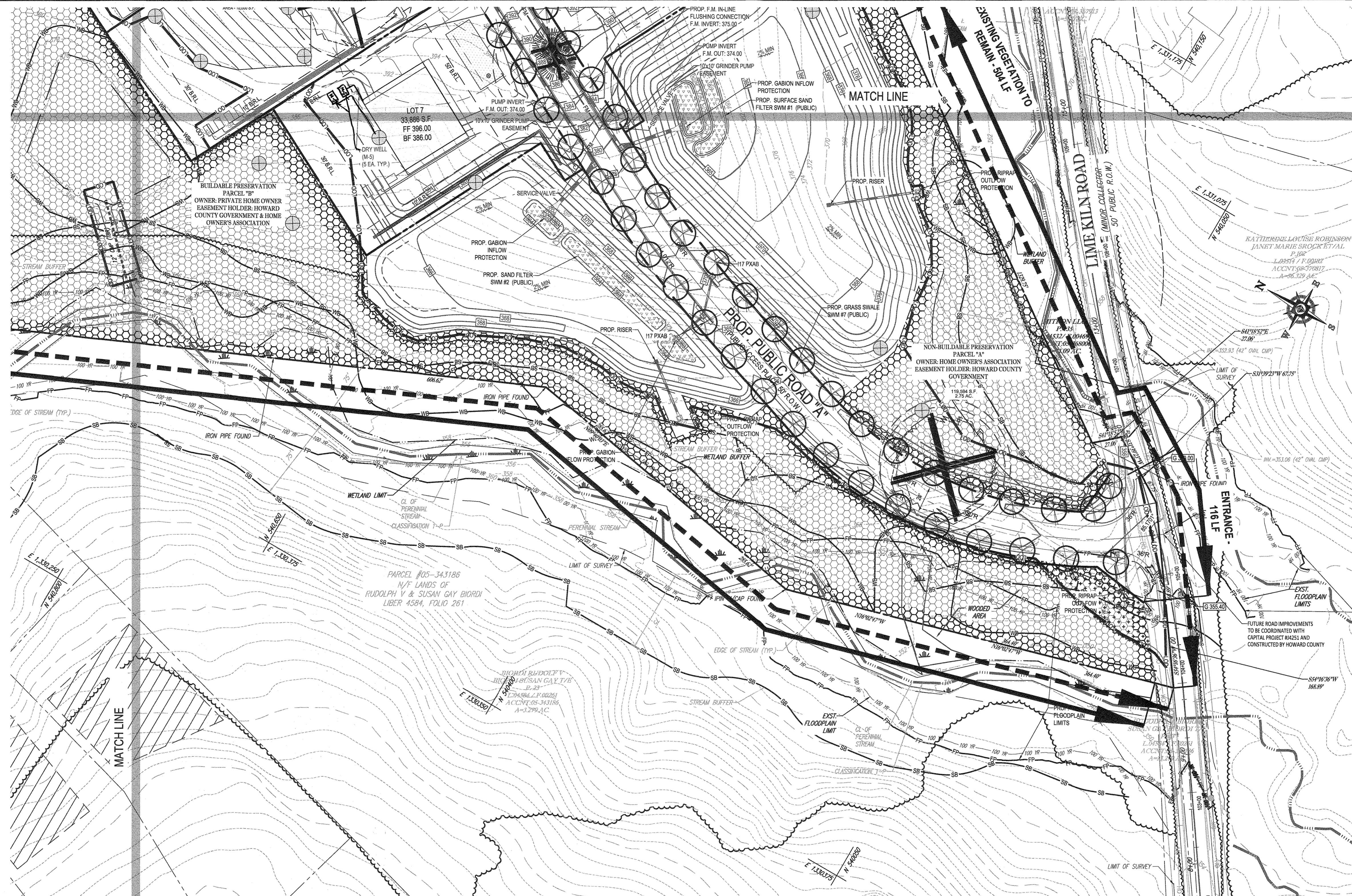
NOT APPROVED FOR CONSTRUCTION
 PROJECT NO.: TD161003 JP
 DRAWN BY: BRR
 DATE: 02/28/19
 SCALE: 1" = 50'
 CAD I.D.: GPS

PRELIMINARY EQUIVALENT SKETCH PLAN FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 42888
 3/20/19

SHEET TITLE:
GRADING AND SWM PLAN
 SHEET NUMBER:
21 OF 50



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMIT OF DISTURBANCE
	WETLAND BUFFER LIMITS
	TREE PROTECTION FENCE
	ROOT PRUNING
	6' HIGH CHAIN LINK FENCE
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE (CRZ)
	FOREST CONSERVATION EASEMENT
	SEPTIC RESERVE AREA
	SANITARY PERCOLATION TEST HOLE

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *Lyhus Property* DATE: *3/27/19*

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: *N. J. ...* DATE: *0-20-19*

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: *12/6/18*
D. O. ... DATE: *2/13/19*

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: NA
 DEED # 14532/00469

PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40	GRID: 24	ZONED: RR-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	PARCEL: 135	
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075		
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442		

PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/20/18

BOHLER ENGINEERING

THE CITY AND COUNTY OF MARYLAND
 LAND SURVEYING PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 SOUTHERN NEW JERSEY
 PITTSBURGH, PA
 LEHIGH VALLEY, PA
 NEW YORK, NY
 NORTHERN NEW JERSEY
 RICHMOND BEACH, DE
 WASHINGTON, DC
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 411 (WV 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-251-7777) (VA 1-800-652-7001) (MD 1-800-251-7777) (DE 1-800-292-6555)

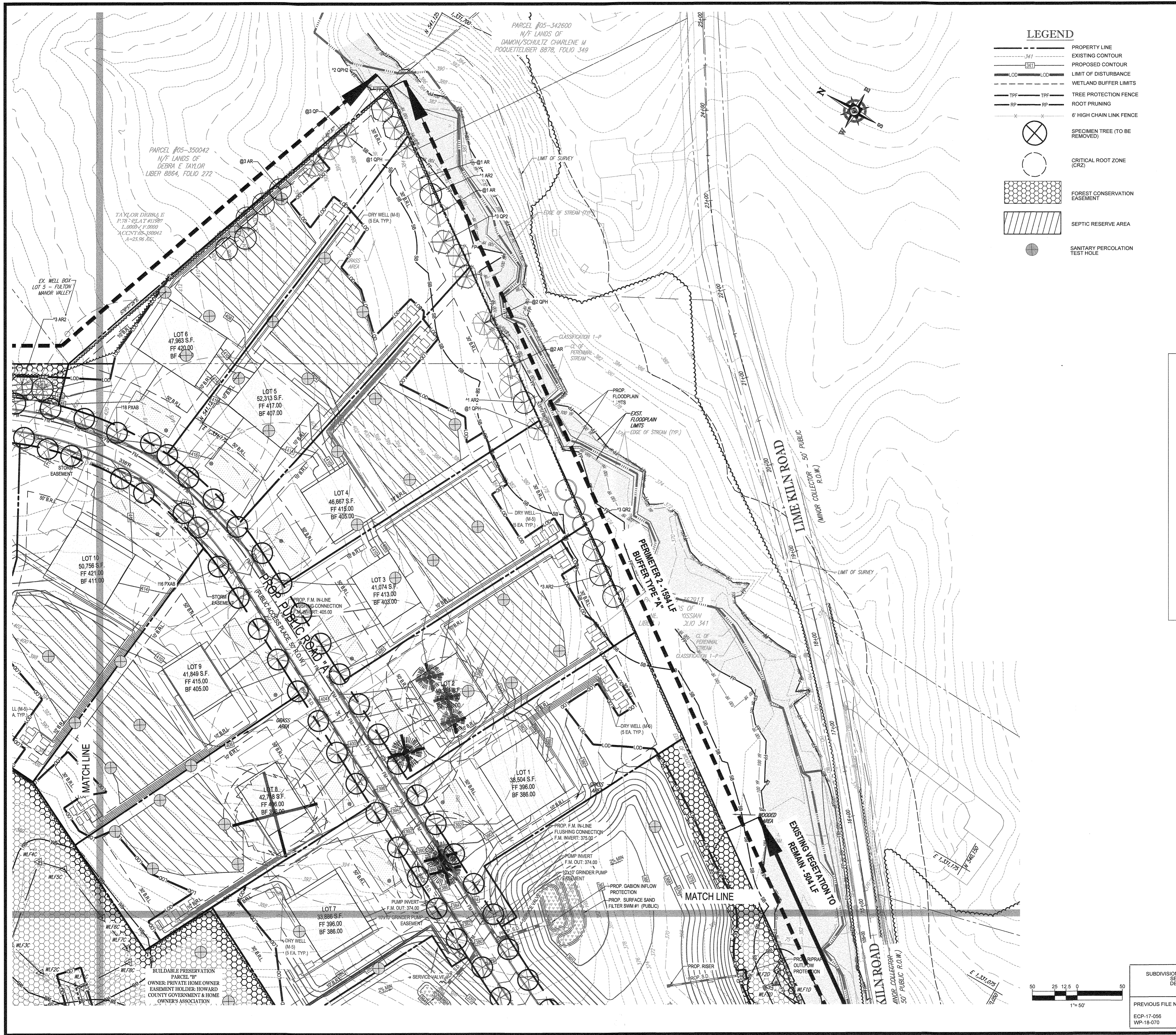
PROJECT NO.: TD161005
 DRAWN BY: JRP
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CAD I.D.: LPS

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

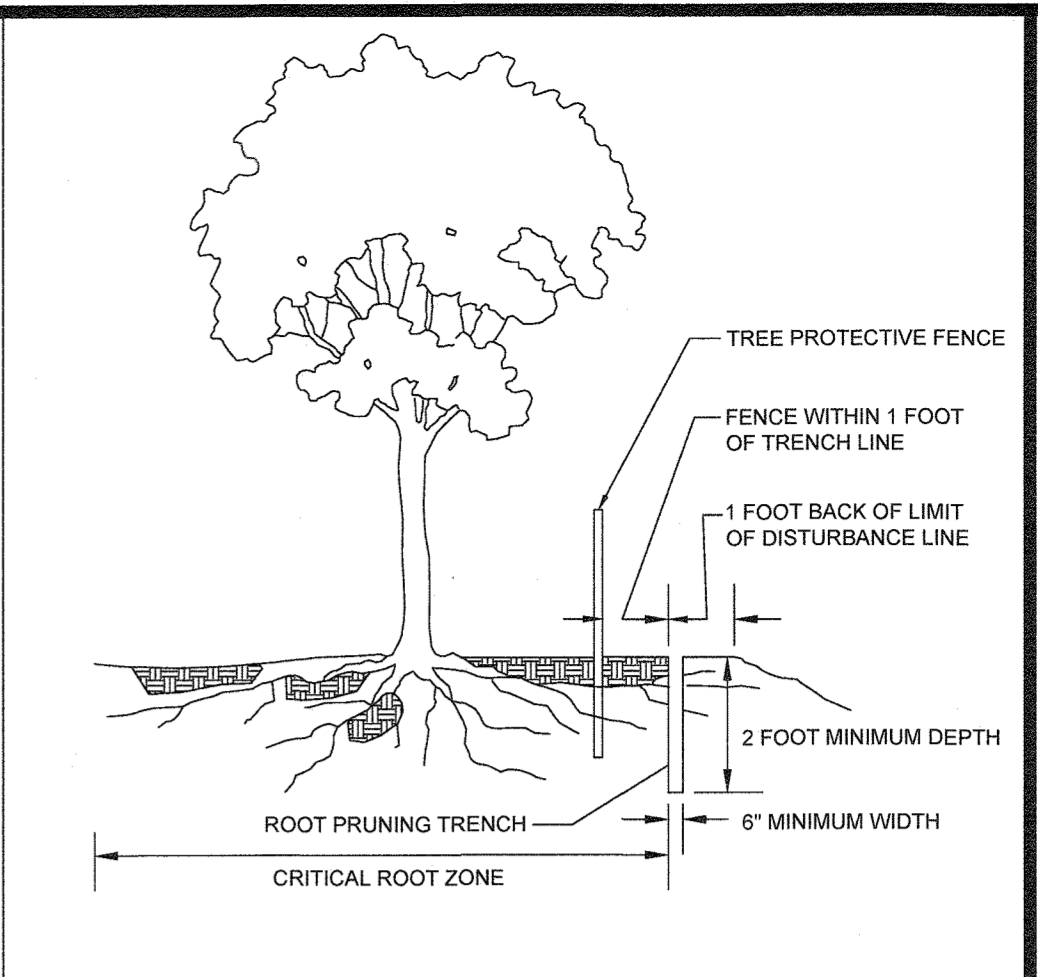
E.R. McWILLIAMS
 REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
23 OF 50

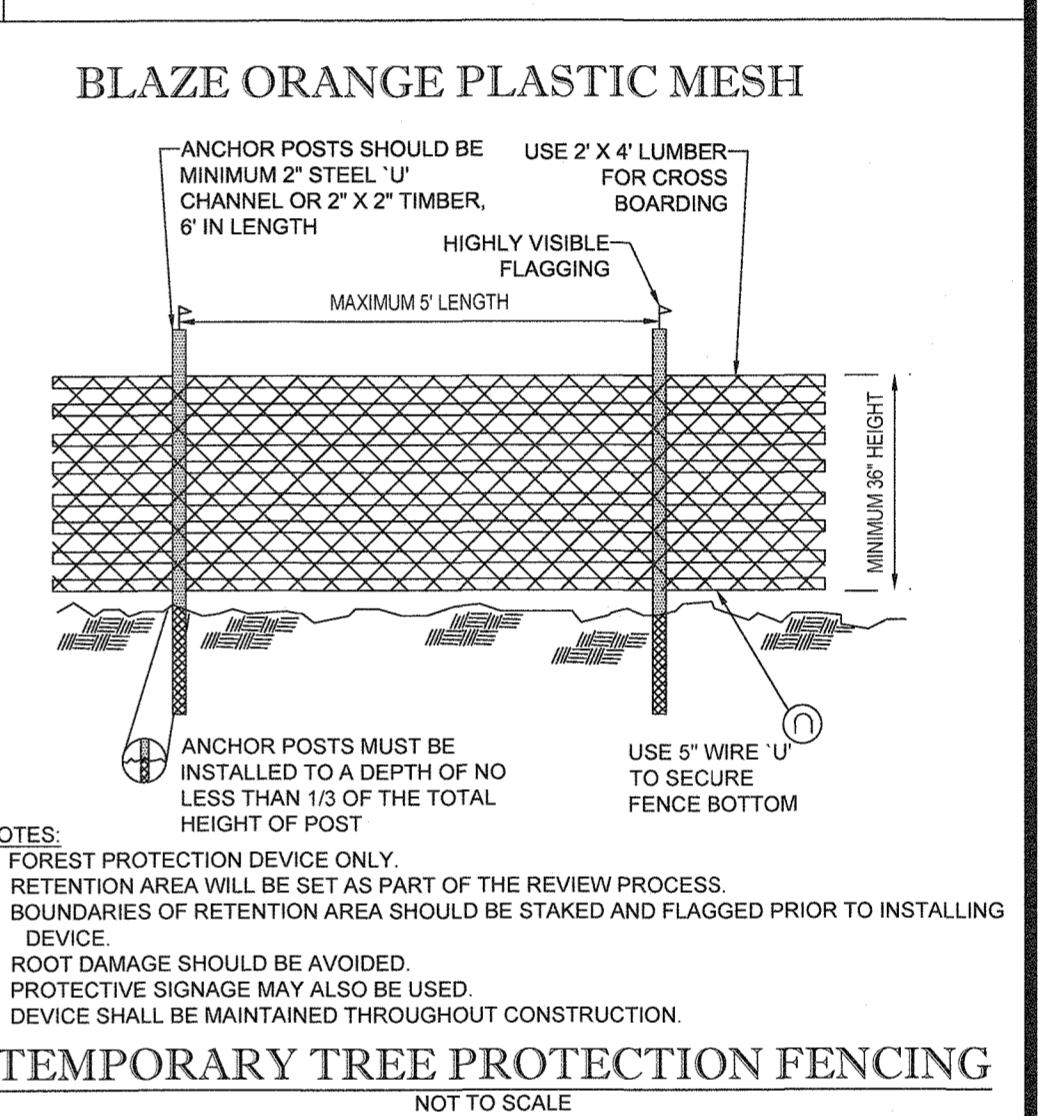


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- WETLAND BUFFER LIMITS
- TREE PROTECTION FENCE
- ROOT PRUNING
- 6' HIGH CHAIN LINK FENCE
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE (CRZ)
- FOREST CONSERVATION EASEMENT
- SEPTIC RESERVE AREA
- SANITARY PERCOLATION TEST HOLE



- NOTES:
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED FLAGGED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



TEMPORARY TREE PROTECTION FENCING

NOT TO SCALE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Walter J. ... DATE: 6-20-19
PLANNING DIRECTOR

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 12/6/18
DVO SIGNED 2/19/19

DEVELOPER'S/ OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/ OWNER'S NAME: *James* DATE: 3/20/19

TAX MAP- 40	GRID: 24	ZONED: RR-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	PARCEL: 135	
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075		
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442		

PROFESSIONAL CERTIFICATION
ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/20/18

BOHLER ENGINEERING

THE CITY OF ANNAPOLIS, MARYLAND
LAND SURVEYING, PLANNING, ENGINEERING, ARCHITECTURE
SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BOSTON, MA
DENVER, CO
HOUSTON, TX
LOS ANGELES, CA
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No: TD161005
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: AS NOTED
CAD I.D.: LE3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

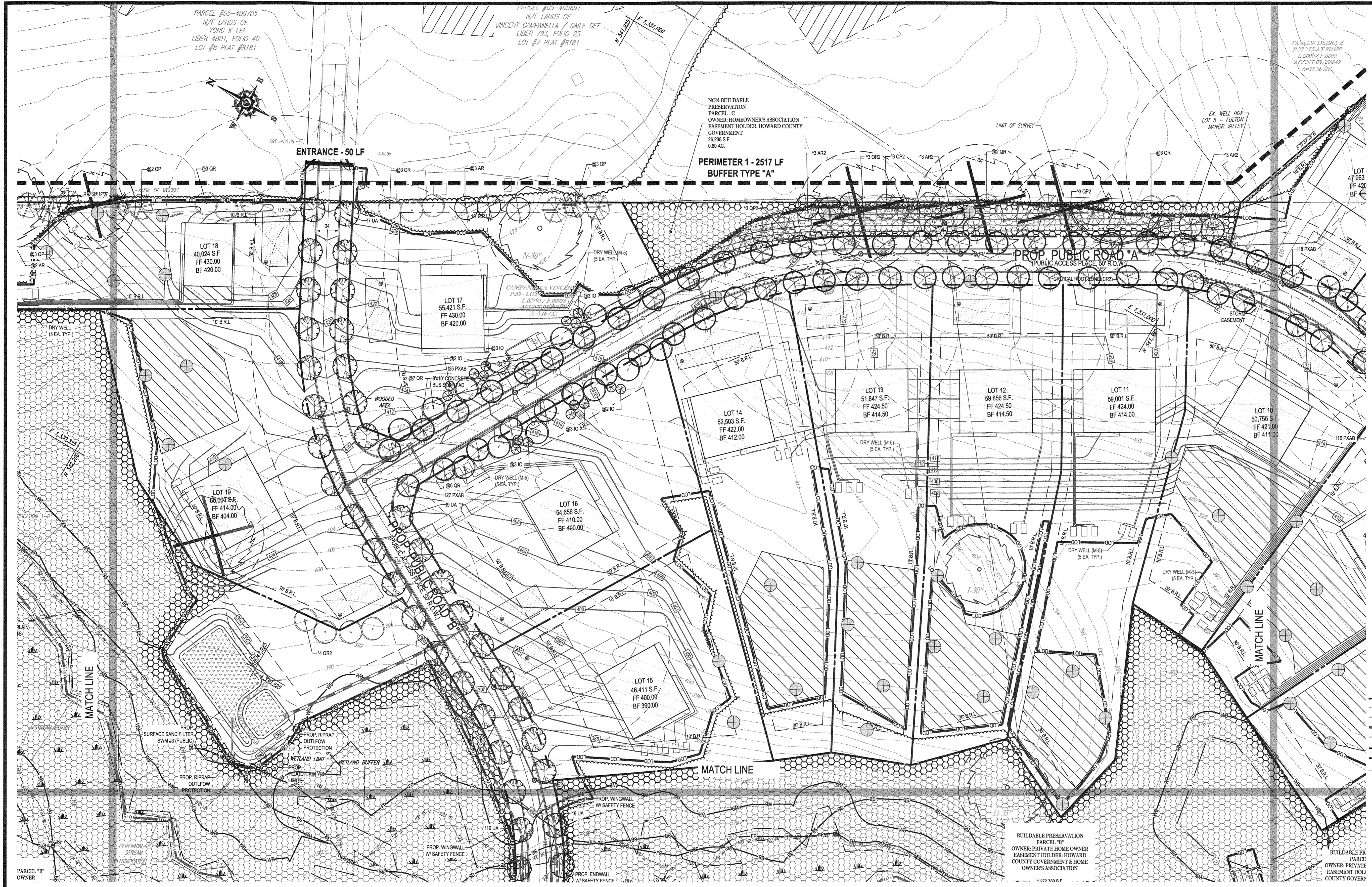
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
24 OF 50



BOHLER ENGINEERING

THE CITY AND COUNTY ENGINEERING ARCHITECTURE LAND SURVEYING AND CONSULTING ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

• BALTIMORE, MD • CHARLOTTE, NC
 • PHILADELPHIA, PA • SOUTHERN MARYLAND • ATLANTA, GA
 • NEW YORK, NY • LEHIGH VALLEY, PA • CENTRAL VIRGINIA
 • NEW YORK, NY • SOUTHWEST VIRGINIA
 • WASHINGTON, DC • SOUTH DAKOTA • DALLAS, TX

THE INFORMATION, DESIGN AND CONSTRUCTION SERVICES PROVIDED BY BOHLER ENGINEERING ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. BOHLER ENGINEERING DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-251-7777 (DC) 1-800-251-7777 (VA) 1-800-562-7001 (MD) 1-800-251-7777 (DE) 1-800-282-8888

PROJECT No.: TD161008
 DRAWN BY: J.P.
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: AS NOTED
 CAD I.D.: LPS

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS

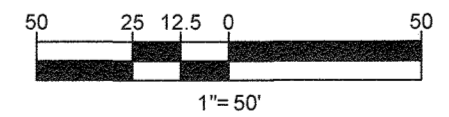
REGISTERED PROFESSIONAL ARCHITECT
 LANDSCAPE ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
25 OF 50

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	LIMIT OF DISTURBANCE
---	WETLAND BUFFER LIMITS
---	TREE PROTECTION FENCE
---	ROOT PRUNING
---	6" HIGH CHAIN LINK FENCE
⊗	SPECIMEN TREE (TO BE REMOVED)
○	CRITICAL ROOT ZONE (CRZ)
▨	FOREST CONSERVATION EASEMENT
▨	SEPTIC RESERVE AREA
⊕	SANITARY PERCOLATION TEST HOLE



TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

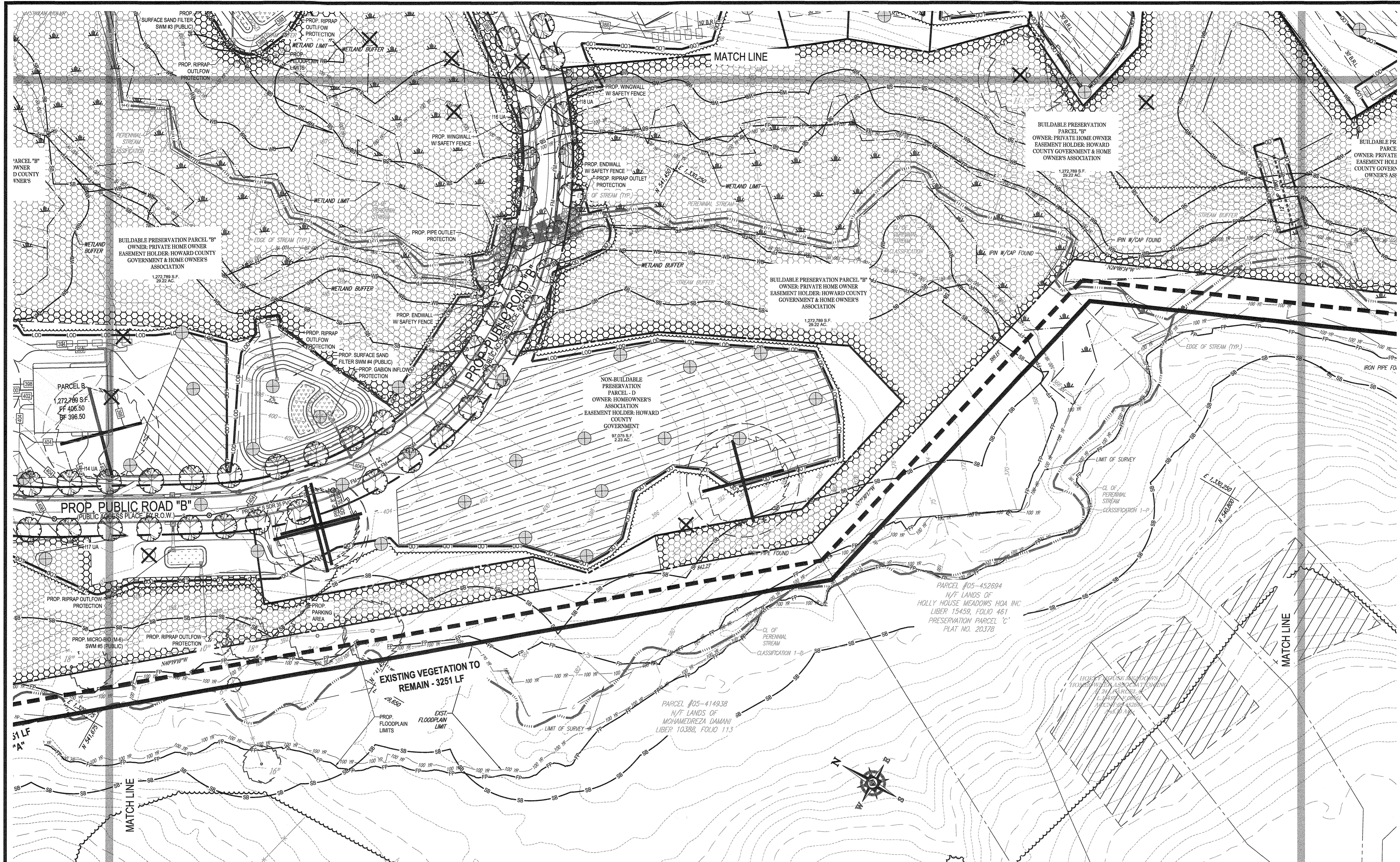
SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: NA
 DEED #: 14532-00469
 PREVIOUS FILE No.:
 ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8997, EXPIRATION DATE: 9/20/18

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME <i>James Fraser</i>	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY <i>William J. Williams</i>	APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 12/6/18 D10 SIGNED 2/19/19
---	--	--

DATE: 3/27/19



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- WETLAND BUFFER LIMITS
- TREE PROTECTION FENCE
- ROOT PRUNING
- 6' HIGH CHAIN LINK FENCE
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE (CRZ)
- FOREST CONSERVATION EASEMENT
- SEPTIC RESERVE AREA
- SANITARY PERCOLATION TEST HOLE

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: (1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7201) (MD 1-800-257-7777) (DE 1-800-252-8569)

LAND SURVEYING ENGINEERING ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

• BALTIMORE, MD • CHARLOTTE, NC
 • BETHESDA, MD • FARGO, ND
 • CHESAPEAKE, VA • FORT WORTH, TX
 • COLUMBIA, SC • GREENSBORO, NC
 • DALLAS, TX
 • ELK RIDGE, MD
 • FARMINGTON, CT
 • FORT MYERS, FL
 • GAITHERSBURG, MD
 • HUNTSVILLE, AL
 • JENKINSVILLE, NC
 • LEXINGTON, VA
 • LITTLE ROCK, AR
 • NASHVILLE, TN
 • NEW YORK, NY
 • PHILADELPHIA, PA
 • RICHMOND, VA
 • ROCKY HILL, CT
 • SOUTH BEND, IN
 • TAMPA, FL
 • WASHINGTON, DC
 • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161002
 DRAWN BY: JFP
 CHECKED BY: BRR
 DATE: 02/28/19
 SCALE: AS NOTED
 CAD I.D.: LEP

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED PROFESSIONAL ARCHITECT

1999

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

26 OF 50

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I WILL FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXEMPTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *James Fraser*
 DATE: 3/11/19

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: *Nancy J. ...*
 DATE: 6-28-19

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: 12/6/18
 DIO SIGNED 2/5/19

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: NA DEED #: 1453200469

PREVIOUS FILE No.: ECP-17-056 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION

ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/18



LEGEND

- 3/4" — PROPERTY LINE
- 3/4" — EXISTING CONTOUR
- 3/4" — PROPOSED CONTOUR
- 100 --- LIMIT OF DISTURBANCE
- 100 --- WETLAND BUFFER LIMITS
- 100 --- TREE PROTECTION FENCE
- 100 --- ROOT PRUNING
- 100 --- 6" HIGH CHAIN LINK FENCE
- ⊗ --- SPECIMEN TREE (TO BE REMOVED)
- --- CRITICAL ROOT ZONE (CRZ)
- ▨ --- FOREST CONSERVATION EASEMENT
- ▨ --- SEPTIC RESERVE AREA
- --- SANITARY PERCOLATION TEST HOLE

BOHLER ENGINEERING

THE CIVIL AND CONSULTING ENGINEERING, ARCHITECTURE AND LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES SUSTAINABLE DESIGN

CHARLOTTE, NC
 BAIT MORE, MD
 BALTIMORE, MD
 PHILADELPHIA, PA
 RICHMOND, VA
 PHOENIX, AZ
 RALEIGH, NC
 RICHMOND, VA
 SOUTH FLORENCE, FL
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. TD161005
 DRAWN BY: JPB
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CAD ID: LPS

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SHEET NUMBER:
27 OF 50

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nedra Jyllie 6-28-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE 12/6/18
 D10 SIGNED 2/15/19

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN INSPECTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

James Fraser
 DEVELOPER'S / OWNER'S NAME DATE 3/2/19

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKRIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

PREVIOUS FILE NO. :
 ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION

ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/20/19



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMIT OF DISTURBANCE
	WETLAND BUFFER LIMITS
	TREE PROTECTION FENCE
	ROOT PRUNING
	6' HIGH CHAIN LINK FENCE
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE (CRZ)
	FOREST CONSERVATION EASEMENT
	SEPTIC RESERVE AREA
	SANITARY PERCOLATION TEST HOLE

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

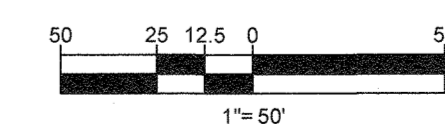
DEVELOPER'S/OWNER'S NAME: *[Signature]*
 DATE: 3/24/19

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 6-28-19

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: 12/6/18
 D10 SIGNED 2/15/19



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED #: 14532/00469

PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 610 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 3697, EXPIRATION DATE: 9/20/18

BOHLER ENGINEERING

LAND SURVEYING ENGINEERING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

● BALTIMORE, MD ● CHARLOTTE, NC
 ● BOSTON, MA ● CHICAGO, IL
 ● DENVER, CO ● DALLAS, TX
 ● HOUSTON, TX ● KANSAS CITY, MO
 ● LOS ANGELES, CA ● NEW YORK, NY
 ● PHILADELPHIA, PA ● RICHMOND, VA
 ● SOUTH BEND, IN ● TAMPA, FL
 ● WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811

(VA 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-357-3777)
 (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-284-8569)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161005
 DRAWN BY: JPF
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CAD I.D.: LP2

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT


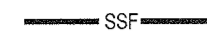














SHAPE ARCHITECTS

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
28 OF 50

H:\1801\4387\DRWG\PLAN\SET\PRELIMINARY EQU... B187CH PLAND1420TLP.DWG PRINTED BY: AGAMBA 3/25/19 @ 5:22 PM LAST SAVED BY: AGAMBA

EROSION AND SEDIMENT CONTROL LEGEND

-  SILT FENCE
-  SUPER SILT FENCE
-  TREE PROTECTION
-  ROOT PROTECTION ZONE
-  STEEP SLOPES (15%-25%)
-  STEEP SLOPES (>25%)
-  SOIL DIVIDE
-  SOIL LABEL
-  RIPRAP STABILIZATION
-  LIMIT OF DISTURBANCE
-  LIMIT OF WORK (PH 1)
-  LIMIT OF WORK (PH 2)
-  CURB INLET PROTECTION
-  STANDARD INLET PROTECTION
-  EARTH DIKE
-  STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS MORE RESTRICTIVE.
2. SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
3. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
5. EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICH IS MORE RESTRICTIVE.
6. CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
7. IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
8. IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
9. WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (LO-1) AND WITHIN THE LIMIT OF DISTURBANCE (LO-2) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY OF THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
 TOTAL UNADJUSTED RAW FILL = 95,562 CY
 TOTAL UNADJUSTED NET (CUT) = 8,588 CY
 20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
 ADJUSTED EXPORT = 28,828 CY

LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
 LIMIT OF DISTURBANCE (PHASE 2): 12.98 AC.

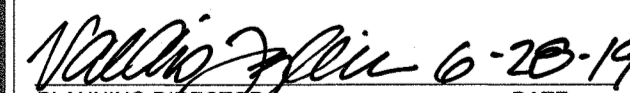
LIMIT OF WORK (PHASE 1): 20.00 AC.
 LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

1. ALL UNDERGROUND ROOF LEADERS WILL BE 1" PVC PIPE.
2. ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

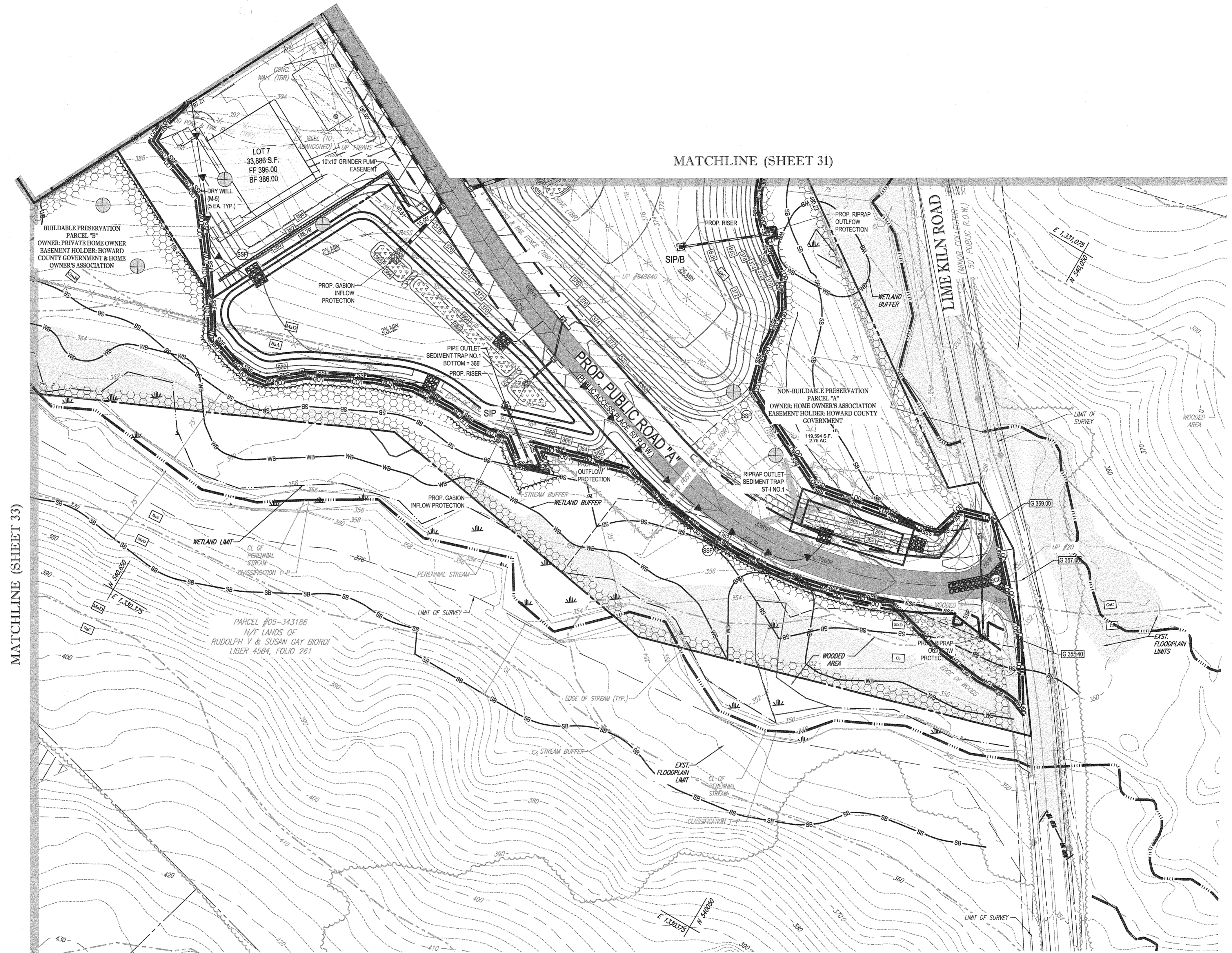
NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE 6-20-19

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 12/6/18
 DATE DIO Signed 2/5/19

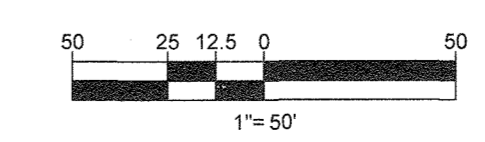
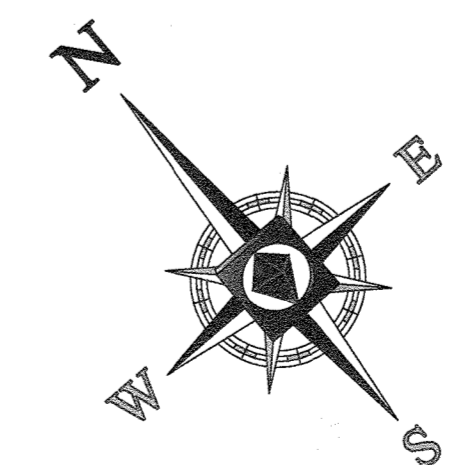
APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.


 HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE 6/24/2019



MATCHLINE (SHEET 31)

MATCHLINE (SHEET 33)



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469
 PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 616 H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. 616 H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2019

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING AND CONSTRUCTION ADMINISTRATION
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 UPRATE NEW YORK PHILADELPHIA BALTIMORE CHARLOTTE NC
 NEW ENGLAND PHILADELPHIA BALTIMORE CHARLOTTE NC
 NEW YORK METRO PHILADELPHIA BALTIMORE CHARLOTTE NC
 NEW YORK METRO PHILADELPHIA BALTIMORE CHARLOTTE NC
 NEW YORK METRO PHILADELPHIA BALTIMORE CHARLOTTE NC

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-245-4648 (PA 1-800-242-1777) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-382-8669)

NOT APPROVED FOR CONSTRUCTION
 PROJECT No: TD161005
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 06/14/19
 SCALE: 1" = 50'
 CAD ID: GP2

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

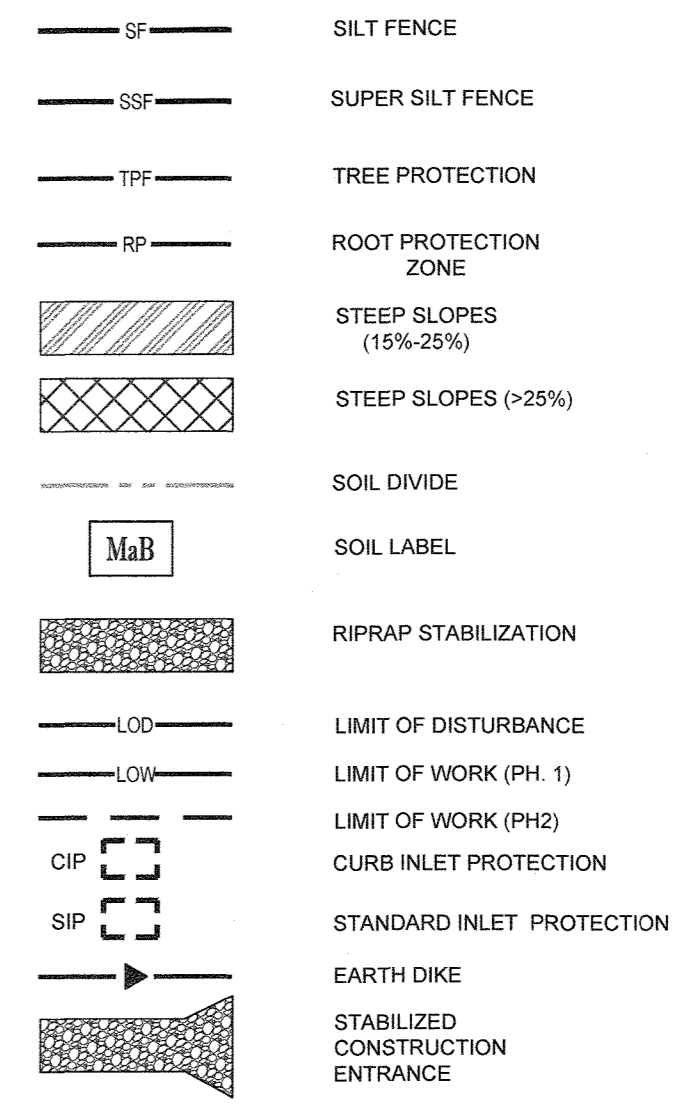
BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7800
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 40808

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
30 OF 50

MATCHLINE (SHEET 32)

EROSION AND SEDIMENT CONTROL LEGEND



BOHLER ENGINEERING logo and address information: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284.

REVISIONS table with columns for REV, DATE, COMMENT, and BY.

NOT APPROVED FOR CONSTRUCTION stamp with project details and a signature.

PRELIMINARY EQUIVALENT SKETCH PLAN stamp for LYHUS PROPERTY.

BOHLER ENGINEERING stamp with project information and contact details.

B.R. ROWE stamp, Professional Engineer, dated 3/10/19.

EROSION AND SEDIMENT CONTROL PLAN stamp, SHEET 31 OF 50.

EROSION AND SEDIMENT CONTROL NOTES

- 1. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SSP APPROVAL, WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
2. SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
3. ALL PROPOSED WORK OUTSIDE OF PERMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
5. EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
7. IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
8. IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
9. WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (-LOW-) AND WITHIN THE LIMIT OF DISTURBANCE (-LOD-) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
TOTAL UNADJUSTED RAW FILL = 95,552 CY
TOTAL UNADJUSTED NET (CUT) = 5,598 CY
20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
ADJUSTED EXPORT = 28,828 CY
LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
LIMIT OF DISTURBANCE (PHASE 2): 12.98 AC.
LIMIT OF WORK (PHASE 1): 20.00 AC.
LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

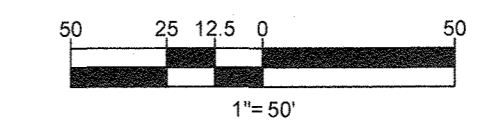
- 1. ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
2. ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Planning Director signature dated 6-28-19.

APPROVED PLANNING BOARD OF HOWARD COUNTY. Date 12/6/18, DIO SIGNED 2/15/19.

TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC. DEVELOPER: ROCK REALTY INC.

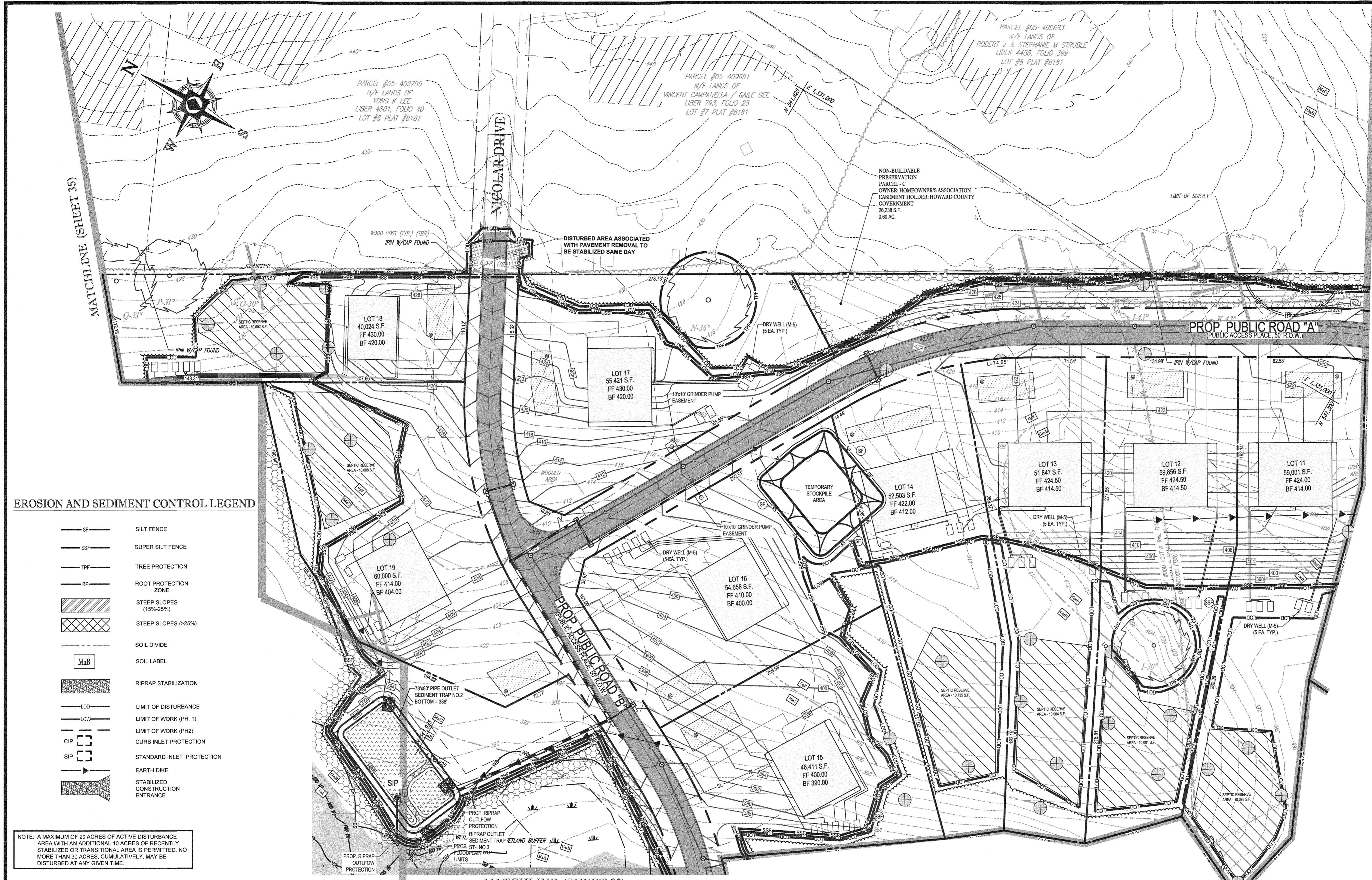


PREVIOUS FILE NO.: ECP-17-056 WP-18-070. SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: NA DEED # 14532/00469.

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 16 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28. Signature of Brian De Munn Rodman, Health Officer, dated 6/24/2019.

MATCHLINE (SHEET 30)





EROSION AND SEDIMENT CONTROL LEGEND

- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- TPF — TREE PROTECTION
- RP — ROOT PROTECTION ZONE
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- MaB SOIL LABEL
- RIPRAP STABILIZATION
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK (PH. 1)
- LPH2 — LIMIT OF WORK (PH2)
- CIP — CURB INLET PROTECTION
- SIP — STANDARD INLET PROTECTION
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nathalie J. J. 6/25/19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/6/18
DATE

DJO SIGNED 2/5/19
DATE

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Devon M. Rossman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHES.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
- WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (LOW) AND WITHIN THE LIMIT OF DISTURBANCE (LOD), SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY OF THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
TOTAL UNADJUSTED RAW FILL = 56,552 CY
TOTAL UNADJUSTED NET (CUT) = 8,598 CY

20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
ADJUSTED EXPORT = 28,828 CY

LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
LIMIT OF DISTURBANCE (PHASE 2): 12.96 AC.

LIMIT OF WORK (PHASE 1): 20.00 AC.
LIMIT OF WORK (PHASE 2): 9.73 AC.

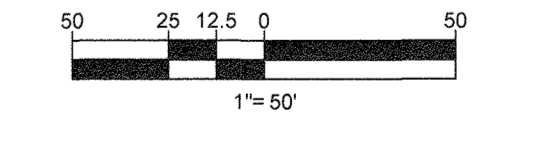
NOTES

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.

MATCHLINE (SHEET 31)

MATCHLINE (SHEET 35)

MATCHLINE (SHEET 33)



SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/0469

PREVIOUS FILE NO.:
ECP-17-056
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49826, EXPIRATION DATE: 7/31/2019.

BOHLER ENGINEERING

STATE CITY AND CONSULTING ENGINEERING
LAND SURVEYING, CIVIL AND CONSULTING ARCHITECTURE
SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
BOSTON, MA
DENVER, CO
DALLAS, TX
FORT LAUDERDALE, FL
HOUSTON, TX
KANSAS CITY, MO
LONG BEACH, CA
LOS ANGELES, CA
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
PHOENIX, AZ
RICHMOND, VA
SAN ANTONIO, TX
SAN DIEGO, CA
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: (800) 541-1500 (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-292-8585)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD181005
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 50'
CAD I.D.: QP2

PROJECT: PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

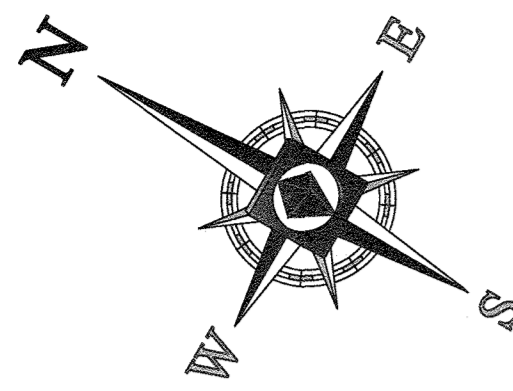
BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
LICENSE NO. 49826

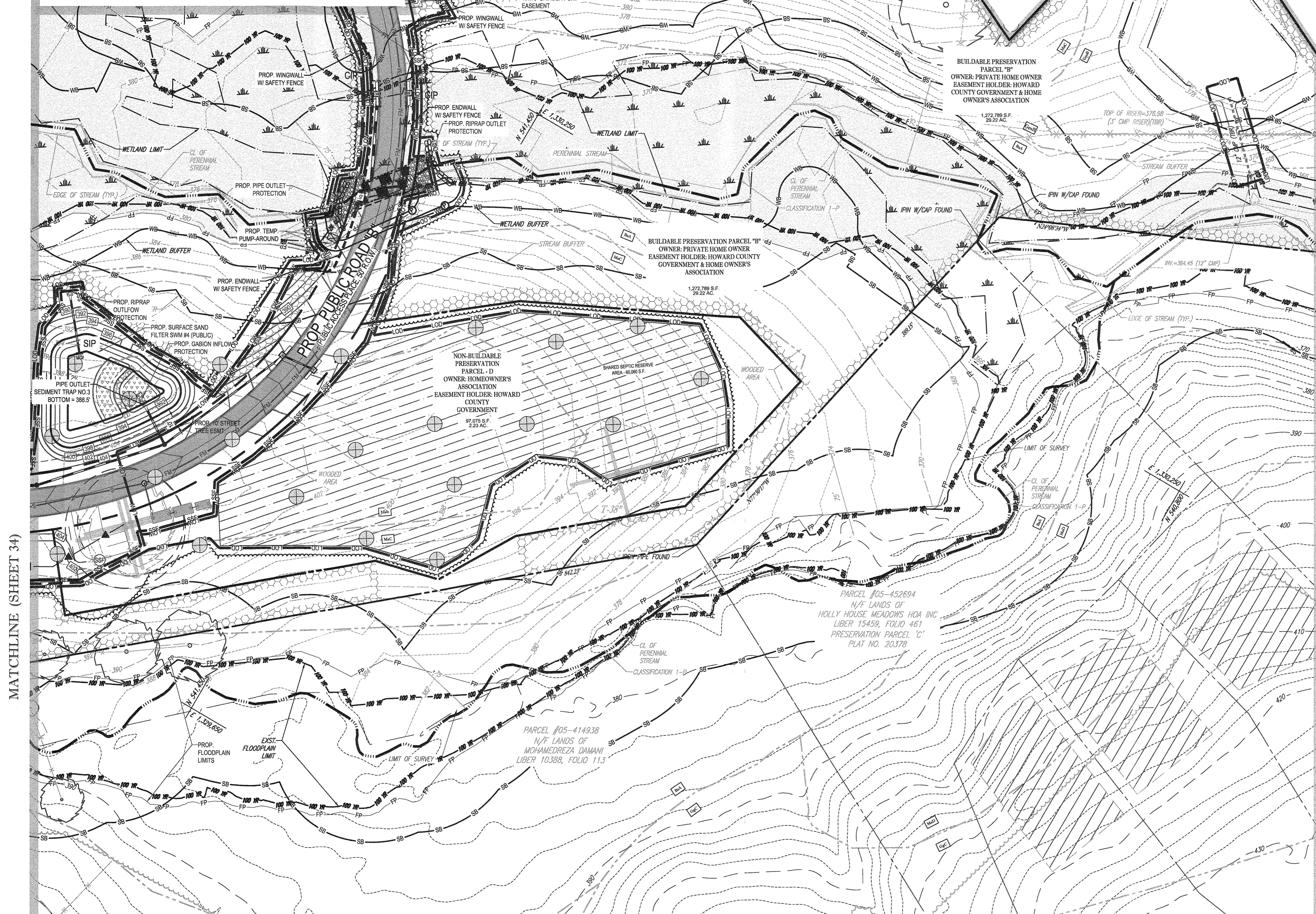
SHEET TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER: **32 OF 50**



MATCHLINE (SHEET 32)

MATCHLINE (SHEET 30)



EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
- IF A UTILITY EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A FINISH LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
- WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (-LOW-) AND WITHIN THE LIMIT OF DISTURBANCE (-LOD-) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY OF THE WORK SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

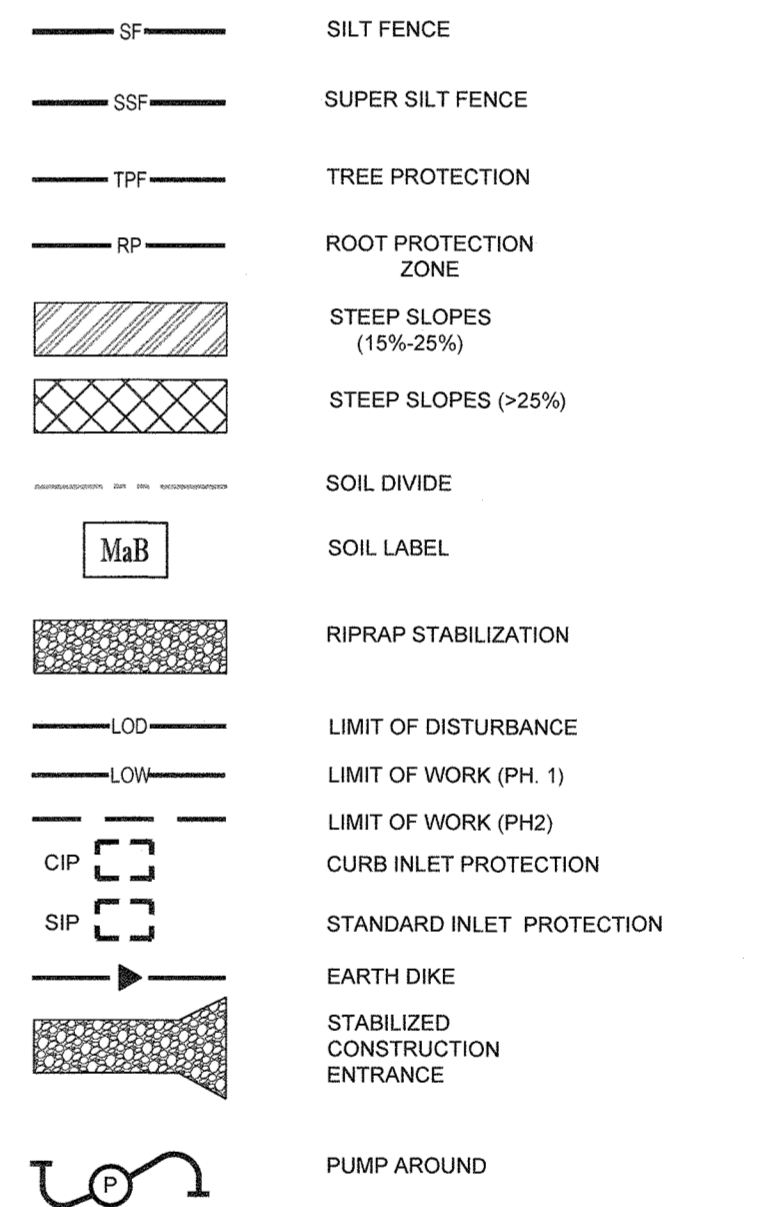
CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
 TOTAL UNADJUSTED RAW FILL = 95,552 CY
 TOTAL UNADJUSTED NET (CUT) = 8,598 CY
 20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
 ADJUSTED EXPORT = 28,828 CY
 LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
 LIMIT OF DISTURBANCE (PHASE 2): 12.98 AC.
 LIMIT OF WORK (PHASE 1): 20.00 AC.
 LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

- ALL UNDERGROUND ROOF LEADERS WILL BE 8" PVC PIPE.
- ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYSILLS.

EROSION AND SEDIMENT CONTROL LEGEND



BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WWW.1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-288-3855)

LAND SURVEYING ARCHITECTURE TRANSPORTATION SERVICES PERMITTING SERVICES

UPSTATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
 NEW ENGLAND • SOUTHERN NEW JERSEY • ATLANTA, GA
 PHILADELPHIA, PA • SOUTHERN MARYLAND • CENTRAL VIRGINIA
 LEHIGH VALLEY, PA • CENTRAL VIRGINIA
 NEW YORK METRO AREA • SOUTH EASTERN PA. • SOUTH CAROLINA
 SOUTH WEST FLORIDA • FARGO, ND • DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161002
 DRAWN BY: J.P.
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: 1" = 50'
 CAD: J.D.

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER

3/8/19

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
33 OF 50

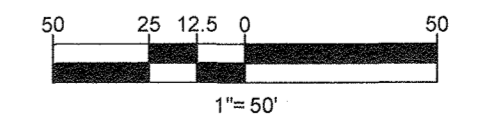
APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 12/6/18
 DATE
 DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 16 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DATE: 6/24/2019
 PLANNING DIRECTOR: [Signature]
 DATE: 6-28-19



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: NA
 DEED # 14532/00489

PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070





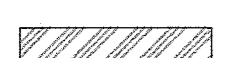


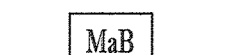
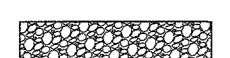





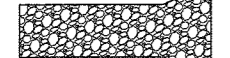

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 60 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40825, EXPIRATION DATE: 7/31/2019

EROSION AND SEDIMENT CONTROL LEGEND

-  SILT FENCE
-  SUPER SILT FENCE
-  TREE PROTECTION
-  ROOT PROTECTION ZONE
-  STEEP SLOPES (15%-25%)
-  STEEP SLOPES (>25%)
-  SOIL DIVIDE
-  SOIL LABEL
-  RIPRAP STABILIZATION
-  LIMIT OF DISTURBANCE
-  LIMIT OF WORK (PH. 1)
-  LIMIT OF WORK (PH. 2)
-  CURB INLET PROTECTION
-  STANDARD INLET PROTECTION
-  EARTH DIKE
-  STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
2. SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
3. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
5. EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
7. IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
8. IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
9. WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (-LOW-) AND WITHIN THE LIMIT OF DISTURBANCE (-LOC-) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
 TOTAL UNADJUSTED RAW FILL = 95,552 CY
 TOTAL UNADJUSTED NET (CUT) = 5,598 CY

20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
 ADJUSTED EXPORT = 28,828 CY

LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
 LIMIT OF DISTURBANCE (PHASE 2): 12.98 AC.

LIMIT OF WORK (PHASE 1): 20.00 AC.
 LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

1. ALL UNDERGROUND ROOF LEADERS WILL BE OF PVC PIPE.
2. ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.

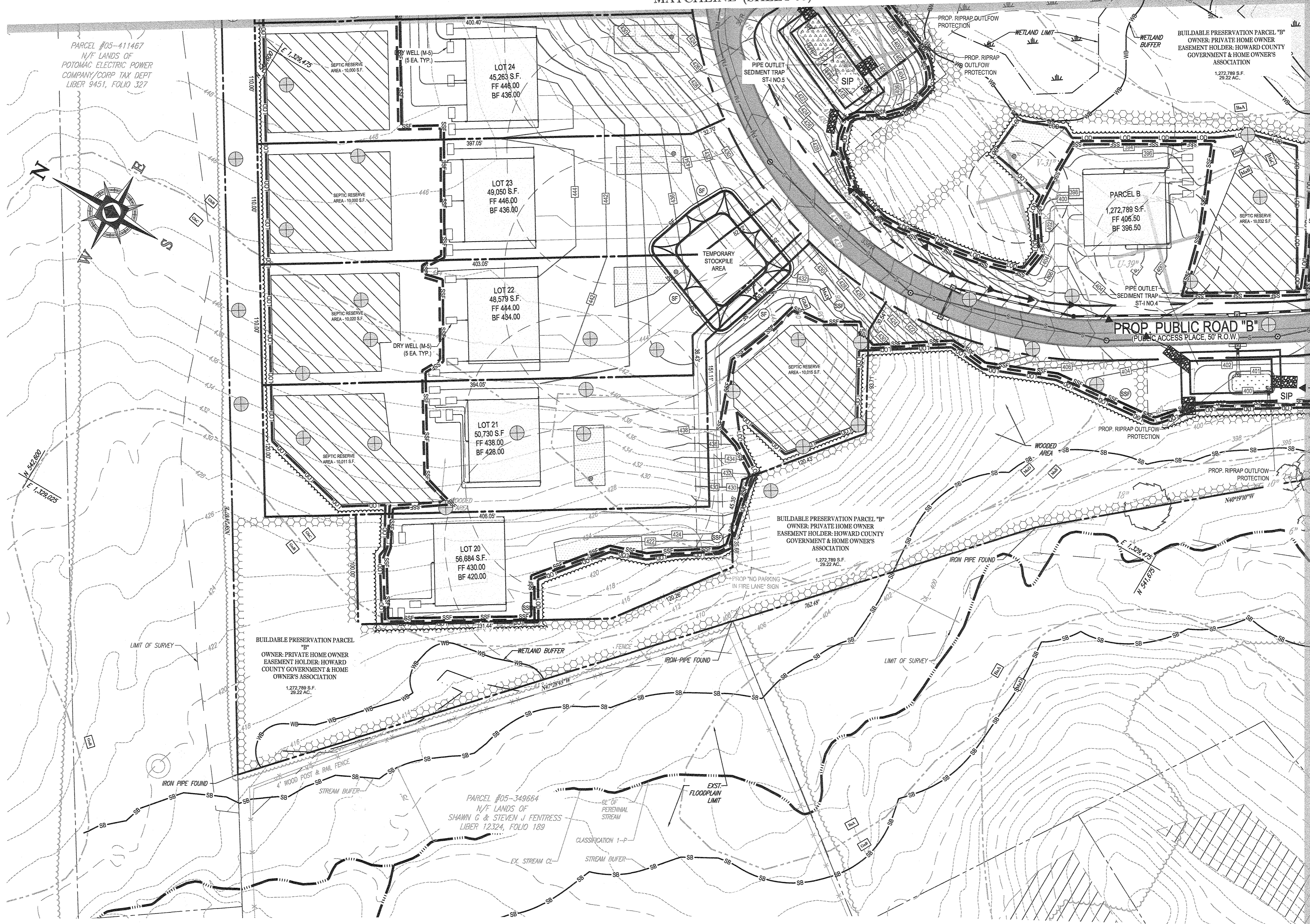
NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
N. Williams 6-26-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 12/6/18
 DATE
DIO 2/5/19
 DATE

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 16 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.
Rebecca 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

MATCHLINE (SHEET 35)



MATCHLINE (SHEET 33)

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 BOSTON, MA
 CHICAGO, IL
 COLUMBIA, SC
 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC

REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (WWW.811.CALL.811) (PA 1-800-245-4848) (VA 1-800-245-1776) (DC 1-800-257-7777) (DE 1-800-552-7031) (MD 1-800-257-7777) (DE 1-800-288-8666)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161005
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 06/14/19
 SCALE: 1" = 50'
 CAD I.D.: QP2

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

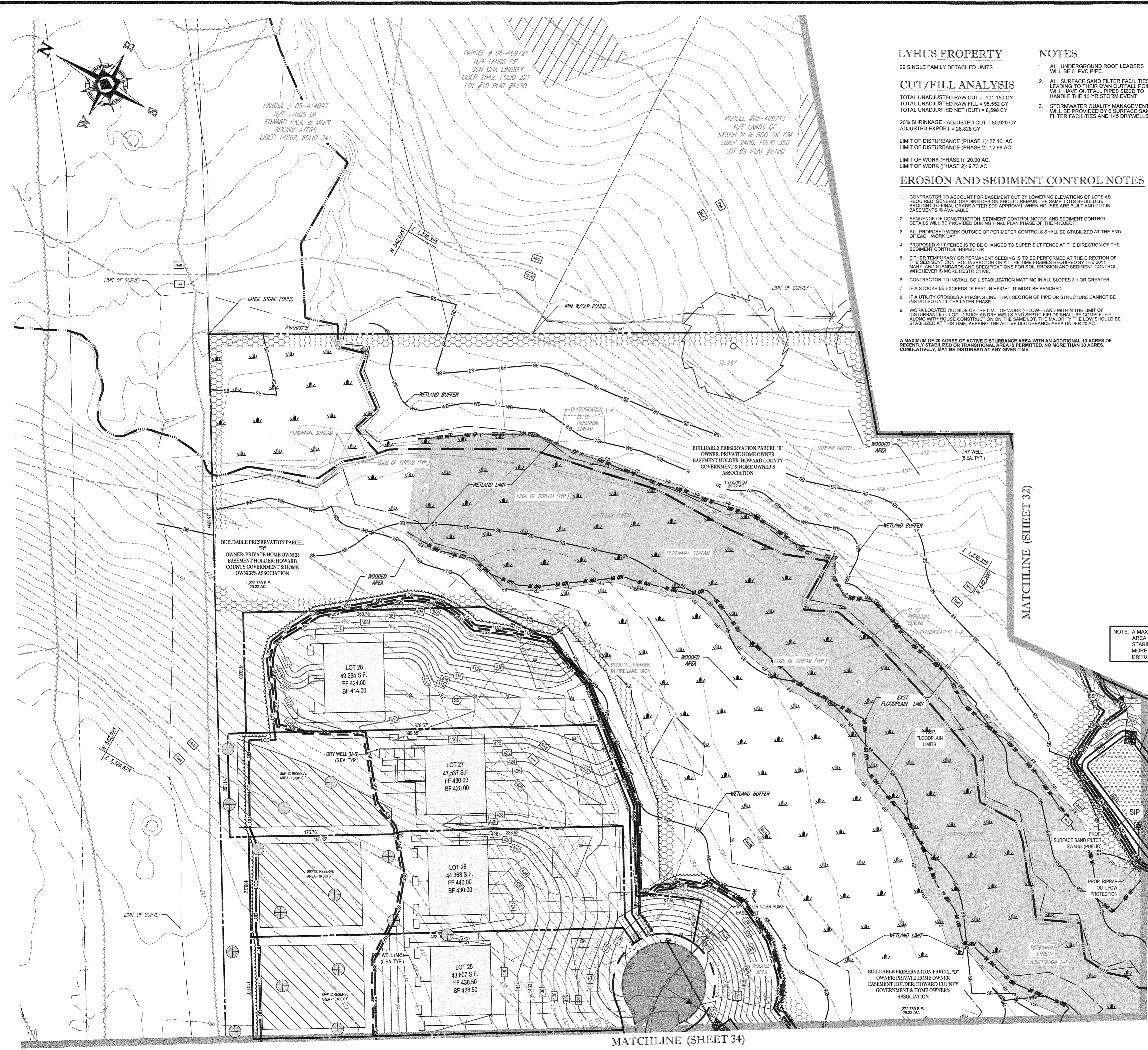
PROFESSIONAL ENGINEER
 LICENSE NO. 40808

TAX MAP 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 610 H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. 610 H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PREVIOUS FILE NO.: ECP-17-055 WP-19-070

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/2019

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
34 OF 50



EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- SUPER SILT FENCE
- TREE PROTECTION
- ROOT PROTECTION ZONE
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- SOIL LABEL
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- LIMIT OF WORK (PH. 1)
- LIMIT OF WORK (PH. 2)
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 101,150 CY
 TOTAL UNADJUSTED RAW FILL = 95,552 CY
 TOTAL UNADJUSTED NET (CUT) = 8,598 CY

20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
 ADJUSTED EXPORT = 28,828 CY

LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
 LIMIT OF DISTURBANCE (PHASE 2): 12.98 AC.

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SFP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.
- WORKS LOCATED OUTSIDE OF THE LIMIT OF WORK (-LOW-) AND WITHIN THE LIMIT OF DISTURBANCE (-LOD-) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

MAPPED SOILS		
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDRIC SOIL)	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nellis J. Jiri 6-25-19
 PLANNING DIRECTOR DATE

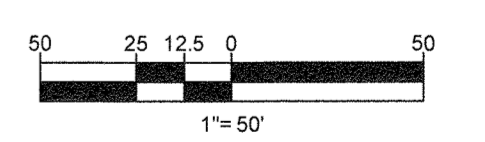
APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE 12/6/18
 DLO SIGNED 2/5/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Brandon R. Rowe 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.



TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00489

PREVIOUS FILE NO. :
 ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 43828, EXPIRATION DATE: 7/31/2019

BOHLER ENGINEERING

1000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76102
 (817) 335-1111

LAND SURVEYING AND CONSULTING ENGINEERING
 ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

OFFICES:
 • BALTIMORE, MD
 • CHARLOTTE, NC
 • CHICAGO, IL
 • COLUMBIA, SC
 • FORT WORTH, TX
 • GREENSBORO, NC
 • HUNTSVILLE, AL
 • JARVIS, OK
 • LITTLE ROCK, AR
 • MEMPHIS, TN
 • NEW YORK, NY
 • PHOENIX, AZ
 • RICHMOND, VA
 • SOUTH BEND, IN
 • TAMPA, FL
 • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TD161002
 DRAWN BY: J.P.
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: 1" = 50'
 CAD: L.D.

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

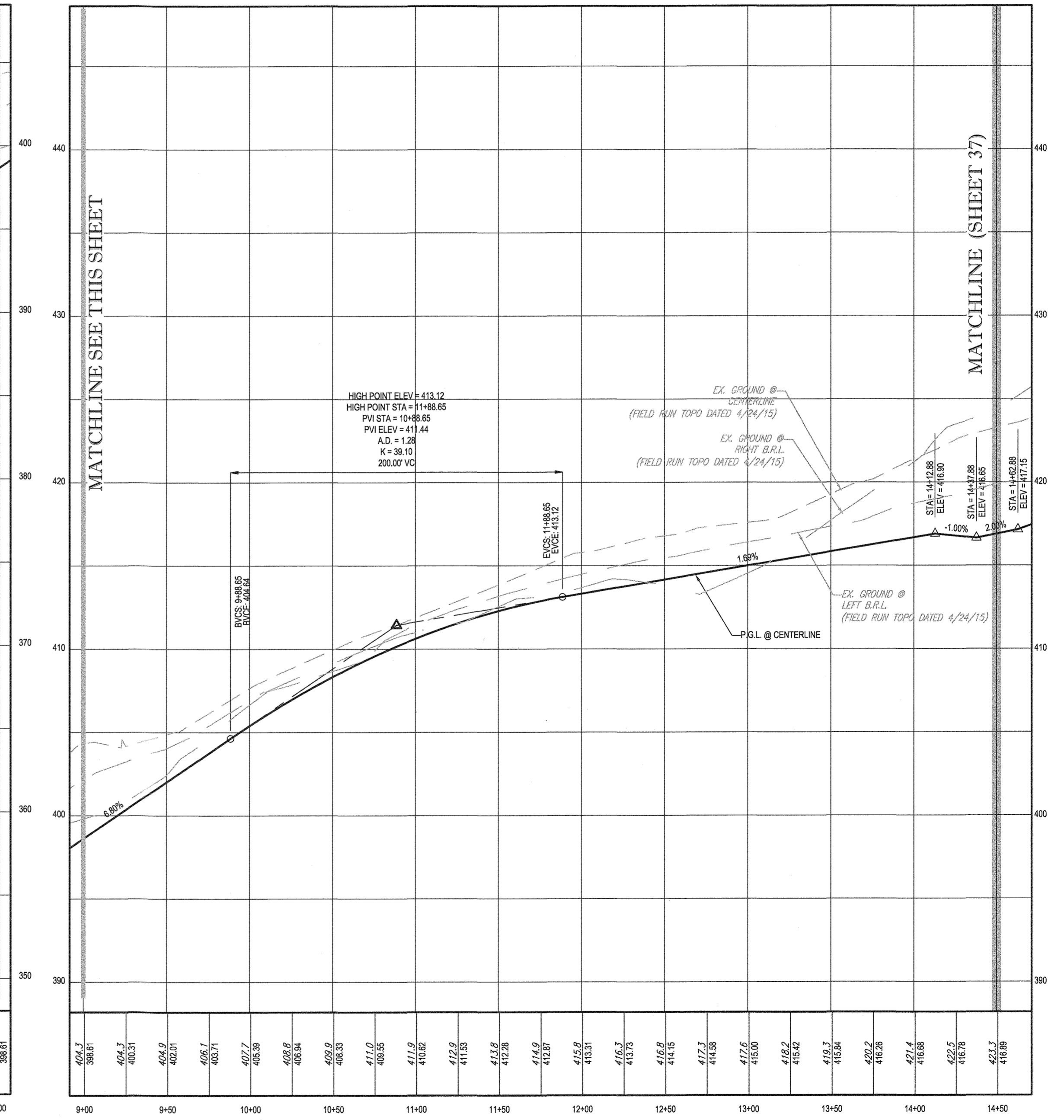
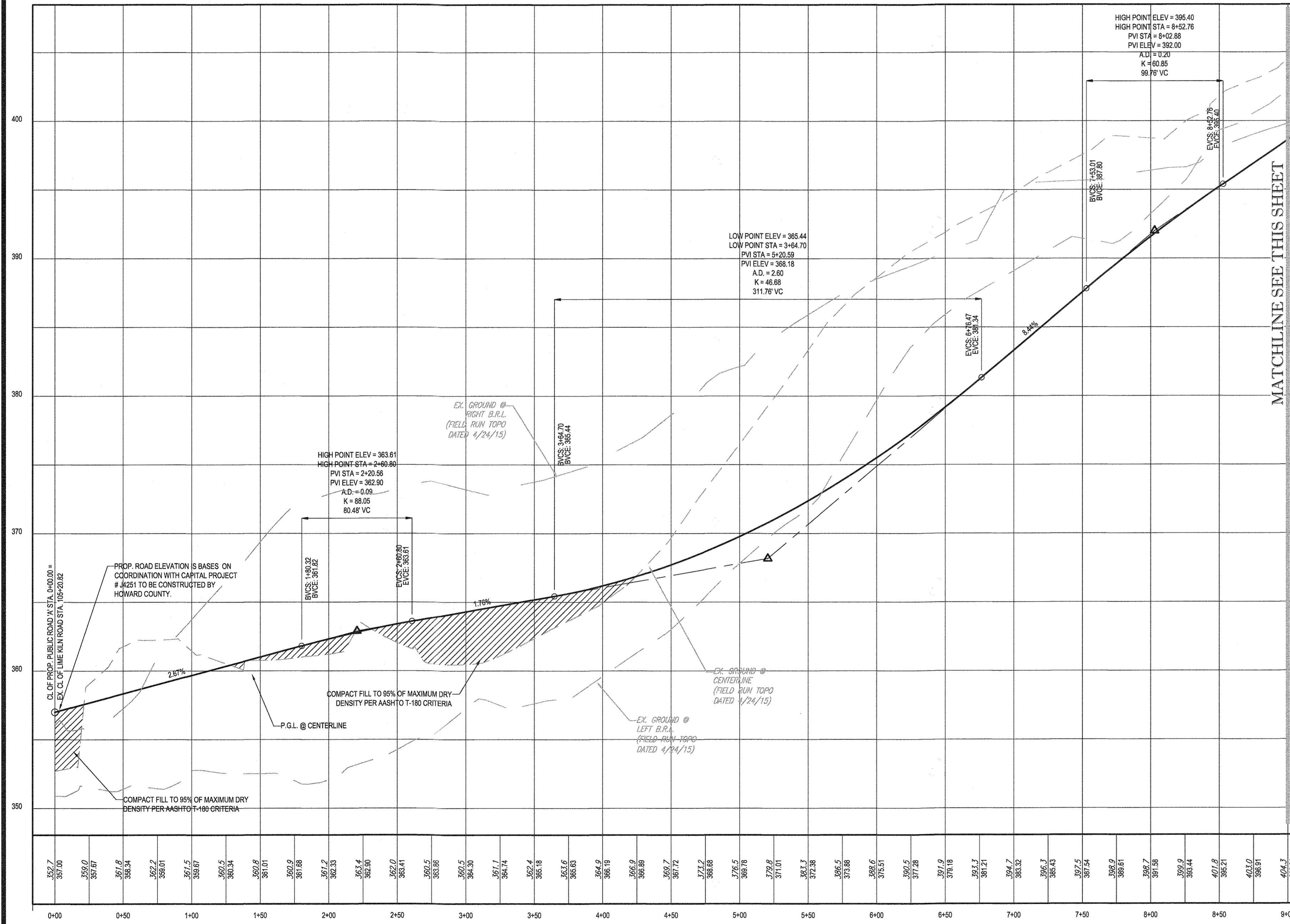
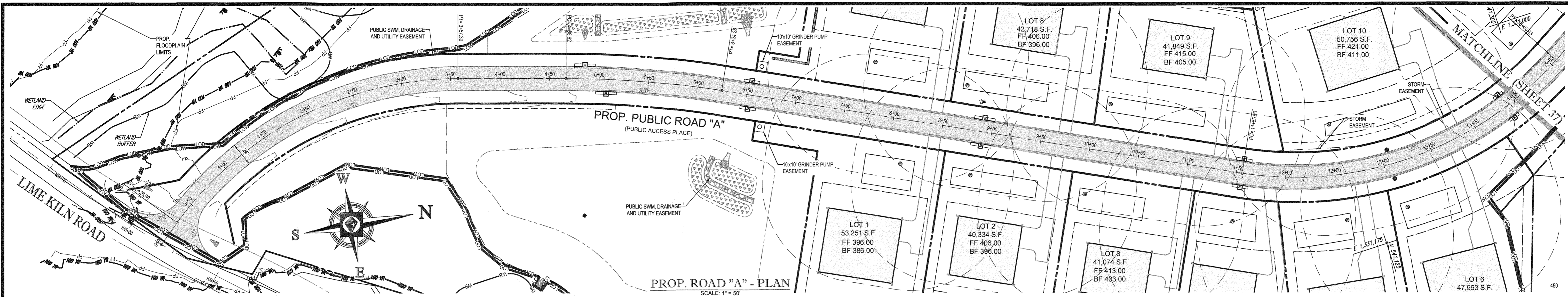
B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 43828

3/1/19

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
35 OF 50



Curve #	Radius	Length	Chord Bearing	Chord	Delta	Tangent
C - 5	350.000	212.458	N44° 52' 22.28"E	209.210	016.3702	109.615
C - 6	350.000	738.637	N87° 56' 28.83"E	608.998	016.3702	617.573
C - 7	350.000	462.049	S06° 13' 07.95"W	429.221	016.3702	271.676

PROP. PUBLIC ROAD "A" - PROFILE
PUBLIC ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 650 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED #: 14532/00489
 PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40806, EXPIRATION DATE: 7/31/2019

BOHLER ENGINEERING
 CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING AND SITE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 • BALTIMORE, MD • CHARLOTTE, NC
 • PHILADELPHIA, PA • FORT MYERS, FL
 • NEW YORK, NY • PHOENIX, AZ
 • RICHMOND, VA • TAMPA, FL
 • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (WV 1-800-245-4548) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8868)

NOT APPROVED FOR CONSTRUCTION
 PROJECT No: TD161005
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 02/29/19
 SCALE: 1" = 50'
 CAD I.D.: PPS

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

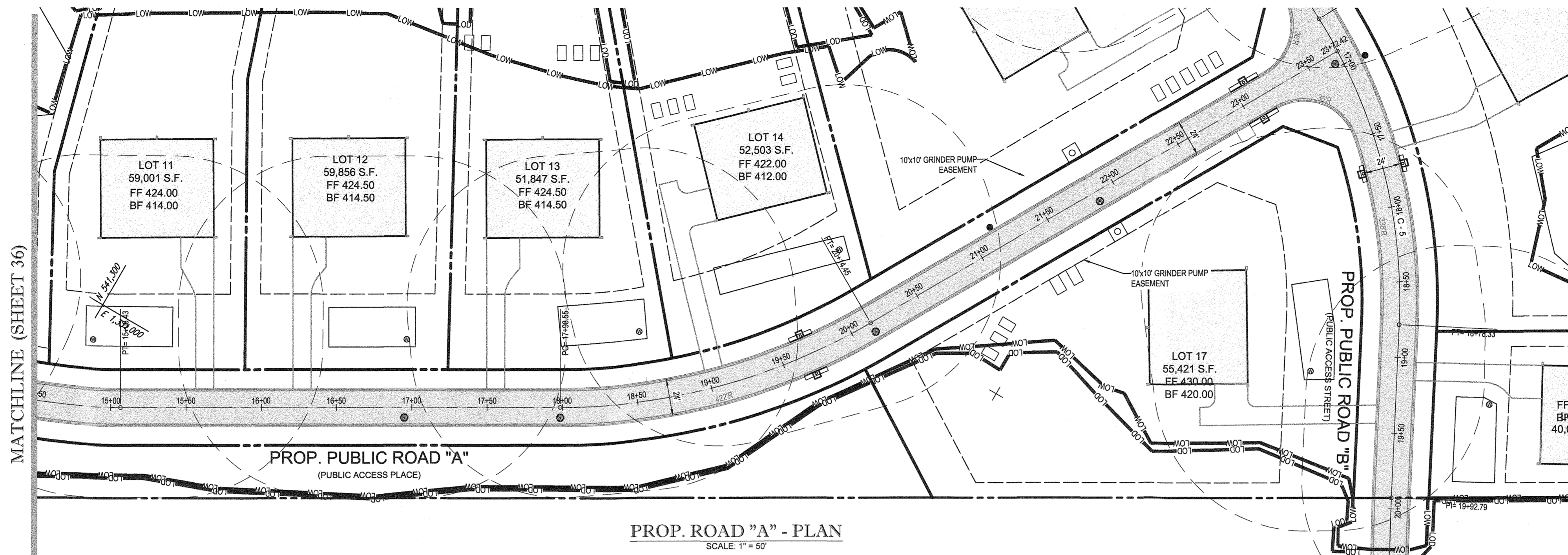
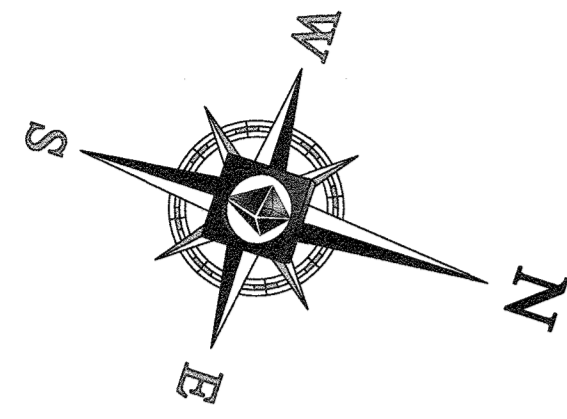
B.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 40806
 EXPIRATION DATE: 7/31/2019

SHEET TITLE:
ROAD PLAN AND PROFILE
 SHEET NUMBER:
36 OF 50

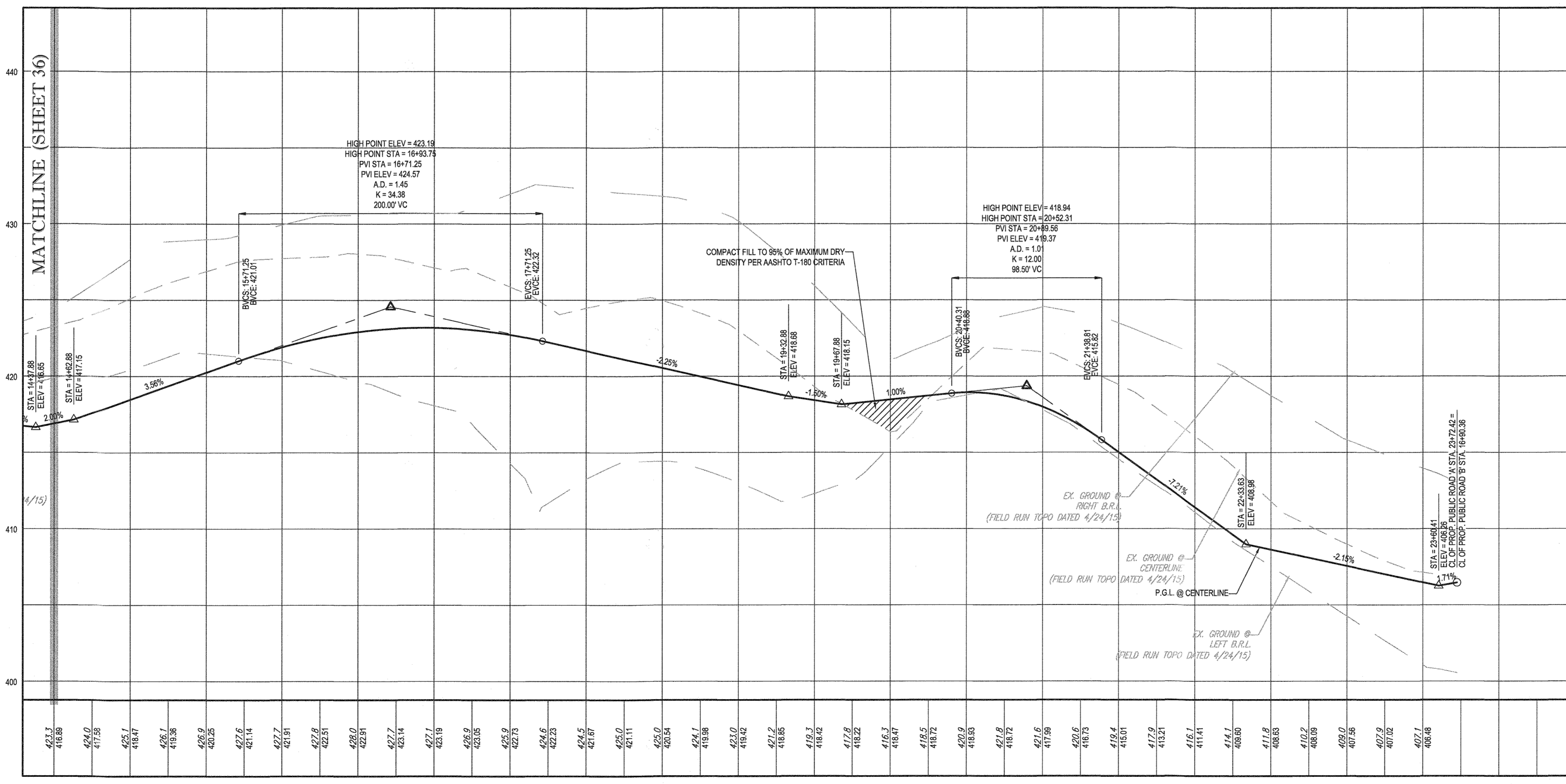
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 12/16/18
 DATE: PLO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

HEALTH OFFICER: HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 6/24/2019



PROP. PUBLIC ROAD "A" - PLAN
SCALE: 1" = 50'



PROP. PUBLIC ROAD "A" - PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

Curve #	Radius	Length	Chord Bearing	Chord	Delta	Tangent
C - 5	350.000	212.456	N44° 52' 22.28"E	209.210	016.3702	109.615
C - 6	350.000	738.637	N87° 56' 28.83"E	608.998	016.3702	617.573
C - 7	350.000	462.049	S06° 13' 07.95"W	429.221	016.3702	271.676

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 12/6/18
DIO SIGNED 2/15/19

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DATE: 6/20/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

HEALTH OFFICER: HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6/24/2019

SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00469

PREVIOUS FILE NO.:
ECP-17-056
WP-18-070

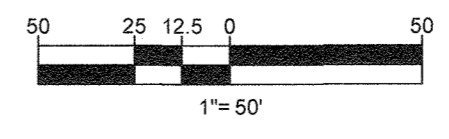
TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2019



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV 1-800-245-4545) (PA 1-800-242-1776) (DC 1-800-257-3777) (VA 1-800-352-7301) (MD 1-800-257-7777) (DE 1-800-282-8884)

NOT APPROVED FOR CONSTRUCTION

PROJECT No: TD161005
DRAWN BY: BRR
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 50'
CAD I.D.: PPS

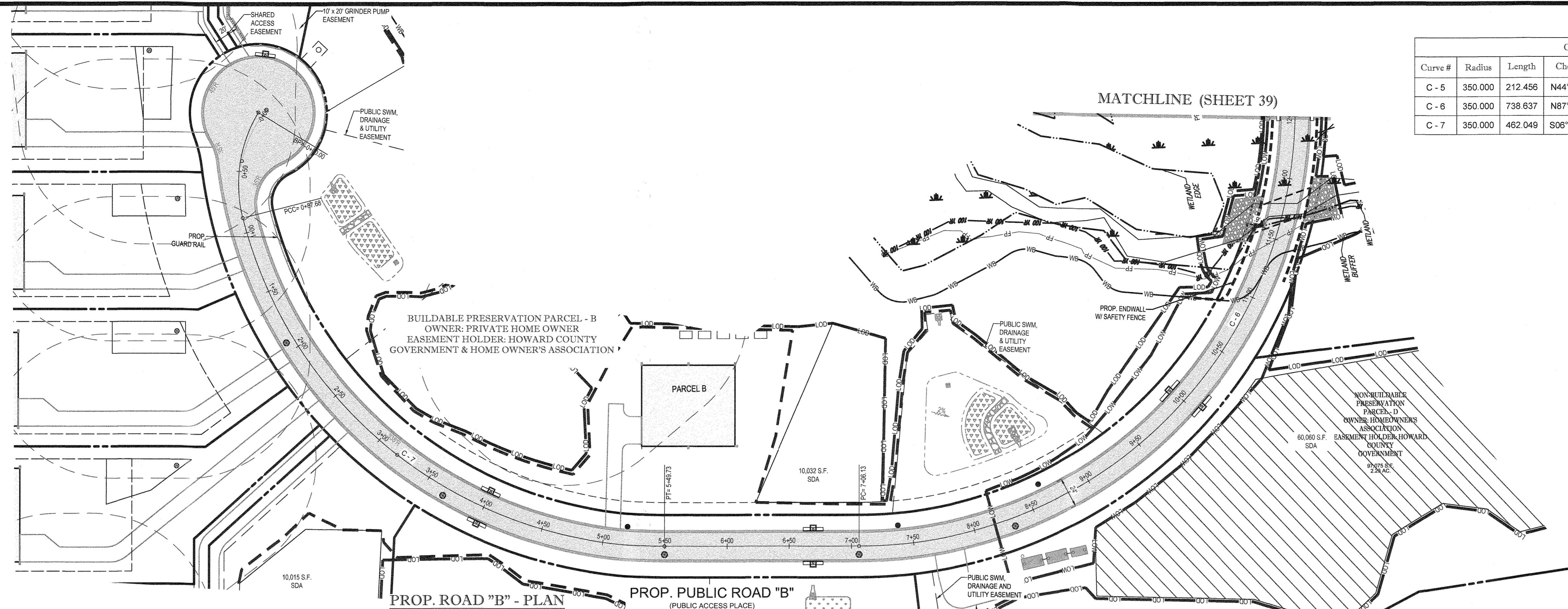
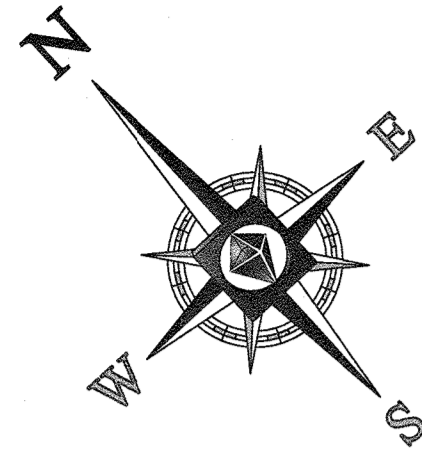
PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

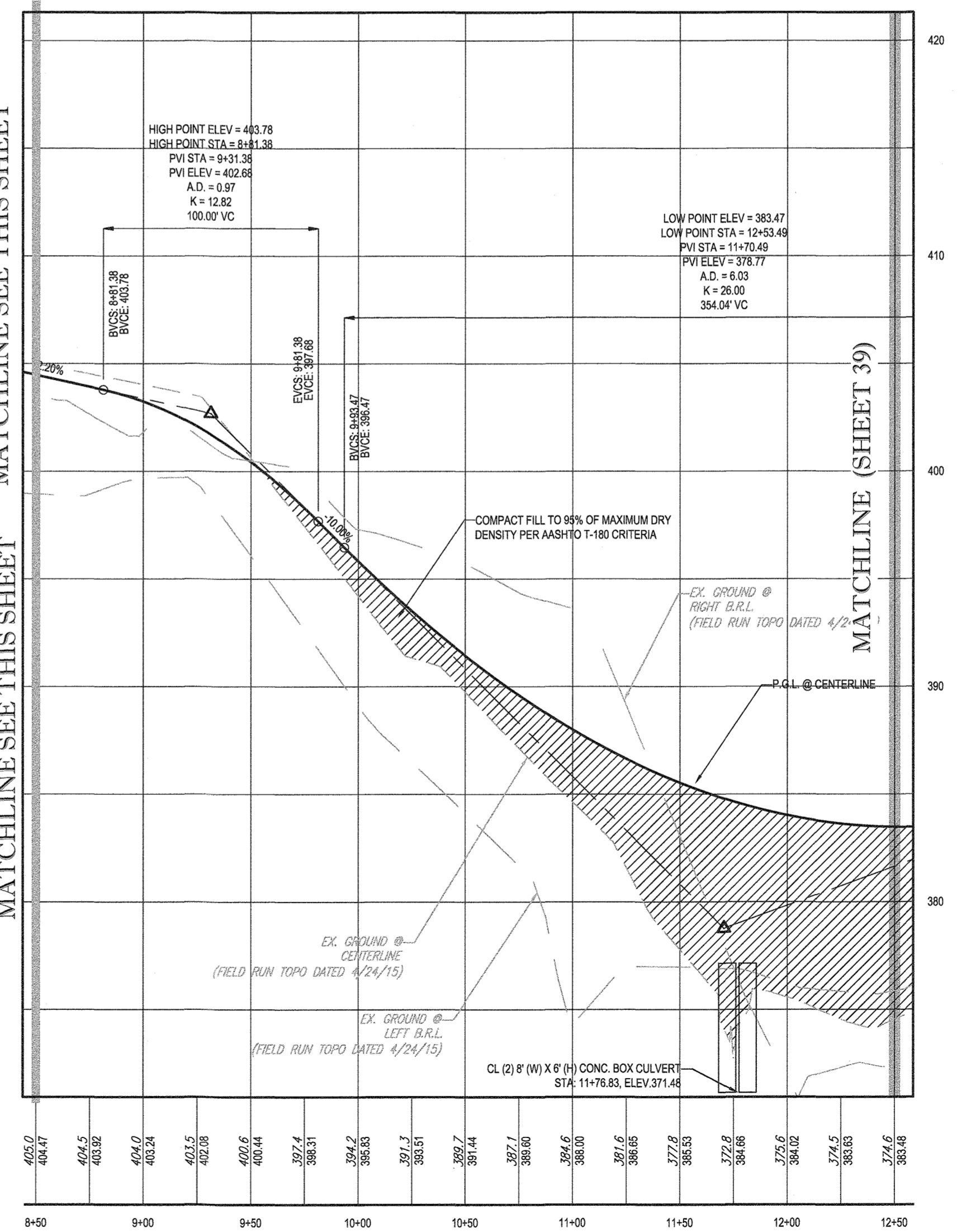
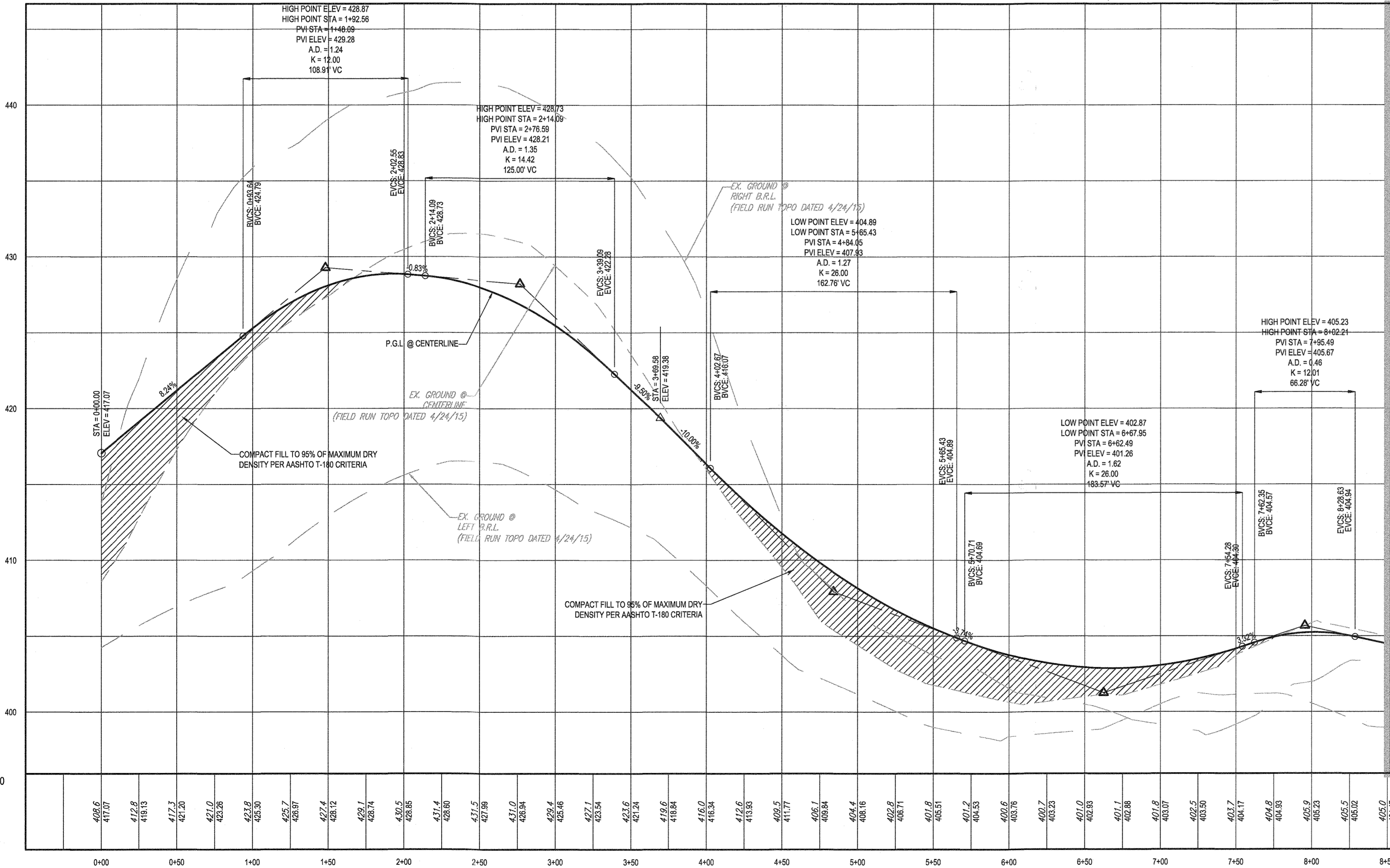
B.R. ROWE
PROFESSIONAL ENGINEER
DATE: 3/10/19

SHEET TITLE: ROAD PLAN
SHEET NUMBER: 37 OF 50



Curve Table						
Curve #	Radius	Length	Chord Bearing	Chord	Delta	Tangent
C-5	350.000	212.456	N44° 52' 22.28" E	209.210	016.3702	109.615
C-6	350.000	738.637	N87° 56' 28.83" E	608.998	016.3702	617.573
C-7	350.000	462.049	S06° 13' 07.95" W	429.221	016.3702	271.676

PROP. ROAD "B" - PLAN
SCALE: 1" = 50'



PROP. STREET 'B' - PROFILE
PUBLIC ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2, 6, 8, 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.
DATE: 12/1/18
DATE: 02/14/2019

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 12/1/18
DATE: 2/15/19

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
DATE: 6-13-19

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA, N/A DEED # 14532/00469
PREVIOUS FILE NO.:
ECP-17-056 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
610 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
DEVELOPER: ROCK REALTY INC. 610 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 43808, EXPIRATION DATE: 7/31/2019

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEY AND CONSULTING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
UPSTATE NEW YORK • BALTIMORE MD • CHARLOTTE NC
NEW ENGLAND • SOUTHERN NEW JERSEY • SOUTHERN MARYLAND & ATLANTA GA
PHILADELPHIA PA • PHOENIX AZ • RICHMOND VA
NEW YORK NY • HIGH VALLEY PA • CENTRAL VIRGINIA
NEW YORK METRO AREA • SOUTHEASTERN PA. DE. NJ
THE NATIONWIDE DESIGN NETWORK HAS AN EXPANDED AREA OF SERVICE AND AN EXPANDED SKILL SET.
FROM PERMITTING THROUGH DESIGN AND CONSTRUCTION THROUGH OPERATION

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV 1-800-245-4545) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-283-8888)

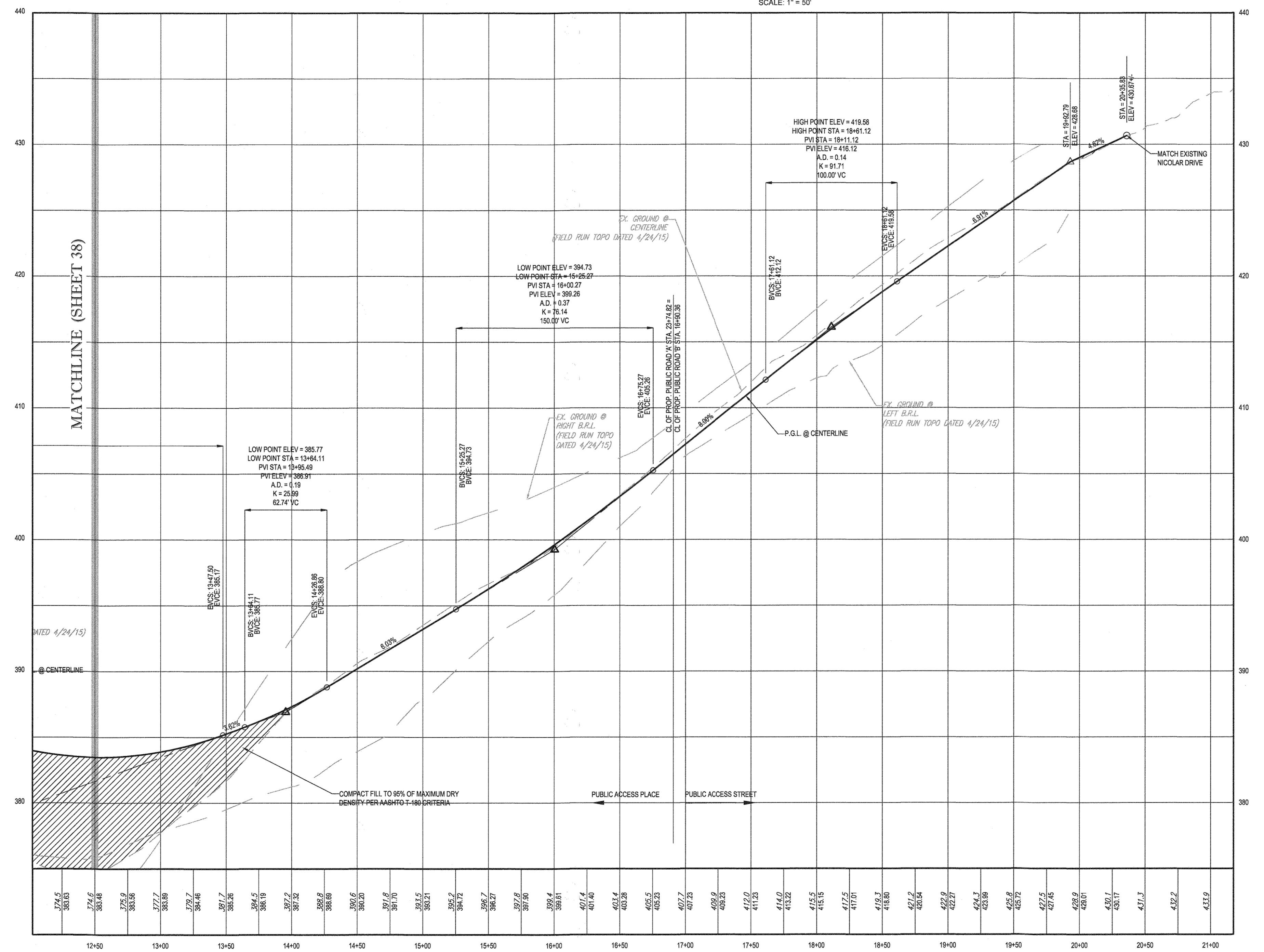
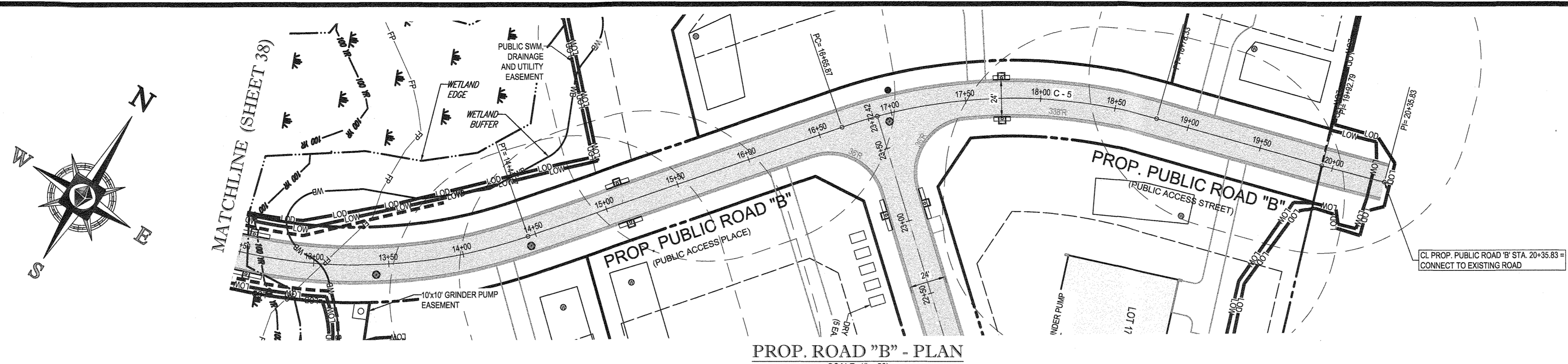
NOT APPROVED FOR CONSTRUCTION
PROJECT NO: TD161002
DRAWN BY: JRP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 50'
CAD ID: JRP

PRELIMINARY EQUIVALENT SKETCH PLAN FOR
LYHUS PROPERTY
LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
3/2/19

SHEET TITLE:
ROAD PLAN AND PROFILE
SHEET NUMBER:
38 OF 50



Curve #	Radius	Length	Chord Bearing	Chord	Delta	Tangent
C - 5	350.000	212.456	N44° 52' 22.28"E	209.210	016.3702	109.615
C - 6	350.000	738.637	N87° 56' 28.83"E	608.998	016.3702	617.573
C - 7	350.000	482.049	S06° 13' 07.95"W	429.221	016.3702	271.676

PROP. STREET 'B' - PROFILE
 PUBLIC ACCESS PLACE & STREET
 DESIGN SPEED - 25 & 30 MPH
 PAVING SECTION P-2
 SCALE: 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

BOHLER ENGINEERING
 THE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEY DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN PLANNING SERVICES TRANSPORTATION SERVICES
 OFFICES: CHARLOTTE, NC • BALTIMORE, MD • ATLANTA, GA
 PHILADELPHIA, PA • SOUTHERN NEW JERSEY • CENTRAL VIRGINIA
 LEHIGH VALLEY, PA • CENTRAL VIRGINIA
 NEW YORK, NY • SOUTHEASTERN PA. • RALEIGH, NC
 NEW YORK, NY • SOUTHEASTERN PA. • RALEIGH, NC
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No: TD161005
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: 1" = 50'
 CAD I.D.: PFG

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 40808
 3/1/19

ROAD PLAN AND PROFILE
 SHEET NUMBER:
39 OF 50

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.
 Division for Maureen Rossman
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 6/24/2019

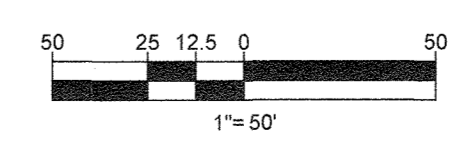
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 12/6/18
 D10 SIGNED 2/15/19

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
 DATE: 6-28-19

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED #: 14532/00469
 PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/19



MATCHLINE (SHEET 46)



MATCHLINE (SHEET 42)



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'
ADC MAP COORDINATES: 30C5

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
CENTRAL VIRGINIA
DALLAS, TX
BALTIMORE, MD
BOSTON, MA
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
LOS ANGELES, CA
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
SAN ANTONIO, TX
SOUTH BEND, IN
SOUTH FORT WORTH, TX
TAMPA, FL
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALIFORNIA, ILLINOIS, INDIANA, IOWA, KANSAS, MISSISSIPPI, MISSOURI, NEBRASKA, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, PENNSYLVANIA, SOUTH CAROLINA, TEXAS, WISCONSIN, AND WYOMING.

CALL 1-800-245-4848 (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-952-7001) (MD 1-800-257-7777) (DE 1-800-283-8244)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TD161002
DRAWN BY: BRR
DATE: 06/14/19
SCALE: AS NOTED
CAD I.D.: HB3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

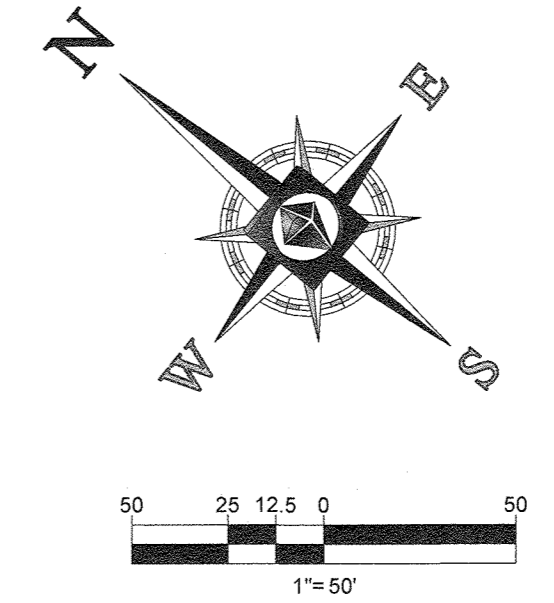
PROFESSIONAL ENGINEER
4/1/19

SHEET TITLE:
PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP

SHEET NUMBER:
41 OF 50

LEGEND

- LIMIT OF DISTURBANCE
- LIMIT OF WORK (PHASE I)
- LIMIT OF WORK (PHASE II)
- DRAINAGE AREA DIVIDE
- ▨ STEEP SLOPES 15-25%
- ▩ STEEP SLOPES >25%
- DA.1 DRAINAGE AREA DESIGNATION



SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00469

PREVIOUS FILE NO.:

ECP-17-056
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2019

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nellis 6-20-19
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

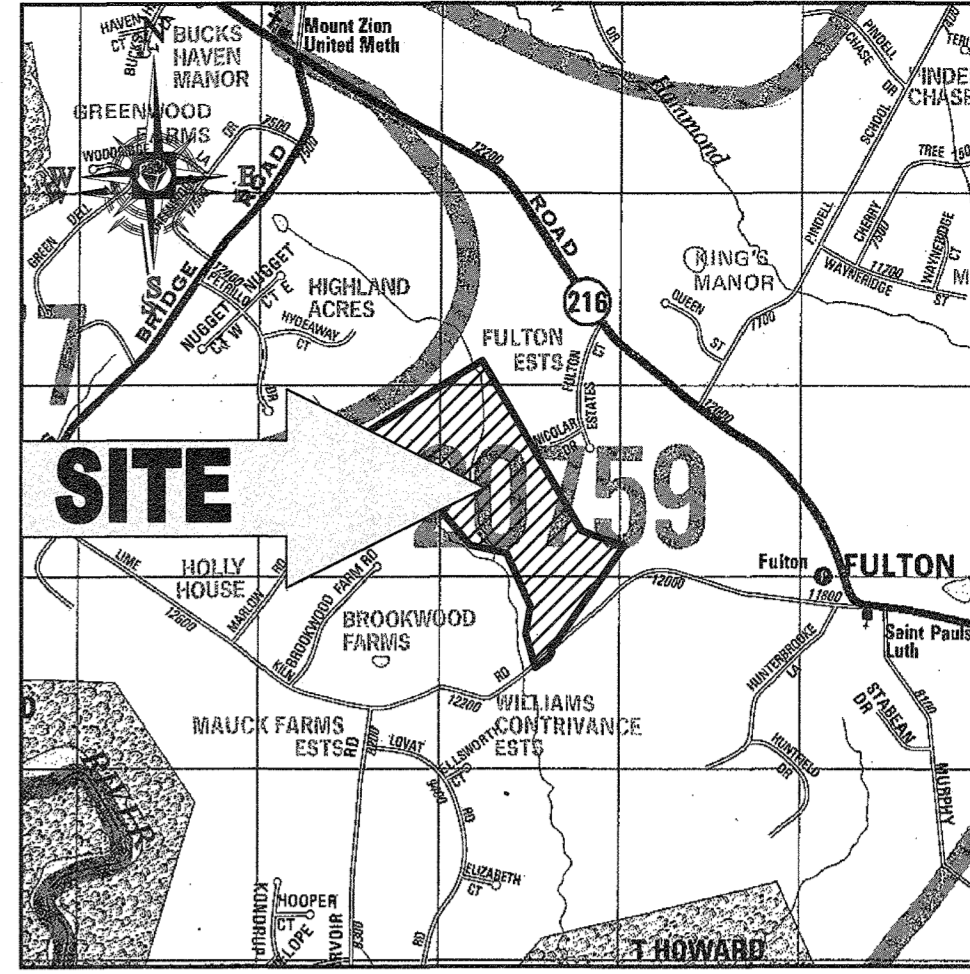
12/6/18
DATE

DVO Sygal 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Kevin for Mauree Roseman 6/24/2019
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

NOTES:
1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20802153-5
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 30/C5

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

• BALTIMORE, MD
 • CHARLOTTE, NC
 • CHICAGO, IL
 • COLUMBIA, SC
 • DALLAS, TX
 • DENVER, CO
 • HOUSTON, TX
 • KANSAS CITY, MO
 • LOS ANGELES, CA
 • MEMPHIS, TN
 • NEW YORK, NY
 • PHILADELPHIA, PA
 • RICHMOND, VA
 • SOUTH BEND, IN
 • TAMPA, FL
 • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-292-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: TD161002
 DRAWN BY: J.P.
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CAD I.D.: HES

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 4388

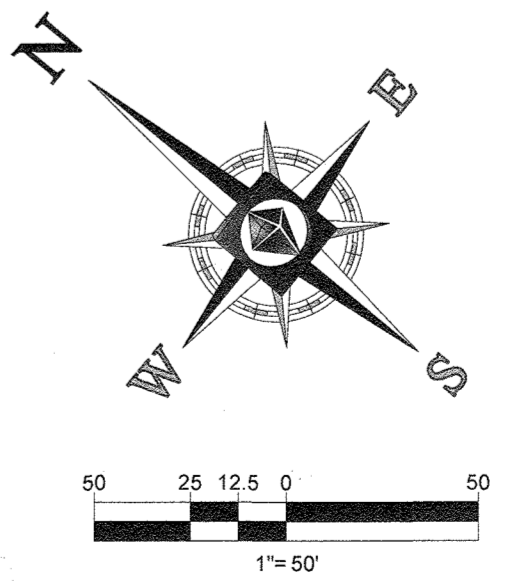
3/8/19

SHEET TITLE:
PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP

SHEET NUMBER:
42 OF 50

LEGEND

	LIMIT OF DISTURBANCE
	LIMIT OF WORK (PHASE I)
	LIMIT OF WORK (PHASE II)
	DRAINAGE AREA DIVIDE
	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	DRAINAGE AREA DESIGNATION



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA, N/A
 DEED # 14532/00489

PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 616 H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-578-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4388, EXPIRATION DATE: 7/3/2019

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nalissa J. Jelic 6-25-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18

DATE
 DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Richard M. Rossman 6/24/2019
 HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT DATE

NOTES:
 1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.

LEGEND

	LIMIT OF DISTURBANCE
	LIMIT OF WORK (PHASE I)
	LIMIT OF WORK (PHASE II)
	DRAINAGE AREA DIVIDE
	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	DRAINAGE AREA DESIGNATION



LOCATION MAP
 COPYRIGHT ADD THE MAP PEOPLE
 PERMIT USE NO. 20902153-5
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 30/C5

BOHLER ENGINEERING

STATE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 PHILADELPHIA, PA
 NEW YORK, NY
 NEW YORK METRO AREA
 WASHINGTON, DC
 FULFORD, NC
 DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CAL., ILL., IN., MD., MI., MN., MO., NY., OH., PA., VA., WV.

PROJECT NO: TD181002
 DRAWN BY: JIP
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CADD I.D.: HB3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

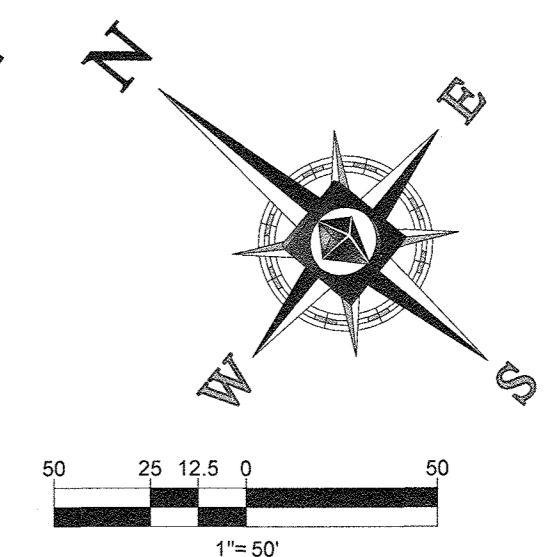
901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 43088, EXPIRATION DATE: 7/31/19

SHEET TITLE:
PROPOSED SWM/ STORM DRAIN DRAINAGE AREA MAP

SHEET NUMBER:
43 OF 50



NOTES:
 1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

N. J. ... 6-28-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE
 DVO SIGNED 2/5/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 8, 14, 19 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

M. ... 2/5/19
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

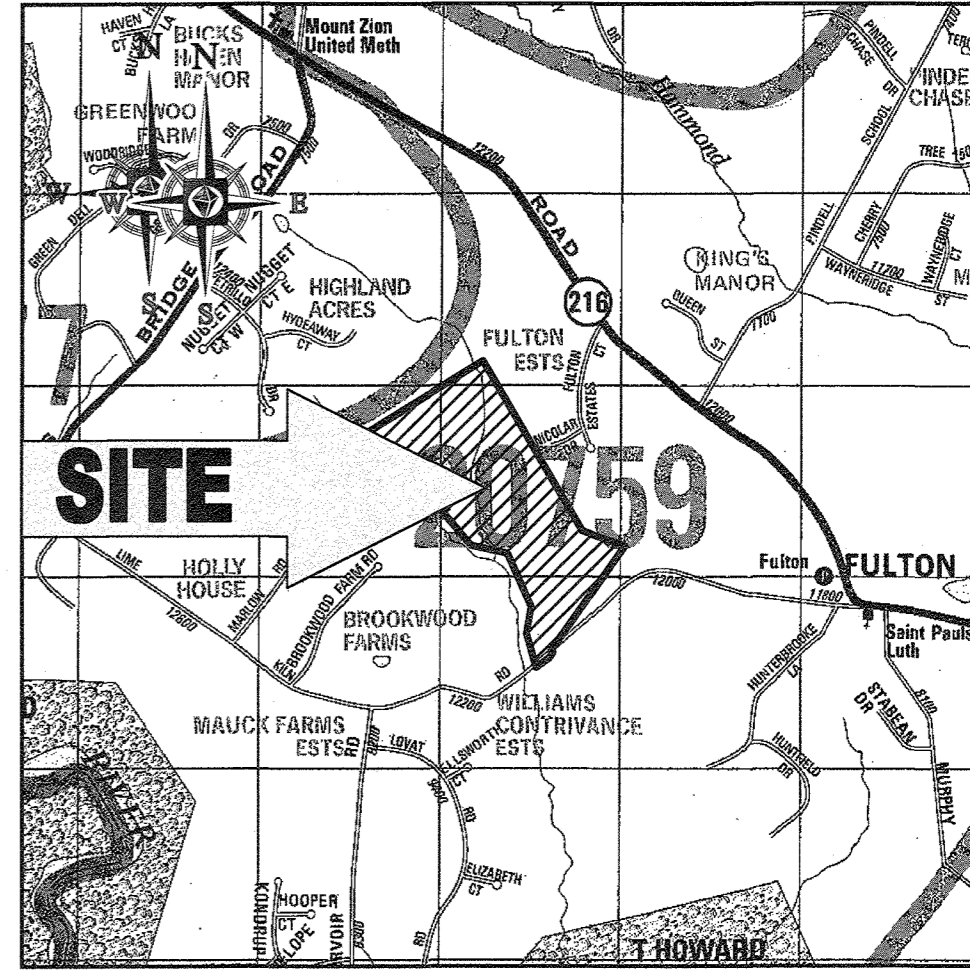
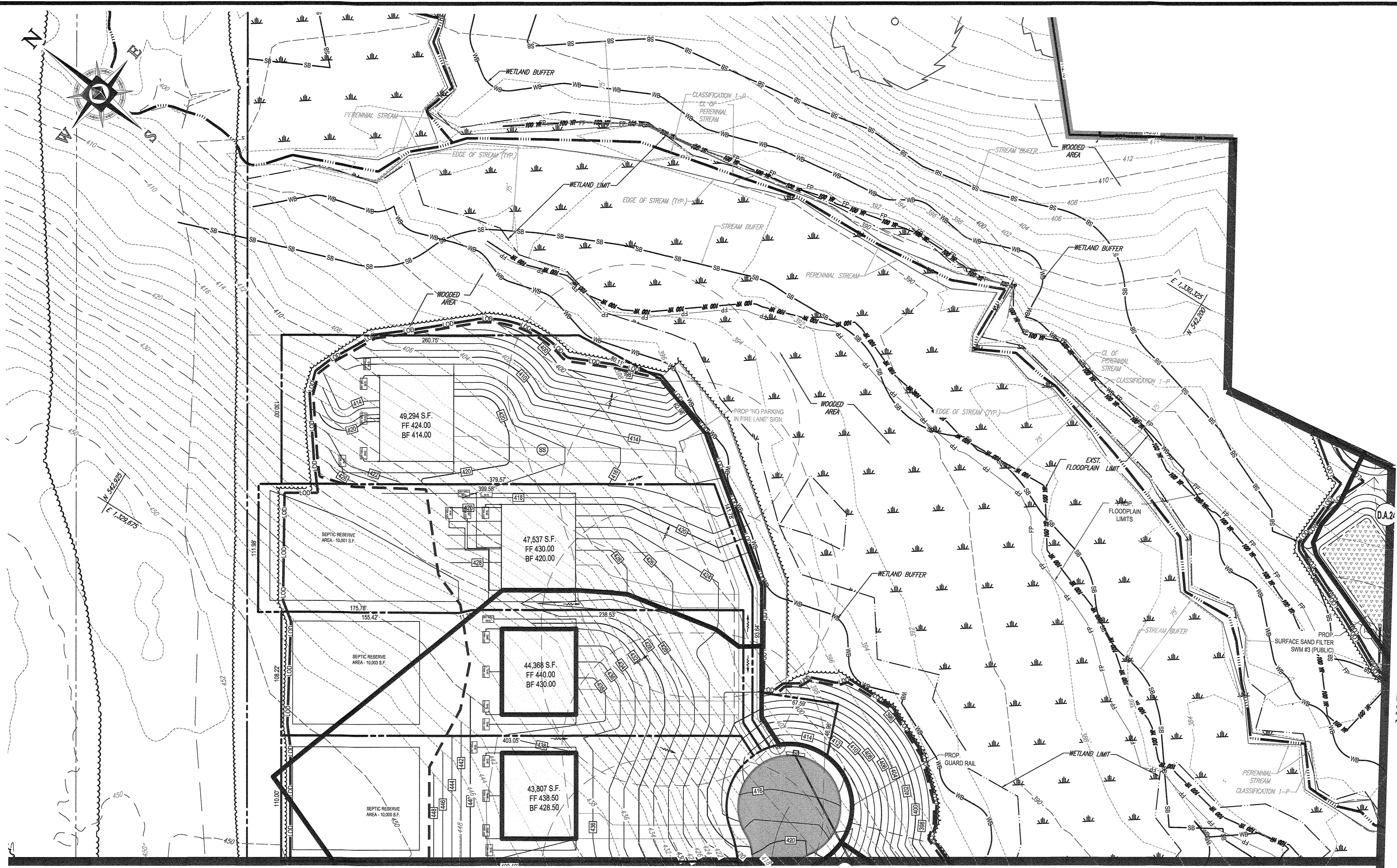
PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 43088, EXPIRATION DATE: 7/31/19



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20802153-5
 SCALE: 1"=200'
 ADC MAP COORDINATES: 30/C5

LEGEND

	LIMIT OF DISTURBANCE
	LIMIT OF WORK (PHASE I)
	LIMIT OF WORK (PHASE II)
	DRAINAGE AREA DIVIDE
	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	DRAINAGE AREA DESIGNATION

BOHLER ENGINEERING

SITE, CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

● BALTIMORE, MD
 ● CHARLOTTE, NC
 ● FULTON, MD
 ● GREENSBORO, NC
 ● HUNTSVILLE, AL
 ● KANSAS CITY, MO
 ● MEMPHIS, TN
 ● NEW YORK, NY
 ● PHILADELPHIA, PA
 ● RICHMOND, VA
 ● SOUTH BEND, IN
 ● WASHINGTON, DC
 ● WASHINGTON STATE
 ● WISCONSIN

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8559)

PROJECT No.: TD161002
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: AS NOTED
CAD I.D.: HES

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 4088
 3/8/19

PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP

SHEET NUMBER:
44 OF 50

NOTES:
 1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

N. Williams 6-28-19
 PLANNING DIRECTOR DATE

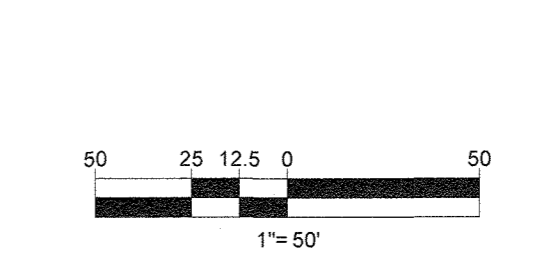
APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE

DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

William for Mauna Rossman 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

PREVIOUS FILE No. :
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

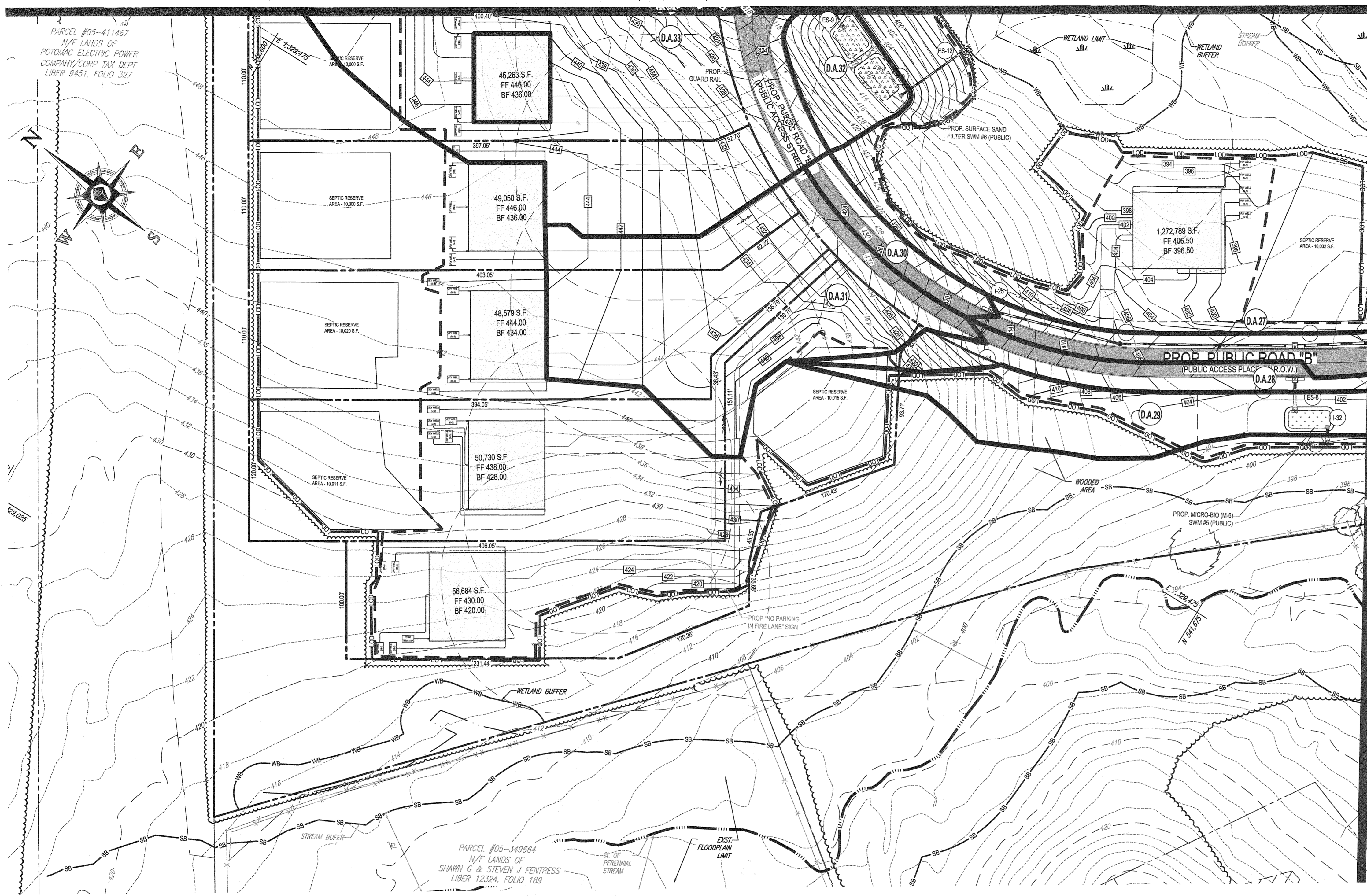
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

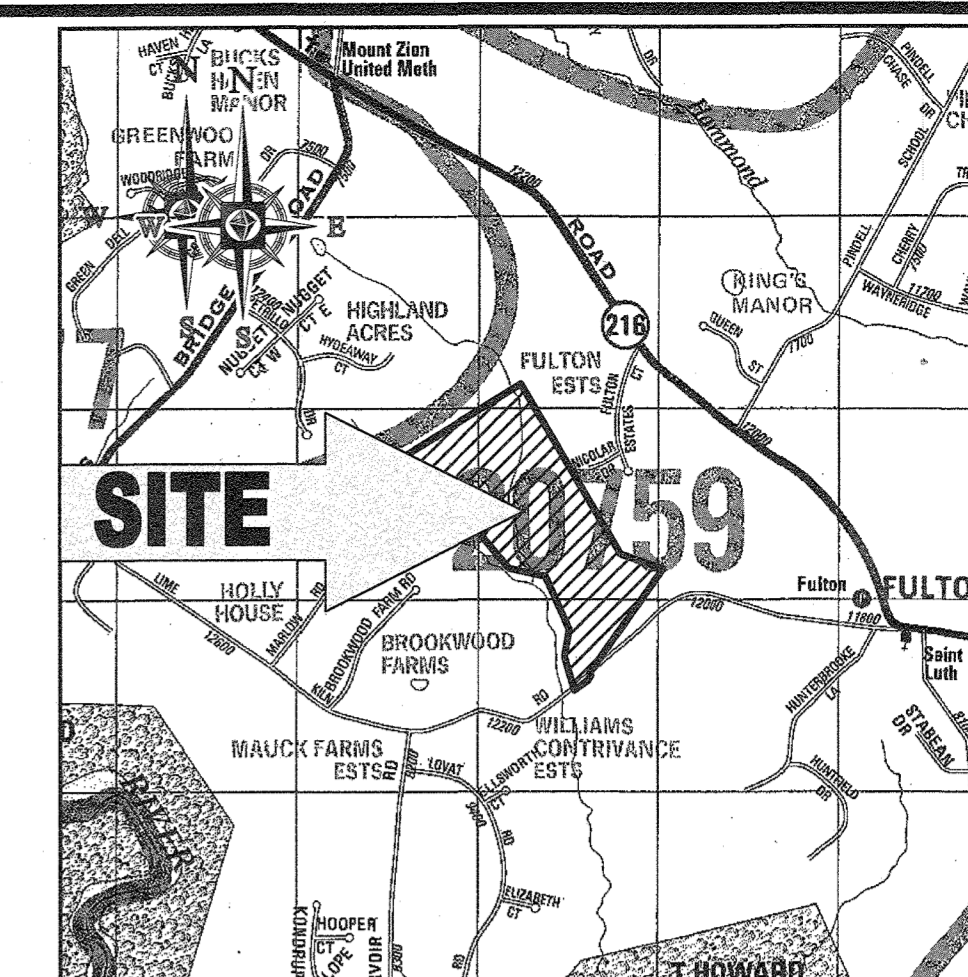
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4088, EXPIRATION DATE: 7/3/2019

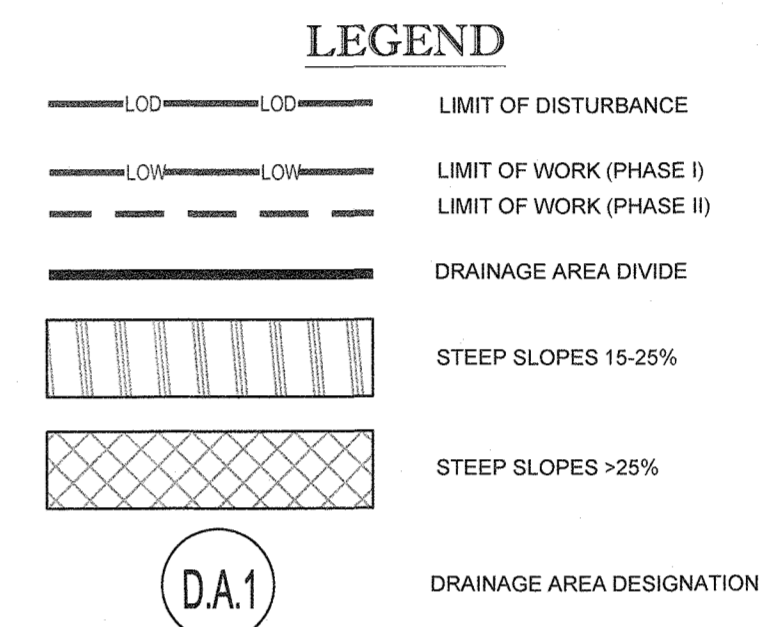
MATCHLINE (SHEET 44)



MATCHLINE (SHEET 46)



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=200'
 ADC MAP COORDINATES: 30'CS



BOHLER ENGINEERING

THE BOHLER ENGINEERING GROUP, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, OR DISABILITY.

WE ARE CURRENTLY SEEKING QUALIFIED PROFESSIONALS IN THE FOLLOWING AREAS:

- CIVIL ENGINEERING
- ELECTRICAL ENGINEERING
- ENVIRONMENTAL ENGINEERING
- GEOTECHNICAL ENGINEERING
- LAND SURVEYING
- MECHANICAL ENGINEERING
- METEOROLOGICAL ENGINEERING
- PLANNING
- PROJECT MANAGEMENT
- SITE DESIGN
- SURVEYING
- TRANSPORTATION SERVICES
- WATER RESOURCES ENGINEERING

OFFICES:

- BALTIMORE, MD
- CHARLOTTE, NC
- FORT WORTH, TX
- HOUSTON, TX
- KANSAS CITY, MO
- NEW YORK, NY
- PHILADELPHIA, PA
- RICHMOND, VA
- SOUTH BEND, IN
- TAMPA, FL
- WASHINGTON, DC

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811

(VA 1-800-245-4545) (PA 1-800-242-1775) (DC 1-800-257-7777) (VA 1-800-652-7051) (MD 1-800-257-7777) (DE 1-800-292-8669)

PROJECT No. TD161005
 DRAWN BY: JP
 CHECKED BY: BRR
 DATE: 06/14/19
 SCALE: AS NOTED
 CAD I.D.: HB3

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D

LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 No. 14332/00469

SHEET TITLE: **PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP**

SHEET NUMBER: **45 OF 50**

NOTES:
 1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

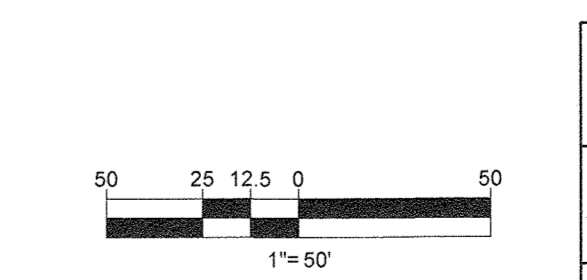
Valerie Ryan 6-18-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE
 D10 Sigel 2/13/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Robt. Howler Moore Ross
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
 6/24/2019
 DATE



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

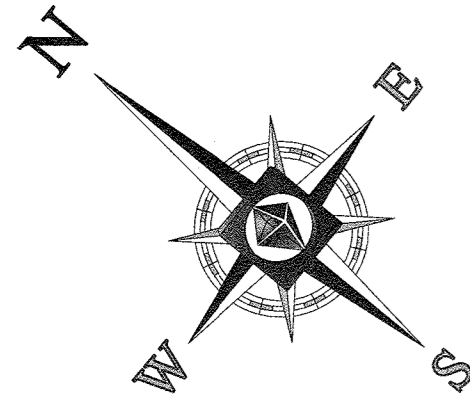
PREVIOUS FILE No. :
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 8600 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 8600 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

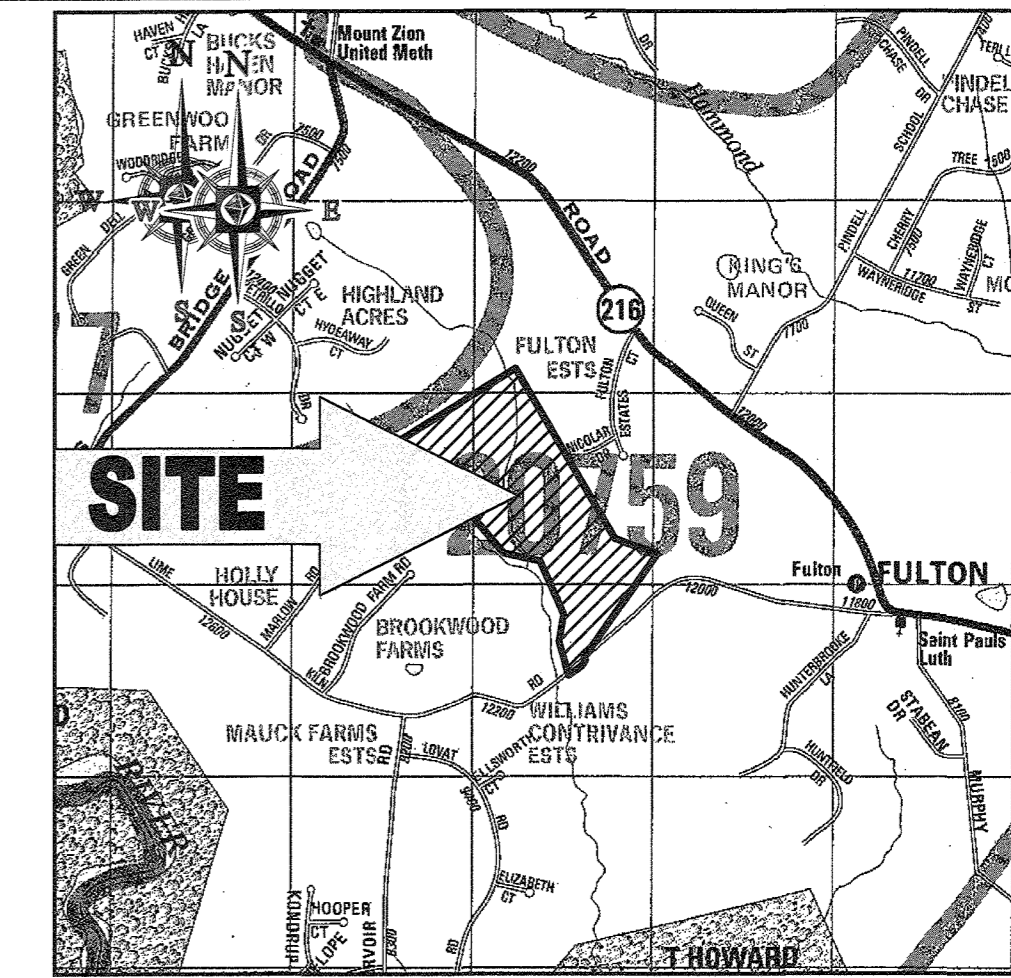
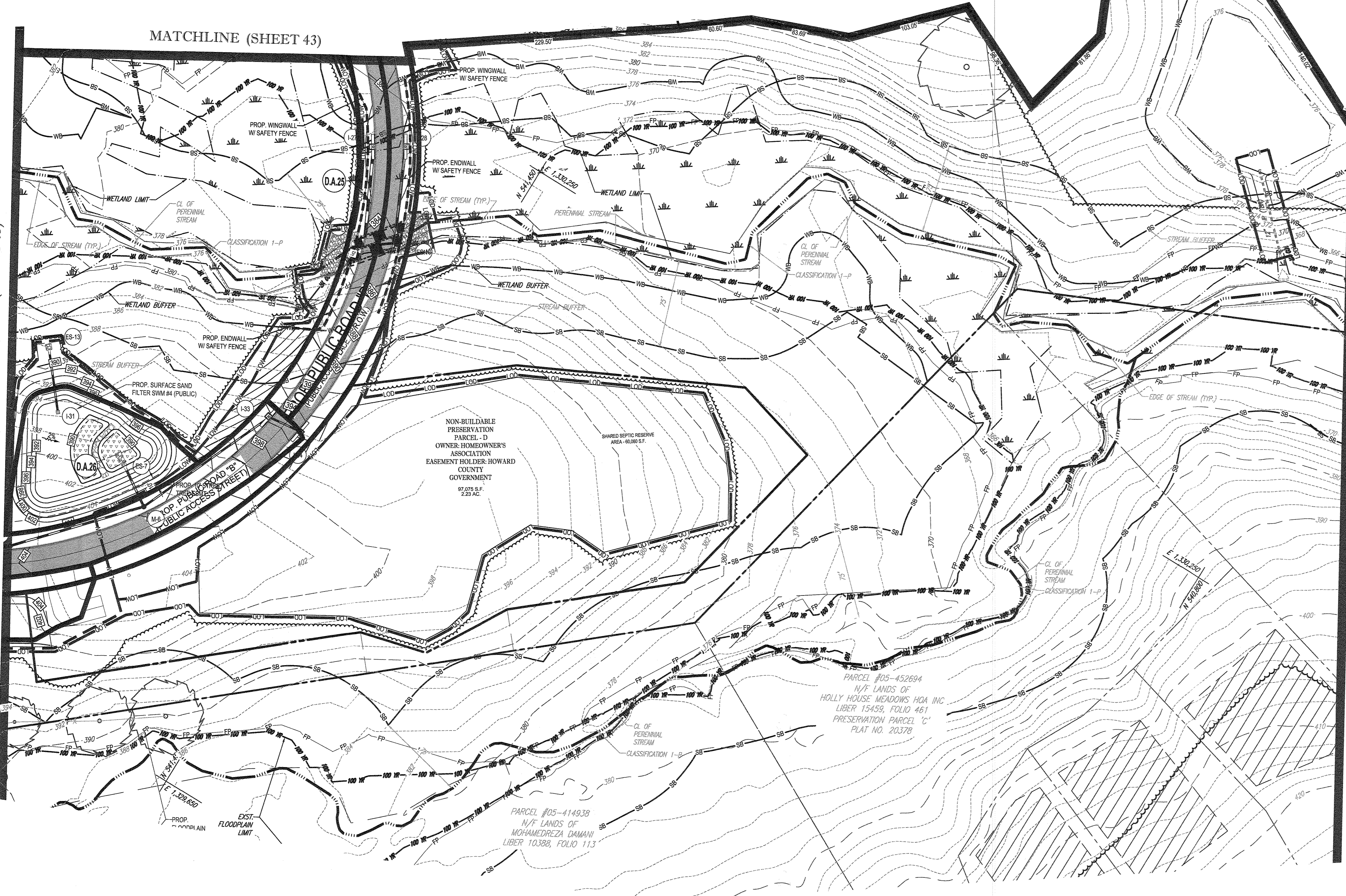
PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40593, EXPIRATION DATE: 7/31/2019



MATCHLINE (SHEET 43)

MATCHLINE (SHEET 45)

MATCHLINE (SHEET 41)



LOCATION MAP
 COPYRIGHT ADD THE MAP PEOPLE
 PERMIT USE NO. 20002153-5
 SCALE: 1"=200'
 ACD MAP COORDINATES: 30/C5

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 BOSTON, MA
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SOUTH BEND, IN
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 1-800-245-4848 (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-852-7001) (MD 1-800-257-7777) (DE 1-800-288-8558)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: TD161002
 DRAWN BY: BRR
 CHECKED BY: BRR
 DATE: 02/26/19
 SCALE: AS NOTED
 CAD ID: HES

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

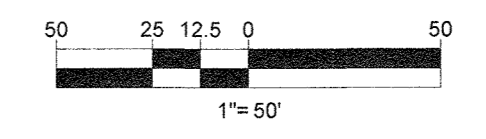
PROFESSIONAL ENGINEER
 LICENSE NO. 40808
 EXPIRATION DATE: 7/31/19

SHEET TITLE:
PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP

SHEET NUMBER:
46 OF 50

LEGEND

--- LOD --- LOD --- LIMIT OF DISTURBANCE
 --- LOW --- LOW --- LIMIT OF WORK (PHASE I)
 --- --- --- LIMIT OF WORK (PHASE II)
 --- --- --- DRAINAGE AREA DIVIDE
 [Hatched Box] STEEP SLOPES 15-25%
 [Cross-hatched Box] STEEP SLOPES >25%
 (DA1) DRAINAGE AREA DESIGNATION



SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469

PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #1100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #1100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/31/19

NOTES:
 1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF HOWARD COUNTY GIS TOPOGRAPHY AND LIMITED FIELD TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED JANUARY 16, 2015.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nalleis Zelen 6-28-19
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

12/6/18
 DATE

DIO SIGNED 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 8, 8 - 14, 18 - 27, PRESERVATION PARCEL B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

Dr. Melissa K. Johnson 6/24/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

Project Dixon Property By AVG
 Location Howard County, MD Chkd By BRR
 Road Name Lime Kiln Rd Date 11/3/2017
 Posted Speed Limit 30 mph Job# MD142067

SIGHT DISTANCE ANALYSIS

Road Data

V_{major}	= 40	(Design Speed, mph - Major Road)
V	= 40	(Design Speed, mph)
a	= 11.2	Deceleration Rate, ft/s^2 (Std decel rate for Passenger Cars = 11.2 sec)
G_1	= 1.9	(Road Grade % - To Right (for left turn))
G_2	= 3.87	(Road Grade % - To Left (for right turn))
t_1 (Case B1)	= 7.5	- Passenger Car = 7.5 sec - Single Unit Truck = 9.5 sec - Combination truck = 11.5 sec
t_1 (Case B2)	= 6.5	- Passenger Car = 6.5 sec - Single Unit Truck = 8.5 sec - Combination truck = 10.5 sec
t_1 (Case F)	= 5.5	- Passenger Car = 5.5 sec - Single Unit Truck = 6.5 sec - Combination truck = 7.5 sec
t	= 2.5	Brake Reaction Time, seconds
BRT=	Distance traveled during braking reaction time	
BDG=	Distance traveled during braking (braking to a stopped position)	

CASE B1 - Intersection Sight Distance (left turn from minor street)

ISD =	$1.47 \times V_{major} \times t_1$
ISD =	$1.47 \times 40 \times 7.5$
ISD =	441.00 ft

CASE B2 - Intersection Sight Distance (right turn from minor street)

ISD =	$1.47 \times V_{major} \times t_1$
ISD =	$1.47 \times 40 \times 6.5$
ISD =	382.20 ft

CASE F - Intersection Sight Distance (left turn from major street)

ISD =	$1.47 \times V_{major} \times t_1$
ISD =	$1.47 \times 40 \times 5.5$
ISD =	323.40 ft

Stopping Sight Distance

$d =$	$1.47 Vt + 1.075 (V^2 / a)$
$d =$	$1.47 \times 40 \times 2.5 + 1.075 \times 40^2 / 11.2$
$d =$	300.57

Stopping Sight Distance (on Grades)

SSD = BRT + BDG

Braking Reaction Time = Distance Traveled

BRT = $1.47 Vt$

BRT = $1.47 \times 40 \times 2.5$

BRT = **147 ft**

Left Turn

BDG = $\frac{V^2}{30 ((a/32.2) \pm G_1)}$

BDG = $\frac{40^2}{30 ((11.2 / 32.2) \pm 1.9 \%)}$

BDG = **1600**

BDG = **145.23 ft**

BRT + BDG = SSD (Left)

147 + 145 = **292 ft**

Right Turn

BDG = $\frac{V^2}{30 ((a/32.2) \pm G_2)}$

BDG = $\frac{40^2}{30 ((11.2 / 32.2) \pm 3.87 \%)}$

BDG = **1600**

BDG = **113.60**

BDG = **137.98 ft**

BRT + BDG = SSD (Right)

147 + 138 = **285 ft**

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

SUBDIVISION NAME: LYHUS PROPERTY
 SECTION/AREA: N/A
 DEED # 14532/00469
 PREVIOUS FILE NO.:
 ECP-17-056
 WP-18-070

PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 48088, EXPIRATION DATE: 7/3/2019

BOHLER ENGINEERING

SITE, CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
 BALTIMORE, MD
 BOSTON, MA
 CHICAGO, IL
 CINCINNATI, OH
 COLUMBIA, SC
 DENVER, CO
 DALLAS, TX
 HOUSTON, TX
 INDIANAPOLIS, IN
 JACKSONVILLE, FL
 KANSAS CITY, MO
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SOUTH BEND, IN
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
 (VA 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (DE 1-800-852-7001) (MD 1-800-227-7777) (DE 1-800-283-8666)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TD161005
 DRAWN BY: BRR
 DATE: 02/26/19
 SCALE: AS SHOWN
 CAD I.D.: PL2

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
 LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D
 LOCATION OF SITE
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

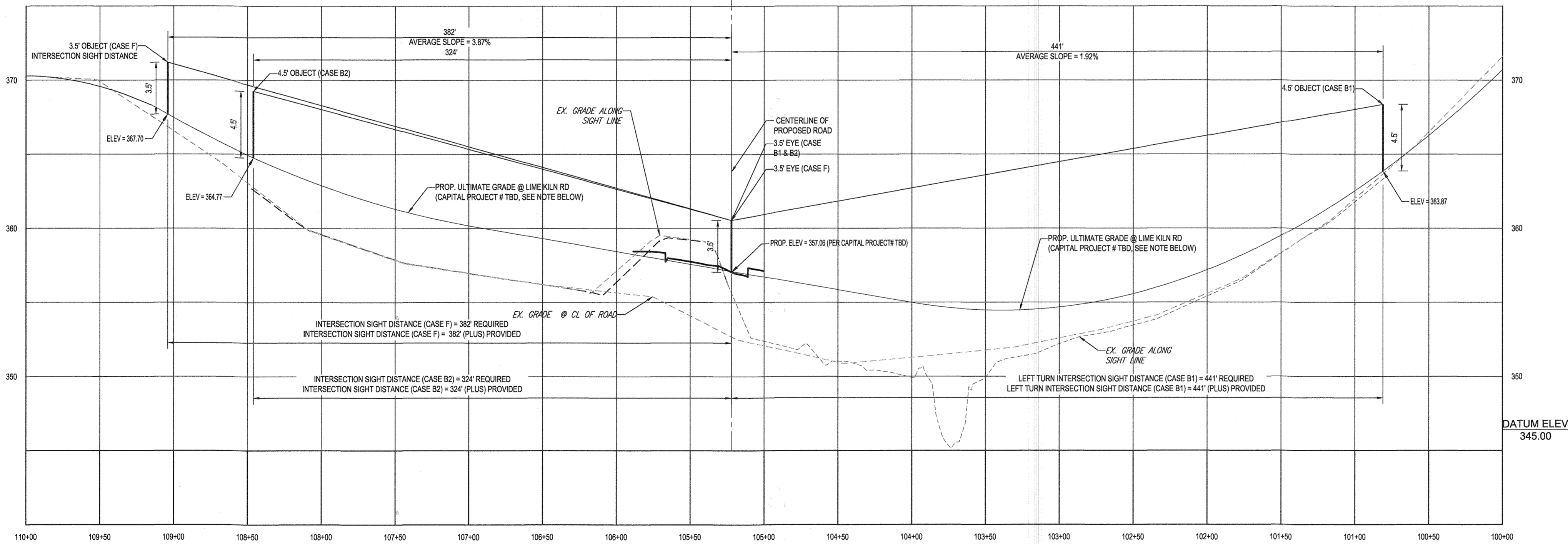
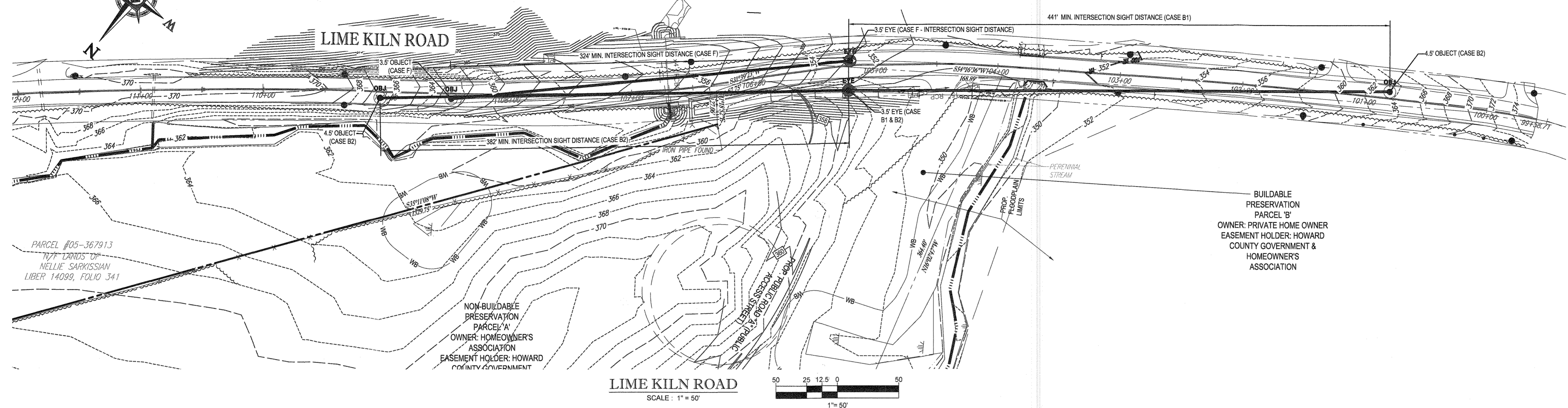
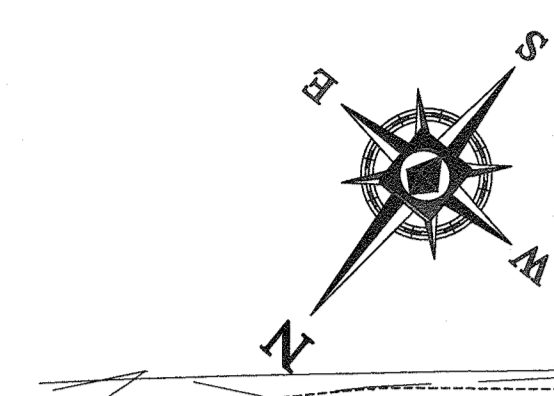
BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 48088
 3/9/19

SHEET TITLE:
FINAL SIGHT DISTANCE ANALYSIS
 SHEET NUMBER:
47 OF 50



PROPOSED LIME KILN ROAD (CAPITAL PROJECT# TBD)
 SCALE: 1" = 50'
 (MINOR COLLECTOR 50 P.P.H. OR I.W.)
 SPEED 30 M.P.H.

NOTE:
 PROPOSED ROAD GRADE IDENTIFIED PER PLAN TITLED "CAPITAL PROJECT CONTRACT NO. TBD, LIME KILN ROAD CULVERT REPLACEMENT, ULTIMATE ROADWAY PROFILE, DWG HP-02", PREPARED BY WHITMAN REQUARDT & ASSOCIATES, LLP, AND DATED 2/28/17.

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 12/6/18
 DTD Signed 2/15/19

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 DATE: 6-28-19

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- 1. PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR...

FOREST CONSERVATION EASEMENT AREA TABULATION table with columns: EASEMENT, GROSS FOREST AREA (AC), FOREST AREA NONCREDITED (FOR FOREST LESS THAN 10,000 S.F. (AC)), FOREST AREA NONCREDITED (100 YEAR FLOODPLAIN) (AC), NET FOREST (RETAINED) (CREDITED) (AC), PLANTED AREA (REFORESTATION) (CREDITED) (AC), CREDITED EASEMENT AREA (AC), TOTAL EASEMENT AREA (AC)

FOREST CONSERVATION EASEMENT #1

EXISTING FOREST AREA = 13.65 AC
NONCREDIT FOREST/FLOODPLAIN = 3.98 AC
CREDITED FOREST = 9.67 AC
REFORESTATION = 0.58 AC
EASEMENT AREA = 10.25 AC
CREDITED EASEMENT AREA = 14.23 AC

FOREST CONSERVATION EASEMENT #4

EXISTING FOREST AREA = 0.26 AC
NONCREDIT FOREST/FLOODPLAIN = 0.26 AC
CREDITED FOREST = 0.26 AC
REFORESTATION = 0.34 AC
EASEMENT AREA = 0.60 AC
CREDITED EASEMENT AREA = 0.60 AC

FOREST CONSERVATION EASEMENT #3

EXISTING FOREST AREA = 5.78 AC
NONCREDIT FOREST/FLOODPLAIN = 1.89 AC
CREDITED FOREST = 3.77 AC
REFORESTATION = 1.73 AC
EASEMENT AREA = 7.49 AC
CREDITED EASEMENT AREA = 9.50 AC

FOREST CONSERVATION EASEMENT #5

EXISTING FOREST AREA = 0 AC
NONCREDIT FOREST/FLOODPLAIN = 0 AC
CREDITED FOREST = 0 AC
REFORESTATION = 1.07 AC
EASEMENT AREA = 1.07 AC
CREDITED EASEMENT AREA = 1.07 AC

FOREST STAND ANALYSIS TABLE

Table with columns: Key, Type of Comment, Area, Soil Information, Stand Characteristics, Forest Area in Stand, etc.

FOREST CONSERVATION WORKSHEET VERSION 1.0

(Enter in Yellow Cells)

NET TRACT AREA table with rows A, B, C, D and values.

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Table with columns: Input the number "1" under the appropriate land use zoning, and limit to only one entry. Columns: ARA, MDR, IDA, HDR, MPD, CIA.

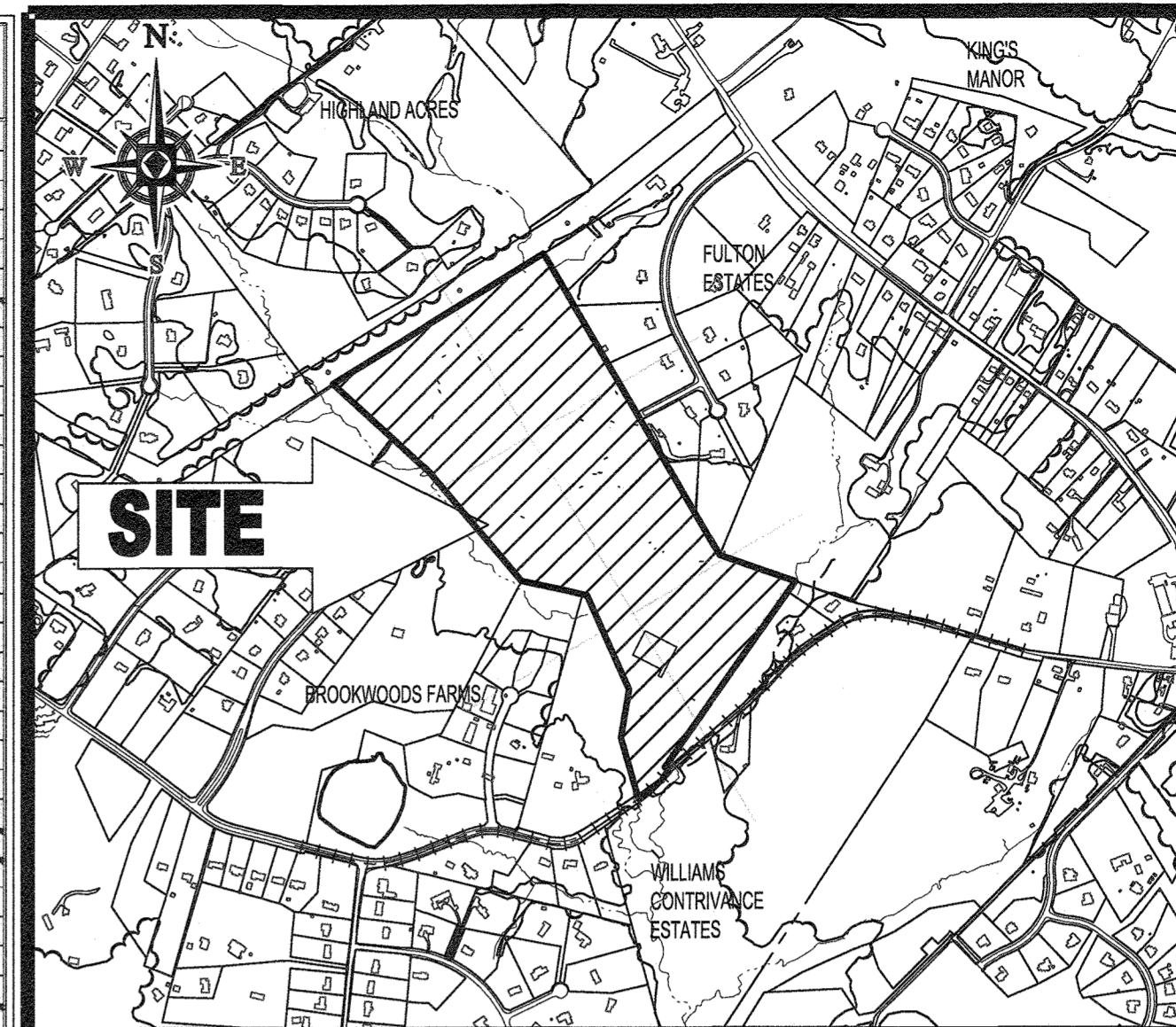
E. Afforestation Threshold, F. Conservation Threshold table.

EXISTING FOREST COVER table with rows G, H, I and values.

BREAK EVEN POINT table with rows J, K and values.

PROPOSED FOREST CLEARING table with rows L, M and values.

PLANTING REQUIREMENTS table with rows N, P, Q, R, S, T and values.



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'
ADC MAP COORDINATES: 30/C5

SITE AREA COMPUTATIONS

GROSS TRACT AREA = 71.09 AC
100 YEAR FLOODPLAIN = 6.72 AC
NET TRACT AREA = 64.37 AC
ZONING = RR-DEO

FOREST CLEARING

FOREST TO BE CLEARED = 29.49 AC

FCP NOTES

- 1. ANY FOREST CONSERVATION EASEMENT (FCE) SHOWN HEREIN IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.

FOREST CONSERVATION NARRATIVE:

THIS FOREST CONSERVATION PLAN PROPOSES THE REMOVAL OF 29.49 ACRES OF FOREST FROM THE PROPOSED LIMIT OF DISTURBANCE. THIS FOREST CLEARING IS UNAVOIDABLE WITH THE SUBDIVISION OF THE PROPERTY. THIS PROJECT IS ZONED RR-DEO WHICH ENCOURAGES A DEVELOPMENT OF THIS DENSITY. IN ADDITION, THE DEVELOPMENT OF THIS PROPERTY IS SUPPORTED BY SMART GROWTH PROTOCOLS TO INCLUDE THE LOCATION OF EXISTING INFRASTRUCTURE.

NOTE:

FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 16.51 ACRES. THE REFORESTATION OBLIGATION OF 6.96 ACRES WILL BE PROVIDED BY 3.90 ACRES ON-SITE AND 6.06 ACRES OFF-SITE FOREST CONSERVATION BANK. TOTAL FORESTATION FOR THIS SUBDIVISION IS 26.51 ACRES.

SPECIMEN TREES

Table with columns: KEY, SPECIES NAME, SIZE, CONDITION, TO REMAIN. Lists various tree species like White Pine, Silver Maple, White Oak, etc.

LEGEND

- PROPERTY LINE, WETLAND BUFFER LIMITS, SUPER SILT FENCE, LIMIT OF DISTURBANCE, EXISTING CONTOUR, PROPOSED CONTOUR, TREE PROTECTION FENCE, REFORESTATION AREA, FOREST RETENTION AREA, WETLANDS, STEEP SLOPES, 100 YR. FLOODPLAIN, FOREST CONSERVATION SIGNAGE, SPECIMEN TREE (TO REMAIN), SPECIMEN TREE (TO BE REMOVED).

60 3/4" CALIBER TREES HAVE BEEN PLANTED FOR MITIGATION REQUIREMENT.

UNDER WP-18-070, SECTION 16.1205(A), (7) - A REQUEST HAS BEEN MADE TO DPZ FOR THE REMOVAL OF TWENTY (20) SPECIMEN TREES. MITIGATION FOR THE REMOVAL OF THESE TWENTY (20) SPECIMEN TREES IS TO CONSIST OF TWO (2) 3/4" CALIBER TREES FOR EACH ONE (1) REMOVED SIMILAR OR IDENTICAL SPECIES. THESE FORTY (40) TREES SHALL BE PLACED WITHIN CLOSE PROXIMITY TO THE LOCATION OF THE ORIGINAL SPECIMEN TREE AND WILL BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPE COSTS TO COVER THE INSTALLATION OF THESE TREES SHALL BE INCLUDED IN THE PERIMETER LANDSCAPE ESTIMATE. AND SURETY AND INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT. THE SYMBOL "" REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT.

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED #: 14532/00469

PREVIOUS FILE NO.: ECP-17-056 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES

PROFESSIONAL CERTIFICATION
ERIC R. MOWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/18

BOHLER ENGINEERING logo and list of services: CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PERMITTING SERVICES, etc.

REVISIONS table with columns: REV, DATE, COMMENT, BY.

Professional Engineer seal for Eric R. Mowilliams, License No. 3697, State of Maryland.

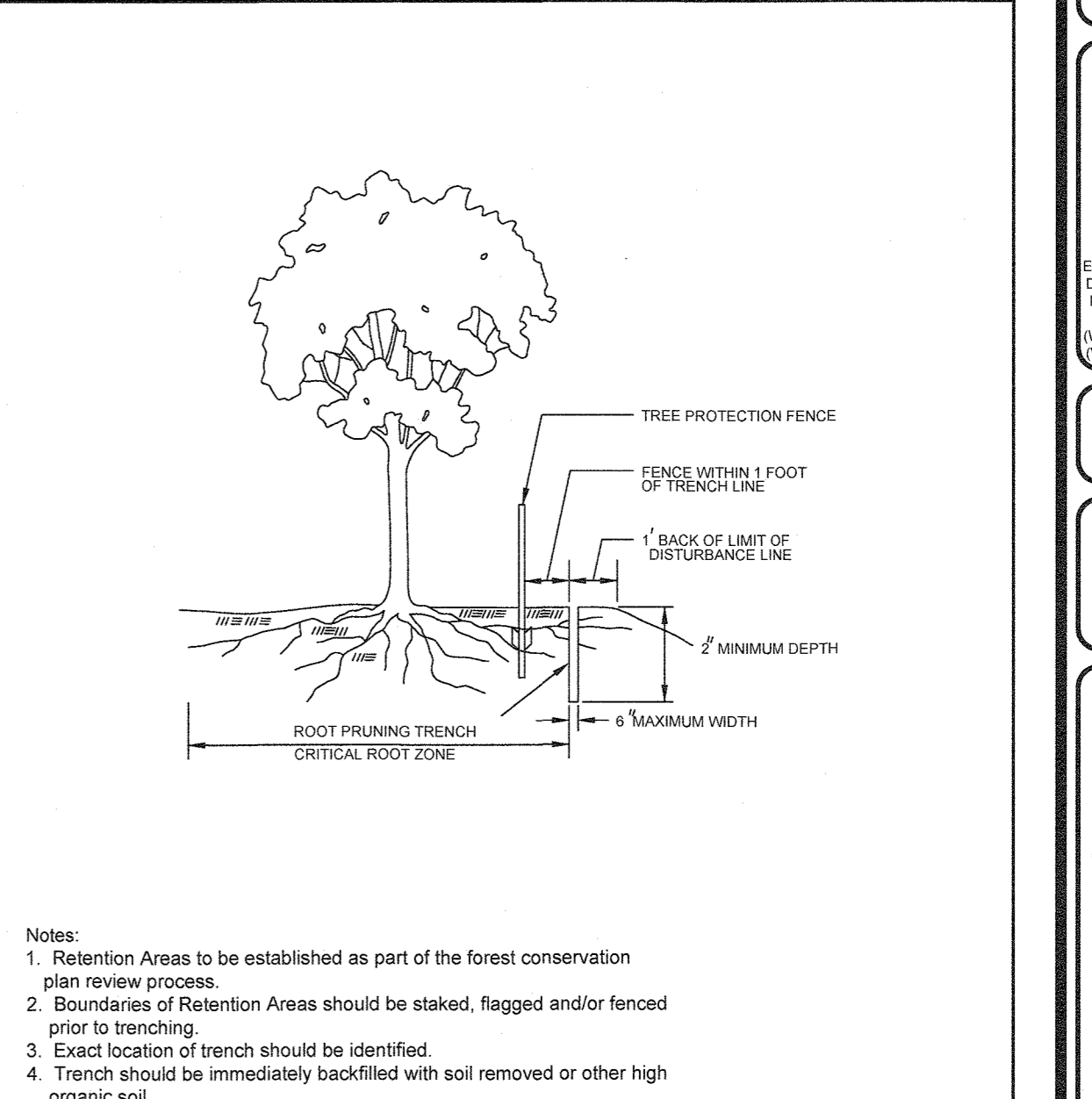
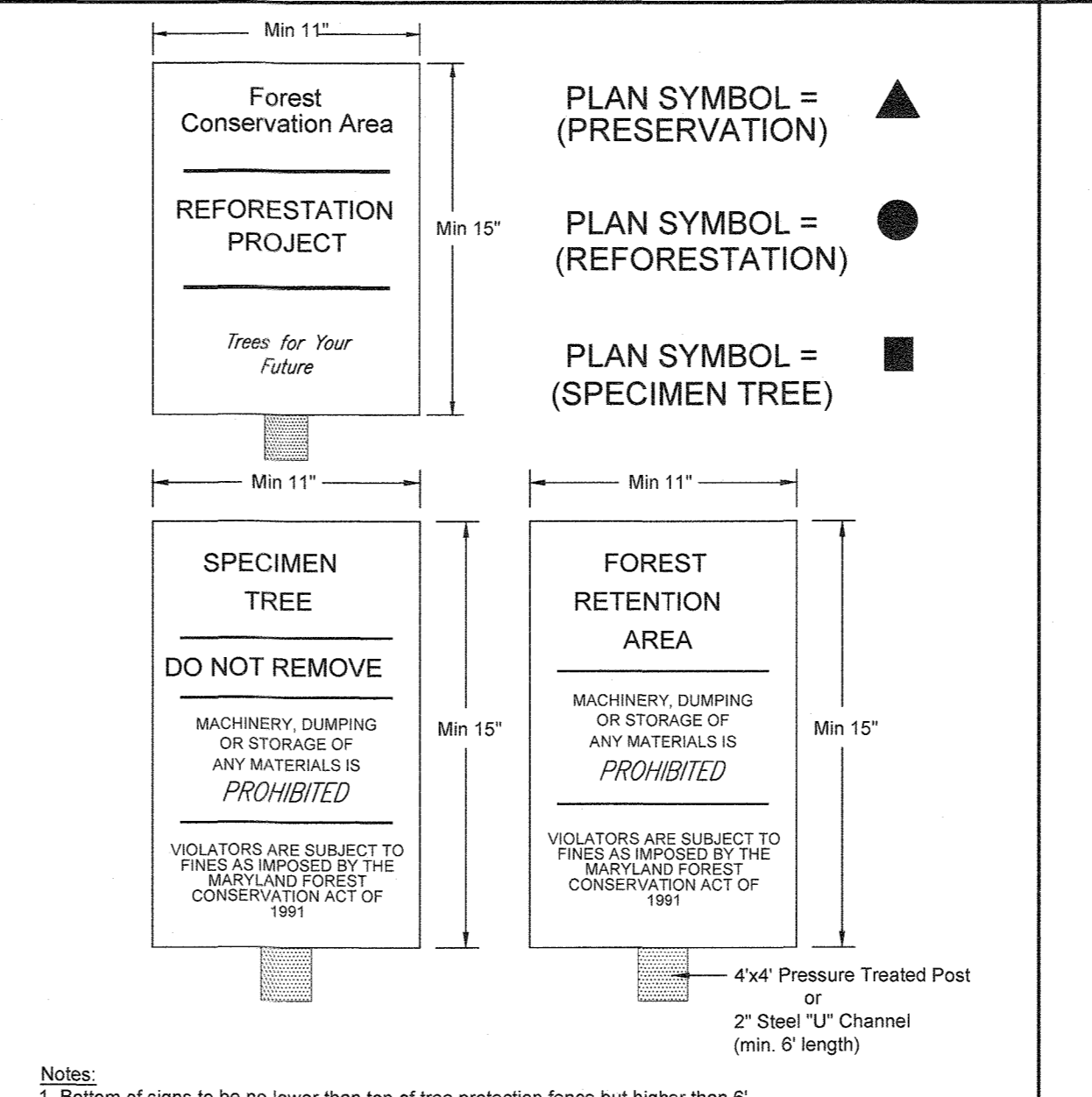
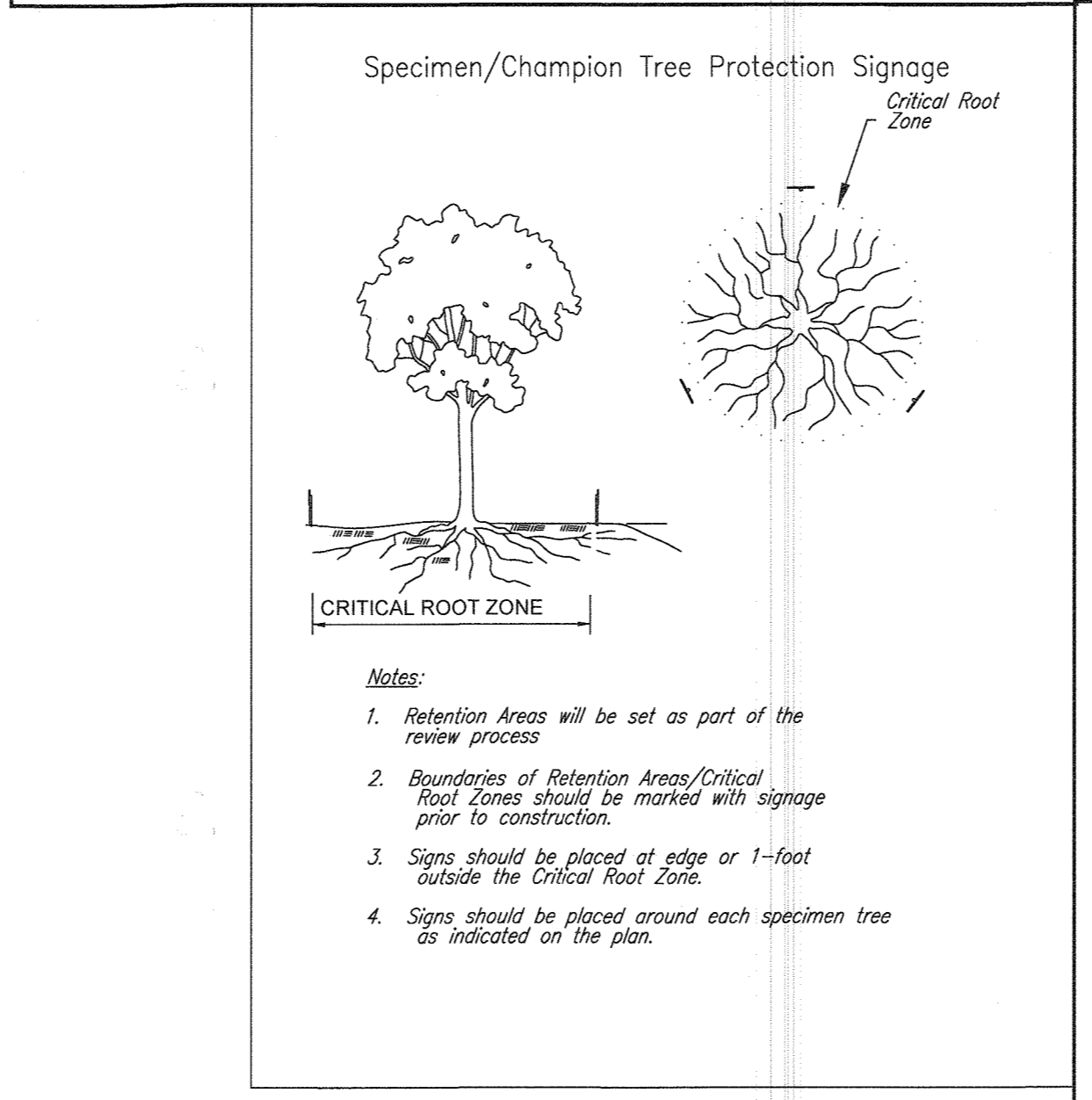
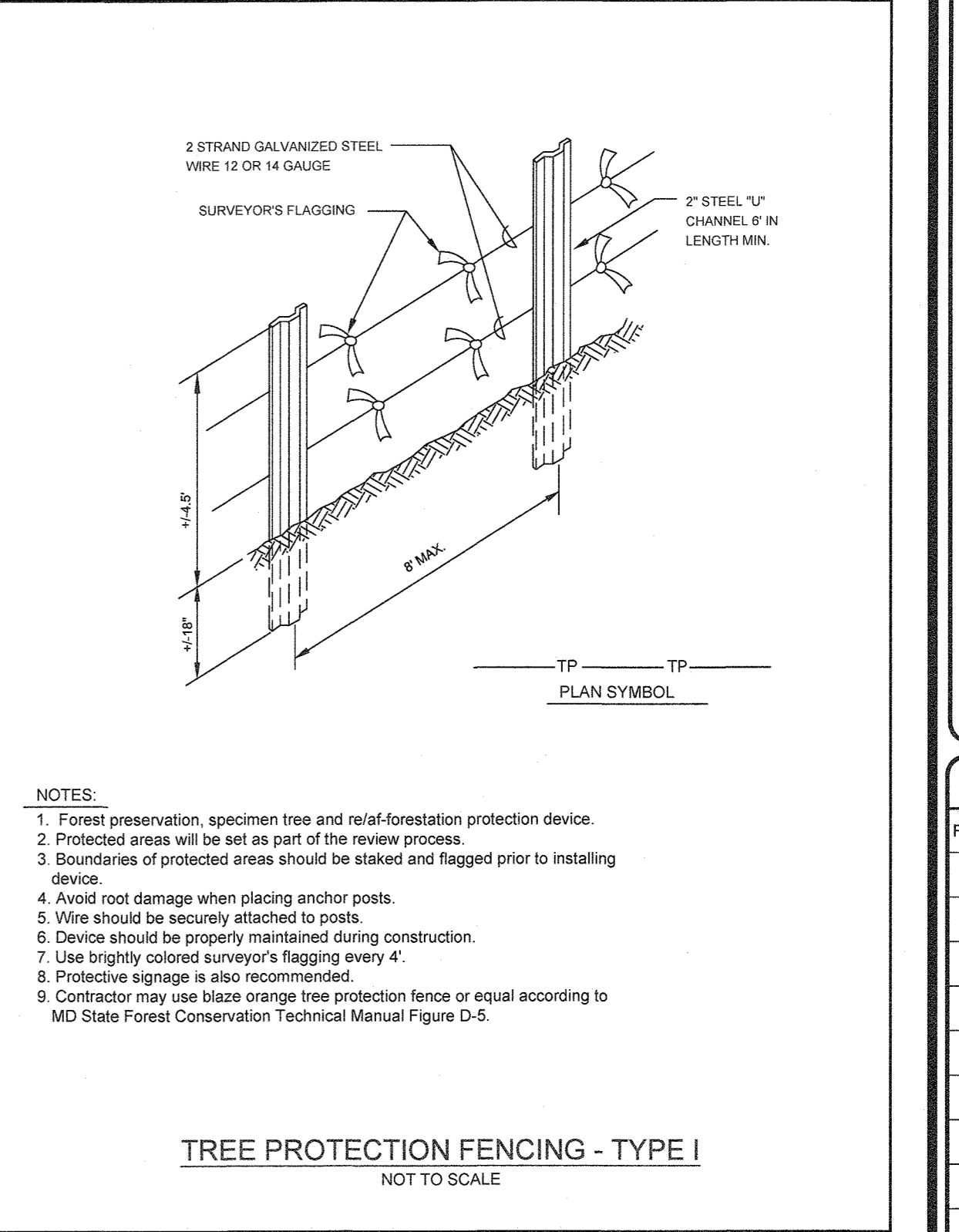
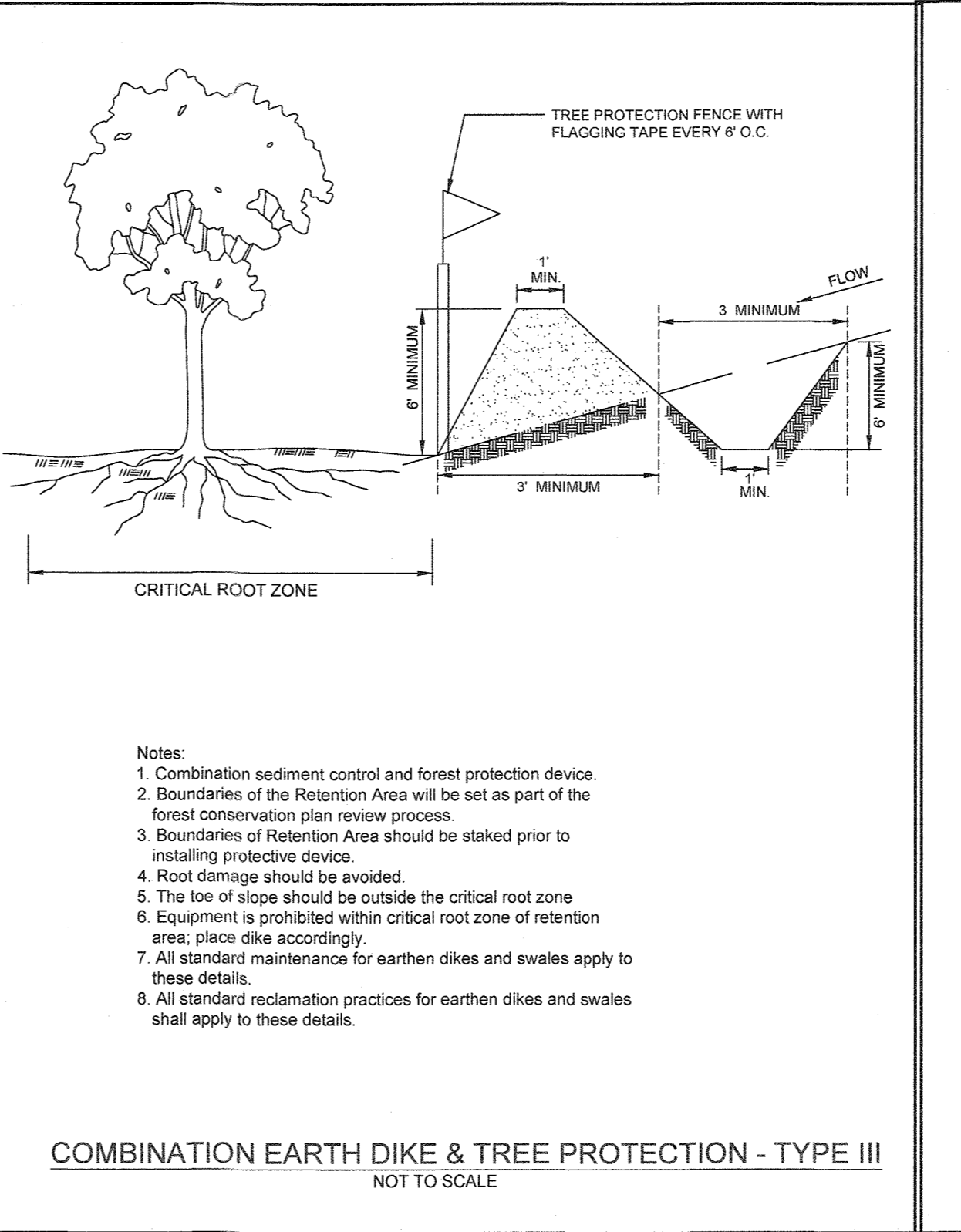
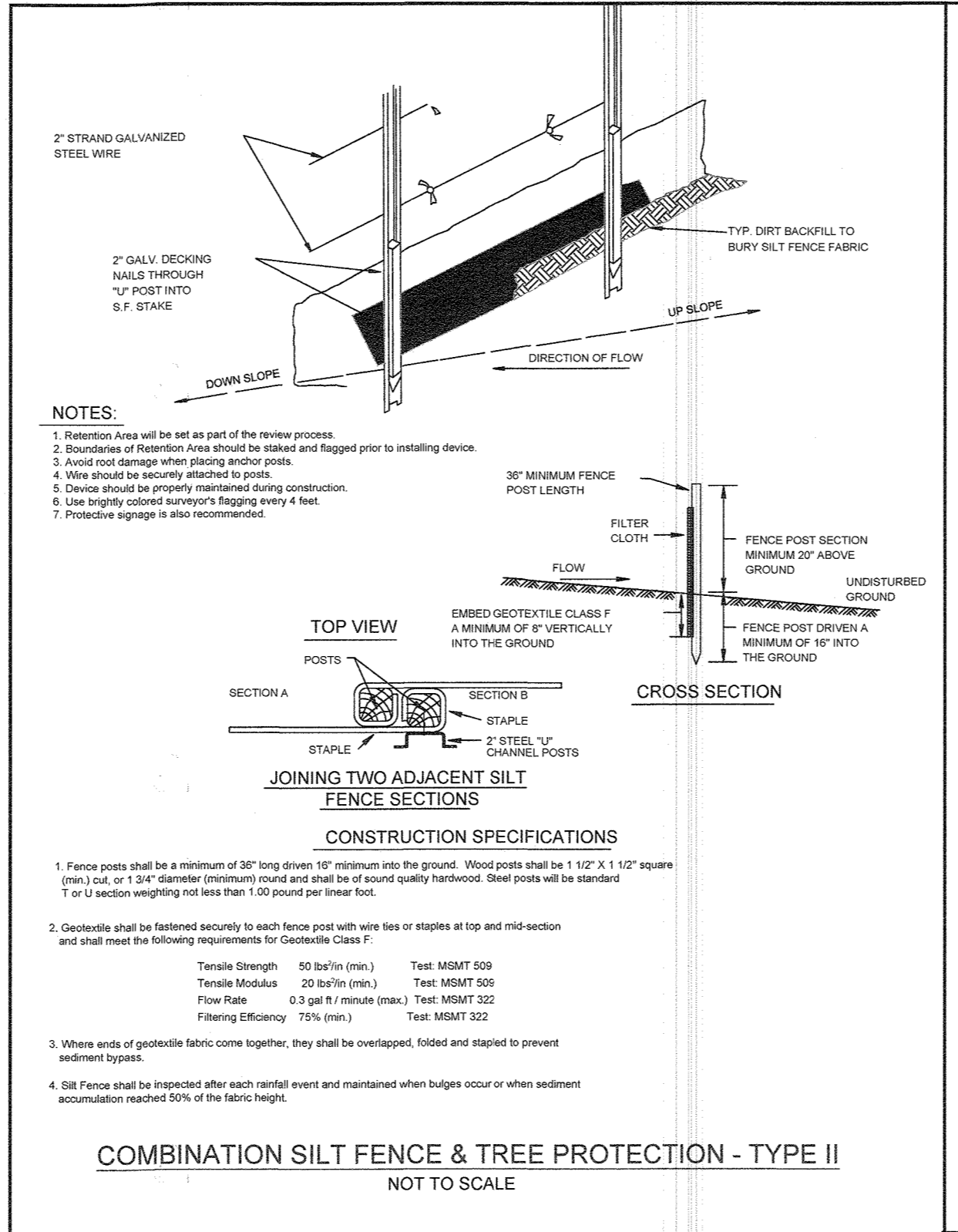
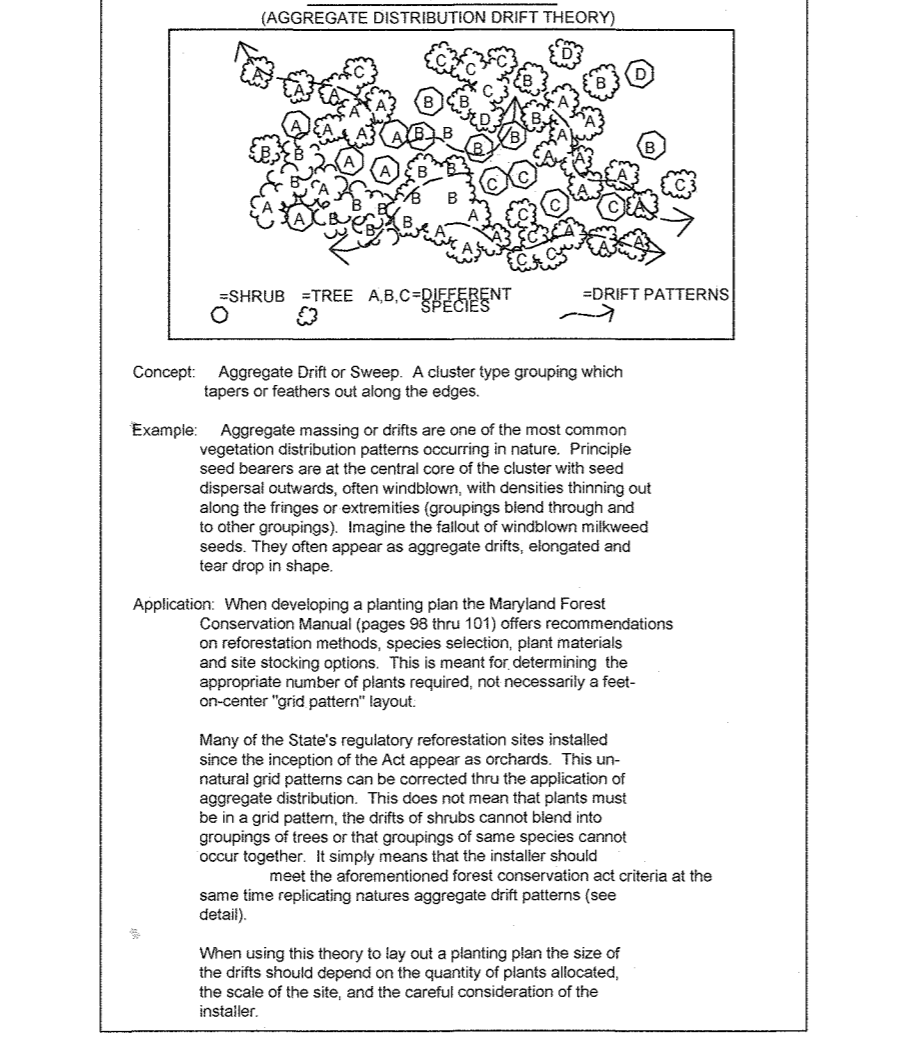
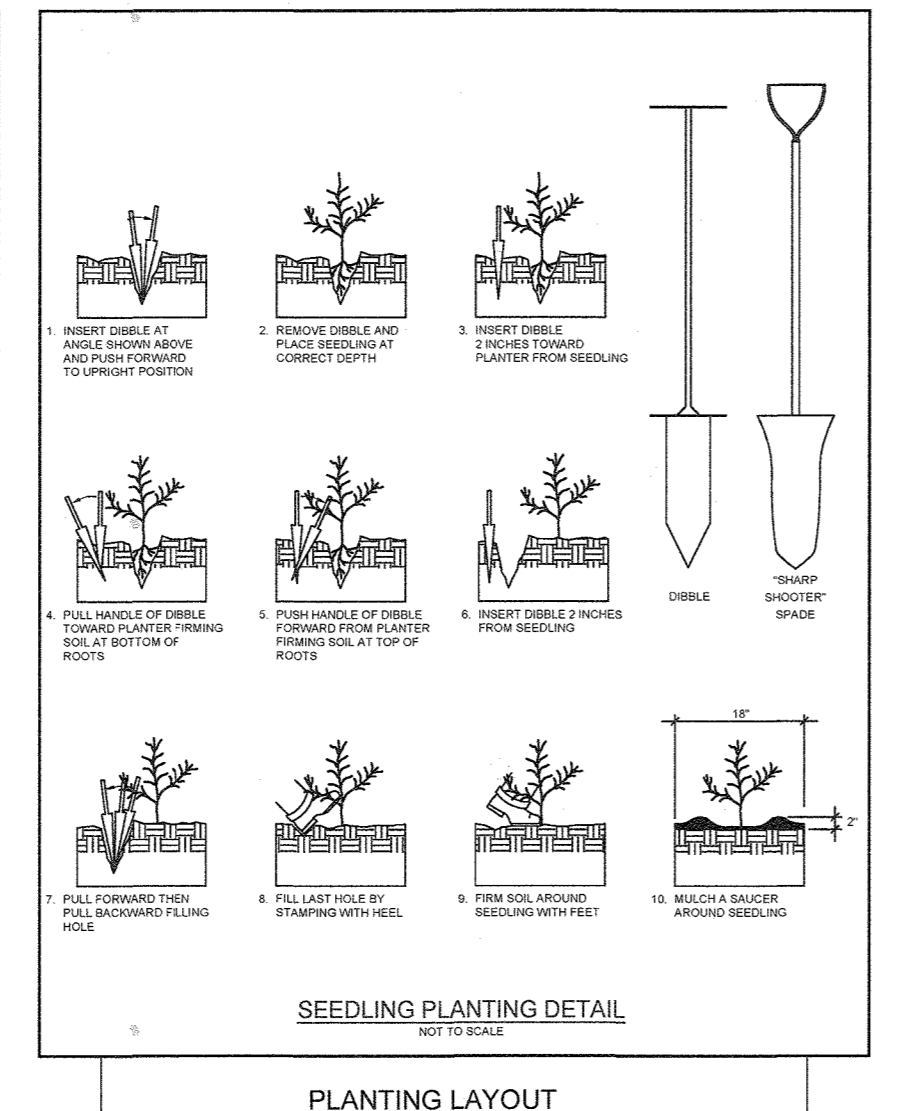
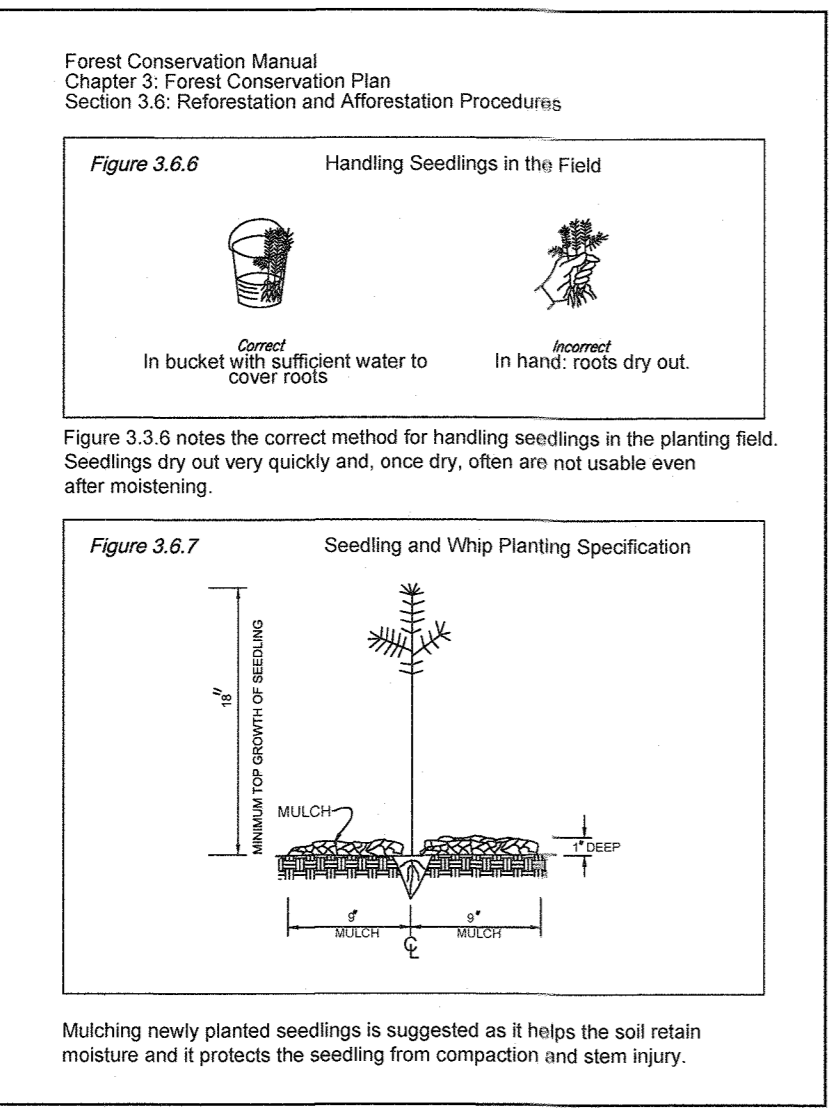
NOT APPROVED FOR CONSTRUCTION stamp.

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY, LOTS 1-28, NON-BUILDABLE PRESERVATION PARCELS A - D.

BOHLER ENGINEERING logo and address: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284.

ER. MOWILLIAMS logo and registration information.

PRELIMINARY FOREST CONSERVATION PLAN SHEET NUMBER: 48 OF 50



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE LAND SURVEYING TRANSPORTATION SERVICES SUSTAINABLE DESIGN PERMITTING SERVICES

CHARLOTTE, NC
BALTIMORE, MD
SOUTHERN NEW JERSEY
PHILADELPHIA, PA
NEW ENGLAND
NEW YORK, NY
NORTH HAVEN, CT
WASHINGTON, DC
DALLAS, TX

1000 W. GREENWOOD AVE. SUITE 200 BALTIMORE, MD 21201
1000 W. GREENWOOD AVE. SUITE 200 BALTIMORE, MD 21201
1000 W. GREENWOOD AVE. SUITE 200 BALTIMORE, MD 21201

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No: TD161006
DRAWN BY: BRR
CHECKED BY: BRR
DATE: 06/14/19
SCALE: AS SHOWN
CAD I.D.: FZ2

PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY

LOTS 1-26, NON-BUILDABLE PRESERVATION PARCELS A - D
LOCATION OF SITE
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION NOTES & DETAILS

SHEET NUMBER:
50 OF 50

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

12/4/18

APPROVED
PLANNING BOARD OF HOWARD COUNTY

12/4/18

DATE: 2/15/19

APPROVED FOR PRIVATE WATER LOTS 1 - 28 & PRESERVATION PARCEL B AND PRIVATE SEWER FOR LOTS 2 - 6, 8 - 14, 18 - 27, AND PRESERVATION LOT B AND SHARED SEWER FOR LOTS 1, 7, 15 - 17, AND 28.

6/24/2019

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. 6800 H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-579-2442

SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED #: 14532/00469

PREVIOUS FILE NO.:
ECP-17-056
WP-18-070

PROFESSIONAL CERTIFICATION
ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3997, EXPIRATION DATE: 9/20/18