

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	
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 15-25%
▩	STEEP SLOPES >25%
WB	WETLAND BUFFER
SB	STREAM BUFFER
---	NATURAL WETLAND EDGE
•••••	WETLAND
---	WATERWAY STREAM
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	TREELINE
---	FENCE
---	LIMIT OF SURVEY
TPF	TREE PROTECTION FENCE
RP	ROOT PRESERVATION
---	CURB
---	ASPHALT PAVEMENT
---	UNDERGROUND STORM
---	2' CONTOUR
---	10' CONTOUR
⊗	SPECIMEN TREE (TO BE REMOVED)
⊗	SPECIMEN TREE (TBR)
⊗	CRITICAL ROOT ZONE

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD1420672
DRAWN BY: AVG
CHECKED BY: MJP
DATE: 1/7/22
CAD LD.: 1/7/22

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER
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. 6808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40885, EXPIRATION DATE: 7/31/2023

SHEET TITLE:
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET NUMBER:
2 OF 41
ORG. DATE - 1/7/22

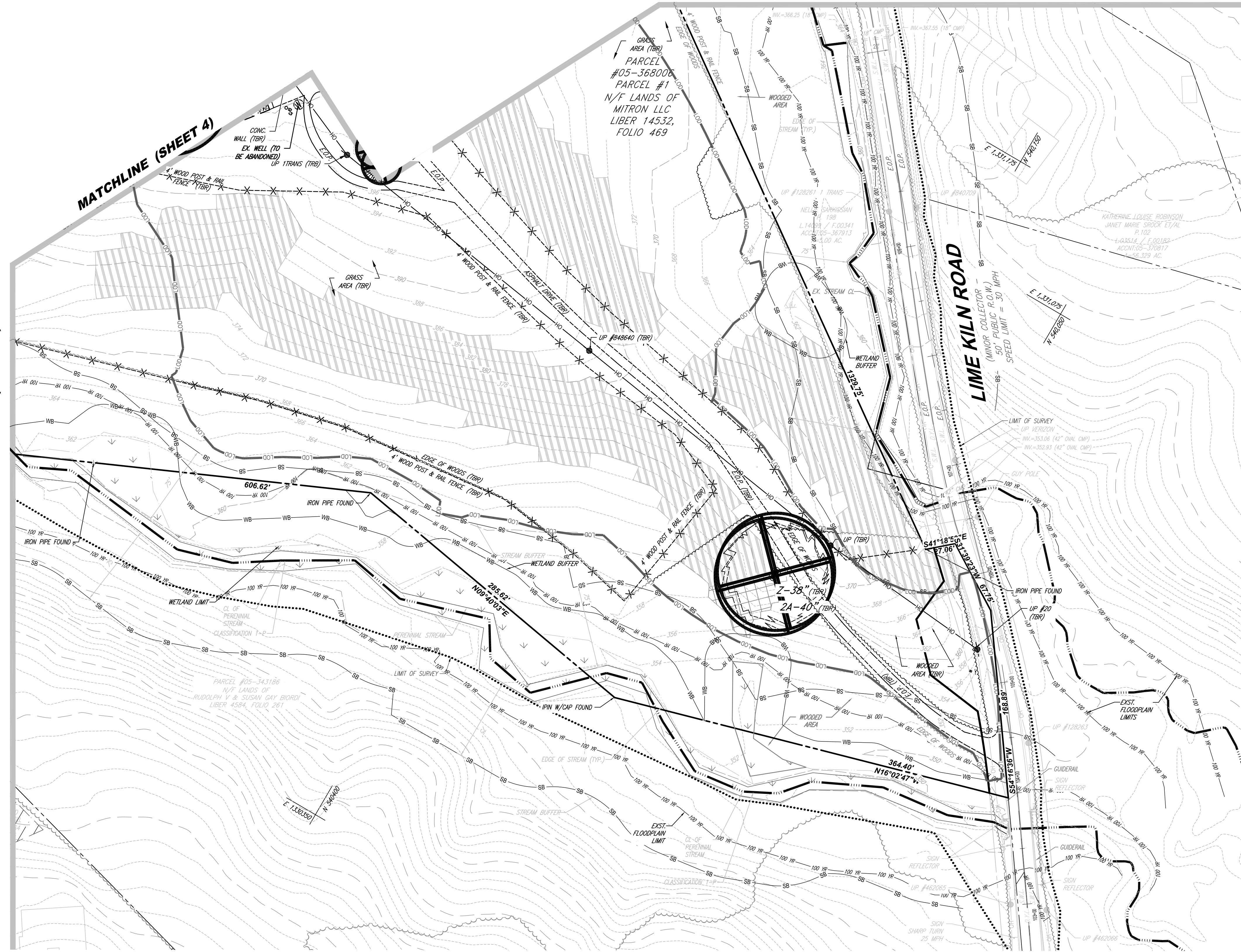
OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	TAX MAP: 40 GRID: 24 PARCEL: 135 ZONED: RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	PREVIOUS FILE No.: BA-20-002C SP-17-010b F-20-016 ECP-17-056 WP-21-011 WP-18-070	

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU# 1-58; & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	--

Jun 11, 2022
 H:\1410142072\DRAWINGS\PLAN SETS\SPES\MD1420672_ORV_0_0_0_LAYOUT_02_OVERALL_EX.DWG
 MKC

MATCHLINE (SHEET 4)

MATCHLINE (SHEET 6)



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
GtB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
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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



REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT: **PRELIMINARY EQUIVALENT SKETCH PLAN**
FOR **LYHUS PROPERTY PROPOSED AGE-RESTRICTED COMMUNITY**
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

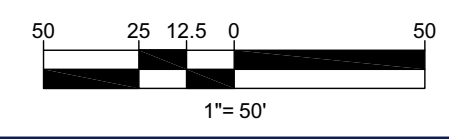
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4088
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: 7/3/2023

SHEET TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

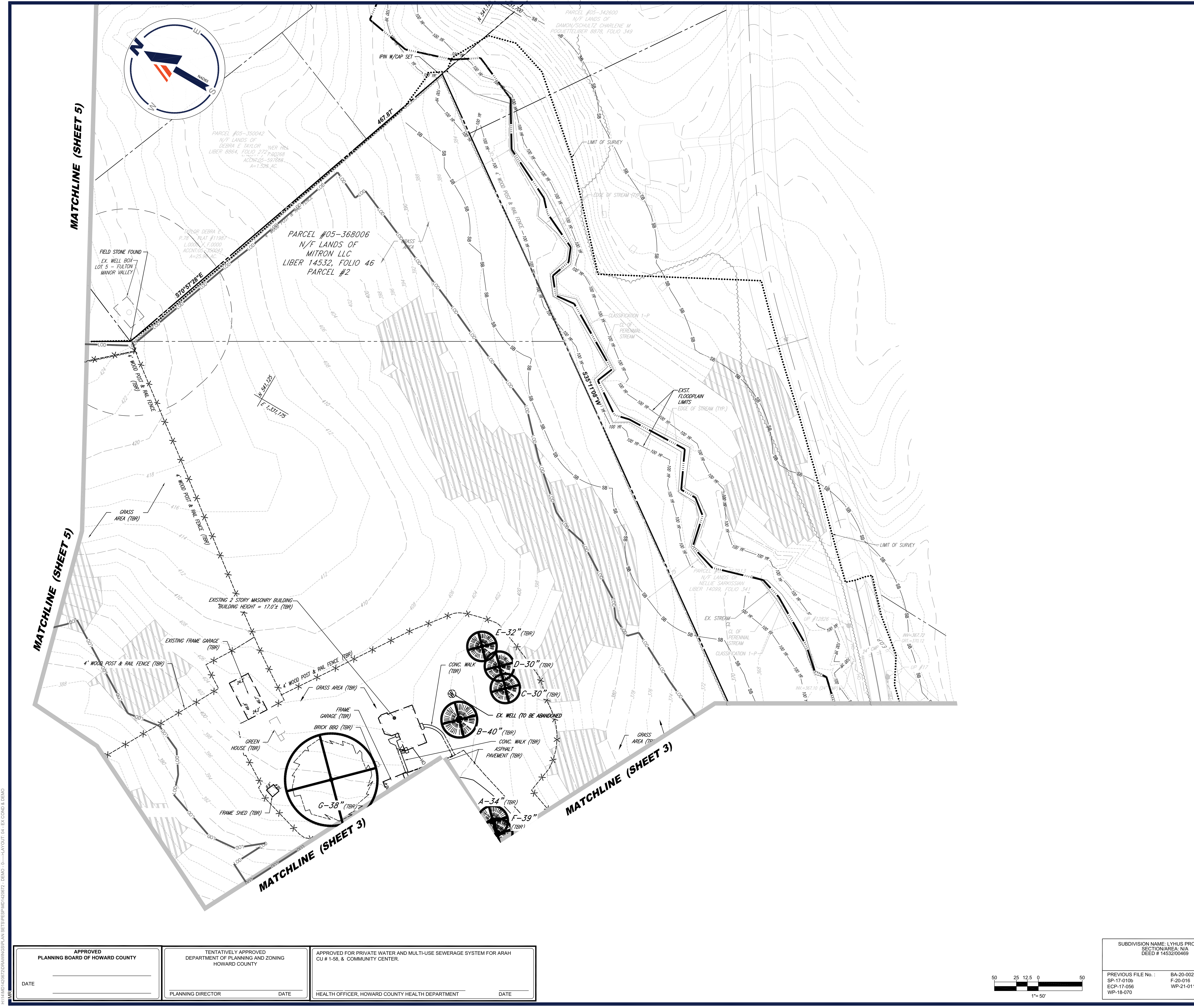
SHEET NUMBER: **3 OF 41**
ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	--



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/0469	OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE No.: SP-17-010b ECP-17-058 WP-18-070	BA-20-002C F-20-016 WP-21-011		

JAN 11, 2022 10:02:27 AM C:\PROJECTS\HOWARD\ARAH\SETUP\HOWARD\ARAH_CUJ_1-58_LAYOUT\03_LAYOUT_1.DWG E:\COTING_1.DWG



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
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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

NOTE:
 1. THE EXISTING WELL MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER WITH AN ABANDONMENT REPORT SUBMITTED TO THE HEALTH DEPARTMENT. THE EXISTING SEWAGE SYSTEM MUST BE PUMPED OUT BY A LICENSED SEWAGE HAULER AND PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO SITE DEVELOPMENT PLAN SIGNATURE.

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT: **PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR **LYHUS PROPERTY**
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

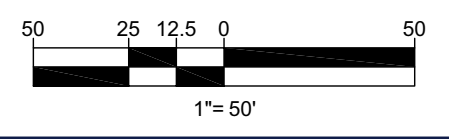
BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 4089
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SHEET TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

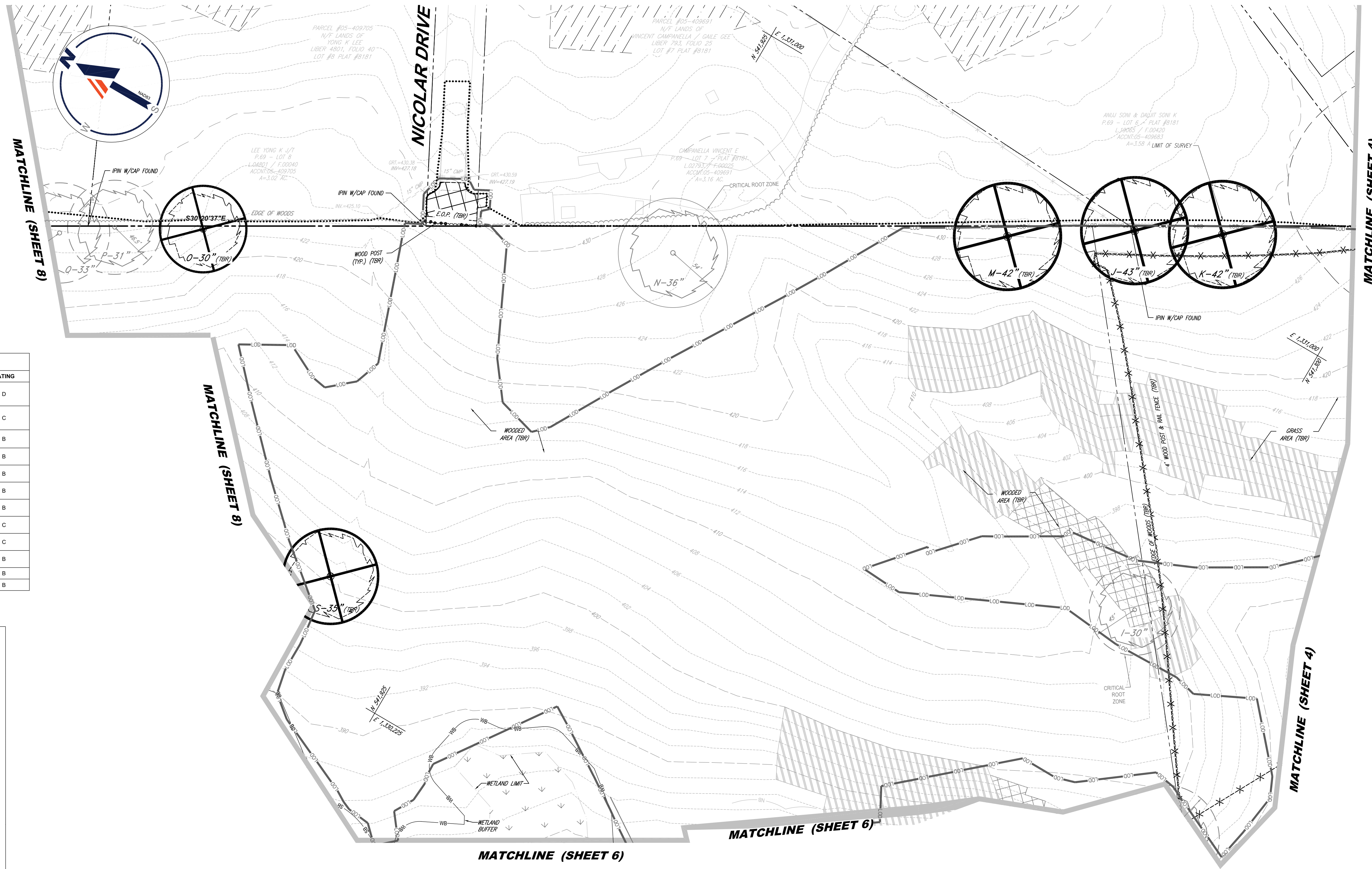
SHEET NUMBER: **4 OF 41**
 ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	--



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

JUN 11, 2022 10:02:27AM DWG: 04-SETS-DEMO-ARCH-001.DWG, 0-1-LAYOUT 14- EX-CORNER 1.DWG
 MPT



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
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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

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 LAND SURVEYING
 PROGRAM MANAGEMENT
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 SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	1/17/22
CAD I.D.:	DEMO-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 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
 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: 7/3/2023

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
5 OF 41
 ORG. DATE - 1/7/22

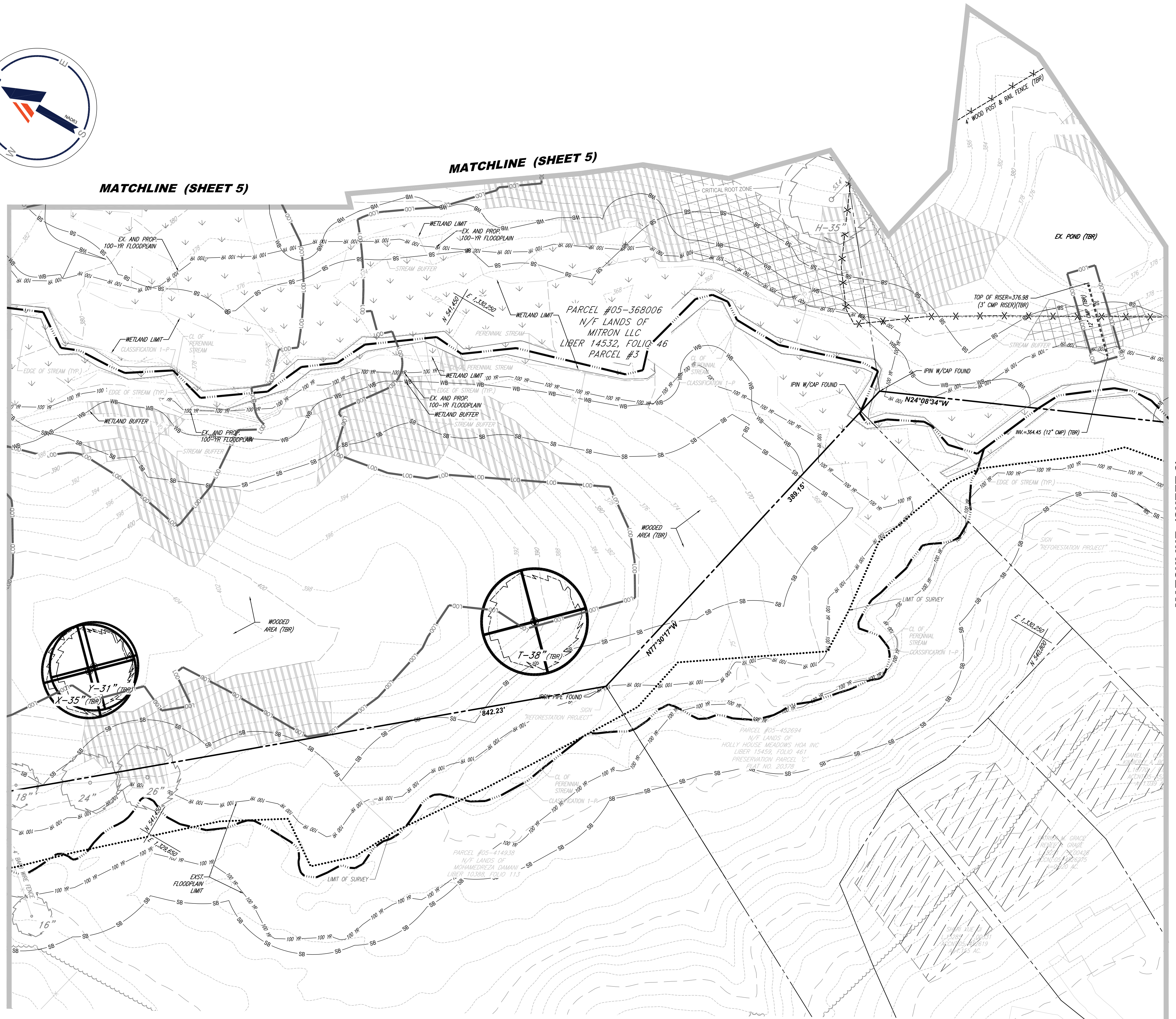
APPROVED PLANNING BOARD OF HOWARD COUNTY DATE	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR DATE	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE
---	--	--

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	TAX MAP: 40 GRID: 24 ZONED: RR-0EO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE NO.: BA-20-002C SP-17-010b F-20-016 ECP-17-058 WP-21-011 WP-18-070	

Jan 11, 2022 10:02 AM PROJECT: D:\PROJECTS\2022\1420672\1420672_P\1420672_P\1420672_P_LAYOUT\1420672_P_LAYOUT.dwg USER: JFR



MATCHLINE (SHEET 7)



MATCHLINE (SHEET 3)

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

MAPPED SOILS

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BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
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DRAWN BY:	AVG
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PRELIMINARY EQUIVALENT SKETCH PLAN
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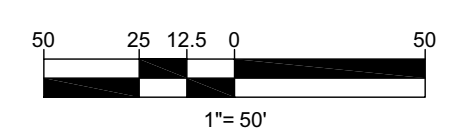
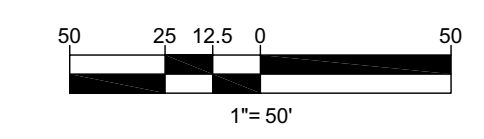
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EXISTING CONDITIONS AND DEMOLITION PLAN

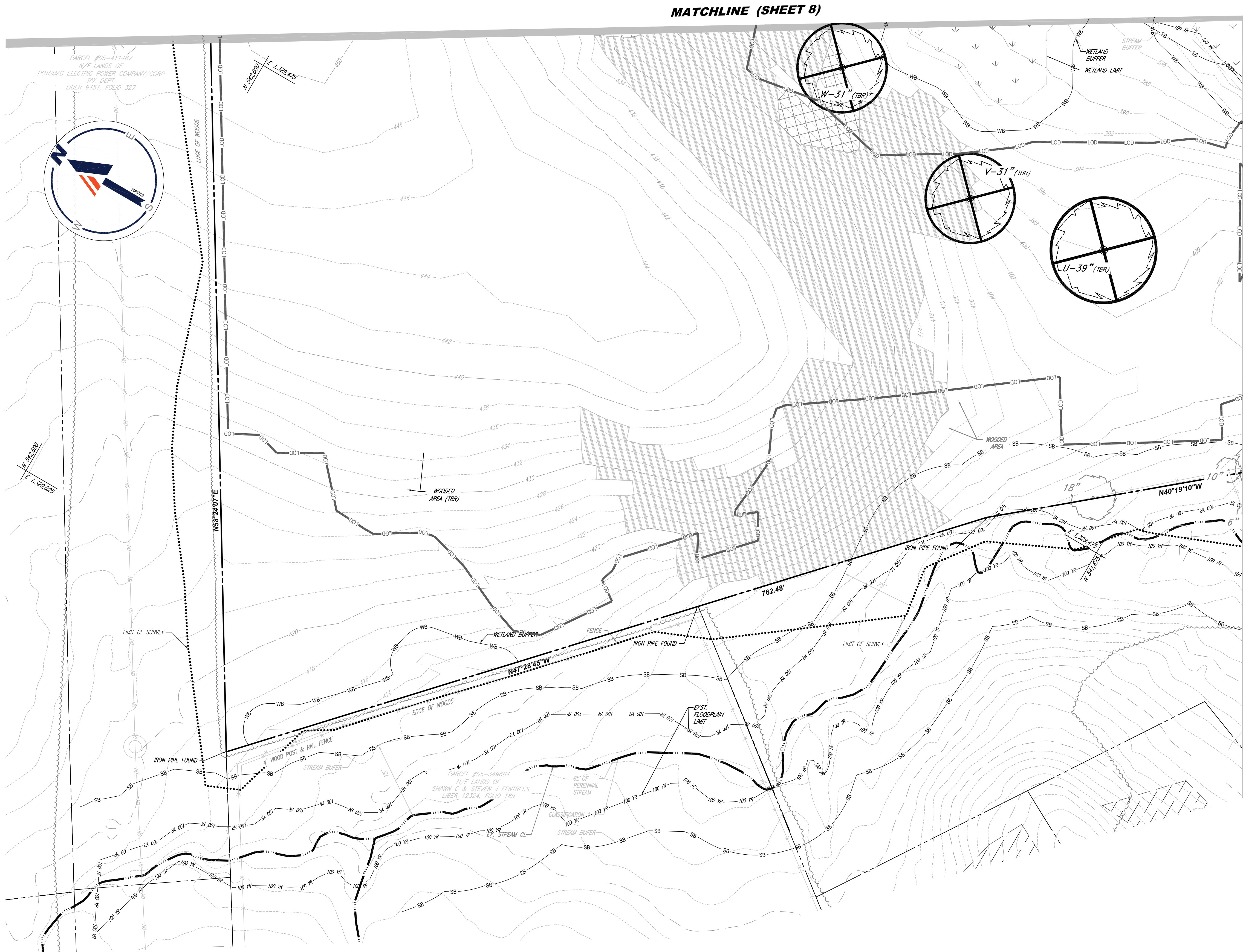
SHEET NUMBER:
6 OF 41
ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-SB, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075
PREVIOUS FILE NO.:	BA-20-002C SP-17-010b F-20-016 WP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40	GRID: 24	ZONED: RR-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		PARCEL: 135

JAN 11, 2022 11:50 AM C:\PROJECTS\2022\1453200469\1453200469.DWG PLOT BY: EY-CORING.DWG



MAPPED SOILS		
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HARBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
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	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
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	SOIL DIVIDE
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	FLOODPLAIN LIMIT
	WETLAND EDGE
	PERENNIAL STREAM
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	LOD

BOHLER
 THE
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT: PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 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. 4089
 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. 4089, EXPIRATION DATE: 7/3/2023

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
7 OF 41
 ORG. DATE - 1/7/22

Jan 11, 2022 10:02:27 AM C:\PROJECTS\17-0106\17-0106.dwg PLOT DATE: 1/11/2022 10:02:27 AM

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-S& & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-020 PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE No.: SP-17-0106 ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 ZONED: RR-020 PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	



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

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 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PLANNING
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.: DEMO-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
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SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

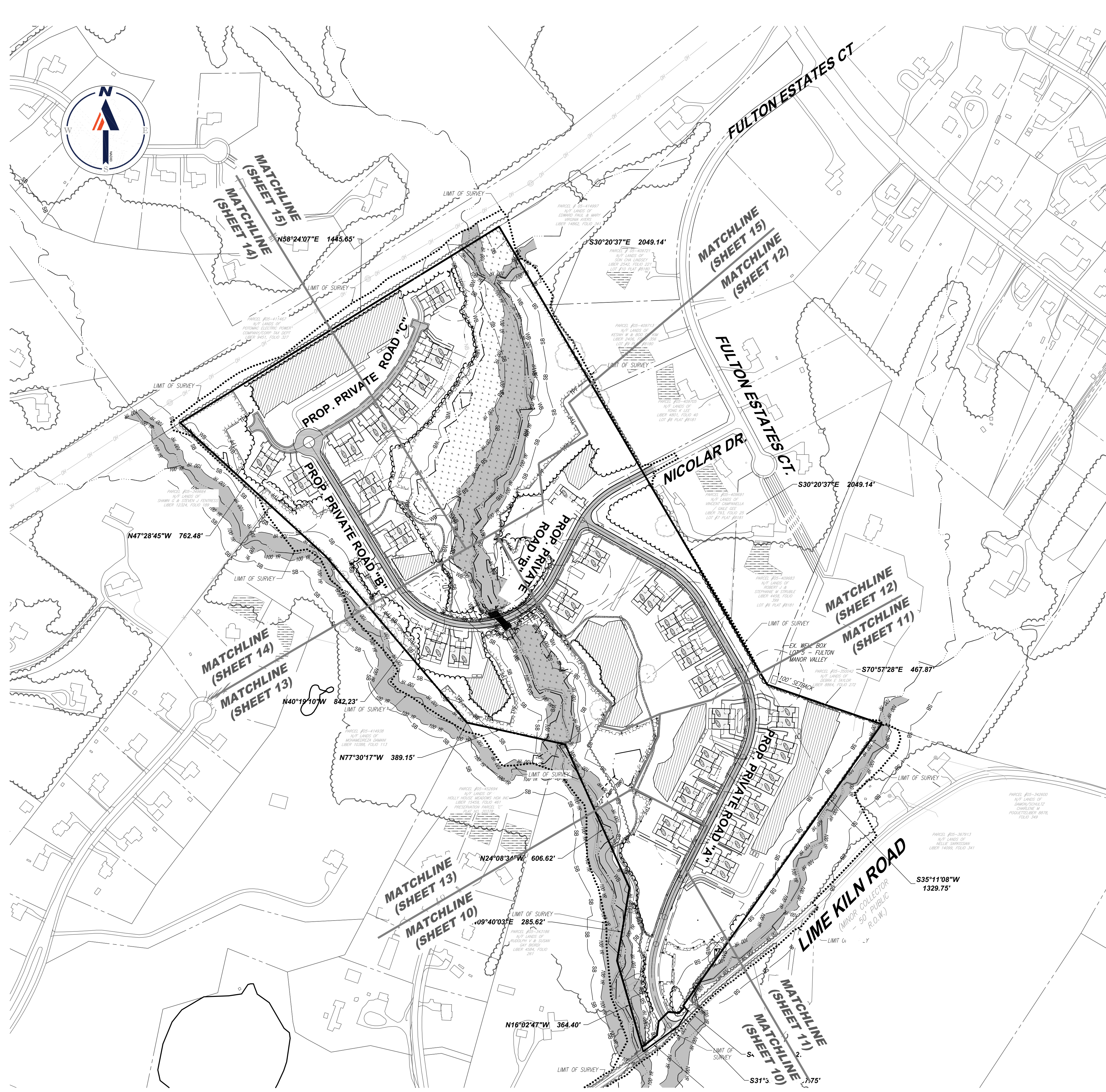
SHEET NUMBER:
8 OF 41
 ORG. DATE - 1/7/22

Jan 11, 2022 11:52 AM PROJECT: D:\PROJECTS\2022\1420672\1420672.dwg PLOT: 8 - LAYOUT 08 - EXISTING DEMO

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-SB, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

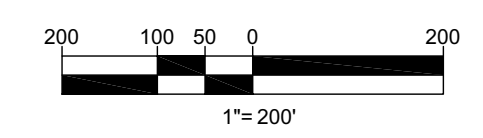
OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075		DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	
PREVIOUS FILE No.: SP-17-010b ECP-17-058 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	ZONED: RR-DEO

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	FP FP
---	TREE	---
---	LOW (PHASE 1) LOW (PHASE 2)	---
---	CONDOMINIUM UNIT NUMBER	CU 58



Jun 11, 2022
 H:\10412307\2022\10412307\10412307.dwg - LAYOUT.DWG - OVERALL SITE PLAN

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	---	---



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED #: 1453200469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075
PREVIOUS FILE NO.: BA-20-02C SP-17-010b F-20-016 ECRP-17-056 WP-21-011 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

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 PLANNING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672 DRAWN BY: AVG CHECKED BY: MP DATE: 1/7/22 CAD I.D.:	THIS DRAWING IS INTENDED FOR AN INFORMAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
--	---

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 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. 4889
 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. 4889, EXPIRATION DATE: 10/31/23.

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
9 OF 41
 ORG. DATE - 1/7/22

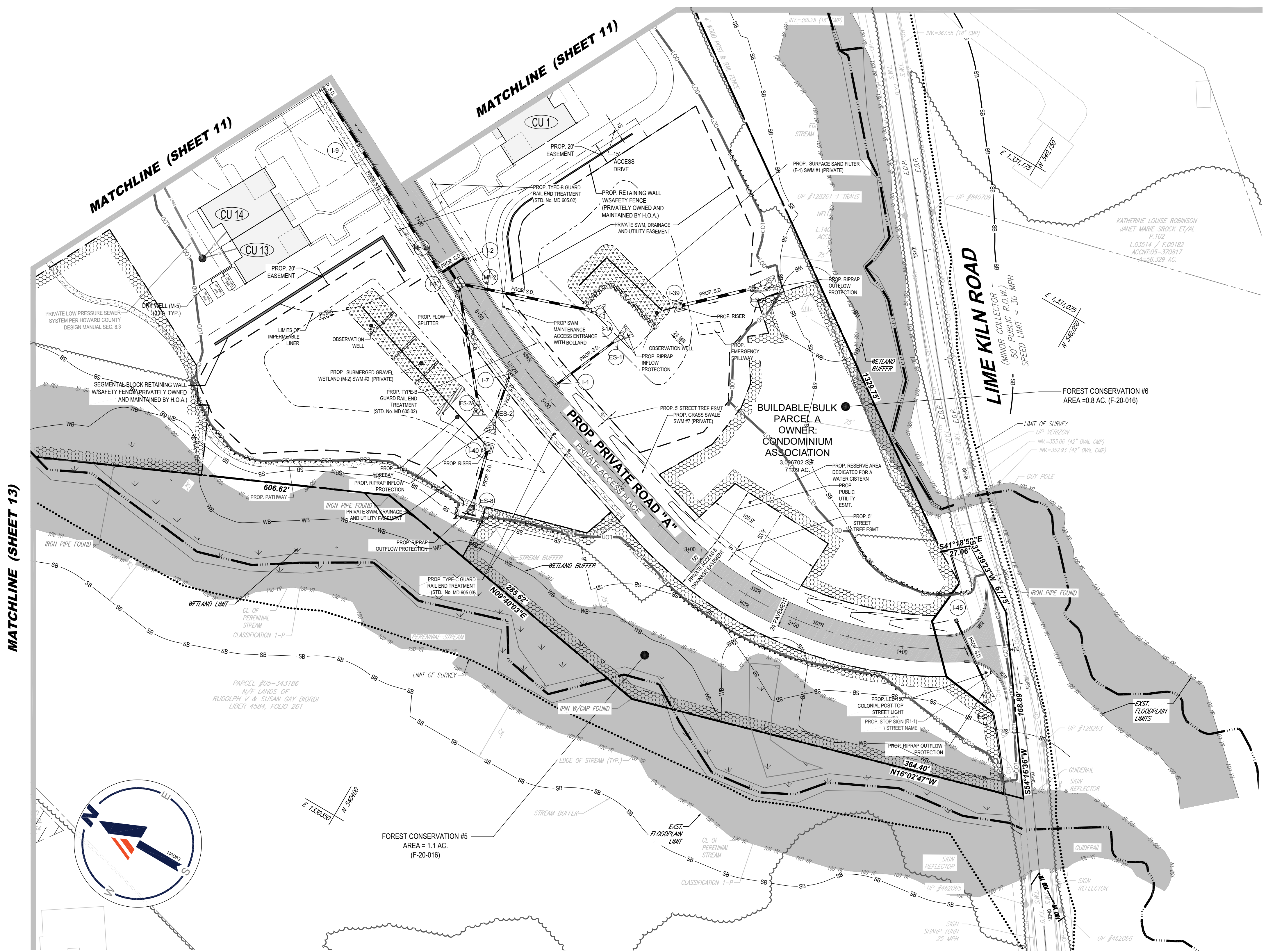
STANDARD DRAWING LEGEND

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	---
---	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	---
---	TREE PROTECTION FENCE	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

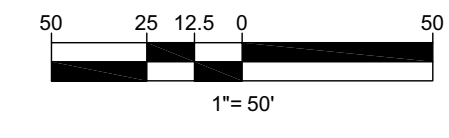
MAPPED SOILS

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	A
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A
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	D
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



MATCHLINE (SHEET 13)

MATCHLINE (SHEET 11)



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-SE, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046
PREVIOUS FILE NO.: BA-20-002C SP-17-010b F-20-016 ECP-17-058 WP-21-011 WP-18-070	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PRELIMINARY DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	1/7/22
CAD I.D.:	GDP-

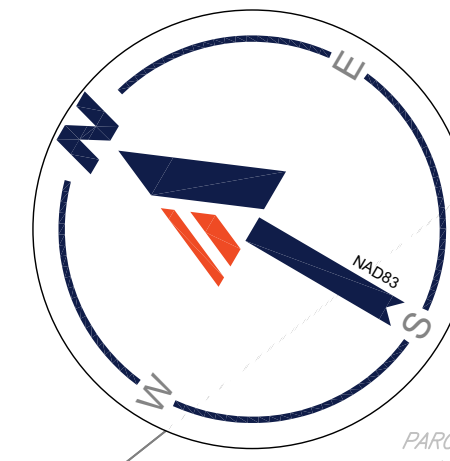
PROJECT:
**PRELIMINARY
EQUIVALENT
SKETCH PLAN**
FOR
**LYHUS
PROPERTY**
**PROPOSED
AGE-RESTRICTED
COMMUNITY**
12170 LIME KILN ROAD
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HOWARD COUNTY, MD

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
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SHEET TITLE:
SITE PLAN
SHEET NUMBER:
10 of 41
ORG. DATE - 1/7/22

Jan 11, 2022 10:02 AM C:\PROJECTS\2022\1420672\1420672.dwg SITE - 0 - A-DRAWING - 10 - SITE PLAN



MATCHLINE (SHEET 12)

MATCHLINE (SHEET 12)

MATCHLINE (SHEET 10)

MATCHLINE (SHEET 10)

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	---
---	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	---
---	TREE PROTECTION FENCE	---
---	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)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.: SITE-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

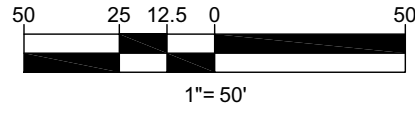
BOHLER
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SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
11 of 41
 ORG. DATE - 1/7/22

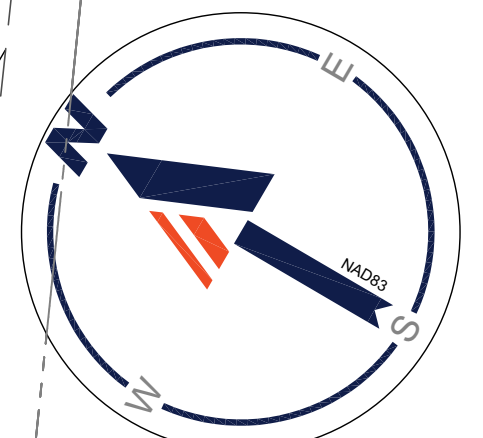


OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
---	--	---



APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR AR4H CU # 1-56, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	---

JAN 11, 2022 10:02:27 AM C:\PROJECTS\HOWARD\AR4H\SETUP\HOWARD\AR4H SITE - 0 - 14-10-2021-11 - SITE PLAN
 MPT



PARCEL #05-409705
N/F LANDS OF
YONG K LEE
LIBER 4801, FOLD 40
LOT #8 PLAT #8181

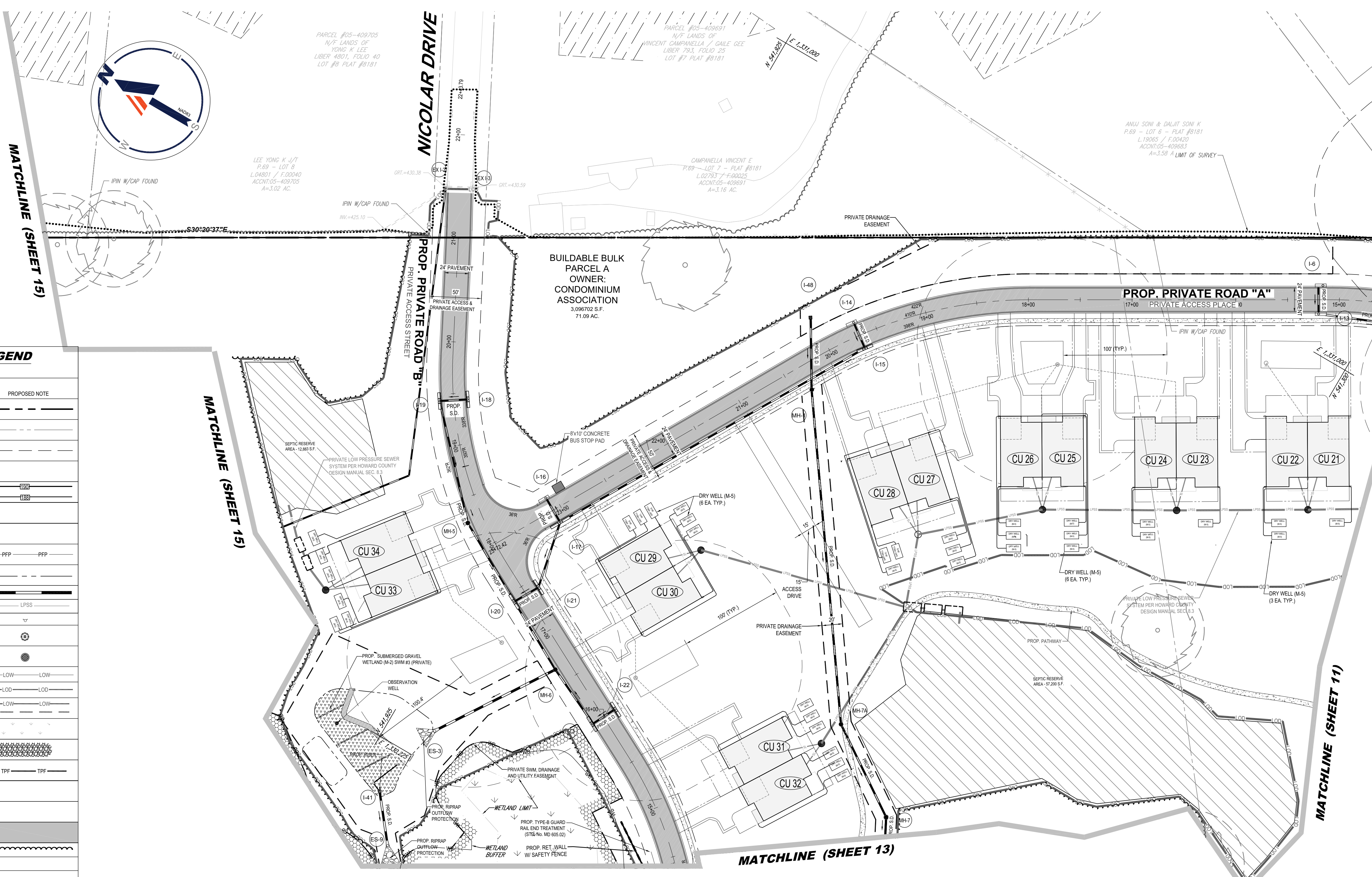
LEE YONG K J/T
P.69 - LOT 8
L.04801 / F.00040
ACCT.05-409705
A=3.02 AC.

PARCEL #05-409691
N/F LANDS OF
VINCENT CAMPANELLA / GALE GEE
LIBER 793, FOLD 25
LOT #7 PLAT #8181

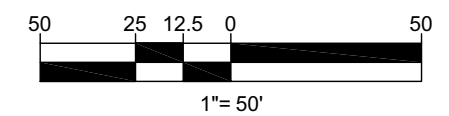
CAMPANELLA VINCENT E
P.69 - LOT 7 - PLAT #8181
L.02787 / F.60025
ACCT.05-409691
A=3.16 AC.

ANU SON & DALIT SON K
P.69 - LOT 6 - PLAT #8181
L.19065 / F.00420
ACCT.05-409683
A=3.38 A LIMIT OF SURVEY

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	---
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---	FLOODPLAIN LIMIT	---
---	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	---
---	TREE PROTECTION FENCE	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
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---	TREELINE	---
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-058 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 ZONED: RR-0EO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672
DRAWN BY: AVG
CHECKED BY: MP
DATE: 1/17/22
CAD I.D.: DR689G1

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER
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
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: 7/3/2023

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
12 of 41
ORG. DATE - 1/17/22

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING
TRANSPORTATION SERVICES

JAN 11, 2022 11:02 AM C:\PROJECTS\HOWARD\PLAN SETS\PRELIM\A001\DWG SITE_01-A\A001U12 SITE PLAN.rvt

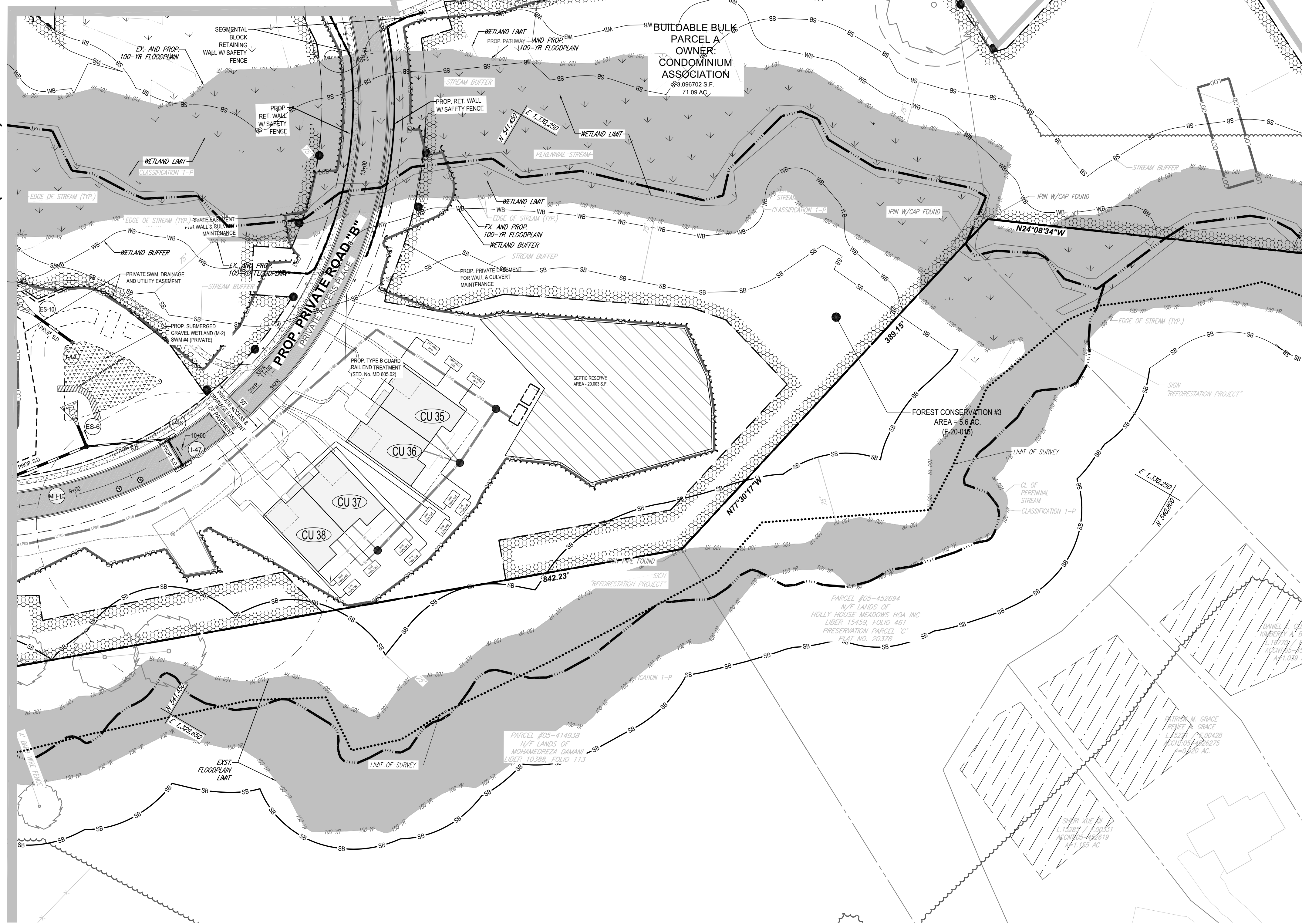


MATCHLINE (SHEET 12)

MATCHLINE (SHEET 12)

MATCHLINE (SHEET 14)

MATCHLINE (SHEET 10)



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	---
---	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	---
---	TREE PROTECTION FENCE	---
---	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)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.: SITE-

PROJECT:
**PRELIMINARY
 EQUIVALENT
 SKETCH PLAN**
 FOR
**LYHUS
 PROPERTY**
**PROPOSED
 AGE-RESTRICTED
 COMMUNITY**
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

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

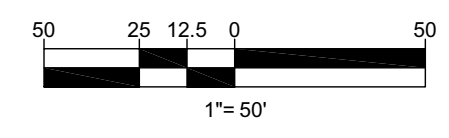
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SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
13 of 41
 ORG. DATE - 1/7/22

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH
 CU # 1-56, & COMMUNITY CENTER.
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE



OWNER: LYHUS DEVELOPMENT, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

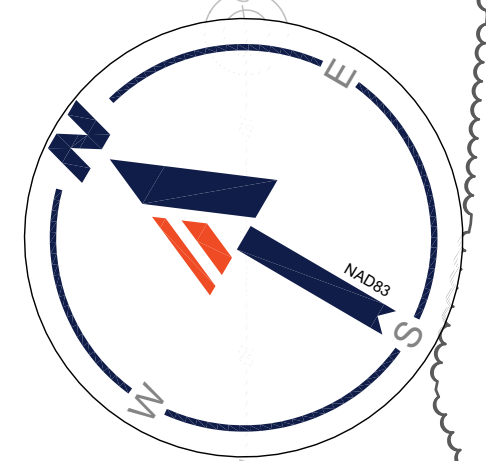
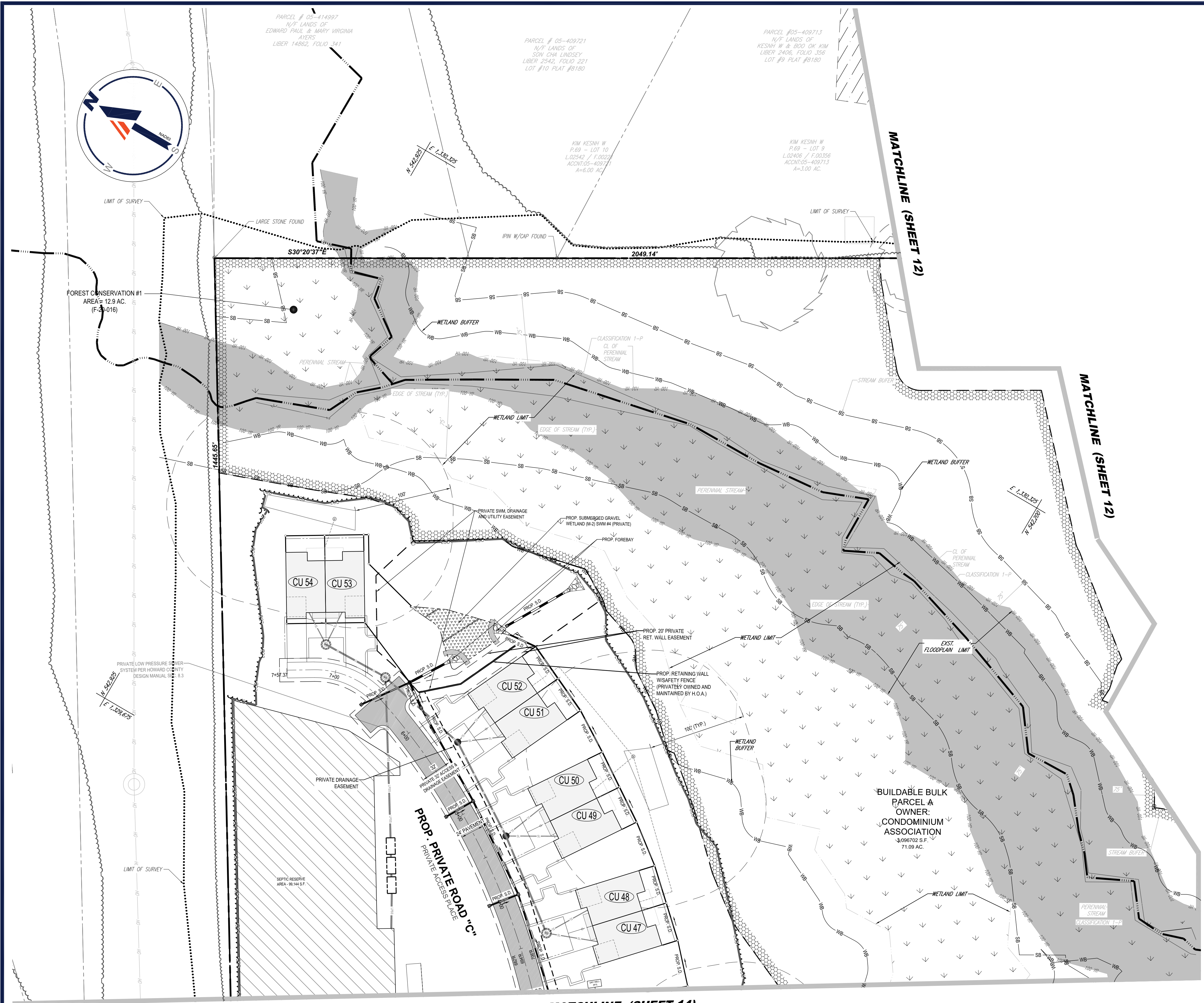
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

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

PREVIOUS FILE No.: BA-20-002C
 SP-17-010b F-20-016
 ECP-17-058 WP-21-011
 WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-0EO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

Jan 11, 2022 14:02:27 DRAWING: D:\PROJECTS\2021\1453200469\1453200469_PLOT_13.dwg USER: jfraser



STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
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---	WETLAND	---
---	FLOODPLAIN LIMIT	---
---	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	---
---	TREE PROTECTION FENCE	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
---	WETLAND BUFFER	---
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---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
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 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	1/7/22
CAD I.D.:	SITE-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN

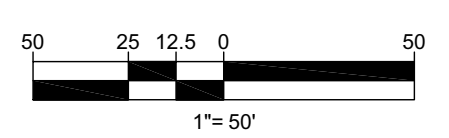
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
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SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
15 of 41
 ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/0469	OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE NO.: SP-17-010b ECP-17-058 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

JUN 11, 2022 10:02 AM C:\PROJECTS\HOWARD\PLAN SETS\PRELIM\PROJ SITE - 0 - 1420672-15 SITE PLAN
 MP

STANDARD DRAWING LEGEND

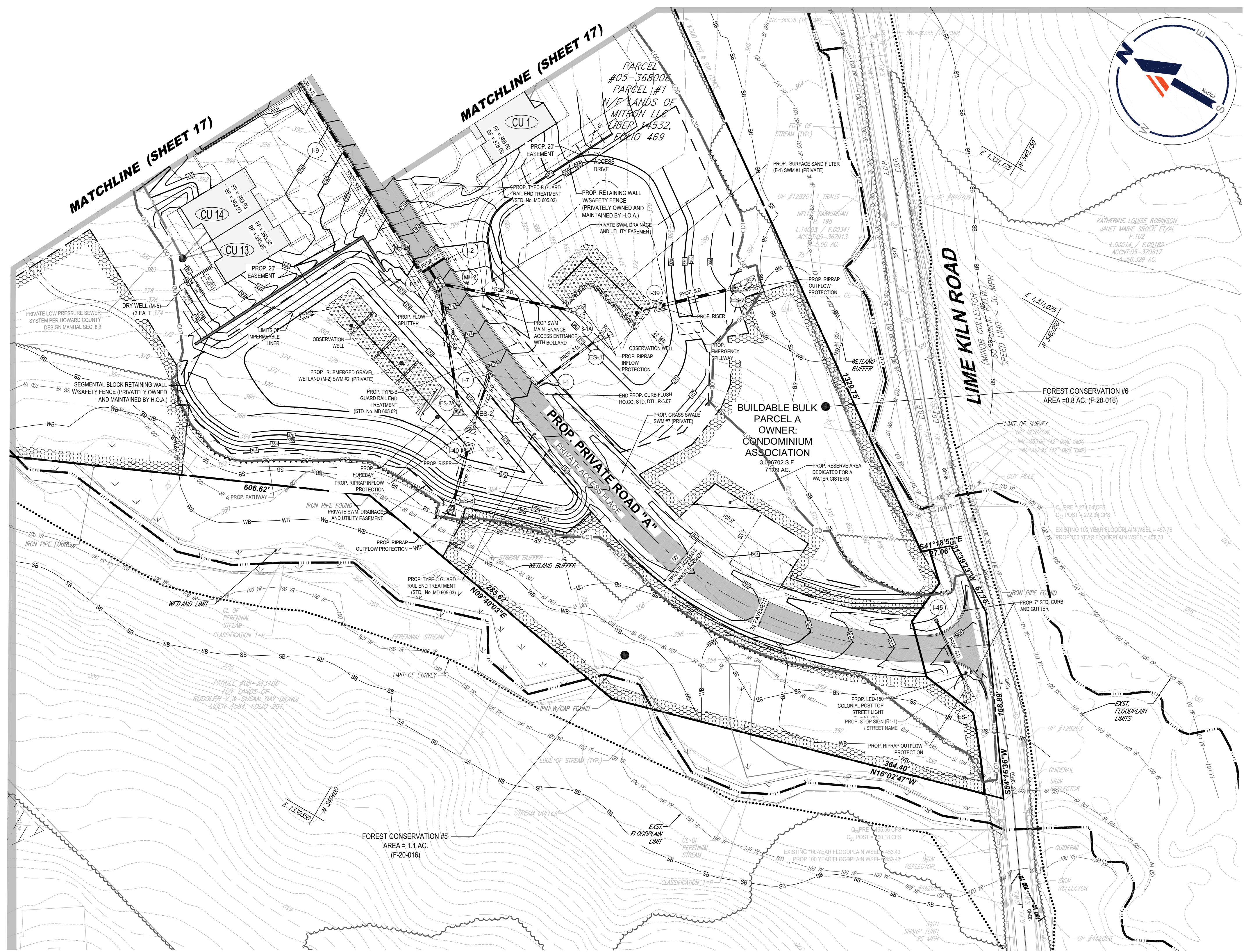
FOR ENTIRE PLAN SET
(NOT TO SCALE)

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	---
-170- -169-	CONTOUR LINE	100 180
---	PERENNIAL STREAM	---
---	WETLAND	---
-100 1R -100 1R -100 1R	FLOODPLAIN LIMIT	PPP PPF
---	BASIN AREA	---
---	STORM SEWER SANITARY FORCE MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	LOW (PHASE 1)	---
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---	WETLAND	---
---	RIPRAP	---
---	TREE PROTECTION FENCE	---
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---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

MAPPED SOILS

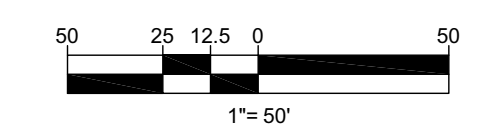
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES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

MATCHLINE (SHEET 19)



NOTE:

* ROAD GRADING WITHIN LIME KILN ROAD IS PER COORDINATION WITH CAPITAL IMPROVEMENT PROJECT #4251 PER 50% PLANS RECEIVED ON 02/10/2020. ROAD GRADING OF PROPOSED LALLYBROCK LANE IS DESIGNED TO TIE INTO ULTIMATE BUILD-OUT OF LIME KILN ROAD AND IS SHOWN AS SUCH HERE-IN.



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.

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046

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

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

PREVIOUS FILE NO.: BA-20-002C SP-17-010b ECP-17-058 WP-18-070

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PRELIMINARY DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.: MD1420672
DRAWN BY: AVG
CHECKED BY: MP
DATE: 1/7/22
CAD I.D.: GRAD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

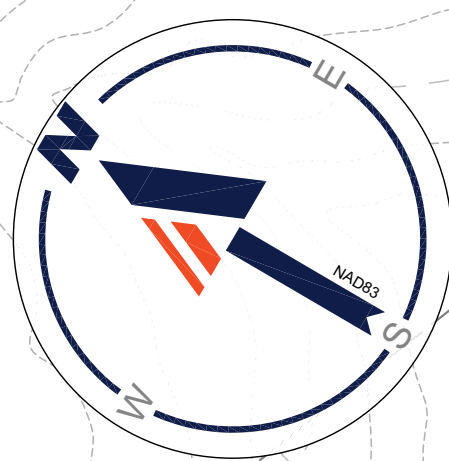
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GRADING AND SWM PLAN

SHEET TITLE:
16 OF 41
ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-S& & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE: _____



STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
----	ONSITE PROPERTY LINE / R.O.W. LINE	----
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-----	PERENNIAL STREAM	-----
-----	WETLAND	-----
----	FLOODPLAIN LIMIT	---- PFP
----	BASIN AREA	----
----	STORM SEWER	----
----	SANITARY FORCE MAIN	---- LPSS
----	HYDRANT	----
○	SANITARY MANHOLE	○
○	STORM MANHOLE	○
-----	LIMIT OF FIELD RUN SURVEY	-----
----	LIMIT OF DISTURBANCE	----
----	LOW (PHASE 1)	----
----	LOW (PHASE 2)	----
-----	WETLAND	-----
-----	RIPRAP	-----
----	TREE PROTECTION FENCE	---- TPF
-----	STEEP SLOPES (>25%)	-----
-----	STEEP SLOPES (15%-25%)	-----
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----	SEPTIC EASEMENT RESERVE AREA	----
○	WELL AREA	○
○	TREE	○
⊕	PERCOLATION HOLE (PASSED)	⊕
⊗	PERCOLATION HOLE (FAILED)	⊗
△	WETLAND DELINEATION FLAG	△
⊗	SHARED SEPTIC	⊗
CU	CONDOMINIUM UNIT NUMBER	CU



REVISIONS				
REV	DATE	COMMENT	DRAWN BY	



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PROJECT No.: MD1420672
 AVG
 DRAWN BY: MP
 CHECKED BY: 1/7/22
 DATE:
 CAD I.D.: GRAD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY

PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD



B.R. ROWE

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 MARYLAND LICENSE NO. 4088
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SHEET TITLE:

GRADING AND SWM PLAN

SHEET NUMBER:
17 OF 41

ORG. DATE - 1/7/22

OWNER: LYHUS DEVELOPMENT, LLC
 c/o H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

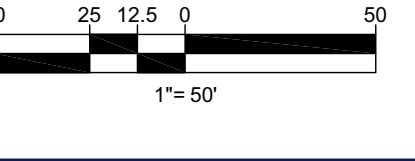
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

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

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.

NOTE: ALL ROOF DRAINS WILL BE 6"
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APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	---



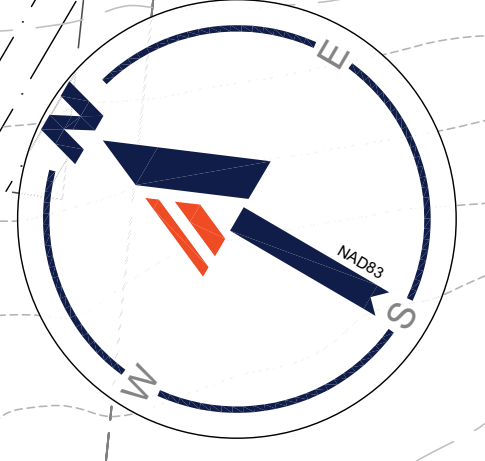
MATCHLINE (SHEET 18)

MATCHLINE (SHEET 18)

MATCHLINE (SHEET 16)

MATCHLINE (SHEET 16)

Jan 11, 2022 - 1:50 PM - C:\Projects\2022\170106\170106.dwg - BOHLER - B.R. ROWE - PLANNING BOARD APPROVAL



MATCHLINE (SHEET 21)

MATCHLINE (SHEET 17)

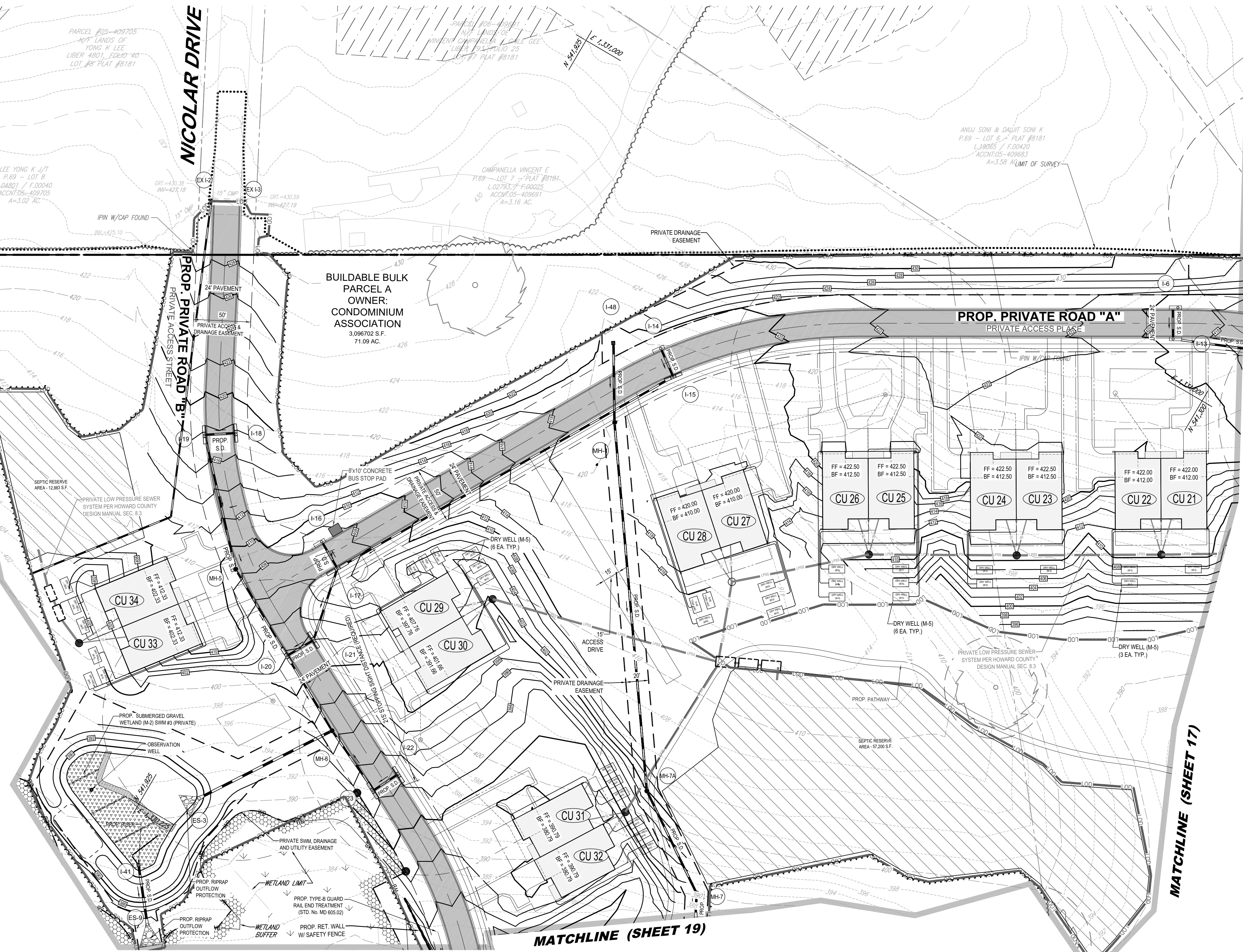
MATCHLINE (SHEET 21)

MATCHLINE (SHEET 19)

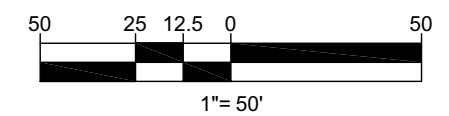
MATCHLINE (SHEET 17)

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET
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EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
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---	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	---
---	TREE PROTECTION FENCE	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	TREELINE	---
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
	DATE	DATE



SUBDIVISION NAME: LYHUS PROPERTY SECTION AREA, N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011		

- 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.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MRP
DATE:	1/17/22
CAD I.D.:	GRAD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER
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
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: 7/3/2023

SHEET TITLE:
GRADING AND SWM PLAN
SHEET NUMBER:
18 OF 41
ORG. DATE - 1/7/22

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING
TRANSPORTATION SERVICES



STANDARD DRAWING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---170---	CONTOUR LINE	---100---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	PFM PFP
---	BASIN AREA	---
---	STORM SEWER	---
---	SANITARY FORCE MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
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---	LOW (PHASE 1)	---
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---	WETLAND	---
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---	PERCOLATION HOLE (PASSED)	---
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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MRP
DATE:	1/17/22
CAD I.D.:	GRBB-

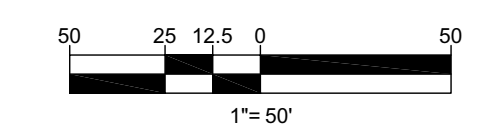
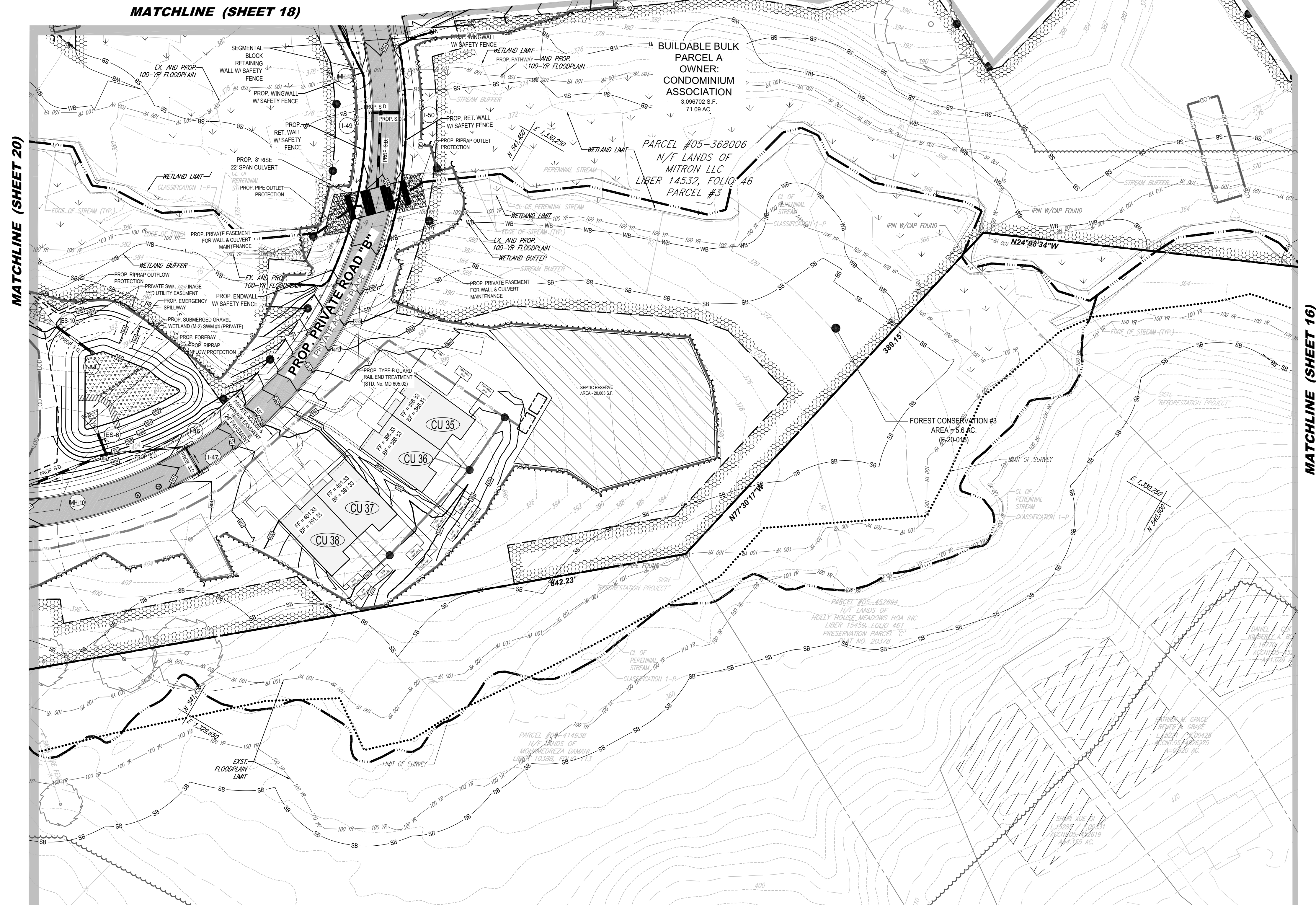
PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
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GRADING AND SWM PLAN

SHEET TITLE:
19 OF 41
 SHEET NUMBER:
 ORG. DATE - 1/7/22



- NOTE: ALL ROOF DRAINS WILL BE 6"
- NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.
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OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046

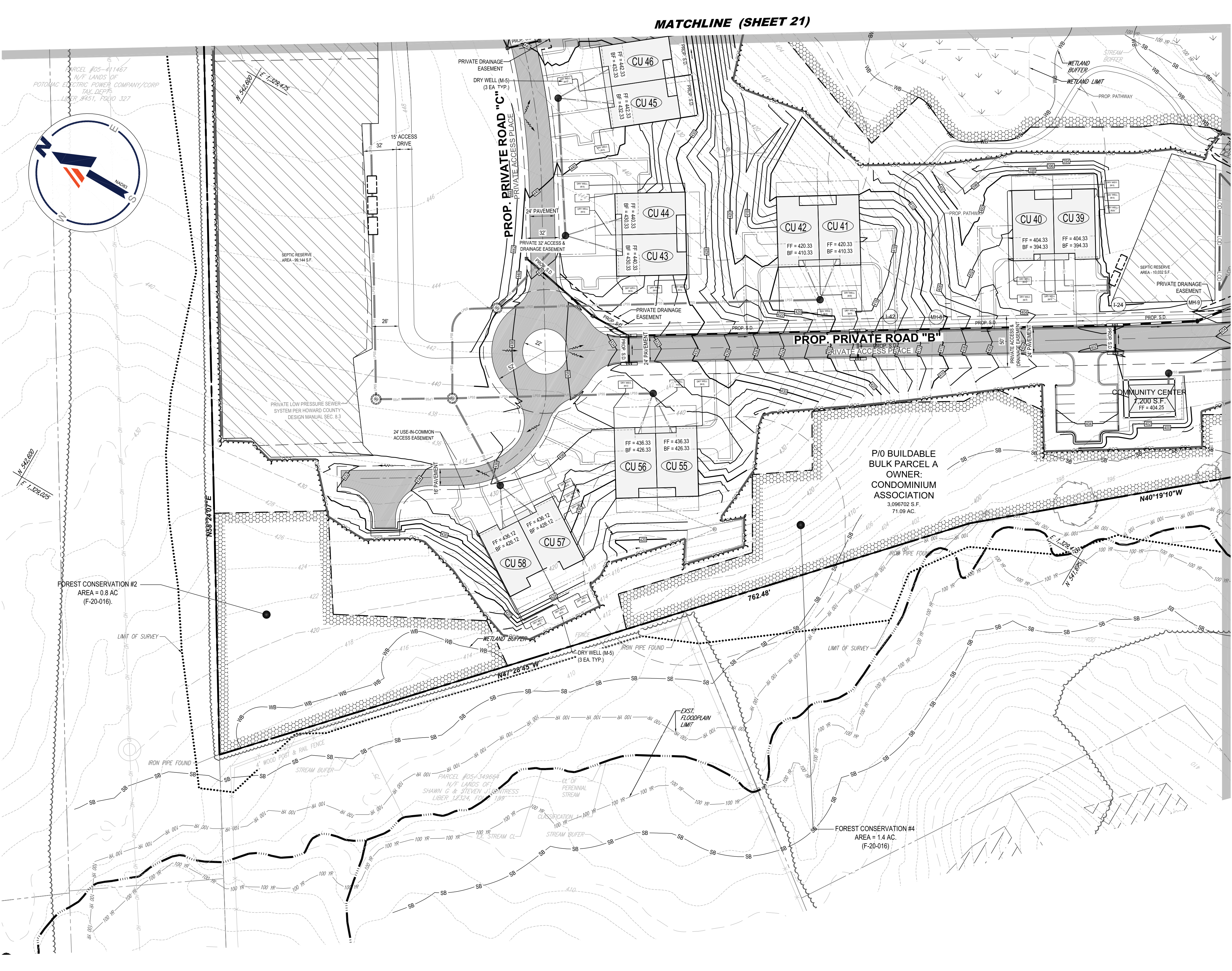
SUBDIVISION NAME: LYHUS PROPERTY
 SECTION(AREA: N/A)
 DEED # 14532/0469

PREVIOUS FILE NO.: BA-20-002C
 SP-17-010b F-20-016
 ECP-17-056 WP-21-011
 WP-18-070

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

MATCHLINE (SHEET 20)
 MATCHLINE (SHEET 16)
 APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH
 CU # 1-56, & COMMUNITY CENTER.
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

JAN 17, 2022
 \PROJECT\DRAWING\801-A-15-22\SUBMIT\AS-BUILT - GRADING - LAYOUT 19 - GRADING PLAN.PLA
 MRP

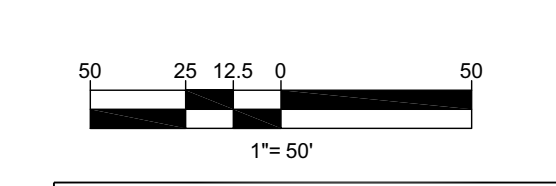


MATCHLINE (SHEET 21)

MATCHLINE (SHEET 19)

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	---
---	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	---
---	TREE PROTECTION FENCE	---
---	STEEP SLOPES (>25%)	---
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---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---

NOTE:
ON LOT 20, SEWER FORCEMAIN MUST MEET COMAR 26.04.04B3 TO ALLOW IT TO PASS WITHIN 50 FEET OF THE WELL BOX.



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

PREVIOUS FILE NO.: BA-20-002C, SP-17-010b, ECP-17-058, WP-18-070

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046

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

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	DATE	DATE
	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
	DATE	DATE



REVISIONS			
REV	DATE	COMMENT	DRAWN BY



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PROJECT NO.: MD1420672
DRAWN BY: AVG
CHECKED BY: MBP
DATE: 1/17/22
CAD I.D.: GRAD-

PRELIMINARY
EQUIVALENT
SKETCH PLAN

FOR
LYHUS
PROPERTY

PROPOSED
AGE-RESTRICTED
COMMUNITY

12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD



B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4089
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. 4089, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
GRADING AND SWM PLAN

SHEET NUMBER:
20 OF 41

ORG. DATE - 1/7/22

JAN 11, 2022 - 10:00 AM - MD1420672-41-SES-DESIGN-ASSET-001 - 6" x 10" OUT - 20 - GRAD-3016.PLAN



MATCHLINE (SHEET 20)

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	---
-1.70-	CONTOUR LINE	-1.70-
---	PERENNIAL STREAM	---
---	WETLAND	---
-100 YR- 100 YR- 100 YR-	FLOODPLAIN LIMIT	PPF PPF PPF
---	BASIN AREA	---
---	STORM SEWER	---
---	SANITARY FORCE MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MBP
 DATE: 1/7/22
 CAD I.D.: GRAD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD
BOHLER //
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

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 MARYLAND LICENSE NO. 4088
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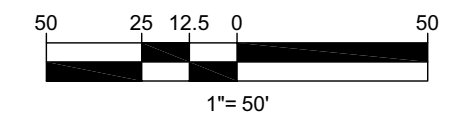
SHEET TITLE:
GRADING AND SWM PLAN
 SHEET NUMBER:
21 OF 41
 ORG. DATE - 1/7/22

NOTE: ALL ROOF DRAINS WILL BE 6"

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

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SUBDIVISION NAME: LYHUS PROPERTY SECTION(AREA: N/A DEED # 14532/0469			
PREVIOUS FILE No. : SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40	GRID: 24 PARCEL: 135 ZONED: RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE	PLANNING DIRECTOR DATE	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

JAN 11, 2022, 10:20:15 AM, C:\PROJECTS\14532\14532\14532\14532.dwg, GRAD_0 - A - DRAFT, 21 - GRAD, 21.dwg, P, N, A

SPECIMEN TREES

KEY	SPECIES NAME	SIZE	CONDITION	TO REMAIN
A	WHITE PINE	34"	GOOD	N
B	WHITE PINE	40"	F. GOOD	N
C	WHITE PINE	30"	GOOD	N
D	WHITE PINE	30"	GOOD	N
E	LOBLOLLY PINE	32"	FAIR	N
F	WHITE PINE	39"	F. GOOD	N
G	SILVER MAPLE	38"	GOOD	N
H	WHITE OAK	35"	GOOD/FAIR	Y
I	SCARLET OAK	30"	FAIR	Y
J	RED OAK	43"	POOR	N
K	RED OAK	42"	FAIR	N
L	SCARLET OAK	36"	F. GOOD	Y
M	BLACK OAK	42"	V. POOR	N
N	SCARLET OAK	36"	V. POOR	Y
O	TULIP POPLAR	30"	V. POOR	N
P	TULIP POPLAR	31"	FAIR	Y
Q	SCARLET OAK	33"	FAIR	Y
R	SCARLET OAK	48"	F. GOOD	Y
S	SCARLET OAK	35"	FAIR	N
T	TULIP POPLAR	38"	F. GOOD	N
U	RED MAPLE	39"	F. GOOD	N
V	TULIP POPLAR	31"	F. GOOD	N
W	TULIP POPLAR	31"	F. GOOD	N
X	TULIP POPLAR	35"	F. GOOD	N
Y	TULIP POPLAR	31"	F. GOOD	N
Z	TULIP POPLAR	38"	F. GOOD	N
2A	TULIP POPLAR	40"	F. GOOD	N

A SYMBOL '^' REPRESENTS MITIGATION FOR REMOVAL OF THE SPECIMEN TREE.
40 3/4" CALIPER TREES HAVE BEEN PLANTED FOR MITIGATION REQUIREMENT.

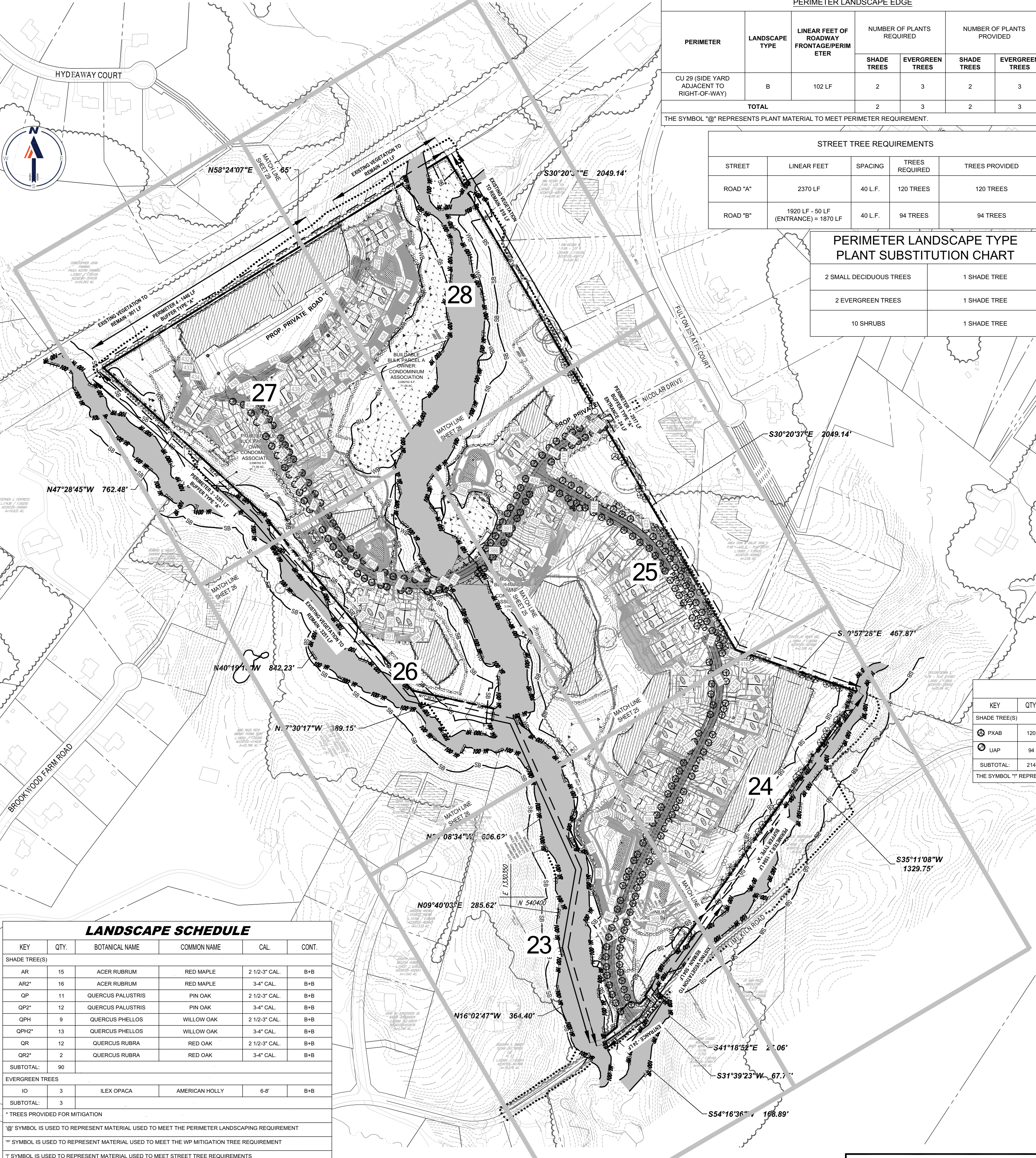
UNDER WP-21-011, SECTION 16.1205(A)(7) - A REQUEST HAS BEEN MADE TO DPZ FOR THE REMOVAL OF TWENTY (20) SPECIMEN TREES. MITIGATION FOR THE REMOVAL OF THESE TWENTY (20) SPECIMEN TREES IS TO CONSIST OF TWO (2) 3-4" CALIBER TREE FOR EACH ONE (1) REMOVED SIMILAR OR IDENTICAL SPECIES. THESE FORTY (40) TREES SHALL BE PLACED WITHIN CLOSE PROXIMITY TO THE LOCATION OF THE ORIGINAL SPECIMEN TREE AND WILL BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING. COSTS TO COVER THE INSTALLATION OF THESE TREES SHALL BE INCLUDED IN THE PERIMETER LANDSCAPING 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 'M' REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT.

- NOTES:**
1. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.
 2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITHIN LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 3. FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNERS WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL. ANY SPECIMEN TREE AS INDICATED ON THIS PLAN MAY NOT BE REMOVED WITHOUT APPROVAL OF AN ALTERED COMPLIANCE REQUEST THROUGH THE DEPARTMENT OF PLANNING AND ZONING.
 4. THE HEALTH DEPARTMENT MAY REQUIRE DISTURBANCE TO THE TREES WITHIN THE VICINITY OF THE BSA IF DAMAGE OCCURS, THE TREES MUST BE REPLACED IN KIND.
 5. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,450 FOR 50 SHADE TREES, 3 EVERGREEN TREES, AND 0 ORNAMENTAL TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN.

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREE(S)					
AR	15	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AR2	16	ACER RUBRUM	RED MAPLE	3-4" CAL.	B+B
QP	11	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
QP2	12	QUERCUS PALUSTRIS	PIN OAK	3-4" CAL.	B+B
QPH	9	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B
QPH2	13	QUERCUS PHELLOS	WILLOW OAK	3-4" CAL.	B+B
QR	12	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B
QR2	2	QUERCUS RUBRA	RED OAK	3-4" CAL.	B+B
SUBTOTAL: 90					
EVERGREEN TREES					
IO	3	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
SUBTOTAL: 3					
* TREES PROVIDED FOR MITIGATION					
M SYMBOL IS USED TO REPRESENT MATERIAL USED TO MEET THE PERIMETER LANDSCAPING REQUIREMENT					
W SYMBOL IS USED TO REPRESENT MATERIAL USED TO MEET THE WP MITIGATION TREE REQUIREMENT					
Y SYMBOL IS USED TO REPRESENT MATERIAL USED TO MEET STREET TREE REQUIREMENTS					

DATE	PLANNING DIRECTOR	DATE	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT	DATE
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY		APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.		



**SCHEDULE 'A'
PERIMETER LANDSCAPE EDGE**

PERIMETER	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	NUMBER OF PLANTS REQUIRED		NUMBER OF PLANTS PROVIDED	
			SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES
CU 29 (SIDE YARD ADJACENT TO RIGHT-OF-WAY)	B	102 LF	2	3	2	3
TOTAL			2	3	2	3

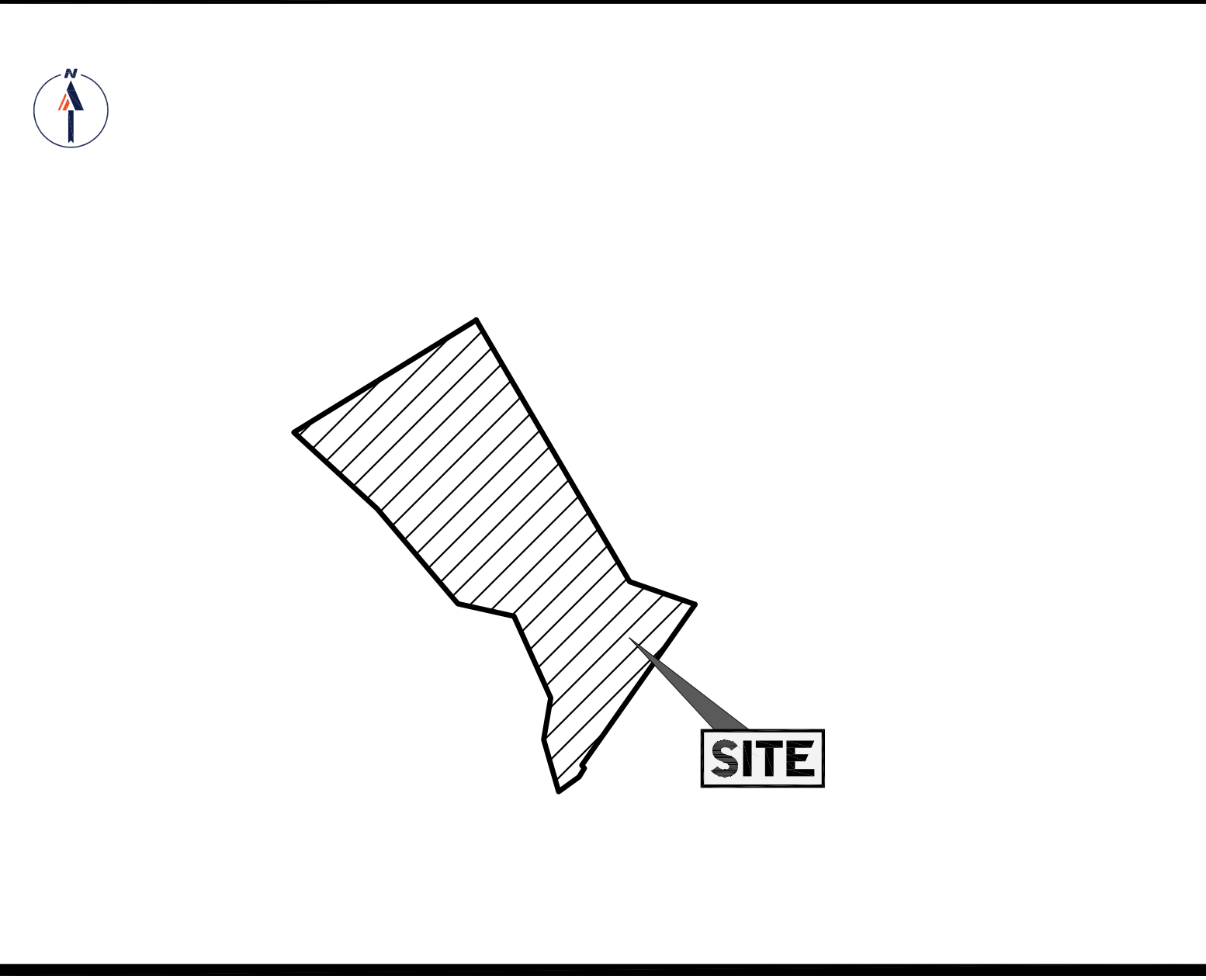
THE SYMBOL 'M' REPRESENTS PLANT MATERIAL TO MEET PERIMETER REQUIREMENT.

STREET TREE REQUIREMENTS

STREET	LINEAR FEET	SPACING	TREES REQUIRED	TREES PROVIDED
ROAD 'A'	2370 LF	40 LF.	120 TREES	120 TREES
ROAD 'B'	1920 LF - 50 LF (ENTRANCE) = 1870 LF	40 LF.	94 TREES	94 TREES

PERIMETER LANDSCAPE TYPE PLANT SUBSTITUTION CHART

2 SMALL DECIDUOUS TREES	1 SHADE TREE
2 EVERGREEN TREES	1 SHADE TREE
10 SHRUBS	1 SHADE TREE



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20020153-5
SCALE: 1"=1000'
ADC MAP COORDINATES: 30/C5

**SCHEDULE 'A'
PERIMETER LANDSCAPE EDGE**

PERIMETER	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE/WALL/BERM (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	TOTAL LINEAR FEET (AFTER CREDITS)	NUMBER OF PLANTS PROVIDED	
						SHADE TREES	EVERGREEN TREES
#1	A	2517 LF - 24 LF (ENTRANCE) = 2493 LF	YES (818 LF)	NO	1675 LF	28	28
#2	A	1594 LF - 24 LF (ENTRANCE) = 1570 LF	YES (504 LF)	NO	1066 LF	18	18
#3	A	3251 LF	YES (3251 LF)	NO	0 LF	0	0
#4	A	1446 LF	YES (904 + 431 = 1332 LF)	NO	114 LF	2	2
TOTAL						48	48

THE SYMBOL 'M' REPRESENTS PLANT MATERIAL TO MEET PERIMETER REQUIREMENT.

**HOWARD COUNTY, MD
COMPLIANCE CHART:**

STREET TREE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREE(S)					
PKAB	120	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL.	B+B
UAP	94	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2-3" CAL / 12-14'	B+B
SUBTOTAL: 214					

THE SYMBOL 'M' REPRESENTS PLANT MATERIAL TO MEET PUBLIC STREET TREE REQUIREMENT.

PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE

BUFFER TYPE	SHADE TREE(S) PER LINEAR FOOT	EVERGREEN TREE(S) PER LINEAR FOOT
A	1.60	0
B	1.50	1.40
C	1.40	1.20
D	1.60	1.10
E	1.40	0

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046

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.

PREVIOUS FILE NO. : SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	ZONED: RR-OEO
--	-------------------------------------	--	---------------

DEVELOPER'S / OWNER'S NAME _____ DATE _____

E. R. McWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3907
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. 3907, EXPIRATION DATE: 9/2022

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD1420672
DRAWN BY: AVG
MP
DATE: 1/17/22
CAD I.D.: LAND

**PRELIMINARY
EQUIVALENT
SKETCH PLAN**

FOR
**LYHUS
PROPERTY**

**PROPOSED
AGE-RESTRICTED
COMMUNITY**

12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

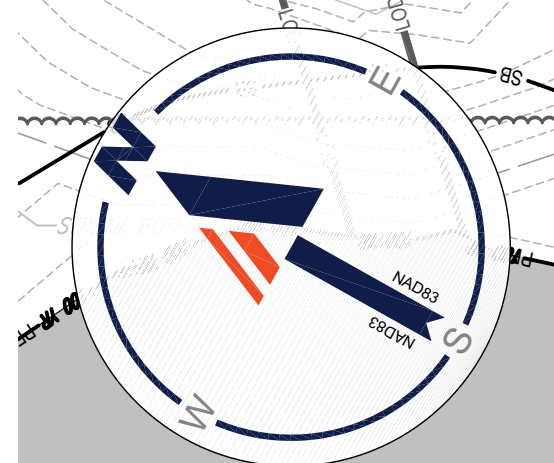
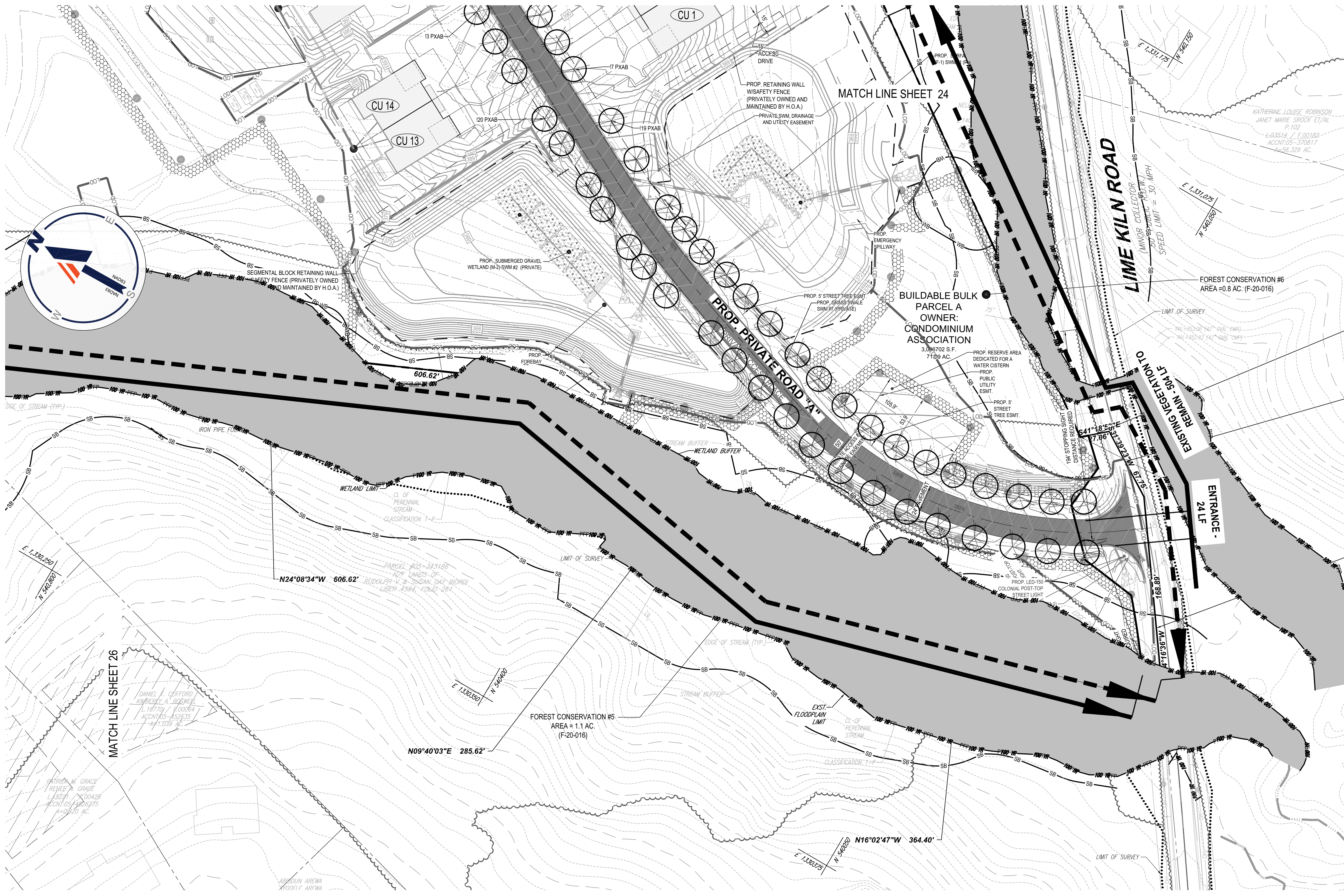
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E. R. McWILLIAMS

**OVERALL
PRELIMINARY
LANDSCAPE
PLAN**

SHEET NUMBER:
22 OF 41

ORG. DATE - 1/17/22



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- WETLAND BUFFER LIMITS
- TREE PROTECTION FENCE
- ROOT PRUNING
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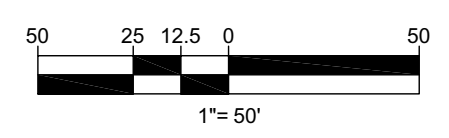
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DEVELOPER'S / OWNER'S NAME _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR _____ DATE _____

APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH
CU# 1-56, & COMMUNITY CENTER.
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____



PREVIOUS FILE No. :	BA-20-002C SP-17-010b ECP-17-058 WP-18-070	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
---------------------	---	---

OWNER:	LYHUS DEVELOPMENT, 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: 410-567-1046

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PROJECT MANAGEMENT
TRANSPORTATION SERVICES

MD@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	1/17/22
CAD I.D.:	LAND

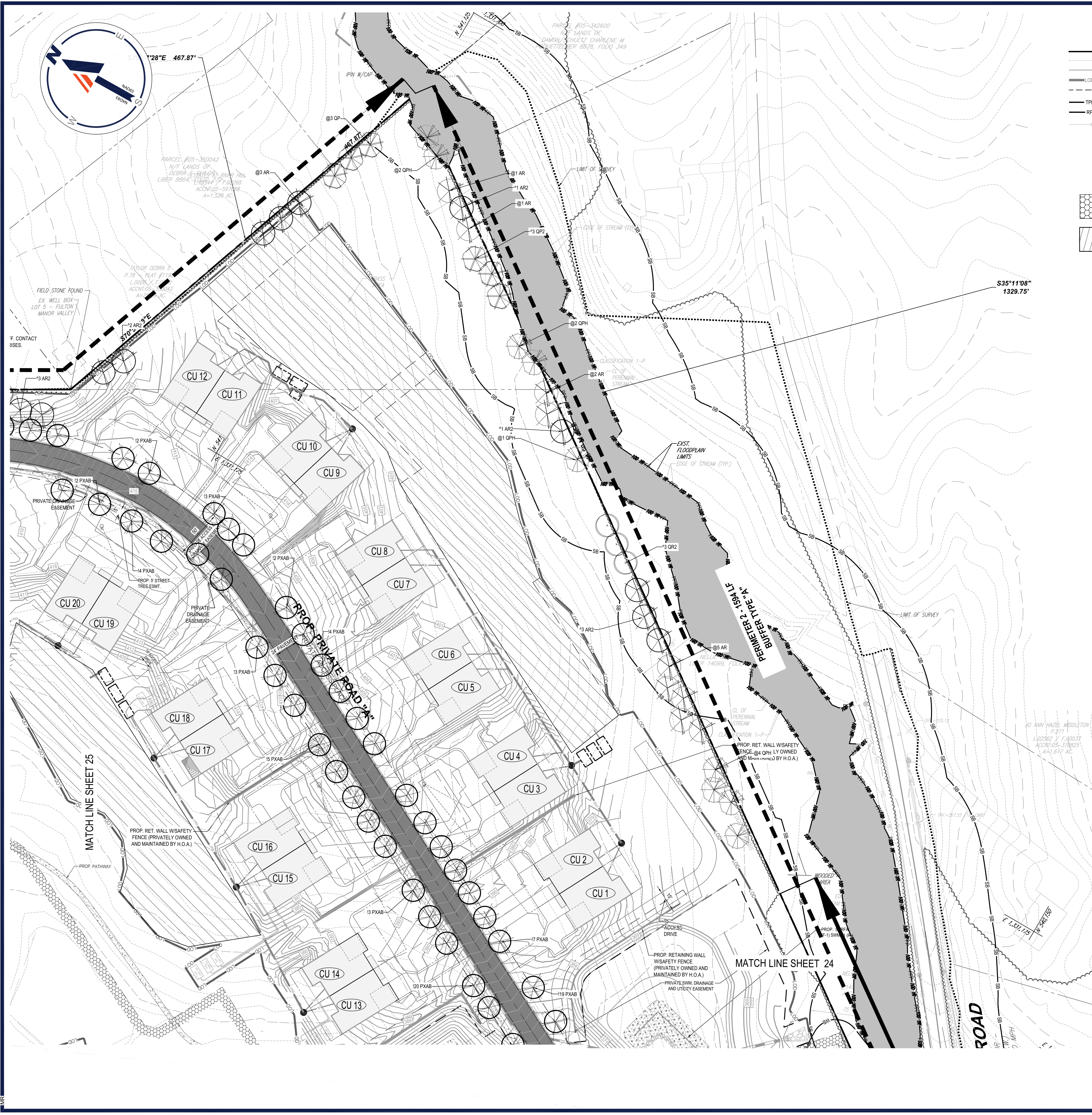
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

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
MARYLAND LICENSE NO. 3897
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: 9/2027

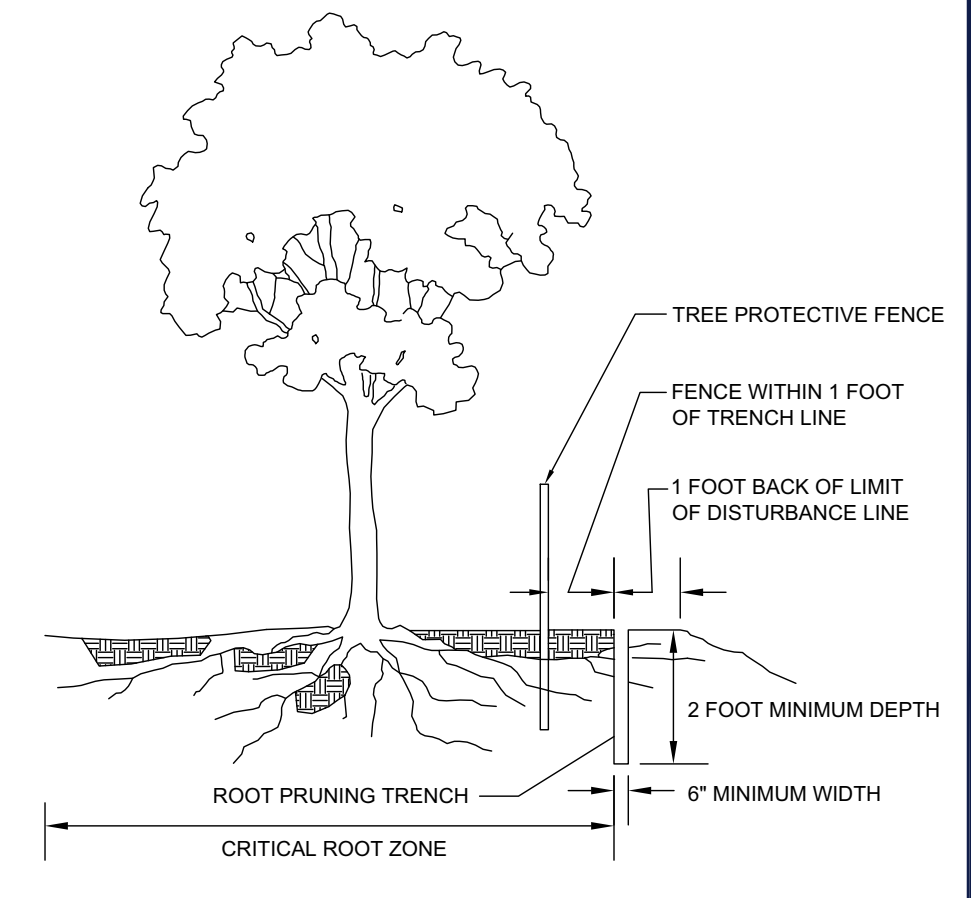
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
23 OF 41
ORG. DATE - 1/7/22



LEGEND

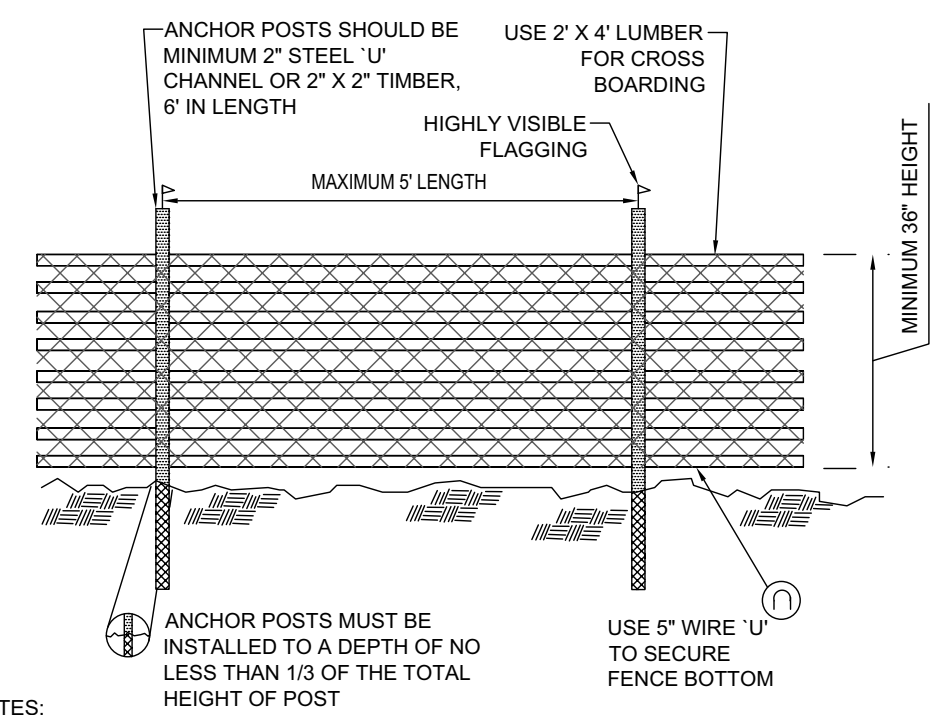
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- WETLAND BUFFER LIMITS
- TREE PROTECTION FENCE
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- CRITICAL ROOT ZONE (CRZ)
- FOREST CONSERVATION EASEMENT
- SEPTIC RESERVE AREA
- SANITARY PERCOLATION TEST HOLE



- 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.

ROOT PRUNING DETAIL
NOT TO SCALE

BLAZE ORANGE PLASTIC MESH



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TEMPORARY TREE PROTECTION FENCING**
NOT TO SCALE

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD1420672
DRAWN BY: AVG
CHECKED BY: MRB
DATE: 1/17/22
CAD I.D.: LAND

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

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
MARYLAND LICENSE NO. 3887
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. 3887. EXPIRATION DATE: 9/2027

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER:
24 OF 41
ORG. DATE - 1/17/22

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

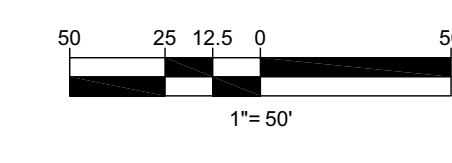
APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

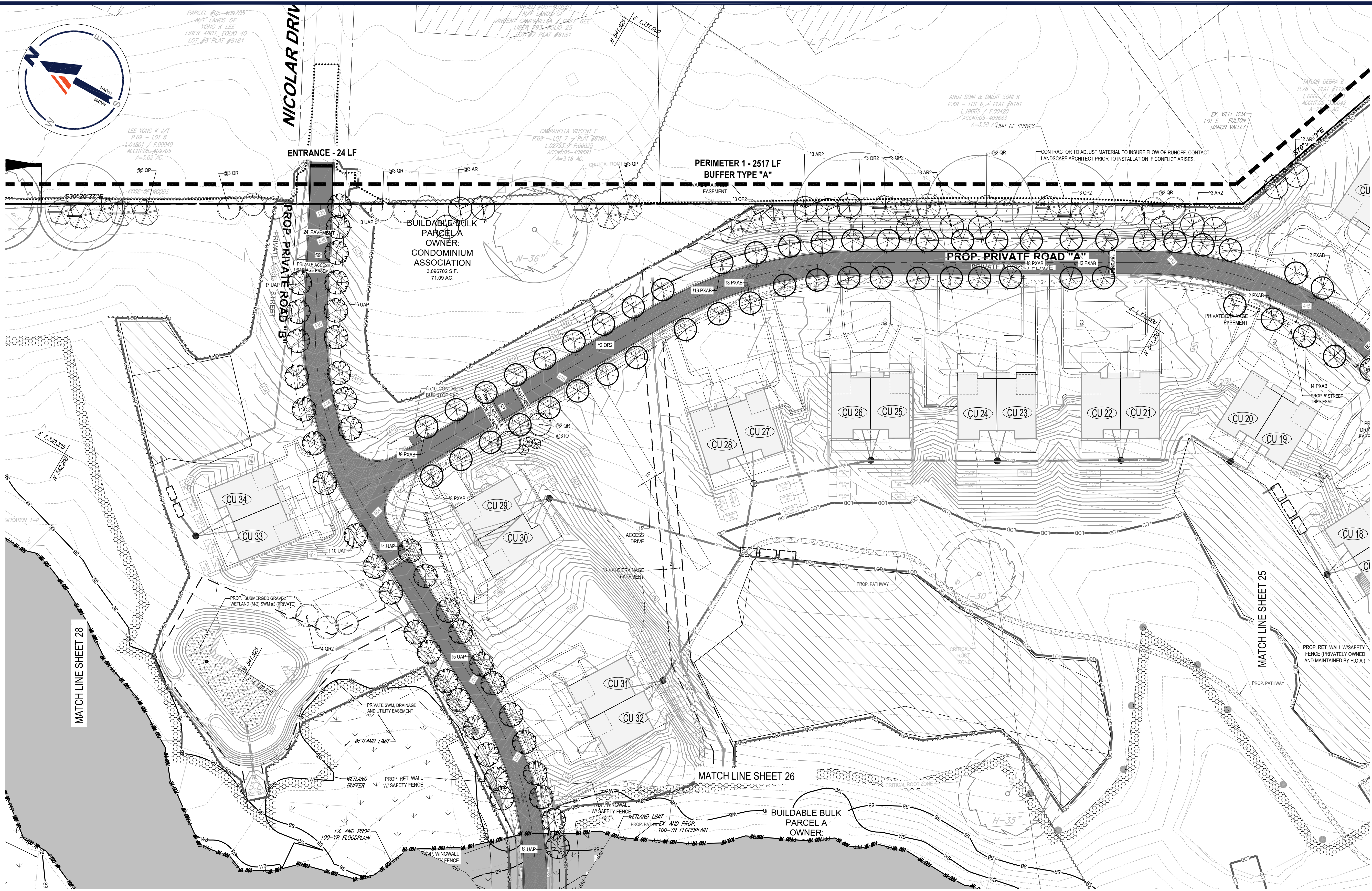
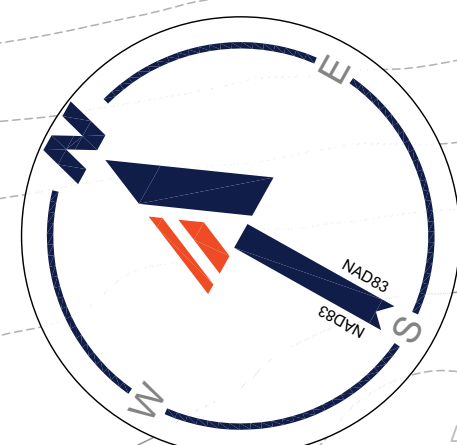
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DEVELOPER'S / OWNER'S NAME _____ DATE _____

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/0469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	TAX MAP: 40	GRID: 24	ZONED: RR-DEO
PREVIOUS FILE NO.: BA-20-002C SP-17-010b ECP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	PARCEL: 135	5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	



Jan 11, 2022 11:02 AM PROJECT: D:\MANAGER\PLANS\2022\PRELIMINARY\24 LANDSCAPE PLAN (3) MR



- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
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SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.: LAND

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

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
 MARYLAND LICENSE NO. 3887
 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. 3887, EXPIRATION DATE: 9/2022

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
25 OF 41

ORG. DATE - 1/7/22

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

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DEVELOPER'S / OWNER'S NAME _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.

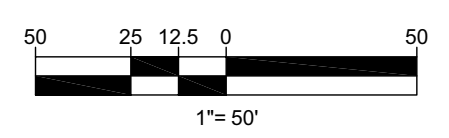
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

OWNER: LYHUS DEVELOPMENT, LLC
 c/o H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

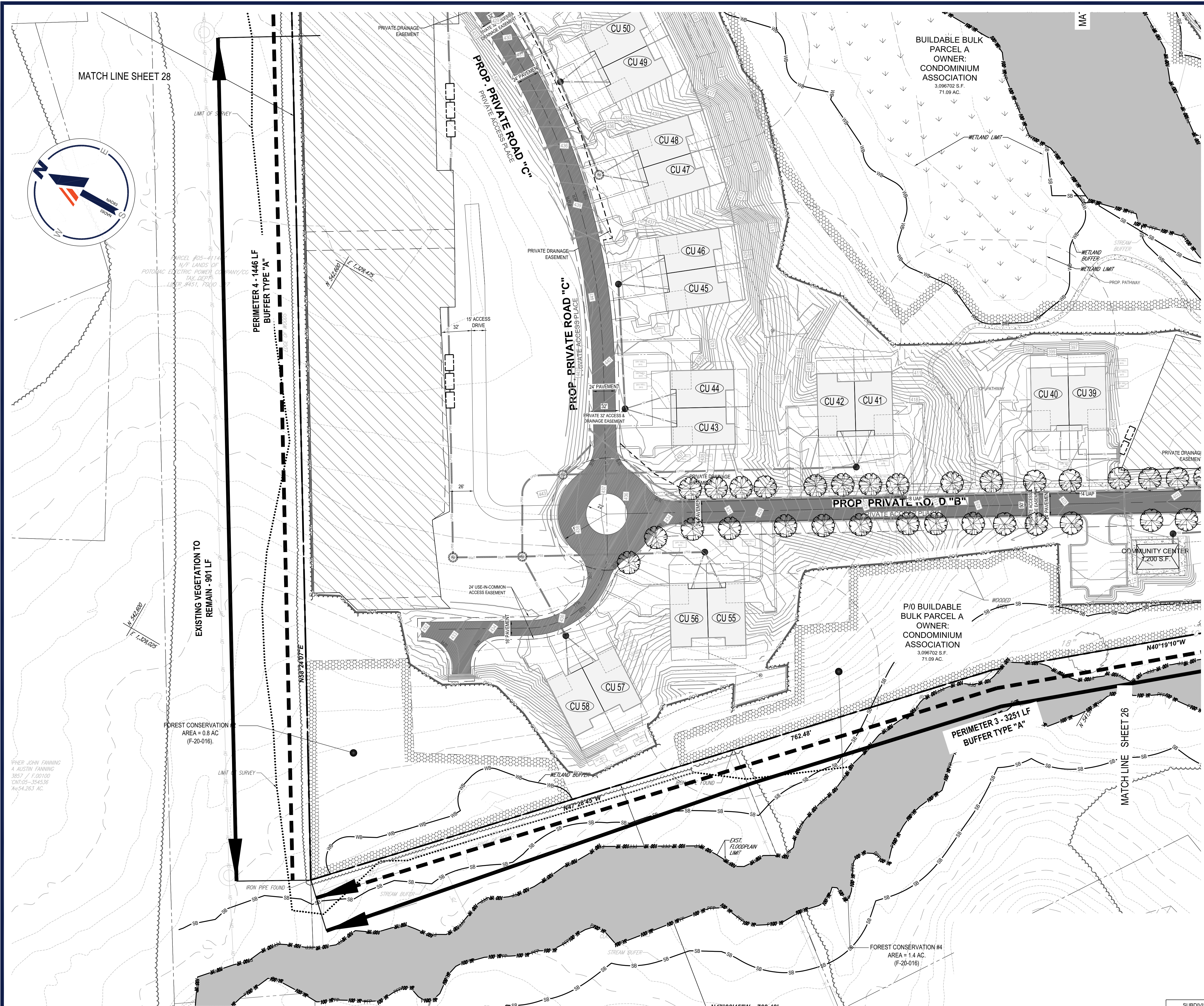
DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 8800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

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

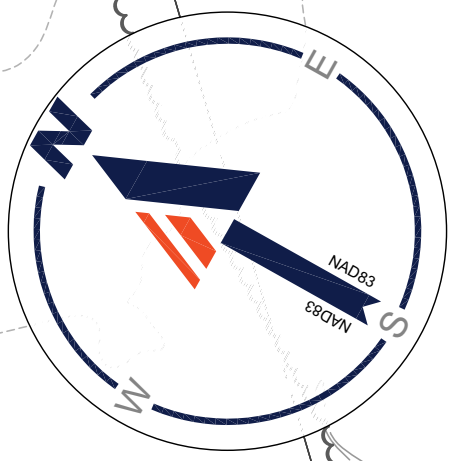
PREVIOUS FILE NO.: BA-20-002C
 SP-17-010b F-20-016
 ECP-17-056 WP-21-011
 WP-18-070



JUN 11, 2022 11:50 AM C:\PROJECTS\HOWARD\41-SECTION\LANDSCAPE\LAND_0 - MATCHOUT_25 - LANDSCAPE PLAN.rvt
 E:\PROJECTS\HOWARD\41-SECTION\LANDSCAPE\LAND_0 - MATCHOUT_25 - LANDSCAPE PLAN.rvt



MATCH LINE SHEET 28



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MB
 DATE: 1/17/22
 CAD I.D.: LAND

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
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SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
27 OF 41

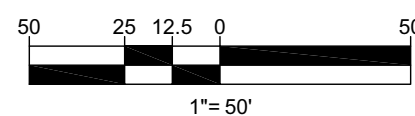
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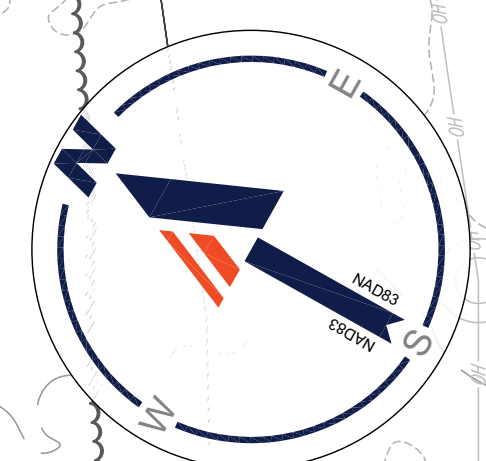
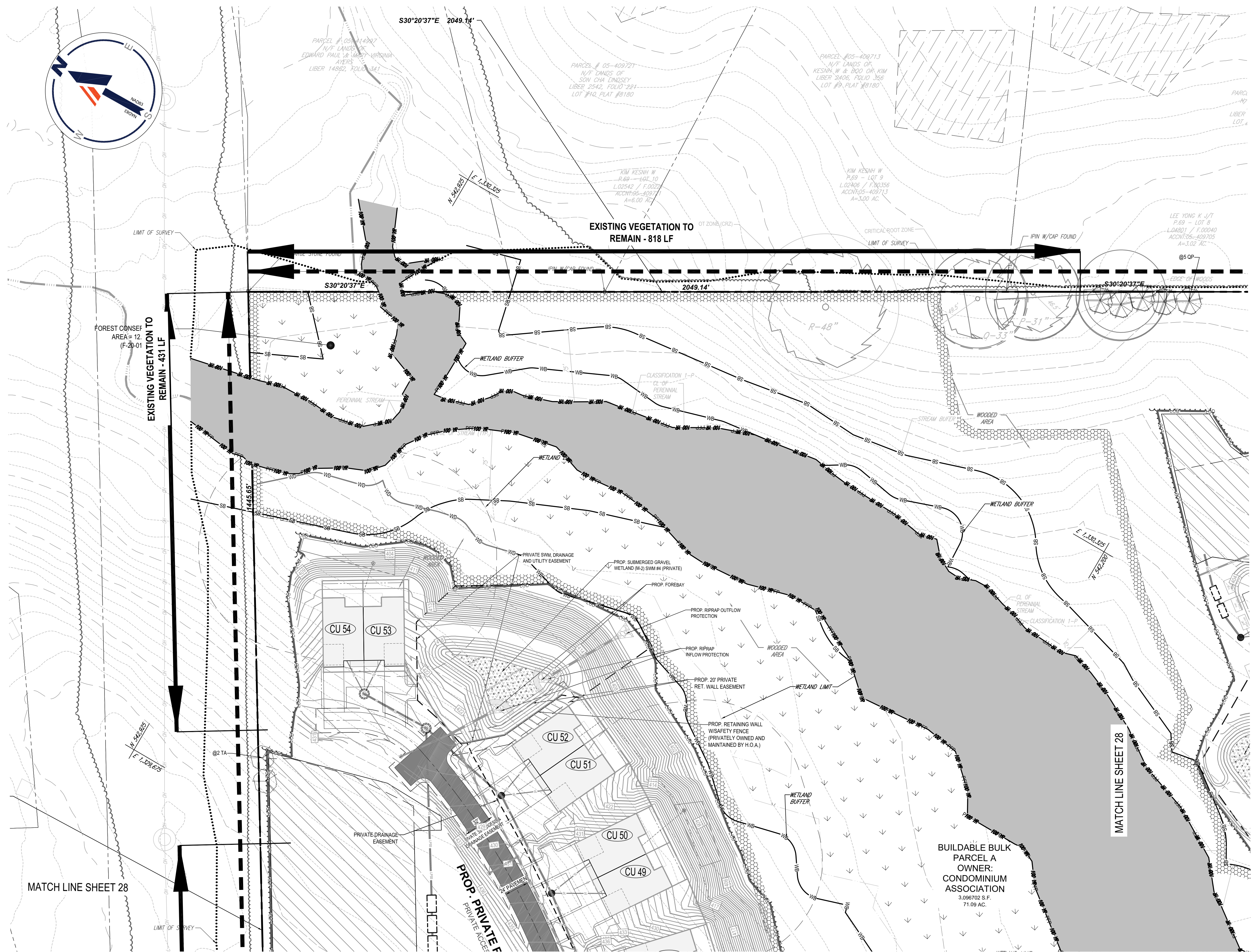
DEVELOPER'S / OWNER'S NAME _____ DATE _____

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/0469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40	GRID: 24	ZONED: RR-OEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		PARCEL: 135



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

JUN 11, 2022
 C:\PROJECTS\LANDSCAPE PLAN\SETUP\HOWARD\PROJECT - LAND - 5 - MATCHOUT 27 - LANDSCAPE PLAN.rvt
 E.R. McWILLIAMS



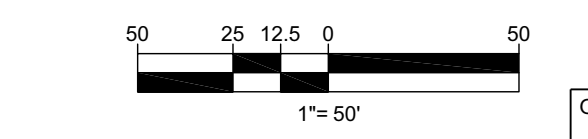
- LEGEND**
- PROPERTY LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - LOD — LOD — LIMIT OF DISTURBANCE
 - - - WETLAND BUFFER LIMITS
 - TPF — TPF — TREE PROTECTION FENCE
 - RP — RP — ROOT PRUNING
 - 6" HIGH CHAIN LINK FENCE
 - ⊗ SPECIMEN TREE (TO BE REMOVED)
 - CRITICAL ROOT ZONE (CRZ)
 - ▨ FOREST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

MATCH LINE SHEET 28

MATCH LINE SHEET 28

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	DATE
APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
DATE	PLANNING DIRECTOR
APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
DATE	DATE



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/0469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 ZONED: RR-020 PARCEL: 135
	5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PRELIMINARY DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/17/22
 CAD I.D.: LAND

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

LYHUS PROPERTY

PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

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
 MARYLAND LICENSE NO. 3897
 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: 9/2022

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
28 OF 41
 ORG. DATE - 1/7/22

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 (PH2)
- 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.
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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 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.

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LYHUS PROPERTY
58 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 110,380 CY
 TOTAL UNADJUSTED RAW FILL = 114,865 CY
 TOTAL UNADJUSTED NET (FILL) = 4,485 CY
 20% SHRINKAGE - ADJUSTED CUT = 88,305 CY
 ADJUSTED EXPORT = 26,560 CY
 LIMIT OF DISTURBANCE: 40.30 AC.
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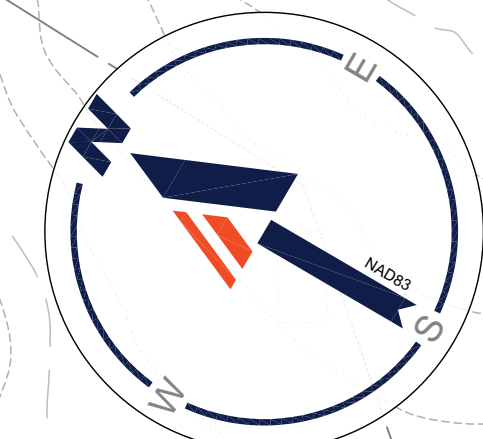
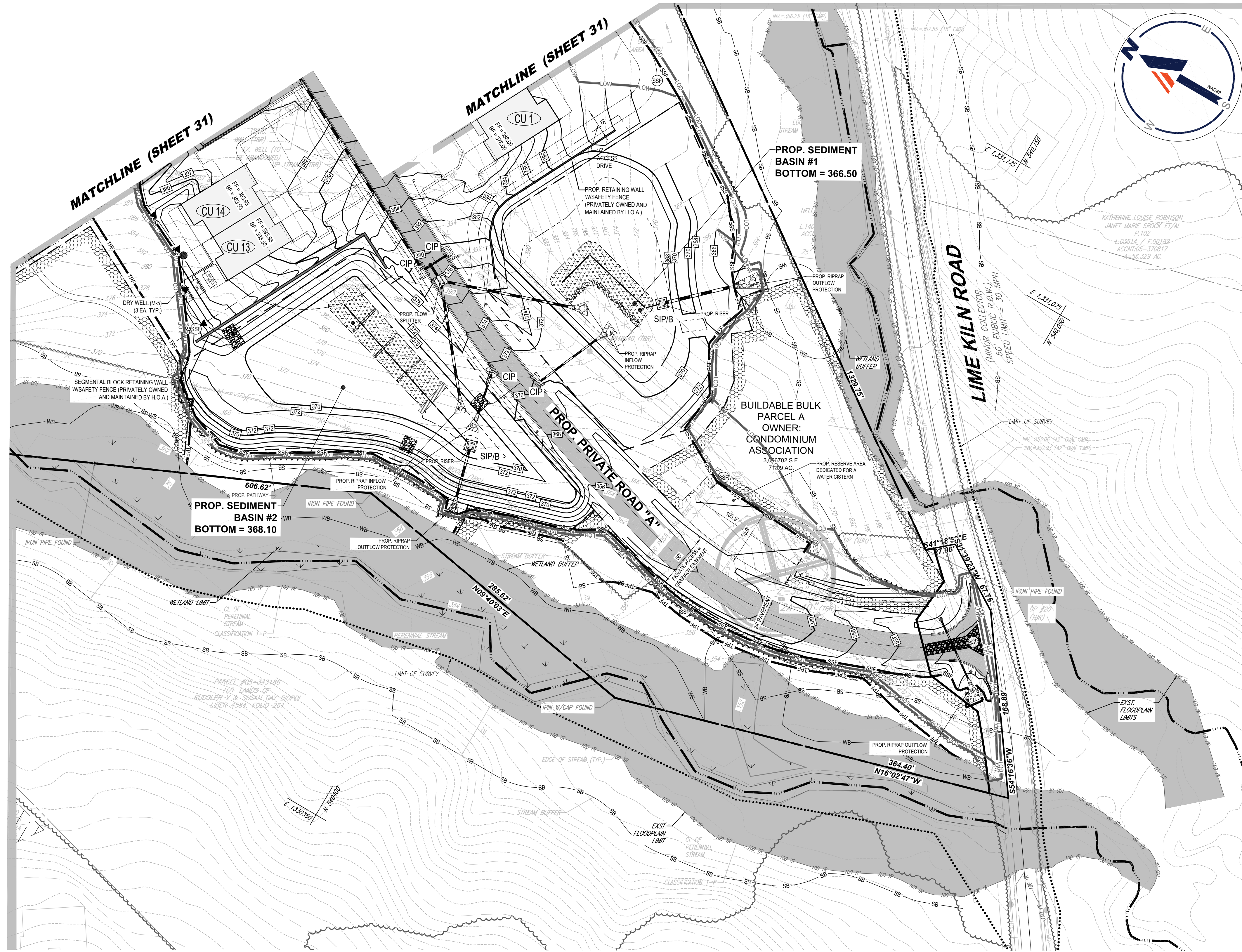
NOTES

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 1 SURFACE SAND FILTER FACILITY, 4 SUBMERGED GRAVEL WETLAND FACILITIES, 1 GRASS SWALE AND 84 DRYWELLS.

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

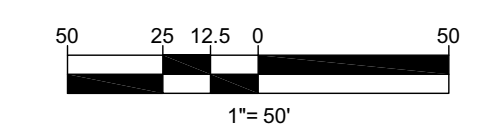
MATCHLINE (SHEET 32)



LIME KILN ROAD
(MINOR COLLECTOR - 50' PUBLIC R.O.W.)
SPEED LIMIT = 30 MPH

PROPR. PRIVATE ROAD 'A'

EXIST. FLOODPLAIN LIMITS



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075
PREVIOUS FILE NO. : SP-17-010b ECP-17-058 WP-18-070	BA-20-002C F-20-016 WP-21-011	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40 GRID: 24 ZONED: RR-DEO		PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PRELIMINARY DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT NO.: MD1420672
 DRAWN BY: AVG
 MP
 CHECKED BY: 1/7/22
 CAD I.D.: GRAD-

PRELIMINARY EQUITABLE SKETCH PLAN

FOR

LYHUS PROPERTY

PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

BOHLER

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. 4089
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. 4089, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
30 OF 41

ORG. DATE - 1/7/22

EROSION AND SEDIMENT CONTROL LEGEND

- SF SILT FENCE
- SSF SUPER SILT FENCE
- TPF TREE PROTECTION
- RP ROOT PROTECTION ZONE
- STEEL SLOPES (15%-25%)
- STEEL SLOPES (>25%)
- SOIL DIVIDE
- Soil Label
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- LIMIT OF WORK (PH. 1)
- LIMIT OF WORK (PH.2)
- CIP CURB INLET PROTECTION
- SIP STANDARD INLET PROTECTION
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

EROSION AND SEDIMENT CONTROL NOTES

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LYHUS PROPERTY

58 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 110,380 CY
 TOTAL UNADJUSTED RAW FILL = 114,865 CY
 TOTAL UNADJUSTED NET (FILL) = 4,485 CY

20% SHRINKAGE - ADJUSTED CUT = 88,305 CY
 ADJUSTED EXPORT = 26,590 CY

LIMIT OF DISTURBANCE: 40.30 AC.
 LIMIT OF WORK: 30.17 AC.

NOTES

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.: GRAD-

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
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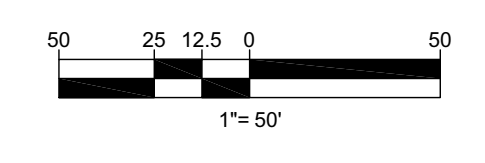
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EROSION AND SEDIMENT CONTROL PLAN

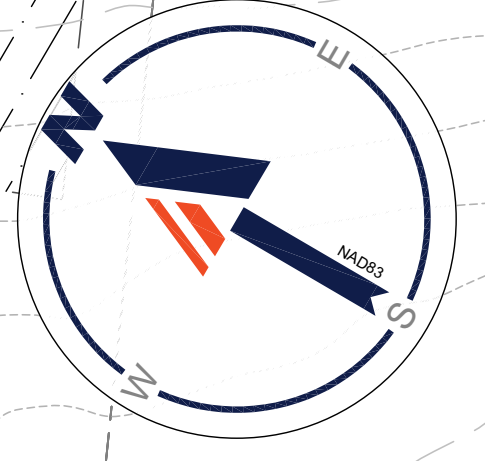
SHEET NUMBER:
31 OF 41

ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	PARCEL: 135



MATCHLINE (SHEET 35)

MATCHLINE (SHEET 31)

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
- SOIL LABEL
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- LIMIT OF WORK (PH. 1)
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- STABILIZED CONSTRUCTION ENTRANCE

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LYHUS PROPERTY
58 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

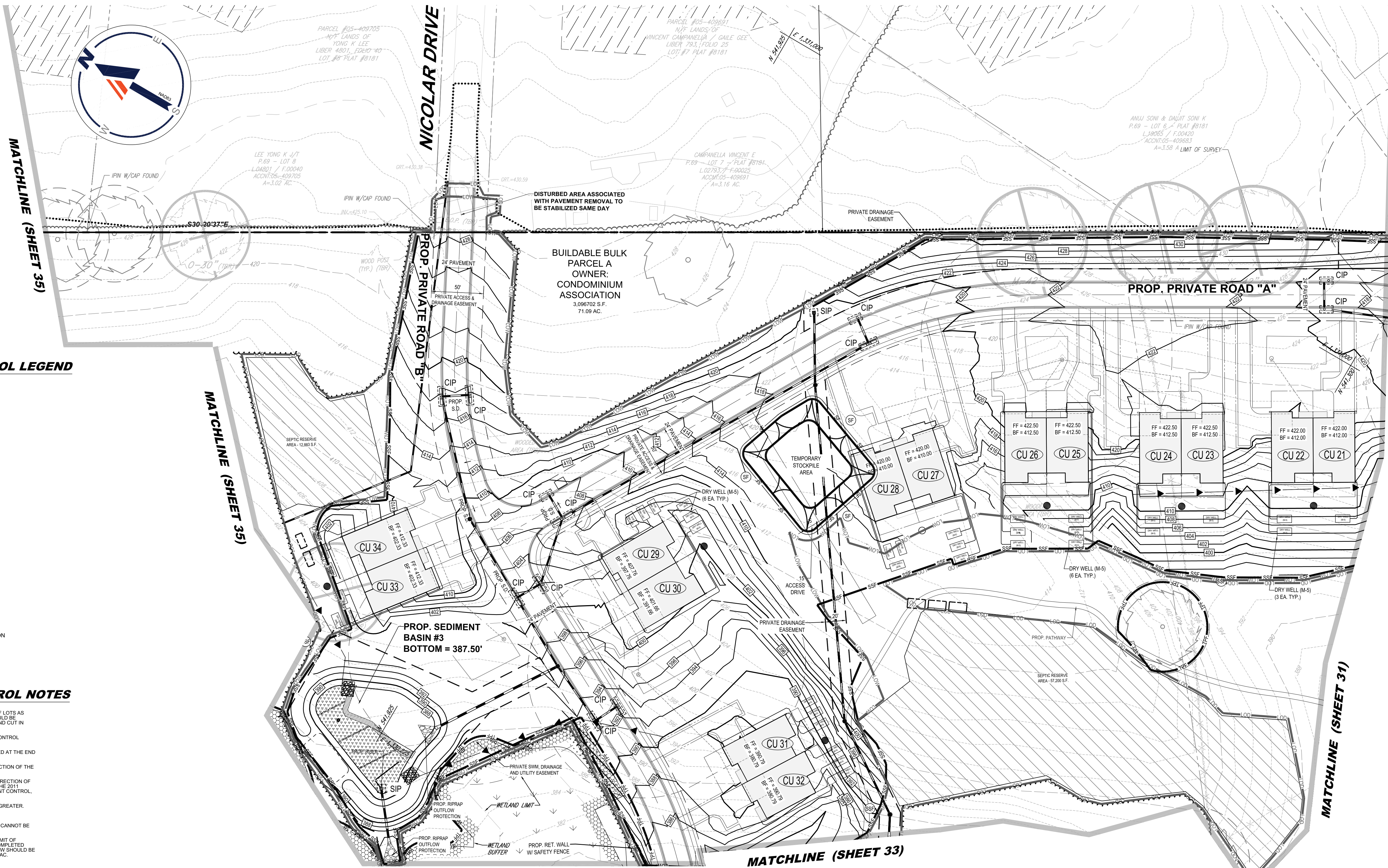
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 ADJUSTED EXPORT = 26,560 CY
 LIMIT OF DISTURBANCE: 40.30 AC.
 LIMIT OF WORK: 30.17 AC.

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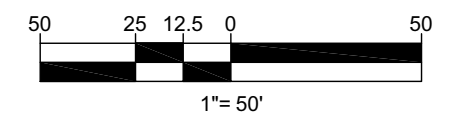
NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.



APPROVED
PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH
CU # 1-58, & COMMUNITY CENTER.



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-058 WP-18-070	BA-20-002C F-20-016 WP-21-011	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40	GRID: 24	ZONED: RR-OEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		PARCEL: 135

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
32 OF 41

ORG. DATE - 1/7/22

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
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PROPOSED AGE-RESTRICTED COMMUNITY

12170 LIME KILN ROAD
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B.R. ROWE

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4088
PROFESSIONAL CERTIFICATION
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EROSION AND SEDIMENT CONTROL LEGEND

- SF SILT FENCE
- SSF SUPER SILT FENCE
- TPF TREE PROTECTION
- RP ROOT PROTECTION ZONE
- STEEP SLOPES (15%-25%)
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- LOD LIMIT OF DISTURBANCE
- LOW LIMIT OF WORK (PH. 1)
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 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PRELIMINARY DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SOP 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.
 - 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.
- 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

S8 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 110,380 CY
 TOTAL UNADJUSTED RAW FILL = 114,865 CY
 TOTAL UNADJUSTED NET (FILL) = 4,485 CY

20% SHRINKAGE - ADJUSTED CUT = 88,305 CY
 ADJUSTED EXPORT = 26,560 CY

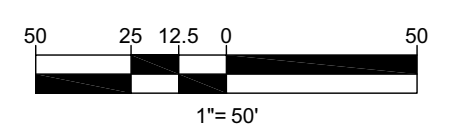
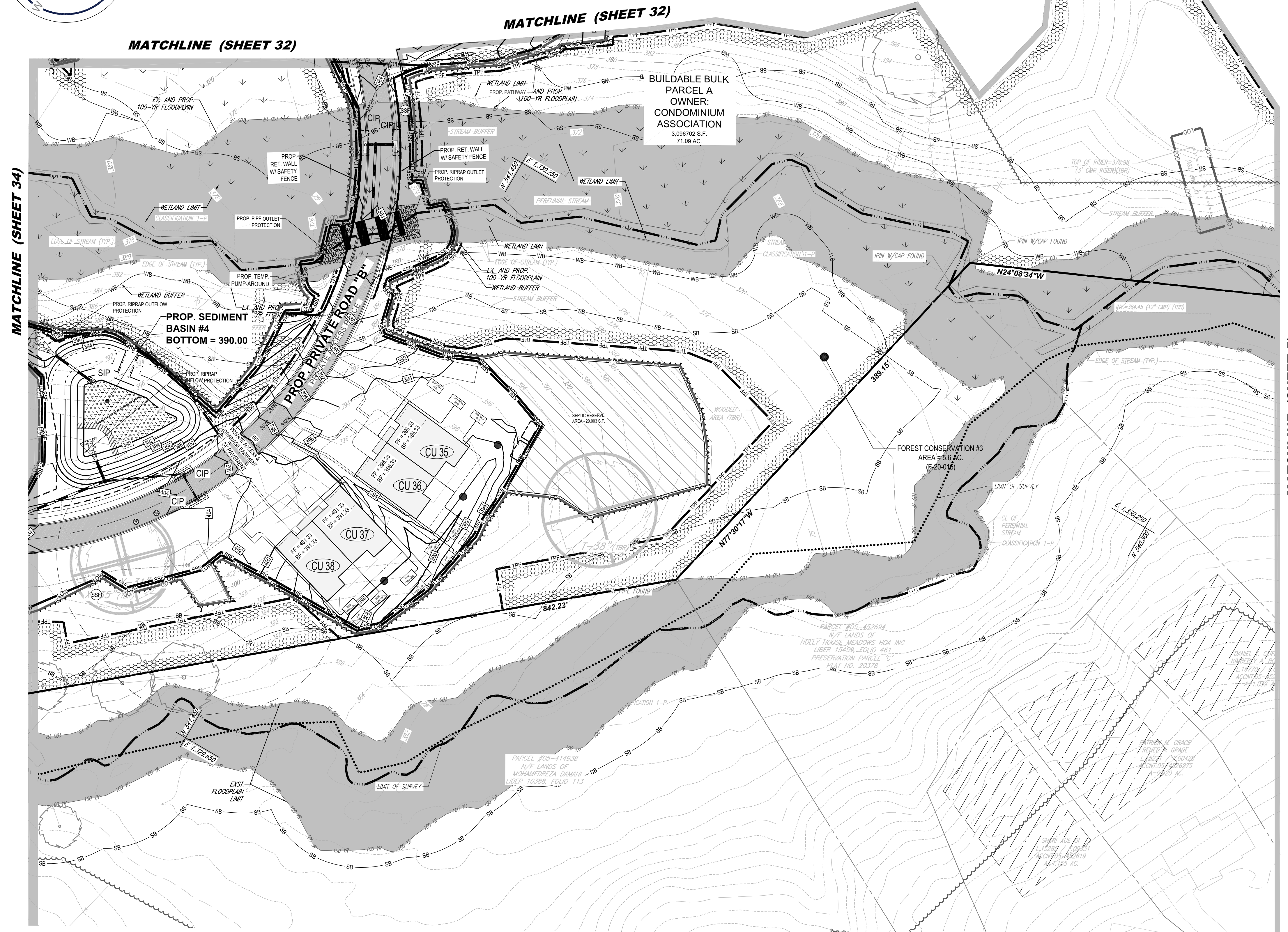
LIMIT OF DISTURBANCE: 40.30 AC.
 LIMIT OF WORK: 30.17 AC.

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 1 SURFACE SAND FILTER FACILITY, 4 SUBMERGED GRAVEL WETLAND FACILITIES, 1 GRASS SWALE AND 84 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 'X' DUE TO NO LIFE LOSS FOR FAILURE.



OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046

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

PREVIOUS FILE NO.: BA-20-002C
 SP-17-010b F-20-016
 ECP-17-056 WP-21-011
 WP-18-070

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.:

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN

FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER
 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. 4089
 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. 4089, EXPIRATION DATE: 7/3/2023

EROSION AND SEDIMENT CONTROL PLAN

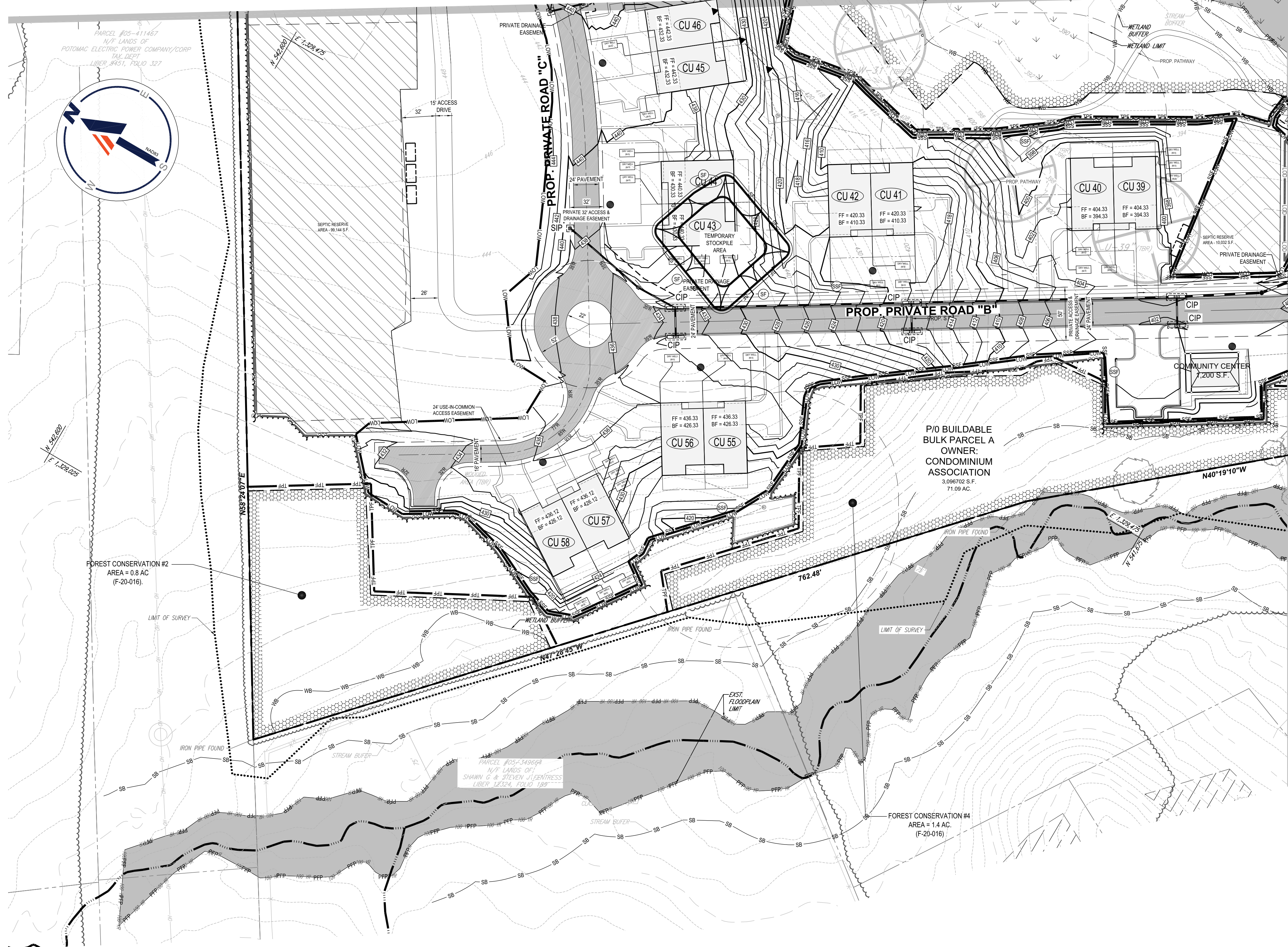
SHEET NUMBER:
33 OF 41

ORG. DATE - 1/7/22

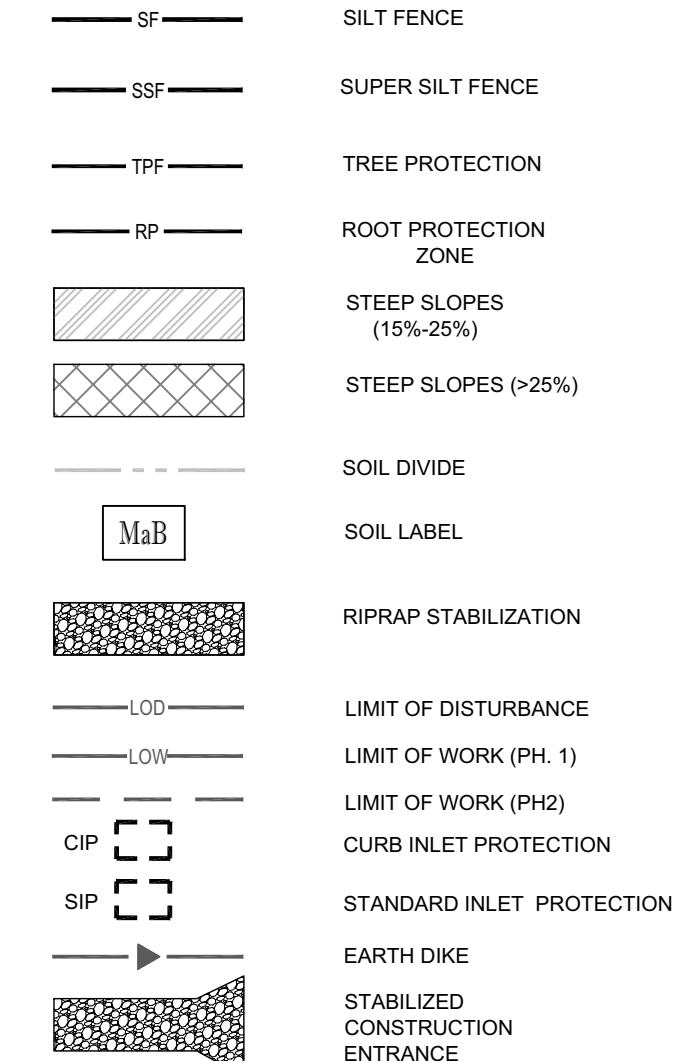
APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-S8, & COMMUNITY CENTER.
DATE	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
	DATE	DATE

JUN 11, 2022
 H:\PROJECTS\2022\17-056\17-056-1\SET\17-056-1\17-056-1-03.EROSION PLAN
 MPT

MATCHLINE (SHEET 35)



EROSION AND SEDIMENT CONTROL LEGEND



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 SOFT APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
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- 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

58 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

TOTAL UNADJUSTED RAW CUT = 110,380 CY
 TOTAL UNADJUSTED RAW FILL = 114,865 CY
 TOTAL UNADJUSTED NET (FILL) = 4,485 CY
 20% SHRINKAGE - ADJUSTED CUT = 88,305 CY
 ADJUSTED EXPORT = 26,580 CY
 LIMIT OF DISTURBANCE: 40.30 AC.
 LIMIT OF WORK: 30.17 AC.

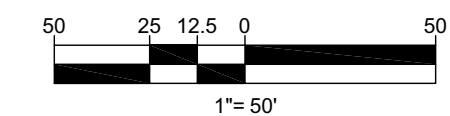
NOTES

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
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NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.

MATCHLINE (SHEET 33)



OWNER:	LYHUS DEVELOPMENT, 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: 410-567-1046
PREVIOUS FILE NO.:	BA-20-002C SP-17-010b ECP-17-056 WP-18-070
TAX MAP:	40
GRID:	24
ZONED:	RR-DEO
PARCEL:	135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MRP
DATE:	1/7/22
CAD I.D.:	GRAD-

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

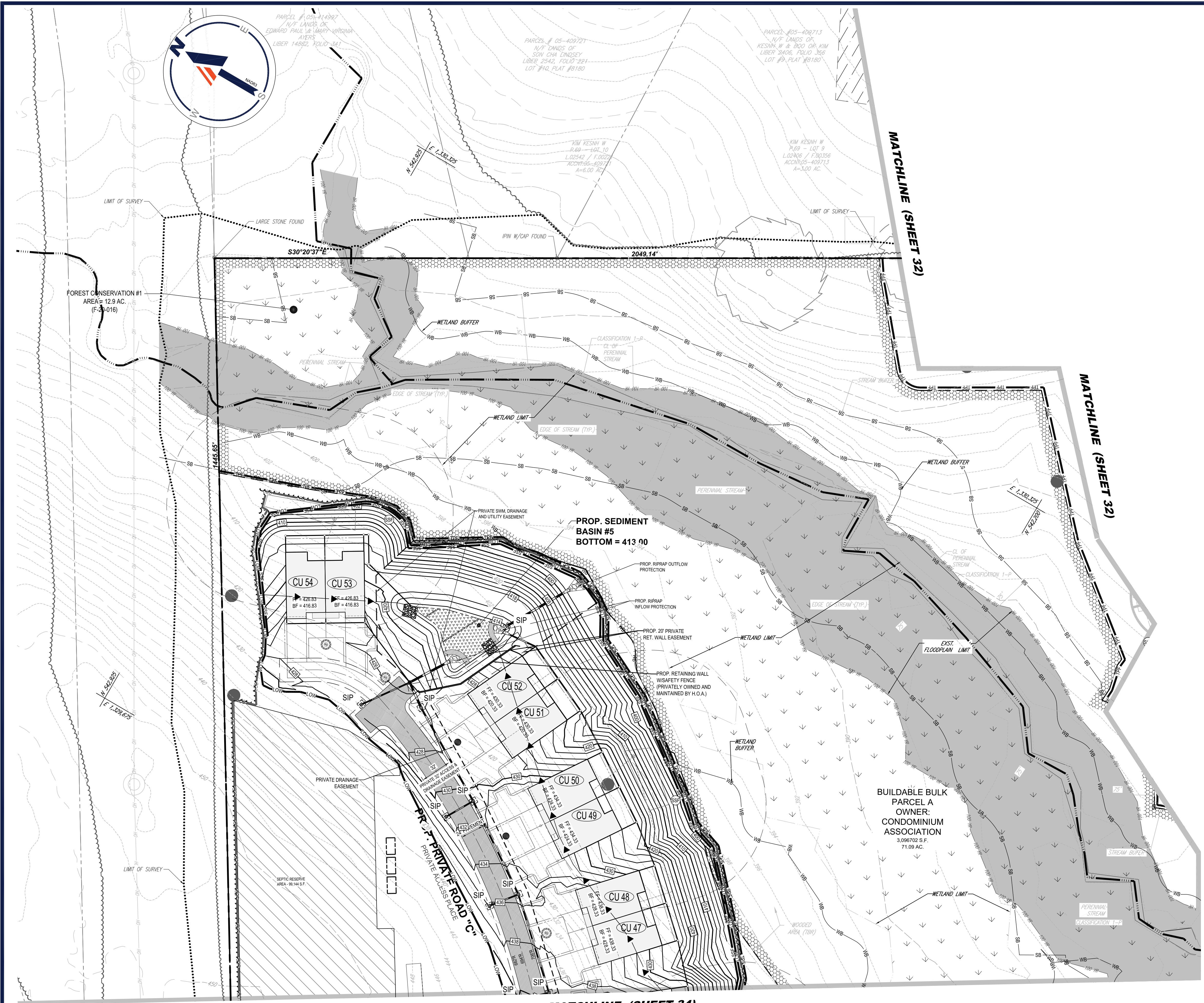
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4089
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. 4089, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN
SHEET NUMBER:
34 OF 41
ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

JAN 11, 2022 11:52 AM C:\PROJECTS\2022\1420672\1420672.dwg PLOT: 1420672.dwg PLOT: 1420672.dwg PLOT: 1420672.dwg



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)
- PH2 LIMIT OF WORK (PH. 2)
- CIP CURB INLET PROTECTION
- SIP STANDARD INLET PROTECTION
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES

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LYHUS PROPERTY

58 SINGLE FAMILY SEMI-DETACHED UNITS

CUT/FILL ANALYSIS

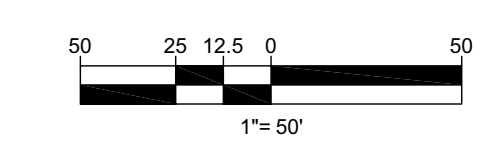
TOTAL UNADJUSTED RAW CUT = 110,380 CY
 TOTAL UNADJUSTED RAW FILL = 114,885 CY
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NOTES

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



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40 GRID: 24 ZONED: RR-020		PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		

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REVISIONS

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PROJECT No.: MD1420672
 AVG MP 1/7/22
 DATE: 1/7/22
 CAD I.D.: GRAD-

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

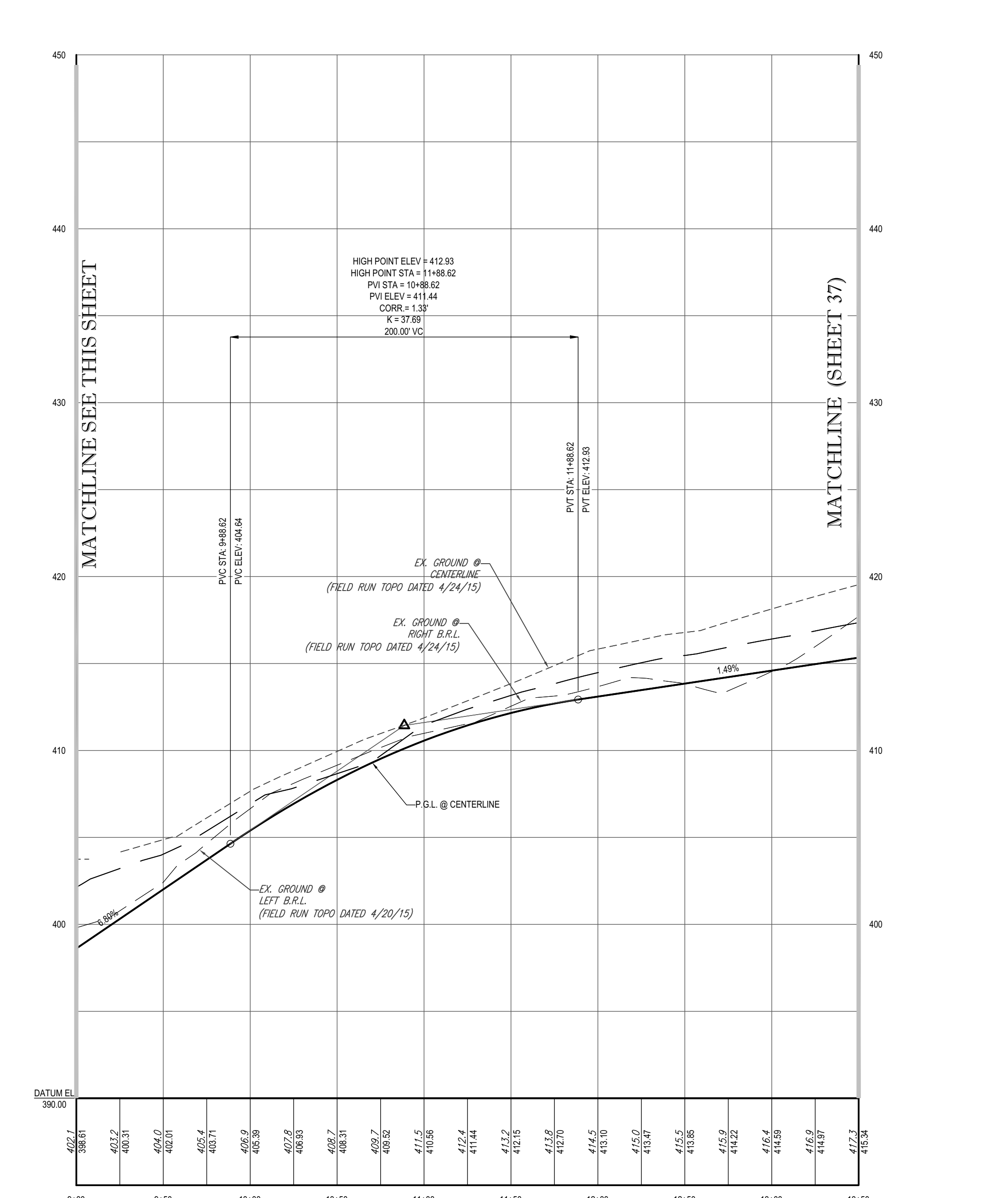
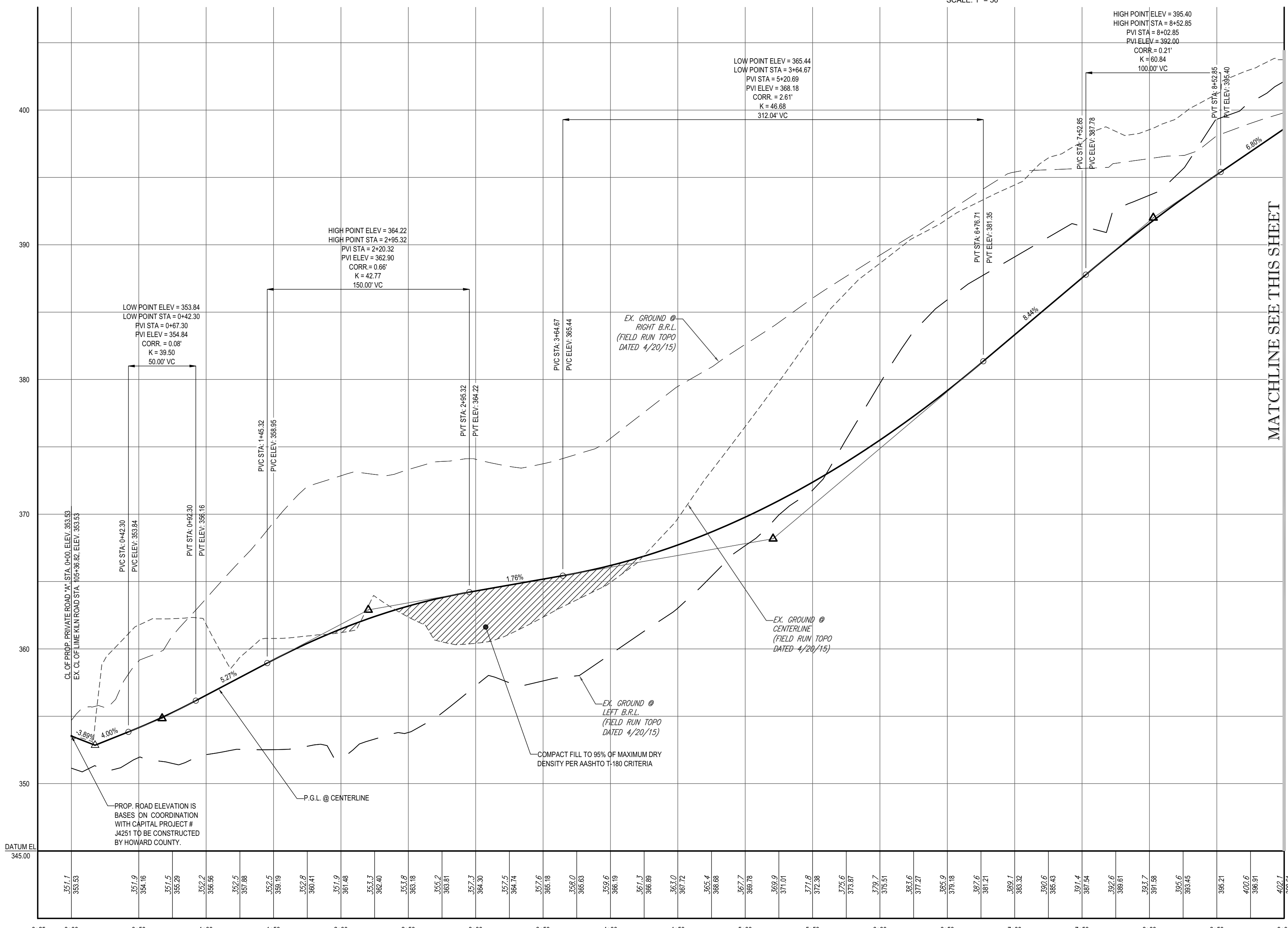
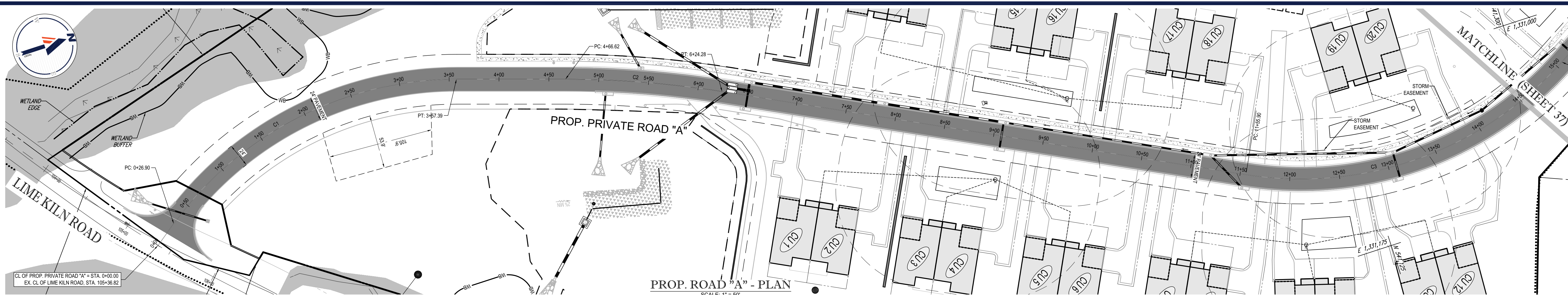
BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 4088
 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: 7/3/2023

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
35 OF 41
 ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

JUN 11, 2022
 M:\2022\1420672\DWG\PLAN\SET\EROSION\EROSION.PLT
 PLOT: 1 - 1/7/22
 USER: JAVIER



PROP. PRIVATE ROAD "A" - PROFILE

PRIVATE ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

Curve Table					
Curve #	Radius	Length	Chord Direction	Delta	Tangent
C1	349.49	330.49	N09° 05' 12.10"W	054.18	178.77
C2	1000.00	157.66	N22° 31' 15.78"E	009.03	79.00
C3	350.00	350.52	N01° 39' 10.51"W	057.38	191.55

PROP. PRIVATE ROAD "A" - PROFILE

PRIVATE ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2

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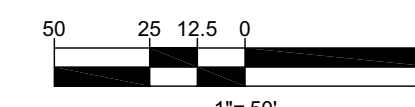
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c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-567-1046

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

PREVIOUS FILE NO.: BA-20-002C SP-17-010b ECP-17-056 WP-18-070

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



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE _____	PLANNING DIRECTOR _____ DATE _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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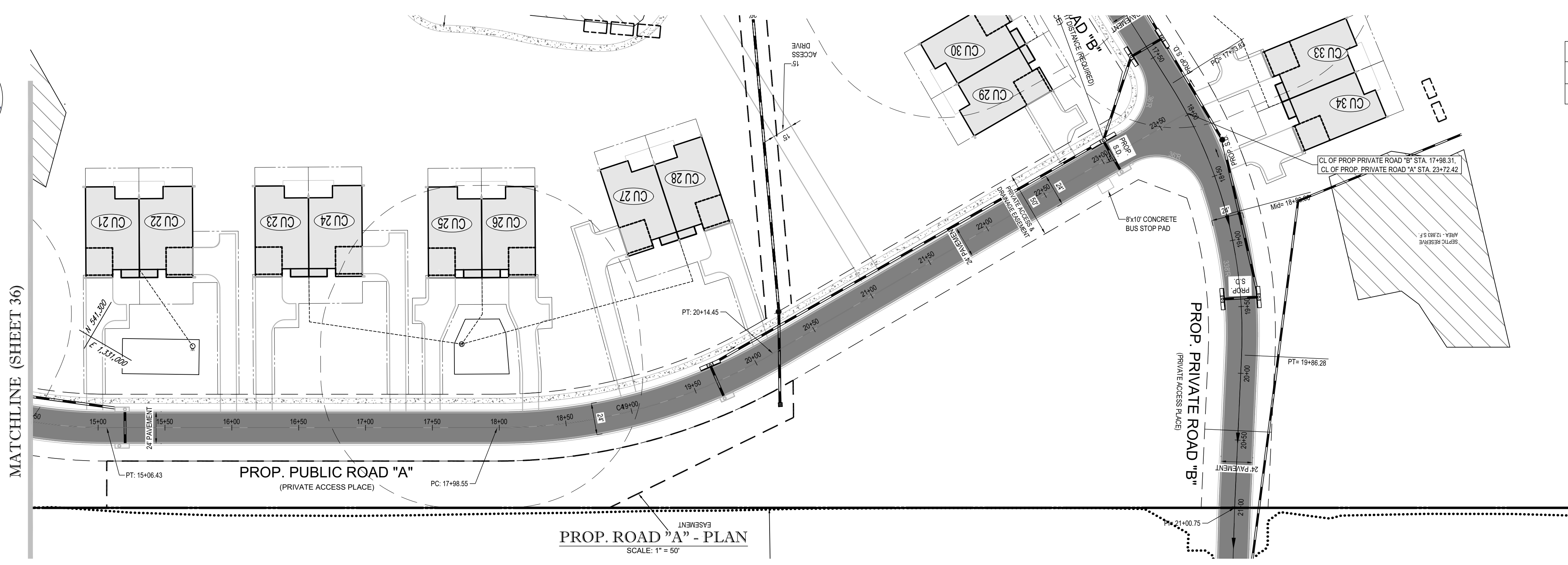
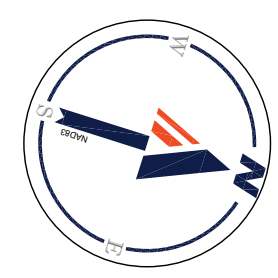
PROJECT No.: MD1420672
DRAWN BY: AVG
CHECKED BY: MB
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CAD I.D.: PROD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
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PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
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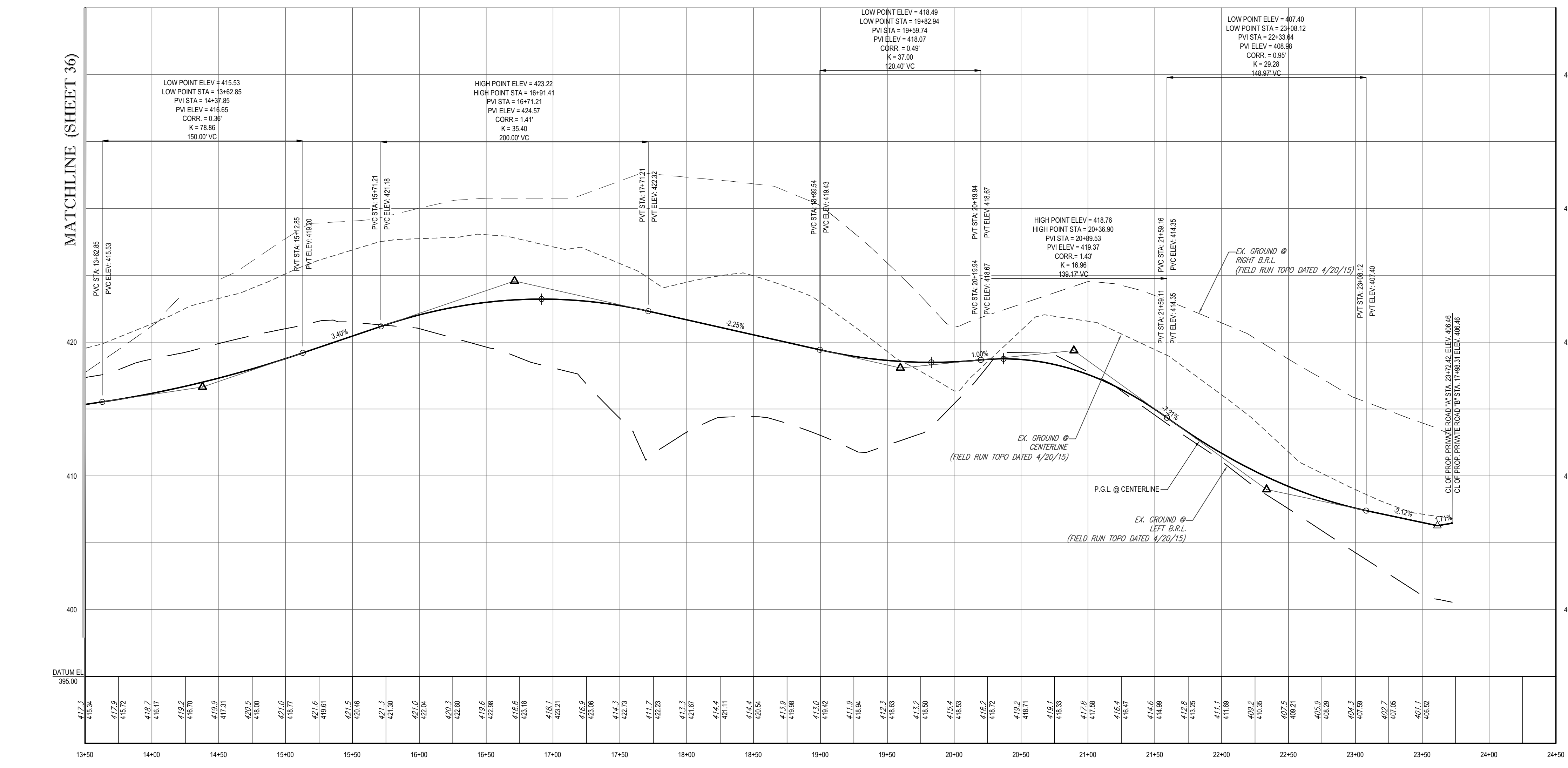
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901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

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SHEET TITLE:
ROAD PLAN AND PROFILES
SHEET NUMBER:
36 OF 41
ORG. DATE - 1/7/22



Curve Table					
Curve #	Radius	Length	Chord Direction	Delta	Tangent
C4	410.00	215.91	N45° 25' 47.35"W	030.17	110.52



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

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046
PREVIOUS FILE NO.: BA-20-002C SP-17-010b ECP-17-056 WP-18-070	TAX MAP: 40 GRID: 24 ZONED: RR-OEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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 PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MB
 DATE: 1/7/22
 CAD I.D.: PROD-

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

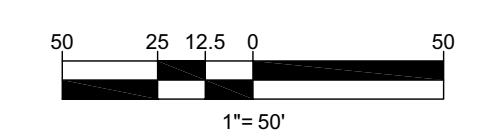
BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

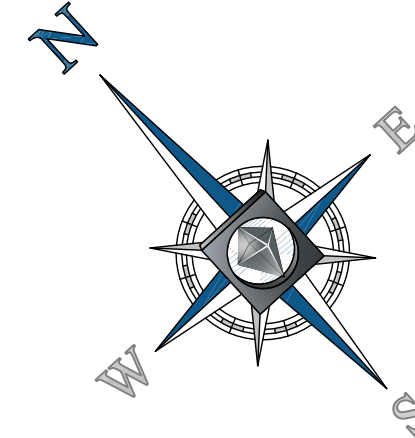
B.R. ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 4088
 PROFESSIONAL CERTIFICATION
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4088, EXPIRATION DATE: 7/3/2023

ROAD PLAN AND PROFILES
 SHEET NUMBER:
37 OF 41
 ORG. DATE - 1/7/22

JAN 11, 2022 10:02:27AM C:\PROJECTS\2022\17-010B\17-010B_P2.dwg LAYOUT: 37 - ROAD PLAN & PROFILE
 MPT

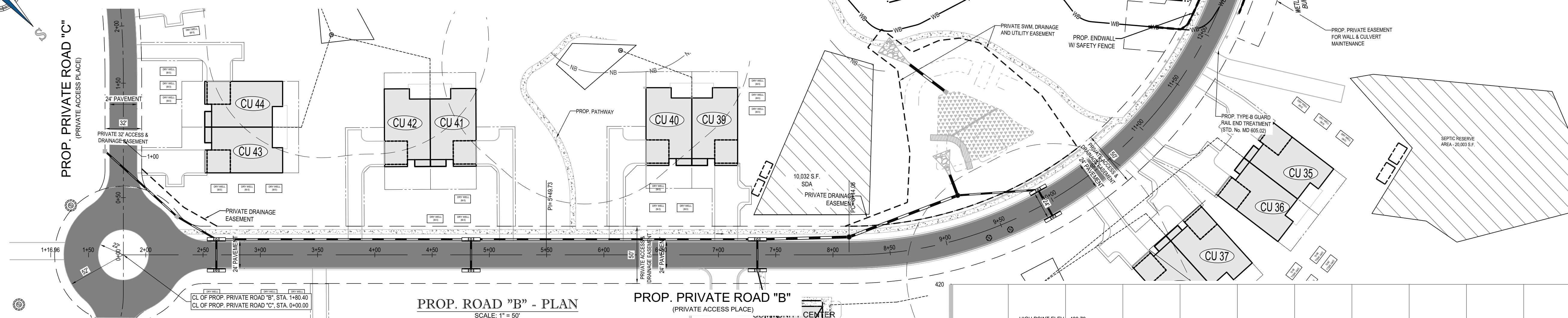
APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
---	--	---



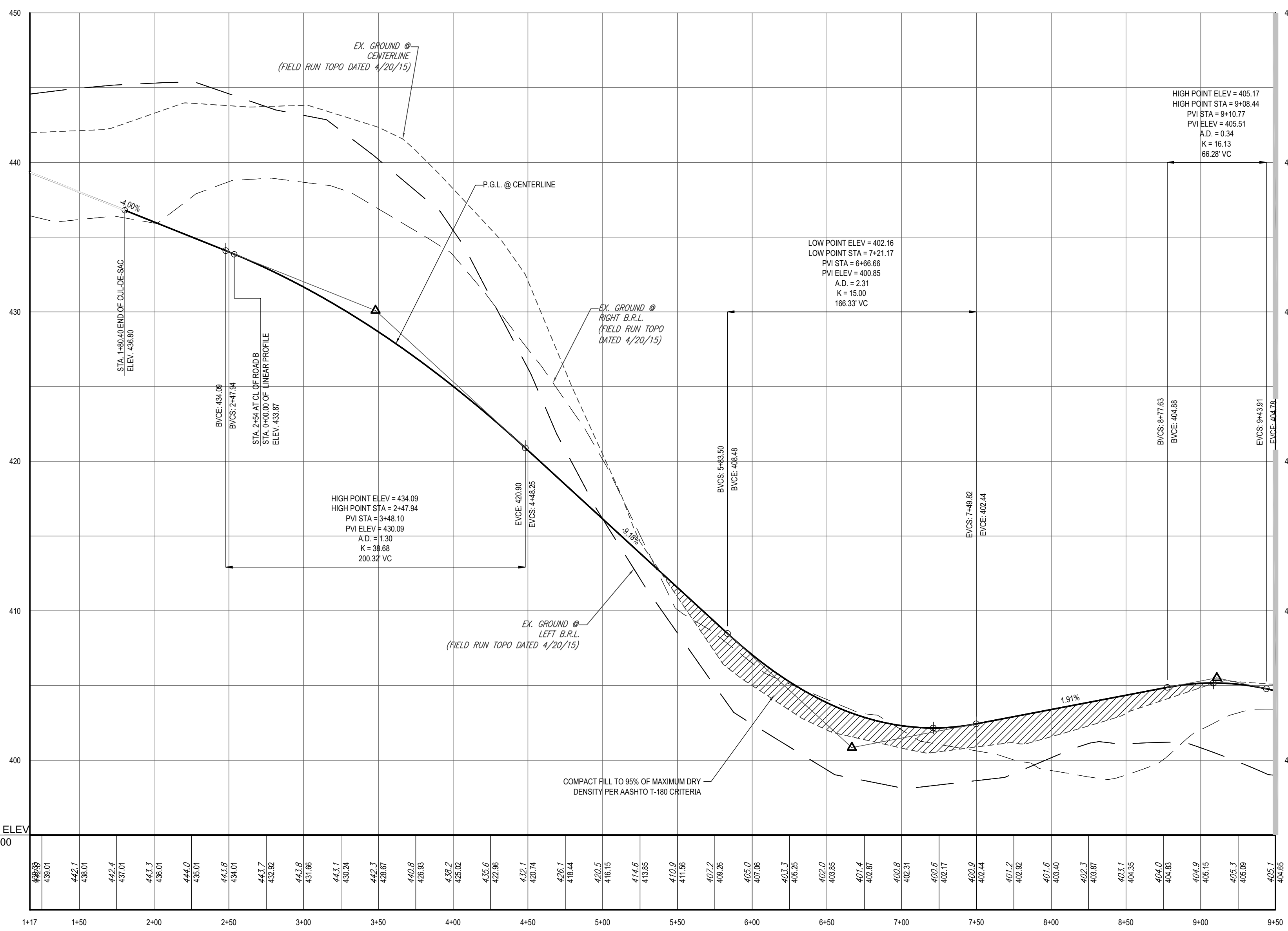


MATCHLINE (SHEET 39)

Curve Table					
Curve #	Radius	Length	Chord Direction	Delta	Tangent
C6	350.00	738.64	N87° 56' 28.83"E	120.92	617.57

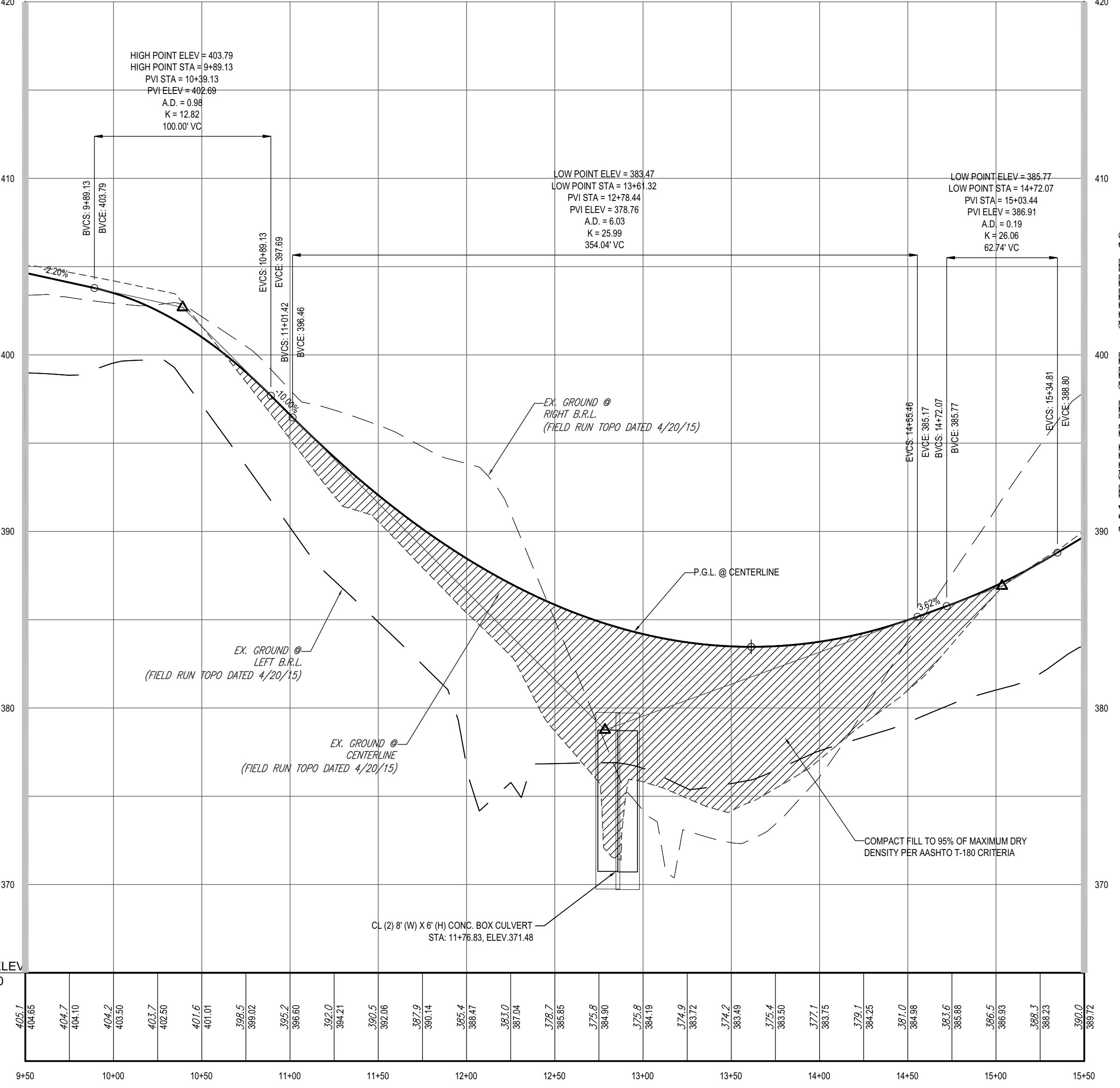


PROP. PRIVATE ROAD "B" - PLAN
SCALE: 1" = 50'

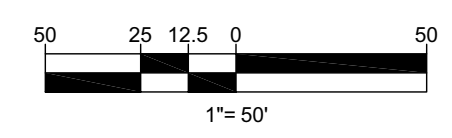


PROP. PRIVATE ROAD 'B' - PROFIL
PRIVATE ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2
SCALE: 1" = 50' HORIZONTAL
1" = 4' VERTICAL

MATCHLINE SEE THIS SHEET



MATCHLINE SEE THIS SHEET



OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046	TAX MAP: 40 GRID: 24 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	ZONED: RR-DEO PARCEL: 135
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APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672
DRAWN BY: AVG
CHECKED BY: MP
DATE: 1/7/22
CAD I.D.: PROD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

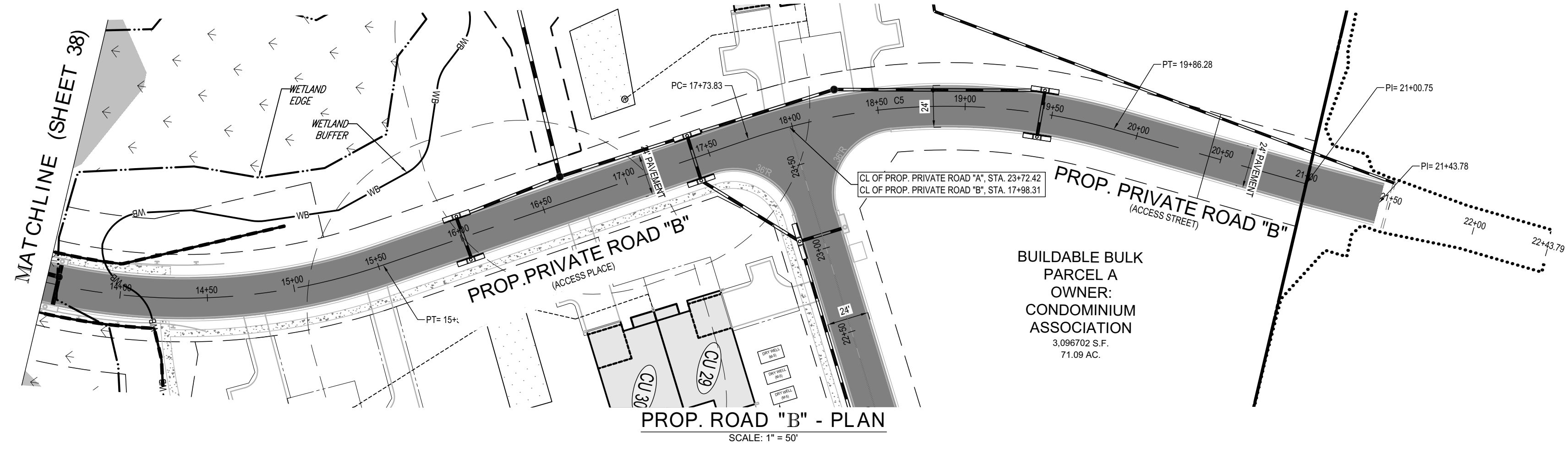
BOHLER //
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4089
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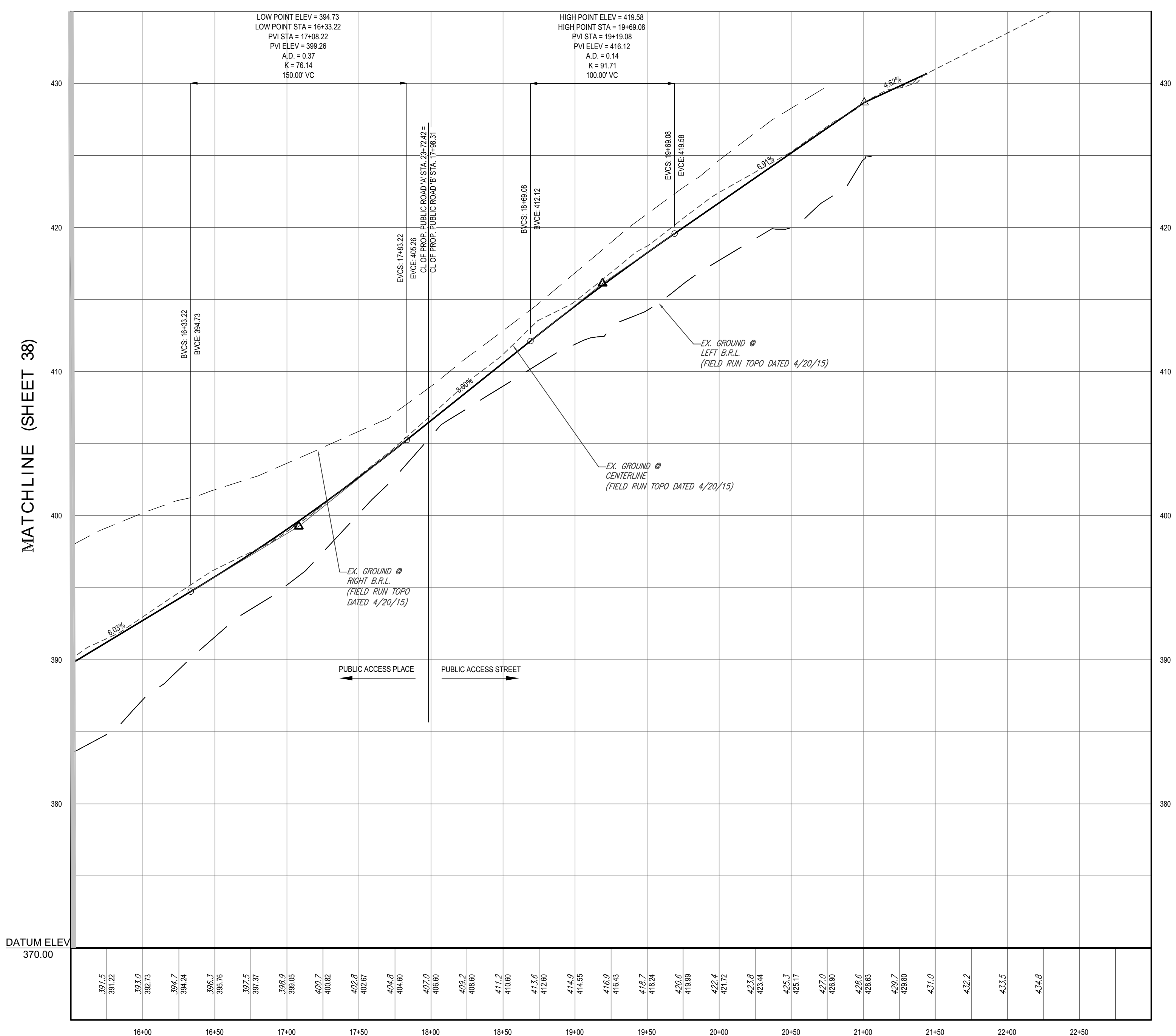
SHEET TITLE:
ROAD PLAN AND PROFILES
SHEET NUMBER:
38 OF 41
ORG. DATE - 1/7/22

JAN 11, 2022: 1420672.DWG (PLAN AND PROFILE) - 1420672.DWG (PLAN AND PROFILE) - 1420672.DWG (PLAN AND PROFILE) - 1420672.DWG (PLAN AND PROFILE)

JAN 11, 2022 11:02:27 AM DWG: C:\PROJECTS\HOWARD\2021\SP-17-010b\PLANS\PROP. PRIVATE ROAD 'B' - PLAN & PROFILE



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



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

Curve #	Radius	Length	Chord Direction	Delta	Tangent
CS	350.00	212.46	N44° 52' 22.28"E	034.78	109.61

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MB
 DATE: 1/7/22
 CAD I.D.: PROD-

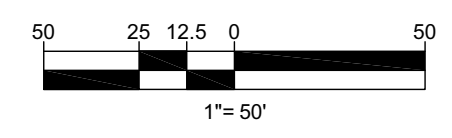
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
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SHEET TITLE:
ROAD PLAN AND PROFILES
 SHEET NUMBER:
39 OF 41
 ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE _____	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR _____ DATE _____	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-58, & COMMUNITY CENTER. HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____
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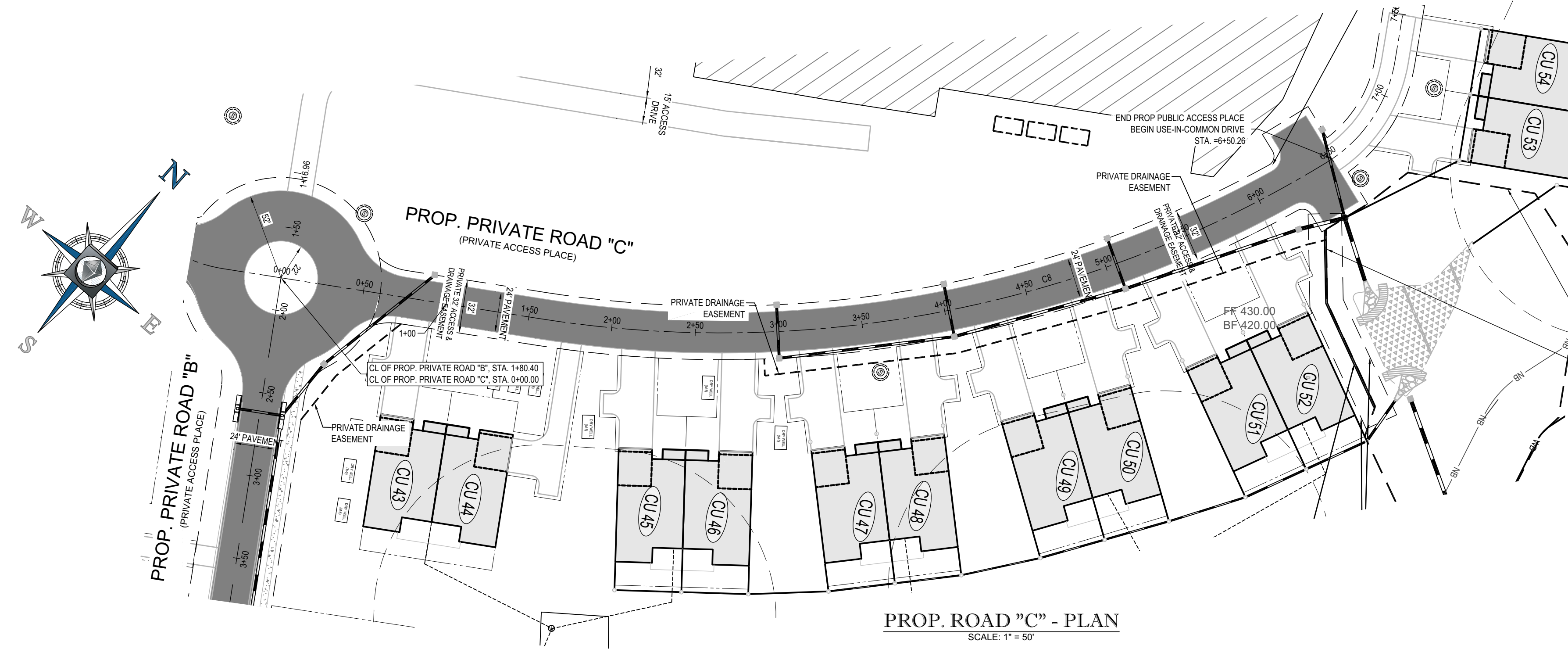
OWNER: LYHUS DEVELOPMENT, LLC
 c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

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

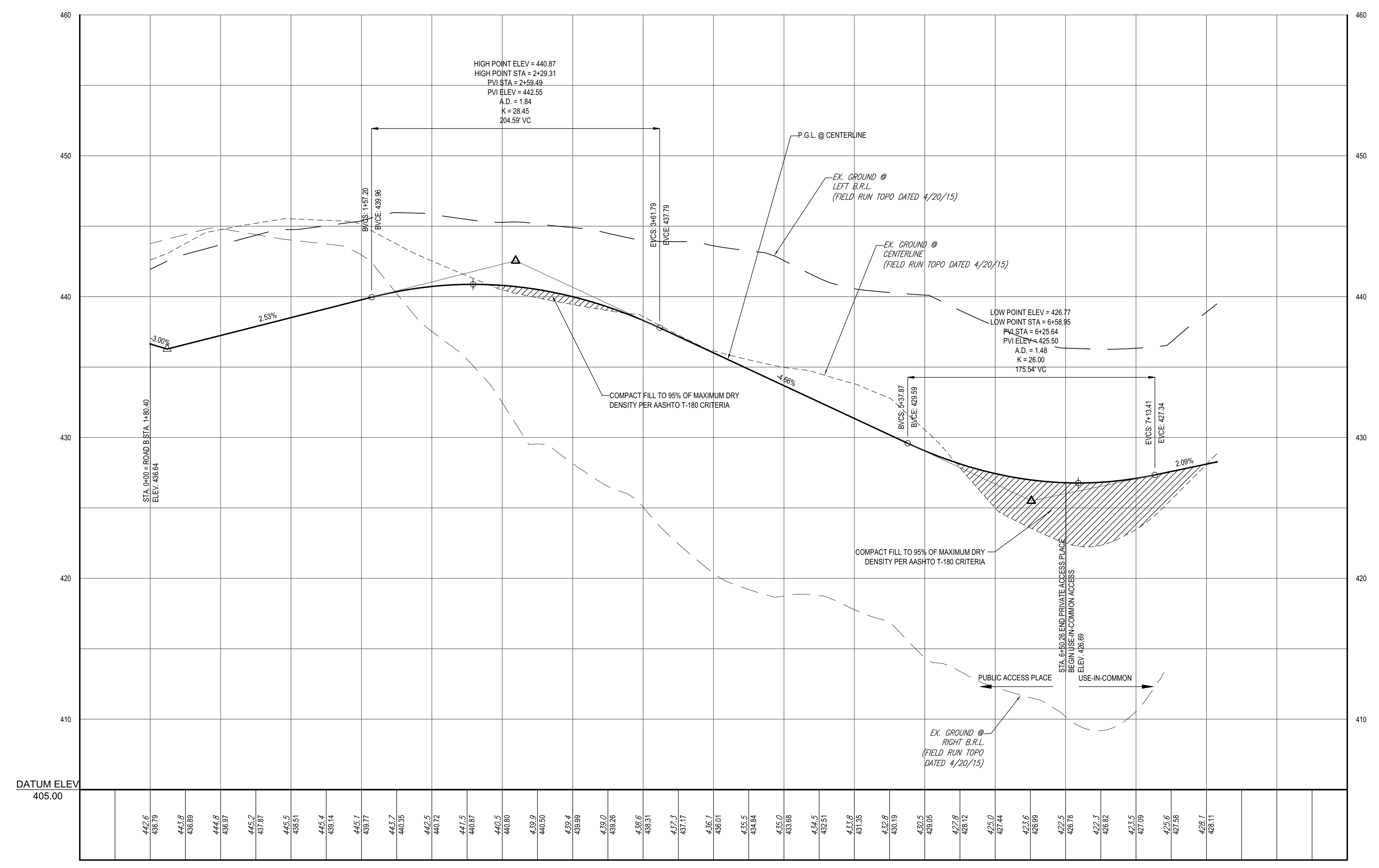
PREVIOUS FILE No.: BA-20-002C
 SP-17-010b F-20-016
 ECP-17-058 WP-21-011
 WP-18-070

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

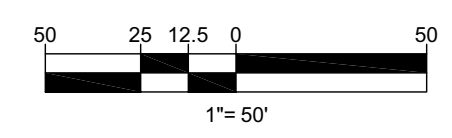


Curve #	Radius	Length	Chord Direction	Delta	Tangent
C8	693.98	489.22	N38° 12' 15.41"E	040.39	255.27

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



PROP. PRIVATE ROAD 'C' - PROFILE
PUBLIC ACCESS PLACE
DESIGN SPEED - 25 MPH
PAVING SECTION P-2
SCALE: 1" = 50' HORIZONTAL
1" = 10' VERTICAL



PREVIOUS FILE NO. :	BA-20-002C SP-17-010b ECP-17-056 WP-18-070	BA-20-002C F-20-016 WP-21-011
---------------------	---	-------------------------------------

OWNER:	LYHUS DEVELOPMENT, 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: 410-567-1046
TAX MAP:	40
GRID:	24
ZONED:	RR-OEO
PARCEL:	135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.:	MD1420672
AVG	
CHECKED BY:	MP
DATE:	1/7/22
CAD I.D.:	PROD-

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
12170 LIME KILN ROAD
FULTON
HOWARD COUNTY, MD

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

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PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4088
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SHEET TITLE:
ROAD PLAN AND PROFILES
SHEET NUMBER:
40 OF 41
ORG. DATE - 1/7/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

JAN 11, 2022 10:02:27 AM W:\PROJECTS\2022\1420672\1420672-01\1420672-01-ROAD PLAN & PROFILE

SIGHT DISTANCE ANALYSIS

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	= 3.07	(Road Grade % - To Left (for right turn))
$t_g(\text{Case B1})$	= 7.5	- Passenger Car = 7.5 sec - Single Unit Truck = 9.5 sec - Combination truck = 11.5 sec
$t_g(\text{Case B2})$	= 6.5	- Passenger Car = 6.5 sec - Single Unit Truck = 8.5 sec - Combination truck = 10.5 sec
$t_g(\text{Case F})$	= 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 on time
BDG	=	Distance traveled during braking (braking to a stopped position)

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

$$ISD = 1.47 \times V_{major} \times t_g$$

$$ISD = 1.47 \times 40 \times 7.5$$

$$ISD = 441.00 \text{ ft}$$

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

$$ISD = 1.47 \times V_{major} \times t_g$$

$$ISD = 1.47 \times 40 \times 6.5$$

$$ISD = 382.20 \text{ ft}$$

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

$$ISD = 1.47 \times V_{major} \times t_g$$

$$ISD = 1.47 \times 40 \times 5.5$$

$$ISD = 323.40 \text{ ft}$$

Stopping Sight Distance

$$d = 1.47 V t + 1.075 (V^2 / a)$$

$$d = 1.47 \times 40 \times 2.5 + 1.075 \times 40^2 / 11.2$$

$$d = 300.57$$

Stopping Sight Distance (on Grades)

$$SSD = BRT + BDG$$

Braking Reaction Time = Distance Traveled

BRT = 1.47t

BRT = 1.47 x 40 x 2.5

BRT = 147 ft

Left Turn

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

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

$$BDG = 1600$$

$$BDG = 145.23 \text{ ft}$$

BRT + BDG = SSD (Left)

147 + 145 = 292 ft

Right Turn

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

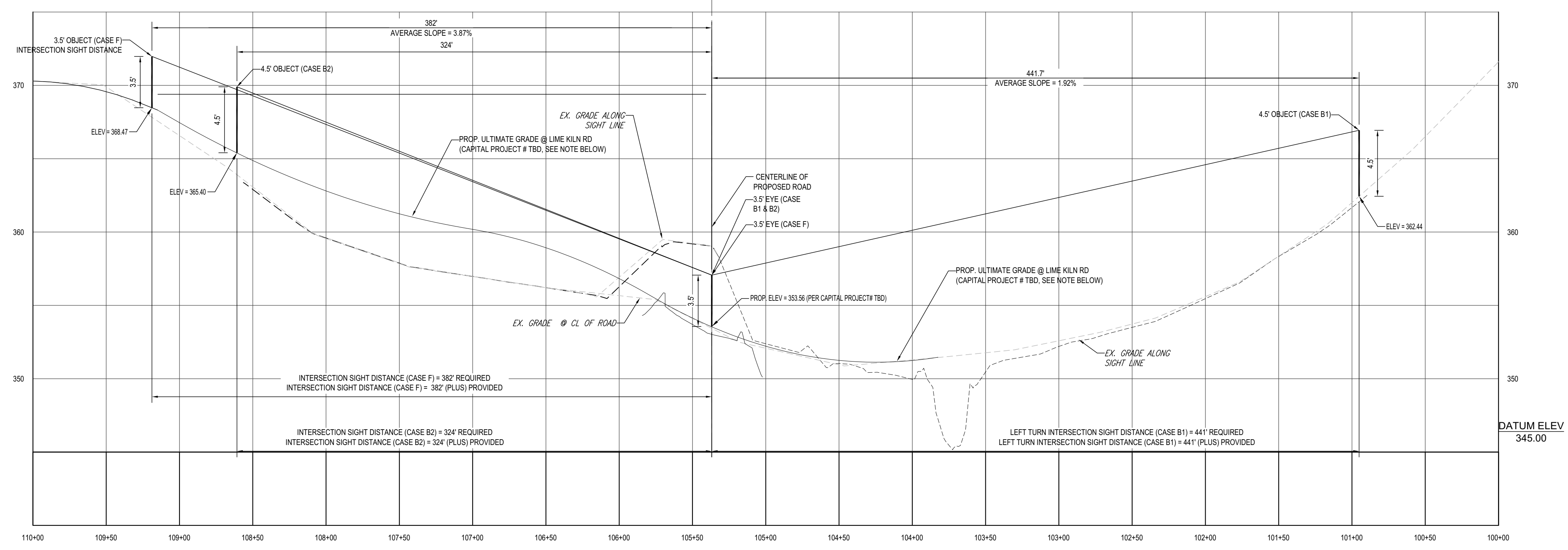
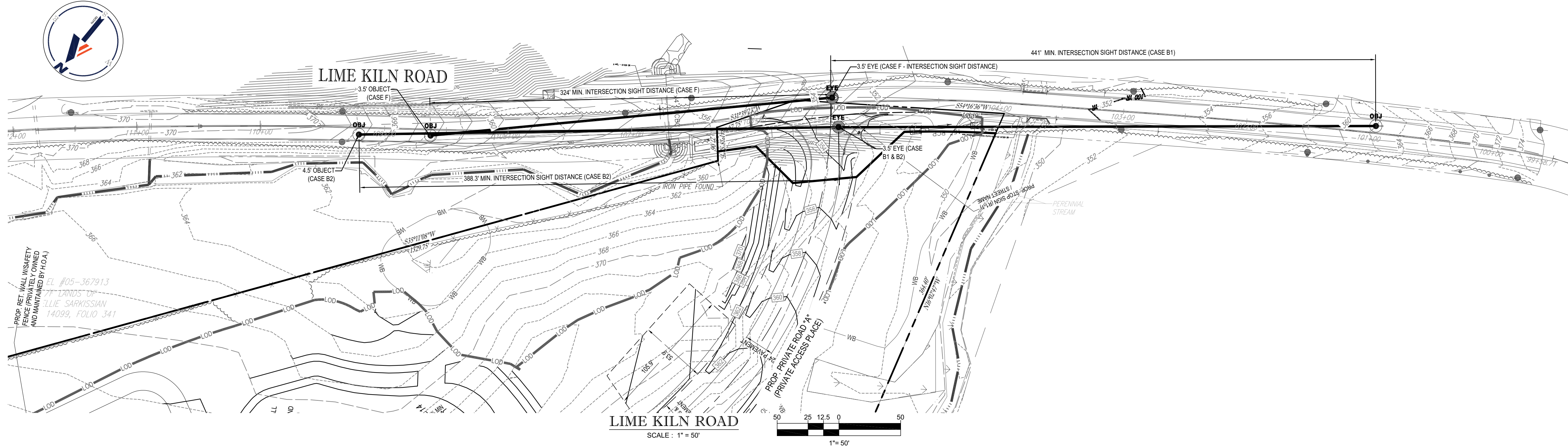
$$BDG = \frac{40^2}{30 ((11.2 / 32.2) \pm 3.07 \%)}$$

$$BDG = 1600$$

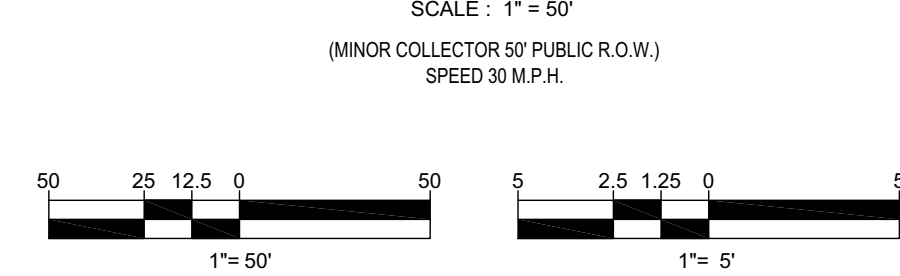
$$BDG = 137.98 \text{ ft}$$

BRT + BDG = SSD (Right)

147 + 138 = 285 ft



PROPOSED LIME KILN ROAD (CAPITAL PROJECT# TBD)



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.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672
 DRAWN BY: AVG
 CHECKED BY: MP
 DATE: 1/7/22
 CAD I.D.:

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
 12170 LIME KILN ROAD
 FULTON
 HOWARD COUNTY, MD

BOHLER ENGINEERING
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 Phone: (410) 821-7900
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SHEET TITLE:
SIGHT DISTANCE ANALYSIS
 SHEET NUMBER:
41 OF 41
 ORG. DATE - 1/7/22

OWNER: LYHUS DEVELOPMENT, 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: 410-567-1046
PREVIOUS FILE NO.: BA-20-002C SP-17-010b F-20-016 ECP-17-058 WP-18-070	TAX MAP: 40 GRID: 24 ZONED: RR-0EO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH CUJ # 1-58, & COMMUNITY CENTER.
DATE: _____	PLANNING DIRECTOR: _____ DATE: _____	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: _____ DATE: _____

Jan 11, 2022 10:42:02Z D:\WORK\2022\41-SETS\HP-02\41-SD-PLAN\41-SD-PLAN-01.dwg - LAYOUT: 41 - SIGHT DISTANCE ANALYSIS
 MP