ENVIRONMENTAL CONCEPT PLAN FOR LYHUS PROPERTY

**LOTS 1-28, BUILDABLE PRESERVATION PARCEL B,
NON-BUILDABLE PRESERVATION PARCELS A, C & D**

LOCATION OF SITE

5TH ELECTION DISTRICT
TAX MAP 40, GRID 24, PARCEL 135
HOWARD COUNTY, MARYLAND

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"	GOODFAIR	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

MAPPED SOILS

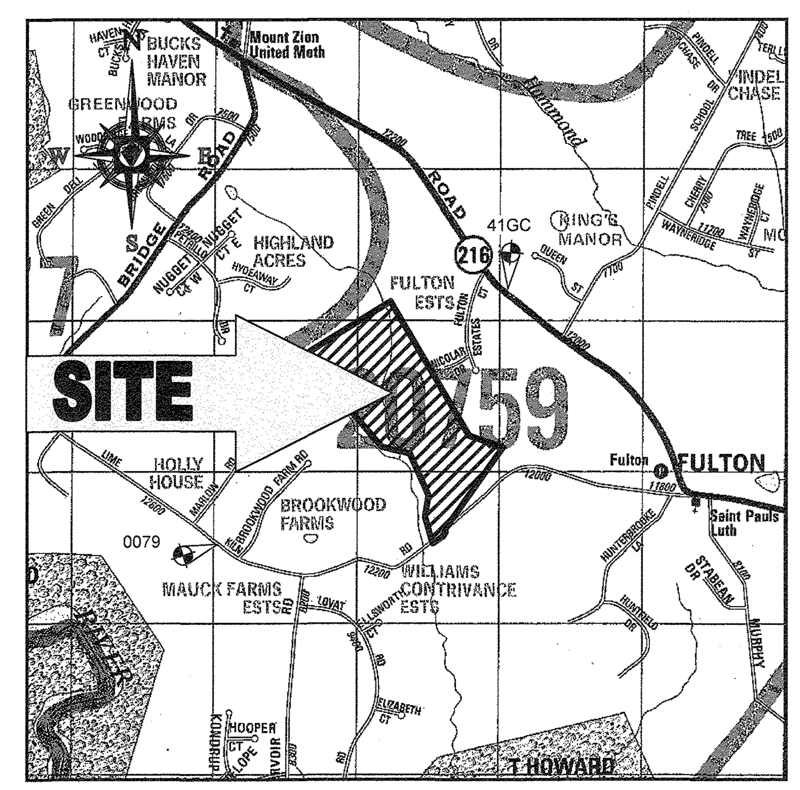
MAP SYMBOL	MAP UNIT NAME	RATING	HYDRIC SOIL
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDRIC SOIL)	D	YES
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	YES
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	YES
GnB	GLENVILLE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	YES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	NO
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO

DETERMINE TARGET Pe USING TABLE 5.3
SOIL CONDITIONS "DEVELOPED CONDITION"

HSG	"AREA (Ac)"	IMPERVIOUS (Ac)	PERCENT	"TARGET Pe"
A	7.62	1.26	19%	
B	18.06	2.98	45%	
C	6.02	0.99	15%	
D	8.44	1.40	21%	
WEIGHTED Pe	40.14	6.63	100%	1.13

DETERMINE ESD IMPLEMENTATION GOALS
SOIL CONDITIONS FOR "WOODS IN GOOD CONDITION"

HSG	RCN	AREA (Ac)	PERCENT
A	38.00	7.62	18.99%
B	55.00	18.06	44.99%
C	70.00	6.02	15.00%
D	77.00	8.44	21.02%
TARGET RCN	58.07	40.14	



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 30/C5

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
2. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES, INC., TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LYHUS PROPERTY TRUST, 12170 LIME KILN ROAD, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", FILE NO. CP142067, DATED 04-24-15.
3. EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
4. A WETLAND DELINEATION REPORT WAS COMPLETED FOR THIS PROJECT BY ECO-SCIENCE PROFESSIONALS, INC. ON APRIL 27, 2015 AND A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON JUNE 9, 2015.
5. AN OBVIOUSLY NON-CRITICAL FLOODPLAIN STUDY WAS COMPLETED FOR THIS PROJECT BY BOHLER ENGINEERING DATED 11/14/17.
6. ALL ENVIRONMENTALLY SENSITIVE AREAS SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF APPROXIMATELY 1.12 AC. OF (15-25%) INTERMEDIATE SLOPES LOCATED NEAR THE CENTER OF THE SITE.
7. THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE. THE STRUCTURE LOCATED ON THE PROPERTY IS NOT LISTED ON THE HISTORIC REGISTRY BUT IT IS OLDER THAN 50 YEARS. THE DPZ RESOURCE CONSERVATION DIVISION HAS DETERMINED THE SITE DOES NOT REQUIRE HISTORIC PRESERVATION COMMISSION APPROVAL PRIOR TO DEMOLITION. THE EXISTING STRUCTURE LOCATED ON THE SITE, BUILT CIRCA 1940 WILL BE BE REMOVED PRIOR TO PLAT RECORDATION.
8. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE WP-18-070,AND SP-17-010.
9. APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
10. ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
11. THE SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PROVIDED BY PRIVATE, ON-SITE FACILITIES.
12. ALTERNATIVE COMPLIANCE WP-18-070 FOR THE FOLLOWING:

    1.) SECTION 16.1205.(A).(7); REQUEST THE REMOVAL OF (20) SPECIMEN TREES (A-G, J-K, M, O & S-2A) AS IDENTIFIED ON THIS PRELIMINARY EQUIVALENT SKETCH PLAN AND AS IDENTIFIED ON ECP-17-056.
    2.) SECTION 16.115; REQUEST THE APPROVAL FOR ENCROACHMENT FOR DISTURBANCE WITHIN THE 100-YEAR FLOODPLAIN.
    3.) SECTION 16.116; REQUEST THE APPROVAL FOR ENCROACHMENT TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING WITHIN WETLANDS, STREAMS, STEEP SLOPES, AND THEIR ASSOCIATED BUFFERS, AS SHOWN ON THIS PLAN.
    4.) SECTION 16.120(b)(4)(iii) FOR THE ENVIRONMENTAL FEATURES ON LOTS LESS THAT 10 ACRES (LOTS 1-6, & 19).
    5.) THE APPLICANTS ARE SEEKING A WAIVER FROM SECTION 16.116 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR IMPACTS TO AN EXISTING STREAM, STREAM BUFFERS WETLANDS, AND FLOODPLAIN ASSOCIATED WITH THE CONSTRUCTION OF NEW PUBLIC ROAD "A" SERVING PROPOSED LOTS 1-29. THE PROPOSED ROAD "A" CONNECTION TO LIME KILN ROAD HAS BEEN LOCATED EAST OF THE EXISTING DRIVEWAY SERVING THE LYHUS PROPERTY, MEETING THE ADEQUATE SIGHT DISTANCE REQUIREMENTS AND MINIMIZING IMPACTS TO SENSITIVE ENVIRONMENTAL FEATURES MENTIONED. THE PROPOSED ROAD INTERSECTION IS LOCATED BETWEEN TWO EXISTING STREAM CROSSINGS BENEATH LIME KILN ROAD. IMPACTS TO THE ENVIRONMENTALLY SENSITIVE FEATURES WILL BE KEPT TO A MINIMUM. PROPOSED ROAD "B" INCLUDES A STREAM CROSSING SO THAT ROUGHLY 21 ACRES CAN BE DEVELOPED AS PART OF THIS PROPOSED SUBDIVISION. IMPACTS TO THE ENVIRONMENTALLY SENSITIVE AREAS WILL BE KEPT TO A MINIMUM, WHILE PROVIDE SAFE PASSAGE OF THE 100-YEAR STORM EVENT AND PROVIDE CONTINUED PASSAGE OF AQUATIC SPECIES THROUGH A DEPRESSED CULVERT BOTTOM PER HOWARD COUNTY/MARLYNAD DEPARTMENT OF THE ENVIRONMENT DESIGN MANUALS FOR STREAM CROSSINGS.
13. HYDRIC SOILS ARE SHOWN ON MAPPED SOILS CHART.

DESIGN NARRATIVE

THE AREA OF THIS SUBMISSION IS APPROXIMATELY 71.09 ACRES. THE MAJORITY OF THE SITE IS WOODED, WITH ONE (1) EXISTING DWELLING AND ASSOCIATED DRIVEWAY. THERE ARE SEVERAL DRAINAGE PATTERNS THAT CONTAIN NON-TIDAL WETLANDS AND STREAMS LOCATED WITHIN THE SUBJECT PROPERTY. THE PROPOSED BUILDABLE LOTS ARE LOCATED PRIMARILY ON HIGH GROUND.

THE PROPOSED DEVELOPMENT SHALL REMOVE THE EXISTING STRUCTURE(S) AND DRIVEWAY(S) ON THE LYHUS PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF 29 SINGLE FAMILY DWELLINGS WITH DRIVEWAYS. IT WILL ALSO CONSIST OF TWO (2) PUBLIC ROADS.

ALL ENVIRONMENTALLY SENSITIVE AREAS (I.E. 100-YEAR FLOODPLAIN, WETLANDS, STREAMS, AND THEIR BUFFERS) SHALL REMAIN UNDISTURBED.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE PROPOSED PRACTICES ARE GENERALLY DISPERSED THROUGHOUT THE SITE AND SHALL DISCHARGE TOWARD MICRO-BIORETENTION BASINS WHICH COULD DISCHARGE INTO THE STREAMS AND/OR WETLANDS.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT PRELIMINARY EQUIVALENT SKETCH PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. 25-YEAR STORM MANAGEMENT IS PROVIDED. THE WATER QUALITY TREATMENT HAS BEEN PROVIDED BY THE IMPLEMENTATION OF SURFACE SAND FILTER FACILITIES, AND DRY WELLS. THE RECHARGE REQUIREMENT HAS BEEN MET BY PROVIDING DRY WELLS FOR EACH BUILDING LOT AND ADDITIONAL STONE STORAGE BELOW THE SURFACE SAND FILTER.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL EXISTING CONDITION / DEMOLITION PLAN	2
OVERALL SITE PLAN	3
OVERALL ENVIRONMENTAL CONCEPT PLAN	4
ENVIRONMENTAL CONCEPT PLAN	5 - 10
SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN	11 - 16

BENCHMARK

GEODETIC SURVEY CONTROL - 41GC
ELEV. 468.296'
N 543,290.616
E 1,331,697.881

GEODETIC SURVEY CONTROL - 0079
ELEV. 426.131'
N 540,070.961
E 1,327,702.794

PREPARED BY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com
CONTACT: BRANDON ROWE, P.E.

SITE ANALYSIS DATA / TABULATION

	LYHUS PROPERTY
TOTAL PROJECT AREA (GROSS):	71.09 AC.
AREA OF 100-YR FLOODPLAIN:	7.26 AC.
AREA OF WETLANDS AND BUFFER:	12.30 AC.
AREA OF FOREST:	52.65 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	1.12 AC.
NET TRACT AREA:	62.71 AC.
PRESENT ZONING DESIGNATION:	RR-DEO
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
IMPERVIOUS COVER:	7.13 AC.
LOD (PHASE 1)	27.16 AC.
LOD (PHASE 2)	12.98 AC.
LOW (PHASE 1)	20.00 AC.
LOW (PHASE 2)	9.73 AC.
TOTAL NUMBER OF LOTS ALLOWED PER ZONING:	31
1 UNIT PER 4.25 GROSS AREA (BASE DENSITY):	16
1 UNIT PER 2 NET ACRES (USING DENSITY EXCHANGE OPTION):	31

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4.29.19

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

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

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

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

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
UPSTATE NEW YORK, NEW ENGLAND, BOSTON, MA, NEW YORK METRO, NEW YORK, NY, NEW JERSEY, PHILADELPHIA, PA, LEHIGH VALLEY, PA, SOUTHEASTERN, PA, REHOBOTH BEACH, DE, BALTIMORE, MD, SOUTHERN MARYLAND, NORTHERN VIRGINIA, CENTRAL VIRGINIA, RALEIGH, NC, CHARLOTTE, NC, ATLANTA, GA, TAMPA, FL, SOUTH FLORIDA, DALLAS - FT. WORTH, TX

THE INFORMATION AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2017 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	AS SHOWN
CAD I.D.:	SD3

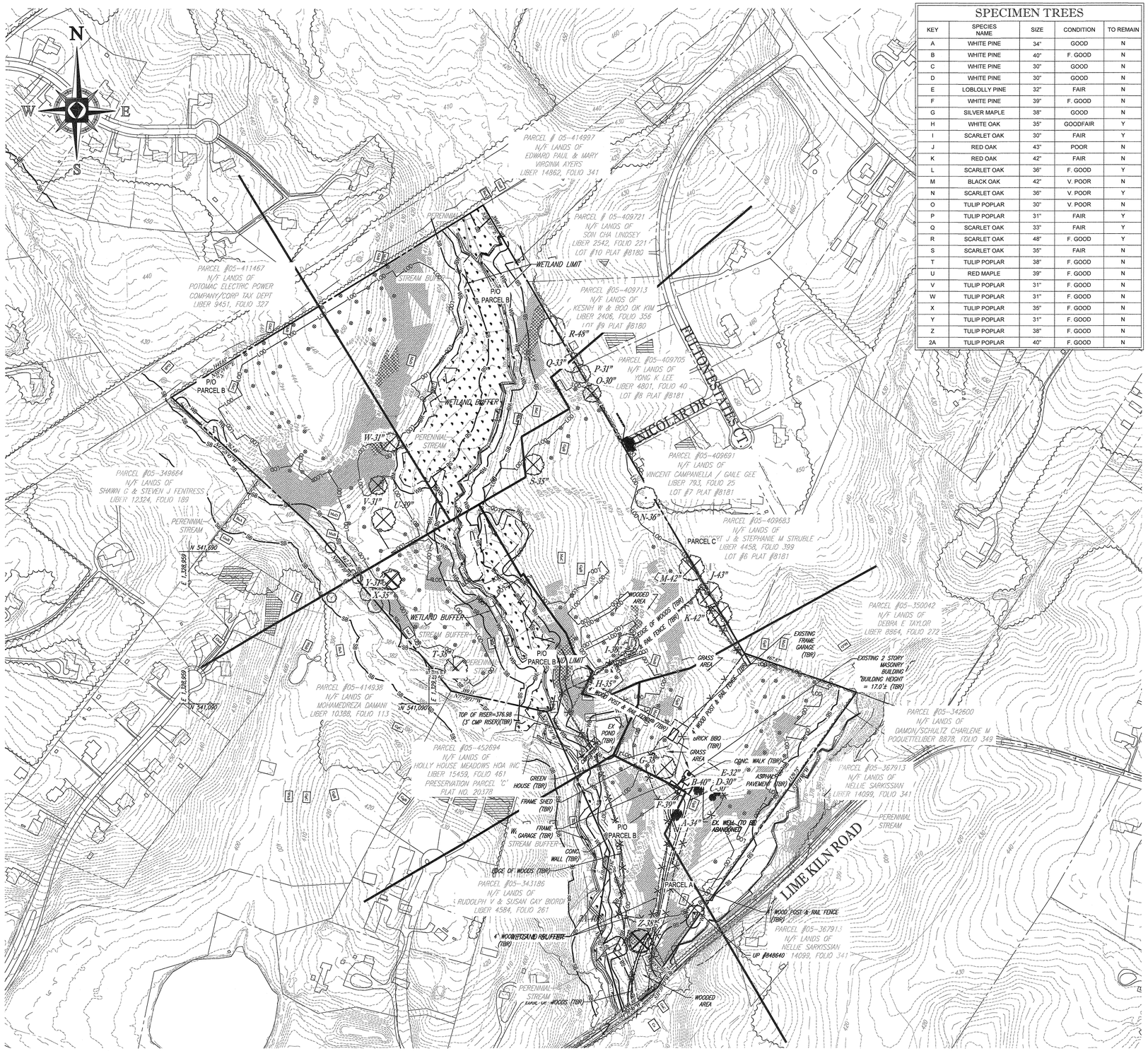
PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

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

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/6/19

SHEET TITLE:
COVER SHEET

SHEET NUMBER:



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
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Y	TULIP POPLAR	31"	F. GOOD	N
Z	TULIP POPLAR	38"	F. GOOD	N
2A	TULIP POPLAR	40"	F. GOOD	N

MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING	HYDRIC SOIL
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDRIC SOIL)	D	YES
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	YES
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	YES
GnB	GLENVILLE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	YES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	NO
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO

LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- WETLAND
- SURFACE SAND FILTER
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK
- RP — ROOT PRUNING
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- FP — PROPOSED FLOODPLAIN
- 100 YR — EXISTING FLOODPLAIN
- TREELINE
- STREAM
- WETLAND EDGE
- EXST. 10' CONTOUR
- PERC. HOLES (PASS)

200 100 50 0 200
1"= 200'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4-29-19

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

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
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ELKRIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
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CONTACT: JAMES FRASER
PHONE: 410-579-2442

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

BOHLER™ ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • PROJECT MANAGEMENT • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
UPSTATE NEW YORK • NEW ENGLAND • NEW YORK METRO • NEW JERSEY • PHILADELPHIA, PA • LEHIGH VALLEY, PA • SOUTHEASTERN, PA • BALTIMORE, MD • WASHINGTON, MD • NORTHERN VIRGINIA • CENTRAL VIRGINIA • RALEIGH, NC • CHARLOTTE, NC • ATLANTA, GA • TAMPA, FL • ORLANDO, FL • DALLAS / FT. WORTH, TX
THE INFORMATION CONTAINED ON THIS MAP IS THE PROPERTY OF BOHLER ENGINEERING AND MAY NOT BE REPRODUCED OR UTILIZED WITHOUT WRITTEN PERMISSION

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1" = 200'
CAD I.D.:	SS3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON, HOWARD COUNTY, MD

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

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/8/19

SHEET TITLE:
OVERALL EXISTING CONDITION / DEMOLITION PLAN

SHEET NUMBER:
2 OF 16

ECP-17-056

MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING	HYDRIC SOIL
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDRIC SOIL)	D	YES
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LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- RIPRAP STABILIZATION
- WETLAND
- SURFACE SAND FILTER
- 100 YR. FLOODPLAIN
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK
- RP — ROOT PRUNING
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- FP — PROPOSED FLOODPLAIN
- EXISTING FLOODPLAIN
- TREELINE
- STREAM
- WETLAND EDGE
- PROP. 10' CONTOUR
- EXST. 10' CONTOUR
- DRAINAGE BOUNDARY

N W E S

200 100 50 0 200
1"= 200'

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

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

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

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kent Sheubrooks	4-4-19
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
	4/4/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

BOHLER ENGINEERING

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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1" = 200'
CAD I.D.:	SS3

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

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

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/4/19

SHEET TITLE:

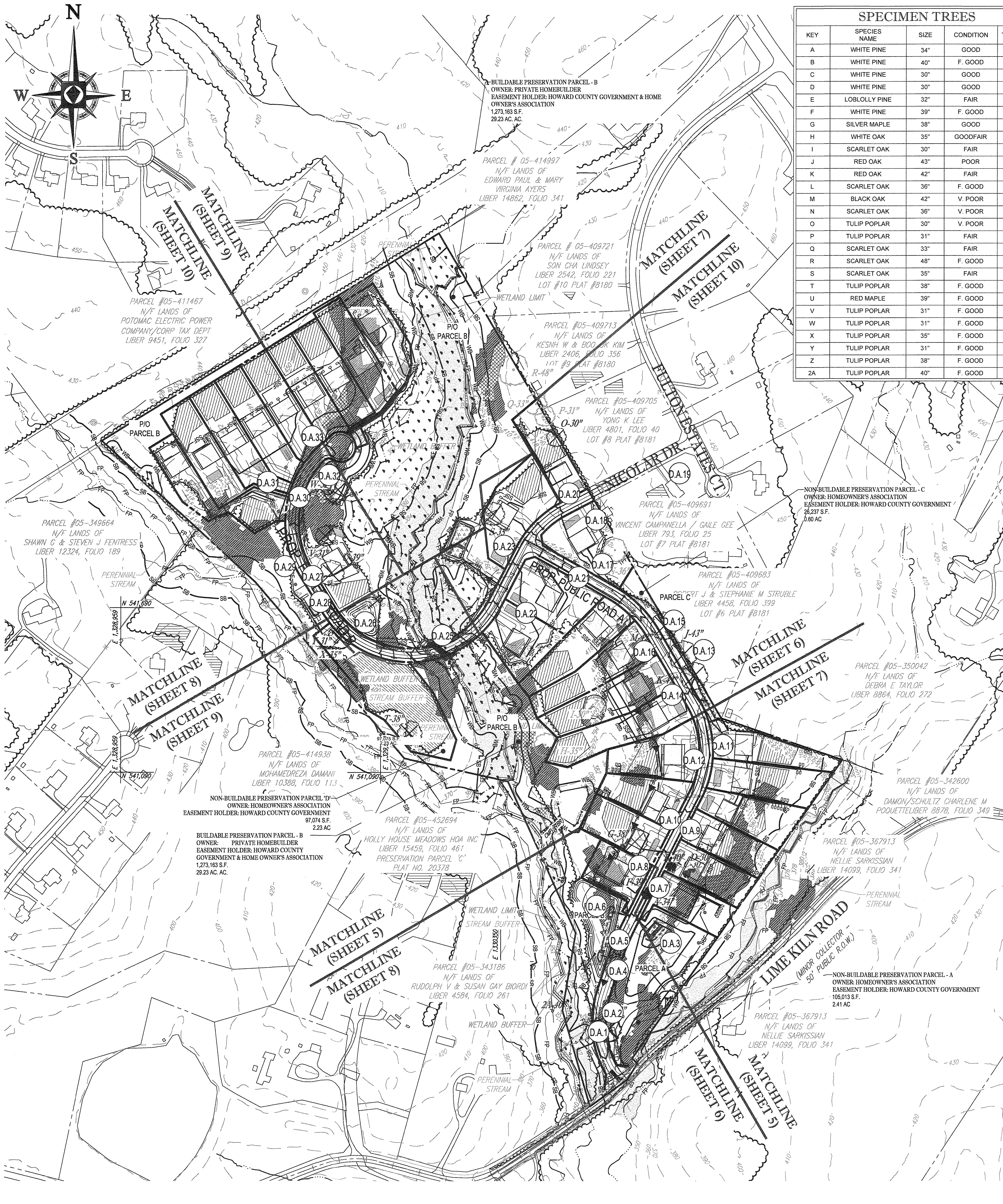
OVERALL SITE PLAN

SHEET NUMBER:

3 OF 16

ECP-17-056

H:\142\MD142067\DRAWING\PLAN SET\ENVIRONMENTAL CONCEPT PLAN\TD\18100SS3.DWG PRINTED BY: AGAMBOA 3:06:19 @ 1:52 PM LAST SAVED BY: AGAMBOA



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"	GOODFAIR	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

DRAINAGE AREAS

DRAINAGE AREA	PERVIOUS AREA	IMPERVIOUS AREA	TOTAL AREA (Ac)
1	0.00	0.13	0.13
2	0.53	0.12	0.65
3	1.49	0.00	1.49
4	0.15	0.08	0.23
5	0.11	0.03	0.14
6	0.80	0.00	0.80
7	0.38	0.13	0.51
8	0.39	0.13	0.52
9	0.52	0.17	0.69
10	0.37	0.12	0.49
11	0.35	0.14	0.49
12	0.50	0.13	0.63
13	0.76	0.07	0.83
14	0.37	0.13	0.50
15	1.74	0.10	1.84
16	0.60	0.16	0.76
17	2.57	0.08	2.65
18	1.24	0.00	1.24
19	1.08	0.09	1.17
20	0.19	0.12	0.31
21	0.09	0.08	0.17
22	1.19	0.25	1.44
23	0.07	0.07	0.14
24	0.40	0.00	0.40
25	0.18	0.11	0.29
26	0.29	0.00	0.29
27	0.11	0.22	0.33
28	0.18	0.12	0.30
29	0.50	0.00	0.50
30	0.05	0.06	0.11
31	0.72	0.30	1.02
32	0.20	0.00	0.20
33	2.57	0.43	3.00
		TOTAL	24.26

MAPPED SOILS

MAP SYMBOL	MAP UNIT NAME	RATING	HYDRIC SOIL
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDRIC SOIL)	D	YES
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	YES
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	YES
GnB	GLENVILLE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	YES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	NO
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO

LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- RIPRAP STABILIZATION
- WETLAND
- SURFACE SAND FILTER
- 100 YR. FLOODPLAIN
- LOD — LIMIT OF DISTURBANCE
- LOW — LOW (PHASE 1) LOW (PHASE 2)
- RP — ROOT PRUNING
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- FP — PROPOSED FLOODPLAIN
- EXISTING FLOODPLAIN
- TREELINE
- STREAM
- WETLAND EDGE
- PROP. 10' CONTOUR
- EXST. 10' CONTOUR
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- TPF — TREE PROTECTION
- DRAINAGE BOUNDARY

STORMWATER MANAGEMENT PRACTICES

LOT NO.	PERMEABLE PAVING A-2 (Y / N)	ESD FACILITY TYPE AND NUMBER	TOTAL AREA (Ac)	ESDv REQUIRED (C.F.)	ESDv PROVIDED (C.F.)
1	N	(5) DRYWELLS (M-5)	0.11	540.31	540.31
2	N	(5) DRYWELLS (M-5)	0.09	432.25	432.25
3	N	(5) DRYWELLS (M-5)	0.09	360.20	360.21
4	N	(5) DRYWELLS (M-5)	0.08	432.25	432.25
5	N	(5) DRYWELLS (M-5)	0.08	540.30	540.31
6	N	(5) DRYWELLS (M-5)	0.08	540.30	540.31
7	N	(5) DRYWELLS (M-5)	0.07	540.30	540.31
8	N	(5) DRYWELLS (M-5)	0.08	360.20	360.21
9	N	(5) DRYWELLS (M-5)	0.08	360.20	360.21
10	N	(5) DRYWELLS (M-5)	0.08	540.30	540.31
11	N	(5) DRYWELLS (M-5)	0.09	540.30	540.31
12	N	(5) DRYWELLS (M-5)	0.09	540.30	540.31
13	N	(5) DRYWELLS (M-5)	0.09	540.31	540.31
14	N	(5) DRYWELLS (M-5)	0.10	540.31	540.31
15	N	(5) DRYWELLS (M-5)	0.10	540.31	540.31
16	N	(5) DRYWELLS (M-5)	0.11	540.31	540.31
17	N	(5) DRYWELLS (M-5)	0.11	540.31	540.31
18	N	(5) DRYWELLS (M-5)	0.11	360.20	360.21
19	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
20	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
21	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
22	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
23	N	(5) DRYWELLS (M-5)	0.11	540.31	540.31
24	N	(5) DRYWELLS (M-5)	0.11	540.31	540.31
25	N	(5) DRYWELLS (M-5)	0.11	360.20	360.21
26	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
27	N	(5) DRYWELLS (M-5)	0.11	540.30	540.31
28	N	(5) DRYWELLS (M-5)	0.10	540.30	540.31
PRES. PARCEL 'B'	N	(5) DRYWELLS (M-5)	0.10	540.30	540.31
PUBLIC ROAD 'A'	N	Surface Sand Filters #1, #2, #3 & Grass sw ale #7	16.68	10931.78	14094.00
PUBLIC ROAD 'B'	N	Surface Sand Filters #4, and #6	4.95	4443.12	4443.12
PUBLIC ROAD 'B'	N	Micro-Bioretention #5	0.80	589.00	628.00
		TOTALS	25.29	30516.11	33717.54

200 100 50 0 200
1"= 200'

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.29.19

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

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

DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES
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CONTACT: JAMES FRASER
PHONE: 410-579-2442

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LEHIGH VALLEY, PA, SOUTHEASTERN, PA, REHOBOTH BEACH, DE, BALTIMORE, MD, SOUTHERN MARYLAND, NORTHERN VIRGINIA, CENTRAL VIRGINIA
RALEIGH, NC, CHARLOTTE, NC, ATLANTA, GA, TAMPA, FL, SOUTH FLORIDA, DALLAS - FT. WORTH, TX

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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD142067
DRAWN BY: JP
CHECKED BY: BRR
DATE: 02/26/19
SCALE: 1" = 200'
CAD I.D.: SS3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

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

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/8/19

SHEET TITLE:
OVERALL ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:

ECP-17-056

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LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- RIPRAP STABILIZATION
- WETLAND
- SURFACE SAND FILTER
- 100 YR. FLOODPLAIN
- LOD — LIMIT OF DISTURBANCE
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- SB — STREAM BUFFER
- WB — WETLAND BUFFER
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- TREELINE
- STREAM
- WETLAND EDGE
- PROP. 10' CONTOUR
- EXST. 10' CONTOUR
- XXX — PROPOSED GRADING
- STORM PIPE
- SOIL DIVIDE
- MaB — SOIL LABEL
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- SPECIMEN TREE (TO REMAIN)
- PERC. HOLES (PASS)

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

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

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

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

LIMIT OF WORK (PHASE1): 20.00 AC.
LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

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

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

50 25 12.5 0 50
1"= 50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4.29.19

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

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PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/8/19

SHEET TITLE:
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
5 OF 16

LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
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- SURFACE SAND FILTER
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-24-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4-29-19

1"= 50'

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1" = 50'
CAD I.D.:	SS3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON, HOWARD COUNTY, MD

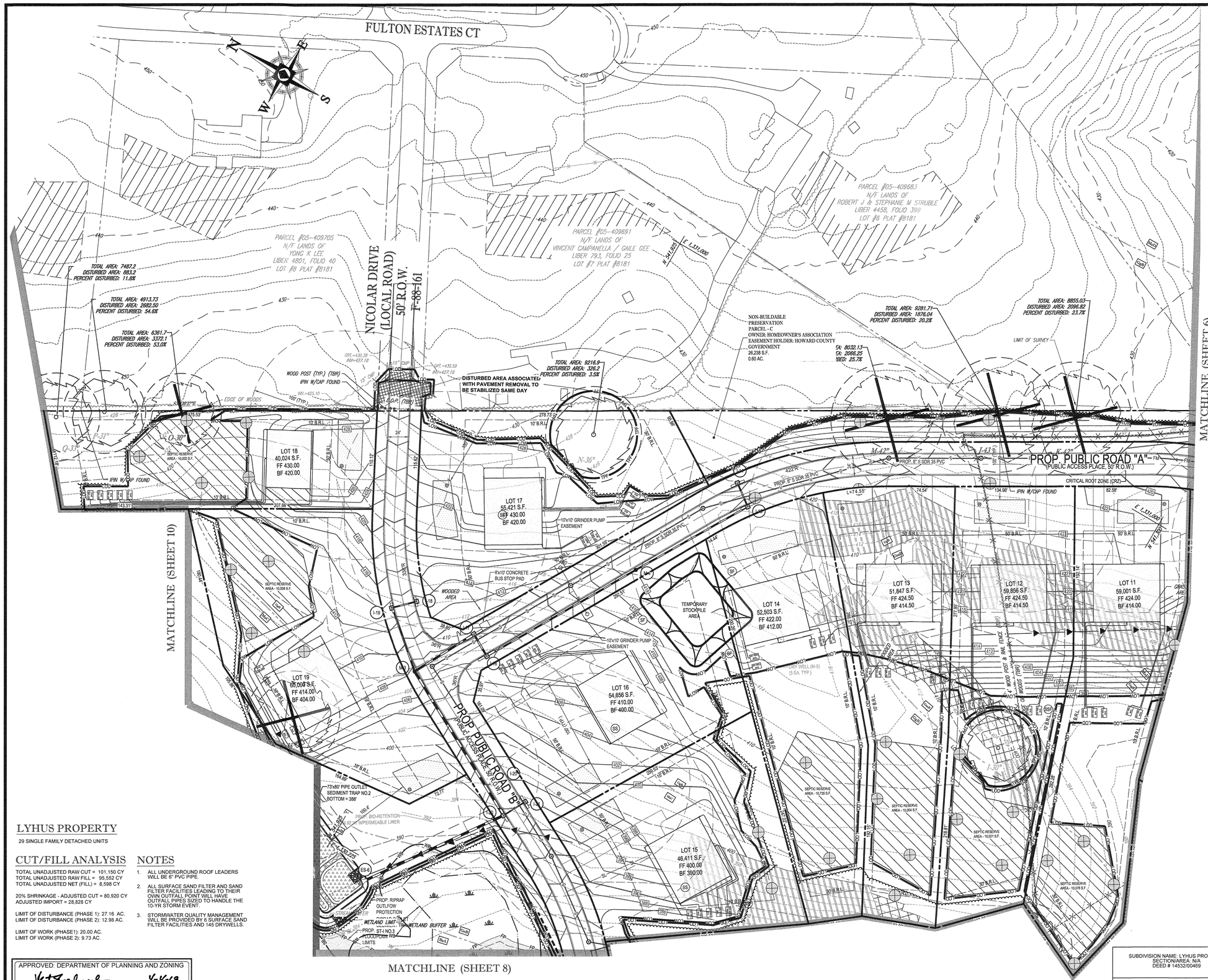
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
7/3/19

SHEET TITLE:
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
6 OF 16

ECP-17-056



LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

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

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

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

LIMIT OF WORK (PHASE1): 20.00 AC.
LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

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3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4-29-19

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

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

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

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

SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 1453/00469

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

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B.R. ROWE
PROFESSIONAL ENGINEER
No. 40808
3/6/19

SHEET TITLE:
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
7 OF 16

ECP-17-056

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

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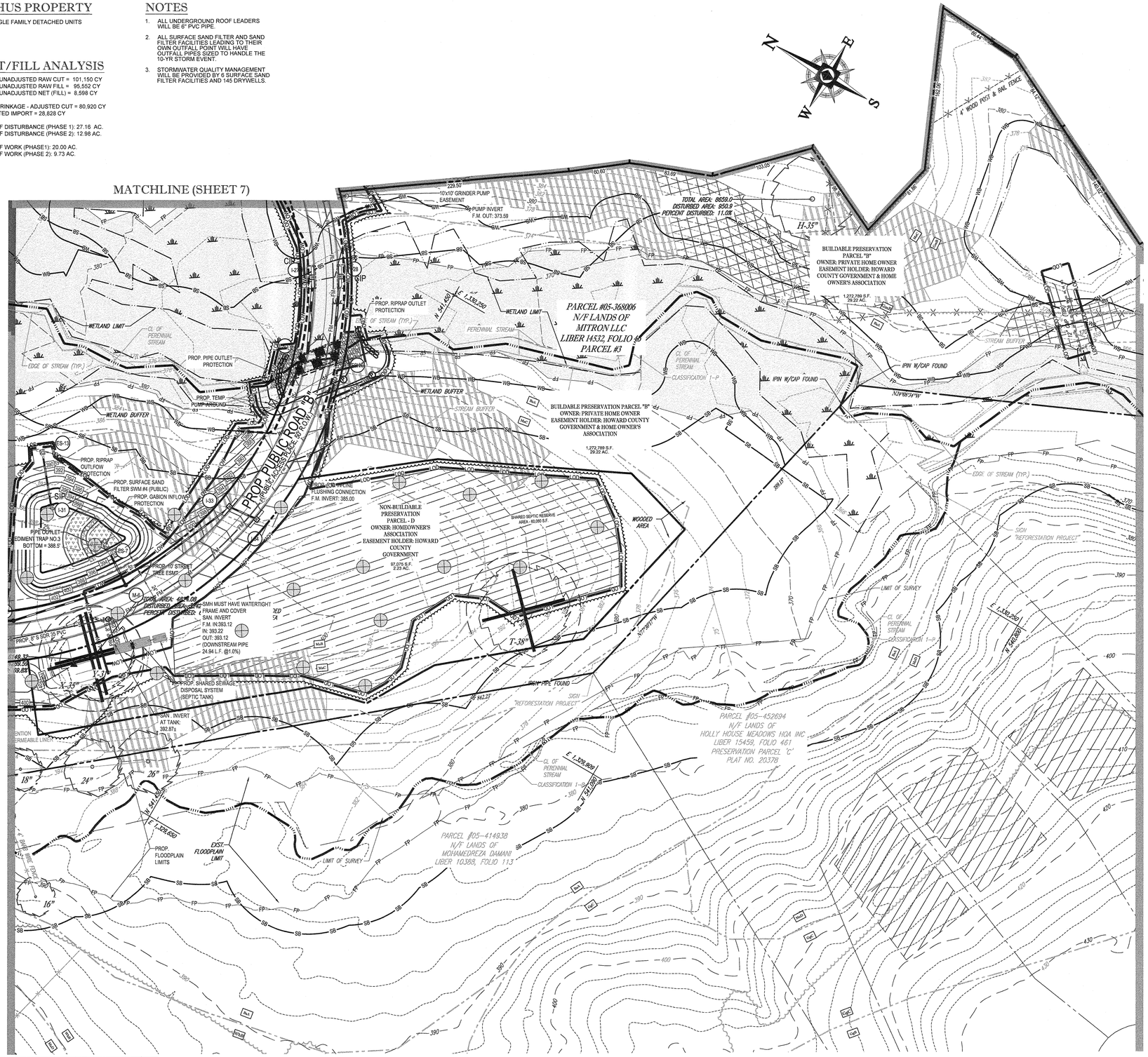

LEGEND

- SEPTIC DISPOSAL AREA
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- RIPRAP STABILIZATION
- WETLAND
- SURFACE SAND FILTER
- 100 YR. FLOODPLAIN
- LOD — LIMIT OF DISTURBANCE
- LOW — LIMIT OF WORK (PHASE I)
- LIMIT OF WORK (PHASE II)
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- FP — PROPOSED FLOODPLAIN
- EXISTING FLOODPLAIN
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- STREAM
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- MaB — SOIL LABEL
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- SPECIMEN TREE (TO REMAIN)
- PERC. HOLES (PASS)

50 25 12.5 0 50
1"= 50'

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4-8-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.29.19

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CHECKED BY:	BRR
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SCALE:	1" = 50'
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FOR
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LOCATION OF SITE
12170 LIME KILN ROAD
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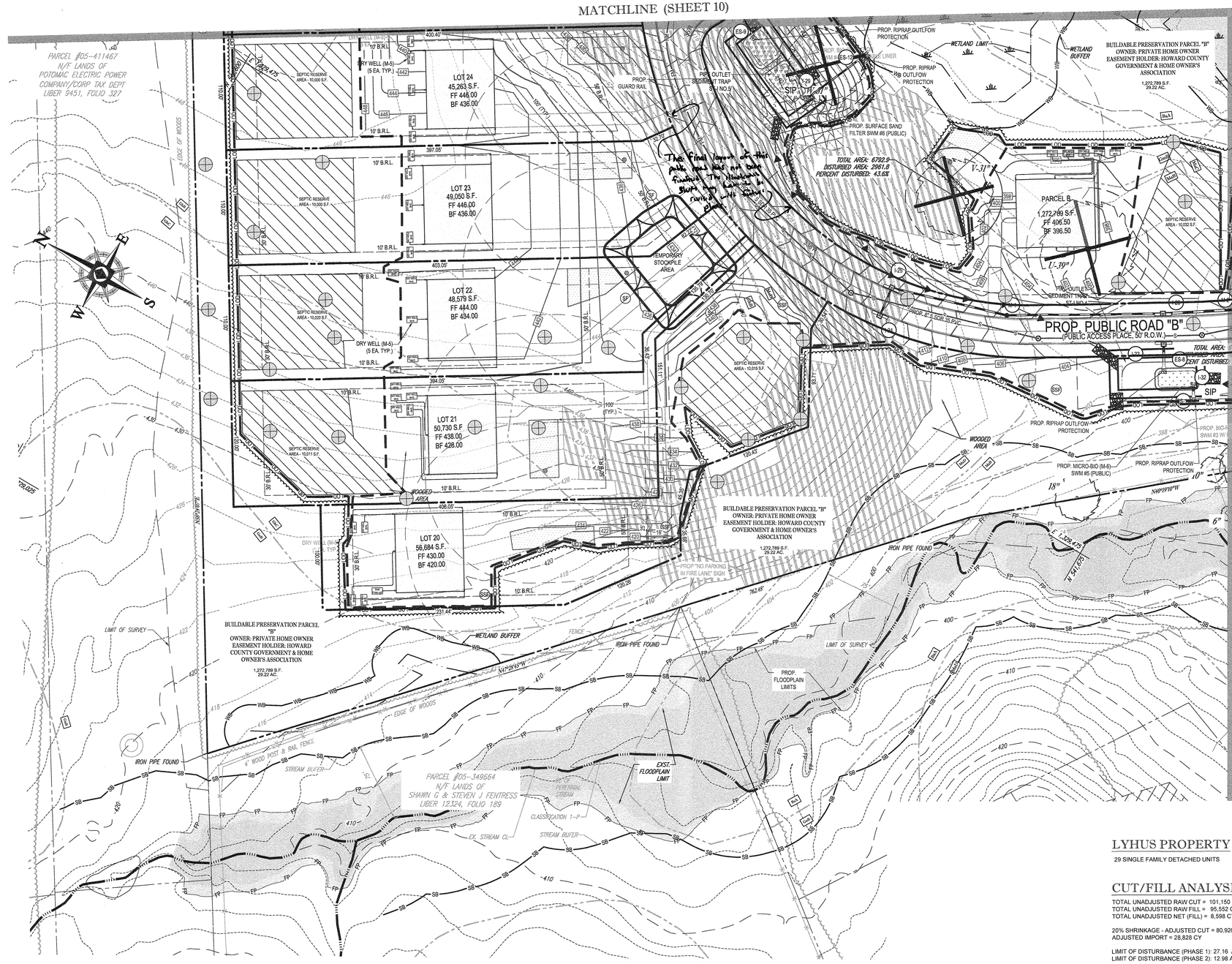
B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/8/19

SHEET TITLE:
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
8 OF 16

ECP-17-056

MATCHLINE (SHEET 10)



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LYHUS PROPERTY

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50 25 12.5 0 50
1"= 50'

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC
c/o H & H ROCK COMPANIES
6600 DEERPATH ROAD #100
ELKRIDGE, MARYLAND 21075

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

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12170 LIME KILN ROAD
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STATE OF MARYLAND LICENSE No. 40808
3/6/19

SHEET TITLE:
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
9 OF 16

ECP-17-056

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LEGEND

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SHEET TITLE:
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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

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 (PHASE 1)
- LIMIT OF WORK (PHASE 2)
- CIP — CURB INLET PROTECTION
- SIP — STANDARD INLET PROTECTION
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
2. SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
3. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
5. EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND 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.

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

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

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

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

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

LIMIT OF WORK (PHASE1): 20.00 AC.
LIMIT OF WORK (PHASE 2): 9.73 AC.

NOTES

1. ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
2. ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 5 SURFACE SAND FILTER AND 145 DRYWELLS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4-28-19

50 25 12.5 0 50
1"= 50'

TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
OWNER:	MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075
DEVELOPER:	ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	
PREVIOUS FILE No. : SP-17-010 WP-18-070	PROFESSIONAL CERTIFICATION I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2019

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • PROJECT MANAGEMENT • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • FEASIBILITY STUDIES • TRANSPORTATION SERVICES
PERMITTING SERVICES
◆ UPSTATE NEW YORK ◆ LONG ISLAND ◆ BOSTON, MA ◆ NEW YORK METRO ◆ NEW JERSEY ◆ PHILADELPHIA, PA ◆ DELAWARE
◆ LEHIGH VALLEY, PA ◆ SCRANTON, PA ◆ RICHMOND BEACH, DE ◆ BALTIMORE, MD ◆ WASHINGTON, MARYLAND ◆ NORTHERN VIRGINIA ◆ CENTRAL VIRGINIA
◆ RALEIGH, NC ◆ CHARLOTTE, NC ◆ CHARLESTON, SC ◆ TAMPA, FL ◆ ORLANDO, FLORIDA ◆ DALLAS - FT. WORTH, TX
THE ORIGINAL DOCUMENT WAS PREPARED ON ACID FREE PAPER. COPIES MADE FROM THIS DOCUMENT WILL NOT BE ON ACID FREE PAPER. ALTERATIONS TO DOCUMENTS MADE BY OTHERS WITHOUT THE KNOWLEDGE AND CONSENT OF BOHLER ENGINEERING WILL NOT BE RECOGNIZED AS VALID. THE ORIGINAL SEAL AND SIGNATURE MUST BE OBTAINED FROM BOHLER ENGINEERING TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS DOCUMENT.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1"=50'
CAD I.D.:	EP3

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

LYHUS PROPERTY

LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

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

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/2/19

SHEET TITLE:
SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
11 OF 16

H:\142067\DRAWINGS\PLAN SET\ENVIRONMENTAL CONCEPT PLAN\TD181005EP3.DWG PRINTED BY: AGAMBOA 3.08.19 @ 1:55 PM LAST SAVED BY: AGAMBOA

MATCHLINE (SHEET 14)

MATCHLINE (SHEET 11)

NOTES

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2. ALL BIO-RETENTION FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 6 SURFACE SAND FILTER FACILITIES AND 145 DRYWELLS.
4. 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 HEALTH DEPARTMENT APPROVAL OF THE RECORD PLAT.

LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

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

20% SHRINKAGE - ADJUSTED CUT = 80,920 CY
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EROSION AND SEDIMENT CONTROL NOTES

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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.

50 25 12.5 0 50
1"= 50'

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND OWNER: MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-579-2442
PREVIOUS FILE No. : SP-17-010 WP-18-070	PROFESSIONAL CERTIFICATION I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2019

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4-29-19

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THE INFORMATION CONTAINED IN THIS PLAN SET IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE USED FOR THE PURPOSE OF PROVIDING PROPERTY OWNERS AUTHORIZATION TO PROCEED WITH THE PROJECT DESCRIBED HEREIN.

REVISIONS

REV	DATE	COMMENT	BY

MISS UTILITY
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE, IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1"=50'
CAD I.D.:	EP3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

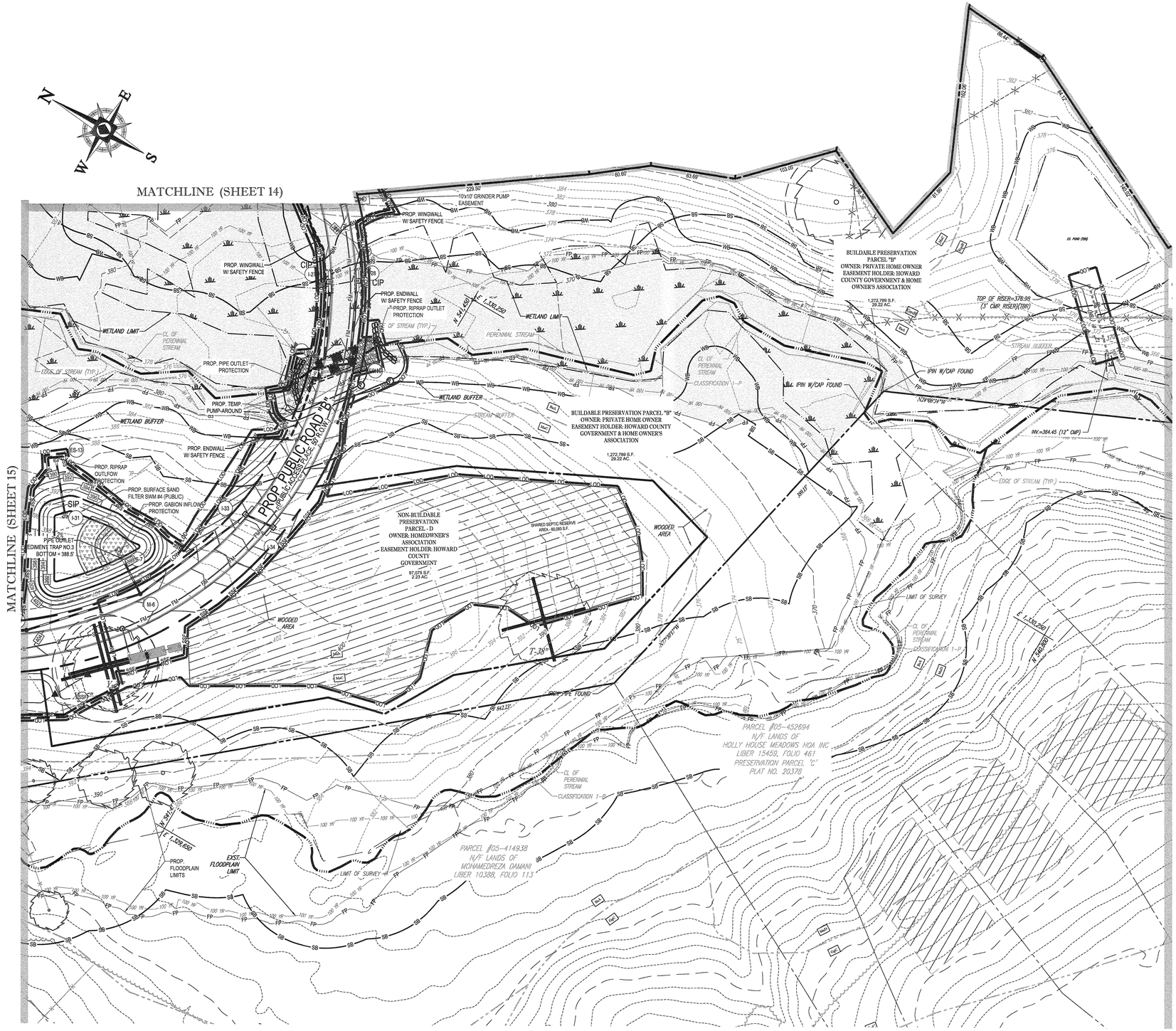
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
3/8/19

SHEET TITLE:
SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
12 OF 16

ECP-17-056



LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

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TAX MAP: 40	GRID: 24 ZONED: RR-DEO
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SUBDIVISION NAME: LYHUS PROPERTY
SECTION/AREA: N/A
DEED # 14532/00469

PREVIOUS FILE No. :

SP-17-010
WP-18-070

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4.29.19

H:\14MD142067\DRAWINGS\PLAN SET\ENVIRONMENTAL CONCEPT PLAN\TD51005EP3.DWG PRINTED BY: AGAMBOA 3:06:19 @ 1:55 PM LAST SAVED BY: AGAMBOA

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LAND SURVEYING • SITE CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL SERVICES • SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
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THE BOHLER ENGINEERING PLAN SET SHALL CONSIST OF ALL SHEETS LISTED ON THE COVER SHEET AND ALL SHEETS OF CONSECUTIVE NUMBERED 22"X36" DESIGN ENGINEERING PLANS.

REVISIONS

REV	DATE	COMMENT	BY

CALL MISS UTILITY 811
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7/3/19

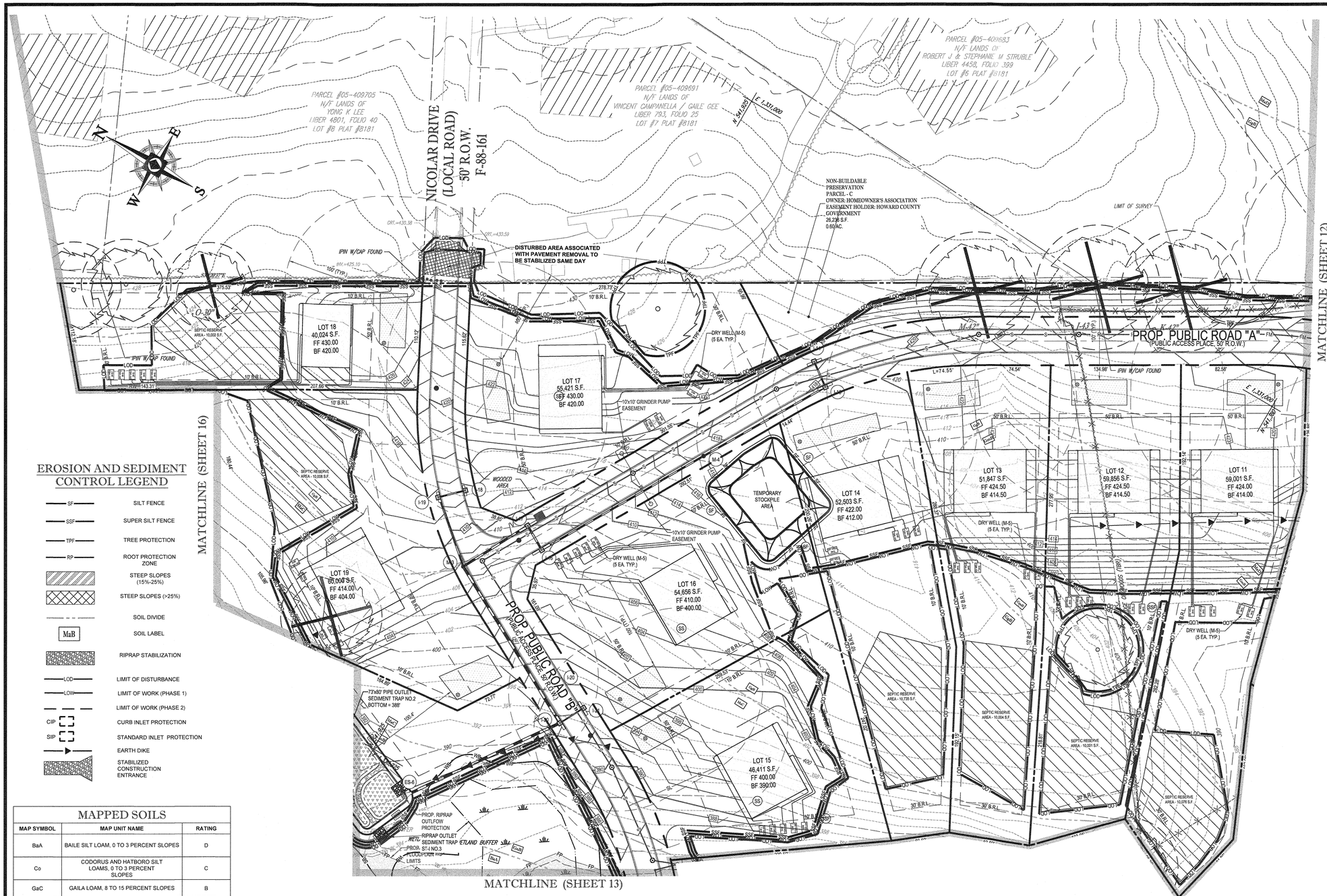
SHEET TITLE:

SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:

13 OF 16

ECP-17-056



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 (PHASE 1)
	LIMIT OF WORK (PHASE 2)
CIP	CURB INLET PROTECTION
SIP	STANDARD INLET PROTECTION
	EARTH DIKE
	STABILIZED CONSTRUCTION ENTRANCE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 4-4-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 4.29.19

EROSION AND SEDIMENT CONTROL NOTES

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LYHUS PROPERTY

29 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS

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

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

LIMIT OF DISTURBANCE (PHASE 1): 27.16 AC.
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NOTES

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50 25 12.5 0 50
1"= 50'

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

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

PREVIOUS FILE No. :
SP-17-010
WP-18-070

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

BOHLER™ ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • PROJECT MANAGEMENT • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
◆ UPSTATE NEW YORK ◆ NEW ENGLAND ◆ NEW YORK METRO ◆ NEW JERSEY ◆ PHILADELPHIA, PA ◆ LEHIGH VALLEY, PA ◆ SOUTHEASTERN, PA ◆ WASHINGTON, DC ◆ BALTIMORE, MD ◆ SOUTHERN MARYLAND ◆ NORTHERN VIRGINIA ◆ CENTRAL VIRGINIA ◆ RALEIGH, NC ◆ CHARLOTTE, NC ◆ ATLANTA, GA ◆ TAMPA, FL ◆ ORLANDO, FL ◆ DALLAS - FT. WORTH, TX
THE REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD142067
DRAWN BY:	JP
CHECKED BY:	BRR
DATE:	02/26/19
SCALE:	1"=50'
CAD I.D.:	EP3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
FOR
LYHUS PROPERTY
LOTS 1-28, BUILDABLE PRESERVATION PARCEL B, NON-BUILDABLE PRESERVATION PARCELS A, C & D
LOCATION OF SITE
12170 LIME KILN ROAD
5TH ELECTION DISTRICT
TAX MAP 40, GRID 24
PARCEL 135, FULTON,
HOWARD COUNTY, MD

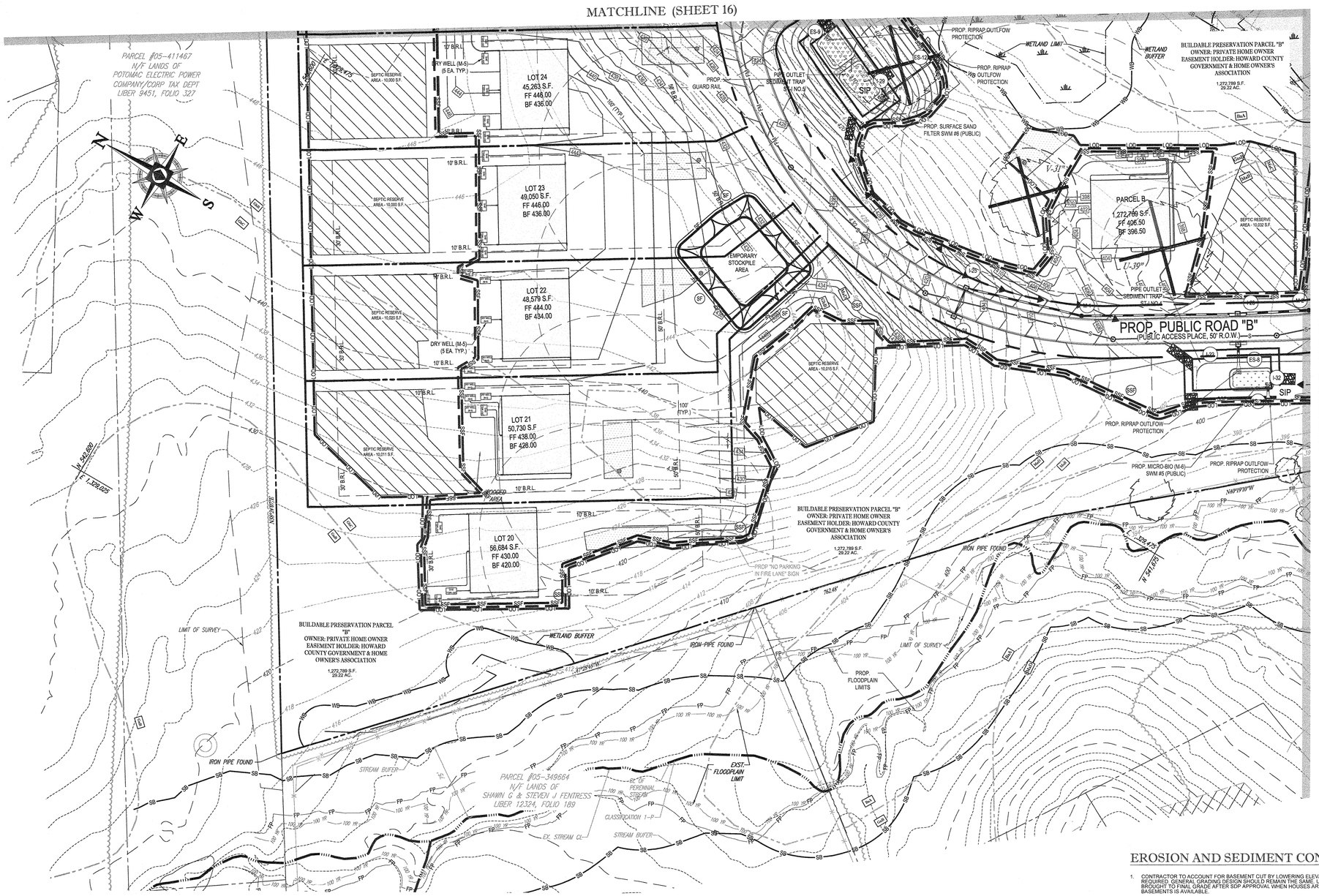
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
7/8/19

SHEET TITLE:
SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:
14 OF 16

ECP-17-056



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CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4-4-19	
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4-29-19	
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
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ENVIRONMENTAL CONCEPT PLAN

FOR

LYHUS PROPERTY

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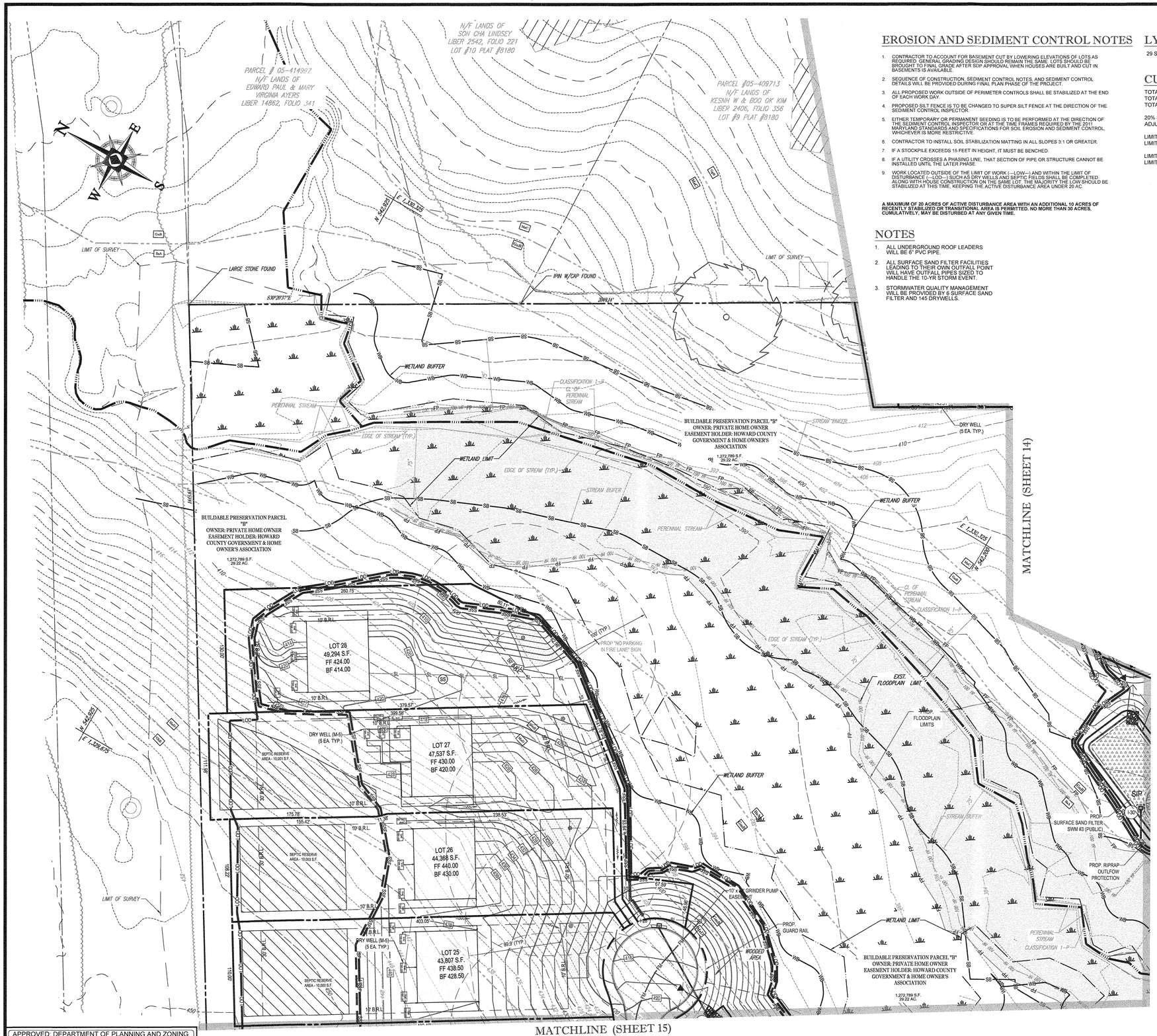

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16 OF 16

ECP-17-056

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