





MAPPED SOILS		
MAP SYMBOL	MAP UNIT NAME	RATING
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MeD	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
X	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**  
 CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT NO.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.:  
 PROJECT:  
**REVISED SKETCH PLAN  
 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.P. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10086  
 I, BRANDON B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED (OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10086, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**OVERALL  
 EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN**  
 SHEET NUMBER:  
**2 OF 41**  
 ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

OWNER: LYHUS DEVELOPMENT, LLC  
 c/o H & H ROCK COMPANIES  
 6800 DEERPATH ROAD #100  
 ELKCRIDGE, MARYLAND 21075  
 DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES  
 6800 DEERPATH ROAD #100  
 ELKCRIDGE, MARYLAND 21075  
 CONTACT: JAMES FRASER  
 PHONE: 410-567-1046  
 TAX MAP: 40 GRID: 24 ZONED: RR-DEO  
 PARCEL 136  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

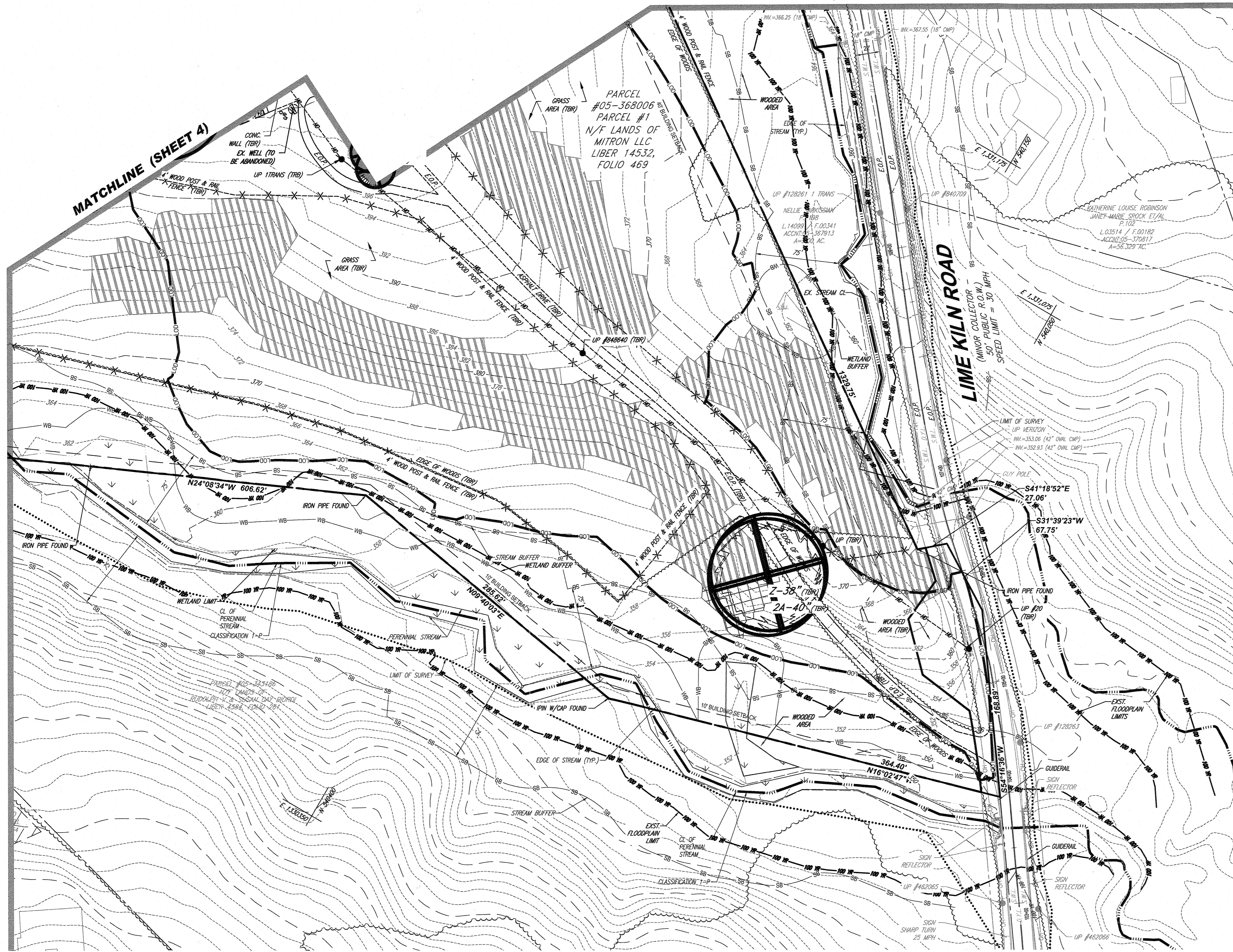
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469  
 PREVIOUS FILE NO.: BA-20-002C SP-17-010b ECP-17-056 WP-19-070  
 F-20-016 WP-21-011  
 1"=20'

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY DATE: 9/28/22 PLANNING DIRECTOR: AMC	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU #1-58, & COMMUNITY CENTER. DATE: 9/28/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT
---	---	--

AUG 17, 2022  
 H:\14532\00469\DRAWINGS\PLAN SET\SPES\MD1420672\_ORVA\_2\_24-LAYOUT\_02-OVERALL EX.DWG

MATCHLINE (SHEET 4)

MATCHLINE (SHEET 6)



MAPPED SOILS			
MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

**LEGEND**

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

**BOHLER//**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 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: MP  
 DATE: 7/29/22  
 CAD I.D.: DEMO-

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

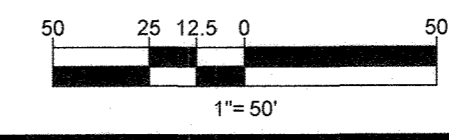
**BOHLER//**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 10000  
 PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4886 EXPIRATION DATE 7/31/2023

SHEET TITLE:  
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SHEET NUMBER:  
**3 OF 41**  
 ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

SUBDIVISION NAME: LYHUS DEVELOPMENT, LLC SECTION/AREA: N/A DEED # 14532/00469	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075	TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PREVIOUS FILE No.: BA-20-002C SP-17-010b EQP-17-0566 WP-19-070	F-20-016 VP-21-011	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 SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	<i>Ang Guma</i> 9-28-22 PLANNING DIRECTOR AMC	<i>William J. Davis</i> 9/29/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

A-9 17, 2022 H:\14\MD\2022\DRAWINGS\PLAN SETS\RES\MD\1420672-DEMO-2-LAYOUT-03-EX COND & DEMO



MAPPED SOILS			
MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

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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 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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 PROJECT No.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: DEMO

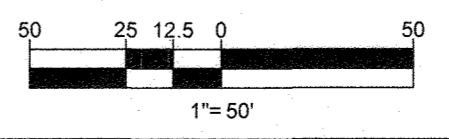
**REVISED SKETCH PLAN PRELIMINARY EQUIVALENT SKETCH PLAN FOR**  
**LYHUS PROPERTY**  
**PROPOSED AGE-RESTRICTED COMMUNITY**  
 12170 LIME KILN ROAD  
 FULTON  
 HOWARD COUNTY, MD

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

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 40808, EXPIRATION DATE: 7/31/2023

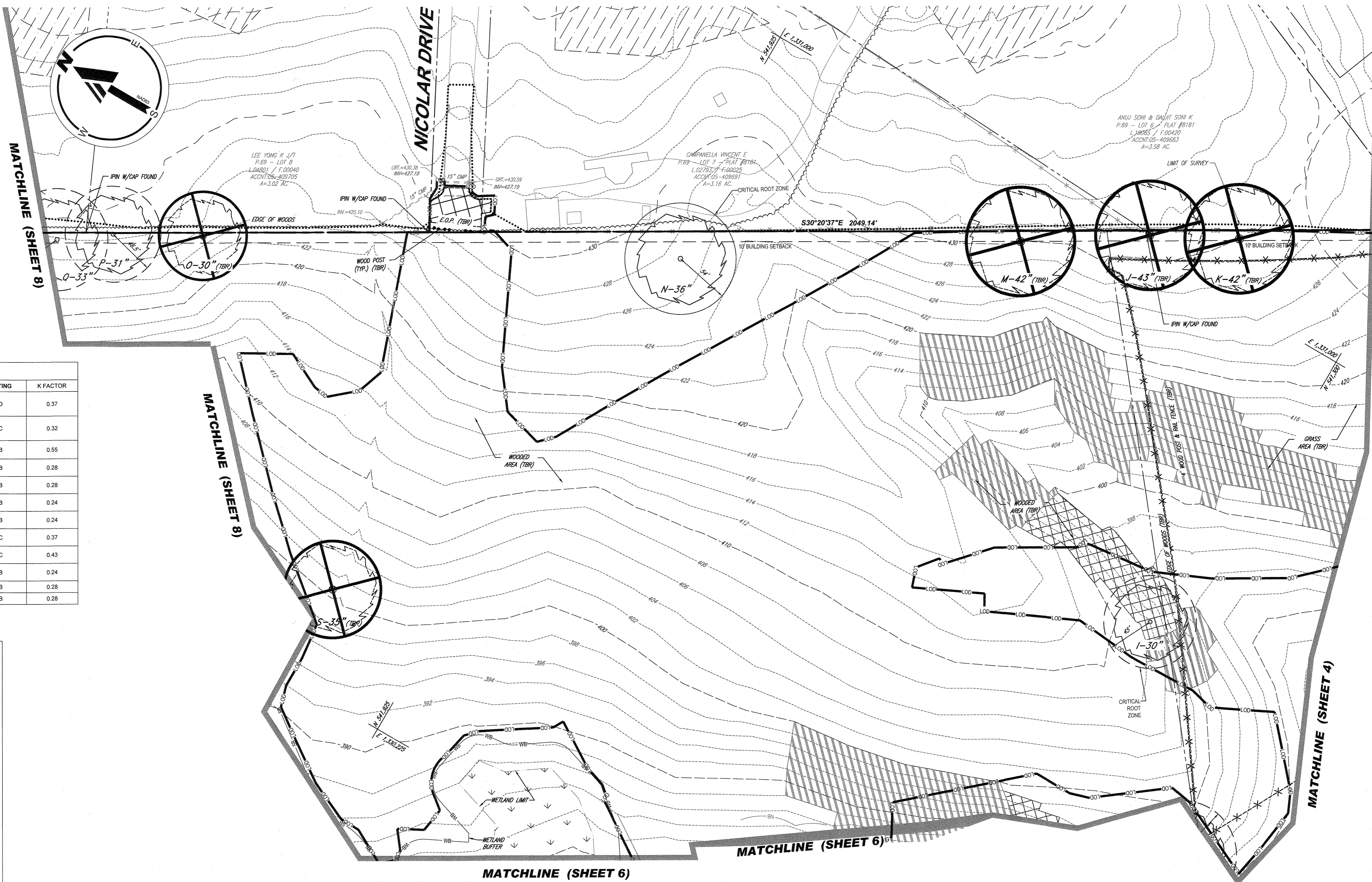
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SHEET NUMBER:  
**4 OF 41**  
 ORG. DATE - 7/29/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	DATE 9-28-22	DATE 9/28/22
	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT



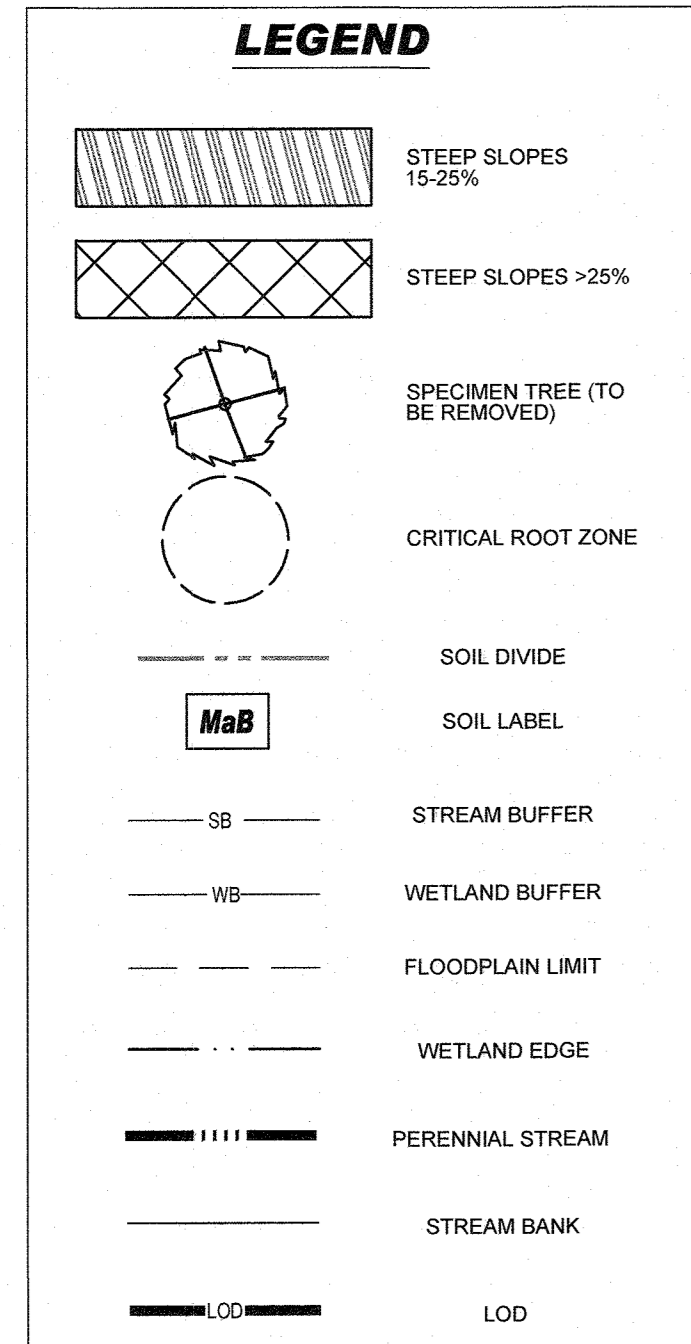
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
PREVIOUS FILE No.: BA-20-022C SP-17-010b ECP-17-056 WP-18-070	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135

Aug 17, 2022 11:40 AM 10/26/22 DRAWING PLAN SETS P&Z/MD/10/26/22 DEBO - 2 - MATCHLINE (SHEET 5) BOHLER & BERNDT



**MAPPED SOILS**

MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.28
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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: 7/29/22  
 CAD I.D.: DEMO-

PROJECT:  
**REVISED SKETCH PLAN  
 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

**B.R. ROWE**

PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 10068  
 PROFESSIONAL CERTIFICATION:  
 I, BRANDON B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40806, EXPIRATION DATE: 10/02/23

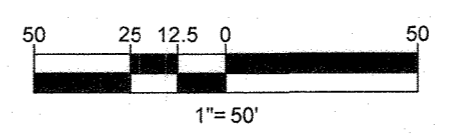
SHEET TITLE:  
**EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN**

SHEET NUMBER:  
**5 OF 41**

ORG. DATE - 7/29/22

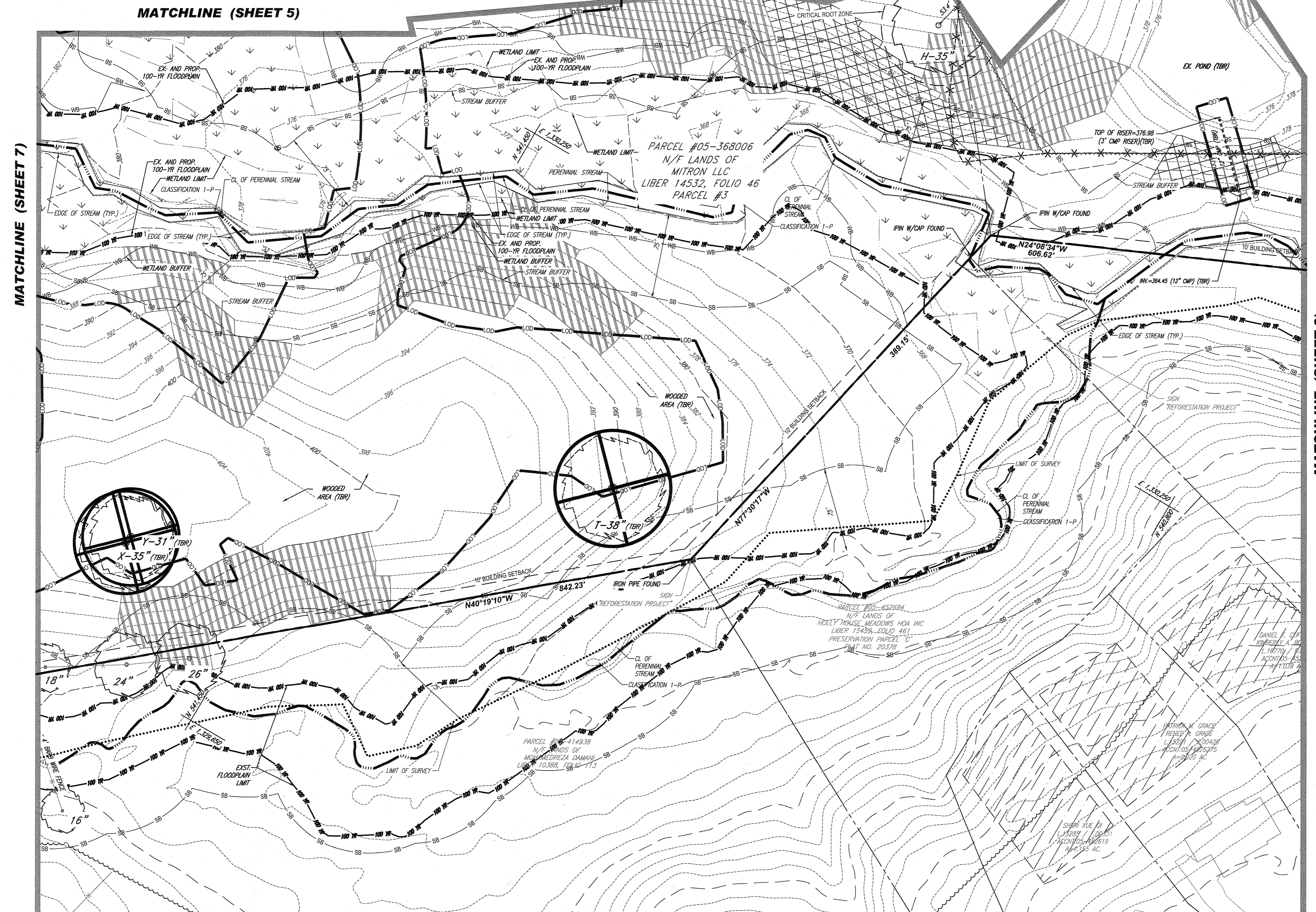
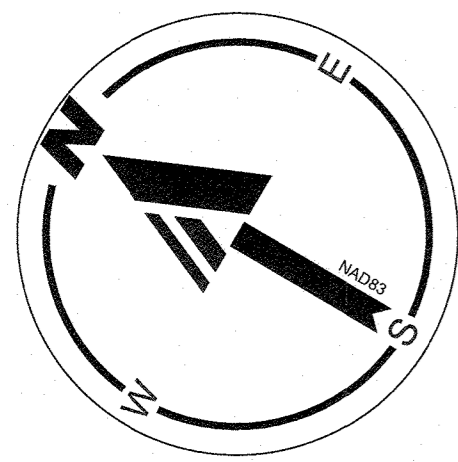
AUG 17, 2022 10:02 AM C:\WORK\DRAWINGS\PLAN SETS\SP17-010B\45007E.DWG 2 - LAYOUT OF EX. COND. & DEMO

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	9-28-22 PLANNING DIRECTOR	9/28/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT



OWNER: LYHUS DEVELOPMENT, LLC 20 H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. 20 H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, 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-DEO PARCEL: 135
PREVIOUS FILE NO.: BA-20-002C SP-17-010b F-20-016 ECP-17-056 WP-21-011 WP-18-070	5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.



**LEGEND**

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

**MAPPED SOILS**

MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
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 SUSTAINABLE DESIGN  
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 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	7/29/22
CAD I.D.:	DEMO

PROJECT:  
**REVISED SKETCH PLAN  
 PRELIMINARY  
 EQUIVALENT  
 SKETCH PLAN**  
 FOR  
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 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) 821-7000  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 49938, EXPIRATION DATE: 7/29/22

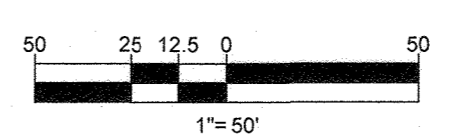
SHEET TITLE:  
**EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN**

SHEET NUMBER:  
**6 OF 41**  
 ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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	

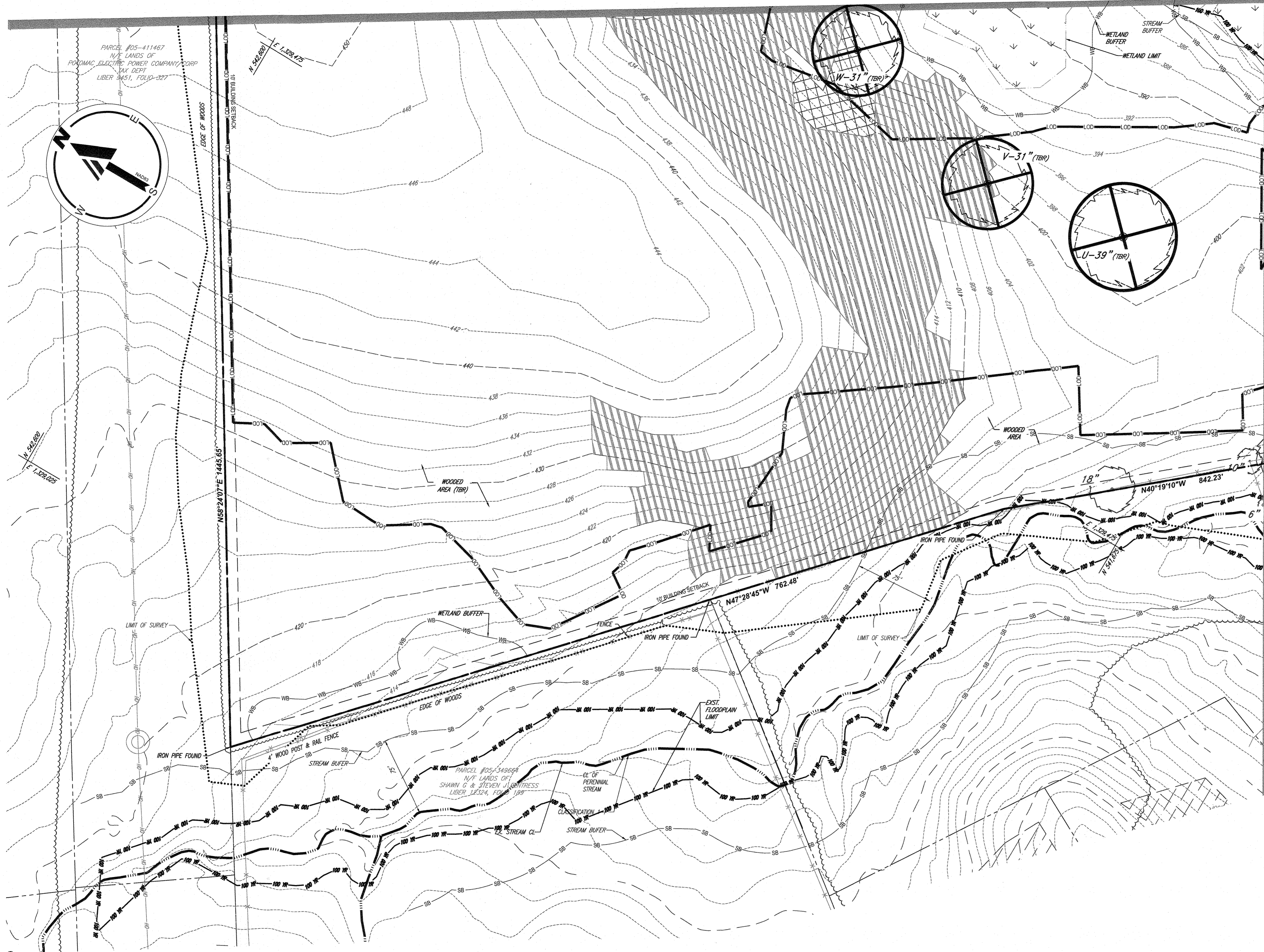
PREVIOUS FILE No.:	BA-20-002C
SP-17-01b	F-20-016
ECF-17-056	WP-21-011
WP-18-070	



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE	9-28-22	9/28/22
	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

4/19/22 10:22 AM C:\PROJECTS\HOWARD\SP-17-01b\SETUP\SP-17-01b.dwg: 2 - 14/09/22 09:53:00: I: DEMO

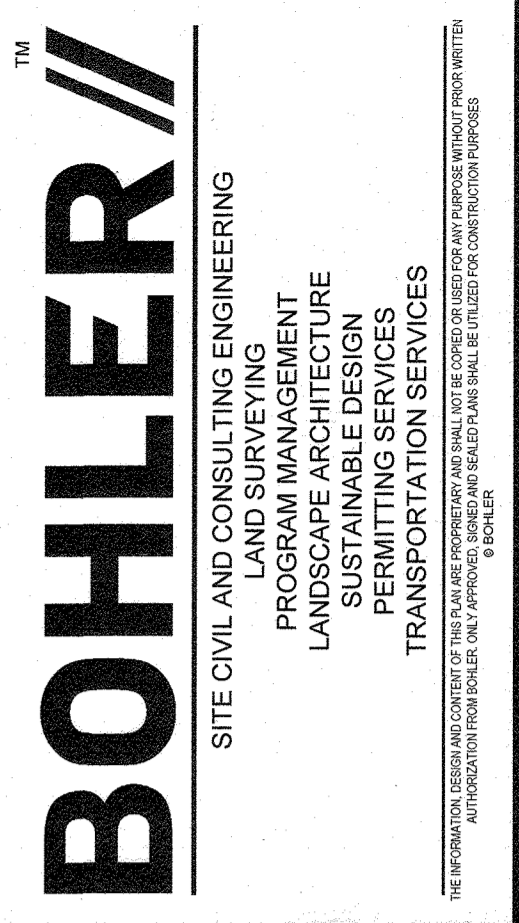
MATCHLINE (SHEET 8)



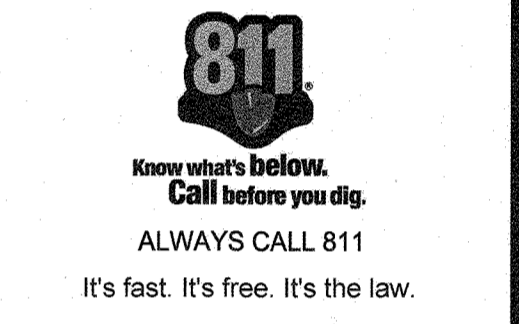
MATCHLINE (SHEET 6)

MAPPED SOILS			
MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

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



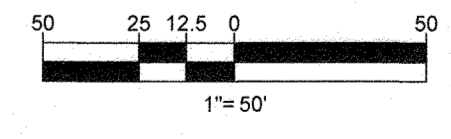
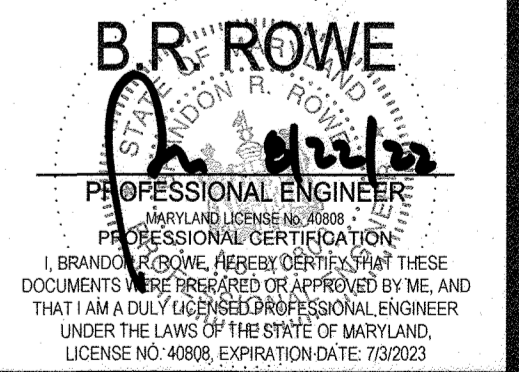
REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MEF  
 DATE: 7/29/22  
 CAD I.D.: DEMO

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



PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

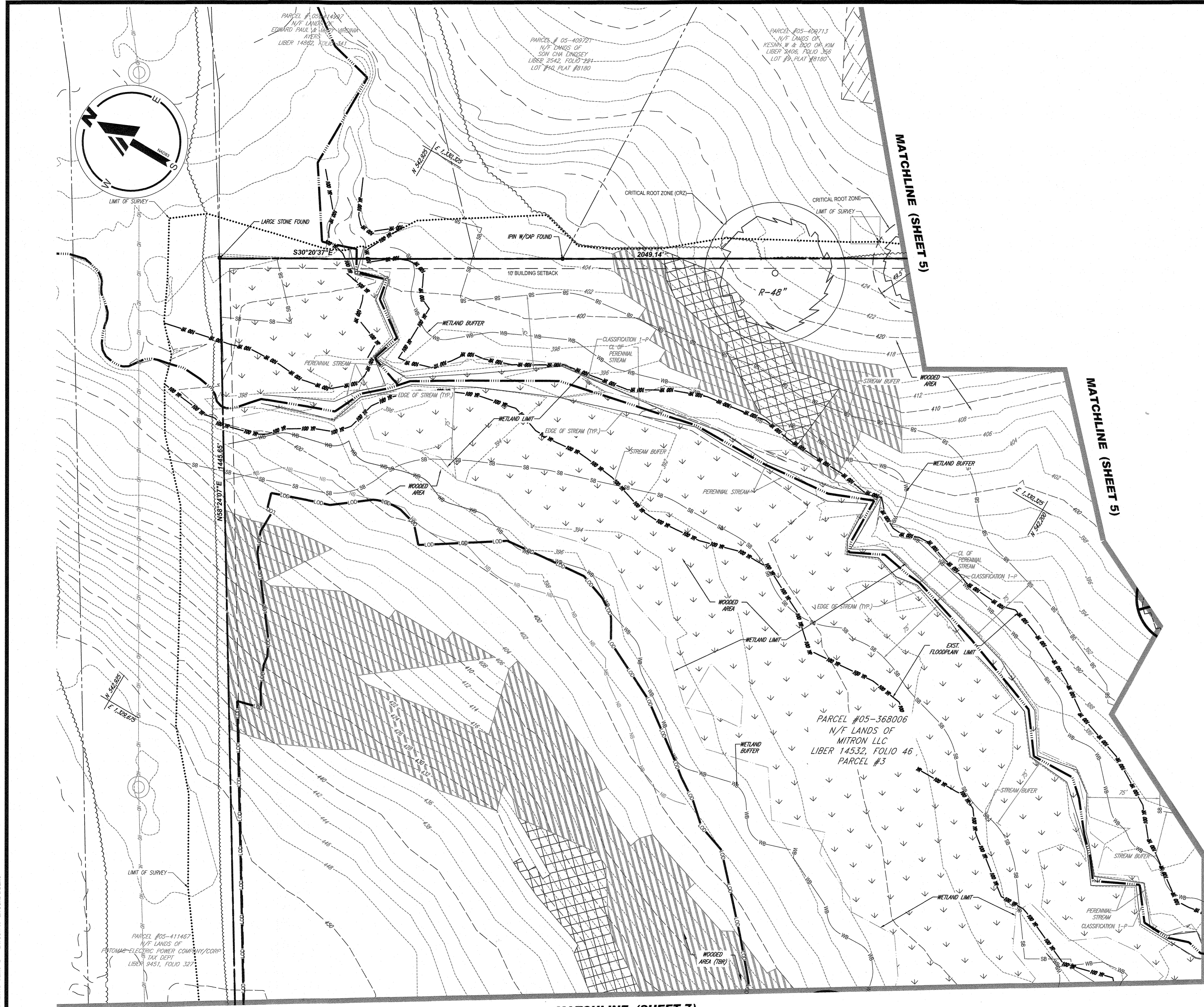
SHEET TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: 7 OF 41  
 ORG. DATE - 7/29/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-5B, & COMMUNITY CENTER.
DATE	DATE: 9-28-22	DATE: 9/27/22
	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 8800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	
PREVIOUS FILE No.: SP-17-01b ECP-17-056 WP-18-070		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-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		PARCEL: 135	

AUG 17, 2022 11:58 AM PROJECT: SP-17-01b (REVISED) SHEET: 7 OF 41 DRAWN BY: AVG CHECKED BY: MEF DATE: 7/29/22



MAPPED SOILS			
MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
GmC	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

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

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

REVISIONS			
REV	DATE	COMMENT	CHECKED BY

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PROJECT No.:	MD1420972
DRAWN BY:	AUG
CHECKED BY:	MP
DATE:	7/28/22
CAD I.D.:	DEMO-

PROJECT:  
**REVISED SKETCH PLAN  
 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  
 LICENSE NO. 4088, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN**  
 SHEET NUMBER:  
**8 OF 41**  
 ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

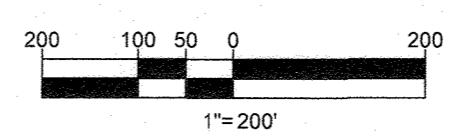
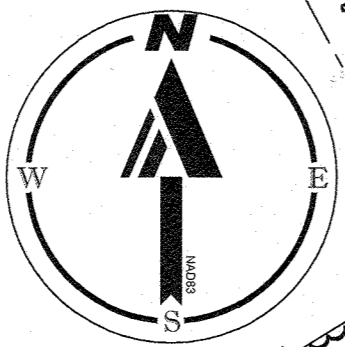
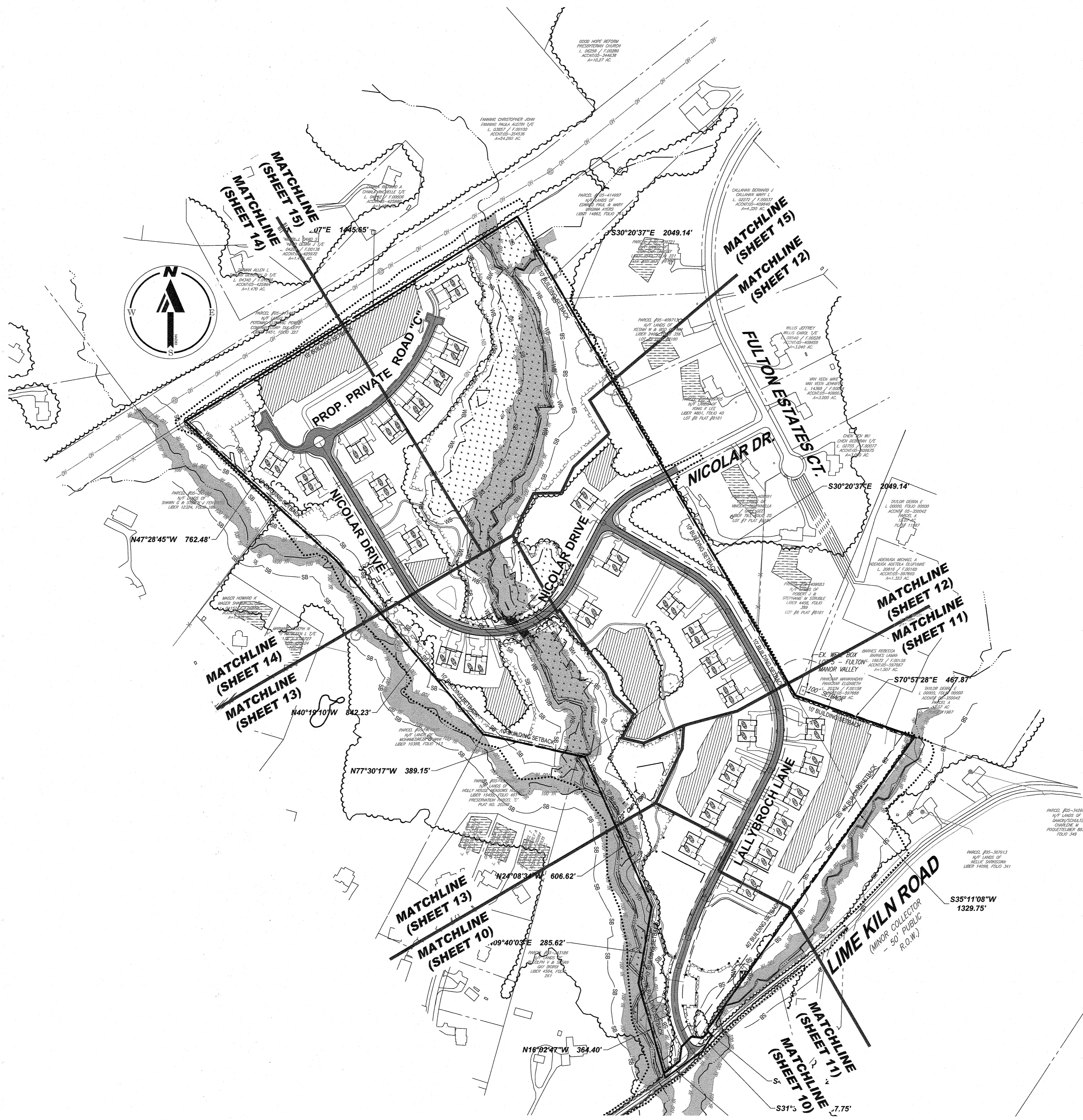
OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKCRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKCRIDGE, MARYLAND 21075 CONTACT: JAMES FRAISER PHONE: 410-587-1048
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE No.: BA-20-002C SP-17-01b F-20-016 ECP-17-056 WP-18-070	DATE: 9/28/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	DATE: 9/28/22	DATE: 9/28/22
	PLANNING DIRECTOR: <i>Angie Arora</i>	HEALTH OFFICER: <i>James Fraiser</i>

AUG 17, 2022  
 H:\14532\2022\DRAWINGS\PLAN SET\SP-17-01b - EX COND & DEMO



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	---
TPF	TREE PROTECTION FENCE	---
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	WETLAND	---
---	WELL AREA	---
---	DRY WELL	---
---	ROOF DRAIN	---
---	LIMIT OF FIELD RUN SURVEY	---
---	PERENNIAL STREAM	---
---	WETLAND EDGE	---
---	100 YR FLOODPLAIN	---
---	100 YR FLOODPLAIN AREA	---
---	TREE	---
---	CONDOMINIUM UNIT NUMBER	---
---	FOREST CONSERVATION EASEMENT	---



PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

OWNER:	LYHUS DEVELOPMENT, LLC 66 H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKCRIDGE, MARYLAND 21075		
DEVELOPER:	ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKCRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046		
TAX MAP: 40	GRID: 24	ZONED: RR-DEO	
PREVIOUS FILE No.:	BA-20-002C SP-17-010b EOP-17-056 WP-18-070	F-20-016 WP-21-011	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 SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE: _____	DATE: 7-28-22	DATE: 7/27/22
	PLANNING DIRECTOR: [Signature]	HEALTH OFFICER: [Signature]

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672  
DRAWN BY: AVG  
CHECKED BY: MP  
DATE: 7/28/22  
CAD I.D.: ORVL-2

PROJECT:  
**REVISED SKETCH PLAN  
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. 1711  
PROFESSIONAL CERTIFICATION  
I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4008, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
REVISED SKETCH PLAN  
**OVERALL SITE PLAN**  
SHEET NUMBER:  
**9 OF 41**  
ORG. DATE - 7/29/22

ANSI: 2022 HYLAND 1420672-DRAWINGS PLAN SET (PES/PAD) 420672\_ORVL\_2--X-A-OUT-09--OVERALL SITE PLAN

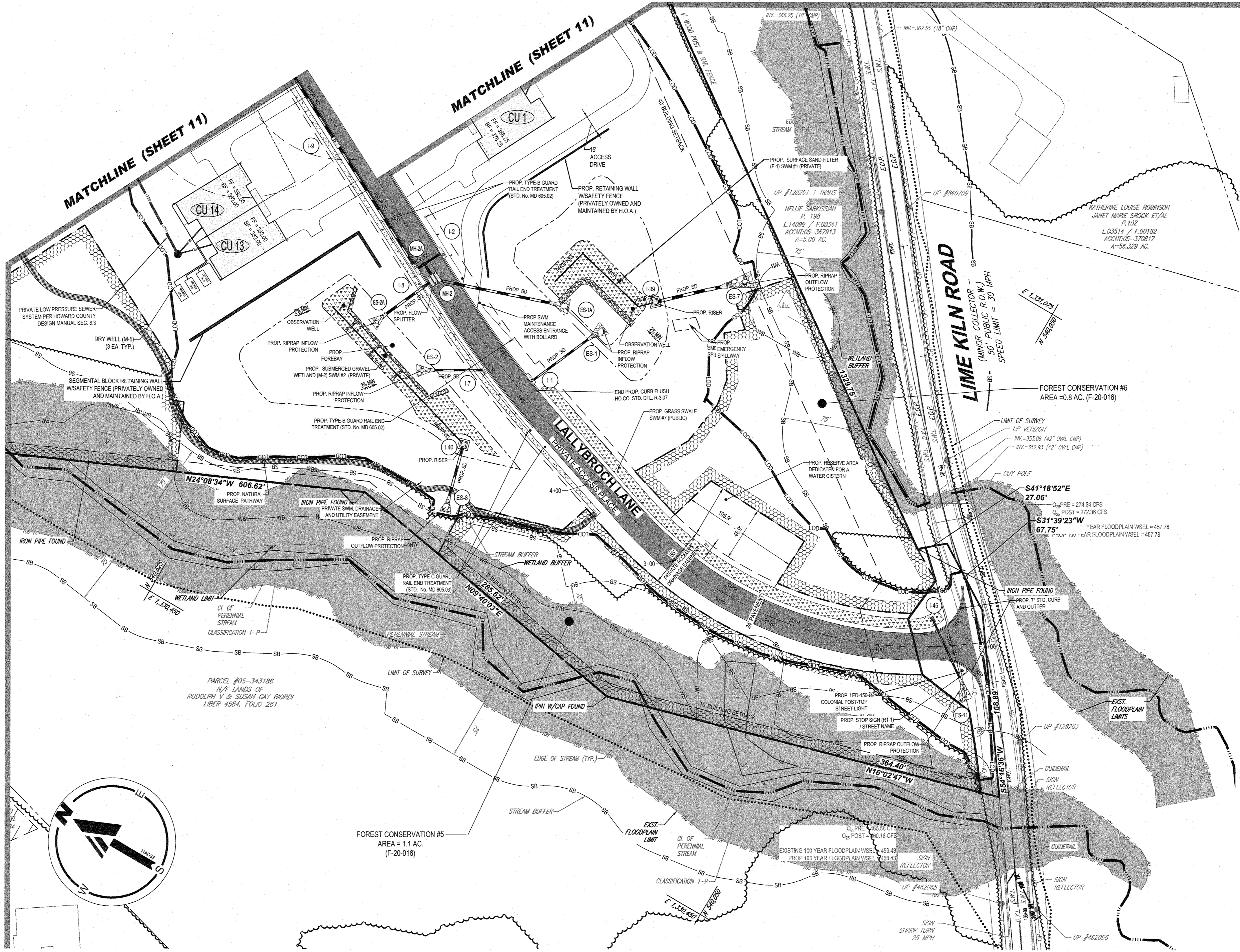
**STANDARD DRAWING LEGEND**

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	---
---	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	---
---	CONC. SIDEWALK	---
---	NATURAL SURFACE TRAIL PATHWAY	---

**MAPPED SOILS**

MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 5 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GaB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
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GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	D	0.37
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58,  
& COMMUNITY CENTER.

PURPOSE OF THIS PLAN IS TO  
AMEND AND REVISE SP-17-01b  
AS AN AGE-RESTRICTED ADULT  
HOUSING COMMUNITY.

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 ELKDRIDGE, MARYLAND 21075
PREVIOUS FILE No.: SP-17-01b ECP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-857-1046
TAX MAP: 40	GRID: 24
PARCEL: 135	ZONED: RR-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

**BOHLER//**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: MP  
DATE: 7/29/22  
CAD I.D.: GDP-2

PROJECT:  
**REVISED SKETCH PLAN  
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  
1 BRANCOCK AVE. HAGERSTOWN, MD 21041  
I, BRANCOCK AVE. HAGERSTOWN, MD 21041  
STATE OF MARYLAND  
UNDER THE LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 40688, EXPIRATION DATE: 7/30/23

SHEET TITLE:  
**REVISED SKETCH PLAN**  
**SITE PLAN**  
SHEET NUMBER:  
**10 of 41**  
ORG. DATE - 7/29/22

Aug 17, 2022 11:00 AM C:\DRAWINGS\SP-17-01b\REVISED SP-17-01b SITE PLAN



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	---
---	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	---
---	CONC. SIDEWALK	---
---	NATURAL SURFACE TRAIL PATHWAY	---

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD1420672  
 DRAWN BY: AVS  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: SITE

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

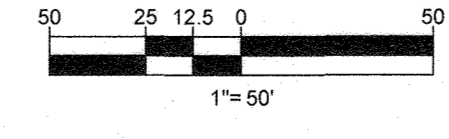
**BOHLER**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 44098, EXPIRATION DATE: 7/31/23

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**11 of 41**  
 ORG. DATE / 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIKKE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIKKE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	TAX MAP: 40 GRID: 24 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 ECP-17-055 WP-18-070	F-20-016 WP-21-011



APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 7-28-22	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER. 7/27/22
---	---	--

AUG 17, 2022 10:52Z\BOHLER\BOLAN\SETDESIGN\CD0072 SITE 2 - NAKOIT 11 - SITE PLAN

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
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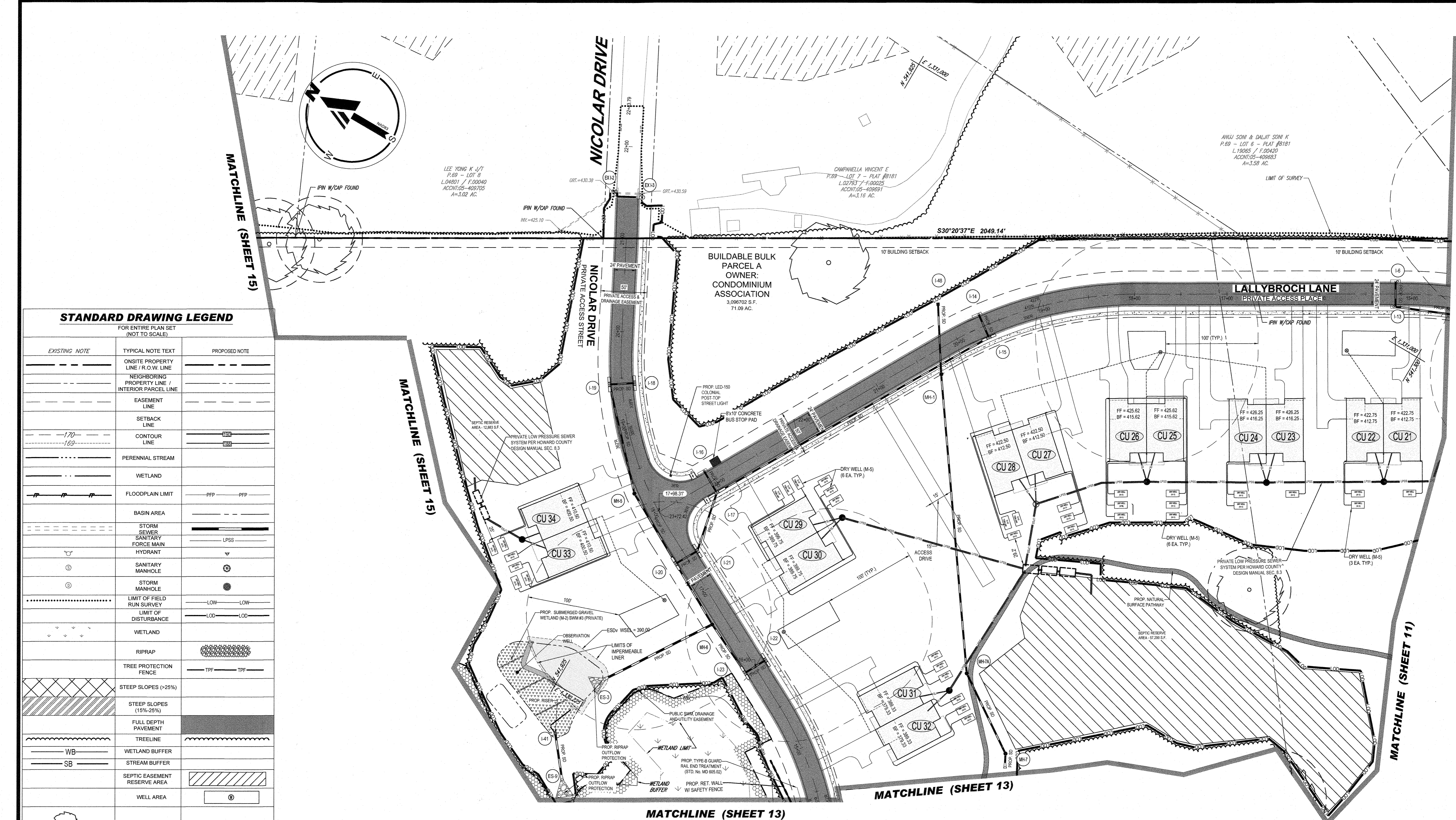
PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	7/29/22
CAD I.D.:	DRG000051

**REVISED SKETCH PLAN 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  
 LICENSE NO. 40906, EXPIRATION DATE: 7/31/23

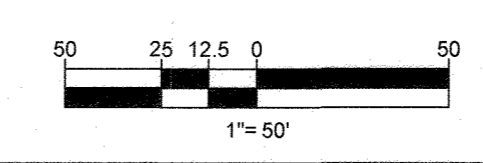
SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**12 of 41**  
 ORG. DATE - 7/29/22



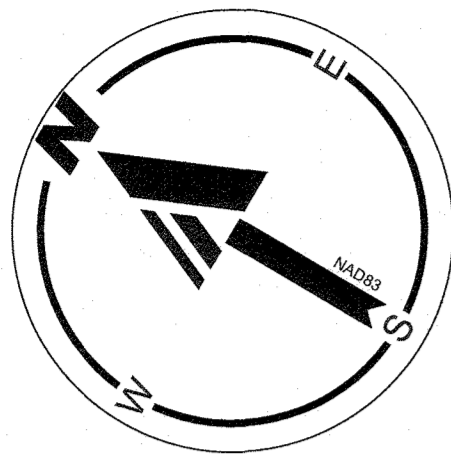
**STANDARD DRAWING LEGEND**  
 FOR ENTIRE PLAN SET  
 (NOT TO SCALE)

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	---
---	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	---
---	CONC. SIDEWALK	---
---	NATURAL SURFACE TRAIL PATHWAY	---

7/29/22  
 12170 LIME KILN ROAD, SUITE 801, TOWSON, MD 21284  
 811  
 NOT APPROVED FOR CONSTRUCTION  
 PROJECT: REVISED SKETCH PLAN PRELIMINARY EQUIVALENT SKETCH PLAN FOR LYHUS PROPERTY PROPOSED AGE-RESTRICTED COMMUNITY  
 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900 Fax: (410) 821-7987 MD@BohlerEng.com  
 B.R. ROWE PROFESSIONAL ENGINEER LICENSE NO. 40906, EXPIRATION DATE: 7/31/23  
 SHEET TITLE: SITE PLAN  
 SHEET NUMBER: 12 of 41  
 ORG. DATE - 7/29/22  
 SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469  
 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: 410-557-1046  
 PREVIOUS FILE NO.: SP-17-010b F-20-016 WP-21-011 BA-20-002C  
 DATE: 7/29/22  
 APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED PLANNING BOARD OF HOWARD COUNTY  
 TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY  
 APPROVED  
 DATE: 7-28-22  
 DATE: 7/27/22



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



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 FORCE MAIN	- - - - -
- - - - -	HYDRANT	- - - - -
- - - - -	SANITARY MANHOLE	- - - - -
- - - - -	STORM MANHOLE	- - - - -
- - - - -	LIMIT OF FIELD RUN SURVEY	- - - - -
- - - - -	LIMIT OF DISTURBANCE	- - - - -
- - - - -	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	- - - - -
- - - - -	CONC. SIDEWALK	- - - - -
- - - - -	NATURAL SURFACE TRAIL PATHWAY	- - - - -

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.: MD1420872  
DRAWN BY: AVG  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.: SITE

PROJECT: **REVISED SKETCH PLAN 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

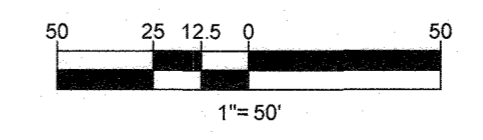
**B.R. ROWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 11006  
EXPIRES 7/22/23  
I BRANCH I (BOHNER) HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4008, EXPIRATION DATE: 7/22/23

SHEET TITLE: **SITE PLAN**  
SHEET NUMBER: **13 of 41**  
ORG. DATE: 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

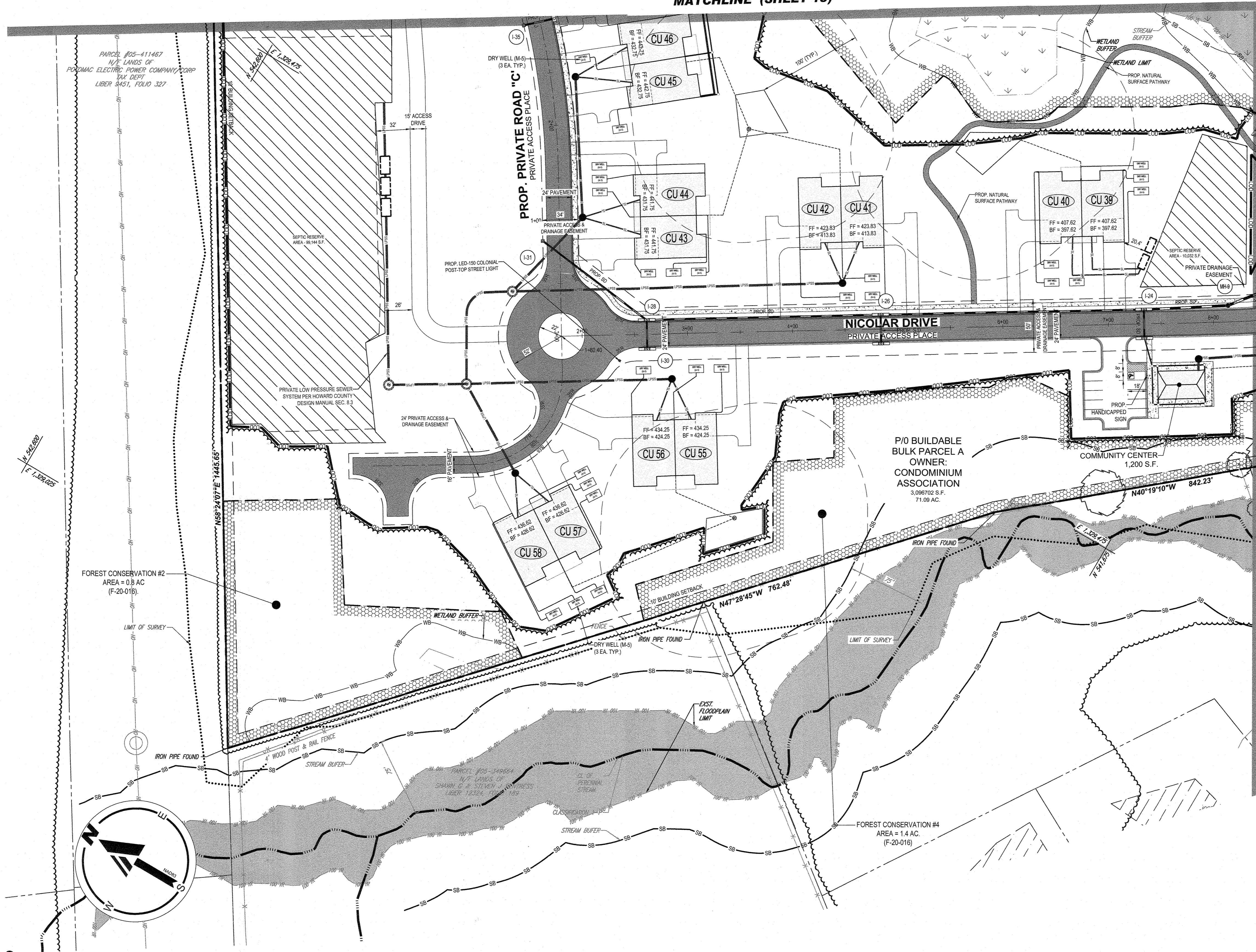
OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PREVIOUS FILE No.: BA-20-002C SP-17-010b F-20-016 ECP-17-056 WP-19-070	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 SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	DATE: 7-28-22 PLANNING DIRECTOR: [Signature]	DATE: 8/29/22 HEALTH OFFICER: [Signature] HOWARD COUNTY HEALTH DEPARTMENT



ANSI 17.2002  
H:\14MD142087\DRAWINGS\PLAN SET\SP-17-01b\13 - SITE PLAN  
LAYOUT: 13 - SITE PLAN

MATCHLINE (SHEET 15)



MATCHLINE (SHEET 13)

**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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---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
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---	RIPRAP	---
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---	WELL AREA	---
---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	---
---	CONC. SIDEWALK	---
---	NATURAL SURFACE TRAIL PATHWAY	---

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 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 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: MP  
 DATE: 7/29/22  
 CAD I.D.: SITE

PROJECT: **REVISED SKETCH PLAN 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  
 LICENSE # 4088, EXPIRATION DATE: 7/3/23

SHEET TITLE: **SITE PLAN**

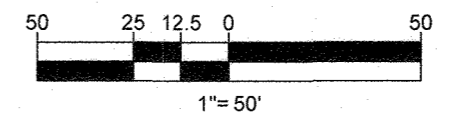
SHEET NUMBER: **14 of 41**

ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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: 410-557-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO PARCEL: 135
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-18-070	

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	DATE: 9-28-22	DATE: 9/27/22



Aug 17, 2022  
 H:\AMD\2022\DRAWINGS\SP\PLAN SET\SPES\MD\00672 - SITE\_2 - LAYOUT\_14 - SITE PLAN



**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	---
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---	CONDOMINIUM UNIT NUMBER	---
---	CONC SIDEWALK	---
---	NATURAL SURFACE TRAIL PATHWAY	---

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: AUG  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.: SITE

PROJECT:  
**REVISED SKETCH PLAN 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  
I, BRADLEY 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. 4086, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**15 of 41**  
ORG. DATE: 7/29/22

**PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.**

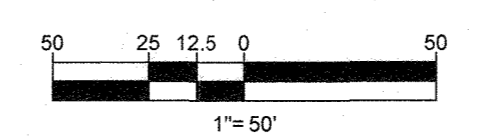
OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00489	TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PREVIOUS FILE NO.: BA-20-002C SP-17-01b F-20-016 PARCEL: 135 ECP-17-056 WP-21-011	5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED PLANNING BOARD OF HOWARD COUNTY

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.

DATE	DATE	DATE	DATE
	9-28-22		7/29/22

PLANNING DIRECTOR: [Signature]  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: [Signature]

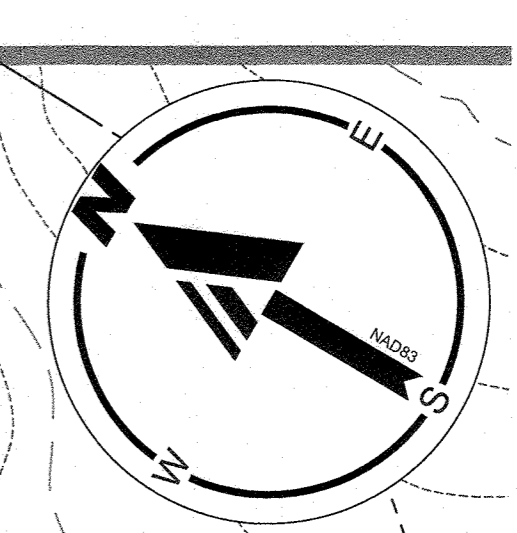
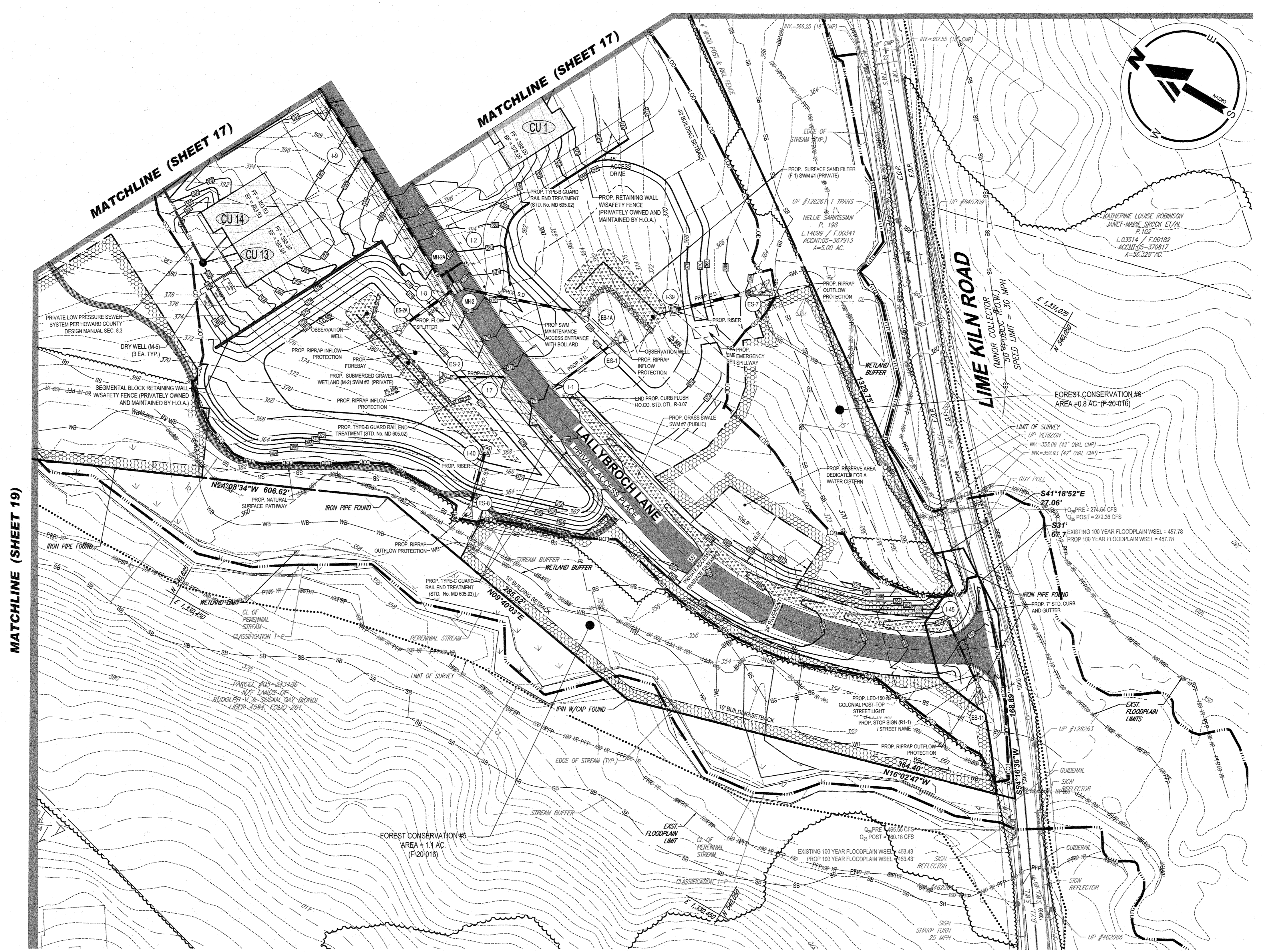


**STANDARD DRAWING LEGEND**  
FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
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---	FLOODPLAIN LIMIT	PPF PPF
---	BASIN AREA	---
---	STORM SEWER SANITARY FORCE MAIN HYDRANT	---
---	SANITARY MANHOLE	---
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---	TREE	---
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	WETLAND DELINEATION FLAG	---
---	SHARED SEPTIC	---
---	CONDOMINIUM UNIT NUMBER	CU 58

**MAPPED SOILS**

MAP SYMBOL	MAP UNIT NAME	RATING	K FACTOR
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	0.37
Co	CODORUS AND HARBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.55
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.28
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	D	0.37
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.43
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28



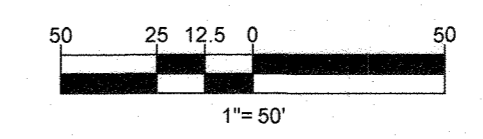
**LIME KILN ROAD**  
(MINOR COLLECTOR PAVEMENT)  
SPEED LIMIT = 30 MPH

**MATCHLINE (SHEET 17)**

**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 LILLYBROOK LANE IS DESIGNED TO TIE INTO ULTIMATE BUILD-OUT OF LIME KILN ROAD AND IS SHOWN AS SUCH HERE-IN.



1" = 50'

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 30 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: 410-567-1048

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

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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

**BOHLER//**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: MP  
DATE: 7/29/22  
CAD ID.: GRAD-2

PROJECT:  
**REVISED SKETCH PLAN  
PRELIMINARY  
EQUIVALENT  
SKETCH PLAN**  
FOR  
**LYHUS  
PROPERTY  
PROPOSED  
AGE-RESTRICTED  
COMMUNITY**  
12170 LIME KILN ROAD  
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 # 17177  
PROFESSIONAL CERTIFICATION  
EXPIRES 12/31/2023  
I, BRANDON BOHLER, 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. 40608, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**REVISED SKETCH PLAN  
GRADING AND  
SWM PLAN**  
SHEET NUMBER:  
**16 OF 41**  
ORG. DATE - 7/29/22

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE

DATE: 7/29/22





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	---
---	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	---

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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 PROJECT No.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: GRAD-2

**REVISED SKETCH PLAN 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 #0022  
 PROFESSIONAL CERTIFICATION  
 I, BRANDON 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. 40838, EXPIRATION DATE: 7/30/23

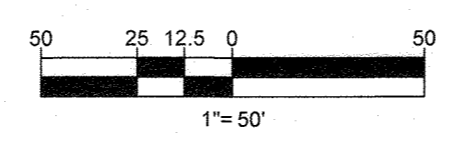
SHEET TITLE:  
**REVISED SKETCH PLAN GRADING AND SWM PLAN**  
 SHEET NUMBER:  
**17 OF 41**  
 ORG. DATE - 7/29/22

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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: 410-567-1048  
 TAX MAP: 40 GRID: 24 ZONED: RR-DEO  
 PARCEL: 135  
 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-18-070  
 TAX MAP: 40 GRID: 24 ZONED: RR-DEO  
 PARCEL: 135  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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

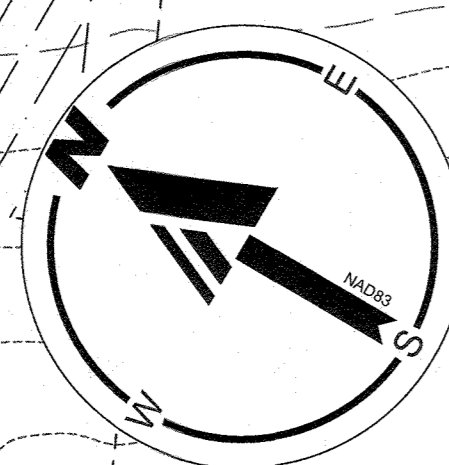
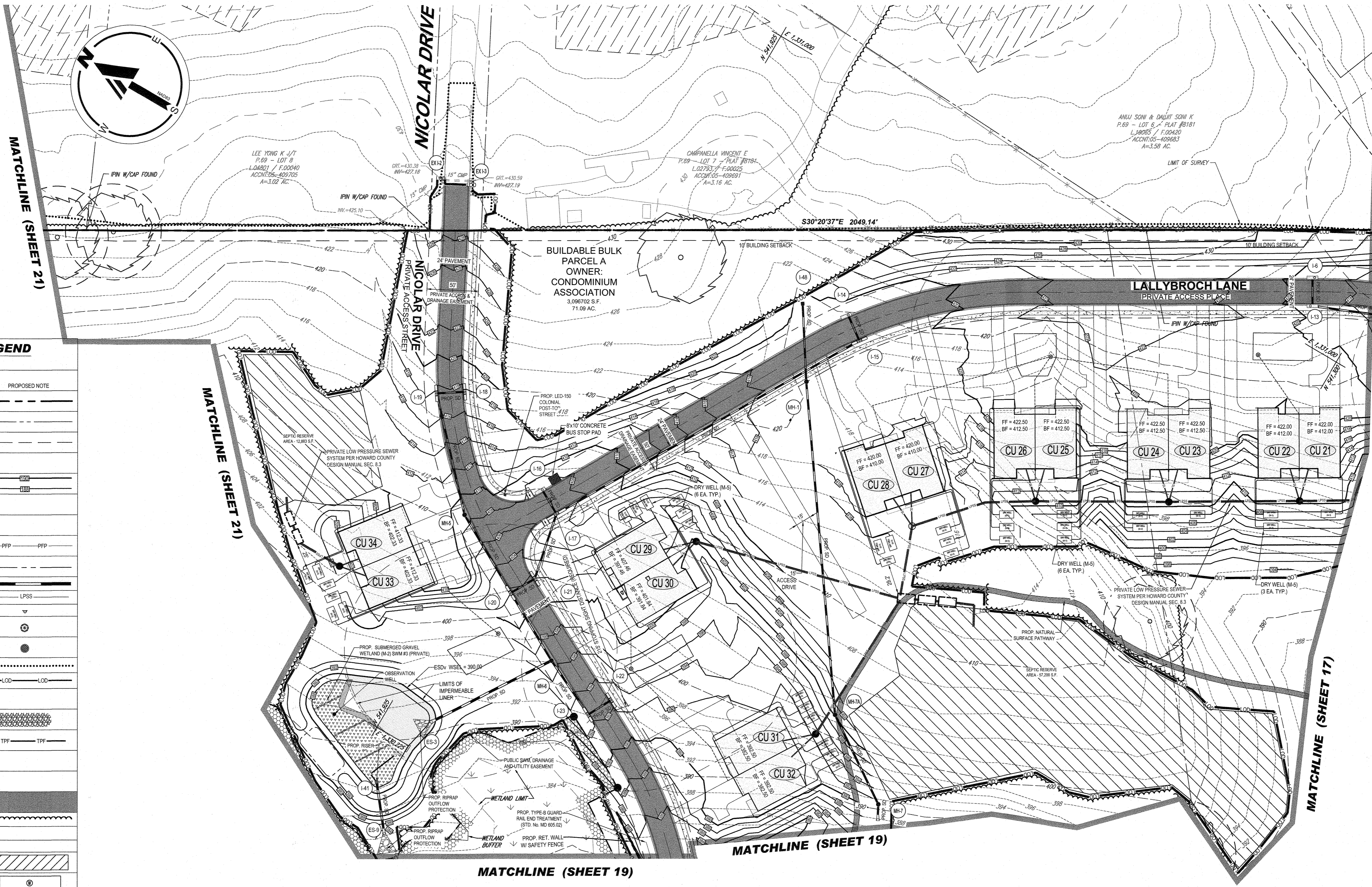


APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 [Signature] 9-28-22  
 PLANNING DIRECTOR DATE

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.  
 [Signature] 9/29/22  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

PLAN SET: 17 OF 41  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 12170 LIME KILN ROAD, SUITE 100  
 FULTON, MARYLAND 21075  
 410-821-7900  
 MD@BohlerEng.com



**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- -165-	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
-100 YR - 100 YR - 100 YR-	FLOODPLAIN LIMIT	PPF PPF
---	BASIN AREA	---
---	STORM SEWER	---
---	SANITARY FORCE MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	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	CU 58

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: MP  
DATE: 6/10/22  
CAD I.D.: GRAD-2

**REVISED SKETCH PLAN 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  
I, BRANDON J. 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. 40898, EXPIRATION DATE: 10/02/23

**GRADING AND SWM PLAN**  
SHEET NUMBER:  
**18 OF 41**  
ORG. DATE - 7/29/22

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.

**PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.**

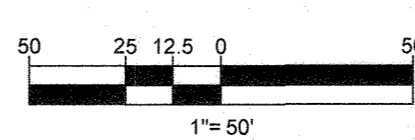
OWNER: LYHUS DEVELOPMENT, LLC  
606 H & H ROCK COMPANIES  
6800 DEERPATH ROAD #100  
ELK RIDGE, MARYLAND 21075

DEVELOPER: ROCK REALTY INC. 20 H & H ROCK COMPANIES  
6800 DEERPATH ROAD #100  
ELK RIDGE, MARYLAND 21075  
CONTACT: JAMES FRASER  
PHONE: 410-567-1048

TAX MAP: 40 GRAD: 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

DATE: \_\_\_\_\_



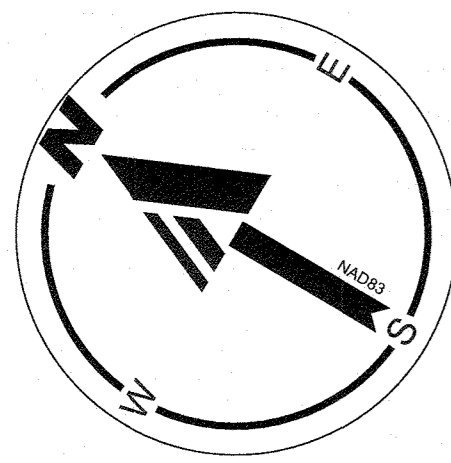
APPROVED  
PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.

DATE: 9/28/22  
DATE: 9/28/22

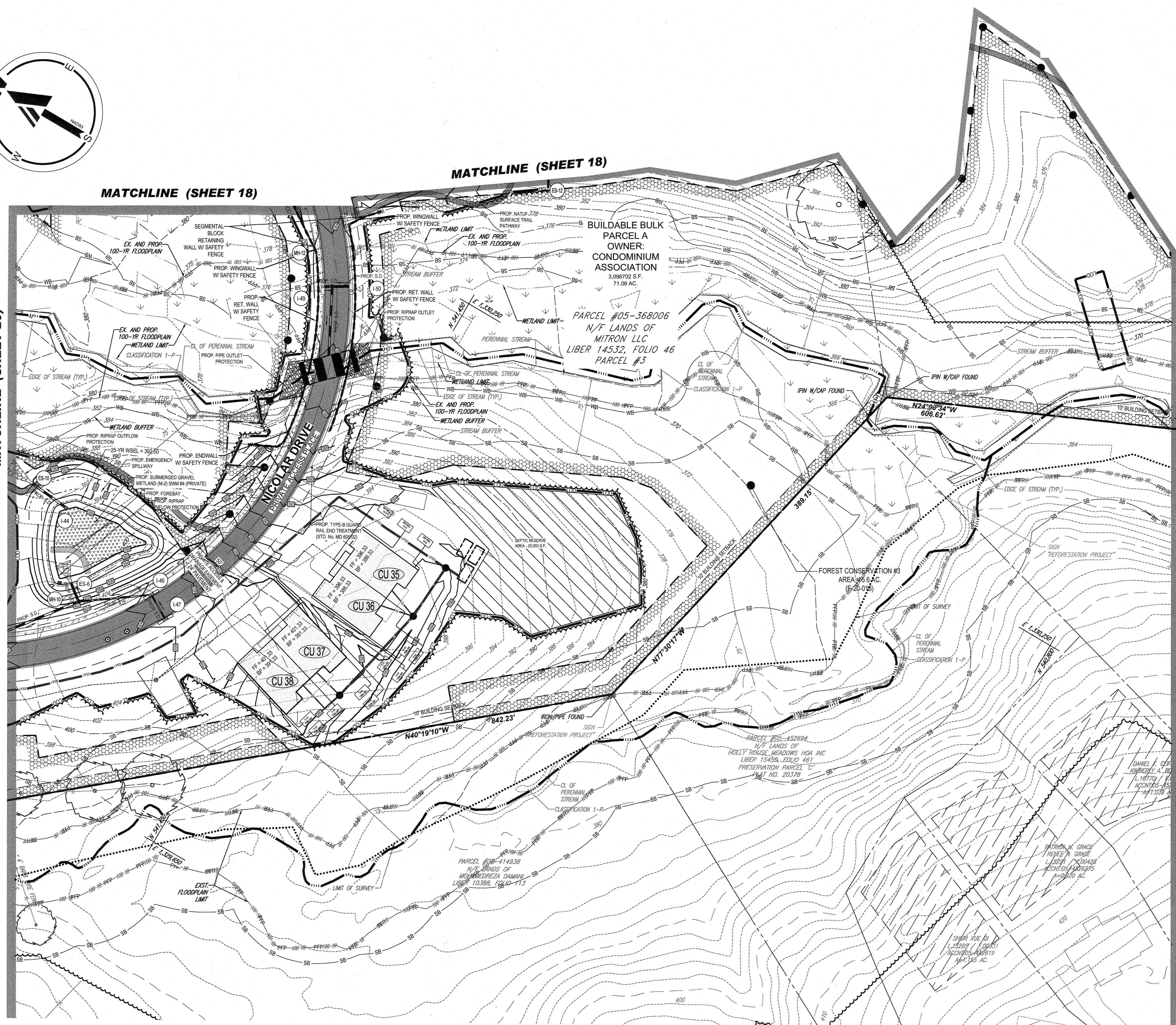
DATE PLOTTED: 9/28/22 10:45 AM C:\PROJECTS\SP-17-010B\SP-17-010B.DWG USER: JFRASER



MATCHLINE (SHEET 18)

MATCHLINE (SHEET 18)

MATCHLINE (SHEET 16)



STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONTOUR LINE	---
---	PERENNIAL STREAM	---
---	WETLAND	---
---	FLOODPLAIN LIMIT	---
---	BASIN AREA	---
---	STORM SEWER SANITARY FORCE MAIN HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	LIMIT OF FIELD RUN SURVEY	---
---	LIMIT OF DISTURBANCE	---
---	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	---

# BOHLER//

SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 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: MP  
 DATE: 6/10/22  
 CAD I.D.: GRAD-2

**REVISED SKETCH PLAN 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

STATE OF MARYLAND LICENSE NO. 100023

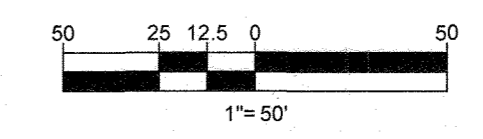
DATE: 7/29/22

**GRADING AND SWM PLAN**

SHEET NUMBER: **19 OF 41**

ORG. DATE - 7/29/22

- 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.



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14832/00469

PREVIOUS FILE No.: BA-20-002C SP-17-010b F-20-016 ECP-17-059 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 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046

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

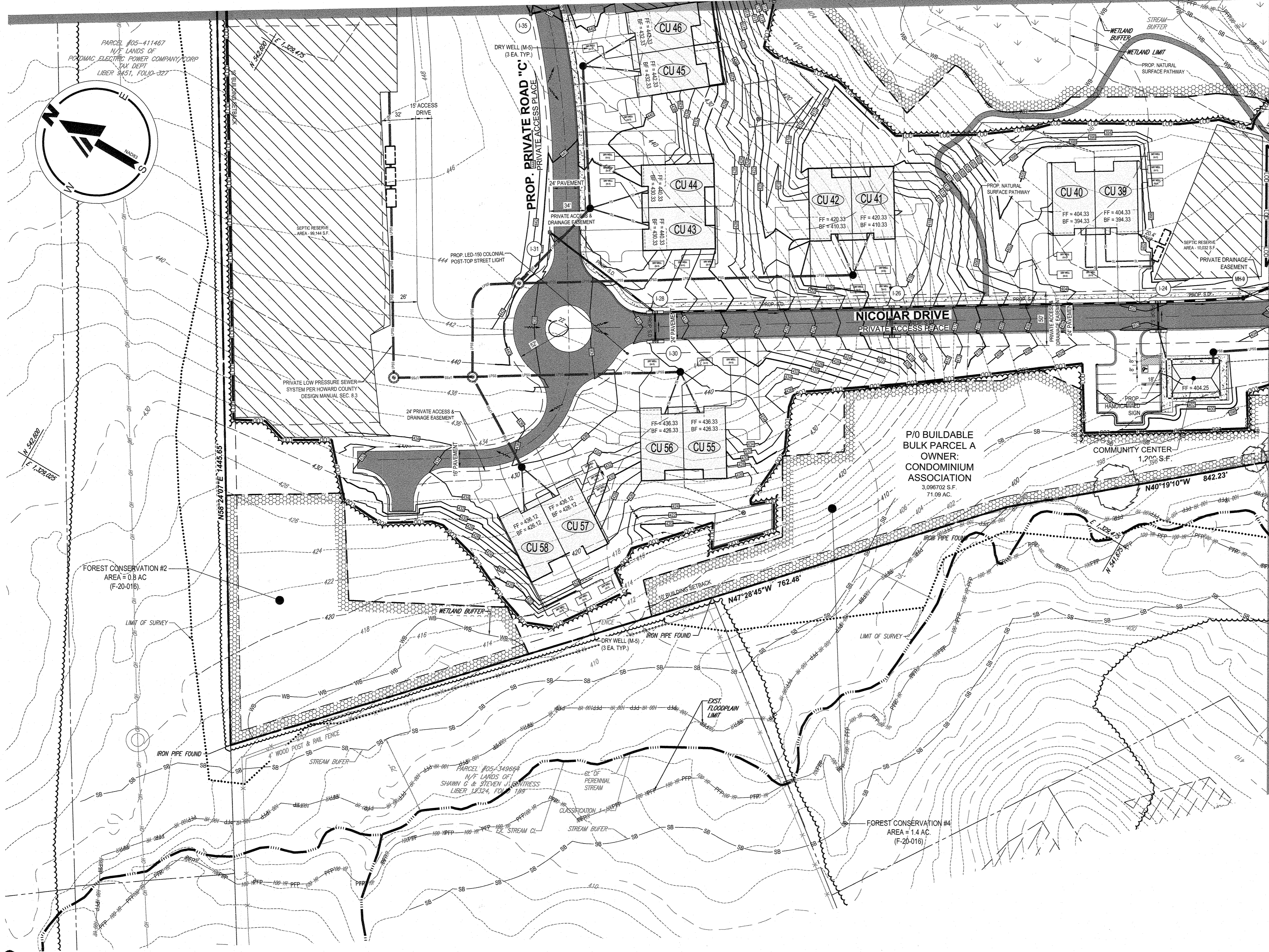
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR AR# CU # 1-58, & COMMUNITY CENTER.
DATE	9-23-22 PLANNING DIRECTOR: <i>Amal</i>	9/23/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: <i>John</i>

PLAN SET: 19 OF 41  
 FILE NAME: C:\projects\14832\19-010b\19-010b.dwg  
 PLOT DATE: 9/23/22  
 PLOT TIME: 10:45 AM  
 PLOT USER: JFRASER

MATCHLINE (SHEET 21)



MATCHLINE (SHEET 19)

**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	---
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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  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT: **REVISED SKETCH PLAN PRELIMINARY EQUIVALENT SKETCH PLAN** FOR

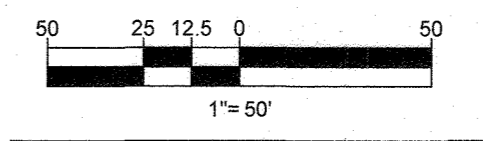
**LYHUS PROPERTY**  
**PROPOSED AGE-RESTRICTED COMMUNITY**  
 12170 LIME KILN ROAD  
 FULTON  
 HOWARD COUNTY, MD

**BOHLER**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7930  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 8808  
 I, BRANDON B. ROWE, ENGINEER, 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. 40906, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**GRADING AND SWM PLAN**  
 SHEET NUMBER:  
**20 OF 41**  
 ORG. DATE - 7/29/22

- 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.



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

PREVIOUS FILE No.: 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 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-DEO PARCEL: 135 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	<i>Angie Green</i> 9-28-22 PLANNING DIRECTOR	<i>Dr. William J. ...</i> 9/28/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

DATE PLOTTED: 8/14/2022 11:41 AM PROJECT: GRADING AND SWM PLAN SHEET: 20 OF 41 PLOT: 20-016-001



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	---
---	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	---

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LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

## BOHLER //

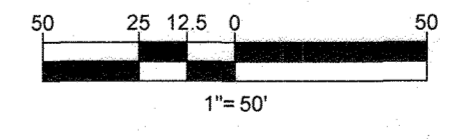
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**B.R. ROWE**  
PROFESSIONAL ENGINEER  
LICENSE NO. 40938, EXPIRATION DATE: 12/31/22

## GRADING AND SWM PLAN

SHEET NUMBER:  
**21 OF 41**  
ORG. DATE - 7/29/22

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.



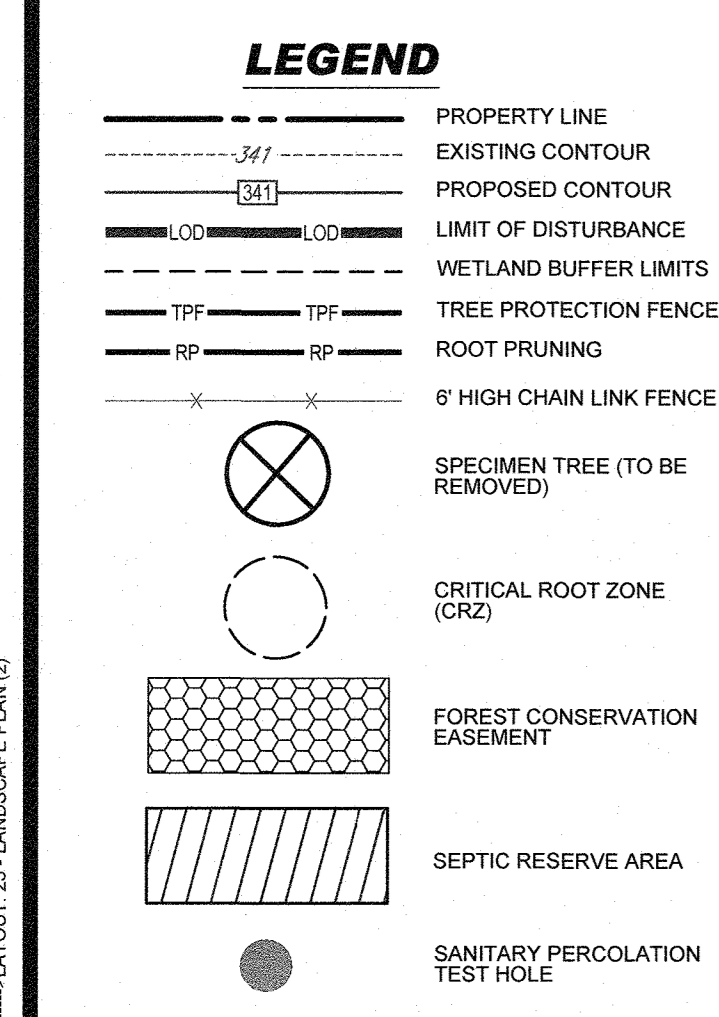
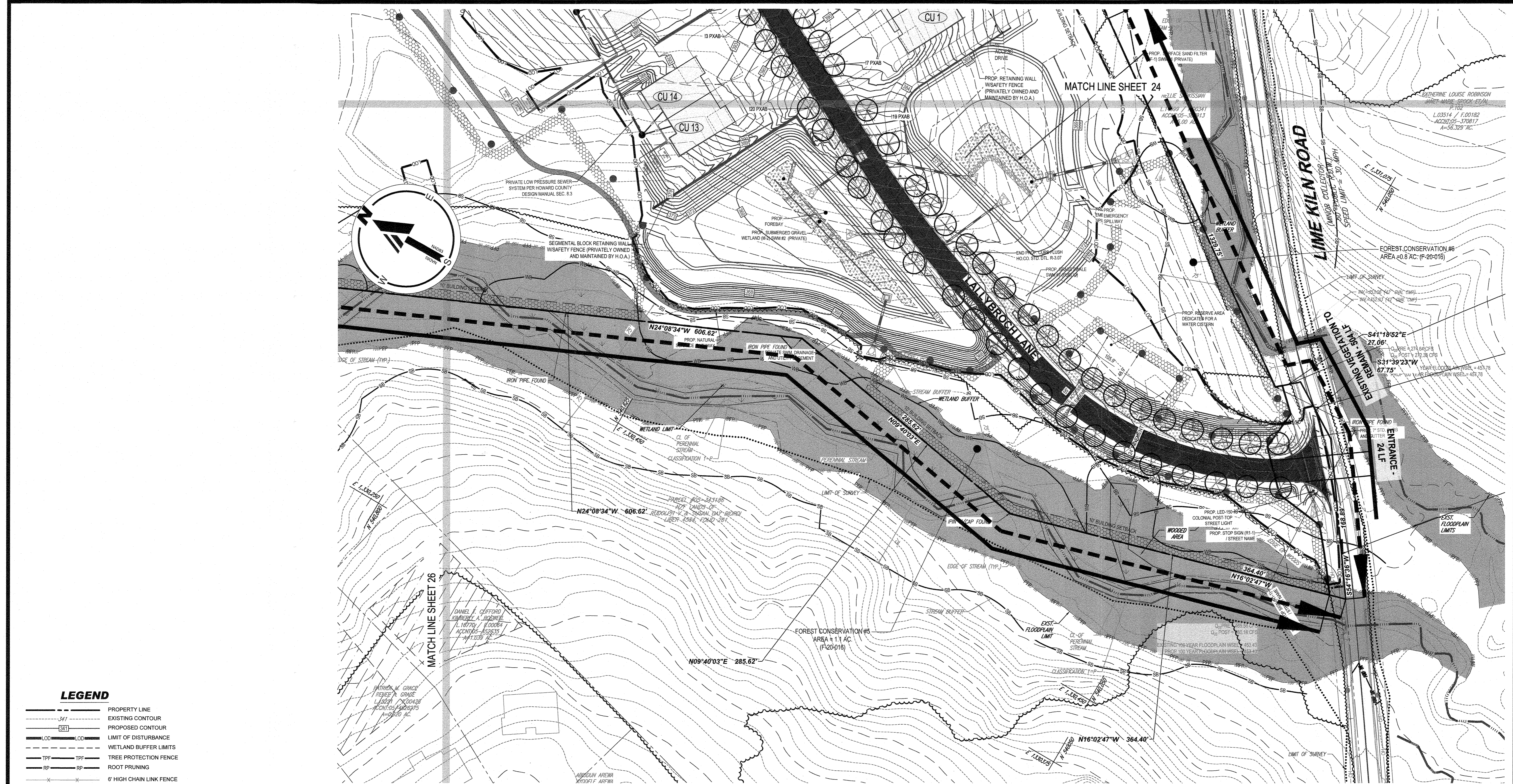
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELK RIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046	TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PREVIOUS FILE NO.: SP-17-010 ECP-17-055 WP-18-070	BA-20-002C F-20-016 WP-21-011		PARCEL: 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND			

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-010 AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	<i>Ang Gorman</i> 9-28-22 PLANNING DIRECTOR	<i>Dr. Phillip Davis</i> 9/27/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

Aug 17, 2022 10:52:27 AM SITE PLAN REVISED AND CORRECT. BOARD - 2 - ARAH CU # 1 - GRADING AND SWM PLAN





**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: Daniel J. Clifford, Kimberly A. Bowen  
 DATE: 7/28/22

APPROVED PLANNING BOARD OF HOWARD COUNTY  
 APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

**PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.**

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA, N/A DEED # 14532/00469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075
PREVIOUS FILE No.: BA-20-002C SP-17-010b F-20-016 ECP-17-056 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
TAX MAP: 40	GRID: 24 ZONED: RR-DEO
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	PARCEL: 135

**BOHLER//**  
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 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 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: AVS  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD L.D.: LAND-2

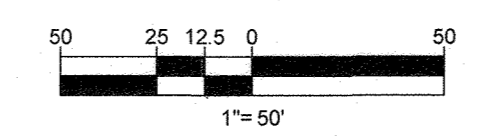
PROJECT: **REVISED SKETCH PLAN PRELIMINARY EQUIVALENT SKETCH PLAN** FOR **LYHUS PROPERTY PROPOSED AGE-RESTRICTED COMMUNITY**  
 12170 LIME KILN ROAD  
 FULTON  
 HOWARD COUNTY, MD

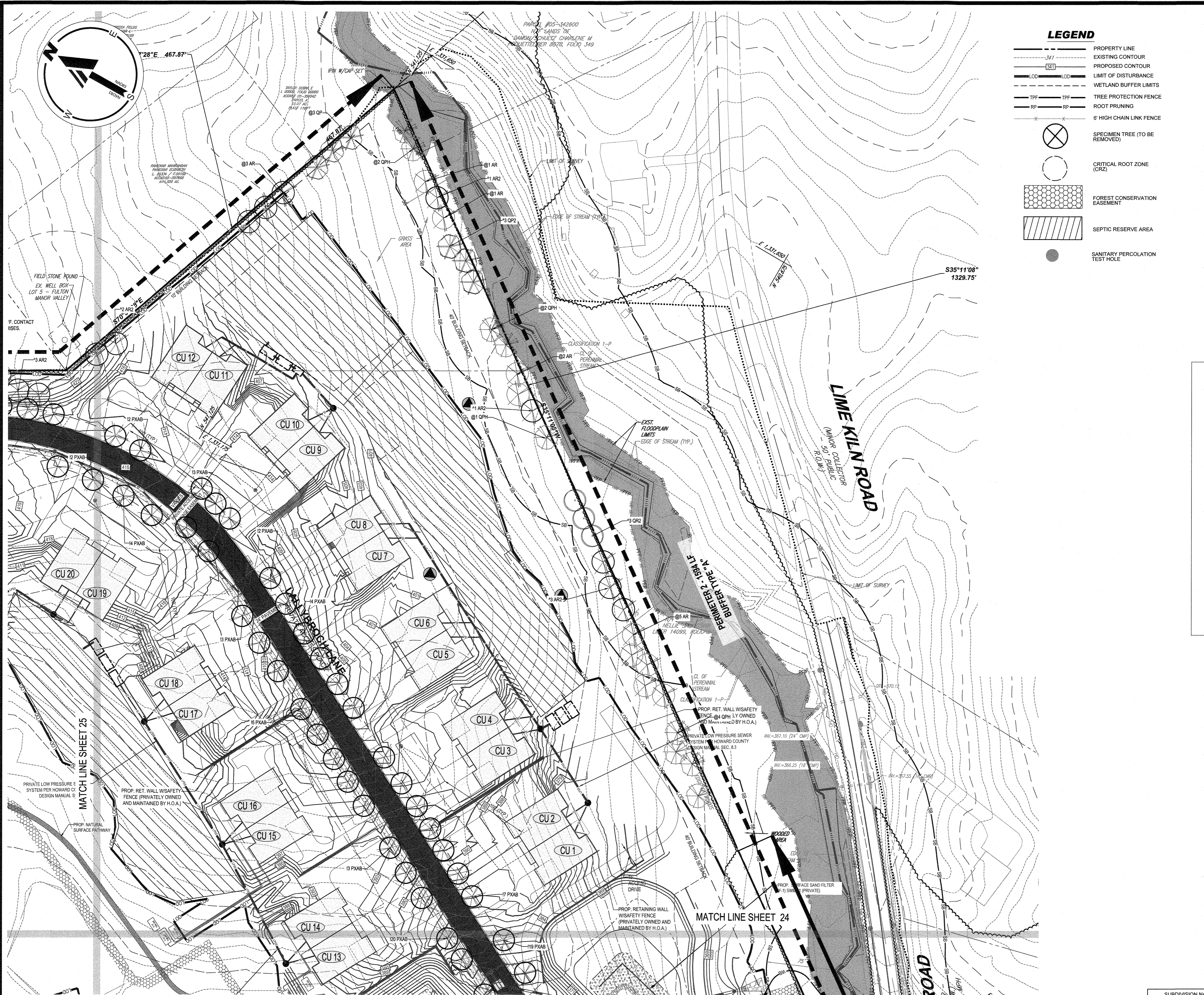
**BOHLER//**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**E.R. McWILLIAMS**  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 I, ERIC R. McWILLIAMS, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/20/22.

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**  
 SHEET NUMBER: **23 OF 41**  
 ORG. DATE - 7/29/22

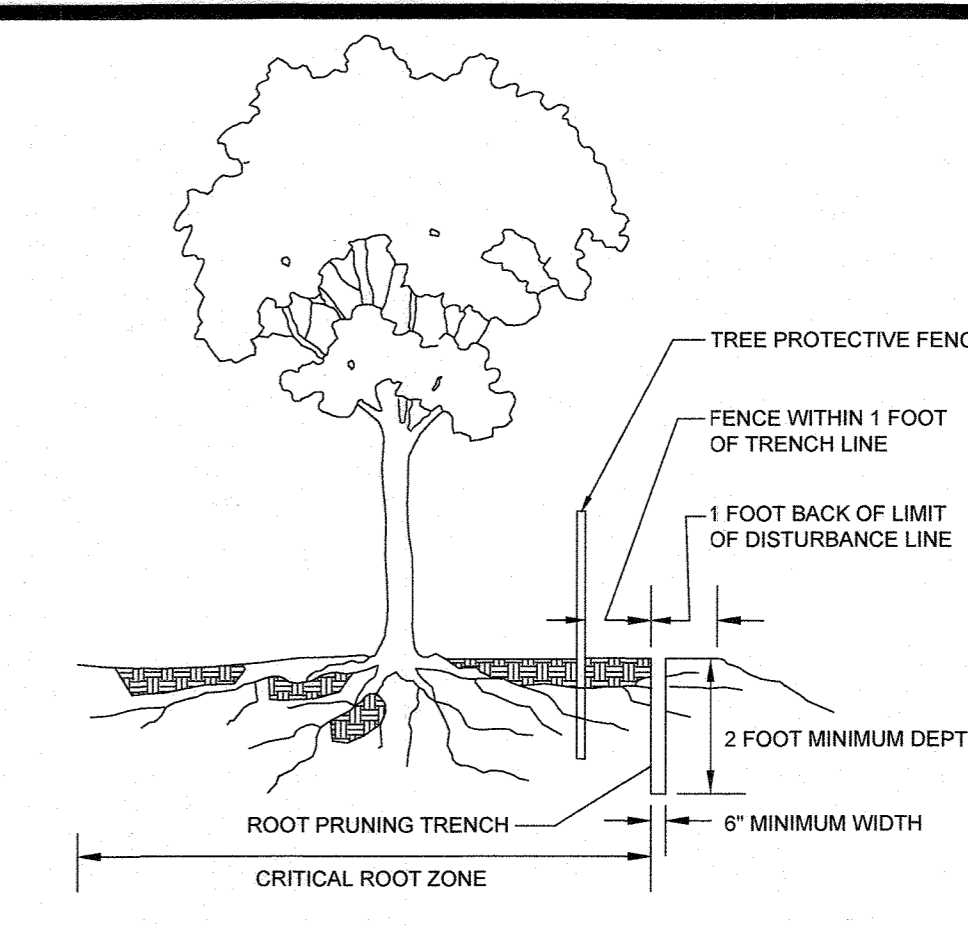
PLAN OF 2022  
 HWY AND 1602/270/DRIVEWAYS FOR AN SETBACKS AND 1000/272 - LAND - 2 - LAYOUT - 23 - LANDSCAPE PLAN (A)





**LEGEND**

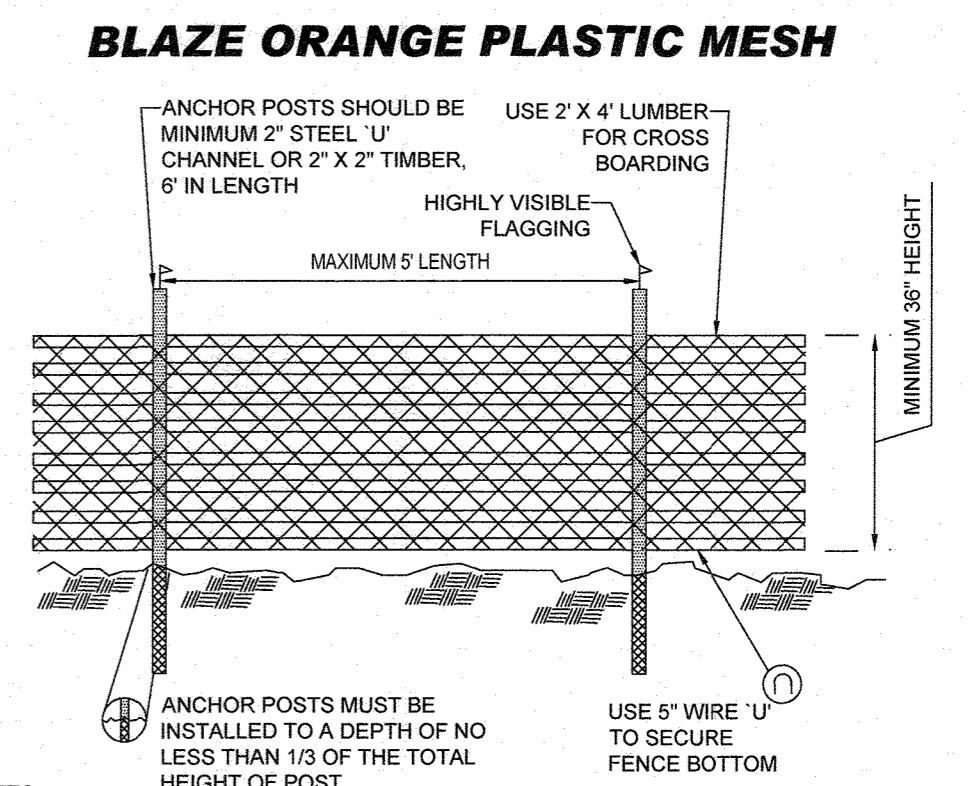
- — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — LIMIT OF DISTURBANCE
- — — — — WETLAND BUFFER LIMITS
- — — — — TREE PROTECTION FENCE
- — — — — TREE PROTECTION LIMITS
- — — — — TREE PRUNING
- — — — — 6' HIGH CHAIN LINK FENCE
- ⊗ SPECIMEN TREE (TO BE REMOVED)
- CRITICAL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



**NOTES:**

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

**ROOT PRUNING DETAIL**  
NOT TO SCALE



**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

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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: 7/29/22  
CAD I.D.: LAND

**REVISED SKETCH PLAN 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

**E.R. McWILLIAMS**

PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NO. 3897, EXPIRATION DATE: 9/2027

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER:  
**24 OF 41**

ORG. DATE - 7/29/22

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

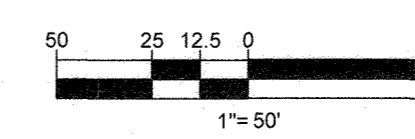
DATE: 9-28-22

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**

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

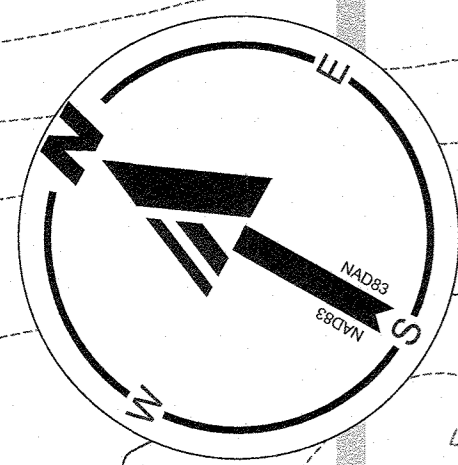
DEVELOPER'S / OWNER'S NAME: *Lyhus* DATE: *8/29/2022*

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	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 F-20-016 ECP-17-056 WP-19-070	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



DATE: 7/29/22  
 PROJECT: 14532/00469  
 SHEET: 24 OF 41  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: LAND





NICOLAR DRIV

ENTRANCE - 24 LF

PERIMETER 1 - 2517 LF  
BUFFER TYPE "A"

LYBROCK LANE

BUILDABLE BULK  
PARCEL A  
OWNER:  
CONDOMINIUM  
ASSOCIATION  
3,996,702 S.F.  
71.09 AC.

BUILDABLE BULK  
PARCEL A  
OWNER:  
CONDOMINIUM  
ASSOCIATION  
3,996,702 S.F.  
71.09 AC.

CU 34  
CU 33

CU 28  
CU 27

CU 26  
CU 25

CU 24  
CU 23

CU 22  
CU 21

CU 20  
CU 19

CU 18

CU 29  
CU 30

CU 31  
CU 32

MATCH LINE SHEET 28

MATCH LINE SHEET 25

MATCH LINE SHEET 26

**LEGEND**

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

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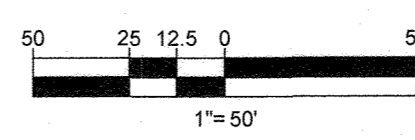
DEVELOPER'S/OWNER'S NAME: *James Fraser* DATE: *9/28/22*

TENTATIVELY APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: *9-28-22*

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-88, & COMMUNITY CENTER.  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: *9/28/22*

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1048	TAX MAP: 40 GRID: 24 PARCEL: 135 ZONED: RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
PREVIOUS FILE No.: BA-20-002C SP-17-010b ECP-17-006 WP-18-070	F-20-016 WP-21-011		



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PROGRAM MANAGEMENT  
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: MP  
DATE: 7/29/22  
CAD I.D.: LAND

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

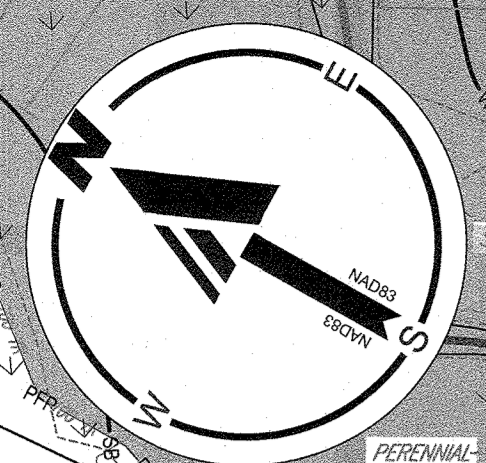
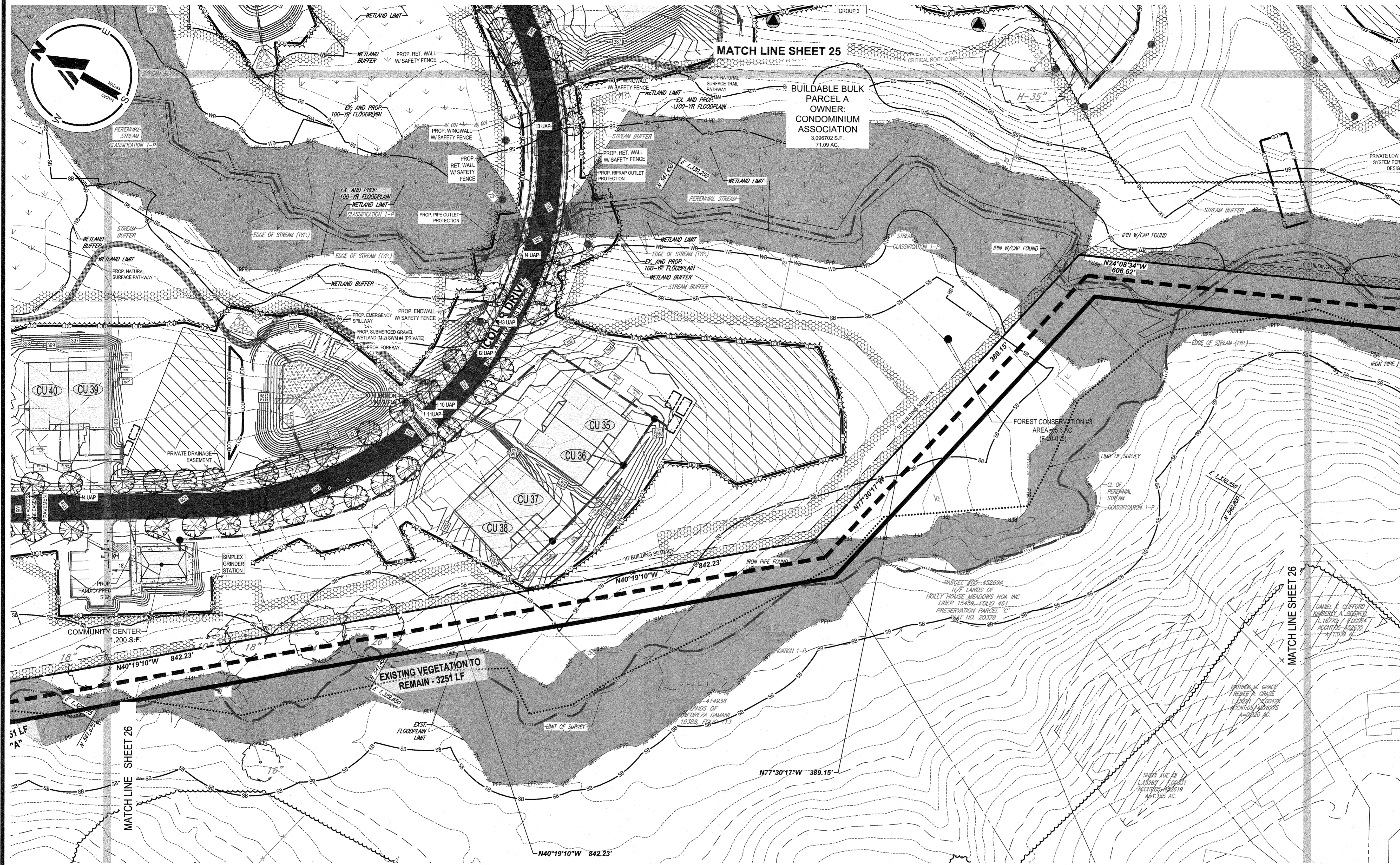
**BOHLER //**

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

**E.R. WILLIAMS**

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
I, ERIC R. WILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 09/2022.

SHEET TITLE:  
**PRELIMINARY  
LANDSCAPE  
PLAN**  
SHEET NUMBER:  
**25 OF 41**  
ORG. DATE - 7/29/22



MATCH LINE SHEET 25

**BUILDABLE BULK  
PARCEL A  
OWNER:  
CONDOMINIUM  
ASSOCIATION**  
3,096,702 S.F.  
71.99 AC.

CU 40  
CU 39

CU 35

CU 36

CU 37

CU 38

EXISTING VEGETATION TO  
REMAIN - 3251 LF

**LEGEND**

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

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DEVELOPER'S/OWNER'S NAME: *LYYH Development, LLC*  
DATE: *8/28/22*

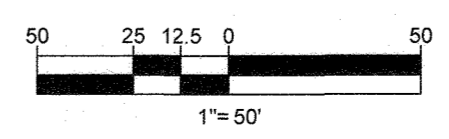
APPROVED  
PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

DATE: *9-28-22*  
DATE: *9/28/22*



SUBDIVISION NAME: LYHY PROPERTY SECTION/AREA: N/A DEED # 1453200469	OWNER: LYHY DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075
PREVIOUS FILE No.: SP-17-0106 ECP-17-056 WP-18-070	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKBRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
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

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01B AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

**BOHLER //**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD14200672  
DRAWN BY: AVG  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.: LAND

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

**BOHLER //**

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

**E.R. McWILLIAMS**

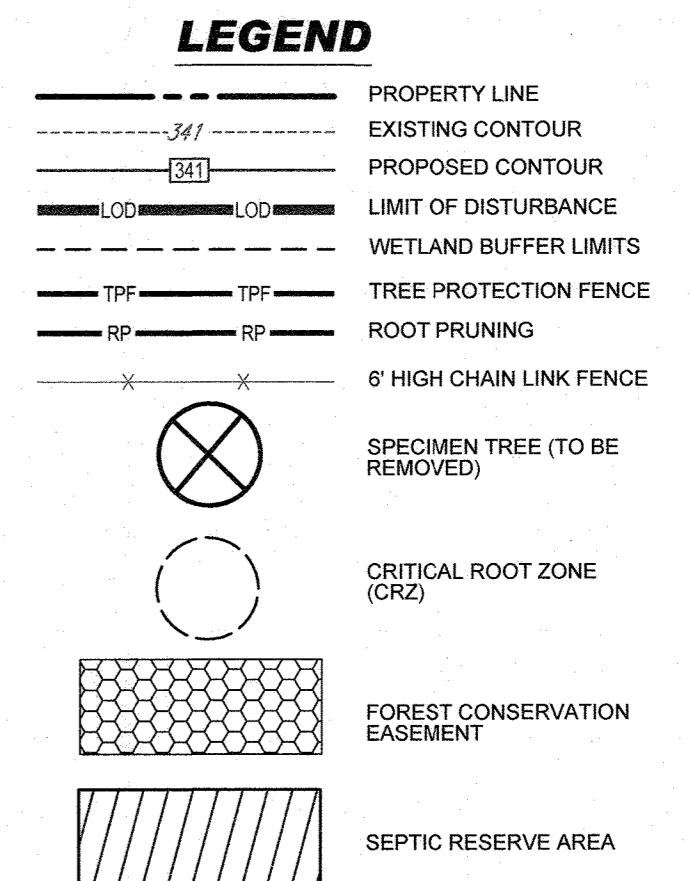
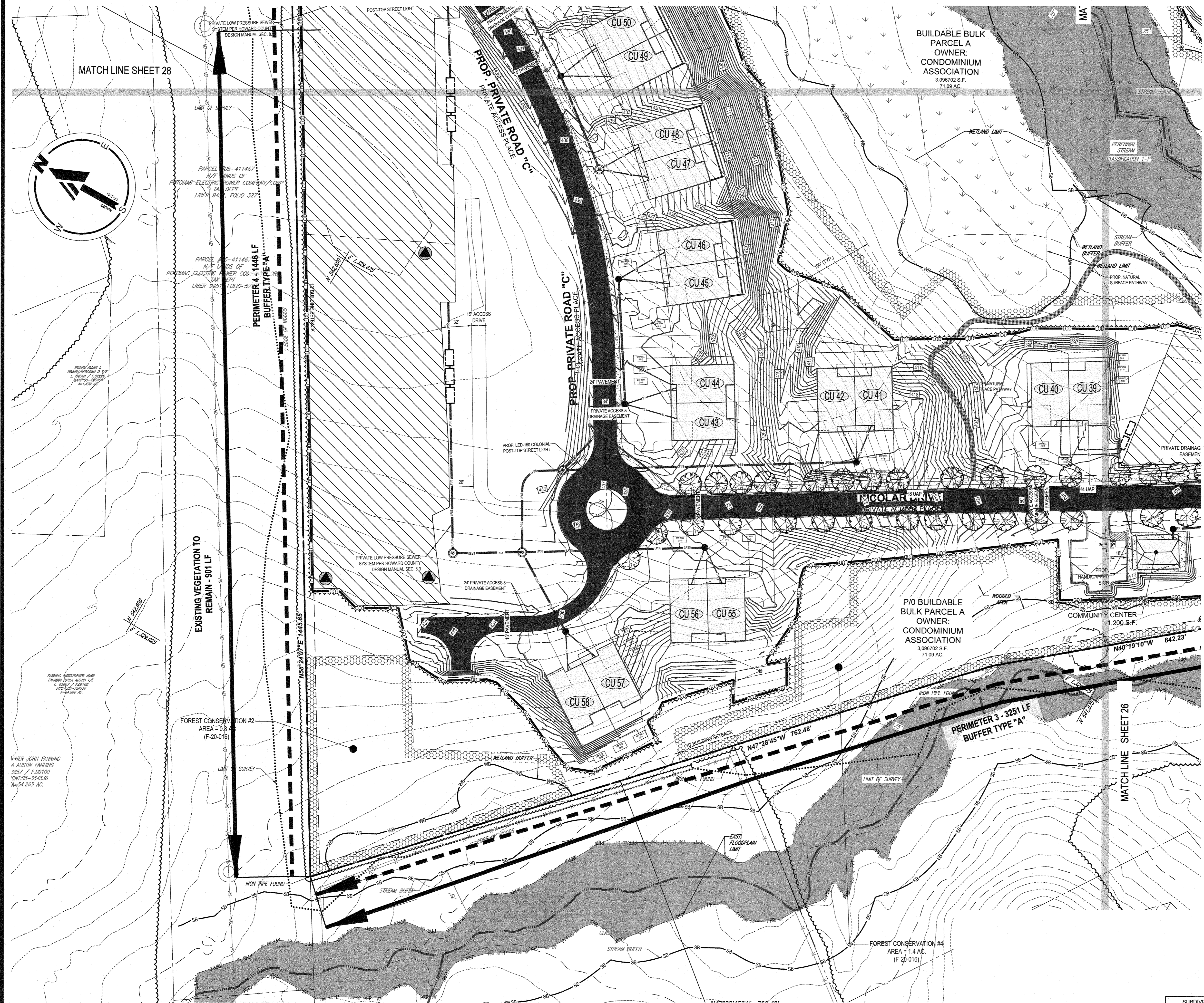
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND REVIEWED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3897, EXPIRATION DATE: 9/20/22

SHEET TITLE:  
**PRELIMINARY  
LANDSCAPE  
PLAN**

SHEET NUMBER:  
**26 OF 41**

ORG. DATE - 7/29/22

Aug 17, 2022 11:00 AM C:\PROJECTS\2022\SP-17-01B\26 LANDSCAPE PLAN.dwg



BUILDABLE BULK PARCEL A  
OWNER:  
CONDOMINIUM ASSOCIATION  
3,096,702 S.F.  
71.09 AC.

P/O BUILDABLE BULK PARCEL A  
OWNER:  
CONDOMINIUM ASSOCIATION  
3,096,702 S.F.  
71.09 AC.

**BOHLER //**

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

**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
CHECKED BY:	MP
DATE:	7/29/22
CAD I.D.:	LAND

PROJECT:  
**REVISED SKETCH PLAN  
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

**E.R. WILLIAMS**

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NO. 2897, EXPIRATION DATE: 9/30/22

ERIC R. WILLIAMS, LICENSEE, CERTIFIES THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

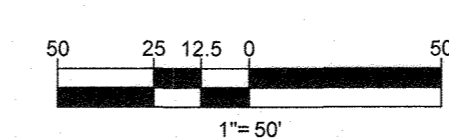
PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-016 AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**

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

DEVELOPER'S/OWNER'S NAME: *Lyhus* DATE: *8/21/22*

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



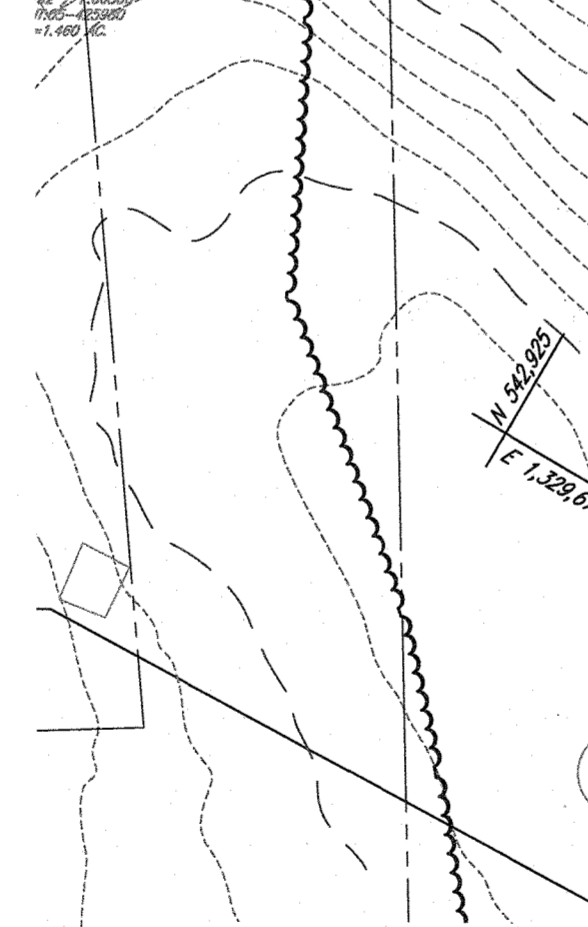
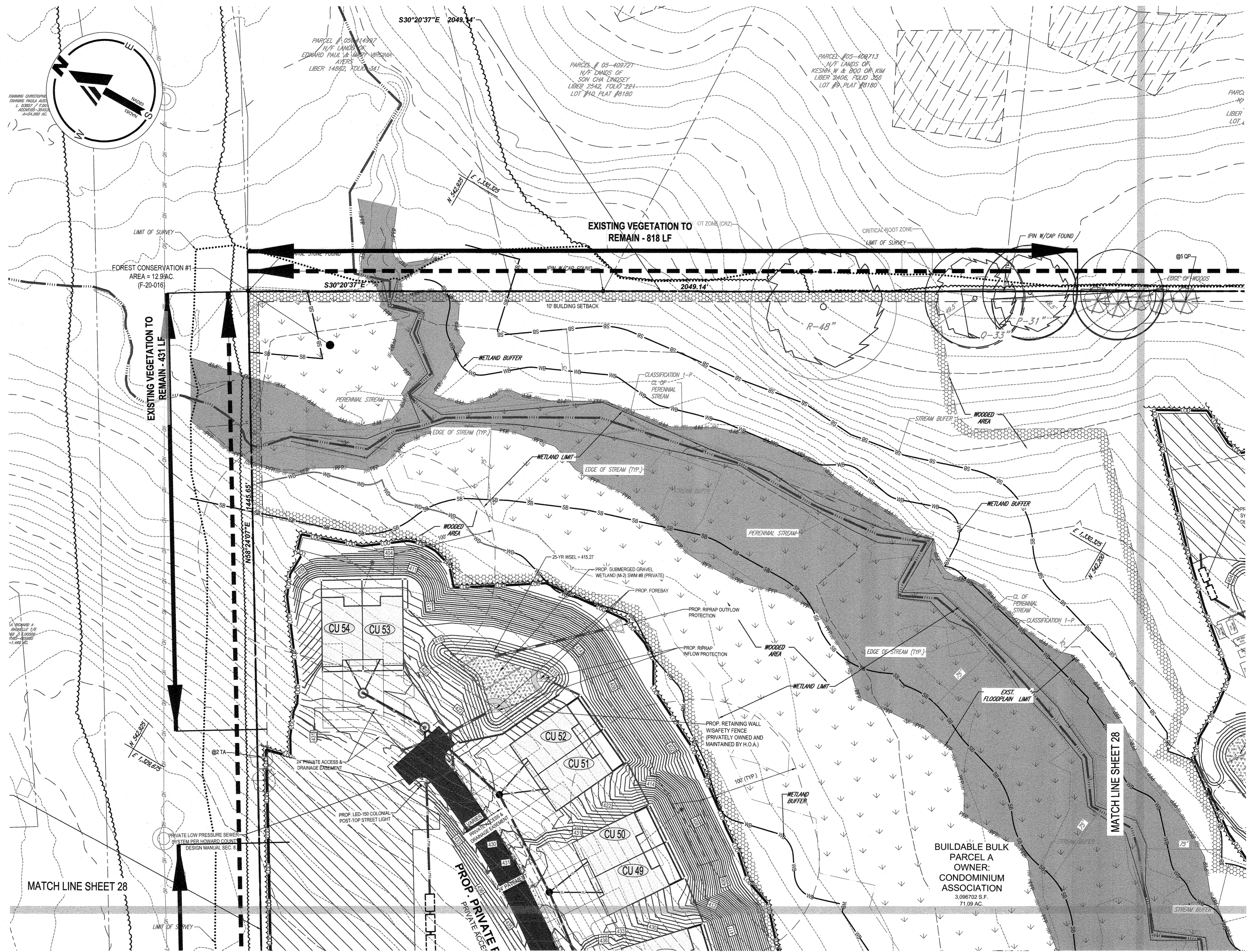
APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE: _____	DATE: <i>9/28/22</i>	DATE: <i>9/28/22</i>
PLANNING DIRECTOR: <i>[Signature]</i>	PLANNING DIRECTOR: <i>[Signature]</i>	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT: <i>[Signature]</i>

SHEET TITLE:  
**PRELIMINARY  
LANDSCAPE  
PLAN**

SHEET NUMBER:  
**27 OF 41**

ORG. DATE - 7/29/22

Aug 17, 2022 AM 10:02:02Z DRWINGSPRIN PLAN SET (SP-17-016) - LANDSCAPE PLAN (B)



**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: *James Fraser* DATE: *9/28/22*

APPROVED: *[Signature]* DATE: *9/28/22*

TENTATIVELY APPROVED: *[Signature]* DATE: *9/28/22*

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU #1-56, & COMMUNITY CENTER. *[Signature]* DATE: *9/28/22*

**PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.**

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

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

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

PREVIOUS FILE NO.: BA-20-002C SP-17-01b F-20-016 ECP-17-056 WP-19-070

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

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**BOHLER//**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 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: MP  
 DATE: 7/29/22  
 CAD I.D.: LAND

PROJECT: **REVISED SKETCH PLAN 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

**E.R. McWILLIAMS**  
 REGISTERED PROFESSIONAL ARCHITECT  
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 9/20/22

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**  
 SHEET NUMBER: **28 OF 41**  
 ORG. DATE: 7/29/22

Aug 17, 2022 11:40 AM 14532/00469/SP-17-01b/REVISED SKETCH PLAN/SECTION/AREA: N/A/DEED # 14532/00469/LAND-28-LANDSCAPE PLAN(T)



**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 (PH2)
- CIP — CURB INLET PROTECTION
- SIP — STANDARD INLET PROTECTION
- EARTH DIKE
- ▨ STABILIZED CONSTRUCTION ENTRANCE

**EROSION AND SEDIMENT CONTROL NOTES**

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

58 SINGLE FAMILY SEMI-DETACHED UNITS

**CUTFILL 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

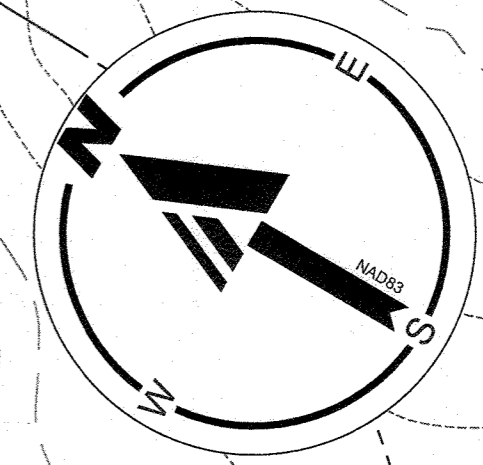
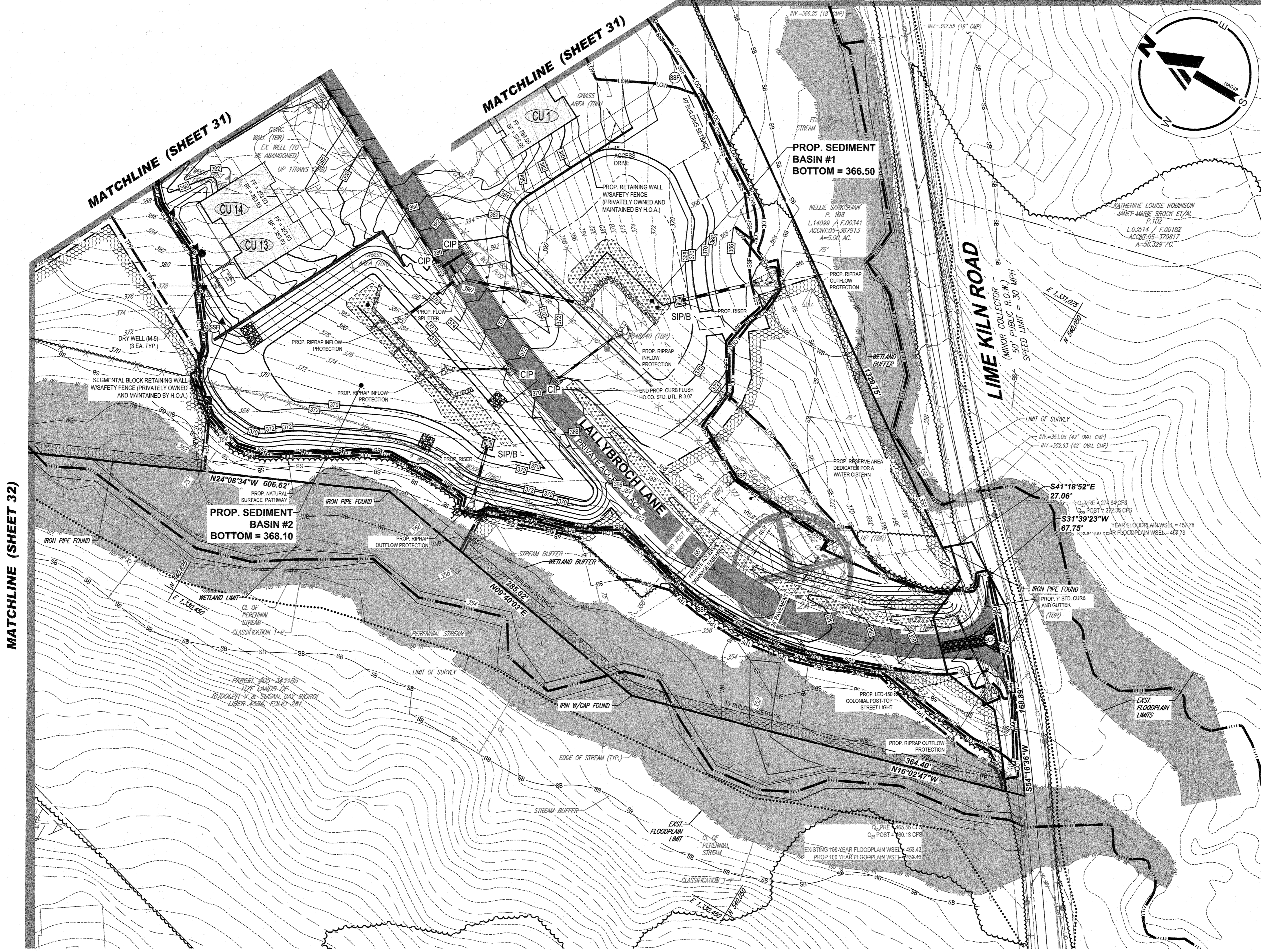
LIMIT OF DISTURBANCE: 40.30 AC.  
 LIMIT OF WORK: 30.17 AC.

**NOTES**

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 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 'A' DUE TO NO LIFE LOSS FOR FAILURE.



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

PROP. SEDIMENT BASIN #2  
 BOTTOM = 368.10

PROP. SEDIMENT BASIN #1  
 BOTTOM = 366.50

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT NO.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: EROS-2

PROJECT:  
**REVISED SKETCH PLAN  
 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 # 4008  
 PROFESSIONAL CERTIFICATION:  
 I, BRANTER, ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4008; EXPIRATION DATE: 7/31/2023

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

SHEET NUMBER:  
**30 OF 41**

ORG. DATE - 7/29/22

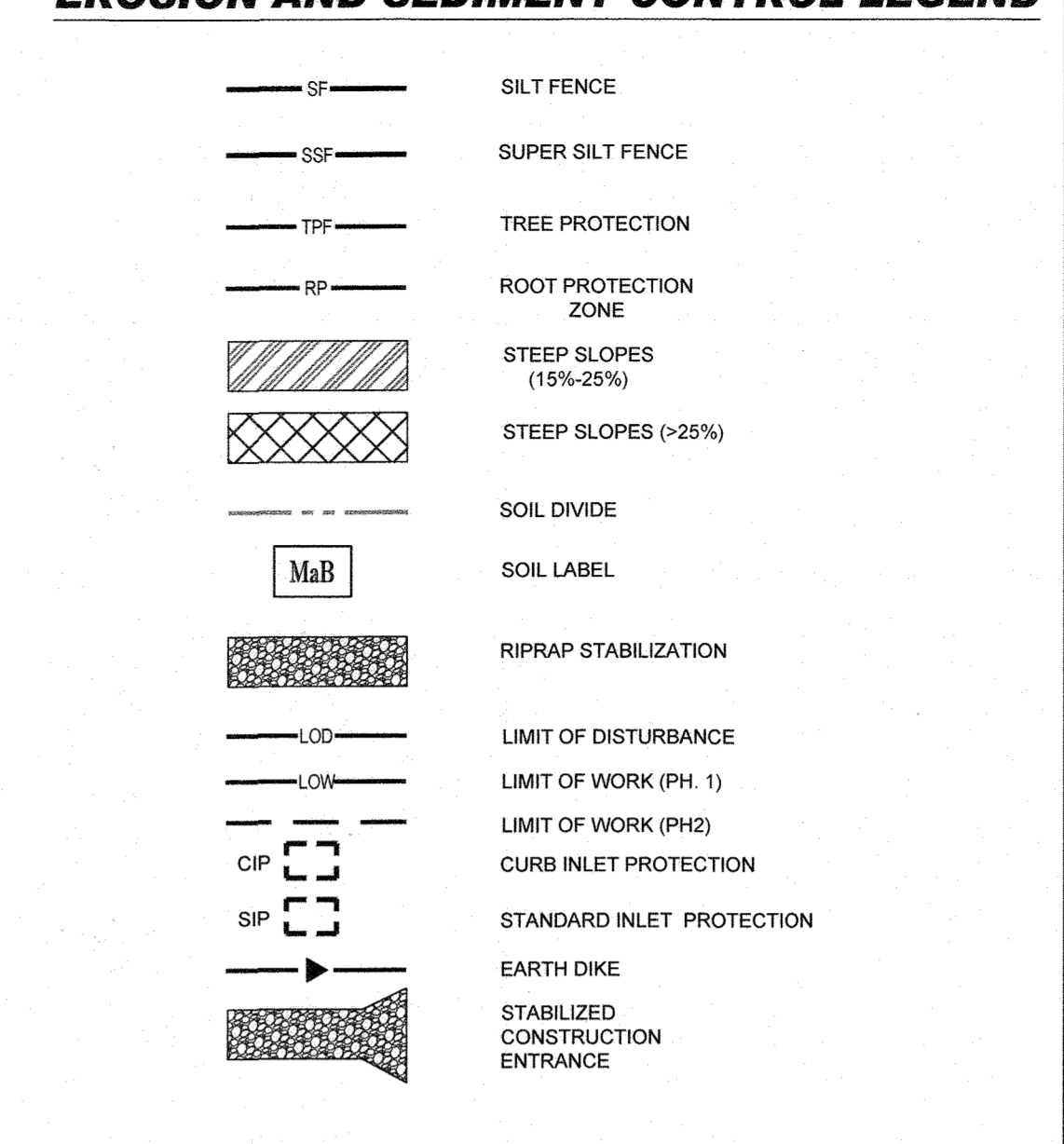
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKRIDGE, MARYLAND 21075
PREVIOUS FILE No.: SP-17-010b F-20-016 ECP-17-056 WP-19-070	BA-20-002C F-20-016 WP-21-011	DEVELOPER: ROCK REALTY INC. c/o H & 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
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 SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU #1-58, & COMMUNITY CENTER.
DATE	DATE	DATE
	9-28-22	7/29/22
	PLANNING DIRECTOR	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

AUG 17, 2022  
 H:\14\MD\2022\DRAWINGS\PLAN SETS\FEES\FM\MD1420672 - EROS - LAYOUT 30 - EROS PLAN



**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 SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE 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.

**LYHUS PROPERTY**  
58 SINGLE FAMILY SEMI-DETACHED UNITS

**CUTFILL 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 6" PVC PIPE
- ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
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NOTE: A MAXIMUM OF 20 ACRES OF ACTIVE DISTURBANCE AREA WITH AN ADDITIONAL 10 ACRES OF RECENTLY STABILIZED OR TRANSITIONAL AREA IS PERMITTED. NO MORE THAN 30 ACRES, CUMULATIVELY, MAY BE DISTURBED AT ANY GIVEN TIME.

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

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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
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
PREVIOUS FILE NO.: BA-20-002C SP-17-01b F-20-016 ECP-17-056 WP-18-070	

**BOHLER//**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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 PROJECT NO.: MD1420672  
 DRAWN BY: AVS  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: EROS - 2

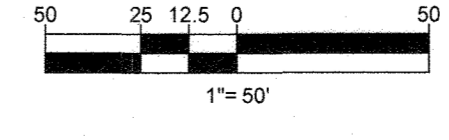
PROJECT:  
**REVISED SKETCH PLAN  
 PRELIMINARY  
 EQUIVALENT  
 SKETCH PLAN**  
 FOR  
**LYHUS  
 PROPERTY**  
**PROPOSED  
 AGE-RESTRICTED  
 COMMUNITY**  
 12170 LIME KILN ROAD  
 FULTON  
 HOWARD COUNTY, MD

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

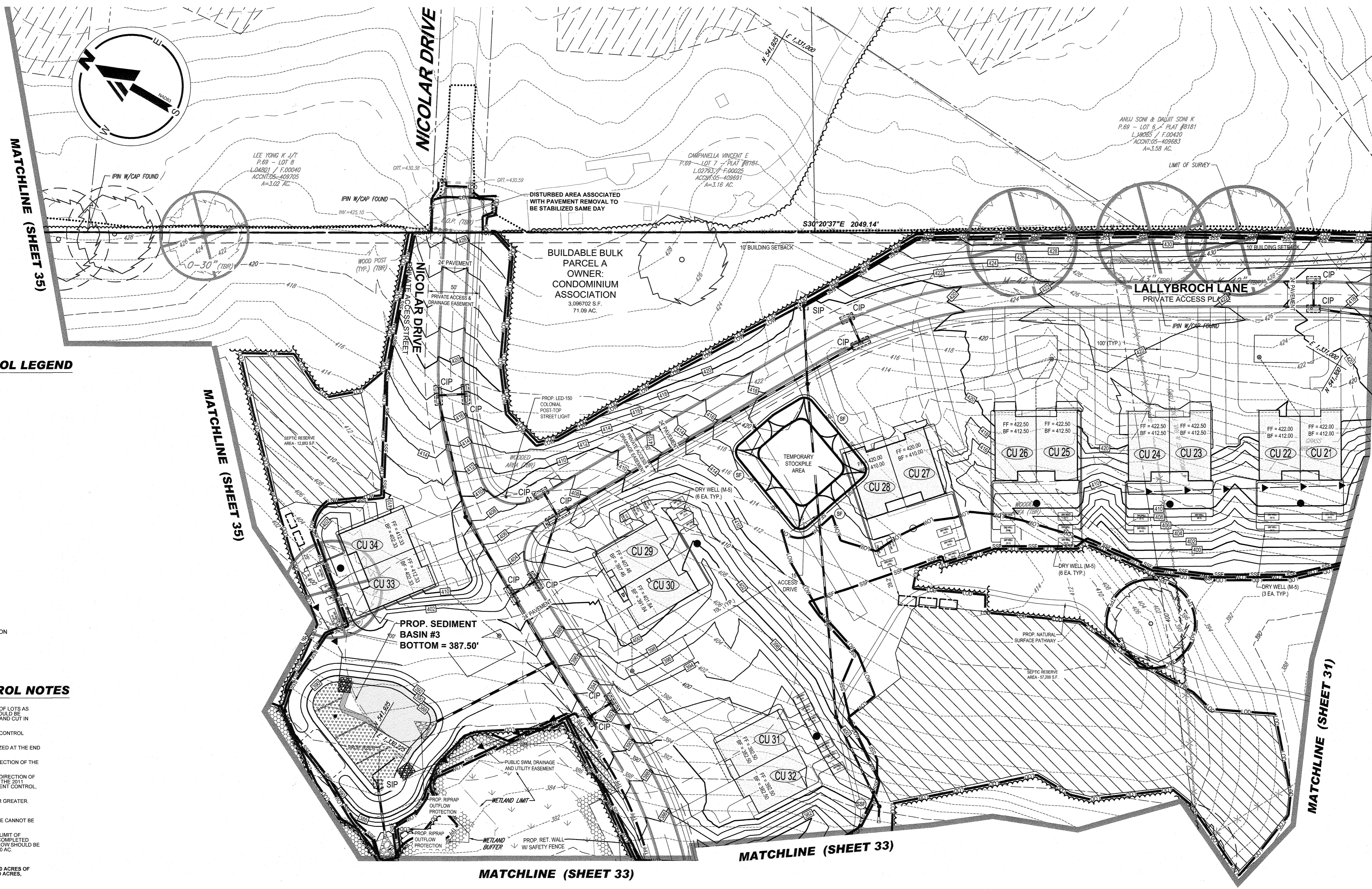
**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 80802  
 I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 80802, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**EROSION AND  
 SEDIMENT  
 CONTROL PLAN**  
 SHEET NUMBER:  
**31 OF 41**  
 ORG. DATE - 7/29/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.
DATE	9-28-22 PLANNING DIRECTOR: <i>AMC</i>	7/29/22 HEALTH OFFICER: <i>AMC</i> HEALTH DEPARTMENT



AUG 17, 2022  
 H:\14532\DRAWINGS\PLAN SET\SP17-01B\2022-07-29\1-2022-LAYOUT-31-EROS PLAN



**EROSION AND SEDIMENT CONTROL LEGEND**

- SF — SILT FENCE
- 8SF — 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)
- — — LIMIT OF WORK (PH2)
- CIP — CURB INLET PROTECTION
- SIP — STANDARD INLET PROTECTION
- — — EARTH DIKE
- ▨ STABILIZED CONSTRUCTION ENTRANCE

**EROSION AND SEDIMENT CONTROL NOTES**

- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR 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 OF THE LOW SHOULD BE STABILIZED AT THIS TIME, KEEPING THE ACTIVE DISTURBANCE AREA UNDER 20 AC.

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

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

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

**LYHUS PROPERTY**

58 SINGLE FAMILY SEMI-DETACHED UNITS

**CUTFILL 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.

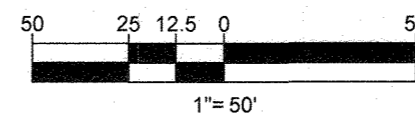
**NOTES**

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL SURFACE SAND FILTER FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 1 SURFACE SAND FILTER FACILITY, 4 SUBMERGED GRAVEL WETLAND FACILITIES, 1 GRASS SWALE AND 94 DRY WELLS.

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 DATE 9/28/22

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
 DATE 9/27/22



PREVIOUS FILE NO. : SP-17-010b ECP-17-059 WP-18-070	BA-20-002C F-20-016 WP-21-011	TAX MAP: 40 GRID: 24 PARCEL: 135 ZONED: RR-DEO
SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469		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		5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**BOHLER //**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 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: MP  
 DATE: 7/29/22  
 CAD I.D.: EROS - 2

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

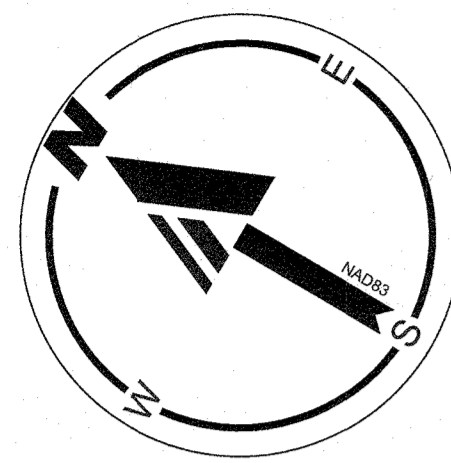
**BOHLER //**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 4092  
 PROFESSIONAL CERTIFICATION:  
 I, BRANDON J. 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. 40908, EXPIRATION DATE: 10/02/23

SHEET TITLE:  
**EROSION AND  
 SEDIMENT  
 CONTROL PLAN**  
 SHEET NUMBER:  
**32 OF 41**  
 ORG. DATE - 7/29/22

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**EROSION AND SEDIMENT CONTROL LEGEND**

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

**EROSION AND SEDIMENT CONTROL NOTES**

1. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SFP 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.
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5. EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED BY 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 MATING 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

**CUTFILL 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**

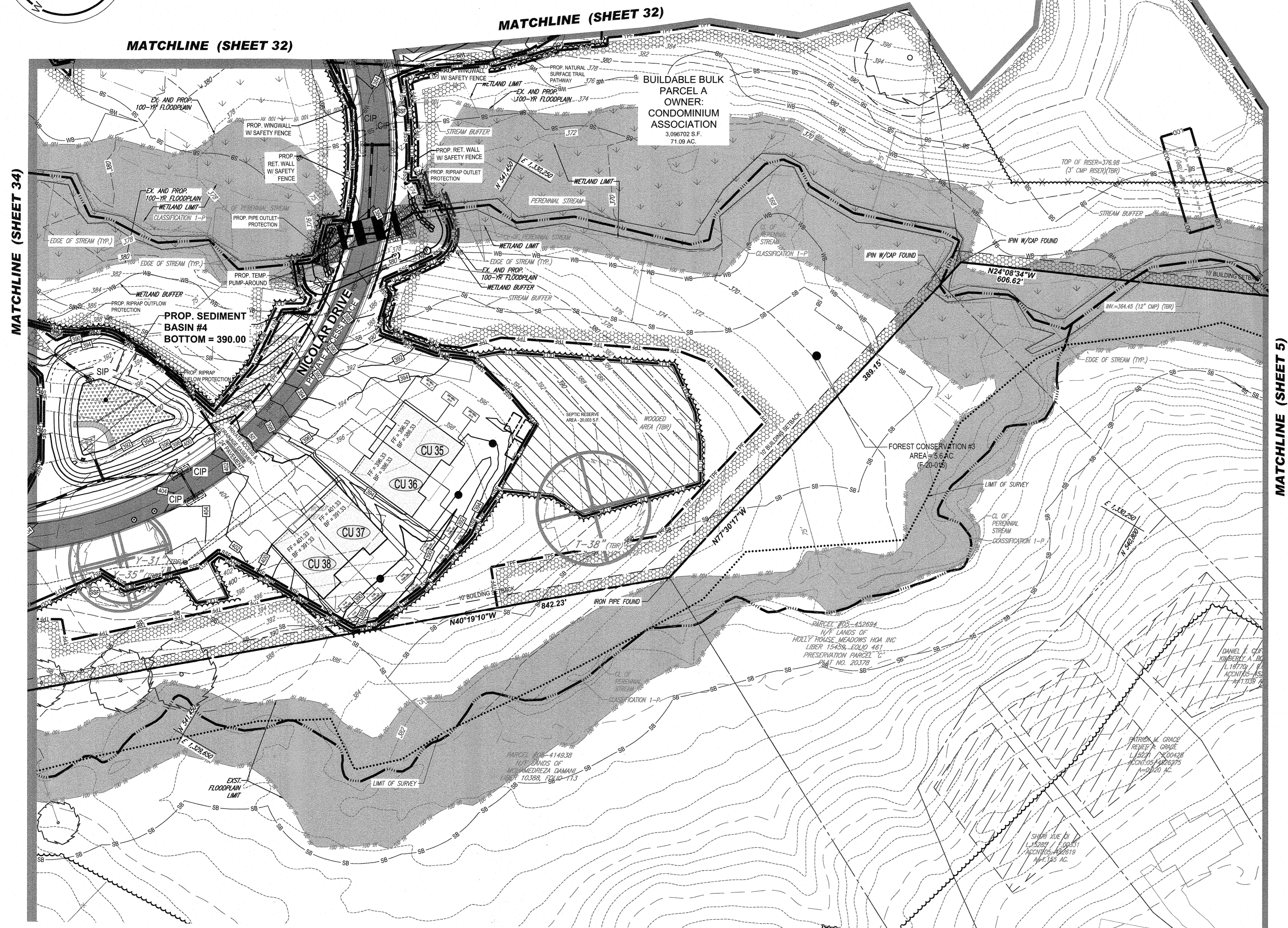
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NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469		OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPATH ROAD #100 ELKDRIDGE, MARYLAND 21075
PREVIOUS FILE NO.: SP-17-010b ECP-17-056 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 ELKDRIDGE, MARYLAND 21075 CONTACT: JAMES FRASER PHONE: 410-567-1046
TAX MAP: 40 GRID: 24 ZONED: RR-DEO		5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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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
CHECKED BY:	MP
DATE:	7/29/22
CAD I.D.:	

PROJECT: **REVISED SKETCH PLAN 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

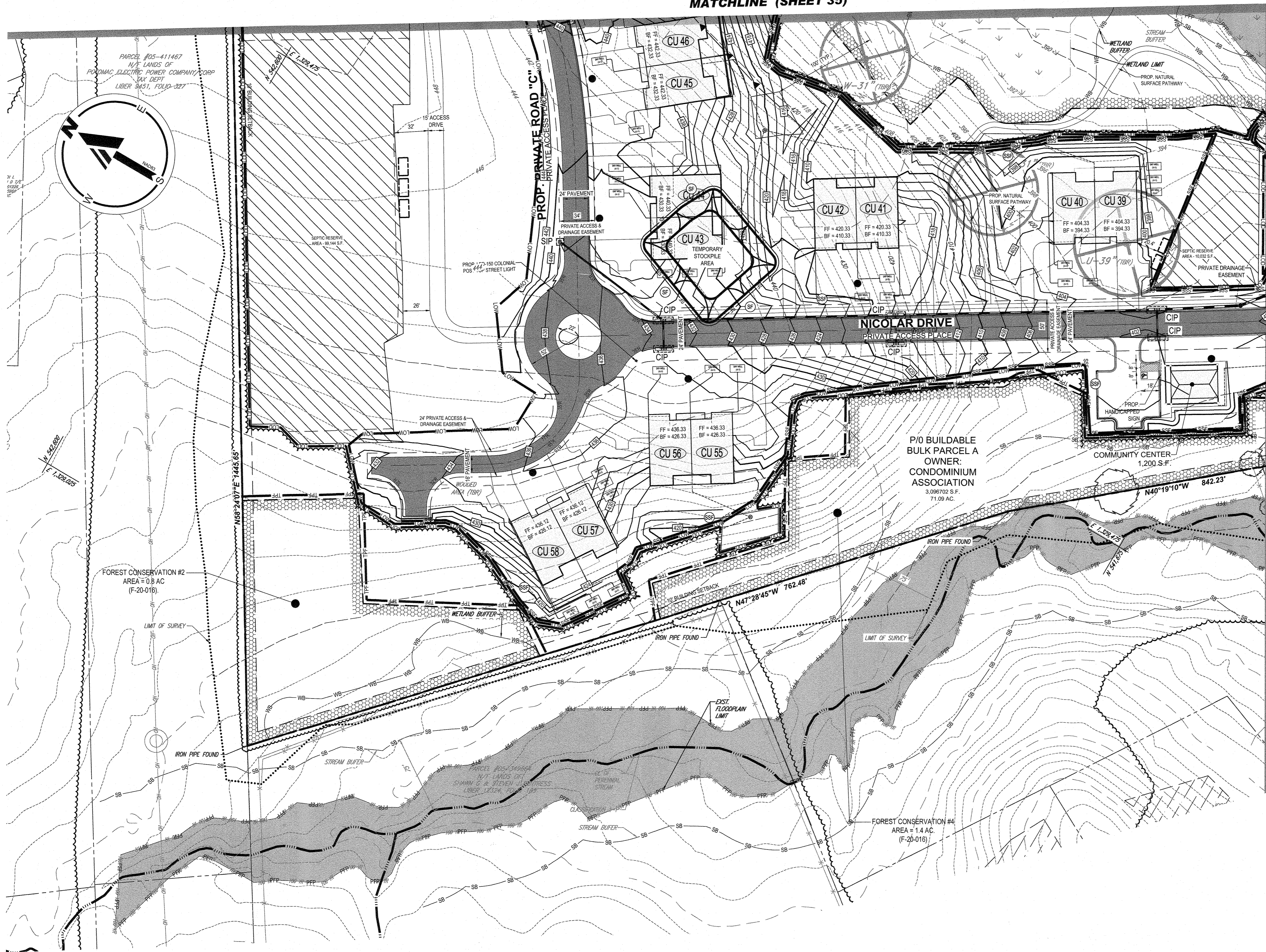
**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 40898  
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40898, EXPIRATION DATE: 7/31/2023

SHEET TITLE: **EROSION AND SEDIMENT CONTROL PLAN**  
 SHEET NUMBER: **33 OF 41**  
 ORG. DATE - 7/29/22

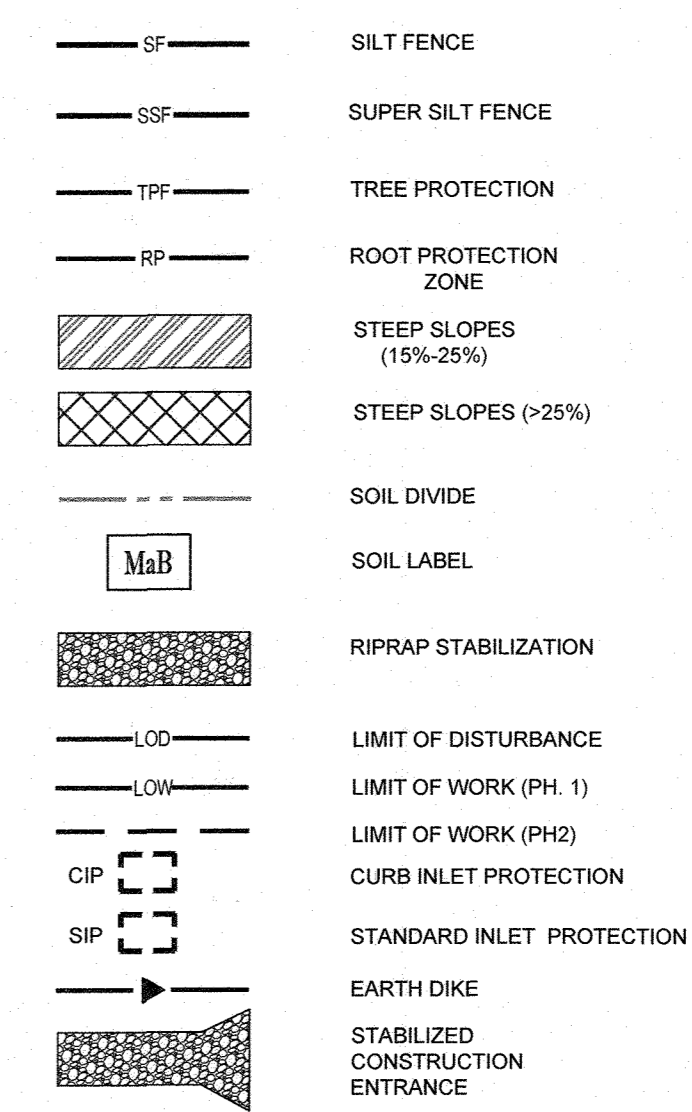
14-117-2102  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 AN SET/SP/MD/2022-0801-2-34-LAYOUT/33-EROS PLAN

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	<i>Ang Goren</i> 9-27-22 PLANNING DIRECTOR	<i>Dr. William J. Cain</i> 7/28/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

MATCHLINE (SHEET 35)



EROSION AND SEDIMENT CONTROL LEGEND



EROSION AND SEDIMENT CONTROL NOTES

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LYHUS PROPERTY

58 SINGLE FAMILY SEMI-DETACHED UNITS

CUTFILL ANALYSIS

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 LIMIT OF WORK: 30.17 AC.

NOTES

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MATCHLINE (SHEET 33)

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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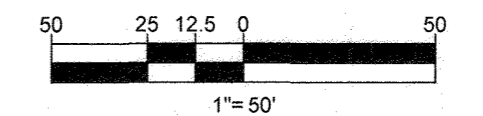
PROJECT No.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 CAD I.D.: 7/29/22  
 EROS - 2

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

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

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 40937  
 I, BRANDON P. 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. 40938, EXPIRATION DATE: 7/30/23

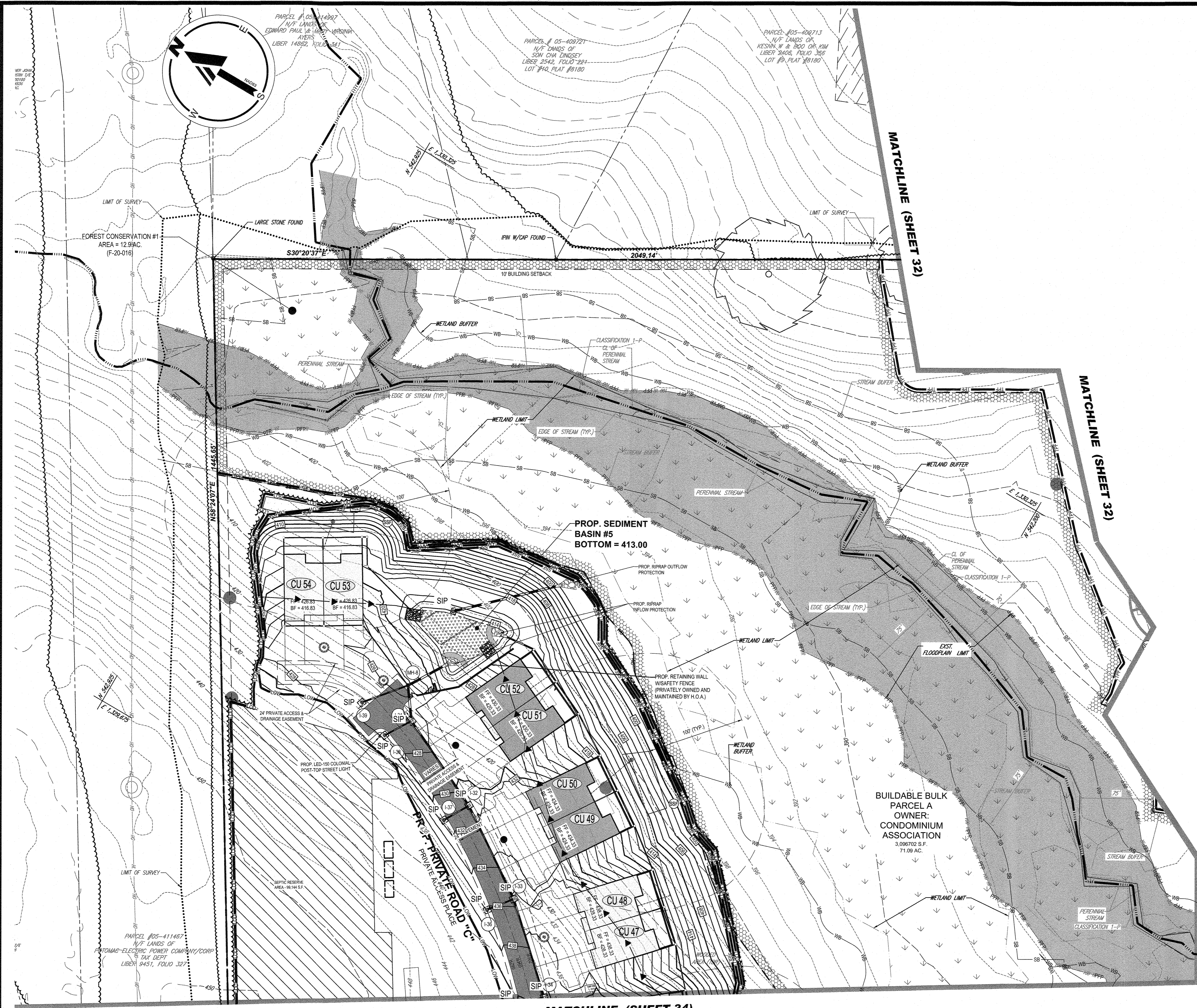
EROSION AND SEDIMENT CONTROL PLAN  
 SHEET NUMBER:  
**34 OF 41**  
 ORG. DATE - 7/29/22



SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	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-17-09b 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	F-20-016	WP-21-011	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 SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE: _____	DATE: 9-28-22	DATE: 9/29/22
_____	_____	_____
PLANNING DIRECTOR	AMC	HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

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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%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- MaB SOIL LABEL
- RIPRAP STABILIZATION
- LCD 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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- WORK LOCATED OUTSIDE OF THE LIMIT OF WORK (LOW-1) AND WITHIN THE LIMIT OF DISTURBANCE (LCD-1) SUCH AS DRY WELLS AND SEPTIC FIELDS SHALL BE COMPLETED ALONG WITH HOUSE CONSTRUCTION ON THE SAME LOT. THE MAJORITY 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

**CUTFILL ANALYSIS**

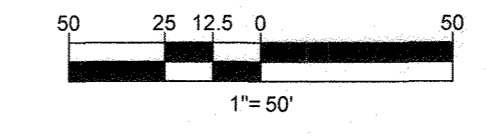
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**NOTES**

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PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

SUBDIVISION NAME: LYHUS PROPERTY SECTION/AREA: N/A DEED # 14532/00469	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-17-01b F-20-016 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: 410-557-1046
TAX MAP: 40 GRID: 24	ZONED: RR-DEO PARCEL 135
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

PROJECT: **REVISED SKETCH PLAN PRELIMINARY EQUIVALENT SKETCH PLAN** FOR

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

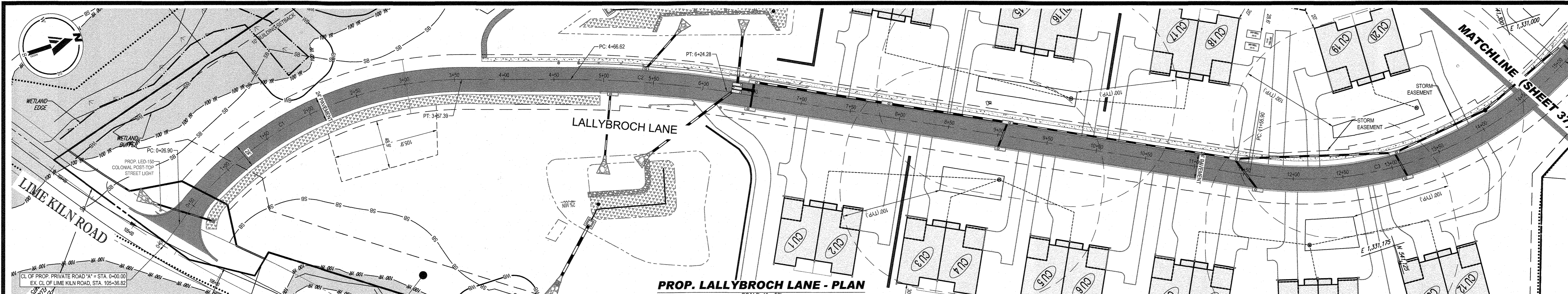
**BOHLER**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 4088  
 I, BRANDON B. 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. 4088, EXPIRATION DATE: 7/23/23

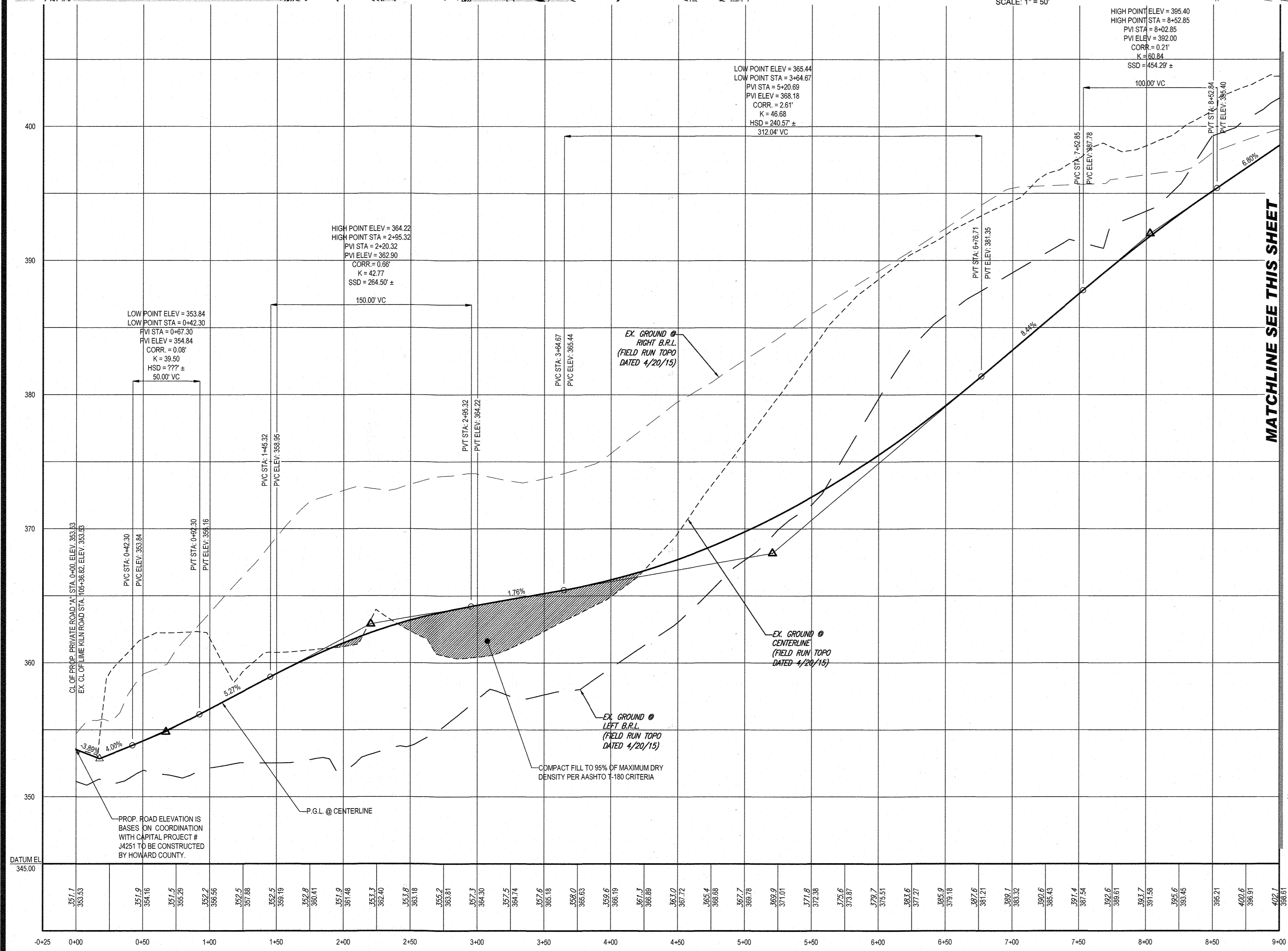
SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL PLAN**  
 SHEET NUMBER:  
**35 OF 41**  
 ORG. DATE - 7/29/22

APPROVED PLANNING BOARD OF HOWARD COUNTY	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.
DATE	<i>Alex Gora</i> 9-28-22 PLANNING DIRECTOR	<i>Will J. Davis</i> 9/28/22 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

AUG 17, 2022  
 H:\14532\00469\DRAWINGS\SP\AN SET\SPES\SP\MD\00872 - ERO1 - LAYOUT - 35 - EROS PLAN

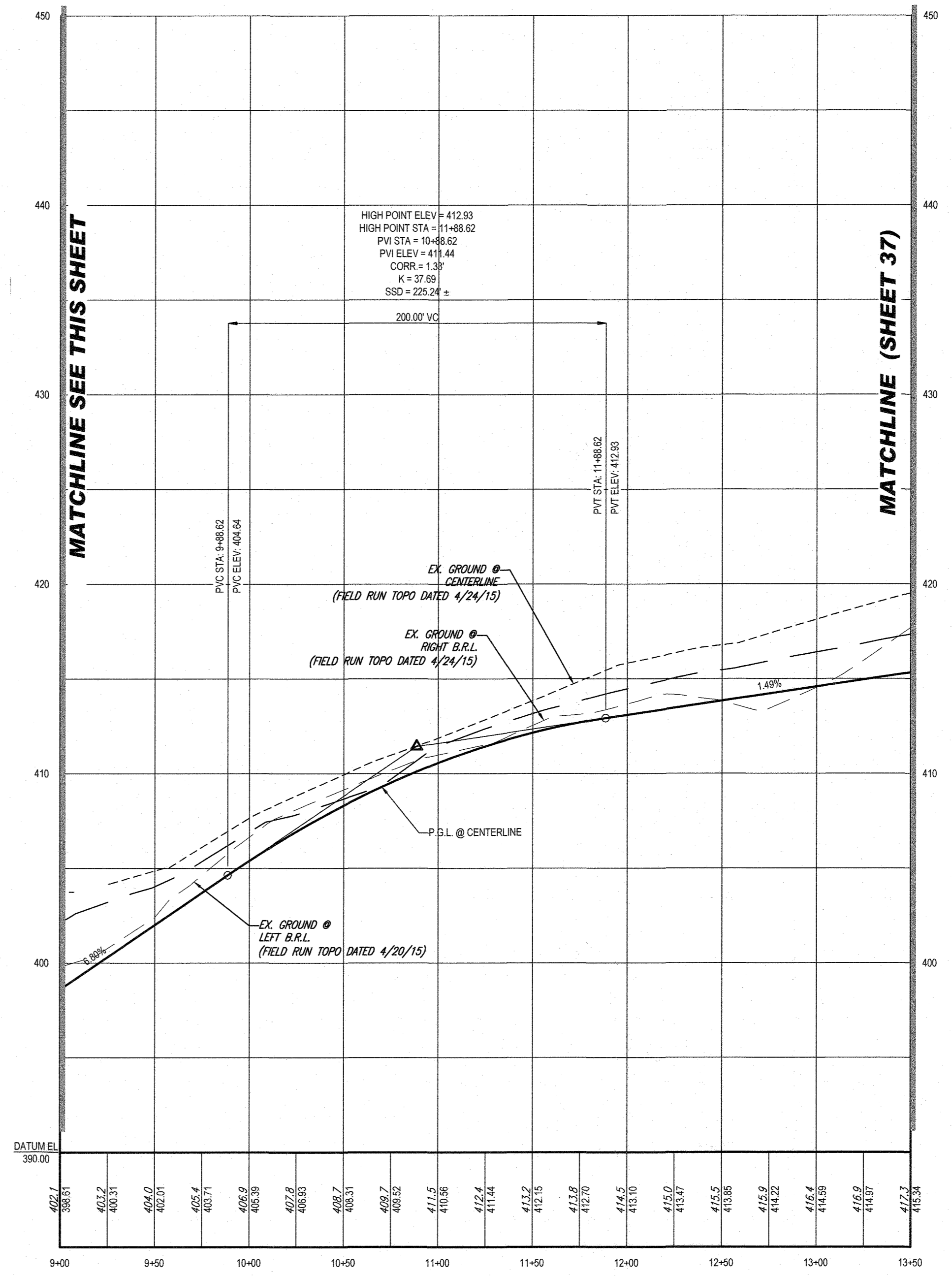


**PROP. LALLYBROCH LANE - PLAN**  
SCALE: 1" = 50'

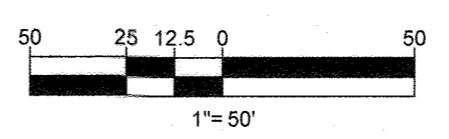


**PROP. LALLYBROCH LANE - PROFILE**  
PRIVATE ACCESS PLACE  
DESIGN SPEED - 25 MPH  
SCALE: 1" = 5' HORIZONTAL  
1" = 5' VERTICAL

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. LALLYBROCH LANE - PROFILE**  
PRIVATE ACCESS PLACE  
DESIGN SPEED - 25 MPH  
SCALE: 1" = 50' HORIZONTAL  
1" = 5' VERTICAL



PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

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

DATE: 9-28-22  
PLANNING DIRECTOR: [Signature]

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58,  
& COMMUNITY CENTER.

DATE: 9/28/22  
HEALTH OFFICER: HOWARD COUNTY HEALTH DEPARTMENT [Signature]

**BOHLER //**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: AVS  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.: PROC.

PROJECT:  
**REVISED SKETCH PLAN  
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

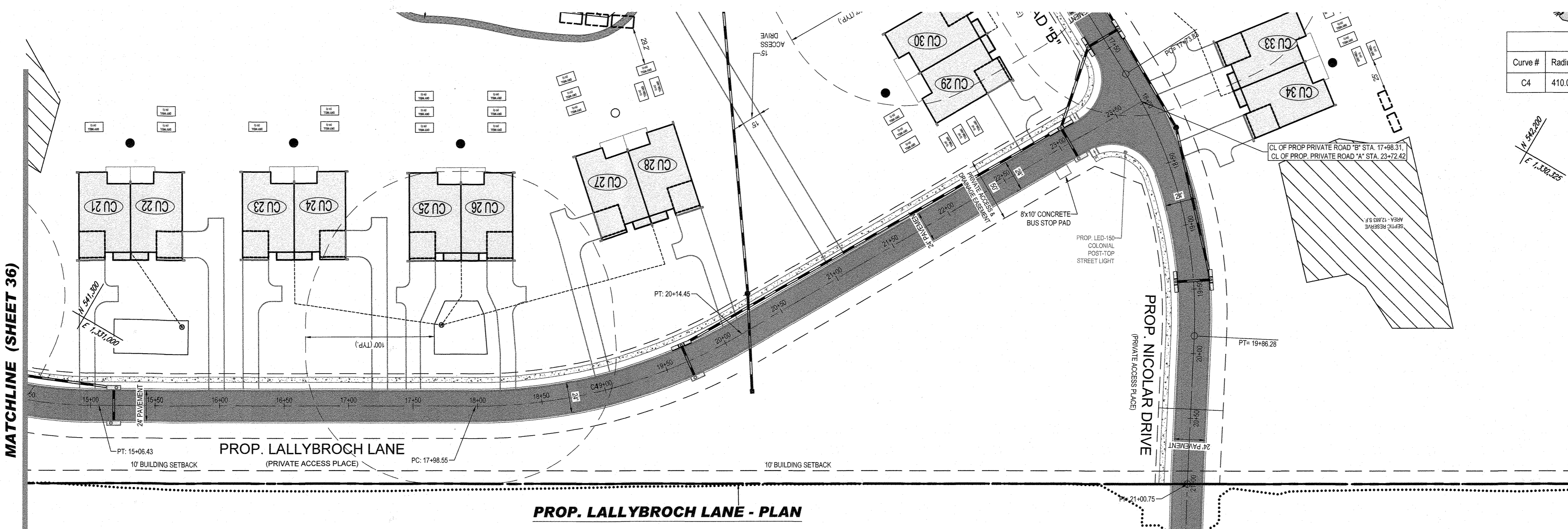
**B.R. ROWE**  
PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 19097  
PROFESSIONAL CERTIFICATE NO. 19097  
I BRANDBOX HAVE HEREBY CERTIFIED THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40688, EXPIRATION DATE: 7/31/2023

SHEET TITLE:  
**ROAD PLAN AND PROFILES**

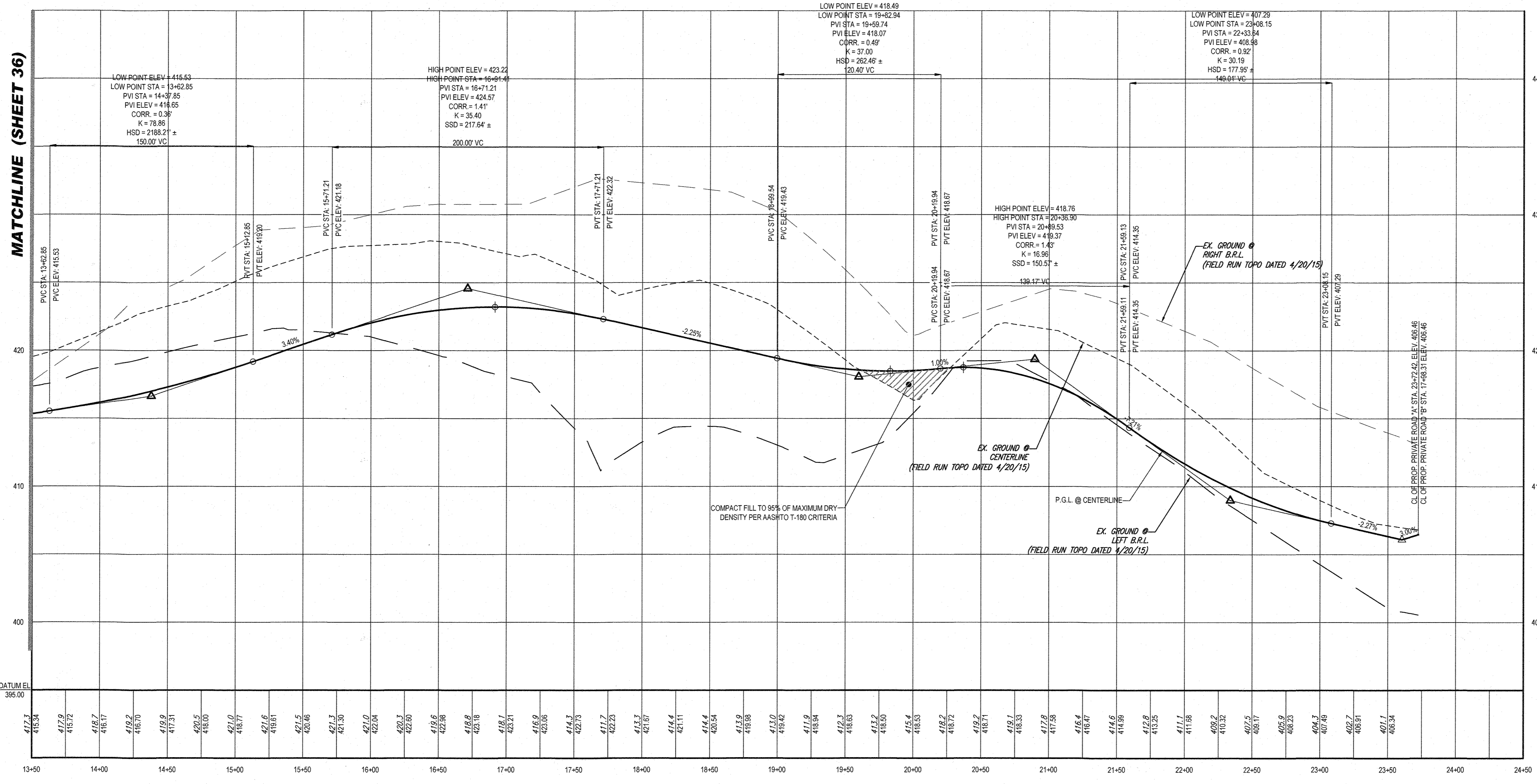
SHEET NUMBER:  
**36 OF 41**

ORG. DATE - 7/29/22

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



**PROP. LALLYBROCH LANE - PLAN**  
 SCALE: 1" = 50'



**PROP. LALLYBROCH LANE - PROFILE**  
 PRIVATE ACCESS PLACE  
 DESIGN SPEED - 25 MPH  
 SCALE: 1" = 50' HORIZONTAL  
 1" = 5' VERTICAL

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

OWNER: LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPETH ROAD #100 ELKRIDGE, MARYLAND 21075	DEVELOPER: ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPETH 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
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-18-070	

REVISIONS		
REV	DATE	COMMENT

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 PROJECT No.: MD1420672  
 DRAWN BY: AVG  
 CHECKED BY: MP  
 DATE: 7/29/22  
 CAD I.D.: PROD-

PROJECT:  
**REVISED SKETCH PLAN  
 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  
 LICENSE NO. 18008  
 I, BRANDON S. 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. 18008, EXPIRATION DATE: 7/31/2023

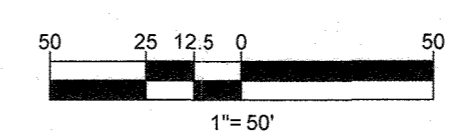
SHEET TITLE:  
**ROAD PLAN  
 AND PROFILES**  
 SHEET NUMBER:  
**37 OF 41**  
 ORG. DATE - 7/29/22

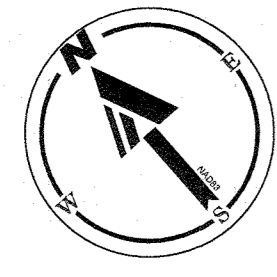
APPR. BY: [Signature] DATE: 9-28-22  
 TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY  
 APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
 DATE: 9/28/22

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: \_\_\_\_\_

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 [Signature]  
 PLANNING DIRECTOR  
 DATE: 9-28-22

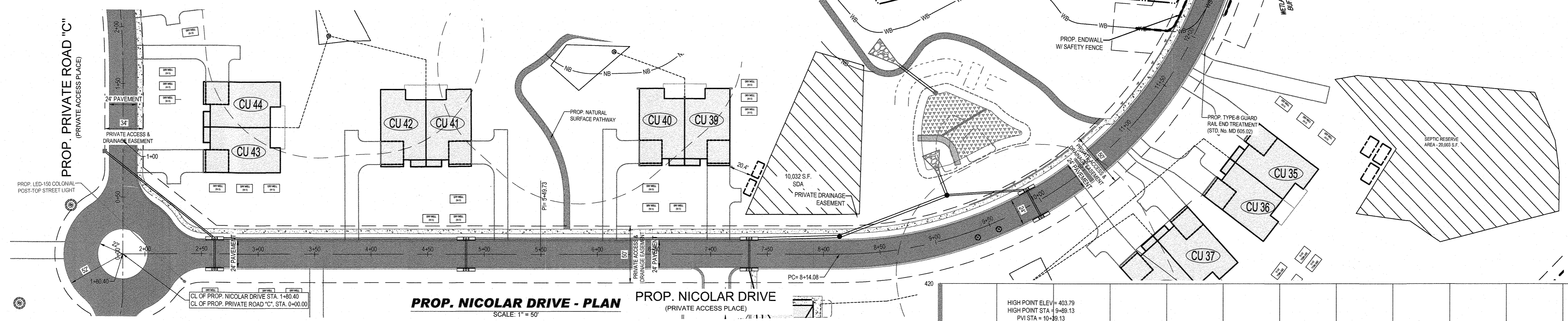
APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56, & COMMUNITY CENTER.  
 [Signature]  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
 DATE: 9/28/22



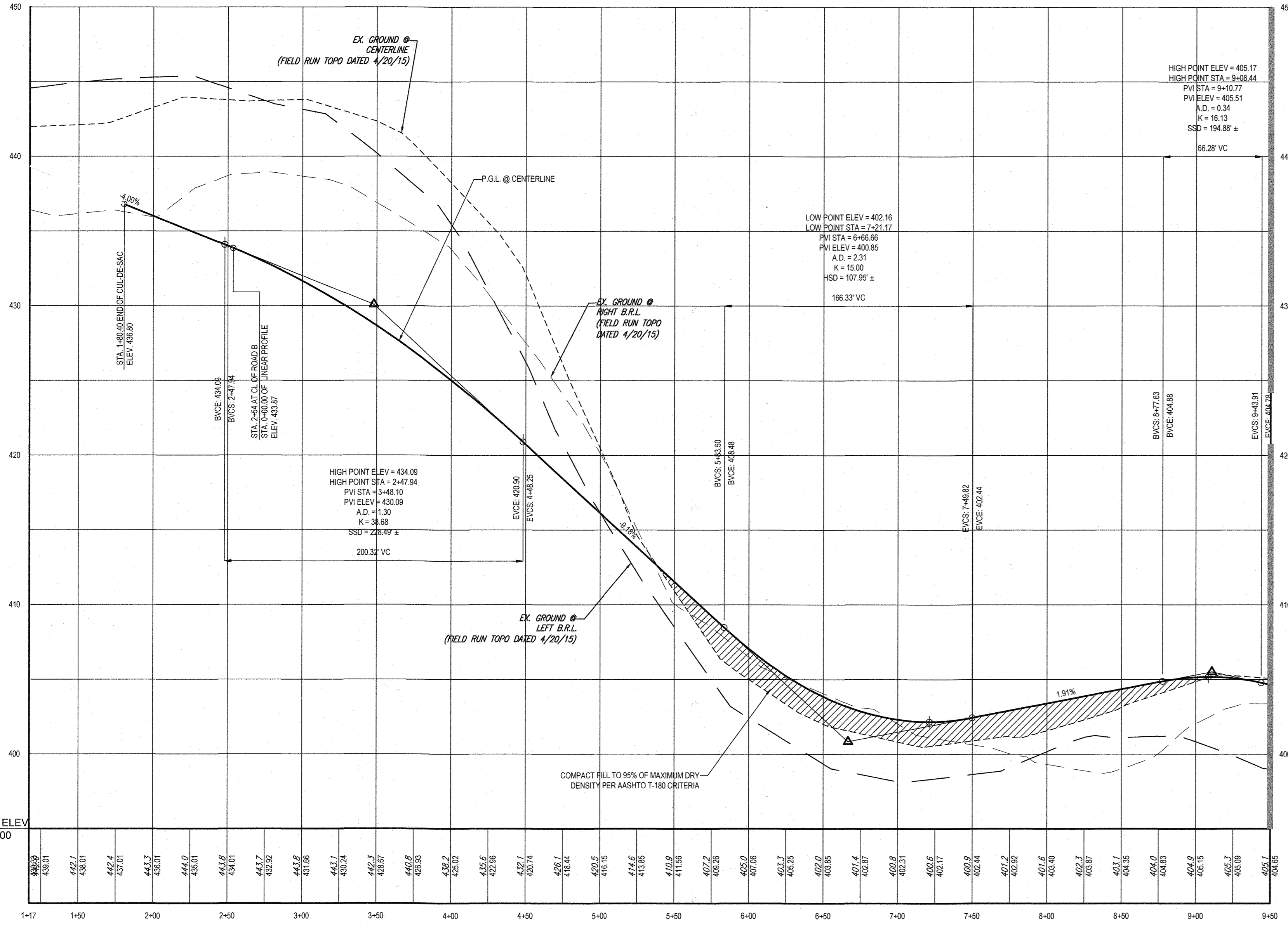


**MATCHLINE (SHEET 39)**

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

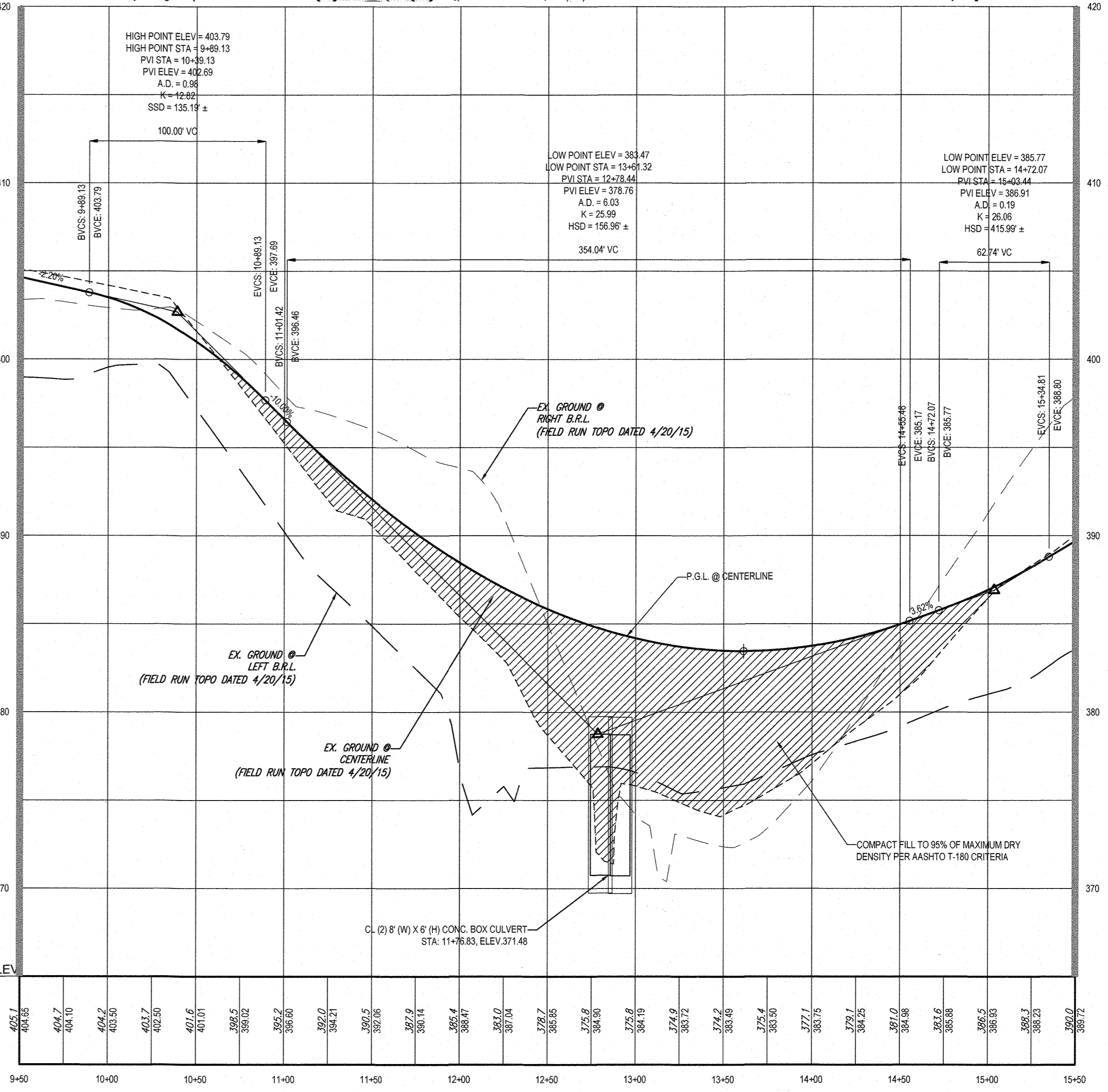


**PROP. NICOLAR DRIVE - PLAN**  
SCALE: 1" = 50'



**PROP. NICOLAR DRIVE - PROFILE**

MATCHLINE SEE THIS SHEET



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

MATCHLINE SEE, SHEET 39

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1420672  
DRAWN BY: AVS  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.: PROD.

PROJECT:  
**REVISED SKETCH PLAN  
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. 8929  
PROFESSIONAL CERTIFICATION  
I, BRANDON B. 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. 40908, EXPIRATION DATE: 10/20/23

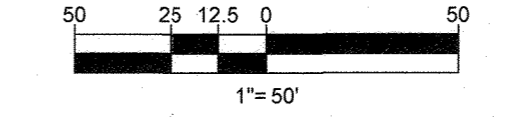
SHEET TITLE:  
**ROAD PLAN  
AND PROFILES**  
SHEET NUMBER:  
**38 OF 41**  
ORG. DATE - 7/29/22

Aug 17, 2022 1:48:27 PM C:\P\22\14532\0469\SP-17-010B-REVISED\14532-02-PROJ-28-LAYOUT-38-ROAD PLAN & PROFILE

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: \_\_\_\_\_

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Steph...*  
PLANNING DIRECTOR # 9-28-22  
DATE: 9/28/22

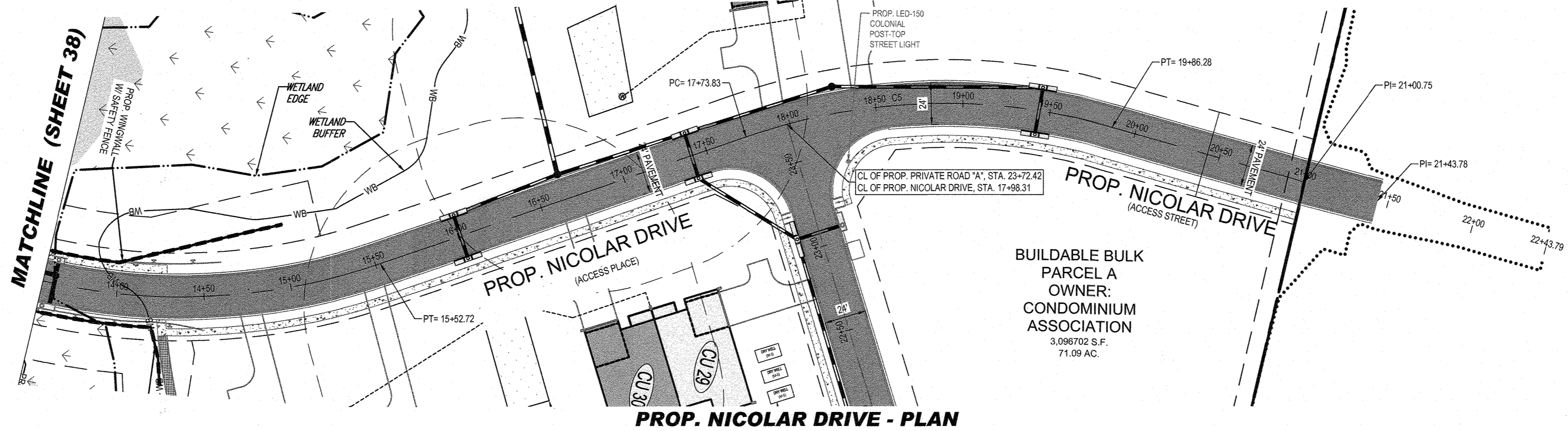
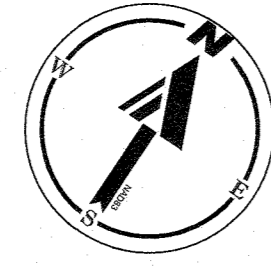
APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58,  
& COMMUNITY CENTER.  
*...*  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 9/28/22



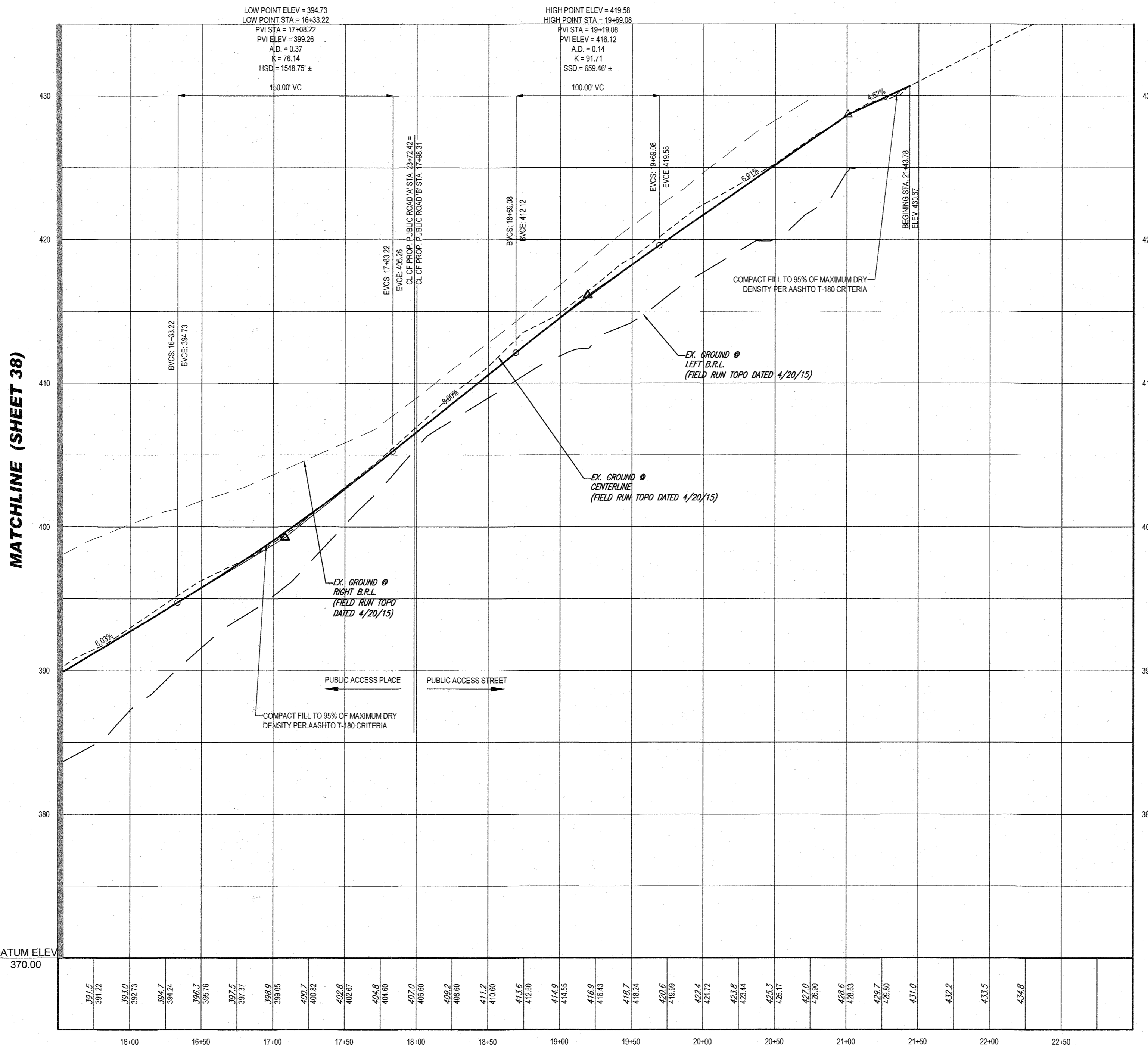
PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-010B AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

PREVIOUS FILE No.: BA-20-002C  
SP-17-010B F-20-016  
ECP-17-059 WP-21-011  
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



**PROP. NICOLAR DRIVE - PLAN**  
SCALE: 1" = 50'



**PROP. NICOLAR DRIVE - PROFILE**

PUBLIC ACCESS PLACE & STREET  
DESIGN SPEED - 25 & 30 MPH  
PAVING SECTION P-2

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

Curve Table				
Curve #	Radius	Length	Chord Direction	Delta
C5	350.00	212.46	N44° 52' 22.28"E	109.61

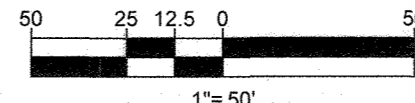
PURPOSE OF THIS PLAN IS TO  
AMEND AND REVISE SP-17-01b  
AS AN AGE-RESTRICTED ADULT  
HOUSING COMMUNITY.

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 #: 14532/00469

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



**BOHLER//**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
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: MP  
DATE: 7/29/22  
CAD I.D.: PROD.

PROJECT:  
**REVISED SKETCH PLAN  
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  
JAMES FRASER  
PROFESSIONAL CERTIFICATION:  
I, BRANDON B. 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. 40889, EXPIRATION DATE: 7/31/23

SHEET TITLE:  
**ROAD PLAN  
AND PROFILES**

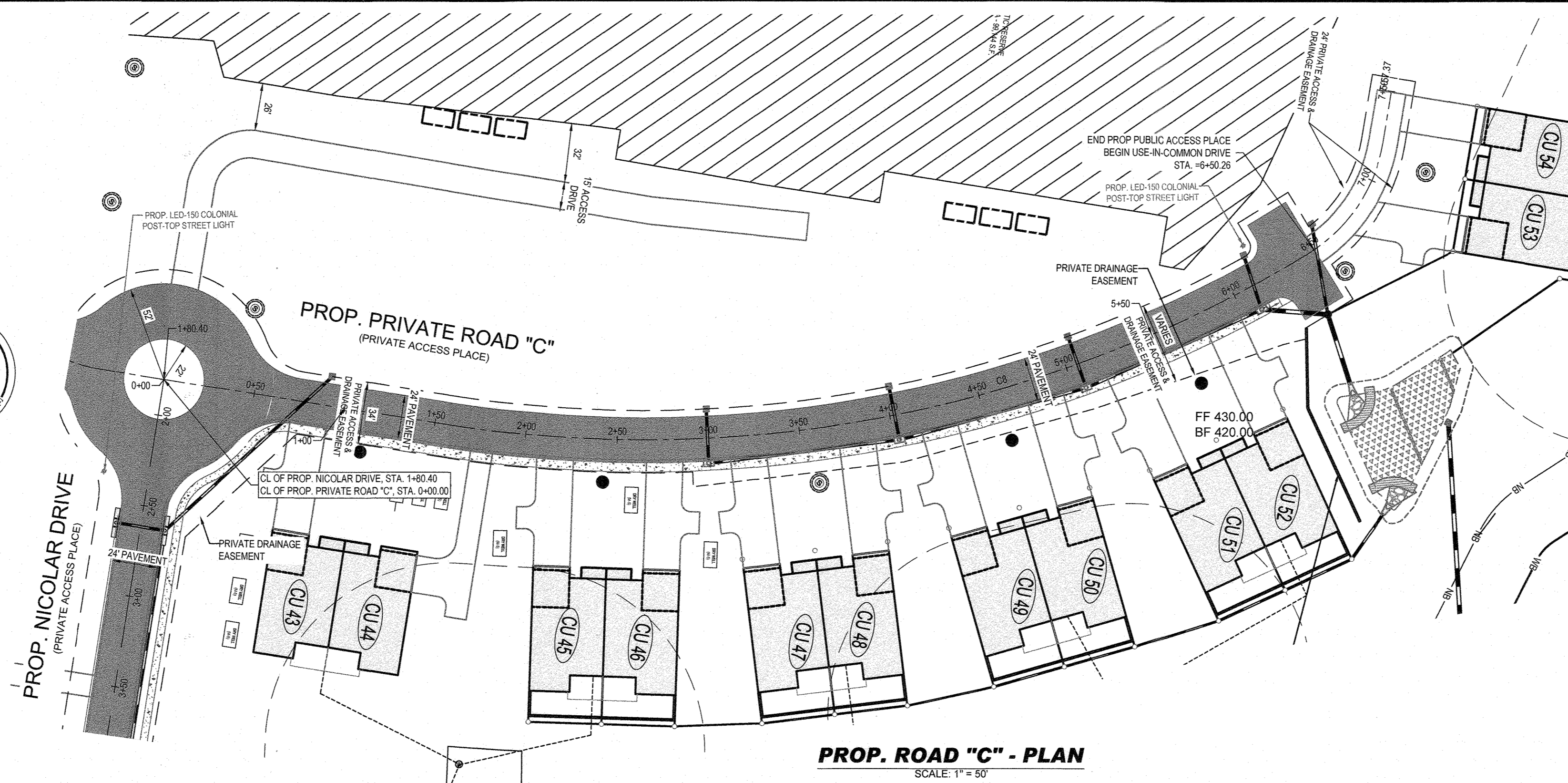
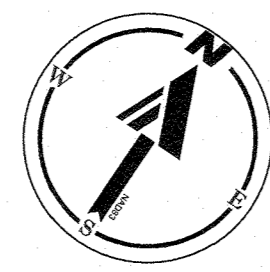
SHEET NUMBER:  
**39 OF 41**  
ORG. DATE - 7/29/22

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: \_\_\_\_\_

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Steph...*  
PLANNING DIRECTOR  
DATE: 9-28-22

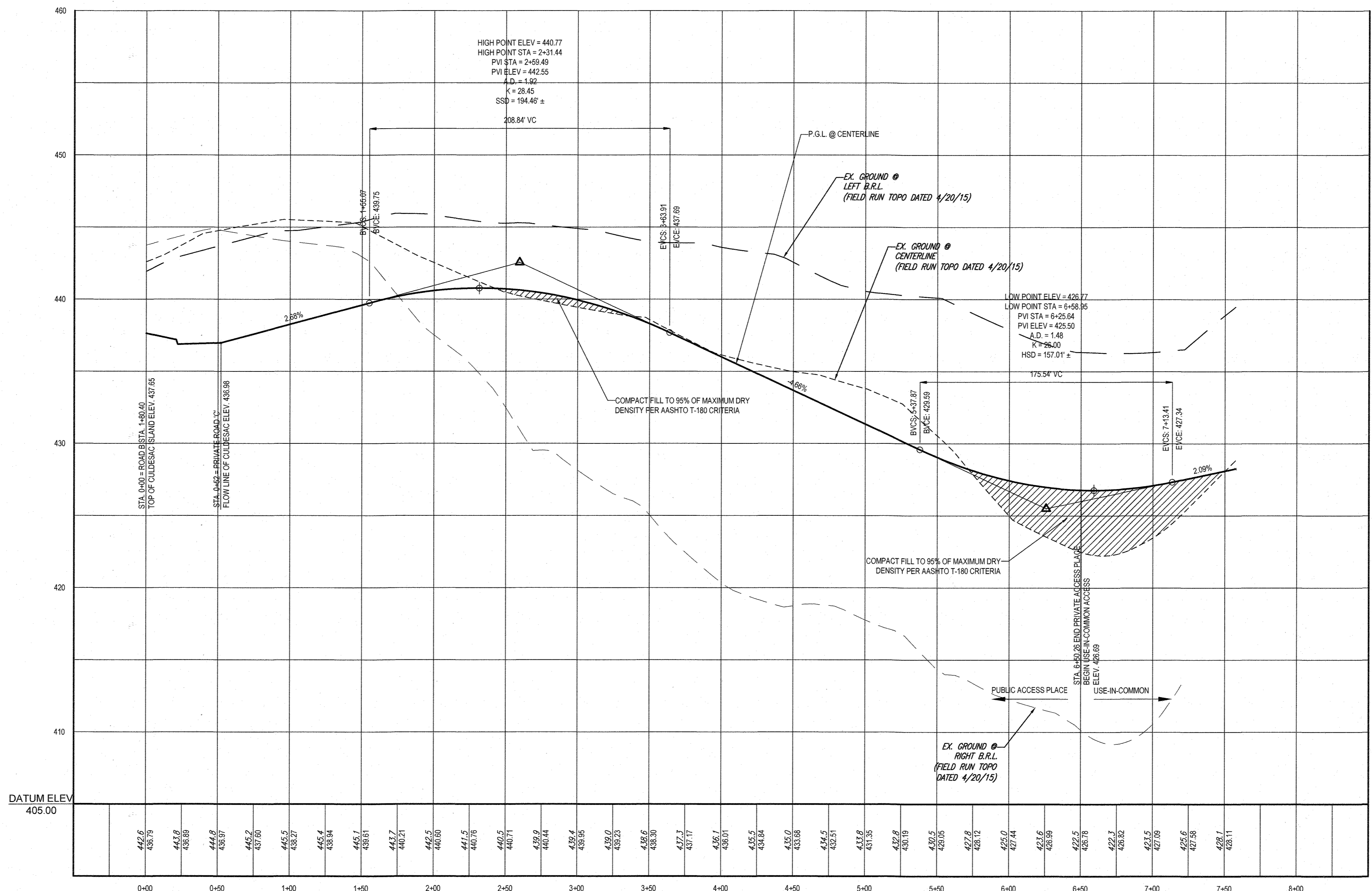
APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-56,  
& COMMUNITY CENTER.  
*...*  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 9/22/22

ANSI Z39-18-2022  
1414840140202703RAWINGSPR AN SETS (SP&P)MD1420672 - PROD - 38--3-LAYOUT-38--ROAD PLAN & PROFILE



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

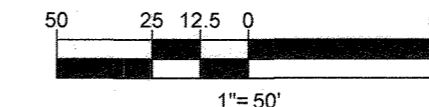
Curve #	Radius	Length	Chord Direction	Delta	Tangent
C8	693.98	489.22	N38° 12' 15.41"E	040.39	255.27



**PROP. PRIVATE ROAD 'C' - PROFILE**

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

SCALE: 1" = 50' HORIZONTAL  
1 1/2" = 5' VERTICAL



PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01b AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

OWNER:	LYHUS DEVELOPMENT, LLC c/o H & H ROCK COMPANIES 6800 DEERPETH ROAD #100 ELK RIDGE, MARYLAND 21075
DEVELOPER:	ROCK REALTY INC. c/o H & H ROCK COMPANIES 6800 DEERPETH 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	

SUBDIVISION NAME:	LYHUS PROPERTY SECTION/AREA: NA DEED # 14532/00469
PREVIOUS FILE No.:	BA-20-002C SP-17-01b F-20-016 ECP-17-056 WP-19-070
	WP-21-011

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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**NOT APPROVED FOR CONSTRUCTION**

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PROJECT No.:	MD1420672
DRAWN BY:	AVG
CHECKED BY:	MP
DATE:	7/29/22
CAD I.D.:	PROD-

**REVISED SKETCH PLAN  
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  
I, BRANDON B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4898, EXPIRATION DATE: 7/31/23

**ROAD PLAN  
AND PROFILES**

SHEET NUMBER:  
**40 OF 41**

ORG. DATE - 7/29/22

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

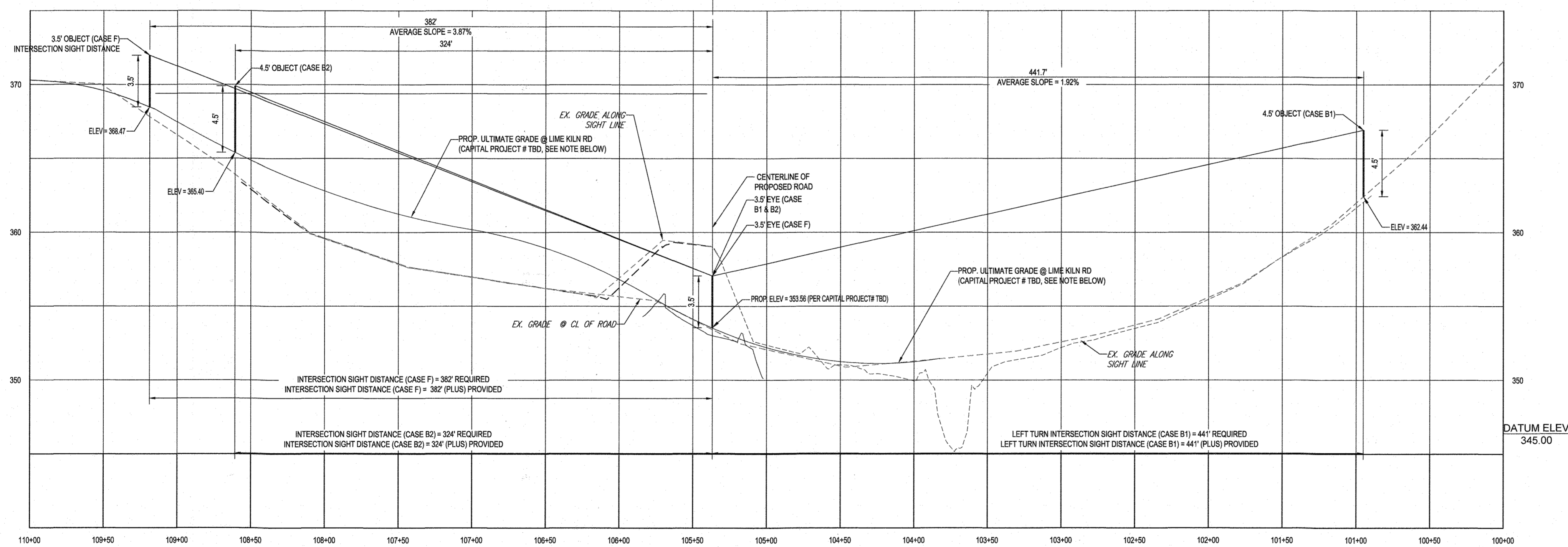
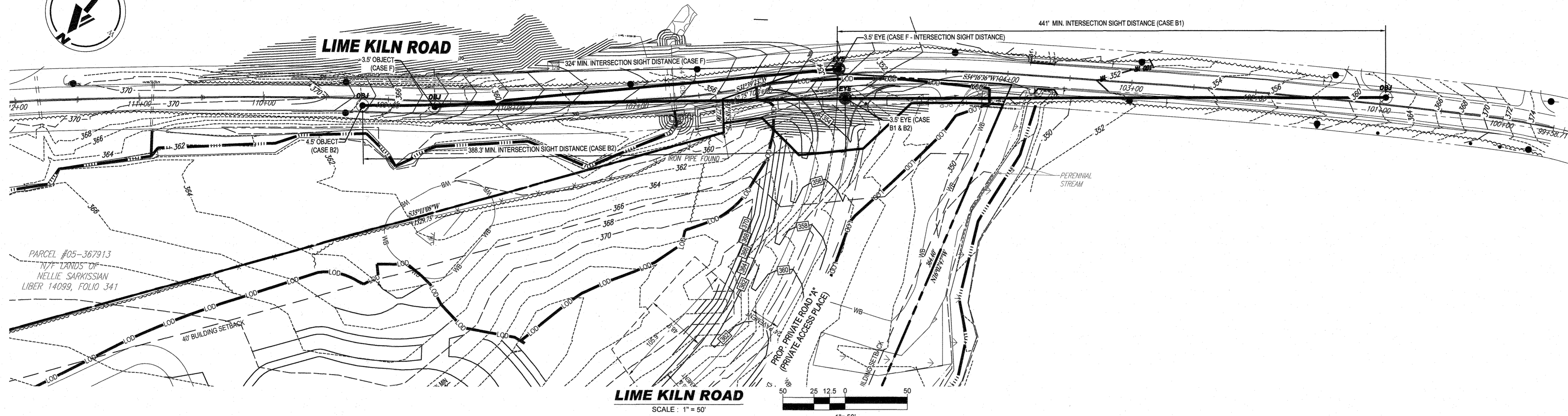
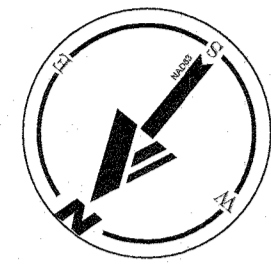
TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Max Guma* 7-28-22  
PLANNING DIRECTOR, MPA  
DATE

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.

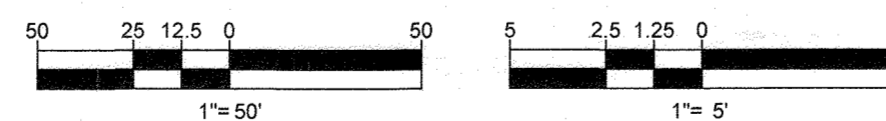
*James Fraser* 7/27/22  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE





**PROPOSED LIME KILN ROAD (CAPITAL PROJECT# TBD)**

SCALE: 1" = 50'  
(MINOR COLLECTOR 60' PUBLIC R.O.W.)  
SPEED 30 M.P.H.



**NOTE:**

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

**BOHLER ENGINEERING**

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

**SIGHT DISTANCE ANALYSIS**

$V_{major} = 40$	(Design Speed, mph - Major Road)
$V = 40$	(Design Speed, mph)
$a = 11.2$	Deceleration Rate, $ft/s^2$ (Std decel rate for Passenger Cars = 11.2 sec.)
$G_1 = 1.9$	(Road Grade % - To Right (for left turn))
$G_2 = 3.87$	(Road Grade % - To Left (for right turn))
$t_g(\text{Case B1}) = 7.5$	- 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 time
BDG =	Distance traveled during braking (braking to a stopped position)

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

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

**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**

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

**Stopping Sight Distance (on Grades)**

SSD = BRT + BDG

Braking Reaction Time = Distance Traveled

BRT =	$1.47Vt$
BRT =	$1.47 \times 40 \times 2.5$
BRT =	147 ft

**Left Turn**

BDG =	$\frac{V^2}{30 ((a/32.2) \pm G_1)}$
BDG =	$\frac{40^2}{30 ((11.2 / 32.2) \pm 1.9 \%)}$
BDG =	1600
BDG =	11.02
BDG =	145.23 ft
BRT + BDG =	SSD (Left)
147 + 145 =	292 ft

**Right Turn**

BDG =	$\frac{V^2}{30 ((a/32.2) \pm G_2)}$
BDG =	$\frac{40^2}{30 ((11.2 / 32.2) \pm 3.87 \%)}$
BDG =	1600
BDG =	11.60
BDG =	137.98 ft
BRT + BDG =	SSD (Right)
147 + 138 =	285 ft

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**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  
CHECKED BY: MP  
DATE: 7/29/22  
CAD I.D.:

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

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

**B.R. ROWE**  
PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 40062  
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. 40062, EXPIRATION DATE: 7/31/23

SHEET TITLE: **SIGHT DISTANCE ANALYSIS**  
SHEET NUMBER: **41 OF 41**  
ORG. DATE - 7/29/22

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
DATE: 9-28-22  
PLANNING DIRECTOR: [Signature]

APPROVED FOR SHARED WATER AND SHARED SEWER SYSTEM FOR ARAH CU # 1-58, & COMMUNITY CENTER.  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: [Signature]

PURPOSE OF THIS PLAN IS TO AMEND AND REVISE SP-17-01B AS AN AGE-RESTRICTED ADULT HOUSING COMMUNITY.

PREVIOUS FILE NO.: BA-20-002C  
SP-17-010b F-20-016  
ECP-17-056 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