C. WAIVER TO DESIGN MANUAL, VOL. II, WATER AND SEWER, 3.3(B)(2)(C), FOR THE INSTALLATION OF THE PROPOSED FORCE MAIN SEWER TO SB WB STREET HAVE A MAXIMUM LENGTH OF 1,200 FT WAS APPROVED ON JANUARY 17, 2018, SUBJECT TO THE FOLLOWING:

FOLLOWING CONDITIONS:

2. THE PROPOSED SHARED DRIVEWAY WILL NEED TO MEET THE NECESSARY SPECIFICATIONS AND REQUIREMENTS

5. OTHERS: APPROVAL OF THIS WAIVER SHALL NOT PRECEDE OTHER APPROVALS REQUIRED BY MDE, THE HEALTH DEPARTMENT APPROVAL OF FINAL RECORD PLAT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE PERMITTED UNTIL THE CROSSING HAS BEEN COMPLETED. THE CROSSING AREA SHOULD BE CLEANED OF MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE.

THE PROPOSED SHARED ACCESS WILL NEED TO BE IN CONFORMANCE WITH THE ENGINEERING DESIGN MANUAL. PUBLIC ROAD WILL HAVE TO BE EXTENDED IN ACCORDANCE WITH HOWARD COUNTY REGULATION. CONDITIONAL USE IS APPROVED AND THE NUMBER OF DWELLING UNITS IS INCREASED, THIS WAIVER APPROVAL WILL BE VOID AND A RECOMMENDATION AND REVIEW OF A VARIANCE REQUEST. WELL AND WELL BOX EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE PERMITTED UNTIL THE CROSSING HAS BEEN COMPLETED. THE CROSSING AREA SHOULD BE CLEANED OF MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE.

1. THE DETAILED JUSTIFICATION PROVIDED BY BOHLER ENGINEERING IN A LETTER DATED APRIL 28, 2021.

14. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN

10. WETLANDS EXIST ON SITE BASED UPON A WETLAND DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL 27, 2017. FIELD WORK

15. A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 6/9/15.

10. CURB AND GUTTER WILL BE PROVIDED ON ALL ROADS AND SHARED DRIVEWAY

15. A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 6/9/15.
NOTE: ON LOT 20, SEWER FORECMAIN MUST MEET COMAR 26.04.04.0483 TO ALLOW IT TO PASS WITHIN 50 FEET OF THE WELL BOX.
PRELIMINARY LANDSCAPE PLAN
LYHUS PROPERTY
PROPOSED AGE-RESTRICTED COMMUNITY
ELKRIDGE, MARYLAND 21075
ROCK REALTY INC. c/o H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
TOWSON, MARYLAND 21204

DEVELOPER: SUBDIVISION NAME: LYHUS PROPERTY
TAX MAP: 40 GRID: 24 ZONED: RR-DEO
PARCEL: 135

PROJECT:
CAD I.D.:
SHEET NUMBER:

1"=50'

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL.

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN PERMISSION FROM THE OWNER OR PERSON PREPARE OR APPROVE THE DOCUMENTS.

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

E.R. McWILLIAMS

APPROVED DATE: 1/7/22

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY EQUIVALENT SKETCH PLAN

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12170 LIME KILN ROAD
TOWSON, MARYLAND 21204
FAX: (410) 821-7900

E.R. McWILLIAMS

PRELIMINARY LANDSCAPE PLAN

28 OF 41

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PRELIMINARY LANDSCAPE PLAN

28 OF 41

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E.R. McWILLIAMS
LANDSCAPE SPECIFICATIONS

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

NOTES AND DETAILS

FAIRFAX COUNTY, VIRGINIA

DATE

OWNER:

PRELIMINARY EQUIVALENT SKETCH PLAN

LYNUS
PROPERTY
PROPOSED
AGE-RESTRICTED
COMMUNITY

29 OF 41
TENTATIVELY APPROVED

380 MATCHLINE (SHEET 38)

APPROVED FOR PRIVATE WATER AND MULTI-USE SEWERAGE SYSTEM FOR ARAH

6.03% 390.00

6.03% 390.00

390.00 MATCHLINE (SHEET 38)

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

DATE  

CU # 1-58, &  COMMUNITY CENTER.

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DATE

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PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR

DEPARTMENT OF PLANNING AND ZONING

TENTATIVELY APPROVED

DATE

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