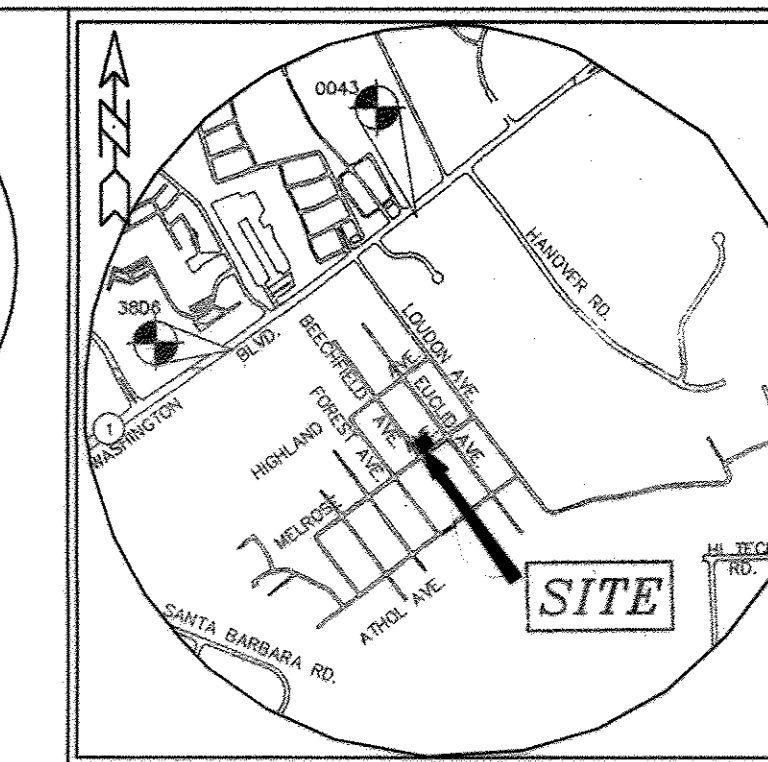
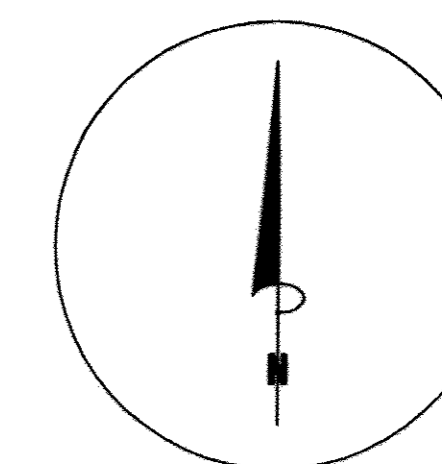


PROJECT SITE SOILS		K-VALUE	
SYMBOL	SOIL GROUP	CHILLUM	BELTSVILLE
UcD	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes for the entire project site.	C/D	0.37

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SEWER AND WATER CONTRACT NUMBERS ARE RESPECTIVELY 23S AND 457B.



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP=35, GRID=C4

GEODETIC SURVEY CONTROLS

HOWARD COUNTY MONUMENT 3806
N. 557,155.429 E. 1,384,992.260 EL:174.525
HOWARD COUNTY MONUMENT 3805
N. 558,378.540 E. 1,386,524.200 EL:192.990



PROJECT NARRATIVE

THE PROJECT SITE IS LOCATED AT 6397 BEECHFIELD AVENUE IN ELKRIDGE, HOWARD COUNTY, MARYLAND 21075. IT IS A TRACT OF LAND IDENTIFIED AS PARCEL 873 IN R-12 ZONING WITH A TOTAL AREA OF 12,000 SQUARE FEET. CURRENTLY, THE SITE HAS AN EXISTING HOUSE BUILT IN 1942 AND WILL BE DEMOLISHED FOR THE PROPOSED REDEVELOPMENT. THERE ARE NO VISIBLE ENVIRONMENTAL FEATURES SUCH AS WETLANDS, STREAMS, STREAM BUFFER, STEEP SLOPES AND FORESTED AREAS. THE SITE DOES NOT HAVE ANY TMDL, HIGHLY ERODIBLE SOILS AND IT IS NOT WITHIN ANY 100-YEAR FLOODPLAIN.

IT IS THE INTENT OF THE OWNER KADY GROUP TO BUILD FOUR RESIDENTIAL HOUSES WITH A TOTAL IMPERVIOUS AREA OF 5,431.73 SQUARE FEET. THE ANTICIPATED TOTAL OF DISTURBED AREA WILL BE 15,403.0 SQUARE FEET.

FOR THIS SITE, THE STORMWATER MANAGEMENT PLAN WILL BE BASED ON THE MARYLAND ENVIRONMENTAL SITE DESIGN PRACTICES AND HOWARD COUNTY TO REDUCE THE IMPERVIOUS AREA, PROVIDE WATER QUALITY AND RESTORE THE GROUNDWATER RECHARGE VOLUME THROUGH THE USES OF FOUR RAIN GARDENS M-7 AND RAIN BARRELS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 12,000 S.F.± OR 0.2755 AC±
3. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE VIA EXISTING CONTRACT 23-S.
4. ON-SITE TOPOGRAPHY BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY AAH CONSULTANTS, LLC IN JUNE 23RD 2014 WITH TWO FOOT CONTOURS. OFF SITE TOPOGRAPHY BASED ON HOWARD COUNTY 1998 AERIAL TOPOGRAPHIC SURVEY WITH FIVE FOOT CONTOURS.
5. THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES, CEMETERIES, STEEP SLOPES, WETLANDS, STREAMS AND STREAM BUFFERS ON-SITE.
6. FOR THIS DEVELOPMENT PROJECT, LANDSCAPING WILL BE REQUIRED FOR LOT 464 IS ADJACENT TO A ROADWAY.
7. THIS PROJECT IS EXEMPT PER SECTION 16.1202(b)(1)(i) FOR A FOREST CONSERVATION PLAN FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN SIZE.
8. STORMWATER MANAGEMENT IS PROVIDED VIA RAIN BARRELS AND RAIN GARDENS M-7 WITH OVERFLOW SPLASH BLOCKS IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL USING ESD METHODS. ON-SITE SWM PRACTICES ARE SUBJECT TO THE REQUIREMENTS OF A RECORDED DECLARATION OF COVENANTS.
9. THIS PROJECT SHALL COMPLY WITH THE MARYLAND AVIATION ADMINISTRATION'S VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATIONS FOR PROJECTS WITHIN 4 MILES OF THE BALTIMORE WASHINGTON INTERNATIONAL AIRPORT, DATED JULY 1, 2004.
10. THIS PROPERTY IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
11. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
12. PREVIOUS DPZ FILE REFERENCE IS 23-S.
13. ANY APPROVAL OF THIS ECP IS FOR THE SWM DESIGN ONLY. THIS APPROVAL IS NOT AN APPROVAL FOR ROAD IMPROVEMENTS OR STORM DRAIN DESIGN.

LEGEND

- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ PEPCO POWER POLE
- ⊕ WATER METER
- E— ELECTRIC OVERHEAD WIRE
- S— SEWER LINE
- SD— STORM DRAIN LINE
- W— WATER LINE
- WF— WOOD FENCE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- x 145.3 EXISTING GRADE
- + 146.0 PROP. GRADE
- 148 PROP. CONTOUR
- 146- EXISTING CONTOUR
- SWM-RAIN GARDEN M-7
- LIMITS OF DISTURBANCE

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA, 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3801 CALVERTON BOULEVARD
BELTSVILLE, MD, 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W.
WASHINGTON, D.C. 20032

SITE ANALYSIS DATA CHART

- a. TOTAL PROJECT AREA: 0.2755 ACRES±
- b. LIMIT OF DISTURBED AREA: 0.310 ACRES±
- c. SUBJECT PROPERTY ZONED "R-12" PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- d. PROPOSED USES FOR SITE & STRUCTURES: SINGLE FAMILY ATTACHED DWELLINGS (DUPLX)
- e. BUILDING COVERAGE OF SITE: 0.1 ACRES OR 36.30% OF GROSS AREA
- f. DPZ FILE REFERENCES: SDP-16-006
- g. TOTAL NUMBER OF UNITS PROPOSED FOR THIS SUBMISSION: 4 (2 DUPLEX)
- h. THE REQUIRED PARKING SPACE FOR EACH LOT IS 3.
- i. THE PROPOSED PARKING SPACE FOR EACH LOT IS 3.

OWNER/DEVELOPER

Kady Group Inc.
c/o Darryls S
6397 Beechfield Avenue
Elkridge MD 21075
(301) 674-5197

PERMIT INFORMATION CHART

SUBDIVISION NAME:		SECTION/AREA		LOT/PARCEL No.	
HARWOOD PARK		N/A		464 THRU 467	
DEED	GRID	ZONING	TAX MAP No.	ELECT. DISTRICT	CENSUS TRACT
L.16091 F.370	13	R-12	38	1st	6012.04
WATER CODE			SEWER CODE		
23-S			23-S		



Scale 1" = 20'

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER *[Signature]* DATE 4/4/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

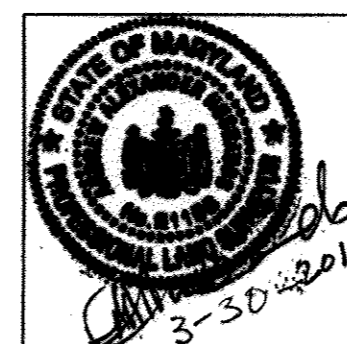
[Signature] 4-13-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4-11-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: ANDREW HUSBANDS *[Signature]*
LICENSE No. : 21188 EXPIRATION DATE: 01-04-2020



ECP-16-003

ENVIRONMENTAL CONCEPT PLAN
#6397-6399 BEECHFIELD AVENUE
ELKRIDGE, MD 21075
HARWOOD
LOTS 464-467

PARCEL 873 ZONING DISTRICT R-12
TAX MAP 38 GRID 13 LIBER 16091 FOLIO 370
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND.

AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 203
LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

DRAWN	R.P.
DESIGNED	
CHECKED	A.H.
SCALE	1" = 20'
DATE	
SHEET	1 OF 1
JOB No.	15-087