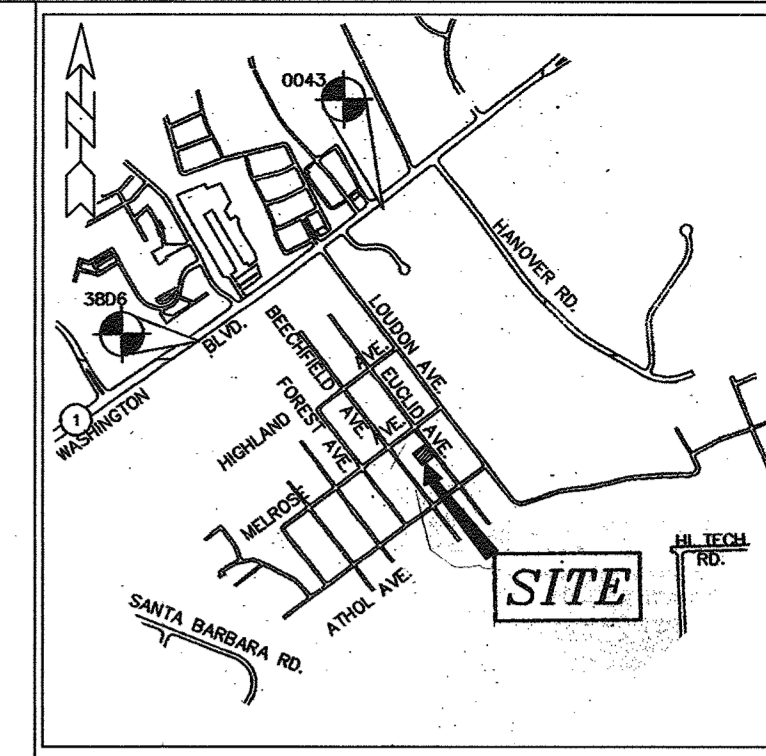
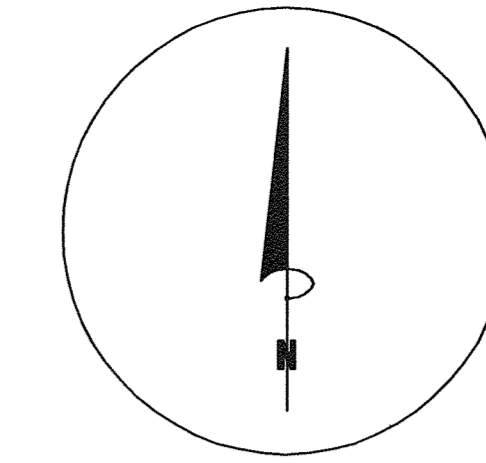


**UTILITY DISCLAIMER**

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.

PROJECT SITE SOILS		
SYMBOL	NAME/DESCRIPTION	SOIL GROUP
UcD	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes for the entire project site. Urban Land K is not applicable and HSG - D Chillum K varies between 0.20 to 1.98 in/hr and HSG - C Beltsville K varies between 0.00 to 0.06 in/hr and HSG - C	C/D



VICINITY MAP  
SCALE: 1" = 2000'  
ADC MAP=35, GRID=4

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

**GENERAL NOTES:**

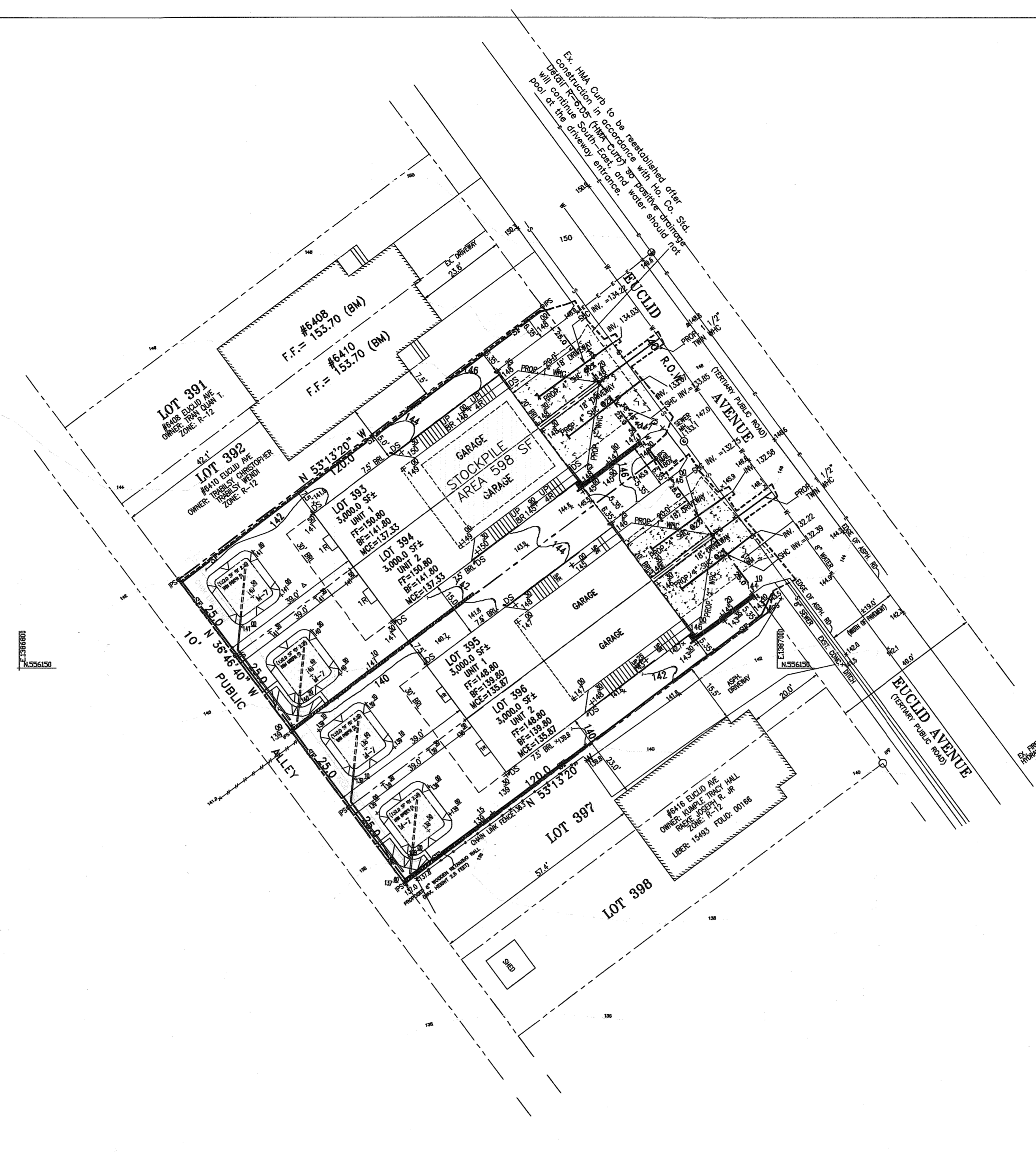
1. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 12,000 S.F.± OR 0.2755 AC±
3. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE VIA EXISTING CONTRACT 23-S.
4. ON-SITE TOPOGRAPHY BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY AAH CONSULTANTS, 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 FLOODPLANS, HISTORIC STRUCTURES, CEMETERIES, STEEP SLOPES, WETLANDS, STREAMS AND STREAM BUFFERS ON-SITE.
6. THIS SITE DEVELOPMENT PLAN, LANDSCAPING IS NOT NECESSARY SINCE LOTS 393-396 ARE INTERNAL LOT OF THE SUBDIVISION.
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 GARDENS M-7 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.

**PROJECT NARRATIVE**

THE PROJECT SITE IS LOCATED AT 6412-6414 EUCLID AVENUE IN ELKRIDGE, HOWARD COUNTY, MARYLAND 21075. IT IS A TRACT OF LAND IDENTIFIED AS LOTS 393-396 IN R-12 ZONING WITH A TOTAL AREA OF 12,000 SQUARE FEET. CURRENTLY, THE SITE HAS AN EXISTING HOUSE BUILT IN 1945 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 INTERCOM INVESTMENT LLC TO BUILD FOUR RESIDENTIAL HOUSES WITH A TOTAL IMPERVIOUS AREA OF 5,431.73 SQUARE FEET. THE ANTICIPATED TOTAL OF DISTURBED AREA WILL BE 12,761.7 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.



**LEGEND**

- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- PP PEPCO POWER POLE
- WM WATER METER
- E— ELECTRIC OVERHEAD LINE
- S— SEWER LINE
- W— WATER LINE
- WF— WOOD FENCE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- x 145.3 EXISTING GRADE
- + 145.2 PROP. GRADE
- 148 PROP. CONTOUR
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE
- SF SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SWM-RAIN GARDEN M-7

**UTILITY COMPANIES**

- POTOMAC ELECTRIC POWER CO.  
701 9th STREET, N.W.  
WASHINGTON D.C. 20068  
202-331-6237
- GAS SERVICE  
WASHINGTON GAS COMPANY  
8801 INDUSTRIAL RD  
SPRINGFIELD VA. 22151  
703-750-1000
- TELEPHONE SERVICE  
VERIZON  
3901 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

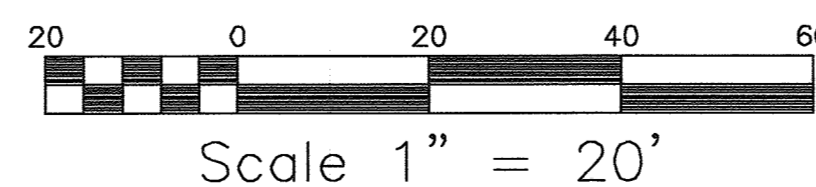
**SITE ANALYSIS DATA CHART**

- TOTAL PROJECT AREA: 0.2755 ACRES±
- LIMIT OF DISTURBED AREA: 0.283 ACRES±
- SUBJECT PROPERTY ZONED "R-12" PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- PROPOSED USES FOR SITE & STRUCTURES: SINGLE FAMILY ATTACHED DWELLINGS (DUPLX)
- FLOOR SPACE ON EACH LEVEL OF BUILDING(S) PER USE: SEE HOUSE TEMPLATES ON SHEET 4 OF 5.
- BUILDING COVERAGE OF SITE: 0.1 ACRES OR 36.30% OF GROSS AREA
- DPZ FILE REFERENCES: 23-S
- TOTAL NUMBER OF UNITS PROPOSED FOR THIS SUBMISSION: 4 (1 DUPLX)
- THE REQUIRED PARKING SPACE FOR EACH LOT IS 3.
- THE PROPOSED PARKING SPACE FOR EACH LOT IS 3.

OWNER/DEVELOPER  
Intercom Investments LLC  
c/o Oluymil Alabi  
14511 Clover Hill Terr.  
Bowie MD 21075  
(301) 789-4278

**PERMIT INFORMATION CHART**

SUBDIVISION NAME:		SECTION/AREA		LOT/PARCEL No.	
HARWOOD PARK		N/A		393 THRU 396	
DEED	GRID	ZONING	TAX MAP No.	ELECT. DISTRICT	CENSUS TRACT
L15618 F.0400	13	R-12	38	1st	6012 14
WATER CODE			SEWER CODE		
23-S			23-S		



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 12/15/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3-7-16  
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: 01-04-2016



ECP-16-004

ENVIRONMENTAL CONCEPT PLAN  
#6412-6414 EUCLID AVENUE  
ELKRIDGE, MD 21075  
**HARWOOD PARK**  
LOTS 393 THRU 396

PARCEL 873 ZONING DISTRICT R-12  
TAX MAP 38 GRID 13 LIBER 15618 FOLIO 0400  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND.

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

DRAWN	F.K.
DESIGNED	
CHECKED	A.H.
SCALE	1" = 20'
DATE	12/15/15
SHEET	1 OF 1
JOB No.	14-101