

## VICINITY MAP

REFER TO HOWARD CO. ADC MAP 25-E8

# FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANGEMENT PLANS

## SAPARIYA PROPERTY

### LOTS 1 AND 2

#### R-20 ZONING DISTRICT

### TAX MAP No. 35 GRID No. 02 PARCEL NO. 180

#### 5TH ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

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2	EXISTING CONDITIONS, SOILS AND DEMOLITION PLAN
3	SUPPLEMENTAL PLAN
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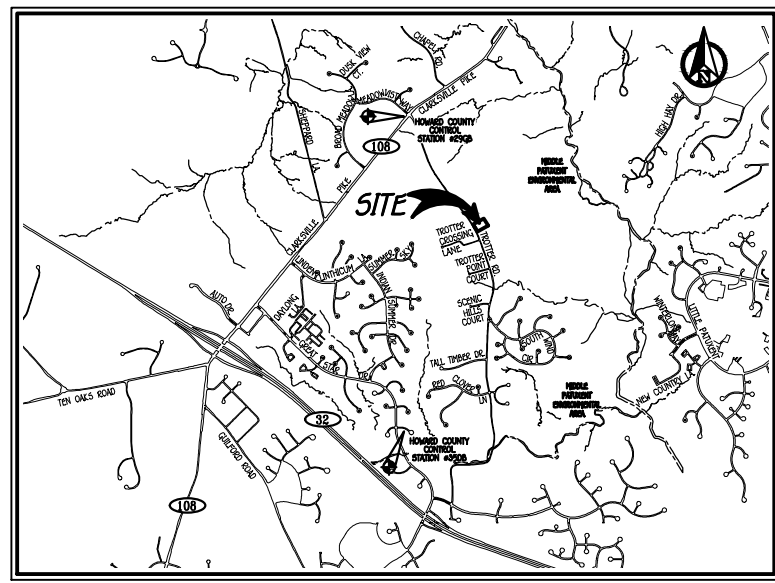
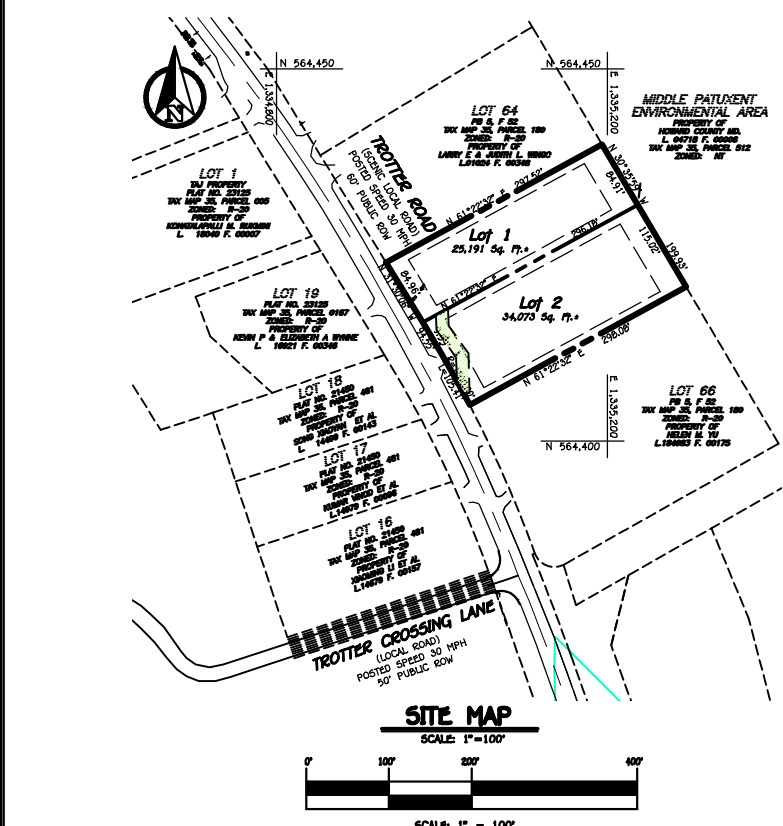
SOILS LEGEND			
SOIL	NAME	CLASS	% VALUE
G-B	Glauconite loam, 3 to 8 percent slopes	B	.32
G-C	Glauconite loam, 8 to 15 percent slopes	B	.32

HOWARD COUNTY WEBSOILS SURVEY 09/15/20

STORMWATER MANAGEMENT PRACTICES BY LOT			
AREA ID.	MICRO-BIO (N-6) NUMBER	DRY WELL (M-5) NUMBER	REMARKS
LOT 1	1	1A, 81B	PARKING AREA AND PORTION OF UIC DRAINAGE DRAIN TO BIO ON LOT 1. PROPOSED HOUSE TREATED BY ON LOT DRY WELLS (2).
LOT 2	2	2A, 2B, 2C	PARKING AREA AND PORTION OF UIC DRAINAGE DRAIN TO BIO ON LOT 2. PROPOSED HOUSE TREATED BY ON LOT DRY WELLS (3).

GROSS AREA = 1.36 ACRES  
 LOD = 0.79 ACRES  
 RCN = 55.0  
 TARGET Pe = 1.8" (1,069 CuFt.)  
 PROVIDED Pe = 2.3" (2,408 CuFt.)

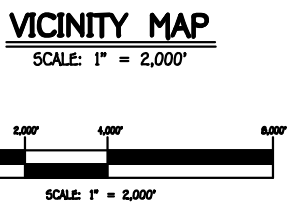
STORMWATER MANAGEMENT PRACTICES								
AREA ID.	LOCATION	ADDRESS	DRAINAGE AREA SF	% IMPERVIOUS	ESOV REQUIRED CUFT.	ESOV PROVIDED CUFT.	BIO RETENTION (Y/N)	DRY WELL (Y/N)
DW 1A	LOT 1	5669 TROTTER RD	587	100%	140	144		Y
DW 1B	LOT 1	5669 TROTTER RD	755	100%	170	171		Y
BIO 1	LOT 1	5669 TROTTER RD	4,738	96%	392	505	Y	
DW 2A	LOT 2	5673 TROTTER RD	305	100%	71	72		Y
DW 2B	LOT 2	5673 TROTTER RD	681	100%	153	153		Y
DW 2C	LOT 2	5673 TROTTER RD	81	100%	18	18		Y
BIO 2	LOT 2	5673 TROTTER RD	8,482	93%	622	721	Y	



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 3104  
 N 571,700.664 E 1,369,606.417 ELEVATION: 494.44'

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 3108  
 N 569,583.569 E 1,359,155.211 ELEVATION: 429.340'

REFER TO HOWARD CO. ADC MAP 25-68



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
X 44.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DITCH
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	SPECIMEN TREE CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES

SITE ANALYSIS DATA CHART	
A.	TOTAL AREA OF THIS SUBMISSION = 1.36 AC.
B.	LIMIT OF DISTURBED AREA = 0.95 AC.
C.	PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D.	PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
E.	PREVIOUS HOWARD COUNTY FILES: ECP-20-051
F.	TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC.
G.	TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0 AC.
H.	TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.
I.	TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC.
J.	TOTAL AREA OF EXISTING FOREST = 0.80 AC.
K.	TOTAL AREA OF FOREST TO BE RETAINED = 0.57 AC.
L.	TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.36 AC.
M.	TOTAL GREEN OPEN AREA (PERVIOUS) = 1.08 AC.
N.	TOTAL IMPERVIOUS AREA = 0.27 AC. (WITHIN LOD, EXCLUDES EXISTING IMPERVIOUS)
O.	TOTAL AREA OF ERODIBLE SOILS = 0 AC.
P.	TOTAL AREA OF STEEP SLOPES 15%-24.9% = 0.04 AC.

HOWARD COUNTY HOUSING UNITS (HHU) ALLOCATION TRACKING TABULATION	
Total Number of Lots/Units Proposed	2
Number of HHU Provided Onsite (except from APTD Allocations)	0
Number of APTD Allocations Required (remaining lots/units)	1
HHU Fee-In-Lieu (Indicate lot/unit numbers)	2

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CHITREY ON OR ABOUT APRIL, 2020.
- CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CHITREY ON OR ABOUT APRIL, 2020.
- COORDINATES BASED ON MARYLAND'S MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATIONS NO. 2506 AND NO. 2508: HOWARD COUNTY MONUMENT NO. 2506 N 597,696.143 E 1,333,974.819 ELEV. 400.941' HOWARD COUNTY MONUMENT NO. 2508 N 566,265.147 E 1,333,829.923 ELEV. 495.964'
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT UNDER WATER AND SEWER CONTRACT NO. 34-4805.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- A COMMUNITY MEETING WAS CONDUCTED ON FEBRUARY 17, 2021 FOR THE PURPOSE OF PROVIDING INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH SECTION 16.1226(a) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- SOILS SHOWN HEREON ARE BASED ON THE HOWARD COUNTY SOILS MAP #28.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. FINANCE SURVEY OF THE AMOUNT OF \$3,000.00 FOR 9 SHADE TREES (\$300 ea.) AND 6 SMALL DECIDUOUS TREES (\$150 ea.) WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN (LOT 1 - \$1,500; LOT 2 - \$2,100). PER SECTION 16.127.2.3.4 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR LAND DEVELOPMENT A TYPE "K" LANDSCAPE BUFFER HAS BEEN PROVIDED.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED SEPTEMBER 2020. AND WAS APPROVED WITH THE FINAL PLAN APPROVED JULY 2021. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.12.00 OF THE HOWARD COUNTY CODE FOR THIS SUBDIVISION SHALL BE MET BY PROVIDING A FEE-IN-LIEU OF \$43,500.00 FOR LOTS 1 AND 2.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS: A) WIDTH - 12 FEET (18 FEET BEHIND MORE THAN ONE RESIDENCE) B) SURFACE - 24" (6") INCHES OF COMPACTED GRANULAR BASE WITH THE AND CHIP COATING C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS D) STRUCTURE CLEARANCES - MINIMUM 12 FEET E) FOOT DEPTH OVER DRIVEWAY SURFACE - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE G) ENTRANCE CONSTRUCTED PER HOWARD COUNTY STANDARD DETAIL R-6-01
- STORM WATER MANAGEMENT FACILITIES, WHICH CONSIST OF THIS 14-5 DETENTION AND TWO 14-5 MICRO-BIORETENTION FACILITIES, WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER OF EACH LOT.
- EXISTING UTILITIES ARE BASED ON MDS UTILITY MARKINGS, FIELD LOCATIONS AND AVAILABLE COUNTY INFORMATION.
- TO THE BEST OF OUR KNOWLEDGE NO CEMETERIES ARE LOCATED ON-SITE BASED ON THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- S.U.L. DENOTES BUILDING RESTRICTION LINE.
- THIS SITE IS ADJACENT TO A SCENIC ROAD (TROTTER ROAD)
- ALL LOT/PARCEL AREAS ARE MORE OR LESS.
- LETTER OF FINDINGS DATED SEPTEMBER 2020 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFER LOCATED WITHIN THE LIMITS OF THE FINAL PLAN.
- THERE IS AN EXISTING DWELLING ON LOT 1 AND AN EXISTING SHED TO BE REMOVED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.1228 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10/06/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN. WAIVER OPTION APPLICATION, OR BUILDING/GRADING PERMIT.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBMISSION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.195 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE IN LIEU OF PROVIDING OPEN SPACE HAS BEEN PAID IN THE AMOUNT OF \$1,500.00.
- NO HISTORIC STRUCTURES EXIST WITHIN THE LIMITS OF THIS SUBMISSION.
- PROPERTY IS A SUBDIVISION, REFER TO APTD LETTER DATED FEBRUARY 13, 2021 FROM MARS GROUP AND WAS APPROVED WITH THIS SITE PLAN JULY 2021.
- NOISE STUDY IS NOT REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME II, ROADS BRIDGES, SECTION 5.2.F.2.
- SUBMISSION IS SUBJECT TO SECTION 10B.0.6 OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT WILL BE RECORDED CONJUNCTLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THE DEVELOPER WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT. MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION: a. M.I.H.U. REQUIRED = (2 LOTS X 10%) = 0.2 M.I.H.U. b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY DEVELOPER.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 513-1860 AT LEAST (9) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MDS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- IN ACCORDANCE WITH SECTION 16.132 (4), THE PROPERTY OWNER SHALL NOT BE REQUIRED TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF IMPROVEMENTS TO COUNTY MAINTAINED SCENIC ROADS. THE RIGHT DISTANCE EVALUATION DOES NOT REQUIRE GRADING TO ACHIEVE STOPS. STOPPING DISTANCE, IN ACCORDANCE WITH SECTION 16.134(b) NO SIDEWALKS ARE REQUIRED WHEN (2) ADJACENT DEVELOPMENT HAS BEEN SUBSTANTIALLY COMPLETED WITHOUT SIDEWALKS AND (3) SIDEWALKS WOULD BE DETERIMENTAL TO THE CHARACTER OF A SCENIC ROAD.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1998) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (2019)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE) 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THE PROPERTY DOES NOT HAVE ANY QUALIFYING STEEP SLOPES GREATER THAN 25%. LIMITED AREA OF STEEP SLOPES 15% TO 24.9% ARE INDICATED ON THE PLAN AND LEGEND.
- THE PROPERTY IS SUBJECT TO AN ALTERNATIVE COMPLIANCE (AP 22-031) OF SECTION 16.1229(A)(3) FOREST RETENTION PERMITS. THE ALTERNATIVE COMPLIANCE PROPOSED THE REMOVAL OF THE (5) SPECIMEN TREES. THE ALTERNATIVE COMPLIANCE HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY ON MARCH 10, 2022. SUBJECT TO THE FOLLOWING CONDITIONS: 1) THE ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, #2, AND #10 ONLY AS DEPICTED ON THE EXHIBIT. ANY PROPOSAL TO REMOVE ANY OTHER SPECIMEN TREE WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE REQUEST. 2) SPECIMEN TREES #8 AND #9 WILL BE PRESERVED ON-SITE. INDIVIDUAL TREE PROTECTION DEVICES (TRD) PERMITS SHALL BE PLACED AROUND THE TREES PRIOR TO THE COMMENCEMENT OF ANY GRADING, SOOT FURNING, AS APPROVED IN EXHIBIT G-15 IN THE FOREST CONSERVATION MANUAL. SHALL BE ATTEMPTED. 3) A MINIMUM OF SIX (6), NINE (9) CALIPER, SHADE TREES SHALL BE PROVIDED AS MITIGATION FOR THE REMOVAL OF THE THREE (3) SPECIMEN TREES FROM THE PROPERTY. LANDSCAPING SURVEY IN THE AMOUNT OF \$300.00 PER TREE SHALL BE PROVIDED WITH THE APPLICANT'S GRADING PERMIT AS PART OF THE SITE DEVELOPMENT PLAN.

**TITLE SHEET**  
**SAPARIYA PROPERTY**  
 5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
 PLAT BOOK 5, PAGE 52  
 TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 1 OF 12 F-21-018

**OWNER/DEVELOPER**  
 DIVYESH SAPARIYA,  
 SOHLRAJ SAPARIYA AND  
 HITESH ANKOLA  
 7304 WATERLOO WALK  
 LAUREL, MARYLAND 20707  
 PH# 301-275-0762



**PROFESSIONAL CERTIFICATION**

I 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. ST022, EXPIRATION DATE: 01/25/24.

PAUL G. Cavanaugh DATE

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Department Of Planning And Zoning

Chief, Division Of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

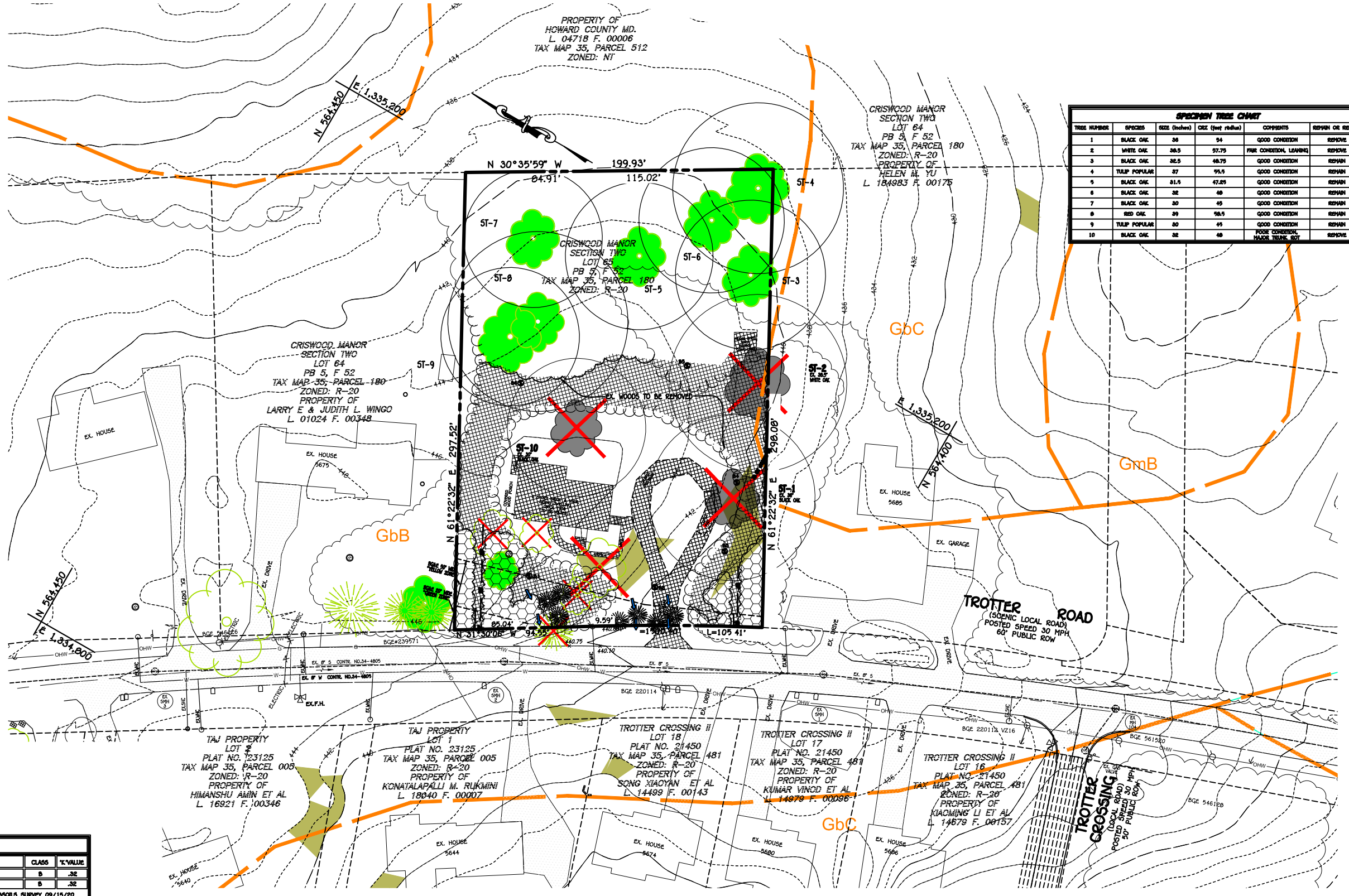
Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways \_\_\_\_\_ Date \_\_\_\_\_

**FISHER, COLLINS & CHITREY, INC.**  
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE BLDG. 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	EXISTING FENCE
	EXISTING STORM DRAIN
	EXISTING WELL
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FENCE LINE
	EXISTING OVERHEAD WIRE
	BUILDING AND DRIVES TO BE REMOVED
	EXISTING PAVING
	EXISTING TREE LINE
	SOIL LINES AND TYPES
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	SPECIMEN TREE
	CENTRAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES

SPECIMEN TREE CHART					
TREE NUMBER	SPECIES	SIZE (Inches)	DBH (Inch radius)	COMMENTS	REMOVE OR REMOVE
1	BLACK OAK	36	54	GOOD CONDITION	REMOVE
2	WHITE OAK	38.5	57.75	FAIR CONDITION, LEAVING	REMOVE
3	BLACK OAK	32.5	48.75	GOOD CONDITION	REMOVE
4	TULIP POPULAR	37	55.5	GOOD CONDITION	REMOVE
5	BLACK OAK	31.5	47.25	GOOD CONDITION	REMOVE
6	BLACK OAK	32	48	GOOD CONDITION	REMOVE
7	BLACK OAK	30	45	GOOD CONDITION	REMOVE
8	RED OAK	39	58.5	GOOD CONDITION	REMOVE
9	TULIP POPULAR	30	45	GOOD CONDITION	REMOVE
10	BLACK OAK	32	48	POOR CONDITION, MAJOR TRUNK ROT	REMOVE



SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GbB	Gladstone loam, 3 to 8 percent slopes	B	.32
GbC	Gladstone loam, 0 to 15 percent slopes	B	.32

HOWARD COUNTY WEBSOILS SURVEY 09/19/20

REVISIONS		
No.	DESCRIPTION	DATE

Approved: Department Of Planning And Zoning  
 Chief, Division Of Land Development \_\_\_\_\_ Date \_\_\_\_\_  
 Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_  
 Approved: Howard County Department Of Public Works  
 Chief, Bureau Of Highways \_\_\_\_\_ Date \_\_\_\_\_



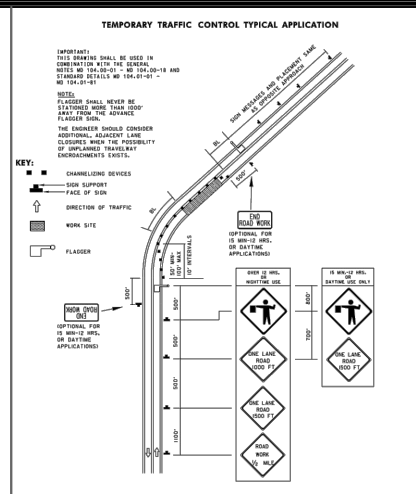
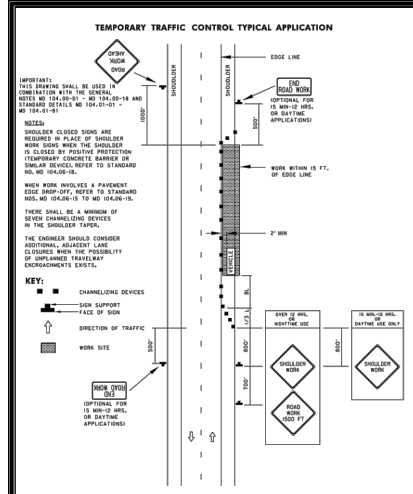
**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 57020, EXPIRATION DATE: 01/25/24.

PAUL G. Cavanaugh DATE \_\_\_\_\_

**PLAN VIEW**  
 SCALE: 1" = 30'

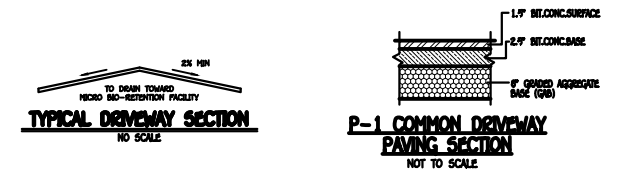
**OWNER/DEVELOPER**  
 DIVYESH SAPARIYA,  
 SOHLRAJ SAPARIYA AND  
 HITESH ANKOLA  
 730+ WATERLOO WALK  
 LAUREL, MARYLAND 20707  
 PH# 301-275-0762

**EXISTING CONDITIONS, SOILS & DEMOLITION PLAN**  
**SAPARIYA PROPERTY**  
 5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
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 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 2 OF 12 **F-21-018**

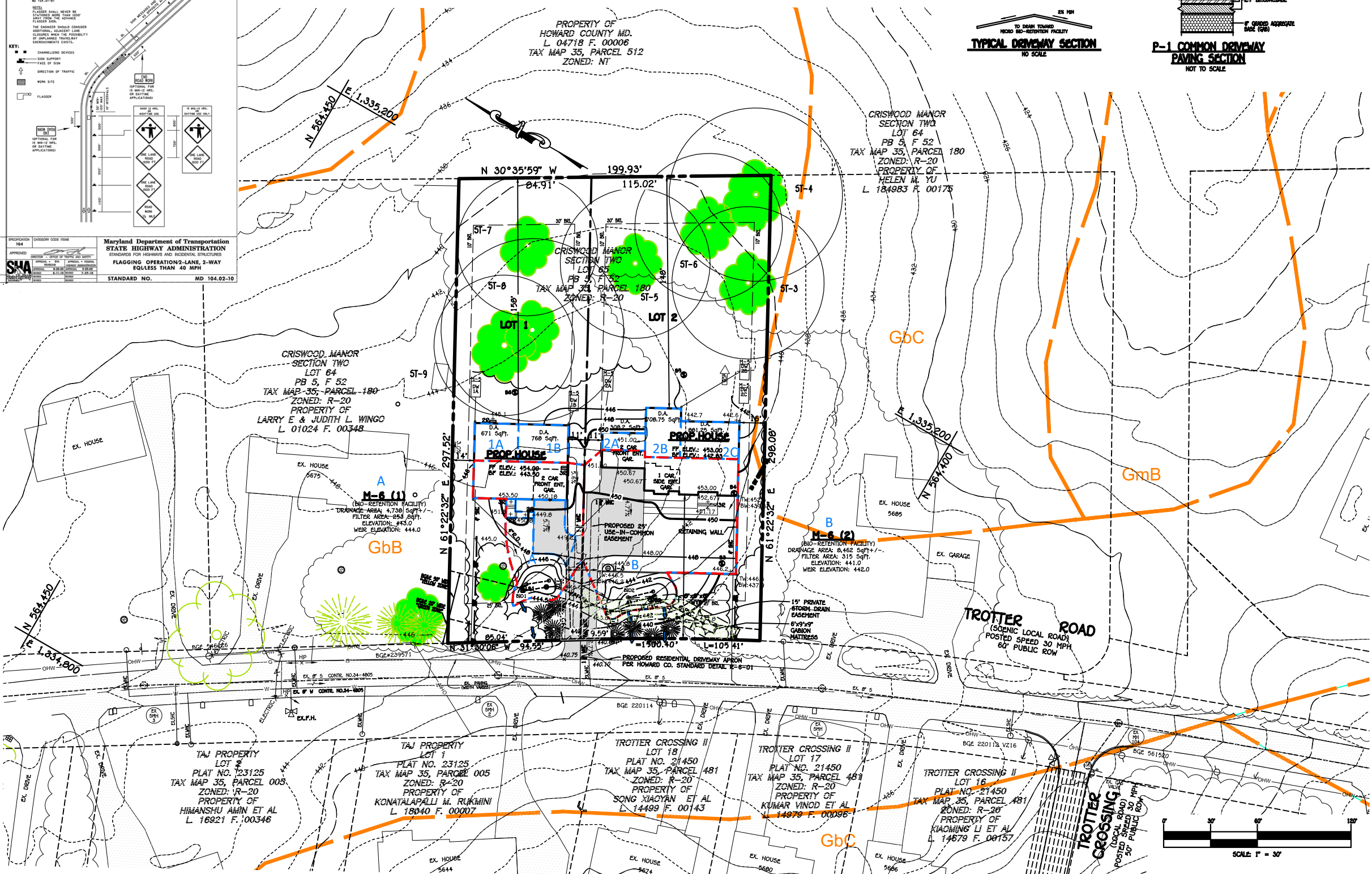


APPROVED: [Signature] DATE: [Date]  
 Maryland Department of Transportation  
 STATE HIGHWAY ADMINISTRATION  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
 SHOULDER WORK 2-LANE, 2-WAY  
 EQUALS OR LESS THAN 40 MPH  
 STANDARD NO. MD 104.02-02

APPROVED: [Signature] DATE: [Date]  
 Maryland Department of Transportation  
 STATE HIGHWAY ADMINISTRATION  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
 FLAGGING OPERATIONS 2-LANE, 2-WAY  
 EQUALS OR LESS THAN 40 MPH  
 STANDARD NO. MD 104.02-10



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
X 448.5	SPOT ELEVATION
1/2" 50	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
GbB, GbC	SOIL LINES AND TYPES
M-6 (1)	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
X	DENOTES EXISTING TREES TO BE REMOVED
○	DENOTES EXISTING TREES TO REMAIN
○	SPECIMEN TREE
○	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES
---	DENOTES HIC OVERLAND FLOWPATH



REVISIONS  
 NO. DESCRIPTION DATE

Approved: Department of Planning And Zoning  
 Chief, Division of Land Development Date  
 Approved: Howard County Department of Public Works  
 Chief, Bureau of Highways Date

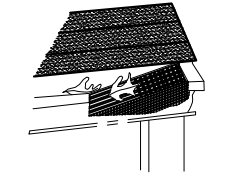


**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. ST020, EXPIRATION DATE: 01/25/24.

PAUL G. Cavanaugh DATE

**OWNER/DEVELOPER**  
 DIVYESH SAPARIYA,  
 SOHILRAJ SAPARIYA AND  
 HITESH ANKOLA  
 730+ WATERLOO WALK  
 LAUREL, MARYLAND 20707  
 PH# 301-275-0762

**SUPPLEMENTAL PLAN**  
**SAPARIYA PROPERTY**  
 5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
 PLAT BOOK 5, PAGE 52  
 TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 3 OF 12 **F-61-018**



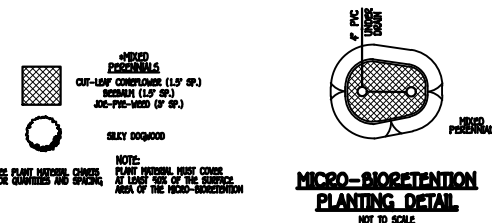
**GUTTER DRAIN FILTER DETAIL**  
NOT TO SCALE

LOT NO.	DRYWELL NO.	NO. OF DOWNSPOUTS	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
LOT 1	1A	1	671 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X 8' X 9'
LOT 1	1B	1	788 SqFt	110 CuFt	144 CuFt	100%	100%	1	9' X 8' X 9'
LOT 2	2A	1	308 SqFt	44 CuFt	128 CuFt	100%	100%	1	8' X 8' X 9'
LOT 2	2B	1	708 SqFt	101 CuFt	128 CuFt	100%	100%	1	8' X 8' X 9'
LOT 2	2C	1	881 SqFt	126 CuFt	128 CuFt	100%	100%	1	8' X 8' X 9'

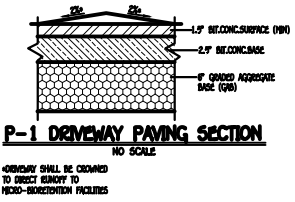
NOTES:  
1) A MODIFICATION TO THE STORAGE REQUIREMENT (DRYWELL SIZE) MAY BE DETERMINED WHEN THE ACTUAL HOUSE TYPE IS SITED ON THE INDIVIDUAL LOT.

MICRO-BIO 1 QUANTITY	MICRO-BIO 2 QUANTITY	NAME	MINIMUM SPACING (FT.)
21	25	WEED RESISTANTS	1.5 TO 3.0 FT.
9	11	SILEX 000000	PLANT ANY FROM MINUS LOCATION

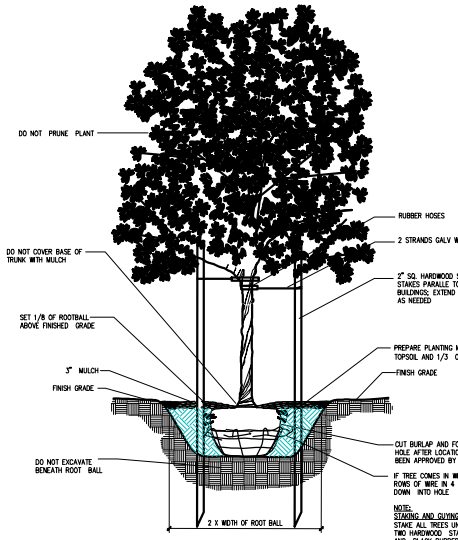
LOT NO.	FACILITY NAME & NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	HOA MAINTAINS	MISC.
LOT 1	M-5(1A)	144 Cu.Ft.	N	Y	N	
LOT 1	M-5(1B)	144 Cu.Ft.	N	Y	N	
LOT 1	M-6(1)	565 Cu.Ft.	N	Y	N	
LOT 2	M-5(2A)	128 Cu.Ft.	N	Y	N	
LOT 2	M-5(2B)	128 Cu.Ft.	N	Y	N	
LOT 2	M-5(2C)	128 Cu.Ft.	N	Y	N	
LOT 2	M-6(2)	721 Cu.Ft.	N	Y	N	



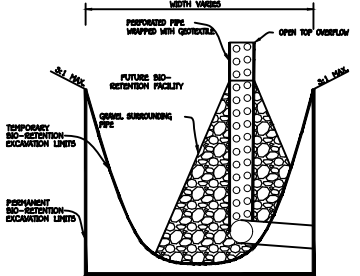
**MICRO-BIORETENTION PLANTING DETAIL**  
NOT TO SCALE



**P-1 DRIVEWAY PAVING SECTION**  
NO SCALE



**DECIDUOUS TREE - TYPICAL PLANTING DETAIL**



**TYPICAL SECTION - OPTIONAL MICRO-BIORETENTION FACILITY**  
NO SCALE

**PLANTING SPECIFICATIONS**

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BONANDED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISEASE, DISTURBED ROOTS, SUN SCOLD INJURIES, ABSCISSIONS OF THE BARK, PLANT DAMAGE, INSECT FEED DAMAGE, AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE REQUIREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORCED LEAVES WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREELY DUG, NO HEAVE-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL AMENDMENTS.

CONTRACTOR SHALL BE DESIGNATED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BIO SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS (2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDBY FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF STANDBY FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

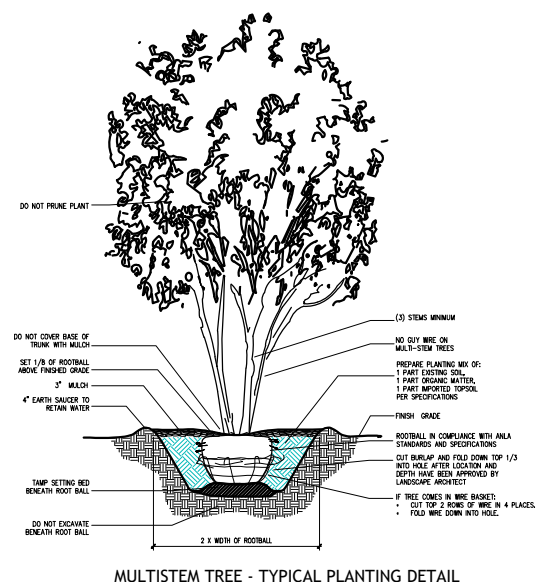
WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

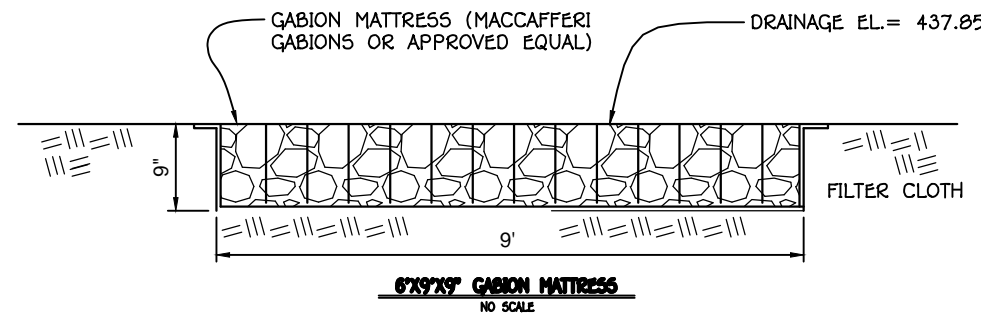
A MINIMUM OF 2' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND TREE.

**Table B.4. Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration**

Material	Specification	Size	Notes
Filtering soil (12" to 4" deep)	see Appendix A, Table A.4 loamy sand 60-85% compost 15-40% or sandy loam 30% coarse sand 30% compost 40%	n/a	plantings are site-specific USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diameter	pea gravel ASTM-D-648	No. 8 or No. 9 (1/8" to 3/8")	
Curbside drain	commercial stone washed cobble	approx 2" to 3"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel Lumber/liner and subdrain (none)	ASTM D-63	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	1" IPS, Type PS 28 or ASTM D-276	4" to 6" rigid schedule 40 PVC or SDR35	slotted or perforated pipe; 3/8" part. @ 6" on center, 4 holes per foot minimum of 1/2" of solid over pipe; not necessary underdrain pipe. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA 19c No. 2 ( = 3500 psi at 28 days, normal weight, air-entrained conforming to meet ASTM-619-80	n/a	on-site testing of poured-in-place concrete required. 28 day strength and slump test; all concrete design (cast-in-place or precast) not using precasted material and approved by a professional structural engineer licensed in the State of Maryland. design to include meeting ACI Code 318.2.7.6, vertical loading 10-15' or H-20; allowable horizontal loading based on soil permeability and analysis of potential cracking
Sand	ASTM-D-8 or ASTM-C-33	0.075" to 0.04"	clean subdivisions such as Division and Operations (ASTM) #10 are not acceptable. No silicon calcinated or diatomitic sand subdivisions are acceptable. No "rock dust" can be used for sand.



**MULTISTEM TREE - TYPICAL PLANTING DETAIL**



**6'X9'X9' GABION MATTRESS**  
NO SCALE

STRUCTURE	MATERIAL	TOP ELEVATION	INVERT IN	INVERT OUT
I-1	12" NYLOPLAST BASIN	442.0	438.5	438.4
I-2	12" NYLOPLAST BASIN	444.0	6" - 440.3	440.2
I-3	12" NYLOPLAST BASIN	445.8	-	445.0

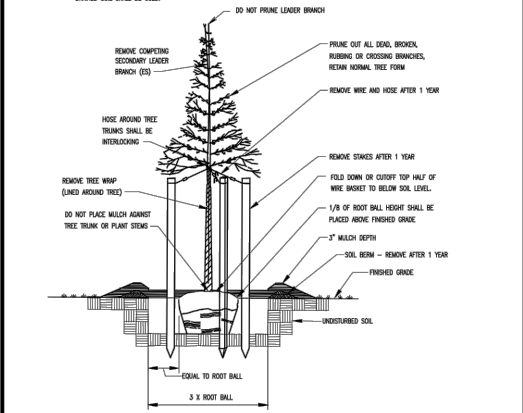
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PAUL G. Cavanaugh DATE

**GENERAL NOTES APPLICABLE TO ALL LANDSCAPING DETAILS:**

- HOSE FOR USE AROUND TREE TRUNKS SHALL BE INTERLOCKING.
- TREE SUPPORTS INCLUDING WIRE, STAKES AND HOSE SHALL BE REQUIRED AFTER 1 YEAR TO ALLOW TREES TO STAB.
- FOLD DOWN OR CUT OFF HALF OF WIRE BASKET TO BELOW SOIL LEVEL.
- PIE DIAMETER SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.
- ROOT BALLS SHALL HAVE 1/4" OF HEIGHT ABOVE GRADE.
- SOIL BASKET SHALL BE REMOVED AFTER 1 YEAR.
- MULCH SHALL NOT BE DIRECTLY PLACED AGAINST TREE TRUNKS OR PLANT STEMS.
- PRUNING PATTERNS SHALL BE AS FOLLOWS:  
FRUITS TO REMAIN BROWN, DEAD AND DAMAGED BRANCHES, ON TREES WITH DOWNY LEAVES, FRUITS COVERING SECONDARY LEAVERS, ALL PRUNING SHALL BE AS APPROVED BY THE ENGINEER.
- SHAW ROOT COLLAR HEIGHT DETAIL FOR PLANTING IN WELL-DRAINED SOIL SHALL NOT BE USED. ONLY ROOT HEIGHT DETAILS FOR COMPACTED SOIL OR POORLY DRAINED SOIL SHALL BE USED.



Howard County, Maryland Department of Public Works	Landscaping General Notes	Detail L-1.01
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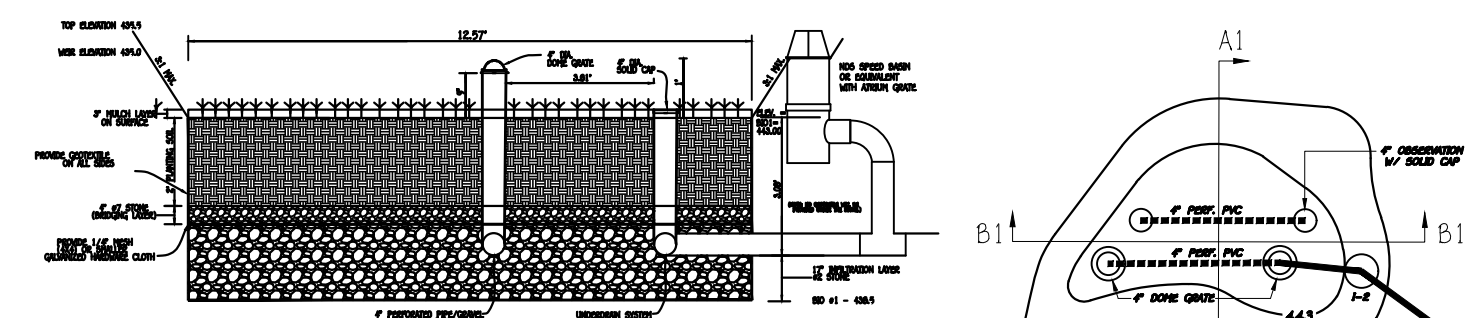
SCALE: 1" = 30'

**DETAILS AND NOTES**  
**SAPARIYA PROPERTY**  
5669 TROTTER ROAD  
A RESUBDIVISION OF CRISWOOD MANOR  
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PLAT BOOK 5, PAGE 52  
TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
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SCALE: AS SHOWN DATE: FEBRUARY, 2022  
SHEET 4 OF 12

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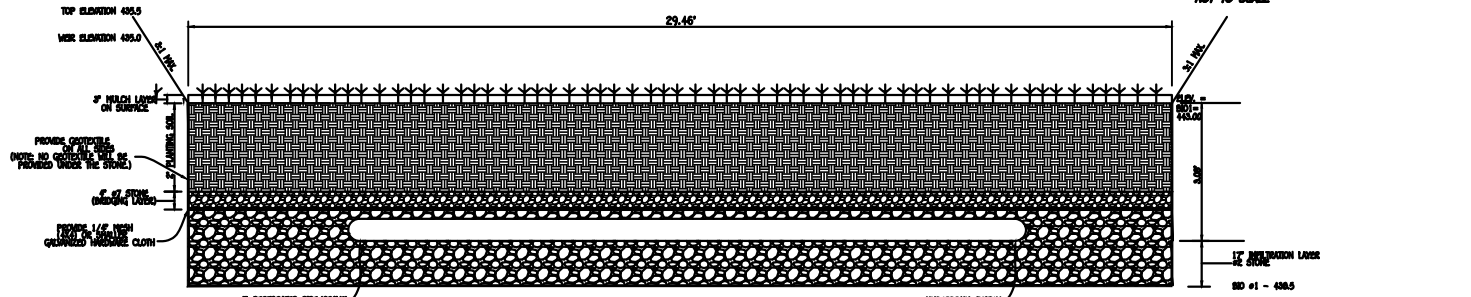
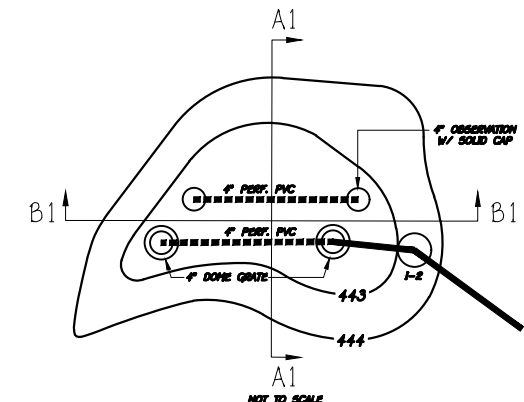
REVISIONS			Approved: Department Of Planning And Zoning	
No.	DESCRIPTION	DATE		
			Chief, Division Of Land Development	Date
			Chief, Development Engineering Division	Date
			Approved: Howard County Department of Public Works	Date
			Chief, Bureau Of Highways	Date

**FEINER, COLLINS & CHITRE, INC.**  
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
CENTRAL SERVICE OFFICE: 15272 BALDWIN INDUSTRIAL PKWY  
ELICOTT CITY, MARYLAND 21042  
(410) 461-1255



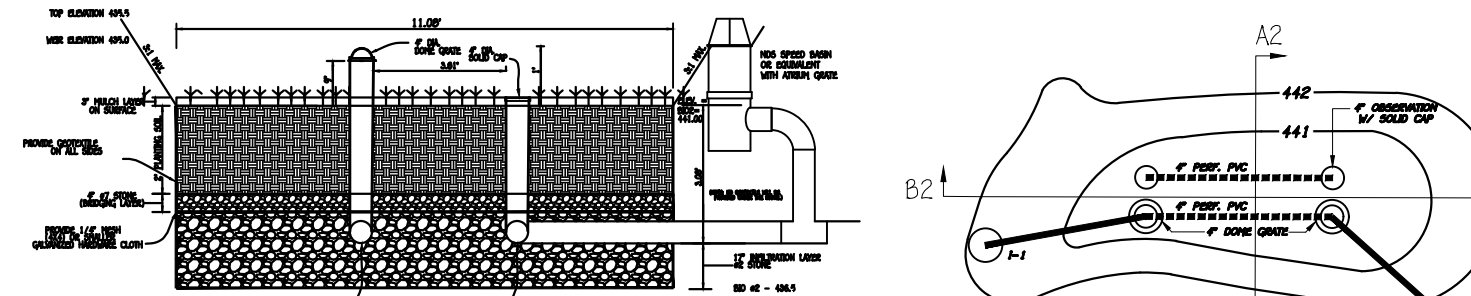
**SECTION A1-A1**  
NOT TO SCALE

NOTE 1. THE BOTTOM OF EACH BIO-RETENTION FACILITY (B1-3) SHALL BE RETIRED TO STONE INFILTRATION.  
2. ON-SITE CHECK SHALL COVER BOTTOM OF INFILTRATION LAYER WITH SANDY LOAM IDENTIFIED WITH BOWEN 1 FOR SD #1.  
3. WITH COMPENSATION FROM ON-SITE CHECK, CONTRACTOR SHALL PROVIDE A NUMBER OF EXISTING EXCESSIVE UNDER STONE CHAIN TO THE SANDY LOAM IDENTIFIED WITH BOWEN 2 FOR SD #2.



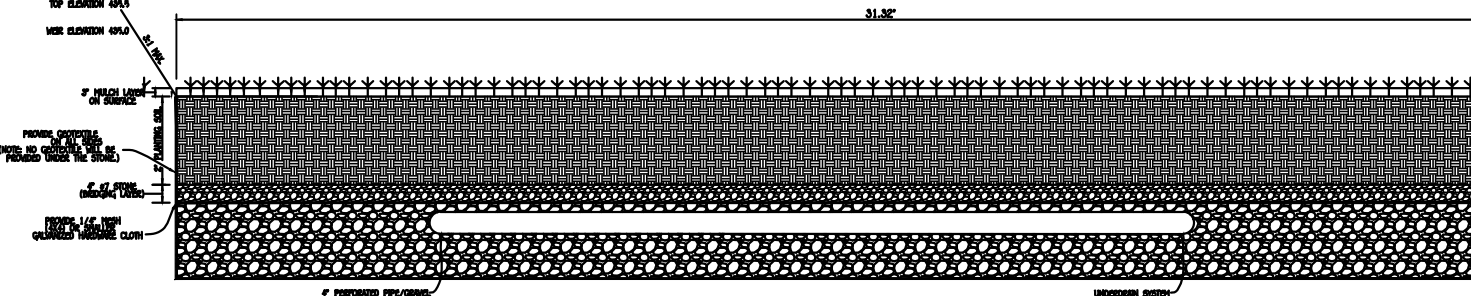
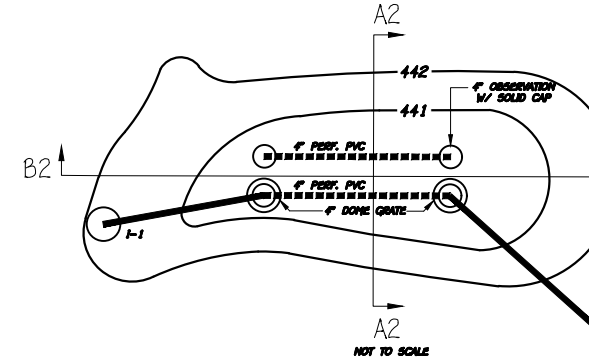
**SECTION B1-B1**  
NOT TO SCALE

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**SECTION A2-A2**  
NOT TO SCALE

NOTE 1. THE BOTTOM OF EACH BIO-RETENTION FACILITY (B1-3) SHALL BE RETIRED TO STONE INFILTRATION.  
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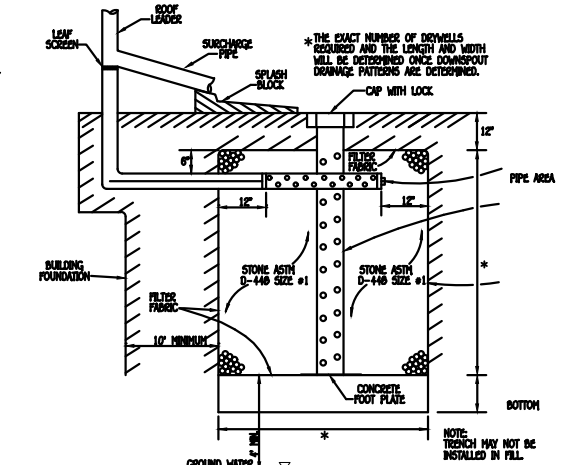


**SECTION B2-B2**  
NOT TO SCALE

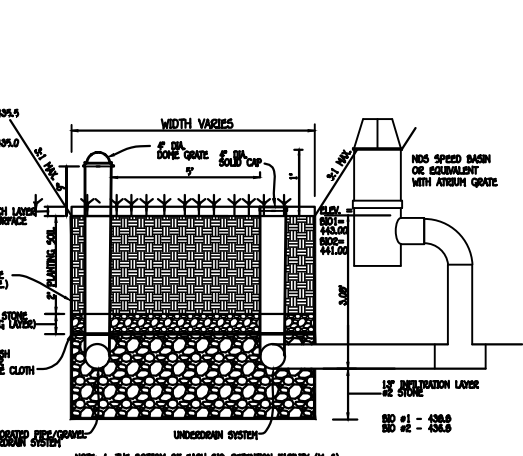
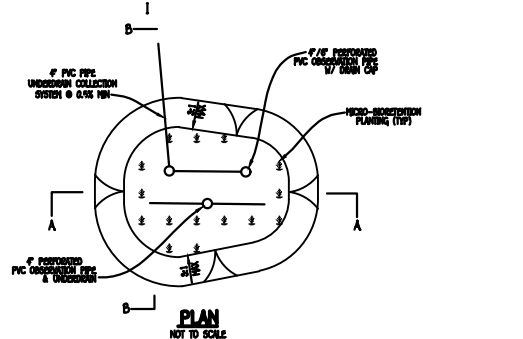
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2. ON-SITE CHECK SHALL COVER BOTTOM OF INFILTRATION LAYER WITH SANDY LOAM IDENTIFIED WITH BOWEN 1 FOR SD #1.  
3. WITH COMPENSATION FROM ON-SITE CHECK, CONTRACTOR SHALL PROVIDE A NUMBER OF EXISTING EXCESSIVE UNDER STONE CHAIN TO THE SANDY LOAM IDENTIFIED WITH BOWEN 2 FOR SD #2.

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEEDBENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE DATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



**DRY WELL DETAIL (M-5)**  
NOT TO SCALE



**TYPICAL SECTION BIO-RETENTION FACILITY (M-6)**  
NOT TO SCALE

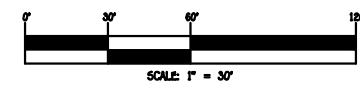
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**OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 HAVILAND STORMWATER DESIGN MANUAL VOLUME 2, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND MISSES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

**STORMWATER MANAGEMENT NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 3, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 HAVILAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 900 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



NO.	REVISIONS	DATE

Approved: Department Of Planning And Zoning  
 Chief, Division Of Land Development  
 Chief, Development Engineering Division  
 Approved: Howard County Department Of Public Works  
 Chief, Bureau Of Highways



**PROFESSIONAL CERTIFICATION**  
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PAUL G. CAVANAUGH      DATE

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10222 BALDWIN ROAD, SUITE 200  
 ELICHT CITY, MARYLAND 21042  
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 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 5 OF 12







SOILS LEGEND			
SOIL	NAME	CLASS	% VALUE
GbB	Gladstone loam, 3 to 8 percent slopes	B	.32
GbC	Gladstone loam, 8 to 15 percent slopes	B	.32

HOWARD COUNTY WEBSOILS SURVEY 09/15/20

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	P1	P2	P3	P4	REVISION	TOTALS
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO ADJACENT PROPERTY	ADJACENT TO ADJACENT PROPERTY	ADJACENT TO ADJACENT PROPERTY	BT REPLACEMENT FOR REMOVAL OF THESE SPECIMEN TREES	
LANDSCAPE TYPE	200 LF	290 LF	200 LF	290 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 199 LF	YES-200 LF	YES-149 LF		
CREDIT FOR WALL, FENCE OR BENCH (YES, NO, LINEAR FEET)	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	0	0	0	0	0

**LANDSCAPE NOTES**

- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL, FINANCIAL COUNTY IN THE PRESENCE OF QUALIFIED TREE REMOVAL AND REPLACEMENT EXPERTS (1990 & L) AND SHALL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN (LOT 1 - 41,000; LOT 2 - 81,000; FOR SECTION 16.127.A.1 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR SPLIT DEVELOPMENT A TYPE 'X' LANDSCAPE SURFER HAS BEEN PROVIDED.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS IDENTIFIED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR REDUCTIONS OF PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY REDUCTION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DELAY OR DENIAL OF THE RELEASE OF LANDSCAPE SURVEY UNITS, SUCH TIME AS ALL DESIGNATED MATERIALS ARE PLANTED AND PROPER AND MUST BE APPLICABLE PLANS AND SPECIFICATIONS.
- THE OWNER, DESIGN, AND/OR THESE AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REDESIGNED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BENCHES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REDESIGNED LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE IDENTIFIED FOR REMOVAL, FOR WHICH CREDIT IS GIVEN, OR FOR THE PURPOSE OF RELEASE OF BOND, THE OWNER SHALL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR HARMFUL SPECIES ON THE OPEN TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL GROW TO THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS DESCRIBED IN THE LANDSCAPE MANUAL.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
X 448.5	SPOT ELEVATION
1P 50	EXISTING STORM DRAIN
EX. FA	EXISTING WATER LINE
EX. SW	EXISTING SEWER LINE
EX. OH	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF OBSTRUCTION
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIMENSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATING
GbB	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN
BT	SPECIMEN TREE
---	CRITICAL ROOT ZONE
---	DEMOTES 15%-24.9% SLOPES



FOREST CONSERVATION WORKSHEET			
Net Tract Area	A = 1.36		
A.Total (Green) Tract Area	B = 0.00		
B.Area within 100-year Floodplain	C = 0.00		
C.Other Subdivisions Identified	D = 0.00		
D.Net Tract Area	E = 1.36		

Land Use Category Implications			
L.Afforestation Threshold (Net Tract Area x15%)	F = 0.20		
F.Reforestation Threshold (Net Tract Area x20%)	G = 0.27		
G.Total Forest Cover within the Net Tract Area	H = 0.30		
H.Area of Forest above Afforestation Threshold	I = 0.20		
I.Area of Forest above Reforestation Threshold	J = 0.57		
J.Total Forest Cover within the Net Tract Area	K = 0.10		
K.Forest Clearing Permitted without Mitigation	L = 0.57		
L.Total Area of Forest to be Cleared	M = 0.10		
M.Total Area of Forest to be Replanted	N = 0.10		
N.Total Area of Forest to be Replanted	O = 0.10		
O.Total Area of Forest to be Replanted	P = 0.40		
P.Total Area of Forest to be Replanted	Q = 0.00		
Q.Total Area of Forest to be Replanted	R = 0.50		
R.Total Area of Forest to be Replanted	S = 0.00		
S.Total Area of Forest to be Replanted	T = 0.50		
T.Total Area of Forest to be Replanted	U = 0.50		
U.Total Area of Forest to be Replanted	V = 0.40		
V.Total Area of Forest to be Replanted	W = 0.00		
W.Total Area of Forest to be Replanted	X = 0.00		
X.Total Area of Forest to be Replanted	Y = 0.00		
Y.Total Area of Forest to be Replanted	Z = 0.20		
Z.Total Area of Forest to be Replanted	AA = 0.00		
AA.Total Area of Forest to be Replanted	AB = 0.00		
AB.Total Area of Forest to be Replanted	AC = 0.00		
AC.Total Area of Forest to be Replanted	AD = 0.00		
AD.Total Area of Forest to be Replanted	AE = 0.00		
AE.Total Area of Forest to be Replanted	AF = 0.00		
AF.Total Area of Forest to be Replanted	AG = 0.00		
AG.Total Area of Forest to be Replanted	AH = 0.00		
AH.Total Area of Forest to be Replanted	AI = 0.00		
AI.Total Area of Forest to be Replanted	AJ = 0.00		
AJ.Total Area of Forest to be Replanted	AK = 0.00		
AK.Total Area of Forest to be Replanted	AL = 0.00		
AL.Total Area of Forest to be Replanted	AM = 0.00		
AM.Total Area of Forest to be Replanted	AN = 0.00		
AN.Total Area of Forest to be Replanted	AO = 0.00		
AO.Total Area of Forest to be Replanted	AP = 0.00		
AP.Total Area of Forest to be Replanted	AQ = 0.00		
AQ.Total Area of Forest to be Replanted	AR = 0.00		
AR.Total Area of Forest to be Replanted	AS = 0.00		
AS.Total Area of Forest to be Replanted	AT = 0.00		
AT.Total Area of Forest to be Replanted	AU = 0.00		
AU.Total Area of Forest to be Replanted	AV = 0.00		
AV.Total Area of Forest to be Replanted	AW = 0.00		
AW.Total Area of Forest to be Replanted	AX = 0.00		
AX.Total Area of Forest to be Replanted	AY = 0.00		
AY.Total Area of Forest to be Replanted	AZ = 0.00		
AZ.Total Area of Forest to be Replanted	BA = 0.00		
BA.Total Area of Forest to be Replanted	BB = 0.00		
BB.Total Area of Forest to be Replanted	BC = 0.00		
BC.Total Area of Forest to be Replanted	BD = 0.00		
BD.Total Area of Forest to be Replanted	BE = 0.00		
BE.Total Area of Forest to be Replanted	BF = 0.00		
BF.Total Area of Forest to be Replanted	BF = 0.00		

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
5	BT-1	ACER BISHOP (OCTOBER GLORY RED HOPLE) OR	2 1/2" - 7" CALIPER FULL CROWN, 848
4	BT-2	QUERCUS RUBRA (NORTHERN RED OAK) OR	2 1/2" - 7" CALIPER FULL CROWN, 848
3	BT-3	CORNUS FLORIDA 'VELBOUR' (RED FLORIDIAN DOGWOOD) OR	6'-8'
3	BT-4	PRUNUS SEROTINA 'YANGWANG' (CHANGING CHECKER) OR	6'-8'

REFER TO SHEET 4 FOR H202 BID PLANTING, DETAILS, AND SPECIFICATIONS

**REVISIONS**

No.	DESCRIPTION	DATE

**PREPARED BY:** COLLINS & CHITRE, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10222 BELLEVILLE AVENUE, SUITE 2100  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

Approved: Department Of Planning And Zoning

Chief, Division Of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways \_\_\_\_\_ Date \_\_\_\_\_



**PROFESSIONAL CERTIFICATION**

I 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. ST022, EXPIRATION DATE: 01/25/24.

PAUL G. Cavanaugh \_\_\_\_\_ DATE \_\_\_\_\_

**LANDSCAPE DEVELOPER'S 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 Howard County 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.

OWNER/DEVELOPER  
 DIVYESH SAPARIYA,  
 SOHLRAJ SAPARIYA AND  
 HITESH ANKOLA  
 7304 WATERLOO WALK  
 LAUREL, MARYLAND 20707  
 PH# 301-275-0762

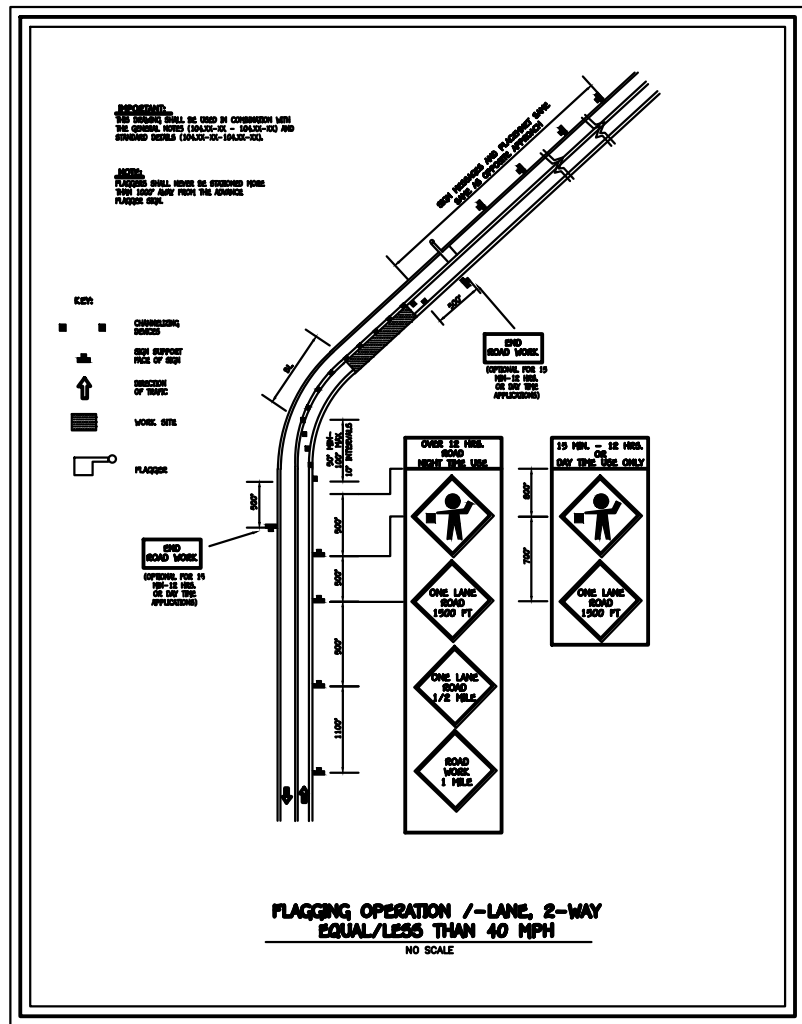
**LANDSCAPE PLAN**

**SAPARIYA PROPERTY**

5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
 PLAT BOOK 5, PAGE 52  
 TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 8 OF 12 **F-21-018**

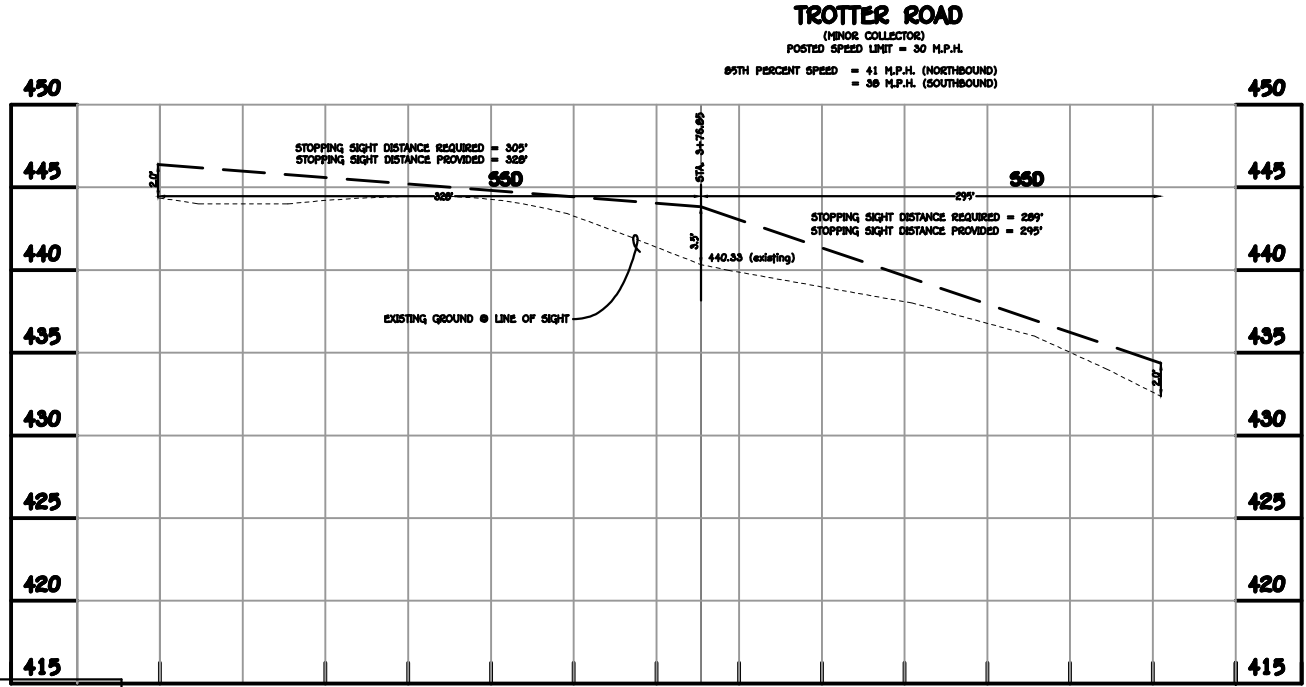


PLAN VIEW  
SCALE: 1" = 50'



FLAGGING OPERATION 1-LANE, 2-WAY  
EQUAL/LESS THAN 40 MPH  
NO SCALE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
x 448.5	SPOT ELEVATION
IP 50	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE LIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	SPECIMEN TREE CRITICAL ROOT ZONE

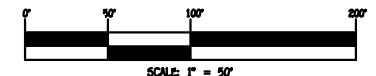


PROFILE  
SCALE HORIZ. 1" = 50'  
VERT. 1" = 5'

TABLE 2.01  
STOPPING SIGHT DISTANCE

Design Speed (mph)	Downgrades			Upgrades		
	Level (ft)	3%	6%	3%	6%	9%
15	80	80	82	85	75	74
20	115	116	120	126	109	107
25	155	158	165	173	147	143
30	200	205	215	227	200	184
35	250	257	271	287	237	222
40	305	315	333	354	289	278
45	360	378	400	427	344	331
50	425	446	474	507	405	388
55	495	520	553	593	469	450
60	570	598	638	686	538	515
65	645	682	728	785	612	584
70	730	771	825	891	690	658

— SOUTHBOUND  
— NORTHBOUND



REVISIONS

No.	DESCRIPTION	DATE

**JENNIFER COLLINS & CHITRE, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORPORATE OFFICE: 15272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

Approved: Department Of Planning And Zoning

Chief, Division Of Land Development

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways



**PROFESSIONAL CERTIFICATION**

I 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. 57022, EXPIRATION DATE: 01/25/24.

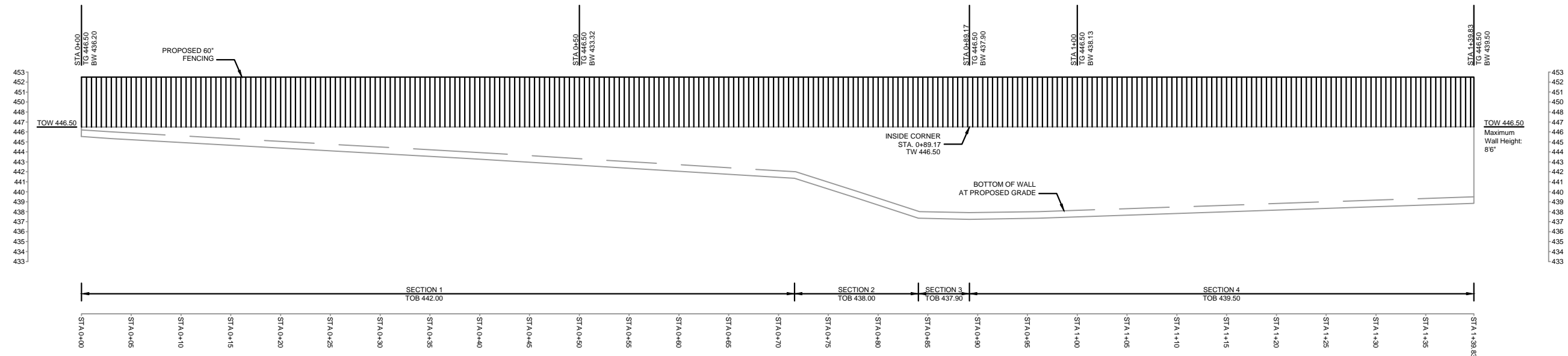
PAUL G. Cavanaugh DATE

**OWNER/DEVELOPER**

DIVYESH SAPARIYA,  
SOHLKRAJ SAPARIYA AND  
HITESH ANKOLA  
730+ WATERLOO WALK  
LAUREL, MARYLAND 20707  
PH# 301-275-0762

**SITE DISTANCE PROFILE**

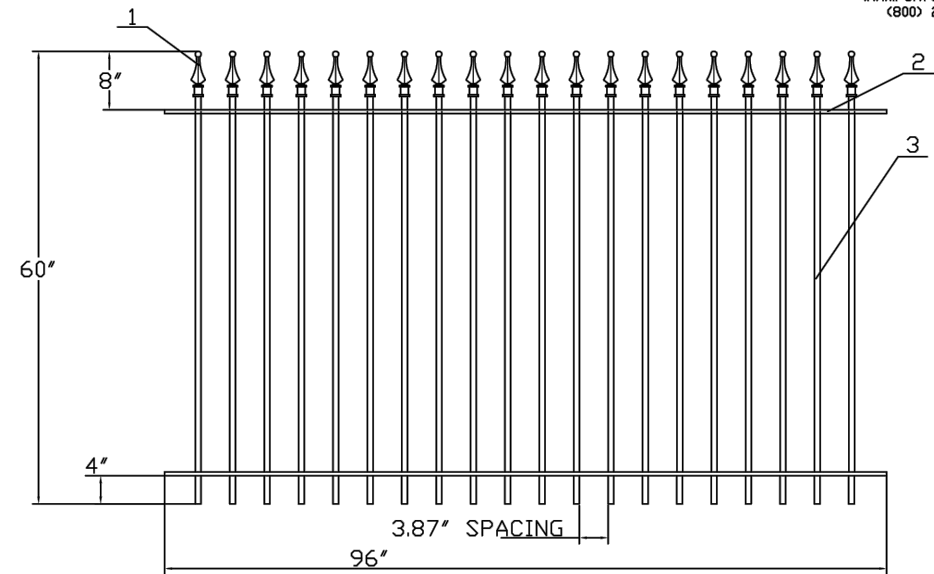
**SAPARIYA PROPERTY**  
5669 TROTTER ROAD  
A RESUBDIVISION OF CRISWOOD MANOR  
SECTION TWO - LOT 65  
PLAT BOOK 5, PAGE 52  
TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
ZONED R-20  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2022  
SHEET 9 OF 12



**NOTES:**

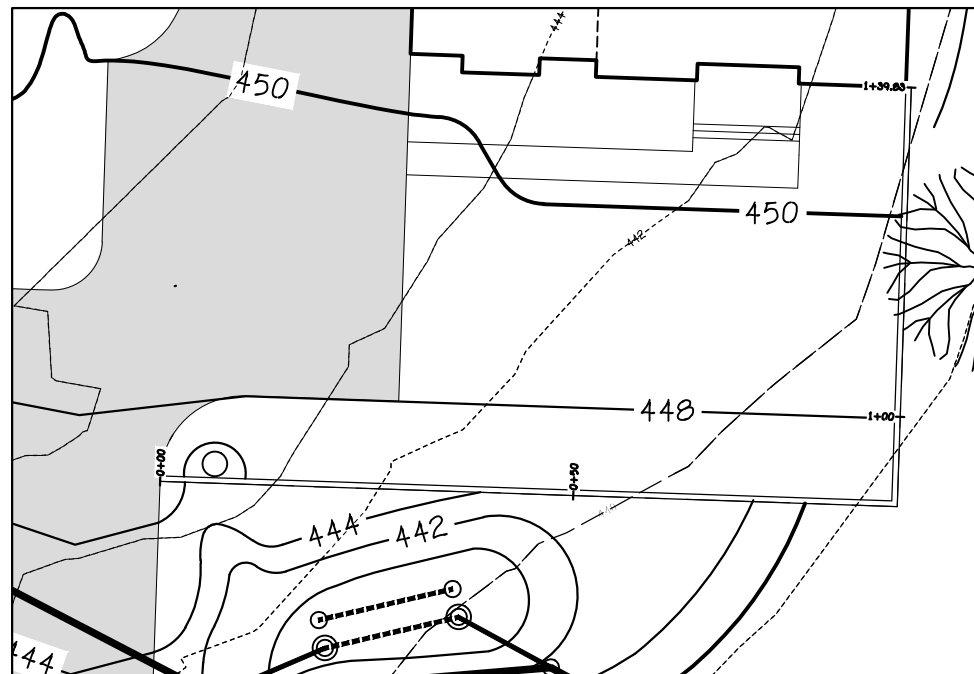
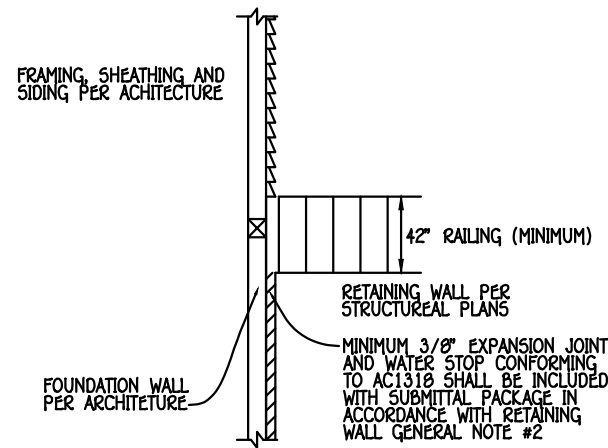
1. WALL FORMWORK SHALL INCLUDE BRICK PATTERN
2. WALLS SHALL BE PAINTED TAN (ANTIQUÉ WHITE) WITH ACCENT COLOR ENTICING RED, OR APPROVED EQUAL AS DETERMINED BY OWNER
3. CONTRACTOR SHALL PROVIDE RANDOM BRICKS WITH ACCENT COLOR (6 SF OF ACCENT FOR EVERY 60 SF OF WALL)
4. PAINT SHALL BE SUITABLE FOR THE APPLICATION.
5. CONSTRUCTION OF WALL SHALL NOT IMPEDE ADJACENT PROPERTY.

5'H X 8'W STRONGHOLD IRON FENCE PANEL OR APPROVED EQUAL  
SIGNATURE GRADE - STYLE #1: CLASSIC



NO.	MATERIAL	QTY
1	CAST IRON FINIAL	20
2	1 1/2" X 1/2" X 1/8"	2
3	3/4" X 3/4" X 16 gauge	20

TP0508-2C



REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Department Of Planning And Zoning  
 Chief, Division Of Land Development \_\_\_\_\_ Date \_\_\_\_\_  
 Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_  
 Approved: Howard County Department Of Public Works  
 Chief, Bureau Of Highways \_\_\_\_\_ Date \_\_\_\_\_



**PROFESSIONAL CERTIFICATION**  
 I 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. 57020, EXPIRATION DATE: 01/25/24.

PLAN VIEW



**OWNER/DEVELOPER**  
 DIVYESH SAPARIYA,  
 SOHILRAJ SAPARIYA AND  
 HITESH ANKOLA  
 730+ WATERLOO WALK  
 LAUREL, MARYLAND 20707  
 PH# 301-275-0762

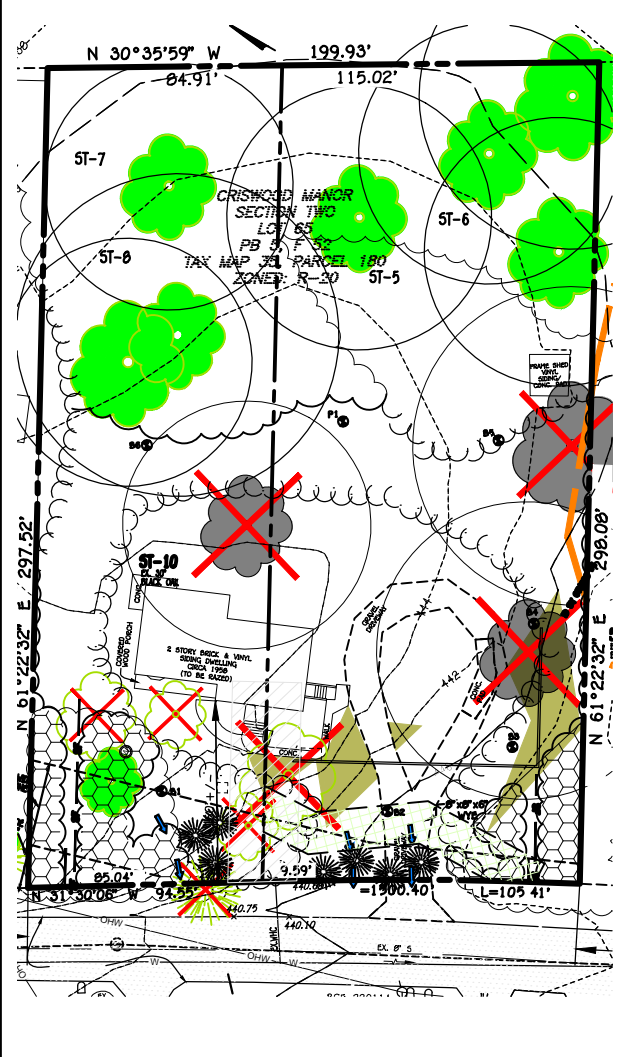
**RETAINING WALL ELEVATIONS**  
**SAPARIYA PROPERTY**  
 5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
 PLAT BOOK 5, PAGE 52  
 TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 10 OF 12



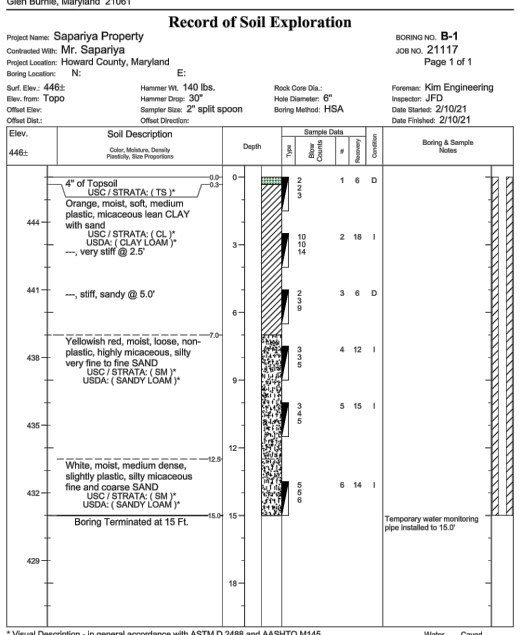
LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	EXISTING FENCE
	EXISTING STORM DRAIN
	EXISTING WELL
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FENCE LINE
	EXISTING OVERHEAD WIRE
	BUILDING AND DRIVES TO BE REMOVED
	EXISTING PAVING
	EXISTING TREE LINE
	SOIL LINES AND TYPES
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	SPECIMEN TREE
	CRITICAL ROOT ZONE

SOILS LEGEND			
SOIL	NAME	CLASS	T-VALUE
G-8	Glauconite loam, 3 to 8 percent slopes	B	.32
G-9	Glauconite loam, 8 to 15 percent slopes	B	.32

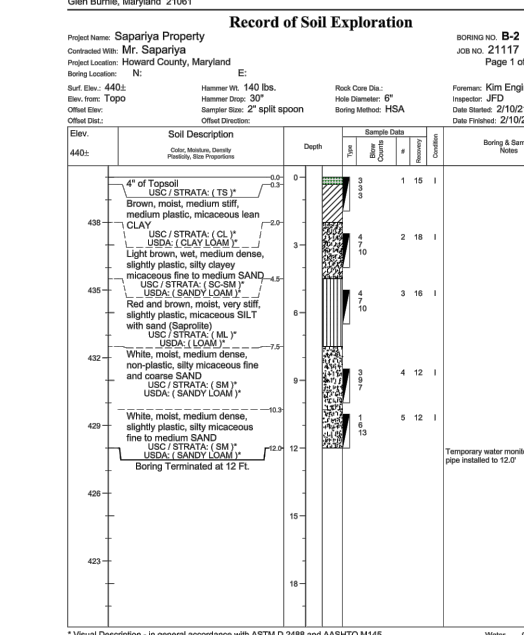
HOWARD COUNTY WEBSOILS SURVEY 09/19/20



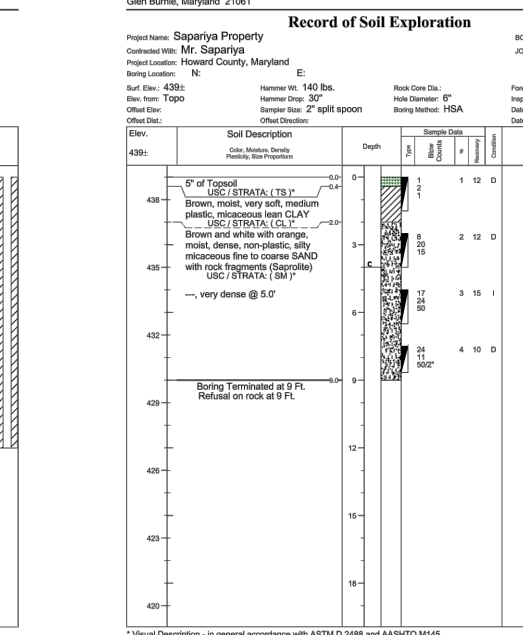
Hardin-Kight Associates, Inc.  
7524 WB&A Road, Suite 100  
Glen Burnie, Maryland 21061  
Office: (410) 553-0802  
Fax #: (410) 553-0808



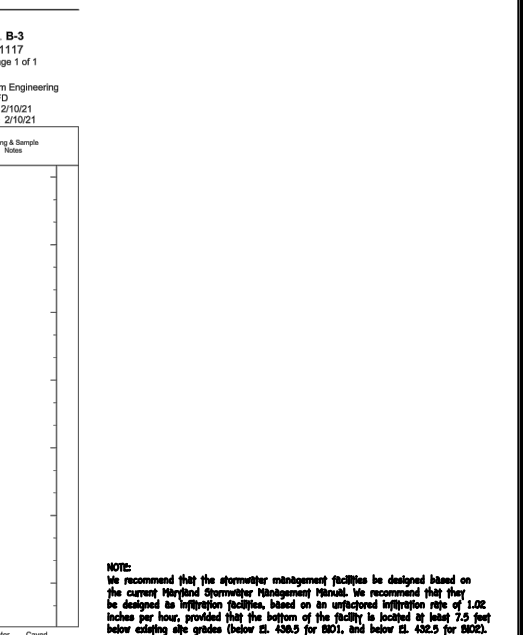
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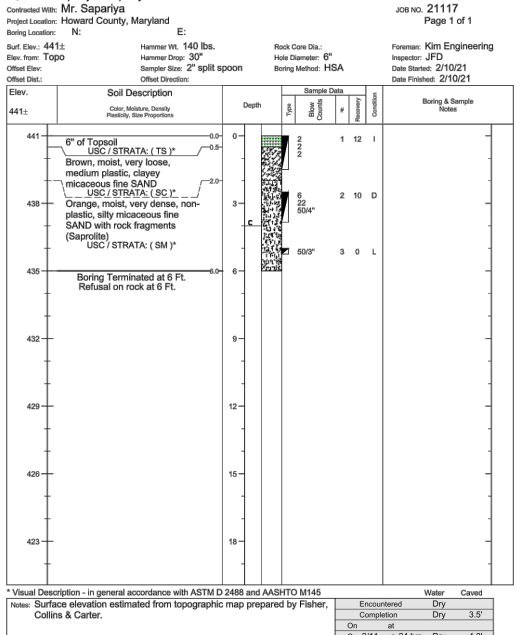


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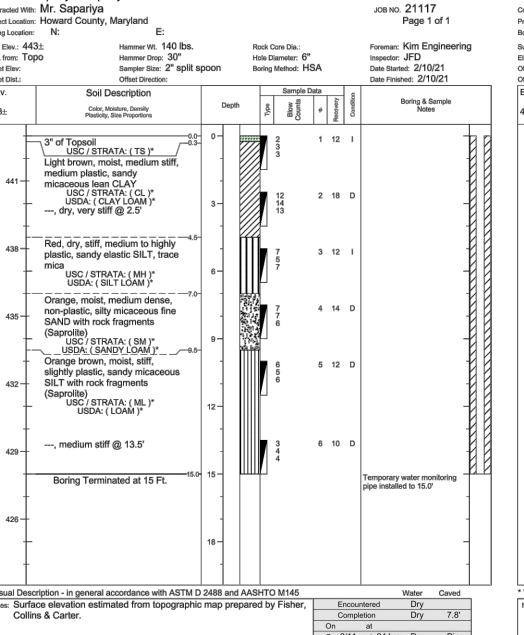


**NOTE:**  
We recommend that the stormwater management facilities be designed based on the current Maryland Stormwater Management Manual. We recommend that they be designed to infiltration facilities, based on an infiltration rate of 1.02 inches per hour, provided that the bottom of the facility is located at least 7.5 feet below existing site grades (below EL. 438.5 for B01, and below EL. 432.5 for B02).

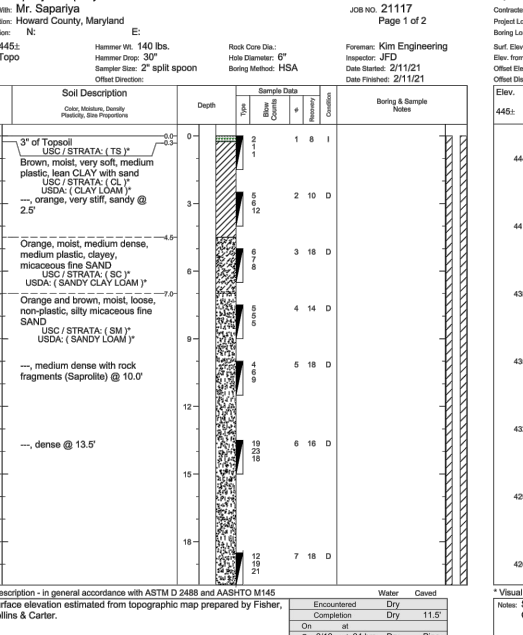
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Glen Burnie, Maryland 21061  
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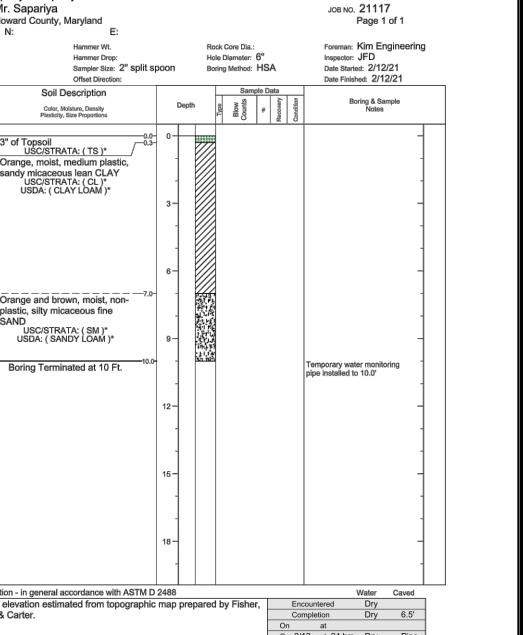
Hardin-Kight Associates, Inc.  
7524 WB&A Road, Suite 100  
Glen Burnie, Maryland 21061  
Office: (410) 553-0802  
Fax #: (410) 553-0808



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Glen Burnie, Maryland 21061  
Office: (410) 553-0802  
Fax #: (410) 553-0808





# SAPARIYA PROPERTY

5669 TROTTER ROAD  
A RESUBDIVISION OF CRISWOOD MANOR  
SECTION TWO - LOT 65  
PLAT BOOK 5, PAGE 52  
TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
ZONED R-20

# Sapariya Property

F 21-046

## SCENIC ROAD STUDY

For

5669 Trotter Road

HOWARD COUNTY

November 2020

**Prepared By:**

***Fisher, Collins and Carter, Inc.***

*Centennial Square Office Park*

*10272 Baltimore National Pike*

*Ellicott City, Maryland 21042*

*410-461-2855*

*w.o. #19050-3001*

# **Sapariya Property**

**SCENIC ROAD STUDY FOR  
TROTTER ROAD, HOWARD COUNTY**

*LIST OF EXHIBITS:*

**SCENIC ROAD EXHIBIT  
PHOTO AND ILLUSTRATIVE LOCATION MAP**



# **SAPARIYA PROPERTY**

## **SCENIC ROAD STUDY**

### **INTRODUCTION**

Trotter Road has been identified as a Howard County Scenic Road, and as a Local Road in the Howard County General Plan. The study area for this report is a single parcel (P. #0180 on Tax Map #35, totaling 1.36 AC) currently accessed via Trotter Road and located just north of the intersection of Trotter Crossing and Trotter Road. The property is zoned R-20.

### **EXISTING CONDITIONS**

Trotter Road exhibits a rural, residential character in proximity to the 5669 Trotter Road. The site is currently occupied by a single, abandoned home in disrepair. The property is regularly maintained with some residential debris on the property.

Low-density single-family homes abut the property and are seen along both the east and west side of Trotter Road as the site is approached from both the north and south (see photos within exhibit).

Trotter Road at 5669 is generally straight horizontal with a gentle curve. The vertical alignment has a rising slope from the southern approach of approximately three percent and generally flat slope from the northern approach as it passes the site. The existing pavement in Trotter Road is approximately 24 feet wide and is in good condition. There are no curbs, shoulders or sidewalks along the perimeter of the site and there are no visible improvements along this stretch of the road. An overhead utility line is located along the east side of Trotter Road approaching from the north and it crosses the road at the approximate location of the front northern property corner.

## PROPOSED SUBDIVISION AND IMPACTS

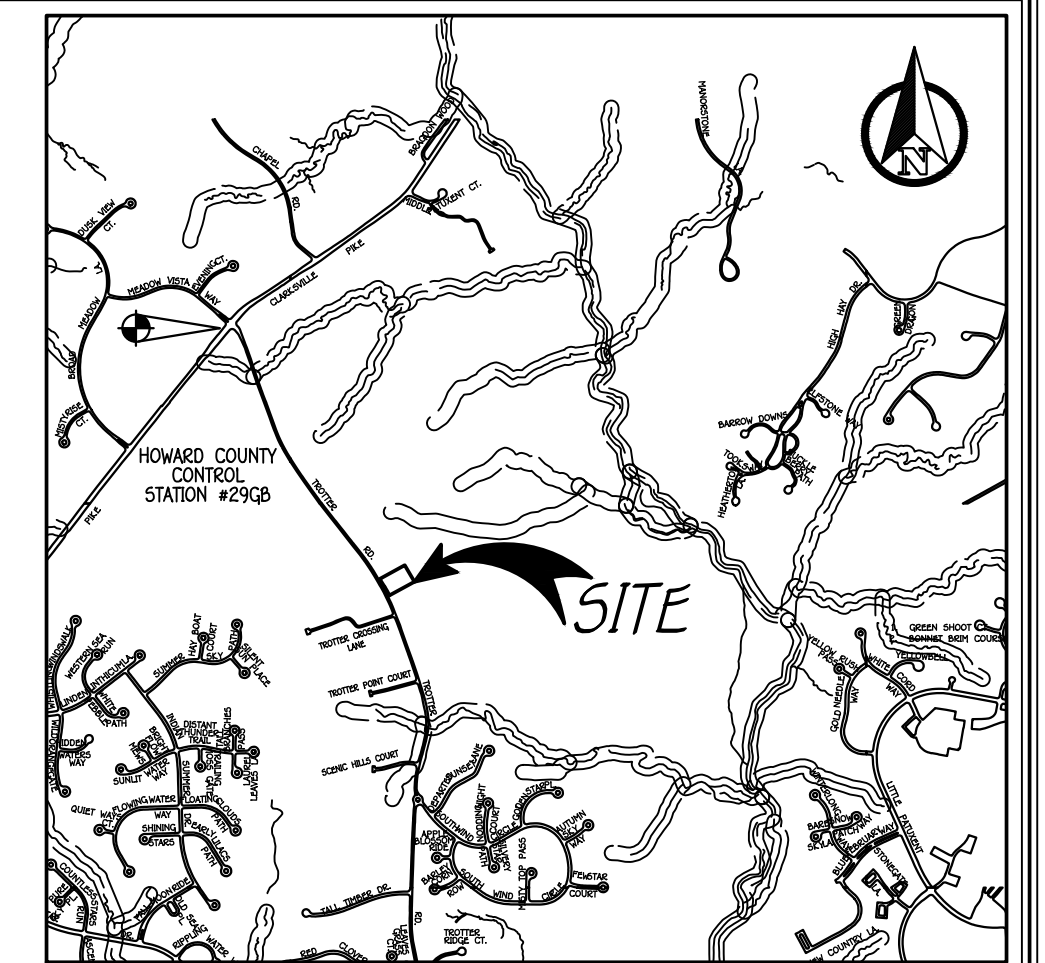
The re-Subdivision of Lot 65 is considered a major subdivision and has been designed to minimize visual impacts to Trotter Road. The following design features enforce this intent:

- There will be a single vehicular access point on Trotter Road within close proximity of the exiting drive. The drive will be a shared entrance encumbered by a shared maintenance agreement.
- The existing vegetation will largely be maintained. Additionally, stormwater management facilities will be landscaped on each lot.
- No other physical road improvements are proposed along Trotter Road.
- Lots have been designed so that fronts of houses will face Trotter Road.

Per the above design features, the impacts of the proposed subdivision on the scenic quality of Trotter Road are minimized.

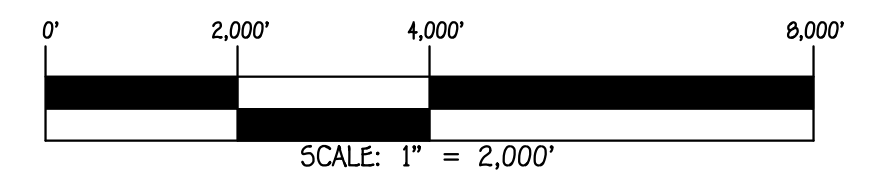
## SUMMARY

Trotter Road, in the vicinity of the Sapariya Property, is characterized as a rural residential road extending through a low-density housing and scattered forest stands. The changes to this rural character will be minimized through the establishment of a singular vehicular access point and the preservation of the vegetation along Trotter Road Right-of-Way. For these reasons, the Sapariya Property Re-Subdivision respects the scenic road character of Trotter Road.



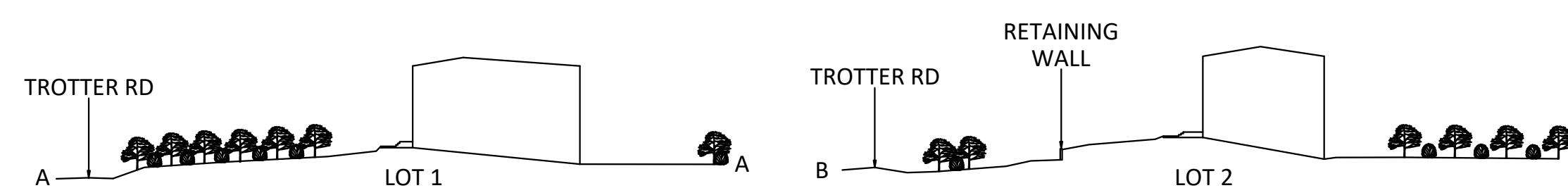
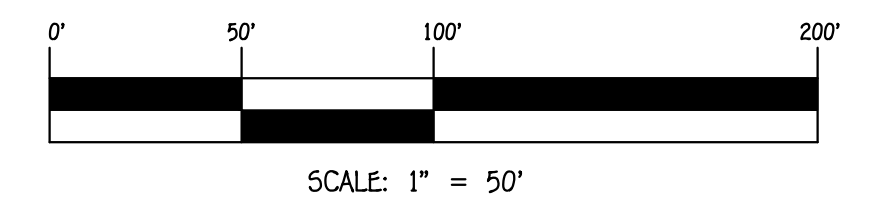
VICINITY MAP

SCALE: 1" = 2,000'



PLAN VIEW

SCALE: 1" = 50'



PROPOSED PROFILE VIEW

SCALE: 1" = 50'

NOTE: AVERAGE SETBACK OF EXISTING HOUSES FROM RIGHT OF WAY - TROTTER ROAD WITHIN 500 FEET OF PROPERTY IS 92 FEET +/- PROPOSED SETBACK OF HOUSES IS 92 FEET.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21042  
 (410) 481-1299

Approved: Department Of Planning And Zoning

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_  
 Chief, Division Of Land Development \_\_\_\_\_ Date \_\_\_\_\_



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/21.

FRANK MALANSAN II. \_\_\_\_\_ Date \_\_\_\_\_

SCENIC ROAD EXHIBIT  
**SAPARIYA PROPERTY**

5669 TROTTER ROAD  
 A RESUBDIVISION OF CRISWOOD MANOR  
 SECTION TWO - LOT 65  
 PLAT BOOK 5, PAGE 52  
 TAX MAP NO.: 35 GRID NO.: 02 PARCEL NO.: 0180  
 ZONED R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: NOVEMBER, 2020  
 SHEET 1 OF 14

**OWNER/DEVELOPER**  
 DIVYESH & SOHILRAJ SAPARIYA  
 7304 WATERLOO WALK  
 LAUREL, MD. 20707  
 (301) 275 0762

ECP-20-051



## SAPARIYA PROPERTY

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## SAPARIYA PROPERTY

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