

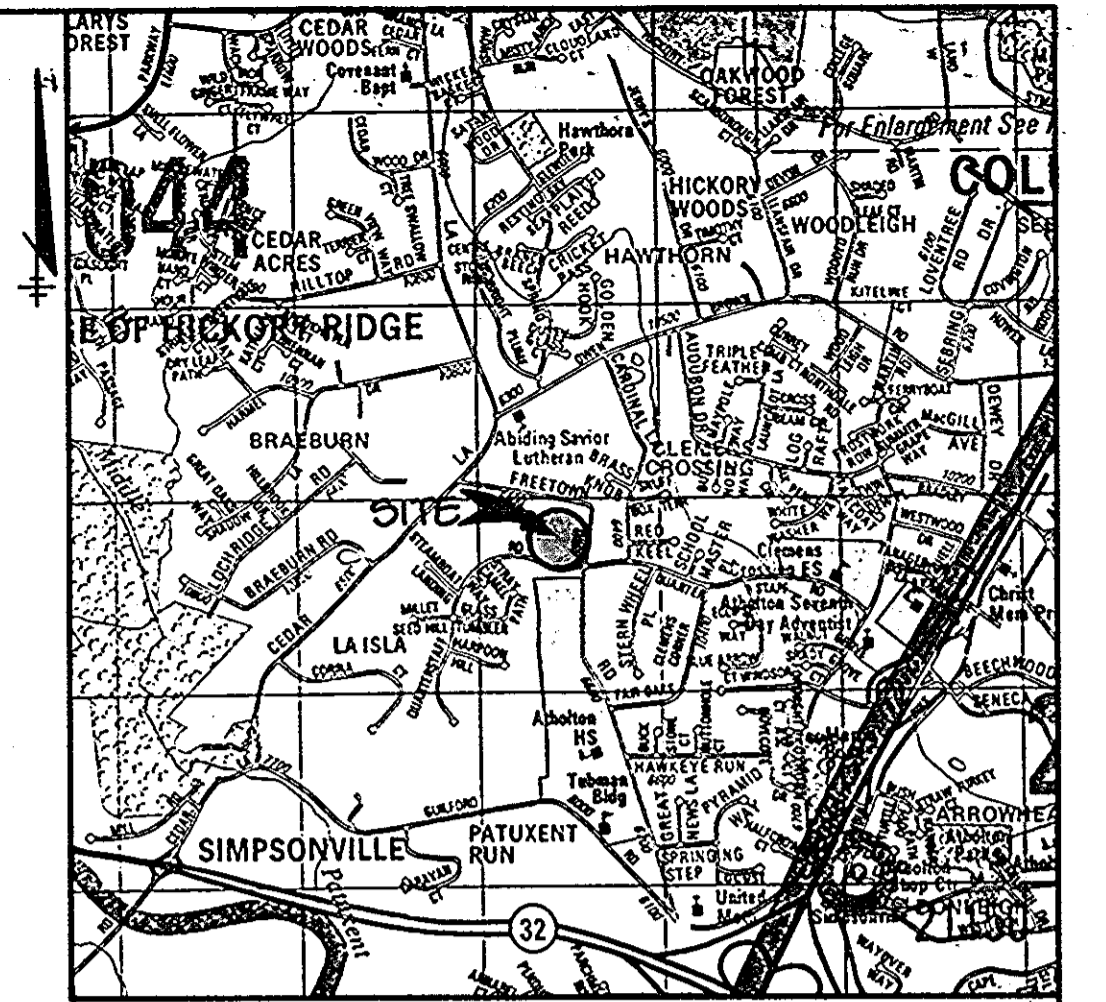
# SITE DEVELOPMENT PLAN

# SUNRISE AT HICKORY RIDGE

## AN ASSISTED LIVING FACILITY

### 5th ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARKS**

BM#1	ELEV. 397.37
N 495745.30	E 833423.67
PIN & CAP	
BM#2	ELEV. 391.45
N 495919.21	E 833573.14
PIN & CAP	

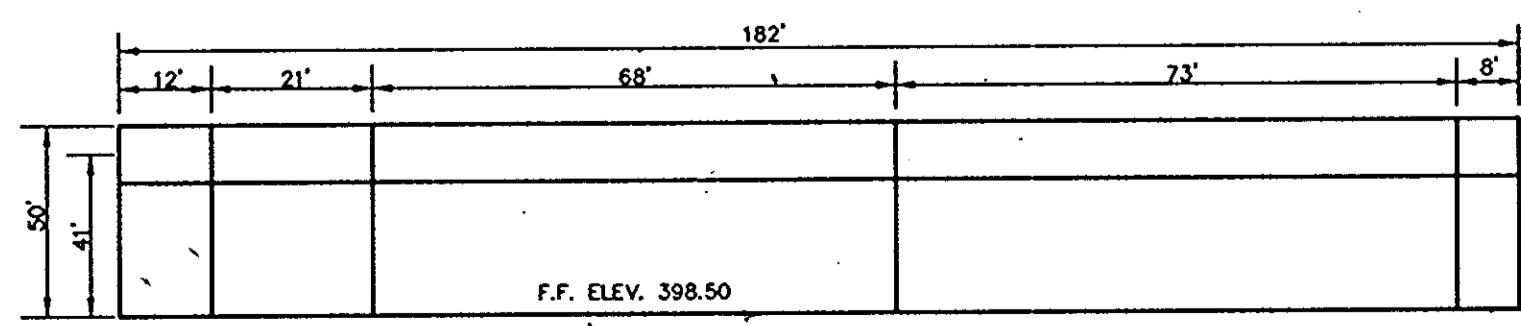
**SHEET INDEX**

NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL AND DRAINAGE AREA MAP
4	PROFILES AND DETAILS
5	LANDSCAPING PLAN

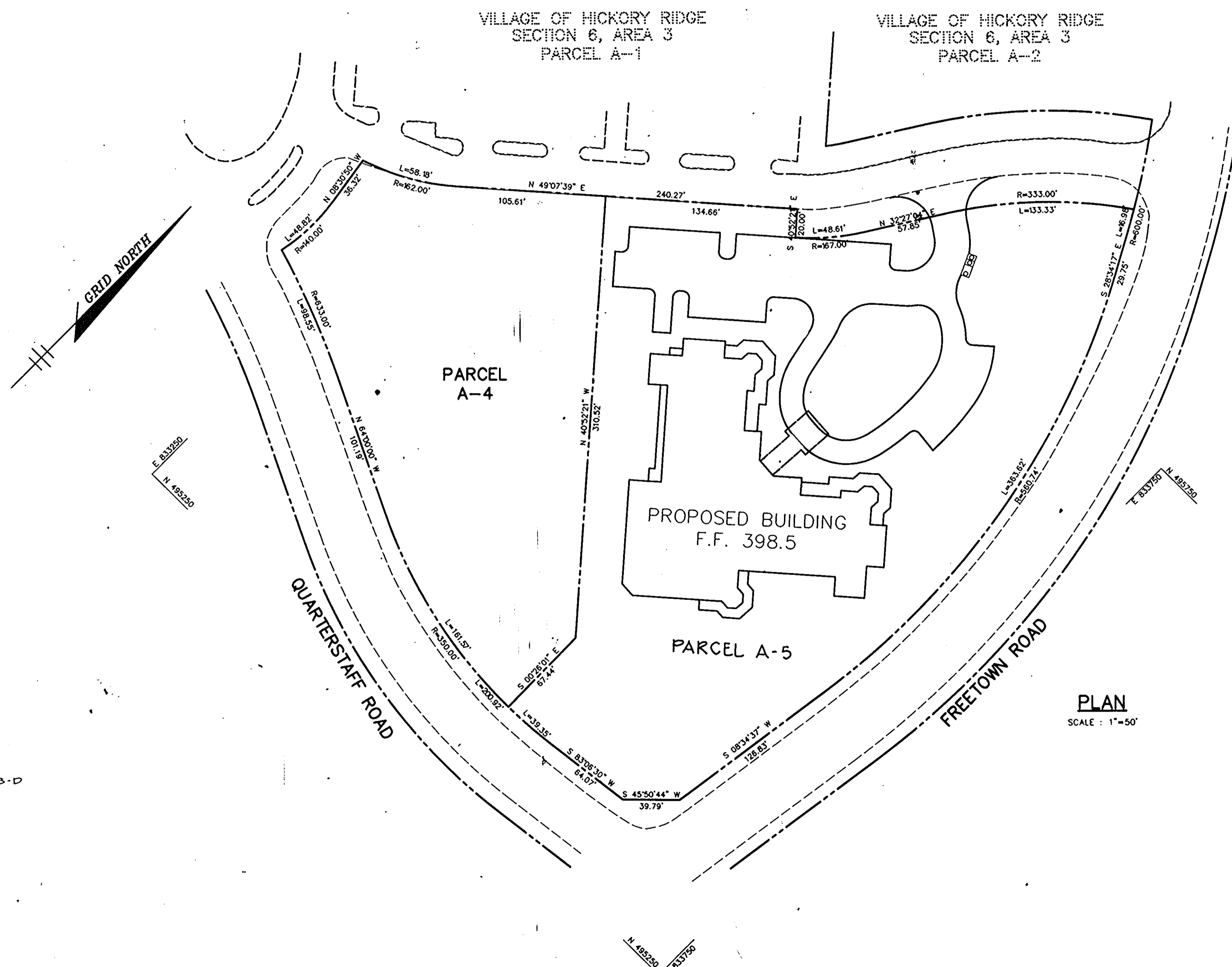
- GENERAL NOTES**
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
  - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAY BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
  - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

DELL ATLANTIC TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	313-1880
  - THE CONTRACTOR TO NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - EX. TOPO IS FROM RIEMER MUEGGE & ASSOCIATES FIELD SURVEY DATED JANUARY 1995 AND IS AT 1-FOOT INTERVALS.
  - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
  - SEE DEPARTMENT OF PLANNING AND ZONING FILE NO. 'S S-88-115, P.B. CASE 243, WP-89-71, F-90-97, F-90-116, F-92-119, F-92-20, FDP 205-A-1 PART 1.
  - STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-90-97
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - PUBLIC WATER AND SEWER FOR THIS PROJECT IS PROVIDED UNDER CONTRACT NO. 04-2468-D
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
  - THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS.



**SOUTHWEST BUILDING ELEVATION**  
NO SCALE



**PLAN**  
SCALE: 1" = 50'

**SITE ANALYSIS**

AREA OF PARCEL A-5	2.59 ACRES (112,820 SF)
PRESENT ZONING	NT (COMMERCIAL LAND USE)
PROPOSED USE	FDP PHASE 205-A-1 PART 1
BUILDING COVERAGE	ASSISTED LIVING FACILITY (75 UNITS)
# OF PARKING SPACES REQUIRED @ 1 SP./3 UNITS	27 SPACES
# OF PARKING SPACES PROVIDED	32 SPACES (INCL. 2 HC)
PAVED PARKING LOT AREA	18,666 SF (16.5% OF SITE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

<i>[Signature]</i>	11/21/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	11/22/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE
<i>[Signature]</i>	11/28/95
DIRECTOR	DATE

DATE	NO.	REVISION
OWNER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER SUNRISE DEVELOPMENT INC. 2401 LEE HIGHWAY, SUITE 300 FAIRFAX, VIRGINIA 22031 (703)555-7509		
PROJECT <b>SUNRISE AT HICKORY RIDGE</b> AN ASSISTED LIVING FACILITY		
AREA VILLAGE OF HICKORY RIDGE SECTION 6, AREA 3 TAX MAP 35 ZONED NEW TOWN PARCEL A-5 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>TITLE SHEET</b>		

**ADDRESS CHART**

PARCEL	STREET ADDRESS
A-5	6000 FREETOWN ROAD

SUBDIVISION NAME	VILLAGE OF HICKORY RIDGE	SECT./BLK. -	6/3	PARCEL -	A-5
PLAT #	11030	BLOCK #	18	TOWNSHIP	NT
		TAX MAP NO.	35	ELECT. DIST.	5th
		CONV. TRACT -		CONV. TRACT -	6056
WATER CODE -	E-29	SEWER CODE -	5924500		

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 9/28/95  
*[Signature]*

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

DATE	11.6.95
DESIGNED BY:	C.J.R.
DRAWN BY:	R.P.P.
PROJECT NO.:	HOCO\105902 SDP1.DWG
DATE:	NOVEMBER 6, 1995
SCALE:	1" = 30'
DRAWING NO.	1 OF 5

VILLAGE OF HICKORY RIDGE  
SECTION 6, AREA 3  
PARCEL A-1  
ZONED NT

VILLAGE OF HICKORY RIDGE  
SECTION 6, AREA 3  
PARCEL A-2  
ZONED NT

PARCEL A-4

PROPOSED 3-STORY BUILDING  
F.F. 398.5

QUARTERSTAFF ROAD  
(A HO. CO. PUBLIC ROAD)

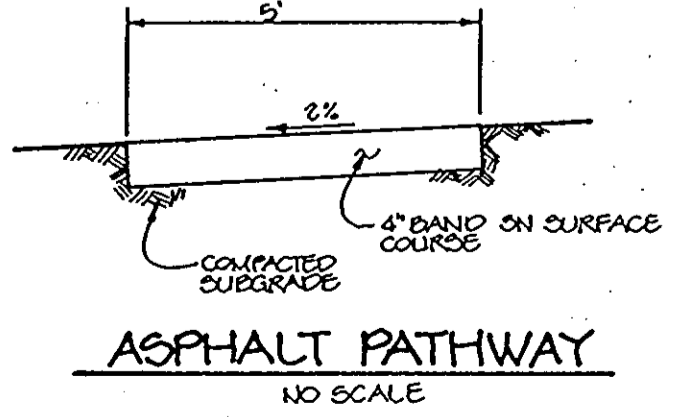
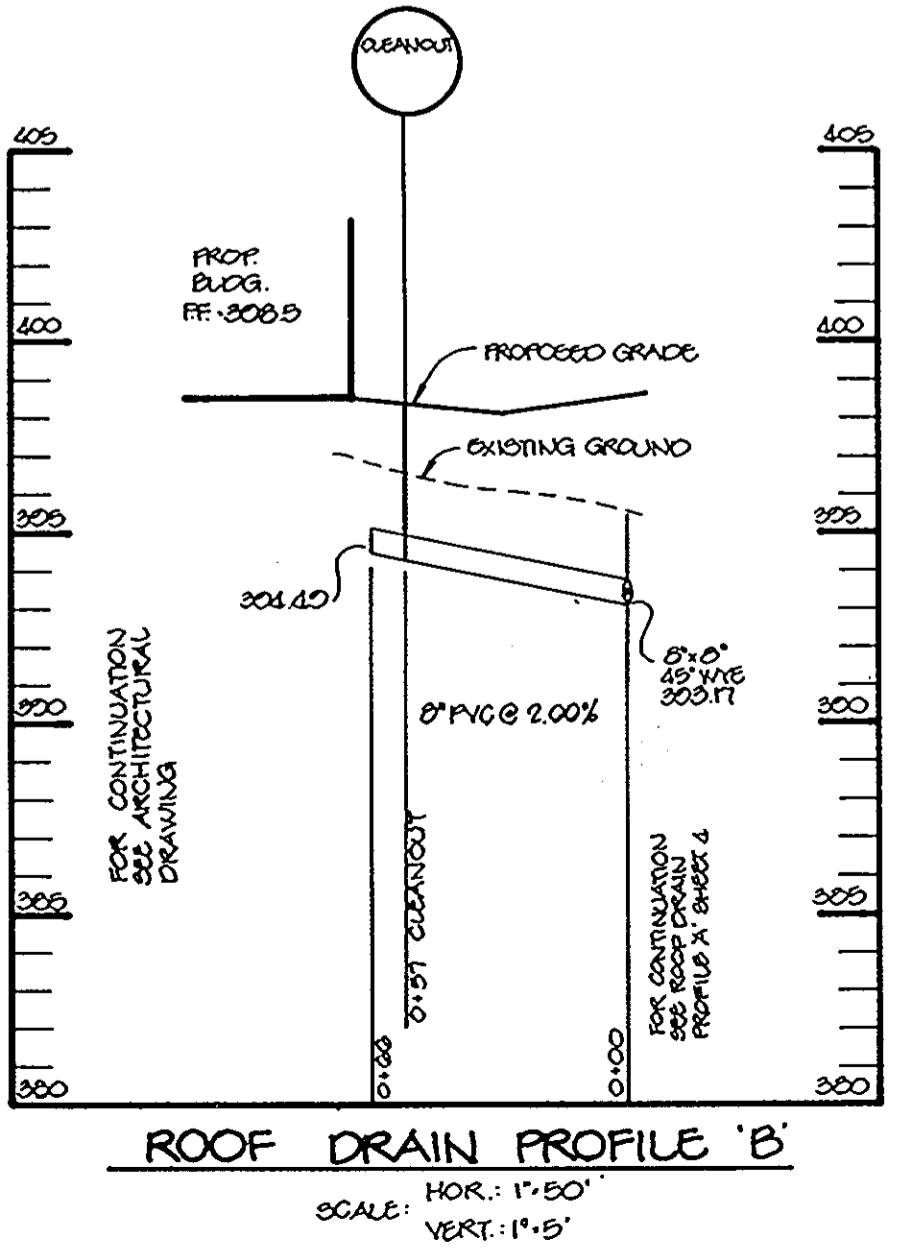
FREETOWN ROAD  
(A HO. CO. PUBLIC ROAD)

STORM DRAIN STRUCTURE SCHEDULE

NO	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	WATER QUALITY INLET	STA 0+50.54, 12.00 FT. SEA 0+70.24, 12.00 FT.	395.00	396.00	394.00 (9)	HOCO STD DET SD 4.42 295.15 (10) 1' DIA. 4'
I-2	S-COMB W/NET, GRATE	SEE PLAN SHEET	-	390.96	395.0	HOCO STD DET SD 4.32 14.25'
I-3	D INLET	SEE PLAN SHEET	-	392.56	396.0	HOCO STD DET SD 4.11

NOTE: TOPSOIL ON PARCEL A-4 IS TO BE STRIPPED AND STOCKPILED. UPON COMPLETION OF GRADING, THE TOPSOIL IS TO BE REAPPLIED OVER THE PARCEL AND CEDED.

- NOTES:
1. ALL ON-SITE ROADWAYS ARE PRIVATE.
  2. CONTRACTOR TO PROTECT EX. INLET 101 AND REPAIR ANY DAMAGE TO IT AT HIS OWN EXPENSE.
  3. LETTER OF PERMISSION TO BE OBTAINED FOR OFFSITE GRADING ON PARCEL A-4.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John D. ...* 11/21/95  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Anna ...* 11/22/95  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

*James ...* 11/28/95  
DIRECTOR DATE

DATE	NO.	REVISION

OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATENT PARKWAY  
COLUMBIA, MARYLAND 21044

DEVELOPER  
SUNRISE DEVELOPMENT INC.  
9401 LEE HIGHWAY, SUITE 300  
FAIRFAX, VIRGINIA 22033  
(703)358-7509

PROJECT  
**SUNRISE AT HICKORY RIDGE**  
AN ASSISTED LIVING FACILITY

AREA  
VILLAGE OF HICKORY RIDGE SECTION 6, AREA 3  
TAX MAP 35 ZONED NEW TOWN PARCEL A-5  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**SITE DEVELOPMENT PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

11.6.95  
DATE

DESIGNED BY: C.J.R.  
DRAWN BY: R.P.P.  
PROJECT NO: HOCO 105902 SDP2.DWG  
DATE: NOVEMBER 6, 1995  
SCALE: 1"=30'  
DRAWING NO. 2 OF 5

JAYKANT D. PAREKH #19148

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 9/28/95  
*Carl*

VILLAGE OF HICKORY RIDGE  
SECTION 6, AREA 3  
PARCEL A-1

VILLAGE OF HICKORY RIDGE  
SECTION 6, AREA 3  
PARCEL A-2

PARCEL  
A-4

PROPOSED BUILDING  
F.F. 398.5

**STORM INLET SEDIMENT TRAP NO. 1**

DRAINAGE AREA: 0.32 ACRES  
STORAGE VOLUME REQUIRED: 576 CF  
STORAGE VOLUME PROVIDED: 590 CF @ EL. 395.0  
CREST ELEVATION: 396.0  
BOTTOM ELEVATION: 394.0  
BOTTOM DIMENSIONS: 15'X30'  
CLEANOUT ELEVATION: 395.0  
SIDE SLOPES: 3:1

**SEQUENCE OF CONSTRUCTION**

1. OBTAIN A GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE, AND INLET PROTECTION TO EX. 1-67. (3 DAYS)
3. BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION. (2 WEEKS)
4. AS SUBGRADE ELEVATION IS OBTAINED, INSTALL UTILITIES INCLUDING STORM DRAIN, WATER, AND SEWER. INSTALL STORM INLET SEDIMENT TRAP NO. 1 AND INLET PROTECTION AS NEEDED. STABILIZE AREA AROUND EX. 1-67 OUTSIDE OF SUPER SILT FENCE IMMEDIATELY AFTER PLACING RCCP. (3 WEEKS)
5. INSTALL CURB AND GUTTER, THEN PAVE. (2 WEEKS)
6. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 DAY)
7. INSTALL LANDSCAPING AND COMPLETE REMAINING CONSTRUCTION. (3 DAYS)
8. UPON ARRIVAL OF HOWARD COUNTY DILP SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES. STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 DAY)

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 9-28-95  
CAH

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *James J. Muehle* DATE: 11/3/95

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *J. Laebl* DATE: 11-6-95

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*Patricia Engler* DATE: 11/5/95  
NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John R. Robinson* DATE: 11/5/95  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Quinlan* DATE: 11/21/95  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Jim Sturmann* DATE: 11/22/95  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

*James J. Muehle* DATE: 11/29/95  
DIRECTOR

DATE	NO.	REVISION

OWNER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10222 LITTLE PATRICK PARKWAY  
COLUMBIA, MARYLAND 21044

DEVELOPER:  
SUNRISE DEVELOPMENT INC.  
8401 LEE HIGHWAY, SUITE 300  
FAIRFAX, VIRGINIA 22033  
(703)358-7509

PROJECT: **SUNRISE AT HICKORY RIDGE**  
AN ASSISTED LIVING FACILITY

AREA: VILLAGE OF HICKORY RIDGE SECTION 6, AREA 3  
TAX MAP 35 ZONED NEW TOWN PARCEL A-5  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

DATE: 11-6-95

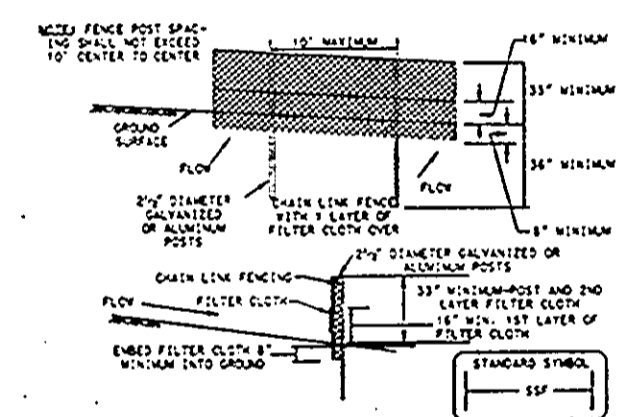
DESIGNED BY: C.J.R.  
DRAWN BY: R.P.P.

PROJECT NO.: HOCO105902  
SDP3.DWG

DATE: NOVEMBER 6, 1995

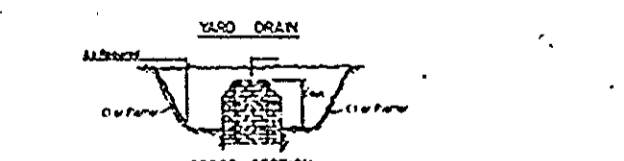
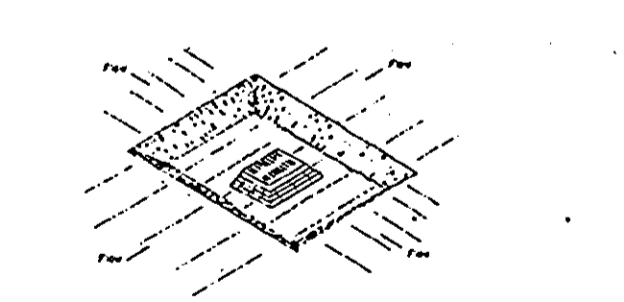
SCALE: 1"=30'  
DRAWING NO. 3 OF 5

J. Laebl  
JAYKANT B. PAREKH #19148



- Construction Specifications
1. The posts do not need to set in concrete.
  2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
  3. Filter cloth shall be fastened securely to the chain link fence with the staples every 24" at the top and mid section.
  4. Filter cloth shall be enclosed a minimum of 6" into the ground.
  5. When two sections of filter cloth meet, they shall be overlapped by 6" and stapled.
  6. Maintenance shall be performed as needed and silt buildup removed when "holes" develop in the silt fence.

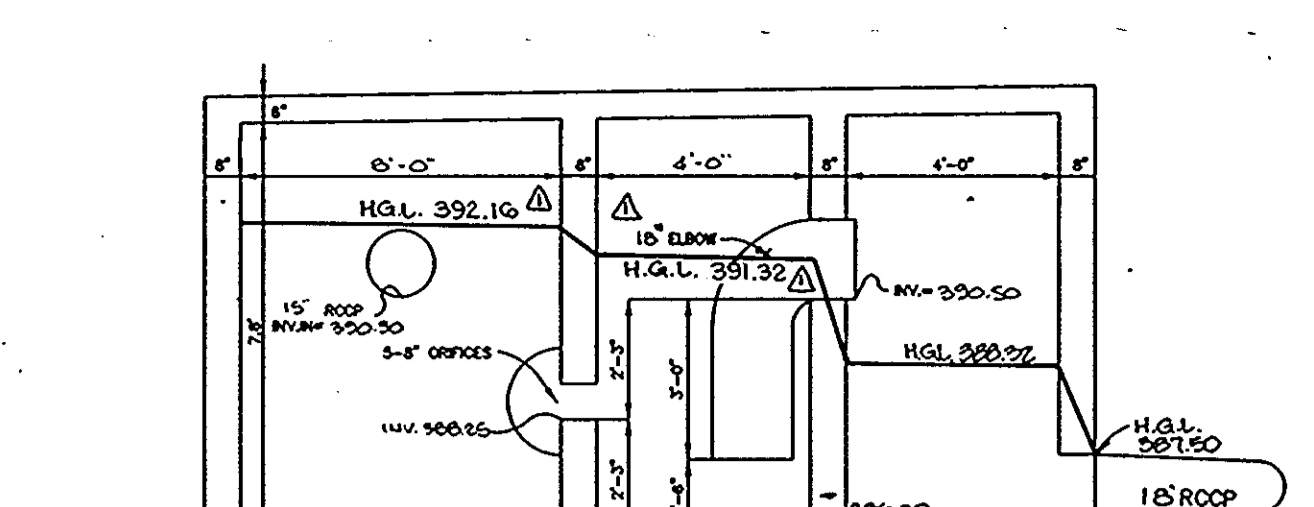
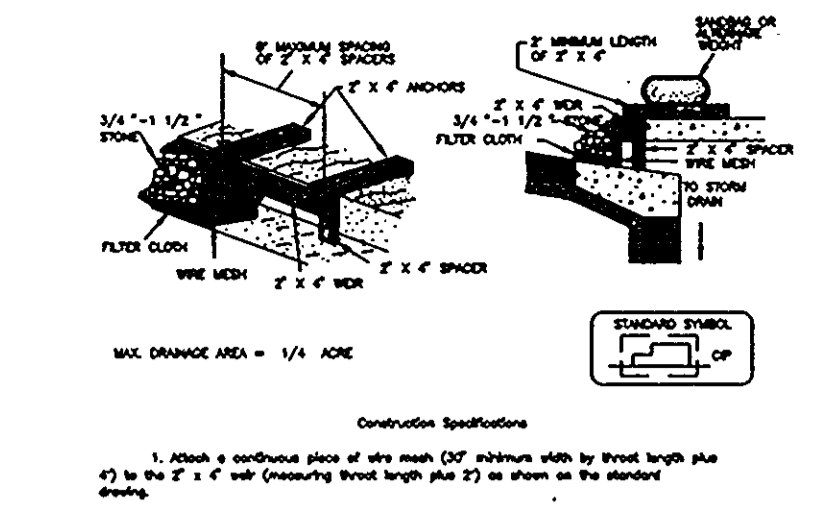
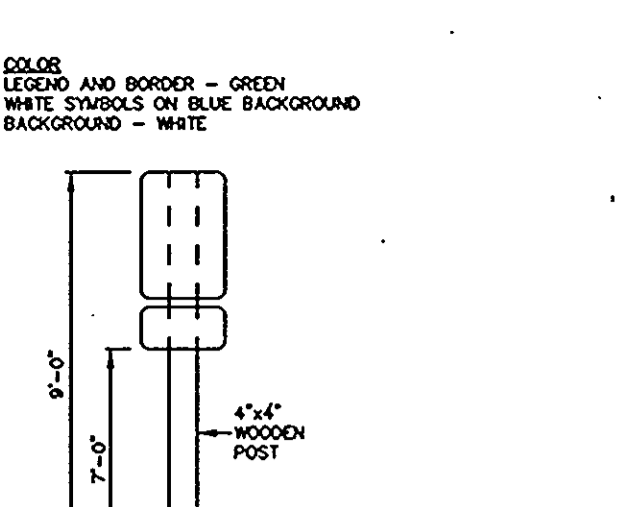
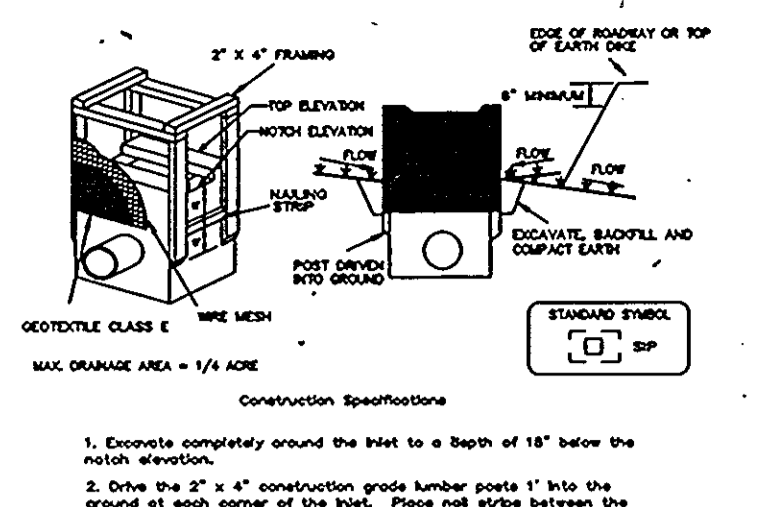
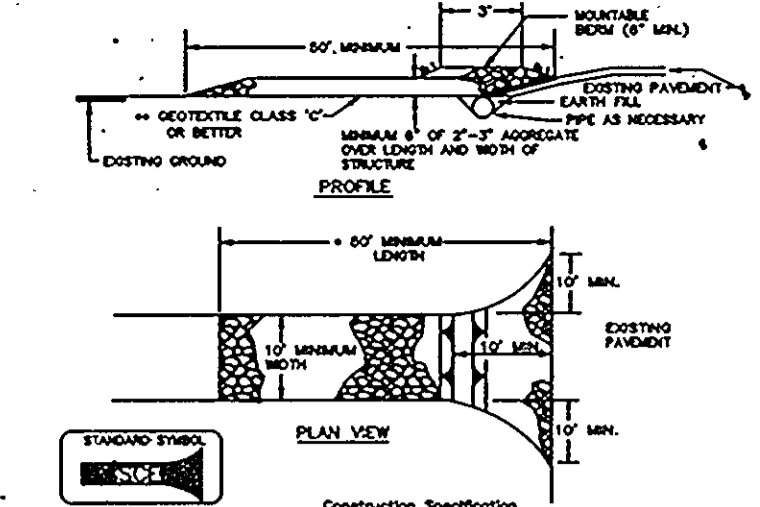
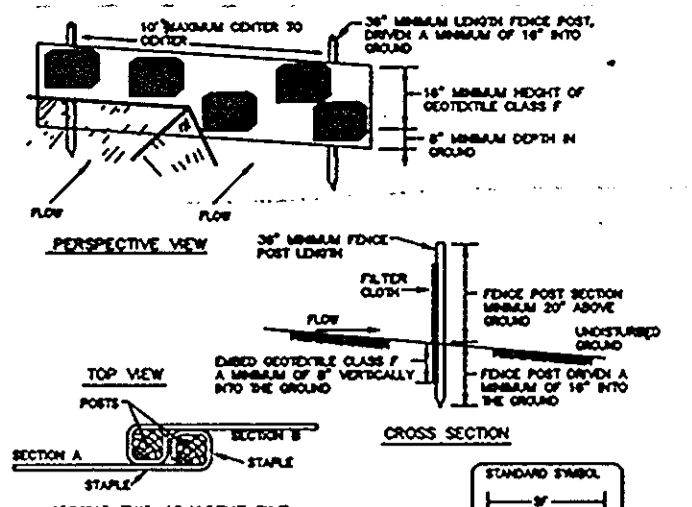
**SUPER SILT FENCE**  
NO SCALE



- CONSTRUCTION SPECIFICATION FOR S-I-T
1. Sediment shall be removed and the trap returned to its original elevation when the sediment has accumulated to the design depth of the trap. Excess sediment shall be deposited in a suitable area and in such a manner that it will not erode.
  2. The volume of sediment storage shall be 1800 cubic feet per acre of contributing drainage.
  3. The structure shall be inspected after each rain and repaired as needed.
  4. Construction operations shall be restricted on in such a manner that erosion and water pollution shall be minimized.
  5. The sediment trap shall be cleaned and the area restituted when the construction drainage area has been properly established.
  6. All cut slopes shall be 3:1 at flatter.
- Minimum Drainage Area: 3 Acres

**INLET SEDIMENT TRAP**  
NO SCALE





**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

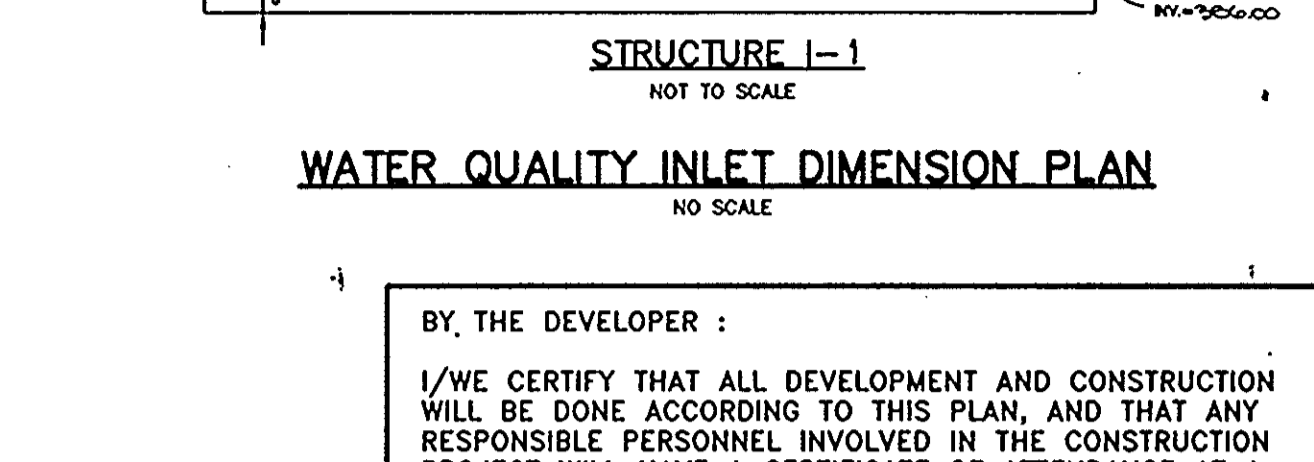
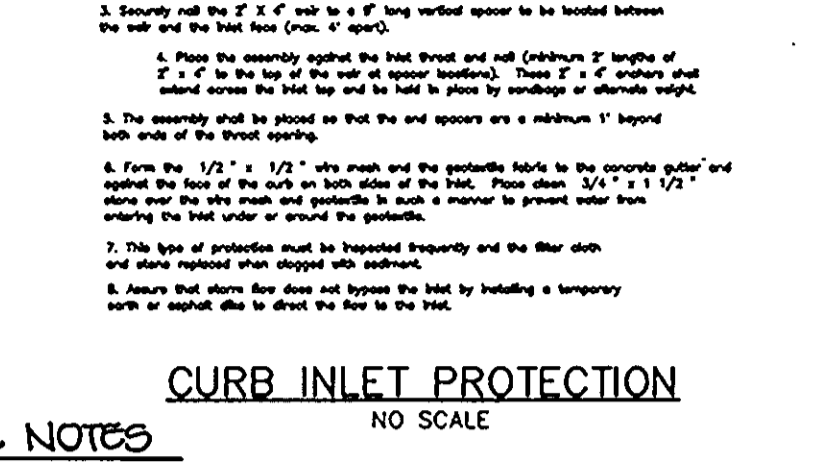
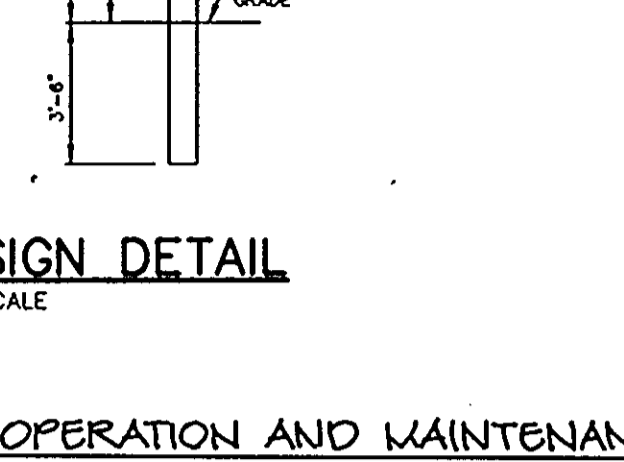
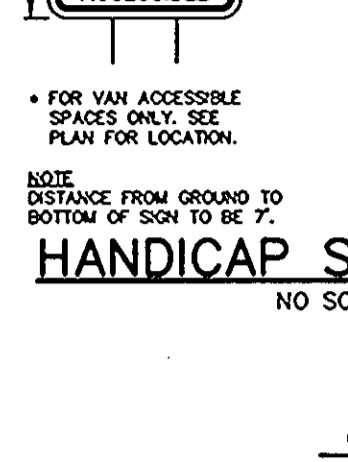
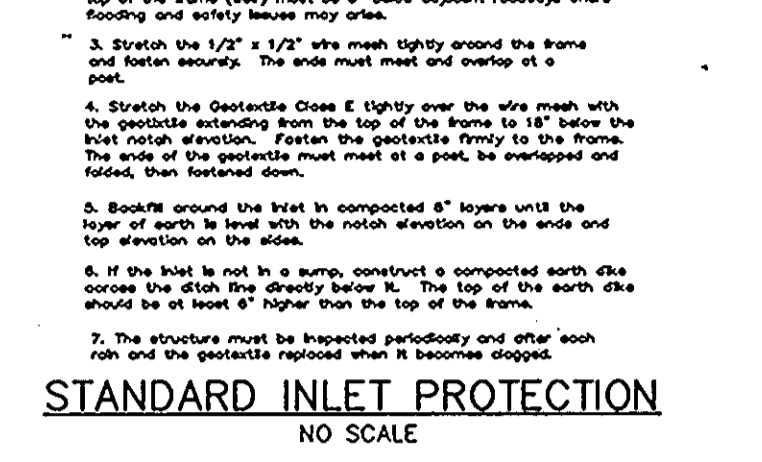
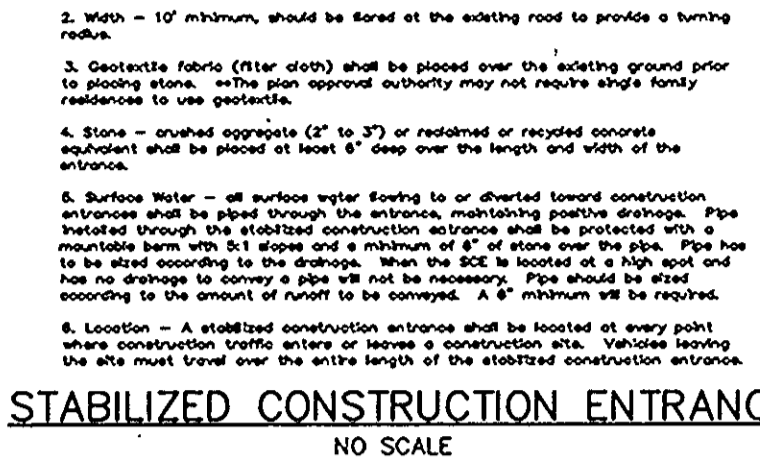
Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels of annual ryegrass (5.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted straw mulch immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 fl. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

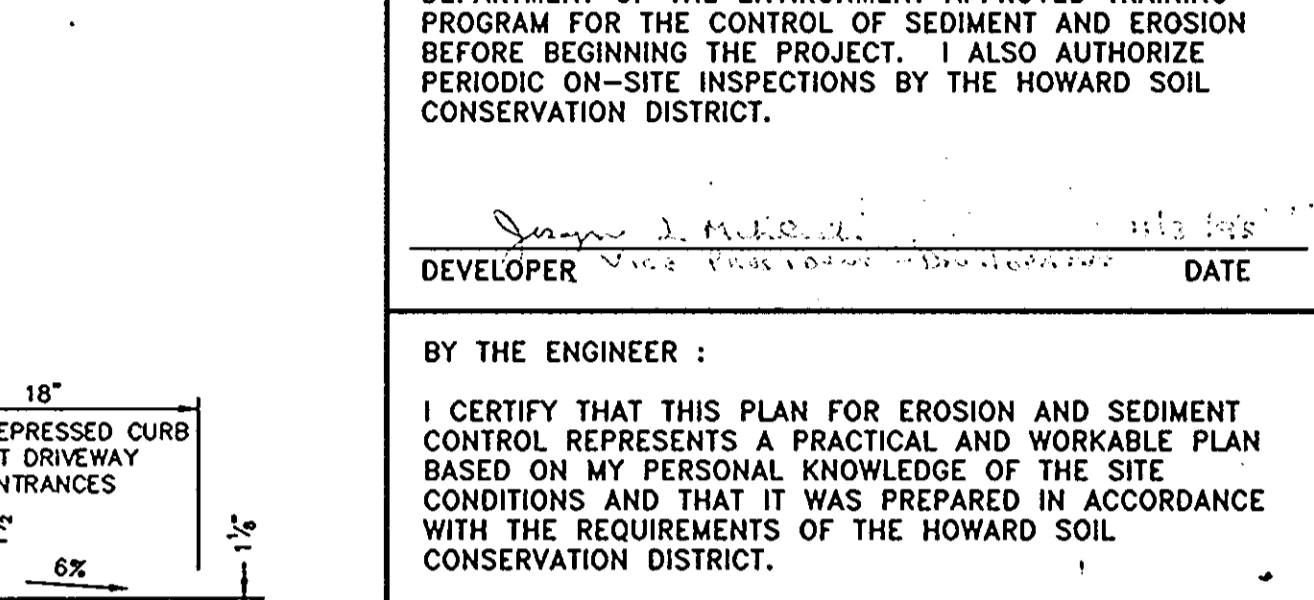
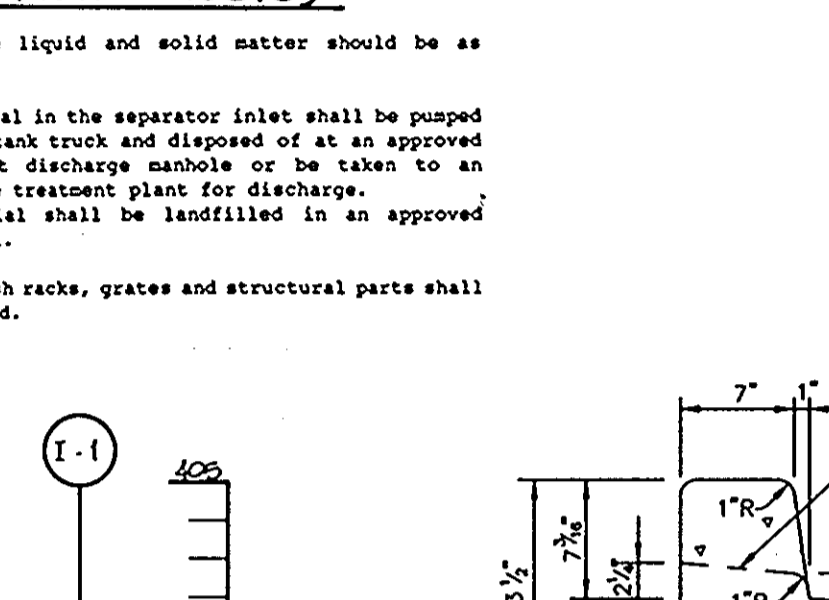
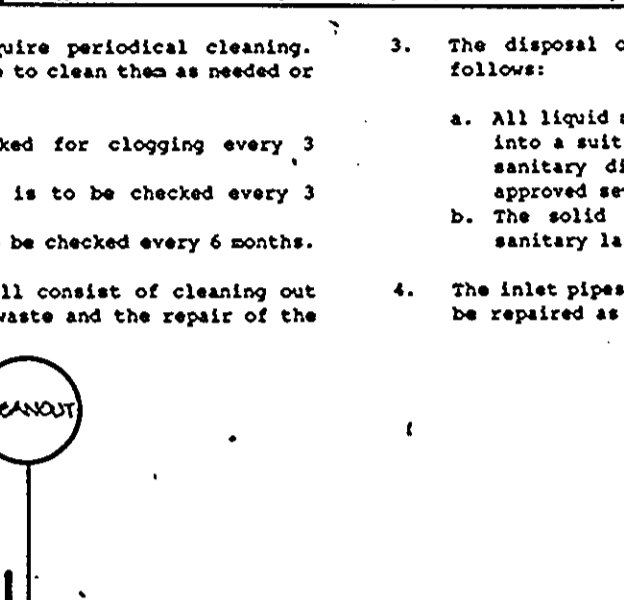
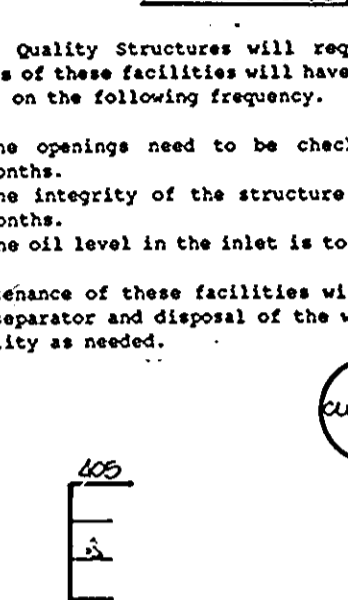
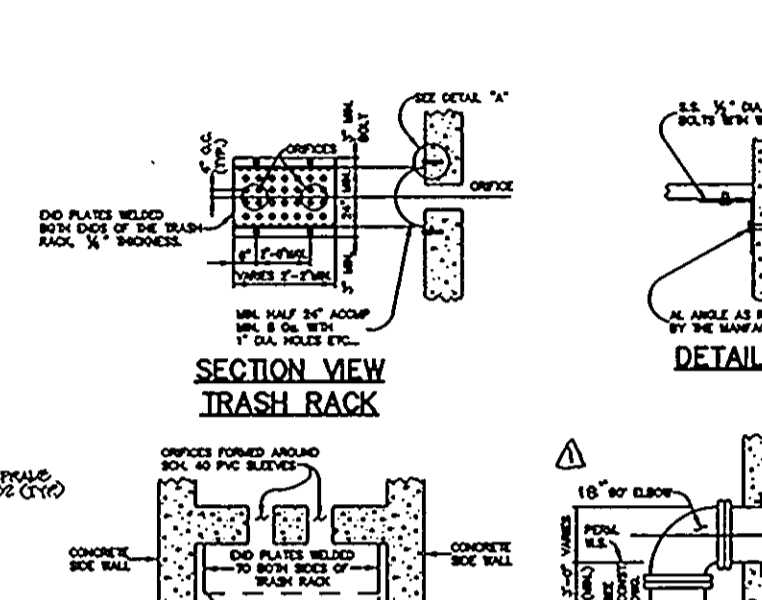
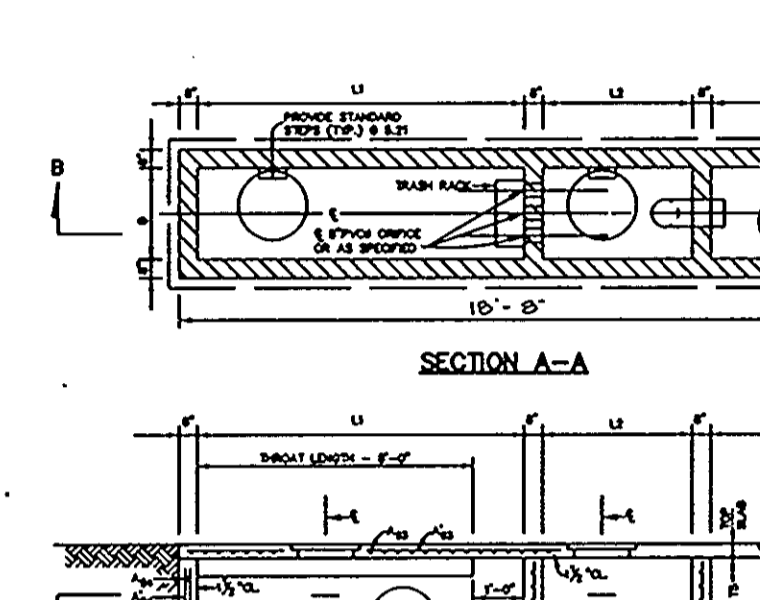
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 urea-formaldehyde fertilizer (8 lbs. per 1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30 and from August 15 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring.
- Use sod.
- Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

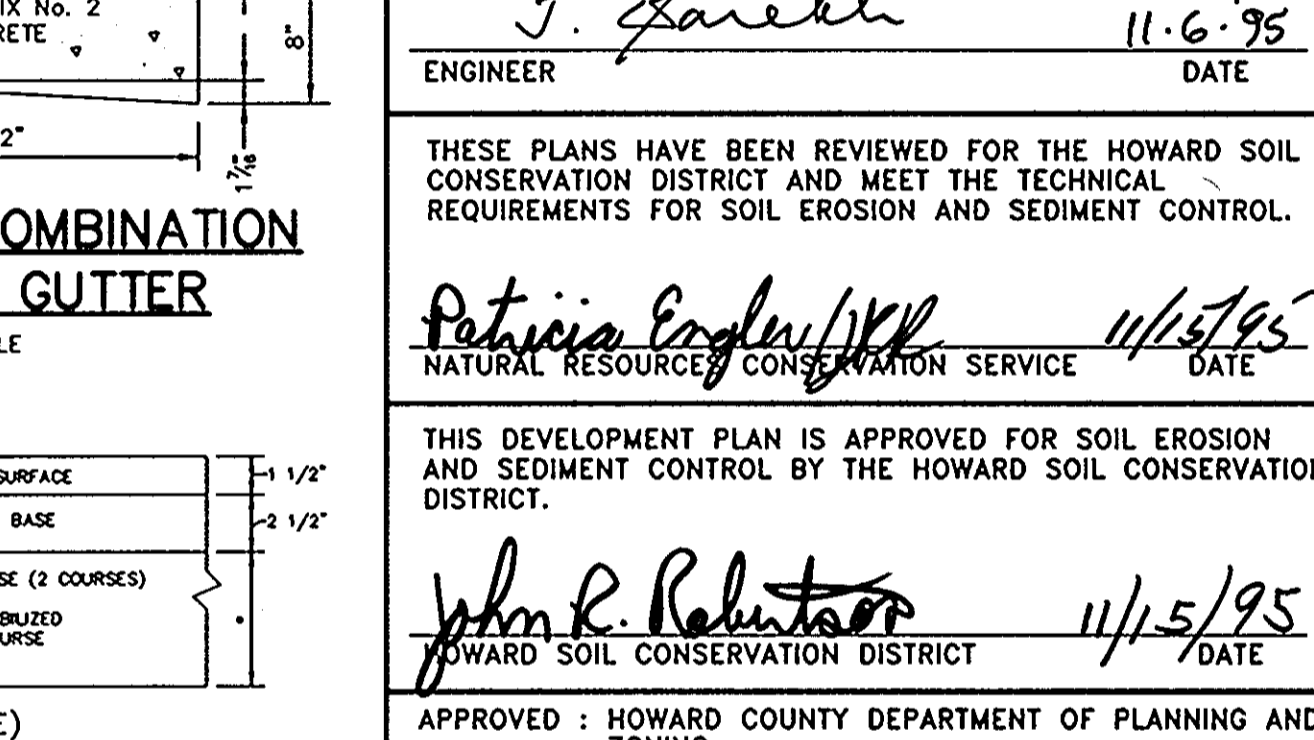
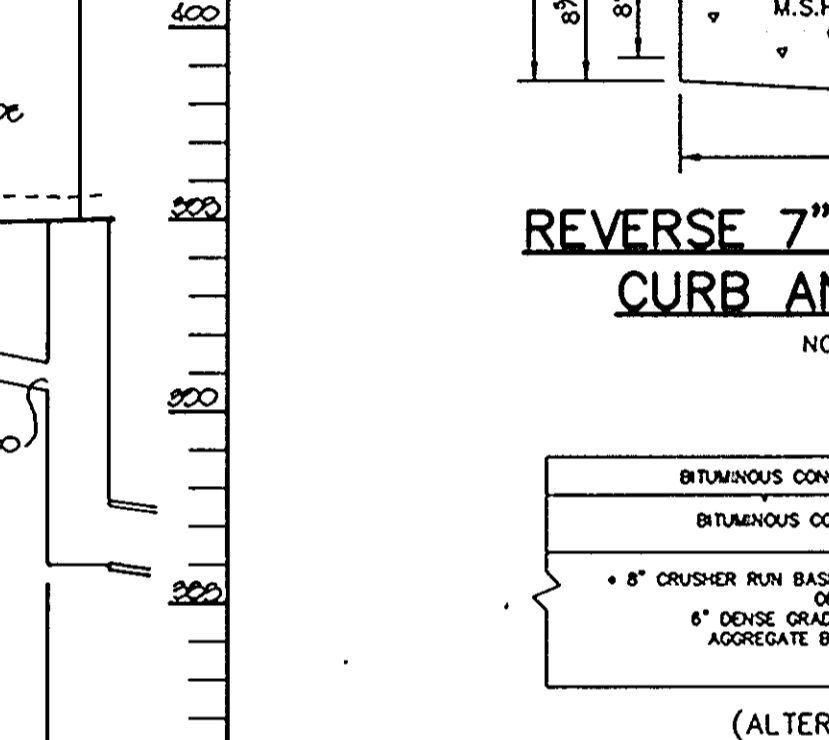
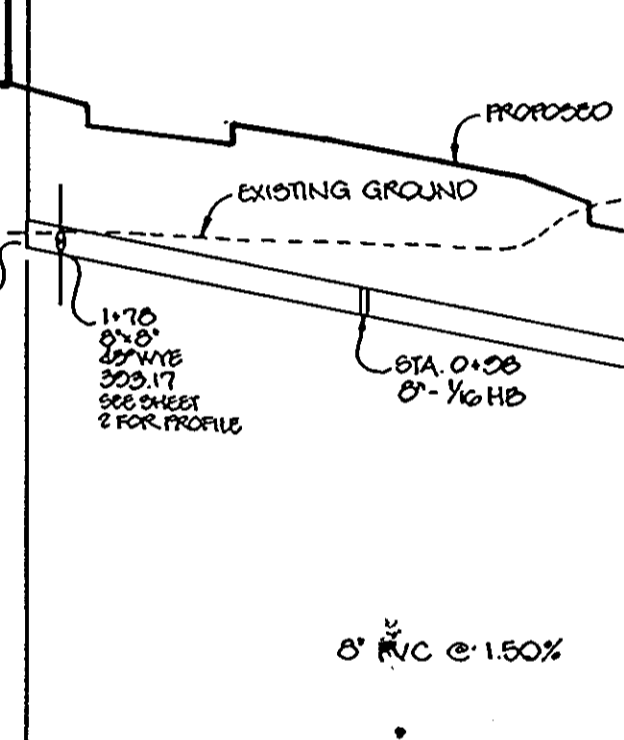
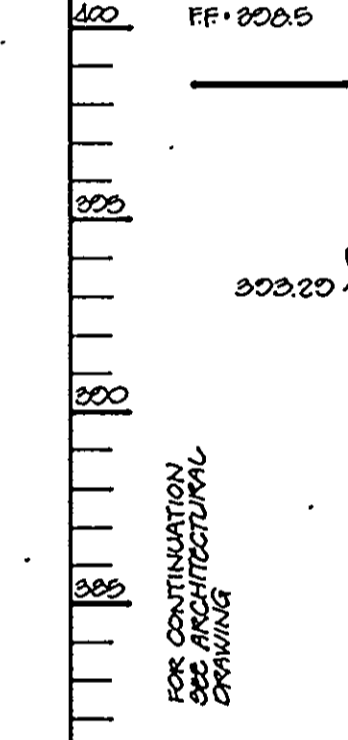
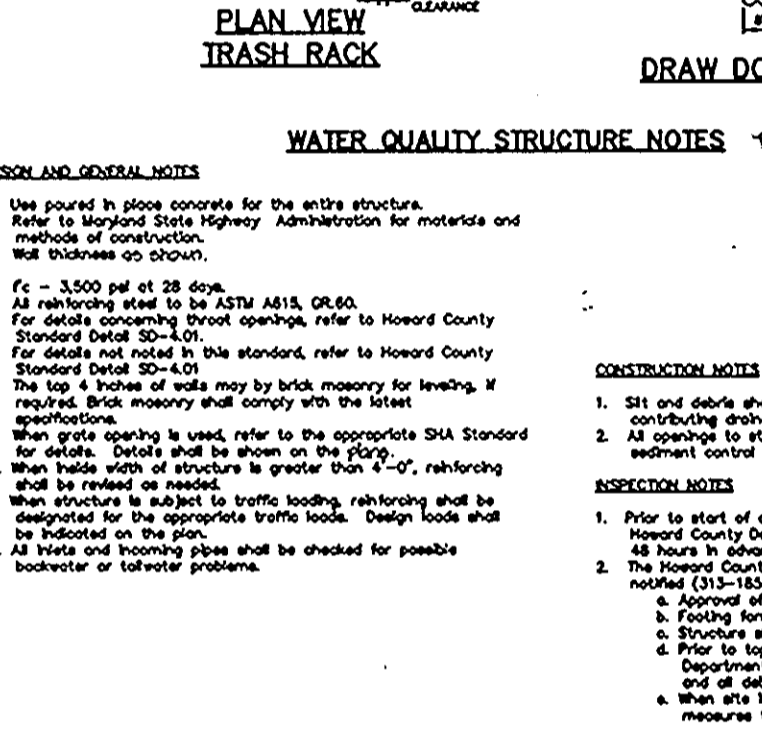
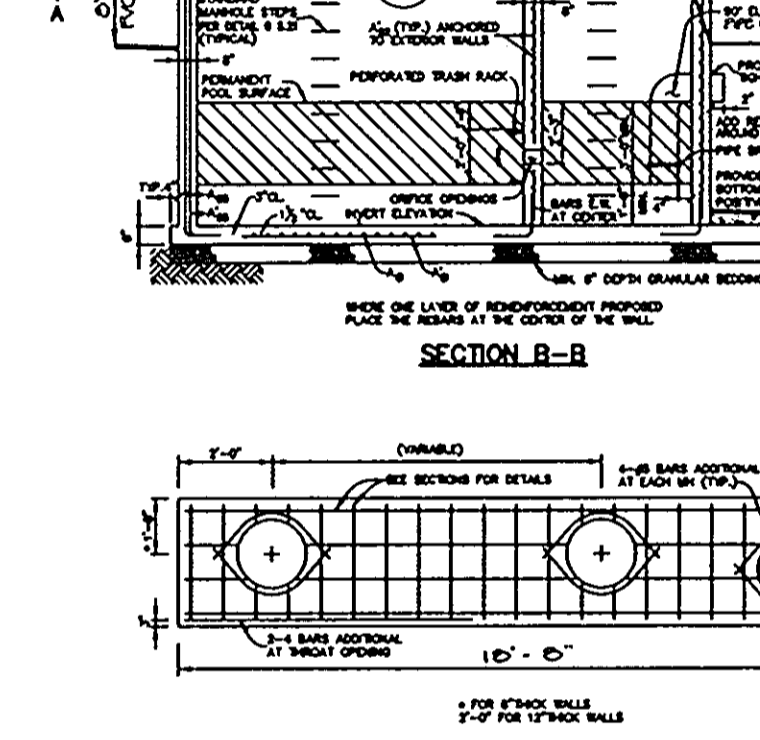
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted straw mulch immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 fl. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.



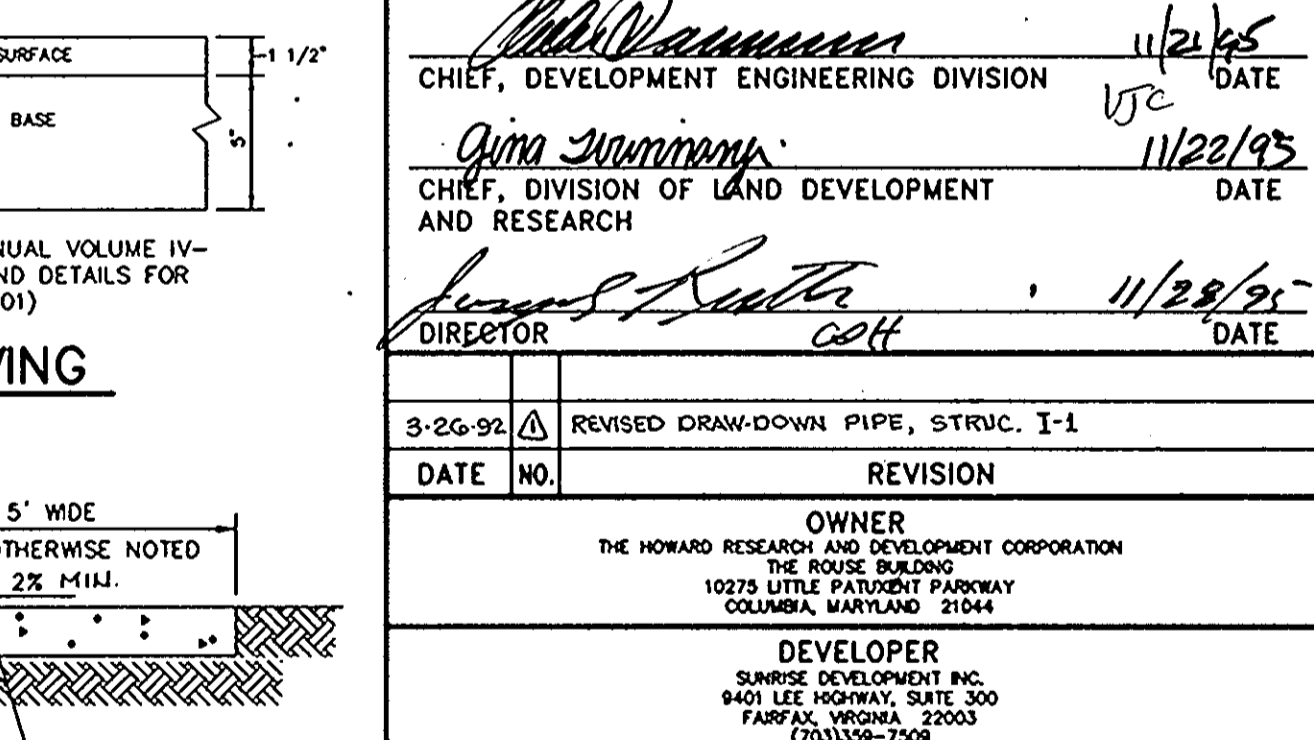
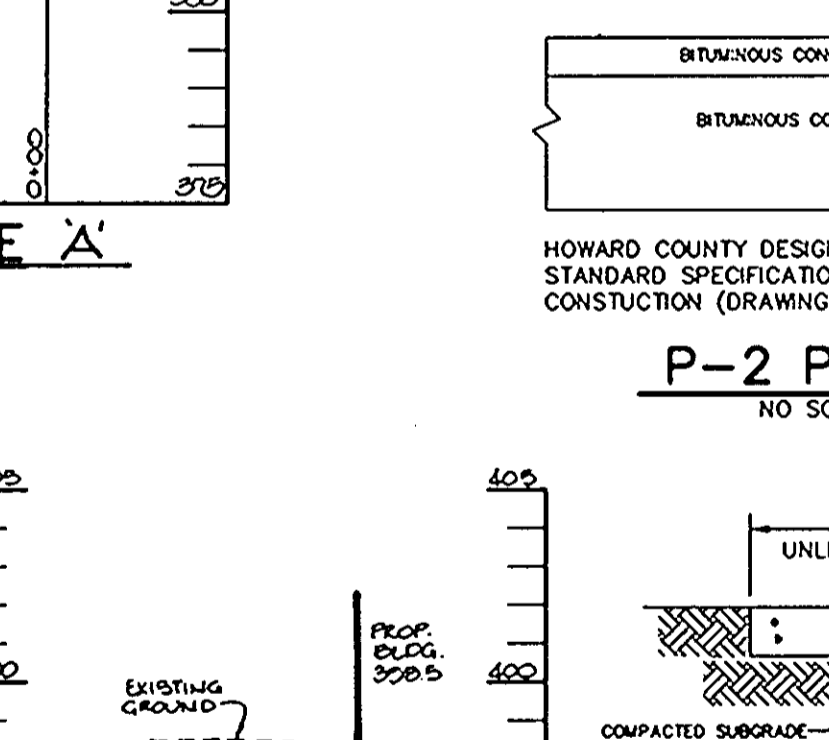
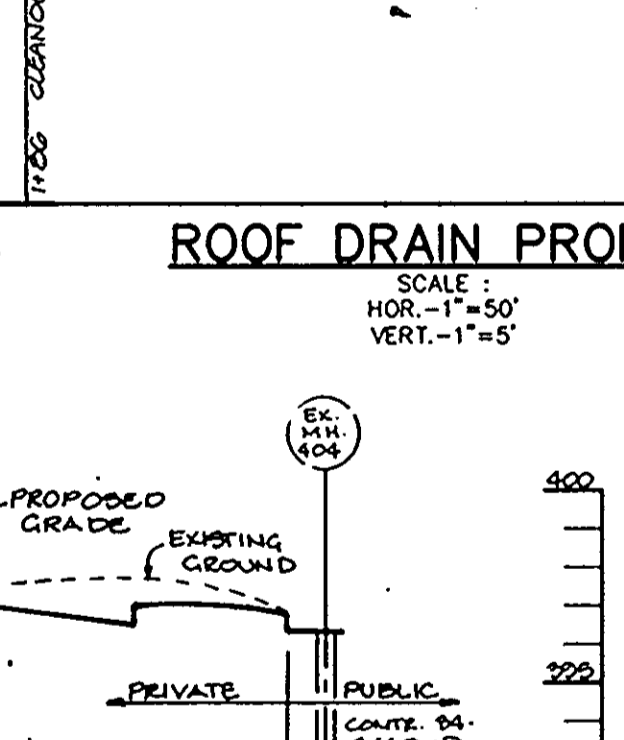
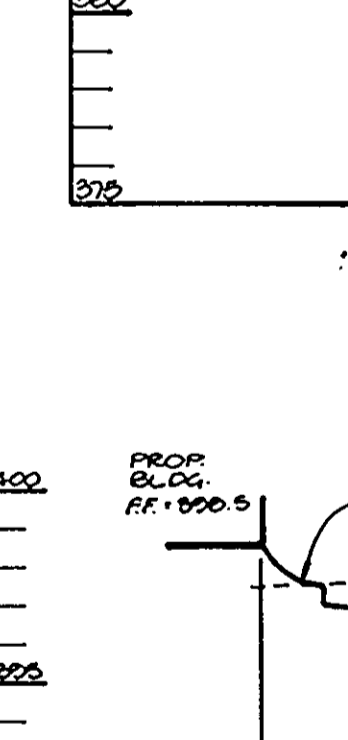
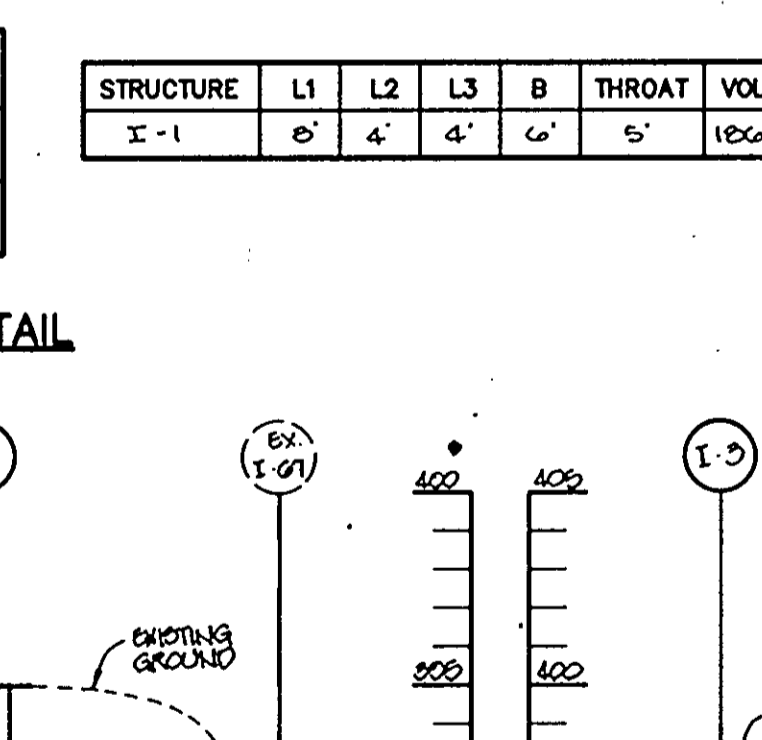
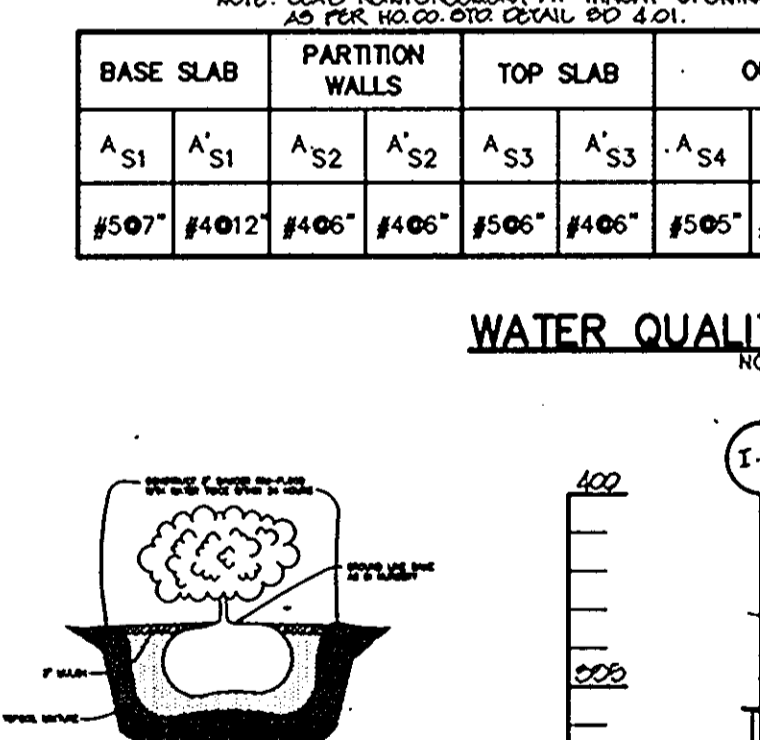
**SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the HOWARD COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS PRIOR TO THE START OF ANY CONSTRUCTION (315-1455).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL DISTURBED AREAS; B) 14 CALENDAR DAYS FOR ALL DISTURBED AREAS ON ALL SLOPES GREATER THAN 3:1; C) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, FOR PERMANENT SEEDINGS (SEC. 501.50) (SEC. 541.50) AND TEMPORARY SEEDINGS (SEC. 501.50) (SEC. 541.50). TEMPORARY STABILIZATION WITH MULCH CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS.
- SITE ANALYSIS:  
TOTAL AREA OF SITE: 250 ACRES  
AREA TO BE REFORESTED OR PLANTED: 2.50 ACRES  
AREA TO BE VEGETATIVELY STABILIZED: 250 ACRES  
TOTAL FILL: 2500 CU.YD.  
TOTAL CUT: 2500 CU.YD.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT SO QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSATURATED MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE BEGINNING OF ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BIDDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LOCATIONS OR THAT WHICH CAN BE EXCAVATED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



**SHRUB PLANTING DETAIL**

**TREE PLANTING DETAIL**



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 11.6.95  
DATE: 9-28-95  
CAT

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 11.6.95

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DATE: 11.6.95

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 11.6.95

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: J. Sarell DATE: 11-6-95

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: J. Sarell DATE: 11-6-95

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

PATRICIA ENGLISH/JKL DATE: 11/5/95  
NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

JOHN R. RABUTAN DATE: 11/5/95  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION: WJC DATE: 11/21/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: CAT DATE: 11/28/95

3-26-92 REVISD DRAIN-DOWN PIPE, STRUC. I-1

DATE NO. REVISION

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
19775 LITTLE PATRIOT PARKWAY  
COLUMBIA, MARYLAND 21044

DEVELOPER: SUNRISE DEVELOPMENT, INC.  
8401 LEE HIGHWAY, SUITE 300  
FARMERS MARKET CENTER  
(703) 259-7508

PROJECT: SUNRISE AT HICKORY RIDGE  
AN ASSISTED LIVING FACILITY

AREA: VILLAGE OF HICKORY RIDGE SECTION 6, AREA 3  
TAX MAP 35 ZONED NEW TOWN PARCEL A-5  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21046  
410-997-8800 FAX: 410-997-8282

DATE: 11.6.95

DESIGNED BY: R.P.P.  
DRAWN BY: M.A.D.  
PROJECT NO: HOCO 105902  
SDP4.DWG  
DATE: NOVEMBER 6, 1995  
SCALE: AS SHOWN  
DRAWING NO. 4 OF 5

**LANDSCAPE SCHEDULES**

PERIMETER	SCHEDULE A * PERIMETER LANDSCAPE EDGE					ADJACENT TO ROADWAYS
	1	2	3	4	5	
LANDSCAPE TYPE	A	E	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	1 360'	1 220'	1 180'	1 510'	1 800'	1 800'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL FENCE OR BERRI (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1/60' x 6	1/40' x 5.5	1/50' x 3.6	1/20' x 10.2	1/50' x 11.6	1/40' x 2
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	1/4' x 55	0	0	0	0
NUMBER OF PLANTS PROVIDED						
SHADE TREES	0	4	4	10	1	1
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0

SUBSTITUTION NOTES:  
 PERIMETER LANDSCAPE EDGE, SCHEDULE A  
 PERIMETER 2:  
 SUBSTITUTE (15) SHRUBS FOR (15) SHADE TREES.

TEN (10) SHADE TREES TO BE LOCATED IN ISLANDS ADJACENT TO BUILDINGS - DUE TO THE DENSE BERM LANDSCAPING ALONG LONG GATE PARKWAY IN

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	32
NUMBER OF SHADE TREES REQUIRED @ 1 S.T./10 SPACES	3.2
NUMBER OF TREES PROVIDED	4
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF ISLANDS REQUIRED (1 ISLAND/10 SPACES)	3
NUMBER OF ISLANDS PROVIDED	4+

NOTES: \*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.  
 \*FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPV DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 1,000,000.

ALTERNATIVE COMPLIANCE REQUIRED (SHADE TREE EQUIVALENTS, S.T.E.) = 77.7

2.54 ACRES X 30 SHADE TREES PER ACRE = 77.7 S.T.E.

PROVIDED:	87.5 S.T.E.
Each Shade Tree = 1 S.T.E.	(34) 34
Each Evergreen Tree = 0.5 S.T.E.	(34) 17
Each Flowering Tree = 0.5 S.T.E.	(32) 16
Each Shrub = 0.1 S.T.E.	(155) 15.5

A SUBTOTAL OF EVERGREEN/ FLOWERING TREES AND SHRUBS MUST BE BETWEEN 25% AND 50% OF THE TOTAL SHADE TREE EQUIVALENT (S.T.E.) REQUIREMENT.

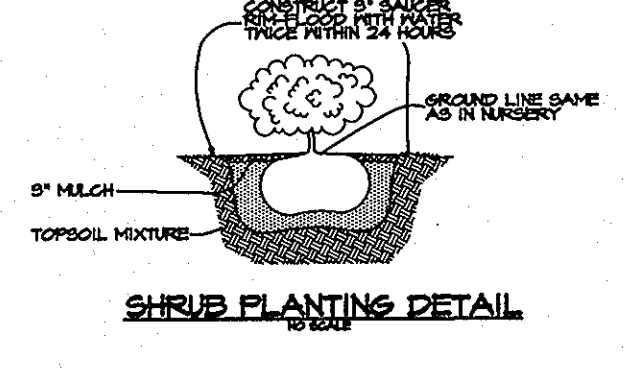
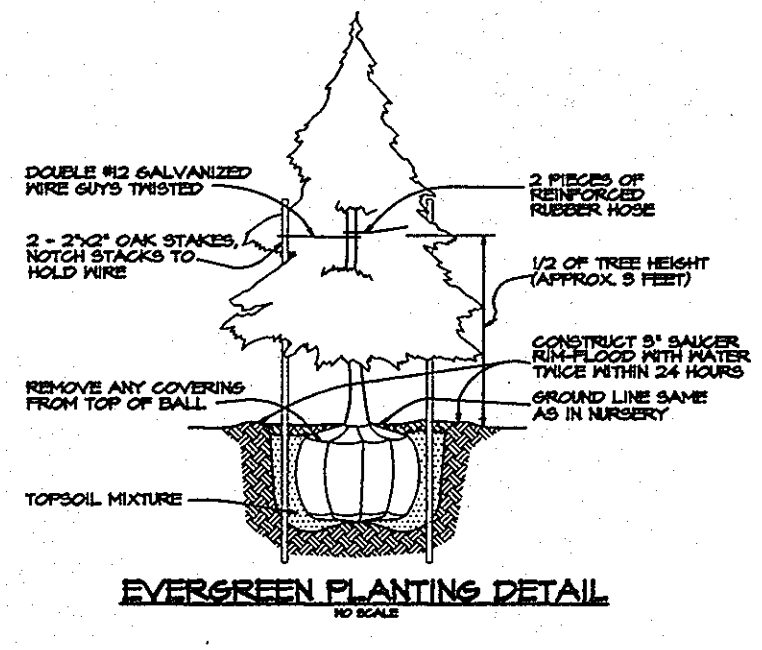
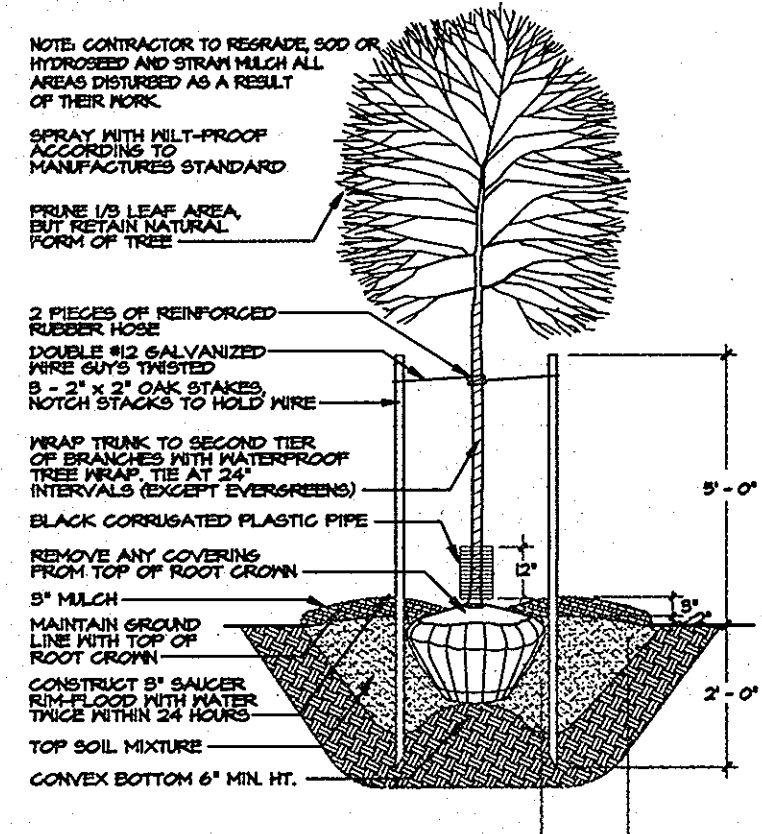
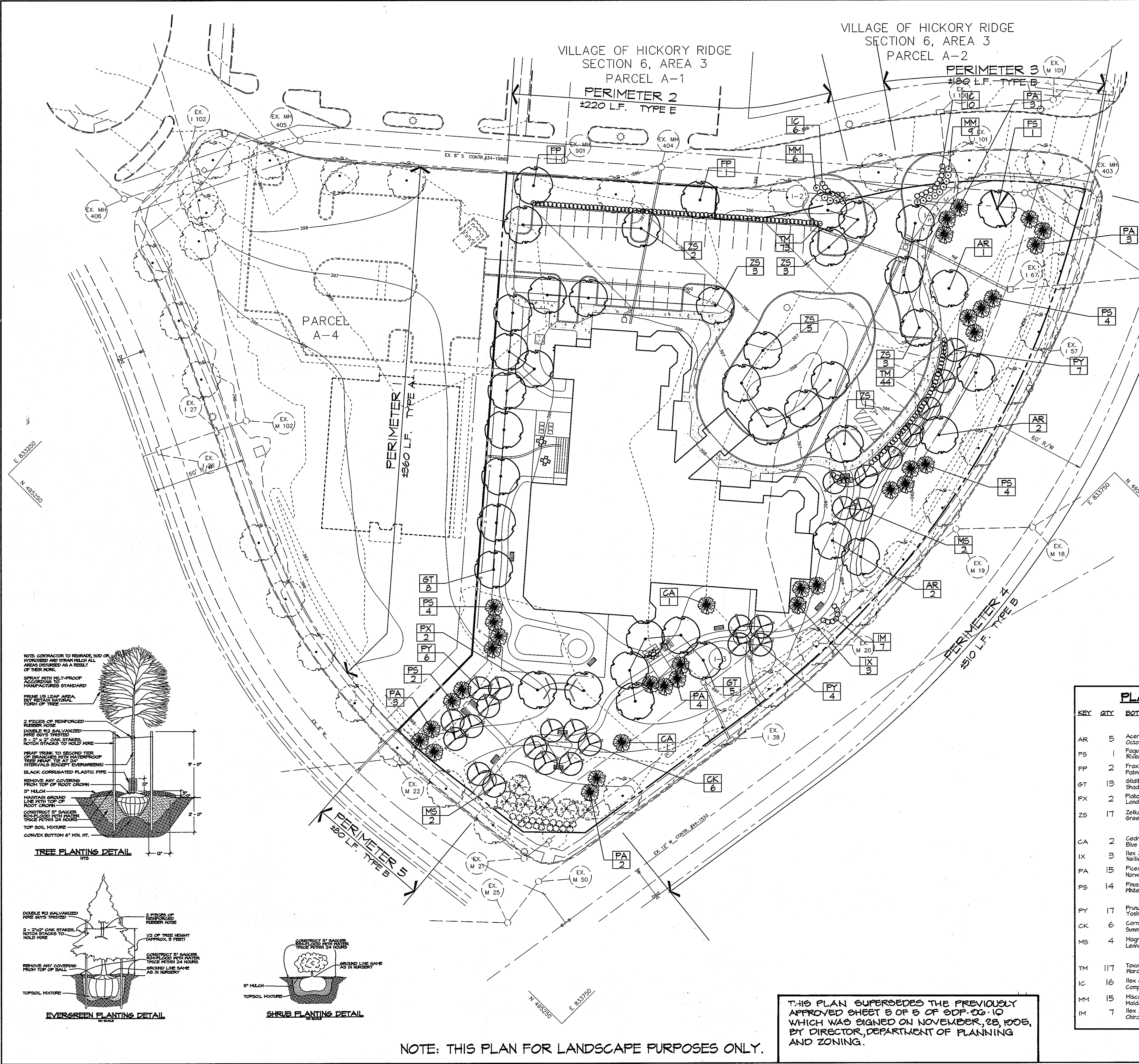
APPROVED  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: 9/28/95  
 [Signature]

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 [Signature] 3/12/97  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 3/14/97  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 3/12/97  
 DIRECTOR

KEY	QTY	BOTANICAL + COMMON NAME	SIZE	REMARKS
<b>SHADE TREES</b>				
AR	5	Acer rubrum 'October Glory'	3"-3 1/2" Cal.	Full Crown
		October Glory Red Maple	14'-16" Ht. B4B	Single Leader
FS	1	Fagus sylvatica 'Riversil'	3"-3 1/2" Cal.	Specimen
		Riversil Purple European Beech	14'-16" Ht. B4B	
FP	2	Fraxinus pennsylvanica 'Palmore'	3"-3 1/2" Cal.	Full Crown
		Palmore Green Ash	14'-16" Ht. B4B	
GT	13	Gleditsia triacanthos 'Shademaster'	3"-3 1/2" Cal.	Full Crown
		Shademaster Honeylocust	14'-16" Ht. B4B	
PX	2	Platanus X acerifolia 'Bloodgood'	3"-3 1/2" Cal.	Full Crown
		London Planetree	14'-16" Ht. B4B	
ZS	17	Zelkova serrata 'Green Vase'	3"-3 1/2" Cal.	Full Crown
		Green Vase Zelkova	14'-16" Ht. B4B	
<b>EVERGREEN TREES</b>				
CA	2	Cedrus atlantica 'Argentea'	8"-10" Ht.	Specimen
		Blue Atlas Cedar	B 4 B	
IX	3	Ilex X Nellie R. Stevens'	8"-10" Ht.	Sheared
		Nellie R. Stevens Holly	B 4 B	Full Form
PA	15	Prunus abies	8"-10" Ht.	Full Form
		Norway Spruce	B 4 B	
PS	14	Prunus strobilus	8"-10" Ht.	Sheared
		White Pine	B 4 B	Full Form
<b>FLOWERING TREES</b>				
PY	17	Prunus X yedoensis'	3"-3 1/2" Cal.	Full Crown
		Yoshino Cherry	11'-14" Ht. B4B	
CK	6	Cornus kousa 'Summer Stars'	3"-3 1/2" Cal.	Full Crown
		Summer Stars Kousa Dogwood	11'-14" Ht. B4B	
MS	4	Magnolia X soulangeana 'Lena'	3"-3 1/2" Cal.	Multistemmed
		Lena's Saviour Magnolia	11'-14" Ht. B4B	Full Crown
<b>SHRUBS</b>				
TM	117	Toxas X media 'Narait'	2"-3" Ht.	30" O.C.
		Narads Yew	B 4 B	
IC	16	Ilex creanata 'Compacta'	2"-3" Ht.	30" O.C.
		Compact Japanese Holly	B 4 B	
MM	15	Miscanthus sinensis	2"-3" Ht.	36" O.C.
		Maiden Grass	B 4 B	
IM	7	Ilex X meserveae 'China Girl'	2"-3" Ht.	36" O.C.
		China Girl Holly	B 4 B or Cont.	

9/20/96 1 REVISED PLAN  
 DATE NO. REVISION  
 OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 DEVELOPER  
 SUNRISE DEVELOPMENT INC.  
 9401 LEE HIGHWAY, SUITE 300  
 FARRAS, VIRGINIA 22003  
 PROJECT  
**SUNRISE AT HICKORY RIDGE**  
 AREA  
 TAX MAP 35 ZONED NEW TOWN PARCEL A-3  
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TITLE  
**REVISED LANDSCAPE PLAN**  
**RIEMER MUEGGE & ASSOCIATES, INC.**  
 Planners • Engineers • Surveyors  
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
 410-997-8900 FAX : 410-997-9282

DESIGNED BY : LOH & CK  
 DRAWN BY: CK  
 PROJECT NO : 95H105903  
 DATE : MARCH 6, 1997  
 SCALE : 1"=30'  
 DRAWING NO. 5 OF 5  
 LYNDON O. HART #1098



THIS PLAN SUPERSEDES THE PREVIOUSLY APPROVED SHEET B OF B OF SDP-06-10 WHICH WAS SIGNED ON NOVEMBER, 28, 1995, BY DIRECTOR, DEPARTMENT OF PLANNING AND ZONING.

NOTE: THIS PLAN FOR LANDSCAPE PURPOSES ONLY.