

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (301) 792-7272 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Site area: 1.6564 acres
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography reflects mass grading as shown on GP 96-45 & F-96-41 and as-as-built, November 1997.
- Coordinates and bearings are based upon the MD State plan system (NAD '83).
- All existing water and sewer shown is public, per contract 24-3463-D.
- Stormwater management for this site is existing under GP 96-45 & F-96-41.
- All existing public storm drain is per F-96-41.
- All curb radii is 5' unless noted otherwise.
- Utility information taken from approved final construction plans for development.
- Sidewalks adjacent to perpendicular parking shall be 6' wide, unless dimensioned otherwise. All other sidewalks shall be 4' wide, except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
- Contractor shall utilize PVC pipe for the sewer house connection. Contractor shall utilize D.I.P. (CL 51) for the water house connection.
- For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment to the first structure.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private.
- Project background: See Dept. of Planning & Zoning File Numbers: SP 95-08, FDP-226, Amended FDP-226-A, WP 95-94, F-96-41, PB 302, WP-96-33, F-96-114, SDP-96-79 & SDP-96-114.
- Recording reference: Plat No. 12489.
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- The water meter shall be located outside the building.
- The limits of public maintenance for the water house connection shall be 7' from the back of curb.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- For Gas, Telephone and Electric routing, see separate plan.
- There are no lot line building setbacks, except as indicated from the public Right-of-Way. No parking area shall be located within 10' of any lot line except shared parking facilities between two or more lots and except as approved by the Howard County Planning Board.

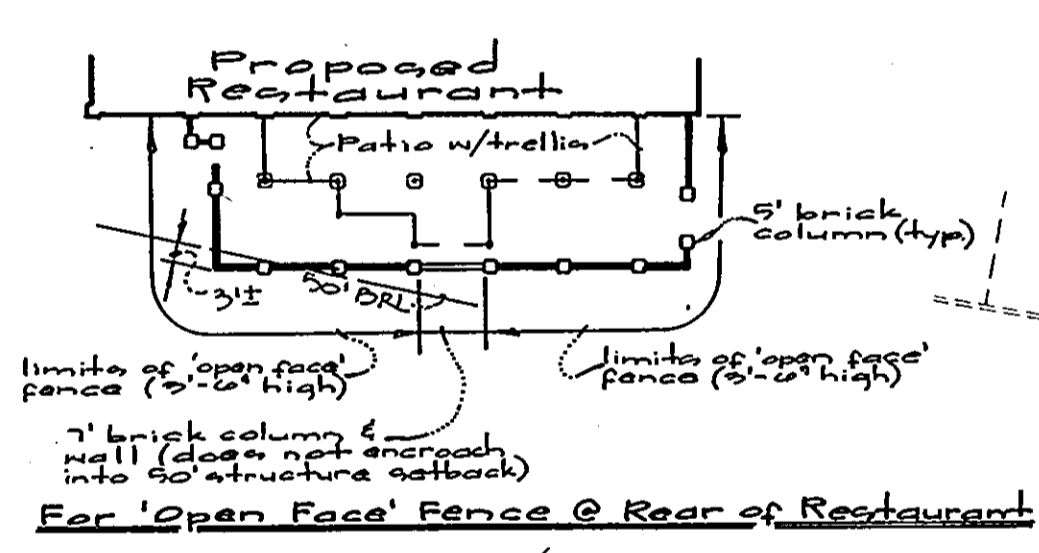
BENCHMARK DESCRIPTIONS

- Station 2542001 (concrete monument)
Elevation: 426.971 (for vertical control only)
Station is located on B.G. & E. transmission lines 1060± S.W. of Dobbin Road.
- Station 2542002 (concrete monument)
Elevation: 363.638 (for vertical control only)
Station is located 1000± west of Rte. 175 on transmission line @ B.G. & E. tower 19-E.
- Station 370R (1/2" rebar)
N 69881.754, E 416566.7155 (for horizontal control only)
Station is located 0.45± miles North of Rte. 175 and 46± East of the curb of Snowden River Pkwy.
- Station 361A (concrete monument)
N 69205.9263, E 416313.5119 (for horizontal control only)
Station is located at the Southeast corner of the intersection of Snowden River Pkwy. and Rte. 175 3± from curb and 5.7± from guard rail.

IMPROVEMENTS WITHIN THIS AREA WERE APPROVED UNDER SDP-96-114 ON MAY 06, 1996

PARCEL "H"
ROUTE 175 COMMERCIAL
PLAT No. 12177
ZONED NF-COMMERCIAL

IMPROVEMENTS WITHIN THIS AREA WERE APPROVED UNDER SDP-97-37 ON DECEMBER 20, 1996



SITE ANALYSIS - PARCEL "M"

- AREA OF PARCEL: 72,153 S.F. / 1.6564 AC.
- ZONING: NEW TOWN
- PROPOSED USE: RESTAURANT
- GROSS BUILDING AREA: 4210 ± SQ.FT.
- TOTAL PARKING SPACES REQUIRED: 21 spaces (1-space/200±)
- TOTAL PARKING SPACES PROVIDED: 20 spaces
- TOTAL NO. OF HANDICAP SPACES REQUIRED: 4 spaces
- NO. OF HANDICAP VAN SPACES REQUIRED: 1 spaces
- TOTAL NO. OF HANDICAP SPACES PROVIDED: 4 spaces
- NO. OF HANDICAP VAN SPACES PROVIDED: 2 spaces



- Legend**
- Existing Contour
 - Proposed Contour
 - Existing Spot Elevation
 - Proposed Spot Elevation
 - Entrance To Be Utilized By Handicap Persons
 - Handicap Sign
 - Std. of Conc. Curb & Gutter
 - Conc. Pad/Sidewalk

MARYLAND ROUTE 175
(M.S.A. R/W PLAT Nos. 41415 & 41577 - 41582)
(Public R/W)

All radii are 5' unless otherwise noted on plan.

Surety for landscaping, in the amount of \$1,850.00 will be provided as part of the Grading Permit.

Sheet Index

- 01 site Development Plan
- 02 Sediment Control/brainage Area Map
- 03 Landscaping Plan Details
- 04 Profiles and Details
- 05 Gravelment Control Notes & Details/Site Details
- 06 Planting Notes and Details

Curb Transition/Handicap Access Detail

WATER CODE: 006		SEWER CODE: 400000		PARCEL NUMBER: M		STREET ADDRESS: COLUMBIA CROSSING CIRCLE	
PLAT 12489	ZONE NEW TOWN	TAX MAP 36	BLOCK	ELEC. DIST.	CENSUS TRACT 5093.03	SECTION/AREA N/A	PARCEL 97110

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 3/25/98

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Bonded per [Signature] 4/15/98
John Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 4/17/98
Director

[Signature] 4/16/98
Candy Hamilton
Division of Land Development

[Signature] 4/9/98
Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BERTONSVILLE OFFICE PARK
BERTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
6-22-97b	rev. radius	MLP	

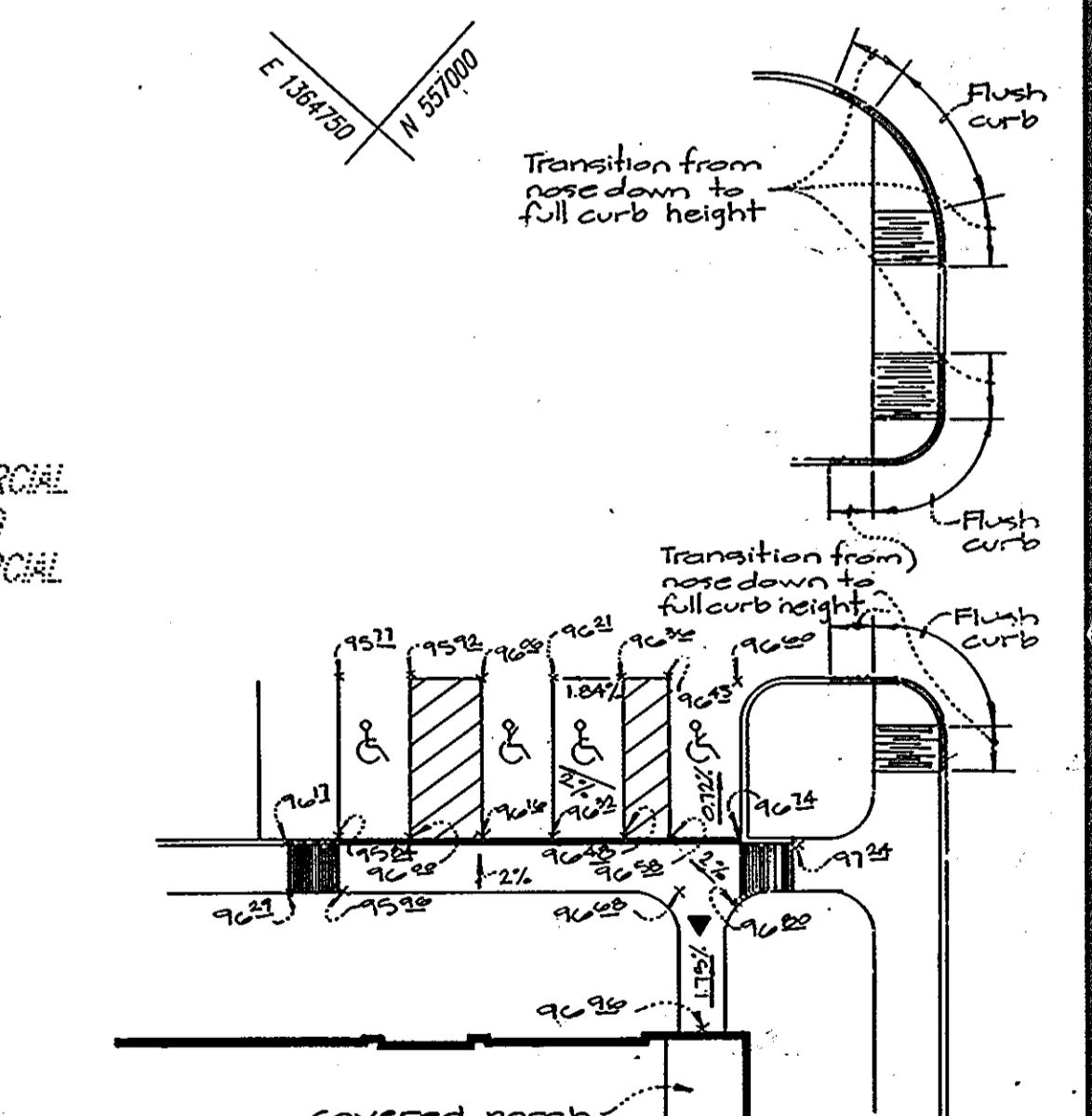
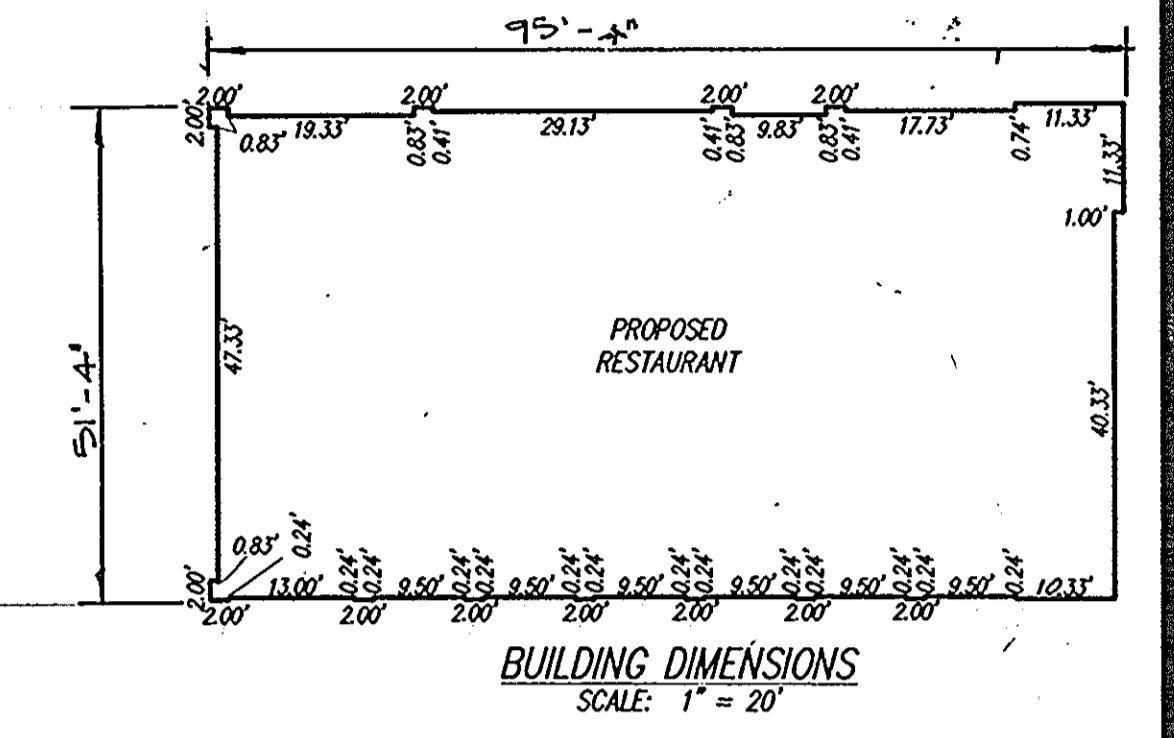
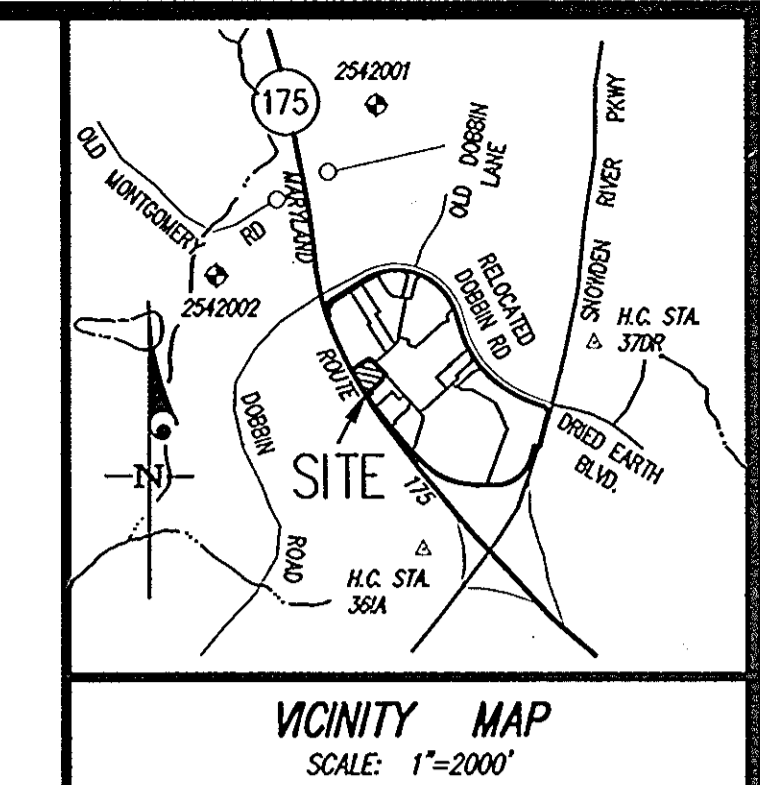
OWNER PREPARED FOR: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
PHONE: (410) 992-6027
ATTN: AL EDWARDS

DEVELOPER / PREPARED FOR: LA MADELEINE FRENCH BAKERY & CAFÉ
6060 N. CENTRAL EXPWY.
DALLAS, TX 75226
PHONE: (214) 696-6962
ATTN: HERB GOODMAN

SITE DEVELOPMENT PLAN
ROUTE 175 COMMERCIAL
PARCEL "M"

GUILFORD ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT - COMMERCIAL	97110
DATE	TAX MAP No.	SHEET
January 1998	36	CI OF 6



Drainage Area Information				
Drainage Area	Drainage Area (Ac)	Impervious Area	Grass Area	C _i
D	0.26			0.72*
E	0.18	0.14ac.	0.04ac.	0.72
A	0.26			0.72*
B	0.26			0.72*
C	0.18			0.72*

* Used 0.72 for a commercial, and use on C_i soil due to mass grading.

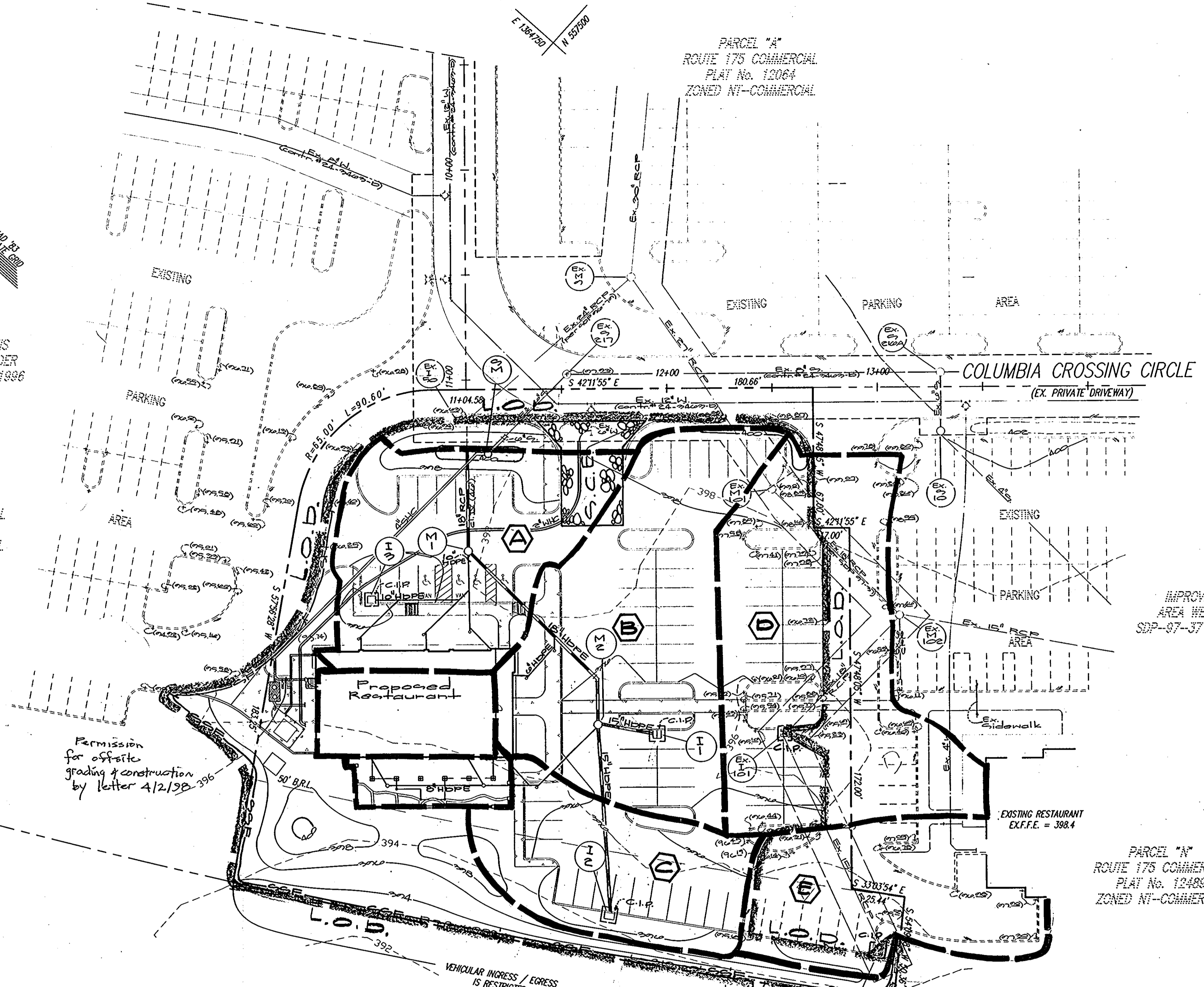
Sequence of Construction

1. Obtain Grading Permit. (1 day)
2. Arrange on-site pre-construction meeting w/ Sediment Control Inspector. (1 day)
3. Install stone construction entrance, silt fence & super silt fence as shown on these plans. (2 days)
4. Fine grade site. (2 weeks)
5. Construct utilities from existing stubs to the building. (2 weeks)
6. Construct building. (2 months)
7. Install curb & gutter, sidewalk & base paving. Stabilize remaining areas w/ grass seed & mulch. (2 weeks)
8. When areas draining to sediment control measures have been stabilized & permission is granted from the sediment control inspector, flush storm drain system. Install remaining base paving. Seed & mulch all remaining areas. (4 days)
9. Install surface paving. (1 week)
10. Install landscaping. (1 week)
11. Remove all remaining sediment controls.

Note
The contractor is responsible for the clean up and repair of the storm drains and the stormwater management in the event of a sediment control device failure. Therefore, daily inspection and repair of devices are of utmost importance.

IMPROVEMENTS WITHIN THIS AREA WERE APPROVED UNDER SDP-96-114 ON MAY 03, 1996

PARCEL "H"
ROUTE 175 COMMERCIAL
PLAT No. 12177
ZONED NT-COMMERCIAL



Permission for off-site grading & construction by letter 4/2/98 396

IMPROVEMENTS WITHIN THIS AREA WERE APPROVED UNDER SDP-97-37 ON DECEMBER 20, 1996

PARCEL "M"
ROUTE 175 COMMERCIAL
PLAT No. 12489
ZONED NT-COMMERCIAL

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Clayton Simmons 4/16/98
Natural Resources Conservation Service Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John B. Johnson 4/16/98
Howard S.C.D. Date

ENGINEER'S CERTIFICATE

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.

Clayton 4/16/98
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and/or 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 Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSD.

Clayton 4/16/98
Signature of Developer/Builder Date



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
George M. Boyd 4/15/98
Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Angela R. Smith 4/17/98
Director Date

Andy Hamilton 4/16/98
Division of Land Development Date

Clayton 4/16/98
Chief, Development Engineering Division Date

- Legend**
- Existing Contour
 - Proposed Contour
 - Existing Spot Elevation
 - Proposed Spot Elevation
 - L.O.D. Limit of Disturbance
 - Silt Fence
 - Super Silt Fence
 - Stone Construction Entrance
 - Proposed Drainage Divide

MARYLAND ROUTE 175
(M.S.A. R/W PLAT Nos. 41415 & 41577 - 41582)

For Sediment Control and Drainage Area Information Only!

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 2/25/98

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20888
TEL: 301-421-0224 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

OWNER PREPARED FOR: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATRIENT PARKWAY
COLUMBIA, MD. 21044
PHONE: (410) 992-6027
ATTN: AL EDWARDS

DEVELOPER / PREPARED FOR: LA MADELEINE FRENCH BAKERY & CAFE
6060 N. CENTRAL EXPWY.
DALLAS, TX 75226
PHONE: (214) 636-6862
ATTN: HERB GOODMAN

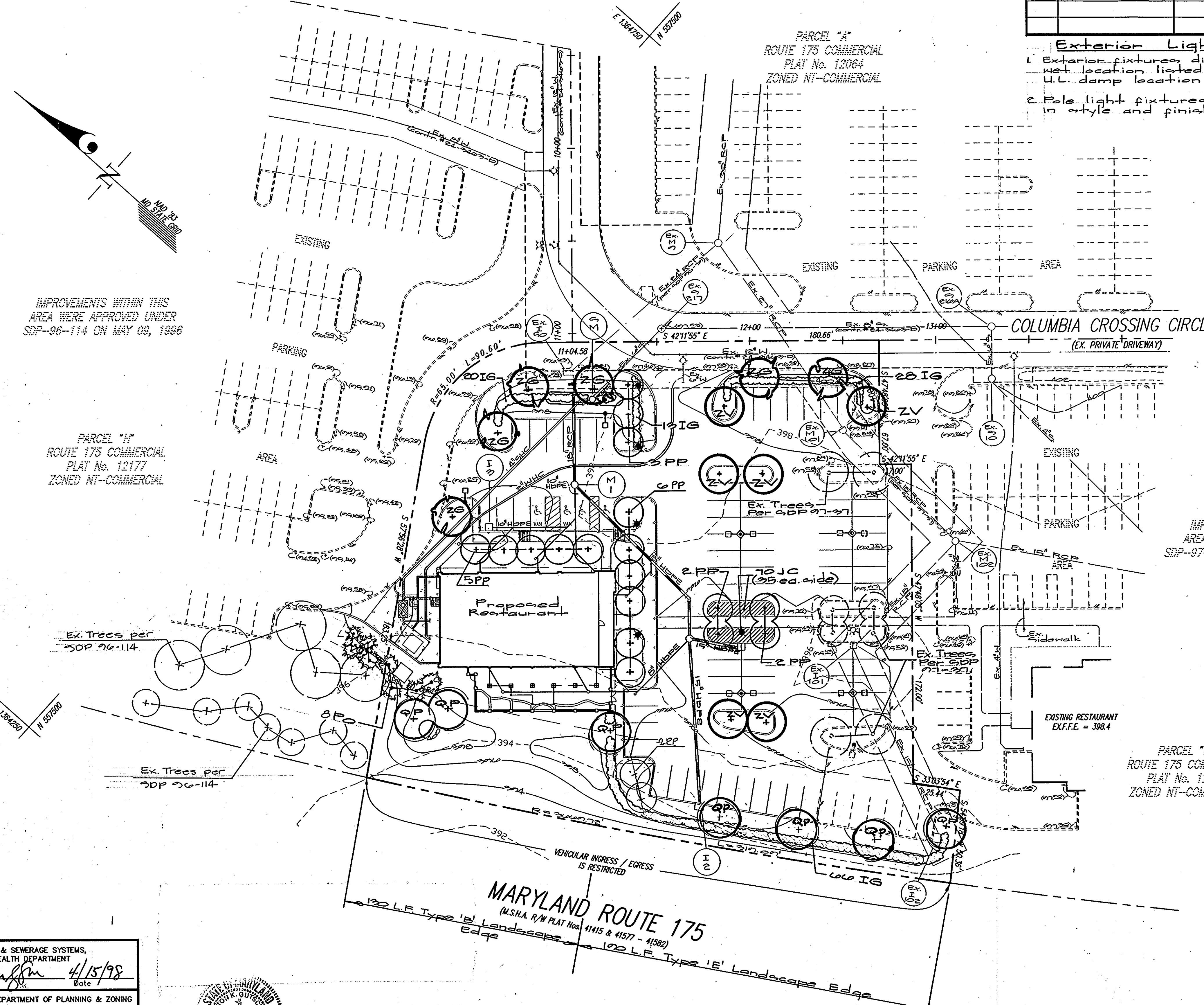
Drainage Area Map & Sediment Control Plan
**ROUTE 175 COMMERCIAL
PARCEL "M"**
GULFORD ELECTRON DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT - COMMERCIAL	97110
DATE	TAX MAP No.	SHEET
January 1998	36	02 OF 0

Exterior Lighting Fixture Schedule							
Type	Description	Remarks	Volt	Mounting	Lamps	Manufacturer	Typical Location
□	2-light fixtures w/Type III illumination distribution	220V w/120V transformer	240V	30" above pole base	2-400 MH sport ltr	Lumin: Emco* ECA-101-211-400-MH-400-EPK	see plan
○	light fixture w/Type III illumination distribution	220V w/120V transformer	240V	30" above pole base	1-MH 400/400	" " " "	see plan
*	light fixture pole top mounted	220V w/120V transformer	240V	10' pole	1-MH 175/175	Lumec cat. #175 MH cond 2-c. R2-480-1-V2214 APR 4F-10	see plan

Exterior Lighting Notes

- Exterior fixtures directly exposed to weather shall be U.L. wet location listed - all other fixtures below canopies shall U.L. damp location listed.
- Pole light fixtures shall match existing site lights in style and finish.

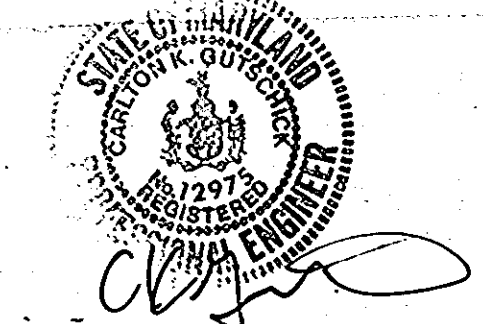


APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Donna M. Boyd 4/15/98
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Paul R. Smith 4/12/98
Director Date

Cindy Hammett 4/16/98
Division of Land Development Date

[Signature] 4/14/98
Chief, Development Engineering Division Date



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2/25/98

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

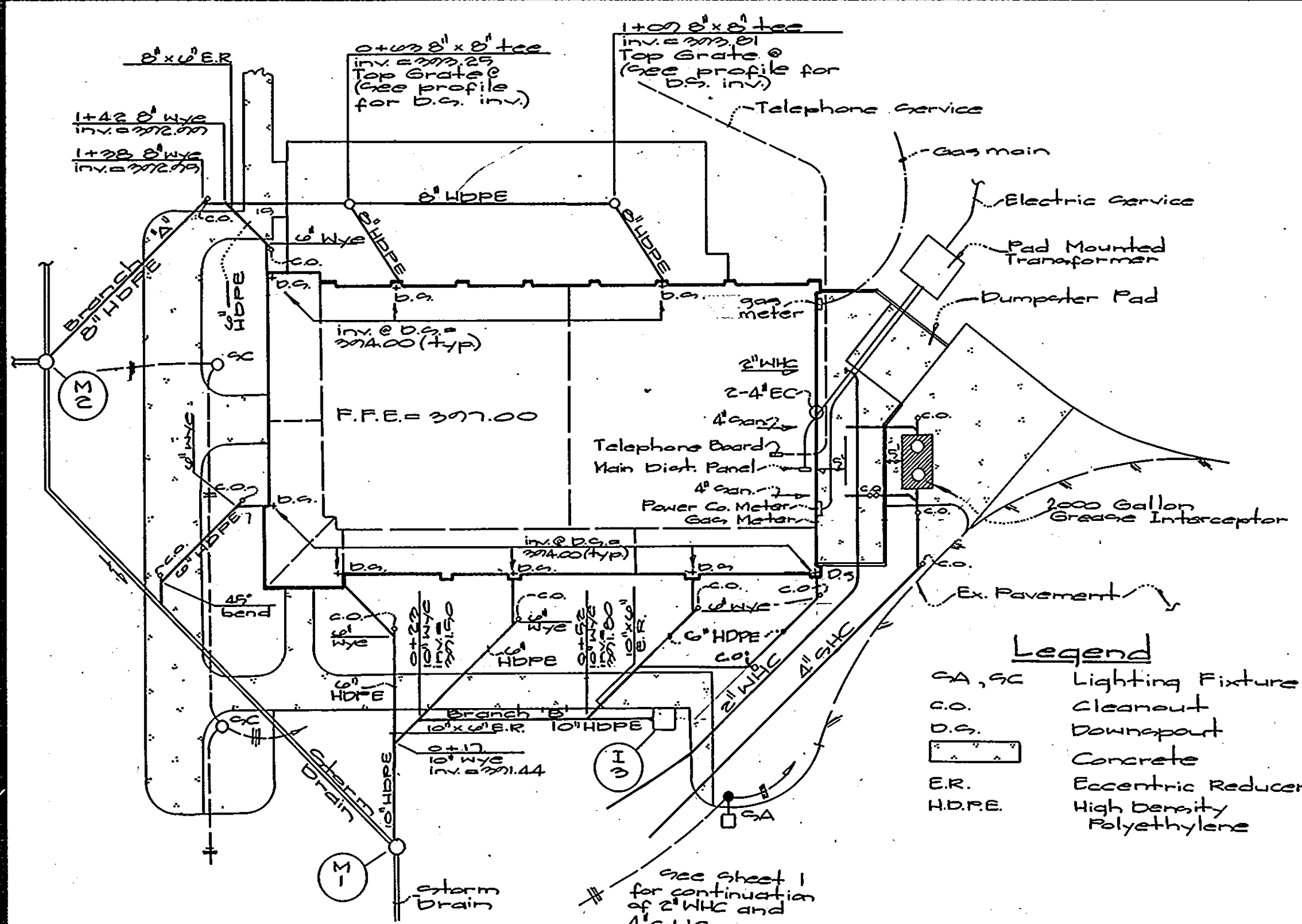
DESIGN	DATE	REVISION	BY	APPR.

OWNER PREPARED FOR: DEVELOPER / PREPARED FOR:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION LA MADELEINE FRENCH BAKERY & CAFÉ
10275 LITTLE PATRIOT PARKWAY 6060 N. CENTRAL EXPWY.
COLUMBIA, MD. 21044 DALLAS, TX. 75026
PHONE: (410) 892-8027 PHONE: (214) 696-6962
ATTN: AL EDWARDS ATTN: HERB GOODMAN

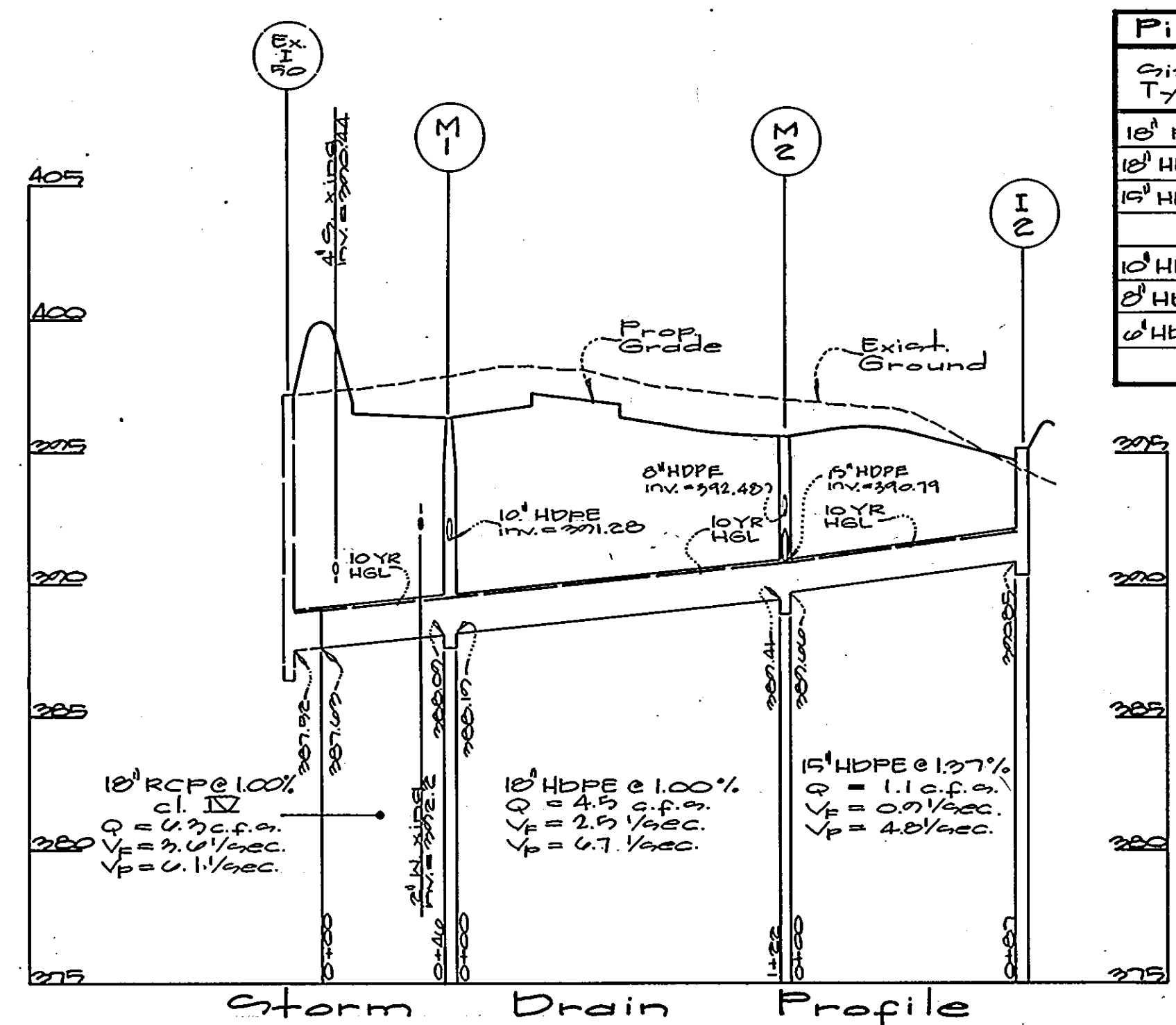
LANDSCAPE PLAN
**ROUTE 175 COMMERCIAL
PARCEL "M"**
GUILFORD ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT - COMMERCIAL	97110
DATE	TAX MAP No.	SHEET
January, 1998	36	CS OF 0

SDP-98-77



Utility layout
scale: 1" = 20'



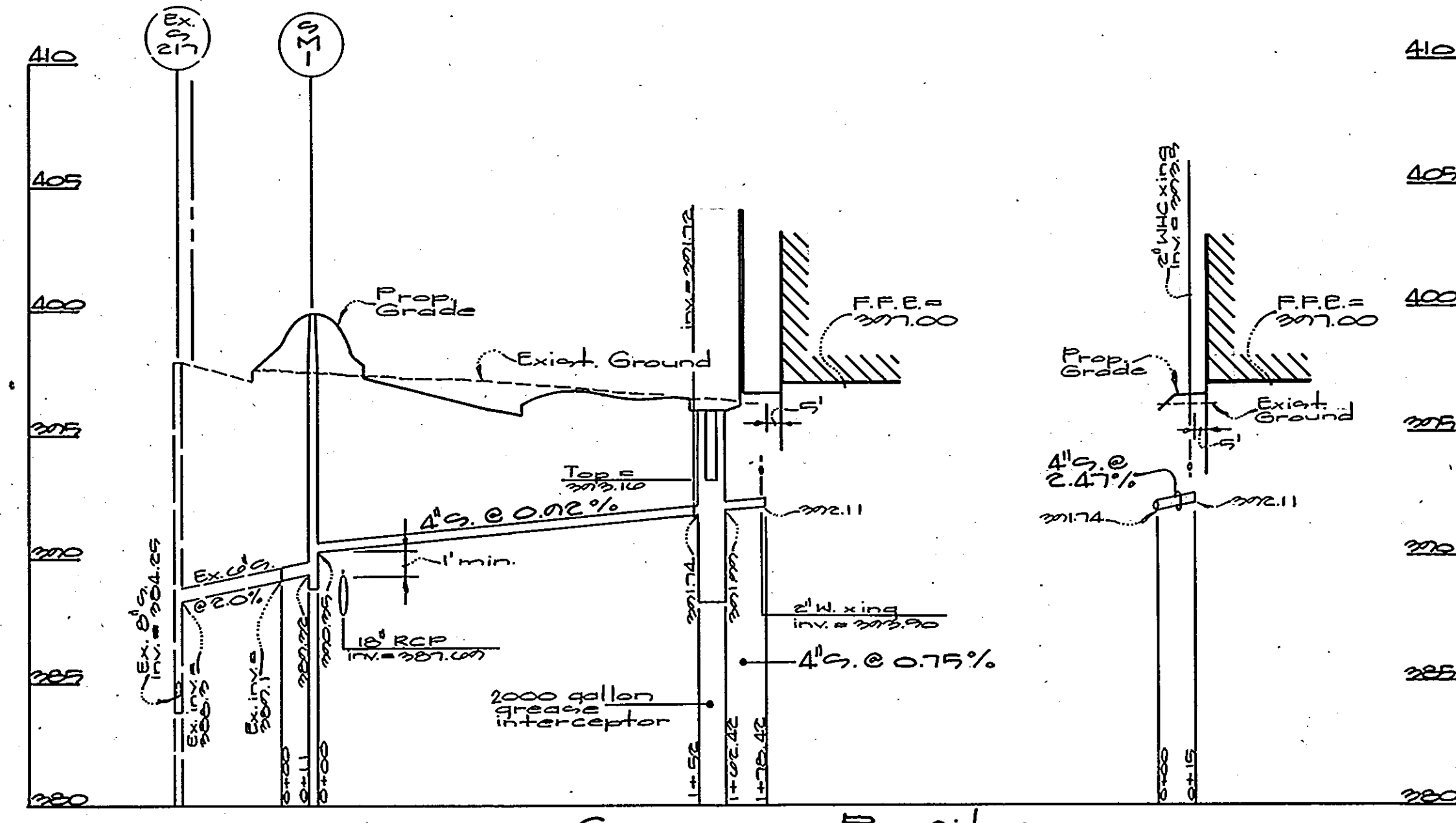
Storm Drain Profile

Size & Type	Class	Quantity (L.F.)
10" RCP	cl. IV	40
10" HDPE*		122
15" HDPE*		112
10" HDPE*		03
6" HDPE*		109
6" HDPE*		127

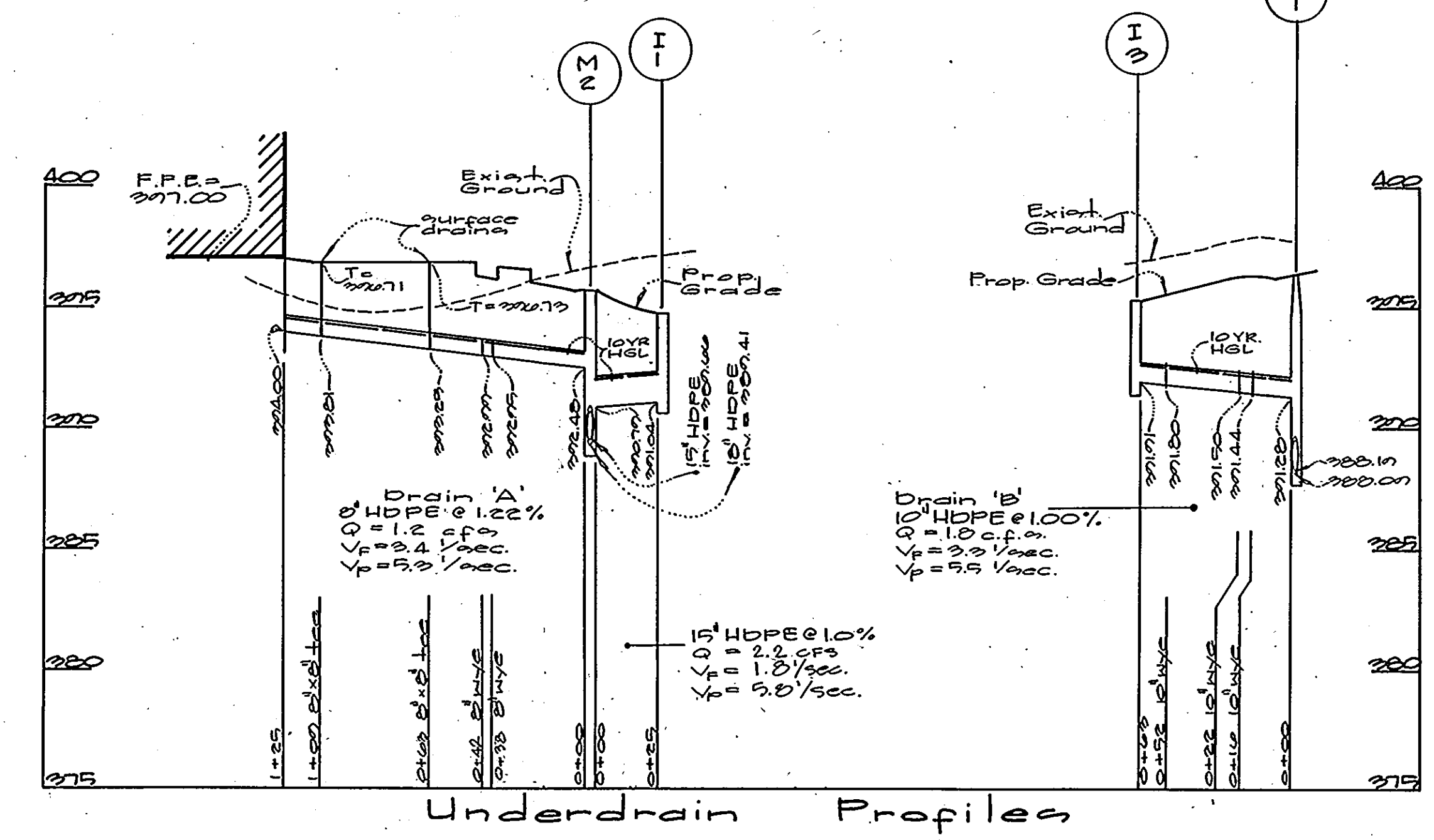
No.	Type	Width (inside)	Top Elevation**		Inlet Elevation		Std. Detail	Location	Remarks
			Upper	Lower	Upper	Lower			
I-1	s-comb. inlet	2'-0"	315.39	315.39	311.04	311.04	SD 4.32	See Plan	
I-2	A-5	2'-0"	315.39	315.39	311.04	311.04	SD 4.40	"	
I-3	s-comb. inlet	2'-0"	315.14	315.14	311.01	311.01	SD 4.32	"	
M-1	std. manhole	4'-0"	315.40	315.40	311.00	311.00	G 5.12	See Plan	
M-2	std. manhole	4'-0"	315.50	315.50	311.41	311.41	G 5.12	See Plan	

* High Density Polyethylene shall conform to ASTM
 ** Top Elevation is equal to top of curb for all inlets. Contractor must transition flowline of gutter to meet throat openings.

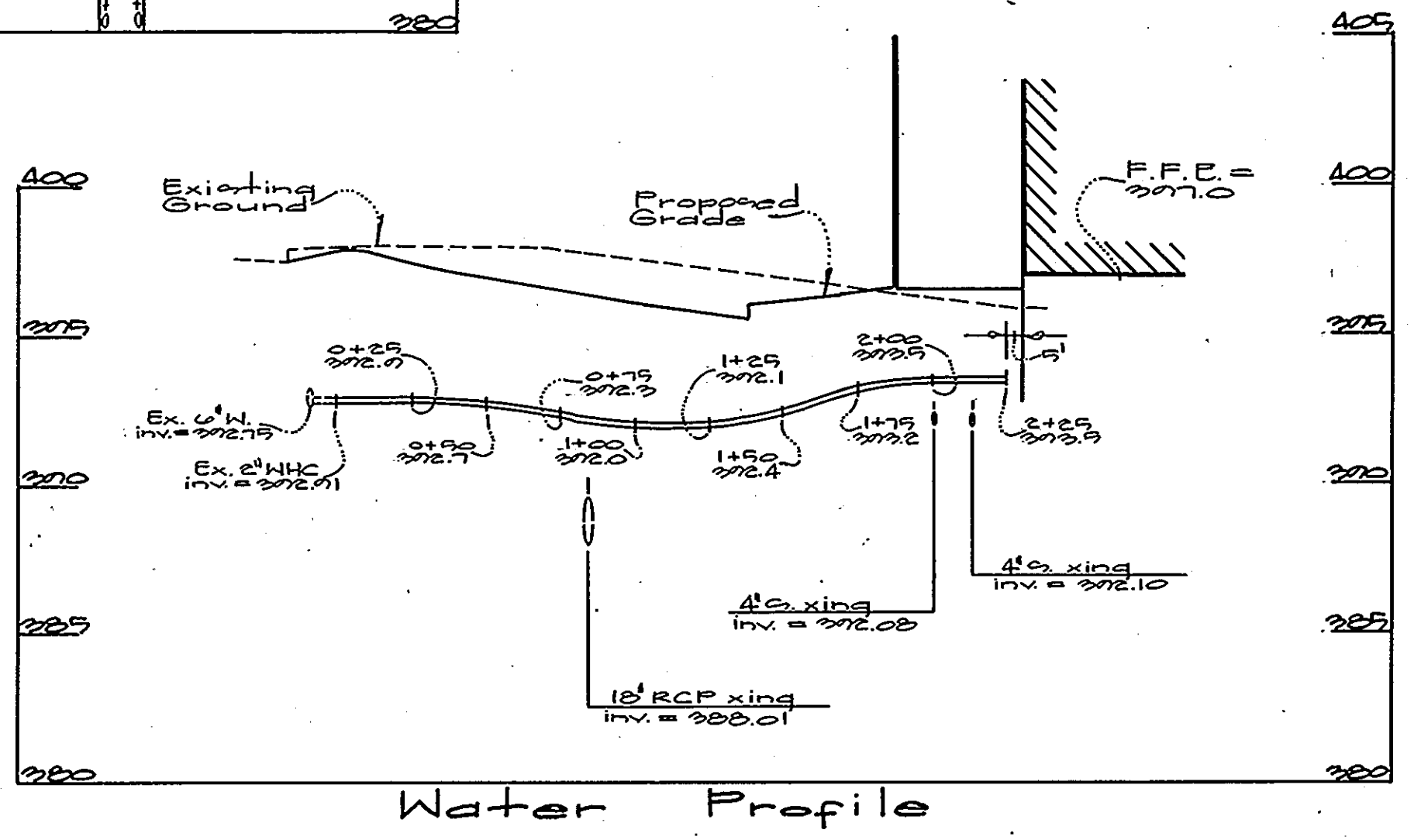
Profiles
 scale: 1" = 50' horiz.
 1" = 5' vert.



Greener Profiles



Underdrain Profiles



Water Profile



Approved: For Public Water & Sewerage Systems
 Howard County Health Department
 County Health Officer MR
 Date 4/15/98
 Approved:
 George M. Bonded, P.E. 4/15/98
 Director
 Date
 Condor Hammita 4/16/98
 Div. of Land Development
 Date
 Chief, Development Engineering Div. 4/16/98
 Date

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 2/25/98

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APPR.
6-22-98	rev structure schedule	MCF	

PREPARED FOR:
 OWNER
 The Howard Research & Development Corporation
 2075 Little Pasture Road
 Columbia, Maryland 21044
 Phone: 410-992-0027
 Attn: Al Edwards
 Developer/Prepared For:
 La Madeleine
 French Bakery & Cafe
 4000 N. Central Expressway
 Dallas, TX 75226
 Phone: 214-400-0000
 Attn: Herb Goodman

Profiles and Details
Route 175 Commercial Parcel "M"
 Guilford Election District Nine
 Howard County, Maryland

DES. DEV/MCF	SCALE	ZONING	G.L.W. FILE NO.
DRN: KLP		NT-Commercial	97110
CHK: DEV	DATE	TAX MAP No.	SHEET
	January, 1998	20	04 of 0

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14'-16" in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3 1/2" caliper, 10'-12" in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-16'	6'-8'	32" diameter
3 1/2" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/2"	16'-18'	8'-10'	40" diameter
4 1/2" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/2"	16'-20'	10'-12'	48" diameter
5 1/2" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	DIA. MIN.	DEPTH
3" - 3 1/2" cal.	32"	64"	28"
3 1/2" - 4" cal.	36"	72"	32"
4" - 4 1/2" cal.	40"	80"	36"
4 1/2" - 5" cal.	44"	88"	40"
5" - 5 1/2" cal.	48"	96"	44"
5 1/2" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16" 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat line of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

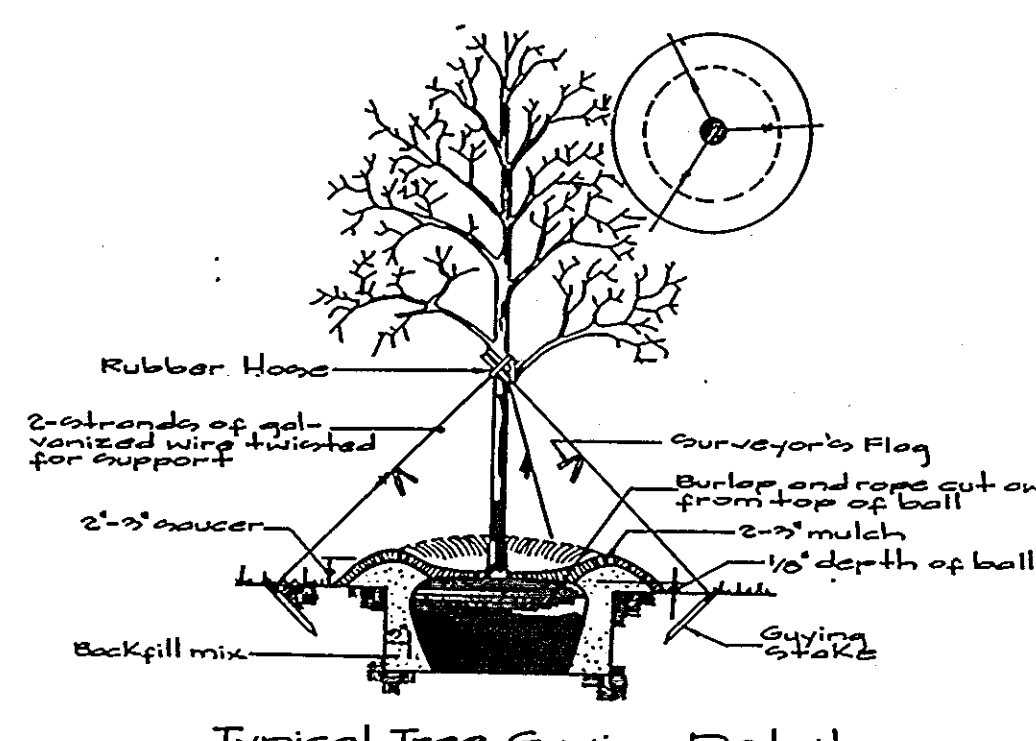
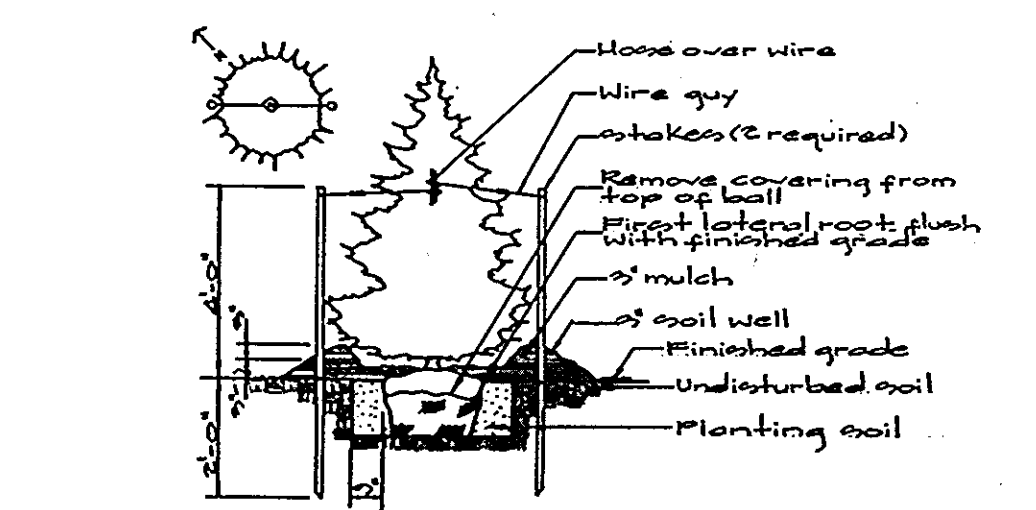
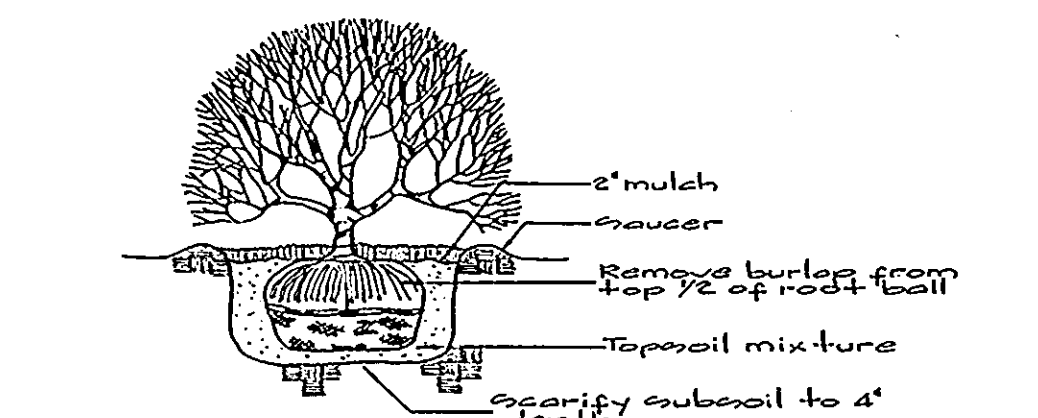
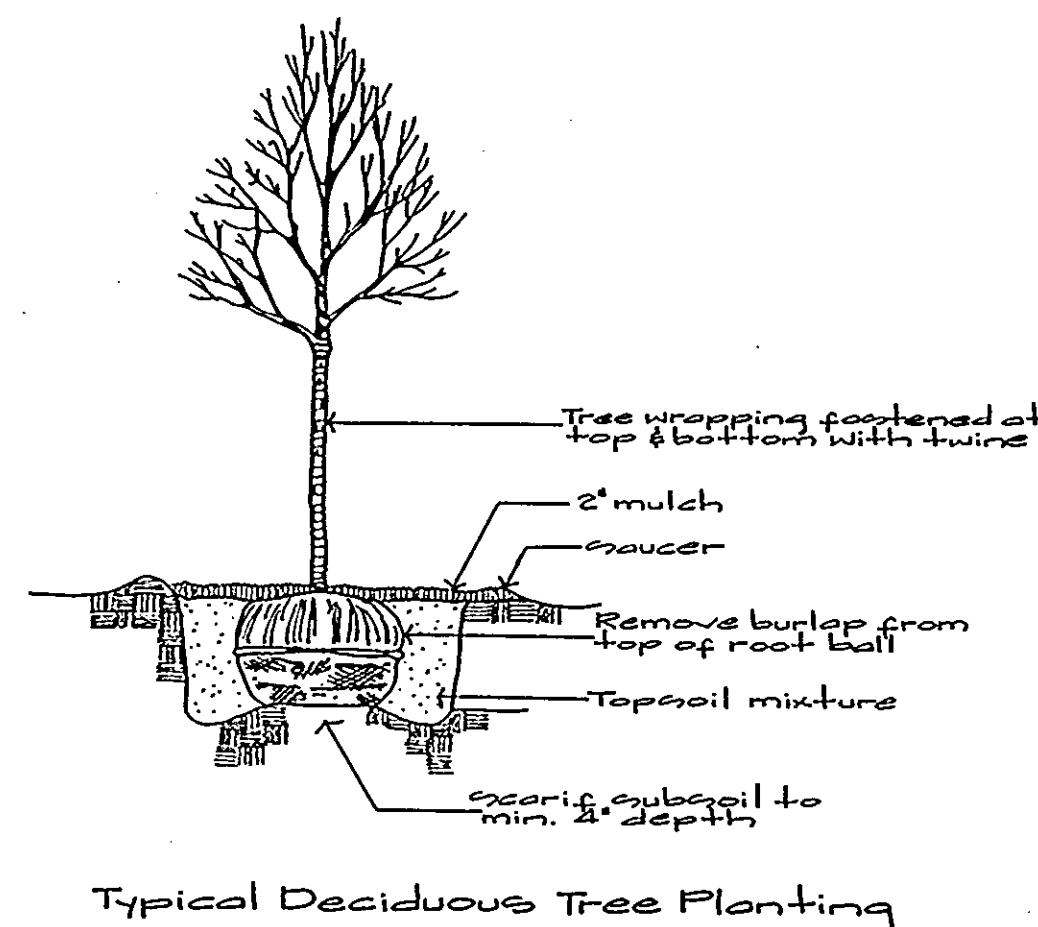
a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victoria, or Escort.



Schedule 'A' Perimeter Landscape Edge

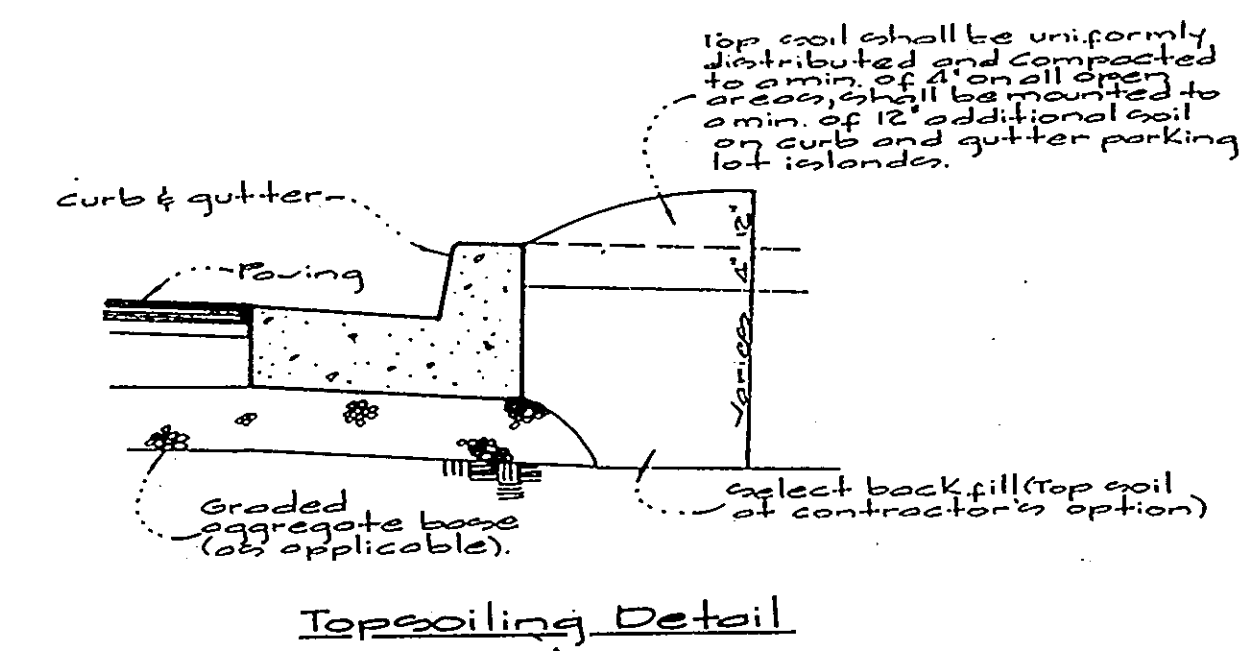
Category	Adjacent to Roadway		Adjacent to Perimeter Properties
	B	E	
Landscape Type	B	E	
Linear Feet of Roadway Frontage/Perimeter	190	190	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe Below if Needed)	none	none	
Credit for Wall, Fence or Barn (Yes, No, Linear Feet) (Describe Below if Needed)	none	none	N/A Internal Parcel Perimeter
Number of Plants Required	3	5	
Shade Trees	3	0	
Evergreen Trees	0	48	
Shrubs			
Number of Plants Provided	Per Alternative Compliance		
Shade Trees			
Evergreen Trees			
Other Trees (2:1 sub.)			
Shrubs (10:1 sub.)			
(Describe plant substitution credits below if necessary)			

B + 1.5 + 4.8 = 14.3 E.S.T.

Schedule 'B' Parking Lot Internal Landscaping

Number of Parking Spaces	27
Number of Trees Required @ 1 per Space	4
Number of Trees Provided	Per A.H. Compliance
Shade Trees	
Other Trees (2:1 sub.)	

See Landscaping note # 10 for surety



Materials: Top soil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an Agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other extraneous materials larger than 1/2" in dia. Top soil must be free of plants or plant parts, weeds, grasses, weak grass, jimson weed, ragwort, poison ivy, thistles, or others as specified. All top soil shall be tested by a recognized laboratory for organic content content not less than 15 percent by weight is required. If pH value is less than 6.5, lime shall be applied and incorporated with the top soil to adjust the pH to 6.5 or higher. Top soil containing soluble salts greater than 500 per million shall not be used.

Developer/Prepared For: La Madeleine Frontal Bakery Cafe 4000 N. Central Expy. Dallas, Texas 75206 Phone: (214) 992-0002 Attn: Herb Goodman

Owner: The Howard Research & Development Corporation 10216 Little Patuxent Pkwy. Columbia, Maryland 21044 Phone: (410) 992-0007 Attn: A.I. Edwards

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on sheet C-1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact architect if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per planting details.
- "Schedule A - Perimeter Landscape Edge" and "Schedule B - Parking Lot Internal Landscaping" is provided for landscape surety calculation purposes only. The required surety is: 18.3 req. shade tree (or equivalent) x 100 = \$1,830.00 (with the permit application)
- Tabulation for landscape shown: Required planting by HRO for 1.66 ac of commercial at 30 trees/ac = 50 trees. Planting provided: shade trees (existing and proposed) 22 = 11 E.S.T. ornamental trees: 4 = 2 E.S.T. evergreen trees (existing and proposed): 48 = 2 E.S.T.

E.S.T. - Equivalent Shade Trees. The balance of the HRO required shade trees is provided by proposed shrubs and ground covers.

Plant List

SYMBOL	QTY.	NAME BOTANICAL/COMMON	SIZE	REMARKS
SHADE TREES				
OP	7	Quercus Palustris/Pin Oak	2 1/2" Cal. 12-14" Ht.	888
ZG	6	Zelkova Serrata 'Green Vase' / Green Vase Zelkova	2 1/2" Cal. 12-14" Ht.	888 PPF 5080
ZV	6	Zelkova serrata 'Village Green' / Village Green Zelkova	2 1/2" Cal. 12-14" Ht.	888 PPF 2337
ORNAMENTAL TREES				
PP	20	Prunus cerasifera 'Hindenburg' / Purpleleaf Flowering Plum	2 1/2" Cal. 8-10' Ht.	888
EVERGREEN TREES				
PO	8	Picea omorika/Serbian Spruce	9-10' Ht.	888
SHRUBS AND GROUND COVERS				
IG	107	Ilex glabra/Ink Berry	18-24" Spr.	85 Cont.
JC	70	Juniperus conferta 'Blue Pacific' / Blue Pacific Juniper	18-24" Spr.	85 Cont.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 2/25/98

Approved For Public Water & Sewerage Systems, Howard Co. Health Dept. *George M. Sandwell per Rfm* 4/15/98 County Health Officer (NCO)

Approved: Howard County Department of Planning & Zoning *David Smith* 4/17/98 Director

Wendy Hamlett 4/16/98 Chief Development Engineering

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

Planting Notes & Details

Route 175 Commercial Parcel 'M'

Guilford Election District No. 0 Howard County, Maryland

DES.	SCALE	ZONING	G.L.W. FILE NO.
	As Shown	Commercial	95-009
DRN.	DATE	TAX MAP No.	SHEET
K.L.P.	January, 1998		
CHK.			