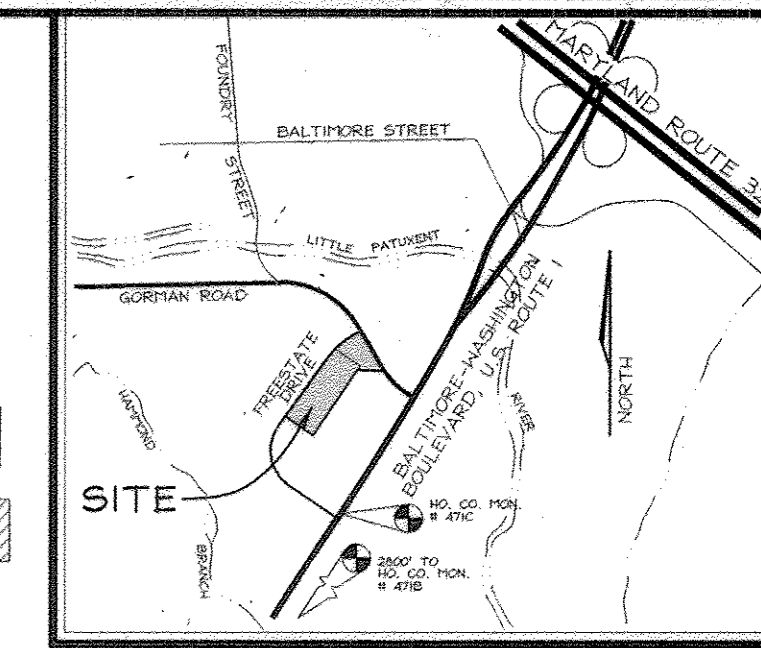
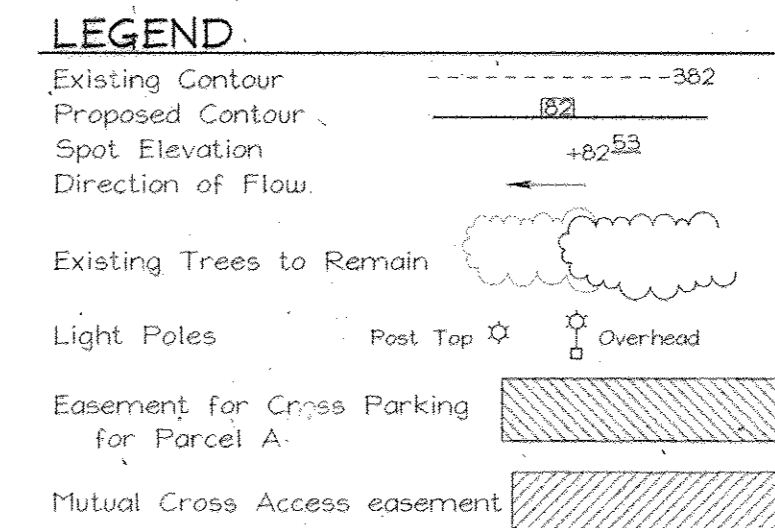


GENERAL NOTES

- 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 "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor is to notify the following utilities or agencies at least five days before starting work on these drawings:
 - Miss Utility: 1-800-257-7777
 - C & P Telephone Company: 725-9976
 - Howard County Bureau of Utilities: 313-2366
 - AT&T Cable Location Division: 313-3553
 - B.G.#E. Co. Contractor Services: 850-4620
 - B.G.#E. Co. Underground Damage Control: 787-4620
 - State Highway Administration: 531-5533
- Site analysis:
 - Area of parcels: A-9 - 2.1367 Ac.; A-10 - 7.059 Ac.±
 - Present zoning: M-1
 - Use of structure: Warehouse and Office space
 - Building area: Parcel A-9 - 21,780 sf; A-10 - 105,550 sf
 - Building coverage on site: Parcel A-9 - 0.90 Ac. or 23.40% of gross area
 - Parcel A-10 - 2.42 Ac. or 34.28% of gross area
 - Paved parking lot/area on site: Parcel A-9 - 0.78 Ac. or 36.45% of gross area
 - Parcel A-10 - 3.62 Ac. or 51.28% of gross area
 - Area of landscape island: Parcel A-9 - 0.08 Ac. = 3647.93 sf
 - Parcel A-10 - 0.16 Ac. = 6773.99 sf
- Project background:
 - Location: Laurel, Md.; Tax Map 47, Parcels A-9 & A-10
 - Zoning: M-1
 - Section/Area: n/a
 - Site Area: Parcel A-9 - 2.1367 Ac.±; Parcel A-10 - 7.059 Ac.±
 - DPZ references: F-92-74, S-90-28, P-91-02, W&S contr. #24-3172-D, F-98-83, F-98-149
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1860 at least five (5) working days prior to start of work.
- Any damage to public right-of-ways, paving, or existing utilities will be corrected at the contractor's expense.
- Existing utilities located from Road Construction Plans, Field Surveys and available record drawings. Approximate location of existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
- All reinforced concrete for storm drain structures shall have a minimum of 28 days strength of 3,500 p.s.i.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Estimates of earthwork quantities are provided solely for the purpose of calculating fees.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test.
- All storm drain pipe bedding shall be Class 'C'
- Coordinates and elevations are based on the following Howard County Monuments:
 - 471B N 529,701.5793 E 1,361,469.7579
 - 471C N 532,036.8853 E 1,362,819.0580
- A noise study is not required for this project.
- Existing topography is based on Aerial Topographic Survey performed by Potomac Aerial surveys dated December 1997.
- All paving to be P-2 paving unless otherwise noted.
- All curb and gutter to be Howard County Standard concrete Detail 3.01 unless otherwise specified.
- Contractor responsible to construct all handicap parking and handicap access in accordance with current ADA requirements.
- Where drainage flows away from curb, contractor to reverse the gutter pan.
- Public Water available from Freestate Drive Contract No. 24-3172-D.
- Public Sewer available along Gorman Road (8" Sewer) for Parcel A-9, and along Freestate Drive for Parcel A-10 Contract no. 24-3172-D.
- Stormwater Management is provided via regional retention stormwater management facility located on open space Lot 2, and approved under F-94-84.
- All exterior lighting shall conform to Zoning Regulations Section 134.
- All elevations are to flowline unless otherwise noted.
- All dimensions are to face of curb unless otherwise noted.
- This plan is exempt from Forest Conservation in accordance with section 16.1202(b)(iii), grading permit approved prior to 12/31/92.
- This plan does not require APFO, per section 16.1107(a)(2)(iii).
- Reference cross access and parking easement, L 4922 F 0222-0220
- Reference Temporary Grading Easement, L 4948 F 180-192
- THIS PLAN IS SUBJECT TO WP-01-85 APPROVED MARCH 9, 2001 TO SECTION 16.156(K) TO REACTIVATE A PLAN THAT WAS VOIDED BECAUSE THE ORIGINALS WERE NOT SUBMITTED BY THE REQUIRED DEADLINE DATE.**
- THE ADDITIONAL STACKED PARKING, AT REAR OF BLDG, SHALL NOT BE COUNTED AS EXISTING PARKING FOR ANY FUTURE CHANGES**
- ANY ALTERATION TO THE TENANT SPACE/PROPOSED ADDITIONAL FIELDHOUSE WILL REQUIRE RE-REVIEW OF PARKING NEEDS AND POSSIBLE REDLINE TO PLAN**

SITE DEVELOPMENT PLANS FREESTATE PARCELS A-9 AND A-10

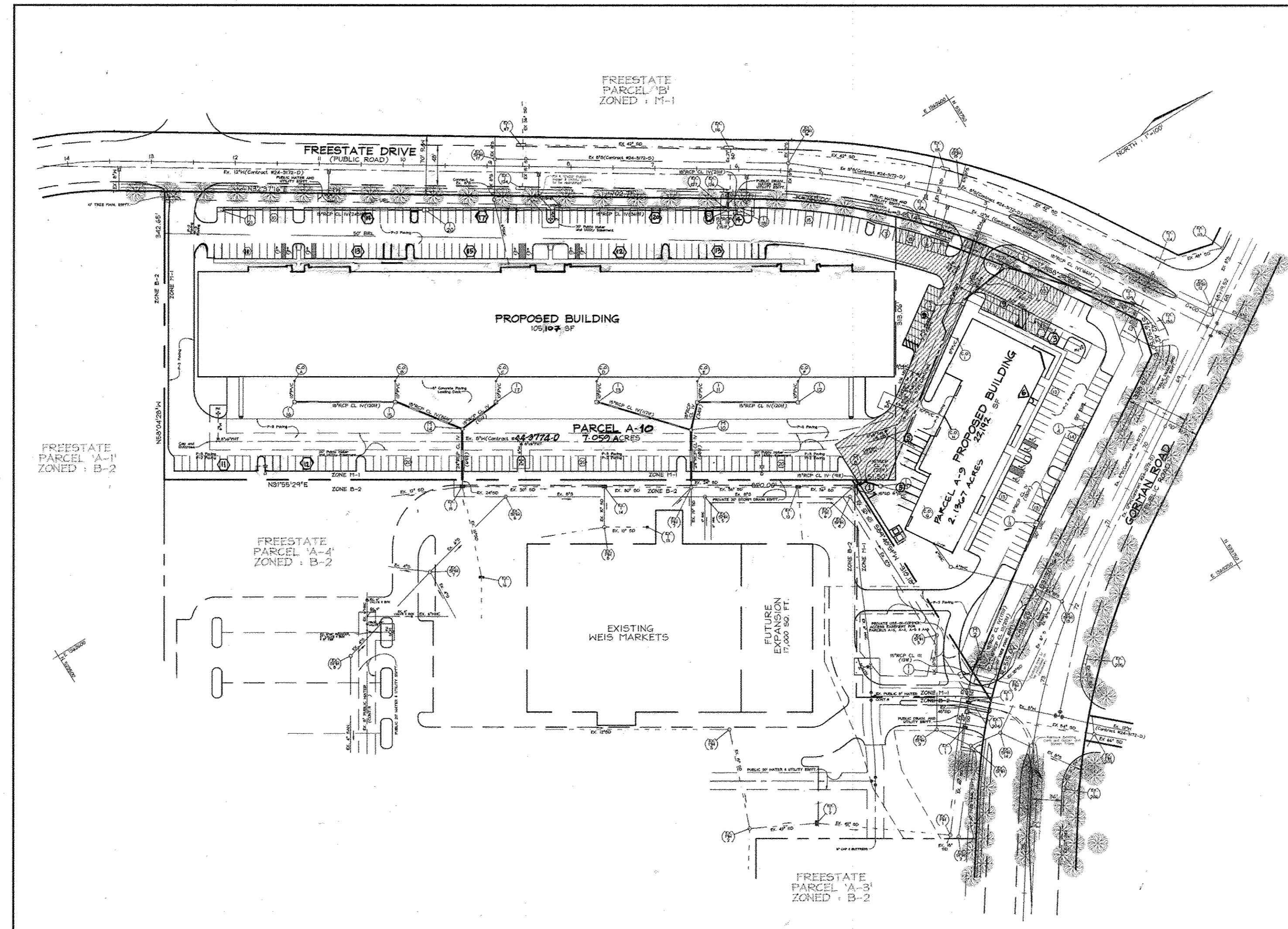


BENCHMARKS

471B	N 529,701.5793	E 1,361,469.7579
471C	N 532,036.8853	E 1,362,819.0580

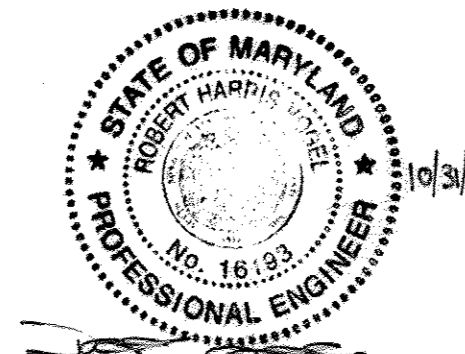
SHEET INDEX

DESCRIPTION	SHEET NO.
Cover Sheet	1 of 8
Site Development Plan	2 of 8
Sediment and Erosion Control Plan	3 of 8
Sediment and Erosion Control Details	4 of 8
Drainage Area Map, for Storm Drainage	5 of 8
Storm Drain Profiles	6 of 8
Storm Drain/Water and Sewer Profiles	7 of 8
Landscape Plan	8 of 8



LOCATION MAP
SCALE: 1"=100'

AUTO SALES PARKING
 BUILDING AREA (EXC SERVICE BAYS) 34,859 - 704 = 34,149 SF
 (2 SPACES/1000 SF) 34,149 SF = 69 SPACES
 (3 SPACES/SERVICE BAY) x 2 SERVICE BAYS = 6 SPACES
 1 SPACE/1000 SF OUTDOOR DISPLAY (4896 SF) = 5 SPACES



OWNER/DEVELOPER
 FREE STATE OWNER, LLC
 c/o KONTERRA REALTY, LLC
 14401 SWEETZER LANE
 SUITE 200
 LAUREL MARYLAND 20707
 301.210.5230

PARKING TABULATION

Parcel	Parking Required	Parking Provided	Handicap Spaces Required	Handicap Spaces Provided
Parcel A-9	12,767 SF Hybrid Office/Warehouse @ 2.3 spaces/1000 SF = 42.42 spaces + 6425 SF MEDICAL OFFICE @ 5.0 SPACES/1000 SF = 321 SPACES: TOTAL REQUIRED = 90 SPACES	90	4 (3std./1van)	4 (3std./1van)
Parcel A-10	70,359 SF Hybrid Office/Warehouse @ 2.5 spaces/1000 SF = 176 spaces + AUTO SALES @ 80 SPACES REQ'D = 256 SPACES REQ'D	278 + 4A STACKED SPACES FOR PRIVATE USE = 318 TOTAL SPACES	3 (6std./2van)	3 (6std./2van)

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-9	8871 Gorman Road
A-10	8751 Freestate Drive

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
Freestate		A-9 & A-10

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE ELECT.	DIST	CENSUS TR.
13267	18	M-1	47	6th	6069.02

WATER CODE	SEWER CODE
C05	5090000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/25/01
 DIRECTOR DATE

[Signature] 6/25/01
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/25/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

COVER SHEET
FREESTATE
 PARCELS A-9 AND A-10

TAX MAP #47 PARCELS A-9 AND A-10
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS/SURVEYORS/PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

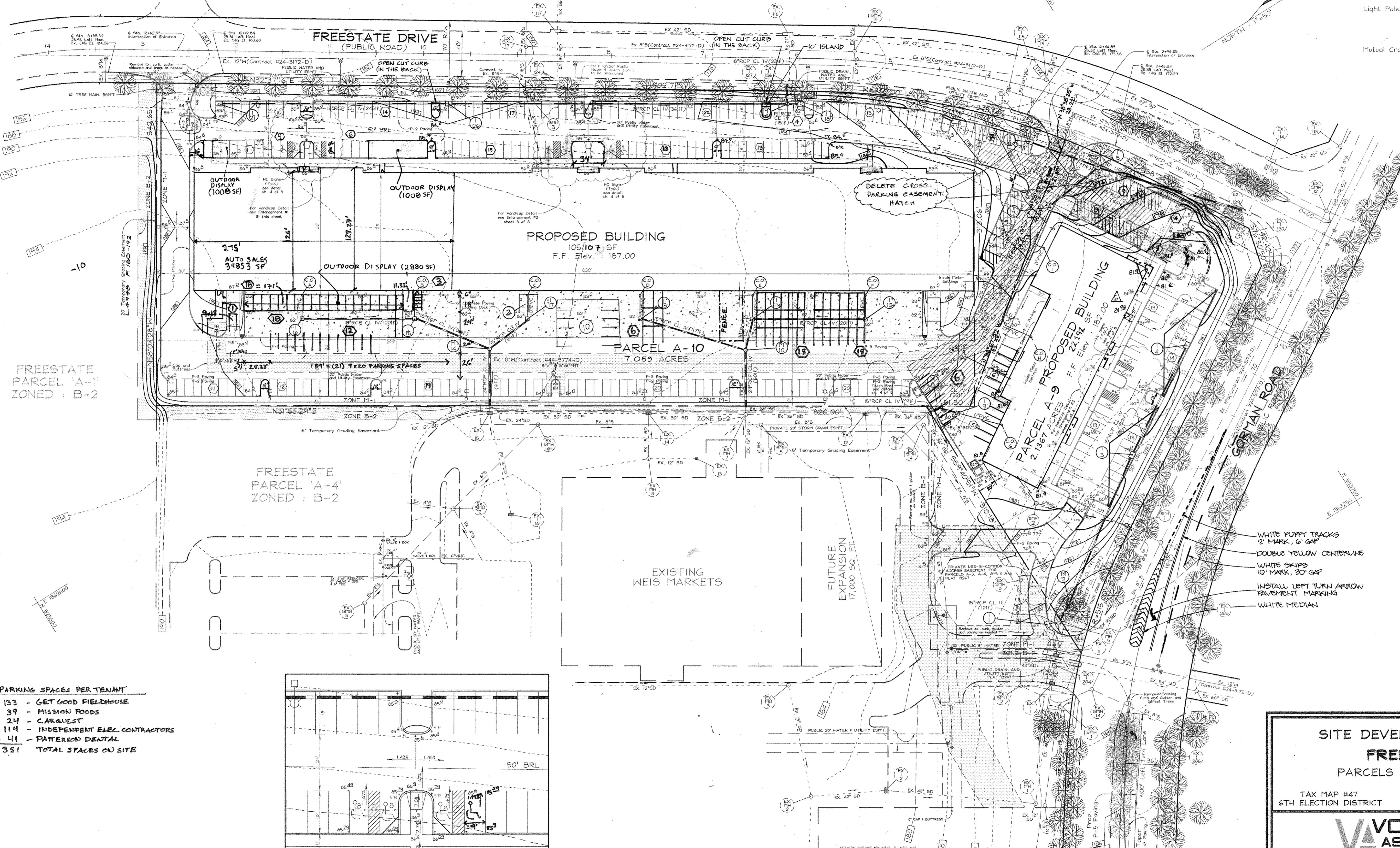
DESIGN BY: GAH
 DRAWN BY: PS
 CHECKED BY: GAH
 DATE: Oct. 21, 1999
 SCALE: As Shown
 W.O. NO.: 98-116

1 SHEET OF 8

FREESTATE
PARCEL 'B'
ZONED : M-1

LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles
- Mutual Cross Access easement



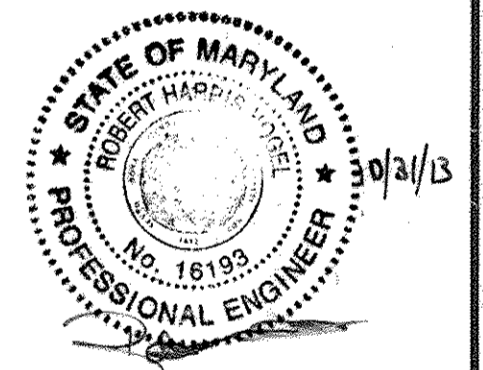
FREESTATE
PARCEL 'A-1'
ZONED : B-2

FREESTATE
PARCEL 'A-4'
ZONED : B-2

EXISTING
WEIS MARKETS

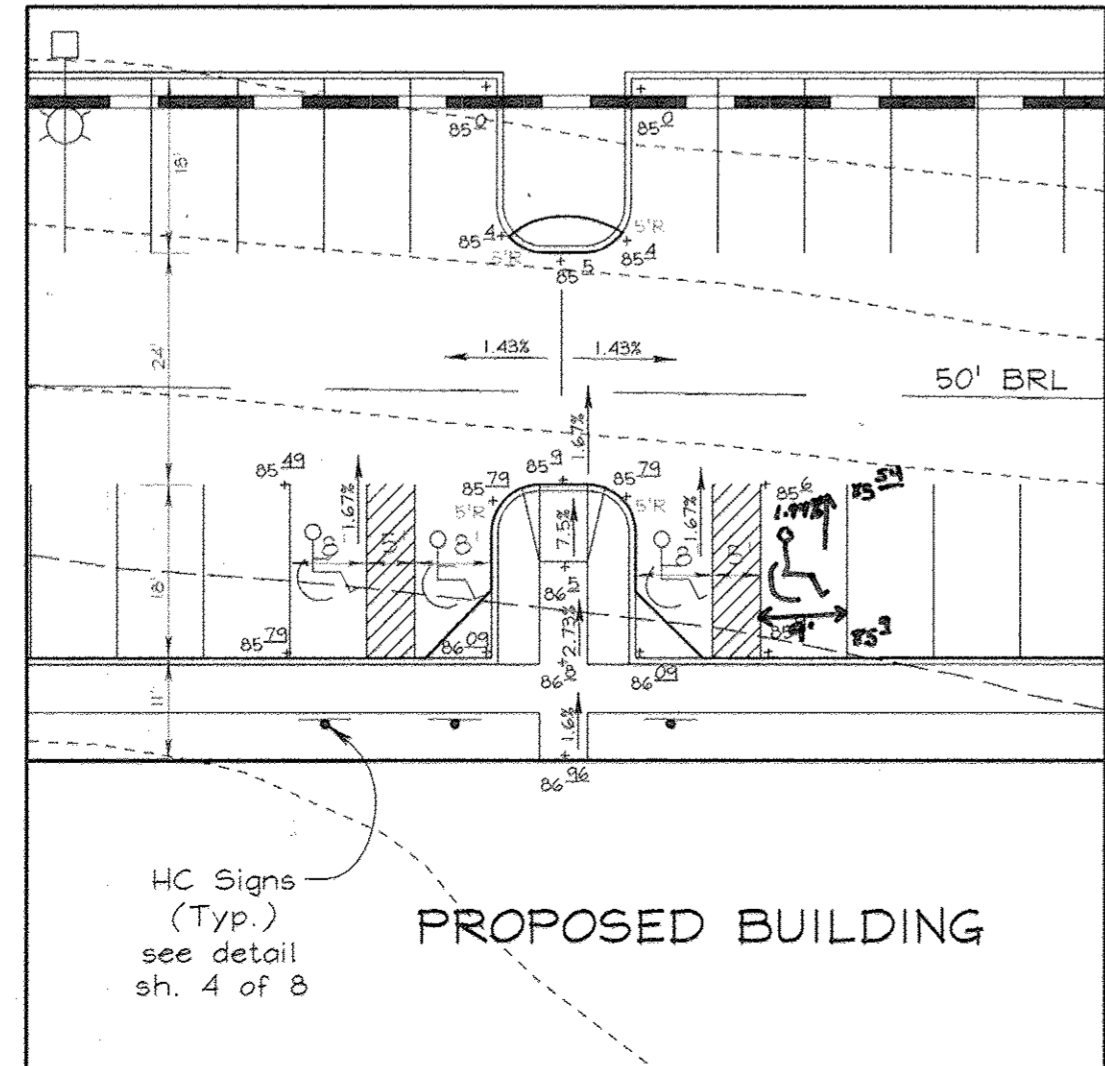
FREESTATE
PARCEL 'A-3'
ZONED : B-2

- WHITE PUPPY TRACKS
2' MARK, 6' GAP
- DOUBLE YELLOW CENTERLINE
- WHITE SKIPS
10' MARK, 30' GAP
- INSTALL LEFT TURN ARROW
PAVEMENT MARKING
- WHITE MEDIAN



OWNER/DEVELOPER
FREESTATE OWNER, LLC
C/O KONTERRA REALTY, LLC
14401 BELTERRA LAKE
SUITE 200
LANTAN, MARYLAND 20707
301.210.5230

- PARKING SPACES PER TENANT**
- 133 - GET GOOD FIELDHOUSE
 - 39 - MISSION FOODS
 - 24 - CARQUEST
 - 114 - INDEPENDENT ELEC. CONTRACTORS
 - 41 - PATTERSON DENTAL
 - 351 TOTAL SPACES ON SITE



HANDICAP PARKING ENLARGEMENT #1
SCALE : 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DIRECTOR 6/25/10 DATE

[Signature] CHIEF, DIVISION OF LAND DEVELOPMENT 6/21/10 DATE

[Signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/19/10 DATE

NO.	REVISION	DATE	NO.	REVISION	DATE
6	ADD DOOR TO BUILDING TO (8871) GORMAN ROAD	4/27/10	6	ADD DOOR TO BUILDING TO (8871) GORMAN ROAD	4/27/10
5	REVISE PARKING	3/18/10	5	REVISE PARKING	3/18/10
4	ADDITION OF 11 PARKING SPACES ON PARCEL A-9	7/25/02	4	ADDITION OF 11 PARKING SPACES ON PARCEL A-9	7/25/02
3	REVISE 4" W/C TO PARCEL A-9 TO 6" W/C	6/24/02	3	REVISE 4" W/C TO PARCEL A-9 TO 6" W/C	6/24/02
2	REVISE GRADING, ADD ISLANDS, REVISED SITE DATA		2	REVISE GRADING, ADD ISLANDS, REVISED SITE DATA	
1	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01	1	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01
NC.			NC.		

SITE DEVELOPMENT PLAN
FREESTATE
PARCELS A-9 AND A-10

TAX MAP #47 PARCELS A-9 AND A-10
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

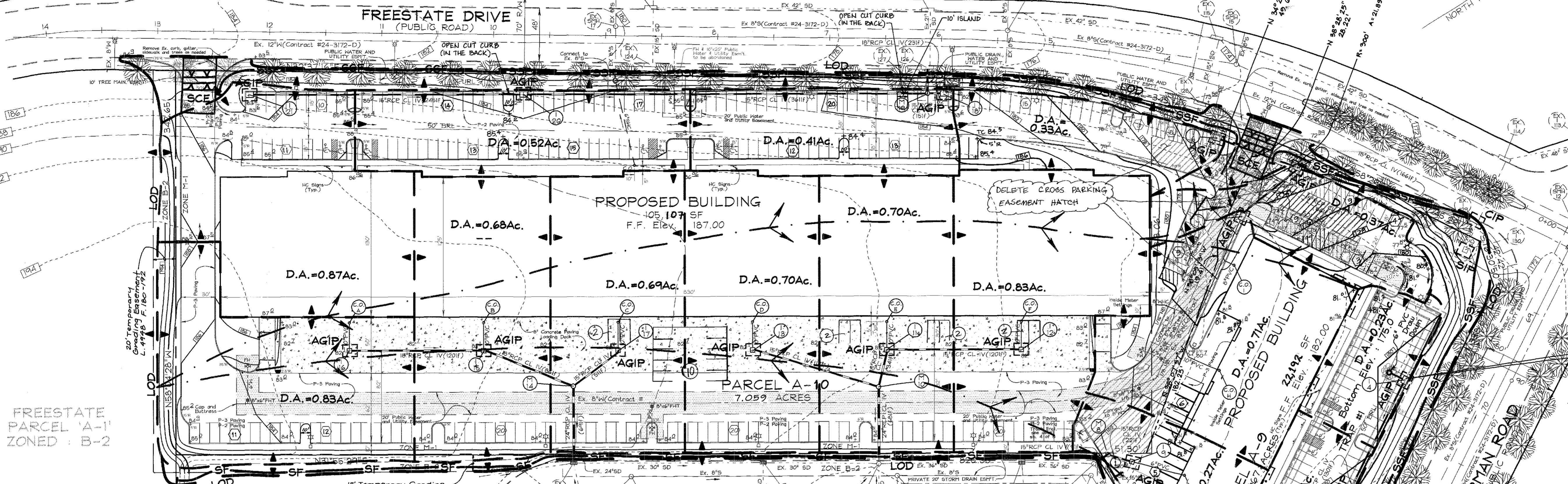
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DRAWN BY: PS
CHECKED BY: RHV
DATE: Oct. 22, 1999
SCALE: 1"=50'
H.C. NO.: 98-116

2 SHEET OF 8

FREESTATE
PARCEL 'B'
ZONED : M-1

LEGEND

Existing Contour	-----382
Proposed Contour	-----382
Spot Elevation	+82.53
Direction of Flow	→
Light Poles	Post Top ⚡ Overhead
Stabilized Construction Entrance	[Symbol]
Silt Fence	SF SF
Super Silt Fence	SSF SSF
Earth Dike	FD A=1
Limit of Disturbance	LOD
Proposed Drainage Divide	↔
Existing Drainage Divide	↔
Standard Inlet Protection	[Symbol] SIP
At Grade Inlet Protection	[Symbol] AGIP



FREESTATE
PARCEL 'A-1'
ZONED : B-2

FREESTATE
PARCEL 'A-4'
ZONED : B-2

EXISTING
WEIS MARKET

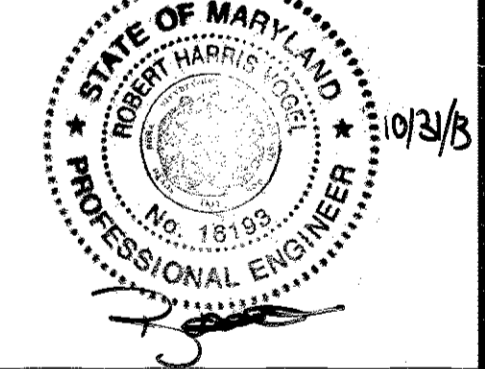
FUTURE
EXPANSION
17,000 SQ. FT.

FREESTATE
PARCEL 'A-3'
ZONED : B-2

NOTES
1. Block throat openings of all Type 'S' Combination inlets when installing at-grade inlet protection (AGIP)

SEDIMENT TRAP DATA

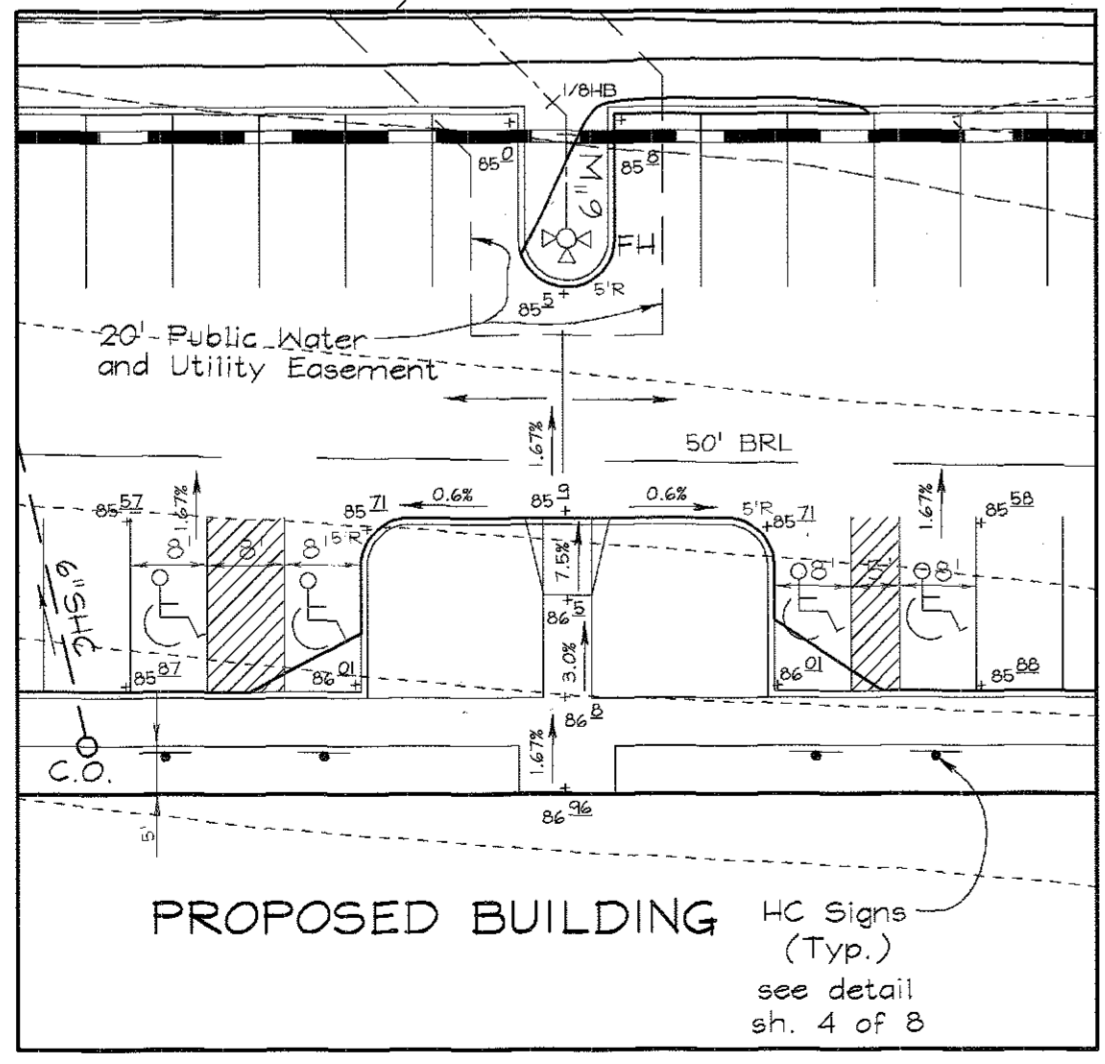
Trap No. : 1
Trap Type : Storm Inlet Trap
Existing drainage area : 4.0 Ac.
Wet storage required : 7200 Cf
Wet storage provided : 7200 Cf
Dry storage required : 7200 Cf
Dry storage provided : 7200 Cf
Bottom dimensions : 44'x244'
Bottom elevation : 175.00
Wet storage elevation : 175.6
Dry storage elevation : 176.2
Total storage depth : 1.2
Top of embankment : 177.5
Cleanout elevation : 175.3
Outfall condition : Ex. Stormwater system



THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 6/14/01
HOWARD SOIL CONSERVATION DISTRICT DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Jim Myers 6/14/01
USE OF NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Joseph R. Smith 6/25/01
DIRECTOR DATE
Cindy Hamaker 6/21/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Robert H. Vogel 6/19/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



HANDICAP PARKING ENLARGEMENT #2
SCALE : 1"=20'

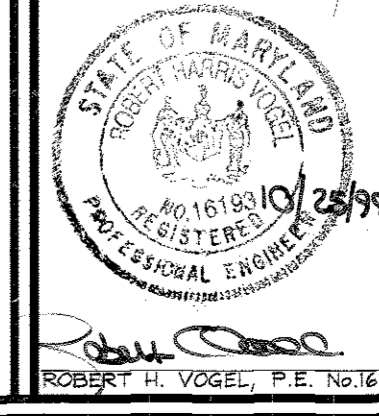
ENGINEER'S CERTIFICATE
"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Robert H. Vogel 10/21/99
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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."
John P. Jones 10.21.99
SIGNATURE OF DEVELOPER DATE

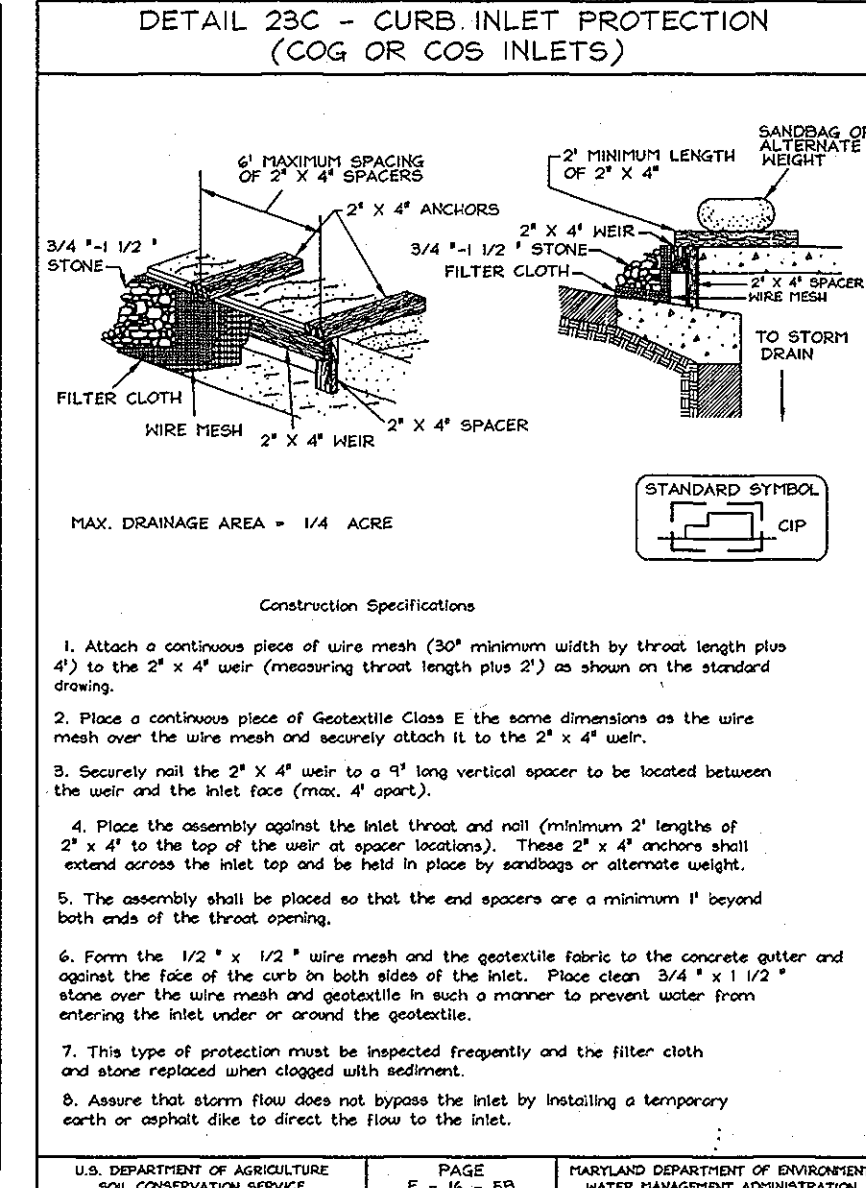
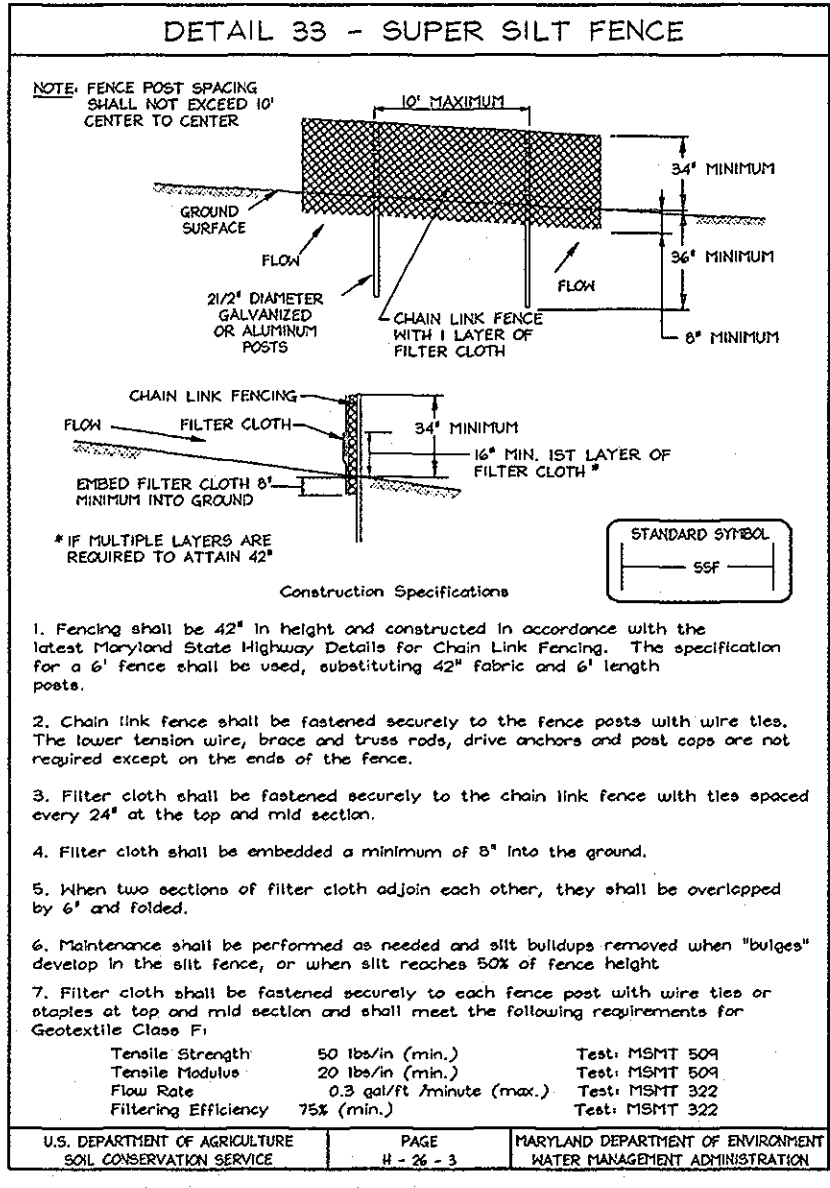
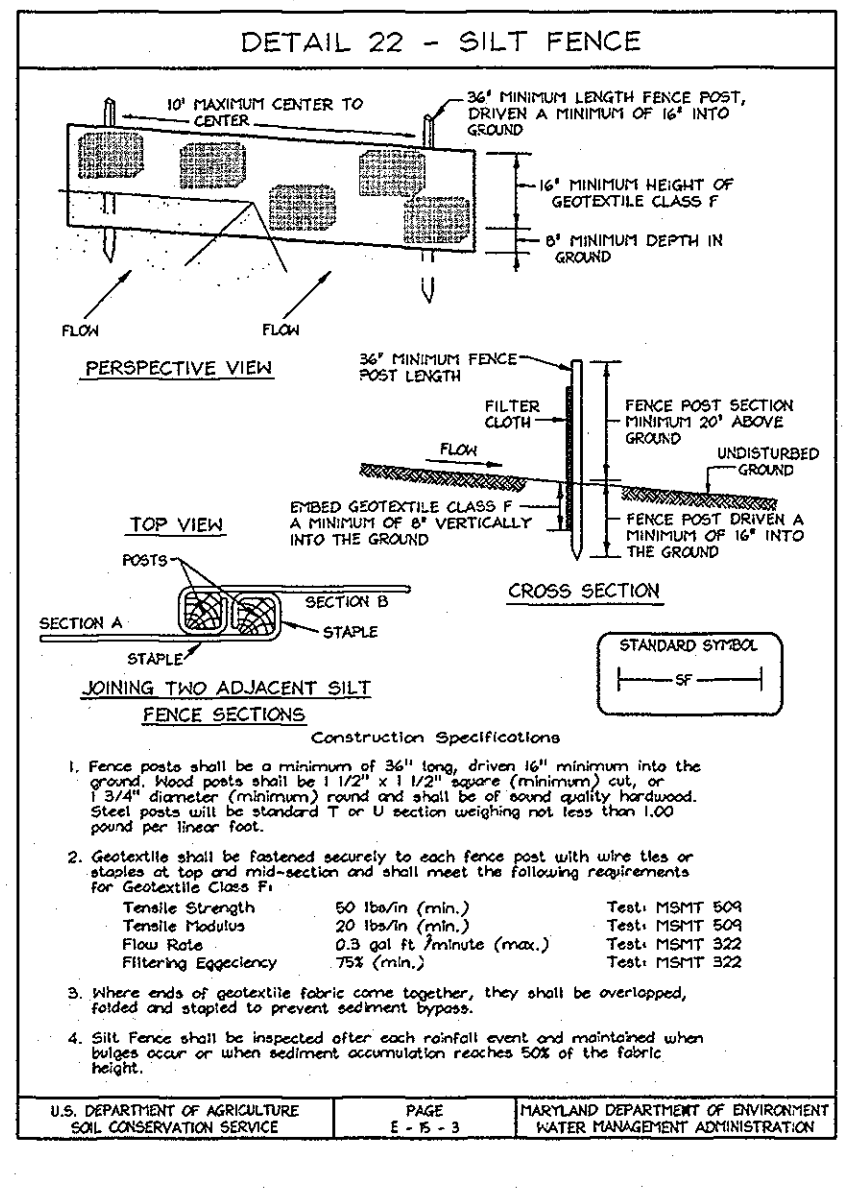
4	UPDATE BLDG SF & OWNER	10/11/13
3	REVISE PARKING	3/12/04
2	ADDITION OF 11 PARKING SPACES ON PARCEL A-9	
1	REVISE GRADING, ADD ISLANDS, REVISE SITE DATA	07/24/02
0	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01
NO.	REVISION	DATE

SEDIMENT AND EROSION CONTROL PLAN
FREESTATE
PARCELS A-9 AND A-10
TAX MAP #47 PARCELS A-9 AND A-10
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5829 Fax 410.465.3866



DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: GAH
DATE: Oct. 20, 1999
SCALE: 1"=50'
W.O. NO.: 98-116
3 SHEET OF 8



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS REQUIRED.

SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging or other acceptable means before seeding; if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following additives:

- 1) Preferred—Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 600 lbs per acre 0-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 0-20-20 fertilizer (10 lbs/1000 sq ft) per acre 0-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil.
- 2) Acceptable—Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 600 lbs per acre 0-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 0-20-20 fertilizer (10 lbs/1000 sq ft) per acre 0-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 31, seed with 50 lbs. per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 50 lbs. per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period November 1 thru February 28, protect site by applying 2 tons per acre (40 lbs/1000 sq ft) of mulch and seed as soon as possible in the spring, or use sod.

FULCRUM: Apply 1/2 to 2 tons per acre (70 to 40 lbs/1000 sq ft) of crushed gravel from 1/2" to 3/4" immediately after seeding. Anchor mulch immediately after application using 1/2" x 1/2" bit. conc. base on an 8' x 8' grid (8' x 8' grid) or higher, use 540 gallons per acre (8 gals/1000 sq ft) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging or other acceptable means before seeding; if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 0-10-10 fertilizer (14 lbs/1000 sq ft).

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 31, seed with 50 lbs. per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 50 lbs. per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period November 1 thru February 28, protect site by applying 2 tons per acre (40 lbs/1000 sq ft) of mulch and seed as soon as possible in the spring, or use sod.

FULCRUM: Apply 1/2 to 2 tons per acre (70 to 40 lbs/1000 sq ft) of crushed gravel from 1/2" to 3/4" immediately after seeding. Anchor mulch immediately after application using 1/2" x 1/2" bit. conc. base on an 8' x 8' grid (8' x 8' grid) or higher, use 540 gallons per acre (8 gals/1000 sq ft) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR DATE AND METHODS NOT COVERED.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose: To provide a suitable soil medium for vegetation growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptably low cation exchange capacity.

Conditions Where Practice Applies:

1. This practice is limited to areas having 2% or flatter slopes where:
- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- c. The original soil to be vegetated contains nutrients in a form and/or quantity not available to plants.
- d. The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2% require special consideration. Typically, the depth of topsoil to be applied for a given soil type can be found in the referenced soil analysis section in the Soil Survey conducted by the Agricultural Experiment Station.

Construction and Material Specifications:

1. Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be applied for a given soil type can be found in the referenced soil analysis section in the Soil Survey conducted by the Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used on topsoil must meet the following:
 - a. Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of competing natural soils and other materials such as gravel, silt, sand, rocks, trash, or other materials larger than 1" and 1/2" in diameter.
 - b. Topsoil must be free of plants or plant parts such as stems, roots, tubers, or other vegetation, noxious weeds, or other materials as specified.
 - c. In areas where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4 lbs. per acre (100-400 pounds per 1000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedure.
3. For sites having disturbed areas over 5 acres:
 - a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization Methods and Materials.

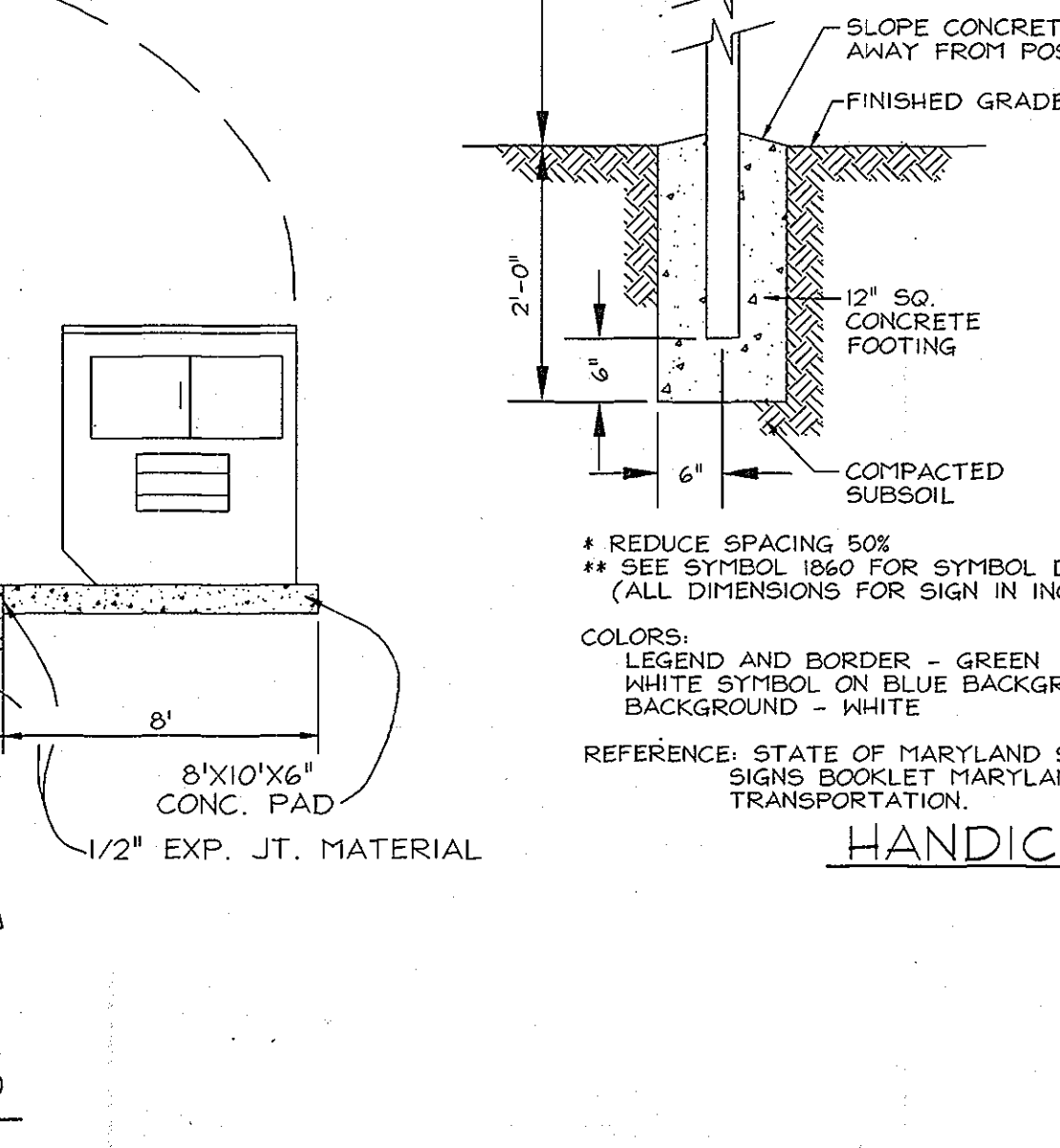
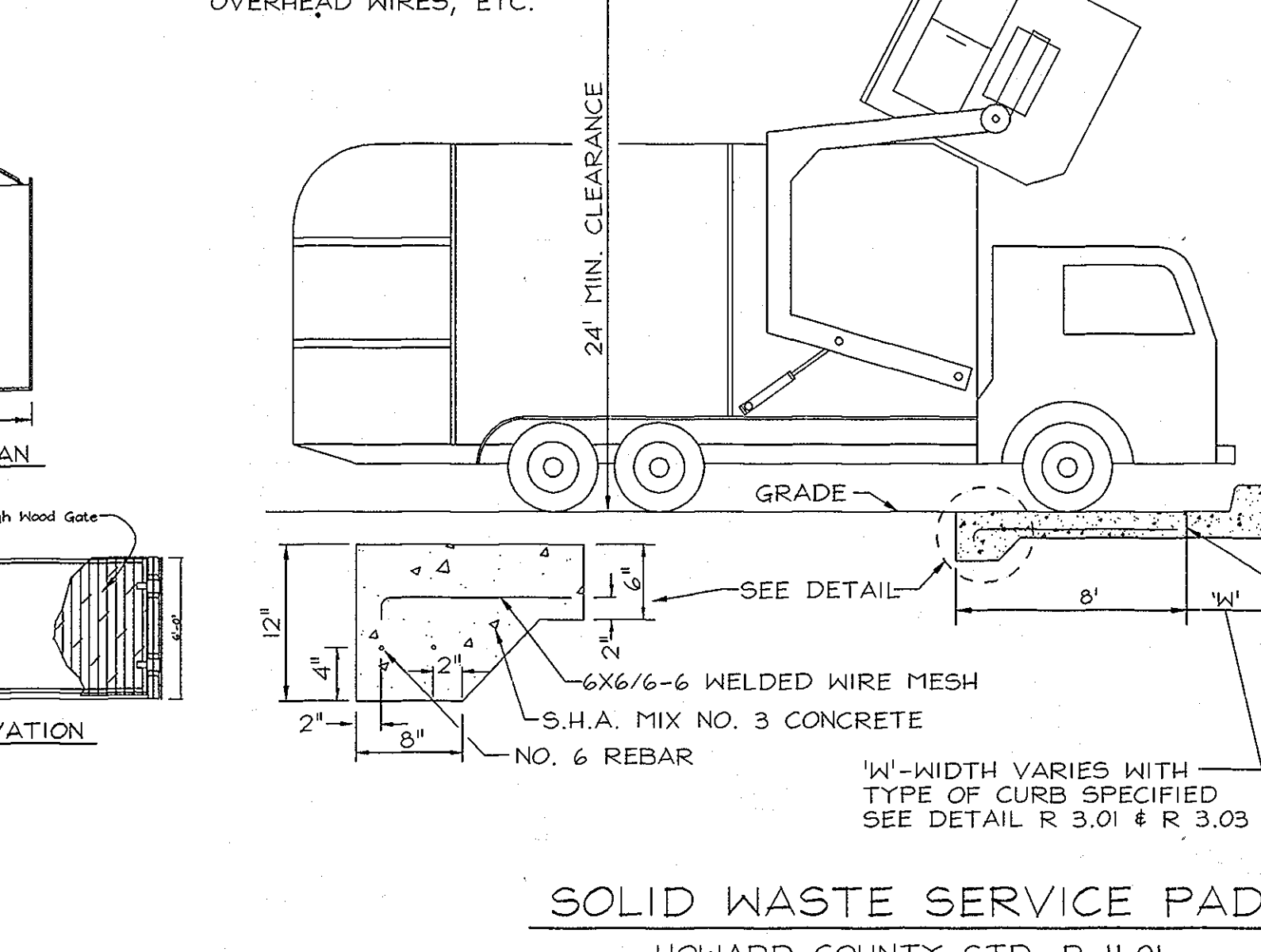
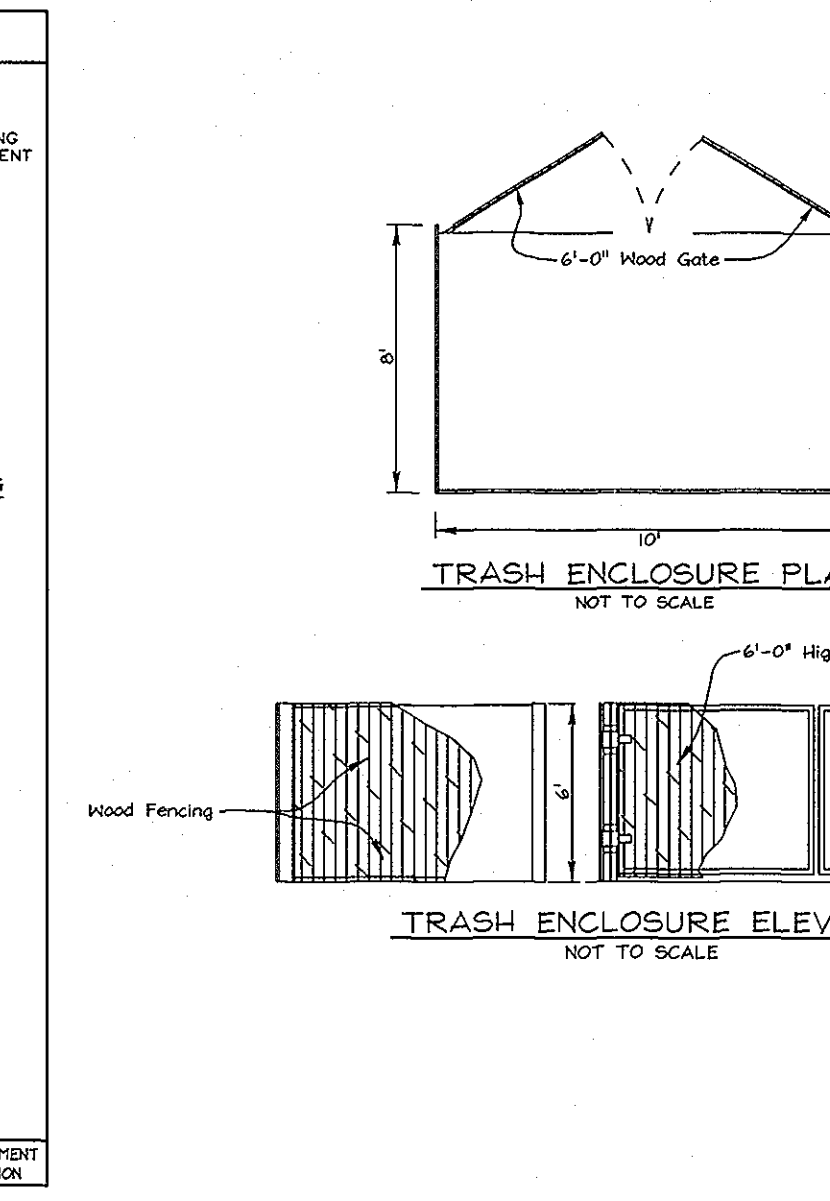
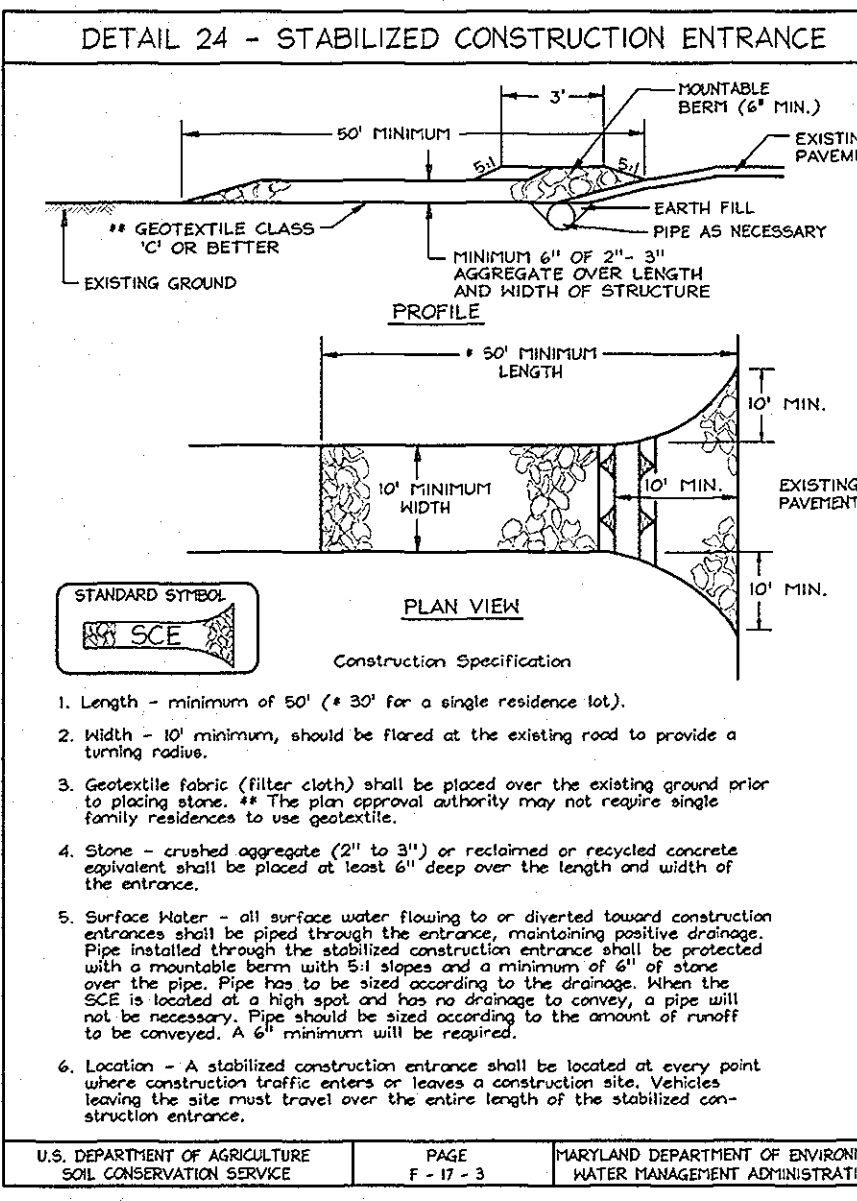
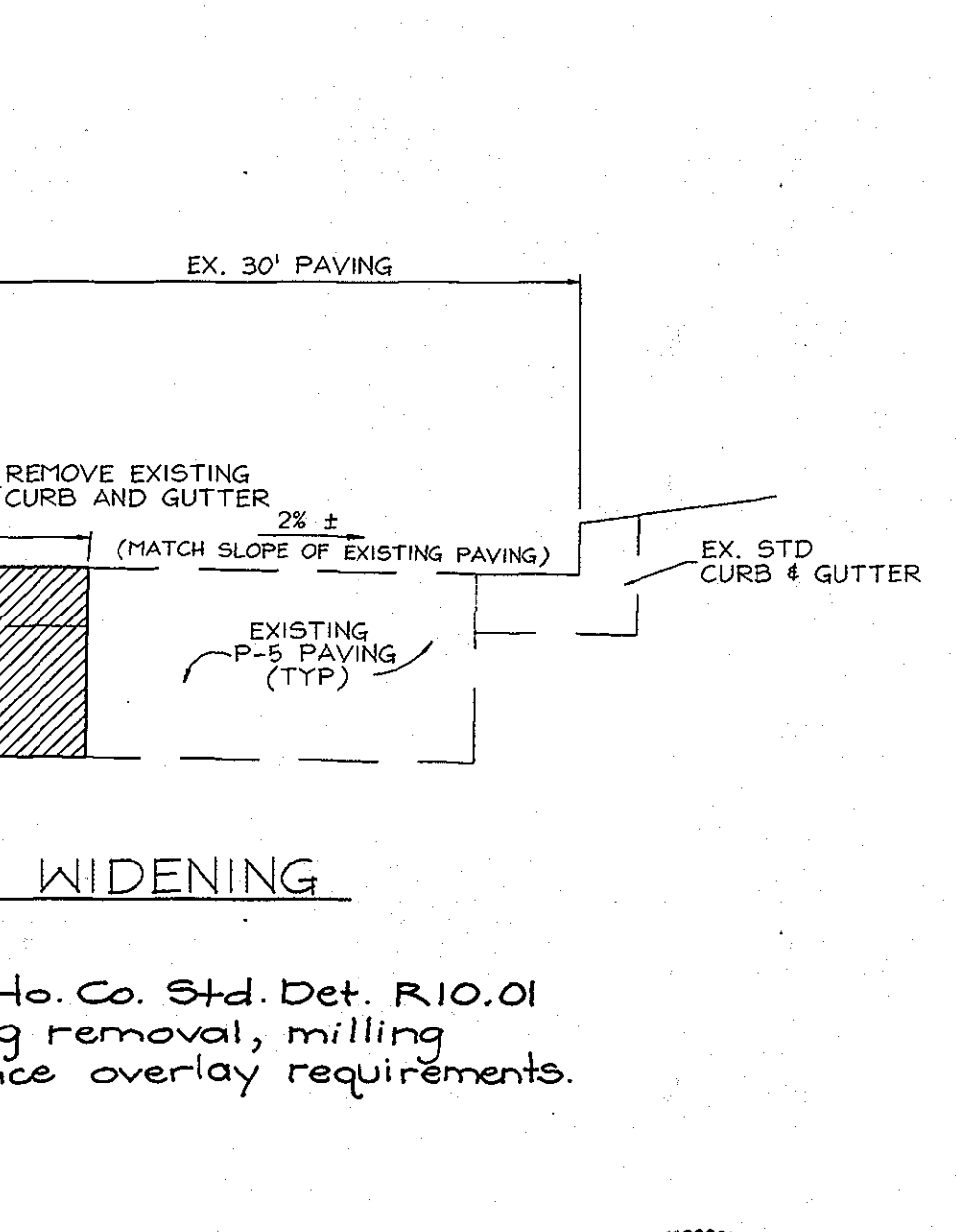
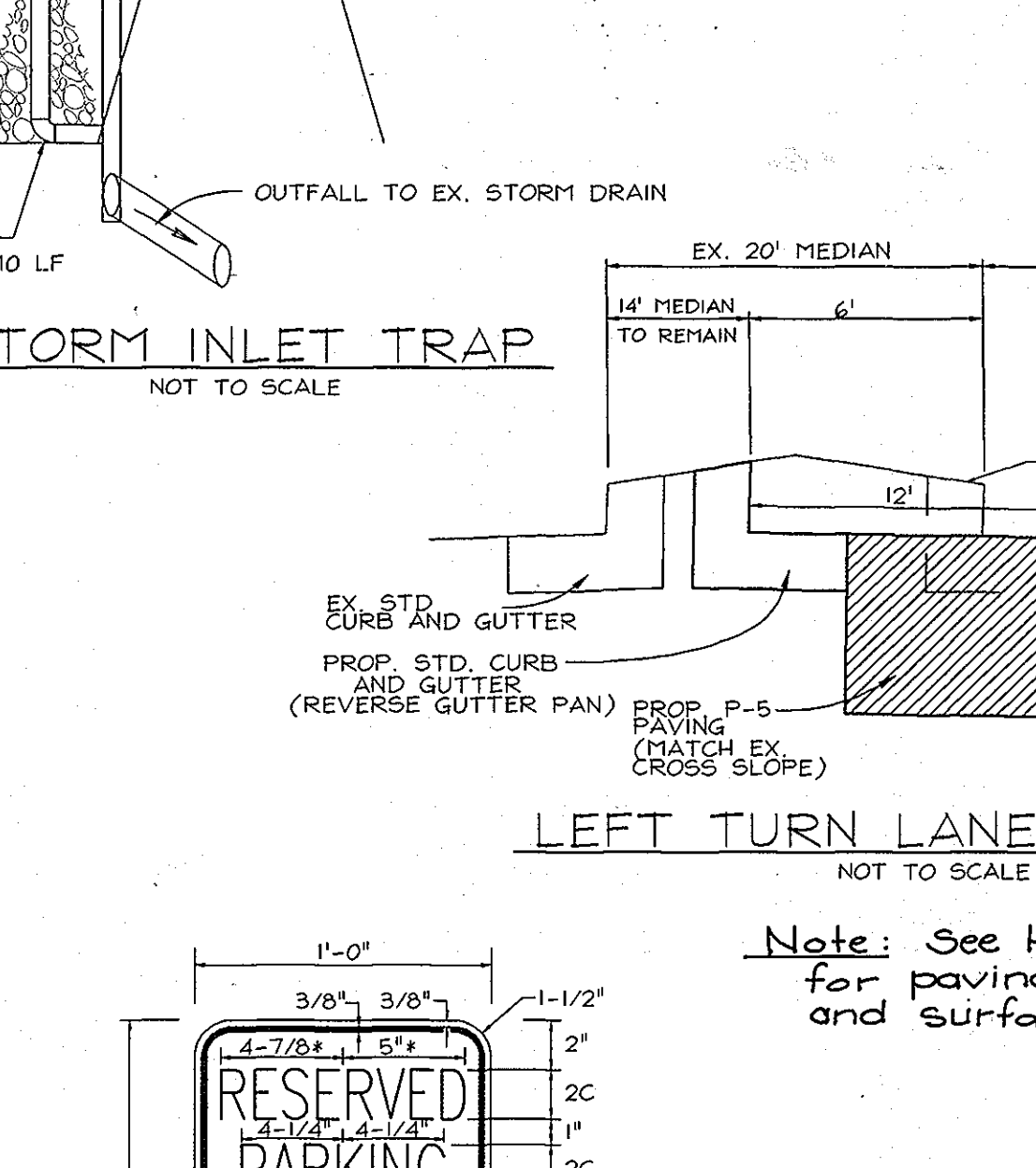
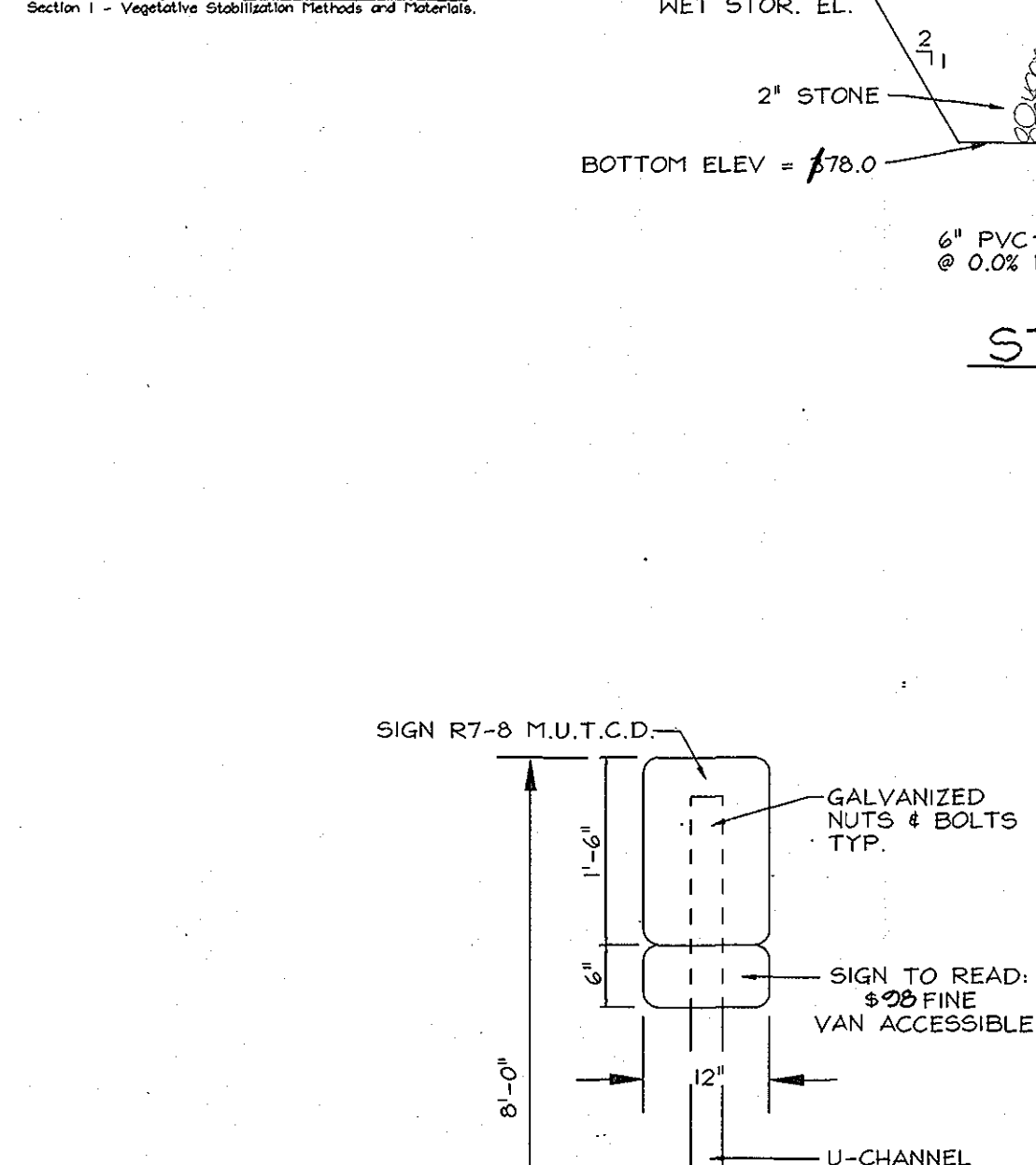
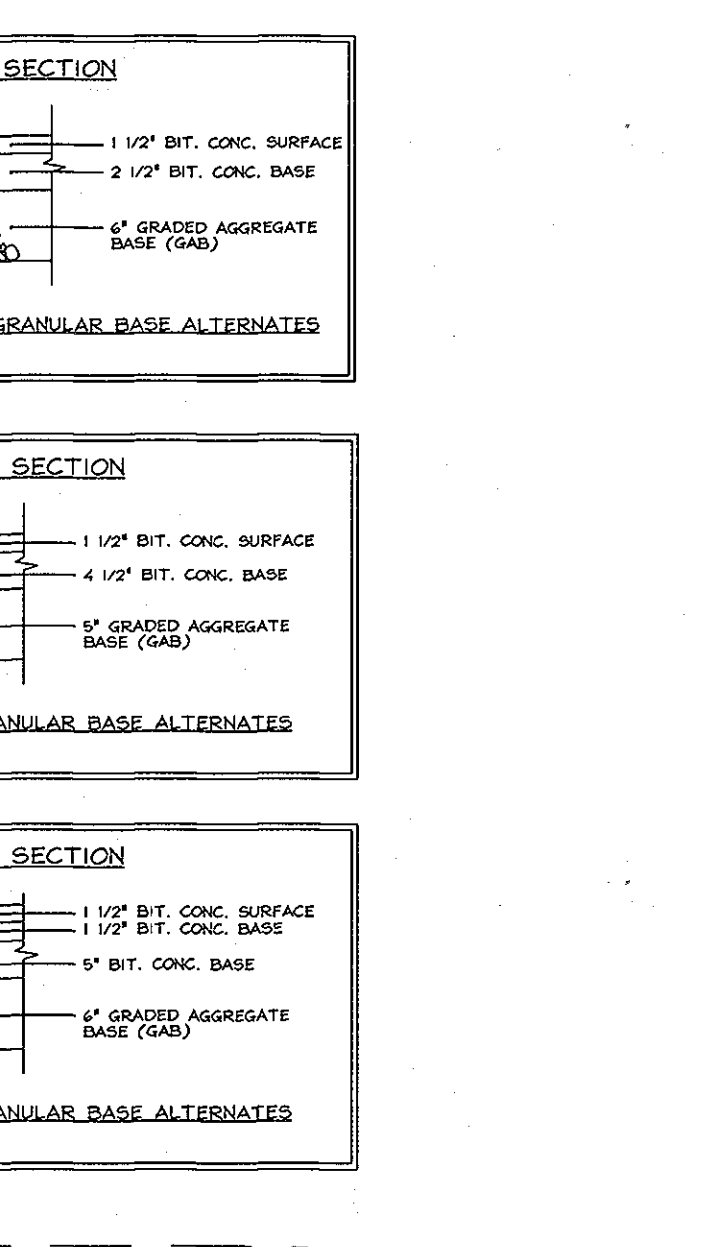
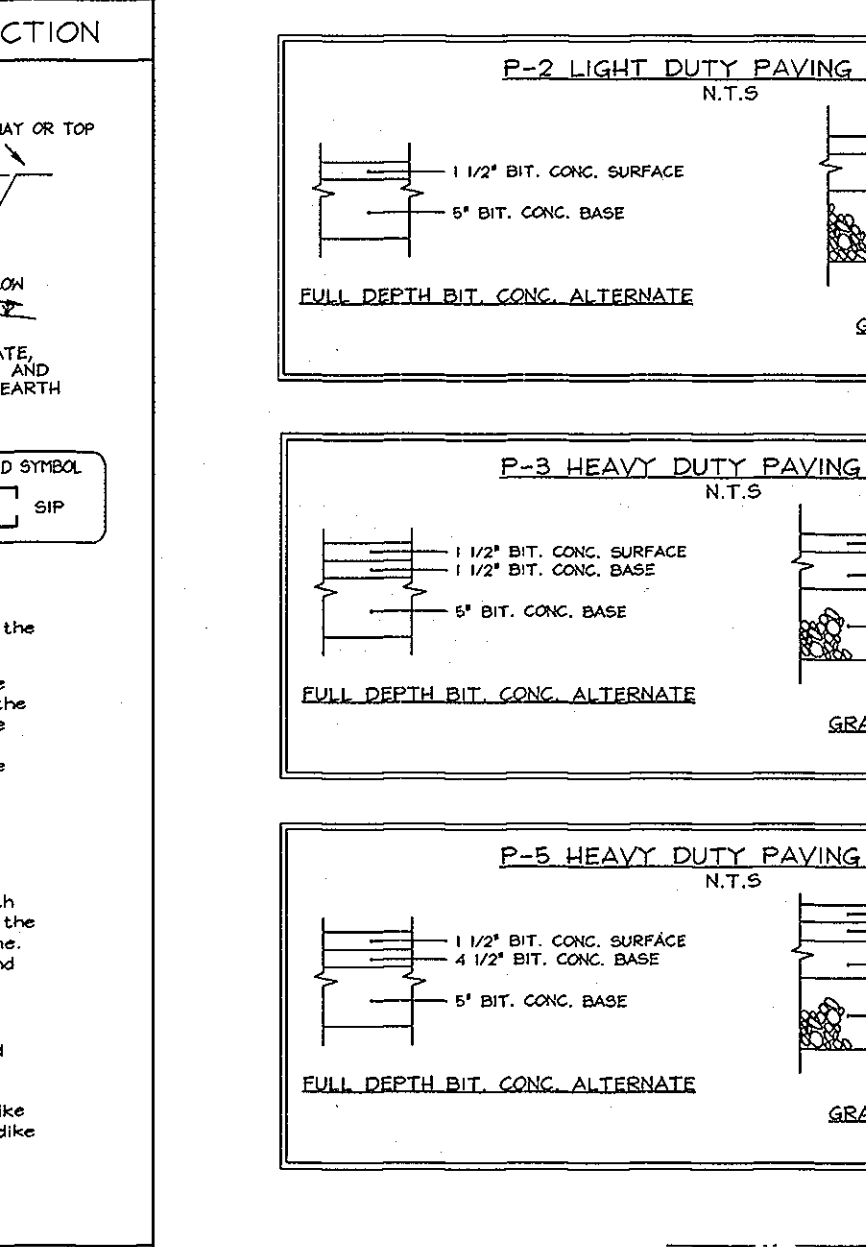
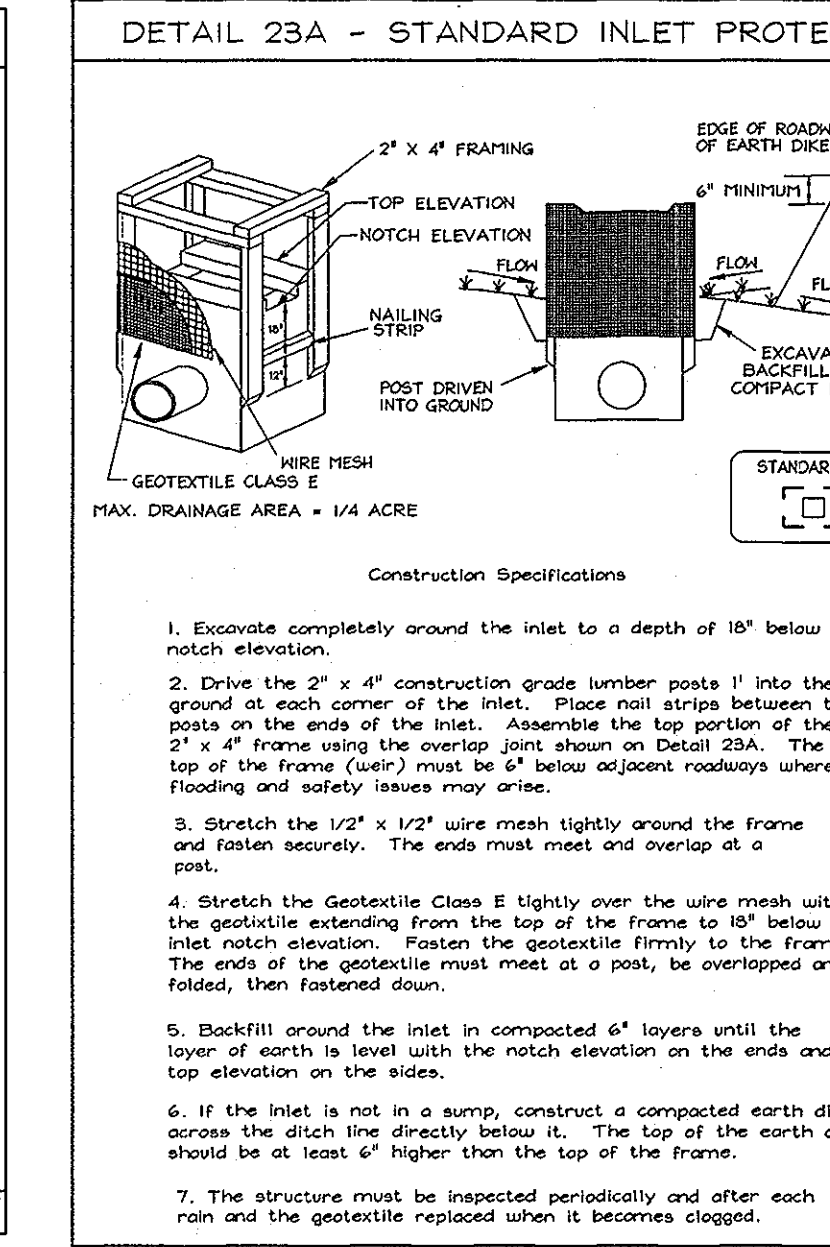
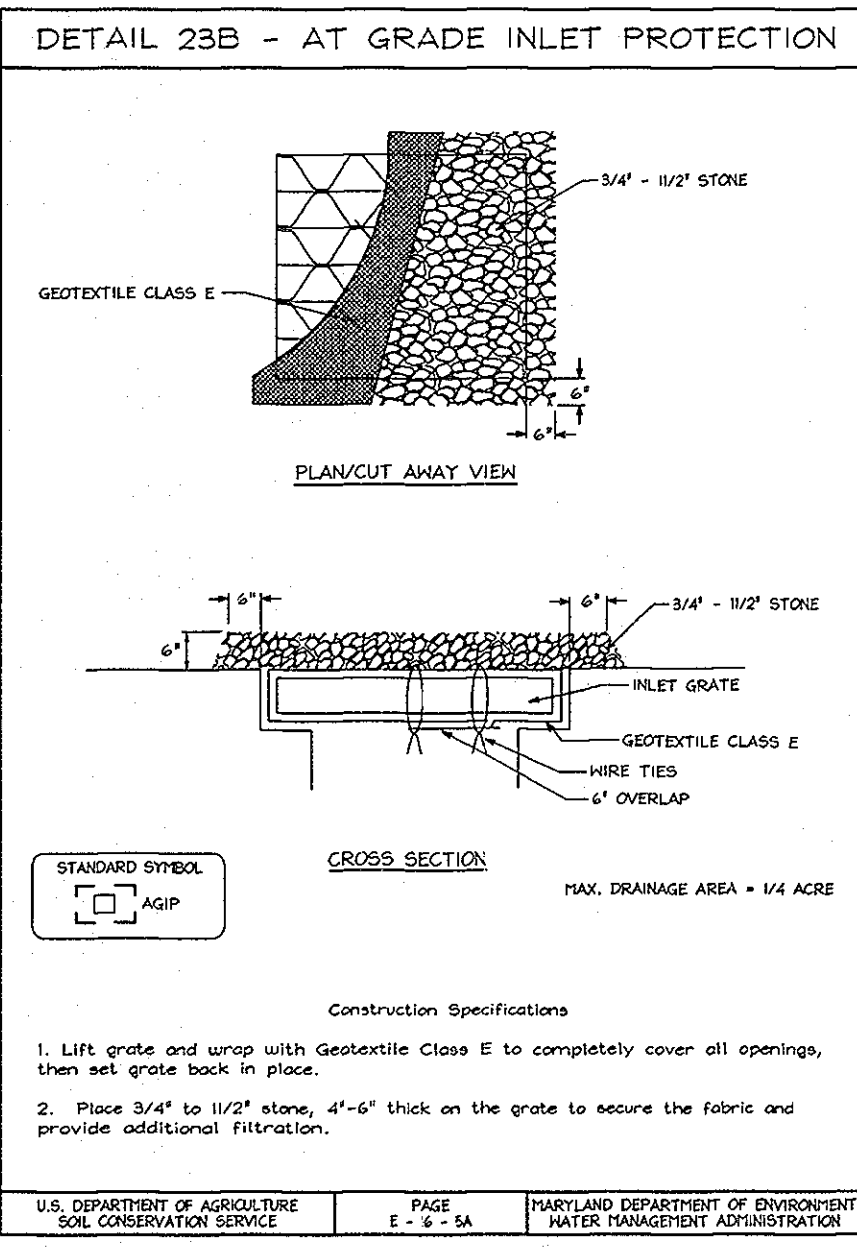
SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Notify Howard County Bureau of Inspections and Permits at (410)315-1850 at least 24 hours before starting any work.
3. Install Stabilized Construction Entrances, Silt Fence and Super Silt Fence. Install inlet Protection where shown on existing inlets. (1 week)
4. Install storm inlet sediment trap as follows:
 - A. Install storm drain from ex. #1-5 thru 1-4.
 - B. Block traps and throat openings.
 - C. Grade trap as shown. (1 week)
 - D. Install draw down at both inlets. (1 week)
5. Rough grade site. (3 weeks)
6. Construct Storm Drain and install Inlet Protection. (3-4 weeks)
7. Storm inlet sediment trap may be removed after rough grading and storm drain construction are complete. Remove blocking from inlets and install A.G.I.P. (One day)
8. Begin building construction. (6 mo. - 1 year)
9. Construct Water, Sewer and any remaining utilities. (3-4 weeks)
10. Final grade site and provide compaction in accordance with supervising Geotechnical Engineer requirements. (1 week)
11. Install on-site curb and gutter, parking lots, driveways and sidewalks and install base paving. (1 week)
12. Install Landscaping. (1 week)
13. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.
14. Following initial soil disturbances or redistribution permanent or temporary stabilization shall be completed within:
 - A. 7 calendar days for all perimeter Sediment Control Structures, Dikes, Swales and all slopes greater than 3:1.
 - B. 14 calendar days for all other disturbed areas.
15. With the permission of the Inspector, flush Storm Drain System and remove all Sediment Controls from the site. Stabilize all disturbed areas immediately. (1 week)
16. Surface Pave all roads, drives and parking areas and install striping and signage. (1 week)

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, License and Permits Sediment Control Division prior to the start of any construction (210-1855).
2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - (a) 7 calendar days for all perimeter Sediment Control Structures, Dikes, Swales and all slopes greater than 3:1.
 - (b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. 6). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of structures.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:

Total Area	9.20 Acres
Area Disturbed	9.35 Acres
Area to be roofed or paved	7.53 Acres
Area to be vegetatively stabilized	2.26 Acres
Total Cut	2080.00 CY
Total Fill	1263.00 CY
8. On all sites with disturbed areas in excess of 2 acres, approval of the Inspection agency shall be requested upon completion of installation of perimeter erosion and sediment control, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the Inspection agency is received.
9. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
10. To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.



ENGINEERS CERTIFICATE

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

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AS A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

OWNER/DEVELOPER:
 FREE STATE OWNER, LLC
 56 KAMBERA REALTY, LLC
 1401 SULTEK LANE
 SUITE 200
 LAUREL MARYLAND 20707
 301.210.5230

NO.	REVISION	DATE
2	UPDATE OWNER	10/18/93
1	REVISE SITE DATA	

SEDIMENT AND EROSION CONTROL DETAILS
FREESTATE
 PARCELS A-9 AND A-10
 TAX MAP #47 PARCELS A-9 AND A-10
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS/SURVEYORS/PLANNERS
 3681 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5228 Fax 410.465.3396

DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: GAH
DATE: Oct. 20, 1999
SCALE: 1"=30'
H.O. NO.: 98-116
SHEET: 4 OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE 6/25/01
 [Signature] DATE 6/21/01
 [Signature] DATE 6/19/01

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.
 [Signature] DATE 6/14/01
 [Signature] DATE 6/14/01

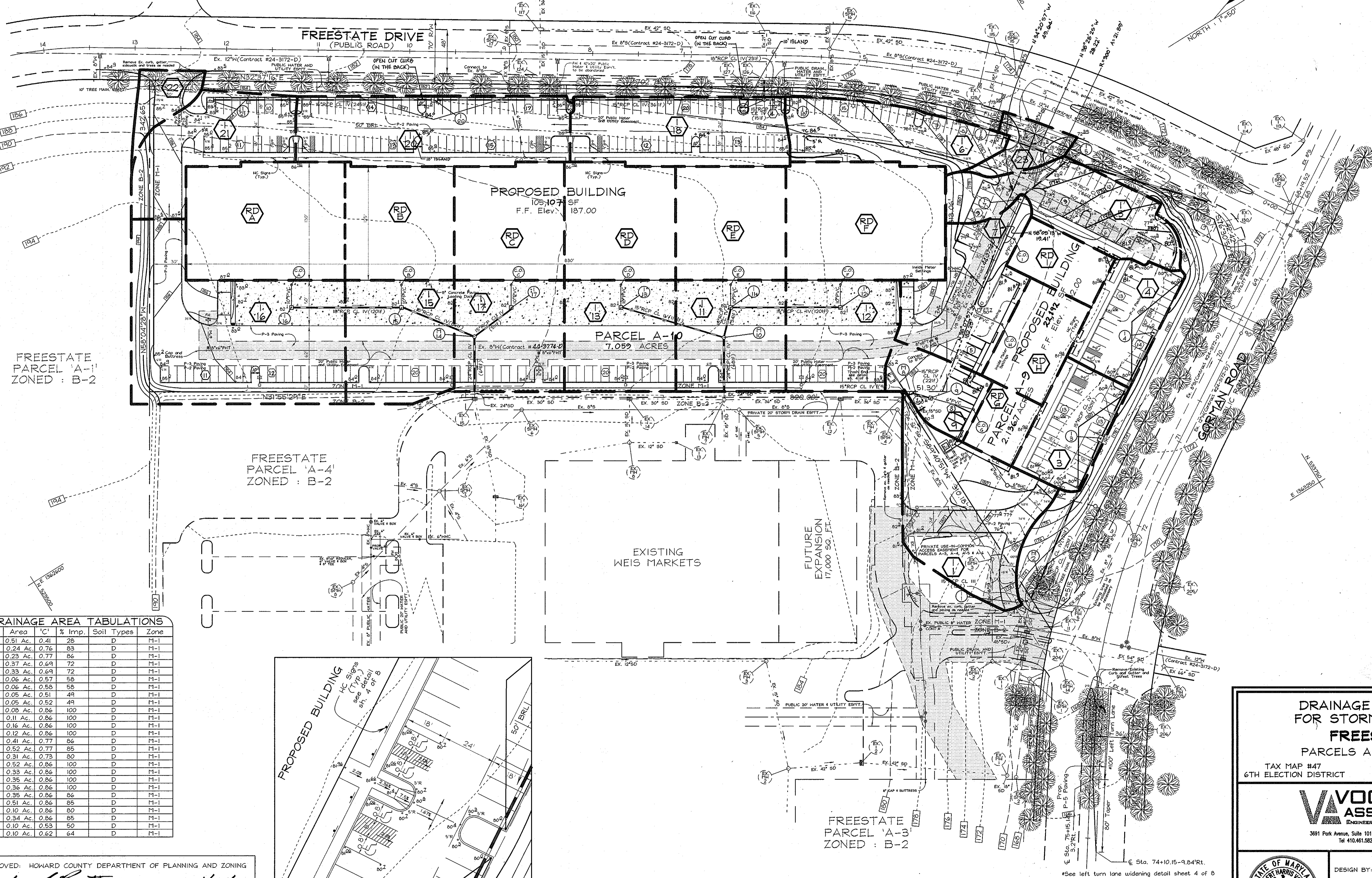
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 [Signature] DATE 6/14/01
 [Signature] DATE 6/14/01

ENGINEERS CERTIFICATE
 [Signature] DATE 10/25/99
 [Signature] DATE 10/21/99

DEVELOPER'S CERTIFICATE
 [Signature] DATE 10.21.99

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 [Signature] DATE 10/25/99

FREESTATE
PARCEL 'B'
ZONED : M-1



FREESTATE
PARCEL 'A-1'
ZONED : B-2

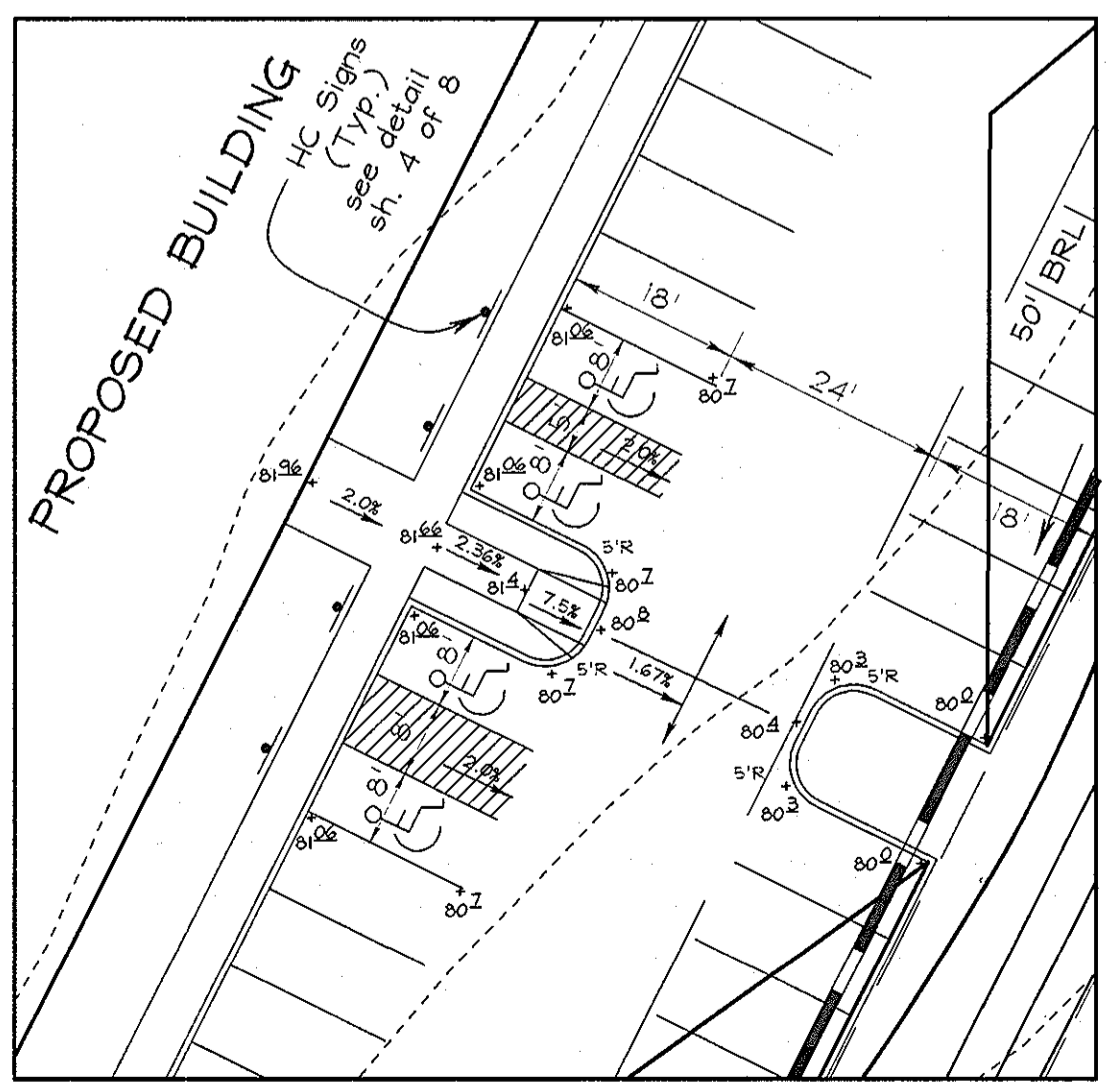
FREESTATE
PARCEL 'A-4'
ZONED : B-2

EXISTING
WEIS MARKETS

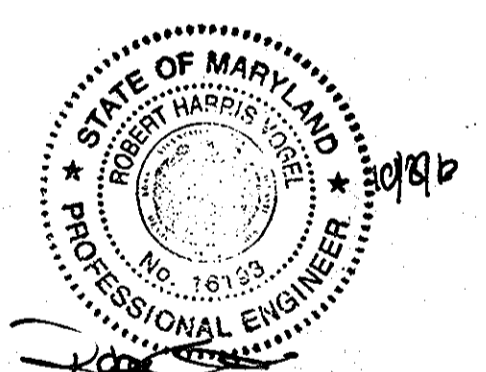
FREESTATE
PARCEL 'A-3'
ZONED : B-2

DRAINAGE AREA TABULATIONS

No.	Area	'C'	% Imp.	Soil Types	Zone
I-1	0.51 Ac.	0.41	28	D	M-1
I-3	0.24 Ac.	0.76	83	D	M-1
I-4	0.23 Ac.	0.77	86	D	M-1
I-5	0.37 Ac.	0.69	72	D	M-1
I-6	0.33 Ac.	0.69	72	D	M-1
I-7	0.06 Ac.	0.57	58	D	M-1
I-9	0.06 Ac.	0.58	58	D	M-1
I-11	0.05 Ac.	0.51	49	D	M-1
I-12	0.05 Ac.	0.52	49	D	M-1
I-13	0.08 Ac.	0.86	100	D	M-1
I-15	0.11 Ac.	0.86	100	D	M-1
I-16	0.16 Ac.	0.86	100	D	M-1
I-17	0.12 Ac.	0.86	100	D	M-1
I-18	0.41 Ac.	0.77	86	D	M-1
I-20	0.52 Ac.	0.77	86	D	M-1
I-21	0.31 Ac.	0.73	80	D	M-1
RD-A	0.52 Ac.	0.86	100	D	M-1
RD-B	0.33 Ac.	0.86	100	D	M-1
RD-C	0.35 Ac.	0.86	100	D	M-1
RD-D	0.36 Ac.	0.86	100	D	M-1
RD-E	0.35 Ac.	0.86	86	D	M-1
RD-F	0.51 Ac.	0.86	85	D	M-1
RD-G	0.10 Ac.	0.86	80	D	M-1
RD-H	0.34 Ac.	0.86	85	D	M-1
22	0.10 Ac.	0.53	50	D	M-1
23	0.10 Ac.	0.62	64	D	M-1



HANDICAP PARKING ENLARGEMENT #3
SCALE : 1"=20'

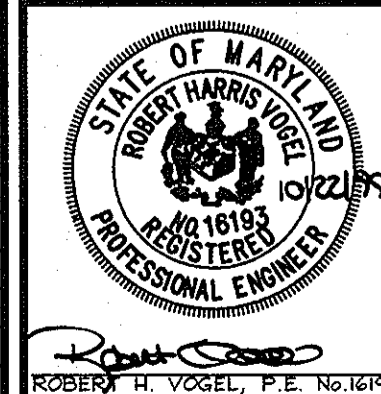


OWNER/DEVELOPER
FREE STATE OWNER, LLC
54 KONTERRA REALTY, LLC
1401 SWINZER LANE
SUITE 200
LAUREL, MARYLAND, 20707
301.410.5830

**DRAINAGE AREA MAP
FOR STORM DRAINAGE
FREESTATE
PARCELS A-9 AND A-10**

TAX MAP #47 PARCELS A-9 AND A-10
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

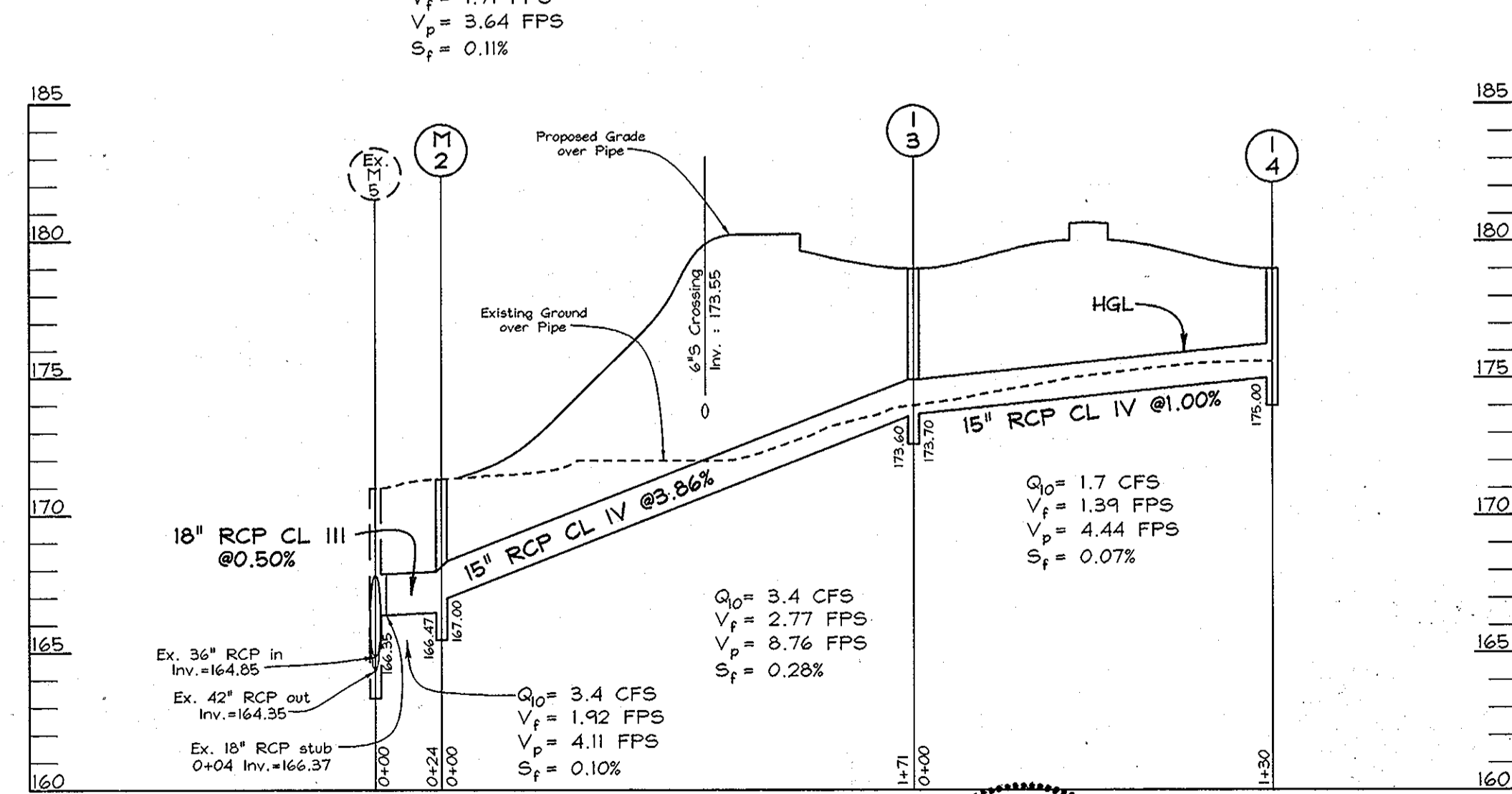
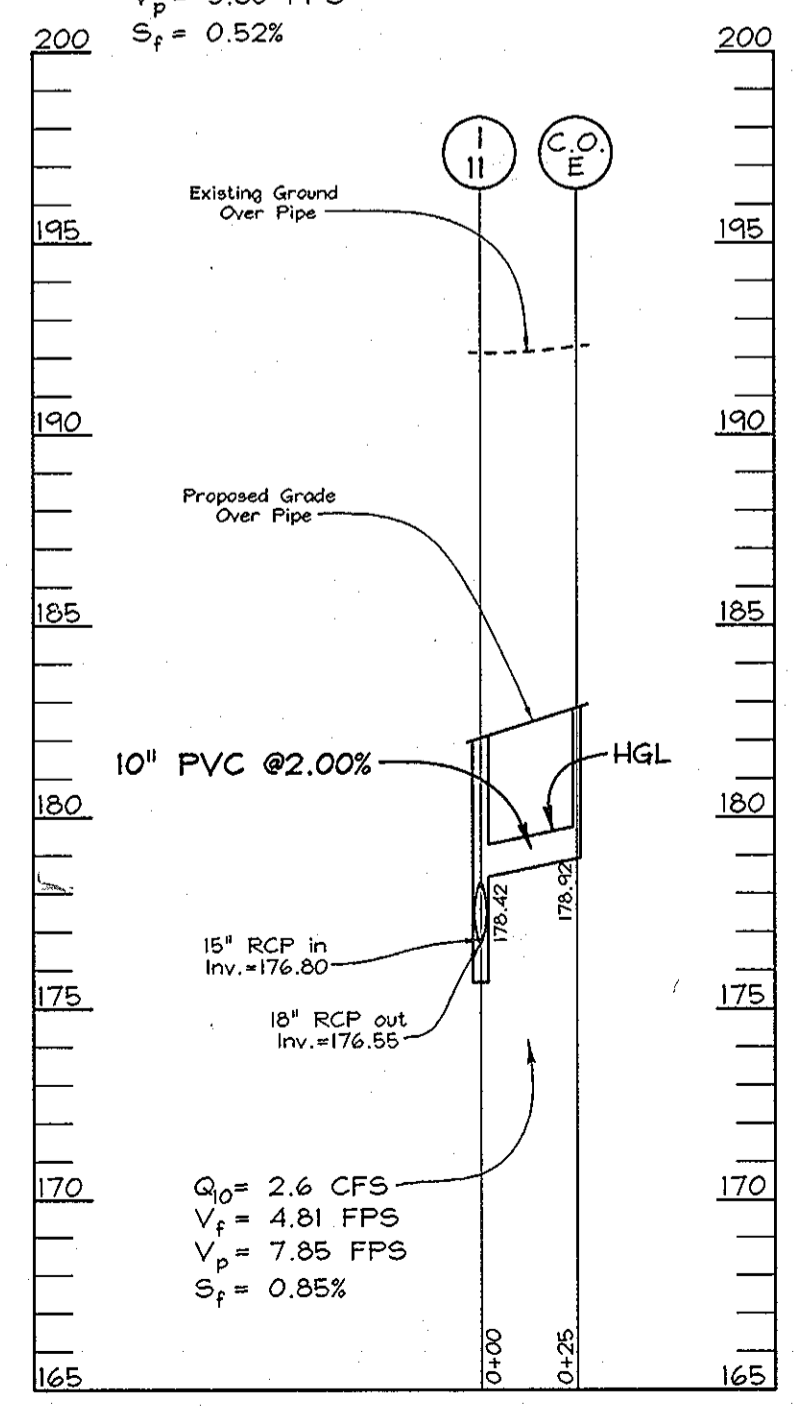
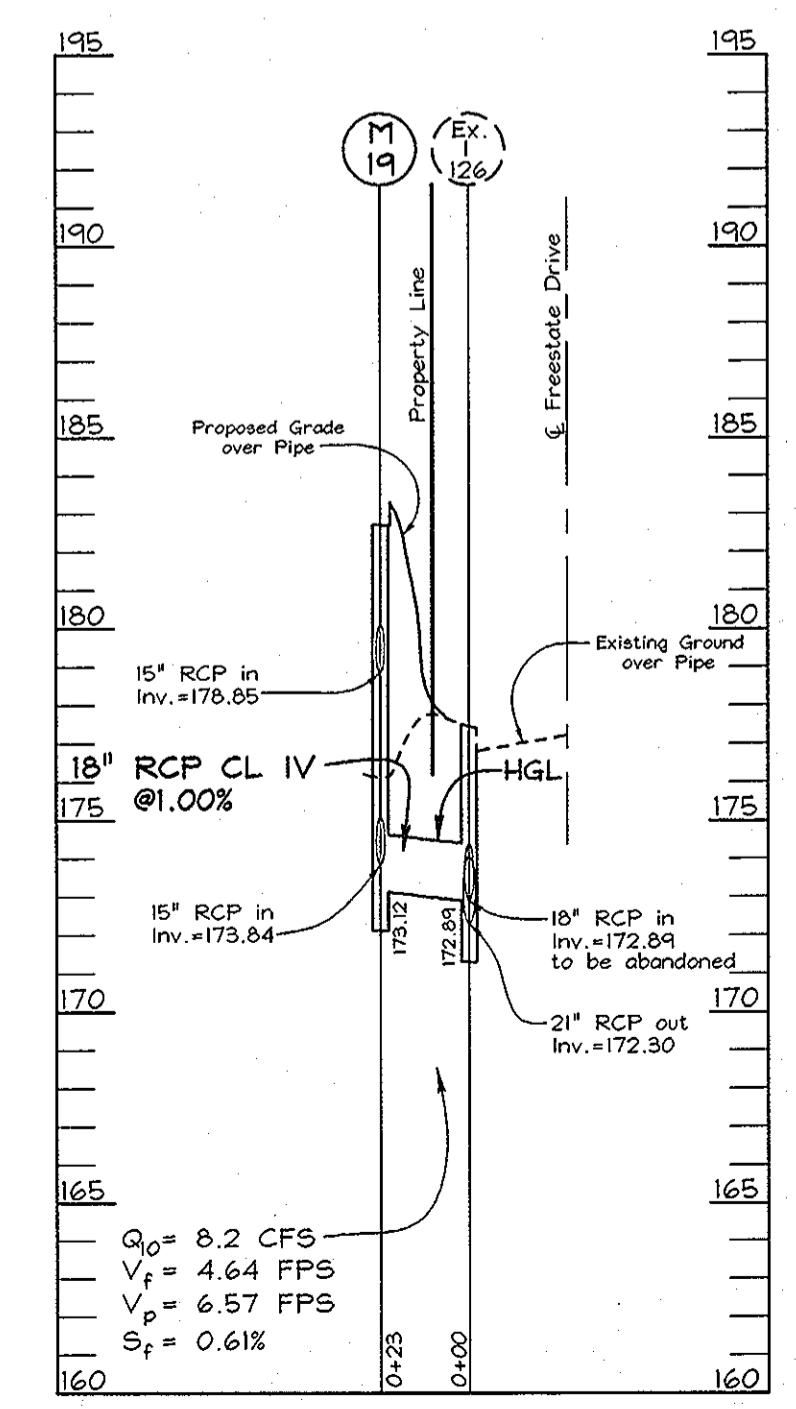
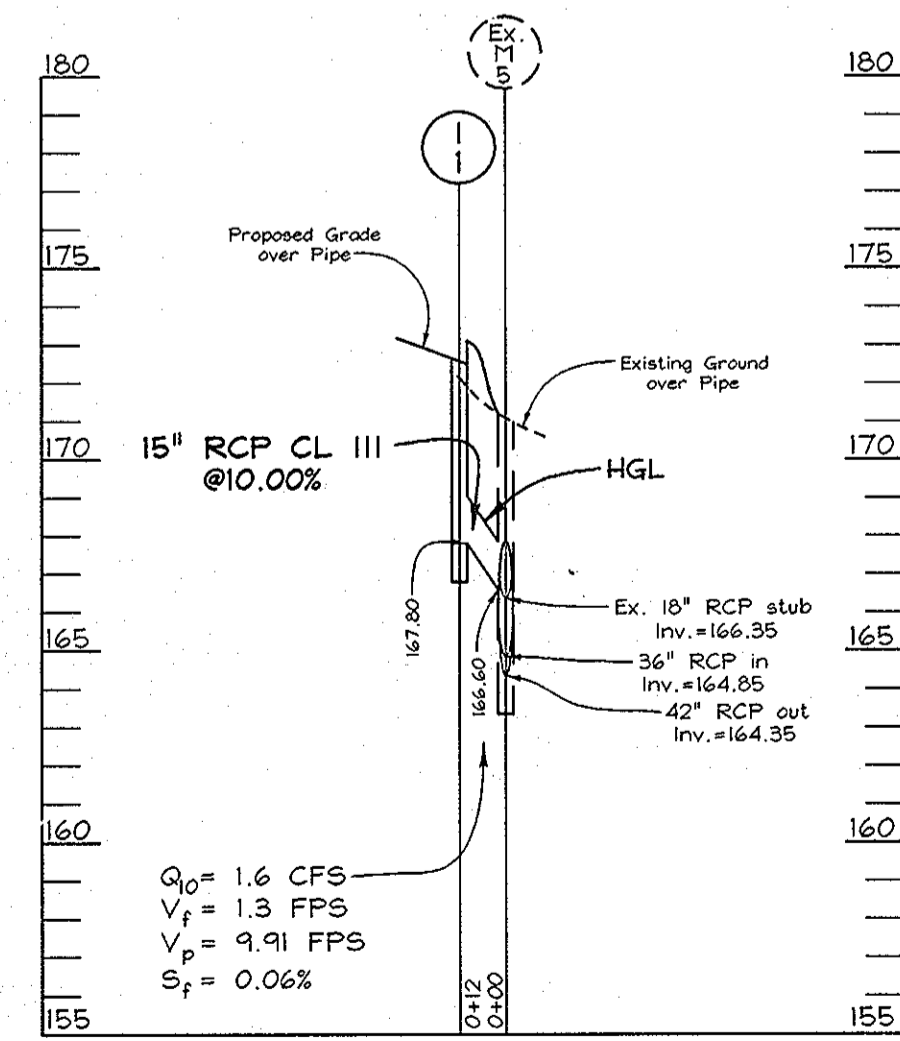
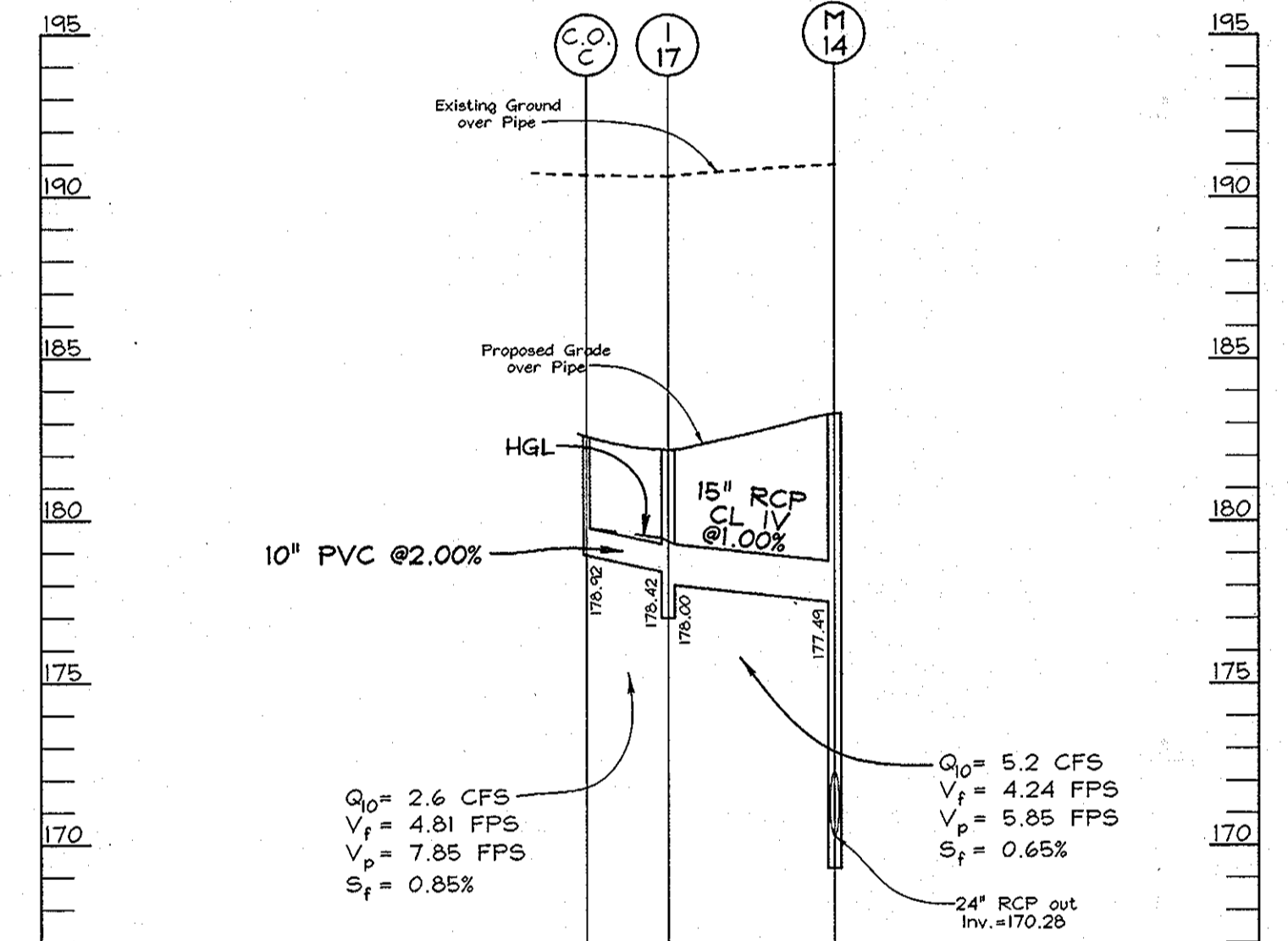
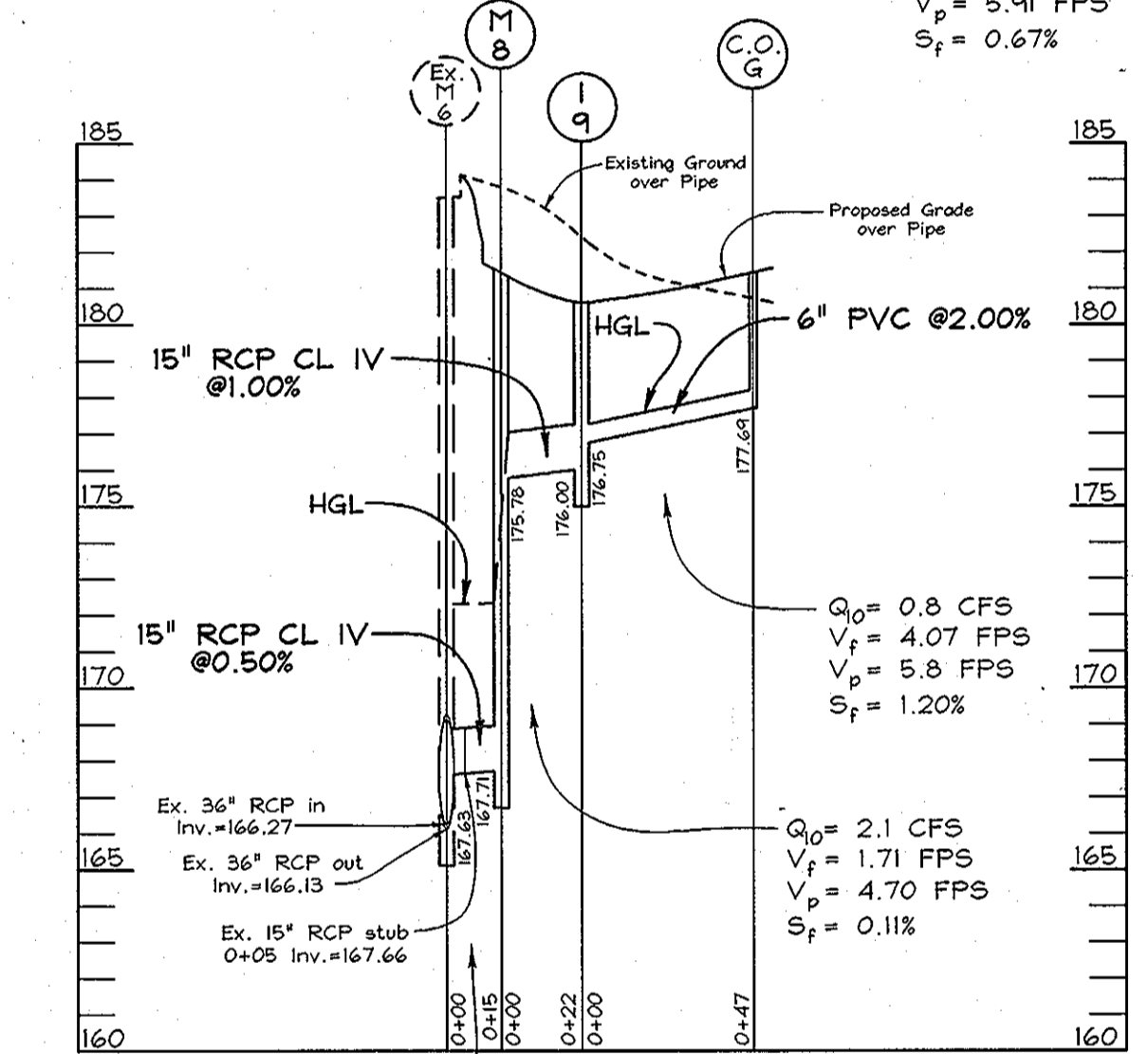
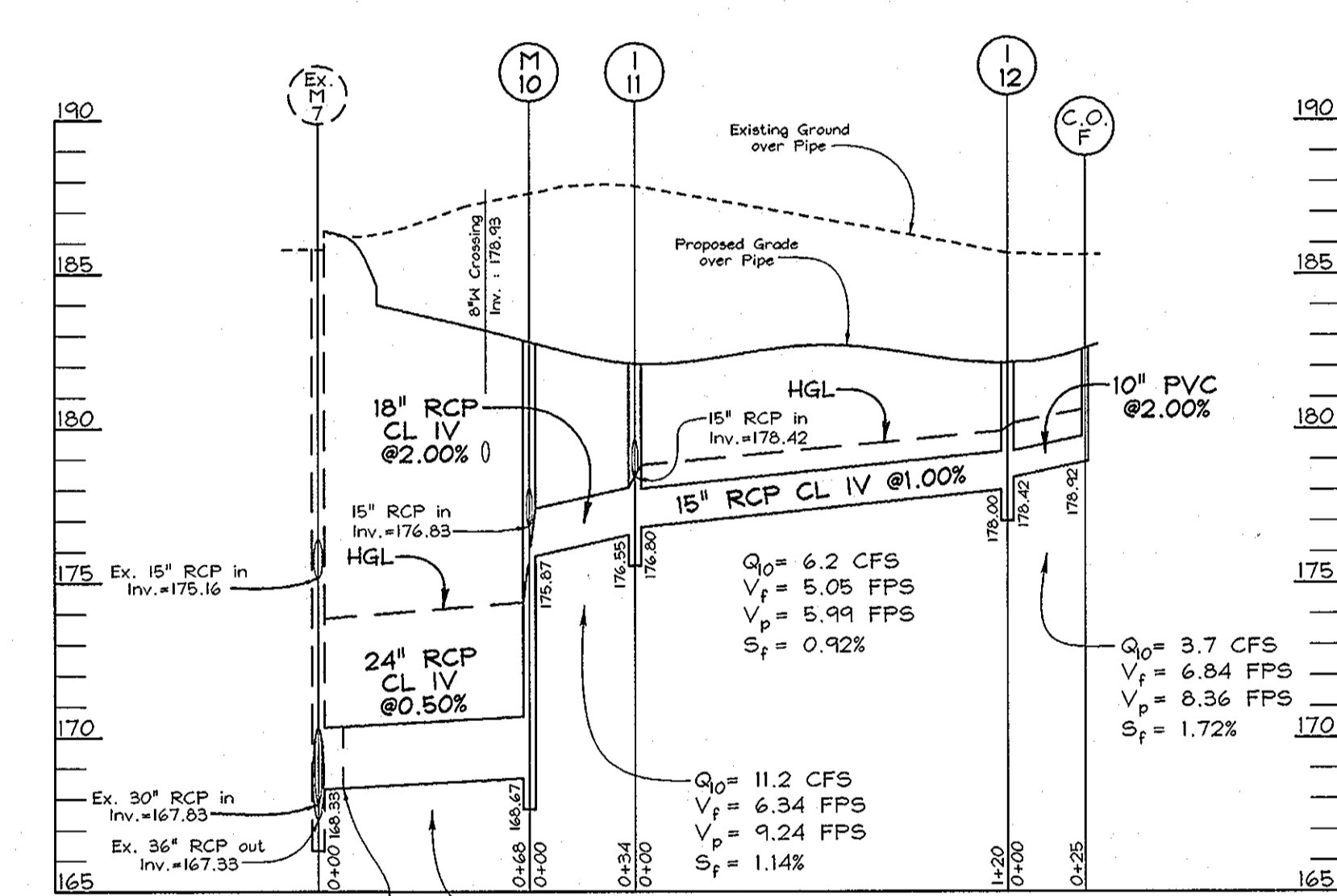
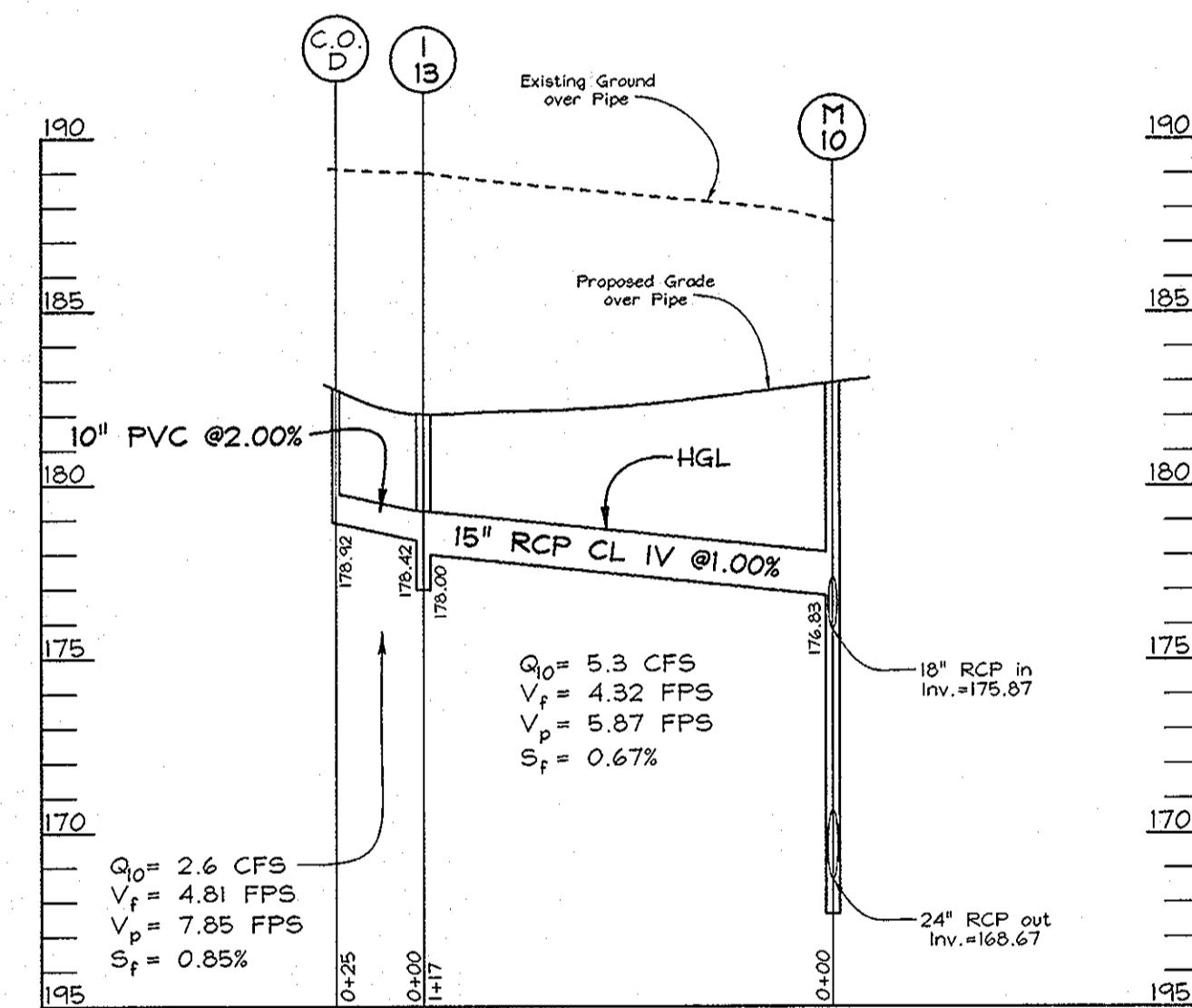
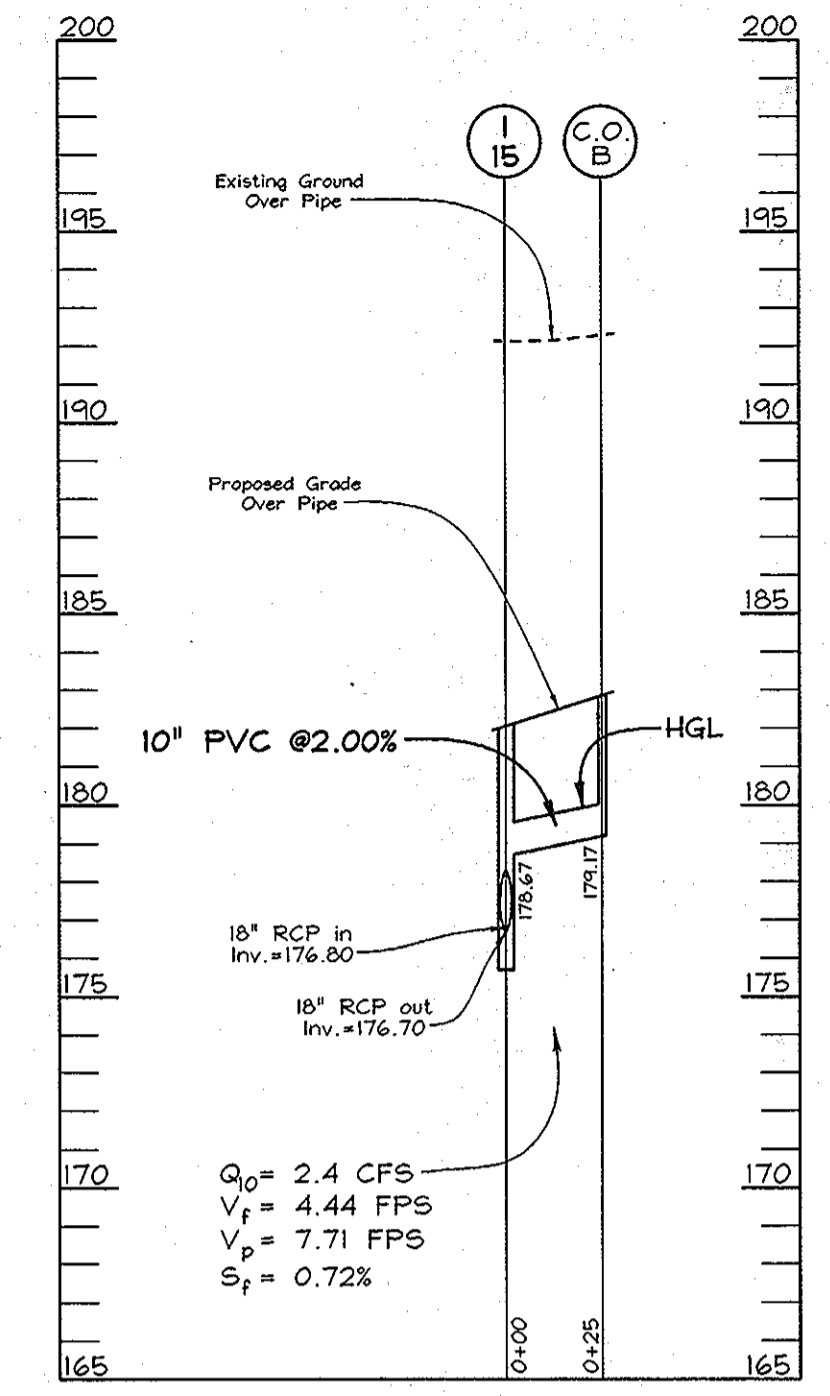
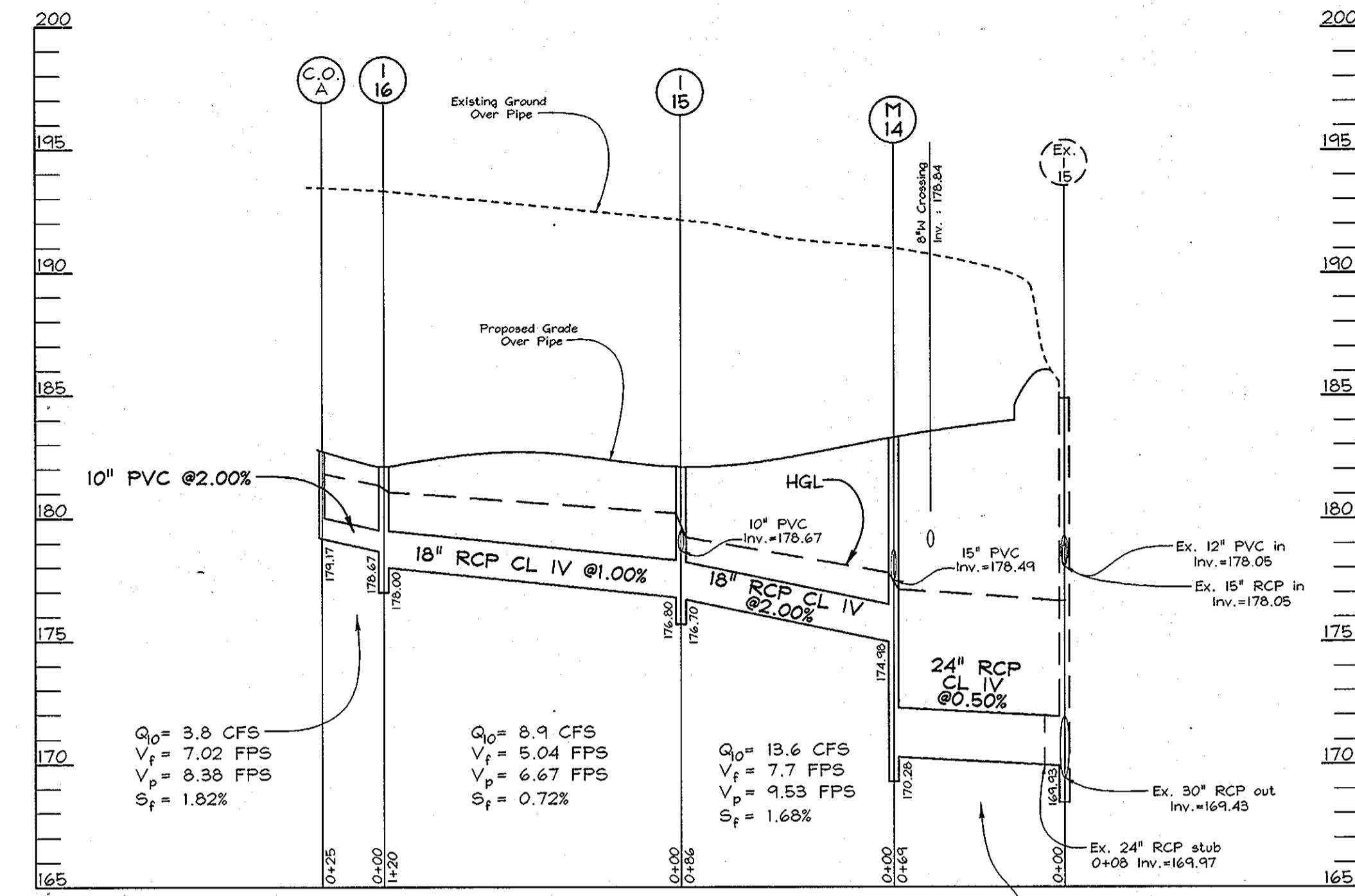
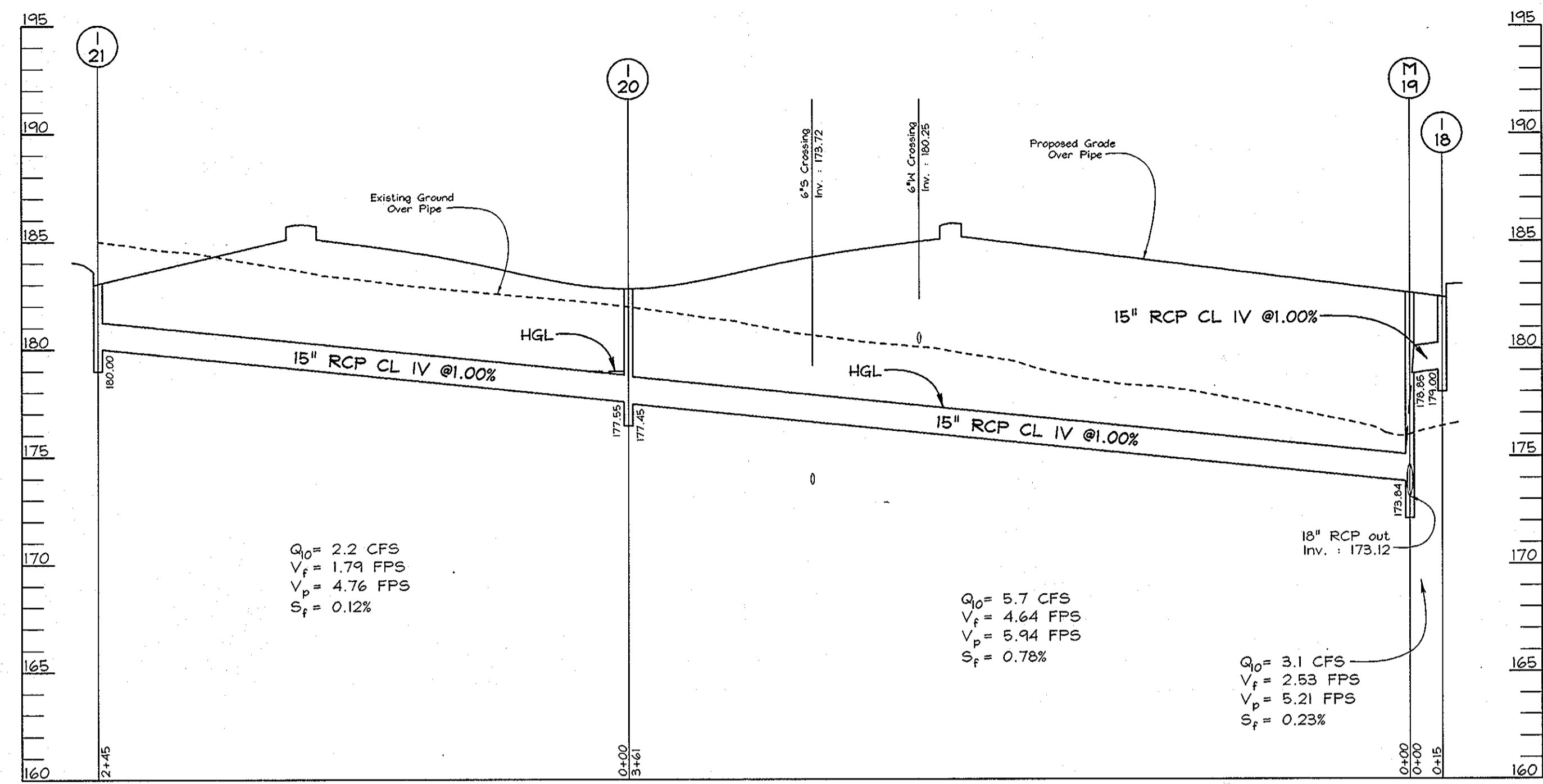
**VOGEL &
ASSOCIATES**
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: GAH
DATE: Oct. 22, 1999
SCALE: 1"=50'
N.O. NO.: 98-116

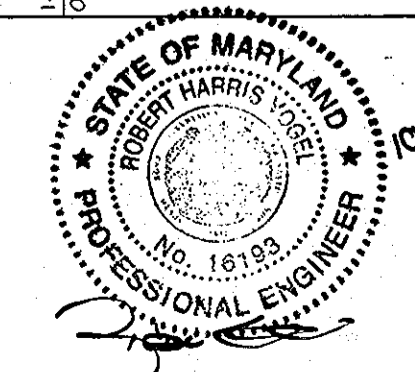
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3	UPDATE BLDG SF & OWNER	10/11/13
2	ADDITION OF 11 PARKING SPACES ON PARCEL A-9 REVISE GRADING, ADD ISLANDS, REVISE SITE DATA	02/15/03
1	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01

C:\Land Projects\98-116\dwg\9025ps5.dwg-ps 10.22.99



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: *[Signature]* DATE: 6/25/01
 Chief, Division of Land Development: *[Signature]* DATE: 6/24/01
 Chief, Development Engineering Division: *[Signature]* DATE: 6/19/01

STORM DRAIN PROFILES
 SCALE: HORIZONTAL - 1"=50'
 VERTICAL - 1"=5'



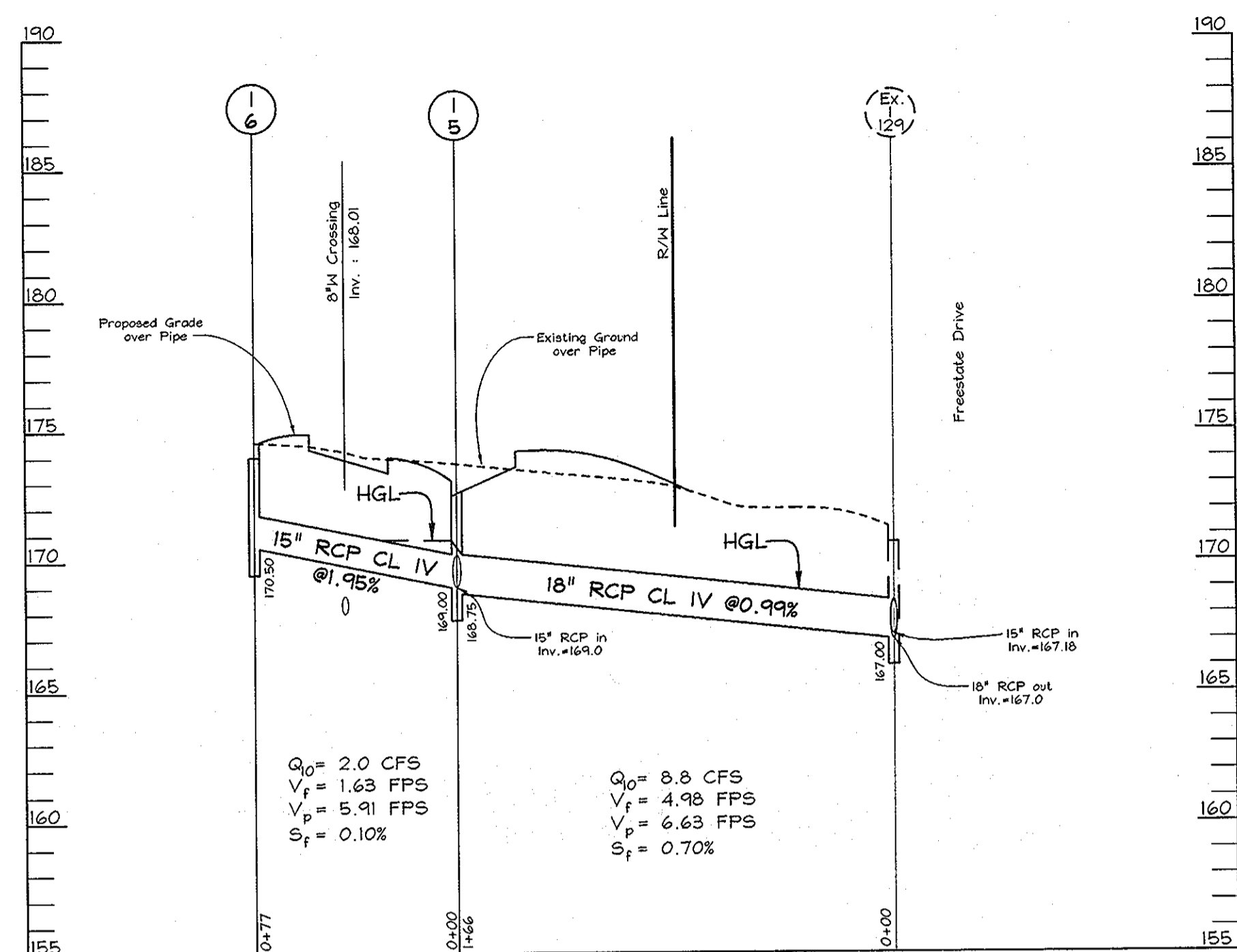
OWNER/DEVELOPER
 FREESTATE OWNER, LLC
 c/o KONTARRA REALTY, LLC
 11401 SWEETZER LANE
 SUITE 200
 LAUREL, MARYLAND 20707
 301.210.5230

NO.	REVISION	DATE
2	UPDATE OWNER	10/11/13
1	REVISE SITE DATA	12/22/01

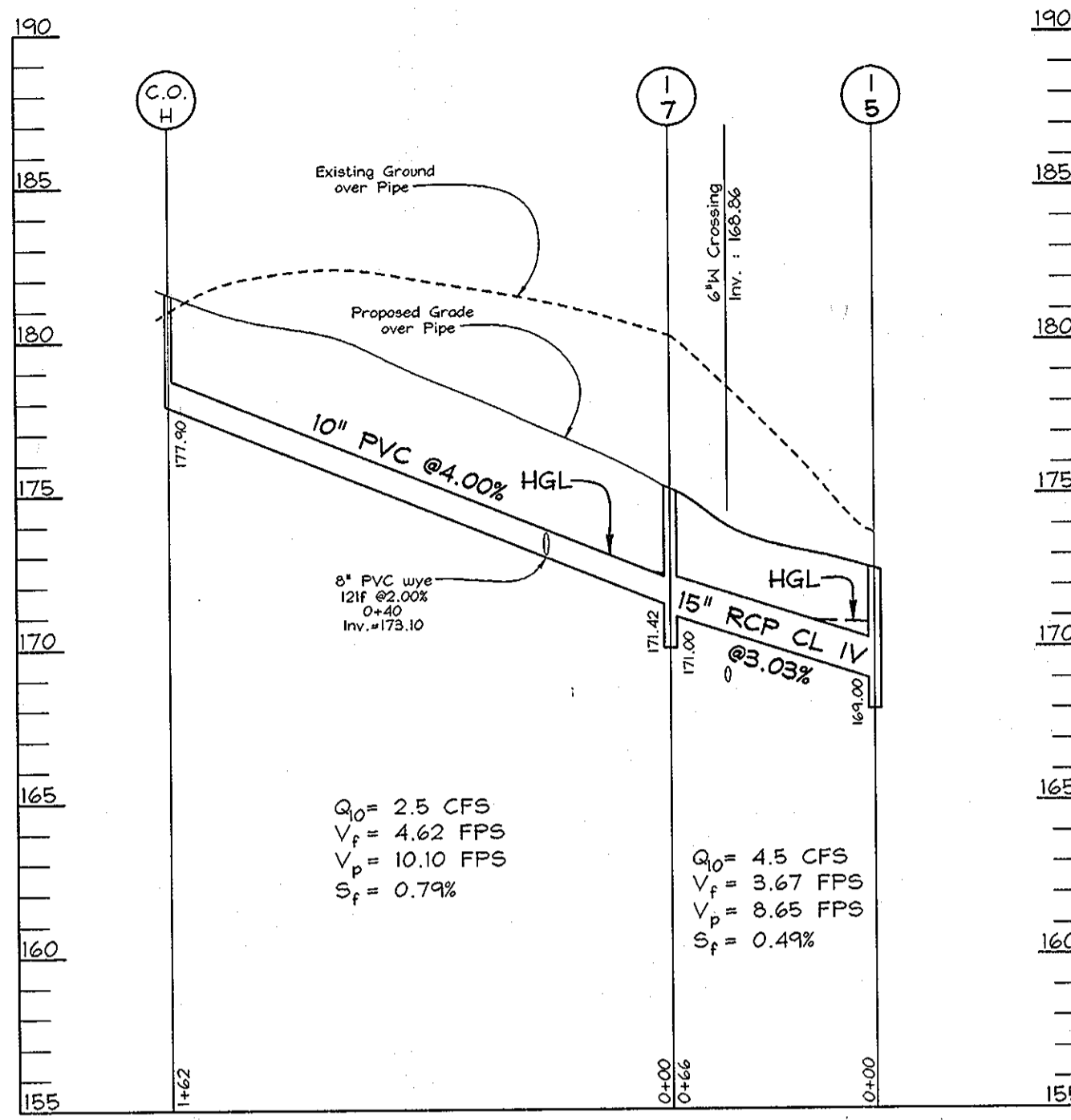
STORM DRAIN PROFILES
FREESTATE
 PARCELS A-9 AND A-10
 TAX MAP #47 PARCEL A-9 & A-10
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS
 3681 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3866

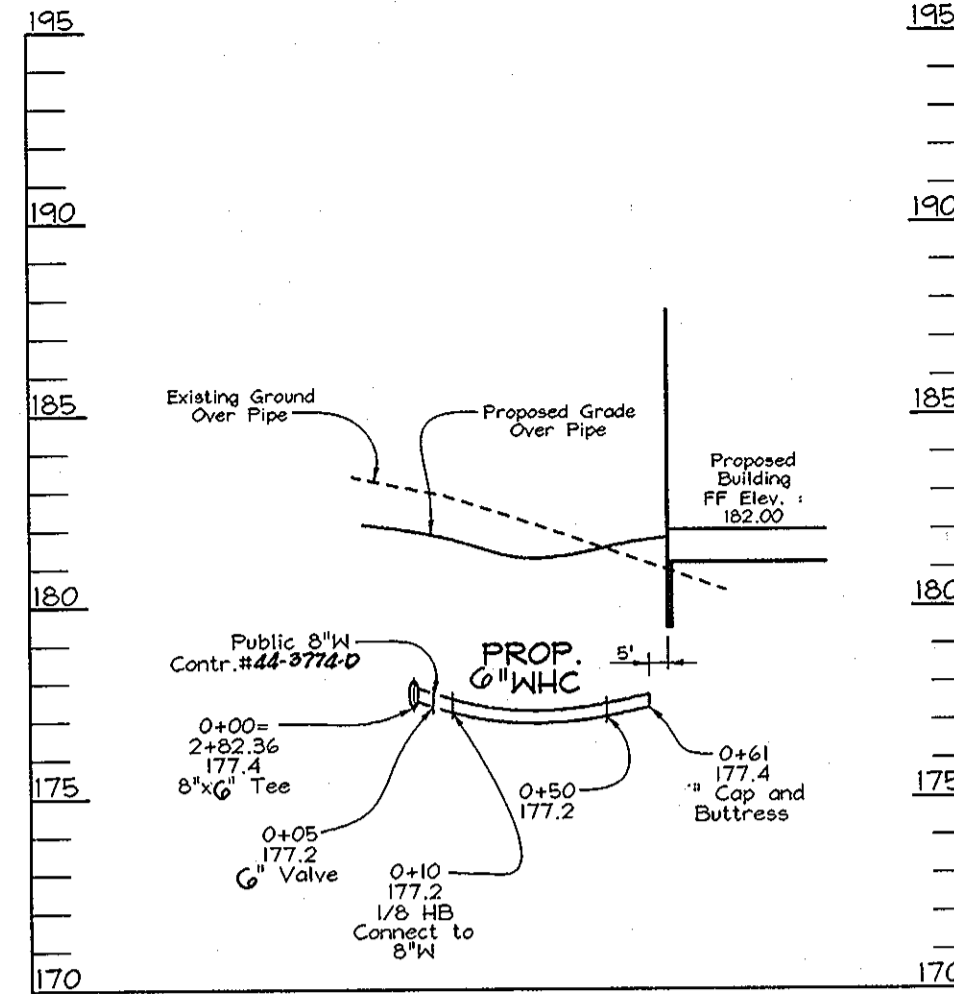
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 CHECKED BY: RHW
 DATE: Oct. 22, 1999
 SCALE: AS SHOWN
 W.O. NO.: 98-116
 6 SHEET OF 8



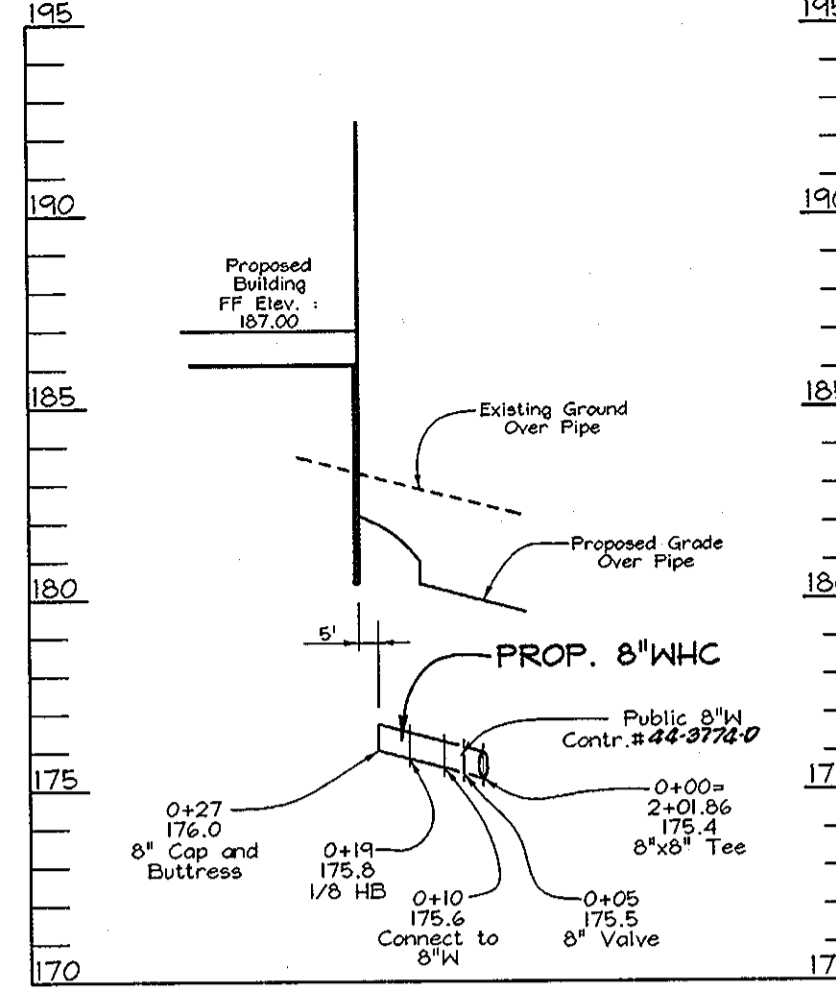
STORM DRAIN PROFILES
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



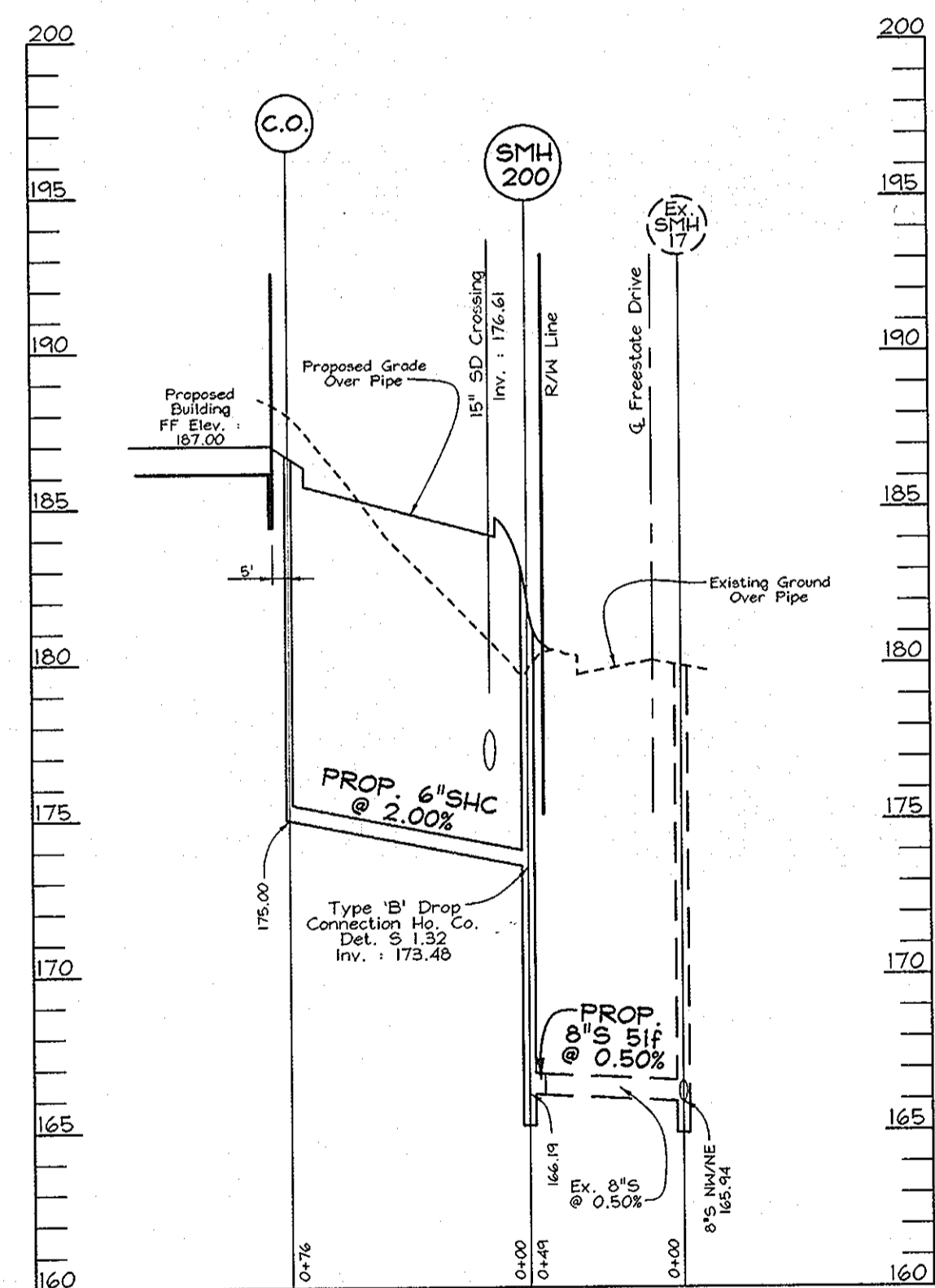
STORM DRAIN PROFILES
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



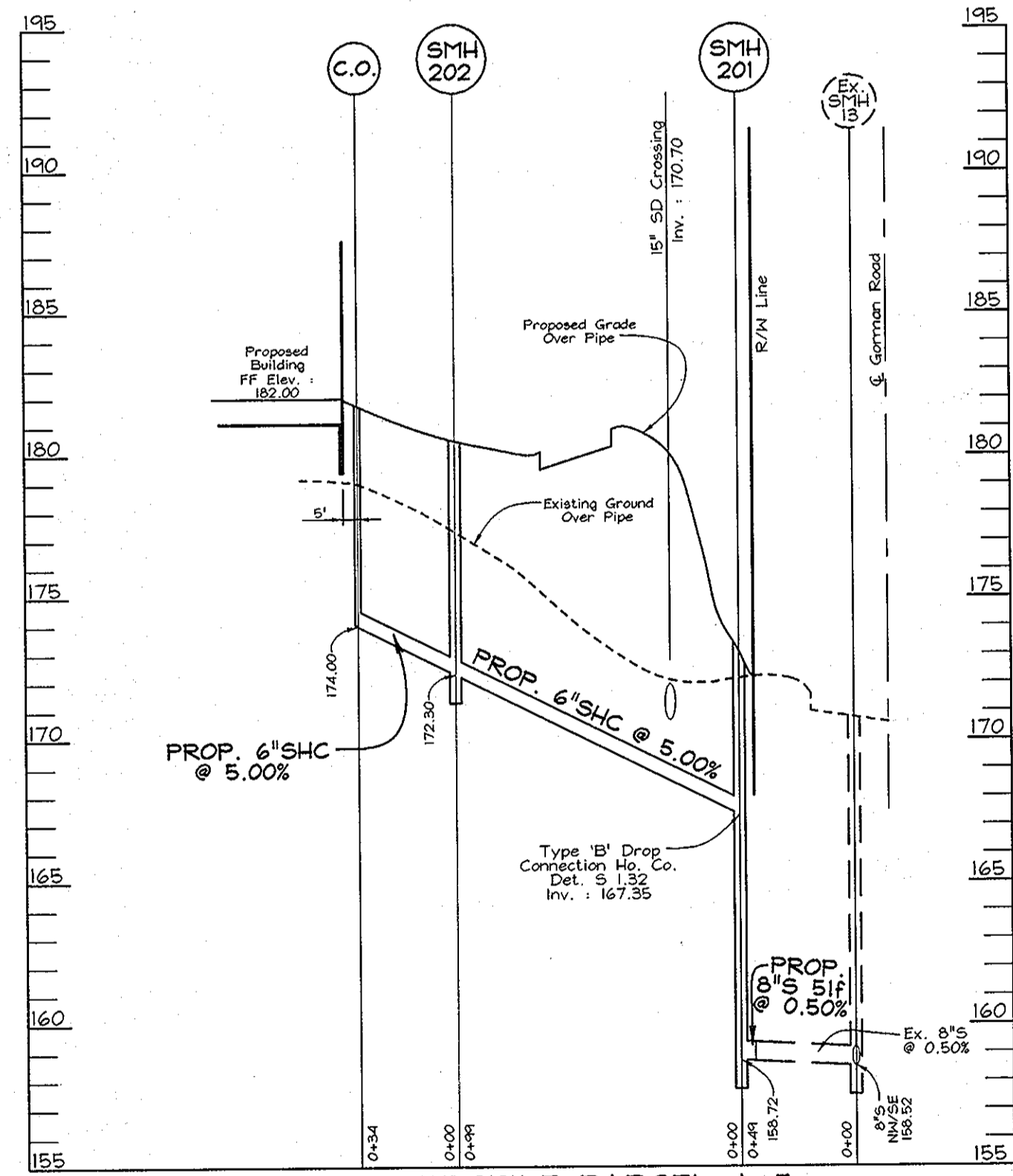
WATER PROFILE PARCEL A-9
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



WATER PROFILE PARCEL A-10
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



SEWER PROFILE PARCEL A-6
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



SEWER PROFILE PARCEL A-5
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

SIZE	TYPE	LENGTH
6"	PVC	47 LF
8"	PVC	12 LF
10"	PVC	312 LF
15"	RCP Class III	12 LF
15"	RCP Class IV	1390 LF
18"	RCP Class III	24 LF
18"	RCP Class IV	429 LF
24"	RCP Class IV	137 LF

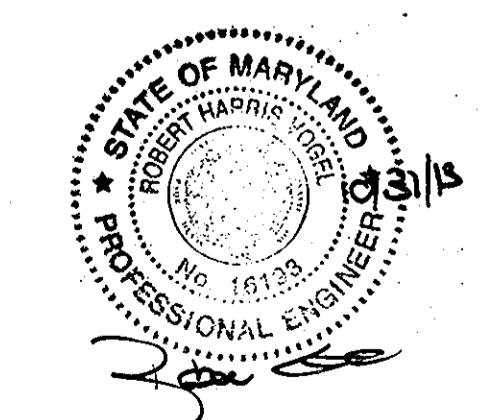
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
C.O. A	Cleanout	SEE PLAN	182.85	179.17	179.17	*
C.O. B	Cleanout	SEE PLAN	182.85	179.17	179.17	*
C.O. C	Cleanout	SEE PLAN	182.85	178.92	178.92	*
C.O. D	Cleanout	SEE PLAN	182.85	178.92	178.92	*
C.O. E	Cleanout	SEE PLAN	182.85	178.92	178.92	*
C.O. F	Cleanout	SEE PLAN	182.85	178.92	178.92	*
C.O. G	Cleanout	SEE PLAN	181.69	177.69	177.69	*
C.O. H	Cleanout	SEE PLAN	181.63	177.90	177.90	*
C.O. I	Cleanout	SEE PLAN	179.50	173.34	173.34	*
I-21	Combination Type 'S'	SEE PLAN	183.00	-	180.00	SD 4.32
I-20	Combination Type 'S'	SEE PLAN	182.80	177.55	177.45	SD 4.32
M-19	Standard Manhole	SEE PLAN	182.70	178.85	173.12	G 5.01
I-18	Combination Type 'S'	SEE PLAN	182.40	-	179.00	SD 4.32
I-16	Standard Type 'S'	SEE PLAN	182.10	178.67	178.00	SD 4.92
I-15	Standard Type 'S'	SEE PLAN	182.10	178.67	176.70	SD 4.92
M-14	Standard Manhole	SEE PLAN	183.30	177.49	170.28	G 5.01
I-17	Standard Type 'S'	SEE PLAN	182.10	178.42	178.00	SD 4.92
I-9	Standard Type 'S'	SEE PLAN	180.60	176.75	176.00	SD 4.92
M-8	Standard Manhole	SEE PLAN	181.44	175.78	167.71	G 5.01
I-12	Standard Type 'S'	SEE PLAN	182.10	178.42	178.00	SD 4.92
I-11	Standard Type 'S'	SEE PLAN	182.10	178.42	176.55	SD 4.92
M-10	Standard Manhole	SEE PLAN	182.96	176.83	168.67	G 5.01
I-13	Standard Type 'S'	SEE PLAN	182.10	178.42	178.00	SD 4.92
I-1	Combination Type 'S'	SEE PLAN	172.50	-	167.80	SD 4.32
M-2	Standard Manhole	SEE PLAN	171.33	167.00	166.47	G 5.01
I-3	Combination Type 'S'	SEE PLAN	179.00	173.70	173.60	SD 4.32
I-4	Combination Type 'S'	SEE PLAN	179.00	-	175.00	SD 4.32
I-6	Combination Type 'S'	SEE PLAN	174.00	-	170.50	SD 4.32
I-5	Combination Type 'S'	SEE PLAN	172.50	169.00	168.75	SD 4.32
I-7	Combination Type 'S'	SEE PLAN	175.20	171.42	171.00	SD 4.32

NOTE: Top elevations are to the center of the structure at face of curb for Combination Type 'S' inlets, and to the top of grate for Standard Type 'S' inlets. For structures with multiple pipes, see profiles for the different elevations.
* All cleanouts located in paved areas are to traffic bearing.

FROM	TO	SIZE	TYPE	LENGTH	REMARKS
C.O. A	I-16	10"	PVC	25 LF	
C.O. B	I-15	10"	PVC	25 LF	
C.O. C	I-17	10"	PVC	25 LF	
C.O. D	I-13	10"	PVC	25 LF	
C.O. E	I-11	10"	PVC	25 LF	
C.O. F	I-12	10"	PVC	25 LF	
C.O. G	I-9	6"	PVC	47 LF	
C.O. H	I-7	10"	PVC	162 LF	
C.O. I	I-7	8"	PVC	12 LF	
I-16	I-15	18"	RCP CLASS IV	120 LF	
I-15	M-14	18"	RCP CLASS IV	86 LF	
M-14	Ex. I-15	24"	RCP CLASS IV	61 LF	
I-13	M-10	15"	RCP CLASS IV	117 LF	
I-12	I-11	15"	RCP CLASS IV	120 LF	
I-11	M-10	18"	RCP CLASS IV	34 LF	
M-10	Ex. M-7	24"	RCP CLASS IV	60 LF	
I-9	M-8	15"	RCP CLASS IV	22 LF	
M-8	Ex. M-6	15"	RCP CLASS IV	10 LF	
I-1	Ex. M-5	15"	RCP CLASS III	12 LF	
M-19	Ex. I-126	18"	RCP CLASS IV	23 LF	
I-4	I-3	15"	RCP CLASS IV	130 LF	
I-3	M-2	15"	RCP CLASS IV	171 LF	
M-2	Ex. M-5	18"	RCP CLASS III	51 LF	
I-21	I-20	15"	RCP CLASS IV	245 LF	
I-20	M-19	15"	RCP CLASS IV	361 LF	
I-18	M-19	15"	RCP CLASS IV	15 LF	
I-6	I-5	15"	RCP CLASS IV	77 LF	
I-5	Ex. I-129	18"	RCP CLASS IV	166 LF	
I-7	I-5	15"	RCP CLASS IV	66 LF	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: *[Signature]* DATE: 6/13/01
 Chief, Division of Land Development: *[Signature]* DATE: 6/21/01
 Chief, Development Engineering Division: *[Signature]* DATE: 6/19/01

NO.	REVISION	DATE
2	REVISE 4" WVC TO PARCEL A-9 TO 6" WVC	6/24/02
1	REVISE SITE DATA	12/20/01



OWNER/DEVELOPER
 FREE STATE OWNER, LLC
 c/o KONTERRA REALTY, LLC
 14401 SWEETZER LANE
 SUITE 200
 LAUREL, MARYLAND, 20707
 301.216.5230

STORM DRAIN AND WATER AND SEWER PROFILES
FREESTATE
 PARCELS A-9 AND A-10
 TAX MAP #47 PARCEL A-9 & A-10
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: GAH
 DATE: Oct. 22, 1999
 SCALE: AS SHOWN
 W.O. NO.: 98-116

7 SHEET OF 8

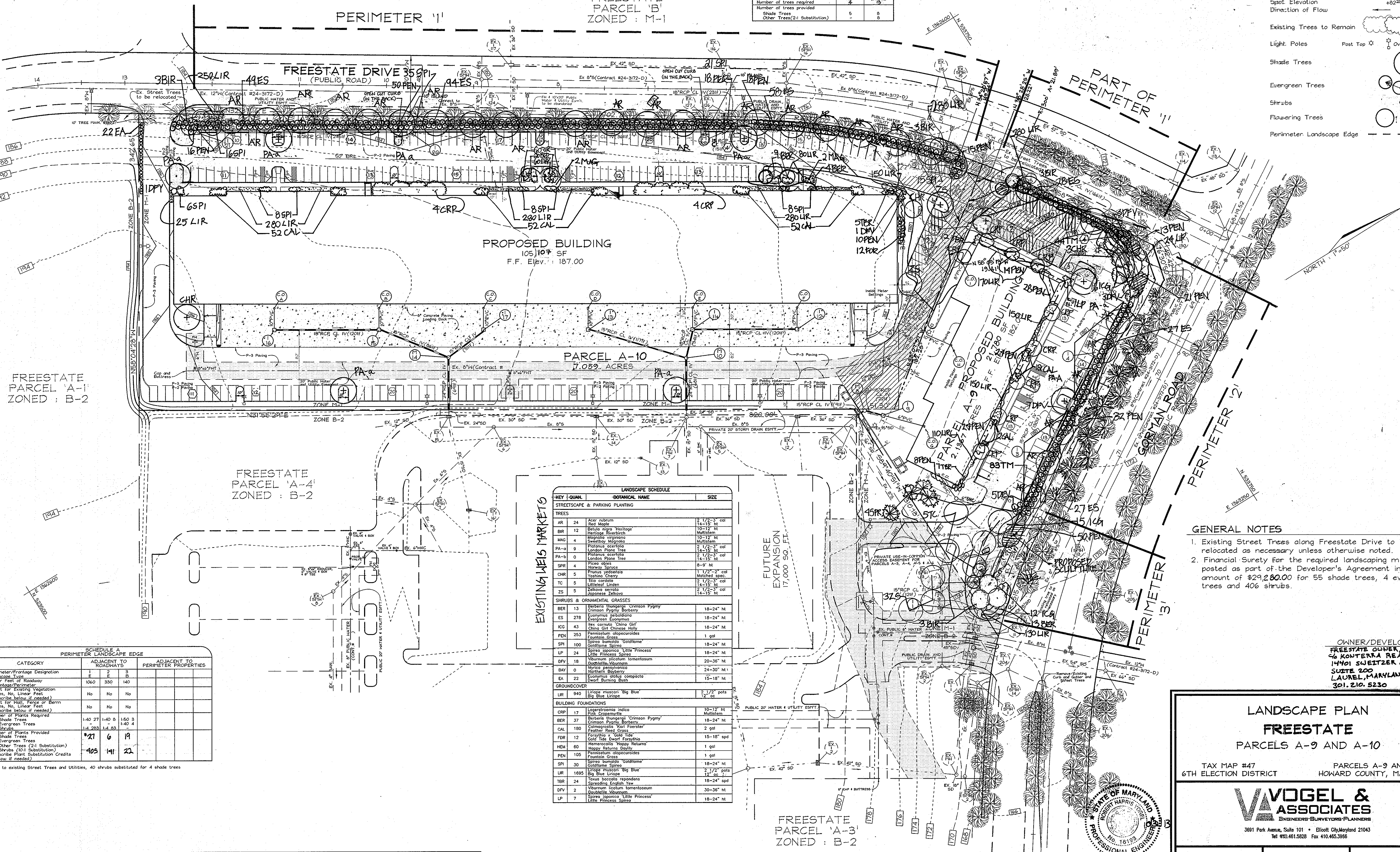
FREESTATE
PARCEL 'B'
ZONED : M-1

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Parcel	A-9	A-10
Number of parking spaces	77	297
Number of trees required	4	15
Number of trees provided	5	8
Shade Trees	-	8
Other Trees (2:1 Substitution)	-	0

LEGEND

Existing Contour	---	-382
Proposed Contour	---	+82.53
Spot Elevation	○	
Direction of Flow	→	
Existing Trees to Remain	○	
Light Poles	Post Top	Overhead
Shade Trees	○	AR
Evergreen Trees	○	ES
Shrubs	○	880
Flowering Trees	○	
Perimeter: Landscape Edge	---	



FREESTATE
PARCEL 'A-1'
ZONED : B-2

FREESTATE
PARCEL 'A-4'
ZONED : B-2

PROPOSED BUILDING
105,107 SF
F.F. Elev.: 187.00

PARCEL A-10
7.059 ACRES

FUTURE
EXPANSION
17,000 SQ. FT.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE
STREETSCAPE & PARKING PLANTING			
TREES			
AR	24	Acer rubrum Red Maple	2 1/2"-3" 14-15' ht
BR	12	Betula nigra 'Heritage' Heritage Riverbirch	10-12' ht Multistem
MAG	4	Magnolia virginiana Sweetbay Magnolia	10-12' ht Multistem
PA-a	9	Platanus acerifolia London Plane Tree	2 1/2"-3" 14-15' ht
PA-b	0	Platanus acerifolia London Plane Tree	2 1/2"-3" 14-15' ht
SPR	4	Ficus sp. Mystery Spine	8-9' ht
CHR	5	Prunus yedoensis Yoshino Cherry	1 1/2"-2" Matched spec.
TC	5	Tilia cordata Gullerød Linden	2 1/2"-3" 14-15' ht
ZS	5	Zelkova serrata Japanese Zelkova	2 1/2"-3" 14-15' ht
SHRUBS & ORNAMENTAL GRASSES			
BER	13	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	18-24" ht
ES	278	Euonymus albosinensis Evergreen Euonymus	18-24" ht
ICD	43	Ilex cornuta 'China Girl' China Girl Chinese Holly	18-24" ht
PEN	253	Pennisetum alopecuroides Fountain Grass	1 gal
SPI	100	Spiraea bumalda 'Goldflame' Goldflame Spirea	18-24" ht
LP	24	Little Princess Spirea Little Princess Spirea	18-24" ht
DFV	18	Drumstick Dogwood Drumstick Dogwood	20-36" ht
BAY	0	Bayberry Northern Bayberry	24-30" ht
EA	22	Eurotia alata Eurotia alata	15-18" ht
GROUND COVER			
LIR	940	Liriodendron 'Big Blue' Big Blue Liriodendron	2 1/2" pots 12" 26
BUILDING FOUNDATIONS			
CRP	17	Cornus rugosa Coral Spicebush	10-12" ht Multistem
BER	37	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	18-24" ht
CAL	180	Calamagrostis 'Karl Foerster' Karl Foerster Grass	2 gal
FDR	12	Forsythia x 'Gold Ida' Gold Ida Forsythia	15-18" spd
HEM	60	Hemerocallis 'Happy Returns' Happy Returns Hemerocallis	1 gal
PEN	105	Pennisetum alopecuroides Fountain Grass	1 gal
SPI	30	Spiraea bumalda 'Goldflame' Goldflame Spirea	18-24" ht
LIR	1695	Liriodendron 'Big Blue' Big Blue Liriodendron	2 1/2" pots 18-24" 26
TBR	24	Taxus baccata repens Spartan English Yew	18-24" spd
DFV	2	Drumstick Dogwood Drumstick Dogwood	30-36" ht
LP	7	Little Princess Spirea Little Princess Spirea	18-24" ht

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Frontage Designation	1	2
Linear Feet of Roadway	1060	330
Linear Feet of Perimeter	140	140
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No
Number of Plants Required		
Shade Trees	140	27
Evergreen Trees	140	3
Shrubs	14	283
Number of Plants Provided		
Shade Trees	*21	6
Evergreen Trees	6	19
Other Trees (2:1 Substitution) Shrubs (1:1 Substitution) Describe Plant Substitution Credits Below if needed	405	141

* Due to existing Street Trees and Utilities, 40 shrubs substituted for 4 shade trees

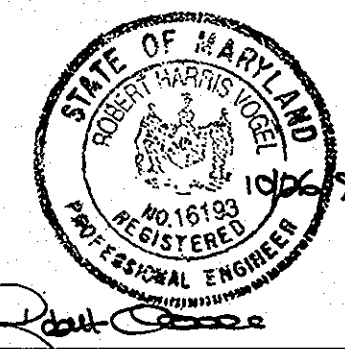
- GENERAL NOTES
- Existing Street Trees along Freestate Drive to be relocated as necessary unless otherwise noted.
 - Financial Surety for the required landscaping must be posted as part of the Developer's Agreement in the amount of \$29,280.00 for 55 shade trees, 4 evergreen trees and 406 shrubs.

OWNER/DEVELOPER
FREESTATE OWNER, LLC
c/o KONTERA REALTY, LLC
14401 SWEITZER LANE
SUITE 200
LAUREL, MARYLAND 20707
301.210.5230

LANDSCAPE PLAN
FREESTATE
PARCELS A-9 AND A-10
TAX MAP #47
6TH ELECTION DISTRICT
PARCELS A-9 AND A-10
HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel: 410.461.5828 Fax: 410.465.3966



DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: GAH
DATE: Oct. 22, 1999
SCALE: 1"=50'
W.C. NO.: 98-116

8 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
DATE: 6/18/01
[Signature]
DATE: 6/21/01
[Signature]
DATE: 6/19/01

DEVELOPER'S/BUILDER'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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
[Signature]
DATE: 10.21.99

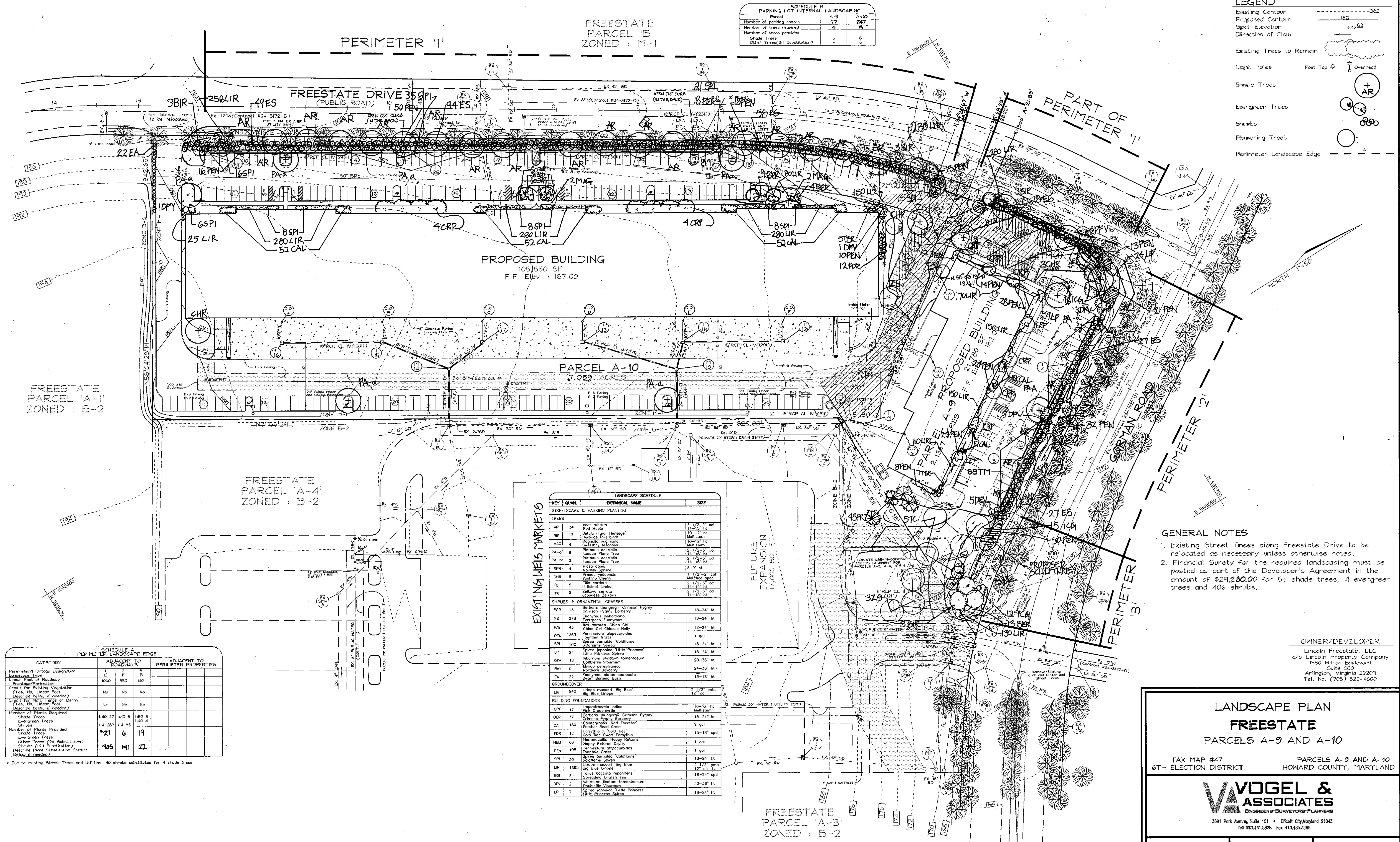
NO.	REVISION	DATE
3	Update Bldg SF, Sidewalks & Owner	10/11/13
2	REVISE LANDSCAPE DESIGN BY OTHERS	9/9/02
	REVISE GRADING, ADD ISLANDS, REVISE SITE DATA	
1	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Parcel	A-9	A-10
Number of parking spaces	77	247
Number of trees required	4	15
Number of trees provided	5	8
Shade Trees	5	8
Other Trees (2:1 Substitution)		

LEGEND

Existing Contour	---	302
Proposed Contour	---	102
Spot Elevation		+02.53
Direction of Flow		←
Existing Trees to Remain		(Symbol)
Light Poles	Post Top	Overhead
Shade Trees		(Symbol)
Evergreen Trees		(Symbol)
Shrubs		(Symbol)
Flowering Trees		(Symbol)
Perimeter Landscape Edge		---



EXISTING WEIS MARKETS
LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE
TREES			
AR	24	Acer rubrum Red Maple	14-15' cal
BR	12	Betula nigra 'Heritage' Hortlog. Sweetgum	10-12' cal
MAG	4	Magnolia virginiana Magnolia	10-12' cal
PA-a	9	Platanus acerifolia London Plane Tree	2 1/2-3' cal
PA-b	0	Platanus acerifolia London Plane Tree	2 1/2-3' cal
SPR	4	Picea obovata Norway Spruce	8-9' h
CHR	5	Prunus yedoensis Yoshino Cherry	1 1/2-2' cal
TC	5	Tilia cordata Littledale Linden	2 1/2-3' cal
ZS	5	Zelkova serrata Lombardy Zelkova	2 1/2-3' cal
SHRUBS & ORNAMENTAL GRASSES			
BER	13	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barbary	18-24" h
ES	278	Euonymus alatus Evergreen Euonymus	18-24" h
IOC	43	Ilex cornuta 'Chino Girl' Ching Chi Chinese Holly	18-24" h
PEN	253	Pennisetum alopecuroides Fountain Grass	1 gal
SPH	100	Sporobolus 'Goldflame' Goldflame Spirea	18-24" h
LP	24	Lonicera 'Little Princess' Little Princess Spirea	18-24" h
DPV	18	Deutzia 'Vividissima' Doublefile Viburnum	20-36" h
BAY	0	Berberis 'Penzance' Northern Barbary	24-30" h
EA	22	Euonymus alatus compactus Weep Barbary	15-18" h
GROUND COVER			
LIR	940	Liriodendron 'Big Blue' Big Blue Liriodendron	2 1/2' pots
BUILDING FOUNDATIONS			
CRP	17	Cornus rugosa Pink Dogwood	10-12' h
BER	37	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barbary	18-24" h
CAL	180	Calamagrostis 'Karl Foerster' Fountain Grass	2 gal
FDR	12	Forsythia 'Gold Lace' Gold Lace Forsythia	15-18" spd
HEM	60	Hebe 'Honey Return' Happy Return Hebe	1 gal
PEN	105	Pennisetum alopecuroides Fountain Grass	1 gal
SPH	30	Sporobolus 'Goldflame' Goldflame Spirea	18-24" h
LIR	1995	Liriodendron 'Big Blue' Big Blue Liriodendron	2 1/2' pots
TBR	24	Taxus canadensis Sprawling English Yew	18-24" spd
DIV	2	Deutzia 'Vividissima' Doublefile Viburnum	30-36" h
LP	7	Lonicera 'Little Princess' Little Princess Spirea	18-24" h

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Frontage Designation	1	2
Landscape Type	E	B
Linear Feet of Roadway	1060	330
Frontage/Perimeter		140
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No
Credit for Mail, Fence or Barn (Yes, No, Linear Feet Describe below if needed)	No	No
Number of Plants Required		
Shade Trees	140	27
Evergreen Trees	140	6
Shrubs	140	19
Number of Plants Provided		
Shade Trees	405	141
Evergreen Trees		22
Other Trees (2:1 Substitution)		
Shrubs (10:1 Substitution)		
Describe Plant Substitution Credits Below if needed		

* Due to existing Street Trees and Utilities, 40 shrubs substituted for 4 shade trees

- GENERAL NOTES
- Existing Street Trees along Freestate Drive to be relocated as necessary unless otherwise noted.
 - Financial Surety for the required landscaping must be posted as part of the Developer's Agreement in the amount of \$29,280.00 for 55 shade trees, 4 evergreen trees and 40% shrubs.

OWNER/DEVELOPER
Lincoln Freestate, LLC
c/o Lincoln Property Company
1530 Hilton Boulevard
Suite 200
Arlington, Virginia 22209
Tel. No. (703) 522-4600

LANDSCAPE PLAN
FREESTATE
PARCELS A-9 AND A-10
TAX MAP #47
6TH ELECTION DISTRICT
PARCELS A-9 AND A-10
HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Elkott City, Maryland 21043
Tel 410.461.5828 Fax 410.463.3965

DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: GAH
DATE: Oct. 22, 1999
SCALE: 1"=50'
W.C. NO.: 98-116
8 SHEET OF 8

2	REVISE LANDSCAPE DESIGN BY OTHERS	9/9/02
	REVISE GRADING, ADD ISLANDS, REVISE SITE DATA	
1	REVISE BOUNDARY BETWEEN PARCELS, REVISE BUILDING FOOTPRINT	12/20/01
NO.	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DIRECTOR 6/25/01 DATE

[Signature] CHIEF, DIVISION OF LAND DEVELOPMENT 6/21/01 DATE

[Signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/19/01 DATE

DEVELOPER'S/BUILDER'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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] SIGNATURE OF DEVELOPER 10.21.99 DATE