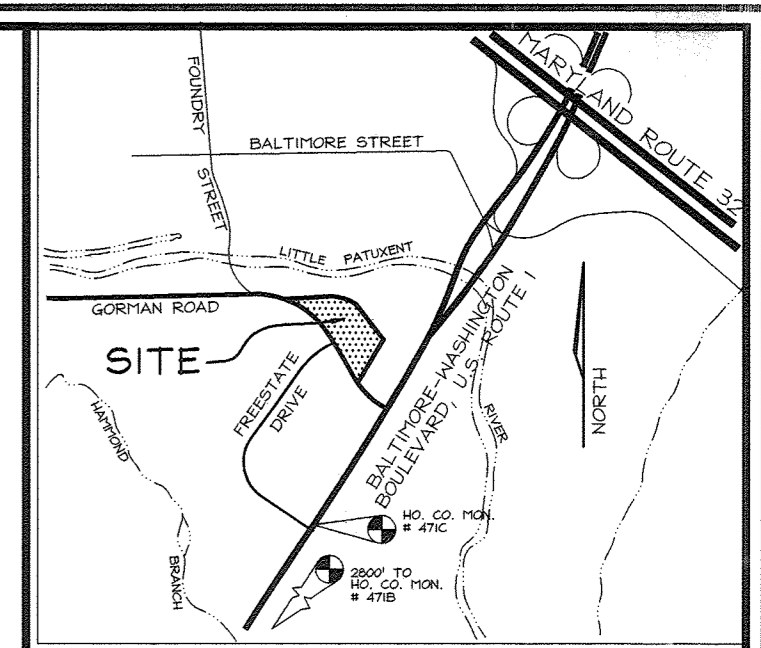


GENERAL NOTES

- 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: 348-3553
 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 PARCEL: 10.05 AC±
 PRESENT ZONING: M-1
 USE OF STRUCTURE: WAREHOUSE AND OFFICE SPACE
 BUILDING AREA: 123,028 SF (WAREHOUSE, MAIN FLOOR) (18,000 SF MEZZANINE) (GENERAL OFFICE) (TOTAL: 141,028 SF)
 BUILDING COVERAGE ON SITE: 2.82 AC OR 28.10% OF GROSS AREA
 PAVED PARKING LOT/AREA ON SITE: 3.79 AC OR 37.73% OF GROSS AREA
 AREA OF LANDSCAPE ISLAND: 0.22 AC = 9,583.2 SF
- PROJECT BACKGROUND:
 LOCATION: LAUREL, MD.; TAX MAP 47, PARCELS 142 & 484
 ZONING: M-1
 SECTION/AREA: N/A
 SITE AREA: 10.05 AC±
 DPZ REFERENCES: F-92-74, S-90-28, 9-91-02, W&S CONTR. #24-3172-D
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 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 SOILS 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 OUTLET 3 (12" WATER) CONTRACT NO. 24-3172-D.
- PUBLIC SEWER AVAILABLE ALONG GORMAN ROAD (8" SEWER) CONTRACT NO. 24-3172-D.
- A REGIONAL RETENTION STORMWATER MANAGEMENT FACILITY IS PROVIDED 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.
- THERE SHALL BE NO DEVELOPER AGREEMENT FOR PUBLIC WATER AND SEWER UNDER THIS PLAN. PROPOSED FIRE HYDRANTS AND WATER HOUSE CONNECTION SHALL BE UNDER ADVANCED DEPOSITS.

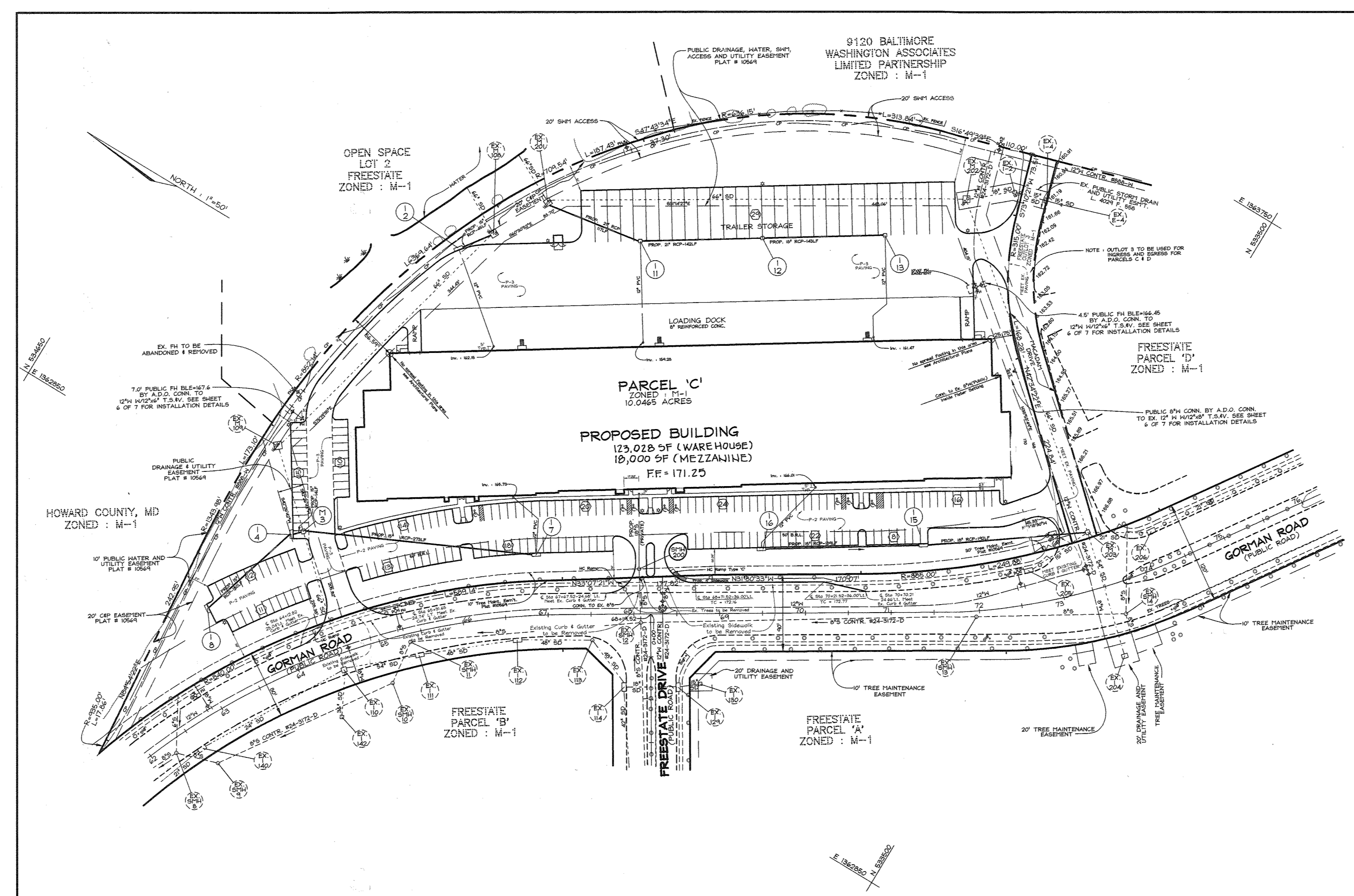
SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 7
SITE DEVELOPMENT PLAN	2 OF 7
SEDIMENT AND EROSION CONTROL PLAN	3 OF 7
SEDIMENT AND EROSION CONTROL DETAILS	4 OF 7
DRAINAGE AREA MAP, PROPOSED CONDITIONS	5 OF 7
STORM DRAIN PROFILES/SEWER PROFILES	6 OF 7
LANDSCAPE PLAN	7 OF 7



BENCHMARKS

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

FREESTATE PARCEL 'C'



LEGEND

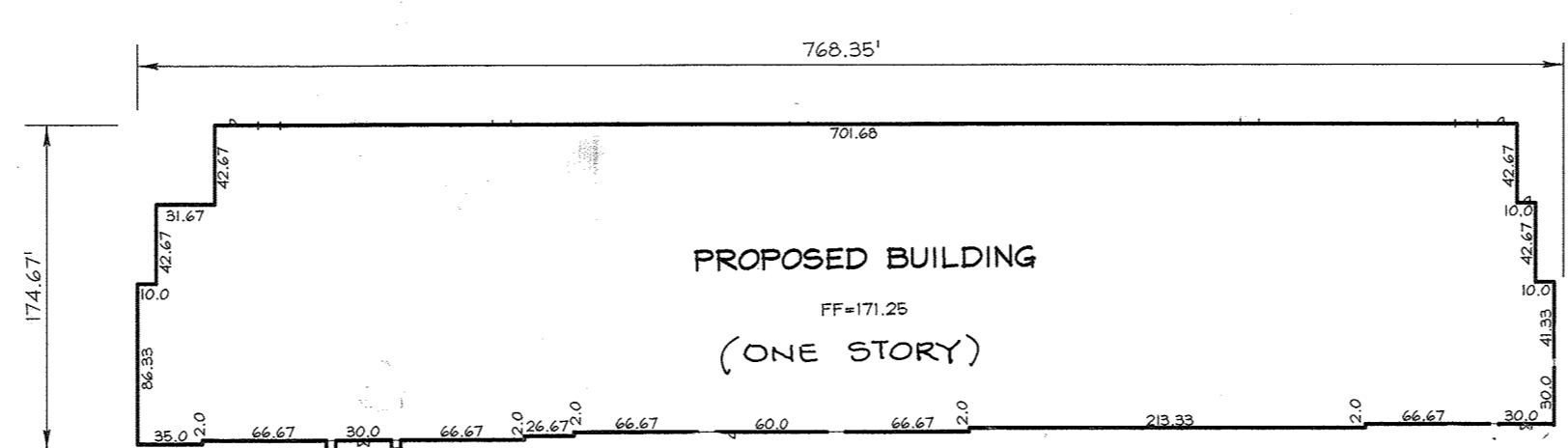
EXISTING CONTOUR382
PROPOSED CONTOUR82
SPOT ELEVATION	+5253
DIRECTION OF FLOW	←
TREE PROTECTION FENCE	~~~~~
EXISTING TREES TO REMAIN	○
LIGHT POLES	☆
POST TOP	☆
OVERHEAD	⊥

LOCATION MAP
SCALE: 1"=100'

BUILDING ELEVATION
SCALE: 1"=50'

PARKING TABULATION

WAREHOUSE AND DISTRIBUTION: 123,028 SF x 0.5 SPACES/1000 SF = 62 SPACES
 (BUILDING MORE THAN 160' DEEP)
 MEZZANINE/OFFICE: 18,000 SF x 3.3 SPACES/1000 SF = 60 SPACES
 (GENERAL OFFICE)
 TOTAL PARKING REQUIRED: 122 SPACES
 TOTAL PARKING PROVIDED: 197 SPACES
 HANDICAP SPACES REQUIRED: 6 (5 STANDARD/1 VAN)
 HANDICAP SPACES PROVIDED: 9 (8 STANDARD/1 VAN)



BUILDING FOOTPRINT
SCALE: 1"=100'

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

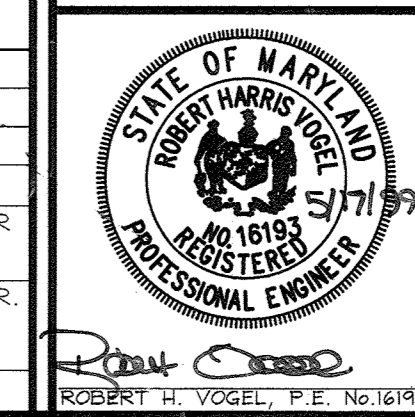
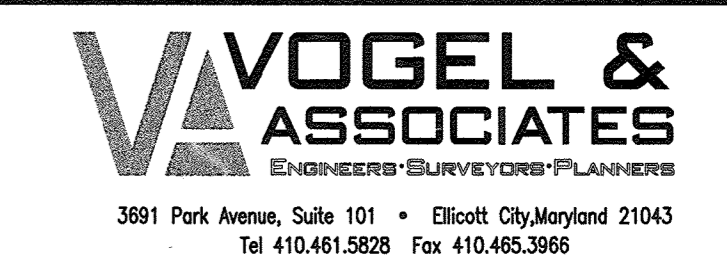
ADDRESS CHART

PARCEL NO.	STREET ADDRESS				
C	8880 GORMAN ROAD				
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER			
FREESTATE PARCEL 'C'	N/A	C			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
10568	17 & 18	M-1	47	6TH	6069.02
10569					
WATER CODE:	C05				
SEWER CODE:	6090000				

NO.	REVISION	DATE
4	REVISE PLAN TO ADD A NEW RAMP, NEW ENTRANCE AND TO EXTEND SIDEWALK TO THE EXISTING BUILDING	4-29-20
3	REVISE PLAN TO ADD A NEW RAMP TO EXISTING BUILDING	4-13-20
2	REVISE HANDICAP SPACES	8/22/00
1	INCLUDE MEZZANINE & SITE REVISION	10-27-99

**COVER SHEET
FREESTATE
PARCEL 'C'**

TAX MAP #47; BLOCKS 17 & 18 PARCEL 142
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PLAT Nos. 10568 & 10569



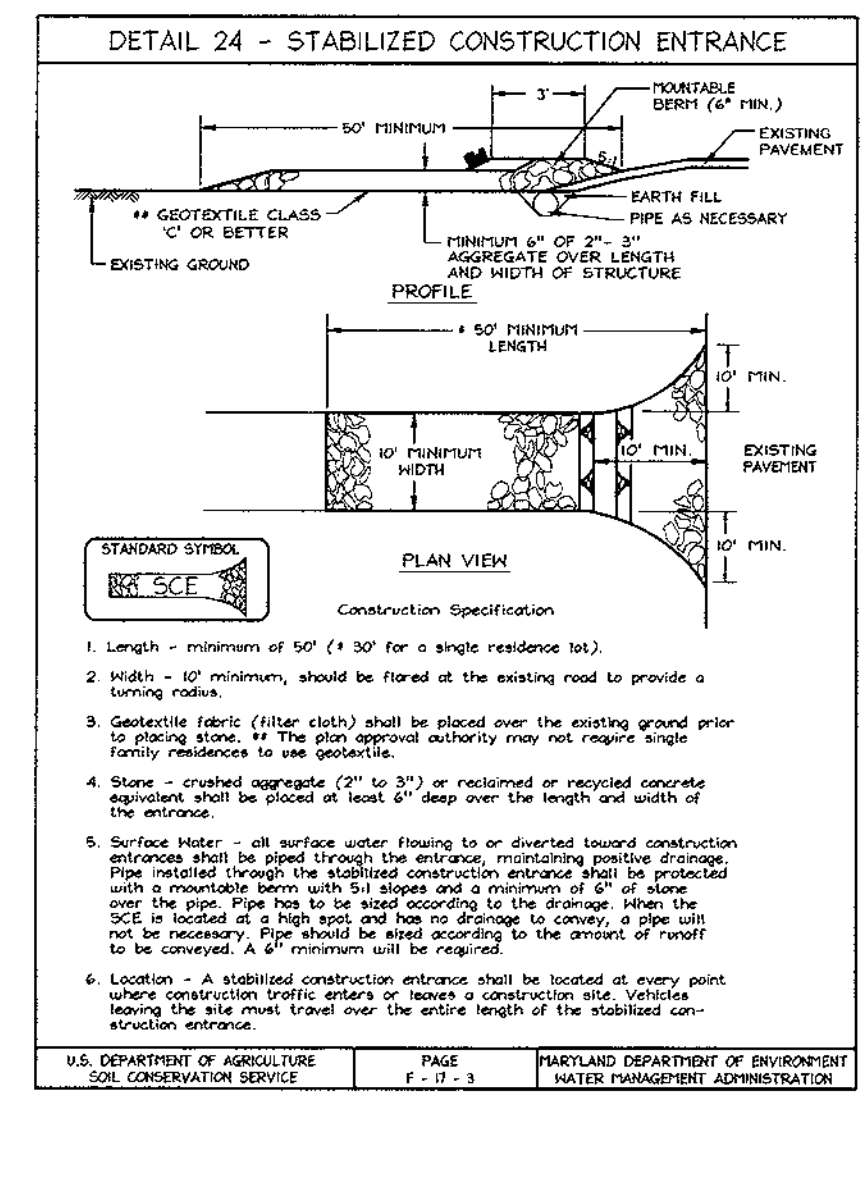
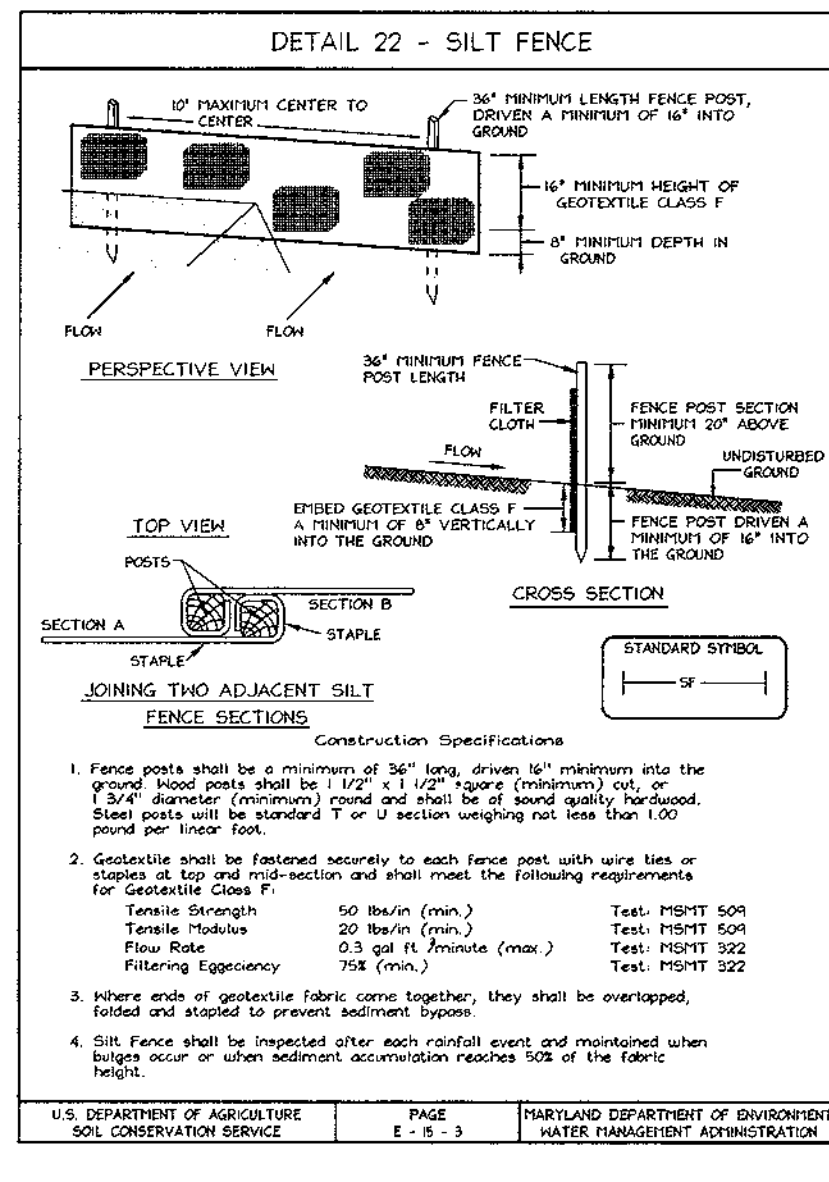
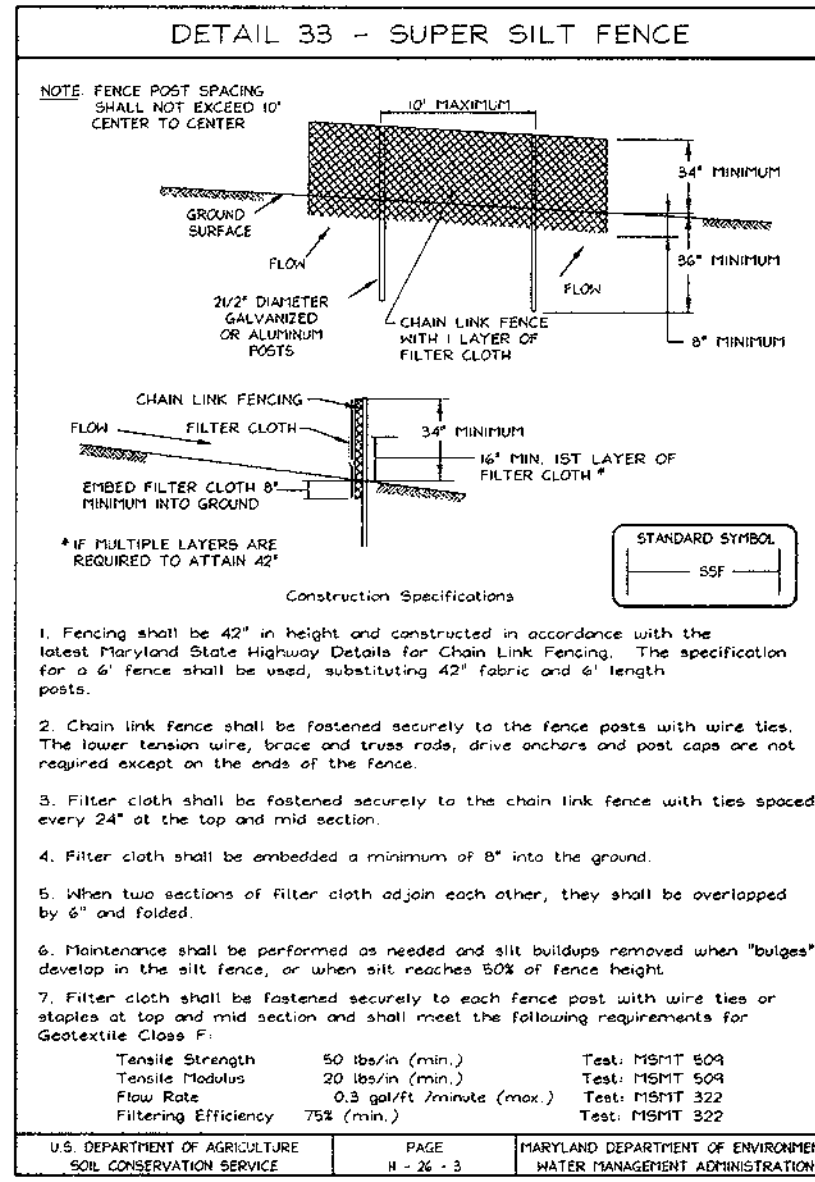
DESIGN BY: GAH
 DRAWN BY: PS
 CHECKED BY: RHV
 DATE: May 12, 1999
 SCALE: AS SHOWN
 W.O. NO.: 98-118

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Angela R. Rosta 6/29/99
 DIRECTOR DATE

Wanda Hamblin 6/29/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John D. Dawson 6/14/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



PERMANENT SEEDING NOTES

APPLY TO UNPAVED OR GRADED AREAS NOT SUBJECT TO PERMANENT SEEDING DISTURBANCE. SEE 210 STANDARDS AND SPECIFICATIONS FOR TOPSOIL.

SEEDING PREPARATION: Loosen upper three inches of soil by raking, tilling or other acceptable means before seeding. If not previously loosened, use one of the following methods:

- 1) **Preparation:** Apply 2 tons per acre of lime (20 lb/100 sq ft) and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30. For the period May 1 through July 31, use 20 lbs/100 sq ft of urea and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30.
- 2) **Preparation:** Apply 2 tons per acre of lime (20 lb/100 sq ft) and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30. For the period May 1 through July 31, use 20 lbs/100 sq ft of urea and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30.

SEEDING: For periods March 1 through April 30 and August 1 through November 30, seed 1 1/2 to 2 tons per acre (70 to 140 lb/1000 sq ft) of seed mixture. For the period May 1 through July 31, seed 1 1/2 to 2 tons per acre (70 to 140 lb/1000 sq ft) of seed mixture. For the period March 1 through April 30, and August 1 through November 30, seed 1 1/2 to 2 tons per acre (70 to 140 lb/1000 sq ft) of seed mixture. For the period May 1 through July 31, seed 1 1/2 to 2 tons per acre (70 to 140 lb/1000 sq ft) of seed mixture.

TEMPORARY SEEDING NOTES

SEEDING PREPARATION: Loosen upper three inches of soil by raking, tilling or other acceptable means before seeding. If not previously loosened, use one of the following methods:

- 1) **Preparation:** Apply 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30. For the period May 1 through July 31, use 20 lbs/100 sq ft of urea and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30.
- 2) **Preparation:** Apply 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30. For the period May 1 through July 31, use 20 lbs/100 sq ft of urea and 400 lbs per acre of 0-20-20 fertilizer (4 lbs/100 sq ft) for the period March 1 through April 30, and August 1 through November 30.

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210 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subgrade to establish permanent vegetation.

Purpose: To provide a suitable soil medium for vegetable growth. Topsoil shall be placed over a prepared subgrade to establish permanent vegetation. Topsoil shall be placed over a prepared subgrade to establish permanent vegetation.

Conditions Where Practice Applies:

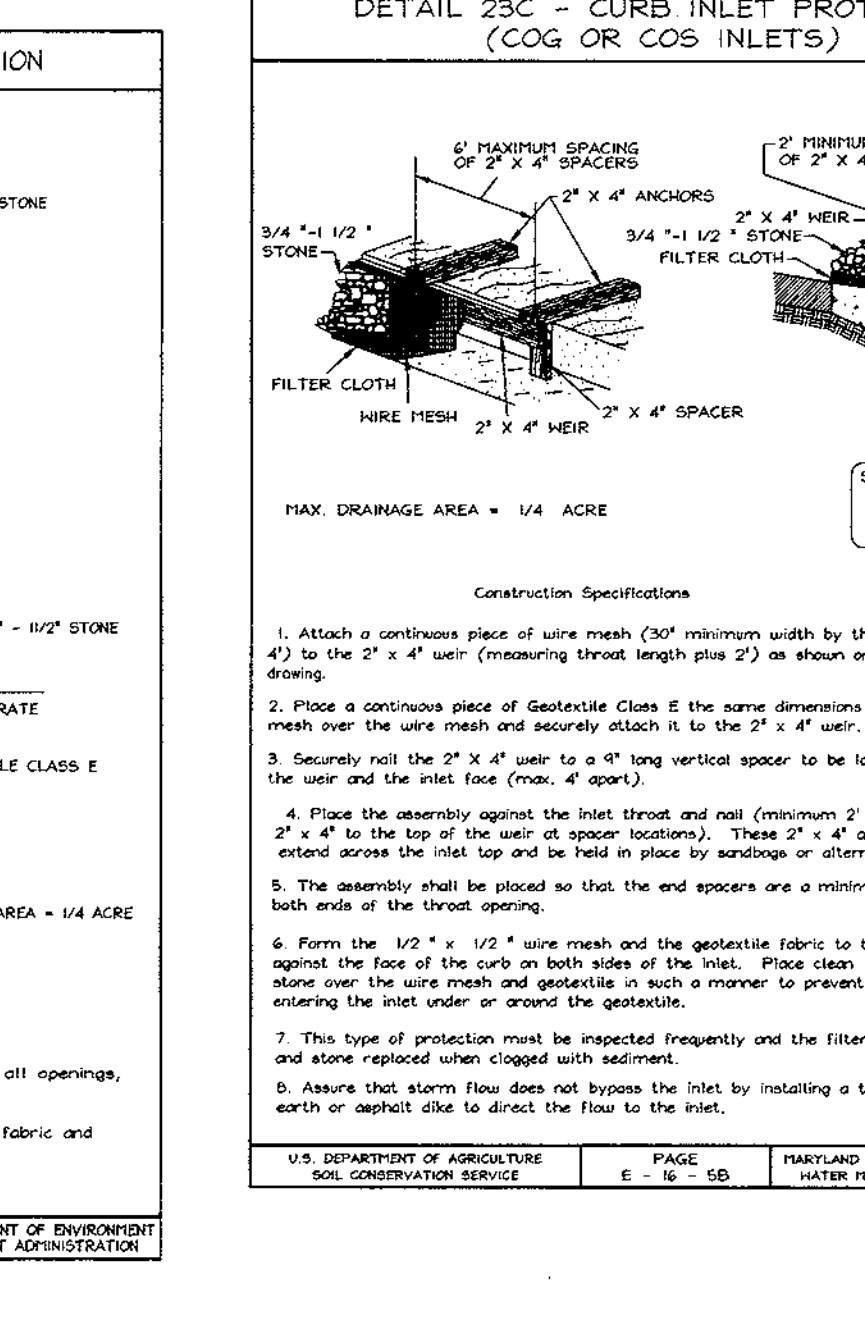
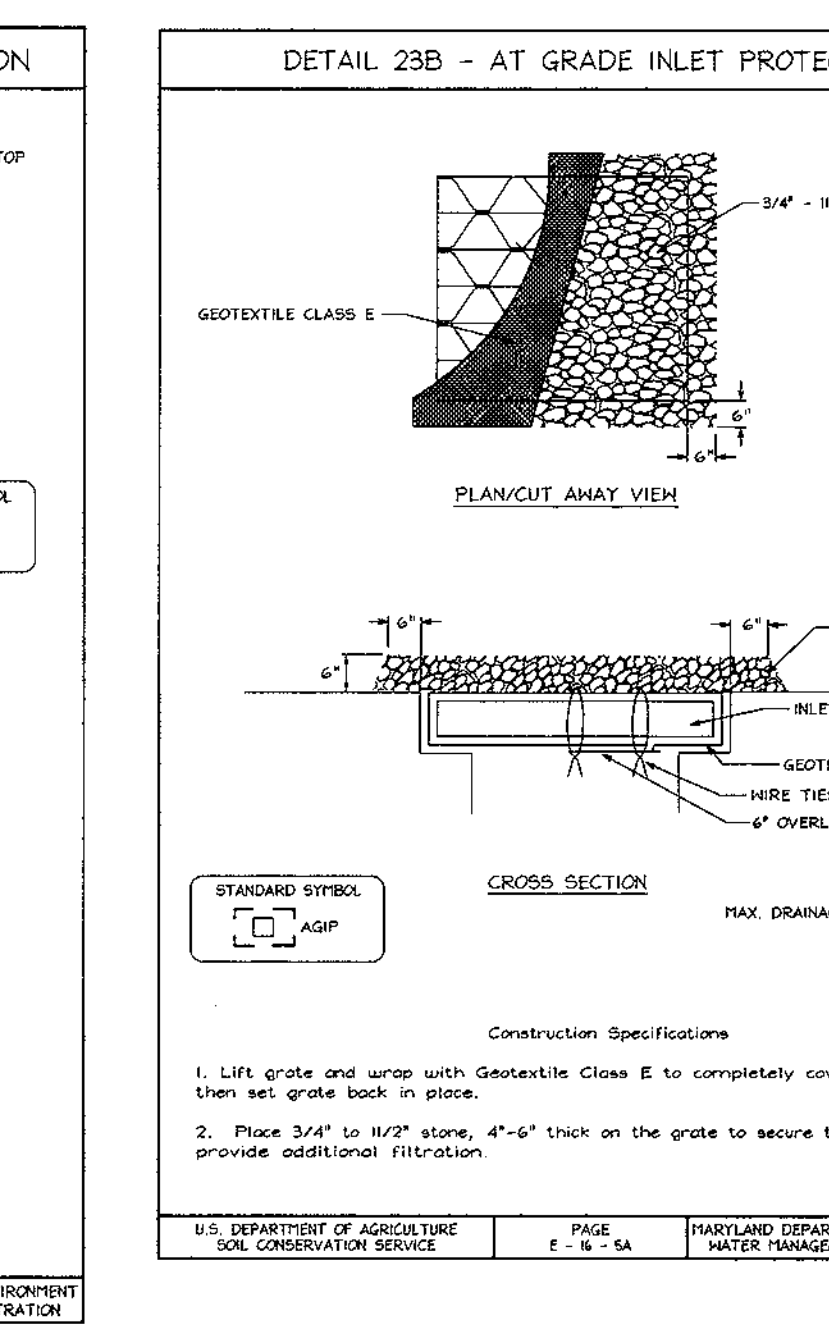
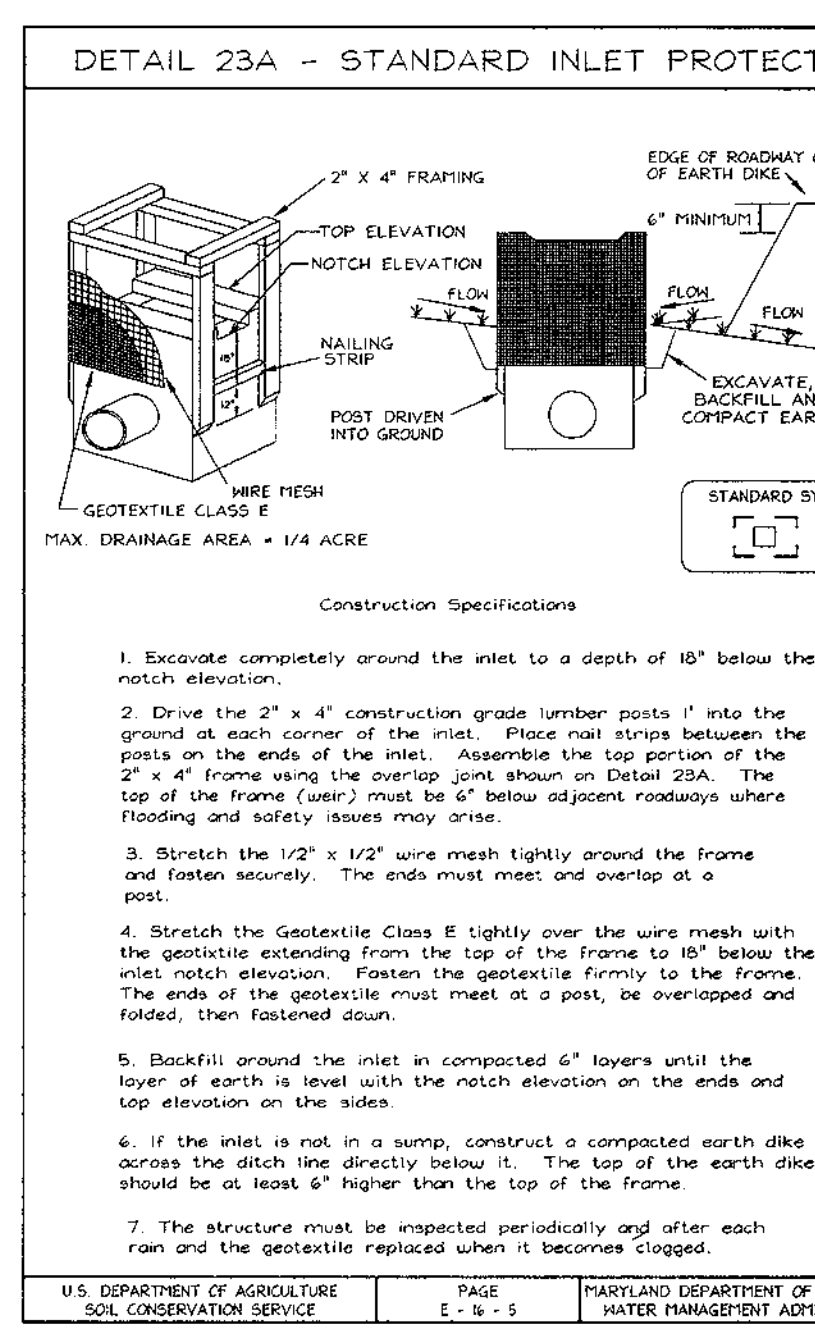
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SEQUENCE OF CONSTRUCTION

1. Obtain grading permit. (One day)
2. Notify Howard County Bureau of Inspections and Permits at (410)313-1860 at least 24 hours before starting any work. (One day)
3. Install Stabilized Construction Entrance, Silt Fence & Super Silt Fence. (One week)
4. Clear site as necessary and rough grade site. (One month)
5. Begin building construction. (Six months to completion)
6. Construct Storm Drain and install sediment traps and inlet protection, as shown on sheet 3 of 7. (One month)
7. Construct on-site water and sewer. (One week)
8. Fine grade site and provide compaction in accordance with supervising Geotechnical Engineer's requirements. (One week)
9. Install on-site curb and gutter, parking lots, driveways and sidewalks and install base paving. (One month)
10. Install Landscaping. (Two weeks)
11. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.
12. Following initial soil disturbances or redistribution permanent or temporary stabilization shall be completed within:
 - a. 3 calendar days for all perimeter Sediment Control Structures, Dikes, Baffles and all slopes greater than 3:1.
 - b. 14 calendar days for all other disturbed areas.
13. With the permission of the Inspector, flush storm drains and remove all Sediment Controls from the site and stabilize all disturbed areas immediately. (One-Two days)
14. Surface Pave all roads, drives and parking areas and install striping and signage. (One week)
15. Contractor shall clean existing SWM Pond of any sedimentation caused by construction of this plan immediately upon completion of work. Sediment to be removed and placed on a site with an active and approved sediment control plan.

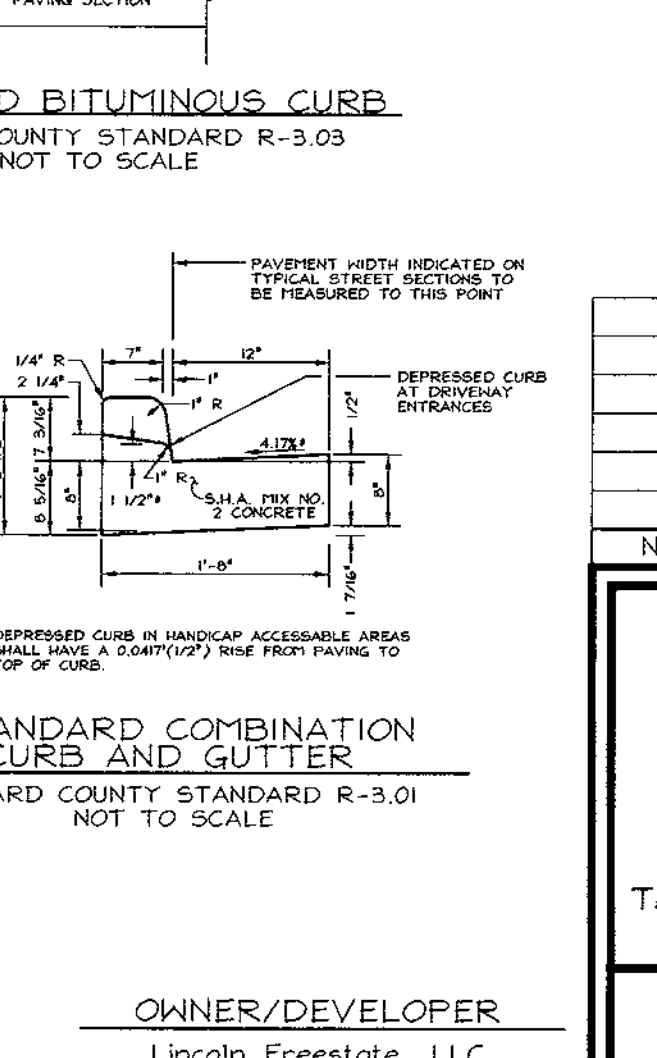
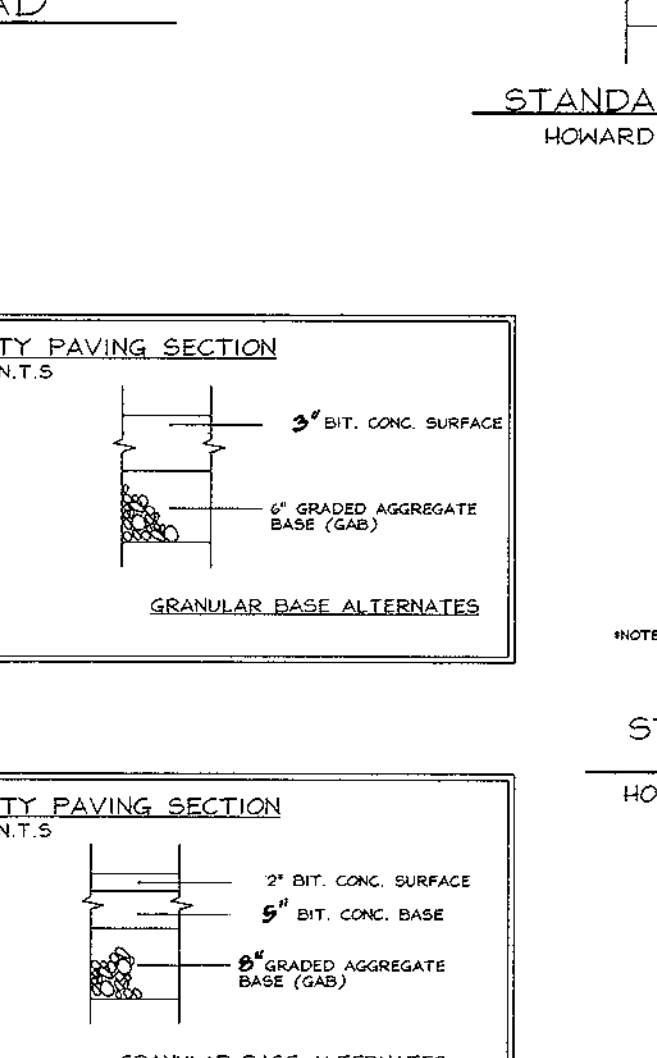
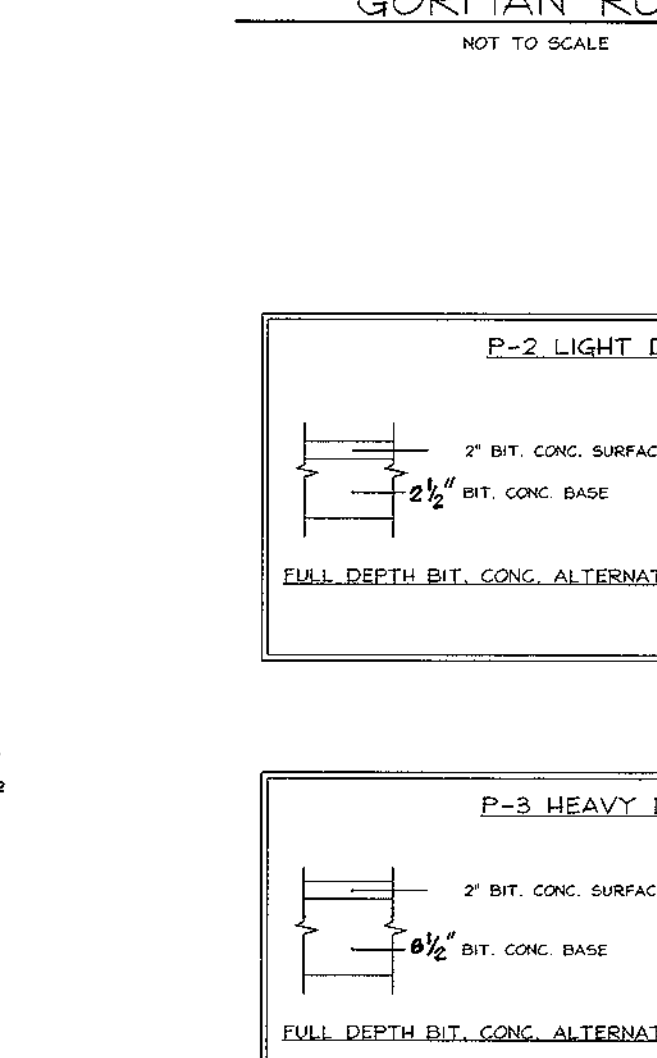
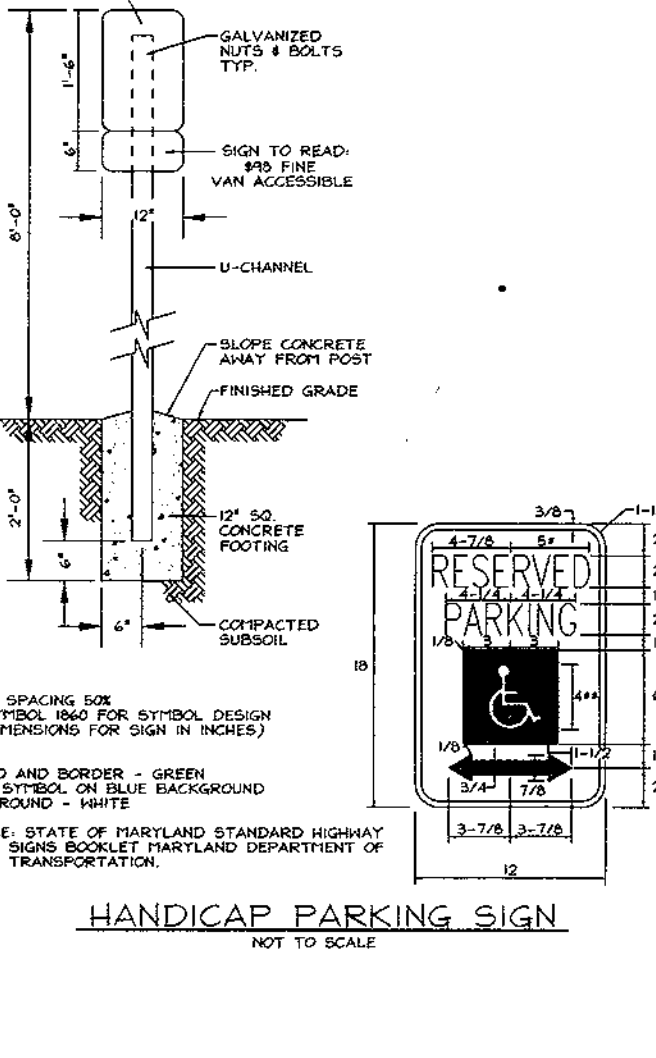
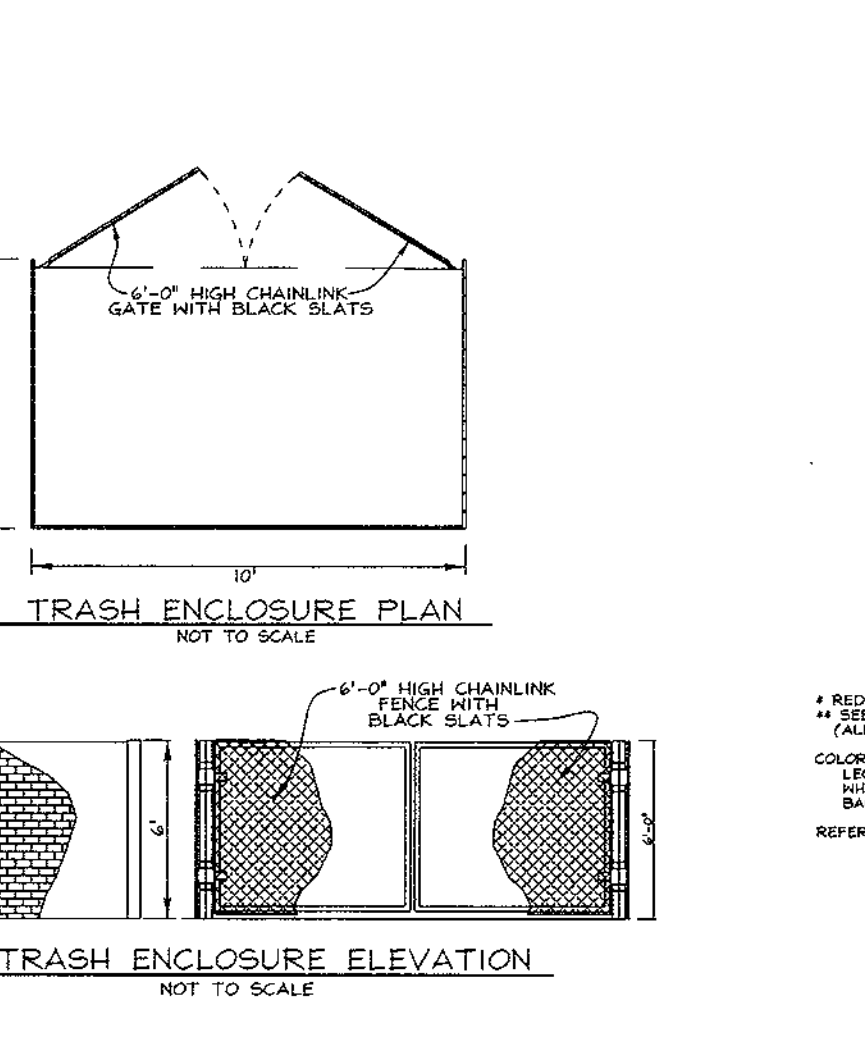
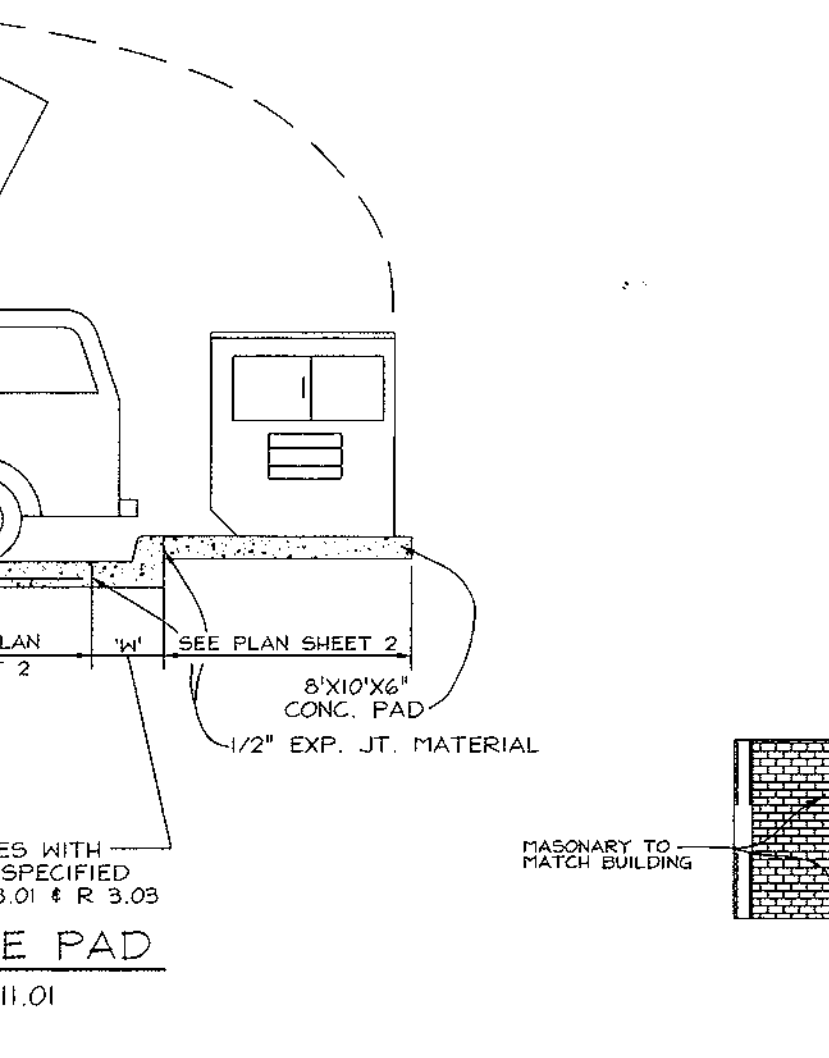
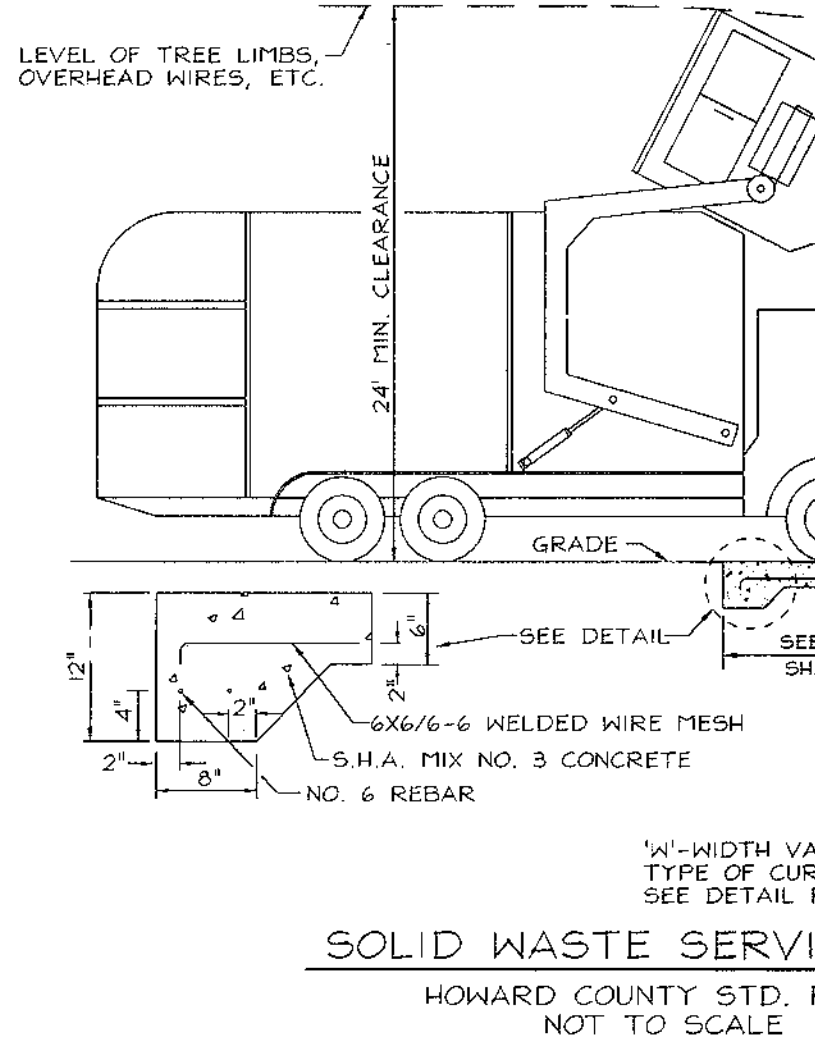
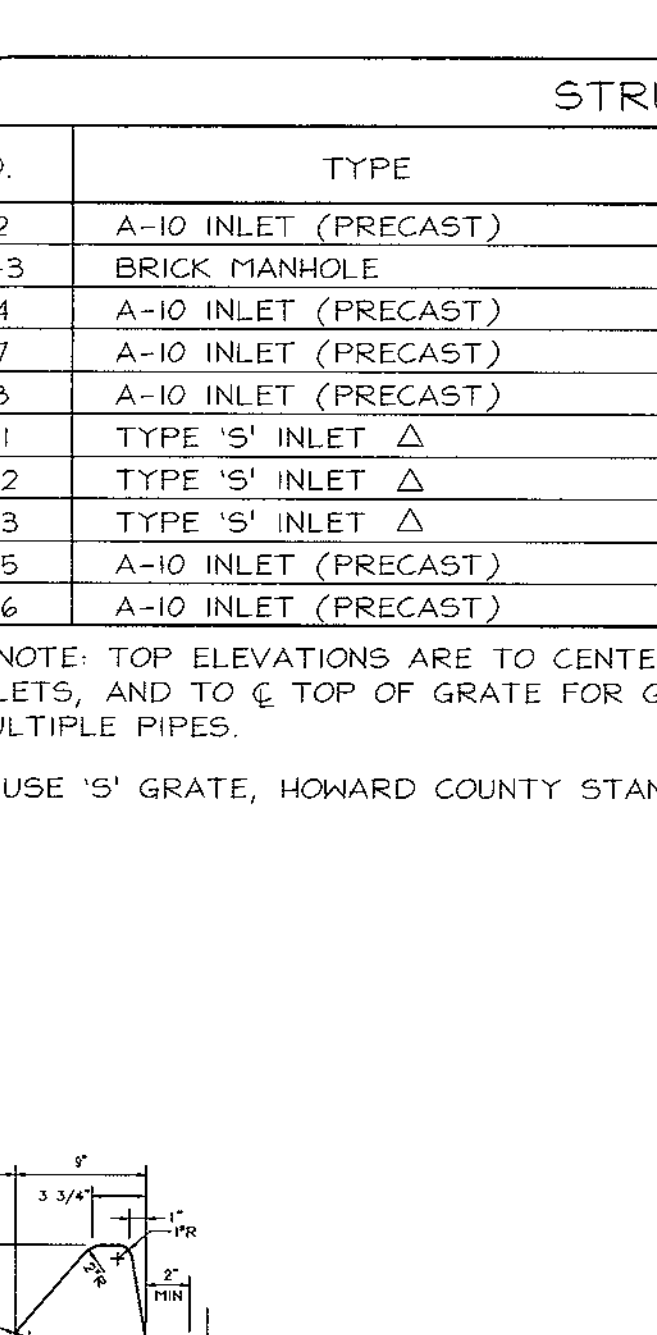
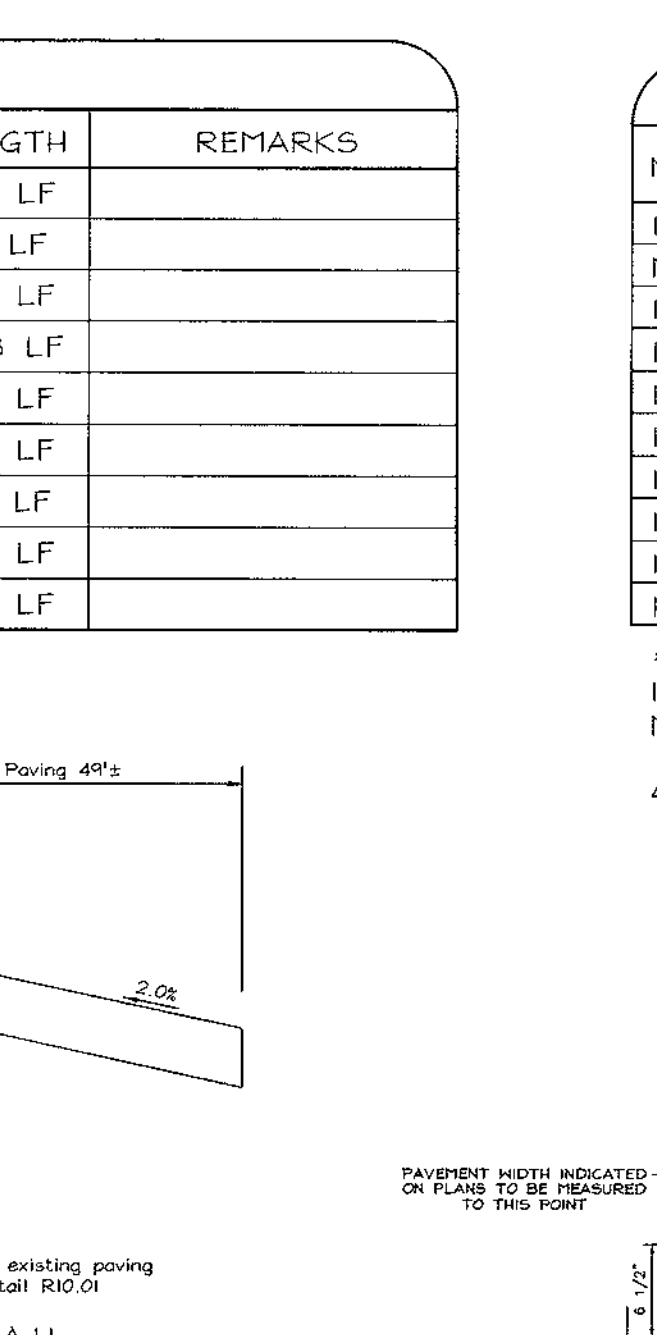
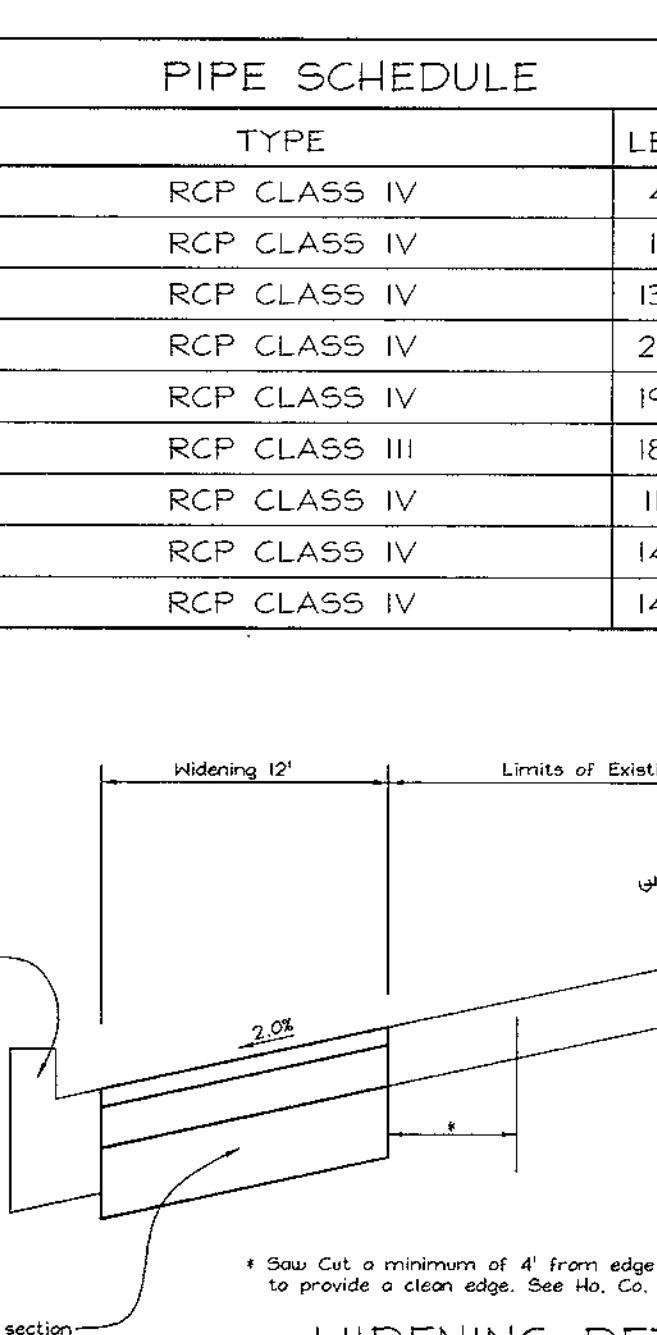
SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (318-1855).
2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
3. Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within (3) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1. (3) 14 days for all other disturbed or graded areas on the project site.
4. All sediment trapping basins shall be fenced and warning signs posted around their 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
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: 10.05 Acres
 - Area to be graded or paved: 6.75 Acres
 - Area to be vegetatively stabilized: 3.30 Acres
 - Total Cut: 24,300 cu. yd.
 - Total Fill: 24,300 cu. yd.
 - Offsite waste/borrow area location: To be determined by contractor, with prior approval of the Sediment Control Inspector and active grading permit.
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. 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 controls, 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 made.
11. 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.



PIPE SCHEDULE

FROM	TO	SIZE	TYPE	LENGTH	REMARKS
EX M-108	1-2	15"	RCP CLASS IV	45 LF	
M-3	1-4	15"	RCP CLASS IV	14 LF	
1-4	1-8	15"	RCP CLASS IV	130 LF	
M-3	1-7	15"	RCP CLASS IV	273 LF	
EX M-203	1-15	18"	RCP CLASS IV	192 LF	
1-15	1-16	15"	RCP CLASS III	189 LF	
EX M-201	1-11	21"	RCP CLASS IV	117 LF	
1-11	1-12	21"	RCP CLASS IV	142 LF	
1-12	1-13	18"	RCP CLASS IV	143 LF	



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David South 6/23/99
DIRECTOR DATE

Cindy Hamilton 6/29/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad Williams 6/14/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

Cheryl Simms 6/8/99
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert H. Vogel 6/8/99
HOWARD SOIL CONSERVATION DISTRICT DATE

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 WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Robert H. Vogel 6/8/99
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION IS BEING 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."

Robert H. Vogel 6/14/99
SIGNATURE OF DEVELOPER DATE

OWNER/DEVELOPER

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

SEDIMENT AND EROSION CONTROL DETAILS

FREESTATE PARCEL 'C'

TAX MAP #47 BLOCK 17 # 18 PARCEL 142
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS

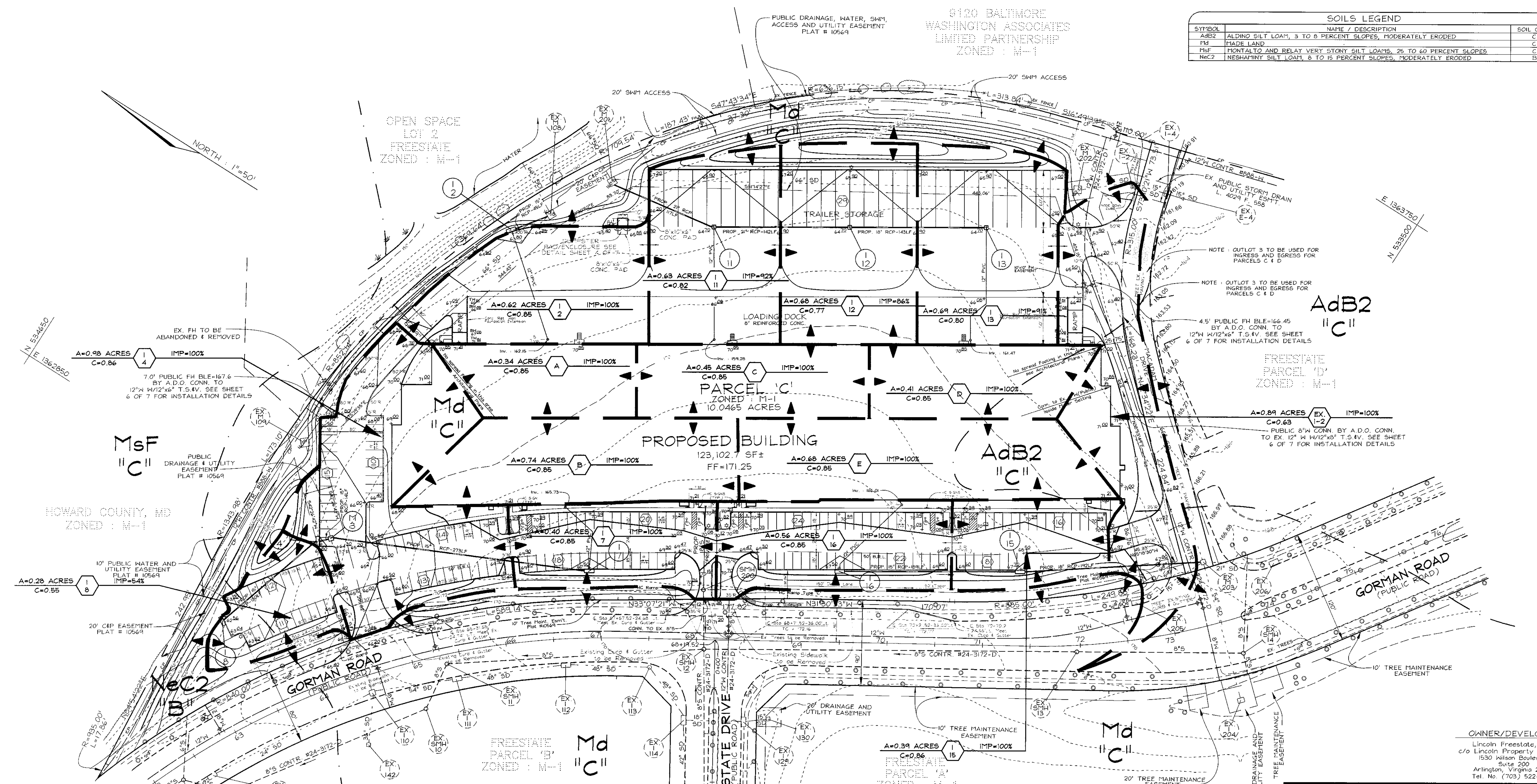
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3986

DESIGN BY: GAH
DRAWN BY: PS
CHECKED BY: RHV
DATE: May 12, 1999
SCALE: 1"=50'
W.O. NO.: 98-118

4 SHEET OF 7

6120 BALTIMORE
WASHINGTON ASSOCIATES
LIMITED PARTNERSHIP
ZONED : M-1

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
AdB2	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
Td	TADE LAND	C
Msf	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25 TO 60 PERCENT SLOPES	C
Nec2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B



OWNER/DEVELOPER
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**DRAINAGE AREA MAP
FOR PROPOSED STORM DRAINAGE
FREESTATE
PARCEL 'C'**

TAX MAP #47 BLOCK 17 # 18 PARCEL 142
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL &
ASSOCIATES**
ENGINEERS-SURVEYORS-PLANNERS

3681 Park Avenue, Suite 101 • Elliott City, Maryland 21043
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5 SHEET OF 7

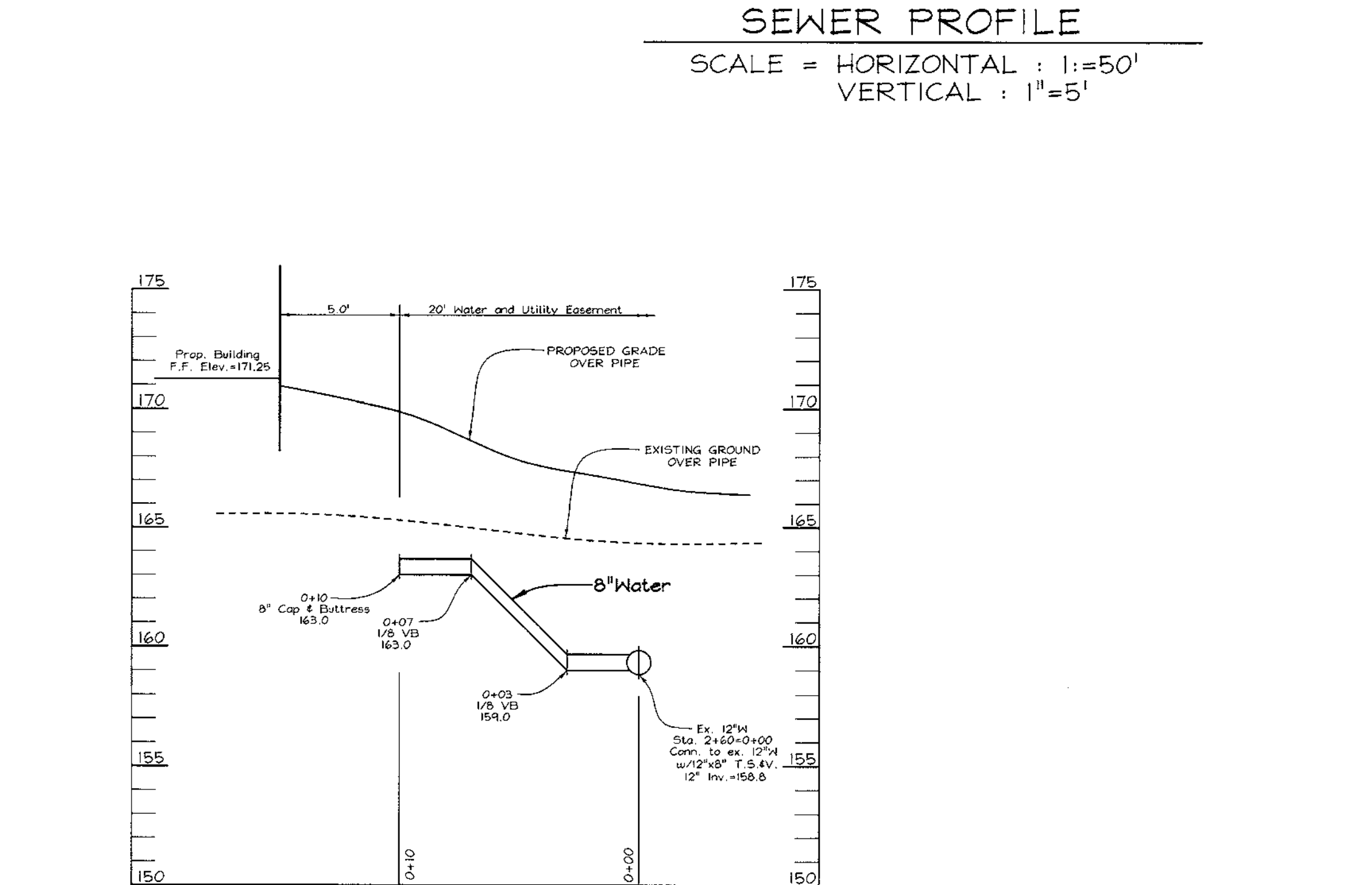
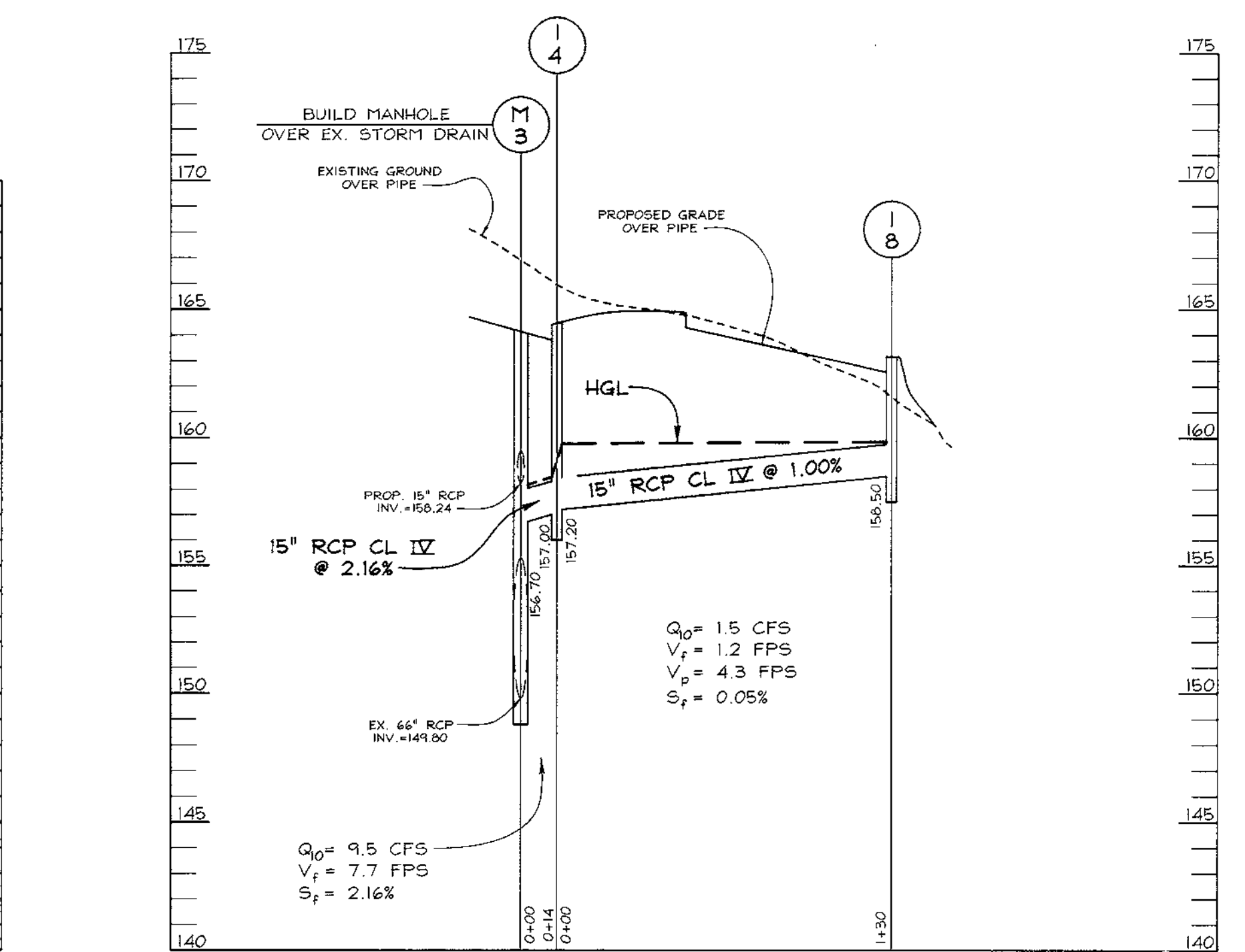
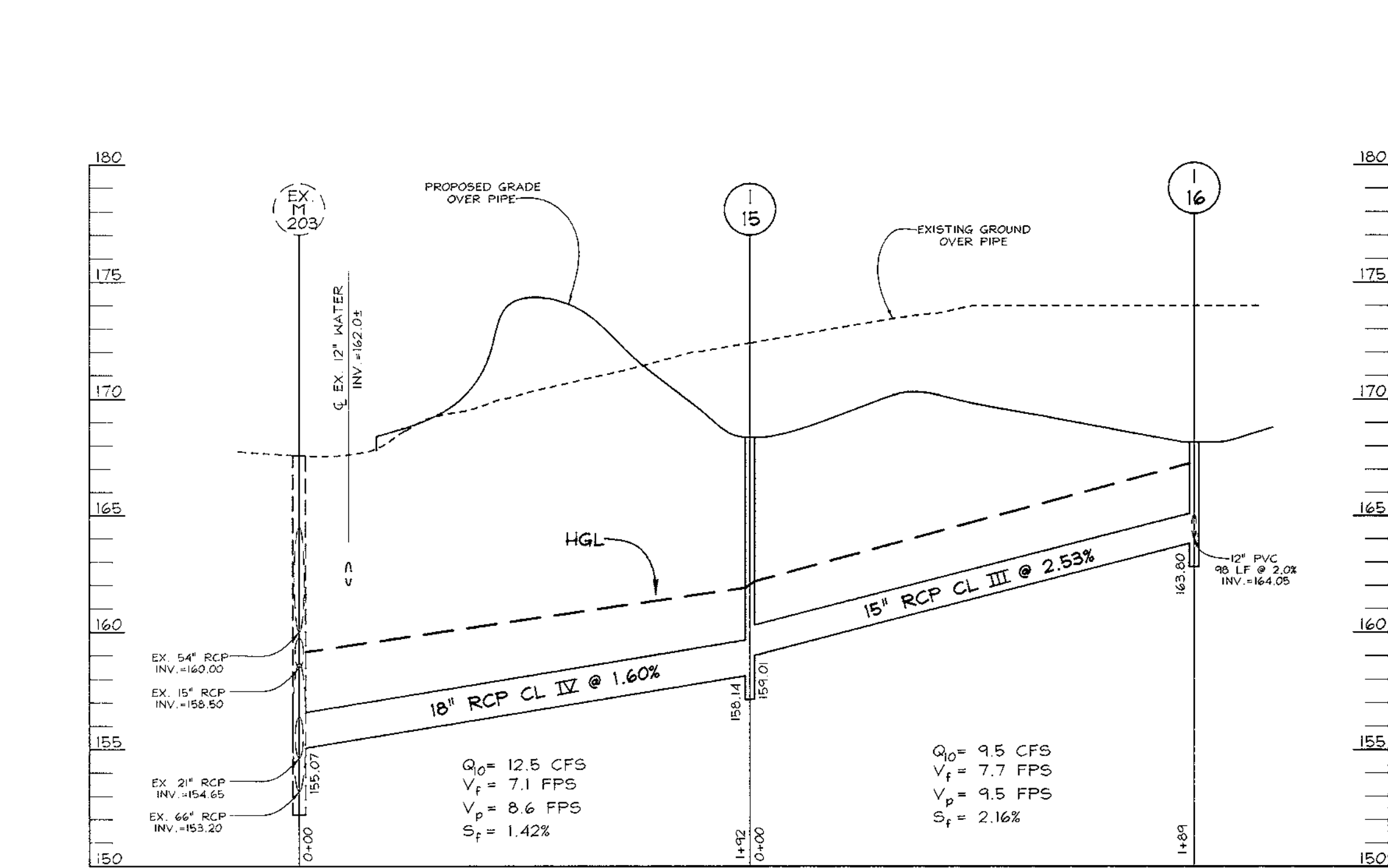
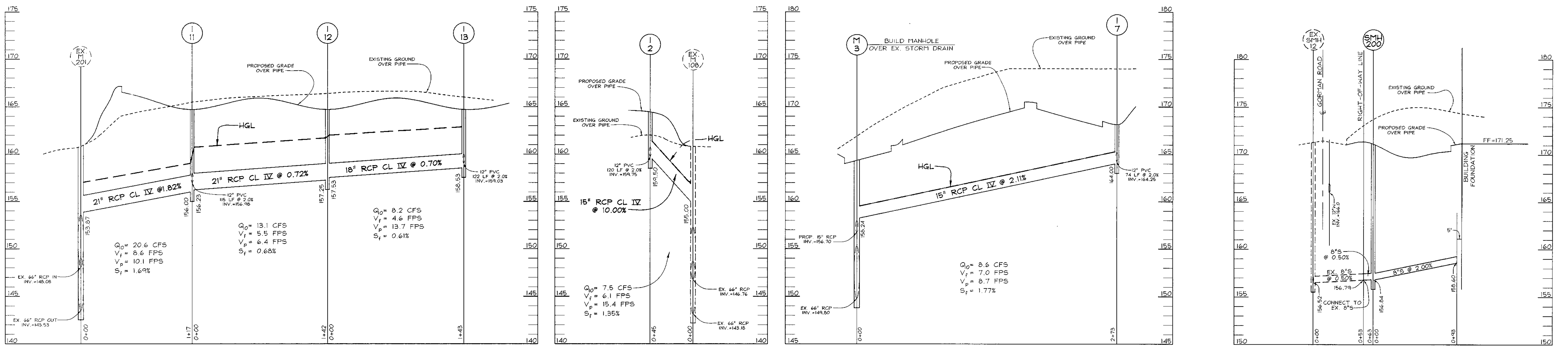
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph R. Boothe 6/29/99
DIRECTOR DATE

Cindy Hamella 6/29/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

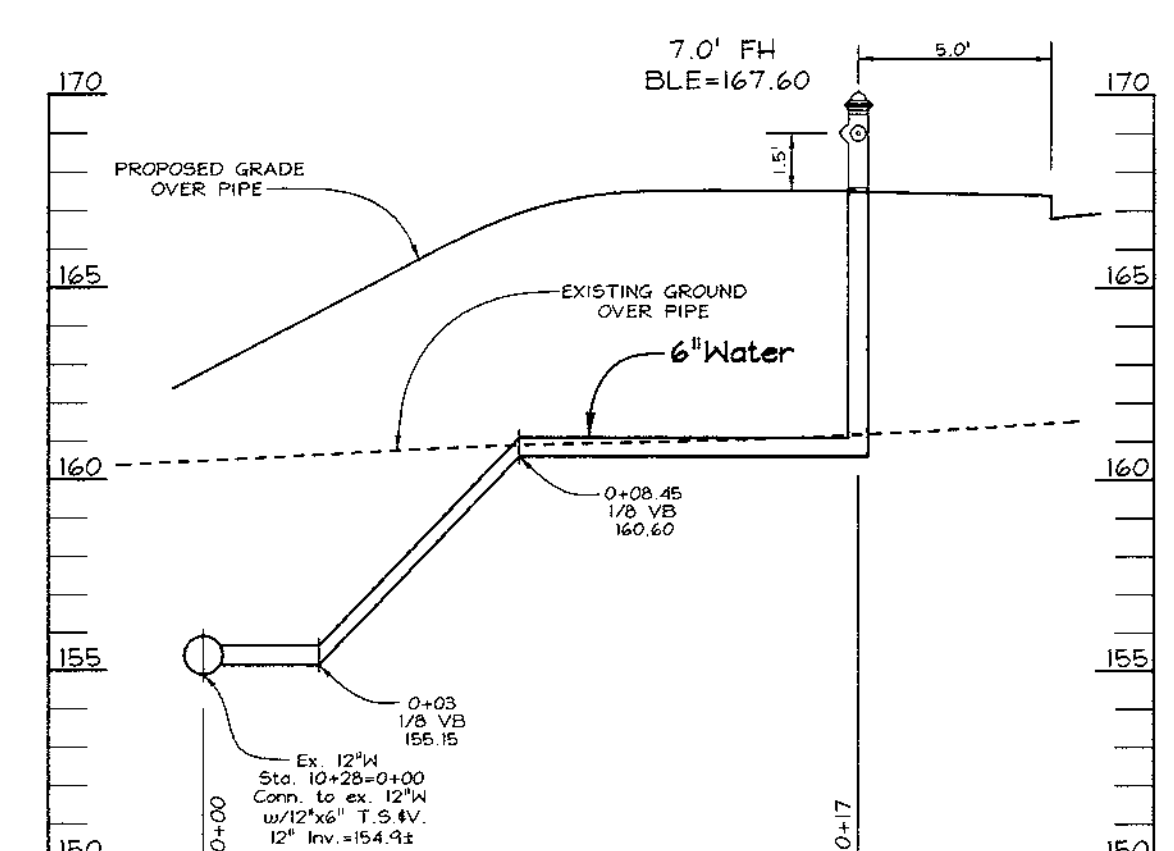
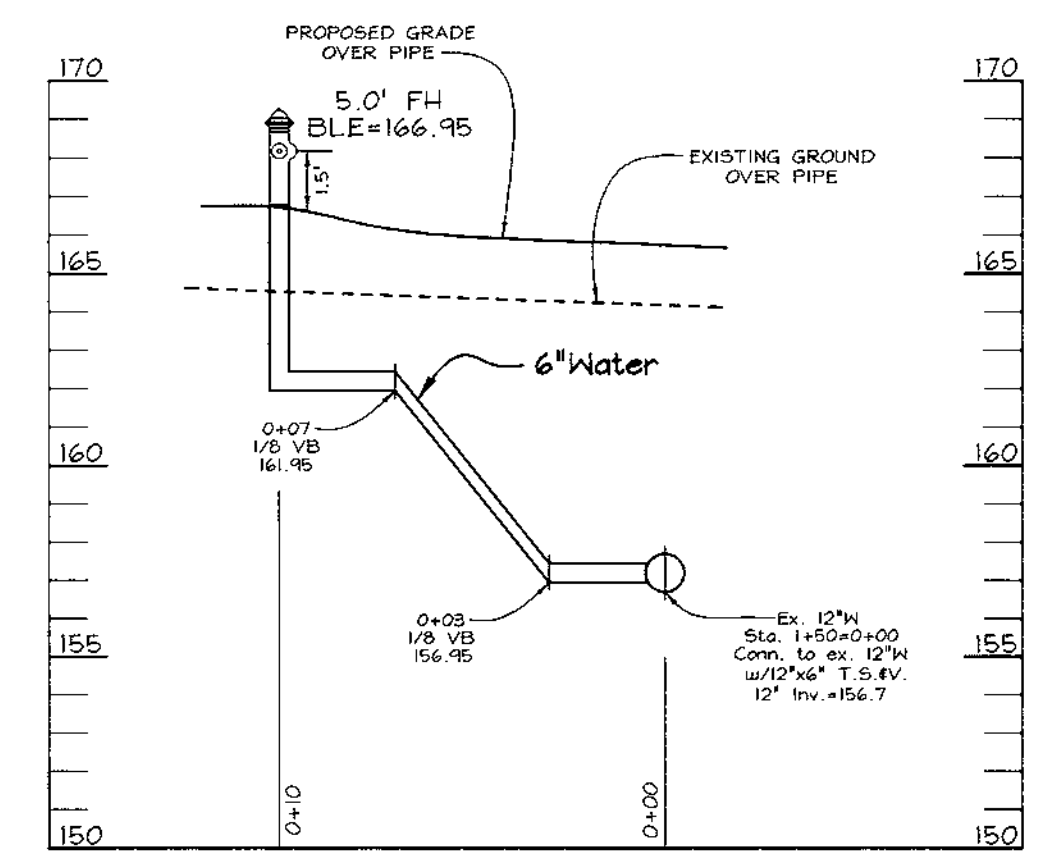
Chris DeMunnich 6/14/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NO	REVISION	DATE



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

WATER PROFILE
SCALE = HORIZONTAL : 1"=5'
VERTICAL : 1"=5'



WATER PROFILE
SCALE = HORIZONTAL : 1"=5'
VERTICAL : 1"=5'

WATER PROFILE
SCALE = HORIZONTAL : 1"=5'
VERTICAL : 1"=5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: *[Signature]* DATE: 6/29/95
 Chief, Division of Land Development: *[Signature]* DATE: 6/29/95
 Chief, Development Engineering Division: *[Signature]* DATE: 6/14/99

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

NO.	REVISION	DATE

STORM DRAIN AND SEWER PROFILES
FREESTATE PARCEL 'C'
 TAX MAP #47 PARCEL 142
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3581 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.481.5828 Fax 410.483.3986

DESIGN BY: GAH
 DRAWN BY: PS
 CHECKED BY: RHY
 DATE: May 12, 1999
 SCALE: 1"=50'
 H.O. NO.: 98-118

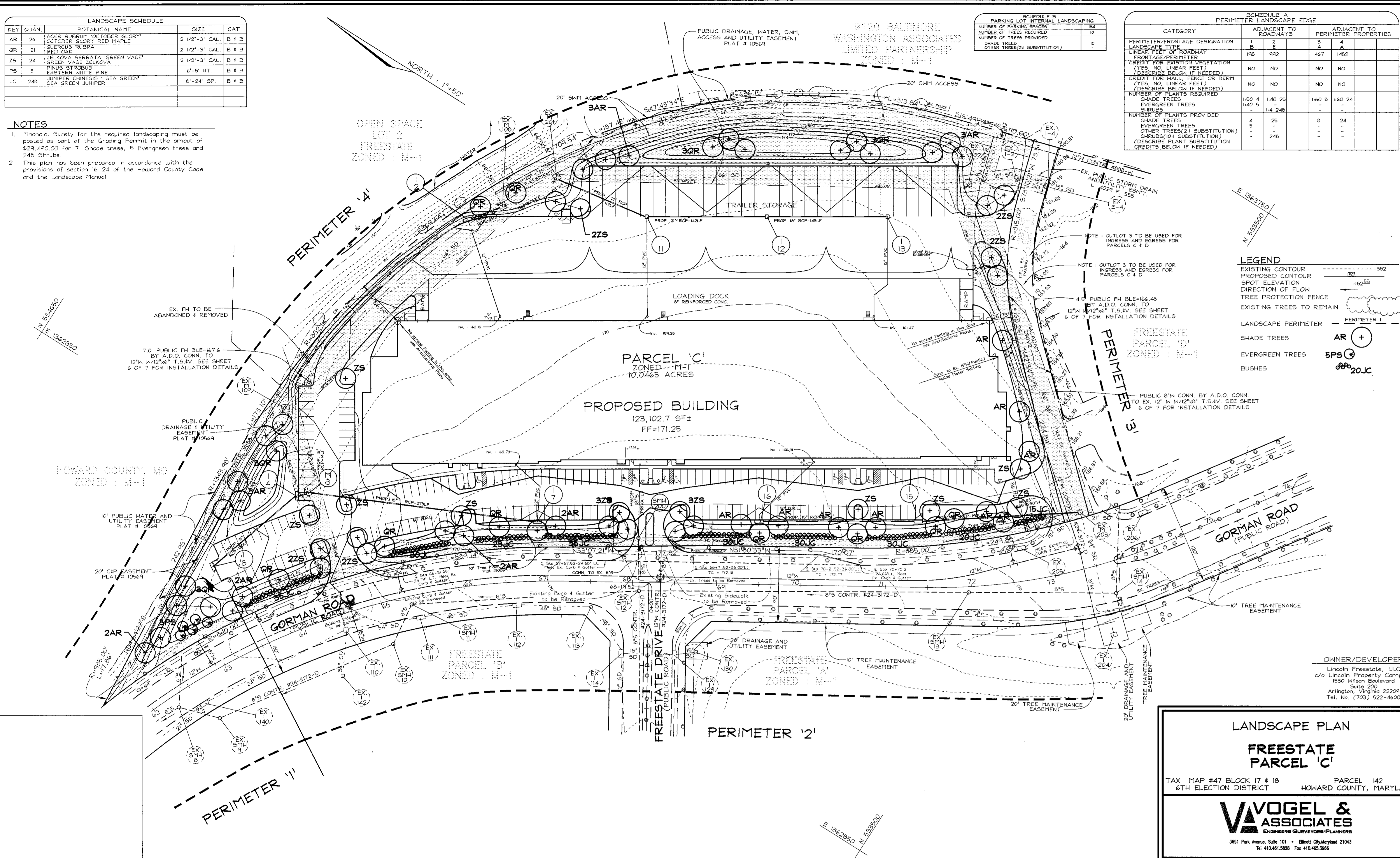
6 SHEET OF 7

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	CAT
AR	26	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" CAL.	B # B
OR	21	QUERCUS RUBRA RED OAK	2 1/2"-3" CAL.	B # B
ZS	24	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	2 1/2"-3" CAL.	B # B
PS	5	PRUNUS STROBUS EASTERN WHITE PINE	6'-8' HT.	B # B
JC	248	JUNIPER CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	18'-24" SP.	B # B

- NOTES**
- Financial Surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$29,490.00 for 71 Shade trees, 5 Evergreen trees and 248 Shrubs.
 - This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	104
NUMBER OF TREES REQUIRED	10
SHADE TREES (2:1 SUBSTITUTION)	10

SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		
	1	2	3	4	
PERIMETER/FRONTAGE DESIGNATION	B	E	A	A	
LANDSCAPE TYPE	195	942	467	1452	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	150	140	160	160	24
SHADE TREES	150	140	160	160	24
EVERGREEN TREES	4	25	8	24	
SHRUBS (10:1 SUBSTITUTION)	5	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	1	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	248	-	-	-



LEGEND

- EXISTING CONTOUR: - - - - - 382
- PROPOSED CONTOUR: - - - - - 182
- SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: →
- TREE PROTECTION FENCE: [Symbol]
- EXISTING TREES TO REMAIN: [Symbol]
- LANDSCAPE PERIMETER: PERIMETER 1
- SHADE TREES: AR ⊕
- EVERGREEN TREES: 5PS ⊙
- BUSHES: 20JC ⊗

OWNER/DEVELOPER
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LANDSCAPE PLAN

FREESTATE PARCEL 'C'

TAX MAP #47 BLOCK 17 & 18 PARCEL 142
 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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/29/99
 DIRECTOR DATE

[Signature] 6/29/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/14/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 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.

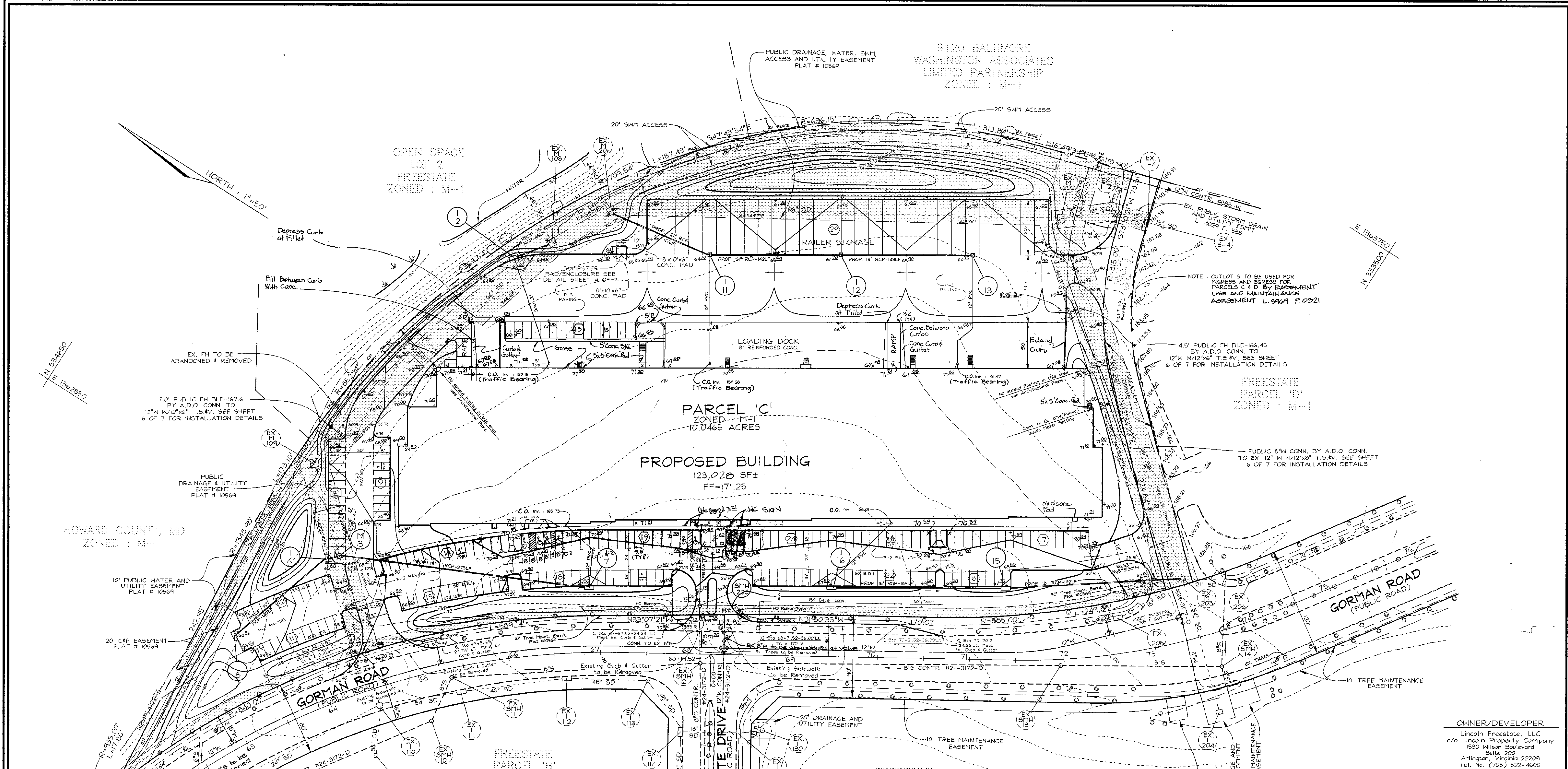
[Signature] 6/14/99
 SIGNATURE OF DEVELOPER DATE

NO.	REVISION	DATE

DESIGN BY: GAH
 DRAWN BY: PS
 CHECKED BY: RHV
 DATE: May 12, 1999
 SCALE: 1"=50'
 W.O. NO.: 98-118

7 SHEET OF 7

9120 BALTIMORE
WASHINGTON ASSOCIATES
LIMITED PARTNERSHIP
ZONED : M-1



FREESTATE
PARCEL 'D'
ZONED : M-1

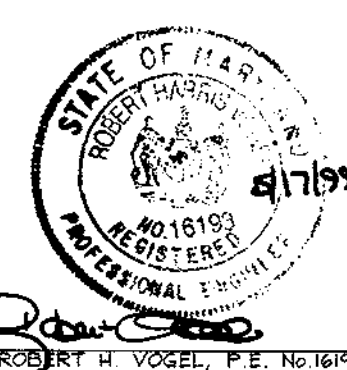
FREESTATE
PARCEL 'B'
ZONED : M-1

FREESTATE
PARCEL 'A'
ZONED : M-1

OWNER/DEVELOPER
Lincoln Freestate, LLC
c/o Lincoln Property Company
1530 Wilson Boulevard
Suite 200
Arlington, Virginia 22204
Tel. No. (703) 522-4600

SITE DEVELOPMENT PLAN
**FREESTATE
PARCEL 'C'**
TAX MAP #47 BLOCK 17 & 18 PARCEL 142
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL &
ASSOCIATES**
ENGINEERS SURVEYORS PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
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2 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Director: *[Signature]* DATE: 6/29/99
Chief, Division of Land Development: *[Signature]* DATE: 6/29/99
Chief, Development Engineering Division: *[Signature]* DATE: 6/14/99

NO.	REVISION	DATE
2	REVISE HANDICAP STAGES	8/22/00
1	Include Mezzanine & Site Revisions	10-27-99