GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS. SEE HARFORD COUNTY STANDARD SPECIFICATIONS.
2. ALL ELEVATIONS BASED ON U.S.G.S. DATUM. ALL PIPE ELEVATIONS ARE TO INVERT OF PIPE.
3. BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "MISS UTILITY" (1-800-257-7777) 72 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AND BY PHONE THREE (3) DAYS BEFORE STARTING ANY CONSTRUCTION: C&P TELEPHONE AT (301) 392-2110, BGE AT (301)234-5699 AND AT&T AT (301)539-9800.
4. WATER MAINS TO HAVE A MINIMUM OF 3.5' COVER EXCEPT WHERE GREATER DEPTHS ARE INDICATED.
5. ALL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS AND DETAILS FOR SANITARY SEWER AND WATER OF THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.
6. ALL P.V.C. WATER AND SEWER MAINS AND SERVICES SHALL BE BACK-FILLED A MINIMUM OF 6" BELOW SUBGRADE TO TOP OF PIPE WITH #6 STONE OR CLEAN SAND (FREE OF STONES-SAND SHALL BE COMPACTED). SEWER SERVICES SHALL HAVE #6 STONE COVER ONLY. (NO SAND).
7. THREE INCH NON-METALLIC TAPE MANUFACTURED BY ALLEN SYSTEMS OR APPROVED EQUAL TO BE INSTALLED 18" ABOVE ALL WATER AND SEWER LINES AND HOUSE CONNECTIONS. (COLORS SHALL BE BLUE FOR WATER, GREEN FOR SEWER).
8. FOR ALL NON-METALLIC SEWER SERVICES AND/OR FENCE MAINS, A TEN GAUGE BARE COPPER WIRE SHALL BE DUCT TAPED TO THE TOP OF THE PIPE EVERY TEN (10) LINEAR FEET AND WRAPPED AROUND VALVE BOX, ETC. SO THAT ITA MAGNETIC LOCATOR CAN BE ATTACHED TO IT EASILY. A CONTINUOUS CONDUCTIVITY SHALL BE MAINTAINED.
9. BACKFILL OPERATION TO SUBGRADE WILL BE KEPT WITHIN 100 FEET OF EXCAVATION AND PIPE LAYING OPERATIONS. ALL TRENCHES WILL BE CLOSED AT THE END OF THE WORK DAY AND ALL BACKFILL WILL BE GRADED IN SUCH A WAY AS TO PREVENT PONDING OF SURFACE WATER OVER TRENCH AREAS.
10. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS OF WALLS, WALKS, STEPS AND LINE PAINTING NEXT TO THE BUILDING.
11. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR BEFORE BEGINNING CONSTRUCTION OF SERVICE CONNECTIONS TO SERVE THE BUILDING.
12. STANDARD MANUFACTURERS LENGTHS OF PIPE SHALL BE USED FOR ALL WATER AND SEWER MAINS AND SERVICES, IN ORDER TO MINIMIZE THE NUMBER OF JOINTS.
13. WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN PIPE SHALL BE INSTALLED USING 6 INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING TOWN OF BEL AIR STANDARD SPECIFICATIONS.
14. ALL INLETS AND MANHOLES SHALL BE BACKFILLED WITH NO. 57 AGGREGATE FOR A WIDTH OF 10 FEET OUTSIDE PERIMETER OF INLET AS PER SECTION 605 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, HARFORD COUNTY ROAD CODE, EFFECTIVE DATE JANUARY 1986.
15. ALL INLETS GRATES TO BE FLT BAR GRATES OR APPROVED EQUAL.
16. ALL PARKING SPACES SHALL BE MARKED WITH SOLID 4" WIDE STANDARD WHITE PAINTED LINES FOR THE FULL DEPTH OF PARKING SPACE.
17. ALL PAINTED ISLANDS AND HANDICAPPED ISLES SHALL BE MARKED WITH SOLID 4" WIDE STANDARD WHITE PAINTED PERIMETER LINES WITH 6" WIDE, SOLID DIAGONAL LINES AT 2' ON CENTER. THE CENTER LINE OF ALL SERVICE DRIVES AND ACCESS ROADWAYS (NOT PARKING ISLES) SHALL BE MARKED WITH SOLID 4" WIDE STANDARD YELLOW CENTER LINE EXCEPT FOR BREAKS AT THE INTERSECTION WITH OTHER SERVICE DRIVES. SEE SITE PLAN FOR ADDITIONAL PAVEMENT MARKING.
18. ALL DISTURBED AREAS NOT TO RECEIVE PAVING SHALL BE STABILIZED WITH A MINIMUM OF 4" TOPSOIL, SEED AND MULCH AS SPECIFIED ON THE SEDIMENT CONTROL PLAN OR AS SPECIFIED ON THE LANDSCAPING PLAN.
19. CONTRACTOR TO PROVIDE A 2 FOOT MINIMUM BENCH BEHIND THE CURB IN ALL FILL AREAS.
20. HANDICAP SPACES SHALL COMPLY WITH CURRENT A.D.A. GUIDELINES FOR SLOPE, MATERIALS AND SIGNAGE.
21. ALL LIGHTING IS TO BE ERECTED SO AS NOT TO INTERFERE WITH TRAFFIC.
22. ALL OF THE LANDSCAPE PLANS WILL BE PROVIDED.
23. STORMWATER MANAGEMENT FOR THE ENTIRE BUSINESS PARK (INCLUDING LOT 6) HAS BEEN APPROVED FEBRUARY 1997.
24. ALL ON-SITE WATER AND SEWER LINES WILL BE PRIVATELY OWNED. SAMPLING MANHOLES HAVE BEEN INSTALLED AT RIGHT OF WAY LINES.
25. AT LEAST ONE FIRE HYDRANT WILL BE LOCATED WITHIN 100' OF ALL SPRINKLER CONNECTIONS.

LEGEND

PROPERTY LINE	
PROP. CONTOURS	30
PROP. CURB & GUTTER	
PROP. STORM DRAIN	PROP 24" D
PROP. SANITARY	PROP 8" S
PROP. WATER	PROP 8" W
EXIST. CONTOURS	30
EXIST. CURB & GUTTER	
EXIST. STORM DRAIN	EX 24" D
EXIST. SANITARY	EX 8" S
EXIST. WATER	EX 8" W

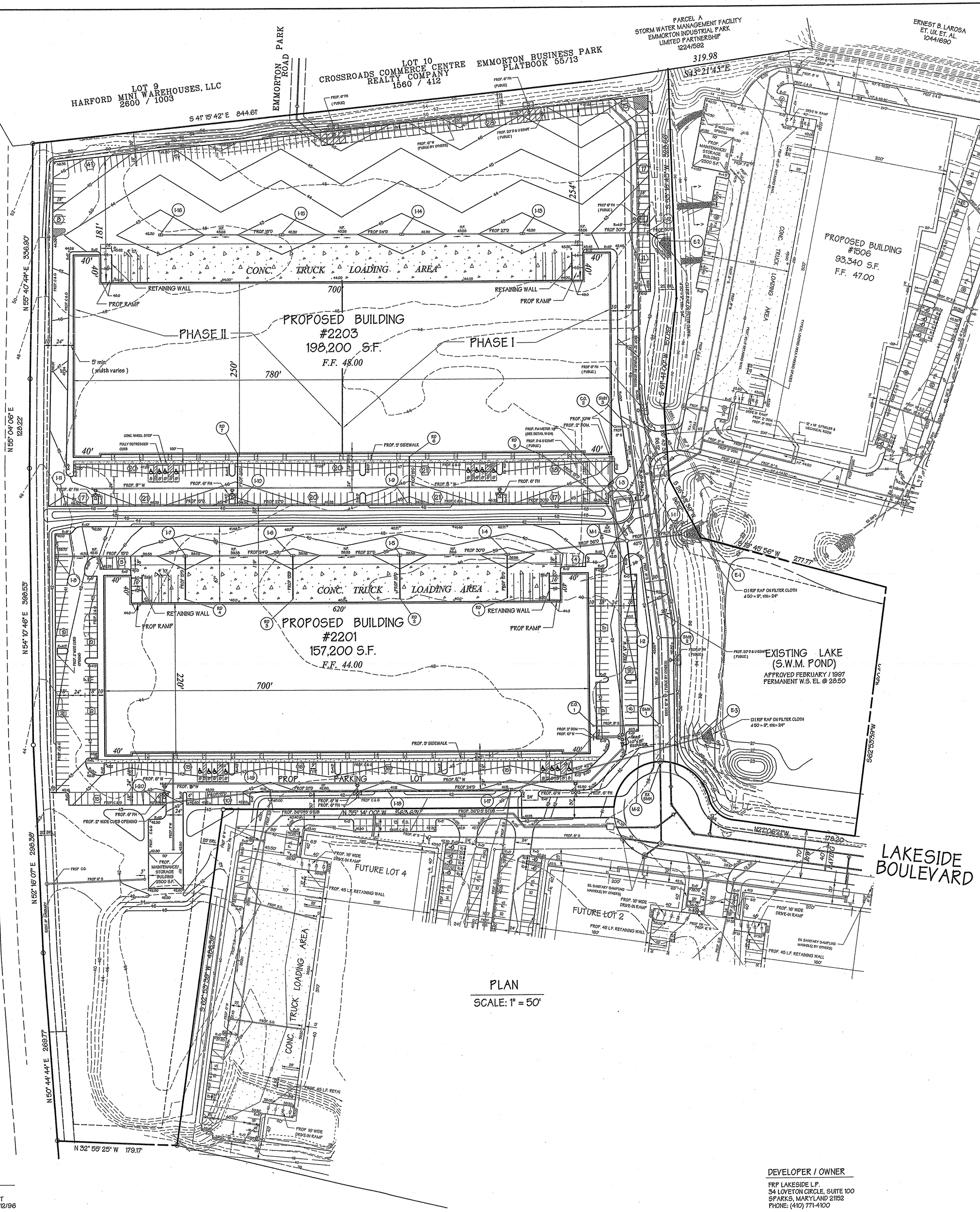
8" CONCRETE MIX #2 WITH FIBER MESH

HEAVY DUTY

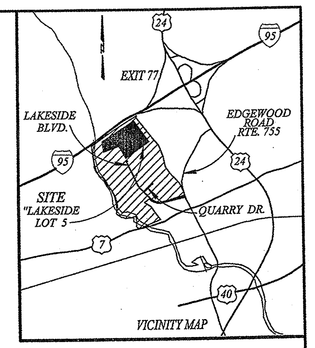
1 1/2" BITUMINOUS CONC. SURFACE
2 1/2" BITUMINOUS CONC. BASE
14" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

LIGHT DUTY

1 1/2" BITUMINOUS CONC. SURFACE
1 1/2" BITUMINOUS CONC. BASE
9" DENSE GRADED STABILIZED AGGREGATE BASE COURSE
APPROVED COMPACTED SUBGRADE



PLAN
SCALE: 1" = 50'



BENCH MARKS: GHS-1 REBAR SET 1' OFF FACE CURB N.E. CORNER INTERSECTION OF MD RTE. 7 AND MD RTE. 755. ELEV.= 30.51 MAD 83 COORDINATE VALUES 1614.468.913 21,557,414.654.

SITE DATA

1. TOTAL SITE AREA 26.25 Ac.
2. EXISTING ZONING LI
3. TAX MAP 61 PART OF PARCEL 147
4. EXISTING USE
5. PROPOSED USE OFFICE/WAREHOUSE

BUILDING 2201 - 157,200 SF
BUILDING 2203 - 198,200 SF
MAINTENANCE BUILDING - 2,500 SF
TOTAL 357,900 SF

6. TOTAL BUILDING COVERAGE:
PERMITTED 30%
PROVIDED 357,900 SF \ 1,143,450 SF = 31.3 %
7. TOTAL IMPERVIOUS AREA:
PERMITTED 80%
PROVIDED 747,000 SF \ 1,143,450 SF = 65 %
8. BUILDING HEIGHT:
PERMITTED 40'
PROVIDED 35'
9. REQUIRED LOT SETBACKS:
FRONT - 50'
SIDE - 10'
REAR - 20'
10. PARKING TABULATION

BUILDING 2201 - 157,200 SF

PARKING SPACES REQUIRED:
30% OFFICE 31,440 SF @ 1 P.S./300 SF = 104.8 PS
30% WAREHOUSE 125,760 SF @ 1 P.S./2000 SF = 62.9 PS
TOTAL P.S. REQUIRED = 167.7 PS

PARKING SPACES PROVIDED: = 225 PS (INCLUDING 8 HDCP)
LOADING SPACES REQUIRED: = 4
LOADING SPACES PROVIDED: = 6

BUILDING 2203 - 198,200 S.F.

PARKING SPACES REQUIRED
30% OFFICE 39,640 SF @ 1 P.S. / 300 SF = 132.13 PS
30% WAREHOUSE 158,560 SF @ 1 P.S./2000 SF = 79.28 PS
TOTAL P.S. REQUIRED = 211.4 PS

PARKING SPACES PROVIDED = 300 PS (INCLUDED 8 HDCP)
LOADING SPACES REQUIRED = 4
LOADING SPACES PROVIDED = 6

ALL REQUIRED PARKING SPACES ARE: 9' X 19' (90)
HANDICAP SPACES ARE: 13' X 19' (96)
VAN ACCESSIBLE HANDICAP SPACES ARE: 16' X 19' (96)
LOADING SPACES ARE: 10' X 50' (NA)

SHEET INDEX

SHEET 1 OF 3 - SITE PLAN
SHEET 2 OF 3 - STORM DRAIN AND SANITARY PROFILES
SHEET 3 OF 3- LANDSCAPE PLAN

COMMERCIAL SERVICE APPLICATION No. 7679

SITE PLAN
FOR
LAKESIDE LOT 5

HARFORD COUNTY, MD. FIRST ELECTION DISTRICT
P/O TAX MAP 61 PARCEL 147 SHEET 1 OF 3
SCALE: 1" = 50' DATE: JUNE, 2000

BALTIMORE LAND DESIGN GROUP, INC.
CONSULTING ENGINEERS
222 SCHILLING CIRCLE, SUITE 105
HUNT VALLEY, MD. 21030
PHONE: 410-229-9851 FAX: 410-229-9865

NOTE:
THE PLAN P/S 241/95 (95-244-001) PROPOSES TO CREATE ELEVEN INDUSTRIAL LOTS AND TO CONSTRUCT BUILDINGS ON LOTS 5, 6 & 7 HAS BEEN APPROVED ON 6/12/96

DEVELOPER / OWNER
FRP LAKESIDE L.P.
34 LOVETON CIRCLE, SUITE 100
SPARKS, MARYLAND 21152
PHONE: (410) 771-4100