

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) 562-2100, BGE AT (301) 234-5699 AND AT&T AT (301) 559-9900.
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 NONMETALLIC 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 A 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 FLOODING 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 LENGTH 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 15 FEET OUTSIDE PERIMETER OF INLET AS PER SECTION 603 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, HARFORD COUNTY ROAD CODE, EFFECTIVE DATE JANUARY 1988.
15. ALL INLETS GRATES TO BE TILT 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 8" 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 MARKINGS.
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 1A) HAS BEEN APPROVED FEBRUARY 1997.
24. ALL ON-SITE WATER AND SEWER LINES WILL BE PRIVATELY OWNED. SAMPLING MANHOLES WILL BE INSTALLED AT RIGHT OF WAY LINES.
25. AT LEAST ONE FIRE HYDRANT WILL BE LOCATED WITHIN 100' OF ALL SPRINKLER CONNECTIONS.

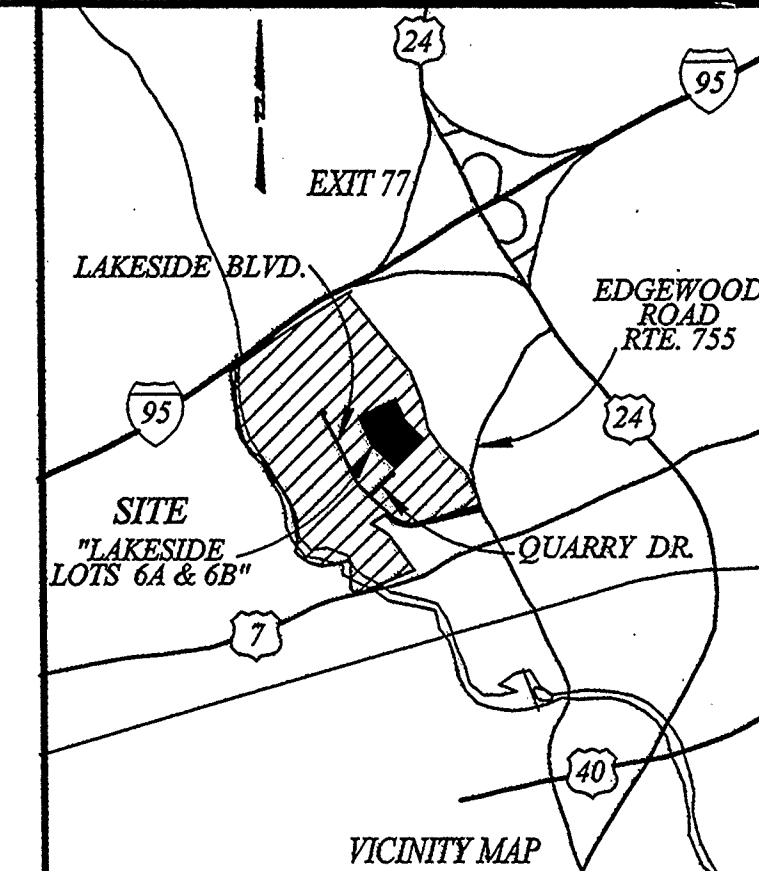
PUBLIC REFERENCE DRAWINGS
SANITARY DWG #19071
WATER DWG #19070

SEQUENCE OF CONSTRUCTION

1. NOTIFY HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR AT 410-638-3127 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. INSTALL SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
3. CONSTRUCT STONE OUTLET SEDIMENT TRAP 5' x 1.
4. AFTER NOTIFYING AND OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN GRADING OPERATIONS. MAINTAIN POSITIVE DRAINAGE TO SEDIMENT CONTROL MEASURES AND DEVICES.
5. PROCEED WITH GRADING OPERATION AND BEGIN THE BUILDING CONSTRUCTION.
6. CONTINUE BUILDING CONSTRUCTION.
7. INSTALL ALL UTILITIES EXCEPT WITHIN STONE OUTLET SEDIMENT TRAP AREA (INCLUDING THE TRAP OUTFALL AND INFLOW AREA OF RECEIVING PIPE). PROVIDE INLET PROTECTION AND INLET PLUGGING.
8. INSTALL CONCRETE CURB AND GUTTER AND STONE SUBBASE EXCEPT WITHIN STONE OUTLET SEDIMENT TRAP AREA (INCLUDING THE TRAP OUTFALL AND INFLOW AREA OF RECEIVING PIPE).
9. AFTER NOTIFYING AND OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE STONE OUTLET SEDIMENT TRAP AND TEMPORARY PIPE.
10. STABILIZE ALL REMAINING AREAS.
11. AFTER NOTIFYING AND OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE REMAINING SEDIMENT CONTROL MEASURES AND DEVICES AND STABILIZE THOSE AREAS.
12. INSTALL RIP RAP CHANNELS.
13. PROCEED WITH PAVING AND LANDSCAPING OPERATIONS.

LEGEND

6" CONCRETE MIX #2 WITH FIBER MESH	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
STABILIZED CONSTRUCTION ENTRANCE	
MOUNTABLE BERM	
INLET PROTECTION	
INLET PLUGGING	
TEMPORARY SWALE	
PROPERTY LINE	
PROP. CONTOURS	
PROP. CURB & GUTTER	
PROP. STORM DRAIN	
PROP. SANITARY	
PROP. WATER	
FUTURE CURB & GUTTER	
FUTURE CONTOURS	
EXIST. CONTOURS	
EXIST. CURB & GUTTER	
EXIST. STORM DRAIN	
EXIST. SANITARY	
EXIST. WATER	



BENCH MARKS: GWS-1 REBAR SET 3" OFF FACE CURB N.E. CORNER INTERSECTION OF MD RTE. 7 AND MD RTE. 755. ELEV. = 30.51 NAD 83 COORDINATE VALUES N648,460.912 E1,507,414.664.

SITE DATA

1. TOTAL SITE AREA: 0.28 AC.
2. EXISTING ZONING: G1
3. TAX MAP #1: PART OF PARCEL W7 C.G.H. 69/18
4. EXISTING USE: VACANT
5. PROPOSED USE:
 - a) OFFICE/WAREHOUSE: 18,670 SF
 - b) MAINTENANCE BUILDING: 50' x 50' = 2500 S.F.
 - c) TOTAL BUILDING COVERAGE: 23,670 SF
 - d) TOTAL IMPERVIOUS AREA: 23,670 SF
 - e) BUILDING HEIGHT: 40'
 - f) REQUIRED LOT SETBACKS: FRONT - 20', SIDE - 10', REAR - 20'
 - g) PARKING TABULATION:

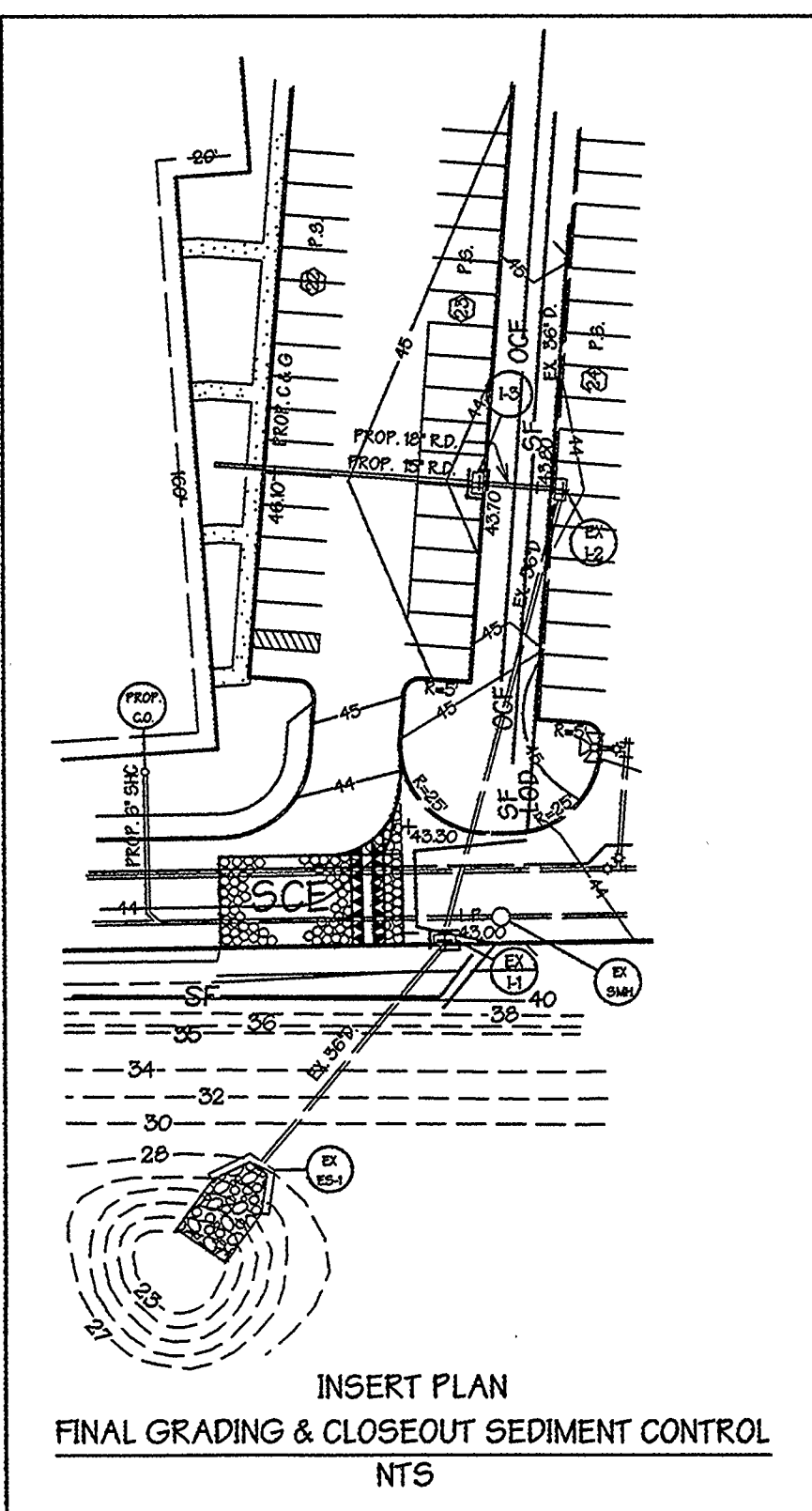
TYPE	SPACES	AREA (SF)
OFFICE	18,670 SF @ 115/2000 SF	62,225 SF
WAREHOUSE	74,670 SF @ 115/15000 SF	53,340 SF
TOTAL P.S. REQUIRED		115,575 SF
PARKING SPACES PROVIDED		128 SF (INCLUDING 6 HCP)
LOADING SPACES REQUIRED		5
LOADING SPACES PROVIDED		15
 - h) ALL REQUIRED PARKING SPACES ARE: 9' x 18' (NAD) HANDICAP SPACES ARE: 12' x 18' (NAD) VAN ACCESSIBLE HANDICAP SPACES ARE: 12' x 22' (NAD) LOADING SPACES ARE: 12' x 22' (NAD)

QUANTITY ESTIMATES

- STABILIZED CONSTRUCTION 1EA.
STONE OUTLET TRAP - 1EA.
SUPER SILT FENCE - 510 LF
SILT FENCE - 960 LF
INLET PROTECTION - 3 EA.
INLET PLUGGING - 1EA.
TEMPORARY SWALE - 370 LF

SITE ANALYSIS

1. Total Site Area: 0.28 AC. +/-
2. Total Disturbed Area: 255,000 sq. ft.
3. Area to be Vegetatively Stabilized: 38,520 sq. ft.
4. Area in Paving: 215,420 sq. ft.
5. Grading Quantities:
 - Cut: 4,340 cu. yards.
 - Fill: 4,340 cu. yards.
 - Topsoil: 360 cu. yards.



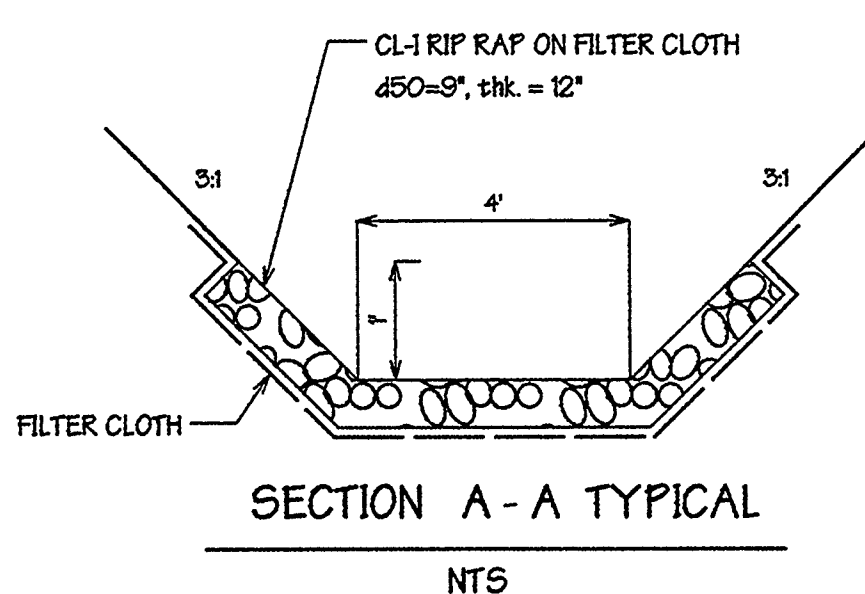
NOTE:

EARTH QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS ADVISED TO PERFORM HIS OWN ANALYSIS PRIOR TO PLACING A BID ON THIS ITEM.

THIS PLAN IS TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF THE SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES ONLY. SEE SITE PLAN FOR MORE SPECIFIC DETAILS.

UTILITY CONSTRUCTION NOTES

1. OPEN ONLY THAT PORTION OF TRENCH WHICH CAN BE BACKFILLED AND STABILIZED EACH DAY.
2. PLACE ALL EXCAVATED MATERIAL ON UP GRADE SIDE OF TRENCH.
3. ALL SEDIMENT CONTROL DEVICES DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY BEFORE LEAVING THE WORK SITE AT THE END OF EACH DAY.
4. IF THE TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY SILT FENCE SHALL BE PLACED DOWN GRADE TO THE TRENCH.



BALTIMORE LAND DESIGN GROUP, INC.
CONSULTING ENGINEERS
24 ENGLISH SADDLE COURT
PARKTON, MARYLAND 21120
PHONE: 410.329.6234 - FAX: 410.357.8464

OWNER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the control of Sediment and Erosion before beginning the project, also authorize periodic onsite inspection by Harford Soil Conservation District or their authorized agents, as are deemed necessary.
[Signature] 12/10/99
Signature of Owner/Developer Date



ENGINEER'S CERTIFICATE
I certify that this plan for Erosion and Sediment Control and Stormwater Management represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the Standards and Specifications for Soil Erosion and Sediment Control, dated 1994.
[Signature] 12/11/99
Reg. P.E. No. Date

DEVELOPER / OWNER
FRP LAKESIDE LLC #2
34 LOVETON CIRCLE, SUITE 100
SPARKS, MARYLAND 21152
PHONE: (410) 771-4100

LAKESIDE
HARFORD COUNTY, MARYLAND
1st ELECTION DISTRICT
PARCEL 147
TAX MAP 61
SEPTEMBER 28, 1999

Revisions		HARFORD COUNTY, MARYLAND	
		LAKESIDE LOT 6A	
		SEDIMENT AND EROSION CONTROL PLAN	
Drawn By:	DAG	Contract No.:	
Designed By:	V.Z.	Scale:	1" = 50'
Reviewed By:	V.Z.	Sheet	1 of 2

Erosion and Sediment Control
Plan # 51396