

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS, SEE HANFORD 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" (1-800-557-7777) 72 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AND BY PHONE THREE (3) DAYS BEFORE STARTING ANY CONSTRUCTION. CALL TELEPHONE AT (301) 352-2100, BGE AT (202) 254-5680 AND AT&T AT (202) 529-9800.

4. WATER MAINS TO HAVE A MINIMUM OF 3.0 COVER EXCEPT WHERE GREATER DEPTHS ARE INDICATED. SHALL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS AND DETAILS FOR SANITARY SEWER AND WATER OF THE HANFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

5. 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 #4 STONE COVER ONLY, NO SAND.

6. THREE NON-METALLIC TAPE MANUFACTURED BY ALLEN SYSTEMS OR APPROVED EQUAL TO BE INSTALLED 12" ABOVE ALL WATER AND SEWER LINES AND HOUSE CONNECTIONS, (COLORS SHALL BE BLUE FOR WATER, GREEN FOR SEWER).

7. FOR ALL NON-METALLIC SEWER SERVICES AND/OR FENCE MAINS, A TEN GAUGE BRASS COPPER WIRE SHALL BE OVERT APPLIED TO THE TOP OF THE PIPE EVERY 100' 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.

8. BEFORE OPERATION TO SUBGRADE WILL BE KEPT WITH 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.

9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS OF WALLS, WALKS, STEPS AND LINE PAINTING NEXT TO THE BUILDING.

10. 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.

11. STANDARD MANUFACTURERS LENGTH OF PIPE SHALL BE USED FOR ALL WATER AND SEWER MAINS AND SERVICES, IN ORDER TO MINIMIZE THE NUMBER OF JOINTS.

12. WHERE REQUIRED BY ENCOUNTERED OPENINGS OR OTHER DEEPAGE CONDITIONS, UNDERDRAIN PIPE SHALL BE INSTALLED USING 6" NOMINAL DIAMETER PERFORATED UNDERDRAIN PIPE MEETING TOWN OF BEL AIR STANDARD SPECIFICATIONS.

13. ALL INLETS AND MANHOLES SHALL BE BACKFILLED WITH NO. 57 AGGREGATE FOR A WIDTH OF 15 FEET OUTSIDE PERIMETER OF INLET AS PER SECTION 600 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, HANFORD COUNTY ROAD CODE, EFFECTIVE DATE JANUARY 1986.

14. ALL INLETS GRATES TO BE TILT BAR GRATES OR APPROVED EQUAL.

15. ALL PARKING SPACES SHALL BE MARKED WITH SOLID 4" WIDE STANDARD WHITE PAINTED LINES FOR THE FULL DEPTH OF PARKING SPACE.

16. ALL PAINTED ISLANDS AND HANDICAPPED SPACES SHALL BE MARKED WITH SOLID 4" WIDE STANDARD WHITE PAINTED FURNITURE LINES WITH 8" WIDE SOLID DIAGRAM LINES AT 20' ON CENTER. THE CENTER LINE OF ALL SERVICE DRIVES AND ACCESS ROADWAYS (NOT PARKING ISLANDS) 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 PAINTING MARKING.

17. ALL DISTURBED AREAS NOT TO EXISTIVE 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.

18. CONTRACTOR TO PROVIDE A 2 FOOT MINIMUM BENCH BEHIND THE CURB IN ALL FILL AREAS.

19. HANDICAPPED SPACES SHALL COMPLY WITH CURRENT A.D.A. GUIDELINES FOR SLOPE, MATERIALS AND FINISHES.

20. ALL LIGHTING IS TO BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC.

21. ALL OF THE LANDSCAPE PLANS WILL BE PROVIDED.

22. SITE DRAINAGE MANAGEMENT FOR THE ENTIRE BUSINESS PARK, (INCLUDING LOT 1A) HAS BEEN APPROVED FEBRUARY 1997.

23. ALL ON-SITE WATER AND SEWER LINES WILL BE PRIVATELY OWNED. SAMPLING MANHOLES WILL BE INSTALLED AT 100' OF WAY LINES.

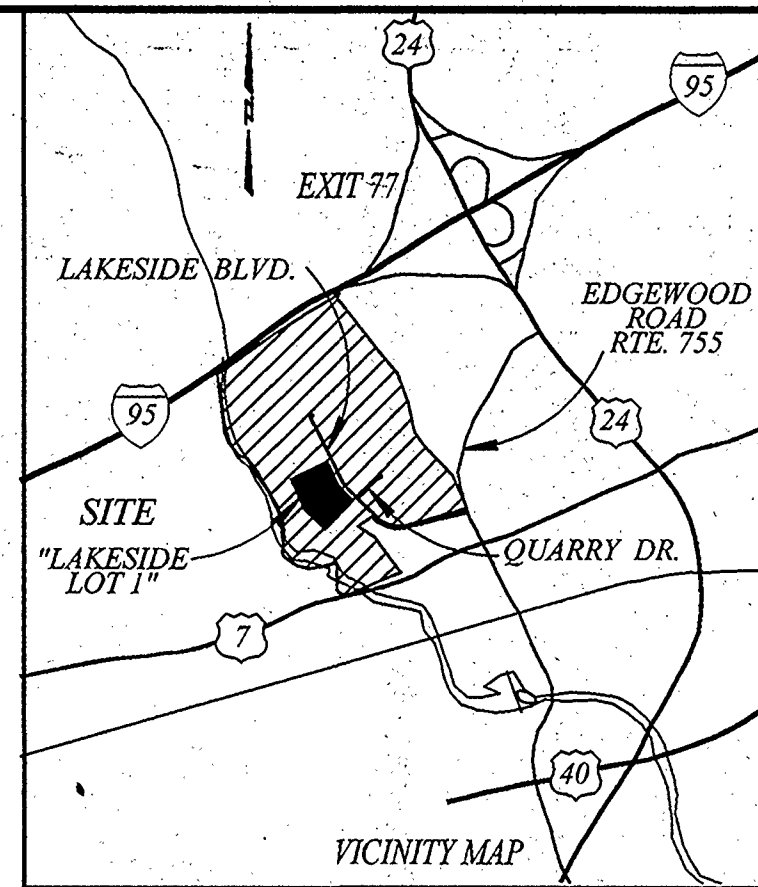
24. AT LEAST ONE FIRE HYDRANT WILL BE LOCATED WITHIN 100' OF ALL SPRINKLER CONNECTIONS.

25. ALL WORK WITHIN LAKESIDE BLVD. (INCLUDING ENTRANCES) IN THE FRONT OF LOT 1A WILL BE DONE UNDER PUBLIC CONTRACT PRIOR TO THE ISSUANCE OF THE USE AND OCCUPANCY PERMIT.

REFERENCE DRAWINGS

WATER DWG #190-70
SANITARY DWG #190-71

QUARRY DRIVE



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 E1,307,414,664.

PROPOSED LAKE
(S.W.M. POND)

APPROVED FEBRUARY / 1997
PERMANENT W.S. EL. @ 28.50

FRP LAKESIDE L.P.
C.G.H. 24441/738

EXISTING LAKE
PERMANENT W.S. ELEV. @ 24.20

FRP LAKESIDE L.P.
C.G.H. 24441/738

PROPOSED BUILDING B
65,520 S.F.
F.F. 40.25

PROPOSED BUILDING A
67,488 S.F.
F.F. 40.50

FUTURE BUILDING
67,488 S.F.
F.F. 41.00

FRP LAKESIDE L.P.
C.G.H. 24441/738

LEGEND

PROPERTY LINE	---
PROP. CONTOURS	---39---
PROP. CURB & GUTTER	=====
PROP. STORM DRAIN	2" D
PROP. SANITARY	8" S
PROP. WATER	8" W
FUTURE CURB & GUTTER	=====
FUTURE CONTOURS	---39---
EXIST. CONTOURS	---39---
EXIST. CURB & GUTTER	=====
EXIST. STORM DRAIN	2" D
EXIST. SANITARY	8" S
EXIST. WATER	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

NOTE:
SEE THE LATEST APPROVED STORM DRAIN, SANITARY PLAN
AND PROFILE BEFORE MAKING ANY CONNECTIONS.

PLAN
SCALE: 1" = 50'

FRP LAKESIDE L.P.
C.G.H. 24441/738

SHEET INDEX

SHEET 1 OF 4 - SITE PLAN
SHEET 2 OF 4 - STORM DRAIN AND SANITARY PROFILES
SHEET 3 OF 4 - LANDSCAPE PLAN
SHEET 4 OF 4 - WATER METER PLAN

SITE DATA

1. TOTAL SITE AREA	8.30 Ac.
2. EXISTING ZONING	GI
3. TAX MAP 61 PART OF PARCEL 147	C.G.H. 24441/738
4. EXISTING USE	VACANT
5. PROPOSED USE	OFFICE/WAREHOUSE
6. TOTAL BUILDING COVERAGE:	
BUILDING A	13,500 SF
80% WAREHOUSE	53,988 SF
TOTAL	67,488 SF
7. TOTAL IMPERVIOUS AREA:	
PERMITTED	60%
PROVIDED	135,000 S.F. \ 361,548 S.F. = 37%
8. BUILDING HEIGHT:	
PERMITTED	40'
PROVIDED	32'
9. REQUIRED LOT SETBACKS:	
FRONT	25'
SIDE	10'
REAR	25'
10. PARKING TABULATION	
A) BUILDING A	
PARKING SPACES REQUIRED:	
OFFICE	13,500 SF @ 1 PS/300 SF = 45 PS
WAREHOUSE	53,988 SF @ 1 PS/1400 SF = 38.56 PS
TOTAL P.S. REQUIRED	= 84 PS
PARKING SPACES PROVIDED:	= 89 PS (INCLUDING 4 HDCP)
LOADING SPACES REQUIRED:	= 2
LOADING SPACES PROVIDED:	= 15
B) BUILDING B	
PARKING SPACES REQUIRED:	
OFFICE	13,100 SF @ 1 PS/300 SF = 43.67 PS
WAREHOUSE	52,420 SF @ 1 PS/1400 SF = 37.44 PS
TOTAL P.S. REQUIRED	= 81 PS
PARKING SPACES PROVIDED:	= 82 PS (INCLUDING 5 HDCP)
LOADING SPACES REQUIRED:	= 2
LOADING SPACES PROVIDED:	= 15
ALL REQUIRED PARKING SPACES ARE:	9' X 18' (MIN)
HANDICAP SPACES ARE:	12' X 18' (MIN)
VAN ACCESSIBLE HANDICAP SPACES ARE:	16' X 18' (MIN)
LOADING SPACES ARE:	10' X 25' (MIN)

SITE PLAN
FOR

LAKESIDE LOT 1

HARFORD COUNTY, MD. FIRST ELECTION DISTRICT

P/O TAX MAP 61 PARCEL 147

SCALE: 1" = 50'

SHEET 1 OF 4

DATE: JAN. 7, 1998



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

DEVELOPER / OWNER

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

REVISIONS:

REVISION #1 FEB/24/98
COMPLIED WITH D.A.C. COMMENTS DATED 2/4/98