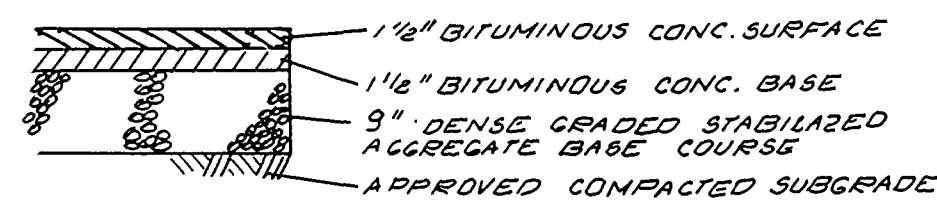
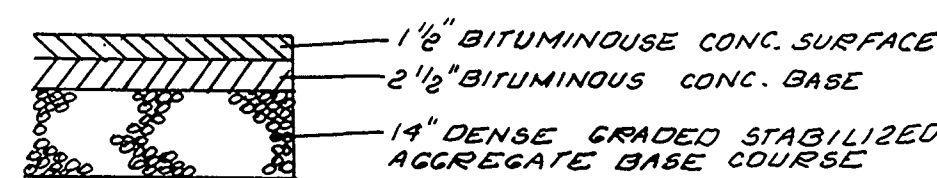


LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROP. CONC. C&G
- FUTURE CONC. C&G
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- FUTURE GRADES



LIGHT DUTY PAVING



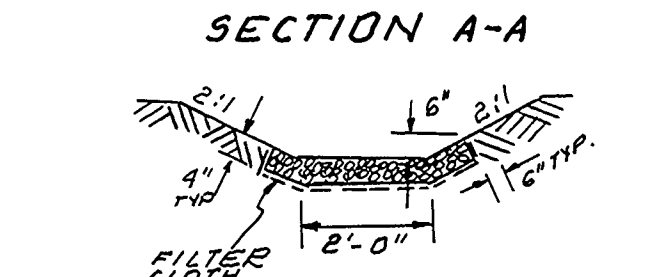
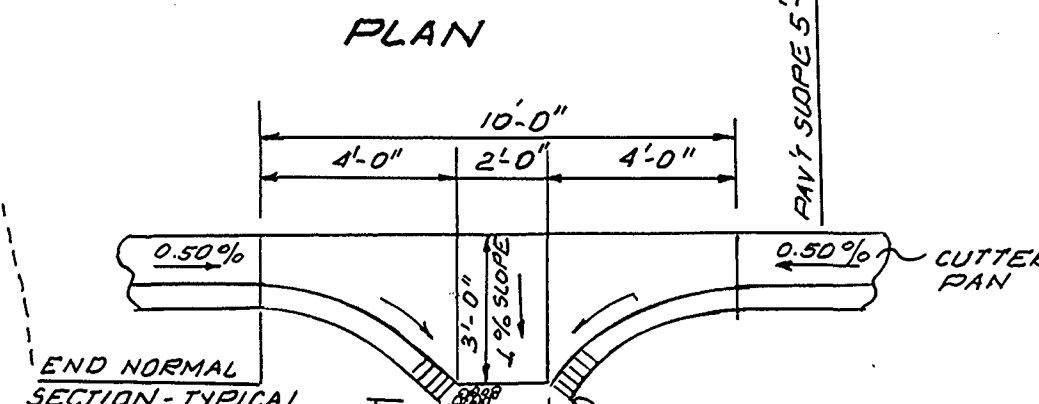
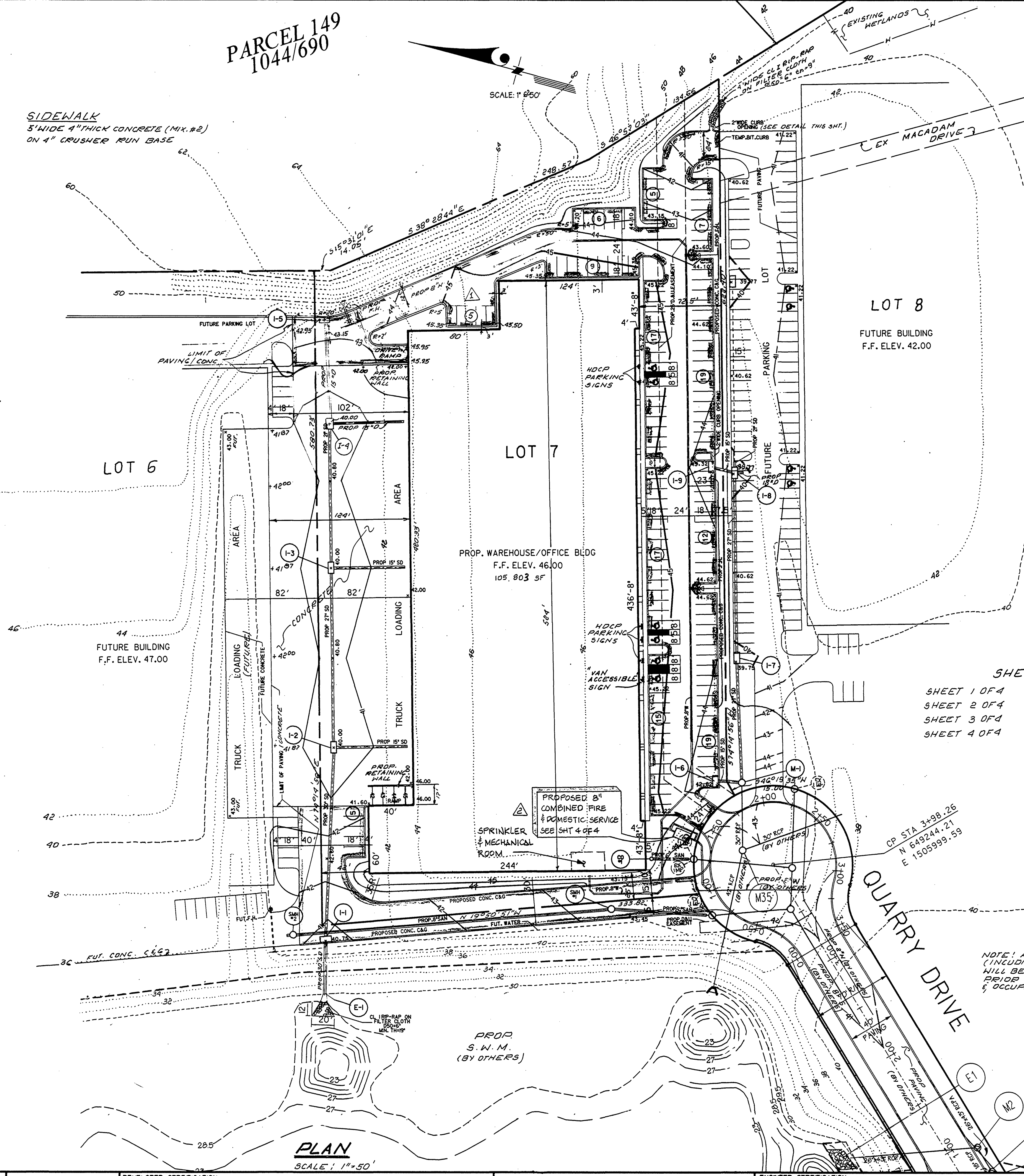
HEAVY DUTY PAVING

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. CAP TELEPHONE AT (301) 392-2110. BGE AT (301)234-8891 AND AT&T Co. AT (301) 539-9900 EXT. 553.
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 AND TO TOP OF PIPE WITH #6 STONE OR CLEAN SAND (FREE OF STONES-SAND SHALL BE COMPACTED). SEWER SERVICES SHALL HAVE #8 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 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 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 1.5 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 INLET 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 WHITE 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.

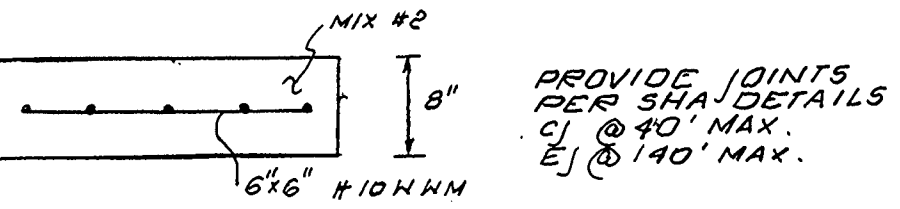
PARCEL 149
1044/690

SIDEWALK
5' WIDE 4" THICK CONCRETE (MIX #2)
ON 4" CRUSHER RUN BASE

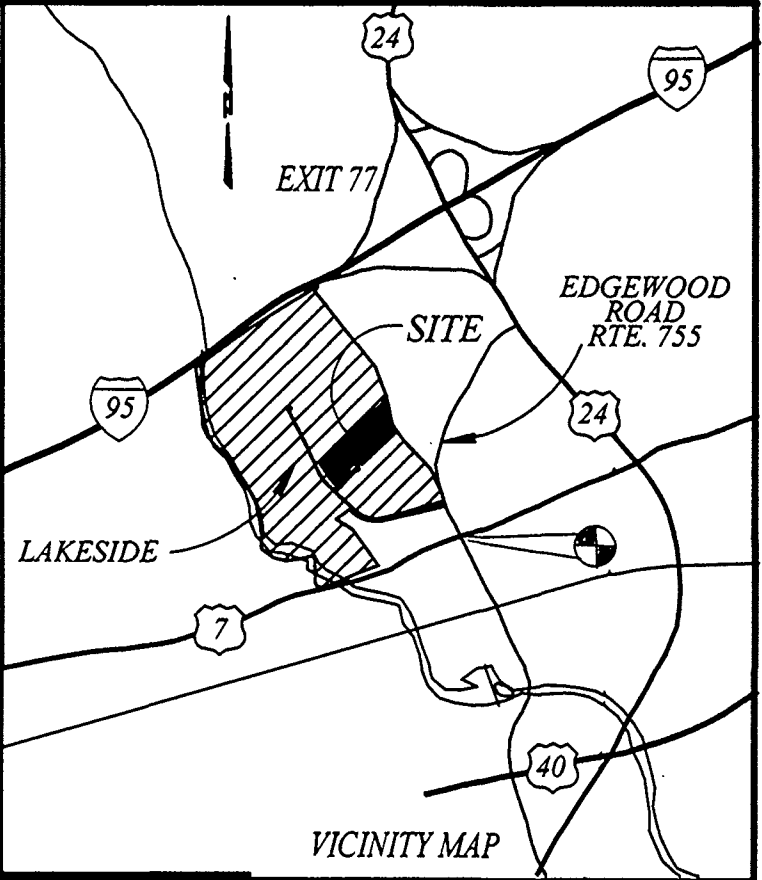


RIP-RAP 4" TO 6" STONE
BLANKET THICKNESS: 9" MIN.

CURB OPENING DETAIL
N.T.S.



CONCRETE PAVING
N.T.S.
TRUCK LOADING AREA



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 M.D. 83 COORDINATE VALUES N648,460.912 E1,507,414.664.

LOT 8
FUTURE BUILDING
F.F. ELEV. 42.00

PROP. WAREHOUSE/OFFICE BLDG
F.F. ELEV. 46.00
105,803 SF

FUTURE BUILDING
F.F. ELEV. 47.00

SHEET INDEX

- SHEET 1 OF 4 SITE PLAN
- SHEET 2 OF 4 STORM DRAIN & SEWER PROFILES
- SHEET 3 OF 4 LANDSCAPING PLAN
- SHEET 4 OF 4 WATER PLAN & PROFILES

SITE DATA

1. TOTAL SITE AREA:	5.24 AC ±	= 228,254 SF ±
2. EXISTING ZONING:	GI	
3. TAX MAP 61 PARCEL 147	300/296	313/261
4. EXISTING USE:	VACANT	
5. PROPOSED USE:	OFFICE/WAREHOUSE	
	20% OFFICE	21,160 SF
	80% WAREHOUSE	84,643 SF
	TOTAL	105,803 SF
6. PERCENT OF BUILDING COVERAGE PERMITTED	60%	
PROVIDED	105,803 SF	228,254 SF = 0.464 = 46%
7. TOTAL IMPERVIOUS AREA PERMITTED	90%	
PROVIDED	196,544 SF	228,254 SF = 0.861 = 86%
8. PARKING SPACES REQUIRED		
OFFICE:	21,160 SF @ 1 PS/300 SF	= 70.53 PS
WAREHOUSE	84,643 SF @ 1 PS/1400 SF	60.45 PS
		130.98 PS
PARKING SPACES PROVIDED:		137 PS (INCLUDING 6 HDCP)
9. LOADING SPACES REQUIRED:	3	
LOADING SPACES PROVIDED:	15	
ALL REQUIRED PARKING SPACES ARE:	9' X 18' (MIN)	
HANDICAP SPACES ARE:	13' X 18' (MIN)	
VAN ACCESSIBLE HANDICAP SPACES ARE:	16' X 18' (MIN)	
LOADING SPACES ARE:	10' X 25' (MIN)	
10. BUILDING HEIGHT:	32' 0"	

NOTE: ALL WORK WITHIN QUARRY DRIVE (INCLUDING ENTRANCES TO LOTS 6, 7 & 8) WILL BE DONE UNDER PUBLIC CONTRACT PRIOR TO THE ISSUANCE OF THE USE & OCCUPANCY PERMIT.

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.

REVISION 10/20/96. BUILDING, PARKING LAYOUT, WATER & STORM DRAIN CHANGED. 6/14/97 REVISED LOCATION OF FIRE & DOMESTIC SERVICE

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204.
(410) 825-8120

DEVELOPER CERTIFICATION
I/We certify that all development and construction will be done according to this plan, 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. I/also authorize periodic on-site inspection by the Harford Soil Conservation District.

Developer: _____ Date: _____

DEVELOPER
FRP DEVELOPMENT
34 LOVETON CIRCLE, SUITE 100
SPARKS, MARYLAND 21152
TEL. (410) 771-4100

ENGINEER CERTIFICATION
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Harford Soil Conservation District.

Engineer: _____ Date: _____
Name: _____ PE: _____

SITE PLAN LOT 7 AT LAKESIDE
HARFORD COUNTY, MARYLAND
P/O TAX MAP 61 PARCEL 147
SCALE: AS SHOWN

1 ST ELECTION DISTRICT
DATE: AUGUST 23, 1996
SHEET 1 OF 4