

SITE PLAN NOTES

1. SITE IS ZONED L-1 AND IS LOCATED IN THE ADAMSTOWN PLANNING REGION.
2. SITE IS KNOWN AS LOTS 25, STANFORD INDUSTRIAL PARK PLAT BOOK 69 PAGE 33 AND LOT 26 STANFORD INDUSTRIAL PARK PLAT BOOK 69 PAGE 34. LOTS 25 & 26 ARE TO BE COMBINED VIA AN ADDITION PLAN INTO ONE LOT. TOTAL LOT AREA WILL BE 253,014 SF ± OR 5.808 ACRES ±.
3. PROPOSED USE IS 38,200 SF OF "SPEC" WAREHOUSE IN TWO ONE STORY BUILDINGS
4. L-1 DESIGN REQUIREMENTS:
 - MINIMUM LOT AREA 20,000 S.F.
 - MINIMUM LOT WIDTH 100'
 - SETBACK REQUIREMENTS:
 - FRONT YARD 25'
 - SIDE YARD 25' OR EQUAL TO HEIGHT OF STRUCTURE
 - REAR YARD 20'
 - MAXIMUM BLDG. HEIGHT 60'
 - *FRONT YARD SETBACK ALONG WINCHESTER BLVD. ESTABLISHED BY THE SWM/DRAINAGE EASEMENT PER RECORDED PLAT (PB.69 P.33) AS A CORNER LOT THERE ARE TWO FRONTS AND TWO SIDES
5. APPROXIMATE BUILDING HEIGHT 26'-8".
6. SITE SHALL MEET ALL REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND REGULATIONS (COMAR), SECTION 05.01.07 - MARYLAND BUILDING CODE FOR THE HANDICAPPED.
7. TRASH PICK UP WILL BE PROVIDED BY PRIVATE CONTRACTOR AT DUMPSTER LOCATION SHOWN ON PLAN.
8. AREA SUMMARY:

	BLDG. A	BLDG. B
TOTAL AREA OF SITE	253,014 S.F.±	253,014 S.F.±
TOTAL AREA OF BUILDING FOOTPRINT	30,200 S.F.±	8,000 S.F.±
AREA IN PAVEMENT	46,918 S.F. ±	9,732 S.F.±
AREA OF PROPOSED FRO EASEMENT	40,370 S.F. ±	40,370 S.F.±
AREA IN GREEN SPACE	117,794 S.F.±	117,794 S.F.± OR 46.4%

9. SITE SHALL BE LIGHTED BY ARCHITECTURALLY MOUNTED LIGHTS LOCATED APPROXIMATELY 20' ABOVE
- GROUND DIRECTED ONTO SITE. THEY SHALL BE SO SITUATED AS TO NOT CREATE GLARE ON ADJACENT PROPERTIES, ROADWAY OR INTO THE SKY.
10. THERE IS NO OUTDOOR STORAGE PROPOSED AT THIS TIME. IF OUTDOOR STORAGE IS TO BE UTILIZED IN THE FUTURE, A SITE PLAN MUST BE SUBMITTED WITH THE PROPOSED LOCATIONS TO BE REVIEWED AND APPROVED AT STAFF LEVEL.
11. SIGNAGE CALCULATION:
 - SIGNAGE ALLOWED PER ORDINANCE - 100' F = BUILDING FRONTAGE. ALL SIGNAGE SHALL OBTAIN PERMITS BEFORE ERECTION. TWO FREESTANDING SIGNS ARE PERMITTED BY ZONING ORDINANCE. TWO MONUMENT TYPE SIGNS AND BUILDING MOUNTED SIGNAGE IS PROPOSED. SIGNAGE MUST HAVE LOW ILLUMINATION.

BLDG. A	BLDG. B
100' x 360' = MAX. SIGNAGE 190 SF	100' x 180' = MAX. SIGNAGE 127 SF
12. STORMWATER MANAGEMENT TO BE PROVIDED BY EXISTING STANFORD SECTION THREE REGIONAL STORMWATER MANAGEMENT POND A LOCATED ON EAST SIDE OF WINCHESTER BLVD. ALL SWM SHALL BE IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.	

BASE NOTES

1. HORIZONTAL DATUM BASED ON PLAT OF SUBDIVISION ENTITLED "COMBINED PRELIMINARY/FINAL PLAT, LOTS 1-3, SECTION 1, STANFORD INDUSTRIAL PARK" RECORDED IN PLAT BOOK 40 AT PAGE 25
2. VERTICAL DATUM BASED ON U.S.G.S. BRASS MARKER FOUND ON CONCRETE HEADWALL ON EAST SIDE OF ELMER DERR ROAD, 0.4 MILES NORTH OF MOUNTVILLE ROAD INTERSECTION. MARKER IS STAMPED "U.S.G.S. #84 HBL 1965" ELEVATION=481.31
3. EXISTING UTILITIES ARE SHOWN FROM AVAILABLE RECORDS. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

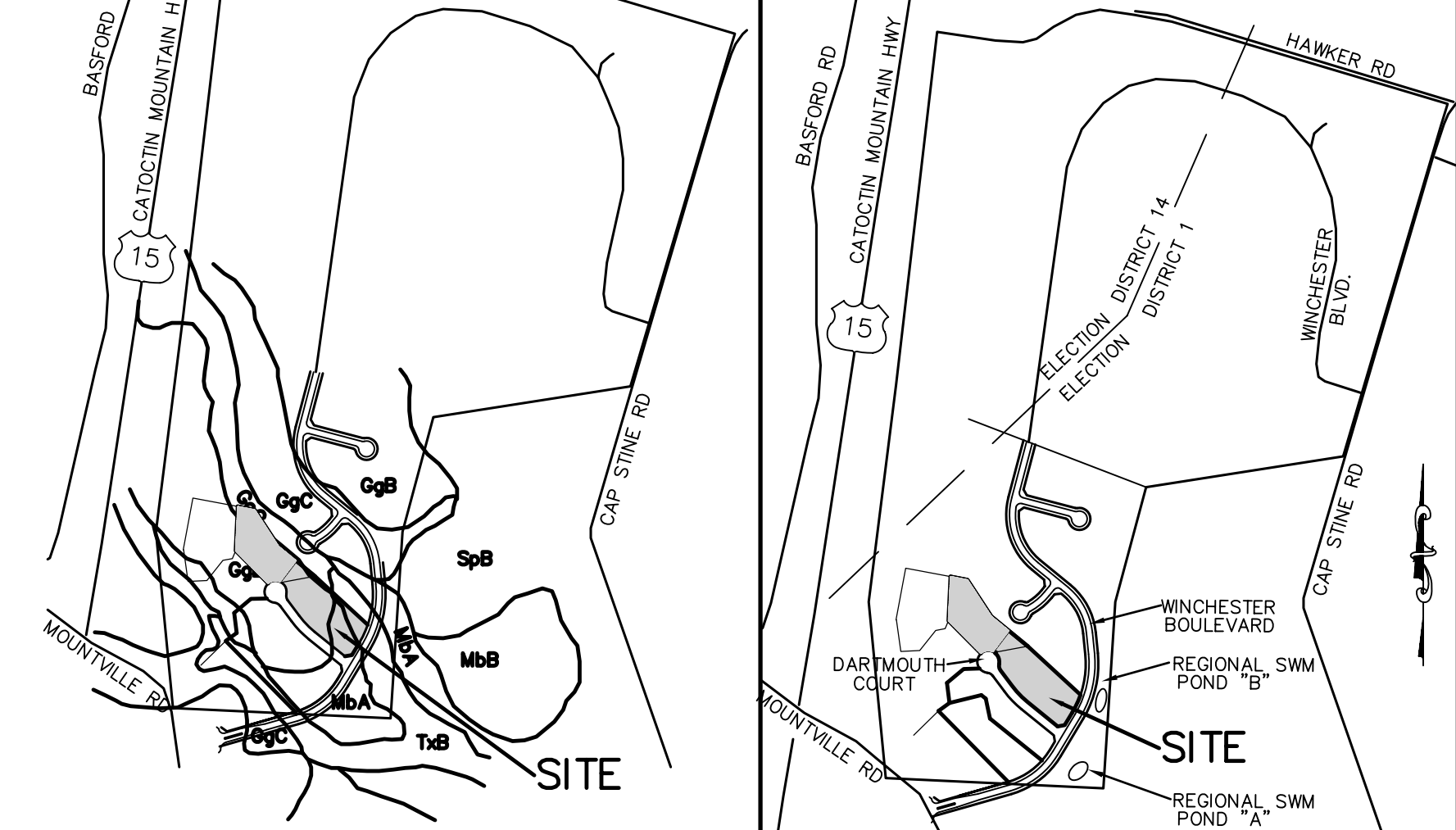
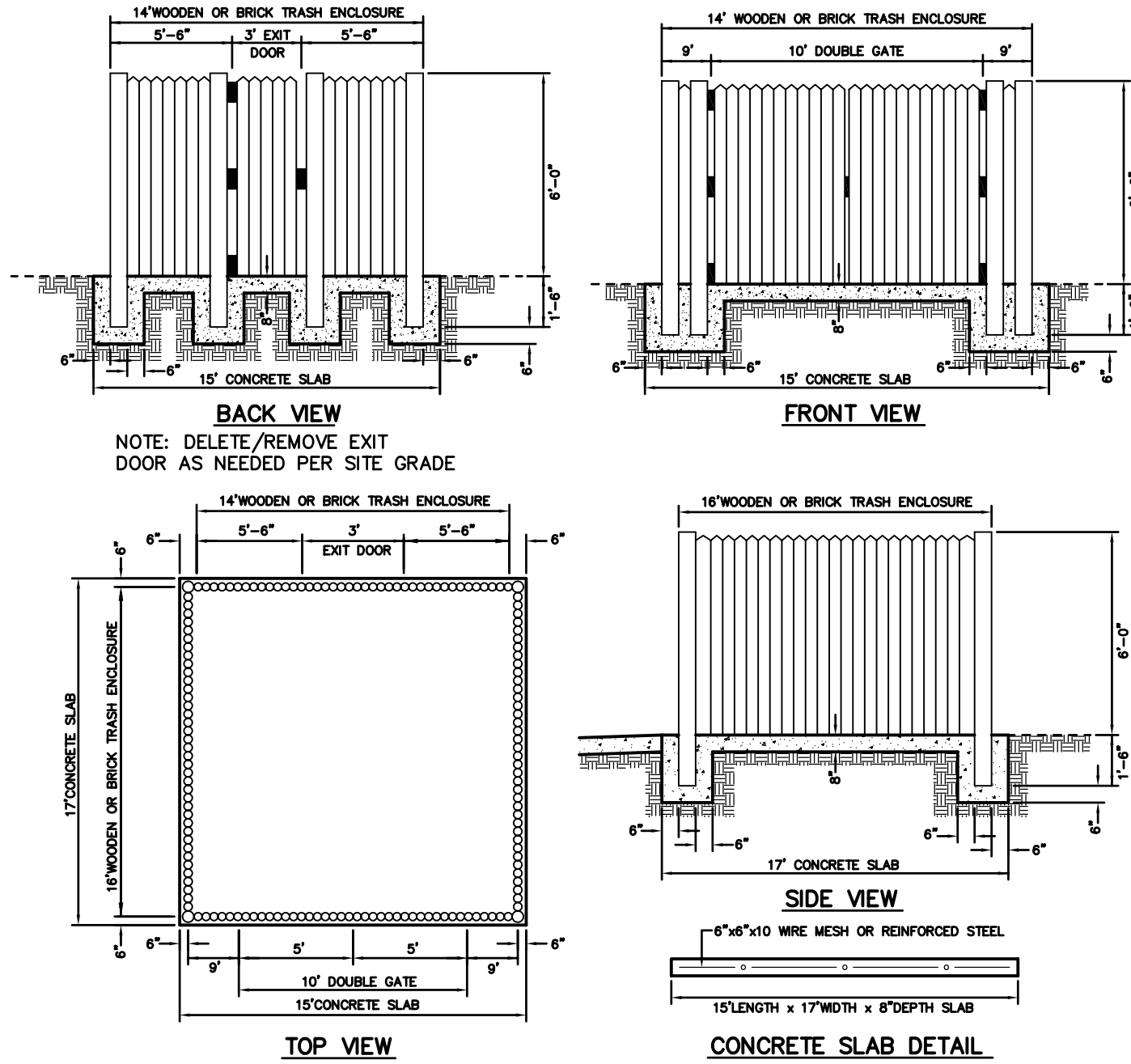
13. PARKING CALCULATION:

	BLDG. A	BLDG. B
OFFICE (30%)=	9,060 SF / 400 =	23 SPACES
WAREHOUSE (70%)=	21,190 SF / 500 =	42 SPACES
COMPANY VEHICLES		0 SPACES
TOTAL PARKING SPACES REQUIRED		65 SPACES
TOTAL PARKING SPACES PROVIDED		70 SPACES

NO RETAIL SALES OF PRODUCTS MAY OCCUR WITHOUT A REVISED SITE PLAN FOR STAFF APPROVAL IN ORDER TO ASSURE ADEQUATE PARKING.
14. OWNER WARRANTS THAT THIS SITE WILL COMPLY WITH ALL PERFORMANCE STANDARDS SET FORTH IN SECTION 1-19-307 OF THE FREDERICK COUNTY ZONING ORDINANCE.
15. THE SITE IS NOT SUBJECT TO THE ADEQUATE PUBLIC FACILITIES ORDINANCE DUE TO THE FOLLOWING:
 - A. PRIVATE WELL AND SEPTIC (NO PLANNED SERVICE)
 - B. NO SCHOOL CHILDREN GENERATED.
- C. PROPOSED SITE BUILDING AREA (38,200 SF) PLUS EXISTING SECTION 3 APPROVED SITE PLANS (239,287 SF) PLUS SITE PLAN LOT 27 (87,344 SF) IS LESS THAN THE 500,000 SF BUILDING AREA CAP WITHOUT IMPROVEMENTS AS ESTABLISHED WITH PRELIMINARY PLAN APFO APPROVAL.
16. SEE SIMPLIFIED FOREST STAND DELINEATION & COMBINED FINAL FOREST CONSERVATION PLAN FOR FRO COMPLIANCE. PROPOSED FRO EASEMENT ON THIS SITE 40,370 SF OR .93 AC. THIS PERPETUAL FOREST EASEMENT TO BE ESTABLISHED IN ACCORDANCE WITH THE FREDERICK COUNTY RESOURCE ORDINANCE (FRO), AS SPECIFICALLY SET FORTH IN THE TERMS OF THE RECORDED FRO EASEMENT.
17. LOADING CALCULATION 1 PER FIRST 5,000 SF AND 1 PER EACH 10,000 SF OR FRACTION THEREAFTER.

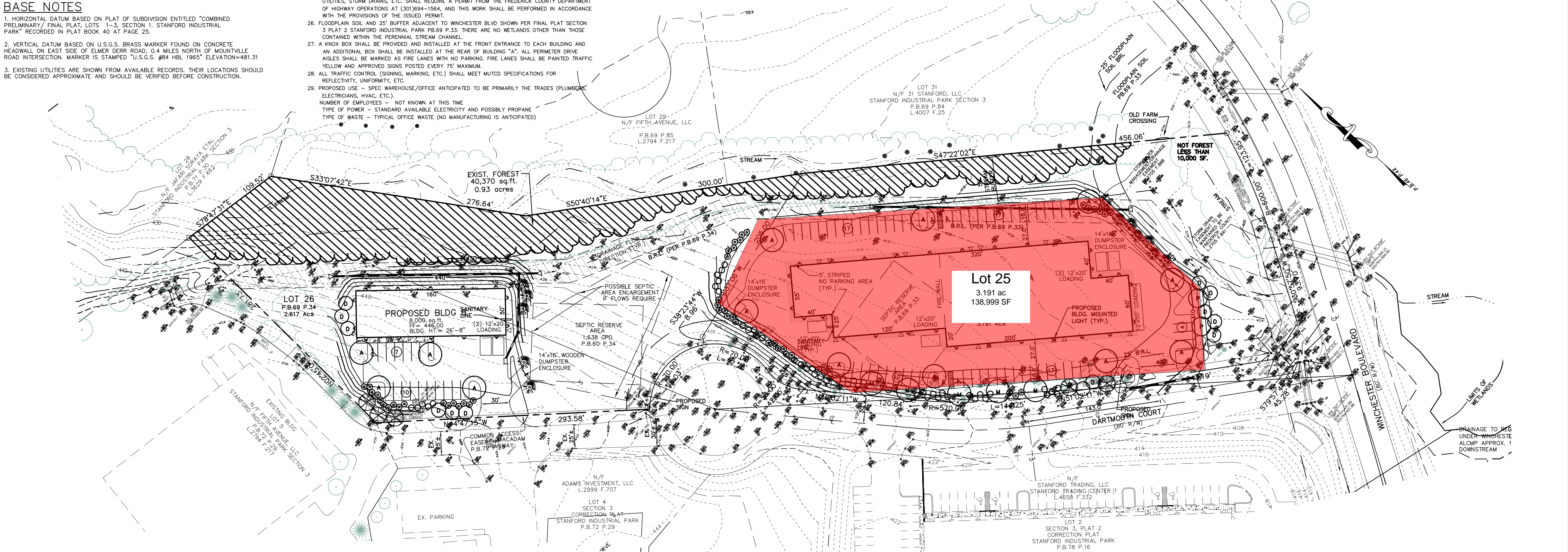
BLDG. A	BLDG. B
30,200 SF	8,000 SF
-5,000 SF = 1	-5,000 = 1
25,200 SF/10,000 = 3	3,000 SF/10,000 = 1
TOTAL REQUIRED = 4 TOTAL	TOTAL REQUIRED = 2 TOTAL
PROVIDED = 4	PROVIDED = 2

- NOTE: DELIVERY OF GOODS BY TRACTOR TRAILER IS NOT ANTICIPATED. ONLY DRIVE IN DOORS ARE PROPOSED - NO DOCKS. DELIVERY OF GOODS BY STEPTRUCK AND SMALLER TRUCKS IS ANTICIPATED. 12X20 LOADING SPACES HAVE BEEN REFLECTED ON PLAN.
18. PRIOR TO SITE PLAN SIGNATURE THE ADDITION PLAT COMBINING LOTS 25 AND 26 WILL NEED TO BE RECORDED
 19. SITE TO BE SERVED BY EXISTING WELL AND SEPTIC. CURRENT WATER AND SEWER CLASSIFICATION W-5 DEV / S-5 DEV.
 20. SITE WILL BE ADDRESSED FROM DARTMOUTH COURT. ADDRESS WILL BE INCORPORATED INTO PROPOSED SIGNAGE WITH 8' MIN. NUMBERS AND ON THE BUILDING WITH 12" MIN. NUMBERS
 21. SEE THE APPROVED AND SIGNED PRELIMINARY PLAT COUNTY FILE # S-690 FOR PHASE II AND PRELIMINARY PLAT CONDITIONS.
 22. ALL PARKING AND LOADING AREAS AND DRIVE AISLES TO BE PAVED WITH MACADAM.
 23. AN ENTRANCE PERMIT MUST BE OBTAINED FROM THE DEPT. OF CONSTRUCTION MANAGEMENT & INSPECTION (DCMI) PRIOR TO THE START OF CONSTRUCTION. DRIVEWAY TIE-IN TO EXISTING PUBLIC ROAD SHALL BE SAW CUT BETWEEN THE COMMERCIAL ENTRANCE DRIVEWAY APRON AND THE EXISTING EDGE OF ROADWAY PAVEMENT.
 24. SITE IS LOCATED NEAR AN AREA OF KARST TOPOGRAPHY.
 25. A EXCAVATION WITHIN A COUNTY ROAD RIGHT OF WAY FOR THE PURPOSE OF INSTALLATION OF UTILITIES, STORM DRAINS, ETC. SHALL REQUIRE A PERMIT FROM THE FREDERICK COUNTY DEPARTMENT OF HIGHWAY OPERATIONS AT (301)694-1564, AND THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE ISSUED PERMIT.
 26. FLOODPLAIN SOIL AND 25' BUFFER ADJACENT TO WINCHESTER BLVD SHOWN PER FINAL PLAT SECTION 3 PLAT 2 STANFORD INDUSTRIAL PARK PB.69 P.33. THERE ARE NO WETLANDS OTHER THAN THOSE CONTAINED WITHIN THE PERENNIAL STREAM CHANNEL.
 27. A KNOX BOX SHALL BE PROVIDED AND INSTALLED AT THE FRONT ENTRANCE TO EACH BUILDING AND AN ADDITIONAL BOX SHALL BE INSTALLED AT THE REAR OF BUILDING "A". ALL PERIMETER DRIVE AISLES SHALL BE MARKED AS FIRE LANES WITH NO PARKING. FIRE LANES SHALL BE PAINTED TRAFFIC YELLOW AND APPROVED SIGNS POSTED EVERY 75' MAXIMUM.
 28. ALL TRAFFIC CONTROL (SIGNING, MARKING, ETC.) SHALL MEET MUTCD SPECIFICATIONS FOR REFLECTIVITY, UNIFORMITY, ETC.
 29. PROPOSED USE - SPEC WAREHOUSE/OFFICE ANTICIPATED TO BE PRIMARILY THE TRADES (PLUMBERS, ELECTRICIANS, HVAC, ETC.).
 - NUMBER OF EMPLOYEES - NOT KNOWN AT THIS TIME
 - TYPE OF POWER - STANDARD AVAILABLE ELECTRICITY AND POSSIBLY PROPANE
 - TYPE OF WASTE - TYPICAL OFFICE WASTE (NO MANUFACTURING IS ANTICIPATED)



SOILS MAP SCALE: 1" = 1000'± MAP 49.50
SOIL TYPES:
GgB- GLENELG GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
MbA- MORVEN LOAM, 0 TO 3 PERCENT SLOPES
TxB- TREGO-FOXVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

VICINITY MAP SCALE: 1" = 1000'±
TAX MAP 94 PART OF PARCEL 96



PLANT SCHEDULE				
LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL				
K	COMMON NAME	BOTANICAL NAME	QT.	SIZE
(G)	RED TWIG DOGWOOD	CORNUS SERICEA	56	2'-3' HT.
(O)	INKBERRY	ILEX GLABRA	43	2'-3' HT.
(M)	RED MAPLE	ACER RUBRUM	5	2 1/2"-3" CAL
(A)	PATMORE GREEN ASH	FRAXINUS PENNSYLVANICA	13	2 1/2"-3" CAL
(D)	KOUSSA DOGWOOD	CORNUS KOUSSA	13	6'-8' HT.
(P)	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2	6'-8' HT.
(X)	GIANT ARBORVITAE	THUJA PLICATA 'ATROVIRENS'	11	6'-8' HT.
(C)	COLORADO SPRUCE	PICEA PUNGENS	6	6'-8' HT.
(H)	AMERICAN HOLLY	ILEX OPACA	2	6'-8' HT.

- LEGEND**
- PROPOSED FOREST EASEMENT
 - 50' STREAM BUFFER
 - FLOODPLAIN SOIL
 - CENTERLINE EX. STREAM

Harris, Smariga & Associates, Inc.

Planners/Engineers/Surveyors
125 South Carroll Street, Suite 100, Frederick, MD 21701
301-662-4488

REVISIONS:
12-14-05 REVISE PER 12-5-05 TAC MEETING

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FINAL SITE PLAN
FOR
STANFORD TRADING CENTER IV, LLC
STANFORD INDUSTRIAL PARK
LOT 25 & 26
SECTION THREE
3950 & 3954 DARTMOUTH COURT
SITUATED EAST OF U.S. 15
& NORTH OF MOUNTVILLE ROAD
BUCKEYSTOWN ELECTION DISTRICT #1
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'
DRAWN BY: DLS
CHECKED BY: SFZ
DATE: FEB. 2004
SHEET: 1 OF: 2
PROJECT: 5789-0-2526

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SETBACK REQUIREMENTS:
FRONT YARD 25'
SIDE YARD 25' OR EQUAL TO HEIGHT OF STRUCTURE
REAR YARD 20'

- MAXIMUM BLDG. HEIGHT 60'
*FRONT YARD SETBACK ALONG WINCHESTER BLVD ESTABLISHED BY THE SWM/DRAINAGE EASEMENT PER RECORDED PLAT (PB.69 P.33) AS A CORNER LOT THERE ARE TWO FRONTS AND TWO SIDES
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COMPANY VEHICLES	0 SPACES	0 SPACES
TOTAL PARKING SPACES REQUIRED	= 65 SPACES	= 17 SPACES
TOTAL PARKING SPACES PROVIDED	= 70 SPACES	= 18 SPACES

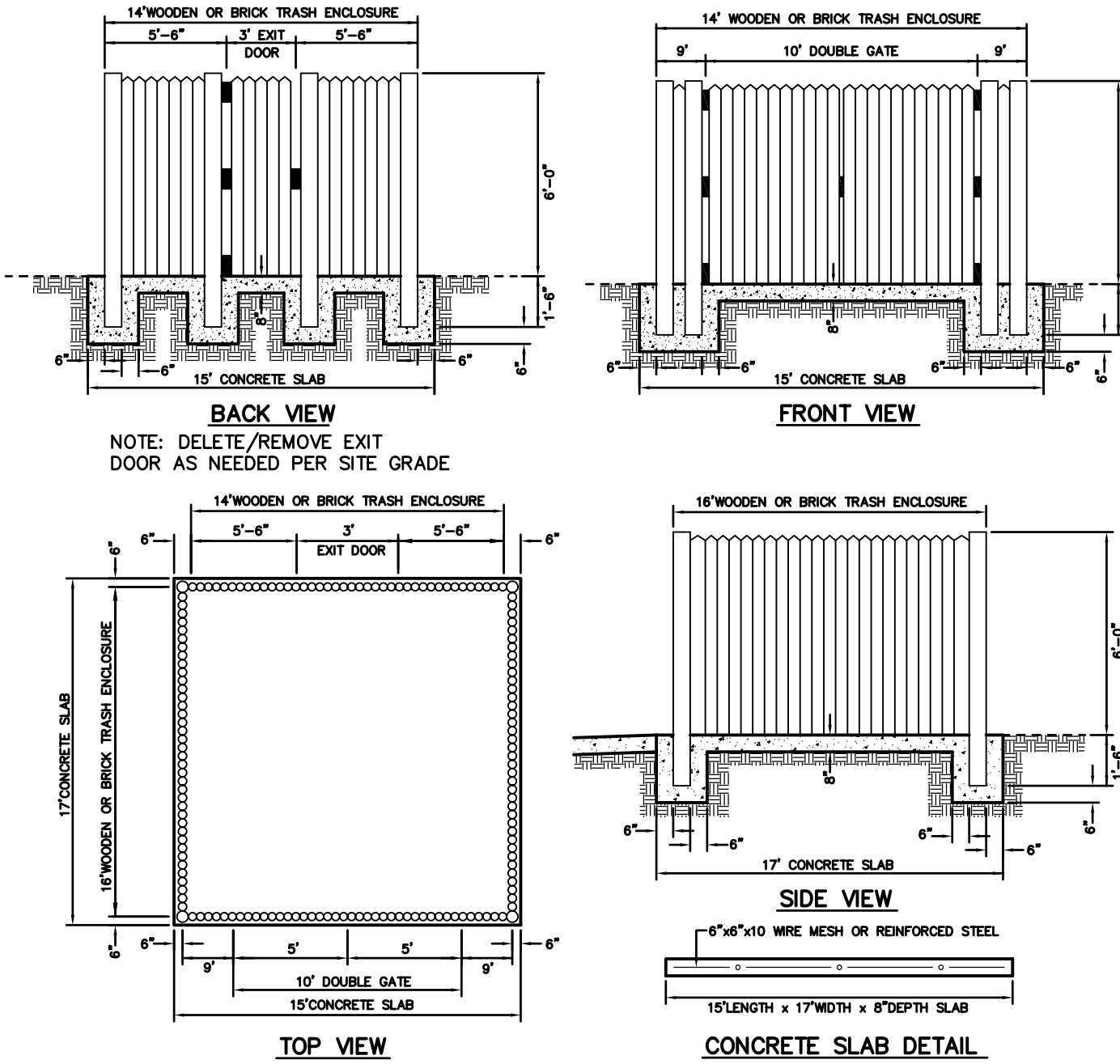
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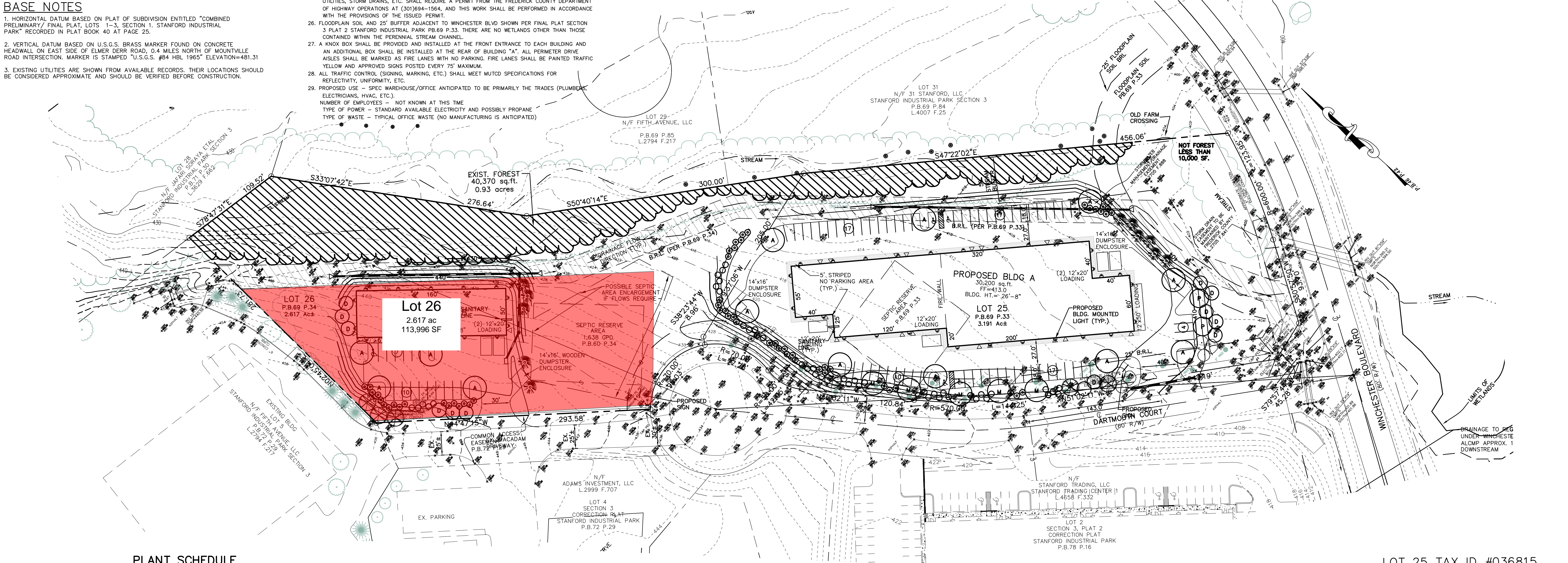


SOILS MAP

SCALE: 1" = 1000'± MAP 49.50
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MbA- MORVEN LOAM, 0 TO 3 PERCENT SLOPES
TxB- TREGO-FOXVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

VICINITY MAP

TAX MAP 94 PART OF PARCEL 96
SCALE: 1" = 1000'±



PLANT SCHEDULE

LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL

K	COMMON NAME	BOTANICAL NAME	QT.	SIZE	REMARKS
(O)	RED TWIG DOGWOOD	CORNUS SERICEA	56	2'-3' HT.	CONT.
(O)	INKBERRY	ILEX GLABRA	43	2'-3' HT.	CONT.
(M)	RED MAPLE	ACER RUBRUM	5	2 1/2"-3" CAL	B & B
(A)	PATMORE GREEN ASH	FRAXINUS PENNSYLVANICA	13	2 1/2"-3" CAL	B & B
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LEGEND

- PROPOSED FOREST EASEMENT
--- 50' STREAM BUFFER
--- FLOODPLAIN SOIL
--- CENTERLINE EX. STREAM

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FINAL SITE PLAN

FOR

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STANFORD INDUSTRIAL PARK
LOT 25 & 26
SECTION THREE

3950 & 3954 DARTMOUTH COURT
SITUATED EAST OF U.S. 15
& NORTH OF MOUNTVILLE ROAD
BUCKEYSTOWN ELECTION DISTRICT #1
FREDERICK COUNTY, MARYLAND

SCALE:
1" = 50'

DRAWN BY: DLS

CHECKED BY: SFZ

DATE: FEB. 2004

SHEET: 1

OF: 2

PROJECT:

5789-0-2526