



- SITE DEVELOPMENT DATA:**
- HORIZONTAL DATUM BASED ON A PLAT ENTITLED "CORRECTION PLAT, SECTION 1, LOTS 1-21 AND 88-98, WOODSPRING AT NEW MARKET, RECORDED IN PLAT BOOK 39 PAGE 960, SUPPLIED BY THE CLIENT.
 - VERTICAL DATUM IS BASED ON TOPOGRAPHIC SURVEY ENTITLED "TURNPIKE FARM-NORTH," DATED MAY 1987, PREPARED BY DEMERY & DAVIS AND SUPPLEMENTED BY ROADWAY AS-BUILTS BASED ON A SITE BENCHMARK-SHA DATUM FOR R/W SPIKE AT EASTERN EDGE OF MARYLAND ROUTE 75 AT CENTERLINE OF EXISTING ASPHALT ENTRANCE AT SOUTHWEST CORNER OF WOODSPRING PROPERTY, ELEVATION = 496.50.
 - TOPOGRAPHY IS CONTROLLED AERIAL TOPOGRAPHY PROVIDED BY POTOMAC AERIAL SURVEYS, INC. WITH HORIZONTAL AND VERTICAL CONTROL DATED APRIL, 2000.
 - TAX MAP 80 & 89 P.233, LOT 3 IS RECORDED IN PG. 74 PG. 76. CORRECTION PLAT - 3/24/05 - PLAT BK 76 PG.107.
 - OWNER: HARLAND J. SHOEMAKER, JR. 8135 SHOUFFER SCHOOL ROAD, GATHERSBURG, MD 20879. CONTRACT PURCHASER/DEVELOPER: RATES & POINTS, L.L.C. P.O. BOX 488, CLARKSBURG, MD 20871. CONTACT: MR. HARLAND J. SHOEMAKER, JR. 301-253-0090. CONTRACT: 301-258-1000.
 - EXISTING ZONING: LI - LIMITED INDUSTRIAL.
 - EXISTING USE: OPEN SPACE / EXISTING SWM FACILITY.
 - PROPOSED USE: MINI STORAGE & BUSINESS OFFICE.
 - AREA SUMMARY: GROSS LOT AREA: 337,716 SQ. FT. OR 7.753 AC. BUILDING COVERAGE: OFFICE 13,080 SQ. FT. STORAGE 82,078 SQ. FT. TOTAL BUILDING: 104,957 SQ. FT. OR 2.41 AC.
 - PROP PAVING: PROP SIDEWALK AND CONCRETE: 91,917 SF OR 2.110 AC. GREEN/OPEN SPACE: 13,030 SF OR 0.299 AC. 139,272 SF OR 3.197 AC.
 - SETBACKS: BLDG: FRONT: 40' OR HEIGHT OF BUILDING, WHICHEVER IS GREATER. SIDE: 15'. REAR: 40' OR HEIGHT OF BUILDING, WHICHEVER IS GREATER. SIGNAGE: FRONT: 12.5'. SIDE: 15'. PARKING: 20' MIN. (FRONT) 1/2 BRL (SIDES).
 - PARKING REQUIRED: MINI STORAGE: 1 SPACE FOR EVERY 2 EMPLOYEES + 1 SPACE FOR EACH BUSINESS VEHICLE. 4 EMPLOYEES + 2 BUSINESS VEHICLES PROPOSED. EMPLOYEE PARKING REQ'D: 1) 4 EMPLOYEES AT 1 SPACE PER 2 EMPLOYEES = 2 SPACES. 2) 2 BUSINESS VEHICLES. TOTAL = 4 SPACES. BUSINESS OFFICE: 1 SPACE FOR EVERY 300 SQ. FT. OF GROSS FLOOR AREA MINUS STORAGE, MAINTENANCE AND MECHANICAL AREA. MECHANICAL SERVICE, STORAGE AREA = 5,617.5 SF. NET OFFICE AREA = 22,470 SF - 5,617.5 SF = 16,852.5 SF. TOTAL PARKING REQ'D: OFFICE PARKING REQ'D = 16,852.5 SF / 300 SF = 57 SPACES. EMPLOYEE PARKING REQ'D = 2 SPACES. BUSINESS VEHICLE PARKING REQ'D = 2 SPACES. OFFICE PARKING REQ'D = 57 SPACES. TOTAL PARKING REQ'D = 61 SPACES.
 - PARKING PROVIDED: 60 STANDARD SPACES 9' x 20' (OFFICE & EMPLOYEE). 3 HANDICAP SPACE 9' x 20' W/ 9' VAN AISLE (OFFICE). 2 STANDARD SPACES 9' x 20' (BUSINESS VEHICLE). TOTAL = 65 SPACES TOTAL PARKING PROVIDED. PARKING SPACES ON PAVEMENT WILL BE DELINEATED WITH STRIPING.
 - LOADING SPACES REQUIRED: 1 SPACE FOR EACH 5,000 SF OF GROSS FLOOR AREA MINUS STORAGE, MAINTENANCE, AND MECHANICAL AREAS PLUS 1 SPACE FOR EACH ADDITIONAL 10,000 SF OF GROSS FLOOR AREA MINUS STORAGE, MAINTENANCE, AND MECHANICAL AREAS. BUILDING #1 GROSS FLOOR AREA MINUS MECH. & STORAGE = 22,680 SF. BUILDING LOADING SPACES REQ'D. = 1 FOR 1ST 5,000 SF + (22,680-5,000) / 10,000 = 2 SPACES = 3 SPACES TOTAL. BUILDING #2 GROSS FLOOR AREA MINUS MECH. & STORAGE = 3,465 SF. BUILDING LOADING SPACES REQ'D. = 1 FOR 1ST 5,000 SF = 1 SPACE TOTAL. BUILDING #3 GROSS FLOOR AREA MINUS MECH. & STORAGE = 10,710 SF. BUILDING LOADING SPACES REQ'D. = 1 FOR 1ST 5,000 SF + (10,710-5,000) / 10,000 = 1 SPACE = 2 SPACES TOTAL. BUILDING #4 GROSS FLOOR AREA MINUS MECH. & STORAGE = 17,010 SF. BUILDING LOADING SPACES REQ'D. = 1 FOR 1ST 5,000 SF + (17,010-5,000) / 10,000 = 2 SPACES = 3 SPACES TOTAL. BUILDING #5 GROSS FLOOR AREA MINUS MECH. & STORAGE = 18,900 SF. BUILDING LOADING SPACES REQ'D. = 1 FOR 1ST 5,000 SF + (18,900-5,000) / 10,000 = 2 SPACES = 3 SPACES TOTAL. TOTAL LOADING REQ'D BLDGS 1-5 = 12 SPACES. LOADING SPACES PROVIDED: 12 SPACES.
 - MAXIMUM BLDG HEIGHT ALLOWED: 60' FOR NEW STRUCTURES. PROPOSED BUILDING HEIGHT WILL BE LESS THAN 60'.
 - MAXIMUM SITE SIGNAGE ALLOWED: 10' T. F = BUILDING FRONTAGE ON STREET = 240 FT. MAX. SIGNAGE ALLOWED = 10 / 240 = 155 SF. OWNER MUST APPLY FOR A SIGN PERMIT.
 - ALL LANDSCAPING SHALL BE MAINTAINED WITH LIVE PLANTS.
 - A FOREST CONSERVATION PLAN HAS BEEN APPROVED AS PART OF THE PRELIMINARY PLAN FOR TURNPIKE FARM INDUSTRIAL.
 - FREESTANDING SIGNAGE CANNOT EXCEED 25 FT IN HEIGHT.
 - WATER AND SEWER CLASSIFICATION IS W-5/5-S AND "NO PLANNED SERVICE". THE SITE HAS DUAL WATER & SEWER CLASSIFICATION.
 - THIS PROPERTY IS SHOWN ON FEMA MAP PANEL NUMBERS 24022 0195 B AND 24027 0185-A. THERE ARE NO FEMA FLOODPLAINS ON THIS SITE PER FEMA MAPPING.
 - THERE ARE NO WETLANDS LOCATED ON THE LOT.
 - STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS SITE IS PROVIDED IN THE REGIONAL FACILITY FOR THE TURNPIKE FARM SUBDIVISION WHICH MEETS THE MD2000 DESIGN GUIDELINES.
 - SITE LIGHTING IS NOT PROPOSED ON THE SITE AT THIS TIME. HOWEVER, IF SITE LIGHTS ARE PROPOSED IN THE FUTURE, THE LIGHTING SHALL BE EITHER BUILDING MOUNTED (WITH SHIELDS SET AT 45° OR FREE STANDING POLE MOUNTED). LIGHTING SHALL CAST DOWN 50° AS TO PREVENT GLEAM ORTO ADJOINING PROPERTIES AND REFRIGES. NO LAMBERT OR SPREADING LIGHTING SHALL BE USED. LIGHTING HEIGHT WILL BE 15' MAXIMUM. LIGHT SOURCES SHALL NOT CAUSE ILLUMINATION IN EXCESS OF FIVE-TENTHS (0.5) FOOTCANDLES ALONG ALL PROPERTY LINES. ALL EXTERIOR FREESTANDING LIGHTING WILL BE LIMITED TO 15' IN HEIGHT IN ACCORDANCE WITH THE FREDERICK COUNTY DESIGN GUIDELINES AND DEVELOPMENT PRINCIPLES.
 - HANDICAP ACCESSIBILITY: THIS SITE WILL BE IN CONFORMANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE.
 - ZONING ORDINANCE 88-5-482 DATED APRIL 19, 1988 ZONING CASE 88-44 CONDITION OF APPROVAL STATES THAT "ANY IMPROVEMENTS WILL BE REQUIRED TO HOOK UP TO A COMMUNITY SEWER SYSTEM WHEN THE SAME AVAILABLE TO SERVE THE SITE."
 - THIS SITE IS SUBJECT TO SECTION 1-19-309 OF THE ZONING ORDINANCE.
 - THIS SITE IS IN THE NEW MARKET PLANNING REGION.
 - A TRAFFIC STUDY HAS BEEN PREPARED AS PART OF THE SUBMISSION OF THESE PLANS.
 - THE MAXIMUM STORAGE HEIGHT IN ANY BUILDING WILL BE LIMITED TO THE FLOOR HEIGHT AND WILL BE LESS THAN 12 FEET.
 - THE ON-SITE TRAFFIC CONTROL SHALL MEET MUTO STATE AND FEDERAL STANDARDS FOR REFLECTIVITY, UNIFORMITY ETC.
 - OLD NATIONAL PIKE IS AN ALL AMERICAN ROAD UNDER THE FEDERAL HIGHWAY ADMINISTRATOR'S SCENIC BYWAYS PROGRAM.
 - WATER & SEWERAGE SYSTEM: 1. HEALTH DEPARTMENT NOTES: THE PROPOSED PROJECT IS TO BE SERVED BY PRIVATE WATER AND SEWER. 2. HEALTH DEPARTMENT NOTES: THE MAXIMUM ALLOWABLE NET OFFICE/BUSINESS SPACE THAT MAY BE SERVED BY THE PROPOSED SEPTIC SYSTEM IS 17,278 SQUARE FEET. THE MAXIMUM FLOW CAPACITY OF THE PROPOSED SEPTIC SYSTEM IS 1,555 GPD. PRELIMINARY PLAN INFORMATION: THE FILE NUMBER FOR THE PRELIMINARY PLAT IS M-1464, DATED APRIL, 2000.

SITE PLAN PHASING DATA

- PHASE 1**
- PHASE 1 WILL CONSIST OF CONSTRUCTION OF BUILDINGS 4 AND 5 ONLY. PERMANENT FENCING WILL BE PROVIDED AROUND THE ULTIMATE FINISHED PORTION OF THE SITE AND A TEMPORARY FENCE WITH A CANTILEVER SWING GATE WILL BE INSTALLED AS SHOWN.
 - A TEMPORARY LEASING/OFFICE TRAILER WILL BE INSTALLED AT THE PERMANENT BLDG 2 LOCATION. THIS OFFICE WILL BE RELOCATED TO BUILDING 2 WHEN CONSTRUCTED IN PHASE 2. A PUBLIC, UNISEX, HANDICAPPED TOILET WILL BE PROVIDED IN THE TEMPORARY OFFICE TRAILER. THE FINAL SEPTIC SYSTEM WILL BE INSTALLED TO SERVE THE TEMPORARY TRAILER IN ACCORDANCE WITH HEALTH DEPT. REQUIREMENTS.
 - LANDSCAPING FOR PHASE 1 WILL BE PROVIDED ALONG THE SOUTH, WEST AND EASTERN SIDES OF THE FINISHED PHASE 1 SITE AS SHOWN. IN ADDITION, 5 PIN OAKS WILL BE INSTALLED ALONG MD RT 144 IN THE FINAL LOCATION OF THE PHASE 3 LANDSCAPING IN THIS AREA.
 - TRASH COLLECTION WILL BE BY PRIVATE HAULER AND WILL BE IN THE TEMPORARY DUMPSTER LOCATION AS SHOWN. THE PERMANENT DUMPSTER WILL BE PROVIDED WITH THE CONSTRUCTION OF BUILDING 1 IN PHASE 3.
 - THE PARKING AND DRIVE AISLES FOR PHASE 1 WILL CONSIST OF BASE AND SURFACE PAVING.
 - UNDERGROUND PIPING FOR ON-SITE WATER LINES AND SEWER LINES AS APPLICABLE WILL BE INSTALLED ALONG WITH SLEEVES FOR EXTENSION OF THESE SERVICES FOR FUTURE PHASES.
- PHASE 2**
- PHASE 2 WILL CONSIST OF CONSTRUCTION OF BUILDING 2 AND 3 ONLY. THE TEMPORARY PANELIZED FENCING WILL BE REMOVED IN THE AREA OF BUILDING 2. THE TEMP. OFFICE TRAILER WILL BE REMOVED AND A PERMANENT OFFICE WILL BE PROVIDED IN BUILDING 2.
 - LANDSCAPING FOR PHASE 2 WILL BE PROVIDED ALONG THE EAST SIDE OF THE PHASE 2 BOUNDARY.
 - THE PARKING AND DRIVE AISLES FOR PHASE 2 WILL CONSIST OF BASE AND SURFACE PAVING.
 - UNDERGROUND PIPING FOR ON-SITE WATER LINES AND SEWER LINES AS APPLICABLE WILL BE INSTALLED ALONG WITH SLEEVES FOR EXTENSION OF THESE SERVICES FOR FUTURE PHASES.
 - THE ESTIMATED TIMING FOR CONSTRUCTION OF PHASES 2 IS 1-2 YEARS AFTER PHASE 1 AND IS SUBJECT TO CHANGE DEPENDING ON MARKET CONDITIONS.
- PHASE 3**
- PHASE 3 WILL CONSIST OF CONSTRUCTION OF BUILDING 1.
 - ALL REMAINING LANDSCAPING WILL BE PROVIDED.
 - THE REMAINING PARKING AND DRIVE AISLES FOR PHASE 3 WILL BE PAVED WITH BASE AND SURFACE PAVING.
 - THE SEPTIC AND WATER SERVICE TO BUILDING 1 WILL BE INSTALLED.
 - CONCRETE PAVING FOR THE ENTRANCE AND DUMPSTER PAD WILL BE INSTALLED.
 - THE ESTIMATED TIMING FOR CONSTRUCTION OF PHASES 3 IS 3-5 YEARS AFTER PHASE 2 AND IS SUBJECT TO CHANGE DEPENDING ON MARKET CONDITIONS.

- OFFICE OF LIFE SAFETY NOTES:**
- PREMISES IDENTIFICATION SHALL BE COMPLIANT WITH FREDERICK COUNTY ORDINANCE 05-01-362. DESIGNATION OF BUILDING ADDRESSES SHALL BE INCORPORATED IN ANY MONUMENTAL OR SITE SIGNS. EACH BUILDING SHALL BE UNIQUELY AND CONSPICUOUSLY IDENTIFIED.
 - EACH BUILDING SHALL HAVE AN ACCESS BOX (KNOX BOX) FOR FIRE DEPARTMENT USE INSTALLED IN AN APPROVED LOCATION IN ACCORDANCE WITH PROVISIONS OF NFPA #1, THE UNIFORM FIRE CODE 18.2.2. ANY GATES IN FENCED ENCLOSURES SHALL HAVE A KNOX PAD LOCK INSTALLED.
 - ALL PERIMETER DRIVE AISLES SHALL BE MARKED AS FIRE LANES WITH NO PARKING. FIRE LANES SHALL BE PAINTED TRAFFIC YELLOW AND/OR APPROVED SIGNS SHALL BE POSTED AT A MAXIMUM OF 75 FEET APART.

- FIRE/RESCUE NOTES**
- FIRE DEPARTMENT ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND ALL TIMES.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20' WIDE.
 - FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION.
 - THE ACCESS ROADWAYS SHALL PROVIDE A MINIMUM TURNING RADI OF 40' TO 45'.

PLANT SCHEDULE
LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL

X	COMMON NAME	BOTANICAL NAME	QT.	SIZE	REMARKS
	COMPACT INKBERY HOLLY	ILEX GLABRA "COMPACTA"	128	MIN. HT.=24"	
	WHITE PINE	PINUS STROBUS	30	MIN. HT.=6'	B & B
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	30	MIN. HT.=6'	B & B
	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS "OLD GOLD"	101	MIN. HT.=24"	
	FLOWERING DOGWOOD	CORUS FLORIDA	2	MIN. HT.=6'	B & B
	PIN OAK	QUERCUS PALAISTRIS	24	MIN. HT.=6'	B & B

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REVISIONS:
7-14-04 REVISED PER TAC COMMENTS
9-14-04 REVISED PER TAC COMMENTS
10-29-04 REVISED PER CONDITIONAL APPROVAL
4-11-05 REVISED PARKING ALONG 144 & BUILDINGS 2, 3, 4

B & R
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5-02-05 REVISED PER DEVELOPMENT REVIEW COMMENTS
03-18-2008 Added Phasing
04-17-2008 Revised per Co. Comments for Phasing

SITE PLAN
TURNPIKE FARM LOT 3
SP 00-13
TAX I.D. # 09-318534
LIBER 1250 FOLIO 425
SITUATED SOUTH OF OLD NATIONAL PIKE AT DETRICK ROAD AND THE NORTH SIDE OF INTERSTATE #70 NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND

SCALE: 1"=50'
DRAWN BY: JPM
CHECKED BY: WB, REC
DATE: JUNE, 2004
SHEET: 1
OF: 1
PROJECT: 00-092E
SP-1