GENERAL NOTES

- I. THE HORIZONTAL DATUM IS THE MD STATE PLANE COORDINATE SYSTEM (NAD 83/91). THE VERTICAL DATUM BASED ON NAVD 88. ON-SITE TOPOGRAPHY FIELD RUN BY DMW, INC. JUNE 2016.
- 2. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION UNTIL THE CITY OF FREDERICK HAS GRANTED
- 3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT I-800-257-7777, AND THE CITY OF FREDERICK ENGINEERING DEPARTMENT AT 30I-600-1405, 72 HOURS PRIOR TO THE START OF CONSTRUCTION, NOTIFY SHA FOR SIGNAL OR LIGHTING CIRCUIT LOCATION ON
- 4. THE CONTRACTOR SHALL NOT (I) STAGE WORK, (2) STORE MATERIALS OR (3) PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION-RELATED VEHICLES IN THE PUBLIC RIGHTS OF WAY OR PUBLICLY-OWNED PROPERTY WITHOUT PRIOR APPROVAL OF THE CITY OF FREDERICK TRAFFIC ENGINEER OR DESIGNEE. WHERE PRACTICAL AND TO THE DEGREE POSSIBLE, THE ENGINEER SHALL DESIGNATE ON THESE PLANS APPROPRIATE SPACE THAT CAN BE UTILIZED FOR THE ABOVE PURPOSES. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES FOR THE DURATION
- 5. ALL TAPS TO THE CITY OF FREDERICK WATER LINES SHALL BE PERFORMED BY THE CITY OF FREDERICK DEPARTMENT OF PUBLIC
- 6. ALL EXTERIOR WATER VALVES SHALL OPEN RIGHT.
- 7. THE CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM TH DEPARTMENT OF PUBLIC WORKS AND/OR THE ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. THE CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID
- 8. ALL ON-SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS
- 9. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREAS OF KNOW NOT, THAT IS DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER, SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE OWNER AND ENGINEER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS
- 10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) BOOK OF STANDARDS, LATEST EDITIONS.
- II. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIERS, FLAGGERS, ETC.).
- 12. ANY LANE AND/OR ROAD CLOSURES SHALL BE APPROVED BY OBTAINING A TEMPORARY STREET CLOSURE POLICY FROM THE CITY OF FREDERICK TRAFFIC ENGINEER AT 301-694-1498. ROAD CLOSURES REQUIRE A FOUR (4) WEEK ADVANCE NOTICE AND A PERMIT FROM THE CITY OF FREDERICK TRAFFIC ENGINEER.
- 13. IF THE ROAD OR ANY PART OF THE ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO
- 14. IF TEMPORARY PARKING INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS WILL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND FOR NOTIFYING AT LEAST ONE (I) DAY IN ADVANCE ALL AFFECTED RESIDENTS. MERCHANTS AND PROPERTY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY OF FREDERICK AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DIRT, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND/OR MUD HAPPEN TO OVERRIDE PREVENTION MEASURES AND ENTER THE ROADWAY OR SIDEWALK. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE ROADWAY OR SIDEWALK AS SOON AS POSSIBLE. AT HIS/HER EXPENSE, THE
- IG. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY
- 17. ALL UTILITIES AND STORM DRAINS OUTSIDE OF THE CITY OF FREDERICK PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER
- 18. WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE, THE CONTRACTOR SHALL HAVE THE WASHINGTON GAS COMPANY (301-GG2-2151) VERIFY THAT NO LEAKS EXIST PRIOR TO ANY WORK IN THE AREA. A GAS COMPANY REPRESENTATIVE MUST BE PRESENT AT THE PROJECT SITE BEFORE ANY BLASTING WITHIN 20 FEET OF GAS LINES. ANY EXCAVATION WITHIN FIVE (5) FEET OF A GAS LINE SHALL BE DONE BY HAND. THE DEVELOPER, OR THE DEVELOPER'S REPRESENTATIVE, SHALL GET APPROVAL FROM THE GAS COMPANY FOR ANY WORK WITHIN A GAS LINE EASEMENT AREA.
- 19. ALL HANDICAP ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- LOCATION
 TILCO DRIVE AT INTERSTATE CIRCLE MONROE AVENUE AT HIGHLAND STREET

20. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FIELD RUN SURVEYS USING CITY OF FREDERICK CONTROL STATIONS:

21. THERE IS NO FLOODPLAIN LOCATED ON THE PROJECT SITE AS DETERMINED BY FIRM MAP NO. 2402ICO294E (EFFECTIVE DATE

AND SPECIFICATIONS AND/OR MD SHA SPECIFICATIONS AND DETAILS AS NOTED HEREON.

- 22. THERE ARE NO WETLANDS ON THIS SITE PER NATIONAL WETLAND MAPPING. 23. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FREDERICK STANDARDS
- 24. SHOULD A CONFLICT ARISE BETWEEN THE REFERENCED STANDARD SPECIFICATIONS AND DETAILS AND THESE DRAWINGS, THE MOST STRINGENT REQUIREMENT AS DETERMINED BY THE ENGINEER SHALL BE ENFORCED. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH ANY WORK WHICH MAY BE IN QUESTION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS WITHOUT NOTIFYING THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE CHANGES.
- 25. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK
- 26. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE DRAWINGS, THE FIGURED DIMENSIONS SHALL GOVERN.
- 27. SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND LEFT IN PLACE UNTIL SUCH TIME AS THE CONTRIBUTING AREAS ARE STABILIZED AND REMOVED ONLY AFTER THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR.
- 28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL PERMITS ARE NECESSARY TO COMPLETE THE WORK SHOWN HEREIN HAVE BEEN OBTAINED PRIOR TO BEGINNING WORK.
- 29. REPLACE ALL DAMAGED CURB AND GUTTER AND SIDEWALKS TO MATCH EXISTING CONDITIONS (OR BETTER) AT NO ADDITIONAL
- 30. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC., ARE TO BE DONE SO BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC., DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED
- 31. PLACE FOUR (4) INCH MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.
- 32. MINIMUM TWO (2) PERCENT SLOPES MUST BE PROVIDED FOR ADEQUATE DRAINAGE OF GRASSY AREAS.
- 33. DMW IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQIUPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK FOR THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 34. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE DESIGN CONSULTANT AS-BUILT AND VALVE TIE INFORMATION FOR THE NEW WATER AND SEWER FACILITIES. THE DESIGN CONSULTANT WILL PREPARE AND CERTIFY THE AS-BUILT DRAWINGS IN ACCORDANCE WITH CITY OF FREDERICK STANDARD PROCEDURES AND SPECIFICATIONS, LATEST
- 35. ABANDONMENT OF EXISTING UTILTIIES SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST CITY OF FREDERICK STANDARD PROCEDURES AND SPECIFICATIONS.
- 3G. A SUBSURFACE INVESTIGATION FOR GEOTECHNICAL PURPOSES TO DETERMINE LOCATIONS OF ROCK, DIFFERENT SOIL TYPES WATERTABLE, UTILITIES, ETC. WAS PERFORMED BY ECS FREDERICK, LLC. SEE THEIR "GEOTECHNICAL ENGINEERING REPORT" FOR FREDERICK LOGISTICS CENTER DATED JANUARY 17, 2025. THE CONTRACTOR SHALL REFER TO THIS REPORT FOR COMPACTION
- 37. ALL SIGNS AND MARKINGS SHALL CONFORM TO MUTCD, MARYLAND EDITION. EXISTING PAVEMENT MARKINGS SHALL BE REPLACED IN KIND (THERMOPLASTIC OR PAINT). THERMOPLASTIC AND/OR PAINT MUST BE INSTALLED IN ACCORDANCE WITH SHA STANDARDS AND
- 38. THIS AREA OF THE CITY OF FREDERICK IS KNOWN FOR SINK HOLES. THE CONTRACTOR SHALL REPORT ANY OBSERVED VOIDS (IN THE AREA AND/OR IN THE TRENCHES) TO THE DEPARTMENT OF PUBLIC WORKS, THE ENGINEERING DEPARTMENT AND THE SOIL
- 39. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY AND HEALTH POLICY, MOSHA, OSHA, ETC.
- 40. THE CONTRACTOR SHALL NOTIFY THE CITY OF FREDERICK ARBORIST PRIOR TO ANY CONSTRUCTION.
- 41. ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTION AND RADII LARGER THAN 200 FEET.
- 42. STORM DRAINAGE FOR THE CONVEYANCE OF ROOF RUNOFF HAS BEEN DESIGNED TO WITHIN 5 FEET OF THE BUILDING.
- CONTRACTOR SHALL COORDINATE ROOF DRAIN CONNECTIONS WITH ARCHITECTURAL PLANS (BY OTHERS). 43. DRIVEWAYS SHALL HAVE A MAXIMUM SLOPE OF 15%.
- 44. THE SITE PLAN (STF24-1005FSI) WAS APPROVED ON _ ____. A COMBINED FOREST STAND DELINEATION/PRELIMINARY FOREST CONSERVATION PLAN (STF24-100GF5CB) WAS APPROVED ON _____

- ALL EARTHWORK OPERATIONS INCLUDING FILL AND COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH "SECTION 02200 EARTHWORK" OF THE CITY OF FREDERICK GENERAL PROVISIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.

SITE IMPROVEMENT PLANS FOR

FREDERICK LOGISTICS CENTER

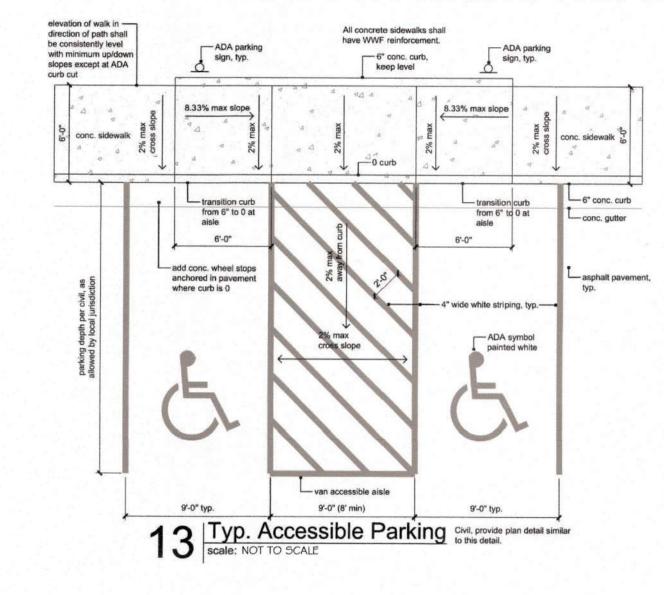
SITUATED ON MONOCACY BLVD. AT EAST SOUTH STREET

CITY OF FREDERICK, MARYLAND

WATER PRESSURE ZONE: 462 (LOW ZONE)

WATER METER SIZE: 2"

SHA TRACKING NO. 23APFR012XX



APPROVALS SUMMARY TABLE							
PERMIT	APPLIC	CABLE	TRACKING NO.	APPROVAL DATE	EXPIRATION DATE		
	YES	NO					
SOIL CONSERVATION DISTRICT	X		N/A				
MDE WETLANDS AND WATERWAYS		X					
MDE NOI FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY	X						
CLOMR/LOMR (FEMA)		X					
OTHER:		X					

SWM SUMMARY TABLE									
BMP ID	BMP NAME	4-DIGIT BMP TYPE	BMP CLASS (E/S/A)	CONTRUCTION TYPE	FACILITY SITE LOCATION (ON/OFF-SITE)	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	PE PROVIDED (INCH)	# OF BMP'S FOR PE
CXXBMP001929	FREDERICK LOGISTICS - ESD#I	MSGW	E	REDE	ON-SITE	2.33	1.51	1.4	1
CXXBMP001930	FREDERICK LOGISTICS - ESD#2	MSGW	E	REDE	ON-SITE	1.70	1.02	1.8	-1
ECXXBMP001931	FREDERICK LOGISTICS - ESD#3	MSGW	E	REDE	ON-SITE	4.49	4.26	1.2	1
CXXBMP001932	FREDERICK LOGISTICS - ESD#4	MSGW	E	REDE	ON-SITE	2.53	1.98	2.4	- 1
TOTAL					11.05	8.77	1.6	4	

LMC SEC 607 PARKING / LOADING & BICYCLE REQUIREMENTS

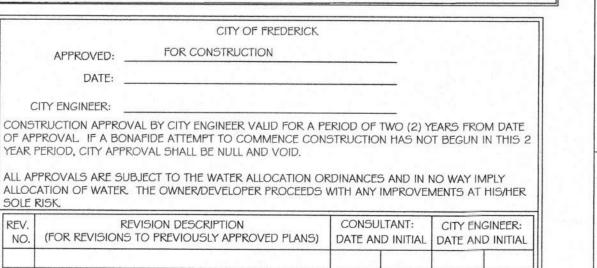
- PARKING CALCULATIONS: ("OFFICEWAREHOUSE/ACCESSORY DISTRIBUTION") MIN. PARKING: I SPACE / I,000 SQUARE FEET (ALL USES PROPOSED)
- MAX. PARKING: I SPACE / 200 S.F. (OFFICE); I SPACE / 350 S.F. (WAREHOUSE/DISTRIBUTION)
- PROPOSED FLOOR AREA: 166,679 SQUARE FEET • MIN. REQUIRED PARKING = 166,679 SQUARE FEET / 1,000 = 167 SPACES REQUIRED TOTAL PARKING PROVIDED =
 - 167 TOTAL SPACES PROVIDED (PROVIDED PARKING INCLUDES 5 ADA HANDICAP SPACES)

FIRE/RESCUE NOTES

- FIRE DEPT. ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES. . FIRE DEPT. ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM
- FIRE DEPT. ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION.
- THE ACCESS ROADWAYS SHALL PROVIDE A MINIMUM TURNING RADII OF 40 TO 45 FEET. THE FIRE DEPT. CONNECTION SHALL BE LOCATED IN A LOCATION APPROVED BY THE COUNTY FIRE MARSHAL'S OFFICE.
- THE FIRE DEPT. CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE STRUCTURE. 7. THE FIRE DEPT. CONNECTION SHALL BE NOT LESS THAN 18" \$ NOT MORE THAN 42" IN ELEVATION (GROUND TO
- 8. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED BEHIND FENCES OR WALLS WHICH MAY SURROUND THE BUILDING FOR ANY PURPOSE. 9. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED NEAR DOORWAYS WHICH WOULD CAUSE THE CONNECTION TO
- HINDER EGRESS WHEN IN USE.
- 10. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WHERE THERE WILL BE LESS THAN A 3' CLEARANCE FROM ANY
- II. THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WITHIN 15' OF GAS AND/OR ELECTRIC METERS. 12. A FIRE HYDRANT SHALL BE WITHIN 100 FEET OF THE FIRE DEPT. CONNECTION (FDC).
- 13. FIRE HYDRANTS SHALL BE LOCATED IN THE FRONT AND REAR OF BUILDINGS OR COMPLEXES.
- 14. FIRE HYDRANTS SHALL BE WITHIN 300 FEET FROM THE MOST DISTANT CORNER OF ANY BUILDING AS MEASURED 15. FIRE HYDRANTS SHALL NOT BE MORE THAN 300 FEET APART, AS MEASURED ALONG AN IMPROVED ROAD.
- (COMMERCIAL, HIGH-RISE, MALLS, ETC.) 6. REQUIRED FIRE HYDRANTS SHALL NOT BE PLACED AT THE END OF A WATER LINE AND USED AS A BLOW OFF.
- 18. FIRE LANES PROVIDING ACCESS TO THE BUILDING WHILE UNDER CONSTRUCTION SHALL BE PROVIDED PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- 17. FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND IN SERVICE PRIOR TO THE START OF VERTICAL CONSTRUCTION

I/We hereby certify that any cleaning, grading, construction and/or development will be done pursuant to this plan, and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to ensure that all sediment control practices are left in operational condition. IWe authorize the right of entry for periodic onsite evaluation by the Frederick County Soil Conservation District Board or their authorized agents MANAGER

OWNER'S/DEVELOPER'S CERTIFICATION



BENCHMARK PRINT NAME

O EX. C.O.

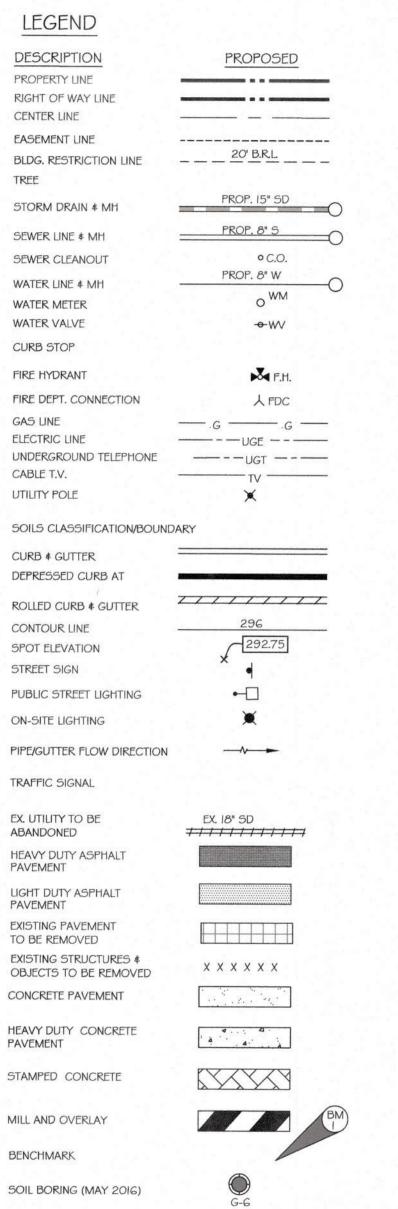
MEX. WM

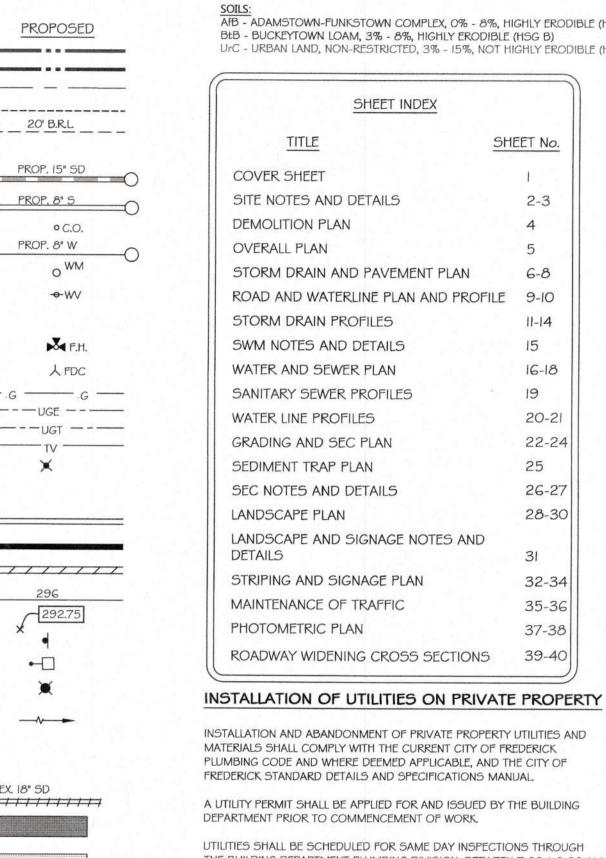
EX. WV

o C.S.

____EX. 8" W __ ____

CERTIFICATION OF THE DISTURBED AREA QUANTITY hereby certify that the estimated total amount of area to be disturbed shown these plans has been computed to 46,595 c.y. of excavation, 64,485 c.y. of ill and the total area to be disturbed as shown on these plans has been determined to be 649,500 square feet, or 14.91 acres. Deserve & Matthews 42,429 P.E. NO. DAPHNE MATTHEWS, P.E. 07/25/2025 DATE ENGINEER'S DESIGN CERTIFICATION I hereby certify this plan has been designed in accordance with local ordinances, COMAR 26.17.01, and 2011 Maryland Standards and Specifications for Soil Erosion Control and is contingent upon issuance of all applicable regulatory permits. If applicable, this plan is also designed in accordance with requirements contained within USDA, NRCS "Standards and Specifications for Ponds MD-378" and the policies and procedures of the Maryland Department of the Environment Dam Safety Program.

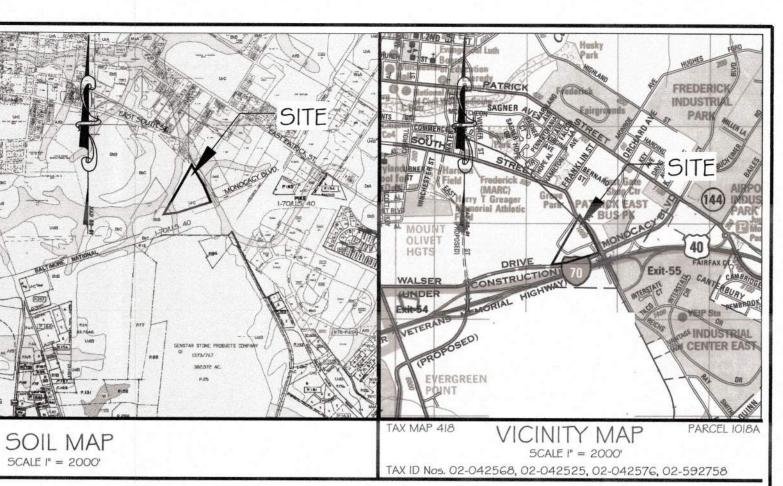




SOIL BORING (JAN. 2020)

MAY BE DIRECTED TO THE BUILDING DEPARTMENT PLUMBING DIVISION AT 301-600-3821 OR 301-600-3820

Darkne & Matthews 42,429 ENGINEER'S SIGNATURE P.E. NO. 07/25/2025 DAPHNE MATTHEWS, P.E. DATE



AFB - ADAMSTOWN-FUNKSTOWN COMPLEX, 0% - 8%, HIGHLY ERODIBLE (HSG C) BtB - BUCKEYTOWN LOAM, 3% - 8%, HIGHLY ERODIBLE (HSG B) UrC - URBAN LAND, NON-RESTRICTED, 3% - 15%, NOT HIGHLY ERODIBLE (HSG D

SHEET INDEX	
TITLE	HEET No.
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STORM DRAIN AND PAVEMENT PLAN	6-8
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LANDSCAPE PLAN	28-30
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INSTALLATION AND ABANDONMENT OF PRIVATE PROPERTY UTILITIES AND MATERIALS SHALL COMPLY WITH THE CURRENT CITY OF FREDERICK

A UTILITY PERMIT SHALL BE APPLIED FOR AND ISSUED BY THE BUILDING

UTILITIES SHALL BE SCHEDULED FOR SAME DAY INSPECTIONS THROUGH THE BUILDING DEPARTMENT PLUMBING DIVISION, BETWEEN 7:00 \$ 9:00 AM BY CALLING 301-600-3820 OR 3821 UTILIZING PERMIT NUMBER.

ALL NON-METALLIC WATER, SEWER AND STORM PIPING SHALL BE INSTALLED WITH A TRACER WIRE. TRACER WIRE SIZE SHALL BE AWG IO INSULATED, COLOR CODED BLUE FOR WATER, GREEN FOR SEWER AND STORM PIPING TRACER WIRE SHALL BE PLACED WITHIN 12" OF THE INSTALLED PIPING WITH ONE END TERMINATING ABOVE GRADE WITHIN 5' OF THE BUILDING BEING SERVED THAT IS ACCESSIBLE AND RESISTANT TO PHYSICAL DAMAGE.

TRENCHING, BEDDING, AND BACKFILLING SHALL FOLLOW CURRENT CITY OF FREDERICK PLUMBING CODE, AND ANY APPLICABLE MANUFACTURE INSTALLATION INSTRUCTIONS. FINAL BACKFILL TO FINISH GRADE, SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

WATER LINE THRUST RESTRAINTS SHALL FOLLOW: I. ENGINEER OF RECORD DESIGN, AND/OR 2. CITY OF FREDERICK STANDARDS DETAILS AND SPECIFICATIONS MANUAL AND/OR

3. MANUFACTURERS INSTALLATION INSTRUCTIONS FOR RESTRAINTS MATERIALS OR INSTALLATIONS NOT ADDRESSED BY THE CITY OF FREDERICK SITUATED ON MONOCACY BLVD. AT SOUTH EAST STREET PLUMBING CODE, OR BY THE CITY OF FREDERICK STANDARD DETAILS AND

SPECIFICATIONS MANUAL, SHALL BE SUBMITTED FOR REVIEW TO THE

BUILDING DEPARTMENT PLUMBING DIVISION PRIOR TO INSTALLATION.

DEAD ENDS: A MANHOLE AND CHECK VALVE SHALL BE INSTALLED WITHIN 2 FT. TO 40 FT. ON ANY BRANCH LINE OF THE WATER MAIN THAT IS INACTIVE/ STATIC. EXAMPLES WOULD INCLUDE DEAD ENDS, FIRE HYDRANTS,

GREASE TRAPS AND OIL WATER SEPARATORS SHALL BE PERMITTED BY A LICENSED PLUMBER AND INSTALLED PER THE CURRENT CITY OF FREDERICK QUESTIONS FOR THE INSTALLATION OF UTILITIES ON PRIVATE PROPERTY

FREDERICK COUNTY SOIL CONSERVATION DISTRICT Plan is valid for 2 years from date of approval

SCD approval for sediment and erosion control is in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and is contingent upon issuance of all applicable regulatory permits.

CALL "MISS UTILITY" AT I-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 5 DAYS PRIOR TO BEGINNING CONSTRUCTION.

PROJECT SUMMARY:

THE PURPOSE OF THESE IMPROVEMENT PLANS IS FOR THE CONSTRUCTION OF AN OFFICE / WAREHOUSE FACILITY WITH ACCESSORY DISTRIBUTION, AND CONSTRUCTING FARMERS DRIVE CONNECTING SOUTH STREET AND MONOCACY BLVD TO BE DEDICATED TO THE CITY OF FREDERICK.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MARYLAND. LICENSE NO. 42,429, EXPIRATION DATE: 06-06-2026





920 NORTH EAST STREET FREDERICK, MD 21701

WWW.DMW.COM

COVER SHEET

P: 301 696 9040

SITE IMPROVEMENT PLANS for FREDERICK LOGISTICS

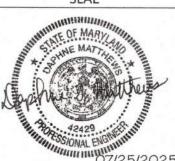
CENTER

CITY OF FREDERICK, MARYLAND ELECTION DISTRICT NO. 2 FREDERICK, MARYLAND

SHA TRACKING NO. 23APFR012XX

CONTRACT PURCHASER/DEVELOPER REDERICK CORNER I, LLC. FLINT DEVELOPMENT 12500 FAIR LAKES CIRCLE 3515 W 75TH STREET, SUITE 400 FAIRFAX, VA 22033 PRAIRIE VILLAGE, KS 66208 PHONE: 703-227-2000 PHONE: 816-645-9812

REVISIONS 02/14/2025 DSM ADDRESS CITY, SCD, \$ SHA COMMENTS 04/22/2025 | DSM | ADDRESS CITY, SCD, \$ SHA COMMENTS 06/06/2025 | DSM | ADDRESS CITY, SCD, & SHA COMMENTS 07/03/2025 | DSM | ADDRESS CITY # SHA COMMENTS 1/25/2025 DSM SUBMIT FOR SIGNATURE



INITIAL SUB.: 2/26/2024 AS SHOWN DESIGNED: CHECKED BY: PROJECT NO.: DRAWING:

MSC