

WESTSIDE REGIONAL PARK COMMUNITY CENTER SITE PLAN

XXX CONTENDER WAY FREDERICK, MARYLAND 21703

GENERAL NOTES

- THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A 21,750 SF BUILDING AND PICNIC PAVILIONS. THE BUILDING WILL CONSIST OF COMMUNITY CENTER.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.
- UTILITIES SHOWN ARE BASED UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AVAILABLE AT THE TIME OF SURVEY. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY. THE SITE IS IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS PER FEMA FLOOD INSURANCE RATE MAP NO. 24021C0289E, DATED AUGUST 1, 2023.
- SOILS INFORMATION TAKEN FROM "SOILS SURVEY OF FREDERICK COUNTY", 2010 EDITION
PB - PENN-REAVILLE SILT LOAMS, 3 TO 8 PERCENT SLOPES, HYDROLOGICAL RATING B.
RgA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGICAL RATING C.
- THERE ARE NO NON-TIDAL WETLANDS LOCATED IN THE LIMITS OF THIS PROJECT SITE PER MD-DNR.
- FOREST CONSERVATION FOR THE ENTIRE PARK HAS BEEN ADDRESSED WITH STF18-807FCP.
- ALL ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE (COMAR 05.02.02) AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- WASTE COLLECTION AND RECYCLING IS PROVIDED BY A PRIVATE HAULER TO THE SITE.
- A SITE PLAN ENFORCEMENT AGREEMENT WILL BE EXECUTED AND RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
- SITE IS KNOWN AS "WESTSIDE REGIONAL PARK" AND IS SHOWN ON FREDERICK COUNTY TAX MAP NO. 0078C PARCEL 2128, TAX ID NO. 218429, LIBER 07250 FOLIO 0272. THE SITE IS COMPRISED OF ONE LOT TOTALING 134.86 AC. THE SITE IS ZONED - PRK (OPEN SPACE) WITH HNO (HIGHWAY NOISE IMPACT OVERLAY). THE PROJECT AREA IS THE DISTURBED AREA TOTALING 100,940 SF.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF FREDERICK STANDARD SPECIFICATIONS AND DETAILS, AND WHERE APPLICABLE THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS AND DETAILS.
- CONTRACTOR TO NOTIFY "MISS UTILITY" AT (800) 257-7777 AND THE CITY OF FREDERICK DEPARTMENT OF ENGINEERING AT (301) 600-1405 AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 72 HOURS AFTER CALLING "MISS UTILITY".
- ALL TAPS TO CITY OF FREDERICK WATER LINES SHALL BE PERFORMED BY THE CITY OF FREDERICK DEPARTMENT OF PUBLIC WORKS AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) BOOK OF STANDARDS, LATEST EDITIONS.
- ALL UTILITIES AND STORM DRAINS OUTSIDE OF CITY OF FREDERICK RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS.
- WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE, THE CONTRACTOR SHALL HAVE THE WASHINGTON GAS COMPANY 301.662.2151 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.
- ON-SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS.
- THE CONTRACTOR SHALL NOT (1) 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 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 OF THE PROJECT.
- IMPROVEMENT PLANS SHALL CLEARLY SHOW THE FINALIZED LOCATIONS OF ALL POWER UTILITIES ABOVE AND BELOW GROUND (POWER LINES, VAULTS, DUCT BANKS, SWITCHGEARS AND ANY OTHER ASSOCIATED APPURTENANCES). ALL ELECTRIC SERVICE EQUIPMENT IN THE DOWNTOWN AREA SHALL BE SUBTERRANEAN. NO PRIVATE ELECTRICAL APPURTENANCES OF ANY KIND SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIER, FLAGGERS, ETC.).
- ANY LANE AND/OR ROAD CLOSURES REQUIRE FOUR (4) WEEKS ADVANCE NOTICE AND A PERMIT FROM THE CITY OF FREDERICK TRAFFIC ENGINEER. THE CITY TRAFFIC ENGINEER CAN BE REACHED BY PHONE AT 301.600.1498.
- IF ROAD OR ANY PART OF ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR APPROVAL.
- IF TEMPORARY PARKING, INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS SHALL BE REQUIRED DURING PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING ALL AFFECTED RESIDENTS/BUSINESSES AT LEAST ONE (1) DAY IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY OR COUNTY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.

ROADWAYS. IF DUST, DIRT, DEBRIS AND/OR MUD HAPPEN TO OVERRIDE THE 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. SEE CITY OF FREDERICK MUD ORDINANCE PURSUANT TO SECTION 22-2 OF THE FREDERICK CITY CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY THE REQUIRED WATERING OF THE GROUND AS NEEDED.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY THE CITY.

27. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL CITY HAS GRANTED FINAL APPROVAL TO THE PROJECT.

28. PLACE 4" MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.

29. MINIMUM 2% SLOPES MUST BE PROVIDED FOR ADEQUATE DRAINAGE OF GRASSY AREAS. DRIVEWAYS SHALL HAVE A MAXIMUM 15% SLOPE.

30. ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND RADII GREATER THAN 200'.

31. STORMWATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.

32. THE ZONING MAP AMENDMENT DID NOT PROCESS A FORMAL MASTER PLAN FOR APPROVAL; THEREFORE, TABLE 407-1 FOR PERFORMANCE STANDARDS IS NOT APPLICABLE.

33. PARKING REQUIREMENTS PER SECTION 607, TABLE 607-1 OF THE LAND MANAGEMENT CODE:

RECREATION, SOCIAL SERVICE CENTER	- SF 21,750
1.5 PER 1000 SF	33 SPACES
10 PER 1000 CFA	218 SPACES
1 PER 20 VEHICLE SPACES	2-11 SPACES

REQUIRED MINIMUM PARKING SPACES:	33 SPACES
REQUIRED MAXIMUM PARKING SPACES:	218 SPACES
REQUIRED BIKE SPACES:	2-11 SPACES

EXISTING PARKING SPACES:	257 SPACES
EXISTING BIKE SPACES:	16 SPACES

TOTAL PROVIDED:	257 EXISTING SPACES
-----------------	---------------------

PARKING IS PROVIDED BEYOND THE MAXIMUM PARKING CALCULATION. THEREFORE, ADEQUATE PARKING IS PROVIDED FOR THE PROPOSED BUILDING. THE REMAINING EXCESS PARKING WAS ESTABLISHED AS NECESSARY FOR THE PARK.

34. ARCHEOLOGICAL ASSESSMENT (ARCH24-14) WAS COMPLETED ON NOVEMBER 19, 2024, WITH RESULTS STATING PHASE 1 REQUIRED FOR THIS PROJECT.

35. THE PROJECT WAS PRESENTED TO THE CITYWIDE PLANNING DIVISION COMMUNITY OUTREACH MEETING ON 2026.

36. AS NOTED IN THE SKETCH PLAN REVIEW, CITY PROJECTS ARE EXEMPT FROM ADEQUATE PUBLIC FACILITIES ORDINANCE TESTING.

37. THE ADJACENT ZONING TO THE NORTH, EAST AND WEST IS PRK (PARKLAND), TO THE SOUTH IS MARYLAND ROUTE 70 RIGHT OF WAY.

38. ALL SIGNAGE FOR THE SITE IS APPROVED BY BUILDING PERMIT IN ACCORDANCE WITH LMC TABLE 864-1 SIGN DIMENSIONS.

39. COUNTY WATER AND SEWER CLASSIFICATION: W-1 & S-1

40. A WASTE FIXTURE COUNT MUST BE PERFORMED BY THE FREDERICK COUNTY DWSU BEFORE A BUILDING PERMIT CAN BE APPROVED.

41. EACH TENANT OR OWNER SHALL COMPLETE AN INDUSTRIAL WASTE QUESTIONNAIRE AND COMPLY WITH THE FREDERICK COUNTY INDUSTRIAL WASTE ORDINANCE. FURNISHMENT AND INSTALLATIONS OF MONITORING MANHOLES, GREASE TRAPS OR OTHER PRETREATMENT DEVICES SHALL BE RESPONSIBILITY OF THE OWNER OR CONTRACT PURCHASER OF THE LOT. THE FINAL LOCATION OF THE SAID DEVICE(S) IS SUBJECT TO THE REVIEW AND APPROVAL BY FREDERICK COUNTY DWSU AS PART OF THE SITE IMPROVEMENT PLAN.

42. CASE HISTORY:

PC18-245ZMA	ZONING MAP AMENDMENT	APPROVED:
PC13-638FSU	FINAL PLAT	APPROVED:
14-587-01	MOU SOPHIE AND MADIGAN LILLARD MEMORIAL PLAYGROUND	APPROVED:
17-688ARCH	ARCHEOLOGICAL ASSESSMENT	APPROVED:
PC17-901FSI	FINAL SITE PLAN FOR ROAD AND PARKING LOTS	APPROVED:
STF18-807FFCP	FINAL FOREST CONSERVATION PLAN	APPROVED:
18-23-24	CIP FOR THE BASEBALL FIELD	APPROVED:
PC18-375FSI	FINAL SITE PLAN FOR WATER TOWER	APPROVED:

UTILITY INFORMATION

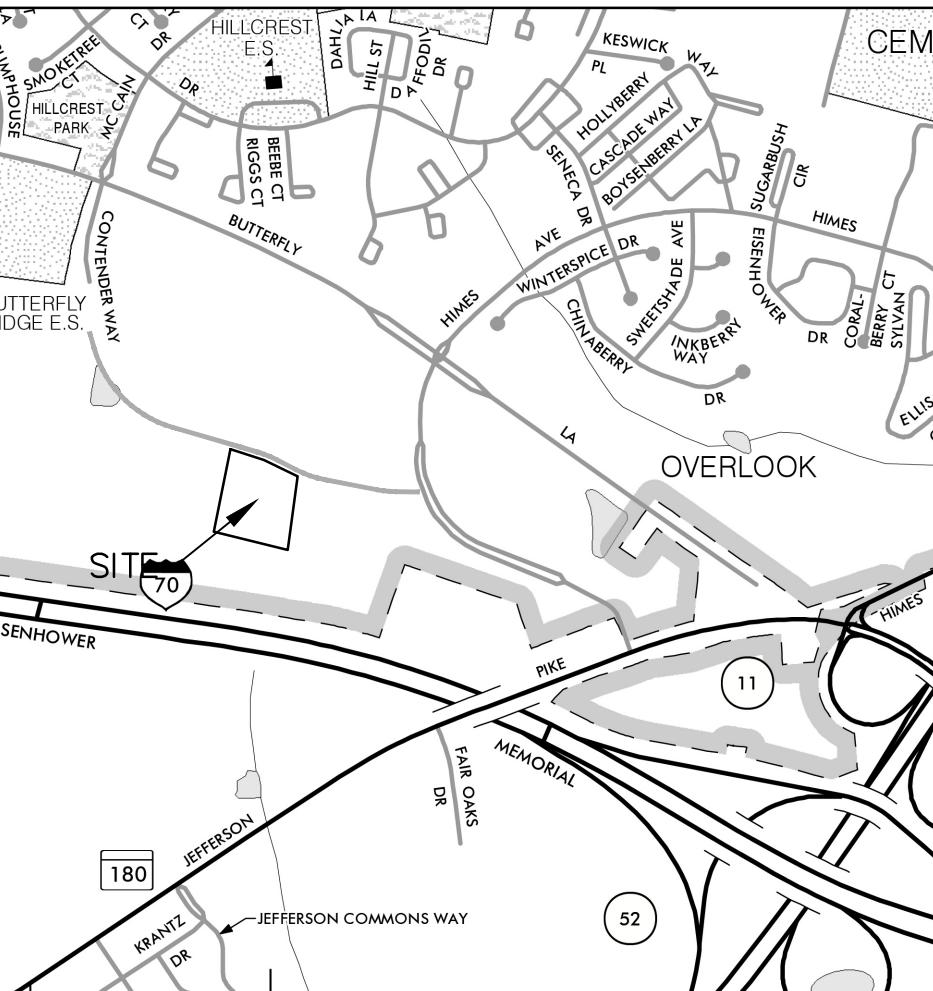
VERIZON (TELECOMMUNICATIONS)
1-800-275-2355

COMCAST (CABLE)
1-800-COMCAST

ALLEGHENY POWER (ELECTRIC)
5850 EAGLEHEAD DRIVE,
IJAMSVILLE, MD 21754
1-800-ALLEGHENY

WASHINGTON GAS
(FREDERICK DIVISION) (GAS)
1800 N. MARKET STREET
FREDERICK, MD 21701
1-800-752-7520

DEPARTMENT OF PUBLIC WORKS
(WATER & SEWER)
111 AIRPORT DRIVE EAST
FREDERICK, MD 21778
301-600-1440



VICINITY MAP

SCALE: 1" = 1000'
MARYLAND STATEWIDE GRID MAP
GRID: C9B

SOILS MAP

SCALE: 1" = 50'

CITY OF FREDERICK WATER AND SEWERAGE NOTE:
The City of Frederick has instituted a Capacity Management Program governing the allocation of potable water and sewerage capacity to new developments. Article IX of the Code of Maryland, Article 9-512. The allocation of water and sewerage treatment capacity for the development of the property depicted on this plot/site plan will be made in accordance with Chapter 25, Article IX of The Code of the City of Frederick, 1986 (as amended). Final allocation of water and sewerage treatment capacity will generally made at the time of building permit issuance and subject to the payment of all required fees. The ability to permit and develop lots will be dependent on potable water supply and sewerage treatment capacity available at the time of building permit application. Federal, State, or City programs may affect the allocation of water and sewerage treatment capacity or otherwise affect an allocation. Recorperation of this plot or approval of this site plan is in conformance with the Frederick County Ten Year Water and Sewerage Plan.

For the provisions of this plot, Water Treatment Capacity will be provided by The City of Frederick and Sewer Treatment Capacity will be provided by The City of Frederick.

NOTE: PER THE CODE OF THE CITY OF FREDERICK, ARTICLE IX, WATER AND SEWER ALLOCATION AND IMPACT FEES, §25, AT TIME OF BUILDING PERMIT, THIS PROJECT MAY BE SUBJECT TO WATER AND SEWER IMPACT AND ALLOCATION FEES BASED UPON THE ADDITIONAL FLOW PROJECTIONS

CITY OF FREDERICK

OWNER

KNU DESIGN, LLC

ARCHITECT

ADTEK ENGINEERS, INC

CIVIL

150 SOUTH EAST STREET, SUITE 201 FREDERICK, MD 21701, TELE: (301) 662-4408

knu
design

knu design, llc
2050 top ridge drive
boyds, md 20841
(240) 372-0185
www.knu.design

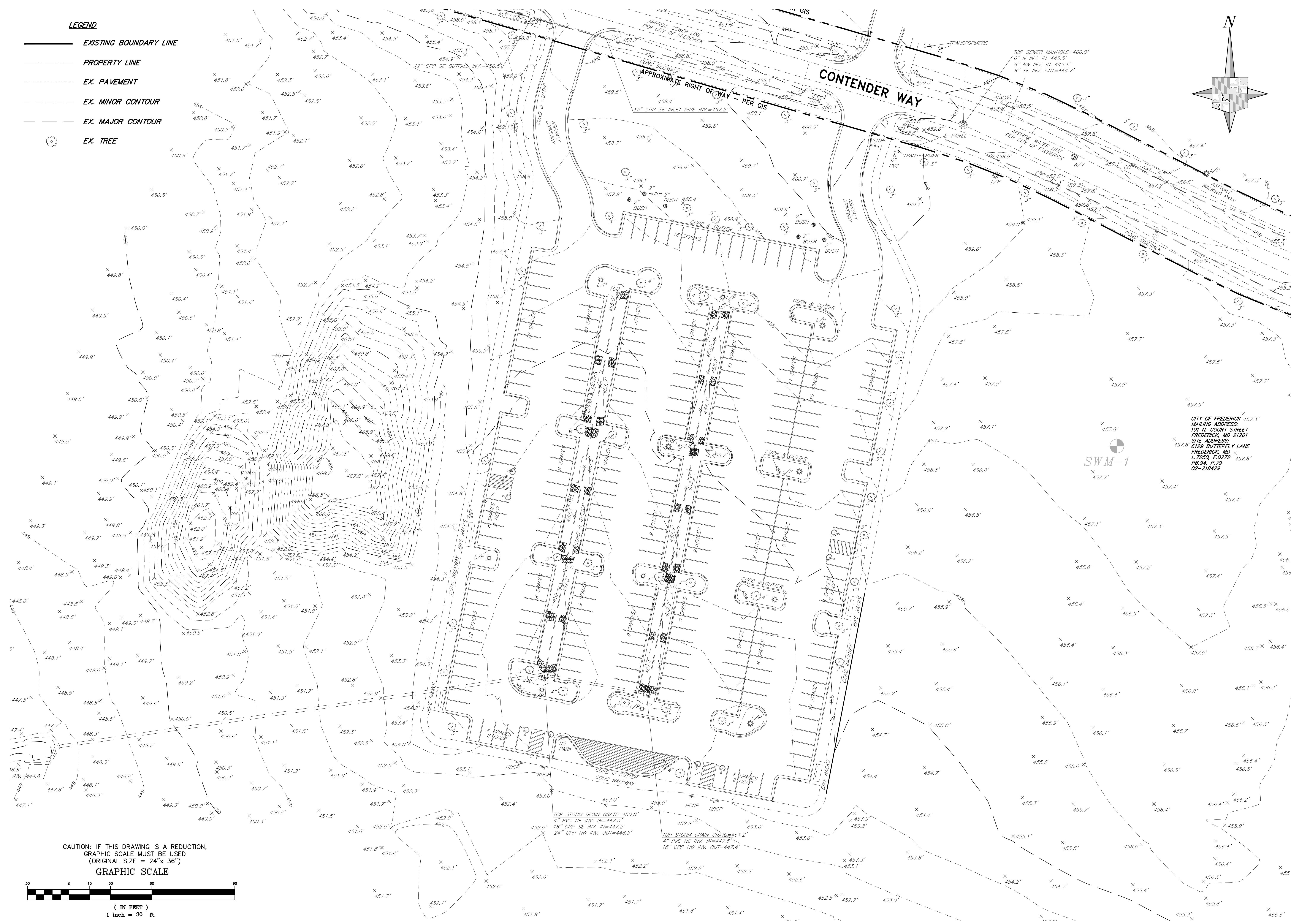
Professional Certification:
I hereby certify that these documents were prepared under my direction and that I am duly licensed professional architect under the laws of the State of Maryland, License No. 9325, Expiration Date: 12-12-2026.

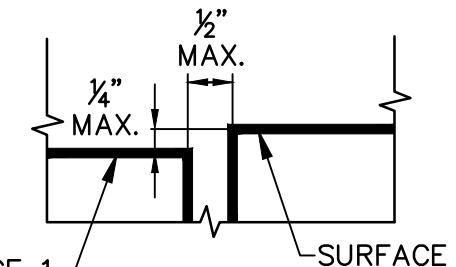
WESTSIDE
REGIONAL PARK
COMM. CTR

xxx CONTENDER WAY
FREDERICK, MD 21703
JOB #2507

COVER SHEET

C000

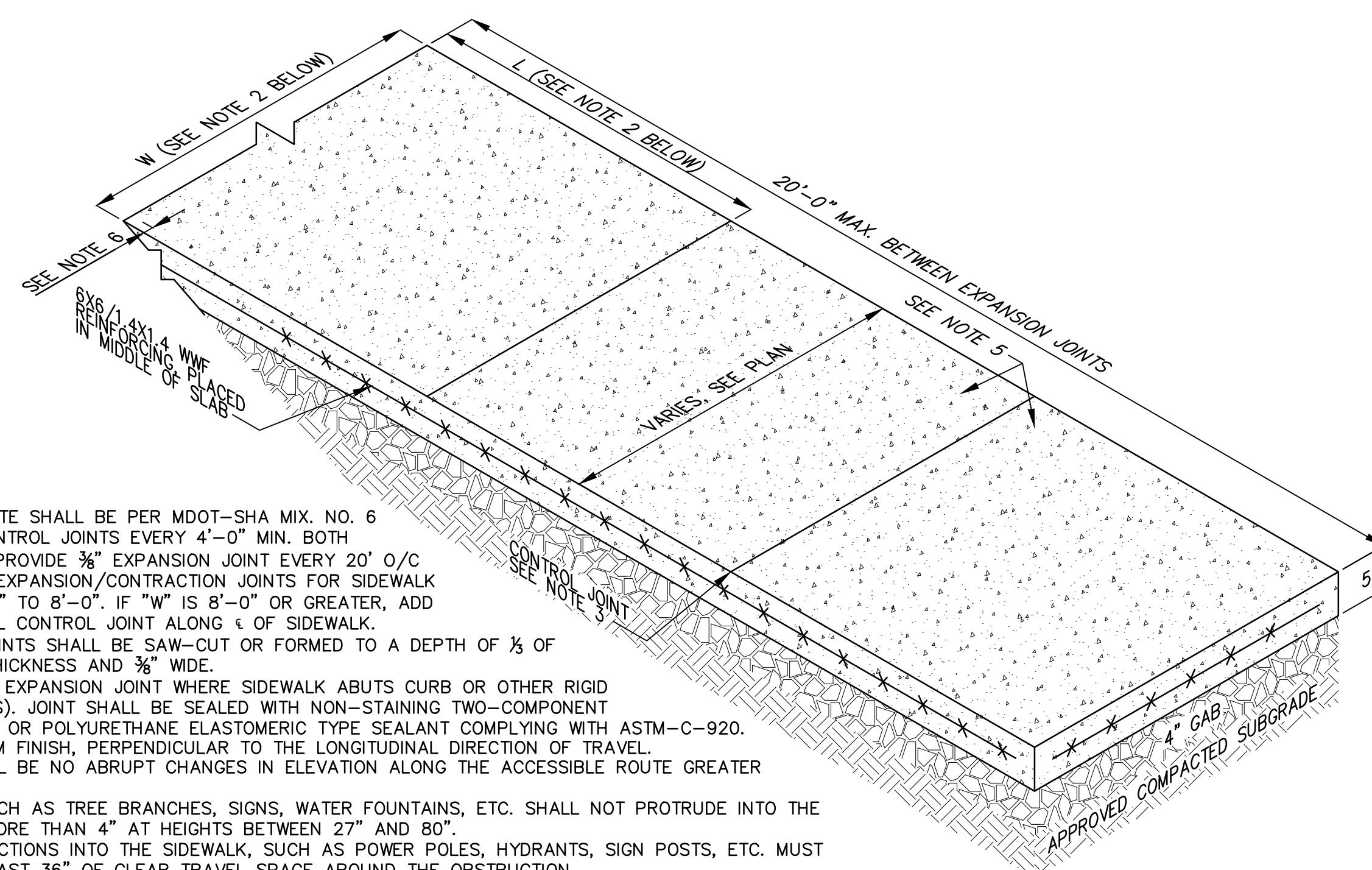




NOTES:

1. ACCESSIBLE WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY ABRUPT CHANGES IN VERTICAL ELEVATION EXCEEDING $\frac{1}{2}$ ".
2. TRANSITIONS WITHIN THE ACCESSIBLE ROUTE FOR RAMPS TO WALKS, GUTTERS, OR VEHICULAR PATHS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES IN VERTICAL ELEVATION EXCEEDING $\frac{1}{2}$ ".
3. THE MAXIMUM OF ANY JOINT, OPENING, OR GAP BETWEEN ANY TWO ADJACENT SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE $\frac{1}{2}$ ".

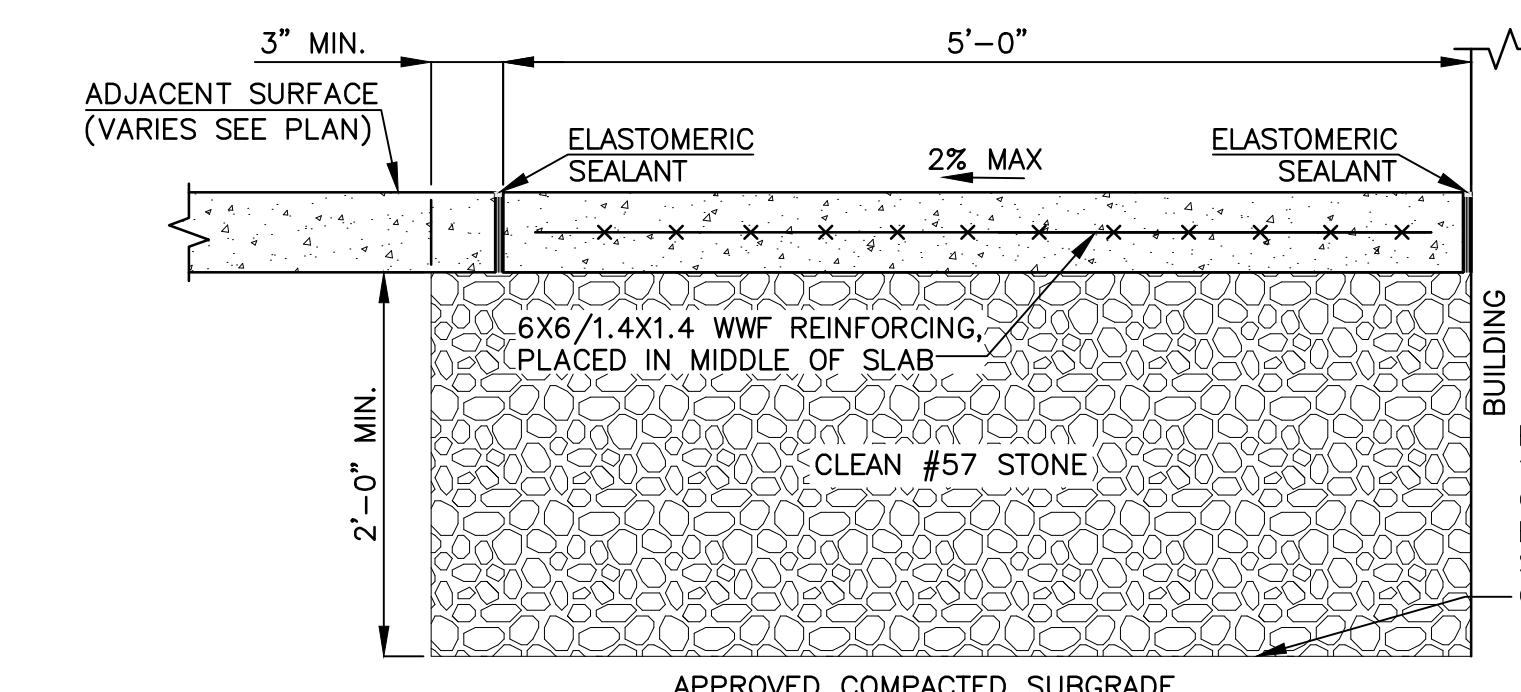
1 CHANGES IN VERTICAL ELEVATION DETAIL
C301 NOT TO SCALE



NOTES:

1. ALL CONCRETE SHALL BE PER MDOT-SHA MIX. NO. 6
2. PROVIDE CONTROL JOINTS EVERY 4'-0" MIN. BOTH DIRECTIONS PROVIDE $\frac{3}{8}$ " EXPANSION JOINT EVERY 20' 0/C MAX. MARK EXPANSION/CONTRACTION JOINTS FOR SIDEWALK WIDTHS 4'-0" TO 8'-0". IF "W" IS 8'-0" OR GREATER, ADD LONGITUDINAL CONTROL JOINT ALONG $\frac{1}{2}$ OF SIDEWALK.
3. CONTROL JOINTS SHALL BE SAW-CUT OR FORMED TO A DEPTH OF $\frac{1}{8}$ OF THE SLAB THICKNESS AND $\frac{3}{8}$ " WIDE.
4. PROVIDE $\frac{1}{2}$ " EXPANSION JOINT WHERE SIDEWALK ABUTS CURB OR OTHER RIGID STRUCTURE(S). JOINT SHALL BE SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C-920.
5. LIGHT BROOM FINISH, PERPENDICULAR TO THE LONGITUDINAL DIRECTION OF TRAVEL.
6. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE GREATER THAN $\frac{1}{2}$ ".
7. OBJECTS SUCH AS TREE BRANCHES, SIGNS, WATER FOUNTAINS, ETC. SHALL NOT PROTRUDE INTO THE SIDEWALK MORE THAN 4" AT HEIGHTS BETWEEN 27" AND 80".
8. ALL OBSTRUCTIONS INTO THE SIDEWALK, SUCH AS POWER POLES, HYDRANTS, SIGN POSTS, ETC. MUST HAVE AT LEAST 36" OF CLEAR TRAVEL SPACE AROUND THE OBSTRUCTION.
9. ALL UTILITY COVERS IN SIDEWALK SHALL HAVE AN ANTI-SLIP FINISH AND MEET ADA REGULATIONS.
10. THE MAXIMUM CROSS SLOPE ON THE SIDEWALK SHALL NOT EXCEED 2%.

2 ON-SITE CONCRETE SIDEWALK
C301 NOT TO SCALE



NOTES:

1. THIS DETAIL TYPICAL FOR 5' CLEAR OUTSIDE ALL DOORWAYS.
2. INSTALL $\frac{1}{2}$ " EXPANSION JOINT WHERE SUPPORT MEETS ADJACENT SURFACE AND BUILDING. EXPANSION JOINT MATERIAL SHALL BE $\frac{1}{2}$ " PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM C 920, (NON-EXTRUDING).
3. THE SLOPE OF THE SIDEWALK AT THE DOOR SHALL NOT EXCEED 2% IN ANY DIRECTION.

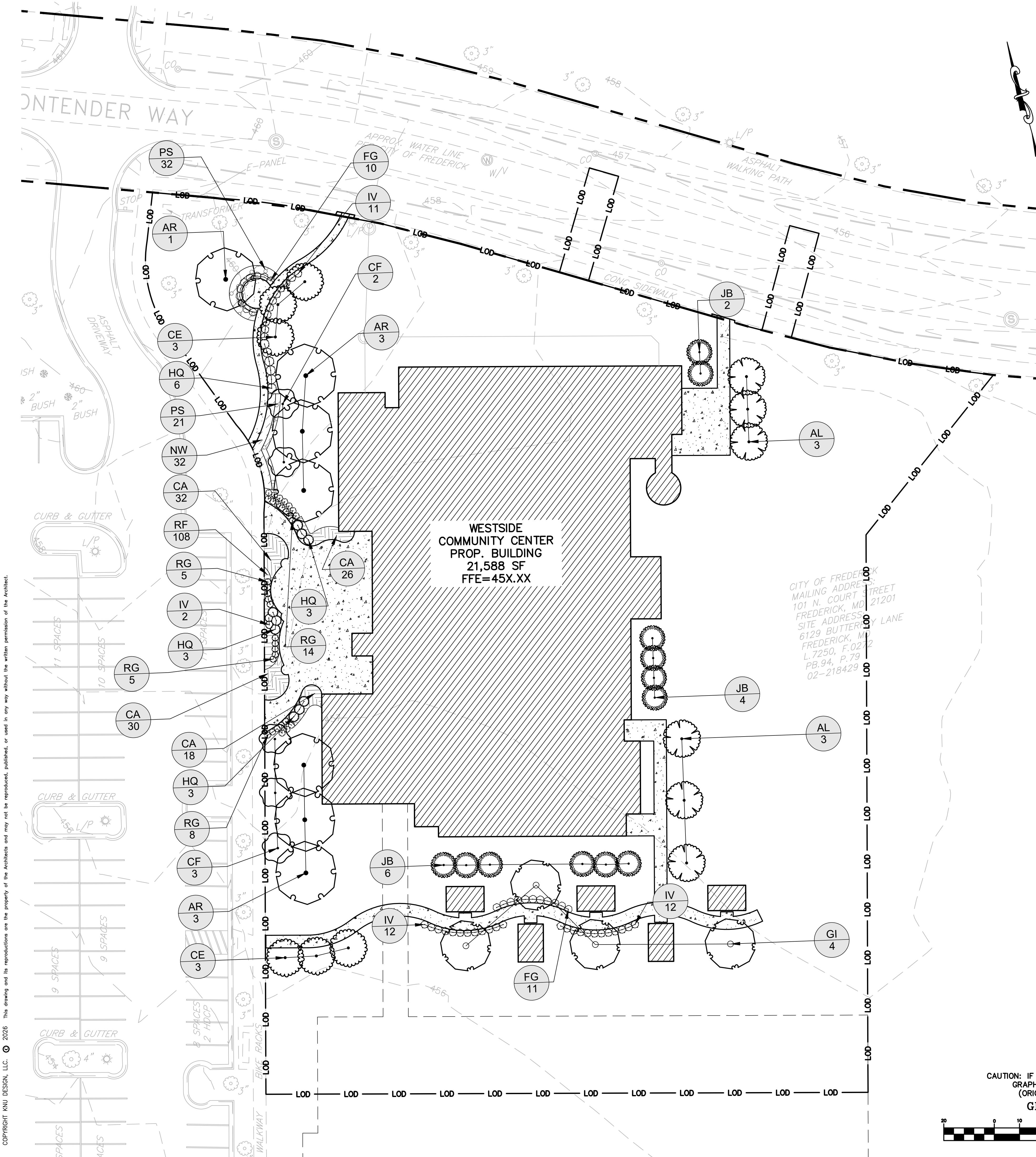
3 SIDEWALK SUPPORT
C301 NOT TO SCALE

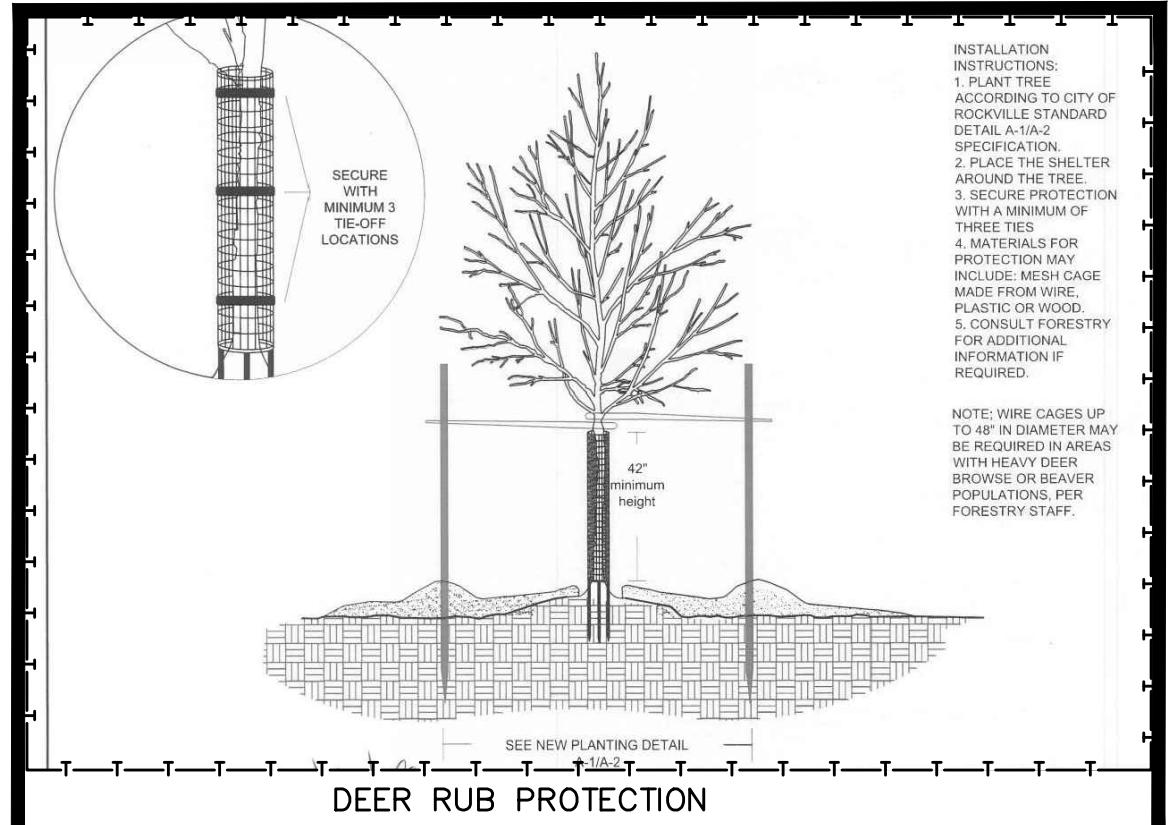
WESTSIDE
REGIONAL PARK
COMM. CTR
xxx CONTENDER WAY
FREDERICK, MD 21703

JOB #2507

SITE DETAILS

C301





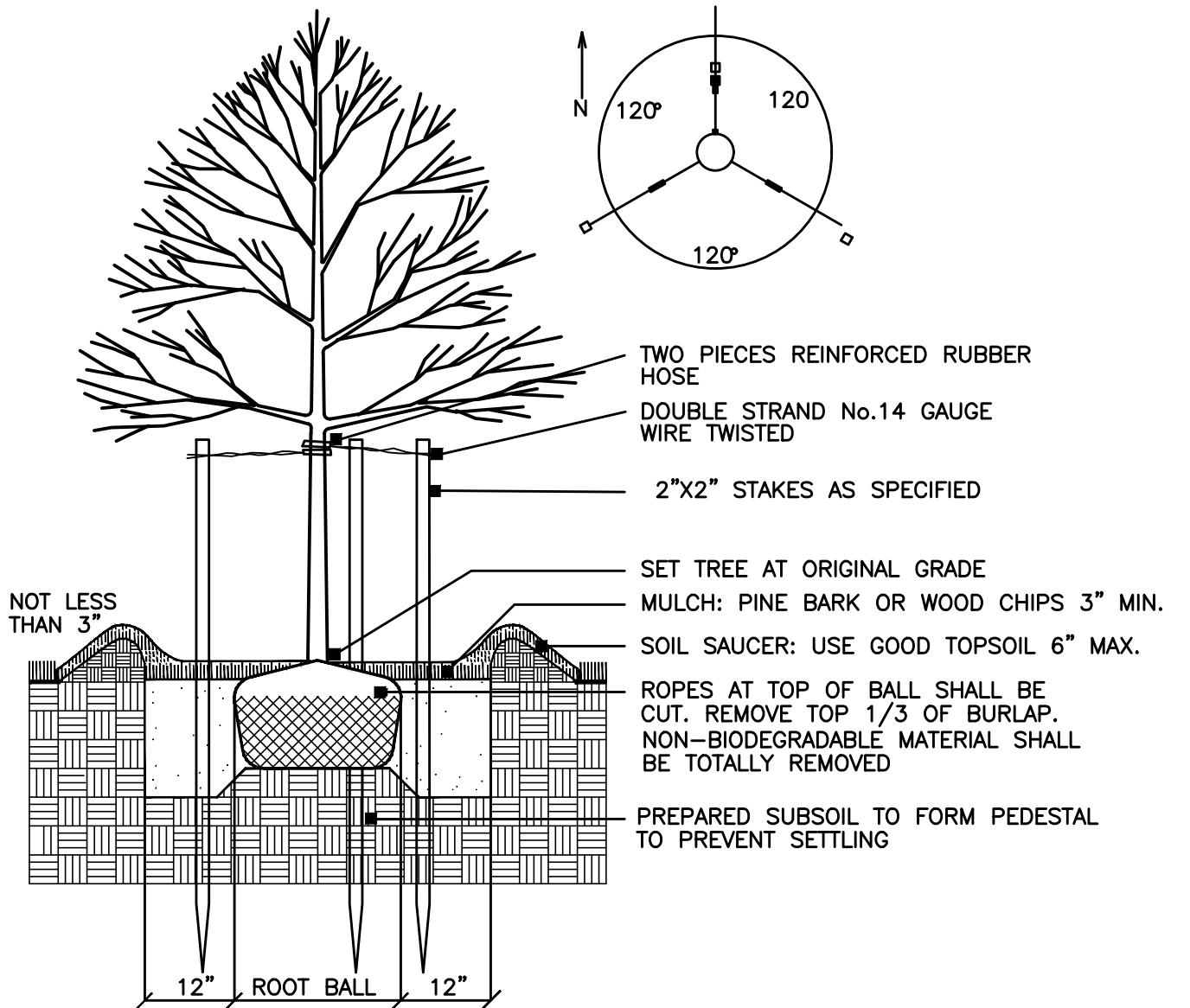
PLANTING SCHEDULE												
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER	XXXXXX								XXXXXX			
PLANTING SEEDINGS, WHIPS		XXXXXX							XXXXXX			
MINIMUM MONITORING	*		*		*							
FERTILIZER * (IF NEEDED)												
WATER **									XXXXXX			
PRUNING												

KEY

- ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS GREATLY RECOMMENDED
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- DEPENDENT UPON SITE CONDITIONS
- DEPENDENT UPON SITE CONDITIONS; WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTES:

The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



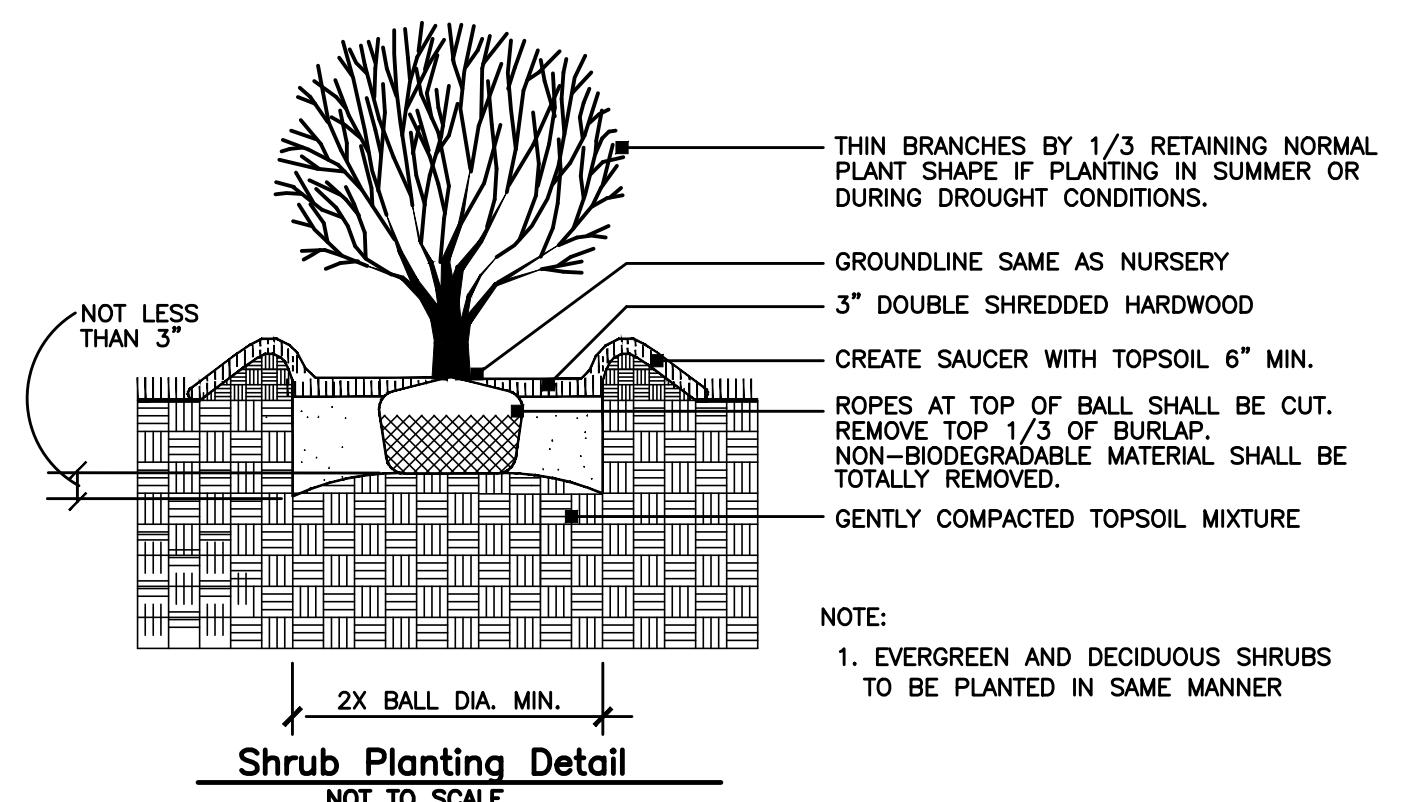
Deciduous Tree Planting Detail

1. THIS PLAN IS FOR LANDSCAPING MEASURES ONLY.
2. ALL CONTRACTORS PERFORMING WORK ON THIS SITE SHALL NOTIFY "MISS UTILITY" 72 HOURS PRIOR TO ANY CONSTRUCTION OR GRADING BY CALLING 1-800-257-7777 FOR THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING PLANTINGS DURING CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL PERFORM WORK AND THE PLANTINGS SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
5. THE LANDSCAPE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND AVAILABILITY AND NOTIFY LANDSCAPE ARCHITECT OR OWNER IF THERE ARE ANY PROBLEMS PRIOR TO BIDDING.
6. FOR TREE PRUNING AND CARE METHODS REFER TO THE NATIONAL ARBORIST STANDARDS, LATEST EDITION.
7. SOD ALL DISTURBED AREAS THAT ARE NOT LANDSCAPED.
8. PROVIDE AND INSTALL SOIL STABILIZED EROSION CONTROL MATTING AS REQUIRED FOR PROPER EROSION CONTROL. RE-SEED AREAS AS REQUIRED UNTIL ALL AREAS ARE PROPERLY STABILIZED AND ACCEPTED BY INSPECTOR AND OWNER.
9. THERE SHALL BE A MIN 10' SEPARATION MAINTAINED BETWEEN THE CENTER OF ALL TREES AND ANY PRIVATE OR PUBLIC UTILITY LINES AND STRUCTURES (UNDER OR ABOVE GROUND) AND A MINIMUM 15' SEPARATION TO STREETLIGHTS. THIS NOTE SHALL APPLY TO ALL PROPOSED PUBLICLY OR PRIVATELY MAINTAINED LANDSCAPING.
10. ALL ON-SITE TREES & PLANTINGS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
11. ALL STREET TREE PLANTINGS SHALL BE A MINIMUM OF 2-1/2" CALIPER AND DISPLAY A SINGLE STRAIGHT TRUNK TO 7' OF WHICH 5' SHALL BE FREE OF BRANCHING (ANSI Z60.1).
12. THERE SHALL BE NO EXCESS SOIL OR MULCH ON TOP OF ROOT BALL SO AS TO EXPOSE BASAL ROOT FLARE. ALL STREET TREE PLANTINGS SHALL BE FREE OF DAMAGE, DISEASE AND DEFECTS.
13. PER THE CITY OF FREDERICK CHARTER AND CODE OF LAWS SEC. 22-10.2, "PLANTINGS ON UTILITIES OR IN EASEMENTS.(a) IT SHALL BE UNLAWFUL TO PLACE OR PLANT A TREE OR TREES ON TOP OF OR WITHIN TEN(10) FEET OF ANY UNDERGROUND UTILITY LINE OR EQUIPMENT OF THE CITY. (b) IT SHALL BE UNLAWFUL TO PLACE OR PLANT TREES, BUSHES, SHRUBS OR OTHER PLANTINGS OR GROUND COVER OF ANY NATURE WHATSOEVER WITHIN THE UTILITY EASEMENT AREA OF THE CITY UNLESS PRIOR WRITTEN APPROVAL OF THE CITY IS SECURED." ALSO THERE SHALL BE A MIN. OF FIFTEEN FEET OF SEPARATION BETWEEN PLANTED TREES AND CITY STREET LIGHTS. TO OBTAIN PRIOR WRITTEN APPROVAL OF EXCEPTION TO ANY OF THE ABOVE IN DESIGN OR IN CONSTRUCTION, CONTACT THE CITY ENGINEER.

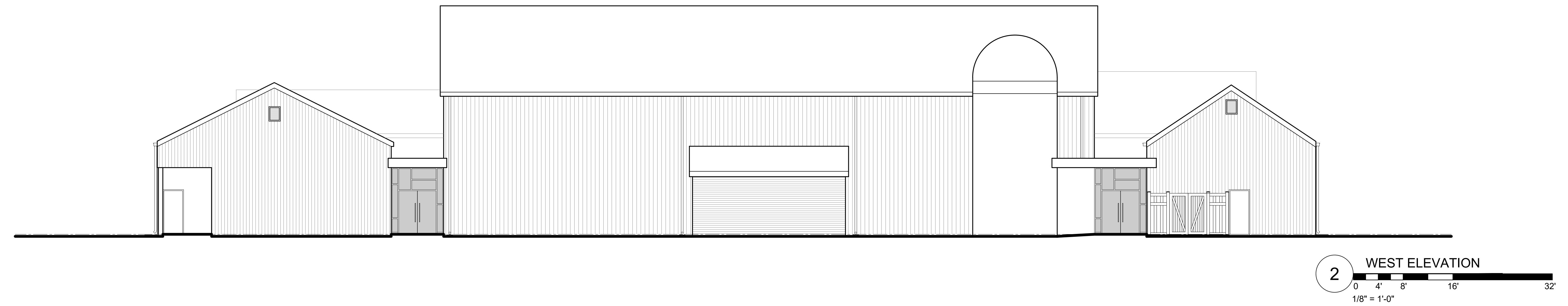
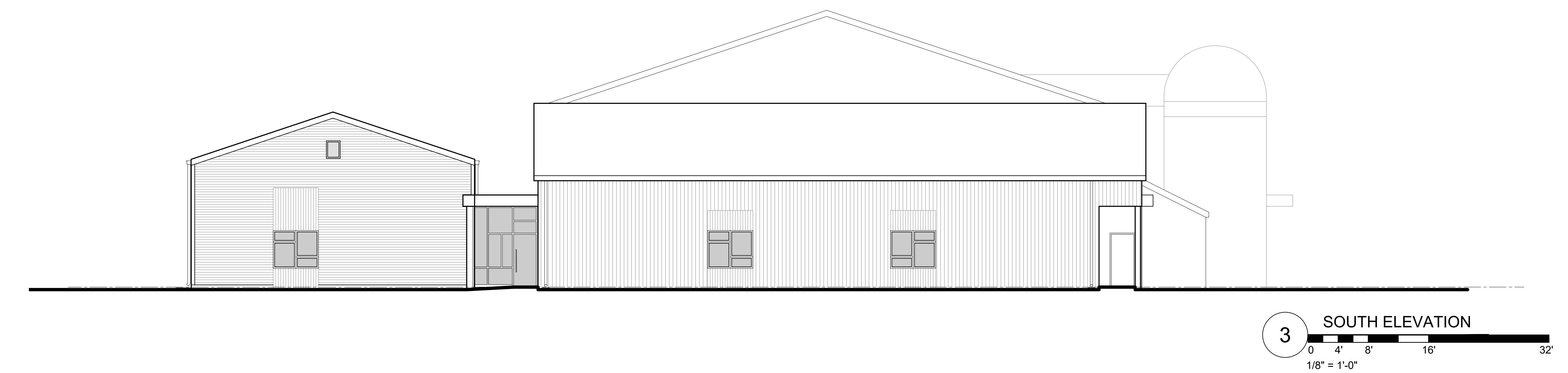
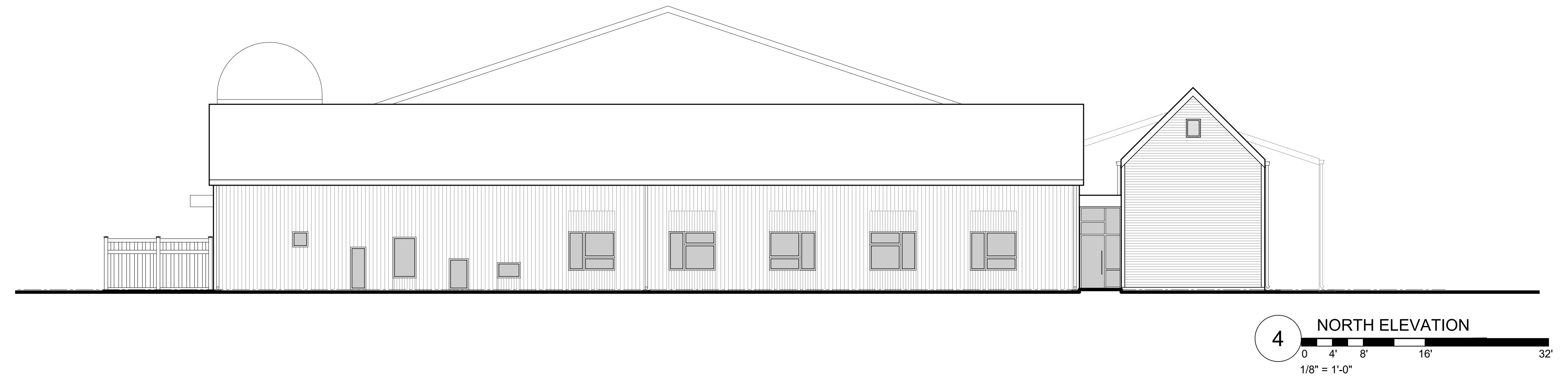
FOR UTILITIES OWNED BY COMPANIES OTHER THAN THE CITY ON PUBLIC OR PRIVATE PROPERTY WITH PRIVATELY MAINTAINED LANDSCAPING, THERE SHALL BE A MIN. OF TEN(10) FEET OF SEPARATION BETWEEN THE CENTER OF DESIGNED OR PLANTED TREES AND ANY SUCH UTILITY LINES AND STRUCTURES (UNDER OR ABOVE GROUND) UNLESS PRIOR WRITTEN CONSENT IS OBTAINED FROM THE UTILITY COMPANY OWNER. WHERE UTILITIES ARE PRIVATELY OWNED, A REASONABLE AND PRUDENT EFFORT TO MAINTAIN A MIN TEN(10) FOOT SEPARATION BETWEEN DESIGNED OR PLANTED TREES AND UTILITY LINES SHALL BE REQUIRED.

14. CONTRACTOR SHALL CALL THE CITY OF FREDERICK ARBORIST AT 301-600-1233 PRIOR TO PLACEMENT AND PLANTING OF CITY TREES FOR FIELD ADJUSTMENTS TO LOCATIONS.

PRIOR TO ANY EXCAVATION WITHIN 10' OF CITY STREET TREES OR DESIGNATED STATE TREES, CONTRACTOR TO OBTAIN PERMIT FROM THE OFFICE OF THE CITY ARBORIST.



Shrub Planting Detail



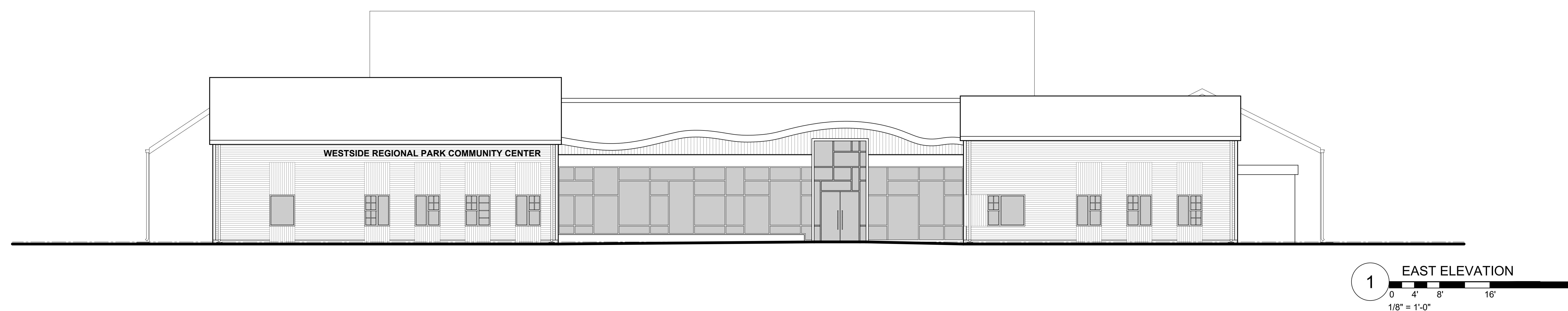
2.24.26 DESIGN DEVELOPMENT

WESTSIDE
REGIONAL PARK
COMMUNITY CTR

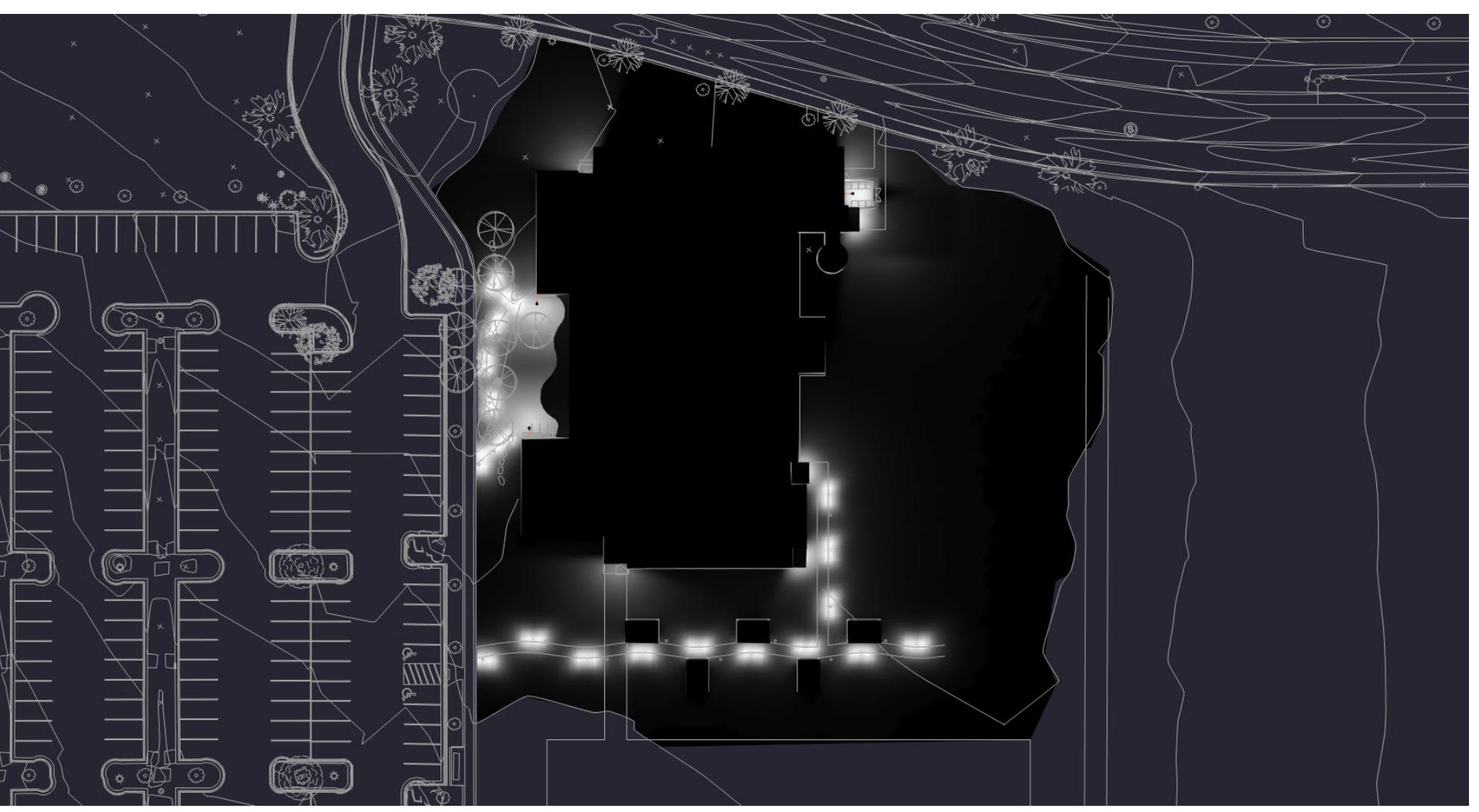
651 CONTENDER WAY
FREDERICK, MD 21703

JOB# 2507

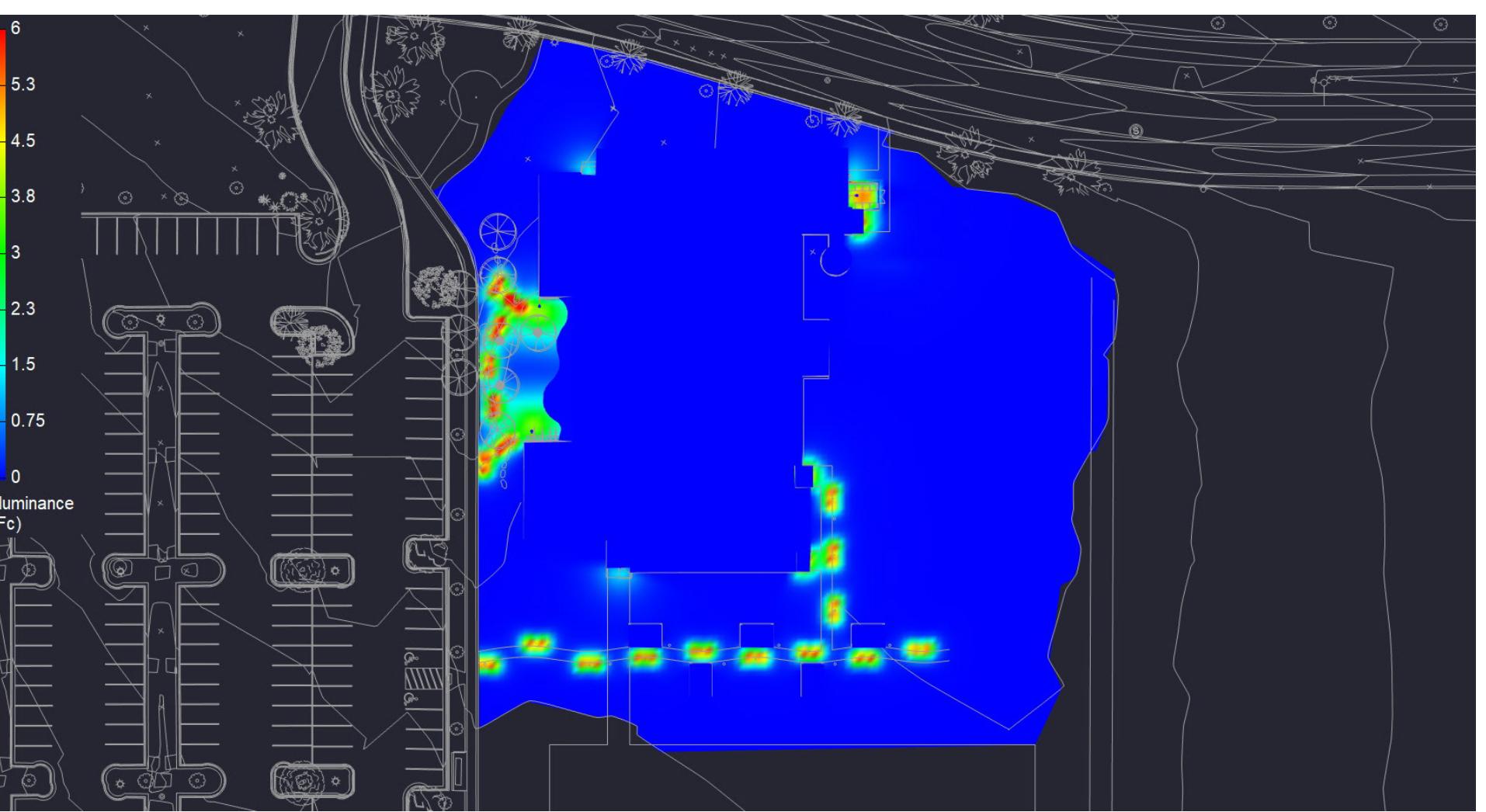
ELEVATIONS



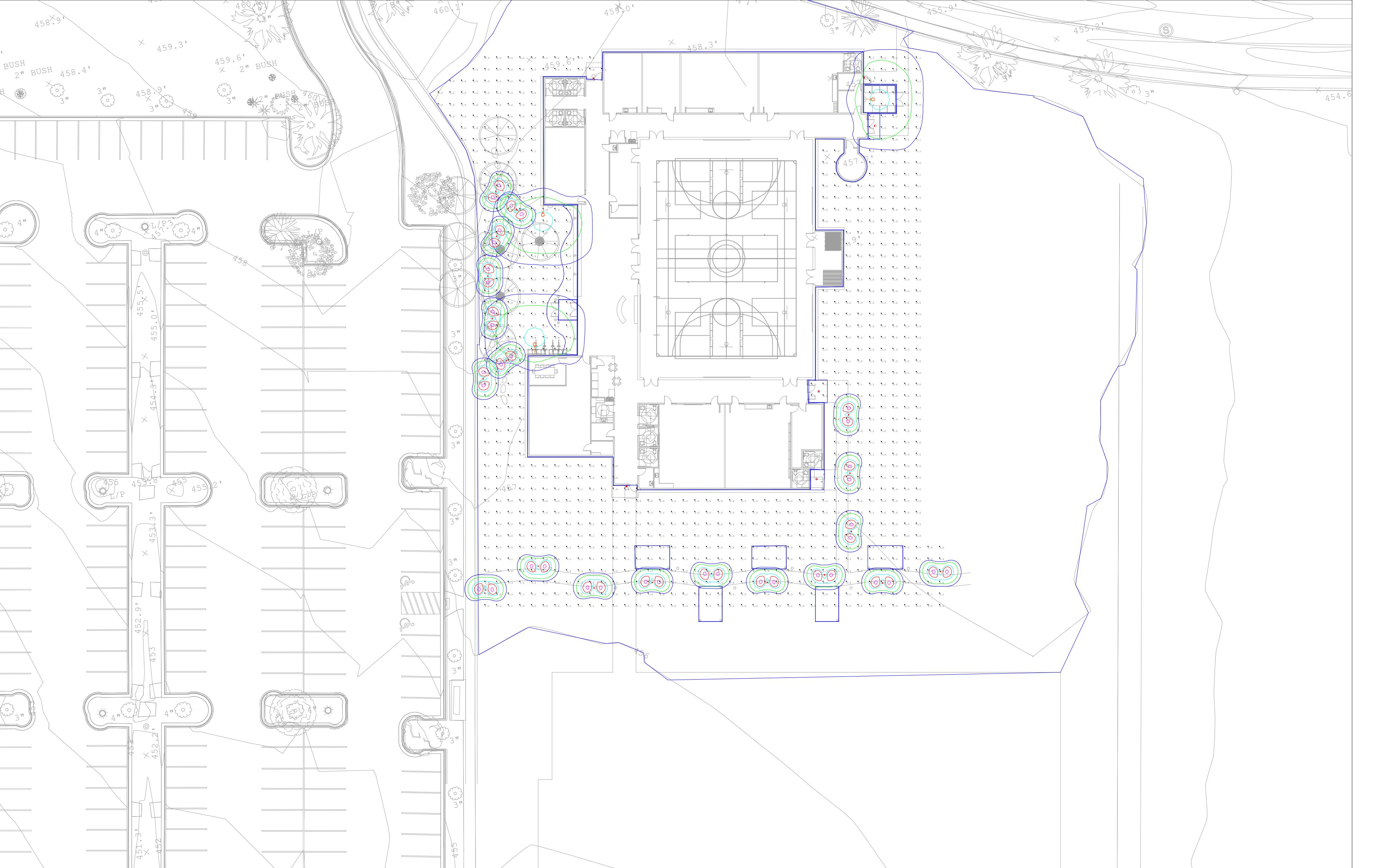
A301

WSRP CC EXTERIOR
LIGHTING CALCS

Render Image - View Name : RenderViewpoint_1



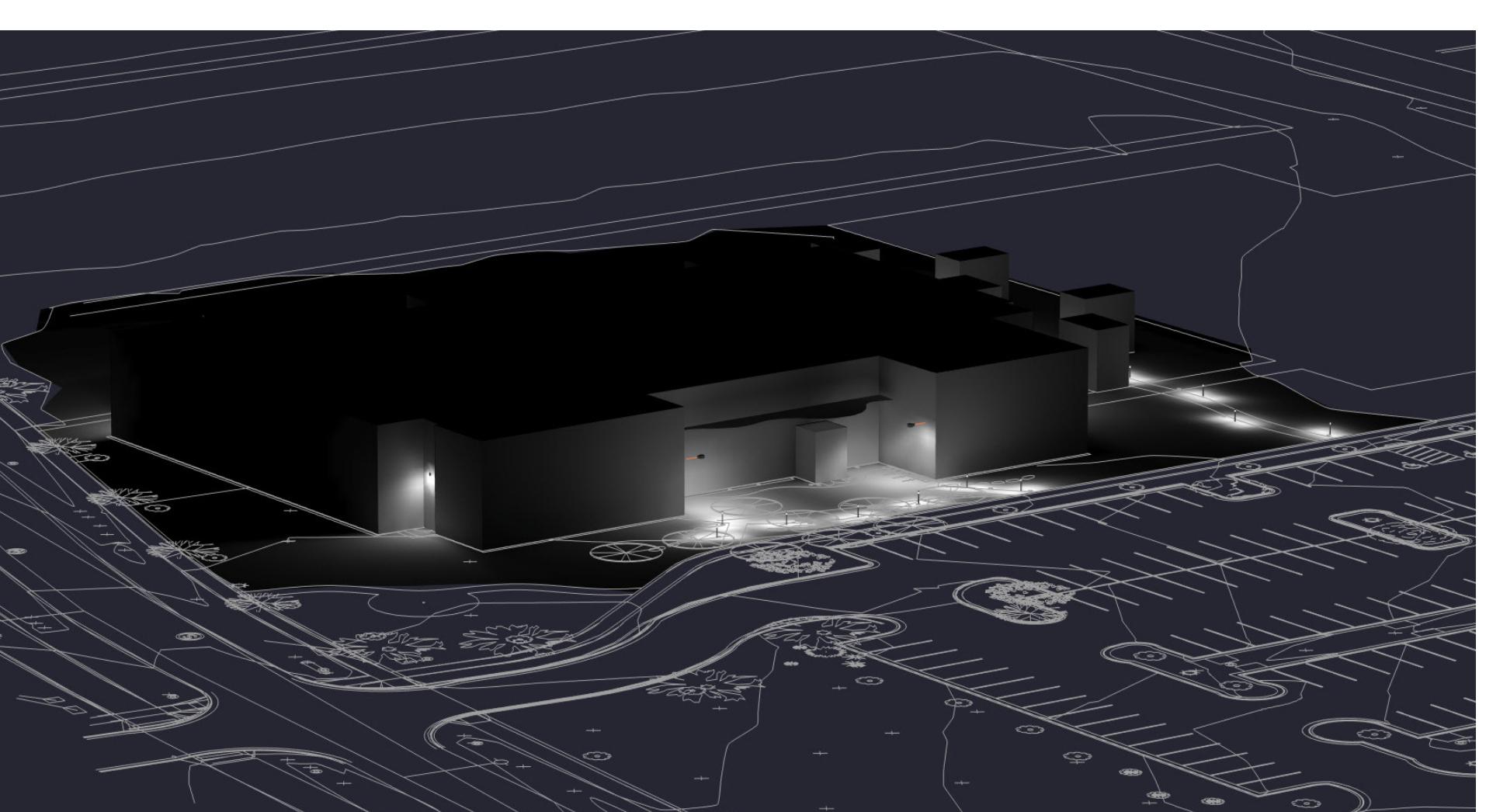
Render Image - View Name : PSEUDO



Not to Scale

Luminaire Schedule							
Symbol	Tag	Qty	[MANUFAC]	[LUMCAT]	Description	Arrangement Luminaire	Arrangement Watts
■	B	19	Sternberg Lighting	US360-8L40TA-MDL04-SV1	US360-8L40TA-MDL04-SV1	581	20.2
●	E	3	ZHONGSHAN WEIHUA LIGHTING TECHNOLOGY CO., LTD.	OUT-WTC-MBJ	OUT-WTC-MBJ	682	14.11
⊕	C	3	3G LIGHTING	3G-DL45RF-10-H95-35K-40D	3G-DL45RF-10-H95-35K-40D	1000	9
○	D	3	Lumca	LIO-S 12LED05 20W 120V L4 40K	LIO-S 12LED05 20W 120V L4 40K	2351	21.9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
WALK_Planar	Illuminance	Fc	0.67	10.5	0.0	N.A.	N.A.



Render Image - View Name : RenderViewpoint_3

DISCLAIMER: Chesapeake Lighting makes no representation of the completeness or accuracy of the photometric analysis or rendered. The use of this data takes full responsibility for the accuracy and correctness of all measurements and areas. This light level analysis is an estimate only and is based on estimated reflectance values for exterior applications or estimated point locations based on reflectance levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is as only as accurate as is permitted by third party software. Calculated values may vary from actual measurements in certain situations due to variances, such as but not limited to, lamp output, input voltage, ballast variances, manufacturing tolerances and application variances.

Date:12/8/2025

Drawn By: N.P.

Revision #: 0

Page # 1 of 4

Schedules