

TYPE I SITE PLAN

FOR

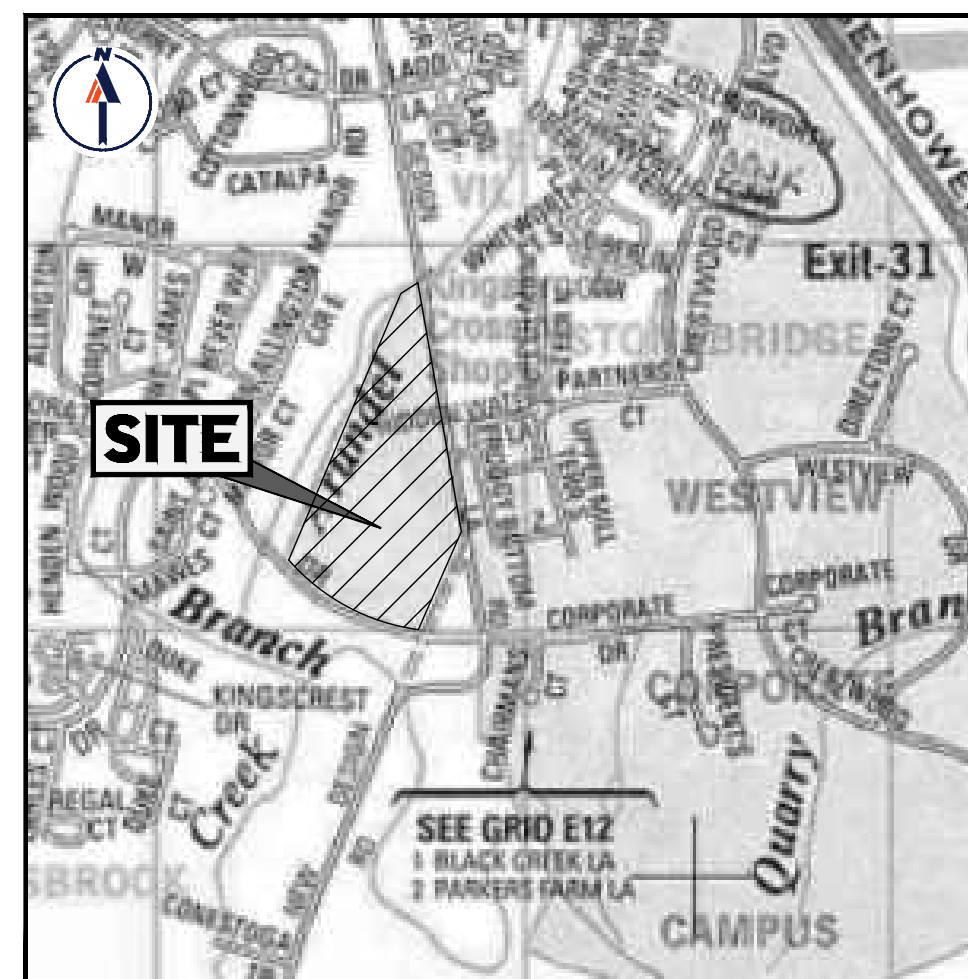
CHICK-FIL-A - BALLENGER CREEK

FSU# 05343

PROPOSED

FAST FOOD RESTAURANT

LOCATION OF SITE
 KINGSBROOK CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 FREDERICK COUNTY



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT #: 11-2858322
 SCALE: 1" = 2,000'

OWNER
 BALLENGER CREEK PARTNERS, LLC.
 C/O VANGUARD EQUITIES INC
 605 S EDEN ST SUITE 250
 BALTIMORE, MD 21201
 PHONE: 410-296-1770
 EMAIL: LWEINBERG@VANGUARDRETAILDEV.COM

DEVELOPER /APPLICANT
 CHICK-FIL-A INC
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349
 CONTACT: JUSTIN WHITLEY
 PHONE: 470-599-9451
 EMAIL: AUSTIN.WHITLEY@CFACORP.COM

PREPARED BY

BOHLER

CONTACT: DANIEL S. HANEY

PLAN REFERENCES AND CONTACTS

- REFERENCES**
- ALTA SURVEY: BY: BOHLER ENGINEERING, INC. ENTITLED: "ALTA SURVEY LAND TITLE SURVEY: CHICK-FIL-A, INC., 5316 NEW DESIGN ROAD, 28TH ELECTION DISTRICT, FREDERICK COUNTY, MARYLAND" DATED: 9/08/2022 PROJECT NO.: MDA220084.00
 - PREVIOUSLY APPROVED IMPROVEMENT PLANS: BY: GUTSCHICK, LITTLE & WEBER, P.A. ENTITLED: "PHASE ONE, KINGSBROOK CROSSING SHOPPING CENTER: KINGSBROOK SUBDIVISION, FREDERICK ELECTION DISTRICT NO. 2, FREDERICK COUNTY, MD" PROJECT NO.: SP89-20 DATED: AUGUST, 1996
 - ARCHITECTURAL ELEVATIONS: BY: E&H ARCHITECTS ENTITLED: 05343, BALLENGER CREEK, NEW DESIGN ROAD, FREDERICK, MD 21701 DATED: 12/29/23
 - GEOTECHNICAL REPORT: BY: ECS MID-ATLANTIC, LLC ENTITLED: GEOTECHNICAL ENGINEERING REPORT: CHICK-FIL-A #05343 - BALLENGER CREEK PROJECT NO.: 13-10503 DATED: 9/16/22 REVISED: 12/8/22
 - LIGHTING PLAN: BY: KURZYNSKI & ASSOCIATES ENTITLED: CHICK-FIL-A AT BALLENGER CREEK FSU, INTERSECTION OF CORPORATE DRIVE & NEW DESIGN ROAD, BALLENGER CREEK, MD 21703 PROJECT NO.: 23213.EHS DATED: 1/2/24
 - SIGNAGE PLAN: BY: CLAYTON SIGNS ENTITLED: CHICK-FIL-A AT FREDERICK, MD BALLENGER, NEW DESIGN ROAD, FREDERICK, MARYLAND 21703 DATED: 9/18/22 REVISED: 12/22/24
 - TRAFFIC IMPACT ANALYSIS: BY: LENHART TRAFFIC CONSULTING, INC. ENTITLED: TRAFFIC IMPACT ANALYSIS FOR CHICK-FIL-A BALLENGER CREEK DATED: 1/3/2024
- GOVERNING AGENCIES**
- FREDERICK COUNTY DEVELOPMENT REVIEW PLANNING MICHAEL WILKINS 30 N MARKET STREET FREDERICK, MD 21701 PHONE: 301-600-1138
 - ELECTRIC BGE ELECTRIC 10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740 PHONE: 410-636-0070
 - WATER AND SANITARY SEWER FREDERICK COUNTY DIVISION OF WATER AND SEWER UTILITIES 4200 METROPOLITAN BLVD FREDERICK, MD 21704 PHONE: 301-600-3568
 - TELEPHONE VERIZON 33 EAST PATRICK STREET FREDERICK, MD 21701 PHONE: 301-210-0355
 - GAS WASHINGTON GAS FREDERICK DIVISION 1800 NORTH MARKET STREET FREDERICK, MD 21701 PHONE: 301-210-0355

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LIS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET		
LIMIT OF WORK		—LOW— LOW—
LIMIT OF DISTURBANCE		—LOD— LOD—
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ON-SITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
====	CONCRETE CURB & GUTTER	====
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	AGORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	GRATE INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

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5200 Buffington Rd
 Atlanta Georgia, 30349-2998



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REVISIONS:

MARK	DATE	BY
△		
△		
△		



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 901
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

CHICK-FIL-A
 PROPOSED FAST FOOD RESTAURANT
 KINGSBROOK CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT #: 11-2858322
 FREDERICK PLANNING DISTRICT
 2ND ELECTION DISTRICT
 FREDERICK COUNTY, MD

SHEET TITLE
COVER SHEET

DWG EDITION 02.4

- PRELIMINARY
- 80% SUBMITTAL
- FOR CONSTRUCTION

JOB NO. : MDA220084.00
 STORE : 05343
 DATE : 01/04/2024
 DRAWN BY : JMR
 CHECKED BY : DSH
 CAD ID : CND5-0

FILE #: SP89-20

A / P #: SP276104

SHEET
C-0.0
 (SHEET 1 OF 21)

GENERAL NOTE
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PURPOSE STATEMENT

THE PURPOSE OF THIS TYPE 1 SITE PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS ON LOT C1 OF THE KINGSBROOK CROSSING SHOPPING CENTER DEVELOPMENT TO PROVIDE A ONE-STORY, 6,005 S.F. CHICK-FIL-A BUILDING, 2,114 S.F. ORDER POINT CANOPY, 1,836 S.F. OUTSIDE MEAL DELIVERY CANOPY, UTILITIES, TRASH ENCLOSURE, LANDSCAPED AREAS, AND ASSOCIATED SITE AMENITIES. THE LOT IS CURRENTLY DEVELOPED AS A SHOPPING CENTER. HOWEVER A PORTION OF THE LOT IS VACANT AT THE INTERSECTION OF NEW DESIGN ROAD AND CORPORATE DRIVE. THIS PROJECT PROPOSES TO OCCUPY THE VACANT PORTION OF THE LOT TO CREATE AN AREA FOR THE PROPOSED CHICK-FIL-A DEVELOPMENT. STORMWATER QUALITY MANAGEMENT IS BEING PROVIDED ON-SITE VIA ONE (1) SUBMERGED GRAVEL WETLAND, TWO (2) MICRO-BIORETENTION, AND TWO (2) FILTERRA PLUS FACILITIES. STORMWATER ADEQUATE OUTFALL AND QUANTITY MANAGEMENT IS PROVIDED VIA A 48" UNDERGROUND CMP DETENTION SYSTEM AND OUTLET CONTROL STRUCTURE.

GENERAL NOTES

- THIS PLAN IS BASED ON AN ALTA SURVEY PREPARED BY BOHLER ENGINEERING ENTITLED: "ALTANSPS LAND TITLE SURVEY; CHICK-FIL-A INC.; 5316 NEW DESIGN ROAD; 28TH ELECTION DISTRICT, FREDERICK COUNTY, MARYLAND"; DATED: 9/06/2022; PROJECT NO.: MDA220084.
- APPLICANT: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349 CONTACT: AUSTIN WHITLEY E-MAIL: AUSTIN.WHITLEY@CFACORP.COM
- OWNER: CHALLENGER CREEK PARTNERS, LLC. C/O VANGUARD EQUITIES INC. 605 S EDEN STREET SUITE 250 BALTIMORE, MD 21221 CONTACT: LEONARD WEINBERG II EMAIL: LWEINBERG@VANGUARDRETAILDEV.COM

ZONING NOTES

- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF RESTAURANT AS OUTLINED IN SECTIONS 1-19-10.500 A.02 OF THE FREDERICK COUNTY ZONING ORDINANCE.
- ZONE: PUD (PLANNED UNIT DEVELOPMENT)
- COMPREHENSIVE PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- PROPERTY: TAX MAP 86, GRID 02, PARCEL 55, LOT C1 AND C2, LIBER 12088 FOLIO 00141.
- FREDERICK COUNTY PLANNING REGION: FREDERICK PLANNING REGION
- 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 AND COMPLIANCE WITH ZO 1-19-7.600 AND ZO 1-19-7.610.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM PER SURVEY PROVIDED BY BOHLER ENGINEERING.
- THERE ARE NO KNOWN AGRICULTURAL EASEMENTS OR HISTORIC DESIGNATIONS ON THE PROPERTY.

BULK REQUIREMENTS	REQUIRED (SHOPPING CENTER IN PUD ZONE)	PROPOSED
REQUIRED LOT AREA	2 AC. (MIN.)	14.19 AC.
REQUIRED LOT WIDTH	100' (MIN.)	146' (NORTH END)
REQUIRED FRONT YARD	50' (MIN.)	60.09' (OUTSIDE MEAL DELIVERY CANOPY)
REQUIRED SIDE YARD	N/A (CORNER LOT)	N/A (CORNER LOT)
REQUIRED REAR YARD	N/A (CORNER LOT)	N/A (CORNER LOT)
REQUIRED BUILDING HEIGHT	60' (MAX.)	25' (1-STORY)
REQUIRED OPEN SPACE	20% (MIN.)	40%

- EXISTING BUILDING AREA: 62,760 S.F.
 - PROPOSED BUILDING AREA: 6,005 S.F.
 - TOTAL BUILDING AREA: 68,765 S.F.
- PREVIOUS APPROVALS & FILE NUMBERS:
 - SUBDIVISION: A COMBINED PRELIMINARY/FINAL PLAT WAS APPROVED FOR THIS PARCEL IN FEBRUARY, 2020; FILE #S-957, AP#19826.
 - SITE PLAN: A SITE PLAN WAS APPROVED FOR THIS PARCEL (TAX MAP 86, PARCEL 55) IN MARCH 1994. SEE PHASE ONE KINGSBROOK CROSSING SHOPPING CENTER IMPROVEMENT PLAN # SP89-20.
 - BOARD OF APPEALS: N/A
 - SWM: STORMWATER MANAGEMENT WAS APPROVED FOR THE ENTIRE PARCEL (TAX MAP 86, PARCEL 55) IN MARCH 1994. SEE PHASE ONE KINGSBROOK CROSSING SHOPPING CENTER IMPROVEMENT PLAN # SP89-20.
 - APFO: APFO GRANTED UNDER APPLICATION # 19827.
 - FRO: FRO EXEMPTION GRANTED UNDER APPLICATION # 19828. NO FOREST OR SPECIMEN TREES EXIST ON SITE.

PARKING/TRAFFIC CIRCULATION NOTES

- PARKING REQUIREMENTS (GENERAL COMMERCIAL)

REQUIRED	PROPOSED
MIN. STALL SIZE:	9'X18' (COMPACT 8'X16')
MIN. HANDICAP ACCESSIBLE STALL SIZE:	8'X18'
MIN. DRIVE AISLE WIDTH:	24'
- MIN. NUMBER OF SPACES: SHOPPING CENTER (100,000 S.F. OR GREATER) 4.5 SPACES/1,000 S.F. GROSS LEASEABLE FLOOR AREA = 68,765 S.F. * 4.5/1000 = 310 SPACES REQUIRED
- MIN. BICYCLE PARKING: 1 RACK FOR EACH 20 AUTO SPACES. MINIMUM 1, MAXIMUM 10 FOR CHICK-FIL-A; 5 BICYCLE RACKS (10 BICYCLE PARKS)
- PROPOSED PARKING SPACES PROVIDED = 383 SPACES (EXISTING SHOPPING CENTER) + 85 SPACES (CHICK-FIL-A) = 468 SPACES
- LOADING REQUIREMENTS (SINGLE RETAIL):

MIN. STALL SIZE:	REQUIRED	PROPOSED
LARGE:	12' X 50'	12'X50'
SMALL:	9' X 20'	N/A

 MIN. NUMBER OF SPACES REQUIRED (OVER 5,000 S.F. BLDG): 1 LARGE + 1 LARGE FOR EACH ADDITIONAL 10,000 S.F. OVER 5,000 S.F. 1 LARGE
- APPROXIMATE NUMBER OF EMPLOYEES PER SHIFT FOR THE PROPOSED CHICK-FIL-A IS 25.
- IT IS ANTICIPATED THAT BUSINESS VEHICLES WILL BE PARKED ON-SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC ON ANY EXISTING ROADS IN ACCORDANCE WITH THE MDSHA (MARYLAND STATE HIGHWAY ADMINISTRATION) AND WITH FEDERAL MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS, LATEST EDITIONS. SIGNS MUST MEET MUTCD, PART VI (MARYLAND) SPECIFICATIONS.
- ALL ON-SITE TRAFFIC CONTROL SIGNAGE AND MARKING SHALL MEET ALL MARYLAND MUTCD REGULATIONS.
- ALL PERIMETER AND MAIN DRIVE AISLES, ESPECIALLY AT THE ENTRANCES TO THE FACILITY, SHALL BE MARKED AS FIRE LANES WITH NO PARKING. FIRE LANES SHALL BE PAINTED TRAFFIC YELLOW AND APPROVED SIGNS SHALL BE POSTED A MAXIMUM OF 75 FEET APART.

ADA NOTES:

- THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MARYLAND ACCESSIBILITY CODE (MAC), THE AMERICAN DISABILITIES ACT 2010 (ADA) AND ANSI A117.1. IF THERE ARE CONFLICTING REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.

OFFICE OF LIFE SAFETY NOTES:

- ALL PERIMETER AND MAIN DRIVE AISLES, ESPECIALLY AT THE ENTRANCES TO THE FACILITY, SHALL BE MARKED AS FIRE LANES WITH NO PARKING. FIRE LANES SHALL BE PAINTED TRAFFIC YELLOW AND APPROVED SIGNS SHALL BE POSTED A MAXIMUM OF 75 FEET APART.
- THE PROPOSED STRUCTURE IS SPRINKLERED.
- PLOWABLE FIRE HYDRANT MARKERS SHALL BE INSTALLED TO IDENTIFY THE LOCATIONS OF HYDRANTS. MARKERS SHALL BE PLACED 6 INCHES FROM THE EDGE OF THE PAINTED CENTERLINE OR FROM THE APPROXIMATE CENTER OF DRIVE AISLES WITHOUT A POTENTIAL CENTERLINE ON THE SIDE NEAREST THE HYDRANT. FIRE HYDRANTS ON THE STREET CORNER SHALL HAVE MARKERS INSTALLED IN EACH ROADWAY. THE MARKER IS A BLUE SNOWPLOWABLE STIMSONITE MARKER BY ENNIS PAINT, MODEL 101, OR APPROVED EQUIVALENT.
- ALL ON-SITE (PRIVATE) FIRE HYDRANTS SHALL BE PAINTED RED.
- THE BUILDING SHALL HAVE AN ACCESS BOX (KNOX BOX) FOR FIRE DEPARTMENT USE INSTALLED AT THE MAIN ENTRANCE IN ACCORDANCE WITH THE PROVISIONS OF NFPA #1, THE UNIFORM FIRE CODE SECTION 18.2.2. DUE TO THE SIZE OF THE BUILDING, ADDITIONAL KNOX BOX(ES) SHALL BE PROVIDED AT APPROVED LOCATIONS. ANY GATES IN FENCED ENCLOSURES SHALL HAVE A KNOX PAD LOCK INSTALLED. IF ELECTRONIC GATES ARE INSTALLED AT THE GUARD'S BOOTH OR OTHER LOCATIONS, KNOX KEY SWITCHES SHALL BE INSTALLED.
- ALL COMMERCIAL BUILDINGS SHALL PROVIDE BACKFLOW PREVENTION PER INTERNATIONAL PLUMBING CODE (IBC 608.16.6). THIS IS TO BE ACCOMPLISHED WITH A REDUCED PRESSURE BACKFLOW PREVENTER IN THE BUILDING.

ADDRESSING

- THE PROPERTY ADDRESSES SHALL BE INCORPORATED INTO THE SITE SIGN AND SHALL BE POSTED ON EACH BUILDING IN ACCORDANCE WITH THE FREDERICK COUNTY PREMISE IDENTIFICATION ORDINANCE #05-01-362.

DWSU NOTES

- A WASTE FIXTURE COUNT MUST BE PERFORMED BY THE FREDERICK COUNTY DWSU, DIVISION OF ENGINEERING AND PLANNING BEFORE A BUILDING PERMIT CAN BE APPROVED.
- 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 AND COMPLIANCE WITH ZO 1-19-7.600 AND ZO 1-19-7.610.
- PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL SERVICE THE PROPOSED DEVELOPMENT. A PRETREATMENT APPLICATION WILL BE SUBMITTED PRIOR TO APPROVAL OF THE SITE IMPROVEMENT PLANS.
- TRASH REMOVAL SERVICES TO BE OBTAINED FROM A PRIVATE LICENSED AND PERMITTED HAULING CONTRACTOR.
- UTILITIES SHOWN HEREON ARE CONCEPTUAL AND WILL BE CLARIFIED WITH IMPROVEMENT PLANS.
- ALL ON-SITE (PRIVATE) FIRE HYDRANTS SHALL BE PAINTED RED.
- WATER ZONE: W-1 (CONNECTED)
- SEWER ZONE: S-1 (CONNECTED)

UTILITY DEMANDS

COMBINED FIRE AND DOMESTIC DEMAND (CHICK-FIL-A ONLY) = 2,000 GPD (PEAK DEMAND 67 GPM)
HOSE STREAM ALLOWANCE = N/A
WATER METER SIZE (CHICK-FIL-A ONLY) = 6" COMPOUND AND DETECTOR WATER METER (FREDERICK CO. STD DETAIL NO.112.1)

SWM NOTES

- ALL SITE SWM SHALL BE IN ACCORDANCE WITH THE "2007 MARYLAND STORMWATER DESIGN MANUAL".
- SWM QUALITY IS PROVIDED VIA ONE (1) SUBMERGED GRAVEL WETLAND, TWO (2) MICRO-BIORETENTION, AND TWO (2) FILTERRA PLUS FACILITIES. SWM ADEQUATE OUTFALL AND QUANTITY MANAGEMENT IS PROVIDED VIA A 48" UNDERGROUND CMP DETENTION SYSTEM AND OUTLET CONTROL STRUCTURE.
- SWM QUALITY MANAGEMENT IS UNDER A SEPARATE REVIEW.
- LOD: 103,000 SF (2.36 AC.)
EXISTING IMPERVIOUS AREA: 415 SF (0.01 AC.)
PROPOSED IMPERVIOUS AREA: 40,940 SF (0.94 AC.)
PROPOSED IMPERVIOUS COVER: 62,060 / 103,000 = 0.60 OR 60%

ENVIRONMENTAL NOTES

- THERE ARE NO KNOWN NON-TIDAL WETLANDS LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FREDERICK COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 293 OF 507", MAP NUMBER 24021C0293E, WITH A MAP REVISED DATE OF AUGUST 1, 2023.

LIGHTING NOTES

- LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO PREVENT GLARE AND LIGHT TRESPASS ONTO THE ADJACENT PROPERTIES, ROADWAY, AND THE NIGHTTIME SKY.
- ALL SITE LIGHTING WILL BE DIMMED TO SECURITY LIGHTING LEVELS DURING ALL NON-BUSINESS HOURS. THE STORE IS ANTICIPATED TO OPERATE FROM 6 AM TO 10 PM, 6 DAYS A WEEK.
- LIGHTING SHALL NOT EXCEED 0.50 FOOT-CANDLES AT THE PROPERTY LINE.
- PROPOSED LIGHT POLES WILL NOT EXCEED EXISTING SHOPPING CENTER LIGHT POLE HEIGHT OF TWENTY (20) FEET.

LANDSCAPE REQUIREMENTS

PERIPHERAL PARKING LOT GUIDELINES:

WHERE THE PARKING LOT ABUTS LAND NOT IN THE RIGHT OF WAY OF A STREET, A LANDSCAPE STRIP 5 FEET IN WIDTH SHOULD BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINE, EXCEPT WHERE THERE ARE DRIVEWAYS OR OTHER OPENINGS WHICH MAY NECESSITATE OTHER TREATMENT.

AT LEAST ONE TREE PER 25 LINEAR FEET SHALL BE PLANTED IN THE LANDSCAPE STRIP.

PROVIDED:
5' LANDSCAPE STRIP AROUND PERIMETER OF PARKING LOT

- NOTE:
- LANDSCAPING MUST BE GUARANTEED FOR 18 MONTHS AFTER INSTALLATION.
 - LANDSCAPING MUST BE MAINTAINED IN A LIVING CONDITION.

FRO NOTES

- FRO EXEMPTION GRANTED UNDER APPLICATION # F276087. NO FOREST OR SPECIMEN TREES EXIST ON SITE. EXEMPTION IS REQUESTED PER SECTION 1-21-7(N).

SIGNAGE NOTE

- EXISTING SIGNAGE SHALL BE IN CONFORMANCE WITH 1-19-6.320.
MAX HGT: 40' FOR MONUMENT SIGN, 10' PROPOSED SIGN SETBACK = 1/2 REQUIRED BLDG SETBACK = 25'
EXISTING SHOPPING CENTER SIGNAGE IS TO BE MAINTAINED AND UPDATED TO INCLUDE CHICK-FIL-A ON A PANEL OF THE EXISTING SIGNS.
TWO (2) FREESTANDING PYLON SIGNS ARE PROPOSED MEETING HEIGHT AND SETBACK REQUIREMENTS.

APFO

- APFO REQUESTED UNDER APPLICATION # A276086.

MODIFICATIONS REQUESTED

- MODIFICATION REQUESTED PURSUANT TO SECTION 1-19-6.210(A)(2) TO ALLOW AN UNMARKED LOADING SPACE FOR DELIVERIES.
- MODIFICATION REQUESTED PURSUANT TO SECTION 1-19-6.220(A)(4) TO PROVIDE MORE PARKING THAN REQUIRED BY CODE.
- MODIFICATION REQUESTED PURSUANT TO SECTION 1-19-6.500(B)(1) TO PROVIDE 20' TALL LIGHT POLES RATHER THAN REQUIRED 14' PER CODE.

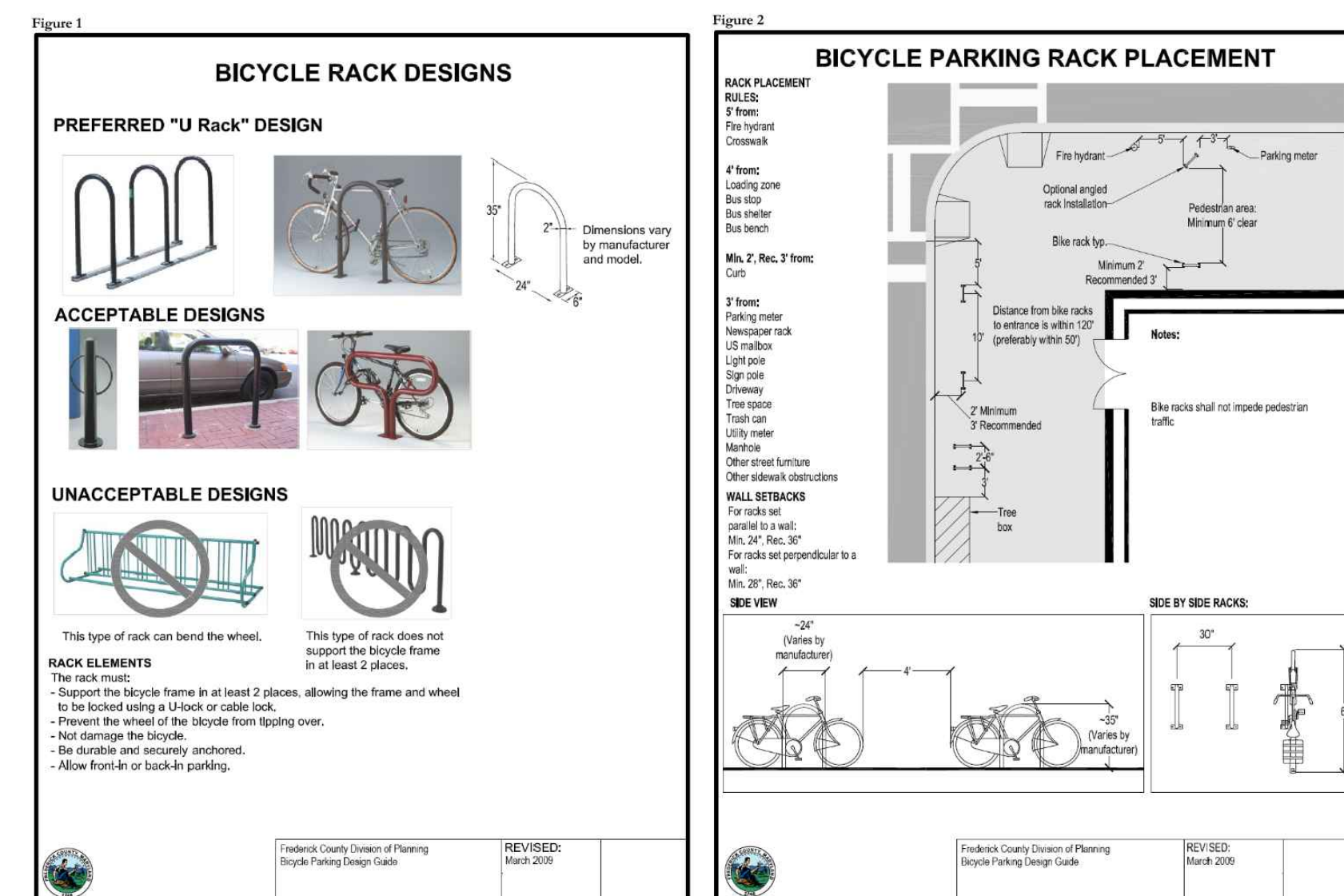
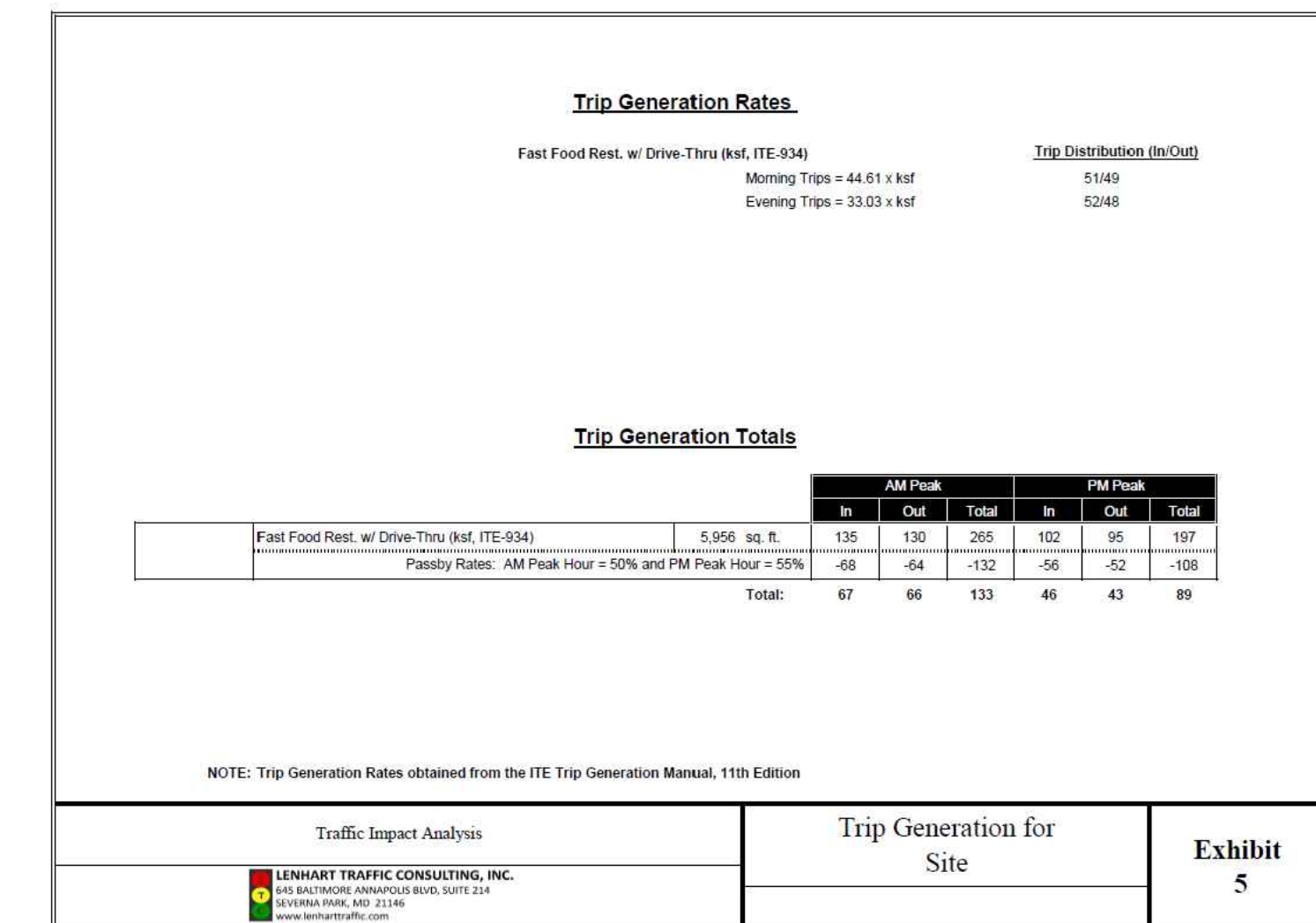


SOIL MAP

NOT TO SCALE

SOILS TABLE			
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL (K>0.35)
BsB	BUCKYSTOWN SANDY LOAM, 3 TO 8% SLOPES	B	NO
BiB	BUCKYSTOWN LOAM, 3 TO 8% SLOPES	B	YES

NOTE: ALL SOILS ONSITE ARE OF THE TYPES NOTED ABOVE.



FILE #: SP89-20

A / P #: SP276104



5200 Buffington Rd
Atlanta Georgia, 30349-2998

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TYPE I SITE PLAN
PROPOSED FAST FOOD RESTAURANT
KINGSBROOK CROSSING SHOPPING CENTER
FREDERICK, MD 21703
MAP 86, GRID 2, PARCEL 55, LOT C1
TAX ACCT # 11-2858502
FREDERICK PLANNING DISTRICT
2ND ELECTION DISTRICT
FREDERICK COUNTY, MD

SHEET TITLE
GENERAL NOTES

DWG EDITION **02.4**

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : MDA220084.00

STORE : 05343

DATE : 01/04/2024

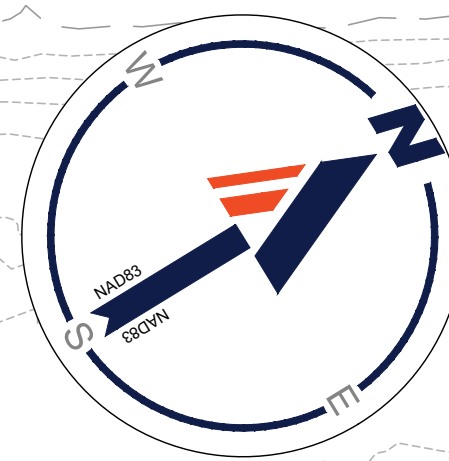
DRAWN BY : JMR

CHECKED BY : DSH

CAD ID : CND5-0

SHEET
C-0.1

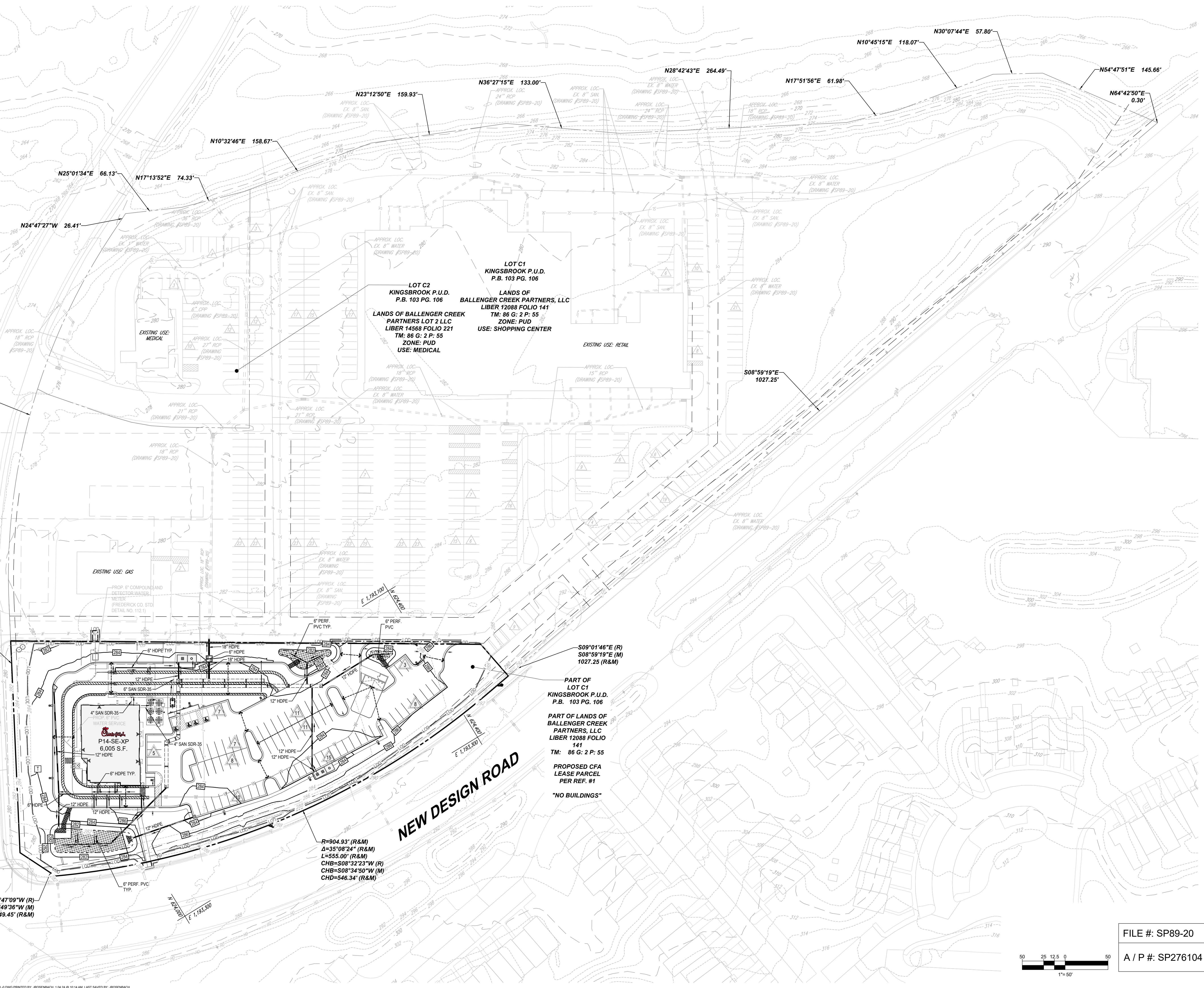
(SHEET 2 OF 21)



R=722.99'
 Δ=036°17'03"
 L=457.85'
 CHB=N42°55'58"W
 CHD=450.24'

CORPORATE DRIVE

NEW DESIGN ROAD



S64°47'09"W (R)
 S64°49'36"W (M)
 49.45' (R&M)

R=904.93' (R&M)
 Δ=35°08'24" (R&M)
 L=555.00' (R&M)
 CHB=S08°32'23"W (R)
 CHB=S08°34'50"W (M)
 CHD=546.34' (R&M)

S09°01'46"E (R)
 S08°59'19"E (M)
 1027.25' (R&M)

PART OF
 LOT C1
 KINGSBROOK P.U.D.
 P.B. 103 PG. 106

PART OF LANDS OF
 BALLENGER CREEK
 PARTNERS, LLC
 LIBER 12088 FOLIO
 141
 TM: 86 G: 2 P: 55

PROPOSED CFA
 LEASE PARCEL
 PER REF. #1
 "NO BUILDINGS"

LOT C2
 KINGSBROOK P.U.D.
 P.B. 103 PG. 106
 LANDS OF BALLENGER CREEK
 PARTNERS LOT 2 LLC
 LIBER 14568 FOLIO 221
 TM: 86 G: 2 P: 55
 ZONE: PUD
 USE: MEDICAL

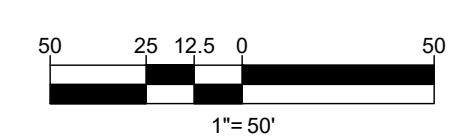
LOT C1
 KINGSBROOK P.U.D.
 P.B. 103 PG. 106
 LANDS OF BALLENGER CREEK PARTNERS, LLC
 LIBER 12088 FOLIO 141
 TM: 86 G: 2 P: 55
 ZONE: PUD
 USE: SHOPPING CENTER

EXISTING USE: RETAIL

S08°59'19"E
 1027.25'

FILE #: SP89-20

A / P #: SP276104



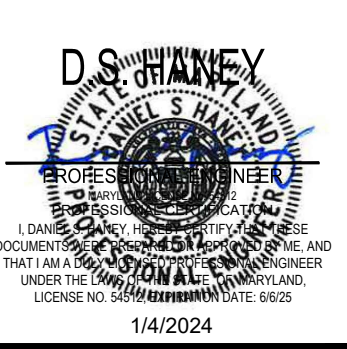
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TYPE I SITE PLAN
 PROPOSED FAST FOOD RESTAURANT
 KINGSBROOK CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT # 11-2885502
 FREDERICK PLANNING DISTRICT
 2ND ELECTION DISTRICT
 FREDERICK COUNTY, MD

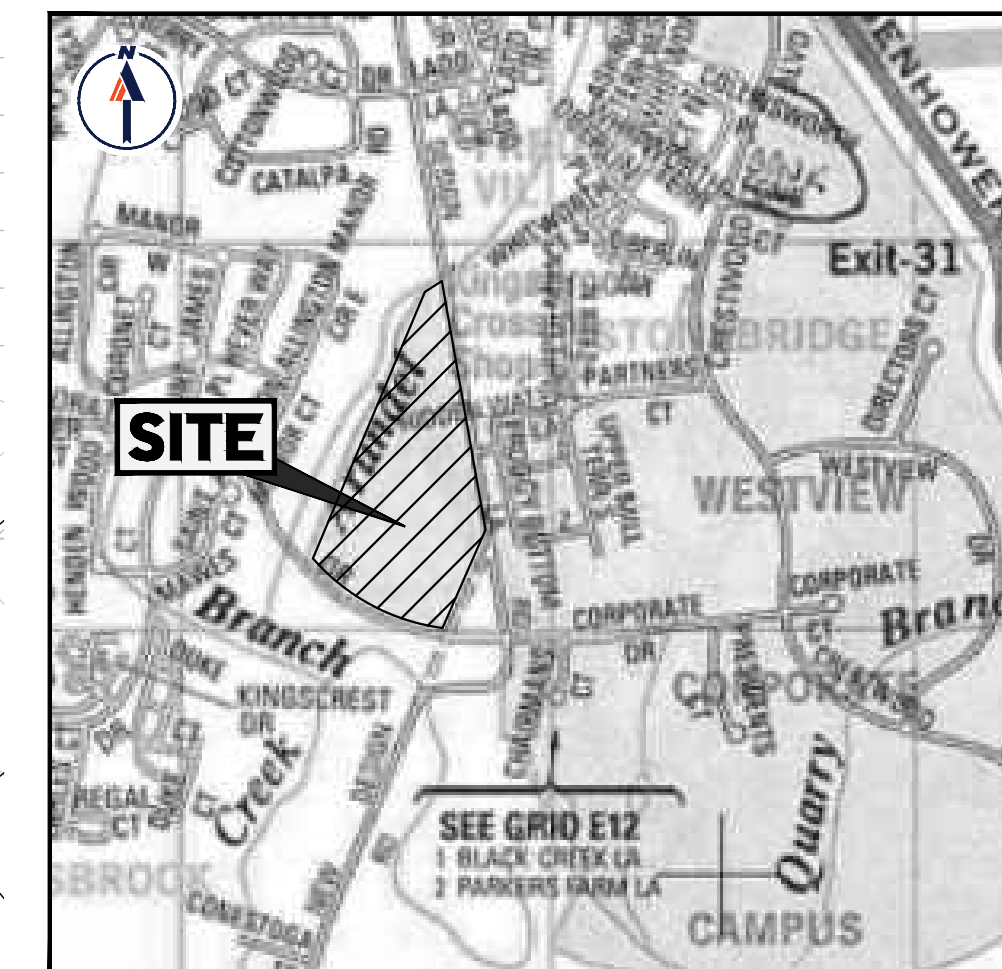
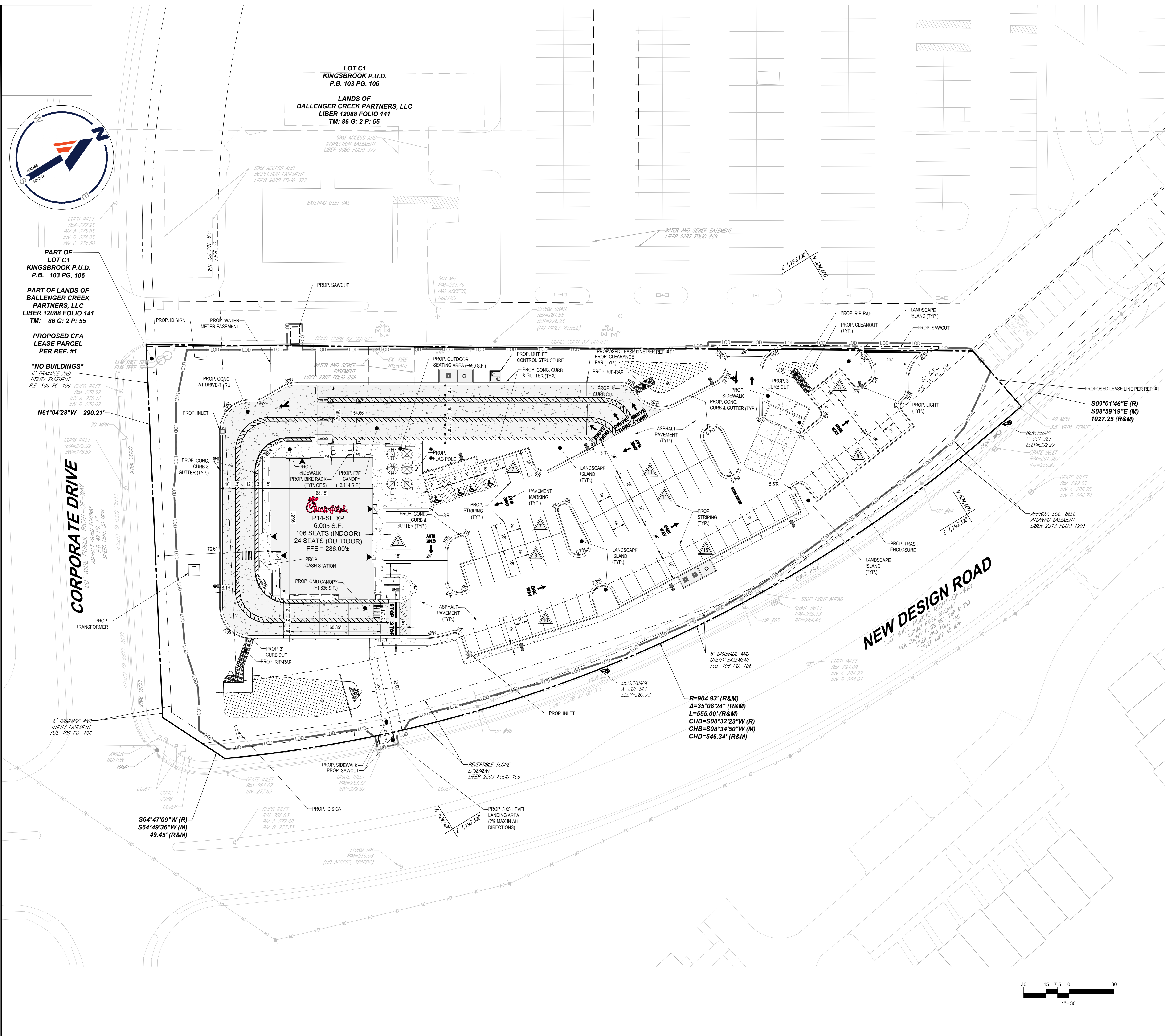
SHEET TITLE
**OVERALL SITE,
 GRADING, AND
 UTILITY PLAN**

DWG EDITION 02.4

- PRELIMINARY
- 80% SUBMITTAL
- FOR CONSTRUCTION

JOB NO. : MDA220084.00
 STORE : 05343
 DATE : 01/04/2024
 DRAWN BY : JMR
 CHECKED BY : DSH
 CAD ID : OVRLO

SHEET
C-2.0
 (SHEET 4 OF 21)



VICINITY MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT #: 11-2685522
 SCALE: 1" = 2,000'



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 PROPOSED FAST FOOD RESTAURANT
 KINGSBROOK CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT #: 11-2685522
 FREDERICK PLANNING DISTRICT
 2ND ELECTION DISTRICT
 FREDERICK COUNTY, MD

SHEET TITLE
SITE PLAN

DWG EDITION **02.4**

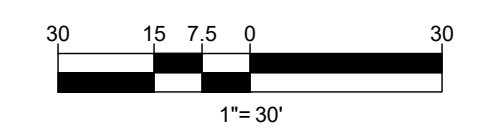
PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : MDA220084.00
 STORE : 05343
 DATE : 01/04/2024
 DRAWN BY : JMR
 CHECKED BY : DSH
 CAD ID : SITE-0

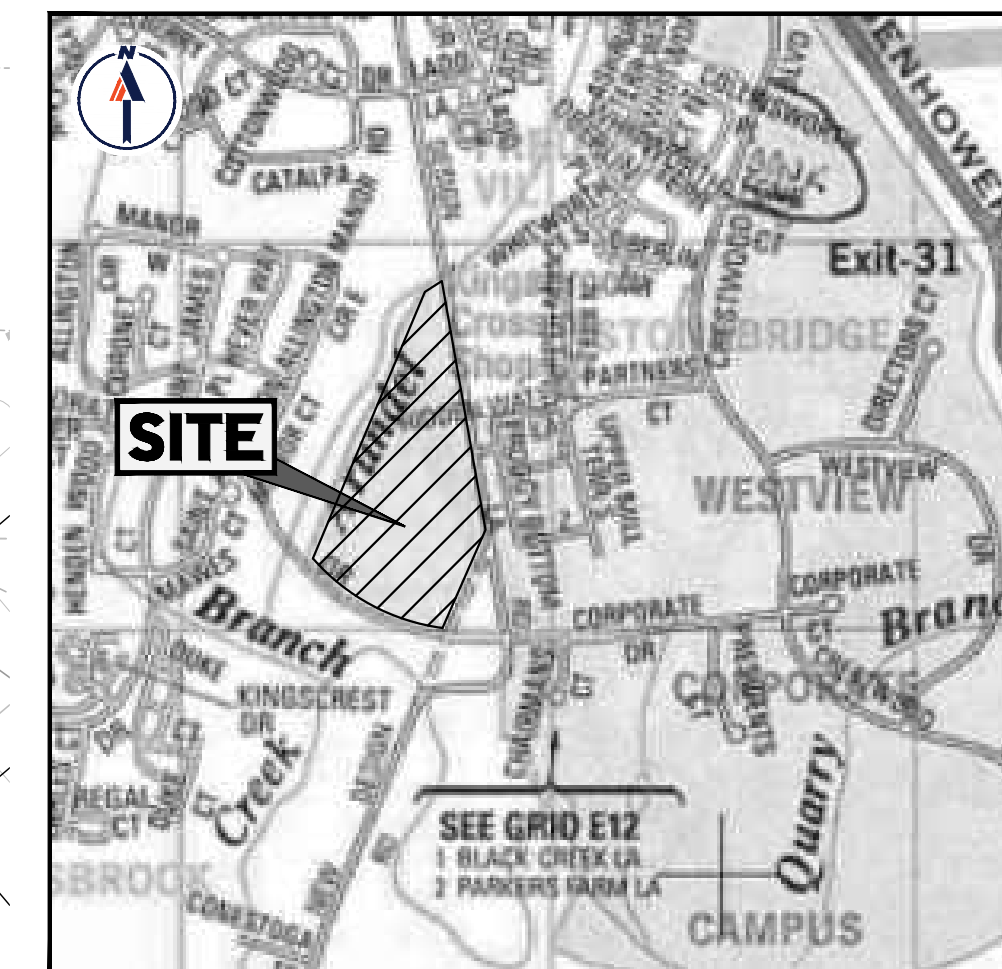
SHEET
C-2.1
 (SHEET 5 OF 21)

SOILS TABLE			
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL (K=0.35)
BsB	BUCKEYSTOWN SANDY LOAM, 3 TO 8% SLOPES	B	NO
BtB	BUCKEYSTOWN LOAM, 3 TO 8% SLOPES	B	YES

NOTE: ALL SOILS ONSITE ARE OF THE TYPES NOTED ABOVE.



FILE #: SP89-20
 A / P #: SP276104



VICINITY MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT # 11-2685522
 SCALE: 1" = 2,000'



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TYPE I SITE PLAN
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 KINGSDOM CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT # 11-2685522
 FREDERICK PLANNING DISTRICT
 2ND ELECTION DISTRICT
 FREDERICK COUNTY, MD

SHEET TITLE
GRADING AND UTILITY PLAN

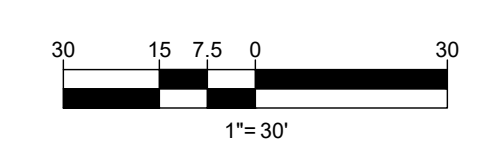
DWG EDITION 02.4
 PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : MDA220084.00
 STORE : 05343
 DATE : 01/04/2024
 DRAWN BY : JMR
 CHECKED BY : DSH
 CAD ID : SITE-0

SHEET
C-3.0
 (SHEET 6 OF 21)

SOILS TABLE			
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL (K<0.35)
BsB	BUCKEYSTOWN SANDY LOAM, 3 TO 8% SLOPES	B	NO
BIB	BUCKEYSTOWN LOAM, 3 TO 8% SLOPES	B	YES

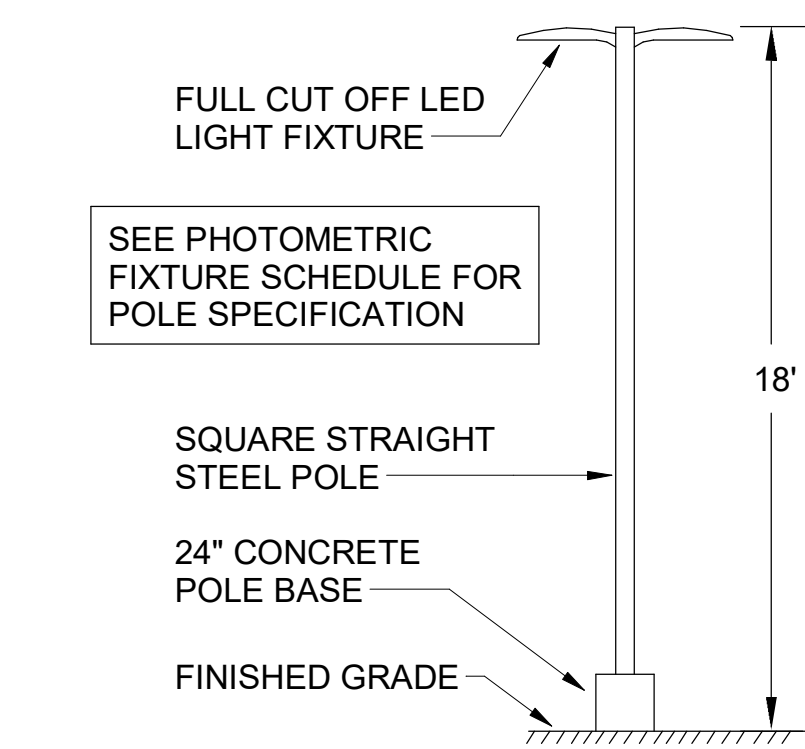
NOTE: ALL SOILS ONSITE ARE OF THE TYPES NOTED ABOVE.



FILE #: SP89-20
 A / P #: SP276104

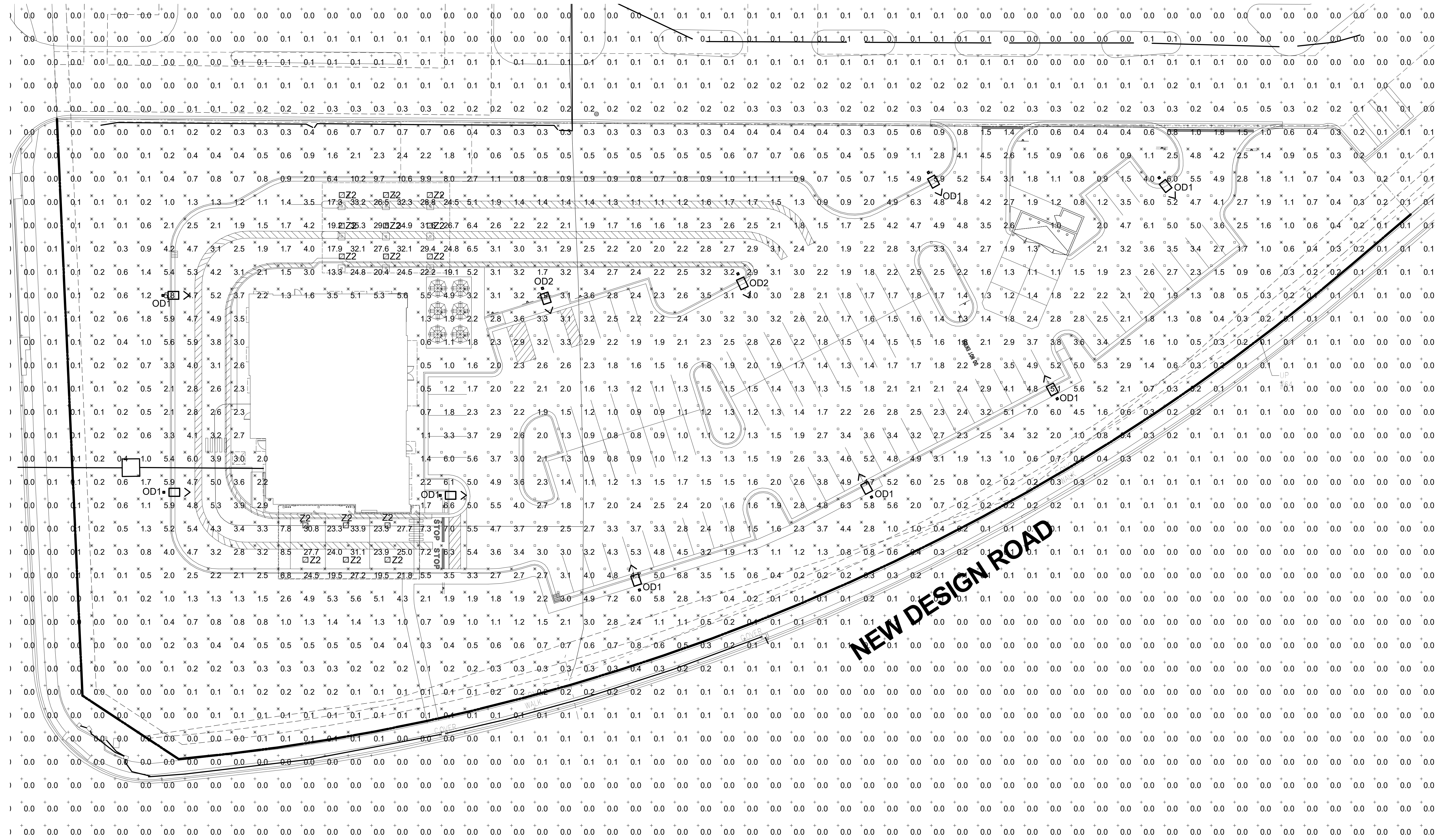
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	OD1	8	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T4-BZ	2	9993	0.95	153
⬆	OD2	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T5-BZ	2	10678	0.95	153
☐	Z2	15	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	1	9219	0.95	74

OD POLES SHALL BE 16" SQUARE STRAIGHT STEEL POLES BY KW INDUSTRIES: SSP16-4.0-7-BRZ-DM10/2180-BC. MOUNT POLES ON A 2' CONCRETE POLE BASE. POLES AND LIGHTING FIXTURES TO HAVE A DARK BRONZE FINISH.

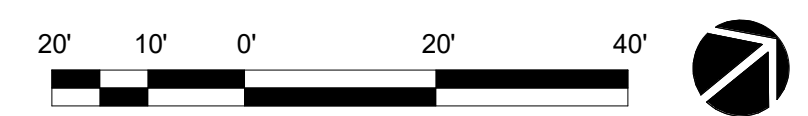


E1 AREA LIGHTING POLE DETAIL
N.T.S.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	1.4 fc	35.3 fc	0.0 fc	N/A	N/A
CFA Lot Summary	x	2.9 fc	35.3 fc	0.0 fc	N/A	N/A
Parking Lot Summary	☐	2.6 fc	6.1 fc	0.8 fc	7.6:1	3.3:1



A1 PHOTOMETRIC PLAN
1" = 20'-0"



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Kurzynske & Associates
2705 Lebanon Pike - Suite One
Nashville, Tennessee 37214
Telephone: (615) 255-5203



PROFESSIONAL CERTIFICATION: 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. 28064, EXPIRATION 06/19/2024

CHICK-FIL-A
Ballenger Creek FSU
Intersection of Corporate Drive & New Design Road
Ballenger Creek, MD 21703

FSR#05343

NO.	DATE	DESCRIPTION

C-7.0
(SHEET 7 OF 21)

CONSULTANT PROJECT # 23213.EH.S
DATE 01/02/2024
DRAWN BY SM
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SHEET
SITE PHOTOMETRIC PLAN
SHEET NUMBER

E-102



1 EXTERIOR ELEVATION
1" = 10'-0"



2 EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS

C-9.0
(SHEET 8 OF 21)





1 EXTERIOR ELEVATION
1" = 10'-0"



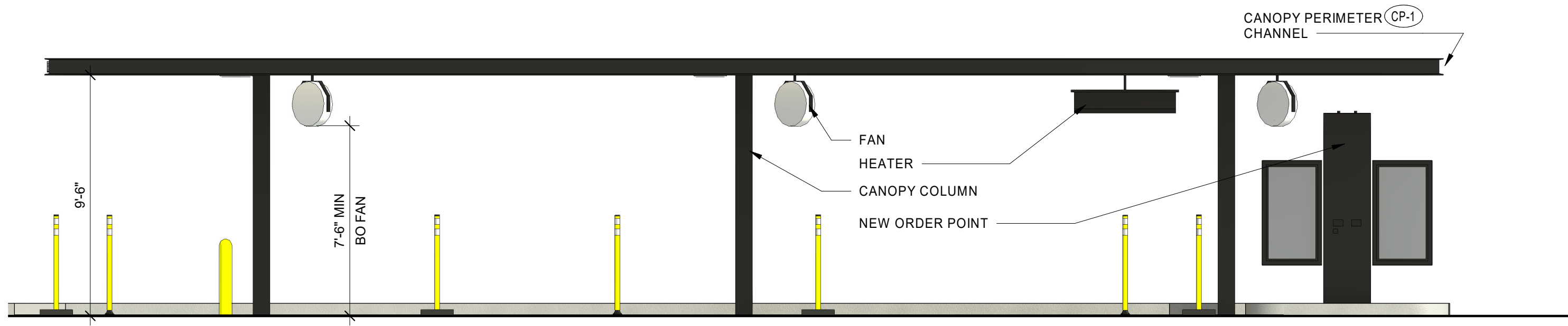
2 EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

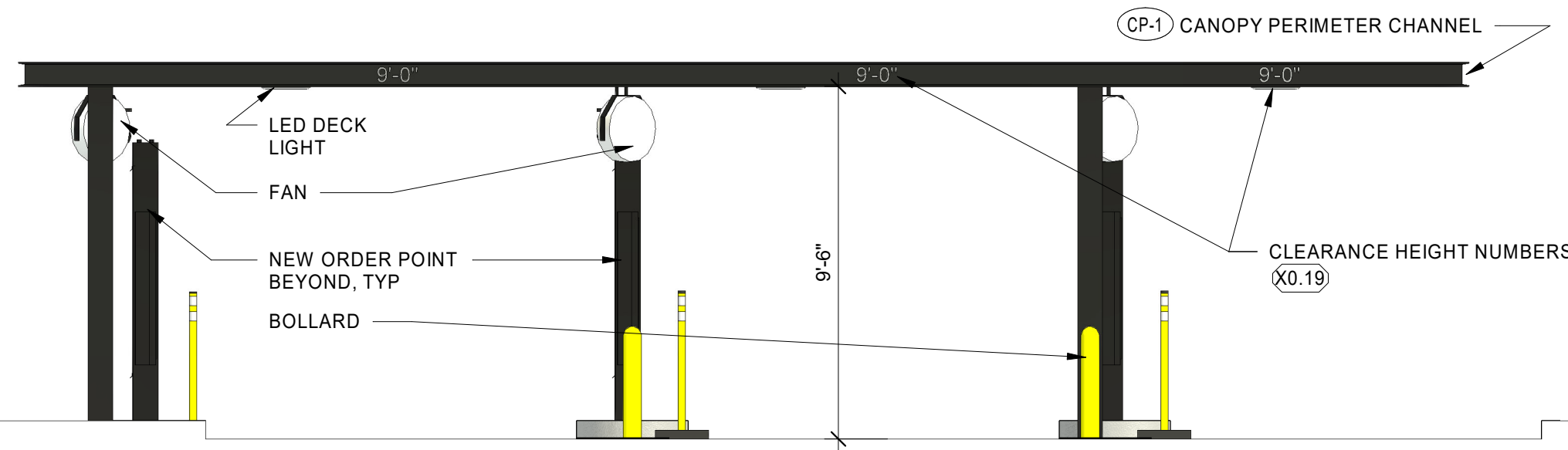
C-9.1
(SHEET 9 OF 21)



12/29/2023 3:28:12 PM
X-902



1 SIDE ELEVATION
1/4" = 1'-0"



2 ENTRY ELEVATION
1/4" = 1'-0"

OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

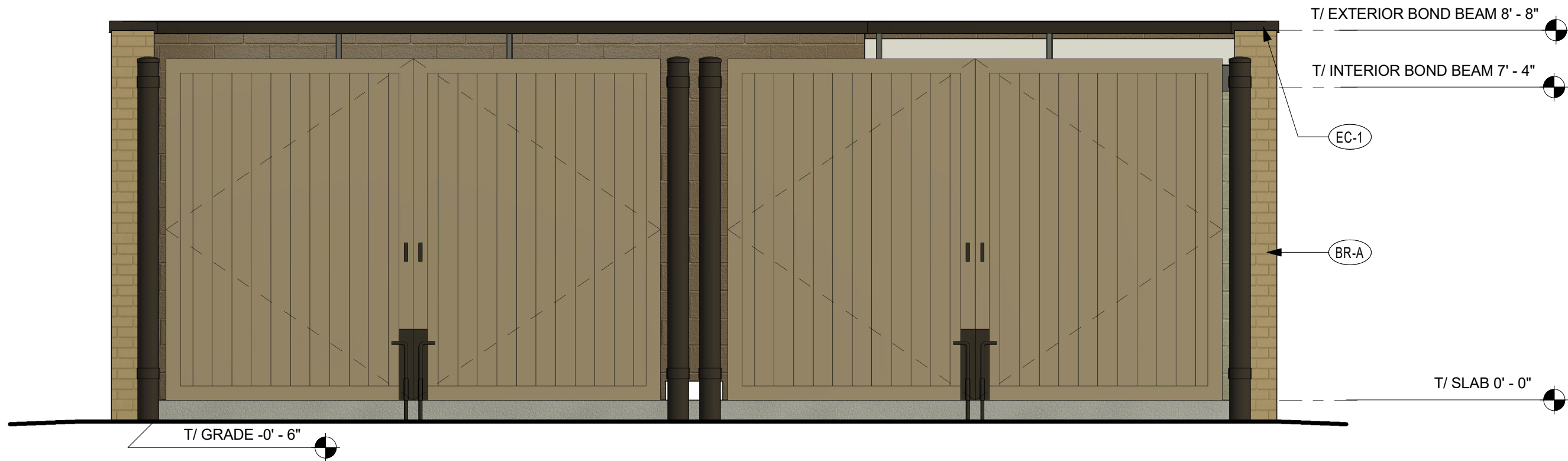
CP-2
METAL DECKING
COLOR: WHITE

OP CANOPY ELEVATIONS

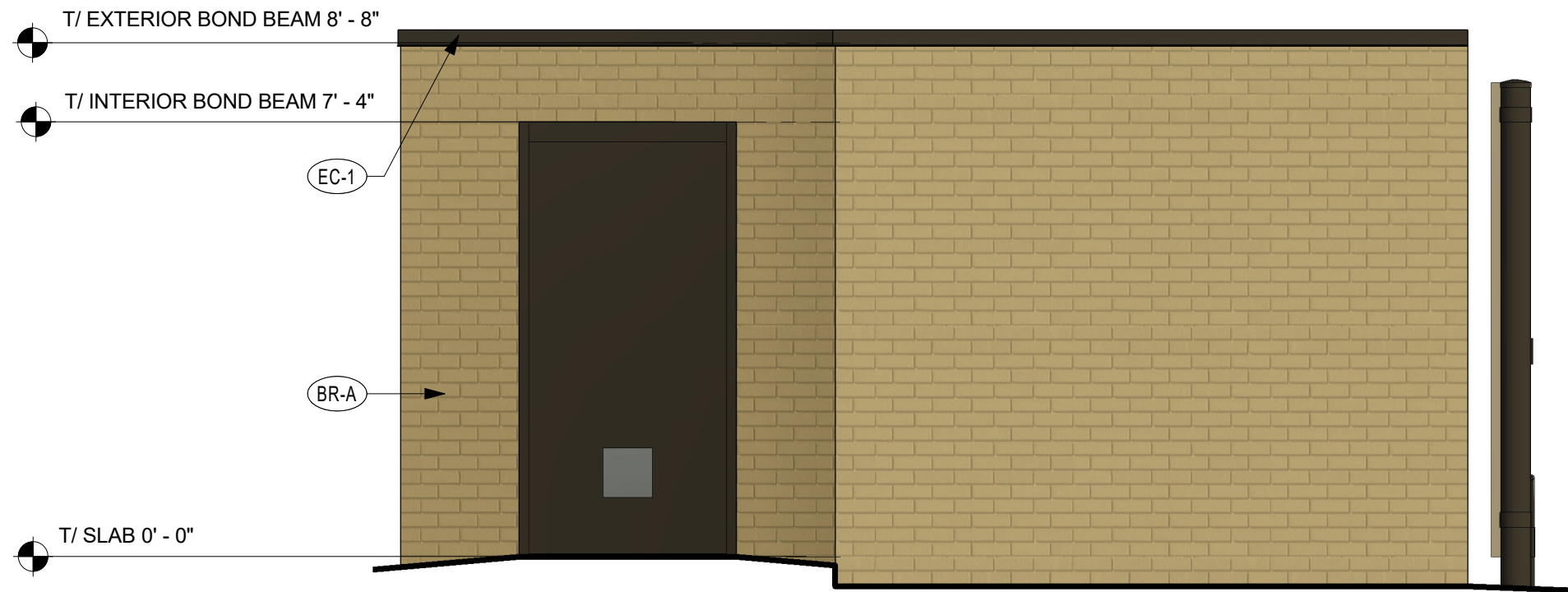
C-9.2
(SHEET 10 OF 21)



12/29/2023 3:28:18 PM X-903



1 REFUSE ENCLOSURE ELEVATION
 3/8" = 1'-0"



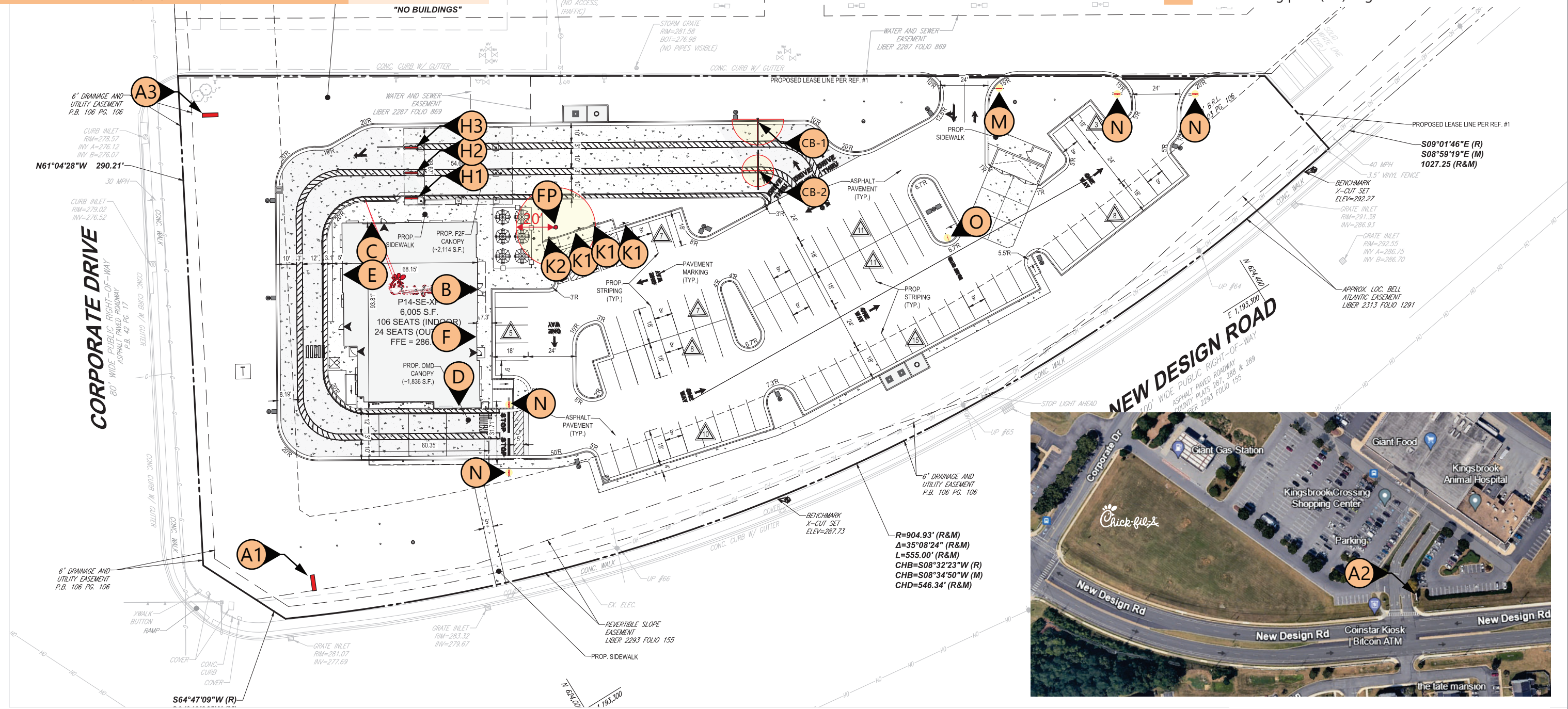
2 REFUSE ENCLOSURE ELEVATION
 3/8" = 1'-0"

REFUSE ENCLOSURE ELEVATIONS

C-9.3
 (SHEET 11 OF 21)

Item	Description	Qty	Sign Area	Allowed
A1	Main ID Sign	1	64.00	
A2	Tenant Panels	2	36.00	
A3	Main ID Sign	1	50.00	
B	Wall Sign - Script 5.0' (red)	1	37.71	BELOW
C	Wall Sign - Script 5.0' (red)	1	37.71	BELOW
D	Wall Sign - Icon 6.0'	1	36.00	BELOW
E	Wall Sign - Script 5.0' (red)	1	37.71	BELOW
F	Welcome Sign	1	26.01	BELOW
Aggregate Totals			175.14	

Item	Description	Qty
K1	DOT - Handicapped Parking	3
K2	DOT - Handicapped Parking (Van)	1
M	DOT - Stop (30")	1
N	DOT - Stop / Do Not Enter	4
O	DOT - Do Not Enter	1
H1-H3	Menu Board (Lane 1,2 and 3)	3
CB-1	Clearance Bar (single) 13.00'	1
CB-2	Clearance Bar (double)	1
FP	Flag pole (50') High Wind	1



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 Lake City, GA 30260
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SITE PLAN
C-9.4
 (SHEET 12 OF 21)
 DRAWING FILE - CFA - FREDERICK, MD (BALLINGER) SIGNAGE.CDR

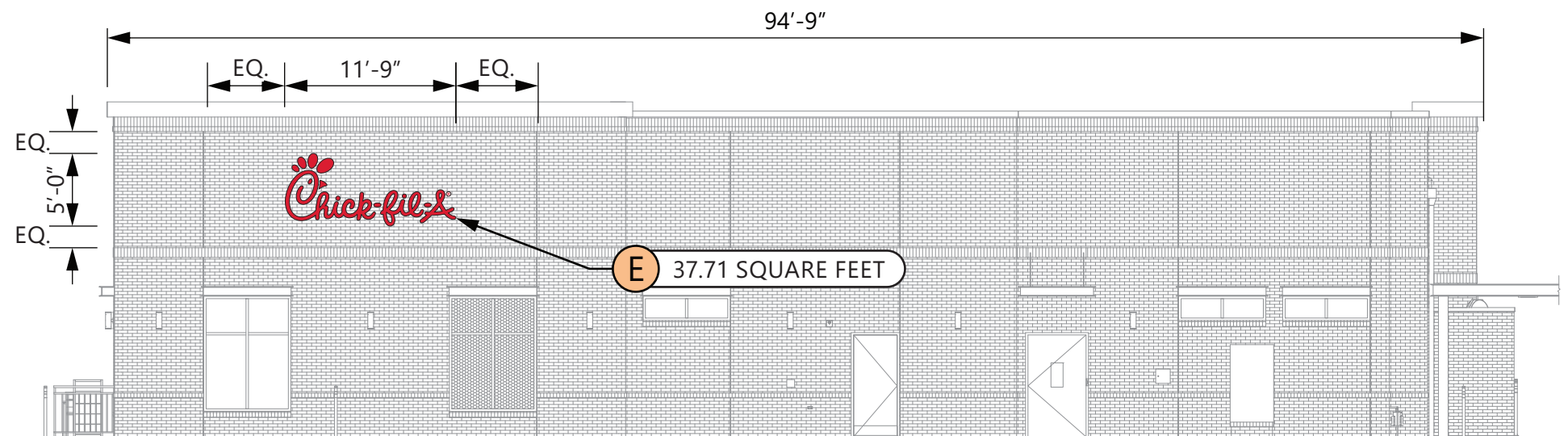
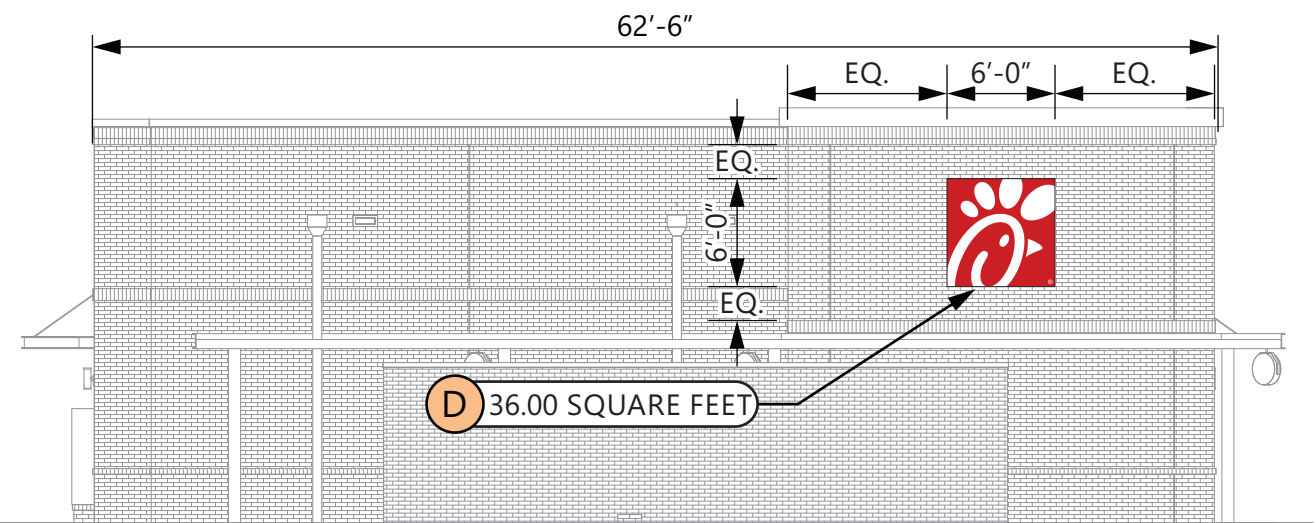
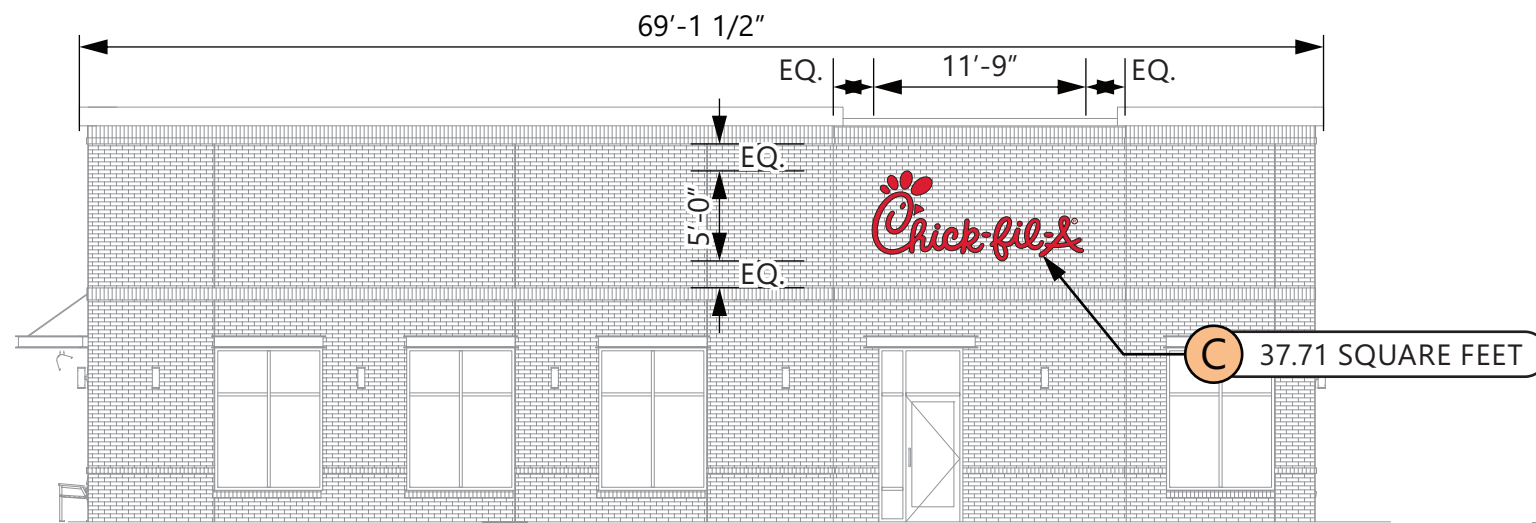
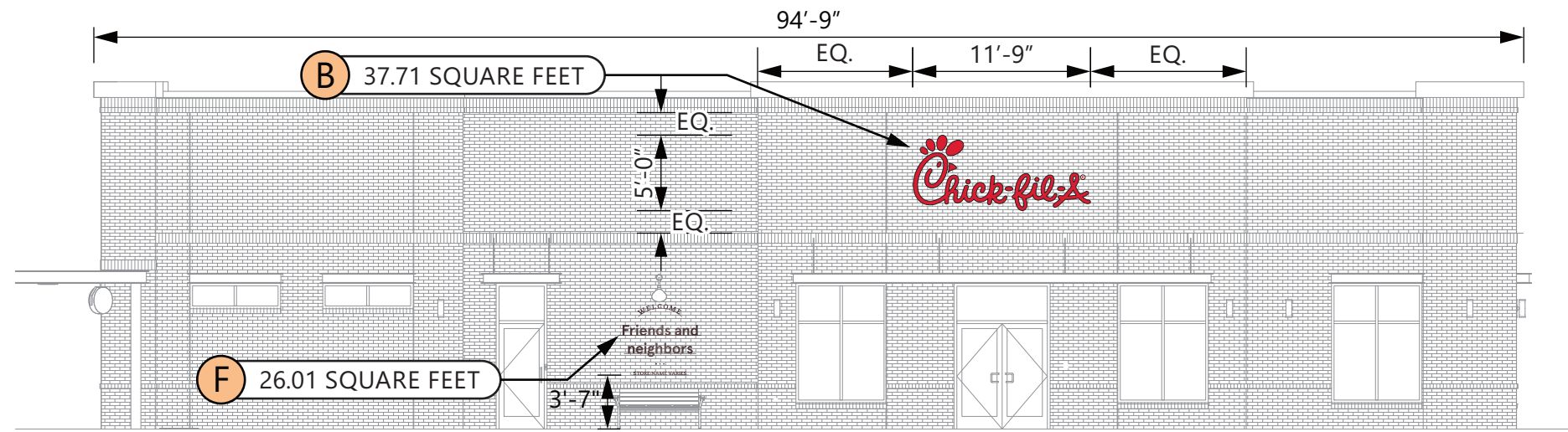
ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED

DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE August 18, 2022
 REVISION DATE January 2, 2024

STORE NUMBER	STORE ADDRESS
L05343	Chick-fil-A at Frederick, MD (Ballenger) New Design Road Frederick, Maryland 21703

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SITE PLAN



ELEVATIONS

C-9.5
(SHEET 13 OF 21)

2023sept P14 SE XP Brick



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ELEVATIONS

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 18, 2022
REVISION DATE January 2, 2024

STORE NUMBER	STORE ADDRESS
L05343	Chick-fil-A at Frederick, MD (Ballenger) New Design Road Frederick, Maryland 21703

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BUILDING
ELEVATIONS


SPECIFICATIONS

SIGN CABINET IS SIGN COMP #2005 EXTRUDED CABINET WITH A SIGN COMP # 2085/2095 BLEED FLEX FACE FRAME
 CABINET IS INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS, SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
 CLOSED SUNDAY PANEL (IF SHOWN)
 IS .125" ALUM. ROUTED FACE BACKED ACRYLIC.

READER BOARD CABINET (IF SHOWN)
 .125" ALUM. FACE PANEL WITH ROUTED OPENING FOR READER BOARD AND COPY READING "CLOSED SUNDAY" APERCU SENTENCE CASE BOLD.
 HINGED VANDAL COVER FRAME WITH 187" THICK CLEAR POLYCARBONATE FACE WITH INSET .125" #7328 WHITE.
 READER FACE WITH ZIP TRACK TO ACCOMMODATE WAGNER ZIPLETTER SET THAT INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED UPPERCASE LETTER SET OF 334 CHARACTERS WITH PUNCTUATION MARKS.


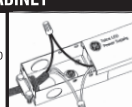
MASONRY WORK BY THE GENERAL CONTRACTOR
 FOUNDATION IS FURNISHED BY CLAYTON SIGNS, INC.

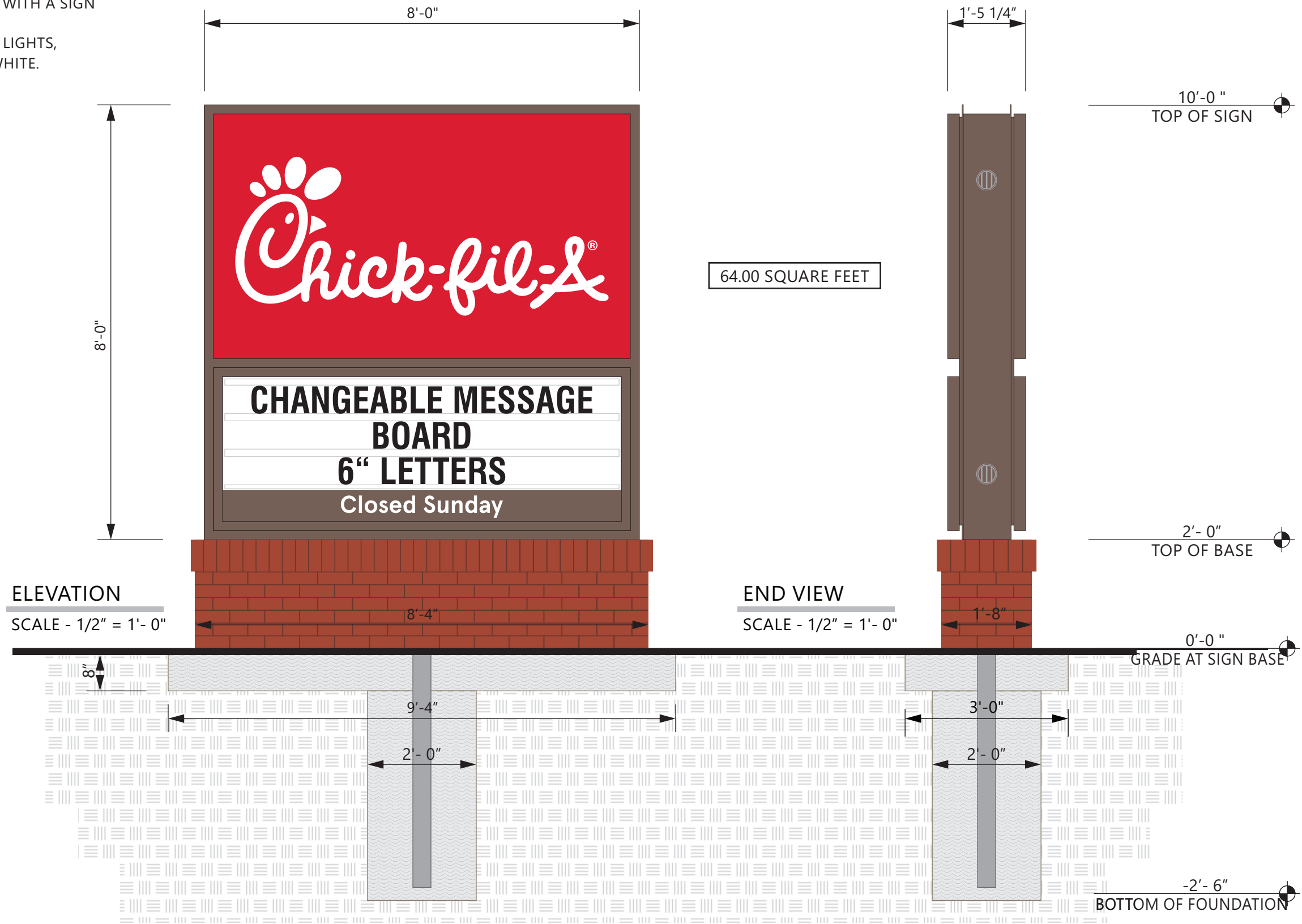

 3M #3630-53 TRANSLUCENT CARDINAL RED TENSION FRAME COVER TO BE PAINTED
 GENESIS M SINGLE STAGE (G2-SERIES) RED #48247


 WHITE BLEED 3M PANOGRAPHIC III FLEX FACE
 W/ .125" #7328 WHITE PLEX


 PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS


 MASONRY TO MATCH BUILDING

	DOUBLE FACED CABINET LED's GEWHDS96 - 71K - DOUBLE SIDED POWER SUPPLY GEPS24 - 24V POWER SUPPLY		WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



64.00 SQUARE FEET

ELEVATION

SCALE - 1/2" = 1'- 0"

END VIEW

SCALE - 1/2" = 1'- 0"

0'-0" GRADE AT SIGN BASE

-2'-6" BOTTOM OF FOUNDATION

C-9.6
 (SHEET 14 OF 21)



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MONUMENT SIGN

DRAWING FILE - CFA - FREDERICK, MD (BALLINGER) SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE August 18, 2022
 REVISION DATE January 2, 2024

STORE NUMBER	STORE ADDRESS
L05343	Chick-fil-A at Frederick, MD (Ballenger) New Design Road Frederick, Maryland 21703

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LOCATION
A1

SPECIFICATIONS

WHITE ACRYLIC FACE DECORATED WITH VINYL FILM GRAPHICS. FACES TO BE IN SAME POSITION ON BOTH SIDES OF EXISTING DOUBLE-FACED SIGN.



3M #3630-53 TRANSLUCENT CARDINAL RED



7328 WHITE ACRYLIC



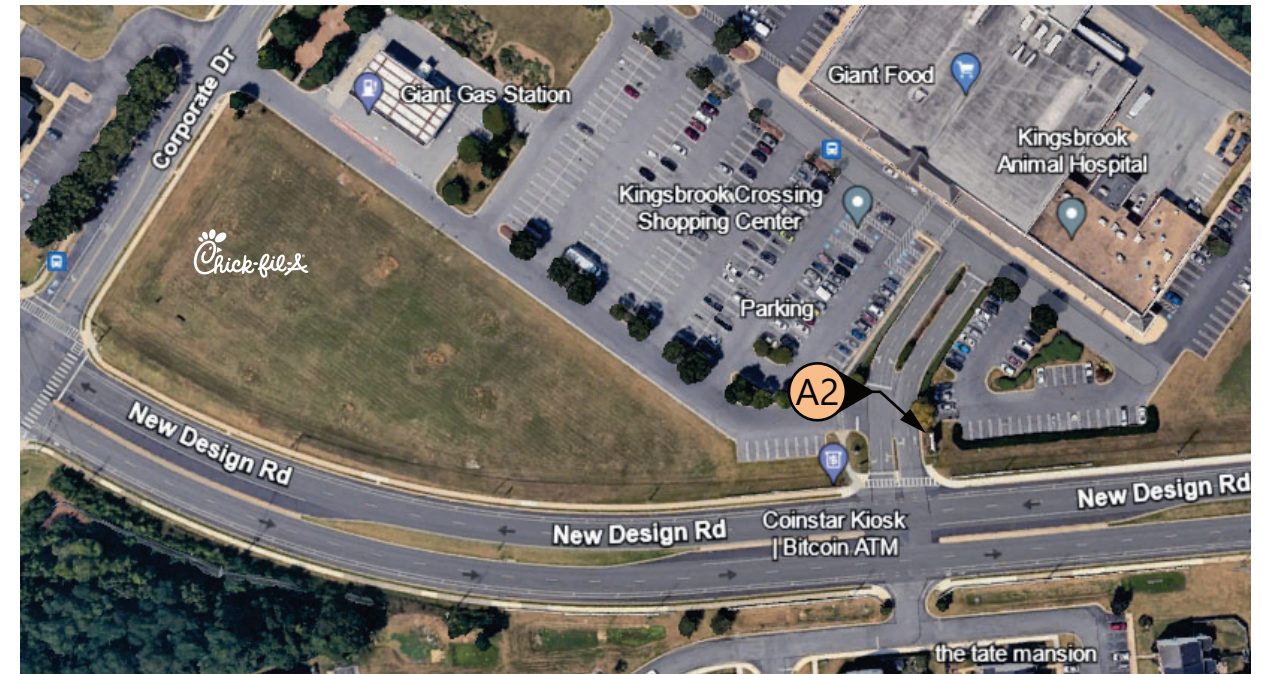
ELEVATION
NOT TO SCALE



BEFORE
NOT TO SCALE



AFTER
NOT TO SCALE



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TENANT SIGN **C-9.7**
(SHEET 15 OF 21)

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
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LOCATION
A2

SPECIFICATIONS

SIGN CABINET IS SIGN COMP #2005 EXTRUDED CABINET WITH A SIGN COMP # 2085/2095 BLEED FLEX FACE FRAME
 CABINET IS INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS, SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
 CLOSED SUNDAY PANEL (IF SHOWN)
 IS .125" ALUM. ROUTED FACE BACKED ACRYLIC.

MASONRY WORK BY THE GENERAL CONTRACTOR
 FOUNDATION IS FURNISHED BY CLAYTON SIGNS, INC.



3M #3630-53 TRANSLUCENT CARDINAL RED
 TENSION FRAME COVER TO BE PAINTED
 GENESIS M SINGLE STAGE (G2-SERIES) RED #48247



WHITE BLEED 3M
 PANOGRAPHIC III FLEX FACE
 W/ .125" #7328 WHITE PLEX



PAINTED MATTHEWS
 #74155 DARK BRONZE, SEMI-GLOSS



MASONRY TO MATCH BUILDING



ELEVATION
 SCALE - 1/2" = 1'- 0"

END VIEW
 SCALE - 1/2" = 1'- 0"

	DOUBLE FACED CABINET LED's GEWHDS96 - 71K - DOUBLE SIDED POWER SUPPLY GEPS24 - 24V POWER SUPPLY		WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG. TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



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MONUMENT SIGN

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

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LOCATION
A3

C-9.8
 (SHEET 16 OF 21)

SEE ENGINEER STAMPED DRAWING FOR FOUNDATION DETAILS

SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS

LETTERS ARE LED-ILLUMINATED CHANNEL LETTERS MOUNTED ON ALUMINUM SURFACE OF BUILDING WITH TRANSFORMERS REMOTELY LOCATED BEHIND THE WALL IN UL APPROVED TRANSFORMER BOXES. FACES ARE 3/16" ACRYLIC RETURNS ARE .063 ALUMINUM BACKS ARE .080 ALUMINUM ALL RETURNS ARE ARC-WELDED TO LETTER BACKS



CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP



ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION

SCALE - 1/2" = 1'- 0"

MASONRY WALL

3/8" SPACER

LETTER RETURN

FASTENER PER FIELD CONDITIONS
SEE ENGINEERING OR BELOW.

LED MODULES

SCREW-IN FLEX CONNECTOR

LED POWER SUPPLY INSIDE OF TRANSFORMER BOX

20 AMP. TOGGLE SWITCH DISCONNECT

FASTENER NOTE:

USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS. EXPANSION BOLTS IN CONCRETE OR BRICK WALLS. TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS. TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS. ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION

SCALE - 1/2" = 1'- 0"

 	CHANNEL LETTERS (RED ILLUMINATION) LED's JTSL5016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY		WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		

C-9.9
(SHEET 17 OF 21)



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LED-ILLUMINATED
CHANNEL LETTERS

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

ALL ELECTRICAL
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DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE August 18, 2022
REVISION DATE January 2, 2024

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LOCATION
B,C,E

SPECIFICATIONS

CABINET

ALUMINUM CABINET HAS EXTRUDED ALUMINUM

FACES

FLEX FACES DECORATED WITH TRANSLUCENT VINYL

FILM ON SURFACE OF ACRYLIC.

INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.

DISCONNECT SWITCH AS REQUIRED PER NEC.

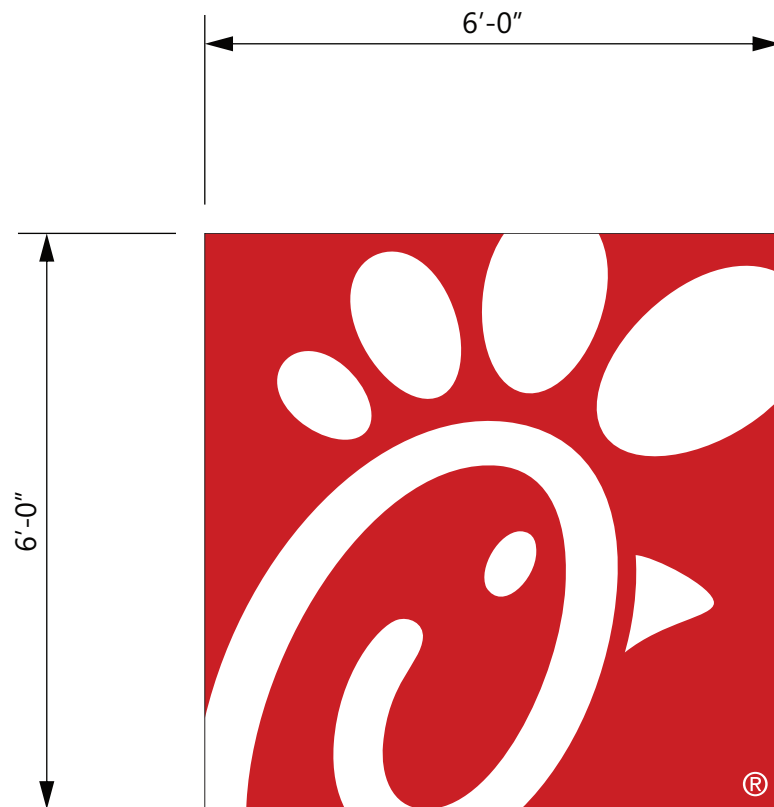
FACES

3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL

CABINET

GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247

3M PANOGRAPHIC III FLEX FACE



ELEVATION

SCALE - 1/2" = 1'- 0"

36.00 SQUARE FEET

WALL SHEATHING

3/8" SPACER

SIGN
CABINET

3/8" STAINLESS
STEEL LAG BOLT INTO BLOCKING

2 x 8" WOOD BLOCKING
FOR MOUNTING OF SIGN

2 x 8" WOOD BLOCKING
FOR MOUNTING OF SIGN

20 AMP. SWITCH DISCONNECT

END VIEW

SCALE - 1/2" = 1'- 0"

		SINGLE FACED CABINET		WET LOCATION	
	LED'S GEVHSSPS3 - 71K - SINGLED SID POWER SUPPLY GEPST2 - 12V POWER SUPPLY		CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.		AC line White (neutral) Black (line)
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C-9.10
(SHEET 18 OF 21)



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WALL SIGN

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

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LOCATION

D

SPECIFICATIONS

FLAT CUT-OUT ALUMINUM LETTERS, 1/2" THICK, PIN-MOUNTED TO WALL.

COLORS



MATTHEWS PAINT
EQUUS BRONZE METALLIC
MP20181



ELEVATION
SCALE - 1" = 1'- 0"

FONTS -
APERCU BOLD
CAECILIA COM 85 HEAVY

C-9.11
(SHEET 19 OF 21)



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WELCOME WALL SIGN
DIMENSIONAL GRAPHICS

DRAWING FILE - CFA - FREDERICK, MD (BALLENGER) SIGNAGE.CDR

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OTHERWISE INDICATED

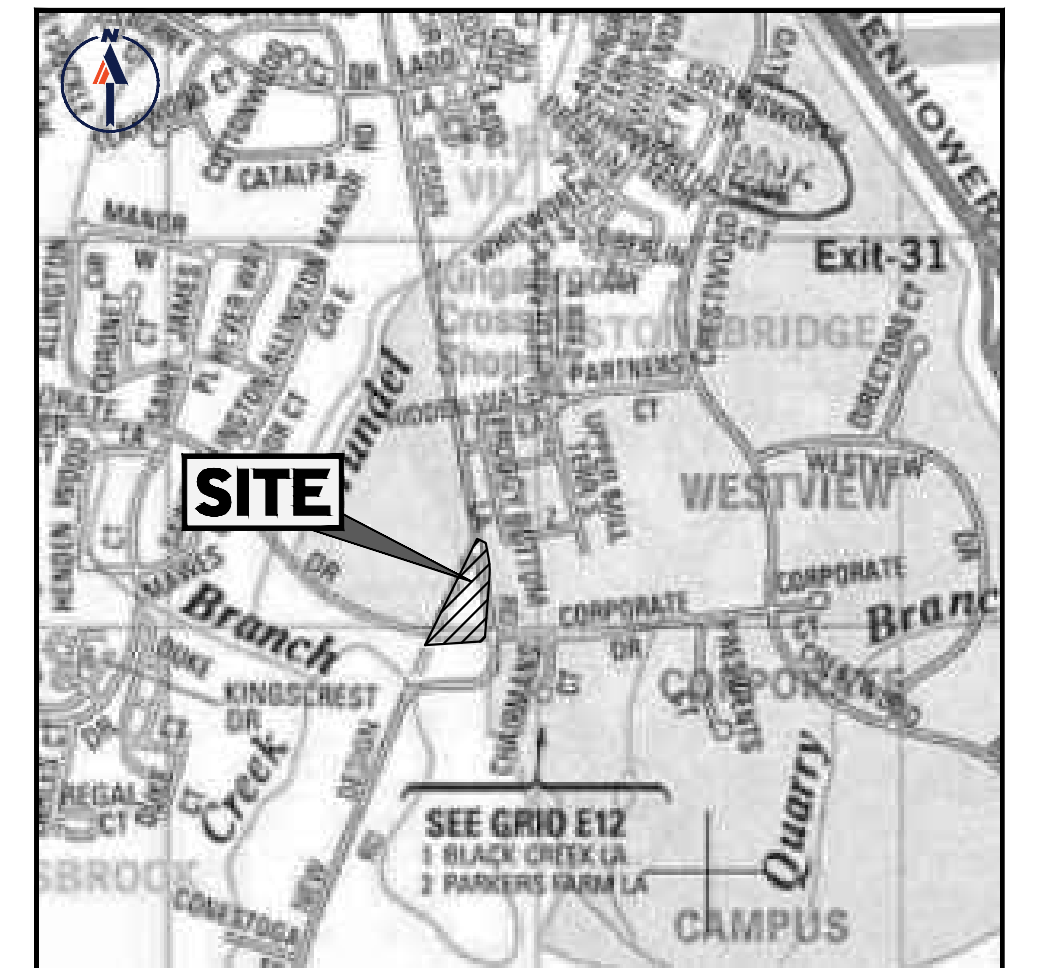
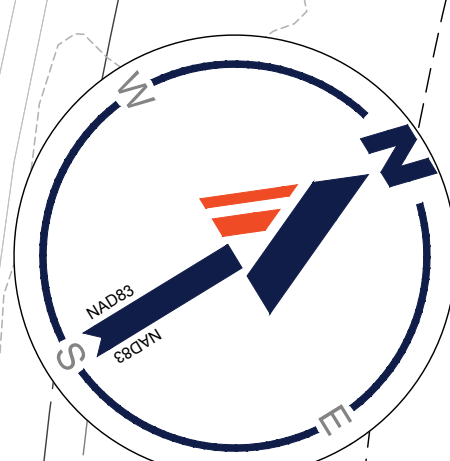
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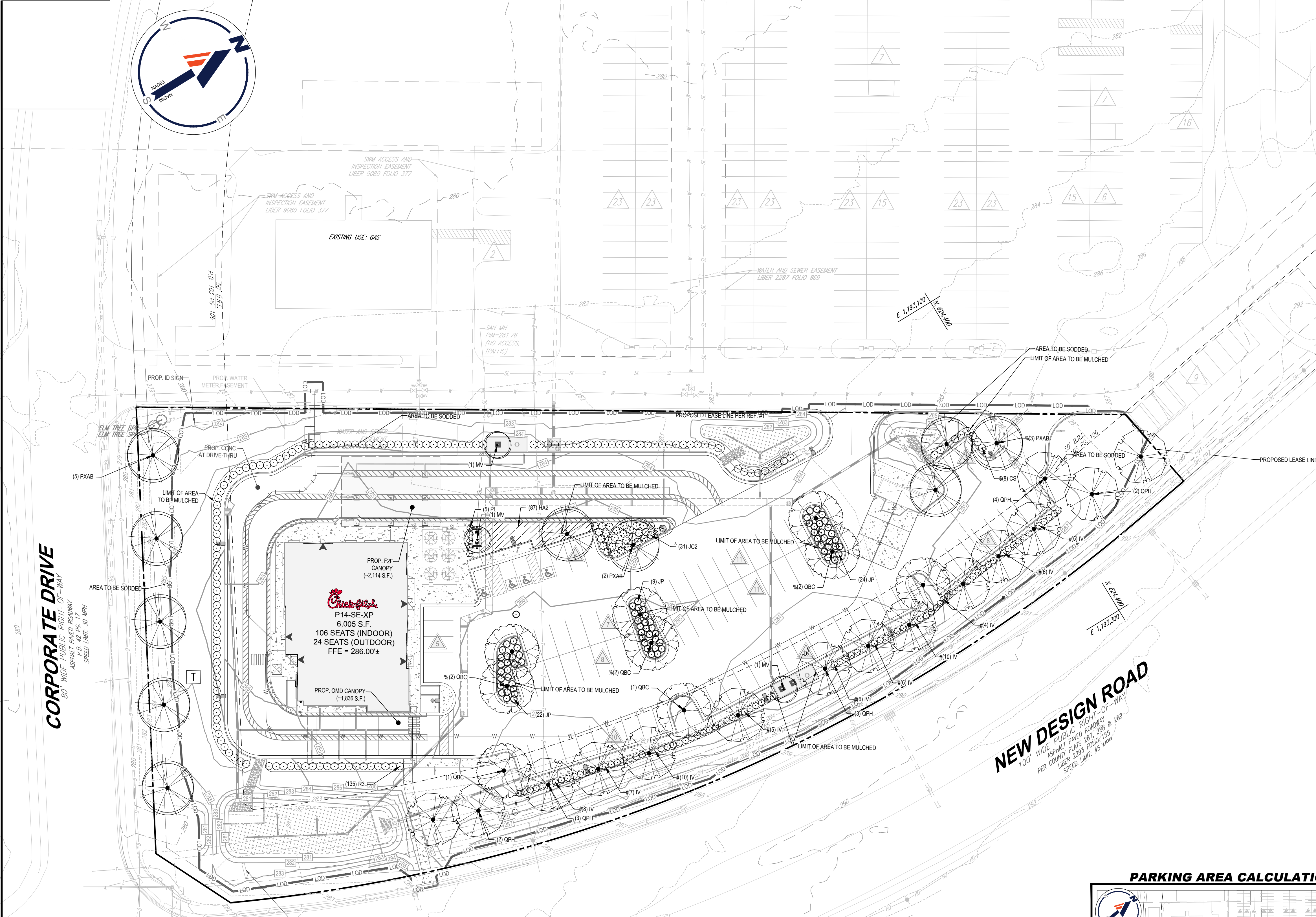
LOCATION

F



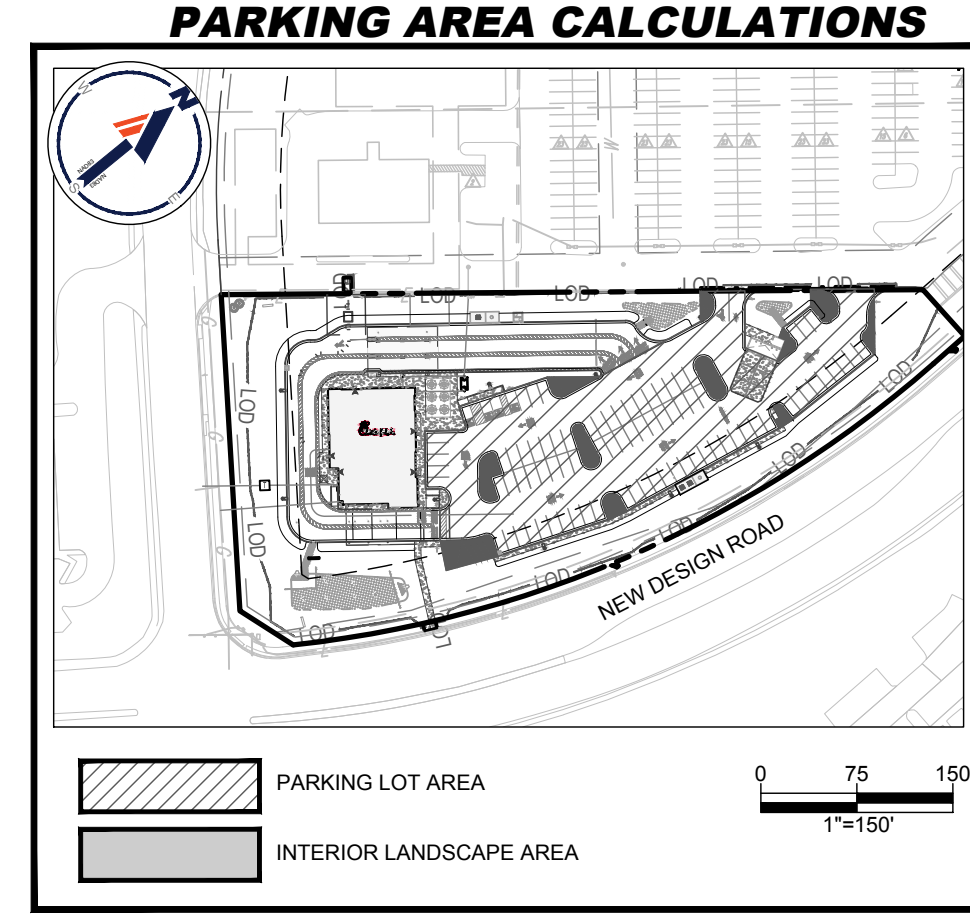
VICINITY MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO: 20602153-5
 MAP 86, GRID 02, PARCEL 55, LOT C1& C2
 TAX ACCT #: 112858322
 SCALE: 1" = 2,000'

FREDERICK COUNTY COMPLIANCE CHARTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
DIVISION 4: 1-19-6.400(A) STREET TREES	1. STREET TREES SHALL BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO THE PAVED SURFACE OR AN EXISTING OR PROPOSED RIGHT OF WAY IN A PLANTING AREA NO LESS THAN 7 FEET WIDE. 1. TREE AT LEAST 6 FEET IN HEIGHT AT THE TIME OF PLANTING SHALL BE PROVIDED PER 35 FEET OF ROADWAY FRONTAGE.	NEW DESIGN ROAD: 613 L.F. REQUIRED: 613/35 = 18 TREES PROVIDED: 18 TREES CORPORATE DRIVE: 146 L.F. REQUIRED: 146/35 = 5 TREES PROVIDED: 5 TREES
DIVISION 4: 1-19-6.400(B) LAND USE BUFFERING AND SCREENING	(2) WHERE COMMERCIAL OR INSTITUTIONAL USES ARE LOCATED ADJACENT TO RESIDENTIAL ZONING DISTRICTS: A MIXTURE OF PLANTINGS INCLUDING PREDOMINANTLY EVERGREEN SHRUBS OR TREES SPACED AT INTERVALS WHICH ARE EXPECTED TO ACHIEVE A MIXTURE OF HEIGHT AT MATURITY BETWEEN 6 FEET AND 15 FEET AND TO PROVIDE EFFECTIVE BUFFERING, AS DETERMINED BY THE PLANNING COMMISSION.	ADJACENT ZONING: PUD - PLANNED UNIT DEVELOPMENT NO BUFFER REQUIRED.
DIVISION 4: 1-19-6.400(C) PARKING AREA BUFFERING AND SCREENING	1. WHERE PARKING AREAS ARE ADJACENT TO RESIDENTIAL USES OR ZONING DISTRICTS, OR ROADWAYS WITH AT LEAST A COLLECTOR STATUS AS DESIGNATED ON THE COUNTY COMPREHENSIVE PLAN: PLANTINGS OF PREDOMINANTLY EVERGREEN SHRUBS OR TREES SPACED AT INTERVALS WHICH MAY BE EXPECTED TO FORM EFFECTIVE BUFFERING AND SCREENING AT LEAST 30 INCHES HIGH AT THE TIME OF PLANTING. (2) ALL OTHER PARKING AREAS: PLANTING OF PREDOMINANTLY EVERGREEN SHRUBS OR TREE SPACED AT INTERVALS WHICH MAY BE EXPECTED TO FORM EFFECTIVE BUFFERING AND SCREENING AT LEAST 30 INCHES HIGH AT THE TIME OF PLANTING.	PARKING ADJACENT TO NEW DESIGN ROAD: 337 L.F. REQUIRED: EVERGREEN HEDGE AT LEAST 30" TALL PROVIDED: 77 SHRUBS 30" IN HEIGHT AT TIME OF PLANTING PARKING ADJACENT TO DRIVE-THRU: 73 L.F. REQUIRED: EVERGREEN HEDGE AT LEAST 30" TALL PROVIDED: 18 EVERGREEN SHRUBS PARKING ADJACENT TO INTERNAL DRIVE: 29 L.F. REQUIRED: EVERGREEN HEDGE AT LEAST 30" TALL PROVIDED: 8 EVERGREEN SHRUBS **S* INDICATED PLANT MATERIAL USED
DIVISION 4: 1-19-6.400(D) PARKING AREA LANDSCAPING	1. PARKING AREAS SHALL BE SEPARATED INTO BAYS WITH AN AVERAGE OF NO MORE THAN 10 PARKING SPACES. EACH PARKING BAY SHALL CONTAIN NO MORE THAN 15 CONTINUOUS PARKING SPACES. BETWEEN OR AT THE END OF EACH BAY OF PARKING SPACES THERE SHALL BE A PLANTING AREA OF AT LEAST 5 FEET IN WIDTH. EACH PLANTING AREA SHALL CONTAIN 1 TREE AT LEAST 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND GROUND COVER CONTAINING AT LEAST TWO SHRUBS FOR EVERY 100 SQUARE FEET OF LANDSCAPE AREA. (2) PLANTING AREA TREES SHALL BE PREDOMINANTLY DECIDUOUS AND PROVIDE AT LEAST 20% CANOPY COVER AT MATURITY.	TOTAL PARKING SPACES: 85 TREES REQUIRED: 85/10 = 9 TREES PROVIDED: 9 **S* INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT TOTAL GREEN AREA: 3,565 S.F. REQUIRED: 3,565/50 = 72 SHRUBS PROPOSED: 72 SHRUBS TOTAL PARKING LOT AREA: 32,382 X 20% = 6,477 S.F. CANOPY COVERAGE REQUIRED AT MATURITY: 6,723 S.F. (20%) PROPOSED: 6,723 S.F. (20.7%)

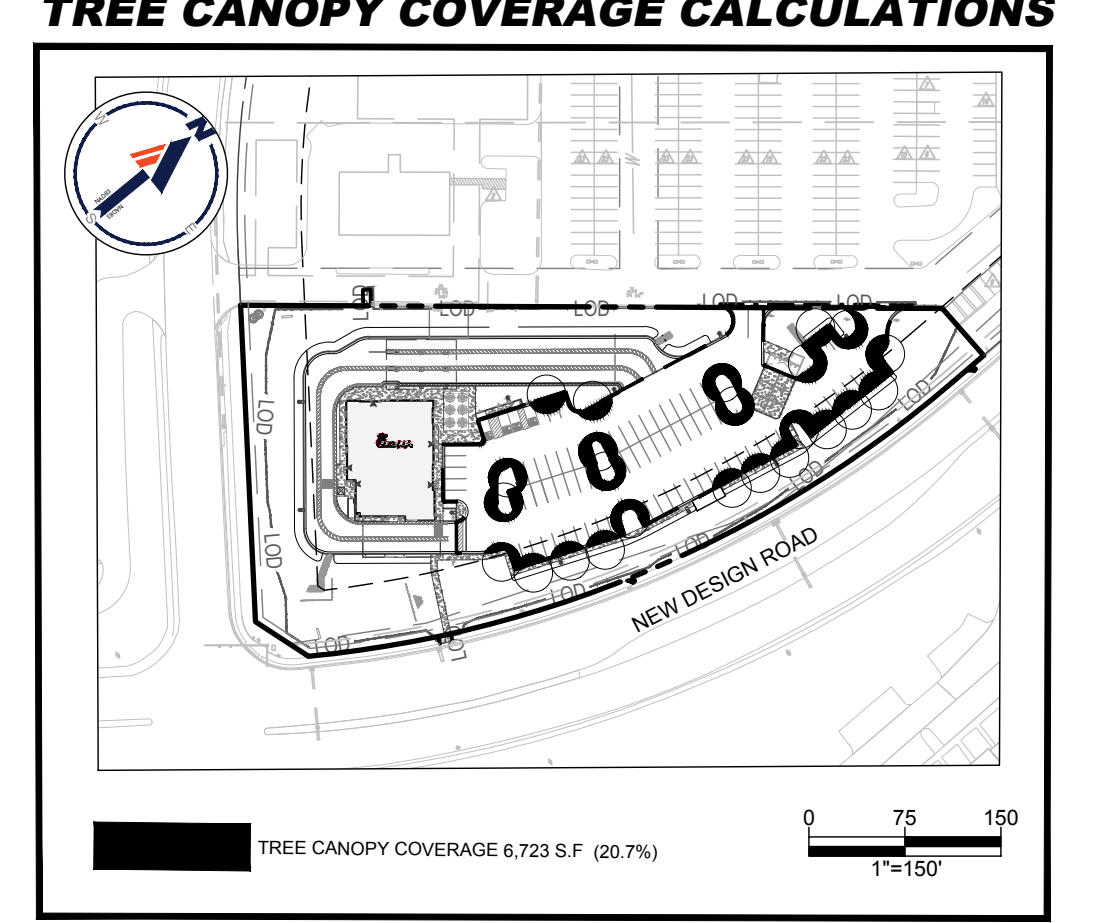


PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE
CANOPY TREES						
PXAB	10	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2.5-3" CAL., 12-14' HT.	B&B	YES
QBC	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3" CAL., 12-14' HT.	B&B	YES
QPH	15	QUERCUS PHELLOS	WILLOW OAK	2.5-3" CAL., 12-14' HT.	B&B	YES
ORNAMENTAL TREES						
MV	3	MAGNOLIA VIRGINIANA	SWEET BAY	2-2.5" CAL., 8-10' HT.	B&B	YES
SHRUBS						
CS	8	CORNUS SERICEA	RED TWIG DOGWOOD	24-36" HT. & SPRD	CONTAINER	YES
IV	79	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA WILLOW HENRY'S GARNET	24-30" HT. & SPRD	CONTAINER	YES
JC2	31	JUNIPERUS CONFERTA	SHORE JUNIPER	18-24" HT.	CONTAINER	YES
JP	73	JUNIPERUS DAURICA 'PARSONII'	PARSON'S JUNIPER	18-24" HT. & SPRD	CONTAINER	NO
PL	5	PRUNUS LAUROCERASUS	COMMON CHERRY LAUREL	24-30" HT. & SPRD	CONTAINER	NO
R3	135	ROSA X 'RADRAZZ'	KNOCK OUT® SHRUB ROSE	24-30" HT. & SPRD	NO	NO
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PERENNIALS						
HA2	87	HEMEROCALLIS X 'ABLUTED PINK'	ABLUTED PINK DAYLILY	1 GAL.	CONTAINER	36" o.c.

PLANT NATIVE CHART	
REQUIRED	PROVIDED
SHADE TREES: 7 x 50% = ? ORNAMENTAL TREES: 7 x 50% = ? EVERGREEN TREES: 7 x 30% = ? SHRUBS: 7 x 30% = ?	SHADE TREES: 35 (100% NATIVE) ORNAMENTAL TREES: 3 (100% NATIVE) SHRUBS: 331 (35% NATIVE)



SOILS TABLE			
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL (K<0.35)
B&B	BUCKEYSTOWN SANDY LOAM, 3 TO 8% SLOPES	B	NO
B&B	BUCKEYSTOWN LOAM, 3 TO 8% SLOPES	B	YES



FILE #: SP89-20
 A / P #: SP276104



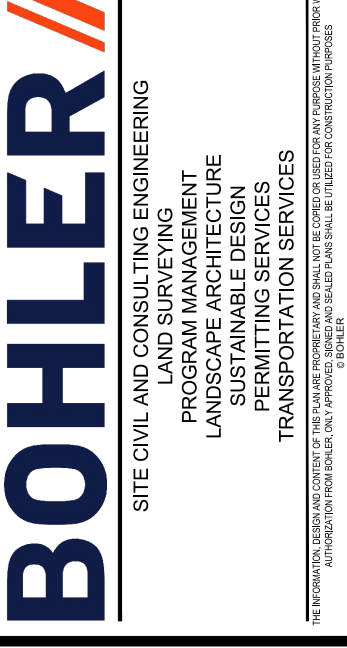
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 TOWSON, MARYLAND 21284
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 Fax: (410) 821-7987
 MD@BohlerEng.com

TYPE I SITE PLAN
 PROPOSED FAST FOOD RESTAURANT
 KINGSBROOK CROSSING SHOPPING CENTER
 FREDERICK, MD 21703
 MAP 86, GRID 2, PARCEL 55, LOT C1
 TAX ACCT #: 112858322
 FREDERICK PLANNING DISTRICT
 2ND ELECTION DISTRICT
 FREDERICK COUNTY, MD

SHEET TITLE
LANDSCAPE PLAN

DWG EDITION 02.4

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

JOB NO. : MDA220084.00

STORE : 05343

DATE : 01/04/2024

DRAWN BY : JMR

CHECKED BY : DSH

CAD ID : LSCP-0

SHEET **L.1.0**
 (SHEET 20 OF 21)

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRAGILE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "YISH-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DETECTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL.
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPILANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
ACER RUBRUM PLATANUS X ACERIFOLIA
BETULA VARIETIES POPULUS VARIETIES
CARPINUS VARIETIES PRUNUS VARIETIES
CRATAEGUS VARIETIES PYRUS VARIETIES
KOELNEUTERIA QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
• 1 PART PEAT MOSS
• 1 PART COMPOSTED COW MANURE BY VOLUME
• 3 PARTS TOPSOIL BY VOLUME
• 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

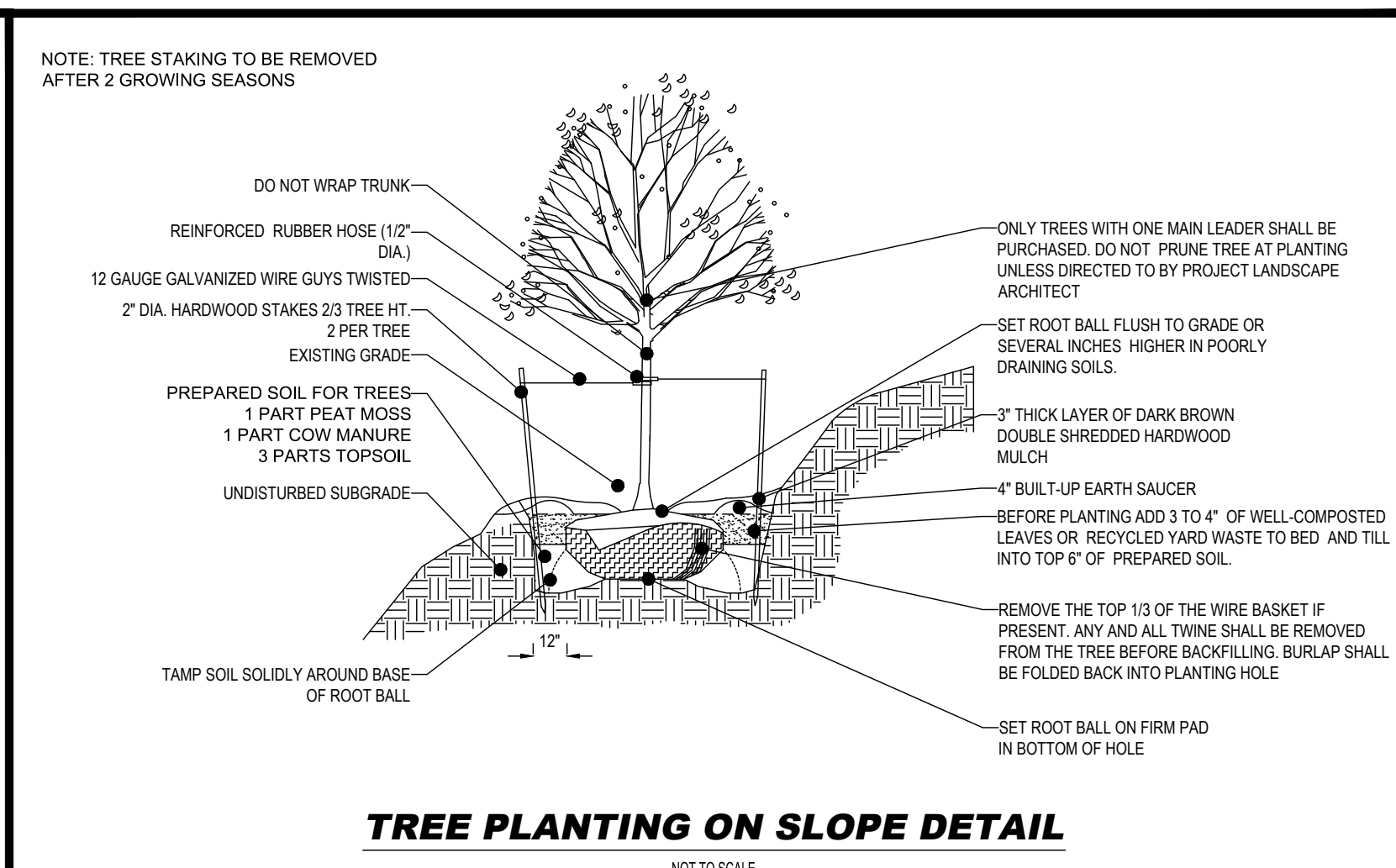
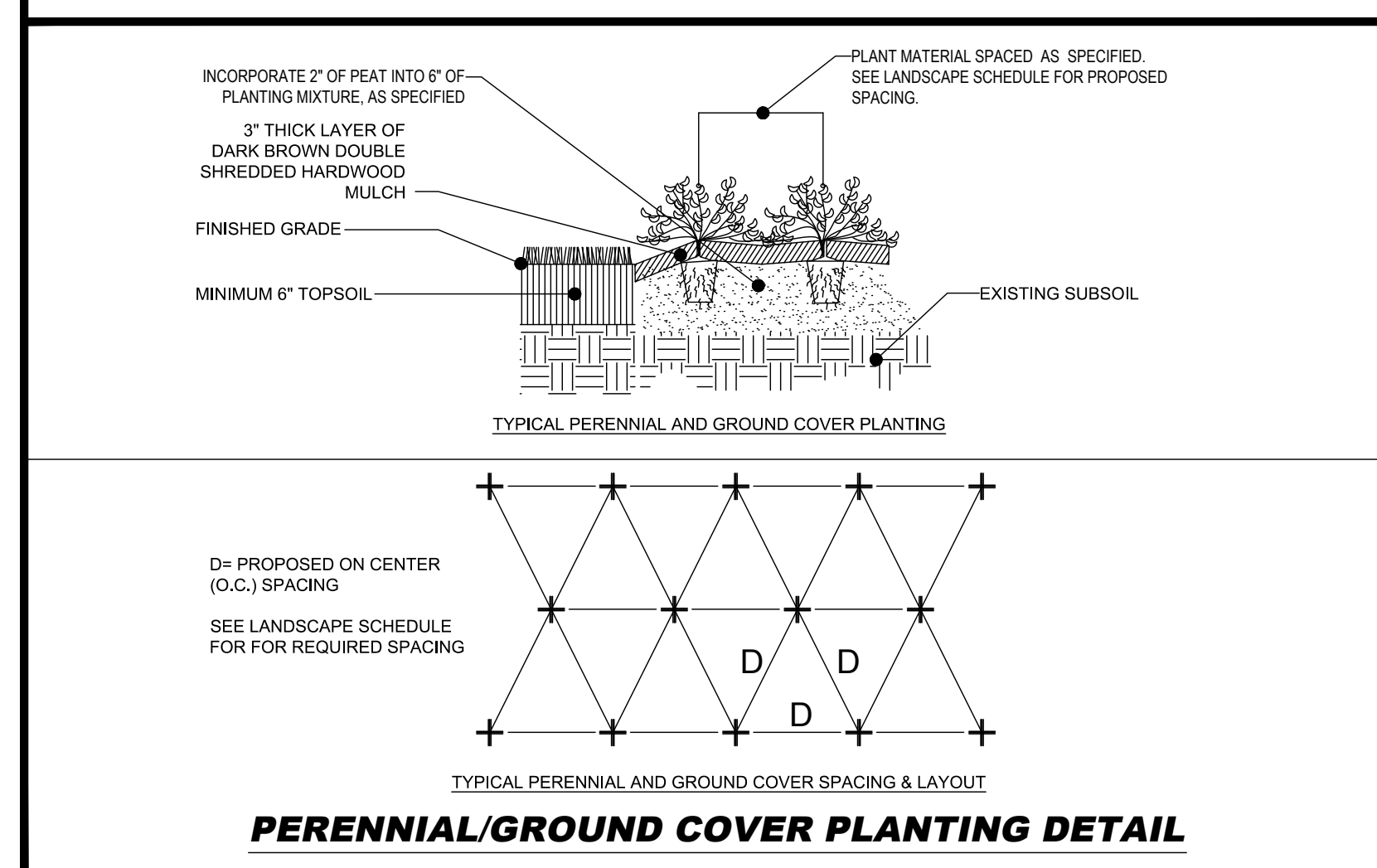
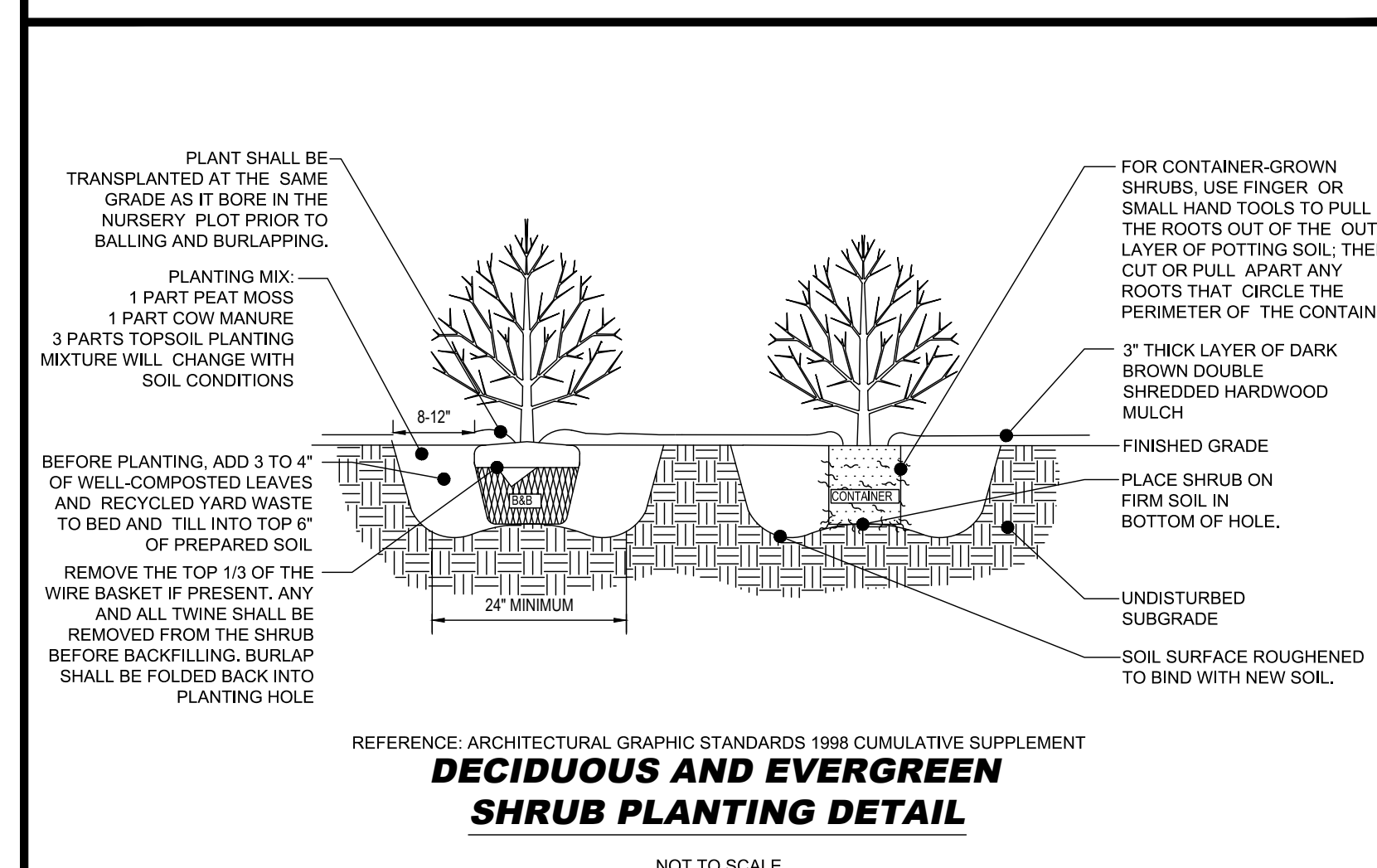
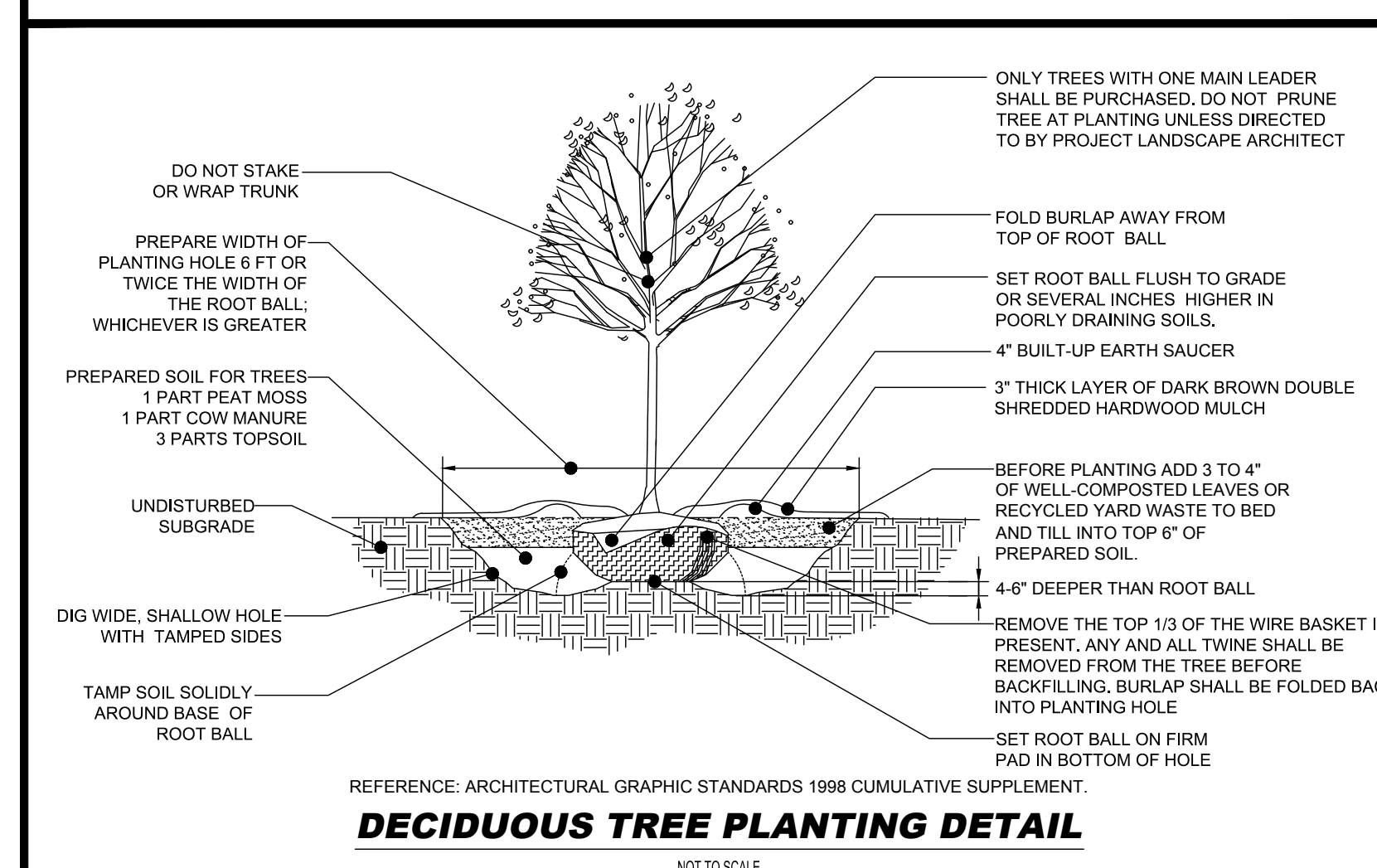
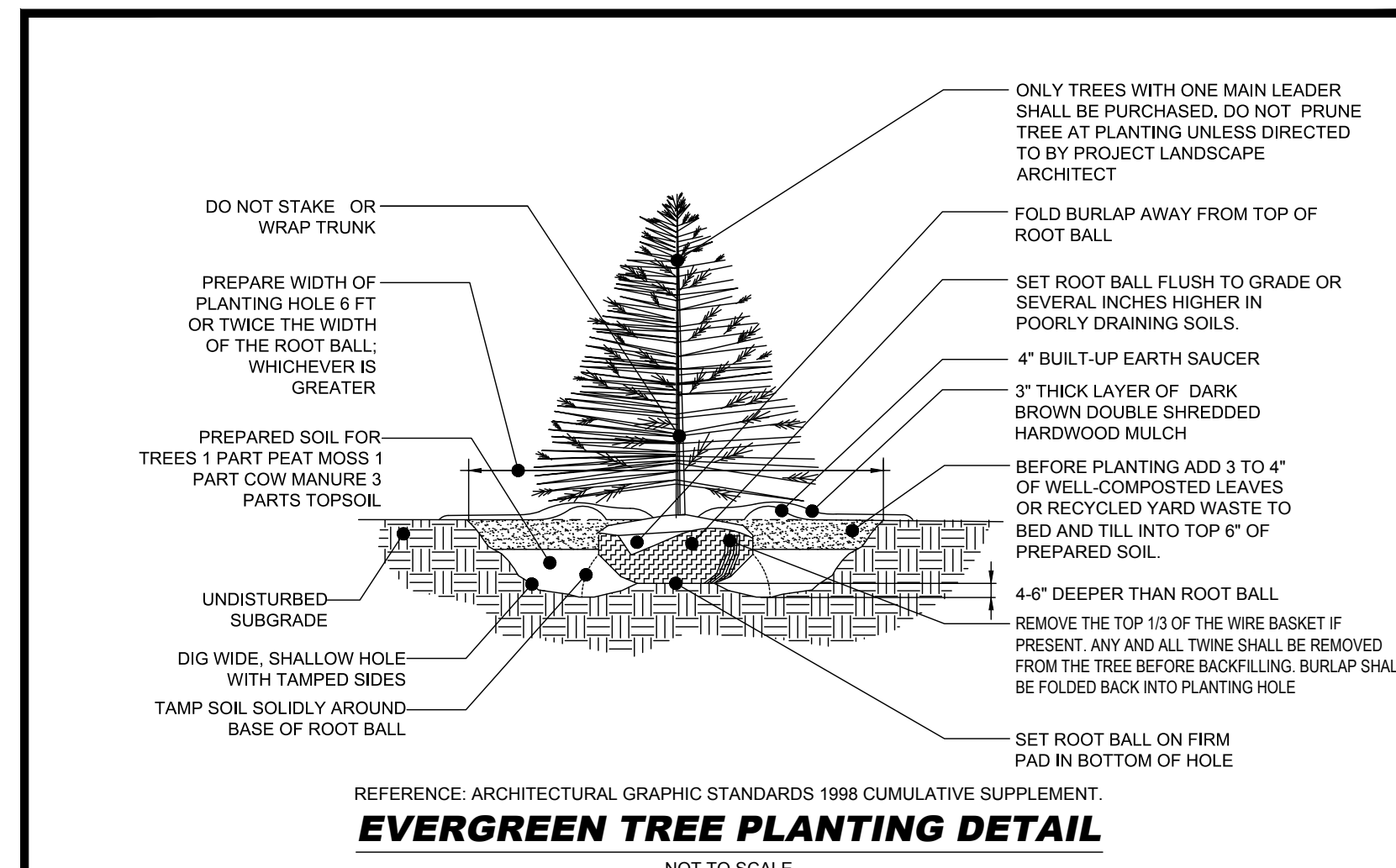
J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLEAS BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING WHEN REQUIRED
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.	
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.	
3. SEEDING RATES:	
PERENNIAL RYEGRASS	1/2 LBS/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LBS/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20-10-10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.	

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



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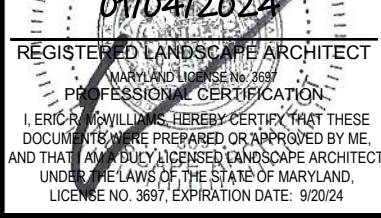
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901 DULANEY VALLEY ROAD, SUITE 901
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

TYPE SITE PLAN
PROPOSED FAST FOOD RESTAURANT
KINGSBROOK CROSSING SHOPPING CENTER
FREDERICK, MD 21703
MAP 86, GRID 2, PARCEL 55, LOT C1
TAX ACCT # 11-2885502
FREDERICK PLANNING DISTRICT
2ND ELECTION DISTRICT
FREDERICK COUNTY, MD

SHEET TITLE
LANDSCAPE NOTES AND DETAILS

DWG EDITION **02.4**

PRELIMINARY
 80% SUBMITTAL
 FOR CONSTRUCTION

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CHECKED BY : DSH

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(SHEET 21 OF 21)