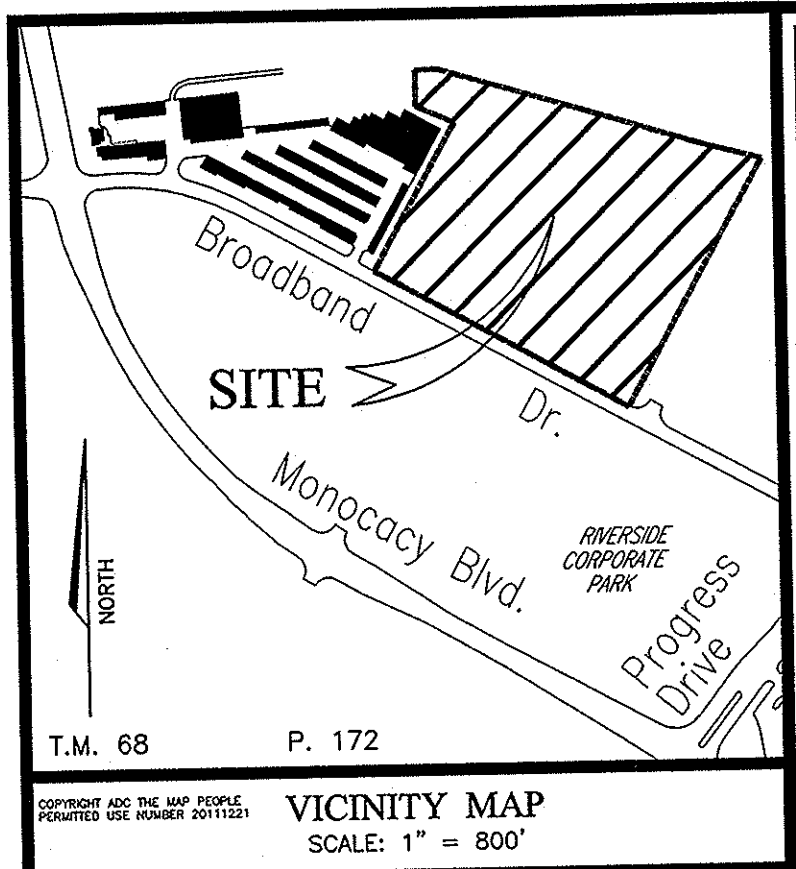


NO.	REVISION	BY	DATE
1	DRC Comments	JNS	1/23/08
2	PC Workshop Rev.	JNS	2/21/08
3	PC Revisions	JNS	3/25/08
4	Client Revisions	JNS	6/16/08

SITE PLAN CASE # 07-754FSI
RIVERSIDE CORPORATE PARK
 8420 BROADBAND DRIVE
 Frederick Election District No. 2
 Frederick Co., MD
 Scale: 1" = 50'

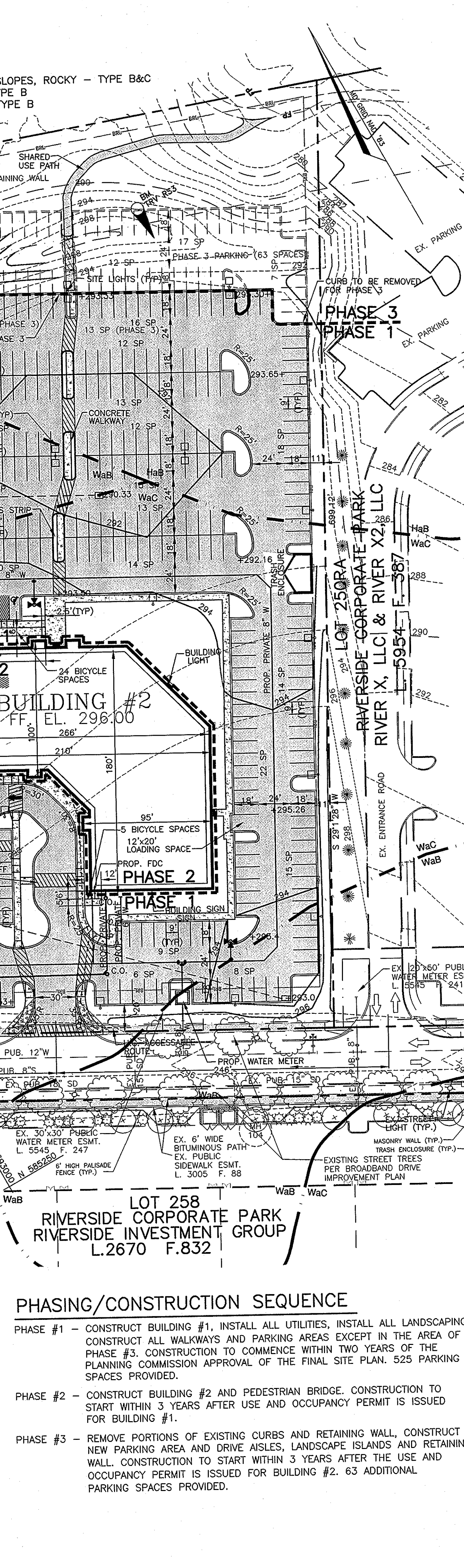
DESIGNED BY: JNS
 DRAWN BY: JNS
 CHECKED BY: M.S.C.
 DATE: DECEMBER 2007
 W.D. NO. 08-06-006C

1
 1 OF 3



- ### GENERAL NOTES
- PROPERTY ZONED: M-1 (LIGHT INDUSTRIAL) MXE OVERLAY (OFFICE USE)
 - TOTAL SITE AREA: 10.36± ACRES
 - PROPOSED LAND USE: GENERAL OFFICE
 - BUILDING AREA = 158,000 SF, FAR = 0.35
 - TAX MAP No. 68, PARCEL 172
 - SUBDIVISION REFERENCE: P.B. 72, PG. 42
 - SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE A AS PER FLOOD INSURANCE RATE MAP, PANEL No. 24021C0284D, DATED AUGUST 5, 2005. A PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN. FLOODPLAIN LINE DEPICTED IS FROM THE CITY OF FREDERICK FIRM MAP ADOPTED SEPTEMBER 2007.
 - REFUSE COLLECTION SHALL BE PROVIDED BY A PRIVATE HAULER.
 - BUILDING #1 SQUARE FOOTAGE = 75,000 SQ. FT.
 BUILDING #2 SQUARE FOOTAGE = 83,000 SQ. FT.
 TOTAL BUILDINGS SQUARE FOOTAGE = 158,000 SQ. FT.
 - PARKING REQUIRED - BUSINESS OFFICES/PROFESSIONAL OFFICES
 MINIMUM PARKING REQUIRED = 1/1,000 SF - 158 SPACES
 MAXIMUM PARKING REQUIRED = 1/200 GFA - 790 SPACES
 TOTAL SPACES PROPOSED (ALL PHASES) = 588 SPACES - 1/269 SF
 - BICYCLE PARKING REQUIRED - 1/10 VEHICLE SPACES
 BICYCLE PARKING PROPOSED - 588/10 = 59 SPACES
 - LOADING SPACES REQUIRED - OFFICE 5,000-100,000 SF
 OFFICE 5,000-100,000 SF - 1 LARGE SPACE (12' X 50' L)
 LOADING SPACE PROVIDED = 210 (2) = 420 SF PER BUILDING (75,000 SF & 83,000 SF)
 - ALL ON-SITE IMPROVEMENTS MUST COMPLY WITH THE MARYLAND HANDICAPPED CODE.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - LIGHTING SHALL BE PLACED IN A MANNER WHICH ELIMINATES GLARE INTO ADJACENT ROADWAYS AND PROPERTIES.
 - SIGNAGE CALCULATIONS (ZONE M-1/MXE OVERLAY "OTHER" USES):
 FREESTANDING SIGN: MAX. HT.=6 FT, MAX. SIZE 100 SF
 BUILDING SIGN: MAX. SIZE = 25% LF, 100% OF BUILDING FRONT
 ALLOWABLE SIGN AREA PER BUILDING = 210(2) = 420 SF PER BUILDING
 PROPOSED SIGNS - 2 PER BUILDING (AS SHOWN), PERMITTED SIZE - 210 SF EACH.
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT OF RESUBDIVISION, DATED 02-06-02 AND RECORDED IN P.B. 72, P. 42, ENTITLED "RESUBDIVISION PLAT, LOTS 250 THRU 260, AND OUTLOTS "A" & "B", RIVERSIDE CORPORATE PARK, THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY PERFORMED BY POTOMAC AERIAL SURVEYS IN MAY 2001 (VERTICAL DATUM IS BASED ON NAVD 88).
 - STORM WATER MANAGEMENT (WATER QUALITY VOLUME (WQV) & CHANNEL PROTECTION VOLUME (CPV)) FOR THIS SITE IS PROVIDED BY FOND "A" AS SHOWN ON "RIVERSIDE CORPORATE PARK (NORTH ROSENSTOCK FARM) MASS GRADING, S.W.M. & SEDIMENT CONTROL PLANS" APPROVED ON JUNE 26, 2000. A WAIVER FROM PEAK (QUANTITY) MANAGEMENT HAS BEEN APPROVED BY THE CITY OF FREDERICK ON JUNE 28, 2000. PRE-TREATMENT SHALL BE PROVIDED ON-SITE METHODS TO BE DETERMINED AT IMPROVEMENT PLAN STAGE. S.W.M. PONDS SHALL BE OWNED AND MAINTAINED BY RIVERSIDE CORPORATE PARK PROPERTY OWNERS ASSOCIATION.
 - FOREST RESTORATION FOR THIS SITE HAS BEEN PROVIDED BY AN APPROVED FOREST CONSERVATION PLAN ENTITLED "FINAL FOREST CONSERVATION PLAN" CASE #98-10 APPROVED ON JAN. 18, 1999. THE FOREST EASEMENTS WERE PREVIOUSLY RECORDED IN P.B. 65 P. 94. ALL PLANTINGS HAVE BEEN COMPLETED.
 - THE RIVERSIDE CORPORATE PARK, MXE PHASE I, CONCEPT PLAN (PC00-218MAP) WAS APPROVED BY THE MAYOR & BOARD OF ALDERMAN ON MAR. 15, 2001. THE CREATION OF PRIVATE STREETS INTERNAL TO THIS DEVELOPMENT WAS GRANTED APPROVAL BY THE MAYOR & BOARD OF ALDERMAN ON MAR. 15, 2001. THE RIVERSIDE CORPORATE PARK, MXE PHASE II, EXECUTION PLAN (PC01-25MXE) WAS APPROVED BY THE FREDERICK CITY PLANNING COMMISSION ON APRIL 9, 2001. A REVISED MXE PHASE II EXECUTION PLAN (PC03-165MXE) WAS APPROVED ON 8-11-03. A NEW MXE PHASE II SITE PLAN (PC07-711MXE) WAS APPROVED ON 02-11-08.
 - IMPERVIOUS SURFACE RATIO = 0.67
 - THERE ARE NO WETLANDS ON THIS SITE.
 - PREVIOUS FINAL SITE PLAN 05-702PFSI CONDITIONALLY APPROVED BY THE PC 02/11/02. CONDITIONS OF APPROVAL MET 12/16/05.
 - WATER AND SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF FREDERICK. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE WATER AND SEWER LINES TO SERVE THE LOT FROM THE MAIN LINES IN MONOCACY BLVD. AND BROADBAND DRIVE. WATER AND SEWER CLASSIFICATION IS W3-S3.
 - A PRO-RATA SHARE FOR GAS HOUSE PIKE IMPROVEMENTS TO BE PAID PRIOR TO GRADING PERMIT ISSUANCE.
 - A SITE PLAN ENFORCEMENT AGREEMENT SHALL BE EXECUTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - LOADING SPACE MODIFICATION PREVIOUSLY APPROVED BY PLANNING COMMISSION ON APRIL 18, 2008.

- ### FIRE/RESCUE NOTES
- FIRE DEPT. ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES.
 - FIRE DEPT. ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20 FEET WIDE.
 - FIRE DEPT. ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION.
 - THE ACCESS ROADS SHALL PROVIDE A MINIMUM TURNING RADIUS OF 40 TO 45 FEET.
 - THE FIRE DEPT. CONNECTION SHALL BE INSTALLED IN A LOCATION APPROVED BY THE COUNTY FIRE MARSHALL'S OFFICE.
 - THE FIRE DEPT. CONNECTION SHALL BE LOCATED ON THE ADDRESS SIDE OF THE STRUCTURE.
 - THE FIRE DEPT. CONNECTION SHALL BE NOT LESS THAN 18" AND NOT MORE THAN 42" IN ELEVATION (GROUND TO CENTERLINE OF CONNECTION).
 - THE FIRE DEPT. CONNECTION SHALL BE LOCATED BEHIND FENCES OR WALLS WHICH MAY OBSTRUCT THE CONNECTION TO THE BUILDING FOR ANY PURPOSE.
 - THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED NEAR DRIVEWAYS WHICH WOULD CAUSE THE CONNECTION TO HINDER EGRESS WHEN IN USE.
 - THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WHERE THERE WILL BE LESS THAN A 3' CLEARANCE FROM ANY POSSIBLE OBSTRUCTION.
 - THE FIRE DEPT. CONNECTION SHALL NOT BE LOCATED WITHIN 15' OF GAS AND/OR ELECTRIC METERS.
 - THE FIRE DEPT. CONNECTION SHALL BE WITHIN 100 FEET OF THE FIRE DEPT. CONNECTION (FDC).
 - FIRE HYDRANTS SHALL BE LOCATED IN THE FRONT AND REAR OF BUILDINGS OR COMPLEXES.
 - FIRE HYDRANTS SHALL BE WITHIN 300 FEET FROM THE MOST DISTANT CORNER OF ANY BUILDING AS MEASURED BY AN IMPROVED ROAD.
 - FIRE HYDRANTS SHALL NOT BE MORE THAN 300 FEET APART, AS MEASURED ALONG AN IMPROVED ROAD (COMMERCIAL, HIGH-RISE, MALLS, ETC.).
 - REQUIRED FIRE HYDRANTS SHALL NOT BE PLACED AT THE END OF A WATER LINE AND USED AS A BLOW OFF.
 - FIRE LINES SHALL BE INDICATED ON THE PLANS AND ACCEPTED BY THE COUNTY FIRE MARSHALL PRIOR TO PLAN APPROVAL.
 - FIRE LINES SHALL BE LOCATED AS APPROVED BY THE COUNTY FIRE MARSHALL.
 - FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND IN SERVICE PRIOR TO THE START OF VERTICAL CONSTRUCTION OF THE BUILDING.
 - FIRE LINES PROVIDING ACCESS TO THE BUILDING WHILE UNDER CONSTRUCTION SHALL BE PROVIDED PRIOR TO THE START OF VERTICAL CONSTRUCTION OF THE BUILDING.



SOIL TYPES

CnA COMBS SILT LOAM, 0 TO 3 PERCENT SLOPES - TYPE B
 HgB HAGERSTOWN LOAM, 3 TO 8 PERCENT SLOPES - TYPE B
 HbB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES - TYPE B
 HcB HAGERSTOWN-OPEQUON SILTY CLAY LOAMS, 3 TO 8 PERCENT SLOPES, ROCKY - TYPE B&C
 WaB WALKERSVILLE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES - TYPE B
 WaC WALKERSVILLE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES - TYPE B

OWNER/DEVELOPER
 KRPBR PROPERTIES, LLC.
 PO BOX 553
 Frederick, Maryland 21705-0553
 (301) 662-1150

SITE PLAN DETAILS

PROPOSED SITE PLAN
 07-754FSI

PARKING: 588 SPACES
 BUILDING HEIGHT: 30'± (3 STORIES)
 F.A.R.: 0.33
 PARKING LOT AREA: 206,627 SF
 GREEN SPACE AREA: 256,627 SF
 IMPERVIOUS SURFACE RATIO: 0.67

WATER AND SEWER NOTE

THIS PROPOSED FINAL SITE PLAN WILL BE DEPENDENT ON THE POTABLE WATER SUPPLY AND WASTEWATER TREATMENT CAPACITY AVAILABLE WHEN A BUILDING PERMIT IS REQUESTED. BUILDING PERMITS MAY NOT BE ISSUED UNTIL IT HAS BEEN DETERMINED THAT EXISTING FACILITIES ARE ADEQUATE AND AVAILABLE TO MEET THE NEEDS OF THE PROPOSED DEVELOPMENT TAKING INTO ACCOUNT ALL EXISTING AND APPROVED DEVELOPMENTS IN THE SERVICE AREA AND THAT THE WATER SUPPLY NEEDS DESCRIBED IN THE BUILDING PERMITS APPLICATION WILL NOT OVERLOAD ANY PRESENT FACILITY FOR CONVEYING, PUMPING, STORING, OR TREATING A WATER. IF A WATER AND SEWER ALLOCATION CONTRACT HAS NOT BEEN PREVIOUSLY GRANTED TO ALL OR A PORTION OF THE LOTS SHOWN ON THE PLAN, THEN PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A DEVELOPMENT THAT REQUIRES POTABLE WATER AND SEWER ALLOCATION CONTRACT WILL NEED TO BE OBTAINED. FEDERAL OR STATE ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION THAT IS GRANTED.

LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---	+	STREET SIGN	+
---	RIGHT OF WAY LINE	---	+	LIGHTING FIXTURES	+
---	CENTER LINE	---	+	PIPE/GUTTER FLOW DIRECTION	+
---	EASEMENT LINE	---	+	TRAFFIC FLOW DIRECTION	+
EX. 15" SD	STORM DRAIN & MH	PROP. 15" SD	---	PROPOSED PAVEMENT	---
EX. 8" S	SEWER LINE & MH	PROP. 8" S	---	PROPOSED CONCRETE	---
EX. C.O.	SEWER CLEANOUT	PROP. C.O.	---	HANDICAP ACCESSIBLE ROUTE	---
EX. 8" W	WATER LINE & MH	PROP. 8" W	---		
EX. WM	WATER METER	OWM			
EX. WV	WATER VALVE	OWV			
EX. F.H.	FIRE HYDRANT	OFH			
---	FIRE DEPT. CONNECTION	---			
---	GAS LINE	---			
---	OVERHEAD ELECTRIC LINE	---			
---	UNDERGROUND TELEPHONE	---			
---	CABLE TV	---			
---	UTILITY POLE	---			
---	CURB & GUTTER	---			
---	CONTOUR LINE	---			
---	SPOT ELEVATION	---			

City of Frederick Land Management Code Requirements

Project Name: Riverside Corp. Park Lot 256R
 Work Order No: 08-06-0068
 Zoning: M-1 with MXE Overlay

Article 4: Zoning Requirements

Item Description	Requirement	Proposed
Min. Lot Size	N/A	
Max. Density	N/A	65%
Min. Frontage	30'	30'
Max. Building Height	30'	30'
Min. Street Setback	10'	10'
Min. Interior Setback	10'	10'
Min. Rear Setback	10'	10'
Max. Impervious Surface Ratio	0.9	0.67

Section 406. Specific Base Zoning District Criteria

Only for DR, RO, RC, M1, M2, GC Zones
 (Bldgs. over 67 must be setback 1' from FL for each foot of bldg. height)

Article 6: Design & Improvement Standards

Section 603. Archeological Protection

Archeological investigation not required due to previously approved plan. (05-702 FSI)

Section 605. Landscaping Standards

MXE district, at least one tree of any type shall be planted for every 5,000 sq. ft. of lot size or part in excess of 3,000 sq. ft.

Street trees planted under Broadband Drive improvement contract

Section 607. Parking & Loading Standards

Proposed Use	Min. Requirement	Max. Requirement
1-75,000 sf Office Building	1 per 1,000 sf (75 min.)	1 per 200 sf (375 max.)
1-83,000 sf Office Building	1 per 1,000 sf (83 min.)	1 per 200 sf (415 max.)

Parking Spaces Provided: 588 (all phases)

Section 742. Water & Sewer Allocation

140,000 gal water and sewer allocated for previous site plan. Water & sewer classification is W3-S3

ACAD FILE: DEL2600\PROJECTS\RIVERSIDE\08-06-0068\DRAWINGS\SITE PLANS\SITE PLAN.DWG