

CARROLL CREEK LINEAR PARK GENERAL NOTES:

1. ALL IMPROVEMENTS, AMENITIES AND LOCATION OF FEATURES WITHIN THE CARROLL CREEK LINEAR PARK ARE SCHEMATIC AND SUBJECT TO REVISION BY THE CITY'S CONSULTANT.
2. TYPE OF AMENITIES AND INSTALLATION OF IMPROVEMENTS BEYOND THE APPLICANT'S PROPERTY LINE TO BE DETERMINED UPON APPROVAL OF A FINAL SITE PLAN BY OTHERS FOR THE CARROLL CREEK LINEAR PARK. APPLICANT FOR THE GALLERIA AT CARROLL CREEK AGREES TO COORDINATE AMENITIES AND SUBSEQUENT ADJUSTMENTS TO THIS PLAN, WITH REVIEW OF SAID CHANGES BY CITY CONSULTANTS AND PLANNING STAFF, TO ACCOMMODATE THE LINEAR PARK'S SITE PLAN.
3. APPLICANT AGREES TO PROVIDE PRO-RATA CONTRIBUTION FOR IMPROVEMENTS TOWARDS THE CARROLL CREEK LINEAR PARK PROJECT IN ACCORDANCE WITH THE SITE TO PURCHASE AND SALE AGREEMENT, WITH THE REQUIRED SAID CONTRIBUTIONS TO BE CREDITED TOWARD THE COST OF COMPLYING WITH THE PARKLAND REQUIREMENTS; SEE SHEET FSP-1 FOR ADDITIONAL DETAILS.

EXISTING CARROLL CREEK LINEAR PARK IMPROVEMENTS BY OTHERS

LIMITS OF ON-SITE IMPROVEMENTS BY GALLERIA DEVELOPMENT AT PROPERTY LINE (SEE CARROLL CREEK LINEAR PARK NOTES THIS SHEET)

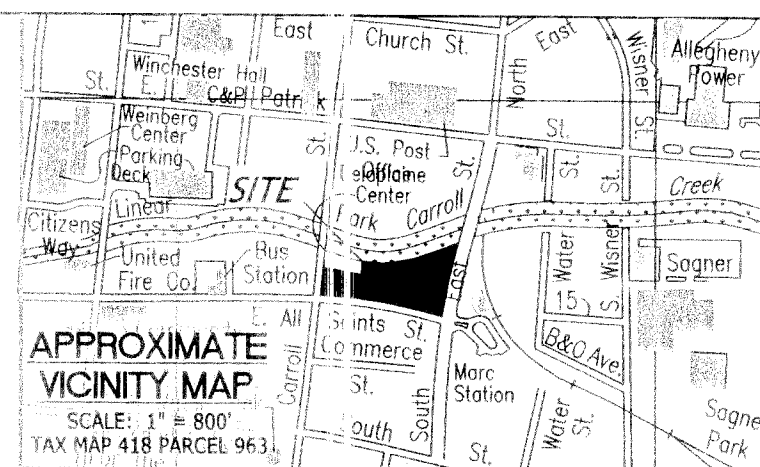
PROPOSED CARROLL CREEK LINEAR PARK IMPROVEMENTS BY OTHERS

LIMITS OF ON-SITE IMPROVEMENTS BY GALLERIA DEVELOPMENT AT PROPERTY LINE

LANDSCAPE SCHEDULE

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	17	QUERCUS RUBRA	RED OAK	2" CAL	R&B
	16	PRUNUS (ACCOLADE)	ACCOLADE FLOWERING CHERRY	2" CAL	R&B
	10	FRAXINUS AMERICANA	WHITE ASH	2" CAL	R&B

OWNER, APPLICANT AND DEVELOPER:
CARROLL CREEK GALLERIA, LLC
5291 CORPORATE DRIVE, SUITE 101
FREDERICK, MARYLAND 21703
(301) 695-6614



LANDSCAPE PLAN GENERAL NOTES:

1. THIS SITE LIES WITHIN THE CARROLL CREEK OVERLY DISTRICT. THEREFORE THE GENERAL PROPERTY LANDSCAPING REQUIREMENTS PER THE CITY'S LAND MANAGEMENT CODE (LMO) SECTION 605 (c) ARE SUPERSEDED BY SECTION 420 (K) (3) E. HOWEVER LMO 605 (f) (5) TABLE 605.5 APPLIES FOR STREET TREES. (NOTE: DUE TO EXISTING SIDEWALK AND NARROWNESS BETWEEN CURB AND SIDEWALK, PLANTING STRIP (420 (K) (3) E), ELEVATED PLANTERS (420 (K) (3) F) OR PLANTED CONTAINERS (420 (K) (3) G) CANNOT BE PROVIDED ALONG THE STREETSCAPES. HOWEVER, ON-SITE PLAZA LANDSCAPING WILL BE PROVIDED AND DETAILED WITH IMPROVEMENT PLANS.

REQUIRED PROVIDED

STREET TREES PER 605 (f) (5), TABLE 605-5 AND TREE GRATES PER 420 (K) (3) E:

100' O.C. ALONG S. EAST STREET (URBAN PRIMARY ARTERIAL PER MAP T-1)	= 253.66' ± 100'	= 3	11
50' O.C. ALONG S. CARROLL STREET (LOCAL PER MAP T-1)	= 141.18' ± 34.54' ± 50'	= 4	4
50' O.C. ALONG E. ALL SAINTS STREET (LOCAL PER MAP T-1)	= 464.36' ± 38.65' ± 50'	= 10	13

2. IN ADDITION TO THE ON-SITE LANDSCAPING REQUIREMENTS, THE APPLICANT WILL MEET FOREST CONSERVATION REQUIREMENTS THROUGH A FEE-IN-LIEU PAYMENT TO THE CITY OF FREDERICK AS APPROVED BY THE PLANNING COMMISSION ON 02/13/06. CITY CASE NO. 05-668PFC.
3. LANDSCAPING DETAILS, INCLUDING USE OF PLANTER BOXES, TO BE DETAILED WITH THE IMPROVEMENT PLANS.

LIGHTING PLAN GENERAL NOTES:

1. GENERAL PROPERTY LIGHTING REQUIREMENTS FOR REQUIRED PUBLIC STREET LIGHTING ONLY:

REQUIRED PROVIDED

PEDESTRIAN-LEVEL LIGHTING PER 420 (K) (4) A:

ACORN FIXTURES ON 12' HIGH POLES ALONG STREETS @ 70'-120' O.C.	= 253.66' ± 141.18' ± 36.84' ± 464.36'	= 8	8
ACORN FIXTURES ON 14.92' HIGH POLES ALONG CARROLL CREEK @ 70'-120' O.C.	= 88.21' ± 252.09' ± 120' ±	= 3	3

2. PROPOSED SITE LIGHTING CONSISTS OF:

PUBLIC STREETS:	HADCO TYPE V ACORN GLOBE LIGHT POLES; 12' HEIGHT TO TOP OF GLOBE
CARROLL CREEK:	GRANVILLE SERIES ACORN GLOBE LIGHT POLES; 14.92' HEIGHT TO TOP OF GLOBE
BUILDINGS:	LUMINIS ECLIPSE W632 100W MH WALL MOUNT FASCIA AND WALKWAY LIGHT QUANTITY 14 BK LIGHTING SIGN STAR STYLE 'A' BUILDING FASCIA LIGHT; 50W ABCV'S STOREFRONT SIGNAGE QUANTITY = 18
WALKWAYS:	HADCO BL SERIES BOLLARD LIGHTS; 3.6' +/- ABOVE WALKWAYS
PLAZAS AND INTERIOR DRIVE AISLES:	HESS 'VILLAGE 375C' CATENARY SUSPENDED LUMINAIRE ACROSS PLAZA & INTERIOR DRIVE AISLES AT 23' +/- ABOVE AVERAGE FINISHED GRADE

3. ALL LIGHTING SHALL BE DIRECTED TO AVOID GLARE ON TO ADJACENT RESIDENTIAL PROPERTIES.

TREE GRATE DETAIL

NOTE: DETAILS PER NEIGH FINAL DETAILS TO BE PROVIDED WITH IMPROVEMENT PLANS

LIGHTING PLAN PHOTOMETRIC LEGEND

0.1 FOOTCANDLE RING FOR HADCO TYPE V ACORN GLOBE; 150W HPS; NO REFLECTOR LIGHT POLES @ 12'

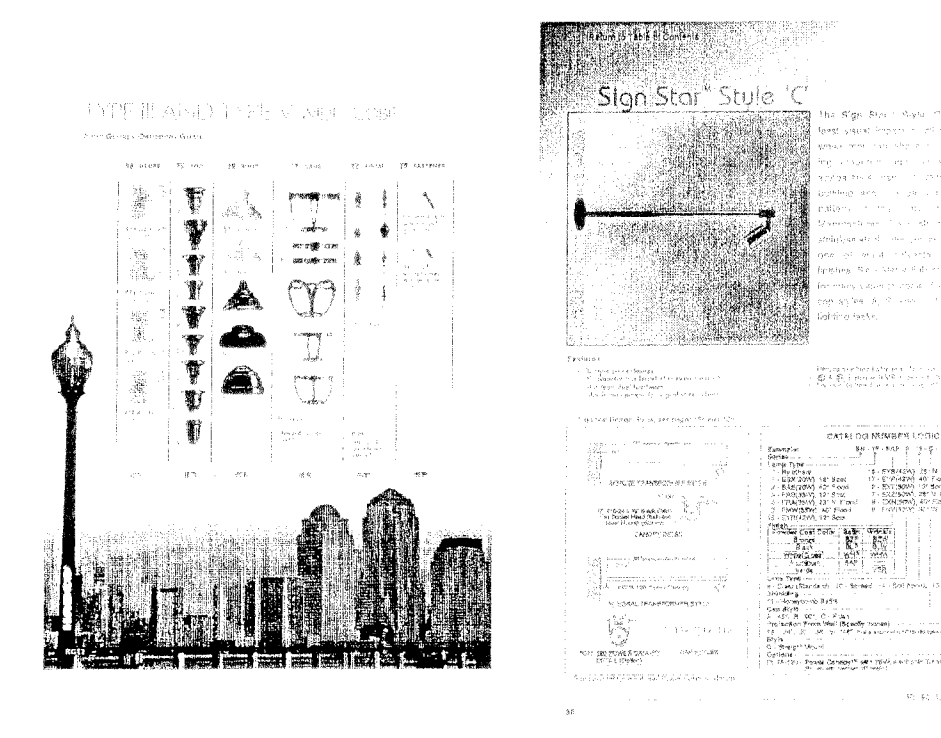
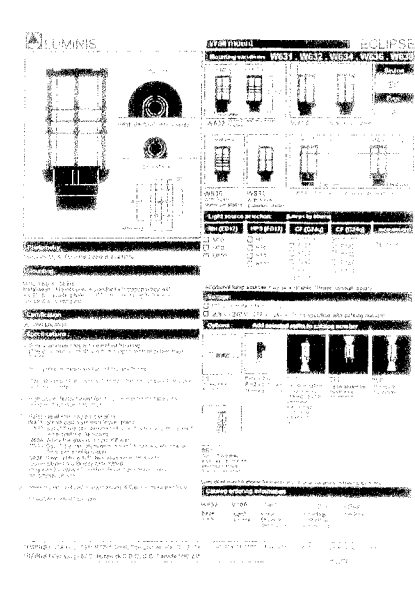
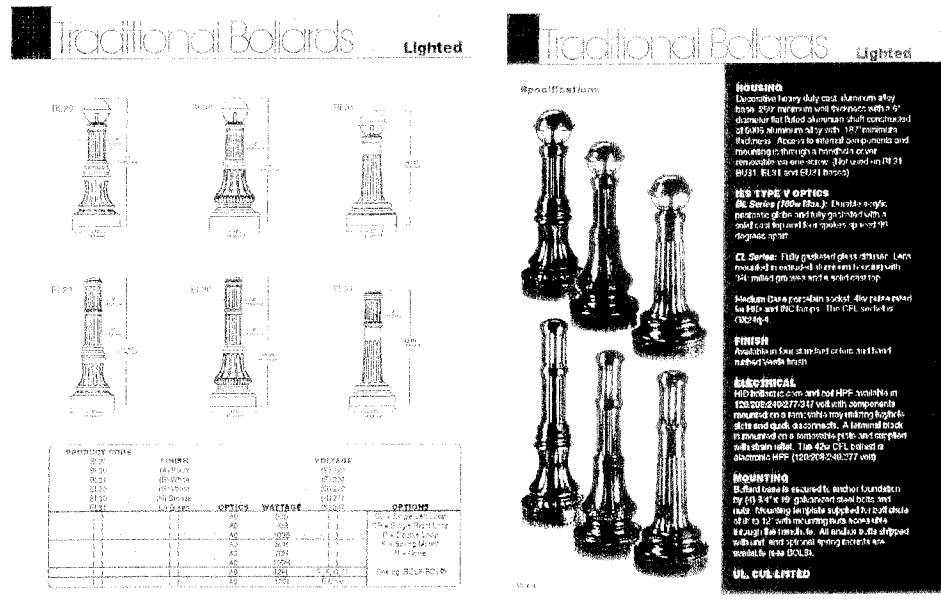
0.7 FOOTCANDLE RING FOR GRANVILLE ACORN GLOBE; 85W HPS; NO REFLECTOR LIGHT POLES @ 14.92'

0.1 FOOTCANDLE RING FOR LUMINIS ECLIPSE W630 SERIES WALL SCOMES; 100W HPS; 8' +/- ABOVE DOORS AND GROUND LEVEL ALONG WALLS

0.1 FOOTCANDLE RING FOR HADCO BL SERIES BOLLARD LIGHTS; 100W MH; 3.6' +/- ABOVE WALKWAYS (NOTE: *SOME BOLLARDS MAY NOT INCLUDE LIGHTS, DEPENDANT ON IMPROVEMENT PLAN DETAILS)

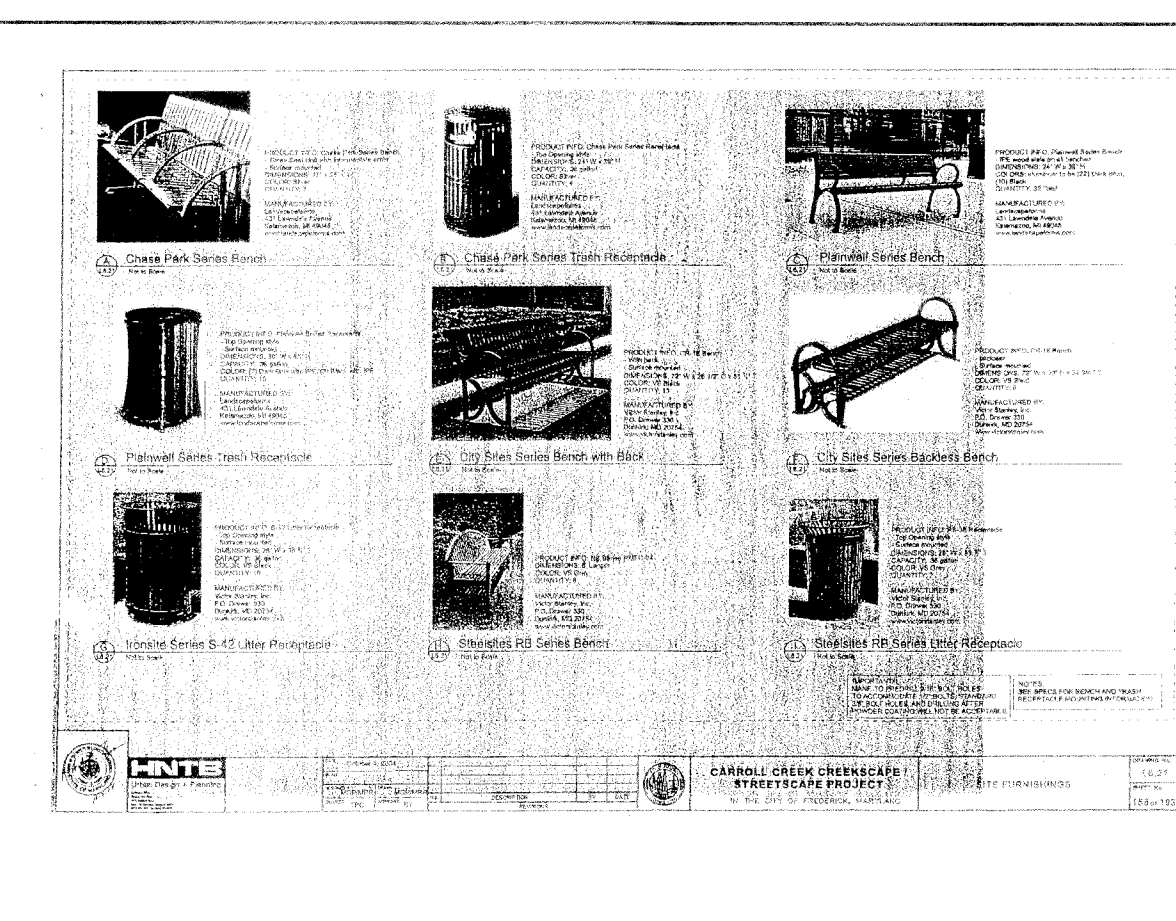
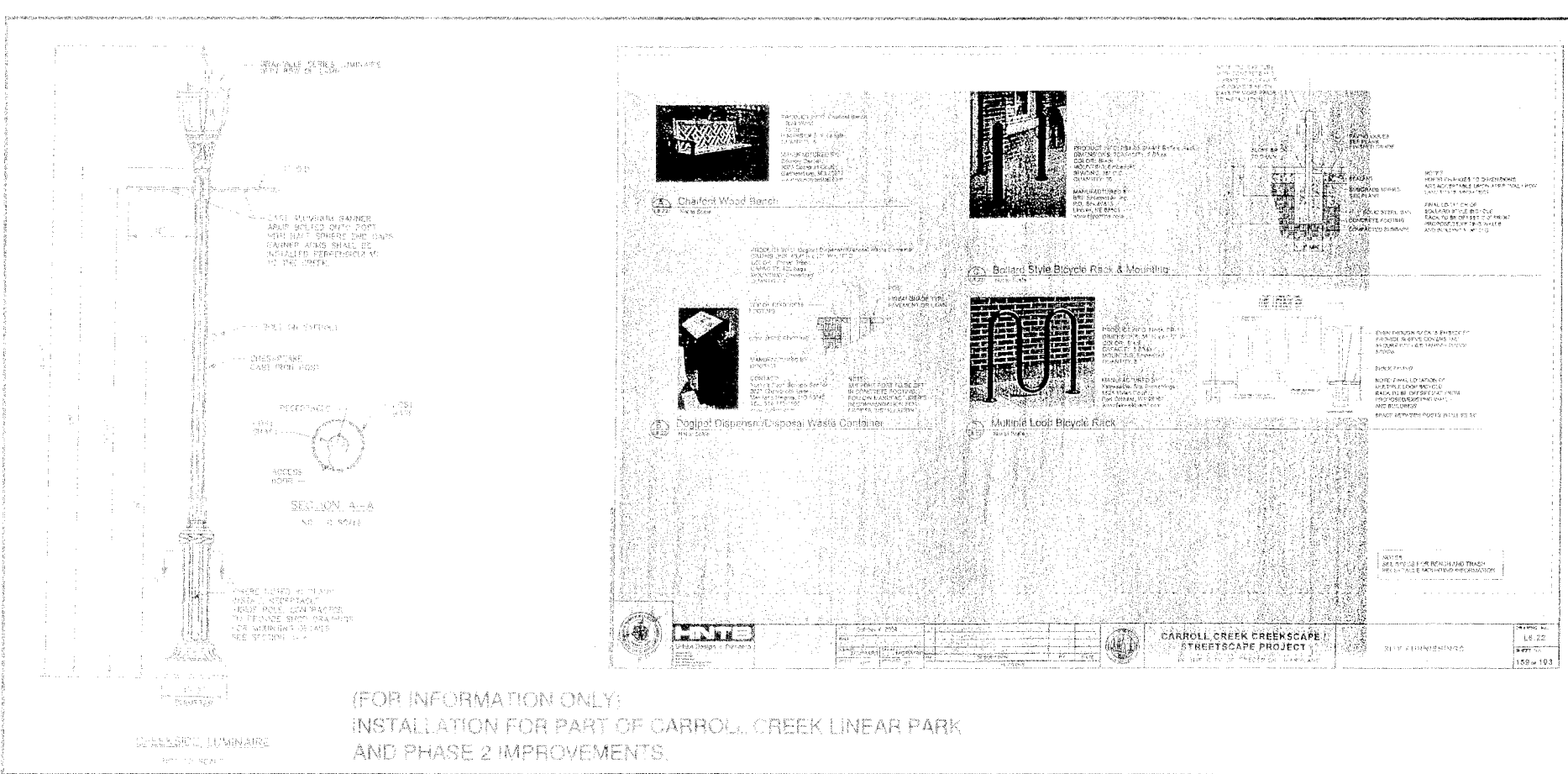
0.1 FOOTCANDLE RING FOR VILLAGE CATENARY SUSPENDED LUMINAIRE 100 W; HEIGHT @ 23'

BK LIGHTING SIGN STAR STYLE 'A' BUILDING FASCIA LIGHT; 50W ABOVE STOREFRONT SIGNAGE; 8' +/- ABOVE DOORS AND GROUND LEVEL ALONG WALLS



NOTES:

1. THE HPC HAS THE ULTIMATE APPROVAL ON THE LIGHTING FIXTURES PROVIDED ON THIS SHEET.
2. BOLLARDS IN CIRCULAR DROP-OFF AREA MAY BE REMOVABLE FOR ACCESS TO BUILDINGS FOR LOADING/UNLOADING. ALSO (NOTE: *SOME BOLLARDS MAY NOT INCLUDE LIGHTS, DEPENDANT ON IMPROVEMENT PLAN DETAILS)



DATE	REVISION DESCRIPTIONS
04/19/06	PER 04/12/06 DRC COMMENTS
05/18/06	PER 05/05/06 DRC COMMENTS
06/21/06	PER 06/15/06 DRC COMMENTS
07/19/06	PER 07/13/06 DRC COMMENTS
08/22/06	PER 08/14/06 PC COA

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SCALE: 1" = 30'
DESIGNED BY: EJS
CHECKED BY: MTW
APPROVED BY: MTW
SH: FSP-3
DATE: MARCH 2006
DRAWING FILE: CCG BASE.DWG

LANDSCAPE, LIGHTING AND PHOTOMETRIC PLAN
CITY CASE #PC06-177FSI
LOTS 1, 2A AND 2B

GALLERIA AT CARROLL CREEK
SITUATED EAST OF S. CARROLL ST., NORTH OF E. ALL SAINTS ST.
WEST OF EAST ST., AND SOUTH OF CARROLL CREEK
PROPERTY OF CARROLL CREEK GALLERIA, LLC.
TAX MAP 418, PARCEL 963, L541F F246, P.879, PG.33
FREDERICK ELECTION DISTRICT NO. 2
CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND