

# Frederick County Planning Commission

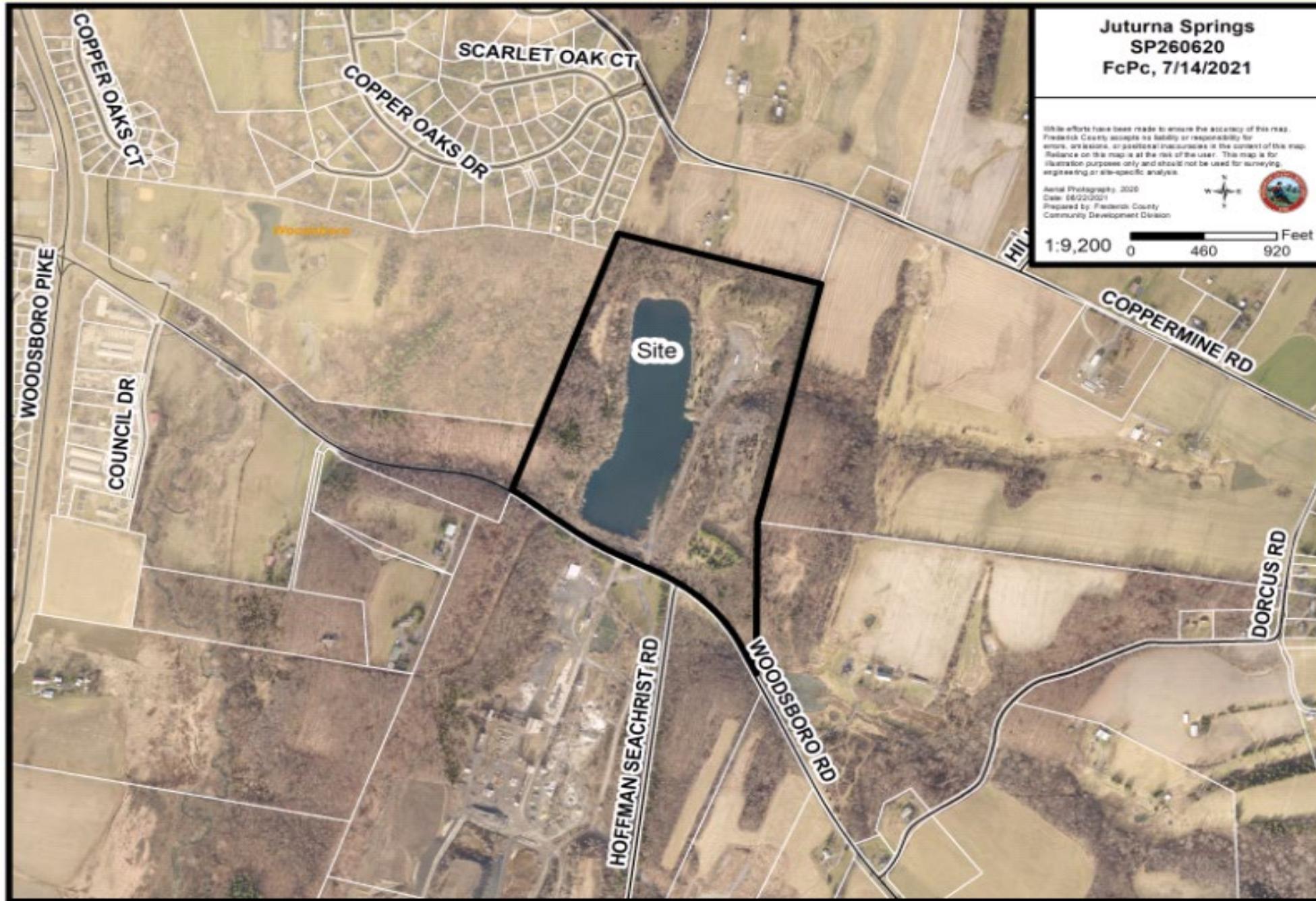


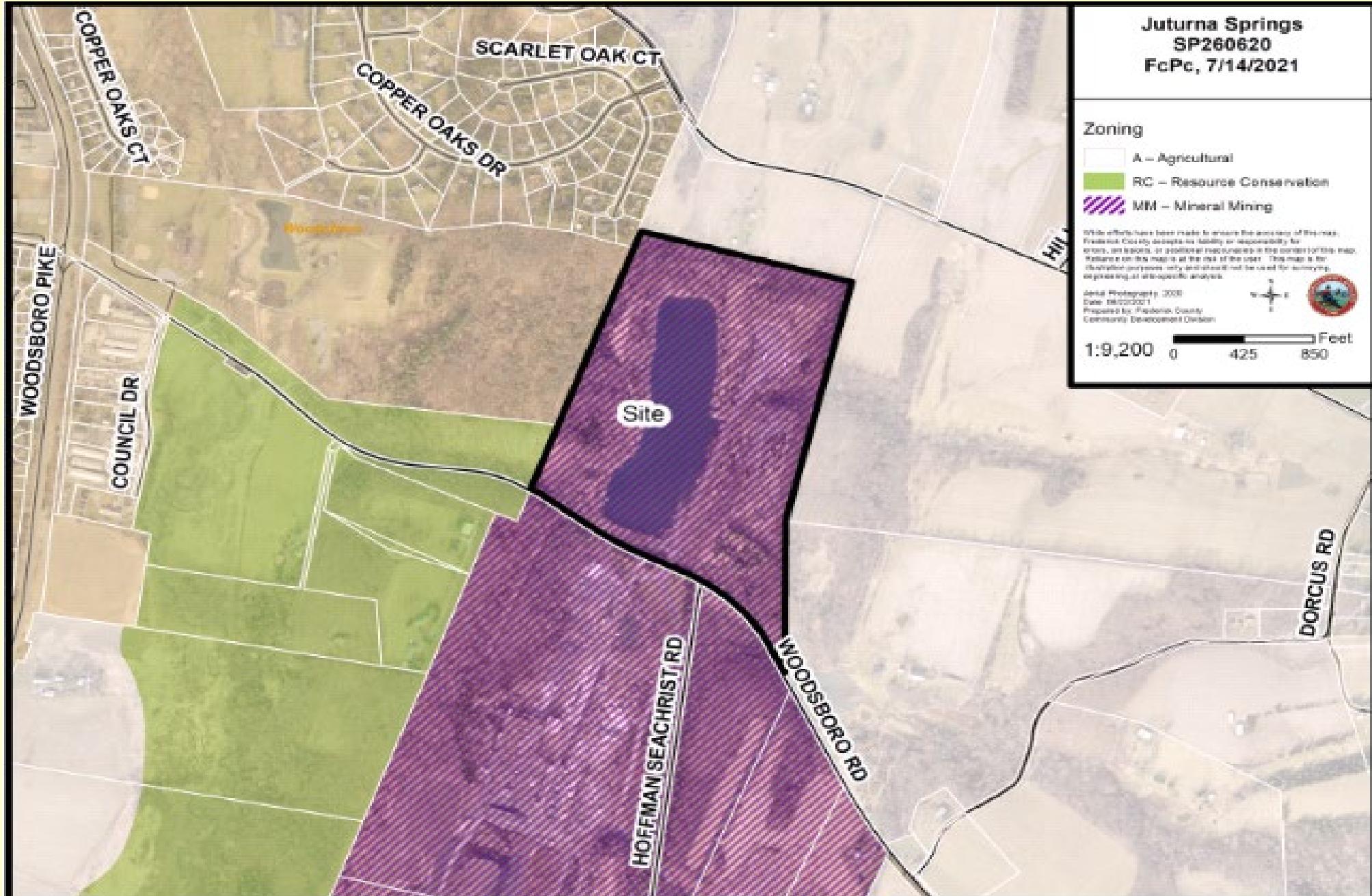
July 14, 2021

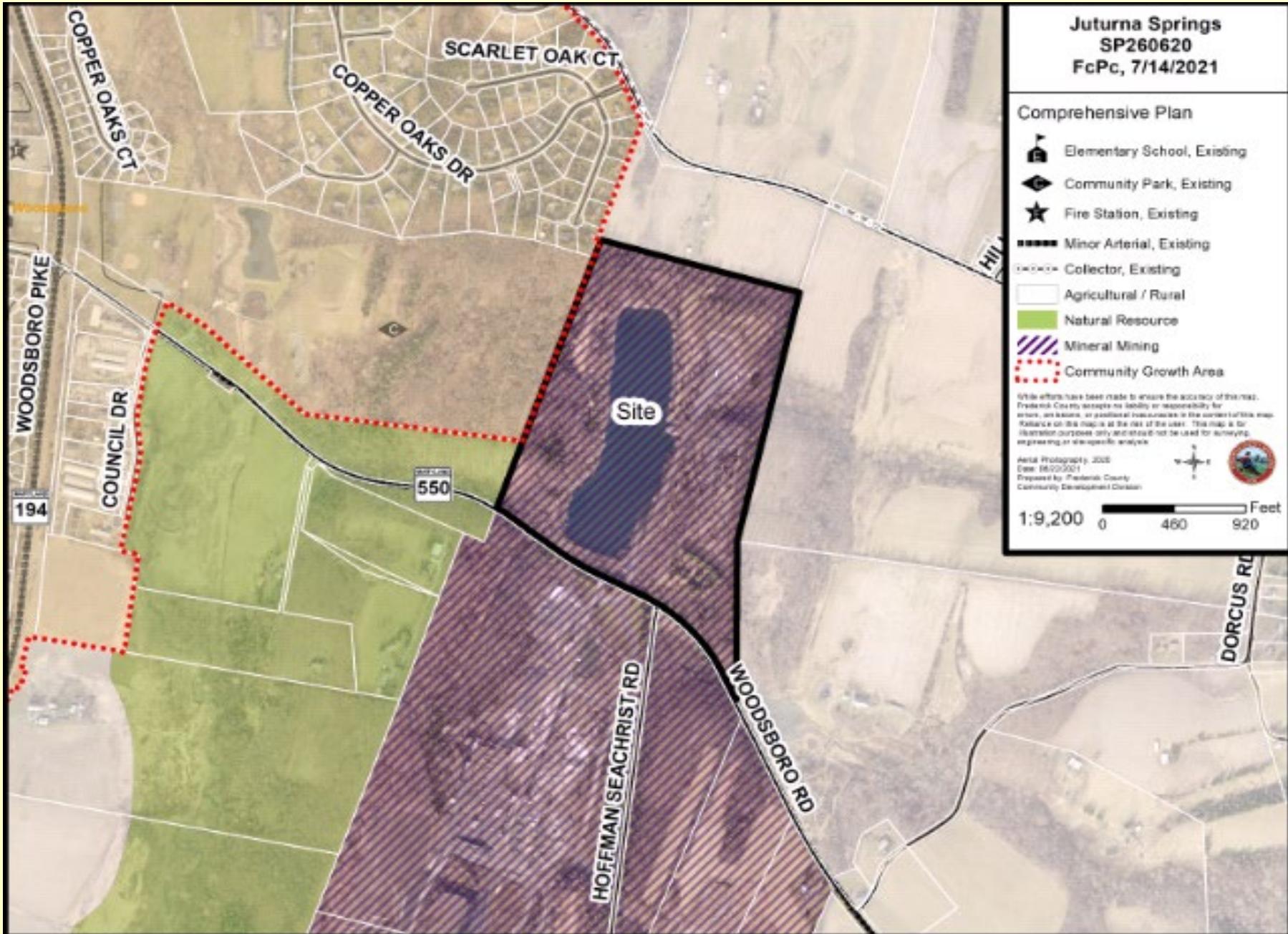
# *Juturna Springs*

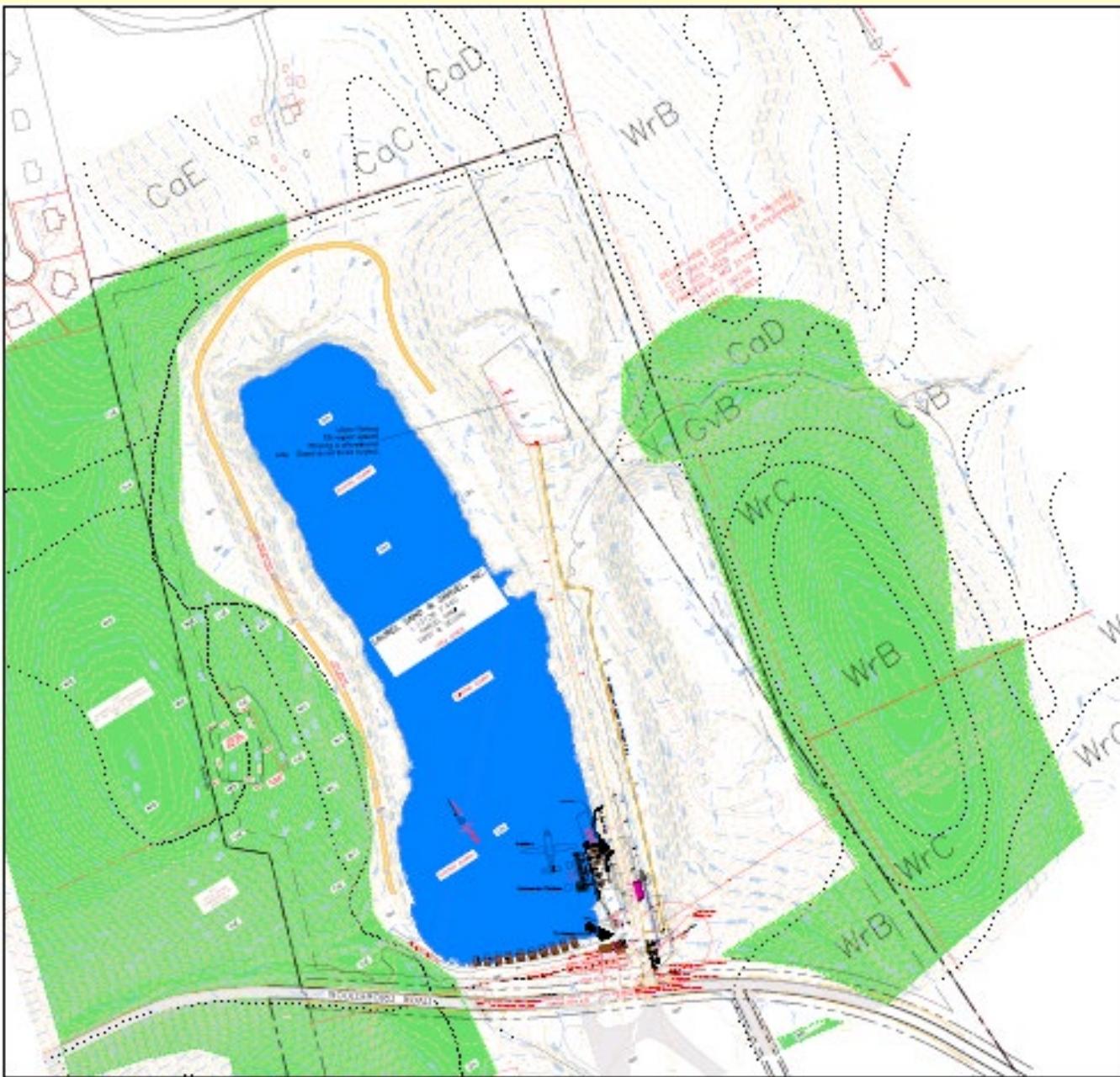
## *Site Plan*

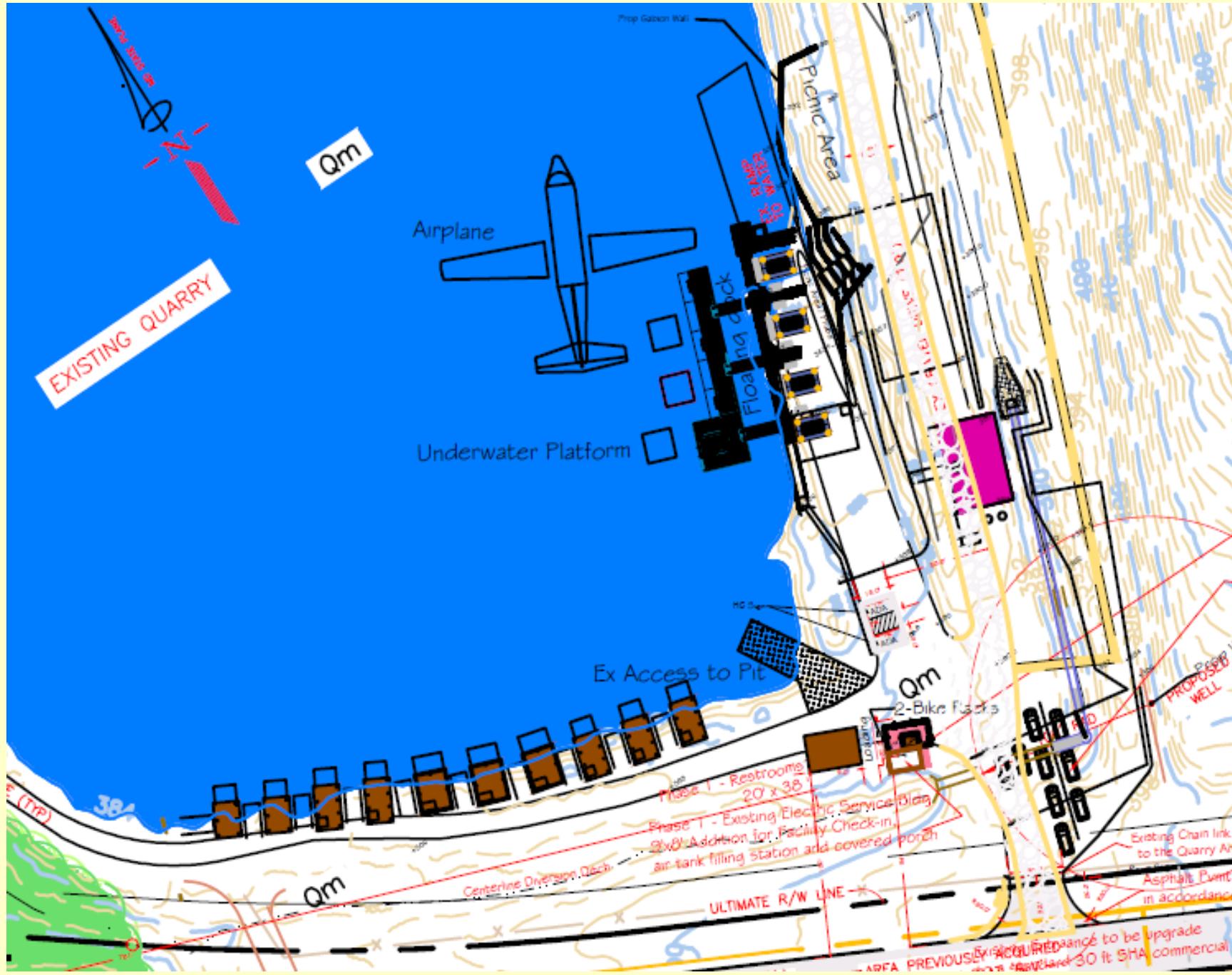
The Applicant is requesting Site Plan approval to establish a SCUBA facility on a 196-acre Site.











## **RECOMMENDATION**

Staff has no objection to conditional approval of the Site Plan for Juturna Springs. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through July 14, 2024).

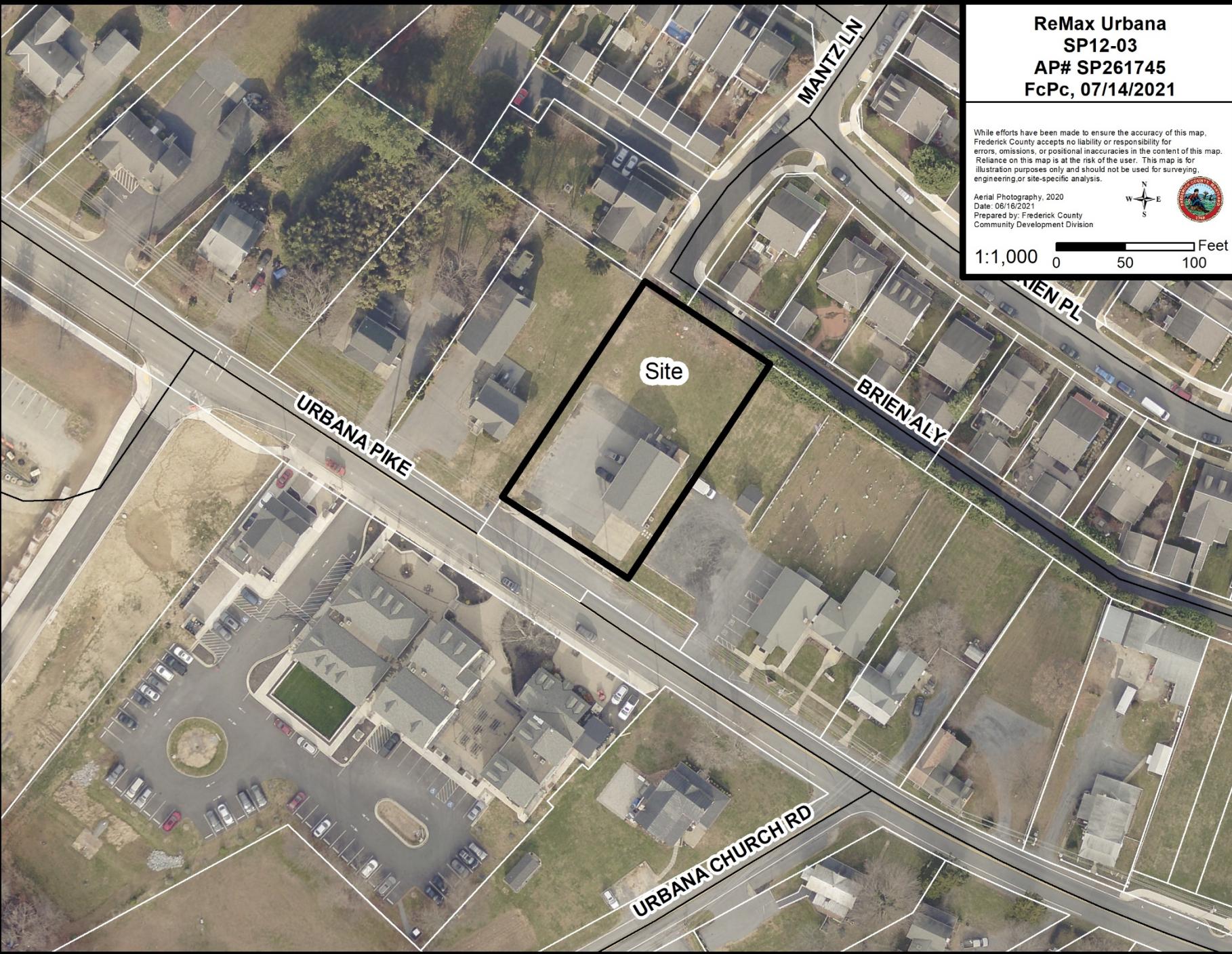
Staff-proposed conditions of approval:

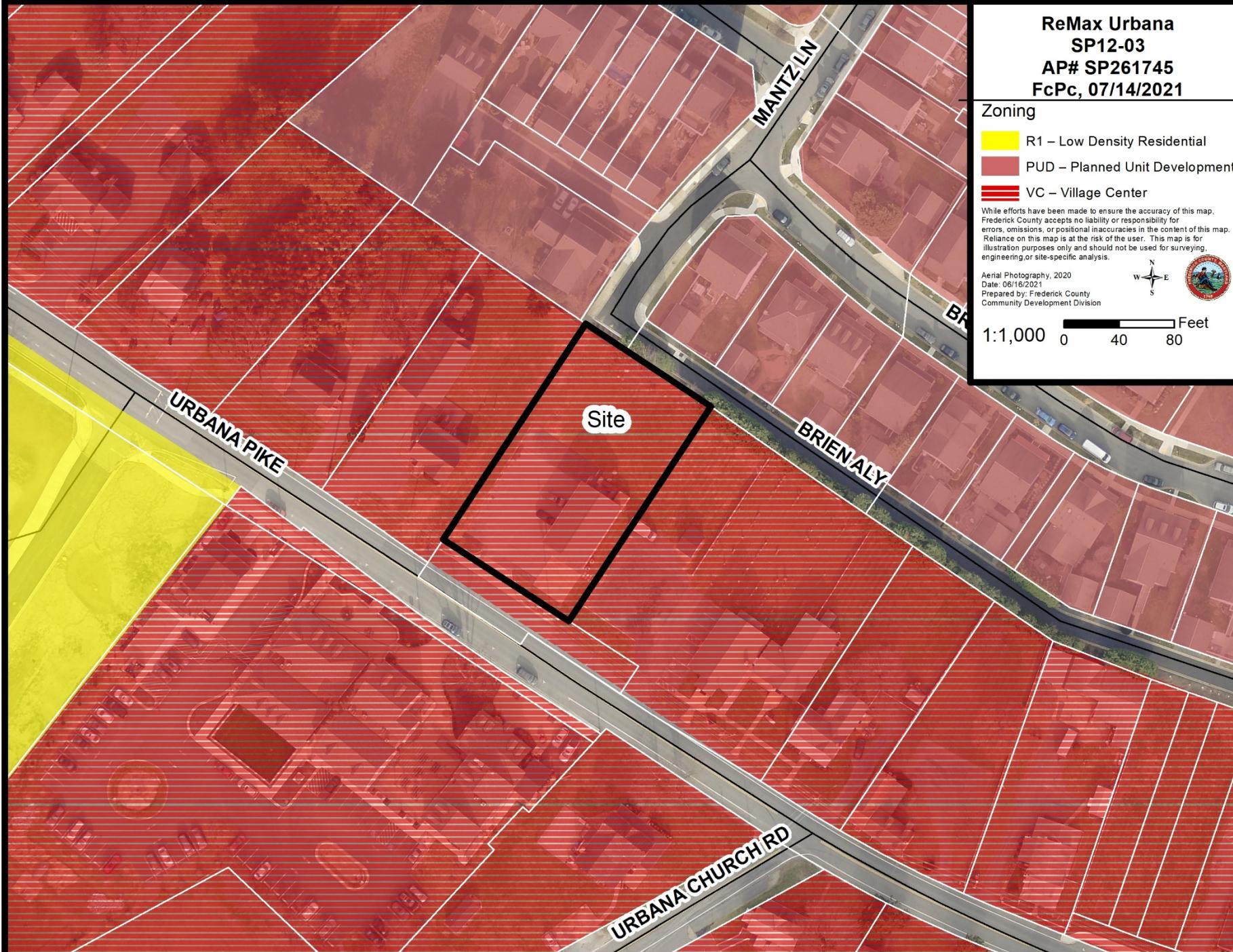
- 1) Address all agency comments as the plan proceeds through to completion.

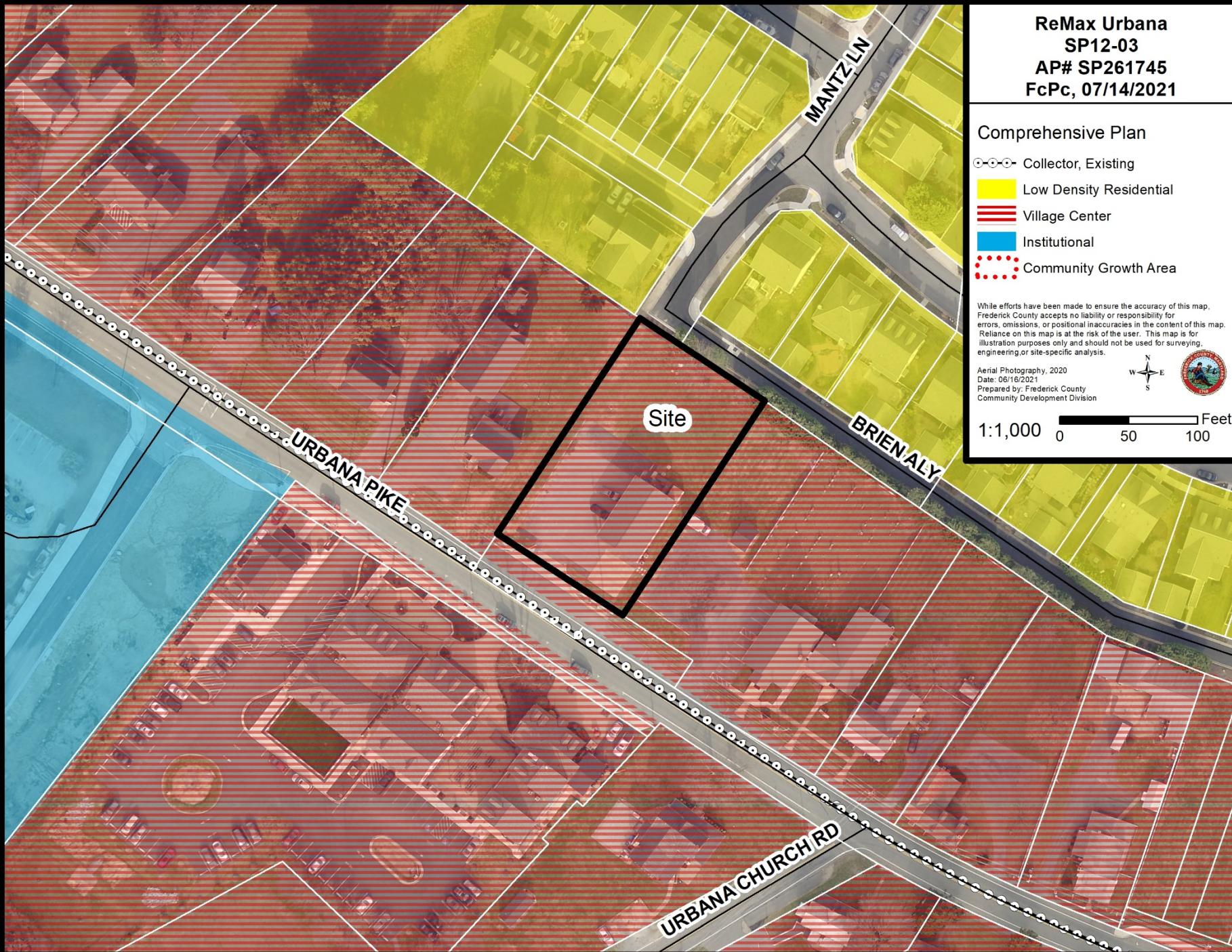
# *Remax Urbana*

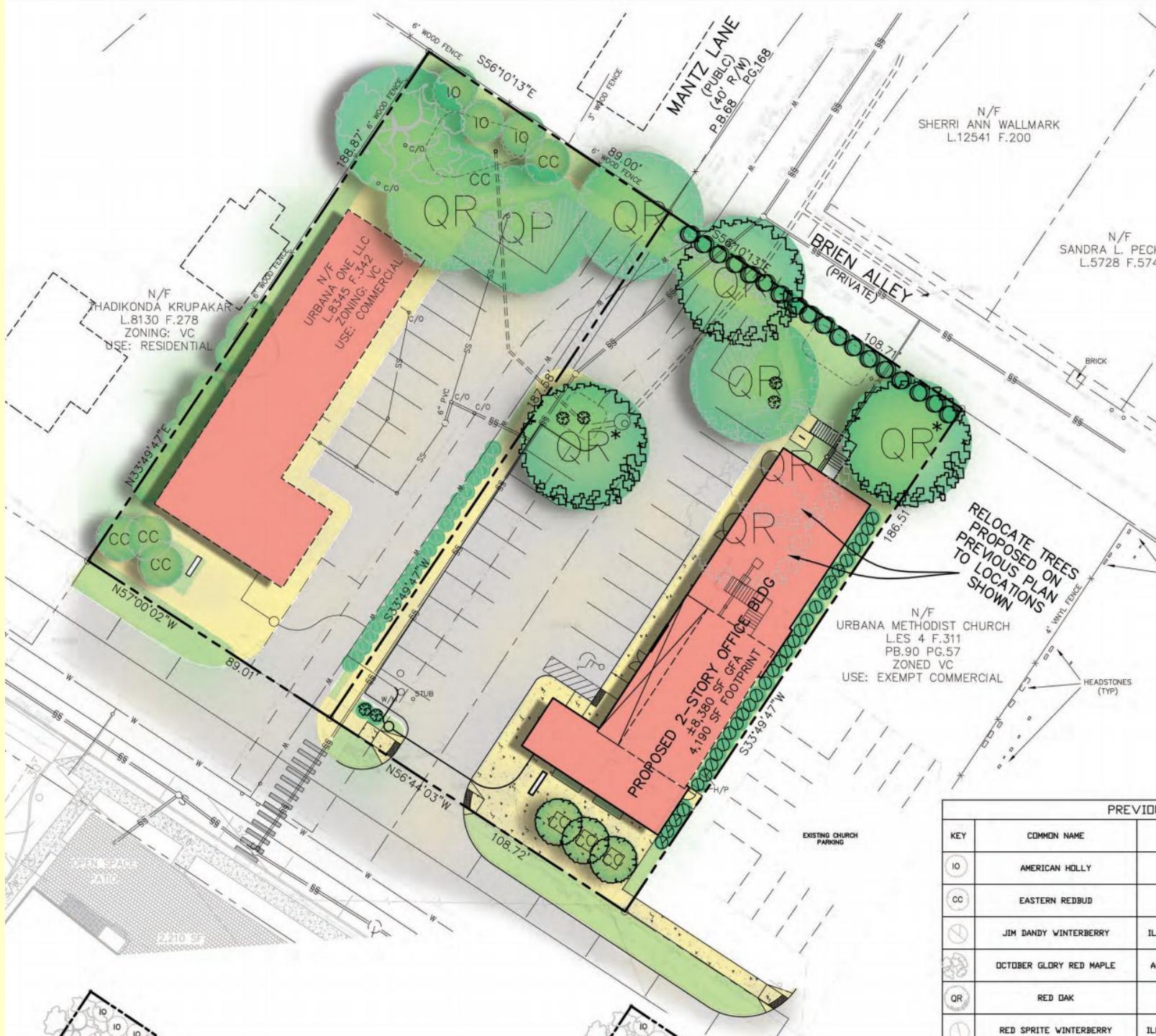
## *Site Plan*

The Applicant is requesting Site Development Plan approval for a 5,180 sq. ft. addition to an existing 3,200 sq. ft. professional office building located on a 0.47-acre Site.











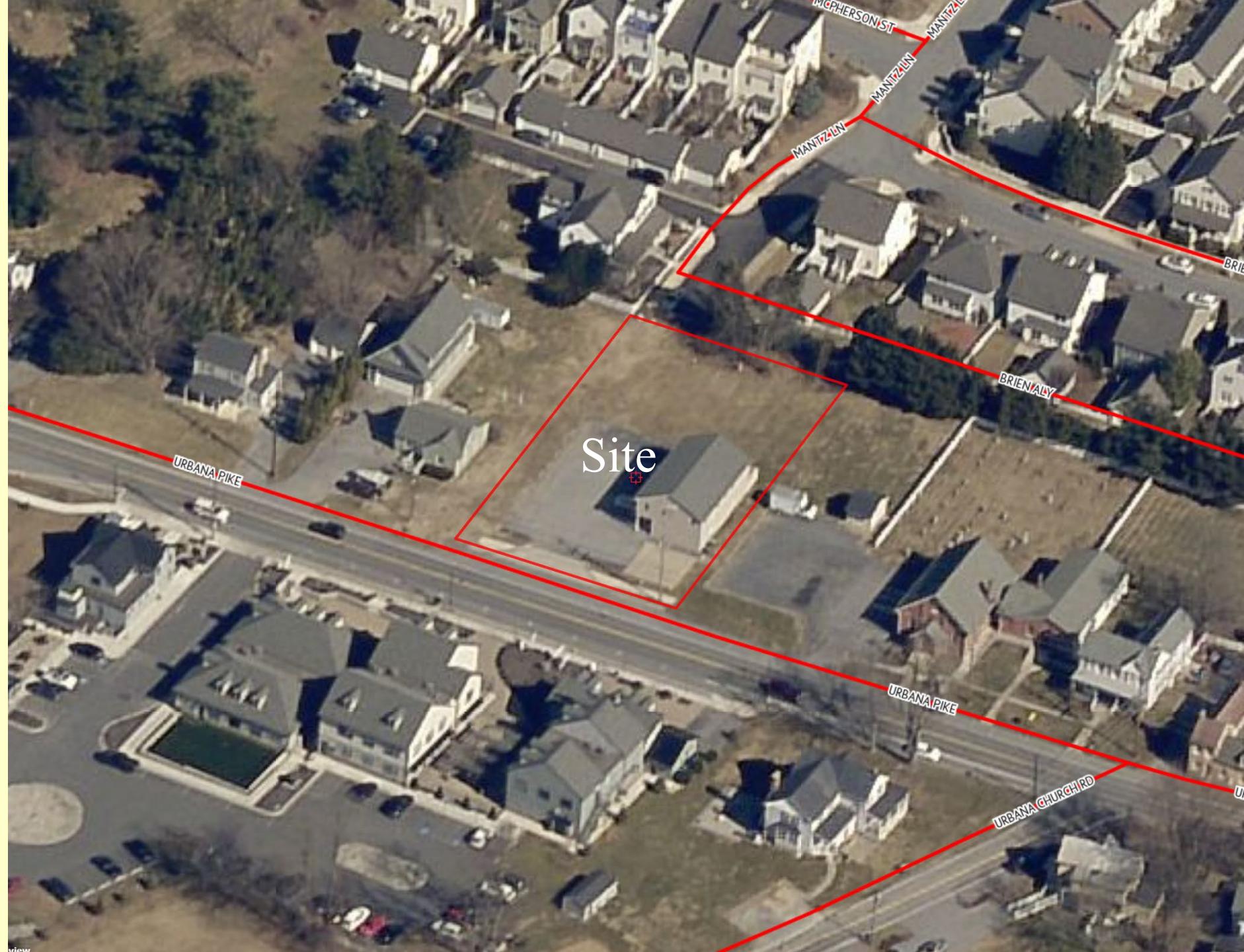
View of on-street parking spaces in front of the church along Urbana Pike (left).  
View along proposed pedestrian path toward Mantz Lane (right).



View facing northeast across Urbana Pike frontage (left).  
View facing southeast across Urbana Pike frontage (right).



View facing southeast across rear of Site (left).  
View facing southwest toward Urbana Pike (right).



# **RECOMMENDATION**

Staff has no objection to conditional approval of the Remax Urbana Site Development Plan except for the use of the on-street spaces in front of Casabella Commons. If the Planning Commission conditionally approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (July 14, 2024).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

**Planning Commission approval of the following modification request from the Applicant:**

1. A landscape modification to use Eastern Redbud as a street tree.
2. A parking modification for a 12-parking space shortfall or granting approval for the use of off-street parking.
3. A loading modification to provide one small loading space.

**Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall pay the FRO fee-in-lieu payment prior to applying for grading or building permits, whichever comes first.
3. The crosswalk and sidewalk connecting Mantz Lane to Urbana Pike to be constructed by Remax prior to Use and Occupancy (if not first completed by Urbana One).

# *Libertytown Water Treatment Plant*

## *Site Plan*

The Applicant is requesting Site Plan approval to construct a water treatment plant and water storage tank.

**Libertytown Water  
Treatment Plant & Water  
Storage Tank  
Outlot "D"  
SP264034**

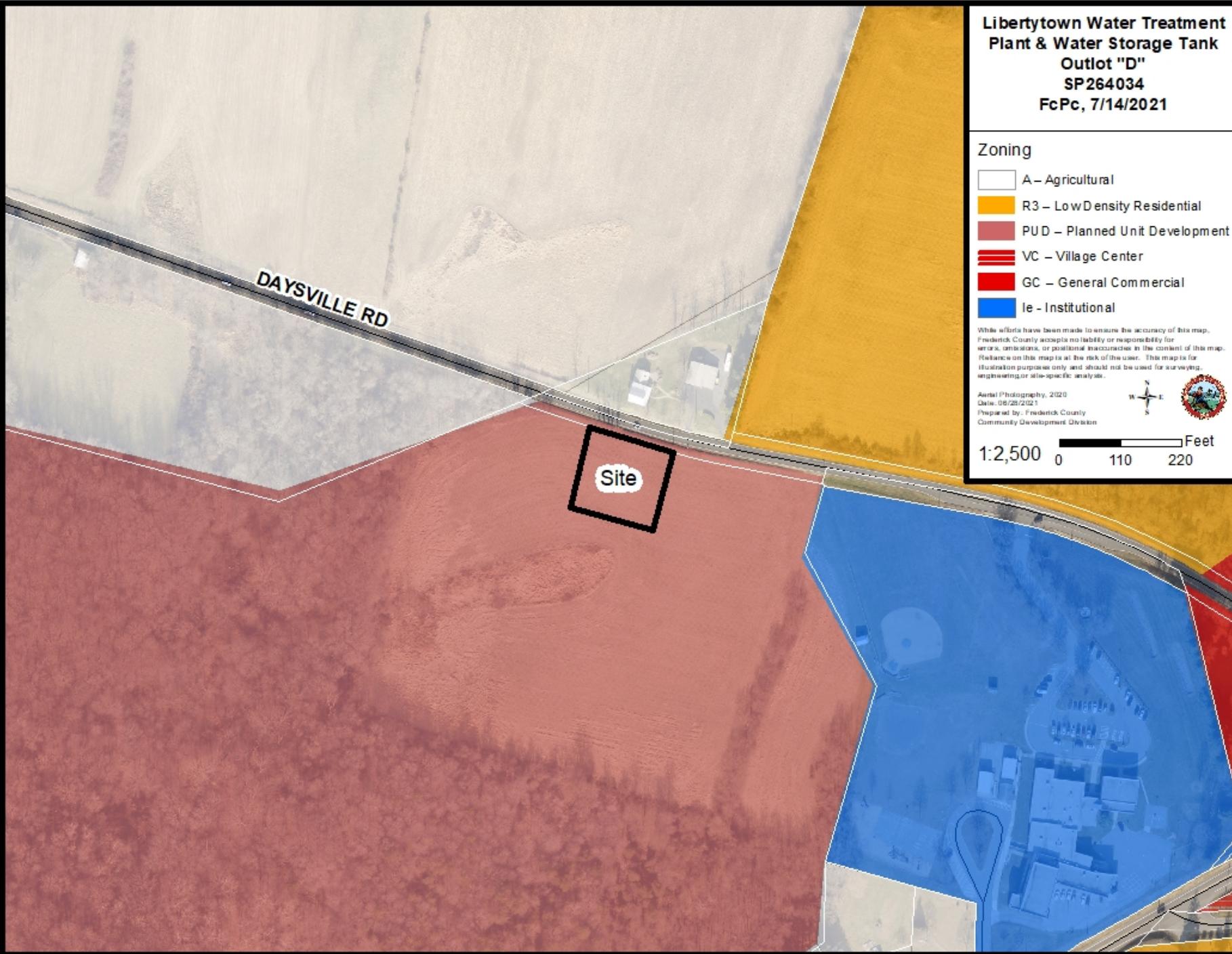
While efforts have been made to ensure the accuracy of this map,  
Frederick County accepts no liability or responsibility for  
errors, omissions, or positional inaccuracy in the content of this map.  
Reliance on this map is at the risk of the user. This map is for  
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engineering or site-specific analysis.

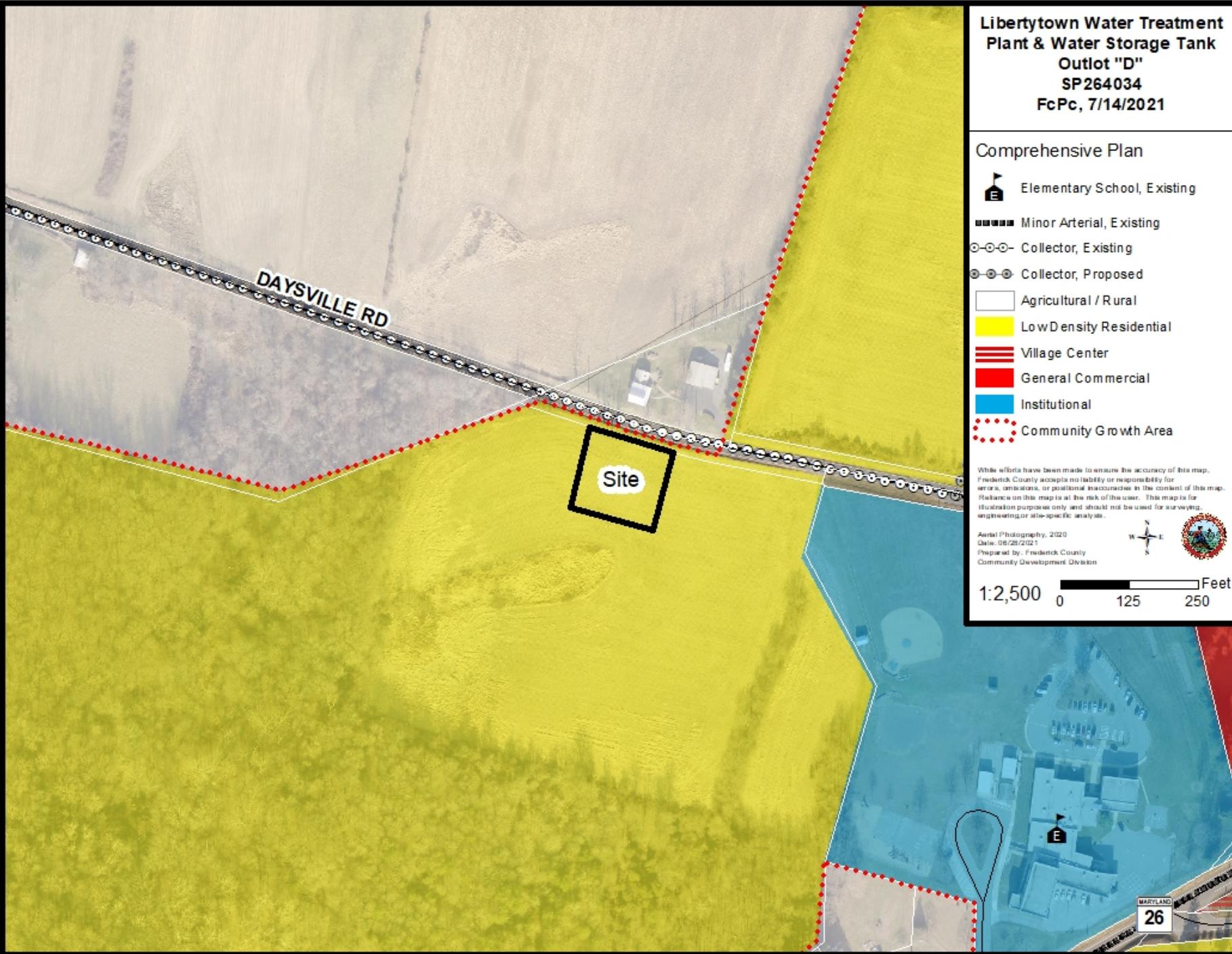
Aerial Photography, 2020  
Date: 06/28/2021  
Prepared by: Frederick County  
Community Development Division



1:2,500 0 125 250 Feet

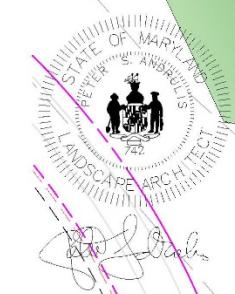






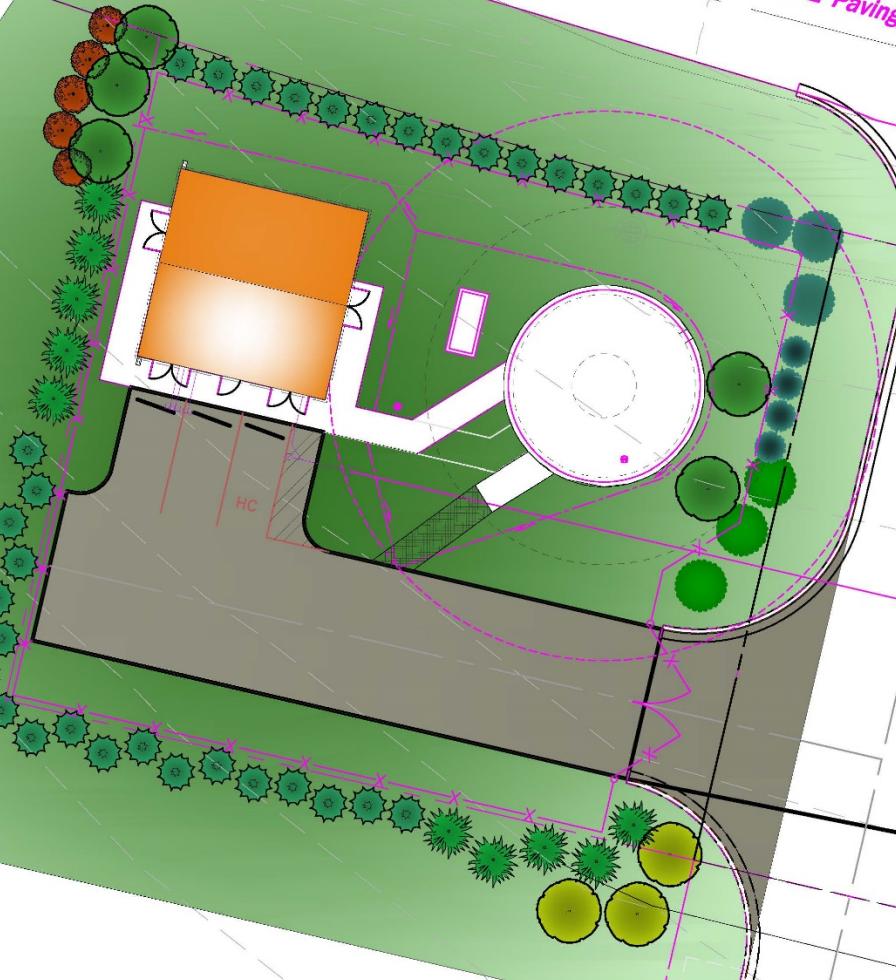


Daysville Road  
(60' R/W; 21' Paving)



Water Tank

Scale : 1" =20'



LANDSCAPE PLAN - Rendering  
FOR  
LIBERTYTOWN WATER SYSTEM  
LIBERTYTOWN, FREDERICK COUNTY, MD



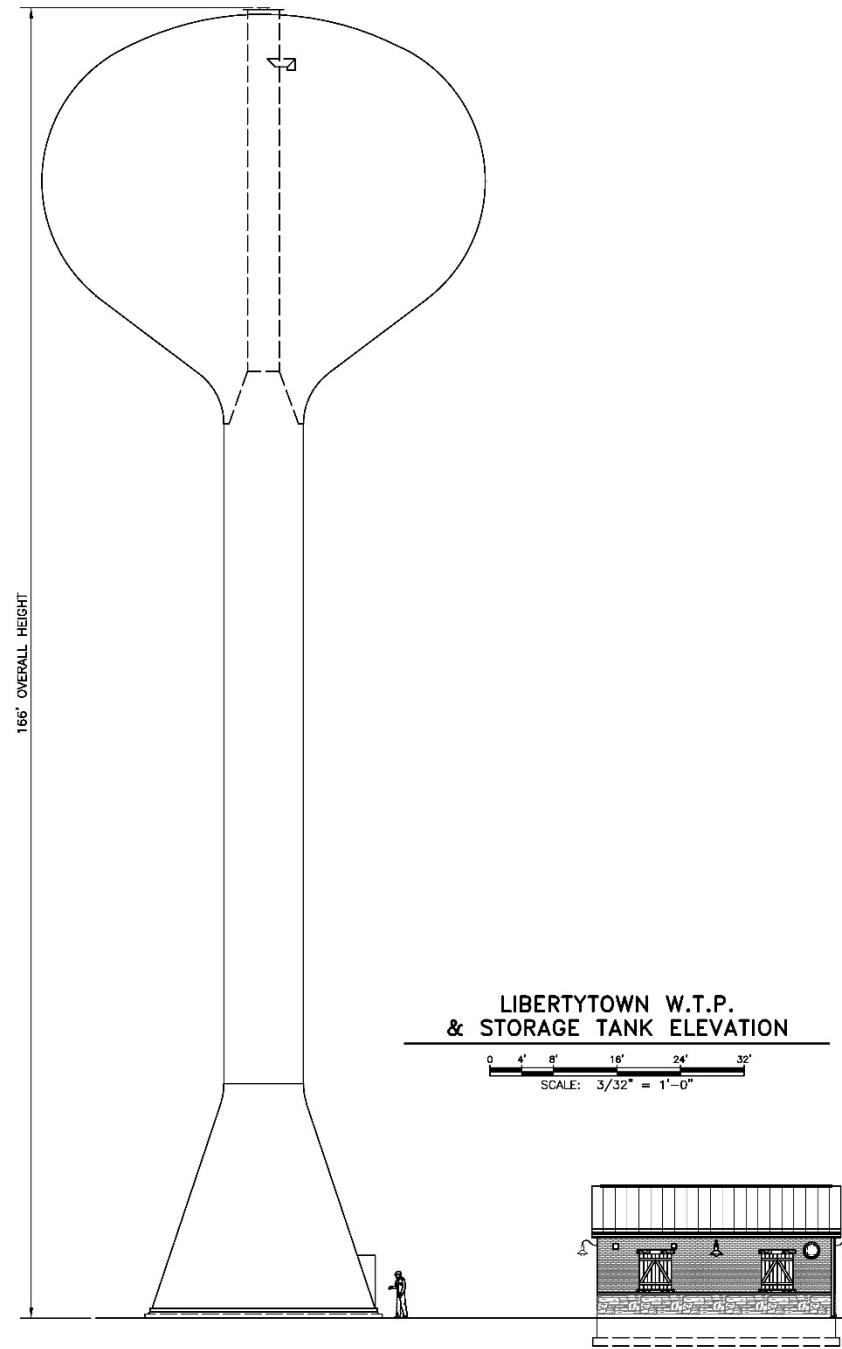
Piedmont  
Design Group

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Plotted: Jun 23, 2021 vs 10:06am  
\\vmtel\B\c\Daysville\Daysville\_Landscape\_Plan\Rev3\_5.28.21.dwg

SCALE A.S.		
DESIGN: PSA	CHECK: MTW	APPROVED: EEW
1	OF	4

DATE: JUNE 23, 2021









NORTH ELEVATION



EAST ELEVATION

- ① ROOF - WESTERN LOCK STANDING SEAM; CLASSIC GREEN
- ② PRECAST BRICK FINISH - COLOR-RED; CONCRETE COLOR-GRAY; FINISH-OLD BRICK; PCI # 589
- ③ PRECAST STONE WATER TABLE - COLOR-BROWN; CONCRETE COLOR-WHITE; FINISH-ASHLAR STONE; PCI # 595
- ④ SHUTTERS - PLY GEM 4 BOARD CLOSED, Z BATTEN, (2) 24"x54" - COLOR GREEN
- ⑤ WINDOW SILL & HEADER - PREMOLDED, WOOD-GRAIN, PTD; COLOR-WEATHERED BARN
- ⑥ VINYL SIDING - CERTAINTEED RESTORATION CLASSIC; DOUBLE 41/2" CLAPBOARD; SMOOTH - COLOR-SMOKE GRAY



NOTE: EQUAL SUBSTITUTIONS PERMISSIBLE WITH ENGINEER'S AND DSWU'S APPROVAL.

LIBERTYTOWN LAND, LLC  
WATER TREATMENT PLANT



## **RECOMMENDATION**

Staff has no objection to conditional approval of this Site Plan for a water treatment plant and water storage tank. If the Planning Commission conditionally approves the Site Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (July 14, 2024).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements. Should the Planning Commission grant approval of this application (SP21-03, AP SP264034), Staff recommends that the following items be added as conditions to the approval:

### **Staff-proposed conditions of approval:**

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. An Outlot plat shall be submitted for review and approval and shall be recorded in the Land Records prior to site plan approval.