

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.

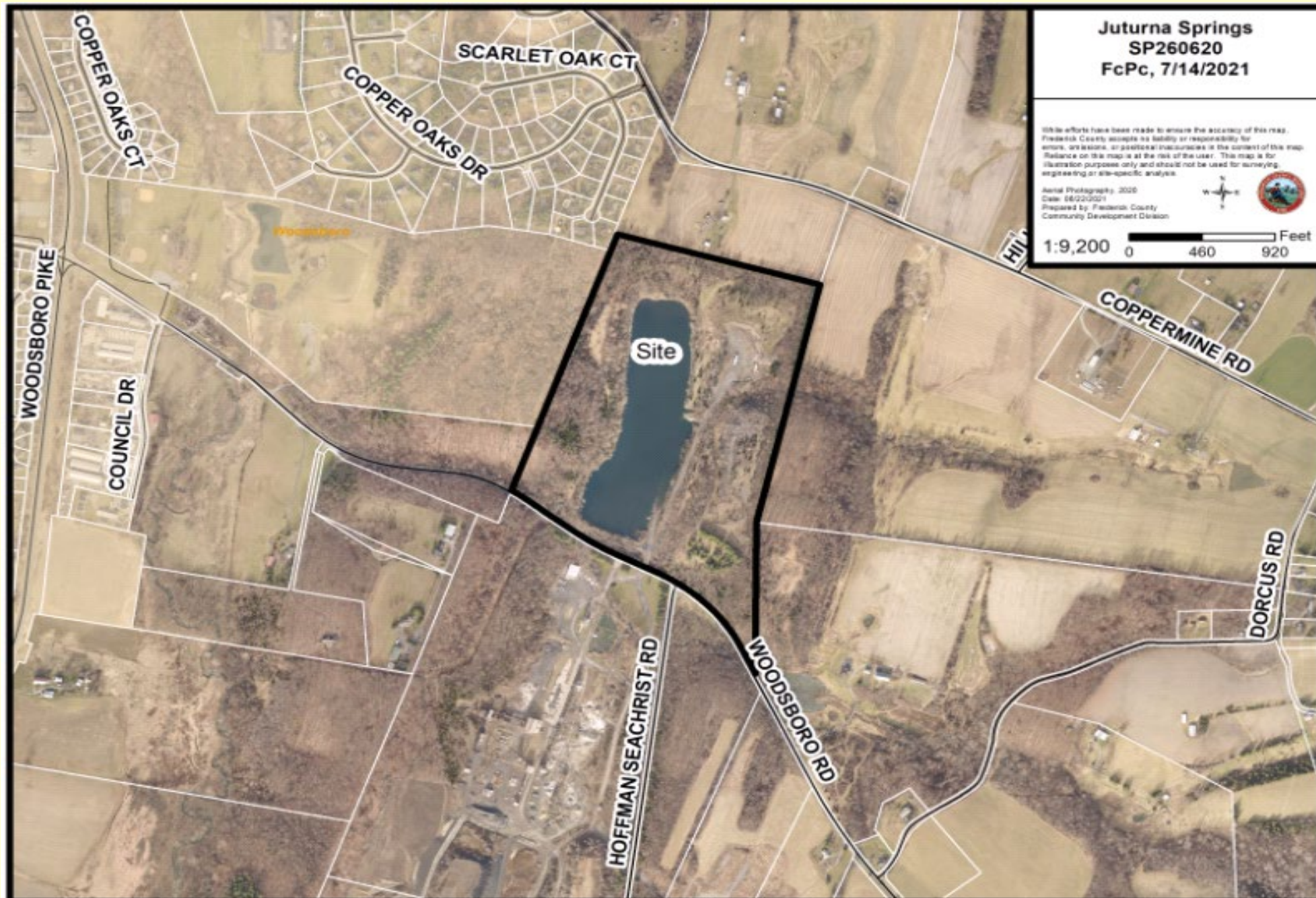
**Juturna Springs
SP260620
FcPc, 7/14/2021**

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Aerial Photography: 2020
Date: 06/02/2021
Prepared by: Frederick County
Community Development Division






1:9,200 0 460 920 Feet



**Juturna Springs
SP260620
FcPc, 7/14/2021**

Zoning

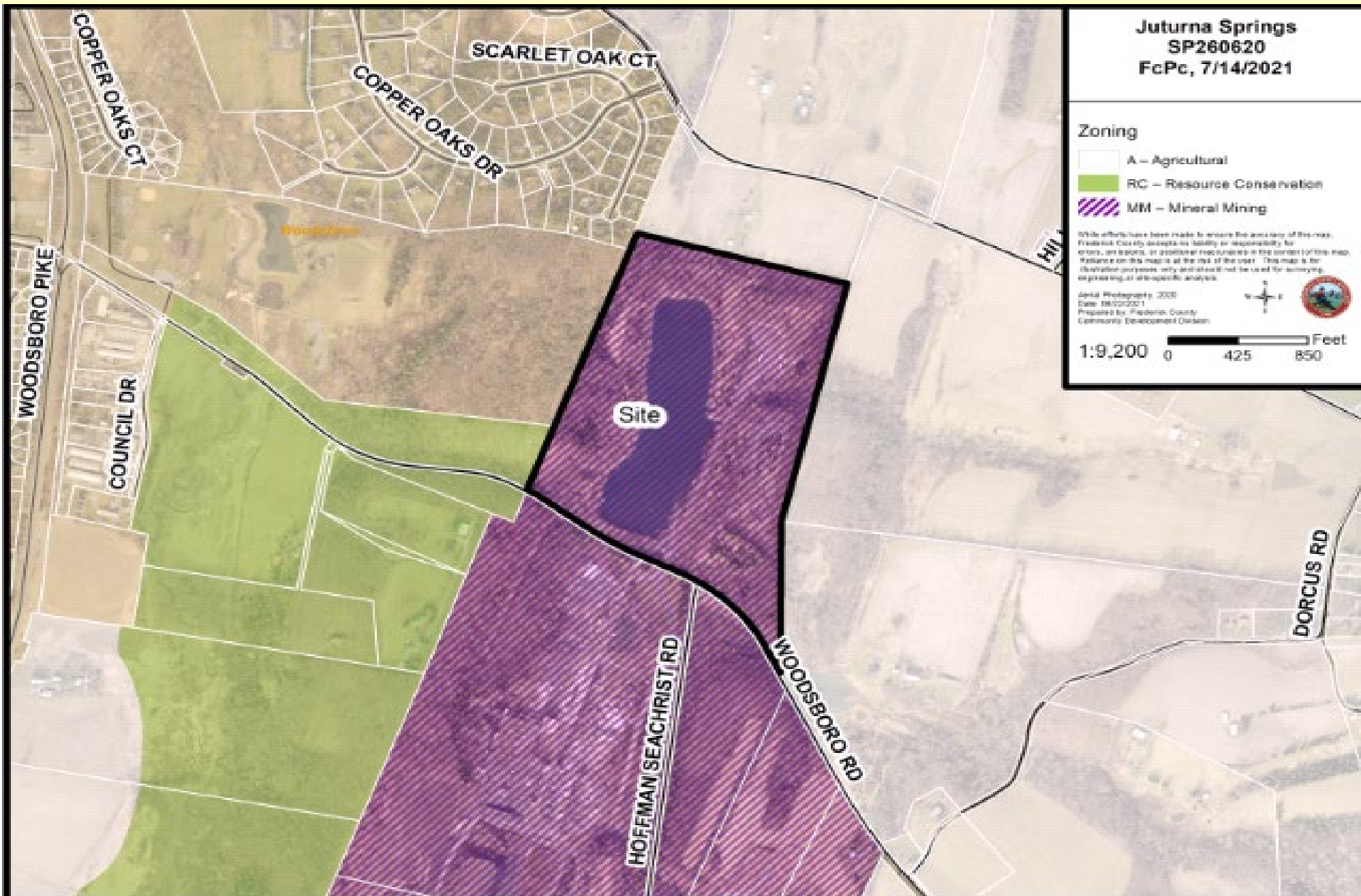
-  A – Agricultural
-  RC – Resource Conservation
-  MM – Mineral Mining

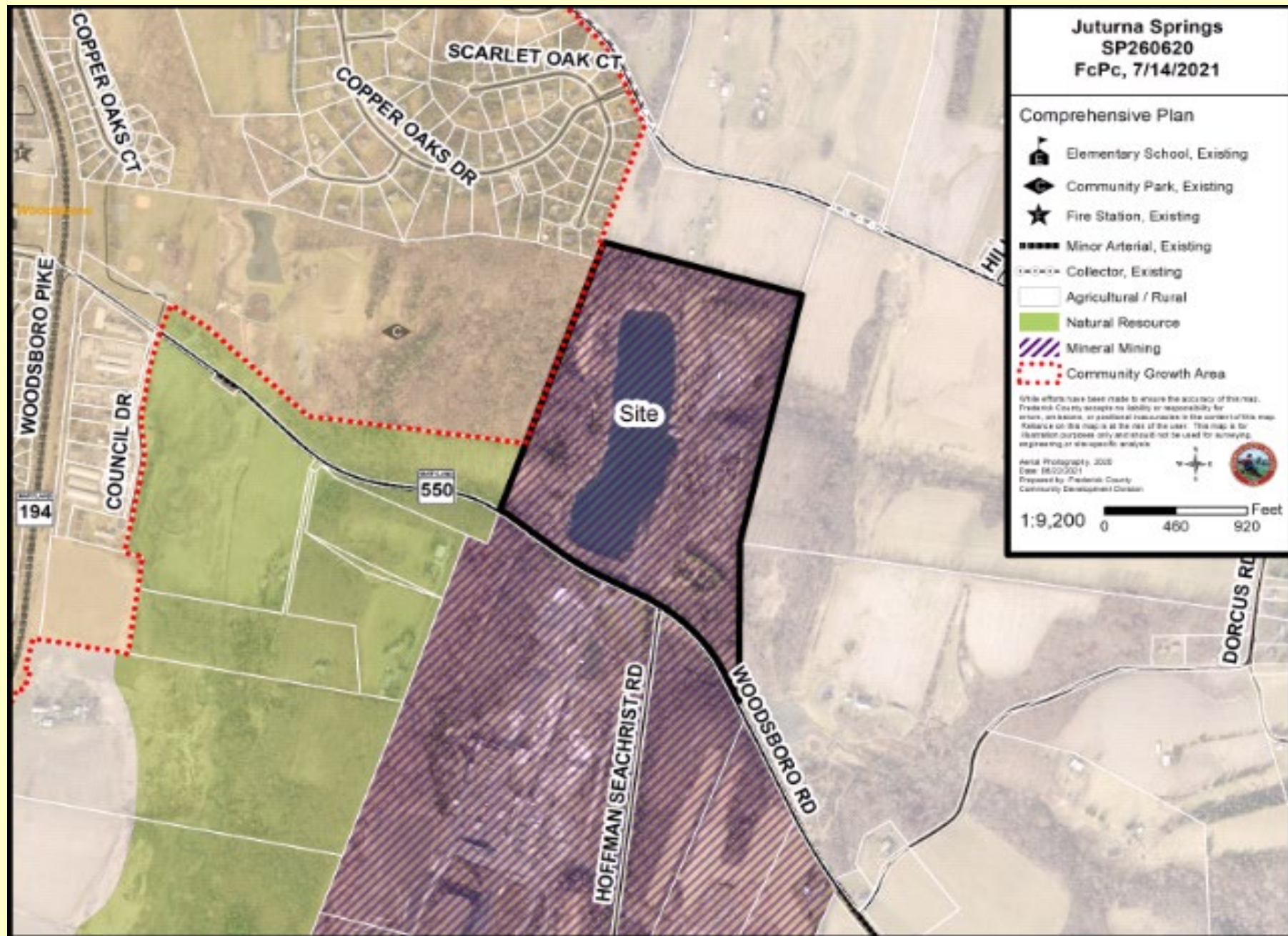
While efforts have been made to ensure the accuracy of this map, Juturna Springs does not assume any liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Features on this map are at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or other specific analysis.

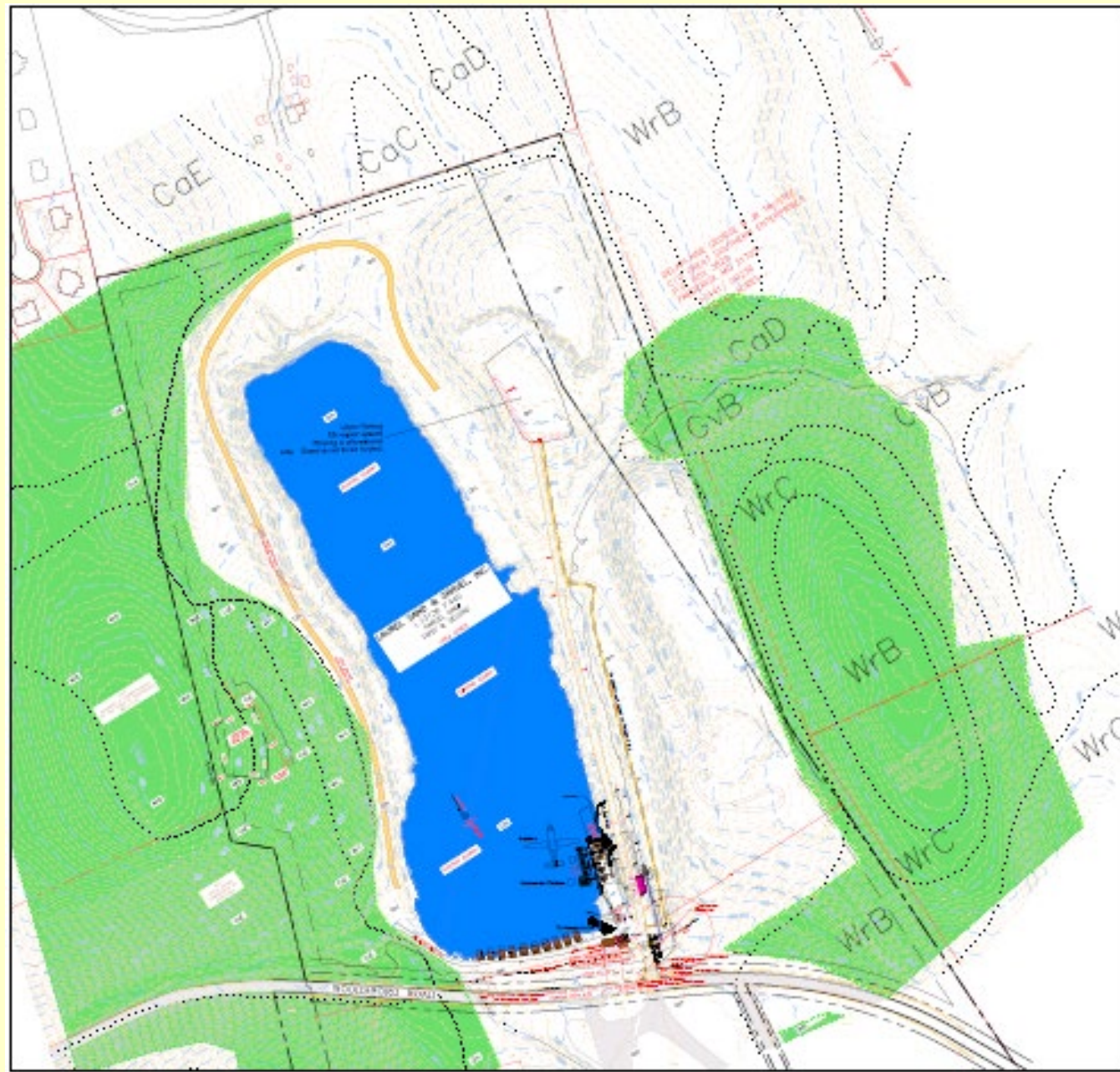
Aerial Photography: 2008
Date: 08/02/2021
Prepared for: Marion County
Community Development Division

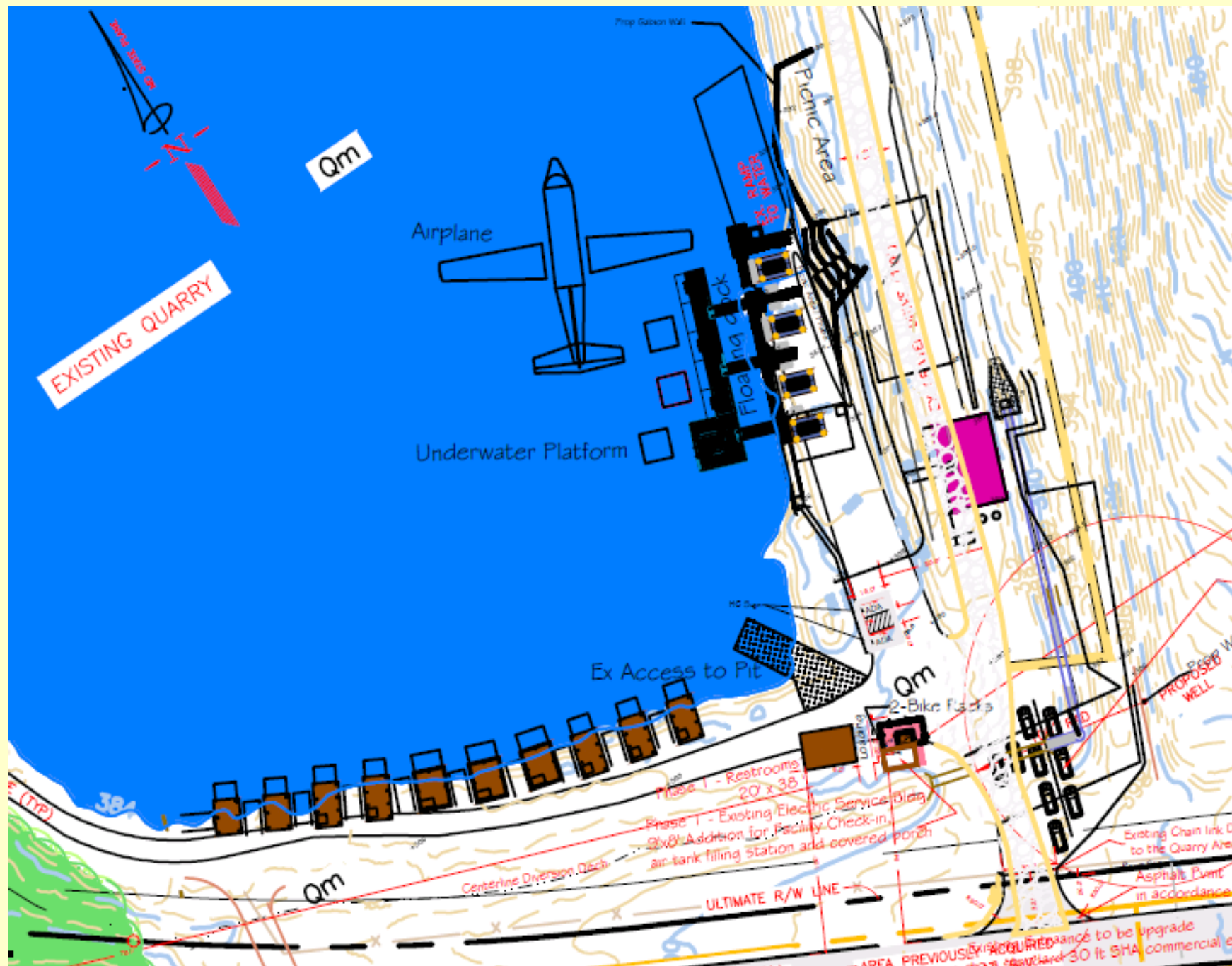


1:9,200 0 425 850 Feet









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).

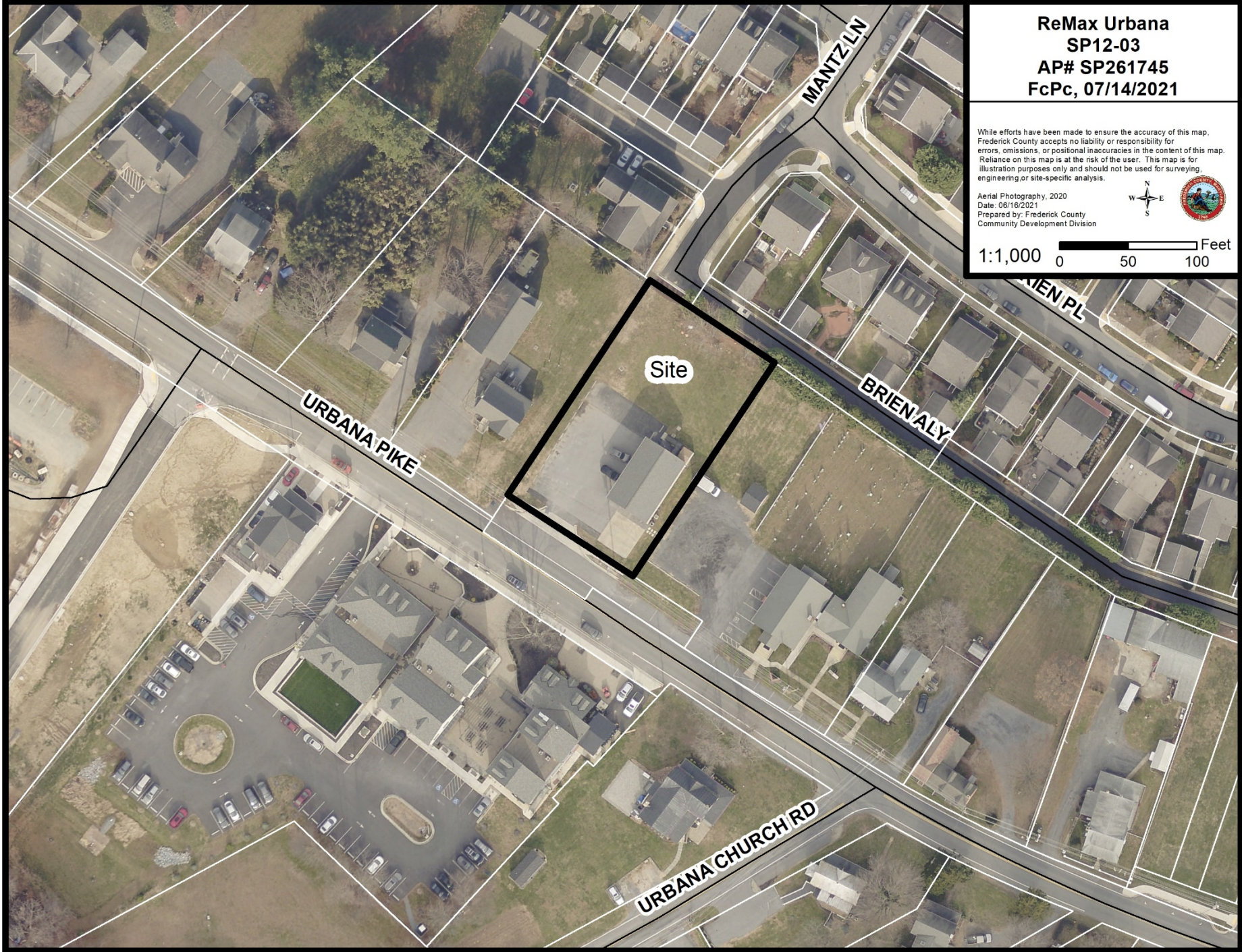
Staff-proposed conditions of approval:

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

Remax Urbana

Site Plan

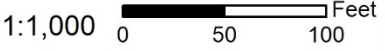
The Applicant is requesting Site Development Plan approval for a 5,180 sq. ft. addition to an existing 3,200 sq. ft. professional office building located on a 0.47-acre Site.



ReMax Urbana
SP12-03
AP# SP261745
FcPc, 07/14/2021




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Aerial Photography, 2020
Date: 06/16/2021
Prepared by: Frederick County
Community Development Division



ReMax Urbana
SP12-03
AP# SP261745
FcPc, 07/14/2021

Zoning

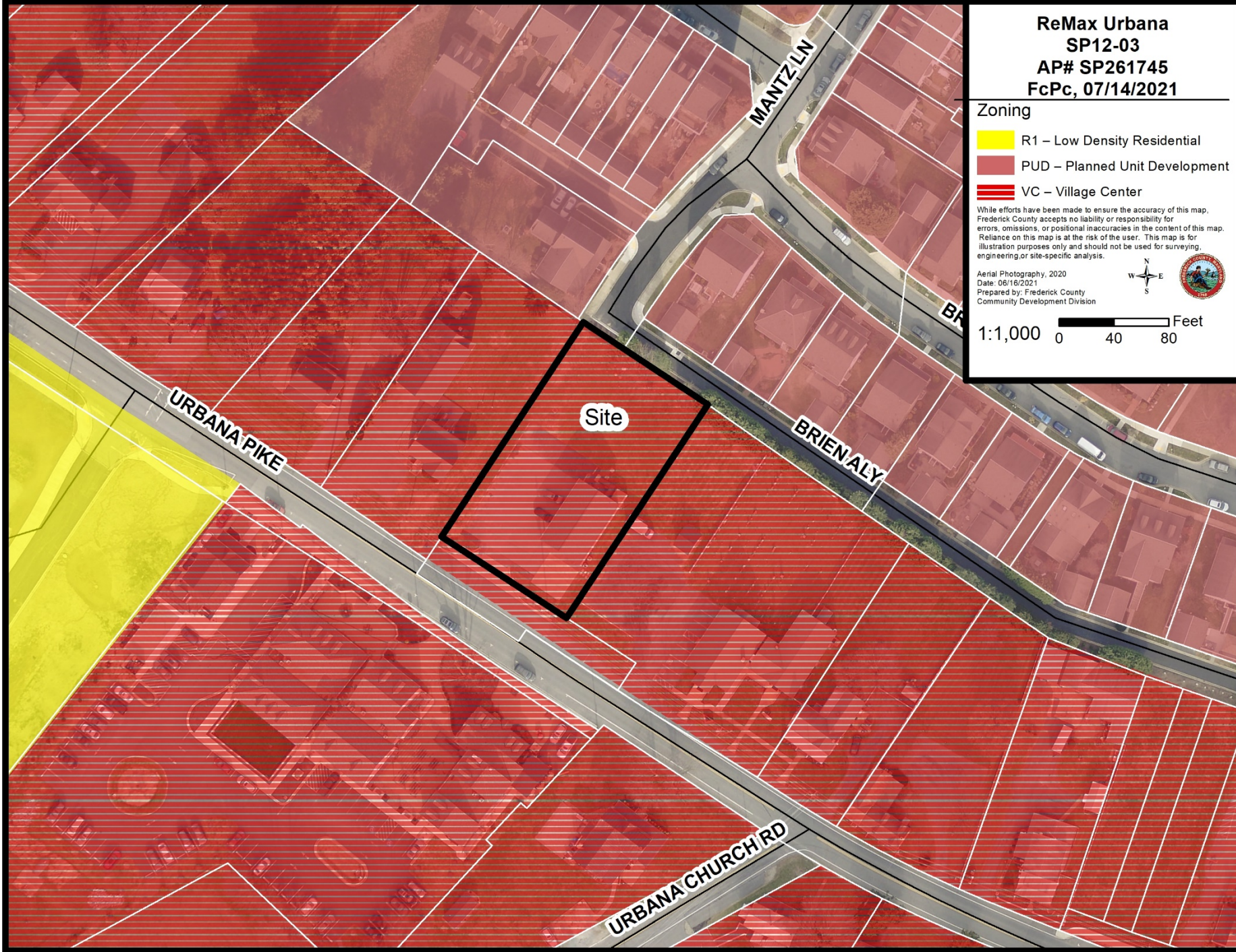
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  VC – Village Center

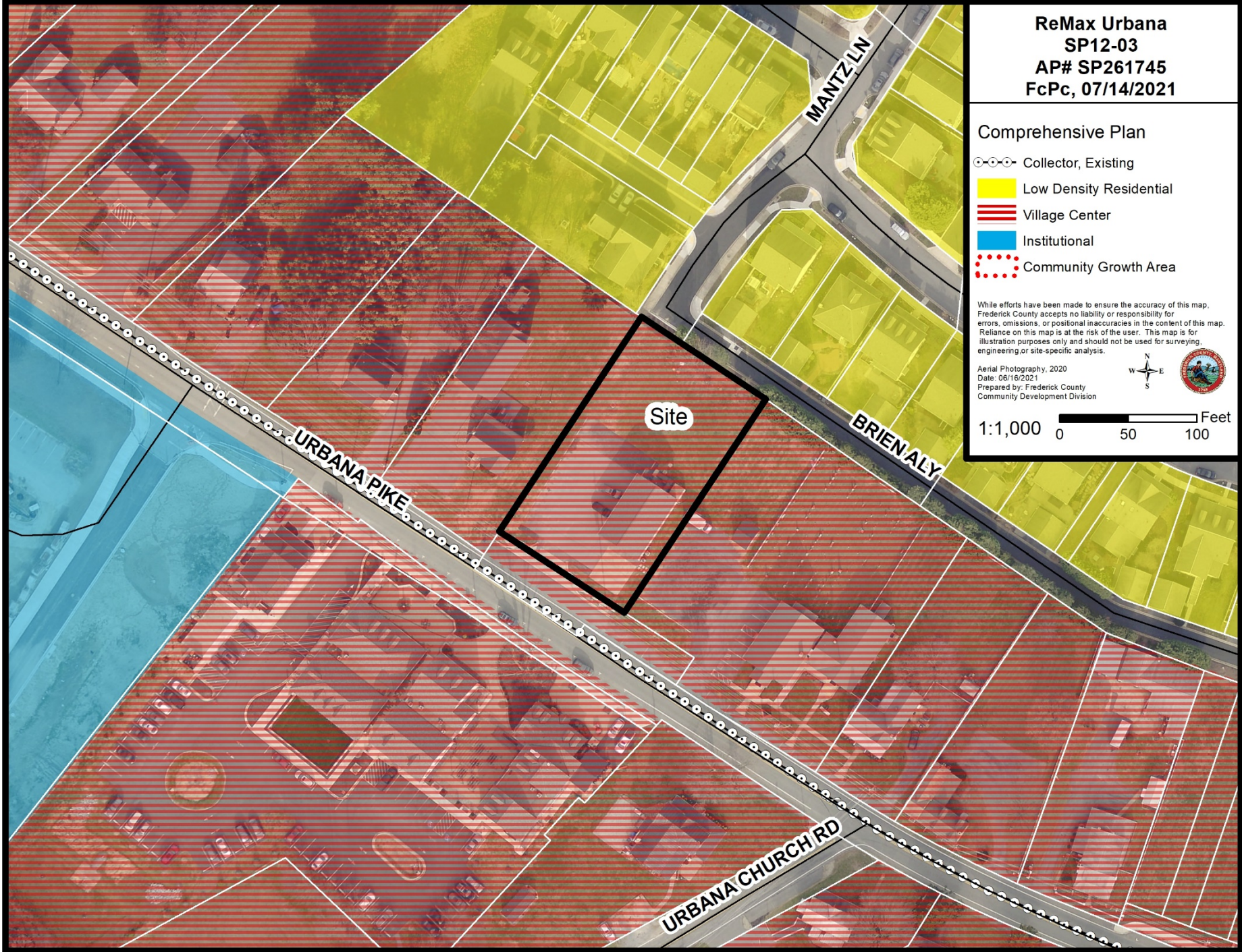
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Aerial Photography, 2020
Date: 06/16/2021
Prepared by: Frederick County
Community Development Division



1:1,000  Feet





ReMax Urbana
SP12-03
AP# SP261745
FcPc, 07/14/2021

Comprehensive Plan

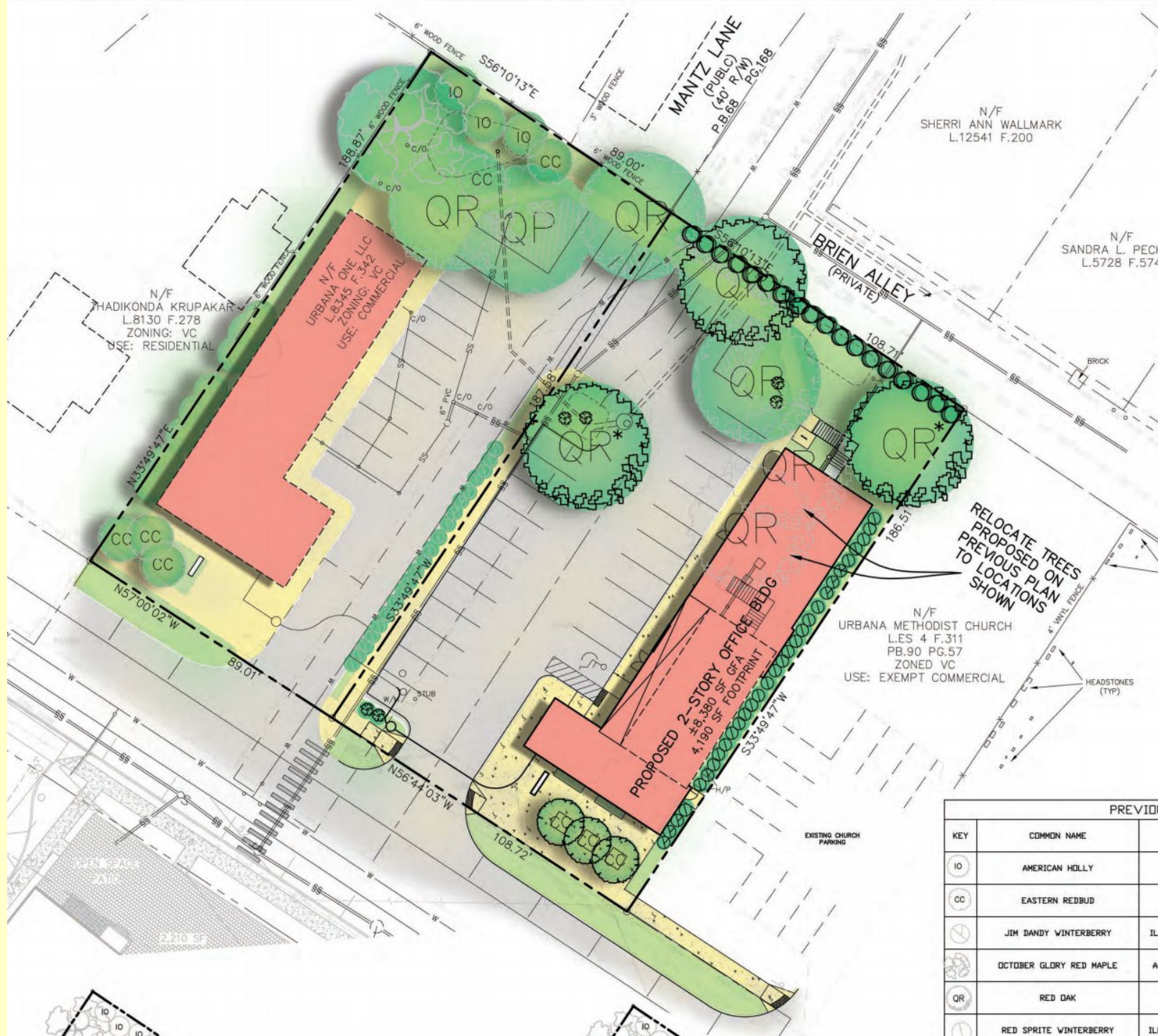
- Collector, Existing
- Low Density Residential
- Village Center
- Institutional
- Community Growth Area

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Aerial Photography, 2020
Date: 06/16/2021
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet



PREVIOUS		
KEY	COMMON NAME	
IO	AMERICAN HOLLY	
CC	EASTERN REDBUD	
	JIM DANDY WINTERBERRY	ILE
	OCTOBER GLORY RED MAPLE	AC
QR	RED OAK	
	RED SPRITE WINTERBERRY	ILE



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**

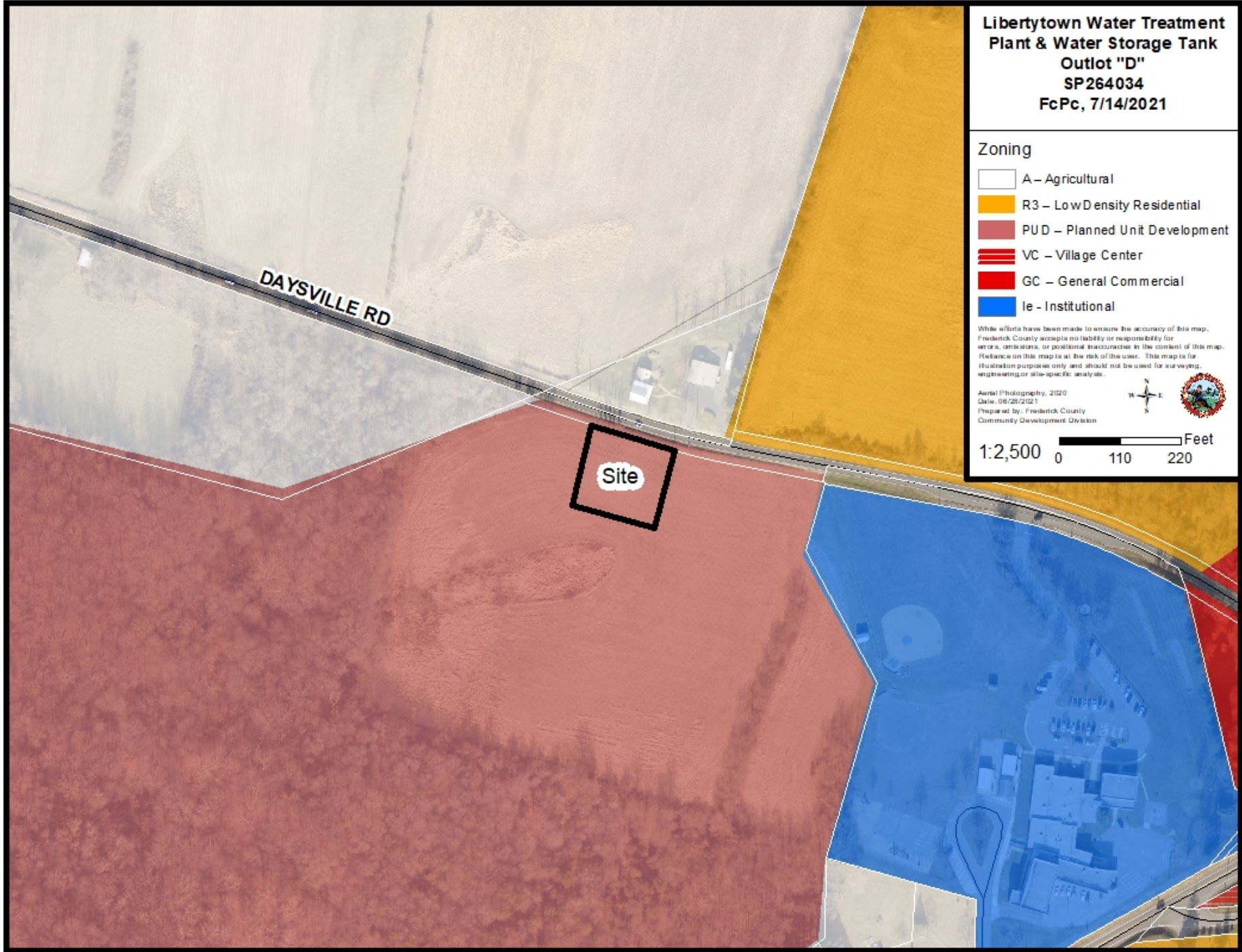
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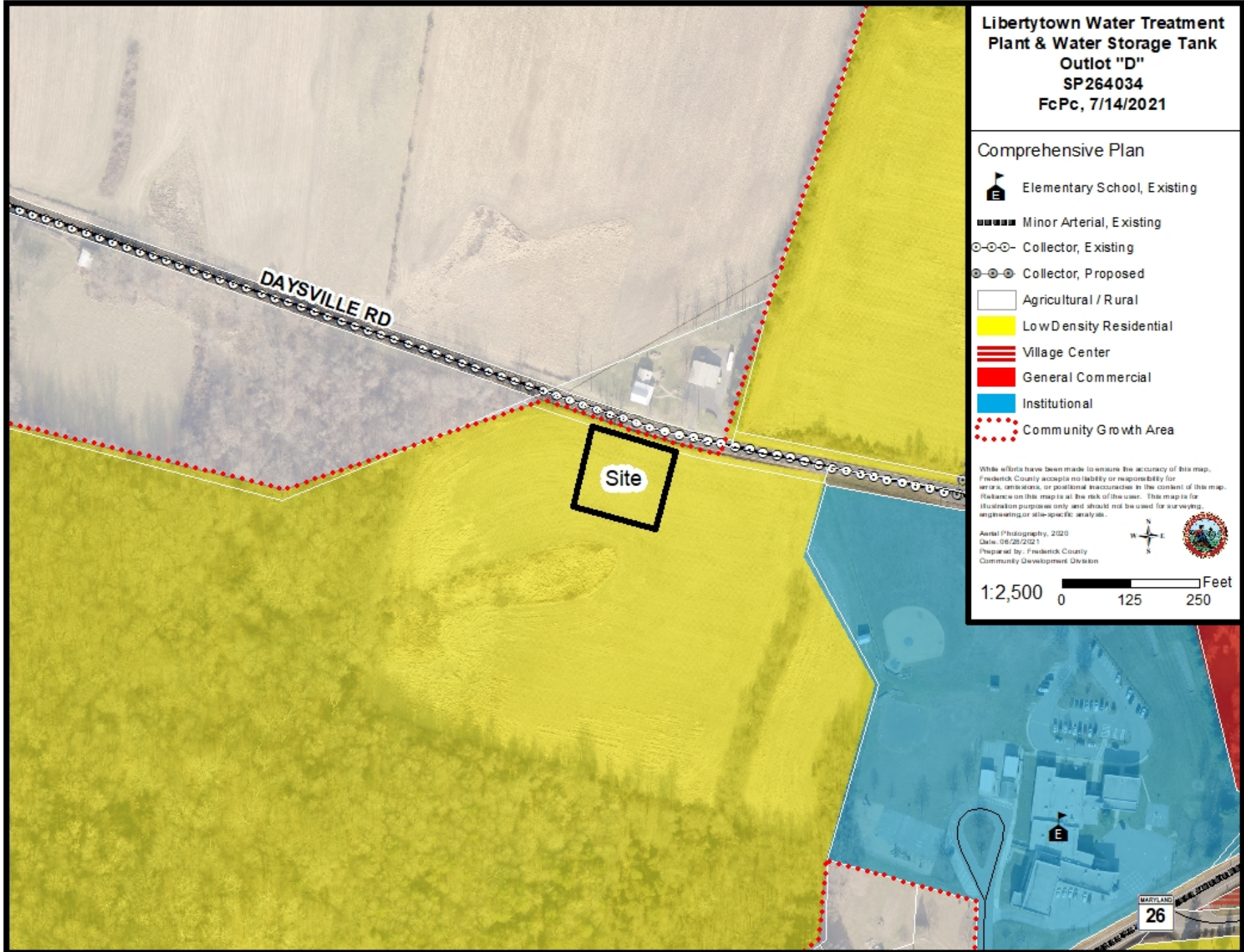
Aerial Photography, 2020
Date: 08/28/2021
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet

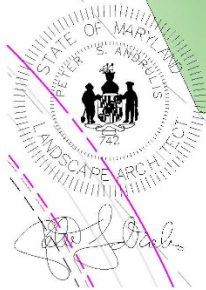








Daysville Road
(60' R/W; 21' Paving)



Water Tank

Scale : 1" = 20'

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



5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
PHONE: 301.695.6614

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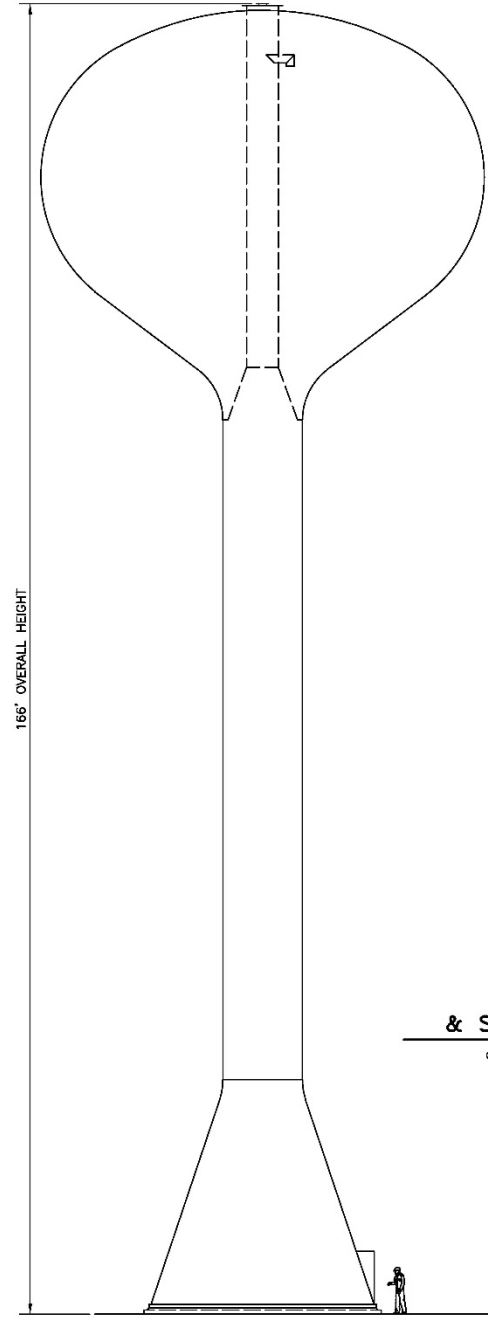
SCALE: A.S.

DESIGN: PSA	CHECK: MTW	APPROVED: EEW
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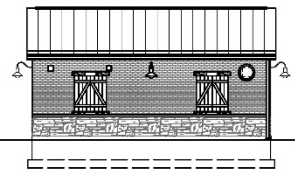
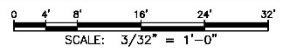
SHEET **1** OF **4**

DATE: JUNE 23, 2021

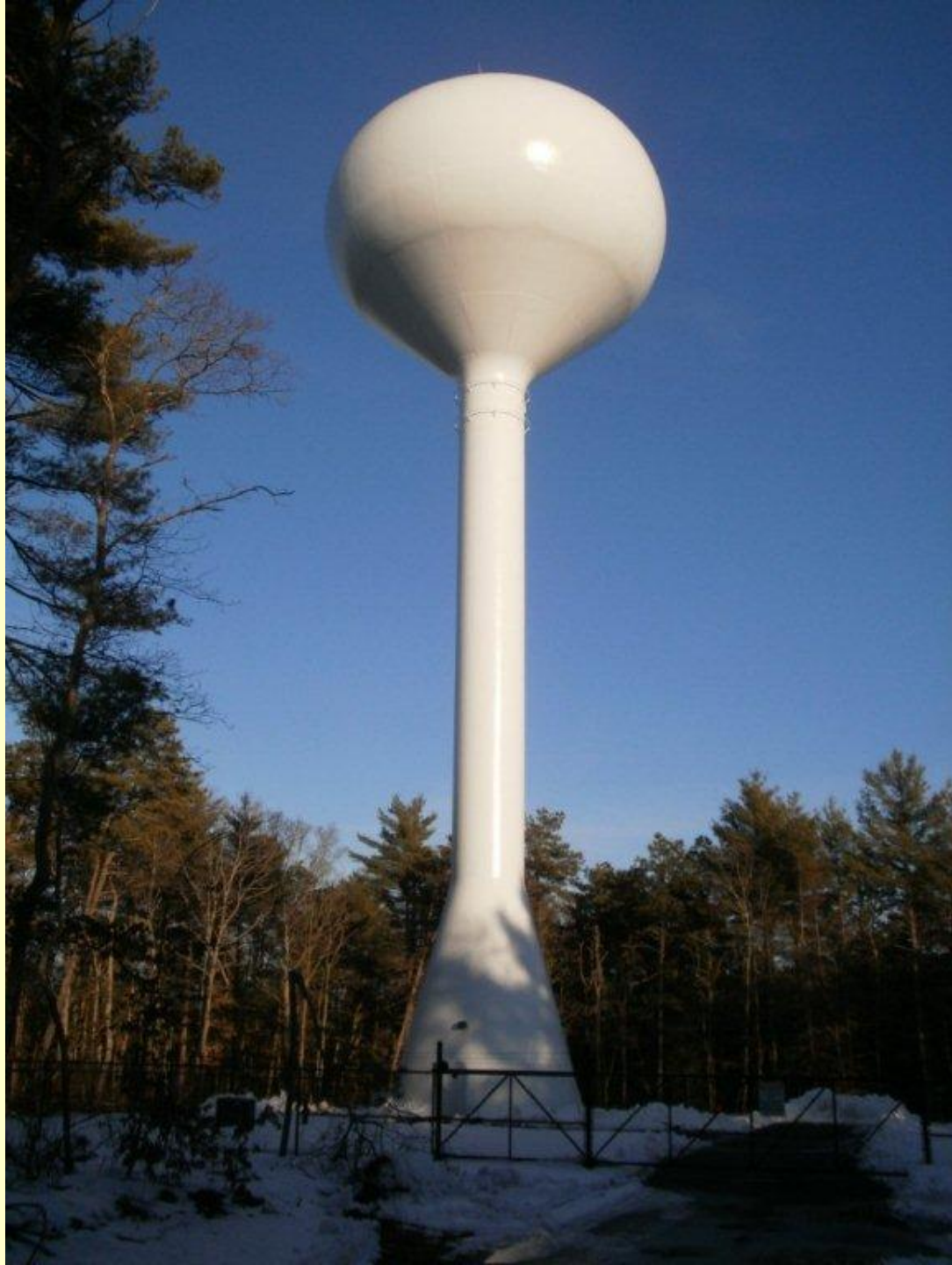
Printed: Jun 23, 2021 at 10:48am
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LIBERTYTOWN W.T.P.
& STORAGE TANK ELEVATION

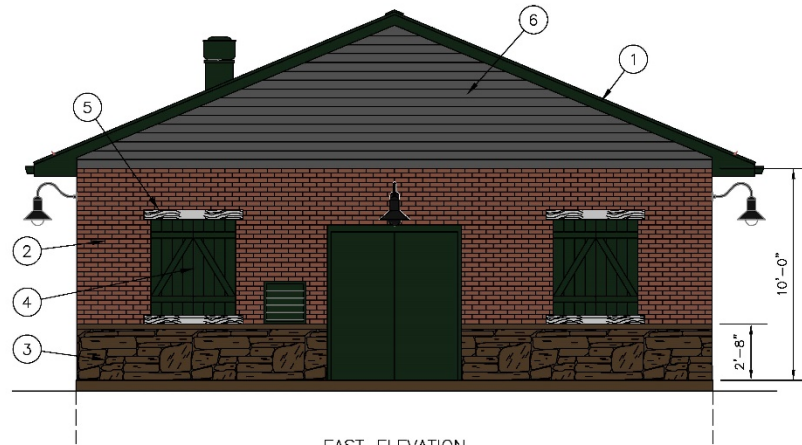








NORTH ELEVATION



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 — CERTAINTEEED 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.