

Frederick County Planning Commission



September 8, 2021

Crestwood Manor

Combined Preliminary Plan/Site Plan

The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 9.52-acre Site into 2 lots.

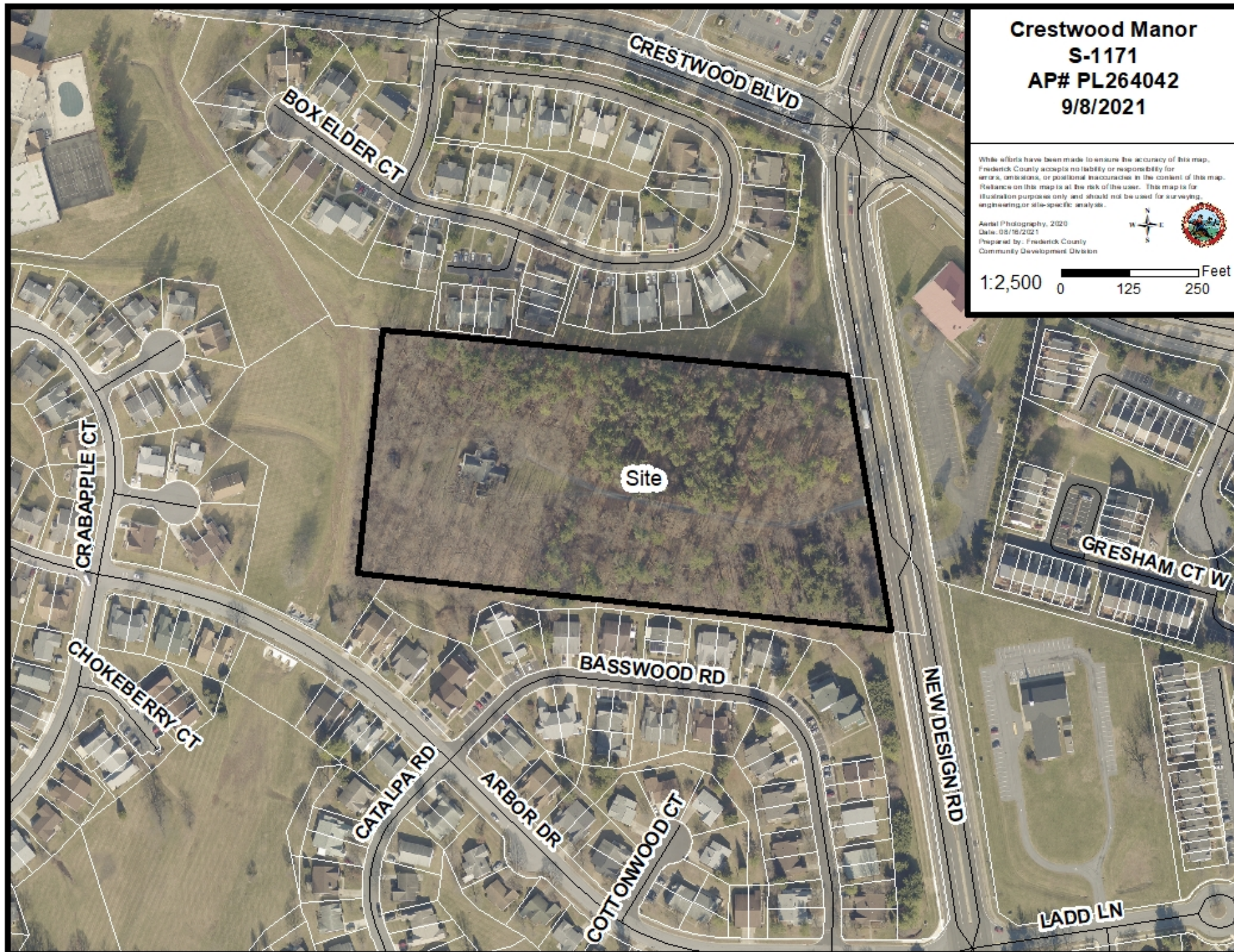
**Crestwood Manor
S-1171
AP# PL264042
9/8/2021**

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



1:2,500 0 125 250 Feet



Crestwood Manor

S-1171

AP# PL264042

9/8/2021

Zoning

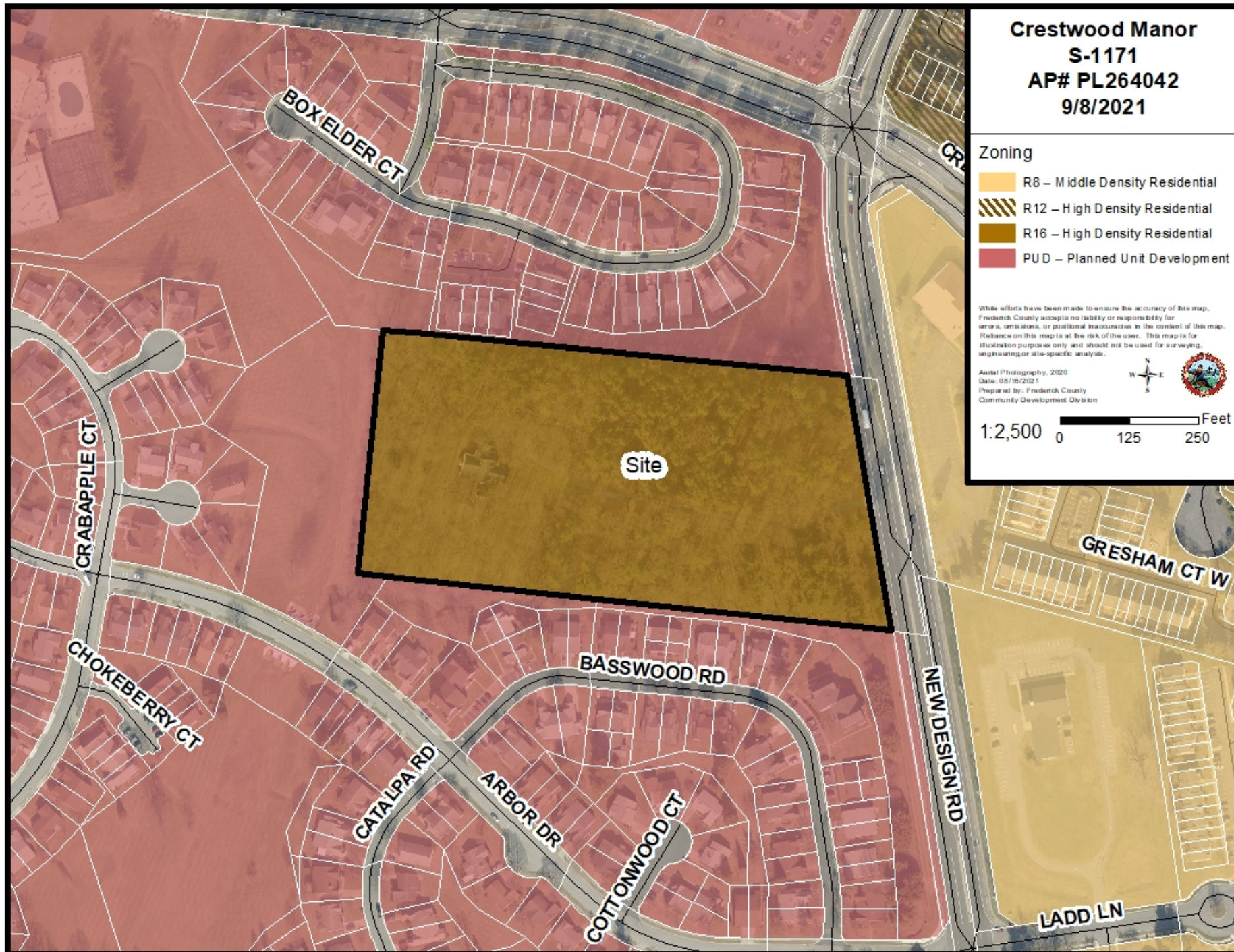
- R8 – Middle Density Residential
- R12 – High Density Residential
- R16 – High Density Residential
- PUD – Planned Unit Development

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**Crestwood Manor
S-1171
AP# PL264042
9/8/2021**

Comprehensive Plan

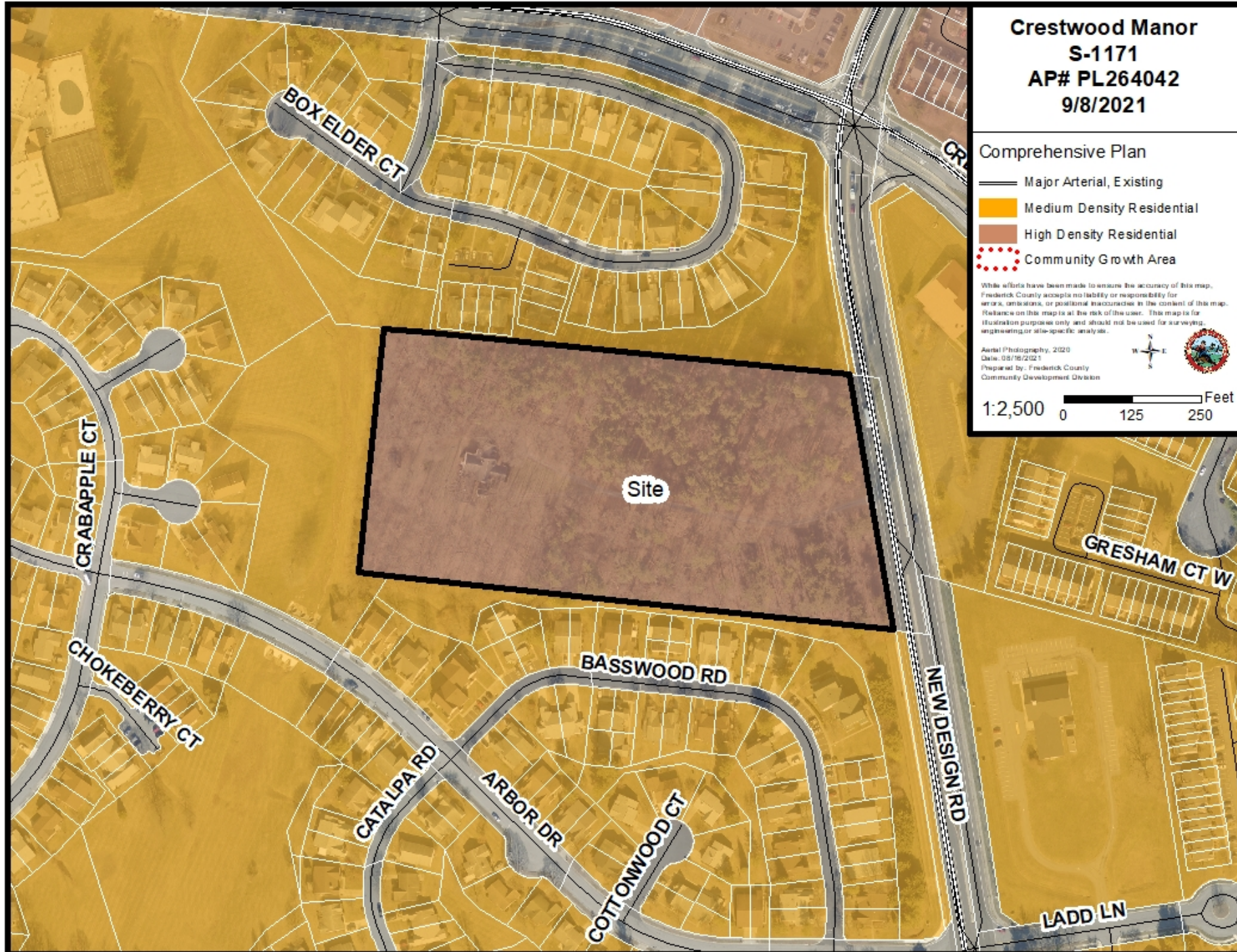
- Major Arterial, Existing
- Medium Density Residential
- High Density Residential
- Community Growth Area

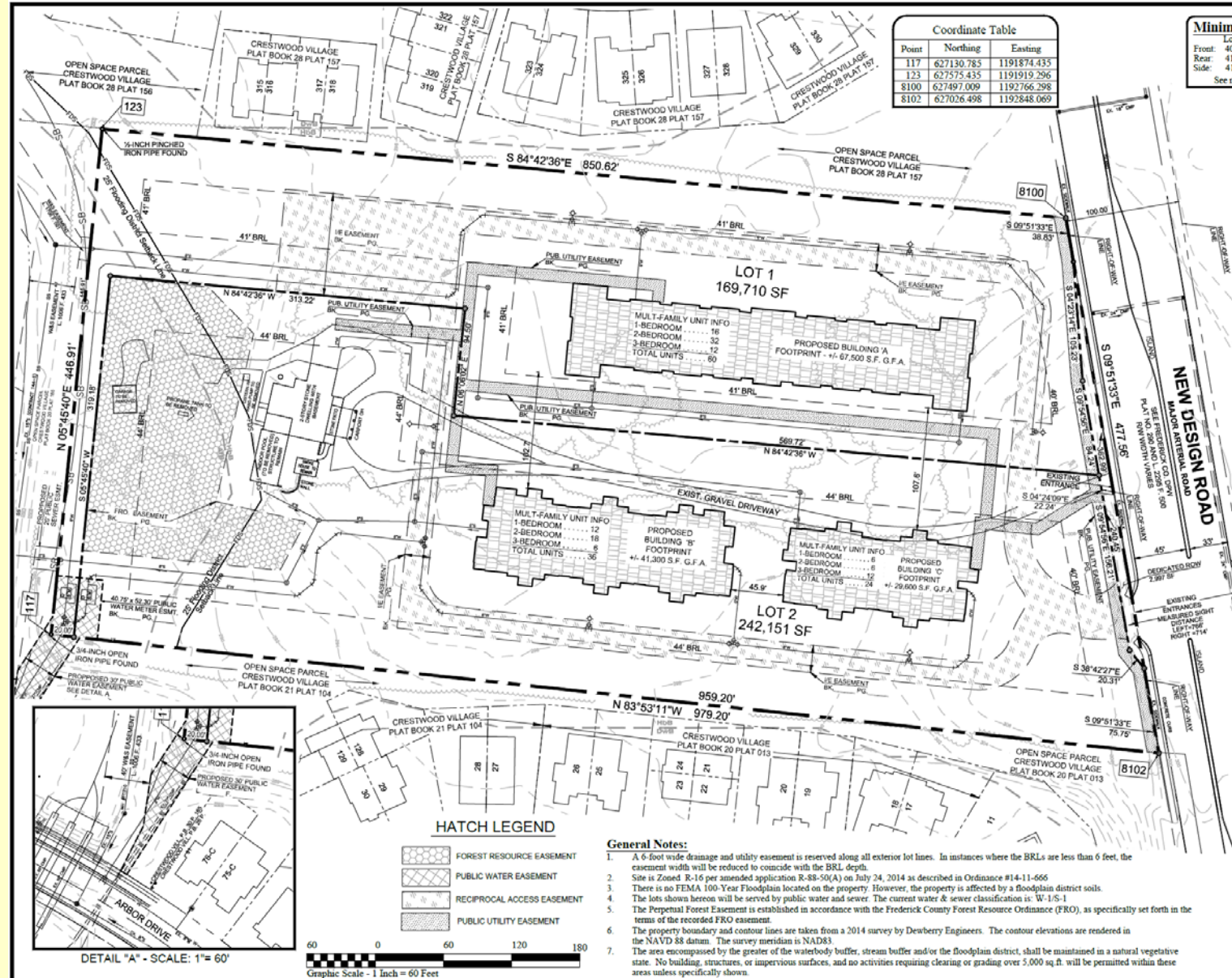
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1:2,500 0 125 250 Feet





| Coordinate Table | | |
|------------------|------------|-------------|
| Point | Northing | Easting |
| 117 | 627130.785 | 1191874.435 |
| 123 | 627575.435 | 1191919.296 |
| 8100 | 627497.009 | 1192766.298 |
| 8102 | 627026.498 | 1192848.069 |

| Minimum BRL | | |
|-------------|-------|-------|
| Front: | Lot 1 | Lot 2 |
| Rear: | 41' | 44' |
| Side: | 41' | 44' |

See note 8



Surveyor's Certification

I hereby certify to the best of my professional knowledge and belief that the plat shown hereon is correct; that it is part of the lands conveyed by Ilona M. Hogan to Manchester Partners, LLC by deed dated June 10, 2016, recorded among the Land Records of Frederick County, Maryland in Book 11484 at Page 294, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 1, Subtitle 1, Section 3-108, have been complied with, and that once engaged as described in the Owner's Certification and Dedication hereon, all property markers will be set as shown hereon, all in accordance with the provisions of Section 1-16-108, of the Frederick County Code, so far as it may concern the making of this plat and the setting of monuments and markers.

Eric V. Day
Professional Land Surveyor
Maryland Registration No. 10771
License expiration date: 02/13/2022

Owner's Certification And Dedication

We, Manchester Partners, LLC, owners of the property shown and described hereon, hereby consent to and adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines, dedicate the street and pertinent easements to public use, unless otherwise noted.

We hereby certify that there are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except as shown or noted hereon and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 1, Subtitle 1, Section 3-108, 1974 Edition, and Frederick County Code 1-16-108, 1979 Edition, and as enacted or amended, so far as it may concern the making of this plat and the setting of monuments and markers will be complied with.

Plans for community water and sewer systems and for a point of discharge have been approved by the State of Maryland Department of the Environment, and all lots will be served by public water and sewer systems. Facilities will be available to all lots offered for sale.

Owner: Manchester Partners, LLC, a Maryland limited liability company

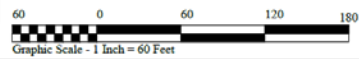
Martin W. Snyder, Authorized Signatory Date



DETAIL "A" - SCALE: 1" = 60'

HATCH LEGEND

- FOREST RESOURCE EASEMENT
- PUBLIC WATER EASEMENT
- RECIPROCAL ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT



General Notes:

- A 6-foot wide drainage and utility easement is reserved along all exterior lot lines. In instances where the BRLs are less than 6 feet, the easement width will be reduced to coincide with the BRL depth.
- Site is Zoned R-16 per amended application R-88-50(A) on July 24, 2014 as described in Ordinance #14-11-666
- There is no FEMA 100-Year Floodplain located on the property. However, the property is affected by a floodplain district soils.
- The lots shown hereon will be served by public water and sewer. The current water & sewer classification is: W-1/S-1
- The Perpetual Forest Easement is established in accordance with the Frederick County Forest Resource Ordinance (FRO), as specifically set forth in the terms of the recorded FRO easement
- The property boundary and contour lines are taken from a 2014 survey by Dewberry Engineers. The contour elevations are rendered in the NAVD 83 datum. The survey meridian is NAD83.
- The area encompassed by the greater of the waterbody buffer, stream buffer and/or the floodplain district, shall be maintained in a natural vegetative state. No building, structures, or impervious surfaces, and no activities requiring clearing or grading over 5,000 sq ft. will be permitted within these areas unless specifically shown.
- The building setback lines shown hereon are based on proposed building heights, and may change with building design.
- Future development of this property may require road layback work to be done along previously dedicated road right-of-way.
- Future access to this property shall be in accordance with regulations in effect at the time of development.
- The purpose of this plat is to create two tax parcels.
- Future development of the lots hereon are subject to site development plan approval.
- Lot owners are responsible for maintenance of any common driveway serving their lots. The county shall not be responsible for maintenance of common driveways.
- This development is projected to generate 43 am and 53 pm weekday peak hour trips, as outlined in the traffic impact analysis (TLA) submitted by The Traffic Group, dated March 29, 2021, and meets the threshold for APFO testing (1-20-30). The results of the Traffic Impact Analysis indicate that all study intersections are operating at acceptable levels of service and will continue to operate with an acceptable level of service during each of the peak periods using the CLV Methodology. Also, the site access intersections are projected to operate acceptably during each of the peak periods using the HCM Methodology. Additionally, most queues can be accommodated within the existing storage areas at all intersections during the morning and evening peak hours under existing, background, and total traffic conditions. This development does not have any impact to any queues that exceed the storage areas. An executed Letter of Understanding is required to document APFO approval conditions.
- Lot 1 will contain 124 parking spaces. Lot 2 will contain 128 parking spaces. Total spaces: 252.

APPROVED
Frederick County Planning Commission

Date: _____ Secretary or Chairman

Area Tabulation

Area of Lots - 411,861 SF or 9.4550 AC.
Area of Parcels - 0 SF or 0 AC.
Street Dedication - 2,997 SF or 0.0688 AC.
Private Alleys - 0 SF or 0 AC.
Total Area of Plat - 414,858 SF or 9.5238 AC.
Total No. of Lots - 2
Parcels - 0

Notary:
The owner has sworn and subscribed before me this _____ Day of _____, 2021.

Notary Public

My Commission Expires: _____

APPROVED
DEPARTMENT OF HEALTH
PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY WATER & SEWER MASTER PLAN

Date: _____ Approving Authority

Symbols:

Iron Pin W/DND PROP MARK CAP (Unless labeled otherwise)

Concrete Monument or stone found.

OWBET:
Manchester Partners LLC
6514 New Design Road
Frederick, MD 20871
Ph: 301-662-0007

321 Ballenger Center Drive, Suite 103
Frederick, MD 21703
(301) 663-3158 Fax: (301) 663-3679

COMBINED PRELIMINARY FINAL PLAT

Lots 1 and 2

CRESTWOOD MANOR

Situated on the west side of New Design Road
Frederick Election District #2
Frederick County, Maryland
Scale: 1" = 60' April 2021

File # S-1171
A/P #: PL264042
Date: _____
PB: _____ RC: _____



Crestwood Village

Crestwood Blvd.

New Design Road

Site

100 ft
20 m



View from existing driveway facing home (left).
View of driveway and wooden property towards New Design entrance (right).



View from existing entrance facing north toward New Design/Crestwood Blvd intersection (left).
View from existing entrance facing south along New Design (right).

RECOMMENDATION

Staff has no objection to conditional approval of the Crestwood Manor Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (September 8, 2026) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 2 years and expires on September 8, 2023. Therefore, the plat expires September 8, 2023 unless recorded before this date.

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable subdivision, zoning, APFO, and FRO requirements.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to plat recordation.
3. Record water and sewer easements and shared access easements and note recordation information on the plat prior to final plat approval.

Crestwood Manor

Site Plan

The Applicant is requesting Site Development Plan approval for a multifamily dwelling development consisting of 120 dwelling units within 3 buildings and 1 existing house (community amenity) on two lots containing a total of 9.52-acres.

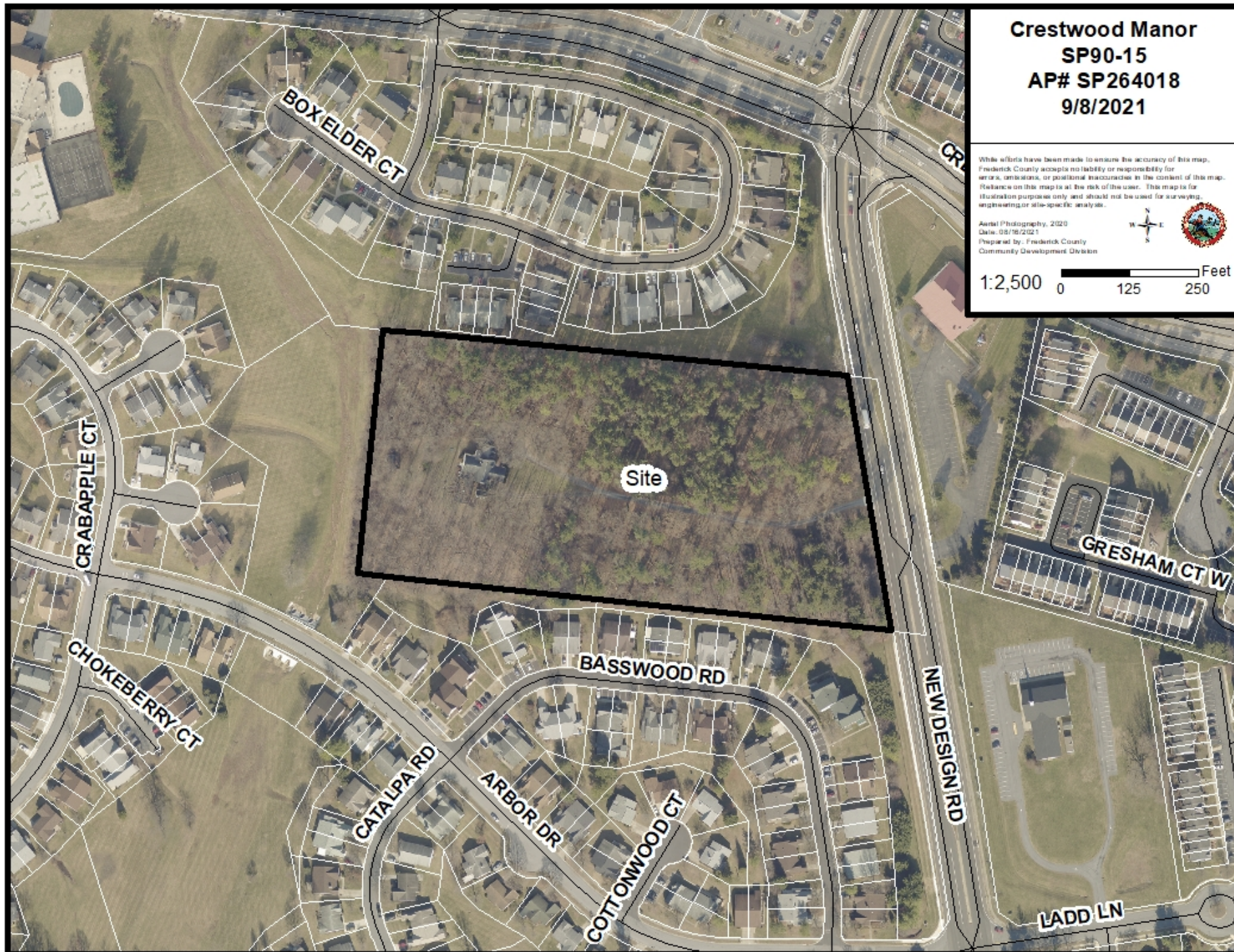
**Crestwood Manor
SP90-15
AP# SP264018
9/8/2021**

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1:2,500 0 125 250 Feet



Crestwood Manor
SP90-15
AP# SP264018
9/8/2021

Comprehensive Plan

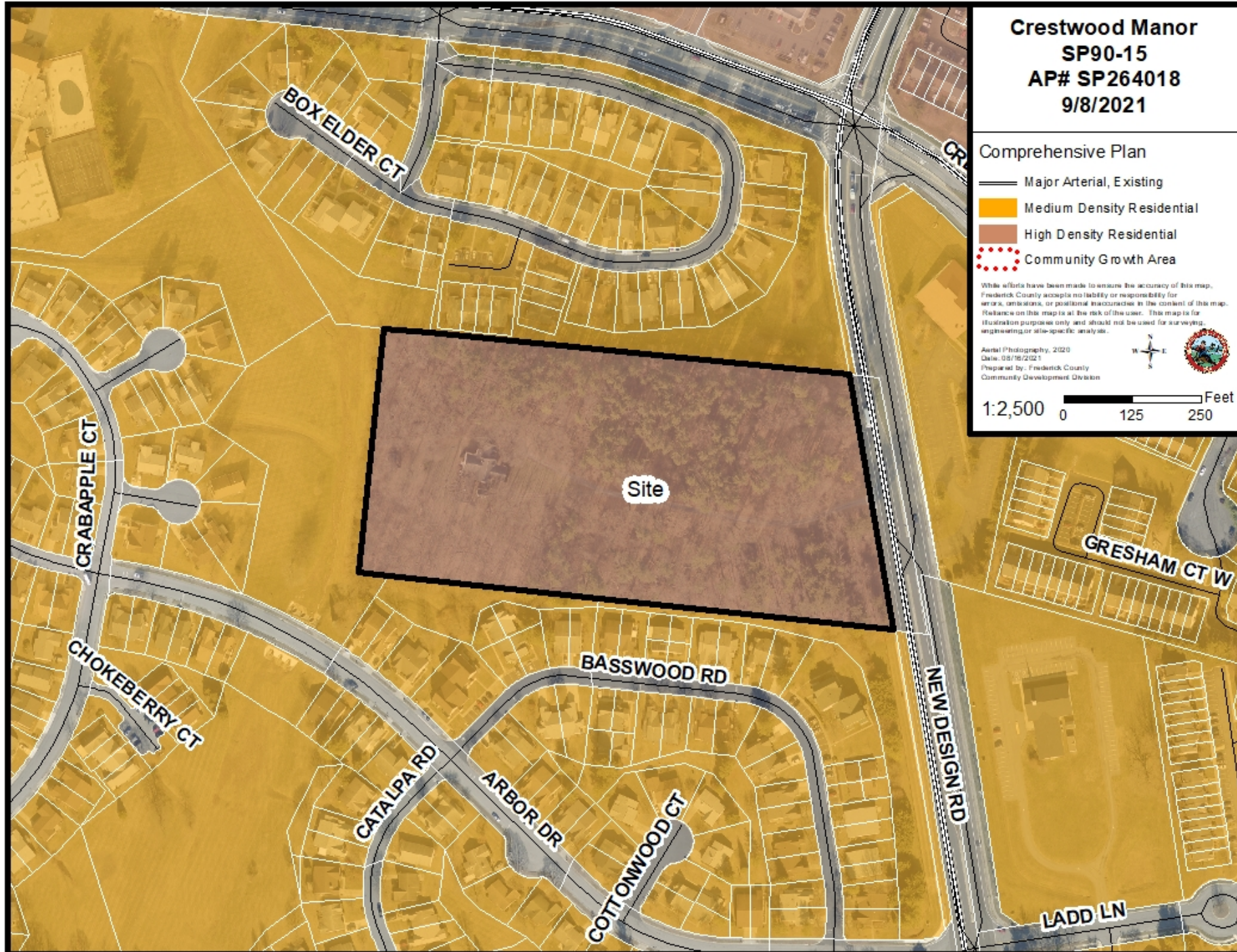
- Major Arterial, Existing
- Medium Density Residential
- High Density Residential
- Community Growth Area

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1:2,500 0 125 250 Feet



**Crestwood Manor
SP90-15
AP# SP264018
9/8/2021**

Zoning

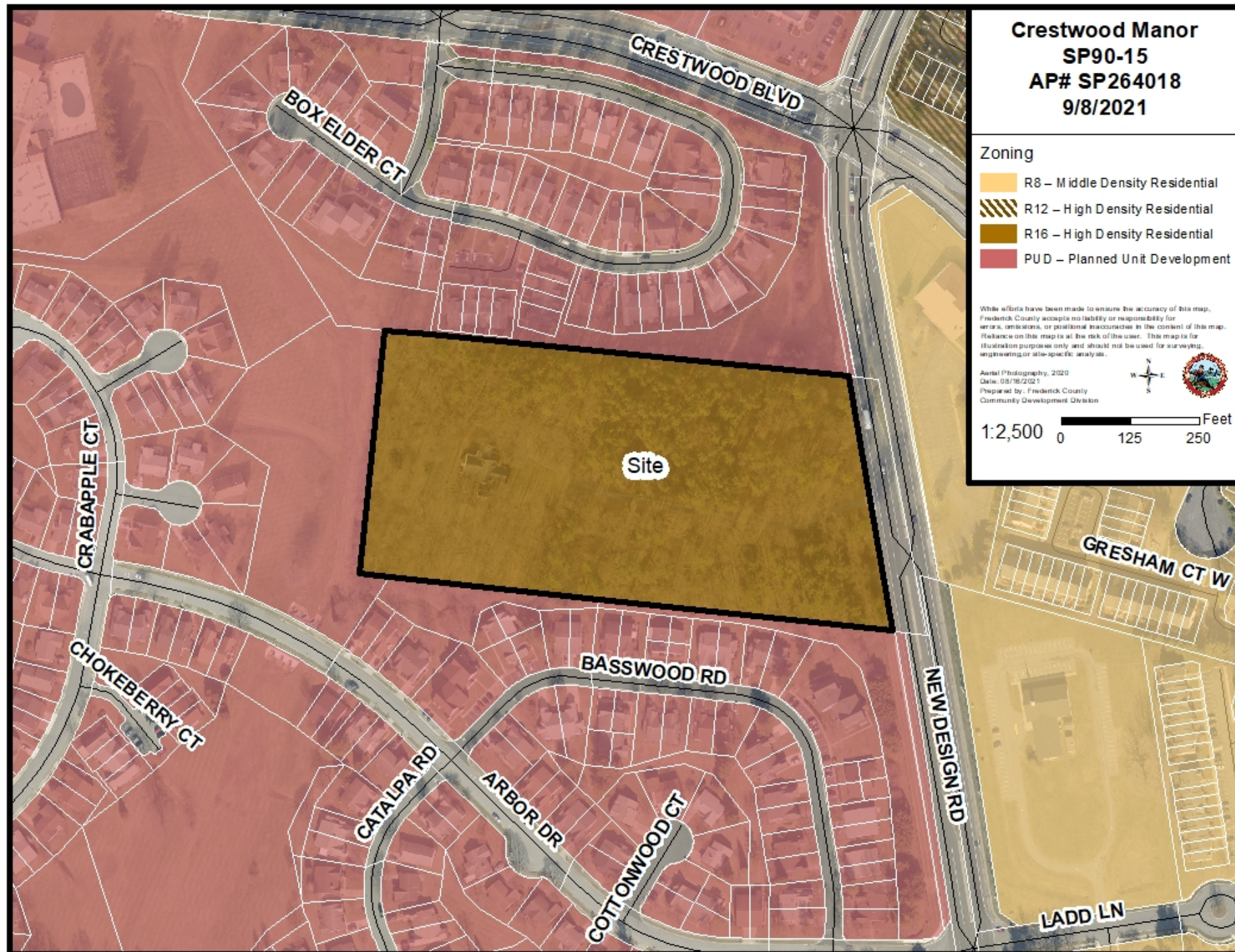
-  R8 – Middle Density Residential
-  R12 – High Density Residential
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0 125 250







Osprey Property Company II Similar Product - Exterior

Riverwoods at Tollgate



Riverwoods at Tollgate II



Riverwoods at St. Michael's



Osprey Property Company II Similar Product - Interior

Units & Common Areas – Riverwoods at Tollgate II, Rock Spring Station, & 22 Light



RECOMMENDATION

Staff has no objection to conditional approval of the Crestwood Manor Site Development Plan. 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.

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 parking modification to allow 5 additional parking spaces resulting in 252 parking spaces.
2. A lighting modification to allow light spillage on the areas shown on the lighting plan.

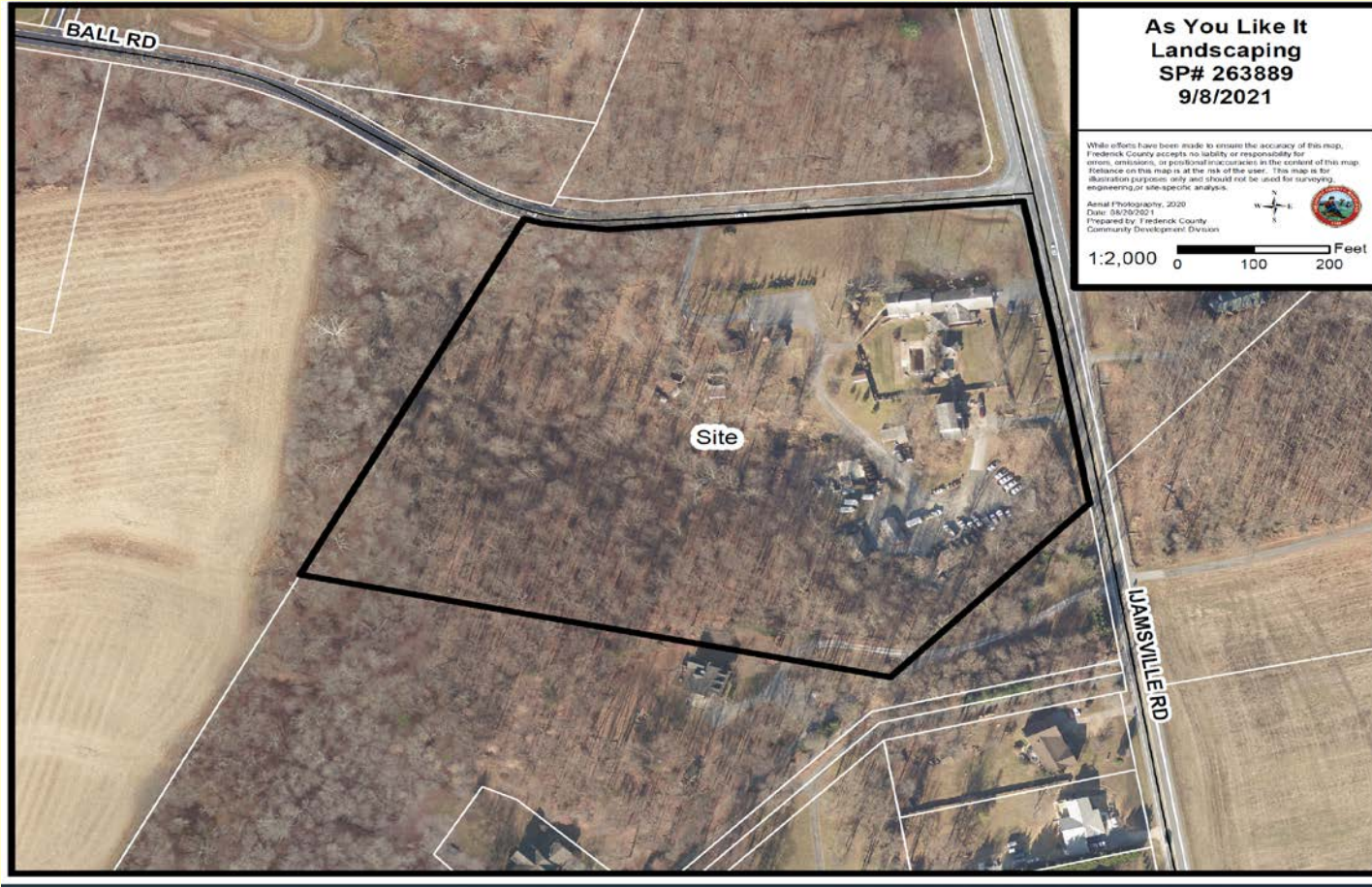
Staff-proposed conditions of approval:

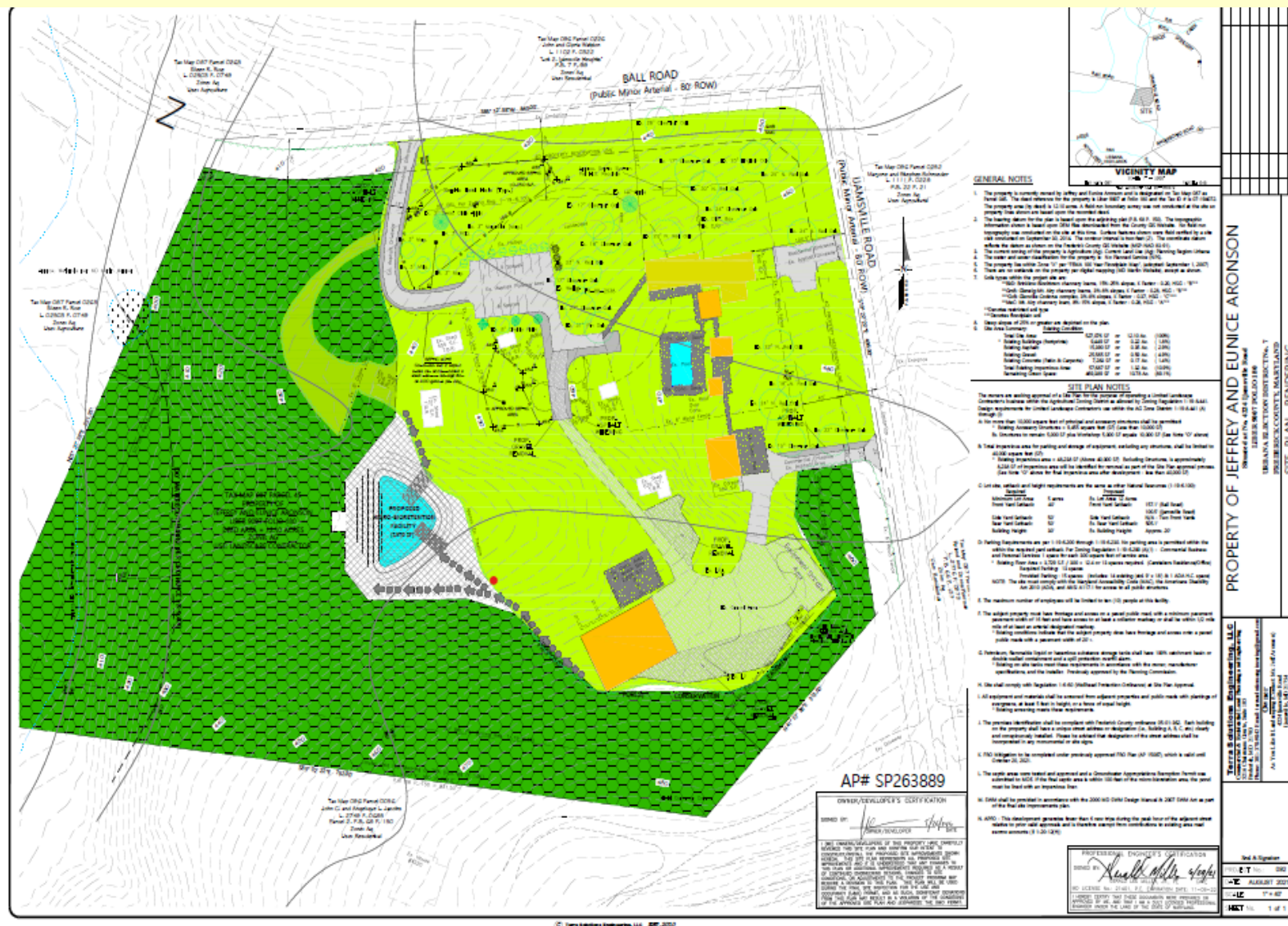
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final Plat PL264042 must be recorded and noted on the Site Plan prior to the Site Plan being stamped approved.
3. An MPDU agreement is required to be approved and recorded prior to final site plan approval. Revise note 28 on Sheet 1 of the site plan to accurately reflect how the MPDU requirement is being met.

As You Like It Landscaping

Site Plan

The Applicant is requesting site plan approval to establish a limited landscaping contractors business on a 12 acre lot located at 4224 Ijamsville Road.





RECOMMENDATION

Staff has no objection to conditional approval of the As You Like It Landscaping Site Development Plan. If the Planning Commission conditionally approves the site development plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval, or until September 8, 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 modification is granted and conditions are met:

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

Modification to Section 1-19-6.220(A) to allow three additional spaces (16 rather than 13).

Staff-proposed conditions of approval:

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

Change note D to reflect the parking modification.

FRO mitigation must be provided prior to Site Plan approval.

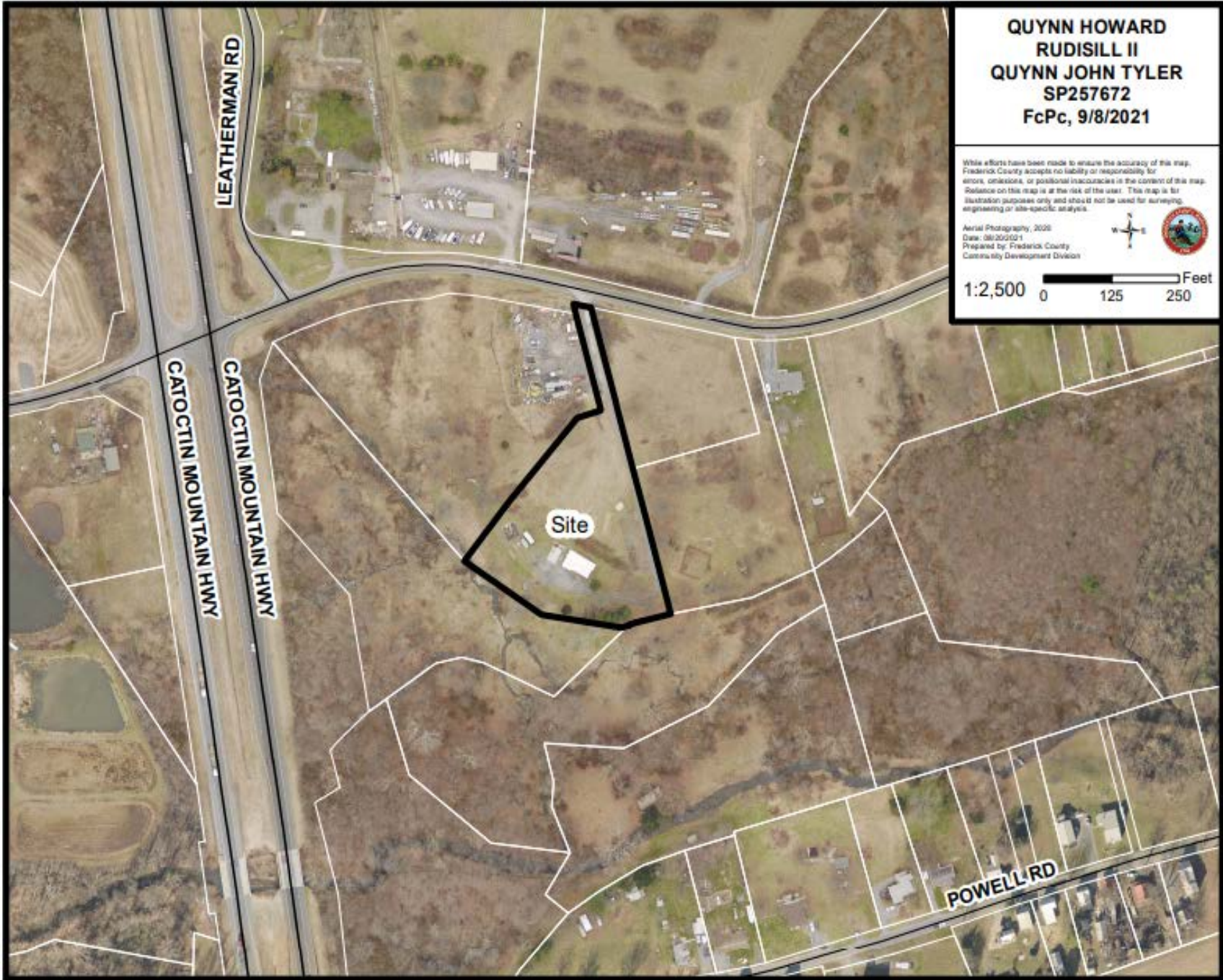
The required 25' floodplain setback from the GvB flooding soils line must be shown and labeled and standard notes added regarding the restricted activities within this setback per 1-19-9.110(B).

The Waterbody Buffer must be adjusted to include the flooding soils in accordance with 1-19-9.400(C)(5).

Lot 96 - Lewistown

Site Plan

The Applicant is requesting Site Plan approval to establish a “carpentry, electrical, plumbing, welding, printing, and upholstery” use for a glass installation business on a 2.01 acre parcel.



QUYNN HOWARD
RUDISILL II
QUYNN JOHN TYLER
SP257672
FcPc, 9/8/2021

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Date: 08/20/2021
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet

QUYNN HOWARD
RUDISILL II
QUYNN JOHN TYLER
SP257672
FcPc, 9/8/2021

Zoning

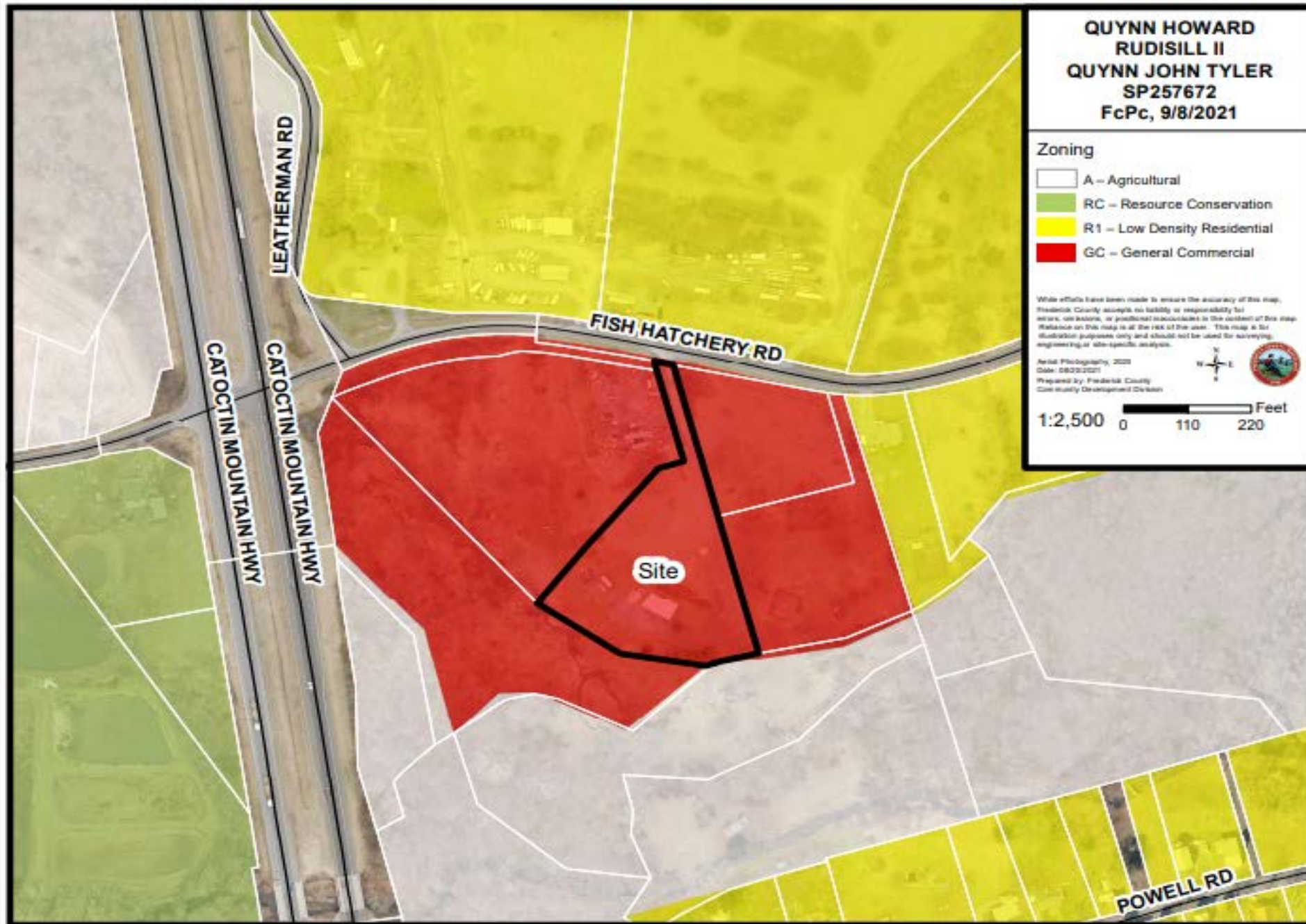
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  GC – General Commercial

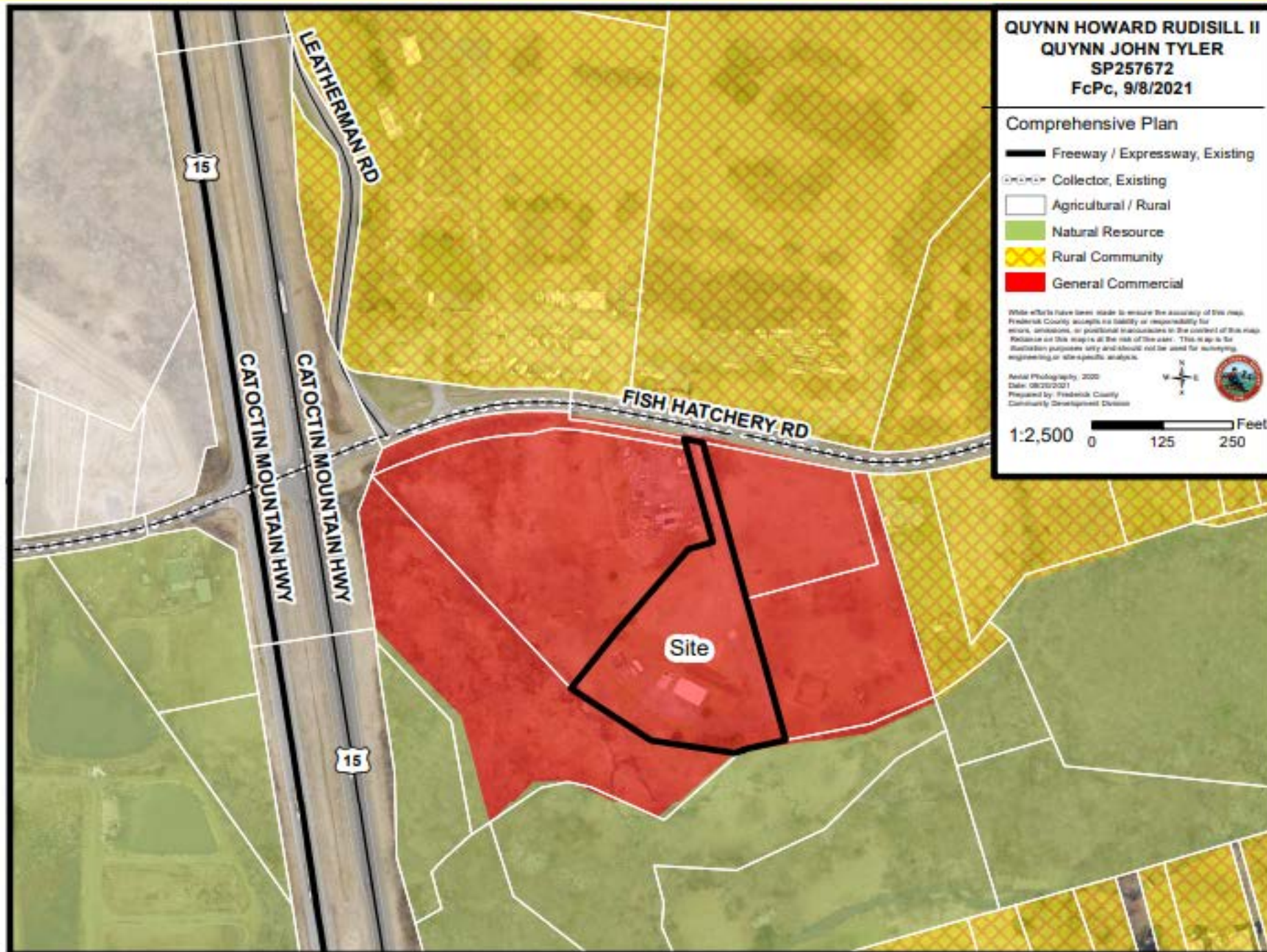
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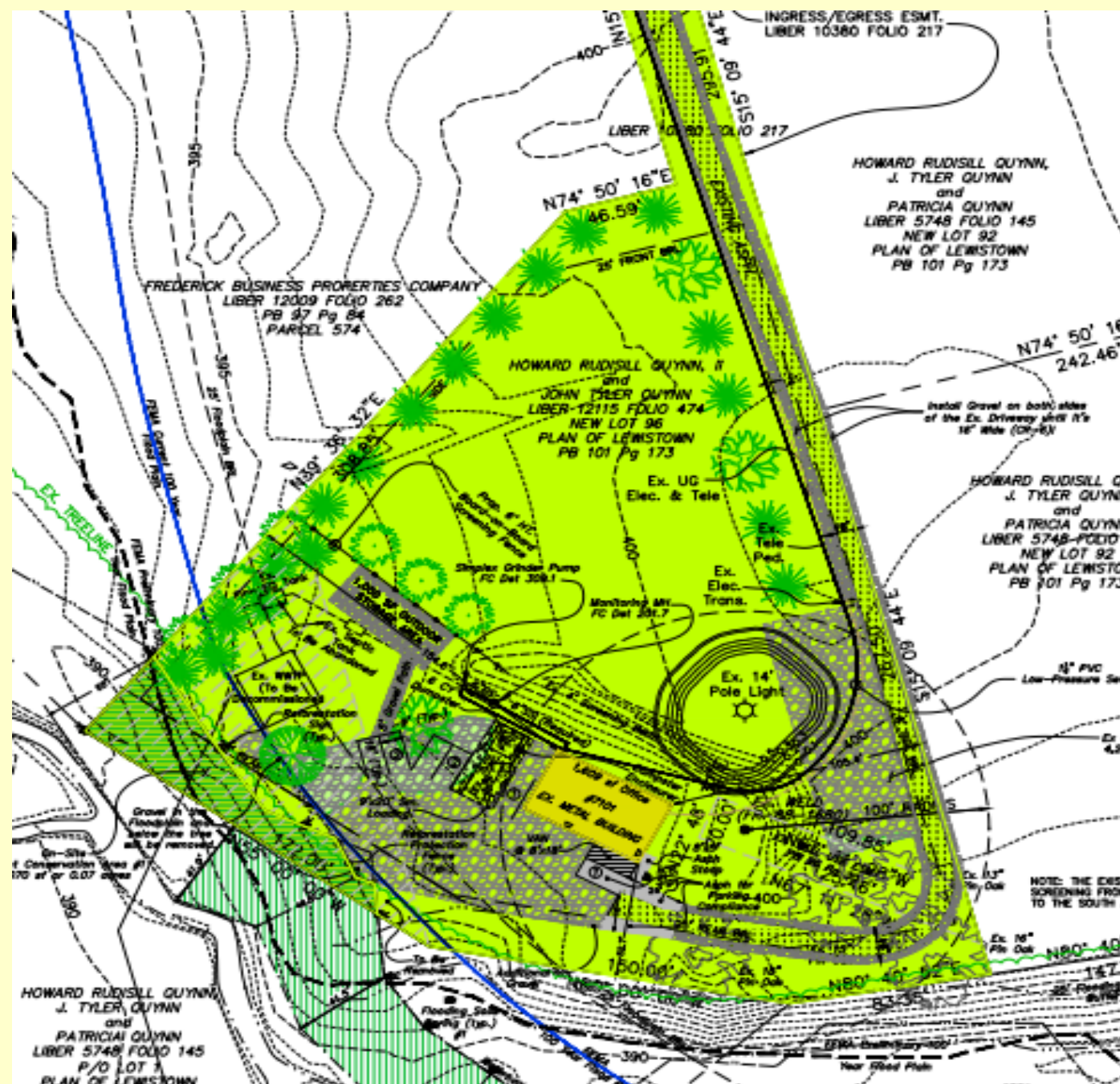
Aerial Photography, 2020
Date: 08/23/2021
Prepared by: Frederick County
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1:2,500 0 110 220 Feet







Point of Beginning
eLOMA Metes and Bounds Description

HOWARD RUDISILL QUYNN, II
and
JOHN TYLER QUYNN
LIBER 12115 FOLIO 474
NEW LOT 96
PLAN OF LEWISTOWN
PB 101 Pg 173

S13°37'52"E
30.27'

S14°39'27"E
12.64'

N21°15'36"W
24.13'

Preliminary Flood Zone Area (AE)
to Remain on Quynn Property
per Preliminary FEMA FIRM
24021C0141E

HOWARD RUDISILL QUYNN,
J. TYLER QUYNN
and
PATRICIA QUYNN

S17°44'57"E
28.78'

S28°33'26"E
35.92'

S32°16'28"E
28.91'

S36°22'19"E
31.00'

S40°18'30"E
33.72'

S42°36'04"E
32.14'

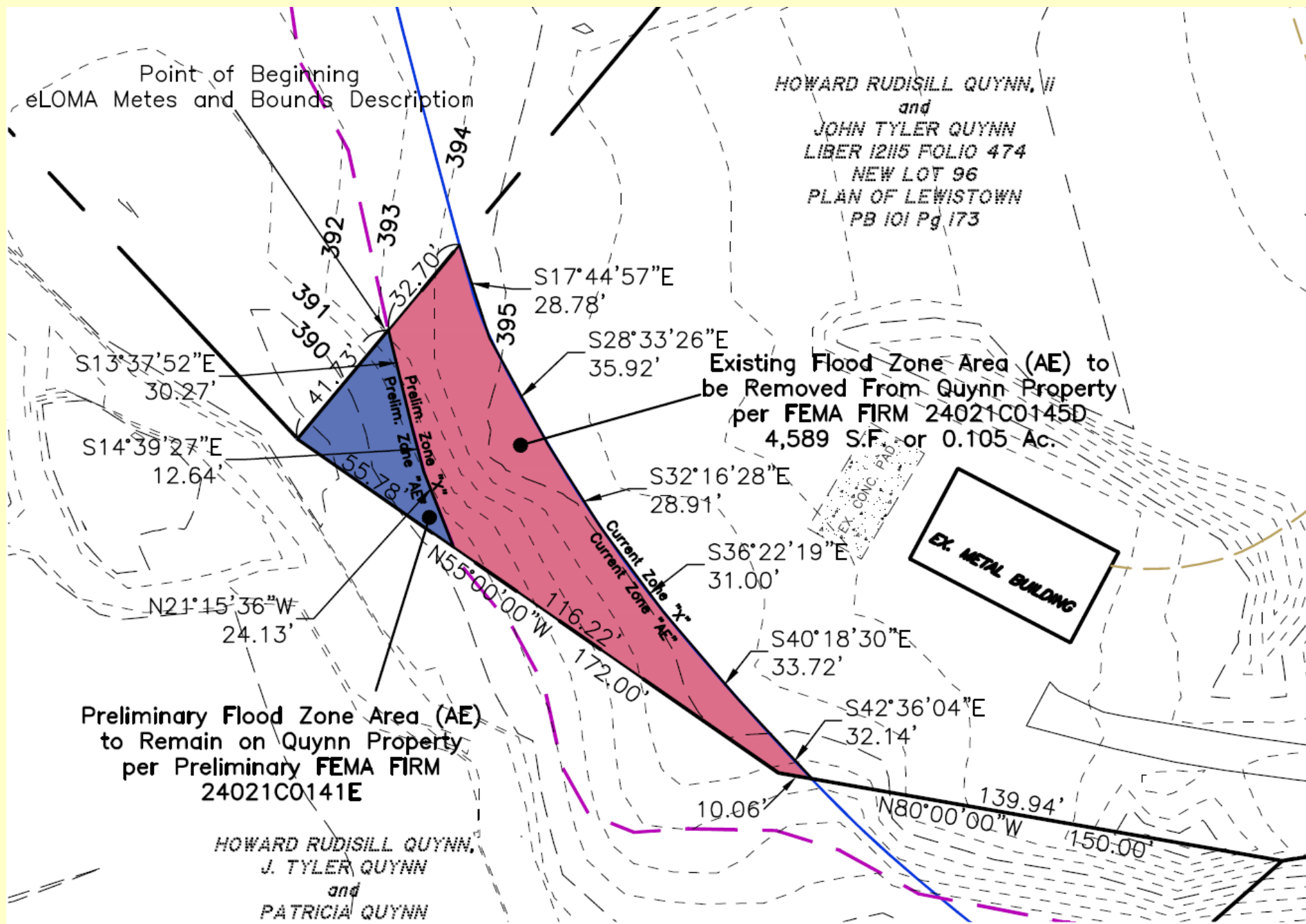
10.06'

N80°00'00"W
139.94'

150.00'

Existing Flood Zone Area (AE) to
be Removed From Quynn Property
per FEMA FIRM 24021C0145D
4,589 S.F. or 0.105 Ac.

EX. CONC. PAD
EX. METAL BUILDING





RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Lot 96 Lewistown. 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 September 8, 2024).

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

Staff-proposed conditions of approval:

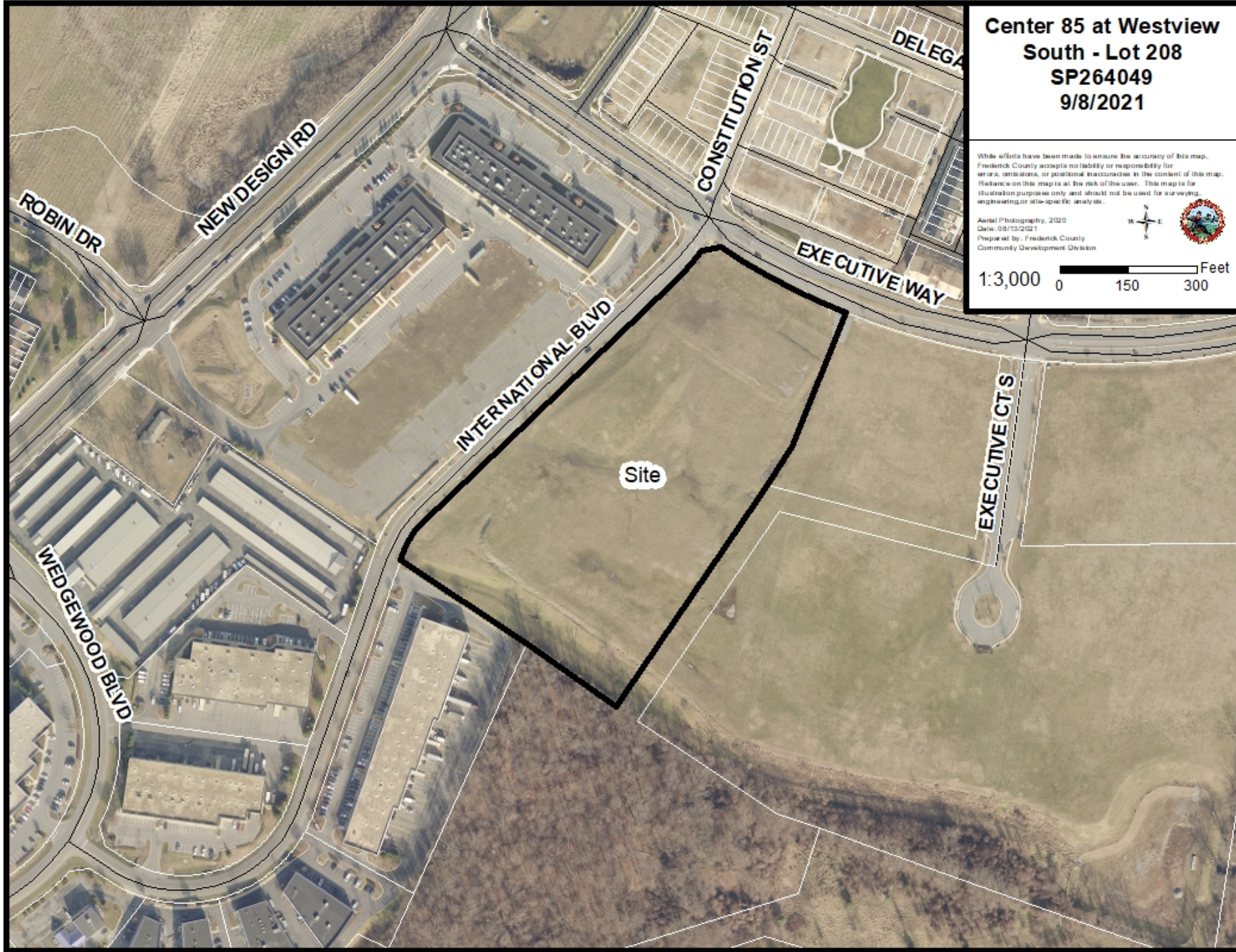
1. Address all agency comments as the plan proceeds through to completion.
2. A Final Forest Conservation Plan must be submitted and FRO mitigation (easement recordation) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. The site plan must be amended to show the new FEMA floodplain limits and remove the note about removing the portion of gravel that is within the old FEMA boundary.

Center 85 at Westview South – Lot 208

Site Plan

The Applicant is requesting Site Plan approval to construct a one-story 190,000 SF building, consisting of 35,000 SF employment and 155,000 SF warehouse, on a 10.78-acre Site.





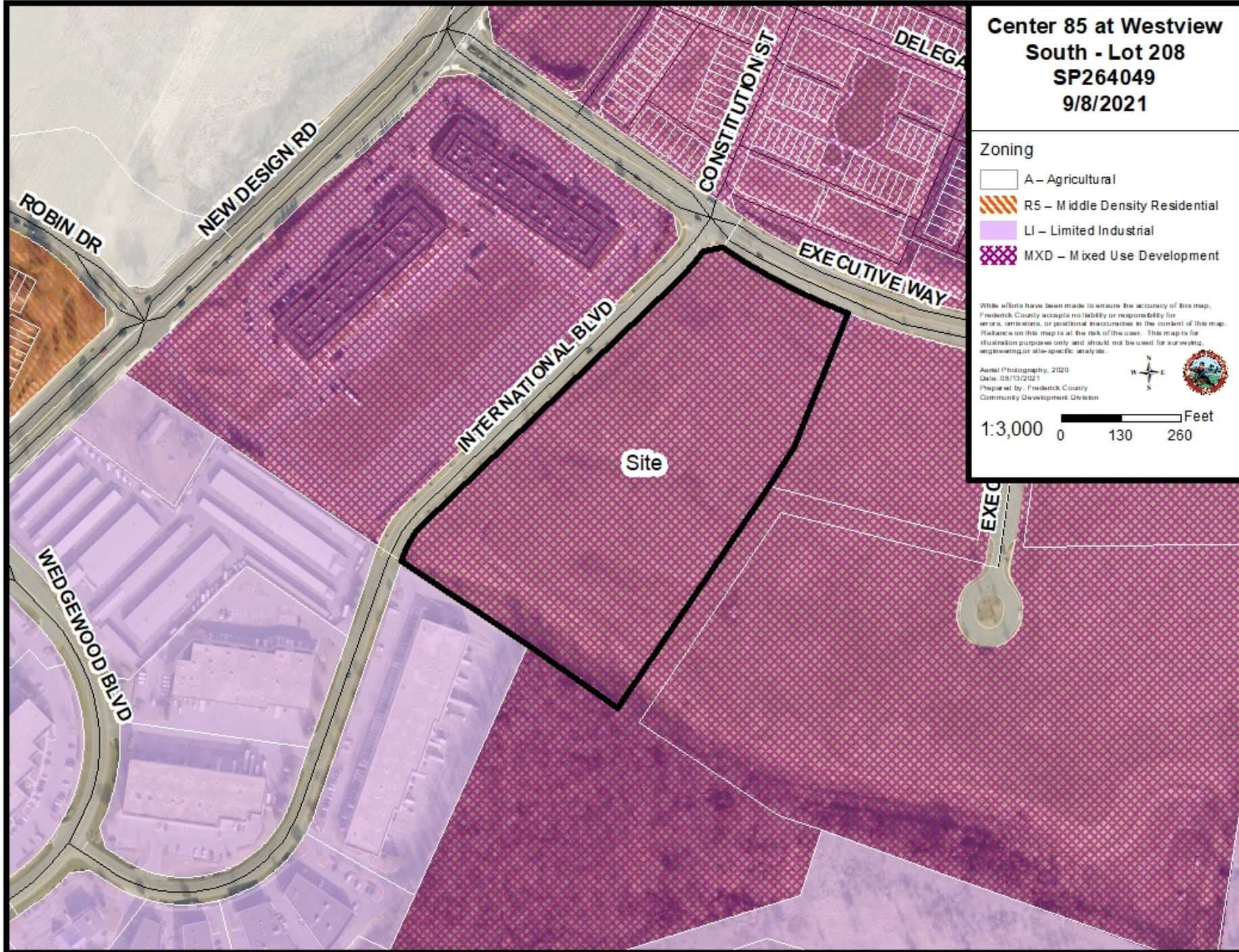
**Center 85 at Westview
South - Lot 208
SP264049
9/8/2021**

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1:3,000 0 150 300 Feet



**Center 85 at Westview
South - Lot 208
SP264049
9/8/2021**

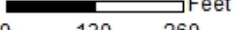
Zoning

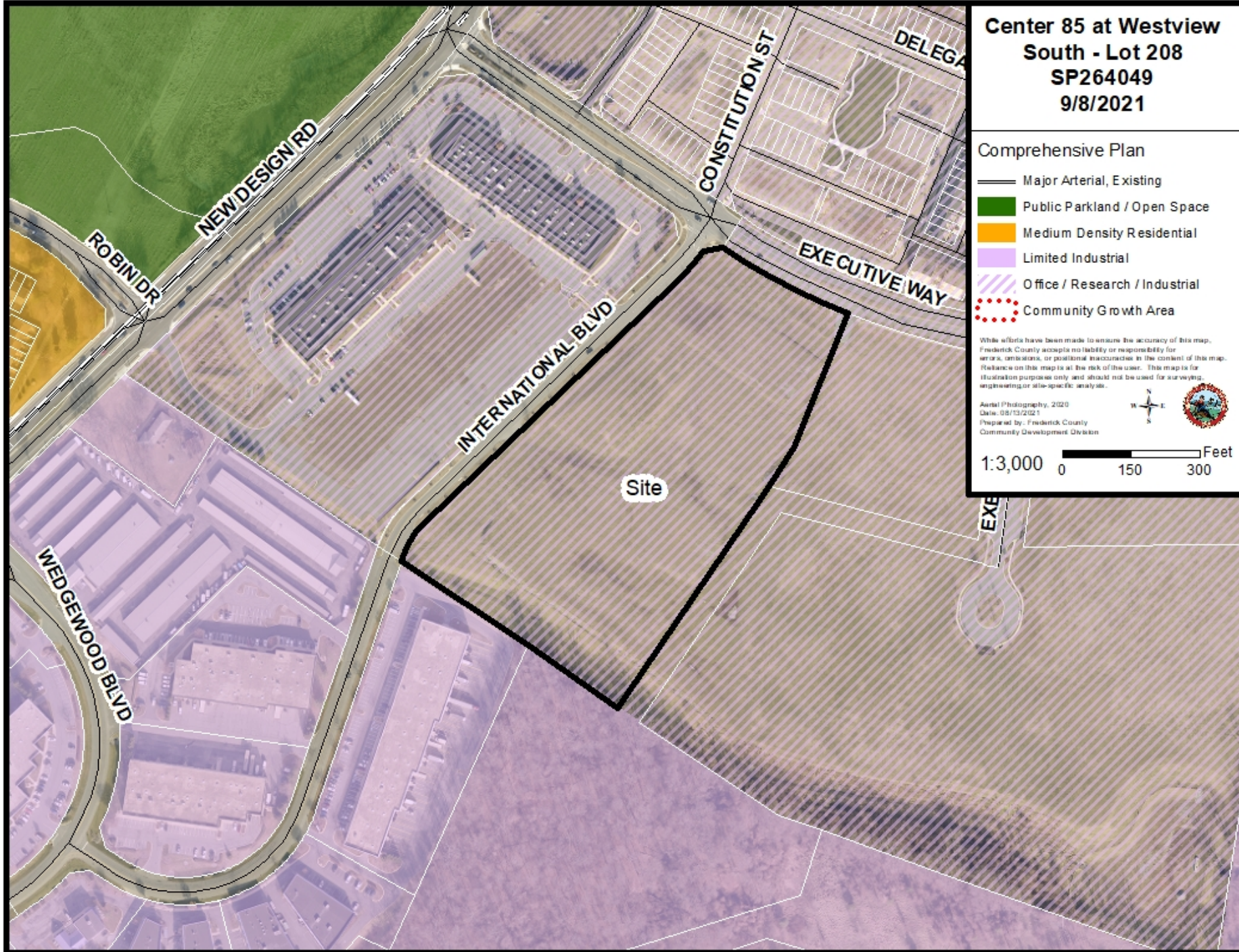
-  A – Agricultural
-  R5 – Middle Density Residential
-  LI – Limited Industrial
-  MXD – Mixed Use Development

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1:3,000  Feet
0 130 260



**Center 85 at Westview
South - Lot 208
SP264049
9/8/2021**

Comprehensive Plan

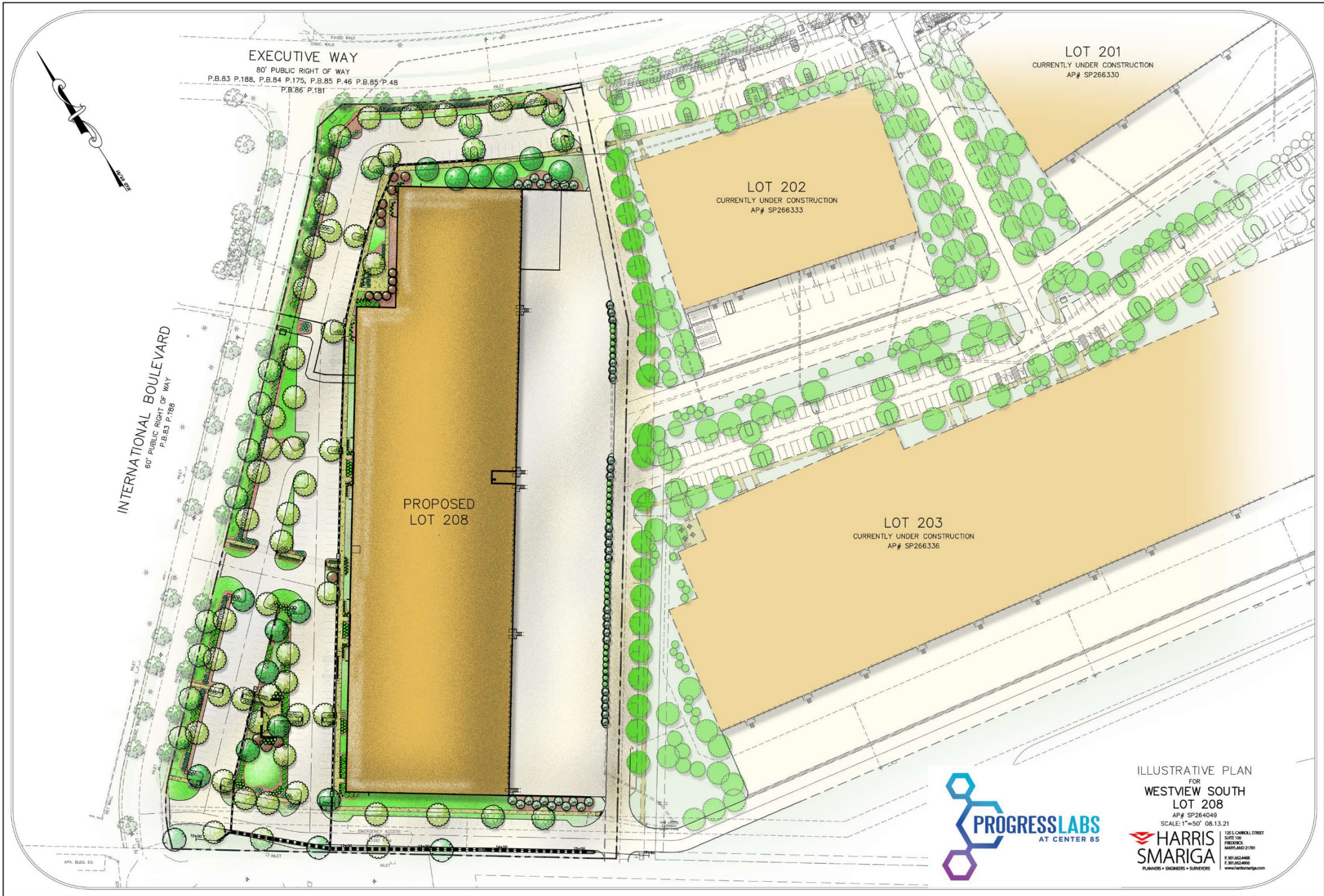
- Major Arterial, Existing
- Public Parkland / Open Space
- Medium Density Residential
- Limited Industrial
- Office / Research / Industrial
- Community Growth Area

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1:3,000 0 150 300 Feet



EXECUTIVE WAY

80' PUBLIC RIGHT OF WAY
P.B.83 P.188, P.B.84 P.175, P.B.85 P.46 P.B.85 P.48
P.B.86 P.181

LOT 201

CURRENTLY UNDER CONSTRUCTION
AP# SP266330

LOT 202

CURRENTLY UNDER CONSTRUCTION
AP# SP266333

LOT 203

CURRENTLY UNDER CONSTRUCTION
AP# SP266336

PROPOSED
LOT 208

INTERNATIONAL BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B.83 P.188

ILLUSTRATIVE PLAN

FOR
WESTVIEW SOUTH
LOT 208

AP# SP264049
SCALE: 1"=50' 08.13.21

HARRIS
SMARIGA
PLANNERS • ENGINEERS • SURVEYORS
125 S CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P: 301.562.4488
F: 301.562.4490
www.harris-smariga.com



WESTVIEW SOUTH PLANNING LOT 208 LANDSCAPE PLAN LOT 208.DWG

PROJECT TITLE

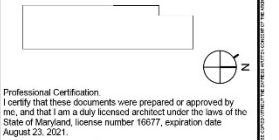
**WESTVIEW SOUTH
BUILDING 208**
 208 EXECUTIVE COURTH SOUTH
 FREDERICK, MD 21703

A PROJECT FOR
MATAN COMPANIES, LLLP

GENERAL NOTES

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY - ACCENT PAINT
- SOLID - WHITE - GENERAL PAINT
- FORMLINER - HORIZONTAL
- GLAZING - VISION

BUILDING AREA PLAN



Professional Certification:
 I certify that these documents were prepared or approved by
 me, and that I am a duly licensed architect under the laws of the
 State of Maryland, license number 16677, expiration date
 August 23, 2021.

| DATE | REVISION |
|--------------|----------------------------|
| 1 2021.07.30 | 100% DD SET |
| 2 2021.08.16 | ISSUE FOR PERMIT & PRICING |

PROJECT NO: 212009

DRAWN BY: PV

CHECKED BY: CSP

SHEET NAME

**OVERALL BUILDING
ELEVATIONS**

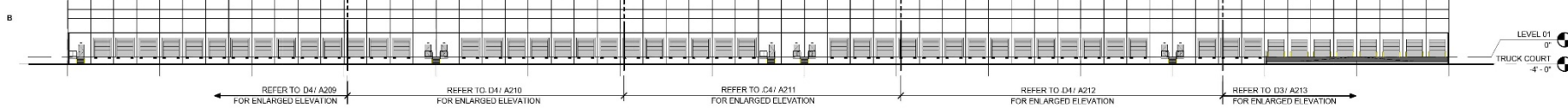
SEAL

POWER BROWN
 ARCHITECTURE
 PRELIMINARY
 NOT FOR CONSTRUCTION PERMIT
 CURRENT TO DATE
 8/16/2021 5:28:43 PM

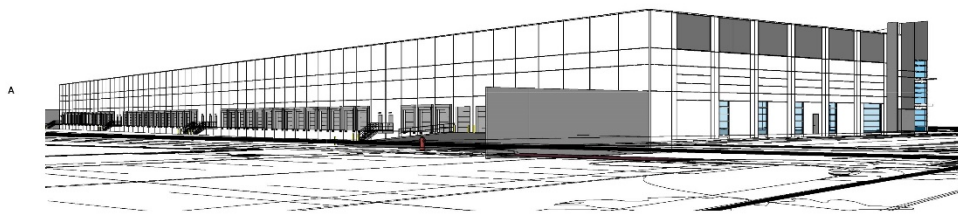
SHEET NUMBER

A201

BIM 360://212009 Main Westview 208/212009_Central_P21_allgndr@powersbrown.com.rvt
 8/16/2021 5:28:43 PM



B4 OVERALL ELEVATION - EAST
 SCALE: 1/32" = 1'-0"



A4 3D VIEW - NORTHEAST CORNER
 N.T.S.

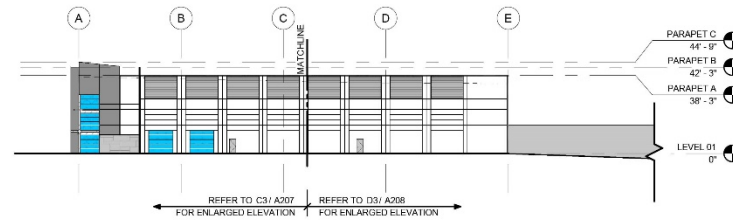


A2 OVERALL ELEVATION - NORTH
 SCALE: 1/32" = 1'-0"

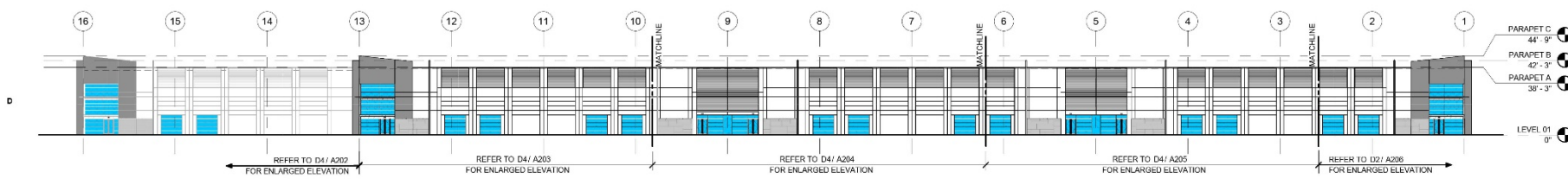
D4 OVERALL ELEVATION - WEST
 SCALE: 1/32" = 1'-0"



C4 3D VIEW - SOUTHWEST CORNER
 N.T.S.



C2 OVERALL ELEVATION - SOUTH
 SCALE: 1/32" = 1'-0"





RECOMMENDATION

Staff does not believe that the design meets Section 1-19-10.500.9(A)(14), which requires parking to be predominantly located to the side and/or rear of buildings. However, if the Planning Commission conditionally approves the Site Plan, it will be valid for a period of three (3) years from the date of Planning Commission approval. Should the Planning Commission grant approval of this application (AP SP264049), Staff recommends that the following items be added as conditions to the approval:

Planning Commission approval of the following modification requests from the Applicant:

1. A lighting modification to allow some illumination in excess of 0.5 foot candles to cross property lines for the purpose of providing additional safety.
2. A lighting modification to allow a light fixture height of 18 feet, which is greater than the 14' height prescribed in Section 1-19-6.500(B)(1) of the Zoning Ordinance.

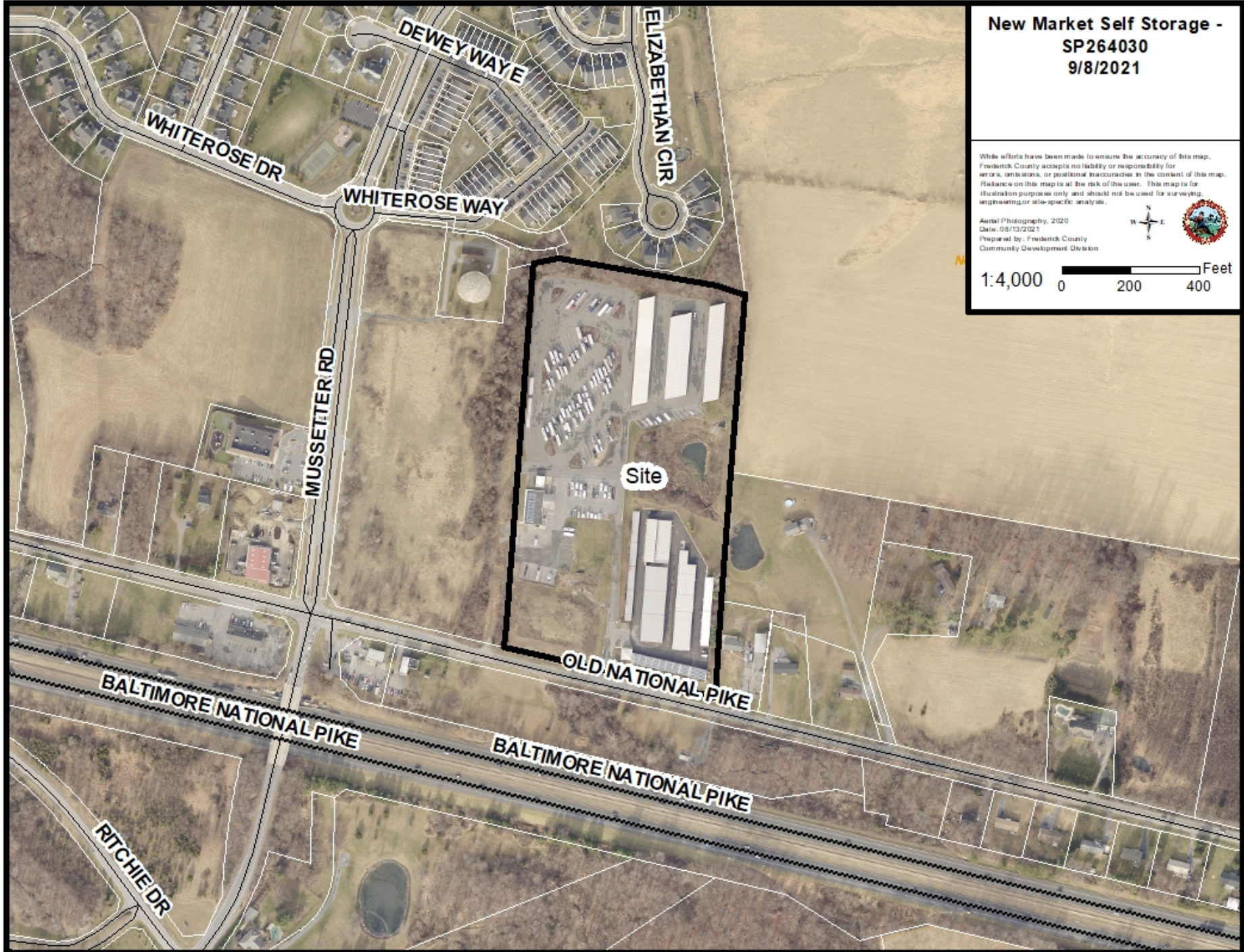
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the Site Plan.
2. Revise Note 15 to delete "1-19-6.320: Modification to permit monument signage within the 15' setback per code."

New Market Self Storage - Phase 3

Site Plan

The Applicant is requesting approval to construct five (5) new self-storage buildings totaling 28,950 SF.



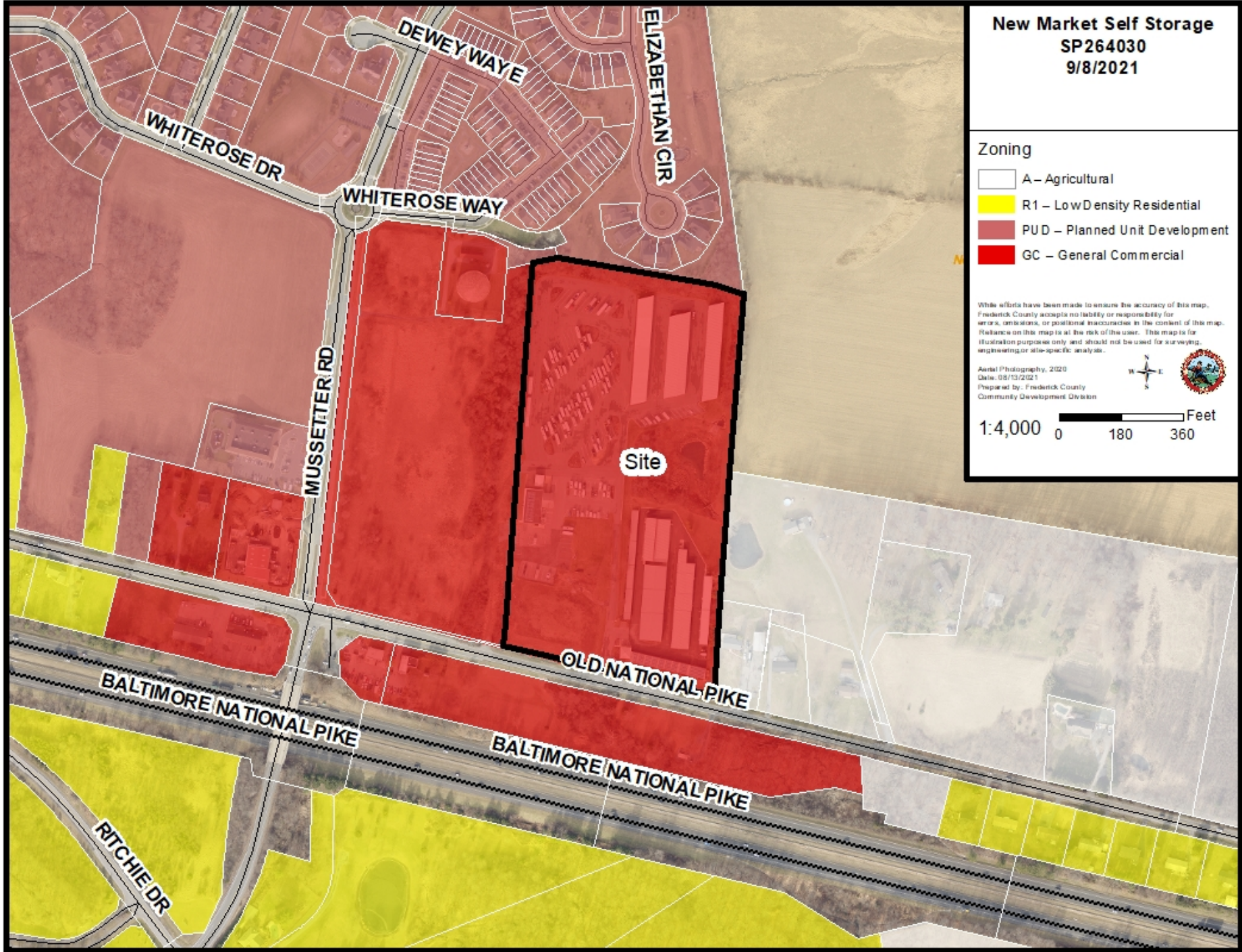
**New Market Self Storage -
SP264030
9/8/2021**

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

Aerial Photography, 2020
Date: 08/13/2021
Prepared by: Frederick County
Community Development Division







1:4,000 0 200 400 Feet



New Market Self Storage
SP264030
9/8/2021

Zoning

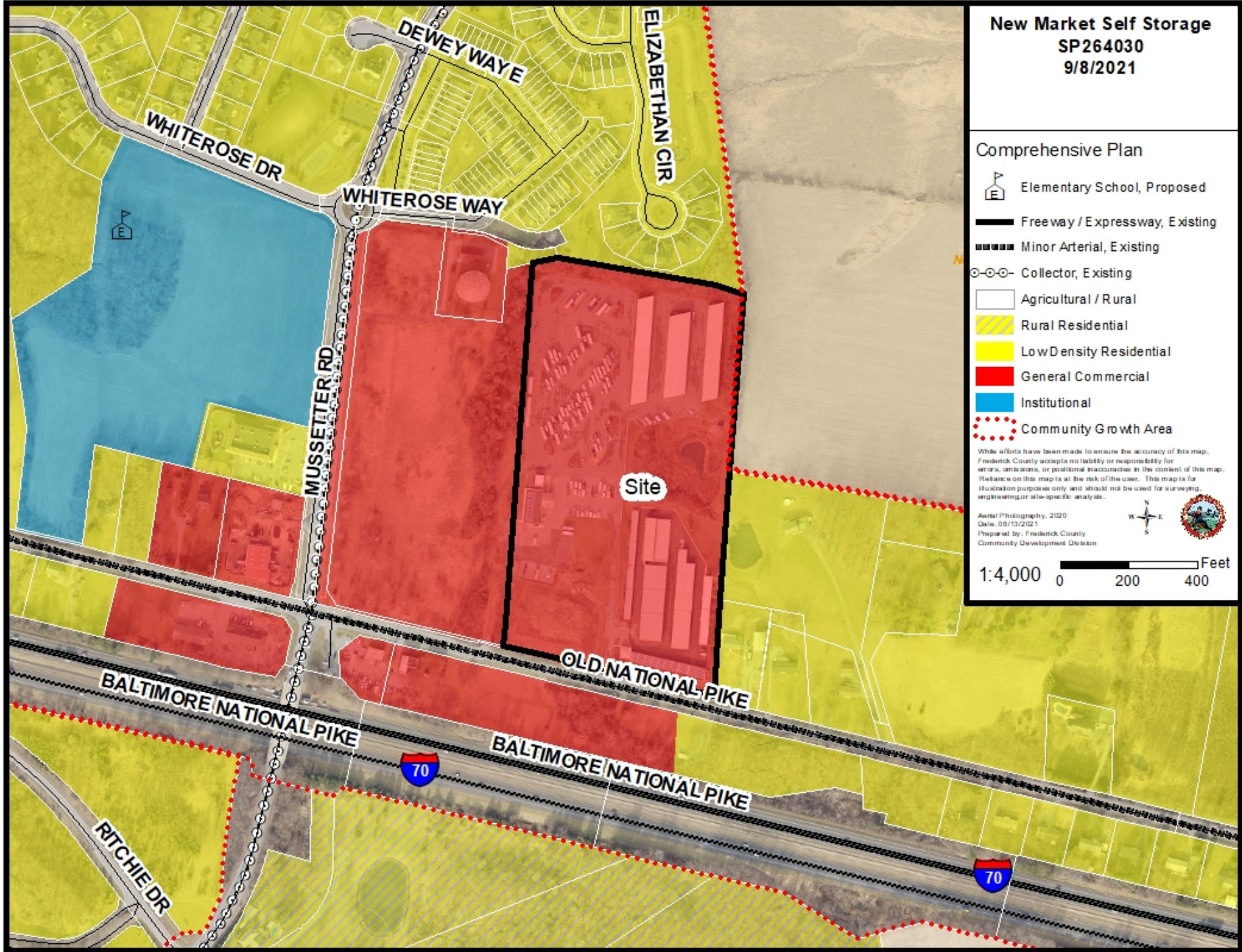
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development
-  GC – General Commercial

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Aerial Photography, 2020
Date: 08/13/2021
Prepared by: Frederick County
Community Development Division



1:4,000  Feet
0 180 360



New Market Self Storage
SP264030
9/8/2021

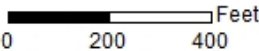
Comprehensive Plan

-  Elementary School, Proposed
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Rural Residential
-  Low Density Residential
-  General Commercial
-  Institutional
-  Community Growth Area

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Aerial Photography, 2020
Date: 08/13/2021
Prepared by: Frederick County
Community Development Division



1:4,000  Feet

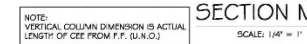
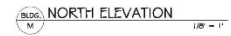
A site plan diagram showing the layout of four proposed buildings. The buildings are labeled as follows:

- PROPOSED BLDG. M**: Located on the left side, oriented vertically.
- PROPOSED BLDG. N**: Located in the upper center, oriented vertically.
- PROPOSED BLDG. O**: Located in the lower center, oriented vertically.
- PROPOSED BLDG. L**: Located at the bottom, oriented horizontally.
- PROPOSED BLDG. P**: Located at the top, oriented horizontally.

 The buildings are arranged in a cluster, with M and N on the left, O in the center, and L and P at the bottom and top respectively.

| |
|---|
| 24ga STANDING SEAM ROOF 'MASTERLOK' - GALVALUME |
| DOWNSPOUTS 30" O.C. MAX. GUTTER EXP. BOX 90" O.C. MAX. |

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|--|--|--|--|
| ROBERT M. BEATTIE, PE 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80231-1000 TEL: 303-751-1000 FAX: 303-751-1001 E-MAIL: RMB@RMBE.COM | | DATED: 10/27/2009 SHEET NO. 1 OF 1 PROJECT NO. 09-0001 | |
| DRAWN BY: KCM | | DATE: 10/27/2009 | |
| CHECKED BY: RMB | | DATE: 10/27/2009 | |
| SCALE: AS NOTED NAME: JOE NUNBERG TITLE: MANAGER FIRM: NUNBERG 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80231-1000 TEL: 303-751-1000 FAX: 303-751-1001 E-MAIL: RMB@RMBE.COM | | | |
| SHEET | | | |

RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan for New Market Self Storage - Phase 3 (SP93-13, AP SP264030), the plan shall be valid for three (3) years from today's date; September 8, 2024.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.