

Frederick County Planning Commission

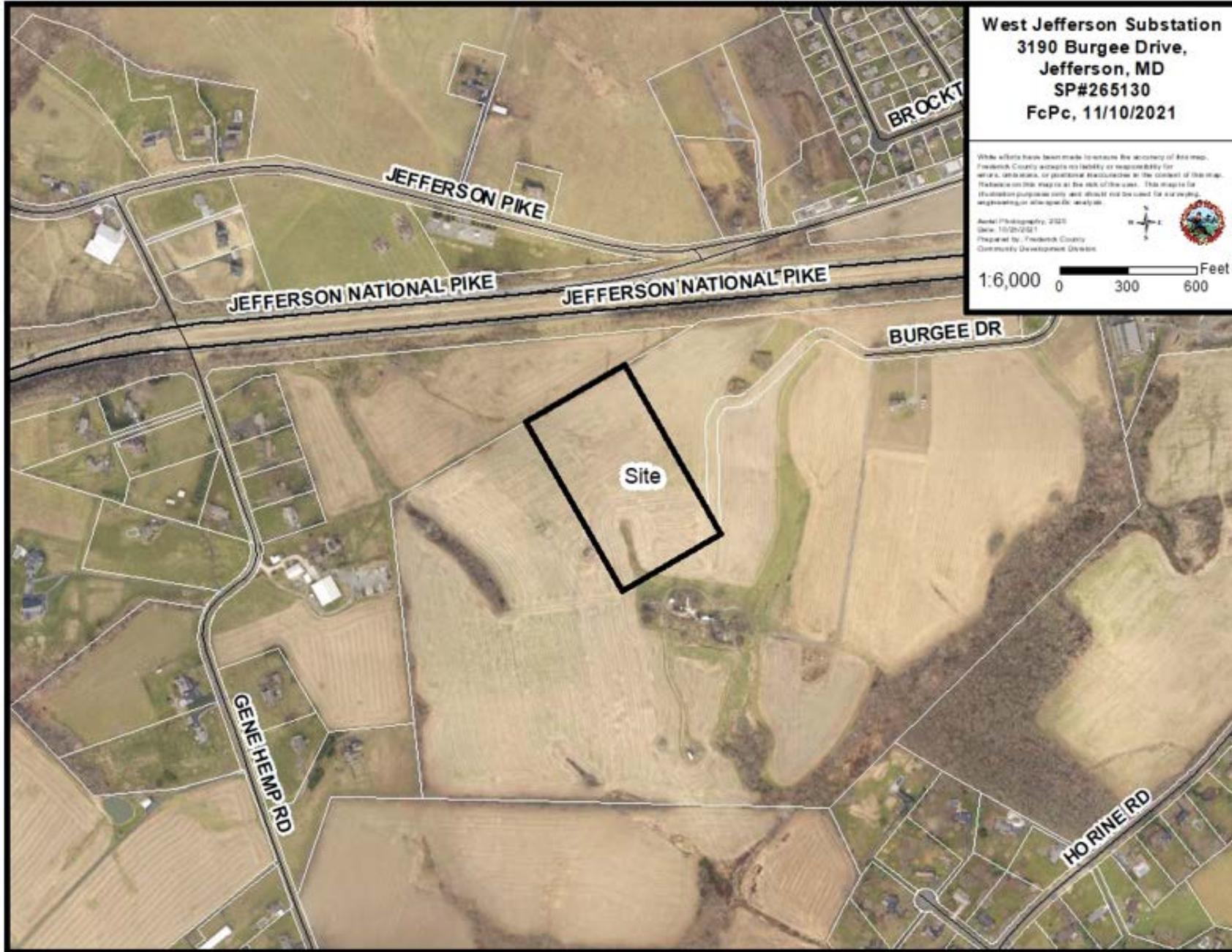


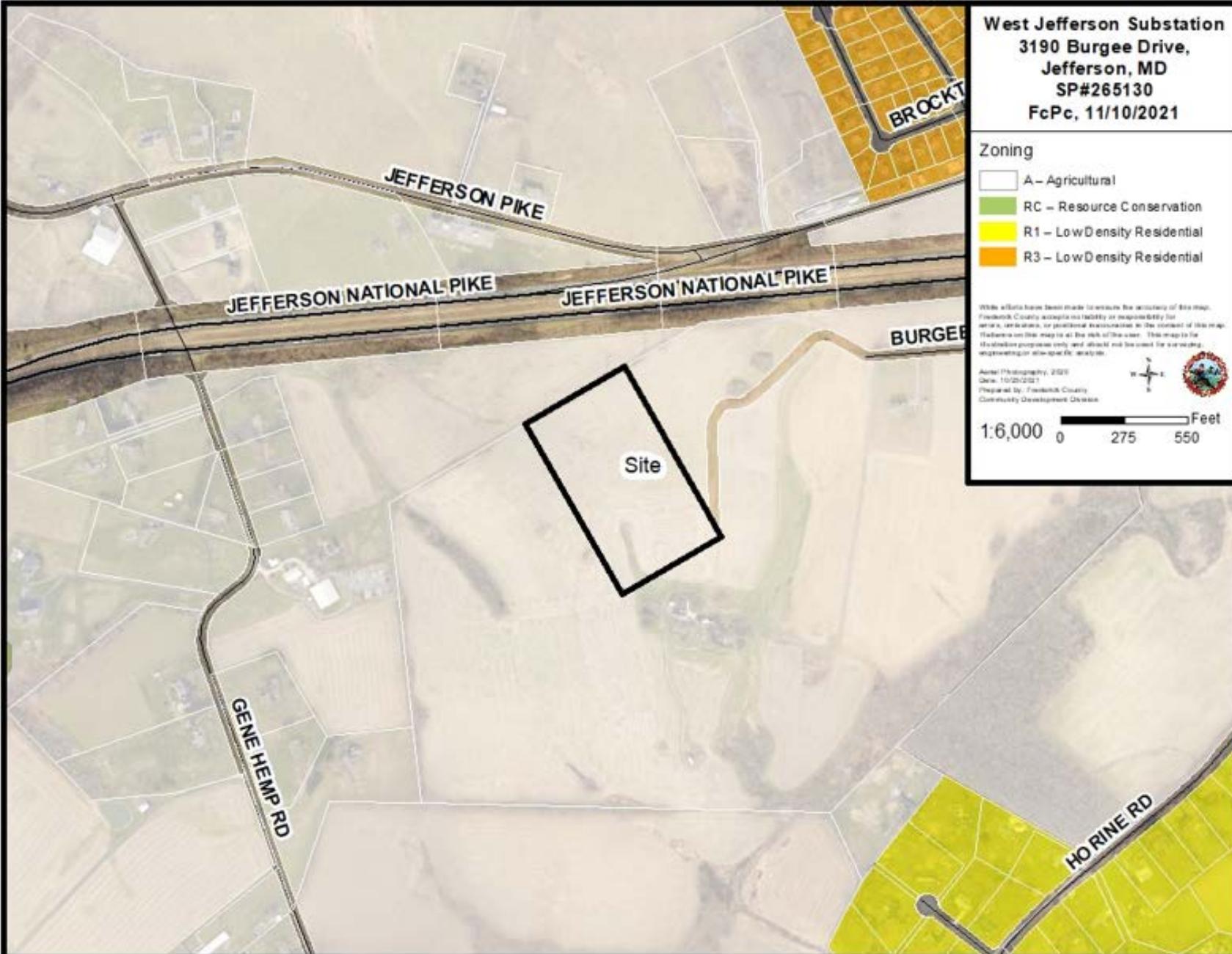
November 10, 2021

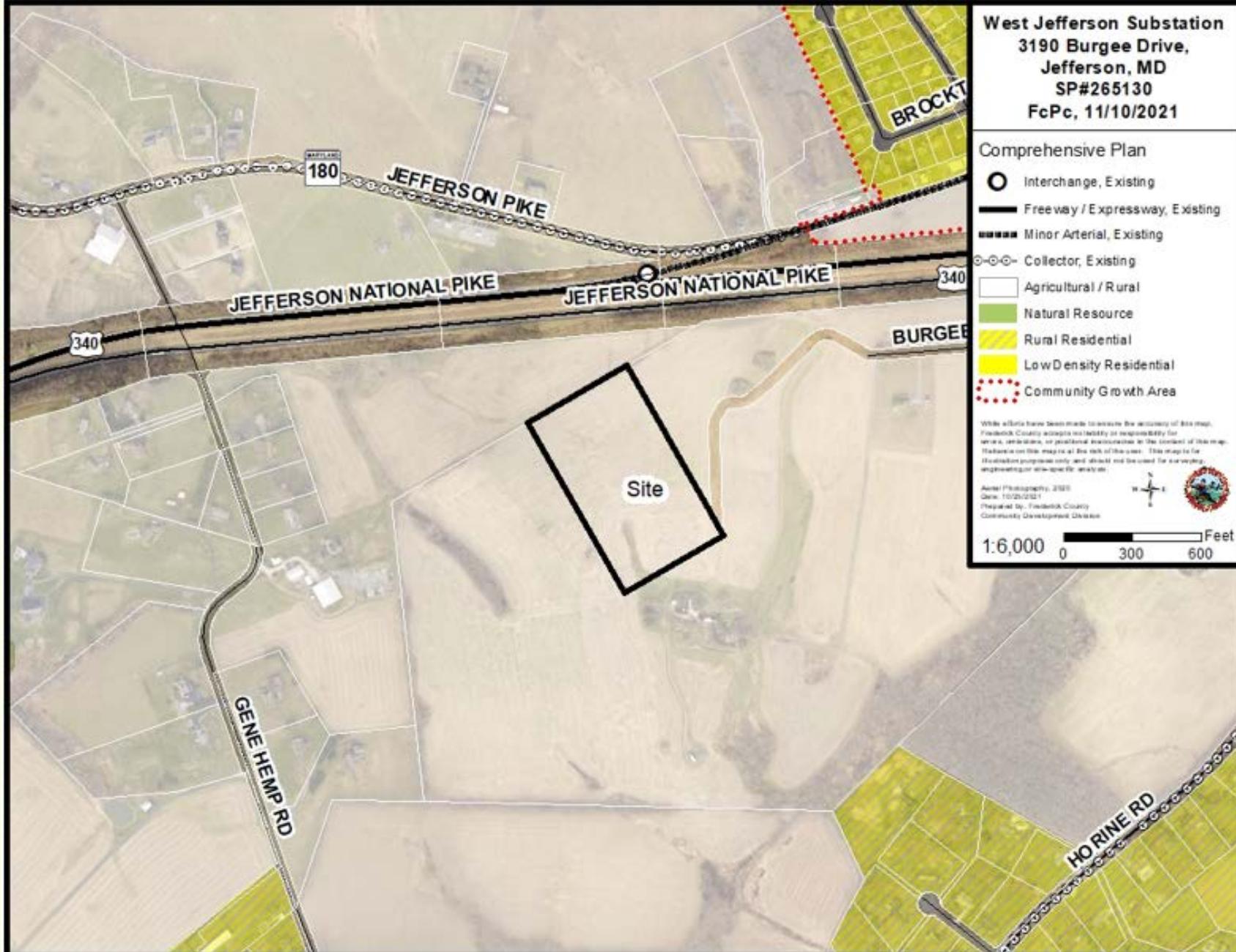
West Jefferson Substation

Site Plan

The Applicant is requesting Site Plan approval to construction a non-governmental electric substation on a 9.76 acre parcel.





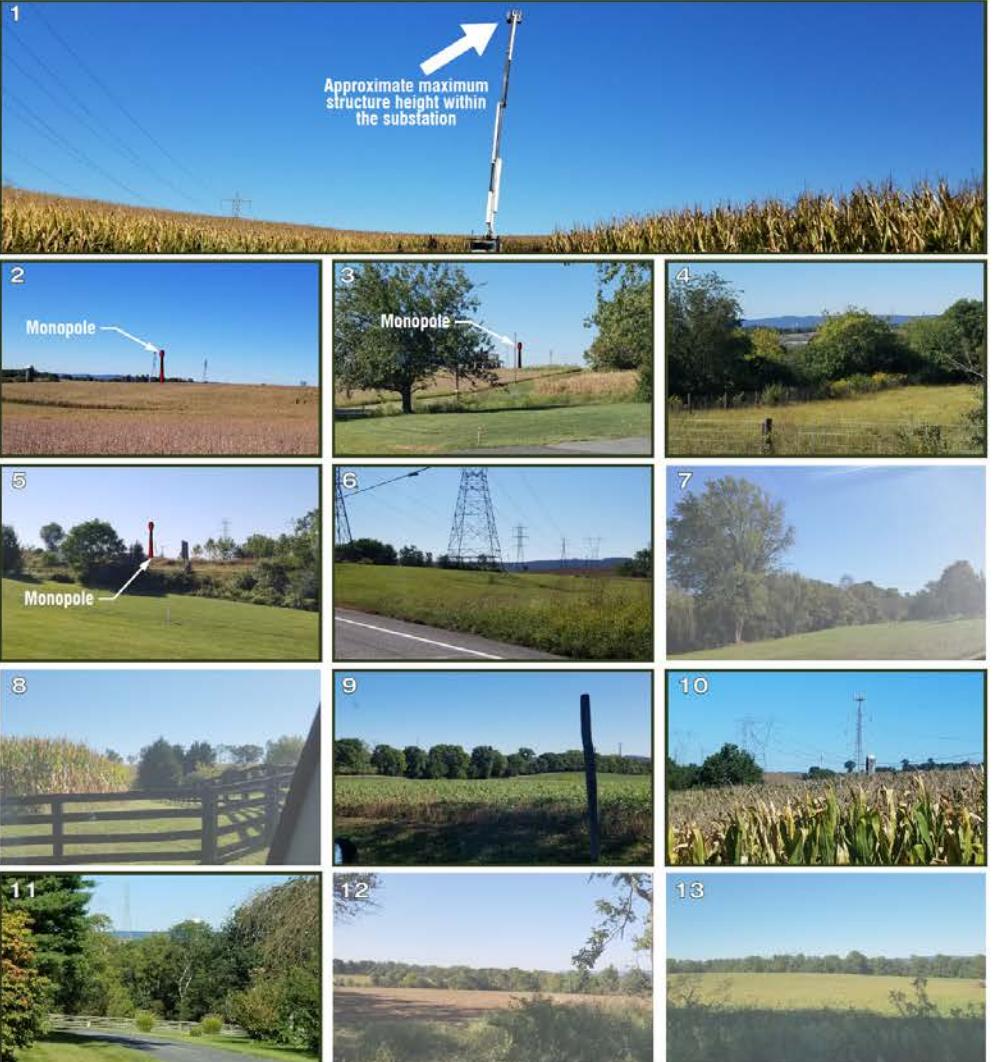




1	Visible	39°21'12.9"N, 77°33'35.4"W
2	Visible	39°21'22.8"N, 77°33'22.9"W
3	Visible	39°21'24.4"N, 77°33'13.0"W
4	Visible	39°21'31.9"N, 77°32'56.8"W
5	Visible	39°21'28.1"N, 77°33'41.7"W
6	Visible	39°21'31.1"N, 77°33'57.3"W
7	Not Visible	39°21'21.3"N, 77°34'00.0"W
8	Not Visible	39°21'14.6"N, 77°33'57.3"W
9	Visible	39°20'58.6"N, 77°33'54.7"W
10	Visible	39°20'50.6"N, 77°33'33.6"W
11	Visible	39°20'59.5"N, 77°33'20.0"W
12	Not Visible	39°21'11.3"N, 77°32'59.2"W
13	Not Visible	39°21'22.7"N, 77°32'57.9"W

Near southern site boundary along Burgee Drive
Near residence at 3251 Burgee Drive
Residence - 3302 Burgee Road
Near Valley Elementary entrance on Horine Drive
Residence - 3028 Jefferson Pike
Residence - 2910 Jefferson Pike
Residence - 4431 Gene Hemp Road
Residence - 4321 Gene Hemp Road
Residence - 4218 Gene Hemp Road
Residence - 4133 Horine Road
In the cul-de-sac of Horine Court
Intersection of Livingston Drive and Horine Road
Near the intersection of Roundtree Road and Horine Road

Monopole is shown in 3 photos below for reference. The size of the red shape is not to scale of the proposed monopole size and is just representative for the purposes of this photo log



POTOMAC EDISON JEFFERSON SUBSTATION - PHOTO LOG EXHIBIT

Site photos taken 9-21-2020 | Burgee Drive, Jefferson, MD 21755

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for West Jefferson Substation. 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 November 10, 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.