

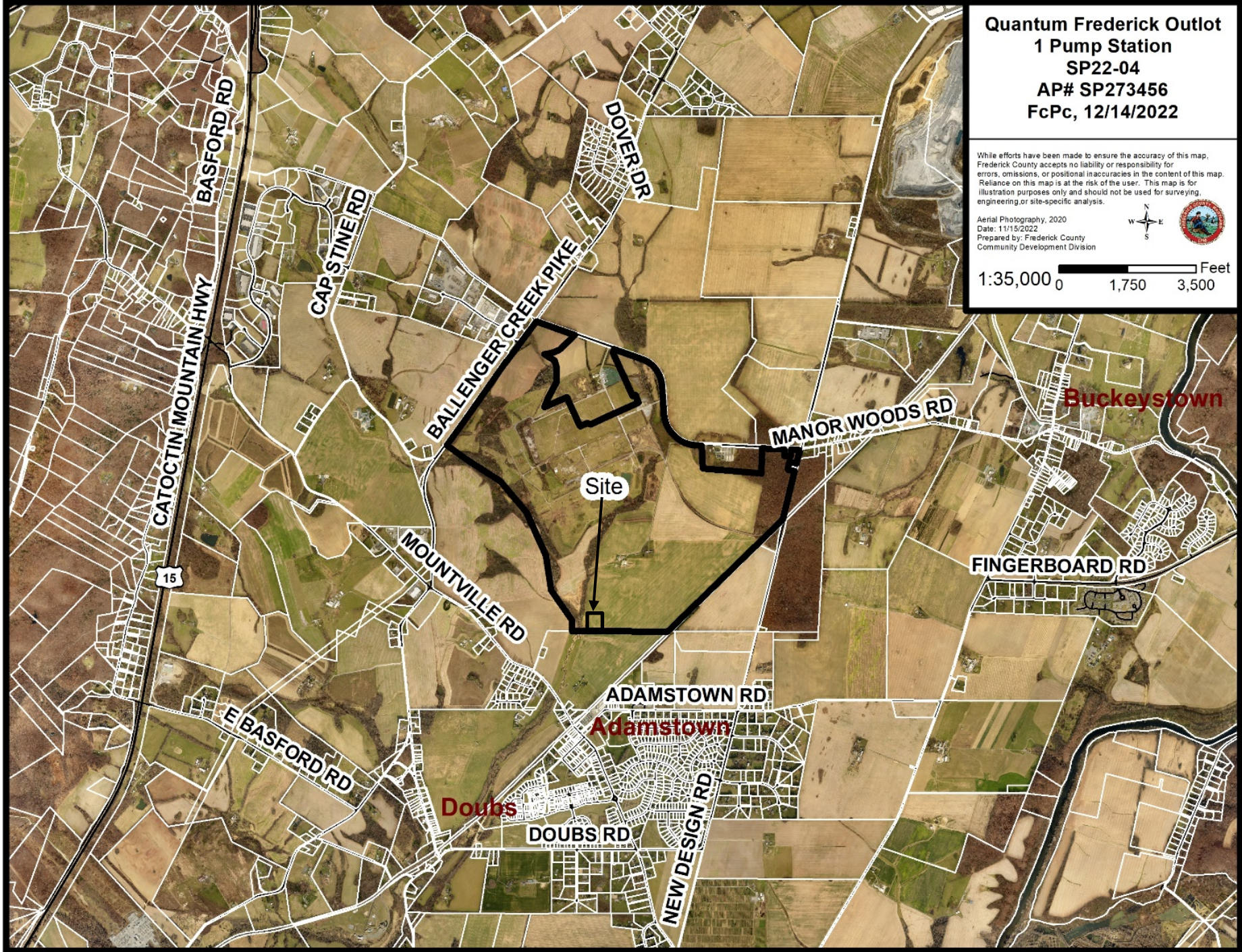
Frederick County Planning Commission



December 14, 2022

Quantum Frederick Outlot 1 Sanitary Sewer Pump Station Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 1,910 sq. ft. pump station building and related infrastructure (future governmental utility) located on a 1.22-acre Site.



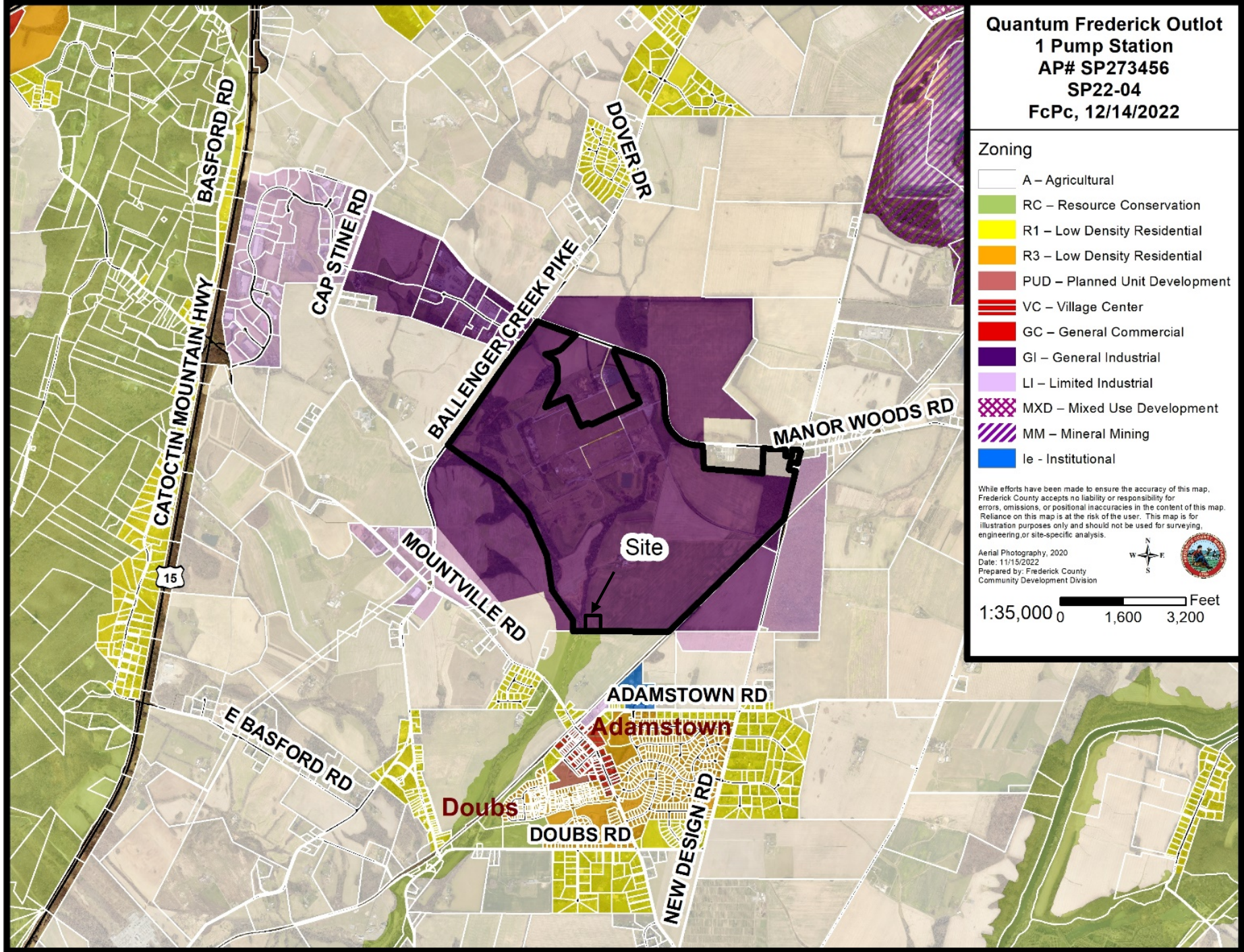
**Quantum Frederick Outlot
1 Pump Station
SP22-04
AP# SP273456
FcPc, 12/14/2022**

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: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:35,000 0 1,750 3,500 Feet



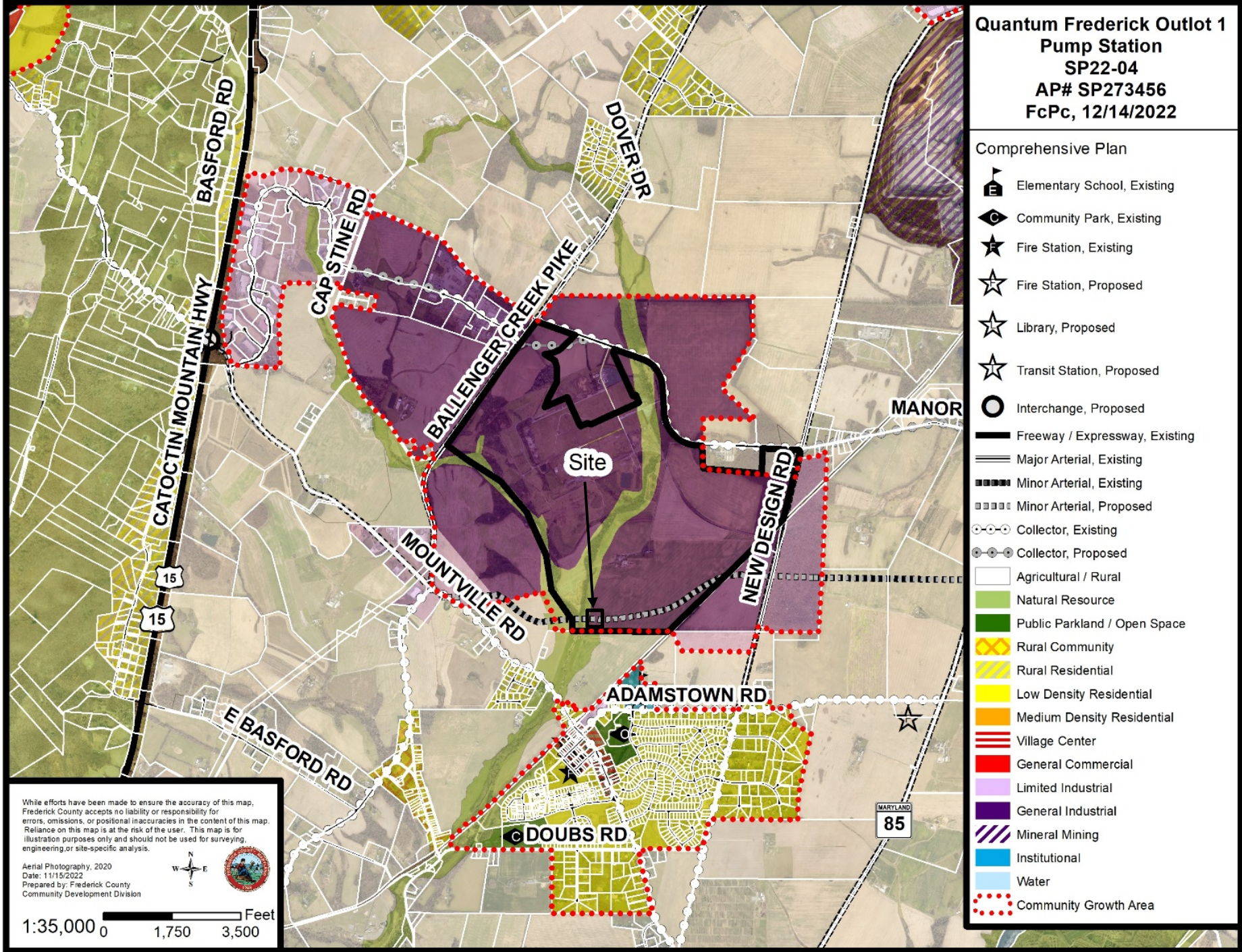
**Quantum Frederick Outlot
1 Pump Station
AP# SP273456
SP22-04
FcPc, 12/14/2022**

- Zoning**
- A – Agricultural
 - RC – Resource Conservation
 - R1 – Low Density Residential
 - R3 – Low Density Residential
 - PUD – Planned Unit Development
 - VC – Village Center
 - GC – General Commercial
 - GI – General Industrial
 - LI – Limited Industrial
 - MXD – Mixed Use Development
 - MM – Mineral Mining
 - Ie – Institutional

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: 11/15/2022
Prepared by: Frederick County
Community Development Division

1:35,000 0 1,600 3,200 Feet



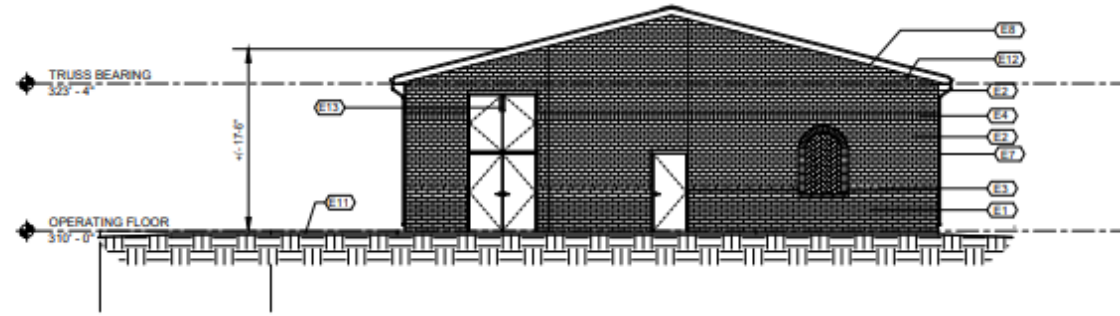
**Quantum Frederick Outlot 1
Pump Station
SP22-04
AP# SP273456
FcPc, 12/14/2022**

- Comprehensive Plan
- Elementary School, Existing
 - Community Park, Existing
 - Fire Station, Existing
 - Fire Station, Proposed
 - Library, Proposed
 - Transit Station, Proposed
 - Interchange, Proposed
 - Freeway / Expressway, Existing
 - Major Arterial, Existing
 - Minor Arterial, Existing
 - Minor Arterial, Proposed
 - Collector, Existing
 - Collector, Proposed
 - Agricultural / Rural
 - Natural Resource
 - Public Parkland / Open Space
 - Rural Community
 - Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - Village Center
 - General Commercial
 - Limited Industrial
 - General Industrial
 - Mineral Mining
 - Institutional
 - Water
 - Community Growth Area

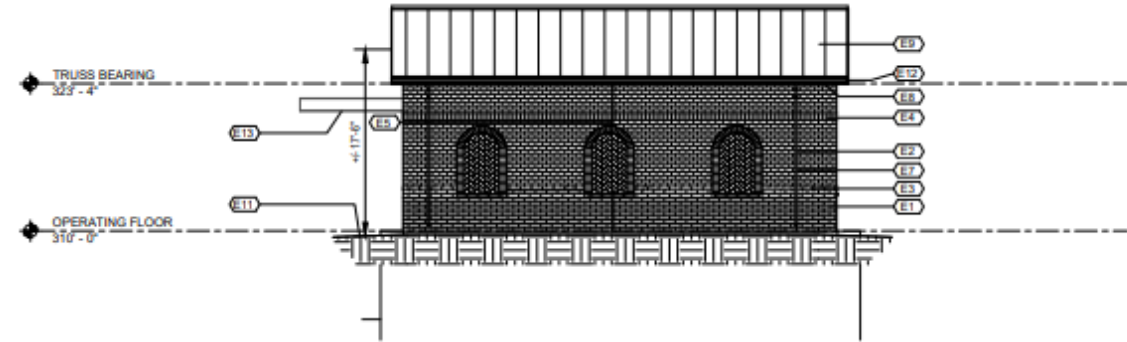


QUANTUM FREDERICK PUMP STATION

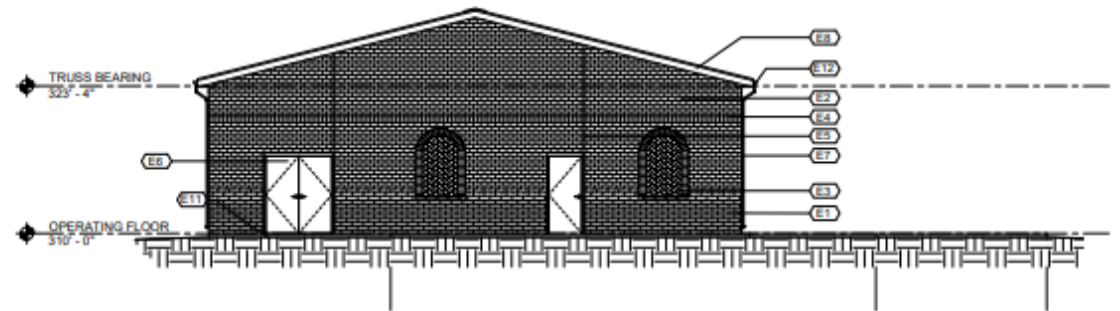




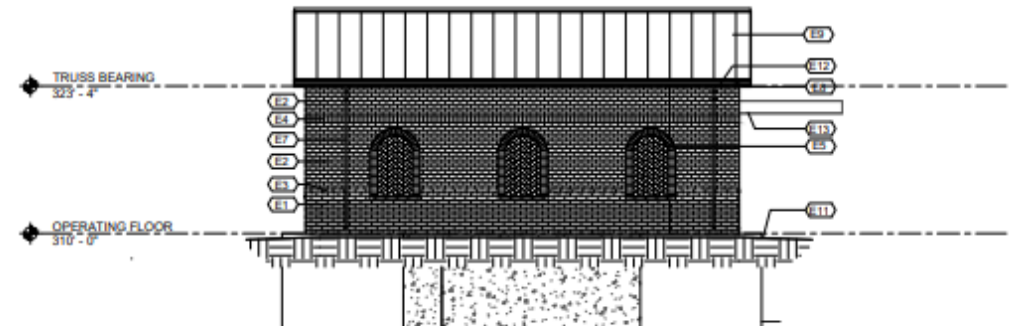
① **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



② **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



③ **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



④ **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



Approximate
Location of
Site

CSX Railroad

Adamstown Road

New Design Road

RECOMMENDATION

Staff has no objection to conditional approval of the Quantum Frederick Outlot 1 Sanitary Sewer Pump Station 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 (December 14, 2025).

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 landscaping modification to provide fewer street trees than what is required resulting in 4 total street trees.
2. A landscaping modification to relocate the parking area landscaping shade tree.

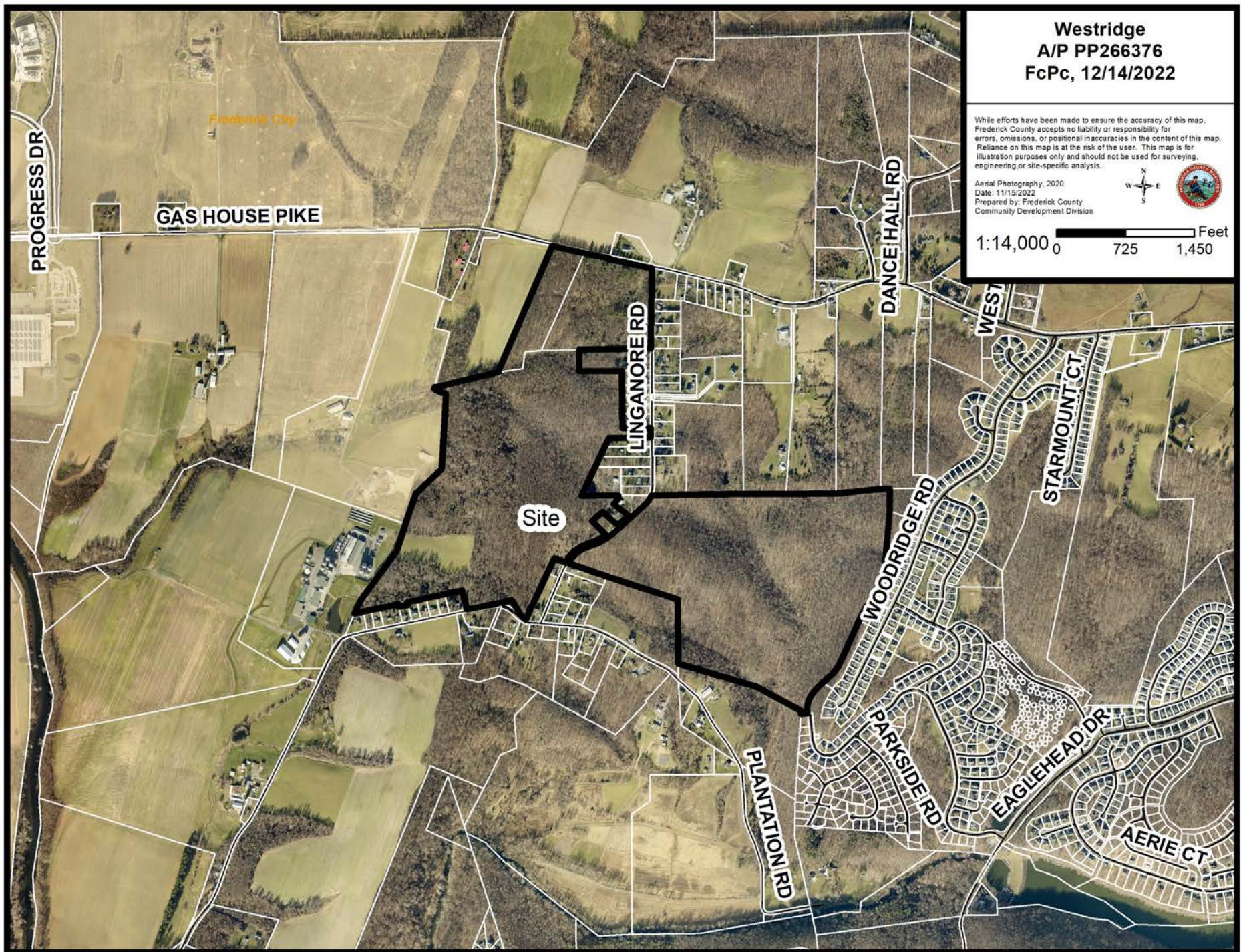
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Outlot Plat (PL273482) associated with the site plan must be recorded and the recordation information must be noted on the site plan prior to site plan approval.
3. The Applicant must work with staff regarding the architecture elements of the pump station building facade.

Westridge

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 295 single-family lots and 105 townhouse lots on a +/- 245.5-acre Site.



Westridge
A/P PP266376
FcPc, 12/14/2022

Zoning

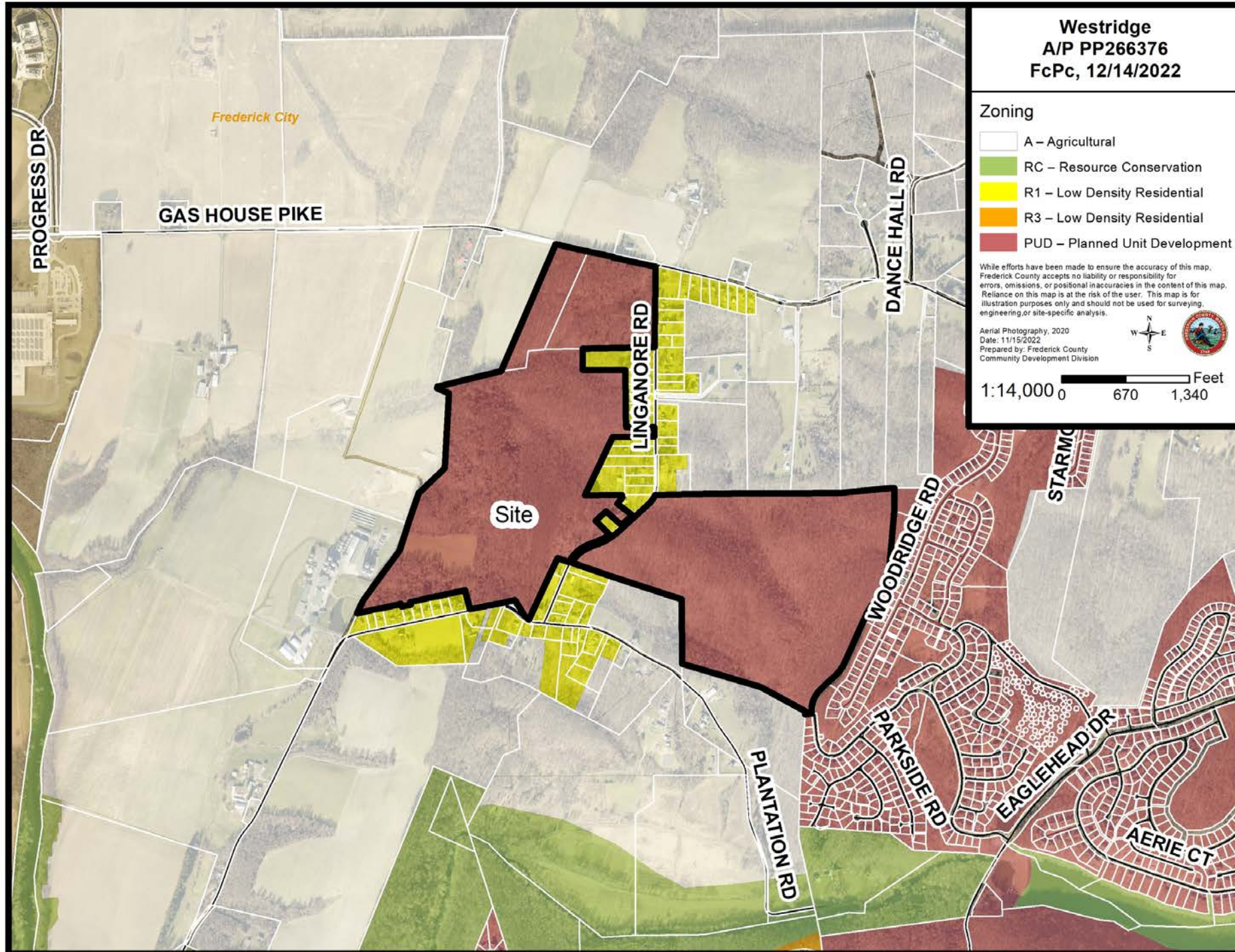
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development

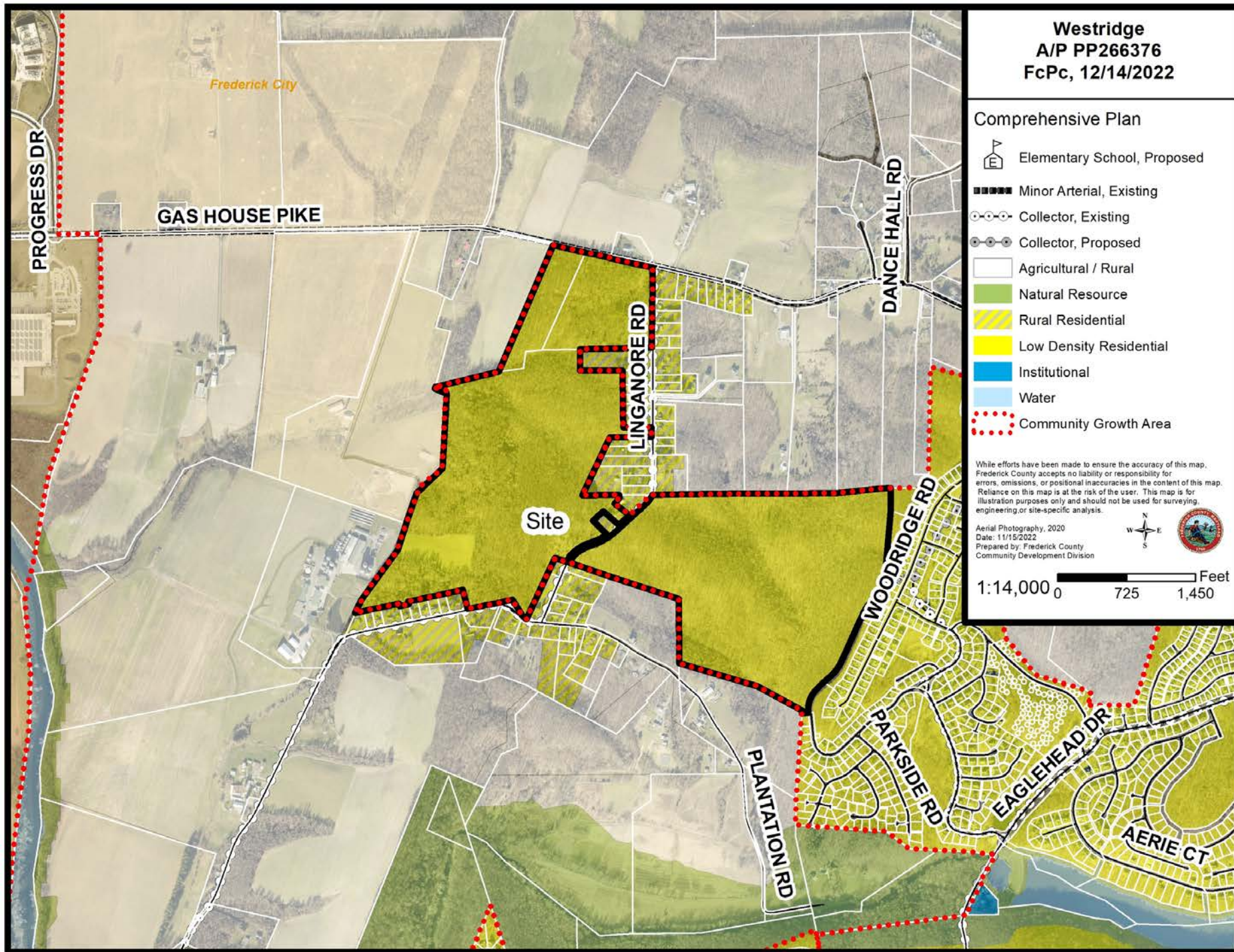
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2020
Date: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:14,000 0 670 1,340 Feet





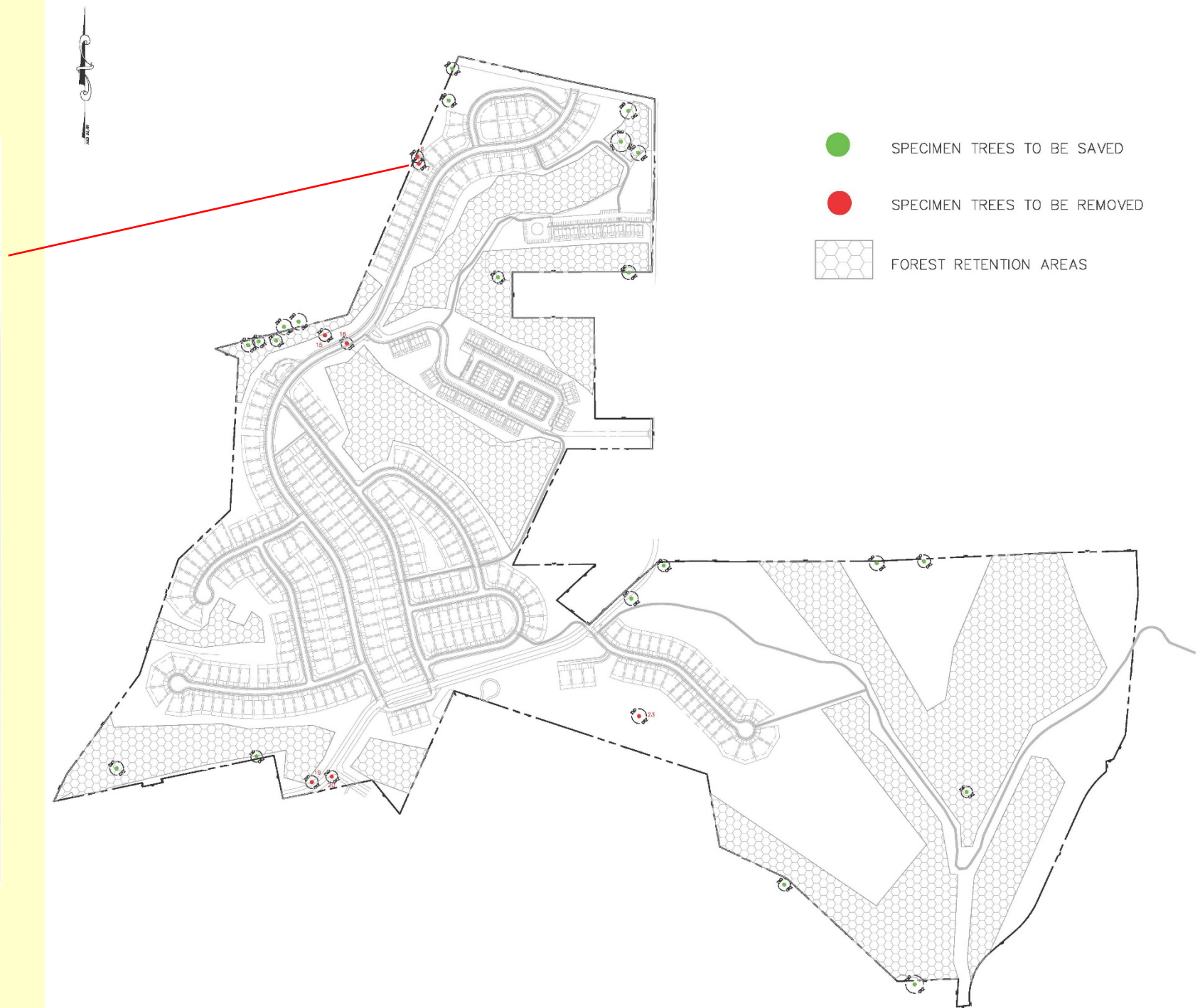


Development Summary:
 28 - 22' Front Loaded Townhomes
 77 - 20' Surface Parked Townhomes
 295 - 54' lot Single Family Homes




400 Units Total

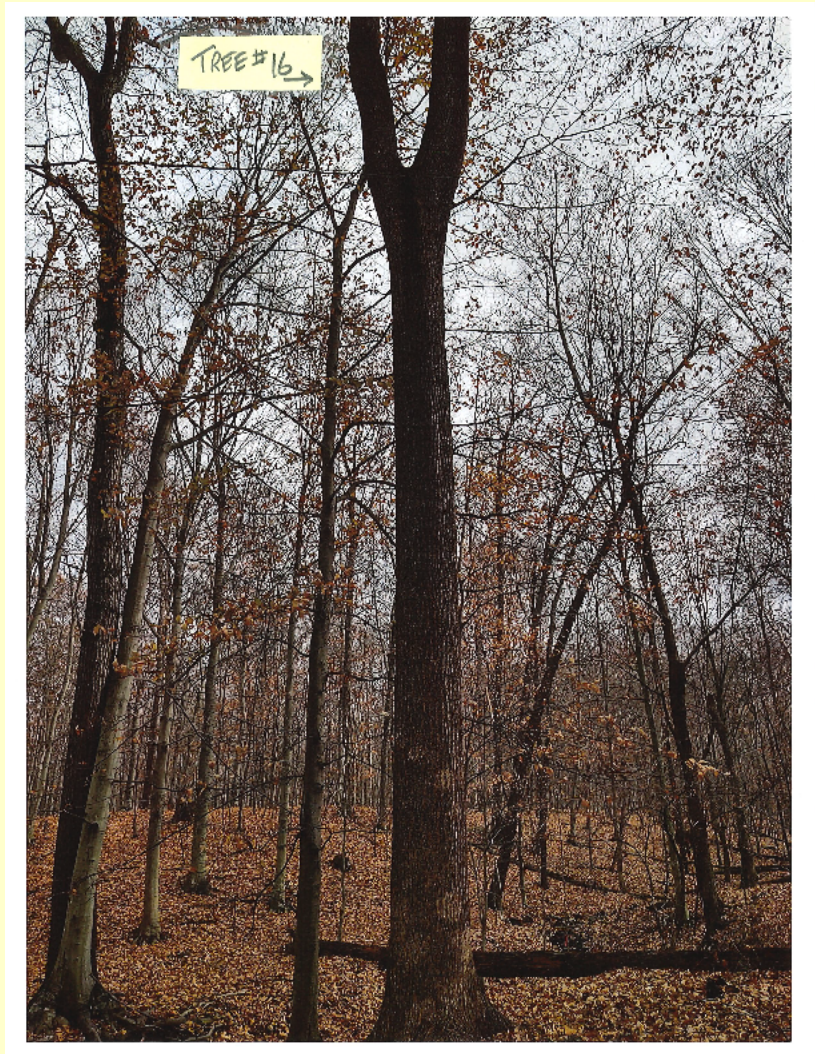
SCALE: 1"=200'	AMENITY PLAN	HARRIS SMARIGA PLANNERS • ENGINEERS • ARCHITECTS 11111 E. 111TH AVE., SUITE 100 DENVER, CO 80231 (303) 751-1111 www.harris-smariga.com
DRAWN: BY: J.W.	WESTROGGE PRELIMINARY PLAN	
CHECKED: BY: S.T.	WESTROGGE	
DATE: AUGUST 2021	SARALIA INVESTMENTS, LLC	
PROJECT: OF 28	SITUATED ON JUNGLE ROAD & GAS HOUSE PIKE	
PROJECT: 5567	WESTROGGE COUNTY, MONTANA	

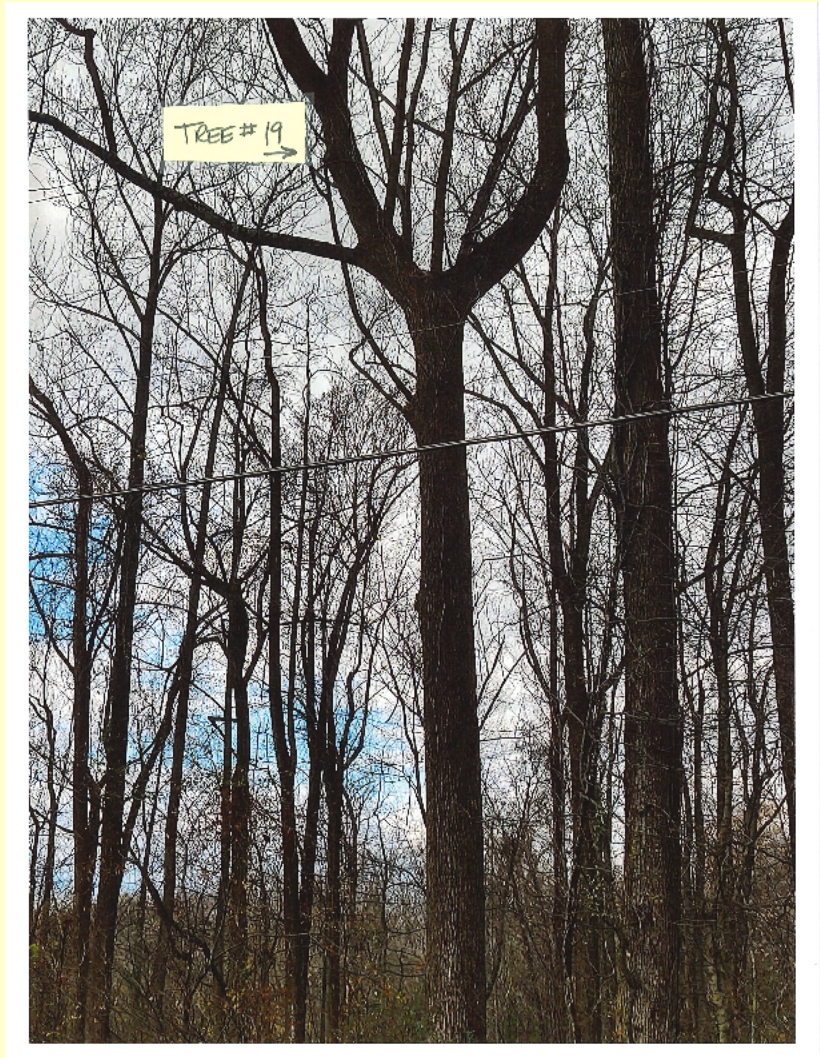


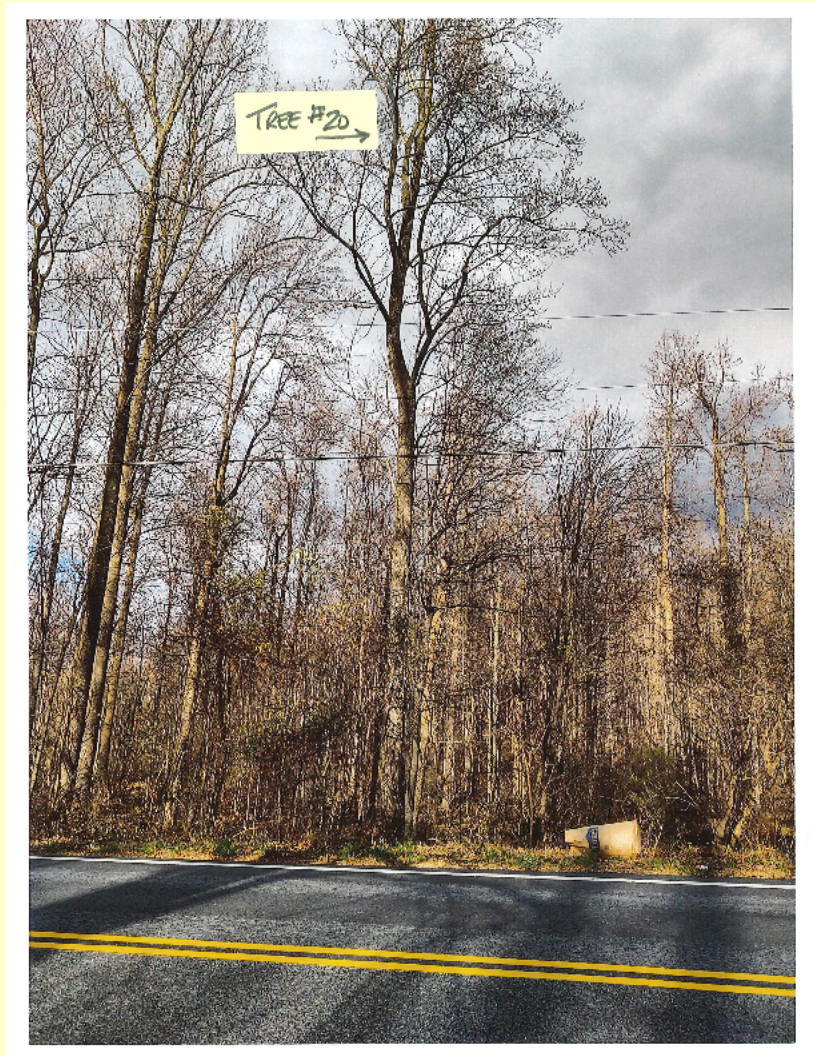




-  SPECIMEN TREES TO BE SAVED
-  SPECIMEN TREES TO BE REMOVED
-  FOREST RETENTION AREAS









TREE #23



RECOMMENDATION

Staff has no objection to conditional approval of the Westridge Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, it is valid for five (5) years from the date of Planning Commission approval (valid until December 14, 2027) and the APFO is valid until July 11, 2038 (in accordance with the DRRA). Therefore, the Preliminary Plan is valid until December 14, 2027.

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 once the following modifications are granted and conditions met:

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

1. Approval of the parking modification request to allow more parking than required with the Applicant proposing 906 parking spaces, 53.5 more spaces than the required 852.5 parking spaces.
2. Approval of the modification to allow for open section roadways with lot frontages less than 80 feet.
3. Approval of the FRO modification to remove seven (7) specimen trees.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.

Westridge Townhome

Site Plan

The Applicant is requesting Site Plan approval to construct 105 townhomes on a +/-245.5-acre Site.

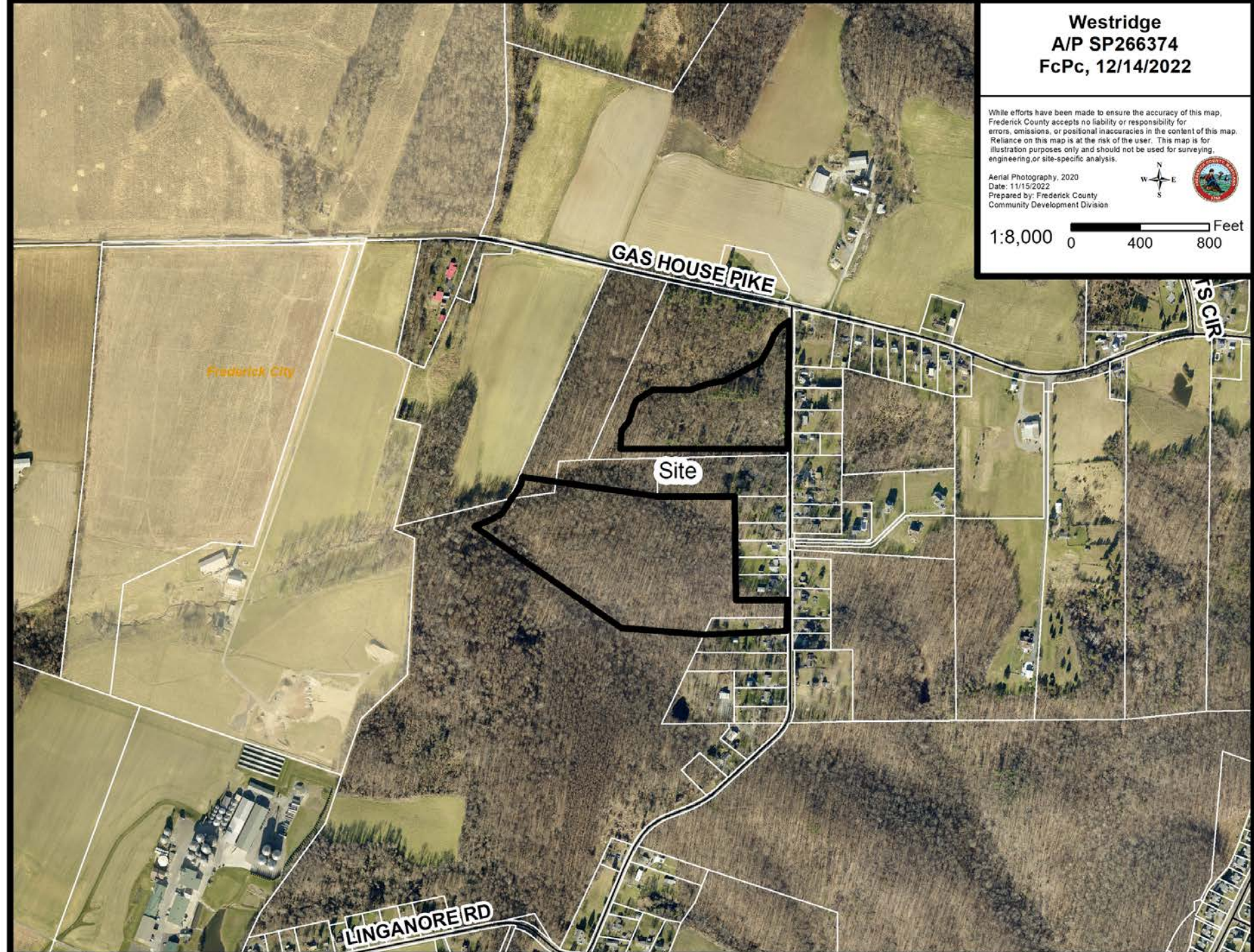
**Westridge
A/P SP266374
FcPc, 12/14/2022**

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: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet



**Westridge
A/P SP266374
FcPc, 12/14/2022**

Zoning

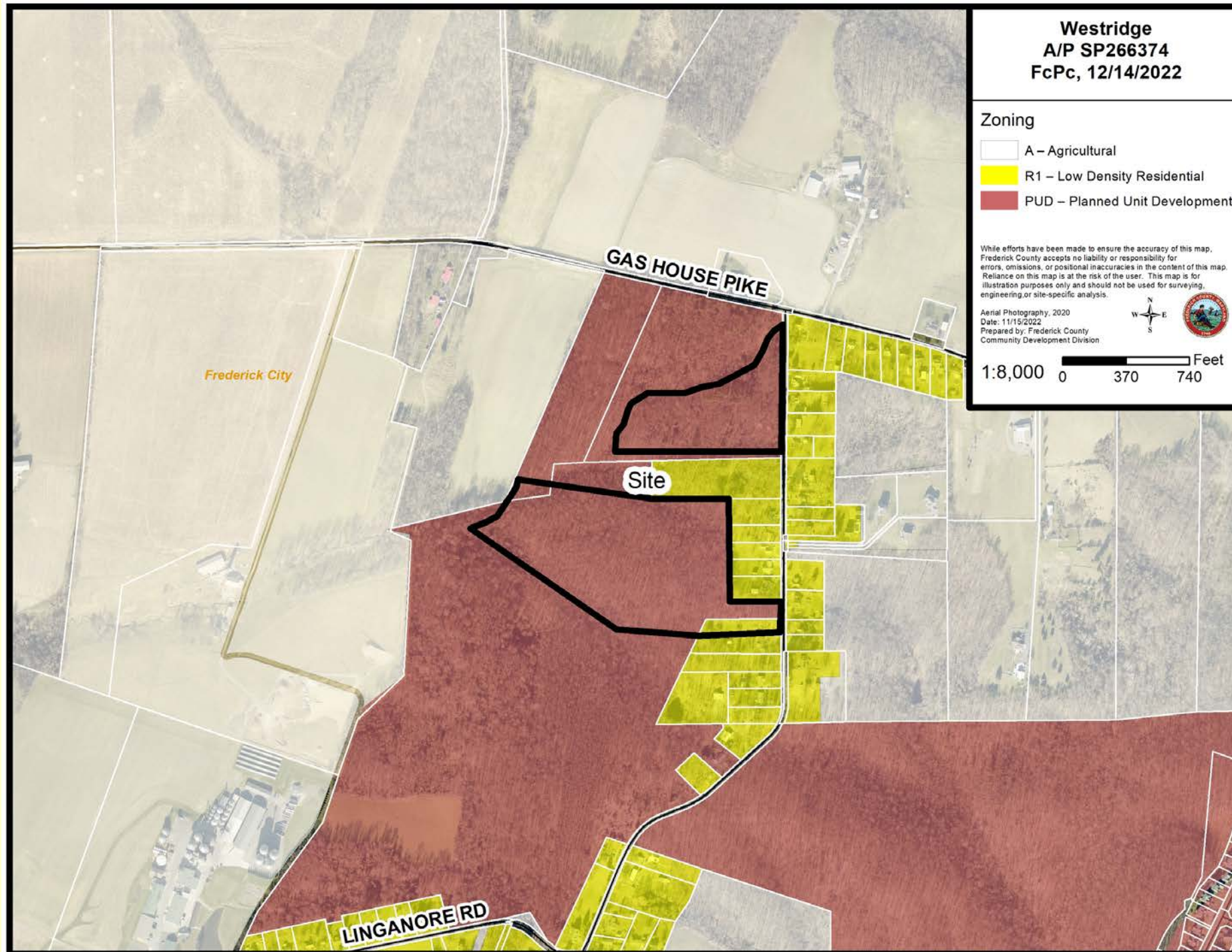
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development

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: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:8,000  Feet
0 370 740



Comprehensive Plan

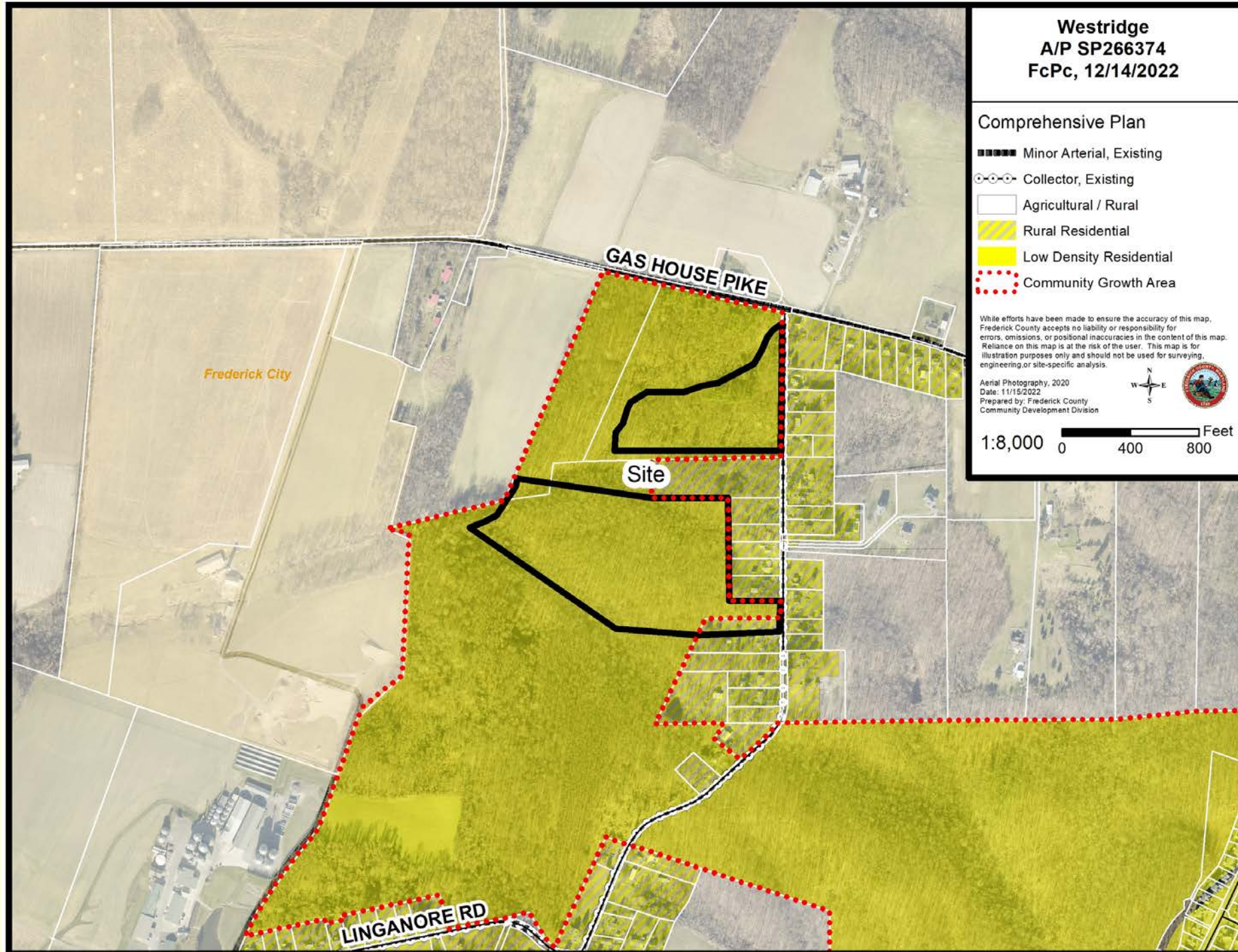
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Residential
- Low Density Residential
- Community Growth Area

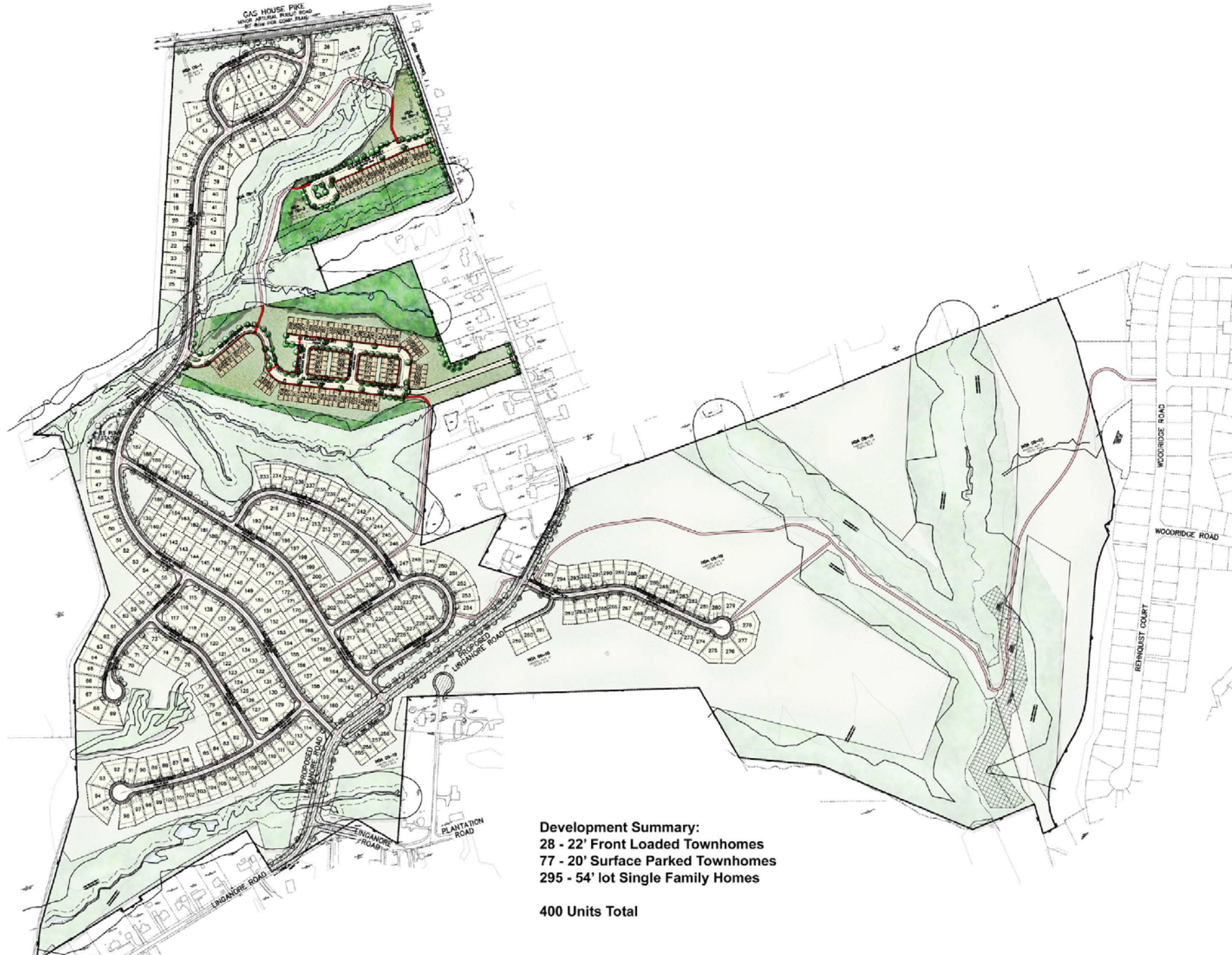
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2020
Date: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet





Development Summary:
28 - 22' Front Loaded Townhomes
77 - 20' Surface Parked Townhomes
295 - 54' lot Single Family Homes

400 Units Total

SCALE: 1" = 50' 1" = 100'		DATE: 08/22/22	
DESIGNED BY: K.W.		CHECKED BY: S.F.	
DATE: 08/22/22		DATE: 08/22/22	
PROJECT: WESTRIDGE PRELIMINARY PLAN		PROJECT: WESTRIDGE PRELIMINARY PLAN	
LOCATION: WESTRIDGE, MT. ALLEGANY COUNTY, MARYLAND		LOCATION: WESTRIDGE, MT. ALLEGANY COUNTY, MARYLAND	
OWNER: WESTRIDGE DEVELOPMENT, LLC		OWNER: WESTRIDGE DEVELOPMENT, LLC	
ARCHITECT: HARRIS SMARIGA		ARCHITECT: HARRIS SMARIGA	
DATE: 08/22/22		DATE: 08/22/22	
REVISIONS:		REVISIONS:	
1. LULU REV. PER COUNTY COMMENTS		1. LULU REV. PER COUNTY COMMENTS	
2. 08/22/22 REV. PER COUNTY COMMENTS		2. 08/22/22 REV. PER COUNTY COMMENTS	
3. 08/22/22 REV. PER COUNTY COMMENTS		3. 08/22/22 REV. PER COUNTY COMMENTS	
4. 08/22/22 REV. PER COUNTY COMMENTS		4. 08/22/22 REV. PER COUNTY COMMENTS	
5. 08/22/22 REV. PER COUNTY COMMENTS		5. 08/22/22 REV. PER COUNTY COMMENTS	
6. 08/22/22 REV. PER COUNTY COMMENTS		6. 08/22/22 REV. PER COUNTY COMMENTS	
7. 08/22/22 REV. PER COUNTY COMMENTS		7. 08/22/22 REV. PER COUNTY COMMENTS	
8. 08/22/22 REV. PER COUNTY COMMENTS		8. 08/22/22 REV. PER COUNTY COMMENTS	
9. 08/22/22 REV. PER COUNTY COMMENTS		9. 08/22/22 REV. PER COUNTY COMMENTS	
10. 08/22/22 REV. PER COUNTY COMMENTS		10. 08/22/22 REV. PER COUNTY COMMENTS	
11. 08/22/22 REV. PER COUNTY COMMENTS		11. 08/22/22 REV. PER COUNTY COMMENTS	
12. 08/22/22 REV. PER COUNTY COMMENTS		12. 08/22/22 REV. PER COUNTY COMMENTS	





TYPICAL SINGLE FAMILY ATTACHED TOWNHOME VILLA (A-2) FRONT ELEVATION

SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL SINGLE FAMILY ATTACHED TOWNHOME (A-1) FRONT ELEVATION

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Westridge Townhomes. 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 December 14, 2025).

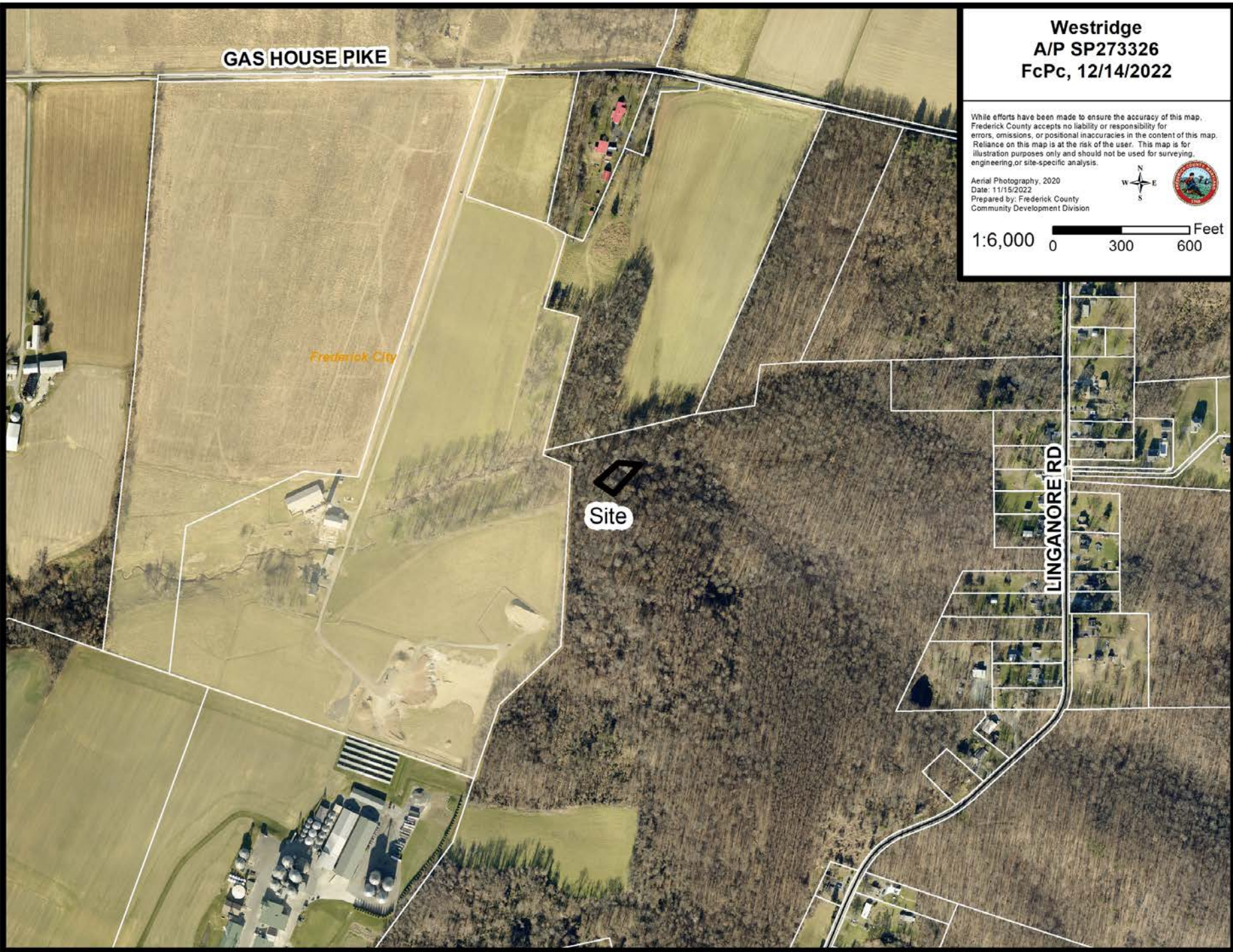
Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, Subdivision, APFO, and FRO requirements once the following conditions are met:

Staff recommends that the following items be added as conditions of approval:

1. Comply with all agency comments.
2. Final approval of this Site Development application cannot occur until the associated Preliminary Plan receives final approval.

Westridge Sanitary Sewer Pump Station Site Plan

The Applicant is requesting Site Development Plan approval for the construction of a 400 sq ft pump station building and related infrastructure for the Westridge Subdivision located on a 0.33-acre Site.



Westridge
A/P SP273326
FcPc, 12/14/2022

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: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet

GAS HOUSE PIKE

Frederick City

Site

Westridge
A/P SP273326
FcPc, 12/14/2022

Zoning

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

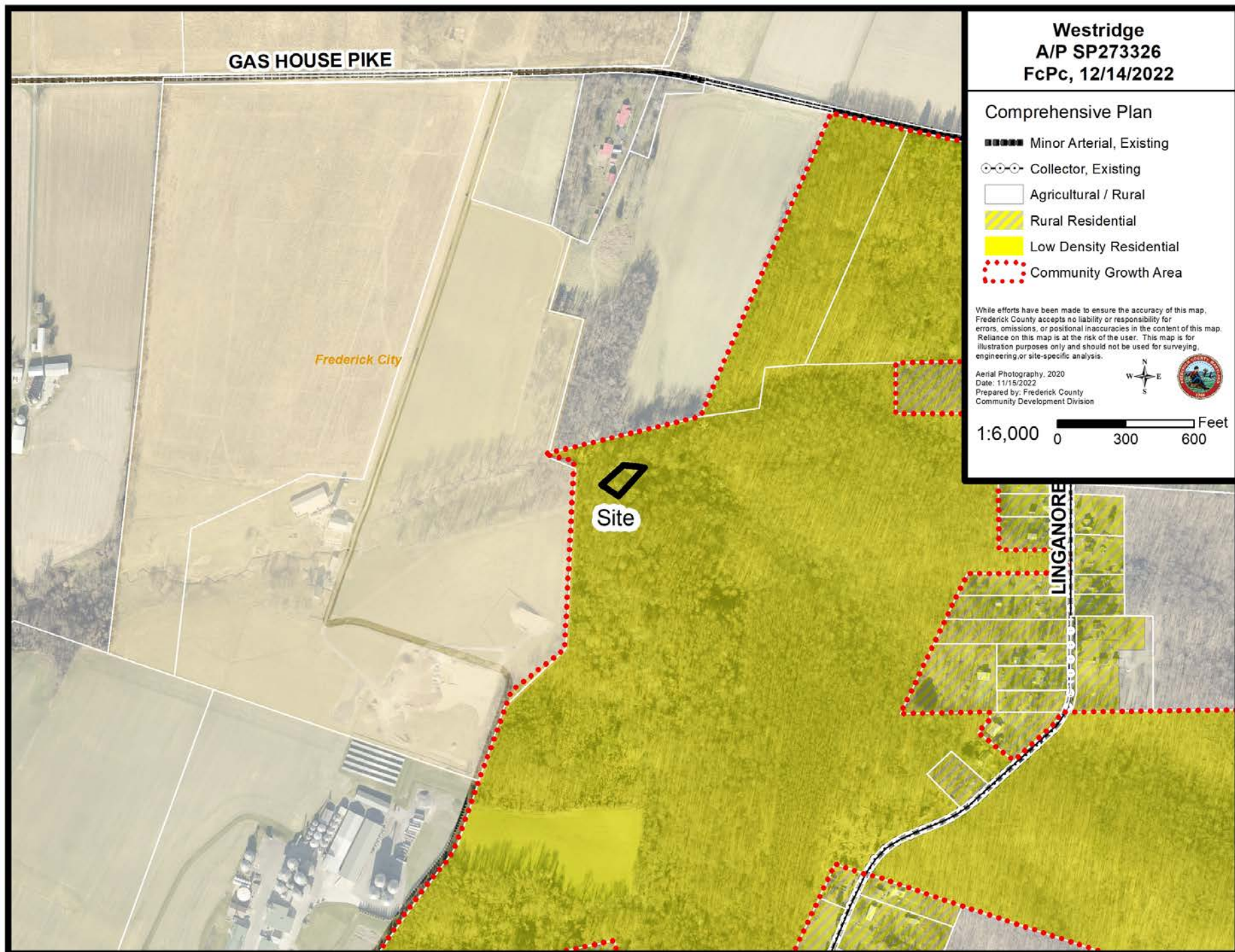
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2020
Date: 11/15/2022
Prepared by: Frederick County
Community Development Division



1:6,000 0 275 550 Feet

LINGANORE RD



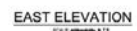
POTENTIAL GRASS SWALE —
FOR SWM.
*NOTE: SWALE MAY NOT BE
NECESSARY IF SITE SWM
CAN BE ADDRESSED W/
PRELIMINARY PLAN IP'S.

**SS PUMP STATION
OUT PARCEL**
141253 sq. ft. or
3.33 Ac ±

LOT 45
7325 sq. ft. ±
0.17 Acre ±

STREET TREES PER
PRELIMINARY PLAN (TYP.)

LOT 187
9475 sq. ft. or
0.22 Ac.±



NORTH ELEVATION



*NOTE: SEWER PUMP STATION IS TO LOOK SIMILAR TO THE ABOVE ELEVATIONS AND ARE SUBJECT TO MODIFICATIONS AS THE PROJECT PROCEEDS THRU APPROVALS.

RECOMMENDATION

Staff has no objection to conditional approval of the Westridge Sanitary Sewer Pump Station 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 (December 14, 2025).

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:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. The associated Preliminary Plan and final plat must be approved prior to final Site Development Plan approval.