

# Frederick County Planning Commission

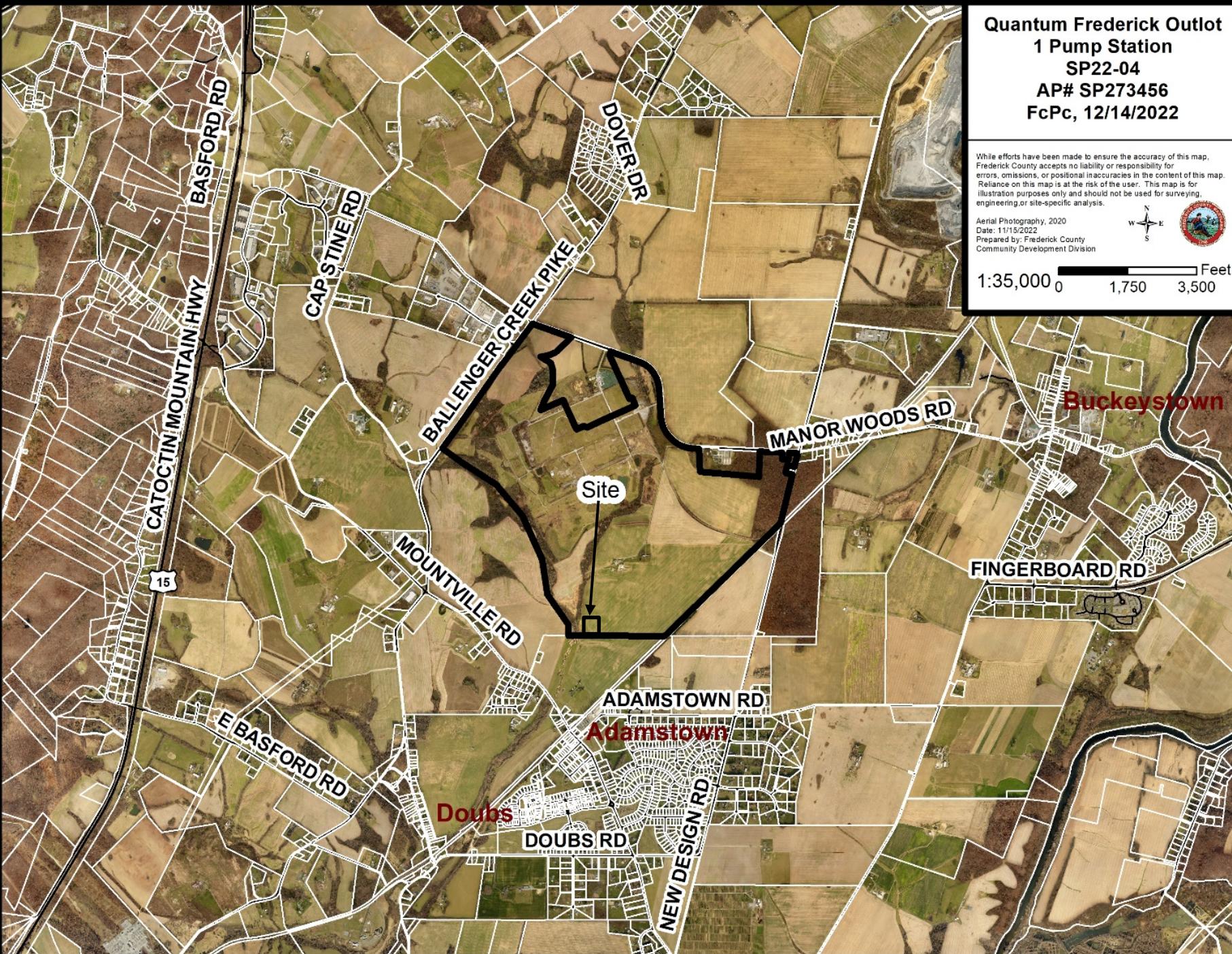


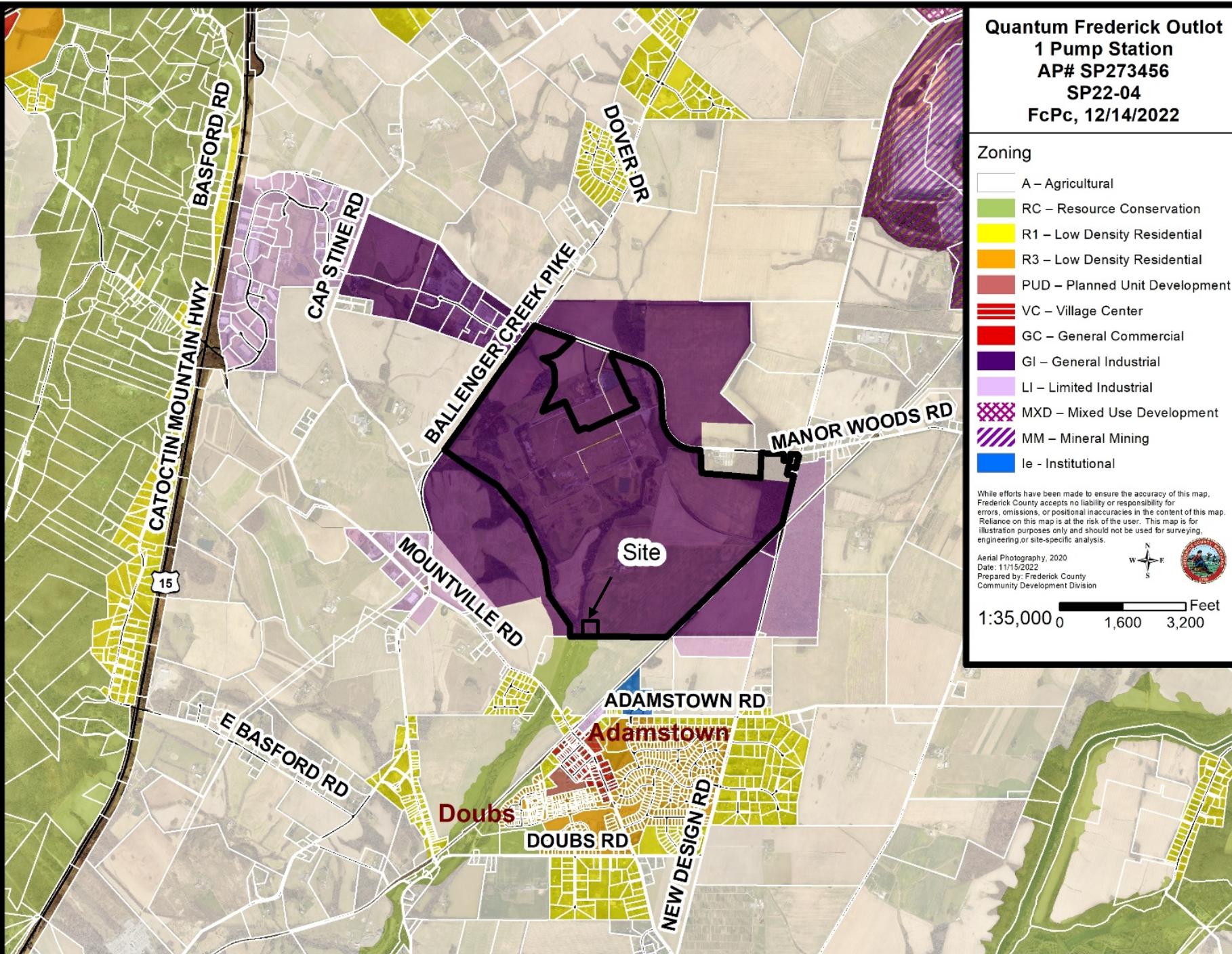
December 14, 2022

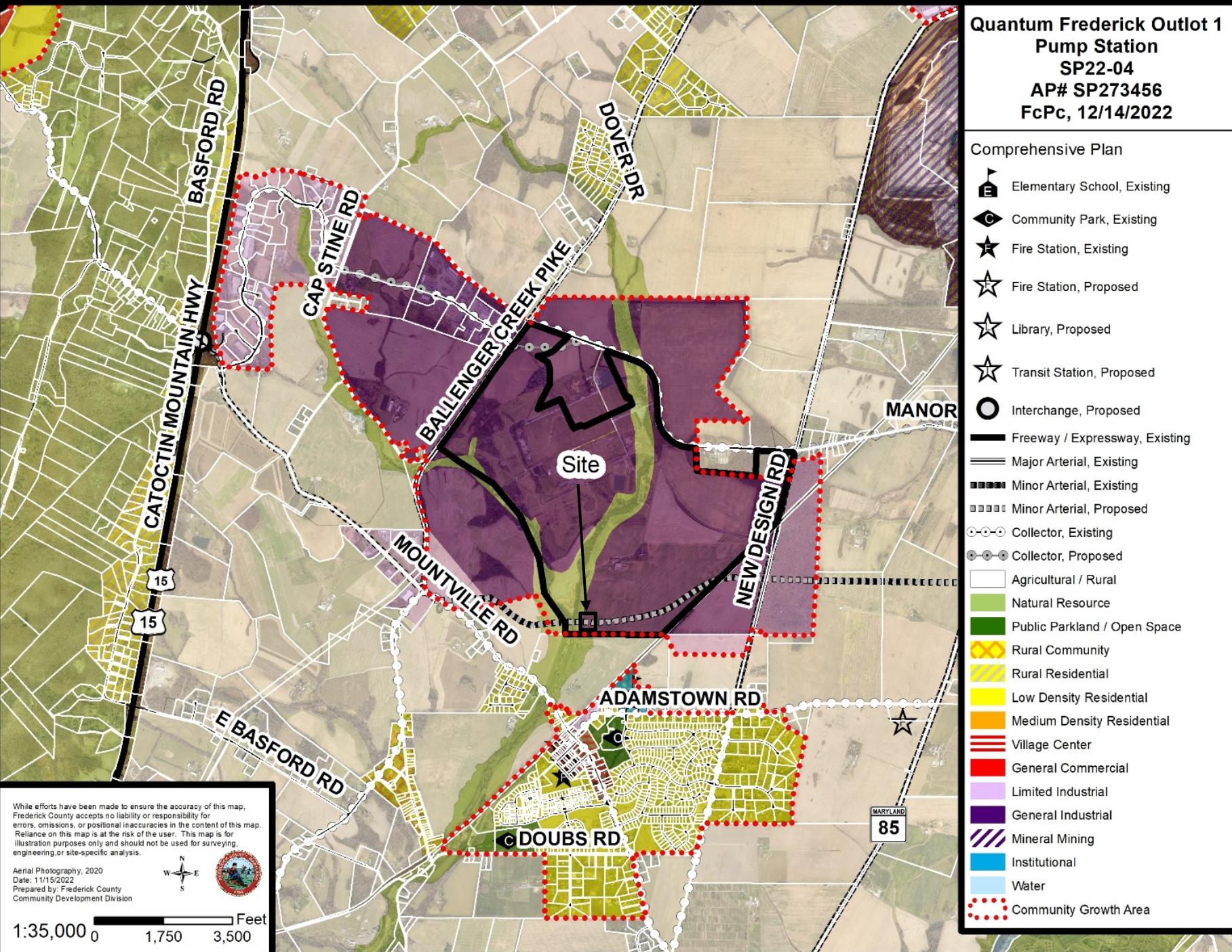
# *Quantum Frederick Outlot 1 Sanitary Sewer Pump Station*

## *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.



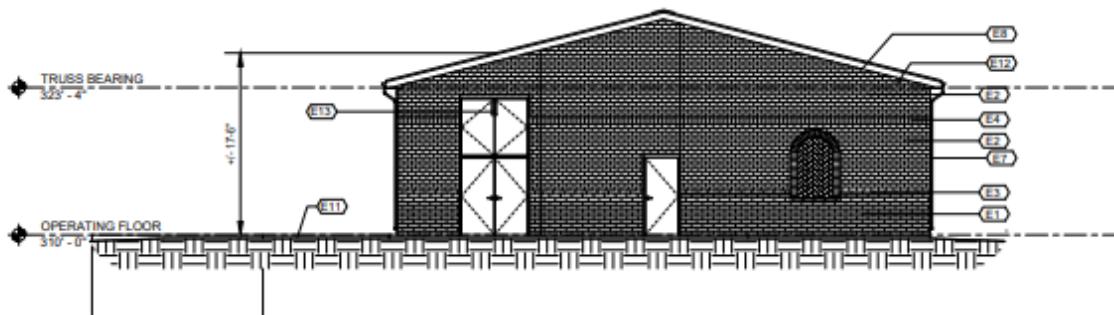






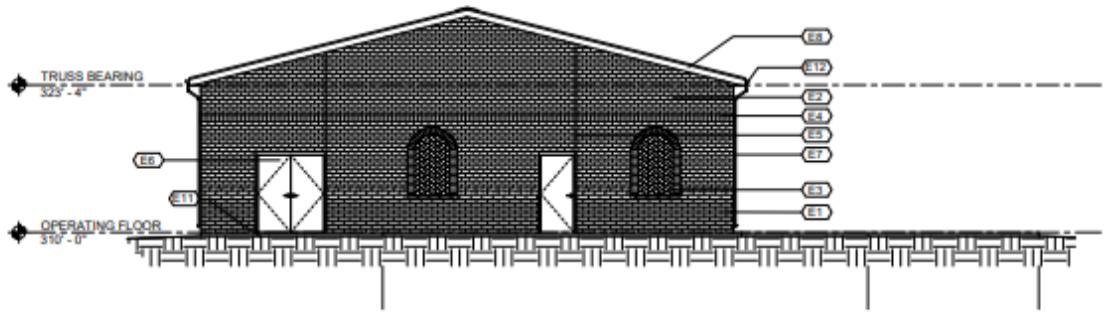
# QUANTUM FREDERICK PUMP STATION





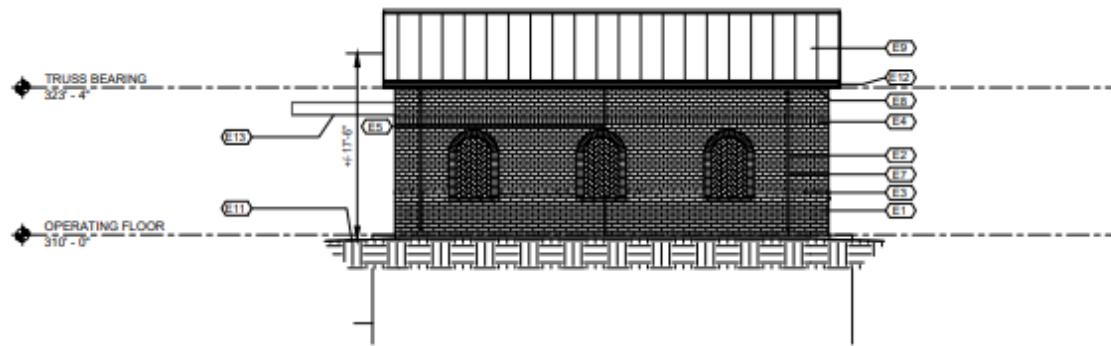
① EAST ELEVATION

SCALE: 1/8" = 1'-0"



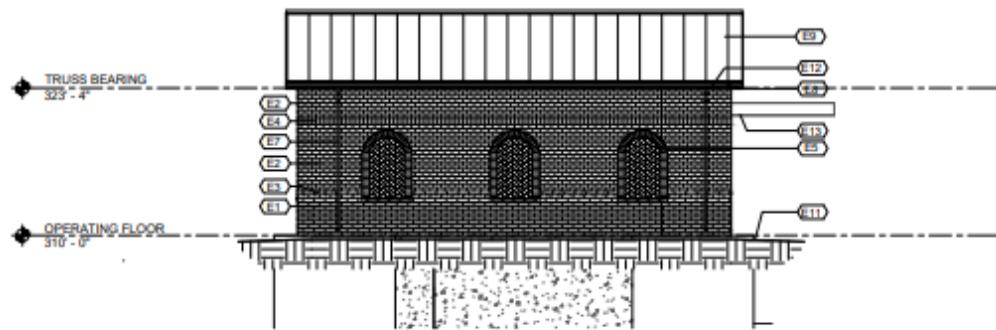
③ WEST ELEVATION

SCALE: 1/8" = 1'-0"



② NORTH ELEVATION

SCALE: 1/8" = 1'-0"



④ SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



# **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.

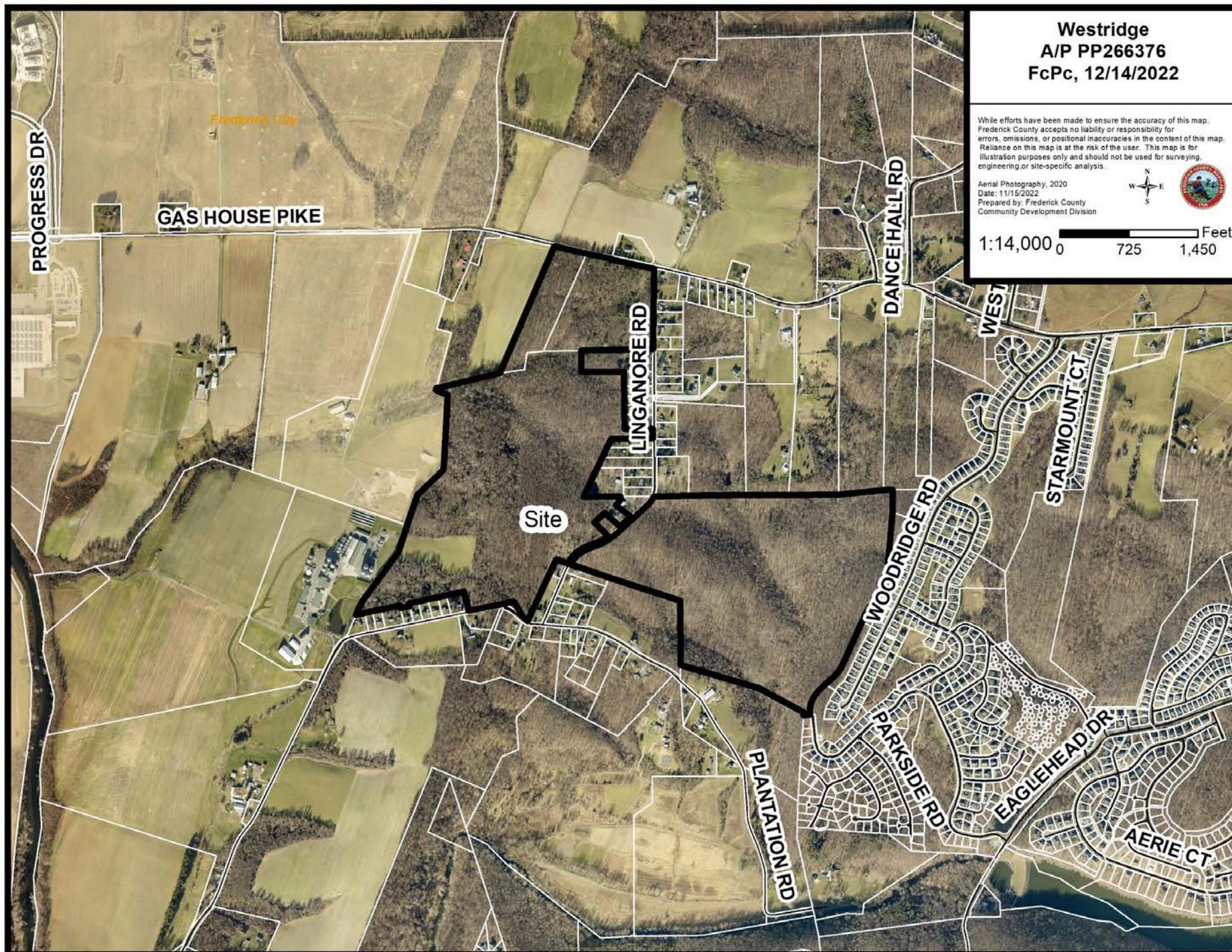
**Staff-proposed conditions of approval:**

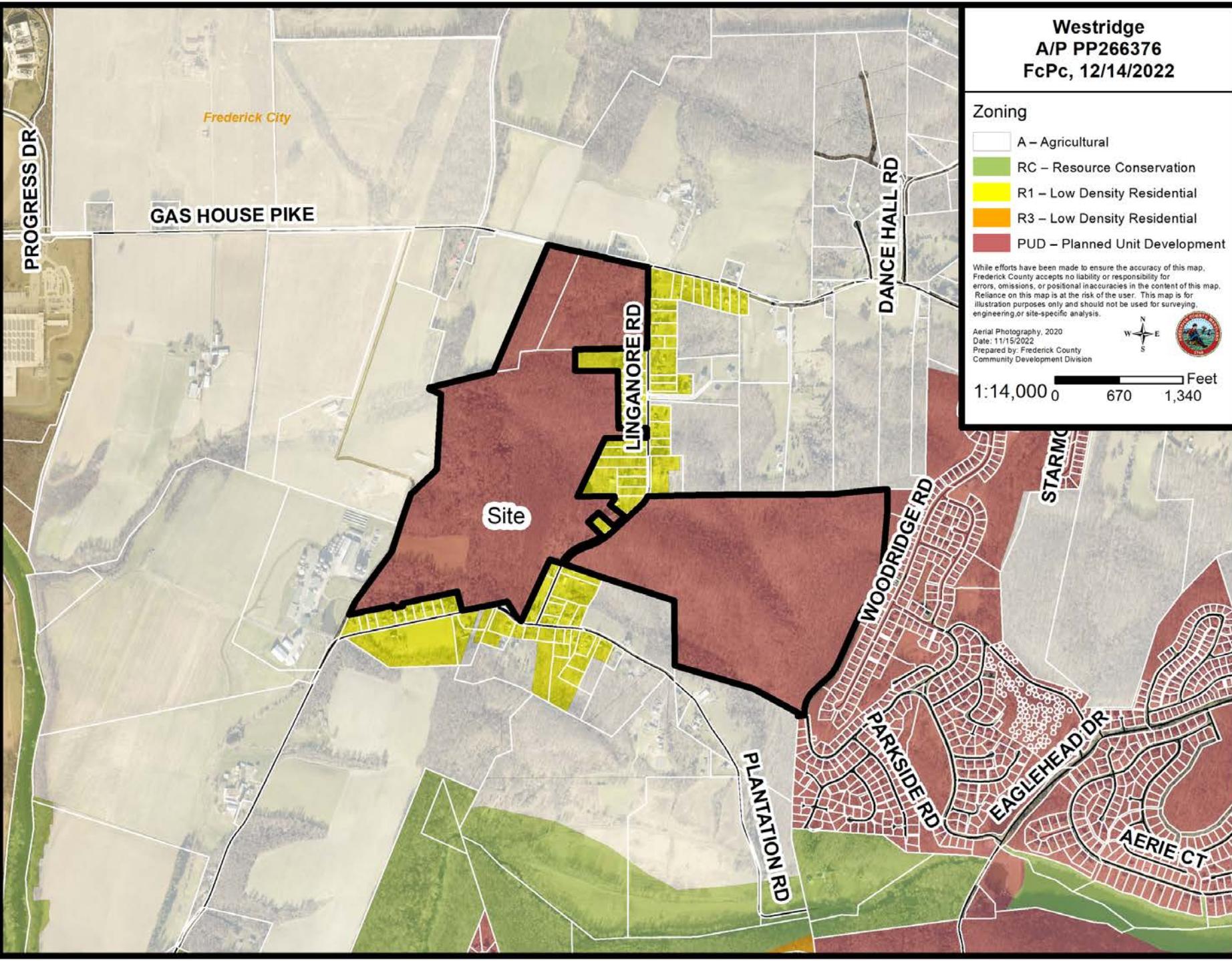
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Outlot Plat (PL273482) associated with the site plan must be recorded and the recordation information must be noted on the site plan prior to site plan approval.
3. The Applicant must work with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

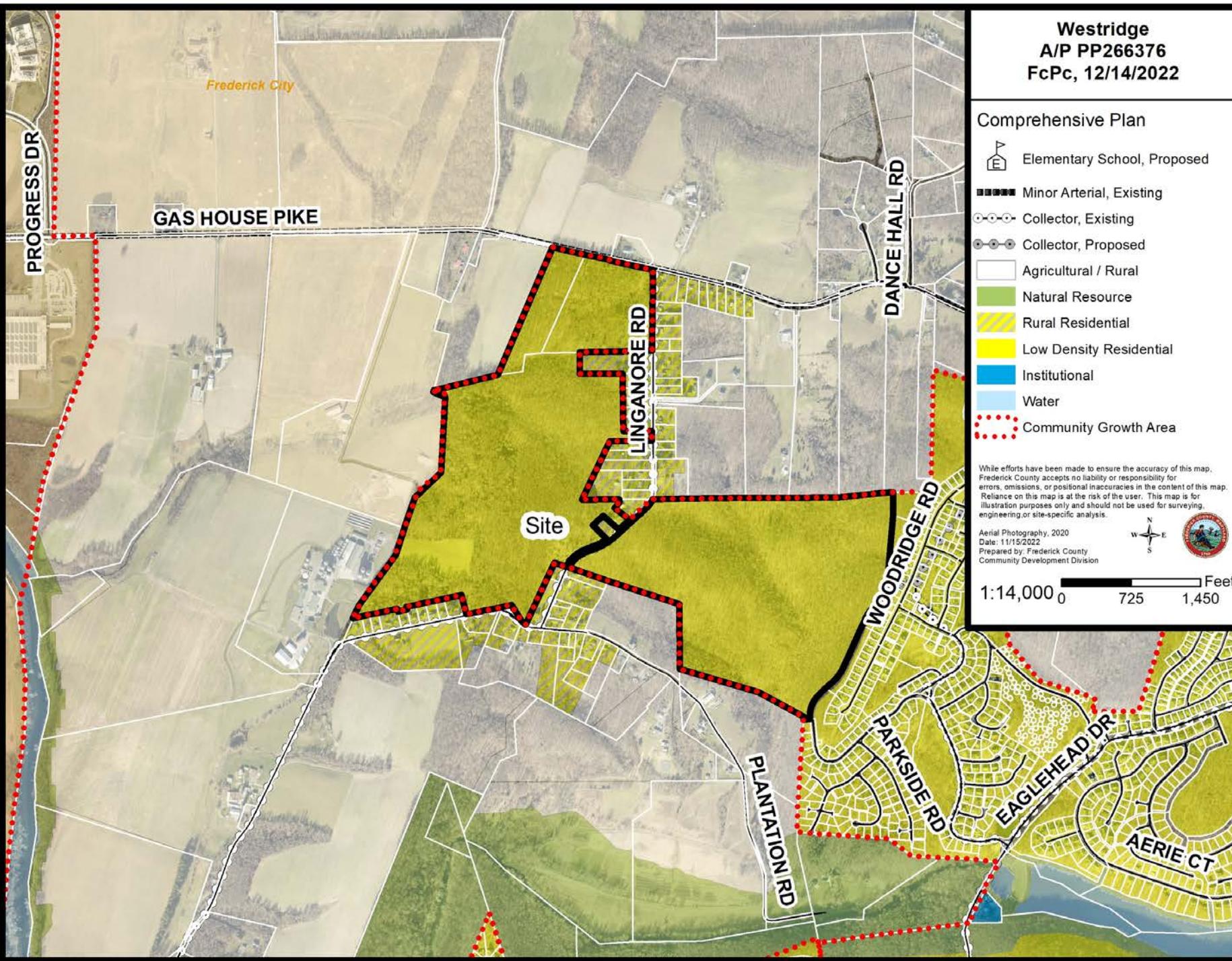
# *Westridge*

# *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.





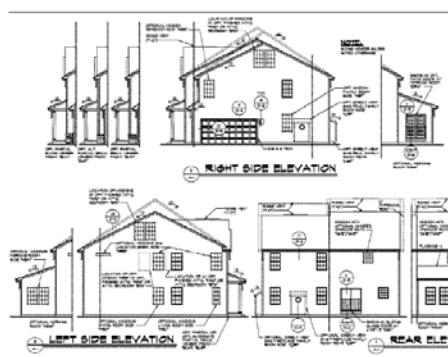






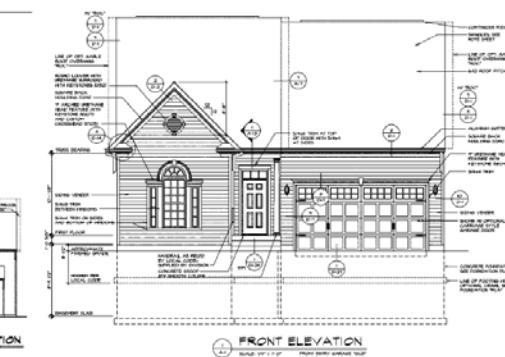
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

SCALENTS. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



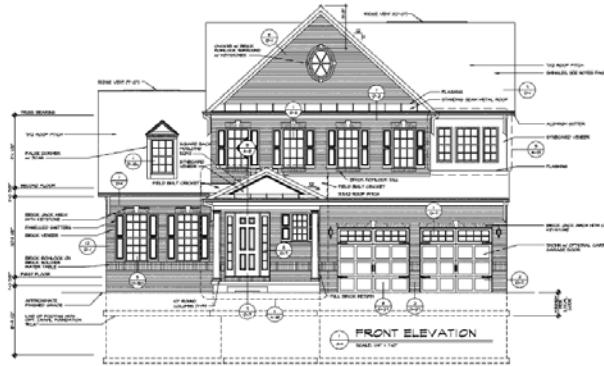
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
SIDE AND REAR ELEVATION**

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



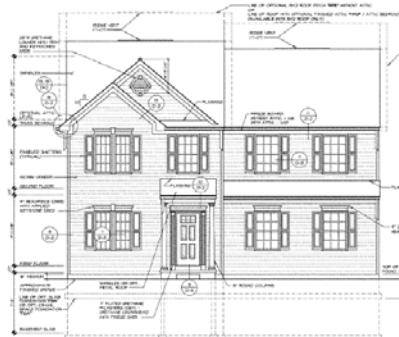
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

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



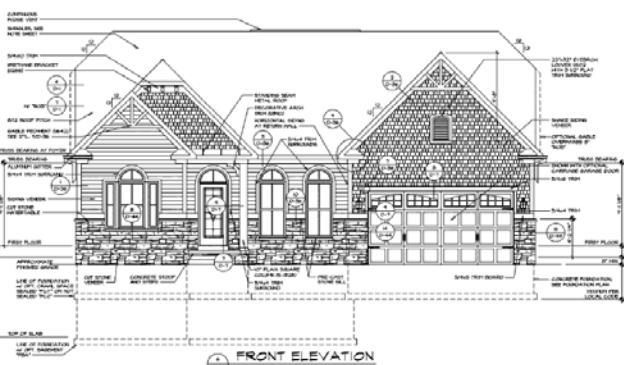
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

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



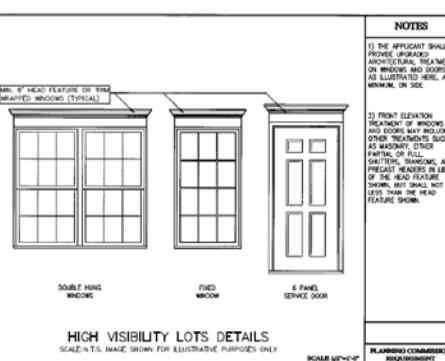
**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

## FRONT ELEVATION



**TYPICAL SINGLE FAMILY DETACHED (SF-1)  
FRONT ELEVATION**

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



#### **HIGH VISIBILITY LOTS DETAILS**

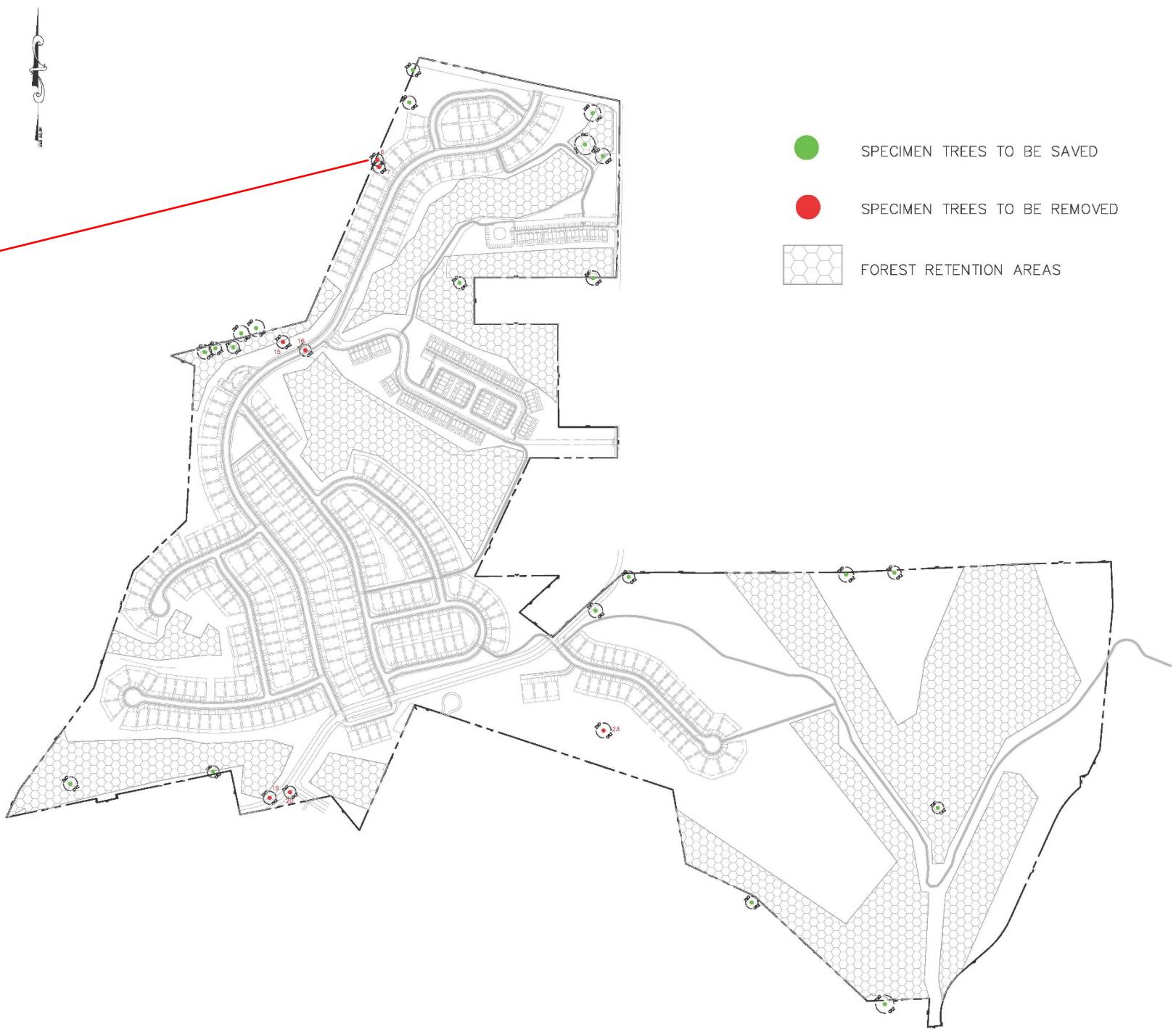
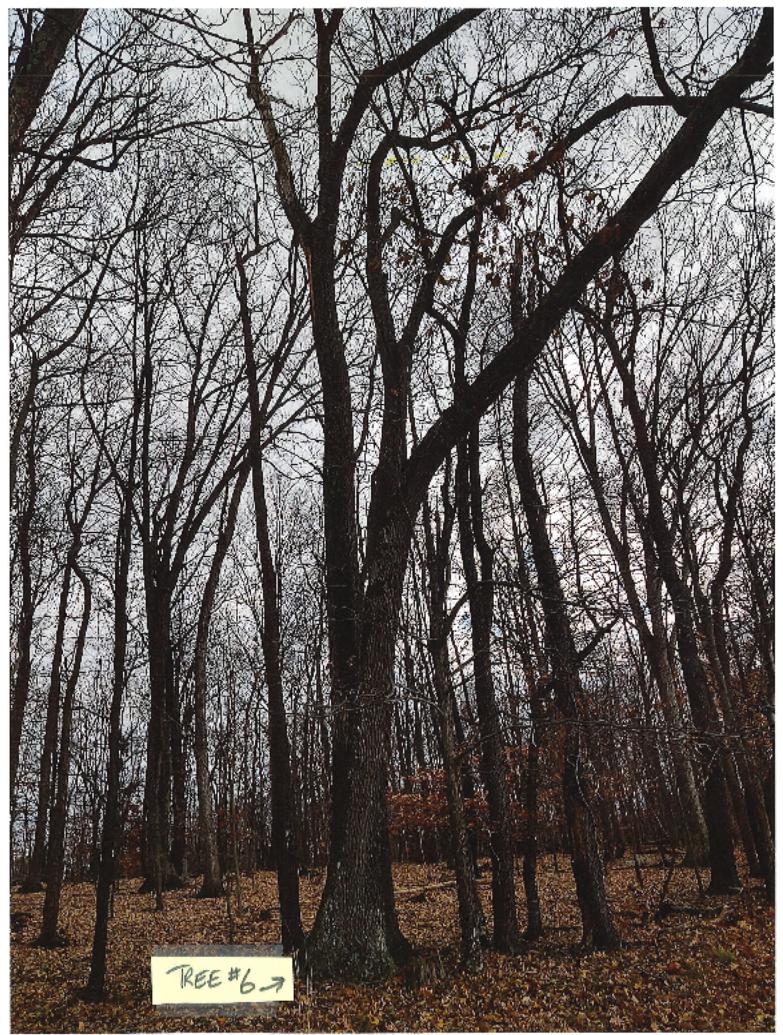
SCALE: N.T.S. IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

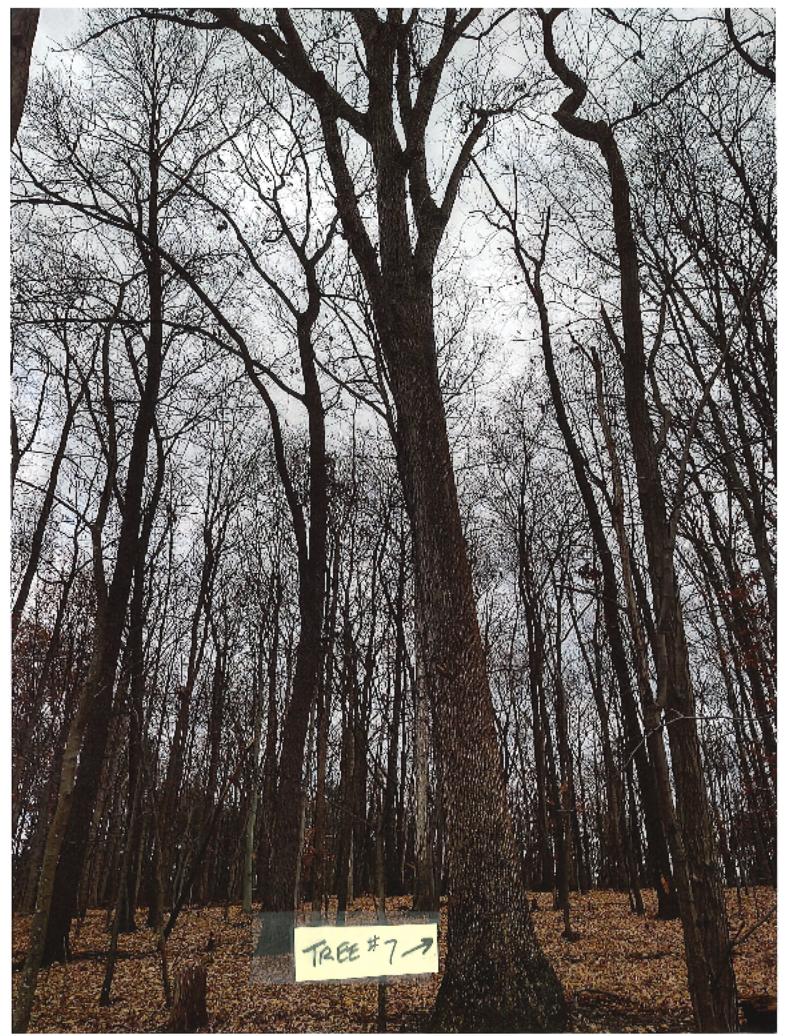


WESTRIDGE PRELIMINARY PL  
ARCHITECTURAL DETAILS  
AP# B92065-375

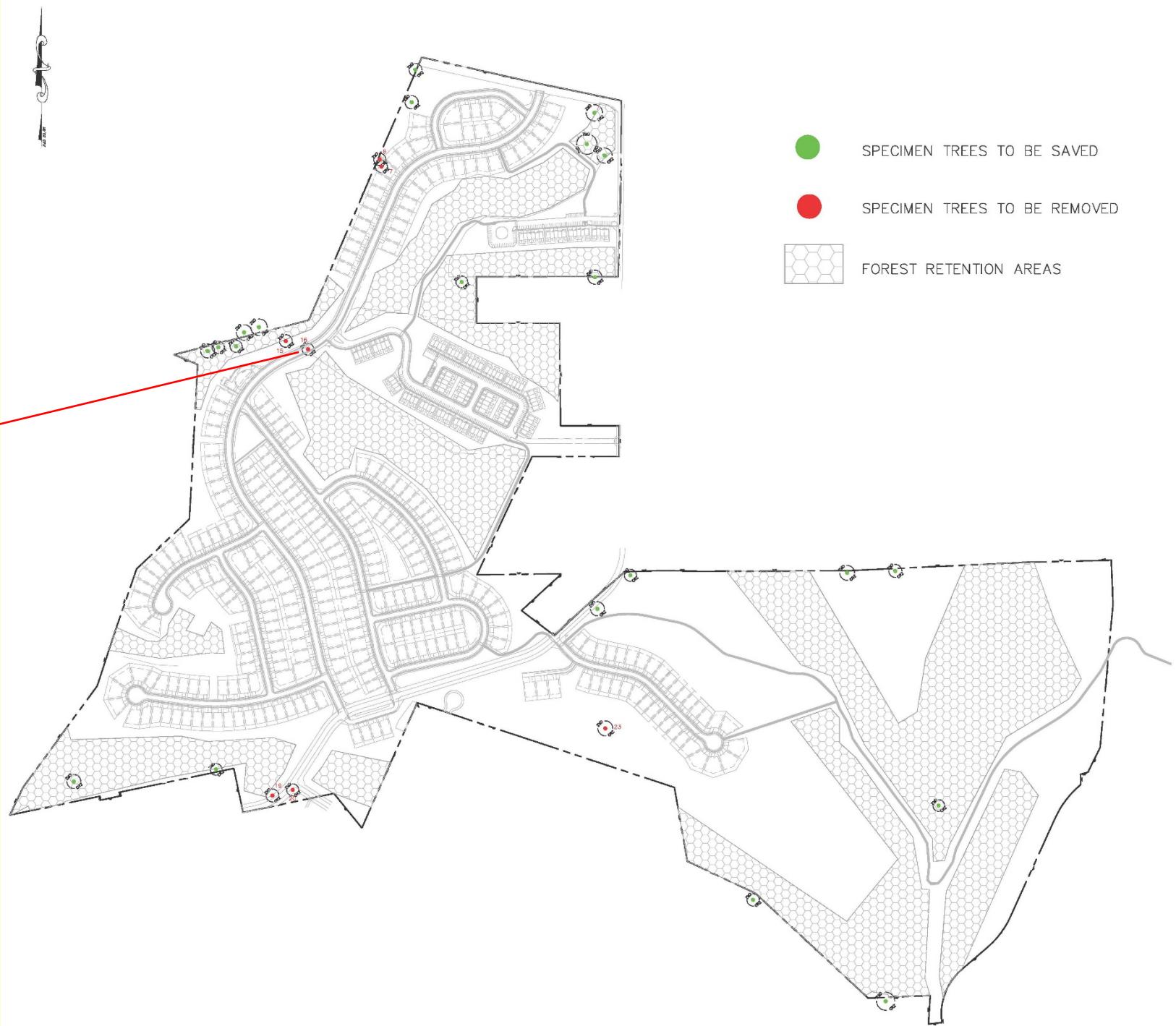
WESTRIDGE PRELIMINARY ARCHITECTURAL DETAILS APR 1992/93

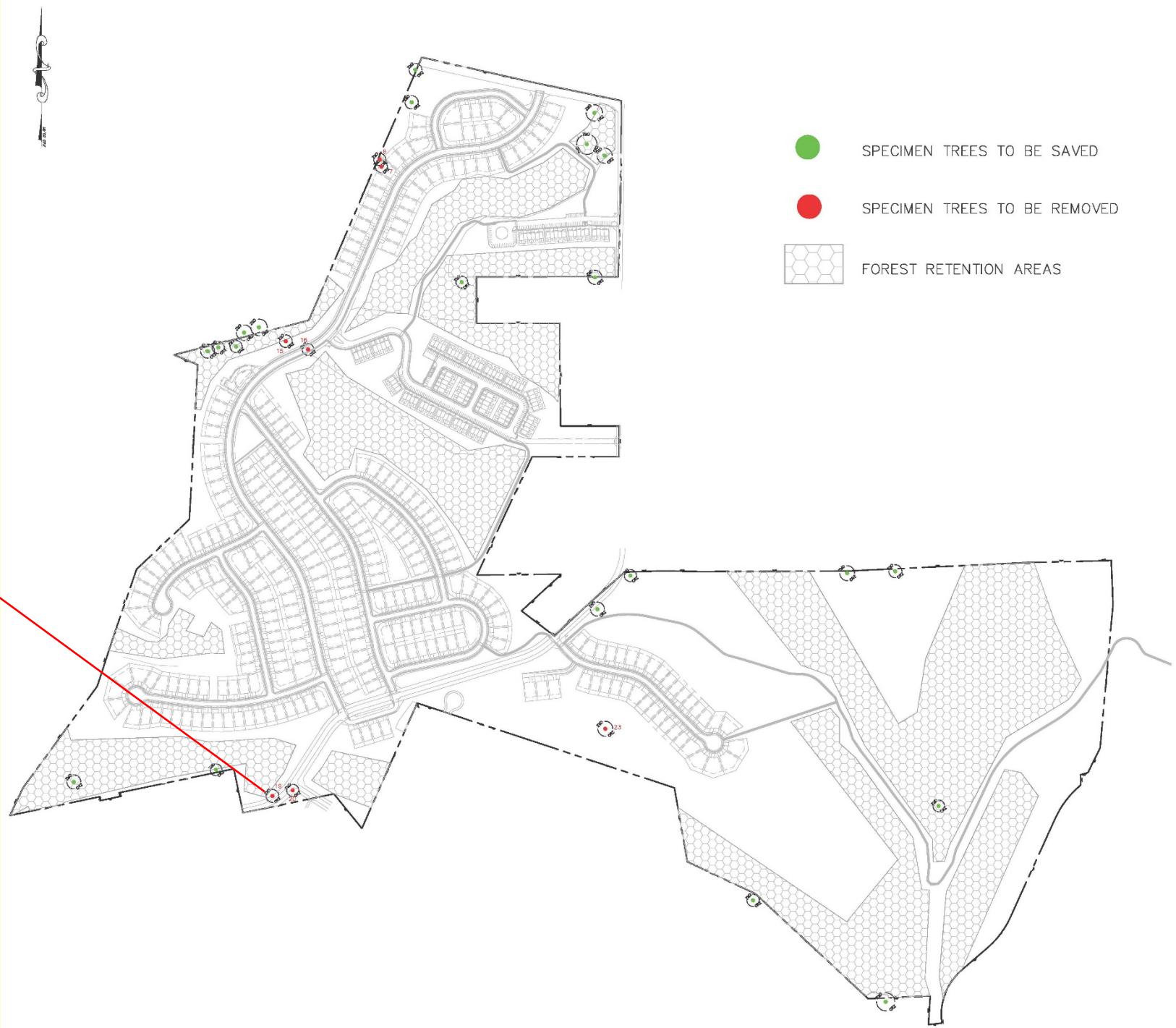
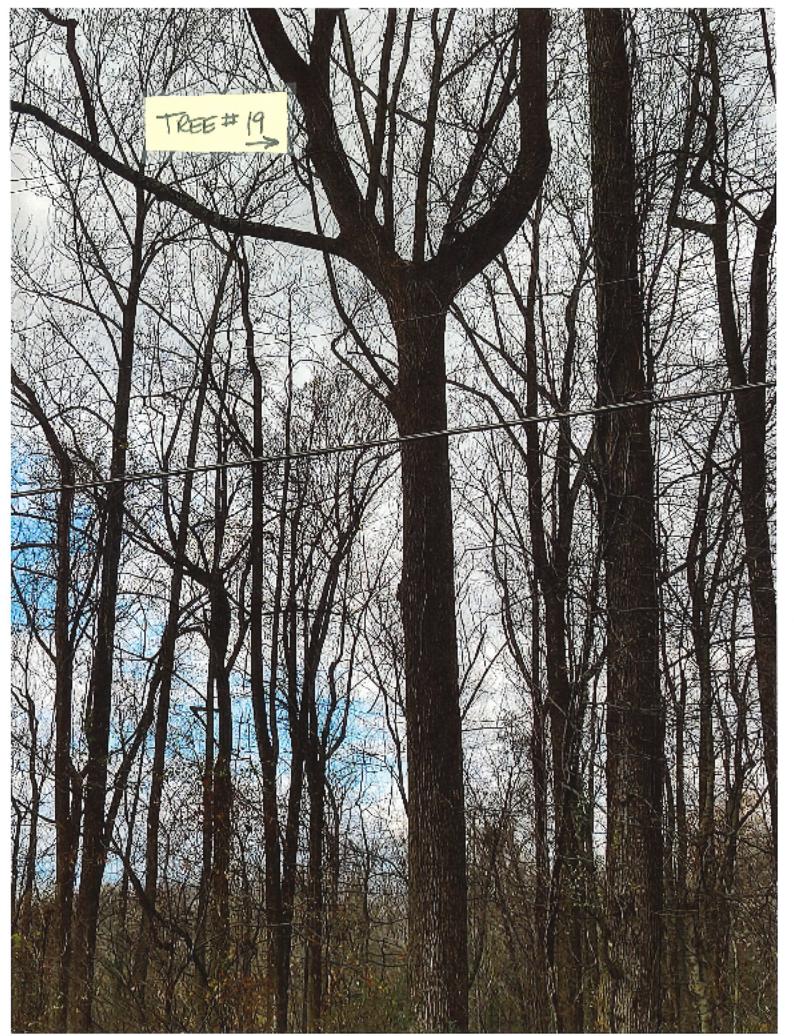
OAKDALE INVESTMENTS, LLC  
10000 8359 AT FOUD 128  
SITUATED ON UNGAVERE ROAD & GAS H  
MT. PLEASANT ELECTION DISTRICT N  
FREDERICK COUNTY, MARYLAND

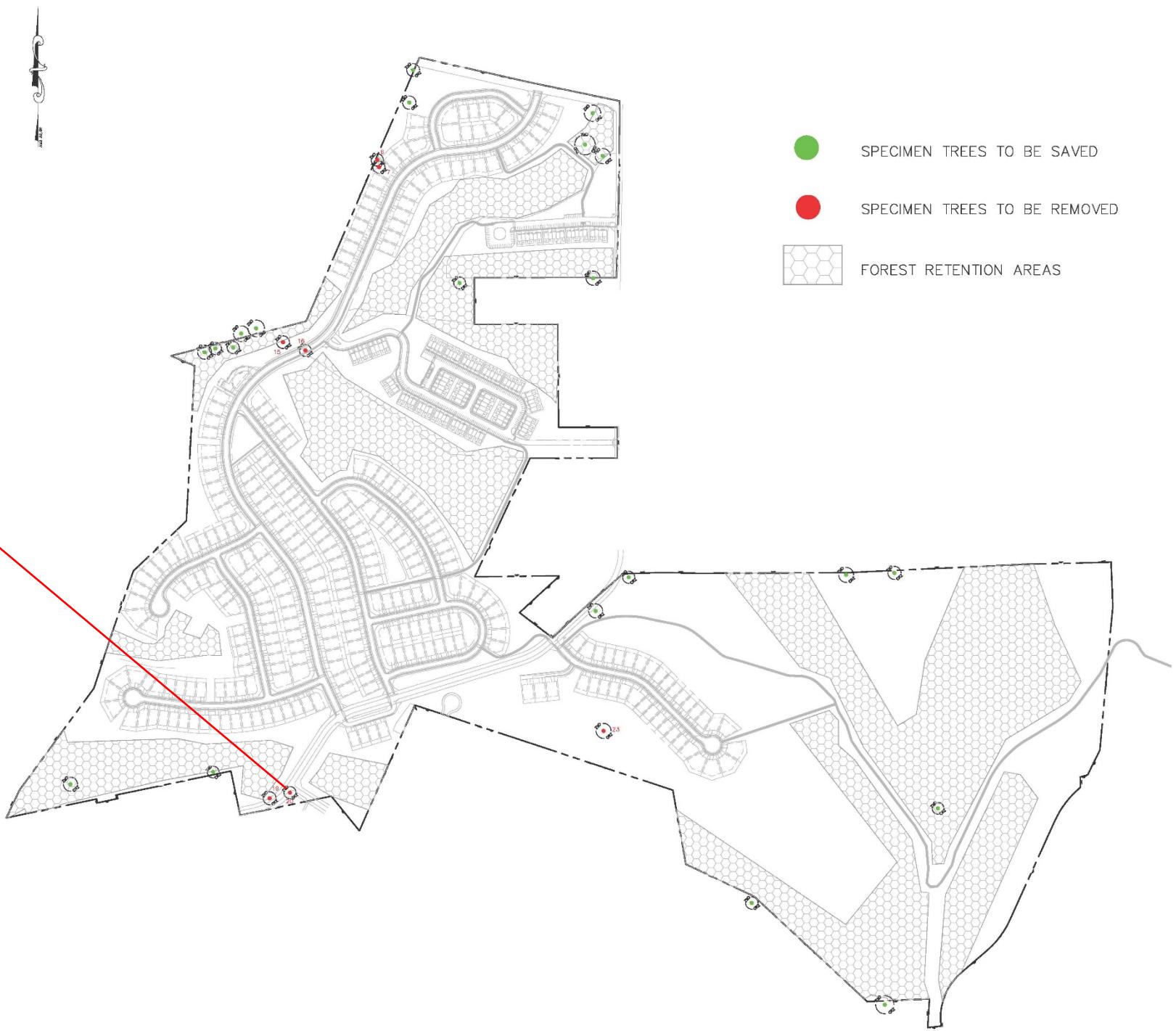
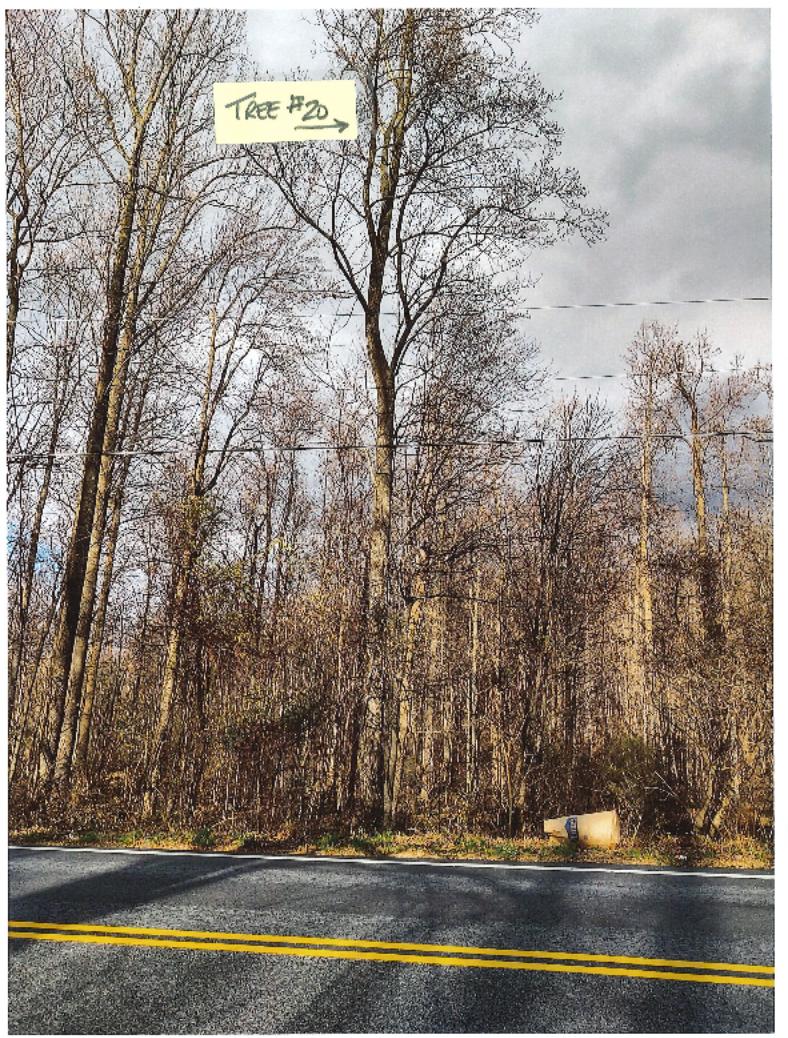


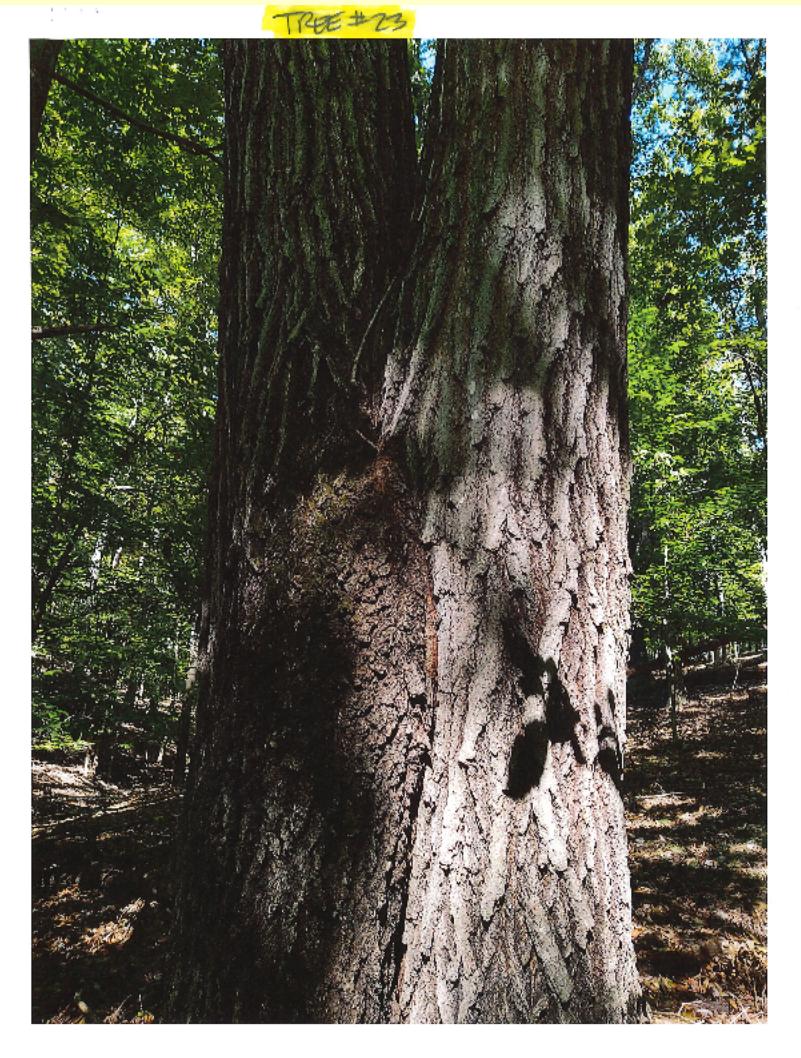












# **RECOMMENDATION**

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

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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



Zoning

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

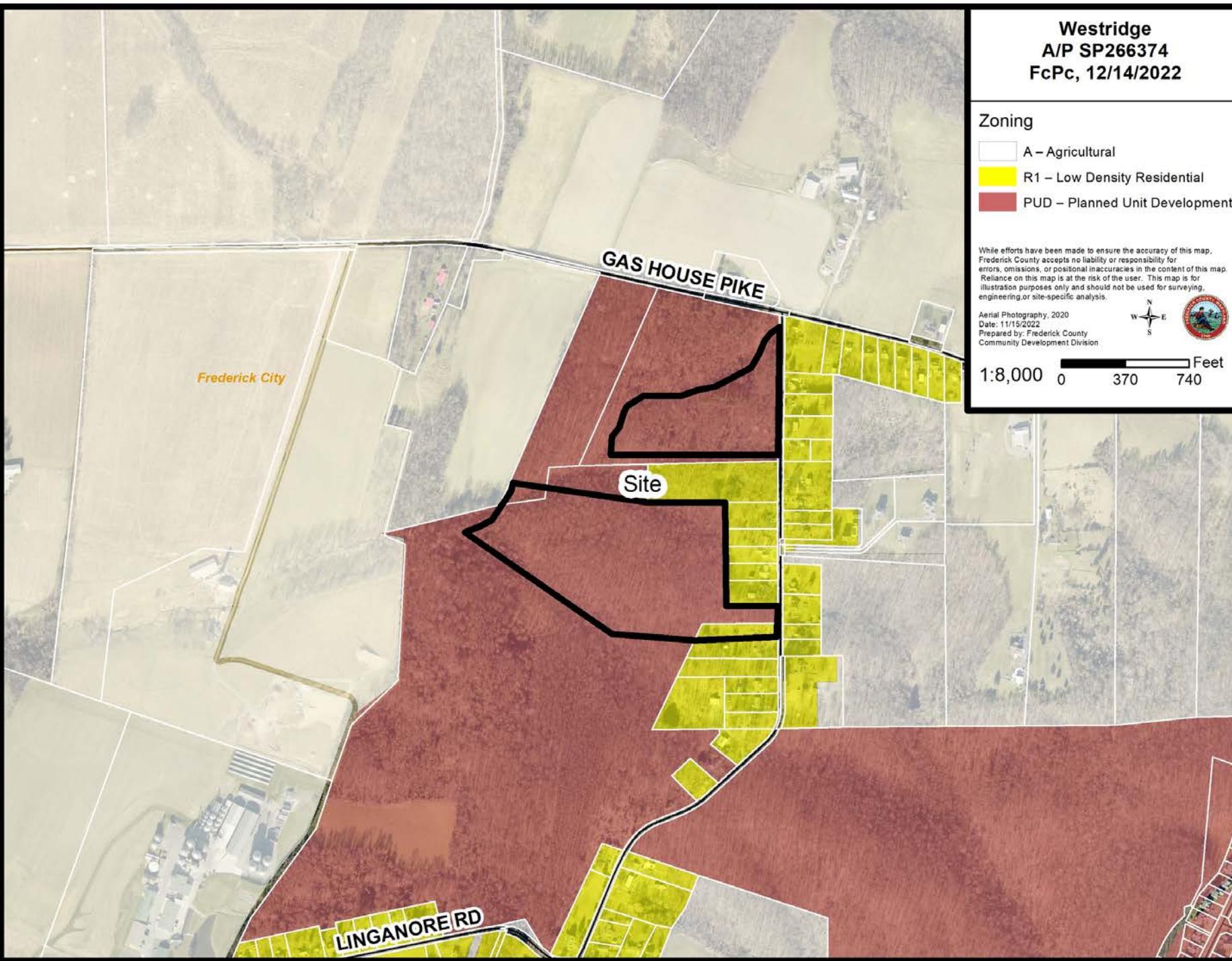
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Aerial Photography: 2020  
Date: 11/15/2022  
Prepared by: Frederick County  
Community Development Division



Feet

1:8,000 0 370 740



Comprehensive Plan

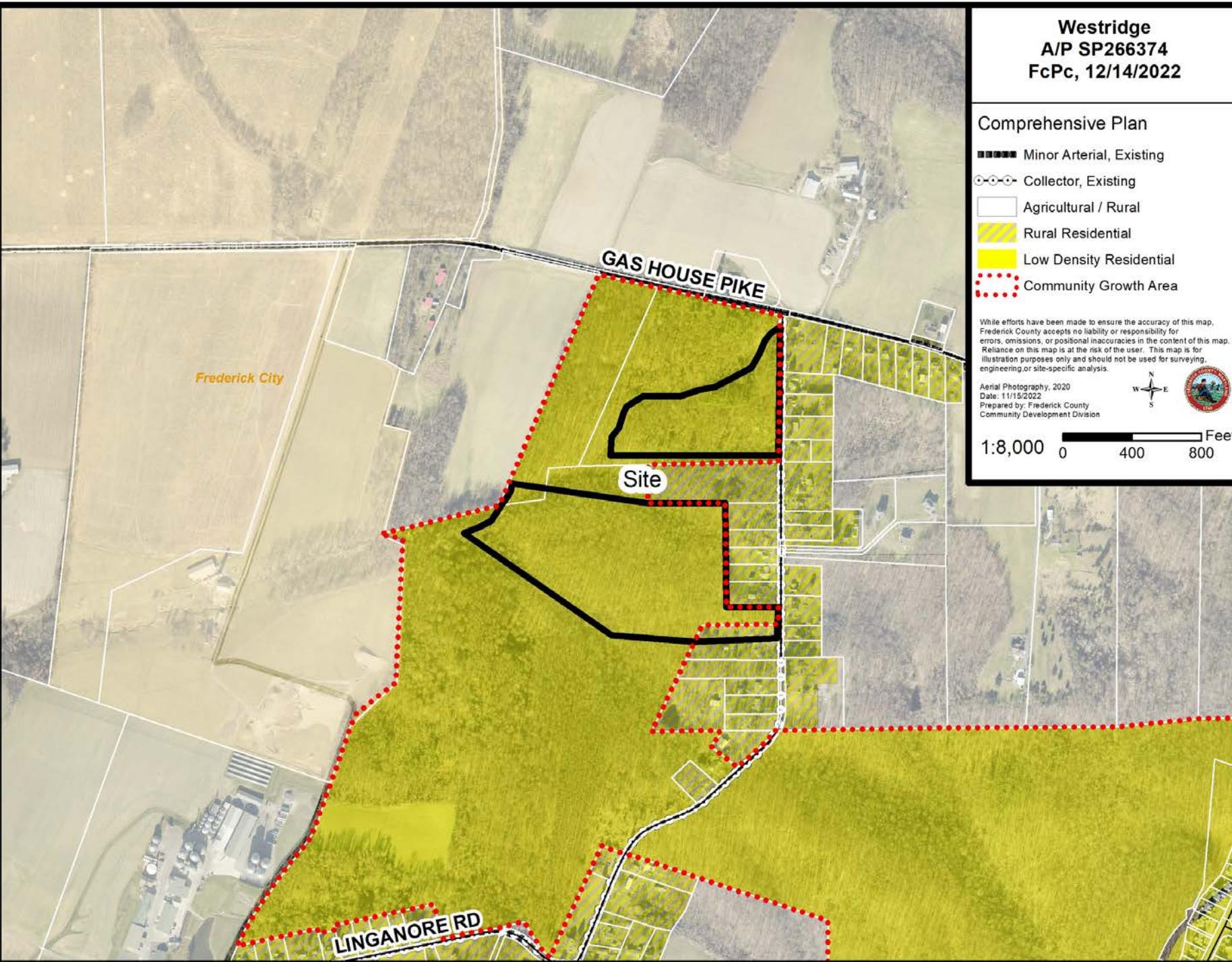
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- Rural Residential
- Low Density Residential
- Community Growth Area

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



1:8,000 0 400 800 Feet





AMENITY PLAN		WESTRIDGE PRELIMINARY PLAN	
<i>As of 8/20/2021</i>		<i>As of 8/20/2021</i>	
SCALE:	1"-0"	SCALE:	1"-0"
DRAWN:		DRAWN:	
BY: L.W.		BY: L.W.	
CHECKED:		CHECKED:	
BY: SPZ		BY: SPZ	
DATE:		DATE:	
AUGUST 2021		AUGUST 2021	
SHET: 12		SHET: 12	
20		20	
PROJ:		PROJ:	
SPZ		SPZ	

**HARRIS**  
**SMARIGA**

PLANNERS | DESIGNERS | DEVELOPERS

1000 N. BROAD ST., SUITE 210  
PHILADELPHIA, PA 19101  
(215) 546-1000  
www.harris-smariga.com

WESTRIDGE  
COPALLE INVESTMENTS, LLC  
1000 N. BROAD ST., SUITE 210  
PHILADELPHIA, PA 19101  
SITUATED ON 100 ACRES ALONG THE  
LINDAMORE RIVER, IN THE  
PALESTINE ELECTION DISTRICT, 13  
MONTGOMERY COUNTY, MARYLAND  
06-24-22, REC. MONTGOMERY COUNTY  
06-24-22, REC. MONTGOMERY COUNTY  
06-24-22, REC. MONTGOMERY COUNTY





**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.

## GAS HOUSE PIKE

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

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

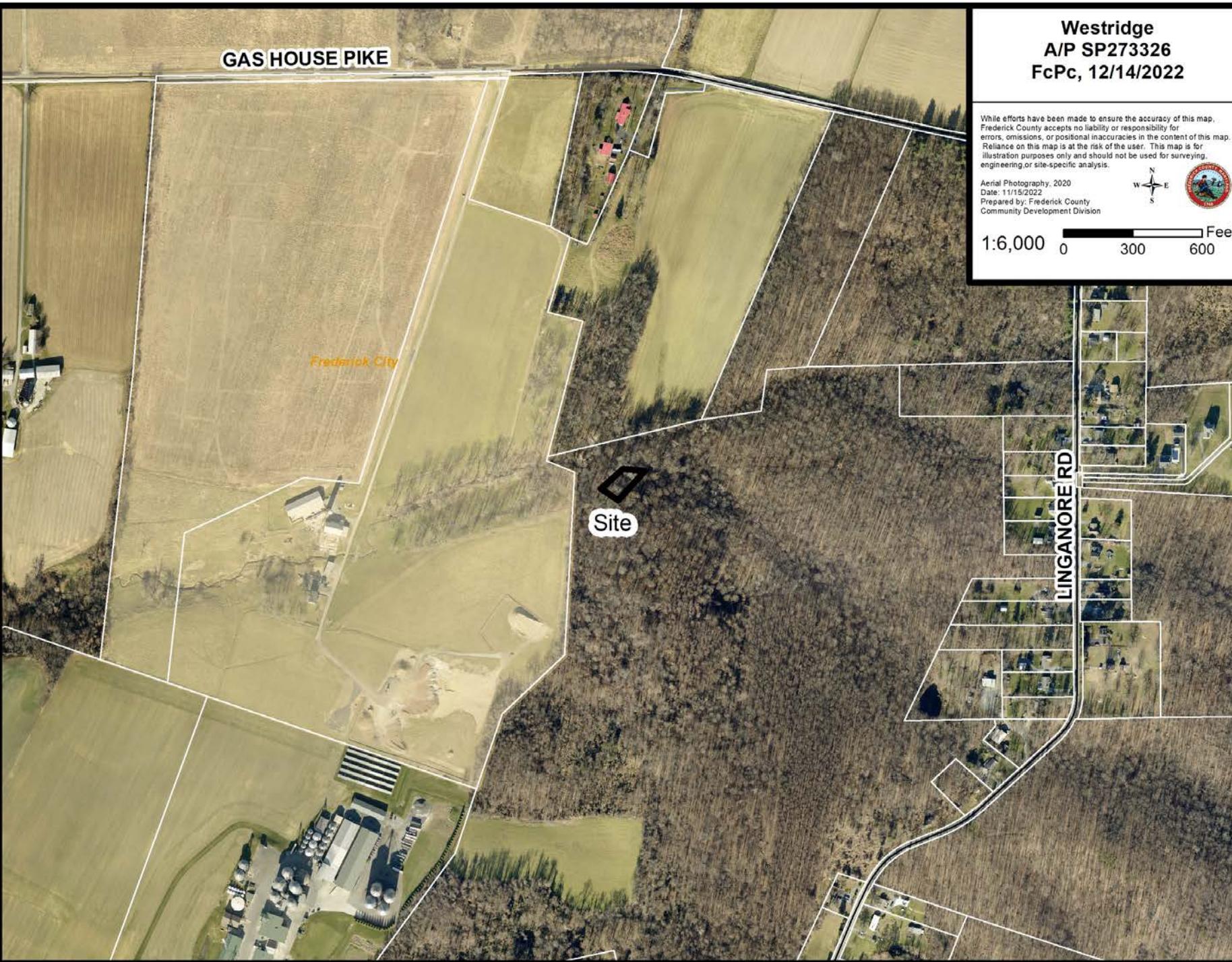


1:6,000 0 300 600 Feet

Frederick City

Site

LINGANORE RD



## GAS HOUSE PIKE

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

### Zoning

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

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



1:6,000 0 275 550 Feet

Frederick City

Site

LINGANORE RD

## GAS HOUSE PIKE

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

### Comprehensive Plan

■■■■■ Minor Arterial, Existing

○○○○○ Collector, Existing

■ Agricultural / Rural

■■■■■ Rural Residential

■■■■■ Low Density Residential

■■■■■ Community Growth Area

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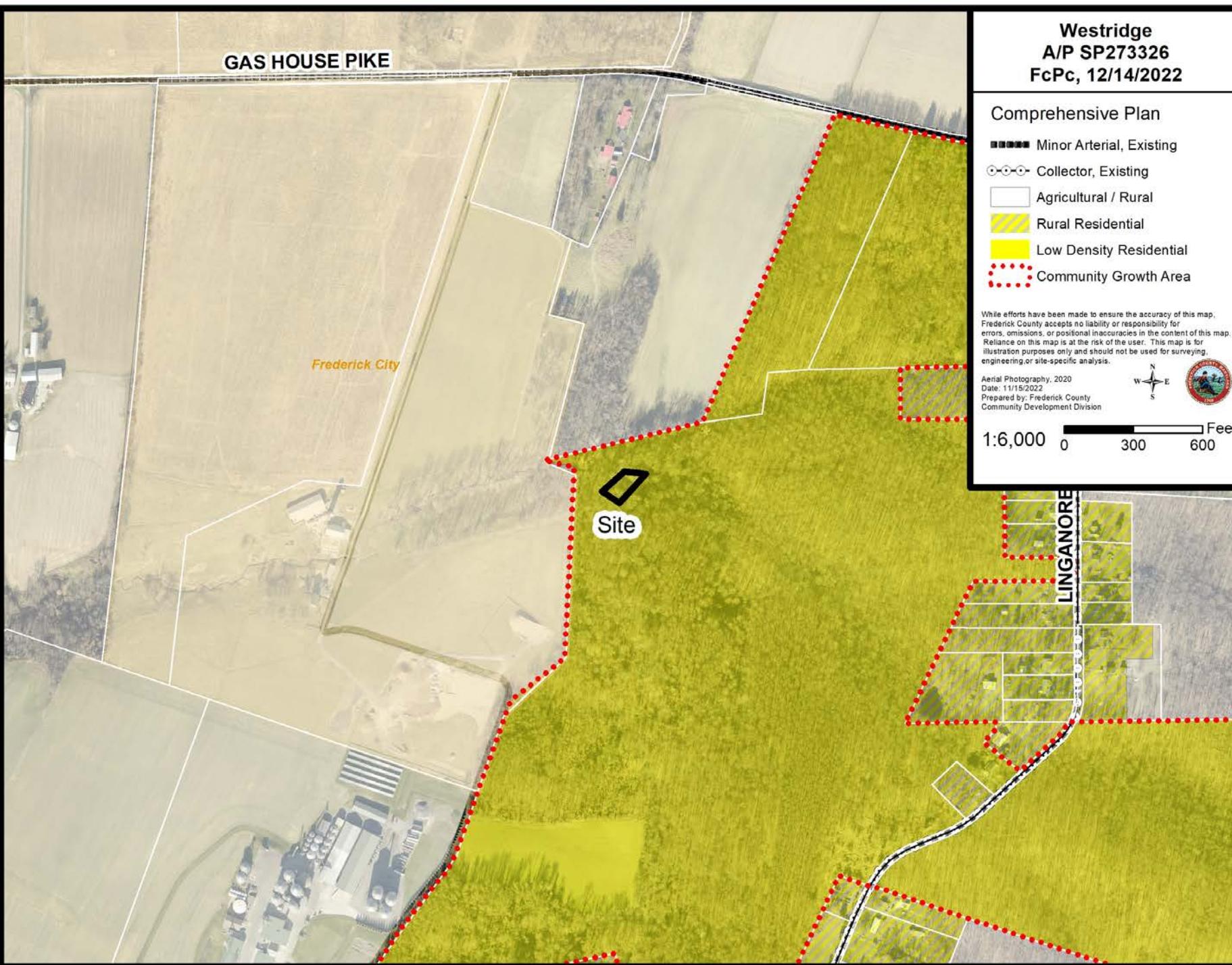
Aerial Photography, 2020  
Date: 11/15/2022  
Prepared by: Frederick County  
Community Development Division



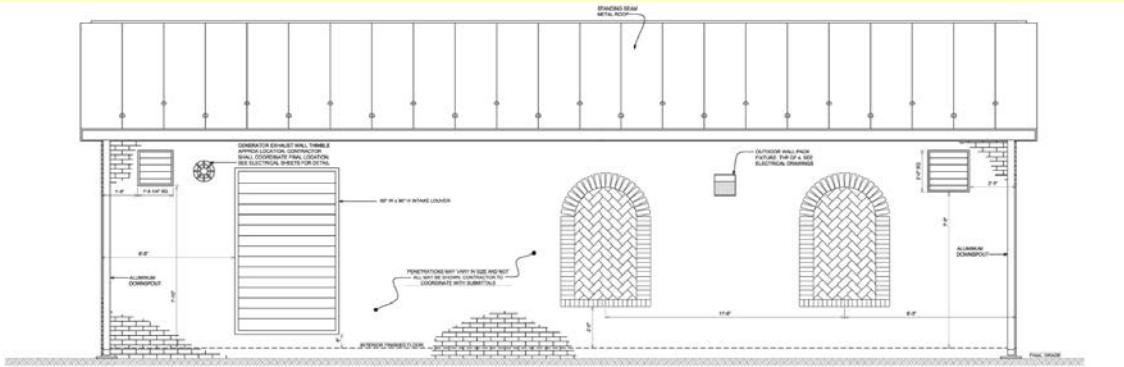
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Site

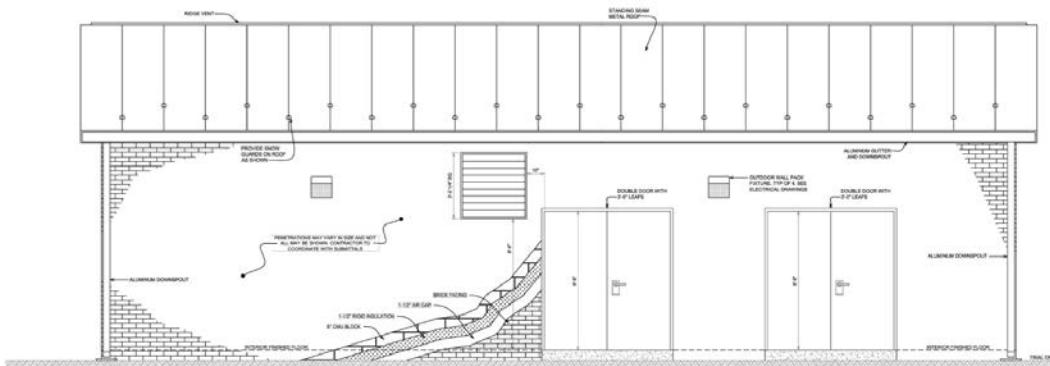
LINGANORE





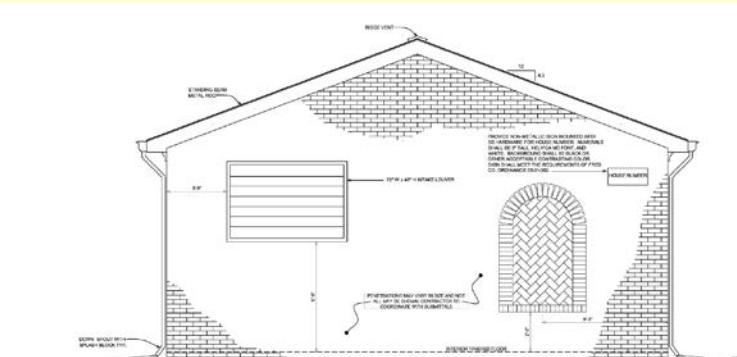


**WEST ELEVATION**

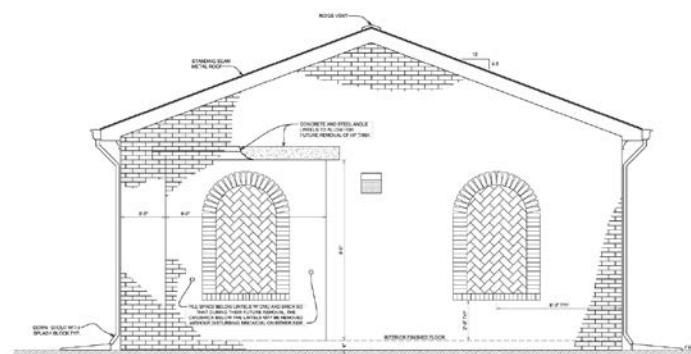


**EAST ELEVATION**

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



**NORTH ELEVATION**



**SOUTH 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.