

# Frederick County Planning Commission



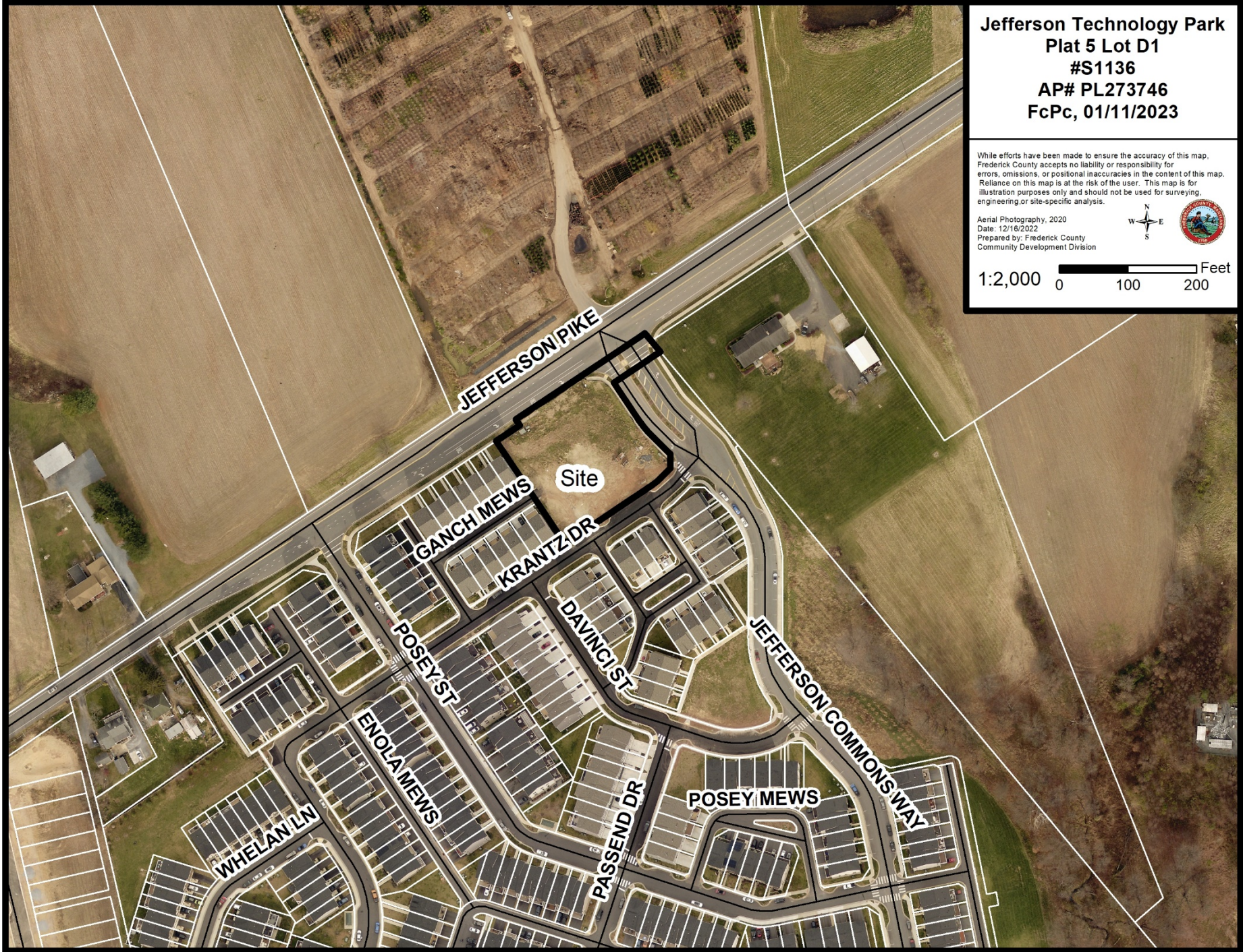
January 11, 2023

# ***Jefferson Technology Park Plat 5 Lot D1***

## ***Combined Preliminary Final and Addition Plat***

The Applicant is requesting approval to combine 2 lots and to establish a 0.74-acre buildable lot.





**Jefferson Technology Park**  
**Plat 5 Lot D1**  
**#S1136**  
**AP# PL273746**  
**FcPc, 01/11/2023**

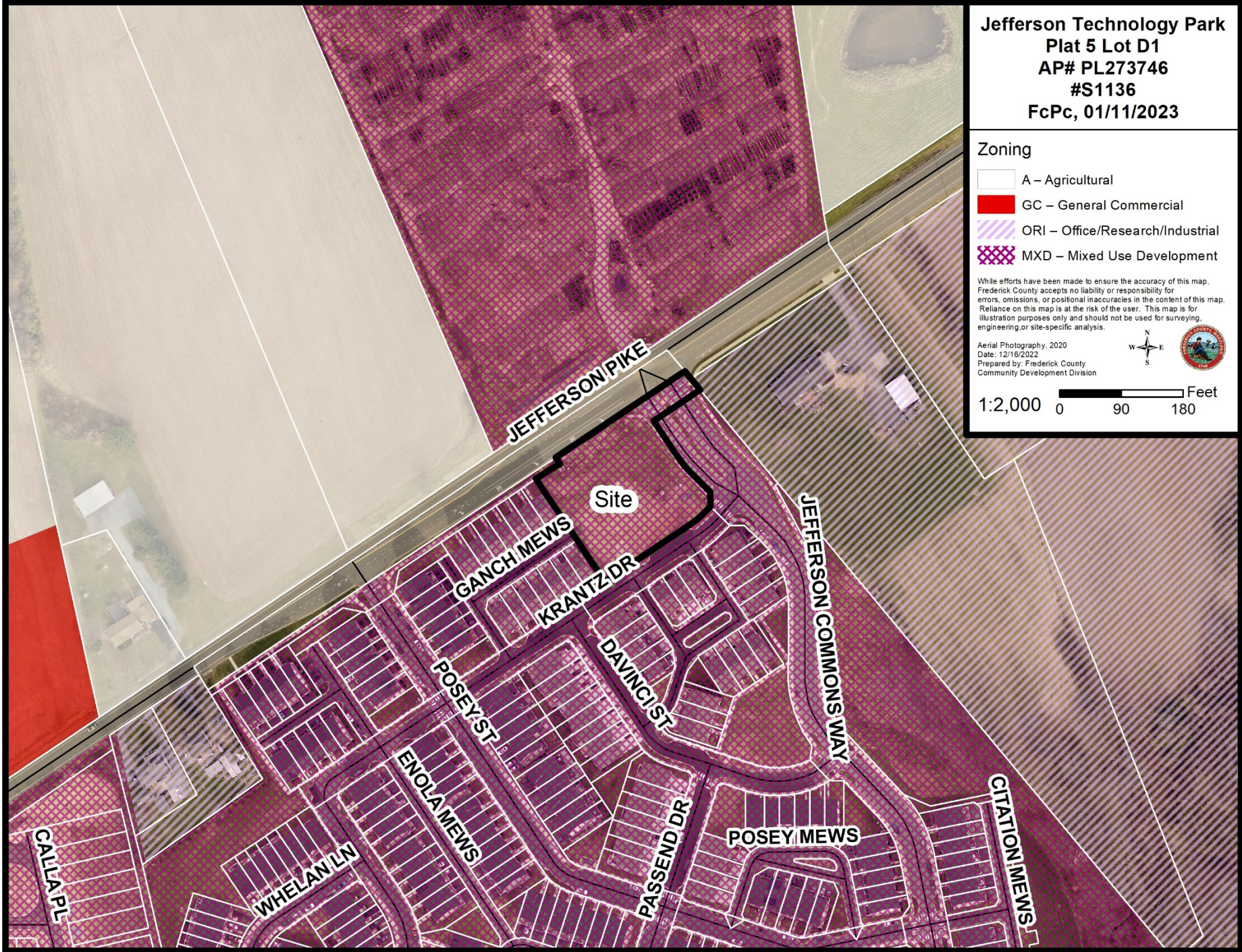
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Aerial Photography, 2020  
Date: 12/16/2022  
Prepared by: Frederick County  
Community Development Division



1:2,000 0 100 200 Feet





**Jefferson Technology Park**  
**Plat 5 Lot D1**  
**AP# PL273746**  
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**Zoning**

- A – Agricultural
- GC – General Commercial
- ORI – Office/Research/Industrial
- MXD – Mixed Use Development

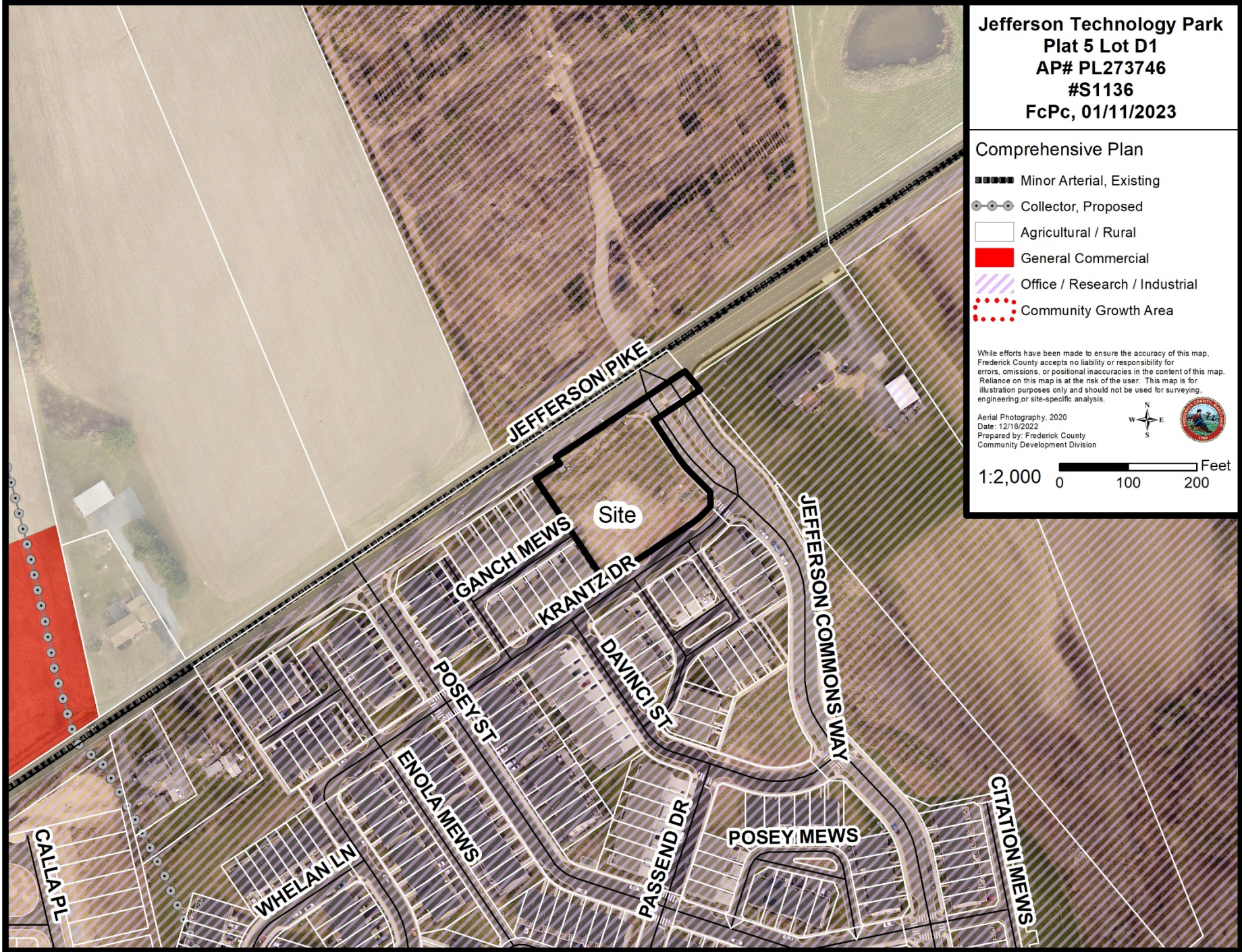
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1:2,000 0 90 180 Feet





**Jefferson Technology Park**  
**Plat 5 Lot D1**  
**AP# PL273746**  
**#S1136**  
**FcPc, 01/11/2023**

**Comprehensive Plan**

- Minor Arterial, Existing
- Collector, Proposed
- Agricultural / Rural
- General Commercial
- Office / Research / Industrial
- Community Growth Area

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1:2,000 0 100 200 Feet



COORDINATES - NAD 83/91		
Point	Northing	Easting
262	631164.970	1184257.189
263	631256.425	1184493.965
264	631249.539	1184520.644
265	631197.053	1184563.737
267	631168.938	1184587.134
268	631145.907	1184610.788
269	631124.696	1184611.071
270	631110.599	1184597.346
272	631099.904	1184584.494
273	631014.993	1184457.503

MD STATE PLANE DATUM PER  
FREDERICK COUNTY  
MONUMENTS VALLEY AND  
VALLEY AZ.

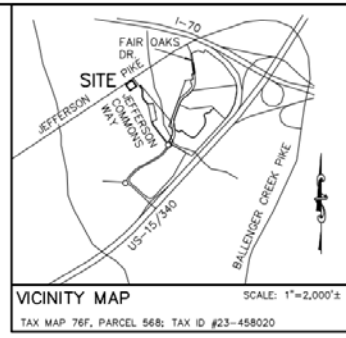
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	ANGLE	BEARING	CHORD
C1	175.00	36.84	01159.49	18.39	S39°46'00"E	36.58
C2	80.00	16.75	01159.49	8.41	S50°14'00"W	16.72

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S78°46'05"E	35.36
L2	S33°48'05"E	63.14
L3	S45°45'55"E	53.01
L4	S00°45'55"E	21.21
L5	S44°14'05"W	19.68

AREA SUMMARY			
PART OF FARM LOT 1	7,400 sq. ft.	or	0.170 Ac±
PART OF FARM LOT 2	26,764 sq. ft.	or	0.614 Ac±
LOT D-1	34,164 sq. ft.	or	0.784 Ac±
TOTAL LOTS	34,164 sq. ft.	or	0.784 Ac±
+DEDICATION	0 sq. ft.	or	0.000 Ac±
+OPEN SPACE	0 sq. ft.	or	0.000 Ac±
TOTAL PLAT	34,164 sq. ft.	or	0.784 Ac±
NUMBER LOTS: 1			

OWNER:  
JTI INVESTMENTS, LLC  
c/o KEITH COMPTON  
PO BOX 4630  
HORSESHOE BAY, TX 78657  
703-930-1375

OWNER:  
PREFERRED DEVELOPERS, LLC  
180 LAKEFRONT DR.  
COCKEYSVILLE, MD 21030  
703-615-2244



### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS CREATED UNDER MY DIRECT SUPERVISION AND AN ADDITION PLAT OF PART OF THE LANDS CONVEYED UNTO JTI INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED APRIL 30, 2007 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 8562 AT FOLIO 784 ON MAY 1, 2007 AND PART OF THE LANDS CONVEYED UNTO PREFERRED DEVELOPERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 13, 2019 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 13049 AT FOLIO 445 ON JUNE 25, 2019 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_  
DAVID THOMAS BEARD  
PROPERTY LINE SURVEYOR  
MD. REG. NO. 576, EXPIRES 03/23/23  
FOR HARRIS, SMARIGA, & ASSOC., INC.  
MD. REG. NO. 24

### OWNER'S CERTIFICATION & DEDICATION

WE, PREFERRED DEVELOPERS, LLC AND JTI INVESTMENTS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CONSENT TO AND ADOPT THIS PLAN, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWAGE SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

JTI INVESTMENTS, LLC &  
PREFERRED DEVELOPERS, LLC

DATE: \_\_\_\_\_  
WILLIAM H. KINNEAR, JR., AUTHORIZED PERSON

PREFERRED DEVELOPERS, LLC  
& JTI INVESTMENTS, LLC  
THE AUTHORIZED SIGNER HAS SWORN TO  
AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2022.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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

DATE: \_\_\_\_\_  
APPROVING AUTHORITY

APPROVED:  
FREDERICK COUNTY PLANNING COMMISSION

DATE: \_\_\_\_\_  
SECRETARY OR CHAIRMAN

- NOTES:
- THIS PLAT PREPARED WITH REVIEW OF TITLE COMMITMENT TITLE NA002102760 DATED OCTOBER 27, 2021 AND AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
  - SITE IS ZONED MRED USE DEVELOPMENT (MRED). PER FREDERICK COUNTY ORDINANCE 05-14-375 (CASE R-05-01) AS OF JUNE 23, 2020, COMPREHENSIVE PLAN LAND USE DESIGNATION - OFFICE/RESEARCH INDUSTRIAL (ORI), LAND BAY D-1 (EMPLOYMENT), APPROVED BY FREDERICK COUNTY STAFF ON DECEMBER 1, 2021. CASE NA02267750.
  - A 6" WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
  - SITE WATER & SEWER CLASSIFICATION W-3, S-3.
  - NO WETLANDS HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.
  - PARCEL SHOWN HEREON IS NOT WITHIN A FEMA FLOODPLAIN. PER FEMA MAP #24021002880, DATED SEPTEMBER 19, 2007.
  - PLAT CONFORMS WITH APPROVED COMBINED PRELIMINARY PLAN AND SITE PLAN #183421 AND MEMORANDUM PLAN #18354.
  - FUTURE DEVELOPMENT OF THE LOTS ARE SUBJECT TO SITE DEVELOPMENT PLAN APPROVAL.
  - PURPOSE OF THE PLAT IS TO CREATE LOT D-1.
  - EXEMPT FROM FORESTATION PER 2273748 AND APFO PER A273747.
  - ANY FUTURE DEVELOPMENT MAY REQUIRE ROAD LAYBACK/FRONTAGE IMPROVEMENTS ALONG PREVIOUSLY DEDICATED RIGHTS-OF-WAY.
  - FUTURE ACCESS TO THIS PROPERTY SHALL BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
  - ENTIRE SITE IS SOIL TYPE PVL, PENN-REAVILLE SILT LOAMS (RESTRICTED)

- SYMBOLS:
- REBAR & CAP NO.24
  - REBAR & CAP FOUND
  - CONCRETE MONUMENT (EXCEPT WHERE NOTED)

MINIMUM BUILDING RESTRICTION LINES  
FRONT: 10'  
REAR: 10'  
SIDE: 8'

DATE	REVISIONS
11/9/22	COMMENTS DATED 11/9/22
12/7/22	COMMENTS DATED 12/7/22

## COMBINED PRELIMINARY FINAL/ADDITION PLAT PLAT 5 LOT D-1 JEFFERSON TECHNOLOGY PARK

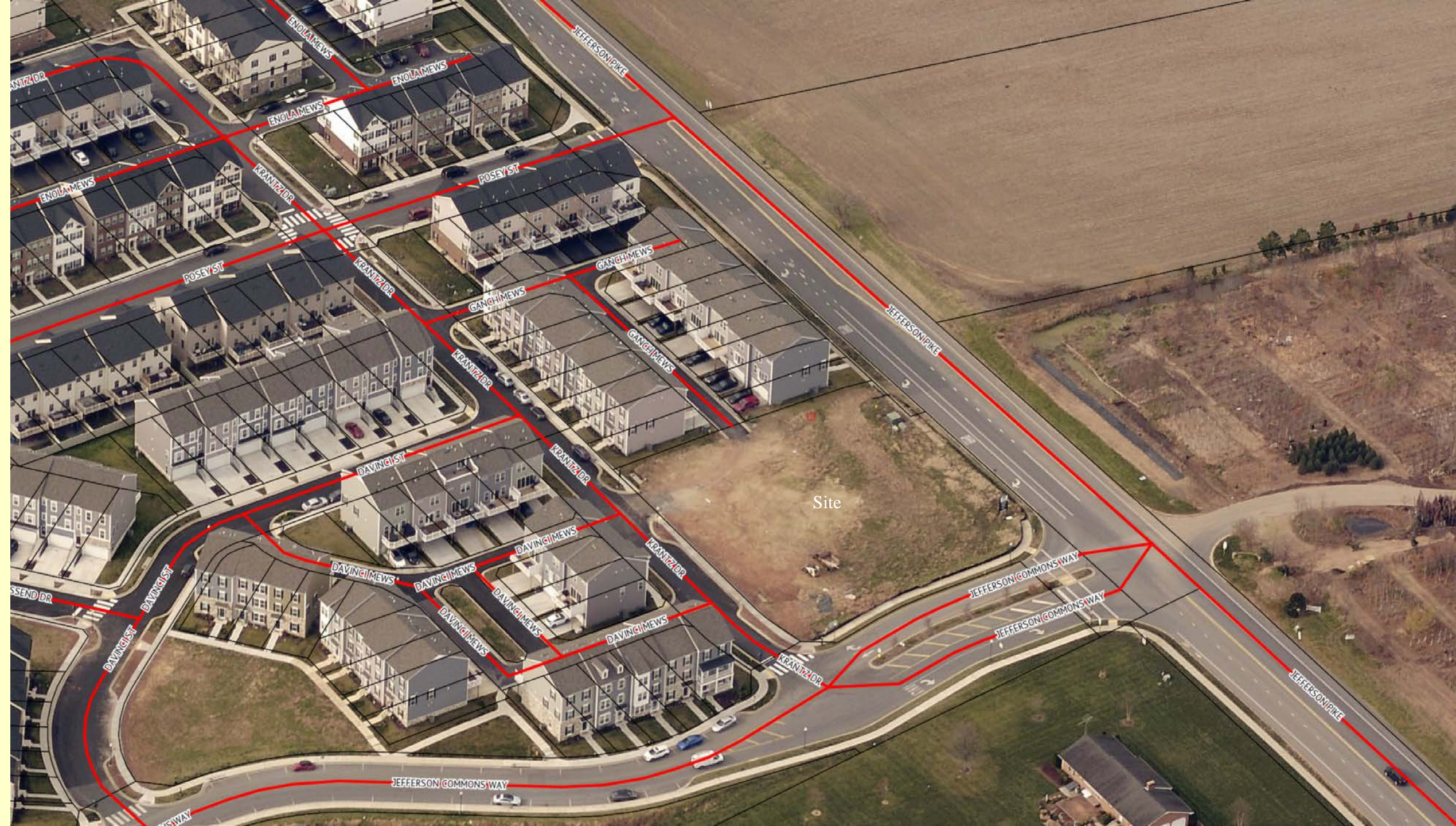
SITUATED ON JEFFERSON PIKE, JEFFERSON COMMONS WAY,  
KRANTZ DRIVE, & CATCH MEWS  
FREDERICK COUNTY PLANNING AREA  
BALLEGUN ELECTION DISTRICT NO. 23  
FREDERICK COUNTY, MARYLAND

SCALE: 1"=300'  
SEPTEMBER, 2022  
**Harris, Smariga & Associates, Inc.**  
125 South Carroll Street/Suite 100/Frederick, MD 21701  
301-662-4488/Fax 301-662-4906



I:\proj\7526\Long\Survey\Plat\Plat 5 - D-1.dwg 12/7/22







# **RECOMMENDATION**

Staff has no objection to conditional approval of the Jefferson Technology Park Plat 5 Lot D1 Combined Preliminary/Final and Addition 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 (January 11, 2028).

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

## **Staff-proposed conditions of approval:**

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