

Frederick County Planning Commission



August 9, 2023

Woodlands at Urbana – Parcel D

Combined Preliminary/Final/Addition Plat

The Applicant is requesting approval to create a 2.03-acre parcel from portions of two existing parcels.



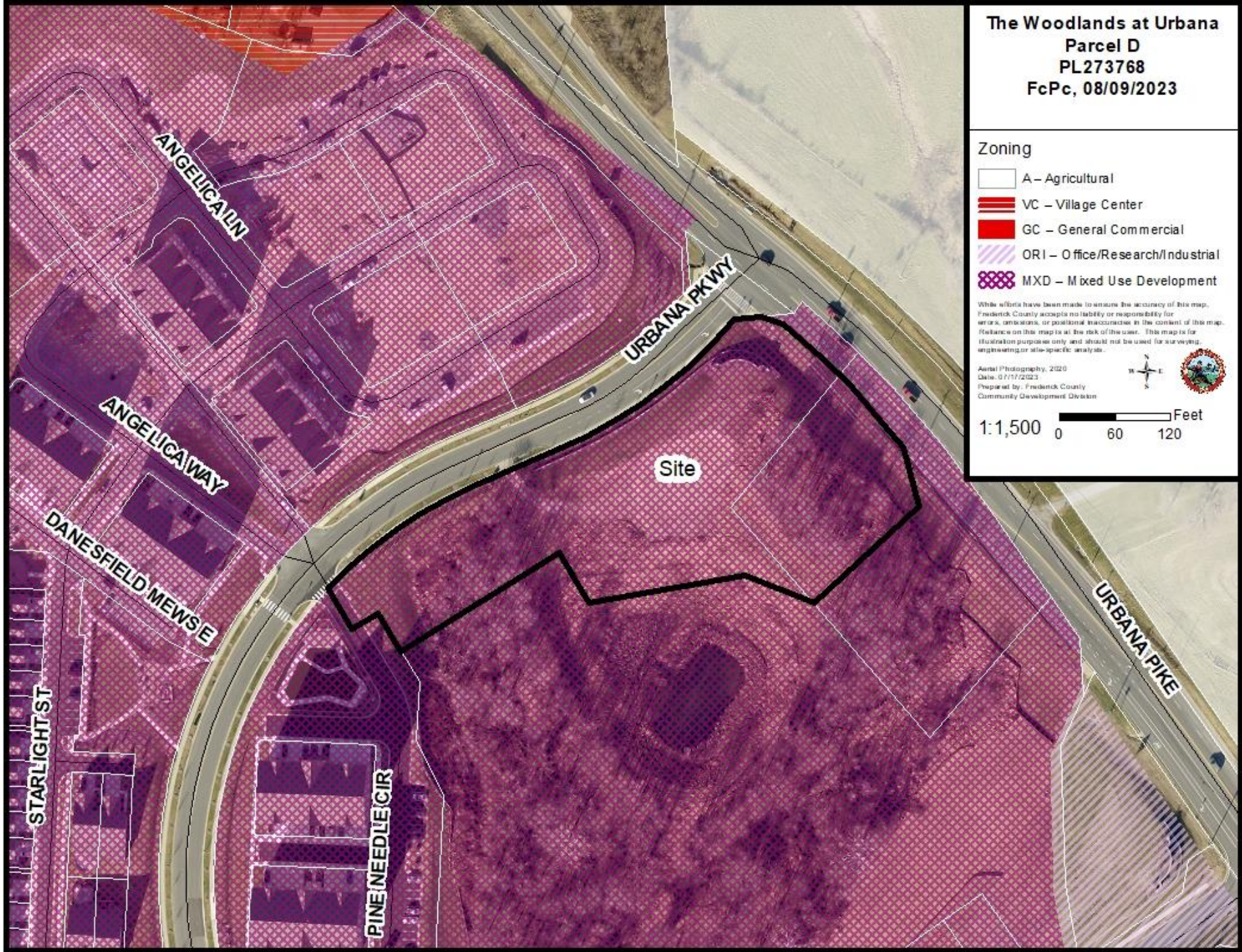
**The Woodlands at Urbana
Parcel D
PL273768
FcPc, 08/09/2023**

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Aerial Photography, 2020
Date: 07/17/2023
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet



**The Woodlands at Urbana
Parcel D
PL273768
FcPc, 08/09/2023**

Zoning

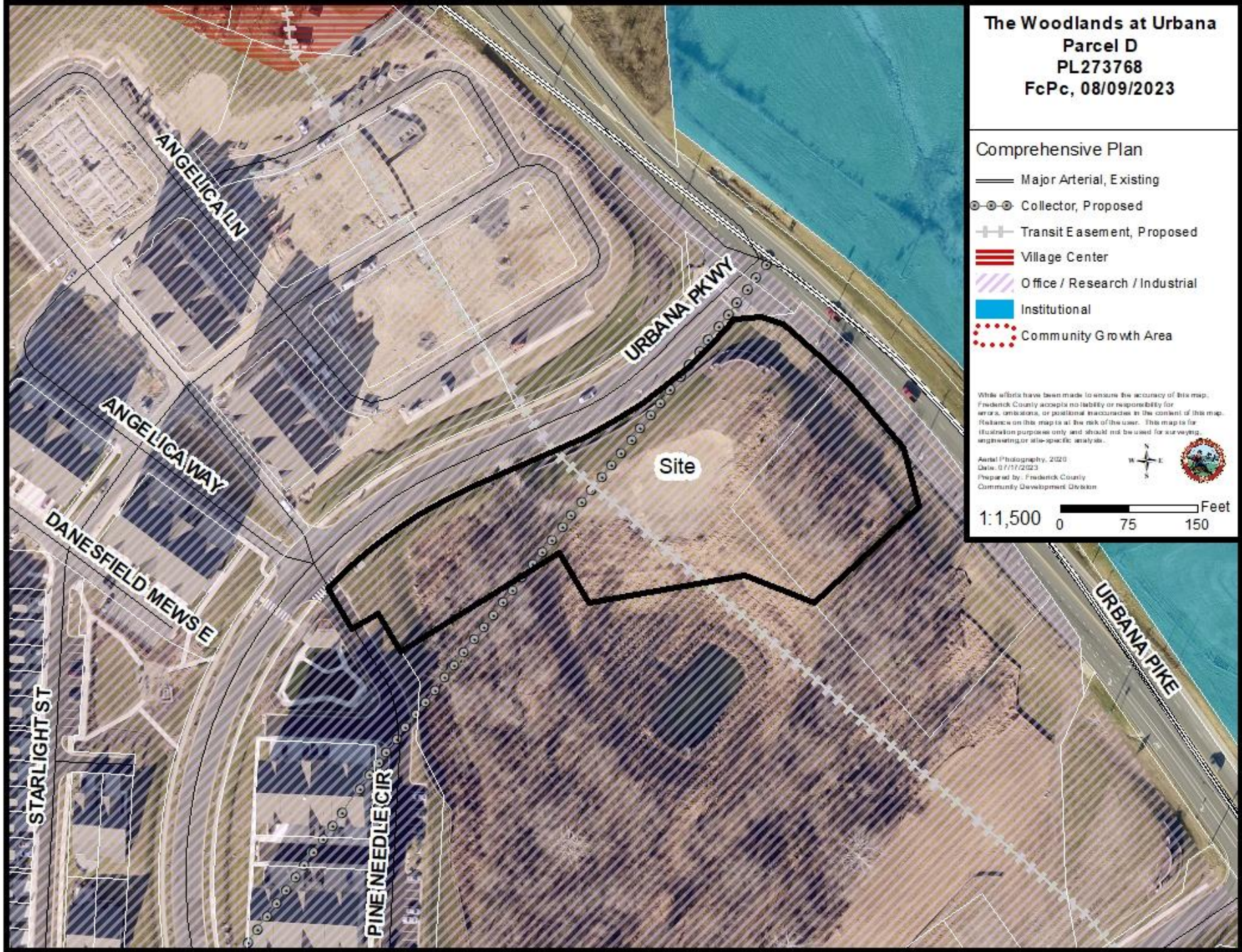
- A - Agricultural
- VC - Village Center
- GC - General Commercial
- ORI - Office/Research/Industrial
- MXD - Mixed Use Development

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Community Development Division



1:1,500 0 60 120 Feet



**The Woodlands at Urbana
Parcel D
PL273768
FcPc, 08/09/2023**

Comprehensive Plan

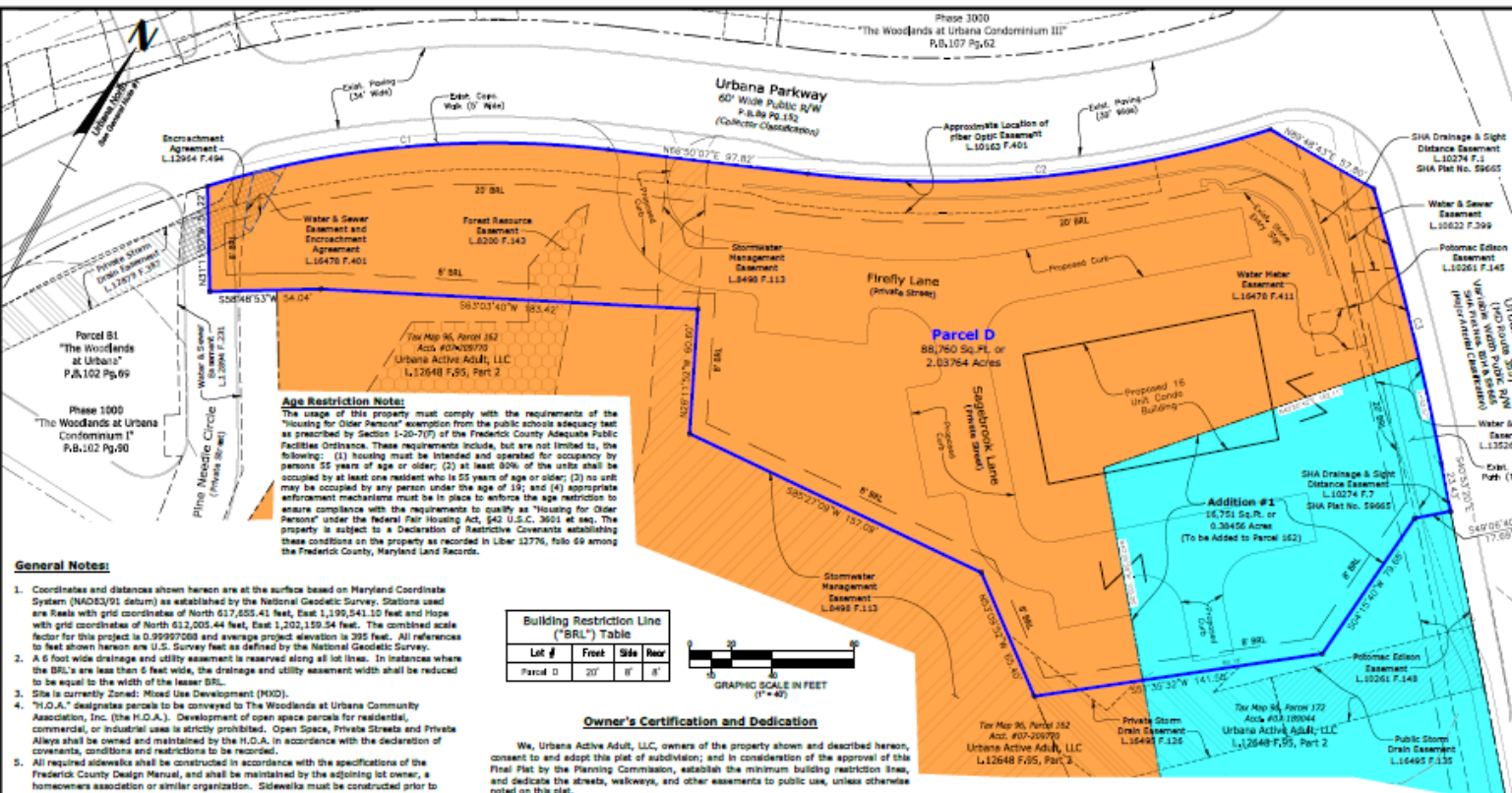
- Major Arterial, Existing
- Collector, Proposed
- Transit Easement, Proposed
- Village Center
- Office / Research / Industrial
- Institutional
- Community Growth Area

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1:1,500 0 75 150 Feet



General Notes:	
1. Coordinates and distances shown hereon are at the surface based on Maryland Coordinate System (NAD83/01 datum) as established by the National Geodetic Survey. Stations used are those with grid coordinates of North 617,055.41 feet, East 1,199,541.10 feet and UTM zone 18Q UTM coordinates of North 617,055.41 feet, East 1,199,541.10 feet. The combined scale factor for this project is 0.999977088 and average projected elevation is 295 feet. All references to feet shown hereon are U.S. Survey feet as defined by the National Geodetic Survey.	
2. A 6 foot wide drainage and utility easement is reserved along all lot lines. In instances where the BRL's are less than 6 feet wide, the drainage and utility easement width shall be reduced to be equal to the width of the lesser BRL.	
3. The site is currently Zoned: Mixed Use Development (MUD).	
4. "H.O.A." designates parcels to be conveyed to The Woodlands at Urbana Community Association, Inc. (the H.O.A.). Development of open space parks for residential, commercial, or industrial uses is strictly prohibited. Open Space, Private Streets and Private Alleys shall be owned and maintained by the H.O.A. in accordance with the declaration of covenants, conditions and restrictions to be recorded.	
5. All required sidewalks shall be constructed in accordance with the specifications of the Frederick County Design Manual, and shall be maintained by the adjoining lot owner, a homeowners association or similar organization. Sidewalks must be constructed prior to occupancy.	
6. According to a study prepared by Rodgers and Associates, Inc. dated September, 1995, no ultimate 100 year floodplain or floodplain buffers are present on the property shown hereon.	
7. According to a wetlands delineation reviewed by the Army Corps of Engineers and the Maryland State Department of the Environment in the spring of 1995 and located by Rodgers & Associates, Inc. in September 1995, no wetlands or wetland buffers are present on the property shown hereon.	
8. Easements: A. Water and Sewer Easements are public. B. Storm Water Management Easements are private. C. Storm Drain Easements are as noted.	
9. Minimum Building Restriction Lines (BRL) were approved per Combined Plan No. 18069 (See BRL Table).	
10. This plat is subject to the Combined Plan AP# 18069 entitled "The Woodlands at Urbana", approved June 13, 2018; Stormwater Management & Improvement Plan, Sections 1A & 1B AP# 18743 entitled "The Woodlands at Urbana", approved February 13, 2019. The plat is also subject to sections 1A & 1B; and Type 1 Site Plan #27273708 entitled "The Woodlands at Urbana, Urbana Active Adult - Parcel D".	
11. The perpetual Forest Easements shown were established in accordance with the Frederick County Forest Resource Ordinance (FRO), as specifically set forth in the terms of the recorded FRO easement.	
12. Application is hereby made for your approval of the indicated transfer of land for the purpose of adding to adjoining holdings.	
13. Confirmatory deeds shall be recorded in the Land Records of Frederick County, Maryland; the recorded addition plat shall be referenced in these and all successive deeds; and the addition parcels shall not be sold, transferred, or developed as a separate lot, parcel, or tract, unless otherwise shown hereon.	
14. The lots and parcels shown hereon are subject to the terms and conditions of an Easement Agreement recorded in Liber 12964 at folio 494.	

Building Restriction Line ("BRL") Table			
Lot #	Front	Side	Rear
Parcel D	20'	8'	8'

Curve Table			
Curve	Radius	Length	Tangent
C1	470.00'	198.90'	99.91'
C2	530.00'	227.54'	115.05'
C3	1340.00'	137.80'	68.99'

Coordinate Table			
Point	Northings	Eastings	
100	603485.07	1215028.48	
101	603597.85	1215386.28	
102	603638.13	1215476.20	
103	603787.13	1215860.11	
104	603787.32	1215717.81	
105	603697.92	1215813.35	
106	603502.21	1215828.69	
107	603638.63	1215815.31	
108	603559.16	1215803.38	
109	603471.21	1215698.45	
110	603510.41	1215646.10	
111	603497.95	1215489.51	
112	603502.34	1215462.75	
113	603469.24	1215099.23	
114	603441.26	1215053.03	

Owner's Certification and Dedication

We, Urbana Active Adult, LLC, owners of the property shown and described hereon, consent to and adopt this plat of subdivision; and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction line 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 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 3, Subtitle 1, Section 3-105, as enacted or amended, and the requirements of the Frederick County Code, Section 1-16-108, 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 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. Facilities will be available to all lots offered for sale.

Date: _____

Witness: _____

By: _____

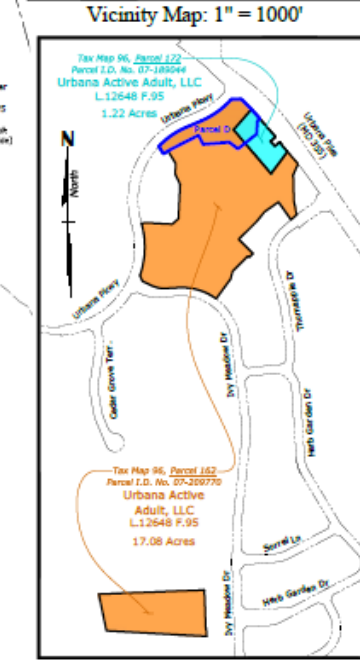
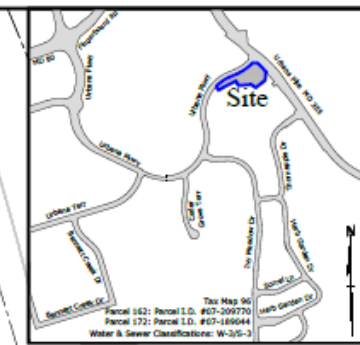
URBANA ACTIVE ADULT, LLC
a Maryland limited liability company
By: Nathan Communities, L.P.,
its Sole Member
By: Nathan Communities, Inc.,
General Partner

By: _____

Date: _____

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2023)

File # S1175
A/P #: PL273768
Recorded:
P.B. Pg.



Area Summary (Parcel 162)	
17.08 Acres:	Original Area of Parcel 162
+ 0.39 Acres:	Addition #1 from Parcel 172
+ 2.04 Acres:	Area of Parcel D (1.65 Ac. of Parcel 162)
15.43 Acres:	Remaining Area of Parcel 162

Area Summary (Parcel 172)	
1.22 Acres:	Original Area of Parcel 172
- 0.39 Acres:	Addition #1 to Parcel 162
0.83 Acres:	Remaining Area of Parcel 172

APPROVED Frederick County Planning Commission	
Date: _____	Secretary or Chairman
APPROVED Department of Health	
Public Water & Sewer are in conformance with the Frederick County Master Water & Sewer Plan	
Date: _____	Approving Authority

Area Tabulation:	
Area of Lots	- N/A Sq.Ft. or N/A Acres
Area of Parcels	- 88750 Sq.Ft. or 2.03764 Acres
Street Dedication	- N/A Sq.Ft. or N/A Acres
Total Area of Plat	- 88750 Sq.Ft. or 2.03764 Acres
Total No. of Lots	- 0 Lot(s), 1 Parcel(s)

Symbols:	
■	- Concrete Monument
●	- Iron Pin
Sq.Ft.	- Square Feet

(Owner)	
Sworn and subscribed to before me this _____ day of _____, 20____.	
Notary Public	
My Commission expires: _____	
Owner(s):	
Monocacy Land Company, LLC 506 Main Street, Suite 300 Gaithersburg, Maryland 20878 Phone: 301-670-4020	

Combined Preliminary / Final / Addition Plat
Parcel D
The Woodlands at Urbana
Urbana (7th) Election District
Frederick County, Maryland
Scale: 1" = 40' October 2022
Plat No. 320
RCL Job No.: 590014



CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	BY	DATE

BASE DATA
DESIGNED
DRAWN
REVIEWED
RELEASE FOR
BY
DATE

Owner/Developer:
Urbana Active Adult, LLC
c/o Natelli Communities
506 Main Street
3rd Floor
Gaithersburg, MD 20878
(301) 670-4020

Woodlands at Urbana Rendering

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Site Plan - Parcel D
The Woodlands at Urbana
SP273708
Liber 12648 at folio 95
ELECTION DISTRICT NO. 7
FREDERICK COUNTY, MARYLAND

NORTH
SCALE: 1"=30'
JOB No. 0590G14
DATE: October 2022
INDEX No. EX-1
SHEET No. 1 OF 1

RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final/Addition Plat for the Woodlands at Urbana – Parcel D. If the Planning Commission conditionally approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (valid through August 9, 2028).

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Subdivision, 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.

Valley Elementary School

Site Plan

The Applicant is requesting Site Development Plan approval for a 745-student capacity, 2-story 95,425 SF elementary school on a 31.7-acre lot. The existing school building will be demolished and replaced with this new building.

**Valley Elementary
SP275174
FcPc
08/09/2023**

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Aerial Photography, 2020
Date: 07/17/2023
Prepared by: Frederick County
Community Development Division



1:5,500 0 275 550 Feet



Zoning

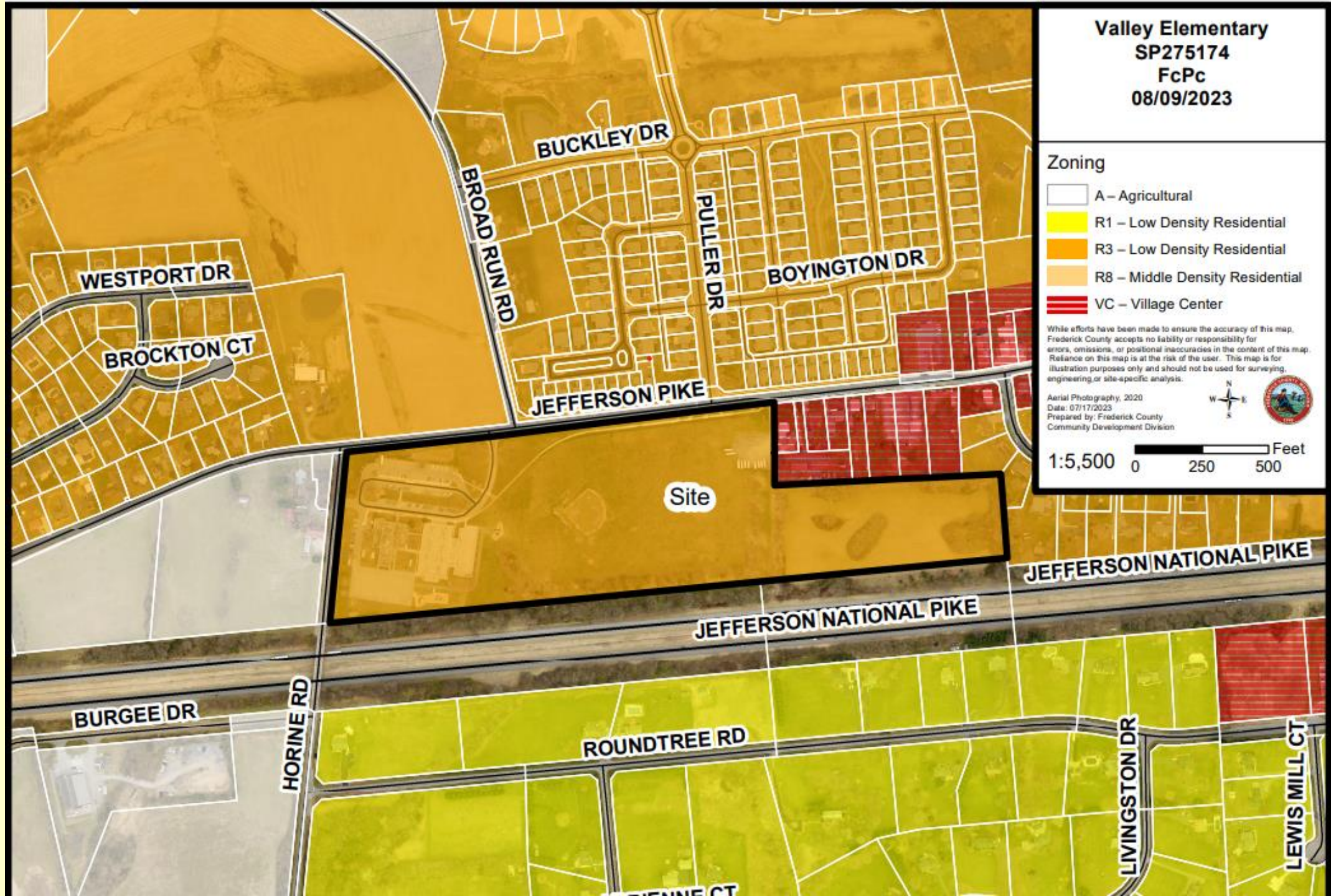
- A – Agricultural
- R1 – Low Density Residential
- R3 – Low Density Residential
- R8 – Middle Density Residential
- VC – Village Center

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1:5,500 0 250 500 Feet



Valley Elementary
SP275174
FcPc
08/09/2023

Comprehensive Plan



Elementary School, Existing



Freeway / Expressway, Existing



Minor Arterial, Existing



Collector, Existing



Collector, Proposed



Agricultural / Rural



Rural Residential



Low Density Residential



Medium Density Residential



Village Center



Institutional



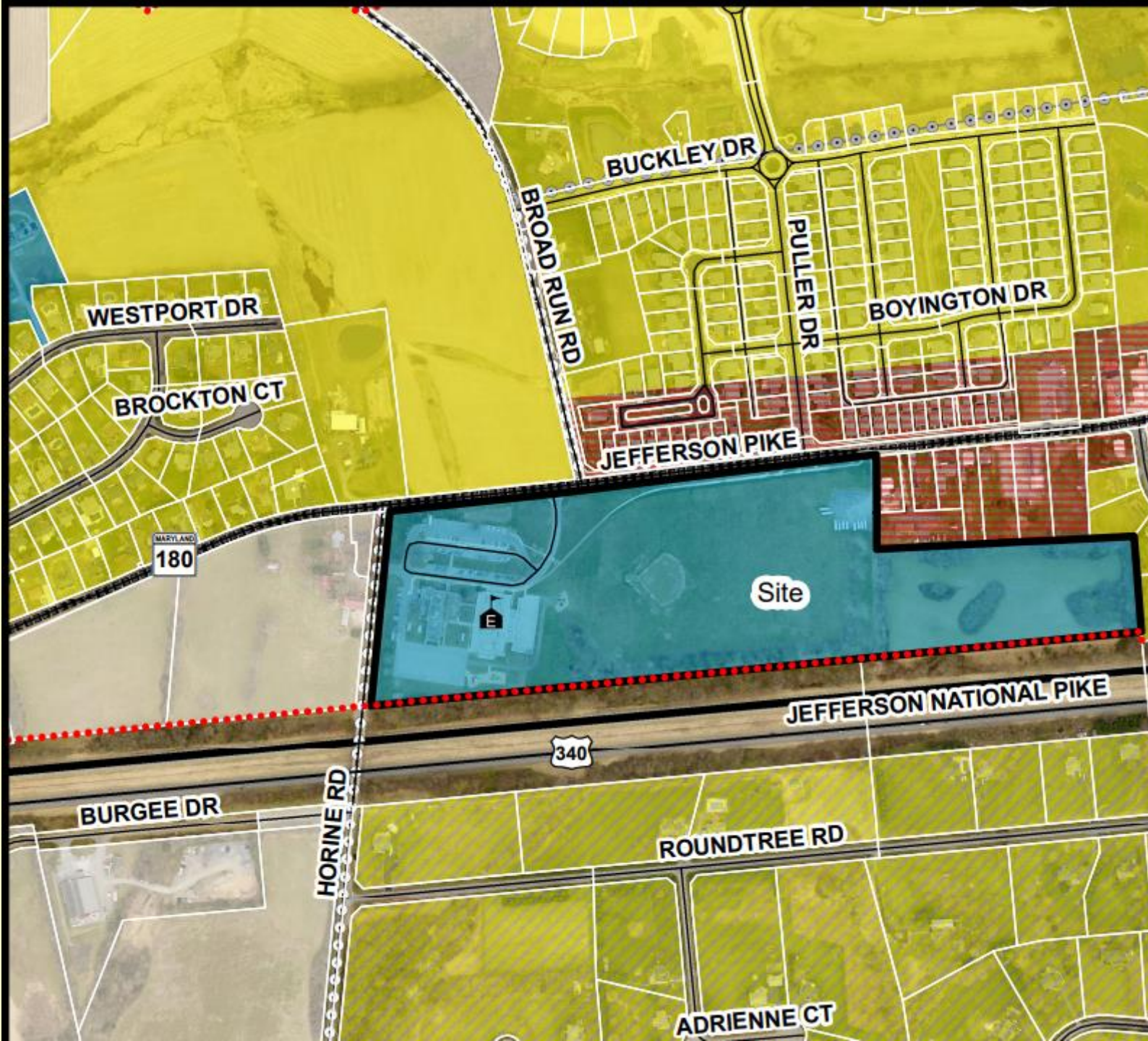
Community Growth Area

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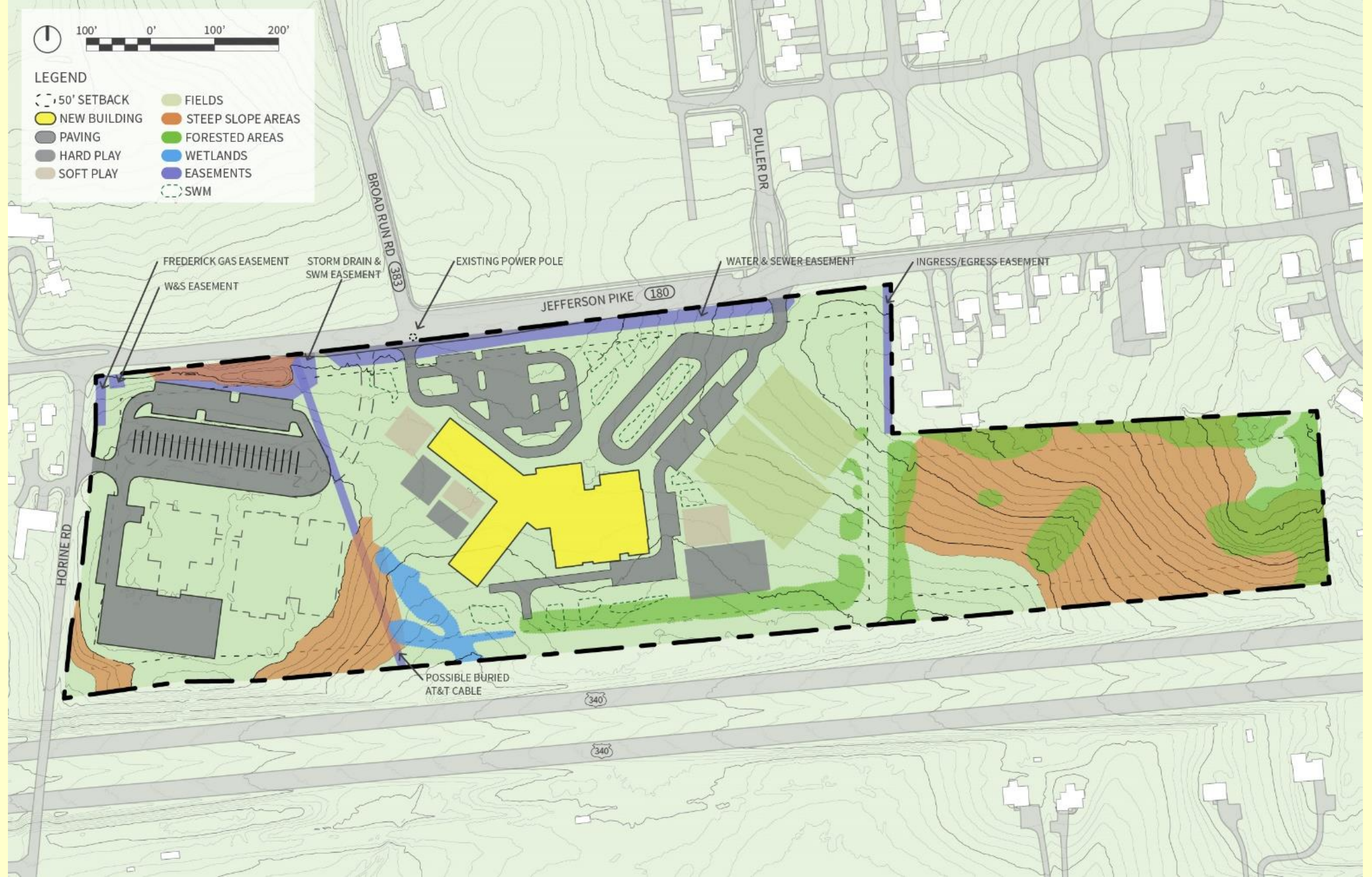
1:5,500 0 275 550 Feet





LEGEND

- | | |
|--------------|-------------------|
| 50' SETBACK | FIELDS |
| NEW BUILDING | STEEP SLOPE AREAS |
| PAVING | FORESTED AREAS |
| HARD PLAY | WETLANDS |
| SOFT PLAY | EASEMENTS |
| SWM | |



RECOMMENDATION

Staff has no objection to Conditional Approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Plan, the plan is valid for three (3) years, or until August 9, 2026.

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:

Approval of the following modification requests:

1. Lighting modification of the 14-foot maximum height for light poles in a residential district as provided in Section 1-19-6.500(G) to allow 21-ft tall pole mounted lights.
2. Loading modification of the required 5 large loading spaces to provide 1 large space. A modification of 4 loading spaces.
3. Parking modification of 140 spaces to provide 136 spaces. A reduction of 4 spaces.
4. Forest Resource Ordinance modification request to allow the removal of the five (5) specimen trees.

Staff Conditions

1. Address all agency comments as the plan proceeds through to completion.
2. Add a column to the planting table for “native” plants.
3. Add a sign profile to the plan.
4. Add an additional 19 bike racks to bring the total to 39 (one for each classroom).
5. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
6. Change Horine Road BRL to a 40’ front BRL and revise the site plan and notes to reflect the additional 2 ft. in BRLs due to the height.

Green Valley Elementary School

Site Plan

The Applicant is requesting Site Development Plan approval for a 725-student capacity, 2-story 95,267 SF elementary school on a 13.23-acre lot.

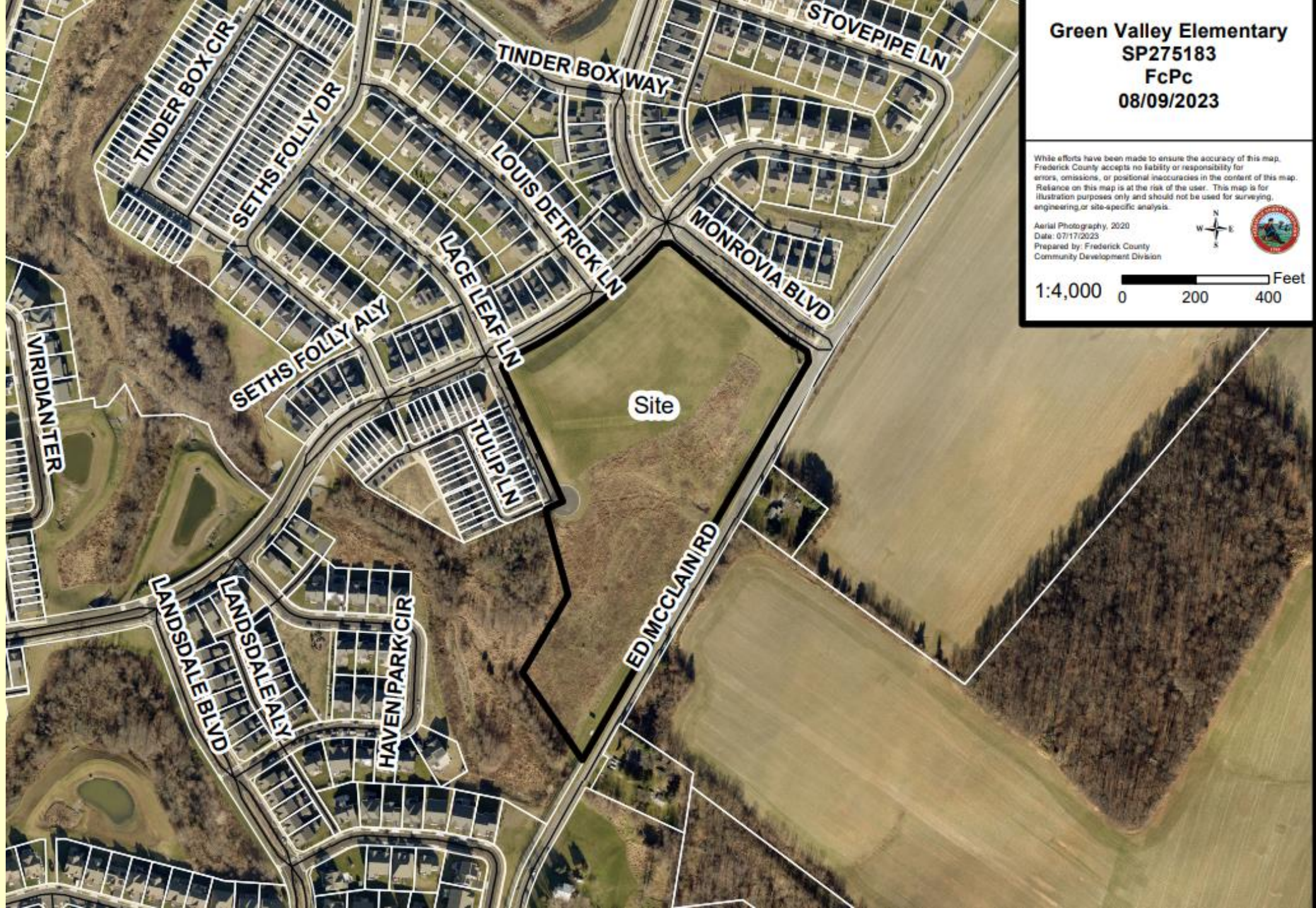
**Green Valley Elementary
SP275183
FcPc
08/09/2023**

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Community Development Division



1:4,000 0 200 400 Feet



**Green Valley Elementary
SP275183
FcPc
08/09/2023**

Zoning

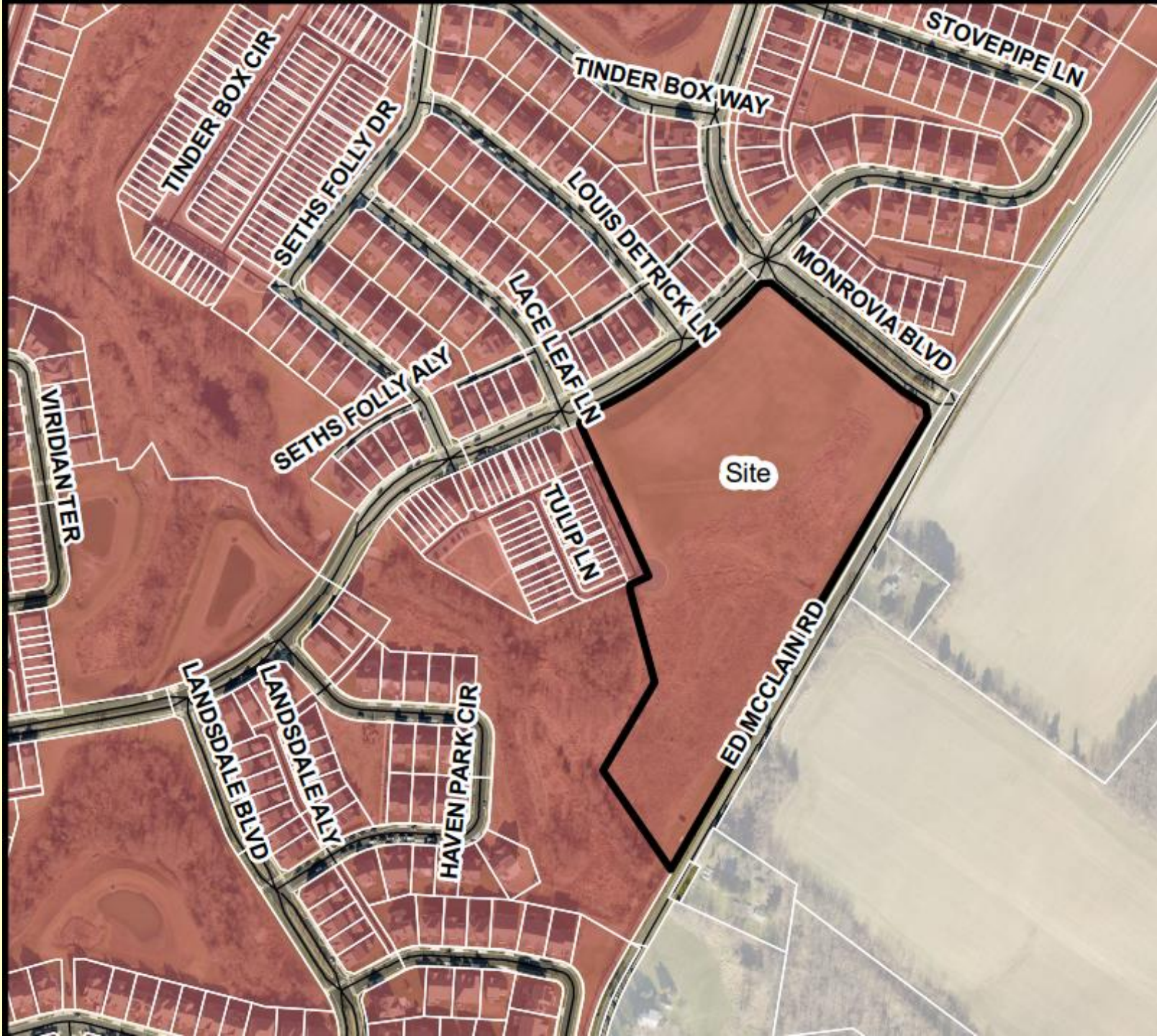
-  A – Agricultural
 PUD – Planned Unit Development

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Community Development Division



1:4,000  Feet



Green Valley Elementary
SP275183
FcPc
08/09/2023

Comprehensive Plan



Elementary School, Proposed



Collector, Existing



Collector, Proposed



Agricultural / Rural



Low Density Residential



Community Growth Area

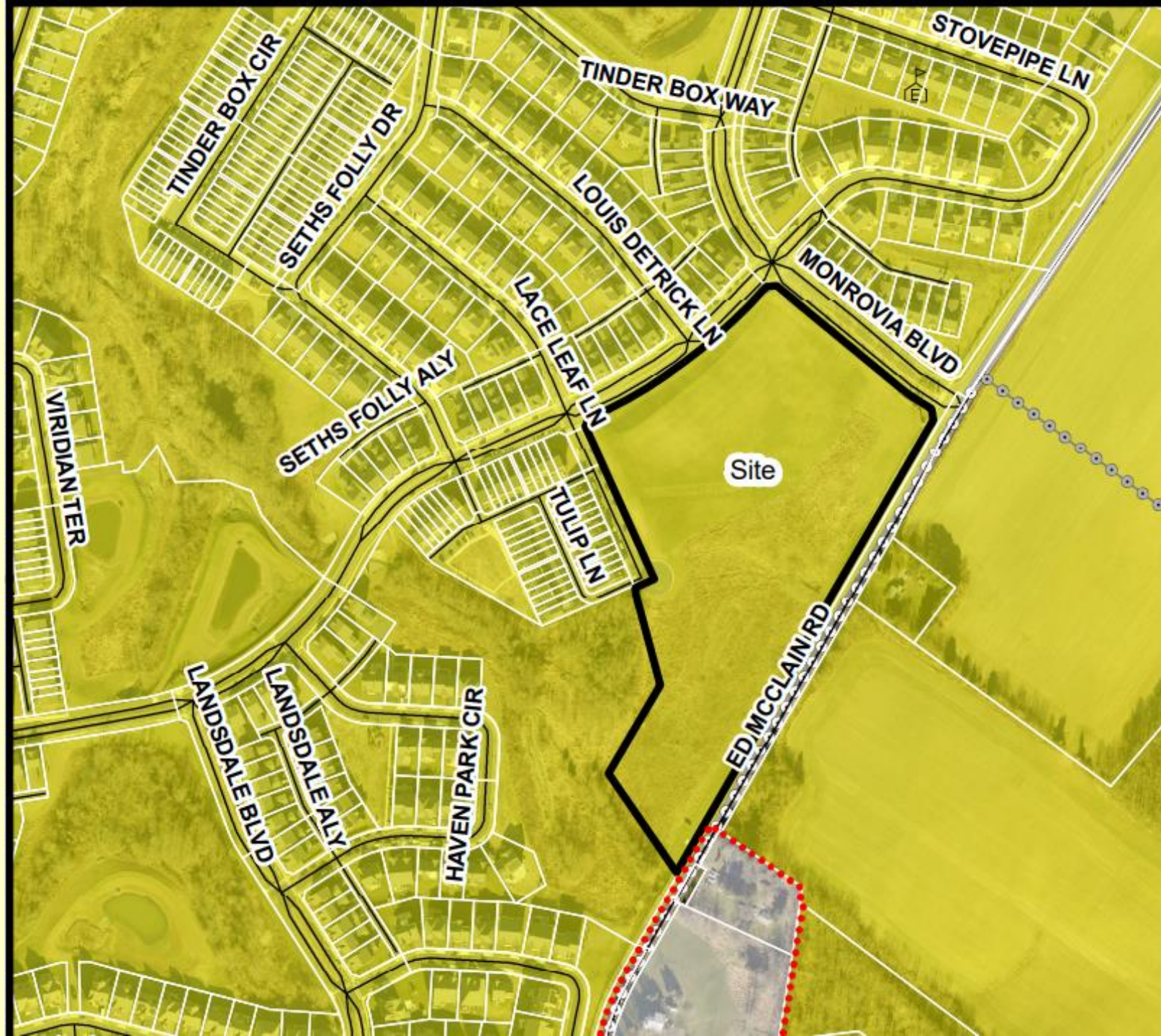
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1:4,000

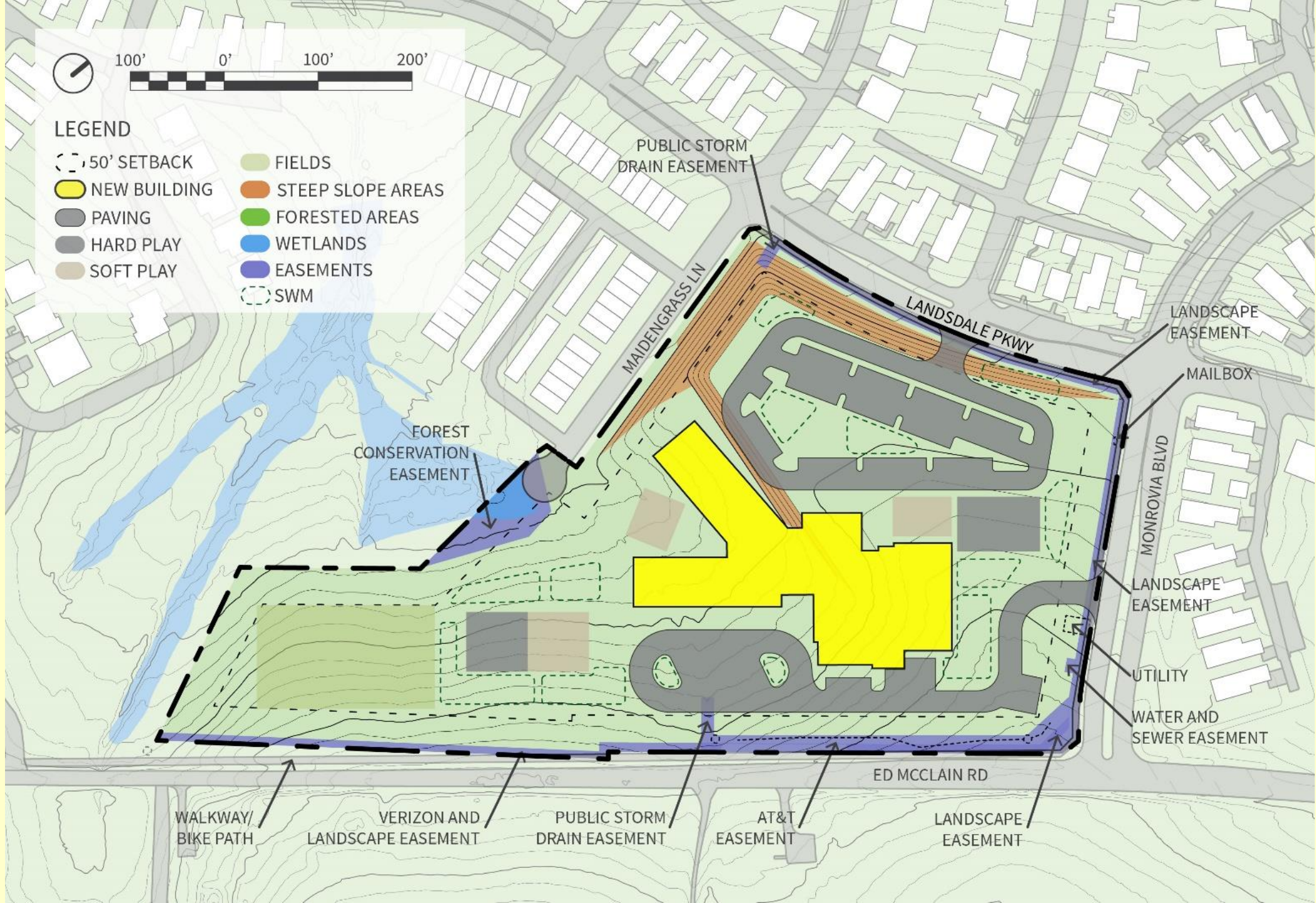
0 200 400 Feet





LEGEND

- | | |
|--------------|-------------------|
| 50' SETBACK | FIELDS |
| NEW BUILDING | STEEP SLOPE AREAS |
| PAVING | FORESTED AREAS |
| HARD PLAY | WETLANDS |
| SOFT PLAY | EASEMENTS |
| | SWM |



RECOMMENDATION

Staff has no objection to Conditional Approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Plan, the plan is valid for three (3) years, or until August 9, 2026.

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:

Approval of the following modification requests:

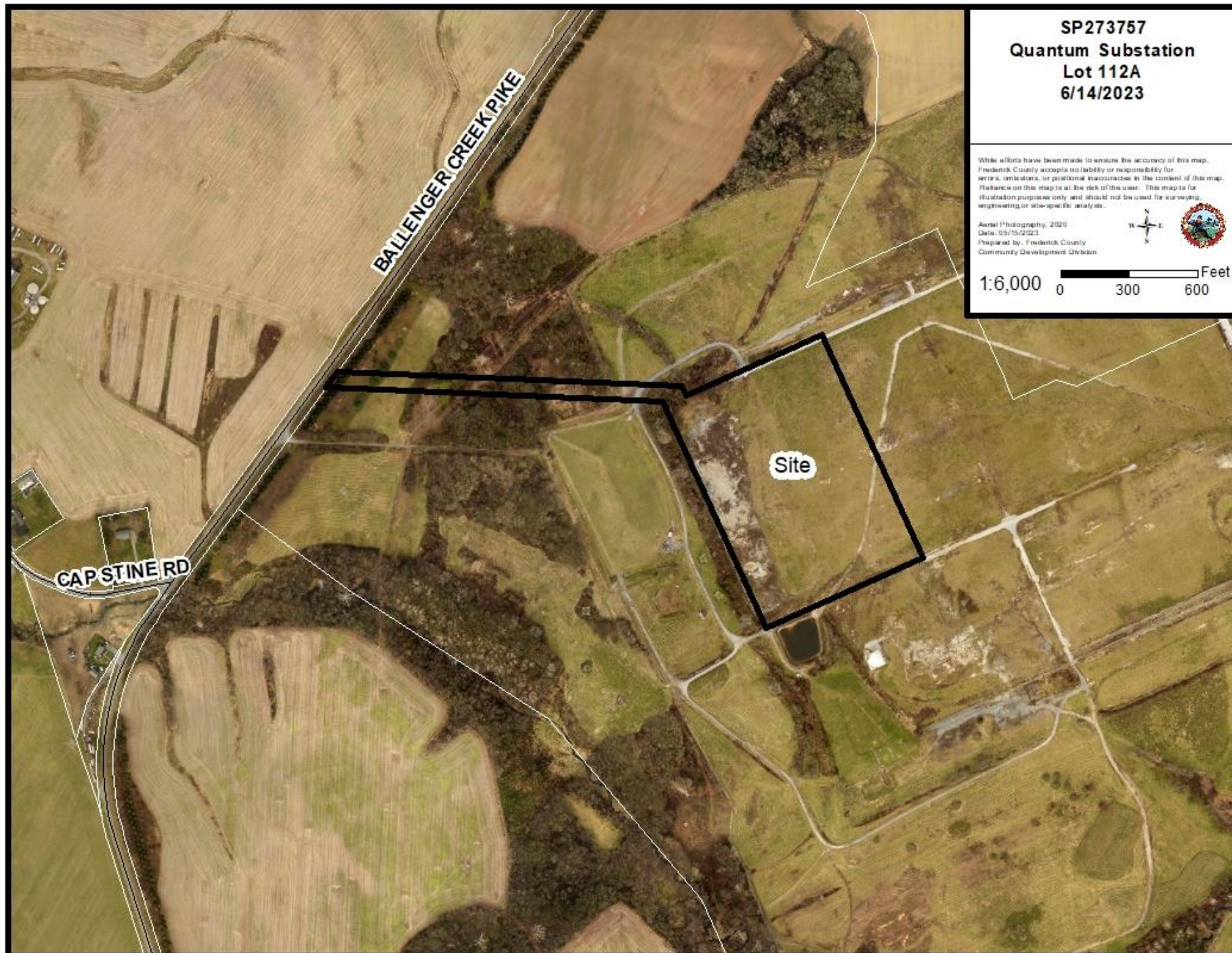
1. Lighting modification of the 14-foot maximum height for light poles in a PUD district to allow 21-ft tall pole mounted lights.
2. Loading modification of the required 5 large loading spaces to provide 1 large space. A reduction of 4 large loading spaces.
3. Parking modification of the required 143 spaces to provide 113 spaces. A reduction of 30 spaces.

Staff Conditions:

1. Address all agency comments as the plan proceeds through to completion, including final light pole height.
2. Add an additional 20 bike racks to bring the total to 39 (one for each classroom).

Quantum Lot 112A Substation Site Plan

The Applicant is requesting Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel.



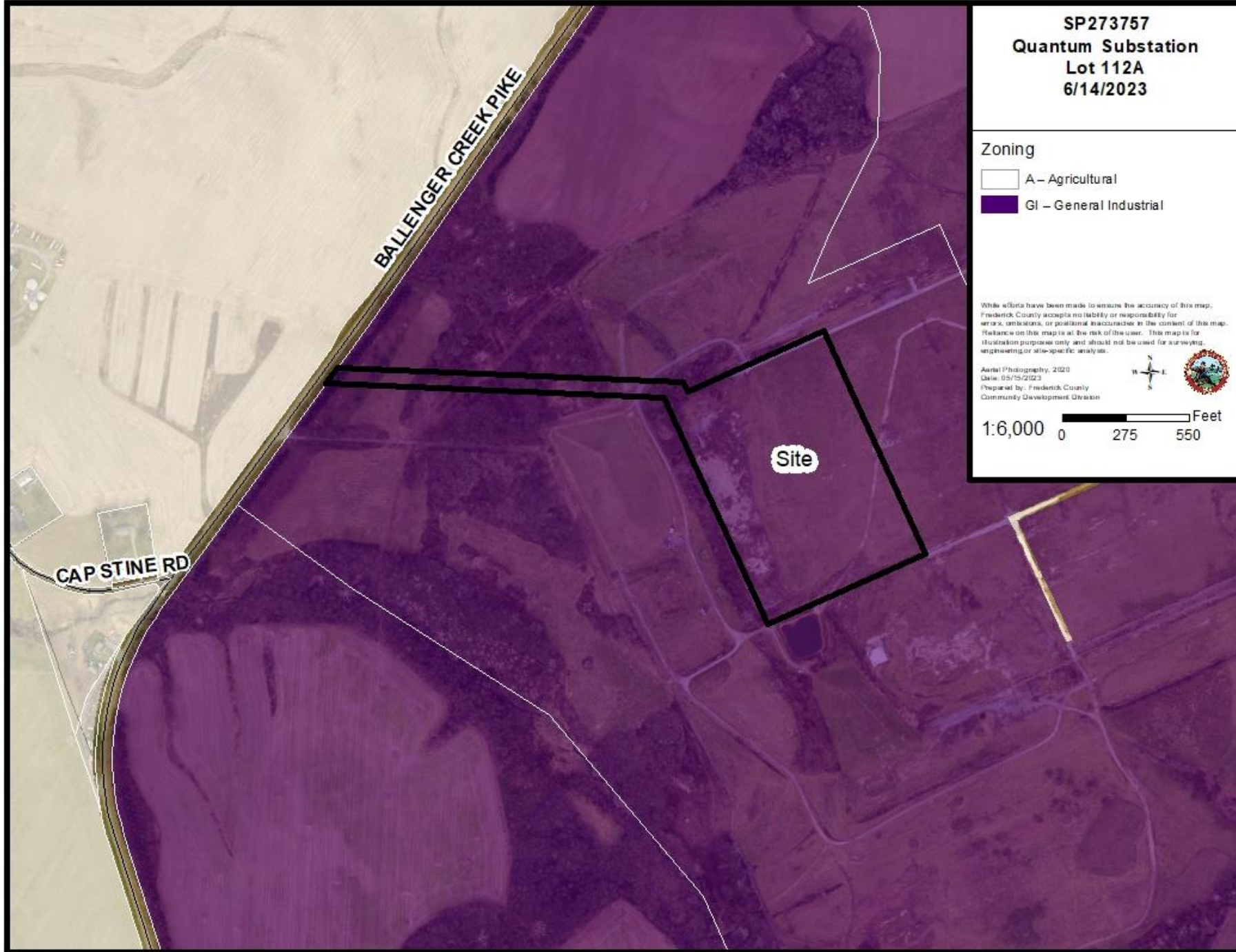
SP273757
Quantum Substation
Lot 112A
6/14/2023

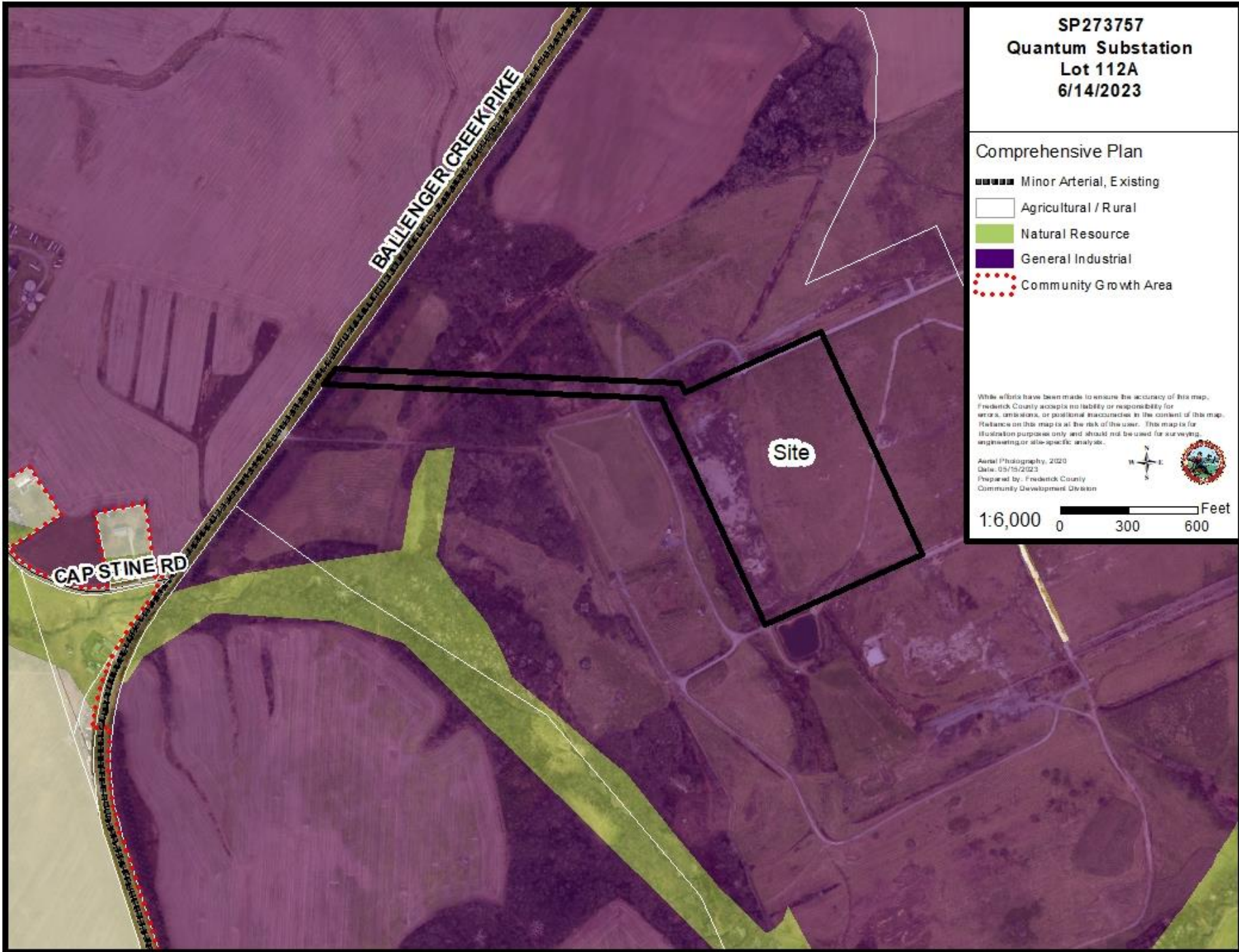
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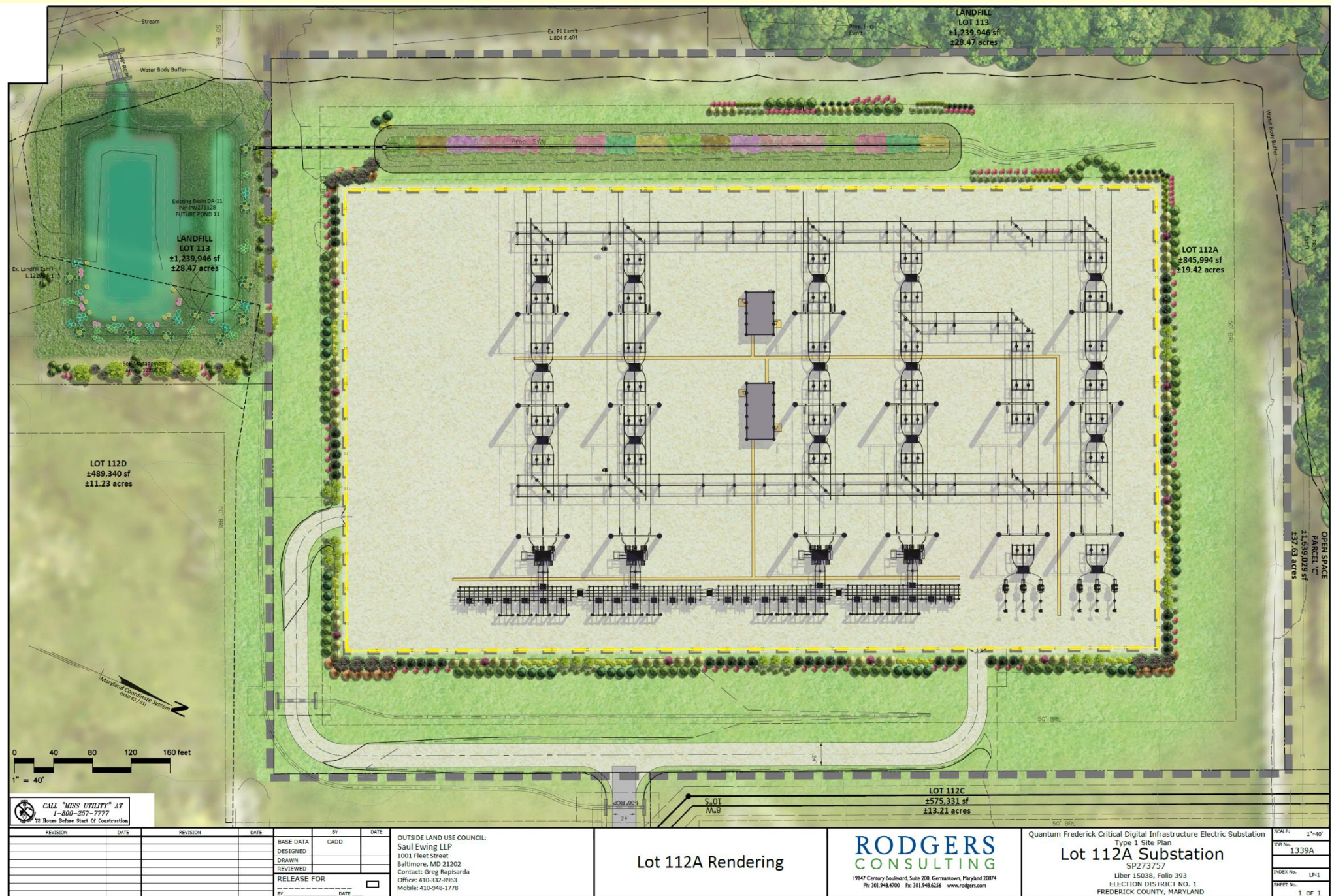
Aerial Photography, 2020
Date: 05/15/2023
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet







RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Quantum Lot 112A Electric 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 August 9, 2026).

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 and modifications are granted:

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

1. Approval of the alternate landscape, buffering and screening modification.
2. Approval of the lighting modification to allow for lighting that is not fully shielded.

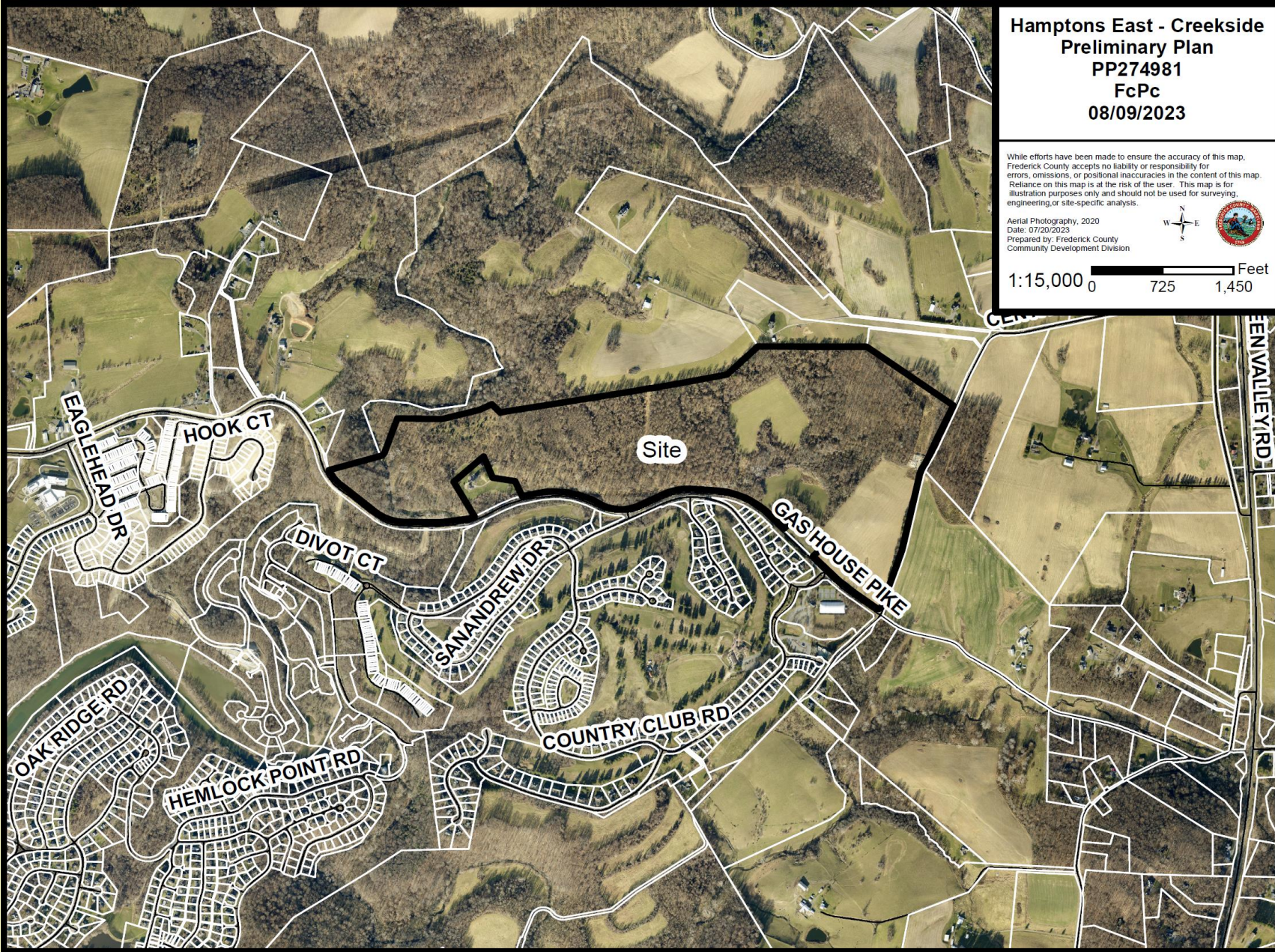
Staff-proposed conditions of approval:

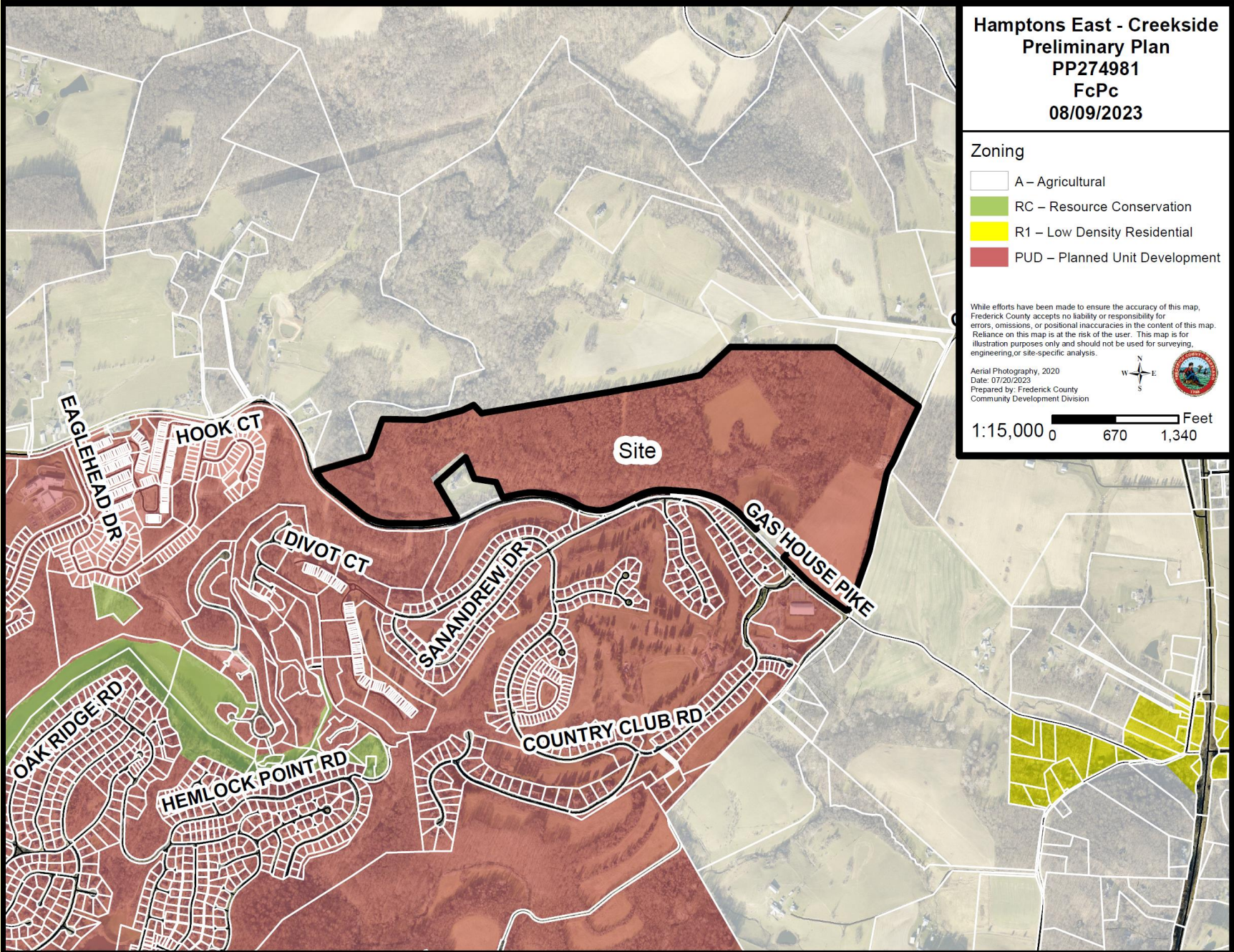
1. Address all agency comments as the plan proceeds through to completion.
2. Final plat associated with this plan must be approved and recorded prior to final site plan approval.

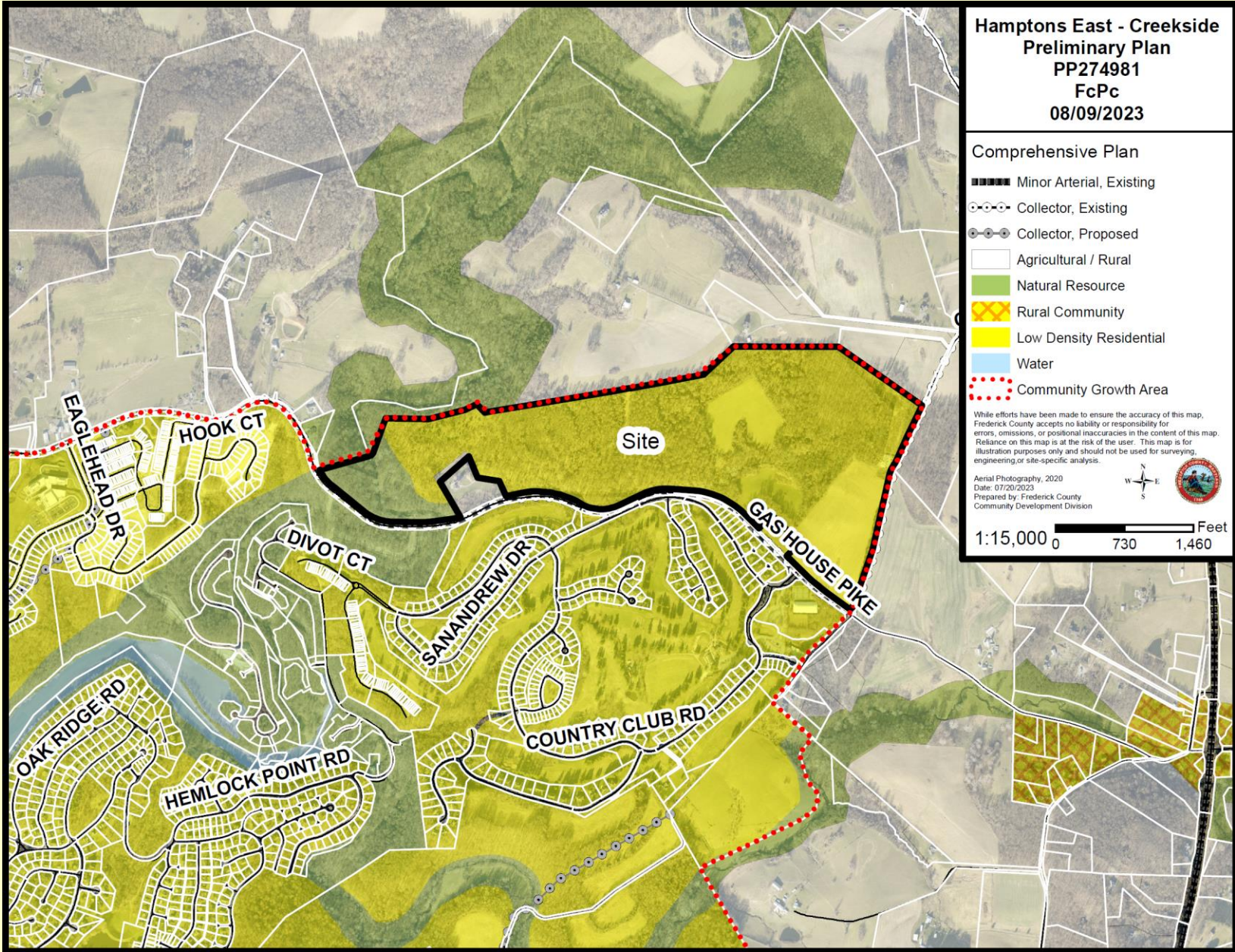
Hamptons East - Creekside

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 214 single-family lots and 221 townhouse lots on a +/- 181.85-acre Site.



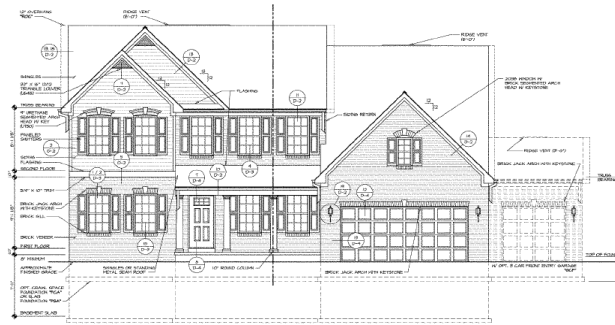




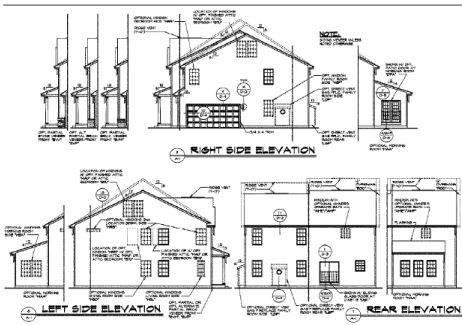


ILLUSTRATIVE PLAN
FOR
CREEKSIDE
HAMPTONS EAST
AP# PP274981
SCALE: 1" = 200' 07.13.23

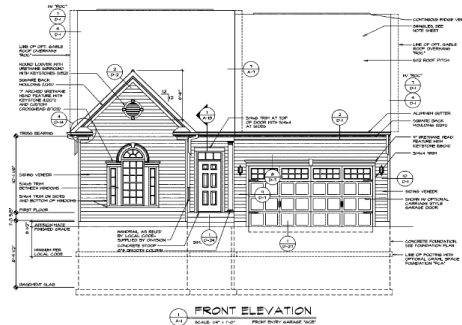
**HARRIS
SMARIGA**
PLANNERS • DESIGNERS • SURVEYORS
125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P: 301.462.4966
F: 301.462.4966
www.harris-smariga.com



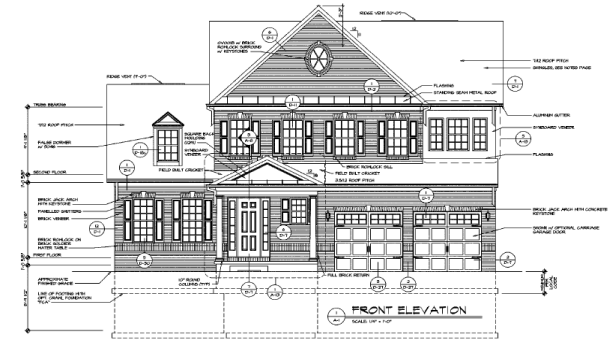
TYPICAL SINGLE FAMILY DETACHED (SF-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



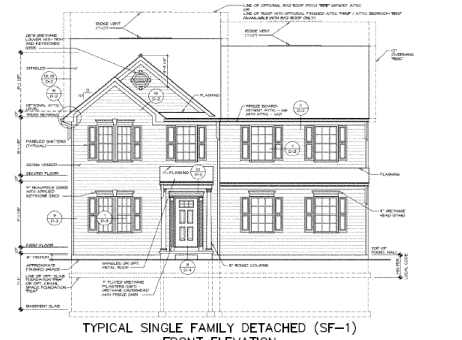
TYPICAL SINGLE FAMILY DETACHED (SF-1)
SIDE AND REAR ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



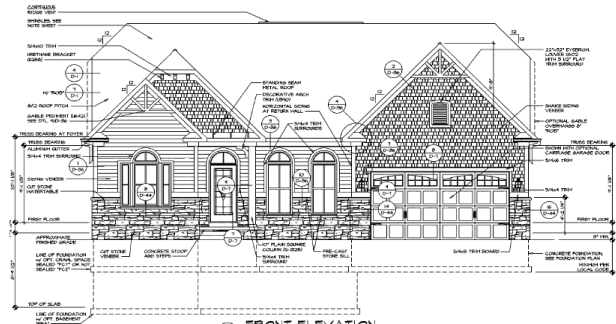
TYPICAL SINGLE FAMILY DETACHED (SF-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



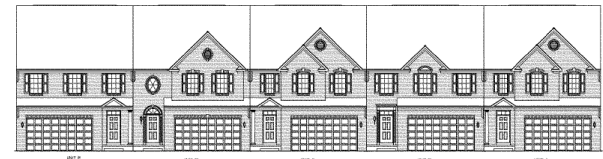
TYPICAL SINGLE FAMILY DETACHED (SF-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL SINGLE FAMILY DETACHED (SF-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL SINGLE FAMILY DETACHED (SF-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

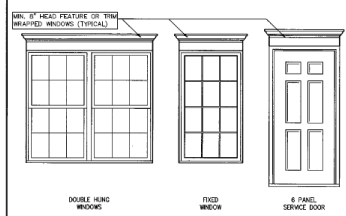


TYPICAL SINGLE FAMILY ATTACHED TOWNHOME VILLA (A-2)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL SINGLE FAMILY ATTACHED TOWNHOME (A-1)
FRONT ELEVATION
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Architecture:
(1) For any street facing side elevation, units shall either include either a minimum of three (3) windows or one (1) bay window.
(2) All front elevations shall contain architectural window and door treatments, including (where space permits) hoods, brackets, shutters, or window wrap.
(3) For each of the high visibility lots, side elevation windows and doors will include (where space permits) architectural window and door treatments as shown below.
HIGH VISIBILITY LOTS IDENTIFIED ON PLANS, AND NOTED BELOW
SINGLE FAMILY HIGH VISIBILITY LOTS: 1, 3, 22, 42, 52, 53, 60, 73, 74, 87, 101, 102, 111, 112, 120, 128, 142, 148, 175, 186, 199, 206, 214
TOWNHOUSE HIGH VISIBILITY LOTS: 215, 219, 220, 224, 225, 243, 244, 253, 254, 281, 284, 285, 288, 289, 290, 297, 298, 307, 308, 311, 312, 321, 322, 333, 334, 336, 351, 352, 363, 364, 370, 371, 375, 376, 381, 382, 383, 386, 390, 391, 394, 395, 400, 401, 404, 406, 409, 410, 416, 420, 429, 430, 435



HIGH VISIBILITY LOTS DETAILS
SCALE: N.T.S. MADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/8"=1'-0"

NOTES
1) THE APPLICANT SHALL PROVIDE USHERED ARCHITECTURAL TREATMENT ON WINDOWS AND DOORS AS ILLUSTRATED HERE, AT MINIMUM, IN SIZE.
2) FRONT ELEVATION TREATMENT OF WINDOWS AND DOORS MAY INCLUDE OTHER TREATMENTS SUCH AS MANTLES, OTHER PARTIAL OR FULL SHUTTERS, BRACKETS, AND PRECAST HEADERS IN LIEU OF THE HEAD TREATMENT SHOWN, BUT SHALL NOT BE LESS THAN THE HEAD FEATURE SHOWN.
PLANNING COMMISSION REQUIREMENT

HARRIS SMARIGA ARCHITECTS - INTERIORS - LANDSCAPE	
FOR CREEKSIDE HAMPTONS EAST	
SITUATED ON GAS HOUSE PINE & CENTRAL CHURCH ROAD PER PLAT: SECONDARY EASEMENT 117 & 118 4007 EAST FREDERICK COUNTY, MARYLAND	
SCALE: AS NOTED DATE: 01/11/2023 CHECKED: BY: SFZ DATE: 01/11/2023 SHEET: 3 OF: 12 PROJECT: 2023-001 DRAWN BY: HARRIS SMARIGA	REV. 03.13.23 PER STATE COMMENTS REV. 03.13.23 PER STATE COMMENTS REV. 03.13.23 PER STATE COMMENTS REV. 03.13.23 PER STATE COMMENTS

RECOMMENDATION

Staff has no objection to conditional approval of the Hamptons East - Creekside 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 August 9, 2028) and the APFO is valid until July 11, 2038 (in accordance with the DRRA). Therefore, the Preliminary Plan is valid until August 9, 2028.

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 1,315 parking spaces, 334.5 more spaces than the required 980.5 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 three (3) specimen trees.
4. Approval of the modification to allow for private streets within a PUD development per §1-19-4.520.

Staff-proposed conditions of approval:

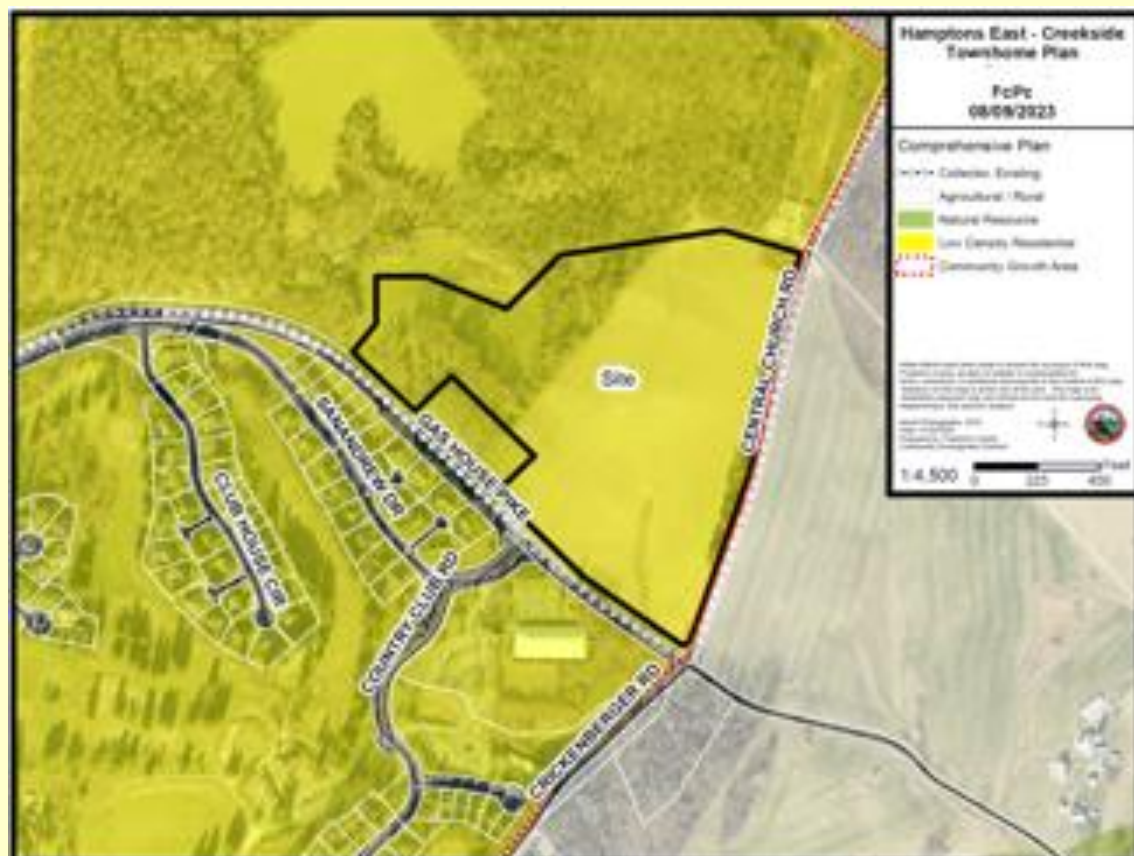
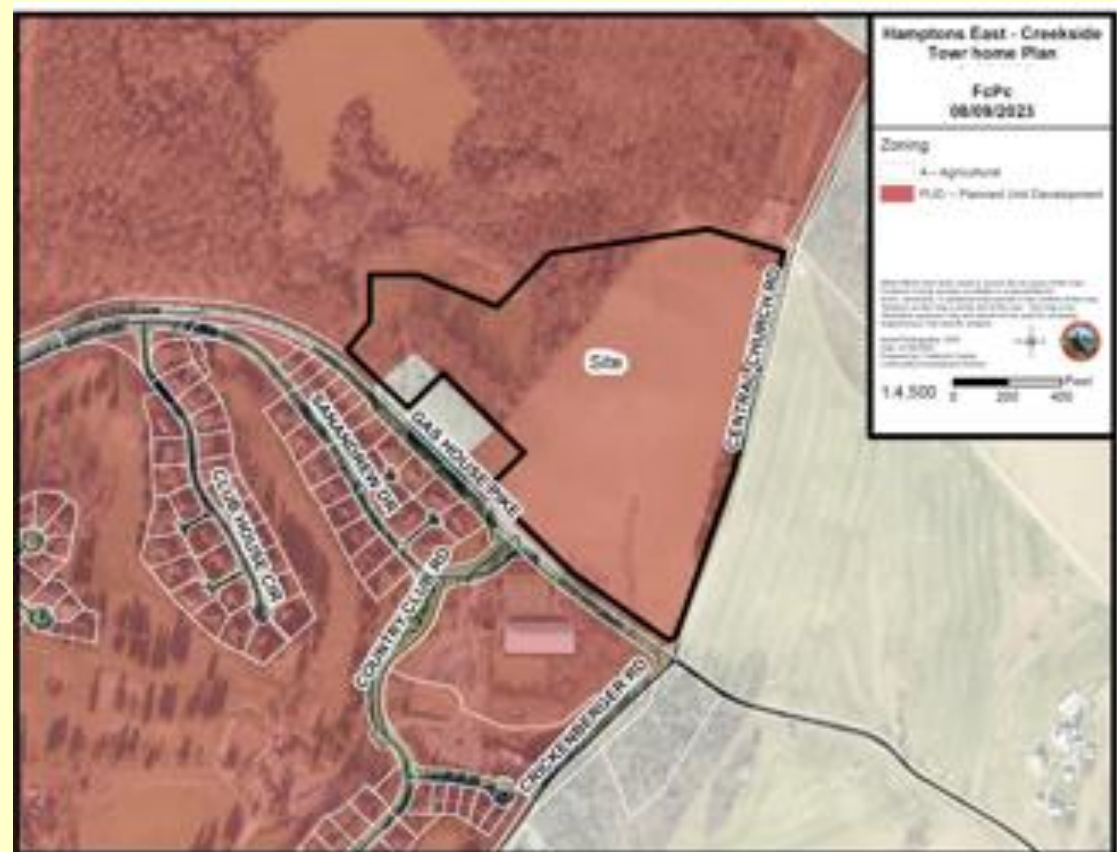
1. Address all agency comments as the plan proceeds through to completion.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior lot recordation and prior to applying for grading permits or building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

Hamptons East – Creekside Townhouse

Site Plan

The Applicant is requesting Site Plan approval to construct 221 townhomes on a +/- 181.85-acre Site.







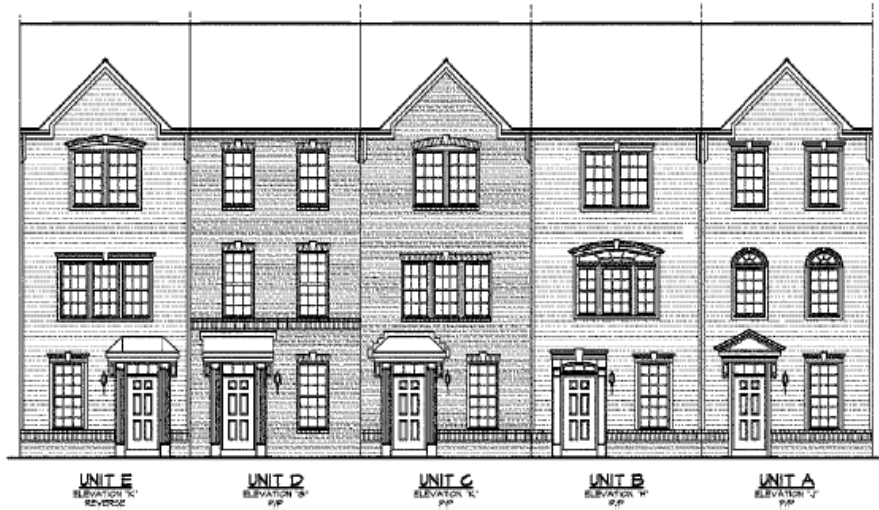
ILLUSTRATIVE PLAN
FOR
CREEKSIDE HAMPTONS
EAST TOWNHOMES
AP# SP274988
SCALE: 1" = 80' 07.14.23
 HARRIS
SMARIGA
PLANNERS • ENGINEERS • SURVEYORS
1214 C. CORROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P 301.562.4488
F 301.562.4494
www.harris-smariga.com

PROJECT: CREEKSIDE HAMPTONS EAST TOWNHOMES, 1214 C. CORROLL STREET, SUITE 100, FREDERICK, MD 21701



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

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

Architecture:

- (1) For any street facing side elevation, units shall include either a minimum of three (3) windows or one (1) bay window.
- (2) All front elevations shall contain architectural window and door treatments, including (where space permits) headpieces, brick accents, shutters, or window wrap.
- (3) For each of the high visibility lots, side elevation windows and doors will include (where space permits) architectural window and door treatments as shown below.

*HIGH VISIBILITY LOTS IDENTIFIED ON PLANS, AND NOTED BELOW

TOWNHOUSE HIGH VISIBILITY LOTS: 215, 219, 220, 224, 225, 243, 244, 253, 254, 261, 264, 265, 268, 269, 280, 281, 297, 298, 307, 308, 311, 312, 321, 322, 333, 334, 339, 351, 352, 363, 364, 370, 371, 375, 376, 381, 382, 385, 386, 390, 391, 394, 395, 400, 401, 404, 405, 409, 410, 419, 420, 429, 430, 435

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Hamptons East - Creekside 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 August 9, 2026).

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 plan application cannot occur until the associated Preliminary Plan receives final approval .