

Frederick County Planning Commission



October 11, 2023

Ridgeway Farms, Lots 603R-1 & 603R-2

Combined Preliminary/Final

The Applicant is requesting Combined Preliminary Subdivision Plan approval to resubdivide a 3.9 acre lot into two (2) separate lots in a Major subdivision.

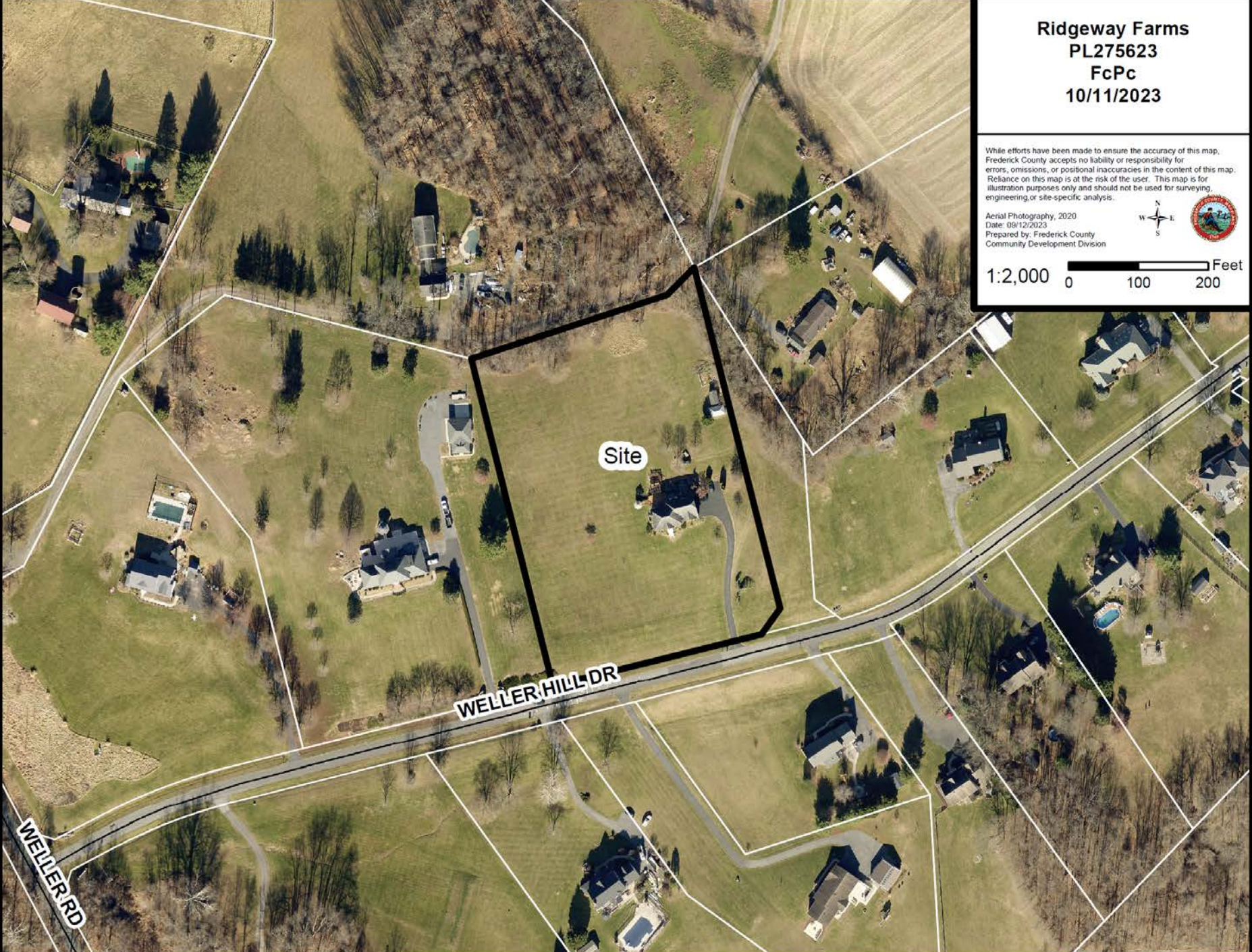
Ridgeway Farms
PL275623
FcPc
10/11/2023

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: 09/12/2023
Prepared by: Frederick County
Community Development Division





1:2,000 0 100 200 Feet



**Ridgeway Farms
PL275623
FcPc
10/11/2023**

Zoning

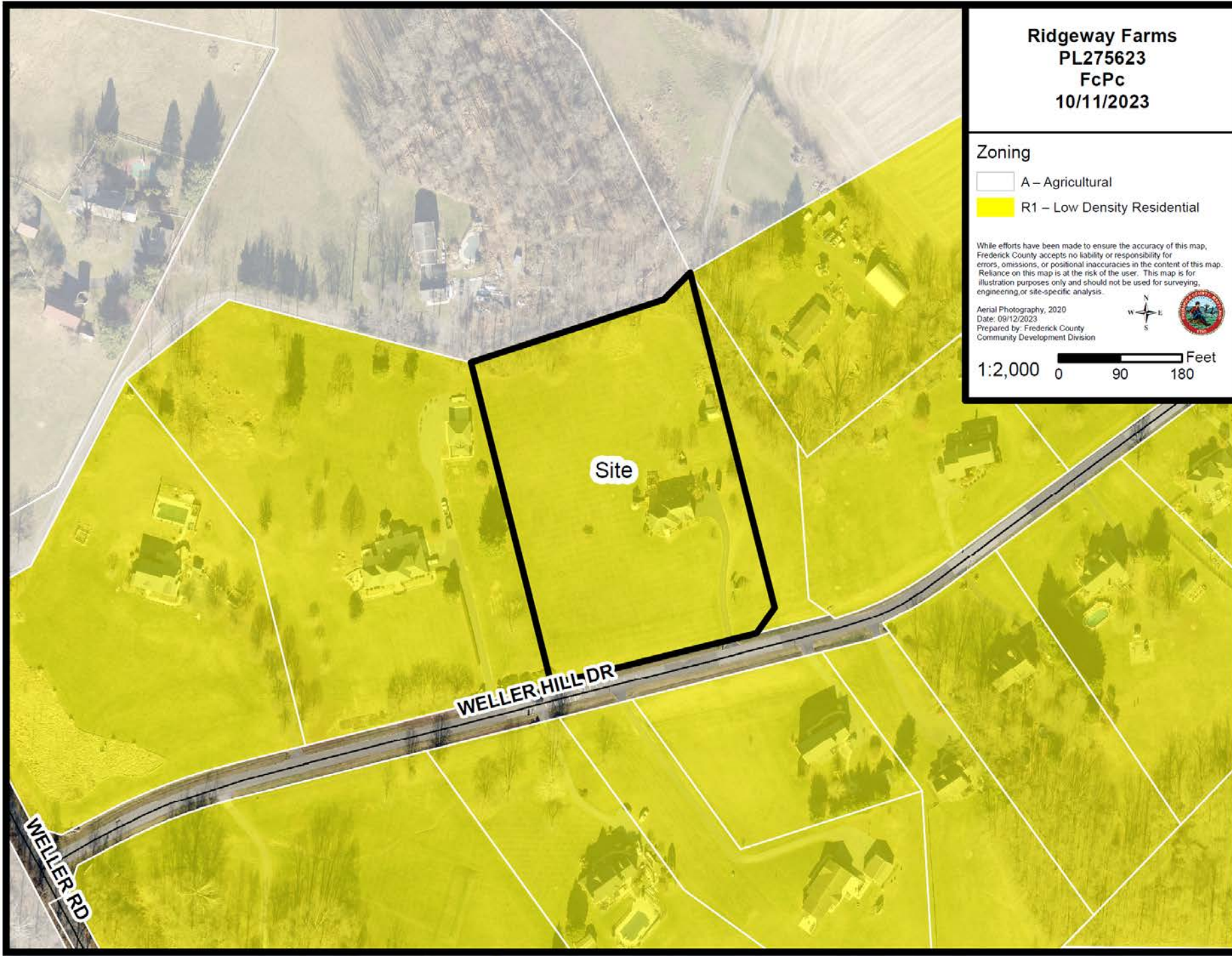
-  A – Agricultural
 R1 – Low Density Residential

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: 08/12/2023
Prepared by: Frederick County
Community Development Division



1:2,000 0 90 180 Feet




Ridgeway Farms


PL275623

FcPc

10/11/2023

Comprehensive Plan

 Agricultural / Rural

 Rural Residential

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: 09/12/2023

Prepared by: Frederick County
Community Development Division



1:2,000  Feet
0 100 200

Site

WELLER HILL DR

WELLER RD



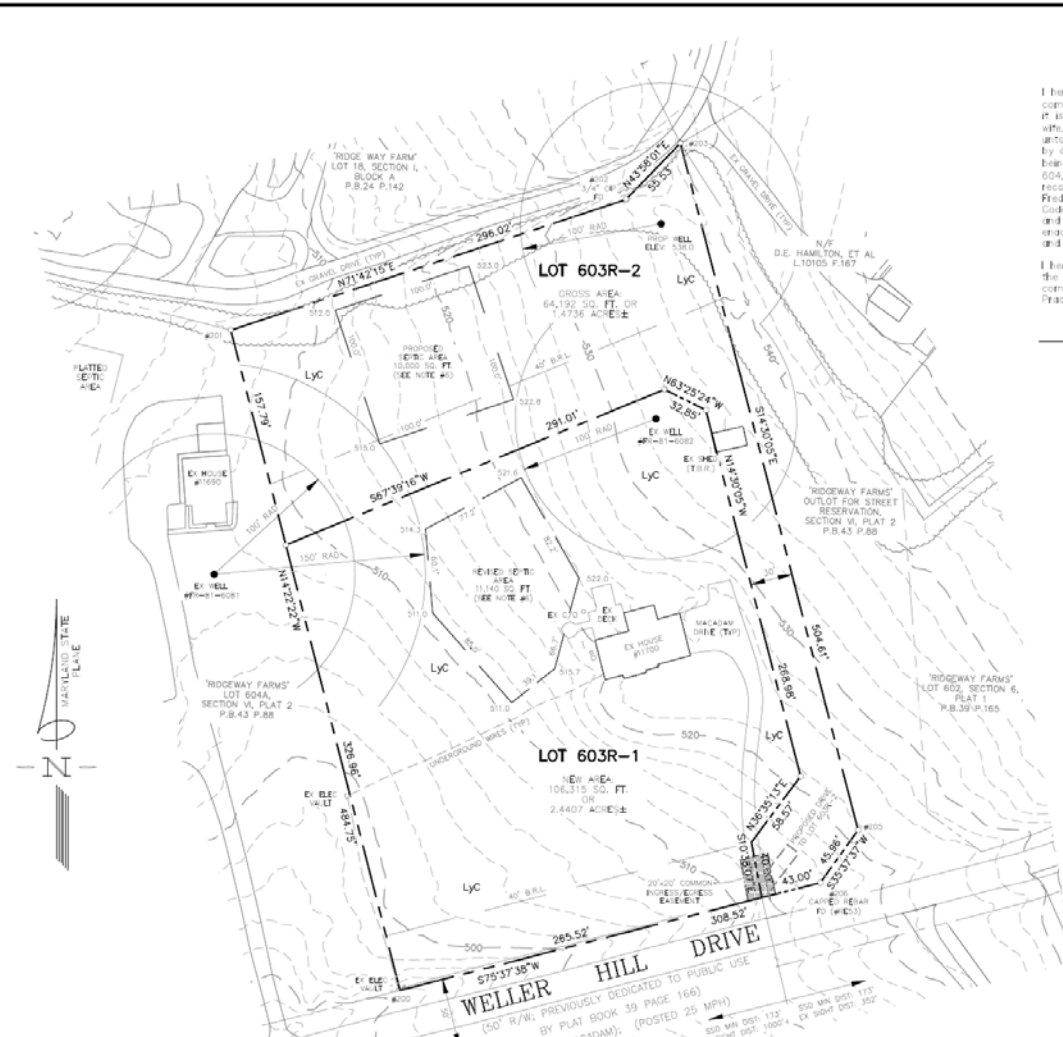
I hereby certify that the combined plat is all of the land of the wife, and Thun unto Chun D. by deed date being part of 604, Lots 60, recorded in P. Frederick Cou Code of Mary and the requi enacted or an and markers

I hereby certify the preparatio compliance w Practice as a

Date

The unde presence public in

No M:



SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the combined preliminary/final and correction plat shown hereon is correct; that it is all of the lands conveyed by Chan D. Vu, Guyen T. Vu, husband and wife, and Thia V. Vu, brother and sister (Guyen T. Vu), as joint tenants, unto Chan D. Vu, Guyen T. Vu, husband and wife, tenants by the entirety, by deed dated June 20, 1998, and recorded in Liber 2449 Folio 274; also being part of the lands on a plat entitled "Resubdivision Plat of Lots 603 & 604, Lots 603R, 604A & 604C, Section VI, Plat 2, Ridgeway Farms", and recorded in Plat Book 43 Page 88; both being among the Land Records of Frederick County, Maryland; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 1-108, and the requirements of the Frederick County Code, Section 1-10-108, as enacted or amended, so far as it may concern the setting of monuments and markers have been complied with.

I hereby certify that I personally prepared or was in responsible charge over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR Section 09.13.06.03 of the Minimum Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

Date: _____ For B&R Design Group
Carl F. Thomas
Property Line Surveyor
MD Reg. #411
License Expiration: 11/16/2024

LENDER'S CONSENT
XXXXXX BANK

I hereby assent to this plat of correction:

Name: _____
Title: _____

The undersigned has sworn and subscribed before me, in my presence, this _____ day of _____, 2024. A notary public in and for the State of _____.

Notary Public: _____
My commission expires: _____

LOT 603R-2
Gross area 64,192 S.F. or 1.4736 Acres±
-Parcels 13,689 S.F. or 0.3143 Acres±
Net area 50,503 S.F. or 1.1594 Acres±

COORDINATES

POINT	NORTHING	EASTING
200	81584.8156	121900.4483
201	816414.1926	12188914.0213
202	816507.1201	12189195.0771
203	816547.0868	12189233.6281
205	816558.5567	12189359.9821
206	816621.1984	12189333.2095

COORDINATES ARE BASED ON MARYLAND STATE PLANE DATUM

SYMBOLS

• Capped rebar set (#21081), unless noted otherwise

MINIMUM BUILDING RESTRICTION LINES (R1)

FRONT: AS SHOWN
SIDE: 10'
REAR: 30'

© B&RDG, 2023



OWNER'S CERTIFICATION AND DEDICATION

We, Chan D. Vu, Guyen T. Vu, husband and wife, tenants by the entirety, owners of the property shown and described hereon, consent to and adopt this combined preliminary/final and correction plat, 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 the public use, unless otherwise noted on this plat. We also certify that there are no suits, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property in this combined preliminary/final and correction plat, except as noted below, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 1-108, and the requirements of the Frederick County Code, Section 1-10-108, 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.

Date: _____ Chan D. Vu, owner
Date: _____ Guyen T. Vu, owner

The owners have sworn and subscribed before me, in my presence, this _____ day of _____, 2024. A notary public in and for the State of Maryland.

Carl F. Thomas, Notary Public
My commission expires November 13, 2023

TAX ID #09-273468

FILE # S-650
A/P #: PL275623
DATE: _____
P.B.: P3

THIS PLAT REVISES THE PREVIOUSLY RECORDED SEPTIC AREA ON LOT 603R-1, NOW LOT 603R-1

PLAT OF CORRECTION
LOT 603R, SECTION VI, PLAT 2
RIDGEWAY FARMS
(PREVIOUSLY RECORDED IN PLAT BOOK 43 PAGE 88)
AND
COMBINED PRELIMINARY/FINAL PLAT
LOTS 603R-1 & 603R-2,
SECTION VI, PLAT 2
RIDGEWAY FARMS
SITUATED AT #1700 WELLER HILL DRIVE
NEW MARKET PLANNING REGION
NEW MARKET ELECTION DISTRICT No. 9
FREDERICK COUNTY, MARYLAND

SCALE: 1"=60' AUGUST 2023 JOB No. 22-1102

AREA TABULATION

Area of lots	170,507 S.F. or 3.9143 Acres±
Area of dedication	000 S.F. or 0.0000 Acres±
Total area of plat	170,507 S.F. or 3.9143 Acres±
Total number of lots	2

Revised as per agency comments: 08/2023 & 9/12/2023

NOTES:

- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
- Current Zoning: R1 (Low Density Residential).
- A six foot (6') drainage and utility easement is reserved along all resulting exterior lot lines.
- Unless shown hereon, there are no wells or septic within 100' of this property.
- Soils type: Lvc. Soils Map #89.
- As per the Frederick County Health Department, Lot 603R-1 can have no more than a four (4) bedroom house; Lot 603R-2 can have no more than a xxxx (X) bedroom house.
- No buildings, easements, rights-of-way, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
- Treatment unit and pump chambers for septic system must be 100' away from the well and placed outside of the septic area.
- PRO Note: Lot 603R-2 is exempt from the Forest Resource Ordinance (FRO) being created for a single dwelling for the owner, or child of the owner, under condition that it remain in their ownership for at least five years following the date of plat recording; no more than 20,000 square feet of forest will be removed, and in accordance with the stated FRO Declaration of Intent.
- Lot owners are responsible for maintenance of any common driveway serving their lot. The county shall not be responsible for the maintenance of common driveways.
- Lot 603R-2's access will be through the parbards.

APPROVED:
Frederick County Planning Commission

DATE: _____ SECRETARY or CHAIRMAN

APPROVED:
Frederick County Health Department

DATE: _____ APPROVING AUTHORITY

OWNERS:

Chan & Guyen Vu
#1700 Weller Hill Drive
Monrovia, MD 21770

240-454-1038

RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, approval is valid for a period of five (5) years from the date of Planning Commission approval (October 11, 2028). The Plat must be approved by the County and recorded in the land records prior to this expiration date.

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 are met:

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

1. Panhandle modification per Section 1-16-219(C)(2) to create a panhandle lot in a major subdivision.

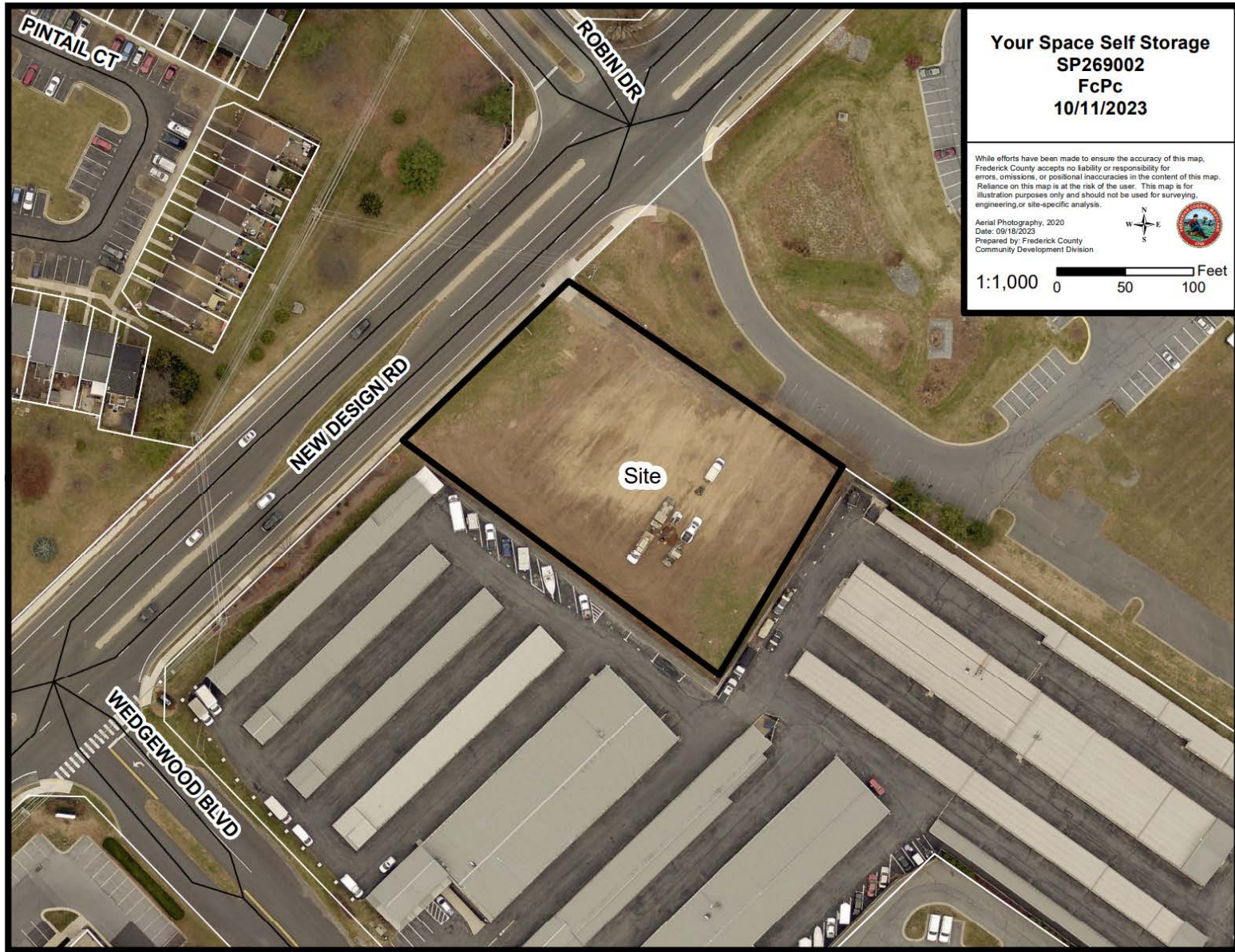
Staff-proposed conditions of approval:

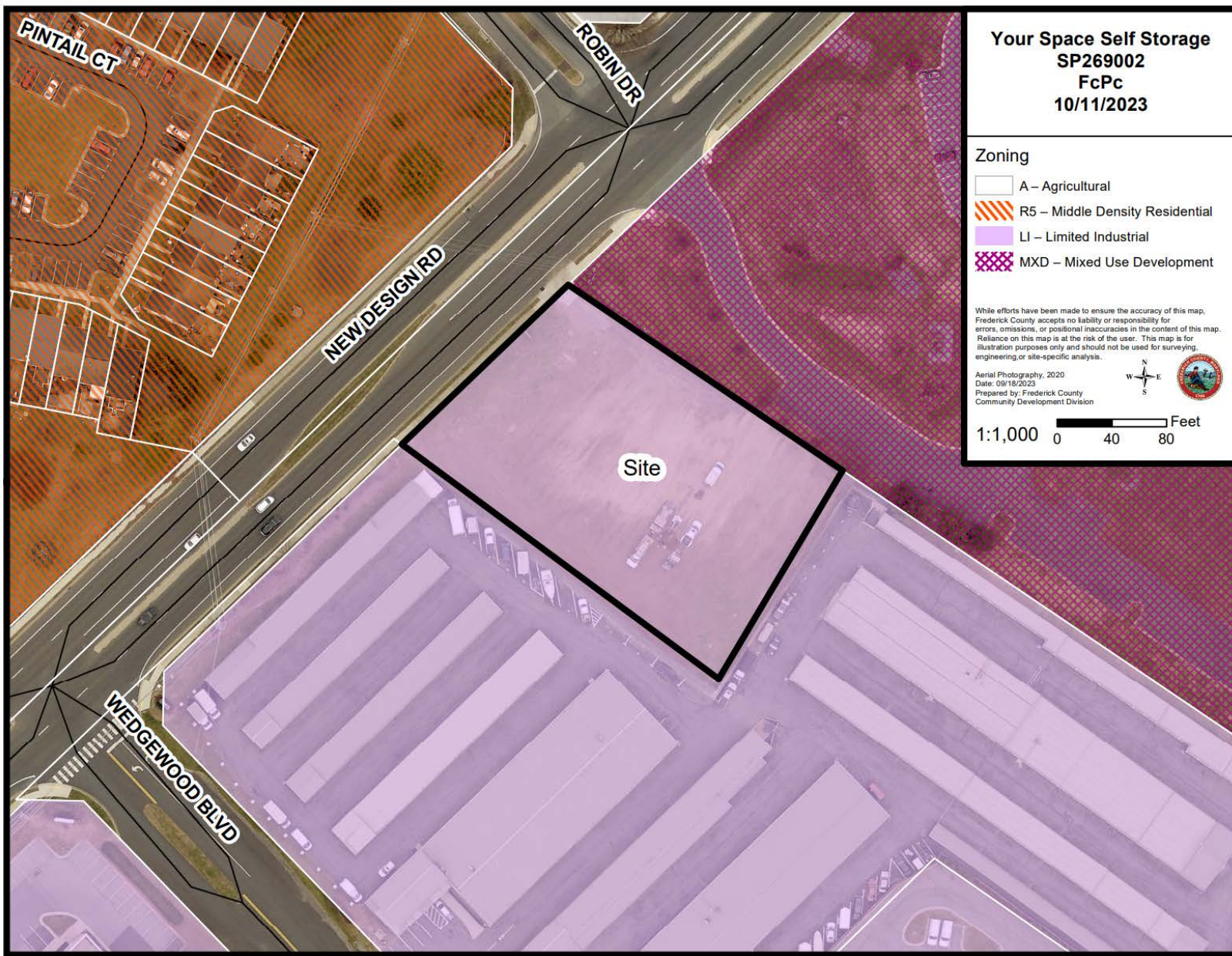
1. The Applicant shall comply with all Staff and agency comments through the completion of the plat. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.

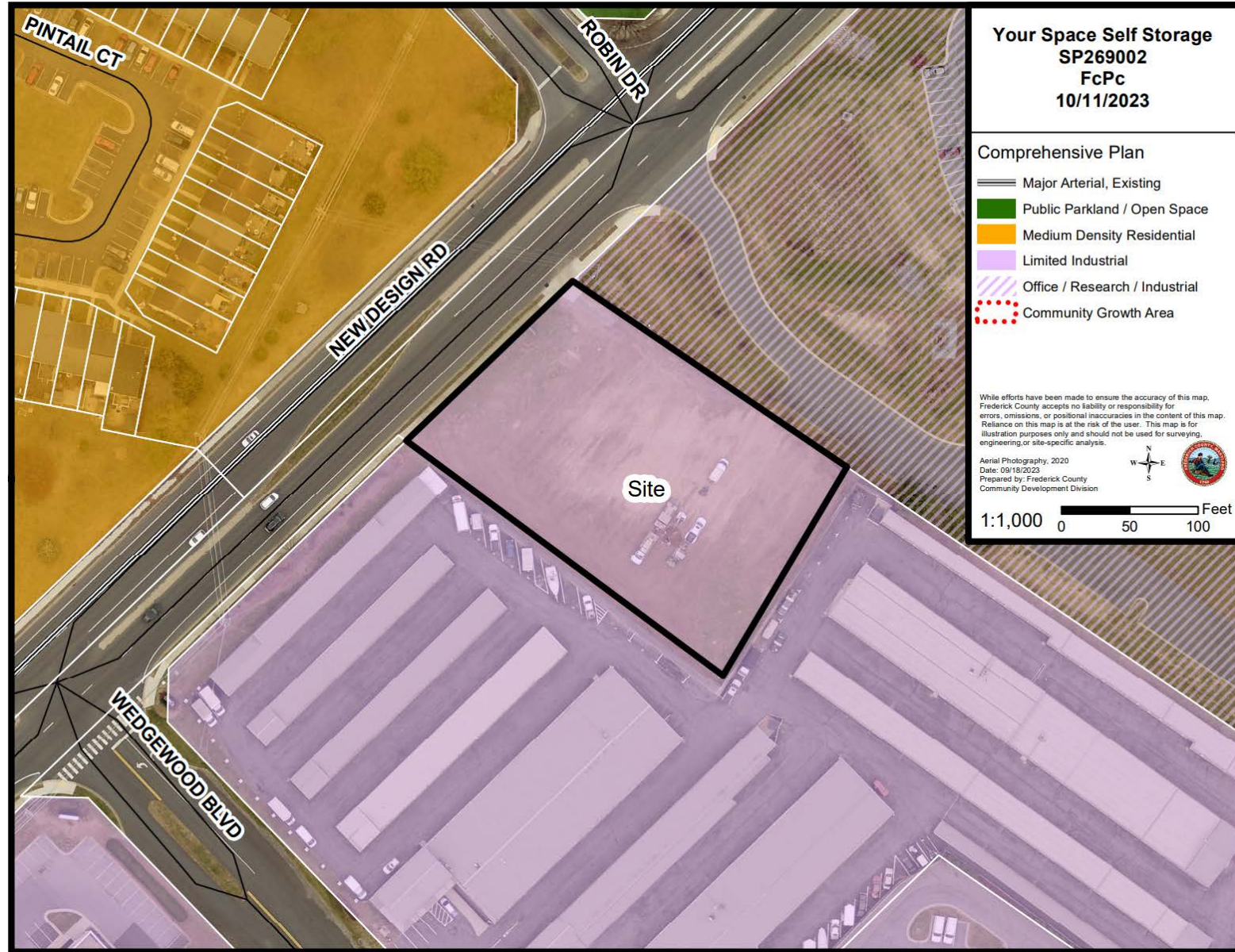
Your Space Self Storage

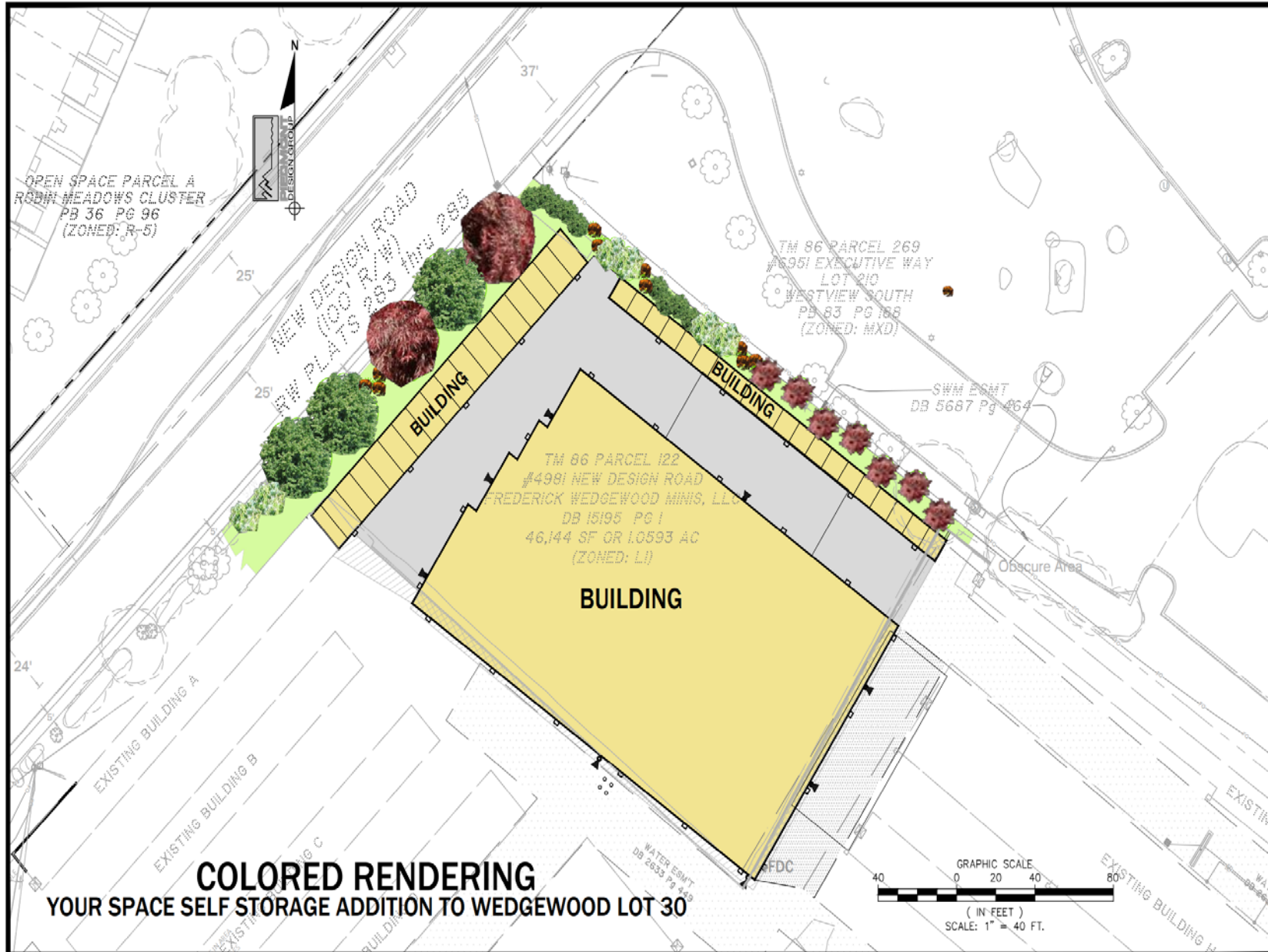
Site Plan

The Applicant is requesting Site Development Plan approval to add three self-storage buildings totaling 58,600 sq. ft. to the existing self-storage facility located on a 1.06 acre portion of the overall 6.6 acre Site.





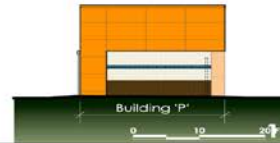
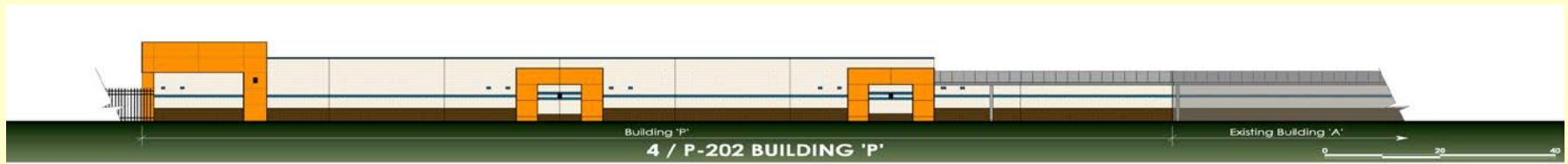






bwdarchitects | P-200 Building 'N'





mdarchitects | P-202 | Building 'P'



Per §1-19-4.320 Signs Permitted and Regulated in the Zoning District, Sign Type (7) Commercial and Industrial owner identification and product
Maximum Sign Size Permitted is 10'-28.63 LF = 53.69 SF Allowed Sign Size
Per §1-19-8.450 Self Storage Units (A)(1), Signage shall be allowed and calculated only for the main or office building.
Proposed 53.6 SF Internally-Illuminated Wall Sign COMPLIES



Existing Monument Signage

Per §1-19-4.340 Electronic Message Signs (A)(4) Signs shall not exceed the total sign area permitted on the site and shall not exceed a maximum of 32 SF.
Electronic Message Sign COMPLIES

RECOMMENDATION

Staff has no objection to conditional approval of the 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 (October 11, 2023). The APFO is valid for a period of 3 years and expires on October 11, 2026. Therefore, the site plan expires October 11, 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:

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Addition Plat (PL273669) must be recorded prior to final site plan approval and the recordation information must be noted on the site plan.
3. Applicant must confirm the height of building “N”.
4. Remove all proposed signage that would increase the existing nonconformity and note the height of the existing freestanding sign on the plan.
5. Add a native column to the landscape table.
6. The required 20% open space must be shown on the 1.06 acre lot being added to Lot 30.
7. 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.

UMA Center

Site Plan

Applicant requests Site Development Plan approval for a 7,060 sq. ft. Place of Worship (Mosque) located on a 2.84 acre Site.



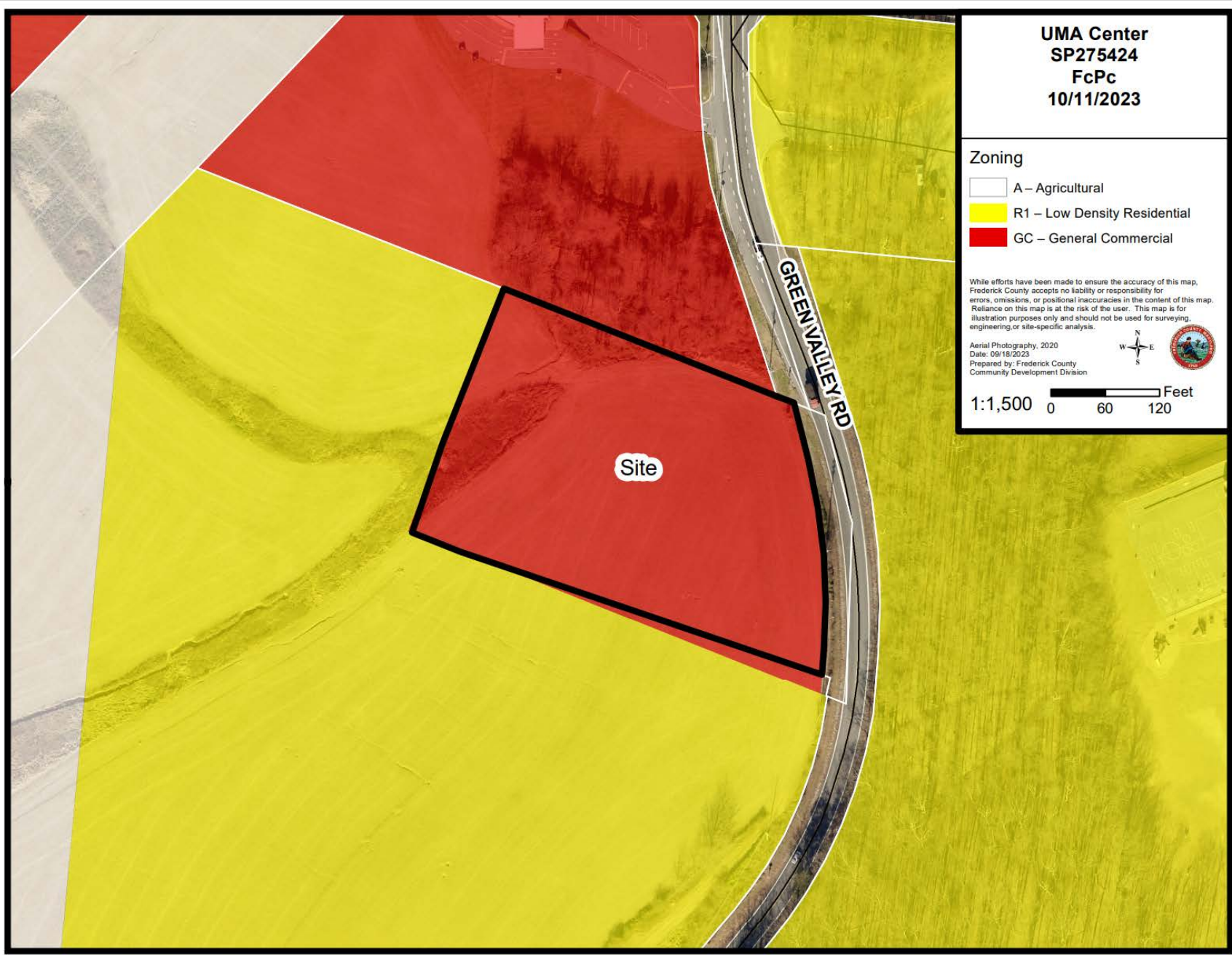
**UMA Center
SP275424
FcPc
10/11/2023**

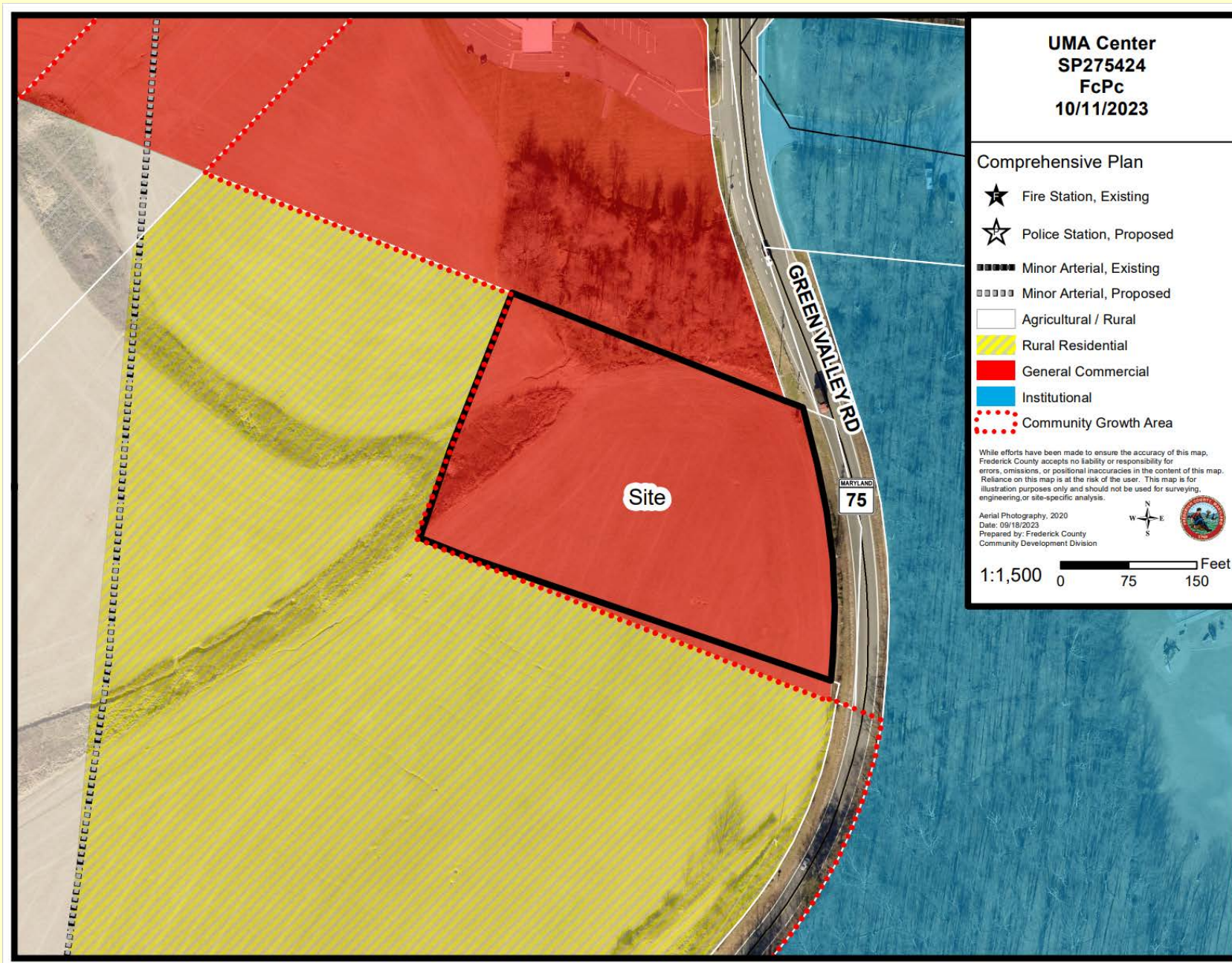
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2020
Date: 09/18/2023
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the 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 (October 11, 2026) The APFO is valid for a period of 3 years and expires on October 11, 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 modifications are granted and conditions are met:

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

1. A loading space modification (1-19-6.210(D) to allow one small (10'X20') loading space rather than the large one required.
2. A parking modification (1-19-6.220(A)(1)) to allow 59 spaces rather than the 50 required.

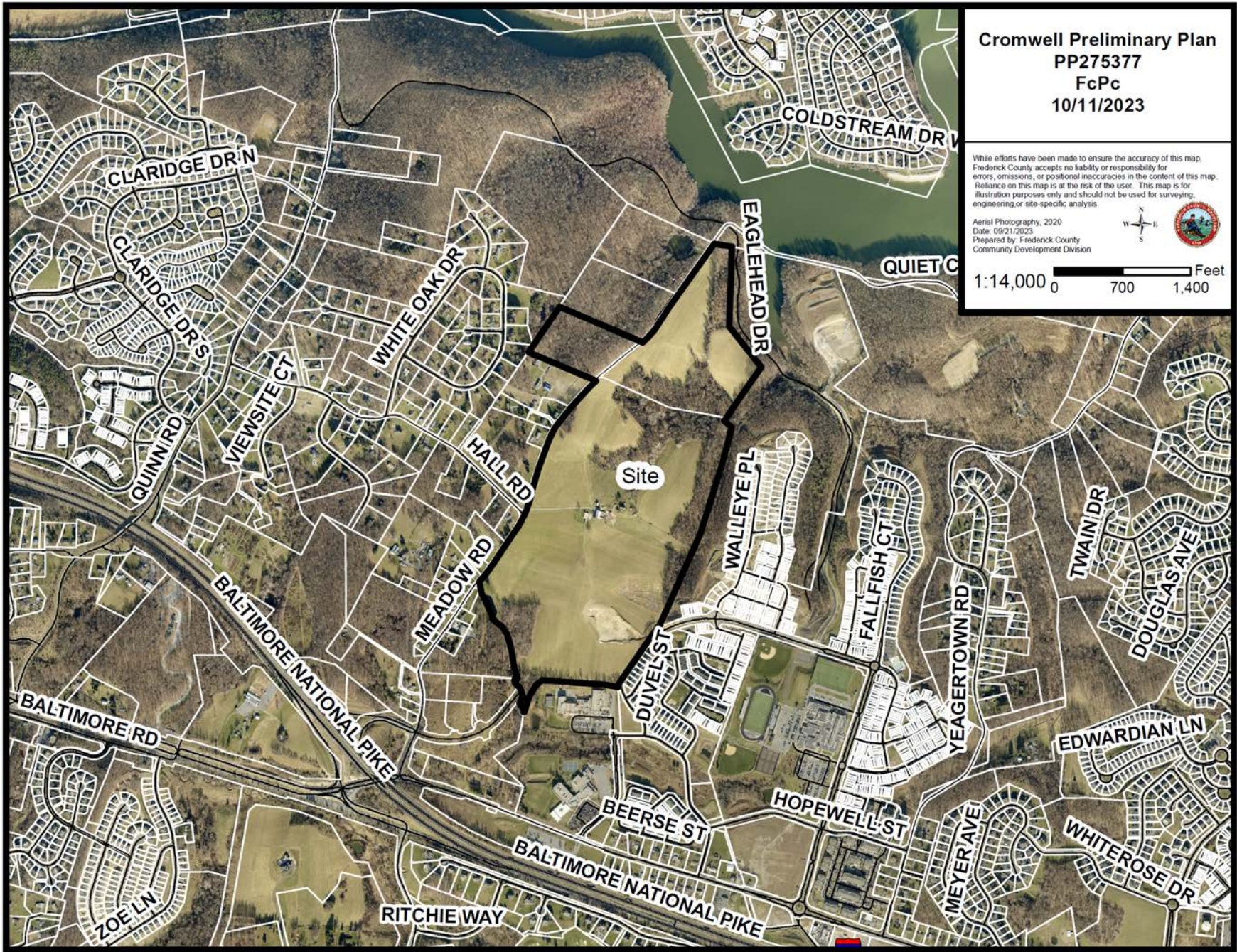
Staff-proposed conditions of approval:

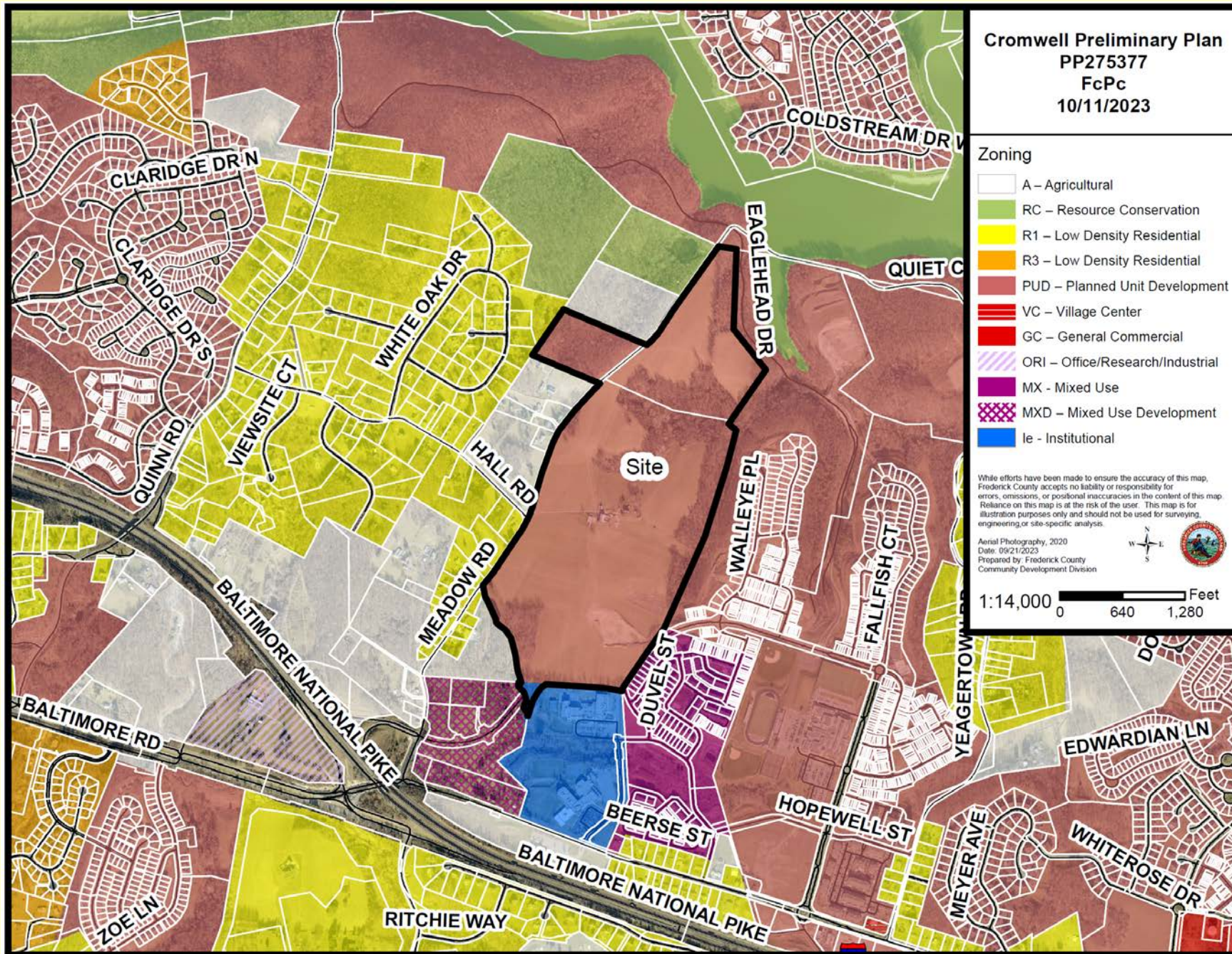
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Note the height at the front of the building and adjust setbacks if needed.
3. Switch the white pines for a deciduous tree species.
4. Add additional evergreen screening to the southern property line.
5. Recalculate canopy coverage to not include street trees.
6. Add a native column to the landscape table and replace the viburnum with a native species.
7. FRO plan must be approved and mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

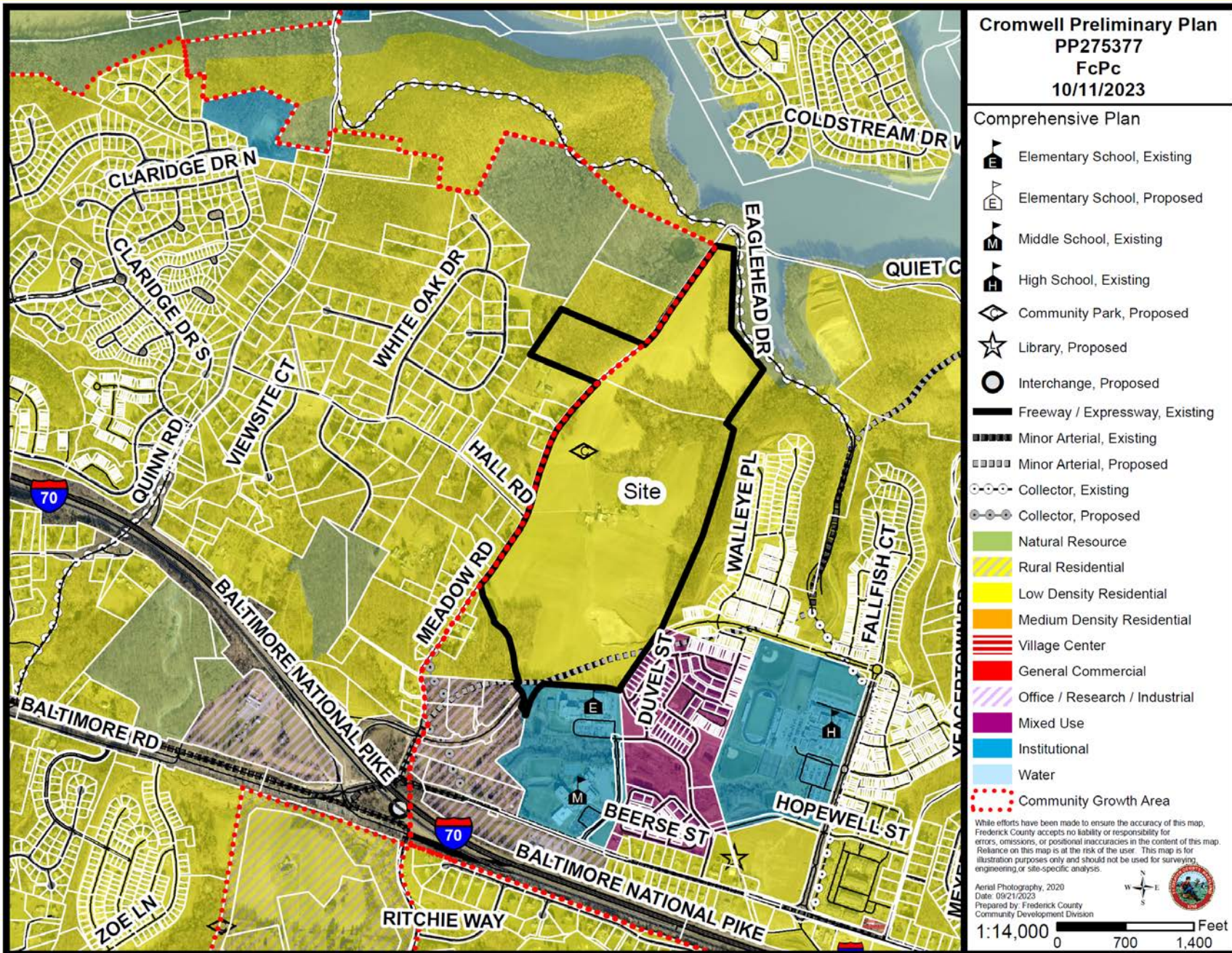
Cromwell

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 488 age-restricted units (192 single family detached, 184 townhome, 112 multifamily units) located on a 160.87-acre Site.









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

REVISION	DATE	REVISION	DATE

BY	DATE

Owner/Developer:
CROMWELL INVESTMENTS LLC
1355 BEVERLY ROAD
SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-5241
JASON WILEY

Rendering plan

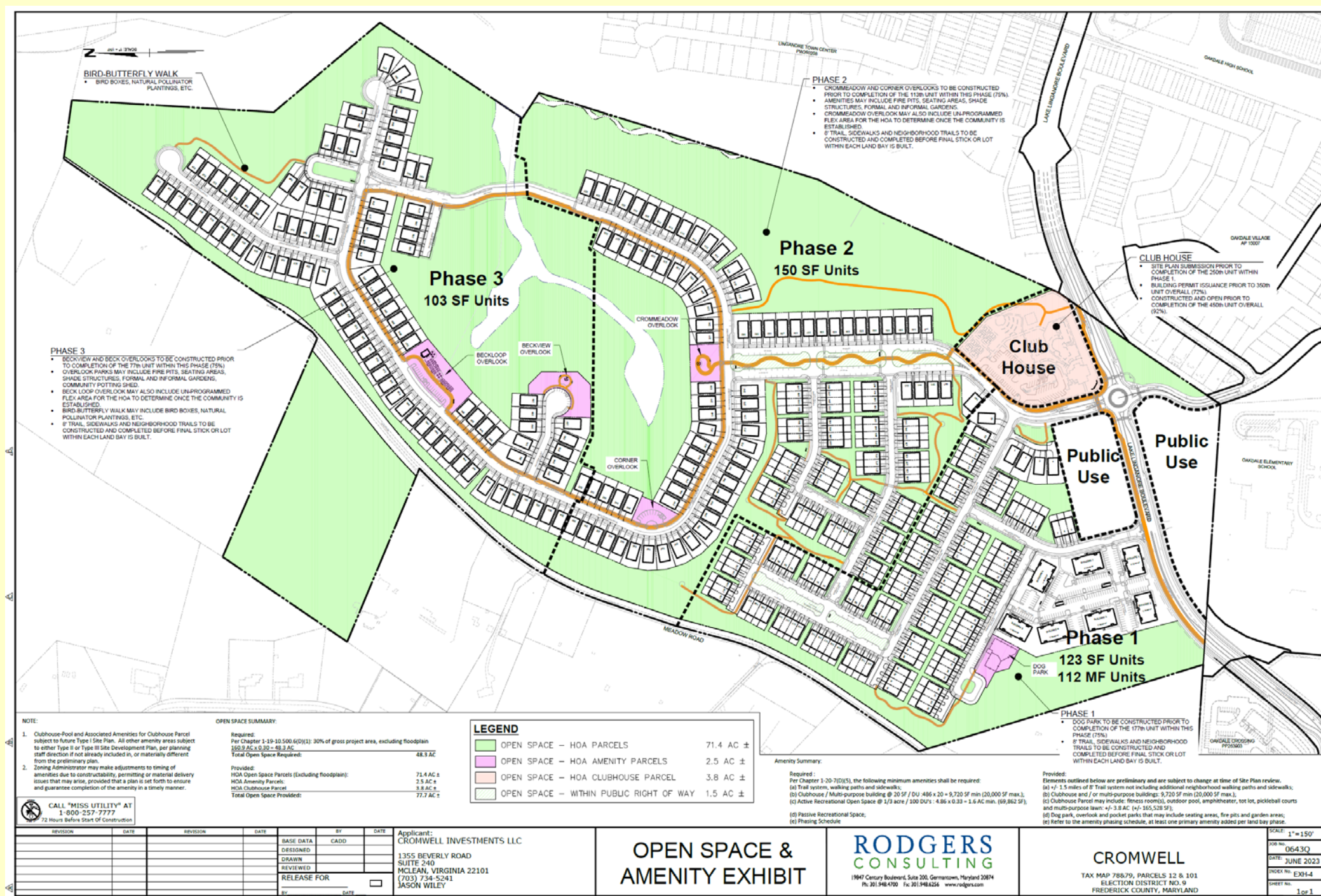
**RODGERS
CONSULTING**
19847 Century Boulevard, Suite 300, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

PRELIMINARY PLAN - PP275377
CROMWELL
TAX MAP 78, PARCEL 12 & MAP 79, PARCEL 101
ELECTION DISTRICT NO.9
FREDERICK COUNTY, MARYLAND

SCALE: 1"=150'
CDR No: 0643Q1
DATE: SEP 2023
INDEX No: SP-0
SHEET No: 1 OF 81

07/04/2023 06/15/2023 07/12/2023

NOT FOR CONSTRUCTION



RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (October 11, 2028). The APFO is valid for a period of 8 years and expires on October 11, 2031. Therefore, the plan expires October 11, 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 are met:

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

1. A parking space modification is requested to allow for 1,547 parking spaces, 479 more spaces than the required 1,068 spaces.
2. A parking lot modification is being requested for a reduction of the dimensions of a standard parking lot from 60 feet to 58 feet, which allows for the reduction of the drive aisle from 24 feet to 22 feet within the multifamily apartment parking lot areas of the project.
3. A landscape modification to reduce the planting panel width between the curb and sidewalk from the required 7 feet to 5 feet.
4. A landscape modification to allow for alternate planting design for street trees due to site distance setback requirements and water and sewerage easements.
5. A modification to allow for lots to have access on private roads within a PUD subdivision.
6. A modification to allow for the removal of 15 specimen trees.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. MPDU agreement must be approved and finalized prior to final preliminary plan approval.
3. 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 to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.