

# Frederick County Planning Commission



April 10, 2024

# ***Squirrel Wood Subdivision***

## ***Combined Preliminary/Final Subdivision***

The Applicant is requesting Combined Preliminary/Final Subdivision Plan approval to subdivide 2 lots and a Remainder located on a 54.77-acre Site.



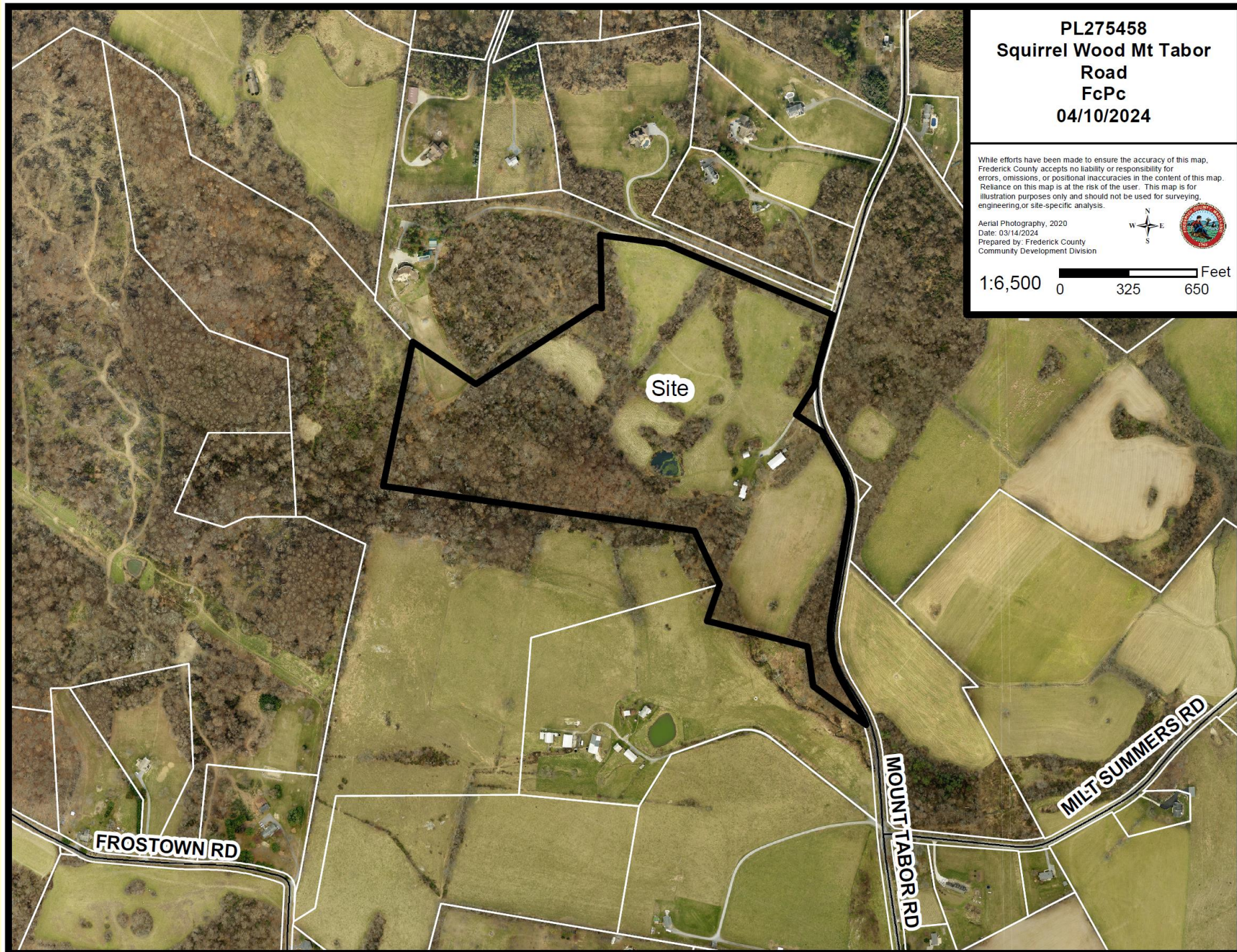
**PL275458**  
**Squirrel Wood Mt Tabor**  
**Road**  
**FcPc**  
**04/10/2024**

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Aerial Photography, 2020  
Date: 03/14/2024  
Prepared by: Frederick County  
Community Development Division





1:6,500 0 325 650 Feet





**PL275458**  
**Squirrel Wood Mt Tabor**  
**Road**  
**FcPc**  
**04/10/2024**

**Zoning**

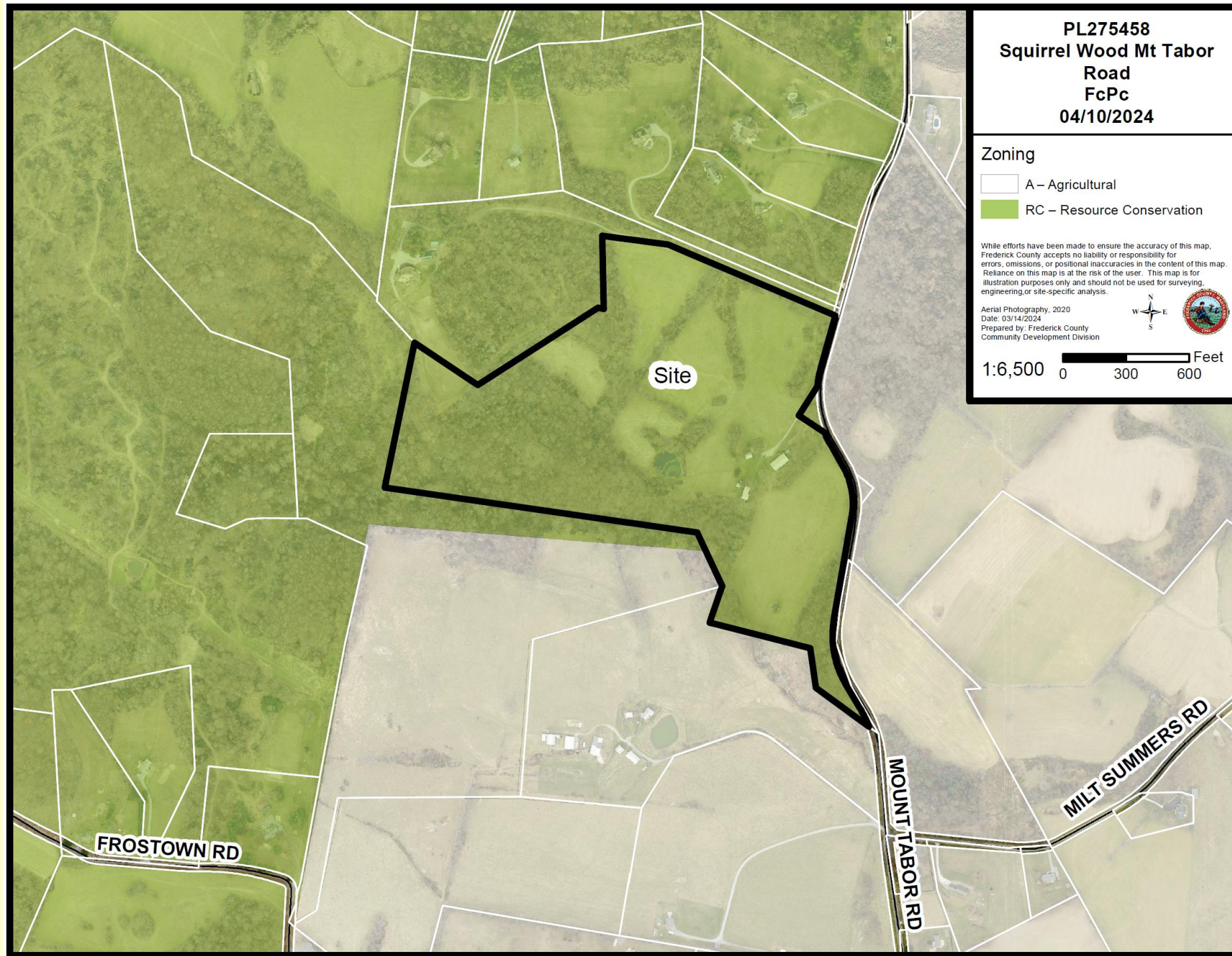
-  A – Agricultural
-  RC – Resource Conservation

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1:6,500  Feet





PL275458  
Squirrel Wood Mt Tabor  
Road  
FcPc  
04/10/2024

### Comprehensive Plan

Collector, Existing

Agricultural / Rural

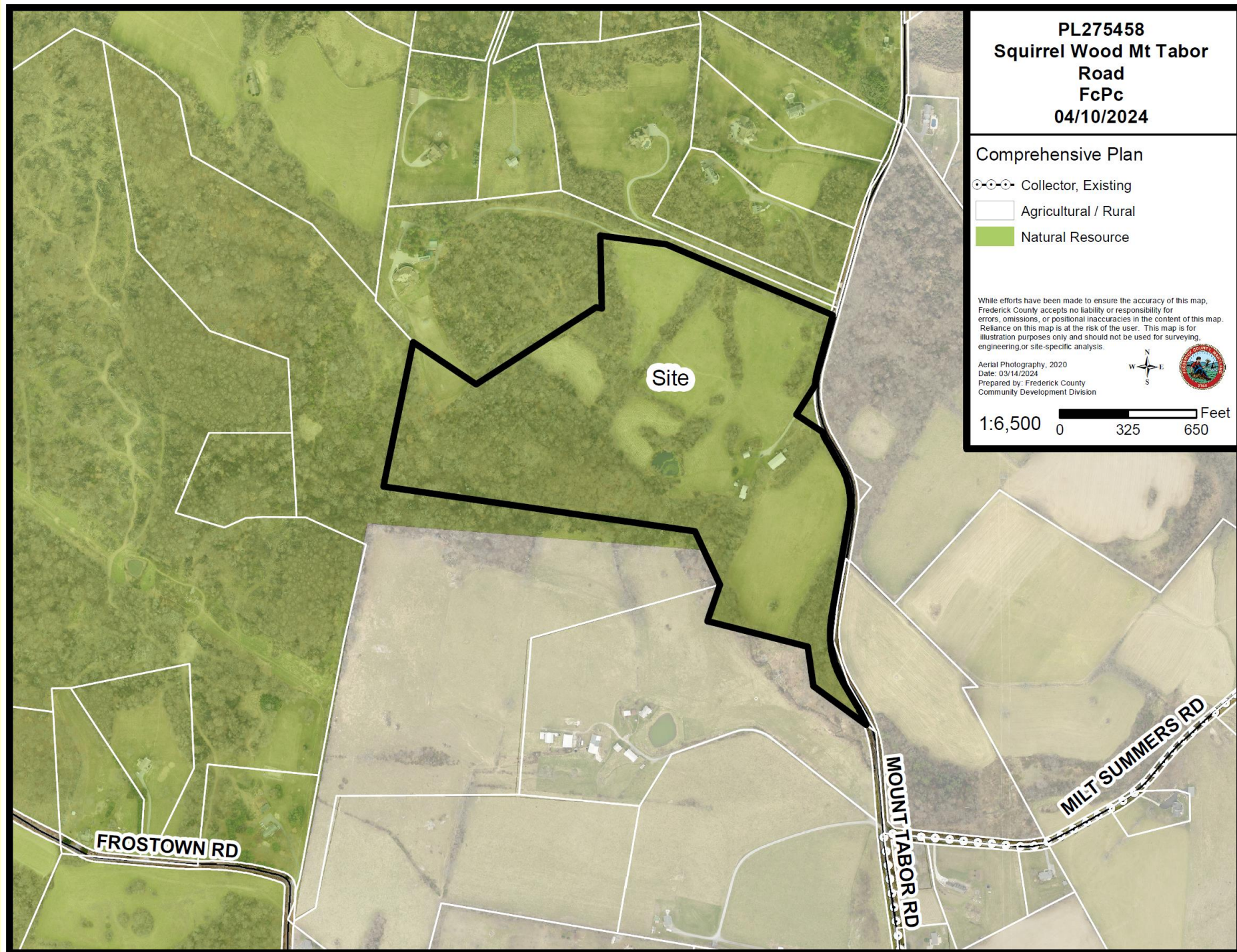
Natural Resource

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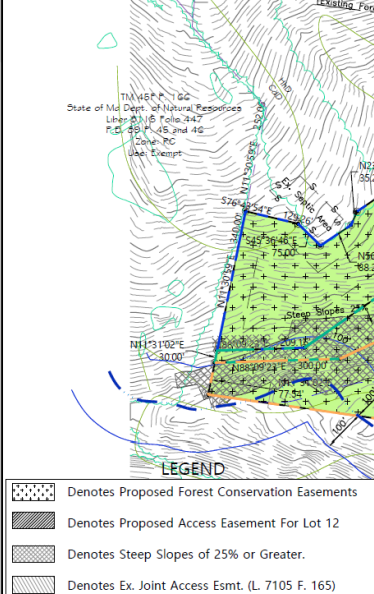




HEALTH DEPT. NOTES  
Septic Note:  
Lot 11, Section 1 can  
accommodate a house of  
no more than 3 bedrooms.

Lot 12, Section 1 can  
accommodate a house of  
no more than 3 bedrooms.

Treatment units and pump  
chambers for septic systems  
must be 100' away from the  
well and placed outside of  
the septic area.



AREA TABLE	
Original Area TM 45 P. 46 (Liber 681 Folio 249 and Estate File No. 47421) = 54.775 Ac.	
Area Lot 11, Section 1 = 447,570 S.F. or 10.275 Ac.	
Area of Road Dedication = 505 S.F. or 0.012 Ac.	
Final Area Lot 11, Section 1 = 10.263 Ac.	
Panhandle Area Lot 11, Section 1 = 11,720 S.F. or 0.269 Ac	
Useable Area Lot 11, Section 1 = 9.994 Ac.	
Area Lot 12, Section 1 = 444,314 S.F. or 10.200 Ac.	
Area of Road Dedication = 4,243 S.F. or 0.097 Ac.	
Final Area Lot 12, Section 1 = 10.103 Ac.	
Area Remainder Lot 13, Section 1 = 1,462,893 S.F. or 33.583 Ac.	
Area of Road Dedication = 0 Ac.	
Total Final Area of Plat per Survey: 54.058 Ac.	

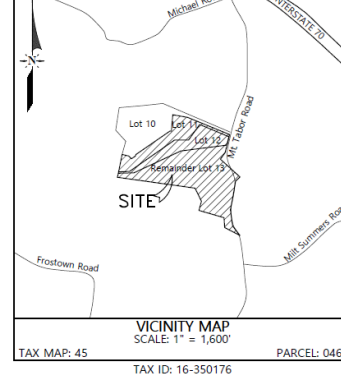
APPROVED:	
FREDERICK COUNTY PLANNING COMMISSION	
DATE	SECRETARY OR CHAIRMAN
APPROVED:	
FREDERICK COUNTY HEALTH DEPARTMENT	
Date	Approving Authority

- NOTES**
- The property is currently zoned RC (Resource Conservation).
  - Horizontal Datum is MSP NAD 83/91. Vertical Datum is NAVD 88.
  - Tracts 'A', 'B' and 'C' have been created by Will and are recorded in Estate File No. 47421.
  - This site is not located within a 100-ft floodplain. The site is in Flood Zone 'C' per FEMA Panels #240027-0180-A (Effective June 1, 1978) and #240027-0275-B (Effective August 9, 1980).
  - This plat prepared without the benefit of a Title Report.
  - This site is located within the Middletown Planning Region.
  - PRO Note: PRO mitigation provided under AP #4275475 by retaining existing on-site forest within easements. These perpetual easements are established in accordance with the Frederick County Forest Resource Ordinance (FRO) as specifically set forth in the terms of the recorded FRO Easement (Liber 7777 Folio 7777).
  - Soils Types: Cdc - Catocin-Highfield Complex, 8% to 15% slopes; Non-Restricted Cga - Codorus and Harbors silt loams, 0% to 3% slopes; Floodplain\* Hgd - Highfield gravelly silt loam, 3% to 5% slopes; Non-Restricted Hrd - Highfield gravelly silt loam, 15% to 25% slopes; Non-Restricted Rfc - Ravenrock-Rohersville complex, 3% to 15% slopes; \*\*Restricted\*\*\* Wet Soil\*\*\*\* Rob - Rohersville-Lantz silt loams, 0% to 5% slopes; Floodplain\*.
  - A six (6) foot drainage and utility easement is reserved along all resulting external lot lines.
  - The current water and sewer classification for the property is NPS.
  - Access to Lot 11, Section 1 is provided off of the existing driveway which serves Lot 10. The agreement for this access was recorded in Liber 7105 Folio 165.

<b>SYMBOLS</b>	<b>DATE</b>
— Denotes Septic Area	8/4/23
W Denotes Prop. Well	12/1/23
○ Denotes Prop. Cor. Fnd	01/11/24
● Denotes Prop. Cor. Set	
<b>MINIMUM BUILDING RESTRICTION LINES</b>	
Front = 50'	
Side = 50'	
Rear = 50'	

DATE	REVISIONS
8/4/23	Field Stake Ex. Septic Area
12/1/23	Address Comments: 7-10-23
01/11/24	Address Comments: 12-12-23

<b>COMBINED PRELIMINARY/FINAL SUBDIVISION PLAT</b>	
<b>SECTION 1 - SQUIRREL WOOD</b>	
<b>LOTS 11 &amp; 12 AND REMAINDER LOT 13</b>	
Previously Recorded as Remainder in Plat Book 93 at Page 53	
Liber 681 Folio 206	
Situated at No. 9702 Mount Tabor Road	
Election District No. 16	
Frederick County, Maryland	
DATE: FEBRUARY 2024	
<b>Terra Solutions Engineering, LLC</b>	
Commercial & Residential Land Planning and Engineering	
Email: TerraSolutionsEngineering@gmail.com	
5216 Chairman's Court, Unit 105	
Frederick, MD 21703	
Phone: 301-378-9842	
Email: TerraSolutionsEngineering@gmail.com	



**SURVEYOR'S CERTIFICATION**

I hereby certify, to the best of my professional knowledge, information and belief, that the Subdivision Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed from Josie S. Keller, Frank M. Keller, Charles M. Keller and Mary A. Keller, her wife, Naomi K. Harshman and Carroll L. Harshman, her husband, unto Robert Bergman Hotz and Joan Willison Hotz, his wife, by deed recorded on March 26, 1963 in Liber 681 at Folio 206 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 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.

I further certify that I was in "Responsible Charge" as set forth in COMAR Title 09.13.06.12.

John Thomas Leihner  
Professional Land Surveyor  
MD Reg. No. 21184  
License Expiration Date: January 5, 2026  
MD Reg. Corporation No. 21692  
License Expiration Date: April 10, 2025

**OWNER'S DEDICATION**

I, Michael Hotz, Personal Representative of the Estate of Joan Willison Hotz, owner of the property shown and described hereon, consent to and certify that this Subdivision Plat and, in consideration of the approval by the Frederick Planning Commission, establish the minimum building restriction lines and dedicate the streets, alleys, walkways and other easement to public use, unless noted otherwise 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 Subdivision Plat except as herein indicated; 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.

Michael Hotz (Owner)	DATE
The owner has sworn to and subscribed before me	
this _____ day of _____	
Notary Public	My Commission Expires
PRINTED NAME OF NOTARY:	
File#: S-945	
A/P #: PL275458	
FB, PG.	



## NOTES

1  
use of  
rooms.

1  
use of  
rooms.

pump  
systems  
from the  
side of

46 P. 166  
rt. of Natural Resources  
116 Folio 347  
11 P. 45 and 46  
Zone: PC  
Exempt

## LEGEND

Proposed Forest Conservation Easements

Proposed Access Easement For Lot 12

Prop Slopes of 25% or Greater.

Joint Access Esmt. (L. 7105 F. 165)

## AREA TABLE

46 (Liber 681 Folio 249 and Estate File  
C.

= 447,570 S.F. or 10.275 Ac.

on = 505 S.F. or 0.012 Ac.

on 1 = 10.263 Ac.

, Section 1 = 11,720 S.F. or 0.269 Ac

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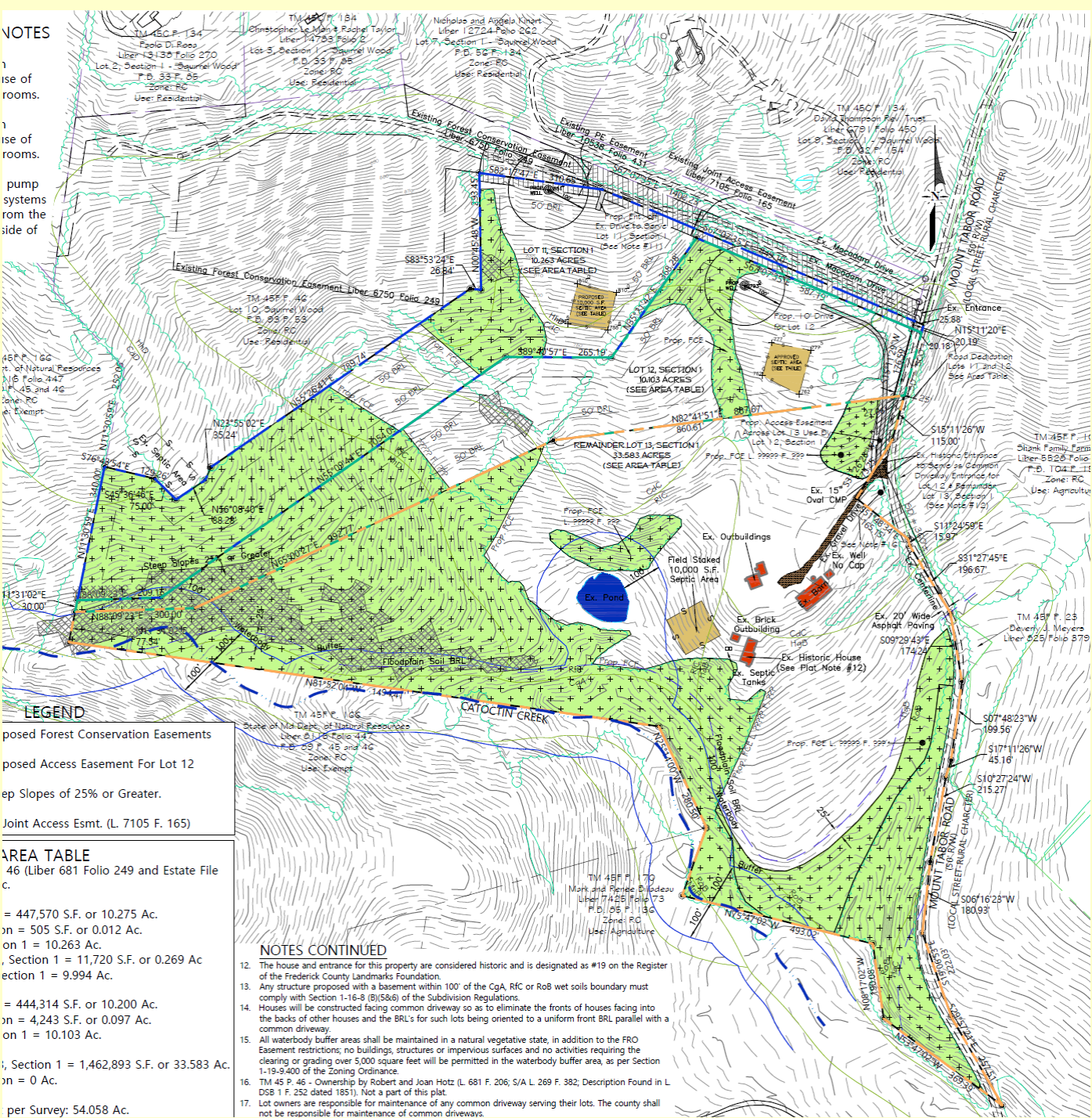
, Section 1 = 1,462,893 S.F. or 33.583 Ac.

on = 0 Ac.

per Survey: 54,058 Ac.

## NOTES CONTINUED

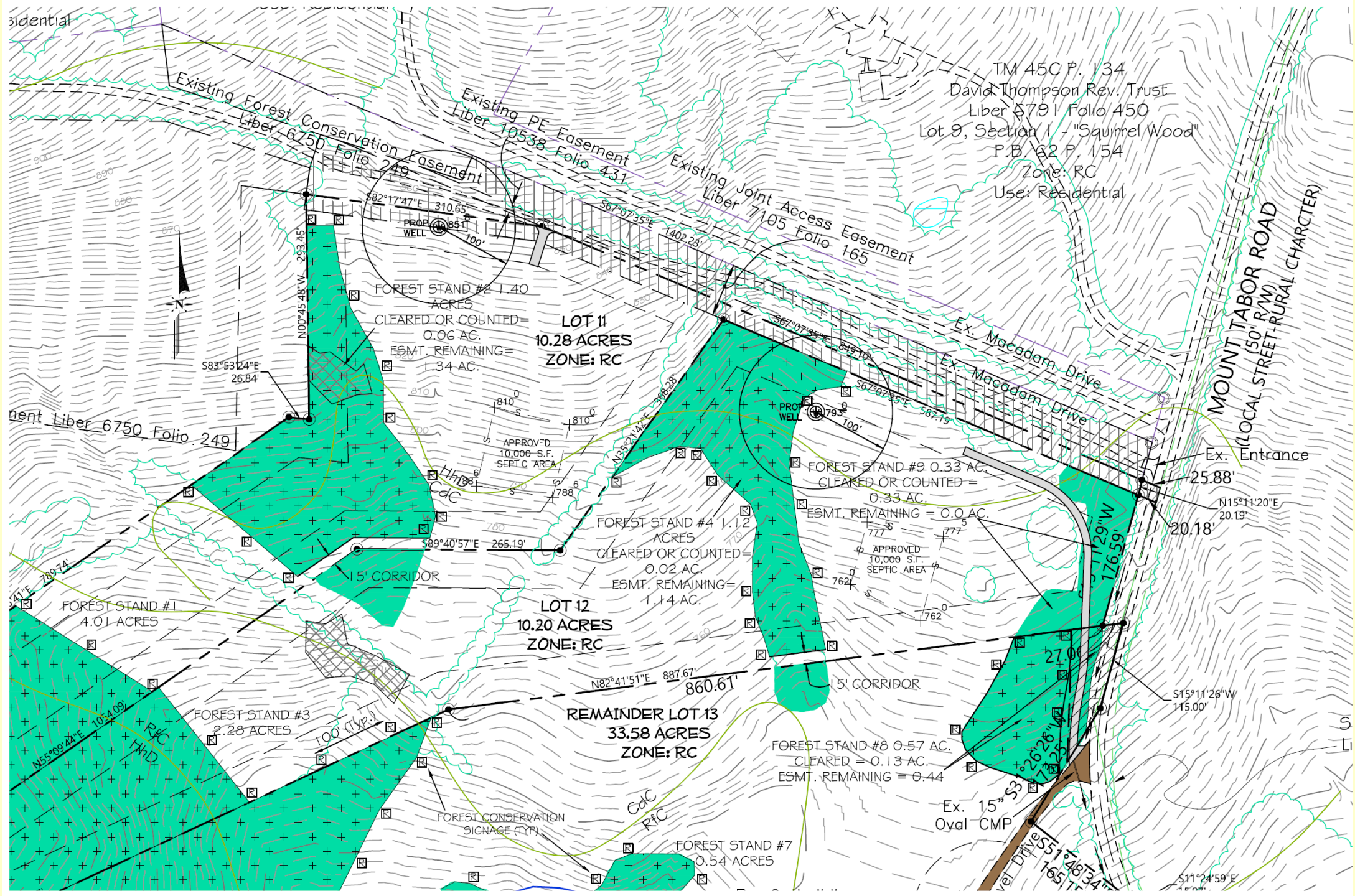
- The house and entrance for this property are considered historic and is designated as #19 on the Register of the Frederick County Landmarks Foundation.
- Any structure proposed with a basement within 100' of the CgA, RfC or RoB wet soils boundary must comply with Section 1-16-8 (B)(5)&(6) of the Subdivision Regulations.
- Houses will be constructed facing common driveway so as to eliminate the fronts of houses facing into the backs of other houses and the BRL's for such lots being oriented to a uniform front BRL parallel with a common driveway.
- All waterbody buffer areas shall be maintained in a natural vegetative state, in addition to the FRO Easement restrictions; no buildings, structures or impervious surfaces and no activities requiring the clearing or grading over 5,000 square feet will be permitted in the waterbody buffer area, as per Section 1-19-9.400 of the Zoning Ordinance.
- TM 45 P. 46 - Ownership by Robert and Joan Hotz (L. 681 F. 206; S/A L. 269 F. 382; Description Found in L. D58 1 F. 252 dated 1851). Not a part of this plat.
- Lot owners are responsible for maintenance of any common driveway serving their lots. The county shall not be responsible for maintenance of common driveways.





TM 45C P. 134  
David Thompson Rev. Trust  
Liber 8791 Folio 450  
Lot 9, Section 1 - "Squirrel Wood"  
P.B. 62 P. 154  
Zone: RC  
Use: Residential

Ex. Entrance





# **RECOMMENDATION**

Staff has no objection to conditional approval of the Squirrel Wood Combined Preliminary/Final 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 (April 10, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on April 10, 2027. Therefore, the plat expires April 10, 2027 unless recorded before this 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 Panhandle Modification and Conditions are met:

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

1. A panhandle modification – for use of a panhandle in a Major subdivision to access Lot 11.

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

1. The Applicant shall comply with all Staff and agency comments through the completion of the plat.
2. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.
3. Label the width of the Common Driveways shown on the plat.
4. Common entrances are to be constructed to meet common entrance standards prior to plat recordation.
5. Amend FRO Plan to allow for access to rear of lots around designated FRO areas.
6. The Combined Preliminary/Final Forest Conservation Plan must be approved, and mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.



# ***Kenel***

## ***Preliminary Plan***

The Applicant is requesting Preliminary Plan approval to subdivide a 19.75 acre lot into 2 lots and open space located on Jefferson Pike south of Frederick.



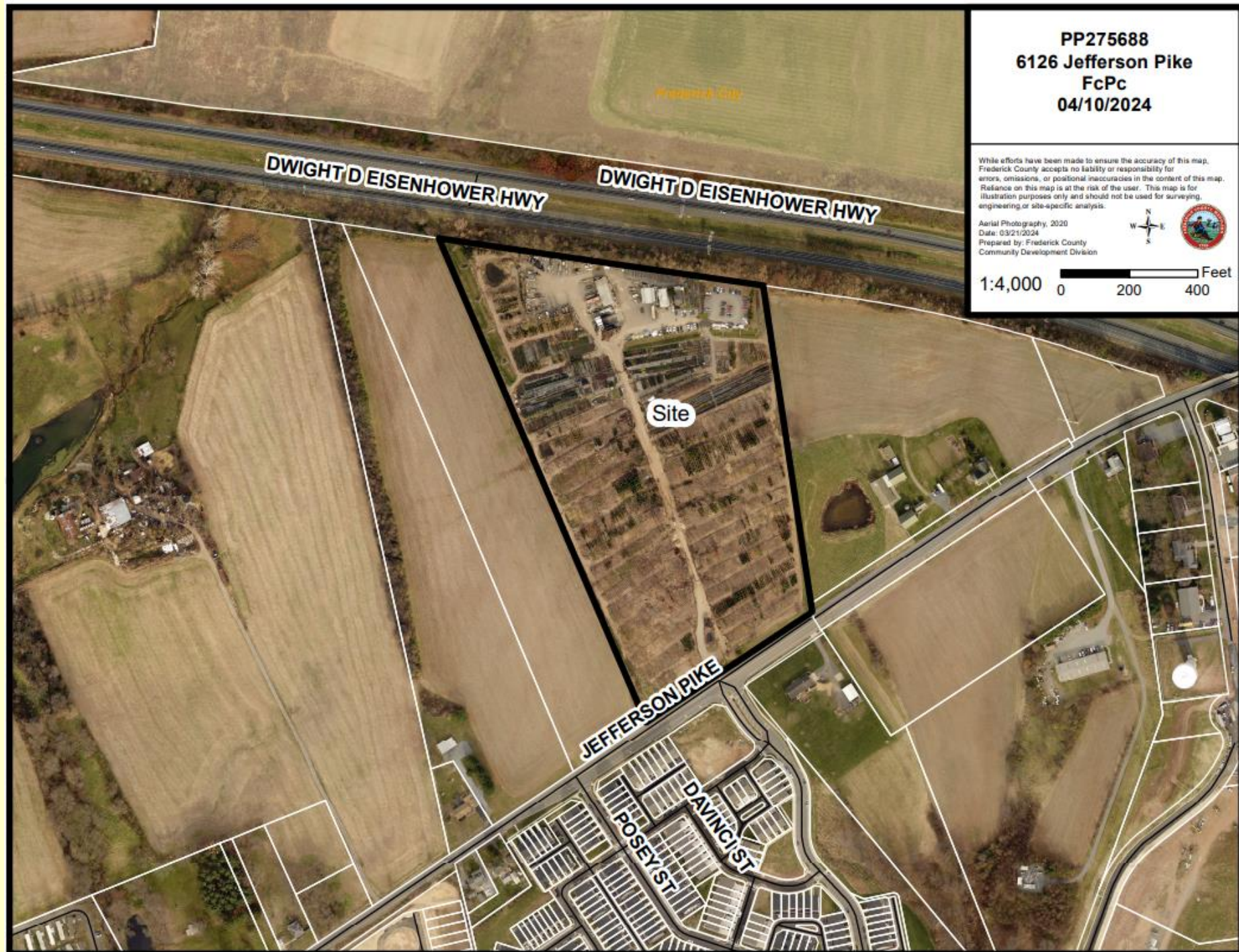
PP275688  
6126 Jefferson Pike  
FcPc  
04/10/2024

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1:4,000 0 200 400 Feet





PP275688  
6126 Jefferson Pike  
FcPc  
04/10/2024

Zoning

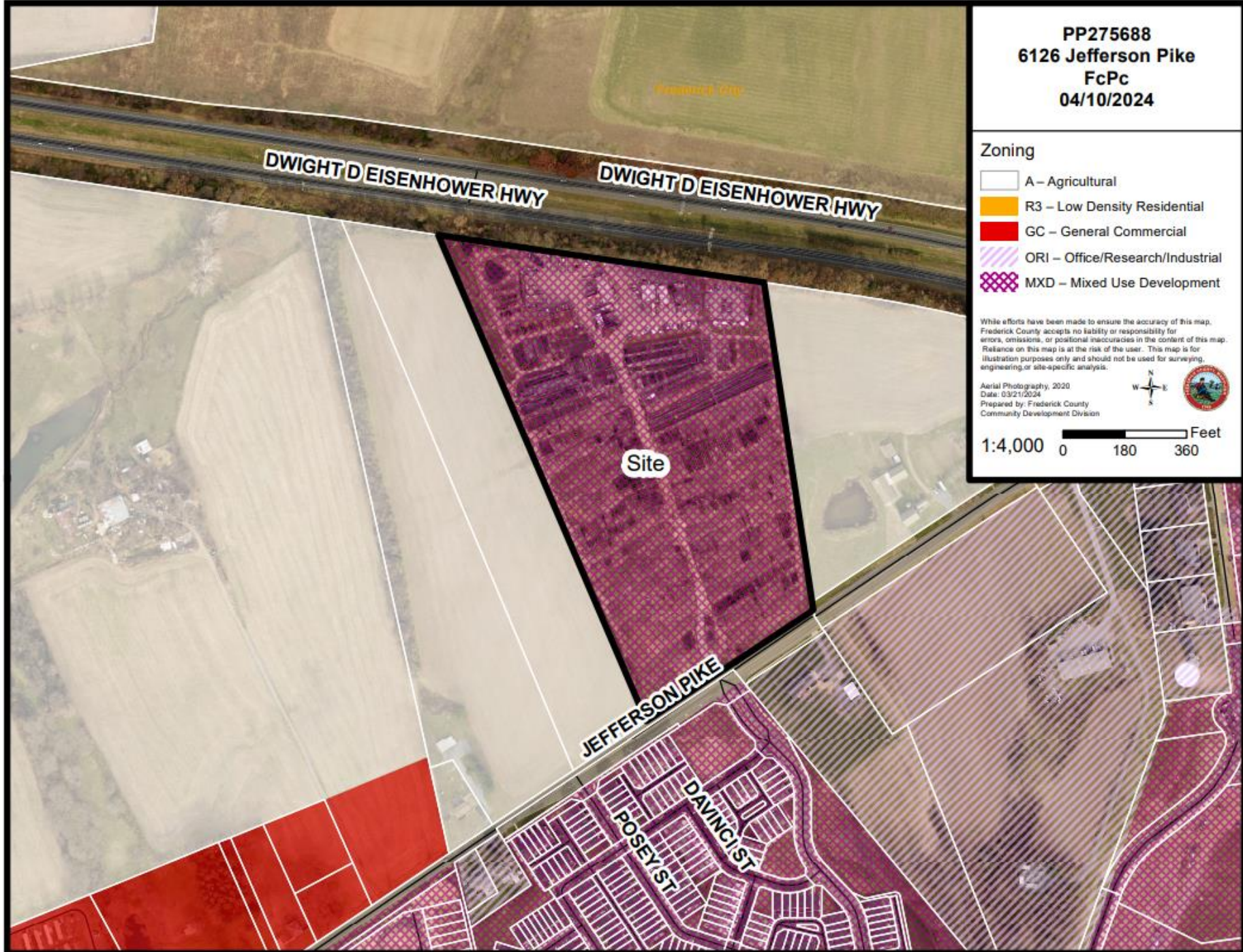
-  A – Agricultural
-  R3 – Low Density Residential
-  GC – General Commercial
-  ORI – Office/Research/Industrial
-  MXD – Mixed Use Development

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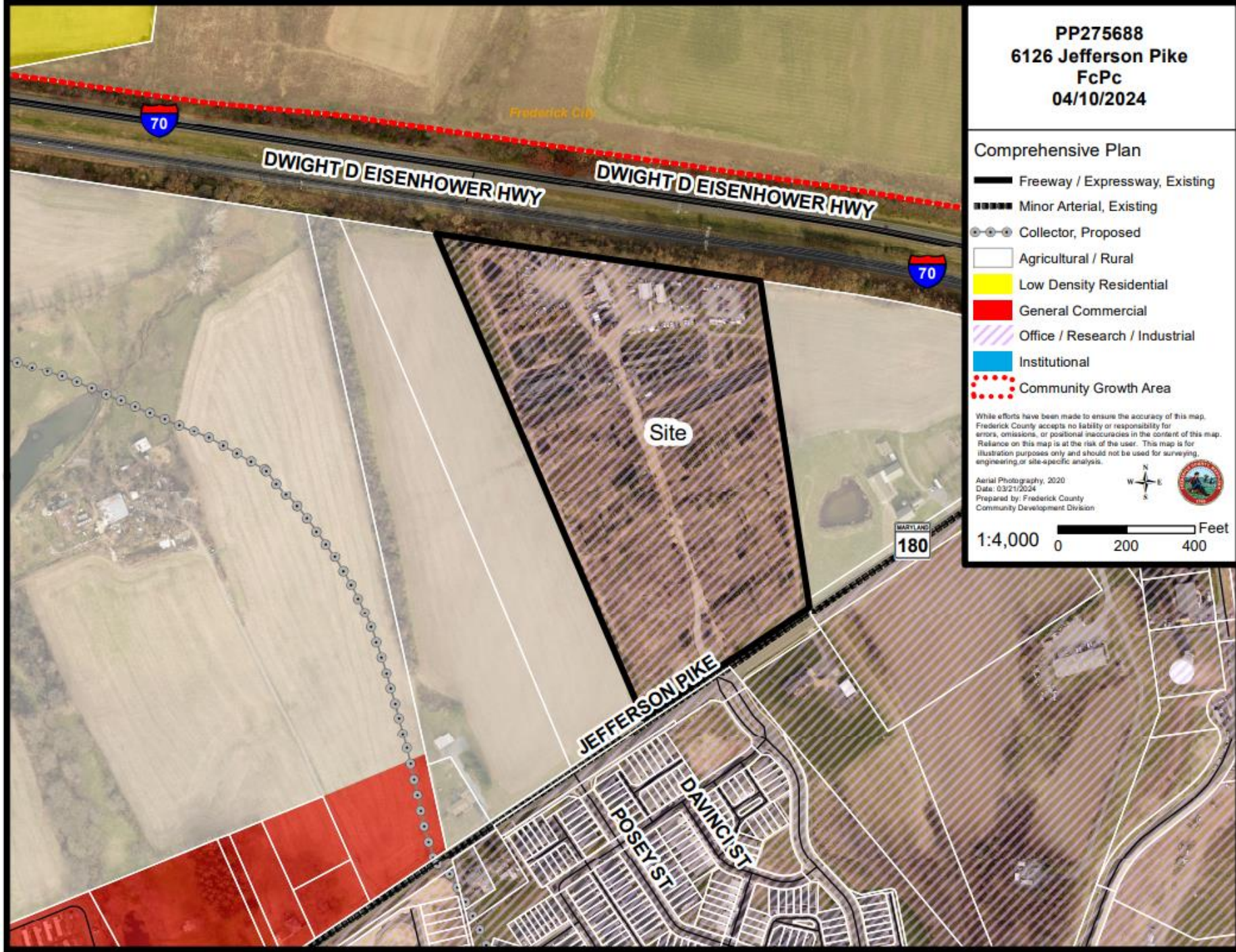
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1:4,000  Feet







PP275688  
6126 Jefferson Pike  
FcPc  
04/10/2024

### Comprehensive Plan

- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Proposed
- Agricultural / Rural
- Low Density Residential
- General Commercial
- Office / Research / Industrial
- Institutional
- Community Growth Area

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Community Development Division



1:4,000 0 200 400 Feet



INTERSTATE ROUTE I-70  
(VARIABLE WIDTH R/W)  
SRC PLAT #32331 AND #33891

RdA  
Kec

2 STORY FRAME OFFICE  
1 STORY VINYL & METAL GARAGE  
1 STORY VINYL & METAL SHED

LOT 2  
447,013 sq.ft. or  
10.26 Ac.±

STORM WATER MANAGEMENT  
ACCESS AND MAINTENANCE  
EASEMENT  
L.8825, F.44

G. KENEL, LL.C.  
& S. KENEL, LL.C.  
L.12345 F.495  
860,387 Sq Ft  
or  
19.752 Ac.±  
ZONED "MXD"

LOT 1  
357,809 sq.ft. or  
8.22 Ac.±

OPEN SPACE  
29,379 sq.ft. or  
0.67 Ac.±

EXCHANGE COURT  
(PRIVATE)

N/F  
MELANIE A. CAMPBELL  
L.7931 F.89  
PARCEL 1B  
PB.88 PG.195  
ZONED- A

JEFFERSON PIKE  
SHA PLAT #59890 & #59890  
100' ULTIMATE R/W

N/F  
WILLIAM & NANCY  
'HAWKINS  
L.1385 F.747  
PB.34 PG.86  
ZONED- ORI

APPROXIMATE LOCATION  
10' P.E. EASEMENT  
L.10261, F.165

PERPETUAL ACCESS  
EASEMENT  
SHA PLAT #59890

JEFFERSON CO.  
P.B.93  
(50' R/W)

STATE ROW  
DEDICATION  
26,086 sq.ft. or  
0.60 Ac.±



# **RECOMMENDATION**

Staff has no objection to conditional approval of this Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Preliminary Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (April 10, 2029) or the period of the APFO approval, whichever is less. The APFO expire will on August 9, 2028, therefore the Preliminary Subdivision Plan will remain valid until 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 modification and conditions are met:

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

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

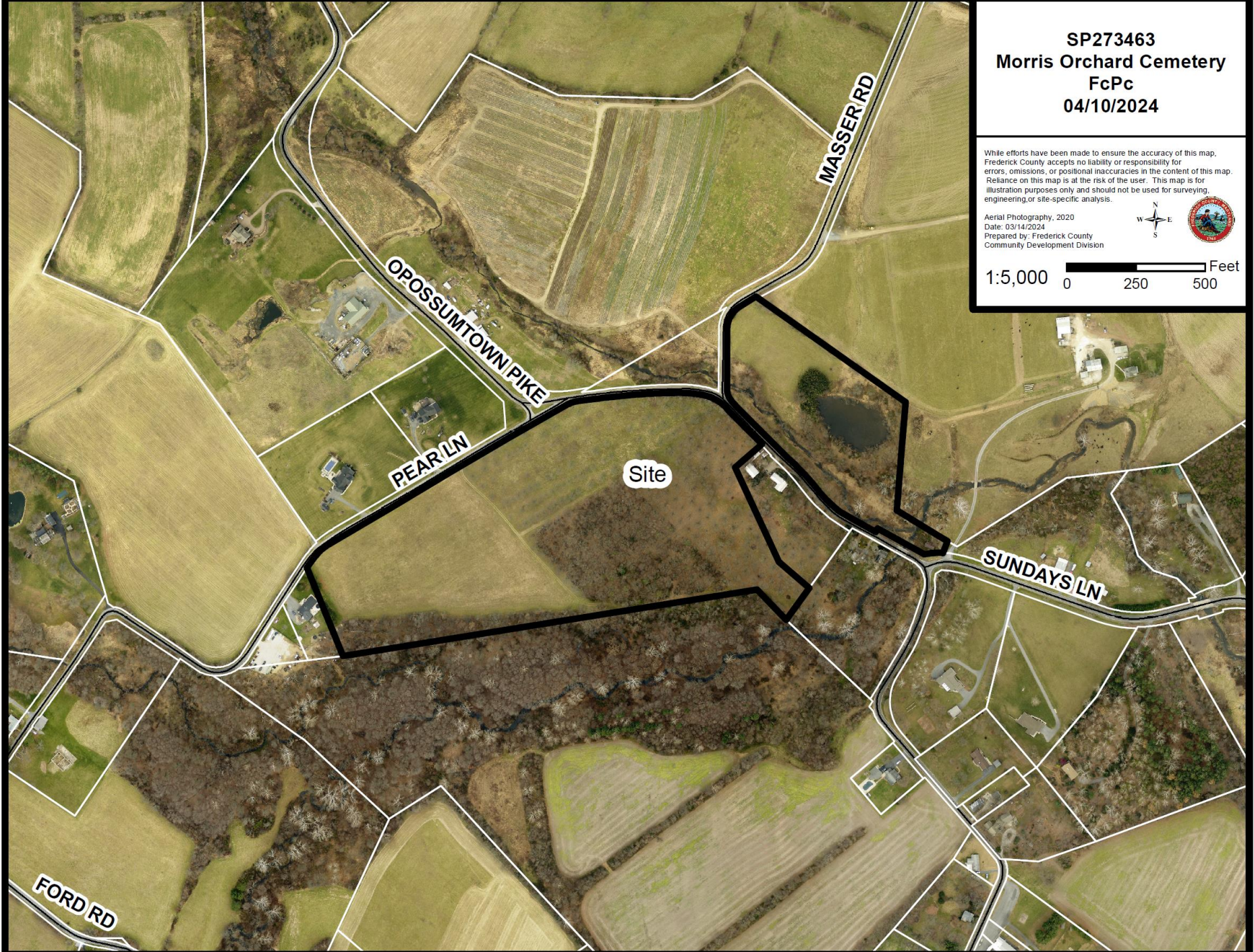


# ***Morris Orchard Cemetery***

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a natural burial cemetery located on 7.5-acres of an overall 33 acre Site.





**SP273463**  
**Morris Orchard Cemetery**  
**FcPc**  
**04/10/2024**

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1:5,000  Feet  
0 250 500



SP273463  
Morris Orchard Cemetery  
FcPc  
04/10/2024

Zoning

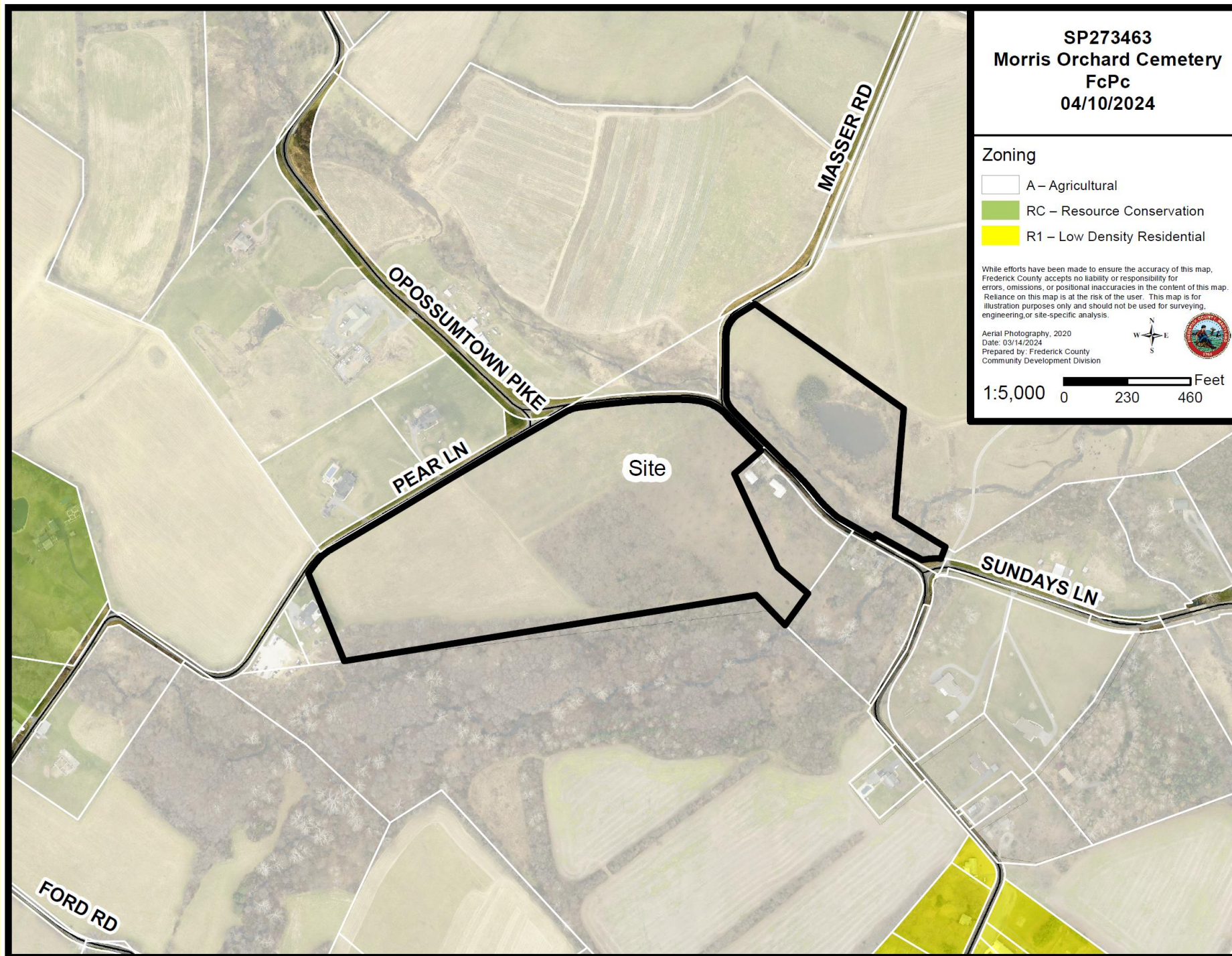
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential

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Community Development Division







1:5,000 0 230 460 Feet





SP273463  
Morris Orchard Cemetery  
FcPc  
04/10/2024

Comprehensive Plan

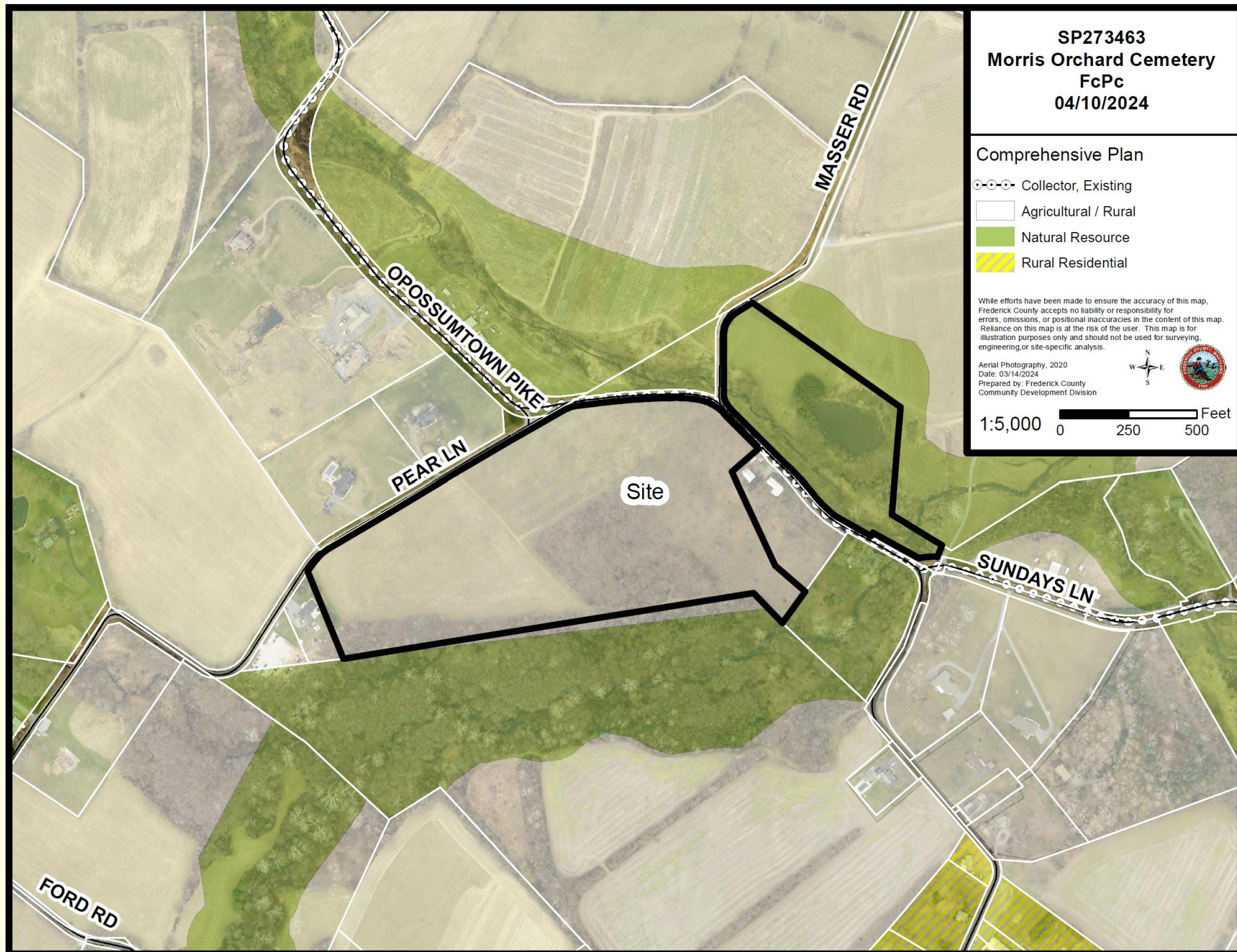
-  Collector, Existing
-  Agricultural / Rural
-  Natural Resource
-  Rural Residential

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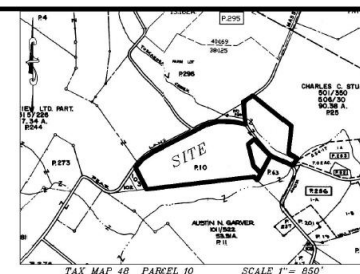
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1:5,000  Feet  
0 250 500







LINE	BEARING	DISTANCE
L1	N 04°38'28" E	23.85'
L2	N 04°51'28" W	7.45'
L3	N 59°09'19" E	40.27'
L4	S 29°29'11" E	25.86'
L5	N 82°21'51" E	40.31'

1. This type I Site Plan is for Proposed a Natural Burial Cemetery on the Morris Orchard LLC Property. The site consists of 33.0116 Ac. of farm land and Nut Orchard that has a Comprehensive Plan Designation of Agricultural / Rural and is in the Frederick Planning Region

Morris Orchard proposes to convert 7.50 Ac. of the farm land and Nut Orchard to a new Cemetery of 7.5 acres that will consist of the following:

144,000 sq. ft. 3.31 ac. of graves 600 graves/plots per acre, 4500 total Grave plots  
165,964 sq. ft. or 3.81 ac. of open space (remaining orchard, walkways and aisles) within the 7.5 ac. Cemetery  
16,550 sq. ft. or 0.31 ac. road parking and pull offs

General Notes:

2. Zoning "A" Algodon
3. Parking
  - No Parking Required per 1-19-6.220. 4 Pull offs provided, 11 Total spaces, Pull off's 9x75' (1 parking space per each 9x25' space)
  - Parking during funerals to be along interior drive way using under the direction of an attendant
  - No Loading Required per 1-19-6.210
  - Circulation is 2 way on main road 1 way on cemetery road
  - Length of Road
    - Access Drive (2 way) 20' wide 10 Lines
    - Cemetery Drive (1 way) 400' Long 10' gravel and 9' grass should kes
4. Setbacks per 1-19-6.100, for open space use
  - Front - 40'
  - Side - 50'
  - Rear - 50'
5. Datum
  - Horizontal: P.B. 20/145
  - Vertical: NAVD 83
6. APPRO Traffic near Adules
7. This development generates fewer than 6 new trips during the peak hour of the adjacent street relative to a prior valid approvals and is therefore exempt from contribution to existing area road corridor accounts. (§1-20-12(f)) Office of safety services
8. The property address shall be incorporated into the site sign
9. DISFWM Notes:
  - Sewer and Water classification: No Planned Services
10. Health Department Notes:
  - No well or septic within 100' except as shown
9. Environmental Notes:
  - Soil

- Ts/A - Trigo wet soil
  - Ts/B - Trigo wet soil
  - Distribution: 16,137 Sqr Ft. (entrance, road and parking spaces )
10. Landscaping Needs
  - Landscaping shown at owners discretion No seeding required
  - 16 Willow (Salix Americana) Proposed for street trees , 9 Existing Walnut trees along road
11. Lighting needs
  - None proposed
12. Signs
  - (1) 25 sq ft. Mar. , 15' Max height, 4' from B.R.T. (20')
13. Stormwater Management

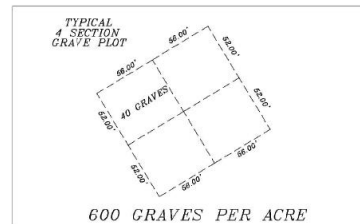
Practices shall be compliant with Frederick County ordinance 06-01-362 Fire Prevention Code and shall be incorporated in any SP2734463)

"Stormwater Management (AP # SP2734463) for this site will be achieved by using non-structural practices to provide ESD to MEP. These non-structural practices consist of vegetated filter strip along the proposed access road, as well as additional ESD in an on-site disconnect flow through the proposed grassy streamway. Stormwater will be provided in accordance with the MD 2007 SWM act."
14. A Combined Preliminary Final Forest Conservation Plan has been submitted. FRO mitigation will be provided by the reclamation of easements as required per the FRO Plan once approved.

## LANDSCAPING

- 16 PROPOSED WILLOW ( *SALIX AMERICANA* ) 2" DIAMETER 6-7' HEIGHT 40"-60" AT MATURITY NATIVE  
MATURE WIDTH 20-30 FEET
- 9 EXISTING WALNUT ( *JUGLANS REGIA* ) 18"-24" NATIVE
- PROPOSED TREES ARE 100% NATIVE

TYPE 1 SITE PLAN  
FOR PROPOSED NATURAL BURIAL LOTS  
ON THE  
MORRIS ORCHARD LLC PROPERTY  
SITUATED AT #9518 OPOSSUMTOWN PIKE  
TUSCARORA ELECTION DISTRICT # 21  
FREDERICK COUNTY, MARYLAND  
FREDERICK PLANNING REGION  
DATE:20 JUNE, 2022 SCALE: 1" = 50'  
PLAT NO. 48 P-10CEM ACCT# 21-604969



1/WE MORRIS ORCHARD LLC, OWNERS/DEVELOPERS OF THIS PROPERTY HAVE CAREFULLY REVIEWED THIS SITE/PRELIMINARY PLAN AND CONFIRM OUR INTENT TO CONSTRUCT/INSTALL PROPOSED SITE IMPROVEMENTS SHOWN HEREON. THIS SITE PLAN REPRESENTS ALL PURPOSE SITE IMPROVEMENTS AND IT IS UNDERSTOOD THAT ANY CHANGES TO THIS PLAN OR ADDITIONAL IMPROVEMENTS REQUIRED AS A RESULT OF CONTINUED ENGINEERING DESIGNS, CHANGES TO SITE CONDITIONS, OR ADJUSTMENTS TO THE PROJECT PROGRAM MAY REQUIRE A REVISION TO THIS PLAN. THIS PLAN WILL BE USED DURING THE FINAL SITE INSPECTION FOR THE USE AND OCCUPANCY PERMIT, AND AS SUCH, SIGNIFICANT DEVIATIONS FROM THIS PLAN MAY RESULT IN A VIOLATION OF THE CONDITIONS OF THE APPROVED SITE/PRELIMINARY PLAN AND JEOPARDIZE THE U&O PERMIT.

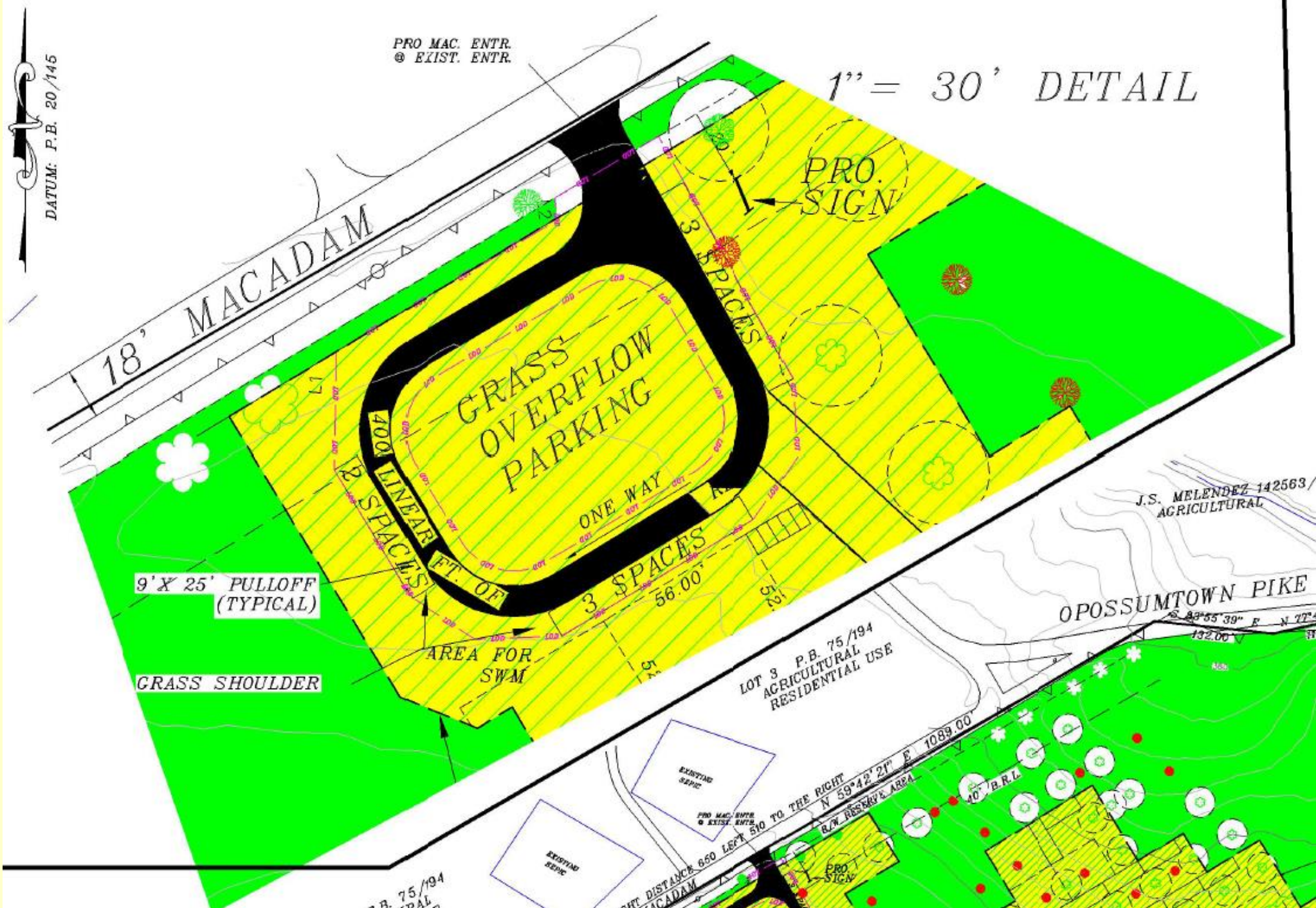
SURVEY & FLAT BY  
R.F. GAUSS & ASSOC., INC.  
PROFESSIONAL LAND SURVEYORS  
103 E. MAIN ST., P.O. BOX 128  
EMMITSBURG, MARYLAND 21727  
301-447-2222 FAX 301-447-3158



DATUM: P.B. 20/145

PRO MAC. ENTR.  
⊗ EXIST. ENTR.

1" = 30' DETAIL





[illegible]

PRO MAC. ENTR.  
© EXIST. ENTR.

1" = 30' DETAIL

18' MACADAM

GRASS  
OVERFLOW  
PARKING

PRO.  
SIGN

9' X 25' PULLOFF  
(TYPICAL)

*GRASS SHOULDER*

LOT 2 P.B. 75/19  
AGRICULTURAL  
RESIDENTIAL USE

PEAR LAND

OPOSSUMTOWN PIKE

J.S. MELENDEZ 142563/472  
AGRICULTURAL

REMAINDER  
KARL F NEFFLEN SR SUBDIVISION  
MORRIS ORCHARD LLC 15,212.77  
33.0116 Ac.  
P.B. 108/51

PONI

MASSER ROAD

M. M. BUTLER 13954/363  
AGRICULTURAL

LOT 2  
2.1692 Ac.

0.00 BO

SEPTIC  
SION

PLANT

SUBD

P.S. JOHN 15946/21  
AGRICULTURAL

## SYMBOLS

= EX. ORCHARD TREE & ROOT ZONE  
(BLACK WALNUT & AMERICAN CHESTNUT)

= ORCHARD TREE TO BE REMOVED

- FRO SIGN

= PROPOSED TREE

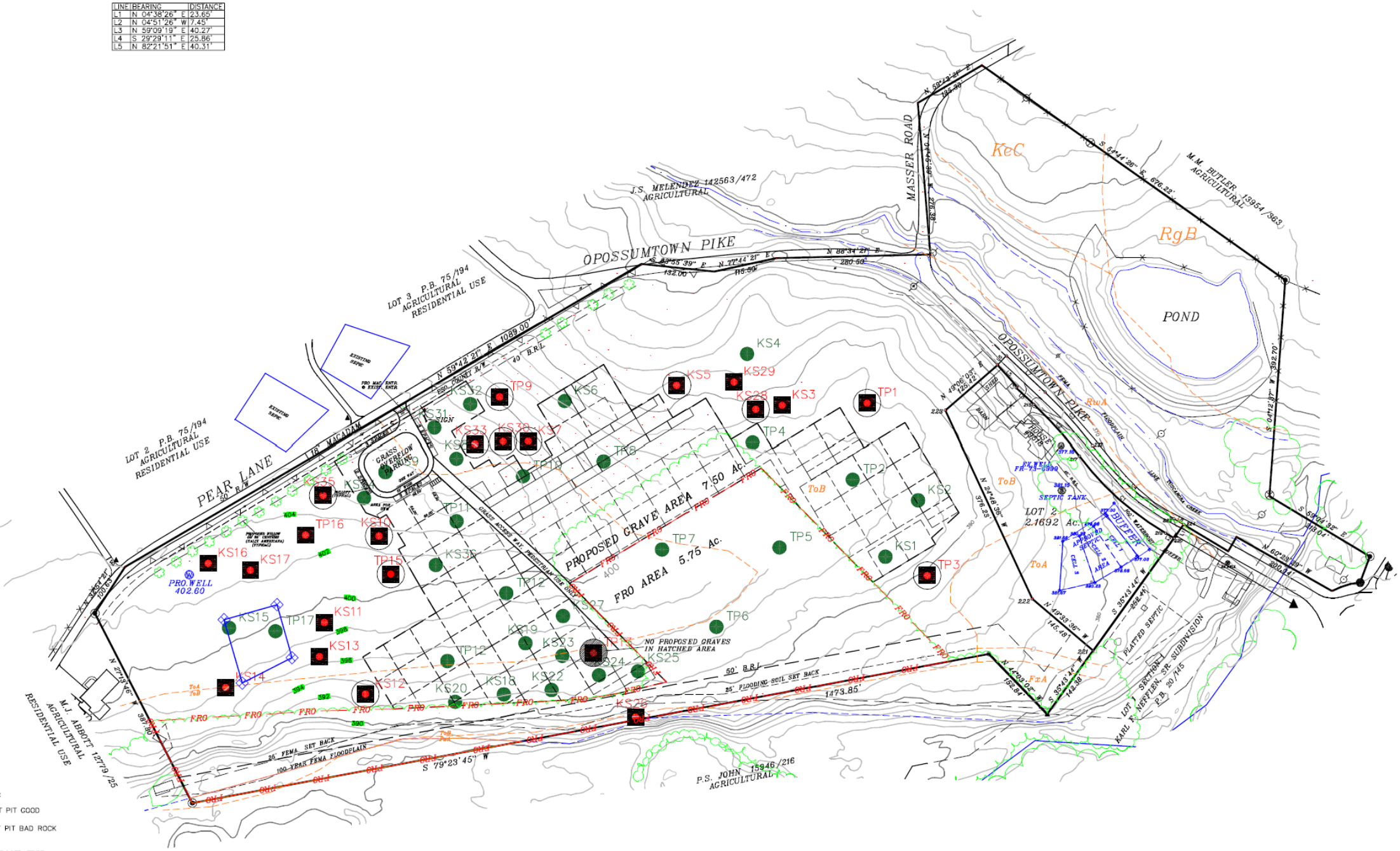
— = OVERHEAD UTILITY LINES





LINE BEARING	DISTANCE
L1 N 04°38'26" E	23.65
L2 N 04°51'26" W	7.45
L3 N 59°09'19" E	40.27
L4 S 29°29'11" E	25.86
L5 N 82°21'51" E	49.51

- SYMBOLS:
- = TEST PIT GOOD
  - = TEST PIT BAD ROCK
  - = PROPOSED TREE
  - = OVERHEAD UTILITY LINES





# **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 (until April 10, 2027).

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. Correct the scale note on the drawing, which should be 1' = 100'.
3. Remove the 3 parking spaces shown within ½ the front setback and replace with plants for screening the parking area. Add screening to surround the parking area.
4. Move other parking areas so that they comply the ½ front setback requirement.
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.



# *12052 Main Street, Libertytown*

## *Site Plan*

The Applicant is requesting Site Plan approval for 2 two-story single-family homes located on a 0.95-acre Site with an existing Automobile Repair or Service Shop to remain.



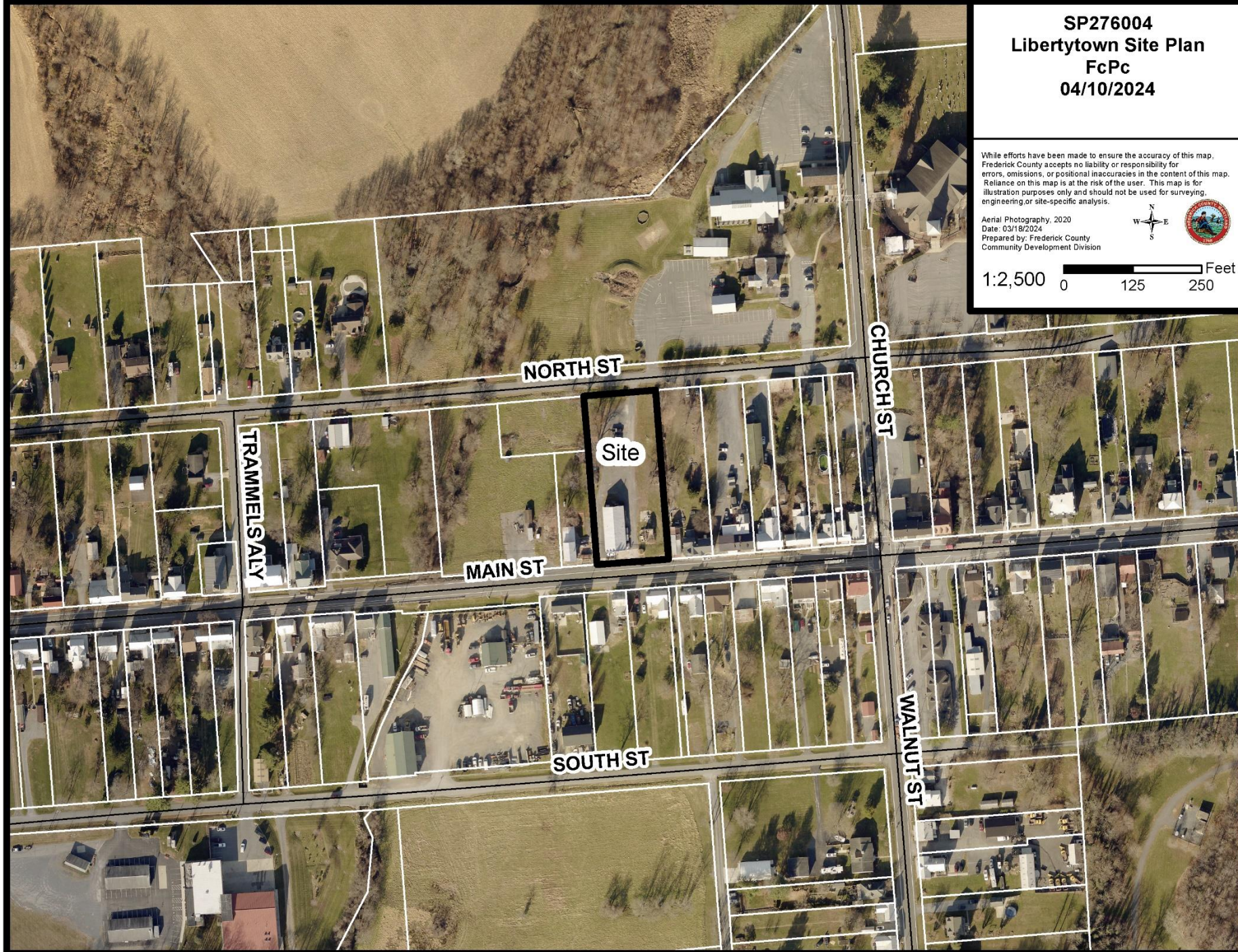
**SP276004**  
**Libertytown Site Plan**  
**FcPc**  
**04/10/2024**

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: 03/18/2024  
Prepared by: Frederick County  
Community Development Division



1:2,500 0 125 250 Feet





**SP276004**  
**Libertytown Site Plan**  
**FcPc**  
**04/10/2024**

**Zoning**

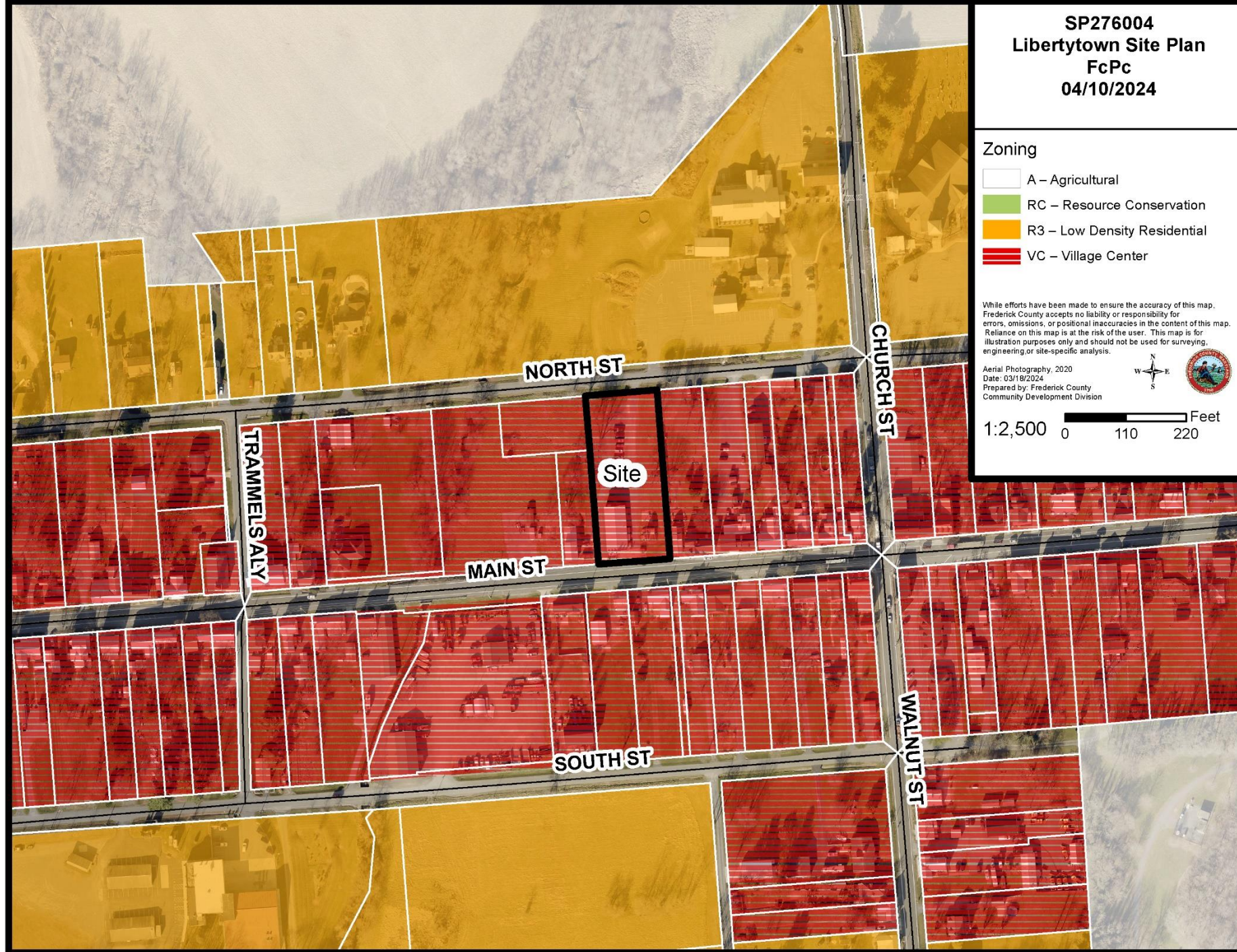
- A – Agricultural
- RC – Resource Conservation
- R3 – Low Density Residential
- VC – Village Center

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Aerial Photography, 2020  
Date: 03/18/2024  
Prepared by: Frederick County  
Community Development Division



1:2,500  Feet  
0 110 220





SP276004  
Libertytown Site Plan  
FcPc  
04/10/2024

Comprehensive Plan

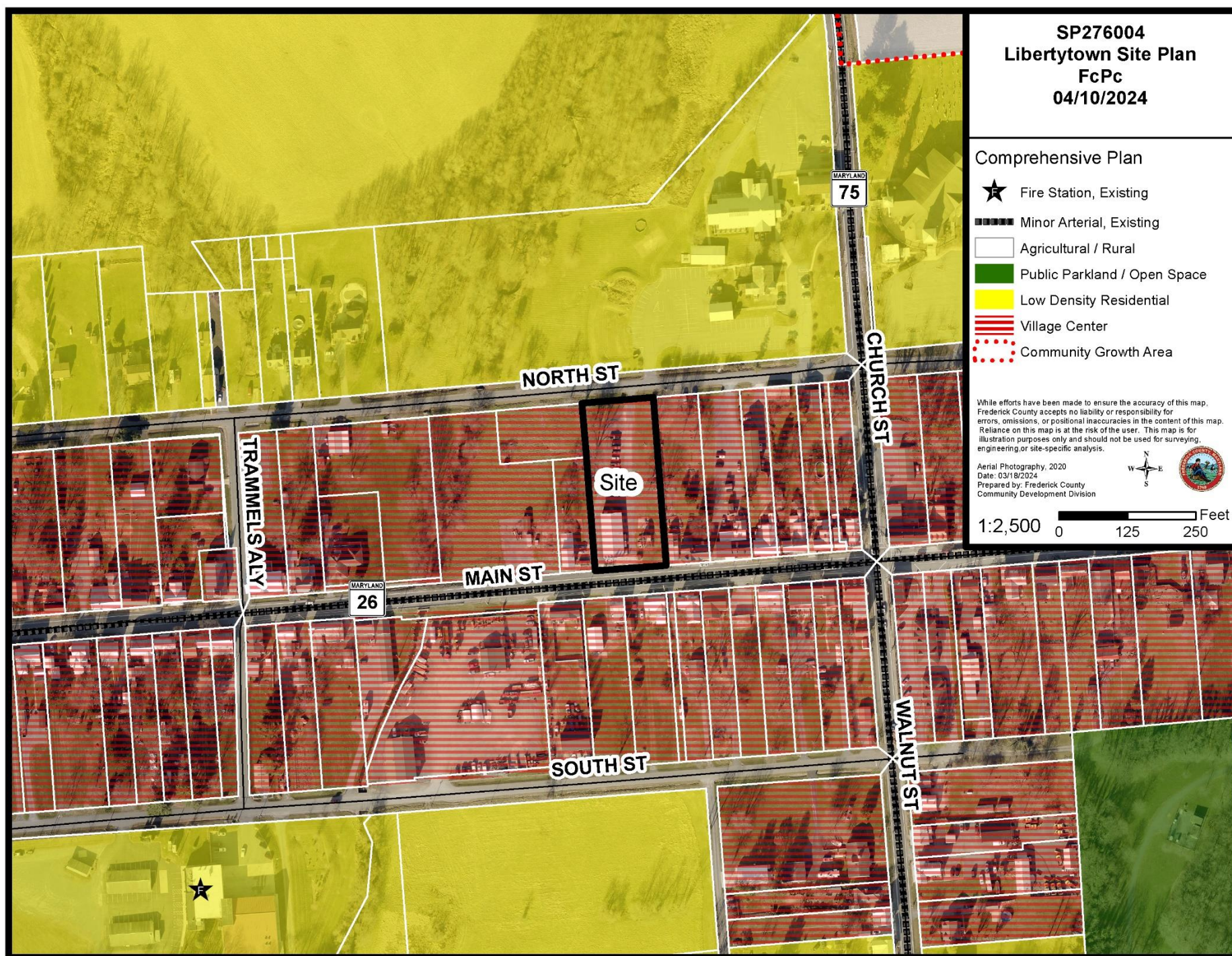
- ★ Fire Station, Existing
- Minor Arterial, Existing
- Agricultural / Rural
- Public Parkland / Open Space
- Low Density Residential
- Village Center
- Community Growth Area

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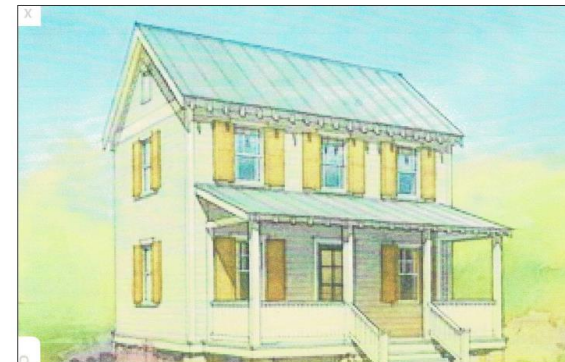
Aerial Photography, 2020  
Date: 03/18/2024  
Prepared by: Frederick County  
Community Development Division



1:2,500 0 125 250 Feet







HOUSE RENDERING (BOTH HOUSES)

SHA Tracking #: 23APFR026XX

CALL "MISS UTILITY" AT 1-800-257-7777  
FOR UTILITY LOCATIONS AT LEAST 48 HOURS  
PRIOR TO BEGINNING CONSTRUCTION.

File#: SP04-17  
A/P #: SP276004  
Due Date:

Seal & Signature  
PROJECT No.: 312  
DATE: MARCH 2024  
SCALE: 1" = 20'  
SHEET No. 1 of 1

**Terra Solutions Engineering, LLC**  
Civil, Mechanical, Electrical, Plumbing and Engineering  
Frederick, MD 21703  
Phone: 301-271-2222 Email: terra@terraengineers.com  
**Owner/Developer**  
Libertytown, LLC  
PO Box 248  
Libertytown, MD 21762

**12052 Main Street, Libertytown**  
Libertytown, Maryland  
Liber 04331, Folio 00176  
Frederick County, Maryland  
**SITE PLAN RENDERING**

NO.	DATE	REVISION	DESCRIPTION	BY



# **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 (until April 10, 2027).

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. Approval of a modification to allow for an alternate on-site location for Street Trees per Section 1-19-6.400(A)(2) of the Zoning Ordinance.

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

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

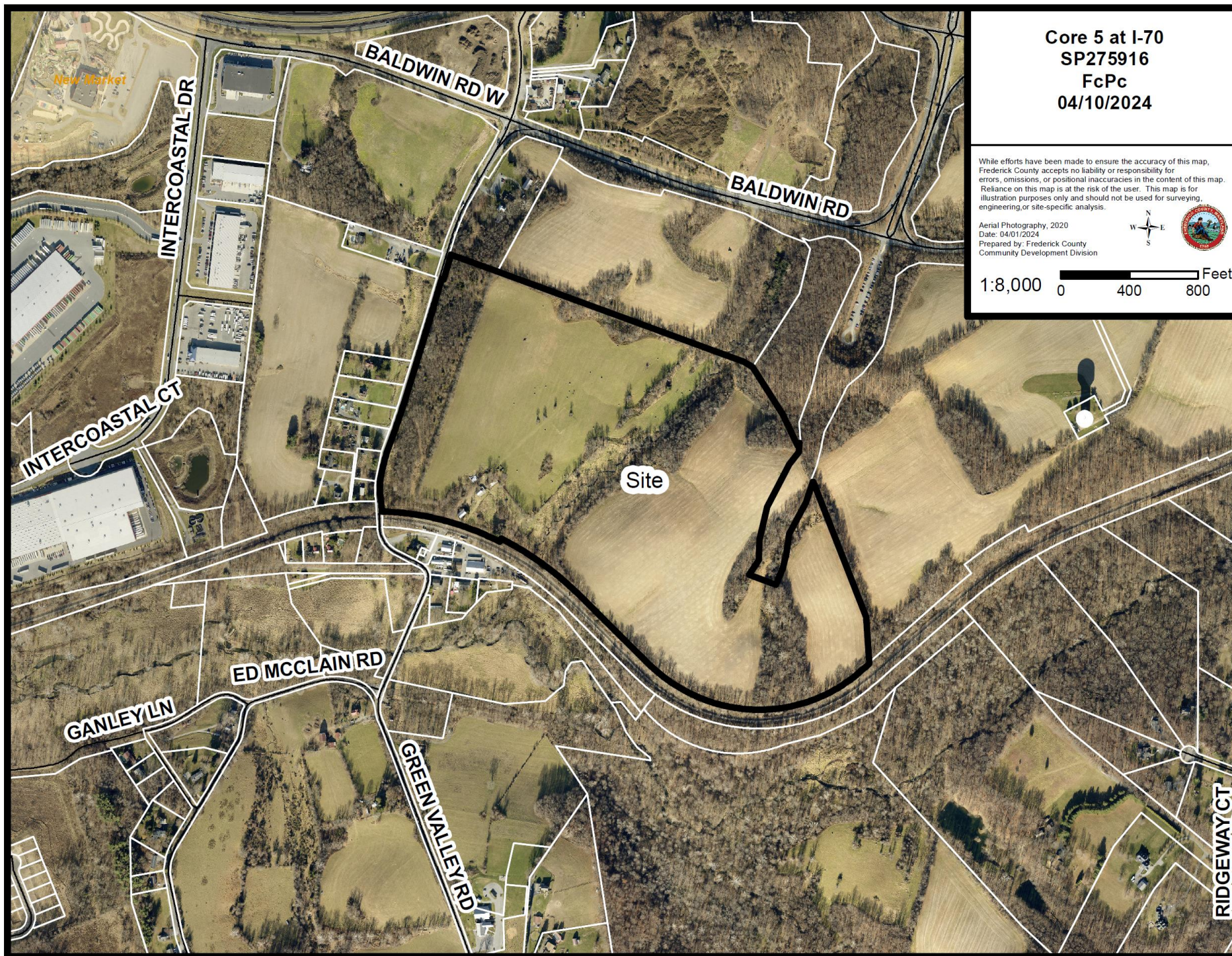


# *Core 5 at I-70*

## *Site Plan*

The Applicant is requesting Site Plan approval to construct two buildings totaling approximately 550,000 SF of warehouse space on 125.66 acres





Core 5 at I-70  
SP275916  
FcPc  
04/10/2024

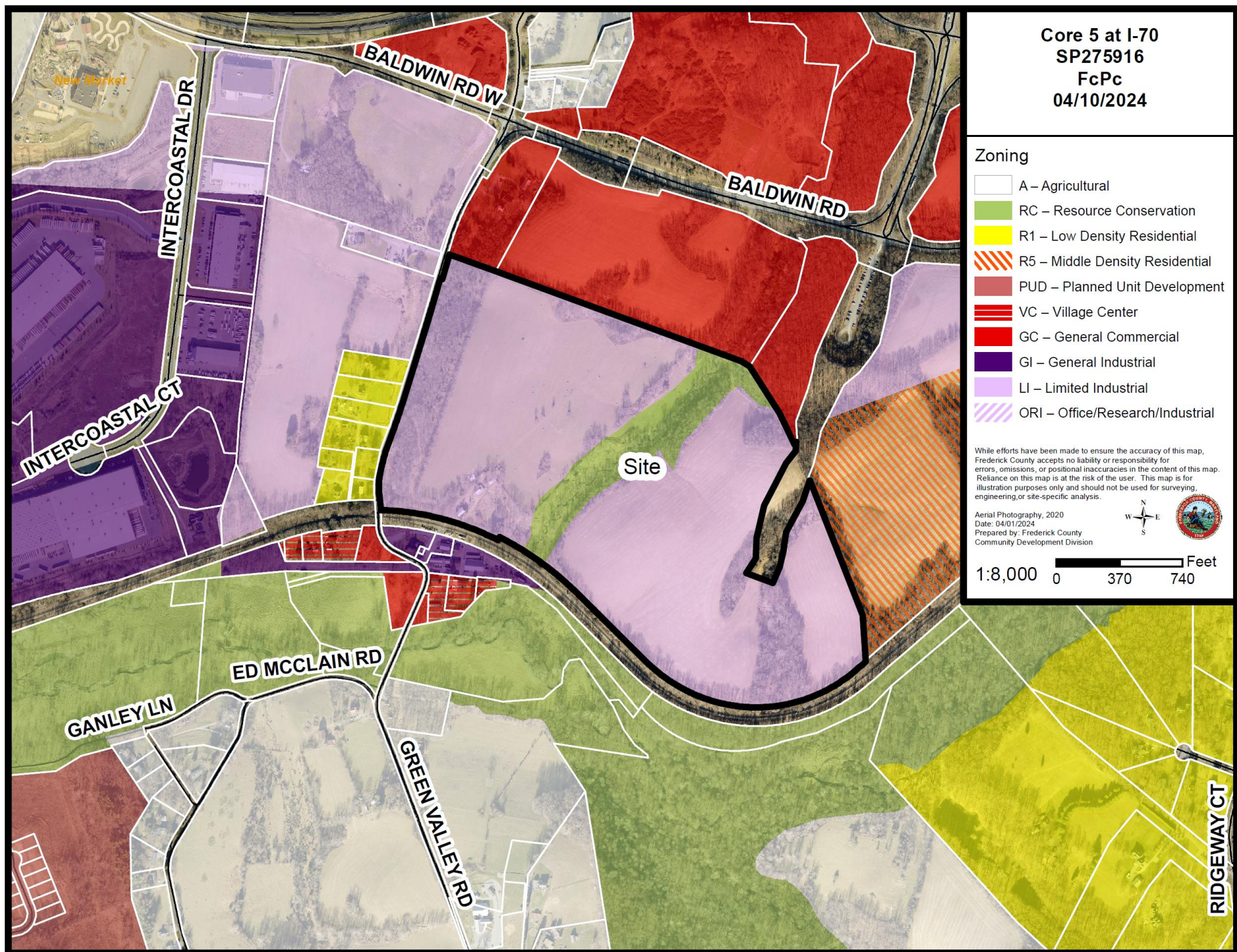
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Aerial Photography, 2020  
Date: 04/01/2024  
Prepared by: Frederick County  
Community Development Division

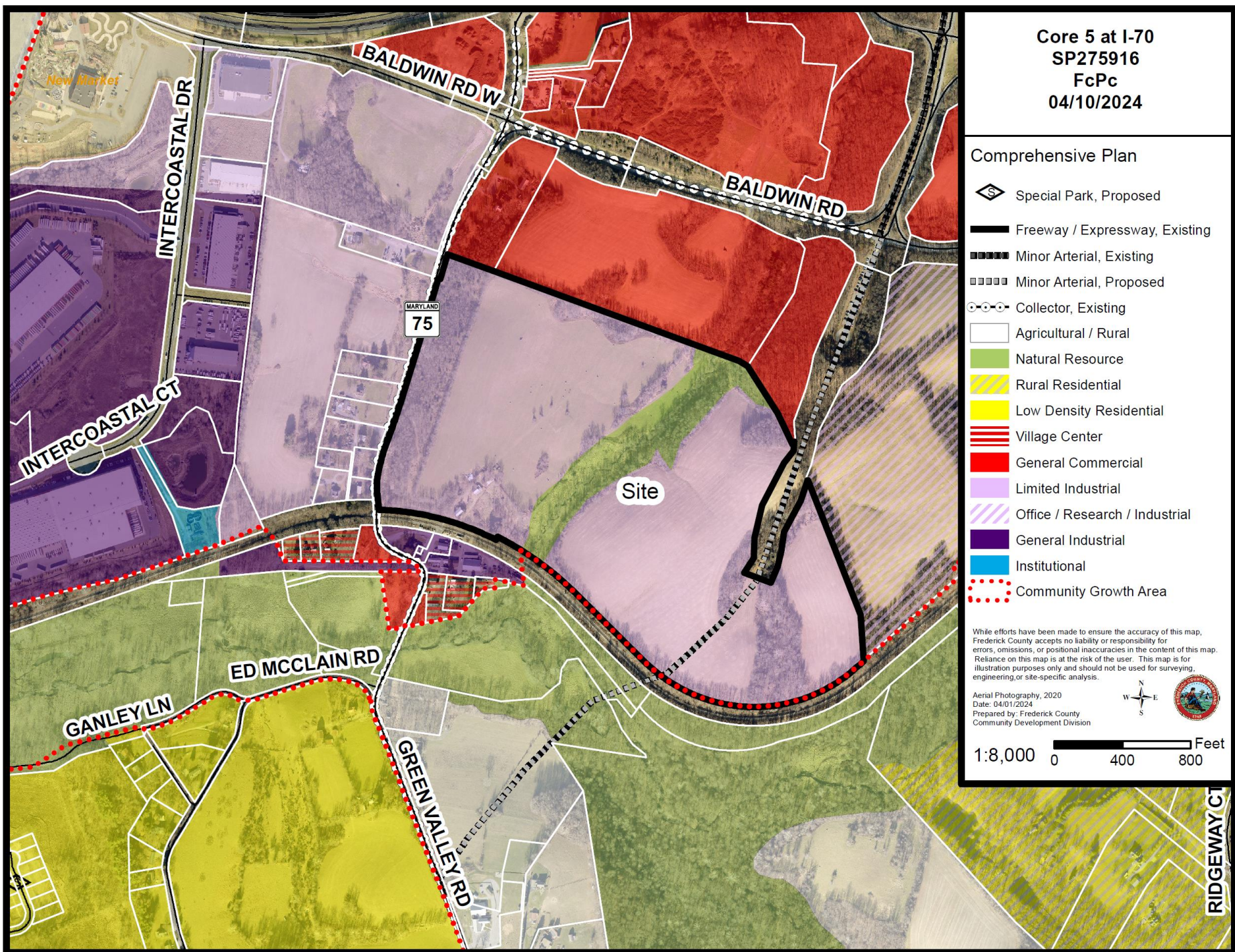


1:8,000 0 400 800 Feet

















ILLUSTRATIVE SITE PLAN (MAY 2023)



ILLUSTRATIVE SITE PLAN (MARCH 2024)

March 22, 2024  
KCI Project No. 272208364

**CORE 5 AT I-70**  
FREDERICK COUNTY, MARYLAND





# **RECOMMENDATION**

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the Plan is valid for a period of three (3) years from the date of Planning Commission approval (until April 10, 2027). APFO validity will be concurrent with the site plan.

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, APFO, and FRO requirements once the following modifications are approved and conditions met:

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

1. 1-19-6.220 Request to allow parking to be calculated at one space per 1,500 SF rather than per 1,000 SF, resulting in 182 fewer parking spaces.
2. 1-19-6.220(H(1)) Request to allow one bike rack per building rather than the 8 (Building A) and 6 (Building B) required by the County Code.

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

1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to site plan approval. FRO mitigation (transfer of banking credit) must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Revise the photometric plan to remove lighting and light spill from original entrance.
4. Revise the signage calculations to include Building B.



# *Popeye's Louisiana Kitchen*

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a 3,032 sq ft restaurant use located on a 0.45-acre lease area.



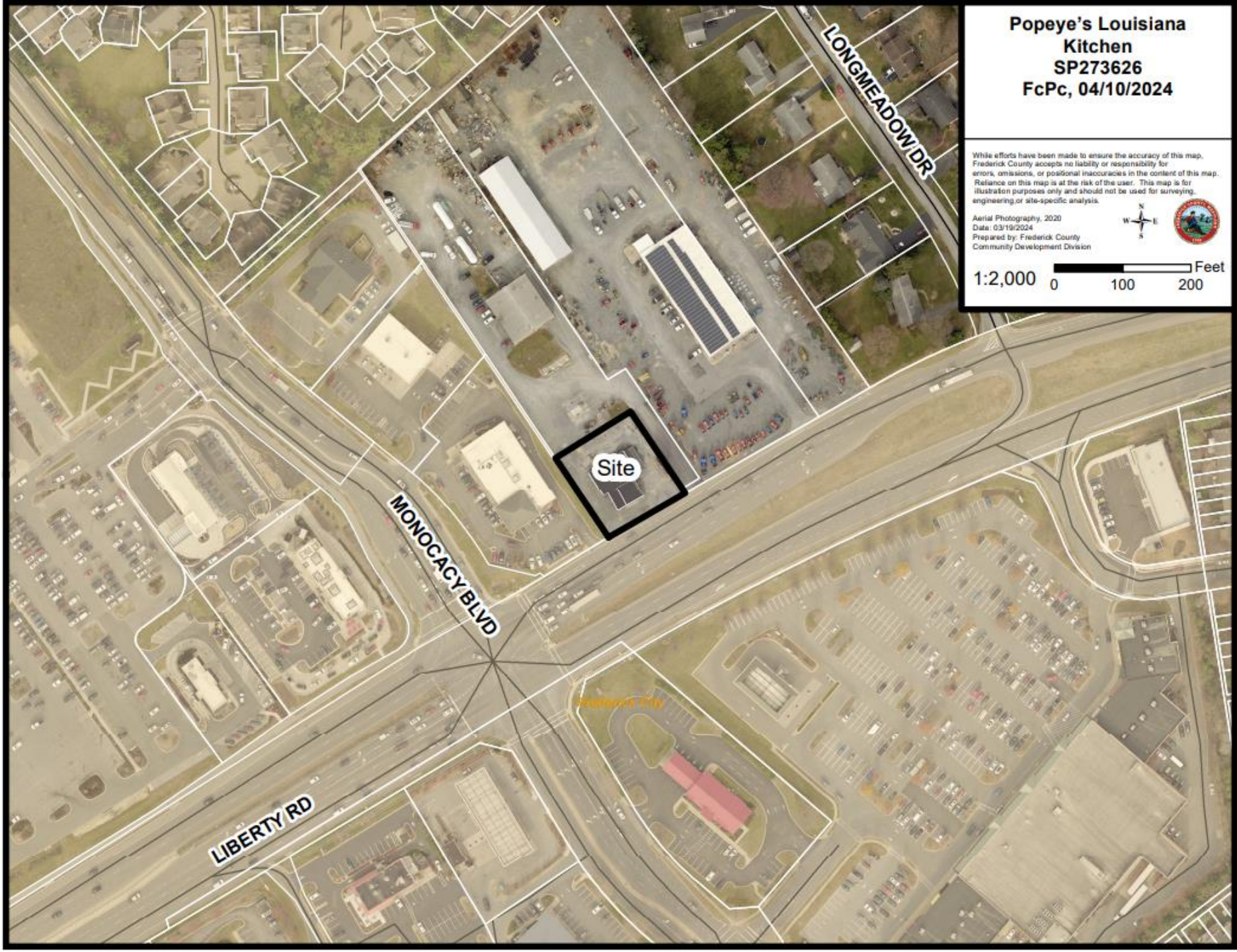
**Popeye's Louisiana  
Kitchen  
SP273626  
FcPc, 04/10/2024**

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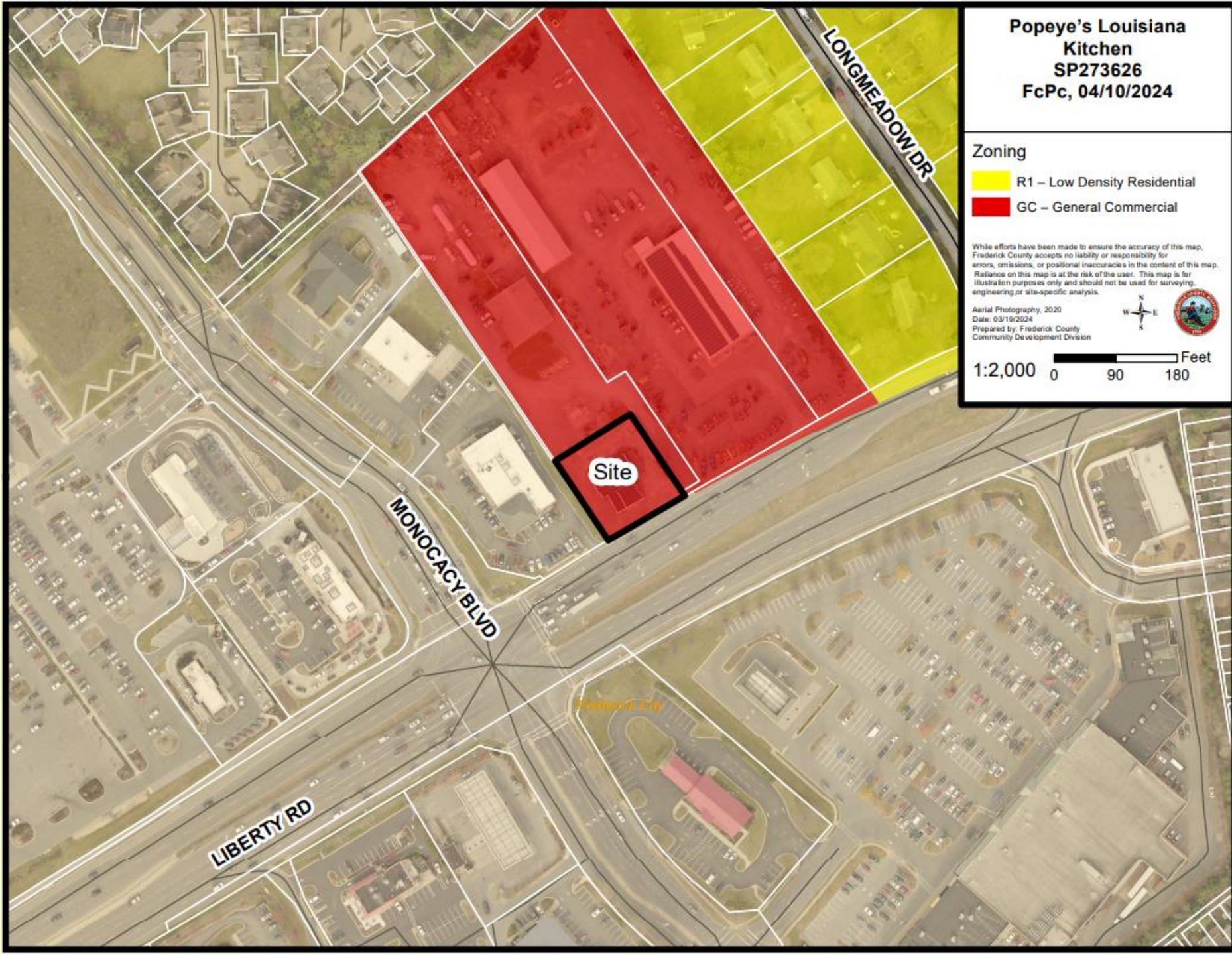
Aerial Photography, 2020  
Date: 03/19/2024  
Prepared by: Frederick County  
Community Development Division



1:2,000 0 100 200 Feet







**Popeye's Louisiana  
Kitchen  
SP273626  
FcPc, 04/10/2024**

**Zoning**

- R1 – Low Density Residential
- GC – General Commercial

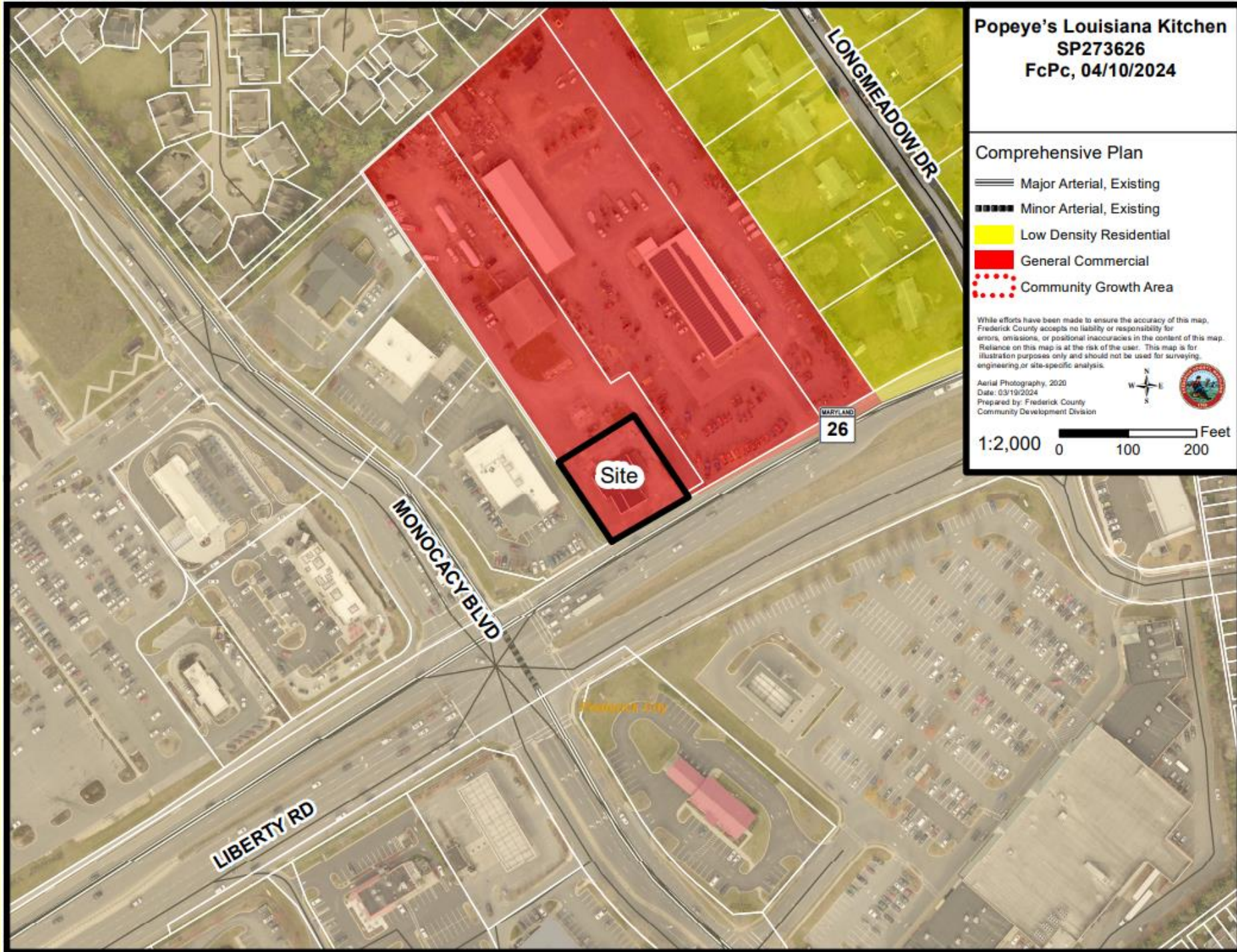
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Aerial Photography, 2020  
Date: 03/19/2024  
Prepared by: Frederick County  
Community Development Division



1:2,000  Feet  
0 90 180







8038d LIBERTY ROAD,  
FREDERICK, MD 21701





## **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 and APFO is valid for a period of three (3) years from the date of Planning Commission approval (until April 10, 2027).

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.