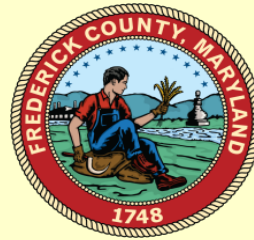
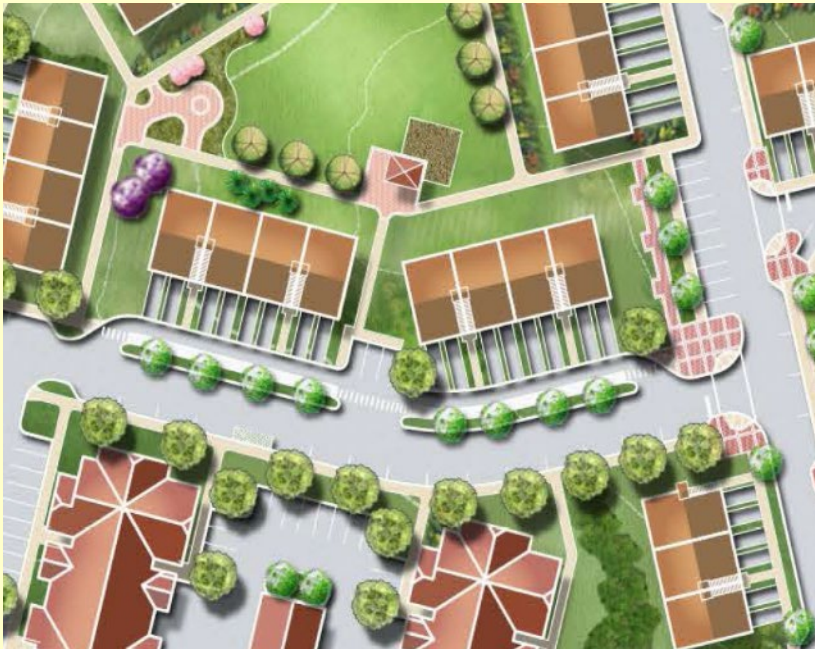


Frederick County Planning Commission



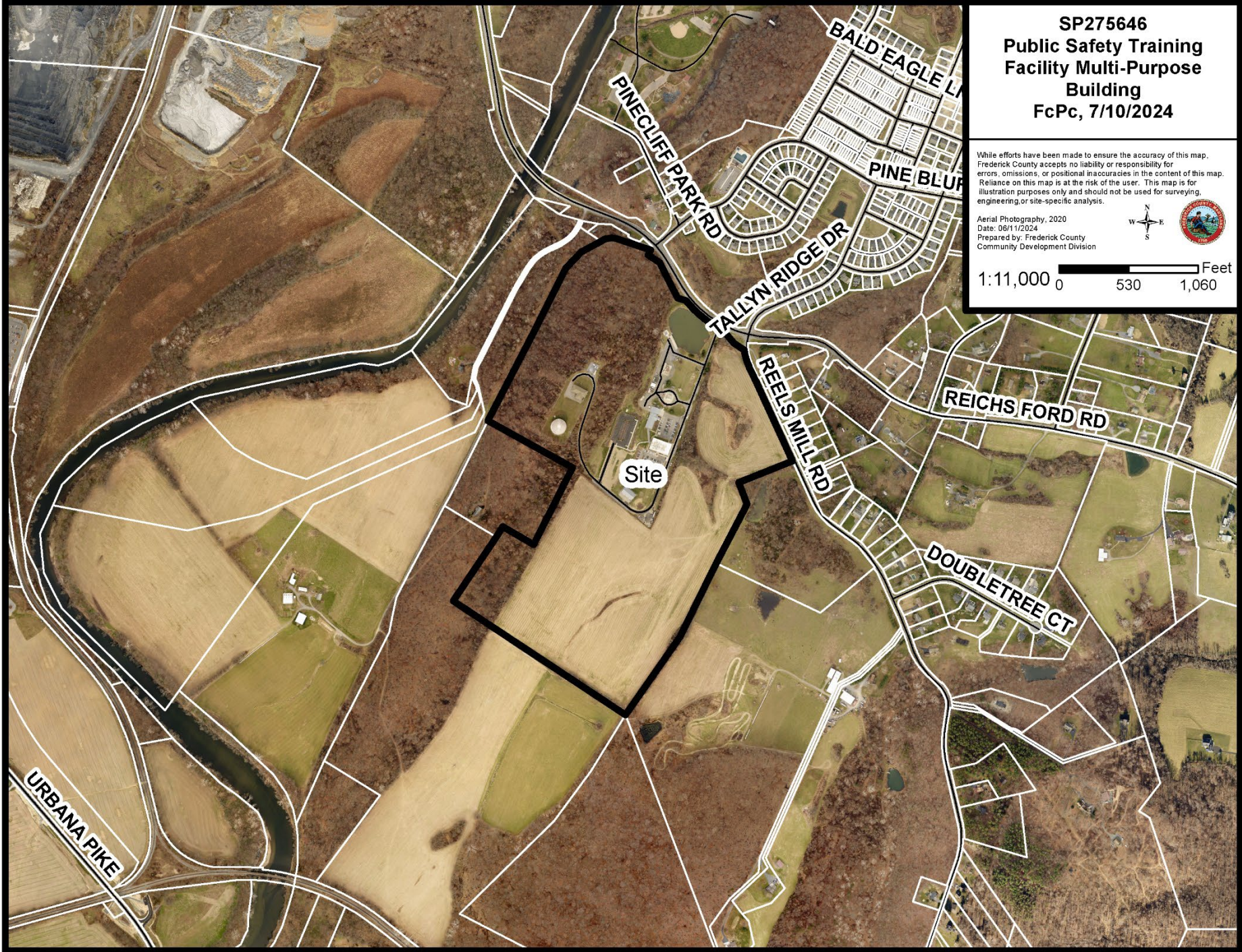
July 10, 2024

Public Safety Training Facility

Multi-Purpose Building

Site Plan

The Applicant is requesting nonbinding Site Plan approval for a 5,275 sq. ft. multi-purpose building located on a 117.00-acre Site.



SP275646

Public Safety Training
Facility Multi-Purpose
Building

FcPc, 7/10/2024

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division

N

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S

W

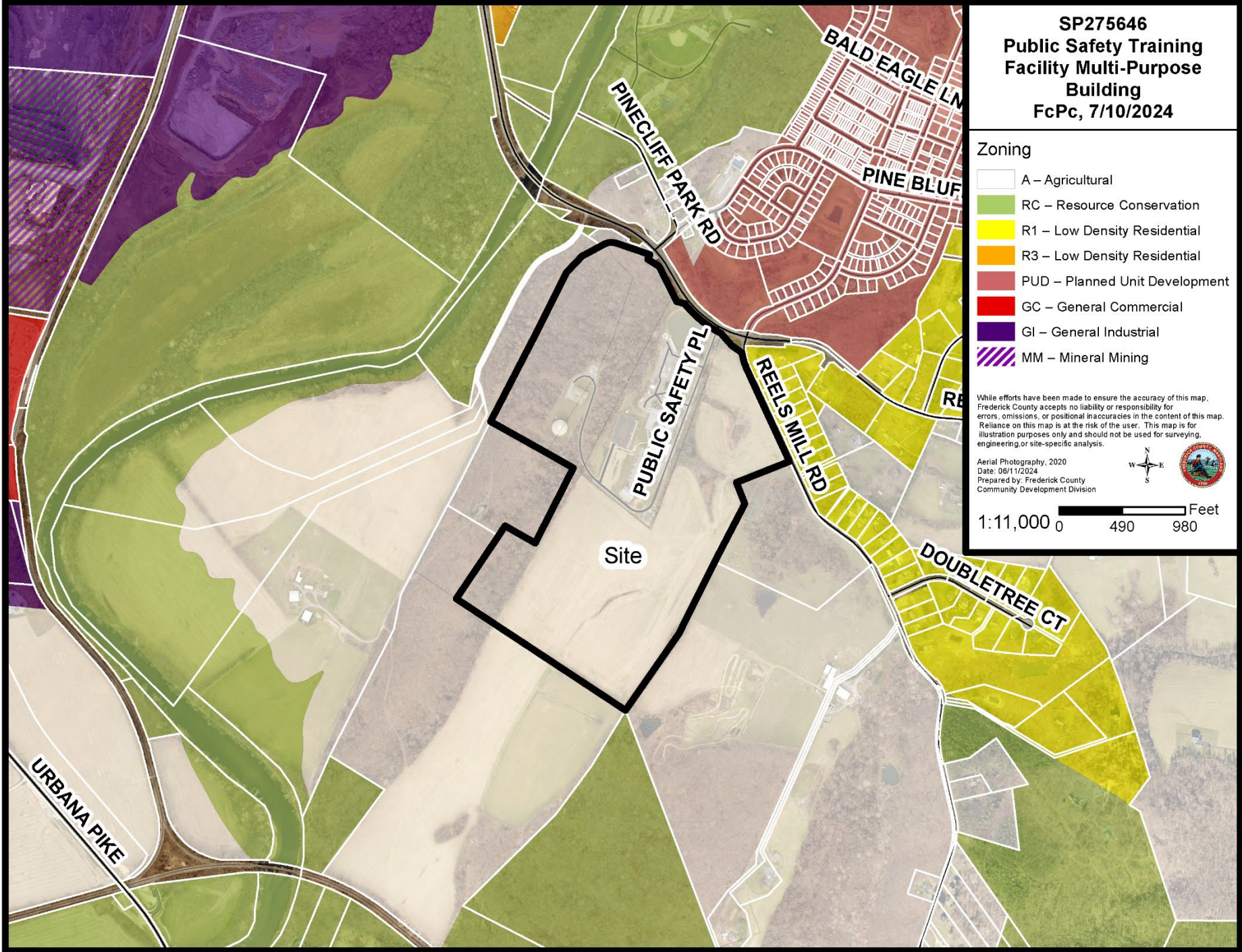
1:11,000

0

530

1,060

Feet



SP275646
Public Safety Training
Facility Multi-Purpose
Building
FcPc, 7/10/2024

Zoning

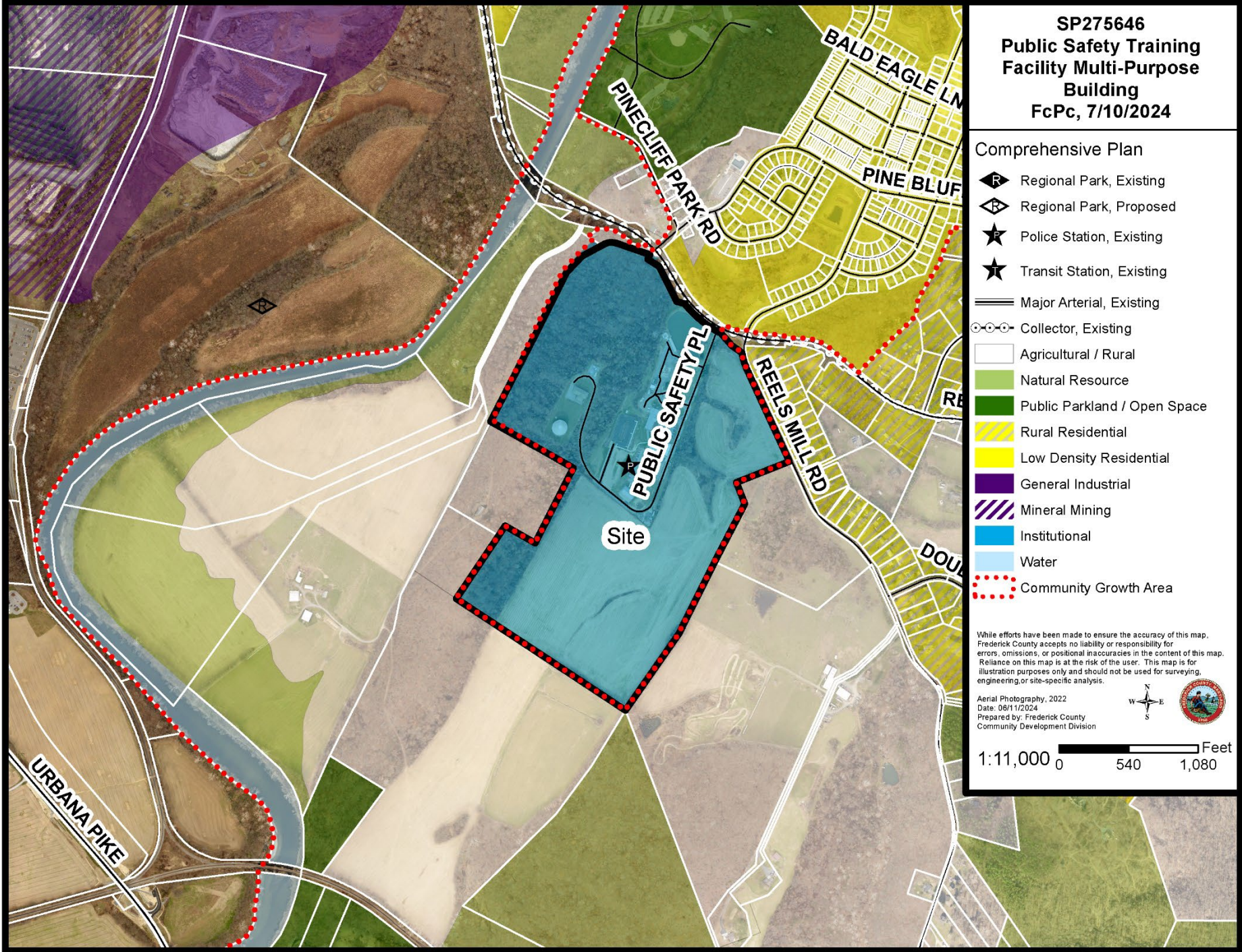
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development
- GC – General Commercial
- GI – General Industrial
- MM – Mineral Mining

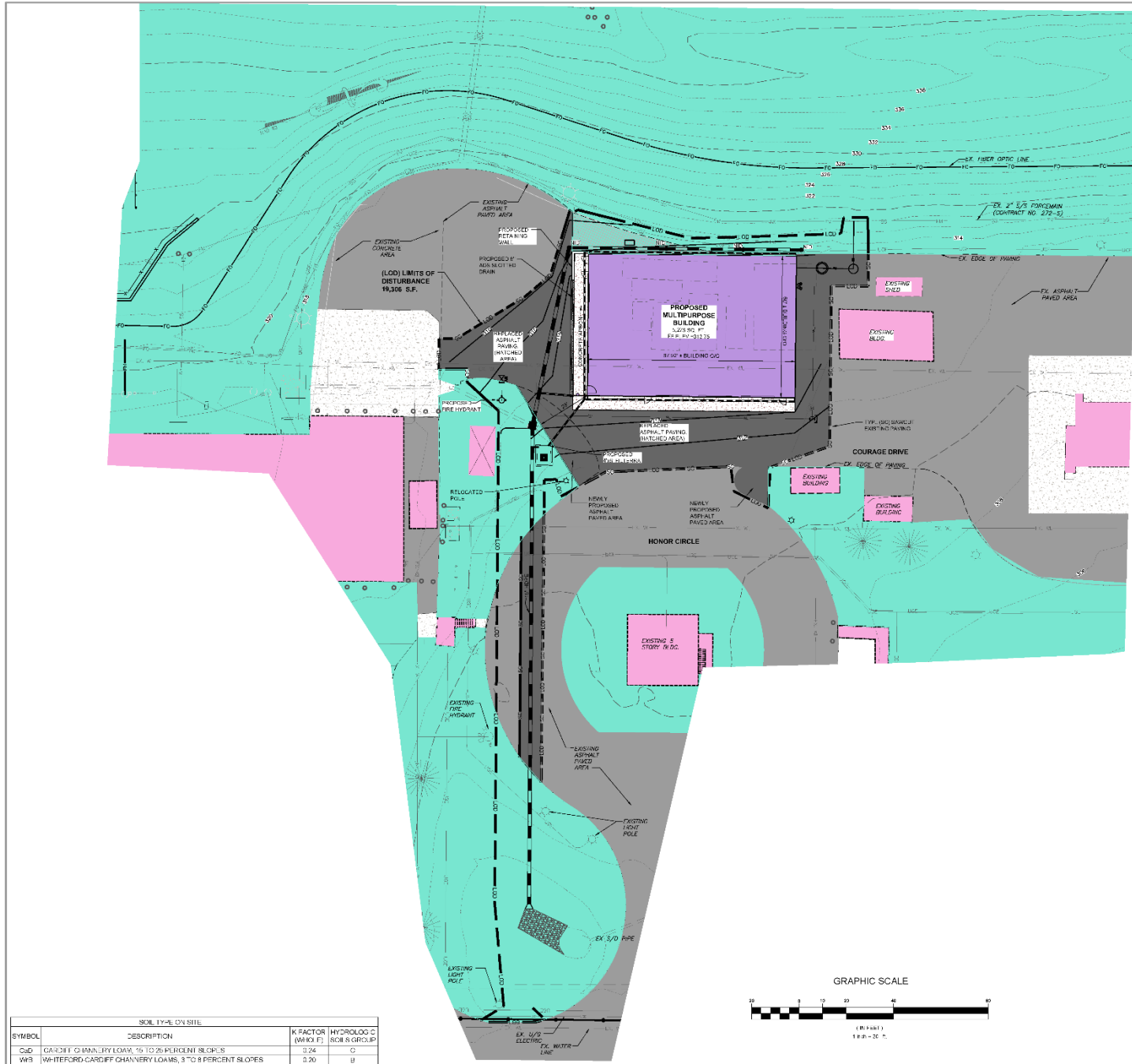
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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:11,000 0 490 980 Feet





SOIL TYPE ON SITE			
SYMBOL	DESCRIPTION	K FACTOR (WHICH F)	HYDROLOGIC C (WHICH F)
Cd	CALVERT CHANNERY LOAM, 16 TO 26 PERCENT SILT CLS	0.24	C
Wb	WINTERFORD-CARDIFF CHANNERY LOAMS, 3 TO 8 PERCENT SILT CLS	0.20	U

LEGEND

STORM DRAIN MANHOLE

CATCHMENT AREA

DRAINAGE RULE

LIGHT POST

TELEPHONE PEDISTAL

UTILITY POLE

ELECTRIC METER

ELECTRIC PULL BOX

WATER VALVE

FIRE HYDRANT

FIRE SERVICE CONNECTION

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER CLEAN OUT

EXISTING AIR RELEASE

EXISTING MANHOLE

EXISTING SIGN

EXISTING SIGN

EXISTING MONITOR WELL

EXISTING DECIDUOUS TREE

EXISTING WATER LINE

EXISTING FLOOD LINE

EXISTING GAS LINE

EXISTING ELECTRIC LINE

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING FIRE SERVICE CONNECTION

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER CLEAN OUT

EXISTING AIR RELEASE

EXISTING MANHOLE

EXISTING SIGN

EXISTING SIGN

EXISTING MONITOR WELL

EXISTING DECIDUOUS TREE

EXISTING WATER LINE

EXISTING FLOOD LINE

EXISTING GAS LINE

EXISTING ELECTRIC LINE

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING FIRE SERVICE CONNECTION

OWNER/DEVELOPER
FREDERICK COUNTY, MD.
WINCHESTER HALL
12 EAST CHURCH STREET
FREDERICK, MD. 21701
PHONE: (301) 600-1100

TRIAD

TRIAD ENGINEERING, INC.

www.triadeng.com

1075 D SHERMAN AVENUE

HAGERSTOWN, MD 21740

PH: 301.787.6400 FAX: 301.787.2424

MARYLAND - PENNSYLVANIA - VIRGINIA - WEST VIRGINIA - OHIO

FREDERICK COUNTY PUBLIC SAFETY
TRAINING FACILITY
TRAINING BUILDING/ANNEX REMODEL
5370 PUBLIC SAFETY PLACE, FREDERICK, MD. 21701
TAX MAP 0078, GRID 0020, PARCEL 0710
ELECTION DISTRICT 09

Murphy & Patten

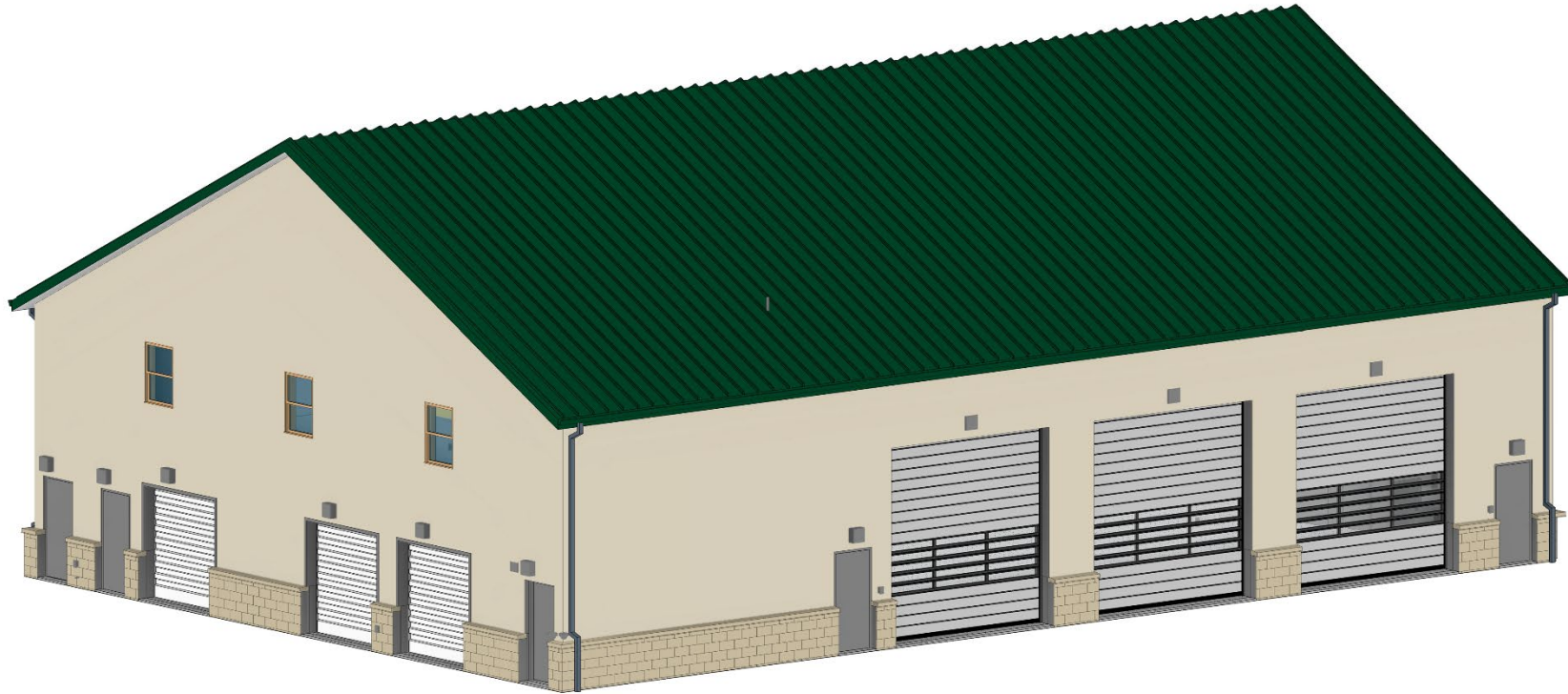
ARCHITECTS

220 New Market Road, Suite 200, New Market, MD 21774

TEL: 301.787.6400 FAX: 301.787.2424

Rev	Date	Description

PROJECT NO: 03-22-0517
DRAWN BY: STAFF
CHECKED BY: BJS
TYPE I SITE PLAN
SITE PLAN
SHEET 3 of 8
C-3.0



① EXTERIOR 3D VIEW

06/27/2024



PSTF TRAINING BUILDING./ANNEX REMODEL

5370 PUBLIC SAFETY PL.
FREDERICK, MD 21704



RECOMMENDATION

Staff has no objection to the Site Plan for the proposed multi-purpose building to be constructed at the Public Safety Training Facility. Per §1-19-4.110(C) of the Zoning Ordinance, this application is presented to the Planning Commission for nonbinding review and comment at a public meeting.

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 modification is granted and condition is met:

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

1. The Applicant is requesting a modification under §1-19-6.400(A) to reduce the number of street trees from 11 to 5 and approval of an alternate on-site planting design to locate the street trees along an internal drive aisle (Rescue Hill Drive), to avoid impacting the stormwater pond along Reich's Ford Road.

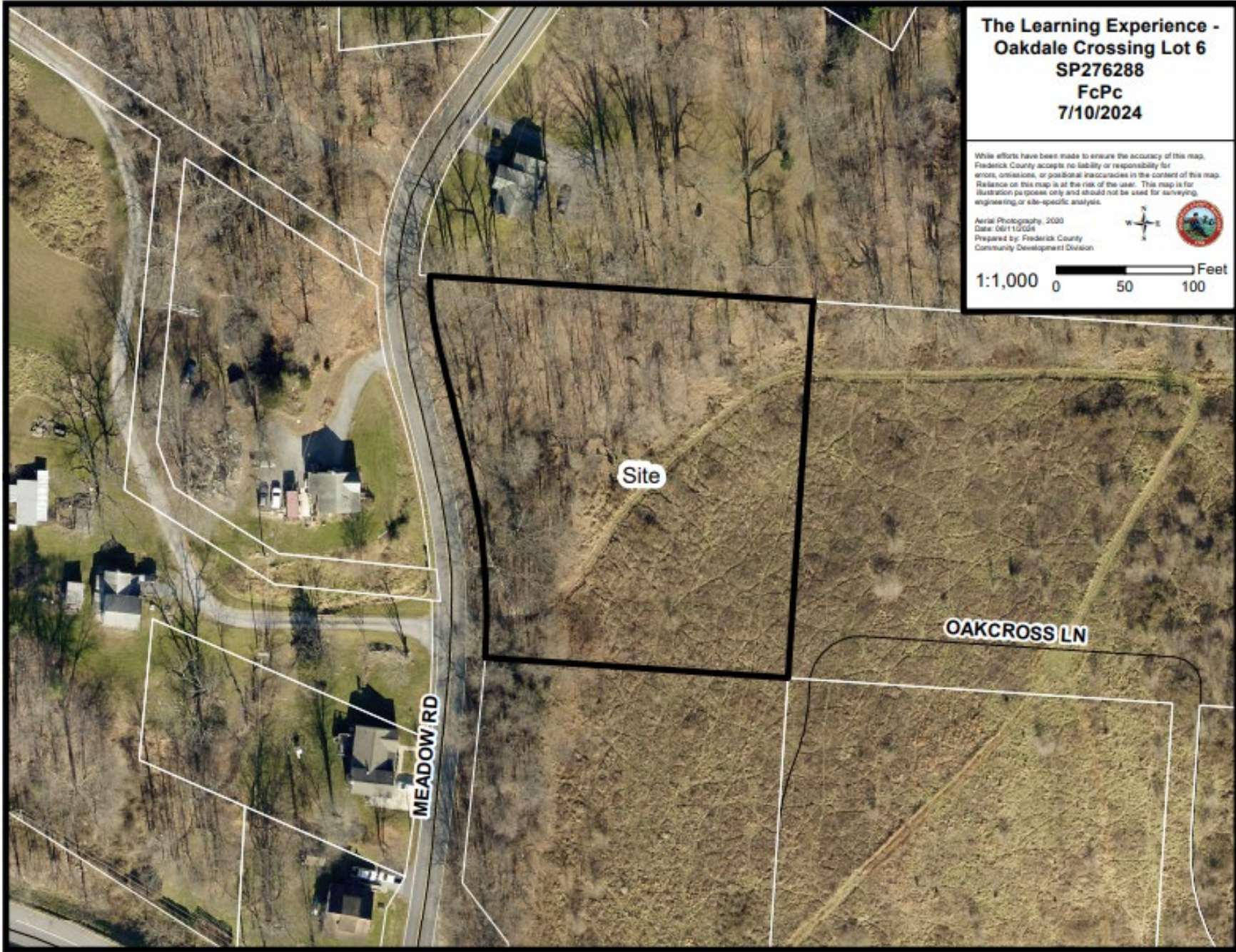
Staff-proposed condition of approval:

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

The Learning Experience – Oakdale Crossing Lot 6

Site Plan

The Applicant is requesting Site Development Plan approval for a 10,000 sq. ft. building for a child care center/nursery school on a 1.56-acre Site.



**The Learning Experience -
Oakdale Crossing Lot 6
SP276288
FcPc
7/10/2024**

Zoning

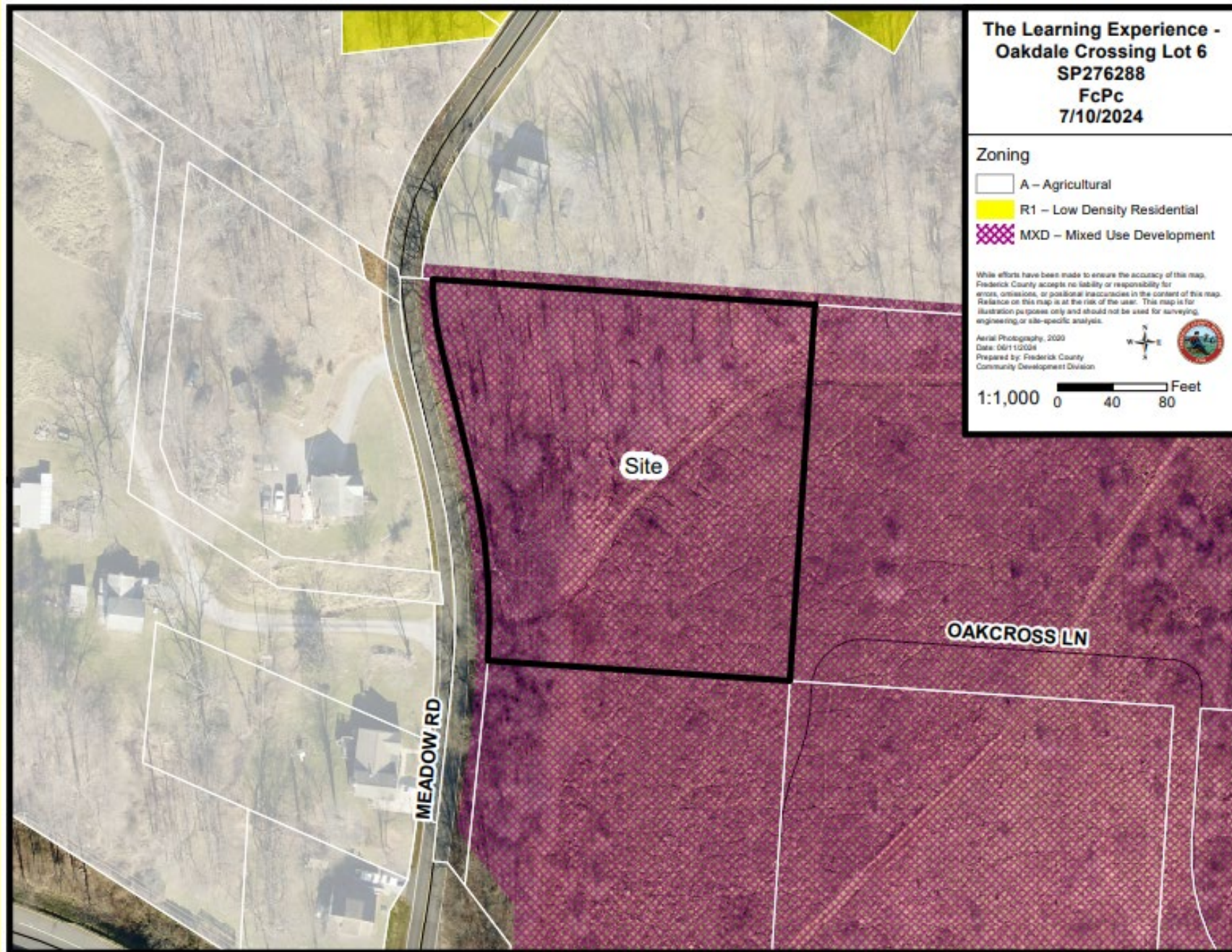
-  A – Agricultural
 R1 – Low Density Residential
 MXD – Mixed Use Development

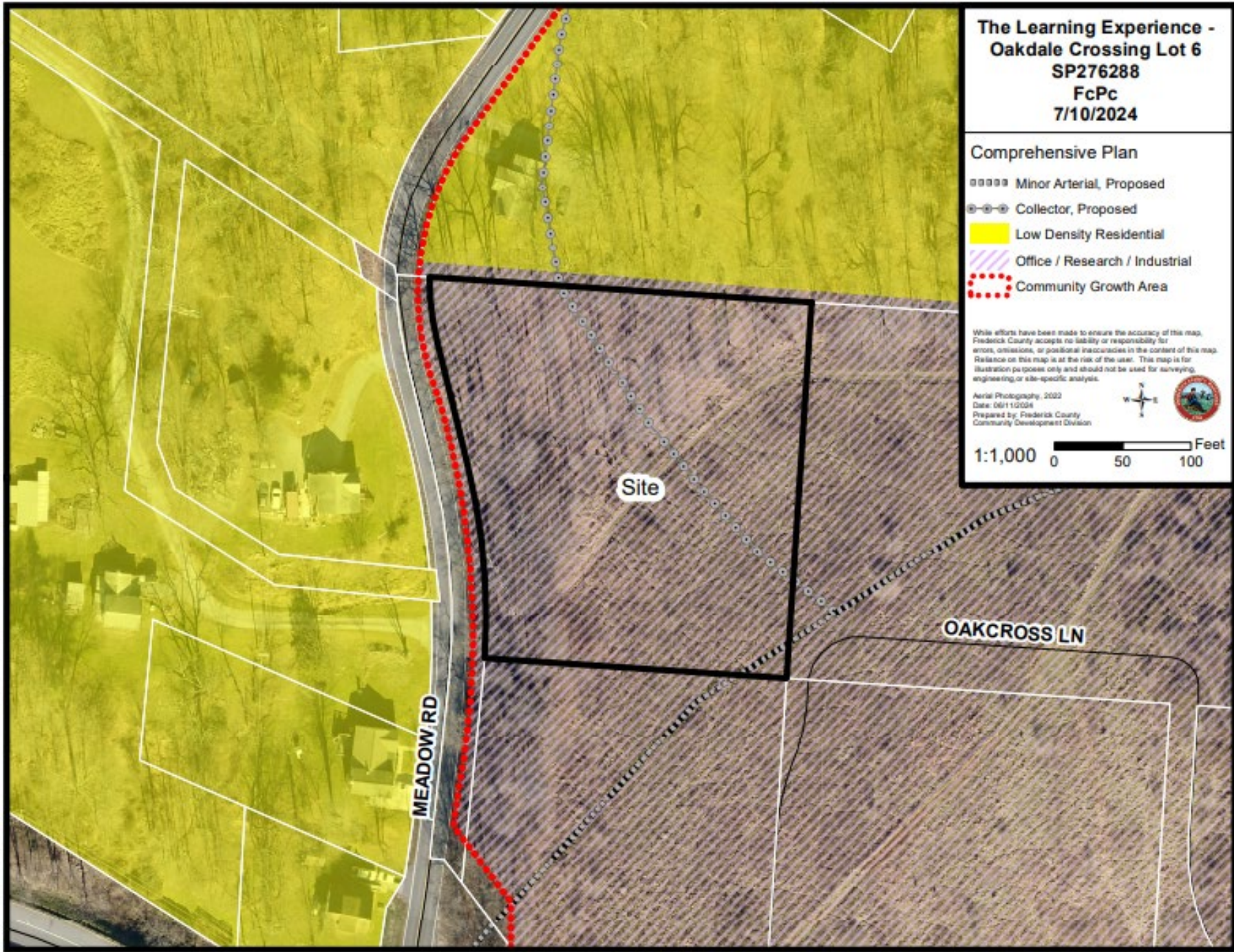
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Aerial Photography: 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:1,000  Feet
0 40 80





**The Learning Experience -
Oakdale Crossing Lot 6
SP276288
FcPc
7/10/2024**

Comprehensive Plan

- Minor Arterial, Proposed
- Collector, Proposed
- Low Density Residential
- Office / Research / Industrial
- Community Growth Area

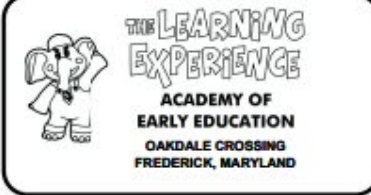
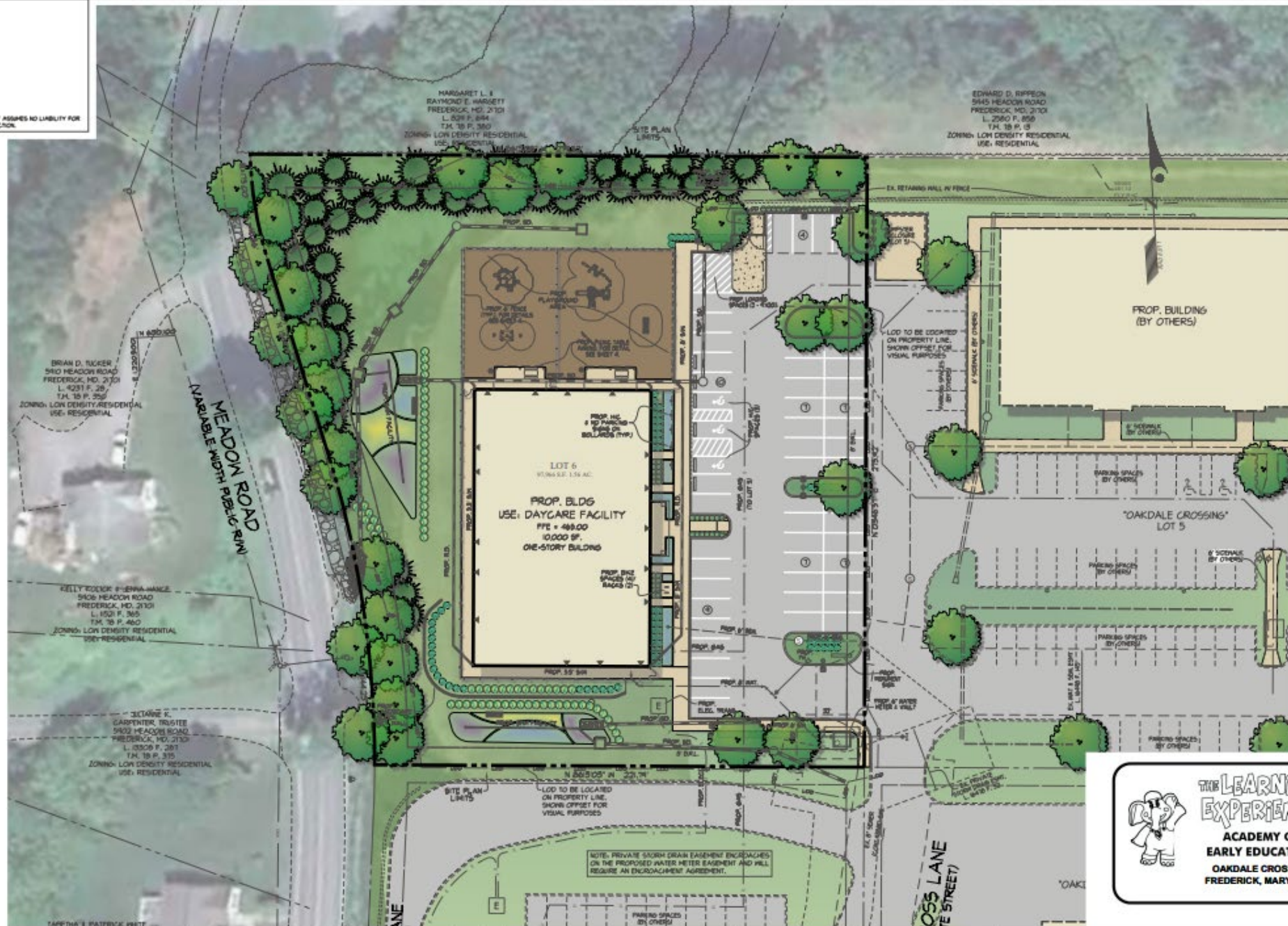
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Aerial Photography: 2022
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet

NOTE: FREDERICK COUNTY ASSUMES NO LIABILITY FOR
DESIGN AND/OR CONSTRUCTION.





1 EAST ELEVATION

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



2 WEST ELEVATION

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



RECOMMENDATION

Staff has no objection to conditional approval of the site plan for The Learning Experience - Oakdale Crossing Lot 6. 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 July 10, 2027).

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 and conditions are met and modifications granted:

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

1. Approval of the light spillage modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
2. Approval of the lighting height modification of the 14-foot maximum height for light poles in a MXD Zoning district as provided in Section 1-19- 6.500 to allow 18-foot tall pole mounted lights.
3. Approval of the parking modification to allow 51 total parking spaces, 7 fewer spaces than the required 58 spaces as provided in Section 1-19-6.220(A)(4).
4. Approval of the parking modification to allow parking to be located in the front of the building.

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Huffer Trucking & Bulk Services, LLC
Limited Landscape Contractor
Site Plan

The Applicant is requesting Site Development
Plan approval for Limited Landscape
Contractor located on a 6.26-acre Site.



SP275241
Huffer Limited Landscape
Contractor
FcPc
7/10/2024

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:2,100 0 100 200 Feet



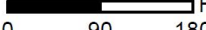
SP275241
Huffer Limited Landscape
Contractor
FcPc
7/10/2024

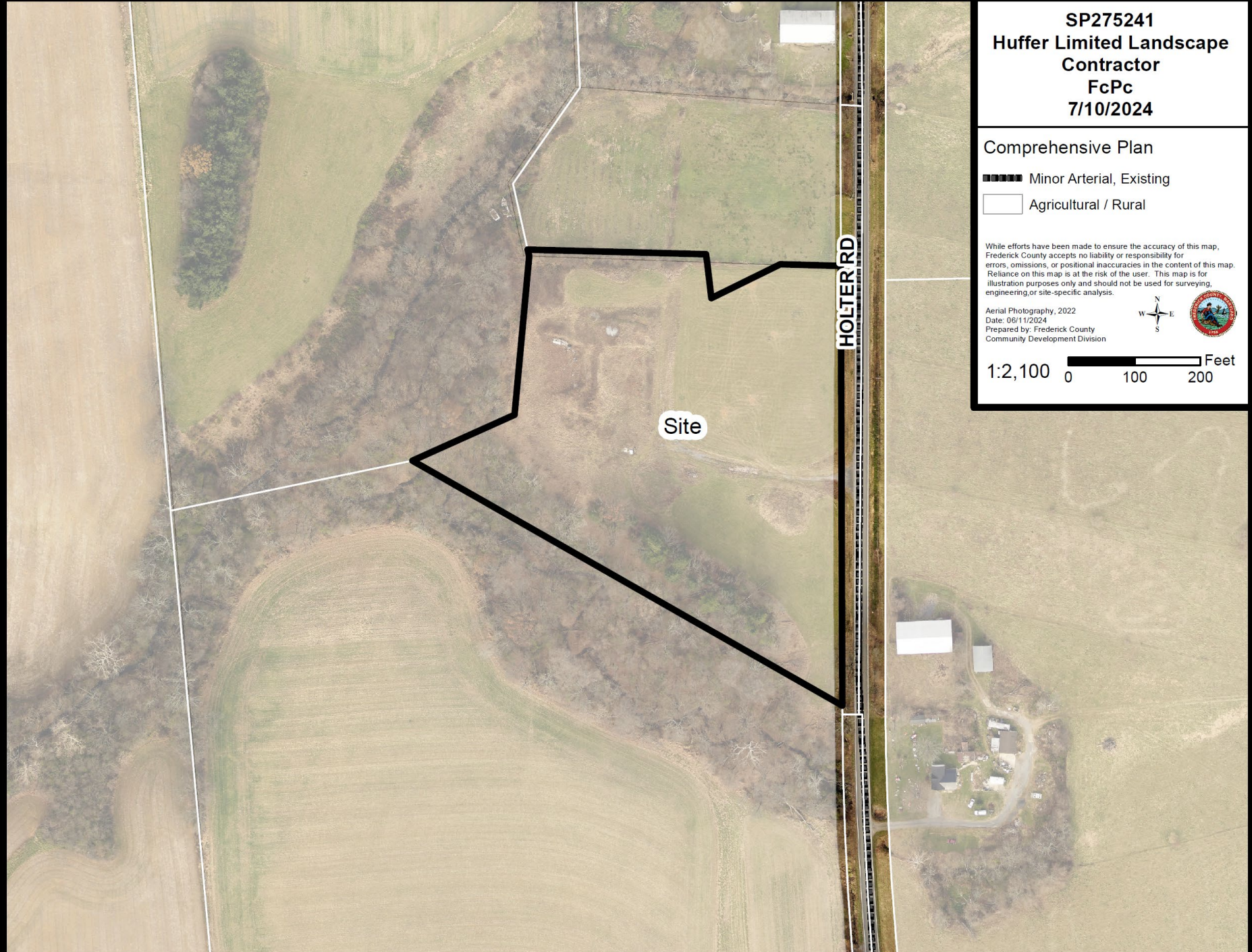
Zoning
 **A – Agricultural**

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:2,000  **Feet**



SP275241
Huffer Limited Landscape
Contractor
FcPc
7/10/2024

Comprehensive Plan

- Minor Arterial, Existing
- Agricultural / Rural

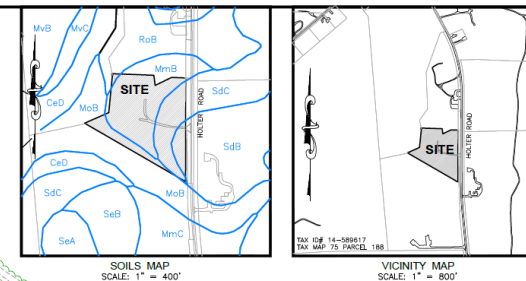
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Aerial Photography, 2022
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:2,100 0 100 200 Feet

LANDSCAPE TABLE / PLANT SCHEDULE						
LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL						
COMMON NAME	BOTANICAL NAME	QTY.	SIZE	REMARKS	NATIVE / NON	USE
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	20	5'-6" HT. 3'-4" W.	B & B	NATIVE	STREET TREE
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	32	5'-6" HT. 3'-4" W.	B & B	NATIVE	SCREENING



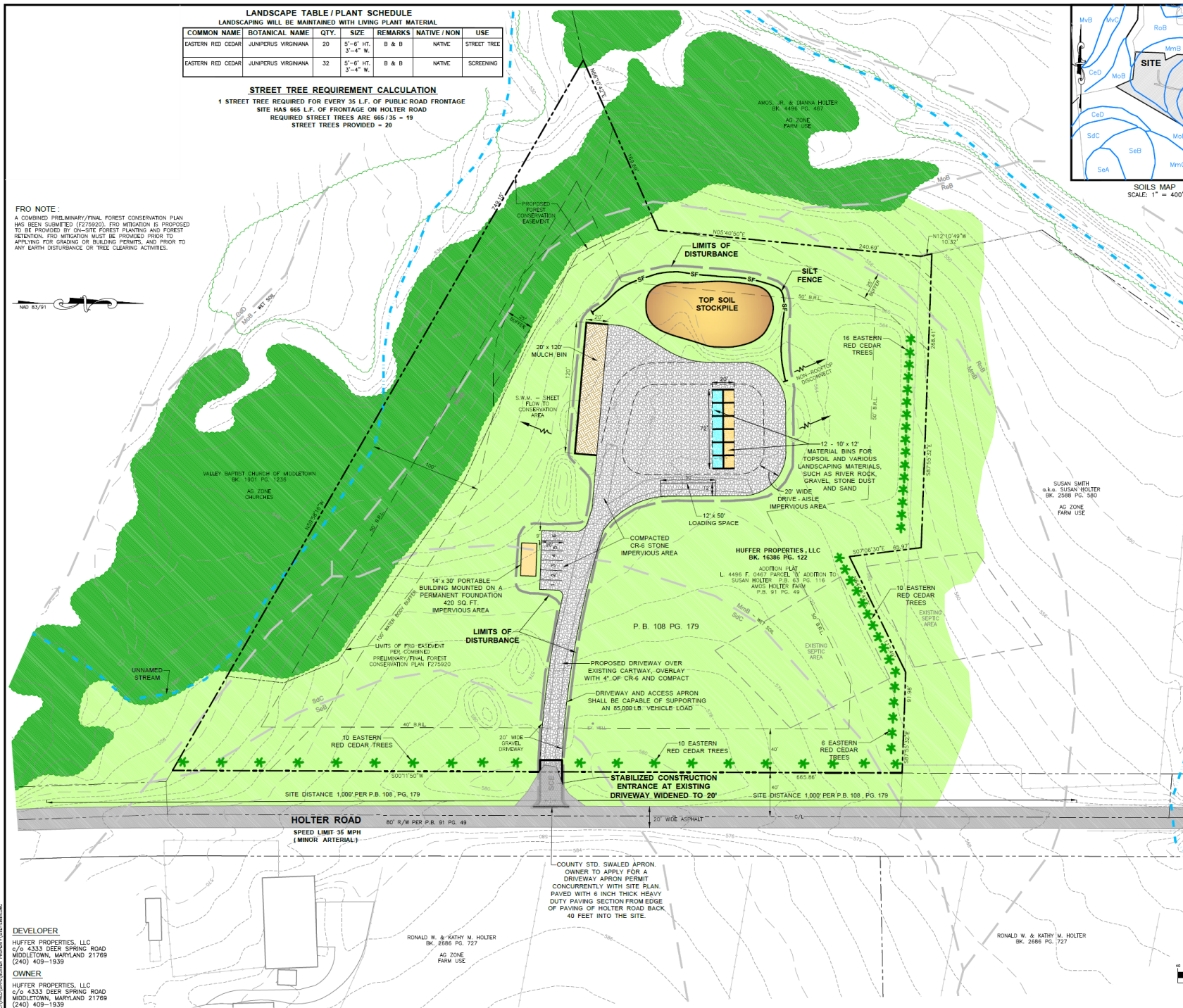
INDEX

WHEELER PROPERTY

DPPS REVISIONS
1/24 - ADDRESS COUNTY
AND HEALTH DEPT. COMMENT

1 OF 1

FRO NOTE:
A COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN HAS BEEN SUBMITTED (F275920). FRO MITIGATION IS PROPOSED TO BE PROVIDED BY ON-SITE FOREST PLANTING AND FOREST RETENTION. FRO MITIGATION MUST BE PROVIDED PRIOR TO APPLYING FOR GRADING OR BUILDING PERMITS, AND PRIOR TO ANY EARTH DISTURBANCE OR TREE CLEARING ACTIVITIES.



SITE PLAN NOTES

1. Plan is for a Limited Landscaping Contractor in A District Pursuant to Zoning Ordinance Section 1-19-B-44.1. Proprietor/Operator will be responsible for all permits and materials such as mulch, topsoil, stone and sand.
2. Site Sells are:
 - a. 100' from Zoned Gravelly Soil Complex, 3 to 8 % Slopes, wet soil
 - b. Mo-B, M. Zon. Cudaceous Silt, 0 to 8 % Slopes, wet soil
 - c. Red Cudaceous Silt, 0 to 8 % Slopes, wet soil
 - d. Silt-C - Spoolivite-Cotacium Complex, 8 to 15 % Slopes
 - e. Spoolivite-Cotacium Complex, 8 to 15 % Slopes
 - f. Spoolivite Silt, 10 % Slopes, 3 to 8 % Slopes
3. Site Area Summary:
 - a. Total Site Area: 62.6 Acres or 2,742, 686 S.F.
 - b. Area of Limited Landscaping Operation: 28,860 S.F.
 - c. Disturbed Area: 29,826 S.F.
4. Area of Limited Landscaping Operation:
 - a. Office Area: 420 S.F., height of trailer is 12'
 - b. Site is Zoned Agricultural. Site is Comprehensive Planned for Agriculture and is located in the Brunswick Planning Region.
 - c. Set Backs on all Natural Resource Uses in A District
5. Set Backs - 50 Feet
6. Side - 50 Feet
7. Rear - 50 Feet
8. Max Height - 30 Feet
9. Parking Required - 1 Space Per 300 S.F. of Office Area:
 - a. 28,860 S.F. = 96 Spaces
 - b. Parking Provided - 6 Spaces, 10 business vehicles stored on-site
 - c. employees on site - employees on site and no more than 10 total employees. Bicycle parking is not required.
10. There are no wetlands or 100 Year Flood Plain in the Zoned Area.
11. There Are No Wetlands or 100 Year Flood Plain On Site unless otherwise shown.
12. There are no any other signage Shall Be Than Less Than Five Feet High, Less Than 25 S.F. Per Face and sign must meet 1/2 the setback from the front and side property lines.
13. Site is within a No Planned Service Area for public water and sewer service.
14. No flammable, combustible, flammable liquid, or hazardous substance storage tanks are proposed on this site.
15. No trees or shrubs, or any other vegetation trees along the northerly and easterly sides of the site and by existing forest in the southerly side. Use Eastern Red Cedar.
16. Eastern Red Cedar is required.
17. Office will be connected to the new well and sept on this site.
18. S.W.M. will be addressed in accordance with the Maryland Stormwater Management Act of 2007.
19. No lighting is proposed.

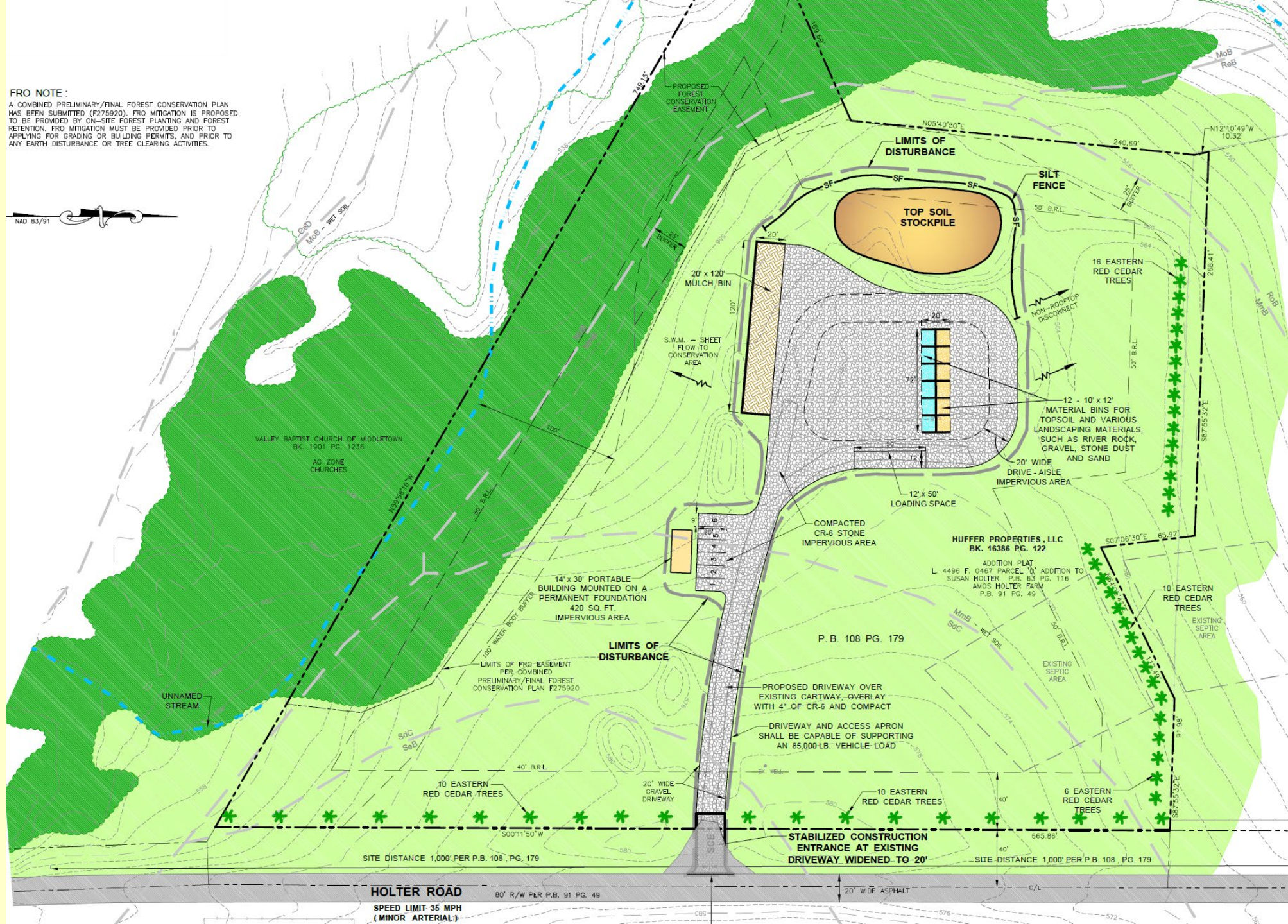
SOIL TYPES

MmB - MT. ZION GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES
 MoB - MT. ZION-CODORUS COMPLEX, 0 TO 8 PERCENT SLOPES
 RoB - ROHRERSVILLE-LANTZ SILT LOAMS, 0 TO 8 PERCENT SLOPES
 SdC - SPOOLSVILLE-CATOCTIN COMPLEX, 8 TO 15 PERCENT SLOPES
 SeB - SPOOLSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES

GRAPHIC SCALE

FRO NOTE:

A COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN HAS BEEN SUBMITTED (F275920). FRO MITIGATION IS PROPOSED TO BE PROVIDED BY ON-SITE FOREST PLANTING AND FOREST RETENTION. FRO MITIGATION MUST BE PROVIDED PRIOR TO APPLYING FOR GRADING OR BUILDING PERMITS, AND PRIOR TO ANY EARTH DISTURBANCE OR TREE CLEARING ACTIVITIES.



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 (valid through July 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. A parking modification to allow 6 parking spaces, 5 more than the required 1 space.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. 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.
3. Applicant must plant shrubs along parking space #1 to provide additional screening.
4. Applicant must address 20% canopy cover for parking area.
5. Provide a handicapped accessible parking space on the plan.

7025 Baltimore National Pike

Site Plan

The Applicant is requesting Site Plan approval for a 2,880 sq. ft. Automobile Sales and Service Center located on a 2.16-acre Site.

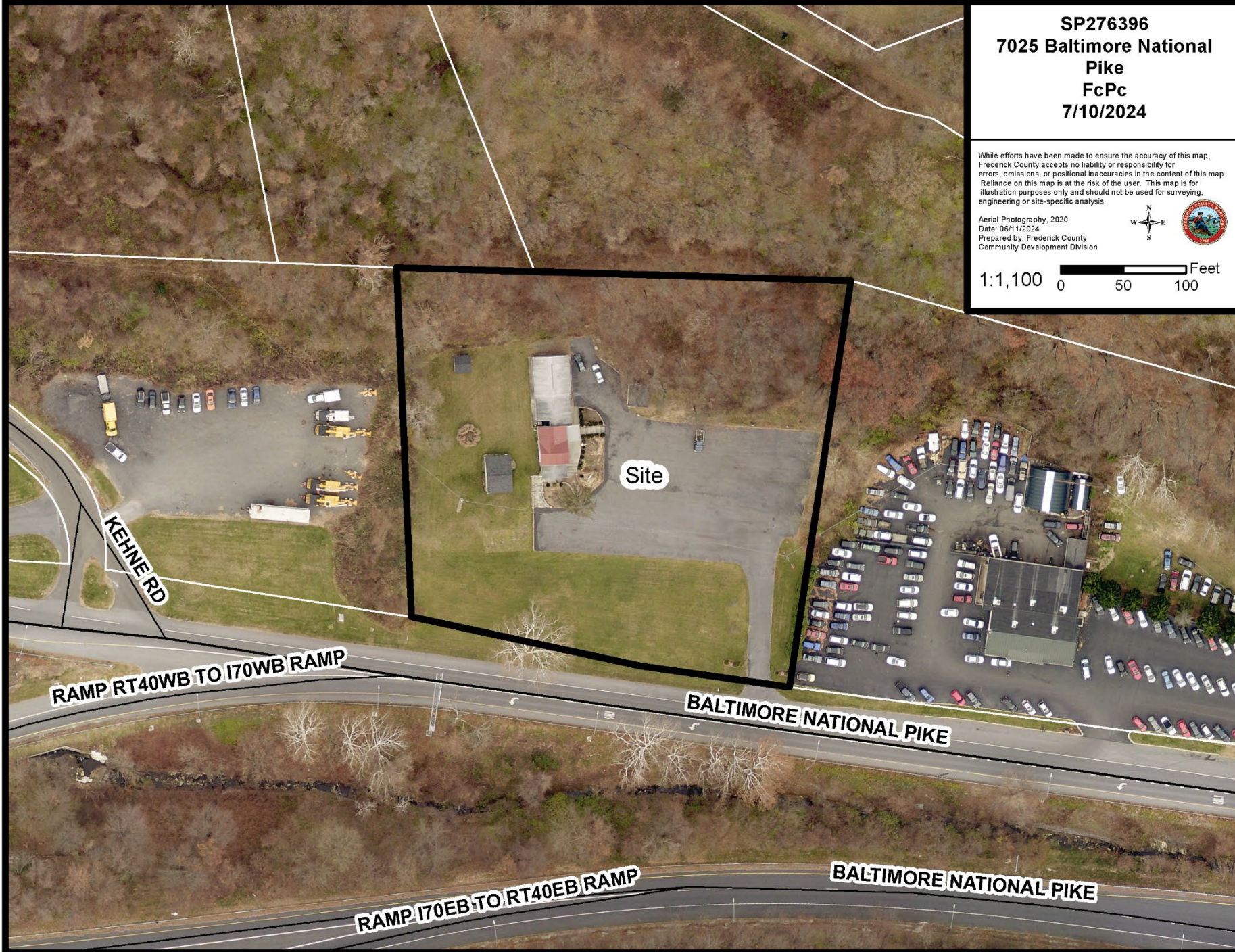
SP276396
7025 Baltimore National
Pike
FcPc
7/10/2024

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet



Looking West from Mountain Motors



SP276396
7025 Baltimore National
Pike
FcPc
7/10/2024

Zoning

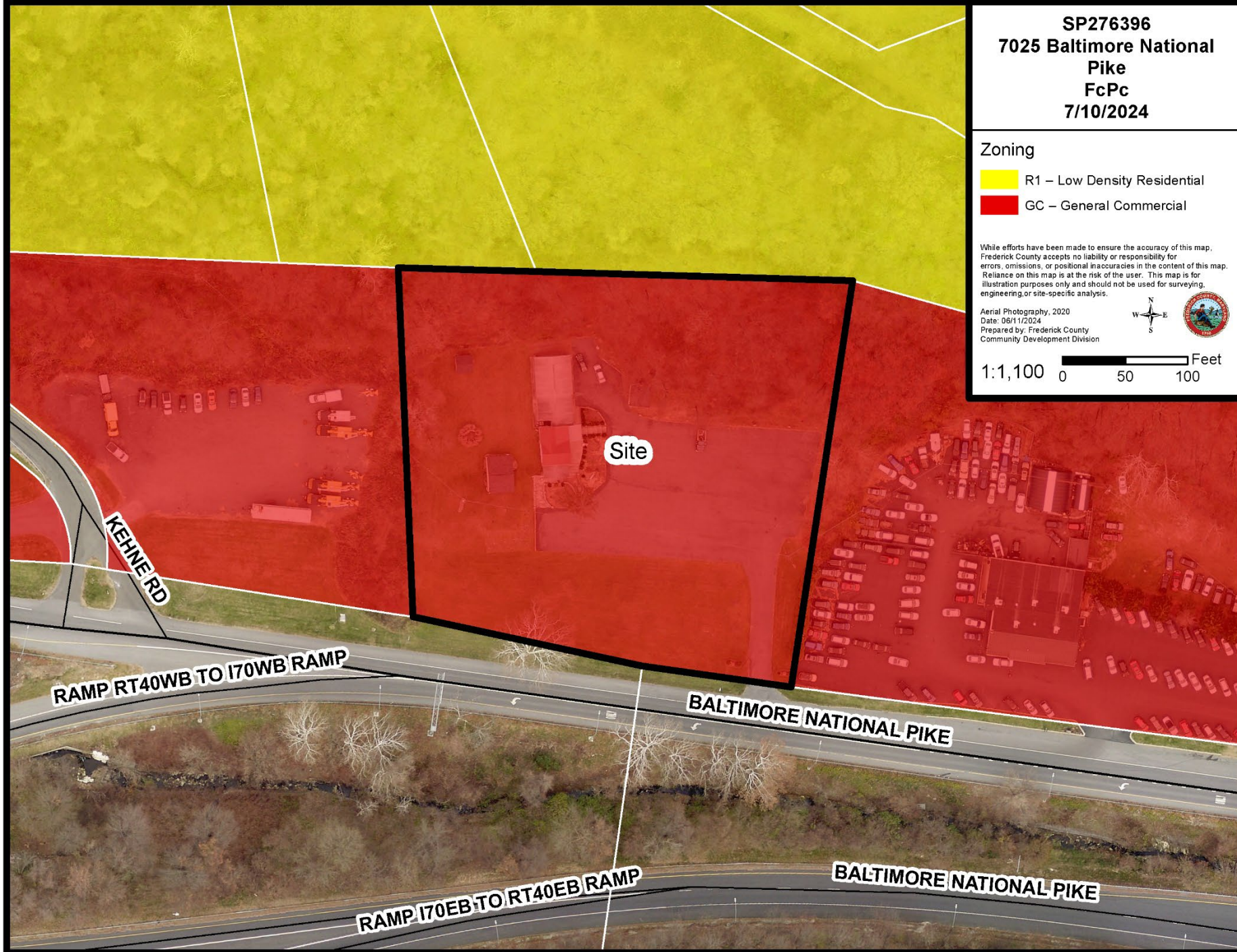
- R1 – Low Density Residential
- GC – General Commercial

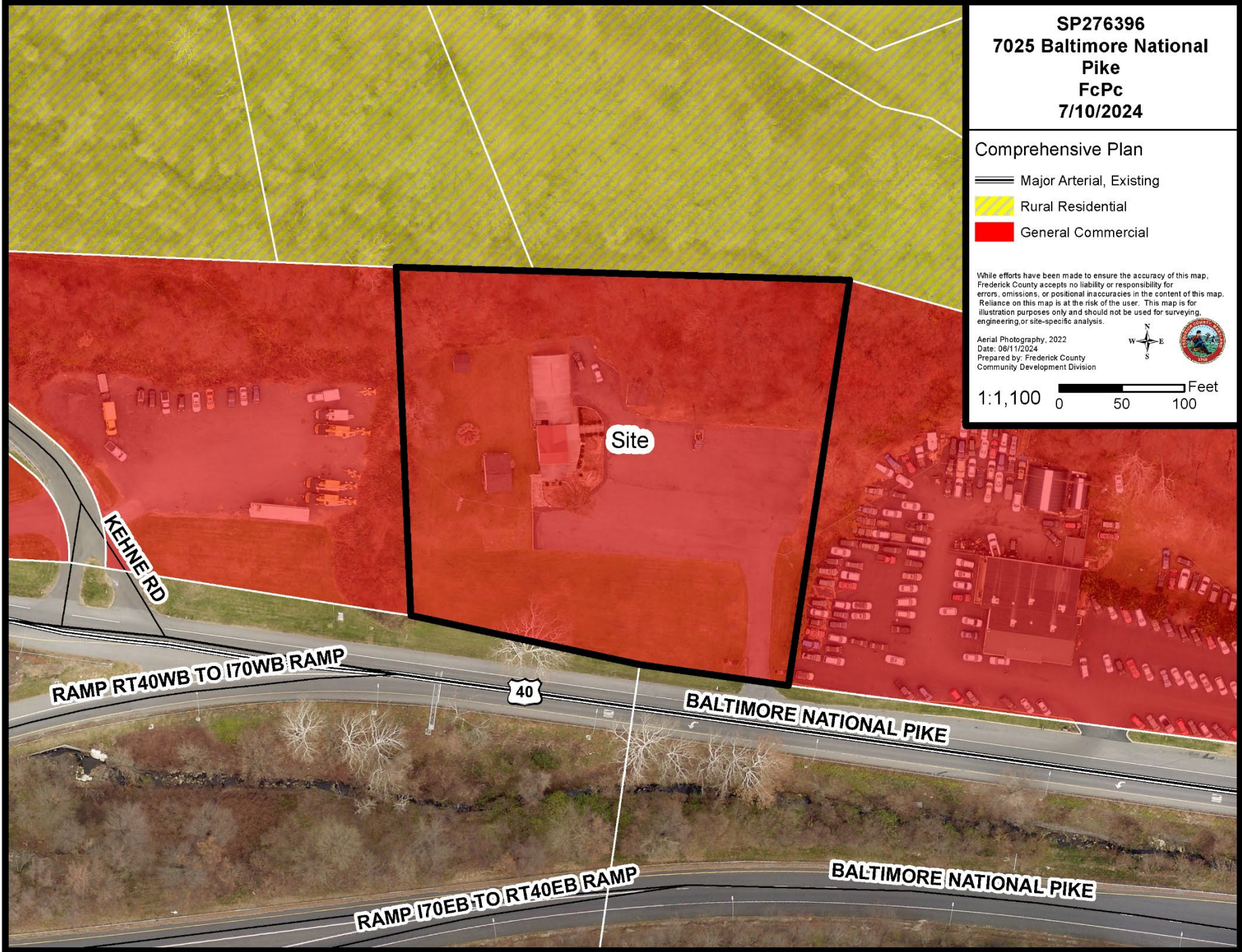
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Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 Feet





SP276396
7025 Baltimore National
Pike
FcPc
7/10/2024

Comprehensive Plan

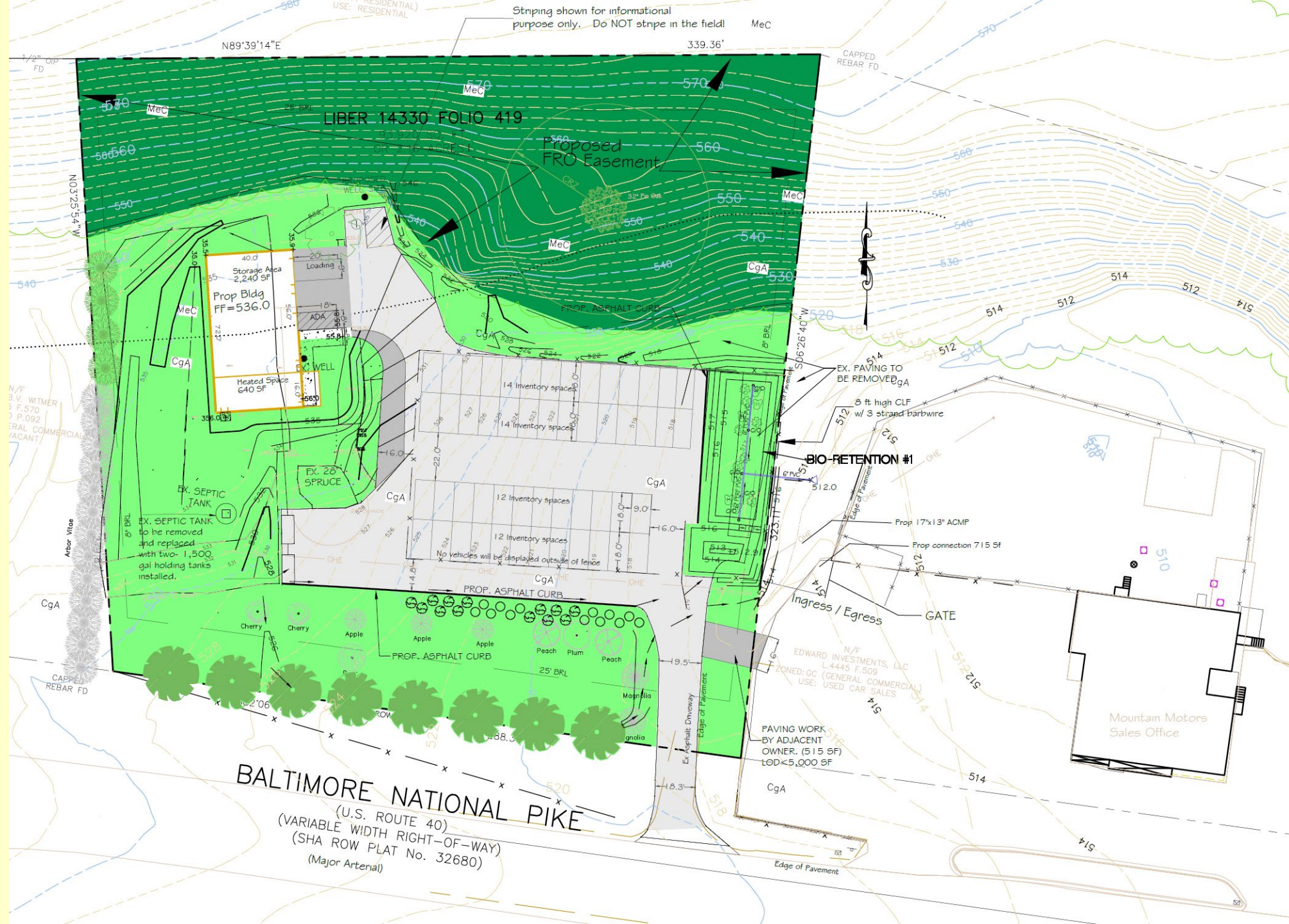
- Major Arterial, Existing
- Rural Residential
- General Commercial

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Aerial Photography, 2022
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:1,100 0 50 100 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 (July 10, 2027).

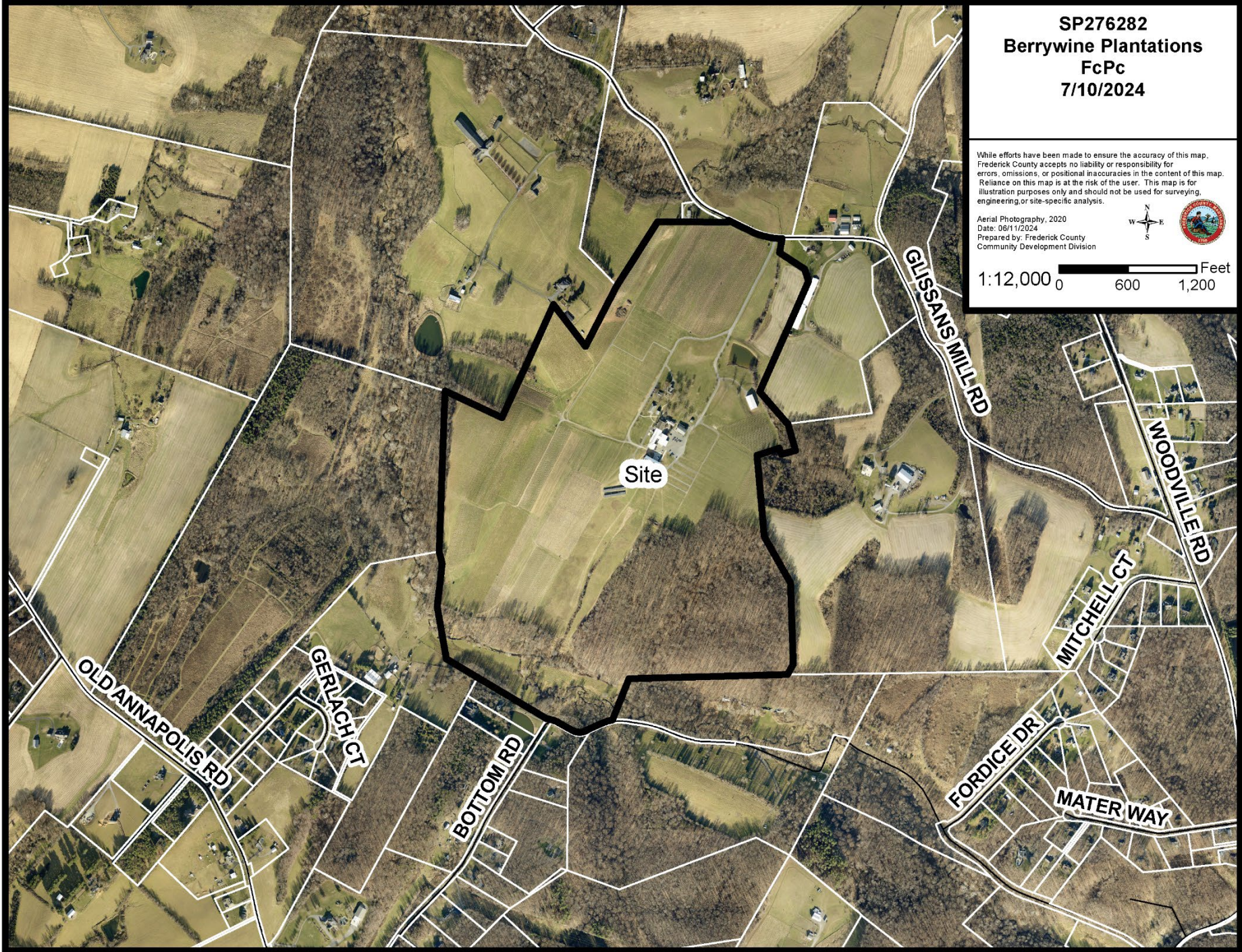
Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following conditions are met:

Staff-proposed conditions of approval:

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

Berrywine Plantations
Accessory Office Building
Site Plan

The Applicant is requesting Site Plan approval for a 7,248 sq. ft. accessory office building located on a 229.09-acre Site.



SP276282
Berrywine Plantations
FcPc
7/10/2024

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:12,000 0 600 1,200 Feet

SP276282
Berrywine Plantations
FcPc
7/10/2024

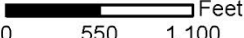
Zoning

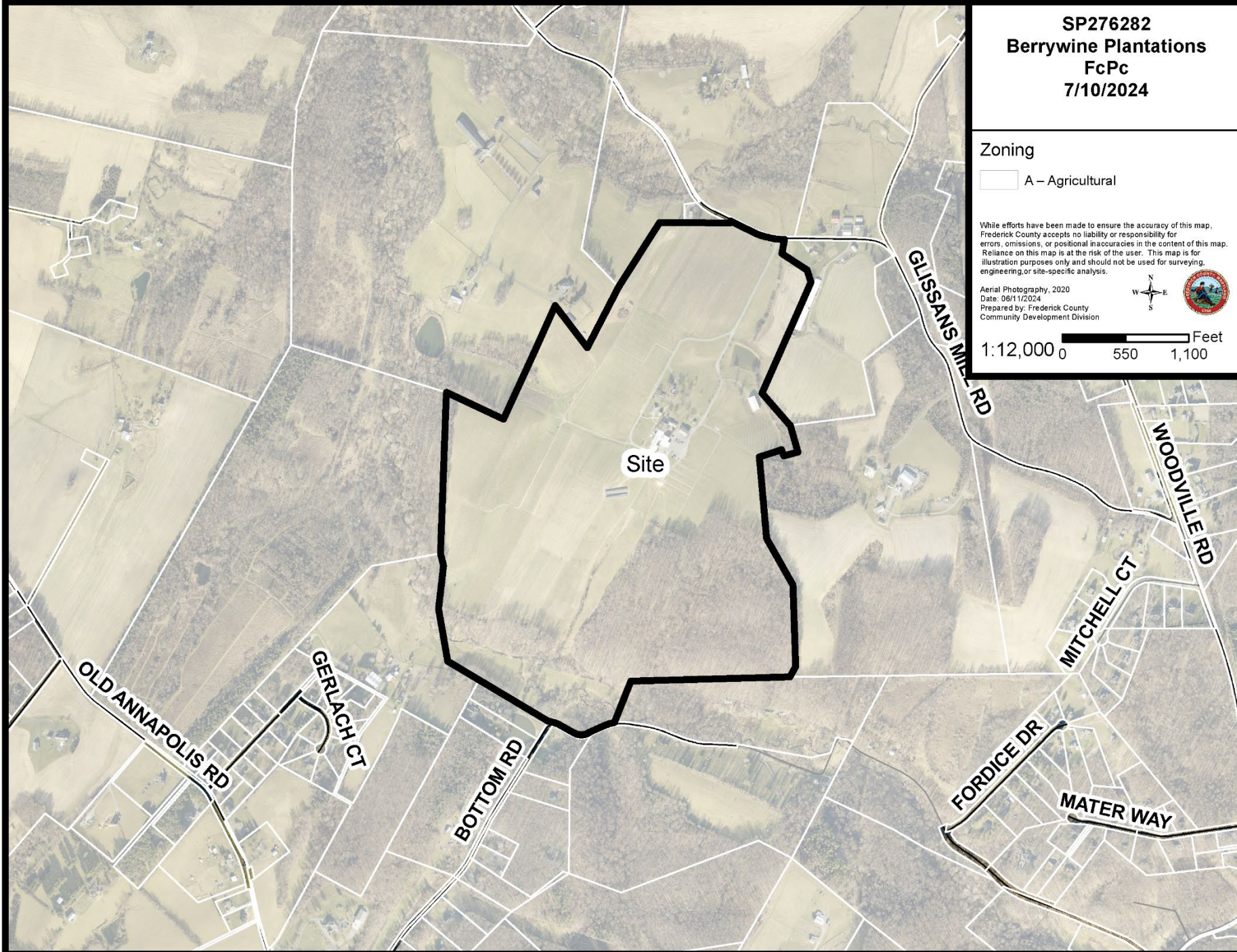
 **A – Agricultural**

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Aerial Photography, 2020
Date: 06/11/2024
Prepared by: Frederick County
Community Development Division



1:12,000  Feet
0 550 1,100



SP276282
Berrywine Plantations
FcPc
7/10/2024

Comprehensive Plan

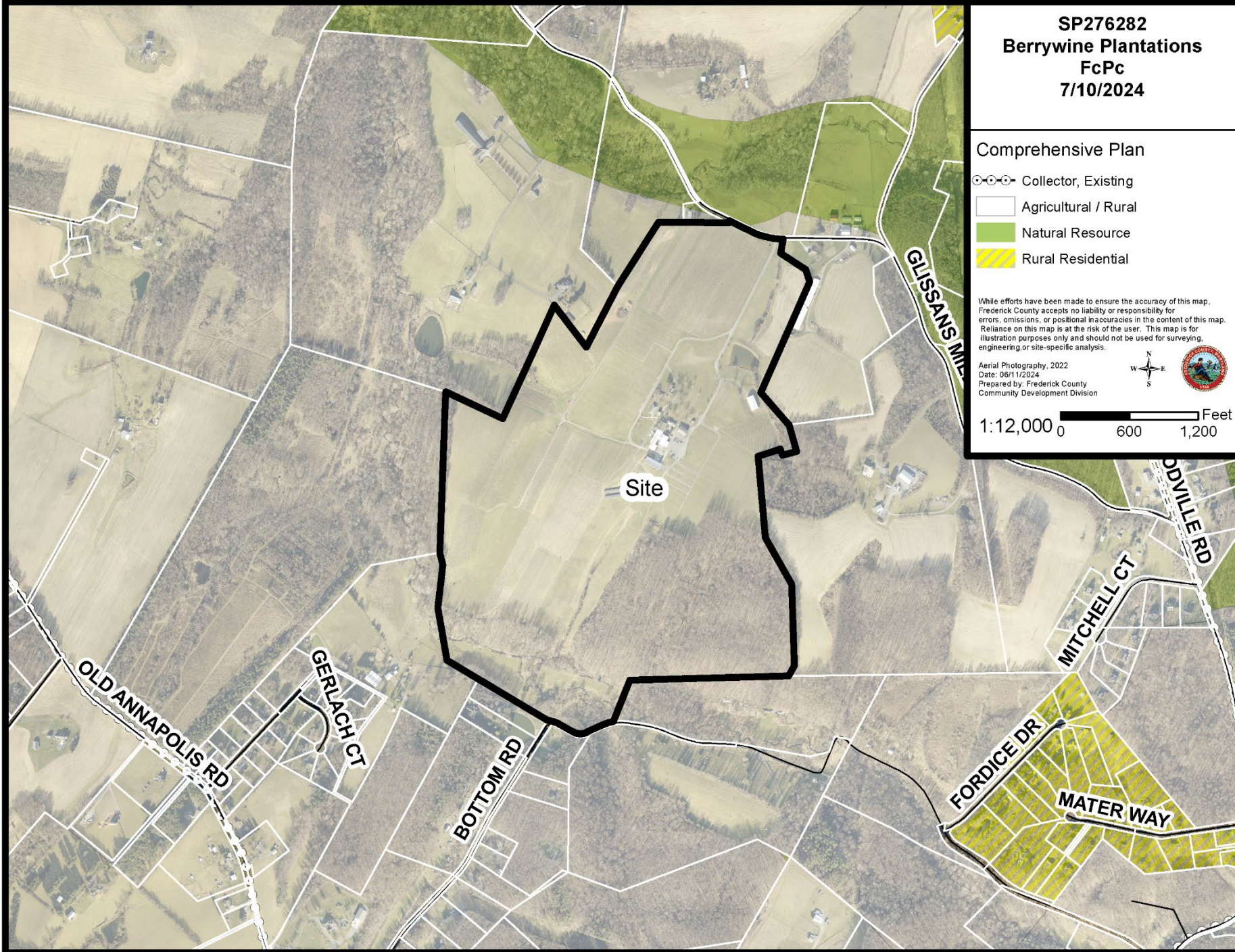
- Collector, Existing
- Agricultural / Rural
- Natural Resource
- Rural Residential

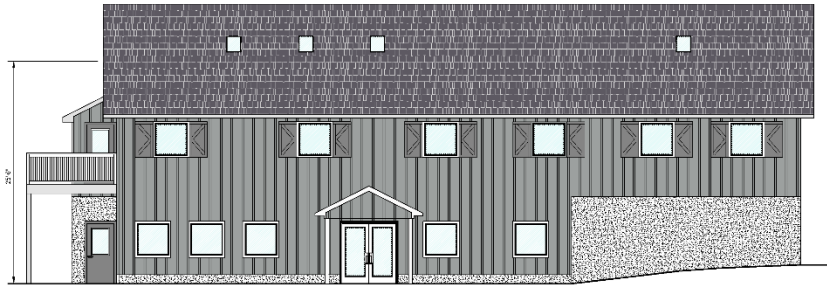
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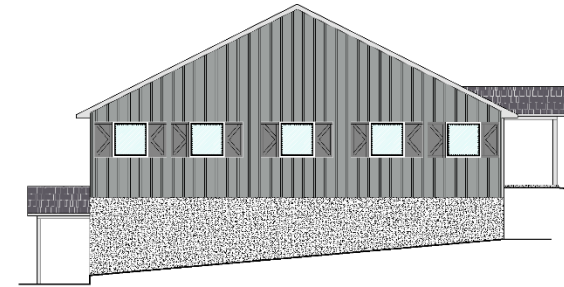
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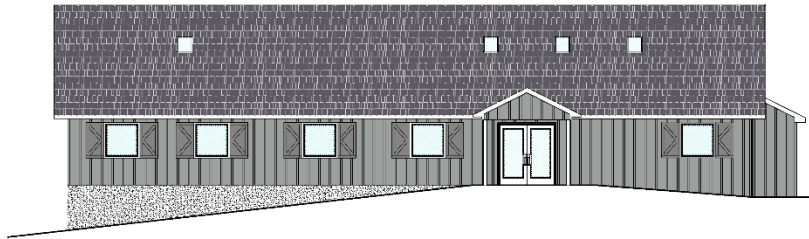
Rear Elevation

1/8" = 1'-0" SCALE



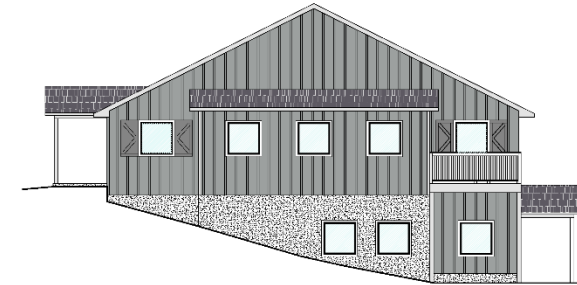
Left Elevation

1/8" = 1'-0" SCALE



Front Elevation

1/8" = 1'-0" SCALE



Right Elevation

1/8" = 1'-0" SCALE

CONCEPT EXTERIOR COLOR SELECTIONS

STEEL ROOF = DARK GRAY
ROOF FRAME = WHITE
SIDING = LIGHT GRAY
DOORS / FRAMING = BLACK

OWNER / DEVELOPER
BERRYWINE PLANTATIONS, INC.
13801 GLISSANS MILL ROAD
MOUNT AIRY, MARYLAND 21771
242-755-9059

DATE	REVISIONS
ARCHITECTURAL ELEVATIONS BERRYWINE PLANTATIONS, INC. LIBER 862 AT FOLIO 168 ELECTION DISTRICT NO. 18 WOODVILLE PLANNING REGION SITUATED AT 13801 GLISSANS MILL ROAD MOUNT AIRY ELECTION DISTRICT No. 18 FREDERICK COUNTY, MARYLAND SCALE: AS SHOWN JUNE, 2024	
VANMAR ASSOCIATES, INC. Engineers Surveyors Planners 311 South Main Street Mount Airy, Maryland 21771 (301) 441-1111 FAX (301) 441-1112 www.vanmar.com ©2024 VanMar, LLC. All Rights Reserved	
SHEET 2 OF 2	

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan. If the Planning Commission conditionally approves the Site Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (July 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. The Applicant is requesting a modification under §1-19-6.400(A) to reduce the number of street trees from 13 to 5 and approval of an alternate on-site planting design to cluster the street trees at the entrance to the property, to avoid impacting vineyard production.
2. A parking space modification under §1-19-6.220(A)(2) to allow for 11 parking spaces, or 13 fewer spaces than the required 24 parking spaces.
3. A loading space modification under §1-19-6.210(B) to allow for 1 small loading space, or 1 fewer space than the required 2 small loading spaces.

Staff-proposed conditions of approval:

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