

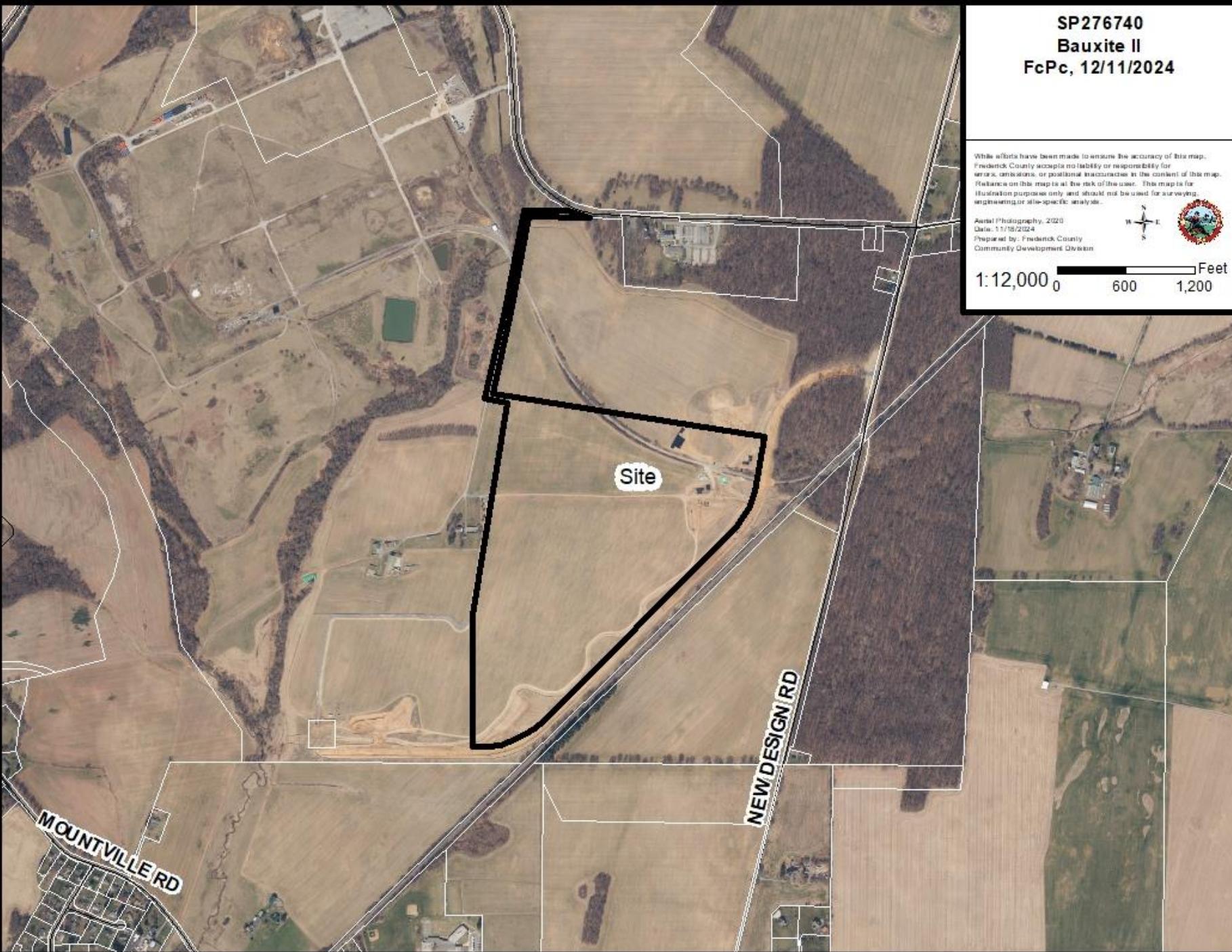
Frederick County Planning Commission

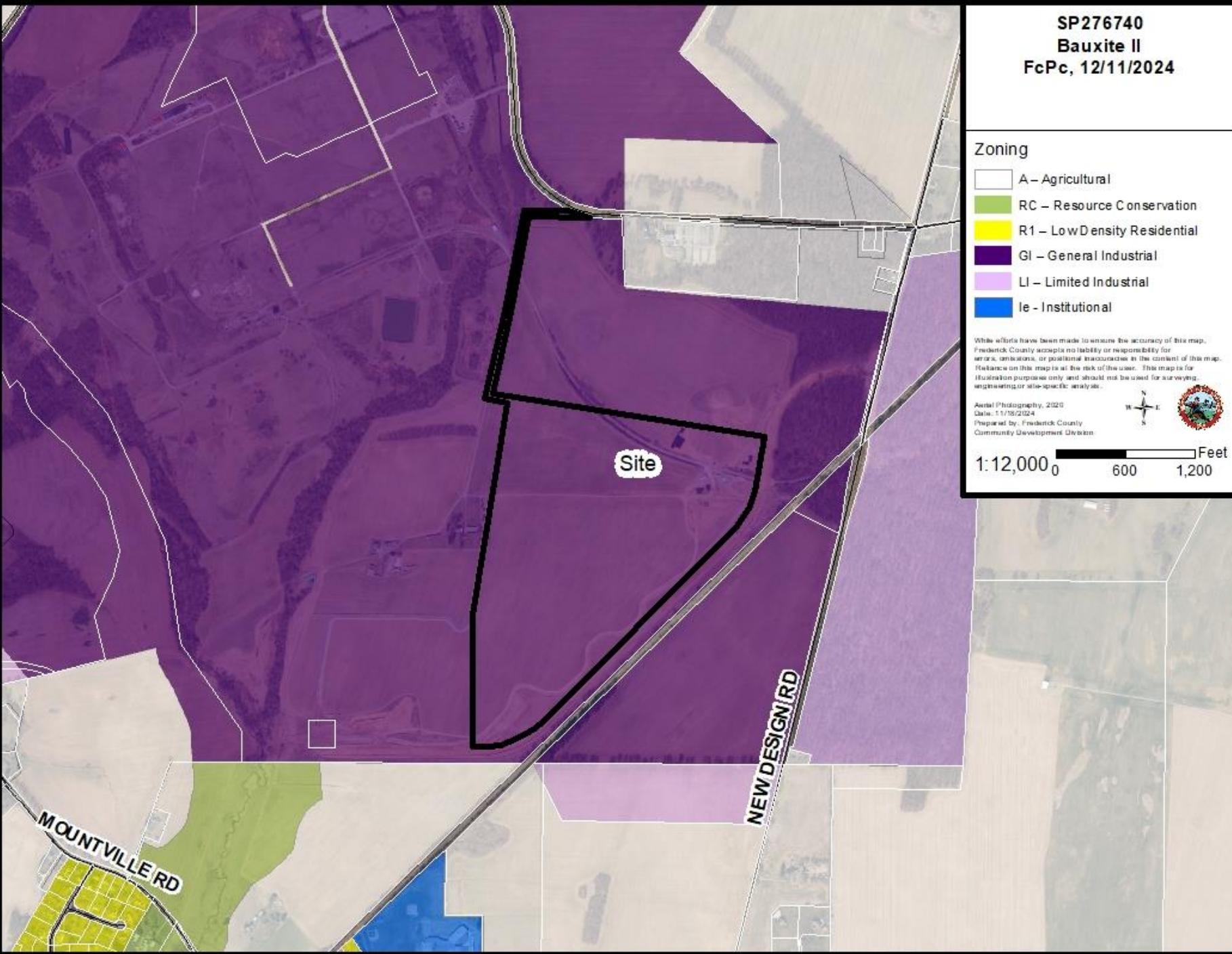


December 11, 2024

Bauxite II Data Center
Quantum Frederick Section 1, Lot 302
Site Development Plan

The Applicant is requesting Site Development Plan approval for an 822,620 sq. ft. Critical Digital Infrastructure Facility located on a 111.50-acre Site.





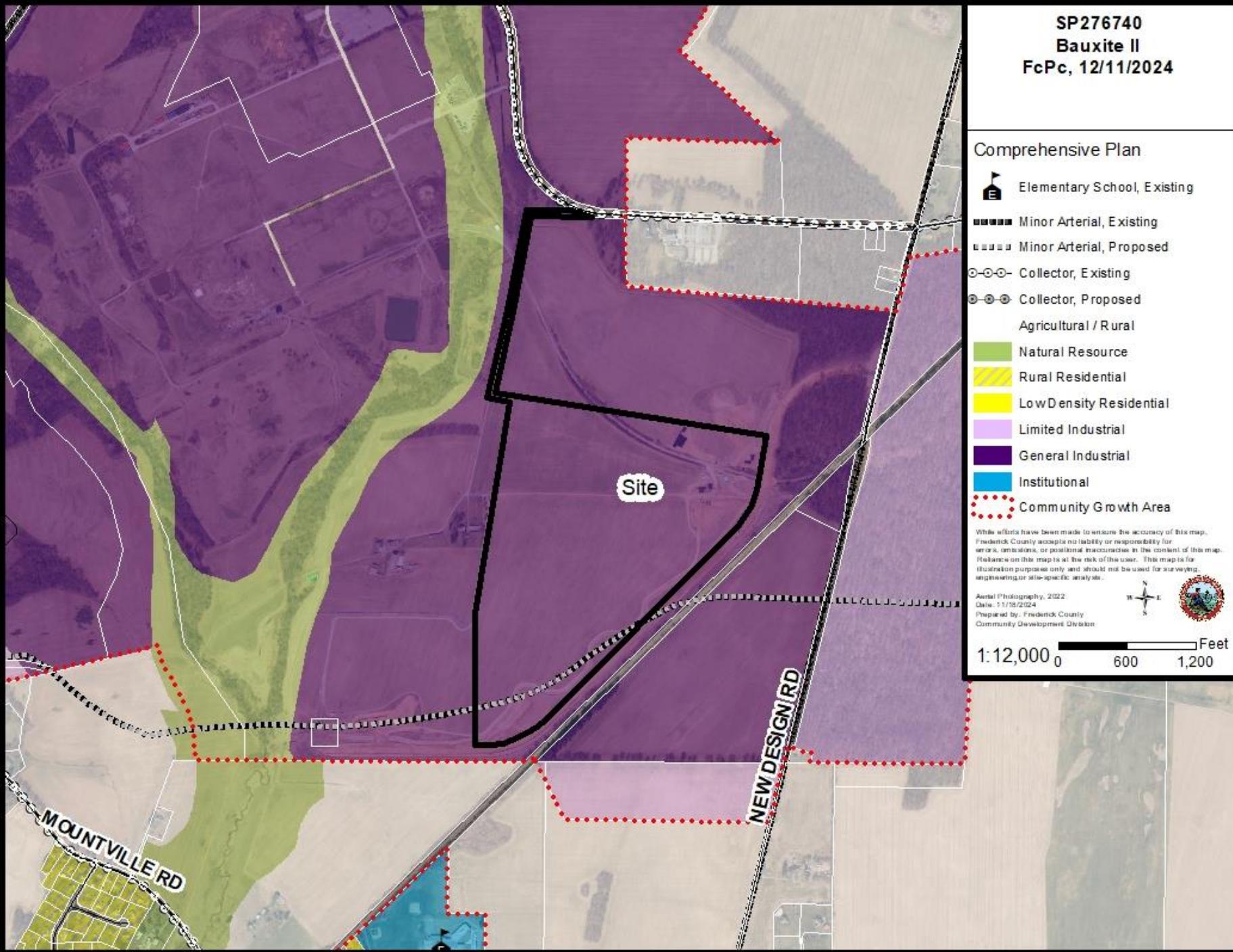






Photo 1- Carrollton Manor porch

SIMULATED CONDITION WITH LANDSCAPE MITIGATION (YEAR 5 GROWTH)

PHOTOGRAPH INFORMATION

Date: July 1, 2024
Time: 2:16 pm
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location:
39° 19' 25.6440" N
77° 28' 07.3884" W
Distance to Fence:
320 feet

Figure 3
PHOTO SIMULATIONS

Bauxite 2
Frederick County, MD



Approximate
Viewpoint



NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION

Owner/Developer:
Bauxite II LLC
1700 Westlake Ave. N
Suite 200
Seattle, WA 98109
Contact: Xiomara Gerlach
Phone: (231) 769-2938

Photo Simulation from
Happy Landing Road

RODGERS
CONSULTING
1647 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.946.4100 Fax: 301.946.6256 www.rodgers.com

BY	DATE
DESIGN	
DRAFTER	
REVIEWED	
RELEASER/CONTACT	
RELEASE FOR	

Lot 302 Data Centers
Type 1 Site Plan
Bauxite II
Lot 1938, Folio 393
Election District No. 1
Frederick County, Maryland

SCALE: N/A
JOB NO: 1384C
DATE: NOV. 2024
SHEET NO: 1 OF

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 (December 11, 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 requests from the Applicant:

1. A parking space modification under 1-19-6.220(A)(2) to allow for 282 parking spaces, or 190 additional spaces than the required 92 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow for 12 large loading spaces, or 70 fewer spaces than the required 82 large loading spaces.
3. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

RECOMMENDATION (continued)

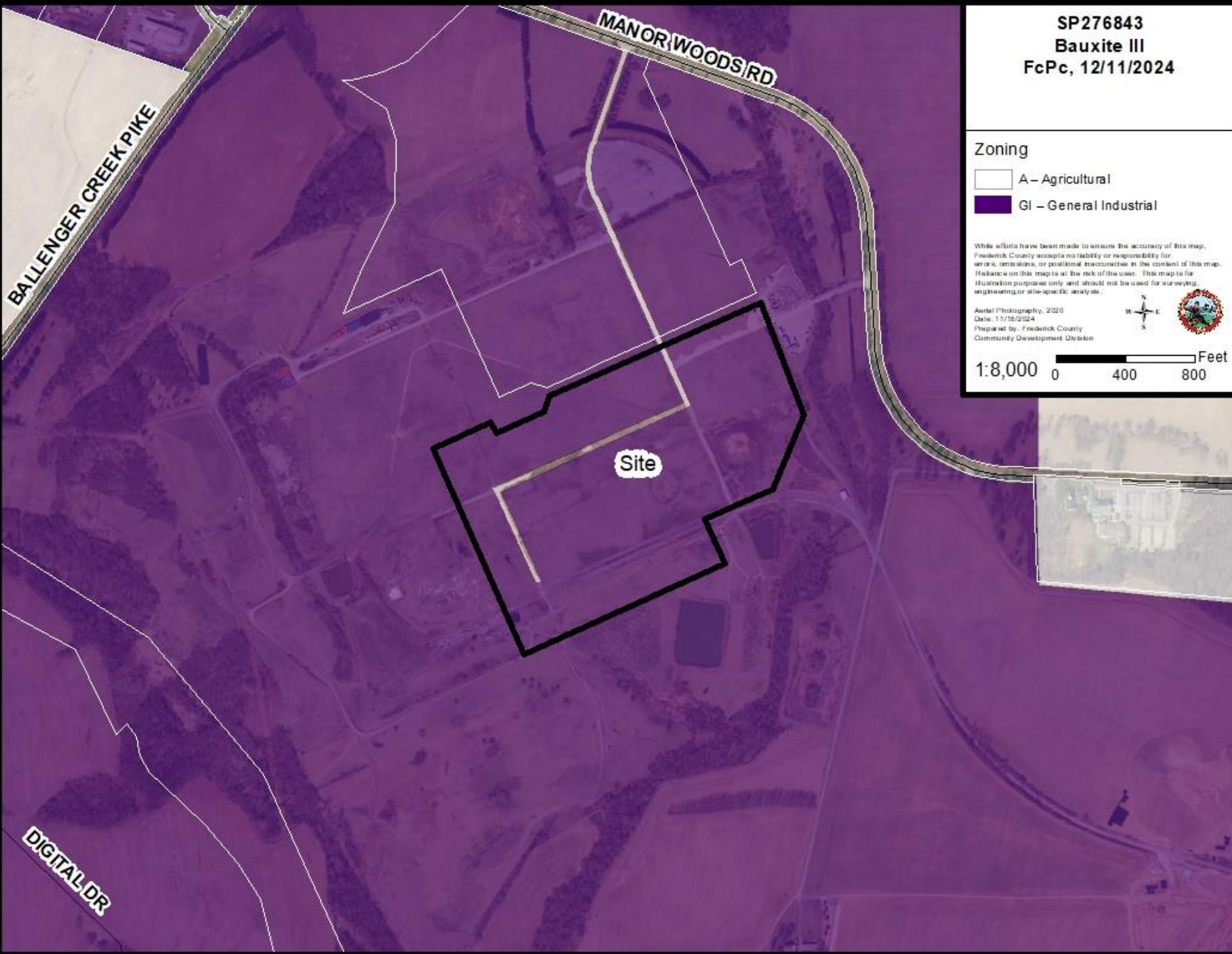
Staff-proposed conditions of approval:

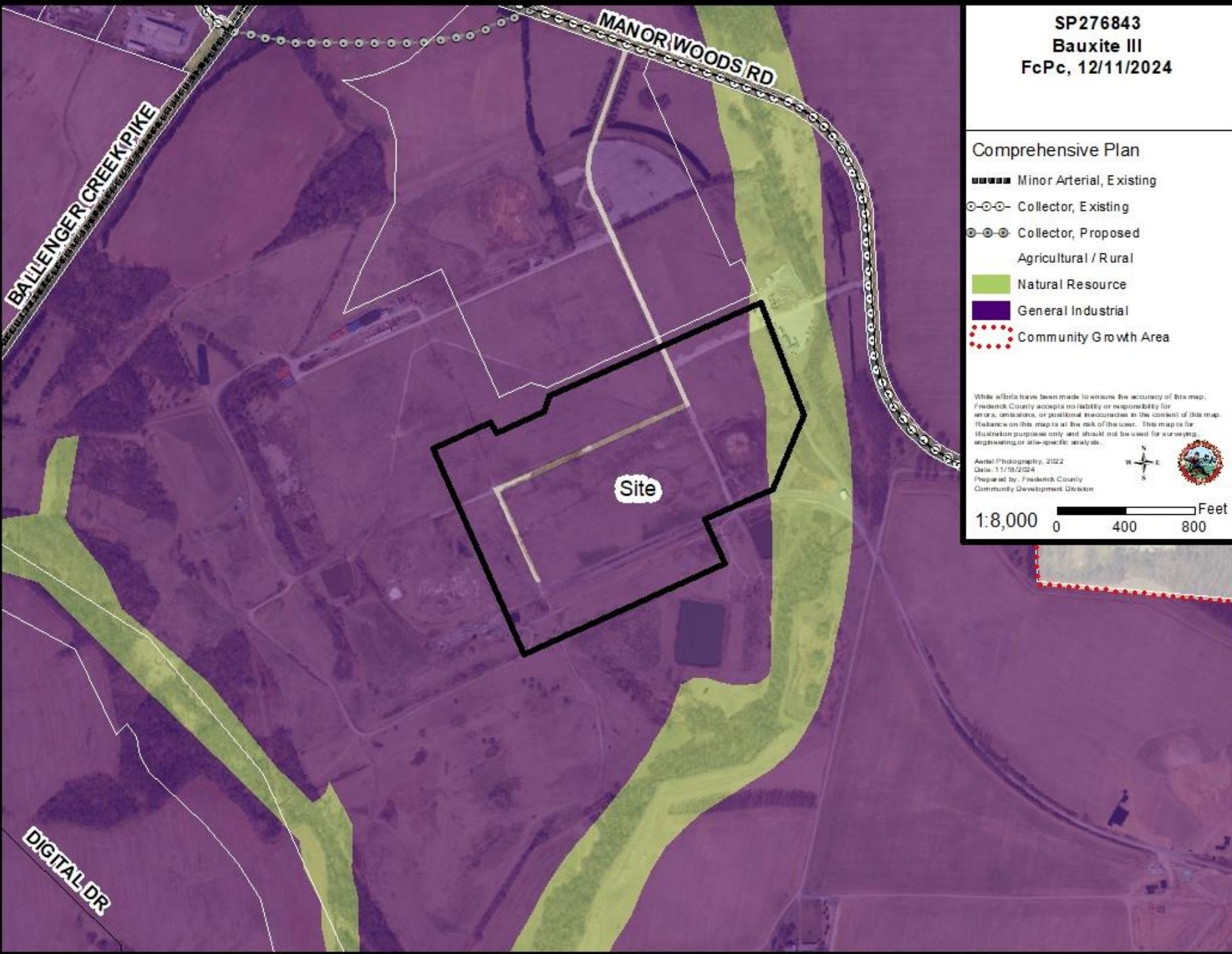
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The Developer shall guarantee the improvements listed in Phase II.A of LOU A276710 prior to the issuance of any building permits for any uses utilizing Phase IIA trips and these improvements must be constructed prior to utilizing Phase IIB trips.
4. The Final Plat must be recorded, followed by the recordation of the Addition Plat, prior to Site Plan approval

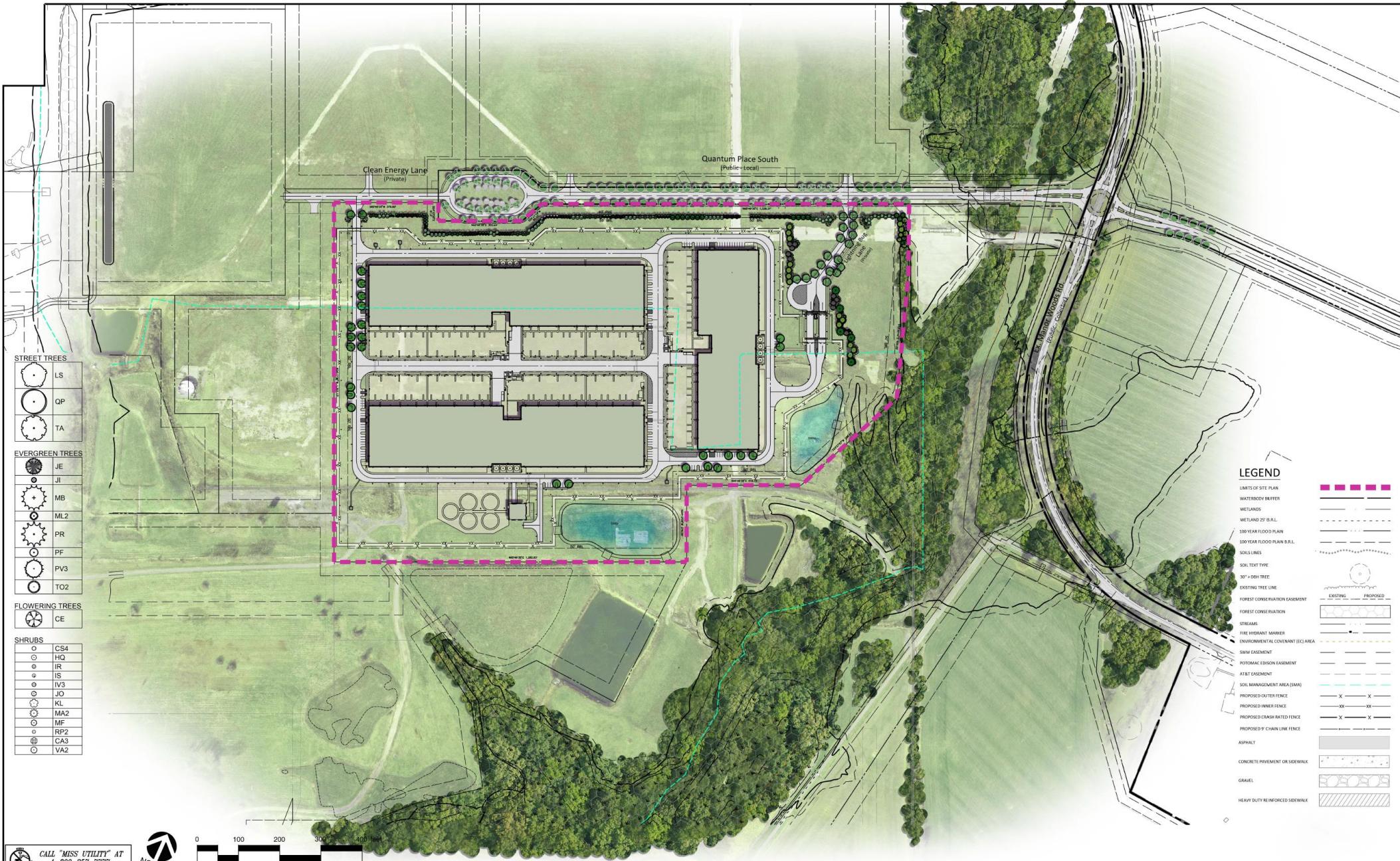
Bauxite III Data Center
Quantum Frederick Section 1, Lot 102
Site Development Plan

The Applicant is requesting Site Development Plan approval for a 591,913 sq. ft. Critical Digital Infrastructure Facility located on a 55.08-acre Site.









Submitted 2024-08-09
 CALL "MISS. UTILITY" AT 1-800-257-7777
 72 Hours Before Start of Construction



REVISION	DATE	REVISION	DATE	BY	DATE
BASE DATA		CADD			
DESIGNED					
DRAWN					
REVIEWED					
RELEASE FOR					
DATE		DATE		DATE	

OWNER/DEVELOPER:
 Rowan Frederick III LLC,
 1700 Westlake Ave. N, Suite 200
 Seattle, WA 98109
 Contact: Christopher Wu
 Phone: (919) 423-1045

Colorized Plan View

RODGERS
CONSULTING

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

Lot 102 Data Centers
 Type 1 Site Plan
Bauxite III
 Liber 15038, Folio 393
 Election District No. 1
 Frederick County, Maryland

SCALE: 1" = 100'
 JOB No. 13640
 DATE: August 2024
 INDEX No. L-050.01
 SHEET No. 23 OF 27



Photo 1- Project site

SIMULATED CONDITION WITH LANDSCAPE MITIGATION (YEAR 1 GROWTH)

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION

Date: July 1, 2024

Time: 3:09 pm

Focal Length:

50 mm

Camera: Canon EOS 6D Mark II

Photo Location:

39° 19' 59.8800" N

77° 28' 17.6412" W

Distance to Fence:

90 feet

 **rowan**
digital infrastructure

Figure 2
PHOTO SIMULATIONS

Bauxite 3
Frederick County, MD



REVISION	DATE	REVISION	DATE	REVISION

Owner/Developer:
Rowan Frederick III LLC
7000 18th Avenue N.
Suite 200
Seattle, WA 98109
Contact: Chris Wu
Phone: (919) 423-1045

Photo Simulation from
Lightning Bug Lane

RODGERS
CONSULTING

16417 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301-948-4700, Fx: 301-948-6256, www.rodgers.com

BY	DATE
DESIGN	
DRAFTER	
REVIEWED	
APPROVED/CONTACT	
RELEASE FOR	
	10/10/14

Lot 102 Data Centers
Type 1 Site Plan
Bauxite III
Lot 1020, Folio 363
Election District No. 1
Frederick County, Maryland

NIMD-Presidents/Algonquin/Coastal/Plains/Site Plan BWI 100/Exhibit/Bauxite 3 Photo realistic ext - LB Lane.dwg

NOT FOR CONSTRUCTION

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 (December 11, 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 requests from the Applicant:

1. A parking space modification under 1-19-6.220(A)(2) to allow for 161 parking spaces, or 92 additional spaces than the required 69 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow for 6 large loading spaces, or 53 fewer spaces than the required 59 large loading spaces.
3. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.
4. A modification under §1-19-6.400(D)(2) to allow for 16.6% or 3.4% less than the required 20% canopy cover of parking areas at maturity.

RECOMMENDATION (continued)

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Final Forest Conservation Plan must be approved and FRO mitigation must be provided prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The Developer shall guarantee the improvements listed in Phase II.A of LOU A276710 prior to the issuance of any building permits for any uses utilizing Phase IIA trips and these improvements must be constructed prior to utilizing Phase IIB trips.
4. The Final Plat must be recorded, followed by the recordation of the Addition Plat, prior to Site Plan approval.

Lumber JAKKSS Millworks, Inc.

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 4,627 sq. ft. woodworking business located on a 24.92-acre Site.

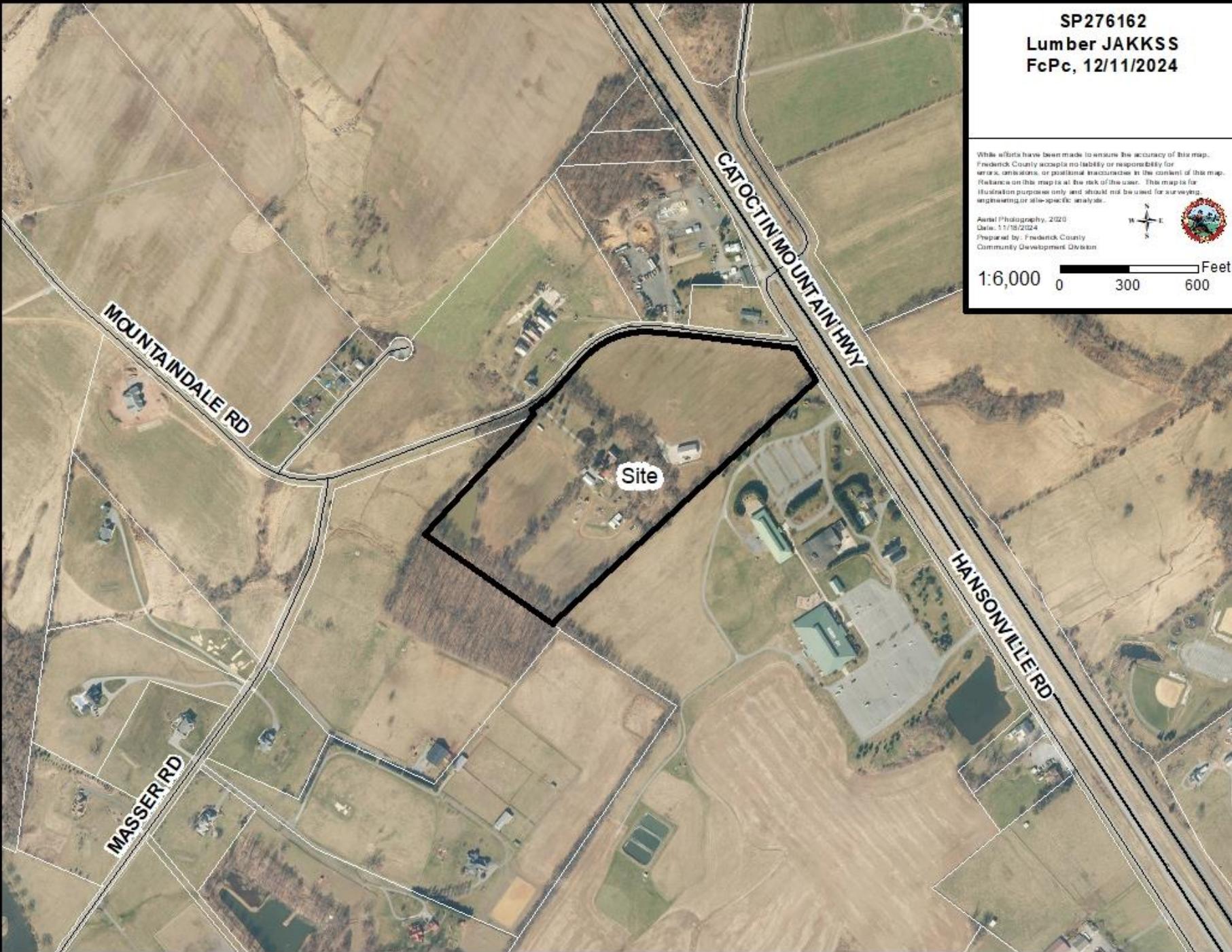
SP276162
Lumber JAKKS
FcPc, 12/11/2024

While efforts have been made to ensure the accuracy of this map,
Frederick County accepts no liability or responsibility for
errors, omissions, or positional inaccuracy 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: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



SP276162
Lumber JAKKSS
FcPc, 12/11/2024

Zoning

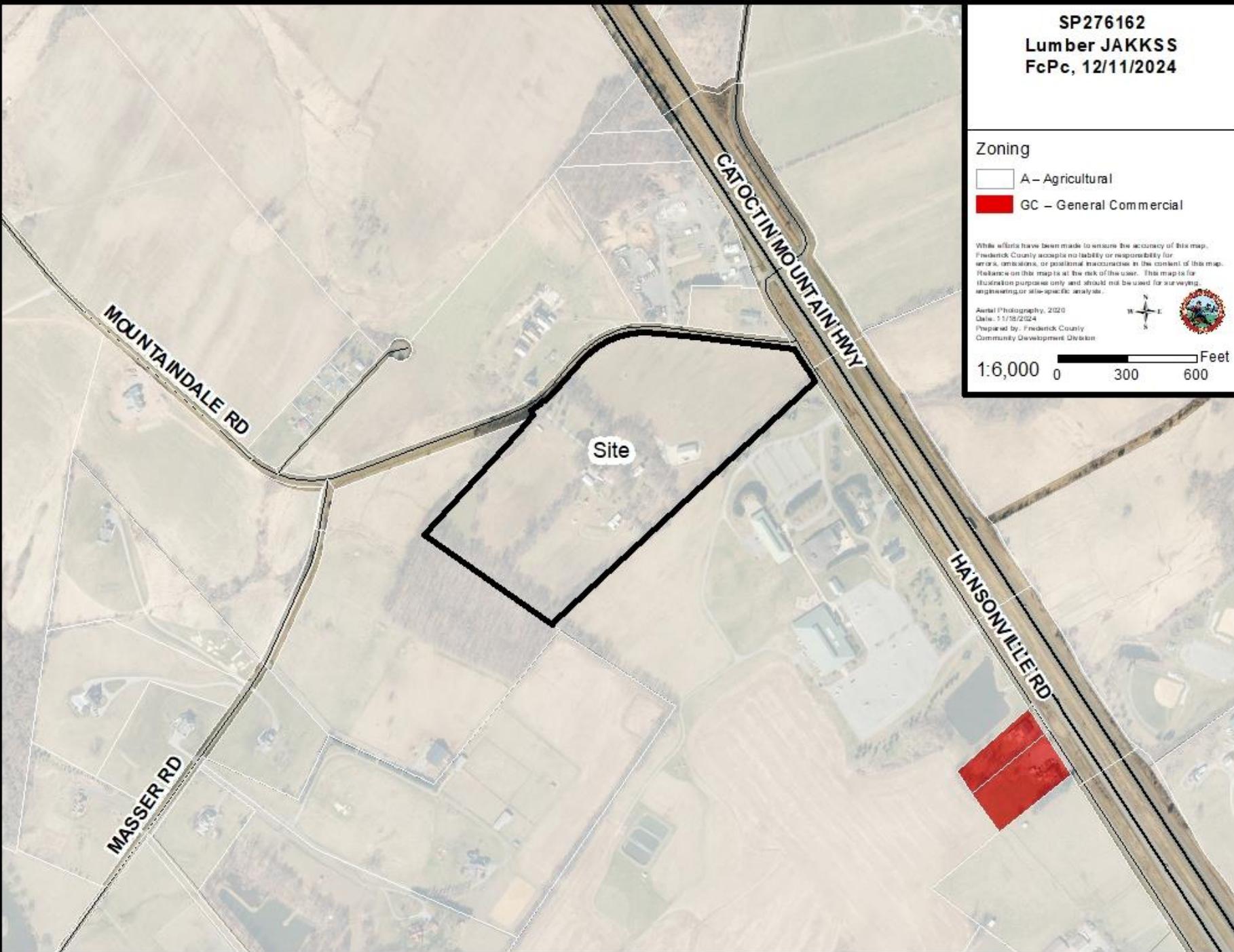
- A - Agricultural
- GC - General Commercial

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Aerial Photography, 2020
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



SP276162
Lumber JAKKS
FcPc, 12/11/2024

Comprehensive Plan

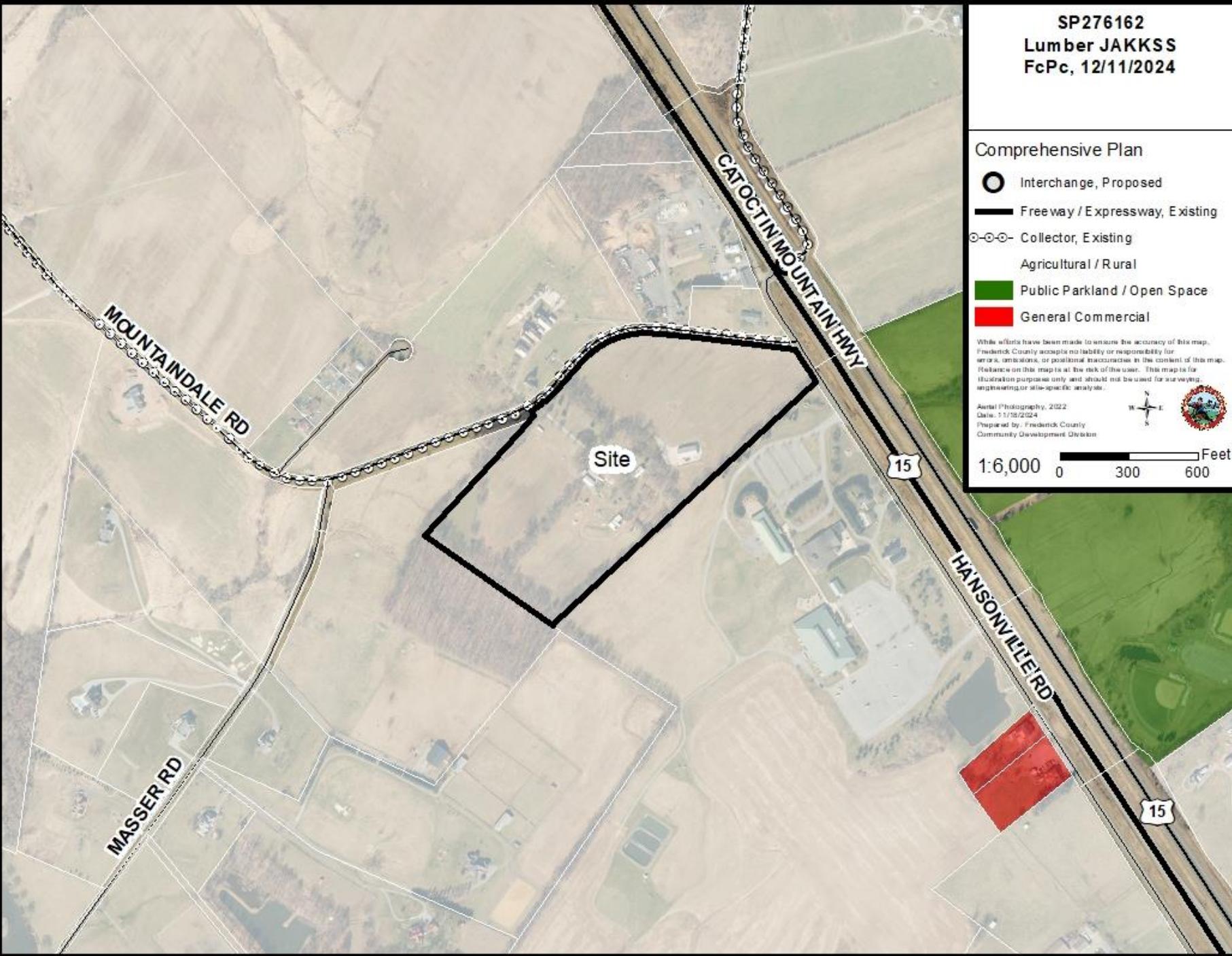
- Interchange, Proposed
- Freeway / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Public Parkland / Open Space
- General Commercial

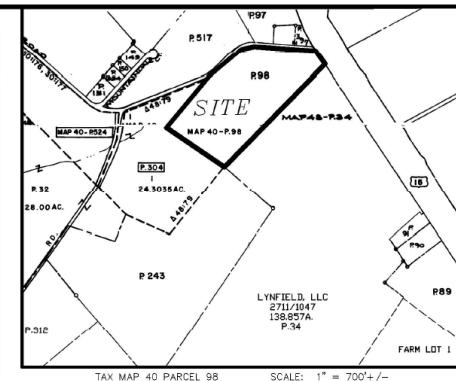
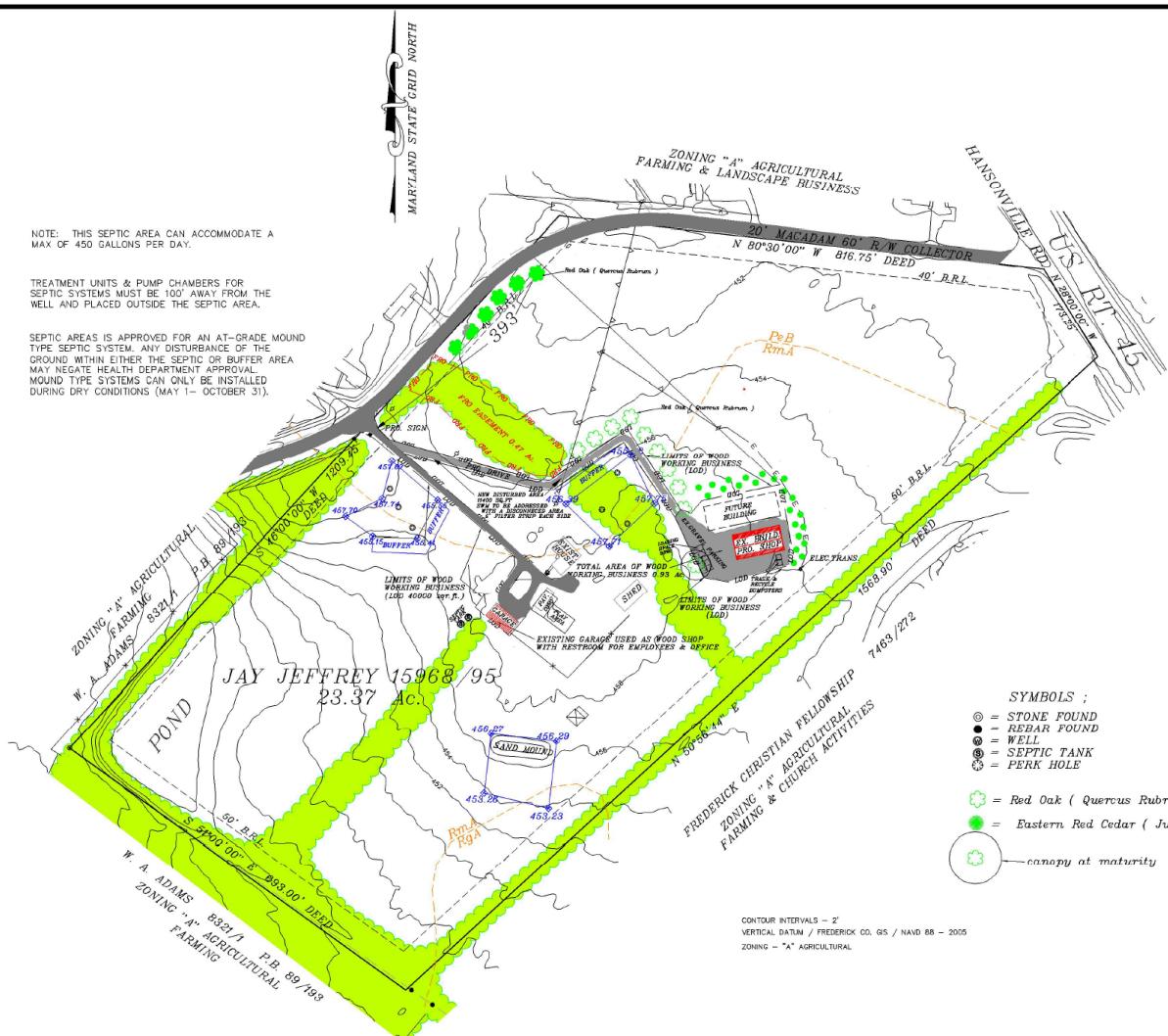
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracy in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not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

Aerial Photography, 2022
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet





General Notes:

This Site Plan is for a 4,627 sq. ft. woodworking business on a 23.37 acre site. The future 5,000 sq. ft. building shown herein is NOT PART of this Site Plan.

1.19-8.441. LIMITED LANDSCAPE CONTRACTOR, OR WOODWORKING IN THE A DISTRICT.

The following provisions apply to the limited landscape contractor, or woodworking use in the A District.

(A) A combined total of no more than 10,000 square feet of principal and accessory structures is permitted (not including easel/er residence in conjunction with the principal use). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.

(B) Total impervious surface area for parking and storage of equipment exterior to any structures is limited to 40,000 square feet (not including easel/er residence in conjunction with the permitted use). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.

(C) The following provisions apply to the A-19-6-219 of this code will be met; however, no parking area is permitted within the required yard setback.

(D) The parking requirements of 1-19-6-219-210 of this code will be met; however, no parking area is permitted within the required yard setback.

(E) The maximum number of onsite employees is 10.

(F) The subject property must have frontage and access to a paved public road with a minimum pavement width of 16 feet.

(G) The subject property must have a minimum 100' frontage on a paved public road with a minimum 10' shoulder width.

(H) The subject property must have a minimum 100' frontage on a paved public road with a minimum 10' shoulder width.

(I) The proposed use shall comply with 1-16-50 (Wetland Protection Ordinance) prior to site plan approval.

(J) All equipment and materials must be screened from adjacent properties and public roads with plantings of evergreens, at least 5 feet in height, or a fence of equal height, or demonstrate the extent that existing landscaping, hedges/green walls, or cover or other natural features provide effective screening.

2. Zoning "A" Agricultural - Comprehensive Plan land use designation is Agricultural/Rural.

3. Parking

Parking Required: 1 space per 2 Employees - 5 Employees = 3 Spaces
 1 space per company vehicle - 1 vehicles = 1 spaces
 1 small loading space for 1000sf-5000 building - 1 space

Total Required = 5
 Total Shown = 5

4. Setbacks per 1-19-6-100

"AG" - Front 40' Proposed 57'
 Side 40' Proposed 116'
 Rear 50'
 Lot width 69'

5. Datum

Horizontal: Maryland State Grid North
 Vertical: Frederick County GRS NAVD 88
 Contour Interval 2'

6. ADPO : This development generates fewer than 6 new trips during the peak hour of the adjacent street relative to prior valid approvals and is therefore exempt from contribution to existing area road accounts (§1-20-12(H)).

7. Office of life safety Notes: The property address shall be incorporated into the site sign and shall be compliant with Frederick County ordinance 05-01-362

8. Sewer and Water classification: No Planned Services

9. Health Department Notes: No well or septic within 100' of proposed site except as shown

10. Environmental Notes

No Floodplain, wetlands, or steep slopes within the woodworking business area.
 Soils
 P-2 - Penn clayshist loam, Rm-5 - Reaville silt loam
 District area = 0.84 Sq Ft.

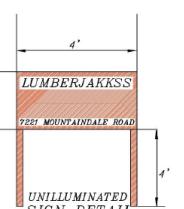
11. Landscaping

A. Street Trees - 393' of road frontage, requiring 111 street trees, 200' of frontage that not already forested
 B. Street Tree Shown - Red Oak (Quercus rubra) 10' to 35' diameter
 C. Landscaping - 22' - Eastern Red Cedar (Juniperus virginiana) for buffering and screening along driveway.
 C. Parking screening - 22' - Eastern Red Cedar (Juniperus virginiana) for buffering and screening along parking area.
 D. Parking area Landscaping - 1440 sq ft of gravel parking spaces 288 sq. ft.(20%) required canopy coverage required
 802 sq. ft. provided (278%) by a red maple 2" (DBH) minimum 6' height with 50' canopies at maturity

12. Lighting notes: None Existing, None proposed

13. Sign - 3' X 4' - 12 SQ.FT. (see detail)

14. FRO : A Combined Preliminary/Final Forest Conservation Plan has been submitted. The Applicant agrees to mitigate FRO by placing a FRO easement on the property.



I, JAY JEFFREY, OWNER/DEVELOPER 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 WILL NOT BE MADE UNLESS APPROVED BY THE CITY OF CINCINNATI. ANY CHANGES TO THE APPROVED SITE CONDITIONS, OR ADJUSTMENTS TO THE PROJECT PROGRAM MAY REQUIRE A REVISION TO THIS PLAN. THIS PLAN WILL BE DETERMINED FROM THE FINAL SITE INSPECTION FOR THE USE AND OCCUPANCY PERMIT, AND AS SUCH, ANY DEVIATIONS FROM THIS PLAN MAY RESULT IN A VIOLATION OF THE CONDITIONS OF THE APPROVED USE AND OCCUPANCY PERMIT.

TYPE 1 SITE PLAN
FOR A WOOD WORKING SHOP
ON THE
Lumber JAKKS Millworks
SITUATED AT #7221 MOUNTAINDALE ROAD
LEWISTOWN ELECTION DISTRICT # 20

FREDERICK COUNTY, MARYLAND

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 (December 11, 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:

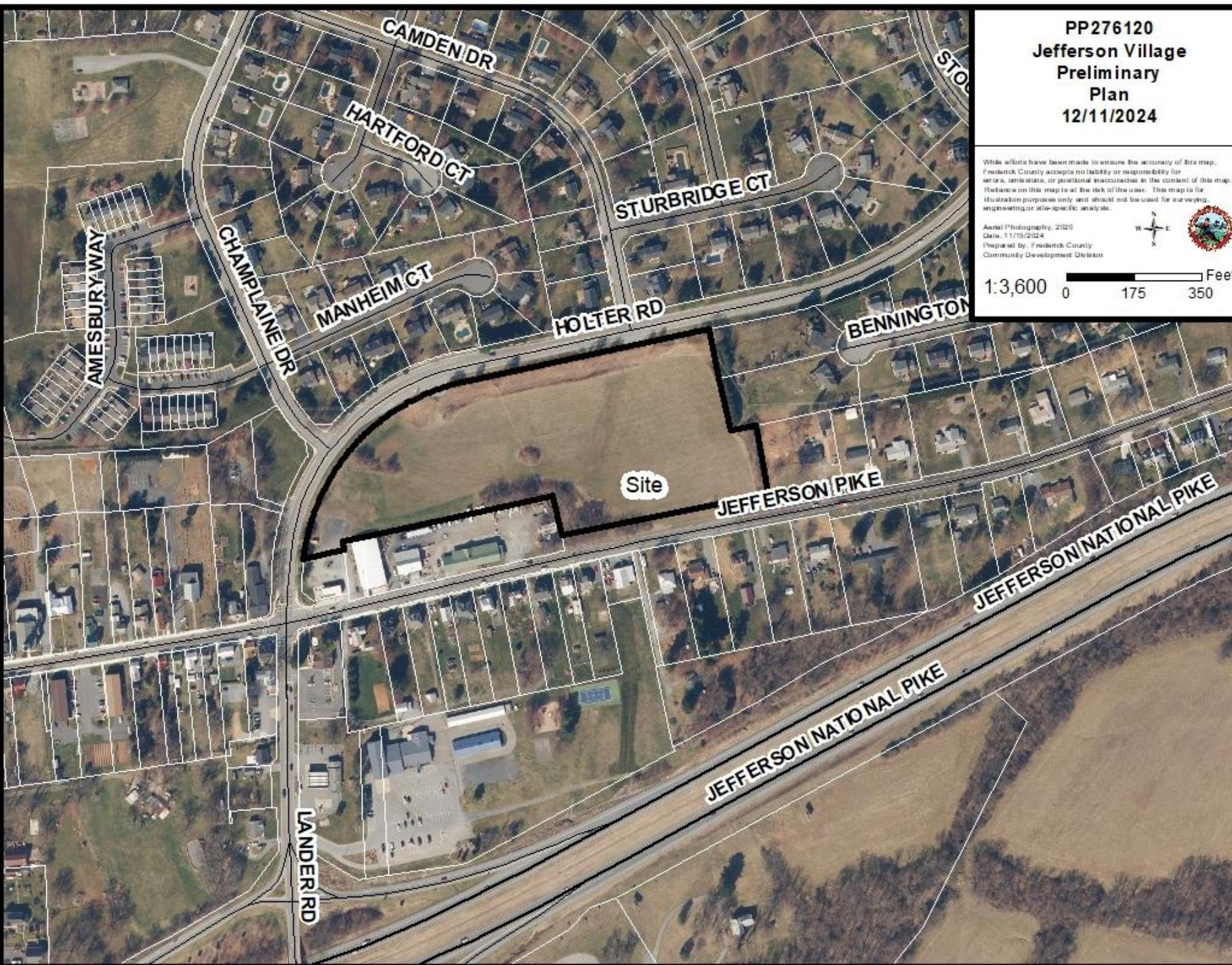
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. 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.

Jefferson Village

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 47 age-restricted townhome lots located on a 9.41-acre Site.



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Zoning

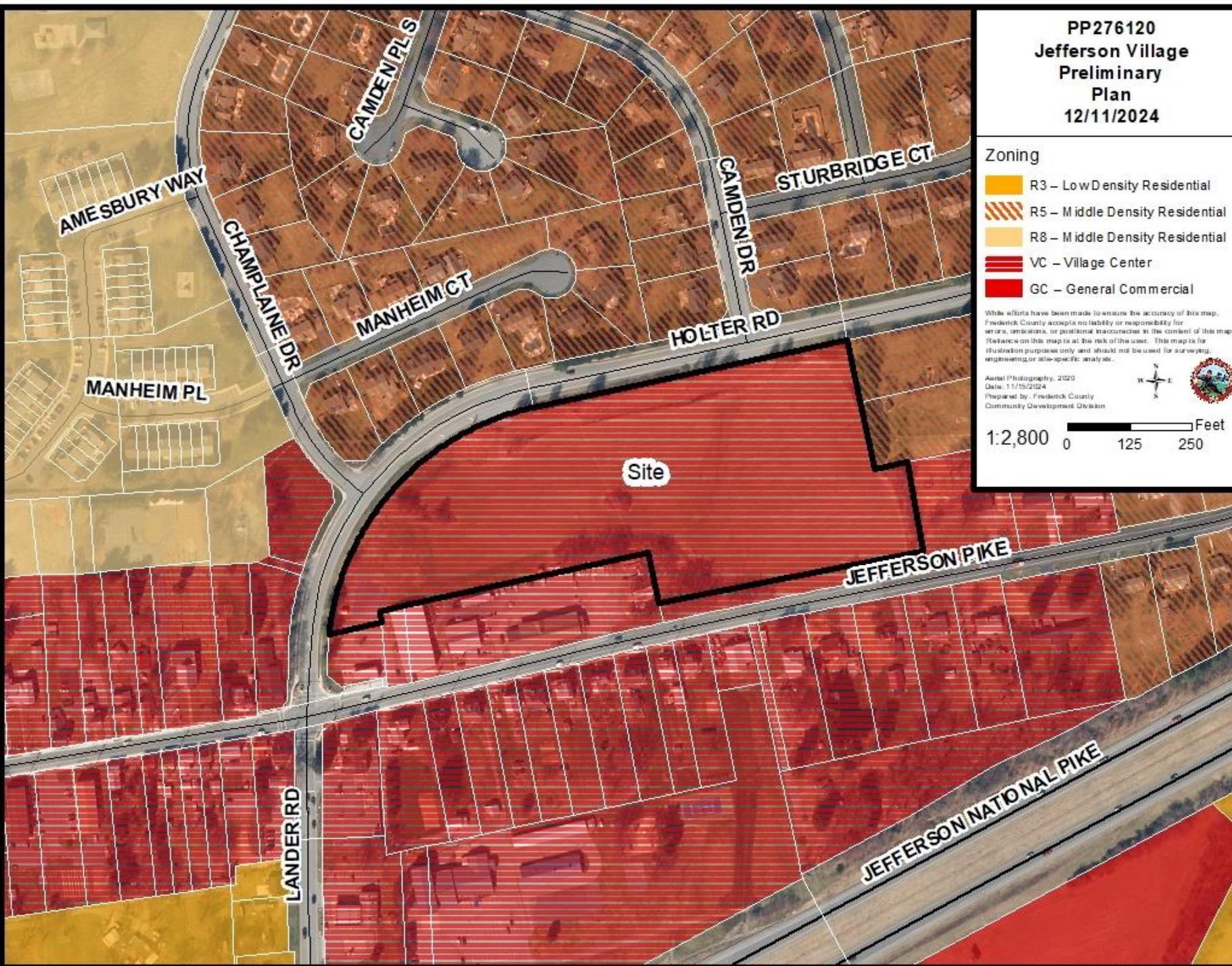
- R3 – Low Density Residential
- R5 – Middle Density Residential
- R8 – Middle Density Residential
- VC – Village Center
- GC – General Commercial

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Aerial Photography, 2020
Date: 11/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 125 250 Feet



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Comprehensive Plan

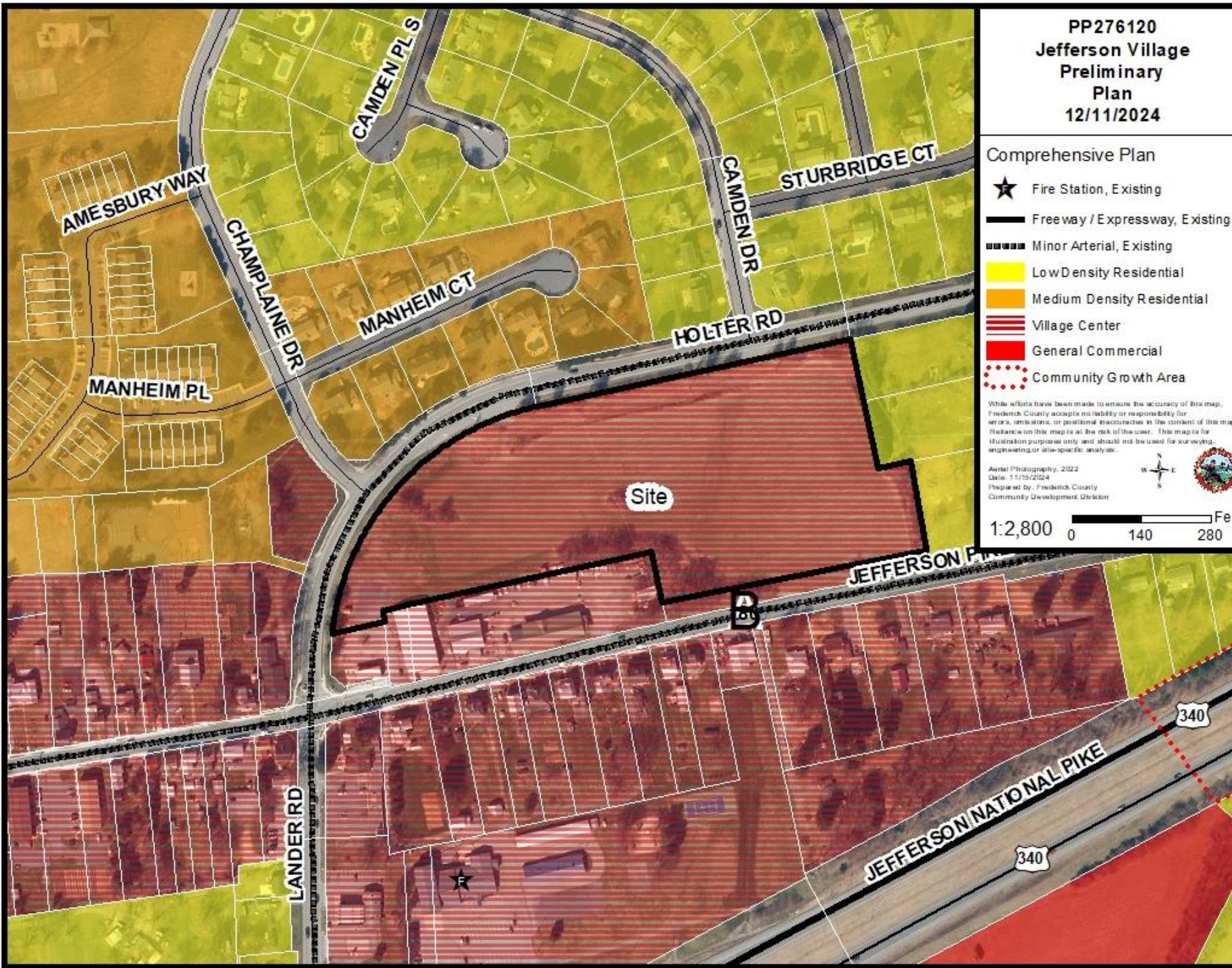
- ★ Fire Station, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Low Density Residential
- Medium Density Residential
- Village Center
- General Commercial
- Community Growth Area

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Aerial Photography, 2022
Date: 1/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 140 280 Feet





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 or the period of the APFO approval, whichever is less. The APFO is valid for a period of 5 years and expires on December 11, 2029. Therefore, the plan expires December 11, 2029.

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 to allow for 170 parking spaces, or 29 more than the required 141 spaces.
2. A street tree modification to allow for clustering of trees in lieu of planting or locating one tree every 35' as required.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Moderately Priced Dwelling Unit (MPDU) must be finalized prior to final approval of the Preliminary Plan.
3. FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.