

## **Spring 2025 Cycle Water/Sewerage Plan Amendments**

### **WS-25-01 Vista Pointe LLC (Ferris & Brylawski)**

**Reclassification of 71.43 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev**

**Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway**

### **WS-25-02 WashCo Jefferson Village, LLC (Jefferson Village LLC)**

**Reclassification of 9.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev and depiction of a well symbol on the Water Infrastructure Map**

**One unaddressed parcel located near the intersection of Jefferson Pike (MD-180) and Holter Road**



Division of  
Planning and Permitting

Frederick County  
Government Maryland



## **Spring 2025 Cycle Water/Sewerage Plan Amendments**

### **WS-25-03 LAM Properties LLC (Valley School)**

Reclassification of 0.94 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev  
6023 Fair Oaks Drive

### **WS-25-04 SJP Jefferson 1 LLC (Jefferson Exchange)**

Reclassification of 19.75 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev  
6126 Jefferson Pike



Division of  
Planning and Permitting

Frederick County  
Government Maryland



## **Spring 2025 Cycle Water/Sewerage Plan Amendments**

### **WS-25-05 Division of Planning & Permitting (Ballenger Creek Park)**

**Reclassification of 5.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev  
5346B & 5346A Ballenger Creek Pike**

### **WS-25-06 Division of Planning & Permitting (South Frederick Corridors Plan)**

**Reclassification of 60 properties from No Planned Service (water and sewer) to  
Planned Service (water and sewer) and 1 property from W-1 to No Planned Service  
(water) in an area totaling 1,139 +/- acres and a text amendment to Chapter 1,  
Policies and Procedures  
Various properties**



Division of  
Planning and Permitting

Frederick County  
Government Maryland



## **Spring 2025 Cycle Water/Sewerage Plan Amendments**

### **WS-25-07 Division of Planning & Permitting (Clover Hill)**

Reclassification of 87 properties totaling approximately 25.31 acres from W-1 to W-5/Dev

Various properties

### **WS-25-08 Division of Planning & Permitting (Braddock Heights)**

Reclassification of 8 properties totaling approximately 3.23 acres from W-1 to No Planned Service (water)

Various properties



Division of  
Planning and Permitting

Frederick County  
Government Maryland



# **Spring 2025 Cycle Water/Sewerage Plan Amendments**

## **WS-25-09 Division of Planning & Permitting (Infrastructure Maps)**

Various updates to the Water and Sewer Infrastructure Maps to reflect current development and infrastructure status

Water and/or wastewater infrastructure owned by: Frederick County, City of Brunswick, Town of Emmitsburg, City of Frederick, Town of Middletown, Town of Myersville, & Town of Walkersville



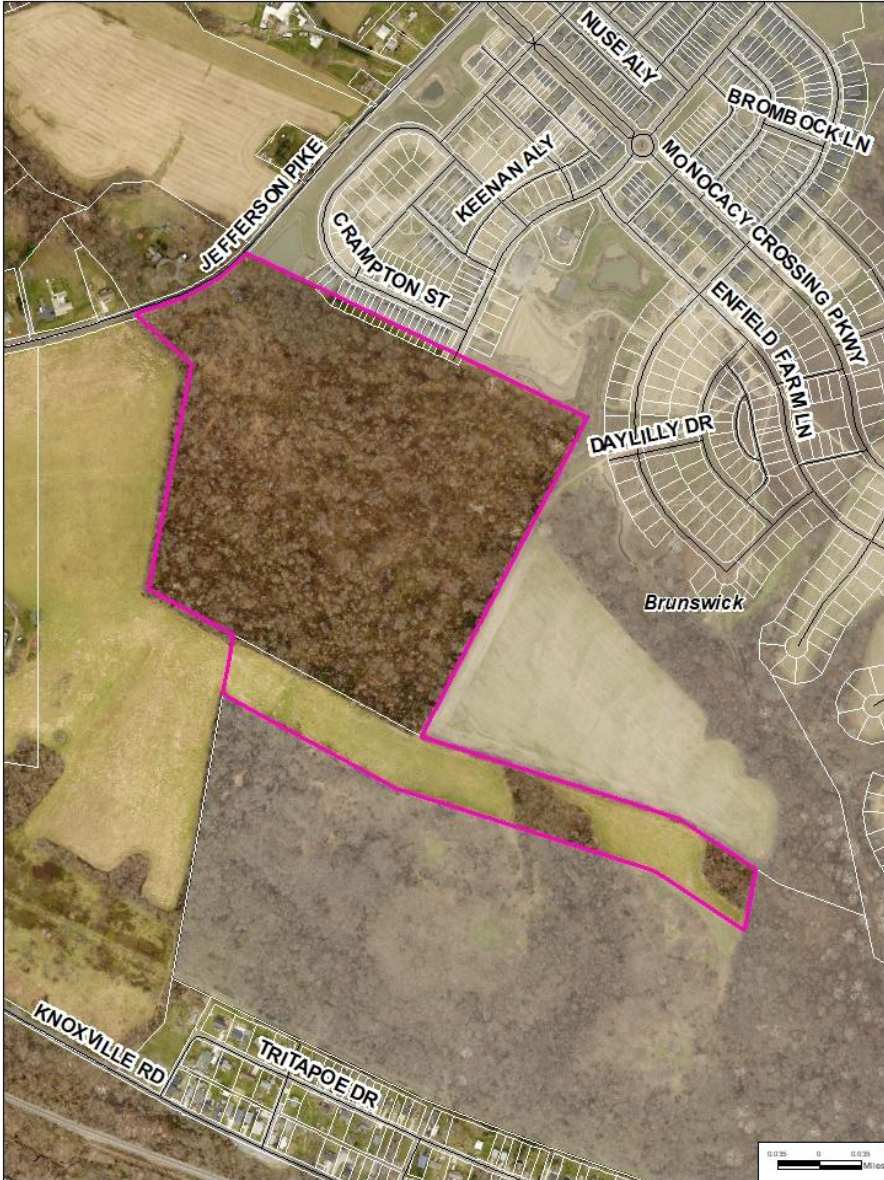
Division of  
Planning and Permitting

**Frederick County**  
Government Maryland



WS-25-01

Vista Pointe LLC



**CASE: WS-25-01**

**APPLICANT: Vista Pointe LLC (Ferris & Brylawski)**

**REQUEST: Reclassification of 71.43 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev**

**LOCATION: Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway**

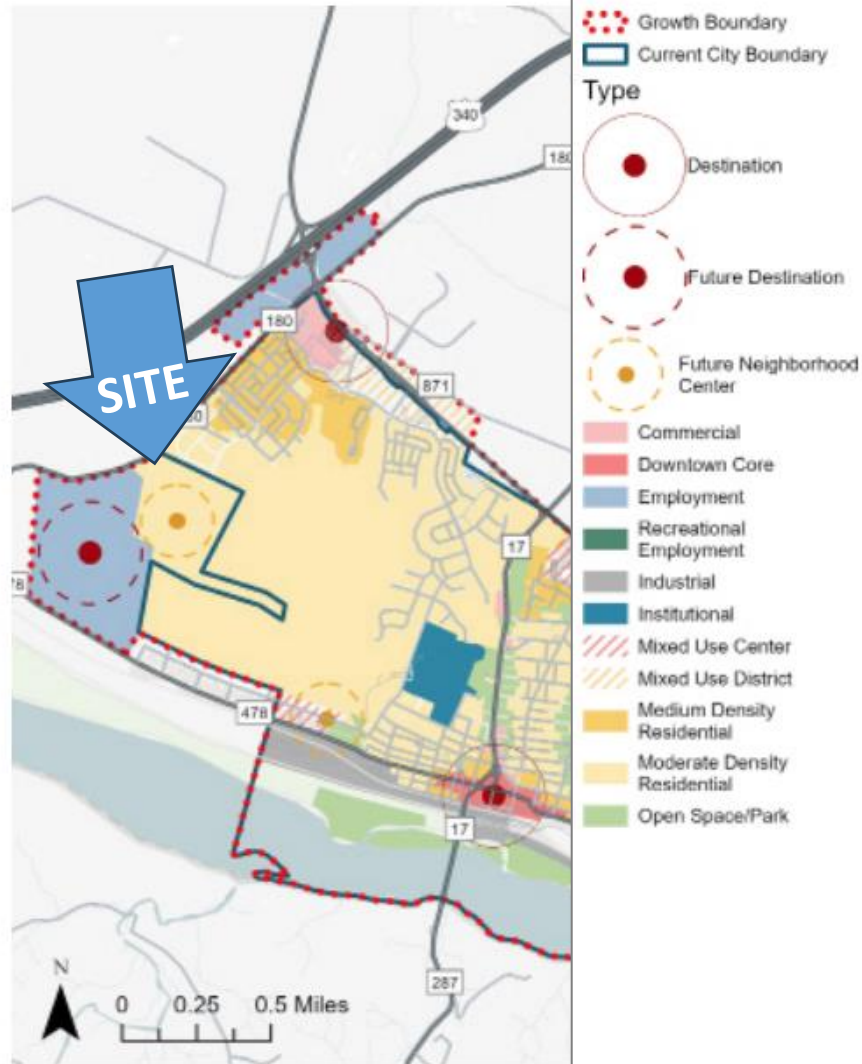


Division of  
Planning and Permitting

Frederick County  
Government Maryland



Figure 14: Future land use



CASE: WS-25-01

APPLICANT: Vista Pointe LLC (Ferris & Brylawski)

REQUEST: Reclassification of 71.43 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev

LOCATION: Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway



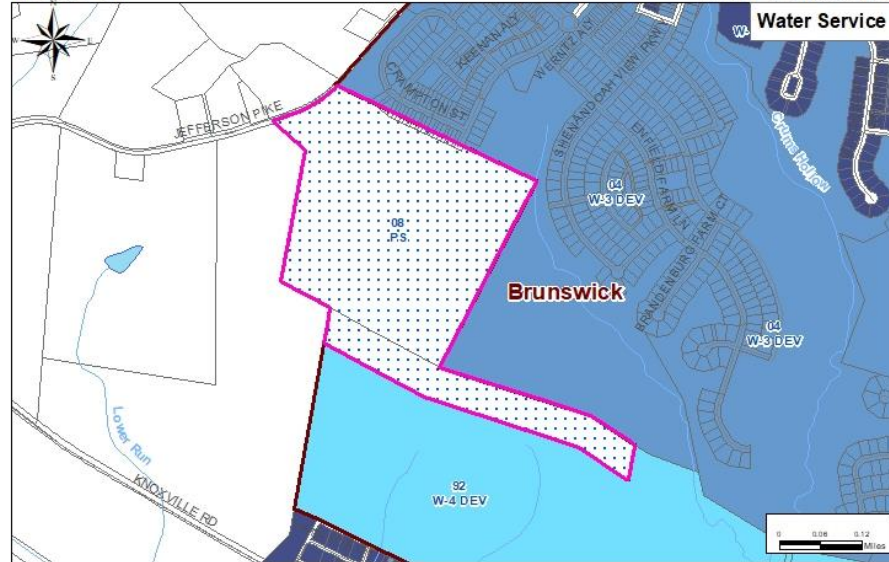
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-01

Vista Pointe LLC

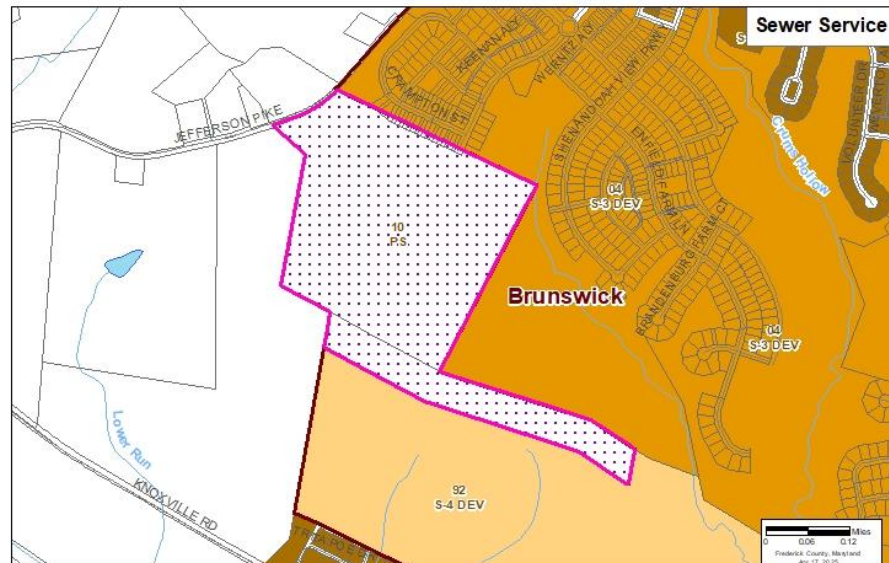


CASE: WS-25-01

APPLICANT: Vista Pointe LLC (Ferris & Brylawski)

REQUEST: Reclassification of 71.43 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev

LOCATION: Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway



Division of  
Planning and Permitting

Frederick County  
Government Maryland





## CASE: WS-25-02

APPLICANT: WashCo Jefferson Village, LLC  
(Jefferson Village LLC)

REQUEST: Reclassification of 9.41 acres from  
W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev  
and depiction of a well symbol on the  
Water Infrastructure Map

LOCATION: One unaddressed parcel located  
near the intersection of Jefferson Pike (MD-  
180) and Holter Road



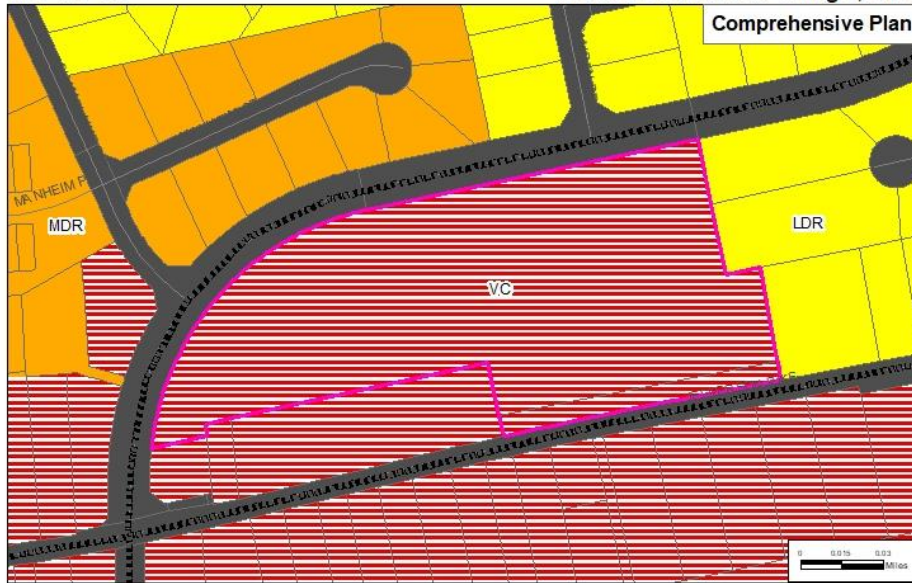
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-02

Washco Jefferson Village, LLC



CASE: WS-25-02

APPLICANT: WashCo Jefferson Village, LLC  
(Jefferson Village LLC)

REQUEST: Reclassification of 9.41 acres from  
W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev  
and depiction of a well symbol on the  
Water Infrastructure Map

LOCATION: One unaddressed parcel located  
near the intersection of Jefferson Pike (MD-  
180) and Holter Road



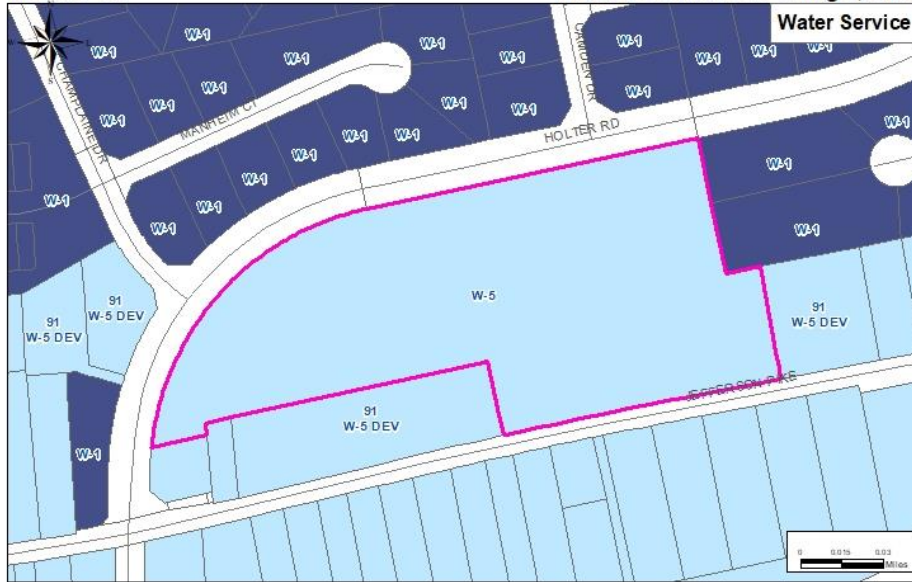
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-02

Washco Jefferson Village, LLC



CASE: WS-25-02

APPLICANT: WashCo Jefferson Village, LLC  
(Jefferson Village LLC)

REQUEST: Reclassification of 9.41 acres from  
W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev  
and depiction of a well symbol on the  
Water Infrastructure Map

LOCATION: One unaddressed parcel located  
near the intersection of Jefferson Pike (MD-  
180) and Holter Road



Division of  
Planning and Permitting  
Frederick County  
Government Maryland





CASE: WS-25-03

APPLICANT: LAM Properties LLC  
(Valley School)

REQUEST: Reclassification of 0.94 acres  
from W-5/Dev, S-5/Dev to W-4/Dev,  
S-4/Dev

LOCATION: 6023 Fair Oaks Drive



Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-03

LAM Properties LLC

Comprehensive Plan

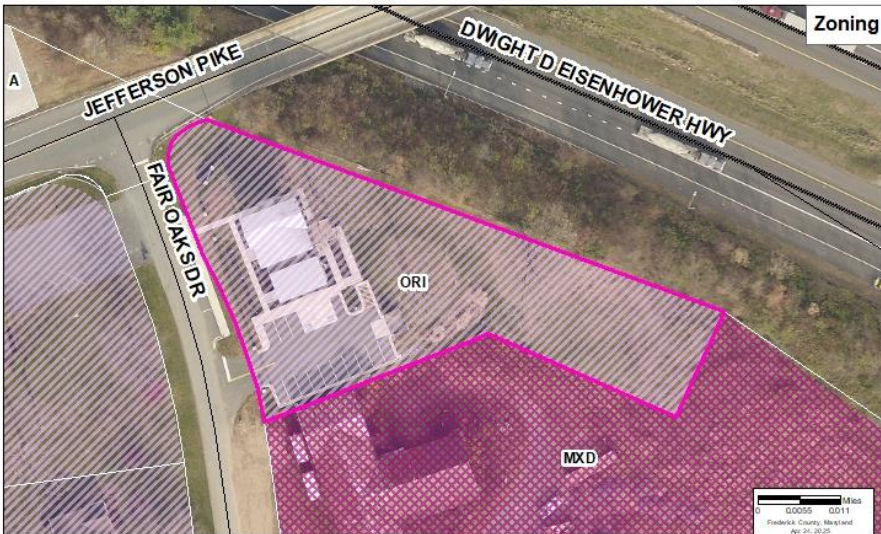


CASE: WS-25-03

APPLICANT: LAM Properties LLC  
(Valley School)

REQUEST: Reclassification of 0.94 acres  
from W-5/Dev, S-5/Dev to W-4/Dev,  
S-4/Dev

LOCATION: 6023 Fair Oaks Drive



Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-03

LAM Properties LLC



CASE: WS-25-03

APPLICANT: LAM Properties LLC  
(Valley School)

REQUEST: Reclassification of 0.94 acres  
from W-5/Dev, S-5/Dev to W-4/Dev,  
S-4/Dev

LOCATION: 6023 Fair Oaks Drive



Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-04

SJP Jefferson 1 LLC



CASE: WS-25-04

APPLICANT: SJP Jefferson 1 LLC  
(Jefferson Exchange)

REQUEST: Reclassification of 19.75  
acres from W-4/Dev, S-4/Dev to W-  
3/Dev, S-3/Dev

LOCATION: 6126 Jefferson Pike



Division of  
Planning and Permitting

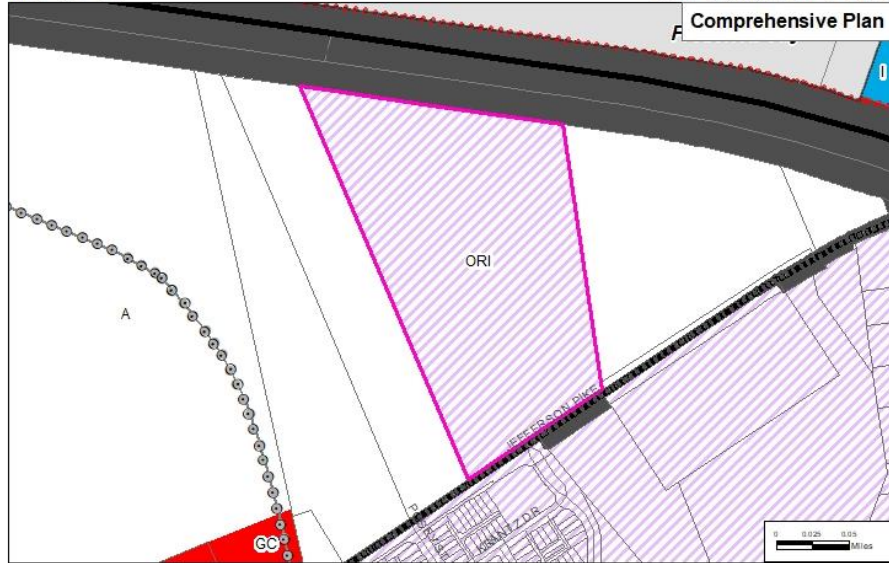
Frederick County  
Government Maryland



WS-25-04

SJP Jefferson 1 LLC

Comprehensive Plan

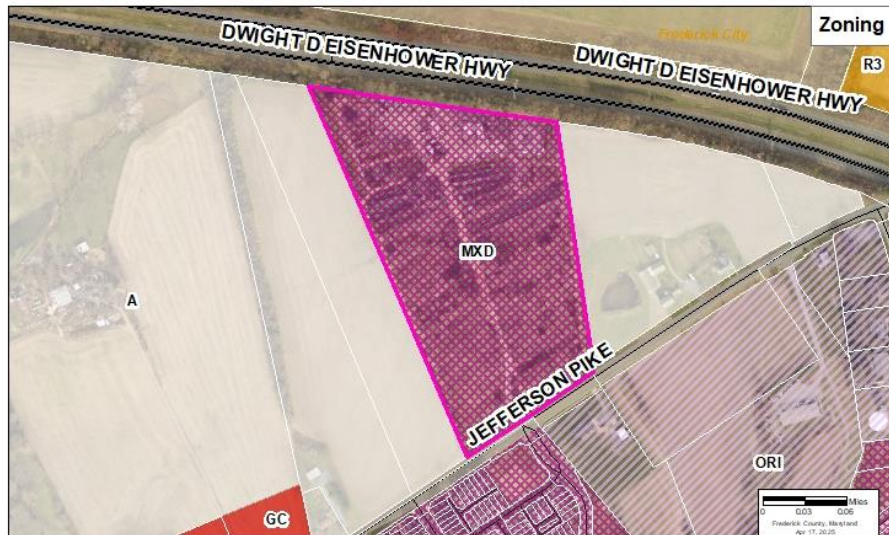


CASE: WS-25-04

APPLICANT: SJP Jefferson 1 LLC  
(Jefferson Exchange)

REQUEST: Reclassification of 19.75  
acres from W-4/Dev, S-4/Dev to W-  
3/Dev, S-3/Dev

LOCATION: 6126 Jefferson Pike



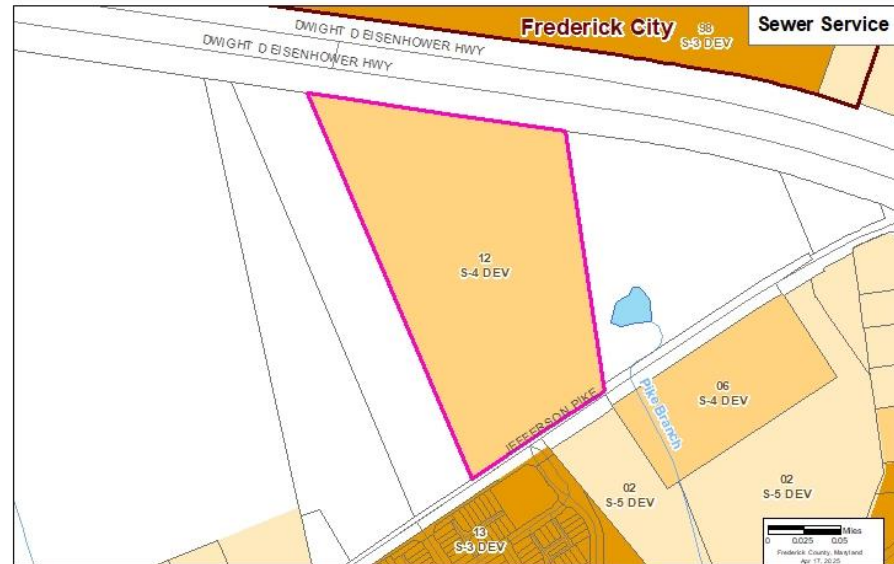
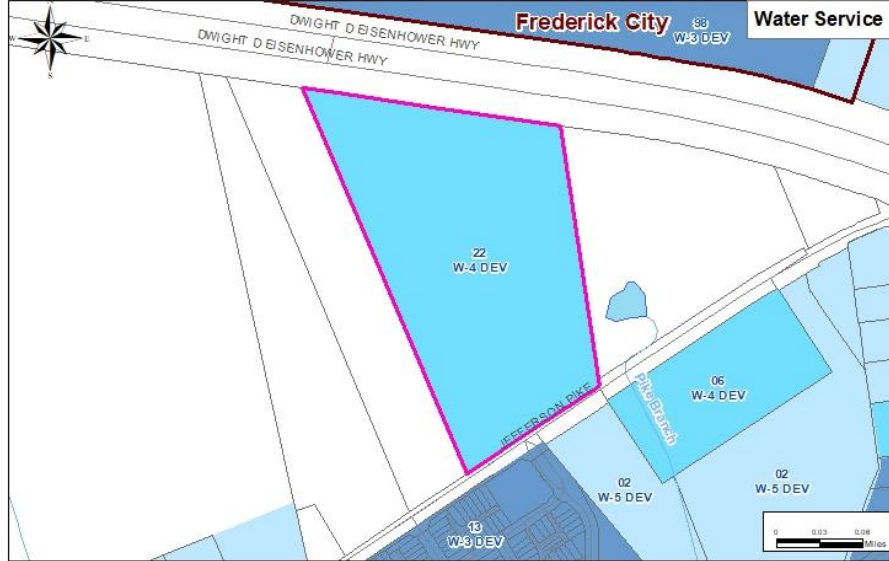
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-04

SJP Jefferson 1 LLC



CASE: WS-25-04

APPLICANT: SJP Jefferson 1 LLC  
(Jefferson Exchange)

REQUEST: Reclassification of 19.75  
acres from W-4/Dev, S-4/Dev to W-  
3/Dev, S-3/Dev

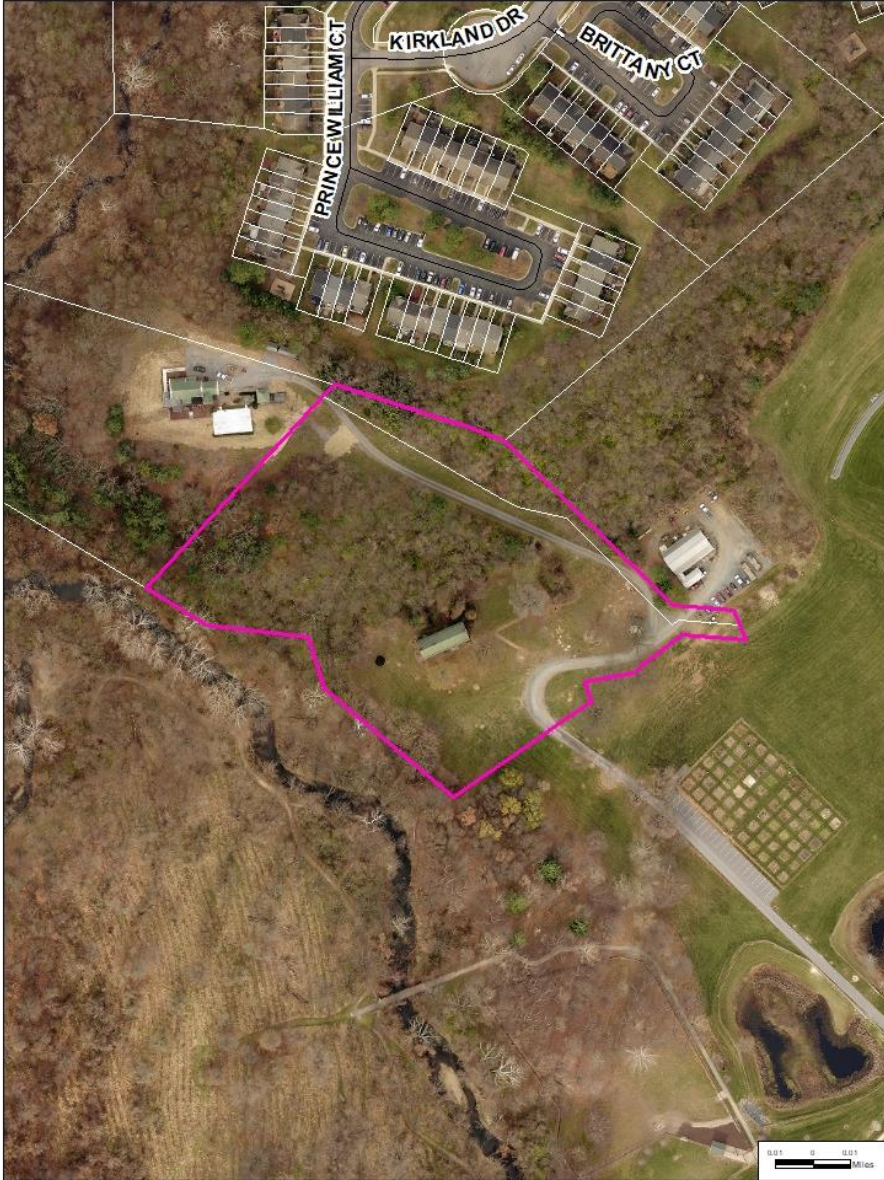
LOCATION: 6126 Jefferson Pike



Division of  
Planning and Permitting

Frederick County  
Government Maryland





**CASE: WS-25-05**

**APPLICANT: Division of Planning & Permitting (Ballenger Creek Park)**

**REQUEST: Reclassification of 5.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev**

**LOCATION: 5346B & 5346A Ballenger Creek Pike**



Division of  
Planning and Permitting

Frederick County  
Government Maryland



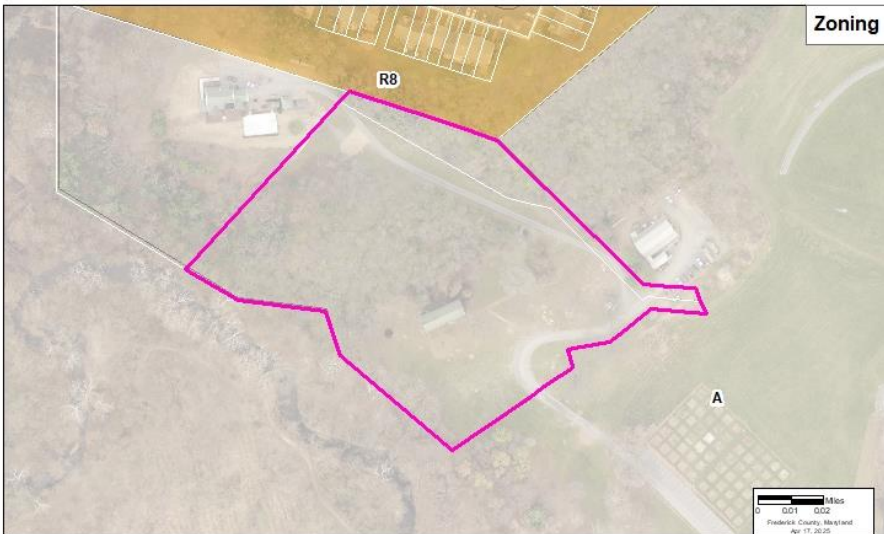
WS-25-05

Division of Planning & Permitting

Comprehensive Plan



Zoning



CASE: WS-25-05

APPLICANT: Division of Planning & Permitting (Ballenger Creek Park)

REQUEST: Reclassification of 5.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

LOCATION: 5346B & 5346A Ballenger Creek Pike



Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-05

Division of Planning & Permitting

Water Service



Sewer Service



CASE: WS-25-05

APPLICANT: Division of Planning & Permitting (Ballenger Creek Park)

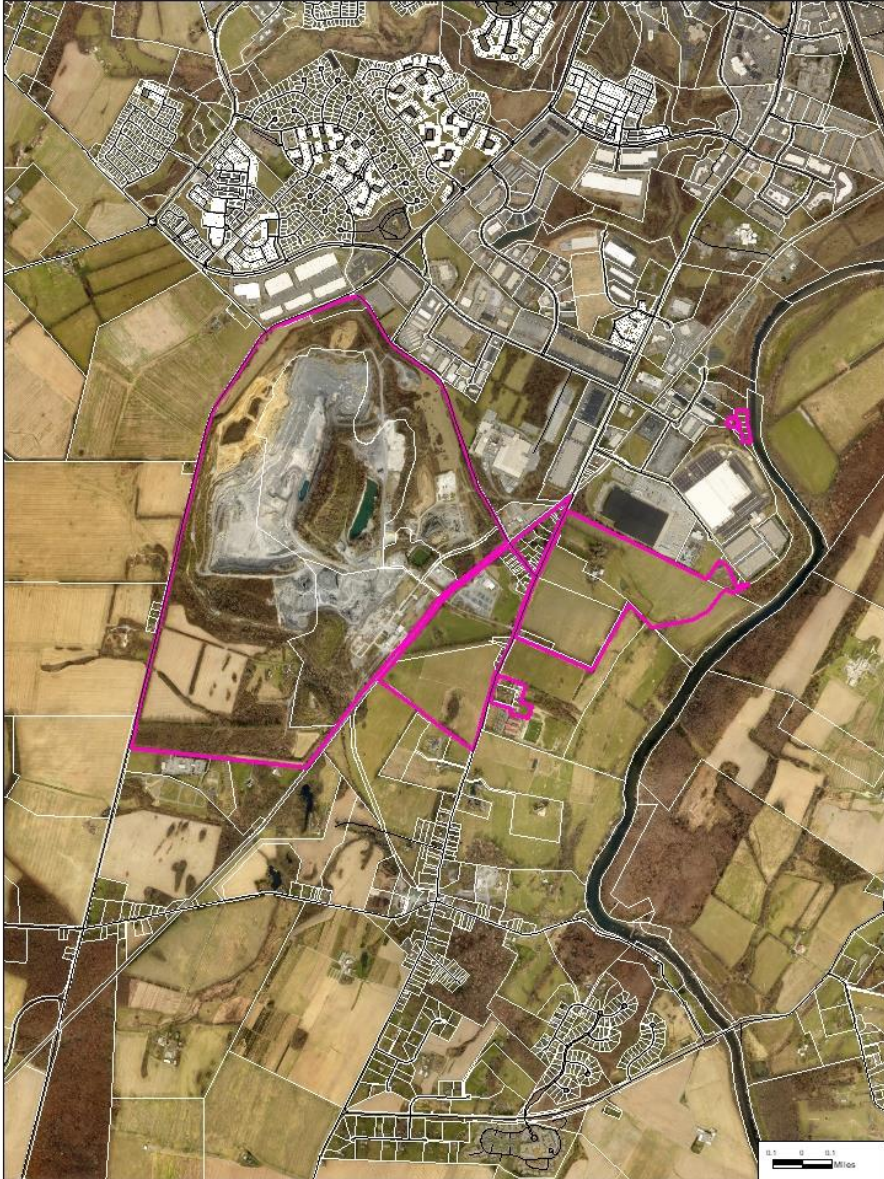
REQUEST: Reclassification of 5.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

LOCATION: 5346B & 5346A Ballenger Creek Pike



Division of  
Planning and Permitting  
Frederick County  
Government Maryland





## CASE: WS-25-06

APPLICANT: Division of Planning & Permitting (South Frederick Corridors Plan)

REQUEST: Reclassification of 60 properties from No Planned Service (water and sewer) to Planned Service (water and sewer) and 1 property from W-1 to No Planned Service (water) in an area totaling 1,139 +/- acres and a text amendment to Chapter 1, Policies and Procedures

LOCATION: Various properties



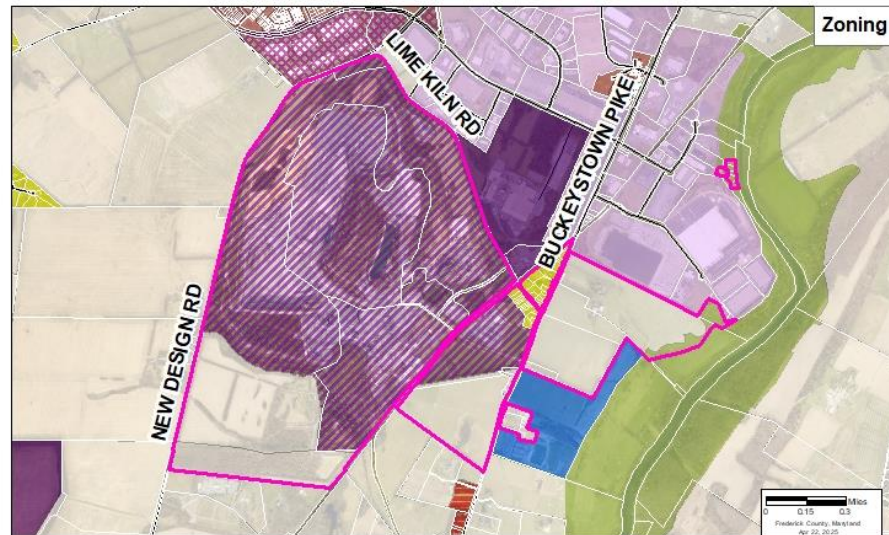
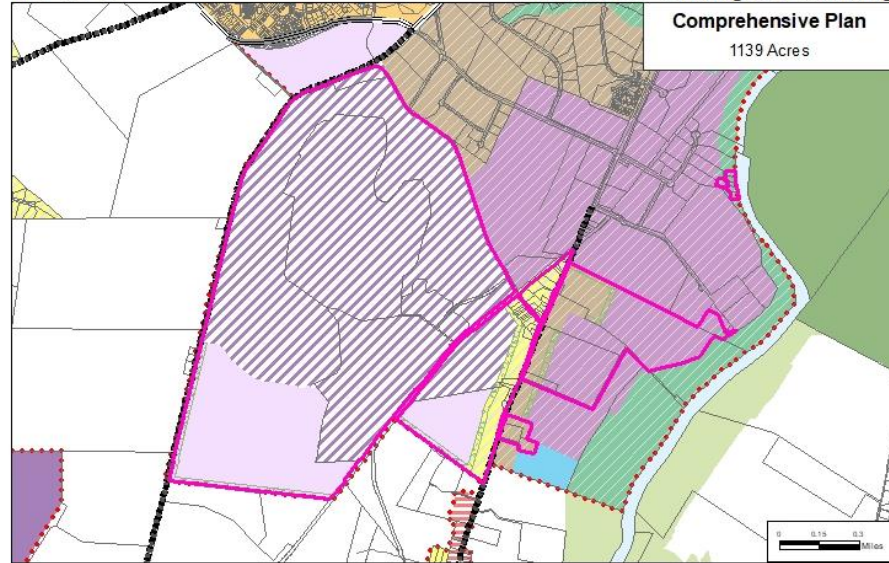
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-06

Division of Planning & Permitting



## CASE: WS-25-06

APPLICANT: Division of Planning & Permitting (South Frederick Corridors Plan)

REQUEST: Reclassification of 60 properties from No Planned Service (water and sewer) to Planned Service (water and sewer) and 1 property from W-1 to No Planned Service (water) in an area totaling 1,139 +/- acres and a text amendment to Chapter 1, Policies and Procedures

LOCATION: Various properties



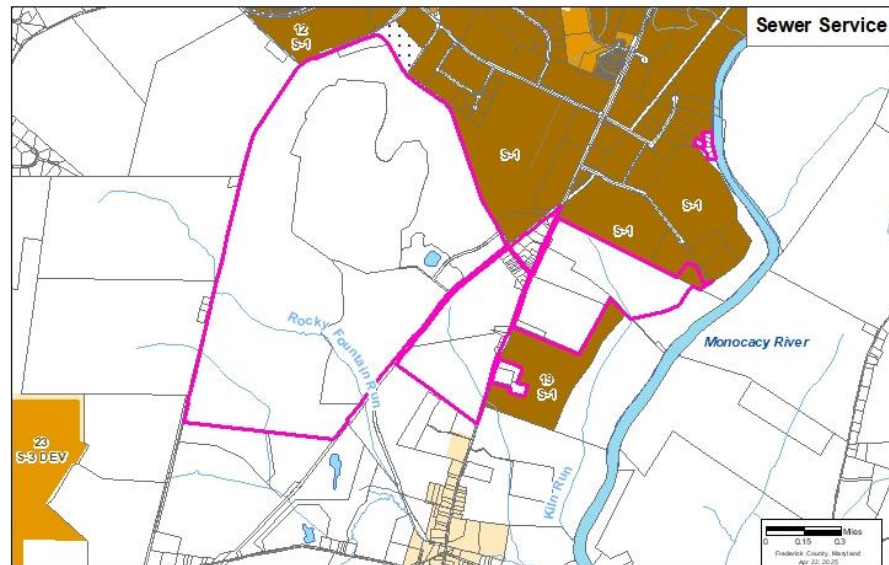
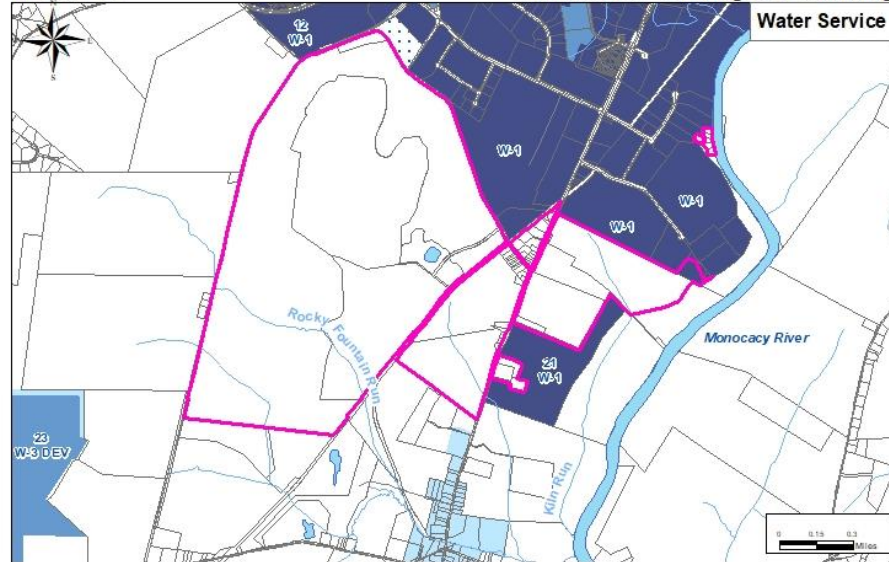
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-06

Division of Planning & Permitting



## CASE: WS-25-06

APPLICANT: Division of Planning & Permitting (South Frederick Corridors Plan)

REQUEST: Reclassification of 60 properties from No Planned Service (water and sewer) to Planned Service (water and sewer) and 1 property from W-1 to No Planned Service (water) in an area totaling 1,139 +/- acres and a text amendment to Chapter 1, Policies and Procedures

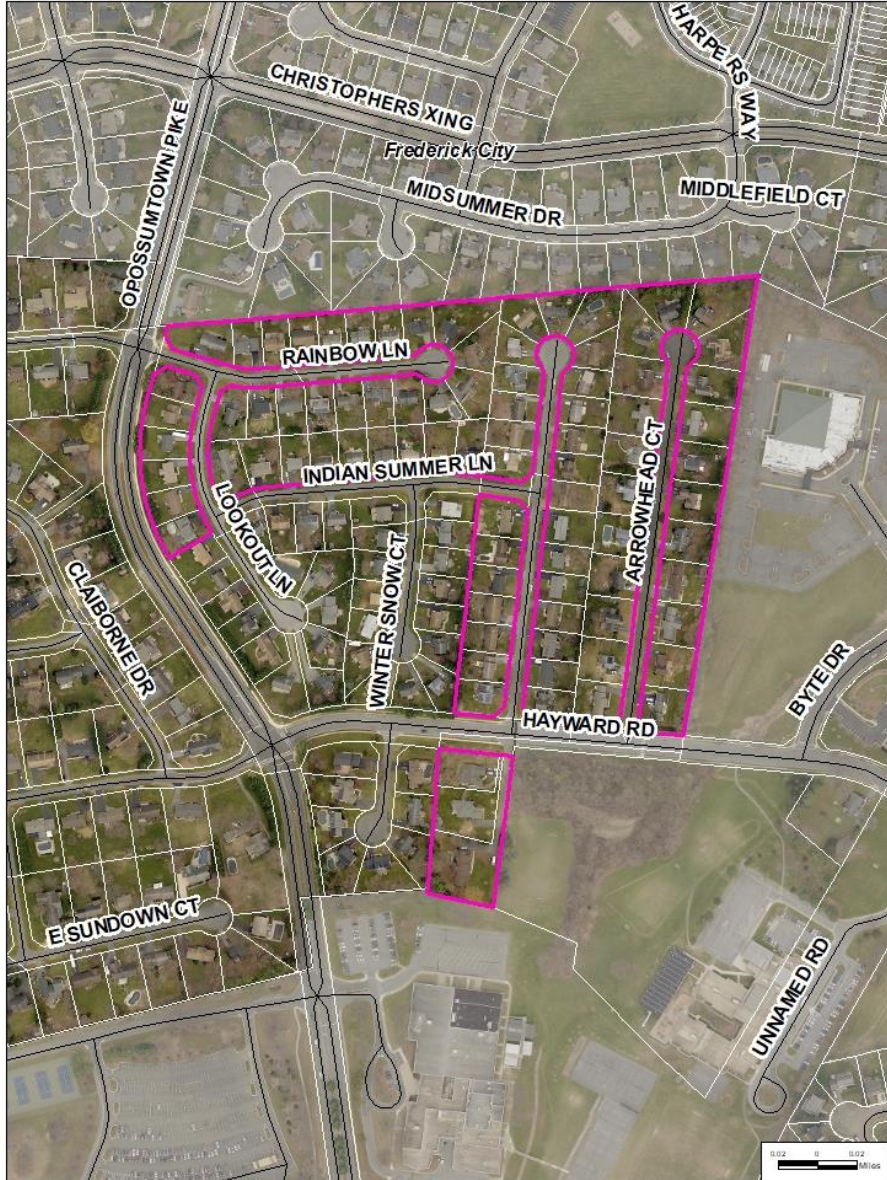
LOCATION: Various properties



Division of  
Planning and Permitting

Frederick County  
Government Maryland





**CASE: WS-25-07**

**APPLICANT: Division of Planning & Permitting (Clover Hill)**

**REQUEST: Reclassification of 87 properties totaling approximately 25.31 acres from W-1 to W-5/Dev**

**LOCATION: Various properties**



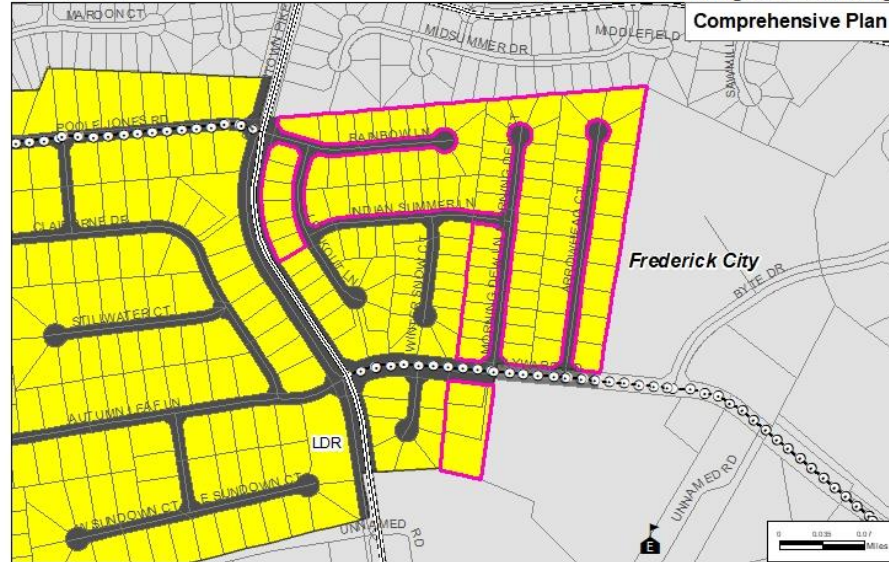
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-07

Division of Planning & Permitting

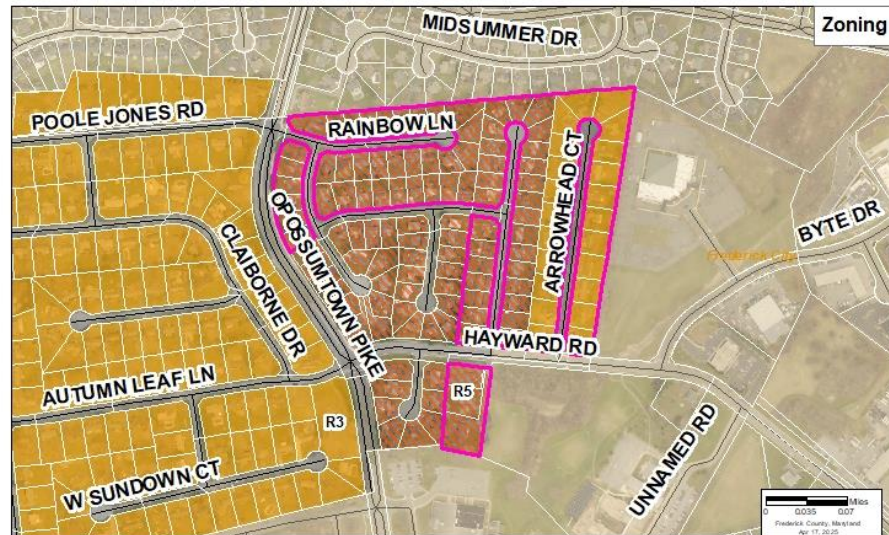


CASE: WS-25-07

APPLICANT: Division of Planning & Permitting (Clover Hill)

REQUEST: Reclassification of 87 properties totaling approximately 25.31 acres from W-1 to W-5/Dev

LOCATION: Various properties



Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-07

Division of Planning & Permitting



CASE: WS-25-07

APPLICANT: Division of Planning & Permitting (Clover Hill)

REQUEST: Reclassification of 87 properties totaling approximately 25.31 acres from W-1 to W-5/Dev

LOCATION: Various properties



Division of  
Planning and Permitting

Frederick County  
Government Maryland





**CASE: WS-25-08**

**APPLICANT: Division of Planning & Permitting (Braddock Heights)**

**REQUEST: Reclassification of 8 properties totaling approximately 3.23 acres from W-1 to No Planned Service (water)**

**LOCATION: Various properties**



Division of  
Planning and Permitting

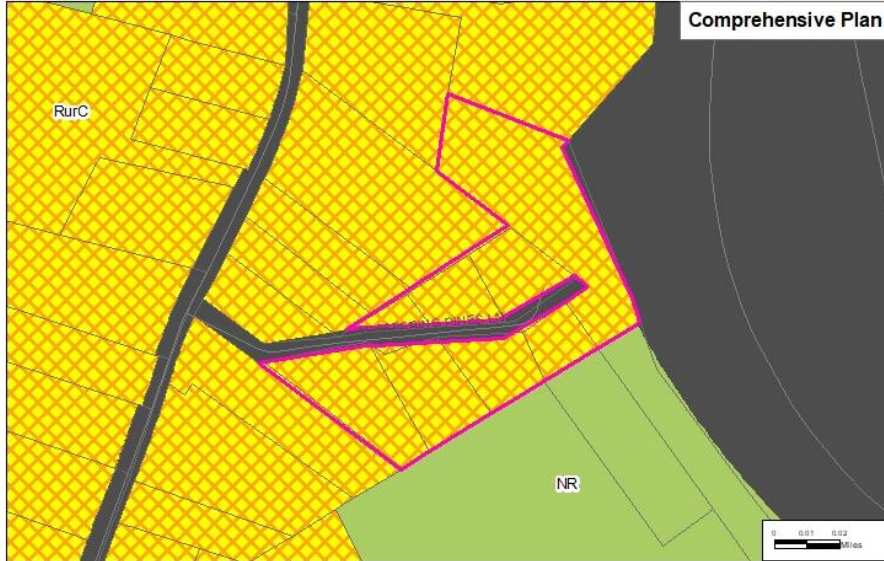
Frederick County  
Government Maryland



WS-25-08

Division of Planning & Permitting

Comprehensive Plan



CASE: WS-25-08

APPLICANT: Division of Planning & Permitting (Braddock Heights)

REQUEST: Reclassification of 8 properties totaling approximately 3.23 acres from W-1 to No Planned Service (water)

LOCATION: Various properties



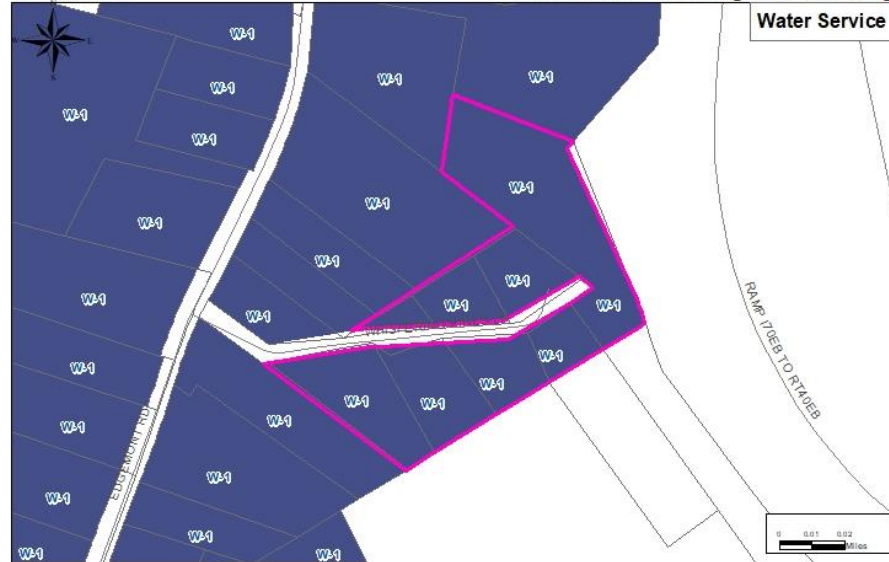
Division of  
Planning and Permitting

Frederick County  
Government Maryland



WS-25-08

Division of Planning & Permitting



CASE: WS-25-08

APPLICANT: Division of Planning & Permitting (Braddock Heights)

REQUEST: Reclassification of 8 properties totaling approximately 3.23 acres from W-1 to No Planned Service (water)

LOCATION: Various properties



Division of  
Planning and Permitting

Frederick County  
Government Maryland



**CASE: WS-25-09**

**APPLICANT: Division of Planning & Permitting  
(Infrastructure Maps)**

**REQUEST: Various updates to the Water and Sewer Infrastructure Maps  
to reflect current development and infrastructure status**

**LOCATION: Water and/or wastewater infrastructure owned by: Frederick  
County, City of Brunswick, Town of Emmitsburg, City of Frederick, Town  
of Middletown, Town of Myersville, & the Town of Walkersville**



Division of  
Planning and Permitting

Frederick County  
Government Maryland