

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



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



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



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



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



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

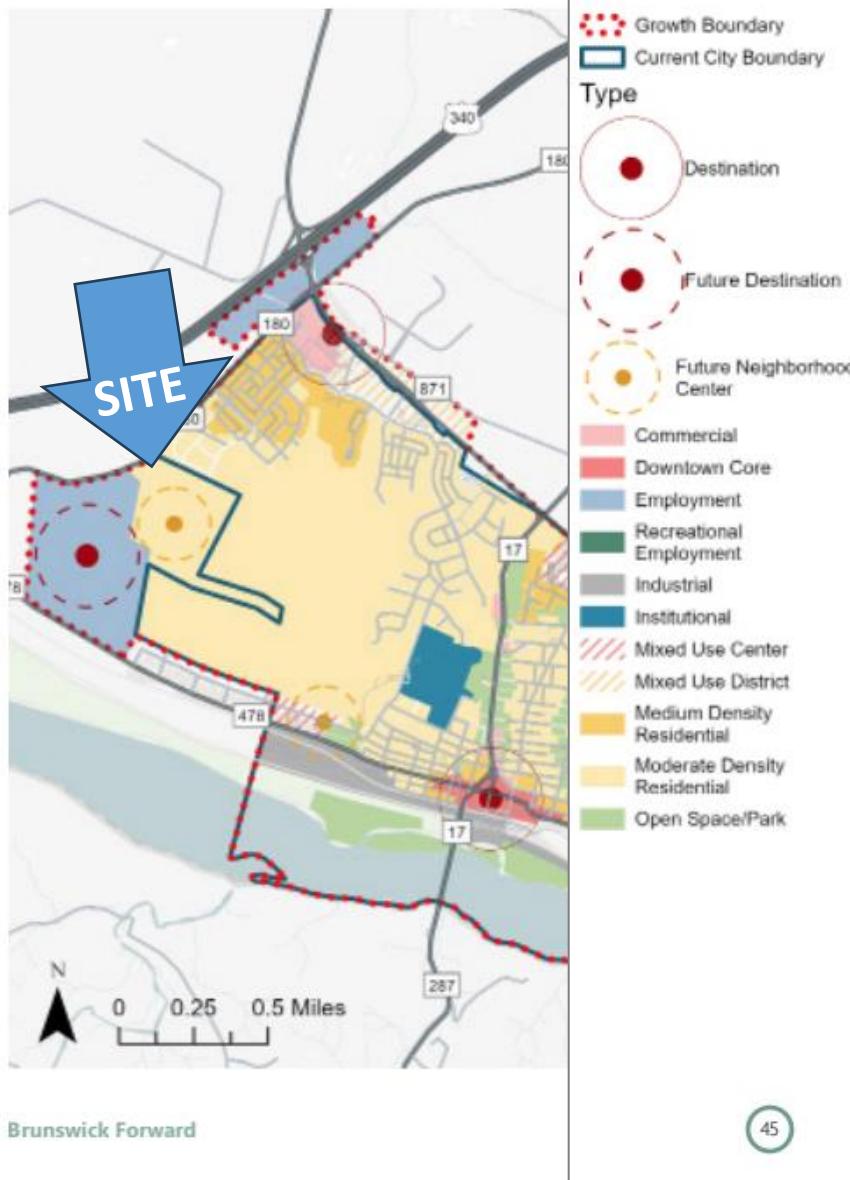
LOCATION: Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway



Division of
Planning and Permitting

Frederick County
Government Maryland

Figure 14: Future land use



CASE: WS-25-01

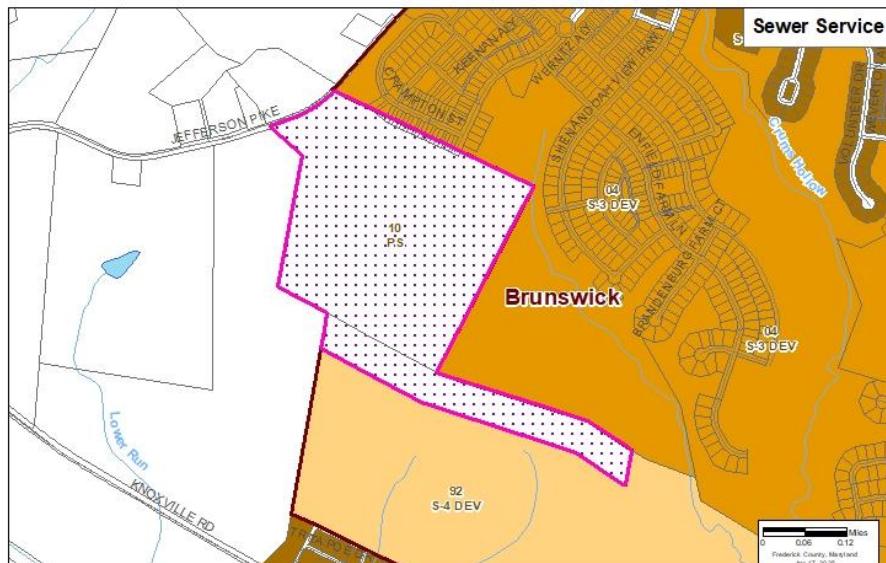
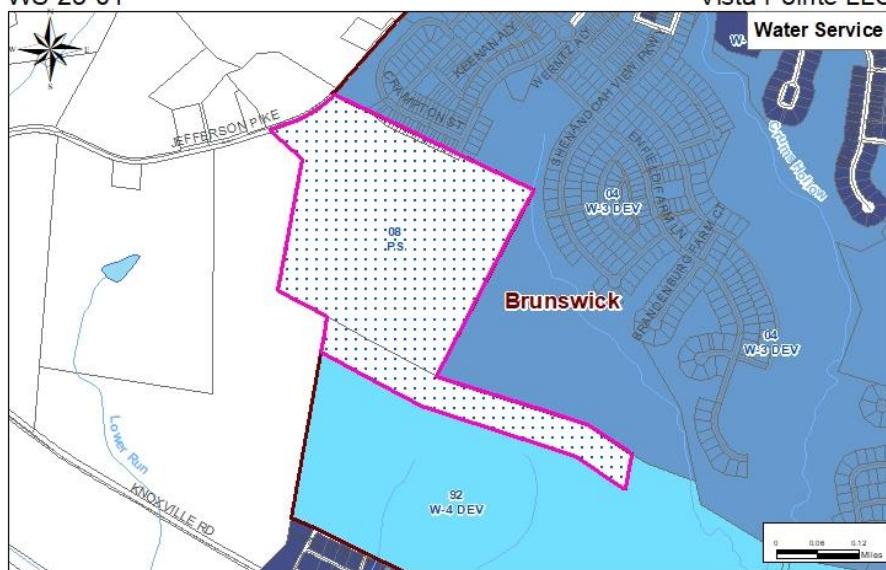
APPLICANT: Vista Pointe LLC (Ferris & Brylawski)

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



WS-25-01



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-25-02

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

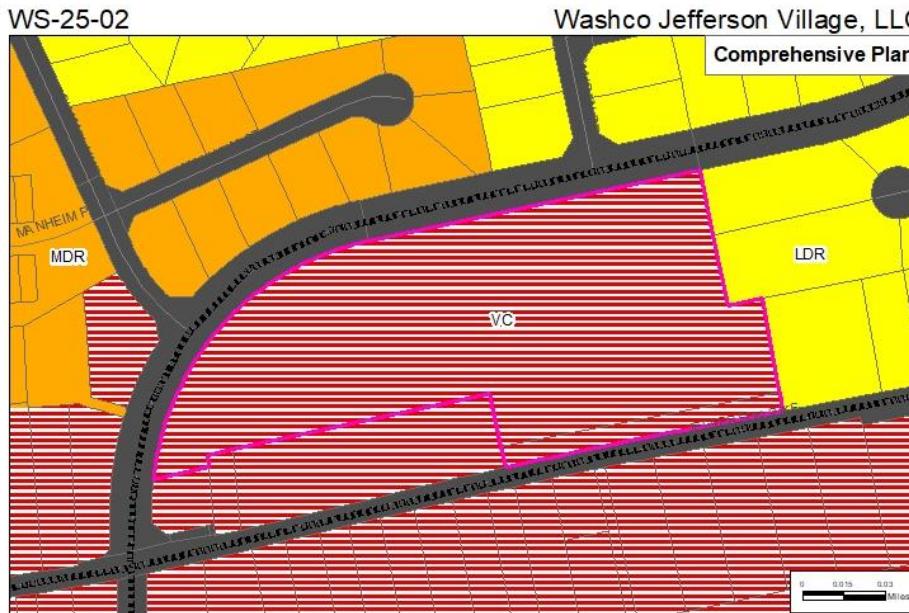
LOCATION: One unaddressed parcel located near the intersection of Jefferson Pike (MD-180) and Holter Road



Division of
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Frederick County
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WS-25-02



CASE: WS-25-02

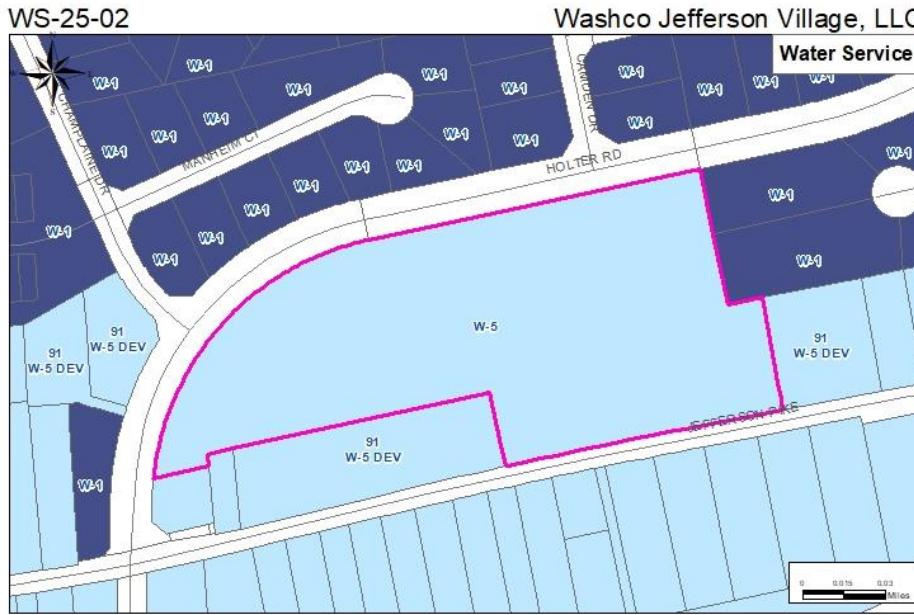
**APPLICANT: WashCo Jefferson Village, LLC
(Jefferson Village LLC)**

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-25-02

**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-25-03

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-25-03



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



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

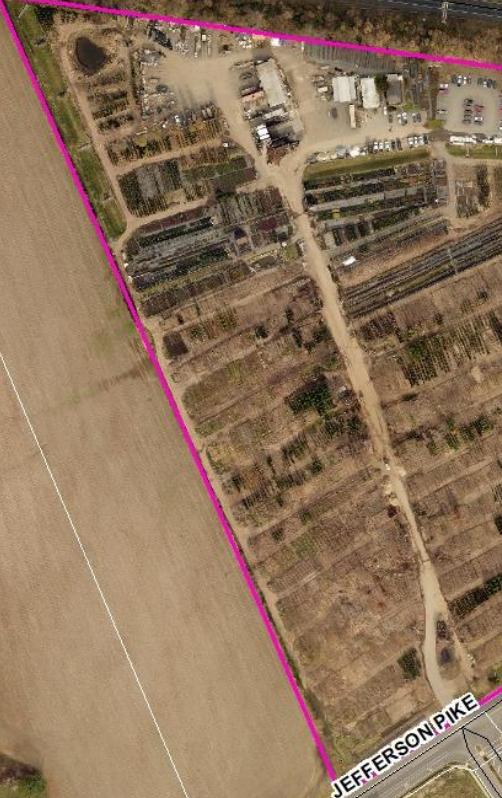
WS-25-04

SJP Jefferson 1 LLC

Frederick City

DWIGHT D EISENHOWER HWY

DWIGHT D EISENHOWER HWY



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



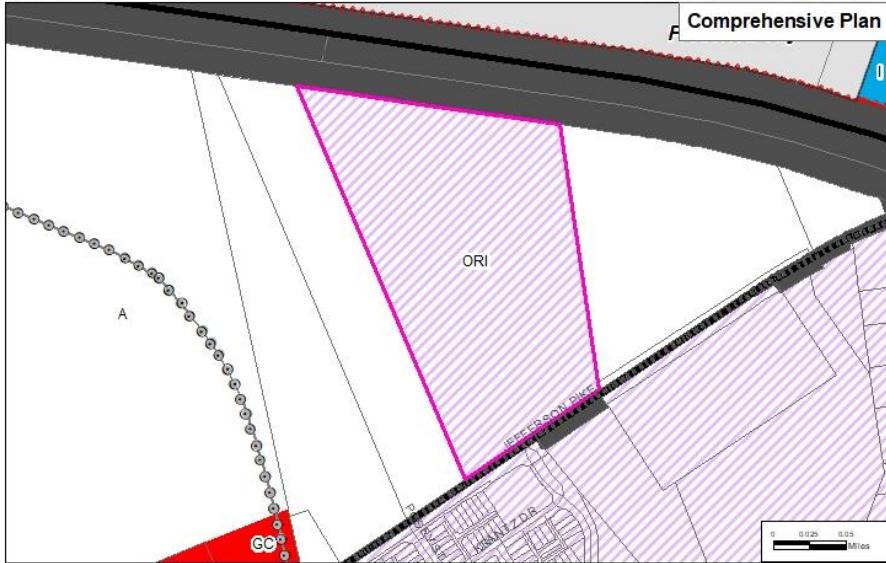
Division of
Planning and Permitting

Frederick County
Government Maryland

WS-25-04

SJP Jefferson 1 LLC

Comprehensive Plan

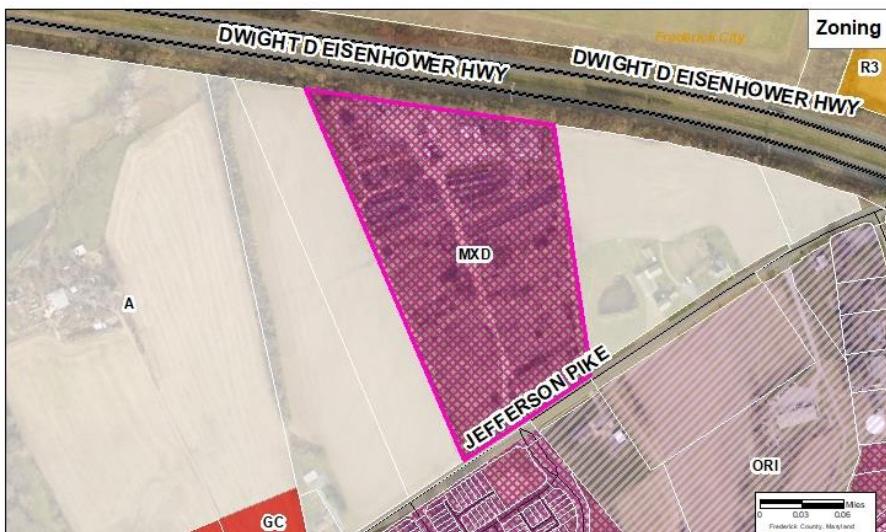


CASE: WS-25-04

**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



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**

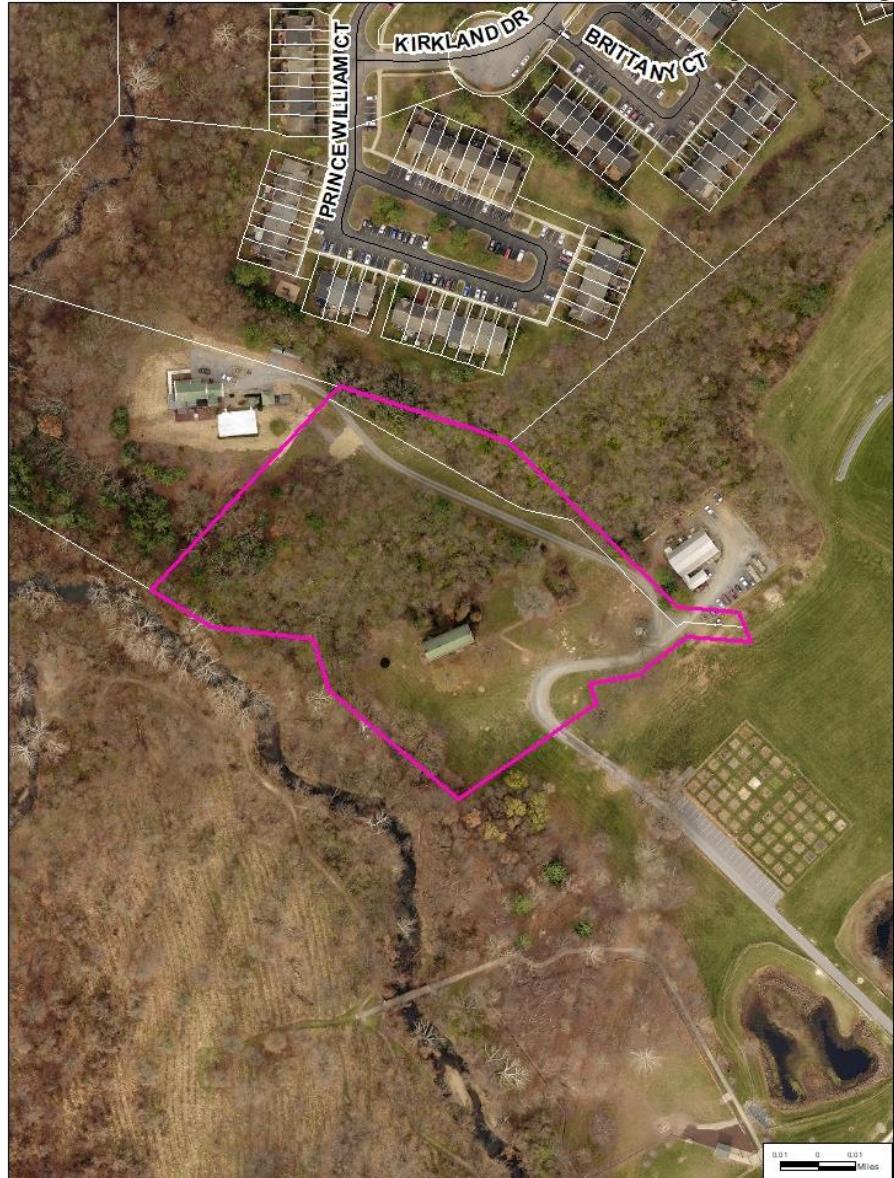
LOCATION: 6126 Jefferson Pike



Division of
Planning and Permitting
Frederick County
Government Maryland

WS-25-05

Division of Planning & Permitting



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

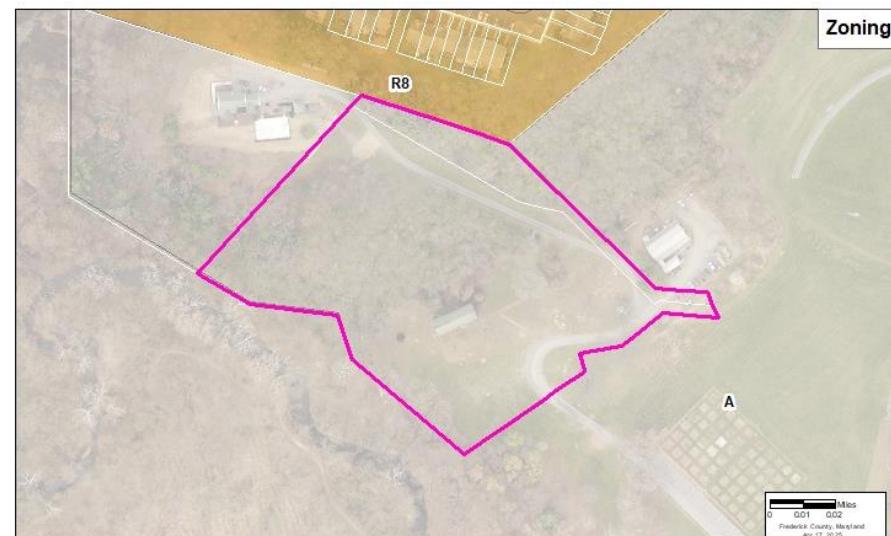


Division of
Planning and Permitting
Frederick County
Government Maryland

WS-25-05

Division of Planning & Permitting

Comprehensive Plan



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



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

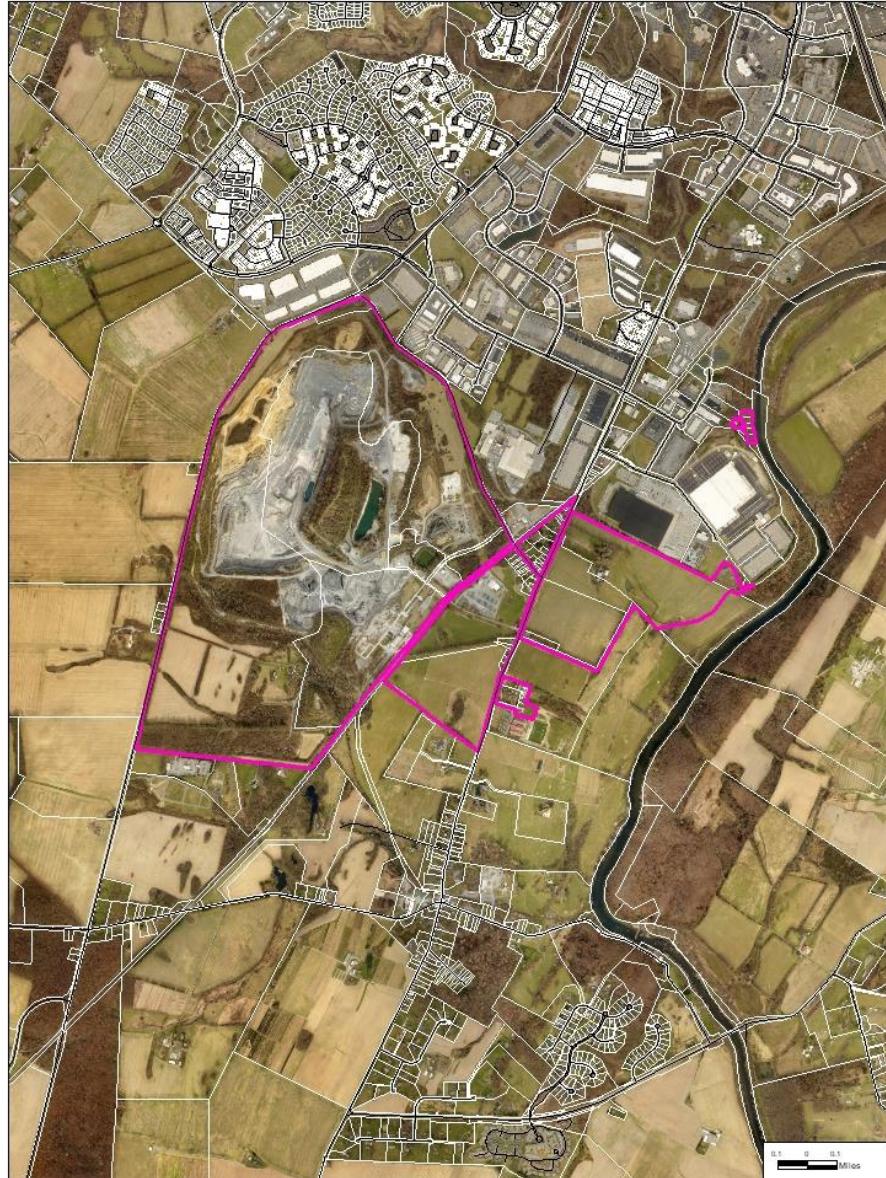


Division of
Planning and Permitting

Frederick County
Government Maryland

WS-25-06

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

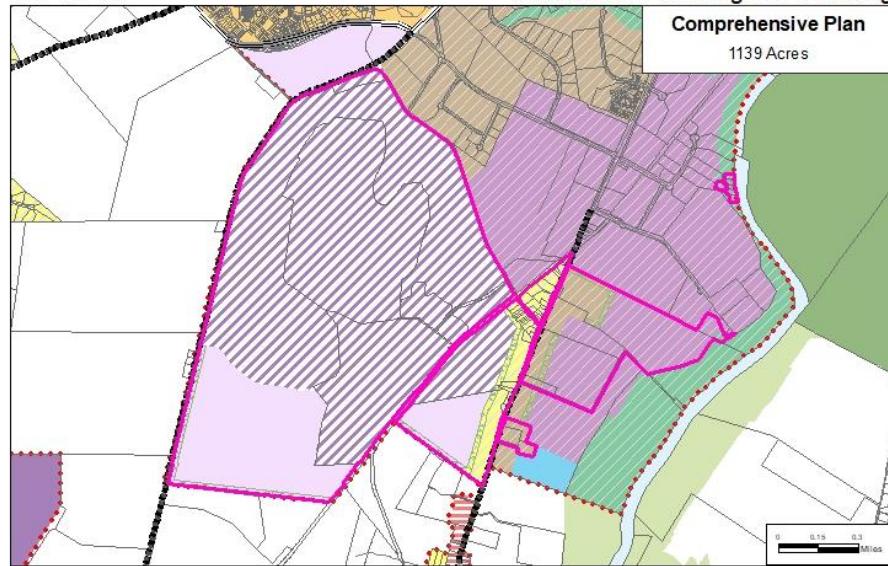
LOCATION: Various properties



Division of
Planning and Permitting
Frederick County
Government Maryland

WS-25-06

Division of Planning & Permitting
Comprehensive Plan
1139 Acres

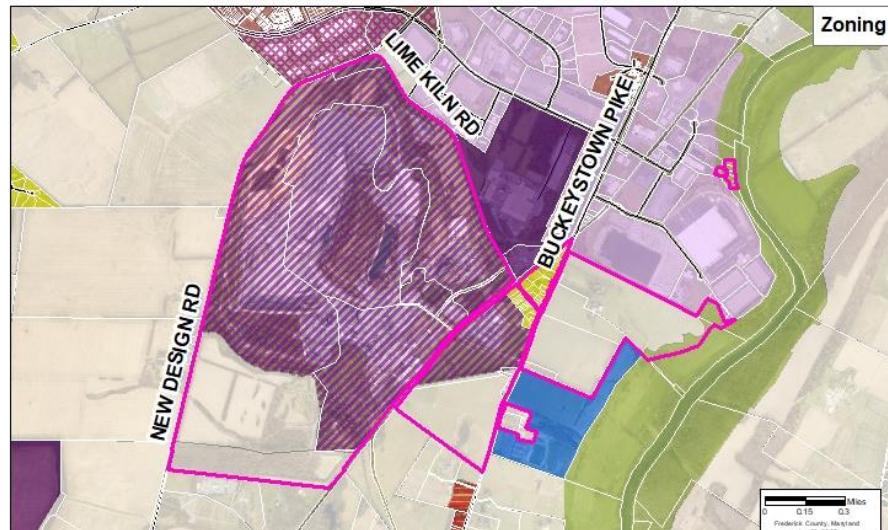


CASE: WS-25-06

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



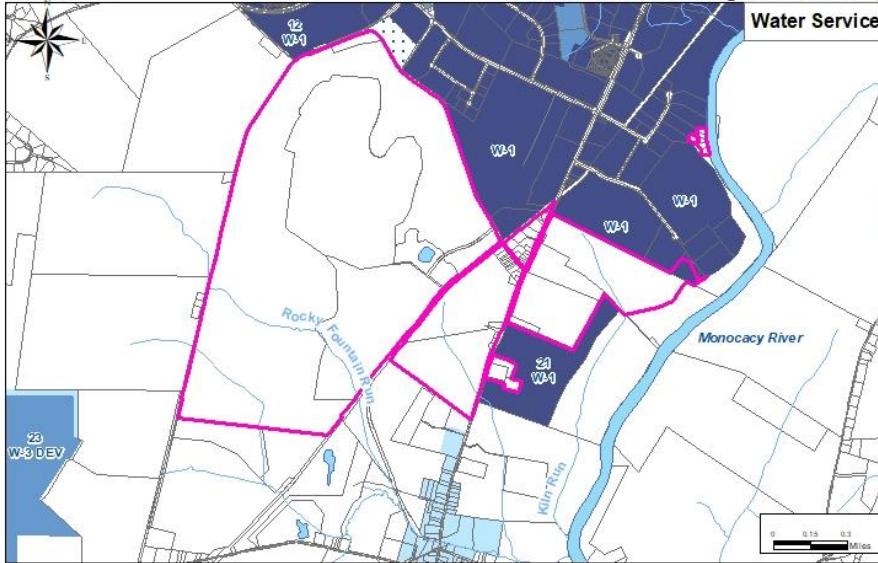
Division of
Planning and Permitting

Frederick County
Government Maryland

WS-25-06

Division of Planning & Permitting

Water Service

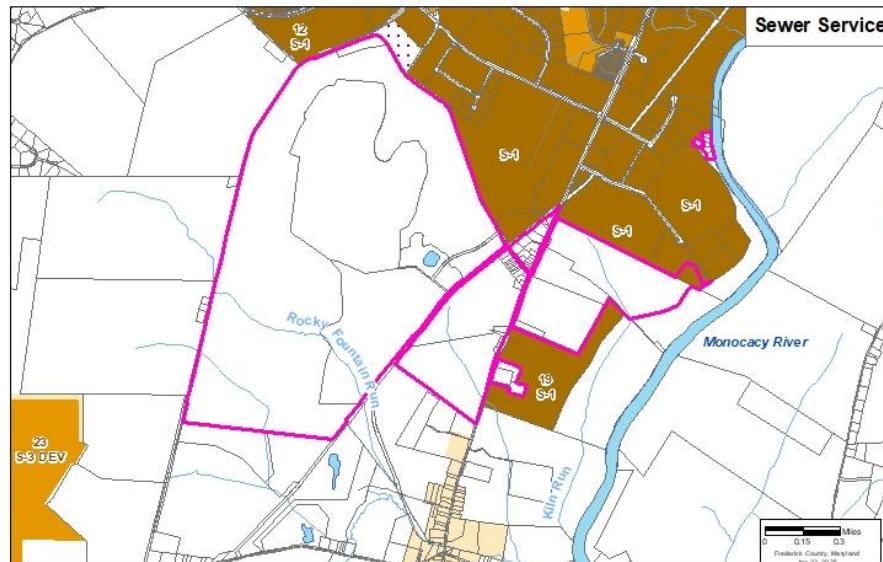


CASE: WS-25-06

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-25-07

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

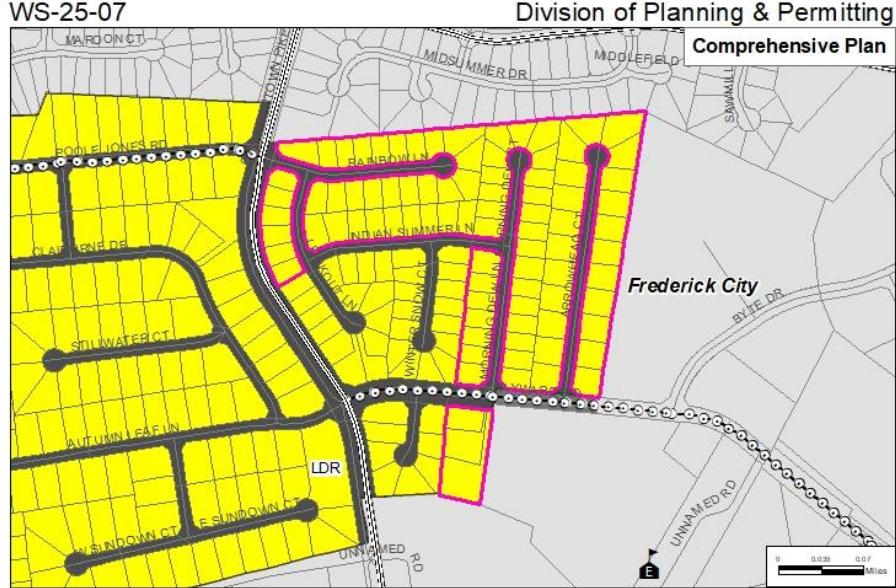
LOCATION: Various properties



Division of
Planning and Permitting

Frederick County
Government Maryland

WS-25-07



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
Water Service



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-25-08

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)

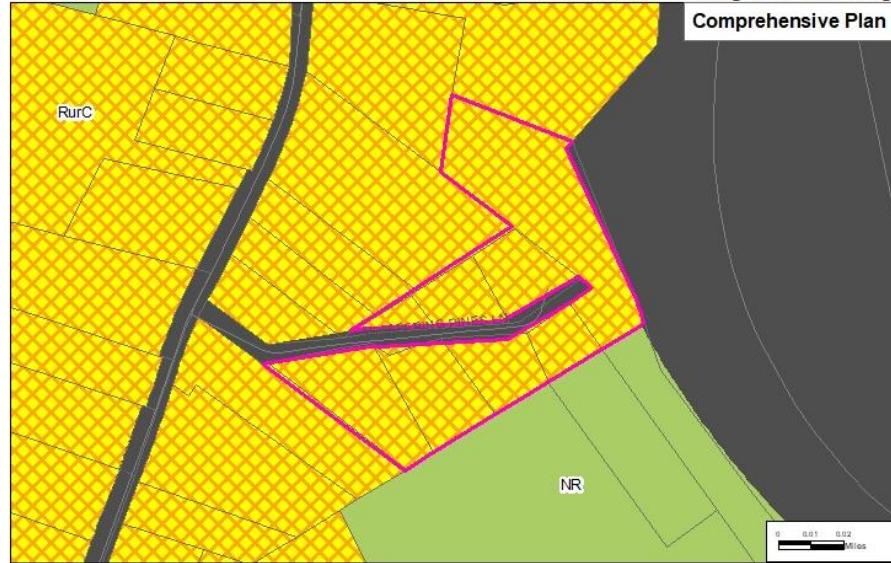
LOCATION: Various properties



Division of
Planning and Permitting
Frederick County
Government Maryland

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

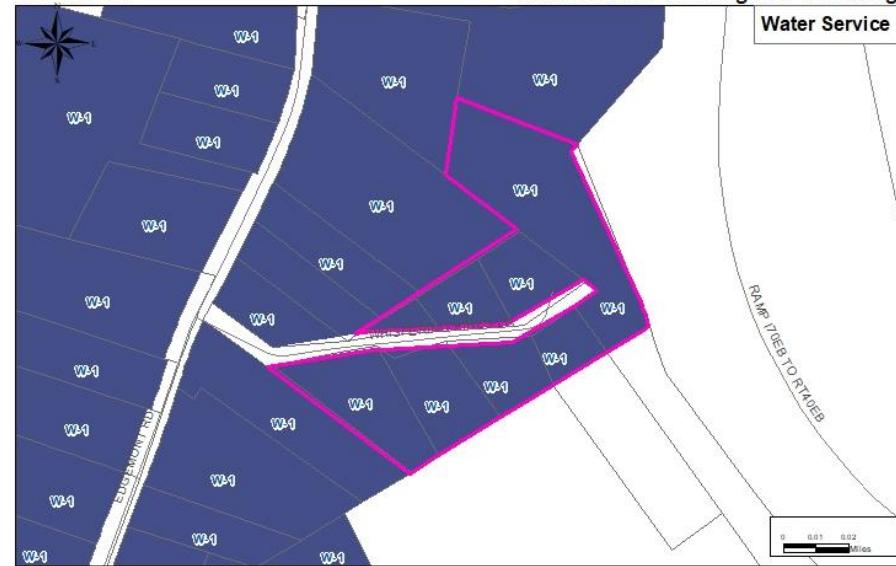


Division of
Planning and Permitting
Frederick County
Government Maryland

WS-25-08

Division of Planning & Permitting

Water Service



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

