

# Frederick County Planning Commission



June 11, 2025

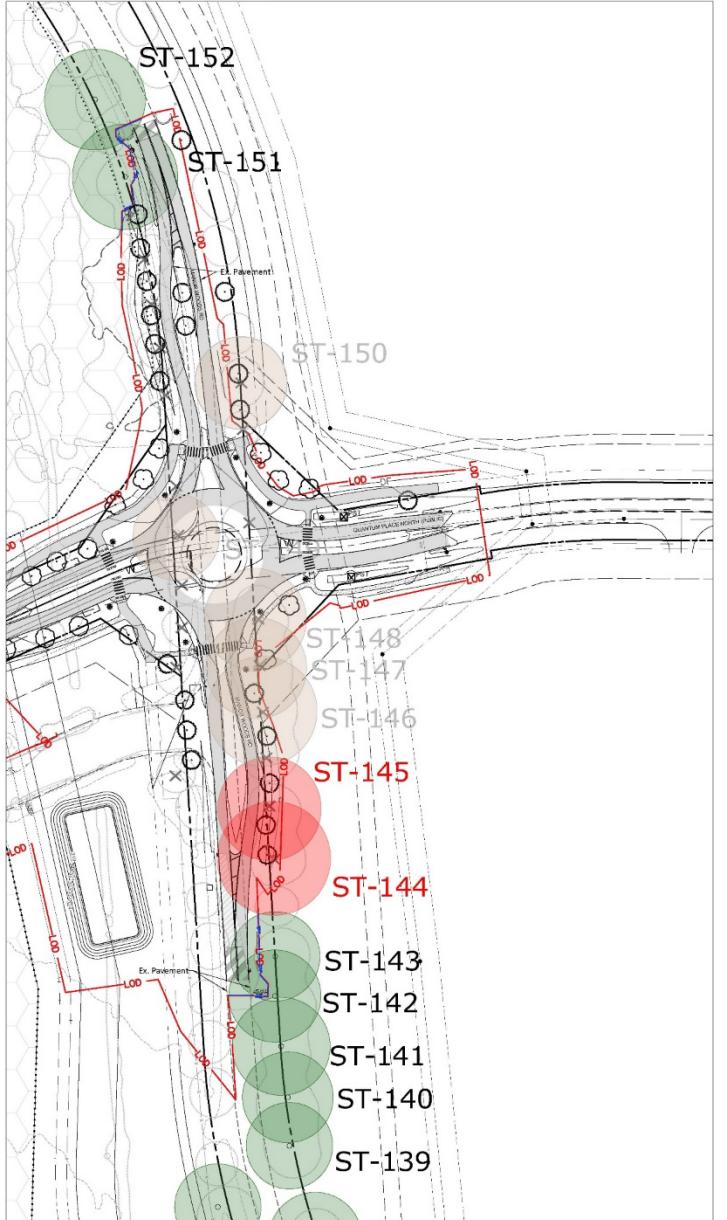
# *Quantum Frederick – Manor Woods Road*

## *FRO Modification*

The Applicant is requesting approval of a modification to the Forest Resource Ordinance (FRO) to remove two (2) specimen trees along Manor Woods Road.



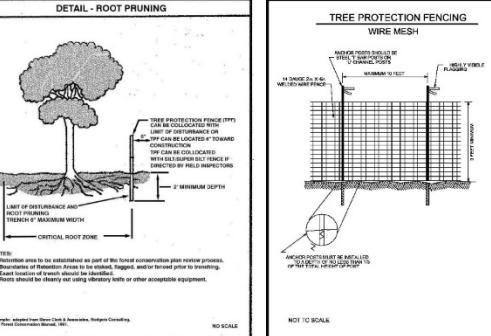
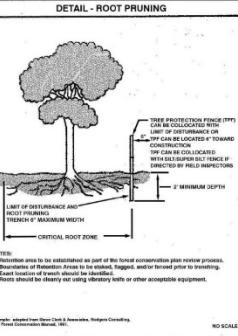
Manor Woods Road Traffic Circle:



MANOR WOODS ROAD TRAFFIC CIRCLE

REVISION	DATE	REVISION	DATE	REVISION	DATE	OWNER/DEVELOPER
						Quantum Maryland, LLC. 20251 Century Blvd, Suite 200, Germantown, Maryland 20874
						Contact: Michael Kay Kendall Phone: (301) 267-3428

FRO Modification F277360  
Specimen Tree Exhibit



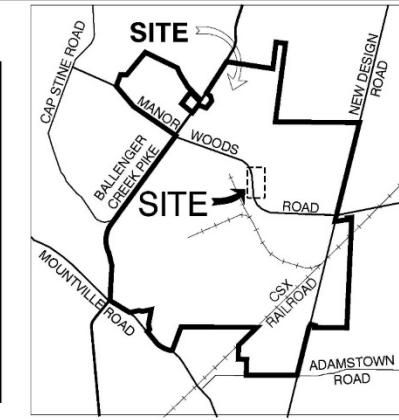
GENERAL NOTES:

Engineering plans for Manor Woods Road were prepared by Dewberry (see PV/275583).

The Critical Root Zone (CRZ) is defined in the State Forest Conservation Technical Manual as 1.5 feet in radius for every 1 inch in diameter at breast height (DBH) for open grown trees (i.e. a 30" dbh tree has a 45" radius CRZ).

ROOT PRUNING NOTES:

1. Root Pruning shall occur at all locations where tree protection fence is proposed. The location of the root pruning trench shall be marked on the ground with paint.
2. Soil along the root pruning trench shall be removed with hand tools or air knife before root pruning so that roots are visible.
3. Once exposed, use a sharp tool (i.e. lopping shears, hand saw, ax, root pruner, reciprocating saw) that leaves a clean cut. Do not use chainsaws, chain trenchers, or mechanical equipment such as a dingo, skid-steer, excavator, or similar to make root pruning cuts.
4. All roots shall be left with a clean, smooth cuts and no ragged edges.
5. After root pruning roots shall be kept moist. If they will be exposed for more than 8 hours, cover them with moist mulch.
6. Fill the trench with high quality topsoil and mulch the area with triple shredded hardwood to a depth of 3" and water well.



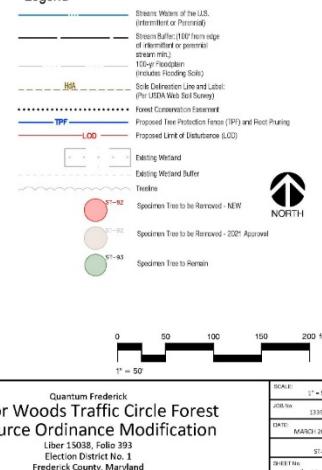
PRELIMINARY NOT FOR CONSTRUCTION

Specimen Trees Previously Approved to be Removed:

Tree ID	DBH	Common Name	Scientific Name	Condition
37	30.5	Tulip Poplar	<i>Populus tulipifera</i>	Good
66	32	Pin Oak	<i>Quercus palustris</i>	Good
68	36	Tulip Poplar	<i>Populus tulipifera</i>	Good
82	34	Pin Oak	<i>Quercus palustris</i>	Good
83	34	Tulip Poplar	<i>Populus tulipifera</i>	Good
87	34	Tulip Poplar	<i>Populus tulipifera</i>	Good
88	34	Tulip Poplar	<i>Populus tulipifera</i>	Good
89	34.5	Tulip Poplar	<i>Populus tulipifera</i>	Good
92	33	Tulip Poplar	<i>Populus tulipifera</i>	Good
94	32.5	Pin Oak	<i>Quercus palustris</i>	Good
134	31.5	Pin Oak	<i>Quercus palustris</i>	Fair
133	31.5	Pin Oak	<i>Quercus palustris</i>	Good
146	38	Pin Oak	<i>Quercus palustris</i>	Good
147	38	Pin Oak	<i>Quercus palustris</i>	Good
148	39.5	Pin Oak	<i>Quercus palustris</i>	Good
149	30	Pin Oak	<i>Quercus palustris</i>	Good
150	30	Northern Red Oak	<i>Quercus rubra</i>	Good
170	44	Eastern Cottonwood	<i>Populus deltoides</i>	Fair
211	30	Pin Oak	<i>Quercus palustris</i>	Good
240	34	Northern Red Oak	<i>Quercus rubra</i>	Good
241	34	Pin Oak	<i>Quercus palustris</i>	Good
262	34	Northern Red Oak	<i>Quercus rubra</i>	Good
279	32	Northern Red Oak	<i>Quercus rubra</i>	Good
280	32	Pin Oak	<i>Quercus palustris</i>	Fair
281	33	Northern Red Oak	<i>Quercus rubra</i>	Good
402	35	Weeping Willow	<i>Salix babylonica</i>	Poor
403	37	Eastern Cottonwood	<i>Populus deltoides</i>	Good

Tree ID	DBH	Common Name	Scientific Name	Condition
144	39.5	Pin Oak	<i>Quercus palustris</i>	Good
145	36	Pin Oak	<i>Quercus palustris</i>	Good

Legend



RODGERS  
CONSULTING

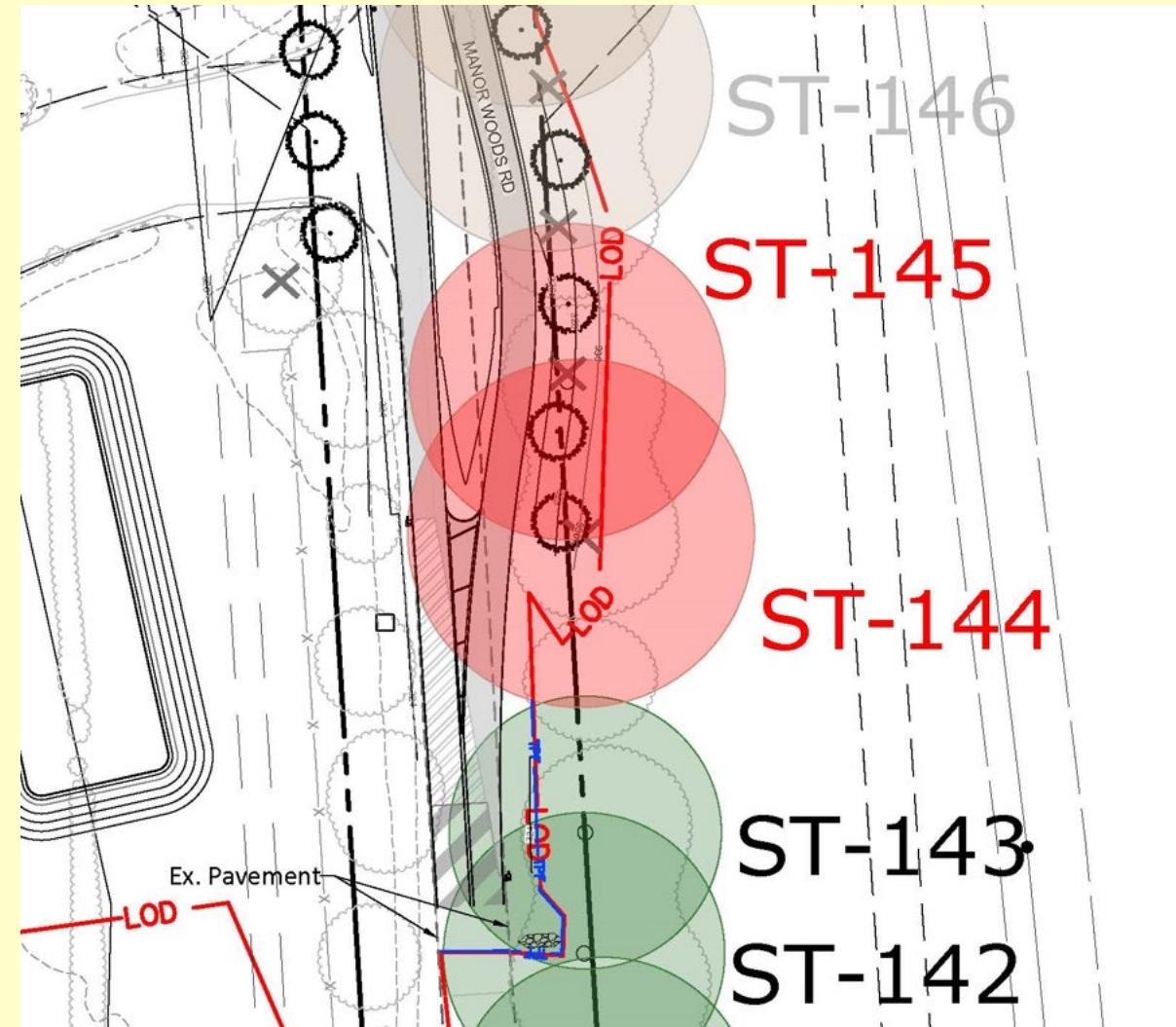
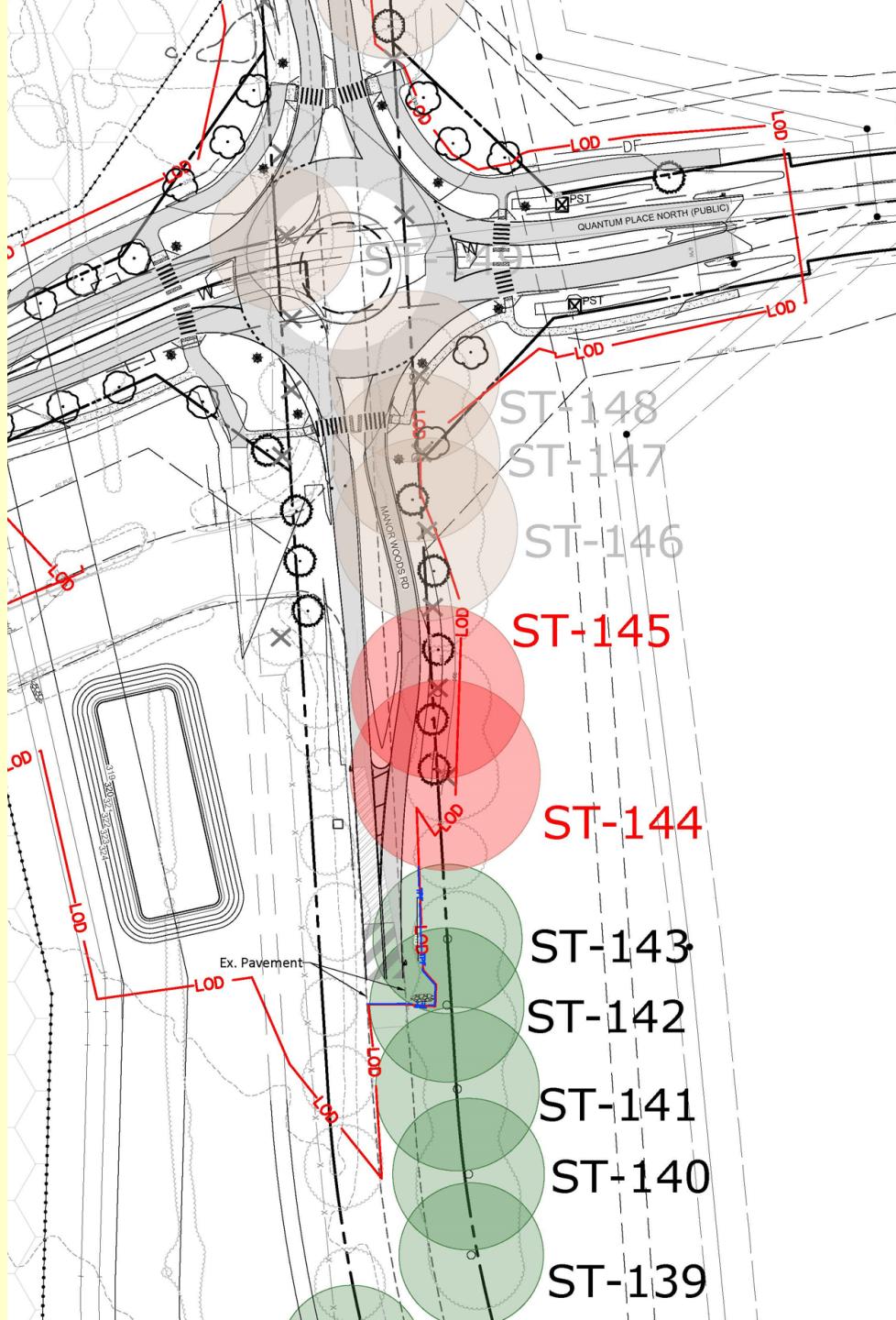
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Phone: (301) 267-3428

Quantum Frederick  
Manor Woods Traffic Circle Forest  
Resource Ordinance Modification  
Upper 1300s, Feb 3 2015  
Election District No. 1  
Frederick County, Maryland

SCALE	1" = 1'
1" = 50'	1330ft
1" = 100'	2660ft
1" = 150'	3990ft
1" = 200'	5320ft

ST-1

1 of 1



ST-144



ST-145



## **RECOMMENDATION**

Staff recommends that the Planning Commission review the Applicant's justification letter and determine if the proposal meets the criteria for granting a modification under §1-21-21 of the FRO. Should the Planning Commission grant approval of the modification request, Staff recommends the following conditions be added to the approval:

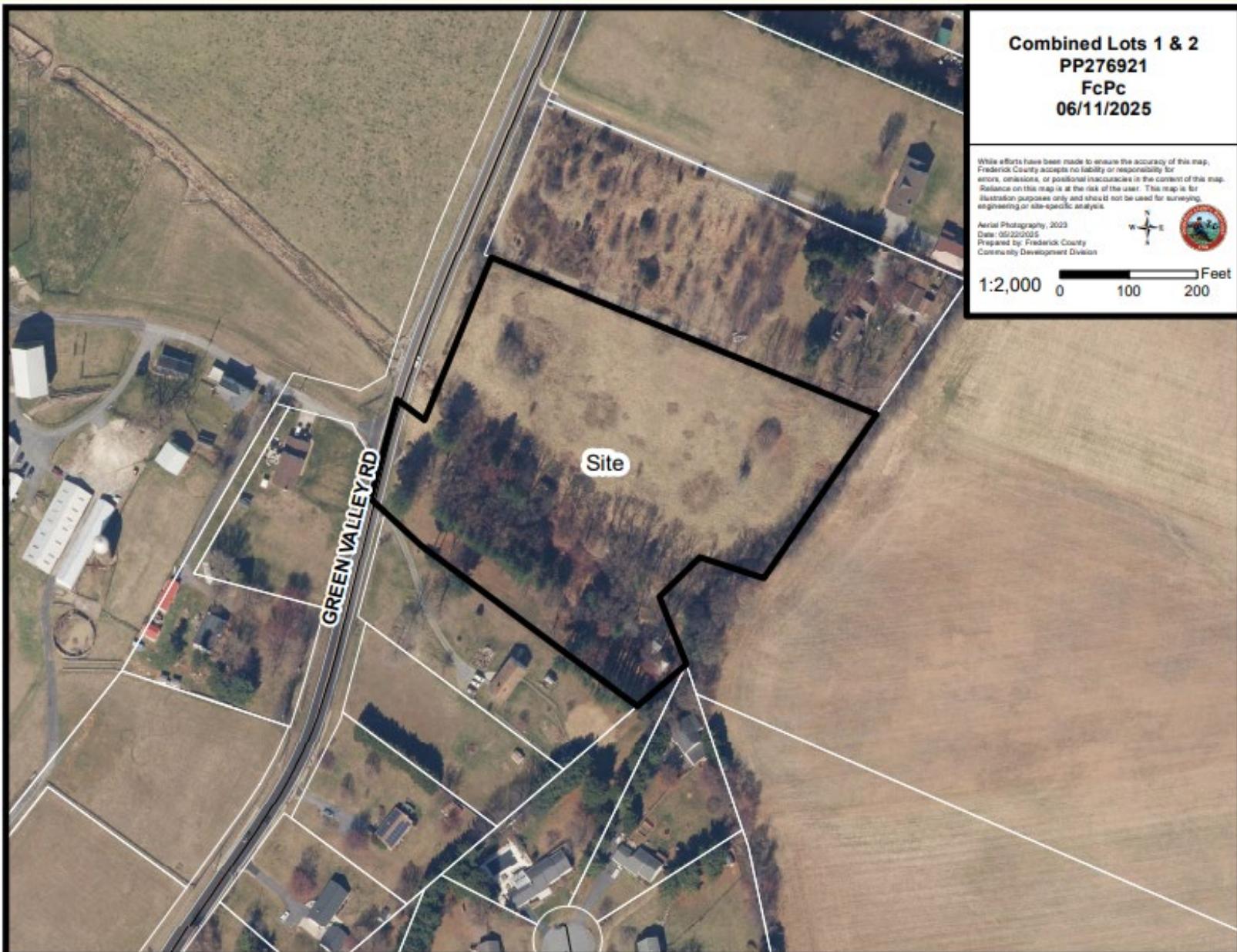
### **Staff-proposed conditions of approval:**

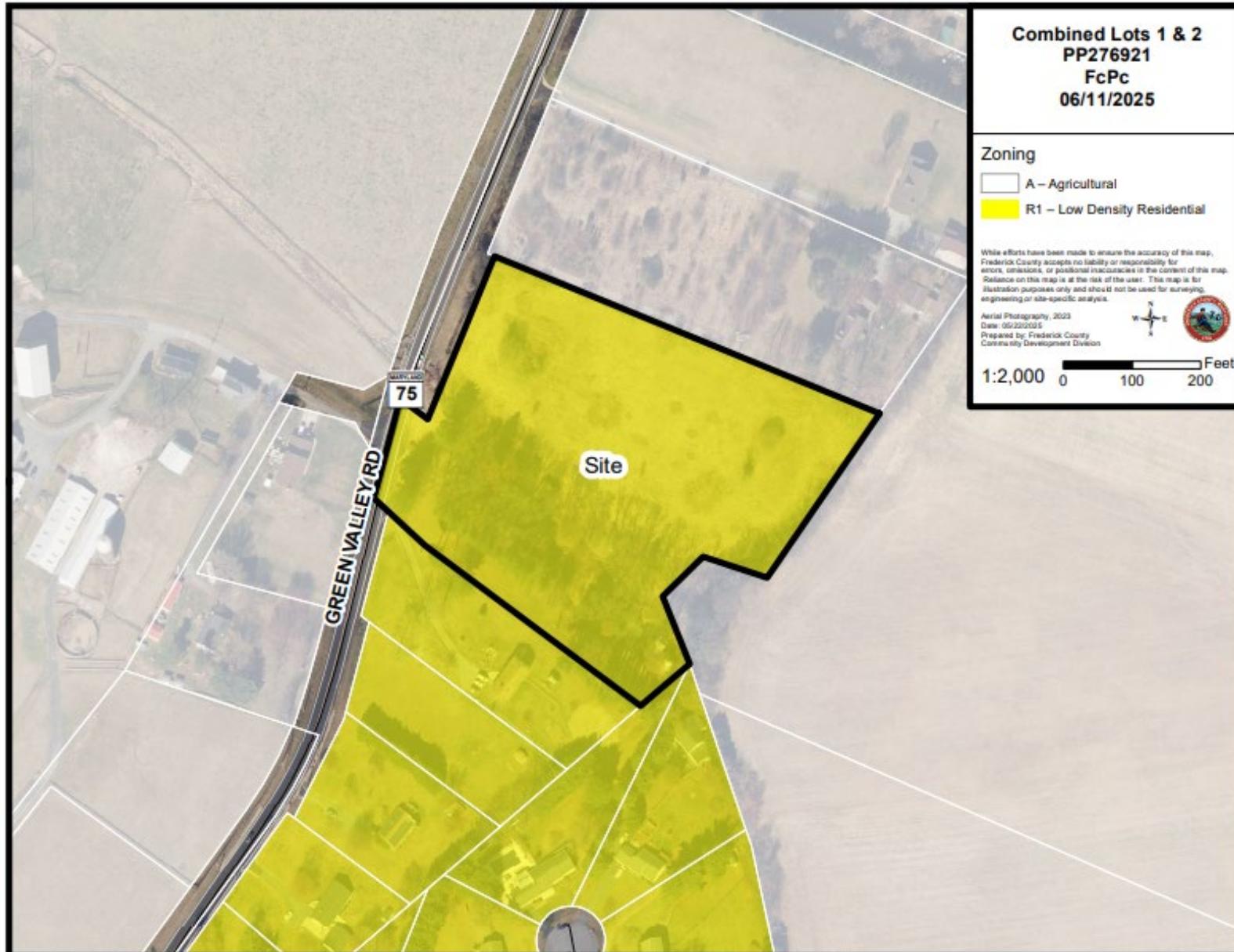
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to the removal of any specimen trees.

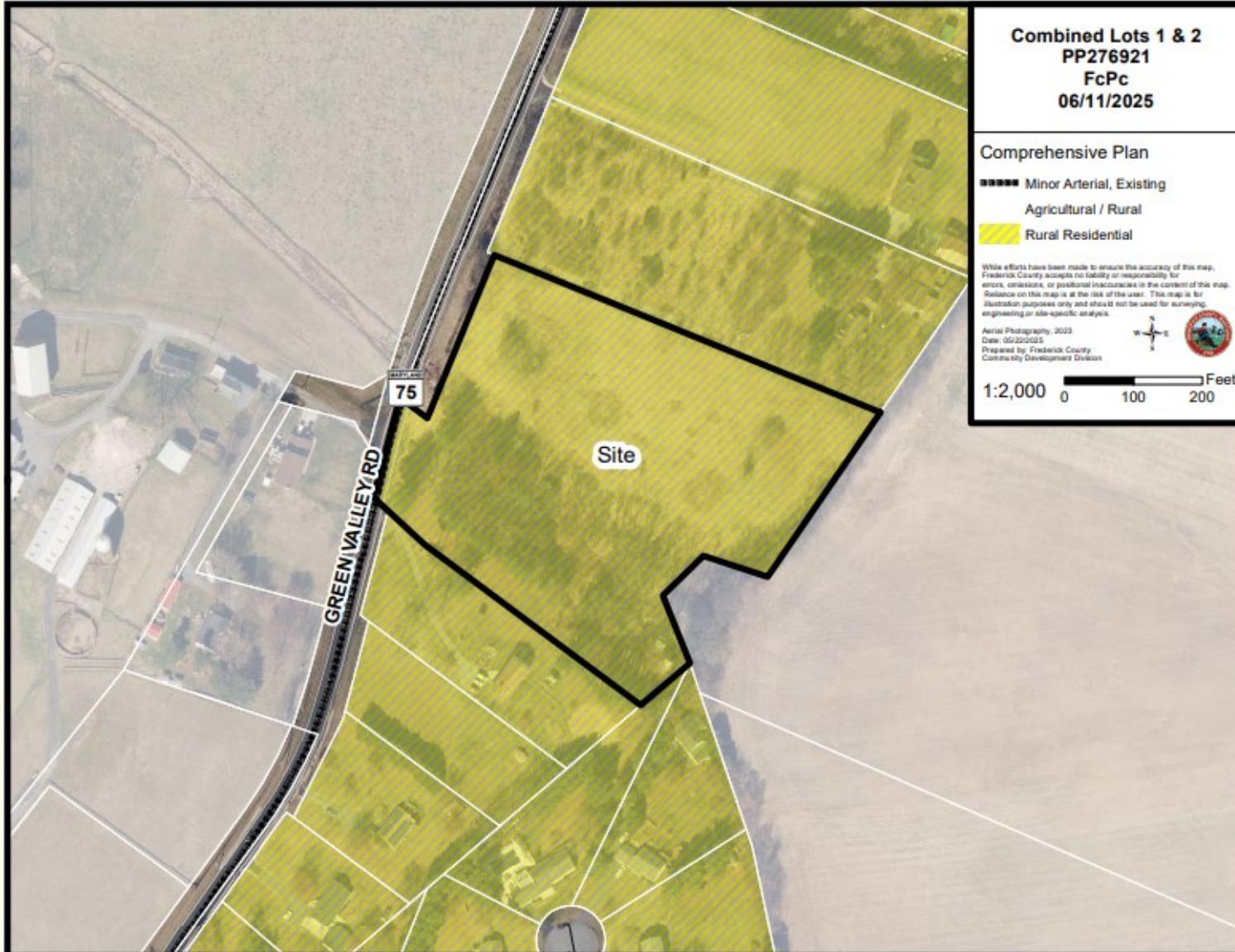
# *Savage's Addition to Stabler*

## *Combined P/F Plat*

The Applicant is requesting Combined Preliminary/Final Subdivision Plat approval for 2 lots located on a 5.76-acre Site.









## **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, approval is valid for a period of five (5) years from the date of Planning Commission approval (valid through June 11, 2030). The Plat must be approved by the County and recorded in the land records prior to this expiration 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 conditions are met:

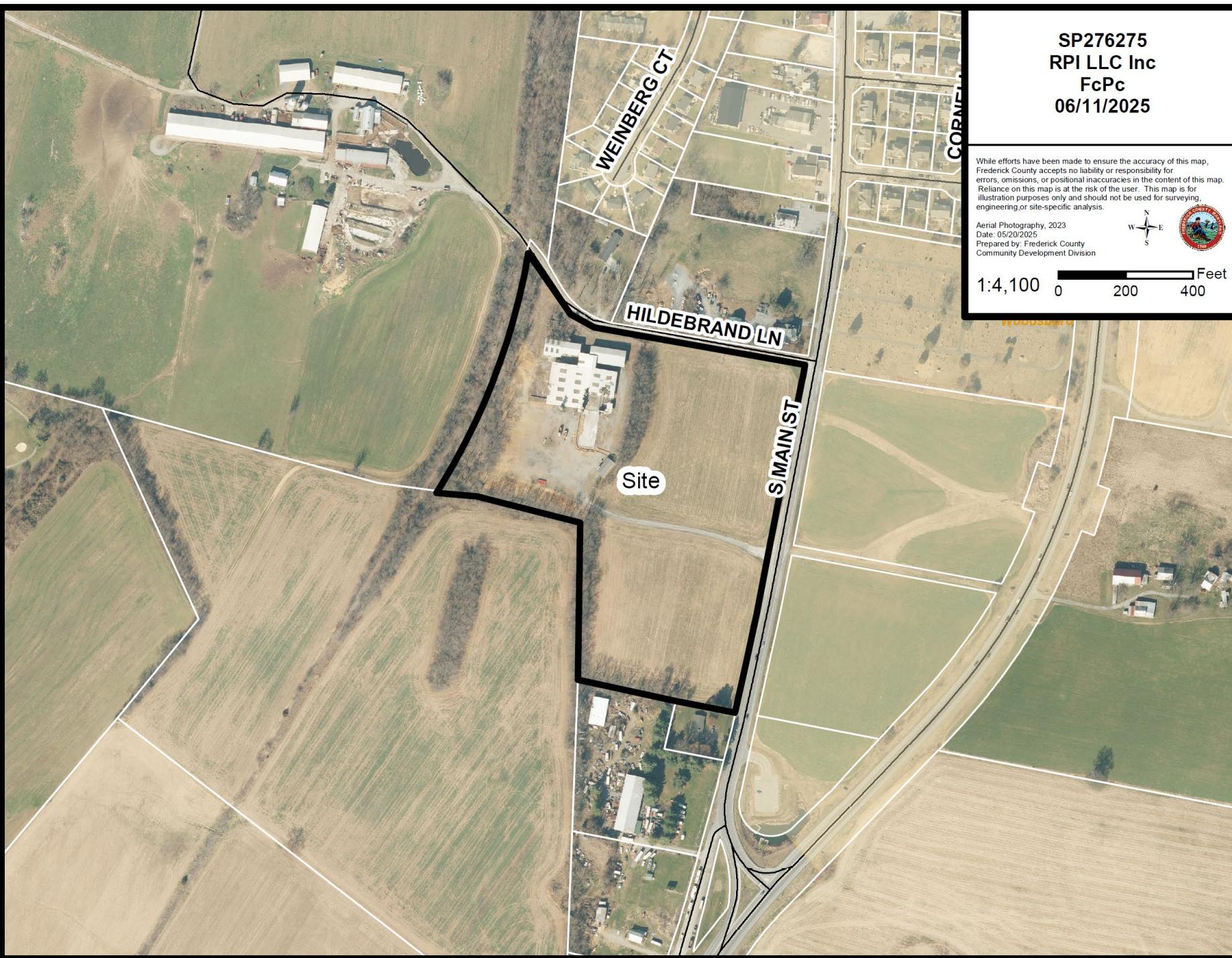
### **Staff-proposed conditions of approval:**

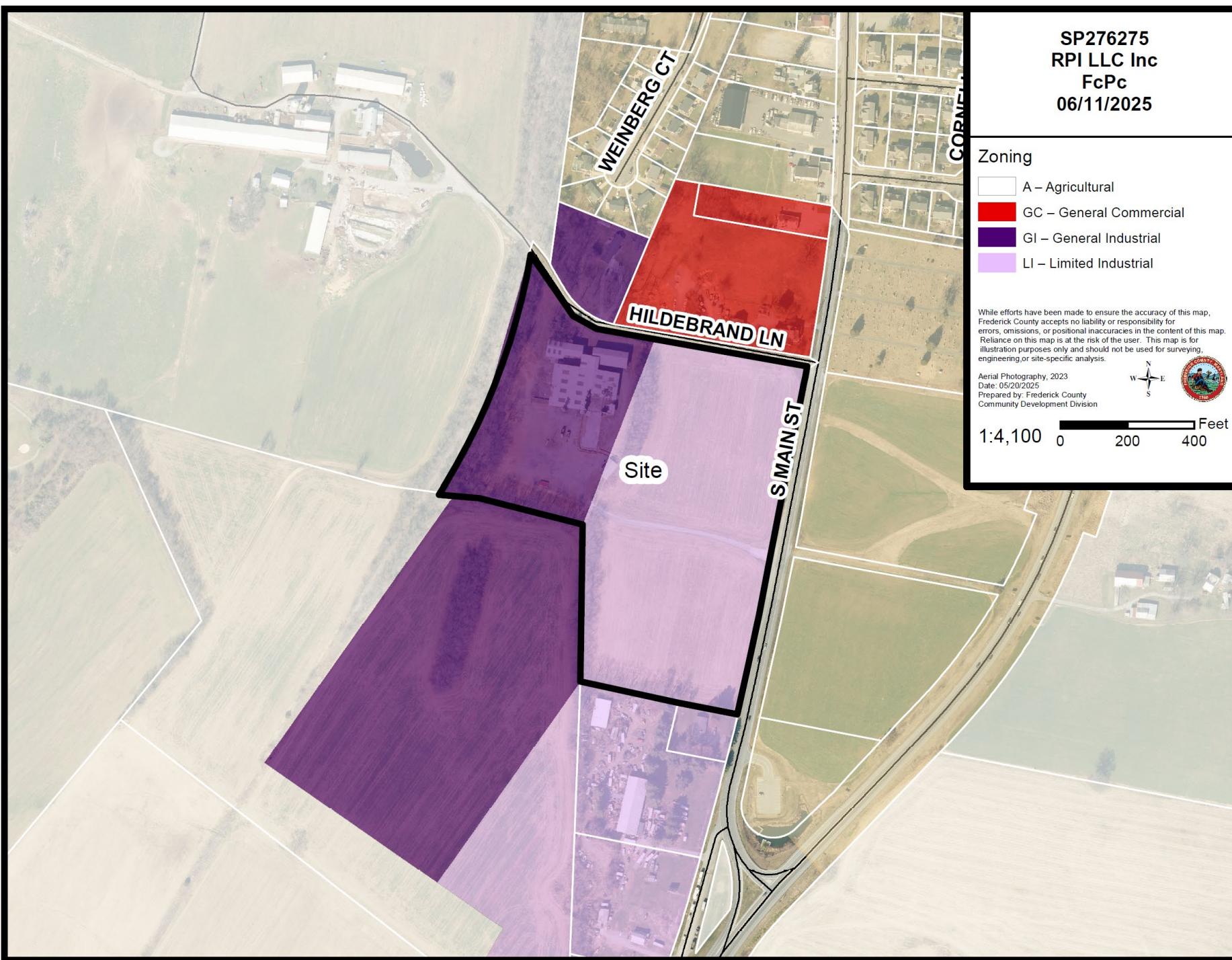
1. The Applicant shall comply with all Staff and agency comments through the completion of the plat.
2. Wells will need to be drilled and septic areas approved prior to plat recordation as per Health Department requirements.
3. The FRO Plan must be approved and mitigation provided prior to plat recordation and prior to applying for grading permits or building permits, whichever is applied for first .
4. Revise the BRL for Lot 2 to establish a front yard setback for the portion of the lot that is adjacent to Green Valley Road (40'), as it is currently shown as a side yard BRL.

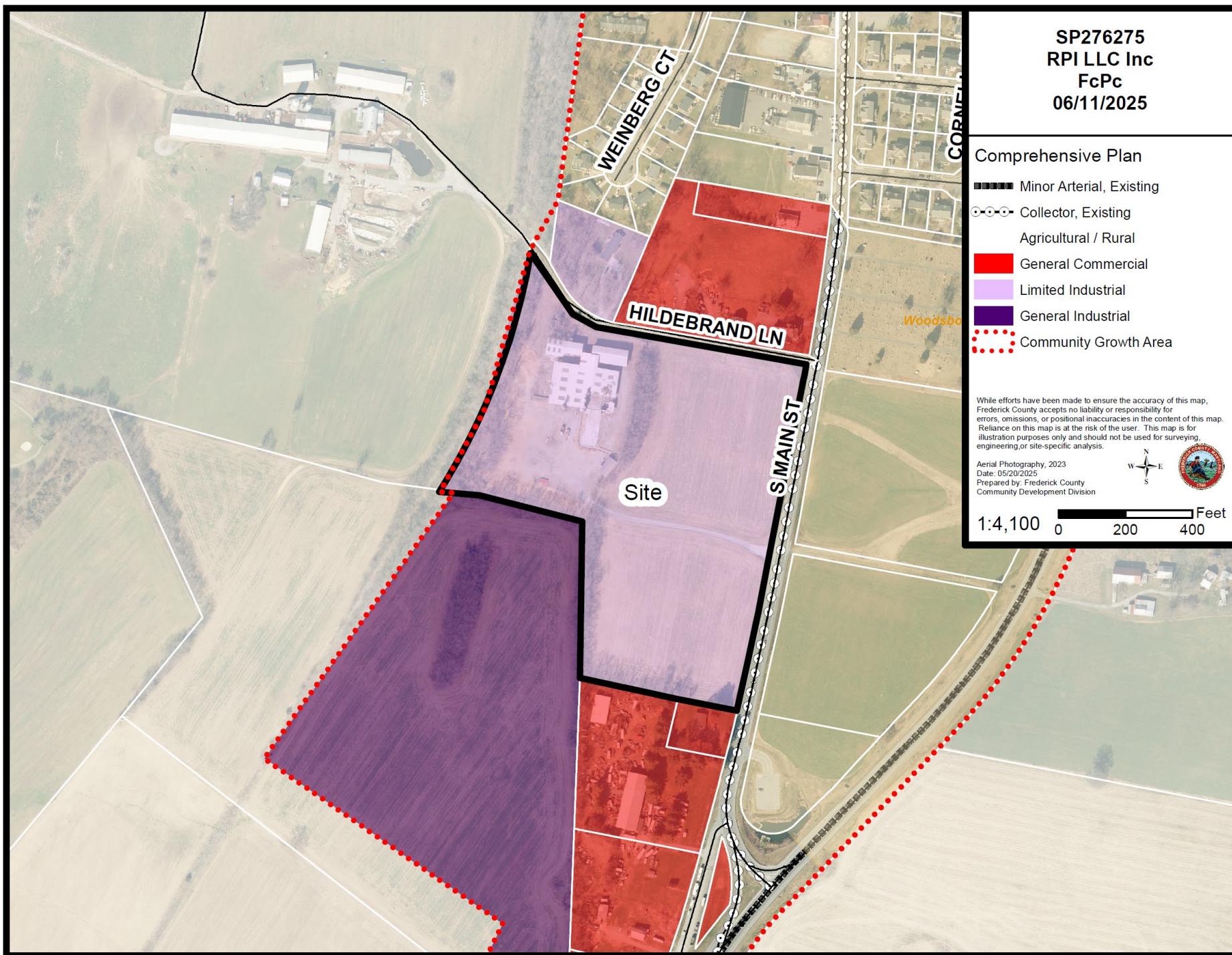
# *RPI – Renewal Processing Inc.*

## *Site Plan*

The Applicant is requesting Site Development Plan approval for a Recycling Pickup and Distribution Center to include 32,643sf of floor area located on an 18.3814-acre site.









● = REBAR SET FD./SET  
 ⊗ = FENCE POST  
 △ = UTILITY POLE  
 ⊖ = T-BAR  
 + = MAG NAIL SET  
 ◊ = UTILITY POLE PEDESTAL  
 ◊ = ELECTRIC METER AND PANEL  
 ◊ = BURIED ELEC. SERVICE LINE  
 —E— = LIMIT LINE ( LIMITS OF PROJECT )

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	731.58	1943.08'	21°34'20"	N 20°23'27" E	727.27'
C2	455.18'	11429.20'	21°16'55"	S 11°50'14" W	455.15'

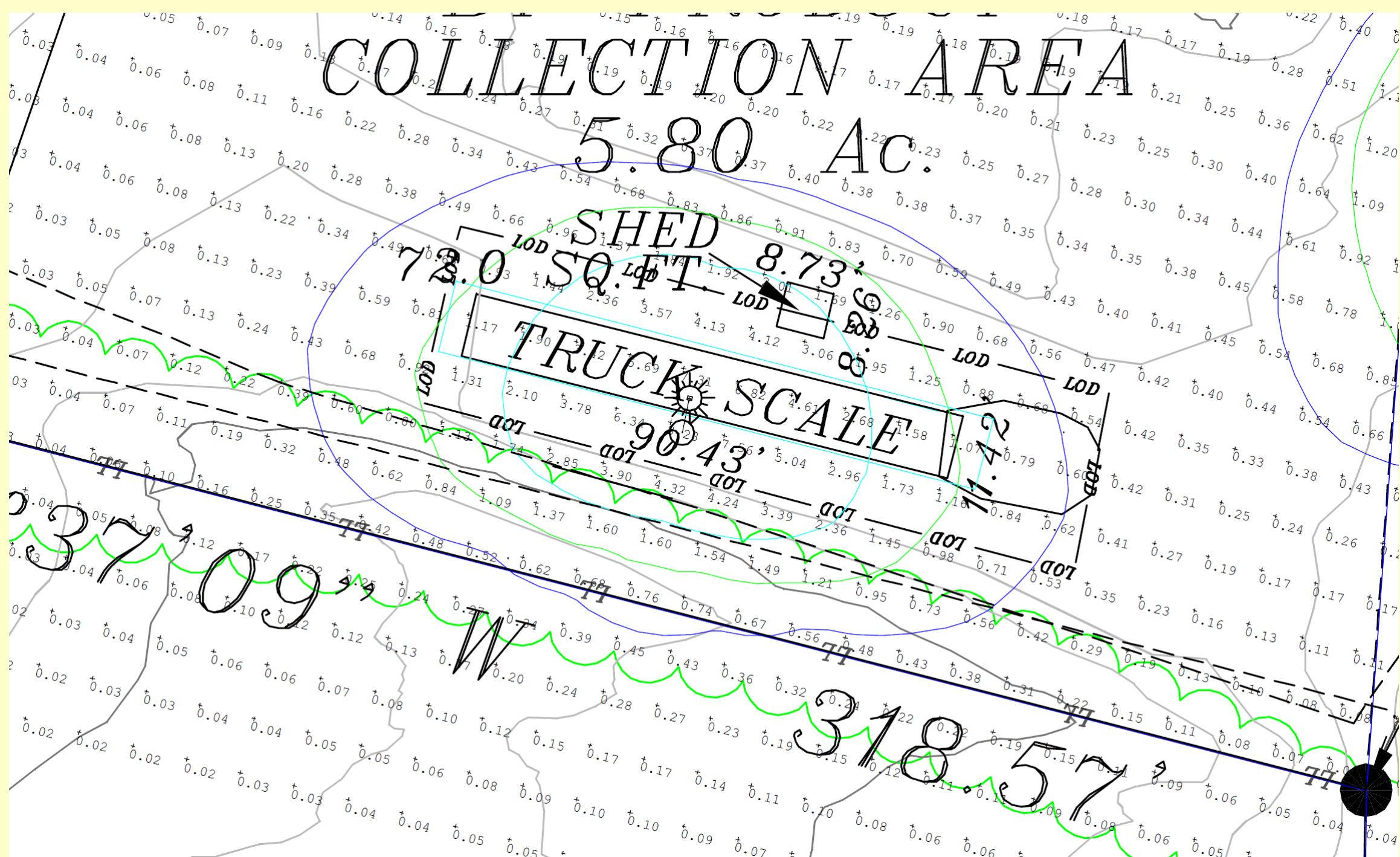
LINE	BEARING	DISTANCE
L1	N 82°21'22" W	120.01'
L2	N 31°18'29" E	38.83'
L3	S 34°38'19" E	57.00'
L4	S 34°38'19" E	165.00'
L5	S 61°17'03" E	80.25'
L6	S 10°25'34" W	20.25'
L7	S 10°25'34" W	33.50'
L8	N 04°08'25" E	33.68'

NOTE: PROPOSED USE WILL NOT  
HAVE ACCESS TO HILDEBRAND LANE.

SKS HOLDINGS, LLC 15624/249 P.B. 21/1  
ZONED "CC" GENERAL COMMERCIAL, USE=CC

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON, TO THE  
BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION & BELIEF, IS CORRECT  
THIS PROPERTY SITUATED AT #623, 625, 627, 631 SOUTH MAIN STREET  
ODDSBORO ELECTION DISTRICT # 11, FREDRICK COUNTY, MARYLAND.

9 JANUARY, 2024



631 S Main St

Maryland

[View on Google Maps](#)



Google Maps



Google

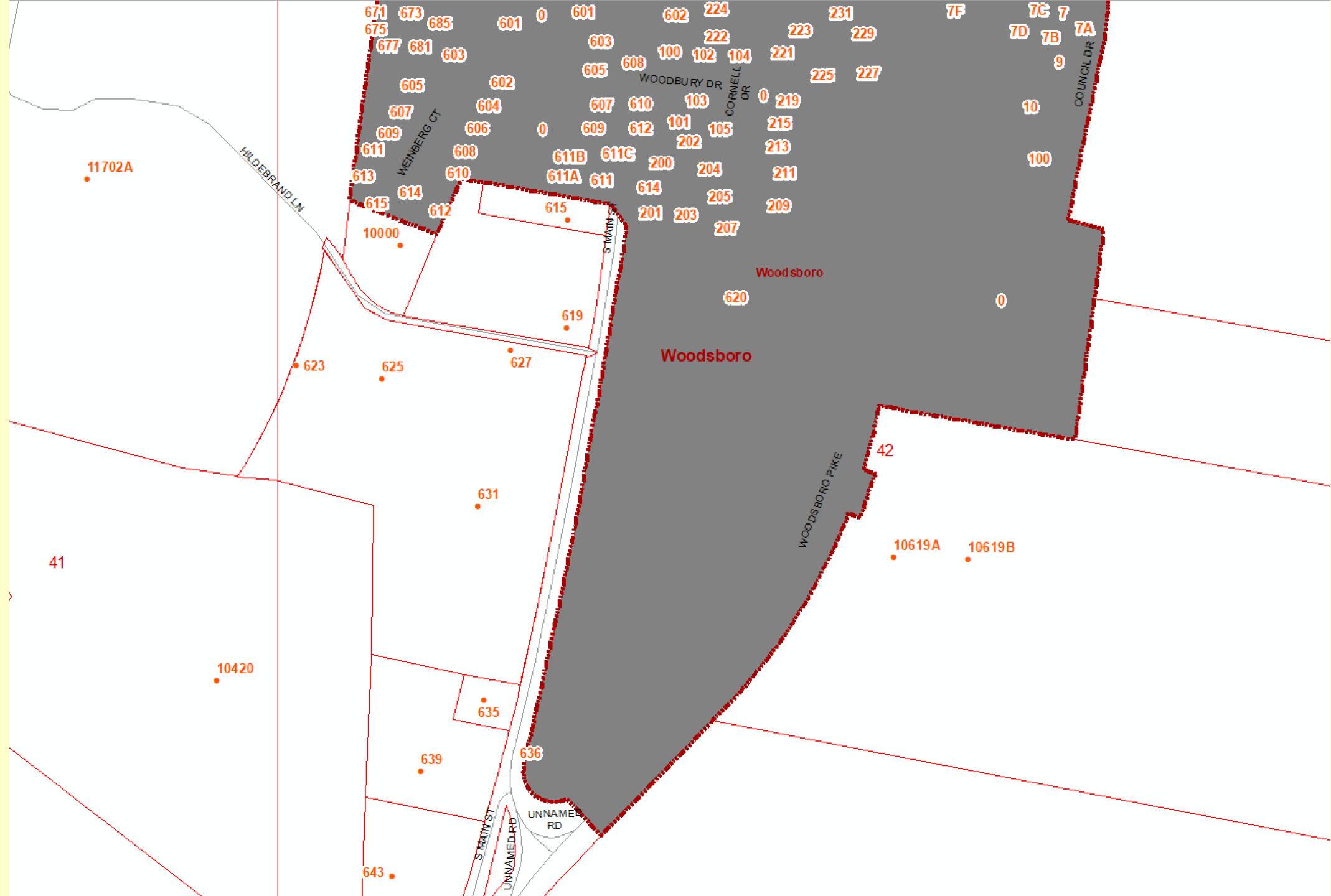




HILDEBRAND LN

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## **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 June 11, 2028).

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:

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

1. A Street Tree Modification to relocate the required 30 trees to be placed along either side of the access driveway.

### **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. Correct the parking canopy calculation under note #12-D.
4. Adjust lighting on the plan to show no more than .5 footcandles as measured from the property line.
5. Label an ADA space within the parking area shown on the plan. The ADA space and accessible route must be a hard surface.