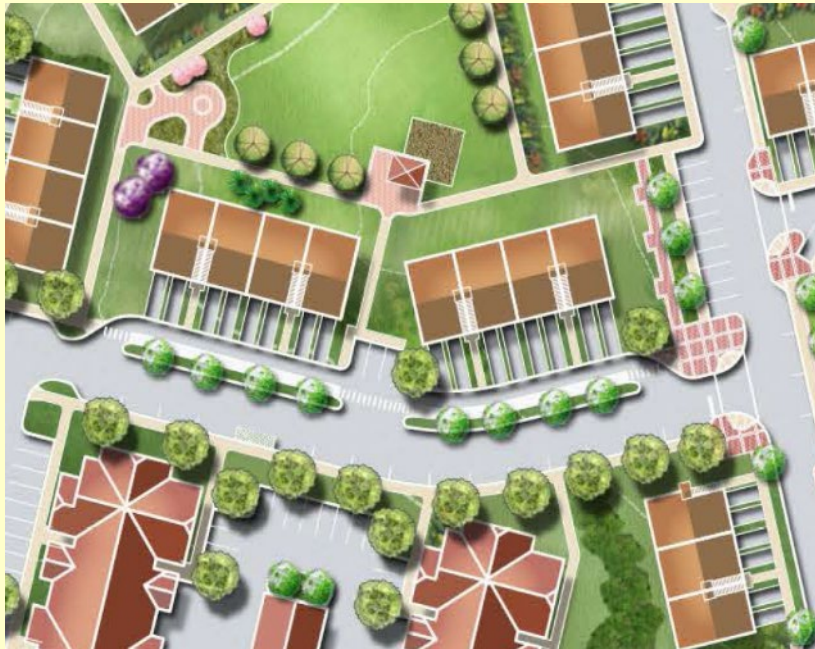


# Frederick County Planning Commission



June 11, 2025

# *Quantum Frederick – Manor Woods Road*

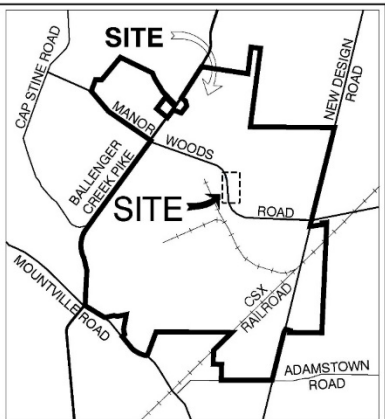
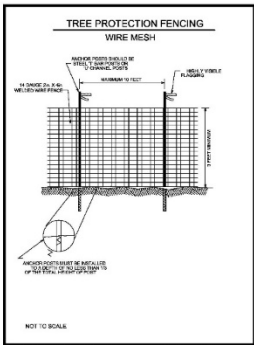
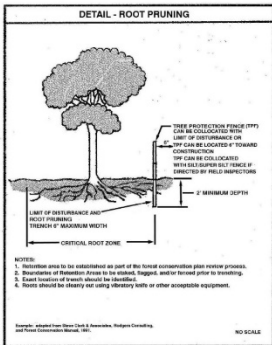
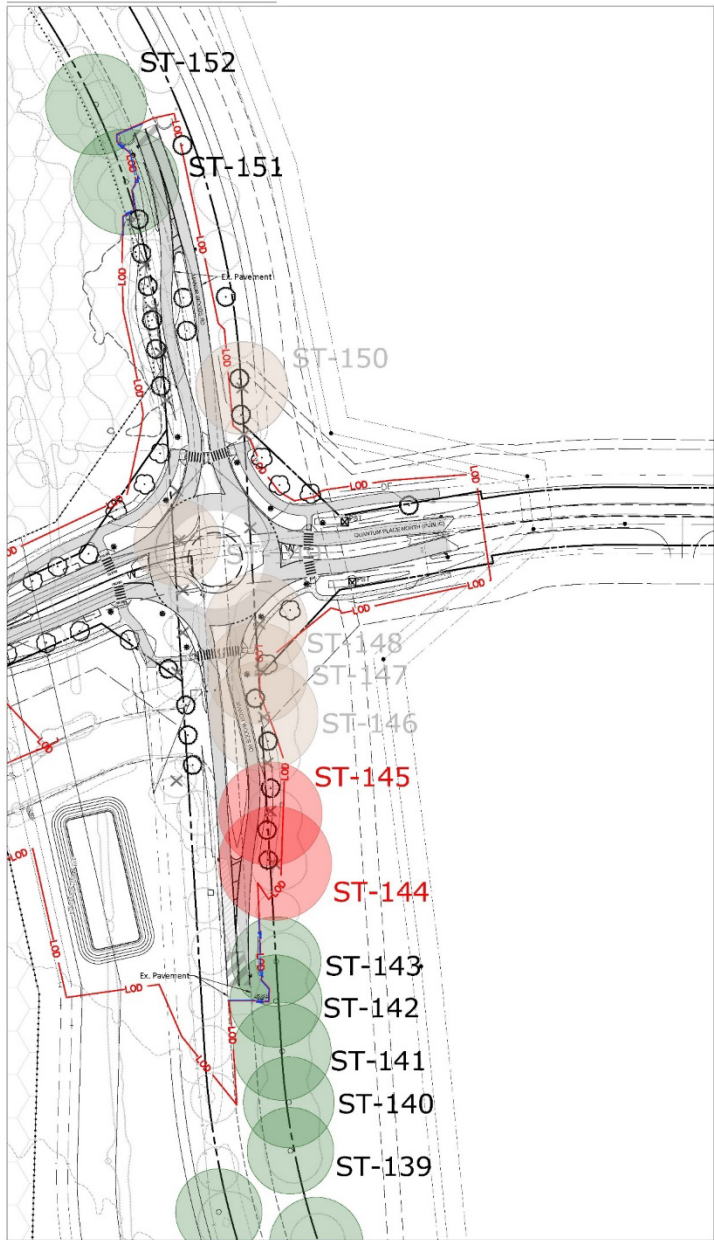
## *FRO Modification*

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:



## GENERAL NOTES:

Engineering plans for Manor Woods Road were prepared by Dewberry (see PW275583).

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 line 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, handaxe, ax, root pruner, reciprocating saw) that leaves a clean cut. Do not use chainsaws, chain trenchers, or mechanized equipment such as a digger, silt 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 must be kept moist. If they will be exposed for more than 8 hours, cover the trench with moist burlap.
6. Fill the trench with high quality topsoil and mulch the area with triple shredded hardwood to a depth of 3" and water well.

## Specimen Trees Previously Approved to be Removed:

Tree ID	DBH	Common Name	Scientific Name	Condition
37	30.5	Yulip Poplar	Liriodendron tulipifera	Good
66	12	Pin Oak	Quercus palustris	Good
68	36	Yulip Poplar	Liriodendron tulipifera	Good
83	34	Yulip Poplar	Liriodendron tulipifera	Good
85	32	Yulip Poplar	Liriodendron tulipifera	Good
87	34	Yulip Poplar	Liriodendron tulipifera	Good
88	32	Yulip Poplar	Liriodendron tulipifera	Good
89	34.5	Yulip Poplar	Liriodendron tulipifera	Good
92	33	Yulip Poplar	Liriodendron tulipifera	Good
94	32.5	Yulip Poplar	Liriodendron tulipifera	Good
138	33	Black Oak	Quercus velutina	Good
139	31.5	Pin Oak	Quercus palustris	Good
146	38	Pin Oak	Quercus palustris	Good
147	35	Pin Oak	Quercus palustris	Good
148	35.5	Pin Oak	Quercus palustris	Good
149	30	Pin Oak	Quercus palustris	Good
150	32	Northern Maple	Acer glabrum	Good
170	44	Eastern Cottonwood	Populus deltoides	Fair
211	30	Pin Oak	Quercus palustris	Good
280	34	Northern Red Oak	Quercus rubra	Good
281	30.5	Northern Red Oak	Quercus rubra	Good
292	34	Northern Red Oak	Quercus rubra	Good
299	32	Northern Red Oak	Quercus rubra	Good
299	34	Northern Red Oak	Quercus rubra	Fair
281	31	Northern Red Oak	Quercus rubra	Good
402	25	Weeping Willow	Salix pyramidalis	Poor
403	17	Eastern Cottonwood	Populus deltoides	Good

## Specimen Trees Proposed for Removal with this Request:

Tree ID	DBH	Common Name	Scientific Name	Condition
184	35.5	Pin Oak	Quercus palustris	Good
185	36	Pin Oak	Quercus palustris	Good

## Legend

- Stream: Waters of the U.S. (Intermittent or Perennial)
- Stream Buffer: 100' from edge of intermittent or perennial stream (min.)
- 100' Wetland (includes Flooding Soils)
- Soil: Soil Classification Line and Label: (Pin: USDA Web Soil Survey)
- Fenced Conservation Easement
- Proposed Tree Protection Fence (TPF) and Root Pruning
- Proposed Limit of Disturbance (LOD)
- Existing Wetland
- Existing Wetland Buffer
- Treelines
- Specimen Trees to be Removed - NEW
- Specimen Trees to be Removed - 2021 Approved
- Specimen Trees to Remain



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER/DEVELOPER:  
Quantum Maryland, LLC  
20751 Century Blvd, Suite 170  
Germantown, MD 20874  
Contact: Michael Kayendall  
Phone: (301) 267-3428

## FRO Modification F277360 Specimen Tree Exhibit

**RODGERS CONSULTING**  
1901 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.940.4700 Fax: 301.940.6234 www.rodgers.com

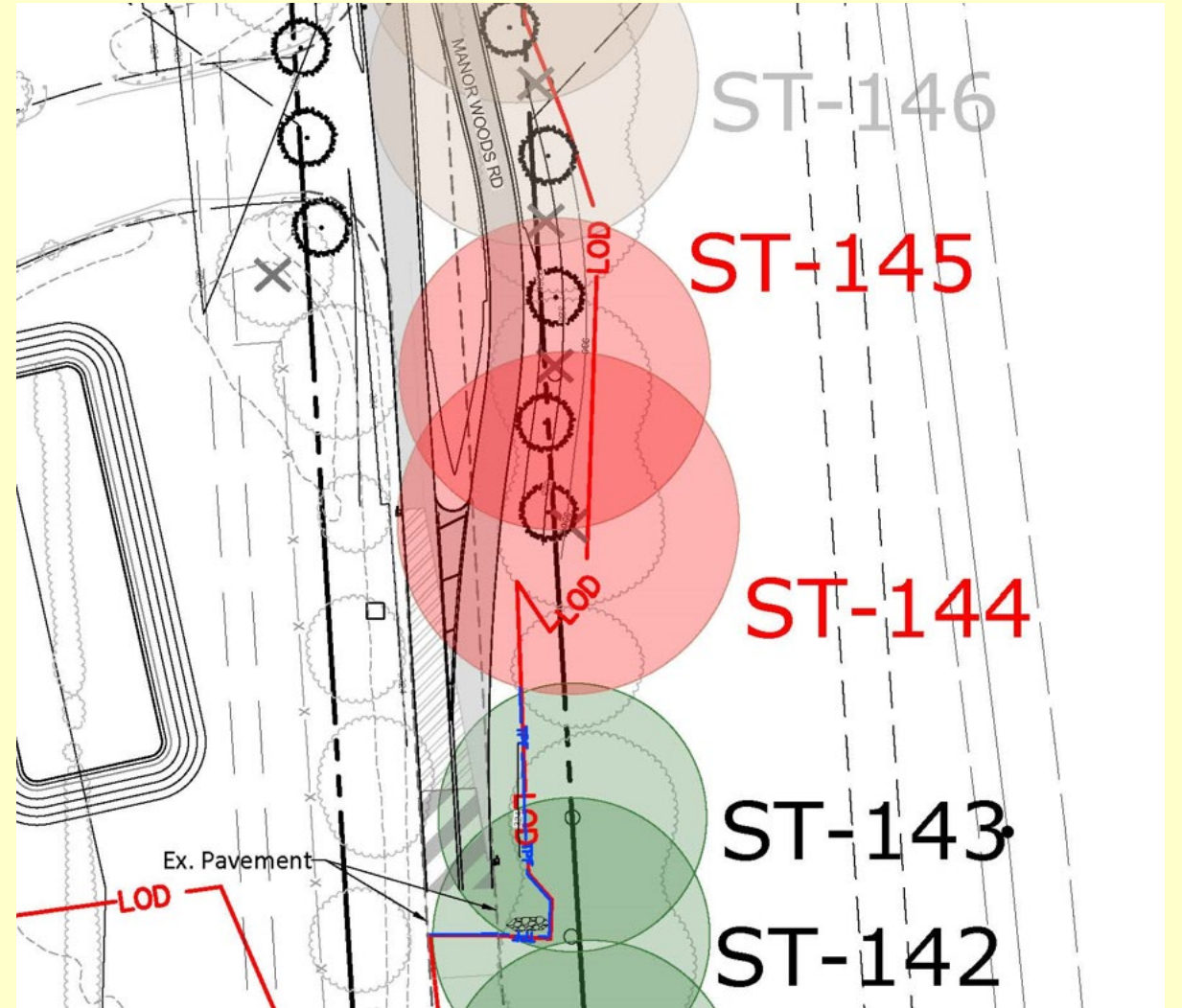
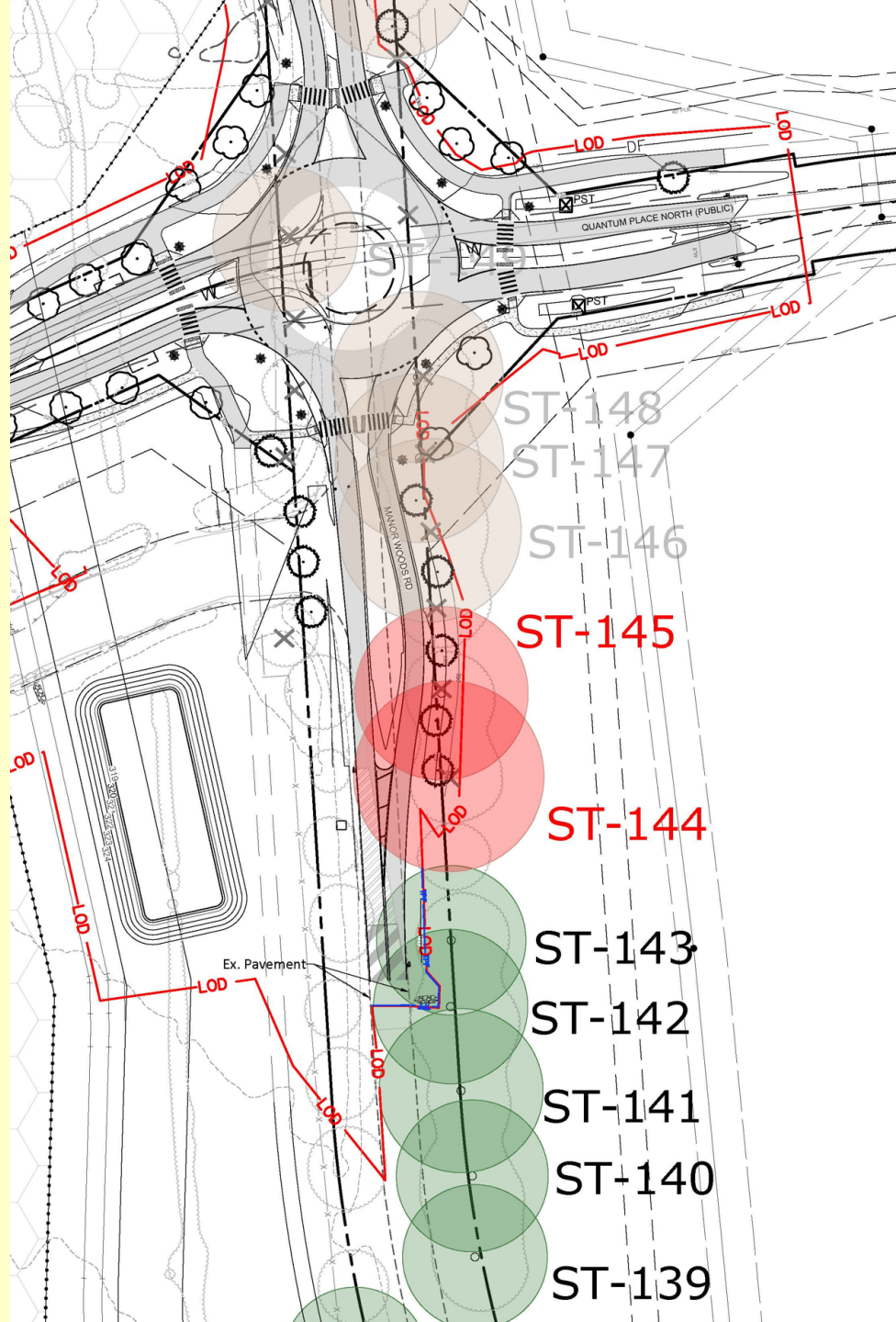
DATE	BY	CHECK

Quantum Frederick  
**Manor Woods Traffic Circle Forest  
Resource Ordinance Modification**  
Liber 15038, Folio 393  
Election District No. 1  
Frederick County, Maryland

SCALE: 1" = 50'
208.1m 1336A
DATE: MARCH 2025
BY: [Signature]
CHECKED BY: [Signature]

PRELIMINARY NOT FOR CONSTRUCTION







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:**

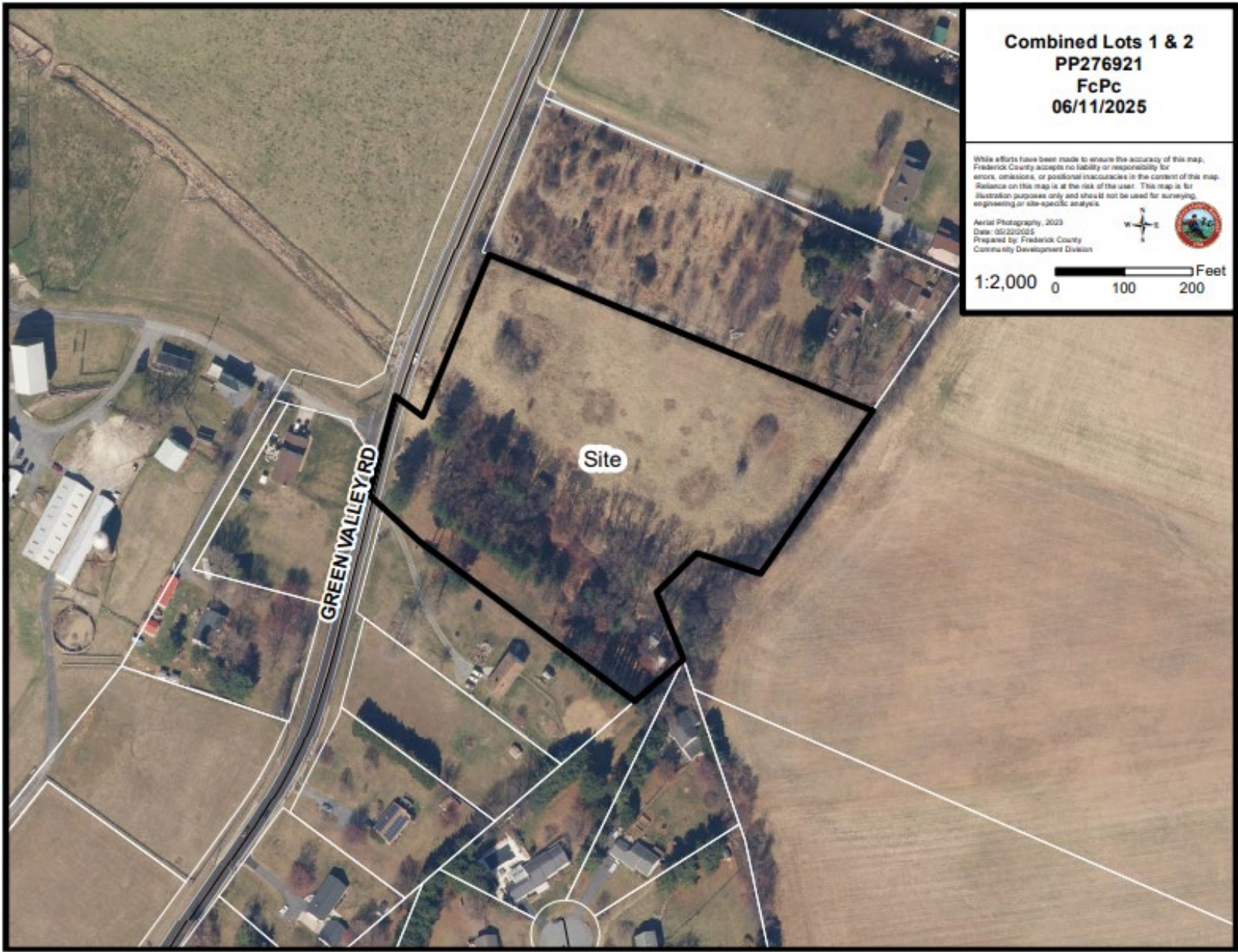
1. Address all agency comments as the plan proceeds through to completion.
2. The FRO plan must be approved prior to the removal of any specimen trees.



# *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.



**Combined Lots 1 & 2**  
**PP276921**  
**FcPc**  
**06/11/2025**

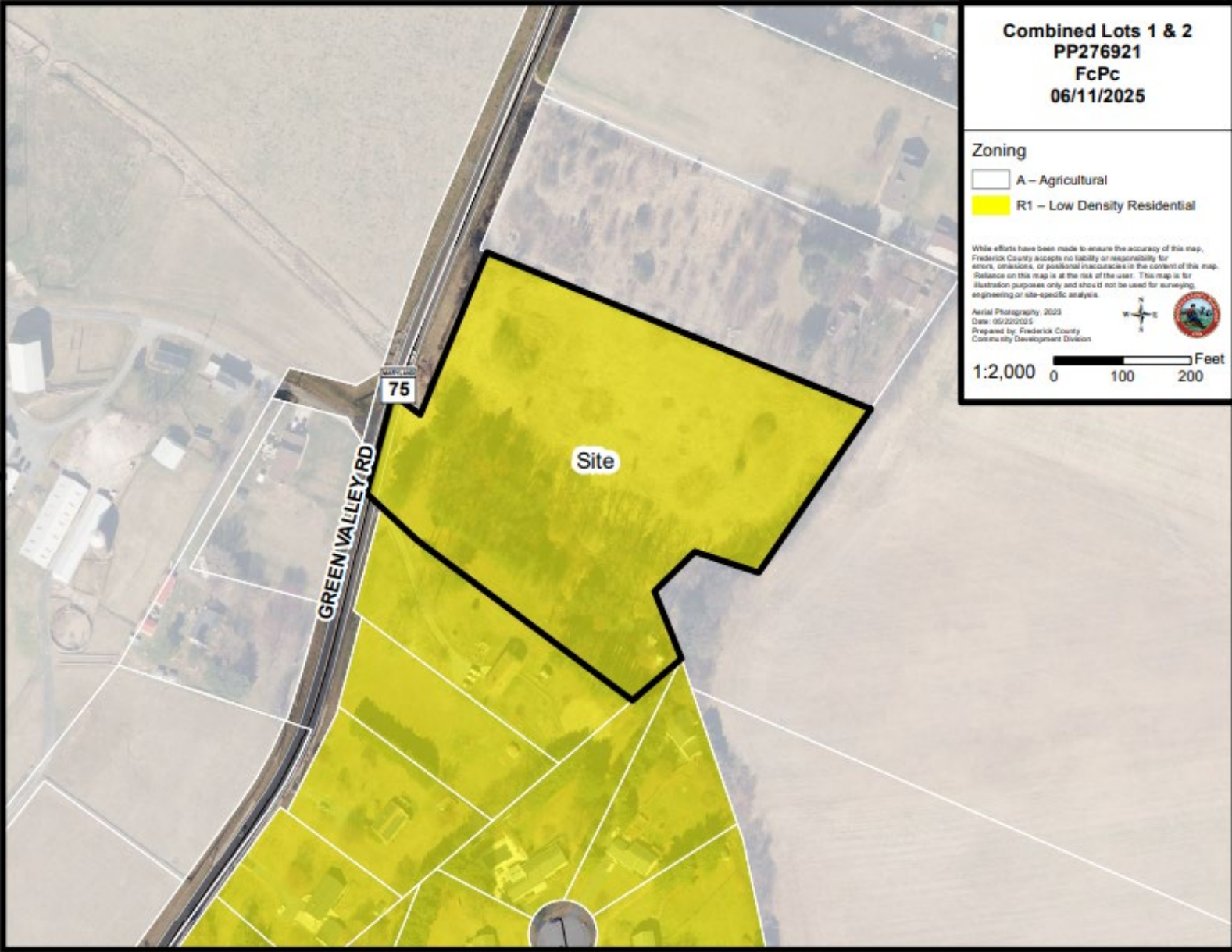
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2023  
Date: 06/22/2025  
Prepared by: Frederick County  
Community Development Division

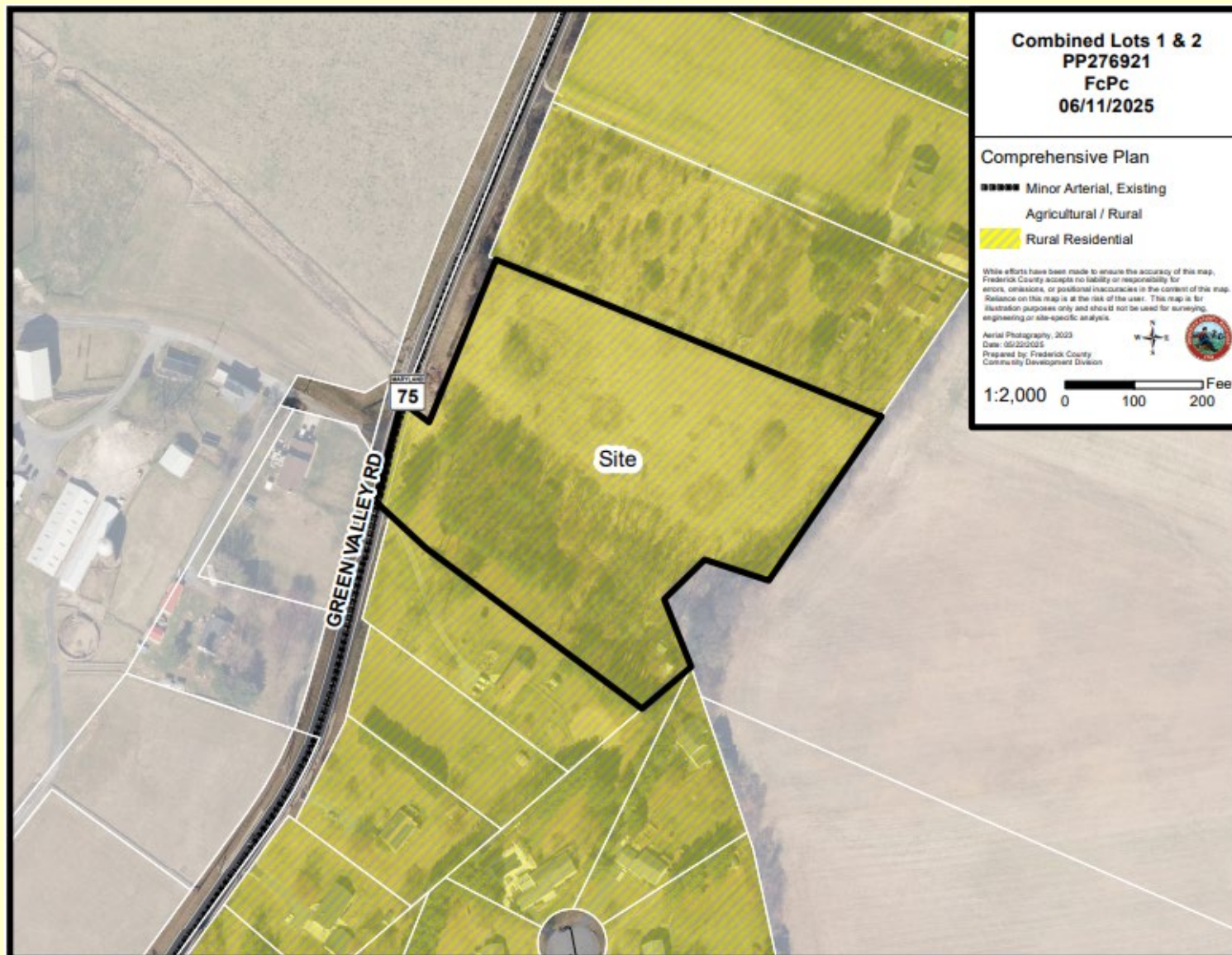


1:2,000 0 100 200 Feet













## **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.

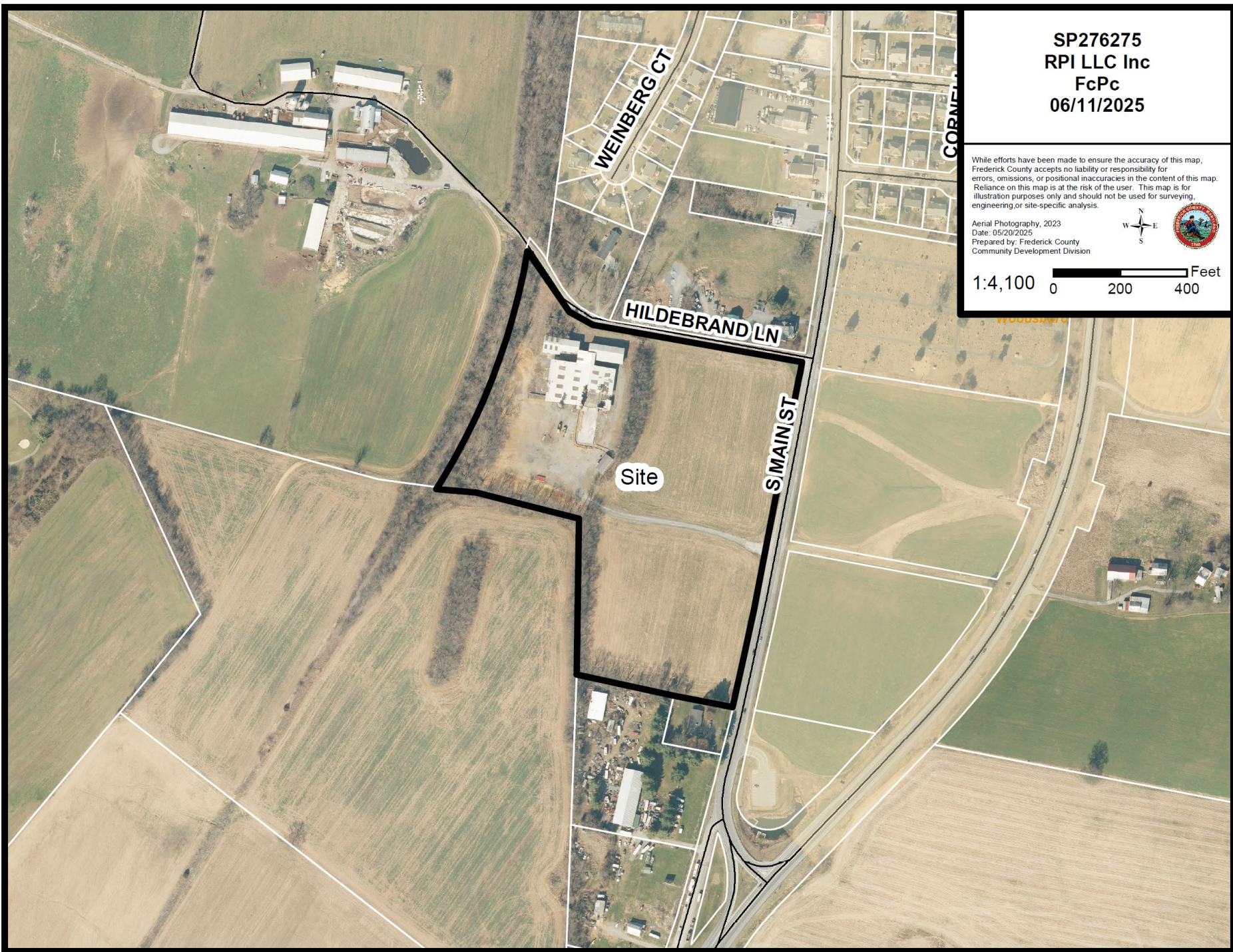


# ***RPI – Renewal Processing Inc.***

## ***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.





SP276275  
RPI LLC Inc  
FcPc  
06/11/2025

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Aerial Photography, 2023  
Date: 05/20/2025  
Prepared by: Frederick County  
Community Development Division



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SP276275  
RPI LLC Inc  
FcPc  
06/11/2025

Zoning

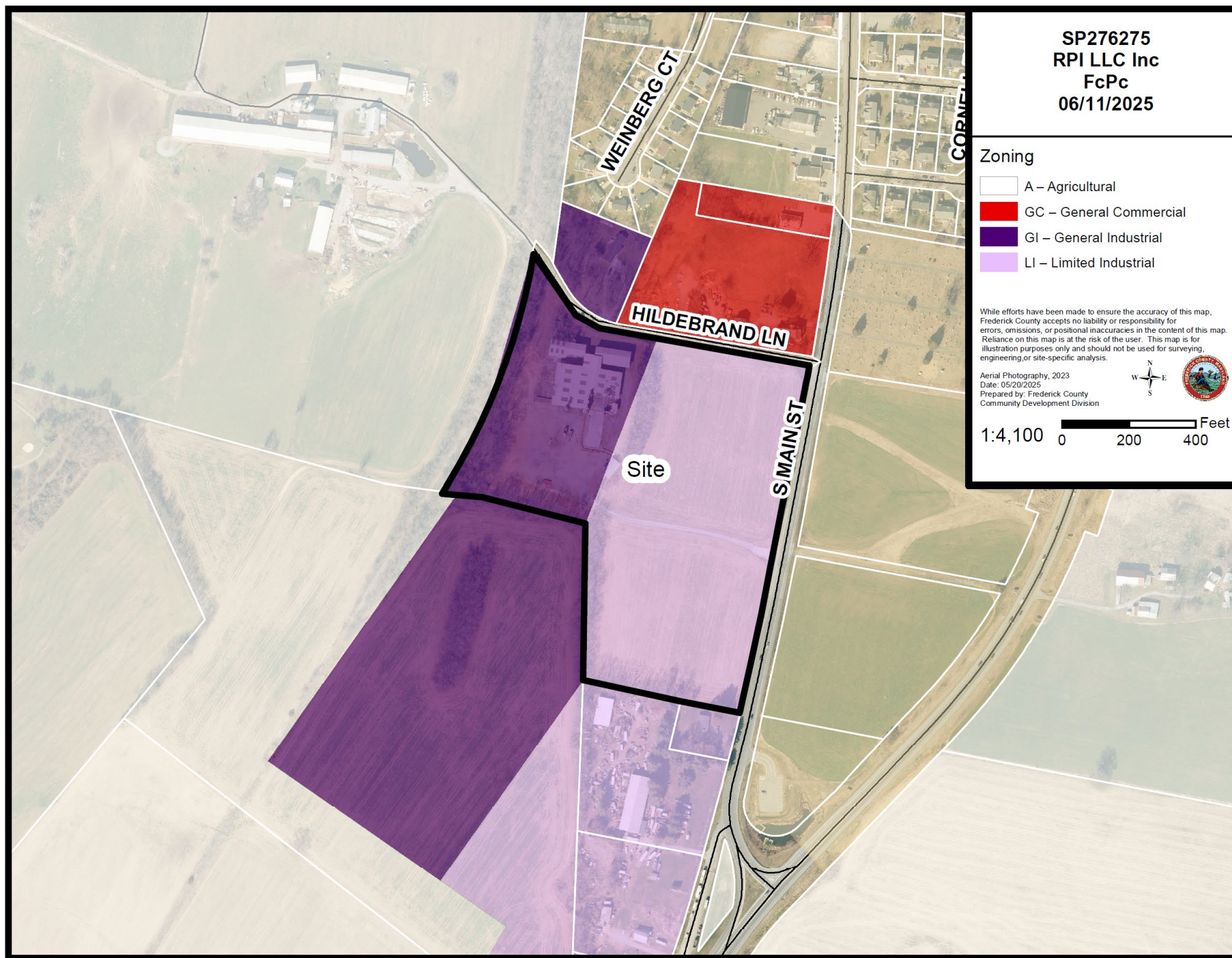
- A – Agricultural
- GC – General Commercial
- GI – General Industrial
- LI – Limited Industrial

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Aerial Photography, 2023  
Date: 05/20/2025  
Prepared by: Frederick County  
Community Development Division



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SP276275  
RPI LLC Inc  
FcPc  
06/11/2025

Comprehensive Plan

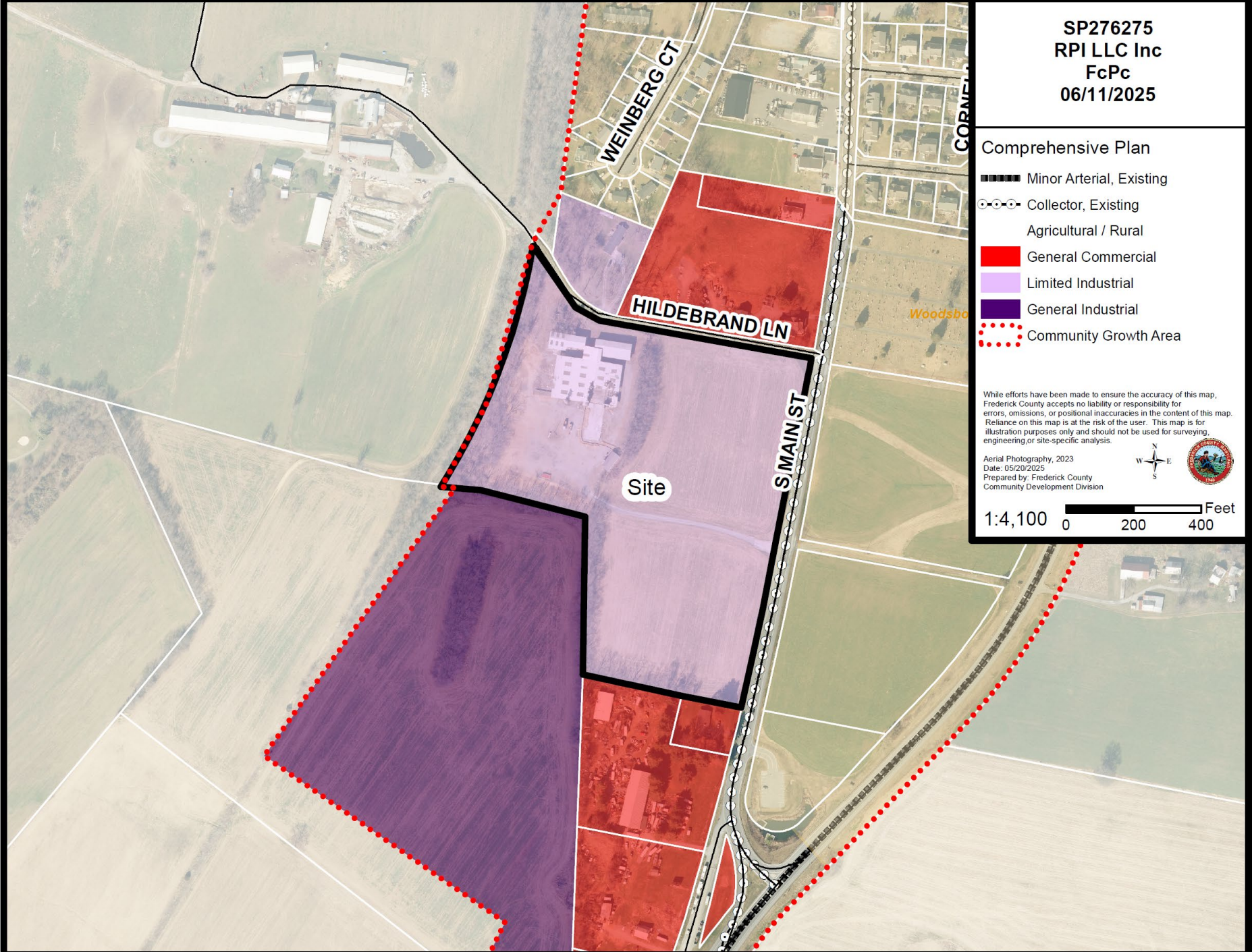
- Minor Arterial, Existing
- Collector, Existing
- Agricultural / Rural
- General Commercial
- Limited Industrial
- General Industrial
- Community Growth Area

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies 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, 2023  
Date: 05/20/2025  
Prepared by: Frederick County  
Community Development Division



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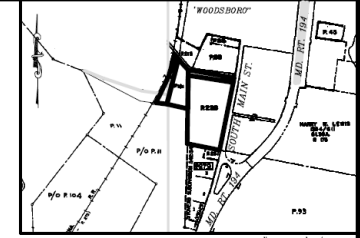
- SYMBOLS:
- REBAR SET FD./SET
  - FENCE POST
  - UTILITY POLE
  - T-BAR
  - MAG NAIL SET
  - UTILITY POLE PEDESTAL
  - ELECTRIC METER AND PANEL
  - BURIED ELEC. SERVICE LINE
  - LIMIT LINE (LIMITS OF PROJECT)

MARYLAND STATE GRID NORTH

LINE	BEARING	DISTANCE
1	N 23° 00' 00" W	138.85
2	N 31° 18' 25" W	138.85
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100	N 31° 18' 25" W	138.85

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

SOIL TYPES - DA - DUFFIELD-RYDER SILT LOAM - NOT RESTRICTED  
DB - DUFFIELD-RYDER SILT LOAM - NOT RESTRICTED  
LgB - LEGGIE GRAVELLY SILT LOAM - NOT RESTRICTED



Renewal Processing Inc. (RPI) is an established (30+ years) bakery by-product processor located in Central PA. The EPA order of food recycling is as follows: 1. Reduce waste; 2. Donate/Upcycle; 3. Feed Animals; 4. Compost; 5. Anaerobic Digestion; 6. Landfill. The next best option after donating/upcycling is feeding animals. RPI provides this option to bakeries and snack food producers by offering collection and processing of their production and distribution by-products. These by-products can include food ingredients, food production material, finished food products, and out-of-date packaged product. RPI currently services producers in the northeast from Virginia to Massachusetts. RPI processes the collected by-products into an animal feed ingredient (mainly used in poultry and swine feed) at their facility in Watsonstown, PA. The process includes blending, grinding, drying, and removing packaging. The final Bakery Meal product is bulk distributed to feed mills located mostly in PA. RPI purchased the site located at 6225 S Main St, Woodsboro MD for the immediate purpose of providing a collection point for by-products in the greater Frederick area. The site will provide a location to provide roll-off container and compactors to bakeries/snack food. The collected by-products will be loaded bulk onto semi trucks to be delivered to the Watsonstown facility for processing. The site currently meets the minimal requirements of RPI to operate. The immediate required resources would be 1-2 employees, roll-off truck, roll-off containers and compactors, wheel loader, and skid steer. The existing building would provide cover for the handling of the by-products. The hours of operation would be 6am-10pm.

- General Notes:
- Renewal Processing provides a food production by-product collection service that will function under the Zoning Use Table category of "Recycling Pickup and Distribution Center". Primarily snack food/bakery producers' production by-products are collected at the site. The collected by-product is transported to Renewal Processing's facility, located in Watsonstown, PA, for final processing into an animal feed commodity. Existing office building - 1500 sq.ft.
  - Zoning "GI" General Industrial, LI Limited Industrial. Comprehensive plan designation-Limited industrial, Planning Region-Walkersville
  - Parking  
Parking Required: 1 space per 2 Employees - 1 Employee = 1 Space  
1 space per company vehicle - 1 vehicle = 1 Space  
1 ADA Space = 1 Space  
3 Required, 3 Shown

No business vehicles stored on site  
Loading space Industrial - 1 large + 1 additional large for each additional 10,000 sq. ft. or part thereof over 5,000 sq. ft. - 31,143 sq. ft. + 1500sq. ft. = 3 loading spaces Required. 3 Shown. Size 30x12 = 600 sq. ft.  
Bicycle parking - 1 required 1 shown

Setbacks per 1-19-6100	Required	Exist. Block Building	Existing Office
"GI" Front - 25'	Front - 25'	Front - 527.86'	Front - 499.99'
Side - 15'	Side - 20'	Side - 81.84'	Side - 148.99'
Rear - 40'	Rear - 20'	Rear - 110.41'	Rear - 391.64'
Height - 60'	Height - 60'	Height - 20'	Height - 12'

- Datum  
Horizontal: Maryland State Grid North  
Vertical: Frederick County GIS NAVD88  
Contour Interval 2'
- AFPD - 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 network (31-20-12)(D). There are no road encroachment accounts in the area.
- Office of life safety Notes: The property address shall be incorporated into the site sign.
- DUSWM Notes: Sewer and Water classification: W555
- Health Department Notes  
No well or septic within 100' except as shown
- Environmental Notes  
No Floodplain, wetlands, or steep slopes within the landscape business area.  
Soils  
DA - Duffield-Ryder DB - Duffield-Ryder LgB - Leggie  
Disturbed area = 3970 Sq. Ft. (TRUCK SCALE)
- Landscaping  
A. Street Trees - 1050' of road frontage requiring 30 street trees (street trees will be planted along the driveway subject to Planning Commission approval)  
B. Land use buffering - Proposed - 30 Trees - Red Oak (Quercus Rubra) @ 35' intervals, for buffering and screening along driveway.  
Existing - Oak, Maple Elm & Locust  
C. Parking screening - 10 - Eastern Red Cedar (Juglans Virginiana) for buffering and screening along parking area.  
D. Parking area Landscaping - 660 sq. ft. of gravel parking spaces 132 sq. ft. (20%) required canopy coverage  
744 sq. ft. provided (56%) by 1 red maple 2" (DBH) minimum 6' height with 50' canopies at maturity  
E. No specimen trees on site.
- Lighting notes: None Existing, 3 light proposed (see plan page 2)
- Sign (Proposed)  
(1) 4.5 sq. ft. Max Height 4'
- Premises identification shall be compliant with Frederick County ordinance 05-01-362 and shall be incorporated in any site sign.
- FRO - A Combined Preliminary/Final Forest Conservation Plan has been submitted. FRO mitigation will be provided by on-site forest retention as required per the FRO Plan once approved.
- No materials will be stored outside of the buildings.

This Site will comply with all standards set forth in Section 1-19-7,600 and Section 1-19-7,610.

TYPE 1 SITE PLAN  
RECYCLING PICKUP AND DISTRIBUTION CENTER  
ON THE  
**RPI LLC INC. PROPERTY**  
SITUATED AT #623, #625, #627, #631 SOUTH MAIN STREET  
WOODSBORO ELECTION DISTRICT # 11  
FREDERICK COUNTY, MARYLAND

DATE: 28 DECEMBER, 2023 SCALE: 1" = 60'  
PLAT NO. 42P 181 ACCT# 11-276814  
PAGE 1 OF 2

File # SP-2409  
APP# SP276275

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

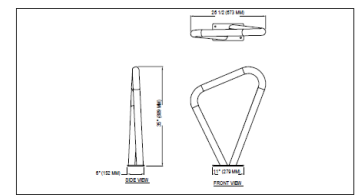
9 JANUARY, 2024  
DATE JAMES E. GAUSS P.L.S. # 446



WE RPI LLC INC., 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 OR ADDITIONAL IMPROVEMENTS REQUIRED AS A RESULT OF CONTINUED ENGINEERING DESIGNS, CHANGES TO SITE CONDITIONS, OR ADJUSTMENTS TO THE PROJECT PROGRAM MAY REQUIRE A REVISION TO THIS PLAN. THIS PLAN WILL BE USED DURING THE FINAL SITE INSPECTION FOR THE USE AND OCCUPANCY PERMIT, AND AS SUCH, SIGNIFICANT DEVIATIONS FROM THIS PLAN MAY RESULT IN A VIOLATION OF THE CONDITIONS OF THE APPROVED SITE/PRELIMINARY PLAN AND JEOPARDIZE THE U&O PERMIT.

OWNER:  
RPI LLC INC.  
C/O NATHAN SENSENIG  
10705 PENNSYLVANIA 44  
WATSONSTOWN, PA 17777

SURVEY & PLAT BY:  
R.F. GAUSS & ASSOC., INC.  
PROFESSIONAL LAND SURVEYORS  
103 E. MAIN ST., P.O. BOX 128  
CAMPTSBURG, MARYLAND 21728  
301-447-2222 FAX 301-447-3158

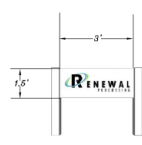


BIKE RACK DETAIL = N.T.S.

IMPERVIOUS AREA ( ENTIRE PARKING )  
EXISTING = 112,418. SQ.FT.  
PROPOSED = 0 SQ.FT.

IMPERVIOUS AREA ( BUILDINGS )  
EXISTING = 32,643. SQ.FT.  
PROPOSED = 0 SQ.FT.

- Red Oak ( Quercus Rubra )
- Eastern Red Cedar ( Juniperus Virginiana )
- canopy at maturity



SIGN DETAIL No Illumination



- SYMBOLS:
- = REBAR SET FD./SET
  - ⊗ = FENCE POST
  - ⊕ = UTILITY POLE
  - ⊖ = T-BAR
  - ⊙ = MAG NAIL SET
  - ⊗ = UTILITY POLE PEDESTAL
  - ⊕ = ELECTRIC METER AND PANEL
  - ⊖ = BURIED ELEC. SERVICE LINE
  - LL — = LIMIT LINE ( LIMITS OF PROJECT )

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	731.55	1943.08	21°34'20"	N 20°23'27" E	727.27
C2	455.15	11429.20	2°16'55"	S 11°50'14" W	455.15

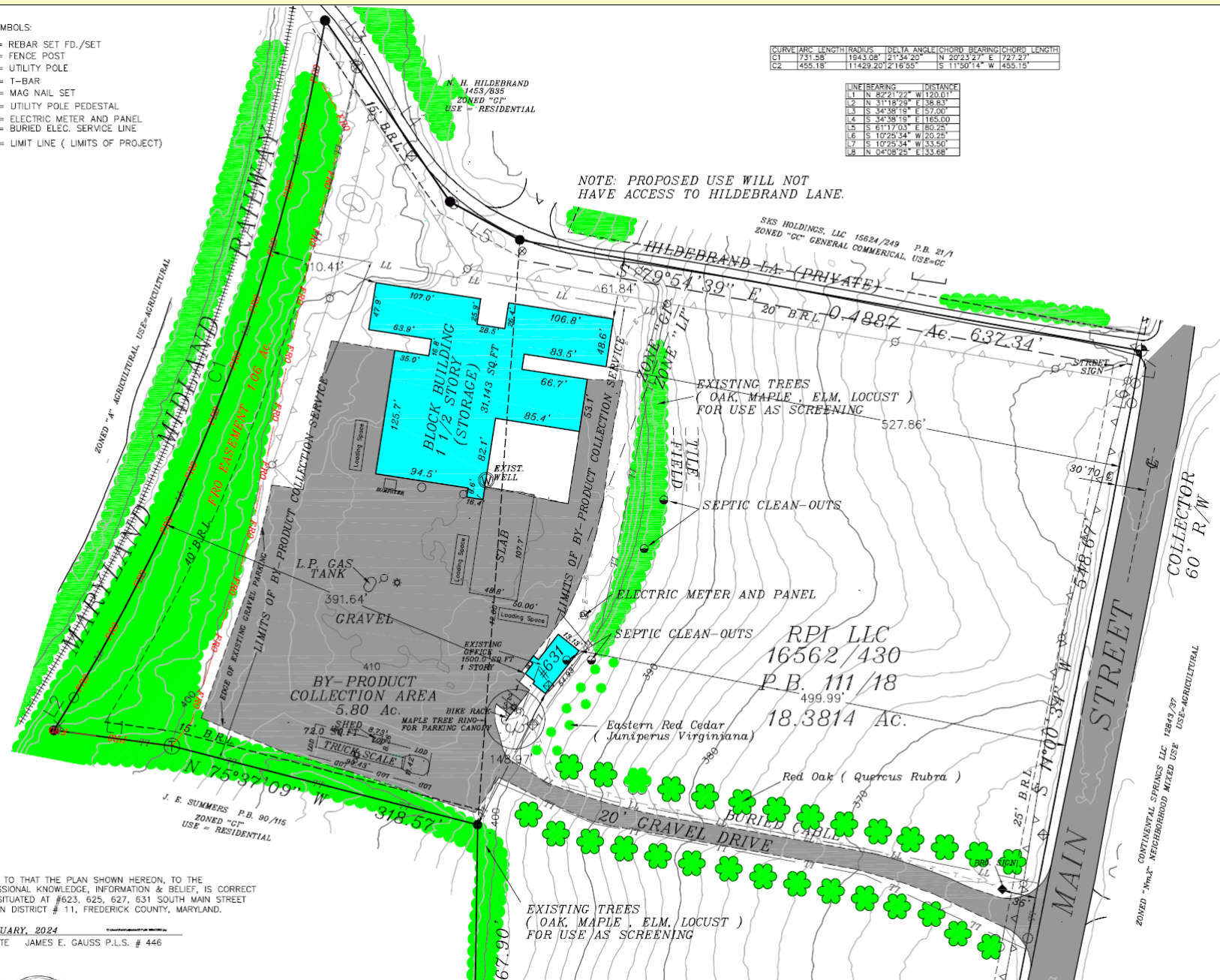
LINE	BEARING	DISTANCE
L1	N 82°21'29" W	120.01'
L2	N 31°18'29" E	138.83'
L3	S 34°38'19" E	57.00'
L4	S 34°38'19" E	1165.00'
L5	S 61°17'03" E	180.25'
L6	S 10°25'34" W	20.25'
L7	S 10°25'34" W	133.50'
L8	N 04°08'25" E	133.68'

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

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

9 JANUARY, 2024

DATE JAMES E. GAUSS P.L.S. # 446



# COLLECTION AREA

5.80 AC.

72.0' SHED  
72.0' SQ. FT.

8.73'

TRUCK SCALE

90.43'

37.09

W

318.57'





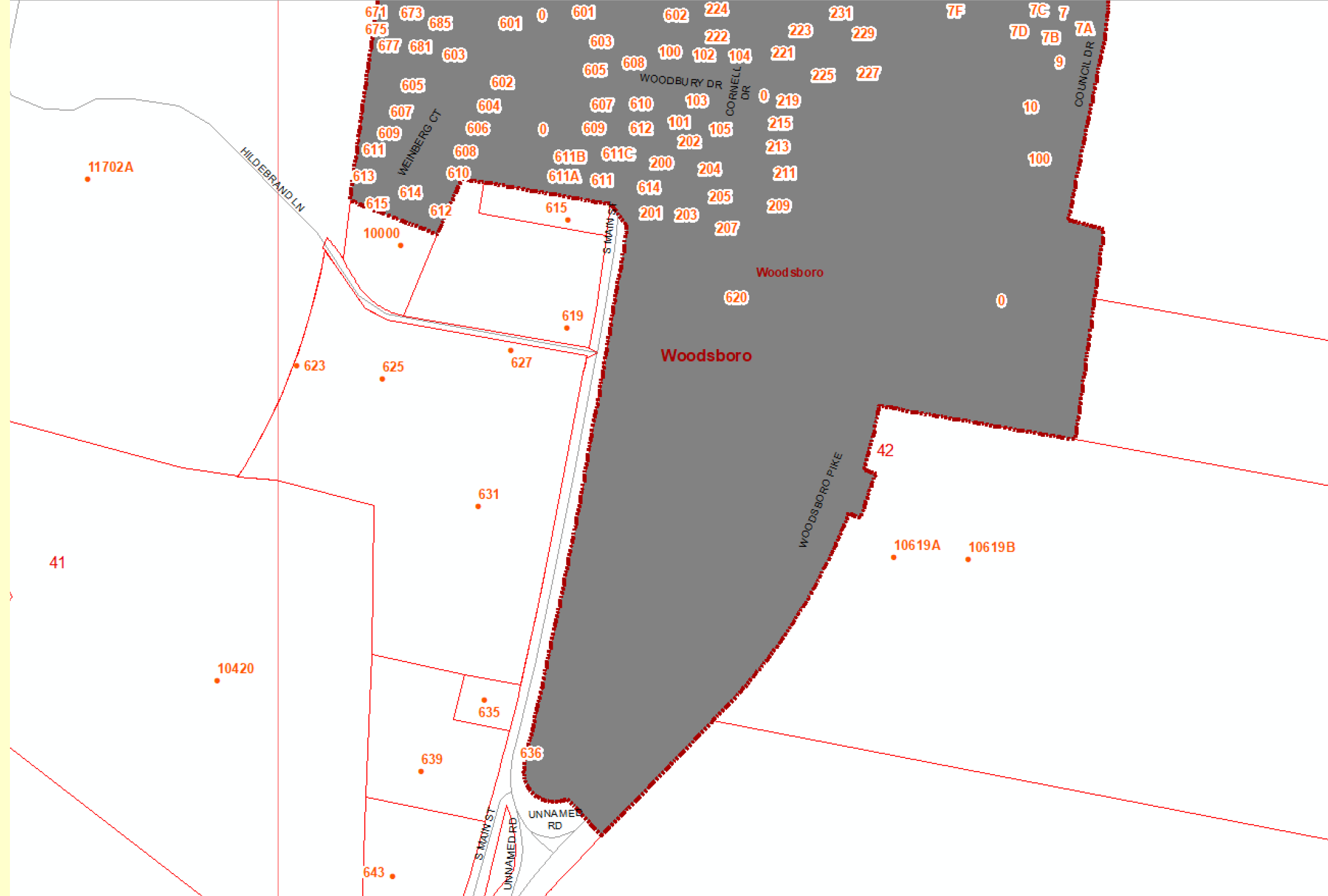








HILDEBRAND LN





## **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.