

Frederick County Planning Commission

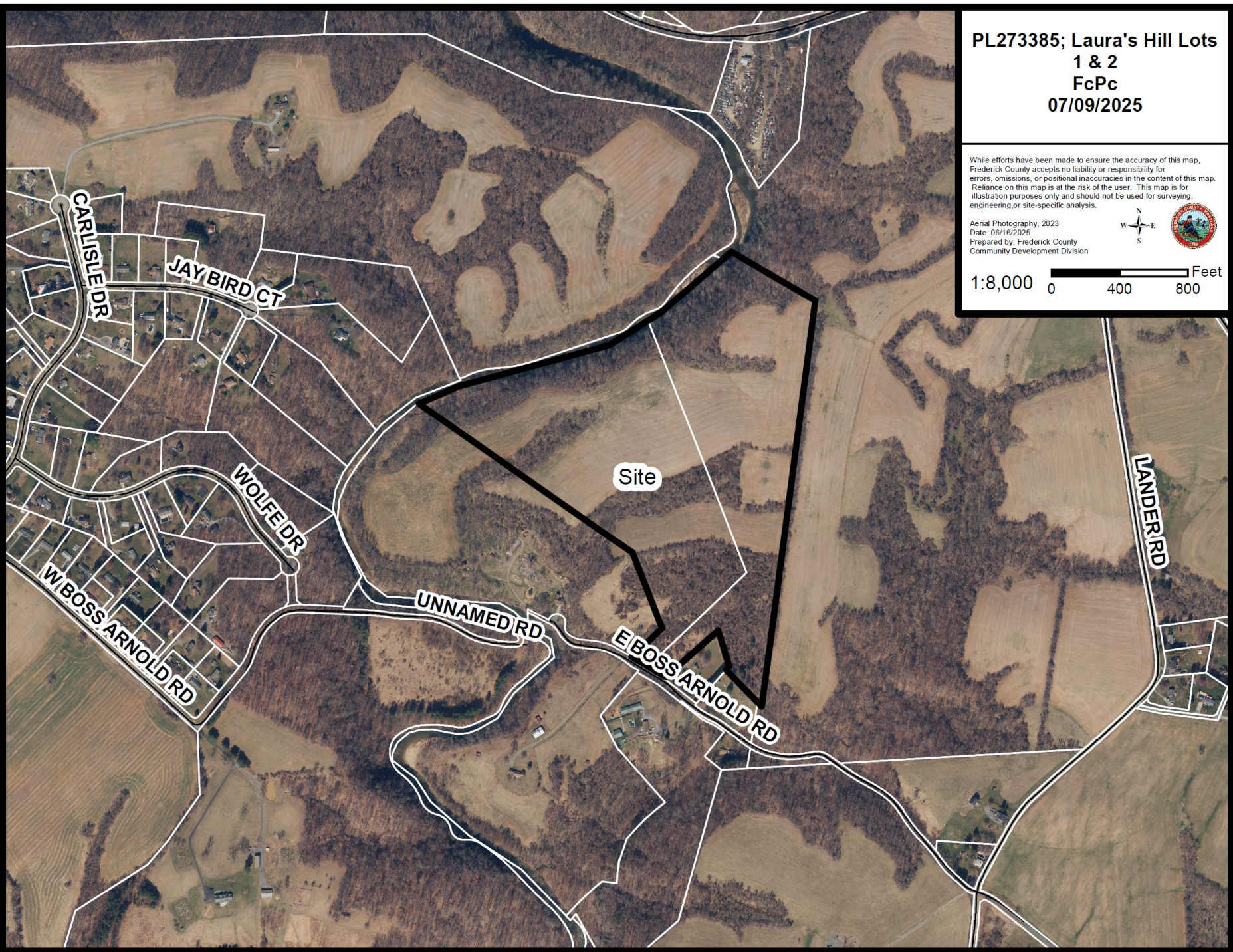


July 9, 2025

Laura's Hill / Boss Arnold Road

Combined Preliminary/Final Plat

The Applicants are requesting a determination of road adequacy for a Minor subdivision of two lots as per Section 1-16-12 of the County Code.



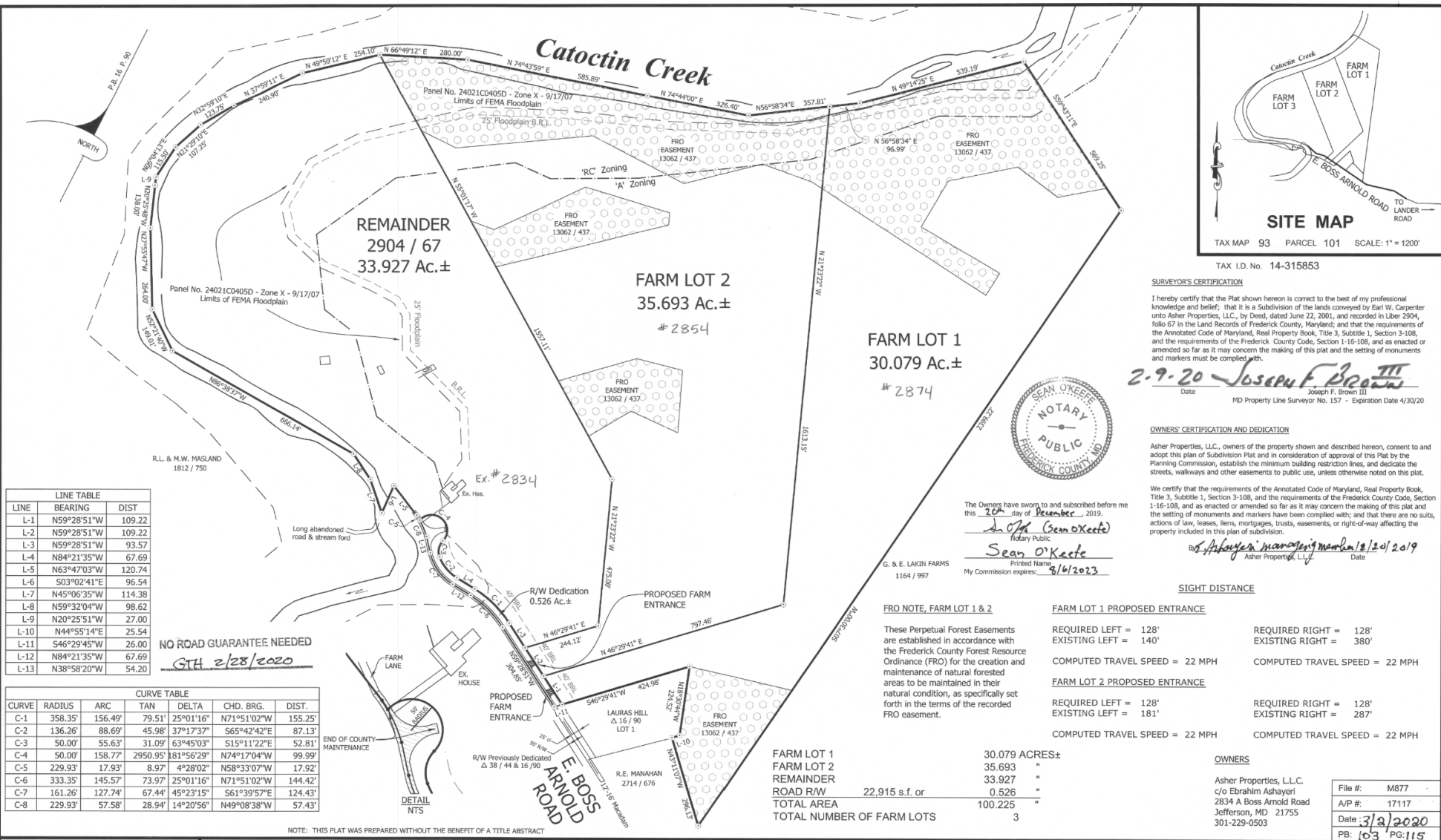
PL273385; Laura's Hill Lots
1 & 2
FcPc
07/09/2025

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Aerial Photography, 2023
Date: 06/16/2025
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet



SURVEY AND PLAT by:
J.F. BROWN III & ASSOC., INC.
4253 OLD NATIONAL PIKE
MIDDLETOWN, MARYLAND 21769
TELEPHONE 301-663-1776

APPROVED
FREDERICK COUNTY
PLANNING DEPARTMENT
DATE: 2/28/20 DIRECTOR OF PLANNING

NOTES

SYMBOLS

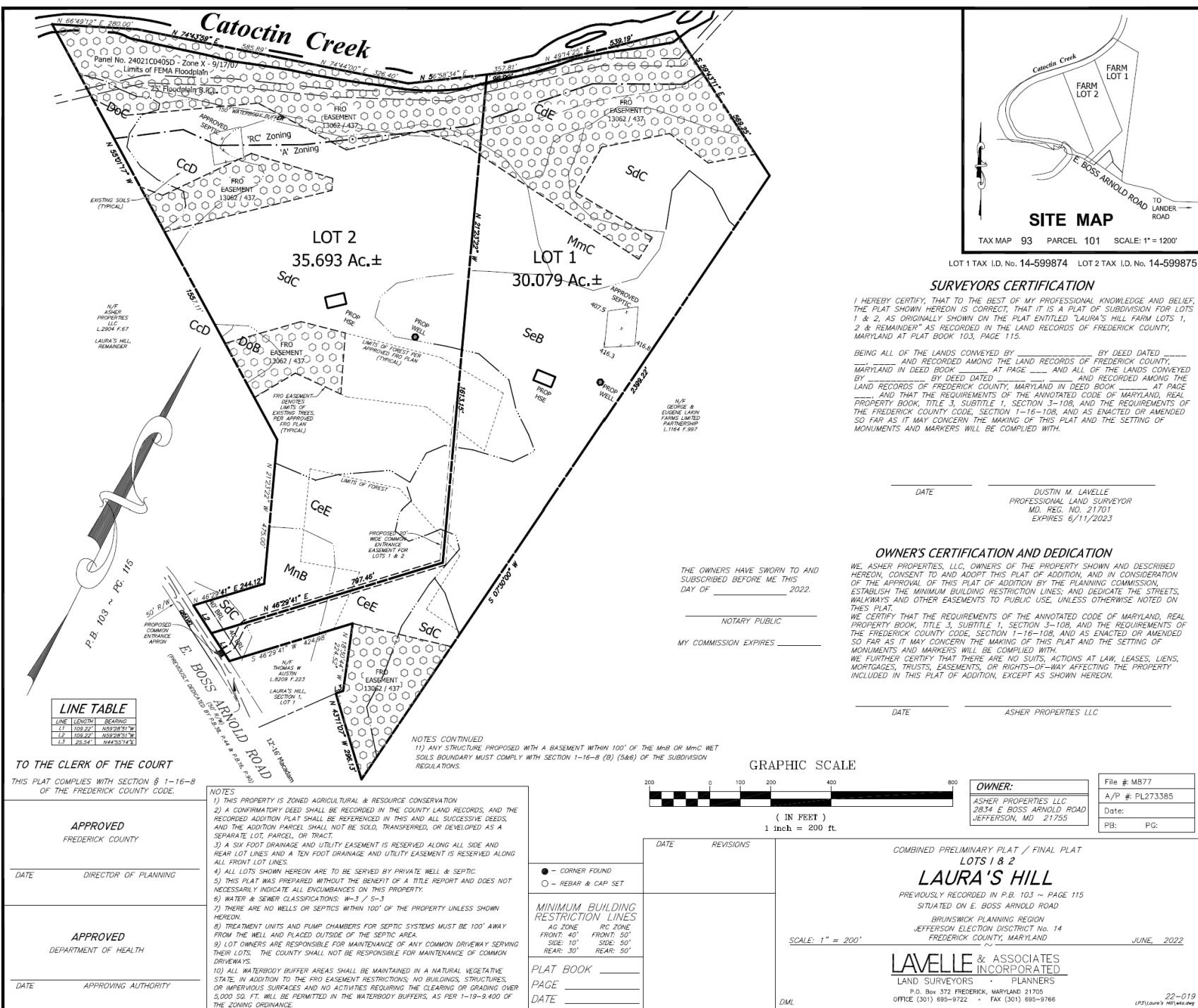
- Well
- Septic Area
- Concrete Monument
- Planted Stone
- Steel Bar & Survey Cap No. 8644

DATE REVISIONS

DATE	REVISIONS
7/1/2013	LOT LAYOUTS
7/16/2013	LOT LAYOUTS
3/23/2016	PER COMMENTS
7/20/2016	PER COMMENTS
2/14/2017	PER COMMENTS

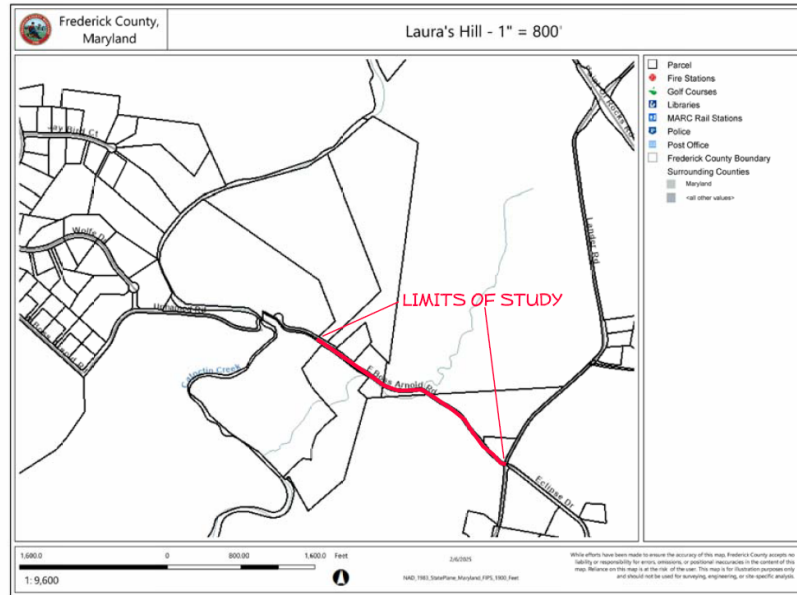
FARM LOT PLAT
FARM LOTS 1, 2 & REMAINDER
Laura's Hill
SITUATED ON E. BOSS ARNOLD ROAD
JEFFERSON ELECTION DISTRICT NO. 14
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 200'
OCTOBER 22, 2007

FILE #: M877
A/P #: 17117
DATE: 3/2/2020
PB: 63 PG:115



BOSS ARNOLD ROAD

ROADWAY



ROAD ADEQUACY SURVEY
BOSS ARNOLD ROAD
From the Intersection of Lander Road and
Boss Arnold Road to
Proposed Lots 1 & 2 - "Laura's Hill"
Election District # 14
Frederick County, Maryland

Terra Solutions Engineering, LLC

Commercial & Residential Land Planning and Engineering
5216 Chairman's Court, Unit 105
Frederick, MD 21703 Phone: 301-378-9842
Email: TerraSolutionsEngineering@gmail.com

NOTES

- 1) Field measurements conducted on Feb. 20, 2025.
- 2) Sketch prepared in conjunction with County comments for AP# PL273385 (Chapter 1-16-12(a)(1) - Public Facilities for minor subdivisions)

SCALE: 1" = 50'

DRAWN BY: JTL

PROJECT No.: 361

DATE: FEB. 2024/REV. MAY, 2025

PAGE 1 OF 4

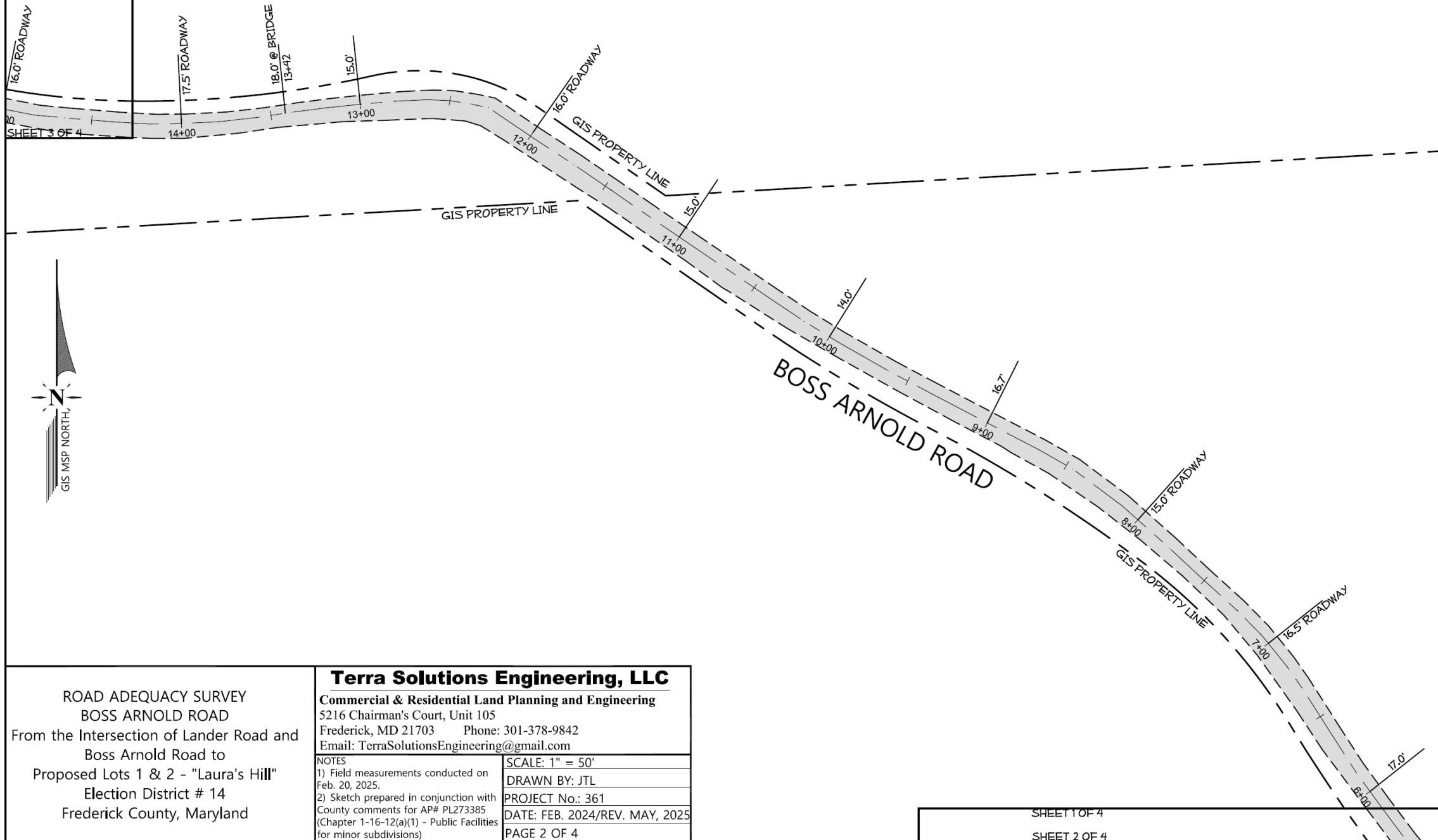


BOSS ARNOLD ROAD

LANDER ROAD

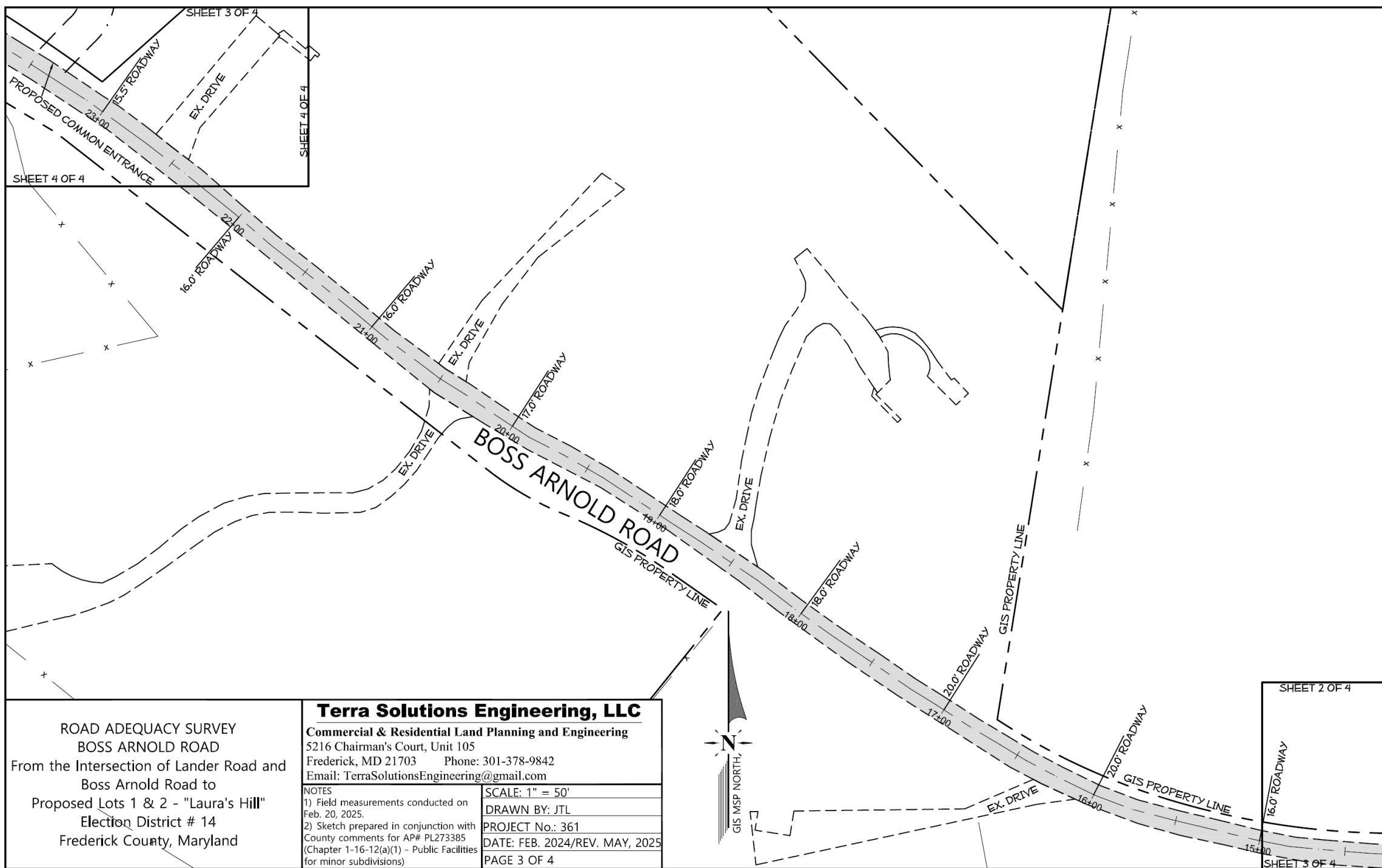
ECLIPSE DRIVE

Private Drive



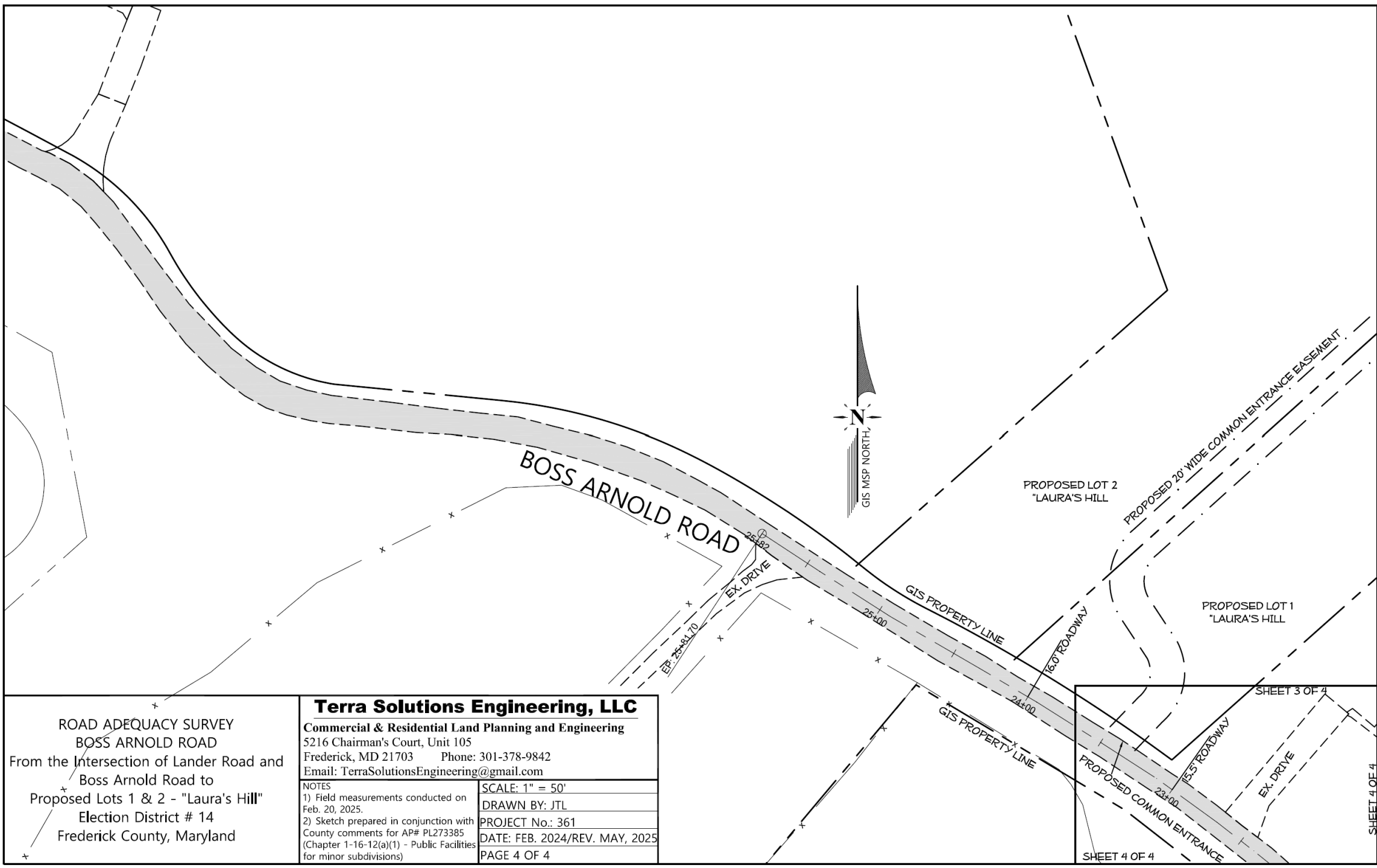
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PAGE 2 OF 4	



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	DATE: FEB. 2024/REV. MAY, 2025
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SHEET 3 OF 4

SHEET 4 OF 4

















RECOMMENDATION

Staff has no objection to approval of road adequacy by the Planning Commission and subsequent Conditional Approval of the proposed Combined Preliminary/Final plat.

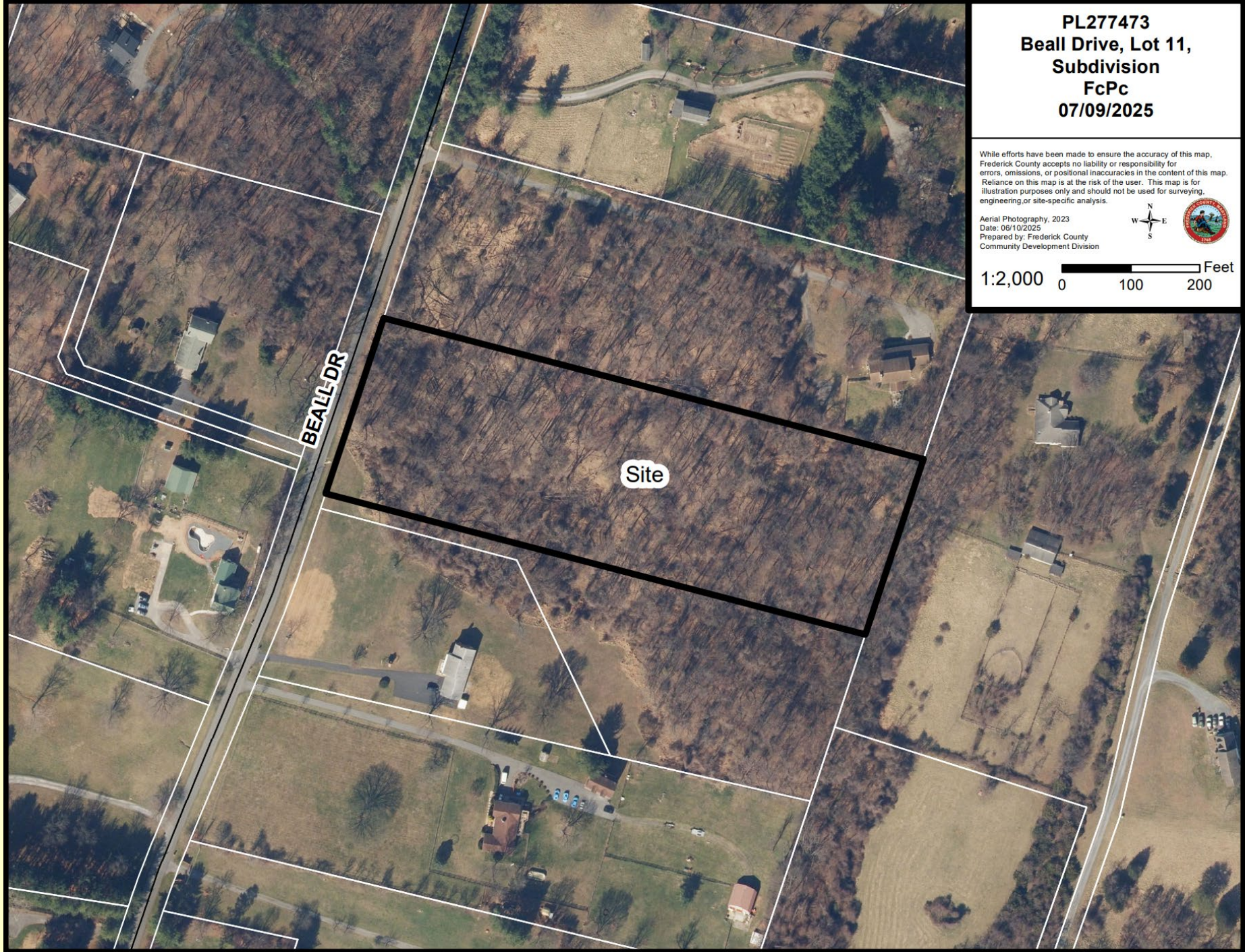
East Boss Arnold Road has a 14'-16' travelway width, which has been confirmed by an on-site investigation by Planning Staff and may be approved by the Planning Commission in accordance with § 1-16-12(B)(3)(a)1. Staff has no objection to the Planning Commission's approval of a finding of road adequacy for this application (M-877, AP PL273385) subject to the following conditions:

1. The Applicants shall comply with all Staff and agency comments through the completion of the plan.
2. The proposed lots as shown on the plat should be re-labeled Lots 2 and 3 to coincide with previously subdivided Lot 1 (PB 16/90).
3. The cul-de-sac area dedicated on the Farm Lot plat (PB 16/90) must be constructed prior to plat recordation.

Beall Drive Lot 11

Combined P/F Plat

The Applicant is requesting Combined Preliminary/Final Subdivision Plat approval to convert 1 recorded outlot into residential lot located on a 5-acre Site.



PL277473
Beall Drive, Lot 11,
Subdivision
FcPc
07/09/2025

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Aerial Photography, 2023
Date: 06/10/2025
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet

PL277473
Beall Drive, Lot 11,
Subdivision
FcPc
07/09/2025

Zoning

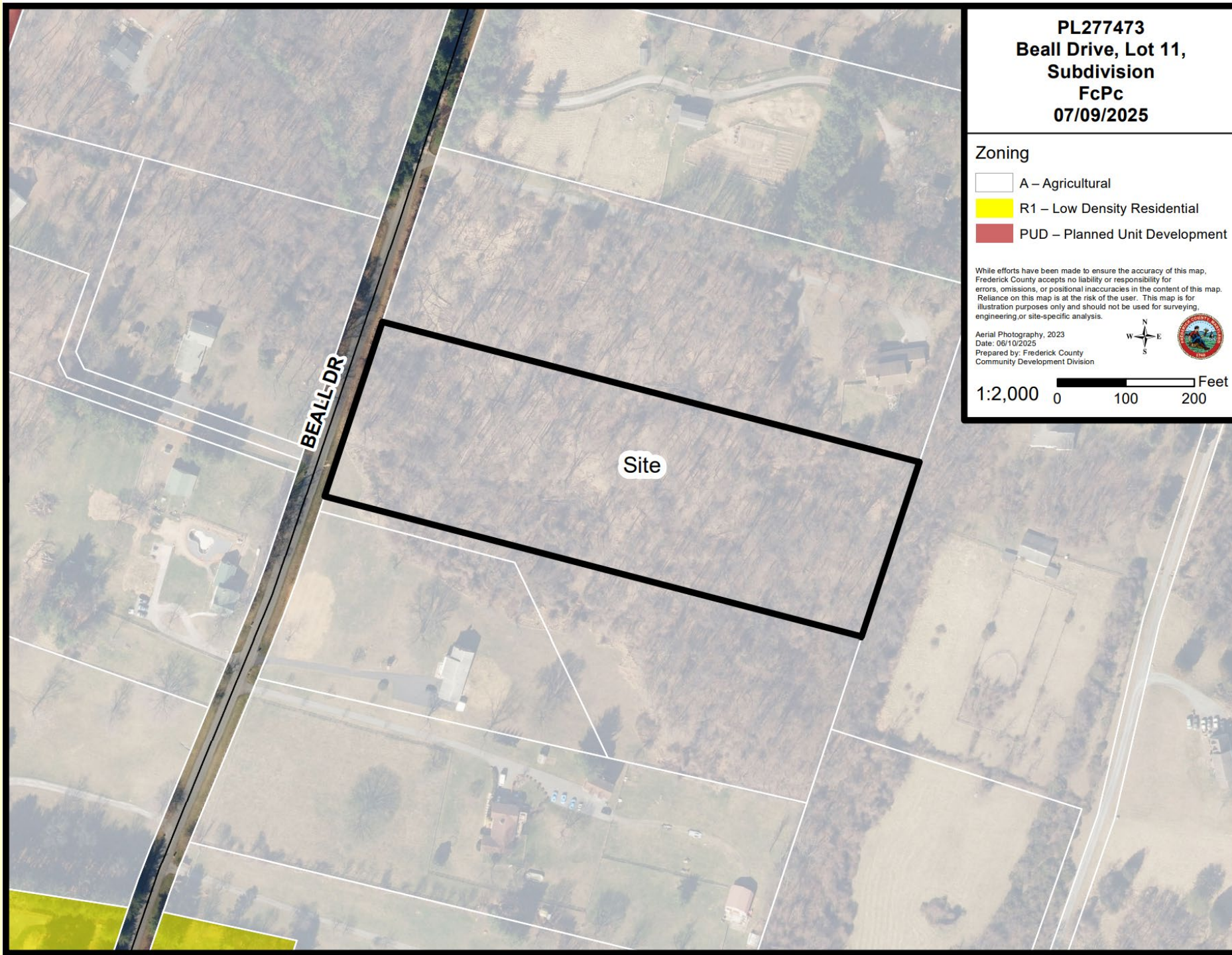
-  A – Agricultural
-  R1 – Low Density Residential
-  PUD – Planned Unit Development

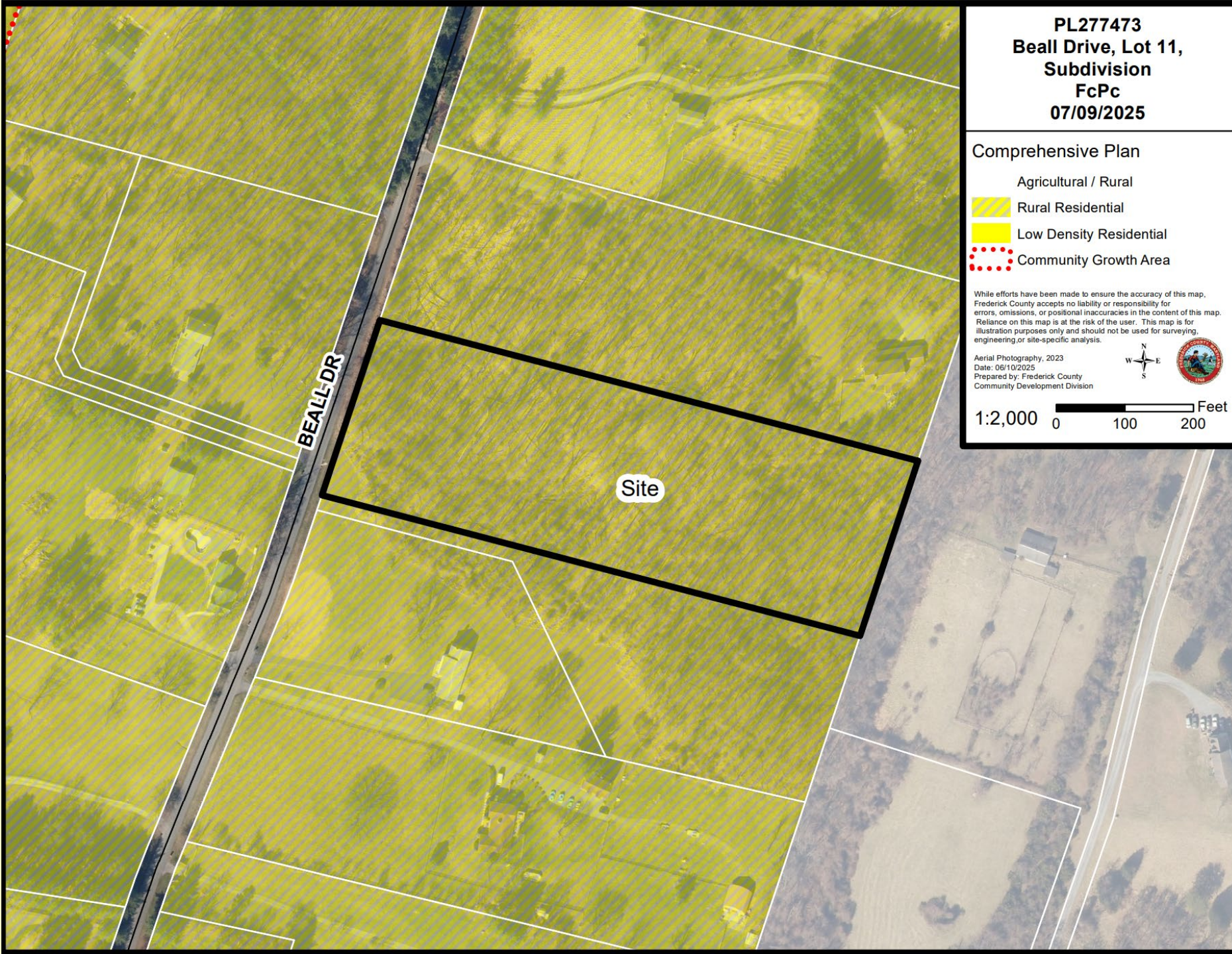
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1:2,000  Feet







PL277473
Beall Drive, Lot 11,
Subdivision
FcPc
07/09/2025

Comprehensive Plan

Agricultural / Rural

 Rural Residential

 Low Density Residential

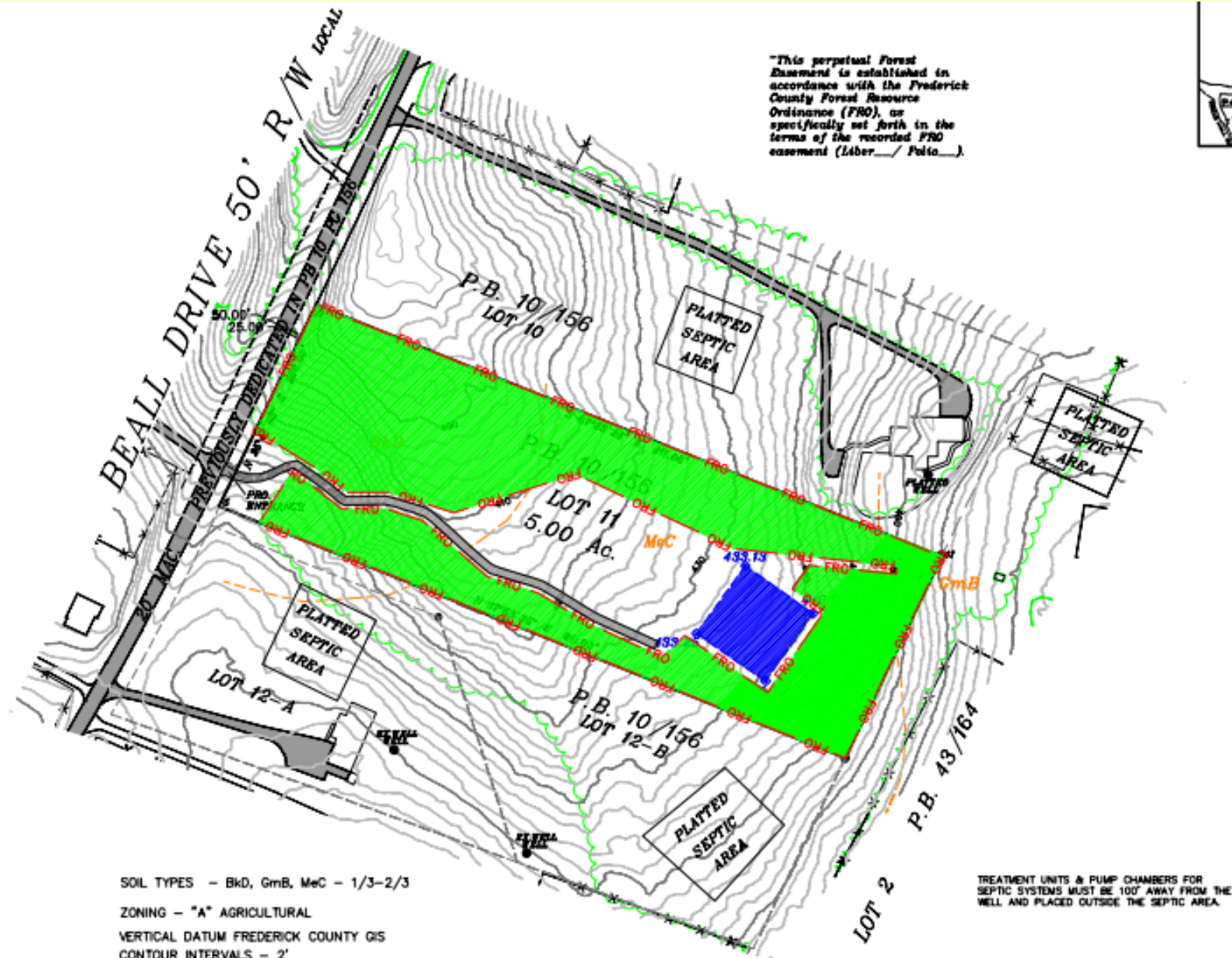
 Community Growth Area

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1:2,000  Feet
0 100 200



RECOMMENDATION

Staff recommends a 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 July 9, 2030). The Plat must be approved by the County and recorded in the land records prior to this expiration date.

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 Combined Preliminary/Final Forest Conservation Plan must be approved, and mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied first.