

Frederick County Planning Commission

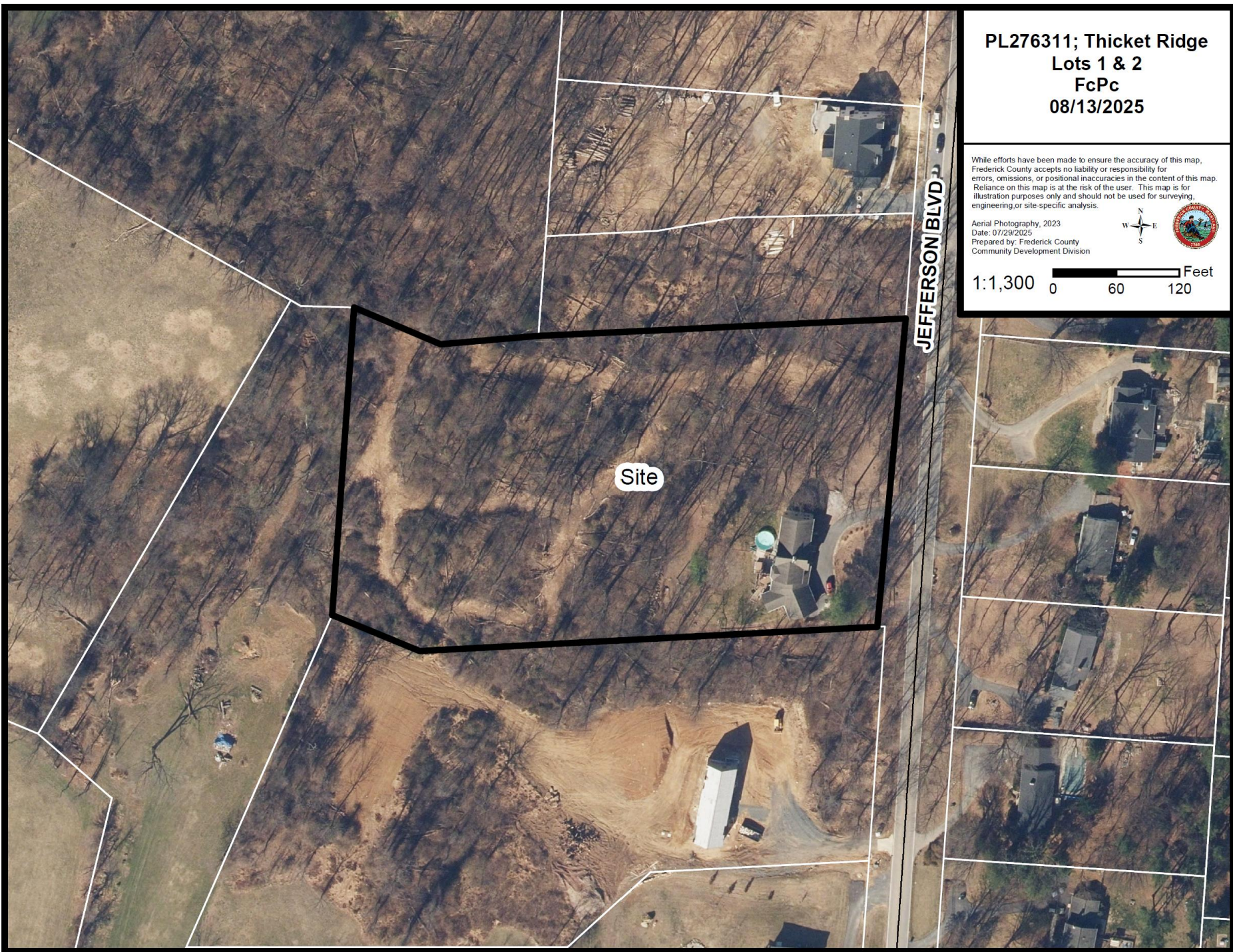


August 13, 2025

Thicket Ridge, Lots 1 & 2

Combined Preliminary/Final Plat

The Applicants are requesting a modification to allow a new single driveway entrance, which does not meet the minimum separation distances from existing driveways that is required for Staff level approval.



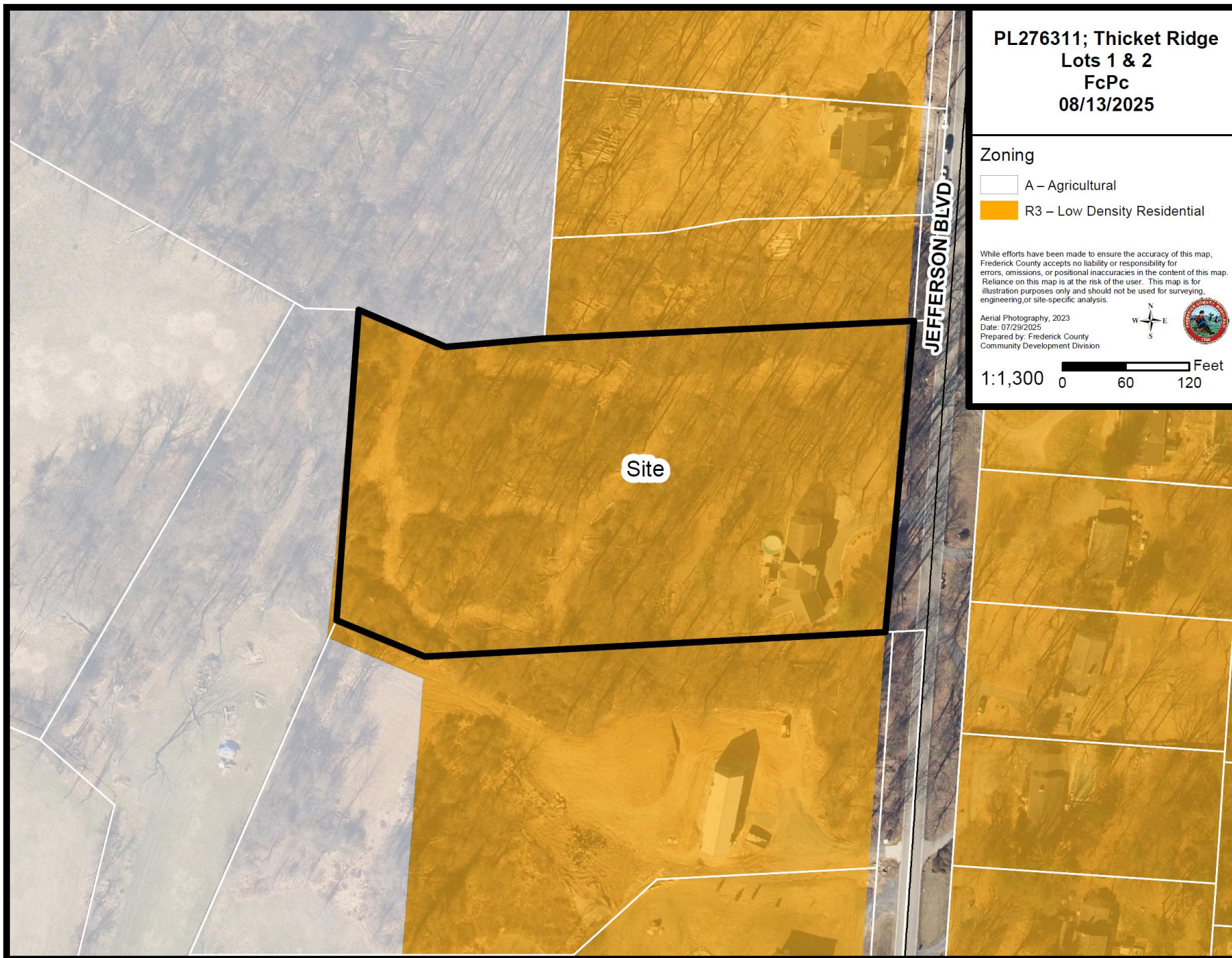
**PL276311; Thicket Ridge
Lots 1 & 2
FcPc
08/13/2025**

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Aerial Photography, 2023
Date: 07/29/2025
Prepared by: Frederick County
Community Development Division





1:1,300 0 60 120 Feet



PL276311; Thicket Ridge
Lots 1 & 2
FcPc
08/13/2025

Zoning

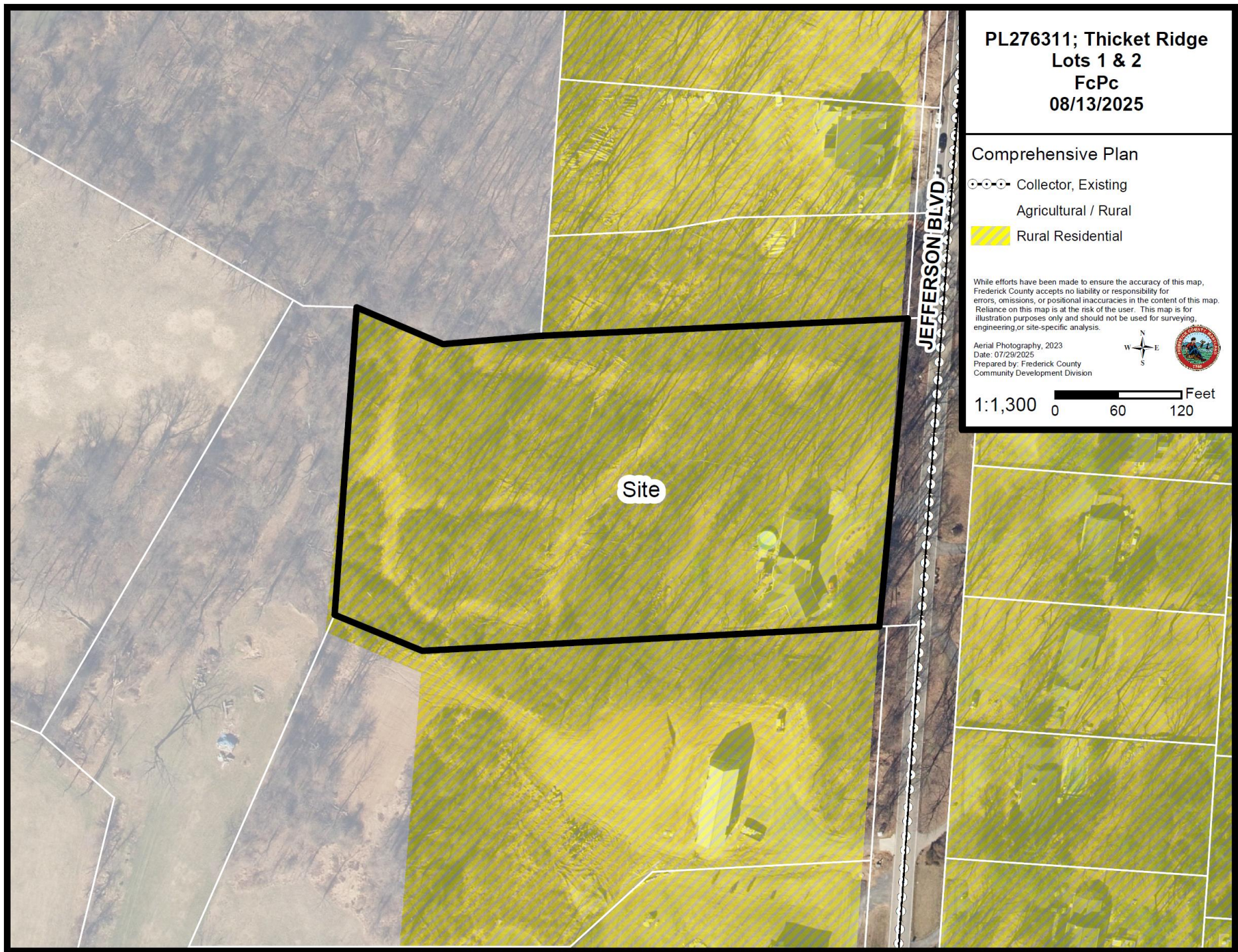
-  A – Agricultural
-  R3 – Low Density Residential

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1:1,300  Feet



PL276311; Thicket Ridge
Lots 1 & 2
FcPc
08/13/2025

Comprehensive Plan

Collector, Existing

Agricultural / Rural

Rural Residential

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Aerial Photography, 2023
Date: 07/29/2025
Prepared by: Frederick County
Community Development Division



1:1,300 0 60 120 Feet

OWNER'S CERTIFICATION AND DEDICATION

WE, MICHAEL J. FELTON & AILEEN B. FELTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF SUBDIVISION BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS WILL BE COMPLIED WITH.

WE FURTHER CERTIFY THAT THERE ARE NO SUILTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF ADDITION, EXCEPT AS SHOWN HEREON.

DATE _____ MICHAEL J. FELTON

DATE _____ AILEEN B. FELTON

OWNER:

MICHAEL J FELTON & AILEEN B FELTON
5500 JEFFERSON BLVD
FREDERICK, MD 21703

TOTAL NO. OF LOTS = 2
SOIL TYPES = HgC & HgD
ZONING = "R3" LOW DENSITY RESIDENTIAL
VERTICAL DATUM = ASSUMED / FIELD RUN ON 2/23/2024. CONTOUR INTERVAL = 2'

AREA TABULATION

ORIGINAL AREA OF TRACT = 164,430 SF OR 3.77 AC.±
TOTAL AREA OF LOTS = 158,003 SF OR 3.62 AC.±
TOTAL DEDICATION AREA = 6427 SF OR 0.15 AC.±
TOTAL AREA OF PLAT = 164,430 SF OR 3.77 AC.±
TOTAL NUMBER OF LOTS = 2

THE OWNERS HAVE SWORN TO AND
SUBSCRIBED BEFORE ME THIS
DAY OF _____ 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COORDINATES

NO.	NORTH	EAST
9	4768.8821	8144.6908
13	4770.3873	7778.4038
14	4767.3172	7685.2215
15	4806.6062	7695.2780
16	4470.5008	7645.9656
18	4509.4849	7565.3894
23	4768.9495	8128.2750
24	4768.8589	8150.8271
25	4470.8144	8111.2655
26	4470.8005	8090.7068
28	4624.8268	8039.6494
29	4625.5832	7580.9744



VICINITY MAP SCALE: 1" = 1,000'±
TAX MAP 75, PARCEL 41
TAX ID#24-455416

GRAPHIC SCALE



TOTAL AREA DEDICATED
TO PUBLIC USE IS
6427 SF OR 0.15 AC.±

(IN FEET)
1 inch = 50 ft.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RICHARD M ADOLPHI AND STACEY KRANTZ UNTO MICHAEL J FELTON AND AILEEN B FELTON, BY DEED DATED JULY 13, 2009 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 7436 AT FOLIO 151, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS WILL BE COMPLIED WITH.

DATE _____ DUSTIN M. LAVELLE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21701
EXPIRES 6/11/2025

File # M-3376

A/P # PL276311

Date:

PB: PG:

APPROVED
FREDERICK COUNTY

DATE _____ FREDERICK COUNTY
PLANNING COMMISSION

APPROVED
DEPARTMENT OF HEALTH

DATE _____ APPROVING AUTHORITY

NOTES

- 1) THIS PROPERTY IS ZONED R3 RESIDENTIAL.
- 2) LOT IS SERVED BY PRIVATE WELL & SEPTIC.
- 3) THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE PROPERTY UNLESS SHOWN HEREON.
- 4) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 5) A SIX FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- 6) NO BUILDINGS, BASEMENTS, RIGHTS-OF-WAY, WELLS OR PHYSICAL OBJECTS (MAN-MADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.
- 7) TREATMENT UNITS AND PUMP CHAMBERS FOR SEPTIC SYSTEMS MUST BE 100' AWAY FROM THE WELL AND PLACED OUTSIDE OF THE SEPTIC AREA.
- 8) THERE MUST BE GRAVITY FLOW OF SEWER FROM THE HOUSE LOCATION TO THE ENTIRE SEPTIC AREA.
- 9) THERE ARE NO KNOWN FLOODPLAINS OR WETLANDS ON LOTS 1 & 2.
- 10) THESE PERPETUAL FOREST EASEMENTS ARE ESTABLISHED IN ACCORDANCE WITH THE FREDERICK COUNTY FOREST RESOURCE ORDINANCE (FRO), AS SPECIFICALLY SET FORTH IN THE TERMS OF THE RECORDED FRO EASEMENT (LIBER _____/FOLIO _____).
- 11) REAL ESTATE TRANSFER: LOT 1 IS EXEMPT FROM THE FOREST RESOURCE ORDINANCE (FRO) BEING CREATED FOR REAL ESTATE TRANSFERS UNDER THE CONDITION THAT THE LAND IS NOT SIGNIFICANTLY CHANGED AND/OR INTENSIFIED FOR AT LEAST FIVE YEARS FOLLOWING THE DATE OF PLAT RECORDATION, AND IN ACCORDANCE WITH THE SIGNED FRO DECLARATION OF INTENT.

● = CORNER FOUND
○ = REBAR & CAP SET

MINIMUM BUILDING
RESTRICTION LINES

FRONT: 30'
REAR: 30'
SIDE: 10'

PLAT BOOK _____

PAGE _____

DATE _____

DATE _____ REVISIONS _____

COMBINED PRELIMINARY/FINAL PLAT
LOTS 1 & 2, SECTION ONE
THICKET RIDGE

SITUATED ON JEFFERSON BOULEVARD
BRADDOCK ELECTION DISTRICT NO. 24
MIDDLETOWN PLANNING REGION
FREDERICK COUNTY, MARYLAND

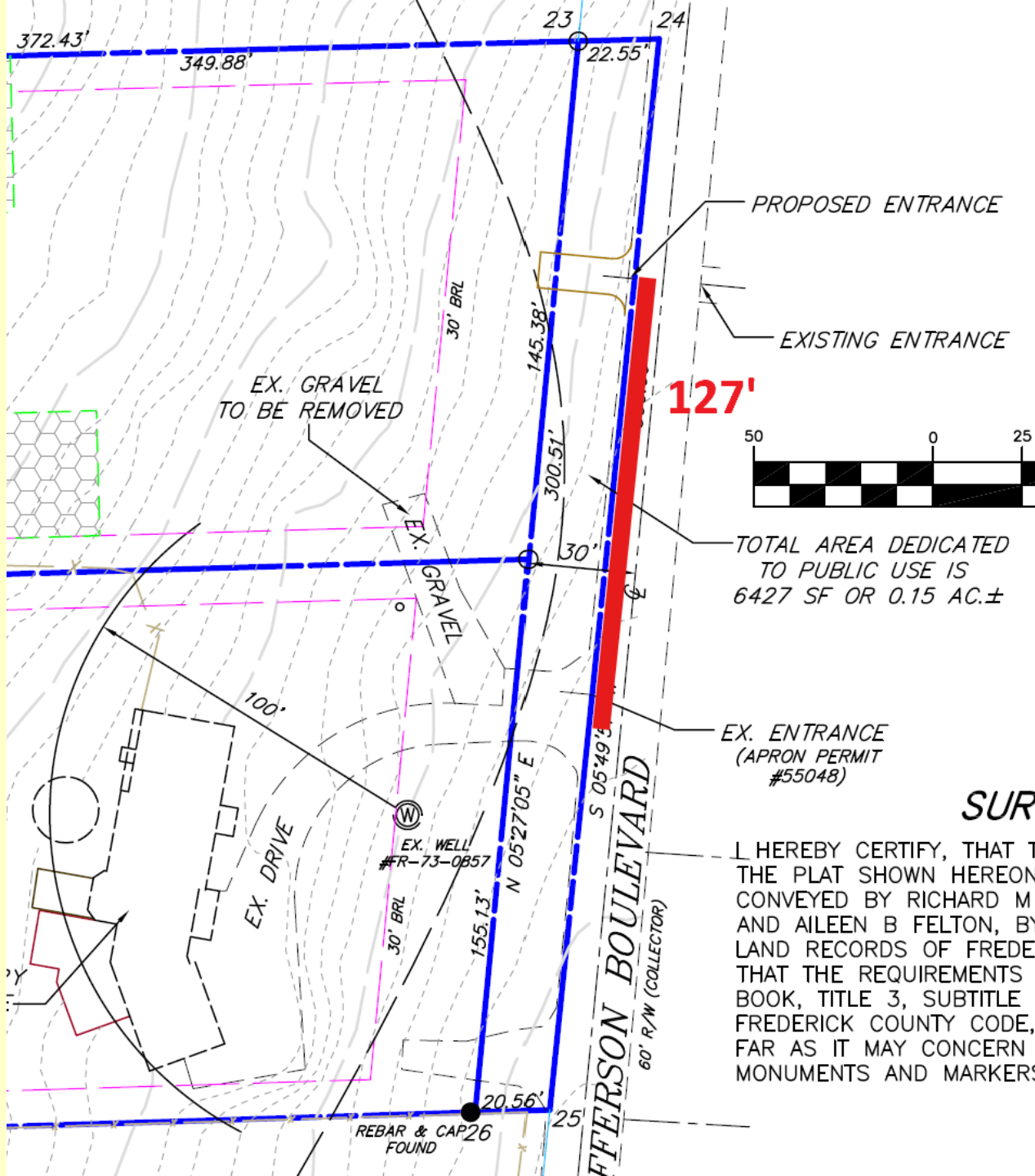
SCALE: 1" = 50'

FEBRUARY, 2024

LAVELLE & ASSOCIATES
INCORPORATED
LAND SURVEYORS • PLANNERS

P.O. Box 372 FREDERICK, MARYLAND 21705
OFFICE (301) 695-9722 • FAX (301) 695-9766

23-120
LPSI Thicket Ridge, Lots 1 & 2, 2/24/2024



SUR

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON CONVEYED BY RICHARD M. AND AILEEN B. FELTON, BY LAND RECORDS OF FREDERICK COUNTY, THAT THE REQUIREMENTS BOOK, TITLE 3, SUBTITLE FREDERICK COUNTY CODE, FAR AS IT MAY CONCERN MONUMENTS AND MARKERS

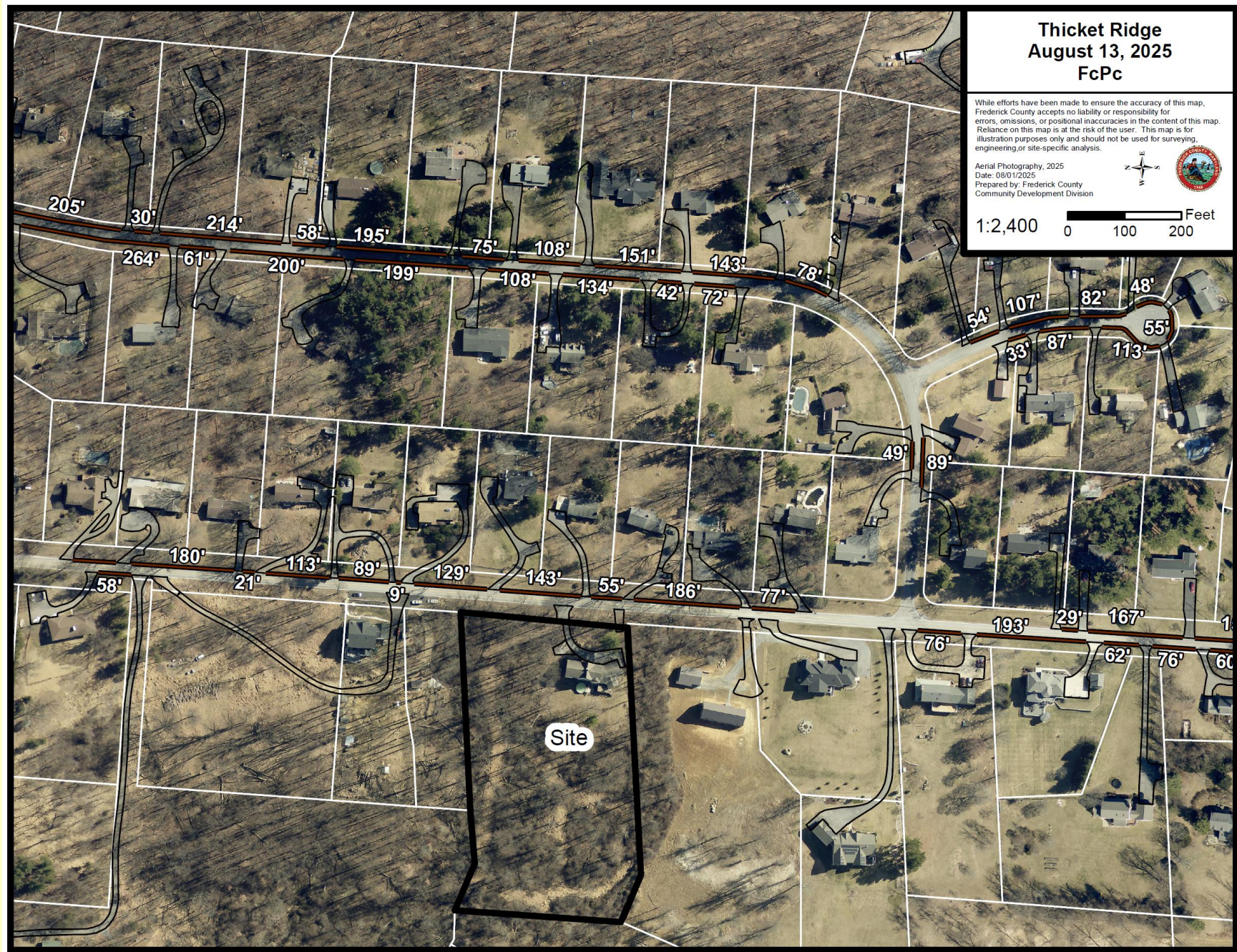


5520

JEFFERSON BLVD

5523

EXISTING ENTRANCE SEPARATIONS





Site

RECOMMENDATION

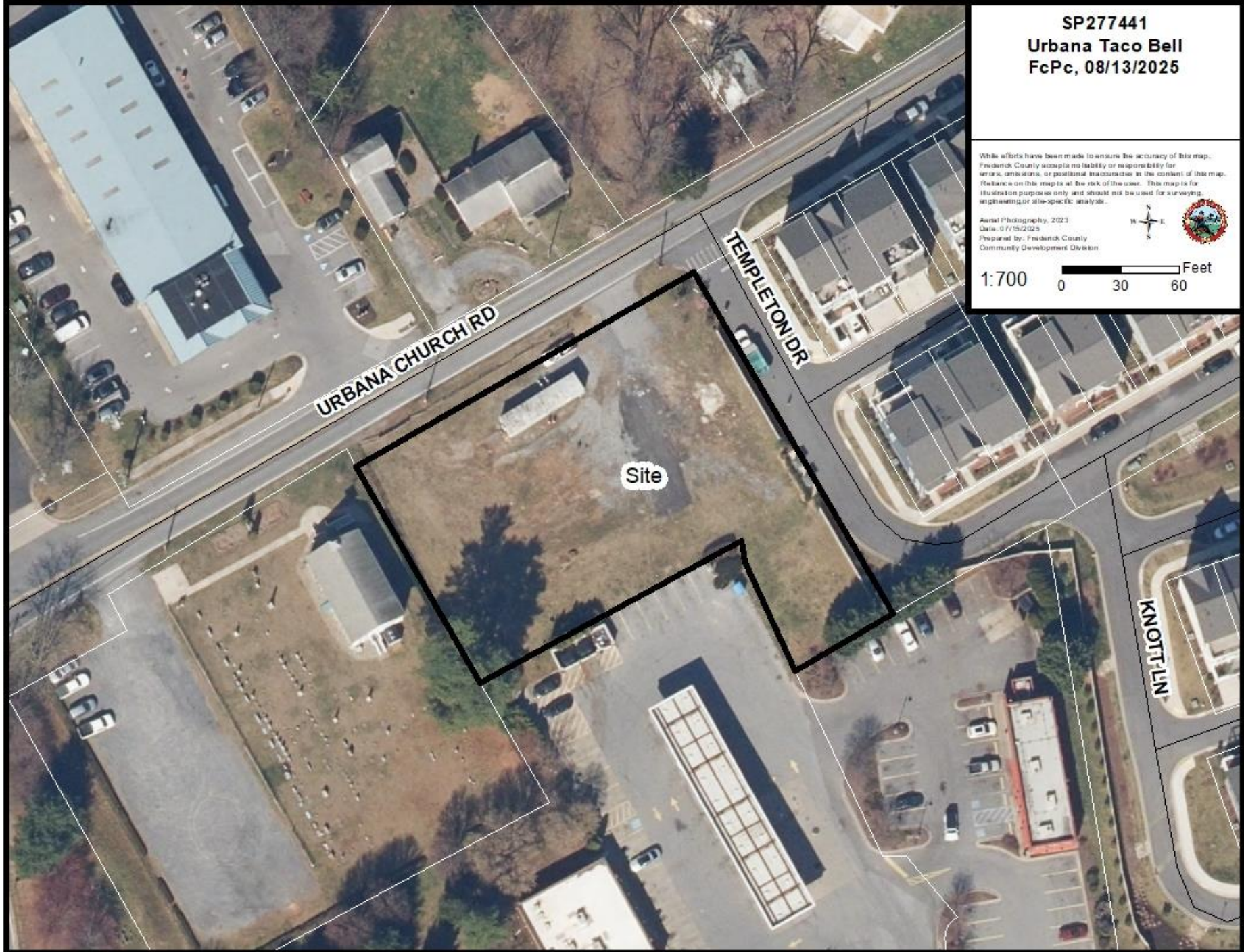
Staff have no objection to conditional approval of the requested entrance spacing modification.

Since the proposed single entrance for Lot 2 meets adequate sight distance and would help provide relief to the confronting neighbor's driveway issues, staff supports the approval of this modification for this application (M-3376, AP SP276311) subject to the following conditions:

1. The Applicants shall comply with all Staff and agency comments through the completion of the plan.

Urbana Taco Bell
Villages of Urbana, Worthington Square Lot 304
Concept Plan

The Applicant is requesting Concept Plan approval for a
2,450 sq. ft. restaurant located on a 0.68-acre Site.



SP277441
Urbana Taco Bell
FcPc, 08/13/2025

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Aerial Photography, 2023
Date: 07/15/2025
Prepared by: Frederick County
Community Development Division



1:700 0 30 60 Feet

SP277441
Urbana Taco Bell
FcPc, 08/13/2025

Zoning

-  VC – Village Center
-  MX – Mixed Use

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Community Development Division






1:700  Feet
0 30 60





SP277441
Urbana Taco Bell
FcPc, 08/13/2025

Comprehensive Plan

-  Village Center
-  Mixed Use
-  Community Growth Area

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Aerial Photography, 2023
Date: 8/13/2025
Prepared by: Frederick County
Community Development Division



1:700  Feet

KNOTT LN

8825 Urbana Church Road, Frederick County, MD

Site Plan

THE PETTIT GROUP, LLC
497 CENTER STREET
SEWELL, NJ 08080





STREET DEDICATION
P.B. 74 PG. 121

PUBLIC WATER & SEWER EASEMENT
P.B. 71 PG. 63, P.B. 74 PG. 121
P.B. 98 PG. 177

PRIVATE SWM/STORM
DRAIN EASEMENT
P.B. 98 PG. 177

APN 07-193068
N/F LANDS OF
IGNATIUS LOYOLA URBANA ROMAN
CATHOLIC CONGREGATION, INCORPORATED
D.B. 7684 PG. 412

WATER & SEWER EASEMENT
P.B. 74 PG. 121
P.B. 98 PG. 177

N/F LANDS OF
URBANA CORPORATE CENTER, LLC
D.B. 4238 PG. 462

PRIVATE WATER & SEWER EASEMENT
P.B. 74 PG. 121, D.B. 3631 PG. 5
(ABANDONED D.B. 10643 PG. 228)

APN 07-233248
N/F LANDS OF
7-ELEVEN, INC.
D.B. 3077 PG. 1411

APN 07-594944

APN 07-594945

APN 07-594946

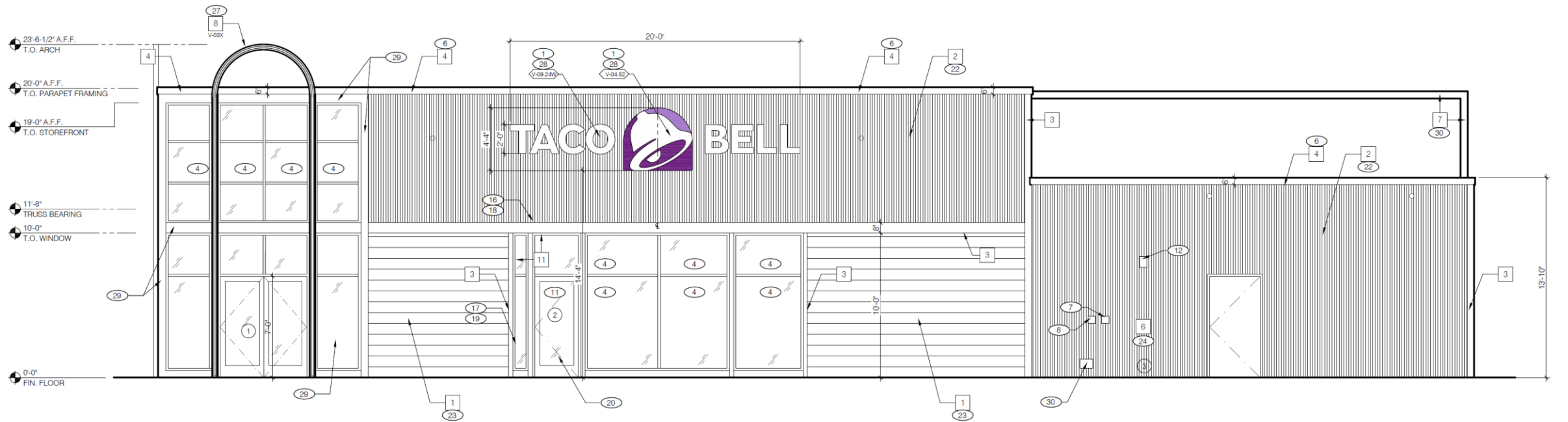
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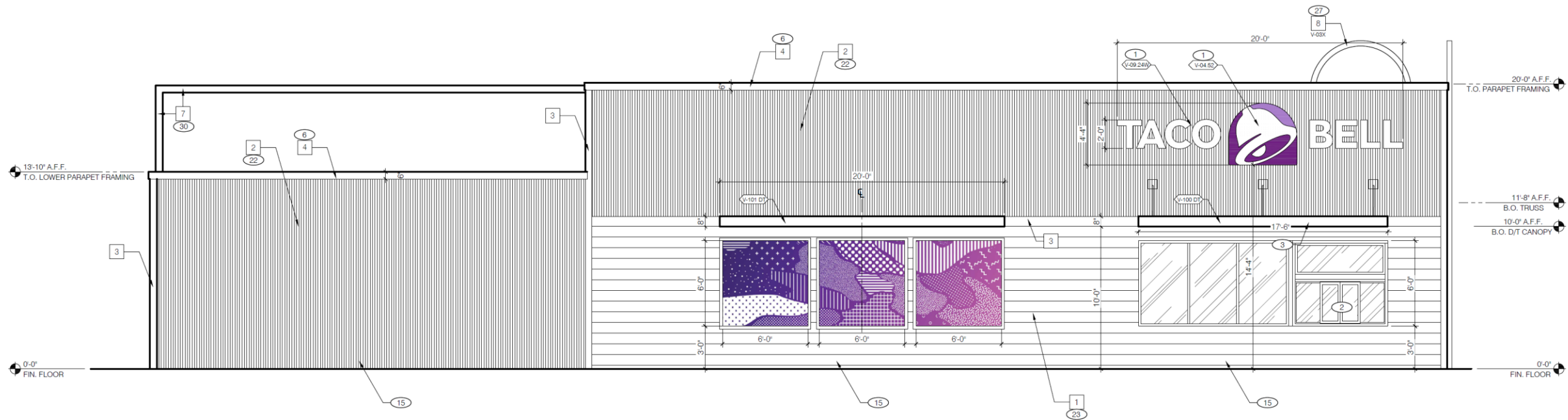
APN 07-594948

APN 07-594947

TEMPLETON ALLEY
(PRIVATE STREET PER REF. 3)

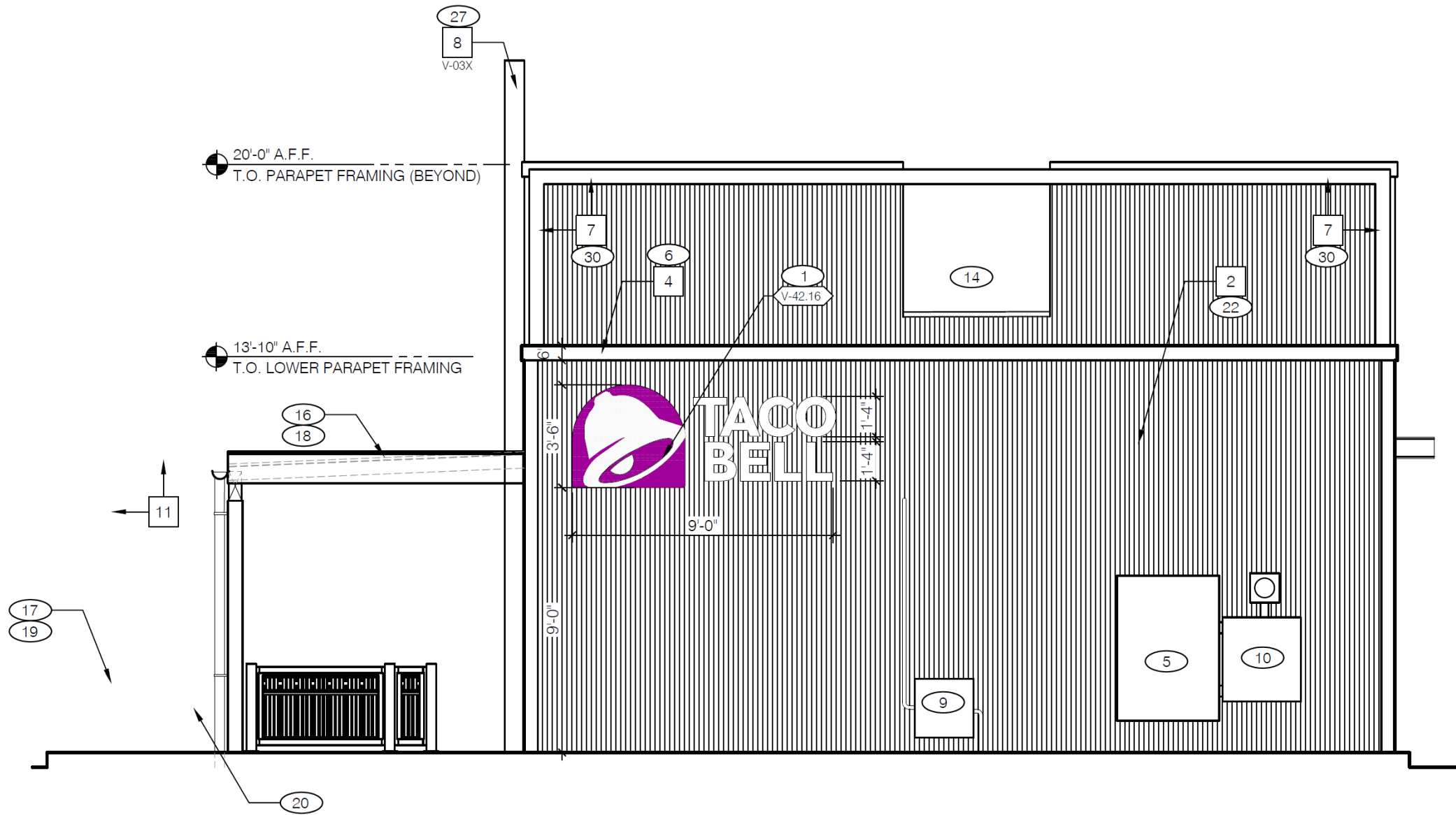
TEMPLETON DRIVE
(PRIVATE STREET PER REF. 3)





LEFT SIDE ELEVATION 1/4" = 1'-0" **A**





RECOMMENDATION

Staff does not believe that the architecture meets Section 1-19-7.500(C)(4)(f), which explicitly disallows flat roofs. Therefore, Staff has proposed a condition that the Applicant revise the architecture to provide a pitched roof on the future Site Plan.

Based upon the findings and conclusions as presented in the staff report, the application meets Concept Plan approval criteria subject to the following conditions:

1. Address all agency comments as the plan proceeds through the review process.
2. Revise the architecture to provide a pitched roof on the future Site Plan.
3. Site Development Plan approval is required prior to development of the proposed restaurant.
4. 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.

Valley School

Fair Oaks – Lot 5

Site Plan

The Applicant is requesting Site Development Plan approval for the establishment of a child care center use in an existing 4,105 sq ft building located on a 0.94-acre Site.

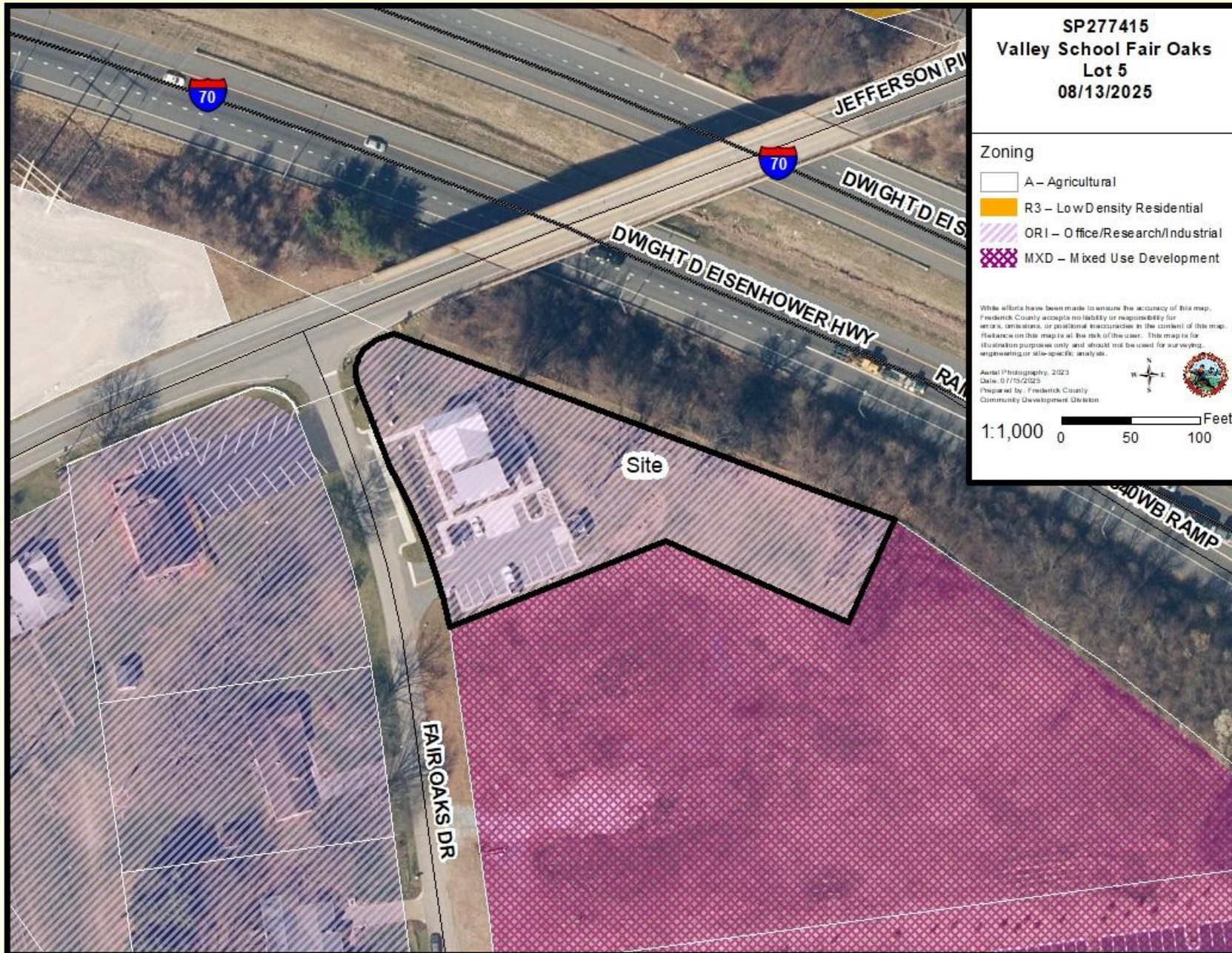


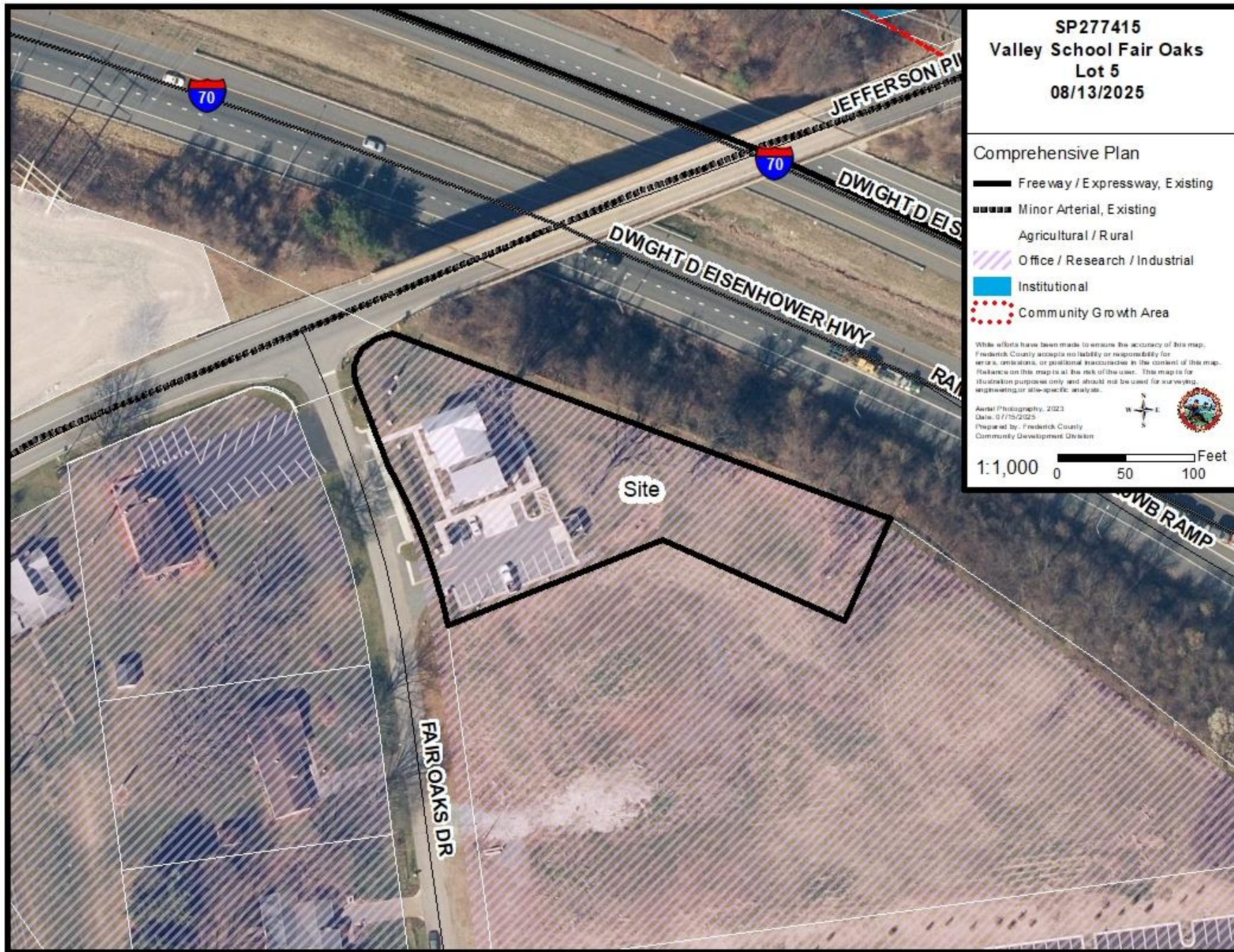
SP277415
Valley School Fair Oaks
Lot 5
08/13/2025

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Date: 01/15/2025
Prepared by: Frederick County
Community Development Division

1:1,000 0 50 100 Feet







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 August 13, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of three (3) years and also expires on August 13, 2028. Therefore, the plan expires August 13, 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 modifications are granted and conditions are met:

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

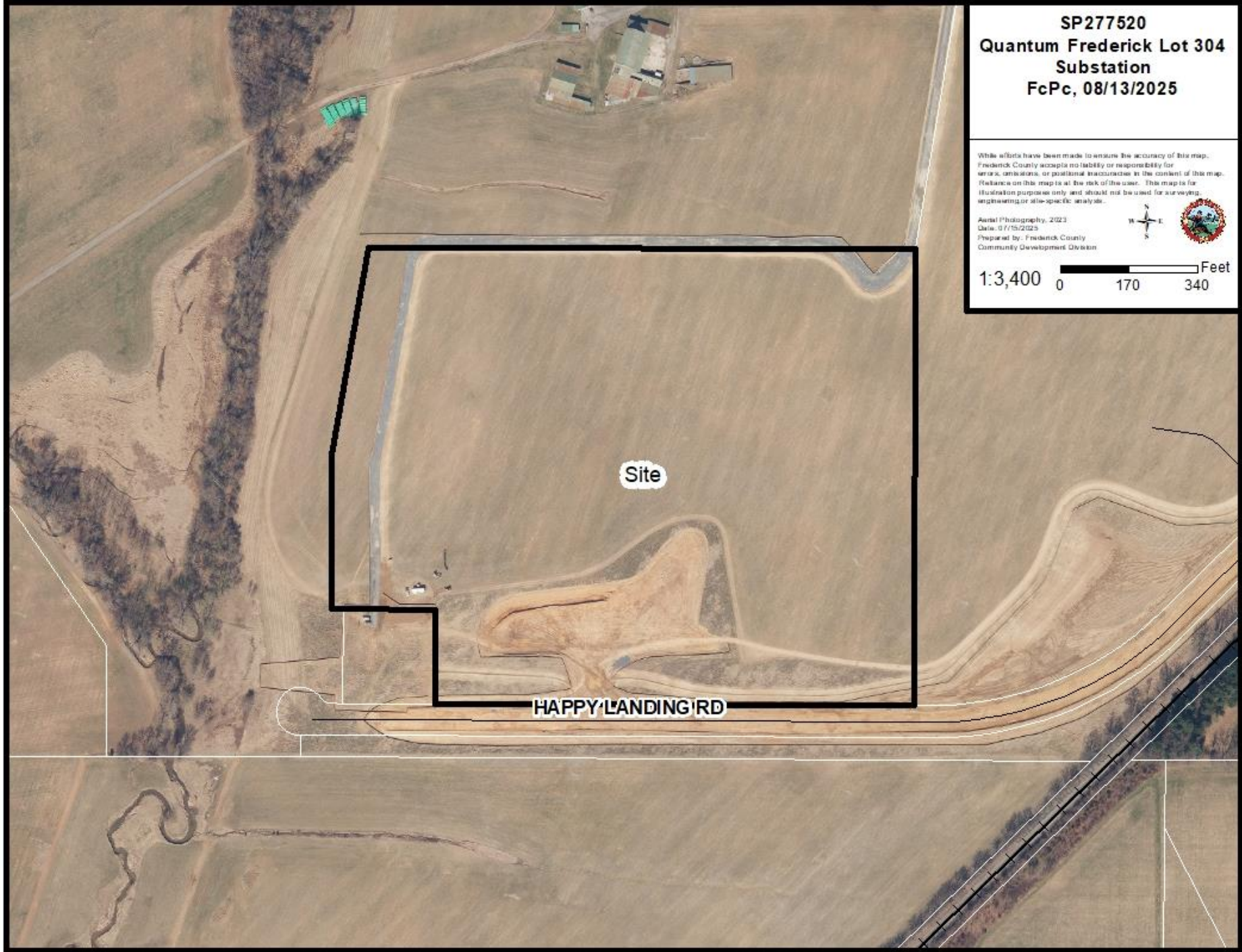
1. A parking space modification to allow for 15 parking spaces, or two parking spaces fewer than the 17 parking spaces required.
2. An alternative landscaping plan to allow for the required street trees to not be distributed every 35' along Site's frontages due to utility conflicts and sight distance issues.
3. A lighting modification to allow for the existing lighting to exceed 0.5 footcandles at the southern and western property lines.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

Bauxite II Substation
Quantum Frederick Section 1, Lot 304
Site Plan

The Applicant is requesting Site Development Plan approval for a Critical Digital Infrastructure Electric Substation located on a 35.64-acre parcel.



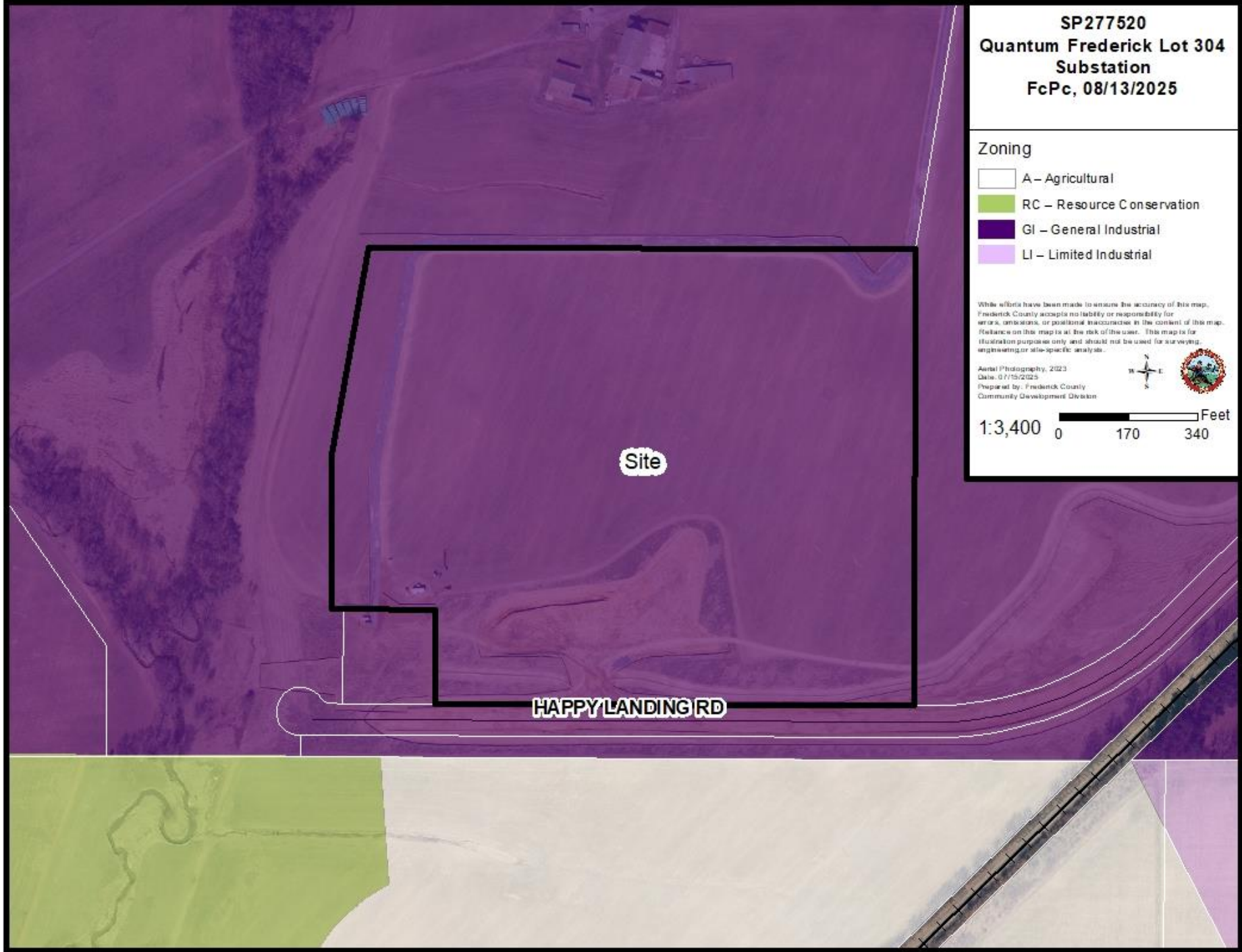
SP277520
Quantum Frederick Lot 304
Substation
FcPc, 08/13/2025

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Aerial Photography, 2023
Date: 8/13/2025
Prepared by: Frederick County
Community Development Division



1:3,400 0 170 340 Feet



SP277520
Quantum Frederick Lot 304
Substation
FcPc, 08/13/2025

Zoning

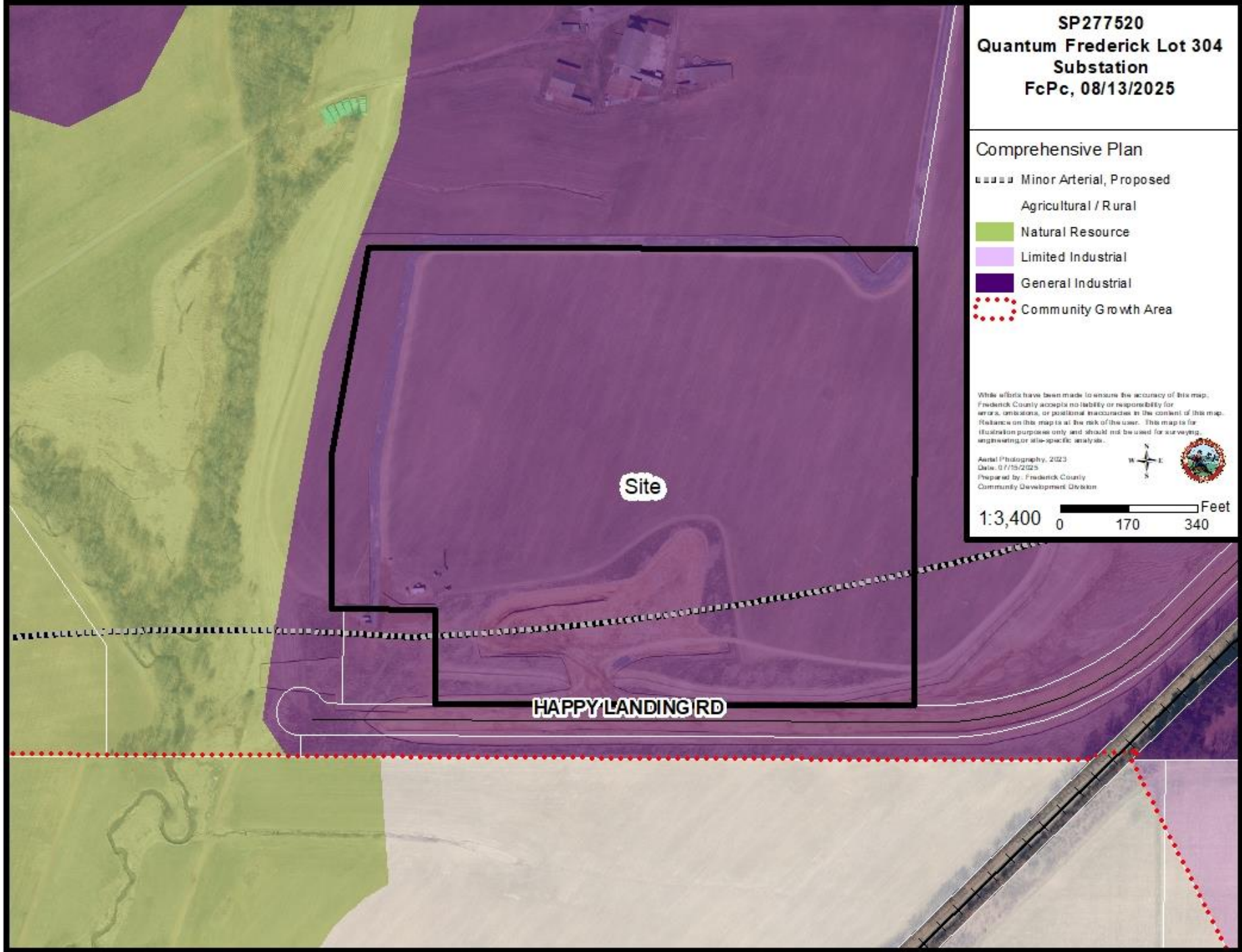
- A – Agricultural
- RC – Resource Conservation
- GI – General Industrial
- LI – Limited Industrial

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Date: 07/15/2025
Prepared by: Frederick County
Community Development Division



1:3,400 0 170 340 Feet



SP277520
Quantum Frederick Lot 304
Substation
FcPc, 08/13/2025

Comprehensive Plan

- Minor Arterial, Proposed
- Agricultural / Rural
- Natural Resource
- Limited Industrial
- General Industrial
- Community Growth Area

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1:3,400 0 170 340 Feet

±2,285,393 sf ±52.47 acres

Prop. 10' Trail
per PP273774
(future)

LOT 304
±1,552,676 sf
±35.64 acres

**OPEN SPACE
PARCEL 'A'**
±6,860,629 sf
±157.50 acres

LOT 302
±4,746,653 sf
±108.96 acres

Happy Landing Road
Future MD Route 80
Public - Minor Arterial) See PW276547

 **CALL "MISS UTILITY" AT**
1-800-257-7777
72 Hours Before Start Of Construction

REVISION	DATE	REVISION	DATE	BY	DATE
				BASE DATA	CADD
				DESIGNED	
				DRAWN	
				REVIEWED	
				RELEASE FOR <input type="checkbox"/>	
				BY _____	DATE _____

OWNER/DEVELOPER:
Rowan Frederick II, LLC
1700 Westlake Ave. N, Suite 200
Seattle, WA 98109

Contact: Xiomara Gerlach
Phone: (231) 769-2938

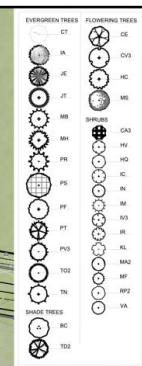
Landscape Plan

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Critical Digital Infrastructure Electrical Substation
Type 1 Site Plan
Bauxite II Electrical Substation
Quantum Frederick Section 1, Lot 304
Liber 15038, Folio 393
Election District No. 1
Frederick County, Maryland

SCALE:-	1"=60'
JOB No.	1364C2
DATE:	April 2025
INDEX No.	LA-1
SHEET No.	5 OF 17

PRELIMINARY - NOT FOR CONSTRUCTION



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 (August 13, 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 modifications are granted and conditions are met:

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

1. A lighting modification per §1-19-8.403(D)(2) to allow 38 unshielded lights due to substation maintenance requirements.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.