

Frederick County Planning Commission



September 10, 2025

Stanford Industrial, Lot 12

Site Plan

The Applicant is requesting Site Development Plan approval for a 10,000 sq. ft. Limited Manufacturing and Assembly facility with 2,000 sq. ft. of office located on a 3.092-acre Site.

**Stanford Industrial Park -
Lot 12
SP277337
FcPc, 09/10/2025**

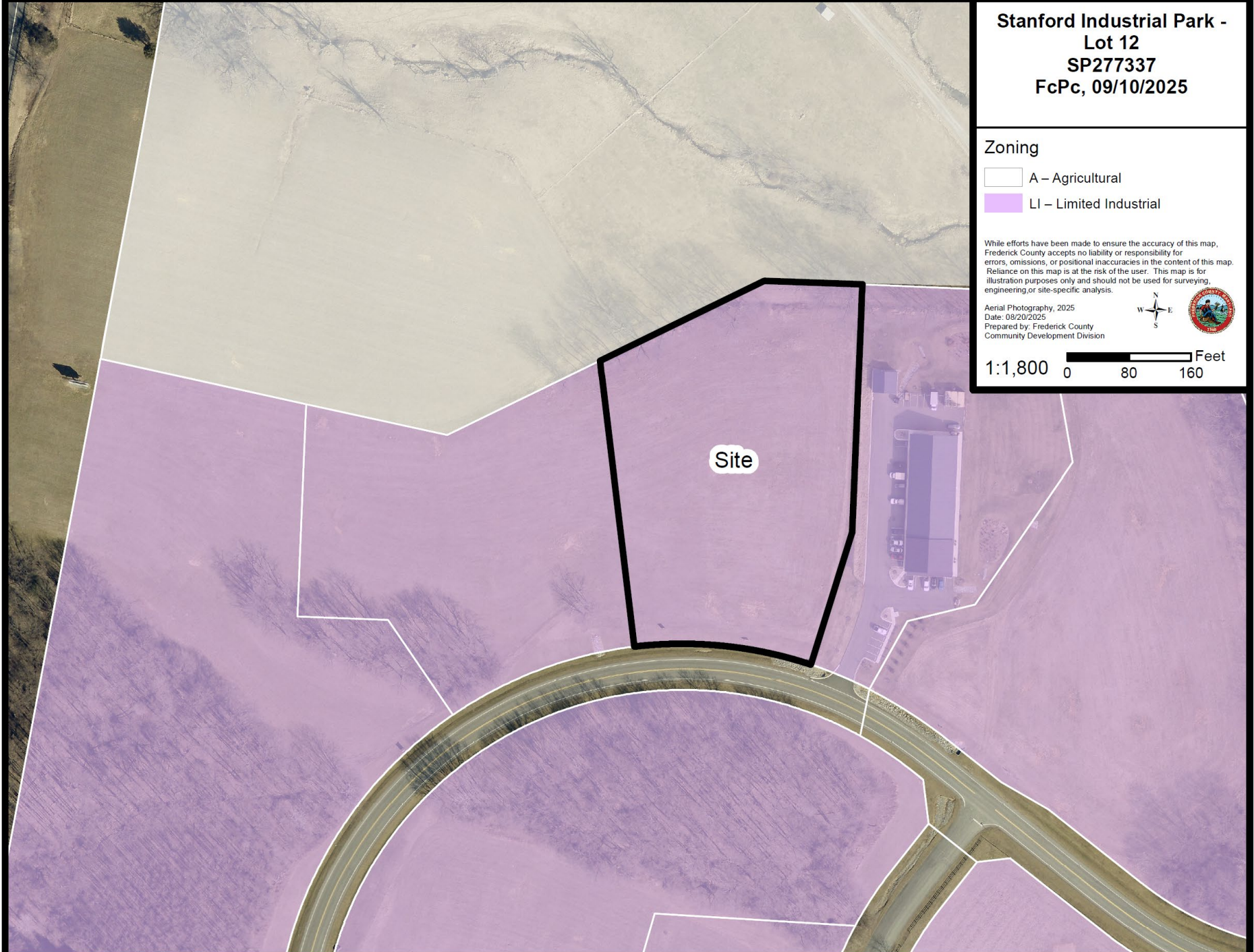
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Aerial Photography, 2025
Date: 08/20/2025
Prepared by: Frederick County
Community Development Division





1:1,500 0 75 150 Feet

Site



**Stanford Industrial Park -
Lot 12
SP277337
FcPc, 09/10/2025**

Zoning

-  A – Agricultural
-  LI – Limited Industrial

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1:1,800  Feet
0 80 160

**Stanford Industrial Park -
Lot 12
SP277337
FcPc, 09/10/2025**

Comprehensive Plan

Collector, Existing

Agricultural / Rural

Limited Industrial

Community Growth Area

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1:1,500 0 75 150 Feet

Site

ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING CONDITION! Landscaping shall conform to Section: 1-19-4.610! 76/89= 85%

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Landscaping shall conform to Section: 1-19-4.610! 76/89= 85%



5. Fire Department access roads shall be accessible during all types of weather and at all times.
6. Fire Department roads must be capable of supporting fire apparatus at all times and be a minimum of 20-foot wide.
7. Department roads shall be maintained and kept in good condition. Repairs, alteration, or demolition of Department roads shall provide a minimum turning radius of 40 to 45 feet.
8. Fire Department roads shall be located in a location that does not cross the County Fire Marshal's office.
9. Fire Lane (FL) signs shall be indicated on the plans and accepted by Fire Marshal prior to final construction plan approval. All perimeter drive access less than 27-foot wide shall be marked as Fire Lanes with no parking. Curb along Fire Lane shall be painted traffic yellow.
10. A local fire alarm system of 75-Ft. O.C. as approved by the County Fire Marshal shall be installed.
11. The property address shall be incorporated into the site numbering system and shall be posted on each building in accordance with the Fire Code of Appendix B, Section 102.362. A copy of the Ordinance is available from the County Fire Marshal's office by contacting 360-428-4729 or at www.co.firemarsh.com.
12. The building shall have an access box (knob box) for Fire Department use installed at the main entrance in accordance with the provisions of NFPA, the Fire Protection Code, and the Fire Department.
13. If a fire alarm system is installed, the building shall have a fire alarm control panel installed in accordance with the Fire Protection Code.
14. If possible fire hydrant markers shall be installed to identify the locations of hydrants. Markers shall be installed six inches from the edge of the paved area and shall be painted with reflective paint. The markers shall be installed in accordance with the Fire Protection Code. The markers shall have yellow markers installed on each roadway. The marker shall be a 26-inches marker, model 101, or approved equivalent. The marker shall be blue in color.

[illegible]

WARNING STATEMENT: List 12 "Standard" items that you need as an industrial facility for limited manufacturing and assembly facility, in accordance with the provision of the limited industrial (LI) zone. The new facility will include office space, limited manufacturing assembly, and limited storage areas. No residences will be used with this building. An outdoor storage area is proposed with all vehicles stored in the existing rectangular area of 1/4=160000.

1. Parking Requirement: Office use (per Section 6-19-4200) One (1) space for every 200 sq ft of floor area.

One (1) space for each employee (on the largest shift for which the building is designed, plus 100 sq ft for each vehicle used in the business.

PARKING: Industrial use (per Section 6-19-4200) 2,000 / 1000 = 2 One (1) space per 200 sq ft of floor area.

Required Parking: 30 spaces Office use (2,000 SF) 30 people / 2 = 15 spaces

Company Vehicles: 5 to 10 standard vehicles (87 + 15 + 7) = 282 spaces use 30 spaces

Req. H.C. Parking: 2 Spaces

Proposed Parking 30 Spaces 28 standard (78 x 18) + 2 handicapped (8' x 12') = 30 spaces

LOADING: One (1) space per 20 parking spaces, plus one (1) for each additional proposed space

Required Loading: 2 Large spaces

One (1) Large + 1 additional Large plus one (1) for each additional 10,000 SF or part thereof over 5,000 SF 6-19-42-0200 (7'00" x 20' x 10' min. clearance)

Proposed Loading: 2 Large spaces

[illegible]

Terra Solutions Engineering, LLC

Commercial & Residential Land Planning and Engineering
216 Chairmans Courte, Suite 105
Frederick, MD 21702

Phone: 301-378-9842

Owner/Developer
Stanford Trading VI, LLC
12 West Church Street, Suite 120
Rupert Property
12 West Church Street
Contact: [redacted]

Frederick, Maryland 21701
Phone: 301-948-9141 Contact:

Gerald L. Miller
Seal & Signature

PROJECT No.:	274
DATE:	JULY 2025
SCALE:	1" = 30'
SHEET No.	1 of 2

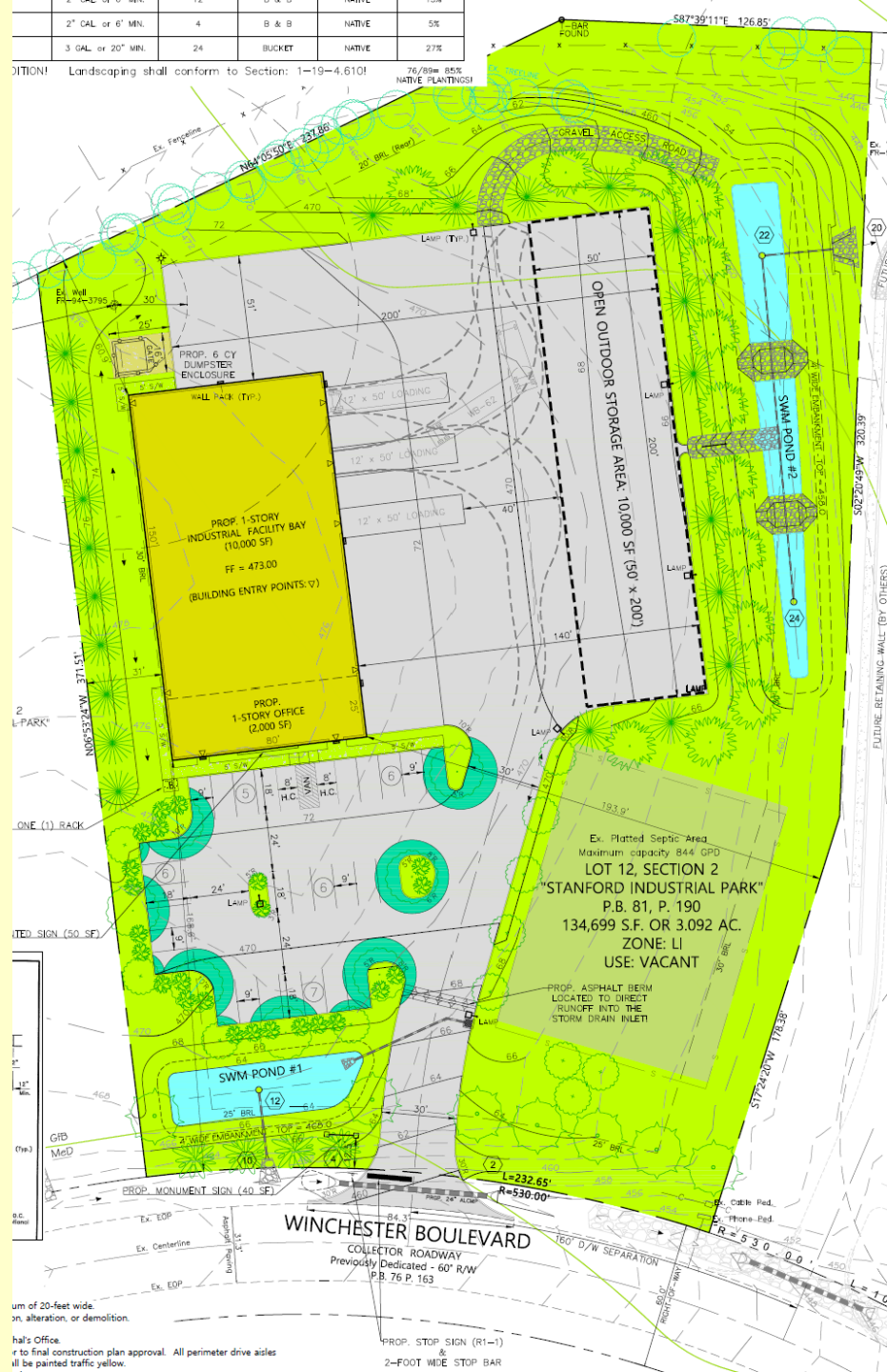
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2" CAL. or 6" MIN.	4	B & B	NATIVE	5%
3 GAL. or 20" MIN.	24	BUCKET	NATIVE	27%

DITION! Landscaping shall conform to Section: 1-19-4.610!

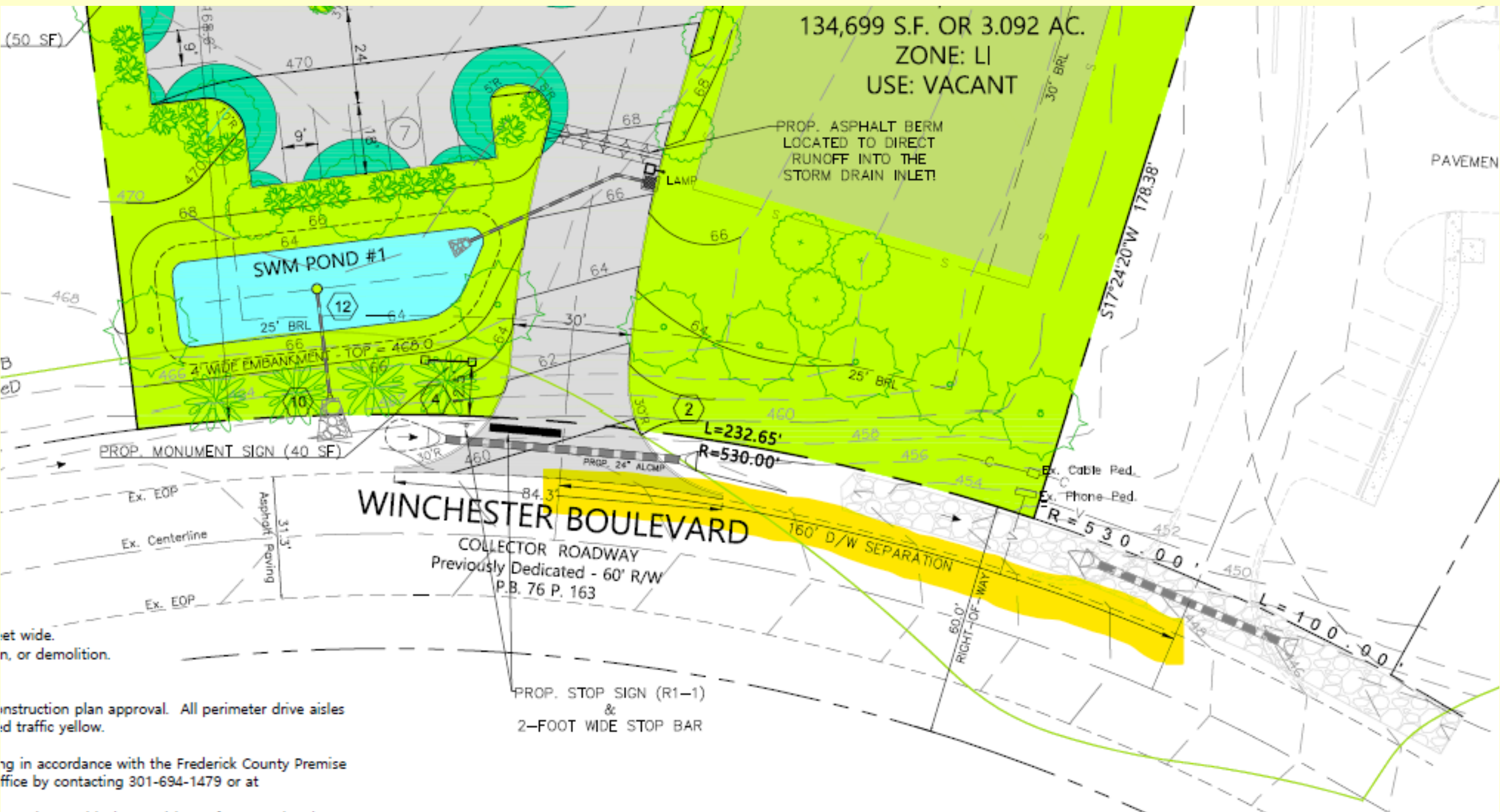
76/89= 85%
NATIVE PLANTINGS:



um of 20-feet wide.
on, alteration, or demolition.

to final construction plan approval. All perimeter drive aisles will be painted traffic yellow.

PROP. STOP SIGN (R1-1)
&
2-FOOT WIDE STOP BAR



Instruction plan approval. All perimeter drive aisles
and traffic yellow.

ing in accordance with the Frederick County Premise
Office by contacting 301-694-1479 or at



RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (September 10, 2028).

Based upon the findings and conclusions as presented in this 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 requests from the Applicant:

1. An Entrance Spacing modification to allow for a 160' separation to the nearest existing entrance at Lot 11.
2. A loading space modification to add one additional large loading space for this project.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.