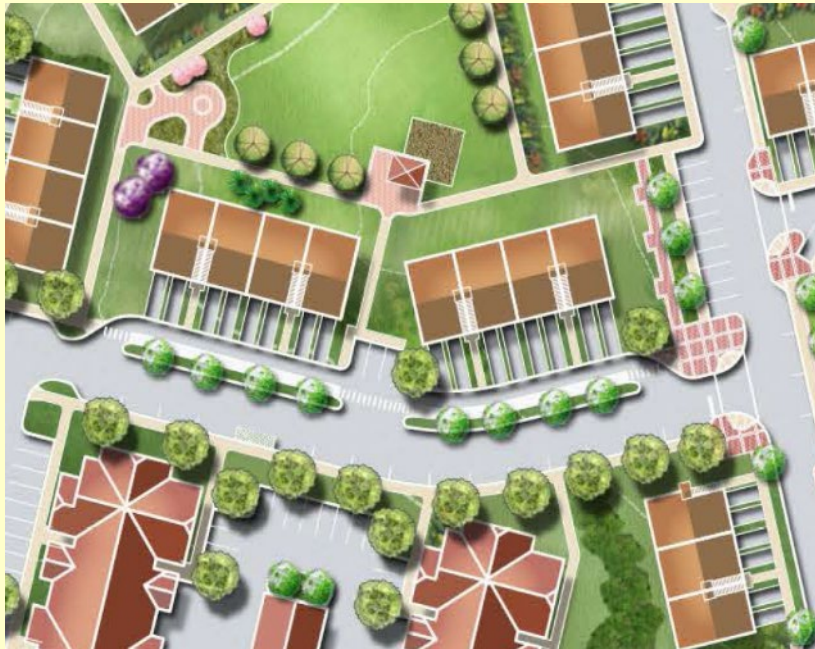


Frederick County Planning Commission

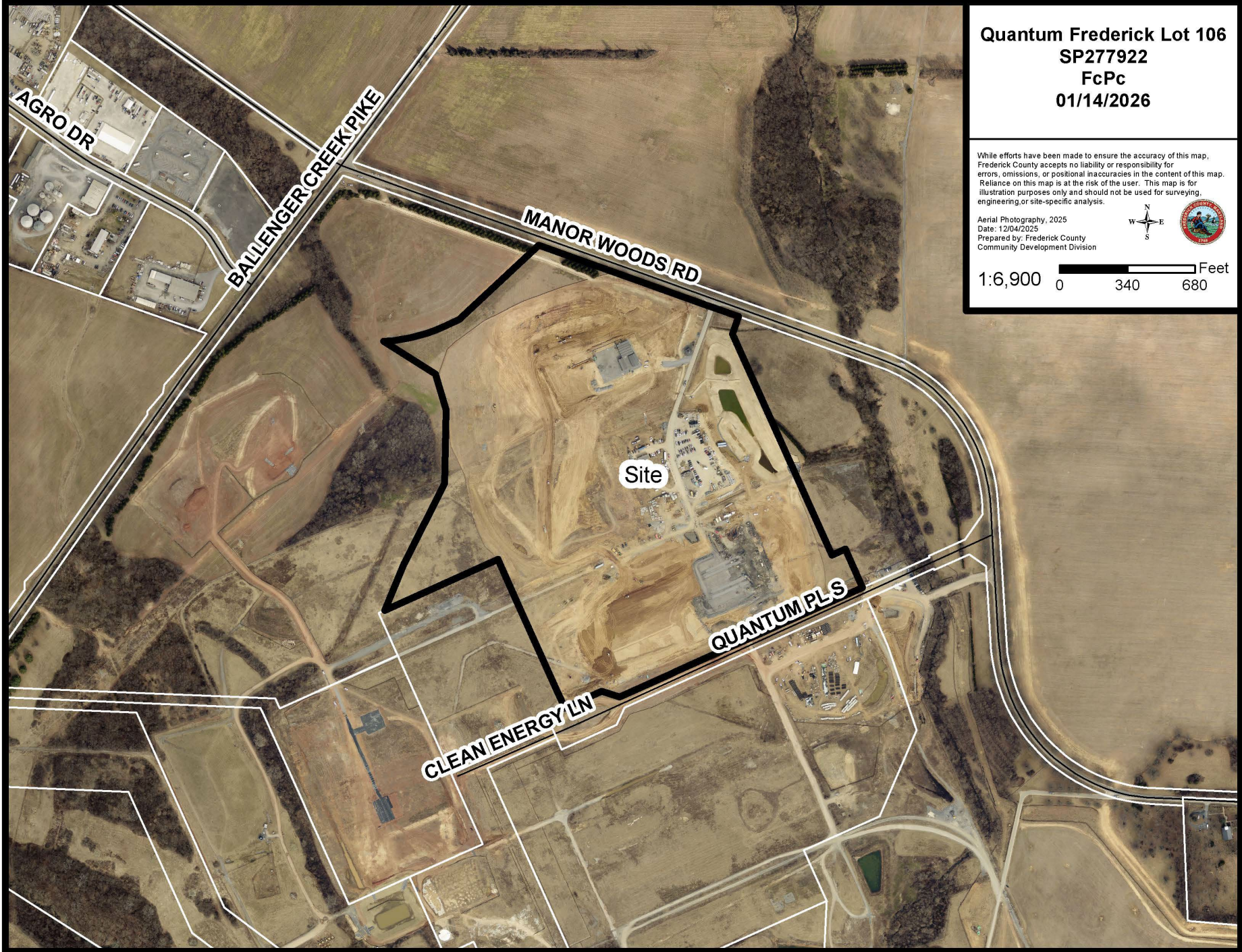


January 14, 2026

Quantum Frederick Lot 106

Aligned Data Centers (Building 1)

The Applicant is requesting to remove a condition on the original Site Plan approved by the Planning Commission on May 10, 2023 (SP275110) for the first data center building located on a 74.89-acre Site.



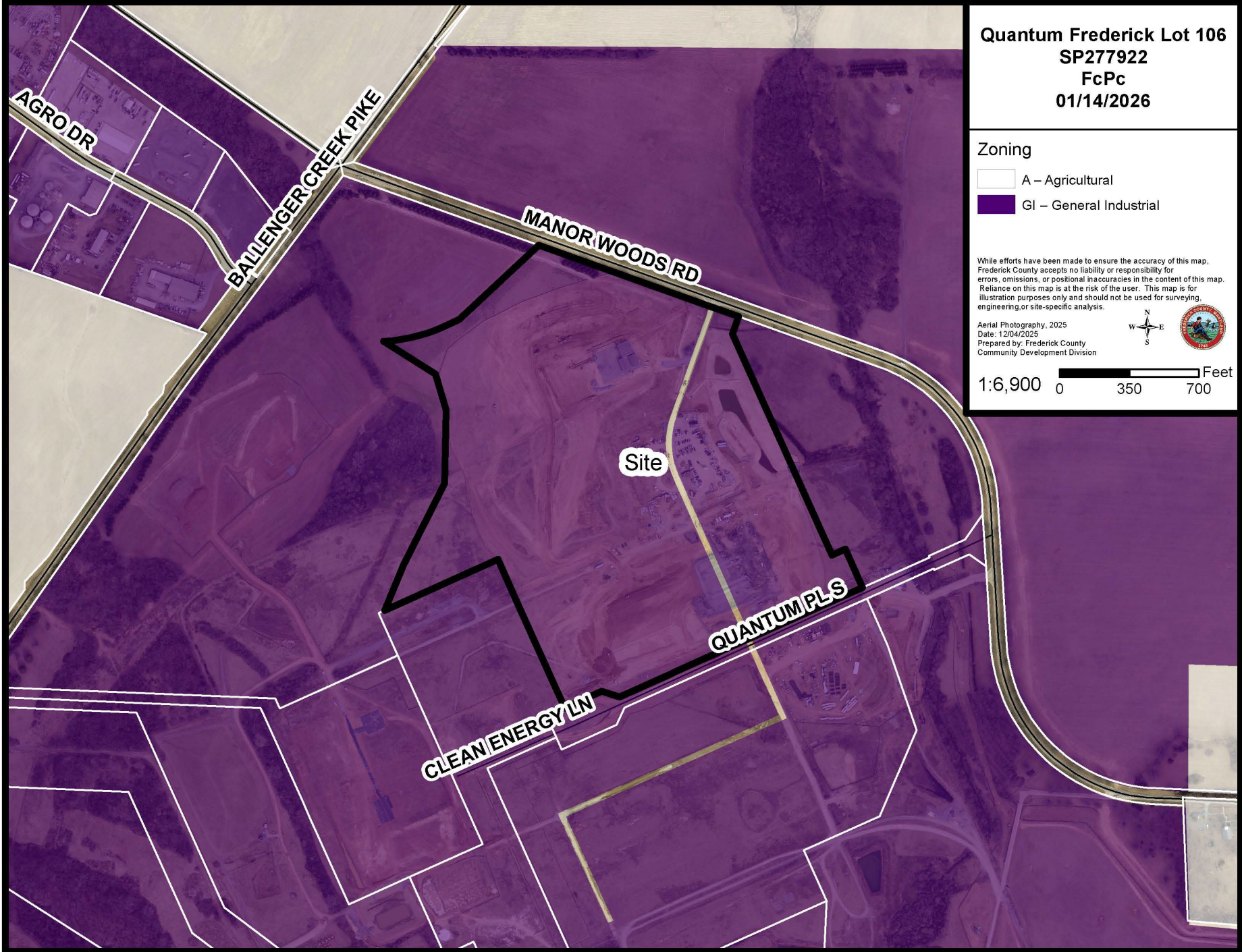
Quantum Frederick Lot 106
SP277922
FcPc
01/14/2026

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, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:6,900 0 340 680 Feet



Quantum Frederick Lot 106
SP277922
FcPc
01/14/2026

Zoning

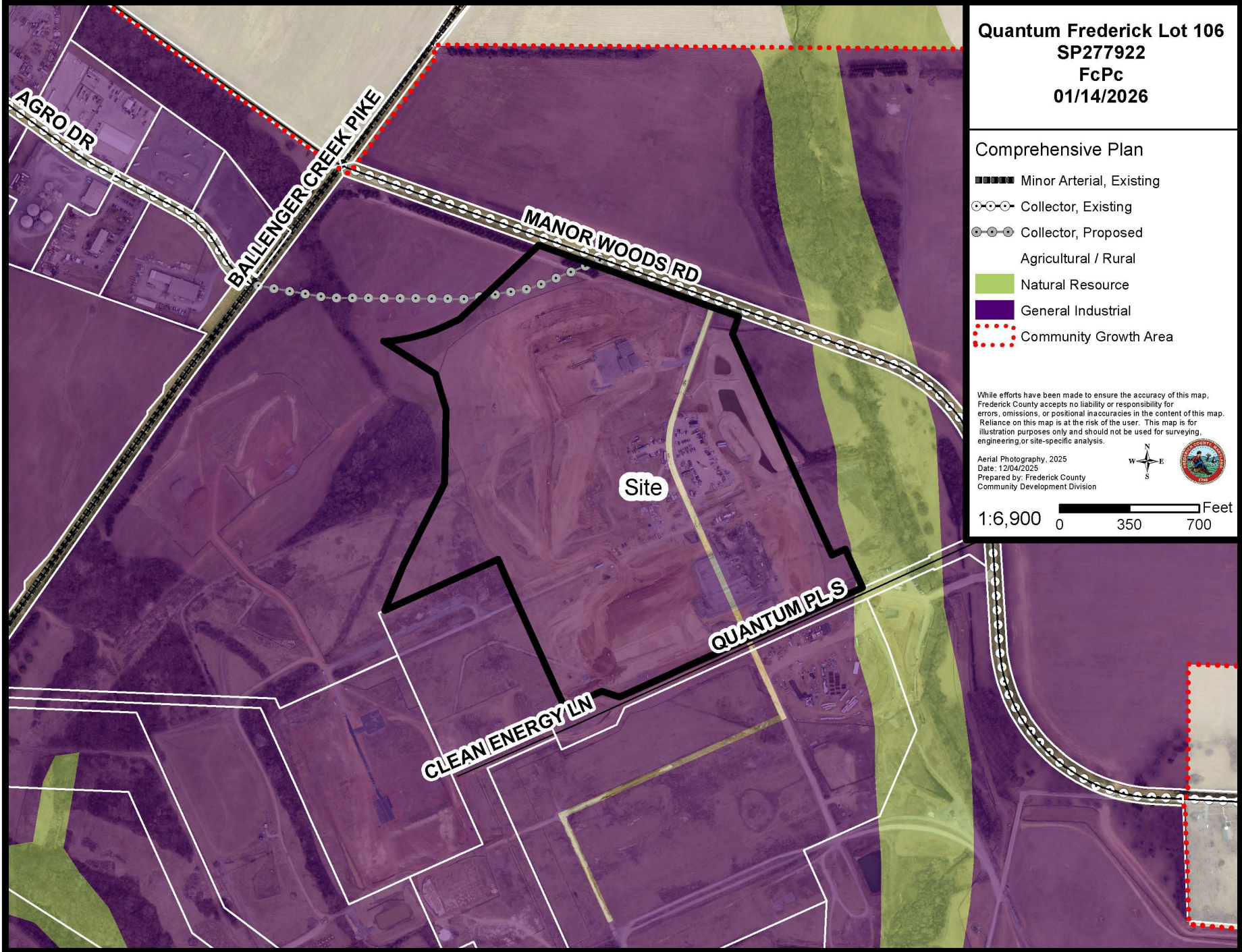
- A – Agricultural
- GI – General Industrial

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, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:6,900 0 350 700 Feet



Quantum Frederick Lot 106
SP277922
FcPc
01/14/2026

Comprehensive Plan

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

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Aerial Photography, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:6,900 0 350 700 Feet

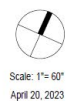


Illustrative Rendering - Phase 1



QUANTUM FREDERICK - LOT 106

ALIGNED DATA CENTERS
Frederick County, Maryland





Illustrative Rendering - Phase 2



QUANTUM FREDERICK - LOT 106

ALIGNED DATA CENTERS
Frederick County, Maryland



RECOMMENDATION

Staff has no objection to the approval of this Site Plan revision. If the Planning Commission approves the Site Plan, it is valid for a period of three (3) years from the date of original Planning Commission approval (valid through May 10, 2026).

Based upon the findings and conclusions as presented in the staff report, and the previously approved modifications associated with application SP275110, the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following condition is met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.

Kingsbrook PUD, Lot C4

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 3,500 sq. ft. oral surgeons office located on a 2.29-acre Site



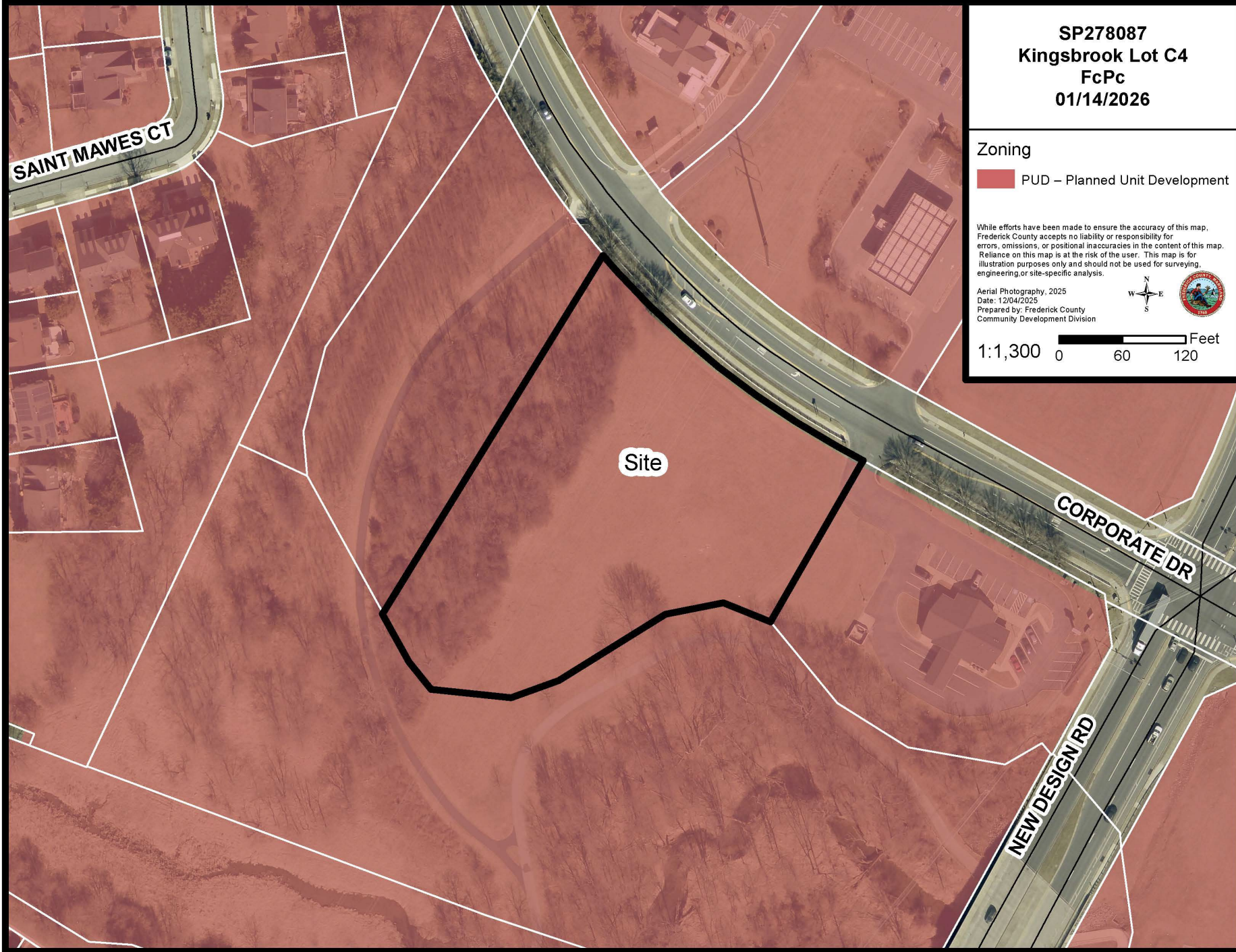
SP278087
Kingsbrook Lot C4
FcPc
01/14/2026

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Aerial Photography, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division




1:1,300 0 60 120 Feet



SP278087
Kingsbrook Lot C4
FcPc
01/14/2026

Zoning

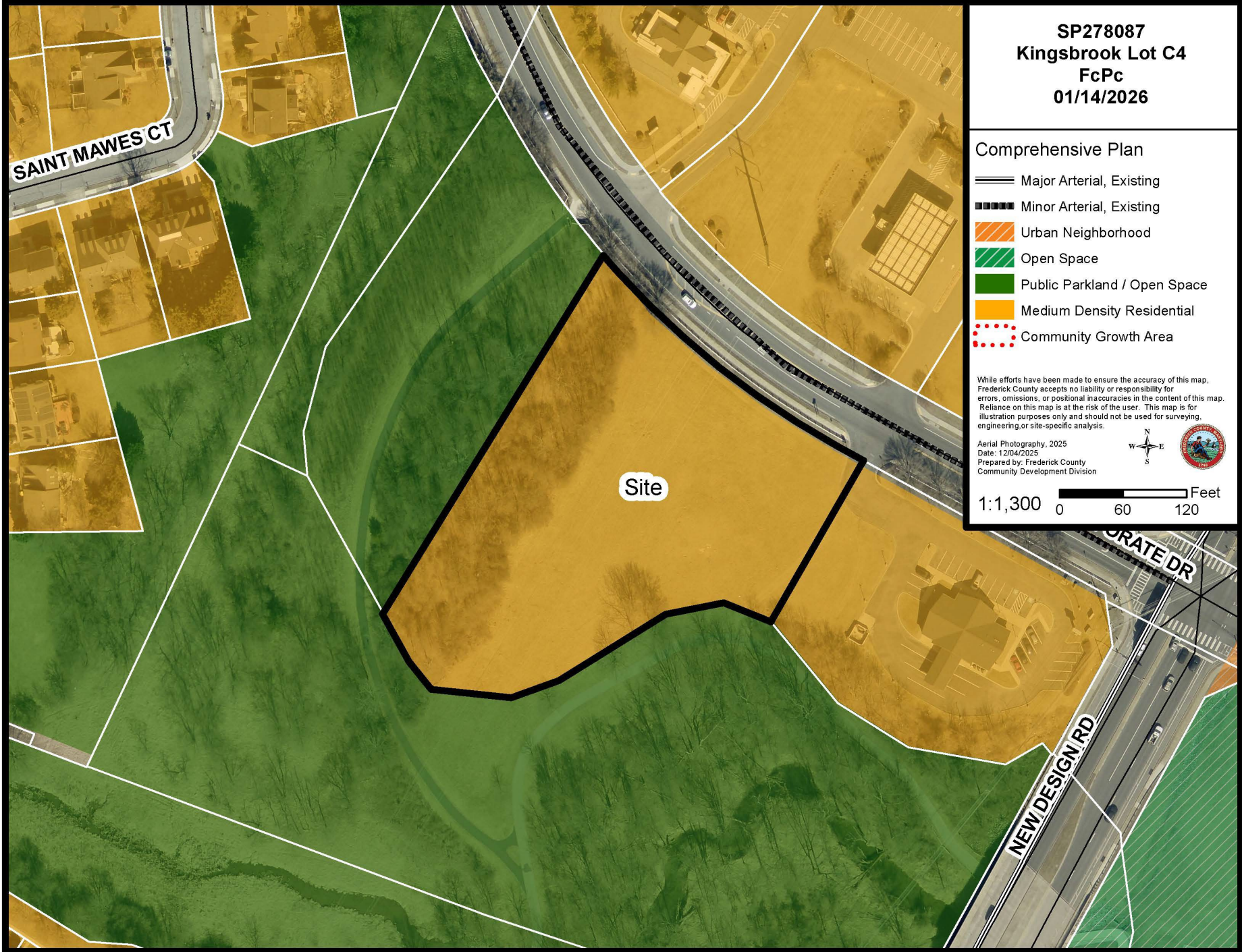
 **PUD – Planned Unit Development**

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, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:1,300  **Feet**
0 60 120



SP278087
Kingsbrook Lot C4
FcPc
01/14/2026

Comprehensive Plan

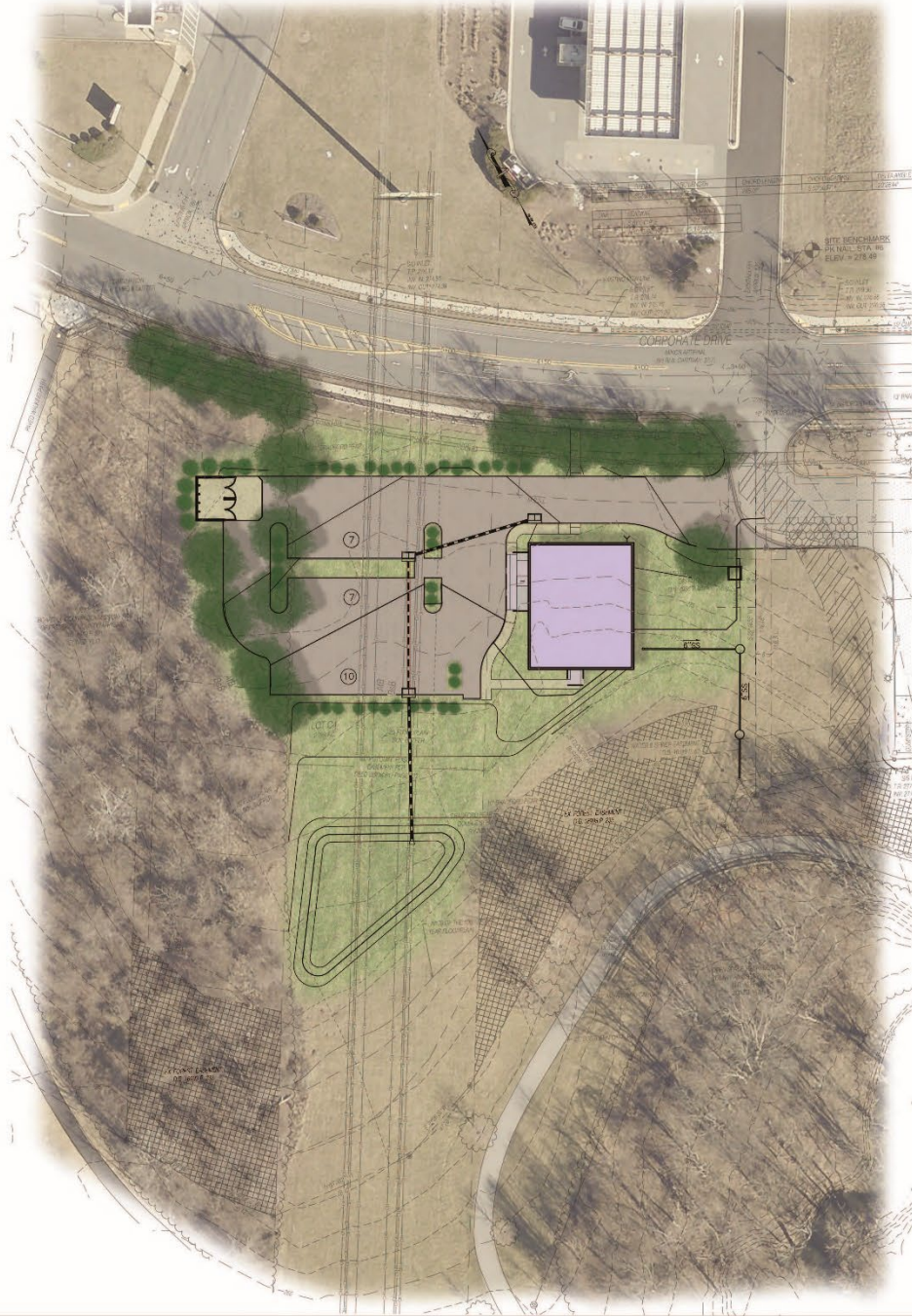
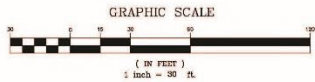
- Major Arterial, Existing
- Minor Arterial, Existing
- Urban Neighborhood
- Open Space
- Public Parkland / Open Space
- Medium Density Residential
- Community Growth Area

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, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:1,300 0 60 120 Feet



SCALE:
1" = 30'
BY: JLS
CHECKED:
BY: SFZ
DATE: 2/20/25
SHEET: 2
OF: 3
PROJECT:
2

SITE RENDER
KINGSBROOK
LOT C4

910A123 J.L. 2025 CORPORATE DRIVE, FREDERICK, 21703
FREDERICK ELECTION DISTRICT NO. 2B
FREDERICK COUNTY, MARYLAND

**HARRIS
SMARIGA**
LANDSCAPE ARCHITECTS

1015 CANAL STREET
FREDERICK, MD 21701
PHONE: 301.223.1111
FAX: 301.223.1111
WWW.HARRISSMARIGA.COM

REVISIONS



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 (January 14, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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 requests from the Applicant:

1. A lighting modification under §1-19-6.500(G) is requested to allow light spillage to exceed 0.5 footcandles as measured from the property line.
2. A parking space modification under §1-19-6.220(A)(2) to allow for 27 parking spaces, or 16 spaces more than the required 11 parking spaces.

RECOMMENDATION (continued)

3. A landscape modification under §1-19-6.400(A) to allow the required street trees for this Site to not be planted every 35' on center due to the presence of the existing 100' Potomac Edison easement.
4. A landscape modification under §1-19-6.400(I) to mitigate for the parking lot canopy cover deficit by planting additional trees along other paved areas beyond the delineated parking areas to be credited toward meeting the required 20% canopy coverage.

Staff-proposed conditions of approval:

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

Oakdale Crossing – Lot 3

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 2,736 sq. ft. building for a restaurant use located on a 1.04-acre Site.

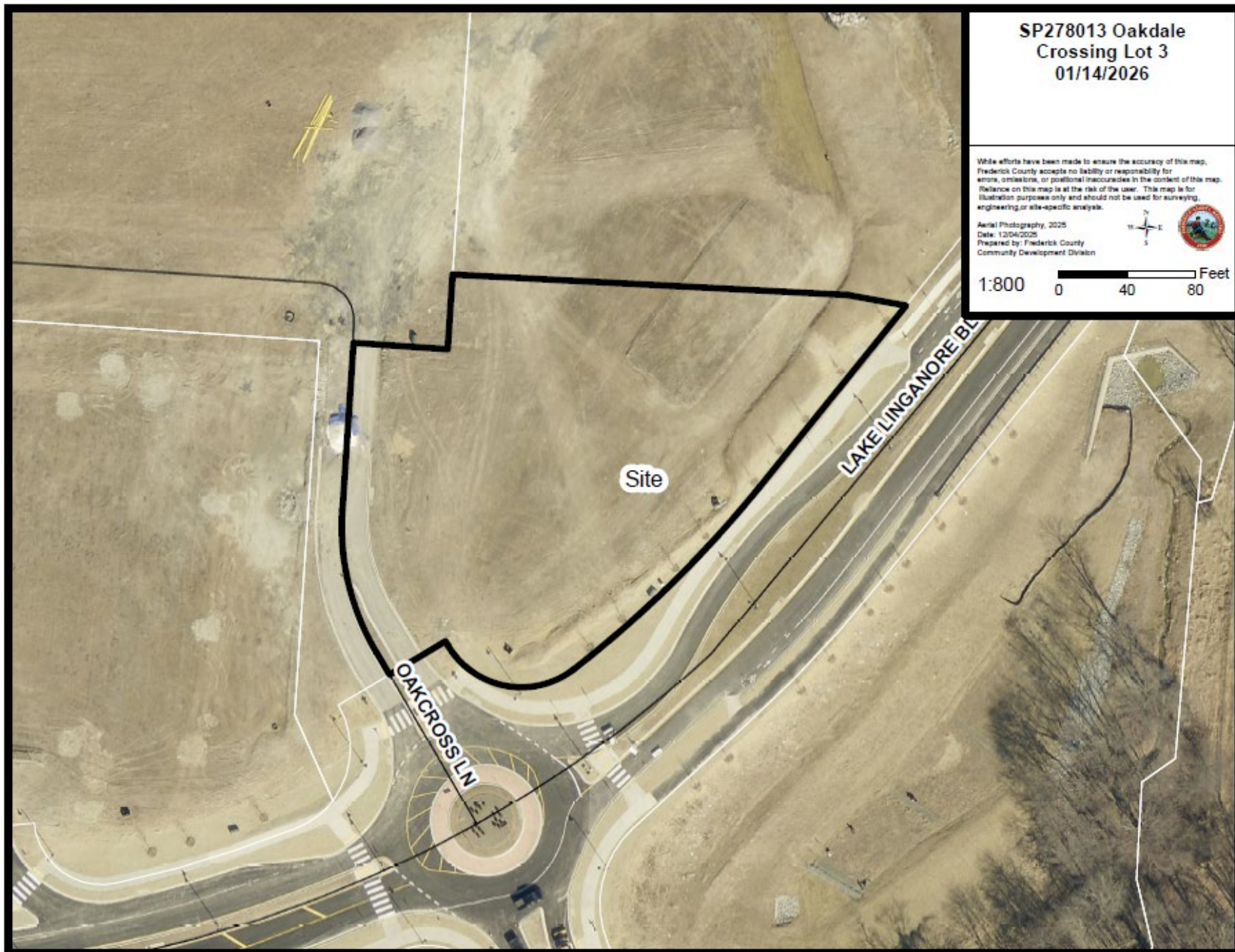
SP278013 Oakdale
Crossing Lot 3
01/14/2026

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 context 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, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division





1:800 0 40 80 Feet



SP278013 Oakdale
Crossing Lot 3
01/14/2026

Zoning

-  MXD – Mixed Use Development
 Ie - Institutional

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Aerial Photography, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division

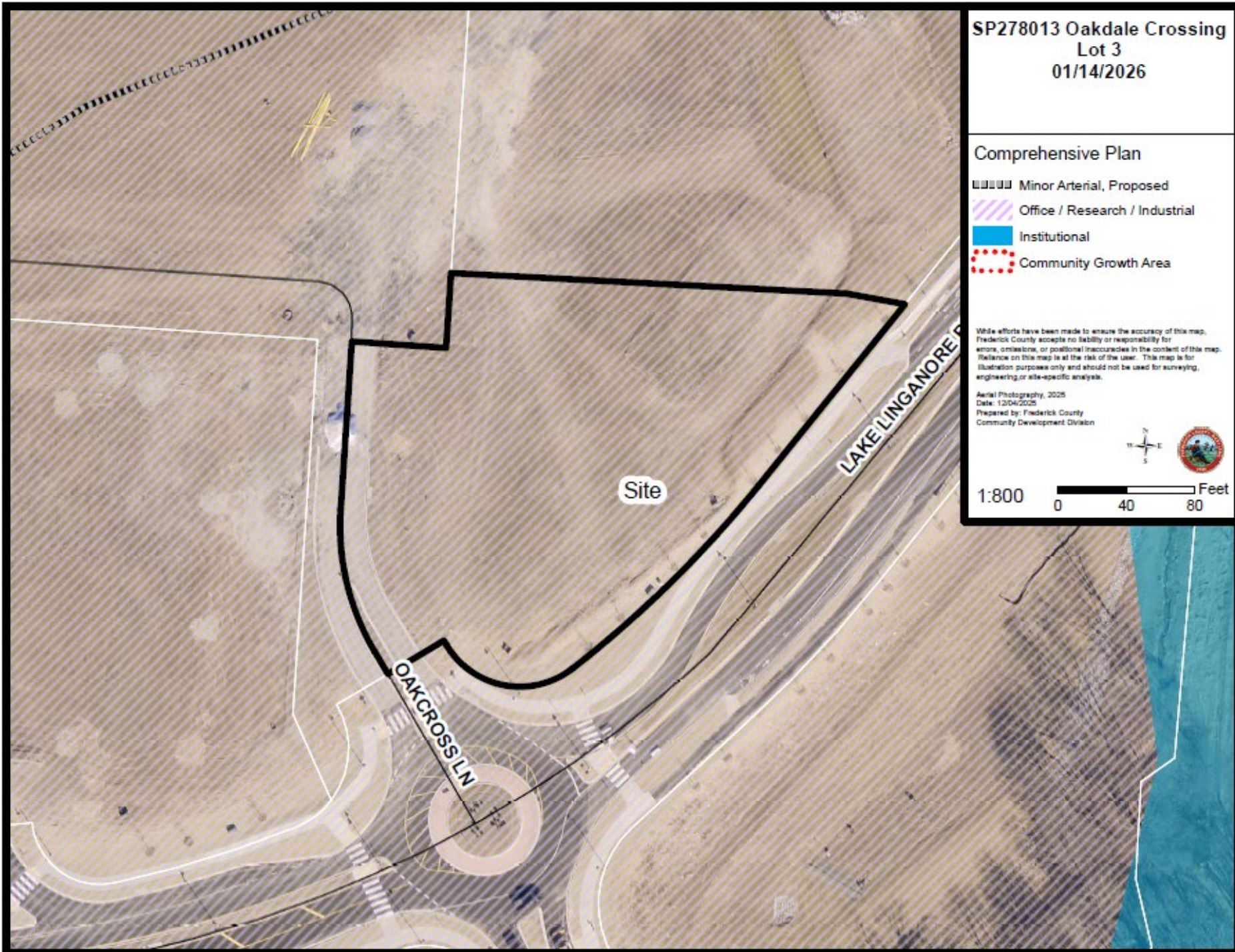


1:800  Feet
0 40 80

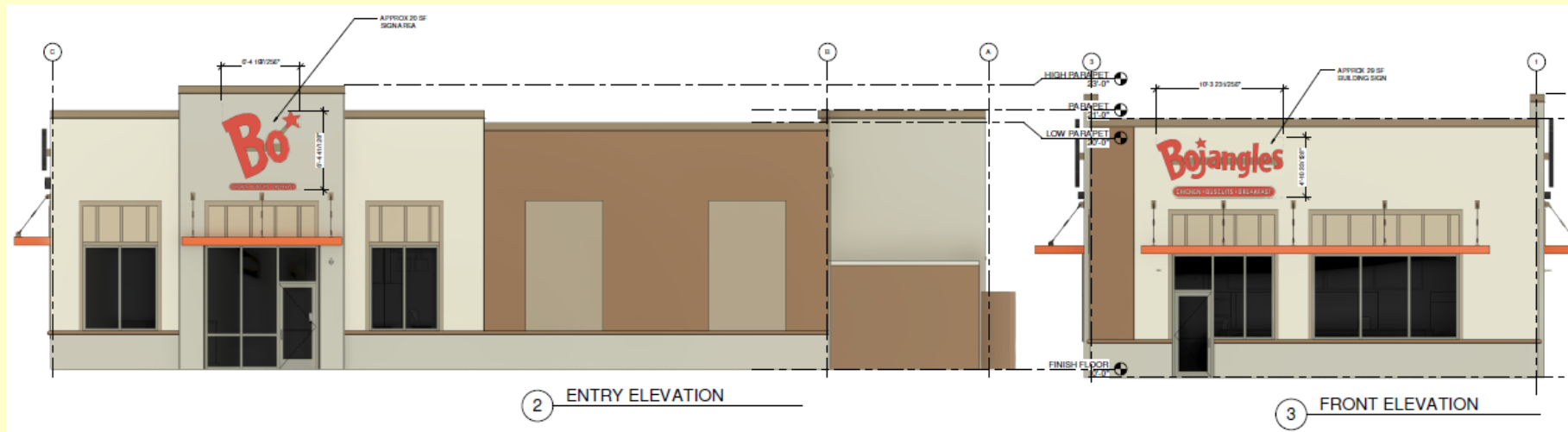
Site

LAKE LINGANORE

OAKCROSS 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 January 14, 2029). The existing APFO is valid and expires on March 9, 2032. Therefore, the plan expires January 14, 2029.

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. An alternate landscape planting modification to allow for the required street trees to be provided on a previous application.
2. A lighting height modification to allow for 18 foot tall lighting, 4 feet higher than the 14 feet allowed.
3. A lighting spillover modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
4. A parking space modification to allow for 37 parking spaces, 3 more spaces than the required 34 spaces.
5. A parking modification to allow for parking to be located in the front of the building.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final site plan approval cannot occur until all agencies have entered their approvals.
3. The associated final plat and addition plat must be approved and recorded prior to final site plan approval.

Oakdale Crossing – Lot 4

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 10,400 sq. ft. two story building (20,690 sq. ft. GFA) for retail and office uses located on a 1.88-acre Site.

SP277675 Oakdale
Crossing Lot 4
01/14/2026

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Aerial Photography, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet



SP277675 Oakdale
Crossing Lot 4
01/14/2026

Zoning

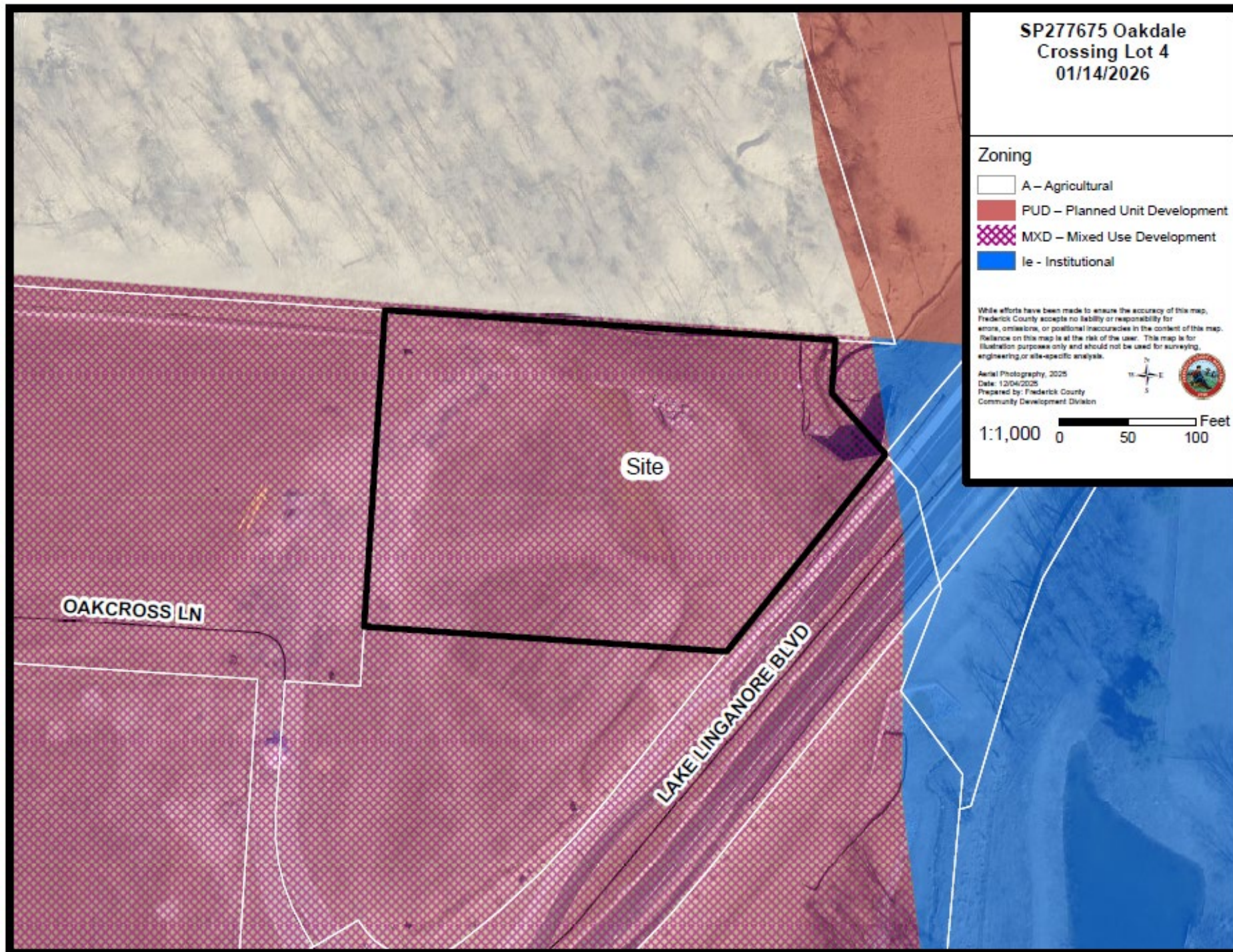
- A – Agricultural
- PUD – Planned Unit Development
- MXD – Mixed Use Development
- Ie – Institutional

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Aerial Photography, 2025
Date: 12/04/2025
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet



SP277675 Oakdale Crossing
Lot 4

01/14/2026

Comprehensive Plan

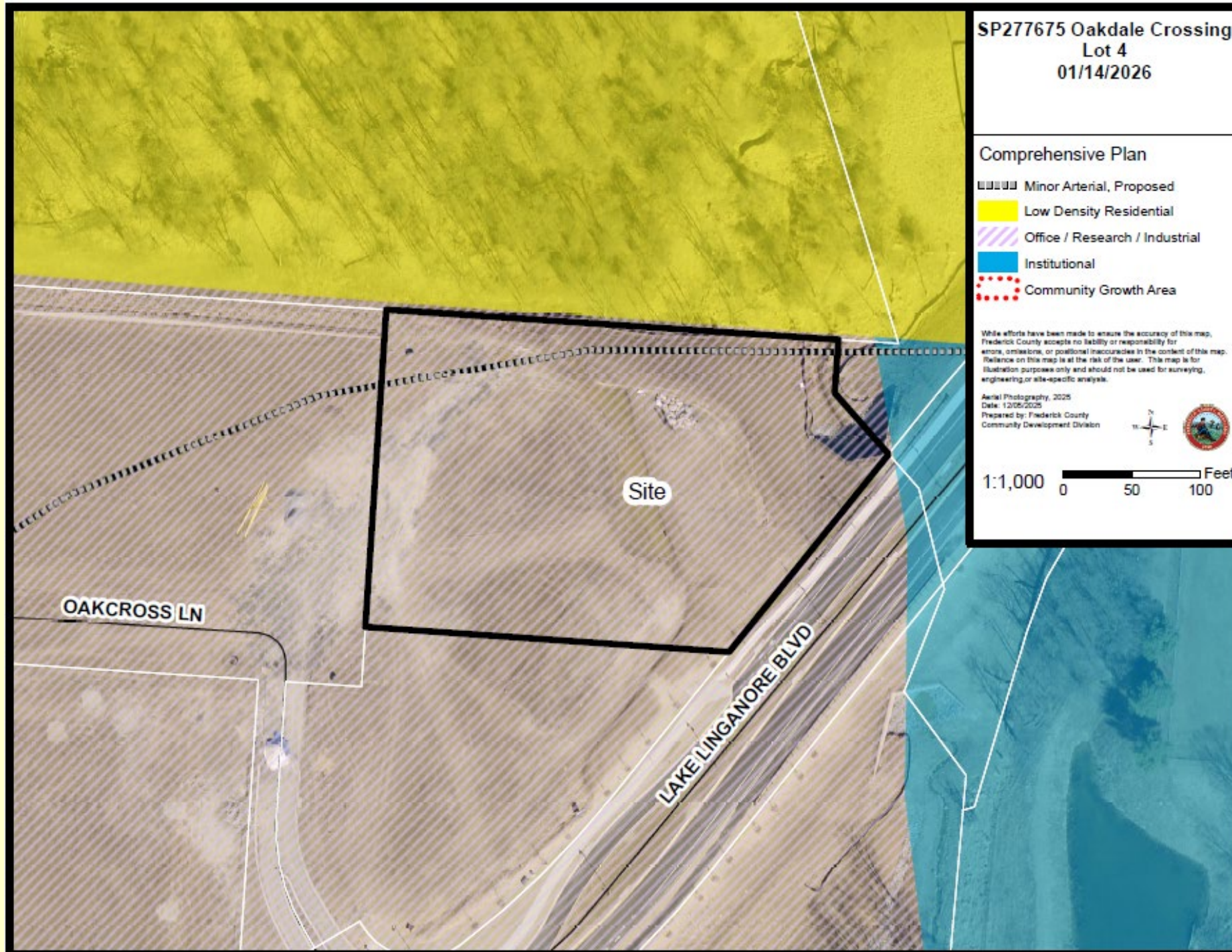
- Minor Arterial, Proposed
- Low Density Residential
- Office / Research / Industrial
- Institutional
- Community Growth Area

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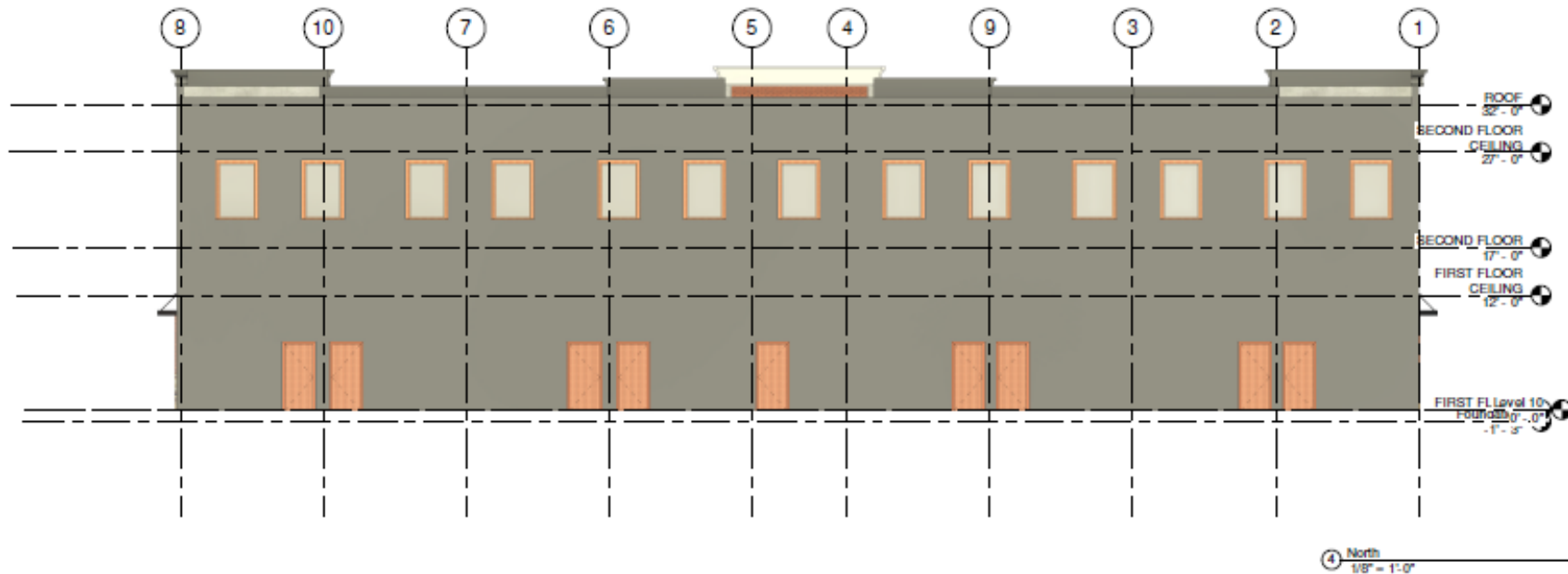
Aerial Photography, 2025
Date: 12/05/2025
Prepared by: Frederick County
Community Development Division



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 January 14, 2029). The existing APFO is valid and expires on March 9, 2032. Therefore, the plan expires January 14, 2029.

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:

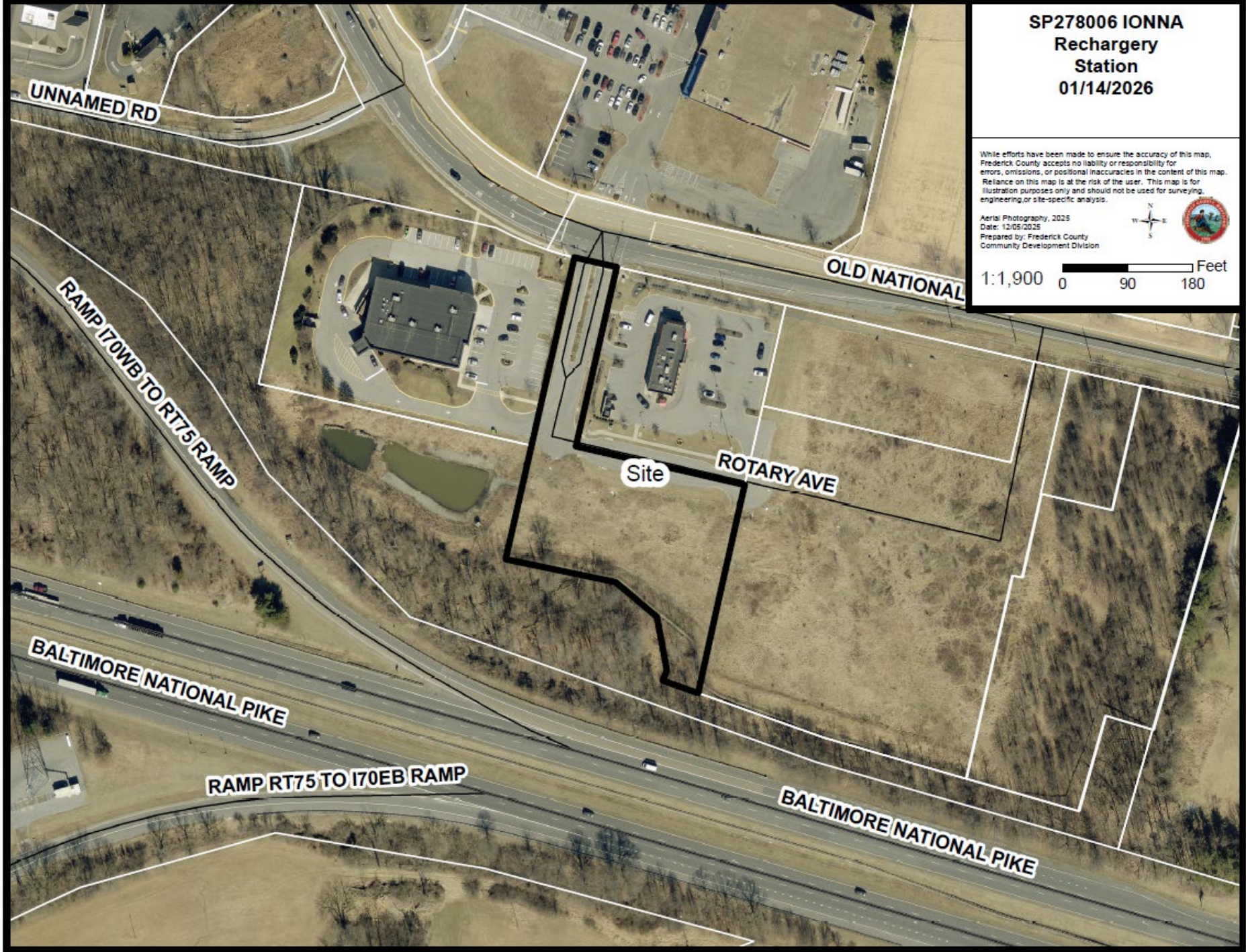
1. An alternate landscape planting modification to allow for the required street trees to be provided on a previous application.
2. A lighting height modification to allow for 18 foot tall lighting, 4 feet higher than the 14 feet allowed.
3. A lighting spillover modification to allow for footcandle values to exceed 0.5 footcandles for internal property lines.
4. A parking space modification to allow for 63 parking spaces, 13 fewer spaces than the required 76 spaces.
5. A parking modification to allow for parking to be located in the front of the building in an MXD District.
6. A loading space modification to allow for two small loading spaces instead of the required two small and one large loading spaces required.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Final site plan approval cannot occur until all agencies have entered their approvals.
3. The associated final plat and addition plat must be approved and recorded prior to final site plan approval.

IONNA Rechargery Station: New Market Site Development Plan

The Applicant is requesting Site Development Plan approval for a 500 sq. ft. convenience store building with EV charging stations located on a 1.74-acre Site.



**SP278006 IONNA
Rechargery
Station
01/14/2026**

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Aerial Photography, 2025
Date: 12/05/2025
Prepared by: Frederick County
Community Development Division



1:1,900 0 90 180 Feet

**SP278006 IONNA
Rechargery
Station
01/14/2026**

Zoning

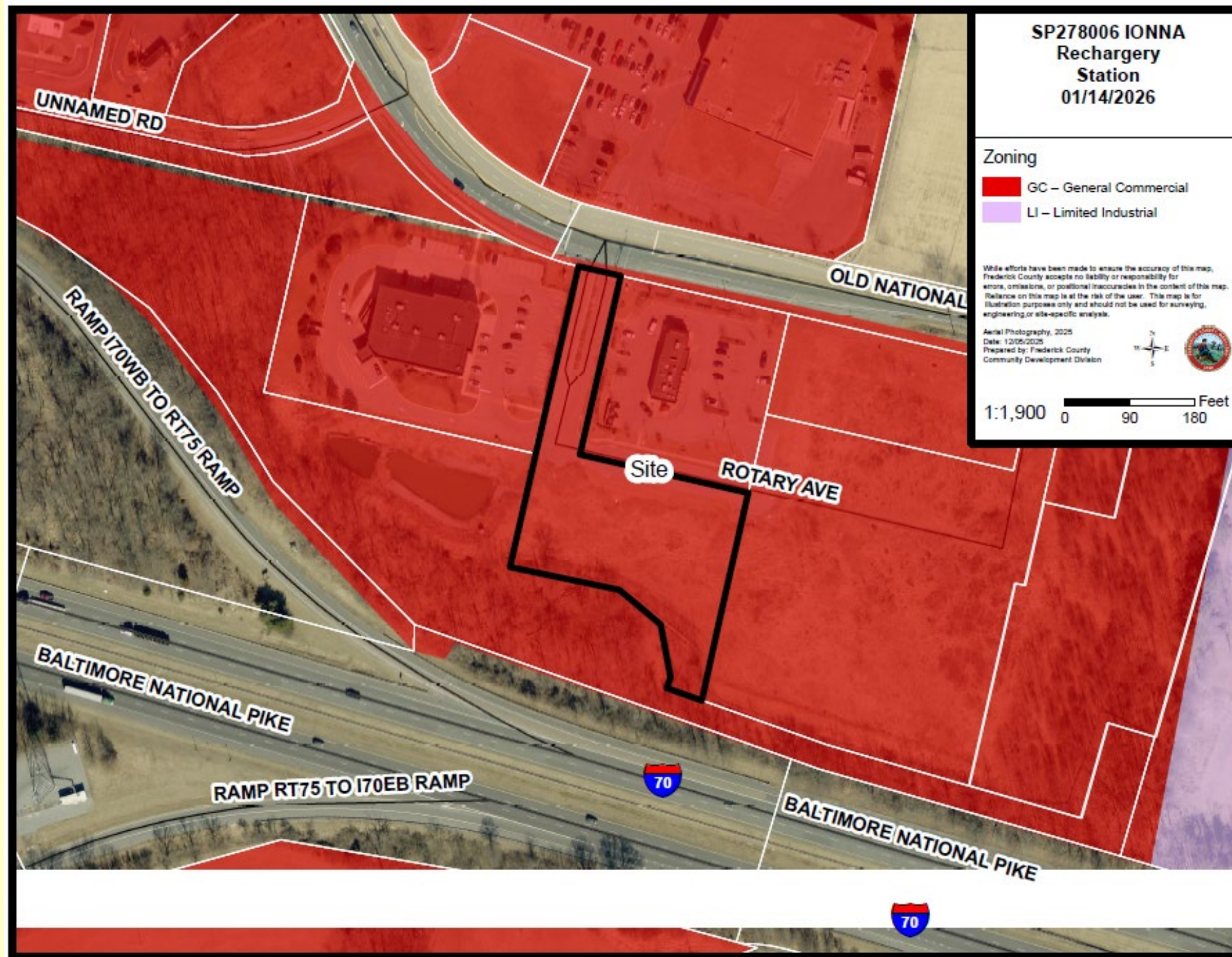
-  GC – General Commercial
-  LI – Limited Industrial

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Aerial Photography, 2025
Date: 12/05/2025
Prepared by: Frederick County
Community Development Division



1:1,900  Feet
0 90 180



**SP278006 IONNA
Rechargery
Station
01/14/2026**

Comprehensive Plan

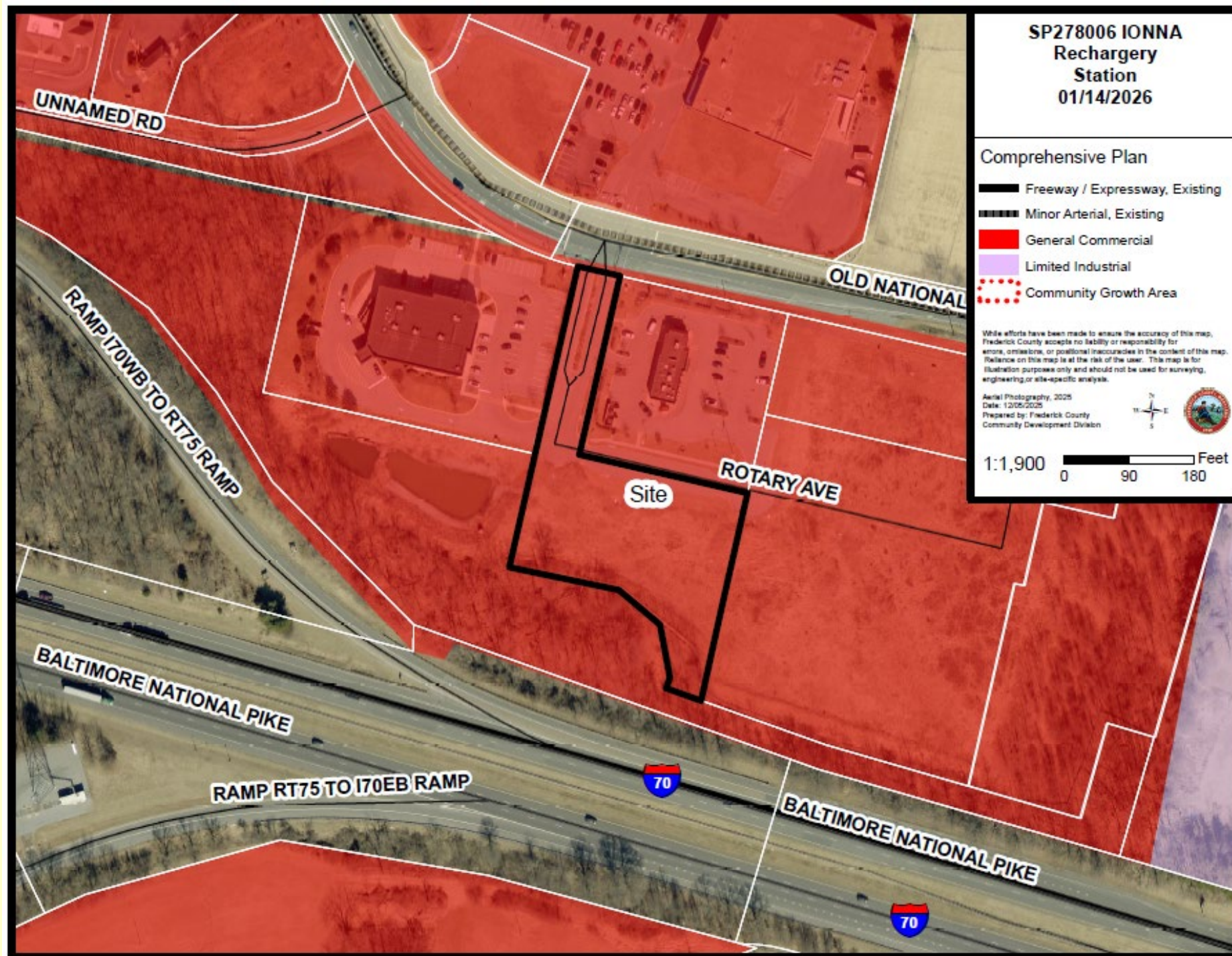
-  Freeway / Expressway, Existing
-  Minor Arterial, Existing
-  General Commercial
-  Limited Industrial
-  Community Growth Area

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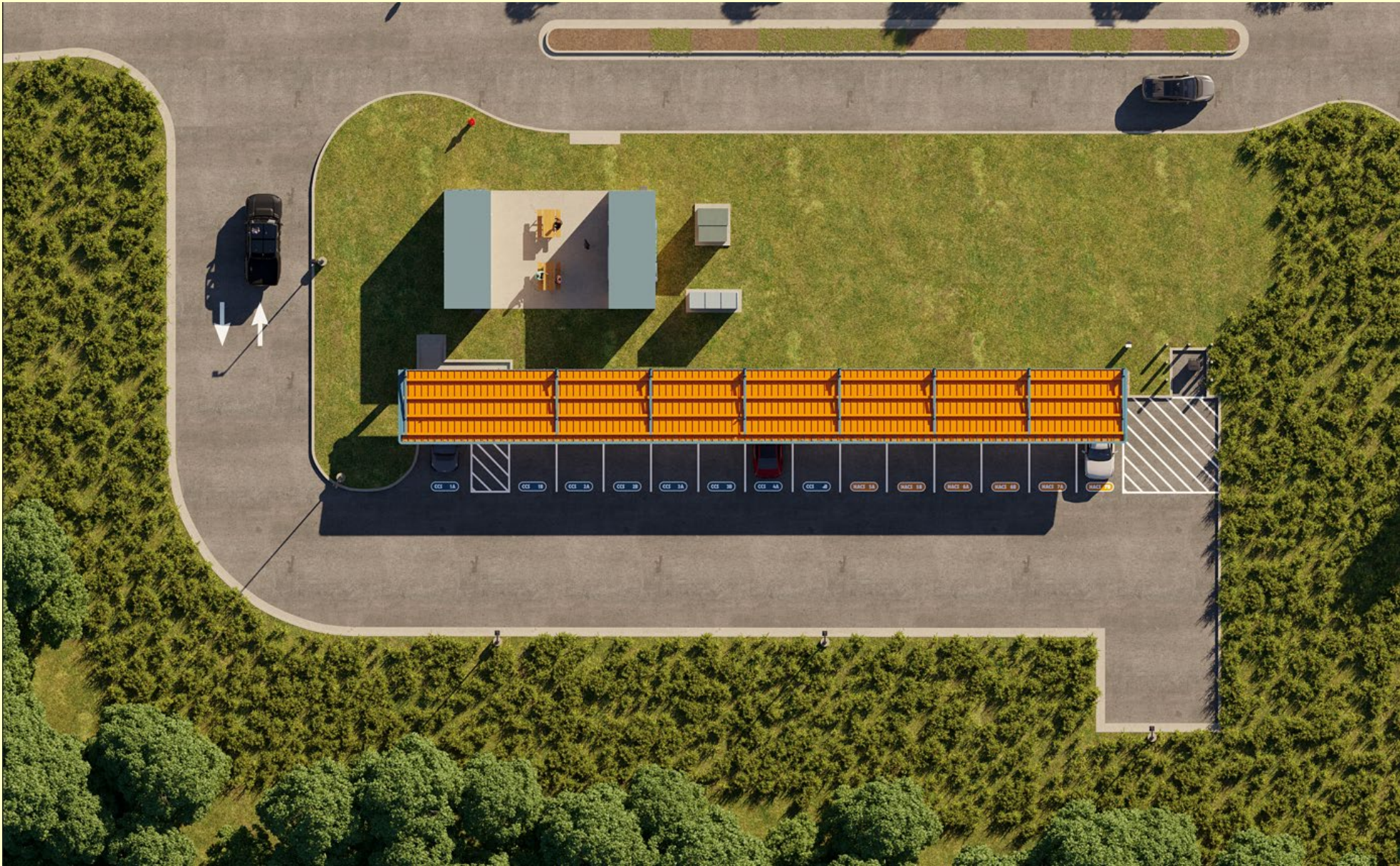
Aerial Photography, 2025
Date: 12/05/2025
Prepared by: Frederick County
Community Development Division



1:1,900  Feet
0 90 180







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 (January 14, 2029). The existing APFO has been vested. Therefore, the plan expires January 14, 2029.

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 14 parking spaces, or 10 more spaces than the required 4 parking spaces.
- 2. An alternate landscaping modification to allow for the required canopy coverage to be located elsewhere due to conflicts.

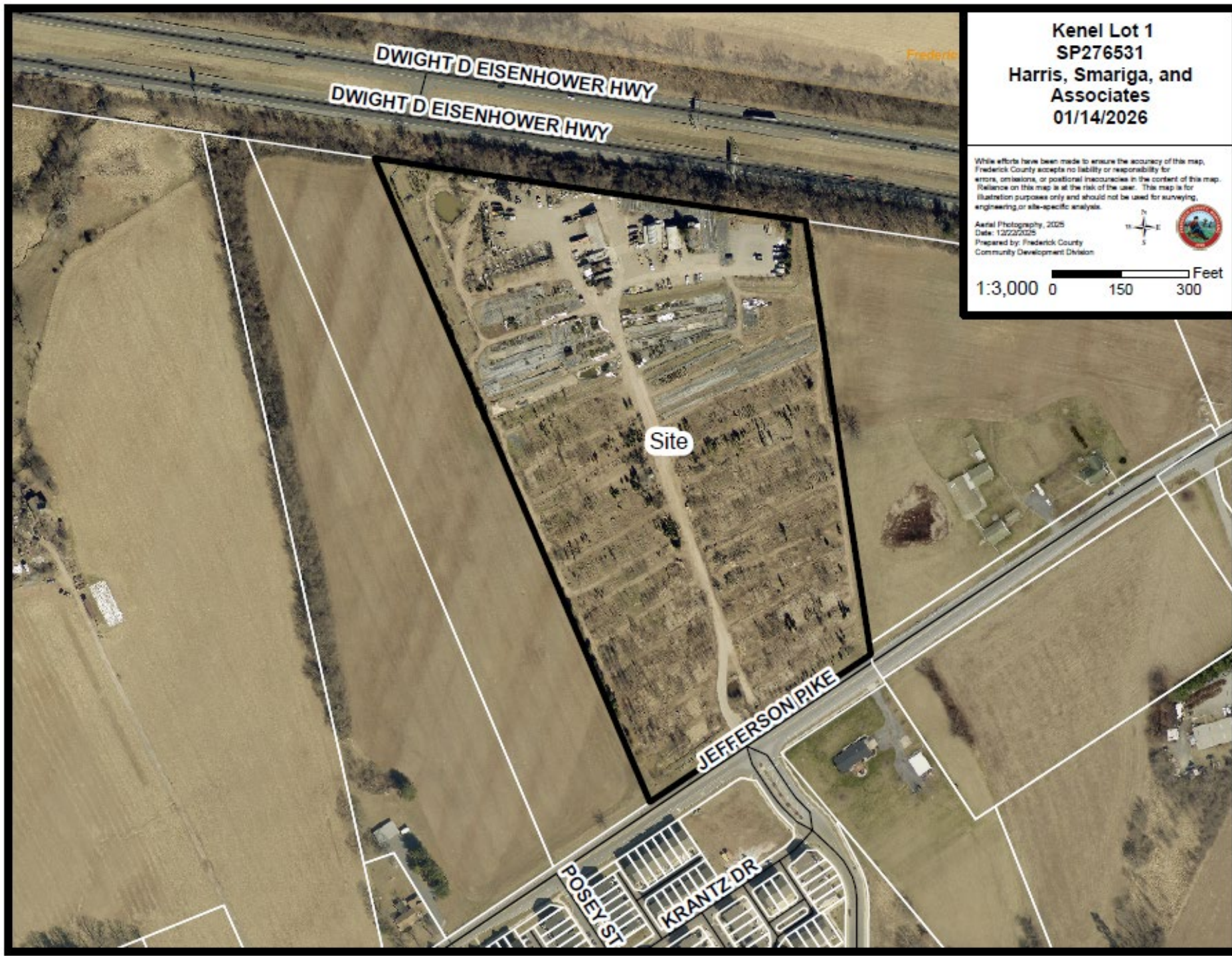
Staff-proposed conditions of approval:

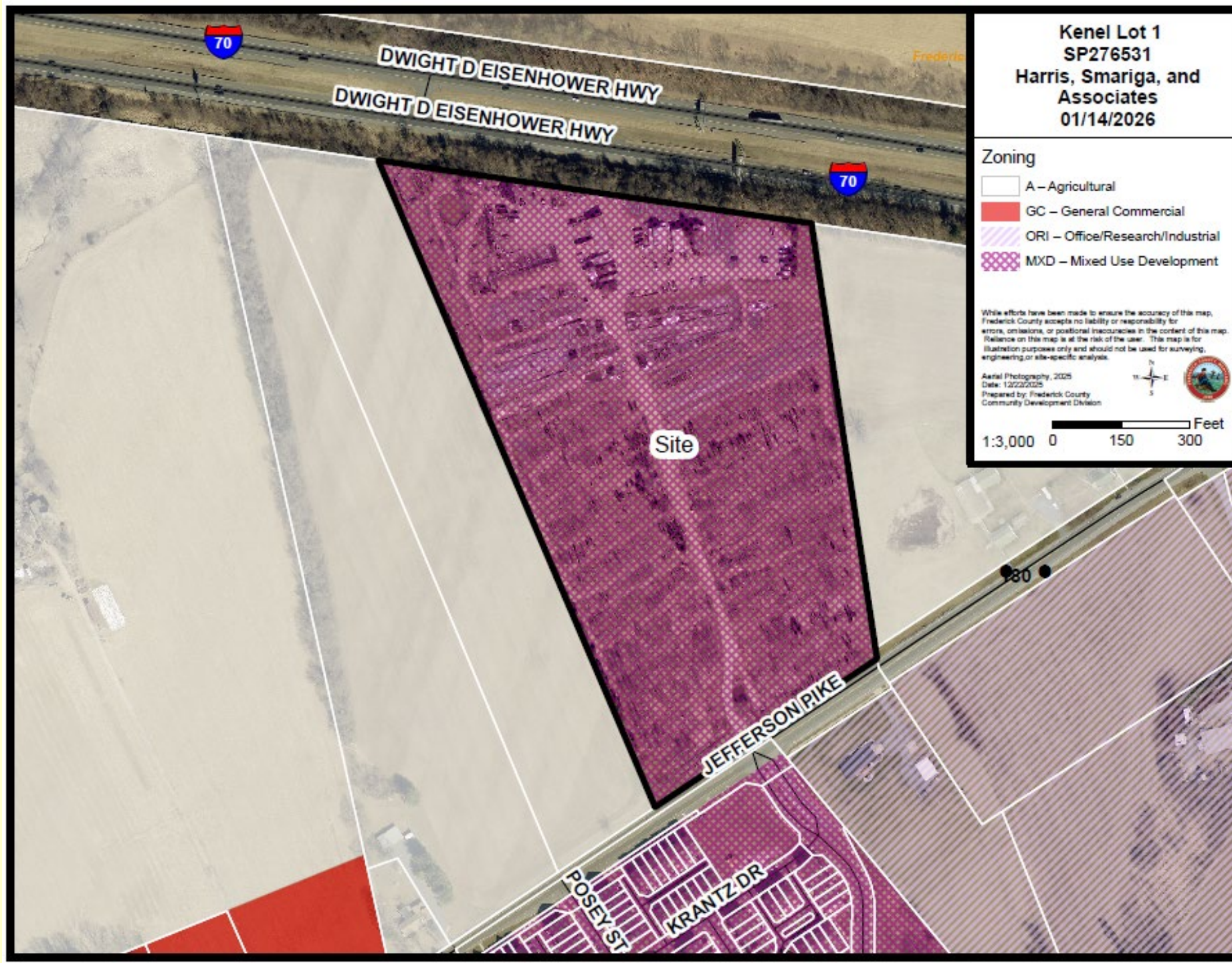
- 1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

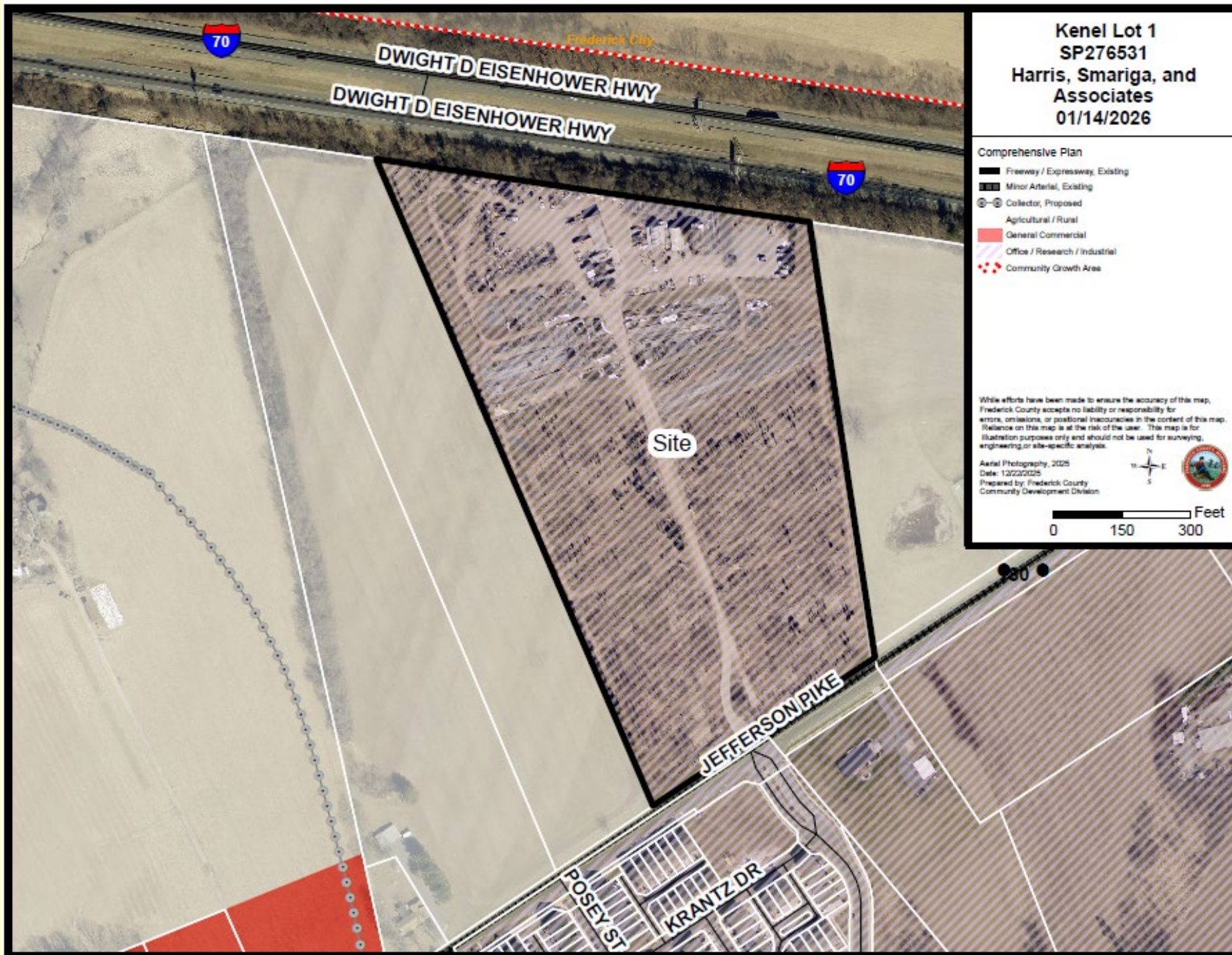
Jefferson Exchange (Kenel) – Lot 1

Site Development Plan

The Applicant is requesting Site Development Plan approval for 93,240 sq. ft. buildings for office, retail, and warehouse uses located on a 8.22-acre Site.









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 (January 14, 2029) or the period of the APFO approval, whichever is less. The existing APFO is valid for a period of 5 years and expires on August 9, 2028. Therefore, the plan expires August 9, 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:

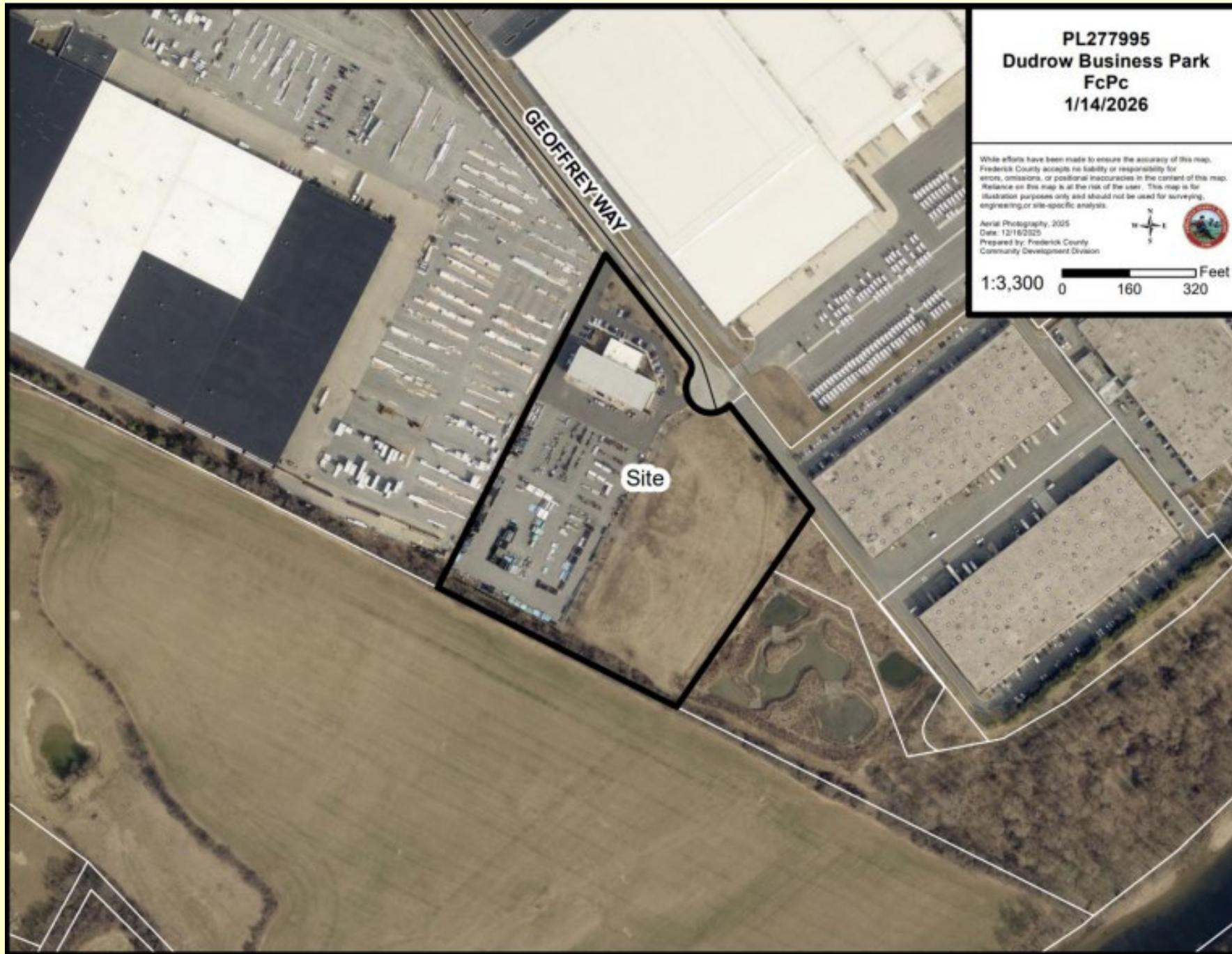
1. A lighting height modification to allow for 18' tall light poles, or 4 feet higher than permitted in the MXD district.
2. A light spillover modification to allow for foot candle values to exceed the maximum 0.5 fc at internal property lines.
3. A sign type modification to allow for the proposed signage for the Site to be calculated based off an Industrial Park calculation, as opposed to a commercial and industrial calculation.
4. A parking modification to allow for parking to not be located primarily to the side and rear of the building frontage as required in the MXD Zoning District.

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 lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The associated final plat (PL276537) must be approved and recorded prior to final site plan approval.

Dudrow Business Park Lot 1B2 Combined Preliminary/Final Plat

The Applicant is requesting The Applicant is requesting a Combined Preliminary/Final Plat approval to resubdivide Lot 1B into two separate lots at 7111 Geoffrey Way.



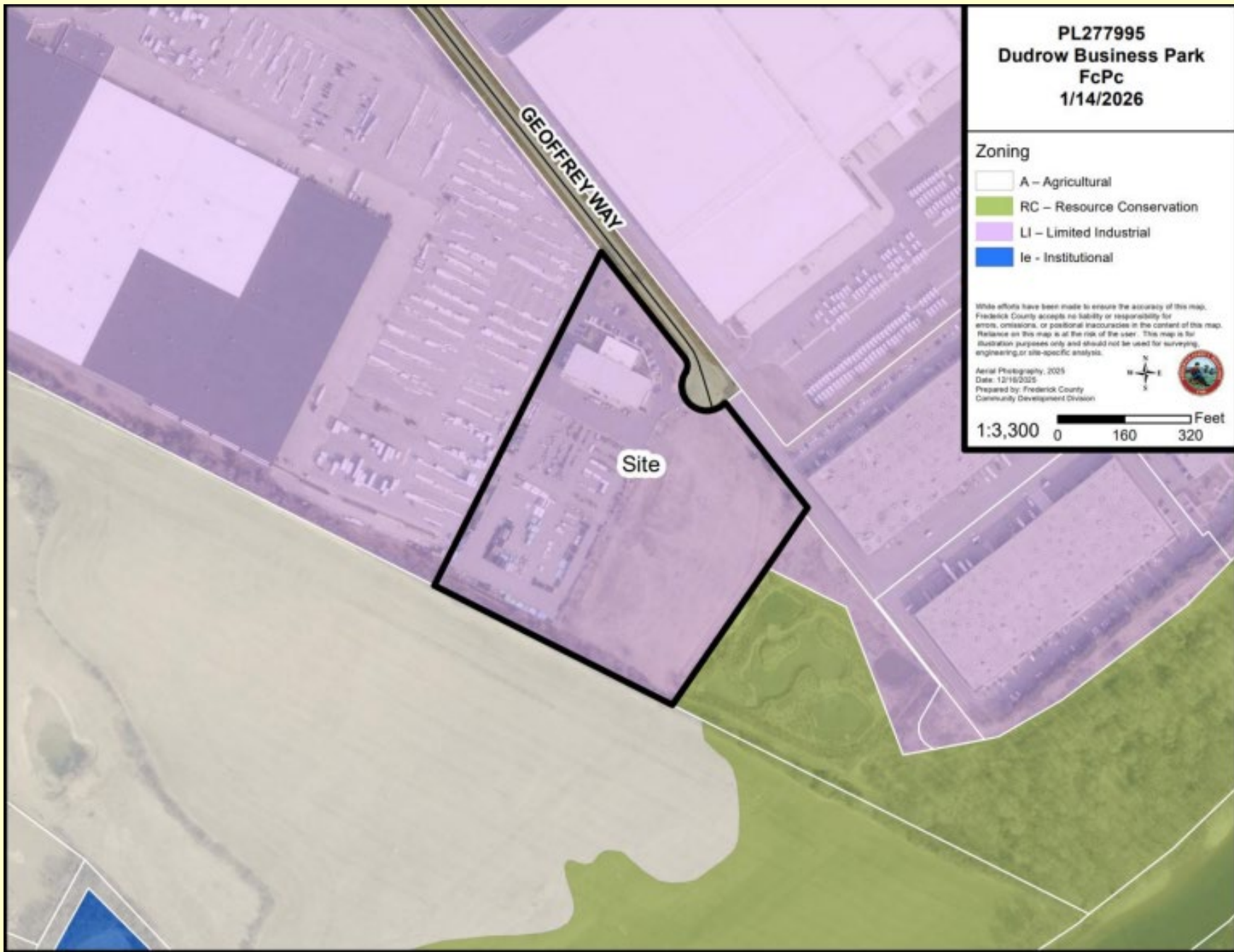
PL277995
Dudrow Business Park
FcPc
1/14/2026

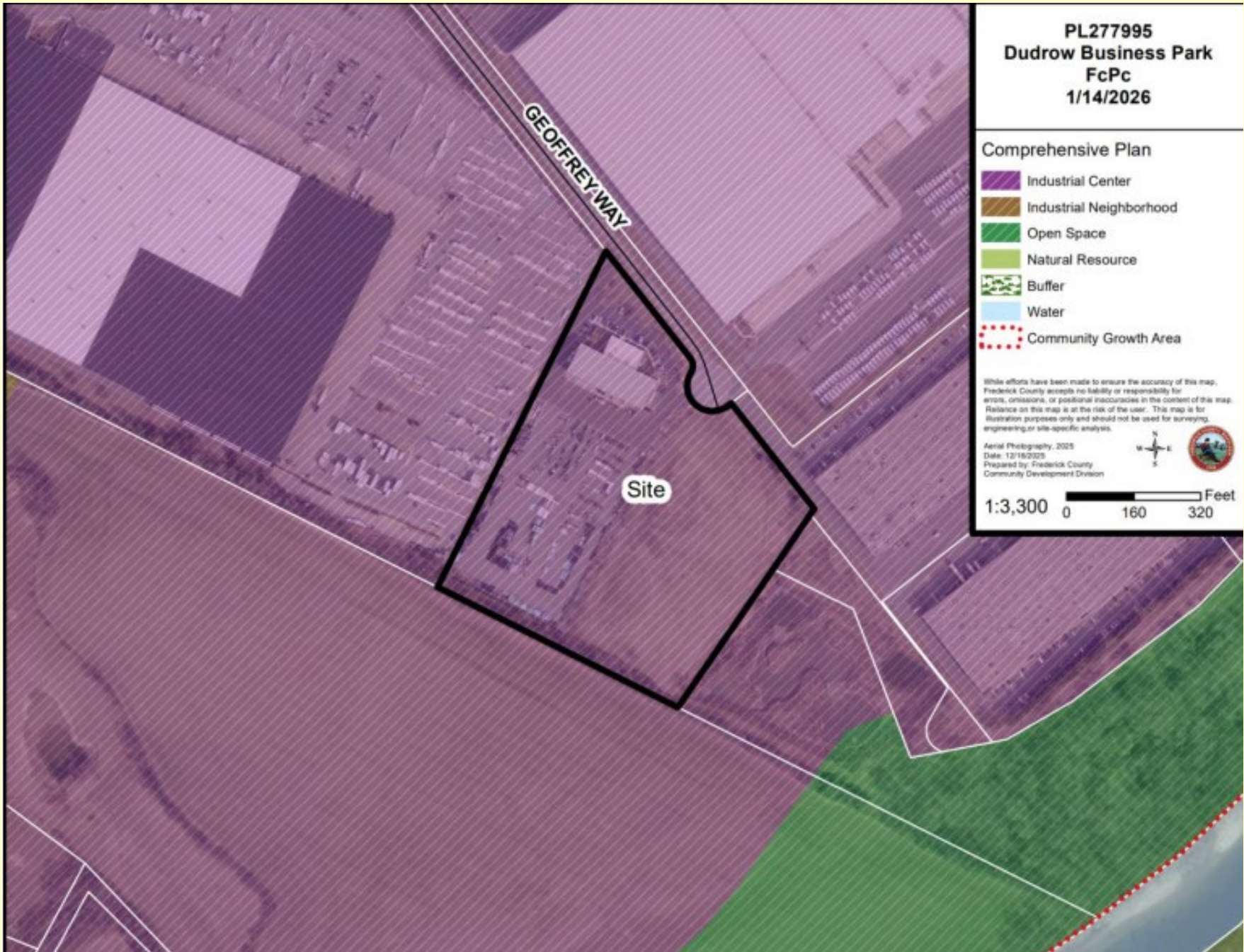
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should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

Aerial Photography, 2005
Date: 12/16/2025
Prepared by: Frederick County
Community Development Division



1:3,300 0 160 320 Feet







RECOMMENDATION

Staff have no objection to the 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 January 14, 2031). The Plat must be approved by the County and recorded in the land records before 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. The Applicant shall comply with all DWSU agency comments through the completion of the plat.

Libertytown Garden – Lots 1-6

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for five (5) townhouse lots and one (1) commercial lot on a 0.89-acre Site.

PP277727
Libertytown
Garden
01/14/2026

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, 2025
Date: 12/22/2025
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet



PP277727
Libertytown
Garden
01/14/2026

Zoning

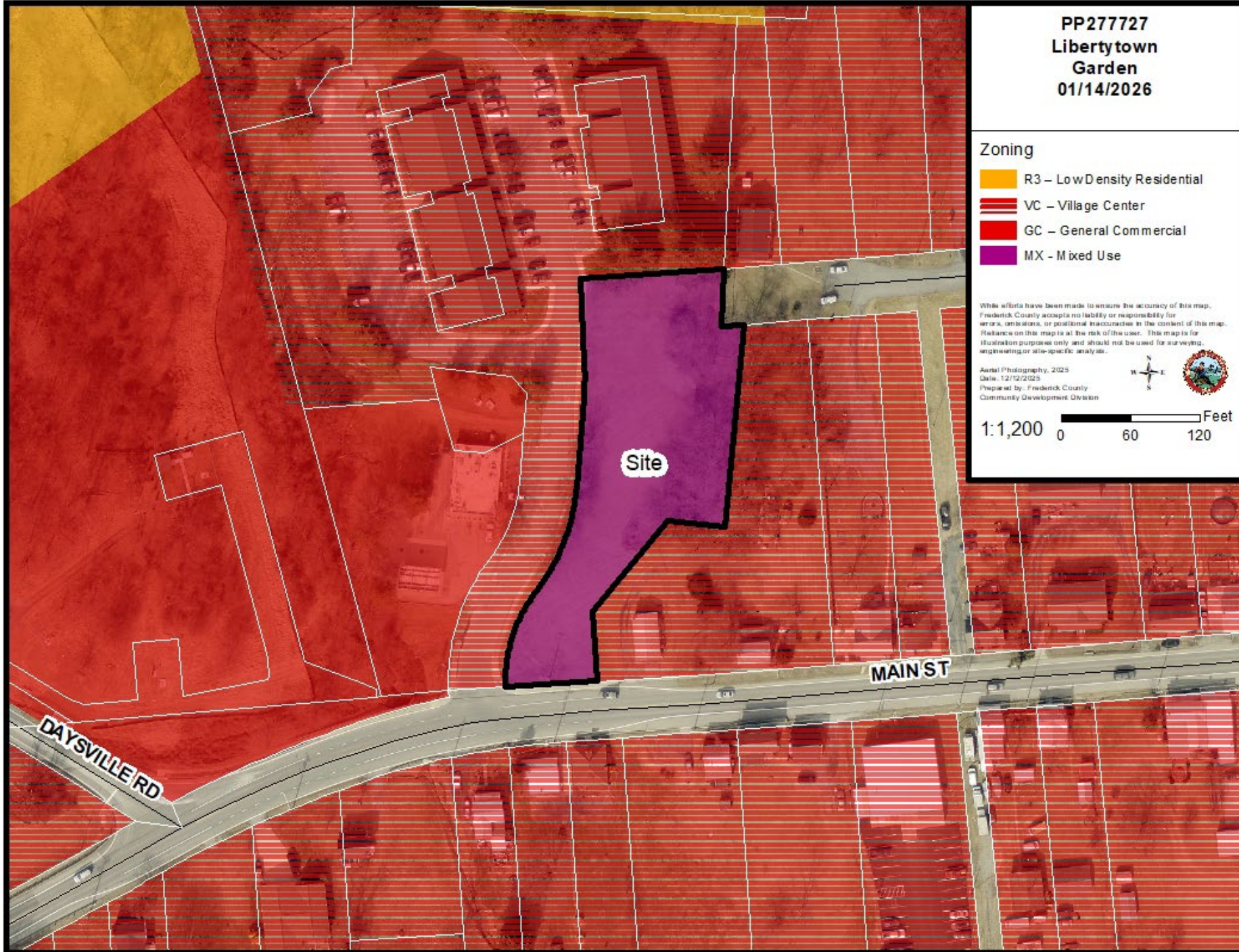
-  R3 – Low Density Residential
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use

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, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



1:1,200  Feet
0 60 120



PP277727
Libertytown
Garden
01/14/2026

Comprehensive Plan

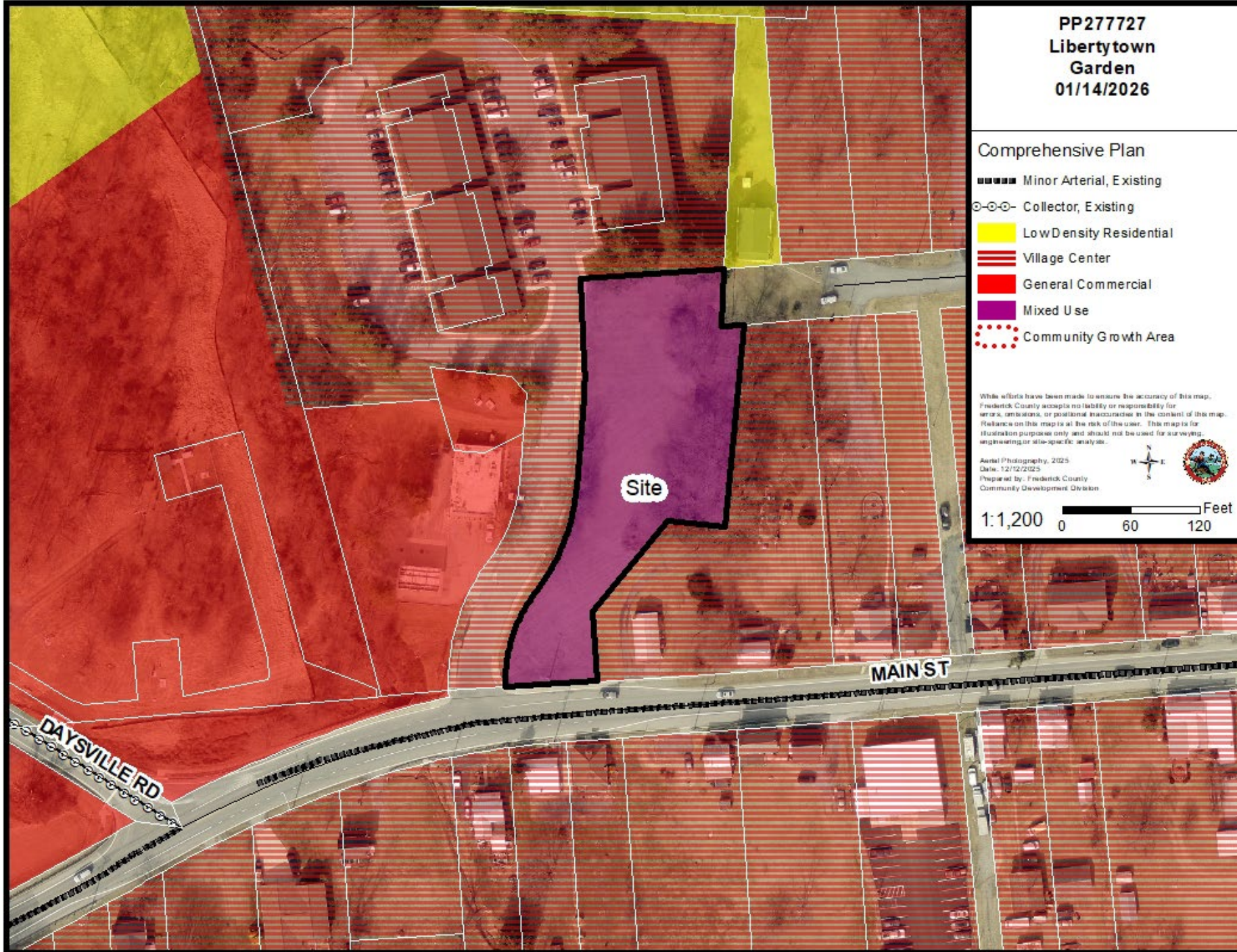
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Village Center
- General Commercial
- Mixed Use
- Community Growth Area

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Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (January 14, 2031) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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 modifications are granted and conditions are met:

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

1. Approval of a parking modification request per §1-19-6.220 to allow for an additional 4 spaces to be provided beyond the 16 spaces required by the Zoning Ordinance.

Staff-proposed conditions of approval:

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

Libertytown Garden – Townhomes Site Plan

The Applicant is requesting Site Plan approval for five (5) townhomes located on a 0.89-acre Site

SP277725
Libertytown
Garden
01/14/2026

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Aerial Photography, 2025
Date: 12/22/2025
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet



SP277725
Libertytown
Garden
01/14/2026

Zoning

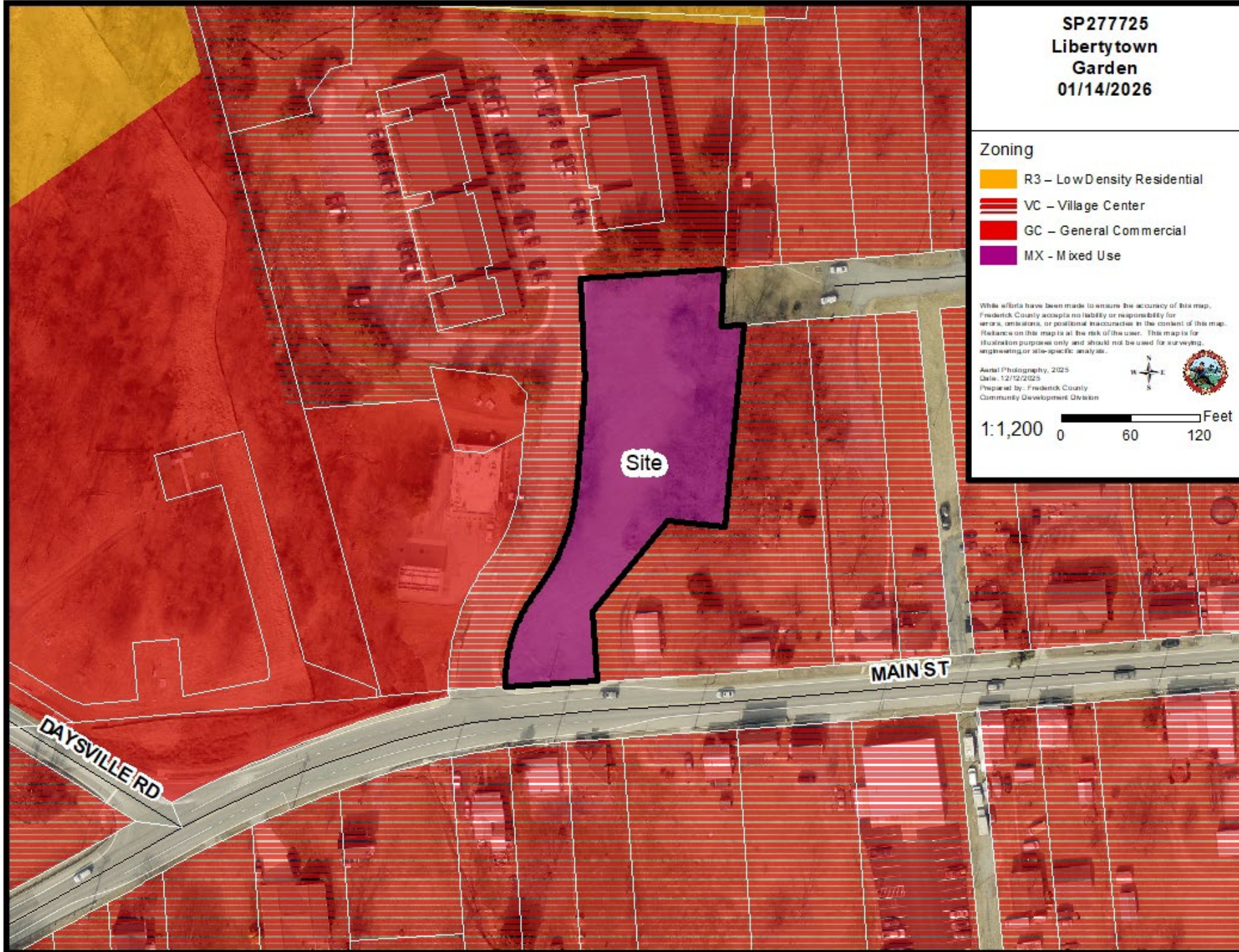
-  R3 – Low Density Residential
-  VC – Village Center
-  GC – General Commercial
-  MX – Mixed Use

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Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



1:1,200  Feet



SP277725
Libertytown
Garden
01/14/2026

Comprehensive Plan

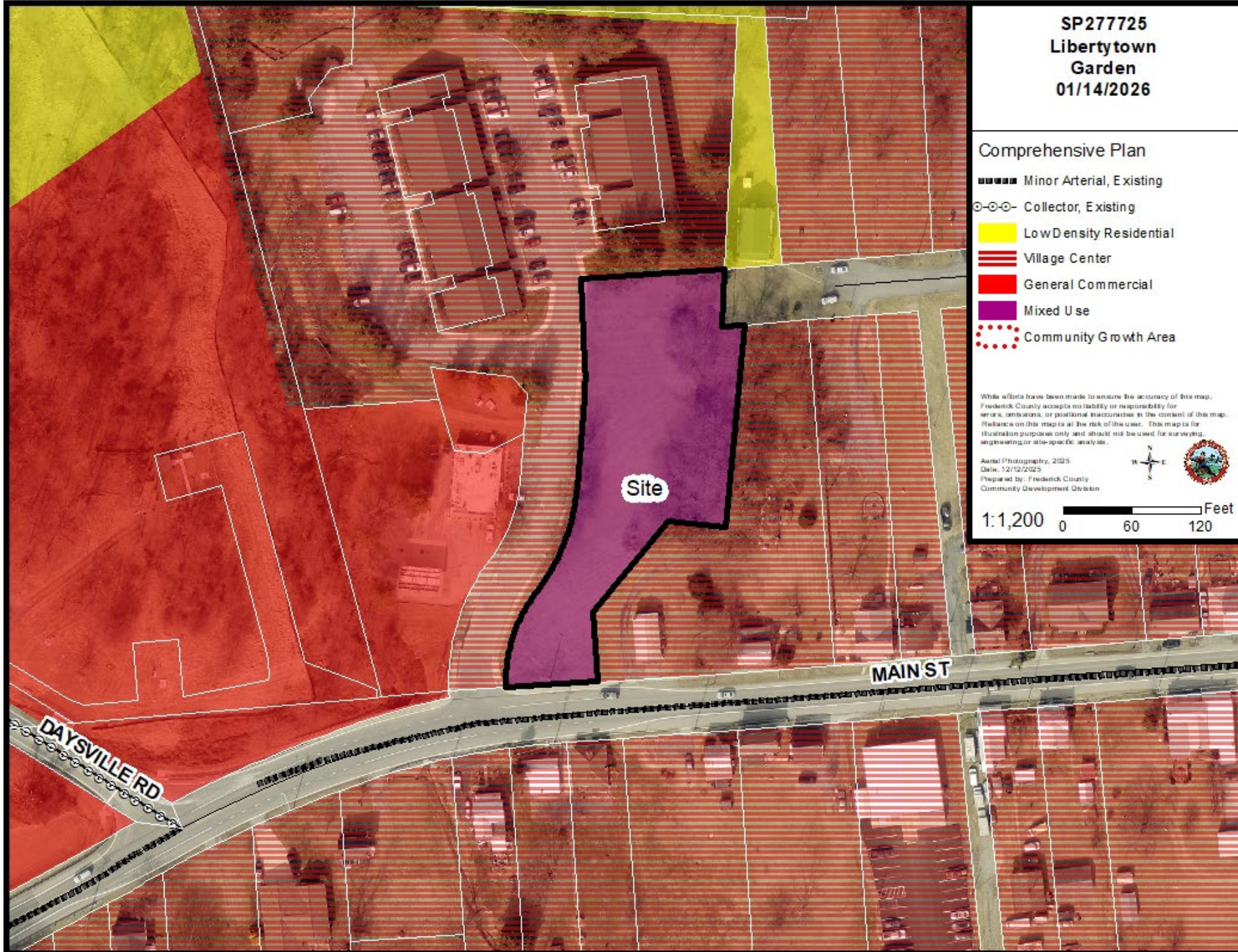
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Village Center
- General Commercial
- Mixed Use
- Community Growth Area

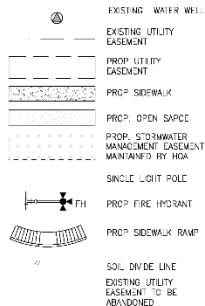
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Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division

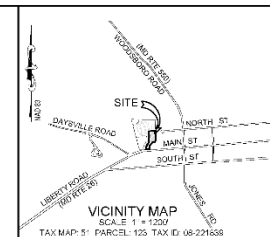
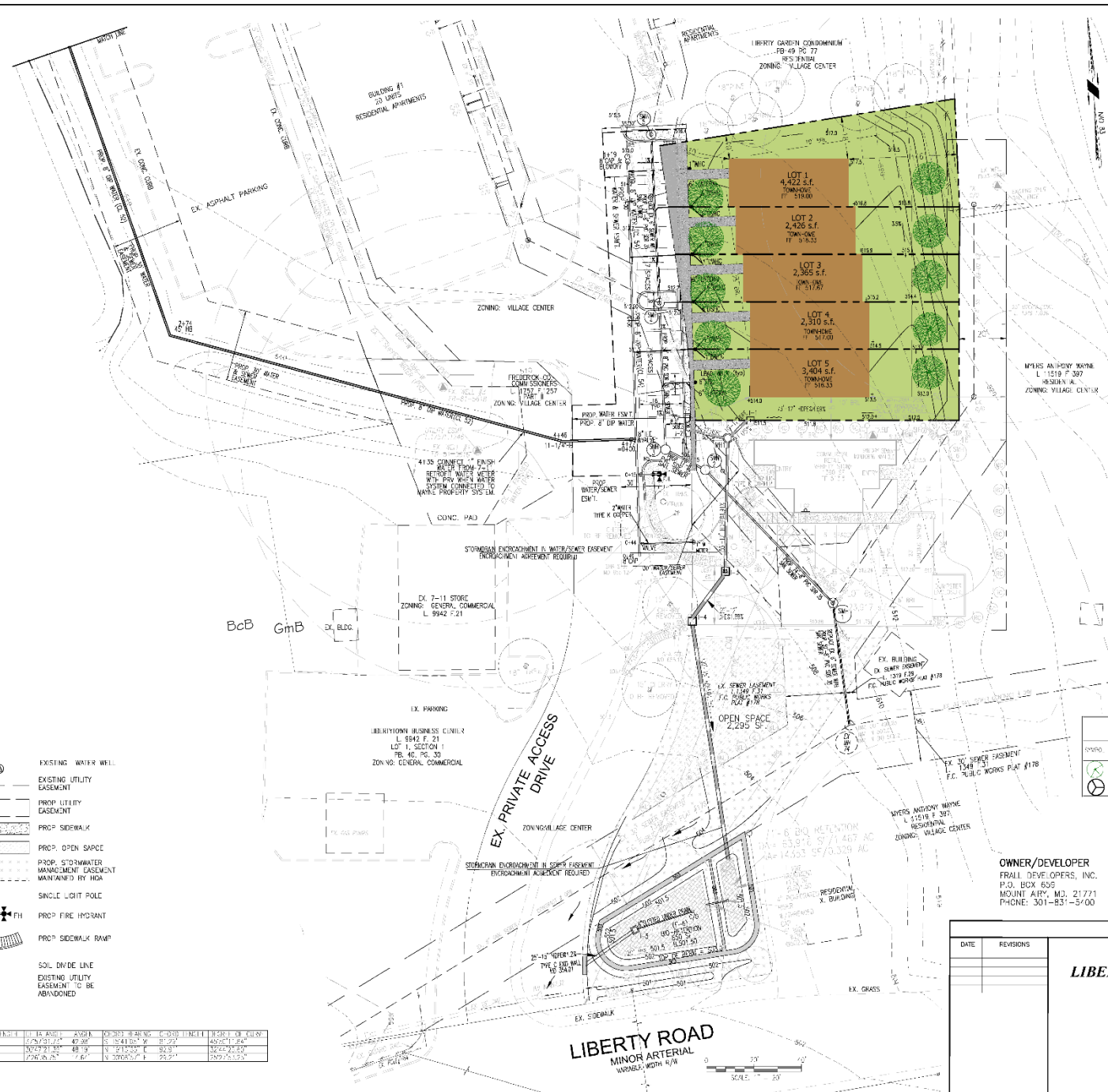


1:1,200 0 60 120 Feet






CEP50 坐标	CEP50 高程	CEP50 经度	CEP50 纬度	CEP50 经度	CEP50 纬度	CEP50 经度	CEP50 纬度
C1	175.33	87.87	175.33	47.98	175.33	47.98	47.98
C2	175.33	94.04	175.33	48.19	175.33	48.19	48.19
C3	175.33	94.24	175.33	48.19	175.33	48.19	48.19



LANDSCAPE NOTES :

- [illegible]

CERTIFY TO THE BEST OF MY PROFESSIONAL ABILITY THAT I AM
LANDSCAPE ARCHITECT JAMES HILSON IS CURRENTLY THE
OWNER AND IN CHARGE OF THE PROJECTS WITH THE MOUNTAIN VIEW
LANDSCAPE MAINT. AND VEGET. ALL APPLICABLE POLICIES,
GUIDELINES, AND ORDINANCES.



LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER _____ DATE _____

LANDSCAPE SCHEDULE					
SYMBOL	DESCRIPTION	QTY	UNIT	AMOUNT	PRICE
	5' x 5' x 1/2\"/>	1	EA	1	1
	5' x 5' x 1/2\"/>	1	EA	1	1

OWNER/DEVELOPER
FRALL DEVELOPERS, INC.
P.O. BOX 659
MOUNT AIRY, MD. 21771
PHONE: 301-831-5400

IF $\frac{g}{g} = 5713-18$
 A/F $\frac{g}{g} = SP2/1125$
 DUE DATE:

TYPE 1 SITE PLAN

LANDSCAPE PLAN
LIBERTYTOWN GARDEN - TOWN HOMES
LOTS 1-5

PREVIOUSLY RECORDED IN PB. 40 PG. 30
11924 MAIN STREET/ LIBERTY ROAD (MARYLAND ROUTE 26)
LITTON, CALIFORNIA

LIBERTYTOWN
LIBERTY ELECTION DISTRICT NO. 8LIBERTY ELECTION DISTRICT NO. 8
WALKERSVILLE PLANNING REGION

FREDERICK COUNTY, MARYLAND
SCALE: 1" = 20' MAY, 2025

SHEET 4 OF 5

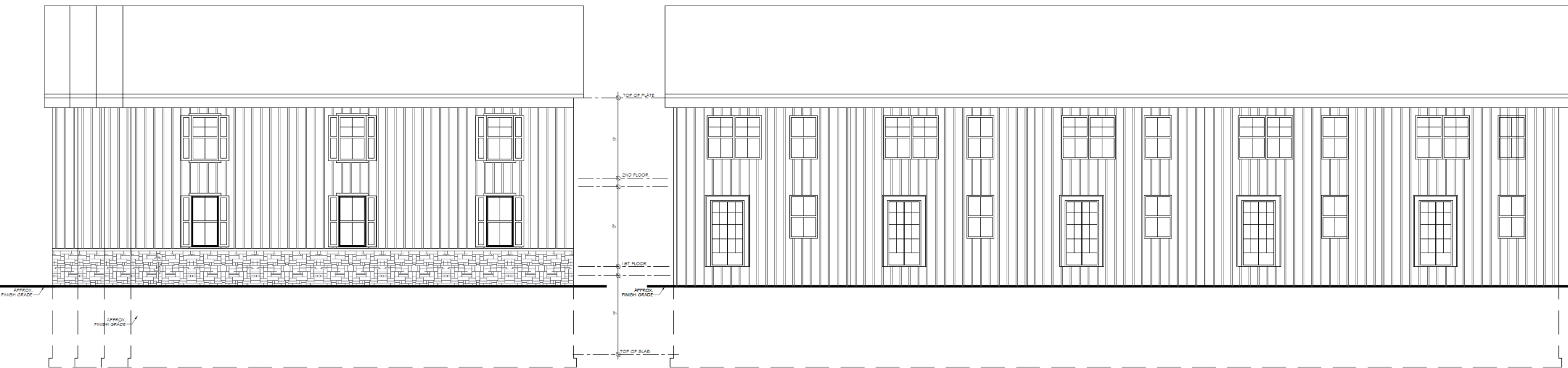
IV

VANMAR
ASSOCIATES, INC.

Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, N.C. 27781
(919) 439-3880 (919) 431-5015 (410) 545-2451

9824-6251-104





RECOMMENDATION

Staff has no objection to conditional approval of 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 (January 14, 2029) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on January 14, 2029. Therefore, the plan expires January 14, 2029.

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:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. A Final Plat must be recorded prior to final Site Plan approval.

Libertytown Garden – Commercial Site Plan

The Applicant is requesting Site Plan approval for a 1,360 sq. ft. variety store located on a 0.89-acre Site

SP277941
Libertytown
Garden
01/14/2026

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Aerial Photography, 2025
Date: 12/22/2025
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet



SP277941
Libertytown
Garden
01/14/2026

Zoning

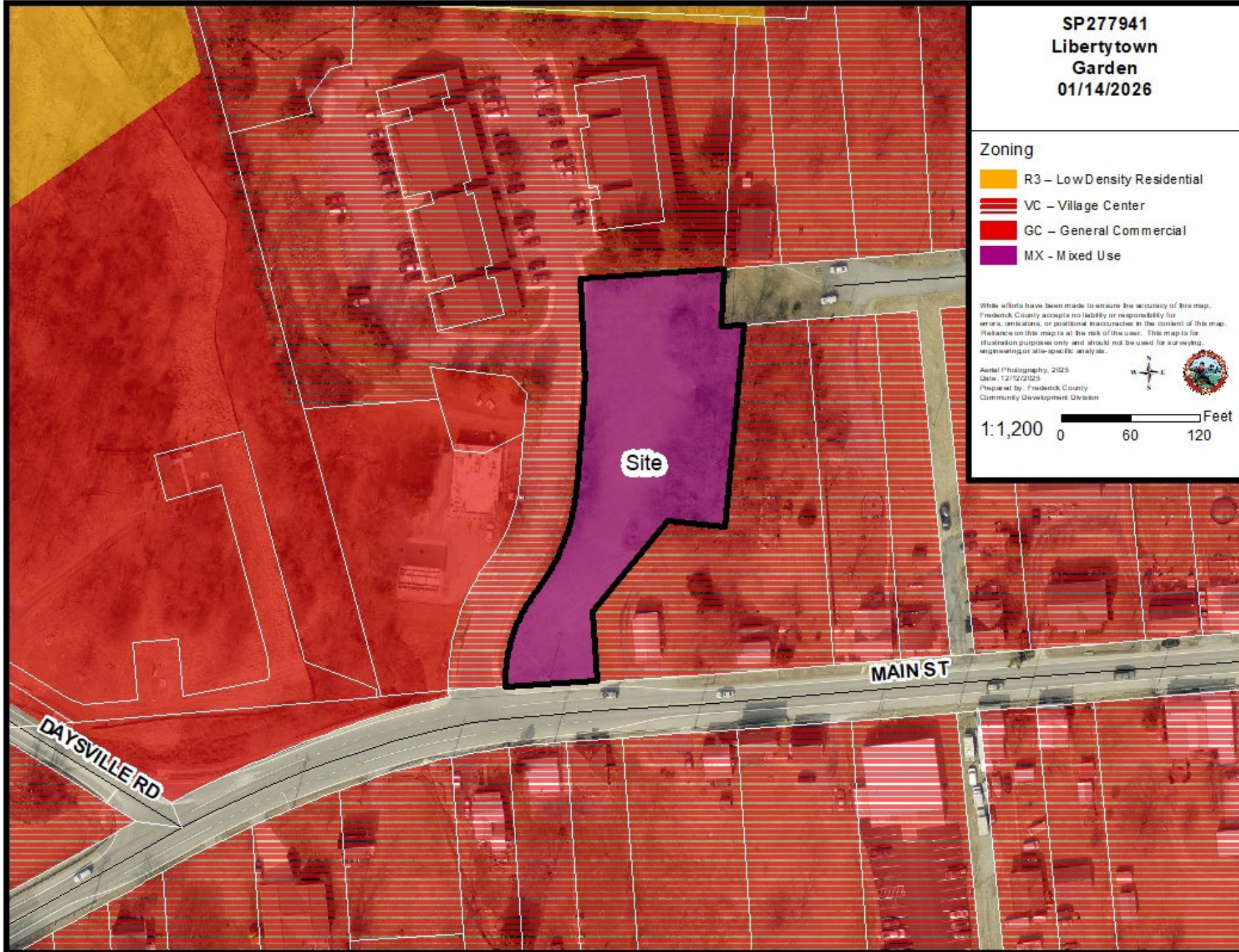
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- VC – Village Center
- GC – General Commercial
- MX – Mixed Use

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Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



1:1,200 0 60 120 Feet



SP277941
Libertytown
Garden
01/14/2026

Comprehensive Plan

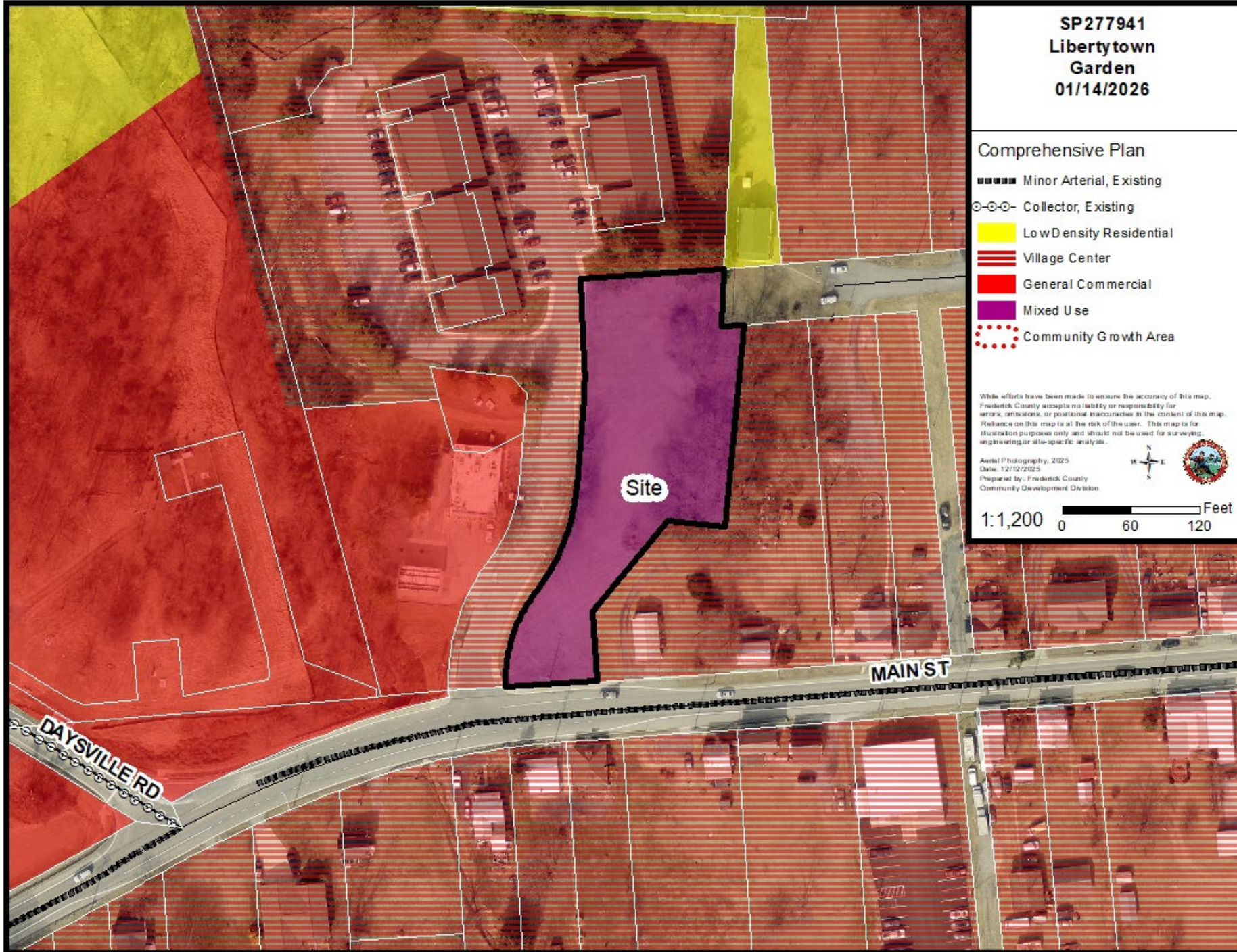
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- Collector, Existing
- Low Density Residential
- Village Center
- General Commercial
- Mixed Use
- Community Growth Area

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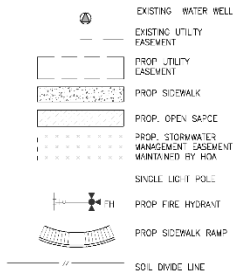
Aerial Photography, 2025
Date: 12/12/2025
Prepared by: Frederick County
Community Development Division



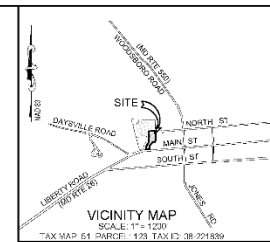
1:1,200 0 60 120 Feet



Reviewers in accordance with local County requirements. Fradrick County assumes no liability for design and/or construction. Approval is valid for two (2) years after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for approval. Fees for resubmittal cannot be waived.




CLAS	PRIMOS	ARC	PRIMO	DE LA ARCHA	ARC	PRIMO	PRIMO	C-030	PRIMO	PRIMO	DE LA ARCHA
C	175.20	67.60	5/29/31.15	42.30	N	15.41	10.5	8.22	45.06	1.84	
C2	175.20	94.04	30/27/21.30	48.19	N	17.13	10.5	9.29	32.22	23.65	
C3	275.20	25.25	10/26/25.25	1.60	N	20.05	10.5	25.25	78.95	1.73	



LANDSCAPE NOTES:




- A. STREET TREES WERE REVIEWED UNDER THE PREJUDICIARY PLAN (REF 777777).
- B. LAND USE BUFFERING AND SCREENING: EVERGREEN TREES ARE PROVIDED TO BUFFER THE COMMERCIAL LOT FROM THE ADJACENT RESIDENTIAL USES. EVERGREEN TREES WOULD ALSO BE PROVIDED TO BUFFER THE COMMERCIAL LOT FROM THE ADJACENT PARKING AREA.
- C. PARKING AREA BUFFERING AND SCREENING: EVERGREEN TREES ARE PROVIDED TO BUFFER THE COMMERCIAL PARKING AREA FROM THE ADJACENT RESIDENTIAL USES.
- D. PARKING AREA AND SCREENING: 10% CANOPY COVER AT MATURITY, PROVIDED 40% CANOPY COVER AT MATURITY.
- E. THE SITE PLAN SHOWS 10% CANOPY COVER AND NO INVOLVED SPECIES ARE SPECIFIED.

SNDCL	PERCENT OF PAYMENT COVERED BY NATURE TREE CANOPY	
	TOTAL ST. PAYMENT	5- NATURE CANOPY COVER PAYMENT
	3875	1,320
	34% PAYMENT COVER	

CAREBY TO HIS OWN PROFESSIONAL ABILITY THAT HE
HAS LANDSCAPE. JANIS OWEN HUNTER IS COASTIAN IN FULL
OWN AND HUNTER OF AND COMPATIBLE WITH HIS MODERNITY
LANDSCAPE. VANDER AND HELLS ALL APPLICABLE POLICIES,
EVIDENCES, AND GROUNDS.

John

LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER GEOGRAPHIC
DATE

LANDSCAPE SCHEDULE						
SYMBOL	Q.A.M.I.V	NAME Botanical Name	SDT	NOTES	NOTES	SCALE 1:500 P.L. 100' = 1" = 100'
	3	BLACK WALNUT <i>Juglans nigra</i>	3-6' x 6-8' x 12' H	H x H	AS SHOWN	y
	2L	FLORIDA RED CEDAR <i>Juniperus floridana</i>	3' H	3 x 3	AS SHOWN	y
	2	COHONIA 12-14 <i>Cohonia</i>	3' H	3 x 3	AS SHOWN	y


IF $\frac{g}{g} = 5713-18$
 A/N $\frac{g}{g} = 5721/84$
 JJC DATE:

OWNER/DEVELOPER
FRALL DEVELOPERS, INC.
P.O. BOX 659
MOUNT AIRY, MD. 21771
PHONE: 301-831-5400

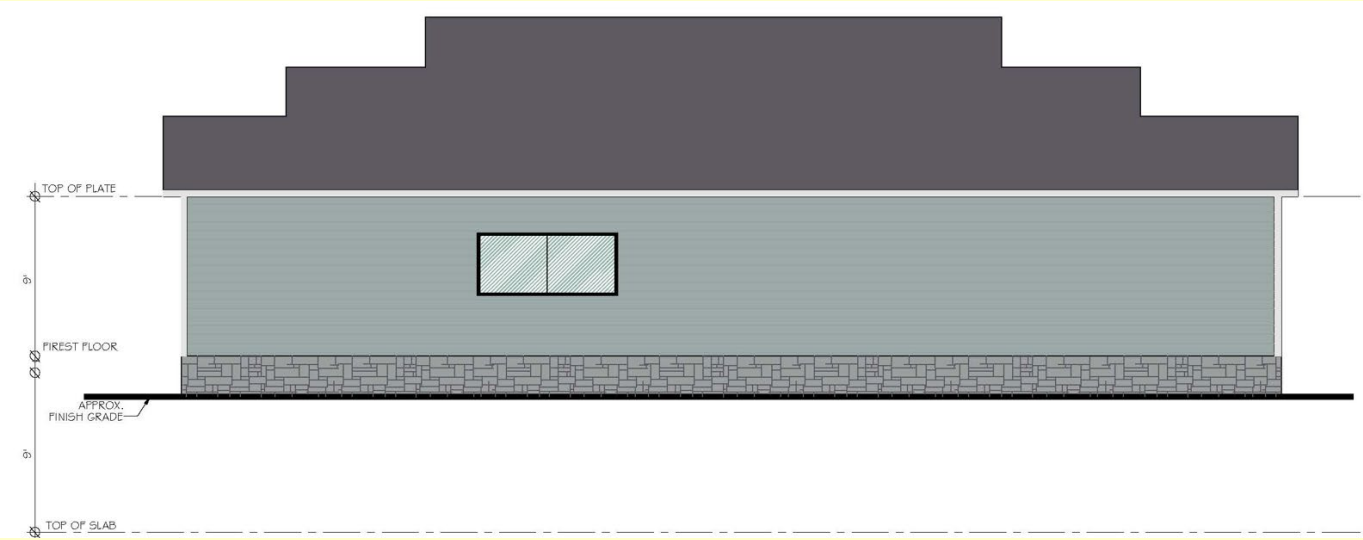
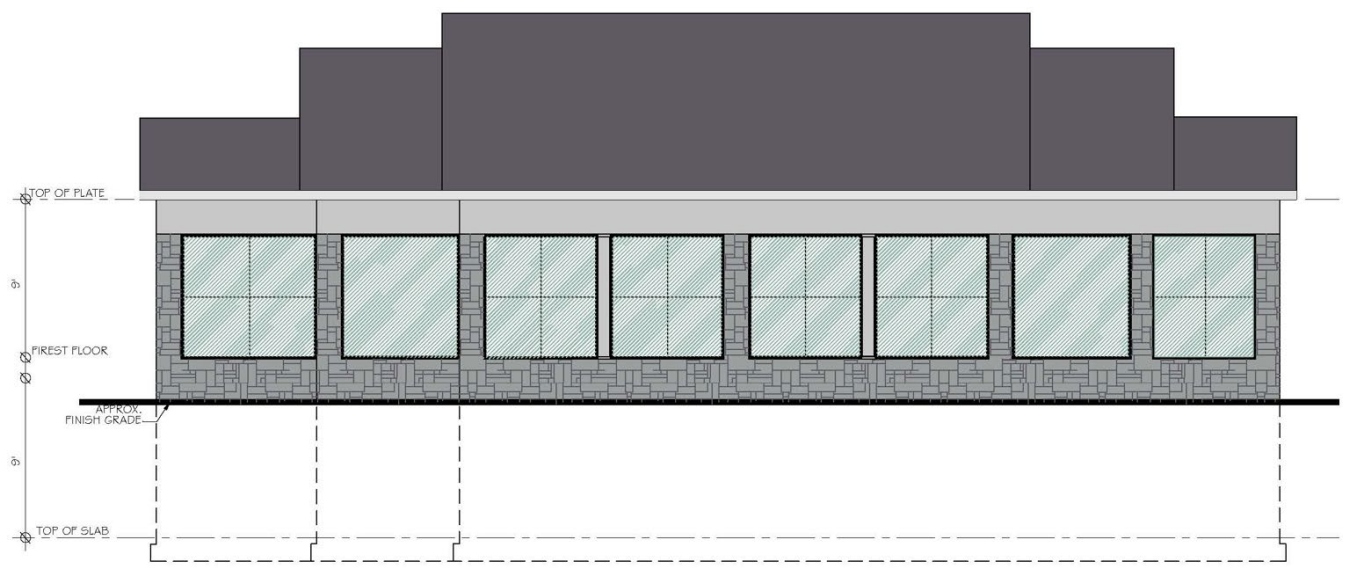
DATE	REVISIONS

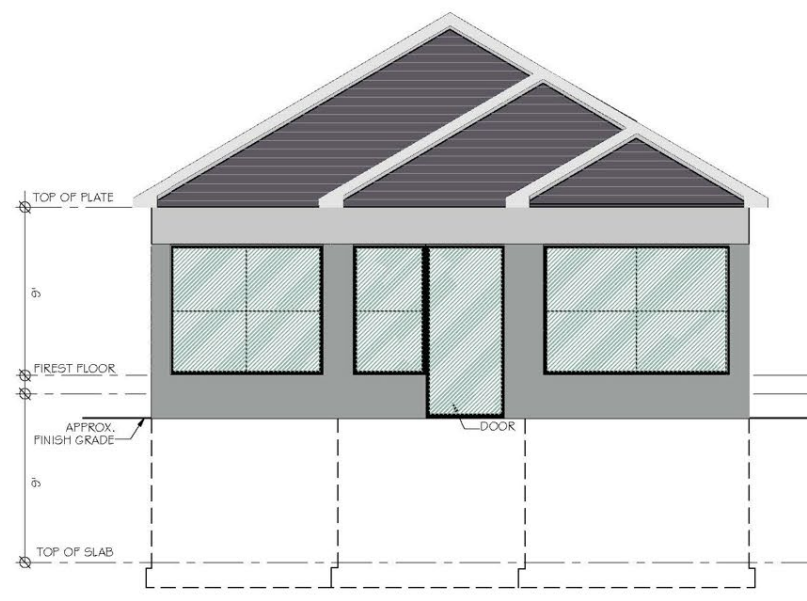
TYPE 1 SITE PLAN
LANDSCAPE PLAN
**LIBERTYTOWN GARDEN -
COMMERCIAL BUILDING
LOT 6**

PREVIOUSLY RECORDED IN PB. 40 PG. 30
11924 MAIN STREET; LIBERTY ROAD (MARYLAND ROUTE 26)
LIBERTYTOWN
LIBERTY ELECTION DISTRICT NO. 8
WALKERSVILLE PLANNING REGION
FREDERICK COUNTY, MARYLAND
SCALE: 1"= 20' MAY, 2025 SHEET 1

 **VANMAR ASSOCIATES, INC.**
Engineers Surveyors Planners
20 South Main Street, Suite 200, Walkersville, Maryland 21791
(301) 629-2800 (301) 351-1313 (410) 348-2125

SHEET 4 OF 5





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