



# Division of Permitting and Development Review

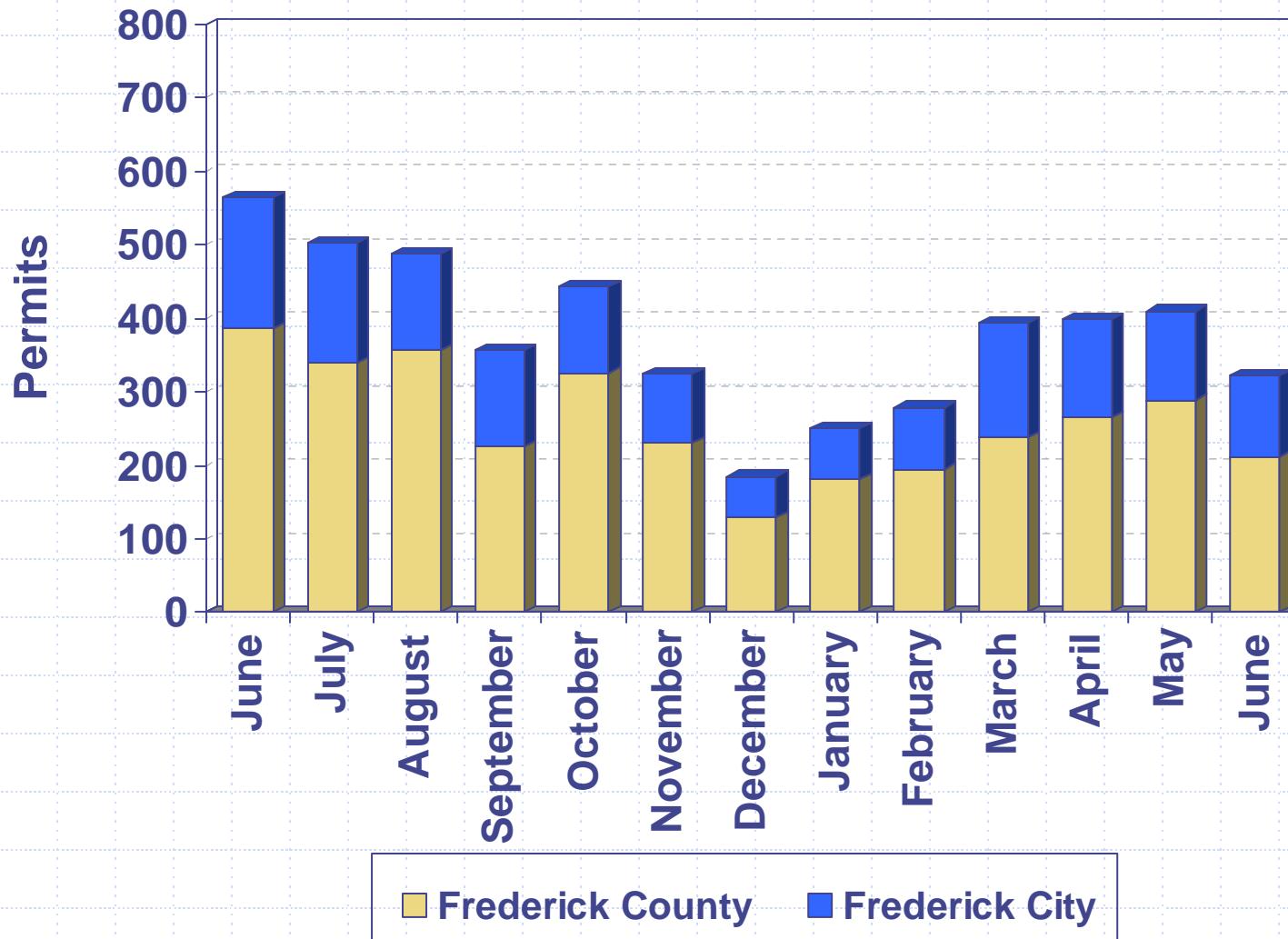


- August 7, 2008
- Director's Development Data/Project  
Presentation to the County Commissioners



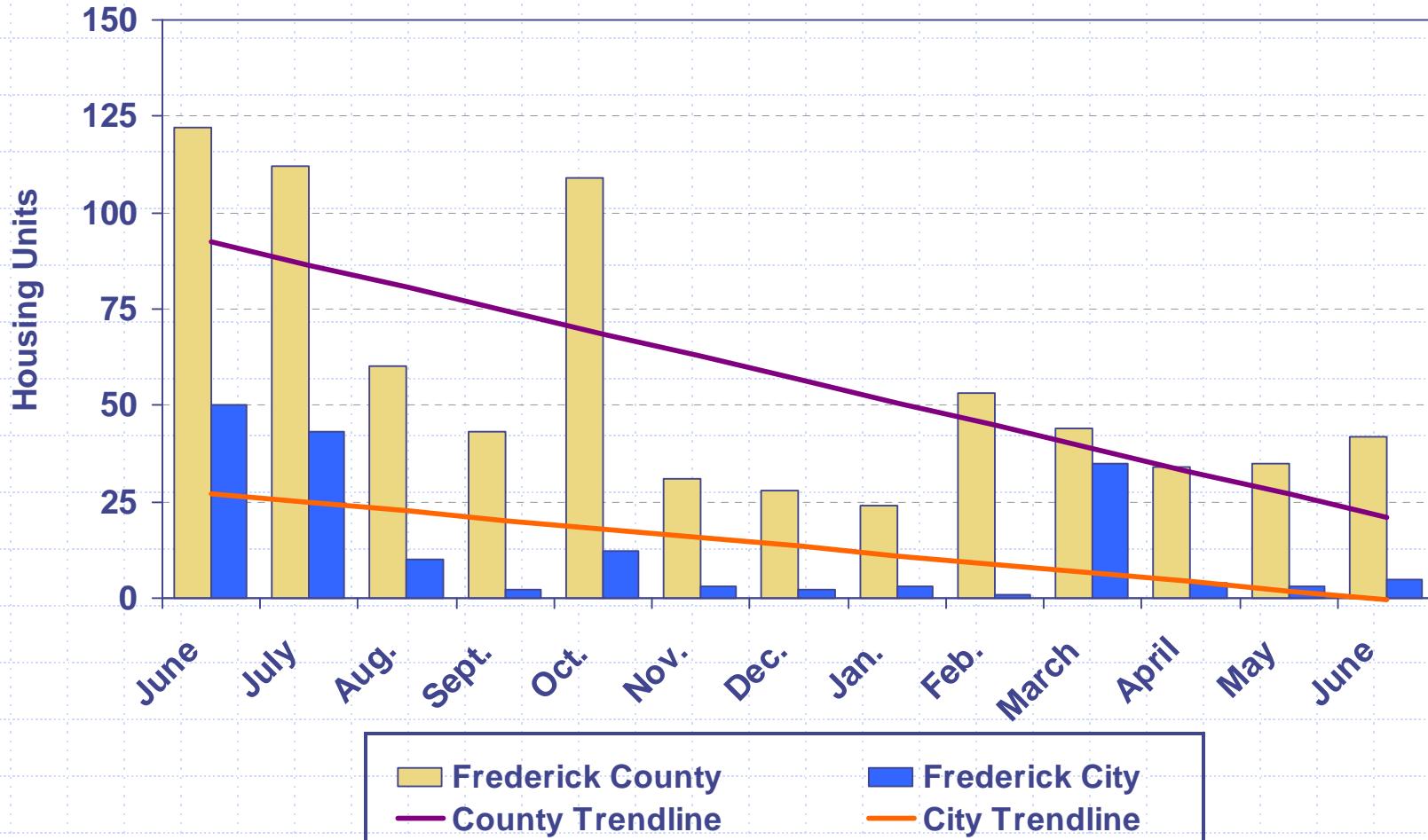
# Building Permits Issued

## 2007 - 2008



# Housing Unit Construction 2007 - 2008

Housing units based on issued permits



12 Month Total (July 2007 – June 2008): 738 units

# Housing Unit Construction

## Comparison of Current Month and YTD Units

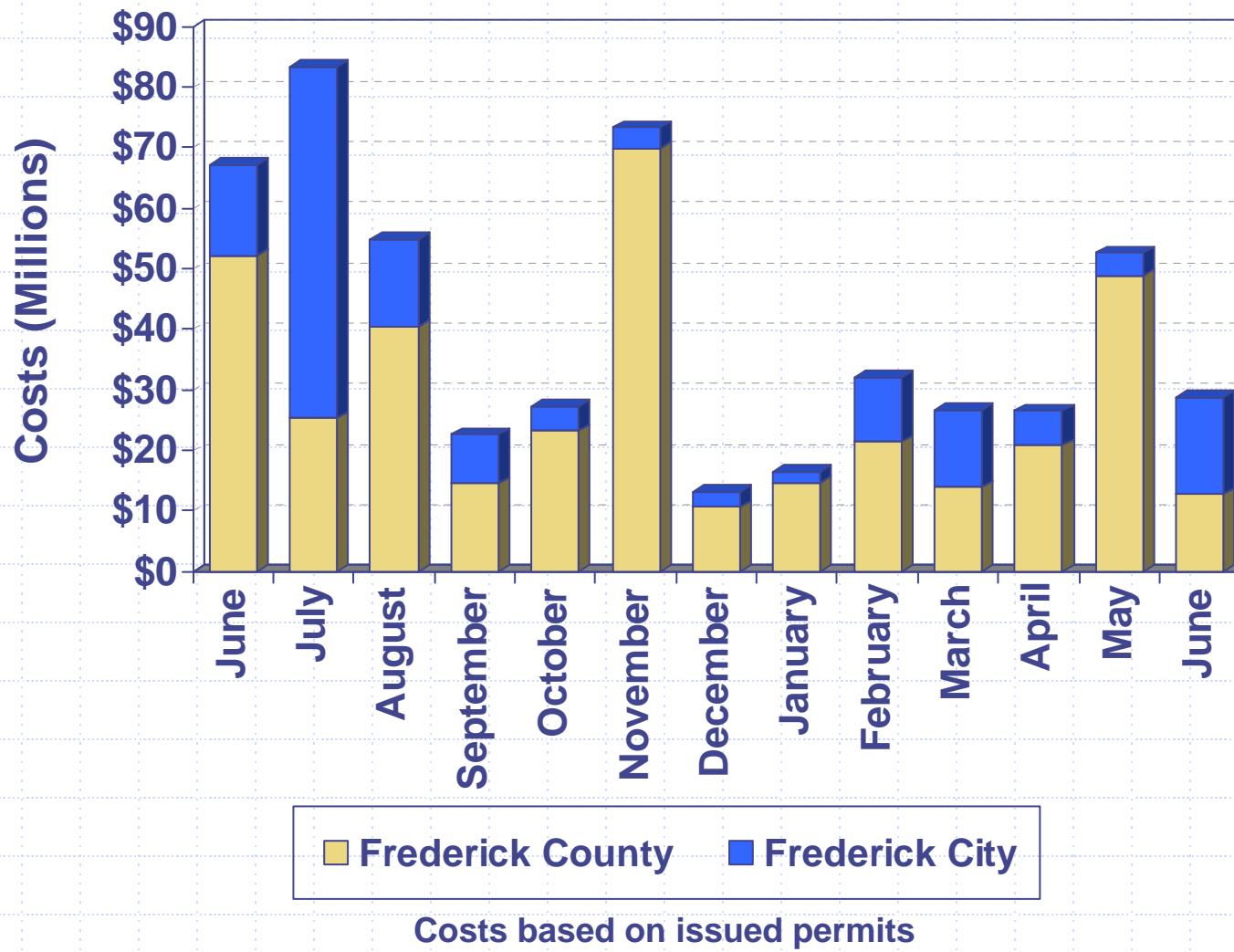
### Current Month – June 2008

Year	County	City	Total
2008	42	5	47
2007	122	50	172
2006	89	50	139
2005	89	84	173
2004	129	6	135
5 Year Avg.	94	39	133

### YTD – June 2008

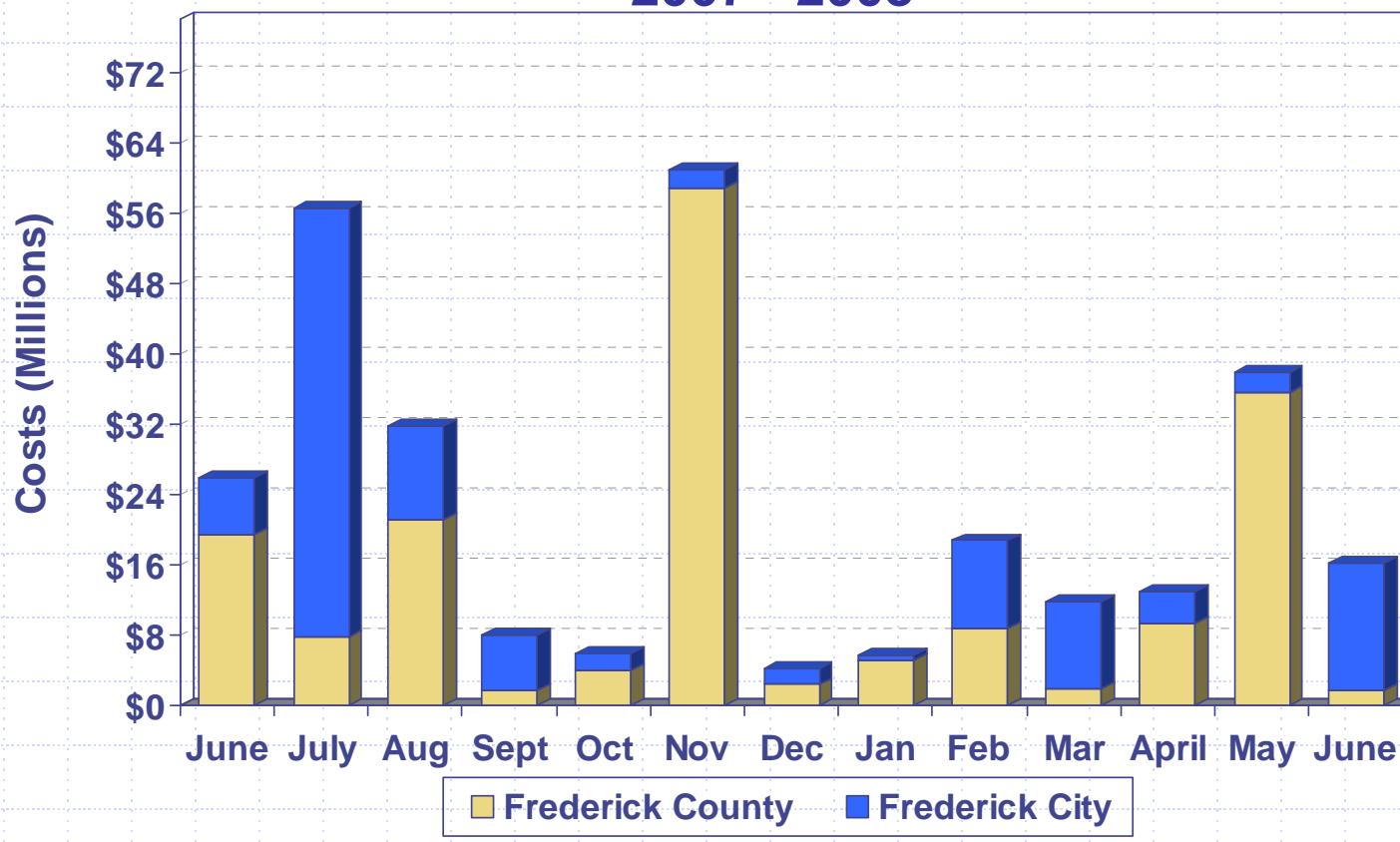
Year	County	City	Total
2008	232	51	283
2007	406	193	599
2006	502	238	740
2005	638	266	904
2004	610	211	821
5 Year Avg.	478	192	669

# Construction Costs 2007 - 2008



# Commercial Construction Costs

## 2007 - 2008

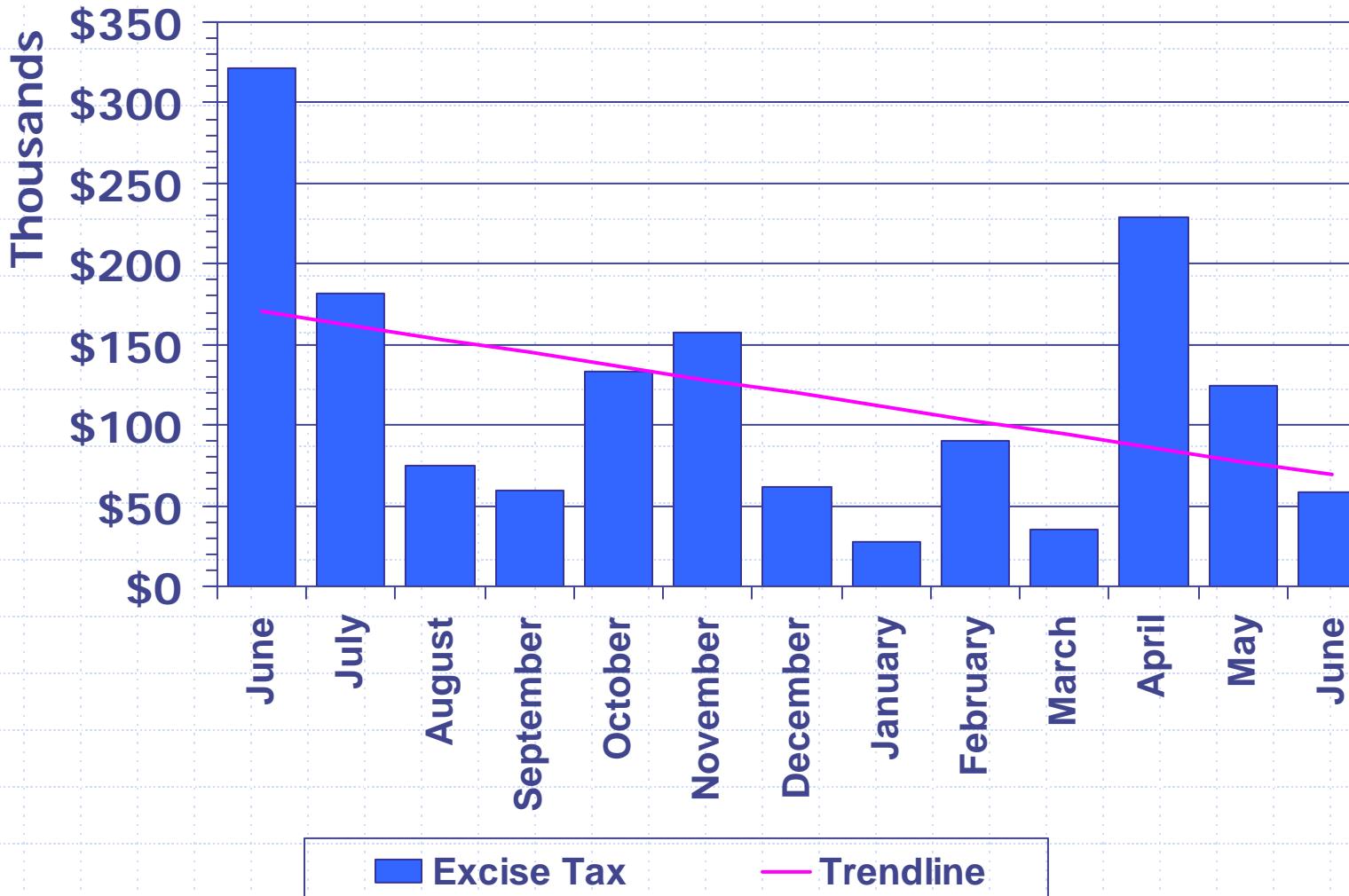


### Cost per month:

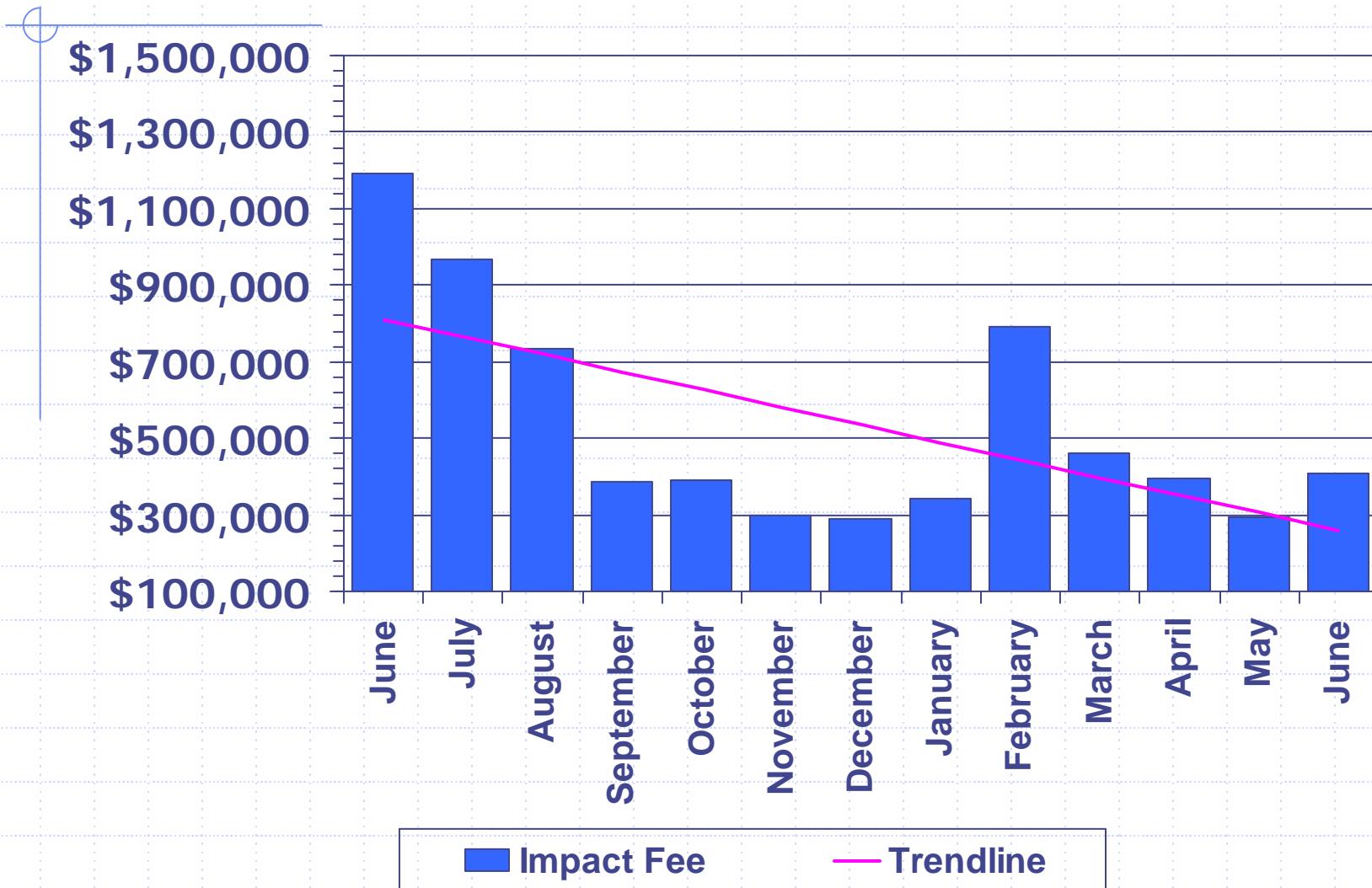
- June 2007 Co. – Wellington I, LLC Foundation & Core (\$6.7M) & Old Chapel Corporation Core Buildings (\$6.4M)
- July 2007 City – MedImmune Inc. Alteration (\$47.9M)
- Aug. 2007 Co. - County Transfer Station (\$13M); City - BP Solar Alter. (\$9M)
- Nov. 2007 Co. – New Design Road Treatment Plant (\$51M)
- Feb. 2008 City – Charles River Labs Alteration (\$8.2M)
- March 2008 City – Riverside Corporation (\$6M)
- May 2008 Co. – Mount Saint Mary's University building alterations (\$24M)
- June 2008 City – West Frederick Middle School new construction (\$13.9M)

# Excise Tax

## 2007 - 2008



# Impact Fee 2007 - 2008

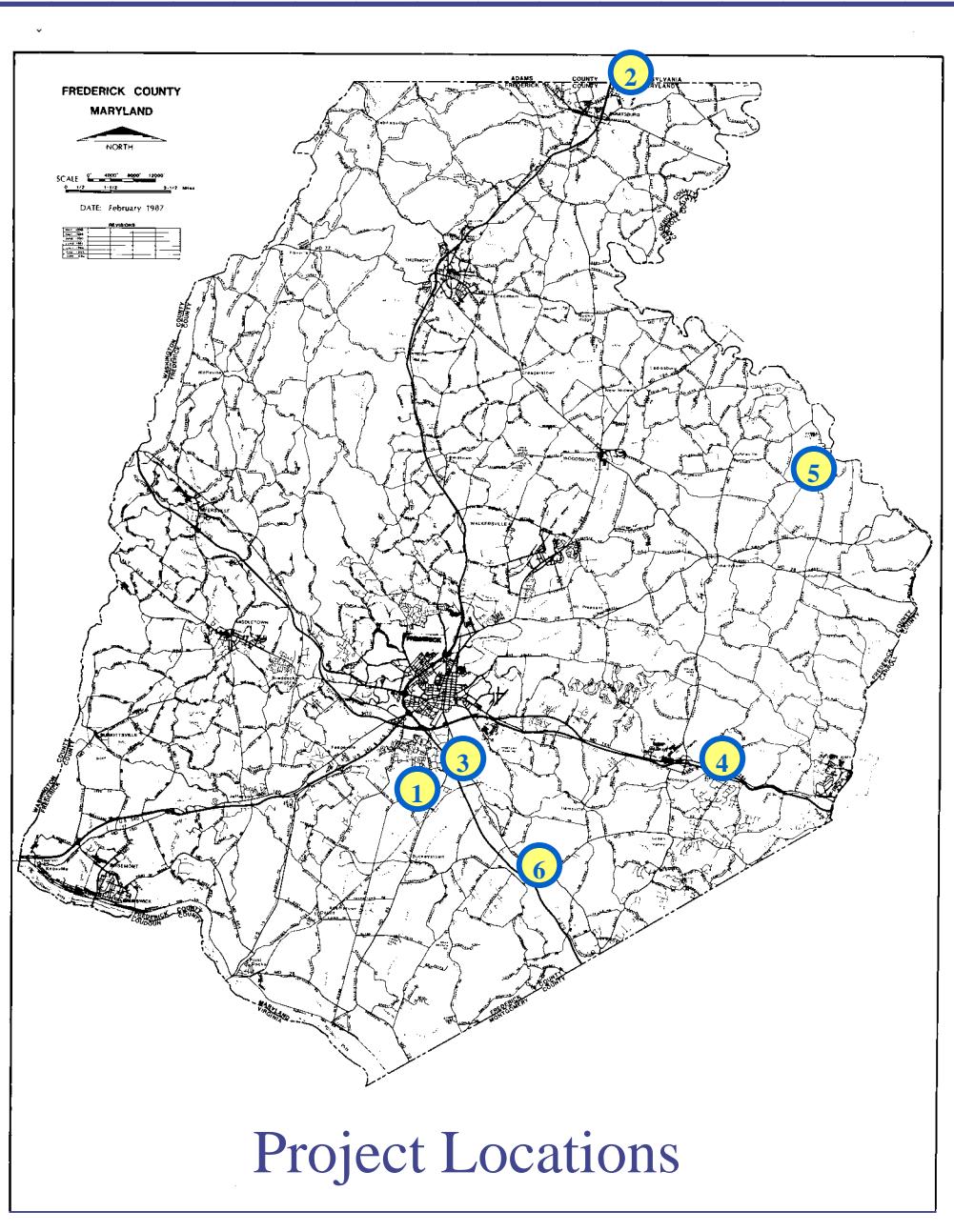


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Wedgewood Business Park  
Lot 16B
2. Mason Dixon Country Club
3. BB&T Branch Bank
4. New Beginning Church of the  
Nazarene
5. Lehigh Cement/Union Bridge  
Quarry
6. Landon House

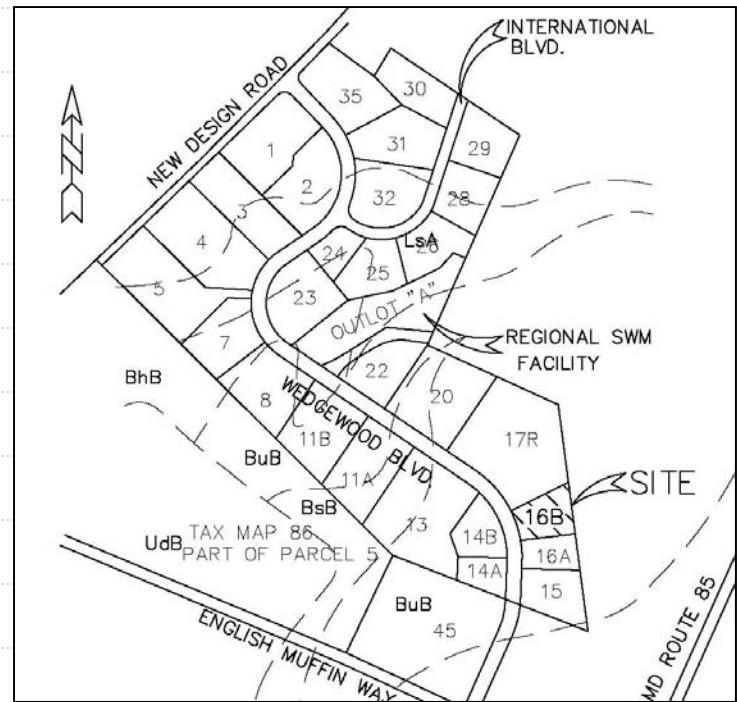




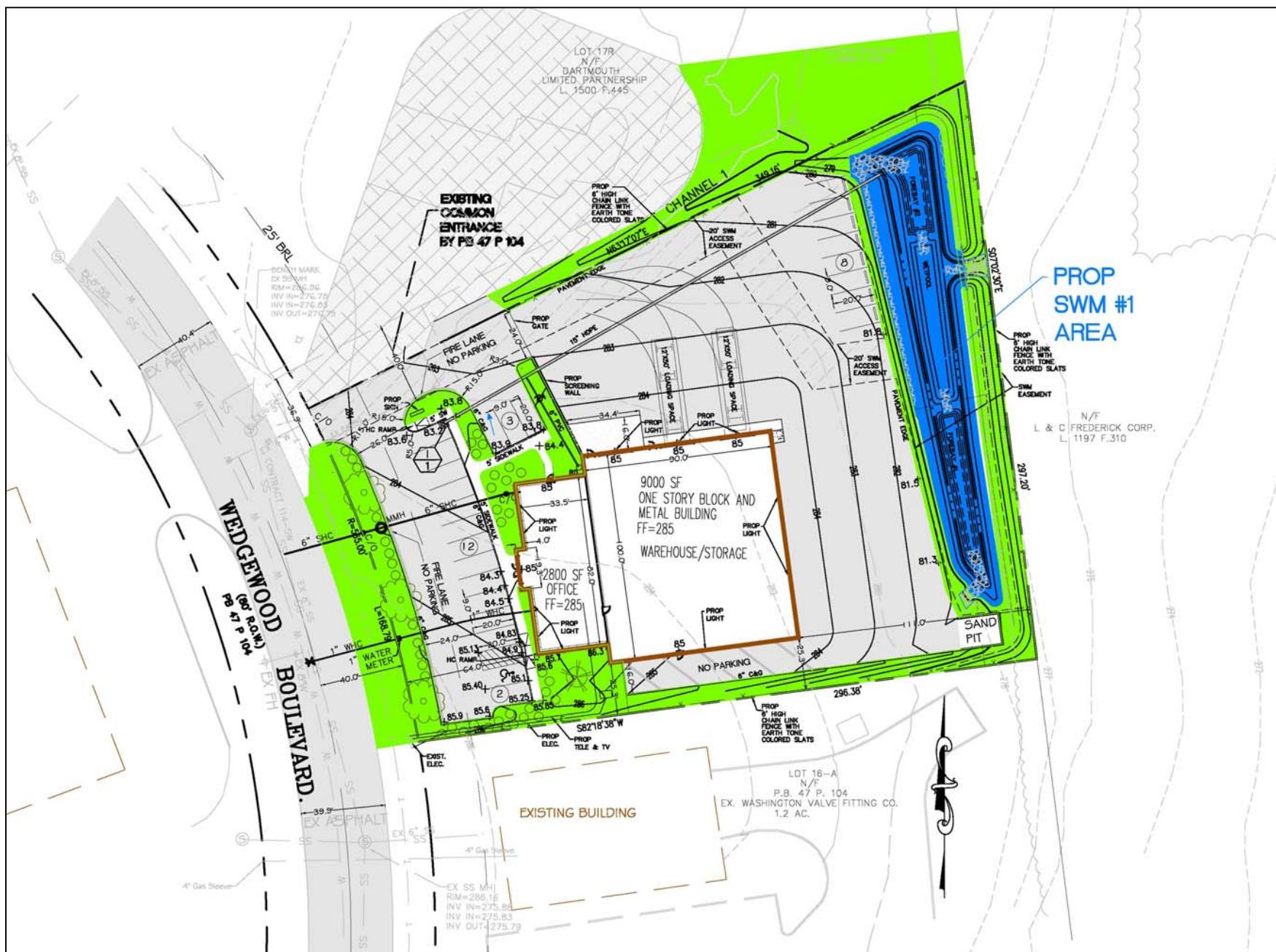
# County Projects

# Wedgewood Business Park Lot 16B

- Request: Site Plan Approval
- Location: East side of Wedgewood Blvd., North of English Muffin Way
- Total Use: One 11,800 sq. ft. building  
(2,800 sq. ft. office space & 9,000 sq. ft. warehouse/storage space)
- Zoned: LI
- Applicant: S&C Partners, LLC
- Engineer: B&R Design Group, Inc.

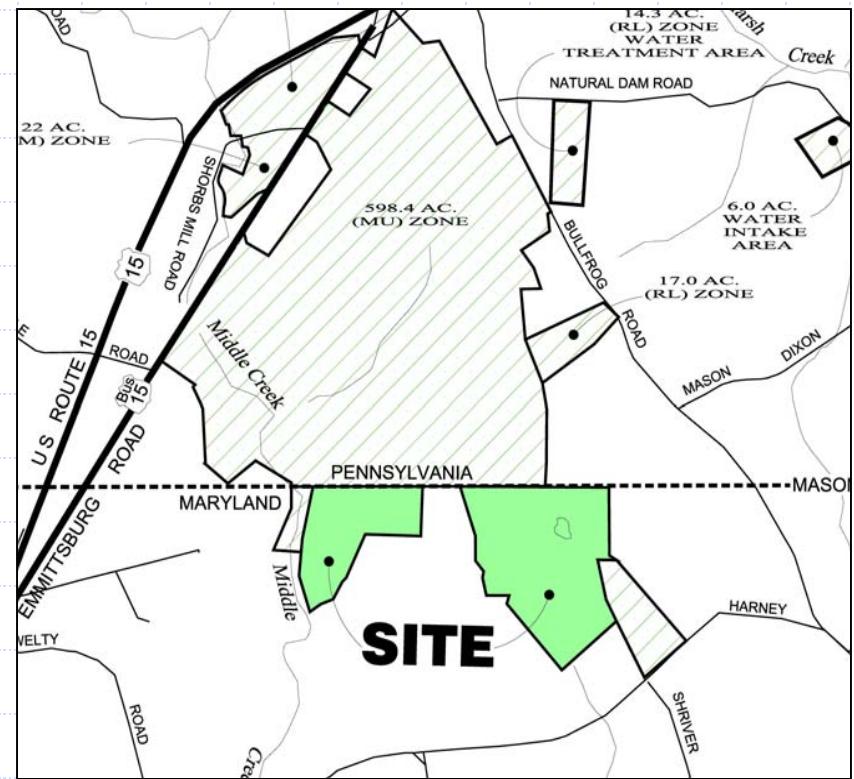


# Wedgewood Business Park Lot 16B



# Mason Dixon Country Club

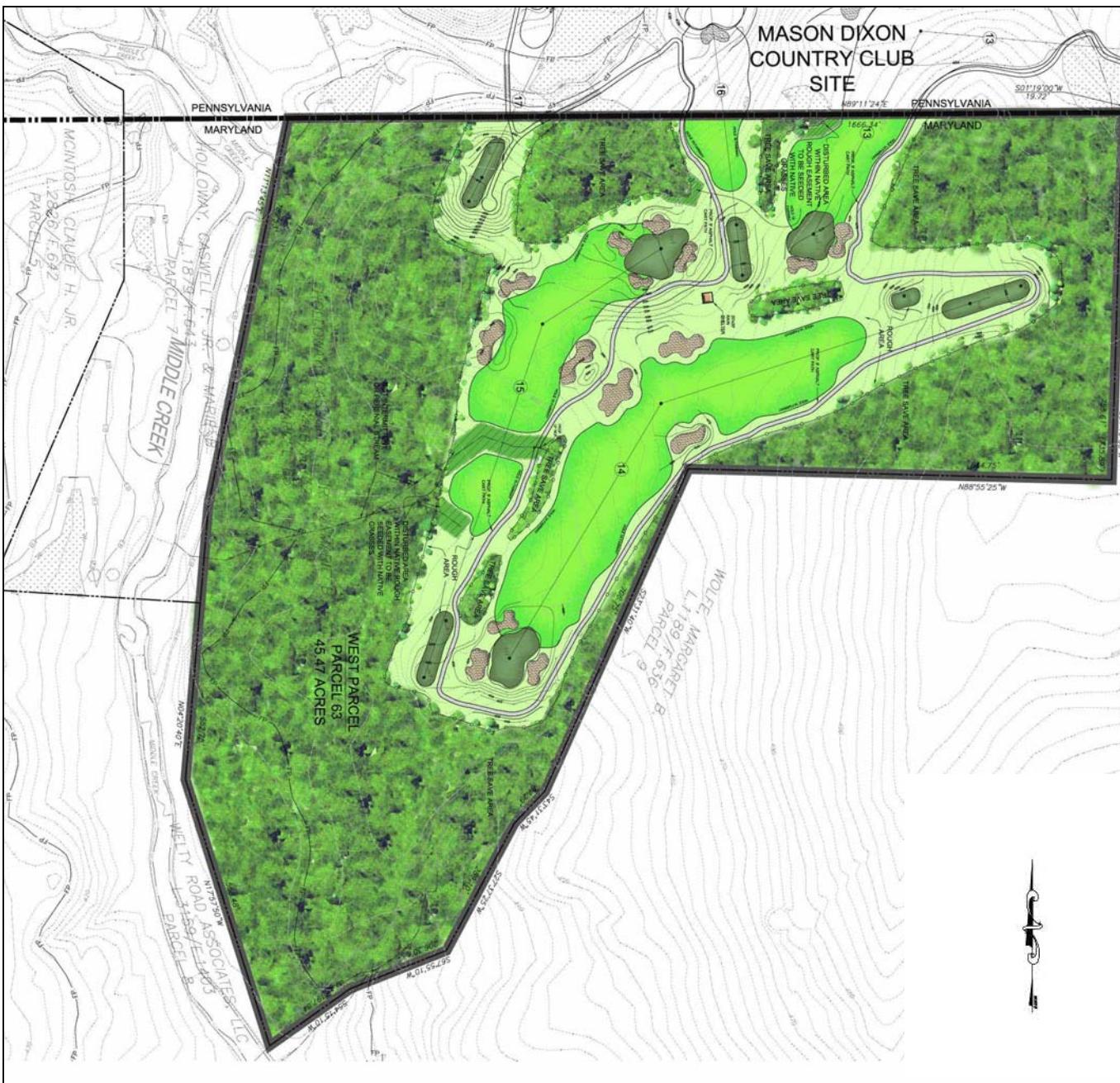
- Request: Site Plan Approval
- Location: Pennsylvania/Maryland border, West of Bullfrog Rd.
- Total Use: Addition of six complete & four partial golf course holes
- Zoned: AG
- Applicant: Mason Dixon Country Club, Inc.
- Engineer: Dewberry



# Mason Dixon Country Club

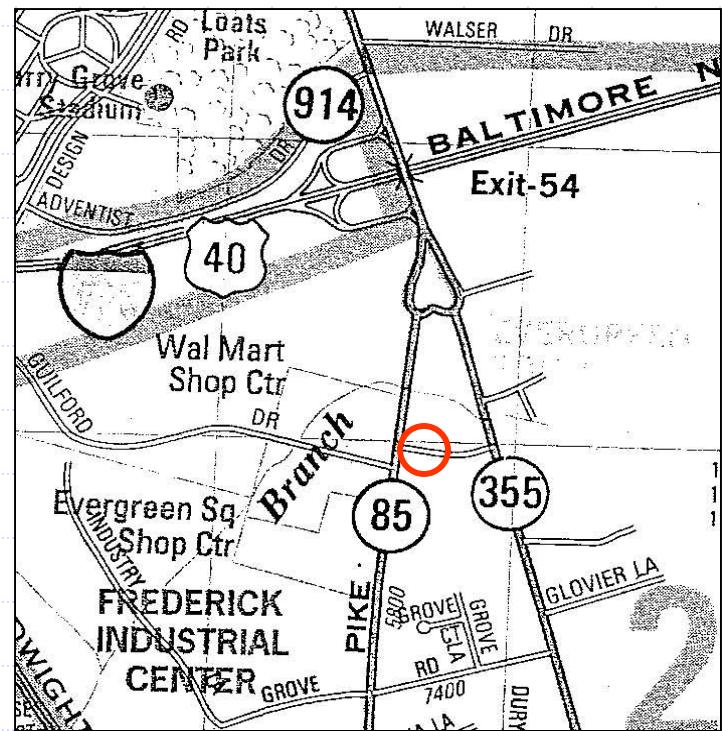


# Mason Dixon Country Club

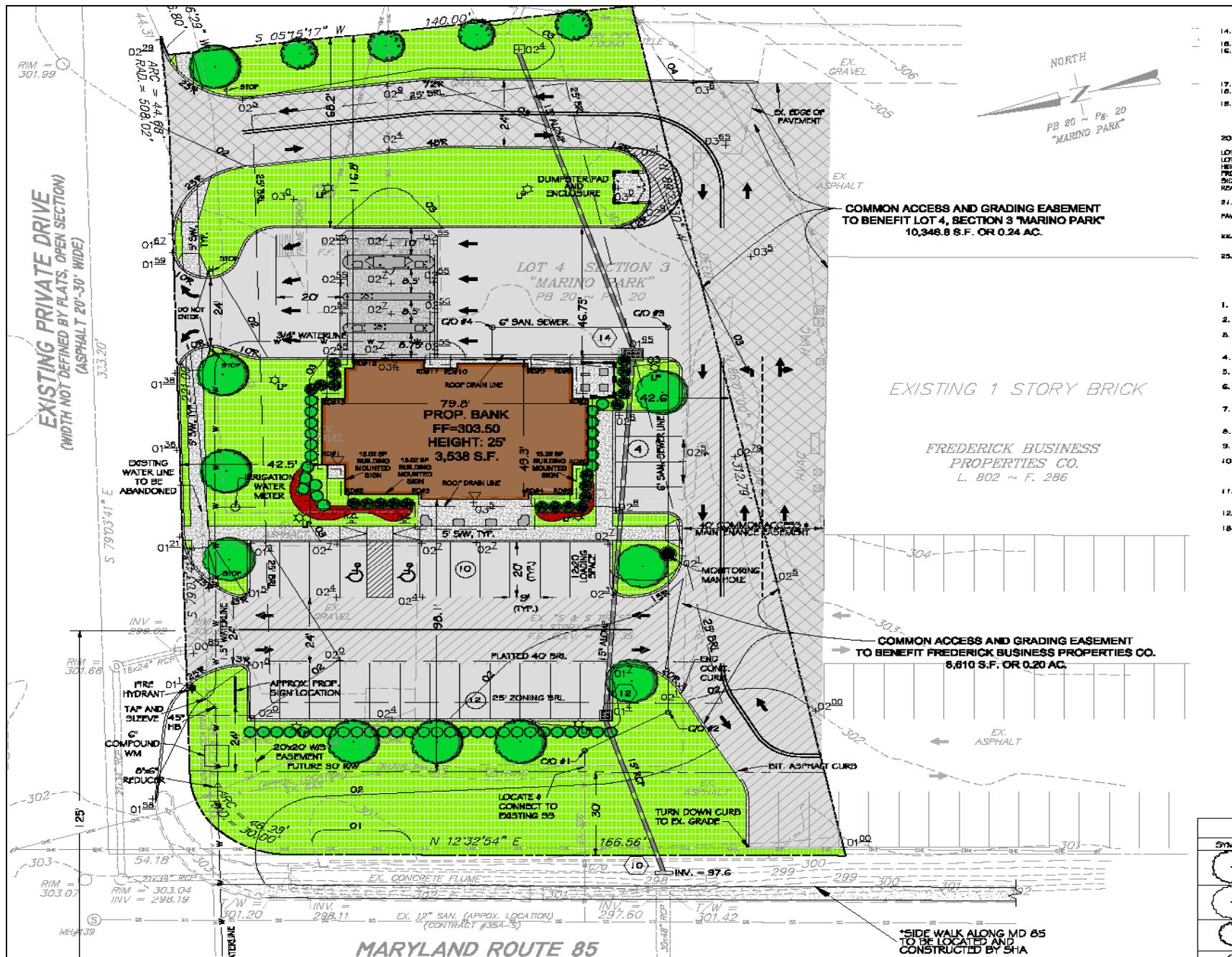


# BB&T Branch Bank

- Request: Site Plan Approval
- Location: East side of Route 85, North of Guilford Dr.
- Total Use: One 3,538 sq. ft. bank
- Zoned: CG
- Applicant: BB&T Bank/ Frederick Business Properties
- Engineer: Daft McCune Walker, Inc.

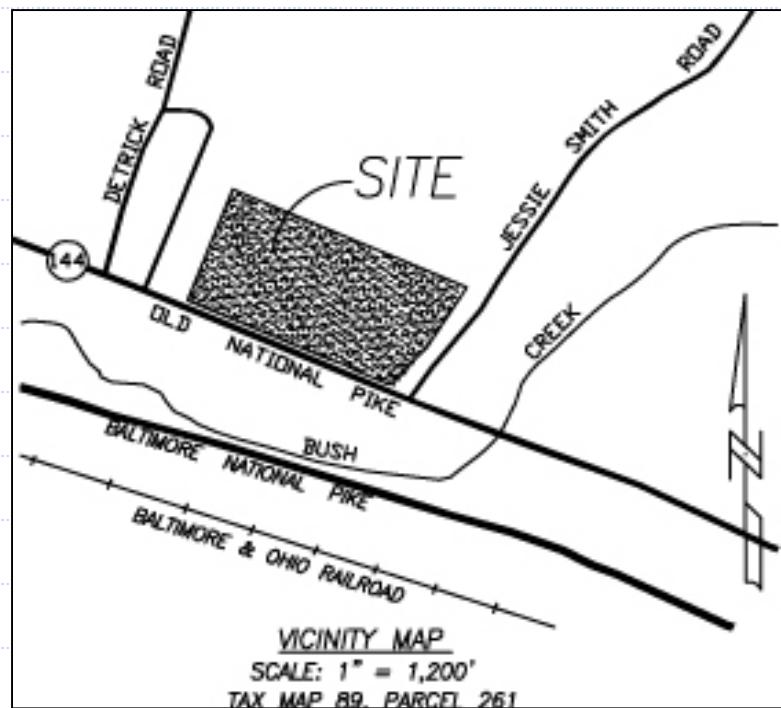


# BB&T Branch Bank



# New Beginning Church of the Nazarene

- Request: Site Plan Approval
- Location: Northwest corner of Route 144 & Jesse Smith Rd. intersection
- Total Use: 19,930 sq. ft. addition to existing church
- Zoned: AG
- Applicant: New Beginning Church of the Nazarene
- Engineer: Vanmar Associates, Inc.

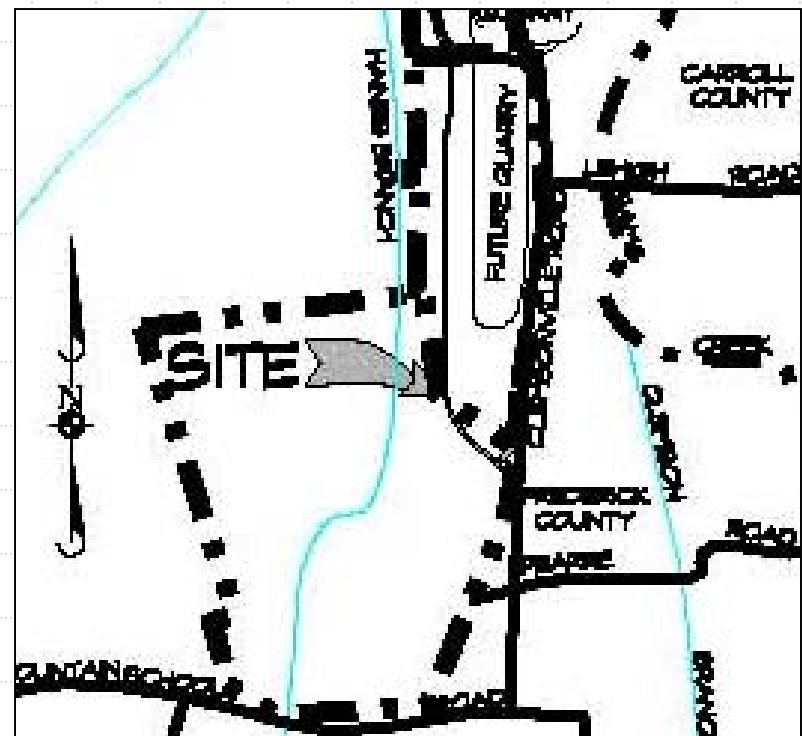


# New Beginning Church of the Nazarene

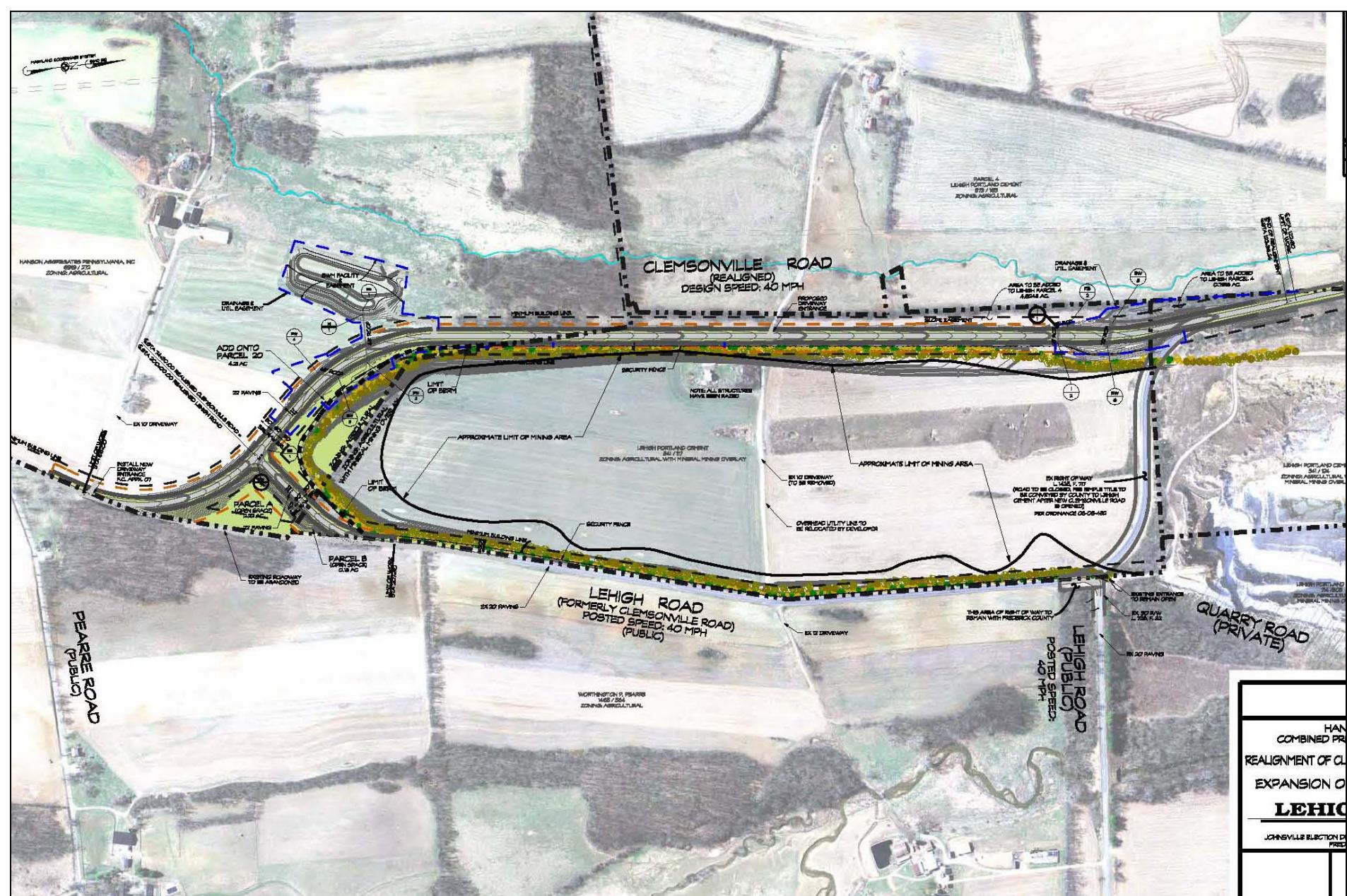


# Lehigh Cement/Union Bridge Quarry

- Request: Combined Preliminary/Site Plan Approval
- Location: West side of Clemsonville Rd., between Fountain School Rd. & Lehigh Rd.
- Total Use: 80 acre quarry expansion
- Zoned: AG and MM (Mineral Mining)
- Applicant: Lehigh Portland Cement Company
- Engineer: CLSI



# Lehigh Cement/Union Bridge Quarry





# Lehigh Cement/Union Bridge Quarry



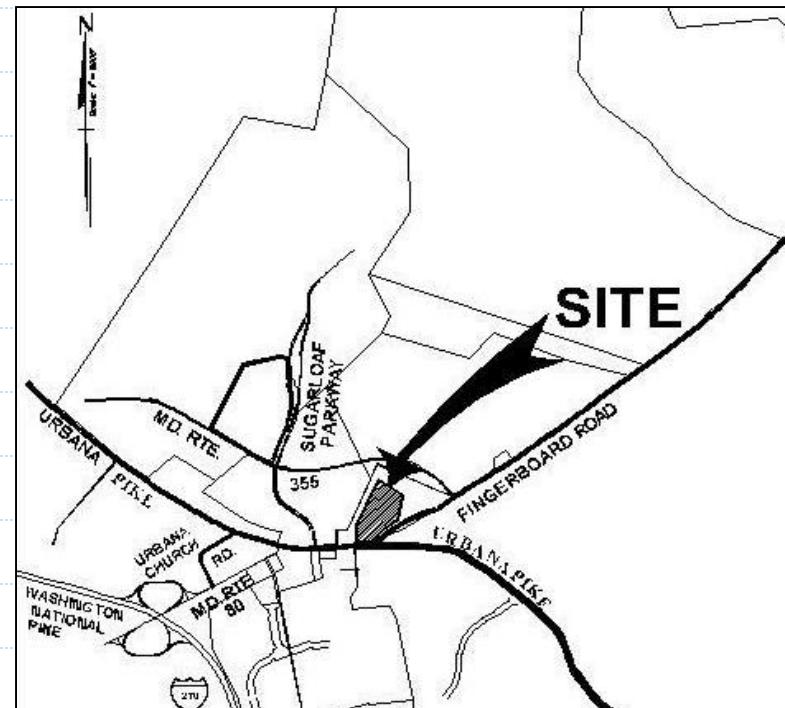
SCALE: 1" = 200'

REALIGNMENT OF CLEMSONVILLE ROAD & LEHIGH ROAD  
AND EXPANSION OF UNION BRIDGE QUARRY FOR  
LEHIGH CEMENT



# Landon House

- Request: Concept Plan Approval
- Location: Northwest corner of the Route 80 & Route 355 intersection
- Total Use: Addition of three new buildings totaling 43,750 sq. ft. of retail/commercial, office & residential space
- Zoned: VC
- Applicant: Premier Reality Services, LLC
- Engineer: Rodgers Consulting



# Landon House

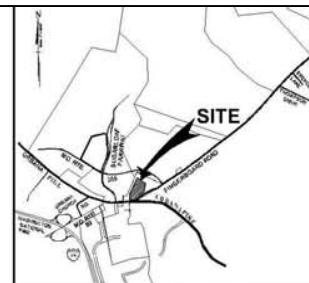


TABLE A  
DEVELOPMENT SUMMARY

TABLE B  
§ 1-19-167. LOADING SPACE REQUIREMENT  
AND DIMENSIONS

BALANCE SHEET		CALCULATIONS	
ASSETS	LIABILITIES	ITEM	ITEM
1. Current Assets	2. Total Liabilities	3. Current Ratio	4. Debt-to-Equity Ratio
1.1 Cash and Cash Equivalents	2.1 Total Liabilities	3.1 Current Assets	4.1 Total Liabilities
1.2 Accounts Receivable	2.2 Total Current Liabilities	3.2 Current Assets	4.2 Total Current Liabilities
1.3 Inventories	2.3 Total Long-Term Liabilities	3.3 Current Assets	4.3 Total Long-Term Liabilities
1.4 Prepaid Expenses	2.4 Total Liabilities	3.4 Current Assets	4.4 Total Liabilities
1.5 Total Current Assets	2.5 Total Assets	3.5 Current Assets	4.5 Total Assets
1.6 Total Assets	2.6 Total Equity	3.6 Current Assets	4.6 Total Equity
		3.7 Current Liabilities	4.7 Total Liabilities
		3.8 Current Assets	4.8 Total Assets
		3.9 Current Liabilities	4.9 Total Equity
		3.10 Current Assets	4.10 Total Liabilities
		3.11 Current Liabilities	4.11 Total Assets
		3.12 Current Assets	4.12 Total Equity

**TABLE C**  
**§ 1-19-170. SHARED PARKING  
CALCULATIONS**

CALCULATIONS		ANSWER	
100	100	100	100
100 - (100 - 100) (100 - 100)			
0	0	0	0
0	0	0	0
0	0	0	0

**TABLE D**  
**E 1-19-170. SHARED PARKING STANDARDS**

111-1170. SHARED PARKING STANDARDS				
City of Franklin Article 4 Land Development Code				
Section 111-1170 Shared parking				
#	Section	Comment	Comment	Comment
111-1170.1	111-1170.1	111-1170.1	111-1170.1	111-1170.1

**GENERAL NOTE**

## The Landon House Illustrative Plan

## Frederick County, Maryland

Prepared For:  
Premier Realty Services LLC  
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Prepared by:  
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