



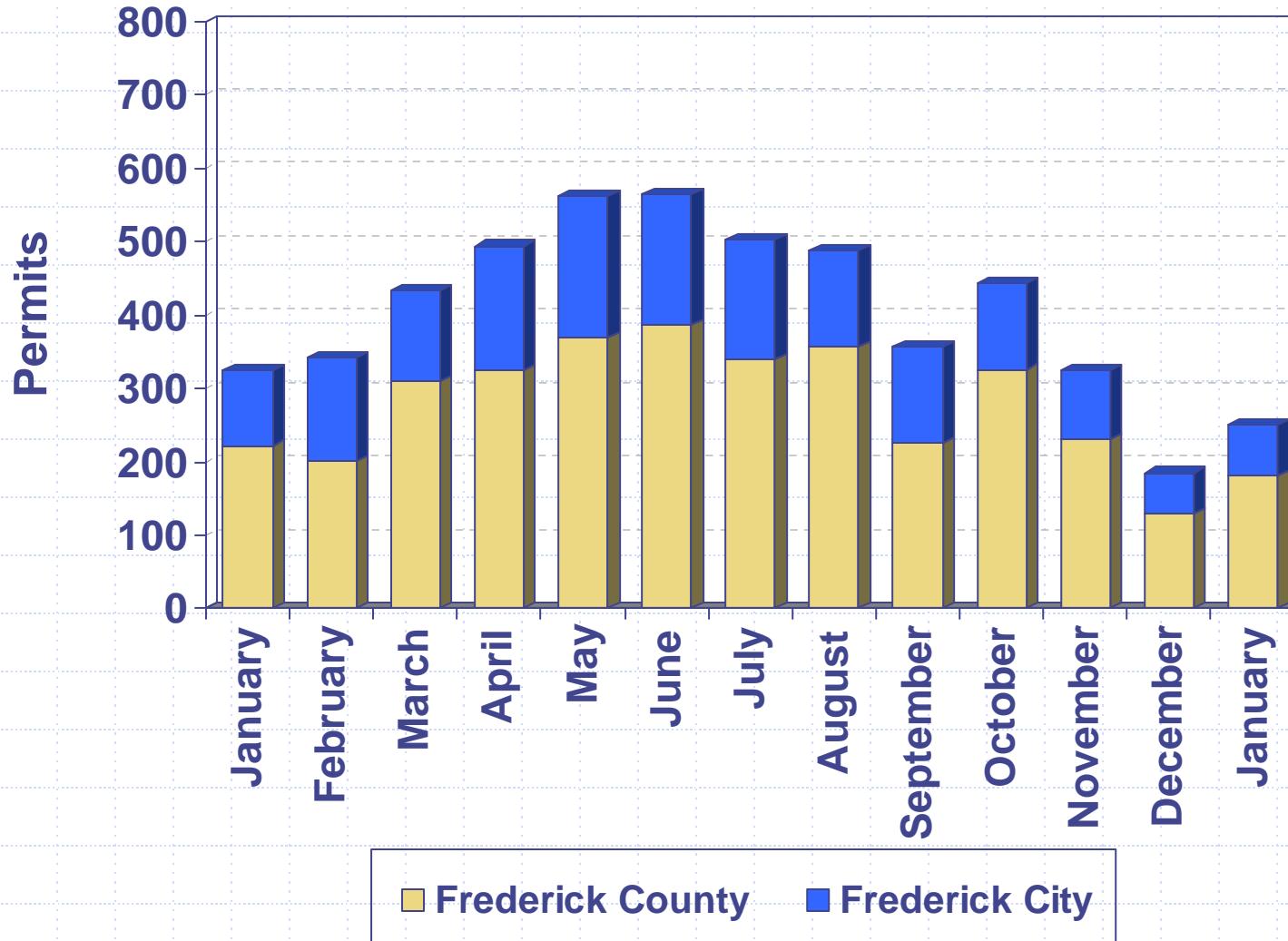
# Division of Permitting and Development Review

- March 6, 2008
- Director's Development Data/Project  
Presentation to the County Commissioners



# Building Permits Issued

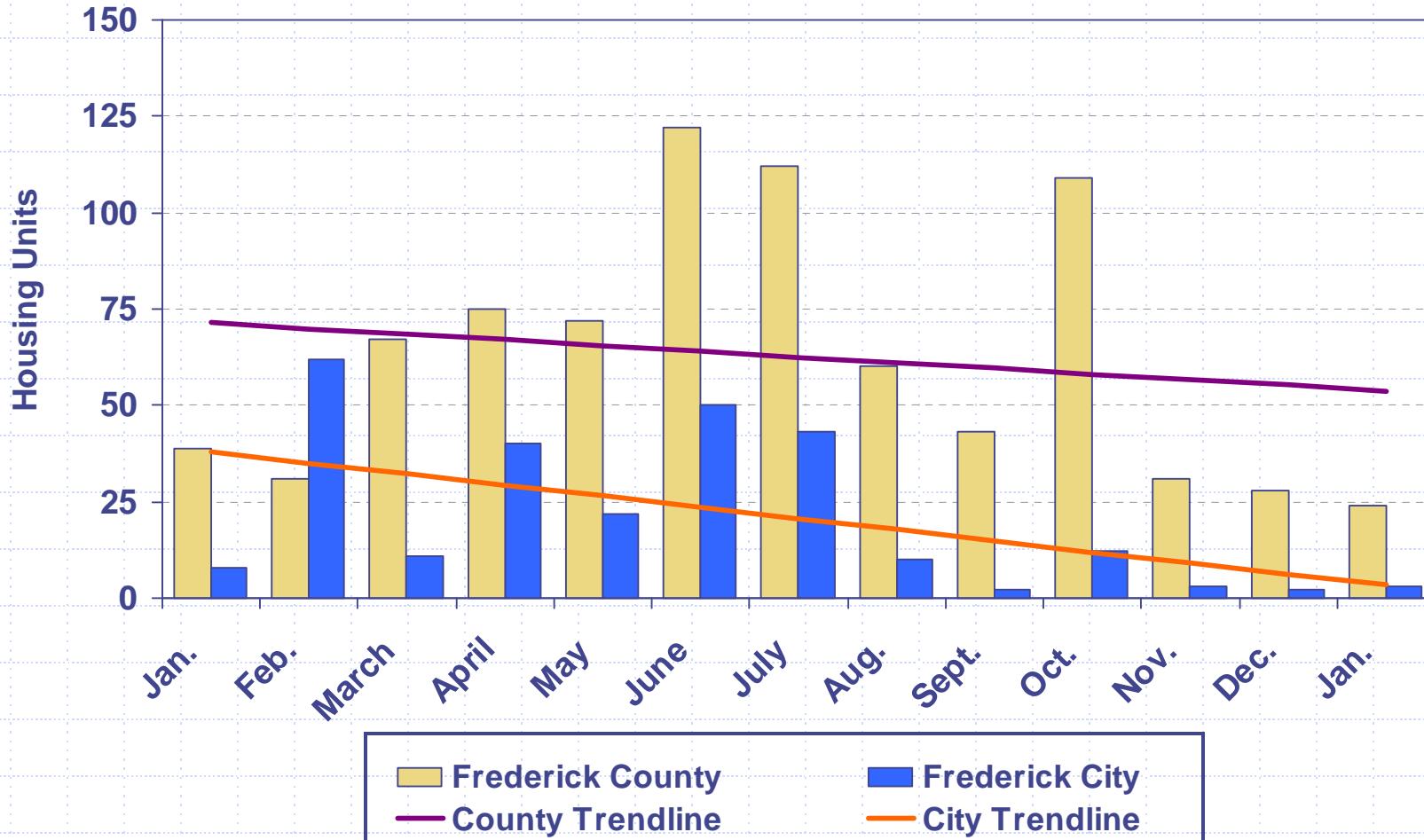
## 2007 - 2008



# Housing Unit Construction

## 2007 - 2008

Housing units based on issued permits



12 Month Total (February 2007 – January 2008): 1,034 units

# Housing Unit Construction

## Comparison of Current Month and YTD Units

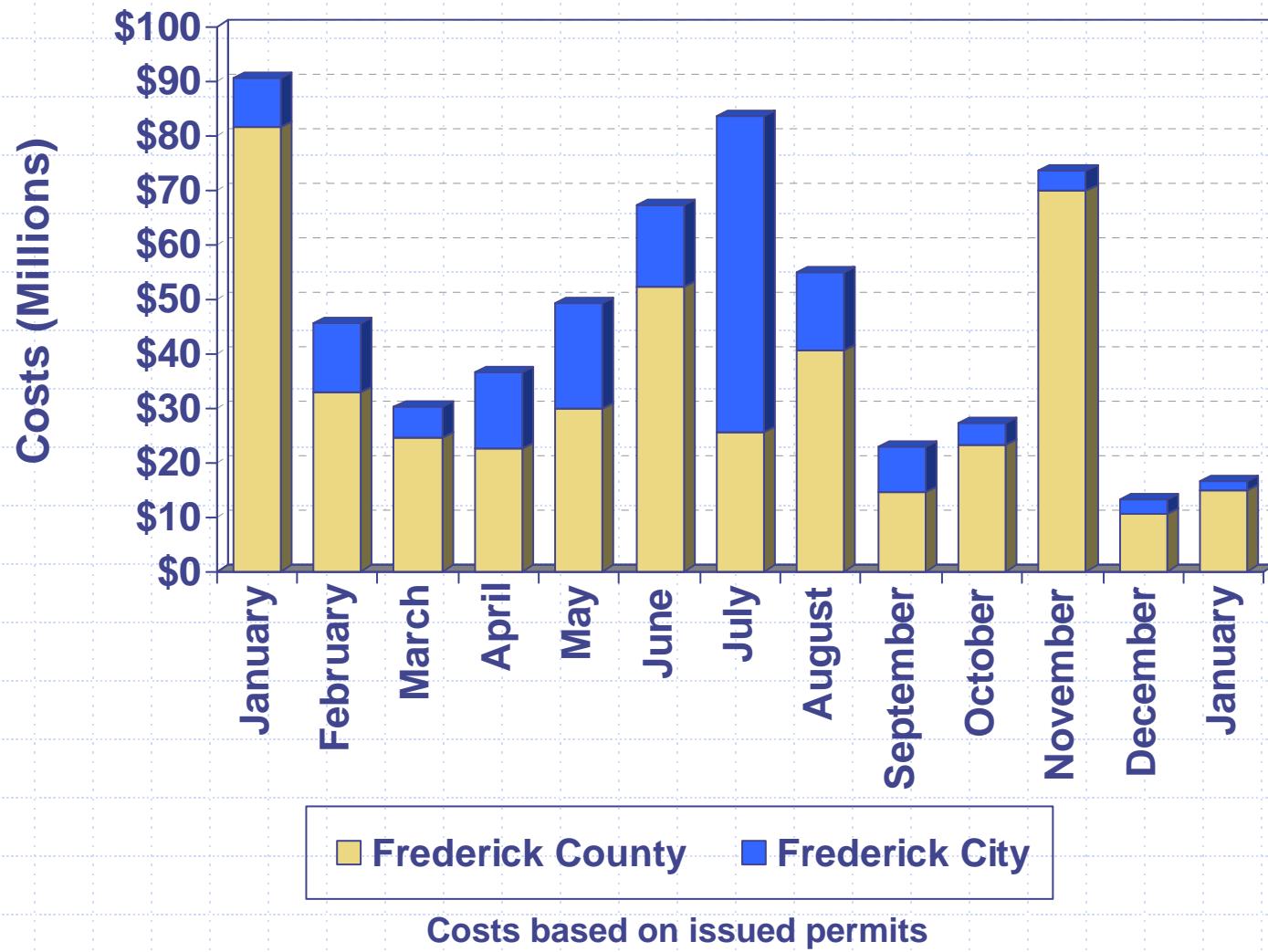
### Current Month – January

Year	County	City	Total
2008	24	3	27
2007	39	8	47
2006	91	71	162
2005	56	28	84
2004	84	34	118
5 Year Avg.	59	29	88

### YTD – January

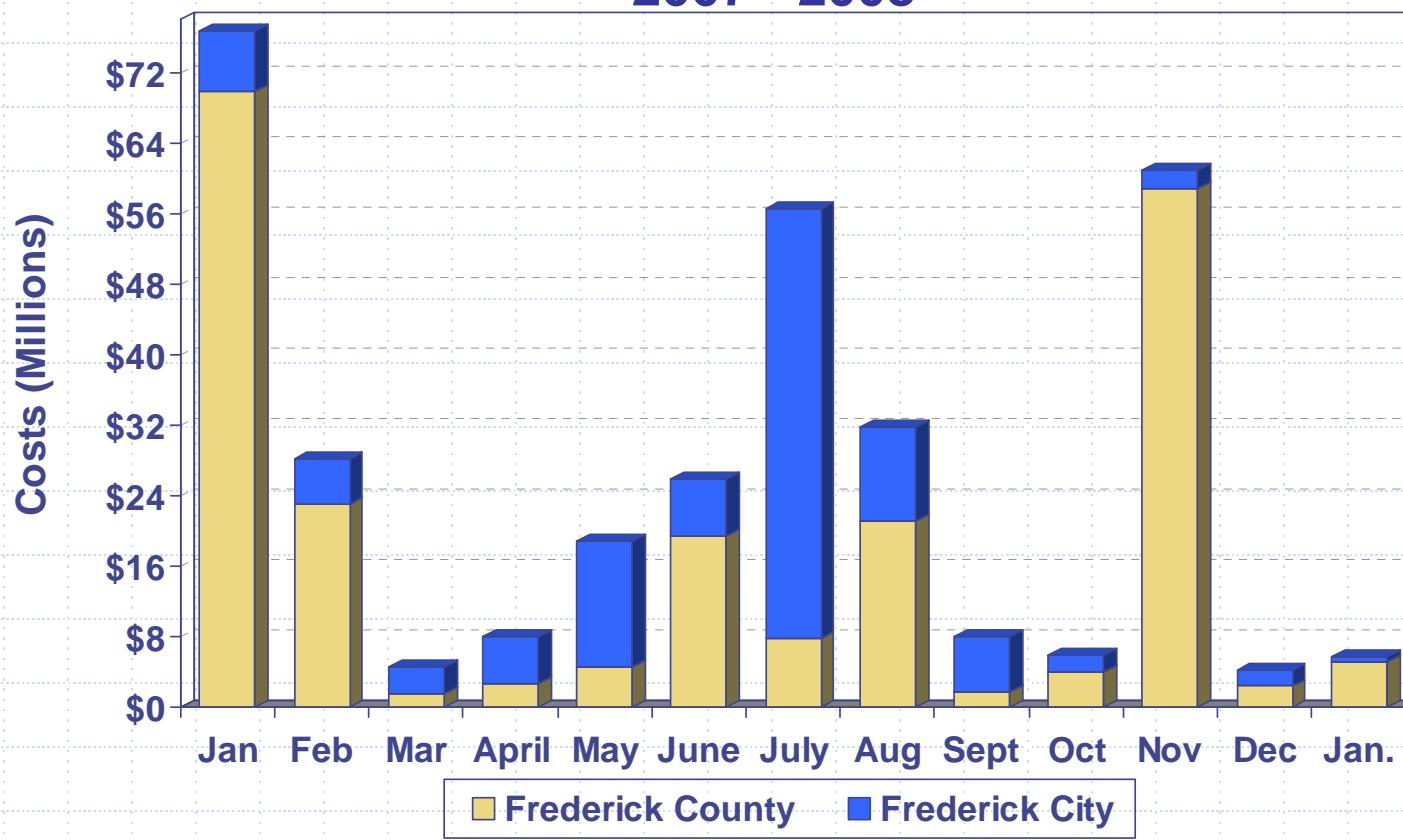
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2008	24	3	27
2007	39	8	47
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# Construction Costs 2007 - 2008



# Commercial Construction Costs

## 2007 - 2008



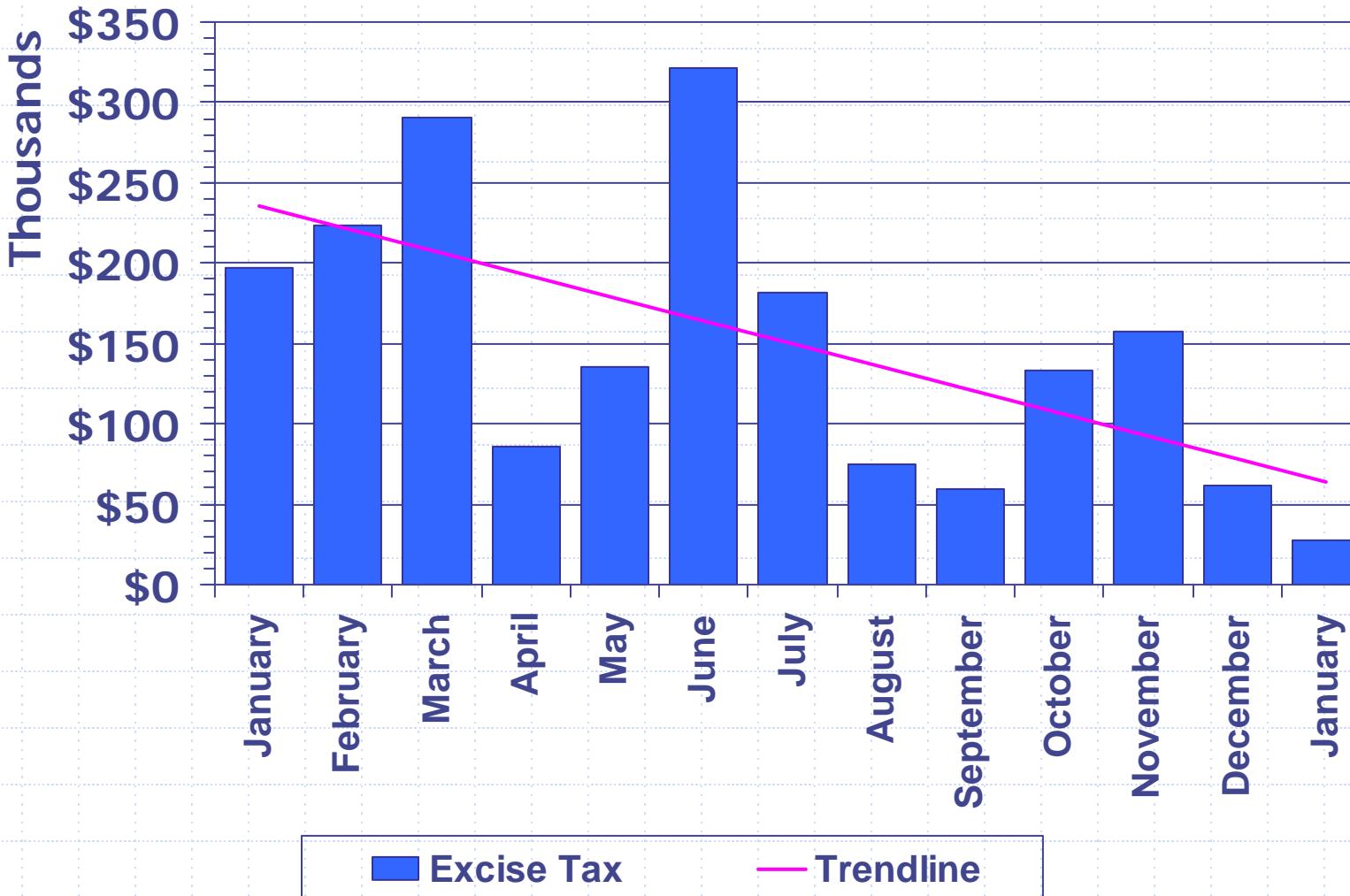
### Cost per month:

- Jan. 2007 Co. – Oakdale High School (\$58M)
- Feb. 2007 Co. – Mount St. Mary's University (\$9.5M) and Conley Farm Corporate Center Shell (\$4M)
- May 2007 City – BP Solar Alteration (\$12M)
- 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)

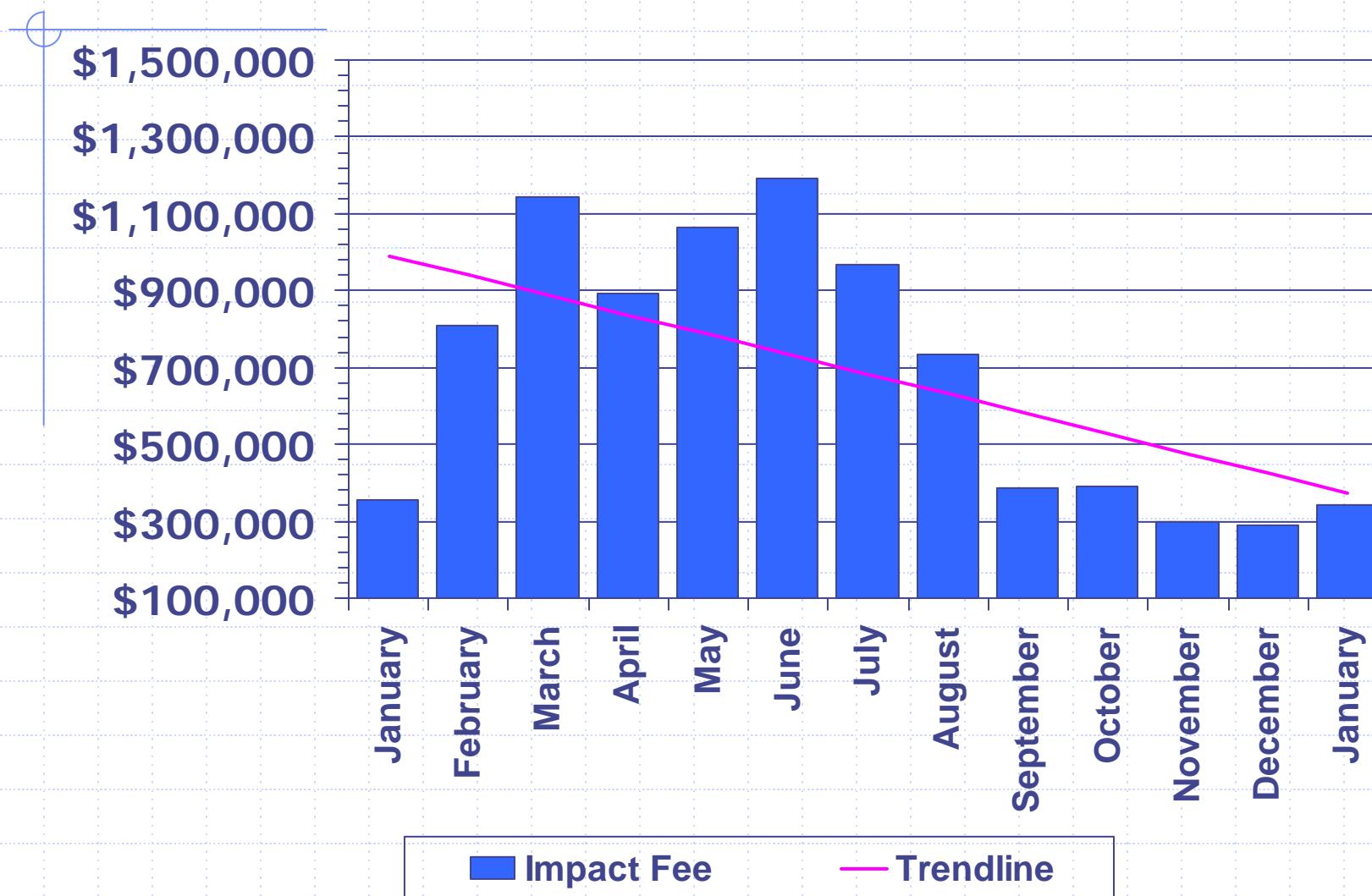
Costs based on issued permits

# Excise Tax

## 2007 - 2008



# Impact Fee 2007 - 2008

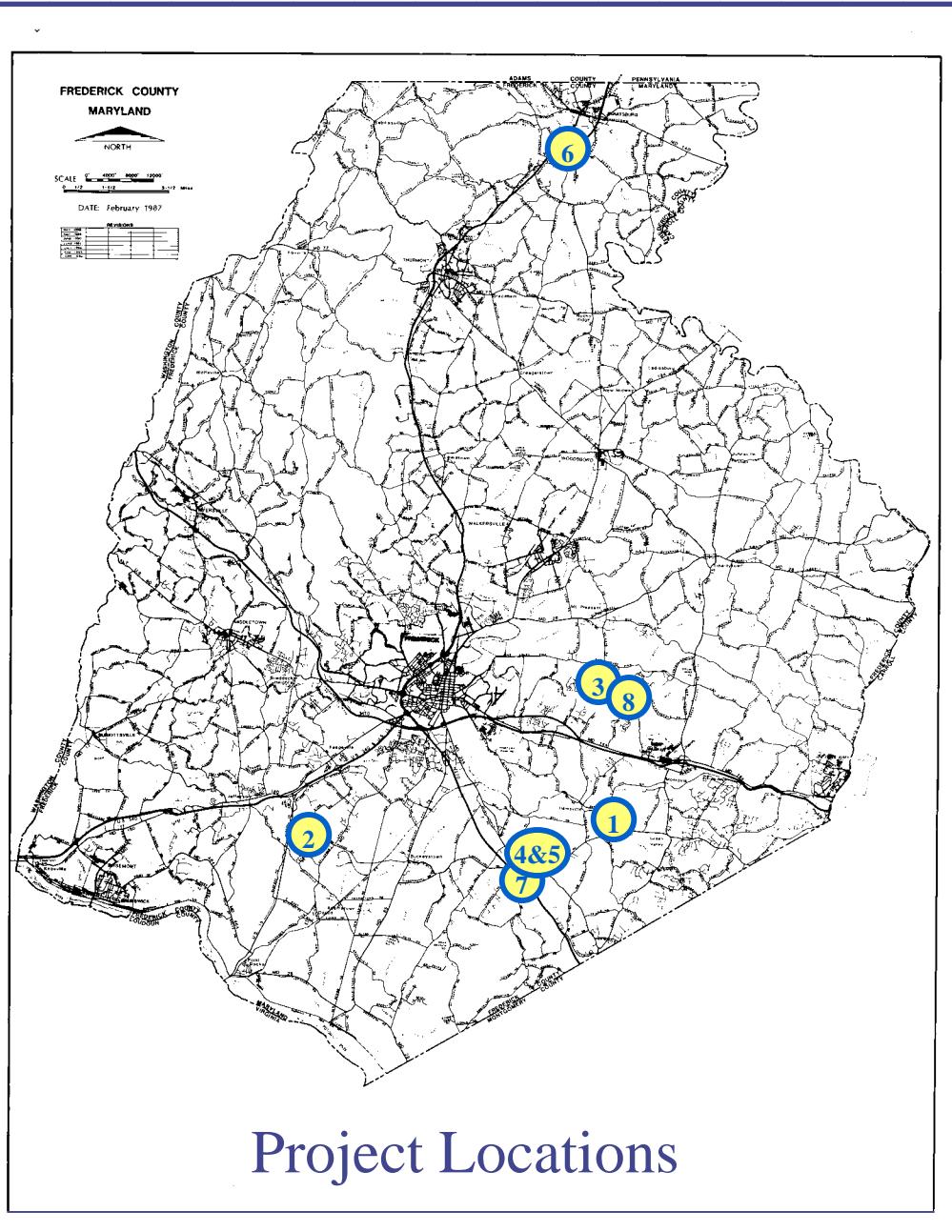


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. The Country Inn at Seth's Folly
2. Stanford Industrial Park,  
Section 2, Lots 25 &26
3. Woodridge IV, Lake Linganore PUD
4. Village Commons, Patel - North
5. Village Commons, Patel - South
6. Northern Maryland Self Storage
7. Greenbriar Kennels
8. Eaglehead-on-the-Lakes PUD:  
Heritage Ridge and Town Center  
Commercial APFO

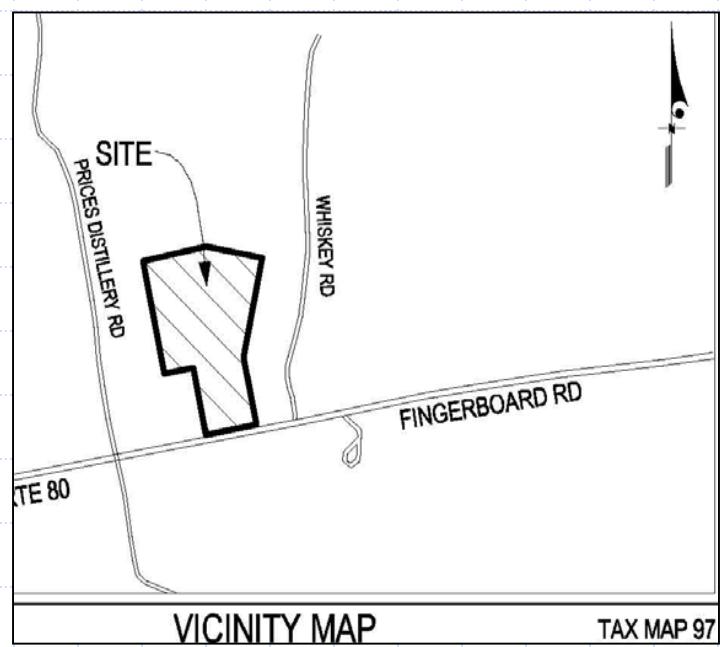




# County Projects

# The Country Inn at Seth's Folly

- Request: Site Plan Approval
- Location: Northwest of the Fingerboard Road and Whiskey Road intersection
- Total Use: Conversion of existing home & accessory structures to a Country Inn  
15,690 total sq. ft.: house – 10,370 sq. ft. (includes 5,930 sq. ft. addition)  
patio – 1,420 sq. ft. & barn – 3,900 sq. ft.
- Zoned: Agricultural
- Applicant: S. Ronald Furman, American National Properties, Inc.
- Engineer: Loiederman Soltesz Associates, Inc.

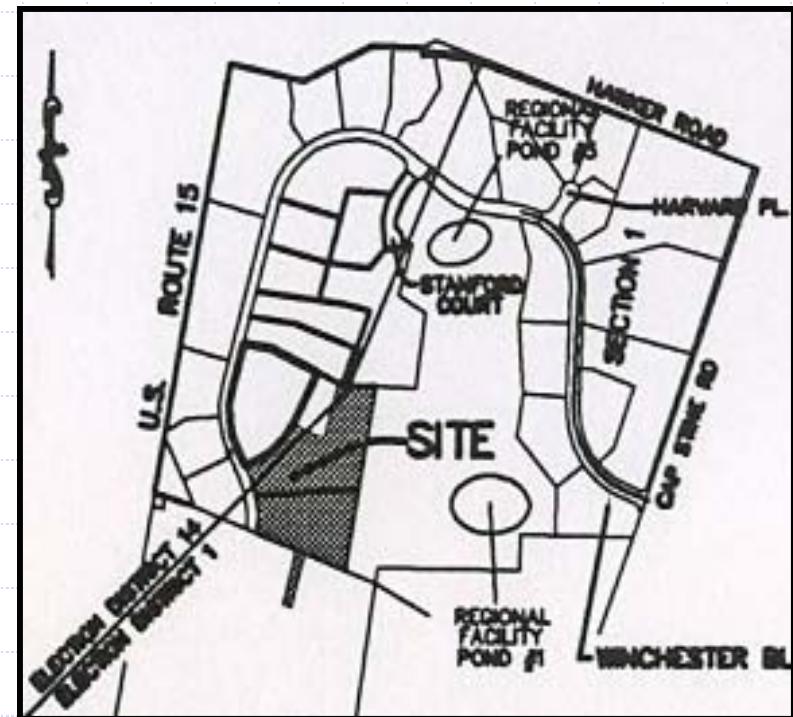


# The Country Inn at Seth's Folly



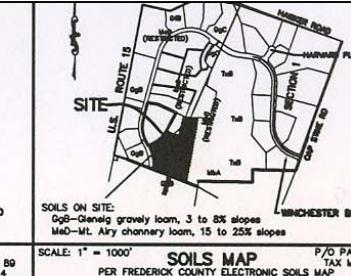
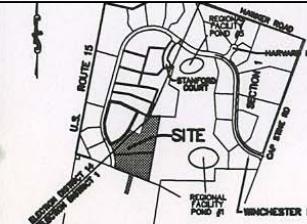
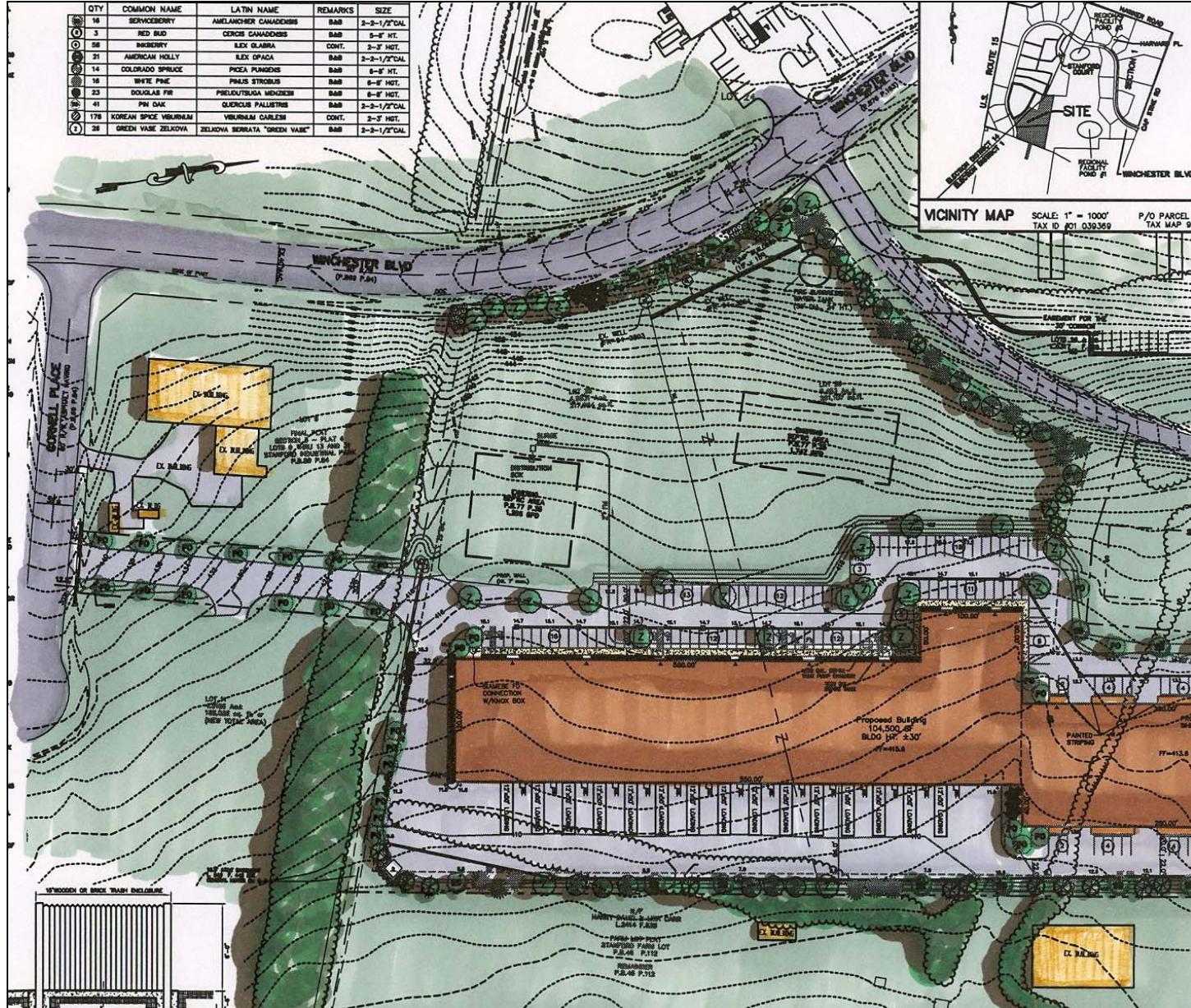
# Stanford Industrial Park, Section 2, Lots 25 & 26

- Request: Site Plan Approval
- Location: East side of Winchester Blvd., North of Cornell Place
- Total Use: 104,500 sq. ft. office/warehouse building
- Zoned: Limited Industrial
- Applicant: Stanford Limited Partnership
- Engineer: Harris, Smariga & Associates, Inc.



## Stanford Industrial Park, Section 2, Lots 25 & 26

QTY	COMMON NAME	LATIN NAME	REMARKS	SIZE
16	SERVICEBERRY	AMELANCHIER CANADENSIS	B&B	8-9" FT. 2" CAL.
3	RED BUD	CERCIS CANADENSIS	B&B	8-10" FT.
58	IMBERRY	LEXI ELAEARA	CONT.	3-7' HT.
21	AMERICAN HOLLY	ILEX OPACA	B&B	3-5" FT. 2" CAL.
14	COLORADO SPRUCE	PICEA PUNGENS	B&B	6-8" FT. 2" CAL.
16	WHITE PINE	PIONUS STROBOS	B&B	6-8" FT. HT.
23	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B	8-10" FT. HT.
41	PIN OAK	QUERCUS PALUSTRIS	B&B	3-5" FT. 2" CAL.
178	KOREAN SPACE VIBURNUM	VIBURNUM CARLESM.	CONT.	3-5" FT. HT.
26	GREEN VANE ZELKOVA	ZELKOVA SERRATA "GREEN VANE"	B&B	3-5" FT. 2" CAL.



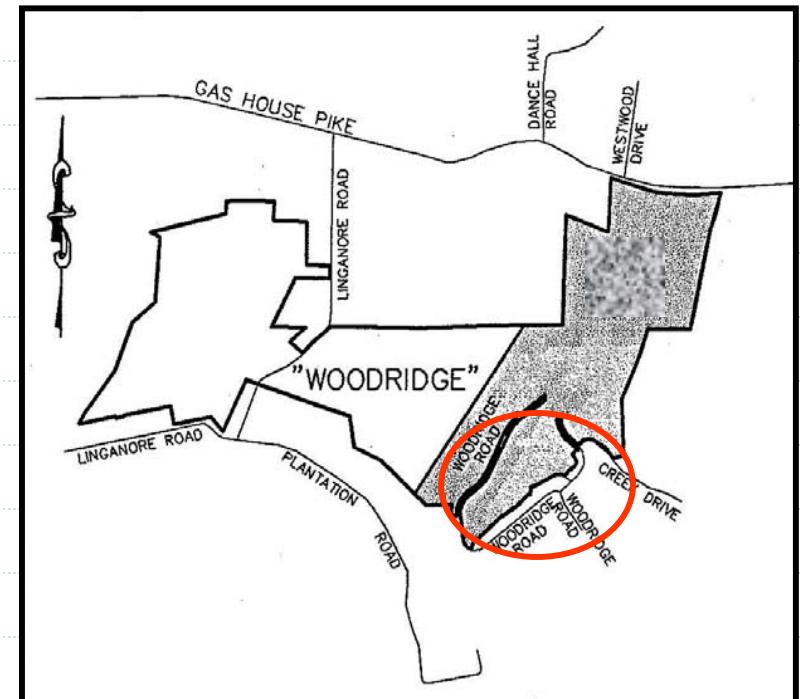
SOILS ON SITE:  
GgB—Glenig gravelly loam, 3 to 8% slopes  
MeD—Mt. Airy channery loam, 15 to 25% slopes

SCALE: 1" = 1000' **SOILS MAP** P/O PA  
PER FREDERICK COUNTY ELECTRONIC SOILS MAP TAX L

STANFORD  
INDUSTRIAL PARK

# Woodridge IV, Lake Linganore PUD

- Request: Combined Preliminary/Site Plan Approval
- Location: North of the current terminus of Woodridge Road  
(Southeast portion of Woodridge/Westridge section)
- Total Use: 84 single-family lots on 44 acres
- Zoned: PUD
- Applicant: Land Stewards LC
- Engineer: Harris, Smariga & Associates, Inc.

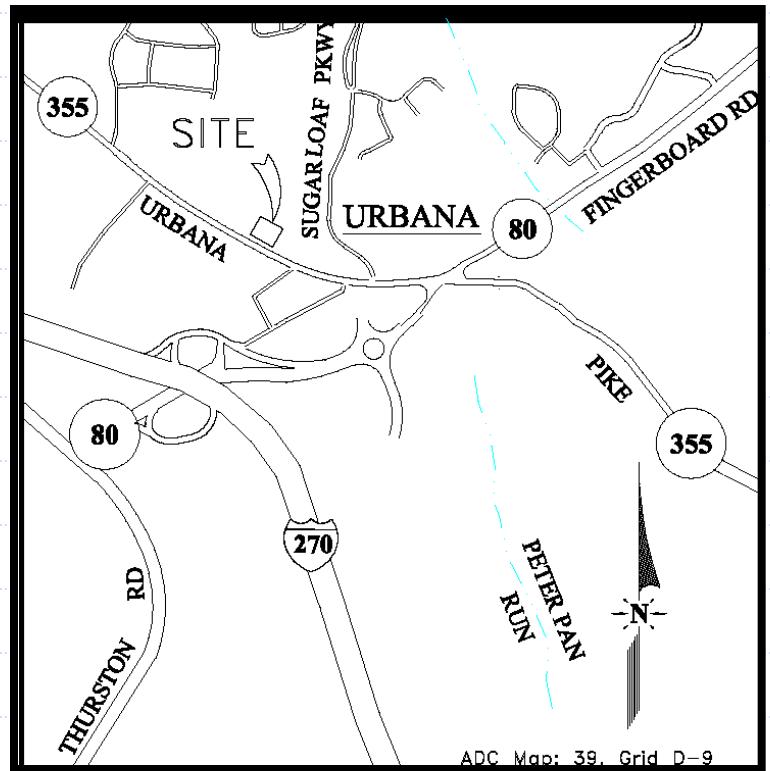


# Woodridge IV, Lake Linganore PUD



# Village Commons, Patel - North

- Request: Concept Plan Approval
- Location: North side of Urbana Pike, opposite Urbana Elementary school
- Total Use: 5 live/work units and 3 commercial units
- Zoned: VC
- Applicant: Swaminarayan Investments, LLC
- Engineer: DMW Daft McCune Walker Inc.

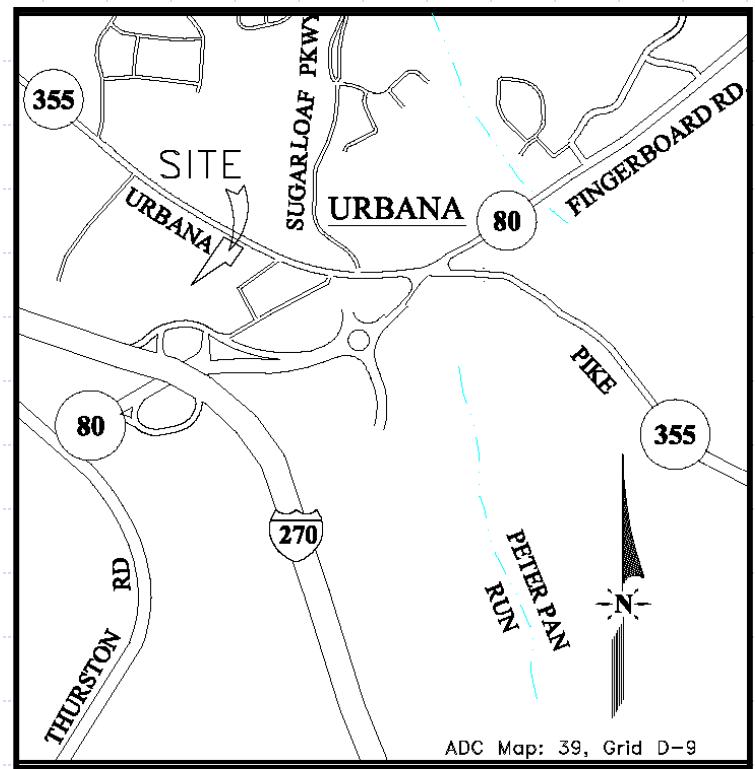


# Village Commons, Patel - North



# Village Commons, Patel - South

- Request: Concept Plan Approval
- Location: South side of Urbana Pike, adjacent to Urbana Elementary School
- Total Use: 2 live/work units, 7 commercial units and 1 single family unit
- Zoned: VC
- Applicant: Allstar Group LLC
- Engineer: DMW Daft McCune Walker Inc.

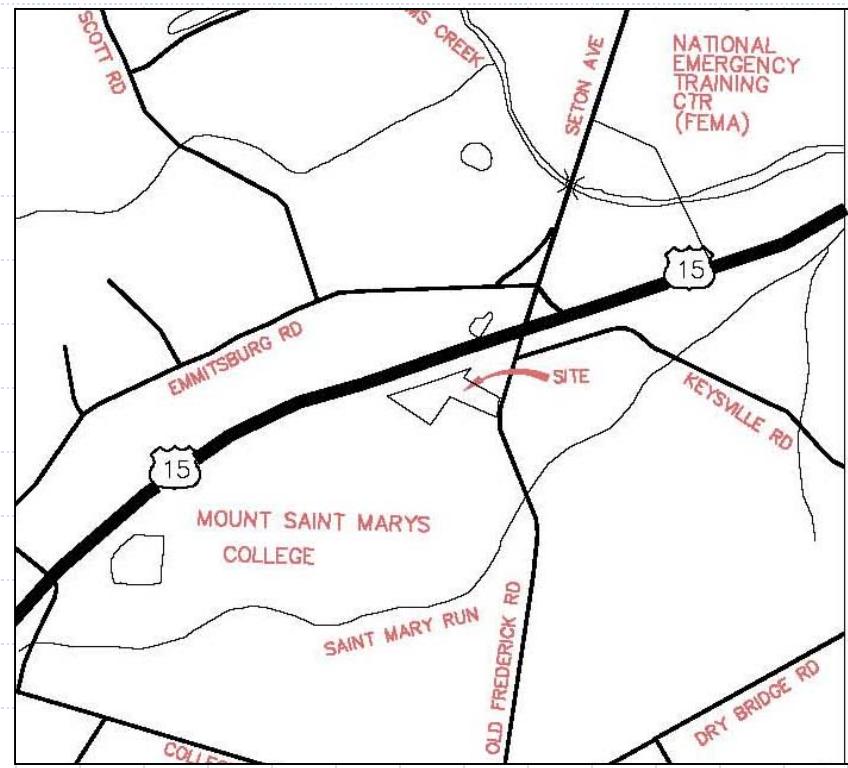


# Village Commons, Patel - South



# Northern Maryland Self Storage

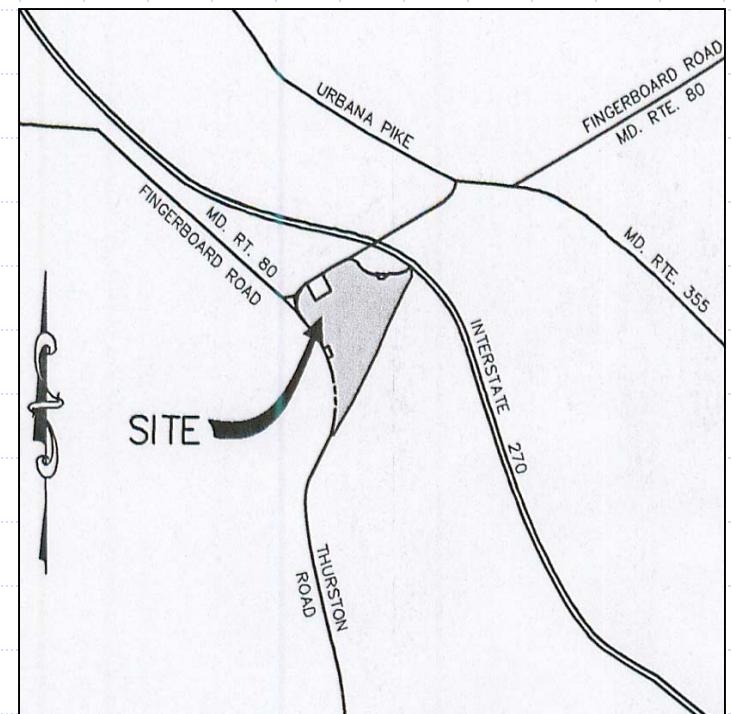
- Request: Site Plan Approval
- Location: Southwest quadrant of Old Frederick Rd. and Route 15
- Total Use: Self storage (total 26,900 sq. ft.): building 1 – 3,000 sq. ft;  
building 2- 5,400 sq. ft.; building 3- 7,500 sq. ft. & building 4- 9,400 sq. ft.
- Zoned: General Industrial
- Applicant: Holtzople's Inc.
- Engineer: Antrec Engineering, Inc.





# Greenbriar Kennels

- Request: Site Plan Approval
- Location: Southeast corner of Thurston Road and Route 80 intersection
- Total Use: Expansion of veterinary clinic and kennel to include a 4,000 sq. ft. animal incinerator and 3,867 sq. ft. memorial gardens on 28-acre parcel
- Zoned: Agricultural
- Applicant: Heavenly Days Crematorium LLC
- Engineer: Harris, Smariga & Associates, Inc.

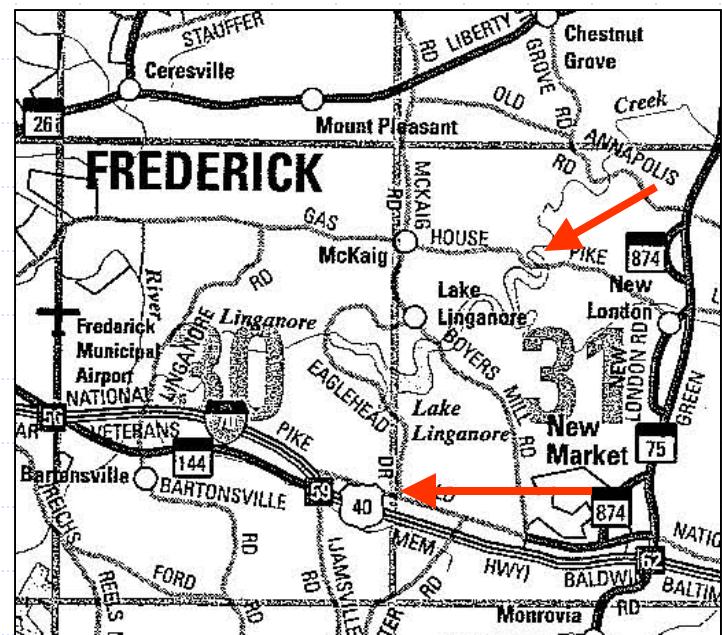


# Greenbriar Kennels



# Eaglehead-on-the-Lakes PUD: Heritage Ridge and Town Center Commercial APFO

- Request: APFO Approval
- Location: Heritage Ridge – Northeast corner of PUD along Gas House Pike  
Town Center – intersection of Rt. 144 and Eaglehead Drive
- Total Use: Town Center - 200,000 sq. ft. commercial use  
Heritage Ridge - 1,100 age-restricted (active adult) units
- Zoned: PUD
- Applicant: Town Center – Land Stewards L.C. and Linganore Development Group  
Heritage Ridge – Land Stewards L.C., Linganore Development Group &  
Hampton L.L.C.



# Eaglehead-on-the-Lakes PUD: Heritage Ridge & Town Center Commercial APFO

