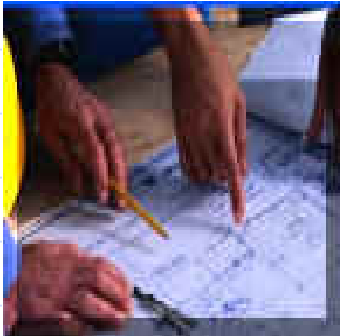


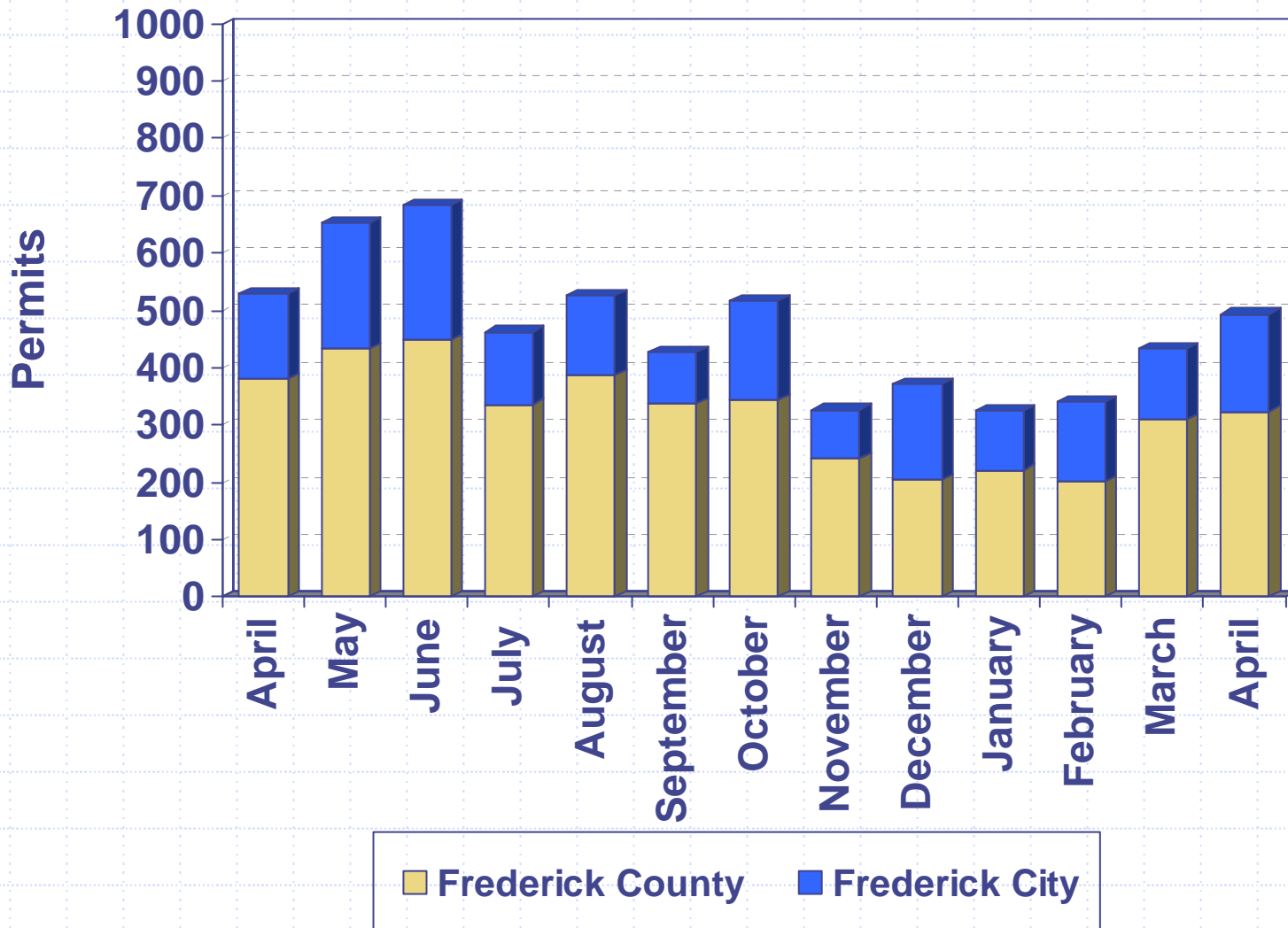
# Division of Permitting and Development Review



- June 7, 2007
- Director's Development Data/Project Presentation to the County Commissioners

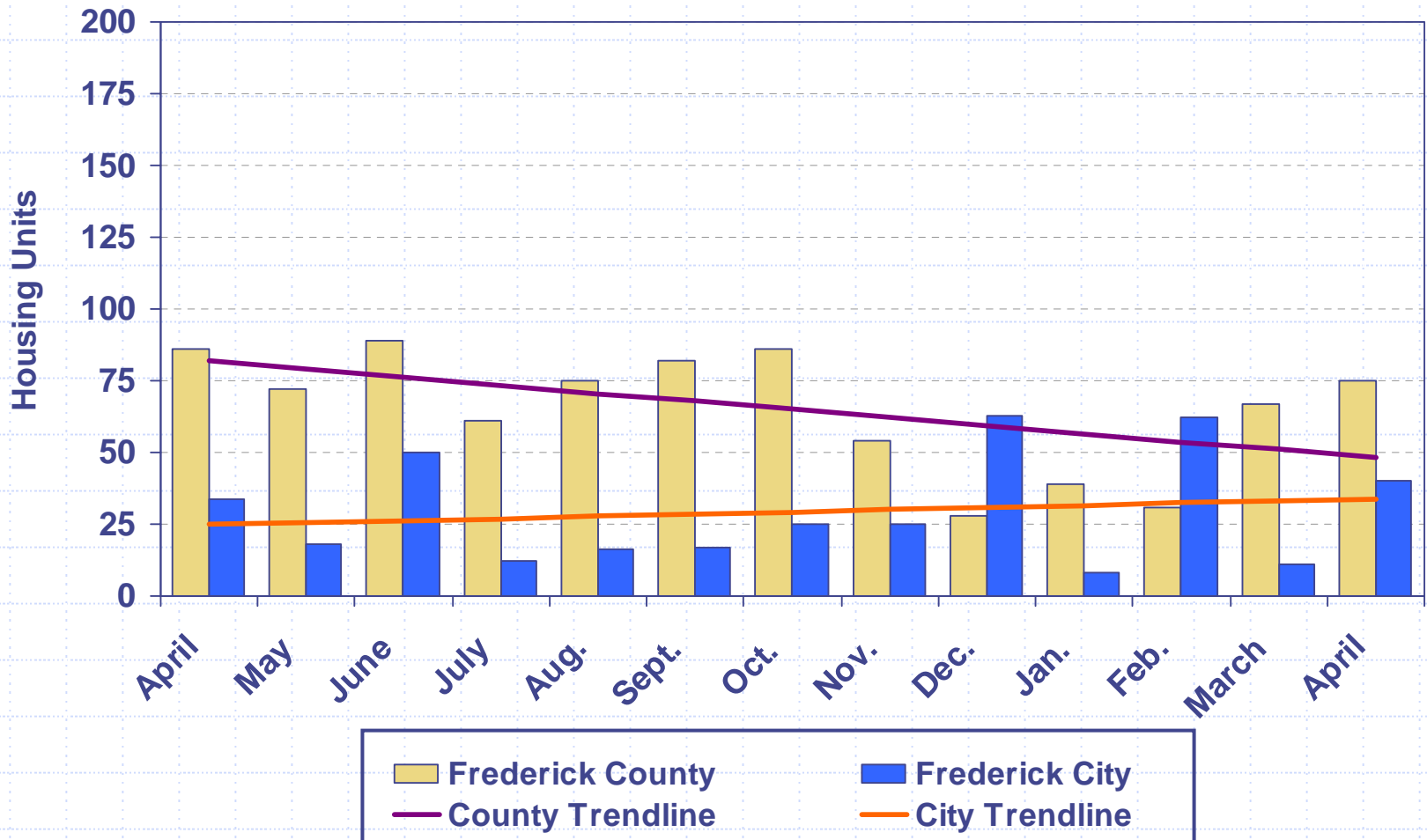


# Building Permits Issued 2006 - 2007



# Housing Unit Construction 2006 - 2007

Housing units based on issued permits



12 Month Total (May 2006 – April 2007): 1,106 units

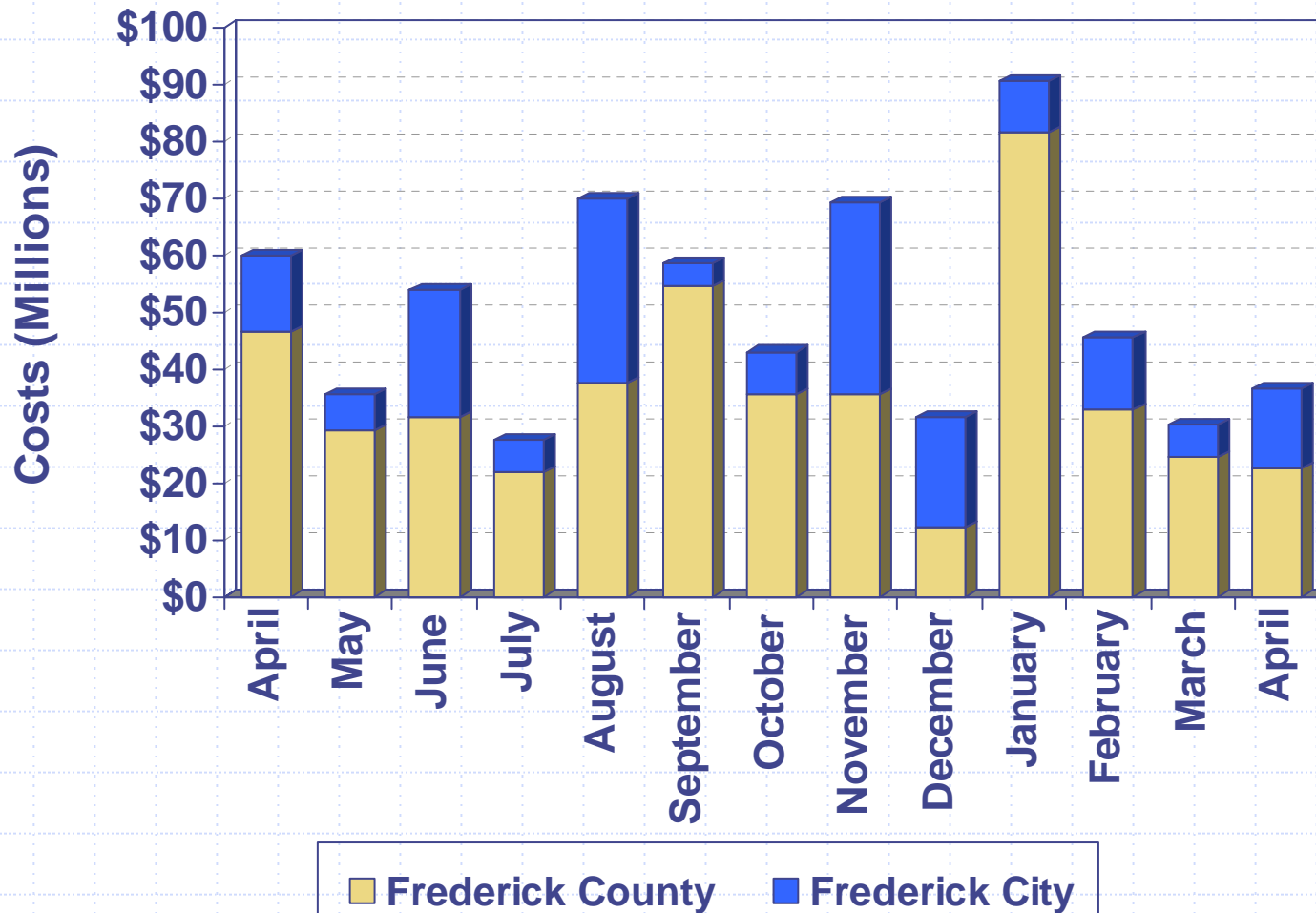
# Housing Unit Construction

## Comparison of Current Month and YTD Units

Current Month – April			
Year	County	City	Total
2007	75	40	115
2006	86	34	120
2005	82	20	102
2004	94	24	118
2003	98	12	110
5 Year Avg.	87	26	113

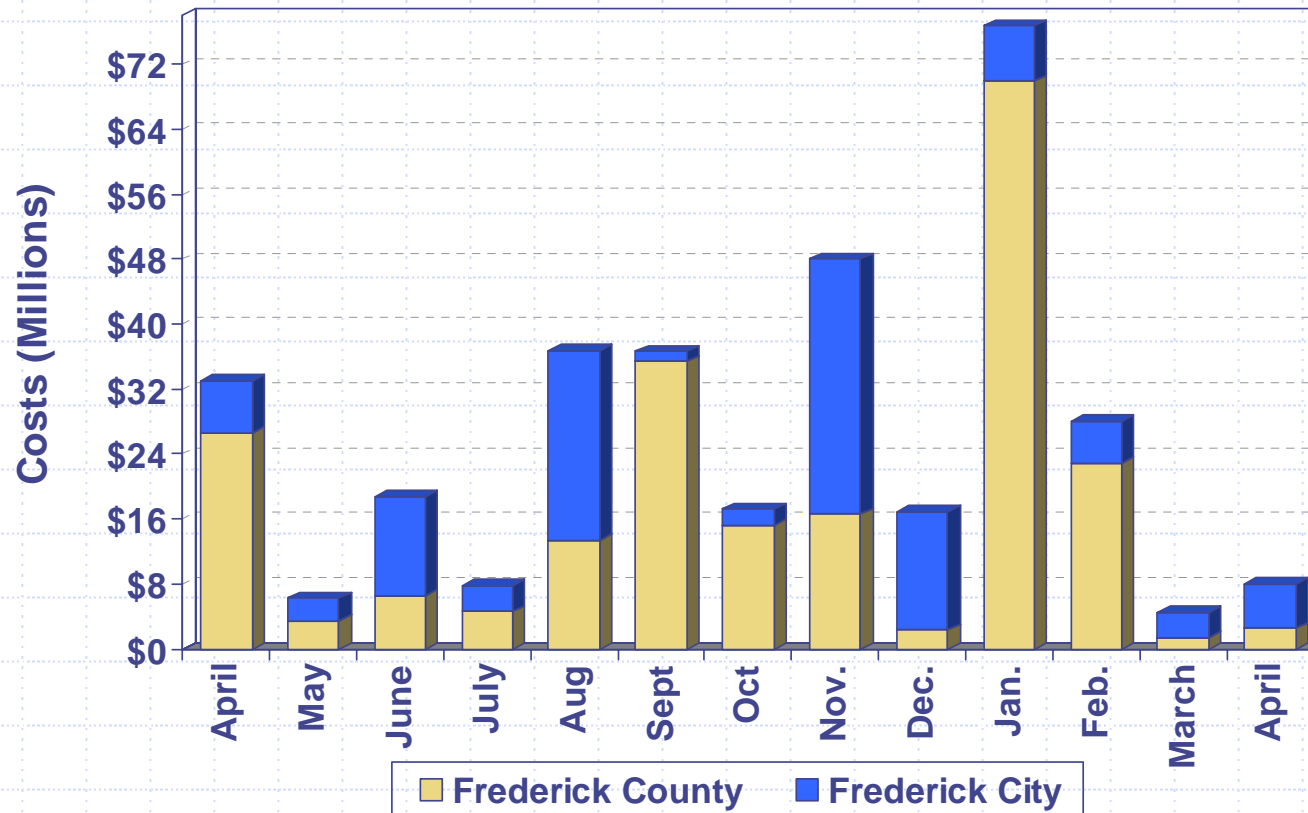
YTD – January - April			
Year	County	City	Total
2007	212	121	333
2006	341	170	511
2005	401	165	566
2004	387	163	550
2003	410	12	422
5 Year Avg.	350	126	476

# Construction Costs 2006 - 2007



Costs based on issued permits

# Commercial Construction Costs 2006 – 2007



## Cost per month:

Costs based on issued permits

April 2006 Co. – Hilton Garden Inn (\$9.3M), Super Giant (\$5M) & Country Meadows Retirement Community Addition (\$4M)

June 2006 City – Riverside flex-commercial warehouse space (\$2.3M, \$2.4M, \$2M) & Riverside Bakery (\$1.9M)

Aug. 2006 Co. – First Baptist Church of Fred. (\$4.3M) & Holy Family Catholic Church (\$2.7M); City – Ace Printing (\$17.4M)

Sept. 2006 Co. – Brunswick Waste Water Treatment Plan Addition (\$11M), Thurmont Regional Library (\$7M),  
New Market Elementary School Addition (\$7M) & Alteration (\$2M)

Oct. 2006 Co. – St. Peter Church Addition (\$6.9M) & Thurmont Primary School Addition (\$4.5M)

Nov. 2006 Co. – Tuscarora High School (\$8.8M); City – Medimmune Inc. (\$26M)

Dec. 2006 City – Frederick's Rental Properties (\$6.8M) and Winchester Hall Alterations (\$2.6M)

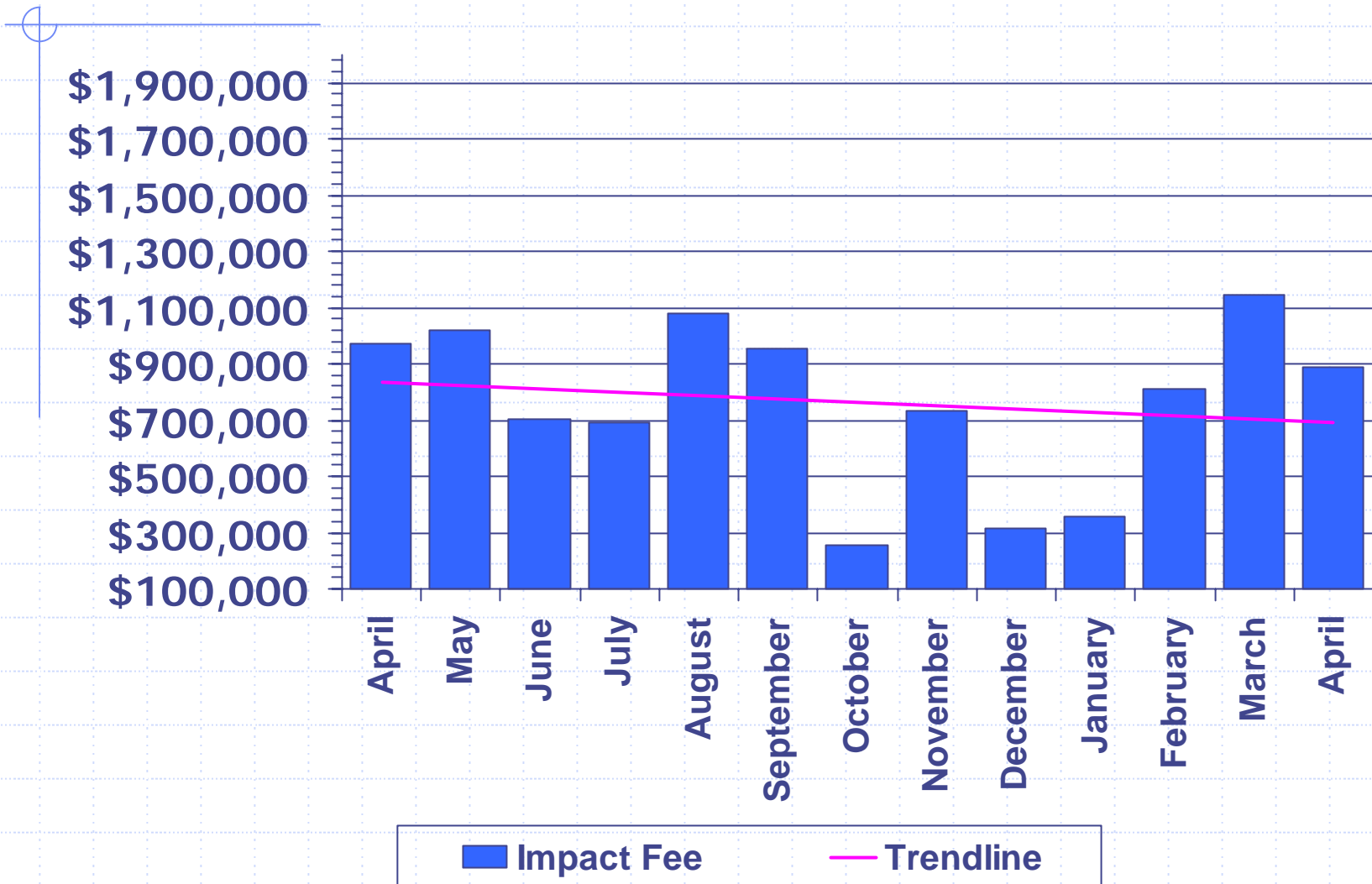
Jan. 2007 Co. – Oakdale High School (\$58M)

Feb. 2007 Co. – Mount St. Mary's University (\$9.5M) and Conley Farm Corporate Center Shell (\$4M)

# Excise Tax 2006 - 2007



# Impact Fee 2006 - 2007





# LIST OF PROJECTS

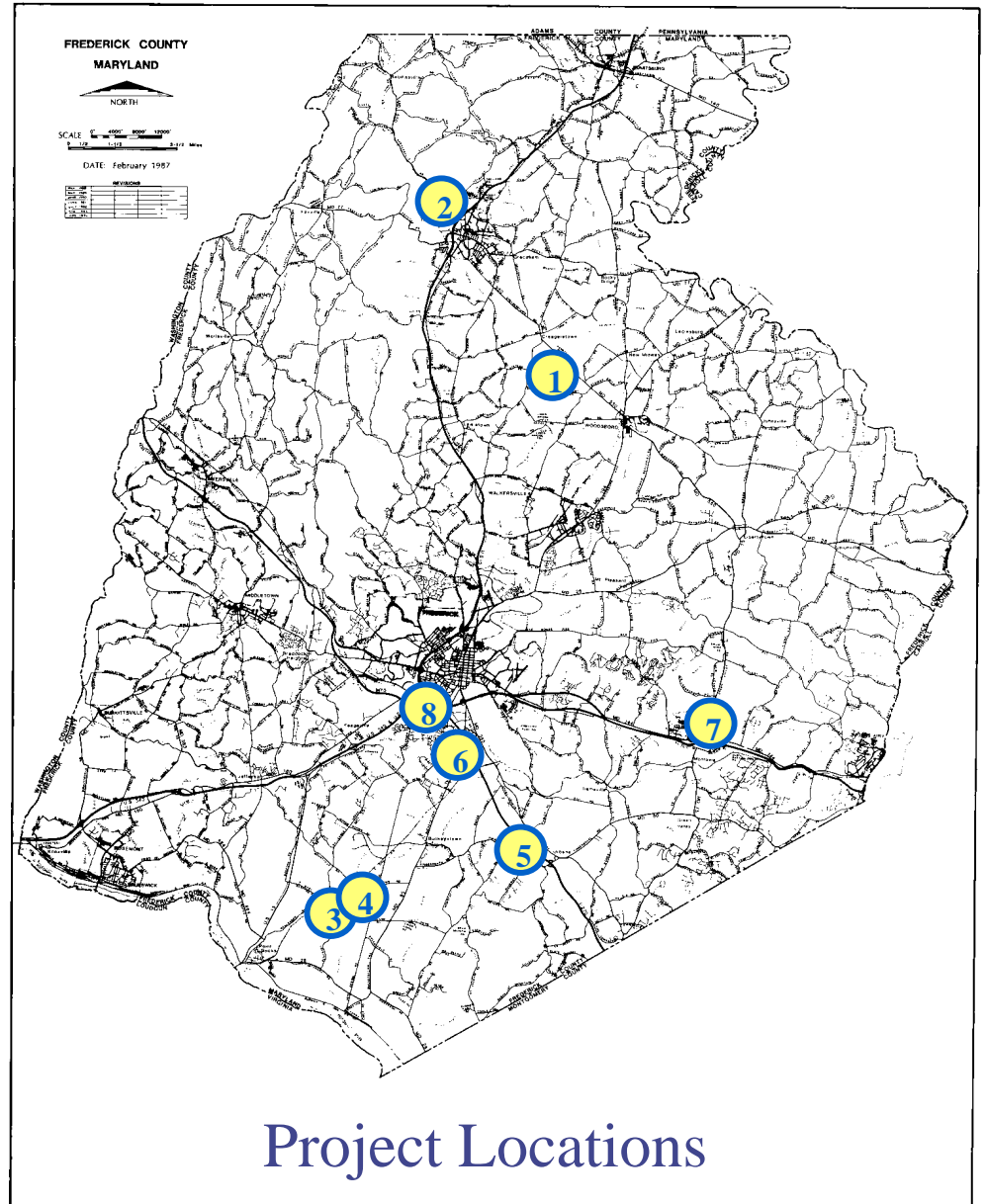
(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Thurmont Conservation and Sportsman's Club
2. Camp Airy BOJC Building
3. Shoresh
4. Creating Memories Children's Learning Center
5. Mountain View Church
6. Shockley Honda
7. All Tune and Lube

## City Projects

8. Ballenger Creek Center,  
Lot 4R





# County Projects

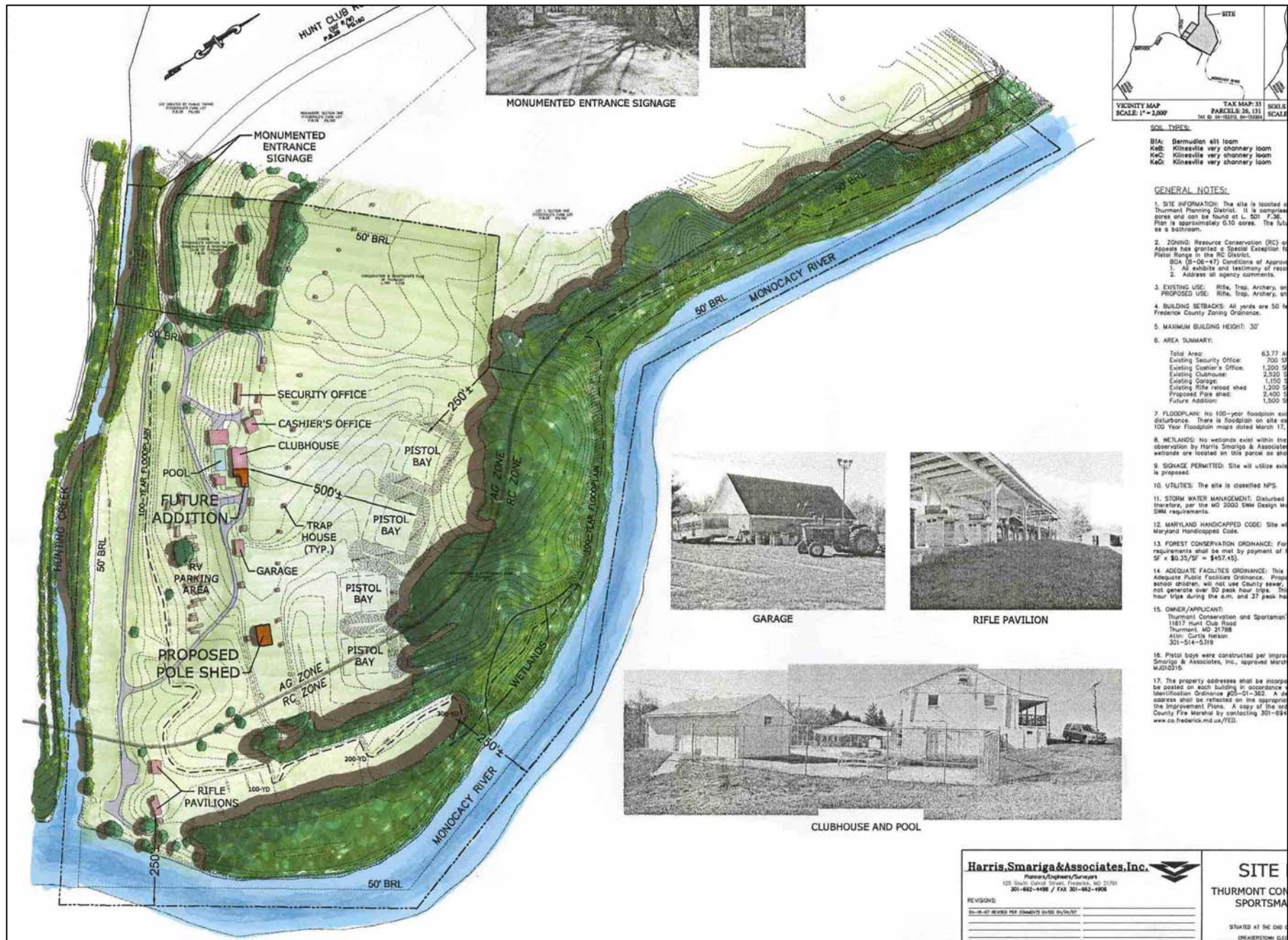
# Thurmont Conservation and Sportsman's Club

- ❑ Request: Site Plan Approval
- ❑ Location: Terminus of Hunt Club Road
- ❑ Total Use: Addition of one 2,400 sq. ft. storage shed and 1,500 sq. ft. bathroom addition to existing camp/retreat facility
- ❑ Zoned: Agricultural and Resource Conservation
- ❑ Applicant: Thurmont Conservation and Sportsman's Club
- ❑ Engineer: Harris, Smariga & Associates, Inc.



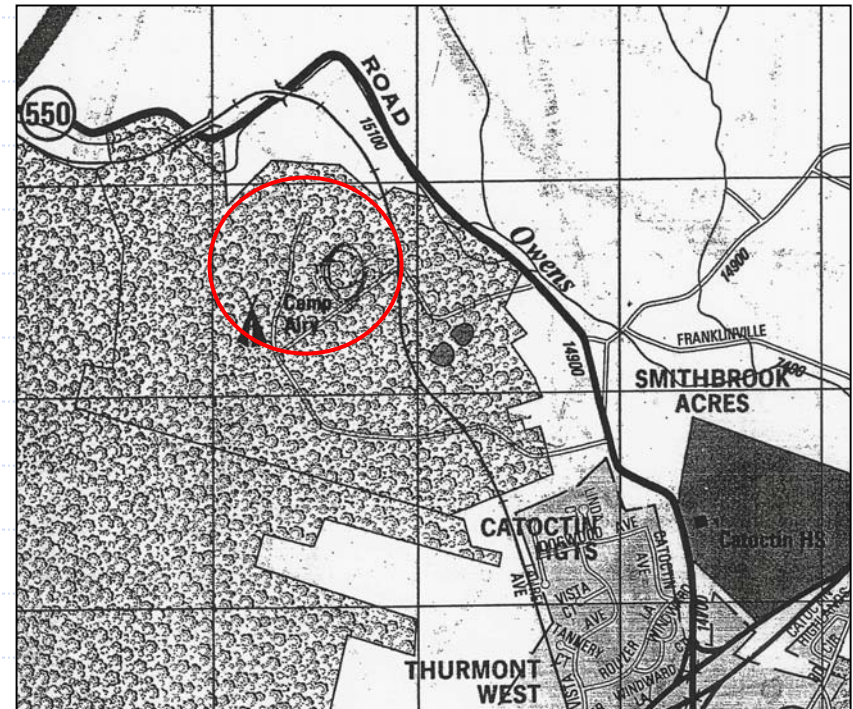


# Thurmont Conservation and Sportsman's Club



# Camp Airy BOJC Building

- ❑ Request: Site Plan Approval
- ❑ Location: Southwest side of Route 550, North of Thurmont
- ❑ Total Use: 2,486 sq. ft. camp/retreat building
- ❑ Zoned: Resource Conservation
- ❑ Applicant: Camp Airy and Camp Louise Foundation, Inc.
- ❑ Engineer: Harris, Smariga & Associates, Inc.





# Camp Airy BOJC Building



**Harris, Smariga & Associates, Inc.**

Planners/Engineers/Surveyors  
125 South Carroll Street, Suite 100, Frederick, MD 21701  
301-662-4406 / FAX 301-662-4906

REVISIONS:

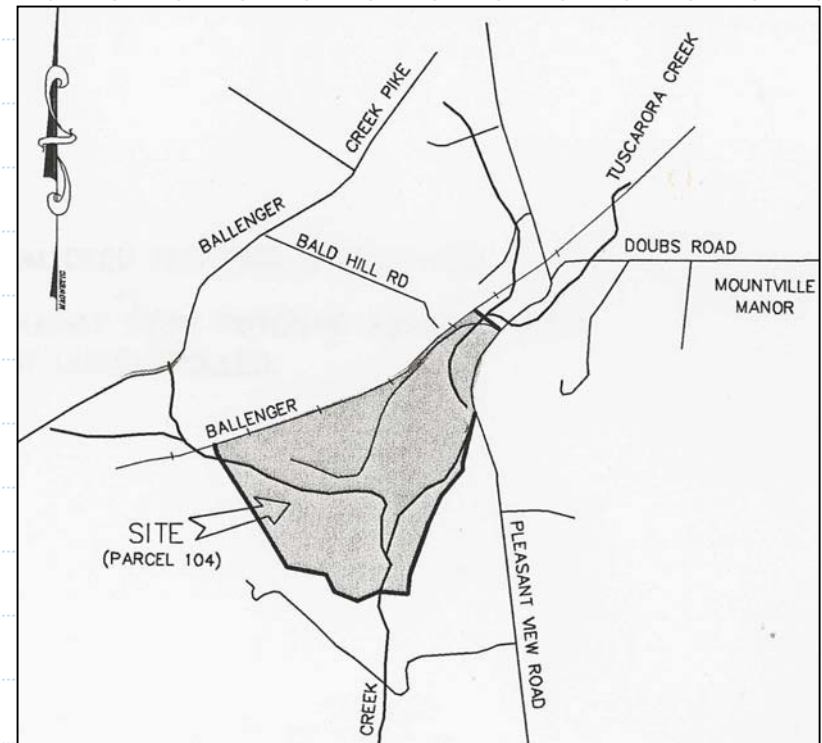
04/12/07 REVISED PER COMMENTS DATED 12/06/06

"BO

MARYLAND INC

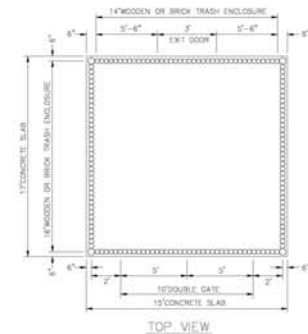
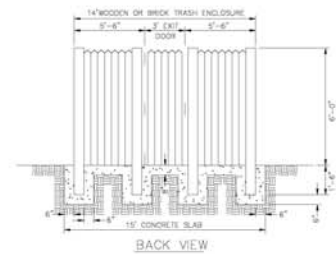
# Shoresh

- ❑ Request: Site Plan Approval
- ❑ Location: West side of Pleasant View Rd., South of Doubs Road
- ❑ Total Use: 17,130 sq. ft. community center for Shoresh Camp and Retreat Campus
- ❑ Zoned: Agricultural and Resource Conservation
- ❑ Applicant: Shoresh, Inc.
- ❑ Engineer: Harris, Smariga & Associates, Inc.





# Shoresh



TRASH ENCL  
(DETAIL M-36 CITY OF FR)

**ALL LANDSCAPING TO BE MAINTAINED**

PLANT S			
Quantity	COMMON_NAME	LA	
5	NORWAY SPRUCE	PIC	
7	SARGENT CHERRY PRUNU		

LEGEND

SLOPES > 25%

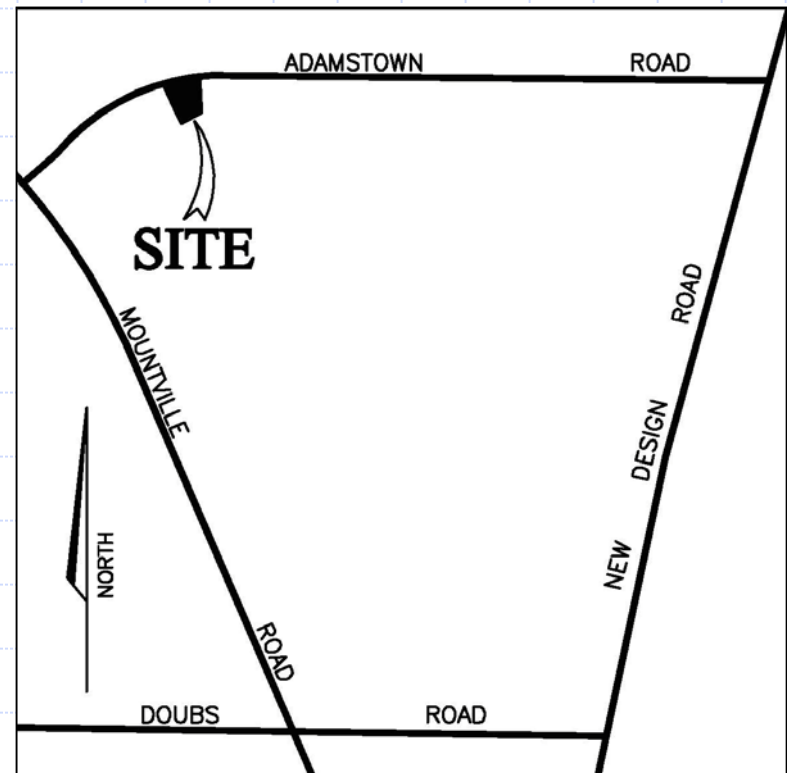
PROPOSED DOOR LOCATION



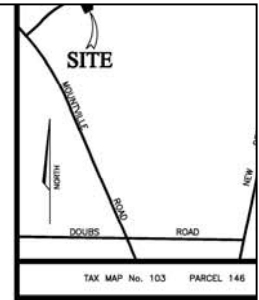


# Creating Memories Children's Learning Center

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Adamstown Road, East of Mountville Road
- ❑ Total Use: 2,265 sq. ft. childcare center
- ❑ Zoned: Residential
- ❑ Applicant: Mike and Shirley Vesper
- ❑ Engineer: Harms & Associates, Inc.



# Creating Memories Children's Learning Center



**VICINITY MAP**  
SCALE: 1" = 800'

GENERAL NOTES

1. PROPERTY ZONE: R-01
2. TOTAL SITE AREA: 40-00 S.F. OR 0.918 AC.
3. PROPOSED LAND USE: DAY CARE FACILITY, DAY CARE FACILITY TO CARE FOR A MAXIMUM OF 40 CHILDREN & 6 FULL TIME STAFF EMPLOYEES.
4. TAX MAP NO. 103, PARCELS 14B AND 14C
5. SUBDIVISION REFERENCE: LOT 12, OXFORD ESTATES, P.B. 24 P.181
6. DEED REFERENCE: L. 5902 F. 769
7. TOPOGRAPHIC INFORMATION FROM HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY JOHN E. HARMS, JR. AND ASSOCIATES, INC. ON OR ABOUT AUGUST, 2008.
8. SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS PER FLOOD INSURANCE RATE MAP, PANEL NO. 240027 02758.
9. REQUIRED MINIMUM BUILDING SETBACKS: FRONT= 25', SIDE= 25', REAR= 25'
10. EXISTING HEIGHT OF THE EXISTING STRUCTURE: 10'-0"
11. REFUSE COLLECTION SHALL BE PROVIDED BY A PRIVATE HAULER.
12. NO NEW LIGHTING IS PROPOSED FOR THIS SITE.
13. THERE ARE NO NEW WATER MAINS PROPOSED.
14. ALL ON-SITE IMPROVEMENTS MUST COMPLY WITH THE MARYLAND HANDBOOK CODE.
15. PER 1-19-163, THE SIGN FOR THIS SITE SHALL EXCEED 32 INCH FEET.
16. THIS SITE PLAN SHALL BECOME THE YEAR 2010 PLAN OF THE DATE OF FOF.
17. UNLESS STATE OF CONSTRUCTION HAS BEGUN.
18. PER 1-19-163, THERE SHALL BE ONE (1) CAR CARE CENTERS, 1 SPACE IS REQUIRED FOR EVERY STAFF PERSON AND 1 SPACE FOR EVERY 10 LICENSED SLOTS.

TOTAL NUMBER OF STAFF=6  
TOTAL NUMBER OF LICENSED SLOTS=40

<u>PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
10	10
<u>HANDICAP SPACES REQUIRED</u>	<u>HANDICAP SPACES PROVIDED</u>
1	1
<u>LOADING SPACES REQUIRED</u>	<u>LOADING SPACES PROVIDED</u>
1	1

18. FREDERICK CO. WATER & SEWER CLASSIFICATION: W-1 & S-5  
19. TOTAL DISTURBED AREA: 4,991 S.F. OR 0.11 AC  
20. ALL TRAFFIC CONTROL DEVICES AND TRAFFIC CONTROL MARKINGS SHALL CONFORM WITH THE STANDARDS OUTLINED IN THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY MANUAL.  
21. THE PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE MARYLAND STATE HIGHWAY.  
22. THIS SITE IS EXEMPT FROM THE PERFORMANCE STANDARDS PER THE "2000 MARYLAND STORMWATER DESIGN MANUAL", SECTION 1.2. THE PROJECT DOES NOT DISTURB MORE THAN 5,000 S.F. OF LAND.  
23. THE FREDERICK COUNTY BOARD OF APPEALS GRANTED A SPECIAL EXCEPTION FOR THE PROJECT TO EXCEED THE 5,000 S.F. LIMIT. THE DECISION WAS MADE ON APRIL 22, 2006, BOA CASE B-06-206, AND ADOPTED JULY 27, 2006.  
24. THE PROJECT SHALL COMPLY WITH THE STANDARDS AND FROM THIS PROJECT.  
25. THE LIMITS OF DISTURBANCE FOR THIS PROJECT ARE THOSE AREAS SHOWN AS PROPOSED ASPHALT, WALKS, RAMPS AND THE GRADING NECESSARY TO SUPPORT THE PROPOSED PROJECT. THIS TOTALS 4,991 S.F. OR 0.11 AC.  
26. THE TOTAL DISTURBED AREA IS 4,991 S.F. OR 0.11 AC. THE REMAINING FREDERICK COUNTY 4,736 S.F. OF IMPERVIOUS AREA.  
27. THE PROJECT'S EROSION CONTROL SHALL BE POSTED IN ACCORDANCE WITH THE FREDERICK COUNTY PERMISE IDENTIFICATION ORDINANCE #05-01-362.

GRASS AREA

TREES AND SHRUBS

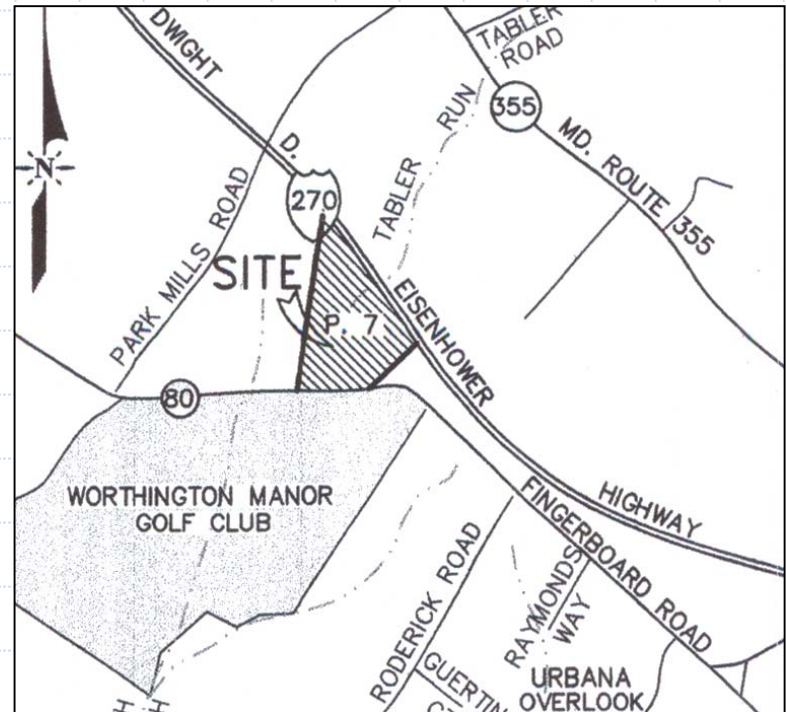
PROPOSED CONCRETE SIDEWALK AND RAMPS

PROPOSED ASPHALT DRIVEWAY AREA

PROPOSED BUILDING AREA

# Mountain View Church

- ❑ Request: Site Plan Approval
- ❑ Location: Situated on the North side of Route 80, West side of Route 270
- ❑ Total Use: 23,950 sq. ft. church
- ❑ Zoned: Agricultural
- ❑ Applicant: Mountain View Community Church
- ❑ Engineer: GLM Engineering, Inc.



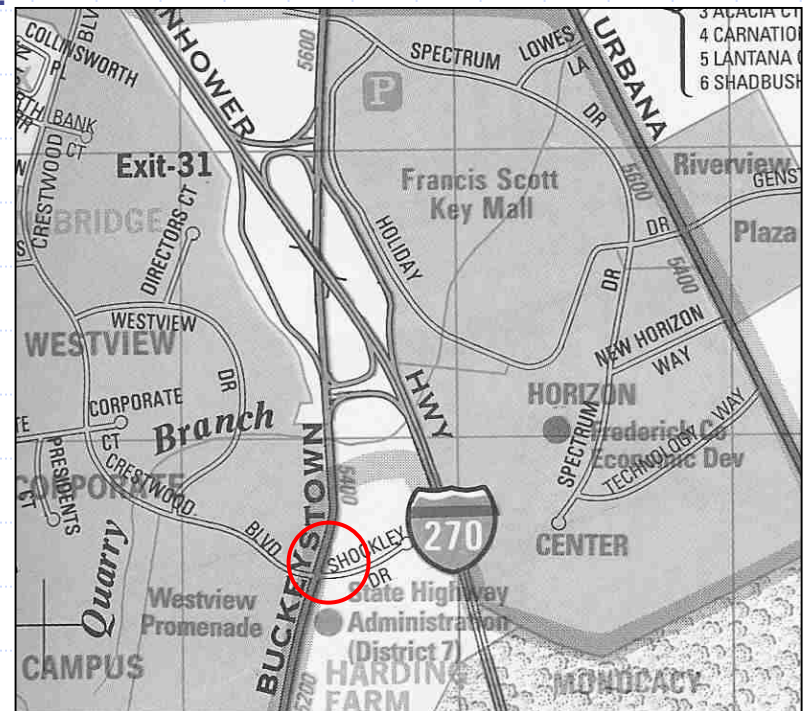


# Mountain View Church



# Shockley Honda

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Shockley Drive, East side of Route 85
- ❑ Total Use: Expansion of existing dealership and automobile storage capability by approximately 50% to 52,215 total sq. ft.
- ❑ Zoned: General Commercial
- ❑ Applicant: Shockley, Inc.
- ❑ Engineer: Harris, Smariga & Associates, Inc.



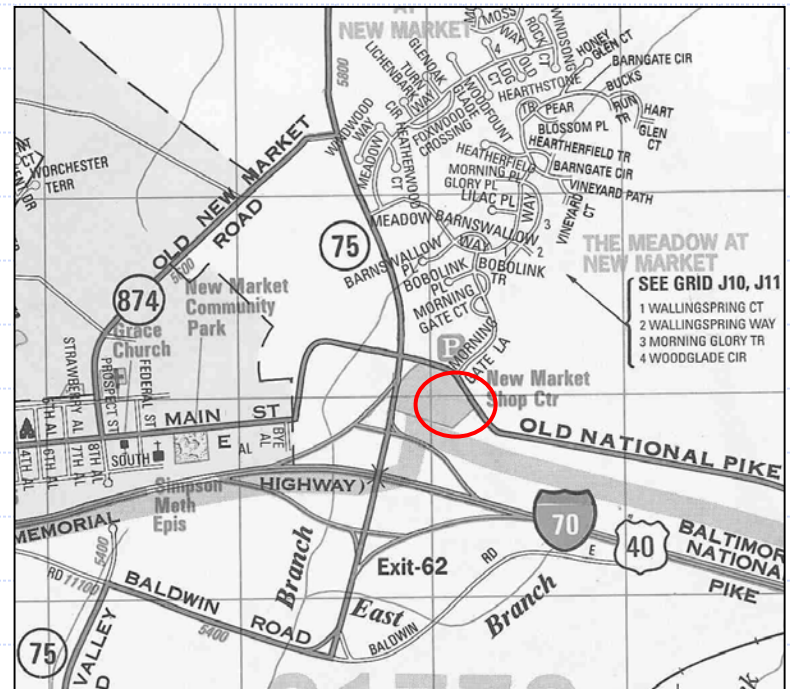


# Shockley Honda



# All Tune and Lube

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Old National Pike, East of Morning Gate Lane
- ❑ Total Use: One 3,500 sq. ft. automotive service facility
- ❑ Zoned: General Commercial
- ❑ Applicant: Gilligan, L.L.C.
- ❑ Engineer: Harris, Smariga & Associates, Inc.





# All Tune and Lube



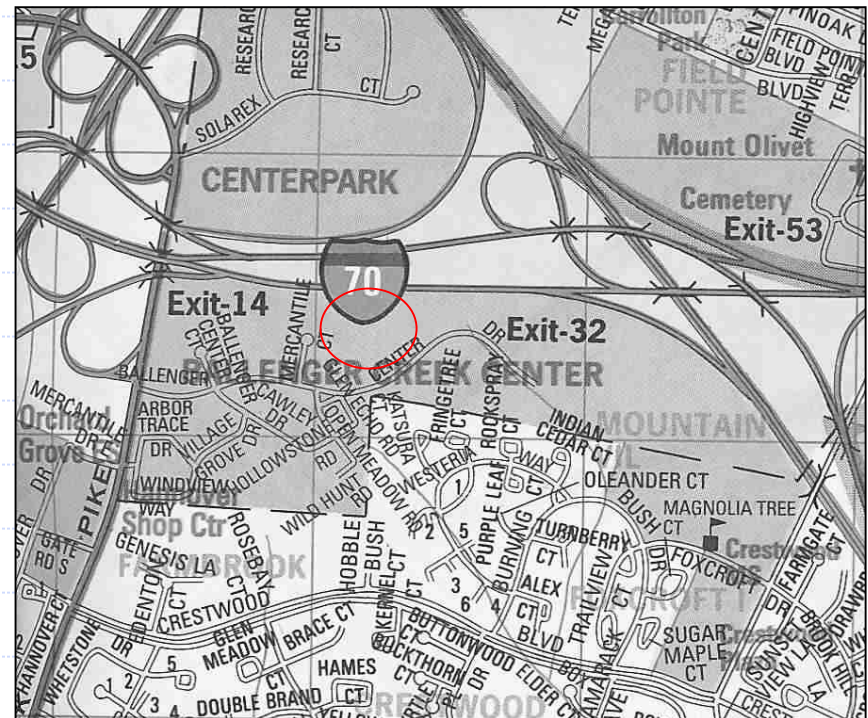




# City Projects

# Ballenger Creek Center, Lot 4R

- ❑ Request: Site Plan Approval
- ❑ Location: South of Route 70, North of Ballenger Center Dr.
- ❑ Total Use: 4-story 120,765 sq. ft. office building
- ❑ Zoned: Manufacturing/Office
- ❑ Applicant: Heritage Properties, Inc.
- ❑ Engineer: Harris, Smariga & Associates, Inc.



# Ballenger Creek Center, Lot 4R

## I-70

INTERSTATE

Proposed Building  
4 Stories, 60'  
120,765 GFA  
(30,191 sf footprint)  
FF=331.0

LOT 4 REV

**NORTH**

Legend	Quantity	COMMON NAME
(R)	8	RED BUD
(D)	19	WHITE DOGV
(E)	20	RED TWIG DOG
(M)	11	MONEY LOG
(G)	44	INKBERRY
(AH)	10	AMERICAN H
(O)	56	PFTZER J
(P)	6	WHITE PI
(KC)	11	KWANZAN CH
(SO)	4	SCARLET T
(PO)	14	PIN OAK
(MO)	12	RED OAK
(LL)	24	LITTLELEAF
(C)	37	BURKWOOD V
		VARIES MODERATE PLANTING

**BALLENGER**

**CENTER**

**DR.**

