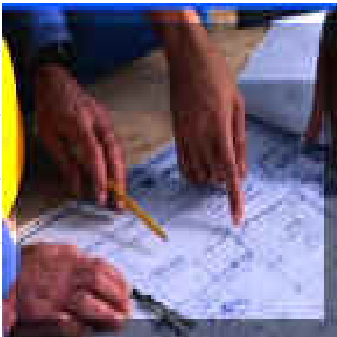
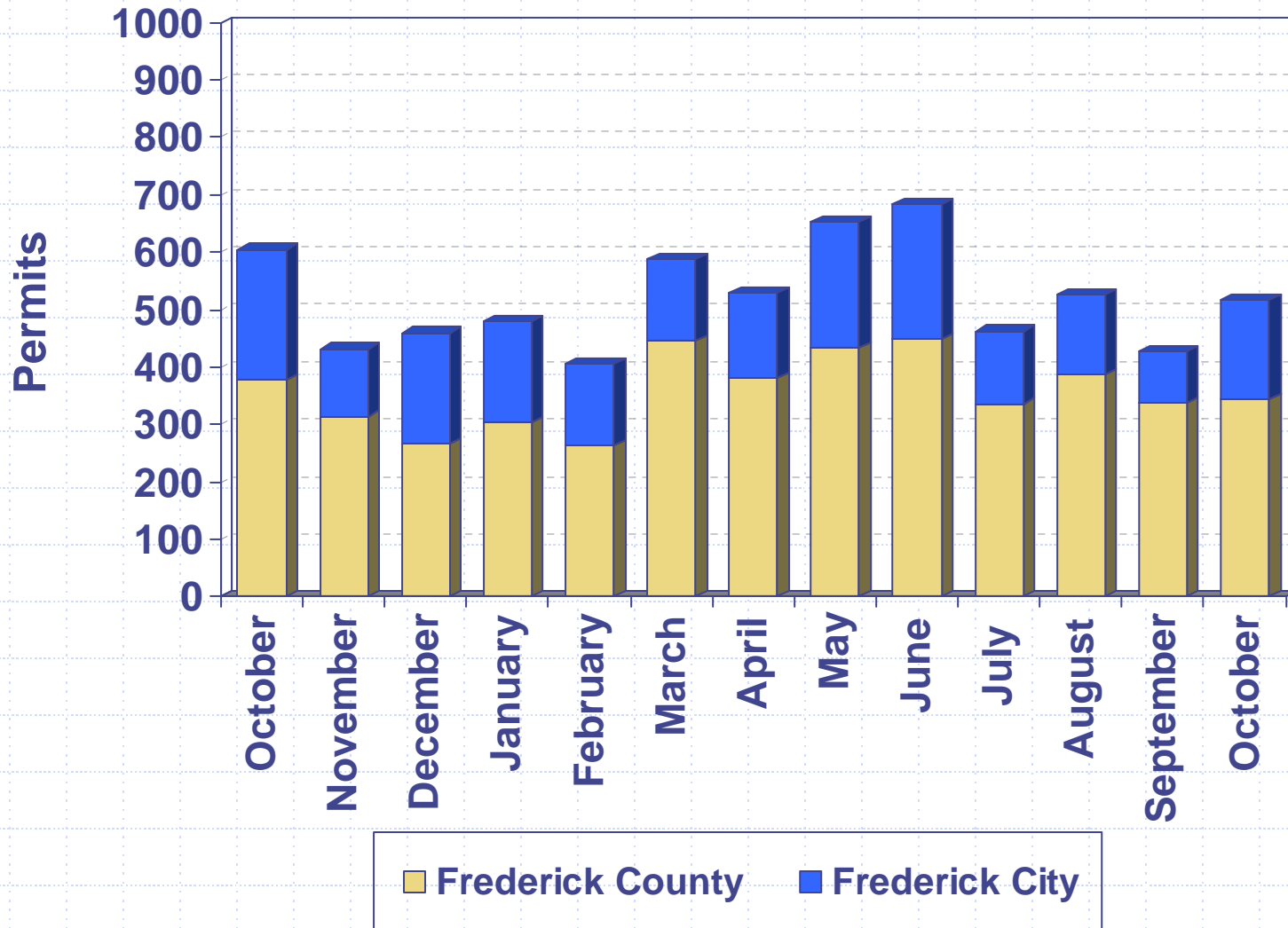


Division of Permitting and Development Review

- November 30, 2006
- Director's Development Data/Project Presentation to the County Commissioners

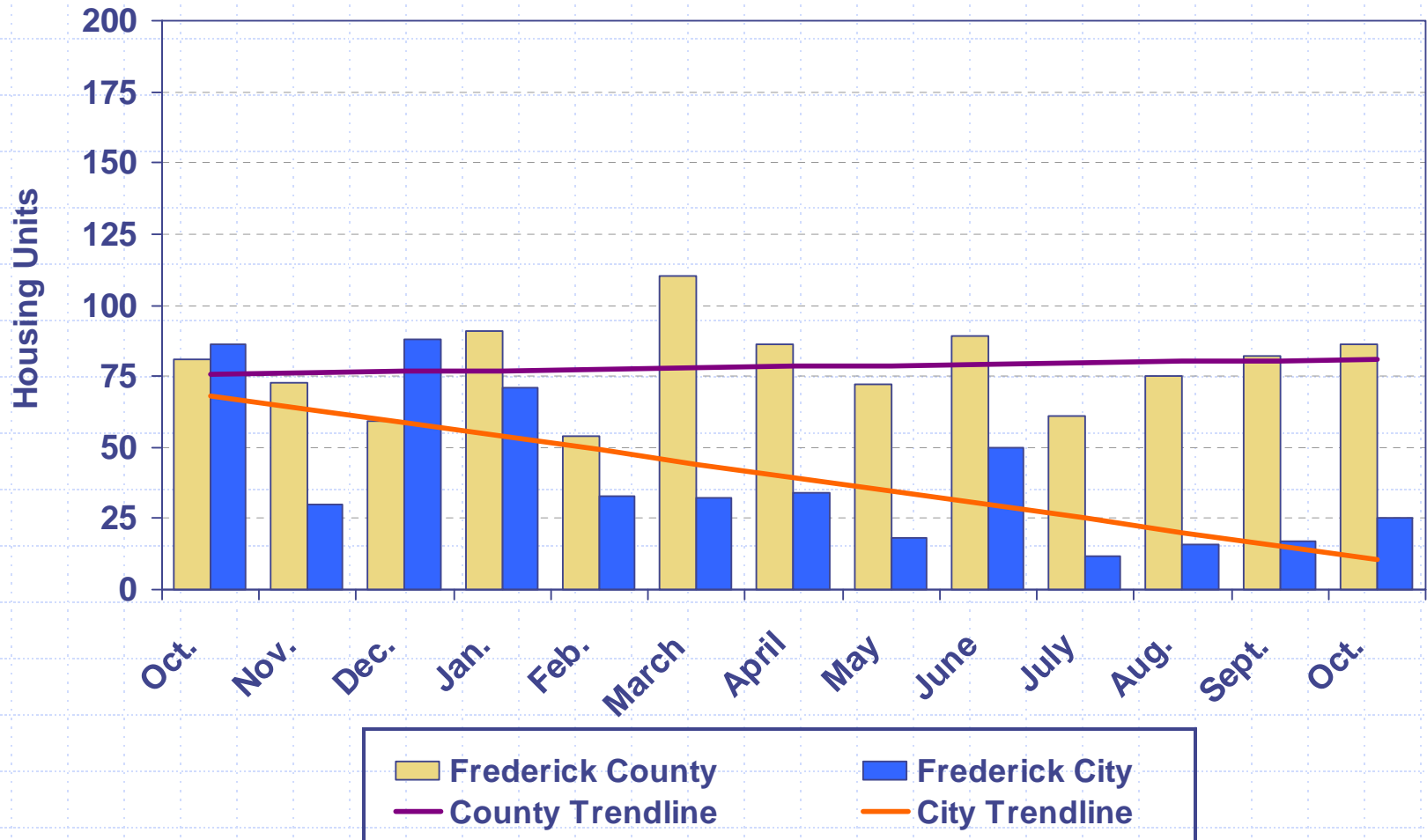


Building Permits Issued 2005 - 2006



Housing Unit Construction 2005 - 2006

Housing units based on issued permits



12 Month Total (November 2005 – October 2006): 1,364 units

Housing Unit Construction

Comparison of Current Month and YTD Units

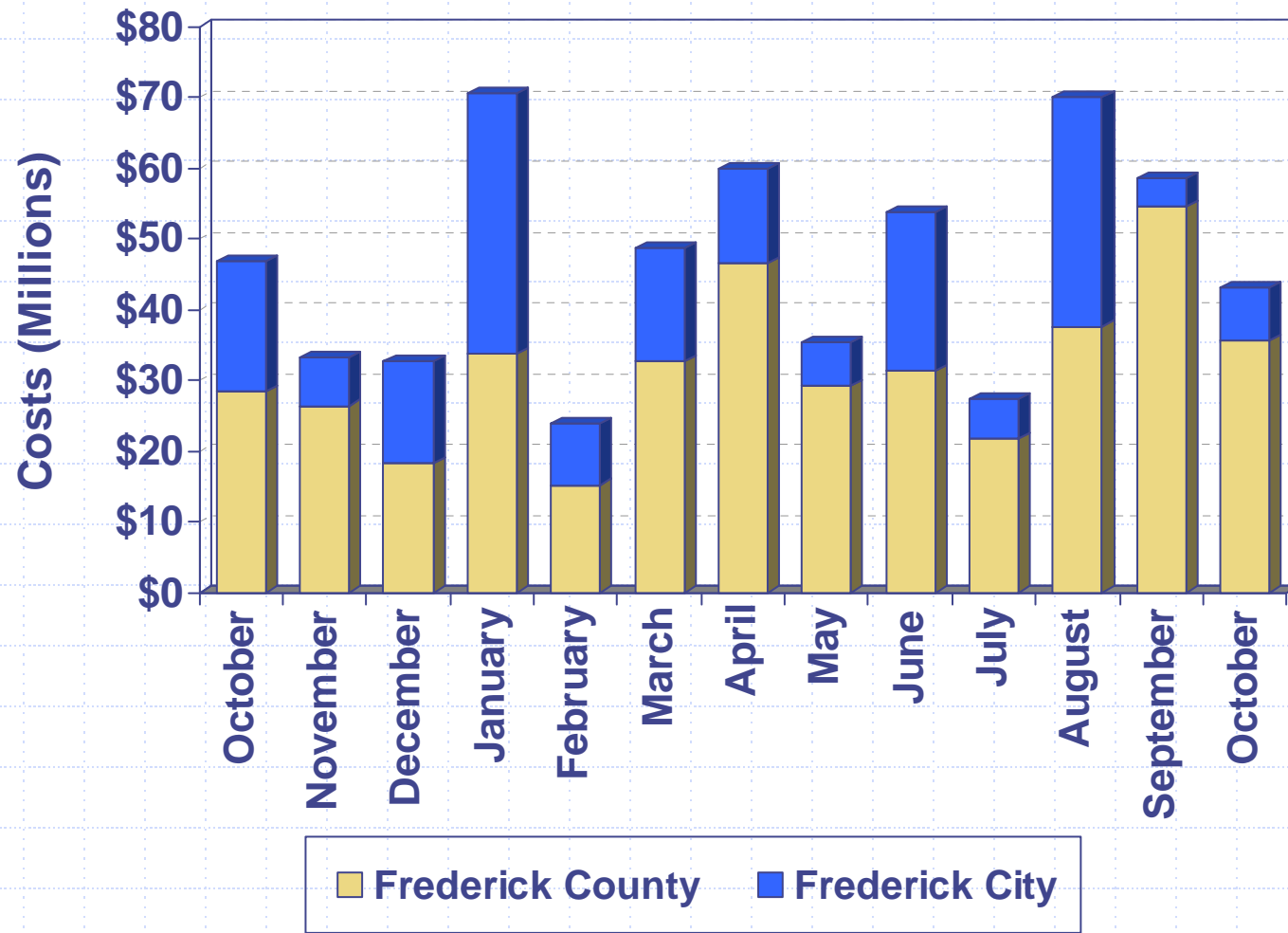
Current Month – October

Year	County	City	Total
2006	86	25	111
2005	81	86	167
2004	74	85	159
2003	106	28	134
2002	108	3	111
5 Year Avg.	91	45	136

YTD - January – October

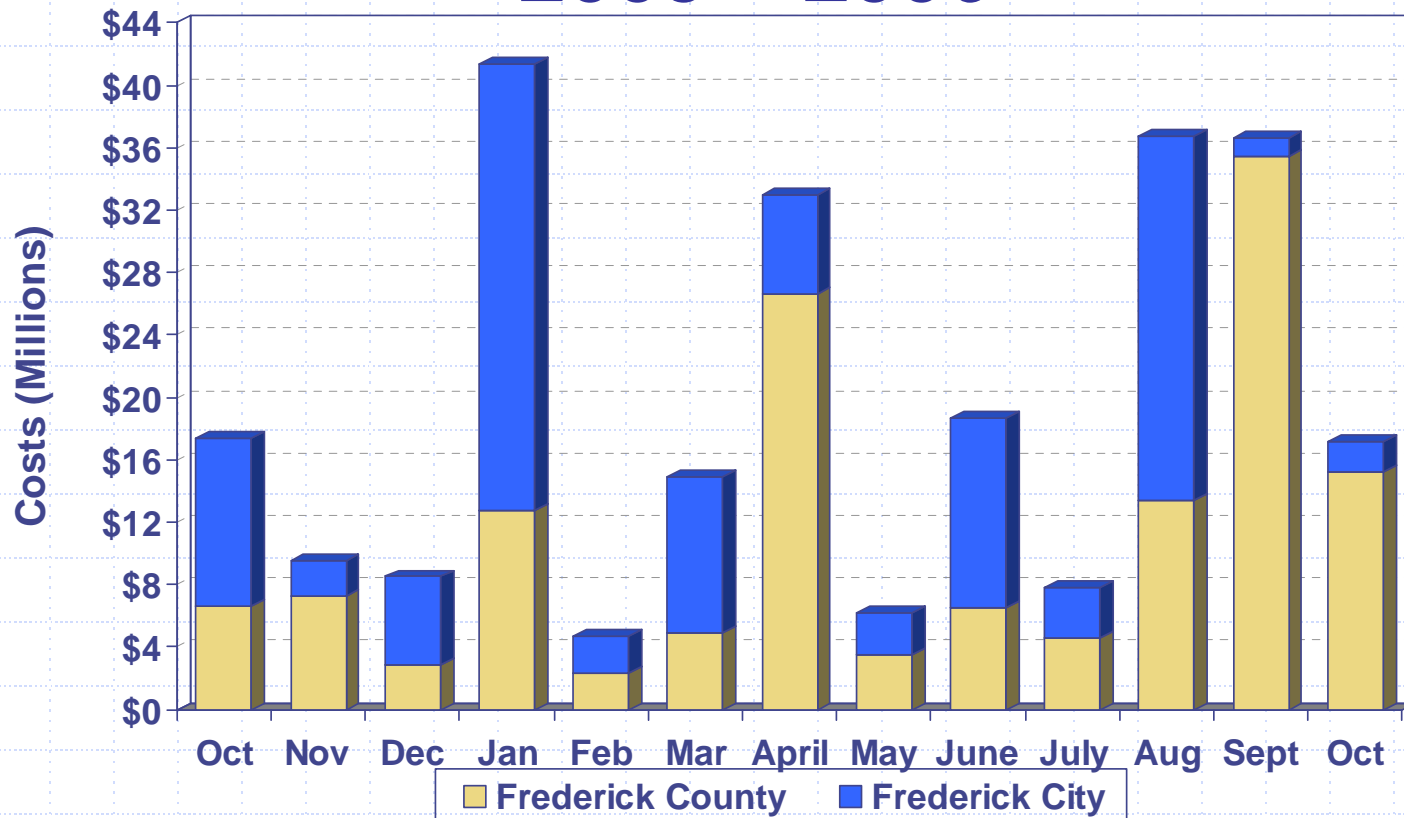
Year	County	City	Total
2006	806	308	1,114
2005	1,348	653	2,001
2004	903	470	1,373
2003	1,202	411	1,613
2002	1,354	41	1,395
5 Year Avg.	1,123	377	1,499

Construction Costs 2005 - 2006



Costs based on issued permits

Commercial Construction Costs 2005 – 2006



Cost per month:

Costs based on issued permits

October 2005 City – Riverside Tech Park I & II Shell Buildings (\$5M) & 7th Street Shopping Center Renovation (\$2.2M)

January 2006 Co. – Frederick Nissan (\$3M) & Weis Market (\$3.3M); City – ALDI Inc. Food Warehouse (\$27.8M)

March 2006 City – Creekside Plaza (\$6.3M)

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

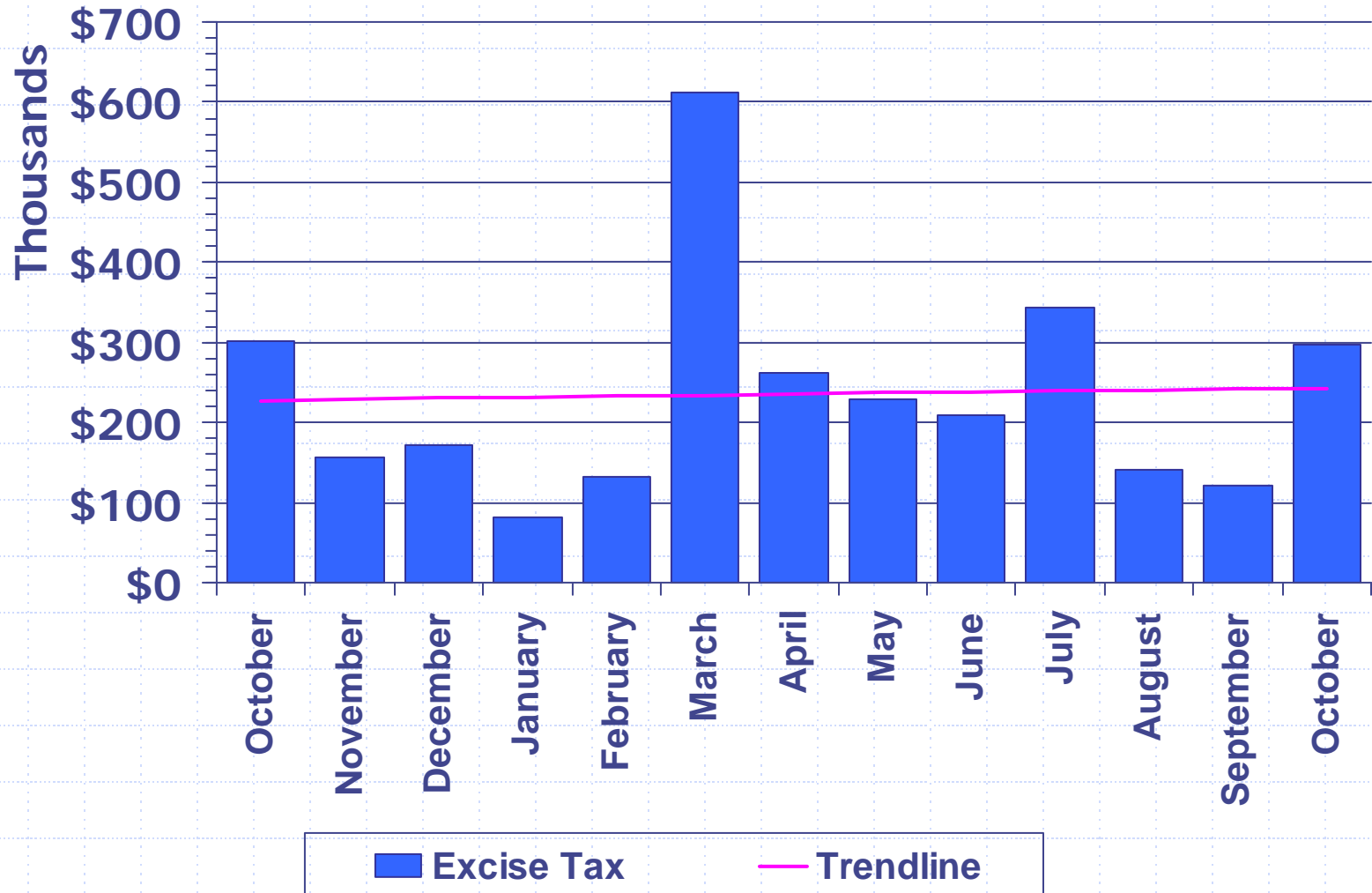
June 2006 City – Riverside flex-commercial warehouse space (\$2.3M, \$2.4M, \$2M) & Riverside Bakery (\$1.9M)

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

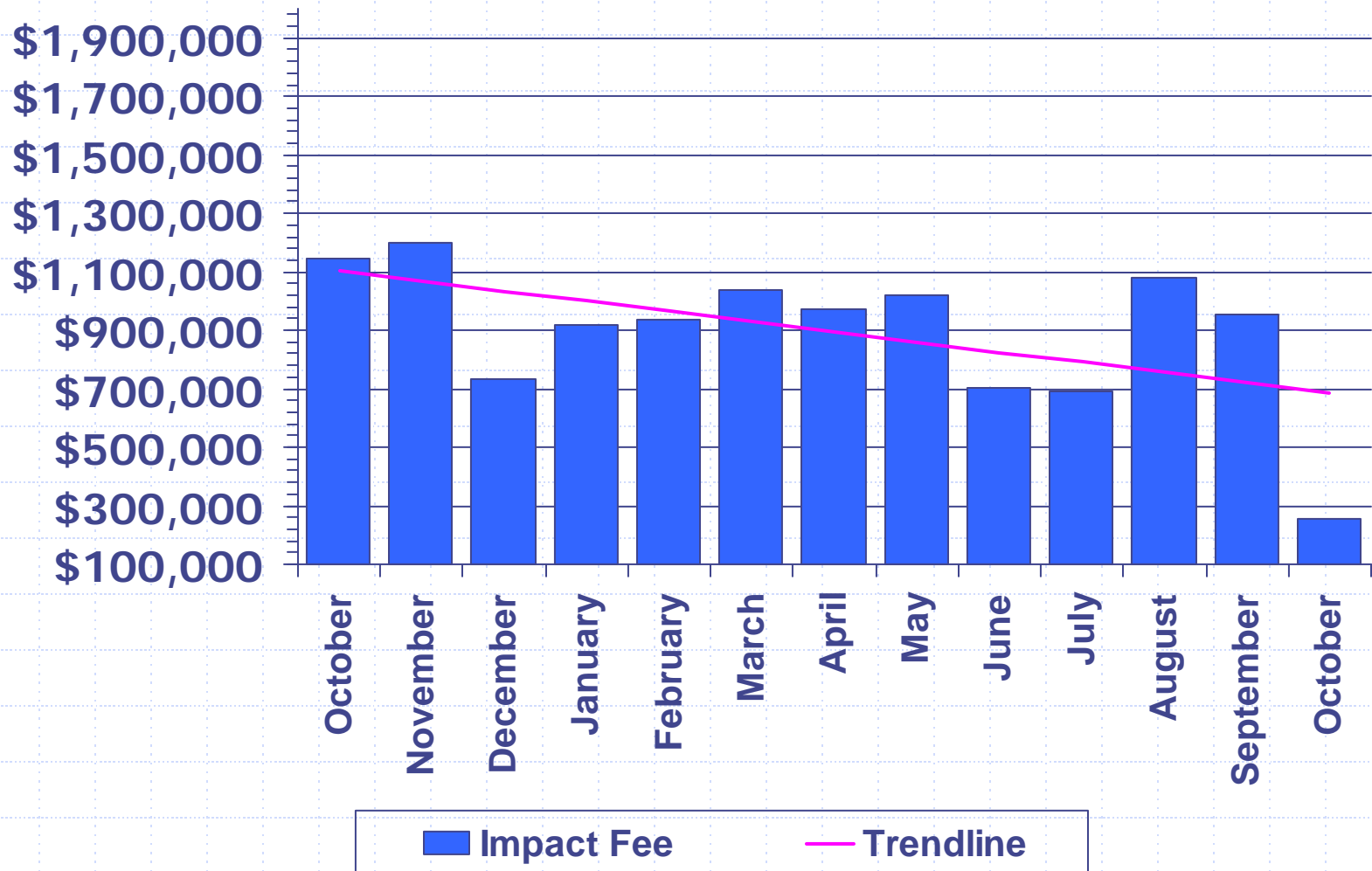
Sept. 2006 Co. – Brunswick Waste Water Treatment Plan Addition (\$11M), Thurmont Regional Library (\$7M),
New Market Elementary School Addition (\$7M) & Alteration (\$2M)

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

Excise Tax 2005 - 2006



Impact Fee 2005 - 2006

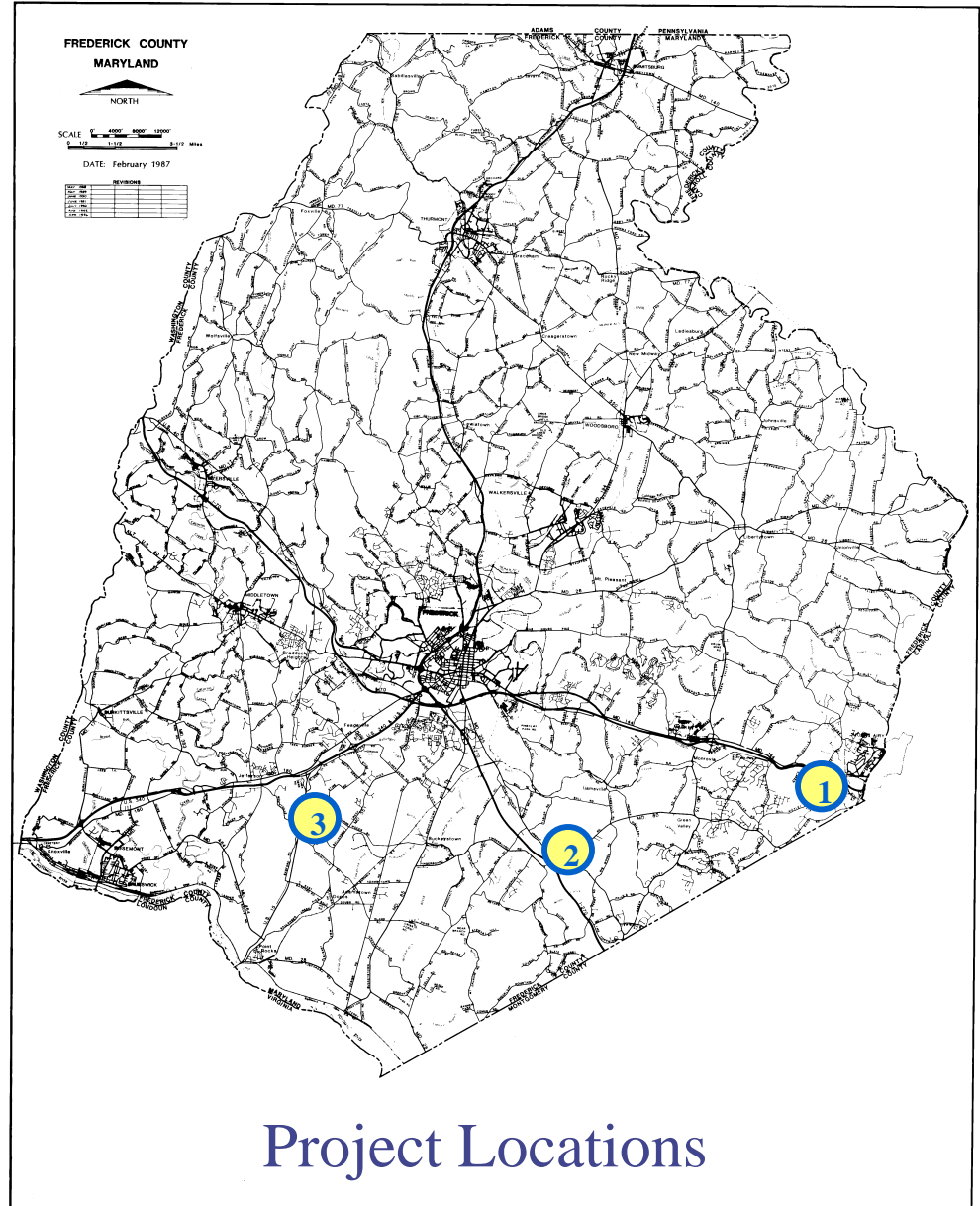


LIST OF PROJECTS

(expected to be presented
at upcoming FcPc meeting)

County Projects

1. Harvest Ridge, Section 3
2. Villages of Urbana Recreation Center (clubhouse & pool)
3. Stanford Industrial Park, Section 3, Lot 11

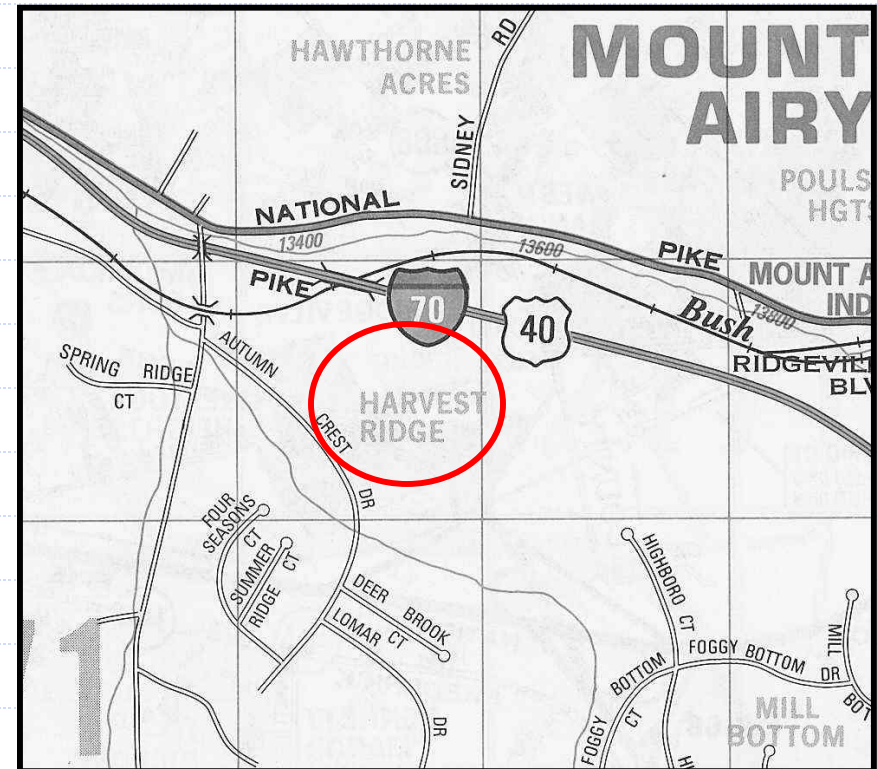




County Projects

Harvest Ridge, Section 3

- ❑ Request: Preliminary Plat Approval
- ❑ Location: West side of Autumn Crest Drive
- ❑ Total Use: 103 single family lots
- ❑ Zoned: R-1 Residential
- ❑ Applicant: Harvest Ridge Association, LLC
- ❑ Engineer: CLSI

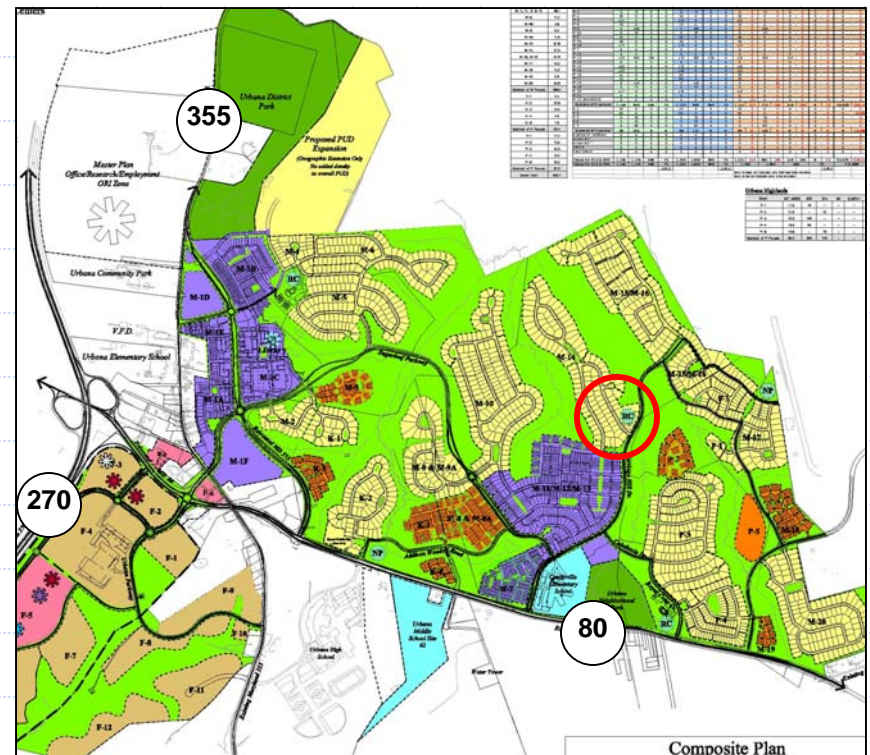


Harvest Ridge, Section 3



Villages of Urbana Recreation Center (clubhouse & pool)

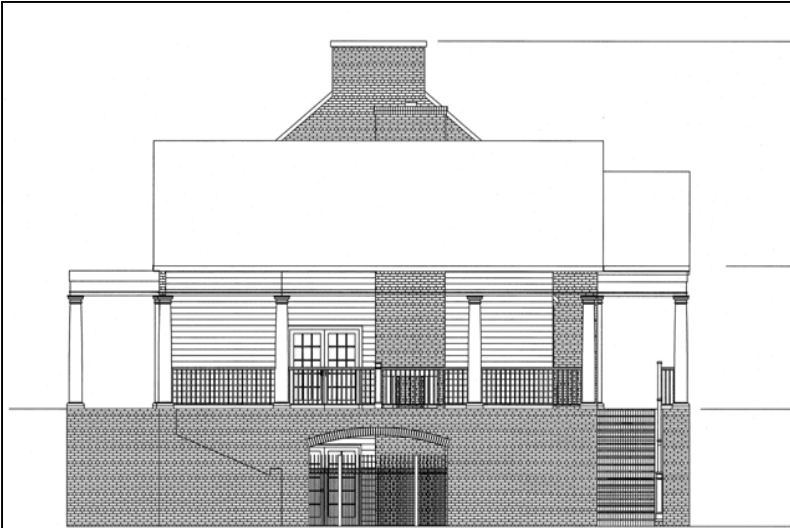
- ❑ Request: Site Plan Approval
- ❑ Location: West side of Carriage Hill Drive
- ❑ Total Use: Two-story recreation center (5,221 total sq. ft.), tot-pool and lap-pool
- ❑ Zoned: PUD
- ❑ Applicant: Monocacy Land Company, LLC
- ❑ Engineer: Rodgers Consulting, Inc.



Villages of Urbana Recreation Center (clubhouse & pool)



Villages of Urbana Recreation Center (clubhouse & pool)



NORTH ELEVATION



SOUTH ELEVATION



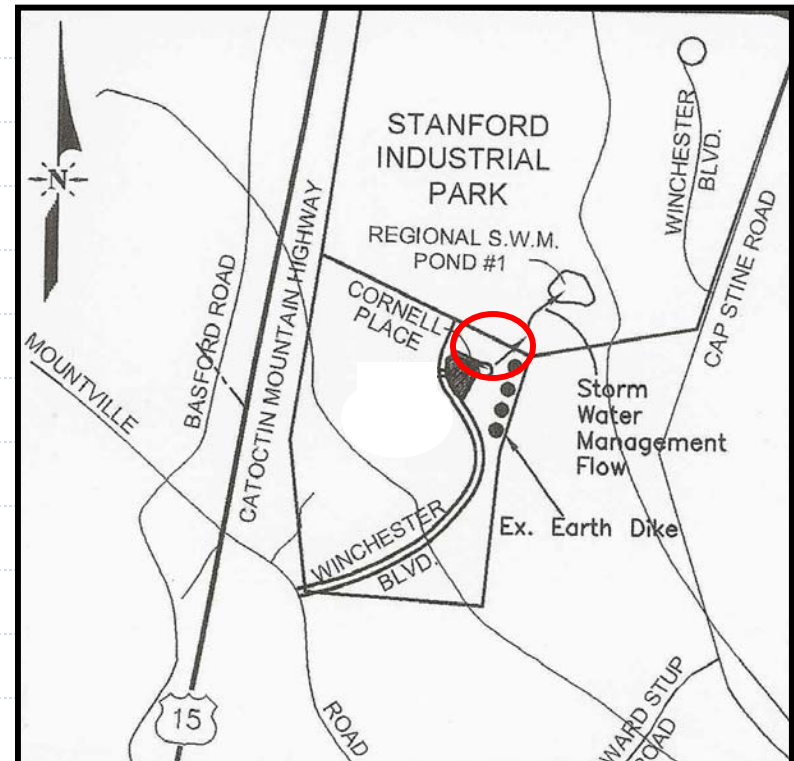
EAST ELEVATION



WEST ELEVATION

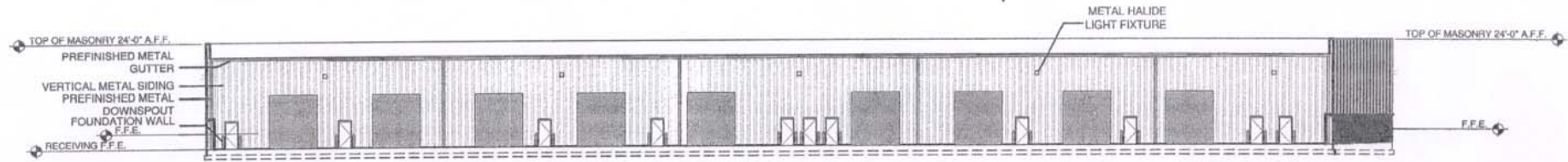
Stanford Industrial Park, Section 3, Lot 11

- ❑ Request: Site Plan Approval
- ❑ Location: North side of Cornell Place, East of Winchester Blvd.
- ❑ Total Use: Contractor's office and storage building (29,888 sq. ft.)
- ❑ Zoned: Limited Industrial
- ❑ Applicant: John Delaplaine
- ❑ Engineer: Loss-Stair Civil Engineering, Inc.



Site plan for a proposed building on a 100x107 foot lot. The plan shows a central building footprint with a parking area to the left and a driveway. A north arrow is in the top left. The lot is bounded by Cornell Place to the west and a limited industrial agricultural easement to the east. The plan includes various annotations such as 'PROPOSED BUILDING', '100X107 LOT', 'F.F. ELEV. = 287.10', '25,888 Sq. Ft.', 'WALL MOUNTED METAL HALIDE LIGHTS (TYP.)', 'STORMWATER MANAGMENT/DRAIN EASEMENT L.2705 F.875 P.B. 69, P. 84', 'EX. WELL #FR-944-1897 (TO BE ABANDONED)', 'PROPOSED SEPTIC AREA', and 'EX. PT.' markers. Elevation contours are shown throughout the site.

Stanford Industrial Park, Section 3, Lot 11



REAR ELEVATION



FRONT ELEVATION