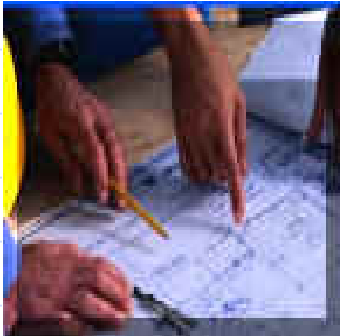
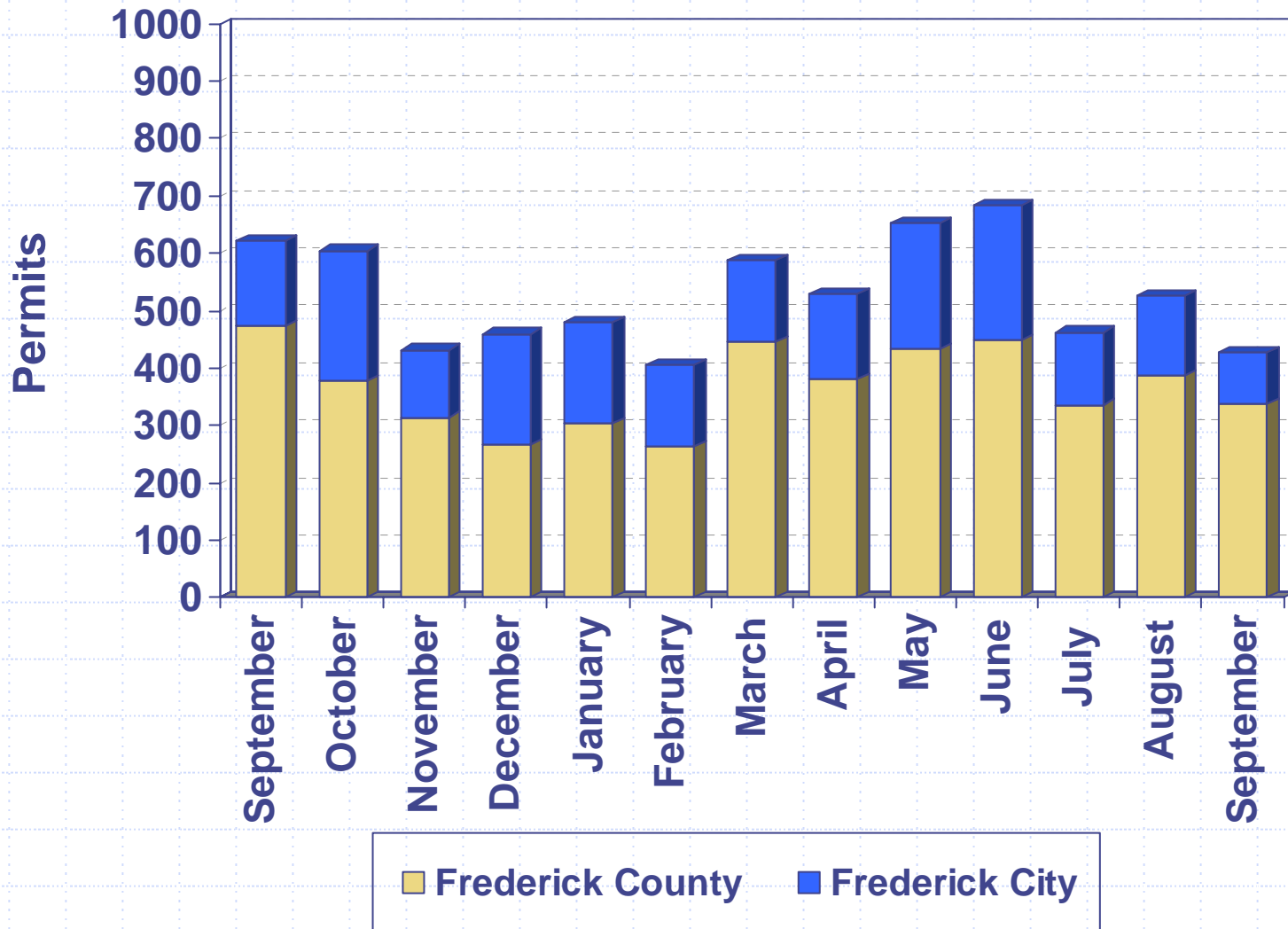


# Division of Permitting and Development Review

- October 26, 2006
- Director's Development Data/Project Presentation to the County Commissioners

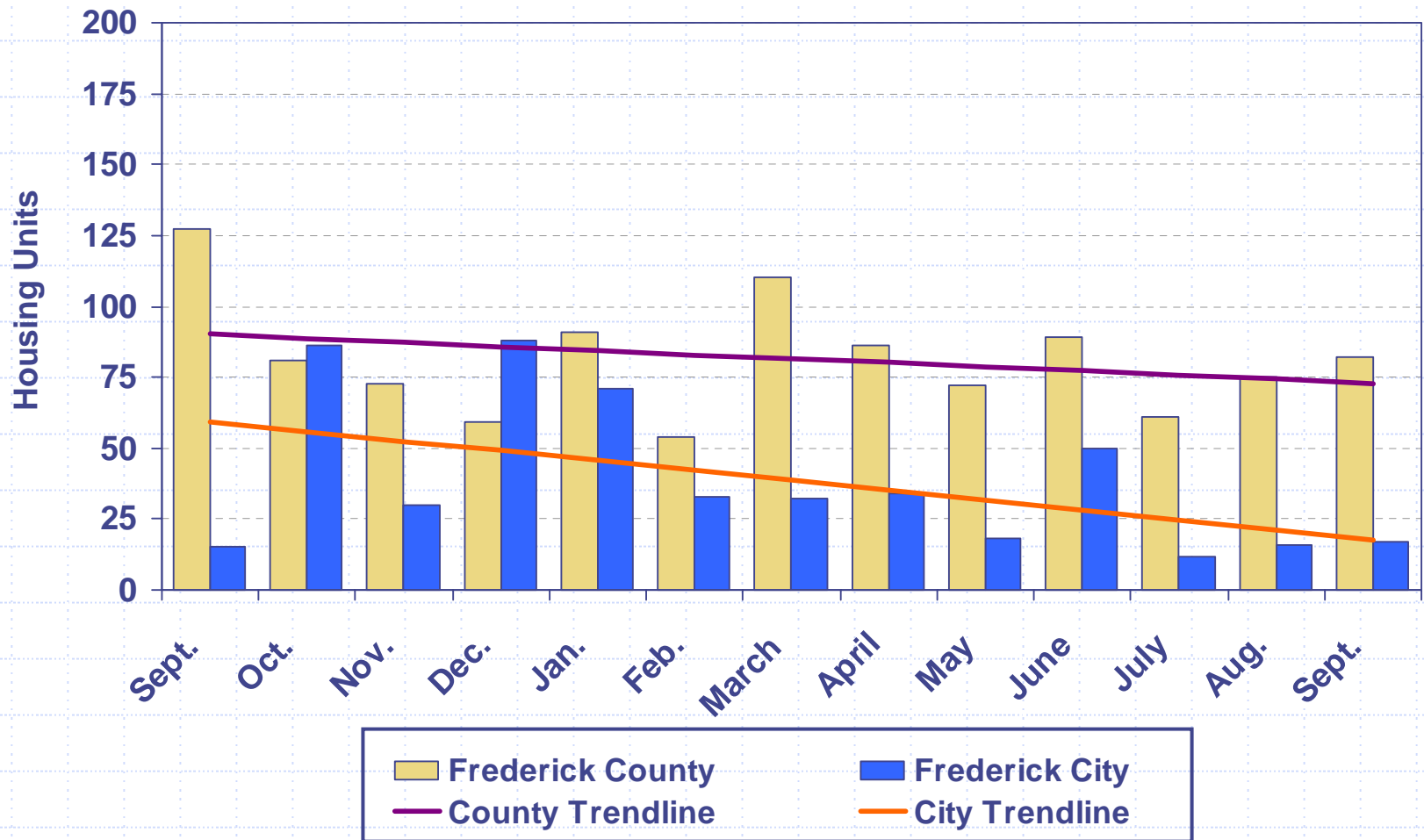


# Building Permits Issued 2005 - 2006



# Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



12 Month Total (October 2005 – September 2006): 1,415 units

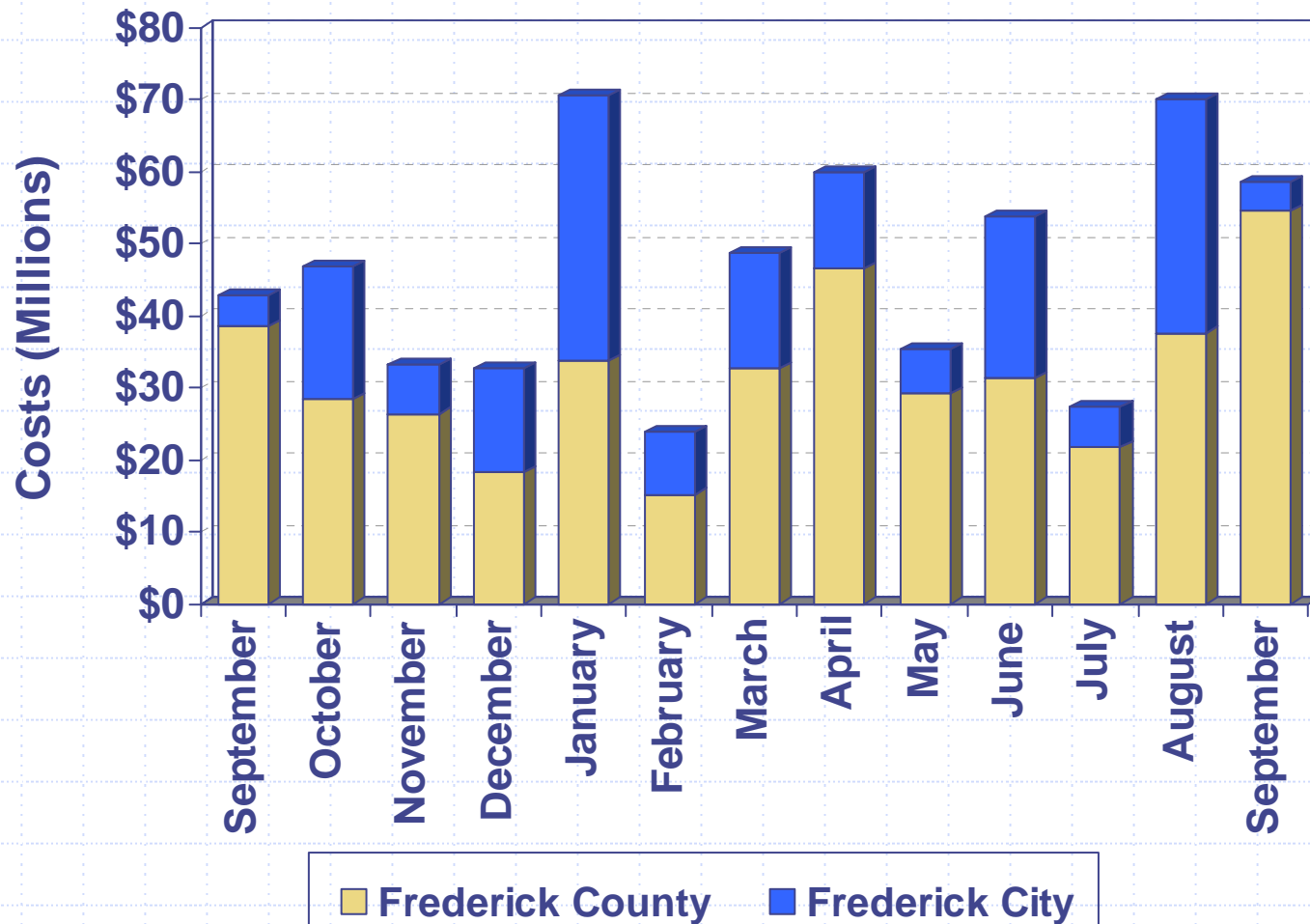
# Housing Unit Construction

## Comparison of Current Month and YTD Units

Current Month – September			
Year	County	City	Total
2006	82	17	99
2005	127	15	142
2004	93	26	119
2003	87	59	146
2002	100	0	100
5 Year Avg.	98	23	121

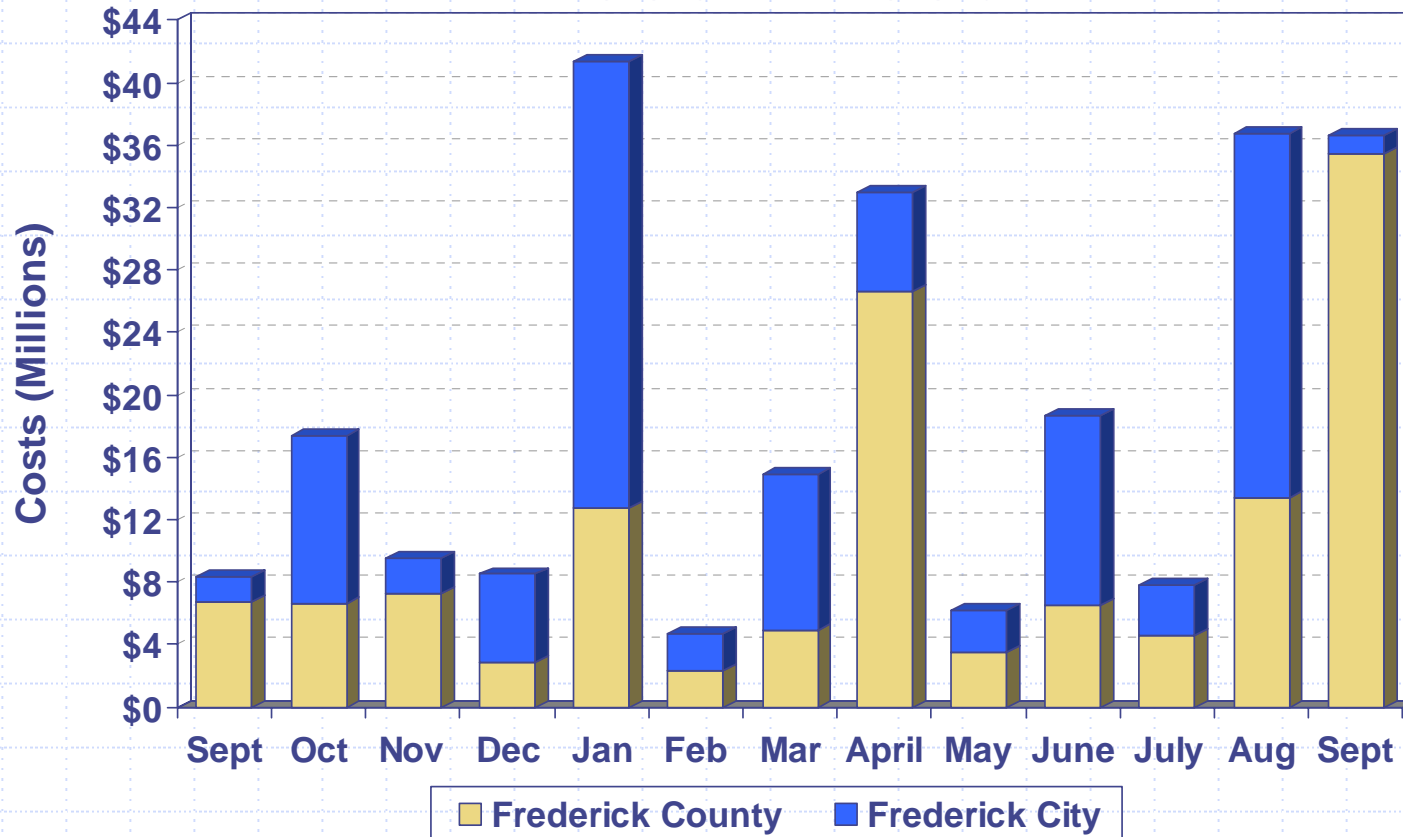
YTD - January – September			
Year	County	City	Total
2006	720	283	1,003
2005	1,267	567	1,834
2004	829	385	1,214
2003	1,096	383	1,479
2002	1,246	38	1,284
5 Year Avg.	1,032	331	1,363

# 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) & 7<sup>th</sup> 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)

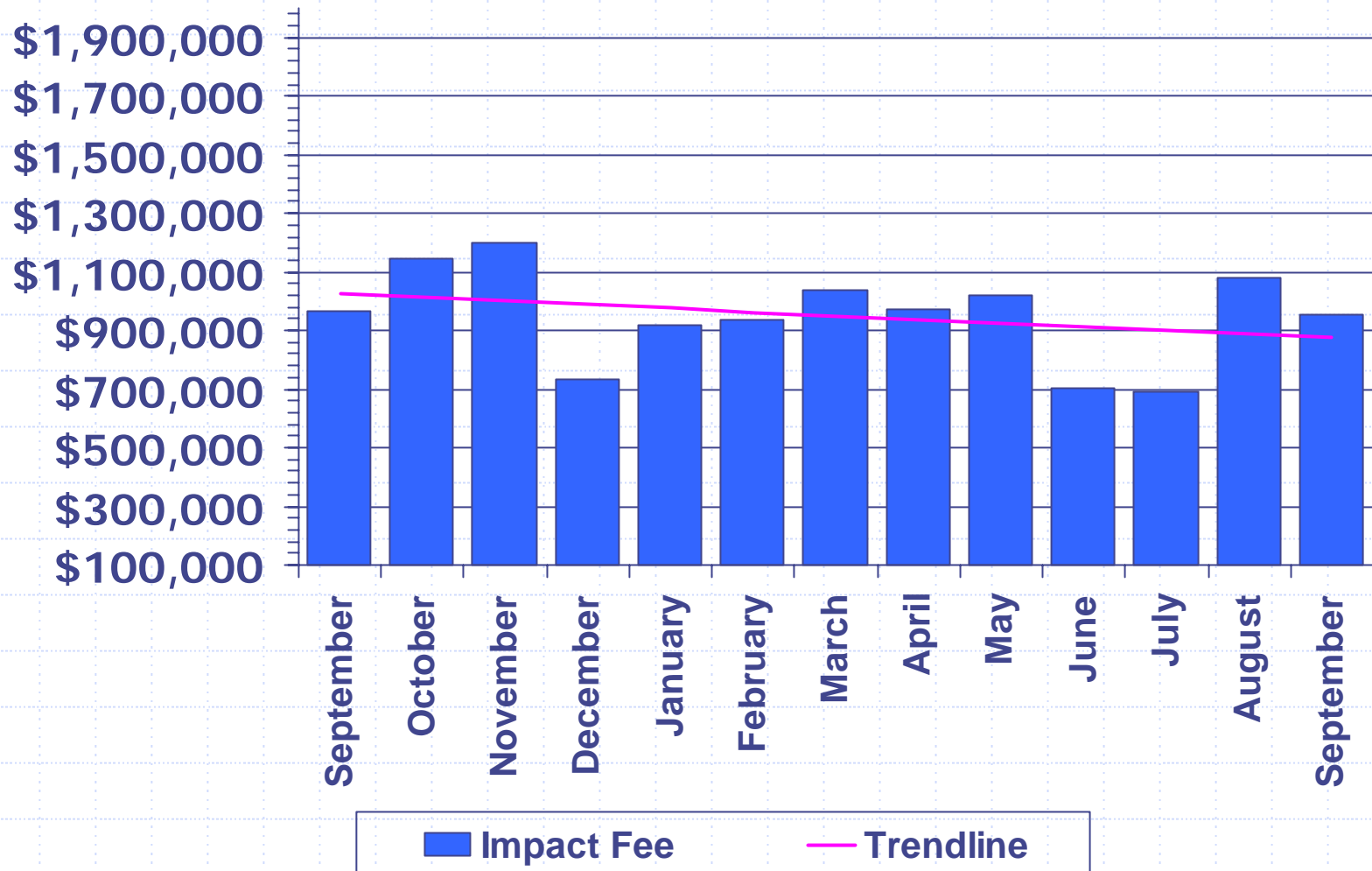
Aug. 2006 Co. – First Baptist Church of Fred. (\$4.3M) & Holy Family Catholic Church (\$2.7M); City – Ace Printing (\$17.4M)

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

# Excise Tax 2005 - 2006



# Impact Fee 2005 - 2006



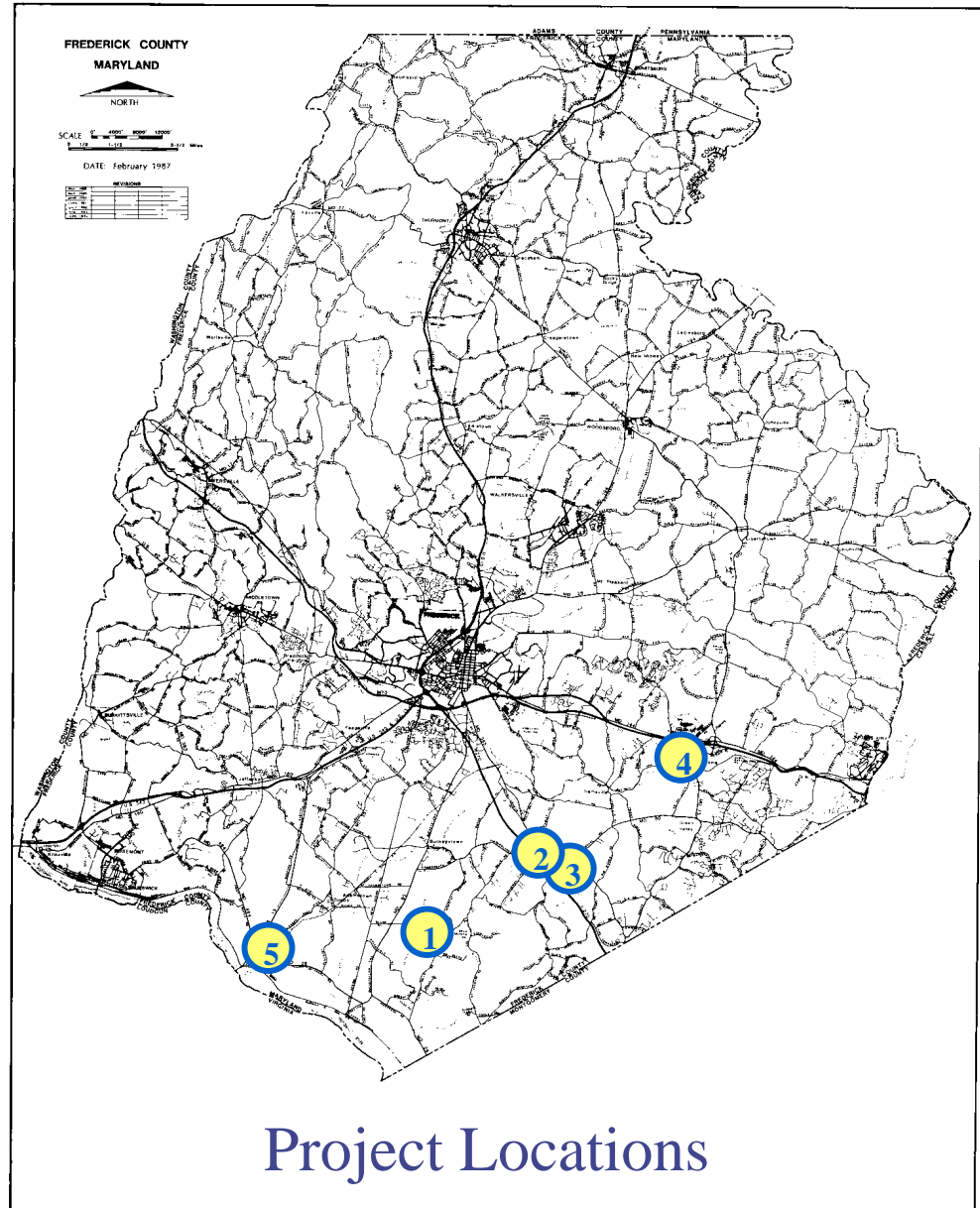


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Lilypons Water Gardens
2. Villages of Urbana, M-1B
3. Urbana Village Center, Lot 3
4. Colonial Equipment Company
5. Canal Run Clubhouse

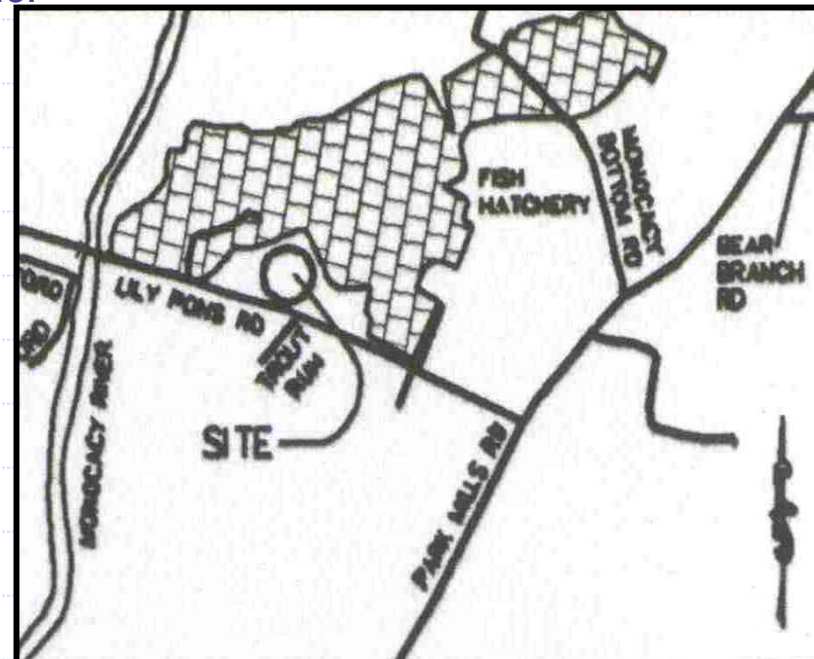




# County Projects

# Lilypons Water Gardens

- ❑ Request: Site Plan Approval
- ❑ Location: North side of Lilypons Road, South of Park Mills Road
- ❑ Total Use: Two buildings (20,400 total sq. ft.)
  - Phase I - 8,000 sq. ft. aquatic nursery storage warehouse
  - Phase II - 12,400 sq. ft. aquatic nursery retail, showroom and office building
- ❑ Zoned: Resource Conservation
- ❑ Applicant: Lilypons Water Gardens
- ❑ Engineer: Harris, Smariga and Associates, Inc.





# Lilypons Water Gardens

Lilypons Road



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

Planners/Engineers/Surveyors  
120 S. Carroll Street, Frederick, MD 21701  
(301) 962-6480

REVISIONS

08-19-08 REVISED PER COMMENTS DATED 08-05-08

OWNER/DEVELOPER:  
LILYPONS WATER GARDENS  
8800 LILYPONS ROAD  
PO BOX 10  
Adamstown, Maryland 21710  
Contact: Margaret Koogle  
(301) 874-5133 \*1004

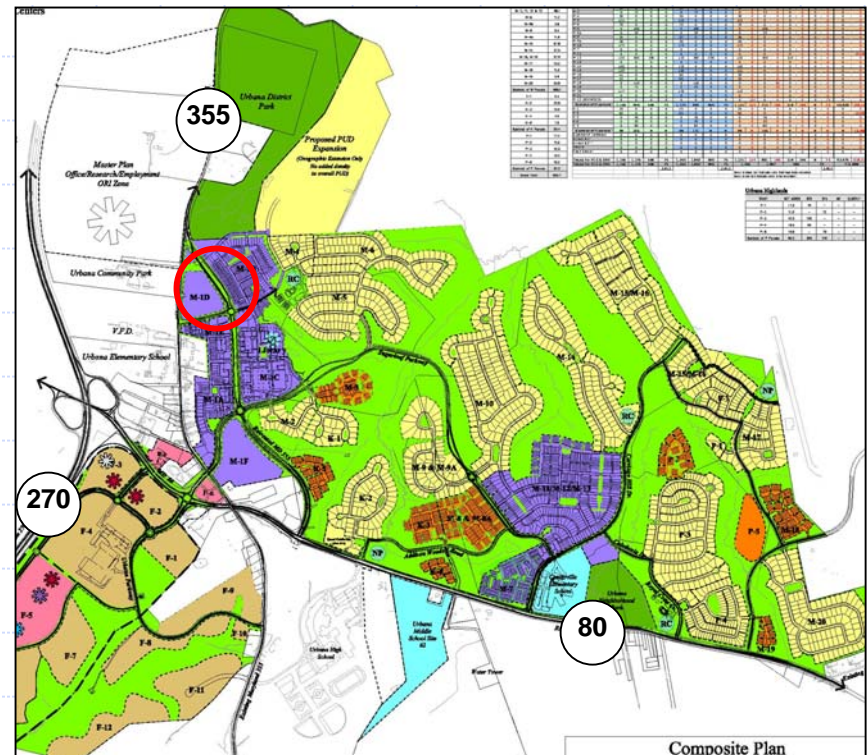
LILYPON

SITUATED  
MARYLAND  
FREDERICK

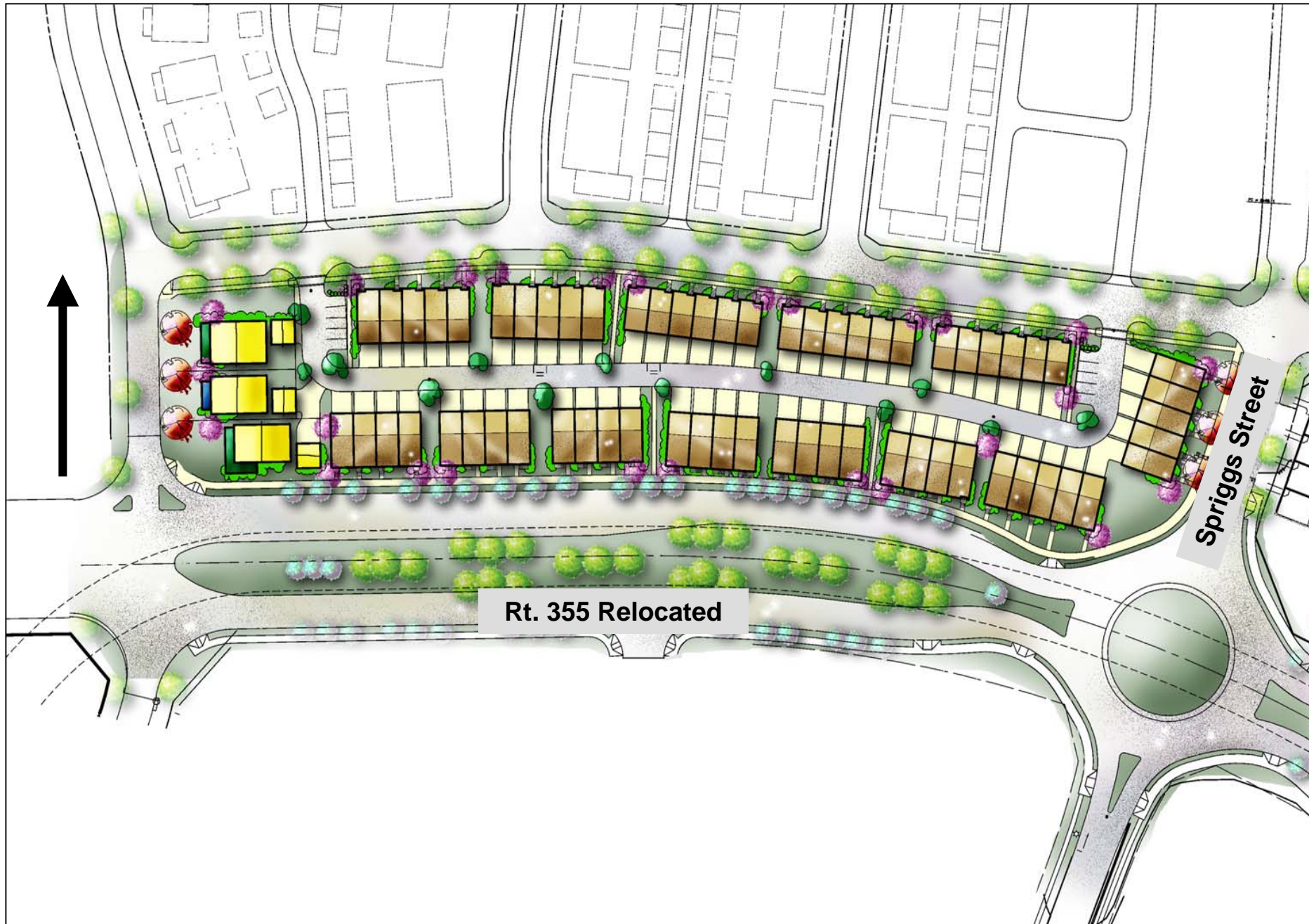


# Villages of Urbana, M-1B

- ❑ Request: Combined Preliminary Plan/Site Plan Approval
- ❑ Location: Northwest quadrant of Relocated Rt. 355 and Spriggs Street
- ❑ Total Use: Three single family homes and 62 townhomes
- ❑ Zoned: PUD
- ❑ Applicant: Monocacy Land Company  
c/o Natelli Communities
- ❑ Engineer: Rodgers Consulting

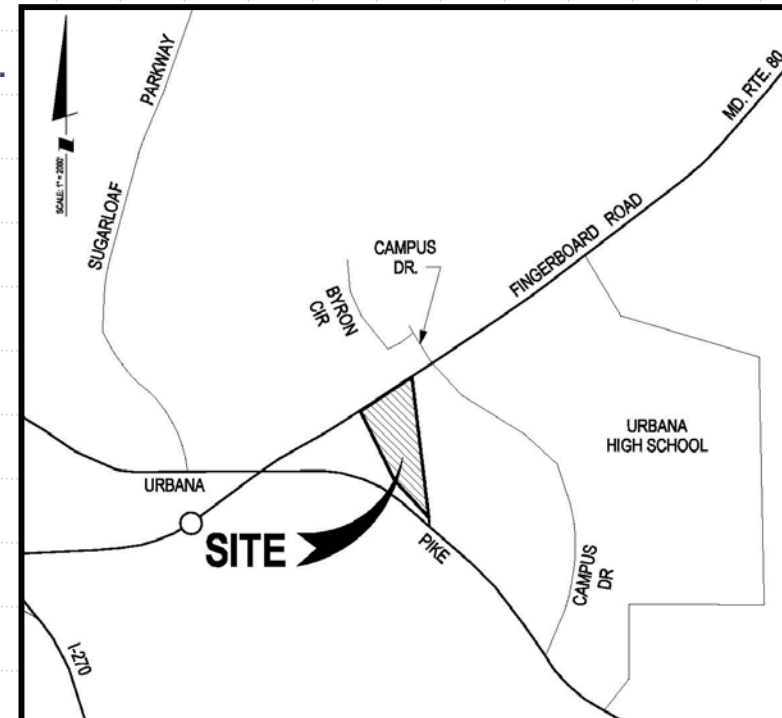


# Villages of Urbana, M-1B



# Urbana Village Center, Lot 3

- ❑ Request: Site Plan Approval
- ❑ Location: Southeast quadrant of Rt. 80 and Rt. 355 intersection
- ❑ Total Use: Three commercial buildings (79,000 total sq. ft.)  
Grocery/retail – 50,000 sq.ft., Retail shops – 25,000 sq. ft. and  
Bank – 4,000 sq. ft.
- ❑ Zoned: General Commercial
- ❑ Applicant: Urbana Village Center, LLC
- ❑ Engineer: Loiederman Soltesz Associates, Inc.





[illegible]

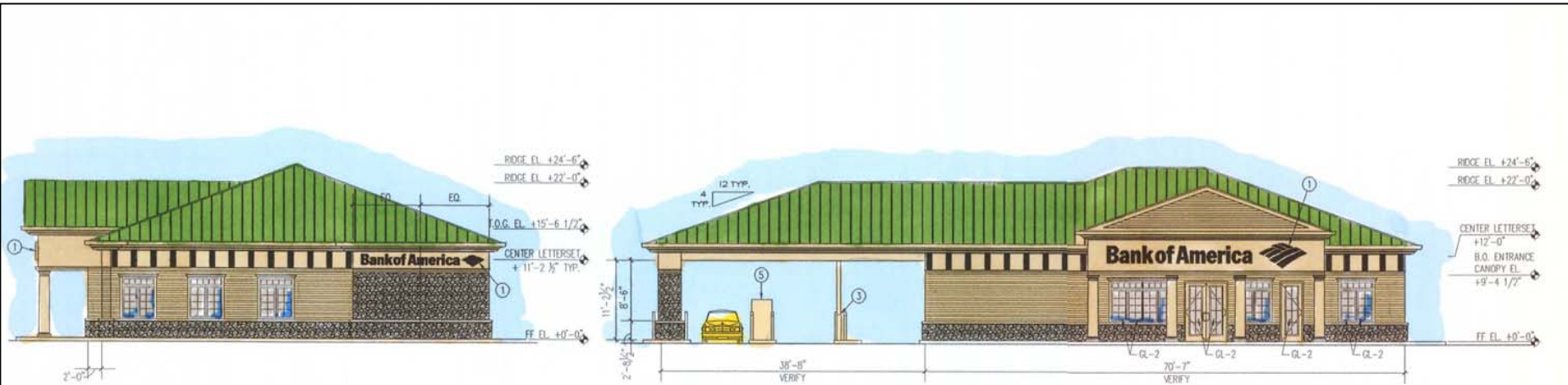
STREETSCAPE PLANTINGS  
RT.355 SHALL BE INSTALLED  
PER PRELIMINARY PLAT, BY  
DEVELOPER.

RELOCATED  
MD. RTE. 355  
(120' R/W WIDTH)



# Urbana Village Center, Lot 3

## Bank Elevation



**B SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**A FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

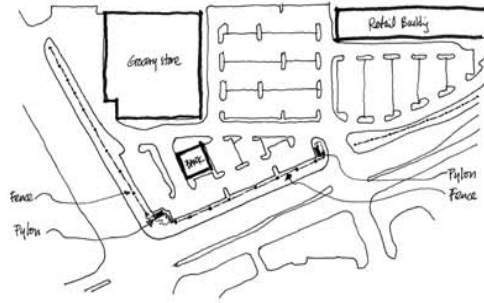


**B SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

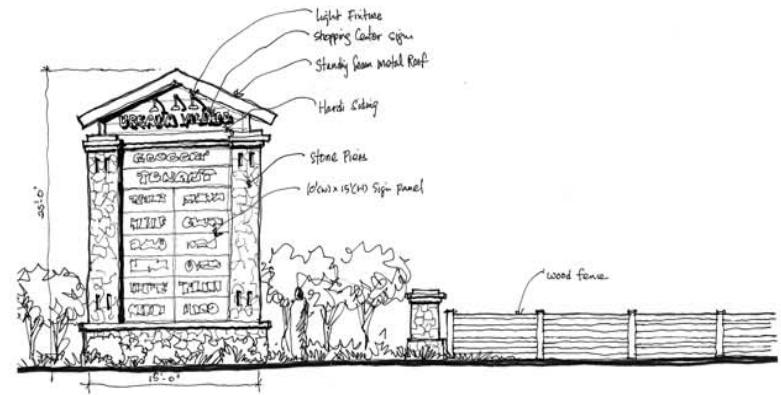
**A REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

# Urbana Village Center, Lot 3

## Retail Elevation



PYLON / FENCE LOCATION PLAN - N.T.S.



PYLON / FENCE ELEVATION - SCALE 1/4" = 1'-0"



BUILDING ELEVATION - SCALE 3/32" = 1'-0"

PRELIMINARY EXTERIOR DESIGN  
LOT 3 SITE PLAN  
**URBANA VILLAGE CENTER**  
25,000 SF RETAIL BUILDING AND MONUMENT SIGNS

URBANA VILLAGE CENTER, LLC  
4909 CORDELL AVENUE  
BETHESDA, MARYLAND 20814  
(301) 718-1800  
(301) 718-1804 fax

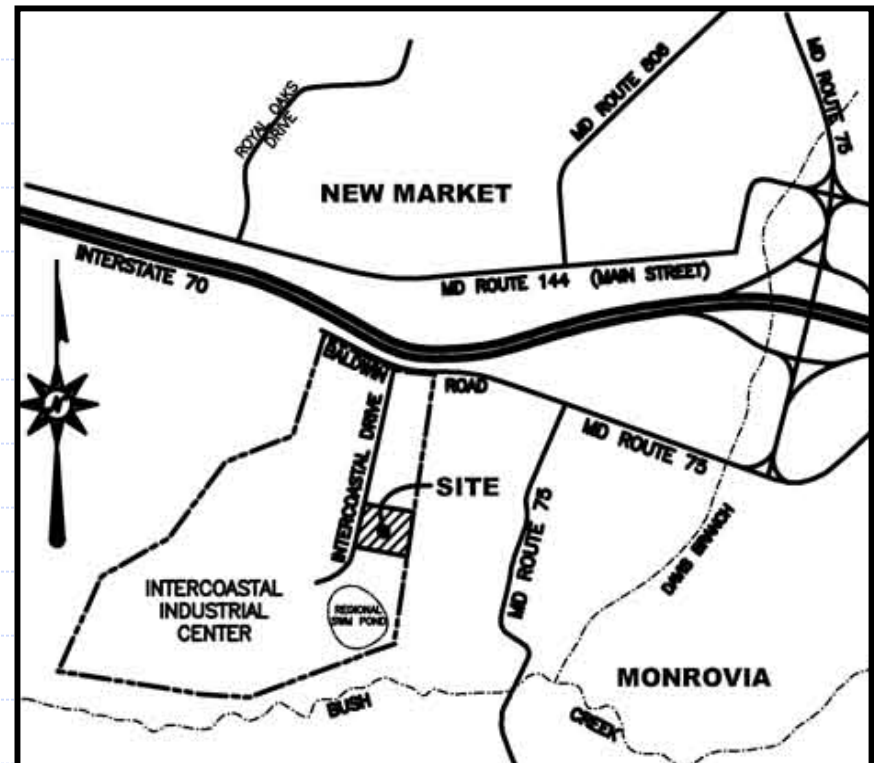
07. 12. 06

RV PROJECT # 2006-030

ROUNDS VANDUZER ARCHITECTS  
467A N. WASHINGTON STREET  
FALLS CHURCH, VIRGINIA 22046  
(703) 533-3577  
(703) 533-7806 fax

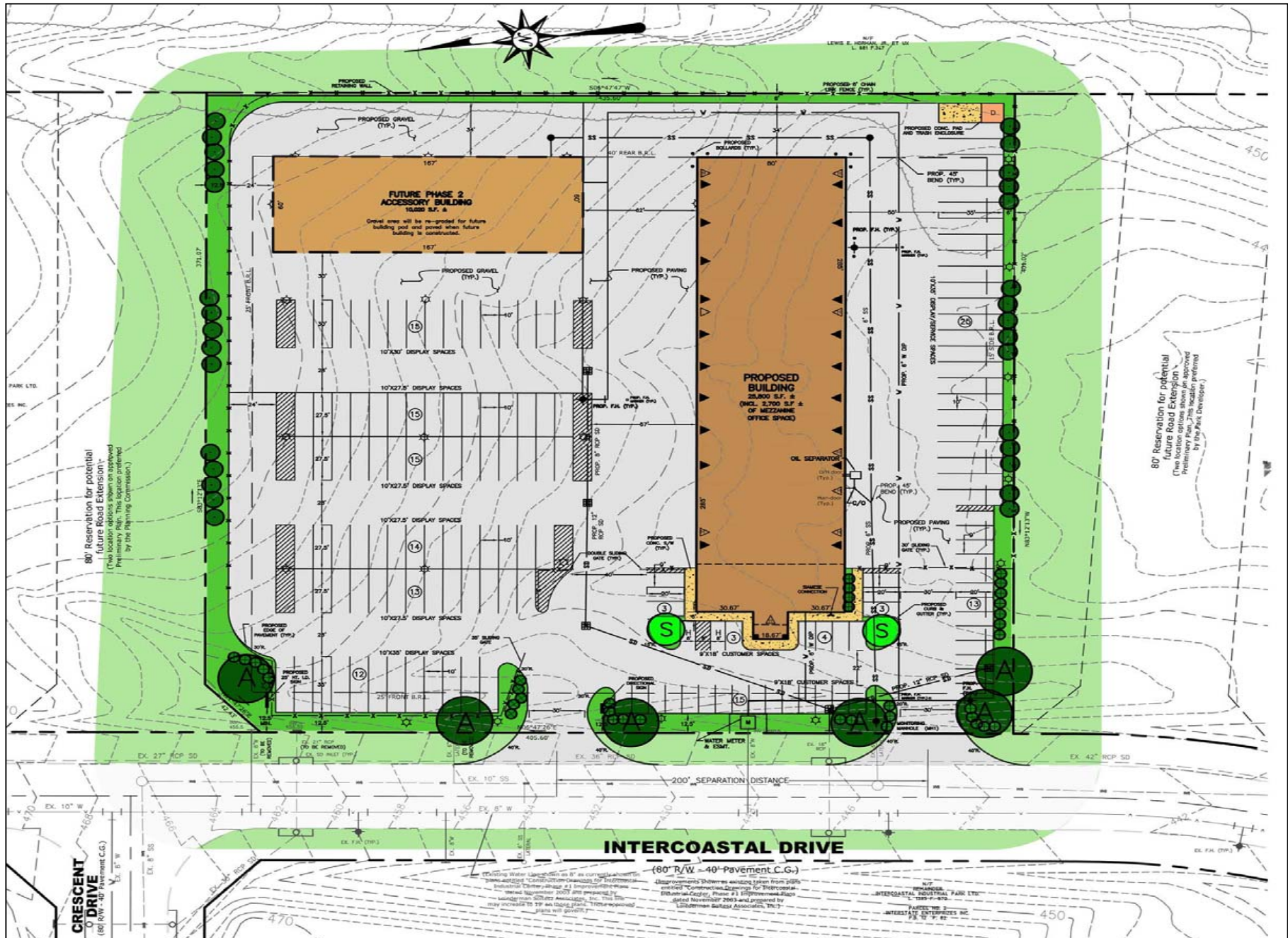
# Colonial Equipment Company

- ❑ Request: Site Plan Approval
- ❑ Location: West side of Intercoastal Drive
- ❑ Total Use: One industrial lot containing two buildings (36,000 total sq. ft.)
  - Phase I - (25,800 sq. ft.): office – 5,400 sq. ft. & shop/storage – 20,400 sq. ft.
  - Phase II - 10,200 sq. ft. accessory building
- ❑ Zoned: General Industrial
- ❑ Applicant: Colonial Equipment Company
- ❑ Engineer: Lingg Property Consulting



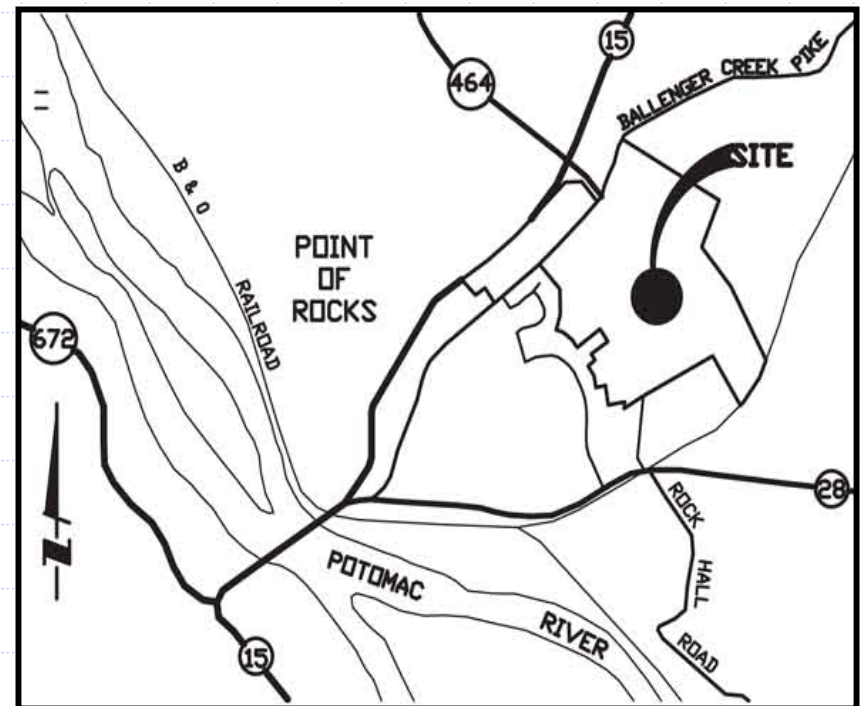


# Colonial Equipment Company



# Canal Run Clubhouse

- ❑ Request: Site Plan Approval
- ❑ Location: Southwest corner of Canal Clipper Court and Lockhouse Dr.
- ❑ Total Use: 3,000 sq. ft. clubhouse with tot lot and pool
- ❑ Zoned: PUD
- ❑ Applicant: PVI, LLC
- ❑ Engineer: Lingg Property Consulting

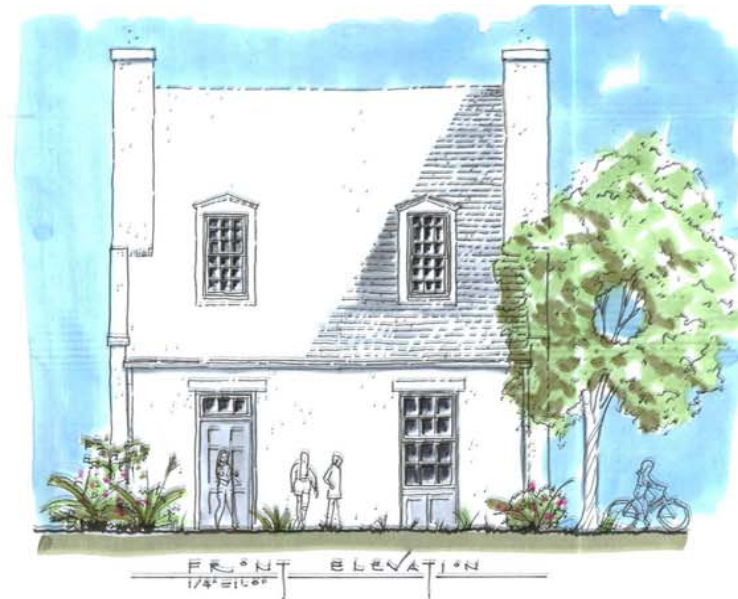




# Canal Run Clubhouse



# Canal Run Clubhouse Elevation



PROPOSED CANAL RUN CLUBHOUSE  
LOCKHOUSE DRIVE AND CANAL CLIFFER COURT, FREDERICK COUNTY MARYLAND GARY D. BAKER ARCHITECT ©1986