

# Project Fact Sheet

May 7, 2019

**Project Name:** Monocacy Gateway (Schley Property)

**NAC:** 7

**Case Number:** PC19-172PSU Preliminary Plat  
PC19-173PFC Preliminary Forest Conservation Plan

**Project Location:** East Church Street (Gas House Pike) and Schifferstadt Drive

## Project Description:

The Applicant is proposing a revision to the original Preliminary Plat to increase the 12,000 s.f. of retail/commercial spaces to 51,320 s.f. and decrease the 852,000 s.f. of industrial manufacturing and warehousing space to 788,400 s.f. The land area is being subdivided into six (6) buildable lots and two (2) outlots. There remains the collector road from Shifferstadt Blvd to Eastchurch development Lindley Road connection to be constructed.

A revised Preliminary Forest Conservation Plan is also submitted for revision to run concurrently through the review process and to the Planning Commission hearing. The project owes an overall total of 15.38 acres. The Applicant proposes to plant 6.74 acres, use Street Tree credit for .48 acres, supplemental plant an existing buffer of 4.46 acres and pay fee-in-lieu of 3.70 acres. Staff is still recommending the 3.70 acres be planted on site if not suitably planted at an off-site location.

**Owner:** Clustered Spires Property Group, LLC  
c/o John Dixon  
2410 Evergreen Road, Suite 104, Gambrills, MD 21054

**Phone:** 443-332-6380

**Applicant:** Rodgers Consulting  
19847 Century Blvd, Suite 200, Germantown, MD 20874

**Phone:** 301-948-4700

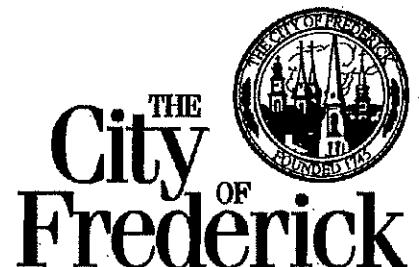
**Tentative Planning Commission Meeting Date:** June 10, 2019 hearing

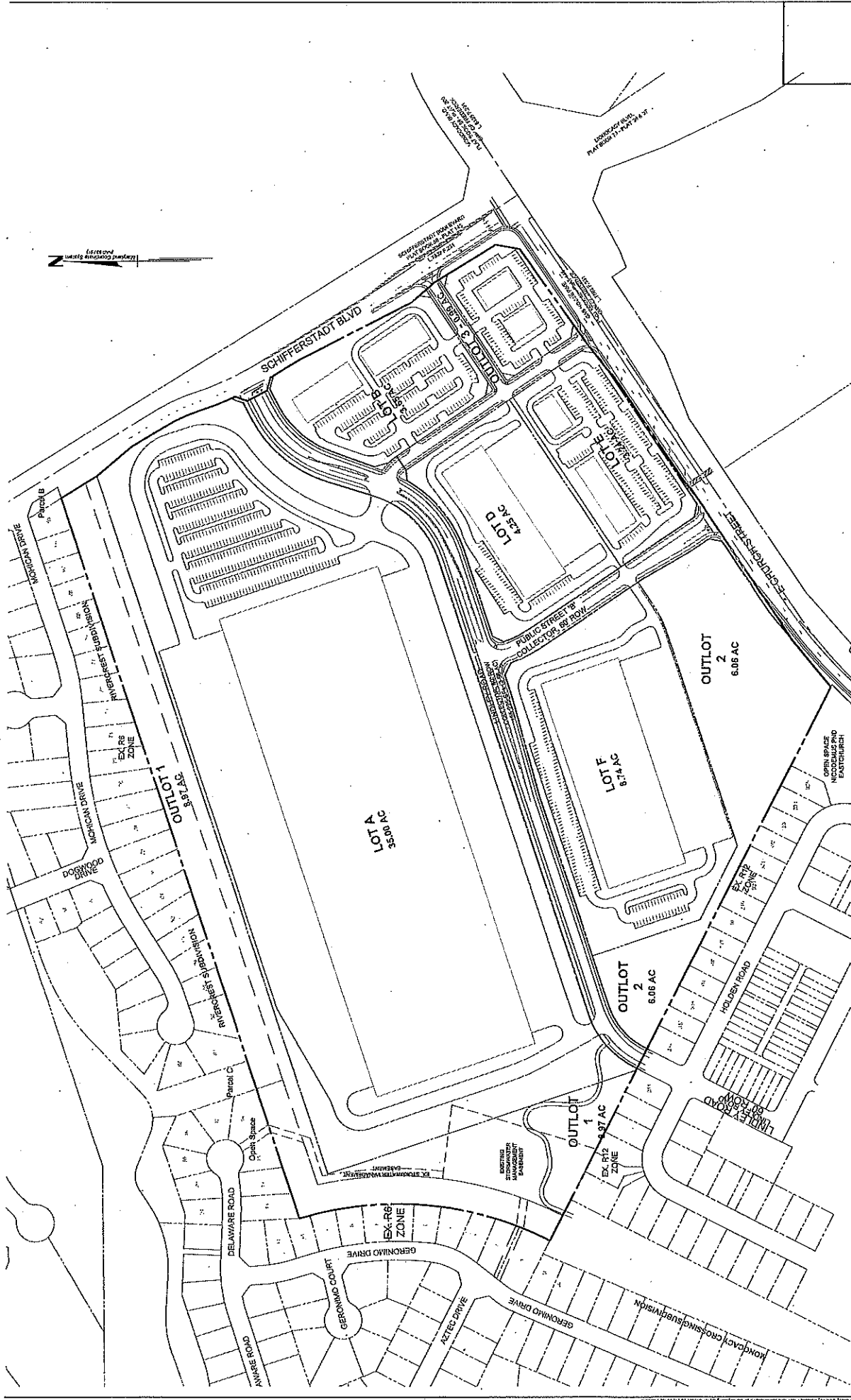
**Planning Staff:** Pam Reppert, Planner

**Phone:** 301.600.1718

**Email:** [preppert@cityoffrederick.com](mailto:preppert@cityoffrederick.com)

The information provided was taken from the plans submitted by the applicant. The project may change during the review process. Please check with the Planning Department to confirm the meeting date. Comments on this plan can be mailed or emailed to the Planner listed above.





REVISION	DATE	REVISION	DATE	BY	DATE
DESIGNED		DESIGNED		DATE	
DRAWN		DRAWN		DATE	
CHECKED		CHECKED		DATE	
APPROVED		APPROVED		DATE	
RELEASE FOR					

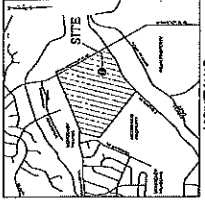
  

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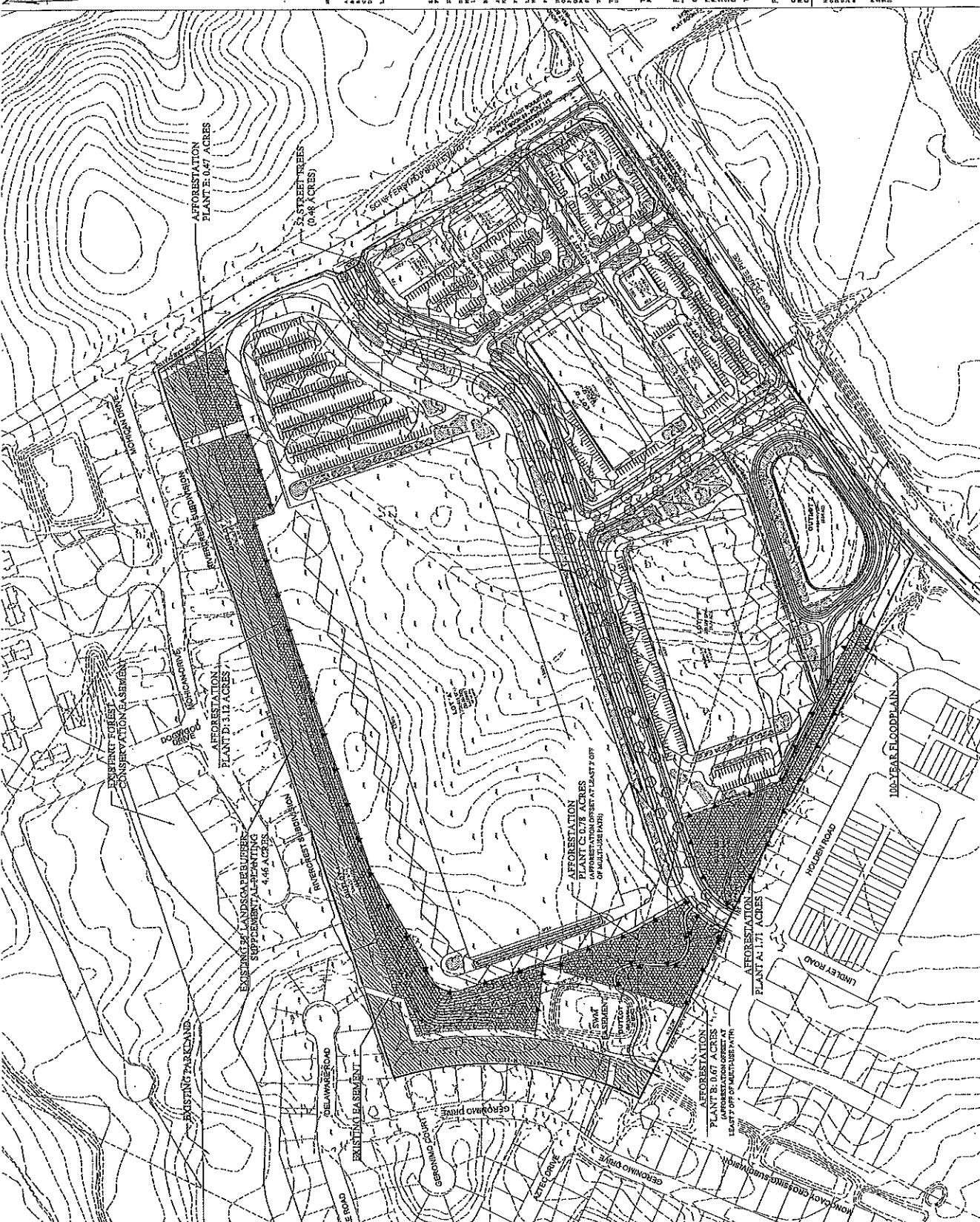
  

<b>RODGERS CONSULTING</b> 1947 Gateway Boulevard, Suite 100, Germantown, Maryland 20874 Tel: 301.746.0200 Fax: 301.746.0254 www.rdg.com		<b>MONOCACY GATEWAY</b> (FORMERLY SCHLEY PROPERTY) 801 EAST CHURCH STREET, FREDERICK, MARYLAND 21702 NEIGHBORHOOD ADVISORY COUNCIL #7, ELECTION DISTRICT #7 TAX MAP: 014 PARCEL: 1567, CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND	
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DEVELOPER/OWNER/APPLICANT:  
 CENTERED SPACES PROPERTY GROUP, LLC  
 ATTN: JOHN DIXON  
 340 BAYVIEW DRIVE, SUITE 104  
 ANNAPOLIS, MD 21403  
 410.294.8646  
 JRD@CENTEREDSPACES.COM



- LEGEND**
- Site Boundary
  - Utility Headright
  - Forest Planting
  - Landscaping Buffer
  - Existing
  - Proposed Street Type
  - Forest Protection Area
  - 2nd Degree DCP (200 ft)



**FOREST CONSERVATION REQUIREMENT**

TABLE 1

ART TRACT AREA	PLANTING	PROTECTION	PROTECTION
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	100%	100%	100%
5	100%	100%	100%
6	100%	100%	100%
7	100%	100%	100%
8	100%	100%	100%
9	100%	100%	100%
10	100%	100%	100%
11	100%	100%	100%
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15	100%	100%	100%
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100	100%	100%	100%

**FOREST CONSERVATION REQUIREMENTS: ON-SITE**

Overall Forest Conservation Required: 18.28 acres

Forest Rehabilitation: N/A

Street Tree Planting: 0-18 trees

Soil Erosion Control: 0-18 acres

Soil Erosion Landscaping: 0-18 acres

Year Forest Conservation Required: 11.66 acres

**FOREST CONSERVATION REQUIREMENTS: R-3 PROPERTY**

Overall Forest Conservation Required: 4.83 acres

Forest Rehabilitation: 1.13 acres

Street Tree Planting: 2.67 acres



**MONOCACY GATEWAY (FORMERLY SCHLEY PROPERTY)**

ARTICLE 100, § 10-101

ARTICLE 100, § 10-102

ARTICLE 100, § 10-103

ARTICLE 100, § 10-104

ARTICLE 100, § 10-105

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ARTICLE 100, § 10-108

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ARTICLE 100, § 10-147

ARTICLE 100, § 10-148

ARTICLE 100, § 10-149

ARTICLE 100, § 10-150

**RODGERS CONSULTING**

CONSULTING ENGINEERS & ARCHITECTS

10000 WOODBURN ROAD, SUITE 104  
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(443) 332-0300  
JITTON@RODGERSCONSULTING.COM

**PRELIMINARY FOREST CONSERVATION PLAN**

**ENGINEER/OWNER/APPRAISER**

CLUSTERED BIRCH PROPERTY GROUP, LLC  
2410 BARNBROOK ROAD, SUITE 104  
GAMMILLS, MD 21054  
(443) 332-0300  
JITTON@RODGERSCONSULTING.COM

