TURNINGPOINT REAL ESTATE

PROUDLY PRESENTS FOR SALE

THE RAYSTOCK ADVANTAGE

RAYSTOCK

DATA CENTER **BIOTECH/ PHARMA**

90 ± ACRES OF ZONED LAND
FOR HYPERSCALE DEVELOPMENT
IN FREDERICK, MARYLAND
WITH DARK AND LIT FIBER
AND FUTURE ACCESS TO
250 MEGAWATTS OF POWER

www.RaystockMaryland.com

Table of Contents

Real Property Data Search ( )
Search Result for FREDERICK COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: **District -** 07 **Account Number -** 204922

Owner Information

Owner Name:	RAYSTOCK LLC C/O H MARK RABIN	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	4416 E WEST HWY STE 400 BETHESDA MD 20814-4568	**Deed Reference:**	/06610/ 00240

Location & Structure Information

Premises Address:	URBANA PIKE 0-0000	**Legal Description:**	88.46 ACRES W/S R. 355 AT DR. PERRY RD.

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0105	0005	0006	10000.11	0000				2022	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			88.4600 AC → **91.446 ± AC per ALTA Survey**	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2021	 As of 07/01/2022
Land:	1,005,300	1,005,300		
Improvements	0	0		
Total:	1,005,300	1,005,300	1,005,300	1,005,300
Preferential Land:	1,005,300	5,900		

Transfer Information

Seller: RAYSTOCK LIMITED PARTNERSHIP	**Date:** 03/04/1998	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /06610/ 00240	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

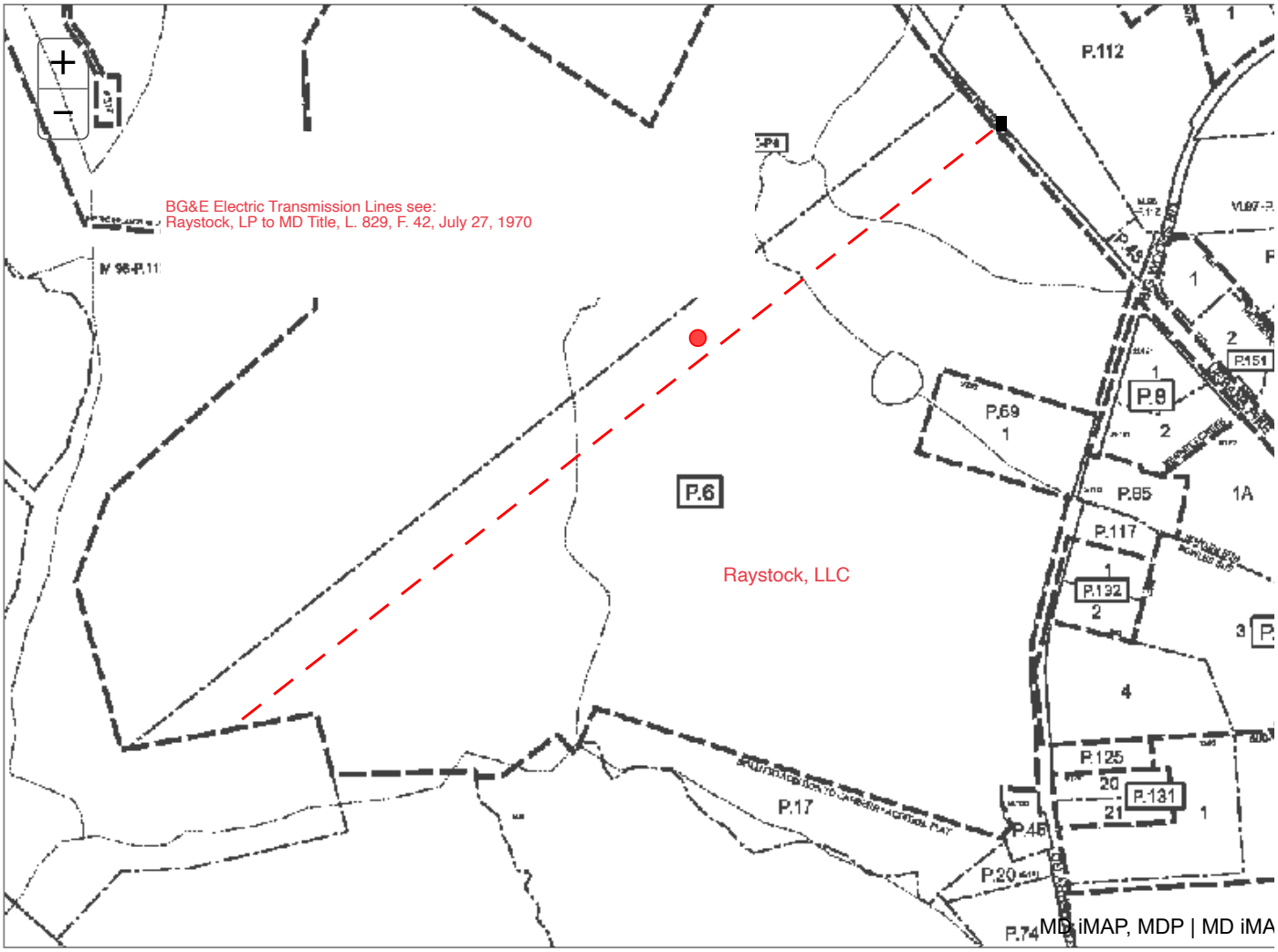
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Frederick County

New Search (https://sdat.dat.maryland.gov/RealProperty)

District: 07 Account Number: 204922

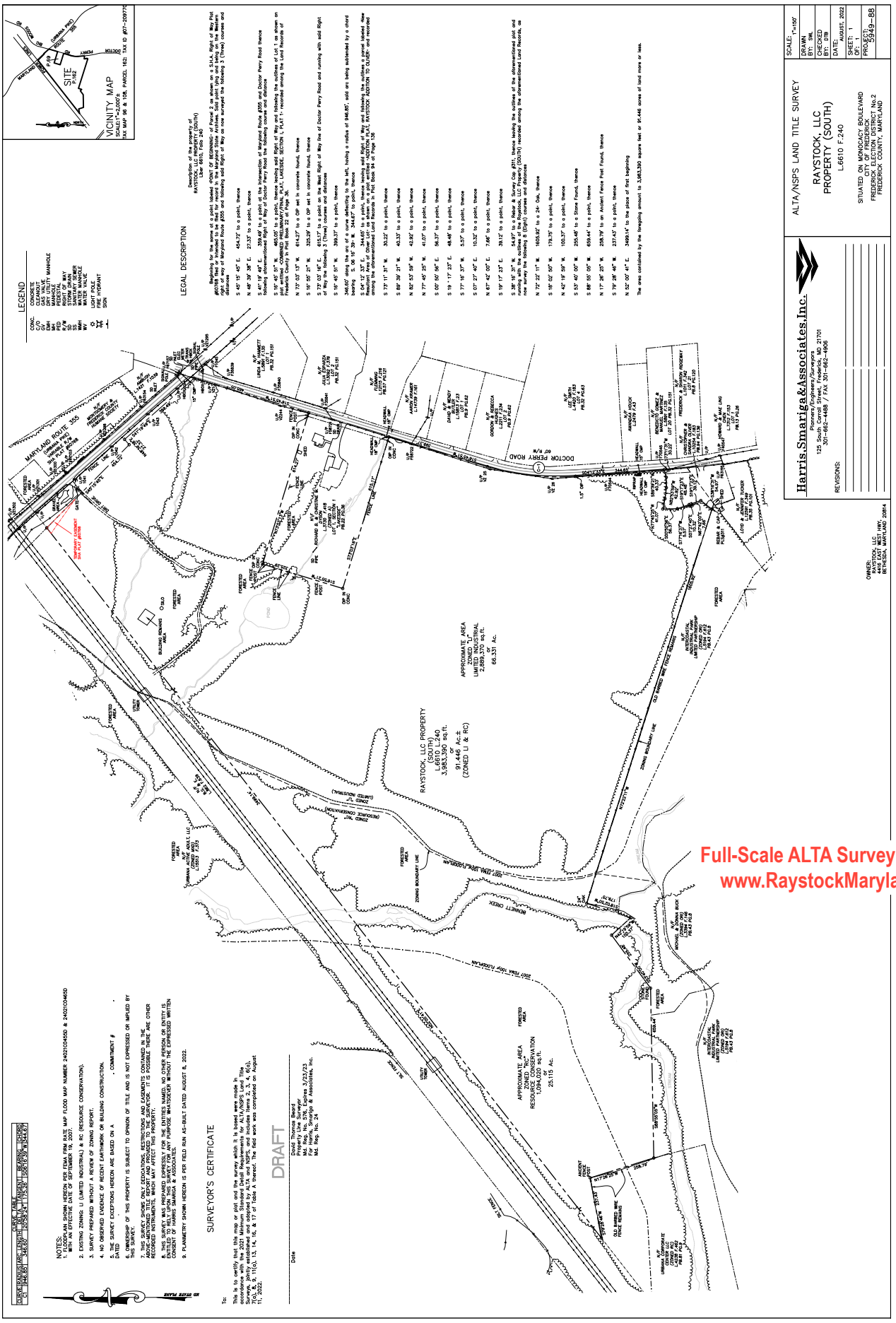


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at **www.plats.net (http://www.plats.net)**.

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at **http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx (http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx)**.


Full-Scale ALTA Survey Available:
www.RaystockMaryland.com

HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS

125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701

P. 301.662.4488
F. 301.662.4906
www.harrissmariga.com

Description of the property of
RAYSTOCK, LLC PROPERTY (SOUTH)
Liber 6610, Folio 240

Beginning for the same at a point labeled "POINT OF BEGINNING" of Parcel 2 as shown on a S.H.A. Right of Way Plat #60768 filed or intended to be filed for record in the Maryland State Archives. Said point lying and being on the Western right of way of Maryland Route #355 and following said Right of Way as now surveyed the following 3 (Three) courses and distances

S. 45° 15' 45" E. 454.72' to a point, thence

N. 48° 39' 38" E. 27.33' to a point, thence

S. 41° 19' 49" E. 359.49' to a point at the intersection of Maryland Route #355 and Doctor Perry Road thence following aforementioned Right of Way of Doctor Perry Road the following course and distance

S. 16° 45' 51" W. 465.05' to a point, thence leaving said Right of Way and following the outlines of Lot 1 as shown on plat entitled "COMBINED PRELIMINARY/FINAL PLAT, LAKESIDE, SECTION I, PLAT 1" recorded among the Land Records of Frederick County in Plat Book 22 at Page 36.

N. 73° 03' 13" W. 614.27' to a OIP set in concrete found, thence

S. 16° 55' 21" W. 325.29' to a OIP set in concrete found, thence

S. 73° 03' 16" E. 615.17' to a point on the West Right of Way line of Doctor Perry Road and running with said Right of Way the following 3 (Three) courses and distances

S. 16° 45' 51" W. 399.37' to a point, thence

346.60' along the arc of a curve deflecting to the left, having a radius of 946.85', said arc being subtended by a chord bearing S. 06° 16' 39" W. 344.67' to point, thence

S. 04° 12' 33" E. 344.65' to a point, thence leaving said Right of Way and following the outlines a parcel labeled "New Resultant Area of Oliver Lot" as shown on a plat entitled "ADDITION PLAT, RAYSTOCK ADDITION TO OLIVER" and recorded among the aforementioned Land Records in Plat Book 94 at Page 136

S. 73° 11' 31" W. 30.22' to a point, thence

S. 89° 39' 21" W. 40.33' to a point, thence

N. 82° 53' 59" W. 42.92' to a point, thence

N. 77° 45' 25" W. 41.07' to a point, thence

S. 00° 50' 56" E. 56.37' to a point, thence

S. 19 ° 17' 23" E. 48.48' to a point, thence

S. 77° 16' 37" W. 5.57' to a point, thence

S. 07° 27' 40" E. 10.32' to a point, thence

N. 67° 42' 00" E. 7.66' to a point, thence

S. 19° 17' 23" E. 39.12' to a point, thence

S. 38° 16' 31" W. 54.97' to a Rebar & Survey Cap #311, thence leaving the outlines of the aforementioned plat and running with the outlines of the Raystock, LLC Property (SOUTH) recorded among the aforementioned Land Records, as now survey the following 8 (Eight) courses and distances

N. 72° 22' 11" W. 1605.92' to a 24" Oak, thence

S. 18° 02' 50" W. 179.75' to a point, thence

N. 42° 19' 59" W. 100.37' to a point, thence

S. 53° 40' 00" W. 255.48' to a Stone Found, thence

S. 88° 55' 05" W. 659.44' to a point, thence

N. 17° 26' 25" W. 258.79' to an Ancient Fence Post Found, thence

S. 79° 28' 46" W. 237.43' to a point, thence

N. 52° 00' 41" E. 3499.14' to the place of first beginning

The area contained by the foregoing amount to 3,983,390 square feet or 91.446 acres of land more or less.

I:\PROJ\5949\SURVEY\DESCRIPTIONS\Raystock Alta Description.DOC

Data Center is a Permitted Use under the "LI" Zoning

§ 1-19-11.100. DEFINITIONS.

CRITICAL DIGITAL INFRASTRUCTURE ELECTRIC SUBSTATION. A high-voltage electric system facility used to switch generators, equipment, and circuits or lines in and out of a system, change AC voltages from one level to another, or change alternating current to direct current or direct current to alternating current. Critical digital infrastructure electric substations may only be constructed in conjunction with a critical digital infrastructure facility.

CRITICAL DIGITAL INFRASTRUCTURE FACILITY. A facility consisting of one or more buildings used primarily for the storage, management, processing, and transmission of digital data, and which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations. The facility may also include customary accessory uses such as an office use, air handlers, power generators and storage, water cooling and storage facilities, and associated utility infrastructure needed to support sustained operations of the digital infrastructure.

Extracted from https://codelibrary.amlegal.com/codes/frederickcounty/latest/frederickco_md/0-0-0-36335

§ 1-19-8.402. CRITICAL DIGITAL INFRASTRUCTURE FACILITIES IN THE LI AND GI DISTRICTS.

The following provisions apply to critical digital infrastructure facility in the LI and GI Districts.

(A) *Bulk regulations.*

(1) The Planning Commission may approve a reduction to, but not elimination of, the required yard setbacks in §I-19-6.100 between adjoining critical digital infrastructure facilities in the LI and GI Districts during the site plan review process, if the Planning Commission finds that reducing the setbacks:

(a) Increases the size and usability of open space areas;

(b) Increases the landscape buffer areas along other adjacent property lines with different land uses;

(c) Provides additional buffer areas for environmentally sensitive areas or resources; or

(d) Facilitates compliance with the design criteria listed under §1-19-8.402(B).

(2) Notwithstanding any reduction approved by the Planning Commission, the distance between structures must comply with applicable building code requirements.

(B) *Design requirements.*

(1) Buildings must be predominantly designed and constructed to include finishes and materials of consistent quality and design on all sides. All building facades that are in public view must avoid the use of undifferentiated facades and long, plain wall sections by including a combination of the following design elements: change in building height, building step-backs or recesses, windows, doors, changes in building material, patterns, textures, colors, or use of accent materials. Architectural renderings or plans must be submitted as part of the site development plan application for approval by staff and the Planning Commission to assure that the appearance, type of building materials, or other aspects of the building are consistent with the purposes and intent of the critical digital infrastructure design requirements.

(2) Building entrances must be designed and oriented in terms of their relationship to the human scale and must reflect this relationship through the inclusion of human-scaled architectural elements.

(3) Refuse and recycling dumpsters, service doors, and mechanical equipment must face away from roadways, pedestrian routes, and public areas.

(4) In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of the infrastructure must be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building must be screened by a visually opaque fence, screen wall or panel, parapet wall, or other visually opaque screen that must be constructed of materials compatible with those used in the exterior architectural finishes of the principal building.

(5) Staff shall refer site plans to the Architectural Review Committee for review prior to the site plan being scheduled for Planning Commission. The recommendations of the Architectural Review Committee may be considered by the Planning Commission.

(6) In addition to § 1-19.6.400 the following landscaping, screening, and buffering requirements must be met.

(a) Front yard(s) abutting a roadway must include a landscaped buffer.

(b) Except where adjoining a critical digital infrastructure use, side and rear yards must include a landscaped buffer.

(c) A landscaped buffer must include a four-season visual screen resulting in multi-layered, staggered rows of overstory and understory trees and shrubs that are a mix of evergreen and deciduous vegetation, with an emphasis on species that are native to Frederick County.

(d) The minimum height of overstory trees within a landscape screen or buffer at planting must be a minimum of 6 feet with a minimum caliper of 2 inches. The minimum height of understory trees and shrubs at the time of planting must be 3 gallon or larger. Trees and shrubs larger than the minimum sizes listed above will be required where the minimum planting sizes will not provide adequate screening or buffering within 2 years. Vegetation used to establish a visual screen shall not be trimmed so as to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.

(e) A berm, wall, or fence may be used in combination with vegetation to satisfy the screening requirement where deemed appropriate by County Staff and the Planning Commission. Walls and fences must be made of quality materials and enhance rather than detract from the beautification of the site. Walls and fences that are in public view must avoid long, undifferentiated facades and long, plain sections by including a combination of the following design elements: variations in height, step-backs or recesses, changes in material, patterns, textures, colors, or use of accent materials.

(f) If security fencing is proposed, vegetative screening must be placed between the fence and the public view. Fencing must be made of high quality materials. Chain-link and similar woven metal or plastic fencing shall not be used.

(g) If forest or hedgerows exist where screening or buffering is required, it must be preserved to the maximum extent practicable and supplemented with new plantings where necessary to provide the desired screening or buffering.

(h) All landscaping, screening, and buffering must be maintained in living condition.

(i) Applicant must submit a landscape, buffering, and screening plan as part of the site plan application addressing the requirements and timing of plantings. Screening and buffering must be installed as early in the development process as possible. Occupancy shall not be granted if screening and buffering requirements are not installed in accordance with the approved site plan.

(j) The Planning Commission may approve a modification to the landscaping, buffering, and screening standards where an alternate landscaping, buffering, and screening plan is provided that meets the purpose and intent of these design requirements.

(7) Parking, loading, and signage must be provided in accordance with §1-19-6.200 through § 1-19-6.340.

(8) Lighting must comply with § 1-19-6.500, but light poles must not exceed a height of 18 feet. The Planning Commission may require more restrictive lighting heights where deemed appropriate by the Planning Commission.

(9) Bicycle rack requirements shall be in accordance with industrial parks in table §1-19-6.220 (H)(1).

(10) Critical digital infrastructure facilities must meet all criteria found in §§1-19-7.600 and 1-19-7.610.

(C) *Subdivision and street frontage.*

(1) Subdivision of lot(s) for critical digital infrastructure uses shall comply withChapter 1-16 of the County Code.

(2) Where two or more lots are proposed for critical digital infrastructure uses, the lot frontage requirement of §1-19-4.520 may be met by construction of a private street subject to Planning Commission approval and the following:

(a) The lot or parcel from which the new lot is being created has fee-simple frontage on a public street.

(b) The private street connects directly to a public road.

(c) The private street will not serve any uses that would be frequented by the general public.

(d) For the purposes of establishing bulk regulations (setbacks, lot width, etc.), the measurements along the portion of the lot(s) fronting a private street must be the same as established for public streets.

(e) The design of the private street must comply withChapter 1-16 of the County Code.

(f) Private streets may not create long, dead-end street networks and must serve a limited number of lots and sites, as determined by the Planning Commission.

(g) Private streets must be maintained by a property owner association or similar organization.

(h) Easements, maintenance agreements, and covenants must be provided to the County for review with the submission of a final plat, and must be recorded by the applicant prior to lot recordation and the recording reference noted on the final plat.

(D) *Performance standards.* These performance standards for critical digital infrastructure facilities are intended to mitigate potential detrimental effects on adjacent properties and the neighborhood. All applications for site plan approval must be accompanied by a registered engineer's certification that the use complies with all of the performance standards. If, after occupancy of the structures, continuous or frequent (even if intermittent) violations of the performance standards occur, and after notice is given, bona fide and immediate corrective work is not performed which successfully prevents the violation(s) from reoccurring, the Zoning Administrator may suspend or revoke the Zoning Certificate and the Certificate of Occupancy and require the operations and occupancy to immediately cease. The Zoning Certificate and Certificate of Occupancy will be reinstated after the property owner demonstrates to the Zoning Administrator's satisfaction, that operation of the facilities is able to conform to these requirements.

(1) *Noise.*

(a) Noise must be measured with a sound level meter.

(b) The maximum sound pressure levels permitted from any source, measured within an adjacent property line, are set forth below:

Sound Measured To	***Decibels Continuous Slow Meter Responses***
Industrial uses	70
Commercial uses	64
Residential uses in any zoning district	55
Institutional uses	55
All other uses	55

(c) The provisions of this section do not apply to:

1. Transportation vehicles not under the control of the use.

2. Occasionally used safety signals, warning devices, and emergency pressure relief valves.

3. Temporary construction activity between 7:00 a.m. and 7:00 p.m.

4. Other exemptions identified in § 1-11-6(F).

(d) Air handlers, generators, and other mechanical devices must comply with subsection (1)(b) above.

(2) *Vibration.* No vibration may be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the property line; nor may any vibration produce a particle velocity of 2 inches per second measured at or beyond the property line. This provision does not apply between adjoining critical digital infrastructure facilities uses.

(Bill. No. 22-05, 3-15-2022)

§ 1-19-8.403. CRITICAL DIGITAL INFRASTRUCTURE ELECTRIC SUBSTATION IN THE LI AND GI DISTRICTS.

The following provisions apply to critical digital infrastructure electric substations in the LI and GI Districts:

(A) A critical digital infrastructure electric substation may only be constructed for the purpose of providing power to critical digital infrastructure facilities, and when a critical digital infrastructure facility has received site plan approval from the Planning Commission. An application for a critical digital infrastructure electric substation may be processed concurrently with an application for a critical digital infrastructure facility.

(B) A critical digital infrastructure electric substation may be connected to another electrical system within the region. Any expansion of a critical digital infrastructure electric substation for the purpose of supporting other uses or users must follow the rules, regulations, and procedures applicable to nongovernmental electric substation use.

(C) An application for a critical digital infrastructure electric substation must include the following:

(1) Information indicating the general conditions of use and existing improvements on adjoining properties within a 1,000-foot radius surrounding the subject property.

(2) A description of the potential environmental and ecological (including water, air, wildlife, and vegetation) effects of the proposed critical digital infrastructure electric substation on properties in the vicinity of the proposed development.

(3) An assessment of the impact on nearby properties from electromagnetic fields to be generated by the critical digital infrastructure electric substation.

(4) An assessment of safety and reliability, including provisions for emergency operations and shutdowns.

(5) Information as to how the applicant proposes to address the visual impact of the critical digital infrastructure electric substation on designated preservation areas, such as rural legacy areas, agricultural preservation areas, critical farms, Monocacy scenic river, designated heritage areas, historic sites and sites eligible for historic designation.

(6) A description of methods to be utilized to mitigate any waste disposal, air quality, visual or noise impacts associated with the development or operation of the critical digital infrastructure electric substation.

(D) *Design requirements.*

(1) *Landscaping, screening, and buffering.*

(a) A landscaped buffer must include a four-season visual screen resulting in multi-layered, staggered rows of overstory and understory trees and shrubs that are a mix of evergreen and deciduous vegetation, with an emphasis on species that are native to Frederick County.

(b) The minimum height of overstory trees within a landscape screen or buffer at planting must be a minimum of 6 feet with a minimum caliper of 2 inches. The minimum height of understory trees and shrubs at the time of planting must be 3 gallon or larger. Trees and shrubs larger than the minimum sizes listed above will be required where the minimum planting sizes will not provide adequate screening or buffering within 2 years. Vegetation used to establish a visual screen shall not be trimmed so as to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.

(c) A berm, wall, or fence may be used in combination with vegetation to satisfy the screening requirement where deemed appropriate by County Staff and the Planning Commission. Walls and fences must be made of quality materials and enhance rather than detract from the beautification of the site. Walls and fences that are in public view must avoid long, undifferentiated facades and long, plain sections by including a combination of the following design elements: variations in height, step-backs or recesses, changes in material, patterns, textures, colors, or use of accent materials.

(d) If security fencing is proposed, vegetative screening must be placed between the fence and the public view. Fencing must be made of high quality materials. Chain-link and similar woven metal or plastic fencing shall not be used.

(e) If existing forest or hedgerows exist where screening or buffering is required, it must be preserved to the maximum extent practicable and supplemented with new plantings where necessary to provide the desired screening or buffering.

(f) All landscaping, screening, and buffering must be maintained in living condition.

(g) The Planning Commission may approve a modification to the landscaping, buffering, and screening standards where an alternate landscaping, buffering, and screening plan is provided that meets the purpose and intent of this section.

(h) Applicant must submit a landscape, buffering, and screening plan as part of the site plan application addressing the requirements and timing of plantings. Screening and buffering must be installed as early in the development process as possible. Occupancy shall not be granted if screening and buffering requirements are not installed in accordance with the approved site plan.

(2) Lighting, if provided, must comply with § 1-19-6.500, and light poles shall not exceed a height of 18 feet. The Planning Commission may reduce lighting height(s) where deemed appropriate by the Planning Commission.

(3) *Noise.*

(a) Noise will be measured with a sound level meter.

(b) The following table describes the maximum sound pressure level permitted from any source and measured at any adjacent property line.

Sound Measured To	***Decibels Continuous Slow Meter Responses***
Industrial uses	70
Commercial uses	64
Residential uses in any zoning district	55
Institutional uses	55
All other uses	55

(c) The following sources of noise are exempt:

1. Transportation vehicles not under the control of the use.
2. Occasionally used safety signals, warning devices, and emergency pressure relief valves.
3. Temporary construction activity between 7:00 a.m. and 7:00 p.m.

(4) *Vibration.* No vibration may be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the property line; nor may any vibration produce a particle velocity of 2 inches per second measured at any point beyond the property line. This provision does not apply between adjoining critical digital infrastructure uses.

(5) *Height.* The Planning Commission may approve an increase in the maximum height established in §1-19-6.100, if it finds the increased height would not have an adverse impact on properties in the vicinity of the proposed critical digital infrastructure electric substation. For each 3-foot increase in the height above the maximum height established in § 1-19-6.100, the required front, side, and rear yards set back measurements must be increased by one additional foot.

(Bill. No. 22-05, 3-15-2022)

§ 1-19-2.170. ARCHITECTURAL REVIEW COMMITTEE.

(A) *Established.* There is hereby established an Architectural Review Committee.

(B) *Members.*

(1) The Architectural Review Committee shall consist of 5 members appointed by the County Executive, subject to confirmation by the County Council. The Committee members shall be appointed for staggered 5-year terms of office. At the end of a term, a member continues to serve until a successor qualifies and is appointed. A member who is appointed after a term has begun will serve only for the remainder of the term and until a successor qualifies and is appointed.

(2) Members may not be related to, either by blood or marriage, or associated with any person or corporation who is currently working on or is invested in a critical digital infrastructure project in the county, or who has had such relations or interests in a critical digital infrastructure project in the county within a year prior to the member's date of appointment.

(3) Members should have a license, certificate, degree, training or work experience in architecture, landscape architecture, experience in related commercial/industrial construction and development, or other areas of experience or interest as determined to be relevant by the appointing official.

(C) *Functions.* The Architectural Review Committee will meet as needed to review site development plans for proposed critical digital infrastructure facilities. The Committee will provide recommendations to the Planning Commission regarding an application's compliance with § 1-19-8.402(B)(1)-(5). The Committee may also perform other related functions as delegated from time to time by the county.

(Bill. No. 22-05, 3-15-2022)

FREDERICK COUNTY
BUILDING AND SITE DESIGN GUIDELINES FOR CRITICAL DIGITAL INFRASTRUCTURE
MAY 2022

Use of Design Guidelines

The Frederick County Design and Development was created for planners, developers, engineers to seeking to develop any digital critical infrastructure in Frederick County.

Critical Digital Infrastructure Facility: A use or facility consisting of one or more buildings used primarily for the storage, management, processing, and transmission of digital data, which houses computer and or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facility may also include an accessory office use, air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of the digital infrastructure.

Critical Digital Infrastructure Electric Substation: A high-voltage electric system facility used to switch generators, equipment, and circuits or lines in and out of a system, change AC voltages from one level to another, or change alternating current to direct current or direct current to alternating current. Critical Digital Infrastructure Electric Substations may only be constructed for the primary purpose of providing power to Critical Digital Infrastructure.

Goals

- To clarify and explain the architectural and development design standards.
- To graphically represent the design guidelines and better illustrate the application of the guidelines.
- To be used as a reference tool.
- To improve the quality and compatibility of development of digital critical infrastructure proposed in Frederick County.

Process

Architectural renderings or plans shall be submitted as part of the Site Development Plan application for approval by Staff and the Planning Commission to assure that the appearance, type of building materials, or other aspects of the building are consistent with the purposes and intent of the Critical Digital Infrastructure design requirements.

ARCHITECTURE AND BUILDING DESIGN

Finishes and Materials
Buildings shall be predominantly designed and constructed to include finishes and materials of consistent quality and design on all sides.

Materials help define architectural styles and create visually appealing building facades.

Types of Exterior Materials for Critical Digital Infrastructure

- Masonry
- Metal
- Siding
- Glass
- Composite

Brick Exterior Design – bruns-pak.com

Glass Exterior Design – builtin.com

Combination of Siding, Glass, Metal Exterior – LL Bean Stonewall Data Center - hed.design.com

LL Bean Data Center Enlarged – rrcengineering.com

The materials for each buildng should:

- Complement the neighborhood, region, and architectural style.
    - For example: buildings located in more urban or suburban settings may appear more modern or appear like office buildings.
- Be durable and compatible with other building materials.
- Have a finished appearance on all sides.
    - The variety of finishes of the materials can add character to a building design.

This modern CDI building would be more appropriate in an urban environment.

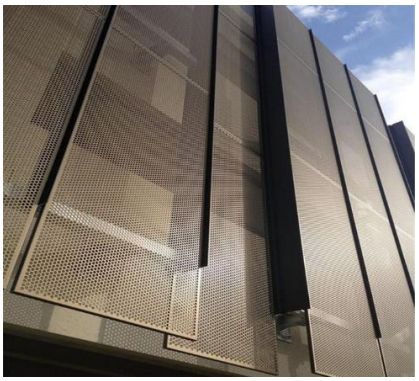
This modern CDI building would be appropriate in an urban environment. Photo Credit: Mike Wilkins

This CDI building has the appearance of an institutional use – bruns-pak.com

For example: metal finishes can be applied in a variety of finishes like ribbed, batten, flat, perforated etc.

Building Exterior Finish Precedent - prweb.com

Equinix NY5 – blog.equinix.com



Building Exterior Finish Precedent - stainless-plate.com

Building Façade and Articulation Designs Discouraged:

All building facades that are in public view shall avoid the use of undifferentiated facades and long, plain wall sections. Adding architectural elements to otherwise massive building structures help bring the scale and massing to a human scale.

The building facades should avoid:

- Sole reliance on horizontal or vertical bands
- Shallow recesses or bump outs
- Rooflines at the same heights or no step-backs
- Indistinct entrances
- Use of color schemes with little or no contrast
- Bulk of building mass a single color

There are little to no architectural elements to break down the scale of this CDI, which is discouraged. Scott Data Center – scottdatacenter.com

This CDI could use more articulation in color, walls, roofline, etc., especially when viewed from the public street. Banner Data Center – kpff.com

The splash of blue on the walls do not successfully break down the mass of the CDI building. Photo Credit: Mike Wilkins

The color contrast, shallow variation in the walls, and odd entrances do not break up the building massing or long plain facades. SDN Communications Data Center – sdncommunications.com

The light-colored portion of the CDI is lost against the bulk of the dull grey concrete building. Photo Credit: Mike Wilkins

Building Façade and Articulation
Designs Encouraged:
Long plain wall sections can be avoided with the combination of the following design elements:

- Changes in building material and building heights
- Changes in patterns and textures
- Building step-backs, recesses, or protrusions
- Colors or use of accent materials (prominent use at entrances)
- Use of windows (or faux windows)

Architectural Features also encouraged:

- Accent/trim colors that contrast but are compatible with primary building color
- Perforated or louvered screens
- Distinct articulation of the building sections (base, middle, and top)
- Columns and bays
- Substantial recesses

This CDI demonstrates a varied roofline, pedestrian scaled entrance, the use of clear and glazed windows. Element Critical – CoStar.com

The building mass is broken up well by using a combination of a difference material, color, sizes, and bump outs.
Highmark Data Center – callisonrtkl.com

Building entrances shall be designed and oriented in terms of their relationship to the human scale and shall reflect this relationship through the inclusion of human-scaled architectural elements.

The CDI building shows a pedestrian scaled entrance highlighted by a designed accent glass glazed wall. [CloudHQ's MCC1 Data Center – datacenterknowledge.com]

Color, vertical and horizontal designs, provides visual interest to the CDI building. More use of bump outs or recesses and a varied roofline would increase the visual break down of the massing. Photo Credit: Mike Wilkins

This CDI building utilizes color and faux windows to avoid plain wall sections. A more prominent entrance, better screening, and location of duct work would greatly increase an already attractive design. Photo Credit: Mike Wilkins

A prominent entrance, use of color, bump outs, change of material in addition to faux windows work well on this CDI rendering.
Corgan Data Center – corgan.com

Other Critical Digital Infrastructure Building Design Examples:

Building M1 – hed.design

Advanced Technology Research Facility Data Center – hdrinc.com

NTT VA3 Data Center – hed.design

VA2 Data Center – ragingwire.com

Data Center Exterior Precedent – bruns-pak.com

NSA's Utah Data Center - businessinsider.com

QTS Data Center - qtsdatacenters.com

SITE DESIGN

Screening and Buffering

In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of the infrastructure shall be screened.

This CDI building has a combination of fencing and a berm. Landscaping needs to be added as a reinforcement to the screening. Mineral Gap Data Center - (dpfacilities.com)

Types of Effective Screens for Critical Digital Infrastructure

- Principal Building
- Visually Opaque Fence*
- Screen Wall or Panel*
- Parapet Wall*
- Other visually opaque screen that shall be constructed of materials compatible with those used in the exterior architectural finishes of the principal building.

*Walls and fences must be made of quality materials and enhance rather than detract from the beautification of the site.

Fencing and landscaping working together for an effective screen. Multilayered landscaping with a variety of plant materials is needed. Photo

In addition to the items to be screened listed above, the areas that shall be screened and located to the rear or side of the buildings or be incorporated in the building design:

- Service and Loading Areas
- Refuse and Recycling Areas

Areas requiring a landscape buffer:

- Front yards abutting roadways
- Side and rear yards (except where adjoining a CDI use)

Wall of similar building materials to successfully screen outdoor equipment. Photo Credit: Mike Wilkins

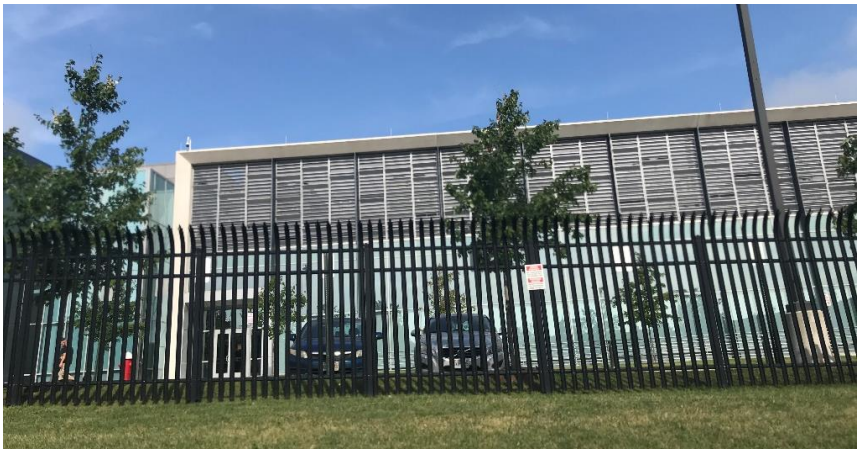
Types of Effective Buffers for Critical Digital Infrastructure

- Landscape buffer (in accordance with the Frederick County Zoning Ordinance)
- Berm, wall, or fence in combination with vegetation.
    - If security fencing is proposed, vegetative screening shall be placed between the fence and the public view.
- Existing forest or hedgerows (supplemented with new plantings where necessary)

This current condition of the CDI building does not provide sufficient fencing and landscaping to successfully screen the ground equipment from the public way. Pacific Blvd - Google Maps

The ground equipment is clearly visible from the public way and there is not enough landscaping for a suitable screen. Photo Credit: Mike Wilkins

Views of the rooftop equipment must be screened, unlike this CDI building. Photo Credit: Mike Wilkins



This portion of the CDI site is not adequately screened with the fencing and landscaping.
Photo Credit: Mike Wilkins

Although the dumpster enclosures blend in with the CDI building, the enclosure should not be viewed from the public street. Photo Credit: Mike

Another example of rooftop mechanical equipment that must be screened from public view. Red Rum Dr - Google Maps

CDI Electric Substations must be thoughtfully designed where the structures have sufficient screening and buffering from the public street. This CDI Electric Substation has no visual screen. Photo Credit: Mike Wilkins

This CDI Electric Substation has a wall and landscaping. The color of the wall brings attention to the utilities. More design in the materials, colors, and altering wall direction would help with concealment. Photo Credit: Mike Wilkins

A mixture or alternate row of trees would greatly enhance the landscape screening of this CDI building.
Photo Credit: Mike Wilkins

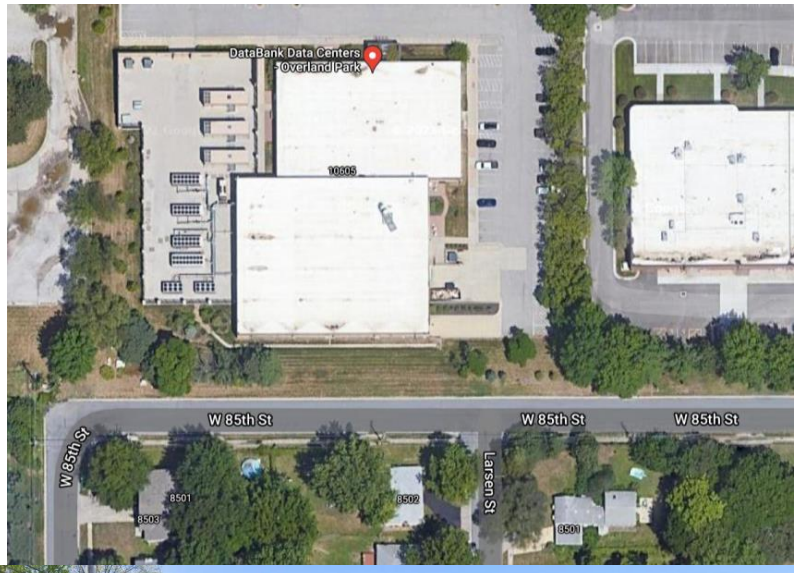
The inclusion of deciduous overstory trees to the existing landscaping will adequately screen the site from the public way. In addition to the screening, a higher quality fence would be required.
Photo Credit: Mike Wilkins

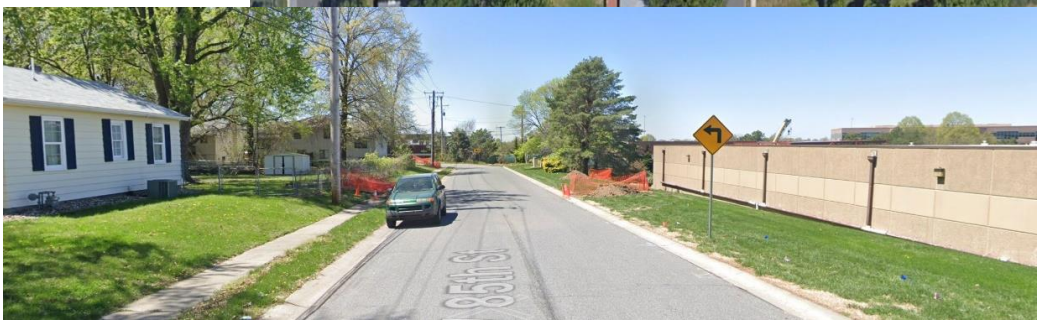
The landscaping throughout this site does a good job of visually breaking up the size of this CDI building.
Photo Credit: Mike Wilkins

SITE DESIGN

Land Use Compatibility

Data Centers abutting residential, institutional or agricultural districts must provide sufficient buffering and screening. Landscape buffering and screening must be heavily landscaped and a mix of deciduous and evergreen trees. If buffered or screened by a fence or wall then materials, colors, form, scale, and design of the fencing and walls considered should be compatible with the main structure.





The CDI building above does not provide adequate buffer or screening from the public way or the nearby residential properties. Kansas City, MO data center - Google Maps

SITE DESIGN

Lighting

Extremely tall light poles add to the overwhelming mass of the buildings and site. Light pole must be designed in accordance with the Frederick County Zoning Ordinance but not to exceed 18 ft. More restrictive lighting may be enforced where deemed appropriate.

The light poles on this CDI site are unnecessarily high. Photo Credit: Mike Wilkins

An example of parking area light poles that are higher than needed, especially in an area where trucks are not permitted. Waxpool Rd - Google Maps

This CDI building also shows unnecessarily high light poles. VA-625 - Google Maps

The light poles and building mounted fixtures on this CDI site are appropriately sized. Photo Credit: Mike Wilkins

An example of reduced height of the parking area light poles. Photo Credit: Mike Wilkins

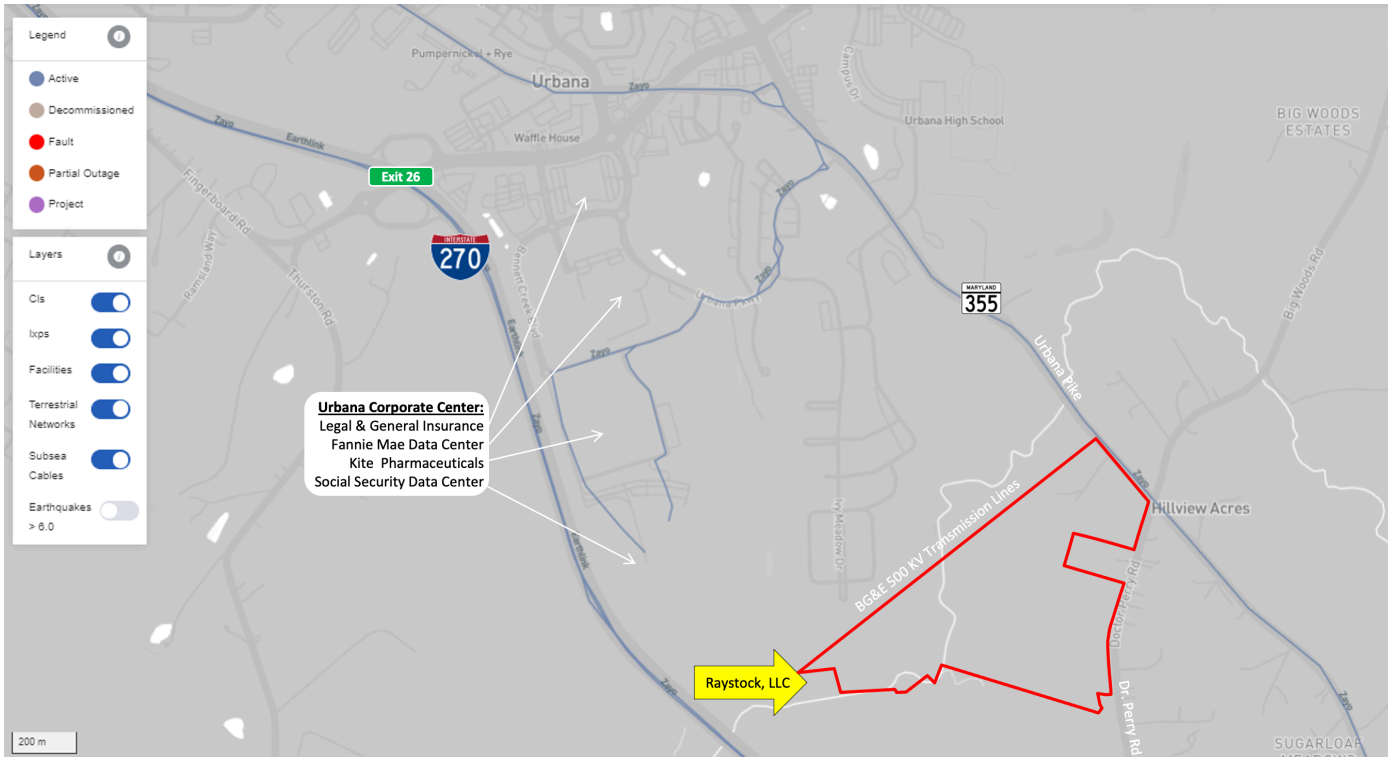
The security entrance at this CDI building is lighted by fixtures whose poles do not exceed the height of the building. Photo Credit: Mike Wilkins

Fiber:

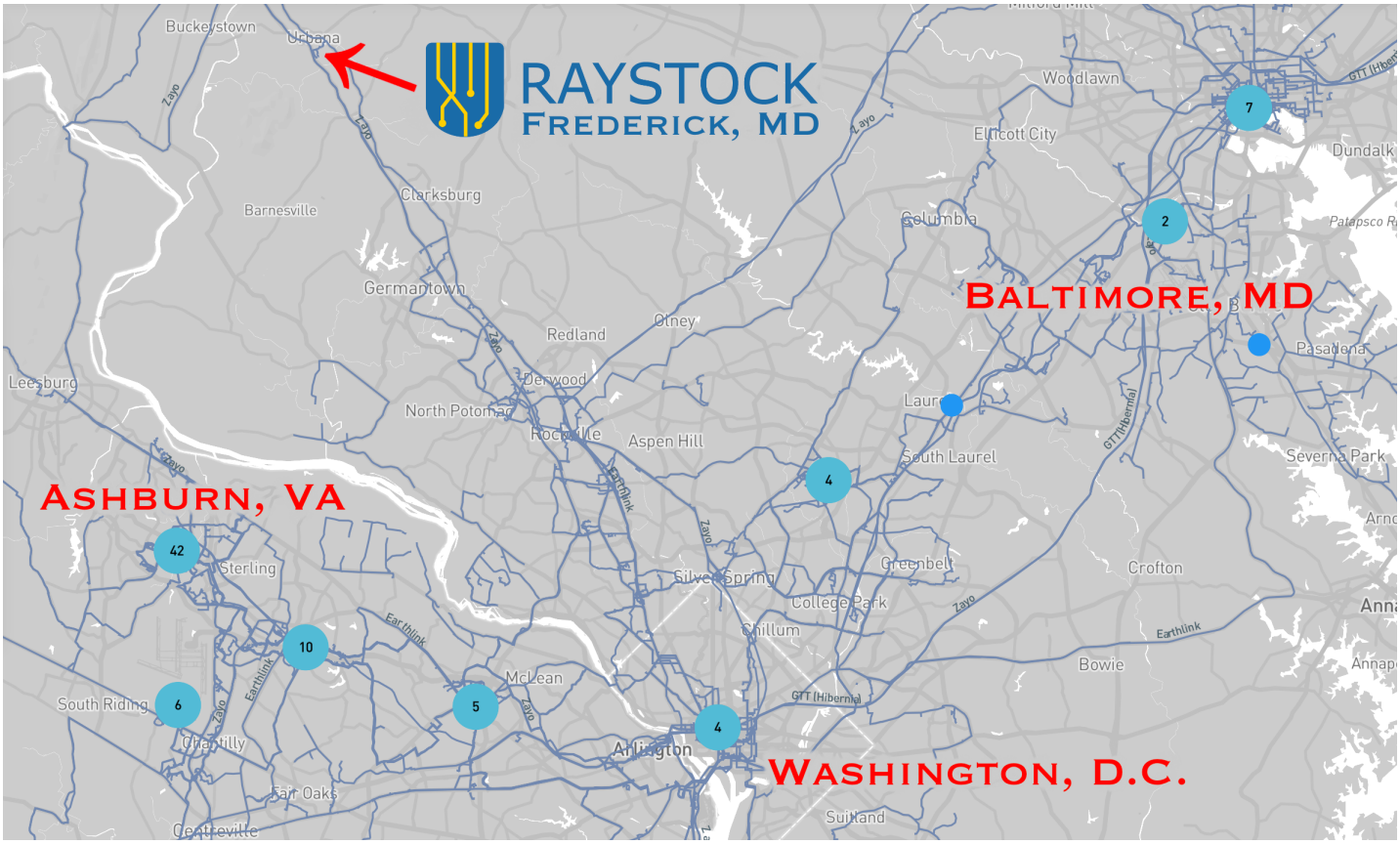
Nearby the Raystock property is the federal government's Social Security Data Center (300,000 sf), as well as Fannie Mae's Data Center (220,000 sf, max expansion 490,000 sf), Legal & General's Center (120,000 sf), and Kite Pharmaceutical (279,000 sf). Major fiber optic lines run past the property in Urbana Pike (MD 355) and along Interstate I-270. Dark and Lit Fiber is available. Route diversity North and South.

Zayo Group can provide DIA, Ethernet, Waves, Dark Fiber, Cloud Connectivity, SD-WAN and DDoS protection. Zayo offers bandwidth speeds of 100mb to 100G and will connect to any cloud provider at 150 on-ramps across the globe.

For further information please contact:
Bryce O'Neill
Account Director – Zayo Group
21635 Red Rum Dr.
Ashburn, VA 20147
Office: (571) 485-8958
Cell: (303) 941-1848
email: Bryce.ONeill@Zayo.com

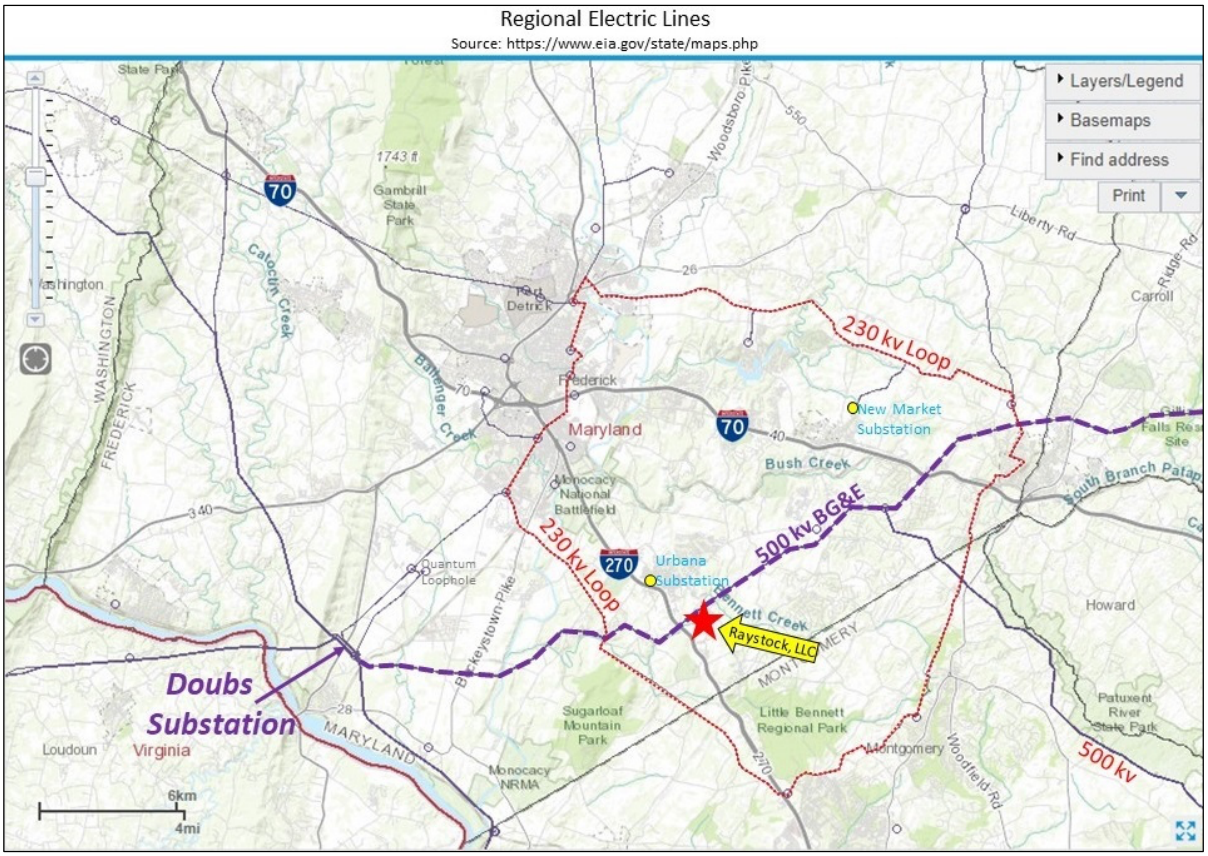


RAYSTOCK REGIONAL FIBER MAP



Electric Power:

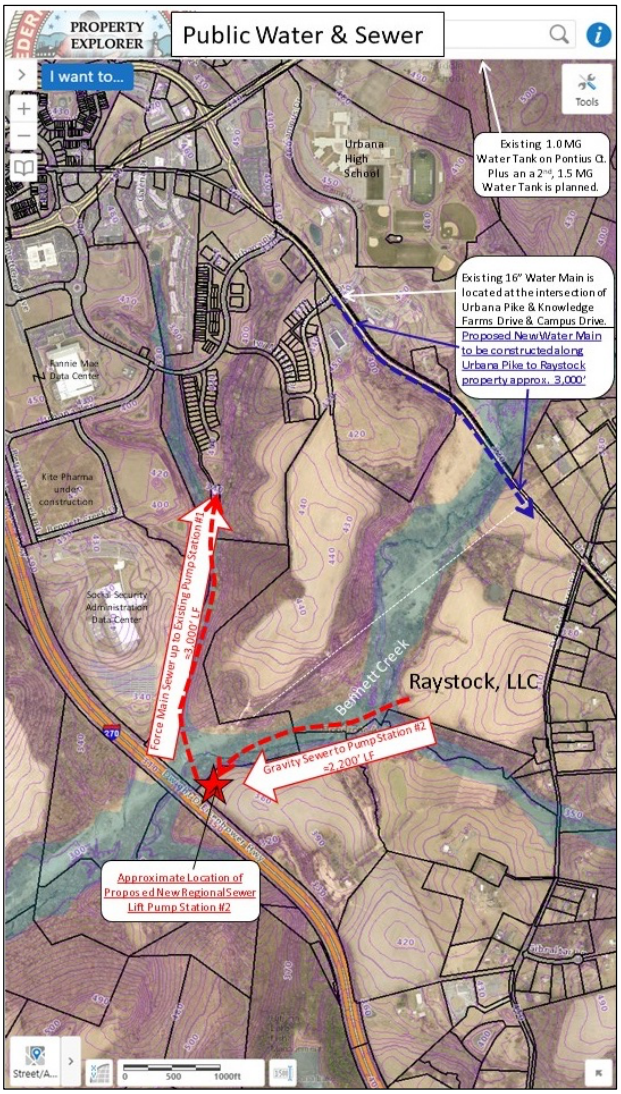
Electric power is provided by Potomac Edison a First Energy Company. The closest substation lies just 1.9 miles (3km) to the northwest lying on the south side of Urbana Pike (MD 355). Raystock has zoning and land available for a private substation. The site can easily be served via local power lines running along Urbana Pike (MD 355) and Doctor Perry Rd. Along the properties northwest boundary is a 500 kv Transmission line owned by Baltimore Gas & Electric a subsidiary of Constellation Energy (BG&E).



For further information please contact:
Lucas Cade
Senior Economic Development Advisor
FirstEnergy
10802 Bower Avenue
Williamsport, MD 21795
Office: (301) 582-5235
cell: (240) 343-0015
email: lcade@firstenergycorp.com

Water & Sewer:

Regionally water to the site will be provided by an extension of a 16” water main from the intersection of Urbana Pike (MD 355) and Knowledge Drive. Regionally sewer to the site will be transferred via a new 2nd lift pump station up to the existing lift pump station located in the Urbana Corporate Park. After consultation with the department of Water and Sewer Utilities it was determined that for a single user a temporary onsite lift pump station would be permitted to serve the site and pump the effluent up into existing sewer lines in the Woodlands community which is under construction. The system would then drain by gravity to the existing lift pump station in the Urbana Corporate Park.



Jan H. Gardner
County Executive

FREDERICK COUNTY GOVERNMENT

DIVISION OF WATER AND SEWER UTILITIES

Department of Engineering & Planning

Mark A. Schweitzer, Director
Bryan J. Burke, Department Head

June 3, 2022

Raystock LLC
C/O Mark Rabin
4416 East West Highway Suite 400
Bethesda, MD 20814-4568

Re: Connection to Public Water and Sewer
Urbana Pike (Tax Map 0105 Parcel 0006, Tax ID #07-204922)

Dear Property Owner:

The table below summarizes general information obtained from various sources to respond to an inquiry of possible water and sewer service for the subject property.

		Water	Sewer
1	*Water and Sewer Plan* classification	W-4	S-4
1a	Zoning	LI	LI
2	Remaining Treatment Capacity	Yes	Yes
3	Extension of lines necessary? Approximate distance (ft.)	Yes, ~3,100	TBD
4	Pending CIP Projects	No	No
5	Pending Developer Projects	No	No
6	Special Appurtenances	No	SPS

The information provided is subject to change. Water and sewer capacity charges are according to the latest edition of the Water and Sewer *Rules and Regulations, Division of Utilities and Solid Waste Management*. The information is not intended to be used in the determination of property values or appraisals. Typically, further engineering and/or study may be necessary to determine items 2 & 3.

The current County *Water and Sewerage Plan* map shows that the property has a water and sewer classification of W-4/S-4. Per the *Water and Sewerage Plan*,[1] properties must have a water and sewer classification of a "3" or less to enable connection to public water and sewer. An application to amend the County Water and Sewerage Plan is filed through the County Planning Department. Please contact Mr. Tim Goodfellow at (301) 600-2508 for more information.

[1] https://www.frederickcountymd.gov/DocumentCenter/View/294677

A 16-inch waterline, constructed under County Water and Sewer Contract # 409B-SW, runs parallel to Urbana Pike stopping at Thornapple Drive (see Exhibit). There is no infrastructure in place currently to provide sewer service for this parcel. Per the Bennett Creek Wastewater Pumping Station Siting Study dated April 18, 1995, sewer service could potentially be provided by the future Urbana South Sewerage Pump station. Alternative sewer service options could be studied, reviewed and approved by the DWSU. If required, a sewage pumping station symbol would need to be added to the Water & Sewer Map and approved by MDE. There is limited capacity in the County owned water and sewer system. However capacity is on first-come first-served basis. The extension of public water and sewer service to the subject property is currently not within the County's CIP. Therefore, it is the property owner's responsibility to hire an engineer to design water and sewer extensions as set forth in our Design Manual for Water and Sewer Facilities. After design approval, the owner must execute a Public Works Agreement or Public Improvements Agreement with Frederick County for construction and inspection of the public water and sewer improvements.

Listed below is a basic checklist of items (with the appropriate *Water and Sewer Rules and Regulations*[2] references) necessary for connecting the property to public sewer and sewer:

- Obtain the proper *Water and Sewerage Plan* Classification for the property (§3.A.)
  - And if required, a SPS symbol added to the water and sewer map.

- Execute a Public Works Agreement or Public Improvements Agreement to cover the installation of the water and sewer extension /connections and all necessary appurtenances associated with the effort (§3.C. & §4) per improvement plans prepared by the property owner/ developer's consultant and approved by Frederick County. A SPS would need to be reviewed and approved by MDE. Provide a guarantee of 115% of the construction cost, based on the County-approved plans and pay the necessary construction administration and inspection fees (§3.D.1.).

- Payment of fees at current rates, e.g., inspection, water meter ($421.50), capacity fee ($5,606 for a water tap and $ 7,825 for a sewer tap, subject to change as of July 1, 2022) are made before issuance of a building, utility, or plumbing permit (§11.¶B.). Please be advised that for a non-residential use property, the number of water/sewer taps will be determined by waste fixture counts at the building and/or plumbing permit stage. The capacity fee is paid at 4520 Metropolitan Court or 30 North Market Street, Frederick, Maryland. Make check(s) payable to the Treasurer of Frederick County.

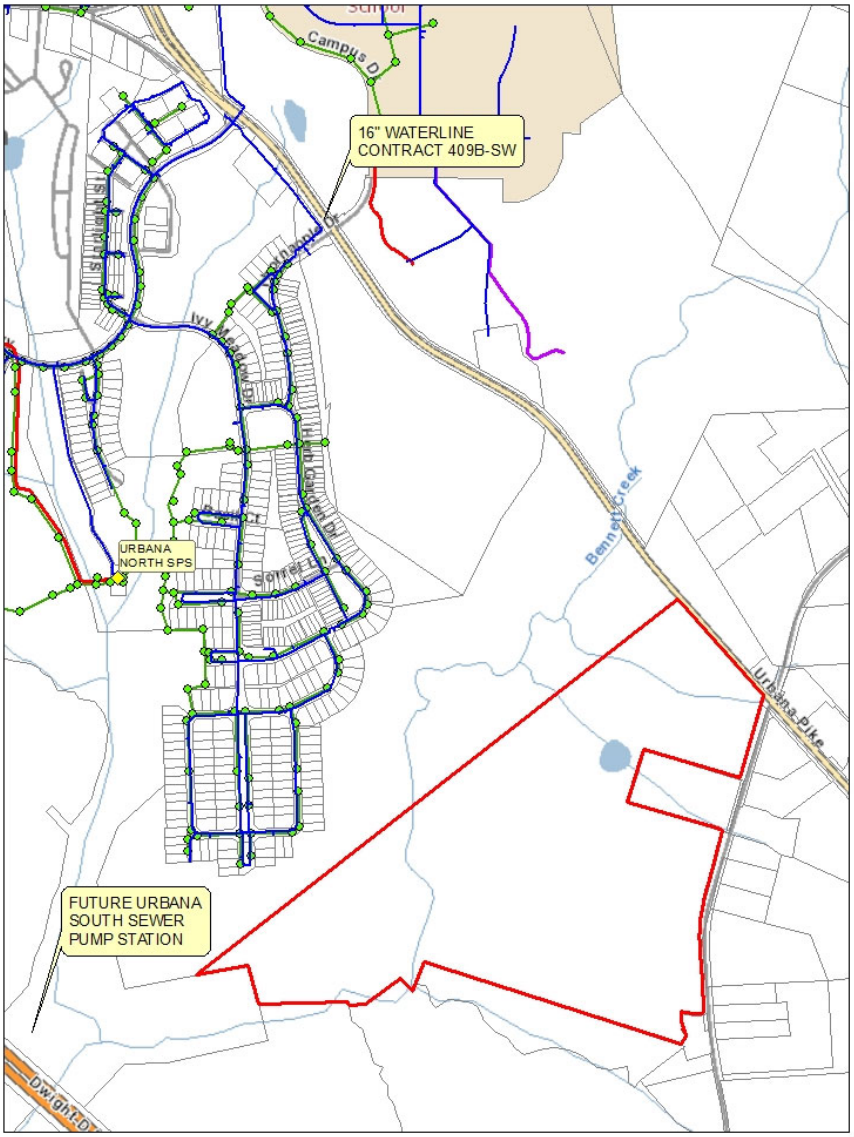
If you have any questions, or require additional information, please contact Mrs. Dianna Lu at (301) 600-3574, or this office at (301) 600-2078.

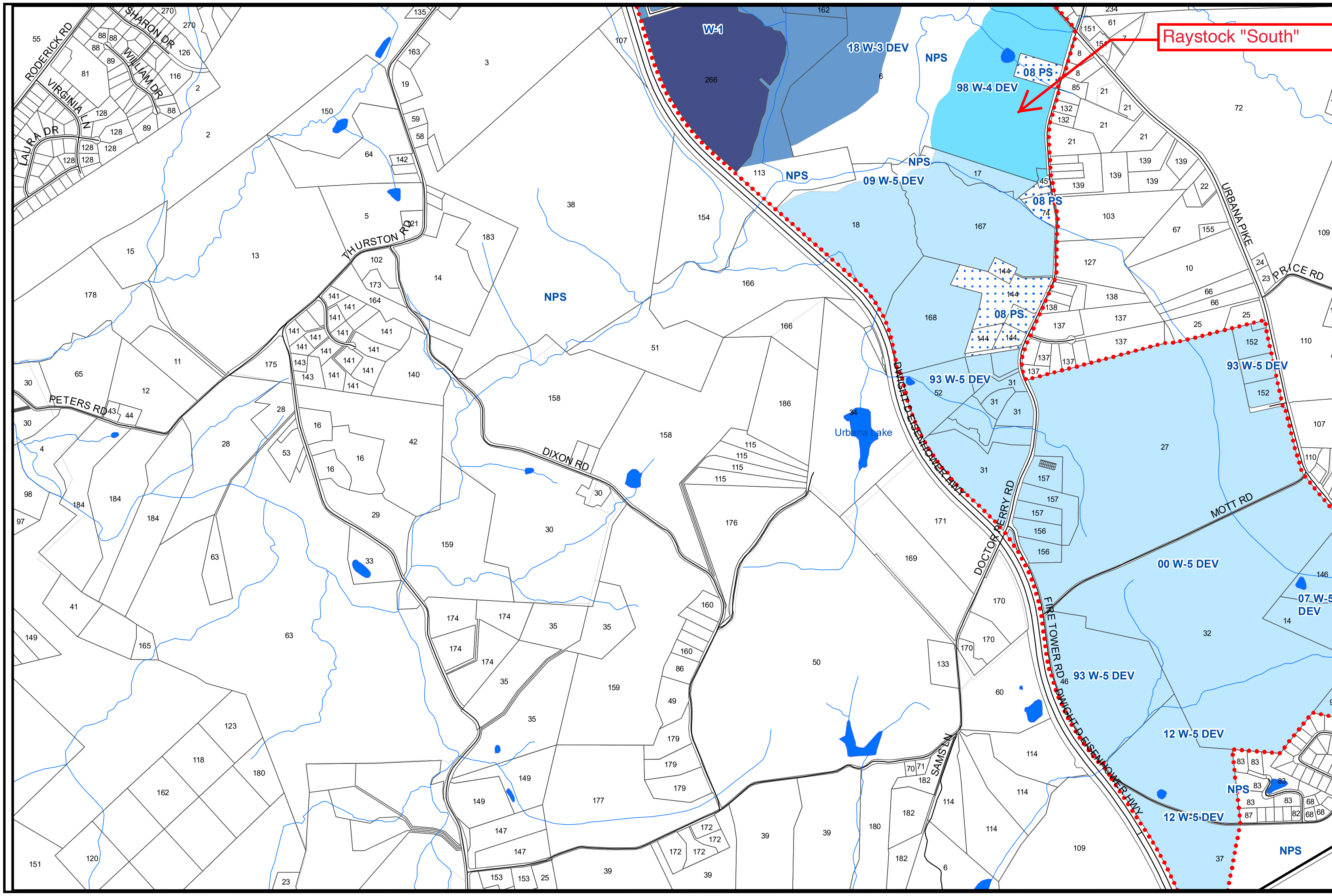
2 https://www.frederickcountymd.gov/documentcenter/view/279941

Sincerely,

Bryan Jay Burke, P.E
Department Head

pc: Tim Goodfellow, Planning
Tina Hafler, DWSU, Accounting and Finance
Dianna Lu, DWSU, Department of Engineering and Planning
File/ M-Service Inquiries


16" WATERLINE
CONTRACT 409B-SW
URBANA
NORTH SPS
FUTURE URBANA
SOUTH SEWER
PUMP STATION
Bennett Creek
Urbana Pike
Campus D
Dwight D



Water Service Areas

- W-1- Connected
- W-3- 1-3 Years
- W-4- 4-6 Years
- W-5- 7-10 Years
- PS- Planned Service 11-20 Years
- M-U- Multi-Use (Private)
- NPS- No Planned Service

N W E S

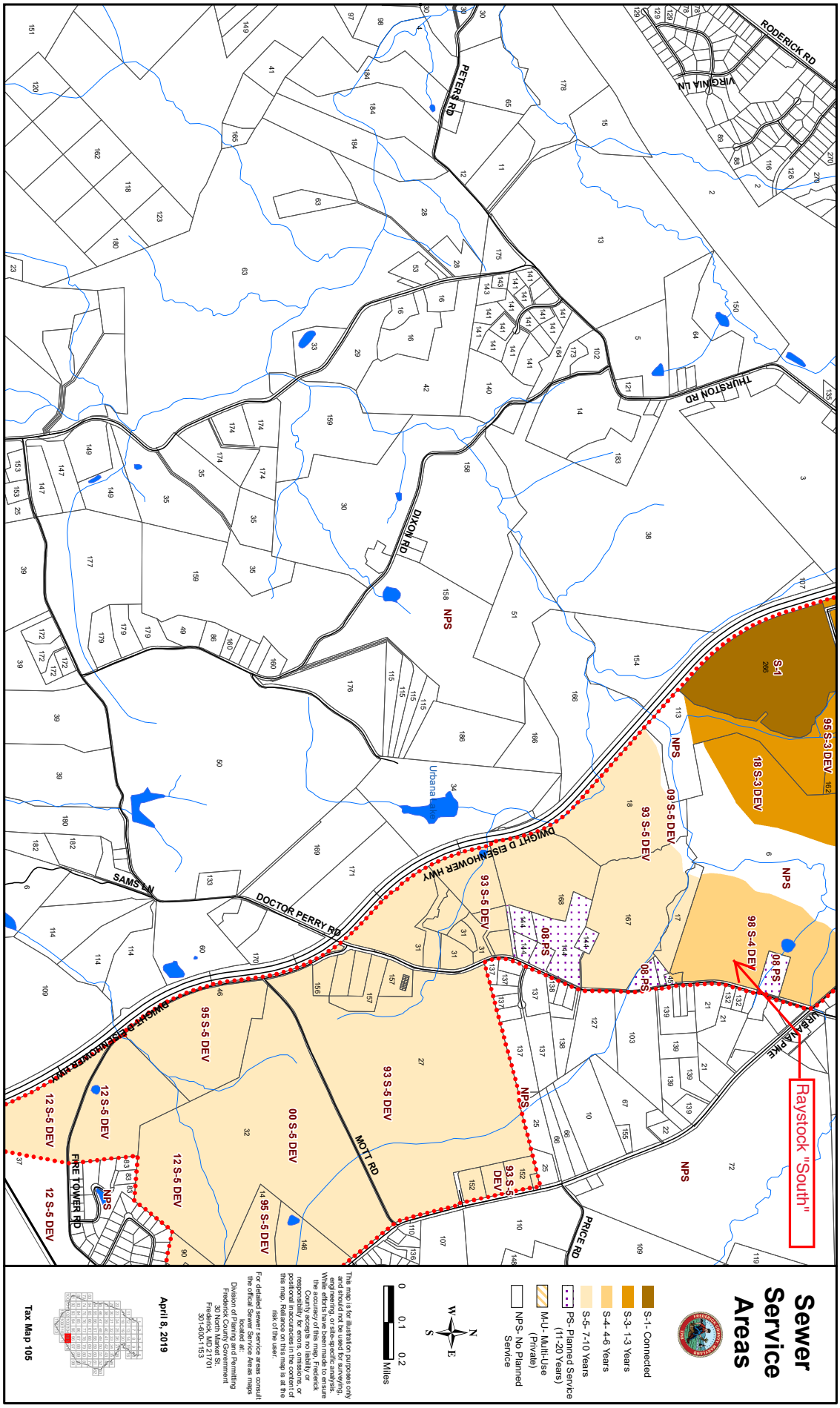
0 0.1 0.2 Miles

This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user.

For detailed water service areas consult the offical Water Service Areas maps located at:
Division of Planning and Permitting
Frederick County Government
30 North Market St.
Frederick, MD 21701
301-600-1153

April 8, 2019

Tax Map 105


Raystock "South"
Sewer Service Areas
S-1 - Connected
S-3- 1-3 Years
S-4- 4-6 Years
S-5- 7-10 Years
PS - Planned Service (11-20 Years)
M-U- Multi-Use (Private)
NPS- No Planned Service
0 0.1 0.2 Miles
N W E S
This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. While every effort is made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reproduction of this map is at the risk of the user.
For detailed sewer service area consult the official Sewer Service Areas maps located at:
Division of Planning and Permitting
Frederick County Government
30 North Market St.
Frederick, MD 21701
301-600-1153
April 8, 2019
Tax Map 105
S-1
266
95 S-3 DEV
18 S-3 DEV
NPS
09 S-5 DEV
93 S-5 DEV
98 S-4 DEV
08 PS
93 S-5 DEV
95 S-5 DEV
12 S-5 DEV
93 S-5 DEV
00 S-5 DEV
95 S-5 DEV
93 S-5 DEV
12 S-5 DEV
12 S-5 DEV
12 S-5 DEV
RODERICK RD
VIRGINIA LN
PETERS RD
THURSTON RD
DIXON RD
Urbana Lake
DWIGHT D EISENHOWER HWY
SAMS LN
DOCTOR PERRY RD
MOTT RD
FIRE TOWER RD
PRICE RD
NPS
NPS
NPS
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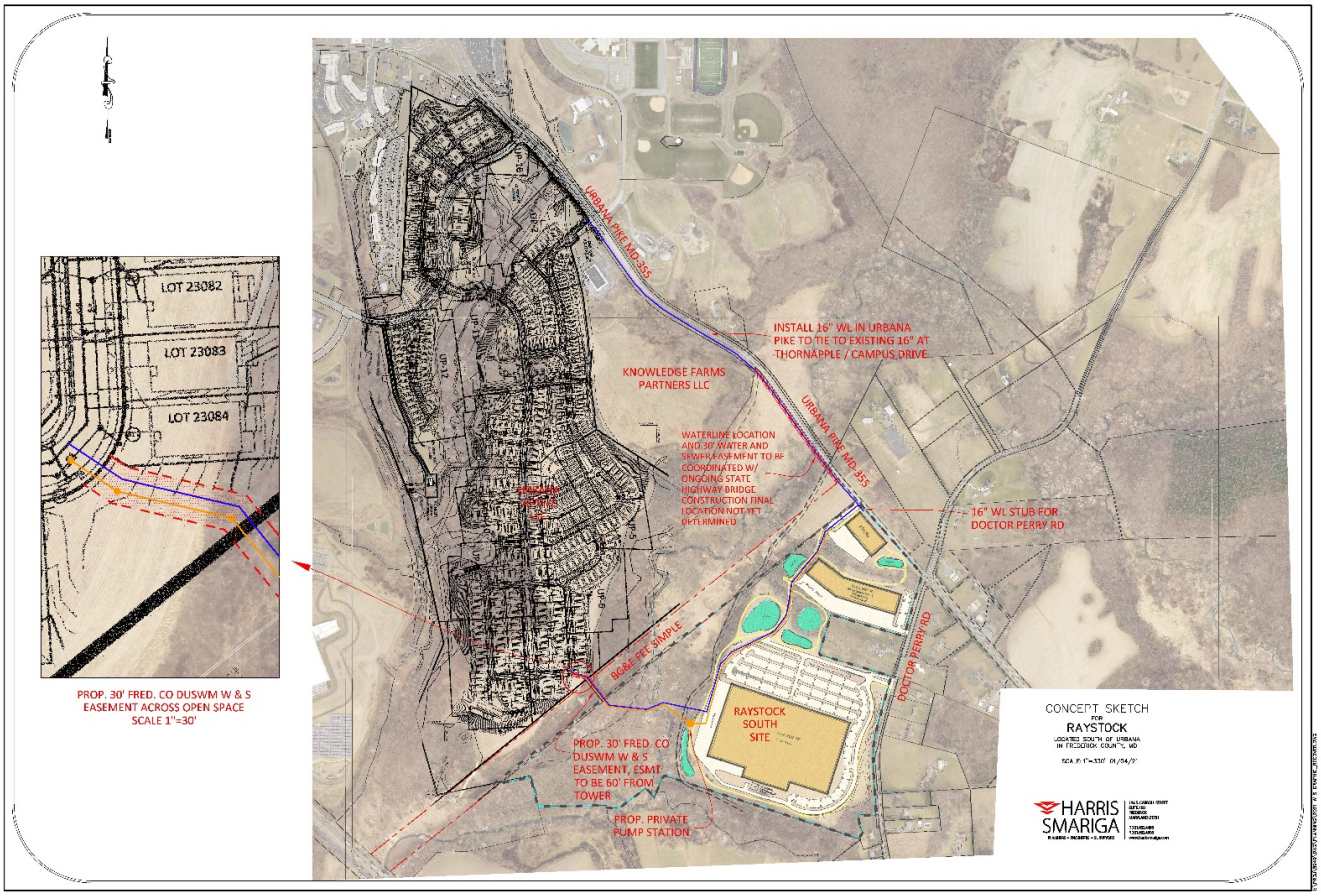
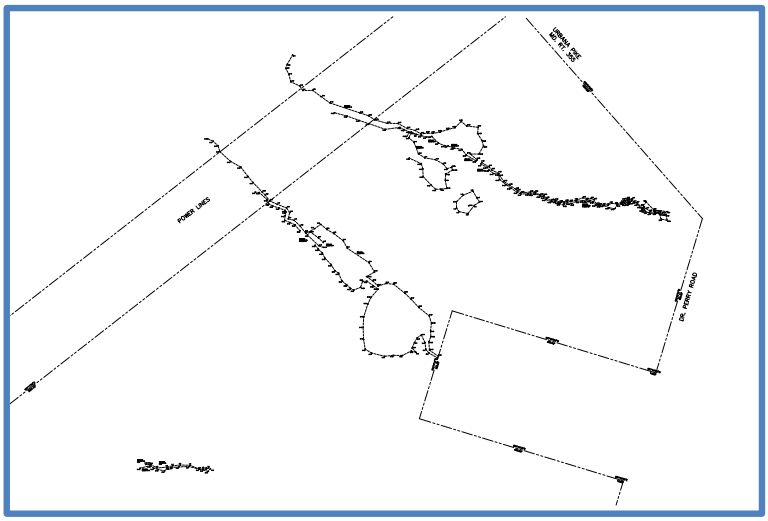


For further information please contact:

Rodney Winebrenner, Deputy Director
Water and Sewer Utilities
4520 Metropolitan Court
Frederick, MD 21704
Ph.: 301-600-2574
Email: RWinebrenner@FrederickCountyMD.gov

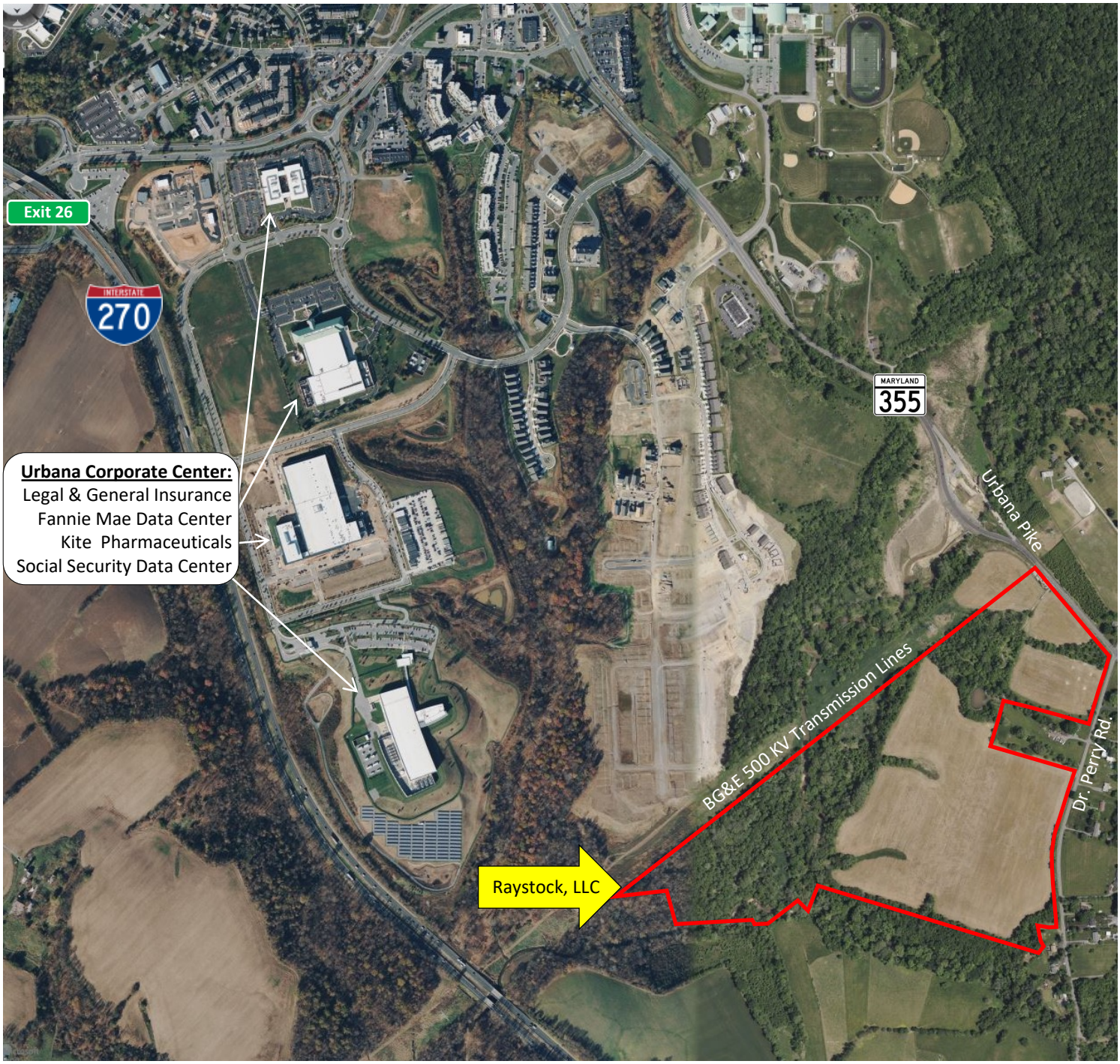
Bryan J. Burke, Engineering Manager
Water and Sewer Utilities
4520 Metropolitan Court
Frederick MD 21704
Ph: (301) 600-2962
Email: BJBurke@FrederickCountyMD.gov

Preliminary (Unaltered) Wetlands Delineation:

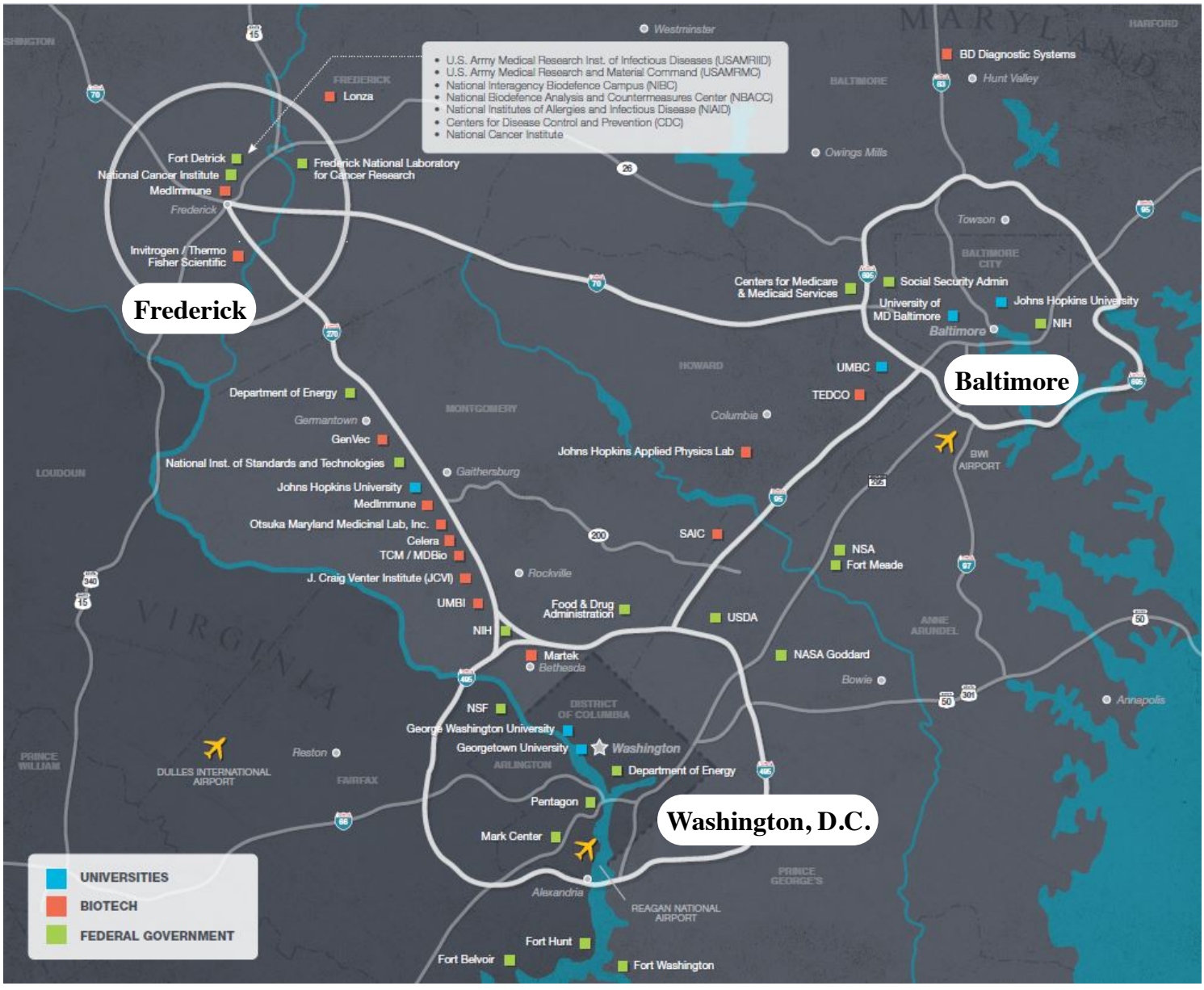


For further information please contact:
Mike Klebasko, PWS
Manager – Maryland Environmental Science
Wetland Studies & Solutions, Inc.
1131 Benfield Blvd Suite I
Millersville, MD 21108
Office: (703) 679-5742
cell: (410) 271-4793
email: MKlebasko@wetlands.com

Nearby Data Centers & Biotech/Pharma



Research Universities, Biotech Facilities, and Federal Government Agencies
Who Reside within the Technology/Bioscience Triangle
Connecting Frederick, Baltimore, and Washington D.C.



For the full list of Bioscience statistics, and information on market access, infrastructure, and incentives, please visit the Frederick County Office of Economic Development:

www.DiscoverFrederickMD.com/Bioscience

Frederick County Contacts

For Zoning questions please contact:

Tolson DeSa, Zoning Administrator

30 N. Market St.

Frederick, MD 21701

Phone: 301-600-1491

Email: tdesa@FrederickCountyMD.gov

Zoning Dept. Direct 301-600-2572

Dept Contacts Link: Staff Directory • Frederick County • CivicEngage (frederickcountymd.gov)

For County Building Codes contact:

Gary Hessong, Director, Department of Permits & Inspections

30 N. Market St.

Frederick, MD 21701

Phone: 301-600-2028

Email: ghessong@FrederickCountyMD.gov

Dept Contacts Link: https://www.frederickcountymd.gov/Directory.aspx?DID=4

For Site Plan and Development Review contact:

Mike Wilkins, Director, Development Review and Planning

30 North Market Street

Frederick MD 21701

Phone: 301-600-2329

Email: mwilkins@FrederickCountyMD.gov

Department Contacts Link: Staff Directory • Frederick County • CivicEngage (frederickcountymd.gov)

For incentives and permit expediting for new business's locating in the county/state contact:

Troy K Bolyard, Senior Business Attraction Manager

Frederick County Office of Economic Development

118 North Market Street

Frederick, MD 21701

Office: (301) 600-1058 / (800) 248-2296

Cell: 240-578-1950

Email: tbolyard@frederickcountymd.gov

Web Link: Discover Frederick Maryland (discoverfrederickmd.com)