Frederick County - Residential Development
Pipeline as of July 5, 2013

Planning Region 7/5/2013	Municipal Subdivision / Column Formula	Approved Units A Input	Developed/ Permitted Units B Input	Traditional Pipeline C (A-B)	Recorded Units D Input	Recorded Units Available E (D-B)
BR	**Brunswick**					
BR	Brunswick Crossing	1,505	155	1,350	201	46
BR	**Brunswick Subtotal**	**1,505**	**155**	**1,350**	**201**	**46**
BR	**Burkittsville**					
	Burkittsville Subtotal	**0**	**0**	**0**	**0**	**0**
TH	**Emmitsburg**					
TH	Brookfield	144	97	47	144	47
TH	Southgate	36	29	7	36	7
	Emmitsburg Subtotal	**180**	**126**	**54**	**180**	**54**
FR	**Frederick City**					
FR	Barrick	301	0	301	0	0
FR	Birdseye View Estates (Bowers)	38	0	38	38	38
FR	Bowers Park	19	0	19	19	19
FR	Brooklawn Limited Partnership	68	0	68	0	0
FR	Cannon Bluff	187	129	58	150	21
FR	Canterbury Station (Odd Fellows)	359	0	359	160	160
FR	Clover Ridge	391	241	150	276	35
FR	Commons of Avalon	159	44	115	115	71
FR	Cramer Property	53	0	53	53	53
FR	Emerald Farm	185	179	6	185	6
FR	Galleria @ Carroll Creek (Site D)	127	0	127	127	127
FR	Homewood Phase I	140	11	129	129	118
FR	Homewood Phase II	236	0	236	0	0
FR	Hope VI (North Market Revitalization)	94	69	25	94	25
FR	Hope VI (126 S. Carroll Street)	36	32	4	36	4
FR	Market Square	412	298	114	298	0
FR	Maxwell Square	49	4	45	49	45
FR	Millies Delight	58	0	58	0	0
FR	Monocacy Park (Main Property)	177	42	135	177	135
FR	Nicodemus	444	0	444	0	0
FR	Overlook Section 8	32	0	32	32	32
FR	Riverwalk Apartments (Lot 301)	312	219	93	312	93
FR	Tuscarora Creek	847	126	721	160	34
FR	Waverley View PND	739	0	739	0	0
FR	West Park Village	285	0	285	0	0
FR	The Woods	5	0	5	0	0
FR	Worman's Mill PND	1,497	1,138	359	1,497	359
FR	Prospect Hall	376	0	376	376	376
	Frederick City Subtotal	**7,626**	**2,532**	**5,094**	**4,283**	**1,751**
MI	**Middletown**					
MI	Foxfield Phase 2-6	154	138	16	154	16
MI	Chesterbrook Phase 2	16	0	16	0	0
MI	Horman Apartments	9	0	9	0	0
MI	Coblentz (78 units shown on last plan)	81	0	81	0	0
	Middletown Subtotal	**260**	**138**	**122**	**154**	**16**
NM	**Mt. Airy (Frederick portion)**					
NM	**Mt. Airy Subtotal**	**0**	**0**	**0**	**0**	**0**
MI	**Myersville**					
MI	Meadow Ridge Knoll (17 units)	0	0	0	0	0
MI	Saber Ridge	41	10	31	10	0
MI	Quail Run	108	0	108	0	0
	Myersville Subtotal	**149**	**10**	**139**	**10**	**0**
NM	**New Market**					
NM	Royal Oaks	120	31	89	74	43
NM	Brinkley Manor	105	58	47	61	3
NM	Orchard at New Market	104	14	90	37	23
	New Market Subtotal	**329**	**103**	**226**	**172**	**69**

Planning Region 7/5/2013	Municipal Subdivision Column Formula	Approved Units A Input	Developed/ Permitted Units B Input	Traditional Pipeline C (A-B)	Recorded Units D Input	Recorded Units Available E (D-B)
BR	**Rosemont**					
	Rosemont Subtotal	**0**	**0**	**0**	**0**	**0**
TH	**Thurmont ***					
TH	Hobb's Division	2	0	2	2	2
TH	River Run Farms	24	0	24	0	0
	Thurmont Subtotal	**26**	**0**	**26**	**2**	**2**
WA	**Walkersville**					
	Walkersville Subtotal	**0**	**0**	**0**	**0**	**0**
WA	**Woodsboro**					
WA	Grimes Subdivision	2	1	1	2	1
WA	Nicole Rae	5	0	5	5	5
WA	Eaves	1	0	1	1	1
	Woodsboro Subtotal	**8**	**1**	**7**	**8**	**7**
	Municipal Subtotal	**10,083**	**3,065**	**7,018**	**5,010**	**1,945**

Planning Region 7/5/2013	County Subdivision Column Formula	Approved Units B Input	Developed/ Permitted Units C Input	Traditional Pipeline D (A-B)	Recorded Units F Input	Recorded Units Available G (D-B)
	Frederick County Developments					
FR	Arrowood	23	5	18	23	18
FR	Ballenger Run PUD	970	0	970	0	0
NM	Bowers Property PUD	0	0	0	0	0
NM	Breshers Property	0	0	0	0	0
AD	Carroll Manor PUD (Fire Co. Prop.)	50	0	50	0	0
NM	Casey PUD	0	0	0	0	0
UR	Crossroads Farm	0	0	0	0	0
UR	Days Range	0	0	0	0	0
NM	Harvest Ridge	136	0	136	0	0
NM	Hattery Farm	0	0	0	0	0
UR	Horan @ Windsor Knolls	45	0	45	0	0
UR	Glad Hill Acres	71	0	71	0	0
NM	Plankstone Branch PUD(Gladhill)	0	0	0	0	0
NM	***Eaglehead/Linganore PUD***					
	Alpine	100	0	100	0	0
	Aspen	292	90	202	220	130
	Aspen North	117	0	117	117	117
	Audubon Terrace	204	192	12	204	12
	Balmoral	78	71	7	78	7
	Eaglestream	50	0	50	0	0
	Hamptons East	435	0	435	0	0
	Hamptons West	450	0	450	0	0
	Isle Balmoral	2	0	2	2	2
	Lake Anita Louise	126	122	4	126	4
	Meadows	406	383	23	406	23
	Nightingale	94	15	79	33	18
	North Shore	127	125	2	127	2
	Pinehurst	731	543	188	691	148
	Resco Inv.	248	0	248	0	0
	Town Center	1,500	0	1,500	0	0
	Westwinds	404	376	28	404	28
	Westridge	400	0	400	0	0
	Woodridge	453	201	252	313	112
	Woodridge Retreat	98	0	98	98	98
	Eaglehead - Subtotal	**6,315**	**2,118**	**4,197**	**2,819**	**701**

Planning Region	County Subdivision	Approved Units	Developed/ Permitted Units	Traditional Pipeline	Recorded Units	Recorded Units Available
7/5/2013	Column Formula	B Input	C Input	D (A-B)	F Input	G (D-B)
UR	Landsdale PUD	1,100	0	1,100	0	0
FR	Jefferson Tech Park MXD	825	0	825	0	0
FR	Jefferson Park West MXD	375	0	375	0	0
UR	Kidwiler Park/Farms	87	37	50	87	50
AD	Linton at Ballenger Sec. 1 & 2 PUD	344	243	101	243	0
AD	Linton at Ballenger Sec. 3 & 4 PUD	419	0	419	0	0
NM	Main's Heights	59	0	59	0	0
NM	Manorwoods	13	0	13	0	0
WA	Mayne Property	193	0	193	0	0
WA	Mill Creek Subdivision	0	0	0	0	0
UR	Monrovia Town Center PUD	0	0	0	0	0
NM	Newport Ridge	38	0	38	0	0
NM	Oakdale Village	0	0	0	0	0
NM	Preston	130	39	91	39	0
UR	Ramsburg Property	0	0	0	0	0
NM	Spring Hollow Farm	14	0	14	0	0
NM	Supply to Barren	31	0	31	0	0
UR	Urban Green (Giesler Property)	0	0	0	0	0
UR	Urbana Highlands PUD	471	468	3	471	3
UR	Urbana Northern MXD (Town Center)	610	0	610	0	0
UR	Villages of Urbana PUD	3,171	2,966	205	3,013	47
AD	Westview South MXD	615	0	615	0	0
UR	Windsor Knolls	243	236	7	243	7
BR	Woodbourne Manor	197	0	197	0	0
UR	Worthington (Geisbert Property)	73	0	73	0	0
AD	Younkins PUD	237	0	237	0	0
	County Subtotal	**16,603**	**6,112**	**10,491**	**6,938**	**826**
	Additional County Major and Minor recorded lots available			**1,822**		**1,822**
	County Only Total			**12,313**	**6,938**	**2,648**
	TOTAL (County+Municipality)	**26,686**	**9,177**	**19,331**	**11,948**	**4,593**