



LEGEND:

- COMMERCIAL: ±10.34 AC
- INSTITUTIONAL: ±3.60 AC
- * OPENSAPCE: ±3.18 AC

--- SITE BOUNDARY

NOTE: AREAS SHOWN DO NOT INCLUDE INTERIOR VEHICULAR CIRCULATION.

LAND USE
 PROPOSED AS A MIX OF USES WHICH MAY OR MAY NOT INCLUDE COMMERCIAL, INSTITUTIONAL, AND/OR OFFICE USES.

PROPOSED DEVELOPMENT
 THIS PARCEL DOES NOT PROPOSE ANY NEW DENSITY, BUT WILL UTILIZE AVAILABLE DENSITIES FROM THE TOWN CENTER OF THE LAKE LINGANORE PUD. DENSITY TRANSFER SHALL BE ESTABLISHED AT PHASE II.

OPENSAPCE
 THE LAKE LINGANORE AT EAGLEHEAD PUD WILL INCLUDE EXISTING DEVELOPED AND UNDEVELOPED PARCELS AS WELL AS THE PROPOSED PARCEL ADDITIONS INCLUDED IN THE LAKE LINGANORE AT EAGLEHEAD AMENDED PHASE I PUD APPLICATION. THE OPEN SPACE/GREEN AREA WILL BE REFLECTED ON FUTURE PRELIMINARY PLANS AND SITE PLANS, WITH MINOR REFINEMENTS, BUT NOT DECREASED IN QUANTITY OR SUBSTANTIALLY ALTERED IN LOCATION AS DEPICTED ON THIS CONCEPT PLAN AND WILL CONTRIBUTE TO THE 30% OPEN SPACE/GREEN AREA REQUIREMENTS FOR THE ENTIRE PUD.

APFO
 NO APFO APPROVED. TESTING SHALL BE DURING PHASE II.

CONCEPT PLAN
 FOR
DRYDEN & HUBBLE PROPERTIES
LAKE LINGANORE AT
EAGLEHEAD PUD

SITUATED ON RT. 144 & BOYERS MILL ROAD
 MT. PLEASANT ELECTION DISTRICT NO. 13
 FREDERICK COUNTY, MARYLAND

SCALE: 1"=100' FEBRUARY 2014

APPLICANT:
Oakdale Investments, LLC

CONSULTANT:
Harris, Smariga & Associates, Inc.
 Planners/Engineers/Surveyors
 125 South Carroll Street, Frederick, MD 21701
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