



DEVELOPMENT TABULATIONS - WESTRIDGE NORTH					
GROSS AND NET ACREAGES		GROSS AND NET DENSITIES - LOW DENSITY RESIDENTIAL			
	ACREAGE	PROPOSED UNITS #	PROPOSED DENSITY	LDR UNITS PERMITTED #	LDR DENSITY RANGE
TOTAL GROSS AREA	±30.88	*---	*---	92-185	3-6 DU/AC
LESS OPEN SPACE/GREEN AREA	(±8.70)				
TOTAL NET AREA	±22.18	*---	*---	66-133	3-6 DU/AC

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GROSS AND NET ACREAGES		GROSS AND NET DENSITIES - LOW DENSITY RESIDENTIAL			
	ACREAGE	PROPOSED UNITS #	PROPOSED DENSITY	LDR UNITS PERMITTED #	LDR DENSITY RANGE
TOTAL GROSS AREA	±215.86	*---	*---	647-1295	3-6 DU/AC
LESS OPEN SPACE/GREEN AREA	(±60.30)				
TOTAL NET AREA	±155.56	*---	*---	466-933	3-6 DU/AC

DEVELOPMENT TABULATIONS - COMBINED					
GROSS AND NET ACREAGES		GROSS AND NET DENSITIES - LOW DENSITY RESIDENTIAL			
	ACREAGE	PROPOSED UNITS #	PROPOSED DENSITY	LDR UNITS PERMITTED #	LDR DENSITY RANGE
TOTAL GROSS AREA	226.74	*400	1.76 DU/AC	680-1360	3-6 DU/AC
LESS OPEN SPACE/GREEN AREA	(±69.00)				
TOTAL NET AREA	±177.74	*400	2.25 DU/AC	533-1066	3-6 DU/AC

* THE PROPOSED 400 UNITS WILL BE CUMULATIVE BETWEEN WESTRIDGE AND WESTRIDGE NORTH.

** 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 1 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.

- LEGEND:
- SFA/SFD (SINGLE FAMILY ATTACHED &/OR SINGLE FAMILY DETACHED)
 - *OPENSACE
 - SITE BOUNDARY

CONCEPT PLAN
FOR
WESTRIDGE NORTH
LAKE LINGANORE AT
EAGLEHEAD PUD

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

SCALE: 1"=300' FEBRUARY 2014
APPLICANT:

Oakdale Investments, LLC
CONSULTANT:

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street, Frederick, MD 21701
(301) 662-4488

