

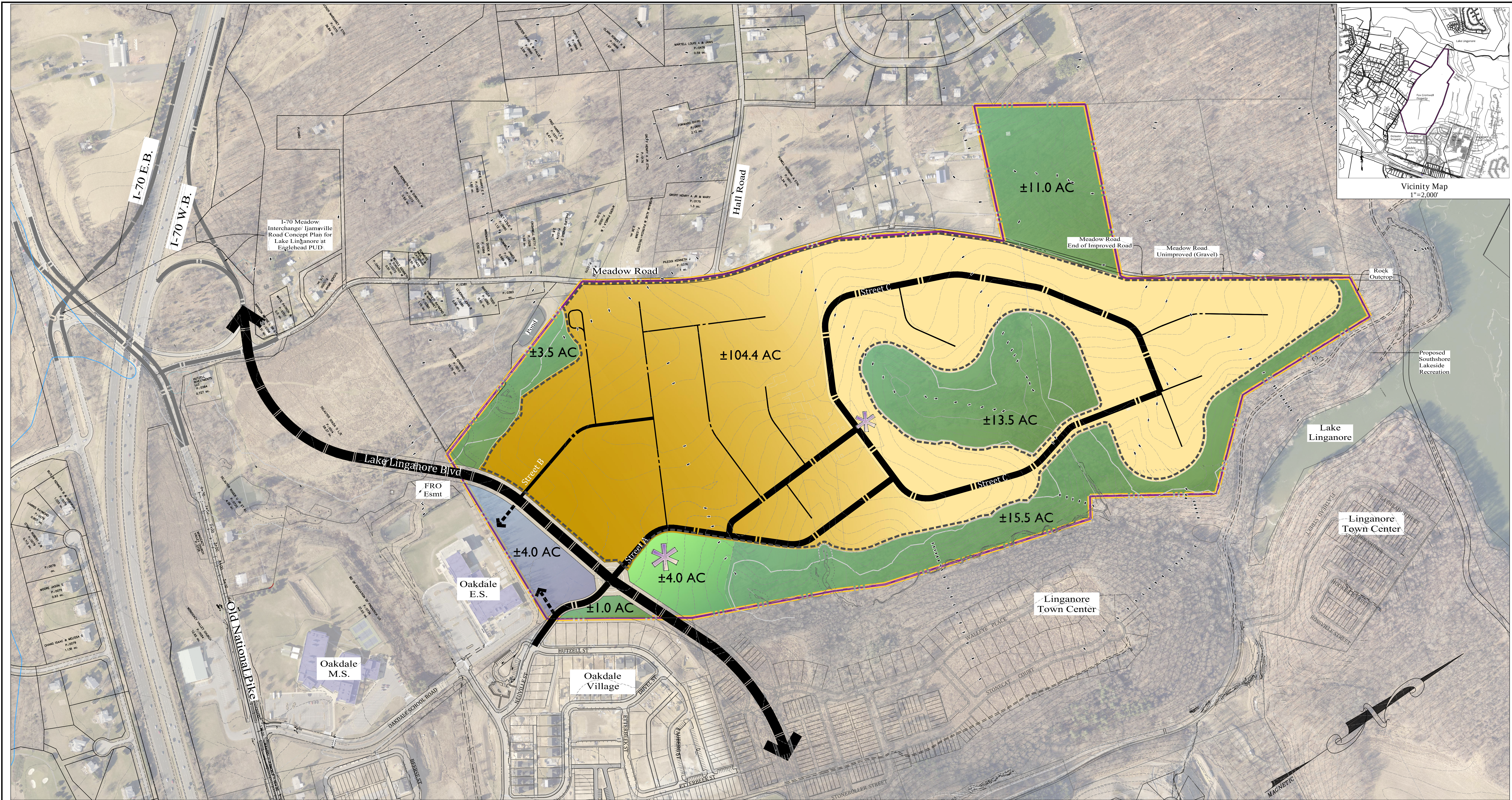


Table 1 – PUD Proposed Land Use Summary

Land Use	Permitted	Proposed
Residential: 3-6 DU of Gross Project Acreage for LDR 160.87 ac. x 3 DU = 6 DU =	± 482.964 acreage varies	600 DU ± 104.4 ac.
Non Residential: ⁽¹⁾ Commercial/Employment/Institutional (i.e. public use site) ⁽¹⁾ Determined at Phase 1 =	Varies	± 4.0 ac.
Open Space: 30% exclusive of floodplain; 160.87 ac. x 0.30 = Total	± 48.2 ac.	± 48.6 ac. min. Not including internal pocket parks/greens
The remaining acreage is within Major right of Way	N/A	± 3.8 ac.
Total		± 160.8 ac

*IF DEVELOPED AS A CCRC, THE NUMBER OF UNITS/BEDS WILL BE DETERMINED AS PART OF THE SITE DEVELOPMENT PLAN, AND NOT SUBJECT TO THE UNIT CAP ESTABLISHED AS PART OF THE CONDITIONS OF APPROVAL AS A CCRC IS AN INSTITUTIONAL USE.

General Notes:

- Development Landmark limits as shown are illustrative and not to be construed as a Limit of Disturbance. Final Limits to be determined at time of Phase II (Preliminary Plan). Other PUD requirements apply and are described in the complete application.
- All future local streets and Comprehensive Plan Road alignments shown hereon are preliminary and subject to change. All connections to adjacent properties to be determined at Phase II.
- This plan depicts the generalized nature of the development as required by the Frederick County Zoning Ordinance under §1-19.05.00b, e.g. lots, block configurations, and street geometry as shown hereon. Refinements and revisions will occur at Phase II subject to review and approval by Frederick County Planning Commission. Final locations, alignments, and geometry to be determined at Preliminary Site Plan.
- Open space areas may contain esd/ swm facilities.
- Subject property is made up of multiple parcels:
S.1. The Fox-Cromwell Property totaling ±160.6 ac.; consisting of two parcels: parcel 101, map 79, account #09-232575, and parcel 102, tax map 78, account #09-232583.
- The property is zoned "A" - Agricultural on the Frederick County Zoning Atlas titles 78 & 79. Adopted as Part of the Countywide Comprehensive Plan Ordinance # 10-05-540 Effective: April 8, 2010 Tax Map 78 amended: Ord.#12-22-617, 09-13-2012 Ord.#13-14-642, 07-11-2013 Ord.#13-26-654, 12-05-2013 Ord.#14-03-638, 05-06-2014 Ord.#14-16-673, 10-09-2014 Tax Map 79 amended: Ord.#12-22-617, 09-13-2012 Ord.#13-14-642, 07-11-2013 Ord.#14-17-672, 10-09-2014 Ord.#14-20-675, 10-23-2014 Ord.#14-27-682, 11-24-2014.
- The property is shown as LDR (Low Density Residential) on the Comprehensive Plan Atlas titles 78 & 79, adopted as Part of the Countywide Comprehensive Plan Resolution # 10-06 Effective: April 8, 2010 amended: Res.#12-19, 09-13-2012.
- Existing water/sewer category is P5 - Planned Service for the Fox Cromwell property, W-3, per the Frederick County Water/Sewer Atlas 78 and 79.
- Topographic information shown from multiple sources including: aerial photography conducted by McKenzie Snyder April 2015; topography from Harris Swearing and Associates; Rodgers Consulting, Inc. and is shown at 2' intervals.
- Boundary information is from a boundary survey by Rodgers Consulting, Inc. and other available deed and plat data, dated May 2015.
- Subject property is located in the 9th election district, Frederick, Maryland.
- No FEMA floodplain on property, per the adopted September 14, 2007 FEMA Floodplain Maps titles 78 & 79.
- Preliminary wetlands and forest delineated by field work by Rodgers Consulting, Inc., May 2015.
- Location and distribution of units to be determined at Phase II approval.

LEGEND

- Residential
- Public Use/ Institutional
- Clubhouse/Community Focal Point or Amenity (Final Location to be determined at Preliminary Site Plan)
- Interior HOA Open Space (final size, shape and locations to be determined)
- Open Space

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:
Cromwell Investments, LLC
1355 Beverly Road, Suite 240
McLean, VA 22101
Contact: Jason Wiley
Phone: (703) 734-9730

Concept Plan
PUD Rezoning Application

RODGERS
CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE	

CROMWELL
Tax Map 78 & 79, Parcels 12 & 101
9th Election District
Frederick County, MD

SCALE: 1"=200'
JOB No. 0643Q
DATE: 06/14/19
Exhibit A
SHEET No. 1 OF 1