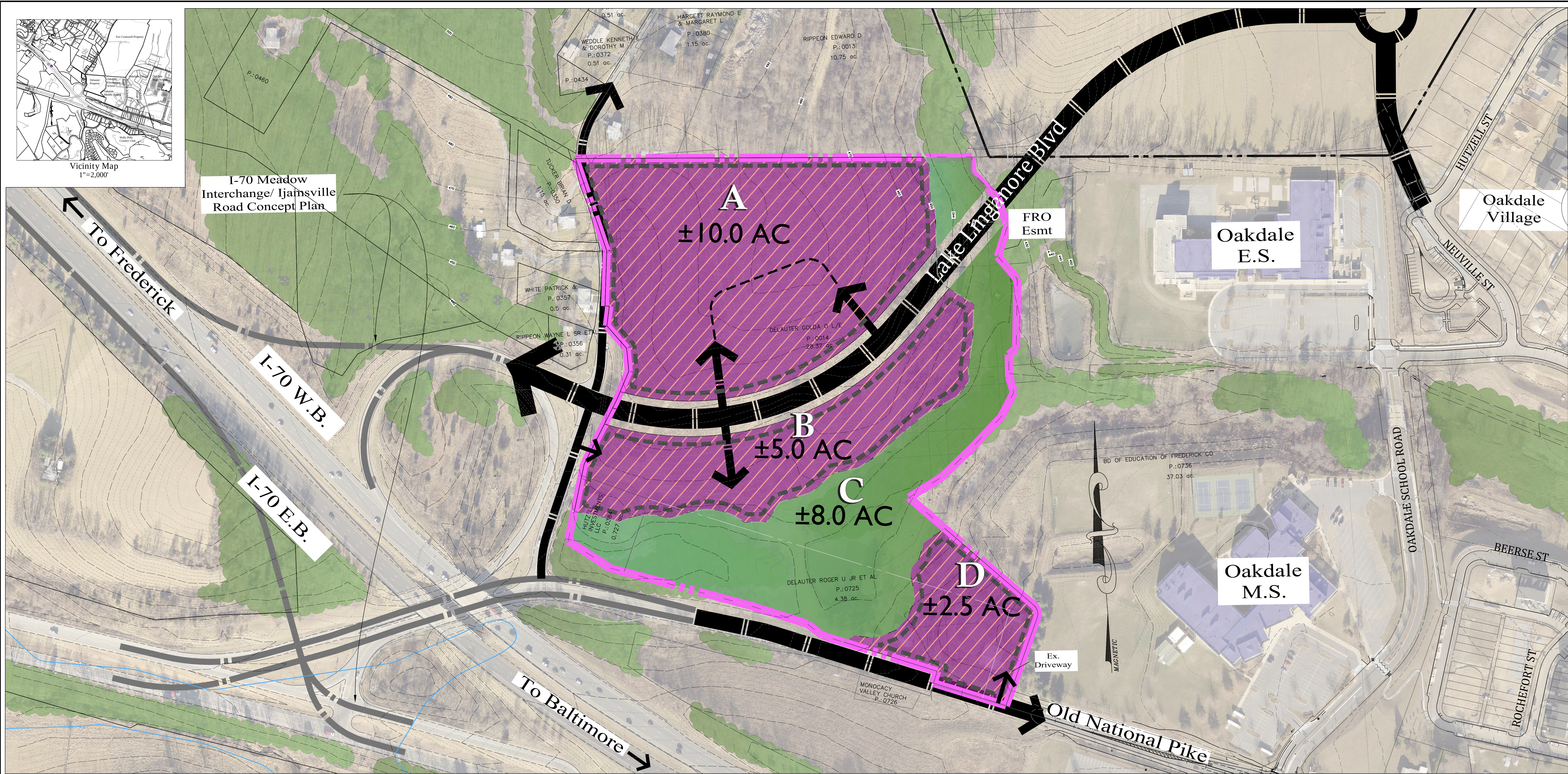




Land Use	Permitted	Shown
Residential: 25% of Gross Project Acreage – Floodplain: ac. – ac. FP = x 0.25 = <i>*Existing residential uses permitted per proposed conditions of approval</i>	N/A	± 0 ac.*
Commercial: (where project includes no residential) 45% of Gross Project Acreage – Floodplain: 27.59 ac. – 0 ac. = x 0.45 =	± 12.4 ac.	± 12.4 ac.
Combined Residential & Commercial: Lesser of: 40% of Gross Project Acreage: ac. x 0.4 = 50% of Gross Project Acreage – Floodplain: ac. – FP = ± x 0.5 =	N/A	N/A
Employment/Institutional/Civic: --	No Limit	± 5.1 ac.
Open Space: 30% of Residential Acreage: ac. x 0.30 = ± ac. Plus: 20% of Comm./Emp. & Institutional Acreage: 17.5 ac. x 0.2 =	N/A	N/A
Master Planned Right-of-Way:	N/A	± 2.10
Total		± 27.6 ac



	Employment/ Institutional/Civic	Commercial	Right of Way	Recreation/ Open Space	Land Bay Area Total
Land Bay / Parcel	Acreage / Yield	Acreage / Yield	Acreage du/ac	Acreage	Acreage
MXD	± 5.1 ac.	± 12.4 ac.	± 2.10 ac.	± 8 ac.	± 27.60 ac.
Percent Land Use Mix (Gross Area)	± 19 %	± 45 %	± 6 %	± 30 %	--



LEGEND

- Employment/ Commercial
- Open Space

- General Notes:
- Development Land Use 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 MXD 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 requested by the Frederick County Zoning Ordinance under §1-19.10.500, 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 end-use facilities.
 - Subject property is made up of multiple parcels:
5.1. The Delauter Property consists of two parcels on taxmap 78: P.14, acct # 089-229523, and P.725 acct #09-285482, and 5.2. The Hutzell Property is P.384 acct #09-229531.
 - The Delauter property is zoned VBE - Office / Research Industrial the Frederick County Zoning Atlas tile 78 (Adopted as Part of the Countywide Comprehensive Plan Ordinance # 10-05-540 Effective: April 8, 2010; Tax Map 78 amended: Ord#12-02-017, 09-13-2012; Ord#13-14-642, 07-11-2013; Ord. #13-26-654, 10-05-2013; Ord. #14-03-658, 05-08-2014; Ord. #14-18-673, 10-09-2014).
 - The Hutzell property is shown as OR (Office / Research Industrial) on the Comprehensive Plan Atlas tile 78 (Adopted as Part of the Countywide Comprehensive Plan Ordinance # 10-05-540 Effective: April 8, 2010; Tax Map 78 amended: Res.#12-19, 09-13-2012).
 - Existing water/sewer category is W-1/S-1 & W-5/S-5 for the Delauter Property and The Hutzell property is category W-3/S-1 per the Frederick County Water/Sewer Atlas 78.
 - Topographic information shown from multiple sources including: aerial photography conducted by McKenzie Snyder April 2019, topography from Harris Stang 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 2019.
 - 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 tiles 78 & 79.
 - Preliminary wetlands and forest delineated by field work by Rodgers Consulting, Inc. May/June 2019.

REVISION	DATE	REVISION	DATE

Applicant:
Roger U. Delauter, Sharyn Delauter
Michael, & Patricia Delauter O'Toole
9820 Old National Pike, Ijamsville,
MD 21754

Applicant:
Hutzell Investments, LLC
5807 Meadow Road,
Ijamsville, MD 21754

Concept Plan MXD Phase 1 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: _____	

DELAUTER-HUTZELL
Tax Map 78, Parcels 14, 725, & 384
9th Election District
Frederick County, MD

SCALE: 1"=100'
JOB No. 0643Q
DATE: 05/30/19
Exhibit A
SHEET No. 1 OF 1