



Gross Project Area: 34.99 Ac. (Platted)
Net Usable Area: 26.84 Ac. (Exclusive of environmental areas)

Land Use	Permitted	Proposed
Residential / Multi-Family: - 25% Max. gross project acreage exclusive of floodplain.	6.71 Ac.	6.71 Ac. Max.
Commercial: (includes residential component) - 25% Max. gross project acreage exclusive of floodplain.	6.71 Ac.	6.71 Ac. Max.
Combined Commercial & Residential: Portions MXD - 40% Max.gross project acreage or 50% Max. of the gross project acreage exclusive of floodplain, whichever is less.	13.42 Ac.	13.42 Ac.
Open Space / Green Area: (minimum area) - 20% of total area devoted commercial uses - 30% of total area devoted residential uses	1.34 Ac. (Min.) 2.01 Ac. (Min.)	8.67 Ac. +/- 2.01 Ac. (Min.)
Employment, Civic / Institutional, & Cultural	No Limit	11.39 Ac. +/-
Master Planned Transit Right-of-way:	N/A	1.51 Ac.

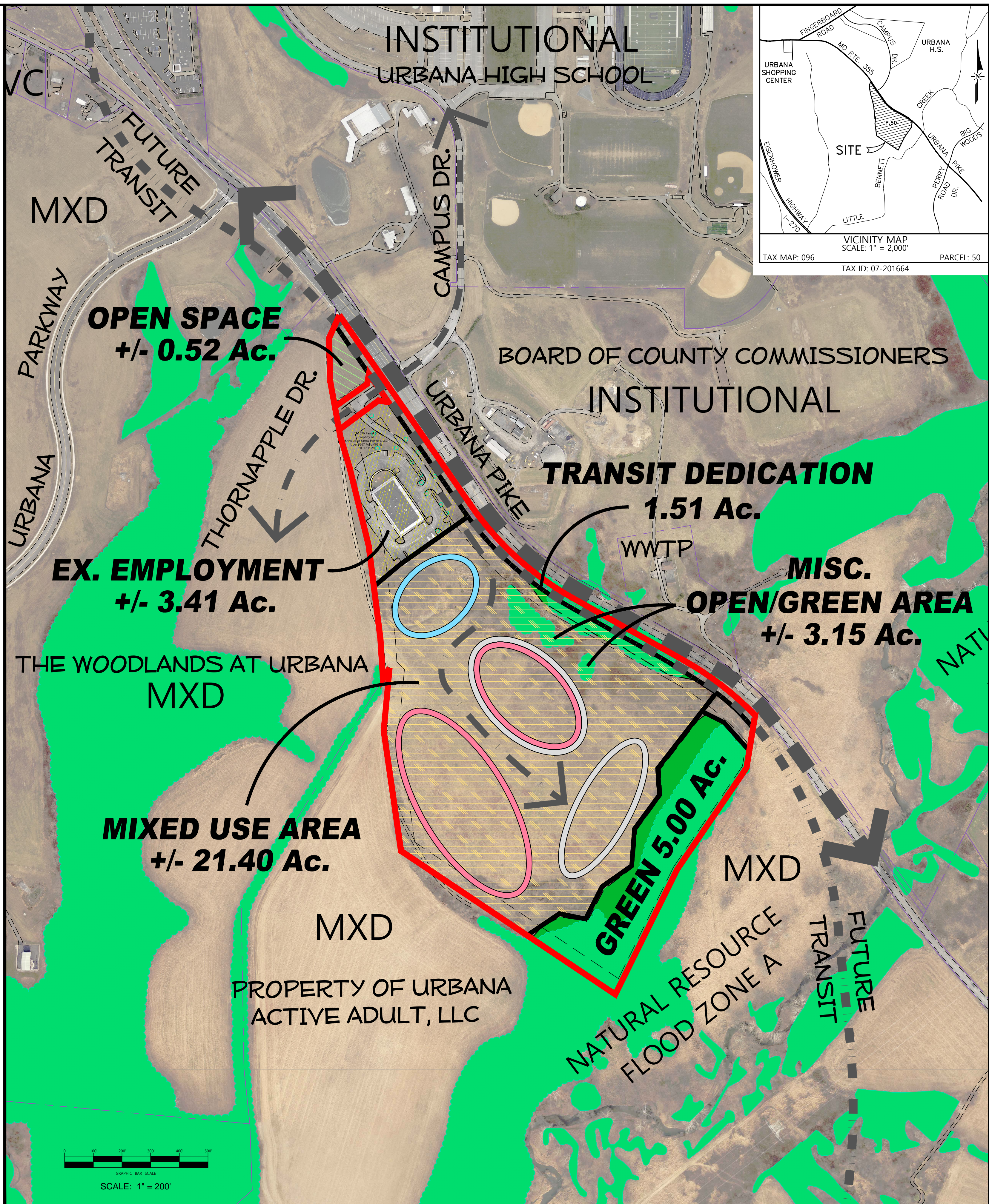
	Ex. Employment	Institutional & Employment	Commercial	Residential	Open Space / Green Area	Transit Dedication
Parcel 50	Acreage / Yield	Acreage / Yield	Acreage / Yield	Acreage / Yield	Acreage	Acreage
MXD	+/- 3.41 Ac.	+/- 11.39 Ac.	+/- 6.71 Ac.	+/- 6.71 Ac.	+/- 8.67 Ac.	1.51 Ac.
USES:	EMPLOYMENT	INDEPENDENT & ASSISTED LIVING / CONTINUING & MEMORY CARE / OFFICE (USES PERMITTED IN ORI)	MEDICAL / DAYCARE / SELF-STORAGE (USES PERMITTED IN GO)	SENIOR +55 (AGE RESTRICTED)	FOREST MITIGATION	RIGHT-OF-WAY

PLAN LEGEND

- Ex. EMPLOYMENT:
- Prop. MIXED USE:
- OPEN SPACE:
- GREEN SPACE:

REVISION	DATE	Owner / Applicant
		Knowledge Farms Partners, LLC 10087 Tyler Court, Suite 2 Ijamsville, Maryland 21754
		Contacts: Chad Tyler & Michael Kalinock Phone: 301-831-8575

CONCEPT USE PLAN
MXD Phase 1 Application



Terra Solutions Engineering, LLC
Commercial & Residential Land Planning and Engineering
5216 Chairman's Court, Unit 105
Frederick, MD 21703
Phone: 301-378-9842, Fax: 301-378-9849
Email: TerraSolutionsEngineering@gmail.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	

KNOWLEDGE FARMS

Tax Map 96, Parcel 50
Situating at 3280 Urbana Pike
Urbana Election District No. 7
Frederick County, MD

SCALE: AS SHOWN

PROJECT No.: 179

DATE: 02/11/2022

EXHIBIT 3

SHEET No. 3 OF 6