

1. Topographic information from aerial flown survey dated May 18, 2005
2. Boundary information from survey provided by Macris, Hendricks, and Glasscock dated August 14, 2006.



1. Site Location - The site is located at 6126 Jefferson Pike Frederick, MD. It can be found on Tax Map 76 Parcel 91.
2. Existing Use - Landscape nursery
3. Proposed Use - MXD development of employment, commercial and open space. Buildings on employment land area could include uses that are approved in the commercial districts. Limitations on the commercial square footage within the buildings will be based on the 45% maximum for the total project.
4. Acreage - Site is approximately 19.66 acres
5. Comprehensive Plan - Site is currently designated as ORI on the land use maps and within the primary growth area in the Central District as part of Livable Frederick
6. Existing Zoning - Agricultural
7. Water/Sewer Designation - Both are 12-Planned Service
8. Floodplain - none exists
9. Wetlands - none exists
10. Soils - Restricted soils PrB and KeC
11. Historic Features - none exists
12. Land Use

The employment/commercial/institutional land area will include mixed use buildings that contain both employment and commercial uses. The employment uses and square footage have no limitations. For the commercial uses, up to 45% of the total building square footage can have commercial uses. Employment area will allow for accessory uses that are located on the same Property which serve a purpose customarily incidental to the Principal Use, such as manufacturing, office and warehouse, storage, and distribution.

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|-----|--|--|--|
| 13. | Setbacks - will be established at Phase 2.                             |  |  |
| 14. | Phasing - Project is proposed as one phase.                            |  |  |
| 15. | Scenic Views - No scenic views adjacent to site.                       |  |  |
| 16. | Easements - No existing easements. No future easements anticipated.    |  |  |
| 17. | Only one developable lot is proposed.                                  |  |  |
| 18. | Site is not within the Livable Frederick Green Infrastructure Network. |  |  |

The diagram illustrates the three components of the Urban Design Framework, arranged vertically:

- VEHICULAR CIRCULATION:** Represented by two large red arrows pointing outwards from a central red, horizontally-oriented, rounded rectangular shape.
- TRAIL / PEDESTRIAN CIRCULATION:** Represented by two smaller yellow arrows pointing outwards from a central yellow, horizontally-oriented, rounded rectangular shape.
- AMENITY SPACE:** Represented by a blue, multi-pointed star-like shape with a central circle.

ZONING: MXD  
COMP. PLAN:  
OFFICE/RESEARCH  
INDUSTRIAL

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COMP. PLAN:  
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ZONING: MXD  
COMP. PLAN:  
OFFICE/RESEARCH  
INDUSTRIAL

ZONING: AG  
COMP. PLAN: AG

OWNER/DEVELOPER  
SAINT JOHN PROPERTIES



# Non-Residential MXD Concept Use Plan - Building and Space Visualization





# Building Design (Front)





# Building Design (Side)





# Building Design (Rear)

