

Frederick City Residential Pipeline Projects				
#	Subdivision	Approved Units(A)	Developed or Permitted Units (B)	Pipeline A-B=(C)
1	226 W South Street	7	0	7
2	401 N Market	9	0	9
3	411 E Patrick Street	82	0	82
4	57 Thomas Johnson Drive	112	0	112
5	Sycamore Springs	274	0	274
6	Belle Aire Farm	220	216	4
7	Bloomfields	1,032	348	684
8	404-420 E Patrick Street	106	0	106
9	Brickworks	1,260	0	1,260
10	Brooklawn	39	0	39
11	Cannon Hill	34	0	34
12	Galleria*	210	0	210
13	Frederick Health Village*	750	0	750
14	Christoff Annexation*	228	0	228
15	Corner at Willowdale	14	0	14
16	East Pat Lofts	17	0	17
17	Grove Hill	68	0	68
18	Hamilton Place	16	0	16
19	Highland Trail	550	0	550
20	Kellerton	750	485	265
21	Madison on Market	60	0	60
22	Monocacy Center	457	449	8
23	Parkview	68	57	11
24	Renn Quarter	1,050	583	467
25	Rivenswalk Apartments Lot 301	168	98	70
26	Rock Hill	56	0	56
28	Summers Farm	310	0	310
29	Sycamore Ridge	456	438	18
30	Courtyards at Overlook	32	0	32
34	Winpenny Tell*	316	0	316
36	Visitation Academy	33	18	15
37	W All Saints Street Habitat	12	0	12
38	Waverly View	732	569	163
39	West Park Village	285	269	16
40	Westridge	119	0	119
41	Wormans Mill Court Apartments	315	0	315
42	Birdseye	41	0	41
43	Bowers Park	18	0	18
44	800 E Patrick Street	16	0	16
45	Lucas Village*	222	0	222
46	Homewood	316	254	62
City of Frederick Totals		10,860	3,784	7,076

*Denotes project has not received Preliminary or Site Plan approval as of map date.

Franklin County, PA

Adams County, PA

Municipal Residential Pipeline Projects (Non-Frederick City)				
#	Subdivision	Approved Units(A)	Developed or Permitted Units (B)	Pipeline A-B=(C)
53	England Woods	537	0	537
54	Foxfield Section 6(Active Adult)*	148	0	148
55	Brunswick Crossing	1,423	1,235	188
56	Brookfield Phase 5	10	0	10
57	Southgate	43	40	3
58	Emmit Ridge II	48	0	48
59	Harshman Property	1	0	1
61	Meadowridge Knoll Section II	5	0	5
62	Quail Run	110	0	110
63	Waters Farm	1	0	1
65	Calumet	925	0	925
66	Marley Commons	11	0	11
67	Jabez Property	27	0	27
68	E Main St	42	0	42
71	Hobb's Division	4	0	4
72	Mechanicstown	31	0	31
73	Meunier Subdivision	1	0	1
74	Mountain Brooke	11	0	11
75	Oak Forest (concept)*	36	0	36
76	Simmers' Subdivision(concept)*	40	0	40
77	Eyler Road Property	6	0	6
80	Shoemaker-Dorsey Division	1	0	1
117	Dennis Subdivision	5	0	5
Municipal Total(Non-Fred. City)		3,466	1,275	2,191

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Carroll County

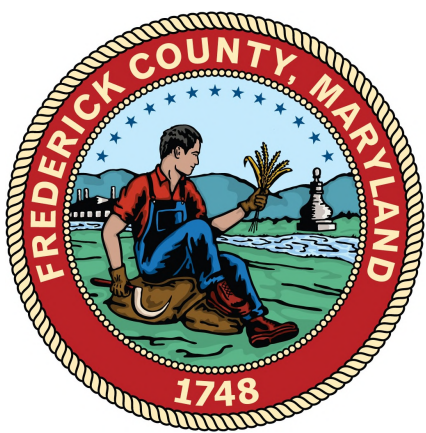
Howard County

Montgomery County

Loudoun County, VA

Residential Development Pipeline

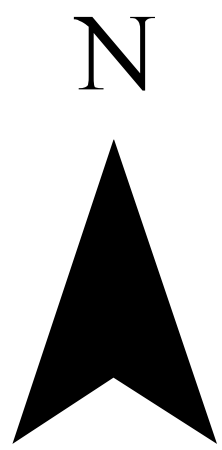
as of October 2025



Frederick County, Maryland
Division of Planning and Permitting



Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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MAPID:ResidentialPipelineDevelopment00045



- Residential Development- County
- Community Growth Area
- Residential Development- Municipality
- Municipalities

County Residential Pipeline Projects				
#	Subdivision	Approved Units(A)	Developed or Permitted Units (B)	Pipeline A-B=(C)
85	Eaglehead - Subtotal	3,917	2,515	1,402
86	Longview*	6	0	6
87	Bennett Preserve	37	36	1
88	Blendinger Property PUD	610	0	610
89	Carroll Manor PUD	39	0	39
90	Casey PUD (Cherry Run)	800	0	800
91	Cromwell PUD (Age Restricted)	488	40	448
92	Daysville Glen PUD*	95	0	95
93	Estates of Old Middletown	3	0	3
95	Hattery Farm	24	22	2
98	Jefferson Village (Age Restricted)	47	0	47
99	Knowledge Farms MXD (Age Res.)*	147	0	147
100	Kidwiler Park/Farms	35	18	17
102	Libertytown Gardens	5	0	5
103	Mayne Property	193	0	193
104	Mill Creek	141	6	135
106	Estates at Rosehaven Manor	103	62	41
107	Ridges at Long Branch (Ratley)	43	1	42
109	The Manor at Holly Hills	21	19	2
111	Woodlands at Urbana (Age Res.)	581	559	22
112	Enclave at Clover Hill	6	1	5
116	Park Place at Ballenger	29	6	23
118	Daisey's Ridge	5	0	5
County Total(Not-Municipal,Majors)		7,375	3,285	4,090