



Table 1 – PUD Proposed Land Use Summary

Land Use	Permitted	Approved	Proposed
Residential: 3-6 DU of Gross Project Acreage for LDR 160.87 ac. x 3 DU - 6 DU = Gross Density 600/160.87=3.73 DU/acre Net Density 600/102=5.88 DU/acre	± 482-964 acreage varies	600 DU ± 104.4 ac.	600 DU ± 102 ac.
Non Residential: ⁽¹⁾ <i>Commercial/Employment/Institutional</i> (i.e. public use site) ⁽¹⁾ Determined at Phase I: =	Varies	± 4.0 ac.	± 6.4 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	± 48.6 ac. min. Not including internal pocket parks/greens
The remaining acreage is within Major right of Way	N/A	± 3.8 ac.	± 3.8 ac.
Total		± 160.8 ac	± 160.8 ac

General Notes:

- Development Land Use limits as shown are illustrative and not to be construed as a Limits of Disturbance. Final Limits to be determined at time of Phase II/Preliminary Plan. Other PLD 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 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.I.
parcel 102, tax map 78, account #09-232583.
- The property is zoned PUD on the Frederick County Zoning Atlas titles 78 & 79.
- 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 W-A-S-4 for the Cromwell property.
- Topographic information shown from multiple sources including: aerial photography conducted by McKenzie Snyder April 2019; topography from Harris Swings and Associates; Rodgers Consulting; and is shown as 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 titles 78 & 79.
- Preliminary wetlands and forest delineated by field work by Rodgers Consulting, Inc., May 2019.
- Location and distribution of units to be determined at Phase II approval.

Additional Concept Plan Criteria:

- With respect to scenic views, the concept maintains no roadway access from Meadow Road per rezoning conditions, as this is the only existing public road identified with a viewshed onto or through the property. In addition, initial site layouts indicate the dwellings backing up to Meadow Road will be below grade due to overall site grading limitations, and the rear facades will likely be at least 50' from the edge of pavement providing opportunity for landscape screening and berms as needed and per the existing zoning conditions. Further, the developer has worked with the adjoining neighbors of Oakdale Village to address the condition of the Approved PUD relative to the buffering and screening along Lake Linganore Boulevard.
- A condition was placed on the approved rezoning that stated "If any historic structures are proposed for demolition, the applicant shall provide the County with access to the structures(s) in order to document the house, outbuildings, and other related structures at least 90 days prior to the start of demolition." While the house is not historic, this condition was met and evaluation and documentation of the historical significance of buildings and structures was prepared by R.C. Goodwin & Associates, Inc.

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