



Table 1 – PUD Proposed Land Use Summary

Land Use	Permitted	Approved	Proposed
<b>Residential:</b> 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 acres varies	600 DU ± 104.4 ac.	600 DU ± 102 ac.
<b>Non Residential: (1)</b> <i>(i.e. public use site)</i> (1) Determined at Phase 1: =	Varies	± 4.0 ac.	± 6.4 ac.
<b>Open Space:</b> 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
<b>The remaining acreage is within Major right of Way</b>	N/A	± 3.8 ac.	± 3.8 ac.
<b>Total</b>		± 160.8 ac	± 160.8 ac

General Notes:  
 1. Development Landlay limits as shown are illustrative and not to be construed as a limit of disturbance. Final limits to be determined at time of Phase III Preliminary Plan. Other PUD requirements apply and are described in the complete application.  
 2. All future local streets and Comprehensive Plan Road alignments shown herein are preliminary and subject to change. All roads are subject to adjacent properties to be determined at Phase II.

3. 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.

4. Open spaces may contain eas'd/own facilities.  
 5. Subject property is subject to zoning parcels.

5. Subject property is subject to zoning parcels.

6. The property is zoned PUD on the Frederick County Zoning Atlas tiles 78 & 79.

7. The property is shown as LDR (Low Density Residential) on the Comprehensive Plan Atlas tiles 78 & 79, adopted as part of the Countywide Comprehensive Plan Resolution # 10-06 Effective: April 8, 2010 amended: Res.#12-19, 09-13-2012.

8. Existing conditions.

9. Topographic information shown from multiple sources including aerial photography conducted by Mckenna Snyder April 2019, topography from Harris Smarra and Associates, Rodgers Consulting, and is shown as 2' intervals.

10. Boundary information from a boundary survey by Rodgers Consulting, Inc. and other available deed and plat data, dated May 2019.

11. Survey provided by location in the 9th Section, Frederick, Maryland.

12. No FEMA floodplain on property as per dated September 14, 2010 EMA Floodplain Maps tiles 78 & 79.

13. Preliminary wetlands and forest delineated by field work by Rodgers Consulting, Inc., May 2019.

14. Location and distribution of units to be determined at Phase II approval.

Additional Concept Plan Criteria:

1. With respect to scenic, the developer must maintain no roadway access from Meadow Road per existing 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 developer will relocate Meadow Road to be below grade due to overall site grading limitations, and the rest facets will likely be at least 50'-75' from the edge of pavement providing opportunity for landscape screening and berming 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 proposed PUD relative to the buffering and screening along Lake Linganore Boulevard.

2. A condition was placed on the proposed rezoning that stated "If any historic structures are proposed for demolition, the applicant shall provide the County with access to the structure(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

## Amended Concept Plan PUD Rezoning Amendment

**RODGERS**  
CONSULTING  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

**CROMWELL**  
Tax Map 78 & 79, Parcels 12 & 101  
9th Election District  
Frederick County, MD

REVISION	DATE	REVISION	DATE	REVISION	DATE	Applicant:
						Cromwell Investments, LLC 1355 Beverly Road, Suite 240 McLean, VA 22101 Contact: Jason Wiley Phone: (703) 734-9730

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

SCALE: 1"-200'  
 JOB No.: 0643Q  
 DATE: 06/14/19  
 Exhibit A  
 SHEET No. 1 OF 1