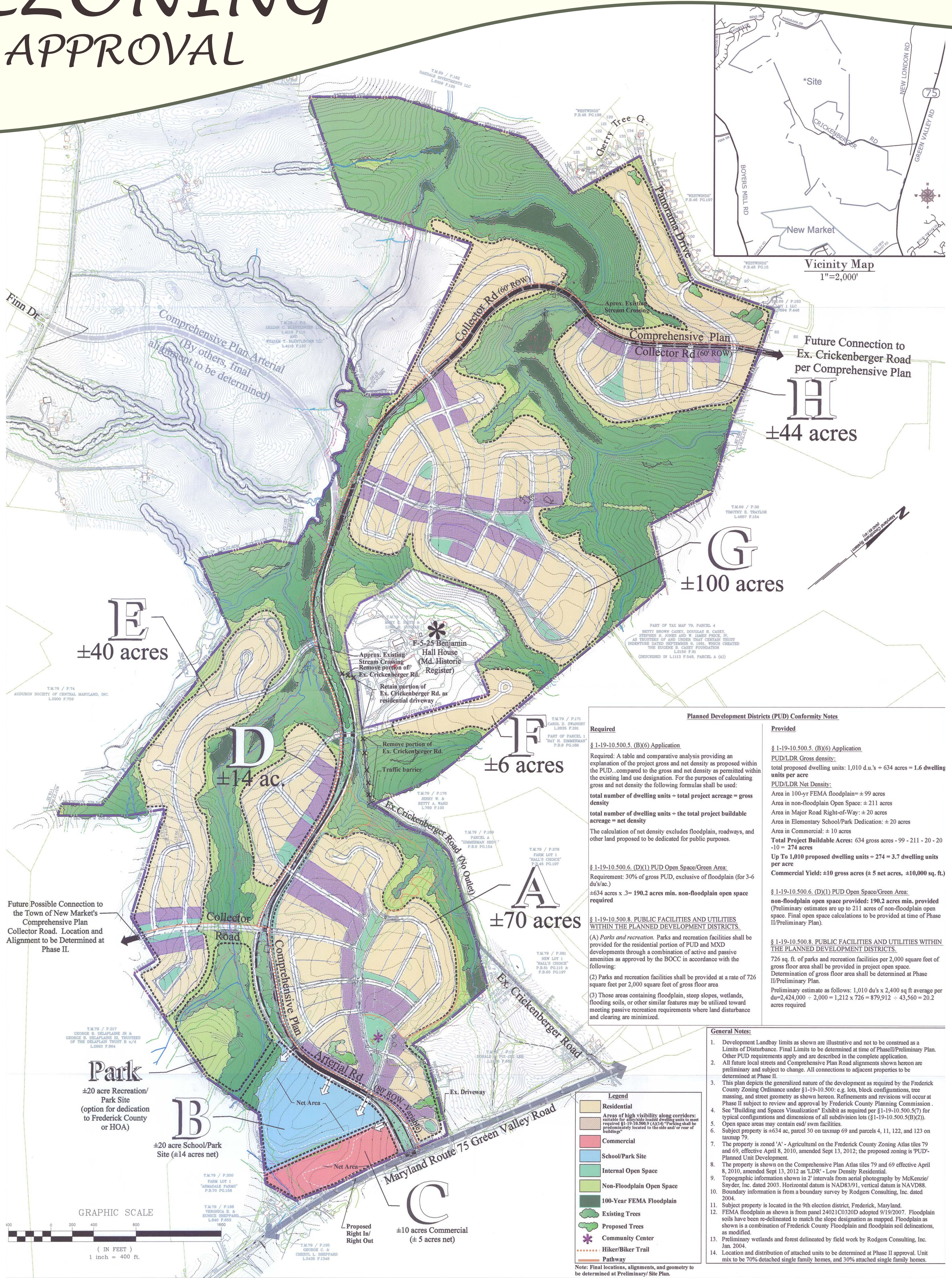


REZONING APPROVAL



E
±40 acres

D
±14 ac

F
±6 acres

A
±70 acres

G
±100 acres

H
±44 acres

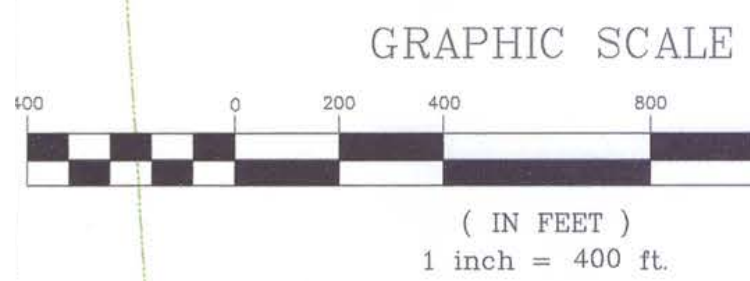
Park
±20 acre Recreation/
Park Site
(option for dedication
to Frederick County
or HOA)

B
±20 acre School/Park
Site (±14 acres net)

C
±10 acres Commercial
(± 5 acres net)

Planned Development Districts (PUD) Conformity Notes	
Required	Provided
<p>§ 1-19-10.500.5. (B)(6) Application Required: A table and comparative analysis providing an explanation of the project gross and net density as proposed within the PUD, compared to the gross and net density as permitted within the existing land use designation. For the purposes of calculating gross and net density the following formulas shall be used: $\text{total number of dwelling units} + \text{total project acreage} = \text{gross density}$ $\text{total number of dwelling units} + \text{total project buildable acreage} = \text{net density}$ The calculation of net density excludes floodplain, roadways, and other land proposed to be dedicated for public purposes.</p>	<p>§ 1-19-10.500.5. (B)(6) Application PUD/LDR Gross density: total proposed dwelling units: 1,010 d.u.'s + 634 acres = 1.6 dwelling units per acre PUD/LDR Net Density: Area in 100-yr FEMA floodplain = ± 99 acres Area in non-floodplain Open Space = ± 211 acres Area in Major Road Right-of-Way = ± 20 acres Area in Elementary School/Park Dedication = ± 20 acres Area in Commercial = ± 10 acres Total Project Buildable Acres: 634 gross acres - 99 - 211 - 20 - 10 = 274 acres Up To 1,010 proposed dwelling units = 274 = 3.7 dwelling units per acre Commercial Yield: ±10 gross acres (± 5 net acres, ±10,000 sq. ft.)</p>
<p>§ 1-19-10.500.6. (D)(1) PUD Open Space/Green Area Requirement: 30% of gross PUD, exclusive of floodplain (for 3-6 d.u./ac) ±634 acres x .3 = 190.2 acres min. non-floodplain open space required</p>	<p>§ 1-19-10.500.6. (D)(1) PUD Open Space/Green Area non-floodplain open space provided: 190.2 acres min. provided (Preliminary estimates are up to 211 acres of non-floodplain open space. Final open space calculations to be provided at time of Phase II/Preliminary Plan.)</p>
<p>§ 1-19-10.500.8. PUBLIC FACILITIES AND UTILITIES WITHIN THE PLANNED DEVELOPMENT DISTRICTS (A) Parks and recreation. Parks and recreation facilities shall be provided for the residential portion of PUD and MXD developments through a combination of active and passive amenities as approved by the BOCC in accordance with the following: (2) Parks and recreation facilities shall be provided at a rate of 726 square feet per 2,000 square feet of gross floor area (3) Those areas containing floodplain, steep slopes, wetlands, flooding soils, or other similar features may be utilized toward meeting passive recreation requirements where land disturbance and clearing are minimized.</p>	<p>§ 1-19-10.500.8. PUBLIC FACILITIES AND UTILITIES WITHIN THE PLANNED DEVELOPMENT DISTRICTS 726 sq. ft. of parks and recreation facilities per 2,000 square feet of gross floor area shall be provided in project open space. Determination of gross floor area shall be determined at Phase II/Preliminary Plan. Preliminary estimate as follows: 1,010 d.u.'s x 2,400 sq ft average per d.u. = 2,424,000 - 2,000 = 1,212 x 726 = 879,912 ÷ 43,500 = 20.2 acres required</p>

- General Notes:**
- Development Landbay 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 PUD 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 § 1-19-10.500: e.g. lots, block configurations, tree massing, and street geometry as shown hereon. Refinements and revisions will occur at Phase II subject to review and approval by Frederick County Planning Commission.
 - See "Building and Spaces Visualization" Exhibit as required per § 1-19-10.500.5(7) for typical configurations and dimensions of all subdivision lots (§1-19-10.500.5(B)(2)).
 - Open space areas may contain esd/ swm facilities.
 - Subject property is ±634 ac, parcel 30 on taxmap 69 and parcels 4, 11, 122, and 123 on taxmap 79.
 - The property is zoned 'A' - Agricultural on the Frederick County Zoning Atlas tiles 79 and 69, effective April 8, 2010, amended Sept 13, 2012; the proposed zoning is 'PUD'- Planned Unit Development.
 - The property is shown on the Comprehensive Plan Atlas tiles 79 and 69 effective April 8, 2010, amended Sept 13, 2012 as 'LDR' - Low Density Residential.
 - Topographic information shown in 2' intervals from aerial photography by McKenzie/Snyder, Inc. dated 2003. Horizontal datum is NAD83/91, vertical datum is NAVD88.
 - Boundary information is from a boundary survey by Rodgers Consulting, Inc. dated 2004.
 - Subject property is located in the 9th election district, Frederick, Maryland.
 - FEMA floodplain as shown is from panel 24021 C0320D adopted 9/19/2007. Floodplain soils have been re-delineated to match the slope designation as mapped. Floodplain as shown is a combination of Frederick County Floodplain and floodplain soil delineations, as modified.
 - Preliminary wetlands and forest delineated by field work by Rodgers Consulting, Inc. Jan. 2004.
 - Location and distribution of attached units to be determined at Phase II approval. Unit mix to be 70% detached single family homes, and 30% attached single family homes.



Legend

- Residential
- Area of High Visibility along corridors
- Commercial
- School/Park Site
- Internal Open Space
- Non-Floodplain Open Space
- 100-Year FEMA Floodplain
- Existing Trees
- Proposed Trees
- Community Center
- Hiker/Biker Trail
- Pathway

Concept Plan

CASEY FOUNDATION PROPERTY

Prepared for:
Eugene B. Casey Foundation
c/o Linowes and Blocher LLP
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Cherry Run



Eugene B. Casey Foundation



July 2013 | Community Outreach Meeting
The graphics & data are based upon the sketch plan and general development. Plan is subject to change as part of any preliminary/final site plan in the future.