



Vicinity Map 1" = 2000'

TABLE 407-1 PERFORMANCE STANDARDS MATRIX, AS REQUIRED FOR AN ARCD DEVELOPMENT OPTION:

(A)	(B)	(C)	(D)	(E)	(F)	(G)
District	Density	FAR	Trip Cap per acre (ADT)	% stormwater vol. treated by nonstructural practices	Street Connectivity Ratio	Design Category
ARCD	8	N/A per Sec. 412	1,901	5%	1.4	Single-Family Urban, Class II; Townhouse and Multifamily, Class A

MU-1/ARCD SUMMARY TABLE

1	2	(A)	(B)	(C)	(D)	(E)	(F)	(G)
3	4	Land Use Category	Minimum Land Allocation	Max. Land Allocation	Minimum Density	Maximum Density	Min. FAR	Max. FAR
Required/Permitted	5	Parks & Open Space	whichever is greater: 5% of 15 acres (0.75 ac) or 5 min. ac (0.41 ac) 5% of 15 acres (0.75 ac) or 5 min. ac (0.41 ac)	—	—	—	—	—
6	7	Non-residential Uses	5% (0.75 ac) or 5 min. ac (0.41 ac)	60%	—	—	—	—
8	9	Residential Uses	15%	60%	—	—	—	—
Provided	10	Parks & Open Space	±124 ac.	—	—	—	—	—
11	12	Non-residential Uses	±19 ac.	—	—	—	—	—
13	14	Residential Uses	±376 ac.	—	—	—	—	—
15	16	Major Right Of Way Dedication	±13 ac.	—	—	—	—	—
Design Standards (417 (c))	17	(A)	(B)	(C)	(D)	(E)	(F)	(G)
18	19	Location/Land Use Category	Min. Frontage/Min. Lot Width	Min. Street Setback/Front Yard	Max. Street Setback/Front Yard	Min. Interior Setback	Max. Interior Setback	Min. Rear Setback
Required/Permitted	20	Non-residential Uses	10	0	35	0	25	5
21	22	Residential	40	20	—	5	—	20
23	24	Detached Dwellings	15	5	35	5	—	20
25	26	Attached Dwellings	15	5	35	5	—	20
27	28	Non-residential Uses	10	0	35	0	25	5
29	30	Residential	40	20	—	5	—	20
31	32	Detached Dwellings	15	5	35	5	—	20
33	34	Attached Dwellings	15	5	35	5	—	20

<sup>1</sup> A modification is requested from the Minimum Frontage (at street) requirement of 417 (c) and 806 (b)(2) to allow certain lots to front onto open space or common drives in lieu of street frontage. Minimum Frontage is therefore synonymous with Minimum Lot Width, as measured at the front yard setback.

<sup>2</sup> A modification is requested from the Minimum Street Setback and Maximum Street Setback to allow certain lots to front onto open space or common drives in lieu of street frontage. Minimum Street Setback is therefore synonymous with Minimum Lot Width, as measured from either a street right-of-way line or Front Lot Line. Maximum Street Setback shall mean Max. Front Yard Setback.

<sup>3</sup> Per 412 (d) (3) C, non-residential uses may include: programmed open space, public parkland dedicated beyond the min. required, and/or parkland programmed to provide an enhanced public benefit or use.

<sup>4</sup> Per Annexation Resolution 17-25 S. (b)

<sup>5</sup> Per Annexation Resolution 17-25 S. (a)

<sup>6</sup> Applicant reserves the right to apply for Design Standard modifications at time of Preliminary Plat and/or Final Site Plans in addition to those above.

MU-1/ARCD PROJECT NET AREA SUMMARY TABLE

USE PLACES/RESIDENT PLACES SUMMARY TABLE							
Landbay	Yield						Total
	Gross Area	Non-Residential		Residential			
		Private (Programmed amenity)	Public (Enhanced Benefit)	SFD	Villa	MF	
A	±75 ac.	±2 ac.		150-250	50-150	-	±350
B	±46 ac.	±5 ac.		50-100	50-100	75-125	±150
C	±72 ac.	±5 ac.		150-250	25-75	-	±300
D	±15 ac.	-		-	50-100	-	±75
E	±102 ac.	(p/o OS-3= 7 ac. total min.)		150-250	125-225	-	±450
F	±66 ac.	-		75-125	50-150	100-300	±400
Subtotal:	±376 ac.	19 ac. min.					1,500 max.

Approved BY: PKP  
FEB 18 2020  
CONDITIONS OF APPROVAL MET

LEGEND

- City of Frederick Boundary
- Crumland Master Plan Boundary
- Crumland Holdings
- ±8" Asphalt Shared-Use Trail (private) (Final Locations to be determined at Preliminary/Site Plan)
- ±11" Asphalt Shared-Use Trail (public) (Final Locations to be determined at Preliminary/Site Plan)
- Existing Tuscarora Creek Trail
- Planned Tuscarora Creek Trail, By Others
- Water Tower (Final Location to be determined at Preliminary/Site Plan)
- Clubhouse/Community Focal Point or Amenity (Final Location to be determined at Preliminary/Site Plan); 500 ft min. required
- Interior HOA Open Space (final size, shape and locations to be determined)

	Provided	Permitted/Required	Notes
OS-1	Open Space up to ±29 ac.		HOA Open Space; final size, shape to be determined at Preliminary/Site Plan
OS-2	Open Space up to ±50 ac.		HOA Open Space; final size, shape to be determined at Preliminary/Site Plan
OS-3	Open Space ±15 ac. min.	±15 ac. min.	Part of OS-3 (7 ac. min.) qualifies as non-residential per annexation agreement.
OS-4 Park	Open Space ±30 ac. min.	±30 ac min. (with ±15 ac min. school Site)	15 ac. Public Park Land Dedication / 15 ac. Potential School Site per Annexation Condition req.
Subtotal:	± 124 ac.	± 45 ac	
Interchange R/W dedication	±13 ac.		
Misc.; r/w dedication	±26.73 ac.		
Total Gross Tract Application Area:	± 539.73 ac		



REVISION	DATE	REVISION	DATE	REVISION	DATE
Per City Staff Comments, Service. R16/2518					
R/W removed from OS-2, update MU-1/ARCD Summary Tables					
Per City Staff Comments, design modification timing note	07/30/18				
Change C18 in MU-1/ARCD Summary Table to 20	08/21/19				

Prepared For:  
Nateeli Communities  
506 Main Street, Suite 300  
Gaithersburg, MD 20878

Contact: Michael Nateeli  
Phone: 301-670-4020

Master Plan

**RODGERS CONSULTING**  
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19847 Century Boulevard  
Suite 200  
Germantown, Maryland 20874  
Ph: 301.948.4700 (Main)  
Ph: 301.253.6609 (Frederick)  
Ph: 301.948.6266  
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		03/18
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

7612 Willow Road Frederick, Maryland, 21702

**Bloomfield**

Tax Map 48, P. 17, 190 Tax Map 57, P. 105, 102, 66, 26, 10  
Election Districts 2, 20, 21  
City of Frederick, Frederick County, Maryland

SCALE: 1"=300'
JOB No. 529AH
DATE: 4/2018
PROJECT No. PC18-387MP
SHEET No. 1 of 3



General Notes

1. CITY OF FREDERICK PROJECT NUMBER: PC18-387MP, PROJECT NAME: BLOOMFIELD (CRUM FARM).  
GROSS PROPERTY IS APPROXIMATELY ±539.8 AC. PER BOUNDARY PLAT BY RODGERS CONSULTING, INC. GROSS PROPERTY OF THIS APPLICATION WITHIN THE CITY OF FREDERICK MU-1 ZONING DISTRICT IS APPROXIMATELY ±537.2 AC. (THE ±2.6 AC REMAINDER IS COMPRISED OF PORTIONS OF RIGHTS-OF-WAY OF WILLOWBROOK ROAD, SUNDAYS LANE, AND BLOOMFIELD ROAD NOT ANNEXED), PLUS AN ADDITIONAL 2.5 ACRES WITHIN THE IST ZONING DISTRICT (SEE PLAN) FOR A COMBINED GROSS TRACT TOTAL OF 539.73 ACRES.
2. PROPERTY INFORMATION IS IN MD STATE PLANE NAVD 88 DATUM. SITE TOPOGRAPHY (2' CONTOUR INTERVAL) AND EXISTING FEATURES ARE DERIVED FROM FREDERICK COUNTY GIS.
3. 100-YEAR FLOODPLAIN INFORMATION IS DERIVED FROM THE 2007 APPROVED FEMA FLOODPLAIN MAP TILES 24021C0281D, AND 24021C0282D.
4. EXISTING LAND USE OF THE PROPERTY IS FARMING WITH EXISTING HOMESTEADS.
5. PROPERTY IS CURRENTLY DESIGNATED AS MIXED USE IN THE CITY OF FREDERICK 2010 COMPREHENSIVE PLAN, AND ZONED MU-1 (MIXED-USE), AND AN EASTERN PORTION OF THE PROPERTY IS WITHIN THE HIGHWAY NOISE IMPACT OVERLAY DISTRICT (HNO) AND IS SUBJECT TO SECTION 422.
6. EXISTING WATER/SEWER CATEGORY IS W5/S5, W3/S3 PER FREDERICK COUNTY WATER/SEWER ATLAS 48 AND 57.
7. THE BOCC APPROVED AN AMENDMENT TO THE PRWSA (POTOMAC RIVER WATER SUPPLY AGREEMENT) NOV. 7, 2013 AS CATEGORY W5/S5.
8. TRANSIT FACILITIES WILL BE LOCATED/ SHOWN DURING THE PRELIMINARY SUBDIVISION PLAN/ FINAL SITE PLAN.
9. THIS MASTER PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT AS REQUIRED BY THE CITY OF FREDERICK LAND MANAGEMENT CODE. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY SUBDIVISION/ FINAL SITE PLAN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF FREDERICK. UNIT TYPES MAY BE REORGANIZED SUBJECT TO TOTAL DEVELOPMENT YIELD AND MIX TO BE MAINTAINED PER PROJECT SUMMARY TABLE DESCRIBED ON EXHIBIT A, SHEET 1.
10. THIS PROPERTY IS SUBJECT TO THE CONDITIONS OF ANNEXATION AGREEMENT RESOLUTION #17-25 WHICH AMENDS #12-30 AND 09-18, AND SUBMITTED AS PART OF THIS MASTER PLAN AS SHEET 3, EXHIBIT C, INCLUDING CONDITION #8 REGARDING DEMOLITION OF EXISTING STRUCTURES.
11. SUBJECT TO COMPLY WITH SECTION 608 PARKS AND OPEN SPACE (B) (1), ONE THOUSAND SQUARE FEET OF PARKLAND SHALL BE DEDICATED TO THE CITY FOR EACH NEW RESIDENTIAL UNIT.  
34.4 ACRES (1,000 SF X 1,500 UNITS= 1,500,000/43,560)
12. THIS SITE IS SUBJECT TO THE CITY FOREST CONSERVATION REQUIREMENTS PER SECTION 721 OF THE LMC. FINAL REQUIREMENT AND LOCATIONS TO BE DETERMINED WITH PRELIMINARY/FINAL FOREST CONSERVATION PLAN, TO BE SUBMITTED WITH PRELIMINARY/SITE PLAN APPLICATION. 80 ACRES ARE REQUIRED AND THE TOTAL FOREST CONSERVATION PLANTING REQUIREMENTS SHALL BE MET ON SITE.
13. MODIFICATION REQUEST OF SECTION 417, TABLE 417-2, DESIGN STANDARDS. MODIFICATION REQUESTED: SEE LINES 18 AND 19 IN 'ARCD SUMMARY' TABLE.  
DATE APPROVED BY PLANNING COMMISSION: 10-08-2018
14. THIS PLAN IS SUBJECT TO THE MODERATELY PRICED DWELLING UNIT ORDINANCE UNDER CHAPTER 19 OF THE CITY CODE AND WILL ELECT THE FEE-IN-LIEU PROVISION. 188 UNITS REQUIRED. IN ACCORDANCE WITH PAYMENT-IN-LIEU AGREEMENT DATED 12-05-2019.
15. THE STREET CONNECTIVITY RATIO SHALL BE AT LEAST 1.2 PER SECTION PER SECTION 417(C)(7)(B) AND AS REFERENCED IN 611 (J)(2).
16. ACCESS TO THE PROPERTY WILL BE FROM WILLOWBROOK ROAD, SUNDAYS LANE AND BLOOMFIELD ROAD.
17. SINGLE FAMILY DETACHED (SFD) AND ATTACHED VILLA UNITS (VI) MAY BE LOCATED IN ANY LANDBAY.
18. THE NET LAND AREAS BY USE AND DEVELOPMENT YIELDS IN THE 'MU1/ARCD PROJECT NET AREA SUMMARY' TABLE ON EXHIBIT A, SHEET 1, ARE APPROXIMATE AND MAY BE TRANSFERABLE BETWEEN LANDBAYS SUBJECT TO THE BALANCE BEING MAINTAINED.
19. THE PROPOSAL IS SUBJECT TO SECTION 407 PERFORMANCE STANDARDS/OR FLEXIBLE ZONING TECHNIQUES.
20. CITY OF FREDERICK WATER AND SEWERAGE NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH ANNOTATED CODE OF MARYLAND, ENVIRONMENT ARTICLE, 9-512 . THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT/SITE PLAN WILL BE MADE IN ACCORDANCE WITH CHAPTER 25, ARTICLE IX OF THE CODE OF THE CITY OF FREDERICK, 1966 (AS AMENDED). FINAL ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY IS GENERALLY MADE AT THE TIME OF BUILDING PERMIT APPLICATION, SUBJECT TO THE AVAILABILITY OF SUCH CAPACITY AND THE PAYMENT OF ALL REQUIRED FEES. THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDENT ON POTABLE WATER SUPPLY AND SEWERAGE TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING PERMIT APPLICATION. FEDERAL, STATE, OR CITY ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION. RECORDATION OF THIS PLAT OR APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN.  
FOR THE PROVISIONS OF THIS PLAT, WATER TREATMENT CAPACITY WILL BE PROVIDED BY THE CITY OF FREDERICK AND SEWER TREATMENT CAPACITY WILL BE PROVIDED BY FREDERICK COUNTY.
21. THIS PLAN IS SUBJECT TO SECTION 604 BUILDING AND URBAN DESIGN STANDARDS AS THE PROJECT PROCEEDS THROUGH PRELIMINARY/FINAL SITE PLAN.
22. PER ANNEXATION CONDITION #8 OF RES. 17-25, 'PRIOR TO DEVELOPMENT OF THE PROJECT AND IN CONSULTATION WITH THE CITY OF FREDERICK HISTORIC PLANNING STAFF, PROVIDE ADEQUATE DOCUMENTATION OF, AND MAXIMIZE THE SALVAGE AND REUSE OF MATERIALS DURING REMOVAL OF, THE DWELLING LOCATED AT 8722 WILLOWBROOK ROAD, COMMONLY REFERRED TO AS THE 'MOORE PROPERTY'. NO OTHER DWELLINGS OR STRUCTURES LOCATED ON THE CRUM PROPERTIES NEED TO BE DOCUMENTED OR PRESERVED."
23. THE LOCATION OF THE SERVICE ROAD AND ITS RELATIONSHIP TO THE PUBLIC LINEAR PARK WITHIN THE COMBINED 160' OF PUBLIC DEDICATION AREA, AS WELL AS CONNECTIONS TO LAND BAY E, TO BE EVALUATED AND DETERMINED AT PRELIMINARY/SITE PLAN FOR THE PUBLIC LINEAR PARK WITH APPLICABLE AGENCY REVIEW AND APPROVAL.
24. THE EXTENT OF THE WILLOWBROOK ROAD TERMINUS EAST TOWARDS ITS FUTURE INTERSECTION WITH THE FUTURE SERVICE ROAD AND THE WILLOWBROOK/BIGGS FORD INTERCHANGE SHALL BE DETERMINED AT PRELIMINARY/SITE PLAN APPROVAL FOR LAND BAY F IN CONJUNCTION WITH DETERMINATION OF A SUNDAYS LANE ACCESS CONNECTION
25. A FINAL DETERMINATION WHETHER THE NORTHERN SECTION OF PROPOSED PARKWAY ROAD WILL BE OPEN-SECTION OR CLOSED-SECTION SHALL BE MADE AT TIME OF IP FOR PARKWAY ROAD.
26. A DETERMINATION WHETHER THE PROPOSED TRAIL SECTION ALONG OLD WILLOWBROOK ROAD WILL BE A SIDEWALK OR A PROPOSED TRAIL WILL BE DETERMINED AT TIME OF PRELIMINARY/SITE PLAN.
27. PEDESTRIAN CONNECTIONS WITHIN BLOOMFIELD TO HOMEWOOD WILL BE DETERMINED AT PRELIMINARY/SITE PLAN FOR LAND BAY B AND LAND BAY E.
28. CAPF-R 08-30-18; CAPF-WL 08-20-18, CAPF-SL 08-20-18, CAPF-SCH EXEMPT PER 412 (a)(1)( F)

Prior Approvals List

PER SEC. 1102 - SUBMITTAL REQUIREMENTS

- (A) A RECORD OF PREVIOUS RELEVANT LAND DEVELOPMENT APPROVALS FOR THE SAME PROPERTY;
1. ANNEXATION RESOLUTION 09-18, SEPTEMBER 4, 2009
  2. ANNEXATION RESOLUTION 12-30, SEPTEMBER 6, 2012
  3. ANNEXATION RESOLUTION 17-25, DECEMBER 7, 2017
  4. RESOLUTION 13-32 JOURNEY THROUGH HALLOWED GROUND NATIONAL SCENIC BYWAY CORRIDOR PLAN, OCTOBER 3, 2013
  5. POTOMAC RIVER WATER SUPPLY AGREEMENT (PRWSA) 2006 AND AMENDMENTS PRWSA EXHIBIT #4 UPDATE, SEPTEMBER 2017
  6. PC13-279MU CRUMLAND MIXED USE MASTER PLAN, FEBRUARY 10, 2014
  7. PC14-534PSU ALDERBROOK PRELIMINARY SUBDIVISION PLAN, NOVEMBER 10, 2014
  8. CAPF-WL (09-25-13), CAPF-SL (09-27-13), CAPF-R (08-20-15), AND CAPF-SCH (08-20-15)
  9. MITIGATION AGREEMENT FOR CAPF-WL, CAPF-SL, AND CAPF-R, AUGUST 20, 2015
  10. (CITY-COUNTY-DEVELOPER) ROAD UPGRADE, OWNERSHIP AND MAINTENANCE MEMORANDUM OF UNDERSTANDING, DECEMBER 19, 2014
  11. STF13-280FSD APPROVED JANUARY 24, 2014
  12. ARCH13-469 NO FURTHER ACTION ARCHEOLOGICAL ASSESSMENT APPROVED OCTOBER 15, 2014
  13. CRUMLAND MPDU AGREEMENT, ORIGINAL NOVEMBER 4, 2014
  14. STF18-259SP, BLOOMFIELD SKETCH PLAN, APRIL 11, 2018

REVISION	DATE	REVISION	DATE	REVISION	DATE
Per City Staff Comments	06/25/18				
Per City Staff Comments	07/20/18				
Per City Staff Comments	08/24/18				

Prepared For:  
Crum Farm Land Development, LLC &  
Crum Farm Commercial Development, LLC  
9600 Blackwell Road, Suite 200  
Rockville, Maryland 20850  
Contact: Alexander L. San Andres  
Phone: (240) 499-9667

Exhibit "B"

19847 Century Boulevard  
Suite 200  
Germantown, Maryland 20874  
Ph: 301-948-9700 (Main)  
Ph: 301-293-6609 (Frederick)  
F: 301-948-0256  
www.rodgers.com

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7612 Willow Road Frederick, Maryland, 21702

Crumland

Tax Map 48, P. 17, 190 Tax Map 57, P. 105, 102, 66, 26, 10  
Election Districts 2, 20, 21  
City of Frederick, Frederick County, Maryland

SCALE:
JOB No. 510E6
DATE: 4/2013
SHEET No. 2 of 3

N:\VMD--Frederick--City of Frederick\Crum Farm\autocad\Plot Plans\Master Plan 2018\4th resubmission 08--13--18\02b-- Notes.dwg Layout1 Aug 24, 2018, 2:02pm

Approved By: PKR  
FEB 18 2020

CONDITIONS OF APPROVAL MET

PRELIMINARY NOT FOR CONSTRUCTION