PRELIMINARY NOT FOR CONSTRUCTION

EX. OAKDALE HIGH SCHOOL

LIMIT OF COMMERCIAL SITE PLAN

HOPEWELL STREET

Small Shops Leased By Others

Lot N2

N2
98,312 SF

weis markets
NOW OPEN

EXECUTED CONTRACT PROPERTY OF WEIS MARKETS

OUTLOT
AA
99,163 SF

CHIPOTLE MEXICAN GRILL

CHASE

EAGLEHEAD DRIVE

BAINBRIDGE APARTMENTS

WELL

APPROX. SEPTIC FIELD LOCATION

APPROX. WELL

APPROX. WELL

HOPEWELL STREET

1940 FREDERICK ROAD

OLD NATIONAL PIKE

OLD NATIONAL PIKE

GAS GAS GAS GAS GAS GAS GAS GAS GAS

lakehouse veterinary
UNDER CONSTRUCTION

2
45,981 SF

3
53,750 SF

4
60,565 SF

5
42,278 SF

6
76,758 SF

7
88,007 SF

9
107,040 SF

SOUTH COMMERC

Future Car Wash

National QSR Negotiating Contract

SILVERSIDE STREET

SWM POND 782

CA
260,243 SF

7 ELEVEN

IHOP

DQ

Frederick Primary Care Associates

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

POND 782 DRAINAGE NON-POND DRAINAGE

POND 782 DRAINAGE DIVIDE

RCP| 48IN x75.02

RCP| 48IN 467.88

I-70 WEST BOUND

I-70 EAST BOUND

SCALE: 1" = 100'

LOT AREA SUMMARY
NORTH COMMERCIAL

LOT	USE	LOT AREA ±
N1	FOOD STORE	259,601 SF
N2	INLINE RETAIL	98,312 SF
N3	RESTAURANT	33,894 SF
N4	RESTAURANT	45,158 SF
AA	OUTLOT AA	99,163 SF
	TOTAL LOT AREA	536,128 SF

LOT AREA SUMMARY
SOUTH COMMERCIAL

LOT	USE	LOT AREA ±	% AREA
1	VACANT	41,374 SF	8.0 %
2	RESTAURANT	45,981 SF	8.9 %
3	GAS / CONVENIENCE	53,750 SF	10.4 %
4	VACANT	60,565 SF	11.7 %
5	VACANT	42,278 SF	8.2 %
6	RESTAURANT	76,758 SF	14.9 %
7	MEDICAL OFFICE	88,007 SF	17.1 %
9	DAYCARE	107,040 SF	20.8 %
	TOTAL LOT AREA	515,753 SF	100 %
CA	PARCEL AREA (OPEN SPACE, ACCESS ROAD, SWM POND)	260,243 SF	

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
OAKDALE INVESTMENTS LLC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
PHONE: 1-703-734-5241
CONTACT: JASON WILEY

SOUTH COMMERCIAL LOT AREA EXHIBIT

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

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE_____

SOUTH COMMERCIAL
Linganore Town Center
Tax Map 79 , Parcels 6 & 17
Election District No. 9
Frederick County, Maryland

SCALE: NOT TO SCALE
JOB No. 063302
DATE: OCT 2021
SHEET No. 1 OF 1

N:\MD-Frederick\Linganore Town Center\autocad\Plot Plans\South Commercial\Preliminary Plan-2021 Revision\Exhibit\SOUTH COMMERCIAL LOT AREA EXHIBIT 2021-11-02.dwg Nov 11, 2021, 10:31am