N/F FREDERICK COUNTY SCHOOL BOARD
PIN# 170-1-1&3
DB 199, PG 127 (COUNTY)
DB 237, PG 438 (COUNTY)
ZONED: RO-1
USE: SCHOOL

T.M. 170-01-1
Frederick County School Board
Instr. 090000803
26.91 Acres
Zoned: RO1

T.M. 191-01-8
Glen Burnie Glass Foundation
D.B. 208 Pg. 92
106.66 Acres
Zoned: EIP

ZONED LR
ZONED MR

LAND BAY C

EXTENSION OF 10 FT. HIKER-BIKER TRAIL FROM MEADOW BRANCH AVENUE TO GLASS GLEN BURNIE FOUNDATION. ACTUAL LOCATION TO BE DETERMINED BY OWNER UPON DEVELOPMENT OF LAND BAY C.

9.79± AC.
EX. MR
Conditions Removed

CONNECTION TO BE PROVIDED TO SACRED HEART CHURCH PARKING UPON DEVELOPMENT OF LAND BAY C.

PROPOSED ENTRANCE TO ALIGN WITH SCHOOL ENTRANCE.

MEADOW BRANCH AVENUE
(PROPOSED EXTENSION)

To Meadow Branch

T.M. 169-1-5
Moffett Farms, LLC
Instr. 130002680
22.88 Acres
Zoned: MR

T.M. 150-01-10
Stribling Run Properties LLC
D.B. 303 Pg. 195
2.02 Acres
Zoned: B-2

0.80± AC.
EX. RB-1
Conditions Removed

ZONED MR
ZONED RB-1

T.M. 149-01-6
Roman Catholic Diocese Arlington
16.154 Acres
Zoned: LR

Sacred Heart

T.M. 150-01-11
Gateway Medical Center LLC
Instr. 120000802
3.49 Acres
Zoned: LR

MIN. 300 Ft.

MIN. 300 Ft.

MIN. 300 Ft.

PROPOSED ENTRANCE

ZONED RB-1
ZONED MR

LAND BAY B
PUBLIC SCHOOL
9.34± AC.
EXISTING ZONING: LR/MR/RB-1
PROPOSED ZONING: EIP

ZONED LR
T.M. 169-1-6
James L. II & Dixie L. Lum
Instr. 080003186
Zoned: LR
1.95 Acres

T.M. 169-1-5
Moffett Farms, LLC
Instr. 130002680
22.88 Acres
Zoned: LR

MINIMUM 20 FT. CLEAR ZONE

ZONED MR
ZONED LR

ZONED RB-1
ZONED LR

ZONED MR
ZONED B2

ZONED MR
ZONED LR

T.M. 169-01-3
D.B.L. Holdings
Instr. 050005751
3.37 Acres
Zoned: LR

T.M. 149-01-8-B
Summit Community Bank
Instr. 070002224
3.51 Acres
Zoned: B2

LAND BAY A(2)
COMMERCIAL
2.02± Acres
EX. ZONING: RB-1
PROP. ZONING: B-2

LAND BAY A(1)
COMMERCIAL
9.62±Acres
EXISTING ZONING: RB-1
PROPOSED ZONING: B-2

PROPOSED ENTRANCE

T.M. 149-01-7a
Ridgewood Orchard LTD. Partnership
Instr. 100001169
33.40 Acres
Zoned: RBMR

AMHERST STREET (U.S. ROUTE 50)

CVS
T.M. 149-01-8-A
CVS 7843 VA LLC
Instr. 050005121
2.18 Acres
Zoned: B2

MIN. 300 Ft.

ZONED B2
ZONED LR

T.M. 169-1-4
Charles C. & Adelaide Turnbull
Instr. 130003088
2.60 Acres
Zoned: LR

T.M. 169-1-7
Equity Trust Comp
Instr. 100001573
1.87 Acres
Zoned: LR

T.M. 169-1-8
Cathleen O'Connel Trustee
Instr. 110000060
1.40 Acres
Zoned: LR

T.M. 169-1-2
Adel B. Guirguis
D.B 352 Pg. 351
2.25 Acres
Zoned: LR

PIN 149-1-7A
CHURCH MEADOW, LLC
INST. 120000894
0.95 Acres
Zoned: RB-1

MERRIMANS LANE
(30' PRESCRIPTIVE EASEMENT)

MERRIMANS LANE

PIN 149-1-5
FIRST CHRISTIAN CHURCH
DB 360 PG 379
4.83 Acres
Zoned: LR

PIN 169-1-1A
FIRST CHRISTIAN CHURCH
INST. 050000526
1.46 Acres
Zoned: LR

PIN 169-2-19
ALBERT R. MANNINO
DB 290 PG 1641
1.45 Acres
Zoned: LR

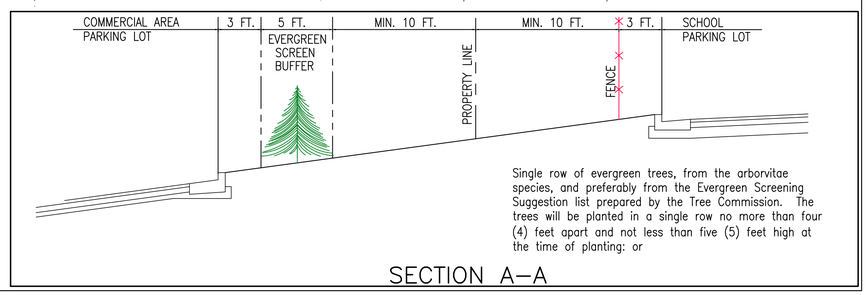
PIN 169-2-18
Dorothy J. Campbell Tr
DB 284 PG 342
0.69 Acres
Zoned: LR

PIN 169-2-16
Brenda Waugh Et Ux
DB 290 PG 1220
0.69 Acres
Zoned: LR

PIN 169-2-13
Eleanor P. Monahan
DB 282 PG 274
3.65 Acres
Zoned: LR

PIN 169-2-9
Pate Allyson
Instr. 120000106
1.80 Acres
Zoned: LR

GRAPHIC SCALE
100 50 0 100 200
(IN FEET)
1 inch = 100 ft.



Single row of evergreen trees, from the arborvitae species, and preferably from the Evergreen Screening Suggestion list prepared by the Tree Commission. The trees will be planted in a single row no more than four (4) feet apart and not less than five (5) feet high at the time of planting; or

SECTION A-A

Pennoni Associates Inc.
117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493
Engineers • Surveyors • Planners • Landscape Architects

Pennoni

DATE	NO.	REVISIONS	BY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNERS MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

RIDGEWOOD ORCHARD and D.B.L. HOLDINGS
GENERALIZED DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NORTH

JOB NO. CWST1401

SHEET 1 OF 1

SCALE 1"=100'

DRAWN BY JDS

DATE 7-11-14

APPROVED

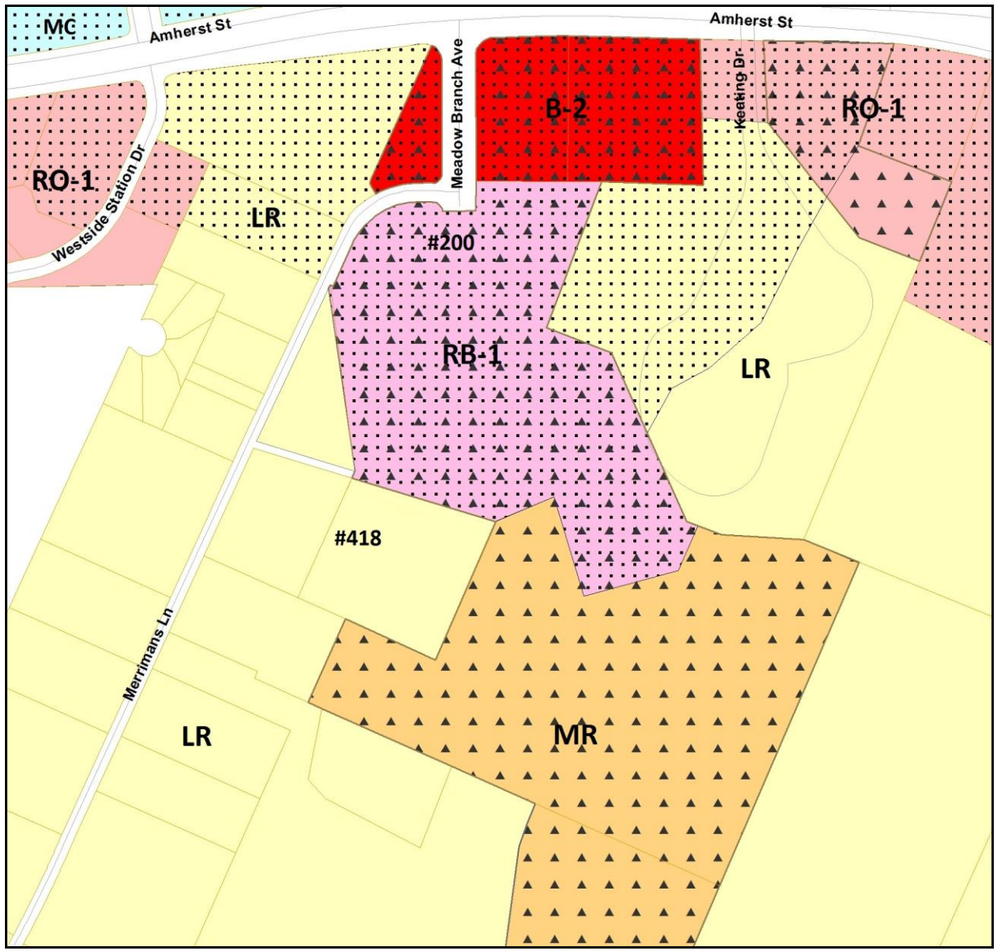
DRAWING NO.

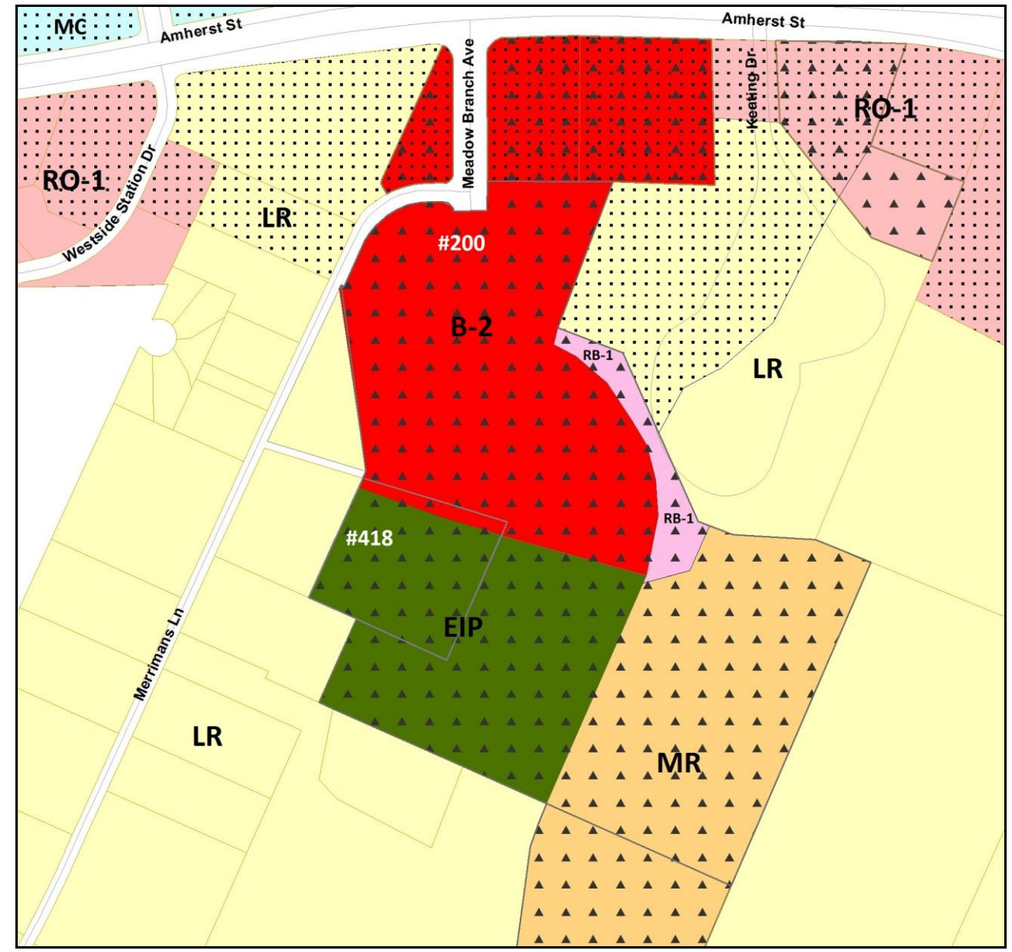
REZONING EXHIBIT

RZ-14-351

PREPARED BY WINCHESTER PLANNING DEPARTMENT

JULY 14, 2014





EXISTING:

200 MERRIMANS LN	418 MERRIMANS LN
Conditional RB-1 (CE)	LR
Conditional MR	
LR	

PROPOSED:

200 MERRIMANS LN	418 MERRIMANS LN
Conditional EIP	Conditional EIP
Conditional B-2	Conditional B-2
Conditional RB-1	
Conditional MR	
LR	

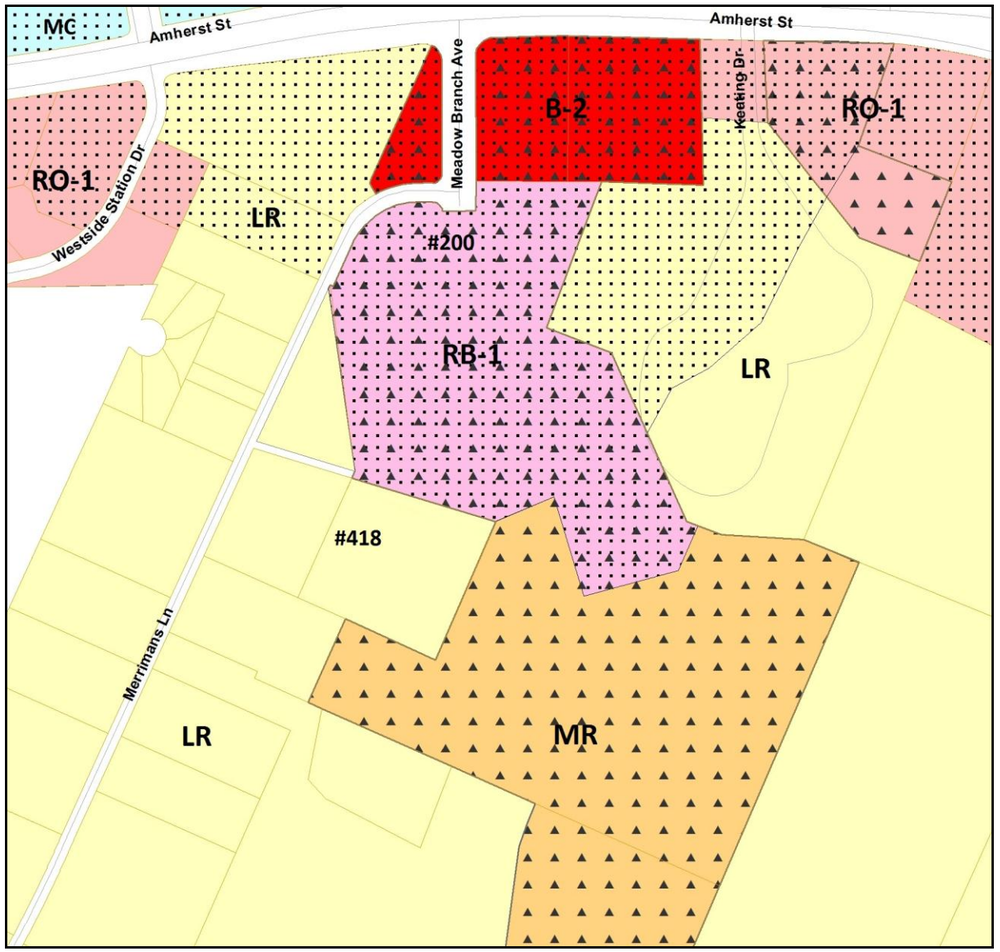
Conditional zoning

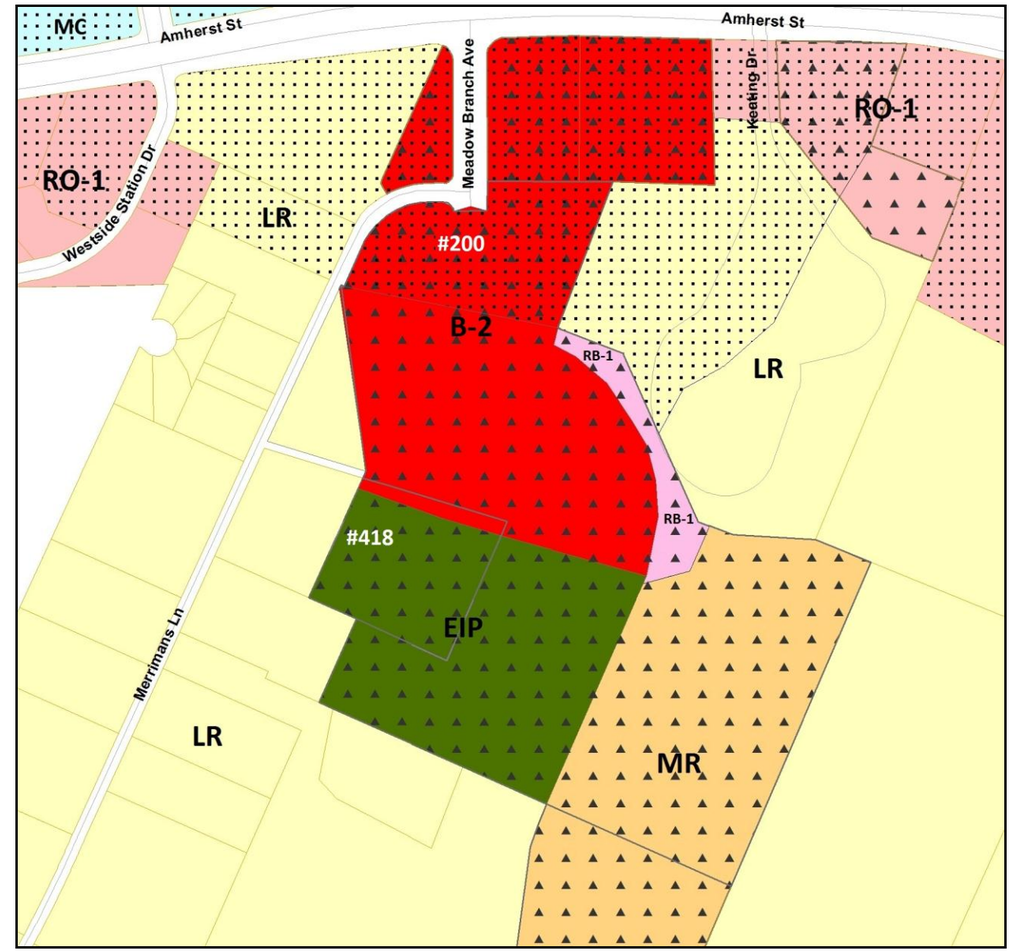
CE overlay

REZONING EXHIBIT
RZ-14-351

PREPARED BY WINCHESTER PLANNING DEPARTMENT

JULY 15, 2014 Alternative – Retaining a portion of CE District overlay





EXISTING:

200 MERRIMANS LN	418 MERRIMANS LN
Conditional RB-1 (CE)	LR
Conditional MR	
LR	

PROPOSED:

200 MERRIMANS LN	418 MERRIMANS LN
Conditional EIP	Conditional EIP
Conditional B-2 (part CE)	Conditional B-2
Conditional RB-1	
Conditional MR	
LR	

Conditional zoning

CE overlay