

# Area Plan

## Southern Frederick Land Use Plan

- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass

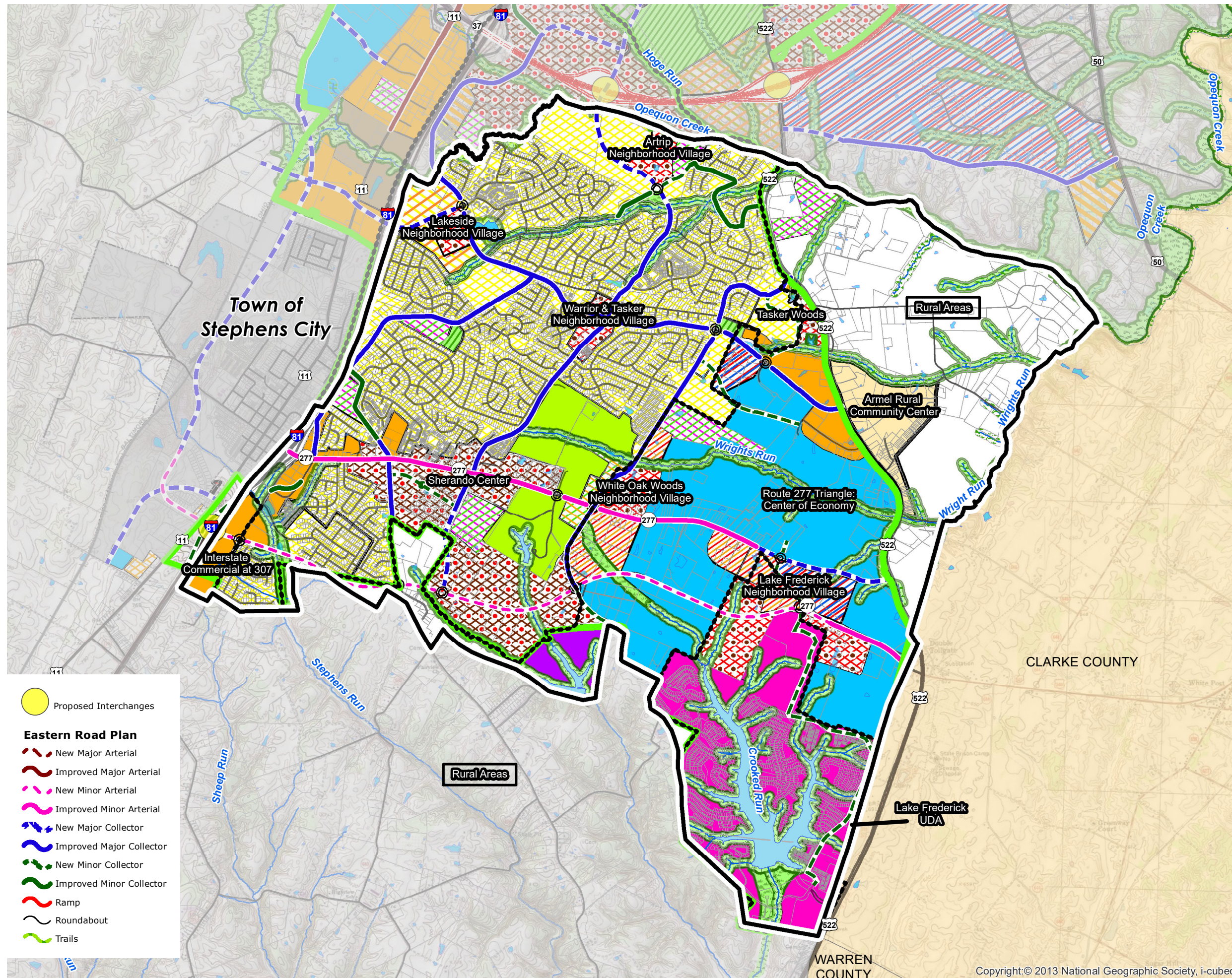
### Land Use Legend

- Airport Support Area
- Business
- Mixed-Use
- Mixed Use Commercial \ Office
- Highway Commercial
- B2 / B3
- Industrial
- Mixed Use Industrial \ Office
- Employment
- Mobile Home Community
- Planned Unit Development
- Urban Center
- Neighborhood Village
- Residential, 4 u/a
- High-Density Residential, 6 u/a
- High-Density Residential, 12-16 u/a
- Commercial Recreation
- Recreation
- Park
- Environmentally Sensitive Areas
- Sensitive Natural Areas
- Institutional
- Rural Community Center

0 0.2 0.4 0.8 Miles

The Comprehensive Plan  
Adopted November 10, 2021  
Amended January 10, 2024

(CPPA #01-23 Madison II, LLC)  
Amended January 24, 2024  
(CPPA #04-23 Sargent Properties)



Proposed Interchanges

### Eastern Road Plan

- New Major Arterial
- Improved Major Arterial
- New Minor Arterial
- Improved Minor Arterial
- New Major Collector
- Improved Major Collector
- New Minor Collector
- Improved Minor Collector
- Ramp
- Roundabout
- Trails