

PRE-DEVELOPMENT CONDITIONS PLAN

GRAPHIC SCALE (0, 60, 120 FEET)
SCALE: 1" = 60'

LEGEND

- STREAM - INTERMITTENT
- STREAM - PERENNIAL
- 50' ST. MARY'S COUNTY INTERMITTENT STREAM BUFFER
- 100' ST. MARY'S COUNTY PERRENIAL STREAM BUFFER
- EXPANDED ST. MARY'S COUNTY ENVIRONMENTAL BUFFER (N/A)
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- FEMA FLOOD PLAIN (ZONE AE / 100YR/1% FLOOD PLAIN) (N/A)
- 25' ST. MARY'S COUNTY FLOODPLAIN BUFFER (N/A)
- Aa "A" / BIC3 "C" MAPPED SOILS BOUNDARY
- 15-25% SLOPES
- 25% OR GREATER SLOPES
- EX. 5' CONTOUR
- EX. 1' CONTOUR
- EXISTING TREE LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE

GENERAL NOTES:

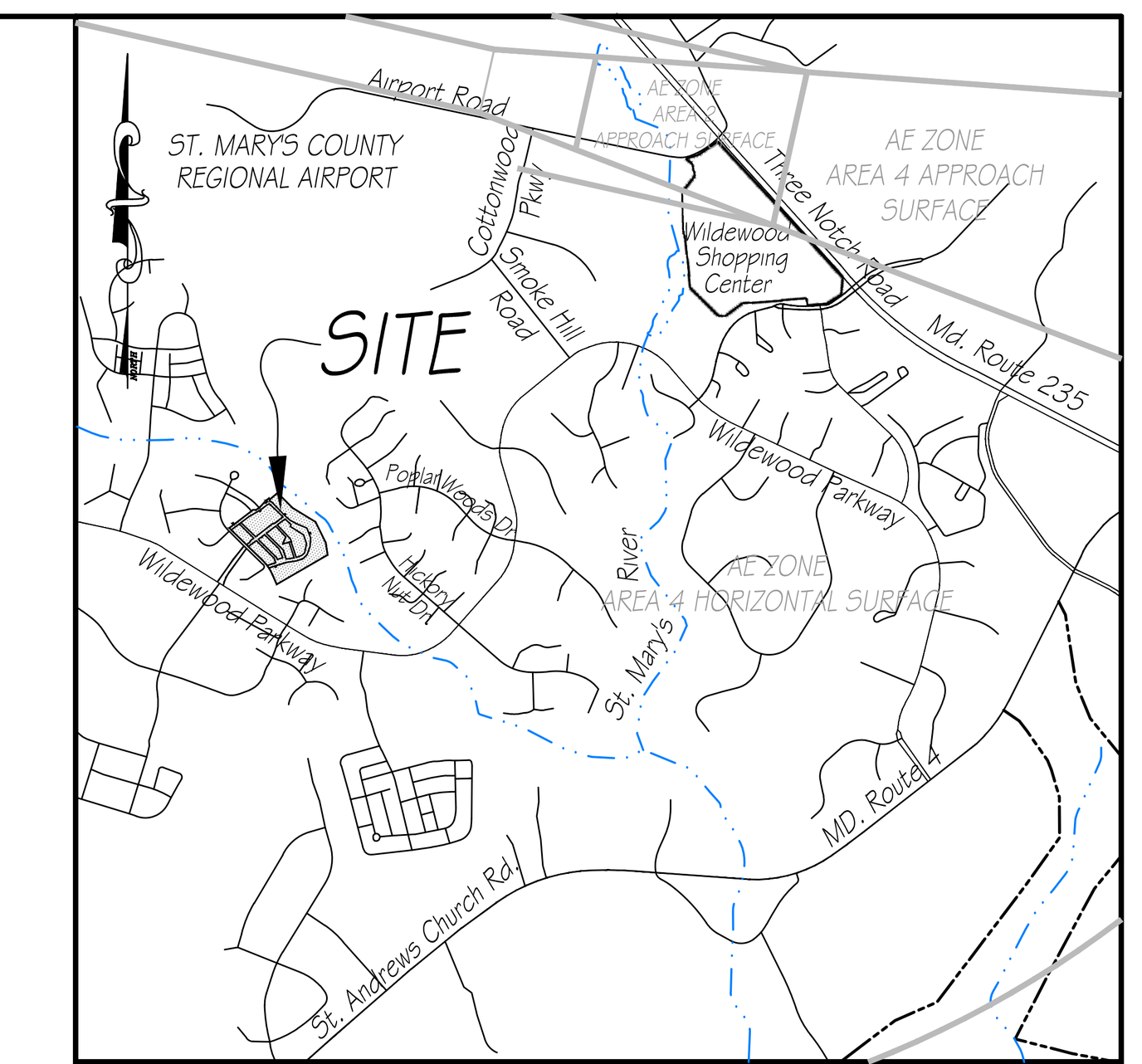
1. This project is within and part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved and is subject to any and all covenants, conditions, and restrictions of record. This project is in the AE (Airport Environs) Overlay Zone.
2. This property is found on St. Mary's County Tax Map 34, Grid 20, Parcel 674, Parcel A.
3. Total Site Area = 8.83 Acres
   Allowable Density = 65 Units
   Existing Units = 10 Units
   Proposed Units = 55 Units
   Total Units = 65 Units
4. This property is exempt from Forest Conservation Easements per the PUD.
5. Current water and sewer categories are W-1 and S-1, respectively in accordance with the current Water and Sewer Comprehensive Maps of St. Mary's County, Maryland. The site is served by a public water and sewer system. This plan is in compliance with St. Mary's County Comprehensive Water & Sewer Plan.
6. The existing utilities and obstructions shown are from the best available records and shall be verified by the contractor to his satisfaction, prior to construction.
7. Stormwater Management and Storm Drains are built per LUGM#08-132-001 and STSP 91-0233.
8. Topography shown hereon is from aerial survey by Axis Geospacial, LLC 12-22-2021. Parcel boundary is from plats of record.
9. FEMA Firm Panel 24037C0191E (10/19/2014) indicates that this property is in Zone "X".
10. Contractor shall notify the St. Mary's County Department of Public Works at 301-863-8401 at least 48 hours prior to commencing construction.
11. Soils found to be unsuitable for construction shall be excavated and removed as encountered during construction of the roadbed.
12. Building restriction lines are established by the 1989 Amendment to the Wildewood PUD and any subsequent amendments. There are no minimum building restriction lines.
13. There shall be a ten foot (10') utility easement along all lot lines. These easements are to include use by St. Mary's County Metropolitan Commission, it's successors and assigns, for construction, installation maintenance, repairs, and operation of public water and sewer facilities.
14. An (R/17-Urban) typical single lot driveway entrance is required on all units.
15. Parking Calculations:
   Parking Required: 2 spaces per unit 2 x 65 units = 130 spaces.
   Parking Provided:
   Handicapped Parking per ADA : N/A
   Off-Street Parking: 2 per unit (1 garage and 1 driveway) x 65 units = 130 spaces
   Off-Street Parking Provided: 182 proposed in addition to 16 existing spaces.
   Existing on-street parking: 33 spaces
   Proposed on-street parking: 33 spaces - see relocated spaces on sheet 2.
   Total Spaces Provided = 231 spaces
16. (DELETED)
17. Lot Tabulation:

Lots 537 thru 542, and Lots 551 thru 554 (Previously recorded lots with ex. dwellings.)	10 Lots
Lots 535, 536, and 562 thru 565 (Previously recorded lots, no ex. dwellings. These recorded lots are proposed to be reconfigured.)	6 Lots
Lot 543 (Previously recorded lot with no dwelling.)	1 Lot
Lots 501 thru 534, 544 thru 550, and 555 thru 561 (Proposed.)	48 Lots
Total Lots for Wildewood Retirement Village Phase 1 =	65 Lots

18. Resource Protection Note: Areas established for resource protection on the site, in accordance with require protection levels, must remain undisturbed in open space and undeveloped.
19. Total Disturbed Area: _____ Ac.
20. Streams shown per aerial topography.
21. 2.46 acres of the 8.83-acre site is forested.
22. The USDA/NRCS Web Soil Survey indicates soils with K Values above 0.37 and considered to be "highly erodible soils" mapped along the northern portion of the site.
23. Private Streets and Ways: All lots contained within this subdivision will have access to and from Wildewood Parkway, a public street, via Wildewood Village Lane, Wetstone Lane, Plowmans Lane, Honeysuckle Lane, Topsail Way, and Yardham Way, which are private streets and ways created in accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. Said private streets and ways and their maintenance, shall be the responsibility of the owners through the Homeowners Associations. Said private streets and ways are not part of the County Road System and do no receive maintenance from the County.
24. Honeysuckle Lane, Yardham Way, Topsail Way, and Plowmans Lane serve as private access, utility, drainage, stormwater management, and pedestrian access easements.
25. This subdivision is an aged 55 and over community and shall have no impact on schools.
26. There are no TDRs required for this plan.
27. All interior streets shown hereon are in existing Private Access, Utility, & Stormwater Access Easements. These easements will be amended as needed to cover any new pavement, utility, or access area created by this site plan.

AIRPORT ENVIRONS NOTES:

Within the area of the tract, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract shown hereon, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/her/their/its heirs, successors or assigns shall be responsible for maintaining and pruning trees and vegetation so this height restriction is not exceeded.
The landowner expressly reserves for the use and benefit of itself and the public, a right of flight for the passage of aircraft in the airspace above the lands shown hereon, together with the right to cause above such tract, all such noise, fumes, dust, vibration and fuel particles as may be inherent to the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.



VICINITY MAP

SCALE: 1" = 2,000'
GRAPHIC SCALE (0, 2000, 4000 FEET)
TAX MAP 34, GRID 20, P/O PARCEL 674

ENGINEER
LORENZI, DODDS & GUNNILL, INC.
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602
(301) 645-2254 OR 843-6255
C/O TIM LESSNER

OWNER/DEVELOPER
WILDEWOOD VENTURE, LLC
204 WASHINGTON AVENUE, SUITE 204
LA PLATA, MARYLAND 20646
C/O KENT CHADWICK

PROPOSED UNIT TABULATION

DUPLEX HOMES:
LOTS 501, 502, 519 - 534, 500-535, 500-536, AND 500-562 - 500-565.
TOTAL DUPLEX HOMES PROPOSED = 24 UNITS

SINGLE FAMILY HOMES:
LOTS 543, 544, 550, AND 561.
TOTAL SINGLE FAMILY HOMES PROPOSED = 4 UNITS

TOWNHOMES:
LOTS 503 - 518, 545 - 549, AND 555 - 560.
TOTAL TOWNHOMES PROPOSED = 27 UNITS

TOTAL PROPOSED UNITS = 55 UNITS

ROAD CLASSIFICATION LIST

Road Name	Classification	Pavement Width	Pavement Section
Honeysuckle Lane	Private Access Drive	Varies: (12'-22')	1" Surface / 2" Base
Outrigger Lane	Private Access Drive	18'	1" Surface / 2" Base
Plowmans Lane	Private Access Drive	22'	1" Surface / 2" Base
Topsail Way	Private Access Drive	19'	1" Surface / 2" Base
Yardham Way	Private Access Drive	16'	1" Surface / 2" Base

SCHEDULE 70.5: SUMMARY INFORMATION ON DEVELOPMENT IMPACTS

Wildewood Retirement Village Planned Start of Construction: TBD Planned End of Construction: TBD	Before Development	Existing Developed Lots	Year 1 55 Lots	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	At Build-out
Dwelling Units	0	10	55	0	0	0	0	0	0	0	0	0	65
Non-residential development per square footage	0	0	0	0	0	0	0	0	0	0	0	0	0
Total trip generation from residences (6.21/DU)	0	62	342	0	0	0	0	0	0	0	0	0	404
Total trip generation from non-residential development	0	0	0	0	0	0	0	0	0	0	0	0	0
School Population													
Elementary (.215 multiplier per du)	0	0	0	0	0	0	0	0	0	0	0	0	0
Middle (.107 multiplier per du)	0	0	0	0	0	0	0	0	0	0	0	0	0
High (.154 multiplier per du)	0	0	0	0	0	0	0	0	0	0	0	0	0
Average daily water usage (300gpd per du)	0	3,000	16,500	0	0	0	0	0	0	0	0	0	19,500
Average daily sewage flow (300 gpd per du)	0	3,000	16,500	0	0	0	0	0	0	0	0	0	19,500
Fire supression water supply and SWM	0	0	0	0	0	0	0	0	0	0	0	0	0

LUGM# 08-13200001

REVISIONS:
1. PER LUGM COMMENTS 10-19-22

WILDEWOOD RETIREMENT VILLAGE

TAX MAP 34, GRID 20, P/O PARCEL 674
8TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND

CONCEPT SITE PLAN ~ REVISION TO PHASE 1

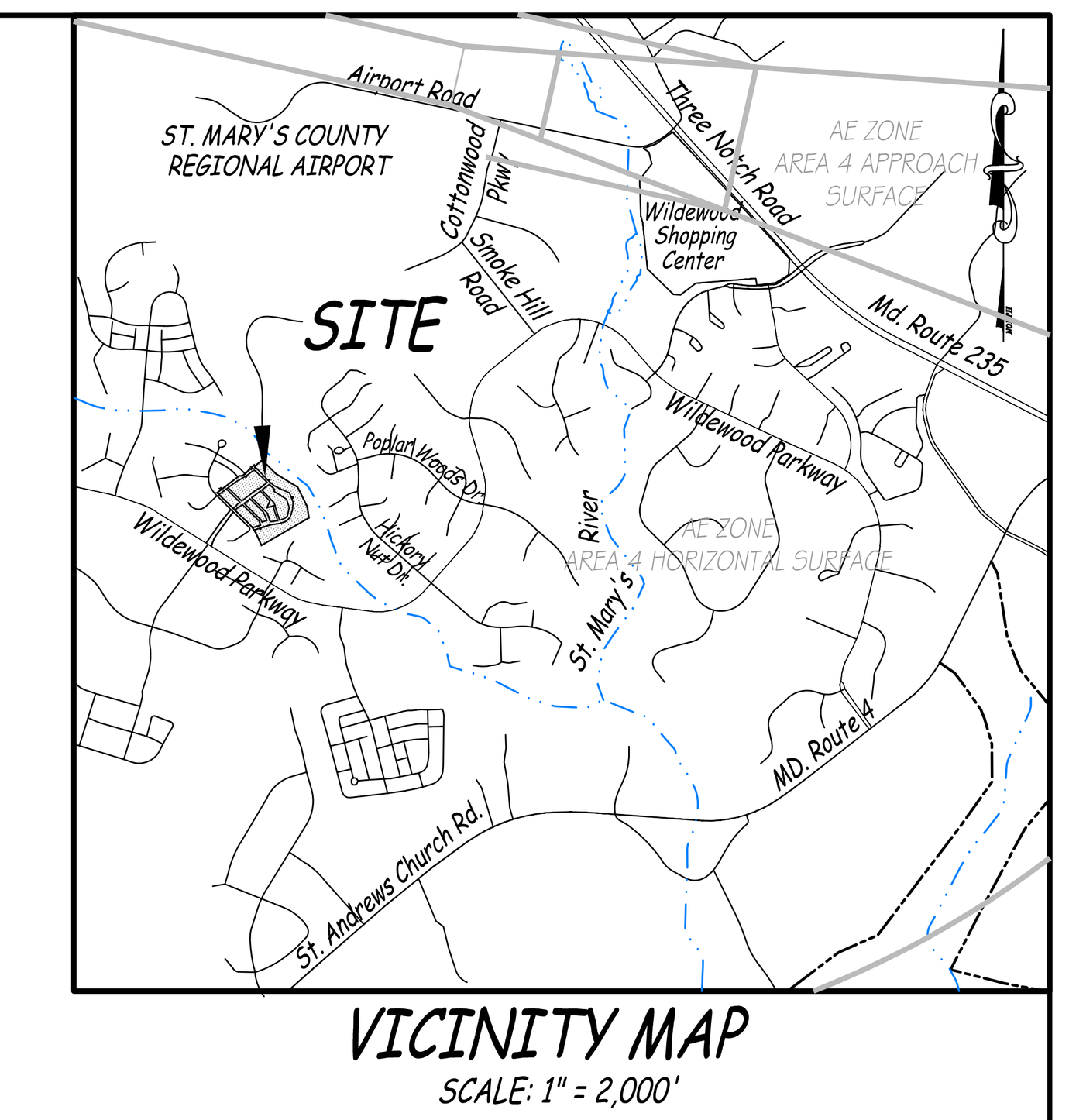
SCALE 1" = 60'

DRAWN: JULY, 2022
CHECKED:
CONTRACT: 209179-C
REFERENCE:

LORENZI, DODDS, AND GUNNILL, INC.
ENGINEERS ~ SURVEYORS ~ PLANNERS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20601

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VICINITY MAP
SCALE: 1" = 2,000'
GRAPHIC SCALE

LEGEND

- STREAM - INTERMITTENT
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- 50' ST. MARY'S COUNTY INTERMITTENT STREAM BUFFER
- 100' ST. MARY'S COUNTY PERRENIAL STREAM BUFFER
- EXPANDED ST. MARY'S COUNTY ENVIRONMENTAL BUFFER (N/A)
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- FEMA FLOOD PLAIN (ZONE AE / 100YR/1% FLOOD PLAIN) (N/A)
- 25' ST. MARY'S COUNTY FLOODPLAIN BUFFER (N/A)
- PROPOSED STORM DRAIN EASEMENT
- FOREST CONSERVATION
- PROPOSED STORMWATER MANAGEMENT EASEMENT
- MAPPED SOILS BOUNDARY
- 15-25% SLOPES
- 25% OR GREATER SLOPES
- EX. 5' CONTOUR
- EX. 1' CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING STORMWATER MANAGEMENT EASEMENT
- EXISTING UTILITY EASEMENT TO BE ABANDONED
- PROPOSED PAVEMENT

LUGM# 08-13200001

REVISIONS:
1. PER LUGM COMMENTS 10-19-22

WILDEWOOD RETIREMENT VILLAGE

TAX MAP 34, GRID 20, P/O PARCEL 674
8TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND

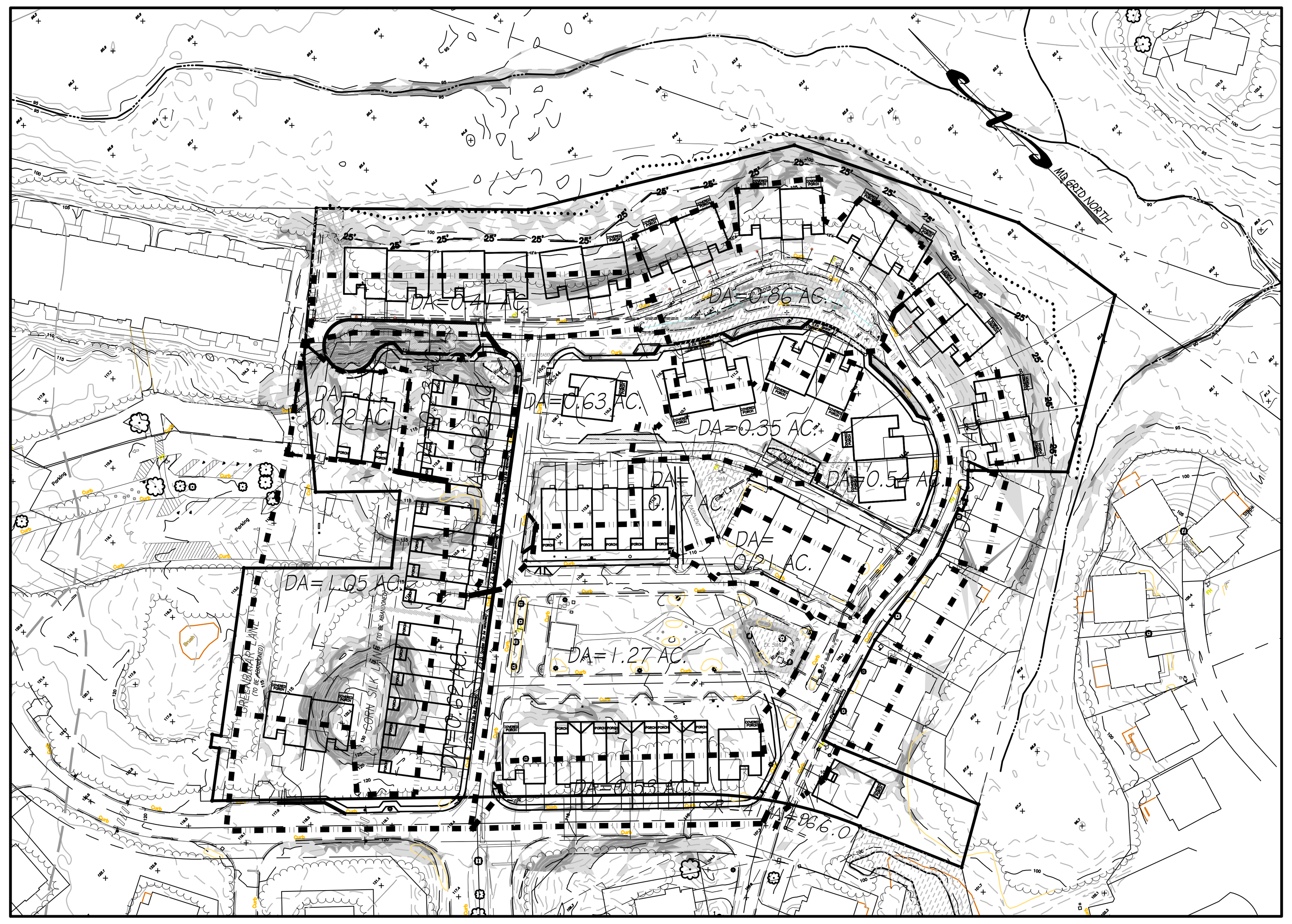
CONCEPT SITE PLAN ~ REVISION TO PHASE 1

SCALE 1" = 30'

DRAWN: JULY, 2022
CHECKED:
CONTRACT: 209179-C
REFERENCE:

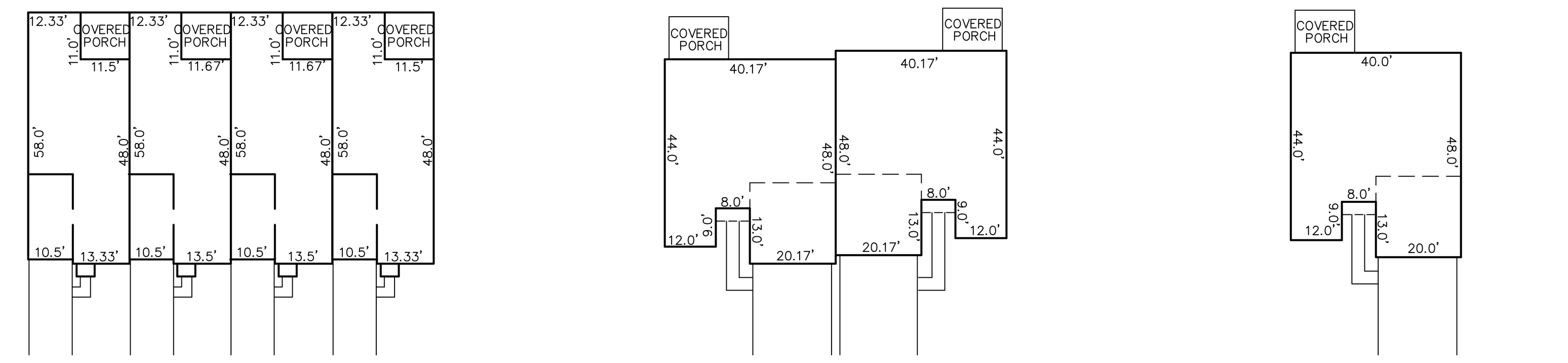
LORENZI, DODDS, AND GUNNILL, INC.
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DRAINAGE AREA MAP

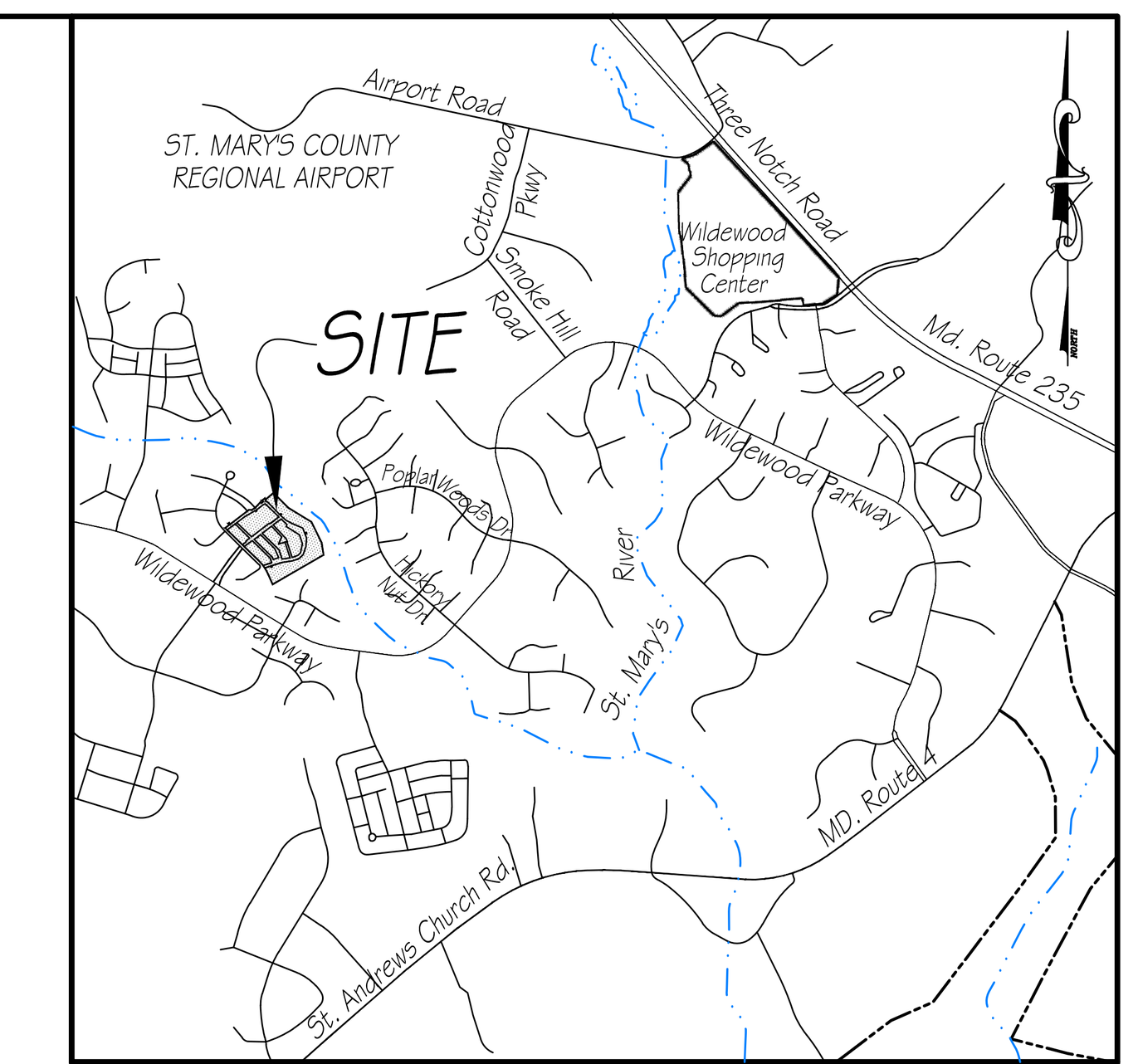
0 100 200 FEET
GRAPHIC SCALE
SCALE: 1" = 100'



TOWNHOMES DUPLEX HOMES SINGLE FAMILY HOMES

TYPICAL UNIT DETAIL

N.T.S.



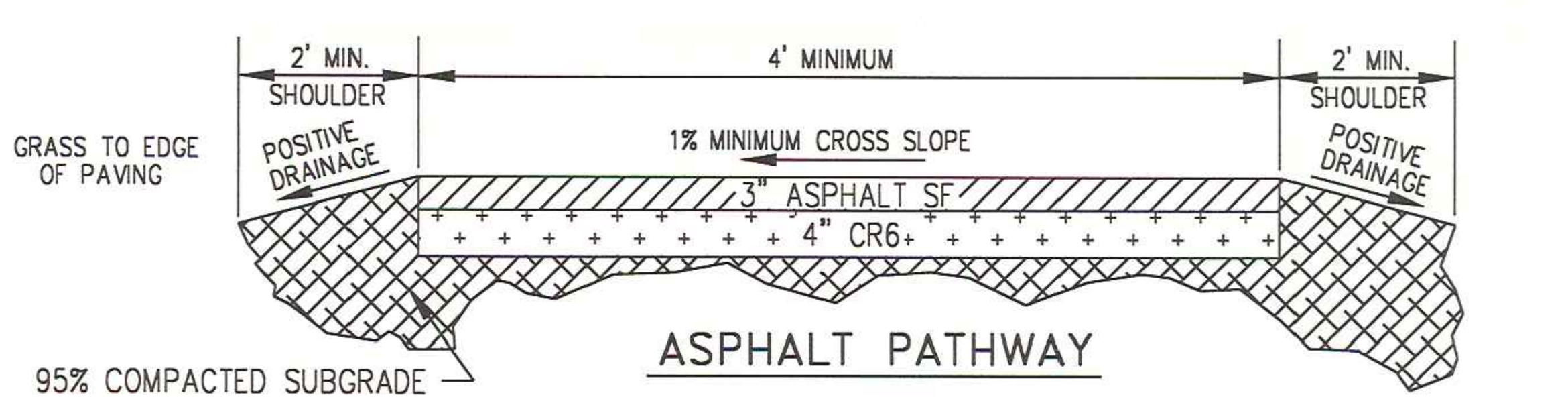
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GRAPHIC SCALE
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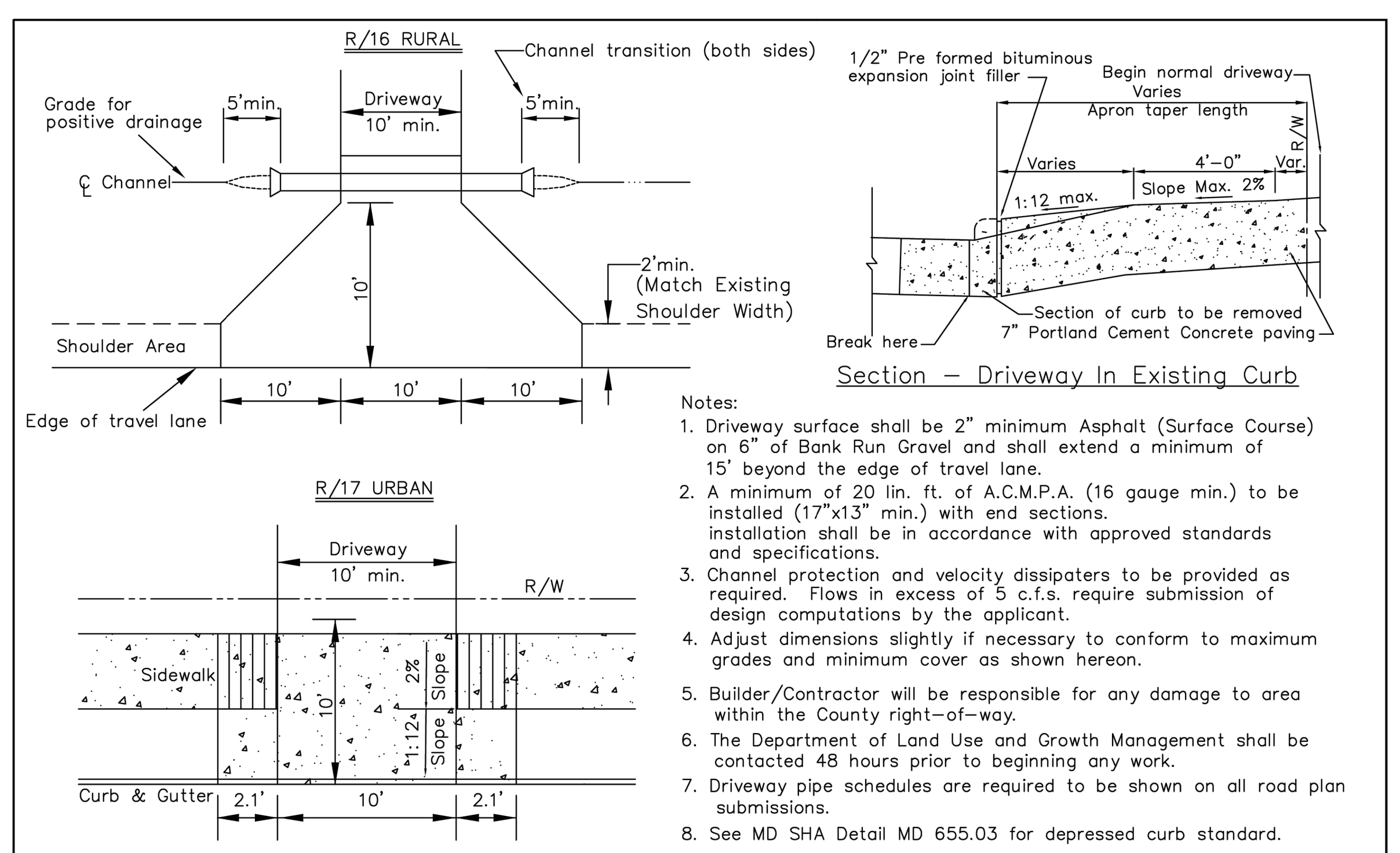
SOILS CHART			
TYPE	DESCRIPTION	HIGHLY ERODIBLE SEE NOTE #21	HYDRIC
Bm	Bibb Silt Loam	No	Yes
BrC3	Bourne Fine sandy Loam	Yes	No
SaaC	Sassafras Sandy Loam	No	No

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- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING STORMWATER MANAGEMENT EASEMENT
- EXISTING UTILITY EASEMENT TO BE ABANDONED
- PROPOSED PAVEMENT
- DRAINAGE DIVIDE

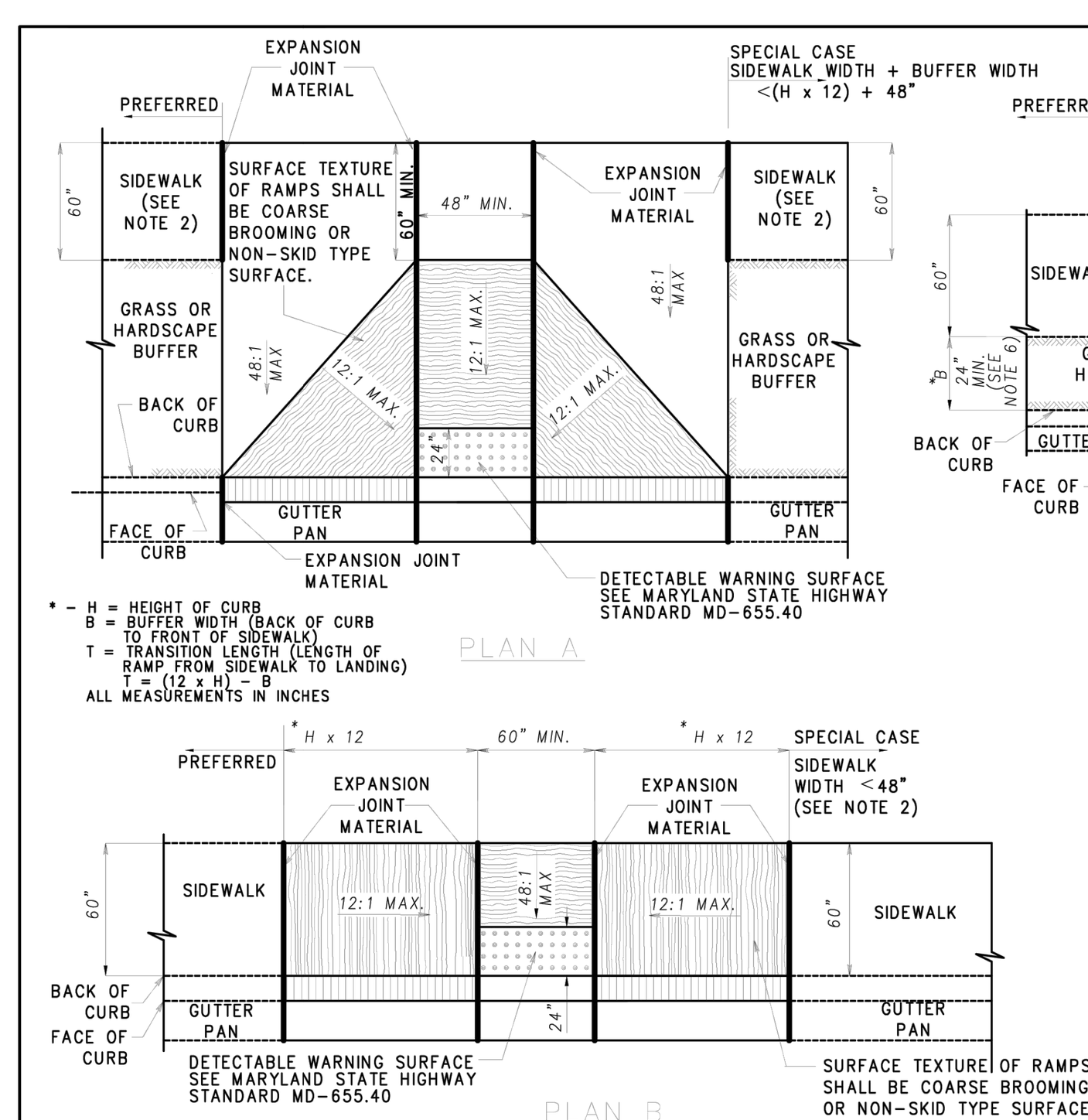


ASPHALT PATHWAY



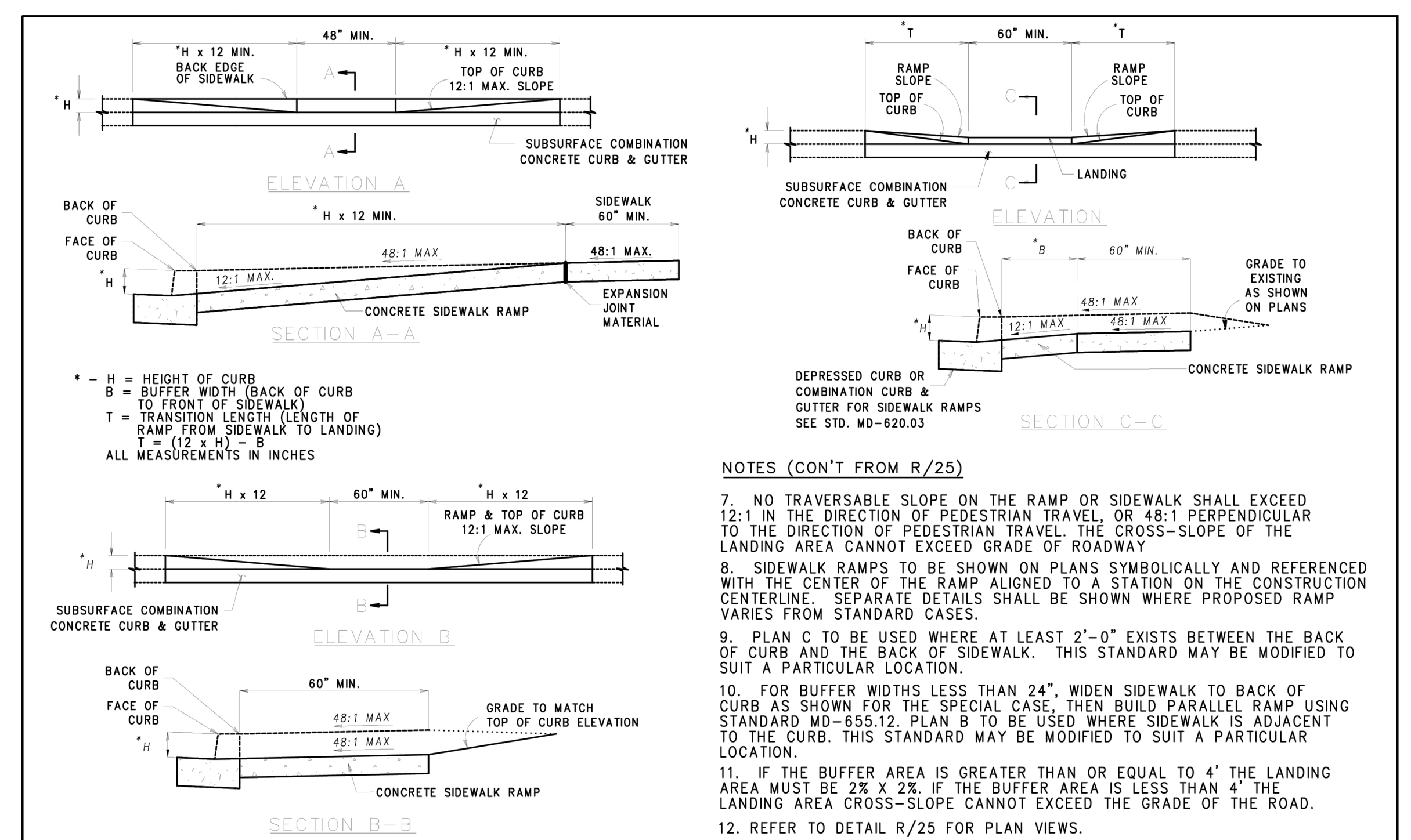
Notes:
1. Driveway surface shall be 2" minimum Asphalt (Surface Course) on 6" of Bank Run Gravel and shall extend a minimum of 15' beyond the edge of travel lane.
2. A minimum of 20 lin. ft. of A.C.M.P.A. (16 gauge min.) to be installed (17"x13" min.) with end sections. installation shall be in accordance with approved standards and specifications.
3. Channel protection and velocity dissipaters to be provided as required. Flows in excess of 5 c.f.s. require submission of design computations by the applicant.
4. Adjust dimensions slightly if necessary to conform to maximum grades and minimum cover as shown hereon.
5. Builder/Contractor will be responsible for any damage to area within the County right-of-way.
6. The Department of Land Use and Growth Management shall be contacted 48 hours prior to beginning any work.
7. Driveway pipe schedules are required to be shown on all road plan submissions.
8. See MD SHA Detail MD 655.03 for depressed curb standard.

Revised:	Approved		
	John J. Groeger, P.E. Interim Director of DPW&T 4/19/17 Date	Typical Single Lot Driveway Entrance / St. Mary's County Department of Public Works & Transportation	R/16 THRU R/17



NOTES (CON'T ON R/26)
1. PLAN A TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SARYLAND STATE HIGHWAY STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. REFER TO DETAIL R/26 FOR ELEVATIONS AND SECTIONS.

Revised:	Approved		
	John J. Groeger, P.E. Interim Director of DPW&T 4/19/17 Date	Curb Cut Handicap Ramp Typical Detail A / St. Mary's County Department of Public Works & Transportation	R/25



NOTES (CON'T FROM R/25)
7. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY
8. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
9. PLAN C TO BE USED WHERE AT LEAST 2'-0" EXISTS BETWEEN THE BACK OF CURB AND THE BACK OF SIDEWALK. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
10. FOR BUFFER WIDTHS LESS THAN 24", WIDEN SIDEWALK TO BACK OF CURB AS SHOWN FOR THE SPECIAL CASE, THEN BUILD PARALLEL RAMP USING STANDARD MD-655.12. PLAN B TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
11. IF THE BUFFER AREA IS GREATER THAN OR EQUAL TO 4' THE LANDING AREA MUST BE 2% X 2%. IF THE BUFFER AREA IS LESS THAN 4' THE LANDING AREA CROSS-SLOPE CANNOT EXCEED THE GRADE OF THE ROAD.
12. REFER TO DETAIL R/25 FOR PLAN VIEWS.

Revised:	Approved		
	John J. Groeger, P.E. Interim Director of DPW&T 4/19/17 Date	Curb Cut Handicap Ramp Typical Detail B / St. Mary's County Department of Public Works & Transportation	R/26

LUGM# 08-13200001

REVISIONS:
1. PER LUGM COMMENTS 10-19-22

WILDEWOOD RETIREMENT VILLAGE

TAX MAP 34, GRID 20, P/O PARCEL 674
8TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND

CONCEPT SITE PLAN ~ REVISION TO PHASE 1

SCALE 1" = 100'

DRAWN: JULY, 2022
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