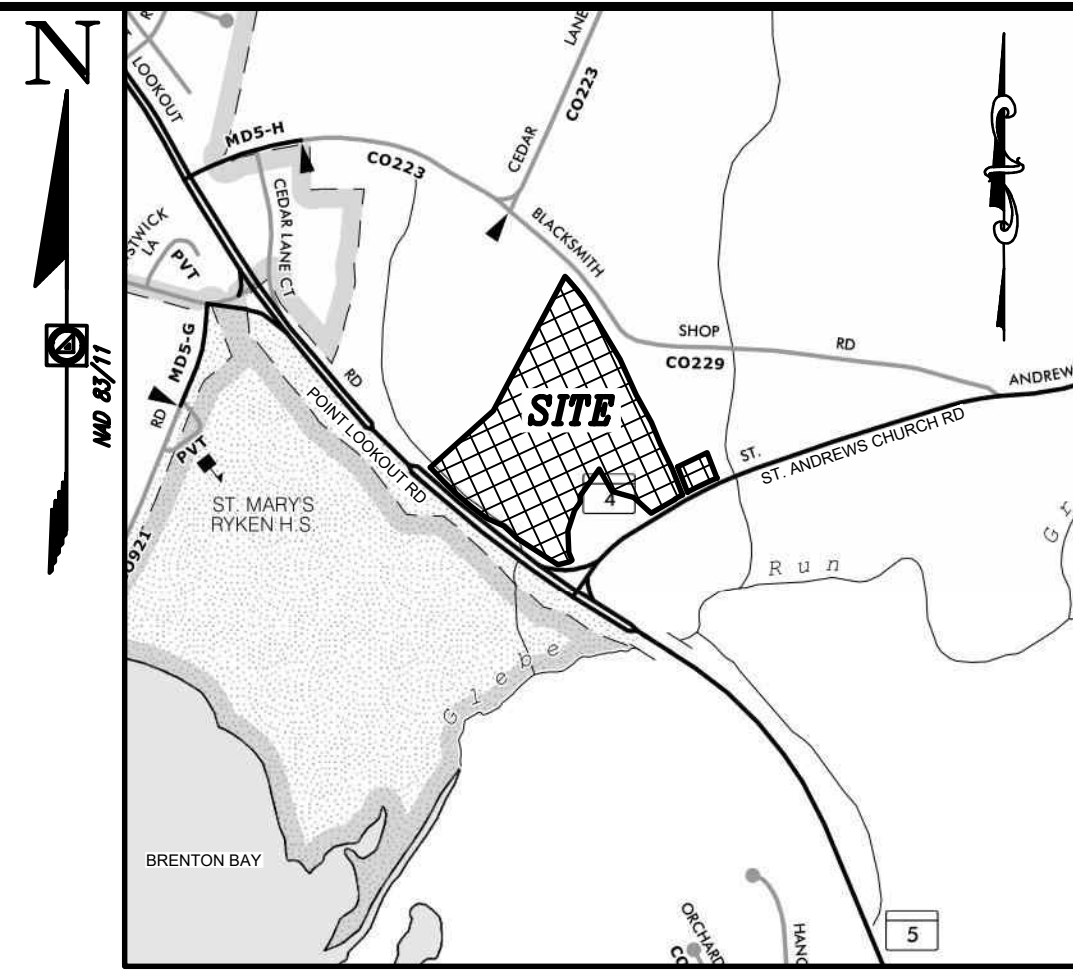


CAUTION: IF THIS DRAWING IS A REDUCTION,  
GRAPHIC SCALE MUST BE USED  
(ORIGINAL SIZE = 24" x 36")

GRAPHIC SCALE  
1" = 40'-0"



LEGEND

PROPOSED BUILDING	[Symbol]
PROPOSED CONCRETE SIDEWALK	[Symbol]
PROPOSED HEAVY DUTY CONCRETE	[Symbol]
PROPOSED REGULAR DUTY ASPHALT	[Symbol]
PROPOSED ASPHALT IN SHA ROW	[Symbol]
PROPOSED SUBMERGED GRAVEL WETLAND	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED CURB & GUTTER	[Symbol]
PROPOSED WHEEL STOP	[Symbol]
PROPOSED LIMITS OF DISTURBANCE	[Symbol]
PROPERTY LINE	[Symbol]
PROPOSED LIGHT POLE	[Symbol]
SLOPES >15%	[Symbol]
WETLANDS	[Symbol]
CRITICAL AREA LINE	[Symbol]
STREAM	[Symbol]
SOILS DIVIDE	[Symbol]
EXPANDED BUFFER	[Symbol]

- SITE NOTES AND TABULATIONS
- REQUIRED PARKING: HOSPITAL AND NURSING HOME (MINIMUM 1 SPACE PER STAFF AND 1 PER 5 PATIENT BEDS)  
ESTIMATED STAFF: 15 (TWO OVERLAPPING SHIFTS)  
BEDS: 32/5 = 7  
REQUIRED PARKING: 22 SPACES  
  
PARKING PROVIDED:  
STANDARD SPACES = 25 SPACES  
HANDICAP SPACES = 2 SPACES  
TOTAL = 27 SPACES
  - PARKING LOT LANDSCAPING:  
REQUIRED (10% OF PARKING AREA): 0.1 x 44,856 SF = 4,486 SF  
PROVIDED = 4,538 SF  
  
TREES REQUIRED (1 PER 5 SPACES): 22 / 5 = 6 TREES  
TREES PROVIDED = 8 TREES
  - BUFFER: (LANDSCAPED AREA AT 10% BUILDABLE LOT)  
REQUIRED (WITHIN BRL): 0.1 x 15.52 AC = 1.55 AC  
PROVIDED = 14.3 AC OF ONSITE FOREST TO REMAIN (5.52 AC IN CONSERVATION EASEMENT)  
  
EXISTING WOODED AREAS, INCLUDING STREAM AND WETLAND BUFFERS, ARE TO REMAIN AS BUFFERS BETWEEN ADJOINING RESIDENTIAL ZONING AND USES.  
  
STREET TREES AND BUSHES ARE PROPOSED ALONG PARKING LOT ADJACENT TO THE ADJOINING COMMERCIAL PROPERTY AS WELL AS PARKING LOT LANDSCAPING.
  - ADDITIONAL LANDSCAPING FOR THE WANDER GARDEN IS PROVIDED BY OTHERS.
  - SITE LIGHTING IS PROVIDED BY OTHERS.
  - EXISTING DWELLINGS AND OTHER STRUCTURES ARE TO BE DEMOLISHED.

PLANT LIST

SYMB.	ABBR.	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES						
AR	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2-1/2-3" CAL.	B&B	
AC	3	AMELANCHIER CANADENSIS	SHADBUSH SERVICEBERRY	2-1/2-3" CAL.	B&B	
CF	6	CORNUS FLORIDA	AMERICAN FLOWERING DOGWOOD	2-1/2-3" CAL.	B&B	
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2-1/2-3" CAL.	B&B	
SHRUBS						
BS	30	BUXUS SEMPERVIRENS 'YARDA VALLEY'	YARDAR VALLEY BOXWOOD	21"-36"		3 GAL. CONT.
CO	14	CHAMAECYPARIS OBTUSA 'GRACILIS'	HINOKI FALSE CYPRESS	21"-36"		B&B
HQ	24	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	21"-36"		7 GAL. CONT.
IV	12	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	21"-36"		3 GAL. CONT.
VC	33	VACCINIUM CORYMBOSUM 'PATRIOT'	PATRIOT Highbush Blueberry	21"-36"		7 GAL. CONT.

SIGN TABLE

LABEL	DESCRIPTION	MUTCD STANDARD NO.	SIZE
1	RESERVED PARKING FINE VANACCESSIBLE	R7-8 R7-9(2) R7-8P	12"x18" 12"x9" 18"x9"

NOTE: ALL THREE SIGNS TO BE MOUNTED TO SAME POST PER DETAIL 1 SHEET C-3B

**ADTEK**  
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NO.	DATE	DESCRIPTION	ISSUE

6/16/2022

I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 49194, EXPIRATION DATE: 17 JUNE 2024.

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

**ST. MARY'S NURSING CENTER**  
42156 SAINT ANDREWS CHURCH ROAD  
LEONARDTOWN ST. MARY'S COUNTY, MD

SITE PLAN

SCALE: 1"=40'

DATE: JUNE 2022

CHECKED BY: DO

DRAWN BY: DO

PROJECT NUMBER: 20010015

SHEET 12 OF 36

DRAWING NUMBER: C-3

I:\Proj\20010015 - St. Mary's Nursing Center Drawings - 20010015.DWG (C-3 SITE PLAN) PLOTTED Jun 16, 2022