



SITE RESOURCES
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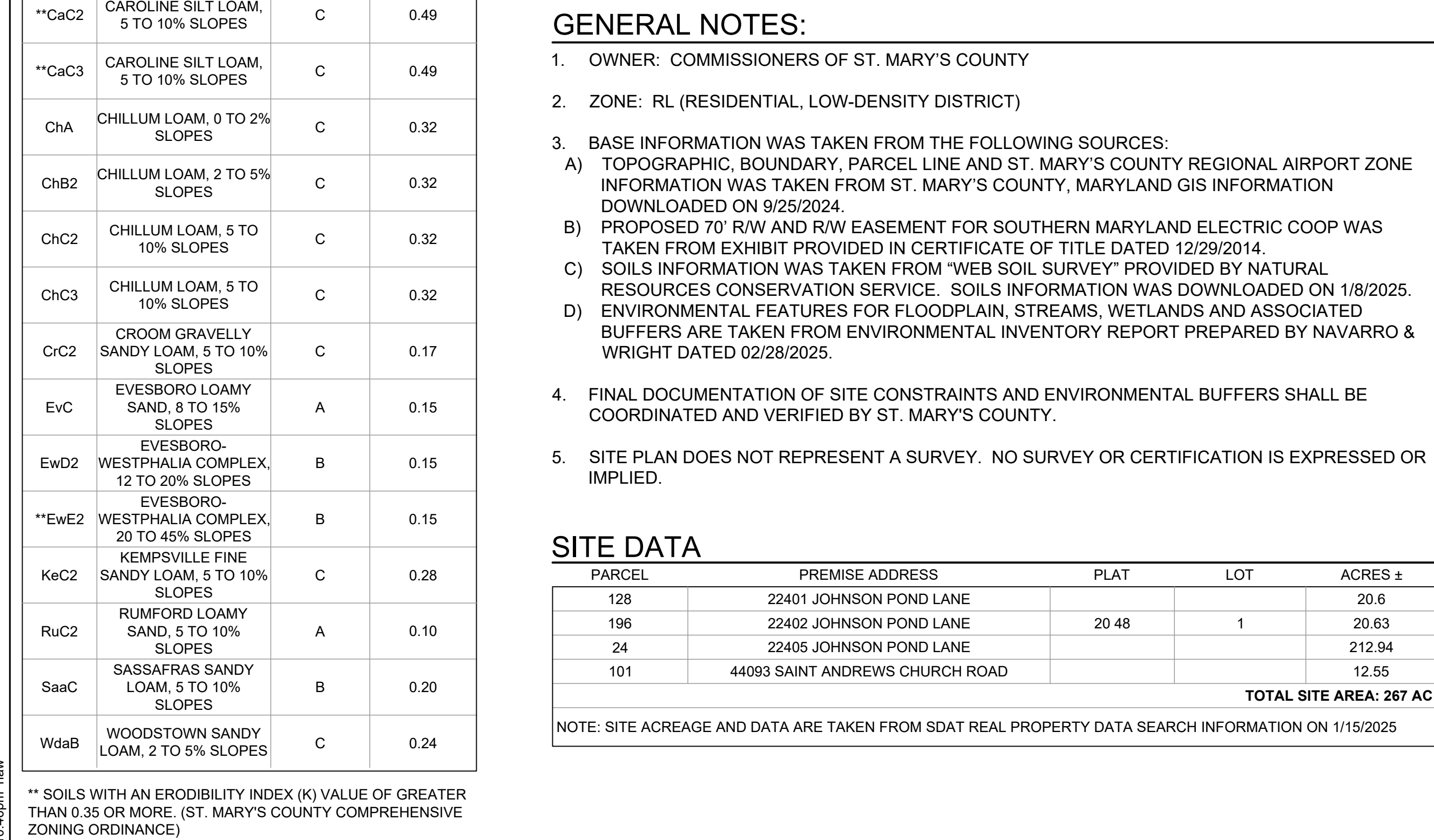
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND.
LICENSE NUMBER: #15505
EXPIRATION DATE: 8-18-2026

Name	Date
Title	
Project Manager	Date
Chief Architect of PM&D	Date

[illegible]

SITE CONSTRAINTS PLAN

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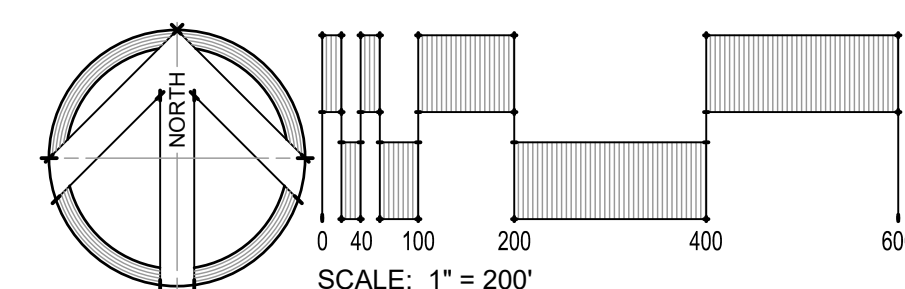


1. THE HORIZONTAL SURFACE IS A HORIZONTAL PLANE 150 FEET ABOVE THE ESTABLISHED AIRPORT ELEVATION. (FEDERAL AVIATION REGULATION (FAR) PART 77)
2. THE CONICAL SURFACE IS A SURFACE WHICH EXTENDS UPWARD AND OUTWARD FROM THE OUTER LIMITS OF THE HORIZONTAL SURFACE FOR A HORIZONTAL DISTANCE OF 4,000 FEET. THE SLOPE OF THE CONICAL SURFACE IS 20 TO 1 (5 PERCENT) MEASURED IN A VERTICAL PLANE. (FEDERAL AVIATION REGULATION (FAR) PART 77)
3. ANY APPLICATION FOR SUBDIVISION APPROVAL, SITE PLAN APPROVAL, CONDITIONAL USE APPROVAL, OR VARIANCE WITHIN THE AE OVERLAY SHALL BE REFERRED TO THE DIRECTOR OF THE DEPARTMENT RESPONSIBLE FOR THE AIRPORT MASTER PLAN FOR COMMENT ON THE POTENTIAL IMPACT OF THE PROPOSAL ON AVIATION AND/OR AIRPORT OPERATIONS OR PROPOSED EXPANSIONS PRIOR TO THE ISSUANCE OF ANY APPROVAL OR BUILDING PERMIT WITHIN THE AE OVERLAY. (ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE ARTICLE 4.43.4.1.b OVERLAY AND FLOATING ZONES)
4. ZONING APPROVAL FOR DEVELOPMENT REQUIRED TO FILE A "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" WITHIN THE FEDERAL AVIATION ADMINISTRATION, (FAA) AS SET FORTH BELOW, SHALL BE CONDITIONED UPON EVIDENCE OF FILING OF A NOTICE OF PROPOSED CONSTRUCTION OF ALTERATION WITH THE FAA. A NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION SHALL BE COMPLETED BY THE APPLICANT AND SUBMITTED TO THE DIRECTION OF THE DEPARTMENT RESPONSIBLE FOR THE AIRPORT MASTER PLAN AND TO THE FAA FOR REVIEW AND APPROVALS FOR:
 - (A) ANY CONSTRUCTION EXCEEDING 100 FEET IN HEIGHT ABOVE GROUND LEVEL AT SITE.
 - (B) 100 FEET HORIZONTAL TO 1 FOOT VERTICAL FOR HORIZONTAL DISTANCE OF 10,000 FEET FROM THE A NEAREST RUNWAY (END OR SIDE) OF AN AIRPORT WITH AT LEAST ONE RUNWAY MORE THAN 3,200 FEET IN LENGTH, EXCLUDING HELIPORTS.

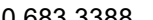
(ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE ARTICLE 4.43.4.2 OVERLAY AND FLOATING ZONES)

PARCEL	PREMISE ADDRESS	PLAT	LOT	ACRES ±
128	22401 JOHNSON POND LANE			20.6
196	22402 JOHNSON POND LANE	20 48	1	20.63
24	22405 JOHNSON POND LANE			212.94
101	44093 SAINT ANDREWS CHURCH ROAD			12.55
				TOTAL SITE AREA: 267 AC

NOTE: SITE ACREAGE AND DATA ARE TAKEN FROM SDAT REAL PROPERTY DATA SEARCH INFORMATION ON 11/15/2025



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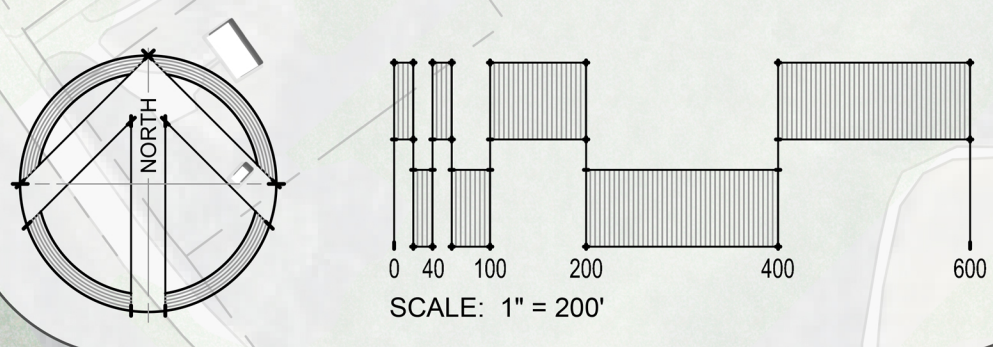
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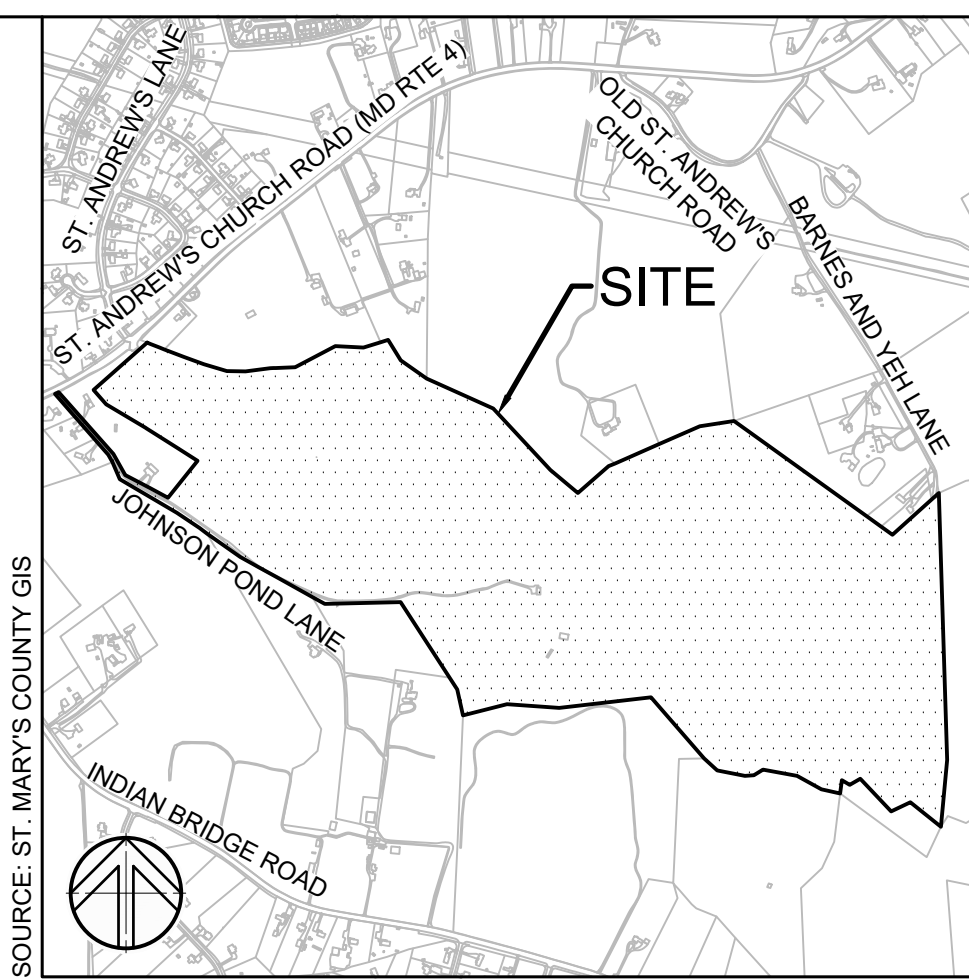
	EXISTING WETLANDS
	EXISTING STREAM CHANNEL
	EXISTING FOREST TO REMAIN
	PROPOSED ROADWAY
	PROPOSED PEDESTRIAN PATH
	PROPOSED STRUCTURE
	PROPOSED PLAYGROUND
	PROPOSED ARTIFICIAL TURF FIELD
	PROPOSED MEADOW
	PROPOSED STORMWATER MANAGEMENT FACILITY
	PROPOSED TREES



1. BASE INFORMATION WAS TAKEN FROM THE FOLLOWING SOURCES:
 - A) TOPOGRAPHIC, BOUNDARY, PARCEL LINE AND ST. MARY'S COUNTY REGIONAL AIRPORT ZONE INFORMATION WAS TAKEN FROM ST. MARY'S COUNTY, MARYLAND GIS INFORMATION DOWNLOADED ON 9/25/2014.
 - B) PROPOSED 70' R/W AND R/W EASEMENT FOR SOUTHERN MARYLAND ELECTRIC COOP WAS TAKEN FROM EXHIBIT PROVIDED IN CERTIFICATE OF TITLE DATED 12/29/2014.
 - C) SOILS INFORMATION WAS TAKEN FROM "WEB SOIL SURVEY" PROVIDED BY NATURAL RESOURCES CONSERVATION SERVICE. SOILS INFORMATION WAS DOWNLOADED ON 1/8/2025.
 - D) ENVIRONMENTAL FEATURES FOR FLOODPLAIN, STREAMS, WETLANDS AND ASSOCIATED BUFFERS ARE TAKEN FROM ENVIRONMENTAL INVENTORY REPORT PREPARED BY NAVARRO & WRIGHT DATED 02/28/2025.
2. SITE PLAN DOES NOT REPRESENT A SURVEY. NO SURVEY OR CERTIFICATION IS EXPRESSED OR IMPLIED.
3. THIS SITE LAYOUT INCLUDING ALL WALLS, GRADING, AND FOREST REMOVAL IS PRELIMINARY AND FOR CONCEPTUAL PURPOSES ONLY.
4. REFER TO CONCEPT SITE PLAN FOR MORE INFORMATION REGARDING PROPOSED SITE FEATURES.
5. THIS FOLLOWING ITEMS ARE REQUIRED PRIOR TO PROGRESSING THE SITE DESIGN:
 - A) WETLAND DELINEATION
 - B) FOREST STAND DELINEATION
 - C) SEPTIC, WELL AND SWM ARE PRELIMINARY. ADDITIONAL INVESTIGATION IS NEEDED TO ASSESS FEASIBILITY, CAPACITY, SIZE AND LOCATIONS.
 - D) MEETING WITH FIRE MARSHAL
 - E) COORDINATION WITH OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTIONS.

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CONSULTANTS:



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USING AGENCY APPROVAL

Name	Date
------	------

Title

Project Manager	Date
-----------------	------

Chief Architect of PM&D	Date
-------------------------	------

REVISIONS

CAD DWG FILE:

DRAWN BY: HAW

CHK'D BY: EAM

PROJECT No.: 24021

DATE: 07/03/2025

DRAWING TITLE:

CONCEPT GRADING PLAN WEST SIDE

BUILDING NUMBER:

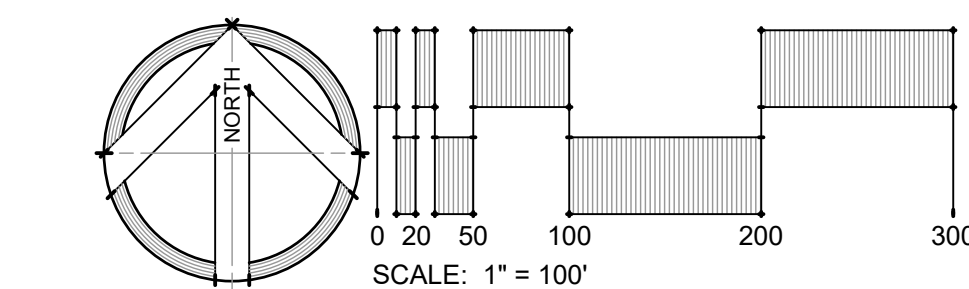
SHEET NUMBER

SHEET OF

GENERAL NOTES:

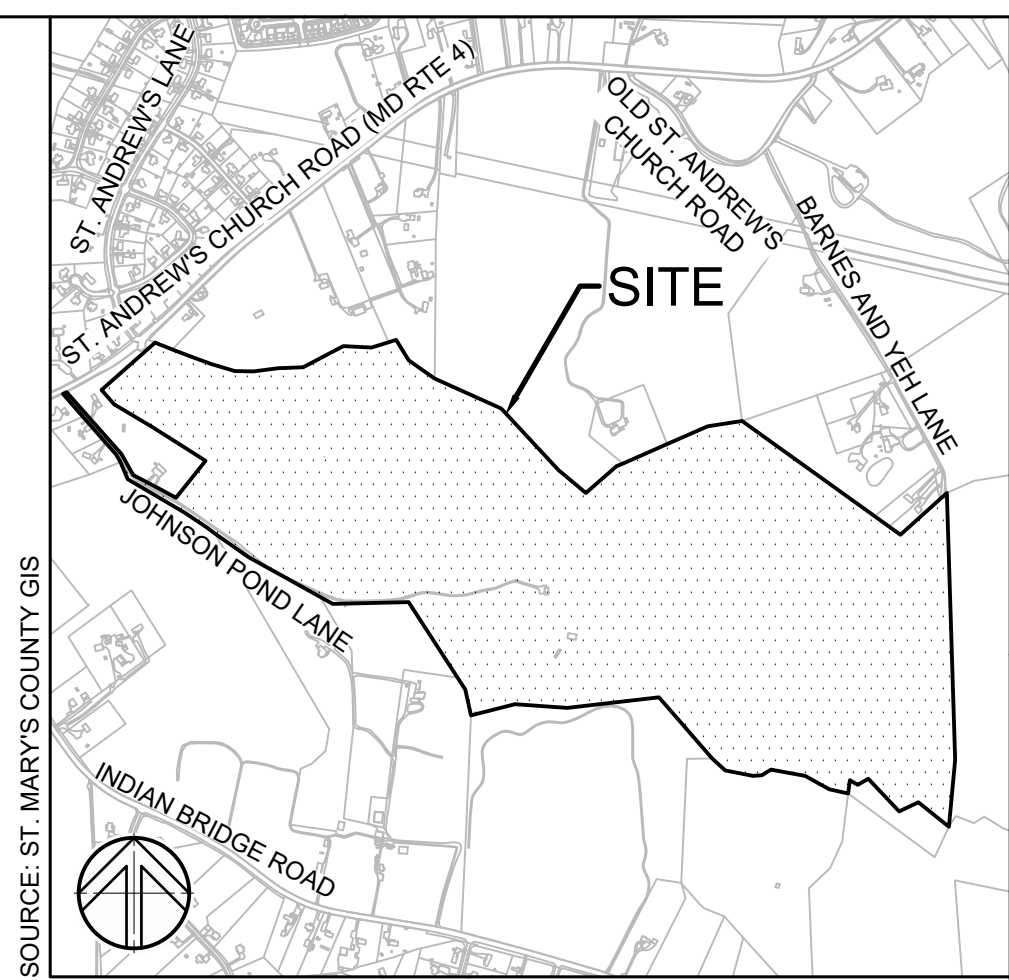
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AREA TO REMAIN
RELATIVE TO -
EXISTING GRADE



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VICINITY MAP

LEGEND

-
- PROPERTY LINE
- INTERIOR PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING ROAD
- EXISTING GIS CONTOURS
- EXISTING WETLANDS
- 25' WETLAND BUFFER
- EXISTING STREAM
- 100' STREAM BUFFER
- 100 YR FLOODPLAIN
- 100 YR FLOODPLAIN
- PROPOSED STRUCTURE
- PROPOSED IMPERVIOUS AREA
- PROPOSED FOREST TO REMAIN
- PROPOSED RETAINING WALL
- PROPOSED CONTOURS
- 220.8
X

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SEAL:

USING AGENCY APPROVAL

Name	Date
------	------

Title

Project Manager	Date
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Chief Architect of PM&D	Date
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REVISIONS

[illegible]

CAD DWG FILE:

DRAWN BY: HAW

CHK'D BY: EAM

PROJECT No.: 24021

DATE: 07/03/2025

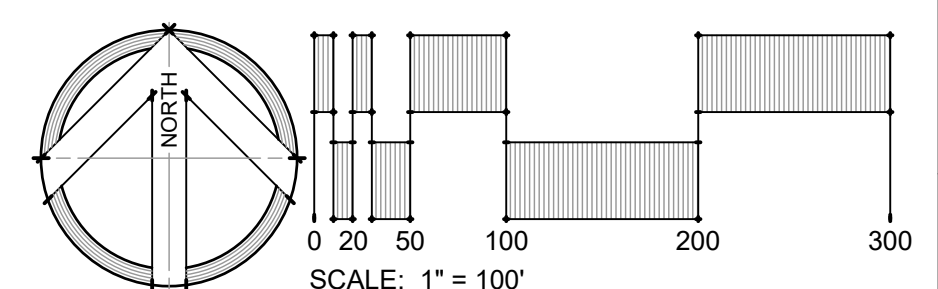
DRAWING TITLE:

CONCEPT GRADING PLAN EAST SIDE

BUILDING NUMBER:	
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NUMBER:

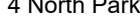
SHEET OF



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© SITE RESOURCES, INC. Z:\24\24021-MSA SMCO Sports Complex\04-DWG\Preliminary Concept Grading Plan.dwg-Concept Grading Plan East Side
 Date: Jul 01, 2025 10:48pm haw

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VICINITY MAP

1"=200'

LEGEND

PROPERTY LINE

INTERIOR PROPERTY LINE

ADJOINING PROPERTY LINE

EASEMENT LINE

EXISTING TREELINE

EXISTING BUILDING

EXISTING ROAD

EXISTING GIS CONTOUR

EXISTING WETLANDS

25' WETLAND BUFFER

EXISTING STREAM

100' STREAM BUFFER

100 YR. FLOODPLAIN

PROPOSED STRUCTURE

PROPOSED IMPERVIOUS AREA

PROPOSED FOREST TO REMAIN

PROPOSED RETAINING WALL

PROPOSED CONTOURS

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[illegible]

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CHK'D BY: EAM

PROJECT No.: 24021

DATE: 07/03/2025

DRAWING TITLE:

CONCEPT
LANDSCAPE
PLAN EAST SIDE

BUILDING NUMBER:

SHEET NUMBER:

[illegible]

SHEET OF



PLANTING REQUIREMENTS PER COUNTY COMPREHENSIVE ZONING ORDINANCE

ROAD FRONTAGE TABULATION		
QUANTITY	RATE	SHADE TREES REQUIRED
517 LF	1 SHADE TREE / 40 LF OF STREET FRONTAGE	13

PARKING TABULATION			
TYPE	QUANTITY	RATE	REQUIRED
PERMANENT INTERIOR PLANTING	NET AREA = 219,672 SF	10% OF NET AREA	21,968 SF
TOTAL PARKING	1,356 PARKING SPACES	1 TREE / 10 PARKING SPACES	136 TREES

BUFFERYARD REQUIREMENTS (PER SCHEDULE 63.3.A)						
BUFFERYARD TYPE	BUFFER WIDTH (IN FEET)	CANOPY TREES A: (2/100 LF) B: (4/100 LF)	UNDERSTORY TREES A: (4/100 LF) B: (6/100 LF)	EVERGREEN TREES & SHRUBS A: NONE B: (1/100 LF)	SHRUBS A: (7/100 LF) B: (22/100 LF)	PLANTINGS PROVIDED
BUFFER A (7.988 LF) PUBLIC (L) ADJOINING AGRICULTURAL (L)	15	160	320	0	800	EXISTING FOREST TO REMAIN
BUFFER B (2.412 LF) PUBLIC (L) ADJOINING RESIDENTIAL (L)	65	96	125	275	550	EXISTING FOREST TO REMAIN

NOTE: USE OF EXISTING FOREST TO FULFILL LANDSCAPE BUFFER REQUIREMENTS MUST BE COORDINATED WITH A FOREST STAND DELINEATION REPORT AND ZONING OFFICIAL

TOTAL PROPOSED PLANTING WITHIN SITE PLAN

TYPE	TOTAL
SHADE TREES	931
EVERGREEN TREES	42
ORNAMENTAL TREES	254