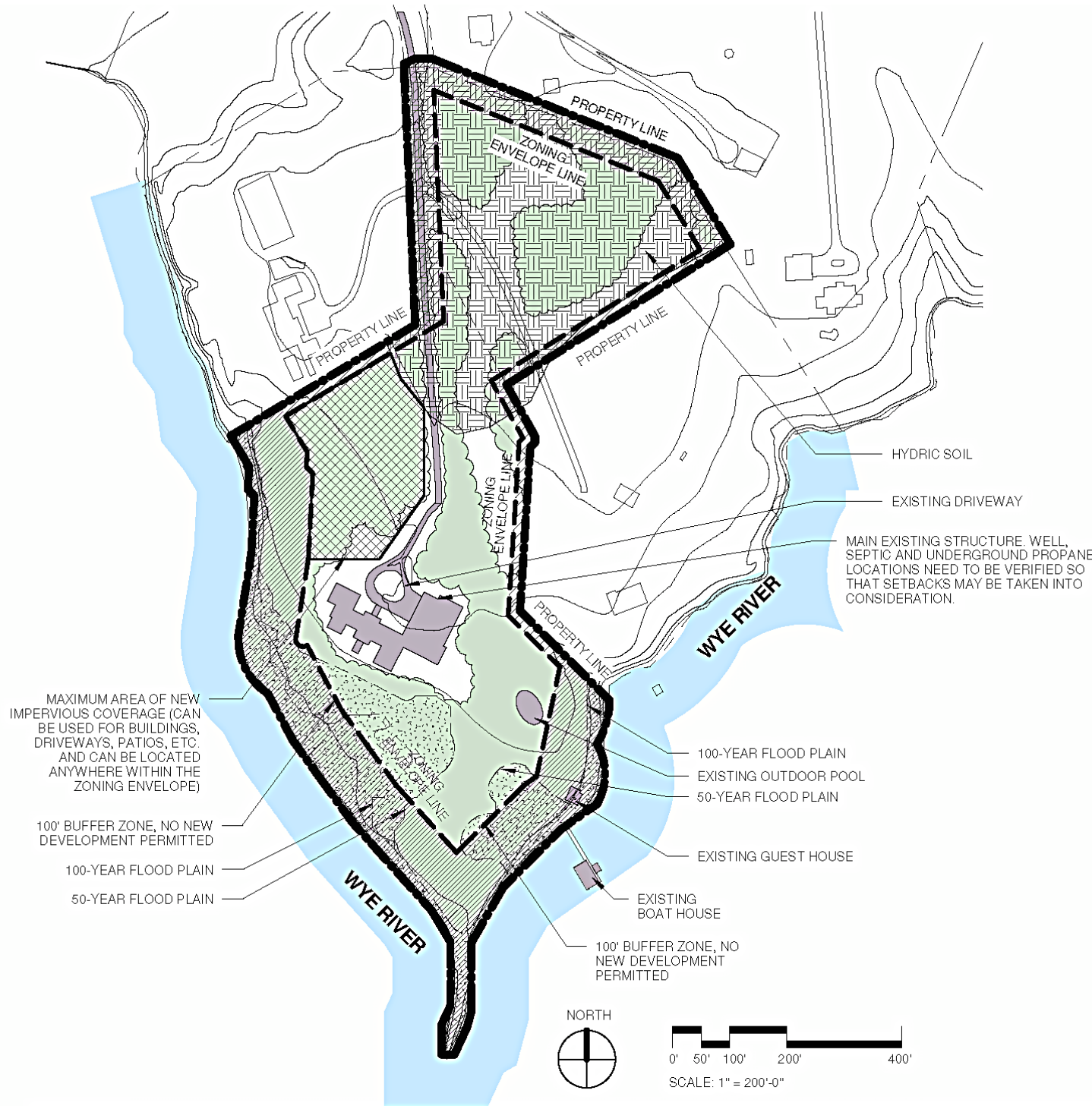


Concept Design
Assisted Living Facility

222 Wye Moor Court
Queenstown, Maryland

April 2018

Site Overview



PLAN LEGEND

- PROPERTY SETBACK
- 100' BUFFER
- EXISTING FORESTED AREAS
- FLOOD PLAIN
- HYDRIC SOIL
- EXISTING IMPERVIOUS AREA
- BUILDABLE AREA (TOTAL IMPERVIOUS AREA)

PROPERTY INFORMATION:

ADDRESS: 222 WYE MOOR COURT
QUEENSTOWN, MD 21658

COUNTY: QUEEN ANNE'S

TAX MAP: MAP 59, GRID 20, PARCEL 145

SITE AREA: 14.24 ACRES (620,294 SF)

USE: RESIDENTIAL

ZONING: COUNTRYSIDE (CS)

CRITICAL AREA: RESOURCE CONSERVATION AREA (RCA)

REGULATORY SUMMARY

QUEEN ANNE'S COUNTY ZONING CODE - 1996 EDITION

ZONING DESIGNATION: COUNTRYSIDE (CS)
 OPEN SPACE RATIO: 85% OPEN (12.1 ACRES)
 MAXIMUM IMPERVIOUS COVERAGE: 93,044 SF
 CURRENT IMPERVIOUS COVERAGE: 33,014 SF
 ADDITIONAL IMPERVIOUS COVERAGE ALLOWED: 60,030 SF (BUILDINGS, DRIVEWAYS, PATIOS, ETC.)
 MINIMUM FORESTED AREA: 15% FOREST (2.2 ACRES)
 CURRENT FORESTED AREA: 10.9 ACRES
 NO MORE THAN 20% OF EXISTING FORESTED AREAS CAN BE REMOVED FOR DEVELOPMENT.

SETBACKS:
 FRONT: 40 FEET
 SIDES: 20 FEET
 REAR: 50 FEET

HEIGHT LIMITATIONS: 40 FEET HIGH

CHESAPEAKE BAY CRITICAL AREA ACT - AMENDED AS OF 1996

PROPERTY CLASSIFICATION: RESOURCE CONSERVATION AREA (RCA)
 RESIDENTIAL DENSITY: 1 UNIT PER 20 ACRES
 CRITICAL AREA BUFFER: 100-FOOT BUFFER IS REQUIRED ALONG ALL SHORE LINES
 WETLAND BUFFER: 25-FOOT BUFFER IS REQUIRED AROUND ALL WETLAND AREAS
 WETLANDS LOCATED ON SITE: NONE

FEMA FLOOD ZONE MAP

A PORTION OF THIS PROPERTY LIES WITHIN THE 50-YEAR AND 100-YEAR FLOOD PLAINS.

222 Wye Moor Court
Queenstown, Maryland

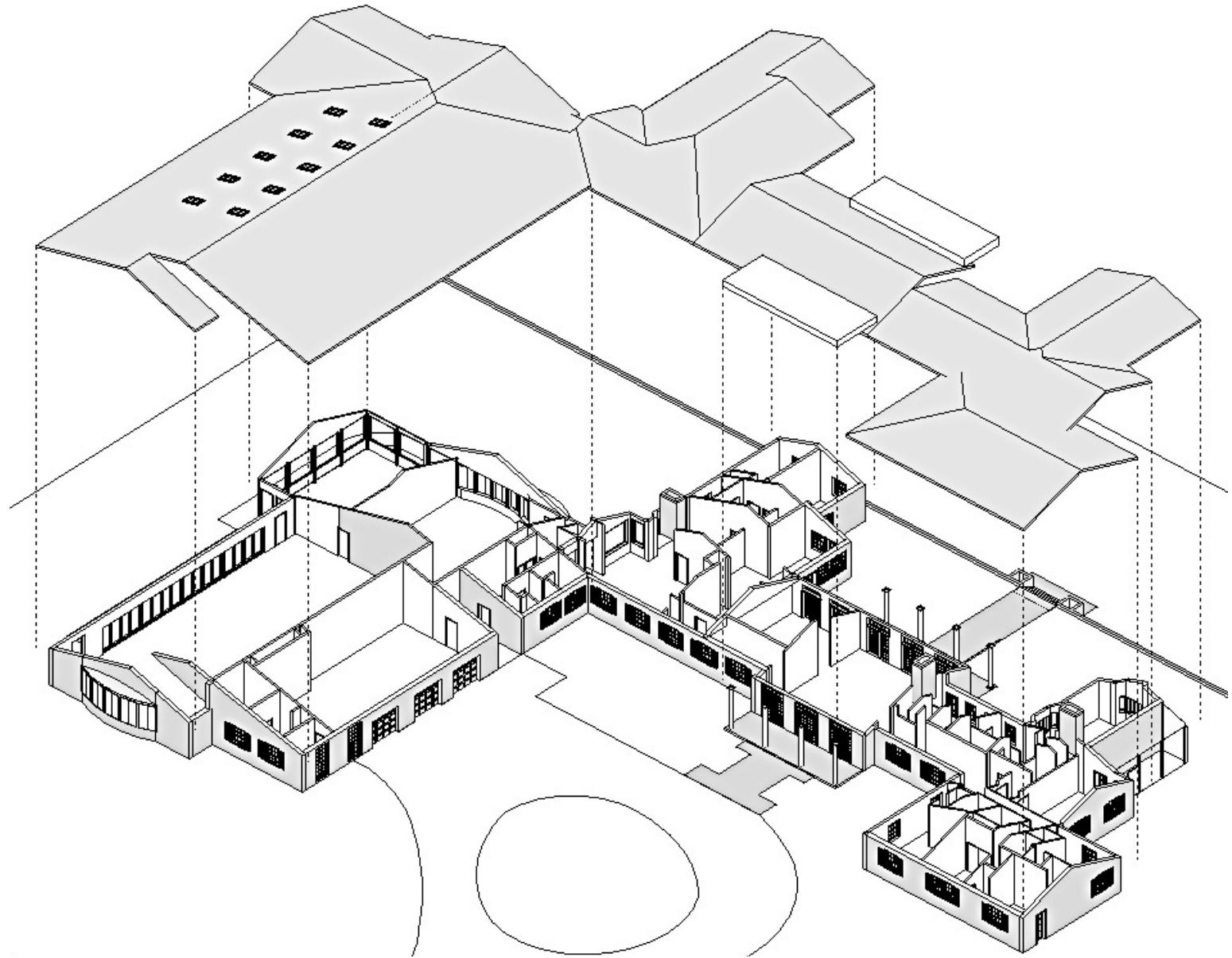
Building Overview

Detached Single Family Home

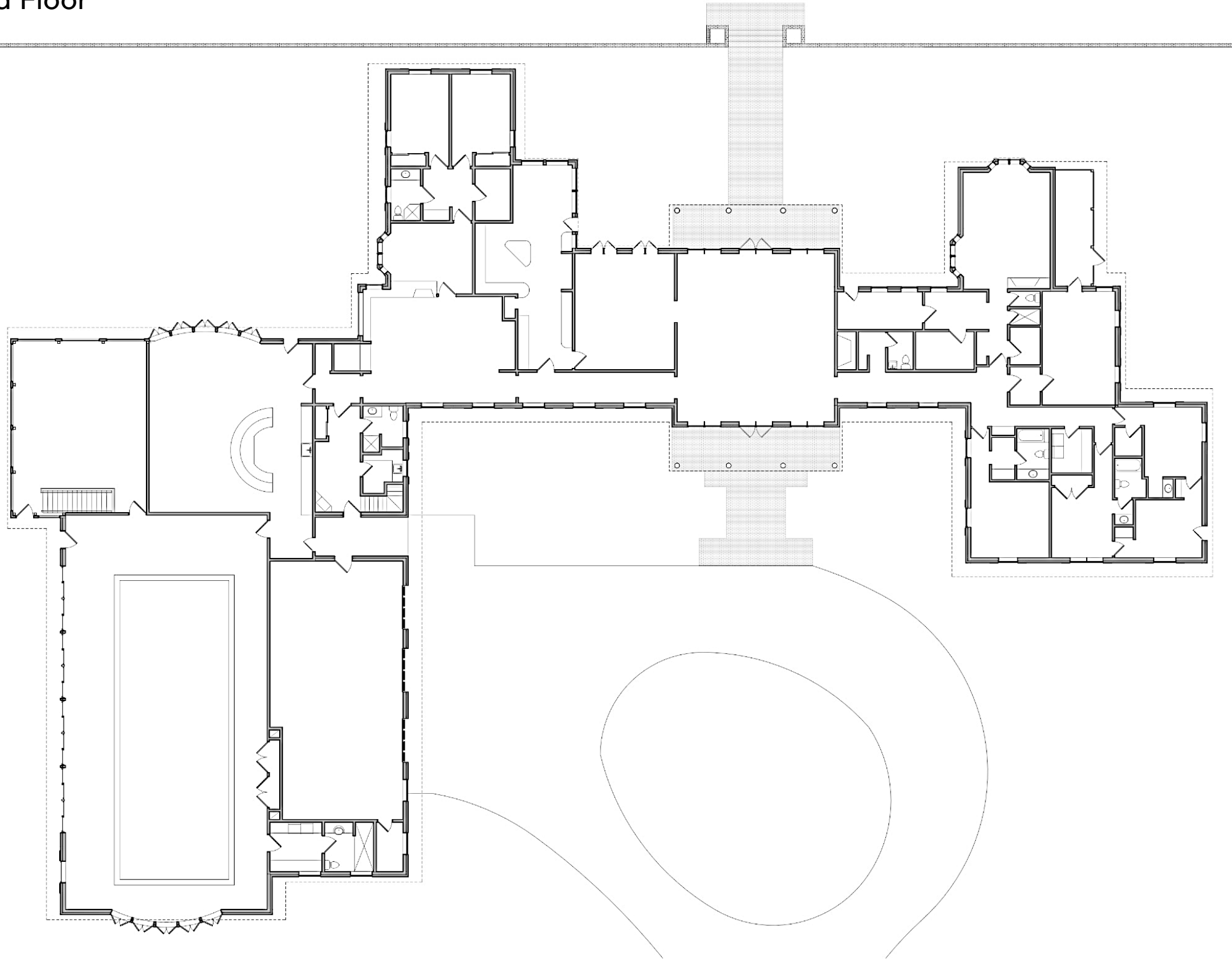
Year Built: 1962

Lot Description: Private, Bulk-headed, Wooded
Water Access, Water Front, Water View

Total Living Area: 7364

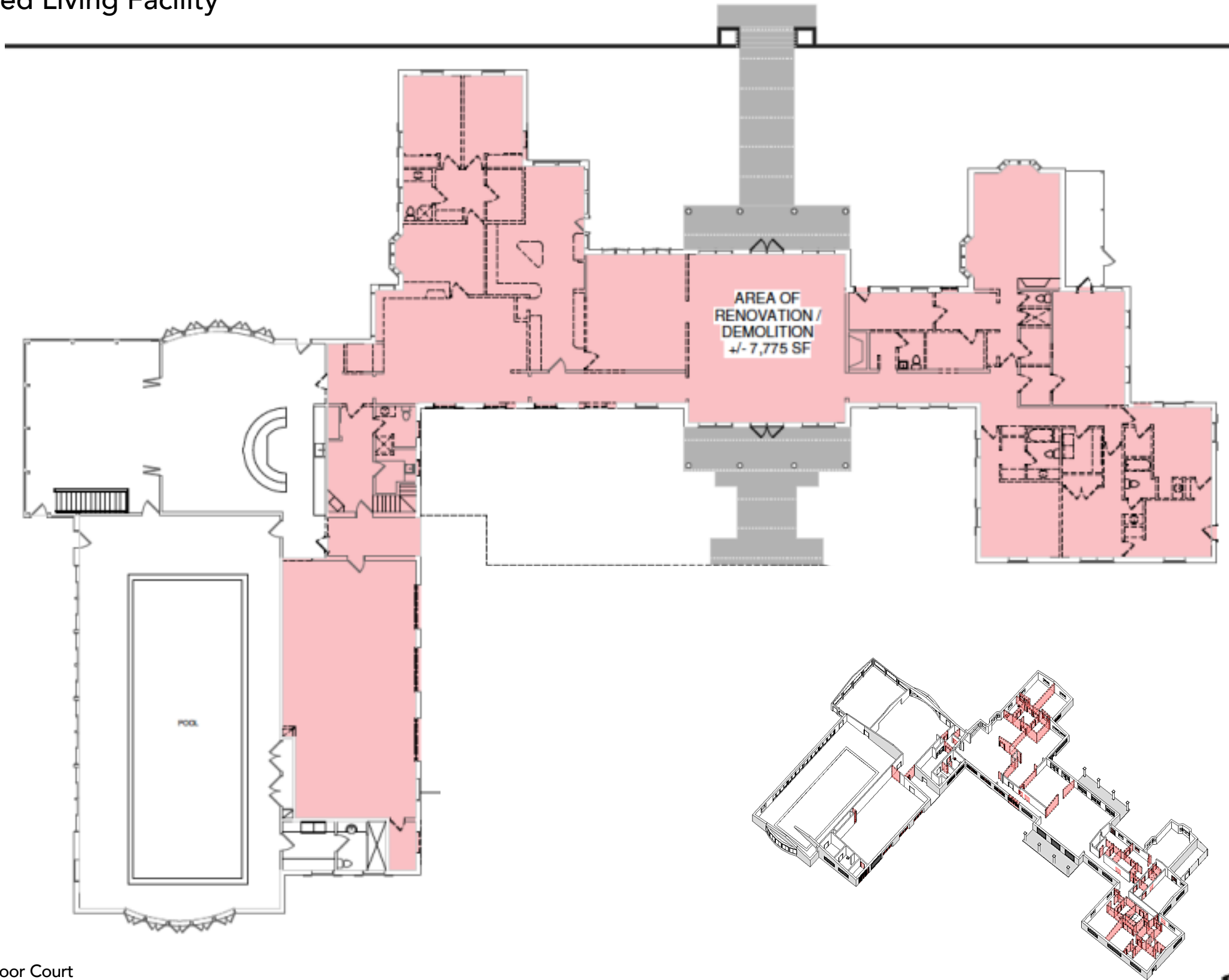


Existing Conditions Plan Ground Floor



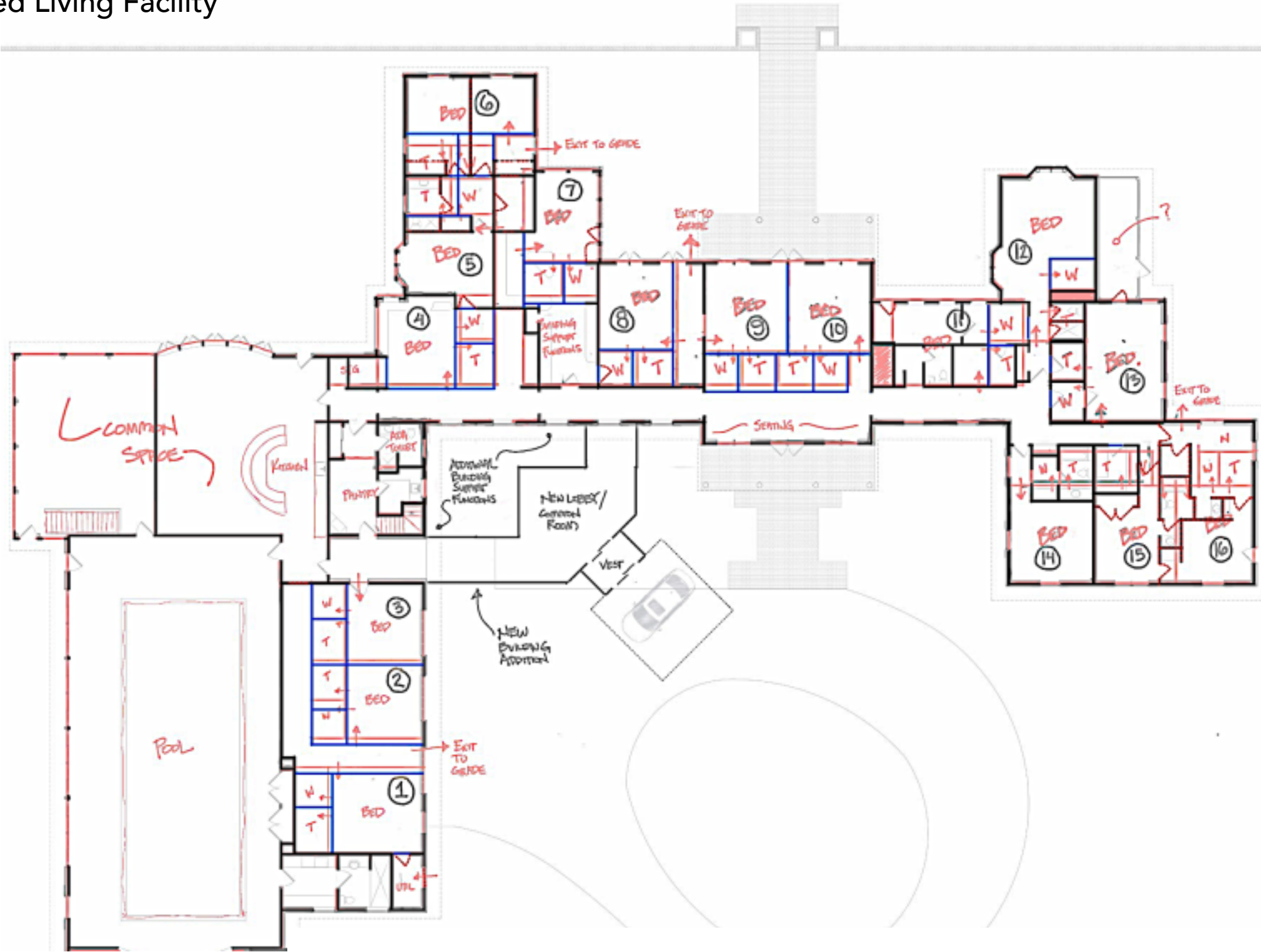
222 Wye Moor Court
Queenstown, Maryland

Concept Plan Assisted Living Facility

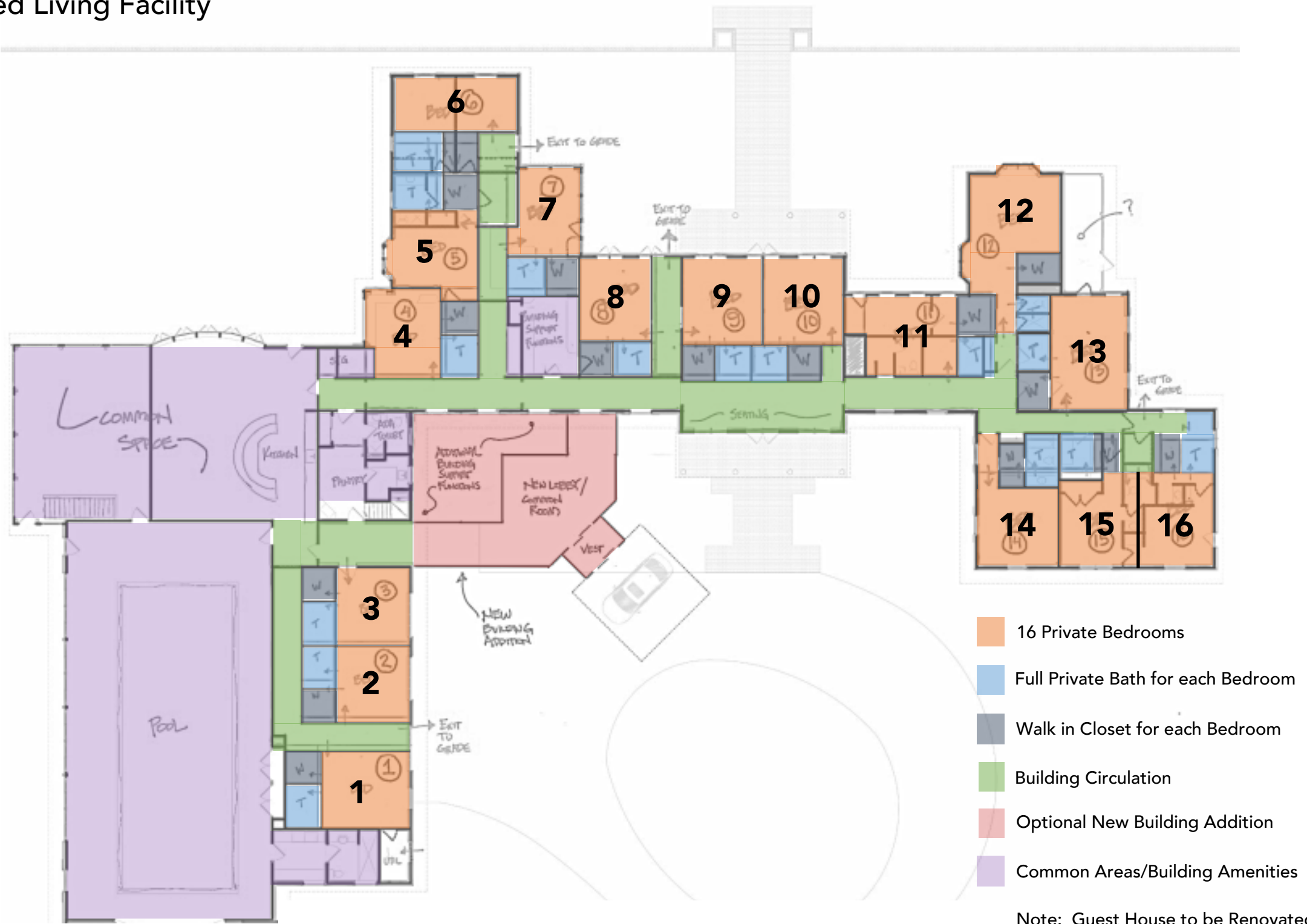


222 Wye Moor Court
Queenstown, Maryland

Concept Plan Assisted Living Facility



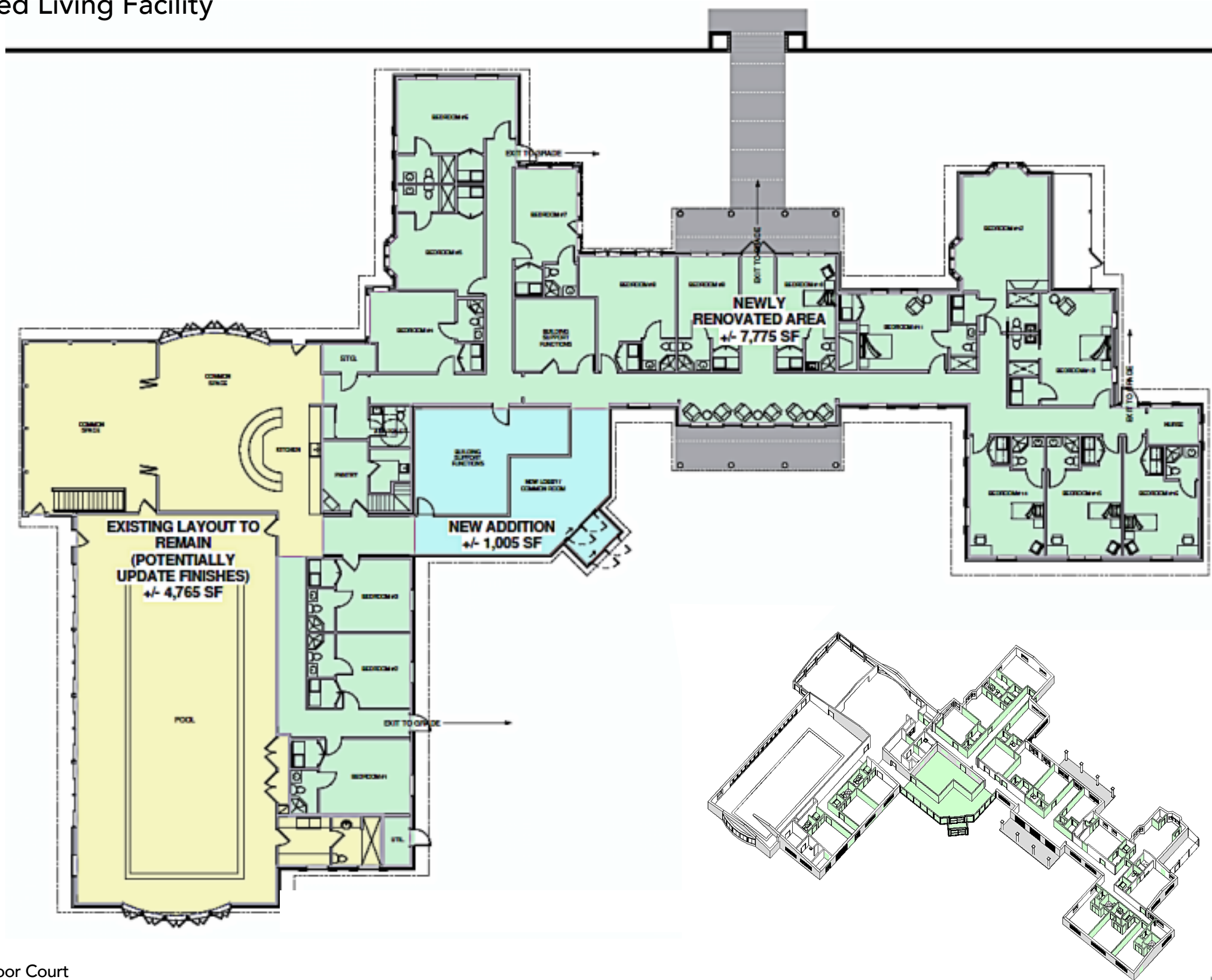
Concept Plan Assisted Living Facility



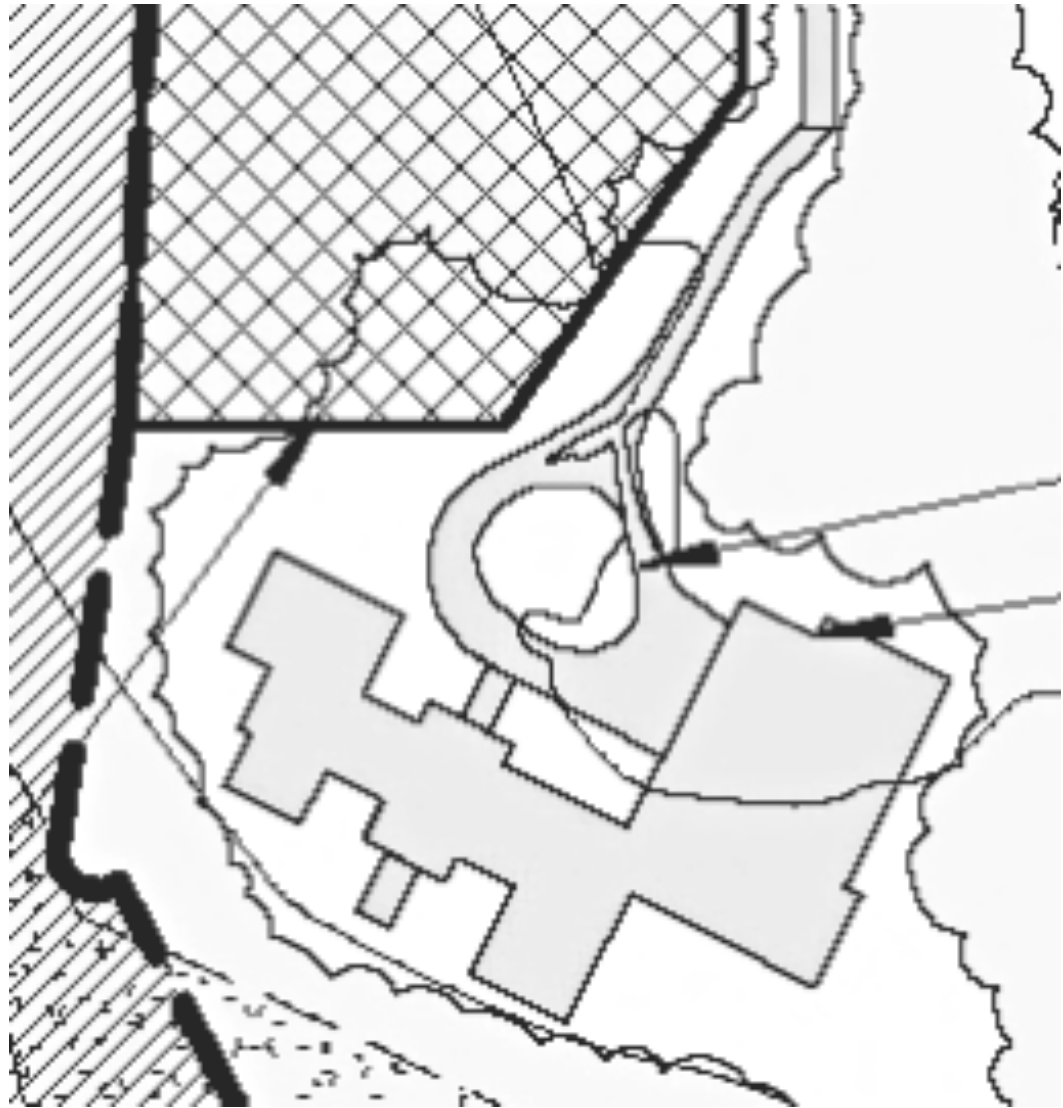
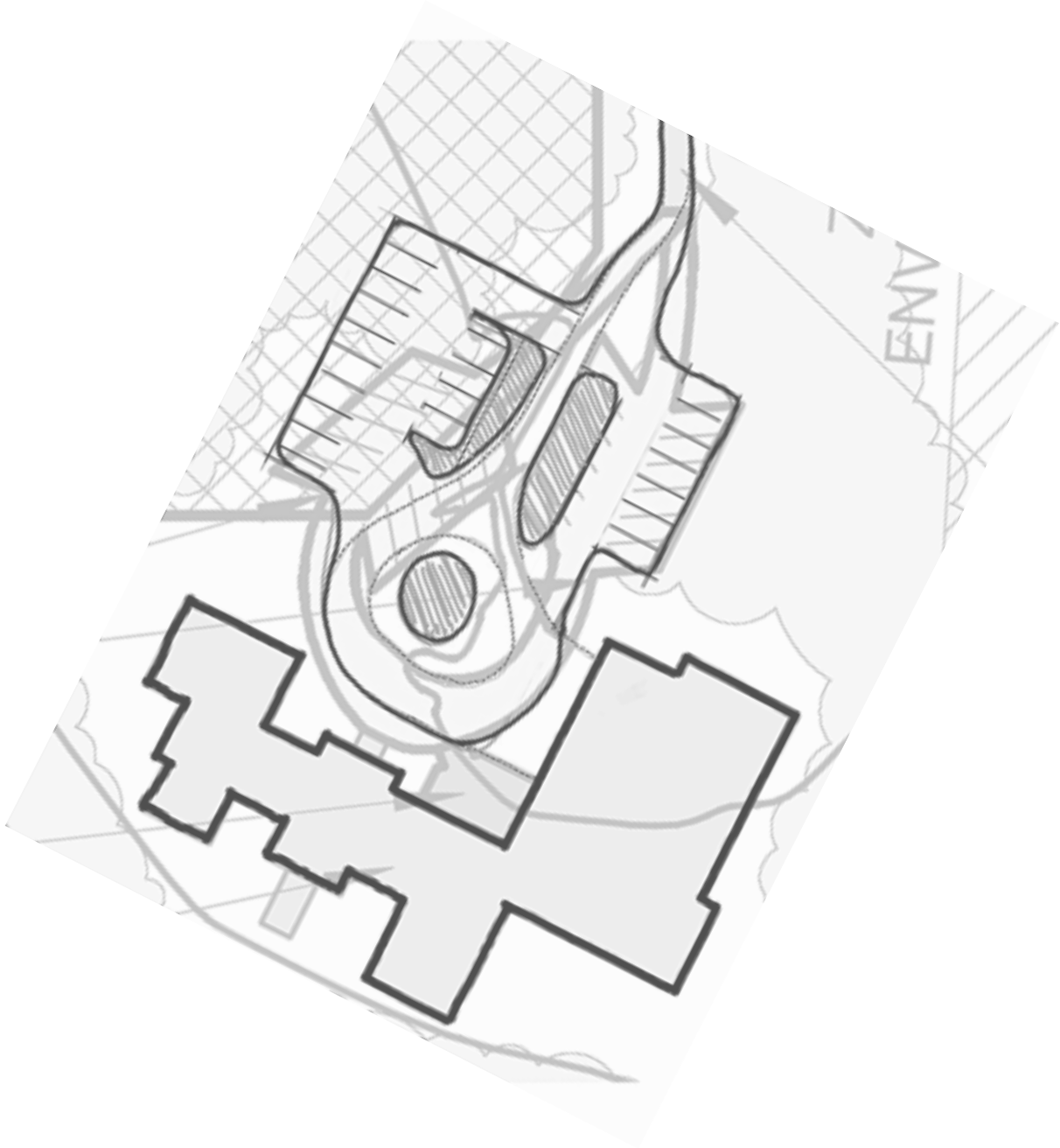
- 16 Private Bedrooms
- Full Private Bath for each Bedroom
- Walk in Closet for each Bedroom
- Building Circulation
- Optional New Building Addition
- Common Areas/Building Amenities

Note: Guest House to be Renovated for Care Provider Suite on Site

Concept Plan Assisted Living Facility



Vehicular Parking
Assisted Living Facility





LIVE

The physical space in which we live, learn, work and play becomes a part of our everyday lives. Through the experience of habitation, architecture can shape our understanding of the world in which we live. Our goal is to create a unique sense of place that adds value to everyday life.

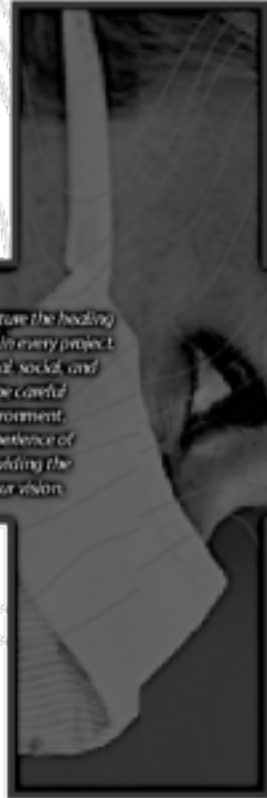


LEARN

An effective learning atmosphere is fostered through environments that promote nurturing, comfort, safety, and ease of communication. Within this framework, the Kezlo Group designs flexible architectural environments that focus on relationships, activities, and processes that provide opportunities for advancing individual knowledge.

HEALTH

The Kezlo Group strives to capture the leading art of architecture and design in every project. We can contribute to emotional, social, and physical well-being through the careful consideration of the built environment. Our goal is to enhance the experience of individuals and society by providing the best possible realization of your vision.



WORK

Positive psychology has shown that the quality of a physical space contributes to overall productivity, creativity, and efficiency of its inhabitants. The Kezlo Group conceives working environments within a flexible framework that seeks to promote the development of individual skills, interdisciplinary dialogue, and collaborative teamwork.



PLAY

Acts of leisure are crucial to our well-being and work-life balance amidst the demanding pace of contemporary life. These endeavors allow us to connect with our surroundings in new and spontaneous ways. The Kezlo Group pursues innovative physical environments that accommodate and cultivate play at the scale of the individual, family, neighborhood, and community.



kezlogroup

Jason Winters, AIA
jwinters@kezlo.com
443.569.1940