

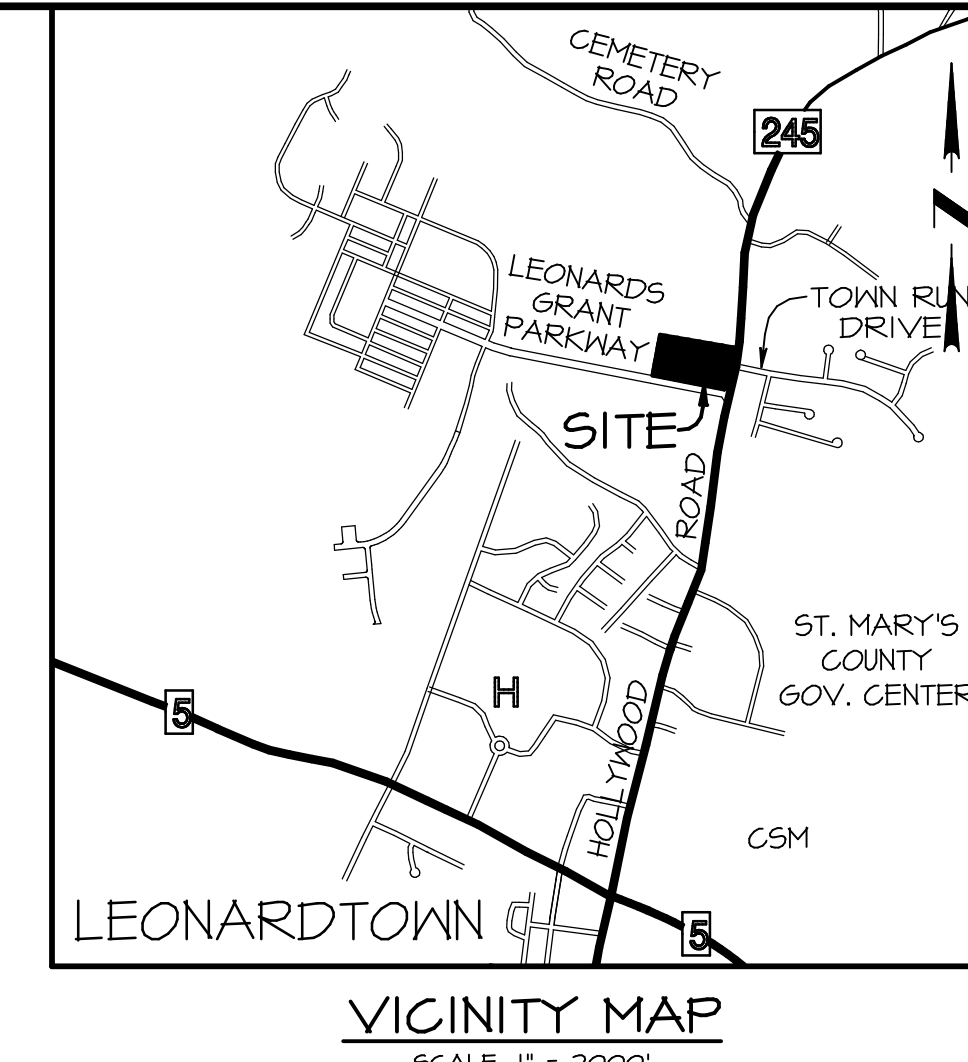
WATER AND SEWER INSTALLATION NOTES

- 1. All water and sewer construction shall be done in accordance with the St. Mary's County Metropolitan Commissions Design Manual and Specifications for Water and Sewerage Construction... 2. All fire hydrants that are set in the ground that are not yet operational shall have an 'Out of Service' disk placed on the 4-1/2" discharge outlet...

SOUTHERN MARYLAND ORTHOPEADICS

GENERAL NOTES

- 1. Owner: Estate of Frank A. Hayden... 2. Consultant: Little Silences Rest, Inc. P.O. Box 2340 Leonardtown, MD 20650... 3. Property Data: Property Address: Leonard's Grant Parkway Leonardtown, MD 20650...



HEALTH DEPARTMENT GENERAL NOTES

- 1. Tax Map 32, Grid 12, Parcel 340
2. This plan is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
3. Water supply shall be from a public water system.

SOURCE NOTES

- 1. Bearings and coordinates shown herein are referenced to the Maryland State Plane Datum of 1983, 2011 revision (NAD 83/2011). Contours and spot elevations are referenced to the North American Vertical Datum of 1988 (NAVD88).
2. Both datum were established by a global positioning system survey performed by LSR, Inc. in January of 2014.

STORMWATER MANAGEMENT NARRATIVE

This Stormwater Management Plan consists of the following:

- EXISTING CONDITIONS: 8.21 acre Site consists of approximately 0.00 acres of forested area (0% of Site) on predominantly 'C' soils.
There are no wetlands on Site as shown on DNR & NRI Wetland Maps.

SITE DATA:

Table with columns: SOIL TYPE, A, B, C, D, TOTAL/AVG. Rows include Drainage Area (A), Impervious Area, Pervious Area, % Impervious (I), Pre-Develop RCN, and Target Pe.

DEVELOPMENT CRITERIA:

Table with columns: Direct Tidal Discharge?, Redevelopment Project?, Proposed Impervious Area, Existing Impervious Area, Existing Impervious TBR, Exist. Imp. to be treated with ESD.

DESIGN REQUIREMENTS:

Table with columns: PROPOSED DEVELOPMENT, RE-DEVELOPMENT. Rows include Rv, Qe, ESDv, WQv, S, Rv, (% Volume), (%Area).

DESIGN PROVISIONS:

Table with columns: ESDv Required, ESDv Provided, ESDv Untreated, Pe Provided, Rev Required, Rev Untreated.

ESD DEVICE DATA

Table with columns: No., TYPE, DRAINAGE AREA, IMPERVIOUS AREA, SURFACE AREA, STORAGE VOLUME, PE. Lists various ESD devices and their characteristics.

SOIL CONSERVATION GENERAL NOTES

- 1. The Contractor shall notify M.D.E., Environment Division at telephone number 410-531-3500 at least 48 hours after pre-construction meeting has been held and sediment controls have been installed.
2. Approval of the Inspection Agency shall be requested upon completion for installation of perimeter erosion and sediment controls...

TEMPORARY & PERMANENT STABILIZATION

- 1. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
1. Three (3) calendar days for all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and
2. Temporary Seeding Schedule: Minimum Seeding Rates: Planting 2/1- 5/1- 8/1- lbs/acre lbs/1000 sf Depth (ft) 4/30 8/4 11/30

SEQUENCE OF CONSTRUCTION

- 1. Contractor shall arrange a Pre-Construction Meeting with the St. Mary's Soil Conservation District (301-475-8402; ext. 3) at least 5 days in advance of disturbances of any land on site.
2. Install 36" HDPE Drain Pipe and Diverter Ditches to divert upstream water through site.
3. Clear and grub those areas necessary for the installation of the perimeter control devices. Install perimeter control devices concurrently with clearing and grubbing...

INDEX OF SHEETS

- 1. COVER SHEET
2. SITE PLAN
3. ESC/GRADING/SWM PLAN
4. DRAINAGE AREA MAP

CONSULTANT'S CERTIFICATION

I hereby certify that this Concept Erosion and Sediment Control and Stormwater Management Plan represents all significant natural resources based on my personal knowledge of the site, and that this plan was prepared in accordance with the review agencies. I have reviewed this Concept Plan with the Owner/Developer.

Signature of Paul Hunt, Land Surveyor, MD # 21083, Expires February 13, 2023. Date: 12/8/2022

Logo for LSR LAND SURVEYING PLANNING ENGINEERING \* PERMITS ENVIRONMENTAL SERVICES. LITTLE SILENCES REST, INC. 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340 LEONARDTOWN, MD 20650

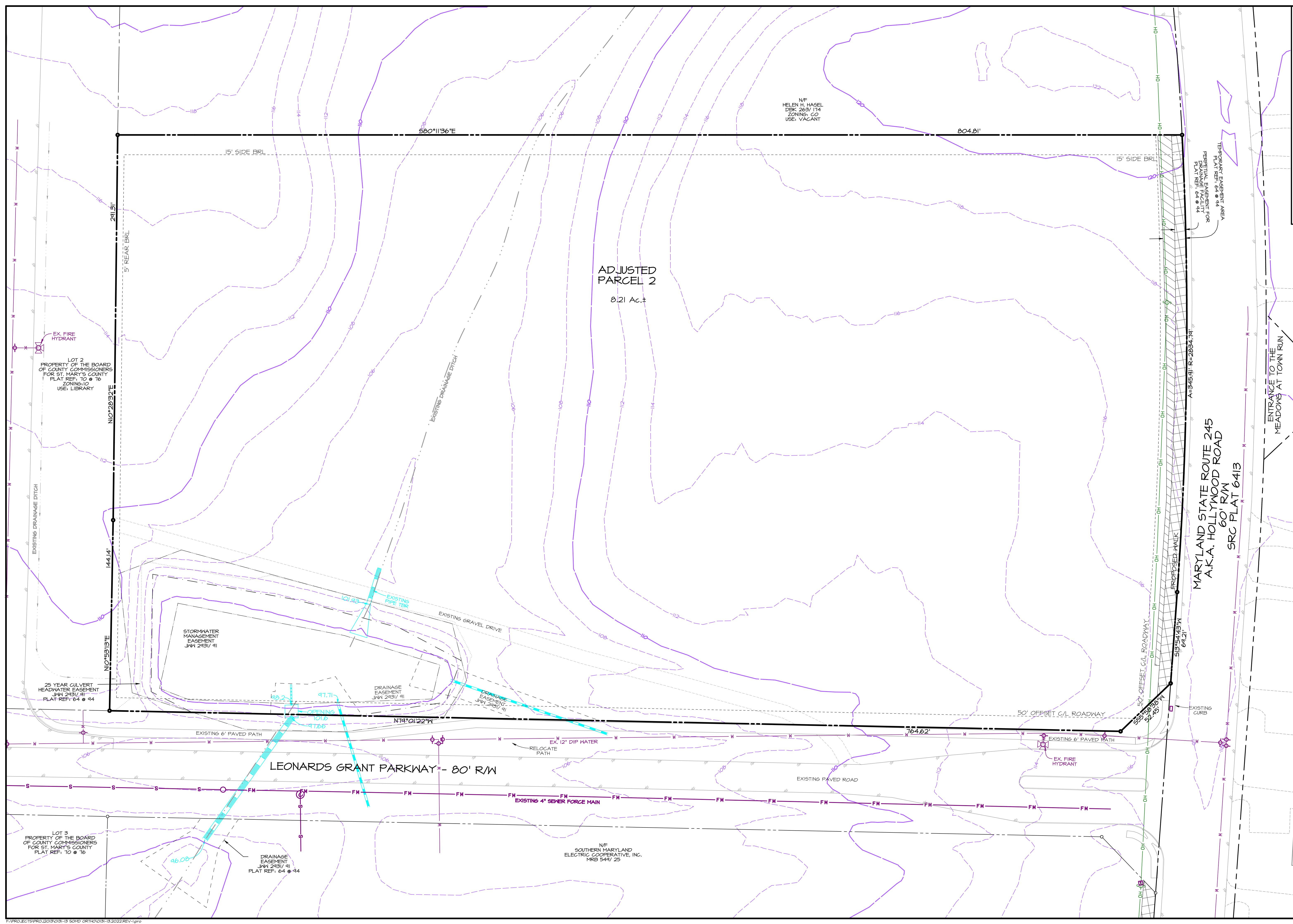
LEGEND: UTILITY POLE, PANEL BOX, FIRE HYDRANT, WATER VALVE, SEWER MANHOLE, SEWER CLEAN-OUT, STORM DRAINAGE, STORM DRAIN LINE, DITCH LINE, SMART FENCE, EARTH DIKE, OVERHEAD UTILITY LINE, UNDERGROUND UTILITY LINE, ADJOINING PROPERTY LINE, BUILDING SETBACK LINE, ACCESS/UTILITY EASMENT, SEWER EASEMENT, SHA EASEMENT, NON-TIDAL WETLANDS, WETLANDS BUFFER, SOILS TYPE DIVISION LINE, LIMIT OF EXISTING FOREST, EXISTING 2' CONTOUR, EXISTING 1' CONTOUR, DRAINAGE AREA DIVIDE, PAVED SURFACES, GRAVEL SURFACES, RIP-RAP, PROPOSED BUILDING, CONCRETE SURFACES, STORMWATER MANAGEMENT, LANDSCAPED AREAS.

SCD INFORMATION: Lot / Parcel Area: 8.21 Acres. Owner: Estate of Frank A. Hayden. Contract Purchaser: SOMD Orthopaedics and Sports Medicine. Applicant: LITTLE SILENCES REST, INC.

TOWN No.: 47-22 CONCEPT SITE PLAN COVER SHEET SOMD ORTHOPEADICS MAP 32 - BLOCK 12 - PARCEL 340 LEONARD'S GRANT PKTY. - LEONARDTOWN 3RD ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND FOR: DR. PETER JOHNSTON Concept SWM E#5 SHEET: 1 OF 4

OWNER'S/DEVELOPER'S CERTIFICATION: Any clearing, grading, construction, development, stormwater management construction, or all of these, will be done pursuant to this plan, and that all responsible personnel involved in the construction project will have a Certificate of Training from a Maryland Department of the Environment approved training program before beginning the Project. Date: 12/8/2022

REVISIONS table with columns: DATE, JOB#, FOLDER#, SCALE, DRAWN, CHECKED, DATE PLOTTED. Shows one revision on 11/22/2022 for PER SCD COMMENTS.



TOWN No.: 47-22  
 CONCEPT SITE PLAN  
 EXISTING CONDITIONS  
**SOMD ORTHOPAEDICS**  
 MAP 32 - BLOCK 12 - PARCEL 340  
 LEONARD'S GRANT PKWY. - LEONARDTOWN  
 3RD ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND  
 FOR: DR. PETER JOHNSTON  
 Concept 5/11/2022

DATE: 10/24/22  
 DWP: CJB-13  
 PLOT: M32B12  
 SCALE: 1" = 30'  
 DRAWN: MPH  
 CHECKED: BM  
 DATE PLOTTED: 12/8/2022

**LAND SURVEYING**  
 ENGINEERING, PLANNING  
 ENVIRONMENTAL SERVICES

**LSR**  
 LITTLE SILENCES REST, INC.  
 41850 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2840  
 LEONARDTOWN, MD 20650  
 PHONE: (801) 475-2236 - WWW.LSRCORP.COM

REVISIONS

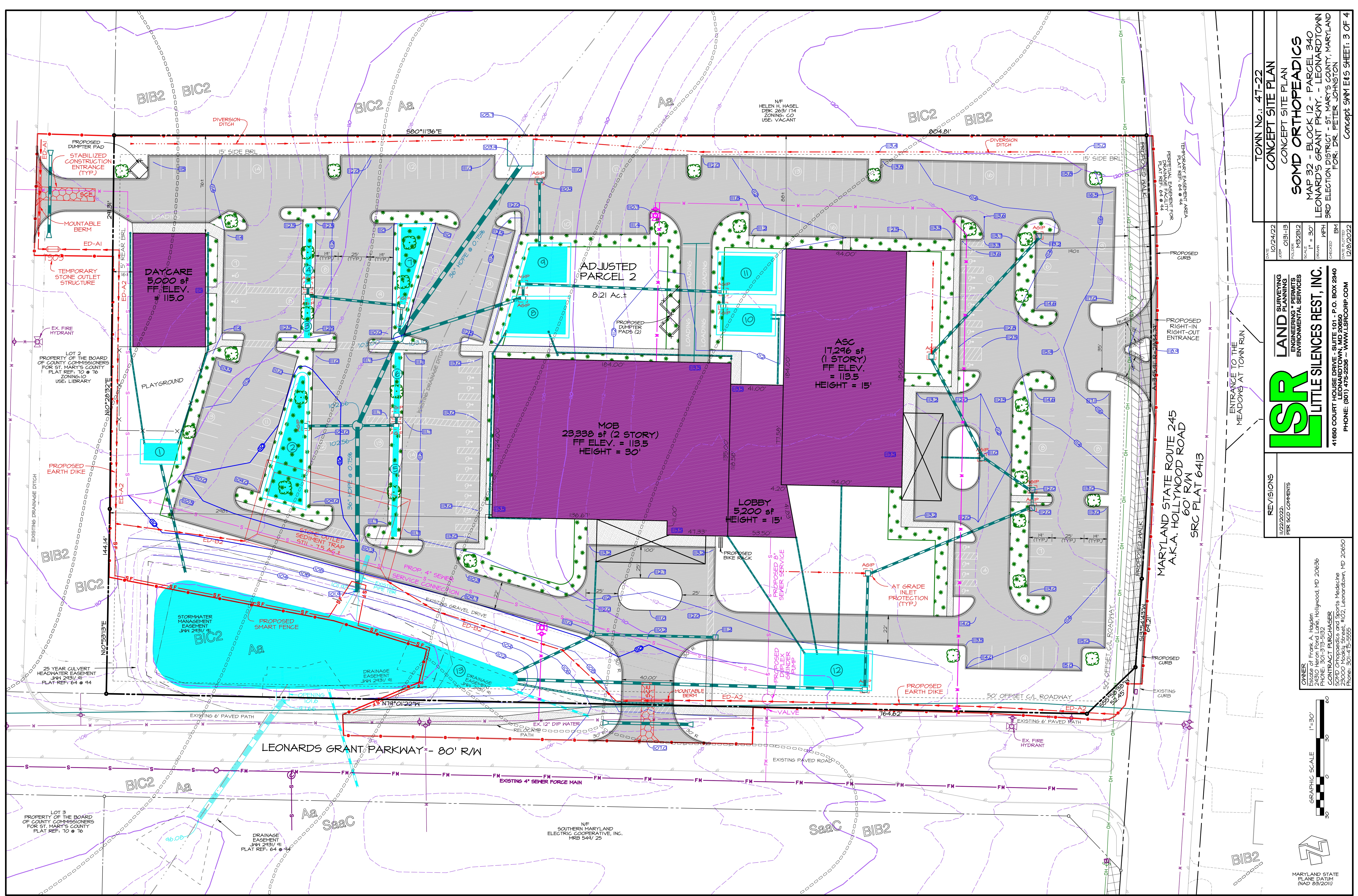
11/22/2022	PER SCD COMMENTS
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OWNER:  
 Estate of Frank A. Hajden  
 24450 Heron Ford Lane, Hollywood, MD 20636  
 PHONE: 301-575-5132

CONTRACT PURCHASER:  
 SOMD Orthopaedics and Sports Medicine  
 1022 Leonardtown, MD 20650  
 Phone: 301-475-5555

MARYLAND STATE  
 PLANE DATUM  
 (NAD 83/2011)

GRAPHIC SCALE  
 1" = 30'  
 0 30 60



TOWN No: 47-22  
 CONCEPT SITE PLAN  
**SOMD ORTHOPAEDICS**  
 MAP 32 - BLOCK 12 - PARCEL 340  
 LEONARD'S GRANT PKWY. - LEONARDTOWN  
 3RD ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND  
 FOR: DR. PETER JOHNSTON  
 Concept SMM E&S SHEET: 3 OF 4

DATE: 10/24/22  
 DWP: 03/13  
 PLOT: MB2B12  
 SCALE: 1" = 30'  
 DRAWN: MPH  
 CHECKED: BM  
 DATE PLOTTED: 12/8/2022

**LAND SURVEYING**  
 ENGINEERING, PERMITS  
 ENVIRONMENTAL SERVICES

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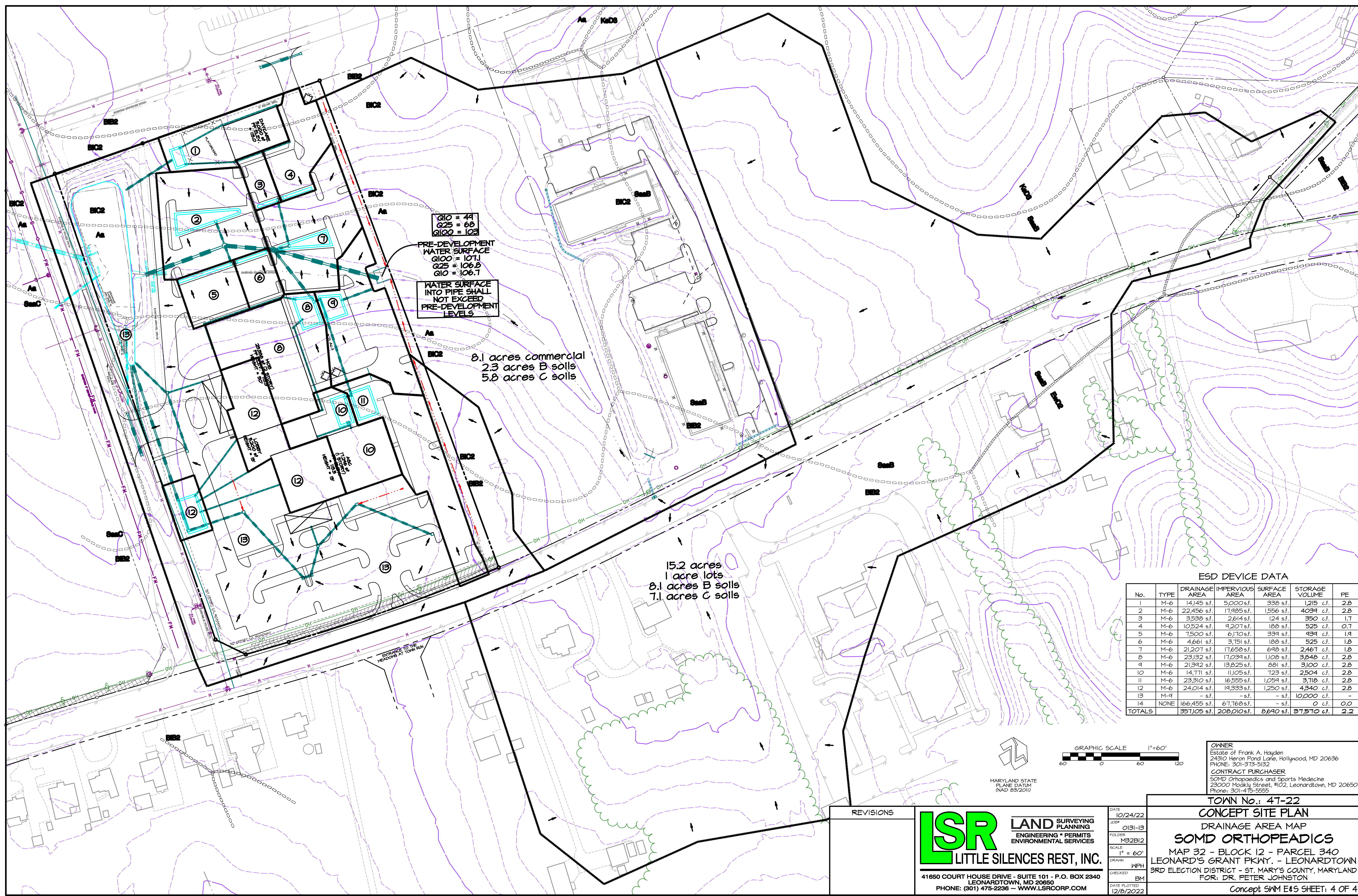
REVISIONS  
 11/22/2022  
 PER SCD COMMENTS

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 PHONE: 301-575-5132  
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 Phone: 301-475-2236

MARYLAND STATE  
 PLANE DATUM  
 (NAD 83/2011)

GRAPHIC SCALE  
 1" = 30'

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Q10 = 49  
Q25 = 68  
Q100 = 103

PRE-DEVELOPMENT  
WATER SURFACE  
Q100 = 107.1  
Q25 = 106.8  
Q10 = 106.7

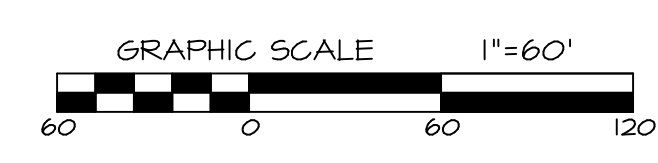
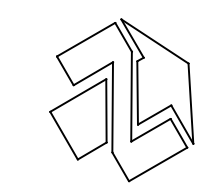
WATER SURFACE  
INTO PIPE SHALL  
NOT EXCEED  
PRE-DEVELOPMENT  
LEVELS

8.1 acres commercial  
2.3 acres B soils  
5.8 acres C soils

15.2 acres  
1 acre lots  
8.1 acres B soils  
7.1 acres C soils

**ESD DEVICE DATA**

No.	TYPE	DRAINAGE AREA	IMPERVIOUS AREA	SURFACE AREA	STORAGE VOLUME	PE
1	M-6	14,145 sf.	5,000 sf.	338 sf.	1215 c.f.	2.8
2	M-6	22,456 sf.	17,485 sf.	1,556 sf.	4034 c.f.	2.8
3	M-6	3,538 sf.	2,614 sf.	124 sf.	350 c.f.	1.7
4	M-6	10,524 sf.	4,207 sf.	188 sf.	525 c.f.	0.7
5	M-6	7,500 sf.	6,170 sf.	334 sf.	434 c.f.	1.4
6	M-6	4,661 sf.	3,751 sf.	188 sf.	525 c.f.	1.8
7	M-6	21,207 sf.	17,658 sf.	648 sf.	2,467 c.f.	1.8
8	M-6	23,132 sf.	17,034 sf.	1,108 sf.	3,848 c.f.	2.8
9	M-6	21,342 sf.	13,825 sf.	881 sf.	3,100 c.f.	2.8
10	M-6	14,771 sf.	11,055 sf.	723 sf.	2,504 c.f.	2.8
11	M-6	23,310 sf.	16,555 sf.	1,054 sf.	3,718 c.f.	2.8
12	M-6	24,014 sf.	14,333 sf.	1,250 sf.	4,340 c.f.	2.8
13	M-9	- sf.	- sf.	- sf.	10,000 c.f.	-
14	NONE	166,455 sf.	67,768 sf.	- sf.	0 c.f.	0.0
TOTALS		357,105 sf.	208,010 sf.	8,640 sf.	37,570 c.f.	2.2



MARYLAND STATE  
PLANE DATUM  
(MAP 63/2011)

**OWNER**  
Estate of Frank A. Hayden  
24310 Heron Pond Lane, Hollywood, MD 20636  
PHONE: 301-373-5132

**CONTRACT PURCHASER**  
SOMD Orthopaedics and Sports Medicine  
23000 Mockley Street, #102, Leonardtown, MD 20650  
Phone: 301-475-5555

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/22	DATE PLOTTED
2	0131-13	JOB#
3	M32B12	FOLDER
4	1" = 60'	SCALE
5	WPH	DRAWN
6	BM	CHECKED
7	12/8/2022	DATE PLOTTED

**LSR** LAND SURVEYING  
ENGINEERING \* PERMITS  
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**LITTLE SILENCES REST, INC.**

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TOWN No.: 47-22

**CONCEPT SITE PLAN**

**DRAINAGE AREA MAP**

**SOMD ORTHOPAEDICS**

MAP 32 - BLOCK 12 - PARCEL 340  
LEONARD'S GRANT PKWY. - LEONARDTOWN  
3RD ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND  
FOR: DR. PETER JOHNSTON

Concept SWM E&S SHEET: 4 OF 4