



MEMORANDUM

DATE: December 9, 2022

TO: Michael Bailey, *Town Planning Coordinator*, Commissioners of Leonardtown

FROM: Jesse J. Harper, *Engineer III*, Department of Public Works & Transportation

SUBJECT: **TOWN22-0283, SOMD Orthopedics Town No. 47-22**

Agent: Little Silences Rest, (Wayne Hunt) **Owner:** Estate of Frank A. Hayden c/o Charles Hayden

This Department has reviewed the Concept Site Plan and Concept Stormwater Management Plan for the above referenced project submitted on November 1, 2022, and we offer the following comments:

The Concept Site Plan & Concept Erosion & Sediment Control and Stormwater Management Plan shall address all items included in Form #17 "Concept Site Plan Review Checklist" and the "Concept Erosion & Sediment Control and Stormwater Management Plan Preparation Checklist" available online at website: <https://www.stmarysmd.com/docs/LUGM%20Form%20017%20Concept%20Site%20Plan%20Checklist.pdf>, and/or at the Department of Land Use & Growth Management.

The review was completed per St. Mary's County ordinances and guidelines in coordination with the Town of Leonardtown Code. The Town of Leonardtown requirements and standards may differ for local jurisdiction requirements.

For Concept Site Plan Approval:

1. **(Item #2)** – Field verification from the project engineer of the natural resources map. Ref: MDE SWM Design Manual, Sup 1 section 5.1.3, page 5.11. (i.e., Add note stating the engineer has field verified the site).
2. **(Item #5)** – Existing and proposed drainage area maps with drainage area sizes listed.
3. **(Item #13)** – Geotechnical testing of site soils to identify in-situ soils for infiltration and water elevation (this can be completed during the Site Development Phase, if so, please add proposed boring locations and a note stating such).
4. Complete the "Proposed Development" section of the Narrative or make references to where the data is already shown on the plan.
5. Verify spelling of "Orthopedic" throughout plan.
6. The project is contributing to the drainage area of a known flood zone (McIntosh Run), additional analysis and stormwater retention should be considered. Add a note to concept stating the site plan will provide more details.
7. Provide the number of vehicle trips this project will add to the existing road network.

For Site Development:

1. Coordinate with the Town of Leonardtown for the access location and to work within the Leonards Grant Parkway Right-of-Way. Sight distance appears to be adequate but a decel lane may make for better operations.
2. Coordinate with SHA, for access to Maryland Route 245. The Leonards Grant Parkway intersection at MD 245 may warrant a signal due to the added trips of this project. In coordination with the SHA plan of improvements, has consideration been given to the connectivity of pedestrian and bicycle traffic along the frontage of Maryland Route 245?

If you have any questions regarding these comments, please do not hesitate to contact this Department.


Jesse J. Harper, Engineer III *JMH*
Jesse.Harper@stmaryscountymd.gov

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