



STAFF REPORT
Planning Commission Meeting of
August 12, 2024

Project Name:	Bay Ridge Estates Section 5 Townhouses CSP18-132-0022
Owner:	Eugene N. St. Clair and John L. Wathen
Agent:	William Mehaffey, PE
Property Info:	Bay Ridge Outparcel A Bay Ridge Road, Great Mills MD 20634 TM-51 GRID-13 PAR-605 Outparcel A TAX ID-110638, ED-08

PROPERTY DESCRIPTION:

This Project consists of 6.62 acres located in the Residential High-Density Zone (RH) and is located within the Residential High-Density Area as shown on the Land Use Concept Plan incorporated into the County's Comprehensive Plan.

This Concept Site Plan was originally approved by the Planning Commission in 2019. The project received an extension and is due to expire in August of 2024.

BACKGROUND:

On May 6, 2024, the Concept Site Plan was submitted for review and distributed to the TEC agencies, which consist of the following: St. Mary's County Public Schools, Dept. of Economic Development*, Dept. of Environmental Health, Soil Conservation District, MD State Highway Administration (SHA), St. Mary's County Metropolitan Commission, Dept. of Land Use and Growth Management, Washington Gas, SMECO, Sheriff's Office*, Dept. of Recreation and Parks, Maryland Dept. of Natural Resources (DNR), Maryland Dept. of the Environment (MDE)*, Fire Board, Patuxent River Naval Air Station*.

*Denotes no comments

PUBLIC HEARING NOTICE REQUIREMENTS:

The public notice for the Planning Commission Public Hearing was published in *Southern Maryland News* on July 26, 2024, and August 2, 2024. The property has been posted in accordance with CZO requirements, Section 21.3.3. Certified mail receipts have been received and have been entered into the record of this public hearing.

SUMMARY OF REQUEST:

Approval of a concept site plan for 60 townhouse units (Dwelling Unit, Attached, Use Type 14), which is a permitted Use Type within the RH Zoning District.

APPLICABLE REGULATIONS:

In reviewing an application and Concept Site Plan, LUGM staff confirm that the materials conform to the following standards:

1. Section 51.3. entitled “Specific Regulations and Standards.” Therefore, all general standards for this use type (Dwelling Unit, Attached) must be satisfied (see CZO § 51.3.14);
2. Schedule 32.1 entitled “Development Standards” incorporated within Chapter 32 (Property Development Regulations);
3. Chapter 63 (Landscaping and Buffer Yards);
4. Chapter 64 (Off-Street Parking and Loading); and
5. Chapter 71 (Resource Protection Standards)

As set forth in CZO § 60.6.4, in order to approve a Concept Site Plan, the Planning Commission must make the following findings:

- a. Is consistent with the Comprehensive Plan and applicable functional plans;*
- b. May be served by adequate public facilities as required by Section 70.2.2;*
- c. Is consistent with the County’s Annual Growth Policy, including any required phasing plans;¹*
- d. Will promote the health, safety, and welfare of the general public;*
- e. Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance;*
- f. Is consistent with Chapter 62 design objectives.*

¹ By Resolution 2016-22 to suspend Resolution 2008-40, CZO 60.6.4.c. has been repealed, therefore, this criterion is no longer applicable.

ANALYSIS:

In reviewing the application and Concept Site Plan, LUGM Staff noted the following:

1. *Section 51.3. entitled “Specific Regulations and Standards.” Therefore, all general standards for this use type #14 (Dwelling Unit, Attached) must be satisfied (see CZO § 51.3.14)*

- 1) Minimum parcel area: 3 acres
Proposed parcel area: 6.62 acres.
Staff Finding: Design meets requirement
- 2) Structure length: less than 130’
Proposed structure length: max. 120’.
Staff Finding: Design meets requirement
- 3) Townhouse width: minimum 20’
Proposed width: 20’
Staff Finding: Design meets requirement
- 4) Required Side Yard: 75’ from the boundary of adjoining lot of single-family dwelling.
Proposed: 75’ and 94’
Staff Finding: Design meets requirement
- 5) Rear yard screening: 6’ privacy fence extending minimum of 15’ from rear building wall.
Proposed: 6’ fence extending minimum of 20’ from rear of building
Staff finding: Design meets requirement
- 6) Distance between two unattached attached dwelling structures: 40’ between exterior walls
Proposed distance: 77’ and 93’
Staff Finding: Design meets requirement
- 7) Required Open Space: 800 sq. ft. of open space per attached dwelling unit
Proposed: 160,685 sq. ft.
Staff Finding: Design meets requirement
- 8) Height Restriction: 40’
Proposed height: <40’
Staff Finding: Design meets requirement

2. *Schedule 32.1 entitled “Development Standards” incorporated within Chapter 32 (Property Development Regulations);*

- 1) Density for RH zoning district: 1 – 10 dwelling units/acre (du/acre) with TDRs for density above 10 du/acre (66 du total)
Proposed density: 9.06 du/a
Staff Finding: Design meets requirement; no TDRs required
- 2) Undeveloped Open Space required: 50% of site area.
Proposed: 63.7% of site area

Staff Finding: Design meets requirement

3. Chapter 63 (Landscaping and Buffer Yards);

- 1) Landscaping: 0.74 acres (15% of site area) (Schedule 32.1)
Proposed: 2.7 acres
Staff Finding: Design meets requirement
- 2) Buffer Yard Requirement(s):
 - a. Required: 15' type "A" buffer yard is required MD. Rt. 5 (Scenic Corridor)
Proposed: 15' type "A" buffer yard
Staff Finding: Design meets requirement
 - b. Required: 65' type "B" buffer yard is required along northern and eastern boundary adjacent to lots with single-family dwellings.
Proposed: 65' (type "B" buffer yard)
Staff Finding: Design meets requirement

4. Chapter 64 (Off-Street Parking and Loading);

- 1) Off-Street Parking:
Required: 2 spaces/unit (Use Type #14)
Proposed: 2 spaces in front of each unit (total 120 Spaces)
Staff Finding: Design meets requirement

5. Chapter 71 (Resource Protection Standards):

Required: Various resource protection standards are required upon the type of resource present

Staff Finding: No sensitive areas located onsite

As set forth in CZO § 60.6.4, in order to approve a Concept Site Plan, the Planning Commission must make certain findings. To assist the Planning Commission with this determination, the following information is provided:

a. Is consistent with the Comprehensive Plan and applicable functional plans;

As shown on page 4-12 of the Comprehensive Plan, the property is located in the Lexington Park Development District.

Based upon the nature and scope of the proposed development, the project is consistent with Comprehensive Plan.

Moreover, Comprehensive Water and Sewer Plan Section 2.3 Growth Considerations, states that "The location of people and jobs are determinants of where water and sewerage facilities should be provided" (page 2-2). The water and sewer service categories indicate the planned service

priority. For a property to be a planned service priority, categorized as W-6D and S-6D, (potential future service, developer financed) or W-3D and S-3D, (areas to be served within three to five years, developer financed) the parcel “must be located in a Development District, a Town Center, a Village Center, or a Neighborhood Conservation District” (page 1-8).

b. *May be served by adequate public facilities as required by Section 70.2.2;*

1) Adequacy of Roads:

The following is an excerpt from Adequate Public Facilities Report dated July 26, 2024 submitted to LUGM.

- The site will be accessed from the existing Bay Ridge Road.
- Traffic generator for multi-family (60 dwelling units):
 Average daily Traffic = 60 units x 5.86 = 351.6 vtd
 AM Peak Hour Volume = 60 units x 0.44vtpH/DU = 26.4 vtpH
 PM Peak Hour Volume = 60 units x 0.55vtpH/DU = 33.0 vtpH
 Site generates fewer than 50 vtpH, no formal Traffic Study is required.

Staff finding: Design meets requirement.

2) Adequacy of water/sewer:

The properties are categorized as W-3D, to be served in 3-5 years developer financed, and S-3D, to be served in 3-5 years developer financed.

Staff Finding: Design meets requirements.

3) Adequacy of Storm Drainage:

The drainage system and outfall design is in accordance with the St. Mary’s County Stormwater Management, Grading, Sediment, and Erosion Control Ordinance. Moreover, the total Environmental Site Design Volume requirement is 19,325 cubic feet. The Storm Drainage systems have been approved by Department of Public Works and Transportation.

Staff Finding: Design meets requirements.

4) Adequacy of Schools:

For 18 Dwelling Units:

Adequate school seats are available to accommodate the proposed student yield.

School Type	Attendance Zone	Student Yield
Elementary	Northern/Southern	.215 x 60 = 12.9
Middle	County wide	.107 x 60 = 6.42
High	County wide	.154 x 60 = 9.24

Staff Finding: Project meets requirements

5) Adequacy of Fire Prevention and Suppression:

The development will be serviced by a central public water supply system capable of providing fire flow in accordance with the St. Mary's County Metropolitan Commission's specifications and standards for water and sewerage construction and the St. Mary's County Building Code. In accordance with the St. Mary's County Fire Prevention and Suppression, there will be three fire hydrants along the internal road. Thus, per CZO § 70.12.2.a.(1), the development will have an adequate water supply.

Staff Finding: Design meets requirements.

c. *Is consistent with the County's Annual Growth Policy, including any required; phasing plans*

By Resolution 2016-22 to suspend Resolution 2008-40, CZO 60.6.4.c. has been repealed, therefore, this criterion is no longer applicable.

d. *Will promote the health, safety, and welfare of the general public;*

As stated above, the Subject Property is located in the Residential High Density Zoning District and the proposed use (dwelling unit, attached) is a permissible use type within the zone. As explained in CZO § 10.3, the purposes of the Zoning Ordinance include the protection and promotion of the "public health, safety and general welfare" in St. Mary's County. Therefore, provided that the project meets the requirements of the Zoning Ordinance, it is presumed to protect and promote the public health, safety, and general welfare of the community.

e. *Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance;*

As outlined in the Comprehensive Plan, development within "Growth Areas" such as the Lexington Park Development District should provide public spaces and amenities for residents. As the Concept Site Plan illustrates, sidewalks and common open space is being provided, which provides opportunities for residents to safely enjoy the outdoors.

As stated above, the project is required to provide a minimum of 800 sq. ft. of open space per attached dwelling unit (48,000 sq. ft. total). The Concept Site Plan proposes 160,685 sq. ft. of open space, which exceeds the requirement set forth in the Specific Regulations and Standards (CZO § 51.3.14).

f. *Is consistent with Chapter 62 design objectives.*

The design objectives established in Chapter 62 are intended to, amongst other things, “promote attractive development” and “provide for the careful consideration of key elements of building form, design, and context” within the local community (see CZO § 62.1.).

Upon review of the application and Concept Site Plan in conjunction with CZO § 60.2.3, the following observations have been made:

Criterion 1: Harmony of Design.

The design should reflect County’s history and status as rural Chesapeake Bay peninsula by using traditional design elements that are typical of the Southern Maryland Tidewater Region. Upon a review of the plans and elevation renderings, the design incorporates styles mainly found in the Southern Maryland Tidewater Region, known as Colonial Design reflected for the most part in Historic St. Mary’s City, such as gabled and hipped roofs, horizontal sidings, and double hung windows. Due to the nature of townhouses (number of attached units and overall length of the building) each unit takes advantage of different building material with different texture and/or color and/or the use of balconies, therefore the design meets this criterion.

Criterion 2: Scale.

All the design elements of the building should be kept in scale with the building and be in the same architectural scale as the overall style of the building. Upon a review of the plans and elevation renderings the width of each unit is 20’ which is the minimum required per CZO §51.3.14.a.(4), the main hipped roof is combined with gabled roof (at every other unit) creates the sense of a smaller building, therefore the design meets this criterion.

Criterion 3: Colors.

Colors and tones on walls and roofs should be muted. Bright and shiny colors, if used at all should be used as accents only. Upon a review of the plans and elevation renderings, each unit has a distinct color (creating a sense of individuality). Colors are muted, therefore the design meets this criterion.

Criterion 4: Exterior.

Exterior building components including accessory structures in view of public rights-of-way, publicly accessible yards, internal access roads, parking and driveways should be limited to bricks, wood, stucco, horizontal or vertical board, shingles, split face or finished block, stone and “architectural metal” and/or their synthetic equivalents. Upon a review of the plans and elevation renderings, exterior components include horizontal

boards (sidings), architectural moldings, hand rails, bricks and roof shingles, therefore the design meets this criterion.

Criterion 5: Materials.

Materials should be selected for their durability and wear. Proper measures should be taken for protection against weather, neglect, damage and abuse. Upon a review of the plans and elevation renderings building materials have been chosen for their durability and minimal maintenance, therefore the design meets this criterion.

Criterion 6: Entrances.

All entrances to a building should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and others, where appropriate. Upon a review of the plans and elevation renderings, entrance to each unit is articulated with the use of door molding and roof overhang. The different architectural element on each unit creates a staggered illusion of the frontage. Therefore, the design meets this criterion.

Criterion 7: Roofs.

Pitched roofs are preferred. Flat roofs should be modified through the use of pediments and other traditional design motifs around all sides visible from public rights-of-way. All mechanical equipment or other utility hardware on roofs shall be screened from view of publicly accessible areas and rights-of-way. Upon a review of the plans and elevation renderings, pitched roofs are incorporated into the design using a combination of hipped and gabled roofs for additional interest and to maintain scale. Therefore, the design meets this criterion.

Criterion 8: Sustainability.

Remodeling of existing structures instead of building new ones is encouraged. However, because this project will result in new development, this criterion is not applicable.

Criterion 9: Sense of Community.

Residential areas should provide safe and comfortable passage for residents, regardless of physical challenge, to commercial and service areas and transportation networks. This project proposes common open spaces to provide meeting places for residents while at the same time providing safe spaces for children to play, thus satisfying this criterion.

CONCLUSION:

Based upon a thorough review of the application and Concept Site Plan, the proposed development appears to/will meet the requirements set forth in the applicable sections of the

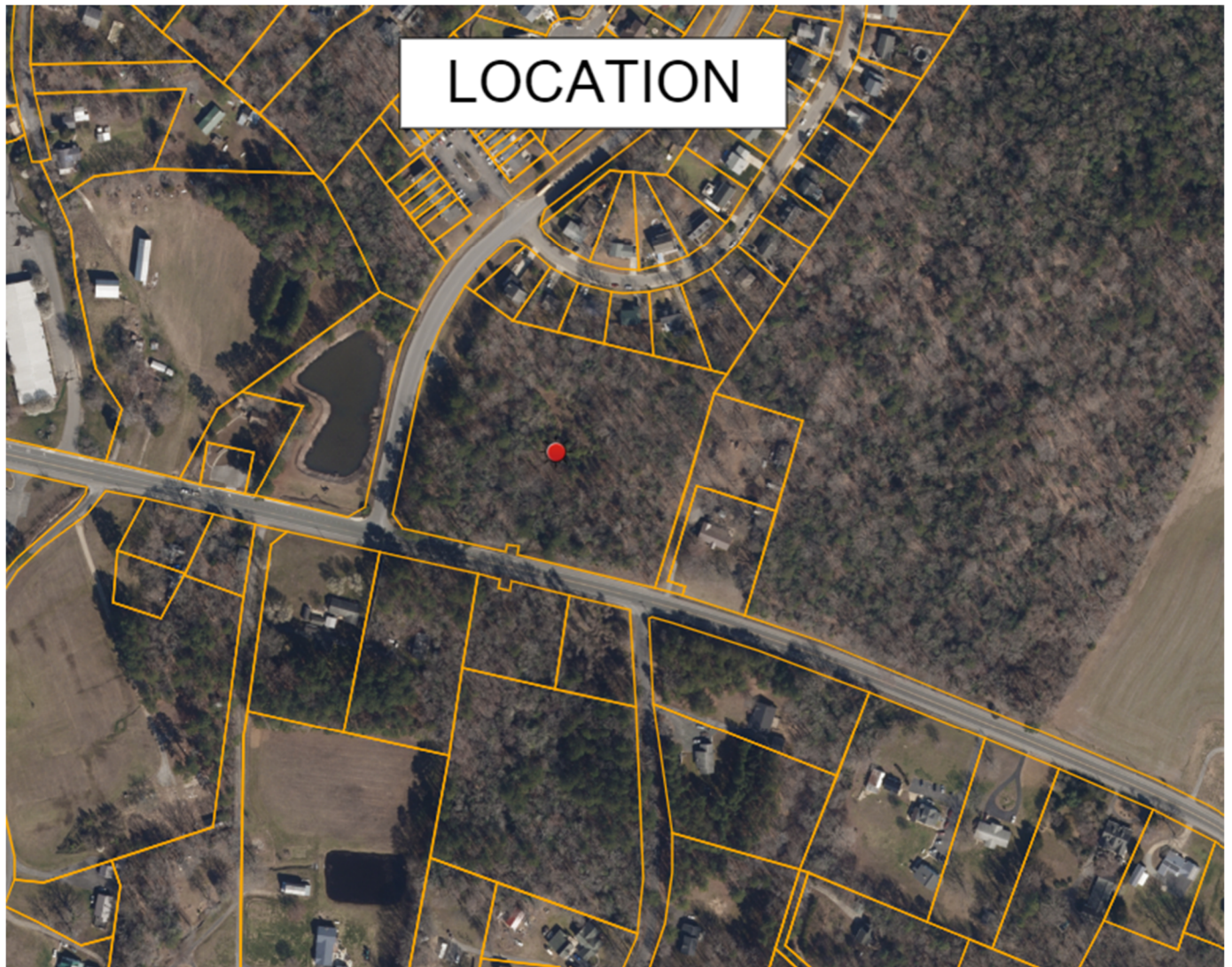
Comprehensive Zoning Ordinance.

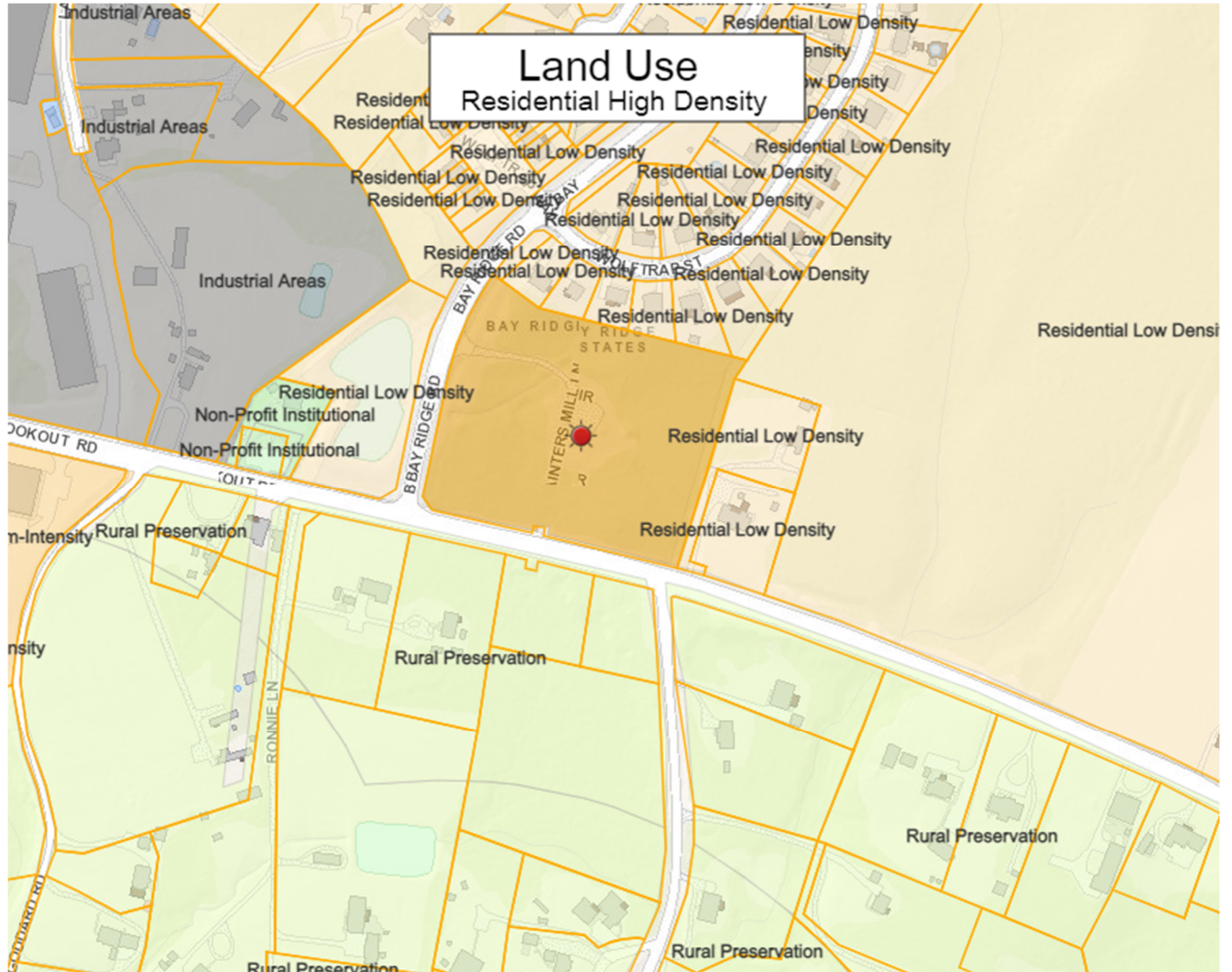
Below is a draft of the Motion for consideration by the Planning Commission:

In the matter of CONCEPT SITE PLAN # CSP18-132-0022 Bay Ridge Estates Section 5 Townhouses, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.

ATTACHMENTS: **Attachment 1 - Location Map**
 Attachment 2 - Land Use Map
 Attachment 3 - Zoning Map
 Attachment 4 - Site Plan
 Attachment 5 - Color Renderings
 Attachment 6 - DPW&T Concept Site Plan Approval
 Attachment 7 - APF Report
 Attachment 8 - SHA Concept Approval
 Attachment 9 - Metropolitan Commission Approval
 Attachment 10 - Addressing Comments/Approval
 Attachment 11 - Health Department Approval
 Attachment 12 - St. Mary's Soil Conservation District Approval
 Attachment 13 – Capital Facilities Comments
 Attachment 14 – BOE Comments
 Attachment 15 – Recreation & Parks Approval
 Attachment 16 – DNR Approval
 Attachment 17 – Environmental Approval
 Attachment 18 – SMECO Comments
 Attachment 19 – Washington Gas Comments
 Attachment 20 – Fire Department Comments







ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION

James M. Gotsch, P.E.

Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President

Michael R. Alderson, Jr., Commissioner

Eric S. Colvin, Commissioner

Michael L. Hewitt, Commissioner

Scott R. Ostrow, Commissioner

MEMORANDUM

DATE: May 16, 2024

TO: Brandy Glenn, **Planner IV**, Department of Land Use & Growth Management

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

SUBJECT: **18-132-022 Bay Ridge Estates Townhomes - Section 5, Concept Approval**

Agent: Mehaffey & Associates, P.C., LLC. c/o William Mehaffey

Owner/Contract Purchaser: Eugene N. St. Clair and John L. Wathen

This Department has reviewed the Concept Site Plan submitted on May 6, 2024, for the above referenced project. We have determined that the plans as submitted meet the requirements of this Department for **APPROVAL**. If other agency reviews cause changes to this plan version, then submit the latest version of the plan to this Department.

When reviewing the previous version of the concept plan approvals, the following were noted as minor comments to be addressed;

For Site Development Phase:

1. Provide an adequate outfall analysis per Article 3.8.5 of the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance.
2. Geo-technical testing of soils will be required for SWM facilities to determine infiltration rates, highly erodible soils and location of ground water. Please show the location of the soil tests on the plan.
3. NOCC forms are required for all the proposed ESD stormwater Facilities and Credits.
4. All State Highway Administration comments need to be resolved prior to issuance of the DPW&T permits for the project.

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


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

S:\scanned_images\Site Plans\Bay Ridge Estates\DPW 18-132-022 Bay Ridge Estates Section 5 Concept SWM Approval wcomments.doc

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION

James M. Gotsch, P.E.
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Scott R. Ostrow, Commissioner

MEMORANDUM

DATE: August 6, 2024
TO: Jessica S.B. Andritz, **Director**, Department of Land Use & Growth Management
FROM: Jesse J. Harper, **Engineer III**, Department of Public Works & Transportation
RE: **#18-132-002, Bay Ridge Estates, Section 5, (APF Form)**
AGENT: Mehaffey & Associates, P.C. (Billy Mehaffey)
OWNER: Eugene St. Clair & John Wathen

This Department has reviewed the APF Report Form for the referenced project and we find it is acceptable.

- Attached is a copy of the Adequate Public Facility Form and supporting documentation.
- The project generates less than 50 peak hour trips and is situated inside the development district; therefore, no traffic impact study is required but the level-of-service (LOS) which needs to be met is a LOS 'D'.
- The intersections along Bay Ridge Road are expected to operate at an acceptable level of service when adding the projected trips of this development to the existing traffic.
- Side approach delay may be substantial due to the signal timing and stacking from the intersections with Maryland Route 5 at Great Mills Road and Indian Bridge Road / Flat Iron Road.
- No off-site road improvements are needed to satisfy the level-of-service (LOS) criteria; however, the owner plans to widen the connection of Bay Ridge Road at the intersection of Maryland Route 5.
- Traffic counts have been updated from the May 13, 2019, APF Report please reference the enclosed attachments.

It is trusted that the above will assist in making the APF determination for this development. If you have any questions regarding this memo, please do not hesitate to contact this Department.


Jesse J. Harper, Engineer III 
Jesse.Harper@stmaryscountymd.com

Attachments:

MDOT Turning Movement Summary MD 5 @ MD 246 – Dated April 26, 2023
MDOT Volume Detail Report MD 5 – Dated January 25, 2024
Snip St. Mary's GIS Bay Ridge Road Traffic Counts – Dated April 10, 2023
Adequate Public Facilities Preliminary Report, Prepared by William Mehaffey – Dated December 5, 2018

cc: Billy Mehaffey, Little Silences Rest, Inc.

S:\JHarper\Comment Letters Traffic\APF Reviews\APF Memo 18-132-002 Bay Ridge Estates, Section 5.doc

**Adequate Public Facilities Report
to
Department of Public Works & Transportation**

Name of Development Bay Ridge Estates Section 5 - Townhomes

Date 7/26/2024

LU&GM Case File No. 18-132-002

Checked By J. Haeppel JMG

1. In accordance with Article 7 of the St. Mary's County Comprehensive Zoning Ordinance, public roads within this development will be designed and constructed in accordance with the St. Mary's County Road Ordinance, and shall adequately accommodate vehicular traffic projected by this Department.

The Development must be served by roads which have a Level of Service "D" in development districts or Level of Service "C" in all other areas.

List existing roads and intersections that are directly affected by the proposed Development. Include from the point of first egress from and ingress to the proposed Development to the intersection with the first County collector road or State road in all directions.

2. This project is inside / outside (circle one) the Development District. Lexington Park
Development District
3. Describe Existing Geometry, Road Conditions, ADT, PHV, LOS and Existing Speed Limit.

Existing Road(s)	Lane Width	Shoulder Width & Type	ADT	PHV	LOS	Existing Conditions
MD 246 @ MD 5	12'	Curb and Gutter	25,888	2,477	A	
Bay Ridge Road	11'	8' Gravel	1,331	118	A	
MD 5	12'	10' Paved	8,499	856	A	

4. If direct residential access to a public road is proposed, existing # lots & dwellings currently served by the access road = 201
5. Additional # lots or units proposed = 60
6. Size of commercial/industrial building = N/A
7. Projected Zoning Ordinance or ITE trip generation rates = AM / PM Peak: 0.44 / 0.55 per unit
8. Specify independent variable used in computing ITE trip generation rates = 5.86 vtpd per unit
9. Proposed ADT: 352 Proposed PHV: AM / PM 26 / 33 Proposed LOS: A

10. Specify proposed/future improvements to the public facility:

The side approach delay may be substantial due to the signal timing and stacking from the intersections with Maryland Route 5 at Great Mills Road and Indian Bridge Road / Flat Iron Road. No Improvements to Maryland Route 5 or Bay Ridge Road are proposed with this project.

11. CERTIFICATION

I hereby certify that the data shown hereon is correct, existing conditions are as stated, and projected traffic volumes will not lower the Level of Service below an acceptable Level of Service after development.

Signed: William L. Haeppel

Date: July 29, 2024



Maryland Department of Transportation
State Highway Administration
Data Services Division
Turning Movement Summary Report

Station ID: S2000180011

Date: 4/26/2023 12:00:00 AM

Location: MD 5 at MD 246

Interval: 60 Min

County: St Marys

Town: none

Weather: Cloudy

Comments:

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:15	08:00	2215	A	0.55	12:00PM-19:00PM	16:00	16:45	2477	A	0.56

MD 5

MD 246

Ent to Business

Begin Hour	From North				From South				From East				From West			
	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left	Through	Right	TOTAL	
00:00:00	0	5	4	0	9	0	0	0	1	1	0	5	1	7	13	
00:15:00	0	3	1	0	4	0	0	1	3	4	0	1	1	6	8	
00:30:00	0	4	1	0	5	0	0	1	5	6	0	2	2	10	14	
00:45:00	0	7	0	0	7	0	1	1	3	5	0	3	1	5	9	
01:00:00	0	4	0	0	4	0	2	0	2	4	0	3	1	3	7	
01:15:00	0	1	1	1	3	0	0	1	2	3	0	2	0	3	5	
01:30:00	0	2	0	1	3	0	0	2	0	2	0	3	0	2	5	
01:45:00	0	4	1	0	5	0	0	0	2	2	0	1	0	1	2	
02:00:00	0	1	0	0	1	0	0	0	4	4	0	4	0	2	6	
02:15:00	0	2	0	0	2	0	0	0	3	3	0	4	0	0	4	
02:30:00	0	2	0	0	2	0	0	2	1	3	0	0	0	3	3	
02:45:00	0	2	0	0	2	0	0	1	0	1	0	0	1	2	3	
03:00:00	0	3	0	0	3	0	0	1	3	4	0	0	0	8	8	
03:15:00	0	2	1	0	3	0	0	0	0	0	0	1	0	4	5	
03:30:00	0	10	0	0	10	0	0	2	2	4	0	0	0	4	4	
03:45:00	0	6	1	0	7	0	0	3	4	7	0	4	0	3	7	
04:00:00	0	7	1	0	8	0	0	3	2	5	0	3	0	3	6	
04:15:00	0	14	1	0	15	0	0	3	3	6	0	4	0	4	8	
04:30:00	0	21	4	0	25	0	0	5	7	12	0	1	0	9	10	
04:45:00	0	47	5	0	52	0	0	9	12	21	0	4	0	9	13	
05:00:00	0	51	10	0	61	0	0	7	7	14	0	6	0	9	15	
05:15:00	0	49	18	0	67	0	0	15	13	28	0	11	0	21	32	
05:30:00	0	69	42	0	111	0	0	13	16	29	0	15	0	32	47	
05:45:00	0	67	54	0	121	0	0	25	12	37	0	14	0	32	46	
06:00:00	0	93	60	0	153	0	0	26	10	36	0	30	0	40	70	
06:15:00	0	116	67	0	183	0	0	40	24	64	0	18	0	61	79	
06:30:00	0	130	83	0	213	0	0	52	24	76	0	37	0	75	112	
06:45:00	0	142	72	0	214	0	0	44	36	80	0	22	0	57	79	
07:00:00	0	143	64	0	207	0	0	54	33	87	0	30	0	69	99	



County:	St Marys	Comments:

Town: none

Weather: Cloudy

Start	End	Volume	LC
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PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:15	08:00	2215	A	0.55	12:00PM-19:00PM	16:00	16:45	2477	A	0.56

Ent to Business

From North				From South				From East				From West						
07:15:00	0	210	62	0	272	0	76	53	129	0	27	1	98	126	0	0	0	0
07:30:00	0	194	84	0	278	0	88	86	174	0	30	0	98	128	0	2	0	4
07:45:00	0	197	95	0	292	0	55	68	124	0	47	0	102	149	0	0	0	0
08:00:00	0	164	109	0	273	0	57	62	119	0	37	0	109	146	0	0	1	1
08:15:00	0	143	84	0	227	0	59	44	103	0	48	0	128	176	0	0	1	1
08:30:00	0	177	80	1	258	0	58	29	87	0	35	0	97	132	0	0	0	0
08:45:00	0	157	64	0	221	0	49	35	84	0	33	0	82	115	0	0	2	2
09:00:00	0	107	41	1	149	0	41	22	63	0	22	1	76	99	0	0	0	0
09:15:00	0	121	36	0	157	0	49	27	76	0	19	0	61	80	0	2	0	2
09:30:00	0	121	46	0	167	0	46	23	69	0	28	1	77	106	0	1	0	1
09:45:00	0	112	28	0	140	0	23	30	53	0	17	2	67	86	0	0	0	0
10:00:00	0	80	36	1	117	0	31	31	62	0	23	1	92	116	0	0	1	1
10:15:00	0	95	26	0	121	0	31	20	51	0	27	1	95	123	0	0	0	0
10:30:00	0	105	36	0	141	0	49	28	77	0	27	0	93	120	0	0	1	1
10:45:00	0	88	29	0	117	0	42	21	63	0	20	0	113	133	0	0	1	2
11:00:00	0	95	21	0	116	0	41	23	64	0	25	0	97	122	0	0	0	0
11:15:00	0	82	45	0	127	0	28	26	54	0	24	1	104	129	0	0	0	0
11:30:00	0	86	27	0	113	0	36	36	72	0	25	1	118	144	0	0	1	1
11:45:00	0	72	47	0	119	0	40	36	76	0	26	0	118	144	0	2	1	5
12:00:00	0	97	28	0	125	0	63	26	89	0	29	0	122	151	0	0	0	0
12:15:00	0	101	27	0	128	0	31	32	63	0	17	0	105	122	0	0	0	0
12:30:00	0	95	30	0	125	0	39	31	71	0	26	2	122	150	0	3	0	4
12:45:00	0	90	38	0	128	0	37	26	63	0	31	1	123	155	0	1	0	1
13:00:00	0	81	45	0	126	0	42	17	59	0	22	0	105	127	0	0	1	1
13:15:00	0	97	34	0	131	0	39	20	59	0	28	0	101	129	0	1	0	1
13:30:00	0	80	40	1	121	0	60	23	83	0	23	0	104	127	0	0	1	1
13:45:00	0	83	31	0	114	0	48	19	67	0	28	0	121	149	0	1	0	1
14:00:00	0	93	37	0	130	0	44	30	74	0	26	1	107	134	0	0	0	0
14:15:00	0	94	47	0	141	0	70	38	108	0	25	0	142	167	0	2	0	2
14:30:00	0	106	54	1	161	0	45	53	98	1	33	0	168	202	0	1	0	2
14:45:00	0	84	51	0	135	0	57	33	90	0	53	1	162	216	0	0	0	0



County: St Marys

Town: none

Weather: Cloudy

Start	End	Volume	LC
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PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:15	08:00	2215	A	0.55	12:00PM-19:00PM	16:00	16:45	2477	A	0.56

Ent to Business

From North					From South					From East					From West				
15:00:00	0	119	53	0	172	0	0	60	38	98	0	55	0	231	286	0	2	0	0
15:15:00	0	89	60	2	151	0	0	101	63	164	0	47	0	255	302	0	1	0	2
15:30:00	0	102	73	0	175	0	0	78	52	130	0	41	0	226	267	0	0	0	0
15:45:00	0	88	56	0	144	0	0	111	45	156	0	36	1	220	257	0	0	1	1
16:00:00	0	116	61	2	179	0	0	83	57	140	0	24	2	226	252	0	1	1	3
16:15:00	0	137	68	0	205	0	0	109	62	171	0	55	1	213	269	0	1	0	2
16:30:00	0	149	75	0	224	0	0	99	67	166	0	32	1	202	235	0	0	0	0
16:45:00	0	160	75	0	235	0	0	94	52	146	0	47	1	201	249	0	0	1	0
17:00:00	0	116	75	0	191	0	0	86	49	135	0	33	0	212	245	0	0	1	1
17:15:00	0	151	97	0	248	0	2	64	43	109	0	60	2	189	251	0	1	1	2
17:30:00	0	130	81	0	211	0	0	77	42	119	0	34	0	174	208	0	1	0	3
17:45:00	0	134	62	2	198	0	0	42	35	77	0	50	1	139	190	0	0	0	0
18:00:00	0	91	55	0	146	0	0	51	20	71	0	31	1	107	139	0	0	1	4
18:15:00	0	89	60	0	149	0	1	33	28	62	0	40	0	135	175	0	0	0	1
18:30:00	0	80	31	1	112	0	1	49	32	82	1	35	0	91	127	0	2	0	3
18:45:00	0	67	33	2	102	0	0	33	24	57	0	27	0	104	131	0	1	0	2
19:00:00	0	53	44	0	97	0	1	14	17	32	0	29	1	108	138	0	2	1	3
19:15:00	0	56	29	3	88	0	0	27	18	45	0	36	1	83	120	0	0	2	4
19:30:00	0	55	33	0	88	0	0	23	16	39	0	22	2	75	99	0	1	1	2
19:45:00	0	75	36	0	111	0	0	35	16	51	0	25	0	100	125	0	0	0	0
20:00:00	0	54	29	1	84	0	0	26	27	53	0	22	0	99	121	0	0	0	0
20:15:00	0	59	29	0	88	0	0	16	16	32	0	18	0	81	99	0	1	0	1
20:30:00	0	44	21	0	65	0	1	19	13	33	0	20	1	54	75	0	0	1	1
20:45:00	0	49	31	0	80	0	0	22	14	36	0	18	2	69	89	0	0	2	2
21:00:00	0	37	34	3	74	0	0	24	16	40	0	18	1	57	76	0	0	1	1
21:15:00	0	31	26	1	58	0	0	16	13	29	0	16	0	34	50	0	2	2	4
21:30:00	0	40	10	1	51	0	0	94	33	127	0	20	0	36	56	0	0	0	0
21:45:00	0	25	14	0	39	0	0	21	7	28	0	10	0	32	42	0	0	1	1
22:00:00	0	17	11	2	30	0	0	11	7	18	0	12	1	28	41	0	2	1	3
22:15:00	0	17	15	0	32	0	0	7	10	17	0	6	2	23	31	0	1	1	2
22:30:00	0	25	7	1	33	0	0	5	6	11	0	6	0	21	27	0	0	1	1



Comments:

Town: none

Weather: Cloudy

Start	End	Volume	LC
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PEAK		AM PERIOD	Start	End	Volume	LOS	V/C		PM PERIOD	Start	End	Volume	LOS	V/C
Hours		6:00AM-12:00PM	07:15	08:00	2215	A	0.55		12:00PM-19:00PM	16:00	16:45	2477	A	0.56

	MD 5						MD 5						MD 246						Ent to Business																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Maryland Department of Transportation
State Highway Administration
Data Services Division
Turning Movement Summary Report

Station ID: S2000180011

Date: 4/26/2023 12:00:00 AM

Location: MD 5 at MD 246

Interval: 60 Min

County: St Marys

Town: none

Weather: Cloudy

Comments:

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:15	08:00	2215	A	0.55	12:00PM-19:00PM	16:00	16:45	2477	A	0.56

Ent to Business

From West

MD 246

From East

MD 5

From South

MD 5

From North

47
53
43
42
31
25888
2215
2477
2477

ADT

AM Peak
- PM

Peak



Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3604

Location: MD5-1.0 MI S OF MD246

County: St Marys

Date Range: 01/23/2024 to 01/25/2024

Week Of: 01/21/2024 Direction: NorthBound

Begin Hour	01/21 Sun	01/22 Mon	01/23 Tue	01/24 Wed	01/25 Thu	01/26 Fri	01/27 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	11	12	11	0	0	11	11	0
1:00	0	0	11	8	9	0	0	9	9	0
2:00	0	0	2	4	5	0	0	4	4	0
3:00	0	0	8	9	5	0	0	7	7	0
4:00	0	0	35	34	40	0	0	36	36	0
5:00	0	0	93	84	79	0	0	85	85	0
6:00	0	0	195	208	205	0	0	203	203	0
7:00	0	0	440	436	435	0	0	437	437	0
8:00	0	0	298	323	317	0	0	313	313	0
9:00	0	0	178	213	247	0	0	213	213	0
10:00	0	0	177	185	187	0	0	183	183	0
11:00	0	0	195	207	237	0	0	213	213	0
12:00	0	0	242	234	221	0	0	232	232	0
13:00	0	0	218	229	245	0	0	231	231	0
14:00	0	0	317	315	311	0	0	314	314	0
15:00	0	0	424	497	495	0	0	472	472	0
16:00	0	0	482	562	530	0	0	525	525	0
17:00	0	0	334	400	365	0	0	366	366	0
18:00	0	0	156	168	198	0	0	174	174	0
19:00	0	0	107	107	98	0	0	104	104	0
20:00	0	0	59	99	87	0	0	82	82	0
21:00	0	0	48	54	60	0	0	54	54	0
22:00	0	0	38	28	43	0	0	36	36	0
23:00	0	0	14	18	20	0	0	17	17	0
TOTAL	0	0	4,082	4,434	4,450	0	0	4,322	4,322	0
AM Peak Hour	0:00	0:00	7:00	7:00	7:00	0:00	0:00			
6PM-12PM Volume	0	0	440	436	435	0	0			
PM Peak Hour	0:00	0:00	16:00	16:00	16:00	0:00	0:00			
PM Peak Volume	0	0	482	562	530	0	0			



Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3604

Location: MD5-1.0 MI S OF MD246

County: St Marys

Date Range: 01/23/2024 to 01/25/2024

Week Of: 01/21/2024 Direction: SouthBound

Begin Hour	01/21 Sun	01/22 Mon	01/23 Tue	01/24 Wed	01/25 Thu	01/26 Fri	01/27 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	10	20	15	0	0	15	15	0
1:00	0	0	10	5	5	0	0	7	7	0
2:00	0	0	7	8	4	0	0	6	6	0
3:00	0	0	5	6	7	0	0	6	6	0
4:00	0	0	23	27	28	0	0	26	26	0
5:00	0	0	127	154	141	0	0	141	141	0
6:00	0	0	349	368	335	0	0	351	351	0
7:00	0	0	395	479	459	0	0	444	444	0
8:00	0	0	386	475	464	0	0	442	442	0
9:00	0	0	192	204	214	0	0	203	203	0
10:00	0	0	159	159	192	0	0	170	170	0
11:00	0	0	186	210	181	0	0	192	192	0
12:00	0	0	193	195	193	0	0	194	194	0
13:00	0	0	196	208	195	0	0	200	200	0
14:00	0	0	221	242	255	0	0	239	239	0
15:00	0	0	326	299	330	0	0	318	318	0
16:00	0	0	269	302	326	0	0	299	299	0
17:00	0	0	291	292	240	0	0	274	274	0
18:00	0	0	199	203	205	0	0	202	202	0
19:00	0	0	143	166	147	0	0	152	152	0
20:00	0	0	118	127	141	0	0	129	129	0
21:00	0	0	71	79	117	0	0	89	89	0
22:00	0	0	37	39	66	0	0	47	47	0
23:00	0	0	25	33	32	0	0	30	30	0
TOTAL	0	0	3,938	4,300	4,292	0	0	4,177	4,177	0
AM Peak Hour	0:00	0:00	7:00	7:00	8:00	0:00	0:00			
6PM-12PM Volume	0	0	395	479	464	0	0			
PM Peak Hour	0:00	0:00	15:00	16:00	15:00	0:00	0:00			
PM Peak Volume	0	0	326	302	330	0	0			



Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3604

Location: MD5-1.0 MI S OF MD246

County: St Marys

Date Range: 01/23/2024 to 01/25/2024

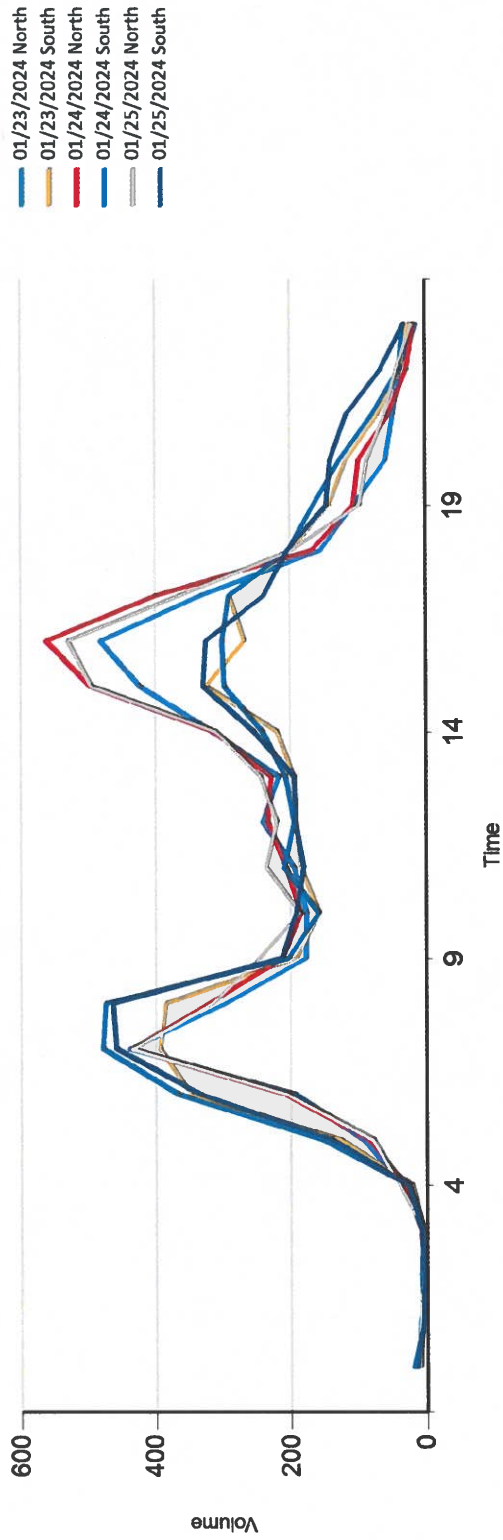
*** Summary Of Total Report ***

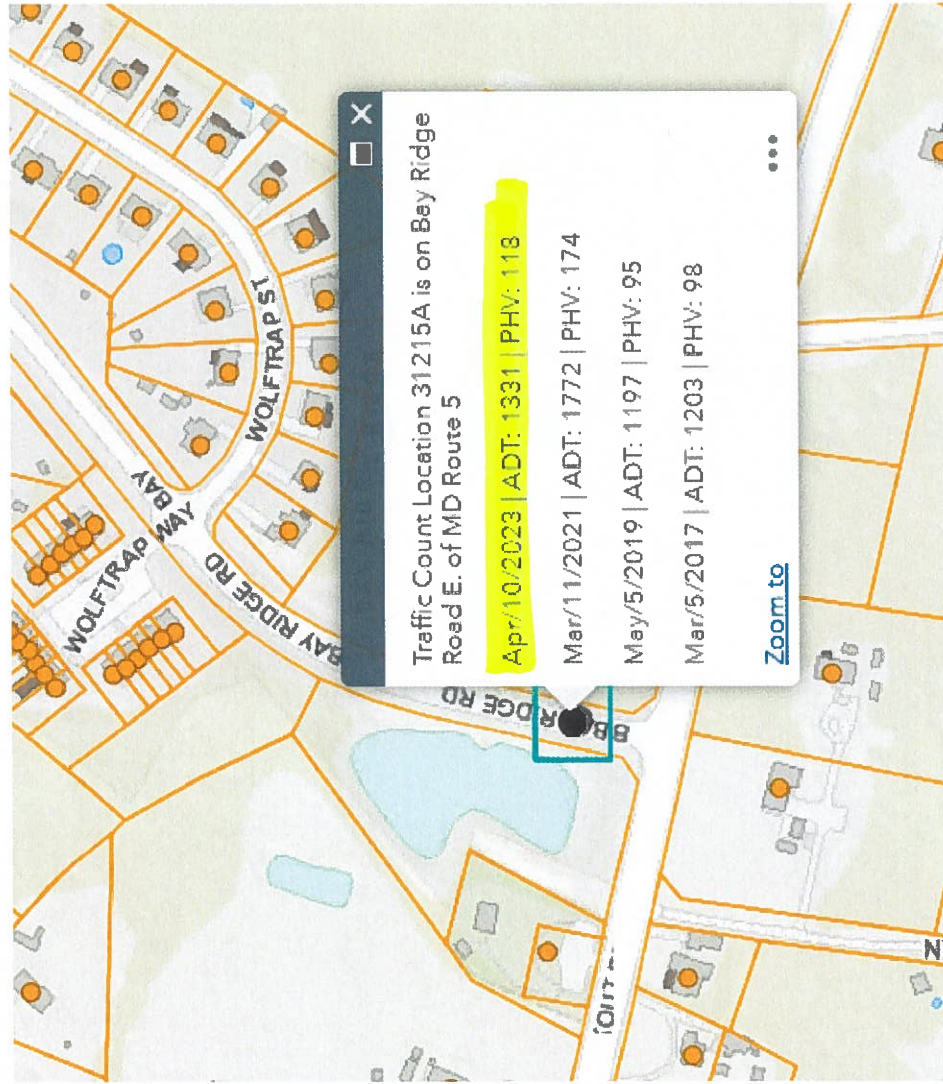
Begin Hour	SUN	MON	TUE	WED	THU	FRI	SAT	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	21	32	26	0	0	26	26	0
1:00	0	0	21	13	14	0	0	16	16	0
2:00	0	0	9	12	9	0	0	10	10	0
3:00	0	0	13	15	12	0	0	13	13	0
4:00	0	0	58	61	68	0	0	62	62	0
5:00	0	0	220	238	220	0	0	226	226	0
6:00	0	0	544	576	540	0	0	553	553	0
7:00	0	0	835	915	894	0	0	881	881	0
8:00	0	0	684	798	781	0	0	754	754	0
9:00	0	0	370	417	461	0	0	416	416	0
10:00	0	0	336	344	379	0	0	353	353	0
11:00	0	0	381	417	418	0	0	405	405	0
12:00	0	0	435	429	414	0	0	426	426	0
13:00	0	0	414	437	440	0	0	430	430	0
14:00	0	0	538	557	566	0	0	554	554	0
15:00	0	0	750	796	825	0	0	790	790	0
16:00	0	0	751	864	856	0	0	824	824	0
17:00	0	0	625	692	605	0	0	641	641	0
18:00	0	0	355	371	403	0	0	376	376	0
19:00	0	0	250	273	245	0	0	256	256	0
20:00	0	0	177	226	228	0	0	210	210	0
21:00	0	0	119	133	177	0	0	143	143	0
22:00	0	0	75	67	109	0	0	84	84	0
23:00	0	0	39	51	52	0	0	47	47	0
TOTAL	0	0	8,020	8,734	8,742	0	0	8,499	8,499	0
AM Peak Hour	0:00	0:00	7:00	7:00	7:00	0:00	0:00			
6PM-12PM Volume	0	0	835	915	894	0	0			
PM Peak Hour	0:00	0:00	16:00	16:00	16:00	0:00	0:00			
PM Peak Volume	0	0	751	864	856	0	0			



Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3604
Location: MD5-1.0 MI S OF MD246
County: St Marys
Date Range: 01/23/2024 to 01/25/2024





Snip from GIS on 7/26/24
By: J. Harpore

ADEQUATE PUBLIC FACILITIES
PRELIMINARY REPORT

for

Property of
John L. Wathen and Eugene N. St. Clair
Tax map 51, Block 13, Parcel 605, Outparcel A
Intersection of Point Lookout and Bay Ridge Roads
Great Mills, Maryland
Eighth Election District
St. Mary's County

December 5, 2018



William L. Mehaffey
7/24/2024

Owner/ Developer

John L. Wathen
Eugene N. St. Clair
40111 Army Navy Way
Leonardtown, Maryland 20650
301.481.7300

Consultant

Mehaffey & Associates, PC
PO Box 2450
Leonardtown, Maryland 20650
301.475.0406
bmehaffey@mehaffeyassociates.com

This report has been prepared in accordance with Section 70.5 of the *St. Mary's County Comprehensive Zoning Ordinance*.

Property Description

Bay Ridge Section 5 is located on the east side of Maryland Route 5 at the intersection with Bay Ridge Road. The property is shown on Tax map 51, Block 13, Parcel 605, Section 5, Outparcel A. The property is in the Lexington Park development district and is zoned RH. Currently, the property is vacant, and the owners propose development of multi-family housing (60 units), associated parking, utilities, and other site amenities. The proposed development is shown on a concept site plan submitted concurrently with this report to the St. Mary's County Technical Evaluation Committee (TEC).

Roads & Traffic:

- The site can be accessed from the existing Bay Ridge Road.
- Traffic generator for Multi-Family (60 dwelling units):
 - Average Daily Traffic = 60 units x 5.86 vtd per unit
 - AM Peak Hour Volume = 0.44 vtpH/DU x 60 units = 26.4 vtpH
 - PM Peak Hour Volume = 0.55 vtpH/DU x 60 units = 33.0 vtpH
- Because the site generates fewer than 50 vtpH, no formal traffic study is required.

Sewage

The site is to be served by a public sewer system. The *Comprehensive Water and Sewerage Plan* shows the sewer category to be S-3D.

Water

The site is to be served by a public water system. The *Comprehensive Water and Sewerage Plan* shows the water category to be W-3D.

Storm Drainage

Storm drainage for this site will be designed according to the *St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance*, and the plan will be reviewed and approved by the St. Mary's County Department of Public Works and Transportation prior to final site plan approval.

Schools (See Schedule 70.5, attached.)

Fire Suppression

This project will be connected to a public water system, and buildings will be constructed according to the St. Mary's County Building Code.

Schedule 70.5: Summary Information on Development Impacts

Subdivision or Site: Tax map 51, Block 13, Parcel 605, OutParcel A

Bay Ridge Section 5

Planned start of construction: May 2019

Planned end of construction: November 2022

Mehaffey & Associates, PC
PO Box 2450
Leonardtown MD, 20650
301.475.0406 fax 301.475.2822
December 5, 2018

	Before development	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
Dwelling Units	0	0	30	30	0	0	60
Non-Residential development square footage	0	0	0	0	0	0	0
Total trip generation from residences (ADT)	0	0	176	176	0	0	352
School Population							
Elementary (0.215 students per household)	0	0.00	6.45	6.45	0	0	13
Middle (0.107 students per household)	0	0.00	3.21	3.21	0	0	6
High (0.154 students per household)	0	0.00	4.62	4.62	0	0	9
Water/Sewer/Fire							
Average daily water usage (Public Water @ 300 GPD)	0	0	9,000	9000	0	0	18,000
Average daily sewage flow (Public Sewer @ 250 GPD)	0	0	7,500	7500	0	0	15,000
Fire suppression water supply and Stormwater management*		*	*				

* Public water will serve this project and the proposed buildings will be sprinklered per the St. Mary's County Building Code.

Sianli Blasco

From: Brandy Glenn
Sent: Friday, May 10, 2024 10:49 AM
To: Sianli Blasco
Subject: FW: 18-13200022 Bay Ridge Estates Townhouses: SHA Review

Can you check to make sure that this was entered into CS please?

From: Pradip Patel (D5 SHA) <PPatel10@mdot.maryland.gov>
Sent: Friday, May 10, 2024 7:43 AM
To: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Cc: Brandy Glenn <Brandy.Glenn@stmaryscountymd.gov>; Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>
Subject: RE: 18-13200022 Bay Ridge Estates Townhouses: SHA Review

CAUTION: This email originated from OUTSIDE of St. Mary's County Government! Do not click links, open attachments or reply, unless you recognize the sender's Email Address and know the content is safe!

Jessica,

Thank you for the opportunity to review a pdf copy of concept site plan submission on the referenced project. Upon review of its offer the followings:

- The proposed residential development site (6.62 acres) is located at the intersection of Bay Ridge Road and Point Lookout Road, Great Mills, in St. Mary's County. Proposing 60-residential dwelling units with 120 parking spaces and sidewalk along MD 5 and access from Bay Ridge to MD 5.
- The proposed development will have impact to MD 5 right-of-way. **The SHA access permit is required.**
- Please advise applicant to submit a TIS report/APF approval from County and plan submission directly to SHA for access permit.

Please submit the plans and supporting documentation in PDF format using the Access Management Electronic Plans Submittal system. The system can be accessed at www.roads.maryland.gov by selecting the Business Center drop down menu and Permits and Miss Utility Information, and click the link stating, "Click here for Electronic plans Submittal Link".

If you have any questions, feel free to contact Mr. Jonathan Makhoulf at 410-841-1084 or email jmakhoulf2@mdot.maryland.gov.

Thank you,
Pradip Patel

From: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Sent: Monday, May 6, 2024 3:35 PM
To: Addressing <addressing@stmaryscountymd.gov>; Anna Wells (<awells@metcom.org> <awells@metcom.org>; Ben Cohen <Ben.Cohen@stmaryscountymd.gov>; Christina Bishop <Christina.Bishop@stmaryscountymd.gov>; Christy Hollander <mhollander@metcom.org>; Gail Kenson PAX <gail.e.kenson.civ@us.navy.mil>; Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>; Joseph Guyther <joseph.guyther@att.net>; Keith Ulrich <Keith.Ulrich@smeco.coop>; Kellie Hinkle <Kellie.Hinkle@stmaryscountymd.gov>; Kyle Dunn - Washington Gas <kyle.dunn@washgas.com>; Lauren Gedridge <lgedridge@metcom.org>; Lisa Ledman

<Lisa.Ledman@stmaryscountymd.gov>; Lori Byrne <lori.byrne@maryland.gov>; Mary Hayden Board of Education <mehayden@smcps.org>; Pradip Patel (D5 SHA) <PPatel10@mdot.maryland.gov>; Priscilla Leitch <Priscilla.Leitch@stmaryscountymd.gov>

Cc: Brandy Glenn <Brandy.Glenn@stmaryscountymd.gov>

Subject: 18-13200022 Bay Ridge Estates Townhouses

Good Afternoon All,

Attached you will find the re-submission for the Bay Ridge Estates 18-13200022. Please see the attached application and plans. Let me know if you have any questions.

 [18-13200022 Resub Application.pdf](#)

 [Concept Site Plan Current Set.pdf](#)

Thank You,
Jessica Burch
Senior Administrative Coordinator
Land Use Growth Management
Department of Development Services
23150 Leonard Hall Drive
P.O. Box 653
Leonardtown, Md 20650
301-475-4200 Ext. 71506



St. Mary's County Metropolitan Commission

23121 Camden Way, California, MD 20619

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Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400

FAX: 301-737-7459

TEC AGENCY CONCEPT APPROVAL TRANSMITTAL

TO: Department of Land Use and Growth Management

FROM: St. Mary's County Metropolitan Commission

RE: 18-132-022 Bay Ridge Estates Section 5 Townhouses – Bay Ridge Rd & MD 5
Control Number and Project Name

DATE: May 8, 2024

The above-referenced project satisfactorily addresses the TEC requirements for concept only and is ready for approval for the Planning Commission, if necessary.

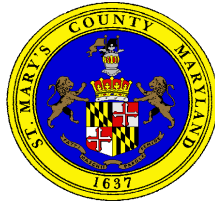
YES ☒

NO ☐

1. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, the water and sewer cost estimate, and the review checklist directly to MetCom for review.
2. The pump station in which this project will discharge into, Forest Run, is at capacity. Upgrades to the facility, including an increase in capacity suitable for this project, are in the design process now and are expected to be completed by 2026. Final approval of this site plan will be contingent on sewer pump station upgrades being provided that adequately serve the proposed development. In addition, building permits will not be approved/issued until these upgrades are constructed and accepted by the Commission, as the public sewerage collection system serving the project must be available for connection. If the proposed timing of this development does not coincide with the planned timing of MetCom's Capital Improvement Budget, the developer may undertake the construction required to meet the project's needs. MetCom may request the developer enter into a cost sharing agreement to increase the flow beyond the capacity required for this project. Under such an agreement, design and construction of any upgrades would be reimbursed by the Commission on a pro-rata share basis. Please contact our office should you wish to set up a meeting to discuss these options.

SIGNATURE:

Anna Wells, P.E., MetCom Senior Engineer



Robert Kelly, CIO

Case No.: 18-132-022	ADDRESSING COMMENTS	Review Date: May 15, 2024
DESCRIPTION:	CONCEPT SITE PLAN BAY RIDGE ESTATES, SECTION 5, TOWNHOUSES	
OWNERS:	JOHN L. WATHEN AND EUGENE N. ST. CLAIR	
AGENT:	MEHAFFEY & ASSOCIATES, P.C.	
LOCATION:	BAY RIDGE ROAD AND POINT LOOKOUT ROAD, GREAT MILLS	
TAX ID(S):	08-110638	
ACTION:	FOURTH REVIEW OF CONCEPT SITE PLAN	

COMMENTS:

1. **No further action required for addressing.** From the 2019 comments, thank you for adding the following premise addresses to the plan:

- | | |
|--------------------------|---------|
| ○ 45881 BAY RIDGE CIRCLE | -Lot 1 |
| ○ 45885 BAY RIDGE CIRCLE | -Lot 2 |
| ○ 45889 BAY RIDGE CIRCLE | -Lot 3 |
| ○ 45893 BAY RIDGE CIRCLE | -Lot 4 |
| ○ 45897 BAY RIDGE CIRCLE | -Lot 5 |
| ○ 45901 BAY RIDGE CIRCLE | -Lot 6 |
| ○ 45909 BAY RIDGE CIRCLE | -Lot 7 |
| ○ 45913 BAY RIDGE CIRCLE | -Lot 8 |
| ○ 45917 BAY RIDGE CIRCLE | -Lot 9 |
| ○ 45921 BAY RIDGE CIRCLE | -Lot 10 |
| ○ 45925 BAY RIDGE CIRCLE | -Lot 11 |
| ○ 45929 BAY RIDGE CIRCLE | -Lot 12 |
| ○ 45937 BAY RIDGE CIRCLE | -Lot 13 |
| ○ 45941 BAY RIDGE CIRCLE | -Lot 14 |
| ○ 45945 BAY RIDGE CIRCLE | -Lot 15 |
| ○ 45949 BAY RIDGE CIRCLE | -Lot 16 |
| ○ 45953 BAY RIDGE CIRCLE | -Lot 17 |
| ○ 45957 BAY RIDGE CIRCLE | -Lot 18 |
| ○ 45964 BAY RIDGE CIRCLE | -Lot 37 |
| ○ 45968 BAY RIDGE CIRCLE | -Lot 38 |
| ○ 45972 BAY RIDGE CIRCLE | -Lot 39 |
| ○ 45976 BAY RIDGE CIRCLE | -Lot 40 |
| ○ 45980 BAY RIDGE CIRCLE | -Lot 41 |
| ○ 45984 BAY RIDGE CIRCLE | -Lot 42 |
| ○ 45991 BAY RIDGE CIRCLE | -Lot 60 |

○ 45995 BAY RIDGE CIRCLE	-Lot 59
○ 45999 BAY RIDGE CIRCLE	-Lot 58
○ 46003 BAY RIDGE CIRCLE	-Lot 57
○ 46007 BAY RIDGE CIRCLE	-Lot 56
○ 46011 BAY RIDGE CIRCLE	-Lot 55
○ 46019 BAY RIDGE CIRCLE	-Lot 54
○ 46023 BAY RIDGE CIRCLE	-Lot 53
○ 46027 BAY RIDGE CIRCLE	-Lot 52
○ 46031 BAY RIDGE CIRCLE	-Lot 51
○ 46035 BAY RIDGE CIRCLE	-Lot 50
○ 46039 BAY RIDGE CIRCLE	-Lot 49
○ 46047 BAY RIDGE CIRCLE	-Lot 48
○ 46051 BAY RIDGE CIRCLE	-Lot 47
○ 46055 BAY RIDGE CIRCLE	-Lot 46
○ 46059 BAY RIDGE CIRCLE	-Lot 45
○ 46063 BAY RIDGE CIRCLE	-Lot 44
○ 46067 BAY RIDGE CIRCLE	-Lot 43
○ 46074 BAY RIDGE CIRCLE	-Lot 24
○ 46078 BAY RIDGE CIRCLE	-Lot 23
○ 46082 BAY RIDGE CIRCLE	-Lot 22
○ 46086 BAY RIDGE CIRCLE	-Lot 21
○ 46090 BAY RIDGE CIRCLE	-Lot 20
○ 46094 BAY RIDGE CIRCLE	-Lot 19
○ 20952 PAINTERS MILL LN	-Lot 25
○ 20956 PAINTERS MILL LN	-Lot 26
○ 20960 PAINTERS MILL LN	-Lot 27
○ 20964 PAINTERS MILL LN	-Lot 28
○ 20968 PAINTERS MILL LN	-Lot 29
○ 20972 PAINTERS MILL LN	-Lot 30
○ 20955 PAINTERS MILL LN	-Lot 31
○ 20959 PAINTERS MILL LN	-Lot 32
○ 20963 PAINTERS MILL LN	-Lot 33
○ 20967 PAINTERS MILL LN	-Lot 34
○ 20971 PAINTERS MILL LN	-Lot 35
○ 20975 PAINTERS MILL LN	-Lot 36

Comments based on the plan with the resubmittal date of 04/24/2024 and received by IT on 05/06/2024 for review. If lot configuration or right-of-way access is changed, the premise addresses may need to be reassigned.

Respectfully,



Jackie Green
Addressing Technician
 Dept. Information Technology
 St. Mary's County Government
 Tel: 301-475-4200 Ext. *1544
addressing@stmarysmd.com



ST. MARY'S COUNTY
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 – 475 – 4330

Environmental Health: 301 – 475 – 4321

Medical Assistance Transportation: 301 – 475 – 4296

Maryland Relay Service: 1 – 800 – 735 – 2258

Email: smchd.env@maryland.gov

June 14th, 2024

Re: Project #18-13200022, Bay Ridge Estates
SMCHD No. 8110638

To Whom it may concern,

This office does not object to the above named Concept Plan. See the Health Department checklist for revisions needed on site plan. Please feel free to contact me with any questions at 301-475-4321. Thank you.

Sincerely,

Rachel Murphy, LEHS
Director, Environmental Health Division
St. Mary's County Health Department

****This letter does not constitute final Health Department approval****



ST. MARY'S COUNTY
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: smchd.env@maryland.gov

LUGM#: 18-13200022

Transmittal Form

Owner/Applicant: John Wathen & Eugene St. Clair _____

Surveyor: Mehaffey & Associates _____

Property Location: 0000 _____

Tax Map: 51 Grid: 13 Parcel: 605

Section: 1 Lot: District: 8

Subdivision: Bay Ridge Estates _____

Property ID: 8110638 _____

SMCHD File #: _____

Date Received: 05/07/24 Number of Copies: 1

Ok For Sign-Ok For Record Set-Ok For Perc Preservation-No Objection

Needs Revisions- See Comments

to concept

Reviewed/Signed By: Rebecca [Signature]

Date: 6/14/24



ST. MARY'S COUNTY HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: smchd.env@maryland.gov

Property ID: 8110638

Property Address:

Public Water/Sewer Checklist

General Notes

☒ 1. Property ID Block (Tax Map, Block, and Parcel)

Rec ☒ 2. Comprehensive Water and Sewer Plan

☒ 3. Type of water/sewer supply

☒ 4. Water/Sewer Categories Listed

Rec ☒ 5. Adequate EDUs/Allocation letter received

NA ☐ 6. Existing well/septic system shown, labeled to be abandoned (if applicable)

NA ☐ 7. Abandonment of well/septic system required prior to issuance of building permit

NA ☐ 8. Well abandonment report received

Well Site

Public

☐ 1. 30 ft from house site for new construction (15' for additions)

☐ 2. Well site accessibility

☒ 3. Water line/connection to structure

☐ 4. Future well site available

Other Requirements

☒ 1. North Arrow

☒ 2. Proposed structures

☒ 3. Driveways/Right of Ways labeled

NA ☐ 4. Grease trap shown (if food service proposed)

☒ 5. Vicinity Map

☒ 6. Scale

☒ 7. Surveyor's Stamp and Signature (check that license is valid)

Comments:

① Required. Need adequate EDUs / Allocation letter

② Required. Please add "comprehensive water & sewer plan" note.

LEHS/Date

Rachel Murphy 6/14/24

Billy Mehaffey

From: Garrett Sterling -MDA- <garrett.sterling@maryland.gov>
Sent: Thursday, May 2, 2024 1:47 PM
To: Billy Mehaffey
Subject: Bay Ridge Estates Concept Site Plan

Billy
Just received this concept plan today. We have no fees or comments until we move on to Site development for this.

Thanks

--

Garrett Sterling

Erosion and Sediment Control Specialist

St. Mary's Soil Conservation District

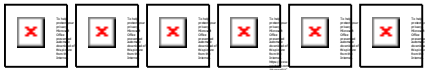
26737 Radio Station Way, Ste. B

Leonardtown, MD 20650

301-475-8402 Ext. 6398

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**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE AND
GROWTH MANAGEMENT**

Jessica S.B. Andritz, Director

Courtney Jenkins, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY:

James R. Guy, President

Michael R. Alderson, Jr., Commissioner

Eric S. Colvin, Commissioner

Michael L. Hewitt, Commissioner

Scott R. Ostrow, Commissioner

CAPITAL FACILITIES COMMENTS

May 16, 2024

CONTROL NO: 18-13200022 Bay Ridge Estates Section 5 Townhouses
TAX MAP: 51
GRID: 13
PARCEL: 605
ADDRESS: Great Mills, MD Tax ID 08-110638
APPLICANT: Eugene N. St. Clair and John L. Wathen
SUBMISSION DATE: 4/25/2024

COMMENTS:

Water: The property is categorized as W-3D, to be served in 3-5 years, developer financed.

Sewer: This property is categorized as S-3D, to be served in 3-5 years, developer financed.

School Impacts: Add Schedule 70.5 with the information below, based on 60 Dwelling Units.

	Attendance zone		Student Yield
Elementary	Northern/Southern	.215 x 60 DU	12.9
Middle	County Wide	.107 x 60 DU	6.42
High	County Wide	.154 x 60 DU	9.24

Roads: Per MDOT SHA's letter dated 5/10/2024, an Access Permit is required.

Storm Drainage: The drainage system and outfall design will be in accordance with the St. Mary's County Stormwater Management, Grading, Sediment, and Erosion Control Ordinance.

REVIEWED BY: Karly Maltby, Planner III

Karly.Maltby@stmaryscountymd.gov

(301) 475-4200 ext. 1507



Phone: 301-475-4256 ext. 6; Fax: 301-475-4255

St. Mary's County Public Schools
Division of Supporting Services
Department of Capital Planning
27190 Point Lookout Road
Loveville, Maryland 20656

Ms. Kimberly Howe
Director

May 30, 2024

Eugene N. St. Clair & John L. Wathen
c/o Little Silences Rest
41650 Courthouse Drive
P.O. Box 2340
Leonardtown, Maryland 20650
bmehaffey@lsrccorp.com

Case File No.:

Name of File:

Type of Development:

Bay Ridge Estates, Section 5, Outparcel A

Concept Site Plan review for 60 townhouse units

To whom it may concern:

The St. Mary's County Public Schools (SMCPS) role in the Technical Evaluation Committee (TEC) process includes a review and recommendation on bus stops for residential housing projects with five or more lots/dwelling units.

The bus stop for this project will be the existing bus stop located at Bay Ridge Road & Wolf Trap Street. This bus stop will serve elementary, middle, and high school students. Bus stops within residential developments are effective once the county formally accepts the roads within the subdivision. By school system policy, buses do not typically enter active construction sites or roads the county has not formally accepted. The above referenced bus stop has been designated based on the plan currently under review. St. Mary's County Public Schools reserves the right to review the placement of bus stops again in any future phases of development.

If you have any questions or need additional information, please do not hesitate to contact my office at (301) 475-4256, extension 6.

Sincerely,

Kimberly Howe
Director of Capital Planning

KH:meh

cc: Jessica Burch, Department of Land Use and Growth Management
Jessica.Burch@stmaryscountymd.gov

Sianli Blasco

From: Brandy Glenn
Sent: Monday, May 13, 2024 10:53 AM
To: Sianli Blasco
Subject: FW: 18-13200022 Bay Ridge Estates Townhouses

See below

From: Christina Bishop <Christina.Bishop@stmaryscountymd.gov>
Sent: Monday, May 13, 2024 10:30 AM
To: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Subject: RE: 18-13200022 Bay Ridge Estates Townhouses



R&P has no concerns with the proposed project.



From: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Sent: Monday, May 6, 2024 3:35 PM
To: Addressing <addressing@stmaryscountymd.gov>; Anna Wells (awells@metcom.org) <awells@metcom.org>; Ben Cohen <Ben.Cohen@stmaryscountymd.gov>; Christina Bishop <Christina.Bishop@stmaryscountymd.gov>; Christy Hollander <mhollander@metcom.org>; Gail Kenson PAX <gail.e.kenson.civ@us.navy.mil>; Jonathan Makhoulf <jmakhoulf2@mdot.maryland.gov>; Joseph Guyther <joseph.guyther@att.net>; Keith Ulrich <Keith.Ulrich@smeco.coop>; Kellie Hinkle <Kellie.Hinkle@stmaryscountymd.gov>; Kyle Dunn - Washington Gas <kyle.dunn@washgas.com>; Lauren Gedridge <lgedridge@metcom.org>; Lisa Ledman <Lisa.Ledman@stmaryscountymd.gov>; Lori Byrne <lori.byrne@maryland.gov>; Mary Hayden Board of Education <mehayden@smcps.org>; Pradip Patel <ppatel10.consultant@mdot.maryland.gov>; Priscilla Leitch <Priscilla.Leitch@stmaryscountymd.gov>
Cc: Brandy Glenn <Brandy.Glenn@stmaryscountymd.gov>
Subject: 18-13200022 Bay Ridge Estates Townhouses

Good Afternoon All,

Attached you will find the re-submission for the Bay Ridge Estates 18-13200022. Please see the attached application and plans. Let me know if you have any questions.

 [18-13200022 Resub Application.pdf](#)
 [Concept Site Plan Current Set.pdf](#)



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

June 5, 2024

Ms. Jessica Burch
St. Mary's County DLU&GM
23150 Leonard Hall Drive
P.O. Box 653
Leonardtown, MD 20650

RE: Environmental Review for Bay Ridge Estates, Section 5, Outparcel A, South Side of Bay Ridge Road, Tax Map 51 Parcel 605, St. Mary's County, Maryland.

Dear Ms. Burch:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2024.0814.sm

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

Jessica S.B. Andritz, Director

Courtney Jenkins, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President

Michael R. Alderson, Jr., Commissioner

Eric S. Colvin, Commissioner

Michael L. Hewitt, Commissioner

Scott R. Ostrow, Commissioner

MEMORANDUM:

FROM: Environmental Review
Stacy Clements, Environmental Planner III

DATE: 05/07/2024

CASE FILE NAME & NUMBER: Bay Ridge Estates Section 5 Townhouses, 18-132-022

Environmental Review Comments:

All environmental features have been addressed on the Concept Site Plan and is approved.

CZO = 2010 ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE

SO = 2010 ST. MARY'S COUNTY SUBDIVISION ORDINANCE

COMAR = CODE OF MARYLAND REGULATIONS



Memorandum

Date: May 6, 2024

To: St. Mary's County Government
Department of Land Use and Growth Management
23150 Leonard Hall Drive
Leonardtown, Maryland

Attn: Development Services

From: Keith E. Ulrich – Project Coordinator Engineering
14950 Cooperative Place
Hughesville, MD 20637

Subject: 18-13200022 Bay Ridge Estates Townhouses
Development Services,

The Southern Maryland Electric Cooperative (SMECO) provides the following comments on the above referenced drawings submitted to St. Mary's County Land Use and Growth Management and received by SMECO.

General Comments

1. Show field location of all overhead and underground wet and dry utilities within the limit of any provided plans. Show all underground and overhead conductors between devices.
2. Show a Public Utility Easement (PUE) along all existing and proposed property road frontages on any provided subdivision plats and plans. PUE's are to be clear of any obstructions and encumbrances. Examples of encumbrances are Stormwater devices and easements, amenities such as landscaping, berming, sidewalks and trails and other civil features.
3. Review SMECO Service Guide found on the SMECO web site.
4. Have 911 address listed on all proposed buildings requiring electric service.
5. For detailed site plans, Electronic Service Requests (ESR's) with load letters and riser diagrams are required when service requested. This form is found on the SMECO web site
6. If any lighting proposed is SMECO lighting, an executed easement/right of way is required between the owner/applicant for any SMECO area or streetlight. A note is required on the final site plan.
7. Electric Meters are to be on road/alley side of units and to adhere to SMECO Service Guide requirements for clearance criteria. A note stating this is required on Final County approved plans. Meter clearances are to comply with SMECO template T-143.
8. Additional comments possible with future submittals.

From: Dunn, Kyle <kyle.dunn@washgas.com>
Sent: Tuesday, May 7, 2024 10:23 AM
To: Jessica Burch
Subject: RE: [External] 18-13200022 Bay Ridge Estates Townhouses
Attachments: 18-13200022 Resub Application.pdf; Concept Site Plan Current Set.pdf

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Jessica,

There looks to be no gas facilities directly in the limits of disturbance, there is just a service to the north side of 20704 Wolftrap St and a main 3' out from the curb on the southeast side of Bayridge Rd that ends in line with 20704 Wolftrap St. It looks like they are both outside the LOD but it's something to be aware of just in case.

Best,

Kyle Dunn

Engineer II – MD Distribution Engineering
Washington Gas | A WGL Company
P: 703-750-4308 | M: 571-591-4589 | kyle.dunn@washgas.com
6801 Industrial Rd., Springfield, VA 22151

ENERGY ANSWERS. ASK US.

WashingtonGas.com   

From: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Sent: Monday, May 6, 2024 3:35 PM
To: Addressing <addressing@stmaryscountymd.gov>; Anna Wells (awells@metcom.org) <awells@metcom.org>; Ben Cohen <Ben.Cohen@stmaryscountymd.gov>; Christina Bishop <Christina.Bishop@stmaryscountymd.gov>; Christy Hollander <mhollander@metcom.org>; Gail Kenson PAX <gail.e.kenson.civ@us.navy.mil>; Jonathan Makhoulf <jmakhoulf2@mdot.maryland.gov>; Joseph Guyther <joseph.guyther@att.net>; Keith Ulrich <Keith.Ulrich@smeco.coop>; Kellie Hinkle <Kellie.Hinkle@stmaryscountymd.gov>; Dunn, Kyle <kyle.dunn@washgas.com>; Lauren Gedridge <lgedridge@metcom.org>; Lisa Ledman <Lisa.Ledman@stmaryscountymd.gov>; Lori Byrne <lori.byrne@maryland.gov>; Mary Hayden Board of Education <mehayden@smcps.org>; Pradip Patel <ppatel10.consultant@mdot.maryland.gov>; Priscilla Leitch <Priscilla.Leitch@stmaryscountymd.gov>
Cc: Brandy Glenn <Brandy.Glenn@stmaryscountymd.gov>
Subject: [External] 18-13200022 Bay Ridge Estates Townhouses

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Good Afternoon All,

From: Joe Guyther <joseph.guyther@att.net>
Sent: Wednesday, May 8, 2024 10:44 PM
To: Jessica Burch; bmehaffey@lsrcorp.com
Cc: Brandy Glenn; 'Christy Hollander'; 'Anna Wells'; 'Lauren Gedridge'; Bruce Thedden; 'Keith Fairfax'; Chief 3 (joe Gould)
Subject: RE: 18-13200022 Bay Ridge Estates Townhouses
Attachments: [18-13200022 Resub Application.pdf](#); [Concept Site Plan Current Set.pdf](#)

CAUTION: This email originated from OUTSIDE of St. Mary's County Government! Do not click links, open attachments or reply, unless you recognize the sender's Email Address and know the content is safe!



Fire department comments:

1. An NFPA 13R compliant residential sprinkler system shall be installed in all townhouses.
2. An additional hydrant shall be located on Bay Ridge Circle in the parking island between Units 12 and 13.

From: Jessica Burch <Jessica.Burch@stmaryscountymd.gov>
Sent: Monday, May 6, 2024 3:35 PM
To: Addressing <addressing@stmaryscountymd.gov>; Anna Wells (awells@metcom.org) <awells@metcom.org>; Ben Cohen <Ben.Cohen@stmaryscountymd.gov>; Christina Bishop <Christina.Bishop@stmaryscountymd.gov>; Christy Hollander <mhollander@metcom.org>; Gail Kenson PAX <gail.e.kenson.civ@us.navy.mil>; Jonathan Makhoulf <jmakhoulf2@mdot.maryland.gov>; Joseph Guyther <joseph.guyther@att.net>; Keith Ulrich <Keith.Ulrich@smeco.coop>; Kellie Hinkle <Kellie.Hinkle@stmaryscountymd.gov>; Kyle Dunn - Washington Gas <kyle.dunn@washgas.com>; Lauren Gedridge <lgedridge@metcom.org>; Lisa Ledman <Lisa.Ledman@stmaryscountymd.gov>; Lori Byrne <lori.byrne@maryland.gov>; Mary Hayden Board of Education <mehayden@smcps.org>; Pradip Patel <ppatel10.consultant@mdot.maryland.gov>; Priscilla Leitch <Priscilla.Leitch@stmaryscountymd.gov>
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Thank You,
Jessica Burch
Senior Administrative Coordinator