St. Mary's Hotel and Conference Center

The St. Mary's Hotel and Conference Center is a project developed by the Maryland Stadium Authority to provide a 150-room hotel and conference center next to the St. Mary's campus.

This is a preliminary analysis looking at the proposed traffic volumes, available traffic counts to prepare the Adequate Public Facilities Report for the Saint Mary's County Department of Public Worksand Transportation and for Maryland State Highway District 5 access permitting and scoping of a traffic impact study.

Existing Conditions

One proposed entrance to the Hotel is located on MD 5 south of Rosecroft Road. The second entrance is located on Matappany Road near Kohut Way.

MD 5 is a two-lane roadway with 8-10' shoulders running in a north/south direction. The approach speed limit on northbound MD 5 is 40 miles per hour. The approach speed limit on southbound MD 5 is 30 MPH, changing to 50 MPH just south of Mattapany Road.

Mattapany Road is a two-lane roadway with 11-foot lanes and zero-to-four-foot shoulders. The speed limit on Mattapany Road is 30 miles per hour.

Traffic Volumes

Trip Generation

The St Mary's Hotel and Conference Center will consist of approximately 150 hotel rooms and conference space. The Institute of Transportation Engineer's (ITE) trip generation land use code 310 – Hotel provides trip generation estimates for this land use including a conference center. This development generates more than 50 peak hour trips and may require a traffic impact study as defined in Maryland State Highway Access permits guidelines. The ITE's trip generation for this land use is shown in Table 1.

Table 1. Trip Generation for the St. Mary's Hotel and Conference Cener (ITE Land Use Code 310).

	ENTERING TRIPS*	EXITING TRIPS*	TOTAL TRIPS*
AM Peak	27	24	51
PM Peak	36	35	71
TOTAL DAILY	438	438	876

'*-Trip estimates based on average rates

Traffic Data Available

There is one available traffic count on MD 5 near the site entrance from 2018. After assuming a 1.5% growth rate from 2018 to 2026, the estimated traffic volumes for MD 5 are shown in Table 2.

Table 2. Estimated 2026 Peak Hour Volumes on MD 5

	NB APPROACH	SB APPROACH
AM PEAK	169	428
PM PEAK	500	154

There is one available traffic count on Mattapany Road from March 2025.

Table 3. Estimated 2026 Peak Hour Volumes on Mattapany Road

	EB APPROACH	WB APPROACH
AM PEAK	153	147
PM PEAK	260	187

Assuming a trip distribution of 80% of traffic originating from MD 5 to the north, 15% of trips originating from MD 5 to the south and 5% of trips using the Mattapany Road entrance and turning right, a preliminary intersection capacity analysis was performed using the Critical Lane Volumes (CLV) Technique for the year 2026.

Table 4. Critical Lane Volume Results (2026)

	AM Peak Hour	PM Peak Hour
MD 5 at Entrance	A (485) V/C=0.30	A (565) V/C=0.35
Mattapany Road at Entrance	A (264) V/C=0.17	A (190) V/C=0.12

A complete traffic impact study needs to be completed to determine if roadway improvements are required by St. Mary's County or Maryland State Highway.

Attachments:

Adequate Public Facilities Report, Site Plan, Location Map, Trip Generation Calculations

Traffic Counts from SHA ITMS, Critical Lane Volume Analysis

Adequate Public Facilities Report
to
Department of Public Works & Transportation

Name of Development Historic St. Mary City Boutique Hotel & Conference Center **Date** May 17, 2026

LU&GM Case File No. _____ **Checked By** _____

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.

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 5 Point Lookout Road	12	Paved	4915	485	A	
Mattapany Road	10	None	3347	565	A	

4. If direct residential access to a public road is proposed, existing # lots & dwellings currently served by the access road = No

5. Additional # lots or units proposed = No

6. Size of commercial/industrial building = 150 Hotel Rooms and Conference Spac

7. Projected Zoning Ordinance or ITE trip generation rates = ITE - AM-51, PM-71, Sat-71

8. Specify independent variable used in computing ITE trip generation rates = Hotel Rooms

9. Proposed ADT: 876 Proposed PHV: AM 51 PM 71 Proposed LOS: A-AM, A-PM

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

At this time there are no public improvements proposed at this time.

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: _____ Date: _____

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
310

LAND USE GROUP:
(300-399) Lodging

LAND USE :
310 - Hotel

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

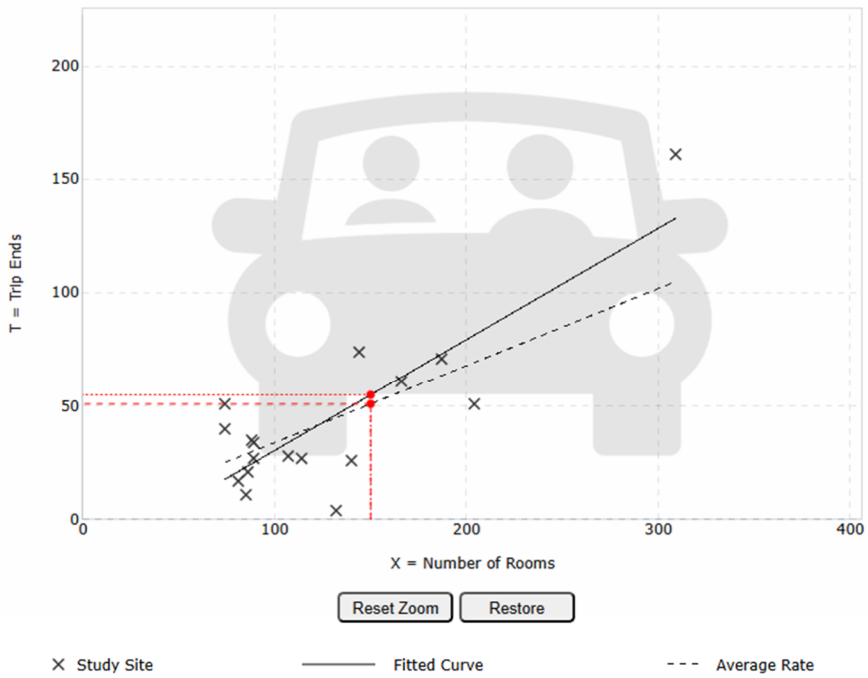
INDEPENDENT VARIABLE (IV):
Rooms

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
150 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Hotel (310) Click for Description and Data Plots

Independent Variable:
Rooms

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
17

Avg. Num. of Rooms:
128

Average Rate:
0.34

Range of Rates:
0.03 - 0.69

Standard Deviation:
0.16

Fitted Curve Equation:
T = 0.49(X) - 18.48

R^2:
0.68

Directional Distribution:
52% entering, 48% exiting

Calculated Trip Ends:
Average Rate: 51 (Total), 27 (Entry), 24 (Exit)
Fitted Curve: 55 (Total), 29 (Entry), 26 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
310

LAND USE GROUP:
(300-399) Lodging

LAND USE :
310 - Hotel

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

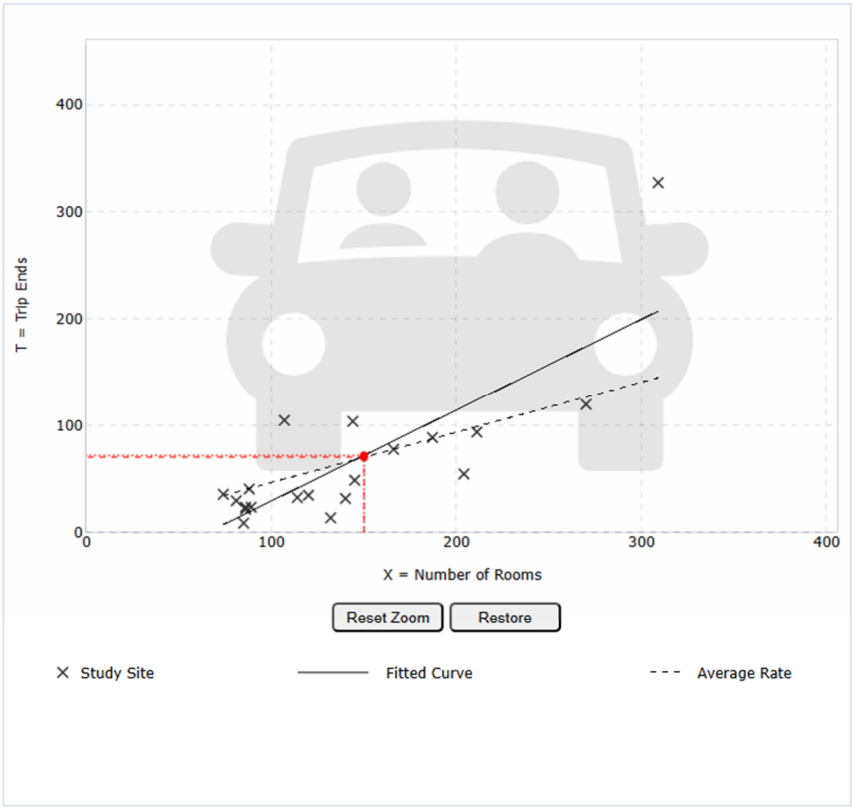
INDEPENDENT VARIABLE (IV):
Rooms

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
150 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Hotel (310) Click for Description and Data Plots

Independent Variable:
Rooms

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
20

Avg. Num. of Rooms:
142

Average Rate:
0.47

Range of Rates:
0.11 - 1.06

Standard Deviation:
0.28

Fitted Curve Equation:
T = 0.85(X) - 55.22

R^2:
0.64

Directional Distribution:
51% entering, 49% exiting

Calculated Trip Ends:
Average Rate: 71 (Total), 36 (Entry), 35 (Exit)
Fitted Curve: 72 (Total), 37 (Entry), 35 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
310

LAND USE GROUP:
(300-399) Lodging

LAND USE :
310 - Hotel

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Rooms

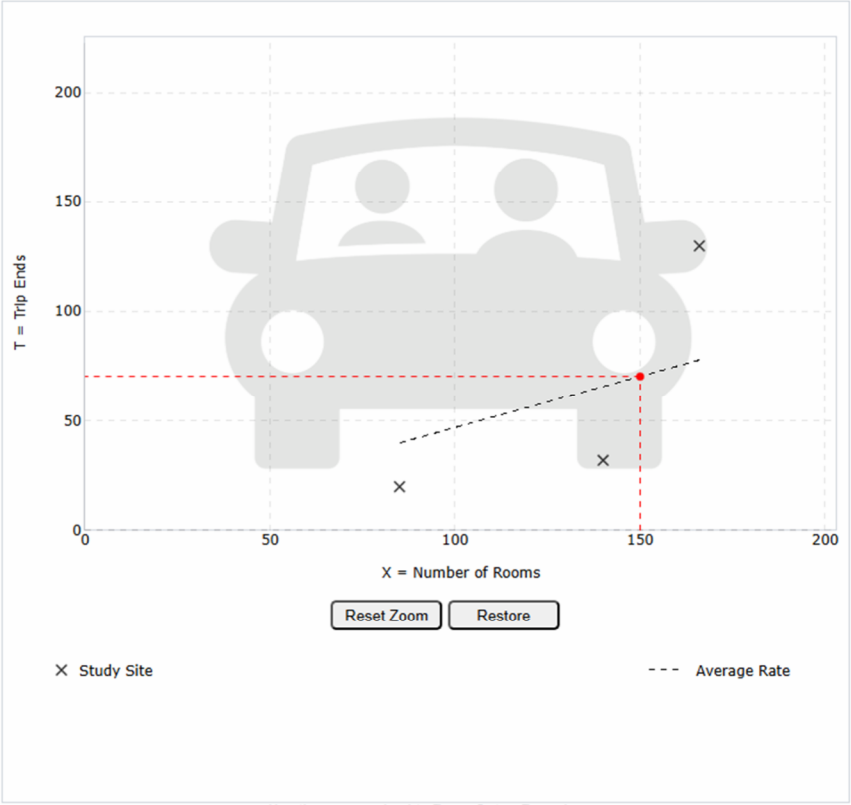
TIME PERIOD:
Saturday, Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
150 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Hotel (310) Click for Description and Data Plots

Independent Variable:
Rooms

Time Period:
Saturday
Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
3

Avg. Num. of Rooms:
130

Average Rate:
0.47

Range of Rates:
0.23 - 0.78

Standard Deviation:
0.33

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
51% entering, 49% exiting

Calculated Trip Ends:
Average Rate: 71 (Total), 36 (Entry), 35 (Exit)

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
310

LAND USE GROUP:
(300-399) Lodging

LAND USE :
310 - Hotel

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Rooms

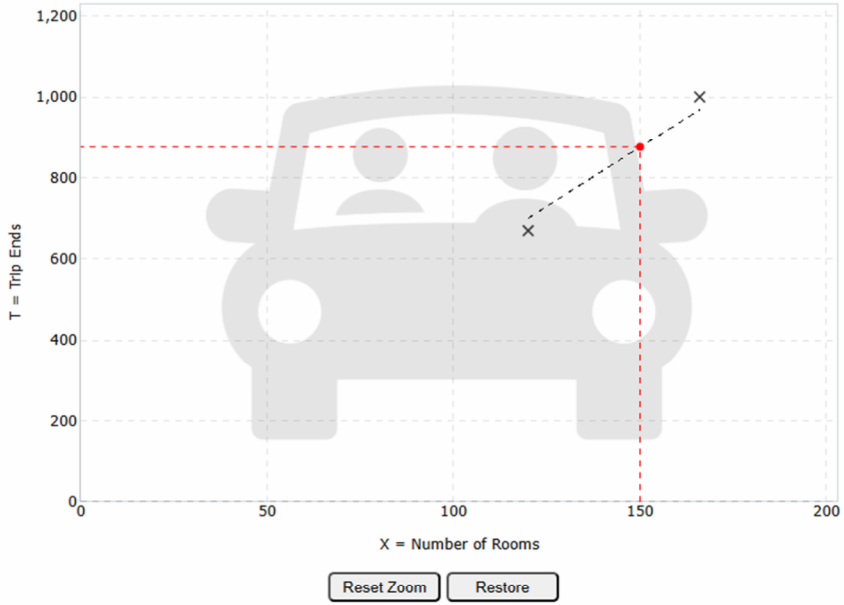
TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
150 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Hotel (310) Click for Description and Data Plots

Independent Variable:
Rooms

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. Num. of Rooms:
143

Average Rate:
5.84

Range of Rates:
5.58 - 6.03

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 876 (Total), 438 (Entry), 438 (Exit)

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Location ID: B3601

Location: MD5-.10 MI S OF BAUER RD

County: St Marys

Date Range: 06/27/2018 **to** 06/28/2018

Week Of: 06/24/2018 Direction:NorthBound

Begin Hour	06/24 Sun	06/25 Mon	06/26 Tue	06/27 Wed	06/28 Thu	06/29 Fri	06/30 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	7	3	0	0	5	5	0
1:00	0	0	0	5	4	0	0	5	5	0
2:00	0	0	0	4	2	0	0	3	3	0
3:00	0	0	0	4	5	0	0	5	5	0
4:00	0	0	0	8	12	0	0	10	10	0
5:00	0	0	0	46	47	0	0	47	47	0
6:00	0	0	0	95	103	0	0	99	99	0
7:00	0	0	0	151	150	0	0	151	151	0
8:00	0	0	0	102	120	0	0	111	111	0
9:00	0	0	0	98	109	0	0	104	104	0
10:00	0	0	0	96	99	0	0	98	98	0
11:00	0	0	0	127	138	0	0	133	133	0
12:00	0	0	0	124	130	0	0	127	127	0
13:00	0	0	0	127	129	0	0	128	128	0
14:00	0	0	0	166	187	0	0	177	177	0
15:00	0	0	0	346	432	0	0	389	389	0
16:00	0	0	0	443	418	0	0	431	431	0
17:00	0	0	0	222	218	0	0	220	220	0
18:00	0	0	0	116	97	0	0	107	107	0
19:00	0	0	0	66	54	0	0	60	60	0
20:00	0	0	0	42	66	0	0	54	54	0
21:00	0	0	0	31	32	0	0	32	32	0
22:00	0	0	0	11	18	0	0	15	15	0
23:00	0	0	0	7	12	0	0	10	10	0
TOTAL	**0**	**0**	**0**	**2,444**	**2,585**	**0**	**0**	**2,515**	**2,515**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**7:00**	**7:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**151**	**150**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**16:00**	**15:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**443**	**432**	**0**	**0**			

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Location ID: B3601

Location: MD5-.10 MI S OF BAUER RD

County: St Marys

Date Range: 06/27/2018 **to** 06/28/2018

Week Of: 06/24/2018 Direction:SouthBound

Begin Hour	06/24 Sun	06/25 Mon	06/26 Tue	06/27 Wed	06/28 Thu	06/29 Fri	06/30 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	8	0	0	0	4	4	0
1:00	0	0	0	4	4	0	0	4	4	0
2:00	0	0	0	2	2	0	0	2	2	0
3:00	0	0	0	4	3	0	0	4	4	0
4:00	0	0	0	15	12	0	0	14	14	0
5:00	0	0	0	114	112	0	0	113	113	0
6:00	0	0	0	268	285	0	0	277	277	0
7:00	0	0	0	373	387	0	0	380	380	0
8:00	0	0	0	227	235	0	0	231	231	0
9:00	0	0	0	138	125	0	0	132	132	0
10:00	0	0	0	108	113	0	0	111	111	0
11:00	0	0	0	118	111	0	0	115	115	0
12:00	0	0	0	142	132	0	0	137	137	0
13:00	0	0	0	101	101	0	0	101	101	0
14:00	0	0	0	95	93	0	0	94	94	0
15:00	0	0	0	111	111	0	0	111	111	0
16:00	0	0	0	146	137	0	0	142	142	0
17:00	0	0	0	117	132	0	0	125	125	0
18:00	0	0	0	94	119	0	0	107	107	0
19:00	0	0	0	76	72	0	0	74	74	0
20:00	0	0	0	59	38	0	0	49	49	0
21:00	0	0	0	52	36	0	0	44	44	0
22:00	0	0	0	18	21	0	0	20	20	0
23:00	0	0	0	8	21	0	0	15	15	0
TOTAL	**0**	**0**	**0**	**2,398**	**2,402**	**0**	**0**	**2,400**	**2,400**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**7:00**	**7:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**373**	**387**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**16:00**	**16:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**146**	**137**	**0**	**0**			

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Location ID: B3601

Location: MD5-.10 MI S OF BAUER RD

County: St Marys

Date Range: 06/27/2018 **to** 06/28/2018

***** Summary Of Total Report *****

Begin Hour	SUN	MON	TUE	WED	THU	FRI	SAT	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	15	3	0	0	9	9	0
1:00	0	0	0	9	8	0	0	9	9	0
2:00	0	0	0	6	4	0	0	5	5	0
3:00	0	0	0	8	8	0	0	8	8	0
4:00	0	0	0	23	24	0	0	24	24	0
5:00	0	0	0	160	159	0	0	160	160	0
6:00	0	0	0	363	388	0	0	376	376	0
7:00	0	0	0	524	537	0	0	531	531	0
8:00	0	0	0	329	355	0	0	342	342	0
9:00	0	0	0	236	234	0	0	235	235	0
10:00	0	0	0	204	212	0	0	208	208	0
11:00	0	0	0	245	249	0	0	247	247	0
12:00	0	0	0	266	262	0	0	264	264	0
13:00	0	0	0	228	230	0	0	229	229	0
14:00	0	0	0	261	280	0	0	271	271	0
15:00	0	0	0	457	543	0	0	500	500	0
16:00	0	0	0	589	555	0	0	572	572	0
17:00	0	0	0	339	350	0	0	345	345	0
18:00	0	0	0	210	216	0	0	213	213	0
19:00	0	0	0	142	126	0	0	134	134	0
20:00	0	0	0	101	104	0	0	103	103	0
21:00	0	0	0	83	68	0	0	76	76	0
22:00	0	0	0	29	39	0	0	34	34	0
23:00	0	0	0	15	33	0	0	24	24	0
TOTAL	**0**	**0**	**0**	**4,842**	**4,987**	**0**	**0**	**4,915**	**4,915**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**7:00**	**7:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**524**	**537**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**16:00**	**16:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**589**	**555**	**0**	**0**			

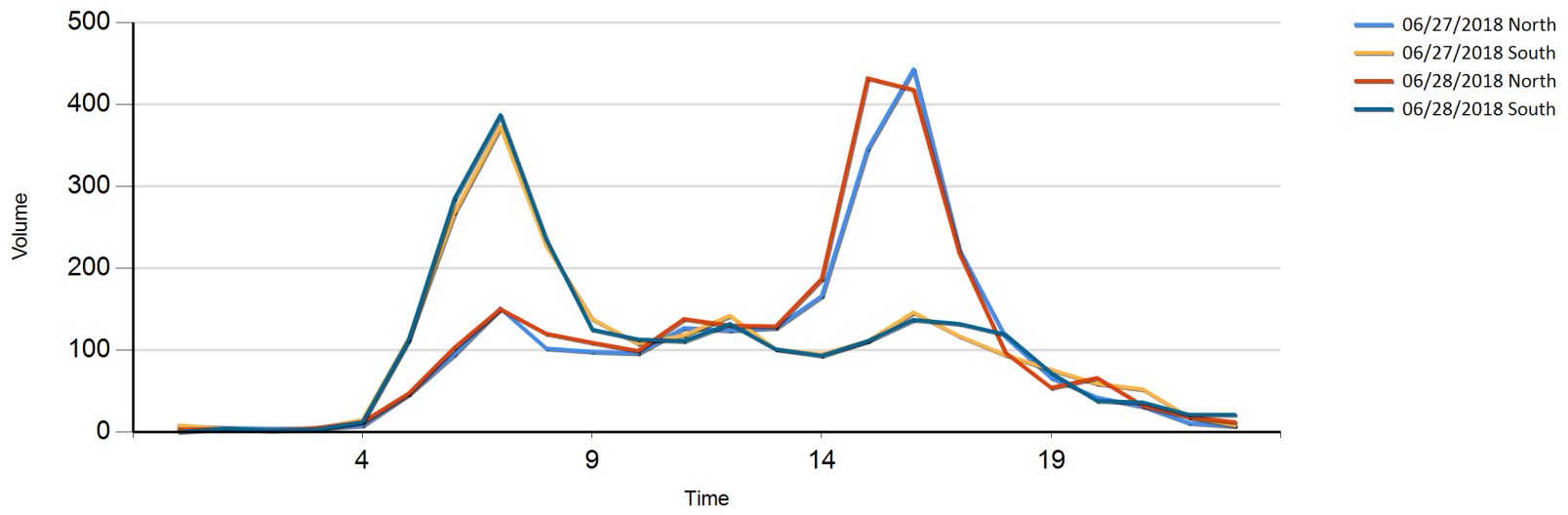
Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3601

Location: MD5-.10 MI S OF BAUER RD

County: St Marys

Date Range: 06/27/2018 **to** 06/28/2018



MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Location ID: S2011180624

Location: MATTAPANY RD -.10 Mile West of MD 235

County: St Marys

Date Range: 03/04/2025 **to** 03/05/2025

Week Of: 03/02/2025 Direction:EastBound

Begin Hour	03/02 Sun	03/03 Mon	03/04 Tue	03/05 Wed	03/06 Thu	03/07 Fri	03/08 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	3	10	0	0	0	7	7	0
1:00	0	0	2	2	0	0	0	2	2	0
2:00	0	0	1	0	0	0	0	1	1	0
3:00	0	0	3	1	0	0	0	2	2	0
4:00	0	0	8	8	0	0	0	8	8	0
5:00	0	0	34	32	0	0	0	33	33	0
6:00	0	0	68	66	0	0	0	67	67	0
7:00	0	0	84	82	0	0	0	83	83	0
8:00	0	0	88	87	0	0	0	88	88	0
9:00	0	0	62	75	0	0	0	69	69	0
10:00	0	0	72	56	0	0	0	64	64	0
11:00	0	0	108	153	0	0	0	131	131	0
12:00	0	0	115	107	0	0	0	111	111	0
13:00	0	0	74	82	0	0	0	78	78	0
14:00	0	0	97	110	0	0	0	104	104	0
15:00	0	0	119	144	0	0	0	132	132	0
16:00	0	0	134	151	0	0	0	143	143	0
17:00	0	0	97	149	0	0	0	123	123	0
18:00	0	0	64	260	0	0	0	162	162	0
19:00	0	0	79	169	0	0	0	124	124	0
20:00	0	0	46	41	0	0	0	44	44	0
21:00	0	0	19	28	0	0	0	24	24	0
22:00	0	0	12	20	0	0	0	16	16	0
23:00	0	0	7	4	0	0	0	6	6	0
TOTAL	**0**	**0**	**1,396**	**1,837**	**0**	**0**	**0**	**1,617**	**1,617**	**0**
AM Peak Hour	**0:00**	**0:00**	**12:00**	**11:00**	**0:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**115**	**153**	**0**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**16:00**	**18:00**	**0:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**134**	**260**	**0**	**0**	**0**			

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

Location ID: S2011180624

Location: MATTAPANY RD -.10 Mile West of MD 235

County: St Marys

Date Range: 03/04/2025 **to** 03/05/2025

Week Of: 03/02/2025 Direction:WestBound

Begin Hour	03/02 Sun	03/03 Mon	03/04 Tue	03/05 Wed	03/06 Thu	03/07 Fri	03/08 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	7	5	0	0	0	6	6	0
1:00	0	0	1	6	0	0	0	4	4	0
2:00	0	0	4	2	0	0	0	3	3	0
3:00	0	0	1	1	0	0	0	1	1	0
4:00	0	0	18	20	0	0	0	19	19	0
5:00	0	0	71	73	0	0	0	72	72	0
6:00	0	0	108	92	0	0	0	100	100	0
7:00	0	0	147	136	0	0	0	142	142	0
8:00	0	0	117	141	0	0	0	129	129	0
9:00	0	0	98	108	0	0	0	103	103	0
10:00	0	0	97	70	0	0	0	84	84	0
11:00	0	0	94	91	0	0	0	93	93	0
12:00	0	0	104	111	0	0	0	108	108	0
13:00	0	0	84	87	0	0	0	86	86	0
14:00	0	0	63	147	0	0	0	105	105	0
15:00	0	0	81	189	0	0	0	135	135	0
16:00	0	0	104	186	0	0	0	145	145	0
17:00	0	0	130	168	0	0	0	149	149	0
18:00	0	0	77	90	0	0	0	84	84	0
19:00	0	0	49	59	0	0	0	54	54	0
20:00	0	0	41	61	0	0	0	51	51	0
21:00	0	0	34	24	0	0	0	29	29	0
22:00	0	0	23	17	0	0	0	20	20	0
23:00	0	0	8	16	0	0	0	12	12	0
TOTAL	**0**	**0**	**1,561**	**1,900**	**0**	**0**	**0**	**1,731**	**1,731**	**0**
AM Peak Hour	**0:00**	**0:00**	**7:00**	**8:00**	**0:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**147**	**141**	**0**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**17:00**	**15:00**	**0:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**130**	**189**	**0**	**0**	**0**			

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

Location ID: S2011180624

Location: MATTAPANY RD -.10 Mile West of MD 235

County: St Marys

Date Range: 03/04/2025 **to** 03/05/2025

***** Summary Of Total Report *****

Begin Hour	SUN	MON	TUE	WED	THU	FRI	SAT	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	10	15	0	0	0	13	13	0
1:00	0	0	3	8	0	0	0	6	6	0
2:00	0	0	5	2	0	0	0	4	4	0
3:00	0	0	4	2	0	0	0	3	3	0
4:00	0	0	26	28	0	0	0	27	27	0
5:00	0	0	105	105	0	0	0	105	105	0
6:00	0	0	176	158	0	0	0	167	167	0
7:00	0	0	231	218	0	0	0	225	225	0
8:00	0	0	205	228	0	0	0	217	217	0
9:00	0	0	160	183	0	0	0	172	172	0
10:00	0	0	169	126	0	0	0	148	148	0
11:00	0	0	202	244	0	0	0	223	223	0
12:00	0	0	219	218	0	0	0	219	219	0
13:00	0	0	158	169	0	0	0	164	164	0
14:00	0	0	160	257	0	0	0	209	209	0
15:00	0	0	200	333	0	0	0	267	267	0
16:00	0	0	238	337	0	0	0	288	288	0
17:00	0	0	227	317	0	0	0	272	272	0
18:00	0	0	141	350	0	0	0	246	246	0
19:00	0	0	128	228	0	0	0	178	178	0
20:00	0	0	87	102	0	0	0	95	95	0
21:00	0	0	53	52	0	0	0	53	53	0
22:00	0	0	35	37	0	0	0	36	36	0
23:00	0	0	15	20	0	0	0	18	18	0
TOTAL	**0**	**0**	**2,957**	**3,737**	**0**	**0**	**0**	**3,347**	**3,347**	**0**
AM Peak Hour	**0:00**	**0:00**	**7:00**	**11:00**	**0:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**231**	**244**	**0**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**16:00**	**18:00**	**0:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**238**	**350**	**0**	**0**	**0**			

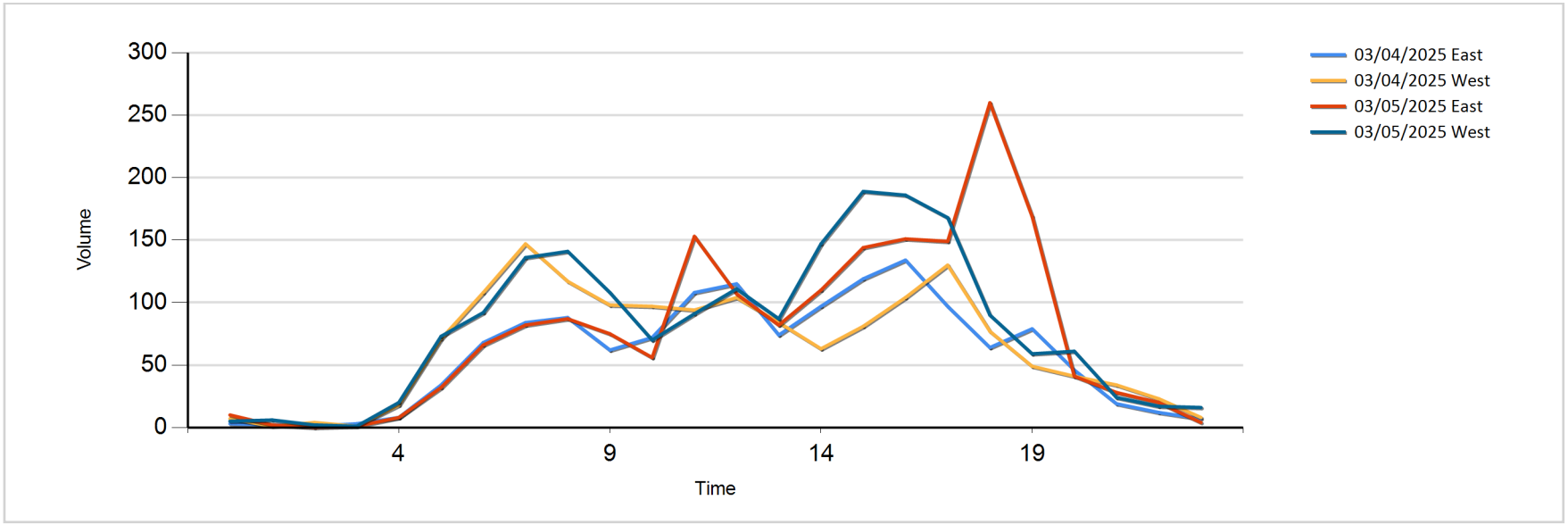
Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: S2011180624

Location: MATTAPANY RD -.10 Mile West of MD 235

County: St Marys

Date Range: 03/04/2025 **to** 03/05/2025



KCI TECHNOLOGIES - CRITICAL LANE ANALYSIS

Intersection of: MD 5 Longpoint Road
and: Entrance

Conditions: Proposed

Comments:

Analysis Date: 05/14/2026

Count Date: N/A

Analyst: AMH

Project: St. Mary's Boutique Hotel and Conference Center

MD 5 Longpoint Road

SHARED LEFT TURN ADJ (SB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.
29	1.1	31.9	428	459.9
22	2	44	154	198

	A.M.	P.M.
L	29	22
T	428	154
R	0	0
RT CK=	-460	-198

RTL

|

SHARED LEFT TURN ADJ (WB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.
5	1.1	5.5	19	24.5
7	1.1	7.7	28	35.7

-- R
-- LR

	A.M.	P.M.
L	5	7
T	0	0
R	19	28
RT CK=	-54	-58

Entrance

	A.M.	P.M.
L	0	0
T	0	0
R	0	0
RT CK=	0	0

SHARED LEFT TURN ADJ (EB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.

|

T R

	A.M.	P.M.
L	0	0
T	169	500
R	5	7
RT CK=	0	0

SHARED LEFT TURN ADJ (NB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.

NOTE:
* - FFR = FREE FLOWING RIGHTS

CRITICAL LANE ANALYSIS CALCULATIONS

Dir	THRU MVMT Vol *	LUF=	Tot	+ LEFT MVMT Vol *	LUF=	Tot	CLV
MORNING PEAK HOUR							
NB	174	1.00	174	29	1.00	29	203
SB	460	1.00	460	0	0.00	0	460 *
EB	0	0.00	0	5	1.00	5	5
WB	25	1.00	25	0	0.00	0	25 *
RT TN CK=	0	+	0	+	0	+	0 = 0
EVENING PEAK HOUR							
NB	507	1.00	507	22	1.00	22	529 *
SB	198	1.00	198	0	0.00	0	198
EB	0	0.00	0	7	1.00	7	7
WB	36	1.00	36	0	0.00	0	36 *
RT TN CK=	0	+	0	+	0	+	0 = 0

CLV = 485
LOS = A
V/C RATIO = 0.30

CLV= 565
LOS = A
V/C RATIO = 0.35

TABLES

LEVEL-OF-SERVICE

A	< 1000
B	1001-1150
C	1151-1300
D	1301-1450
E	1451-1600
F	>1600

LANE USE FACTOR

LANES	THRU	LEFTS
1	1.00	1.00
2	0.55	0.60
3	0.40	0.44
4	0.30	0.25

SHARED LEFT TURN ADJ.

OPP T+R	FACTOR
<199	1.10
200-599	2.00
600-799	3.00
800-999	4.00
>999	5.00

KCI TECHNOLOGIES - CRITICAL LANE ANALYSIS

Intersection of: Mattapany Road
and: Entrance

Conditions: Proposed

Comments:

Analysis Date: 05/14/2026

Count Date: N/A

Analyst: AMH

Project: St. Mary's Boutique Hotel and Conference Center

Mattapany Road

SHARED LEFT TURN ADJ (SB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.

	A.M.	P.M.
L	0	0
T	0	0
R	0	0
RT CK=	0	0

SHARED LEFT TURN ADJ (WB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.
2	2	4	147	151
1	1.1	1.1	187	188.1

Entrance

	A.M.	P.M.	
L	0	0	
T	260	153	LT --
R	0	0	
RT CK=	0	0	

-- LT

	A.M.	P.M.
L	2	1
T	147	187
R	0	0
RT CK=	-151	-188

SHARED LEFT TURN ADJ (EB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.

|

LT

	A.M.	P.M.
L	0	0
T	0	0
R	2	2
RT CK=	-4	-3

SHARED LEFT TURN ADJ (NB)

LEFT VOL.	ADJ. FAC.	ADJ. VOL.	SHRD VOL.	TOT. VOL.
0	1.1	0	2	2
0	1.1	0	2	2

NOTE:
* - FFR = FREE FLOWING RIGHTS

CRITICAL LANE ANALYSIS CALCULATIONS

	THRU MVMT			+	LEFT MVMT			
Dir	Vol *	LUF=	Tot		Vol *	LUF=	Tot	CLV
MORNING PEAK HOUR								
NB	2	1.00	2		0	0.00	0	2 *
SB	0	0.00	0		0	1.00	0	0
EB	260	1.00	260		2	1.00	2	262 *
WB	151	1.00	151		0	0.00	0	151
RT TN CK=	0	+	0	+	0	+	0	= 0

CLV = 264

LOS = A

V/C RATIO = 0.17

	THRU MVMT			+	LEFT MVMT			
Dir	Vol *	LUF=	Tot		Vol *	LUF=	Tot	CLV
EVENING PEAK HOUR								
NB	2	1.00	2		0	0.00	0	2 *
SB	0	0.00	0		0	1.00	0	0
EB	153	1.00	153		1	1.00	1	154
WB	188	1.00	188		0	0.00	0	188 *
RT TN CK=	0	+	0	+	0	+	0	= 0

CLV= 190

LOS = A

V/C RATIO = 0.12

TABLES

LEVEL-OF-SERVICE

A	< 1000
B	1001-1150
C	1151-1300
D	1301-1450
E	1451-1600
F	>1600

LANE USE FACTOR

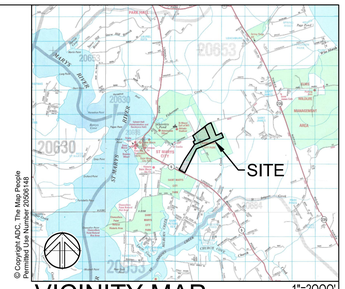
LANES	THRU	LEFTS
1	1.00	1.00
2	0.55	0.60
3	0.40	0.44
4	0.30	0.25

SHARED LEFT TURN ADJ.

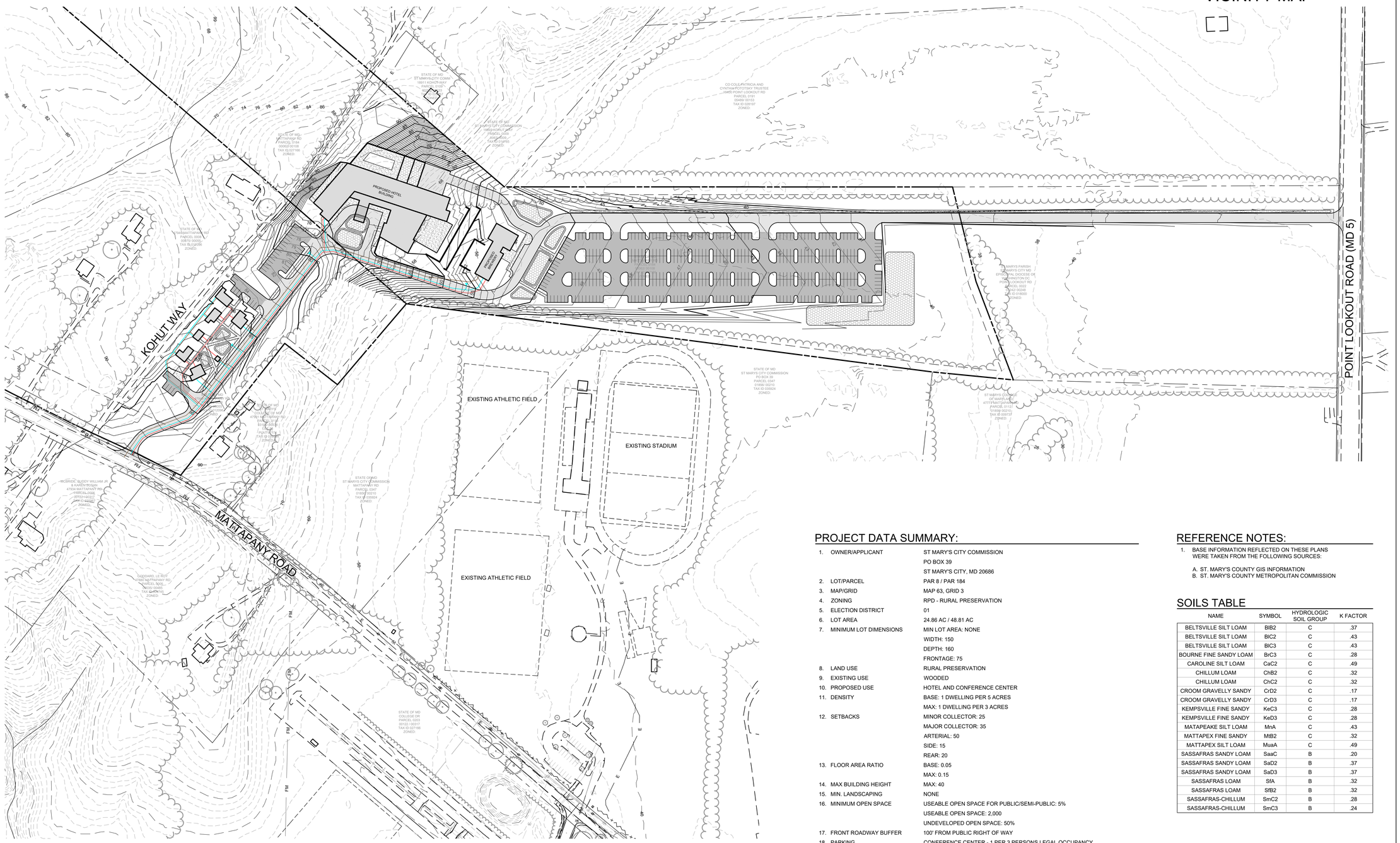
OPP T+R	FACTOR
<199	1.10
200-599	2.00
600-799	3.00
800-999	4.00
>999	5.00

LEGEND

- PROPERTY LINE
- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING WALK
- EXISTING ROAD
- EXISTING CURB
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING FLAGPOLE
- EXISTING SIGN
- EXISTING FOREST BUFFER
- EXISTING WETLANDS
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING 100 YR. FLOODPLAIN
- EXISTING TREES
- EXISTING SHRUBS
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING PROPANE
- EXISTING FUEL OIL
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING LIGHTING
- EXISTING COMMUNICATIONS
- EXISTING CABLE TV
- EXISTING FIBER OPTIC
- EXISTING CHILLED WATER
- EXISTING HOT WATER
- EXISTING STEAM
- EXISTING UNKNOWN UTILITY
- EXISTING IRRIGATION
- EXISTING CONTOURS
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVEMENT



VICINITY MAP 1"=2000'



PROJECT DATA SUMMARY:

1.	OWNER/APPLICANT	ST MARY'S CITY COMMISSION PO BOX 39 ST MARY'S CITY, MD 20686
2.	LOT/PARCEL	PAR 8 / PAR 184
3.	MAP/GRID	MAP 63, GRID 3
4.	ZONING	RPD - RURAL PRESERVATION
5.	ELECTION DISTRICT	01
6.	LOT AREA	24.86 AC / 48.81 AC
7.	MINIMUM LOT DIMENSIONS	MIN LOT AREA: NONE WIDTH: 150 DEPTH: 160 FRONTAGE: 75
8.	LAND USE	RURAL PRESERVATION
9.	EXISTING USE	WOODED
10.	PROPOSED USE	HOTEL AND CONFERENCE CENTER
11.	DENSITY	BASE: 1 DWELLING PER 5 ACRES MAX: 1 DWELLING PER 3 ACRES
12.	SETBACKS	MINOR COLLECTOR: 25 MAJOR COLLECTOR: 35 ARTERIAL: 50 SIDE: 15 REAR: 20
13.	FLOOR AREA RATIO	BASE: 0.05 MAX: 0.15
14.	MAX BUILDING HEIGHT	MAX: 40
15.	MIN. LANDSCAPING	NONE
16.	MINIMUM OPEN SPACE	USEABLE OPEN SPACE FOR PUBLIC/SEMI-PUBLIC: 5% USEABLE OPEN SPACE: 2.000 UNDEVELOPED OPEN SPACE: 50%
17.	FRONT ROADWAY BUFFER	100' FROM PUBLIC RIGHT OF WAY
18.	PARKING	CONFERENCE CENTER - 1 PER 3 PERSONS LEGAL OCCUPANCY HOTEL - 1PER GUEST ROOM PLUS 1 PER 2 EMPLOYEES
	PARKING PROVIDED	393 SPACES
19.	LOADING SPACE GROUP	CONFERENCE CENTER - 3 HOTEL - 3
20.	ACCESSIBLE PARKING	PER FEDERAL, STATE, AND COUNTY REQUIREMENTS
21.	BICYCLE PARKING	A DEVICE OR RACK IS REQUIRED

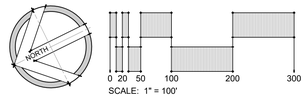
REFERENCE NOTES:

1. BASE INFORMATION REFLECTED ON THESE PLANS WERE TAKEN FROM THE FOLLOWING SOURCES:

   A. ST. MARY'S COUNTY GIS INFORMATION
   B. ST. MARY'S COUNTY METROPOLITAN COMMISSION

SOILS TABLE

NAME	SYMBOL	HYDROLOGIC SOIL GROUP	K FACTOR
BELTSVILLE SILT LOAM	BlB2	C	.37
BELTSVILLE SILT LOAM	BlC2	C	.43
BELTSVILLE SILT LOAM	BlC3	C	.43
BOURNE FINE SANDY LOAM	BrC3	C	.28
CAROLINE SILT LOAM	CaC2	C	.49
CHILLUM LOAM	ChB2	C	.32
CHILLUM LOAM	ChC2	C	.32
CROOM GRAVELLY SANDY	CrD2	C	.17
CROOM GRAVELLY SANDY	CrD3	C	.17
KEMPSVILLE FINE SANDY	KeC3	C	.28
KEMPSVILLE FINE SANDY	KeD3	C	.28
MATAPEAKE SILT LOAM	MnA	C	.43
MATTAPEX FINE SANDY	MtB2	C	.32
MATTAPEX SILT LOAM	MuaA	C	.49
SASSAFRAS SANDY LOAM	SaaC	B	.20
SASSAFRAS SANDY LOAM	SaD2	B	.37
SASSAFRAS SANDY LOAM	SaD3	B	.37
SASSAFRAS LOAM	SfA	B	.32
SASSAFRAS LOAM	SfB2	B	.32
SASSAFRAS-CHILLUM	SmC2	B	.28
SASSAFRAS-CHILLUM	SmC3	B	.24



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ST. MARY'S HOTEL & CONFERENCE CENTER

MATTAPANY RD AND KOHUT WAY, ST. MARY'S CITY, MD 20686

REVISIONS

#	DATE	DESCRIPTION

DRAWN BY: SPM CHECKED BY: PCS
DATE: 12/22/2025 PROJECT #: 25015
SCALE: 1" = 200'

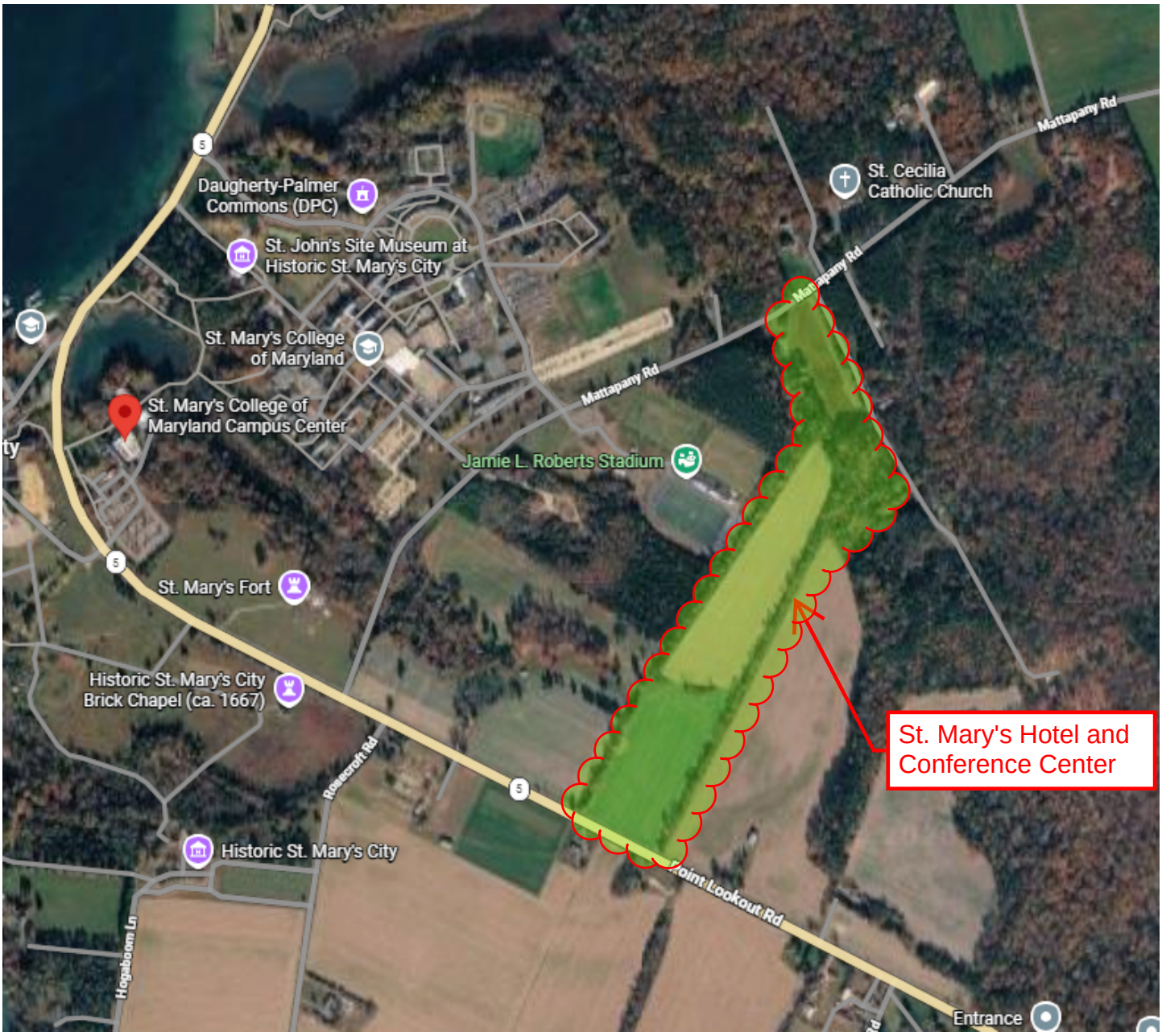
DRAWING NAME:

PROPOSED LAYOUT EXHIBIT

DRAWING NO.:

SHEET 1 OF 1

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Daugherty-Palmer Commons (DPC)
St. John's Site Museum at Historic St. Mary's City
St. Mary's College of Maryland
St. Mary's College of Maryland Campus Center
Jamie L. Roberts Stadium
St. Mary's Fort
Historic St. Mary's City Brick Chapel (ca. 1667)
Historic St. Mary's City
St. Cecilia Catholic Church
Mattapany Rd
Rosecroft Rd
Hogaboom Ln
Point Lookout Rd
Entrance
St. Mary's Hotel and Conference Center