



Planning Commission
Regular Meeting
August 6, 2025, 6:00 PM
Council Chambers, La Plata Town Hall
305 Queen Anne St
La Plata MD

Agenda

1. Call to Order

- 1.1. Attendees, please use meeting courtesy. Virtual attendees are asked to mute microphones when joining the meeting. Participants may be muted by the Town Clerk and meetings will be recorded.

In accordance with the Open Meetings Act, the public has the right to view/listen to the discussion only. At their discretion, the Planning Commission may allow participants to voice questions or provide comments on the topics under discussion. Written comments may be submitted via e-mail to Legislative@townoflaplata.org.

[Join the meeting now](#)

Meeting ID: 222 254 925 982

Passcode: QFnvoy

1.2. Call to Order

2. Roll Call and Quorum Verification

3. Pledge of Allegiance

4. Approval of Meeting Agenda

5. Approval of Minutes

- 5.1. Approval of minutes from meeting on June 3, 2025, and July 22, 2025.

6. Ex Parte Disclosure

7. Public Comment

8. Matters of Review and Approval

- 8.1. **Project Location:** Neighborhood "B" of Pinegrove
Applicant: DR Horton

Subject/Project No.: MJSUB 02-2024

Request: To approve a one-year time extension to September 17, 2026, for MJSUB 02-2024, located in Neighborhood "B" of Pinegrove

8.2. **Project Location:** 203 Port Tobacco Road, La Plata MD (South side of Port Tobacco Road at the "T" intersection with Quailwood Parkway)

Applicant: Charles P. Johnson & Associates, Inc.

Subject/Project No.: MJSUB 05-2024; La Grange

Request: To subdivide a 26.10-acre lot into 52 residential lots in the R-21 Zone to develop a Senior Living Community

9. Matters of Information

9.1. Staff Report

9.2. Town Council Report

10. Adjourn

10.1. Adjournment



TOWN OF LA PLATA

**305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646**

PLANNING COMMISSION STAFF REPORT

DATE: August 6, 2025

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Director of Planning

APPLICANT: DH Horton

OWNER: DR Horton

PROJECT LOCATION: Neighborhood "B" of Pinegrove

SUBJECT/PROJECT NO.: MJSUB 02-2024

REQUEST: To approve a one-year time extension for MJSUB 02-2024 located in Neighborhood "B" of Pinegrove

BACKGROUND

Neighborhood "B" of the Pinegrove Subdivision was approved by the Planning Commission on September 17, 2024 (see Attachment Nos. 3 and 4 for details).

The Applicant is requesting a one (1) year time extension (to September 17, 2026) for the Preliminary Plat Map for Neighborhood "B" of the Pinegrove Subdivision. Pursuant to Article 173-23(B)(3) of the La Plata Subdivision and Land Development Ordinance, the approval of a Preliminary Plat Map is valid for one (1) year, unless the Planning Commission grants an additional one (1) year time extension to further vest a previously approved Preliminary Plat Map.

The Applicant's justification for the time extension is due to the town of La Plata being unable to provide water allocations to serve the proposed subdivision at this time. The approval of a one-year time extension will help the Applicant position their subdivision to remain ready to record the Final Plat Map for Neighborhood "B" and begin construction once the Town is able to provide the appropriate water

allocations for the project (see Attachment No. 2).

DISCUSSION

There are no proposed changes associated with the Preliminary Plat Map for Neighborhood “B.” Therefore, staff is supportive of the Applicant’s request and no new conditions of approval are proposed with the time extension request.

RECOMMENDATION

Staff recommend the Planning Commission adopt the attached draft resolution approving a one-year time extension for MJSUB 02-2024 to September 17, 2026.

ATTACHMENTS

- 1) Draft Planning Commission Resolution Approving a One-Year Time Extension for the Preliminary Plat under Major Subdivision (MJSUB) 02-2024.
- 2) Applicant’s One (1) Year Time Extension Request Letter, Dated July 15, 2025
- 3) Planning Commission Staff Report, Dated September 17, 2024, for MJSUB 02-2024.
- 4) Applicant’s Previously Approved Preliminary Plat Map for Neighborhood “B” of Pinegrove..

**TOWN OF LA PLATA, MARYLAND
PLANNING COMMISSION RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
TOWN OF LA PLATA, MARYLAND APPROVING A ONE (1)
YEAR TIME EXTENSION FOR MAJOR SUBDIVISION (MJSUB)
02-2024 TO SUBDIVIDE 25.488 ACRES OF LAND INTO 107
ATTACHED, RESIDENTIAL, DWELLING UNITS IN
NEIGHBORHOOD “B” OF THE PINEGROVE DEVELOPMENT.
PROJECT.**

WHEREAS, an application requesting the approval of a one (1) year time extension to Major Subdivision (MJSUB) 02-2024 for Neighborhood “B” of the Pinegrove Development was submitted on July 15, 2025, by Chris Lazration of Rodgers Consulting addressed at 110 Mercantile Lane, Suite 280, Largo, Maryland 20774 on behalf of the property owner, DH Horton, 137 Mitchells Chance Road, Suite 300 Edgewater, Maryland 21037; and,

WHEREAS, Major Subdivision (MJSUB) 02-2024 for Neighborhood “B” of the Pinegrove Development was previously approved under a Preliminary Plat Map by the Planning Commission on September 17, 2024, for the development of 107 attached, residential, dwelling units subject to the following Condition of Approval, *“The applicant shall submit updates to the traffic impact study (TIS) for review and approval by Charles County Government, the State Highway Administration and the Town at certain milestones as mutually approved to. Each TIS shall be developed in accordance with the Charles County APF Manual using the Development District Standards.”* and,

WHEREAS, there are no proposed changes to the Preliminary Plat Map for Neighborhood “B” (under MJSUB 02-2024) as part of the one (1) year time extension request, and,

WHEREAS, the applicant is requesting the one (1) year time extension as the town of La Plata is unable to provide adequate water allocations to support the subdivision of Neighborhood “B” at this time, and,

WHEREAS, on August 6, 2025, the Planning Commission held a public meeting on the one (1) year time extension for Major Subdivision (MJSUB) 02-2024 to pursuant to State law; and,

WHEREAS, after considering the applicant’s plans, the project staff report, all written and verbal testimony, and evaluating all other information presented to the La Plata Planning Commission, the Commission has determined that the prior findings and the adopted condition of approval for MJSUB 02-2024 by the Planning Commission (on

September 17, 2024) are still valid and are incorporated herein, by reference, as part of the approval of this one (1) year time extension for MJSUB 02-2024.

NOW, THEREFORE, BE IT RESOLVED that the La Plata Planning Commission hereby approves a one (1) year time extension for the Preliminary Plat Map for Neighborhood “B” of the Pinegrove Development, under Major Subdivision (MJSUB) 02-2024.to September 17, 2026.

PASSED AND ADOPTED BY THE LA PLATA PLANNING COMMISSION on ____2025, by the following vote:

Yes:

No:

Abstain:

Absent:

Dawn Bank, Planning Commission Chair

Attest:

Don Dooley, Director of Planning

MEMORANDUM

TO: Town of La Plata Staff
FROM: Rodgers Consulting, Inc.
SUBJ: Pinegrove – Neighborhood B – Preliminary Plat Extension Request
MJSUB-0002-2024
DATE: July 15th, 2025

To Whom it May Concern,

On behalf of the Applicant, D.R. Horton, Inc., & the Pinegrove Project, Rodgers Consulting, Inc. would like to respectfully request that the Neighborhood B Preliminary Plat (MJSUB-0002-2024) that was originally approved by the Town of La Plata Planning Commission on September 17th, 2024 be considered for an approval extension per §173-23.B(3) of the Town of La Plata Code that states:

Approval of the Preliminary Plat shall constitute conditional approval of the subdivision but does not constitute approval of the Final Plat. Approval of a Preliminary Plat shall be valid for not more than one (1) year unless an extension is granted by the Planning Commission.

Additionally, Town Staff has requested that the following justification(s) be provided to support the request for an approval extension.

1. Necessity / Reason for the Extension Request?

Justification: The Applicant is requesting an approval extension for the Preliminary Plat as the Town has been unable to provide the necessary water allocations for this Development area to proceed with Final Record Plat approval.

2. Are There Proposed Changes to the Preliminary Plat or to the Conditions of the Site That Have Changed Since the Preliminary Plat was Approved in September 2024?

Justification: No changes have been proposed to the Preliminary Plat & the Preliminary Plat provided as part of this approval extension request is the Preliminary Plat as reviewed & approved in September 2024.

3. How Will the One-Year Time Extension Help Facilitate Your Project?

Justification: An extension approval to the Preliminary Plat will help position this Development area to remain ready to finalize the Final Record Plat approval at such a time the Town is able to provide the appropriate water allocations.

On behalf of the Applicant, D.R. Horton, Inc., thank you for your time in reviewing this Pinegrove – Neighborhood B – Preliminary Plat (MJSUB-0002-2024) Extension Request. If you have any further questions or comments, please do not hesitate to contact us.

Sincerely,
Rodgers Consulting, Inc.

cc.
Brian Georg, D.R. Horton, Inc.
Garrett McLendon, D.R. Horton, Inc.
Danielle Conrow, Rodgers Consulting, Inc
Laurie Beth Donnachie, Rodgers Consulting, Inc



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

STAFF REPORT FOR CODE COMPLIANCE

To: Planning Commission
From: Jeanine Harrington AICP, Director of Planning
Date: September 17, 2024
Subject: Major Subdivision Preliminary Plat Review and Approval

PROJECT NAME: Pinegrove – Neighborhood B

PROJECT NUMBER: MJSUB-0002-2024

APPLICANT/OWNER: D.R. Horton Inc. / Brian Georg

ENGINEER/AUTHORIZED AGENT: Rodger's Consulting Inc. / Chris Lazration

Tax Map:	33	Block:	00	Parcel:	43 & 440
Existing Zoning:	TDX				
Existing Use:	Vacant				
Proposed Use:	107 Attached Dwelling Units				
Size:	25.488 Ares				
Proposed Density:	22.907 DU/AC	Overall Density:	8.06 DU/AC		
Adjacent Land Use:	Classification		Use		
North	TDX		Pinegrove – Neighborhood Q		
South	TDX		Pinegrove – Neighborhood C		
East	TDX		Pinegrove – Neighborhood A		
West			Charles County		

PROJECT REQUEST:

The applicant has submitted an application, in accordance with Section 173-24 of the Town Code, for the review and approval of a Preliminary Plat for the Pinegrove Neighborhood B development containing 107 attached dwelling units. As required by the Town Code, the Approval of the preliminary plat shall constitute conditional approval of the subdivision but shall not constitute approval of the final plat. Approval of a preliminary plat shall be valid for not more than one (1) year unless an extension is granted by the Planning Commission.

BACKGROUND:

The Pinegrove (formerly Heritage Green) development was annexed into the Town in 1990 as

part of the Davis Annexation Agreement. The annexation petition encompassed the Heritage Green development as shown in the attached documents, the property now known as Washington Square, the Park and Ride property, 1014 Washington Avenue and a currently vacant piece of land west of the CSX railroad.

The applicant has proposed a phasing schedule, which may be adjusted as the development progresses. In Phase 1 they are proposing to install the parkway system beginning at Charles Street (La Plata Parkway Phase 1, which is currently under review) and the trunk sewer line that will begin at the existing pump station and follow the eastern property boundary to Rosewick Road. Neighborhoods A, B, C, K (previously Phase 1A), O and P will also be developed. In Phase 2 neighborhoods Q, D, E, F, G, H, I, J, L, M, and N will conclude the development.

Staff has provided a brief overview of the major milestones for the project to date:

August 2020 *	Property Purchased by DR Horton, Inc.
September 2020	Phase 1 Mass Grading Plans Submitted
October 2020	2020 TDX Zone updated
October 2020	Overall Forest Conservation Plan submitted and approved
October 2020	Maryland Department of the Environment (MDE) permit
November 2020	Trunk line Sewer plans submitted
November 2020	CSX Crossing request for approval restarted
November 2020	Permit to Forest Harvest, southern portion of site issued
December 2020	MSDP Amendment Submitted
March 2, 2021	PC Public Hearing – Recommend approval to the Town Council
March 22, 2021	TC Public Hearing – Recommend approval of the MSDP
March 29, 2021	Sewer Trunk Line Grading Permit Issued
April 13, 2021	Route 6 Entrance Improvement Grading Permit Issued
April 14, 2021	Preliminary Plat – Neighborhood K Submitted
April 19, 2021	MSDP Resolution 21-08 Adopted and Effective
May 7, 2021	Mass Grading Permit – Phase 1 Issued
August 4, 2021	Preliminary Plat – Neighborhood K Approved by the PC
August 3, 2022	Neighborhood K (Phase 1) Final Plat Approved by the PC
September 6, 2022	Neighborhood K (Phase 2 and 3) Final Plat Approved by the PC
April 5, 2022	Preliminary Plat – Neighborhood O Approved by the PC
January 3, 2023	Preliminary Plat – Neighborhood A Approved by the PC
January 3, 2023	Final Plat – Neighborhood O (Phases 1 & 2) Approved by the PC
August 2, 2023	Major Site Plan – Neighborhood Q (Lot 1) Approved by the PC
	Final Plat – Neighborhood A (Phases 1, 2, & 3) Approved by the PC

April 2, 2024	Final Plat – Neighborhood I (Phase 2) Approve by the PC
August 21, 2024	Pinegrove – Overall Final Forest Conservation Plan Approved

PROPOSED DEVELOPMENT:

The Pinegrove preliminary plat for Neighborhood B is proposing to develop 107 attached dwelling units. In accordance with the Master Site Development Plan approval there are no lot coverage, minimum lot area, lot widths or setbacks required. The applicant is proposing to have a twenty (20) foot front setback, a twenty-five (25) foot rear setback and a five (5) foot side setback. Neighborhood B is showing a density of 22.907 dwelling units per acre, and it is noted that the overall development must achieve a density of 6.5 to 15 dwelling units per acre, therefore individual neighborhood densities will vary to achieve the overall goal.

Neighborhood K = 8.33 (21.114 ac. with 176 du)
 Neighborhood O = 7.06 (9.626 ac. with 68 du)
 Neighborhood A = 19.88 (11.873 ac. with 236 du)
 Neighborhood Q (Lot 1) = (15.219 ac. With 288 du)
 Neighborhood I = 8.534 (25.778 ac. With 220 du)
 Neighborhood B = 22.907 (4.671 ac with 107 du)

Total (To Date) = 88.281 ac. with 1,095 du = 8.06 du/acre

CODE OF THE TOWN OF LA PLATA CRITERIA FOR APPROVAL AND FINDINGS:

[Chapter 108-49 - Preliminary forest conservation plan:](#)

Staff Analysis: The overall final forest conservation plan has been reviewed and approved in accordance with this section. The site proposes to clear 714.35 acres of forest and will retain 188.81 acres in permanent forest conservation easements. The project also requires 129.17 acres of reforestation. The applicant is proposing to reforest 33.08 acres on the site, which leaves 96.08 acres of reforestation. 192.16 acres will need to be provided off-site because of the 2:1 reforestation ratio.

[Chapter 167 – Stormwater Management:](#)

Staff Analysis: The Step II Stormwater Management Plan has been reviewed and approved in accordance with this section. The plan proposes the use of ESD practices (submerged gravel wetlands and grass swales) throughout the site to treat impervious area to the maximum extent practicable. Natural flow patterns were maintained as much as possible and impervious areas, such as roads, were minimized to protect natural resources surrounding the site. All water will be retained on site and will not adversely affect the adjoining property owners. The development is required to provide at least 25,388 cubic feet of ESD and they are providing 49,818 cubic feet.

[Chapter 173-9 – Streets:](#)

Staff Analysis: All proposed streets have been designed to be in compliance with this section. The development will have two (2) secondary local roads designed in conformance with the Charles County design manual. The neighborhood will have a primary access on Rosewick Road with a secondary access connecting to proposed Neighborhood C. The Road Names have been submitted to Charles County addressing in order to proceed with creating individual addresses. The site will

also feature six (6) foot wide sidewalks and ADA compliant ramps at intersections.

[Chapter 173-11 - Dedication and Reservation of Parkland:](#)

Staff Analysis: The applicant has provided approximately 17.667 acres shown on the plat as Open Space (Parcels A-C) including a connection to the nature walking trail along La Plata Parkway and Rosewick Road. The nature trail will connect to future Neighborhood C to the south of the site. In accordance with Town Code Section 191-33.D.9 the overall development is required to provide twenty-five percent (25%) as open space including five percent (5%) as public use space. In Neighborhood B, the open space is equivalent to about fifty one percent (69%) of the total land area. This area of the site contains floodplain, wetlands, streams and steep slopes which are being preserved and protected from the development.

[Chapter 173-18 - Street trees:](#)

Staff Analysis: Street trees have been provided along the right-of-way in a designated planting strip and is in compliance with this section. In accordance with the Town Code sixty-seven (67) trees would be required and the applicant is proposing a minimum of sixty-seven (67) trees. Several different species listed for consideration along the different road sections, which will be finalized with the final engineering plans. In accordance with Town policy the applicant will be providing a minimum of 80% native tree species, and not more than 5% non-native species. As shown on sheet 3 of the plan set the planting strips will be at least seven (7) feet wide to accommodate the street trees and prevent interference with utilities.

[Chapter 173 – Article IX – School Seat Allocation Policy](#)

Staff Analysis: The total number of school seats required for Pinegrove - neighborhood B (107 units) is 47.08 school seats. In the instance where the total number of school seats cannot be assigned directly by the town, the remainder of the school seats shall be assigned as identified in the approved DRR. School seats would be calculated and allocated at the Final Plat phase.

[Chapter 186 – Waters and Sewers:](#)

Staff Analysis: Water and Sewer connections are being provided in compliance with this section. Water and sewer capacity will be approved at Final Plat approval. The estimated water and sewer capacity are as follows:

Project	Project Number	Estimated Water Demand (Gallons Per Day)	Estimated Sewer Demand (Gallons Per Day)
Pinegrove - B	MJSUB-0002-2024	26,750	26,750

[2020 COMPREHENSIVE PLAN:](#)

Land Use Goals and Actions

GOAL #1: La Plata will maintain and enforce its plans and policies to strengthen the downtown core and maintain its small-town character.

Staff Comment: The site is zoned TDX (mixed use) and is in compliance with the land use element of the Comprehensive Plan.

GOAL #2: New development areas will reflect the principles of walkability, sustainability and environmental protection.

Staff Comment: The applicant has shown they are implementing the principles of walkability and environmental protection to the greatest extent. The use of trails, sidewalks, parks, wetland

restoration and garden areas will protect the existing ecological features while ensuring a beautiful development for the residents.

Environmentally Sensitive Areas Goals and Actions

GOAL #6: Protect sensitive environmental areas through resource conservation and other natural resource management tools.

Staff Comment: The applicant has taken into the account the sensitive areas throughout the development. Where possible they are maintaining forest conservation easements, greenways, wetland buffers, stream buffers and parkland to preserve the sensitive areas. As noted in the project description the applicant has indicated they will maintain existing and/or enhance meadows, restore and maintain ponds, restore wetland habitats, and provide stream restoration.

GOAL#7: Require a high standard of environmental protection in new subdivisions through regulations that protect forest stands and mature trees, stream valleys, steep slopes and waterways.

Staff Comment: Staff has reviewed and approved a preliminary forest conservation plan which ensures that mature trees, stream valleys, steep slopes and waterways are being protected to the greatest extent possible. Some off-site Forest Conservation will be required to meet the standards and will be required at a 2:1 ratio.

Transportation Goals and Actions

GOAL #16: Continue to make La Plata a very walkable community.

Staff Comment: The proposed development will provide sidewalks and a trail system to allow for pedestrian activity throughout the site. Staff believes that the desired walkability goal has been met on the site.

GOAL #32: Create a town-wide walking/biking trail system as recommended by the 2011 La Plata Parks and Recreation Master Plan.

Staff Comment: Neighborhood B will build a portion of the La Plata Parkway which will connect to the existing walking path along Charles Street.

STAFF RECCOMENDATION:

Staff recommends approval of the Pinegrove Neighborhood B Preliminary Plat in accordance with Section 173-24 of the Code of the Town of La Plata with the following condition;

1. The applicant shall submit updates to the traffic impact study (TIS) for review and approval by Charles County Government, the State Highway Administration and the Town at certain milestones as mutually agreed to. Each TIS shall be developed in accordance with the Charles County APF Manual using the Development District Standards.

PC RECOMMENDED MOTION:

I move to approve the Pinegrove Neighborhood B Preliminary Plat as presented with the condition that the applicant shall submit updates to the traffic impact study (TIS) for review and approval by Charles County Government, the State Highway Administration and the Town at certain milestones, as mutually agreed to. Each TIS shall be developed in accordance with the Charles County APF Manual using the Development District Standards.

Reference Documents are attached to the agenda.

GENERAL NOTES:

- PINEGROVE (FORMERLY KNOWN AS HERITAGE GREEN) IS APPROXIMATELY 1.021 ACRES COMPRISED OF PARCEL NO. 43, 163, & 444 LOCATED WITHIN THE TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND, AS SHOWN ON CHARLES COUNTY TAX MAP NO. 33. THE SITE IS LOCATED ON THE EAST SIDE OF THE EXISTING CSX RAILROAD, THE NORTH & SOUTH SIDES OF ROSEWICK ROAD, THE WEST SIDE OF THE CHARLES COUNTY BOARD OF EDUCATION PROPERTY & AGRICOLIA SUBDIVISION, AND THE NORTH SIDE OF MD ROUTE 6 (CHARLES STREET).
- PINEGROVE IS SUBJECT TO A DEVELOPERS RIGHTS & RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 12234 AT FOLIO 0060.
- THIS PROPOSED PRELIMINARY PLAT OF SUBDIVISION CONSISTS OF NEIGHBORHOOD B; 107 SINGLE FAMILY LOTS, 3 PARCELS, AND ALL ASSOCIATED INFRASTRUCTURE. THE TOTAL AREA OF THIS PRELIMINARY PLAT OF SUBDIVISION 25.488 ACRES.
- THE SITE IS ZONED TDX (TRADITIONAL DEVELOPMENT MIXED-USE).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY RODGERS CONSULTING, INC. (RCI) DATED DECEMBER 2020.
- HORIZONTAL DATUM COORDINATES & DISTANCES SHOWN HEREON ARE AT THE SURFACE IN MARYLAND COORDINATE SYSTEM [NAD 83 (2011), SPCS ZONE 1900 (MD), U.S. SURVEY FEET] BASED ON STATIC GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS POST-PROCESSED BY THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). MEASURE POINTS INCLUDE ROI CONTROL POINTS 9500 & 9501. THE AVERAGE COMBINED (MAP SCALE X ELEVATION) FACTOR FOR THE SITE IS 0.99996234. (9500: N 314713.020, E 1318272.646; 9501: N 321206.100, E 1324596.386).
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM LIDAR & PHOTOGRAMMETRIC MAPPING PERFORMED BY MCKENZIE SNYDER, INC. DATED JULY, 2020. CONTOURS ARE SHOWN AT 2 FOOT CONTOUR INTERVALS.
- THE VERTICAL DATUM IS NAVD88 BASED ON STATIC GPS & CONVENTIONAL SURVEY MEASUREMENTS TO NATIONAL GEODETIC SURVEY BENCH MARKS PID HV0858 (X 123) & PID HV0857 (Y 123), (X 123: NAVD88 ORTHO HEIGHT 181.39; Y 123: NAVD88 ORTHO HEIGHT 185.05).
- EXISTING ADJACENT BOUNDARIES ARE A COMPILATION OF TOWN OF LA PLATA GIS, DEEDS, AND PLATS OF RECORD.
- DEPICTION OF EXISTING BUILDINGS AND PAVEMENT IS FROM TOWN OF LA PLATA GIS.
- THE SOILS INFORMATION ON THIS PLAN IS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURE RESOURCE CONSERVATION WEB SOIL SURVEY.
- 100-YEAR FLOODPLAIN'S ARE LOCATED ON SITE AS SHOWN ON FEMA FIRM PANEL NO.'S 24017C0186C AND 24017C0187C. THERE ARE +/- 44 ACRES OF ZONE AE 100-YEAR FLOODPLAIN ON THE SITE.
- CLARK RUN AND ITS ASSOCIATED TRIBUTARIES ARE PRESENT ON SITE. THE ULTIMATE OUTFALL OF THE SITE IS TO ZEKIAH SWAMP RUN AND THE WICOMICO RIVER.
- THE SITE CONTAINS WETLANDS AND THEIR ASSOCIATED BUFFERS AS DELINEATED BY ENVIRONMENTAL SYSTEM ANALYSIS, INC. (ESA) AND AS SHOWN ON THE APPROVED NRI/FSD (FSD-000382-2019) DATED MAP 2019. THE WETLAND INFORMATION WAS RECONFIRMED/UPDATED BY ESA IN OCTOBER 2020. OPEN WATER (PONDS) COVER +/- 17.5 ACRES OF THE SITE.
- THERE ARE NO KNOWN ROCK OUTCROPPINGS, SINKHOLES, OR DEPRESSIONS PRESENT ON THE SITE.
- STEEP SLOPES (>15%) ARE PRESENT ON THE SITE.
- THERE ARE ERODIBLE SOILS (K<0.35, SLOPES >5%) PRESENT ON THE SITE AS ESTABLISHED BY THE EXISTING TOPOGRAPHY AND SOILS INFORMATION.
- THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES ON THE SITE PER THE LETTER FROM MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) DATED JULY 2018.
- THE SITE MAY CONTAIN FOREST INTERIOR DWELLING HABITATS PER THE LETTER FROM MD-DNR DATED JULY 2018.
- THERE ARE NO HISTORICAL SITES ON THE SITE PER THE LETTER FROM THE MARYLAND HISTORICAL TRUST (MHT) TO ESA, INC. DATED JUNE 2018.
- THERE ARE NO KNOWN GASOLINE OR CHEMICAL STORAGE FACILITIES WITHIN 200' IN ANY DIRECTION OF ANY PROPOSED WATER OR SEWER LINES.
- THE CURRENT WATER & SEWER CLASSIFICATION IS W-5 / S-3 & S-5. ALL PROPOSED WATER & SEWER SHALL BE LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF-WAY. ANY PUBLIC WATER & SEWER OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE LOCATED WITHIN AN EASEMENT GRANTED TO THE TOWN OF LA PLATA.
- OPEN SPACE/RECREATIONAL PARCELS A-C SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THE DEVELOPER IS RESPONSIBLE TO PLACE ALL PUBLIC AND PRIVATE STREET SIGNS AND/OR ROADWAY MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MD-MUTCD).
- ALL SIDEWALKS SHALL BE 6 FEET WIDE AS ESTABLISHED BY THE TDX ZONE UNLESS OTHERWISE SPECIFIED. SIDEWALK RAMPS SHALL BE PROVIDED AT THE END OF ALL MARKED & UNMARKED CROSSWALKS USING ADA/PROWAG STANDARDS PER MDSHA OR OTHER LOCAL JURISDICTIONAL DETAILS.
- THE PROPOSED PATH / TRAIL SYSTEM SHALL BE PAVED (CONCRETE WHERE FRONTING LOTS & ASPHALT WHEN NOT FRONTING LOTS) WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAYS & SHALL BE NATURAL SURFACE OUTSIDE THE PUBLIC RIGHT-OF-WAYS. FURTHER DETAILS & SPECIFICATIONS TO BE DETERMINED AT MAJOR SITE PLAN.
- ALL ROAD INTERSECTION CURB FILLETS ARE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
- AS PER THE TOWN OF LA PLATA'S CODE SECTION 191-14 SCHOOL SEAT ALLOCATION POLICY & PER THE TOWN'S SCHOOL SEAT YIELD FACTORS FOR SINGLE-FAMILY ATTACHED UNITS, THE TOTAL NUMBER OF SCHOOL SEATS REQUIRED FOR PINEGROVE - NEIGHBORHOOD B (107 UNITS) IS 47.08 SCHOOL SEATS. IN THE INSTANCE WHERE THE TOTAL NUMBER OF SCHOOL SEATS CANNOT BE ASSIGNED DIRECTLY BY THE TOWN, THE REMAINDER OF THE SCHOOL SEATS SHALL BE ASSIGNED AS IDENTIFIED IN THE APPROVED DRRA.

PREVIOUS APPROVALS AND/OR ASSOCIATED PLANS:

- FSD-000382-2019 - NATURAL RESOURCE INVENTORY - FOREST STAND DELINATION PLAN
- FCP-000466-2020 - PRELIMINARY FOREST CONSERVATION PLAN
- MJSP-000379-2019 - SEWER TRUNKLINE
- UIP-000659-2023 / DSP-230012 - ROSEWICK ROAD SEWER TRUNKLINE EXTENSION
- UIP-000648-2023 / DSP-230004 - ROSEWICK ROAD WATERLINE EXTENSION
- MSDP-000478-2020 - MASTER SITE DEVELOPMENT PLAN
- SWM-000530-2021 - OVERALL STORMWATER MANAGEMENT CONCEPT
- SWM-0004-2024 - NEIGHBORHOOD B STORMWATER MANAGEMENT
- DSP-230045 - ROSEWICK ROAD @ RISING PINE ROAD ROAD IMPROVEMENT PLANS

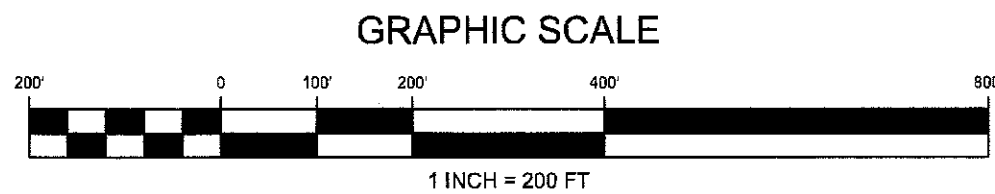
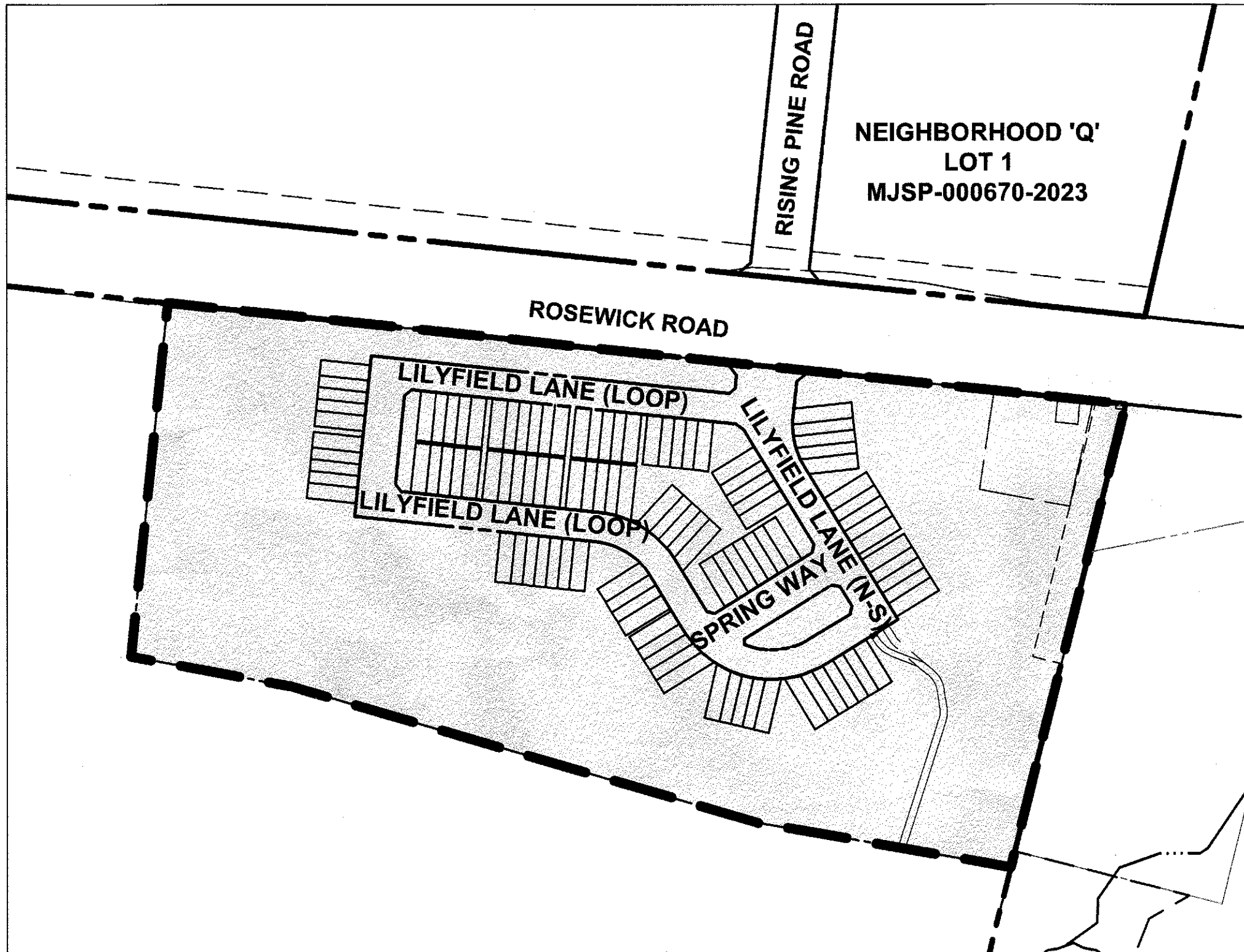
PINEGROVE

(FORMERLY KNOWN AS HERITAGE GREEN)

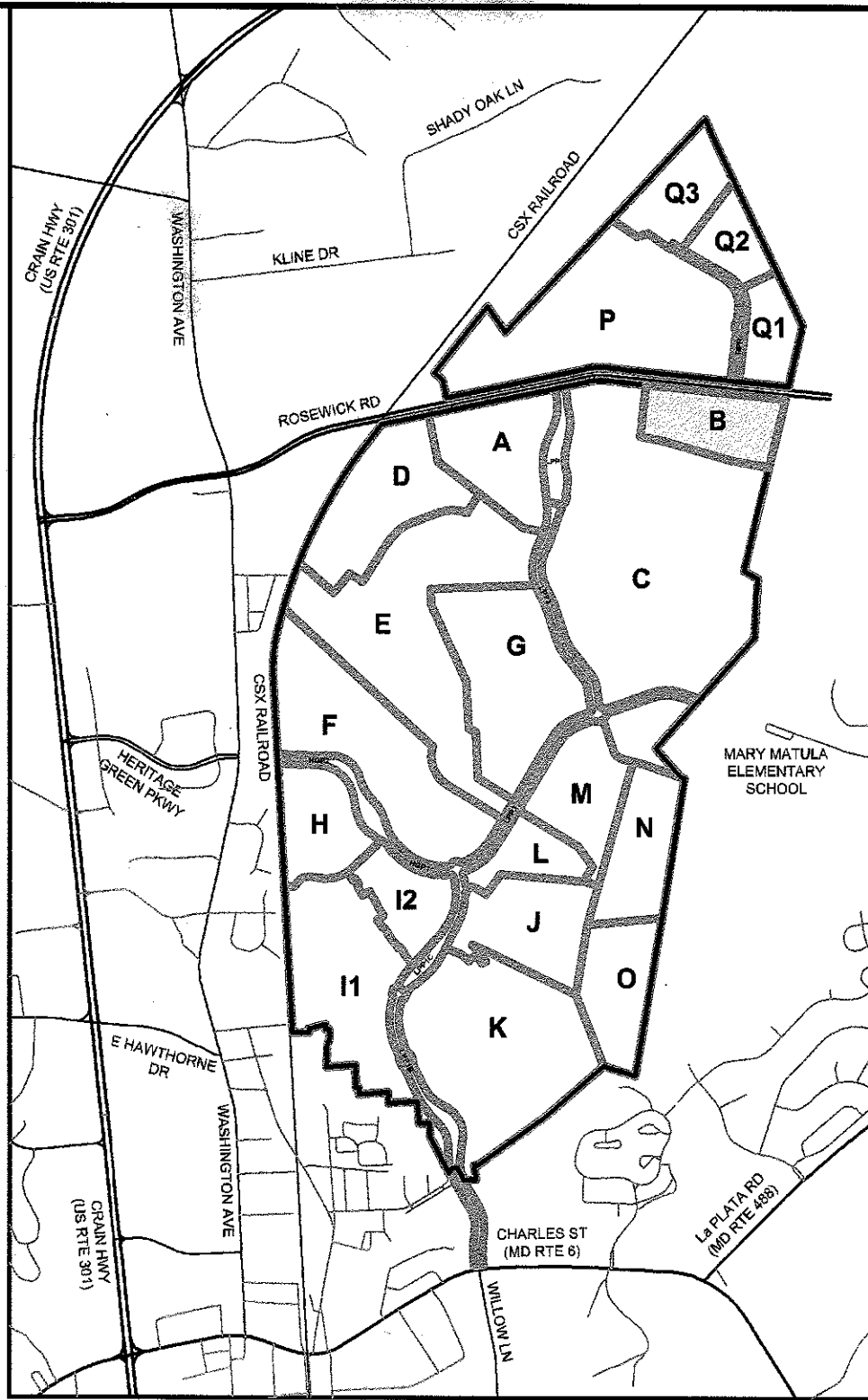
NEIGHBORHOOD 'B'

PRELIMINARY PLAT OF SUBDIVISION

TOWN OF LA PLATA MJSUB-0002-2024



TOTAL EDU'S = 107 (26,750 GPD)



VICINITY MAP
1" = 2,000'

SHEET INDEX:

- SHEET 1 - COVER SHEET, VICINITY MAP & INDEX
- SHEET 2 - LOT & PARCEL AREAS
- SHEET 3 - NOTES & DETAILS
- SHEET 4 - LOTTING PLAN
- SHEET 5 - COMPOSITE PLAN
- SHEET 6 - UTILITY & EASEMENT PLAN
- SHEET 7 - PRELIMINARY STREET TREE & LIGHTING PLAN
- SHEETS 8 & 9 - PRELIMINARY STREET TREE & LIGHTING NOTES & DETAILS

TOWN OF LA PLATA APPROVAL

PROJECT NUMBER: MJSUB-0002-2024

PLANNING COMMISSION APPROVAL DATE: September 17, 2024

APPROVAL SIGNATURE: [Signature] CEO

APPROVAL SIGNATURE EXPIRATION DATE: September 16, 2025

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 54348, Expiration Date: 05/15/2025."



PRELIMINARY PLAT - NOT TO BE RECORDED

COVER SHEET

N:\MD-Charles\Heritage Green\Subdivision Plans\Preliminary Plans\B1 - Prelim Cover B.dwg 1 Cover Sheet May 17, 2024, 2:11pm

REVISION	DATE	REVISION	DATE
RESPONSE PER COMMENTS	05/2024		

Owner/Applicant/Developer

D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
NEIGHBORHOOD 'B'
PRELIMINARY PLAT - TOWN OF La PLATA PLAN No. MJSUB-0002-2024
ELECTION DISTRICT No. 1
TOWN OF La PLATA, CHARLES COUNTY, MARYLAND

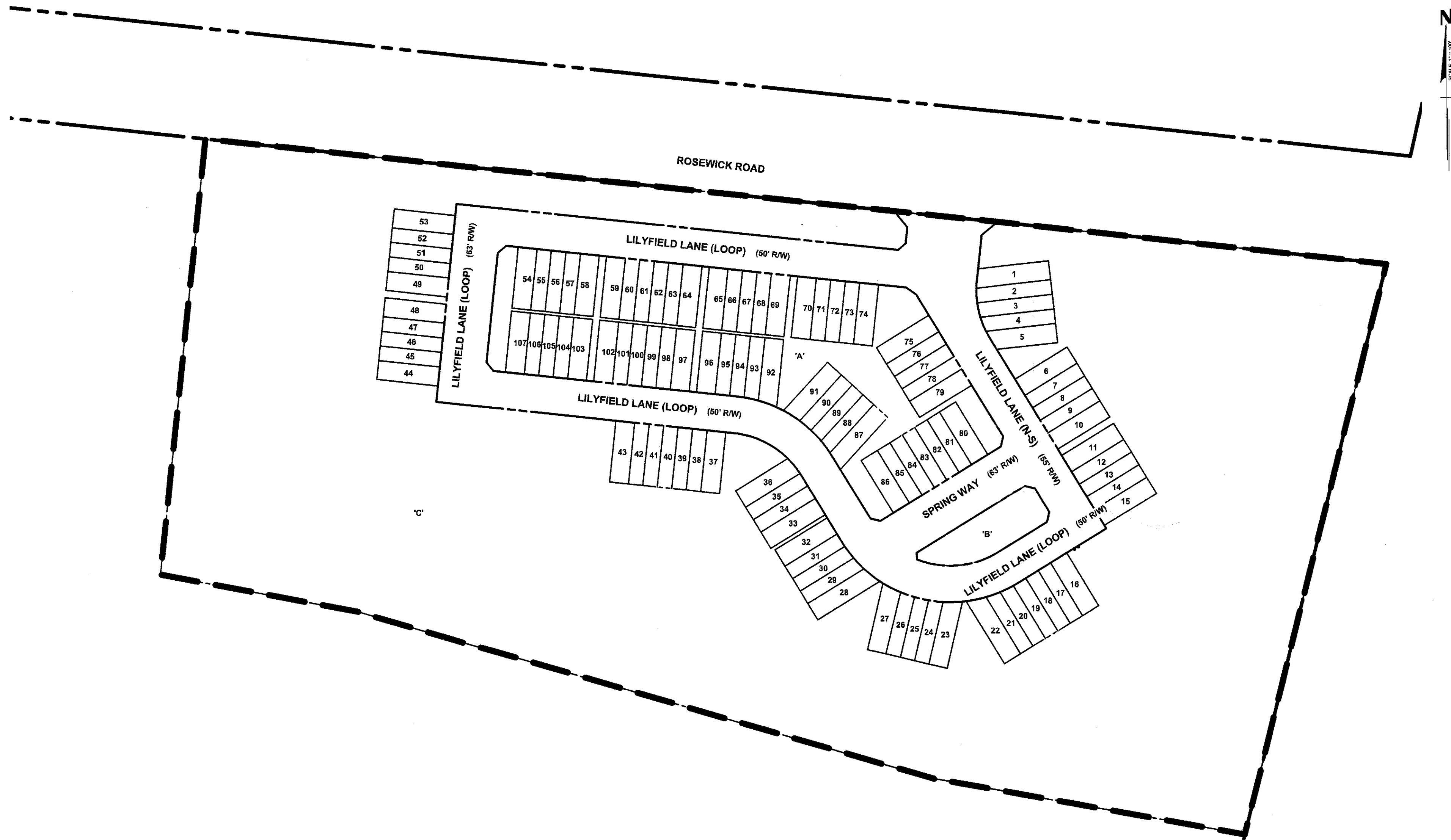
RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
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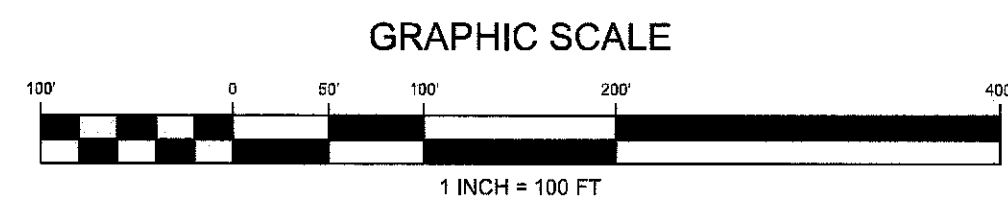
BY	DATE
BASE DATA	
DESIGNED	
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REVIEWED	
RODGER'S CONTACT:	
RELEASE FOR	
BY	DATE

SCALE: 1" = 200'
JOB No: 0832AA10
DATE: MAR. 2024
SHEET No. 1 OF 9

N:\MD-Charles\Heritage Green\Architect\Plan\Preliminary\PlanMCS-3_Prelim Notes-Drafts 2 Lot and Parcel Areas May 17, 2024, 2:11pm



NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' LOT AREAS		NEIGHBORHOOD 'B' PARCEL AREAS													
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	PARCEL	AREA (SF)												
1	±2,597	21	±1,759	41	±1,680	61	±1,680	81	±1,680	101	±1,680	PARCEL 'A'	±33,193												
2	±2,063	22	±2,459	42	±1,680	62	±1,680	82	±1,680	102	±2,184	PARCEL 'B'	±9,313												
3	±2,052	23	±2,328	43	±2,184	63	±1,680	83	±1,680	103	±2,184	PARCEL 'C'	±727,050												
4	±1,976	24	±1,705	44	±2,184	64	±2,184	84	±1,680	104	±1,680	<table><tr><th colspan="2">PUBLIC ROAD AREAS</th></tr><tr><th>ROAD</th><th>AREA (SF)</th></tr><tr><td>LILYFIELD LANE (N-S)</td><td>±33,248</td></tr><tr><td>LILYFIELD LANE (LOOP)</td><td>±91,154</td></tr><tr><td>SPRING WAY</td><td>±12,808</td></tr></table>		PUBLIC ROAD AREAS		ROAD	AREA (SF)	LILYFIELD LANE (N-S)	±33,248	LILYFIELD LANE (LOOP)	±91,154	SPRING WAY	±12,808		
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SPRING WAY	±12,808																								
5	±2,341	25	±1,682	45	±1,680	65	±2,184	85	±1,680	105	±1,680														
6	±2,184	26	±1,705	46	±1,680	66	±1,680	86	±2,184	106	±1,680														
7	±1,680	27	±2,328	47	±1,680	67	±1,680	87	±2,407	107	±2,184														
8	±1,680	28	±2,473	48	±2,184	68	±1,680	88	±1,739	<table><tr><th colspan="2">NEIGHBORHOOD 'B' SUMMARY</th></tr><tr><th>AREA TYPE</th><th>AREA (SF)</th></tr><tr><td>LOTS</td><td>±203,493</td></tr><tr><td>PARCELS</td><td>±769,556</td></tr><tr><td>ROADS</td><td>±137,210</td></tr><tr><td>TOTAL</td><td>1,110,259</td></tr></table>				NEIGHBORHOOD 'B' SUMMARY		AREA TYPE	AREA (SF)	LOTS	±203,493	PARCELS	±769,556	ROADS	±137,210	TOTAL	1,110,259
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9	±1,680	29	±1,765	49	±2,184	69	±2,184	89	±1,689																
10	±2,184	30	±1,700	50	±1,680	70	±2,184	90	±1,686																
11	±2,184	31	±1,680	51	±1,680	71	±1,680	91	±2,263																
12	±1,680	32	±2,184	52	±1,680	72	±1,680	92	±2,323																
13	±1,680	33	±2,282	53	±2,184	73	±1,680	93	±1,703																
14	±1,680	34	±1,755	54	±2,184	74	±2,184	94	±1,681																
15	±2,184	35	±1,755	55	±1,680	75	±2,184	95	±1,680																
16	±2,184	36	±2,244	56	±1,680	76	±1,680	96	±2,184																
17	±1,680	37	±2,184	57	±1,680	77	±1,680	97	±2,184																
18	±1,680	38	±1,680	58	±2,184	78	±1,680	98	±1,680																
19	±1,680	39	±1,680	59	±2,184	79	±2,184	99	±1,680																
20	±1,697	40	±1,680	60	±1,680	80	±2,184	100	±1,680																



NOTE: PARCELS A-C ARE DEDICATED OPEN SPACE / RECREATIONAL

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SITE TABULATIONS:

1. PINEGROVE - NEIGHBORHOOD 'B'
TAX MAP NO. 33, PARCEL NO.'S 43, 163, & 440
1ST ELECTION DISTRICT
LOCATED WITHIN THE INCORPORATED LIMITS OF THE TOWN OF LA PLATA
CHARLES COUNTY, MARYLAND
2. TOTAL TRACT AREA: +/- 1,021 ACRES. THIS PROPOSED PRELIMINARY PLAT OF
SUBDIVISION CONSISTS OF NEIGHBORHOOD 'B' TRACT AREA: 25.488 ACRES.
3. PROPOSED USE: 107 - 20' FRONT LOAD SINGLE FAMILY ATTACHED DWELLING UNITS
4. ZONING: TDX (TRADITIONAL DEVELOPMENT MIXED-USE) - 25.488 ACRES.
5. DIMENSIONAL REQUIREMENTS PER §191-33 (TDX) & MSDP-000478-2020:
 - 5.1. THERE ARE NO LOT COVERAGE REQUIREMENTS.
 - 5.2. THERE ARE NO MINIMUM LOT AREA OR LOT WIDTH REQUIREMENTS.
 - 5.3. MAXIMUM HEIGHT SHALL BE (6) STORIES.
 - 5.4. THE FOLLOWING BUILDING ENVELOPES ARE BEING PROPOSED FOR SINGLE FAMILY
ATTACHED:
 - 5.4.1. 20' FRONT
 - 5.4.2. 15' REAR
 - 5.4.3. 5' SIDE
 - 5.5. BUILDING ENVELOPES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY & SHALL
NOT BE CONSIDERED A GOVERNING LOT CRITERIA. PER §199-33.D & PER
MSDP-000478-2020, FRONT, REAR, & SIDE SETBACKS HAVE BEEN ESTABLISHED TO BE
0'.
6. DENSITY REQUIREMENTS PER §191-33 (TDX) & PER MSDP-000478-2020:
 - 6.1. TOTAL TRACT AREA = 25.488 ACRES.
 - 6.2. TOTAL AREA REMOVED FOR ROADS (137,210 SQUARE FEET OR 3.150 ACRES) & OPEN
SPACE/RECREATIONAL PARCELS (769,556 SQUARE FEET OR 17.667 ACRES) =
+/- 906,766 SQUARE FEET OR +/- 20.817 ACRES.
ALLOWABLE DENSITY: PINEGROVE (OVERALL DEVELOPMENT) MUST PROVIDE A
MINIMUM OF 6.5 DU/AC & A MAXIMUM OF 15 DU/AC. INDIVIDUAL NEIGHBORHOOD
DENSITIES MAY VARY.
PROVIDED DENSITY = NUMBER OF UNITS / NET ACREAGE.
 - 6.4.1. TOTAL NUMBER OF UNITS PER THIS APPLICATION = 107.
 - 6.4.2. NET ACREAGE = TOTAL TRACT AREA (25.488 ACRES) - ROADS (3.150 ACRES) -
OPEN SPACE/RECREATIONAL PARCELS (17.667 ACRES) = +/- 4.671 ACRES.
PROVIDED DENSITY = 107 / 4.671 = 22.907 DU/AC.
 - 6.3.
 - 6.4.
 - 6.4.1.
 - 6.4.2.
 - 6.5.
7. PARKING REQUIREMENTS PER §191-43:
 - 7.1. MINIMUM NUMBER OF REQUIRED PARKING SPACES, SINGLE FAMILY ATTACHED
DWELLING = 2 PER DWELLING.
PARKING SPACES REQUIRED = NUMBER OF DWELLINGS * 2 SPACES PER DWELLING.
 - 7.2.1. TOTAL NUMBER OF DWELLINGS PER THIS APPLICATION = 107.
 - 7.2. PARKING SPACES REQUIRED = 107 * 2 = 214 SPACES.
 - 7.3. PARKING SPACES PROVIDED (ON-LOT) = 214 SPACES.
 - 7.4.1. 20' SINGLE FAMILY ATTACHED UNITS (107):
 - 7.4.1.1. 1-CAR GARAGE = 1 SPACE
 - 7.4.1.2. 1-CAR DRIVEWAY = 1 SPACE
 - 7.5. PARKING SPACES PROVIDED (ON-STREET) = 40
 - 7.6. PARKING SPACES PROVIDED (TOTAL) = 254

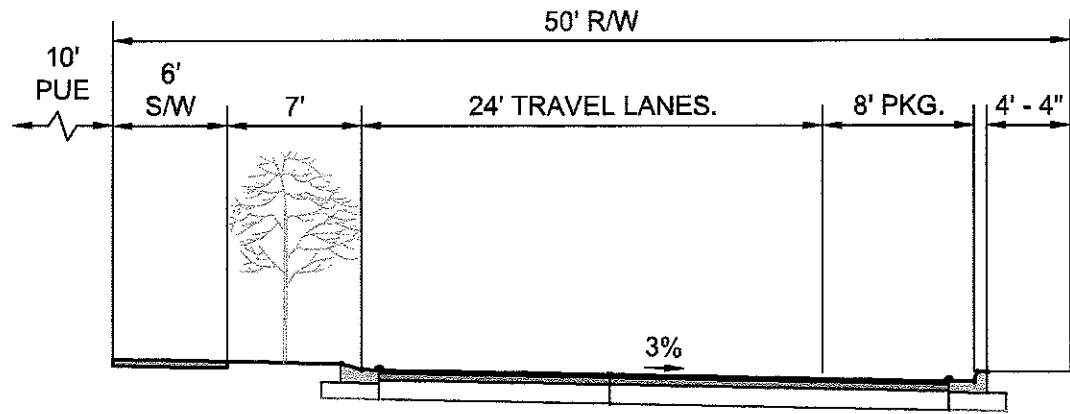
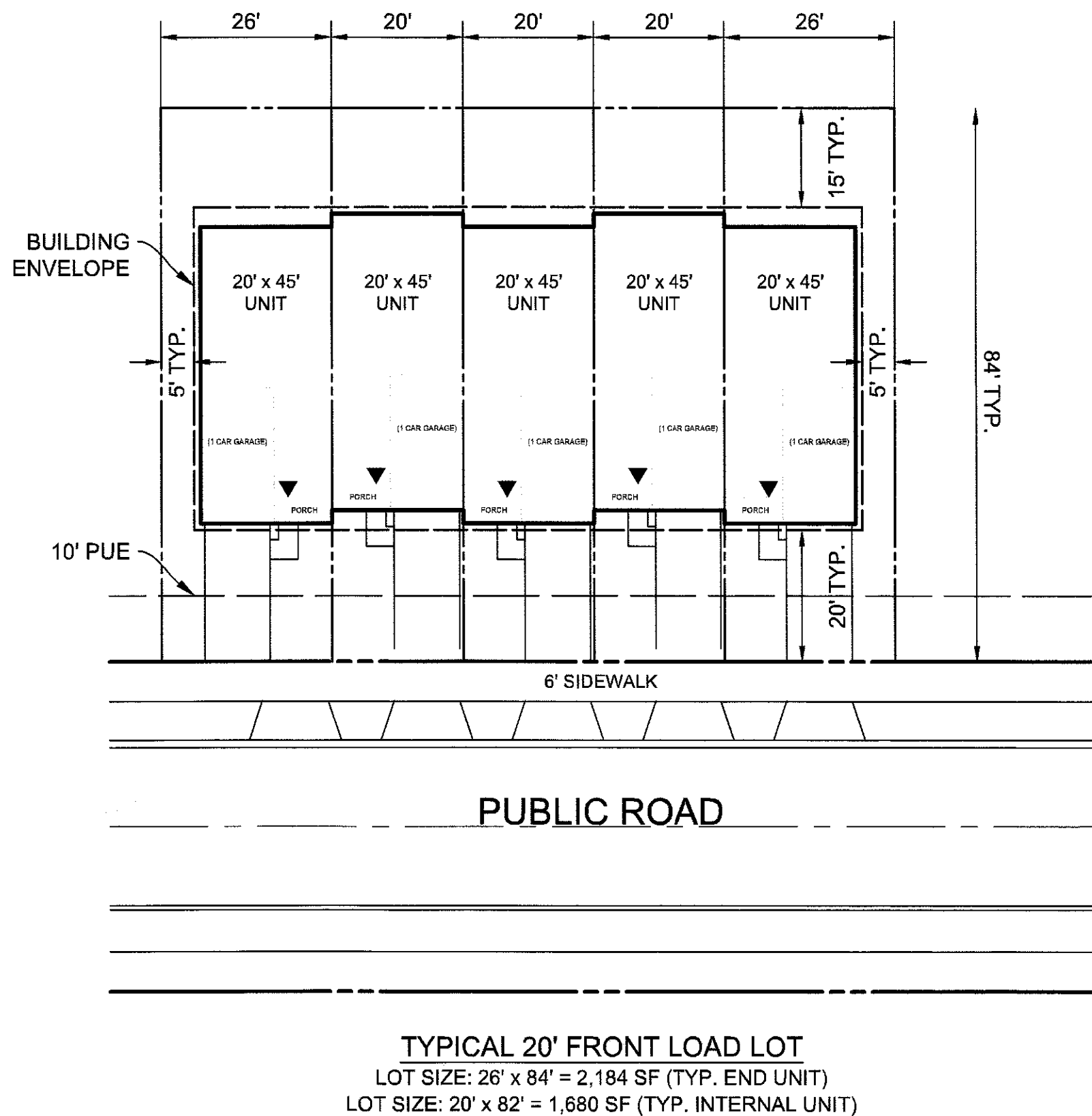
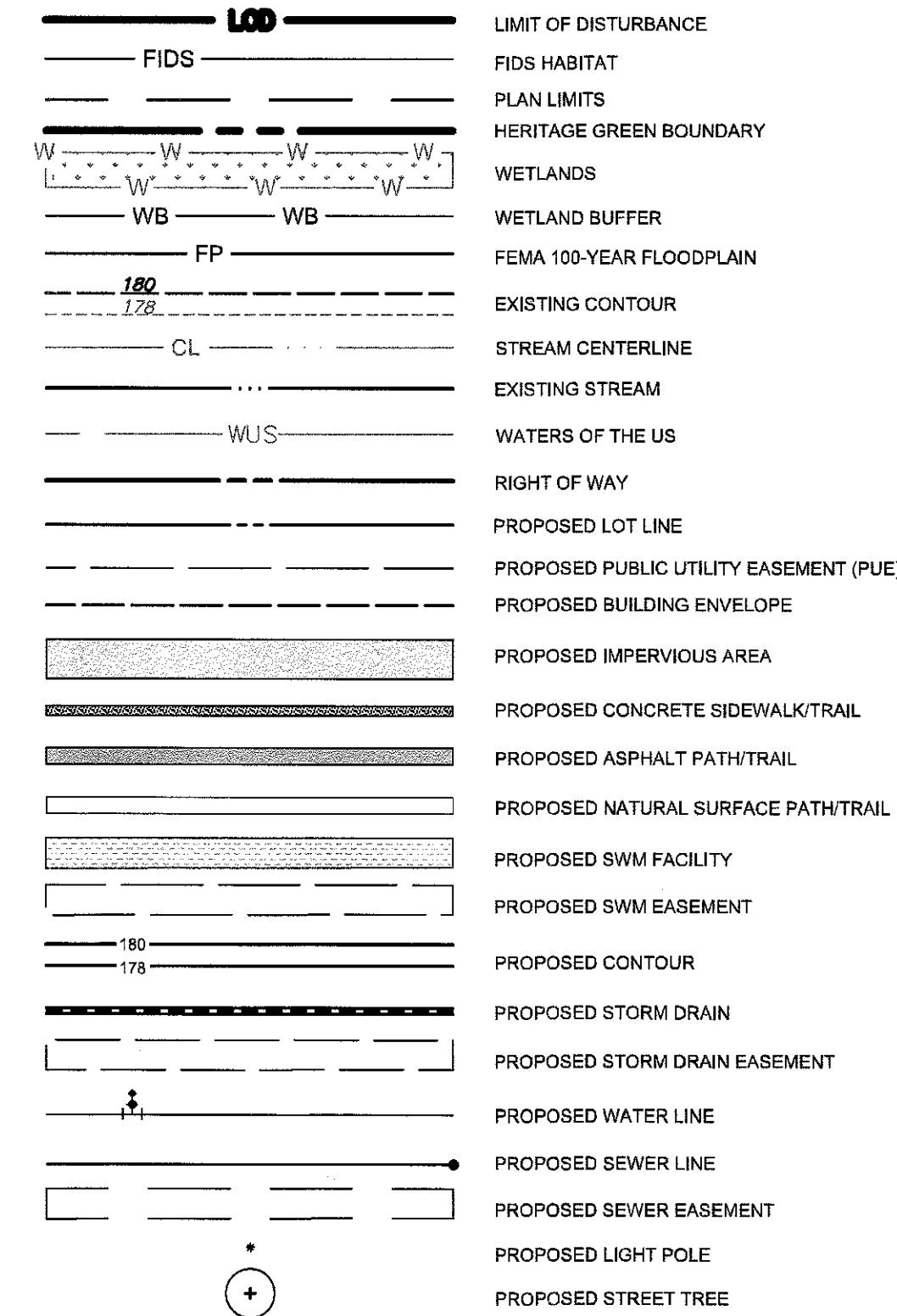
ROAD CLASSIFICATION LIST:

LILYFIELD LANE (N-S)- SECONDARY LOCAL (R2.16'')
LILYFIELD LANE (LOOP)- RESIDENTIAL LOCAL (R2.16'')
SPRING WAY- RESIDENTIAL LOCAL (R2.16'')

** CHARLES COUNTY STANDARD DETAIL R2.16, MODIFIED
TO MEET THE REQUIREMENTS OF THE TOWN & THE TDX
ZONE

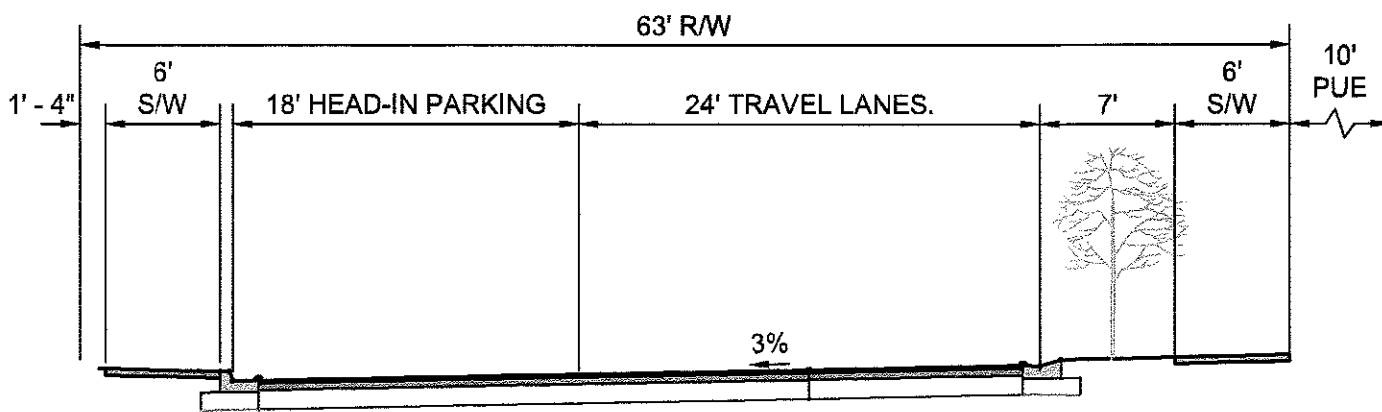
ALL PROPOSED STREETS ARE TO BE PUBLIC.

PRELIMINARY PLAT LEGEND



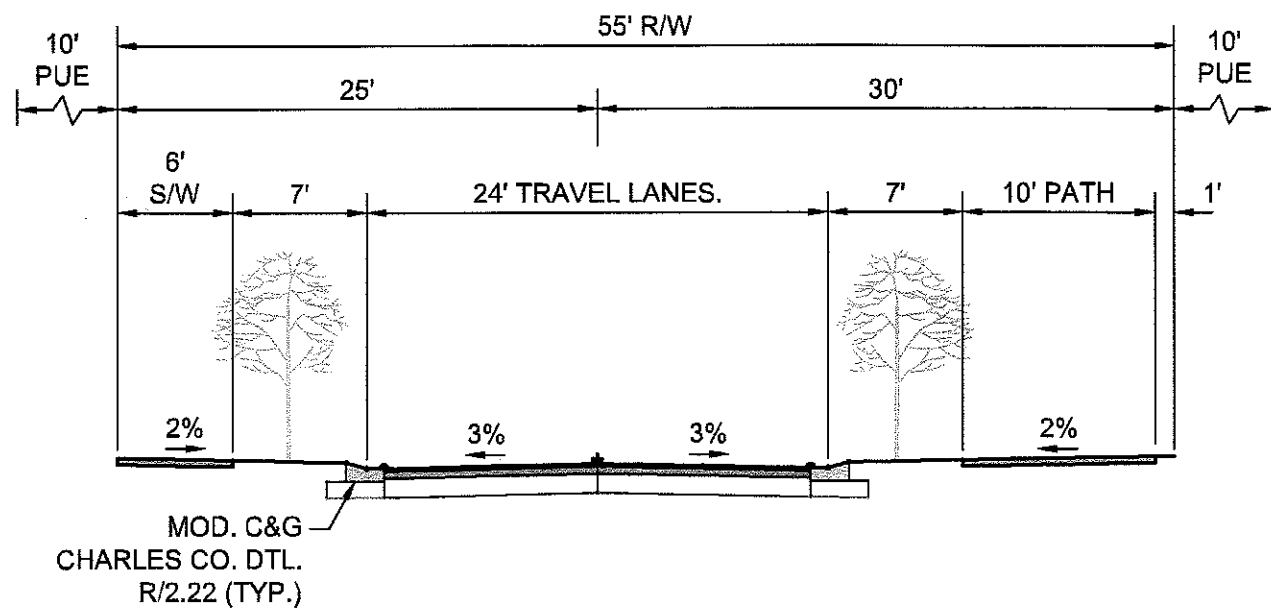
TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET W/ PARALLEL PARKING
(SUPERELEVATED RIGHT)
LILYFIELD LANE (LOOP) STA 00+94± - 06+83±



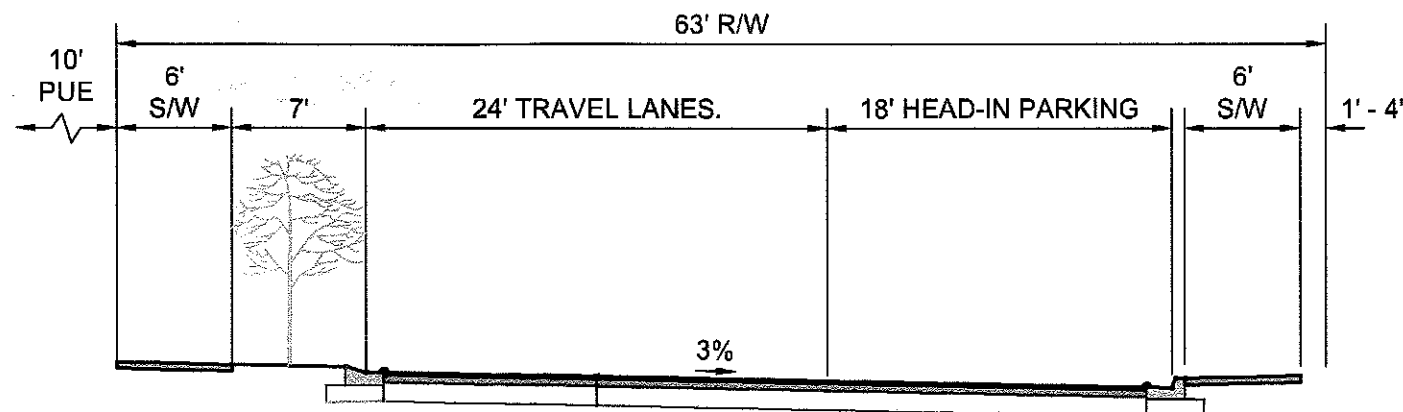
TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET W/HEAD-IN PARKING
(SUPERELEVATED LEFT)
LILYFIELD LANE (LOOP) STA 06+83± - 09+05±



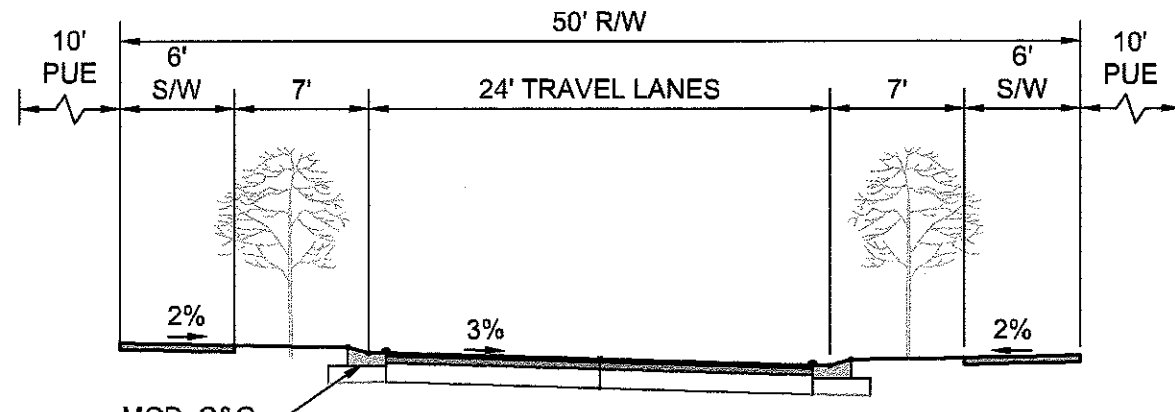
TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET W/PATH
LILYFIELD LANE (N-S) STA 01+04± - 02+34±



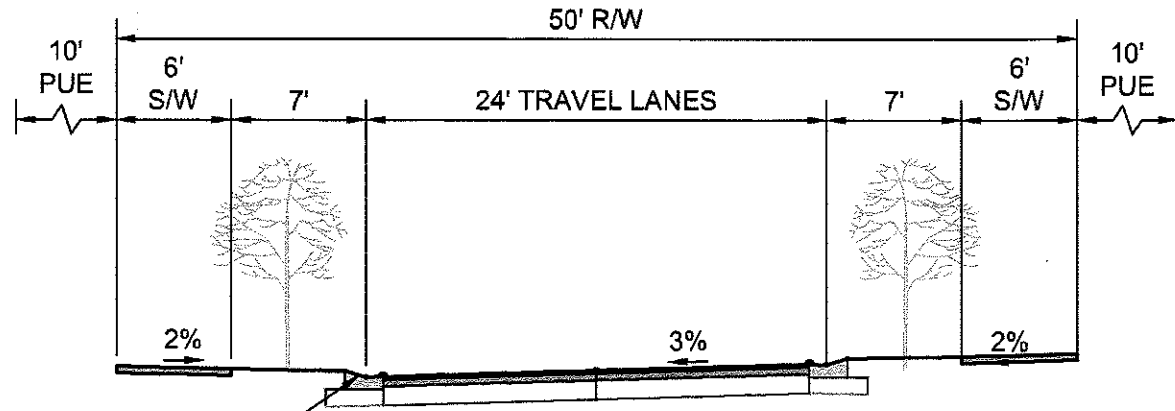
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24' PUBLIC STREET W/HEAD-IN PARKING
(SUPERELEVATED RIGHT)
SPRING WAY STA 00+38± - 02+48±



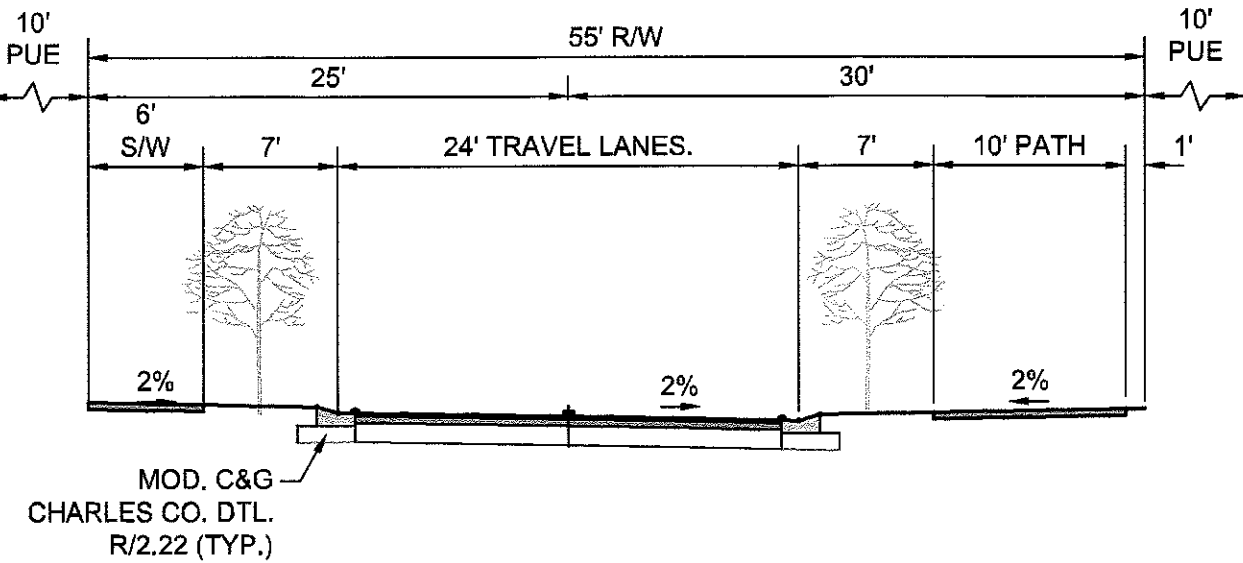
TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET
(SUPERELEVATED RIGHT)
LILYFIELD LANE (LOOP) STA 09+05± - 13+77±



TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET
(SUPERELEVATED LEFT)
LILYFIELD LANE (LOOP) STA 13+77± - 18+87±



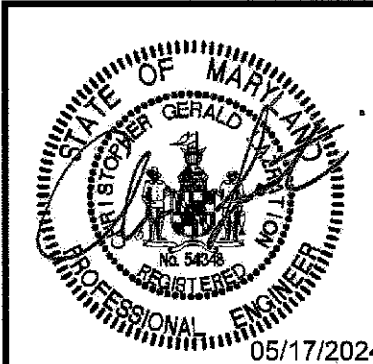
TYPICAL RESIDENTIAL LOCAL ROADWAY SECTION

24' PUBLIC STREET W/PATH
(SUPERELEVATED RIGHT)
LILYFIELD LANE (N-S) STA 02+34± - 05+51±

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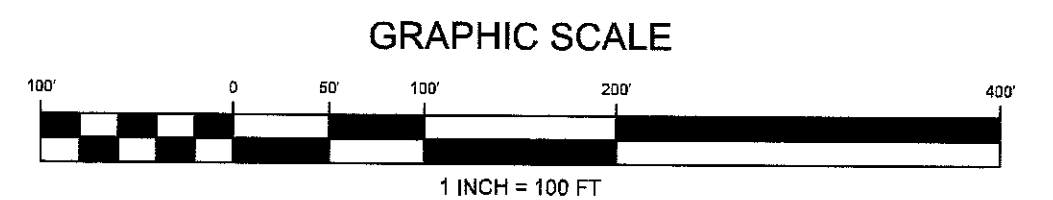
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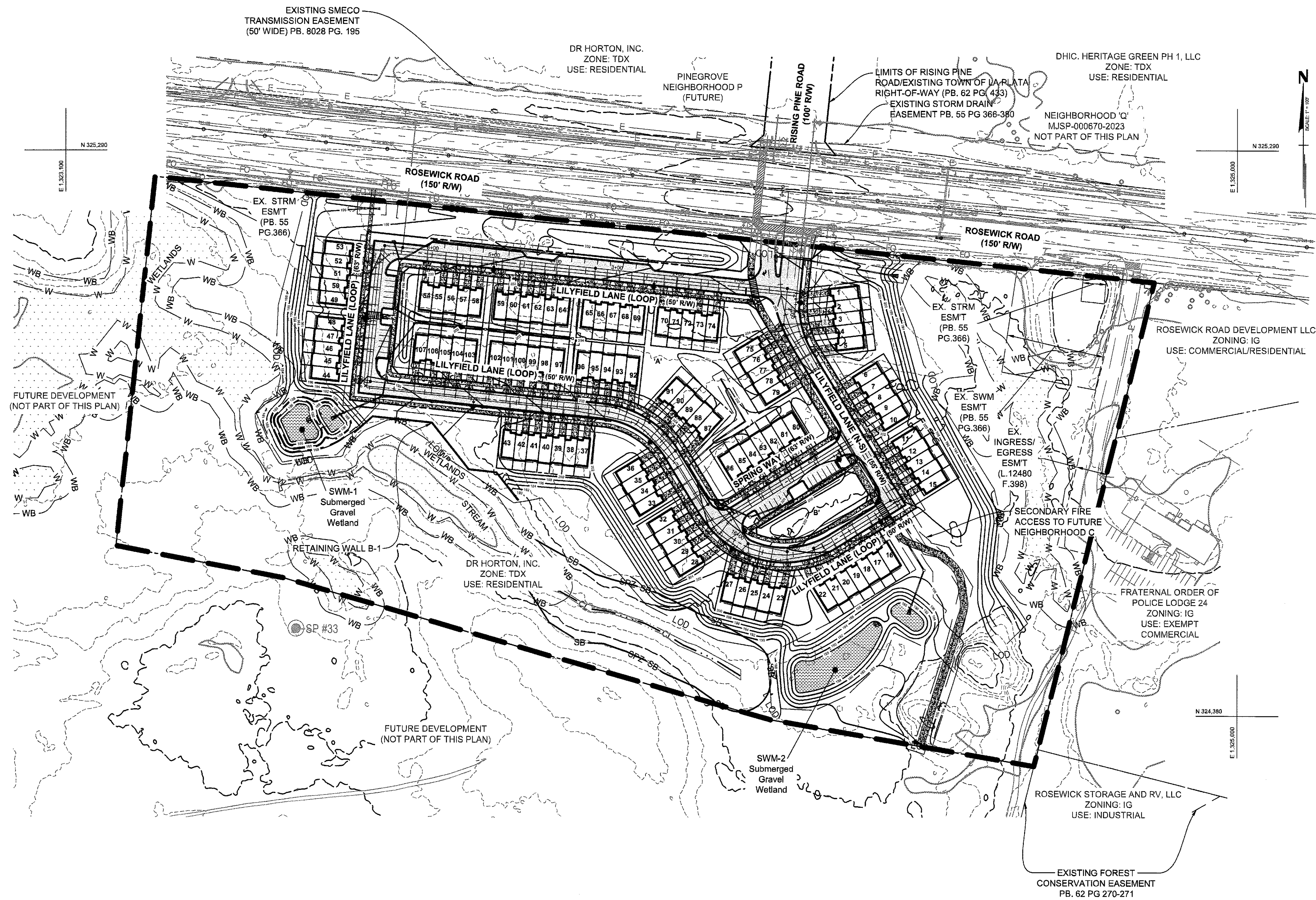
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NOTES & DETAILS

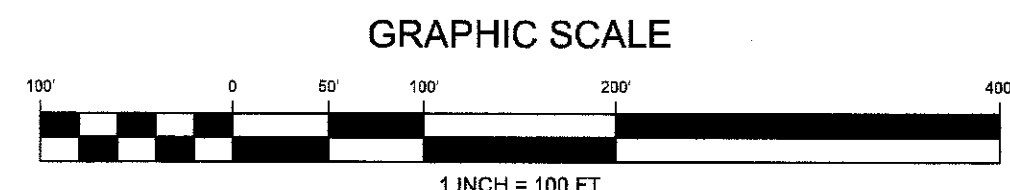
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JOB No.	0832AA10
DATE:	MAR. 2024
SHEET No.	3 OF 9



SCALE:	1" = 100'
DB No.	0832AA10
DATE:	MAR. 2024
SHEET No.	4 OF 9



NOTE:
LOD SHOWN ON THIS PLAN ALSO DELINEATES THE
FIDS HABITAT LINE. SEE UTILITY SHEET 6 AND
FCP-000466-2020 FOR MORE INFORMATION



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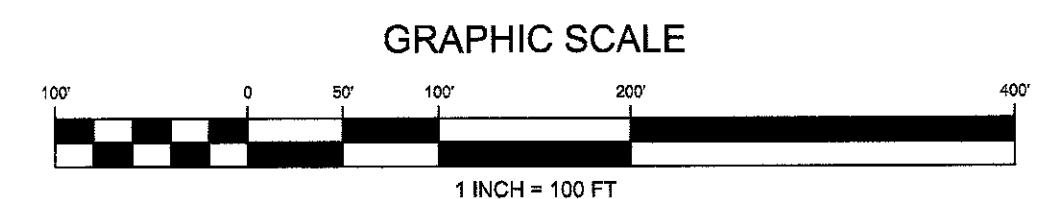
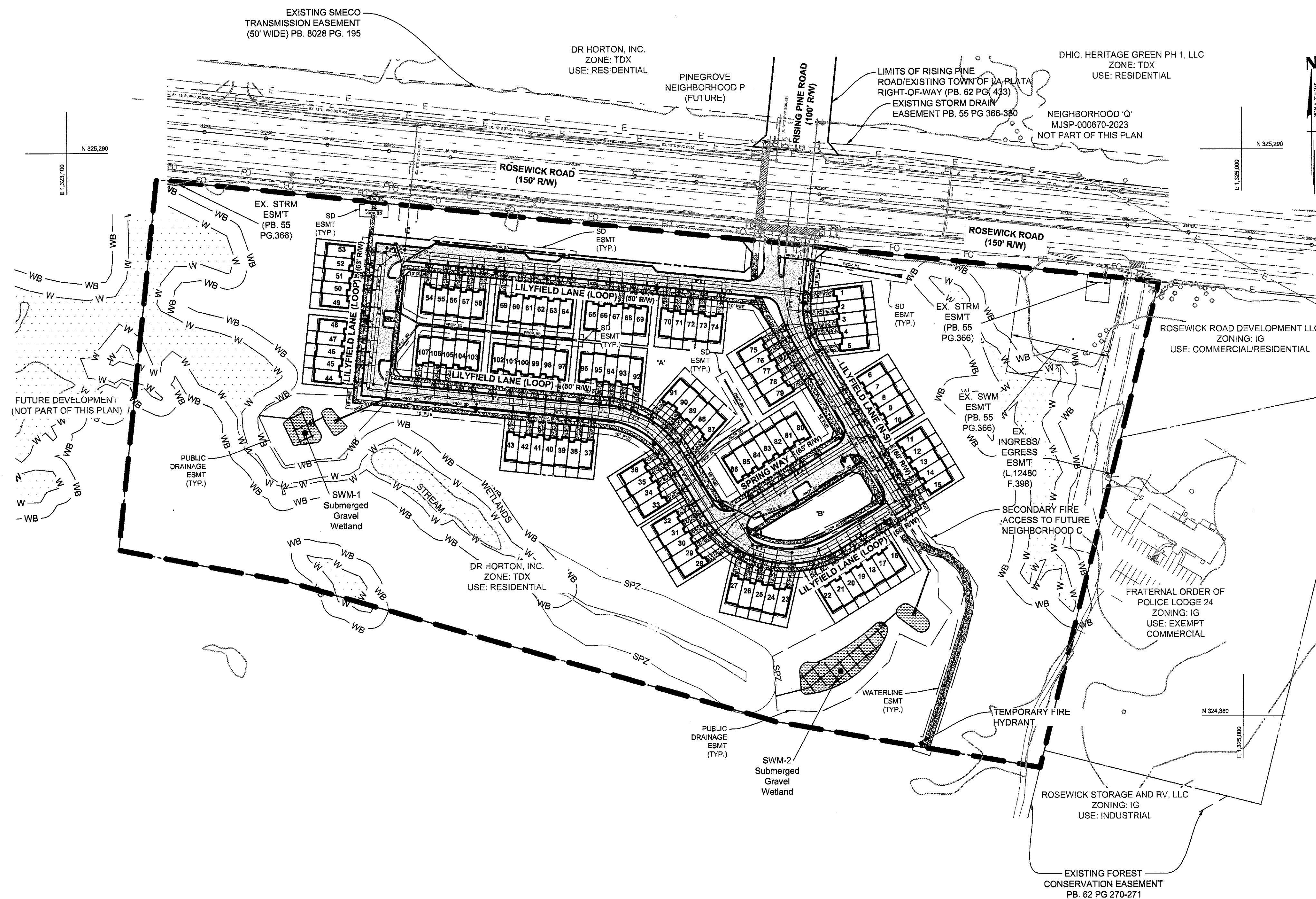
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COMPOSITE PLAN

SCALE:	1" = 100'
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DATE:	MAR. 2024
SHEET No.	5 OF 9



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BY	DATE	

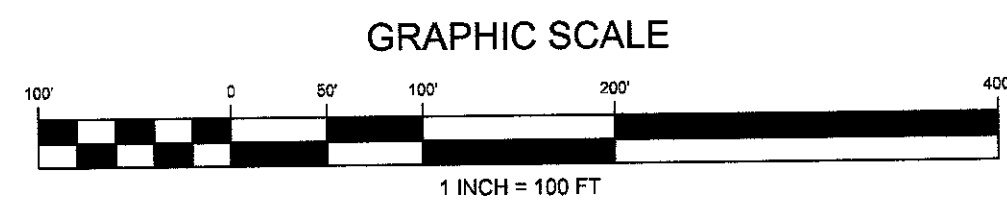
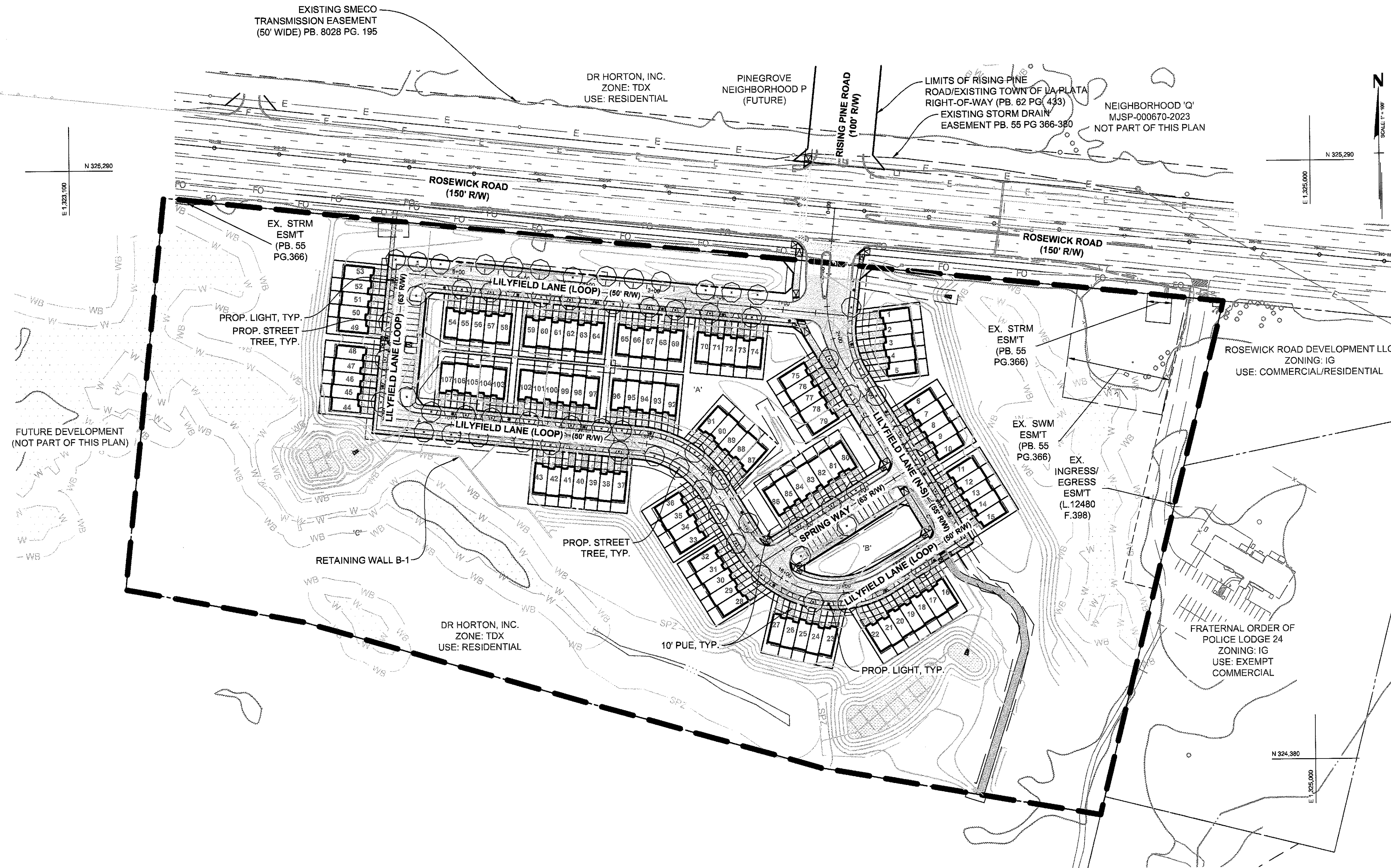
UTILITY & EASEMENT PLAN

SCALE:
1" = 100'

IB No.
0832AA10

DATE:
MAR. 2024

SHEET No.
6 OF 9



**CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW, BUT WILL REMAIN GENERALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE STATED MINIMUM/MAXIMUM DEVELOPMENT STANDARDS.

TOWN OF LA PLATA APPROVAL

PROJECT NUMBER: MJSUB-0002-2024

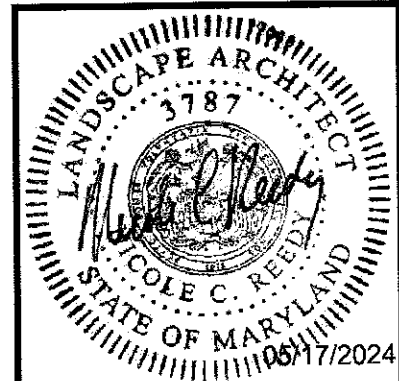
PLANNING COMMISSION APPROVAL DATE: September 17, 2024

APPROVAL SIGNATURE: [Signature] CEO

APPROVAL SIGNATURE EXPIRATION DATE: September 16, 2025

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3787, Expiration Date: 06/30/2024."



PRELIMINARY PLAT - NOT TO BE RECORDED

REVISION	DATE	REVISION	DATE
RESPONSE PER COMMENTS	05/2024		

Owner/Applicant/Developer

D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
NEIGHBORHOOD 'B'
PRELIMINARY PLAT - TOWN OF La PLATA PLAN No. MJSUB-0002-2024

ELECTION DISTRICT No. 1
TOWN OF La PLATA, CHARLES COUNTY, MARYLAND

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.roddgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

PRELIMINARY STREET TREE & LIGHTING PLAN

SCALE: 1" = 100'

JOB No. 0832AA10

DATE: MAR. 2024

SHEET No. 7 OF 9

LANDSCAPE SPECIFICATIONS AND NOTES

1. LANDSCAPE DRAWINGS ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO SITE PLAN, UTILITY PLAN, SEDIMENT AND EROSION CONTROL PLANS FOR ALL OTHER INFORMATION. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
2. COORDINATE PLANT MATERIAL LOCATION WITH SITE UTILITIES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN THESE AREAS. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE, PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
3. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
4. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL. LANDSCAPE IRRIGATION TO BE DESIGNED AND INSTALLED BY CONTRACTOR IF REQUESTED BY THE OWNER.
5. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE FROM ALL PLANT BEDS AND PLANTERS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED, ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. THE LANDSCAPE CONTRACTOR, WITHOUT COST TO THE OWNER, WILL REPLACE ALL PLANT MATERIAL WHICH IS AFFECTED BY POOR DRAINAGE. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
6. THE GENERAL CONTRACTOR IS REQUIRED TO MAKE SURE THAT ANY SOIL STABILIZATION MATERIALS/CONSTRUCTION DEBRIS ETC. IS REMOVED FROM THE LANDSCAPE AREAS PRIOR TO PLANTING.
7. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION AND PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.
8. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY LATEST EDITION OF ANSI 260.1, PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. CONTRACTOR TO INSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDING CODES AND ORDINANCES. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN UNLESS OTHERWISE NOTED. ALL PLANT MATERIALS SHALL BE FULL HEAVY SPECIMENS. PLANTS SHALL BE HIGH QUALITY NURSERY GROWN AND SHALL BE HEALTHY AND VIGOROUS, TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, AND VIGOROUS ROOT SYSTEMS. TREES SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASES AND INSECT INFESTATIONS. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, OR DAMAGED IN ANY WAY, WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING. ALL CARE MUST BE TAKEN TO ENSURE THAT THE PLANTS ARE UPRIGHT. A PLANTS BEST SIDE IS EXPOSED TO THE POINT OF THE PLANTS GREATEST VISIBILITY.
9. PLANT MATERIAL AVAILABILITY MAY VARY AT THE TIME OF CONSTRUCTION. ANY SUBSTITUTIONS ARE TO BE OF EQUIVALENT OF SPECIES, QUANTITY, SIZE AND LOCATION. SIZE SUBSTITUTIONS MUST BE THE SAME SIZE (OR LARGER), AND MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
10. QUANTITIES OF TREES, EVERGREENS, SHRUBS AND GROUND COVER NOTED ON THE PLANT LIST ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN GRAPHIC SYMBOLS AND QUANTITIES SHOWN IN THE PLANT LIST, THE GREATER QUANTITY SHALL APPLY. CONTACT OWNER'S REPRESENTATIVE IF A DISCREPANCY IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF PLANT MATERIALS SHOWN ON THE DRAWINGS.
11. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. TREE STAKES SHALL BE INSTALLED PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL GUYS AND STAKING AFTER ONE YEAR. IF THE CONTRACTOR DEEMS IT NECESSARY, THE TREES ARE TO BE WRAPPED TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE PROPERTY OWNER OR INSTALLER FOR 2 YEARS AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE PLANT MATERIAL SHALL BE GUARANTEED AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE MOWING OF TURF, WATERING, MULCHING, FERTILIZING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND ANY OTHER CARE NECESSARY TO MAINTAIN HEALTHY GROWTH FOR THE WARRANTY PERIOD. THEREAFTER, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY CONDITION AT ALL TIMES. DEAD OR DISEASED PLANTS MAY BE REMOVED BUT SHALL BE REPLACED WITH NEW MATERIAL BY THE OWNER WITHIN ONE GROWING SEASON. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 2-YEAR GUARANTEE FOR ALL PLANT MATERIAL AND OTHER WORK DONE ON SITE.
14. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
15. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS. SOIL PH AND FERTILITY SHALL BE BETWEEN 6.0 AND 7.0.
16. A. ORGANIC MATTER CONTENT: COMPOST SHALL BE ADDED TO TOPSOIL IN A 70:30 RATIO OF TOPSOIL TO COMPOST.
B. SOIL COMPACTION: OPTIMAL IS <1.65G/CUBIC CM.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. THE CONTRACTOR SHALL DOBE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
18. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH SHREDDED HARDWOOD MULCH. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS RAISED MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED. ALL PLANTING BEDS ADJACENT TO LAWN, SOD, OR SEEDED AREAS SHALL BE SPADE EGGED.
19. ALL PLANT BEDS SHALL HAVE A WEED BARRIER AND BE TOP DRESSED WITH A MINIMUM 2" AND A MAXIMUM OF 3" LAYER OF MULCH WITHIN TWO DAYS AFTER PLANTING. THIS SHALL BE SHREDDED HARDWOOD BARK, AND SHALL COVER ENTIRELY THE PLANTING BED. MULCH TO HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS. ALL TREES PLANTED IN TURF SHALL BE INSTALLED WITH A 4" DIAMETER HARDWOOD MULCH RING. KEEP MULCH 6" FROM TREE TRUNK. PLANTS SHALL BE WATERED TO THE POINT OF OVERFLOW OR SATURATION TWICE WITHIN 48 HOURS OF PLANTING.
20. ALL AREAS NOT COVERED BY PAVING, PLANTING BEDS, OR SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN SHALL BE PLANTED WITH SOD OR SEED AS NOTED ON THE EROSION AND SEDIMENT CONTROL. PLANTS, DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER EROSION AND SEDIMENT CONTROL PLANS. ALL LAWN AREAS ARE TO BE SEEDED WITH GRASS SEED APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS, WHICH EXIST ON THE SITE. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS AND GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. ALL AREAS TO BE SEEDED/SEEDED SHALL HAVE A MINIMUM FOUR (4) INCH LAYER OF NEW TOPSOIL. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING OF THE SEED. THE SEED IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL. NEW TOPSOIL OF A MINIMUM 4" IS TO BE PLACED OVER THE AREAS TO BE SODDED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING OF THE SEED. THE SEED IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
21. ALL TREE PITS, SHRUB BEDS, AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS. CONTRACTOR SHALL DIG PLANTING PITS AND BEDS, AMEND SOIL (AS SPECIFIED), BACKFILL PLANTING AREAS, AND INSTALL PLANTS ONLY WHEN SOIL CONDITIONS ARE NOT WET, AND WHEN MIXING AND BACKFILLING WILL NOT ADVERSELY AFFECT SOIL STRUCTURE. WHERE THE CONDITION EXISTS THAT BALLED AND BURLAPPED TREES ARE DELIVERED IN WIRE BASKETS, THE WIRE BASKETS SHALL BE CUT DOWN THE SIDE OF EACH MESH AND PEELLED AWAY FROM THE ROOTBALL AND REMOVED IN ENTIRETY. NO PORTION OF THE WIRE BASKET SHALL REMAIN INTACT AROUND THE SIDES OF THE ROOTBALL, OR EXTEND ABOVE FINISHED GRADE. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISH GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISH GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREES ROOT BALL.

22. AS PER THE CHARLES COUNTY MARYLAND ROAD ORDINANCE REVISED JANUARY 2017 CONTRACTOR TO PERFORM THE FOLLOWING OPERATIONS FOR ALL PLANTING AREA AND BACKFILL MIX PREPARATION SHALL BE PER MSHA SPECIFICATION 710.03.04 AND 710.03.05.
23. PLANTING SOIL MIX:
- ALL PLANT SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 12" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANT SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS. THE TOPSOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR THE TREES, SHRUBS AND PLANTER SHALL CONSIST OF A MAXIMUM 2/3 EXISTING OR IMPORTED TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY AND A MINIMUM OF 1/3 PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIAL. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING. PLANTING MIX SHALL BE PREPARED AT APPROVED ON-SITE STAGING AREA USING APPROVED ON-SITE EXISTING SOIL. EXISTING SOIL IN BED AREAS SHALL BE AMENDED TO A DEPTH OF 12". MIX MINIMUM THE LANDSCAPE CONTRACTOR SHALL MIX TOPSOIL WITH EXISTING SURFACE SOILS TO PREVENT LAYERING, BLEND BACKFILL MIX THOROUGHLY AND UNIFORMLY. SMOOTH SURFACE WITH NO HIGH OR LOW SPOTS. NO DIRT CLODS GREATER THAN 2" IN DIAMETER. SOIL TO BE FREE OF ROCKS AND DEBRIS. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE PLANT MATERIAL. ALL OLD GRASS AND ROOTS ARE TO BE REMOVED FROM THE SITE. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
- A. EXISTING SOIL IN BED AREAS SHALL BE AMENDED. MIX MINIMUM QUANTITIES OF 20 CUBIC YARDS OR SUFFICIENT MIX FOR ENTIRE JOB IF LESS THAN 20 CUBIC YARDS IS REQUIRED.
- B. THOROUGHLY MIXED IN THE FOLLOWING PROPORTIONS FOR TREE AND SHRUB PLANTING MIX:
0.5 CY EXISTING SOIL; 0.2 CY SHARP SAND; 0.3 CY WOOD RESIDUALS; 4.5 LBS TREBLE SUPERPHOSPHATE; 5.0 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
- C. FOR BED PLANTING, SHRUBS AND GROUND COVER SPACES 24 INCHES OR CLOSER, INCORPORATE THE FOLLOWING INGREDIENTS PER 20 SF AND INCORPORATE INTO TOP 8 INCHES OF EXISTING SOILS BY ROTOTILLING OR SIMILAR METHOD OF INCORPORATION:
0.2 CY SHARP SAND; 0.3 CY ORGANIC MATERIAL; 4.5 LBS TREBLE SUPERPHOSPHATE; 5.0 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
24. SOD:
- HARVEST AND HANDLE SOD ACCORDING TO THE REQUIREMENTS OF THE TURF GRASS PRODUCERS INTERNATIONAL "GUIDELINES AND SPECIFICATIONS TO TURF GRASS SODDING" AND THE ADDITIONAL REQUIREMENTS NOTED HEREIN. THE LANDSCAPE CONTRACTOR SHALL ENGAGE AN EXPERIENCED SODDING COMPANY WHICH HAS COMPLETED SODDING WORK SIMILAR IN SIZE AND INTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL SOD ESTABLISHMENT. THE CONTRACTOR SHALL MAINTAIN AN EXPERIENCED SODDING SUPERVISOR AT THE PROJECT SITE DURING THE SODDING WORK IS IN PROGRESS. SODDED LAWNS WILL BE ACCEPTABLE PROVIDED THE SOD GROWERS REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN MET, AND A HEALTHY, WELL ROOTED, EVEN COLORED, UNIFORM STAND OF GRASS IS ESTABLISHED. THE GRASS WILL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
25. THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF THE LAWN AREAS. THE ROOTS OF THE TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.
26. SEE THE STORMWATER MANAGEMENT PLANS AND STORMWATER MANAGEMENT LANDSCAPE PLANS FOR ALL SOIL, MULCH AND PLANTING SPECIFICATIONS WITHIN THE STORMWATER MANAGEMENT EASEMENTS.

STREET TREE REQUIREMENTS

AS PER THE TOWN OF LA PLATA CODE SECTION 173-18 STREET SHADE TREES SHALL BE PLANTED NO LESS THAN TWENTY-FIVE (25) FEET NOR MORE THAN THIRTY-FIVE (35) FEET APART AND NOT LESS THAN TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE CURB AND EDGE OF THE PAVEMENT AT AN INTERSECTION. ORNAMENTAL STREET TREES SHALL BE PLANTED AT A SPACING OF FIFTEEN (15) FEET TO TWENTY-FIVE (25) FEET APART AND NOT LESS THAN TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE CURB AND EDGE OF THE PAVEMENT AT AN INTERSECTION. TO PREVENT A MONOCULTURE OF STREET TREES A MINIMUM 6 SPECIES WILL BE PROVIDED.

ALL STREET TREE REQUIREMENTS WILL BE MET ON SITE. THE TOTAL LINEAR FEET OF THE CENTERLINE (NOT INCLUDING SITE VISIBILITY RESTRICTION AREAS)- 2,315 LF. THE REQUIREMENT IS 2,315 LF /35 = 66.1 THEREFORE THE TOTAL TREE REQUIREMENT FOR THE SITE IS 67 TREES (2.5" CALIPER MIN.)

STREET TREES SHALL BE NATIVE TO THE CHESAPEAKE BAY WATERSHED. AS PER REQUIREMENTS SET BY THE TOWN OF LA PLATA, A MINIMUM OF 80% OF STREET TREES WILL BE NATIVE SPECIES. THE REMAINDER OF THE STREET TREES CAN BE A COMBINATION OF NATIVE CULTIVARS AND NON- NATIVE SPECIES. HOWEVER, THE TOWN WILL ONLY ALLOW A MAXIMUM OF 5% OF THE TOTAL STREET TREES TO BE NON-NATIVE AND REASONING MUST BE PROVIDED AS TO WHY THE NON-NATIVE IS PROPOSED. NON-NATIVE PLANTINGS SHOULD BE USED AS AN ALTERNATIVE AND WILL BE APPROVED ON A CASE BY CASE BASIS. STREET TREE SELECTIONS AND NATIVE PERCENTAGES WILL BE PROVIDED WITH THE MAJOR SITE PLAN.

THE TOTAL STREET TREE PLANTING REQUIREMENT PROVIDED IN THE LANDSCAPE PLAN EQUALS 67 TREES WHICH MEETS THE REQUIREMENT. AT A MINIMUM 67 TREES WILL BE PROVIDED. THEREFORE THE STREET TREE REQUIREMENT HAS BEEN MET ON SITE.

MAINTENANCE AGREEMENT

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE, AS USED IN THIS SECTION, "MAINTENANCE" INCLUDES: WATERING, FERTILIZING, LITTER REMOVAL, WEEDING, PRUNING, TRIMMING, INSECT, DISEASE, RODENT, AND WEED CONTROL, AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANTINGS. PLANT MATERIALS SHOWING SIGNS OF INSECT OR DISEASE INFESTATION OR OTHER DAMAGE SHALL BE APPROPRIATELY TREATED TO RESTORE THE HEALTH OF THE PLANT MATERIALS AND DEAD PLANT MATERIAL REMOVED AND REPLACED. ANY REPLACEMENT PLANTS, REQUIREMENTS, ETC. AND METHOD OF PLACING SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN AND ON THE DRAWINGS.

THE COMPANY RESPONSIBLE FOR TREE CARE: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND TREE CARE FOR A PERIOD OF TWO YEARS. SERVICES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- A. WATERING
- WATERING SHALL BE PROVIDED DURING THE GROWING SEASON AS REQUIRED.
 - FIRST GROWING SEASON: ONCE PER WEEK
 - SECOND GROWING SEASON: AS NEEDED, BUT NOT LESS THAN ONCE PER MONTH DURING JULY AND AUGUST.
- B. REINFORCEMENT OF PLANTING PROVISIONS
- A MINIMUM OF 100% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE IS REQUIRED TO SURVIVE AT THE END OF THE MAINTENANCE PERIOD.
- C. PROTECTION FROM DISEASE AND INJURY AND HEALTH
- PERIODIC INSPECTION SHALL BE MADE FOR ANY EVIDENCE OF DISEASE OR DAMAGE.
 - FERTILIZING; LITTER REMOVAL; WEEDING; PRUNING; TRIMMING; INSECT, DISEASE, RODENT, AND WEED CONTROL

TREE SUPPORT SCHEDULE

Table 2.08 (from Charles County Maryland Road Ordinance Chapter 276 Revised January 2017)

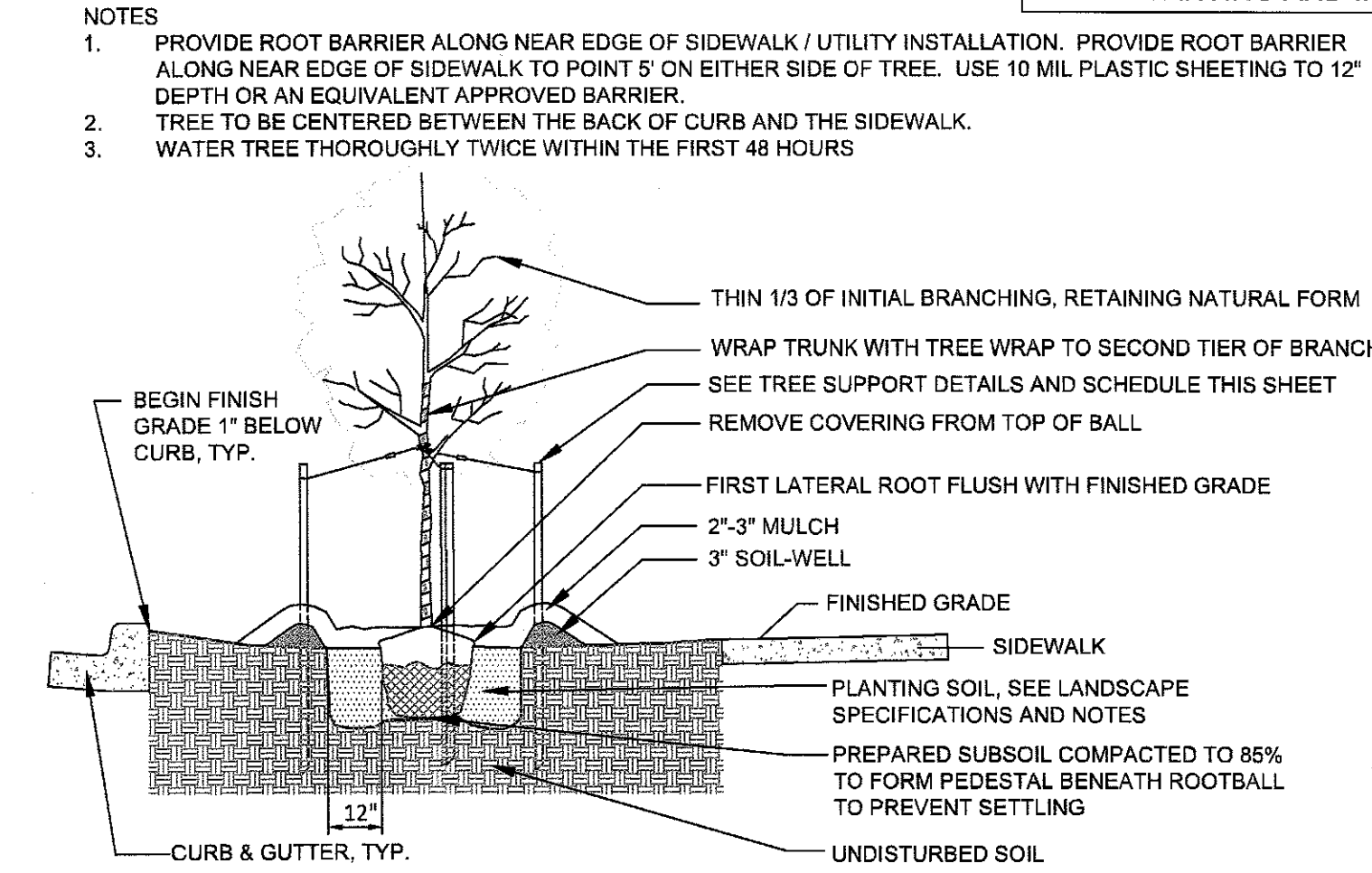
Tree Size	Height	Tree Size Caliper	Stake	#	Wire or Cable	Turnbuckle
6'-8'		1 1/2"	5' Upright	2	14 gauge wire	-
8'-10'		1 1/2 - 2"	5' or 6' Upright	2	14 gauge wire	-
10'-12'		2 - 2 1/2"	7' or 8' Upright	2	14 gauge wire	-
12'-14'		2 1/2 - 3"	2' Guy	3	12 gauge wire	-
14'-16'		3 - 4"	2' Guy	3	12 gauge wire	-
16'-20'		4 - 6"	30' Guy	3	12 gauge wire	-
20' & Over		6" & over	Deadman	3	3/16" Cable	3/8 x 6"

PRELIMINARY STREET TREE PLANT LIST

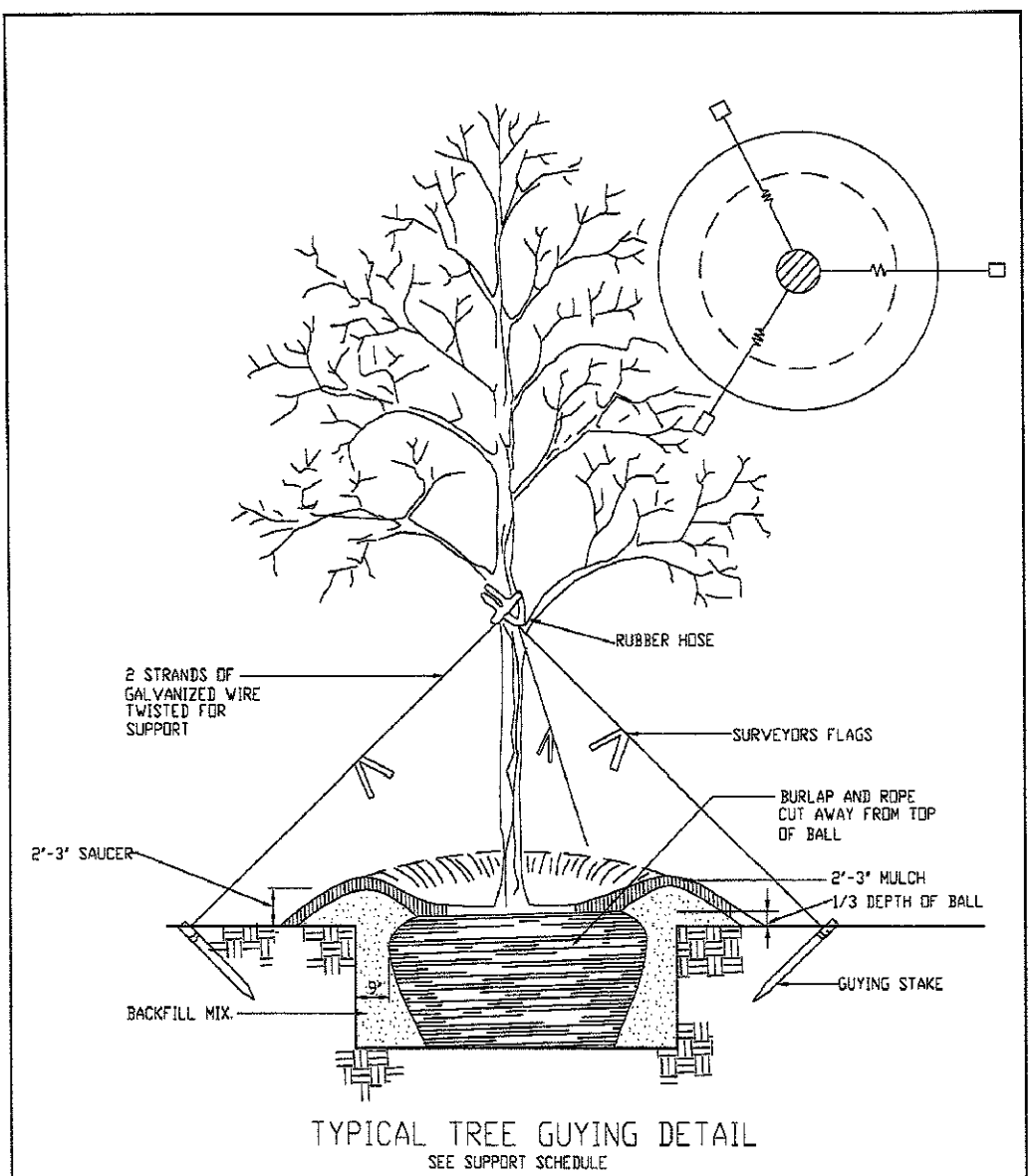
Major Shade Trees	
Botanical Name	Common Name
Acer rubrum	Red Maple
Acer rubrum 'Armstrong'	Armstrong Columnar Red Maple
Acer rubrum 'October Glory'	October Glory Red Maple
Acer rubrum 'Red Sunset'	Red Sunset Maple
Betula nigra 'Heritage'	River Birch
Celtis occidentalis	Common Hackberry
Liquidambar styraciflua 'Rotundiloba'	Roundiloba Sweetgum
Nyssa sylvatica	Black Gum
Ostrya virginiana	American Hophornbeam
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus palustris	Pink Oak
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Taxodium distichum	Bald Cypress
Ulmus americana 'Valley Forge'	American Elm
Minor Ornamental Trees	
Botanical Name	Common Name
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry
Cercis canadensis	Eastern Redbud
Cornus florida	Flowering Dogwood
Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood
Chionanthus virginicus	White Fringetree
Magnolia virginiana	Sweetbay Magnolia

NOTE:

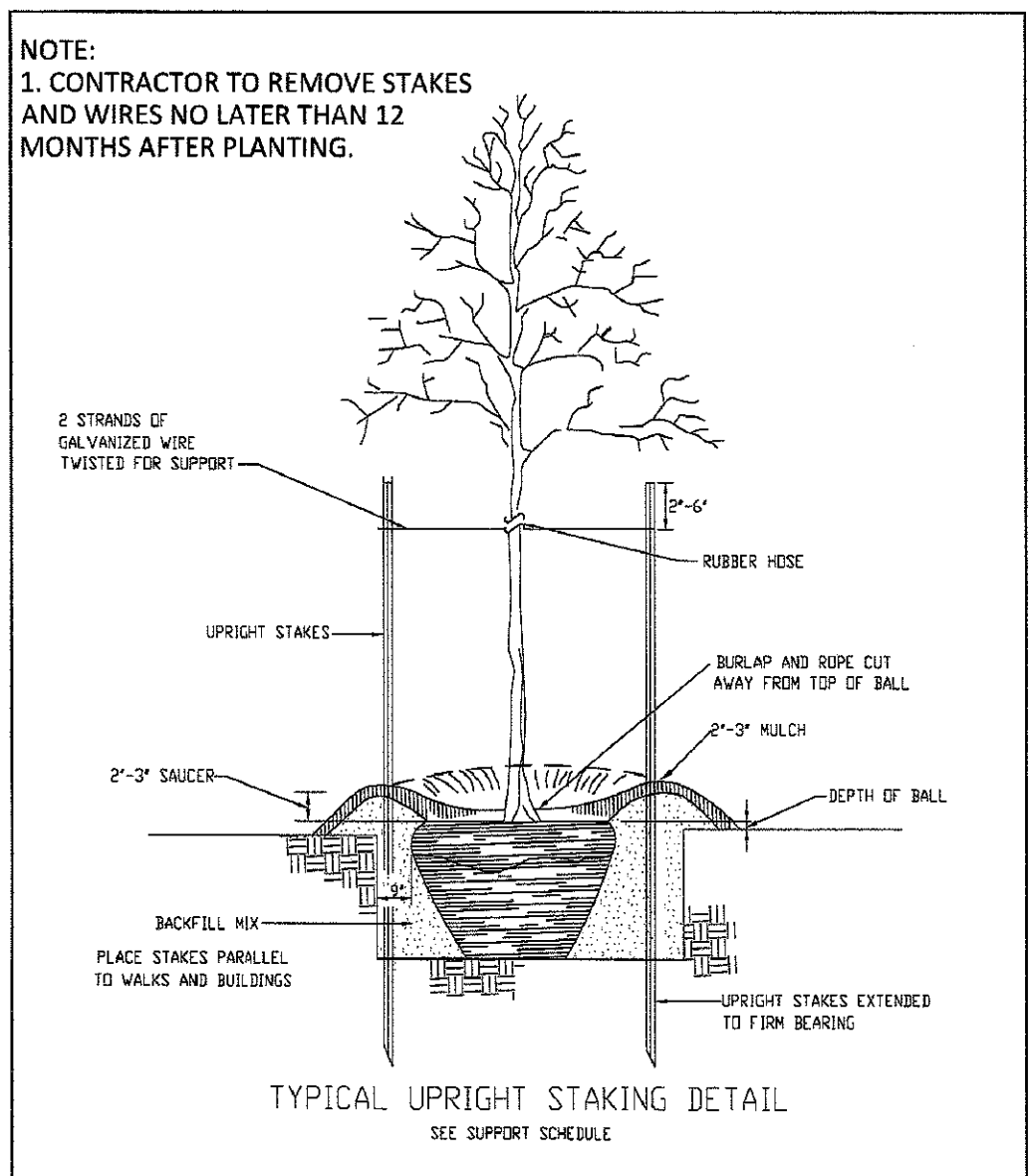
1. INSTALLATION SHALL BE 2.5" CALIPER MINIMUM AS PER ANSI STANDARDS WITH A MINIMUM OF 10' HEIGHT AS PER ANSI CLASSIFICATION TYPE STANDARDS. SEE SECTION 2 SHADE AND FLOWERING TREES FOR HEIGHT RANGES PER SPECIE TYPE.



1 DECIDUOUS TREE WITHIN PUBLIC ROW NOT TO SCALE



CHARLES COUNTY GOVERNMENT DEPARTMENT OF PLANNING & COMMUNITY MANAGEMENT APPROVED: [Signature] 11/19/24 HARRY GIBSON	STANDARD DETAIL TREE SUPPORTS	REVISIONS: R 2.42
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CHARLES COUNTY GOVERNMENT DEPARTMENT OF PLANNING & COMMUNITY MANAGEMENT APPROVED: [Signature] 11/19/24 HARRY GIBSON	STANDARD DETAIL TREE SUPPORTS	REVISIONS: R 2.44
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TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" OR GREATER												
PLANTING RESEEDING, WEEDS												
MINIMUM MONITORING	+				+							
FERTILIZER* (IF NEEDED)												
WATER **												
PRUNING												

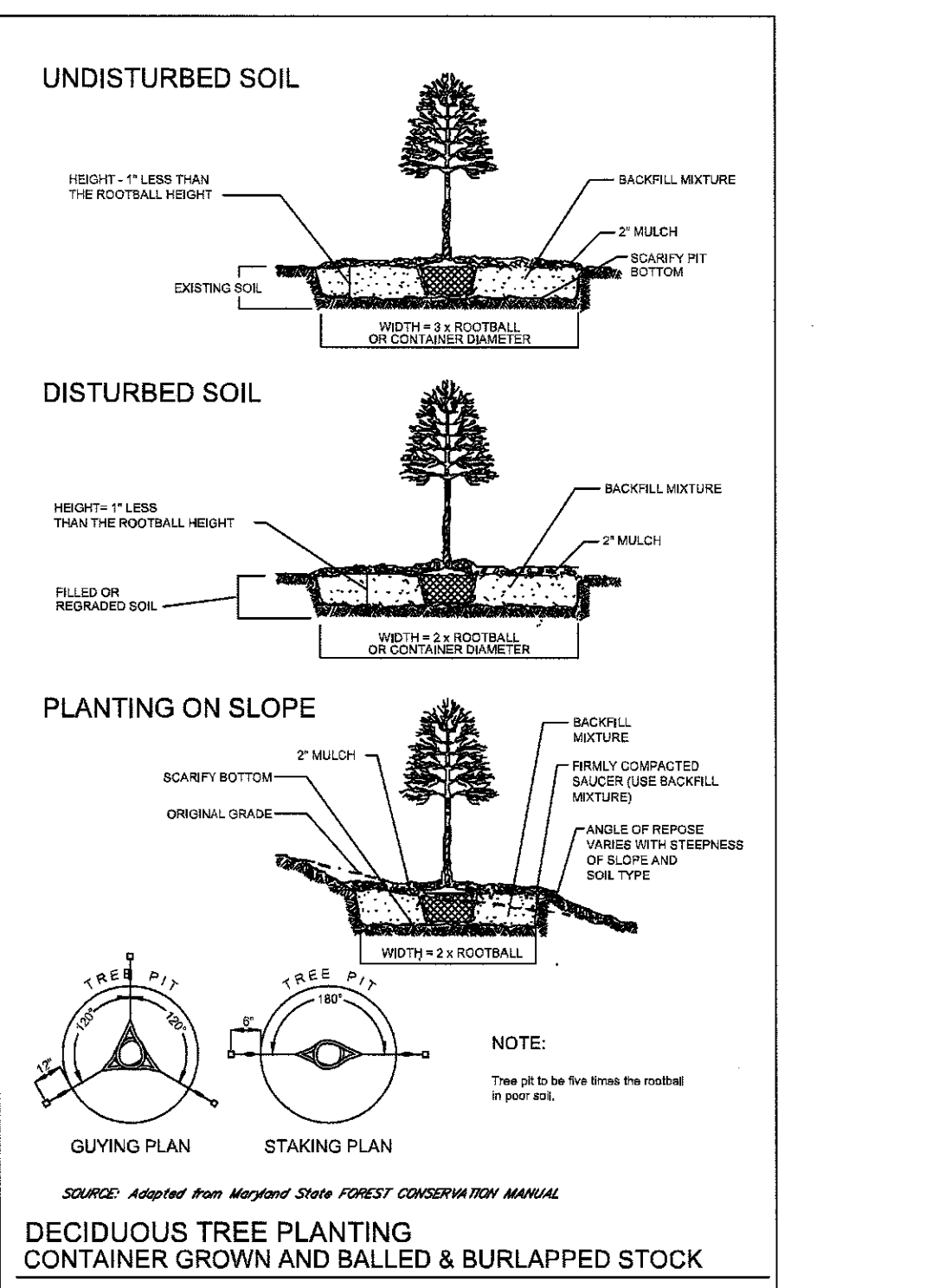
KEY

- + ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- DEPENDENT UPON SITE CONDITIONS
- .. DEPENDENT UPON SITE CONDITIONS. WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"
- RECOMMENDED
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED

NOTE:
The timing and care of trees is most successful when coordinated with the local climatic conditions. The standard summarizes some of the recommended time frames for basic maintenance and disease detection activities.

SOURCE: Adapted from Maryland State FOREST CONSERVATION MANUAL

TREE PLANTING AND MAINTENANCE CALENDAR



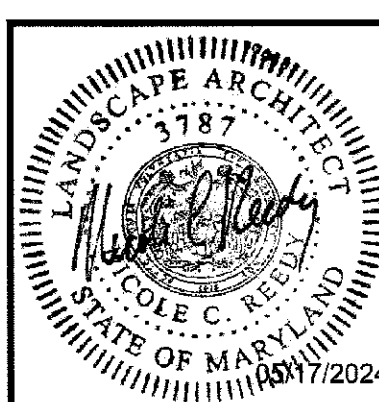
TOWN OF LA PLATA APPROVAL

PROJECT NUMBER: MJSUB-0002-2024

PLANNING COMMISSION APPROVAL DATE: September 17, 2024

APPROVAL SIGNATURE: [Signature] CEO

APPROVAL SIGNATURE EXPIRATION DATE: September 16, 2025



REVISION	DATE	REVISION	DATE
RESPONSE PER COMMENTS	06/2024		

Owner/Applicant/Developer

D.R. Horton, Inc.

137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: (301) 407-2600
Contact: Brian George

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
NEIGHBORHOOD 'B'
PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0002-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY DATE

BASE DATA
DESIGNED
DRAWN
REVIEWED
RODGERS CONTACT:
RELEASE FOR
BY DATE

SCALE: NTS

JOB NO: 0832AA10

DATE: MAR, 2024

SHEET No. 8 OF 9

PRELIMINARY STREET TREE NOTES & DETAILS

N:\MDC\Charles\Heritage Green\subarea\KPI\Plan\Preliminary_Planting\832AA10 - Tree and Light Details B.dwg 8 Sheet\Tree Notes and Details May 17, 2024, 2:28pm



TOWN OF LA PLATA

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

PLANNING COMMISSION STAFF REPORT

DATE: August 6, 2025

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Director of Planning

PREPARED BY: Celia Craze, AICP; Planning Consultant, Don Dooley, Planning Director

APPLICATON NO.: Major Subdivision (MJSUB) 05-2024; La Grange

APPLICANT: Charles P. Johnson & Associates, Inc.

OWNER: Crosslane Construction, LLC

PROJECT LOCATION: 203 Port Tobacco Road, La Plata, MD (Southside of Port Tobacco Road at the "T" intersection with Quailwood Parkway.)

REQUEST: To subdivide a 26.10-acre lot into 52 single-family, residential, lots in the R-21 Zone to develop a Senior Living Community.

SITE INFORMATION

Tax Map, Block, Parcel	Tax Map 112, Parcel 35
Existing Zoning	R-21
Existing Land Use	Undeveloped
Existing Land Use	Residential Low Density

Location	<u>Land-Use</u>	<u>Zoning</u>
North	Residential- Quailwood Development	R10
South	Vacant/Commercial	CH
East	Residential – Haldane Subdivision	R21
West	Residential (Historic La Grange House). Listed on the Local, State, and National Register of Historic Places. Circa 1763	R21

Subdivision Standards for a Senior Living Community (Section 191-52(8)(a)(Table 20))

<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	4 acres	26.10 acres
Development Density	15 units per acre (max.)	1.99 per acre
Minimum Lot Area	4,000 s.f.	6,520 s.f.
Minimum Lot Depth	None	99.63 feet
Minimum Lot Width	50 feet	60 feet (minimum/approx.)
Front Setback	20 feet	20 feet (minimum)
Side Yard Setbacks	8 feet	8 feet (minimum)
Rear Setbacks	15 feet	15 feet (minimum)
Dedication of Parkland	17.8 acres, per Chapter 173-11(D) (Dedication and reservation of parkland).	None (Staff recommending in-lieu fee for 7.8-acres instead of land dedication).

BACKGROUND

The applicant is proposing to subdivide a 26.10-acre lot into 52 single-family, detached, dwelling units in the R-21 Zone for the purpose of developing a new Senior Living Community. The applicant has named the development, “La Grange.”

The La Grange Subdivision (“Subdivision”) was initiated on October 8, 2022, when the applicant submitted a Special Exception Application to the La Plata Board of Appeals (“BOA”), under BOA No. 0629-2022, to approve the proposed Senior Living Community. A “Senior Living Community” is defined in the La Plata Zoning Ordinance as, “*Residential communities where occupancy is designed for and restricted to senior persons.*” In general, this means that residents must be at least 55 years of age or the spouse of a resident who is at least 55 years old under the La Plata Municipal Code.

Under La Plata Zoning Ordinance 191-10 (Table 1, (Table of Permitted Uses)), Use No. 7, a Special Exception (SE) must be approved for the development of a Senior Living Community. On April 12, 2023, the BOA held a public hearing on BOA No. 0629-2022. It subsequently adopted a resolution approving the application, as presented, by a vote of 3-0 (see Attachment No. 3).

With approval of BOA No. 0629-2022, the applicant subsequently submitted Major Subdivision (MJSUB) 05-2024 for the Planning Commission’s review and approval of the Preliminary Plat to subdivide the property into 52 single-family, detached, dwelling units. Under the Preliminary Plat review for the project, the Commission’s focus is on the general layout and features of the subdivision design (i.e., lot design, roads, easements, open space, recreational areas, etc.). Should the Preliminary Plat for the project be approved, the La Grange Development will proceed to the Major Site Plan review process. At that time, the Commission will be responsible for reviewing the proposed site

layout details of the Subdivision (i.e., the sitting of the houses on their respective lots, building setbacks, landscaping, etc.).

DISCUSSION

The proposed La Grange Subdivision is located along the southside of Port Tobacco Road at the “T” intersection with Quailwood Parkway. Abutting the subject property to the west, is the historic, c.1763, La Grange House that is designated as a local, State, and national historic landmark. To the east, is the Haldane Subdivision comprised of eighteen (18) single-family homes (zoned R21), the Charles County Detention Center (zoned CH), and residential structures zoned (CH). To the south, is the Steeplechase Planned Development (zoned PD-ST). To the north, across Port Tobacco Road, are single-family homes located in the Quailwood Subdivision (zoned R21).

The La Grange Subdivision was first proposed in 2007 as a cluster subdivision. It received Preliminary Plat approval by the Planning Commission on October 2, 2007. Several time extensions for the approved Preliminary Plat were sought by the previous applicant until May 5, 2015. Since then, the previous approvals have expired in accordance with Town Code Section 191-3, Vested Zoning Rights.

ANALYSIS

Student Seating Capacity

As the La Grange Subdivision is a senior living community, there is no school, seating, capacity demand to be addressed with this Subdivision.

Sensitive Habitat

The Maryland Department of Natural Resources (MDNR) has reviewed the Applicant’s Preliminary Plat for rare plant and animal species (see Attachment No. 4). According to their letter, dated March 18, 2025, MDNR states that it has, “...*no official records for State or Federal listed, candidate or rare plant or animal species within the project area shown on the [plat] map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time.*” While the MDNR indicates that Forest Interior Dwelling Species (FIDS), such as birds, may be present, the MDNR did not suggest any conditions of approval associated with on-site inspection or monitoring of the site. As identified on Applicant’s Preliminary Plat, there will be 17.45 acres of forest cover incorporated within the development. Staff has suggested a condition of approval that aligns with MDNR’s request that if the Applicant makes any substantial changes to the area of disturbance for the FIDS, a revised MDNR evaluation of the site shall be conducted and the applicant shall be responsible for implementing all recommendations/requirements of the MDNR.

Forest Stand Delineation and Forest Conservation Plan

At this time, the applicant's forest stand delineation and preliminary forest conservation plan for the project has not been approved, pending additional information from the applicant and further review by the Town's sub-consultant (Holly Oak Consulting, LLC) (see Attachment No. 5). Therefore, staff has added a condition of approval that the forest stand delineation and preliminary forest conservation plan be reviewed and approved, in compliance with all applicable State and local ordinances, prior to the approval and recordation of the Applicant's Final Plat Map.

Stormwater Management

Pursuant to Chapter 167 of the La Plata Municipal Code, Step II of the Applicant's Stormwater Management Plan has been reviewed and approved. The plan proposes the use of Environmental Site Design (ESD) practices (submerged gravel wetlands and grass swales) throughout the site to treat impervious areas to the maximum extent practicable. Natural flow patterns are maintained as much as possible and downstream natural resources will be enhanced by the reduction of overall, peak, water run-off leaving the site. A condition of approval has been added to the Preliminary Plat Map requiring the Applicant's Storm Water Management Plan be reviewed and approved to the satisfaction of the Charles County Soils Conservation District prior to the issuance of grading permits for the project.

Water and Sewer Demands for La Grange

Water and Sewer connections will be provided in compliance with Chapter 186 of the La Plata Municipal Code. Water and sewer usage is based on an estimated 250 gallons per day for each residential dwelling unit. With 52 single-family homes proposed in the La Grange Subdivision, the estimated water and sewer demands for the project are as follows:

Project	Project No.	Estimated Water Demand (Gallons Per Day)	Estimated Sewer Demand (Gallons Per Day)
La Grange	MJSUB 05-2024	13,000	13,000

As the Commission is aware, the Town will not permit the recordation of a Final Plat Map and building permits for any new development until such time as the Town acquires additional water capacity to serve the needs of approved projects. Therefore, staff has memorialized this provision within the suggested conditions of approval for the project.

It should also be noted that the project includes a proposed pumping station located at the end of Street "C," directly across from Lots 15, 16 and 17. Since the Applicant has not provided any details for the proposed structure, staff is concerned about its potential, adverse, aesthetics along the streetscape. Therefore, staff has suggested a condition of

approval that the Planning Commission consider the location and aesthetics of the structure as part of the future approval of a Major Site Plan for the La Grange Subdivision.

Open Space/Recreational Amenities

Pursuant to Article 173-11(B) (Dedication and reservation of parkland) of the La Plata Subdivision and Land Development Ordinance), the Applicant is required to reserve or dedicate five (5) percent of the net land area of the subdivision for parkland as the residential density of the subdivision is less than six (6) dwelling units per acre¹. The calculation is then based on the total, gross, land area of the subdivision, less all public street rights-of-way. As the residential density of this subdivision is 1.99 units per acre, a total of 1.15 acres for parkland is required for the development (26.10 gross acres – 3.01 acres of land reserved for street rights-of-way = 1.15 acres). As proposed, a pickleball court (to the rear of Lots 40 through 43 and a passive seating area, adjacent to Lot 39, is proposed to serve the development. Since these recreational areas total 1.3 acres, it slightly exceeds the minimum 1.15-acre requirement contained in Article 173-11(B).

Article 173-11(D) (Dedication and reservation of parkland) of the La Plata Subdivision and Land Development Ordinance) also permits the Planning Commission to require additional parkland/recreation facilities to serve the subdivision when a development exceeds 40 dwelling units per acre. The Article states, *“In the case of large proposed developments, which are hereby defined as any developments over forty (40) dwelling units, the Planning Commission may require a combination of improved park and recreational property and playgrounds, at the rate of fifteen hundredths (0.15) acre per dwelling unit, or fees in lieu in order to meet the planned town open space and recreation objectives.”* As the subdivision consists of 52 single-family dwellings units, an additional 7.8 acres of parkland/recreational property dedication may be required by the Planning Commission (52 dwelling units per acre x 0.15 acres per dwelling unit = 7.8 acres).

As this subdivision will be developed as a Senior Living Community, it is not usual to see these types of communities with significant, recreational, amenities such golf courses, walking trails, parks, club houses, and other types of facilities that are designed specifically for senior communities. These on-site amenities are typically provided since many people choose not to drive as they age in place. Therefore, staff believes the additional 7.8 acres of dedication is appropriate for the development. However, since the applicant does not believe that additional, on-site, amenities are necessary, none have been provided. As Article 173-11(D) (Dedication and reservation of parkland) permits the Applicant to pay a fee in-lieu of dedication for the 7.8 acres, staff has conditioned the project accordingly, with the Commission’s concurrence.

Street Trees

Street trees within the La Grange Subdivision have been provided within the designated planning strip as part of the design of the right-of-way pursuant to Article 173-18 of the La

¹ The proposed La Grange Subdivision has a density of 1.99 dwelling units per acre.

Plata Subdivision and Land Development Ordinance. As shown on the conceptual landscape plan, a total of 101 trees will be planted that are a minimum of 40 feet apart. However, under Article 173-18(A) (Street trees), street trees must be planted no less than 25 feet apart and no more than 35 feet apart. Therefore, staff has incorporated a condition of approval requiring the applicant's landscape plan to be revised to demonstrate compliance with Article 173-18(A) (Street trees).

In accordance with Town policy, staff conditioned that the applicant provide a minimum of 80% native, Maryland, tree species within the project. As shown on the Preliminary Plat Map cross section, the landscaped, street, planting strips will be six (6) feet wide to accommodate the street trees and prevent interference with utilities. Additionally, staff has conditioned that a thematic, street, shade tree design be developed for each street within the subdivision as part of the applicant's approved landscape plans for the project. The purpose is to create greater aesthetic interest along the rights-of-way. The selected trees to be planted shall come from the list of acceptable trees prepared by the Beautification Commission of the Town of La Plata pursuant to Article 173-18(C) (Street Trees) of the La Plata Subdivision and Land Development Ordinance.

Landscape Buffer

A 20 to 30-foot-wide landscape buffer will be provided along the perimeters of the subdivision, behind each residential lot. The landscape buffer is required to be owned and maintained by the future La Grange Homeowners Association under Section 191-49(C)(1) of the La Plata Zoning Ordinance. Additionally, a 45 wide landscape butter is proposed along the Subdivision's Street frontage, adjacent to Port Tobacco Road. These landscape buffers will provide screening and aesthetic enhancement within the interior and exterior of the development.

The Commission should be aware that there is an extant windrow/street stand of approximately 25 mature/semi-mature trees growing along the street frontage of the Subdivision, adjacent to Port Tobacco Road (see Attachment No. 6). These trees not only add aesthetic interest to Port Tobacco Road, they appear worthy of conservation to enhance the streetscape. Staff previously asked the Applicant to work with the Planning Department to retain these trees, to the greatest extent possible, for inclusion in the development. Although not shown on the conceptual landscape plan for the project, these trees are proposed for removal. To enhance and promote community character along the Port Tobacco streetscape and to facilitate environmental sensitivity, staff has suggested a condition of approval requiring an independent, licensed, arborist, to review the health and condition of each of the trees. By doing so, the arborist can evaluate and determine which trees can be preserved and protected, in place, for inclusion in the Subdivision.

Traffic

At the time the Board of Appeals approved the Special Exception for the Senior Living Community associated with the Applicant's proposed Subdivision, the Applicant was required to submit a traffic analysis to assess the impact of the La Grange Development

on Port Tobacco Road. It was determined that there would be no adverse impacts on traffic volumes and turning movements. According to the traffic study prepared by Lenhart Traffic Consulting, Inc. dated January 24, 2023, it was concluded that the development would create 340, daily, vehicular trips onto Port Tobacco Road, with 24 peak morning hour trips and 27 peak evening hour trips. The traffic study also proffers that Senior Living Communities generate fewer trips than non-age restricted developments. Therefore, it was determined that there would be no appreciable impact to extant traffic volumes along Port Tobacco Road as a result of the Applicant's Subdivision. Therefore, no traffic mitigation measures are proposed for the Subdivision Attachment No. 7).

Sidewalks

Section 170 (Streets and Sidewalks) of the La Plata Municipal Code requires a continuous, 5-foot wide, sidewalk adjacent to the frontage of all lots and corner lots. These sidewalks have been provided and shown on the Applicant's Preliminary Plat Map. A new sidewalk is also provided along the entire street frontage along Port Tobacco Road for consistency with the Town's Comprehensive Plan as it promotes walkability. While the new sidewalk segment along Port Tobacco Road does not connect to an adjoining sidewalk at this time, it will (in the future) as properties along the street continue to develop or redevelop. Currently, developed sidewalks along Port Tobacco Road are more prevalent toward Crane Highway and in front of the Neale School.

Streets

As shown on the applicant's plans, vehicular access to the proposed Subdivision will be taken from Port Tobacco Road. However, there will be a total of three (3) streets within the Subdivision. All of the streets will terminate into a cul-de-sac.

Under Section 170-11(H) (Layout) of the La Plata Municipal Code, "*Cul-de-sacs shall not be allowed [emphasis added] unless the Planning Commission determines that no other road configuration is practicable..*" Although the applicant has not presented a street circulation system that is devoid of cul-de-sacs, staff has no objection to cul-de-sacs provided they are: 1) designed appropriately, 2) will not create adverse impacts to the community's circulation system; and, 3) the ability for all Fire Department vehicles and other, large, community service vehicles (i.e., trash trucks) to be able to adequately maneuver and turnaround. As proposed, the cul-de-sacs within the La Grange Subdivision will have an 84-foot diameter with a 42-foot turning radius.² The Applicant believes this is sufficient to meet the needs of all vehicular and public service vehicles. However, under Section 170-11(H) (Layout) of the La Plata Municipal Code, it states that, "...When a cul-de-sac is permitted, it shall not be longer than eight hundred (800) feet in length and shall be provided at the closed end with a paved circular turnaround area having an outside diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet. Cul-de-sacs located at the end of tertiary

² This is based on the Charles County Government Closed Section Detail for a cul-de-sac shown on the proposed plat map.

streets³ may have a minimum [emphasis added] paved circular turnaround area of at least seventy (70) feet and a street property line diameter of at least seventy-two (72) feet.”

When the La Plata Fire Chief reviewed the Preliminary Plat for the La Grange Subdivision, it was his professional opinion that the Applicant’s proposed cul-de-sacs (which have an 84-foot-wide diameter and a 42-foot wide vehicular turning radius) were inadequate. Instead, he strongly advocates that all cul-de-sacs in the Subdivision have a 50-foot wide vehicular turning radius (see Attachment Nos. 8). The health, safety, and welfare purpose for enlarging the cul-de-sacs is to accommodate the turning needs for a nine (9) foot wide by 60-foot-long fire truck-trailer that would be used in the event of a house fire. This is the largest and most practical vehicle in the fire fleet that can make a meaningful difference to save lives and property in the event of a house fire. Although the applicant has provided a turning templet showing that a 47-foot-long fire truck is suitable for the proposed cul-de-sacs within the Subdivision (see attached plans), the demonstration drawing does not address the fire needs of the La Plata Fire Department to adequately protect lives and property in Town.

The first sentence under Section 170-11 (Layout) of the La Plata Municipal Code states, *“The following general street layout requirements are minimum requirements [emphasis added] applicable to all street classifications, except where otherwise specified.”* Therefore, even though Section 170-11(H) permits cul-de-sacs to have a minimum, paved, vehicular turnaround area of at least 70 feet, the size of the cul-de-sacs can be increased, if desired. In this instance, La Plata’s Fire Chief is providing his professional (written) recommendation to enlarge the cul-de-sacs to provide a minimum 50-foot diameter turning radius to enable their 60-foot long fire truck-trailer to properly maneuver in the event of a fire. In staff’s opinion, this is a very compelling reason to support the Fire Chief’s recommendation. Should the applicant not make the necessary modifications recommended by the Fire Chief, the Planning Commission has the authority to require the Applicant to revise their subdivision design to eliminate all cul-de-sacs and provide a more practicable street system (i.e., an internal, circular, street system) pursuant to Section 170-11(H) (Layout) of the La Plata Municipal Code.

Staff has suggested a condition of approval requiring the paved diameter of all cul-de-sacs to be 100-foot wide to provide a 50-foot wide/diameter, vehicular, turning radius. The final details shall be reviewed and approved by the La Plata Fire Chief and Director of Planning prior to the submittal of a Major Site Plan for the project and the recordation of a Final Plat Map for the Subdivision.

Street Design

As shown on the street cross-section located on the Applicant’s Preliminary Plat Map, a 50-foot wide, street, right-of-way is proposed. It includes a 26-foot wide, paved, vehicular

³ Article 170-16 (Maintenance of sidewalks by property owner) of the La Plata Municipal Code states, *“The tertiary local street classification would be reserved only for streets designed to serve a limited development. It is not intended for through street connecting.”*

street in addition to a four (4) foot wide sidewalk and a six (6) foot wide landscape planter between the sidewalk and street. Each of the three streets in the Subdivision terminate as a cul-de-sac, as discussed above. While a 50-foot-wide right-of-way is found within residential neighborhoods in La Plata, the street cross-section provided by the Applicant (which is based on a Charles County design standard) could be significantly improved by widening the street right-of-way to better serve the numerous lots within the Subdivision. Specifically, staff believes a wider right-of-way is appropriate for improving the quality of life for the future residents of the Subdivision and to better accommodate public and emergency service vehicles. Staff would proffer requiring the Applicant to provide a 60-foot wide, street, right-of-way (similar to a Primary Local Street). In doing so, the following could be accomplished:

- Two (2), 12-foot-wide, vehicular lanes could be accommodated with a 40-foot wide, paved, street width in addition to enabling on-street parking (with 8-foot-wide parallel parking spaces) on both sides of the street⁴.
- There would be no reason to restrict on-street parking as the La Plata Volunteer Fire Department would have adequate driving space for all of its fire fighting vehicles.
- A five (5') wide sidewalk and a five (5) foot wide landscape planter strip between the sidewalk and curb can also be accommodated.
- The wider street width (from 50 to 60 feet) would only require a five (5) foot depth reduction to the proposed lots on each side of every street in the Subdivision. This can be easily accommodated as all 52 lots in the subdivision have over 100-foot-deep lots with a singular exception⁵. Additionally, all of the lots exceed the minimum lot area of 4,000 square feet for this Senior Living Community. The smallest lot in the Subdivision is 6,520 square feet.

The La Plata Fire Chief supports staff's suggestion to increase the paved, vehicular, street width from 26 feet to 40 feet (with an overall street, right-of-way, width of 60 feet) because the modification allows their largest fire fighting vehicle (a 9 wide' x 60' deep truck-trailer) to be accommodated. In the event of a fire, their fire truck-trailer will also use the five (5') wide stabilizers that protrude from each side of the fire truck-trailer for use of their fire ladder. This means that the nine (9') foot wide fire truck-trailer really needs a 19-foot wide, unobstructed, space within the street (9-foot wide truck + two (5-foot wide truck stablizers = 19 feet). See fire truck-trailer image in Attachment No. 11.

As currently proposed by the Applicant, no on-street parking would be permitted within the proposed subdivision as an eight (8) foot wide, parallel, street parking space (for curb parking) cannot be accommodated in the event of a fire. In order words a 26-foot wide, paved, street cannot accommodate both the fire truck-trailer (which requires a clear area of 19 feet wide) and standard eight (8) foot wide, parallel, parking spaces along opposite street curbs as the street would be to narrow.

⁴ Eight feet is the minimum width of a parallel parking space in the Town's Parking Ordinance under Section 191-44 (Parking requirements) of the La Plata Municipal Code).

⁵ Lot 27 has a minimum lot depth of 99.63 feet along one of its side yards. However, there is no minimum lot depth requirement for the Subdivision's Zoning.

Both staff and the Fire Department are well aware that residents park legally and illegally along residential streets that are only 26-foot-wide. This creates an uncomfortable driving experience when vehicles are parked along both sides of the street. It can also reduce the Fire Department's response time as they have to slow down to navigate through a narrow street right-of-way with cars parked on it. As shown in Attachment Nos. 11, a nine (9) foot wide La Plata Fire Truck can barely squeeze through a 26-foot wide, paved, street when cars parked along opposite street curbs. Additionally, if a fire truck had to stop between two vehicles parked on opposite sides of a street that is only 26-foot wide, the fire truck doors cannot be fully extended as it may hit the vehicles parked next to it on the street (see Attachment No. 11).

Under the suggested conditions of approval for MJSUB 05-2024, staff is recommending that the street cross section for the Applicant's Subdivision be revised to provide a 60-foot wide, street, right-of-way. This includes a paved, vehicular, road width of 40 feet wide with five (5) foot wide sidewalks and five (5) foot wide landscape planters (between the sidewalk and street curb) along both sides of every street in the Subdivision. Therefore, Note No. 13 on the Preliminary Plat Map should be revised accordingly to reflect staff's proposed specifications for all streets in the Subdivision.

Proposed Easements and Dedications

Note No. 13 on the Applicant's Preliminary Plat Map indicates that the proposed roads within the subdivision will be public. Additionally, Note No. 14 states, "*Stormwater Management and Open Space to be dedicated to an Approved Home Owners Association (H.O.A.)*." However, the applicant's plat map does not show the location and extent of all open space referred to in Note No. 14. It also does not identify the size and location of any conceptual stormwater management facility easements for the Subdivision. These details should be delineated on the proposed Subdivision Plat for staff and Commission's review. Therefore, staff has conditioned the project accordingly.

A proposed 15-foot wide "emergency access" easement is shown between Lots 36 and 37. However, it does not identify who the easement is dedicated to. Of greater concern, is where the proposed easement originates from to access the proposed subdivision and whether or not the easement meets the needs of the unknown user of the proposed easement? This issue needs to be fully resolved and documented on the Preliminary Plat Map.

Fencing

Although there is no internal fencing plan provided with the Applicant's Preliminary Plat Map, the Applicant has told staff that the proposed development will not be a gated community. Therefore, no security fencing will be provided at the entrance or along the perimeters of the development. Staff has memorialized this in a conditional of approval for the project.

Staff believes the applicant's project should include a common fencing plan for the

Subdivision to avoid future property owners building a “mish-mosh” of uncoordinated fencing heights and building materials. Staff believes it would be appropriate to have the developer install six-foot high fencing (composed of exclusively of vinyl, masonry block, woodcrete or another non-wood, durable, fencing material) along all exterior side and rear property lines that are immediately adjacent to a public street (i.e., Lots 1, 52, 56, 40, 51, 46, 20 and 21). Given the visibility of the street facing side yards of Lots 39, 40 and 15, fencing should also be provided on these lots as well. Staff has included this suggestion as a condition of approval for the project.

House Sitting and Aesthetics

The Commission is not approving the sitting (location) of the future houses on each of the 52 lots as part of this Preliminary Plat Map review. However, this will occur during Major Site Plan review of the project. Nevertheless, the applicant does show a conceptual plan for sitting each of the 52 homes within the Subdivision. In staff’s opinion, the houses should have a greater variation of front yard setbacks along the streetscape to avoid a repetitive, cookie-cutter, street aesthetic that simply meets the minimum 20-foot front setback requirement for the applicant’s R21 zone. Therefore, staff has suggested a condition of approval requiring, to the greatest extent possible, more variation in front yard setbacks along each street. Under this condition, some houses will have greater front yard setbacks than others, but no less than 20 feet on any lot. Staff is also suggesting a condition of approval requiring the applicant to provide at least three different house designs within the Subdivision and, at least, two different (modified) front elevation styles to add greater aesthetic variation to the streetscape. Reverse house sitting on the lots has also been conditioned for aesthetic variation. Although the Design Review Board does not review and approve the architecture for homes within a housing tract, the proposed conditions of approval will help ensure that there is aesthetic variation within the development while allowing the applicant design creativity.

RECOMMENDATION

Staff recommends the Planning Commission adopt the attached, draft, resolution approving Major Subdivision 05-2024, with conditions.

ATTACHMENT(S)

- 1) Draft Planning Commission Resolution with Attachment “A” (Suggested Conditions of Approval)
- 2) Applicant’s Plans: A) Preliminary Plat Map (dated Sep. 2023), B) Fire Access Exhibit (Turn Study), C) Conceptual Landscape Plans, D) ALTA/NSPS Land Title Survey, E) Forest Stand Delineation Plan, F) Preliminary Forest Conservation Plan (2 pages). at
- 3) Board of Appeals Resolution of Approval for BOA 0629-2022 for La Grange Senior Living Community dated July 13, 2023.
- 4) Maryland Department of Natural Resources letter dated March 18, 2025
- 5) Holly Oak Consulting, LLC Letter dated April 16, 2025
- 6) Picture of Existing Tree Stand in front of the Proposed La Grange Subdivision, along

Port Tobacco Road.

- 7) Traffic Report dated January 24, 2023, by Lenhart Traffic Consulting, Inc.
- 8) Email from La Plata Fire Chief Doug Hutchins to Debbie Simpson, dated May 16, 2025, Concerning Fire Department Concerns with Proposed La Grange Preliminary Plat Map
- 9) Letter to Don Dooley from Nathaniel Forman (legal Counsel for Applicant) Regarding Fire Chief Hutchins Concerns about the Street and Cul-de-Sac Design proposed for the La Grange Preliminary Plat Map. (Legal Counsel for Applicant) and Don Dooley (Planning Director) concerning Cul-de-sac Design and Turning Templet to Accommodate a 60-foot Fire Truck-Trailer within the Proposed Subdivision.
- 10) Email Chai between Nathaniel Forman (legal Counsel for Applicant), Amy Sommer (project manager) and Don Dooley (Director of Planning)
- 11) Pictures of (9' x 60') La Plata Volunteer Fire Department Truck-Trailer.

-End of Report-

**TOWN OF LA PLATA, MARYLAND
PLANNING COMMISSION RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
TOWN OF LA PLATA, MARYLAND APPROVING MAJOR
SUBDIVISION (MJSUB) 05-2024, WITH CONDITIONS, TO
SUBDIVIDE A 26.10 PARCEL INTO 52 SINGLE-FAMILY,
RESIDENTIAL, LOTS TO CREATE A SENIOR LIVING
COMMUNITY. APPLICANT CROSSLANE CONSTRUCTION,
LLC.**

WHEREAS, an application for Major Subdivision (MJSUB) 05-2024 was submitted on March 27, 2025, by Amy Sommers of Charles F. Johnson & Associates, 1751 Elton Road, Silver Spring, Maryland 20903 on behalf of the property owner, Crossland Construction, LLC, 48725 Spring Ridge Road, Lexington Park, Maryland 20653 for the purpose of subdividing a 26.01 lot, located at 203 Port Tobacco Road, La Plata, Maryland, into 52 single-family, residential, lots to develop a Senior Living Community; and,

WHEREAS, Mike Taylor of Crossland Construction, LLC previously applied to the La Plata Board of Appeals for a Special Exception, under BOA 0629-2022, for land-use approval to develop the property, located at 203 Port Tobacco Road, La Plata, Maryland, into a Senior Living Community consisting of 52 single-family, residential, lots; and,

WHEREAS, on April 14, 2023, the La Plata Board of Appeals approved the Special Exception, under BOA 0629-2022, by an affirmative vote of 3-0; and,

WHEREAS an application for Major Subdivision (MJSUB) 05-2024, was submitted to the town of La Plata for the approval of a Preliminary Plat Map to subdivide the project site and develop a Senior Living Community consisting of 52 single-family, detached, residential, lots; and,

WHEREAS, on August 6, 2025, the Planning Commission held a duly noticed public meeting on Major Subdivision (MJSUB) 05-2024 pursuant to State law; and,

WHEREAS, after considering the project plans, the project staff report, and evaluating all other information presented to the La Plata Planning Commission, the Commission makes the following Comprehensive Plan findings, subject to the conditions of approval adopted for the project in Attachment "A" to this Resolution, to wit:

- 1) GOAL #1: La Plata will maintain and enforce its plans and policies to strengthen the downtown core and maintain its small-town character in that, the site is zoned R21 and in compliance with the land-use element of the Comprehensive Plan.
- 2) GOAL 2: The new development will reflect the principles of walkability, sustainability and environmental protection in that, the applicant has shown they are implementing the principles of walkability and environmental protection to the greatest extent possible, while ensuring a quality development for the community.

3) GOAL #6: Protect sensitive environmental areas through resource conservation and other natural resource management tools in that, the applicant has considered the sensitive areas throughout the development. Where possible they are maintaining forest conservation easements, greenways, wetland buffers, and stream buffers to preserve the sensitive areas.

4) GOAL #16: Continue to make La Plata a very walkable community in that, the proposed development will provide sidewalks throughout the development to allow for pedestrian activity.

NOW, THEREFORE, BE IT RESOLVED that the La Plata Planning Commission hereby approves Major Subdivision (MJSUB) 05-2024, with the adopted conditions of approval for the project in Attachment “A” to this Resolution and incorporated herein by reference.

PASSED AND ADOPTED BY THE LA PLATA PLANNING COMMISSION on _____ 2025, by the following vote:

Yes:

No:

Abstain:

Absent:

Dawn Bank, Planning Commission Chair

Attest:

Don Dooley, Director of Planning

Attachments:

A) Conditions of Approval for MJSUB 05-2024 – La Grange

ATTACHMENT “A”

PLANNING COMMISSION RESOLUTION NO. 2025-01 FOR MAJOR SUBDIVISION (MJSUB) 05-2024 – La Grange

Standard Conditions of Approval

1. Pursuant to Section §173-23.B(3) of the town of La Plata Municipal Code, the approval of Major Subdivision (MJSUB) 05-2024 for the Preliminary Plat Map shall expire 12-months after its approval by the Planning Commission. Failure (for any reason) to obtain Planning Commission approval for a one-year time extension (if necessary) shall render the Preliminary Plat Map, under MJSUB 05-2024, null and void if the Applicant/Property Owner has not recorded a Final Plat Map for the Subdivision before the Preliminary Plat Map expires.
2. Unless modified herein by these conditions of approval, for MJSUB 05-2024, the project shall comply with all applicable City, County, State, and Federal regulations. Should any conflict arise, the most stringent requirement shall apply in all cases, as determined by the Director of Planning.
3. Planning Commission approval of a Major Site Plan and a Final Plat Map for the proposed Subdivision shall be required prior to the recordation of the Subdivision.
4. All town of La Plata plan-check comments and corrections for the project plans shall be appropriately addressed to the satisfaction of the Director of Planning prior to the recordation of the Final Plat Map and the issuance of grading and/or building permits for the project.
5. The development plans for the project shall satisfy all Building Department and La Plata Volunteer Fire Department plan-check comments prior to the issuance of any buildings permits for the project.
6. Legal costs associated with the Town's review of all legal documents (i.e., Declaration of Conditions, Convents, and Restrictions (CC&Rs)) and map notations on the Subdivision (i.e., easements, restrictions, etc.) shall be borne solely by the applicant/property owner and paid in full to the town of La Plata prior to the recordation of the Final Plat Map for the Subdivision.
7. The Final Plat Map shall be recorded in substantial compliance with the Preliminary Plat Map approved by the Planning Commission, except as may be amended by these conditions of approval and/or by any local, County, State or Federal requirements. Any deviation from the approved plans shall be reviewed and approved by the Director of Planning, who at his/her discretion, may require re-review and approval by the Planning Commission, if the deviation is considered a significant modification.
8. This Subdivision shall not be recorded, under any circumstances, until the property owner has written approval from the town of La Plata determining that it has adequate water and sewer capacity to serve the Subdivision. The property owner acknowledges and holds harmless the town of La Plata, its employees,

contactors, etc. for any/all delays and financial impacts it may cause the property owner.

9. Any/All future conditions of approval adopted by the Planning Commission for the Major Site Plan and Final Plat Map for this project shall be incorporated herein by reference.
10. Any time extension request for the Preliminary Plat Map, under MJSUB 05-2025, shall be accompanied with a Town Application, justification for the time extension request and a narrative identifying any environmental changes to the project site and to the Preliminary Plat Map (if any) to enable the Planning Commission to determine if any changes or modifications to these conditions of approval are appropriate.
11. The property owner shall sign and remit to the town of La Plata a "*Statement of Acceptance of Conditions*" acknowledging and accepting all conditions of approval, as set forth herein for MJSUB 05-2024, within 45 days from the date of Planning Commission approval.

Special Conditions of Approval

Preliminary Plat Parcels

12. The Preliminary Plat Map under Major Subdivision (MJSUB) 05-2024 is approved for the subdivision of a 26.10-acre parcel into 52 single-family detached, residential, lots for the development of a Senior Living Community only. Any change to the number of lots within the Preliminary Plat for the Subdivision shall require the re-review and approval of the Planning Commission prior the submittal of a Major Site Plan and a Final Plat Map for the Subdivision.

Forest Interior Dwelling Species (FIDS)

13. Any substantial change to the Preliminary Plat Map, under MJSUB 05-2024, that concerns the area of disturbance for the Forest Interior Dwelling Species (FIDS) shall require the review and approval of a revised Maryland Department of Natural Resources (MDNR) evaluation of the site. Additionally, the Applicant shall implement any/all recommendations/requirements of MDNR to the satisfaction of the MDNR and the Director of Planning prior to any land disturbance activity associated with the proposed Subdivision or as directed by the MDNR in writing.

Forest Stand Delineation and Forest Conservation Plan

14. The Forest Stand Delineation and Forest Conservation Plan shall be reviewed and approved to the satisfaction of the Town's consultant (Holly Oak Consultant, LLC.) and the Director of Planning prior to the approval and recordation of the Final Plat Map for the proposed Subdivision.

Pump Station

15. The proposed pump station structure near the terminus of Street "C" (across from Lots 15, 16, and 17) shall be designed in a manner that is aesthetically compatible with the houses along Street "C." The design of the proposed pump station shall be reviewed and approved by the Planning Commission in conjunction with the Major Site Plan for the proposed Subdivision.

Park Dedication

16. Pursuant to Article 173-11(B) (Dedication and reservation of parkland) of the La Plata Subdivision and Land Development Ordinance, the property owner shall provide and dedicate a minimum of 1.15 acres for recreational/open space within the Subdivision to the town of La Plata. The area shall be developed in the form of a pickleball court and a public seating area, as shown on the approved Preliminary Plat Map. The details of the on-site improvements shall be reviewed and approved under the Major Site Plan for the Subdivision by the Planning Commission. Prior to accepting dedication, the town of La Plata shall inspect the area of dedication and the on-site improvements for conformance to all applicable town of La Plata development standards.
17. The applicant/property owner shall pay a fee-in-lieu for the 7.8 acres for parkland dedication within the Subdivision, as provided under Section 173-11(D) of the La Plata Municipal Code. The fee-in-lieu shall be paid, in-full, prior to the issuance of any grading permits for the subdivision.

Landscaping and Street Trees

18. The final landscape plans for the project shall be in compliance with the town of La Plata's Municipal Code prior to the issuance of building permits for the subdivision. The landscape plans shall be reviewed and approved by the Planning Commission as part of the Major Site Plan approval for this Subdivision.
19. The property owner shall plant all street trees no closer than 25 feet apart and no more than 35 feet apart pursuant to Section 173-18(A) (Street trees) of the La Plata Municipal Code. This detail shall be shown on the approved landscape plans to the satisfaction of the Director of Planning prior to final approval of the project landscape plans for the project and the issuance of any building permits for the Subdivision.
20. At least 80% of all newly planted trees within the subdivision shall be of a native Maryland species. This detail shall be reviewed and approved to the satisfaction of the Planning Director prior to final approval of the project landscape plans and the issuance of any building permits for the Subdivision.
21. Thematic street, shade, trees shall be provided for each of the streets within the approved Subdivision. The design details shall be shown on the landscape plans for the project to be reviewed and approved by the Planning Commission as part of the Major Site Plan for the Subdivision. The selected trees to be

planted shall come from the list of acceptable trees prepared by the Beautification Commission of the Town of La Plata pursuant to Article 173-18(C) (Street Trees) of the La Plata Subdivision and Land Development Ordinance.

22. To the greatest extent possible, this Subdivision shall preserve the 25+/- street trees along the subdivision's street frontage, adjacent to Port Tobacco Road. To accomplish this goal, the applicant/property owner shall engage an independent, licensed, arborist (approved by the Director of Planning) to evaluate the condition of each tree and recommend mitigation measures for their projection and sustainability during all on-site grading, development, and post development activity. The applicant/property owner shall adhere to all recommended mitigation measures of the arborist and incorporate such mitigation measures into the final landscape plans for the project. Any tree the arborist believes is not a good candidate for preservation because of its health, shall be recommended for removal to the Director of Planning. The Director of Planning shall make a final determination on the removal of any tree.

Streets

23. The applicant/property owner shall revise their street cross-section, on the Preliminary Plat Map, to develop all streets within the Subdivision with 60-foot wide rights-of-way. The street cross section shall include a minimum 40-foot wide, paved, vehicular road, a five-foot wide, concrete, sidewalk along both sides of each street and a five-foot wide landscape planting strip between the sidewalks and the street curbs on both sides of each street. The revised, street cross section shall be reviewed and approved to the satisfaction of the Director of Planning prior to the recordation of the Final Plat Map and shown on the Applicant's Major Site Plan for the project. The streets within the Subdivision shall constitute modified Primary Local Streets.
24. The applicant/property owner shall design all cul-de-sacs with a 100-foot wide diameter to provide a vehicular turning radius of 50 feet for all streets within the Subdivision. The cul-de-sac design shall be revised to the satisfaction of the La Plata Fire Chief and the Director of Planning prior to the recordation of the Final Plat Map and shown on the Major Site Plan for the Subdivision.
25. The entrance median into the La Grange Subdivision shall be removed unless the applicant/property owner revises the project detail to demonstrate that a 60-foot fire truck-trailer can turn into the subdivision (from Port Tobacco Road) without running over the median to the satisfaction of the Director of Planning.
26. The applicant/property owner shall obtain all necessary approvals and permits from the Maryland State Highway Authority (MSHA) for vehicular ingress and egress from Port Tobacco Road to serve the approved Subdivision. Failure (for any reason) to obtain all necessary approvals and permits shall deem the approval of MJSUB 05-2024 null and void. Such approvals and permits shall be documented to the satisfaction of the Director of Planning prior to the recordation of the Final Plat for the approved Subdivision.

Easements

27. The property owner shall provide all necessary stormwater management maintenance easements within the Subdivision, as deemed necessary by the town of La Plata. The easements shall be shown on the Major Site Plan and Final Plat Map for the project prior to the approval and recordation of the Final Plat Map for the Subdivision.
28. The approved Subdivision shall be revised to identify all easement locations in the Subdivision as well as the purpose of each easement, the size of each easement, and who the easement holder will be. This detail shall be shown on the Major Site Plan for the project and on the approved Final Plat Map for Subdivision to the satisfaction of the Director of Planning prior to the recordation of Final Plat Map.
29. The Final Plat Map shall identify the location and extent of all areas within the Subdivision that will be owned (or have an easement) dedicated to the La Grange Homeowner's Association to the satisfaction of the Director of Planning prior to the recordation of the Final Plat Map.
30. The purpose, need, and design of the 15-foot-wide "emergency access easement" shown on the Preliminary Plat Map, between Lots 36 and 37 shall be determined by the town of La Plata prior to the recordation of the Final Plat Map for the Subdivision.

Fencing

31. There shall be no gates/security fencing installed at the entry to the Subdivision, from Port Tobacco Road. A note documenting this restriction shall be included on the Final Plat Map, to the satisfaction of the Director of Planning, prior to recordation.
32. A fencing plan for the approved Subdivision shall be developed to demonstrate the installation of uniform, six-foot high, fencing within the Subdivision. The fencing shall consist exclusively of either vinyl, masonry, woodcrete or another, durable, non-wood, fencing material. The fencing shall be installed along the rear and exterior (street-side) side yards for Lots 1, 52, 56, 40, 51, 46, 20, 21, 15, 39 and 40). The fencing plan shall be included with the Major Site Plan for the Subdivision which shall be reviewed for approved by the Planning Commission.
33. If retaining walls are to be constructed within the Subdivision, a retaining wall plan shall be developed to identify the location, materials and height of all retaining wall locations in the Subdivision. The retaining wall plan shall be included with the Major Site Plan for the review and approval of the Planning Commission.
34. If applicable, there shall be no street-facing retaining walls that exceed six (6) feet tall within the Subdivision without being offset by at least three (3) feet after each six-foot tall, retaining wall, increment. The retaining wall materials and color shall be reviewed and approved by the Planning Commission under the Major Site Plan for the Subdivision.

Lighting Plan

35. A lighting plan for the Subdivision shall be provided with the Major Site Plan to identify all street lighting details, including any lighting proposed for the pickleball court and the seating area within the Subdivision for the review and approval of the Planning Commission.

House Sitting and Variation

36. To the greatest extent possible, the Subdivision shall have varying front yard setbacks between houses in the Subdivision to avoid a repetitive 20-foot front yard setback between adjoining houses in the Subdivision. However, no house shall be plotted with less than a 20-foot front yard setback. This detail shall be included with the Major Site Plan for the Subdivision to be reviewed and approved by the Planning Commission.
37. The applicant/property owner shall provide at least three (3) different house designs for the 52 lots within the Subdivision. Each house design shall include, at least, two (2) alternative front elevations to create aesthetic variation along the streetscape. The Director of Planning shall verify compliance with this detail prior to the issuance of any building permits for homes within the Subdivision.
38. The applicant shall incorporate the use of reverse home plans for plotting houses on the lots within the Subdivision to create additional, aesthetic, diversity along the streetscape. This detail shall be included with the Major Site Plan to be reviewed and approved by the Planning Commission.

Fire Department

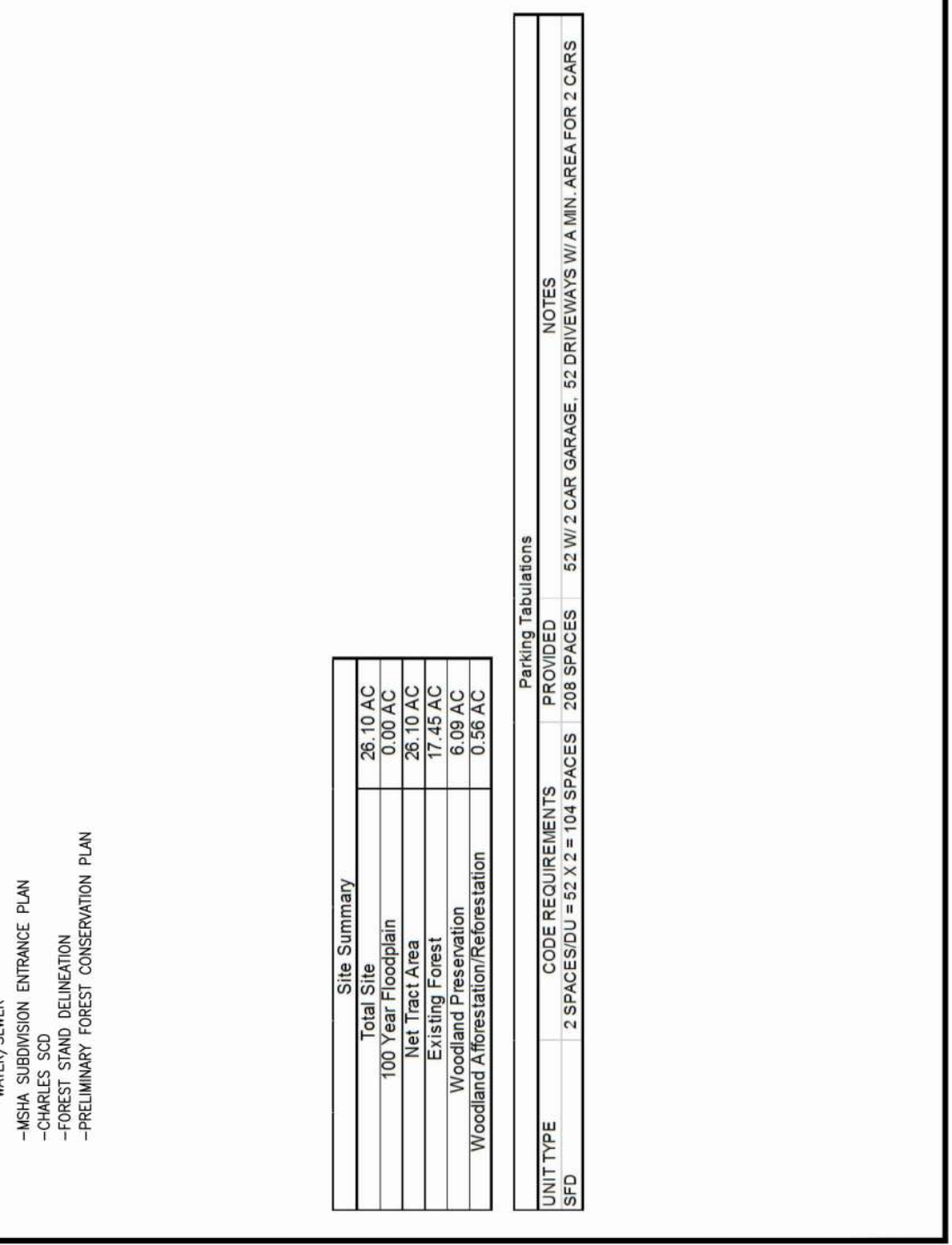
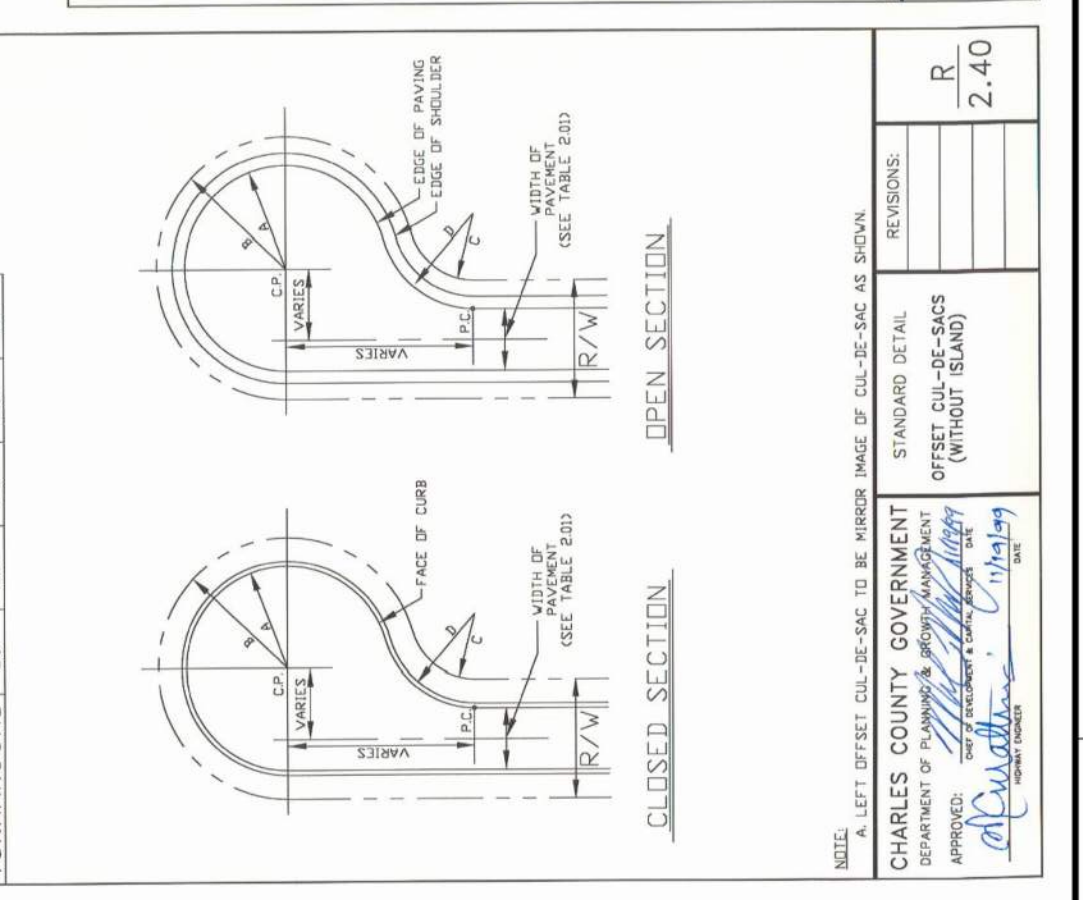
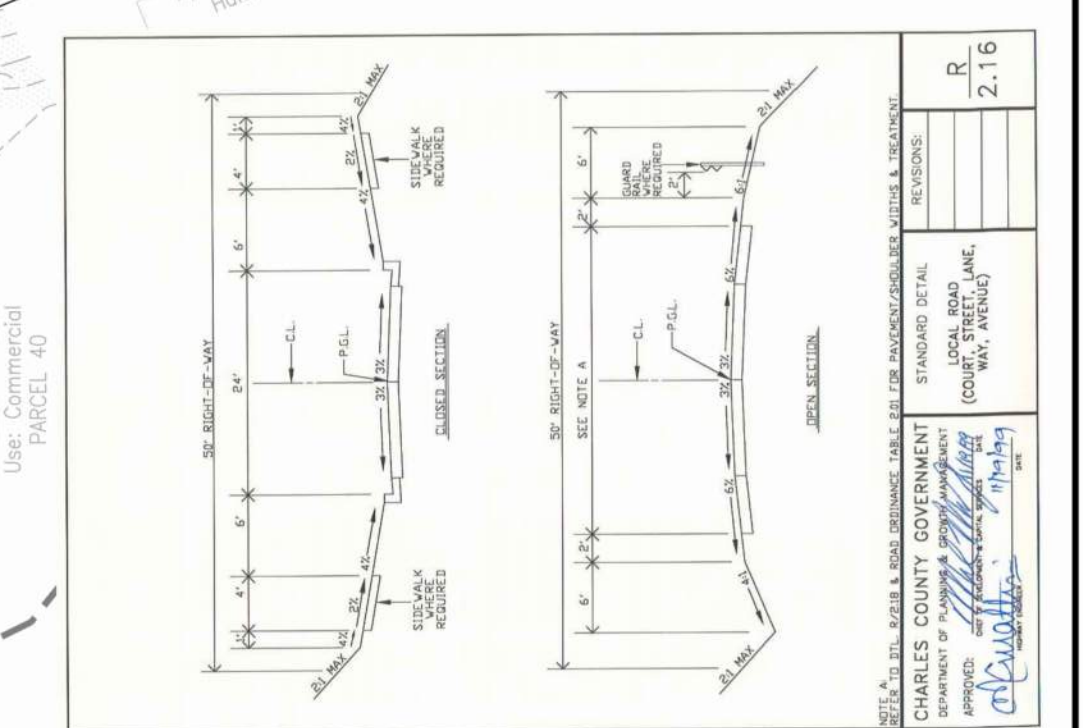
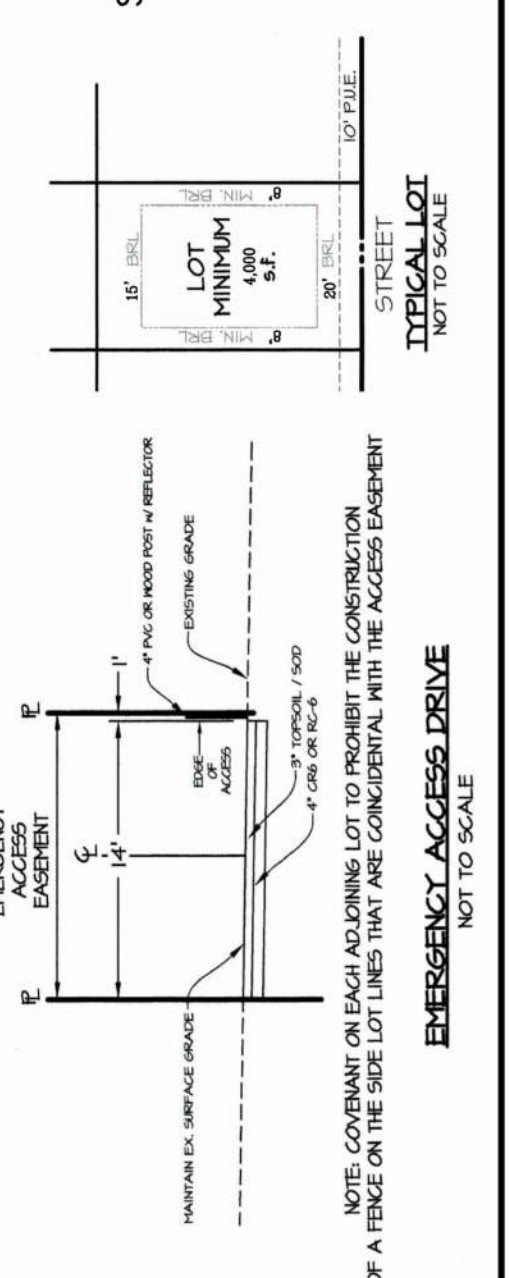
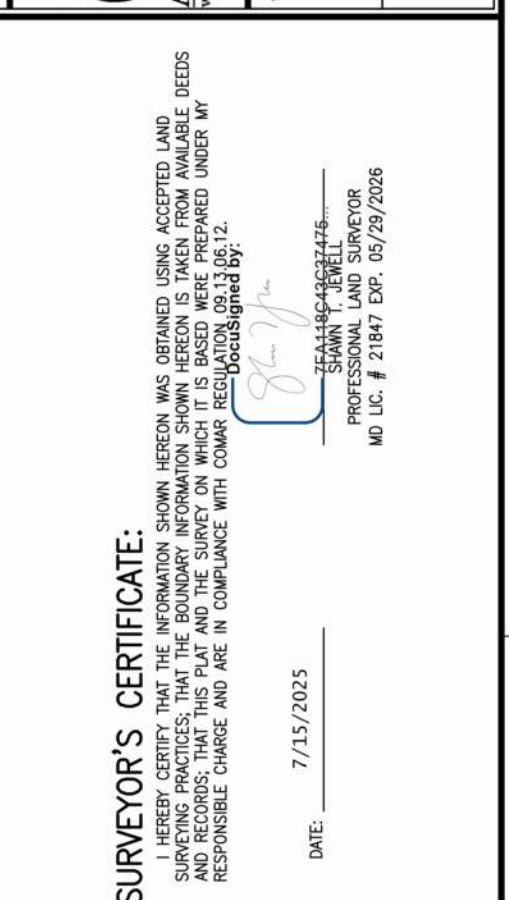
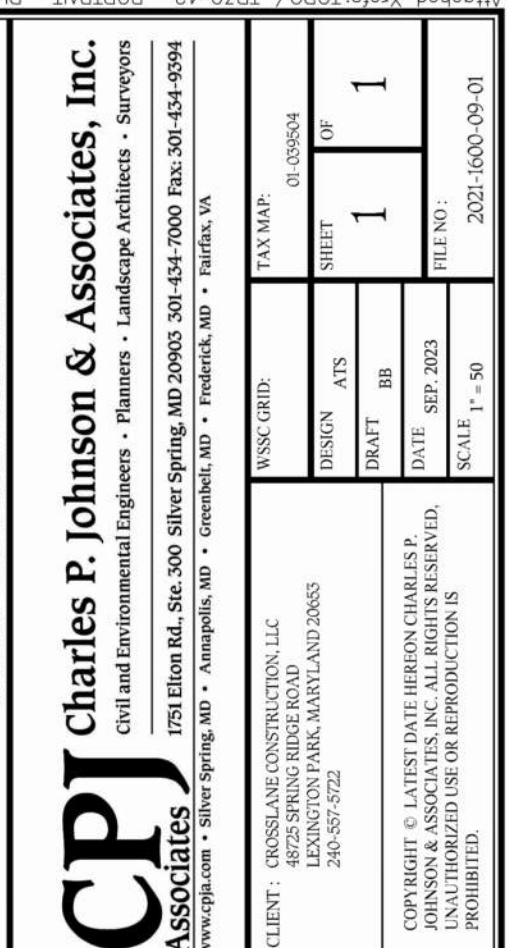
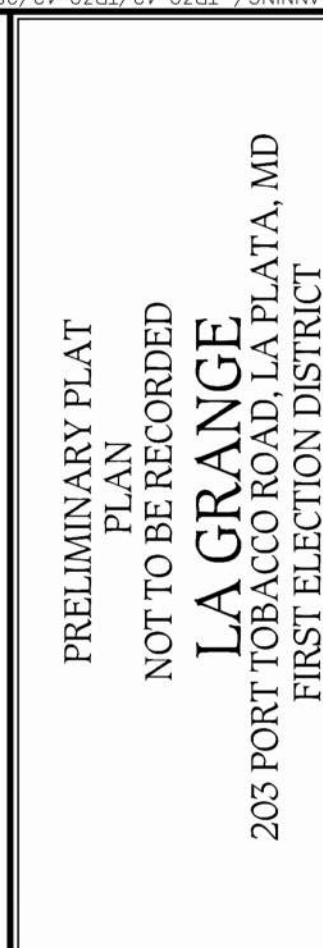
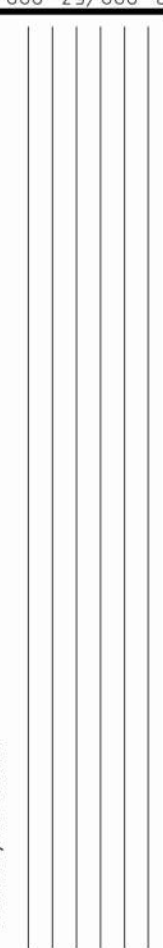
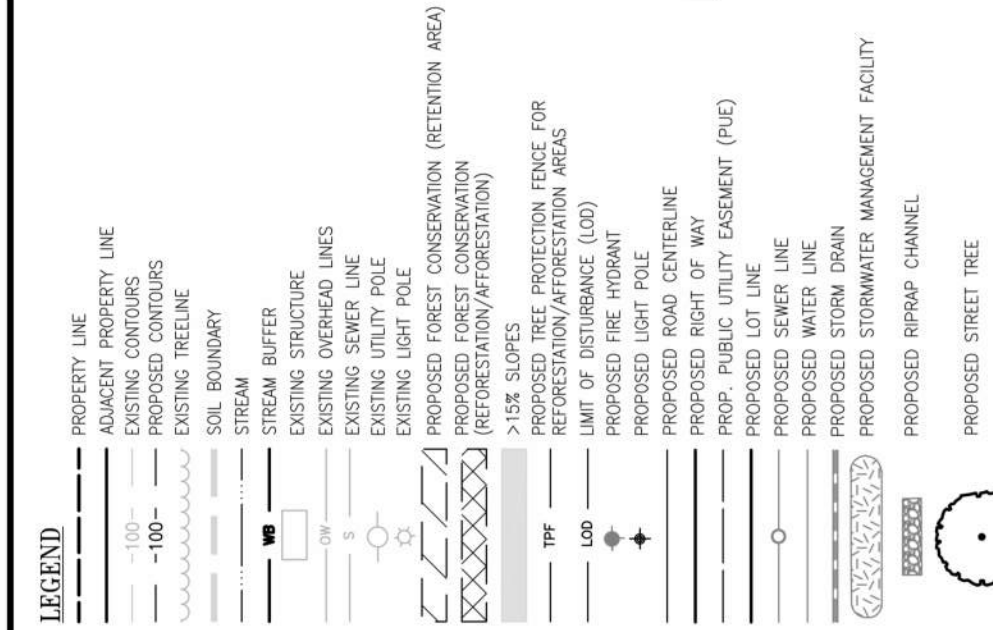
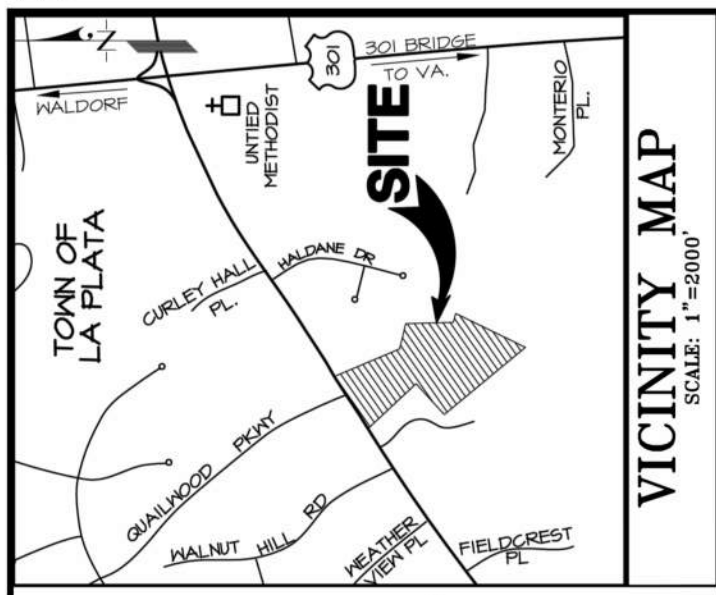
39. The development plans for the project Subdivision shall be reviewed and approved to the satisfaction of the La Plata Fire Chief prior to the recordation of the Final Plat Map and/or issuance of any building permits for the project.

Storm Water Management

40. The Stormwater Management Plan (SWM) for the approved Subdivision shall be reviewed and approved to the satisfaction of the Charles County Soil Conservation District prior to the issuance of any grading permits for the project.
41. The applicant/property owner shall obtain approval of Step 3 SWM review, addressing the comments in the approved Step 2 comment letter (10/31/2024), to the satisfaction of the Charles County Soils Conservation District prior to the issuance of any grading permits for the project.
42. The property owner shall provide stormwater management easements over all drainage structures and SWM facilities, except roof drains. This includes any non-structural facilities such as drainage to conservation areas. Any facilities treating a single property (such as roof top disconnects) will be private. This condition shall be satisfied to the satisfaction of the Charles County Soils Conservation District prior to the recordation of the Final Plat Map for the Subdivision.

43. Note No. 14 on the Preliminary Plat Map references that the stormwater management for the Subdivision will be dedicated to the Homeowners Association (HOA). This is to be corrected on the Final Plat Map to state that any stormwater management or drainage facilities treating multiple lots in residential zones will be covered by a public stormwater easement and dedicated to the satisfaction of the town of La Plata. Any such facilities that are treating single lots will be covered by private stormwater management easements and maintained by the property owner to the satisfaction of the Charles County Soils Conservation District prior to the recordation of the Final Plat Map.
44. All stormwater management ordinance references on the project plans shall be updated on the engineering plans and reports. There are multiple references to Charles County Ordinances. Charles County Specifications and Details will be used, but the plans must meet Town of La Plata Stormwater Ordinance Chapter 167. Such corrections shall be addressed to the satisfaction of the Charles County Soils Conservation District prior to the recordation of the Final Plat Map for the Subdivision.

-End of Conditions-

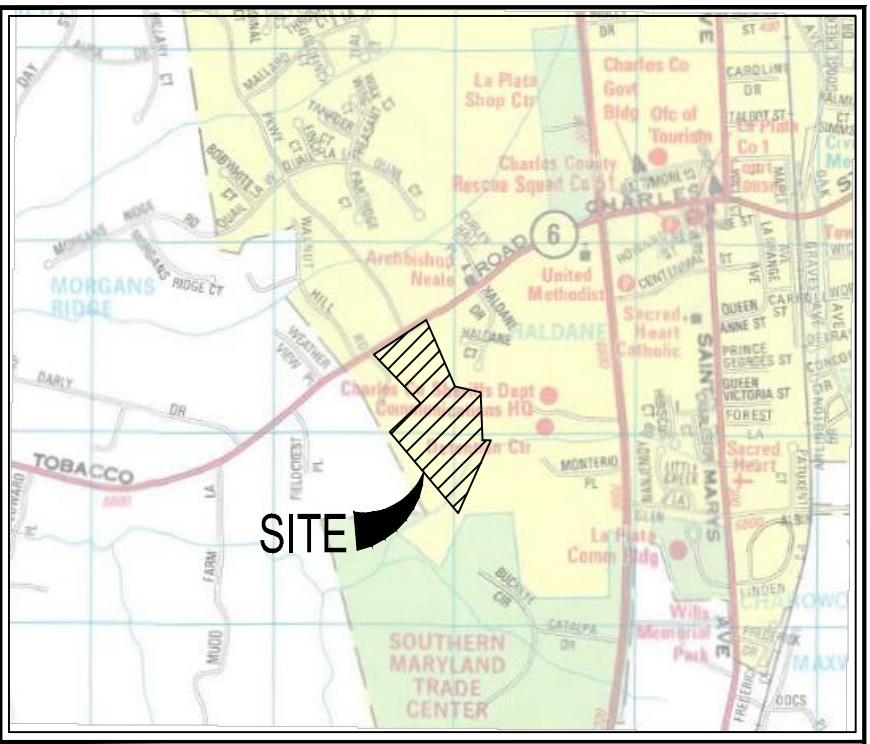


GENERAL NOTES

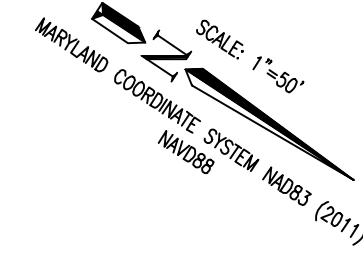
1. SITE INFORMATION:
 - CHARLES COUNTY TAX MAP 112, GRID 21, PARCEL 35;
 - TAX ACCOUNT #, P01-03504
 - LOT 6, PORT CHOCOMA ROAD AT DUALWOOD PARKWAY
 - TOWN OF LA PLATA
 - CHARLES COUNTY, MARYLAND
2. SITE TOTAL AREA = 26.1001 ACRES (FROM ALTA SURVEY)
 - 100 YEAR FLOODPLAIN = 0 ACRES
 - EXISTING WOODS COVERED = 17.6 ACRES
 - EXISTING WOODS COVERED = 1.7 ACRES
 - OPEN SPACE AREA = 12.78 ACRES
3. EXISTING ZONING: R21
4. EXISTING CALCULATIONS:
 - TOTAL DENSITY ALLOWED = 15 DWELLING UNITS / ACRES = 391.7 DWELLING UNITS
 - TOTAL DENSITY PROPOSED = 52 DWELLING UNITS / 26.1001 ACRES = 1.99 DWELLING UNITS / ACRE
4. ZONING REQUIREMENTS: APPROVED - SINGLE DETACHED SENIOR LIVING COMMUNITY:
 - MINIMUM LOT AREA = 4,000 S.F.
 - MINIMUM SETBACK: STREET: 30'
 - MINIMUM SETBACK: SIDE: 15'
 - MINIMUM SETBACK: REAR = 15'
 - MINIMUM HEIGHT: CRITERIA = 30'
 - MINIMUM LOT AREA: CRITERIA = NONE
 - PROPOSED LOTS:
 - SMALLEST LOT SIZE = 6,520 S.F.
 - LARGEST LOT SIZE = 20,329 S.F.
5. OWNER:
 - GRANGE PROPERTIES, LLC
 - 6445 FLORESTA PARK
 - LA PLATA, MD 20646
 - PHONE: 240-557-9711
6. ENGINEER/DESIGNER:
 - CHARLES P. JOHNSON AND ASSOC.
 - 10000 WOODBURN DRIVE
 - SILVER SPRING, MARYLAND 20903
 - PHONE: 301-434-7700
7. NOTES:
 - A. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER, ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF LA PLATA STANDARDS AND SPECIFICATIONS.
 - B. THE SITE DOES NOT CONTAIN ANY PORTION OF THE 100-YEAR FLOODPLAIN, PER FEMA AND FIRM PANEL #01-102, COMMUNITY NUMBER 24092. A.
 - C. FOREST STAND DEDICATION FOR THE SUBJECT PROPERTY IS TO BE PREPARED UNDER A SEPARATE PLAN.
 - D. A TREE SURVEY OF THE TOWN CODE OF LA PLATA, STREET TREES SHALL BE PREPARED AND DEDICATED TO THE TOWN OF LA PLATA, WITHIN THE YEAR BETWEEN THE DATE OF PLACEMENT AND THE SECONDALY TOPOGRAPHY AND BOUNDARY.
 - E. TOPOGRAPHY AND BOUNDARY: THE TOPOGRAPHY AND BOUNDARY OF THE PROPERTY SHALL BE PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES, INC.
12. SOILS:
 - SOIL MAPPING UNITS ARE SHOWN IN ACCORDANCE WITH THE SOIL SURVEY FOR CHARLES COUNTY PREPARED BY THE USGS SOIL CONSERVATION SERVICE (JULY 1974)
 - SOIL TYPE: CRYSTAL (SANDY LOAM) (SLOPE ASSOCIATED), INC.
13. BARRIERS:
 - ALL PROPOSED BARRIERS SHALL BE PUBLIC UNDER THE SECONDARY LOCAL AND TERTIARY LOCAL ZONING ORDINANCE.
 - STORMWATER MANAGEMENT AND OPEN SPACE SHALL BE DEDICATED TO AN APPROVED STORMWATER MANAGEMENT ASSOCIATION (P.A.S.A.)
15. LIGHTING AND SIGNAGE:
 - LIGHTING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH THE LATEST TOWN OF LA PLATA STANDARDS.
16. BUFFERING:
 - THE PROPOSED DEVELOPMENT IS SUBJECT TO LANDSCAPE AND BUFFERING PLANNING PLANS.
17. REGULATORY PERMITS REQUIRED:
 - TOWN OF LA PLATA.

Site Summary	
Total Site	26.10 AC
100 Year Floodplain	0.00 AC
Net Tract Area	26.10 AC
Existing Forest	17.45 AC
Woodland Preservation	6.09 AC
Woodland Afforestation/Reforestation	0.56 AC

UNIT TYPE		SPACES	CODE REQUIREMENTS	PROVIDED	Parking Tabulations	NOTES
SPD		2	SPACES/242 X 1 = 10 SPACES	208 SPACES	55 W/2 CAR GARAGE	52 DRIVEWAYS WITH MIN AREA FOR 3 CARS



VICINITY MAP
CHARLES COUNTY MAP PAGE 4 GRID C-7,C-8,D-7,D-8
SCALE: 1"=2000'



LA GRANGE
LAND OF: J. BLACKLOCK WILLS AND
WIFE
P.B. 21 P.No. 10

PARCEL 36
N/F
WILLIAM A. HOLT ET AL.
L.12228 F.484

PARCEL 03
N/F
MONTEROSA, INC.
L.1037 F.218

PARCELS C, C-1, D, E & F
ANN. M. WILLS, TRUSTEE
P.B. 54 P.No. 05

PARCEL C
N/F
JOHN A. MAINE ET AL.
L.12114 F. 01

LA GRANGE PROPERTIES LLC
TAX MAP 112, GRID 20
TAX ACCOUNT #01-039504
ZONE: R21
USE: RESIDENTIAL
PARCEL 35

PARCEL 40
N/F
COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND
L.1523 F.141

LOT 10
N/F
AYYAD
PROPERTIES
II LLC
L.9695 F.213

LOT 8
N/F
THOMAS
CHARNOCK ET AL.

LOT 7
N/F
CARL D.
COPELAND
ET AL.
L.9868 F.292

LOT 6
N/F
TIMOTHY R.
DRUMMOND ET AL.
L.1492 F.328

LOT 5
N/F
NANCY A.
DUNSMORE ET AL.
L.7540 F.473

LOT 12
N/F
ERIK SCHEIBT ET AL.
L.2122 F.98

LOTS 1 THRU 18
HALDANE SUBDIVISION
P.B. 39 P.No. 141

PORT TOBACCO ROAD
MD ROUTE 6
S&E P.Nos. 12024 & 12025
L.118 F.81

UPDATES/REVISIONS:

FIRE ACCESS EXHIBIT

TURN STUDY FOR
PRELIMINARY PLAT PLAN
LA GRANGE
203 PORT TOBACCO ROAD, LA PLATA, MD
FIRST ELECTION DISTRICT

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: GROSSMAN CONSTRUCTION, LLC 46725 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20655 240-557-3722	WASC GRID: DESIGN: ATX DRAFT: BB DATE: JUN 2025 SCALE: 1"=50'	TAX MAP: SHEET: 1 OF 1 FILE NO: 2021-1600-09-01
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VICINITY MAP
CHARLES COUNTY MAP PAGE 4 GRID C-7,C-8,D-7,D-8
SCALE: 1"=2000'

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - SOL BOUNDARY
 - STREAM
 - STREAM BUFFER
 - EXISTING STRUCTURE
 - EXISTING OVERHEAD LINES
 - EXISTING SEWER LINE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - PROPOSED FOREST CONSERVATION (RETENTION AREA)
 - PROPOSED FOREST CONSERVATION (REFORESTATION/AFFORESTATION)
 - >15% SLOPES
 - PROPOSED TREE PROTECTION FENCE FOR REFORESTATION/AFFORESTATION AREAS
 - LIMIT OF DISTURBANCE (LOD)
 - PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE
 - PROPOSED ROAD CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROP. PUBLIC UTILITY EASEMENT (PUE)
 - PROPOSED LOT LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORMWATER MANAGEMENT FACILITY
 - PROPOSED RIPRAP CHANNEL
 - PROPOSED STREET TREE
- PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREES
PROPOSED EVERGREENS

LANDSCAPE AREA PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHADE TREES					
FG	25	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B	2.5" - 3" CAL.	AS SHOWN
LR	26	LIQUIDAMBAR STYRACIFLUA / ROUND-LOBED SWEET GUM	B & B	1.5" - 1.75" CAL.	AS SHOWN
PO	29	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	1.5" - 1.75" CAL.	AS SHOWN
OP	30	QUERCUS PHELLOS / WILLOW OAK	B & B	2 1/2" - 3" CAL.	AS SHOWN
ORNAMENTAL TREES					
CC	31	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" - 2.5" CAL.	AS SHOWN
CVS	37	CHORONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5" - 1.75" CAL.	AS SHOWN
CK2	16	CORNUS KOUSA / KOUSA DOGWOOD	15 GAL	7-8 HT	AS SHOWN
MV	23	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	B & B	5-6 HT.	AS SHOWN
PV	34	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	1 1/2" - 2" CAL.	6-6 HT
EVERGREEN TREES					
CJ	43	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	B & B	5-6" HT.	6-8" AS SHOWN
IO	55	ILEX OPACA / AMERICAN HOLLY	B & B	6-8" HT.	6-8" AS SHOWN
MG	74	MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	5-6" HT.	6-8" AS SHOWN
TOE	106	THUJA OCCIDENTALIS EMERALD GREEN / EMERALD GREEN ARBORVITAE	B & B	5-6" HT.	6-8" AS SHOWN
SHRUBS					
AG	28	ABELIA X GRANDIFLORA / GLOSSY ABELIA	2 GAL	3" O.C.	

STREET TREES PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
PY2	3	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2 - 2 1/2" CAL.	AS SHOWN
SHADE TREES					
AR	35	ACER RUBRUM / OCTOBER GLORY™ TM / OCTOBER GLORY MAPLE	B & B	2 1/2" - 3" CAL.	AS SHOWN
GI	36	GLEDITSIA TRACANTHOS NERIMS / THORNLESS HONEY LOCUST	B & B	2 1/2" - 3" CAL.	AS SHOWN
QP2	17	QUERCUS PHELLOS / WILLOW OAK	B & B	2 1/2" - 3" CAL.	AS SHOWN
QR	10	QUERCUS RUBRA / RED OAK	B & B	2 1/2" - 3" CAL.	AS SHOWN

UPDATES/REVISIONS: 06.20.2025 REVISIONS TO ADDRESS TOWN COMMENTS AT5/BB

LANDSCAPE PLAN
LA GRANGE
203 PORT TOBACCO ROAD, LA PLATA, MD
FIRST ELECTION DISTRICT

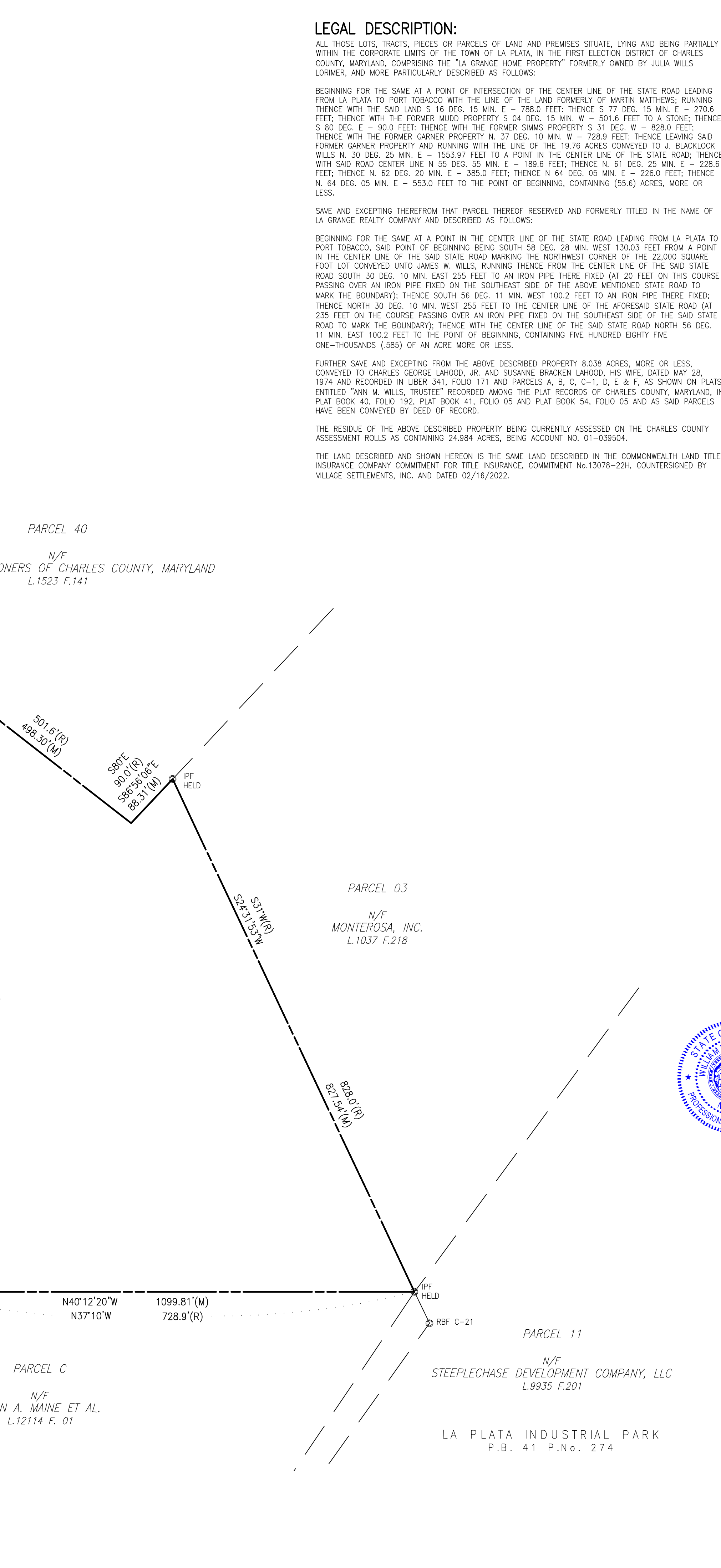
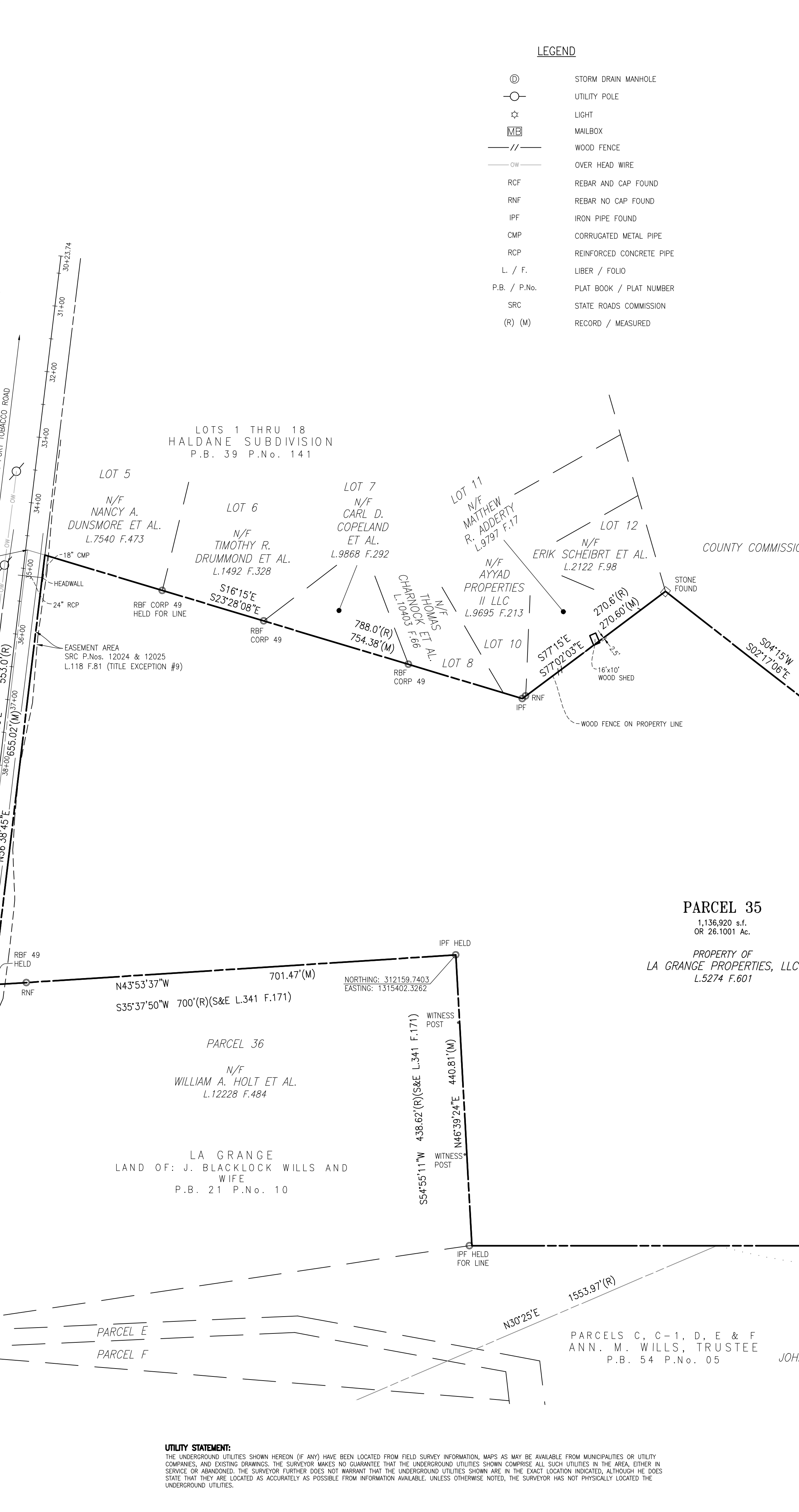
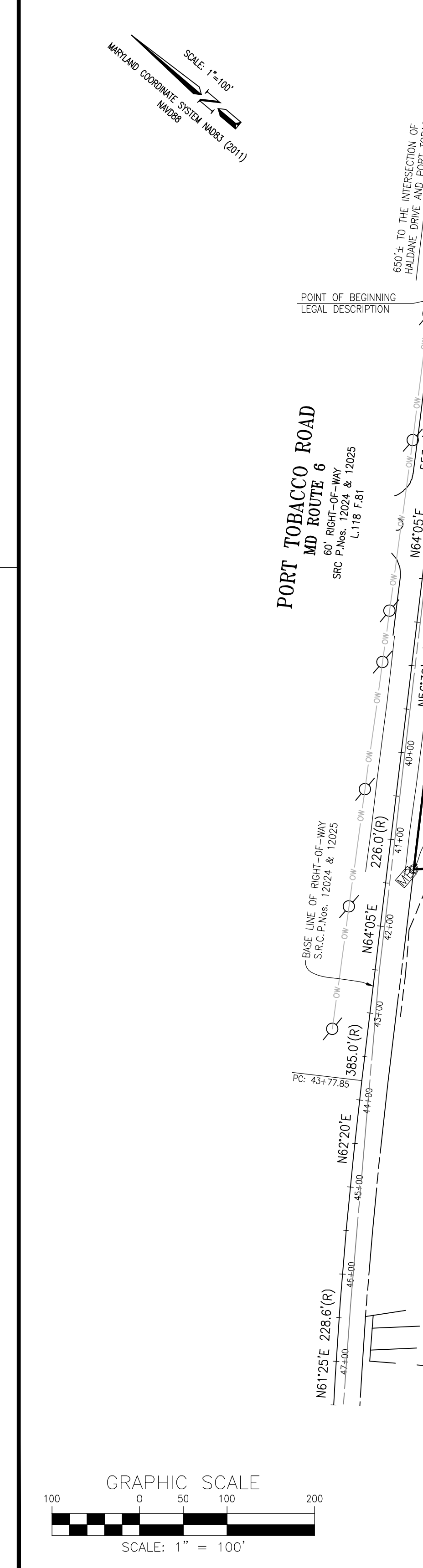
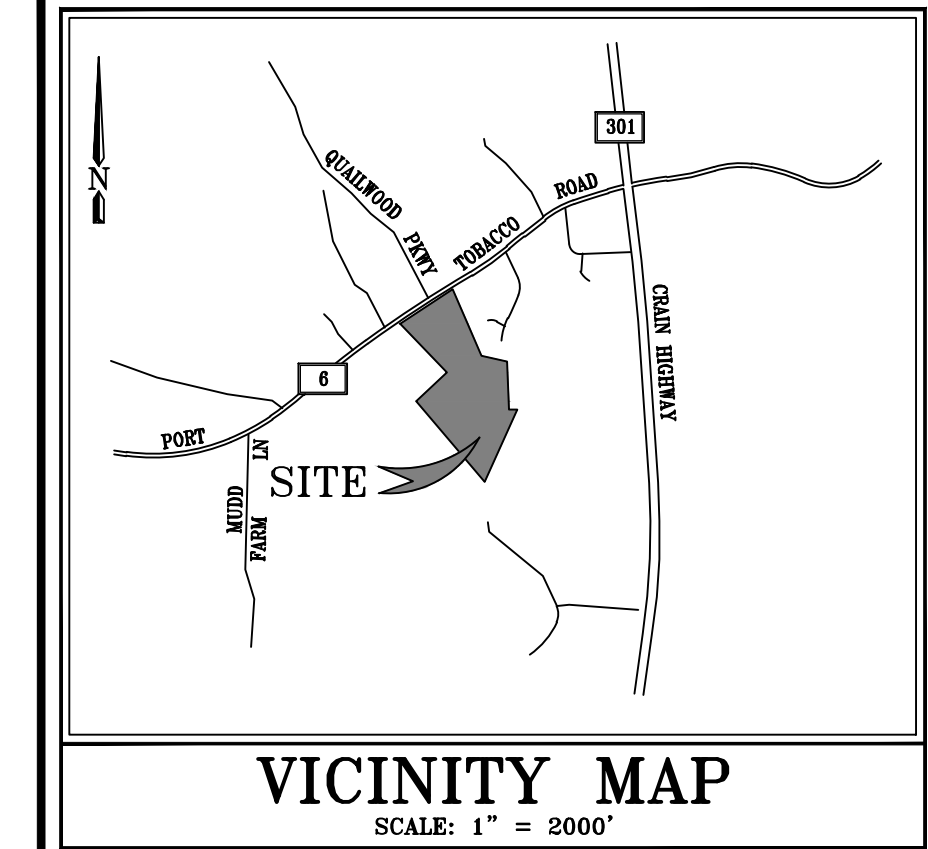
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CLIENT: CROSSLANE CONSTRUCTION, LLC 4672 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20658 240-657-5722	DATE: SEP 2023 SCALE: 1" = 50'	FILE NO: 2023-1600-09-01
DESIGN: AT5 DRAFT: BB	SHEET: 1 OF 1	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 4234
EXPIRATION DATE: 10/20/2023





LEGAL DESCRIPTION:

ALL THOSE LOTS, TRACTS, PIECES OR PARCELS OF LAND AND PREMISES SITUATE, LYING AND BEING PARTIALLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF LA PLATA, IN THE FIRST ELECTION DISTRICT OF CHARLES COUNTY, MARYLAND, COMPRISING THE "LA GRANGE HOME PROPERTY" FORMERLY OWNED BY JULIA WILLS LORIMER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT OF INTERSECTION OF THE CENTER LINE OF THE STATE ROAD LEADING FROM LA PLATA TO PORT TOBACCO WITH THE LINE OF THE LAND FORMERLY OF MARTIN MATTHEWS; RUNNING THENCE WITH THE SAID LAND S 16 DEG. 15 MIN. E - 788.0 FEET; THENCE S 77 DEG. 15 MIN. E - 270.6 FEET; THENCE WITH THE FORMER MUDD PROPERTY S 04 DEG. 15 MIN. W - 501.6 FEET TO A STONE; THENCE S 80 DEG. E - 90.0 FEET; THENCE WITH THE FORMER SWIMS PROPERTY S 31 DEG. W - 828.0 FEET; THENCE WITH THE FORMER GARNER PROPERTY N. 37 DEG. 10 MIN. W - 728.9 FEET; THENCE LEAVING SAID FORMER GARNER PROPERTY AND RUNNING WITH THE LINE OF THE 19.76 ACRES CONVEYED TO J. BLACKLOCK WILLS N. 30 DEG. 25 MIN. E - 1553.97 FEET TO A POINT IN THE CENTER LINE OF THE STATE ROAD; THENCE WITH SAID ROAD CENTER LINE N 55 DEG. 55 MIN. E - 189.6 FEET; THENCE N. 61 DEG. 25 MIN. E - 228.6 FEET; THENCE N. 62 DEG. 20 MIN. E - 385.0 FEET; THENCE N 64 DEG. 05 MIN. E - 226.0 FEET; THENCE N. 64 DEG. 05 MIN. E - 553.0 FEET TO THE POINT OF BEGINNING, CONTAINING (55.6) ACRES, MORE OR LESS.

SAVE AND EXCEPTING THEREFROM THAT PARCEL THEREOF RESERVED AND FORMERLY TITLED IN THE NAME OF LA GRANGE REALTY COMPANY AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT IN THE CENTER LINE OF THE STATE ROAD LEADING FROM LA PLATA TO PORT TOBACCO, SAID POINT OF BEGINNING BEING SOUTH 58 DEG. 28 MIN. WEST 130.03 FEET FROM A POINT IN THE CENTER LINE OF THE SAID STATE ROAD MARKING THE NORTHWEST CORNER OF THE 22,000 SQUARE FOOT LOT CONVEYED UNTO JAMES W. WILLS, RUNNING THENCE FROM THE CENTER LINE OF THE SAID STATE ROAD SOUTH 30 DEG. 10 MIN. EAST 255 FEET TO AN IRON PIPE THERE FIXED (AT 20 FEET ON THIS COURSE PASSING OVER AN IRON PIPE FIXED ON THE SOUTHEAST SIDE OF THE ABOVE MENTIONED STATE ROAD TO MARK THE BOUNDARY); THENCE SOUTH 56 DEG. 11 MIN. WEST 100.2 FEET TO AN IRON PIPE THERE FIXED; THENCE NORTH 30 DEG. 10 MIN. WEST 255 FEET TO THE CENTER LINE OF THE AFORESAID STATE ROAD (AT 235 FEET ON THE COURSE PASSING OVER AN IRON PIPE FIXED ON THE SOUTHEAST SIDE OF THE SAID STATE ROAD TO MARK THE BOUNDARY); THENCE WITH THE CENTER LINE OF THE SAID STATE ROAD NORTH 56 DEG. 11 MIN. EAST 100.2 FEET TO THE POINT OF BEGINNING, CONTAINING FIVE HUNDRED EIGHTY FIVE ONE-THOUSANDS (.585) OF AN ACRE MORE OR LESS.

FURTHER SAVE AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY 8.038 ACRES, MORE OR LESS, CONVEYED TO CHARLES GEORGE LAHOOD, JR. AND SUSANNE BRACKEN LAHOOD, HIS WIFE, DATED MAY 28, 1974 AND RECORDED IN LIBER 341, FOLIO 171 AND PARCELS A, B, C, C-1, D, E & F, AS SHOWN ON PLATS ENTITLED "ANN M. WILLS, TRUSTEE" RECORDED AMONG THE PLAT RECORDS OF CHARLES COUNTY, MARYLAND, IN PLAT BOOK 40, FOLIO 182; PLAT BOOK 41, FOLIO 05 AND PLAT BOOK 54, FOLIO 05 AND AS SAID PARCELS HAVE BEEN CONVEYED BY DEED OF RECORD.

THE RESIDUE OF THE ABOVE DESCRIBED PROPERTY BEING CURRENTLY ASSESSED ON THE CHARLES COUNTY ASSESSMENT ROLLS AS CONTAINING 24.984 ACRES, BEING ACCOUNT NO. 01-039504.

THE LAND DESCRIBED AND SHOWN HEREON IS THE SAME LAND DESCRIBED IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT No.13078-22H, COUNTERSIGNED BY VILLAGE SETTLEMENTS, INC. AND DATED 02/16/2022.

NOTES:

- FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 35, AS SHOWN ON TAX MAP 112, GRID 21, FOR CHARLES COUNTY, MARYLAND, WHOSE TAX ID NO. IS 01-039504, WITH NO ASSIGNED ADDRESS.
- FEE SIMPLE TITLE APPEARS TO BE VESTED IN LA GRANGE PROPERTIES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MARYLAND, BY VIRTUE OF A DEED FROM ANN M. WILLS, TRUSTEE OF THE ANN M. WILLS REVOCABLE TRUST, DATED MAY 23, 2005 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 5274 AT FOLIO 601.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR CHARLES COUNTY, MARYLAND, MAP NO. 24017C0188C (NOT PRINTED), EFFECTIVE DATE SEPTEMBER 04, 2013.
- THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- THE FIELDWORK FOR THIS SURVEY WAS STARTED ON MAY 22, 2023, WITH THE LAST DATE OF FIELDWORK BEING MAY 26, 2023.
- ACCORDING TO [HTTPS://MAPS.TOWNOFLAPLATA.ORG/PROPOSED_ZONING/](https://maps.townoflaplata.org/proposed_zoning/), THE SUBJECT PROPERTY IS ZONED R21 AND CH. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THE AREA OF THE SUBJECT PROPERTY IS 1,136,920 SQUARE FEET OR 26.1001 ACRES OF LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99998607. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 140 FEET. FOR AN ELEVATION FACTOR OF 0.99998607, THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.999986747. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
- THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BASED UPON AVAILABLE INFORMATION FROM CONTROLLING JURISDICTIONS. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND ARE IN COMPLIANCE WITH COMAR REGULATION 08.13.06.12.

TITLE EXCEPTIONS:

THE FOLLOWING EXCEPTION AS IT APPEARS IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT No.13078-22H, COUNTERSIGNED BY VILLAGE SETTLEMENTS, INC. AND DATED 06/06/2023 BURDENS/BENEFITS THE SUBJECT PROPERTY, AND IS SHOWN HEREON:

- RIGHTS OF WAY GRANTED TO THE STATE ROADS COMMISSION RECORDED IN LIBER 118, AT FOLIO 81.

THE FOLLOWING EXCEPTION AS IT APPEARS IN THE AFORESAID COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE BURDENS/BENEFITS THE SUBJECT PROPERTY, BUT IS NON-GRAPHIC IN NATURE:

- EASEMENTS AND RIGHTS OF WAY TO SOUTHERN MARYLAND ELECTRIC COOPERATIVE RECORDED IN LIBER 119, AT FOLIO 133; IN LIBER 119, AT FOLIO 134; IN LIBER 1055, AT FOLIO 443; AND IN LIBER 2909, AT FOLIO 347.

THE FOLLOWING EXCEPTION AS IT APPEARS IN THE AFORESAID COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE DOES NOT BURDEN/BENEFIT THE SUBJECT PROPERTY:

- INGRESS-EGRESS EASEMENTS GRANTED IN THOSE DEEDS RECORDED IN LIBER 3478, AT FOLIO 328; IN LIBER 3478, AT FOLIO 332; IN LIBER 3478, AT FOLIO 336; AND IN LIBER 7634, AT FOLIO 450.

SURVEYOR'S CERTIFICATE:

TO CROSSLANE CONSTRUCTION, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND VILLAGE SETTLEMENTS, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 8, 9, 13, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 26, 2023.

Designed by:
William L. Pugh
PROFESSIONAL LAND SURVEYOR
No. 21941
MD LIC. # 21941 EXP. 04/24/2025
BPUGH@CPJA.COM

DATE OF PLAT OR MAP: 9/1/2023

UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION
1	09/01/2023	INITIAL SURVEY

ALTA/NSPS LAND TITLE SURVEY

PORT TOBACCO ROAD

TAX MAP 112, GRID 21, PARCEL 35

LA GRANGE

FIRST (1st) ELECTION DISTRICT

CHARLES COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

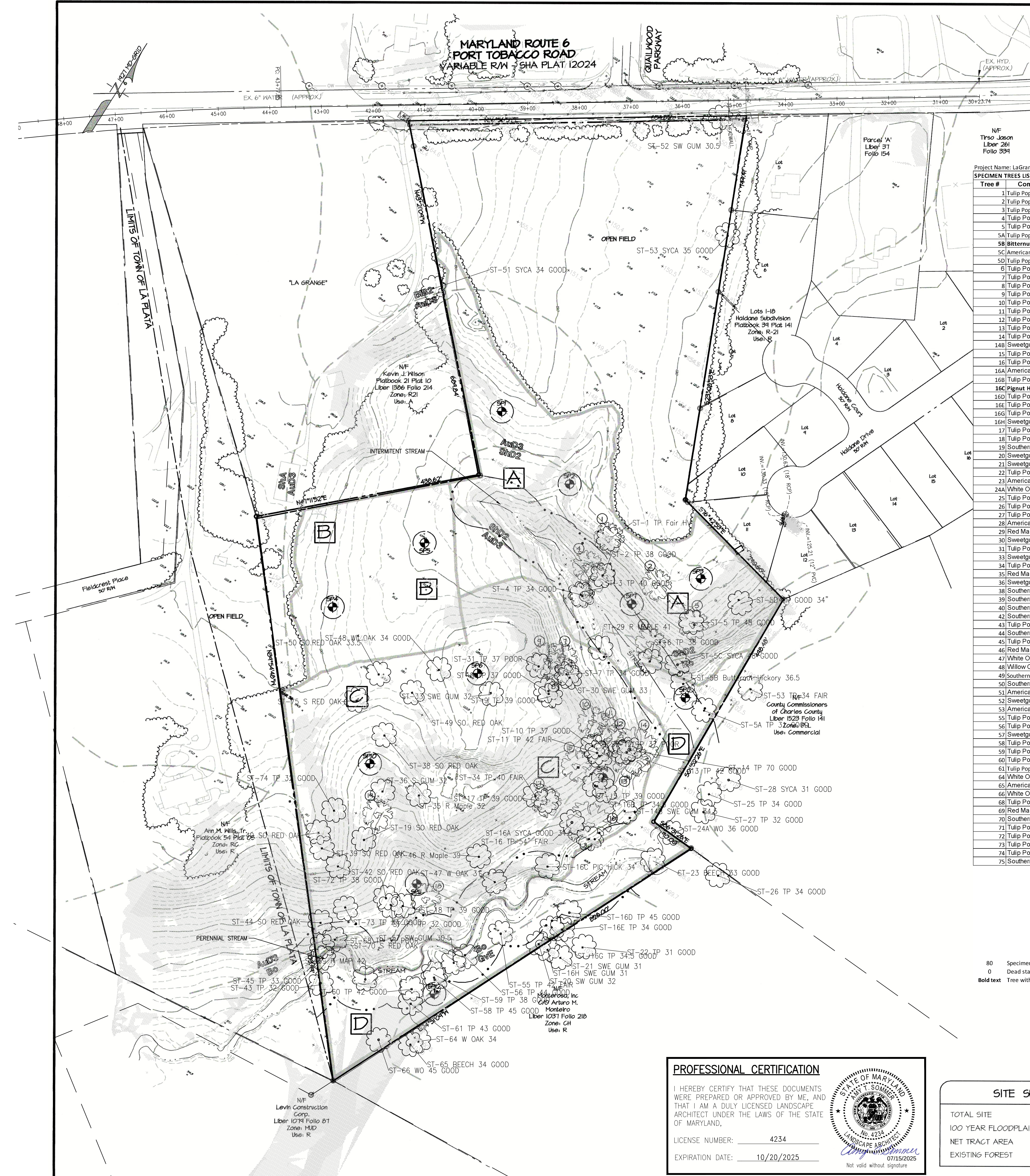
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CLIENT:	TAX MAP/WSSC:	SITE PLAN NO.:
Crosslane Construction, LLC 47825 Spring Ridge Road Lexington Park, MD 20653	DESIGN: WLP DRAFT: AMR	SHEET 01 OF 01
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE: 09/01/2023 SCALE: 1" = 100'	FILE NO.: 2021-1600-076.00

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Last Saved 9/1/2023 Last Plotted 9/1/2023 5:25 PM Sheet N:\2021-1600\DWG\76-00 Page 48 of 75



GENERAL NOTES

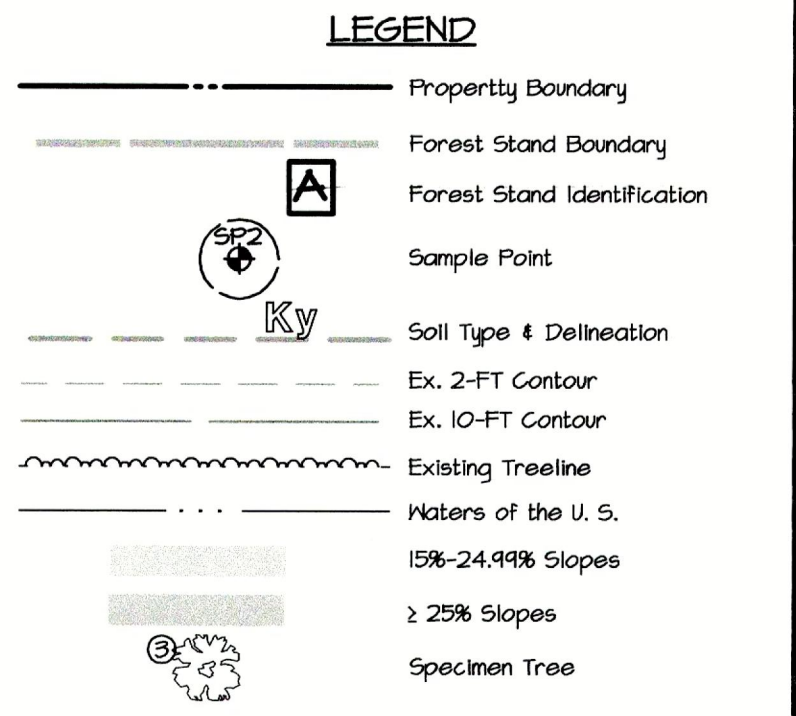
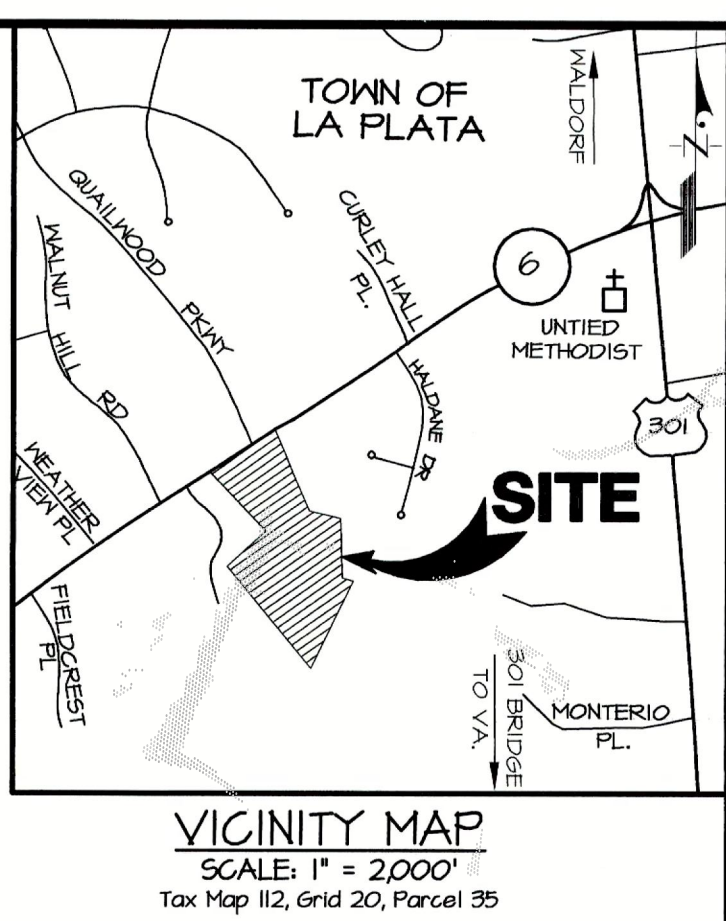
- Base topography is 2 ft. contour aerial topography provided by Virginia Resource Mapping. Boundary has been compiled from best available information.
- There is no 100 Yr. Floodplain per FEMA FIRI Panel #01-02, Community Number 240042 A.
- Soil Mapping Units are shown in accordance with the Soil Survey For Charles County prepared by the USDA Soil Conservation Service (July 1974).
- Slope Analysis for the property was performed, and slopes on the property greater than 15% are shown.
- The Waters of the U.S. shown are based on a field investigation by BDAI.

Project Name: LaGrange					
SPECIMEN TREES LIST					
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition
1	Tulip Poplar	Liriodendron tulipifera	39	58.5	Fair
2	Tulip Poplar	Liriodendron tulipifera	38	57	Good
3	Tulip Poplar	Liriodendron tulipifera	40	60	Good
4	Tulip Poplar	Liriodendron tulipifera	34	51	Good
5	Tulip Poplar	Liriodendron tulipifera	48	72	Good
5A	Tulip Poplar	Liriodendron tulipifera	31	46.5	Good
5B	Bitternut Hickory	Carya cordiformis	36.5	54.75	Good
5C	American Sycamore	Platanus occidentalis	48	72	Good
5D	Tulip Poplar	Liriodendron tulipifera	34	51	Good
6	Tulip Poplar	Liriodendron tulipifera	38	57	Good
7	Tulip Poplar	Liriodendron tulipifera	34	51	Good
8	Tulip Poplar	Liriodendron tulipifera	37	55.5	Good
9	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good
10	Tulip Poplar	Liriodendron tulipifera	37	55.5	Good
11	Tulip Poplar	Liriodendron tulipifera	42	63	Fair
12	Tulip Poplar	Liriodendron tulipifera	37	55.5	Poor
13	Tulip Poplar	Liriodendron tulipifera	42	63	Good
14	Tulip Poplar	Liriodendron tulipifera	70	105	Good
14B	Sweetgum	Liquidambar styraciflua	34.5	51.75	Good
15	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good
16	Tulip Poplar	Liriodendron tulipifera	54	81	Fair
16A	American Sycamore	Platanus occidentalis	34.5	51.75	Good
16B	Tulip Poplar	Liriodendron tulipifera	34.5	51.75	Good
16C	Pignut Hickory	Carya glabra	34	51	Good
16D	Tulip Poplar	Liriodendron tulipifera	45	67.5	Good
16E	Tulip Poplar	Liriodendron tulipifera	34	51	Good
16F	Tulip Poplar	Liriodendron tulipifera	34.5	51.75	Good
16H	Sweetgum	Liquidambar styraciflua	31	46.5	Good
17	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good
18	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good
19	Southern Red Oak	Quercus falcata	38	57	Poor
20	Sweetgum	Liquidambar styraciflua	32	48	Good
21	Sweetgum	Liquidambar styraciflua	31	46.5	Good
22	Tulip Poplar	Liriodendron tulipifera	31	46.5	Good
23	American Beech	Fagus grandifolia	33	49.5	Good
24A	White Oak	Quercus alba	36	54	Good
25	Tulip Poplar	Liriodendron tulipifera	34	51	Good
26	Tulip Poplar	Liriodendron tulipifera	34	51	Good
27	Tulip Poplar	Liriodendron tulipifera	32	48	Good
28	American Sycamore	Platanus occidentalis	31	46.5	Good
29	Red Maple	Acer rubrum	41	61.5	Fair
30	Sweetgum	Liquidambar styraciflua	33	49.5	Good
31	Tulip Poplar	Liriodendron tulipifera	37	55.5	Poor
33	Sweetgum	Liquidambar styraciflua	32	48	Good
34	Tulip Poplar	Liriodendron tulipifera	40	60	Fair
35	Red Maple	Acer rubrum	32	48	Good
36	Sweetgum	Liquidambar styraciflua	32	48	Good
38	Southern Red Oak	Quercus falcata	37	55.5	Good
39	Southern Red Oak	Quercus falcata	41	61.5	Fair
40	Southern Red Oak	Quercus falcata	32.5	48.75	Good
42	Southern Red Oak	Quercus falcata	33	49.5	Fair
43	Tulip Poplar	Liriodendron tulipifera	32	48	Good
44	Southern Red Oak	Quercus falcata	32	48	Fair
45	Tulip Poplar	Liriodendron tulipifera	33	49.5	Good
46	Red Maple	Acer rubrum	39	58.5	Good
47	White Oak	Quercus alba	31	46.5	Good
48	Willow Oak	Quercus phellos	34	51	Good
49	Southern Red Oak	Quercus falcata	34	51	Good
50	Southern Red Oak	Quercus falcata	33.5	50.25	Good
51	American Sycamore	Platanus occidentalis	34	51	Good
52	Sweetgum	Liquidambar styraciflua	30.5	45.75	Good
53	American Sycamore	Platanus occidentalis	35	52.5	Good
55	Tulip Poplar	Liriodendron tulipifera	42	63	Fair
56	Tulip Poplar	Liriodendron tulipifera	44	66	Good
57	Sweetgum	Liquidambar styraciflua	30.5	45.75	Good
58	Tulip Poplar	Liriodendron tulipifera	45	67.5	Good
59	Tulip Poplar	Liriodendron tulipifera	38	57	Good
60	Tulip Poplar	Liriodendron tulipifera	42	63	Good
61	Tulip Poplar	Liriodendron tulipifera	43	64.5	Good
64	White Oak	Quercus alba	34	51	Good
65	American Beech	Fagus grandifolia	34	51	Good
66	White Oak	Quercus alba	45	67.5	Good
68	Tulip Poplar	Liriodendron tulipifera	35	52.5	Poor
69	Red Maple	Acer rubrum	42	63	Poor
70	Southern Red Oak	Quercus falcata	32	48	Good
71	Tulip Poplar	Liriodendron tulipifera	32	48	Good
72	Tulip Poplar	Liriodendron tulipifera	38	57	Good
73	Tulip Poplar	Liriodendron tulipifera	34	51	Good
74	Tulip Poplar	Liriodendron tulipifera	32	48	Good
75	Southern Red Oak	Quercus falcata	39	58.5	Good

List of Abbreviation	
BB	= Broken Branches
BD	= Basal Damage
BL	= Broken Leader
C	= Crooked
DB	= Dead Branches
ER	= Exposed Roots
HL	= Hollow/Hole
HV	= Heavy Vine
L	= Leaning
S	= Suckers
Snag	=standing, dead or dying tree
SUC	= Severe Undercut
UC	= Under Cut
TWD	=Trunk Wounds and Decay
CAN	=Canopy Issues
HV	= Heavy Vines
INCT	= Insects Damage
LIC	=Lichen
CAV	=Cavem or Hollowing
OS	= Tree out of Study Area

Tree condition rating as follows:	
Condition	Percentage of Crown Dieback
Good (G)	Less than 10
Fair (F)	11 to 20
Poor (P)	More than 20

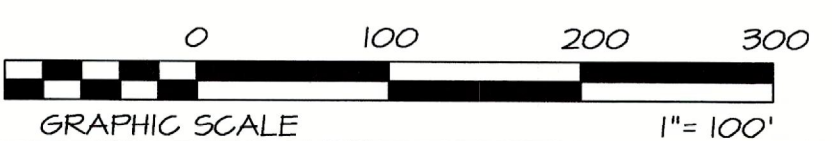
Along with Evidence of disease, C 11 to 20 and insect infestation including woolly



SOIL SUMMARY			
SOIL SERIES	SYMBOL	HYDRIC	K FACTOR
AURA	AuD3	NO	0.31
BELTSVILLE	BIB2	NO	0.43
BIBB	Bo	YES	0.28
GRAVELLY LAND	GvE	NO	0.20
SASSAFRAS	ShA	NO	0.28
SASSAFRAS	ShB2	NO	0.28

FOREST STAND SUMMARY				
Stand	Ac.	Dominant Tree Species	Common Understory Species	Retention Value
A	4.81	Red Cedar/Black Locust and Black cherry	Privet, Spicebush, Multiflora Rose, Greenbrier and American Holly	Moderate
B	2.27	Black Cherry/Sweetgum and Black Locust	Oaks, American Holly, Red Cedar, and Raspberry	Low
C	8.26	Tulip Poplar/Red Maple	Spicebush, Greenbrier, American Holly, Red Cedar, Am. Beech	Moderate
D	2.82	Sweetgum/Tulip Poplar	Spicebush, Privet, Hornbeam, Am. Beech and Am. Holly	High

FOREST STAND DELINEATION PLAN
LA GRANGE PROPERTY
TOWN OF LA PLATA
1ST ELECTION DISTRICT
CHARLES COUNTY, MARYLAND



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025



SITE SUMMARY

TOTAL SITE	24.99 ACRES
100 YEAR FLOODPLAIN	0.00 ACRES
NET TRACT AREA	24.99 ACRES
EXISTING FOREST	17.45 ACRES

OWNER:
LA GRANGE PROPERTIES, LLC
c/o MARK WILLS
6405 FIELDCREST PLACE
LA PLATA, MARYLAND 20646

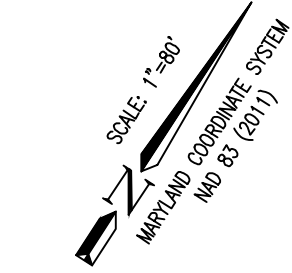
SHEET 1 OF 1

PREPARED BY: <i>[Signature]</i>	DATE: 06/23/2022	REVISIONS: REVISED SPECIMEN TREE LIST	HT
CHECKED BY: <i>[Signature]</i>	DATE: 2-21-08	REVISIONS: RESUBMITTED ALONG WITH PRELIM. PLAT & PFOP	CRK
DATE: 2-22-08	DATE: 2-22-08	REVISIONS: DESCRIPTION	BY
DATE: 2-22-08	DATE: 2-22-08	REVISIONS: REVISIONS	BY

8975 CHESAPEAKE STREET, SUITE 227
P.O. BOX 2727, LA PLATA, MARYLAND 20646
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 753-1696
COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
DRAWN BY: DESIGNED BY: CHECKED BY: RECORDED BY:
MAP SCALE: 1"=100' FILE: B-05507
DATE: JANUARY, 2007 DRWG. NO.: 54.00.01

LA GRANGE

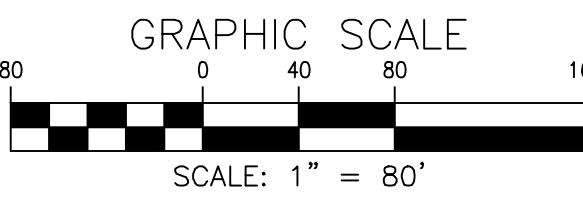
PRELIMINARY FOREST CONSERVATION PLAN



SOIL SUMMARY TABLE			
Map Unit	Map Unit Name	K Factor	Hydric
AuD3	Aura	0.37	No
BIB2	Beltville	0.43	No
Bo	Bibb	0.28	Yes
GrE	Gravelly Land	0.20	No
ShA	Sassafras	0.28	No
ShB2	Sassafras	0.28	No

SPECIMEN TREES LIST						
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Disposition
1	Tulip Poplar	Liriodendron tulipifera	37.5	56.25	Fair	Remove
2	Tulip Poplar	Liriodendron tulipifera	38	57	Good	Remove
3	Tulip Poplar	Liriodendron tulipifera	40	60	Good	Remove
4	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Remove
5	Tulip Poplar	Liriodendron tulipifera	48	72	Good	Save
5A	Tulip Poplar	Liriodendron tulipifera	31	46.5	Good	Save
5B	Bitternut Hickory	Carya cordiformis	36.5	54.75	Good	Save
5C	American Sycamore	Platanus occidentalis	48	72	Good	Save
5D	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
6	Tulip Poplar	Liriodendron tulipifera	38	57	Good	Save
7	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
8	Tulip Poplar	Liriodendron tulipifera	37	55.5	Good	Remove
9	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	Remove
10	Tulip Poplar	Liriodendron tulipifera	37	55.5	Good	Remove
11	Tulip Poplar	Liriodendron tulipifera	42	63	Fair	Remove
12	Tulip Poplar	Liriodendron tulipifera	37	55.5	Poor	Remove
13	Tulip Poplar	Liriodendron tulipifera	42	63	Good	Save
14	Tulip Poplar	Liriodendron tulipifera	70	105	Good	Save
14A	American Sycamore	Platanus occidentalis	35	52.5	Poor	Save
14B	Sweetgum	Liquidambar styraciflua	34.5	51.75	Good	Save
15	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	Remove
16	Tulip Poplar	Liriodendron tulipifera	54	81	Fair	Remove
16A	American Sycamore	Platanus occidentalis	34.5	51.75	Good	Remove
16B	Tulip Poplar	Liriodendron tulipifera	34.5	51.75	Good	Remove
16C	Pignut Hickory	Carya glabra	34	51	Good	Remove
16D	Tulip Poplar	Liriodendron tulipifera	45	67.5	Good	Save
16E	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
16F	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	Save
16G	Tulip Poplar	Liriodendron tulipifera	34.5	51.75	Good	Save
16H	Sweetgum	Liquidambar styraciflua	31	46.5	Good	Save
17	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	Remove
18	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	Remove
19	Southern Red Oak	Quercus falcata	38	57	Poor	Remove
20	Sweetgum	Liquidambar styraciflua	32	48	Good	Save
21	Sweetgum	Liquidambar styraciflua	31	46.5	Good	Save
22	Tulip Poplar	Liriodendron tulipifera	31	46.5	Good	Save
23	American Beech	Fagus grandifolia	33	49.5	Good	Save
24	Tulip Poplar	Liriodendron tulipifera	24	36	Good	Save
24A	White Oak	Quercus alba	36	54	Good	Save
25	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
26	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
27	Tulip Poplar	Liriodendron tulipifera	32	48	Good	Save
28	American Sycamore	Platanus occidentalis	31	46.5	Good	Save
29	Red Maple	Acer rubrum	41	61.5	Fair	Save
30	Sweetgum	Liquidambar styraciflua	33	49.5	Good	Save
31	Tulip Poplar	Liriodendron tulipifera	37	55.5	Poor	Remove
32	Sweetgum	Liquidambar styraciflua	32	48	Good	Remove
33	Tulip Poplar	Liriodendron tulipifera	40	60	Fair	Remove
34	Tulip Poplar	Liriodendron tulipifera	32	48	Good	Remove
35	Red Maple	Acer rubrum	32	48	Good	Remove
36	Sweetgum	Liquidambar styraciflua	32	48	Good	Remove
38	Southern Red Oak	Quercus falcata	37	55.5	Good	Remove
39	Southern Red Oak	Quercus falcata	41	61.5	Fair	Remove
40	Southern Red Oak	Quercus falcata	32.5	48.75	Good	Remove
42	Southern Red Oak	Quercus falcata	33	49.5	Fair	Remove
43	Tulip Poplar	Liriodendron tulipifera	32	48	Good	Remove
44	Southern Red Oak	Quercus falcata	32	48	Fair	Save
45	Tulip Poplar	Liriodendron tulipifera	33	49.5	Good	Remove
46	Red Maple	Acer rubrum	39	58.5	Good	Remove
47	White Oak	Quercus alba	31	46.5	Good	Remove
48	Willow Oak	Quercus phellos	34	51	Good	Remove
49	Southern Red Oak	Quercus falcata	34	51	Good	Remove
50	Southern Red Oak	Quercus falcata	33.5	50.25	Good	Remove
51	American Sycamore	Platanus occidentalis	34	51	Good	Save
52	Sweetgum	Liquidambar styraciflua	30.5	45.75	Good	Save
53	American Sycamore	Platanus occidentalis	35	52.5	Good	Save
54	American Sycamore	Platanus occidentalis	36	54	Poor	Save
55	Tulip Poplar	Liriodendron tulipifera	42	63	Fair	Save
56	Tulip Poplar	Liriodendron tulipifera	44	66	Good	Save
57	Sweetgum	Liquidambar styraciflua	30.5	45.75	Good	Save
58	Tulip Poplar	Liriodendron tulipifera	45	67.5	Good	Save
59	Tulip Poplar	Liriodendron tulipifera	38	57	Good	Save
60	Tulip Poplar	Liriodendron tulipifera	42	63	Good	Save
61	Tulip Poplar	Liriodendron tulipifera	43	64.5	Good	Save
63	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Save
64	White Oak	Quercus alba	34	51	Good	Save
65	American Beech	Fagus grandifolia	34	51	Good	Save
66	White Oak	Quercus alba	36	54	Good	Save
67	Tulip Poplar	Liriodendron tulipifera	34	51	Poor	Save
68	Tulip Poplar	Liriodendron tulipifera	35	52.5	Poor	Save
69	Red Maple	Acer rubrum	42	63	Poor	Save
70	Southern Red Oak	Quercus falcata	32	48	Good	Save
71	Tulip Poplar	Liriodendron tulipifera	32	48	Good	Save
72	Tulip Poplar	Liriodendron tulipifera	38	57	Good	Remove
73	Tulip Poplar	Liriodendron tulipifera	34	51	Good	Remove
74	Tulip Poplar	Liriodendron tulipifera	32	48	Good	Remove
75	Southern Red Oak	Quercus falcata	39	58.5	Good	Remove

FOREST STAND SUMMARY TABLE				
Stand	Acres	Dominant Tree Species	Common Understory Species	Retention Value
A	4.81	Red Cedar, Black Locust, Black Cherry	Privet, Spicebush, Multiflora Rose, Greenbrier, Am. Holly	Moderate
B	2.27	Black Cherry, Sweetgum, Black Locust	Oaks, American Holly, Red Cedar, Raspberry	Low
C	8.26	Tulip Poplar, Red Maple	Spicebush, Greenbrier, American Holly, Red Cedar, Am. Beech	Moderate
D	2.82	Sweetgum, Tulip Poplar	Spicebush, Privet, Hornbeam, Am. Beech, Am. Holly	High



List of Abbreviations:
BB = Broken Branches
BD = Basal Damage
BL = Broken Leader
C = Crooked
DB = Dead Branches
ER = Exposed Roots
HL = Hollow/Hole
HV = Heavy Vine
L = Leaning
RD = Root Damage
S = Suckers
SL = Severe Leaning
Snag = Standing, dead or dying tree
SUC = Severe Undercut
UC = Under Cut
TWD = Trunk Wounds and Decay
V = Vines

Tree Condition Rating As Follows:	
Condition	Percentage of Crown Dieback
Good (G)	Less than 10%
Fair (F)	11% to 20%
Poor (P)	More than 20%

Note: Along with evidence of disease, canks (rotten wood or hollow), and insect infestation including woodpecker activity

GENERAL NOTES

- EXISTING ZONING: R-21
- SITE TOTAL AREA: 26.10 ACRES (FROM ALTA SURVEY)
- DENSITY CALCULATIONS:
TOTAL DENSITY ALLOWED = 15 DWELLING UNITS / ACRE = 391.5 DWELLING UNITS
TOTAL DENSITY PROPOSED = 52 DWELLING UNITS (1.99 DWELLING UNITS / ACRE)
- ZONING REQUIREMENTS:
SINGLE FAMILY DETACHED:
MINIMUM LOT SIZE = 4,000 S.F.
MINIMUM FRONT YARD = 20'
REAR YARD = 15'
TOTAL OPEN SPACE = 12.76 ACRES (49%)
MINIMUM LOT WIDTH = 50'
MINIMUM SIDE YARD = 8'
MAXIMUM HEIGHT = 35'
- OPEN SPACE TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION
- SITE INFORMATION:
CHARLES COUNTY TAX MAP 112, GRID 21, PARCEL 35 (L 5274, F. 601)
DEVELOPER:
LA GRANGE PROPERTIES, LLC
6405 FIELDCREST PLACE
LA PLATA, MD 20646
C/O MARK WILLS
PHONE: 301-434-7000
ENGINEER/DESIGNER:
CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
PHONE: 301-434-7000
- THERE IS NO 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL #01-02, COMMUNITY NUMBER 240092-A.
- FOREST CONSERVATION FOR THE SITE SHALL BE PROVIDED THROUGH ON-SITE RETENTION AND REFORESTATION/AFFORESTATION IN THE FORM OF A LONG-TERM CONSERVATION EASEMENT.

CONSTRUCTION TIMETABLE/SEQUENCE OF CONSERVATION PROCEDURES

- PRE-CONSTRUCTION MEETING
- INSTALLATION OF TREE PROTECTION DEVICES
- INSTALLATION OF EROSION AND SEDIMENT CONTROLS
- ON-SITE INSPECTIONS BY APPROVING AUTHORITIES
- CLEARING OF UNDESIRABLE VEGETATION AS NEEDED (1X IN JUNE, 1X IN SEPTEMBER)
- GRADING
- CONSTRUCTION
- REMOVAL OF EROSION AND SEDIMENT CONTROLS
- REMOVAL OF TREE PROTECTION DEVICES
- ON-SITE INSPECTIONS BY APPROVING AUTHORITIES

TWO-YEAR MAINTENANCE AGREEMENT

FIELD-CHECK THE RE-AFFORESTATION AREAS ACCORDING TO THE FOLLOWING SCHEDULE:

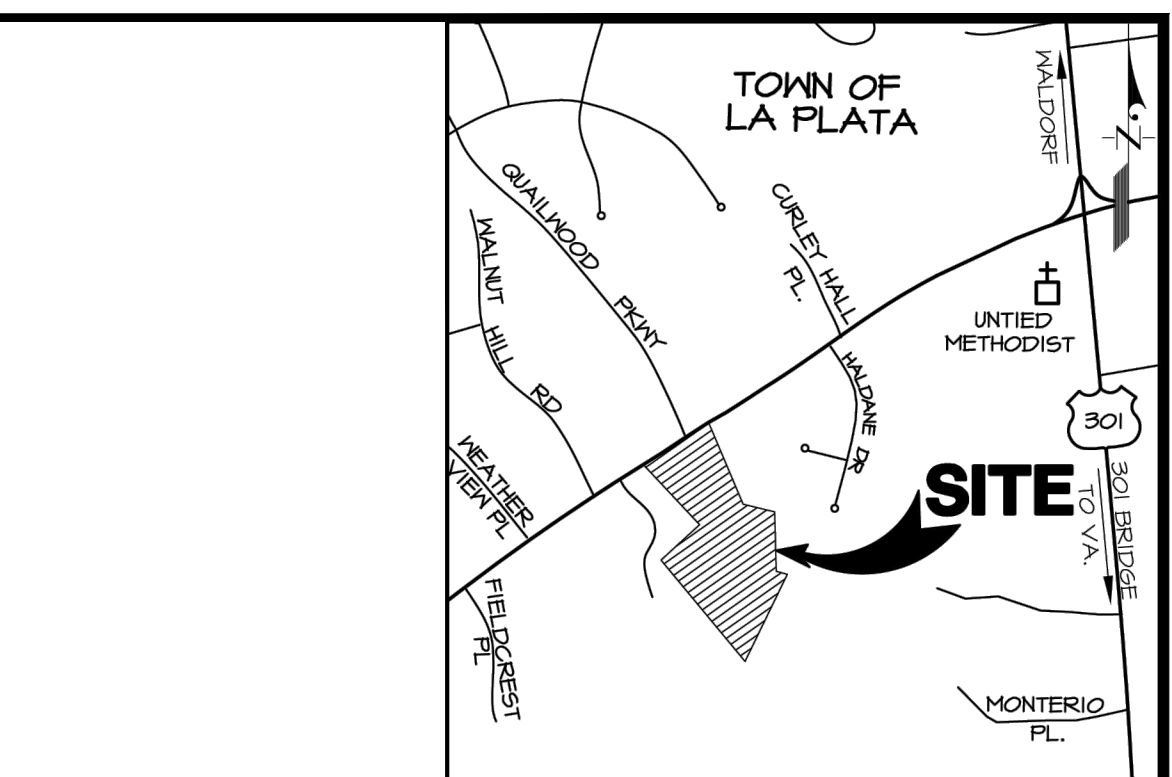
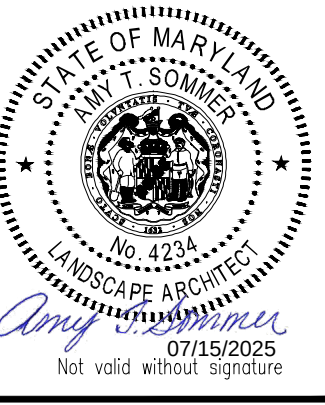
YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
WATERING AS NEEDED (2X/MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN JUNE, 1X IN SEPTEMBER)

YEAR 2: REINFORCEMENT PLANTING AS NEEDED
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN MAY, 1X IN AUGUST)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234
EXPIRATION DATE: 10/20/2025



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET AND PLAN
2	NOTES AND TABULATIONS SHEET
3	DETAILS SHEET

LEGEND

- EX. TREE LINE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. WATER LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. STEEP SLOPES (15%-25%)
- EX. STEEP SLOPES (25%+)
- EX. BUILDING
- EX. UTILITY POLE
- EX. MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EX. SPECIMEN TREE
- EX. SPECIMEN TREE TO BE REMOVED
- PROPOSED FOREST CONSERVATION (RETENTION AREA)
- PROPOSED FOREST CONSERVATION (REFORESTATION/AFFORESTATION AREA)
- PROPOSED FENCE (PER BUFFER YARD '1' REQUIREMENT, AT LOT LINE OR AS SHOWN)
- PROPOSED TREE PROTECTION FENCE FOR REFORESTATION/AFFORESTATION AREAS
- LIMIT OF DISTURBANCE
- LOT LINE
- SOILS
- STORMWATER MANAGEMENT
- STORMDRAIN AND RIP-RAP
- STREAM BUFFER
- STREAM
- BUILDING RESTRICTION LINE
- STOCKPILE AREA

UPDATES/REVISIONS:	REVISIONS TO ADDRESS COMMENTS	BB/ATS
05/31/2025		

PRELIMINARY FOREST CONSERVATION PLAN
COVER SHEET AND PLAN
LA GRANGE
203 PORT TOBACCO ROAD
LA PLATA, MD

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9994
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: GROSSMAN CONSTRUCTION, LLC 4625 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20653 PH: 301-367-9722	WISC GRID: 01-035604 TAX MAP: 01-035604 PERSON: ATTS SHEET: 1 OF 3 DRAFT: BB DATE: SEP. 2024 SCALE: 1"=80'
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2021-1600

Forest Conservation Worksheet 2.1

La Grange Property (Town of La Plata) September 06, 2024

Note: Use 0 for all negative numbers that result from the calculations. Ckf

Net Tract Area

A. Total Tract Area

B = 26.10 Ac.

B. Deductions (100 Year Floodplain)

C = 00.00 Ac.

C. Net Tract Area

D = 26.10 Ac.

Land Use Category: HDR

D. Afforestation Threshold (Net Tract Area [C] x 15%)

E = 3.92

E. Conservation Threshold (Net Tract Area [C] x 20%)

F = 5.22

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area

G = 17.45 Ac.

G. Area of Forest Above Conservation Threshold

H = 7.67 Ac.

H. If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E; Otherwise G = 0

I = 12.23 Ac.

Breakeven Point

I. Breakeven Point (amount of forest that must be retained so that no mitigation is required)

J. If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 x the Area of Forest Above the Conservation Threshold (G) + the Conservation Threshold (E);

K. If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F)

L. Forest Clearing Permitted Without Mitigation

M = 9.78 Ac.

Proposed Forest Clearing

N. Total Area of Forest to be Cleared (not protected)

O = 11.70 Ac

O. Total Area of Forest to be Retained (in protective esmt.)

P = 5.75 Ac.

Planting Requirements

P. If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); Otherwise, calculate the planting requirement(s) as follows:

Q. Reforestation for Clearing Above the Conservation Threshold

R = 2.93 Ac

S. If the total area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) x 0.25;

T. If the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = Area of forest Above Conservation Threshold (G) x 0.25

U. Reforestation for Clearing Below the Conservation Threshold

V. If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 x (Conservation Threshold (E) - Forest to be Retained (K)) M= 0.00 Ac

W. If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Forest to be Cleared (J).

N. Credit for Retention Above the Conservation Threshold (E)

X. If the area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E.

Y = 0.53 Ac

Z. Total Reforestation Required P = L+ M - N

AA = 2.40Ac

AB. Total Afforestation Required

AC. If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F)

AD = 0.00 Ac

AE. R. Total Planting Requirement R = P + Q

AF = 2.40 Ac

AG. ON-SITE REFORESTATION PROPOSED =

AH = 0.94 Ac

AI. BUFFERYARD PLANTING

AJ = 2.19 Ac

AK. TOTAL ON-SITE REFORESTATION/PLANTING =

AL = 3.13 Ac

AM. TOTAL OFFSITE REQUIRED @ 2:1 [(area) x 2] =

AN = 0.00 Ac

PLANTING SPECIFICATION NOTES

1. PLANT QUALITY STANDARDS:

THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18 INCHES. THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8 INCH. THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8 INCHES LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS SHALL BE PRESENT). PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREENHOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

2. PLANT HANDLING:

THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.

3. TIMING OF PLANTING:

TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.

4. SEEDLING PLANTING:

TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.

5. SOIL:

UPON COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.

6. SOIL IMPROVEMENT MEASURES:

THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE SOIL TESTING COMPANY.

7. FENCING AND SIGNAGE:

FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THE DETAILS SHEET.

8. PLANTING METHOD:

CONSULT THE PLANTING DETAILS SHOWN ON THIS PLAN.

9. MULCHING:

APPLY TWO-INCH THICK LAYER OF WOODCHIPS OR SHREDDED HARDWOOD MULCH TO EACH PLANTING SITE.

10. GROUND COVER ESTABLISHMENT:

THE REMAINING DISTURBED AREAS BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.

11. MOWING:

NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.

AFFORESTATION AND REFORESTATION NOTES

a. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.

b. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED PLANS. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE PERMITTING AUTHORITY.

c. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.

d. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE.

e. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.

f. THE PERMITTING AUTHORITY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.

TREE PRESERVATION AND RETENTION NOTES

a. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED PLANS.

b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

c. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE PERMITTING AUTHORITY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.

d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS PLAN.

e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

PRELIMINARY FOREST CONSERVATION PLAN

NOTES AND TABULATIONS SHEET

LA GRANGE

203 PORT TOBACCO ROAD

LA PLATA, MD

CPJ Associates Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT : CROSSLANE CONSTRUCTION, LLC 46725 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20653 PW-340-357-9722	WASC GRID: DESIGN DRAFT DATE SCALE	TAX MAP: 01-039504 SHEET 2 OF 3 FILE NO: 2021-1600
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PROFESSIONAL CERTIFICATION

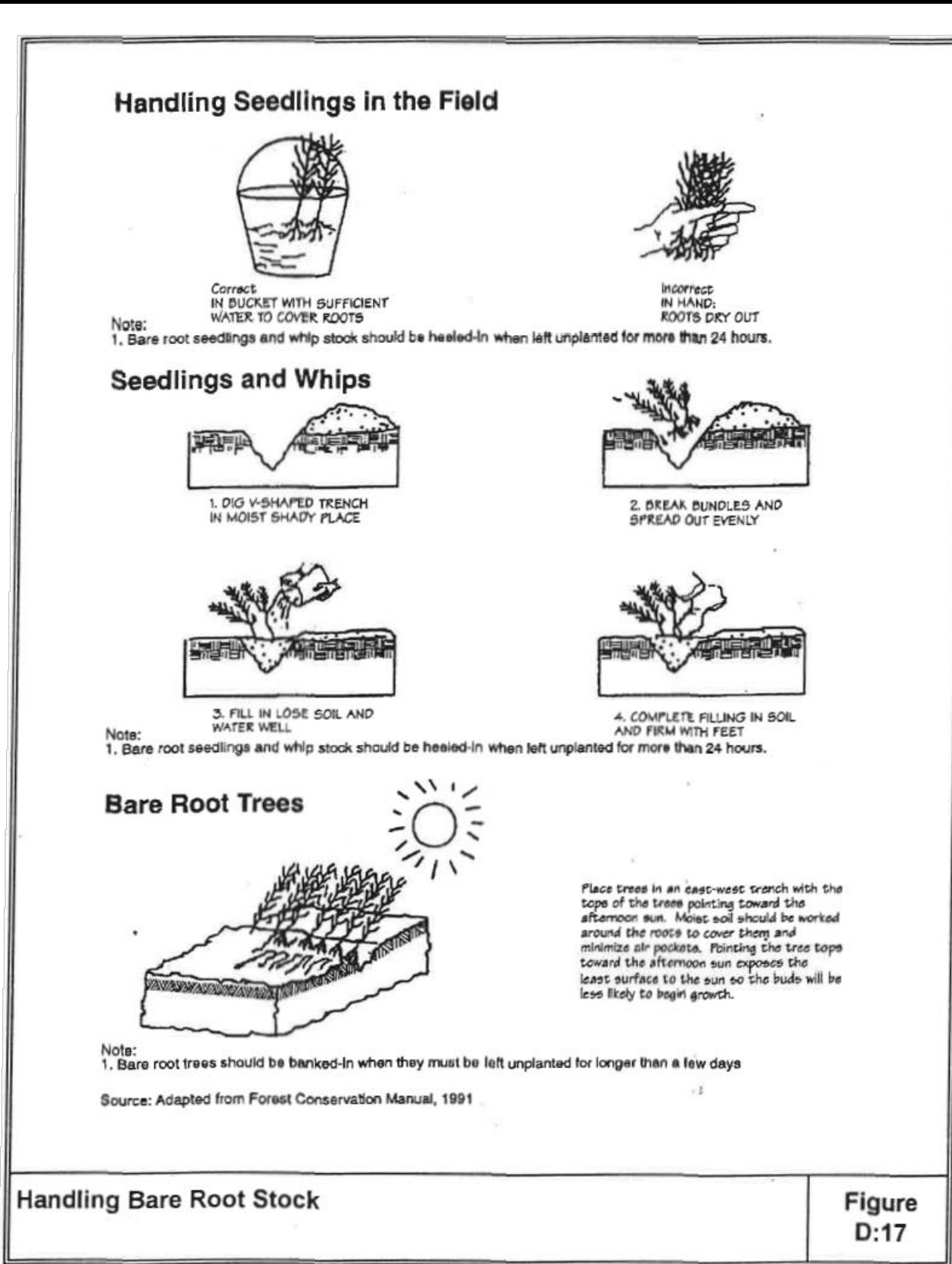
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025

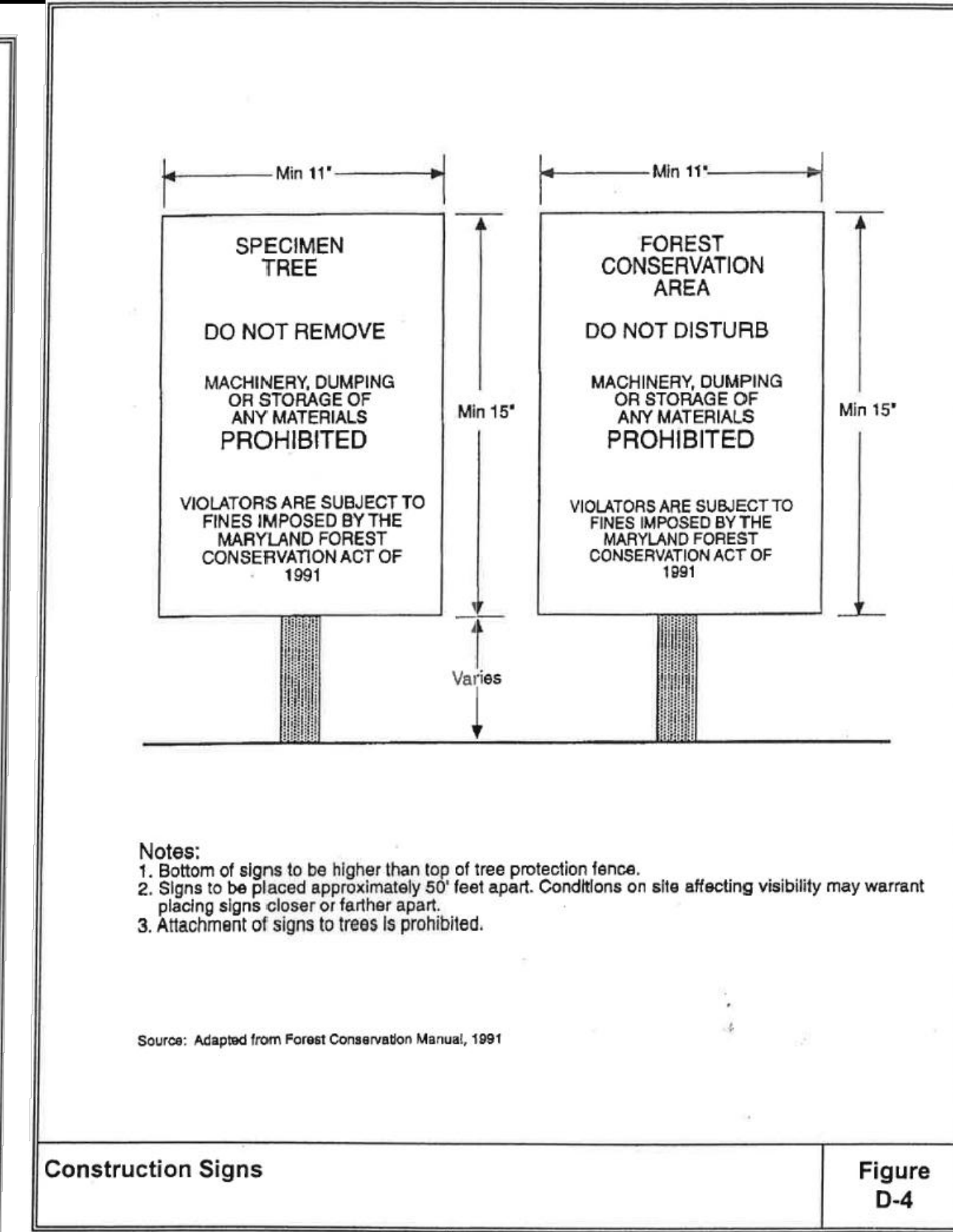
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Last Saved 6/27/2025 Last Plotted 6/27/2025 7:48 PM Sheet N:\2021-1600\DWG\28-01 Page 51 of 75



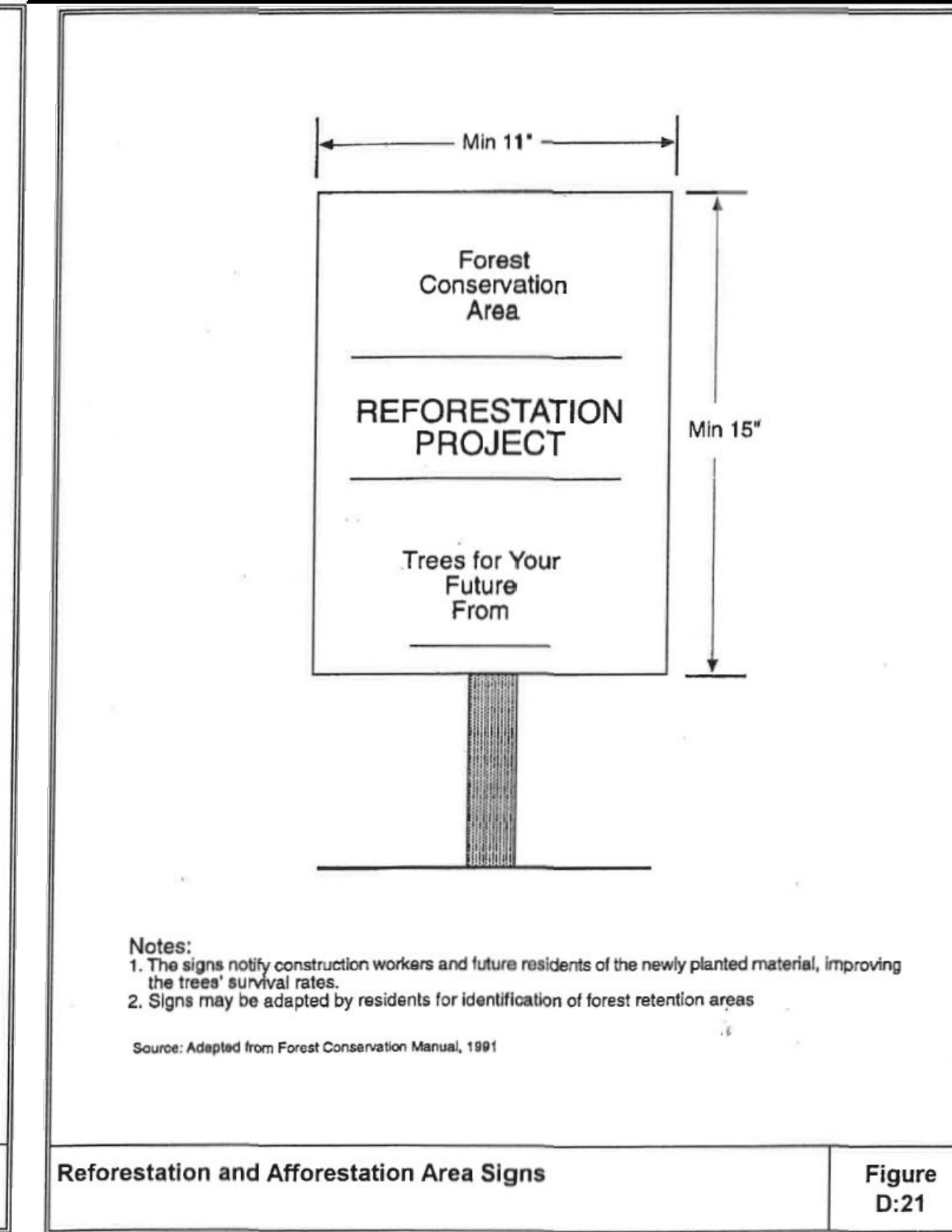
1 HANDLING BARE ROOT STOCK

SCALE: N.T.S.



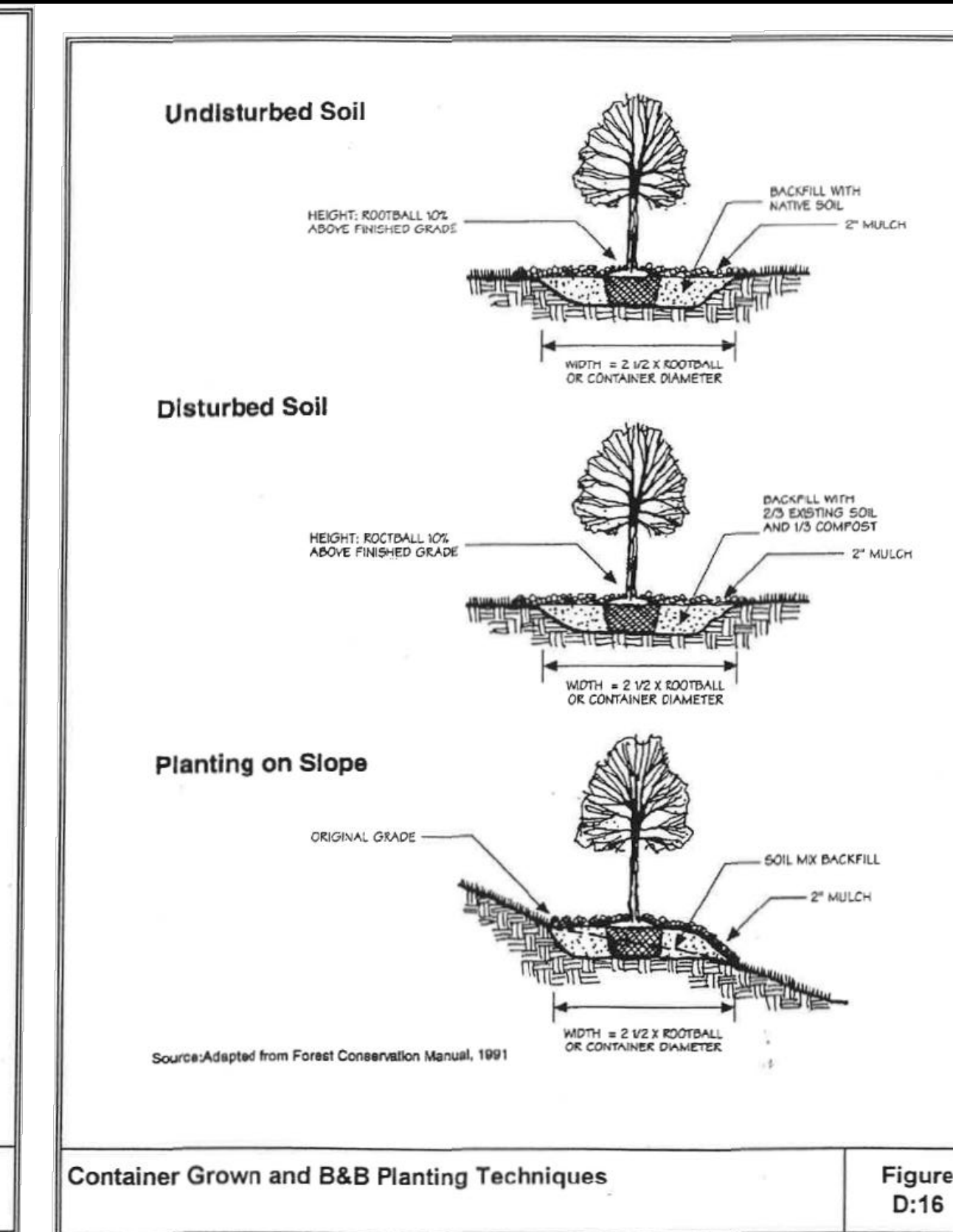
2 CONSTRUCTION SIGNS

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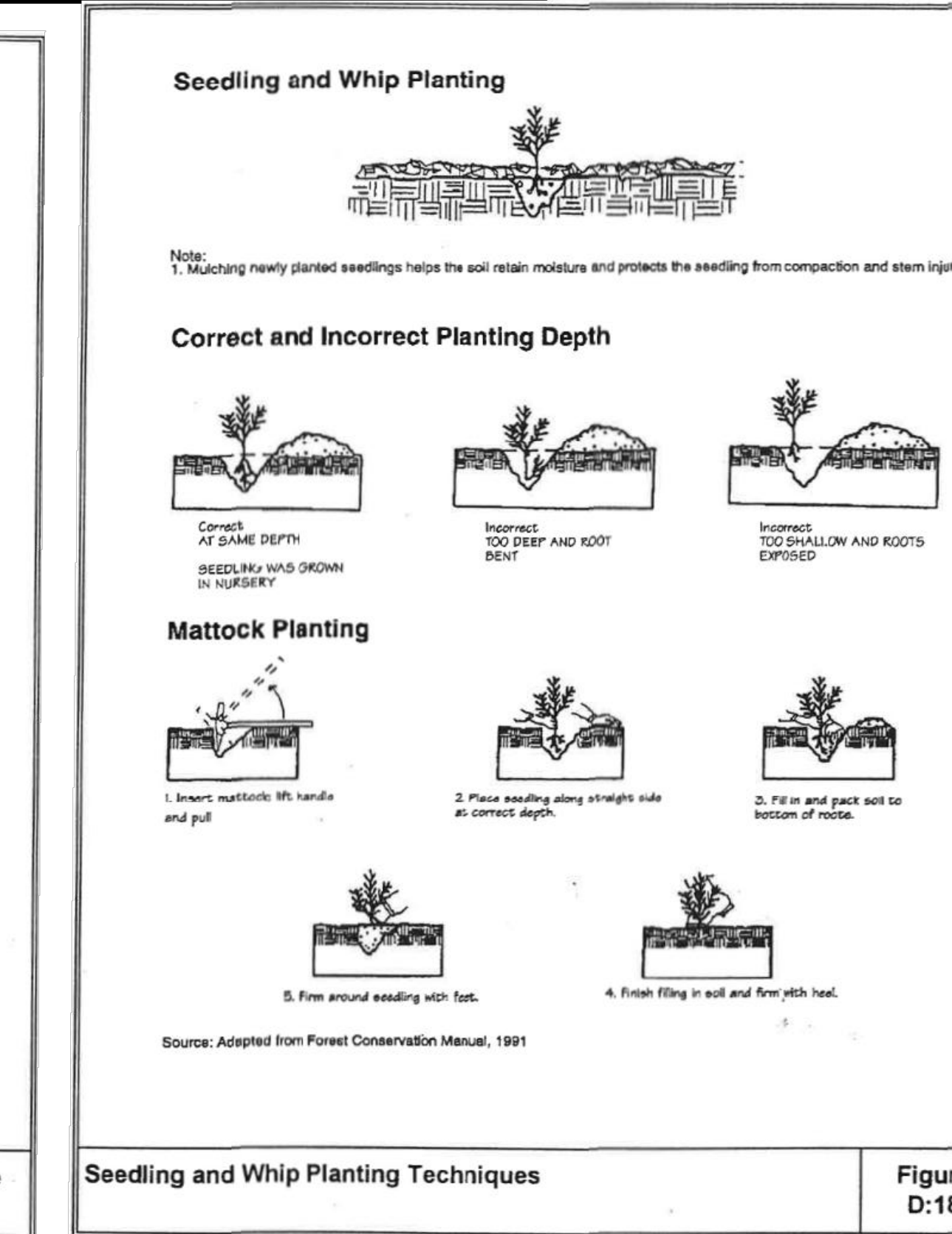
3 REFORESTATION AND AFFORESTATION AREA SIGNS

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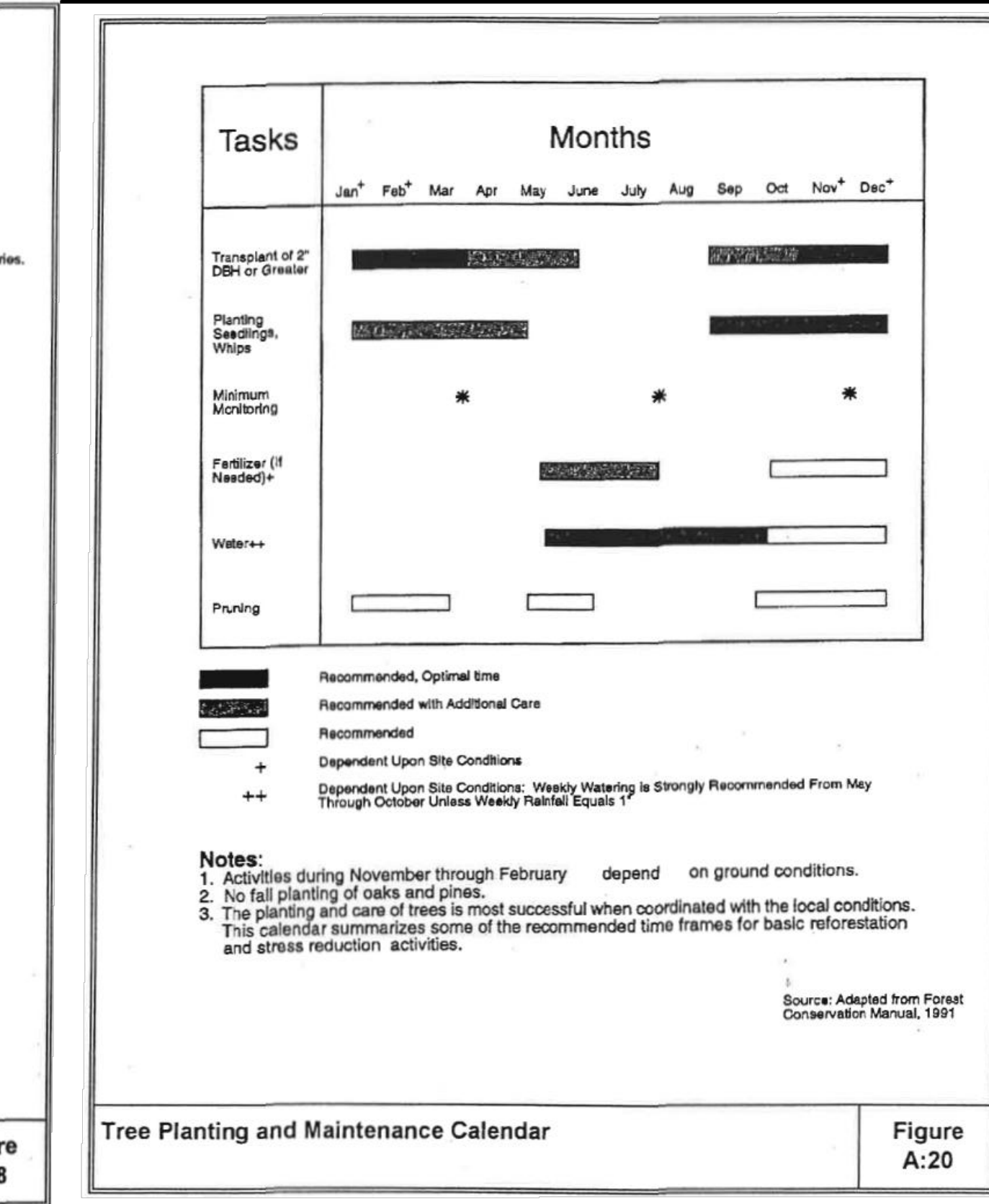
4 CONTAINER GROWN AND B&B PLANTING TECHNIQUES

SCALE: N.T.S.



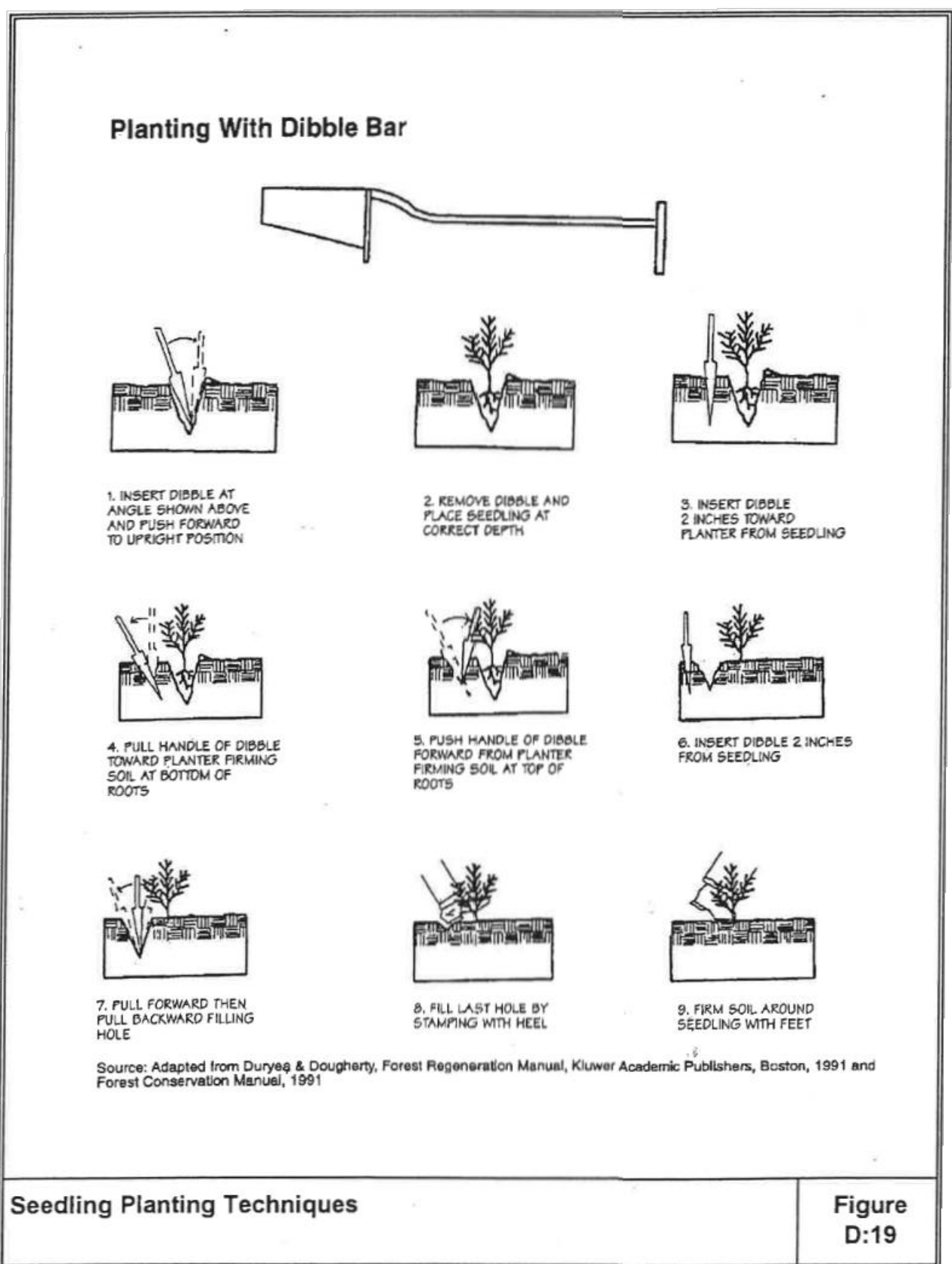
5 SEEDLING AND WHIP PLANTING TECHNIQUES

SCALE: N.T.S.



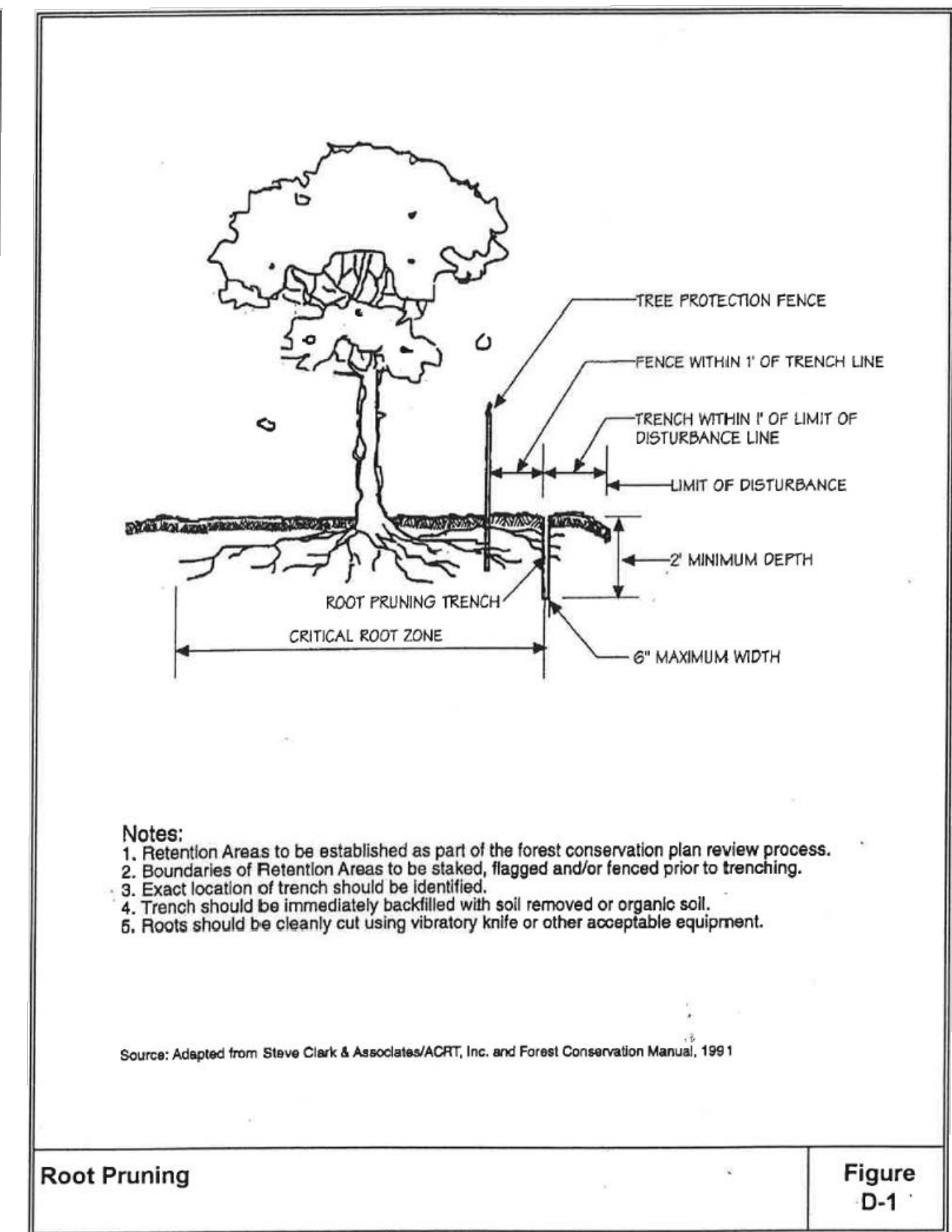
6 TREE PLANTING AND MAINTENANCE CALENDAR

SCALE: N.T.S.



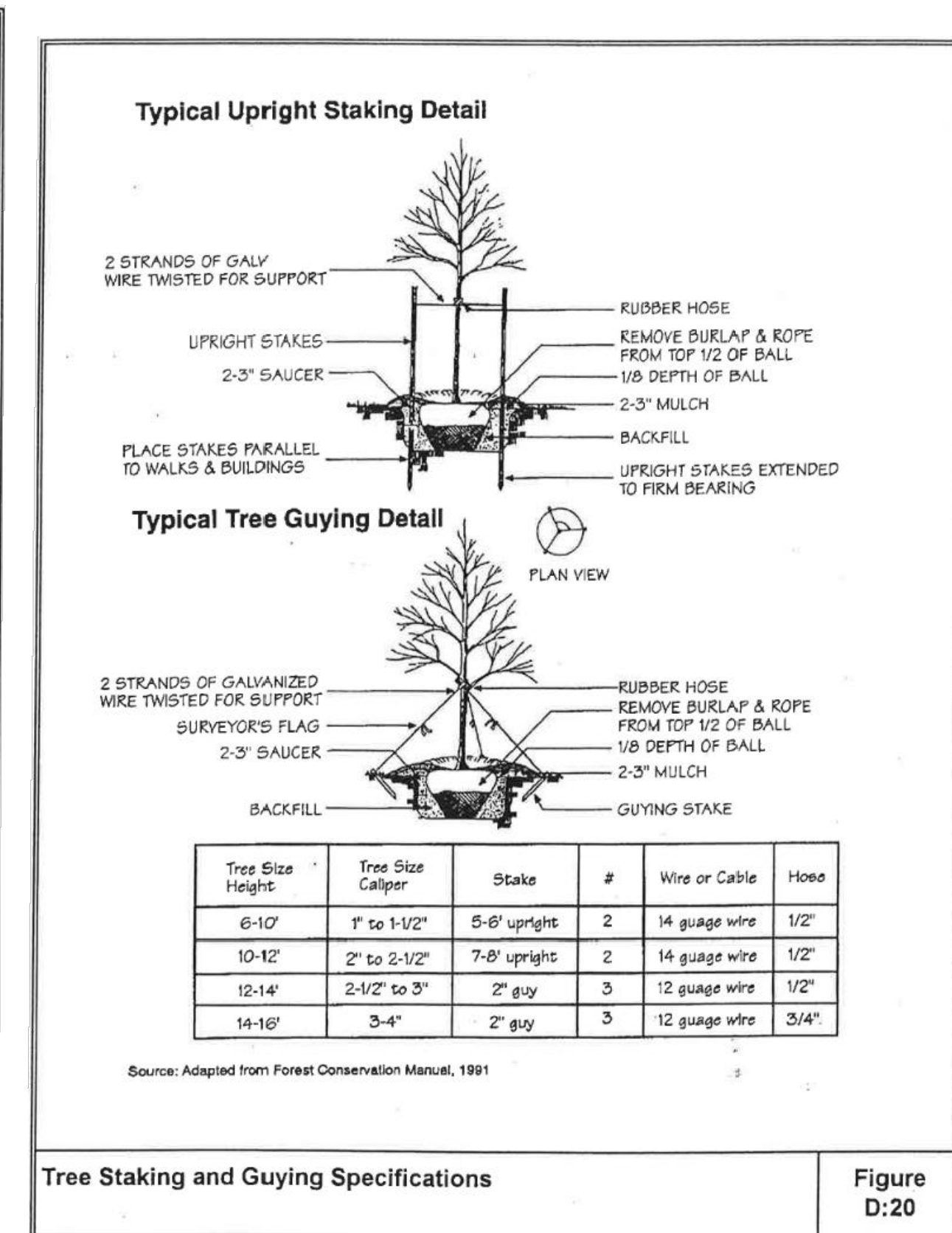
7 SEEDLING PLANTING TECHNIQUES

SCALE: N.T.S.



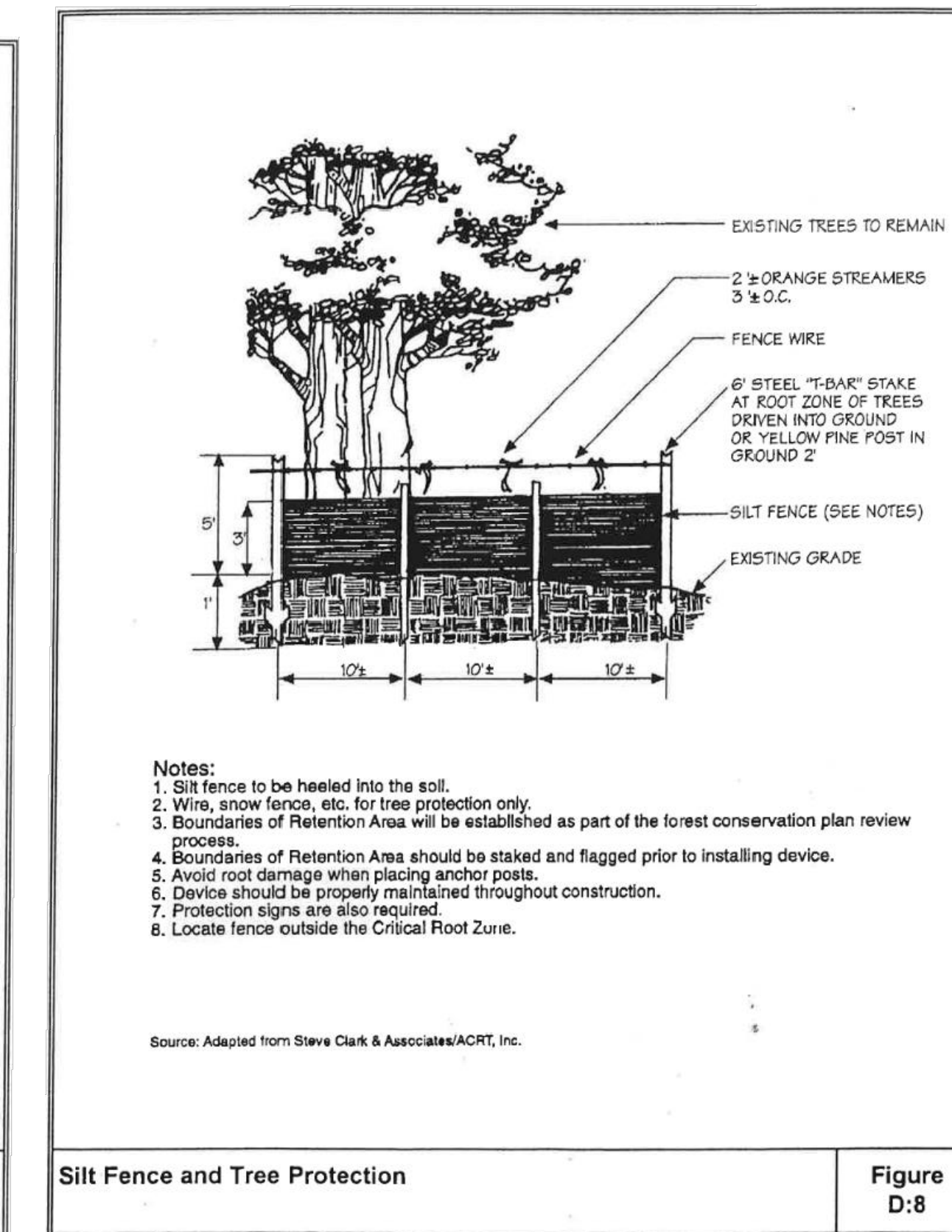
8 ROOT PRUNING

SCALE: N.T.S.



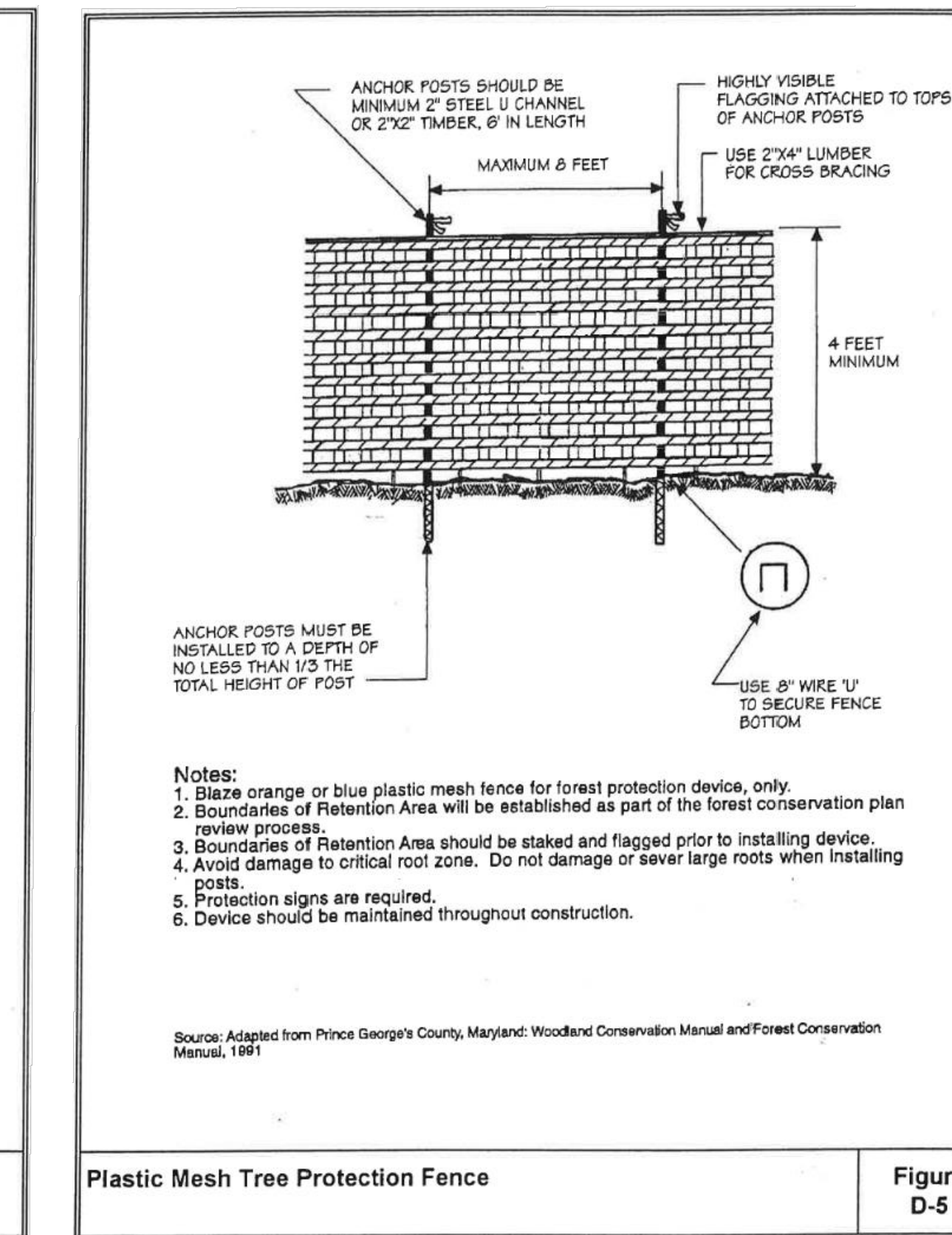
9 TREE STAKING AND GUYING SPECIFICATIONS

SCALE: N.T.S.



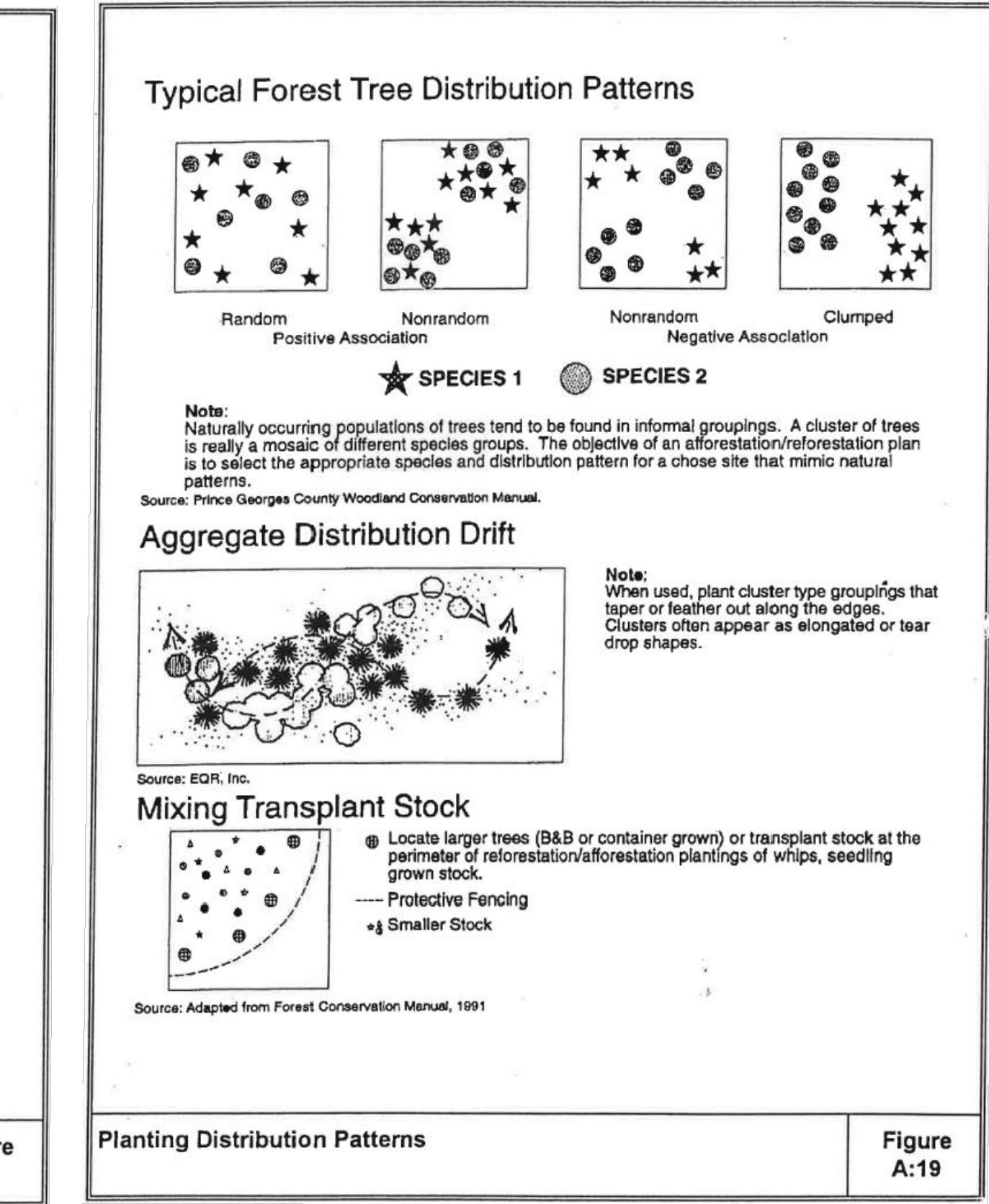
10 SILT FENCE AND TREE PROTECTION

SCALE: N.T.S.



11 PLASTIC MESH TREE PROTECTION FENCE

SCALE: N.T.S.



12 WIRE TREE PROTECTION FENCE

SCALE: N.T.S.

UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION

PRELIMINARY FOREST CONSERVATION PLAN

DETAILS SHEET

LA GRANGE

203 PORT TOBACCO ROAD

LA PLATA, MD

CPJ Associates Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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CLIENT:	WASC GRID:	TAX MAP:
CROSSLANE CONSTRUCTION, LLC 4672 SPRING HEDGE ROAD LEXINGTON PARK, MARYLAND 20655 PH: 301-367-9722	DESIGN: AJS DRAFT: BB	SHEET: 3 OF 3

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DATE: SEP. 2024

SCALE: N.T.S.

FILE NO.: 2021-1600

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025

01/15/2025

Not valid without signature

CASE NO. BOA-000629-2022

**OFFICIAL DECISION
BOARD OF APPEALS
TOWN OF LA PLATA, MARYLAND**

Applicant: Mike Taylor, Crossland Construction, LLC
47825 Spring Ridge Road
Lexington Park, Maryland

Request: To grant a Special Exception to allow fifty-two (52) senior living units upon approximately 24.98 acres of land pursuant to Section 191-52 of the Zoning Ordinance of the Town of La Plata.

Location: 203 Port Tobacco Road
La Plata, Maryland 20648

Hearing: April 12, 2023

An application was submitted by Crossland Construction, LLC for a Special Exception to allow fifty-two (52) senior living single family units on the subject property.

The Board of Appeals held a public hearing on April 12, 2023 on the application, and based on the record of the matter, and in compliance with the State Open Meetings Act, approved the request as set forth in this written Official Decision of the Board. All hearing materials can be found on the Town's Website.

Notice of the date, time and place of the hearing on the consideration of the Special Exception request was sent to contiguous property owners and published as required by statute. The full hearing can be viewed on the Town's website. Sitting for the Board were Chairman A. Hugh Williams, Jonathan Burruss, and Maynard Mark Thorn.

FINDING OF FACT

In considering the criteria for granting a Special Exception contained in the Town Code, the Board deliberated on the testimony and evidence presented. The Board members each expressed their position on the proposed Special Exception.

The Board finds that the applicant has met the burden of proof by presenting sufficient evidence to suggest the request meets the standards outlined in the Town Code, and is in general harmony with the purposes and intent of the Zoning Code and not contrary to the public interest. The expert testimony presented is found to be credible and supports the Applicant's testimony.

The application, testimony, and evidence comprising the Record of this case are hereby included by reference in this Decision.

DECISION AND RESOLUTION

In accordance with the findings of fact, testimony and Record of this case, and based on the applicable law and reasoning expressed during the deliberations by the Board, the Board of Appeals for the Town of La Plata grants by the following Resolution, the Special Exception as requested in the Application

This Decision was made by a vote of the Board, with three (3) in favor of the motion and zero (0) opposed.

BE IT RESOLVED by the Board of Appeals for the Town of La Plata, Maryland, that the Opinion stated above be adopted as the Resolution required by law as its Decision in the above-entitled matter.

This decision was made on the 14th day of April, 2023 and issued on July 13, 2023

A. Hugh Williams, Chairman

Jonathan Burruss

Maynard Mark Thorn

State of Maryland, County of

Charles

(county in Maryland, or City of Baltimore, in which the notarial act occurs)

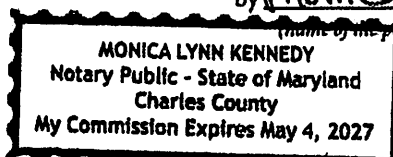
I certify that this is a true and correct copy of a record in the possession of

Kelly Phlips

(name of the person who possesses the record)

Dated the 13 day of July, 2023

by Monica Lynn Kennedy



(name of the person who is certifying a copy of the record)

Monica Lynn Kennedy

Signature of notarial officer

Notary Public

Title of the notarial officer

2 (Notary Public, Clerk of the Court, etc.)

May 4, 2027

Date notary commission expires

ATTEST:

July 13, 2023
Director of Legislative Services
Executive Secretary to Board of Appeals
Town of La Plata



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

March 18, 2025

Mr. T. Darien Dillon
 Charles P. Johnson & Associates, Inc.
 1751 Elton Road
 Suite 300
 Silver Spring, MD 20903

RE: Environmental Review for 203 Port Tobacco Road, La Plata, Tax Map 112 Parcel 35, for Crosslane Construction, Charles County, Maryland.

Dear Mr. Dillon:

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.

We would like to point out, however, that our remote analysis suggests that the forested area on this property contains Forest Interior Dwelling Species (FIDS) habitat, especially for birds. Populations of many bird species which depend on this type of forested habitat are declining in Maryland and throughout the Eastern United States. The declines in FIDS populations have been attributed in part to the loss and fragmentation of forests due largely to urbanization, agriculture, and some forest management practices. The key to maintaining suitable breeding habitat for FIDS, and halting or reversing their declines, is the protection of extensive, unbroken forested areas throughout the region. The conservation of FIDS habitat throughout Maryland is strongly encouraged by the Wildlife and Heritage Service.

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# 2025.0484.ch

5

HOLLY OAK CONSULTING, LLC
NATURAL RESOURCE EVALUATION, PLANNING, & PERMITTING

April 16, 2025

RE: LaGrange
FCP-0006-2024
FSD/PFCP Review Comments

Dear Applicant,

I have reviewed the Forest Stand Delineation (FSD) and Preliminary Forest Conservation Plan (PFCP) for the subject project and provide the following comments:

Forest Stand Delineation:

- 1) General comment #4 mentions a slopes analysis and slope hatching is shown in the legend. The steep slope hatching showing 15-24.9% and 25%+ slopes should be added to the plan.
- 2) A Forest Stand Delineation Report must be submitted for review.
- 3) General note #5 mentions a "field investigation" for Waters of the US. Has a formal wetland delineation been completed? If so please submit a copy with the FSD for review.
- 4) Identify the stream type (intermittent or perennial) on the plan and add the stream buffer line type to the legend.
- 5) If wetlands are located on site, add the wetlands and the applicable 25' buffer to the plan.

Preliminary Forest Conservation Plan

- 1) Items from #4 & 5 above should be added to the plan if applicable.
- 2) A "Site Summary Table" is shown on the PFCP, but this does not contain all the items shown on a Forest Conservation Worksheet. Add a Forest Conservation Worksheet to the plan.
- 3) Critical root zones for the specimen trees shall be shown on the plan.
- 4) Approval from the Maryland Department of the Environment must be obtained for the stream crossing.
- 5) Please correct the sheet index, only two sheets are included in the PFCP.

If you have any questions, please do not hesitate to contact me at (443) 906-3419 or khaines@hollyoakconsulting.com.

Sincerely,
Holly Oak Consulting, LLC



Kevin C. Haines
President & Principal Environmental Scientist



Existing trees along Port Tobacco Road.

7

Lenhart Traffic Consulting, Inc.
Transportation Planning & Traffic Engineering

Memorandum:

Date: January 24, 2023

TO: Town of La Plata
Board of Appeals
305 Queen Anne Street
P.O. Box 2268
La Plata, MD 20646

FROM: Nick Driban

RE: La Grange Senior Living Community Special Exception

The purpose of this report is to support the request for a special exemption for the proposed La Grange development. The subject property is located at 203 Port Tobacco Road, in La Plata, Maryland, as shown on **Exhibit 1**. Based on the 2021 Town of La Plata Official Zoning Map, the property is zoned R21 and is proposed to be developed with 52 senior adult single-family units. A concept site plan has been included in Appendix A.

Section 191-10 of the Town of La Plata Municipal Code provides a table of permitted uses for each zone. A special exception must be obtained from the Board of Appeals for the development of senior living communities in R21 zones. The basis for approval of a special exception is detailed in Section 191-52.G. In order for the Board of Appeals to approve the special exception, evidence must be provided, specifically with respect to traffic, that "the proposed use will not adversely affect the health and safety of residents or workers in the area, overburden existing and planned public facilities, be detrimental to the use or development of adjacent properties or the neighborhood, or constitute a nuisance because of noise, traffic, number of people, or type of activity."

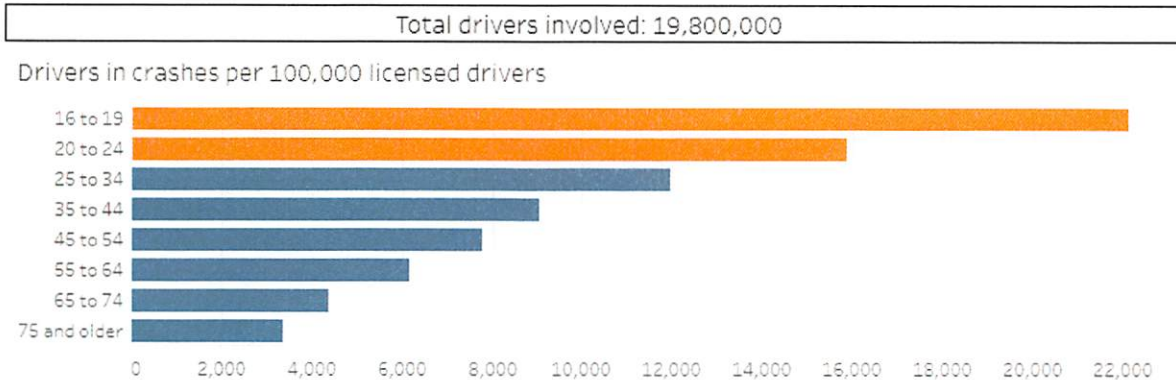
A preliminary plan was previously approved for the property which included 40 single-family units. It should be noted that single-family dwellings are permitted by-right in R21 zones. The attached **Exhibit 2** provides a trip generation analysis of the proposed senior adult housing and the previously approved and allowed by-right single-family use based on the ITE Trip Generation Manual, 11th Edition. Trip generation for the previously approved use is based on ITE land use code 210 (Single-family Detached Housing) and the trip generation for the proposed use is based on ITE land use code 251 (Senior Adult Single-family Housing). As shown, even with a higher density of homes, the proposed senior adult units will generate fewer morning peak hour, evening peak hour, and daily trips than the previously approved single-family units. The relevant pages from the ITE Trip Generation Manual have been included in Appendix A. It can be expected that a larger portion of the senior housing community will be retired or generally travelling less during the morning and evening rush hours when compared to an unrestricted age community. Based on the above, the approval of a special exception for the La Grange property will result in fewer vehicles on the roads during the peak hours and throughout the entire day than what was previously approved and permitted on the property by-right.

To be considered senior housing, residents are required to be at least 55 years of age. Data from The National Safety Council (NSC) indicates that drivers over the age of 55 are involved in significantly fewer crashes per licensed driver than those in younger age groups. Specifically, the NSC's data

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

found that the overall crash rate per 100,000 licensed drivers steadily decreases as driver age increases. Specifically, adults aged 65 to 74 account for 13.7% of licensed drivers, but account for only 6.9% of drivers involved in all crashes, and only 7.7% of drivers involved in fatal crashes. The figure below, from the National Safety Council, shows the number of drivers involved in crashes per 100,000 licensed drivers by age group.



As discussed above, the rate of crashes per 100,000 licensed drivers decreases consistently as driver age increases, with young drivers involved in significantly more crashes per driver than those of age 55 and older. No people of age below 55 are permitted to reside in senior communities. As such, only the safest age group of drivers will be occupying the proposed development, thus improving road safety when compared to the allowed-by-right unrestricted age development.

Conclusions

Based on the information contained in this report:

- The subject property is zoned R21. A special exception is required for the development of senior adult communities within R21 zones.
- The proposed site will generate fewer trips than was previously approved and allowed by-right. The previously approved 40 single-family units are expected to generate 32 morning peak hour, 42 evening peak hour, and 434 daily trips. The proposed 52 senior housing units are expected to generate only 24 morning peak hour, 27 evening peak hour, and 340 daily trips.
- Data from The National Safety Council indicates that drivers over the age of 55 are involved in significantly fewer crashes per licensed driver than those in younger age groups.

Based on the above information, the special exception for the La Grange property should be approved as the proposed senior community will not adversely affect the health and safety of residents and workers and will actually result in improved roadway conditions than those of the previously approved and allowed by-right single-family housing development.

Thanks,
C. Nicholas Driban, P.E., PTOE



Trip Generation Rates

Single-Family Detached Housing (ITE-210, Units)

$$\text{Ln}(\text{Morning Trips}) = 0.91 \times \text{Ln}(\text{Units}) + 0.12$$

$$\text{Ln}(\text{Evening Trips}) = 0.94 \times \text{Ln}(\text{Units}) + 0.27$$

Trip Distribution (In/Out)

26/74

63/37

Senior Adult Housing - Single Family (ITE-251, Units)

$$\text{Ln}(\text{Morning Trips}) = 0.76 \times \text{Ln}(\text{Units}) + 0.16$$

$$\text{Ln}(\text{Evening Trips}) = 0.78 \times \text{Ln}(\text{Units}) + 0.20$$

Trip Distribution (In/Out)

33/67

61/39

Trip Generation Totals: Previously Approved and Allowed By-Right

			AM Peak			PM Peak			Daily
			In	Out	Total	In	Out	Total	
LU Code 210	Single-Family Detached Housing (ITE-210, Units)	40 units	8	24	32	26	16	42	434
Total:			8	24	32	26	16	42	434

Trip Generation Totals: Proposed Use

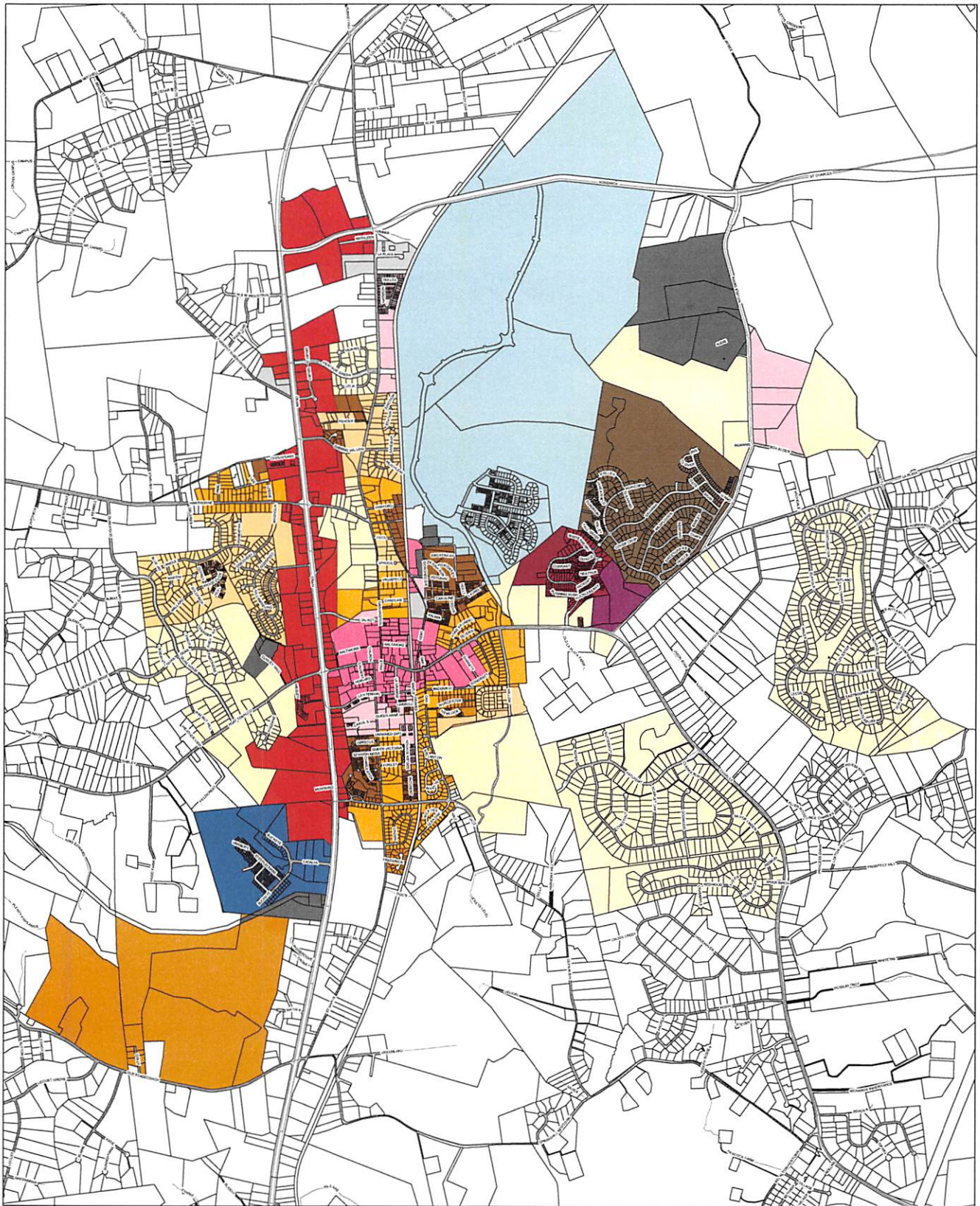
			AM Peak			PM Peak			Daily
			In	Out	Total	In	Out	Total	
LU Code 251	Senior Adult Housing - Single Family (ITE-251, Units)	52 units	8	16	24	16	11	27	340
Total:			8	16	24	16	11	27	340

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

Traffic Impact Analysis	Trip Generation for Site	Exhibit 2
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Appendix A

Supplemental Information



Legend

Zoning

- Central Business (CB)
- Central Business Transition (CBT)
- Commercial Highway (CH)
- Industrial High (IH)
- Industrial Low (IL)
- Neighborhood Commercial Mixed Use (NCK)
- Planned Development Agropia (PD-AG)
- Planned Development Hickory Ridge (PD-HR)
- Planned Development Steeplechase (PD-ST)
- Residential 10,000 SF (R10)
- Residential 21,000 SF (R21)
- Residential 3,000 SF (R3)
- Residential 5,000 SF (R5)
- Residential 8,000 SF (R8)
- Traditional Development Mixed Use (TDX)

Town of La Plata Official Zoning Map 2021

1 inch = 964 feet



Re: FW: LaGrange subdivision

From doug.hutchins@laplatafiredepartment.com <doug.hutchins@laplatafiredepartment.com>

Date Fri 5/16/2025 2:11 PM

To Deborah Simpson <dsimpson@townoflaplata.org>

Cc Don Dooley <doooley@townoflaplata.org>; Doug Hutchins <doug.hutchins@laplatafiredepartment.com>

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Ms. Simpson,

After reviewing the plans, we determined the following discrepancies:

1. The proposed road widths are 24'. This is not compliant with the IFC which requires 26' exclusive of shoulders for fire apparatus access roads where a fire hydrant is located. Our apparatus requires a 10' minimum path for access. Therefore, "No Parking - Fire Lane" signs are required on both sides of these roadways to ensure fire department access or the road can be widened to more than 26' and only 1 side of the roadway is required to have signs posted.
2. In order for apparatus to access the cul de sacs, we require a minimum radius of 50' and the plat is showing 42'.
3. The proposed locations of each fire hydrant are compliant with code and our fire department operations.

Thank you for the opportunity to comment. Feel free to contact me with any questions.

Enjoy your weekend!!

--

Doug Hutchins
Fire Chief

La Plata Volunteer Fire Department, Inc.

911 Washington Avenue (shipping)

P.O. Box 728 (mailing)

La Plata, Maryland 20646-0728

Desk: 301-934-9201 or 301-870-3868

doug.hutchins@laplatafiredepartment.com

On 2025-05-13 17:59, Deborah Simpson wrote:

Good afternoon,

Can I please get your comments about a new subdivision, LaGrange, going on Rt 6 west across from Quailwood entrance if the firetrucks have enough street room and turn around room in the courts. Do you see any other concerns or comments you would like the Town of La Plata to take into consideration?

O'Malley, Miles, Nylen & Gilmore, P.A.

Attorneys & Counselors at Law

7850 Walker Drive, Suite 310
Greenbelt, MD 20770

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(1939-2011)

John R. Miles
(1935-2017)

Edward W. Nylen
(1922-2010)

John D. Gilmore, Jr.
(1921-1999)

Nancy L. Slepicka
(1949-2023)

June 16, 2025

Mr. Don Dooley, Director
Planning Department
305 Queen Anne St.,
La Plata, MD 20646

Re: La Grange Preliminary Plat of Subdivision
Fire Chief Comments

Dear Mr. Dooley:

As you know, this firm represents Crosslane Construction, LLC ("Applicant") regarding development of 26.10 acres with an address of 203 Port Tobacco Road, which is on the south side of Port Tobacco Road (MD 6) at the terminus of Quailwood Parkway and shown as Parcel 35 on Tax Map 112 at Grid 21 ("Subject Property"). A preliminary plat of subdivision application has been submitted to the Town of La Plata ("Town") regarding the Subject Property. We received comments from the Town on May 28, 2025, which included among other things, concerns raised by Mr. Doug Hutchins, Fire Chief. Our engineers met with Mr. Hutchins on Thursday June 12, 2025 to discuss his comments, two (2) of which are important for this discussion. These comments are copied below for your convenience:

1. The proposed road widths are 24.' This is not compliant with the IFC which requires 26' exclusive of shoulders for fire apparatus access roads where a fire hydrant is located. Our apparatus requires a 10' minimum path for access. Therefore, "No Parking – Fire Lane" signs are required on both sides of these roadways to ensure fire department access or the road can be widened to more than 26' and only 1 side of the roadway is required to have signs posted.
2. In order for apparatus to access the cul-de-sacs, we require a minimum radius of 50' and the plat is showing 42.'

Regarding #1 above, we are willing to either widen the roadway and have parking on side of the street or put up no parking signs as required by the fire department. Hence, we do not object to this comment.

However, we object to #2 above because this requirement conflicts with La Plata Code Sec. 170-11.H governing the size of cul-de-sacs. Sec. 170-11.H. states:

Cul-de-sacs shall not be allowed unless the Planning Commission determines that no other road configuration is practicable. When a cul-de-sac is permitted, it shall not be longer than eight hundred (800) feet in length and **shall be provided at the closed end with a paved circular turnaround area having an outside diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.** Cul-de-sacs located at the end of tertiary streets may have a minimum paved circular turnaround area of at least seventy (70) feet and a street property line diameter of at least seventy-two (72) feet. (emphasis supplied).

Our proposed cul-de-sacs have a paved circular turnaround diameter of 84' (42' radius) and a street property line diameter of 110' (55' radius) as shown on our preliminary plat. Moreover, these figures conform with the standard Charles County detail for cul-de-sacs that we were referred to by Jeannine Harrington during the early stages of the our preliminary plat. Thus, we submit that we do not need to comply with Mr. Hutchins' Comment #2 above as it is contrary to the Town Code, and we conform with the Town's statutory requirements.

Thank you very much for your time and consideration of this matter. Please do not hesitate to contact me if you have any questions or concerns. With best regards, I remain

Very truly yours,



Nathaniel Forman
O'Malley, Miles, Nylen & Gilmore
7850 Walker Drive, Suite 310
Greenbelt, MD 20770

Attorney for Applicant

cc: Jack Gullo, La Plata Town Attorney

RE: La Grange Sidewalks and Paved Streets.

From Nathaniel Forman <nforman@omng.com>

Date Mon 6/30/2025 2:34 PM

To Don Dooley <doooley@townoflaplata.org>; Amy Sommer <ASommer@cpja.com>

Cc Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>; Philip Hughes <PHughes@cpja.com>; doug.hutchins@laplatafiredepartment.com <doug.hutchins@laplatafiredepartment.com>; Jack A. Gullo Jr. <jaygullo@gullolawfirm.com>

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Good afternoon Don,

Thank you for your response on Friday. I can assure you that we share the Town's commitment to promoting the health, safety and welfare of the community. Hence, we have designed our preliminary plan of subdivision in accordance with Town, County, State and Federal regulations. As you know, zoning regulations stem from the Town's police power, which is a vital part of protecting and developing safe, and thriving communities. By designing our preliminary plan of subdivision in accordance with these stated guidelines.

We also greatly appreciate Chief Hutchins' review of our project and his comments based on his experience and expertise. But we are concerned when these comments conflict with promulgated legal standards meant to guide development. Our cul-de-sacs were designed according to the Town Code, and we believe it is important to adhere to the design guidelines the Town enacted. If Chief Hutchins' has other mitigation measures he would like to share, we are more than happy to listen and consider.

Thank you again for your time and consideration of this matter. We look forward to continued discussions regarding our preliminary plat of subdivision. We appreciate your assistance in getting this matter scheduled for the August Planning Commission.

Best,
-Nate

Nathaniel Forman

Attorney

O'Malley, Miles, Nylan & Gilmore, P.A.

7850 Walker Drive, Suite 310

Greenbelt, MD 20770

www.omng.com

Direct Line: 301-572-3237

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nforman@omng.com

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From: Don Dooley <doooley@townoflaplata.org>

Sent: Friday, June 27, 2025 3:49 PM

To: Amy Sommer <ASommer@cpja.com>

Cc: Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>; Nathaniel Forman <nforman@omng.com>; Philip Hughes <PHughes@cpja.com>; doug.hutchins@laplatafiredepartment.com; Jack A. Gullo Jr. <jaygullo@gullolawfirm.com>

Subject: Re: La Grange Sidewalks and Paved Streets.

Amy:

Thanks for your email.

Development and design considerations to protect the public's health, safety, and welfare) is a corner stone of zoning and is always of paramount concern to any community.

To my knowledge, neither of us are educated and trained fire protection professionals. Therefore, I am relying on the feedback I received from La Plata's Fire Chief (Doug Hutchins) that a 60-foot long truck is what he believes is appropriate to use in the event of a worst case fire call for service to a residential community in La Plata. That is his professional judgment.

It's unfortunate that a turning templet for a 60-foot long fire truck will not be provided. However, this will continue to be a project development issue that may affect your project design that is approved by the Planning Commission unless Chief Hutchins changes his professional opinion on the matter or has other mitigation measures he can suggest to address this issue. I have copied him on this email.

Please send me a full-size paper copy of the turning templet with the other plan sets you're mailing to Celia and myself.

Many thanks.

Best,

Don



Don Dooley MPA, MHP
Director of Planning
Town of La Plata
305 Queen Anne Street
La Plata, Maryland 20646
Phone: 240.682.7509
ddooley@townoflaplata.org

From: Amy Sommer <ASommer@cpja.com>
Sent: Friday, June 27, 2025 2:59 PM
To: Don Dooley <ddooley@townoflaplata.org>
Cc: Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>; Nathaniel Forman <nforman@omng.com>; Philip Hughes <PHughes@cpja.com>
Subject: RE: La Grange Sidewalks and Paved Streets.

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Don,

The La Plata Volunteer Fire Department is approximately two (2) miles away and is equipped with three (3) standard fire engines that are between 25-35 feet in length. Moreover, Bel Alton Volunteer Fire Department, which is approximately 5.6 miles away does not have a pumper larger than 35 feet. Likewise, the 10th District Volunteer Fire Department, approximately 10 miles away and does not list any fire apparatus larger than 35 feet.

For these reasons, we respectfully submit that the cul-de-sacs, as designed per Sec. 17-11.H of the Town of La Plata Code are sufficient for purposes of this preliminary plan of subdivision. Moreover, life safety concerns do not justify an enlarged turning radius based on the fire apparatus in the vicinity that would be responding to emergency situations.

We are including the attached turning study for a fire engine 47 feet in length, that demonstrates that these cul-de-sacs are sufficient for that size vehicle and the smaller ones noted above.

Thanks,

Amy Sommer, PLA, LEED AP

Charles P. Johnson & Associates, Inc.

301-434-7000 x127 | (mobile)

From: Don Dooley <ddooley@townoflaplata.org>
Sent: Tuesday, June 24, 2025 6:07 PM
To: Amy Sommer <ASommer@cpja.com>
Cc: Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>; Nathaniel Forman <nforman@omng.com>; Philip Hughes <PHughes@cpja.com>
Subject: Re: La Grange Sidewalks and Paved Streets.

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Hi Amy:

As previously discussed over the past couple of weeks, I am looking for the correct details to be shown on the preliminary plat, including cross-sections. In addition, please provide a turning templet for a 60' fire truck to demonstrate its ability to successfully maneuver within the code compliant cul-de-sacs you have provided on the plans. Chief Hutchins indicated that a 60-foot truck is what is used for fire service calls in La Plata.

Unfortunately, I am not aware of the Town having a standard roadway cross section detail at this time. Only what is specified (written) in our Zoning Ordinance.

As Celia is going on vacation in early July for two weeks and I will be out of the office at the end of July for a few days, we will need your corrected site plan and a paper copy of the preliminary plat sent to Celia and myself no later than July 1st to ensure we have time to review the final plans and prepare the staff report, etc. for the PC meeting of August 6th. Feel free to call me if you think it will help expedite things.

Many thanks!

Don



Don Dooley MPA, MHP

Director of Planning

Town of La Plata

305 Queen Anne Street

La Plata, Maryland 20646

Phone: 240.682.7509

ddooley@townoflaplata.org

From: Amy Sommer <ASommer@cpja.com>

Sent: Tuesday, June 24, 2025 5:04 PM

To: Don Dooley <ddooley@townoflaplata.org>

Cc: Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>; Nathaniel Forman <nforman@omng.com>; Philip Hughes <PHughes@cpja.com>

Subject: RE: La Grange Sidewalks and Paved Streets.

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Don,

Is the 26' pavement width something we can agree to as a condition of approval? Regarding the sidewalk, the plans are drawn with 5' sidewalks. Can this be a condition to update the Section to 26' pavement and 5' sidewalks? Does the Town code have a standard roadway section we should be using?

Thanks,

Amy Sommer, PLA, LEED AP

Charles P. Johnson & Associates, Inc.

301-434-7000 x127 | (mobile)

From: Don Dooley <ddooley@townoflaplata.org>
Sent: Monday, June 23, 2025 11:48 AM
To: Amy Sommer <ASommer@cpja.com>
Cc: Celia Craze <ccraze@townoflaplata.org>; Celia Craze <deepcreekgal@msn.com>
Subject: La Grange Sidewalks and Paved Streets.

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Amy:

Having a closer look at the La Plata Code, it appears that a 26' wide paved street is a requirement for the streets in La Grange. Please see below.

Table 1

[Amended 3-15-83 by Ord. No. 83-1; 8-22-00 by Ord. No. 00-8]

Street Design

Town of La Plata

STREET CLASSIFICATION

Expand

Design Area (Minimum Requirements)	Major Arterial	Minor Arterial	Collector	Primary Local	Secondary
Right-of-way width (feet)	88	60	60	60	50
Pavement width (feet)	68	48	36	36	26

Also, I found this section of the La Plata Ordinance stating that sidewalks must be 5 feet wide unless it is not practicable. Can you provide any justification? Otherwise, please revise the sidewalk specifications to 5 feet (see below):

Article IV. - Sidewalks and Alleys

170-12 - Sidewalks and pedestrian-bicycle paths and planting strips.

- [Share Link to section](#)[Print section](#)[Download \(Docx\) of sections](#)[Email section](#)

A.

[Amended 9-9-97 by Ord. No. 97-5; 8-22-00 by Ord. No. 00-8] Sidewalks.

(1)

Sidewalks shall meet applicable Maryland State Highway Administration construction specifications as set forth by the Town Highway Engineer.

(2)

"Sidewalks shall not be less than five (5) feet in width, except as otherwise provided in this paragraph. The Planning Commission, or the Town Highway Engineer where a sidewalk is not installed as part of the initial development of a subdivision, may reduce the width of a proposed sidewalk to not less than four (4) feet when a sidewalk is being installed adjacent to an existing sidewalk that is less than five (5) feet in width, or where a sidewalk is being installed adjacent to a developed property and installation of a sidewalk five (5) feet in width is not feasible or practicable. The Planning Commission, or the Town Highway Engineer where a sidewalk is not installed as part of the initial development of a subdivision, may increase the width of a sidewalk to not more than six (6) feet in width in the C-H Commercial Highway District or the C-B Central Business District where the proposed sidewalk adjoins an existing sidewalk that is more than five (5) feet in width, or where a sidewalk wider than five (5) feet is deemed necessary or desirable to accommodate anticipated pedestrian traffic or to further a scheme of urban design encouraged or suggested by the town's Comprehensive Plan or other adopted Town Planning Document."

Give me a call if you need to discuss.

Thanks.

Don



Don Dooley MPA, MHP

Director of Planning

Town of La Plata

305 Queen Anne Street

La Plata, Maryland 20646

Phone: 240.682.7509

ddooley@townoflaplata.org

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60-Foot La Plata Fire Truck-Trailer



Fire Truck-Trailer Stabilizers Protect Approximately 5 feet from the Vehicle



Fire Truck Driving along a 26-foot wide, paved, Street.



Doors of the Fire Truck in Proximity to Parked Cars.