



**Planning Commission
Regular Meeting**
September 2, 2025, 6:00 PM
Council Chambers, La Plata Town Hall

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. Approval of Minutes

- 3.1. Approval of minutes from meeting on August 6, 2025

4. Ex Parte Disclosure

5. Matters of Review and Approval

- 5.1. La Grange Subdivision (Continued from August 6, 2025)

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

- 5.2. Pinegrove C

Project Location: Neighborhood "C" of Pinegrove

Applicant: DR Horton

Subject/Project No.: MJSUB 04-2024

Request: To subdivide a 166.83-acre site into 386 single-family, residential lots (consisting of 282 SFDs and 104 SFAs) in the Traditional Development Mixed-Use Zone (TDX) to develop a Senior Living Community.

6. Matters of Information

6.1. Staff Report

6.2. Town Council Report

7. Adjourn

7.1. Adjournment



TOWN OF LA PLATA

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

PLANNING COMMISSION STAFF REPORT

DATE: September 2, 2025

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Director of Planning

PREPARED BY: Don Dooley, Planning Director

APPLICATION 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.

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."

This project was originally agendaized for the Planning Commission Meeting of August 6, 2025. However, the applicant provided a letter of continuance requesting the Planning Commission post-pone the public meeting on Major Subdivision (MJSUB) 05-2024 to September 2, 2025. The reason for the continuation was to give the applicant additional time to address staff concerns with the proposed preliminary plat map and to discuss the draft conditions of approval for the project presented by staff.

DISCUSSION

On August 18, 2025, staff met with the applicant. At the conclusion of the meeting, it was determined that additional information and questions necessitated further work by the applicant and staff.

At this time, staff is requesting the Planning Commission continue MJSUB 05-2025 to the

next Commission meeting of October 7, 2025. This will allow staff more time to work with the applicant on unresolved issues related to the application. The two most significant issues associated with the project concern the proposed width of the streets and the diameter of the cul-de-sacs in the development.

At the applicant's request, a presentation on the primary issues associated with the project will be presented to the Commission during the September 2nd meeting, by the applicant, to solicit initial Commission feedback. However, as staff needs additional time to further evaluate the project, no presentation, resolution, or conditions of approval will be provided by staff during the meeting or with this report. Staff comments will be incorporated within its updated staff report for the October 7, 2025, Planning Commission Meeting. However, staff has provided the prior staff report (dated August 6, 2025) with the relevant attachments within that report concerning street and cul-de-sac widths.

RECOMMENDATION

Staff recommends the Planning Commission continue MJSUB 05-2025 to its next regularly scheduled meeting of October 7, 2025.

Attachments

- 1) Applicant's Preliminary Plat Map Plans
- 2) Planning Commission Staff Report for August 6, 2025
- 3) 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
- 4) 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.
- 5) Email Chain 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

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.

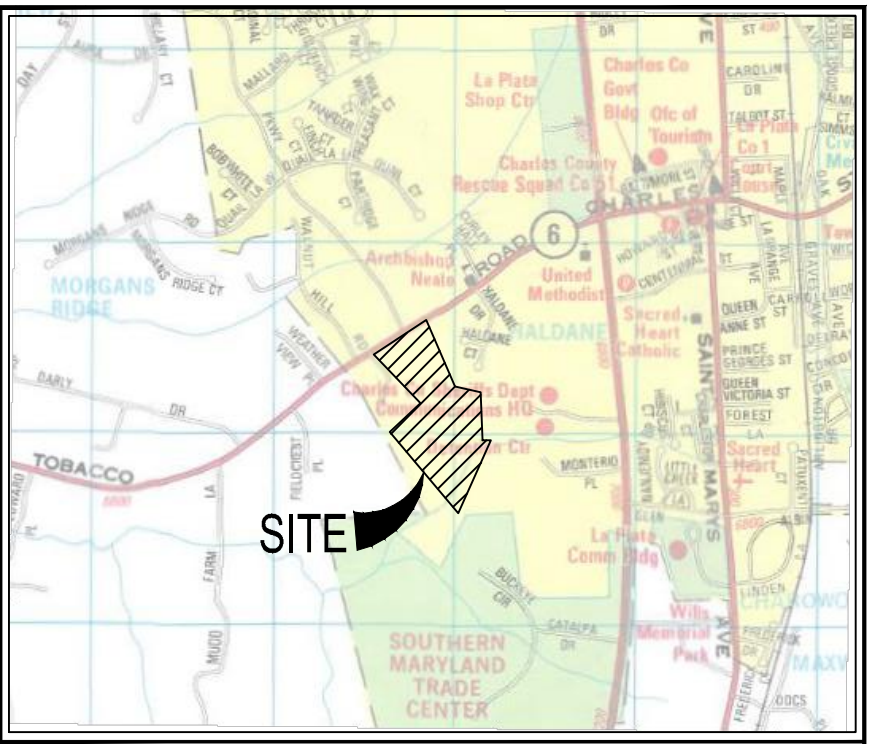
ATTACHMENT(S)

- 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-



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

SCALE: 1"=50'
MAYLAND COORDINATE SYSTEM (NAD83) (2011)

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

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

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

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

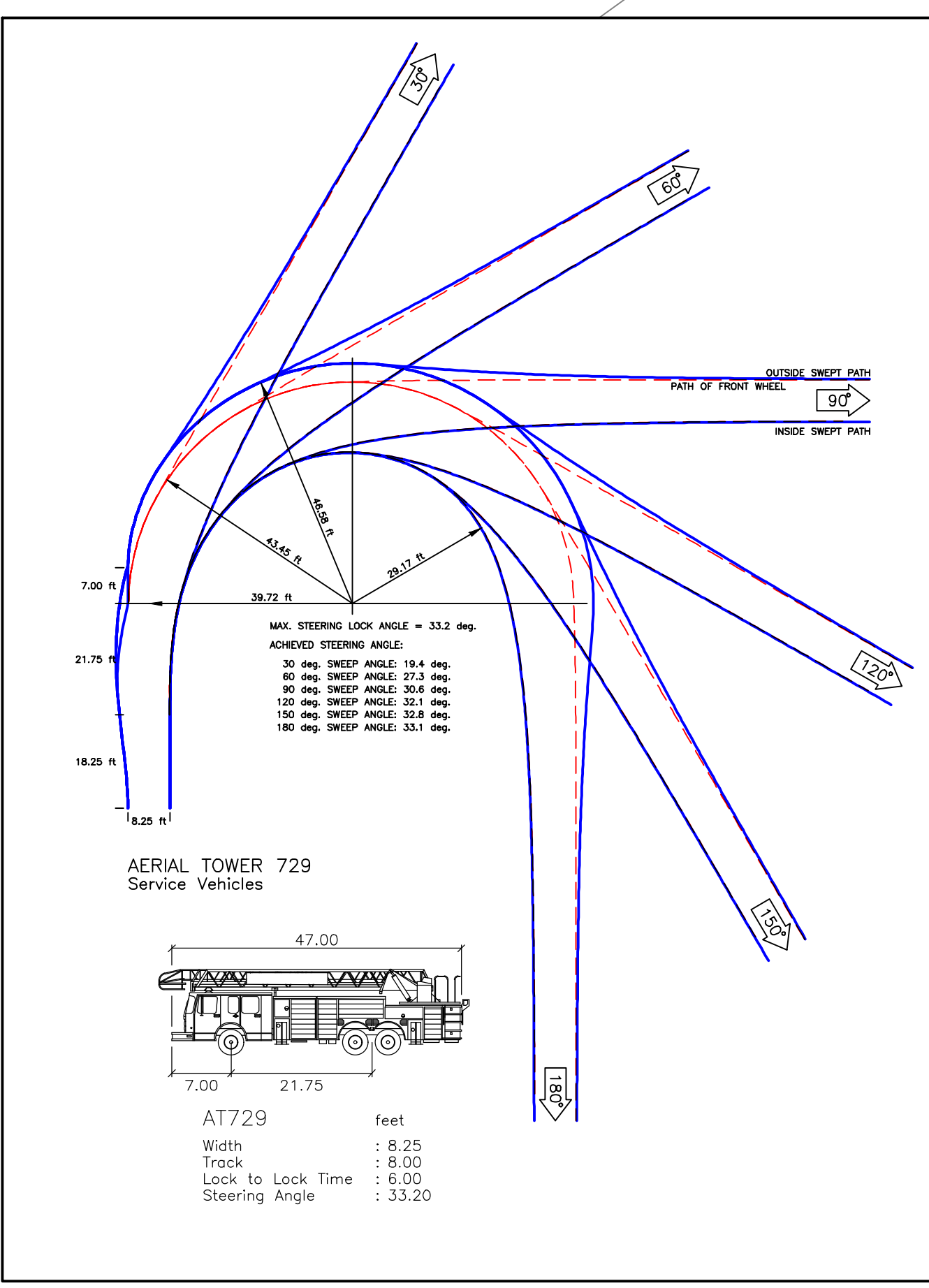
LOT 5
N/F
NANCY A.
DUNSMORE ET AL.
L.7540 F.473

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

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

LOT 11
N/F
MATTHEW
R. ADDERTY
L.9797 F.17

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



UPDATES/REVISIONS:

DATE	DESCRIPTION

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	WASC GRID	TAX MAP
GROSSLINE CONSTRUCTION, LLC 46725 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20655 240-557-3722		01-039504

DESIGN	DATE	SHEET	OF
ATX		1	1

DRAFT	DATE	FILE NO.
BB	JUN 2025	2021-1600-09-01

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SCALE: 1"=50'



- 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 TRICANTHOS NERUMS / 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

DATE	DESCRIPTION	BY
06.20.2025	REVISIONS TO ADDRESS TOWN COMMENTS	AT5/BB

LANDSCAPE 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: 301-434-9594

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

CLIENT: CROSSLANE CONSTRUCTION, LLC 4672 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20658 240-657-5722	DATE: SEP 2023	SCALE: 1" = 50'	TAX MAP: 01-039504	SHEET: 1 OF 1
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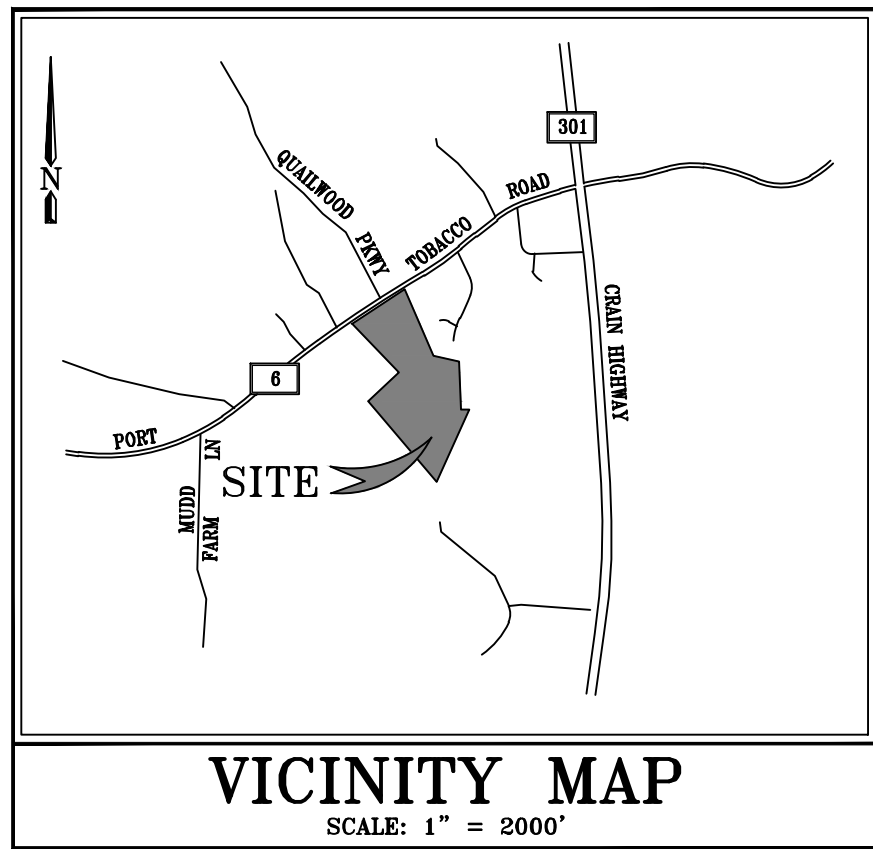
PROFESSIONAL CERTIFICATION

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.

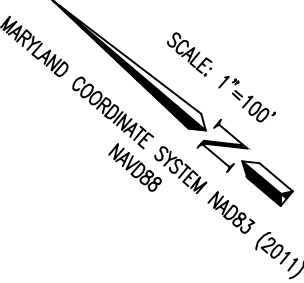
LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2023





VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- ⊙ STORM DRAIN MANHOLE
- UTILITY POLE
- ☆ LIGHT
- MB MAILBOX
- //— WOOD FENCE
- OW— OVER HEAD WIRE
- RCF REBAR AND CAP FOUND
- RNF REBAR NO CAP FOUND
- IPF IRON PIPE FOUND
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- L / F. LIBER / FOLIO
- P.B. / P.No. PLAT BOOK / PLAT NUMBER
- SRC STATE ROADS COMMISSION
- (R) (M) RECORD / MEASURED

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 SNIMS 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 0.99998747. 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:

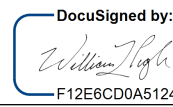
- INGRESS-EGRESS EASEMENTS GRANTED IN THOSE DEEDS RECORDED IN LIBER 3478, AT FOLIO 328; IN LIBER 3478, AT FOLIO 332; IN LIBER 3478, AT FOLIO 336; AND IN LIBER 7634, AT FOLIO 450.

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.

DATE OF PLAT OR MAP: 9/1/2023



WILLIAM L. PUGH
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21941 EXP. 04/24/2025
BPUGH@CPJA.COM

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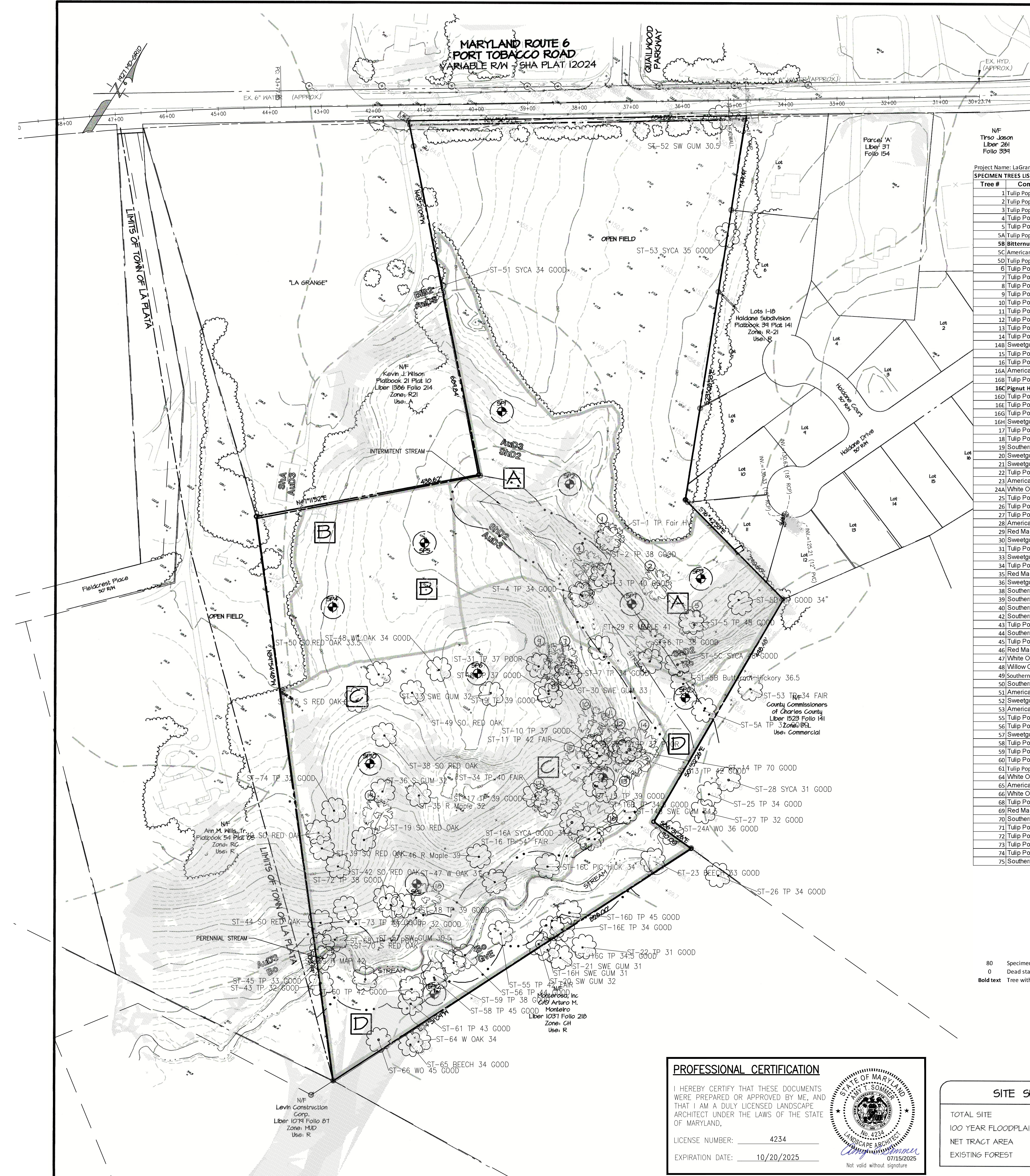
CLIENT:	TAX MAP/WSSC		SITE PLAN NO:	
	Crosslane Construction, LLC 47825 Spring Ridge Road Lexington Park, MD 20653	DESIGN WLP DRAFT AMR	SHEET 01	OF 01
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	DATE 09/01/2023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



SCALE: 1" = 100'



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.

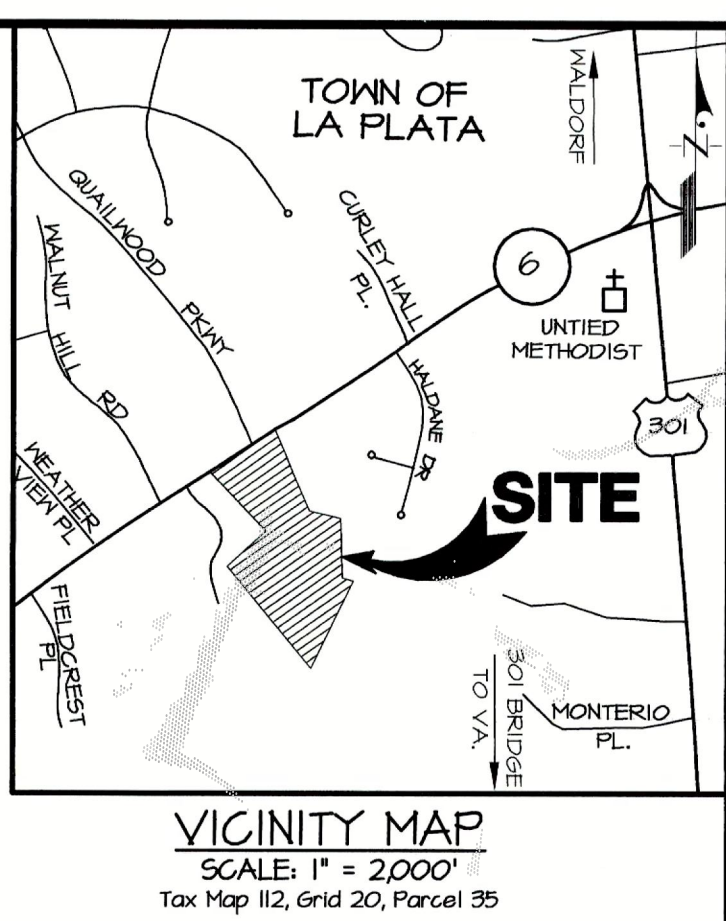
Project Name: LaGrange					
SPECIMEN TREES LIST					
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition
1	Tulip Poplar	Liriodendron tulipifera	39	58.5	Fair
2	Tulip Poplar	Liriodendron tulipifera	38	57	Good
3	Tulip Poplar	Liriodendron tulipifera	40	60	Good
4	Tulip Poplar	Liriodendron tulipifera	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
16G	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

and insect infestation including voi

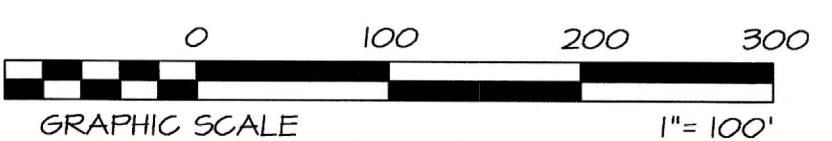


LEGEND	
	Property Boundary
	Forest Stand Boundary
	Forest Stand Identification
	Sample Point
	Soil Type & Delineation
	Ex. 2-FT Contour
	Ex. 10-FT Contour
	Existing Treeline
	Waters of the U.S.
	15%-24.9% Slopes
	≥ 25% Slopes
	Specimen Tree

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: 	DATE: 06/23/2022	REVISIONS: REVISED SPECIMEN TREE LIST	HT
DATE: 2-21-08	DATE: 2-21-08	REVISIONS: RESUBMITTED ALONG WITH PRELIM. PLAT & PFOP	CRK
DATE: 2-22-08	DATE: 2-22-08	REVISIONS: RESUBMITTED ALONG WITH PRELIM. PLAT & PFOP	BY
DATE: 2-22-08	DATE: 2-22-08	REVISIONS: RESUBMITTED ALONG WITH PRELIM. PLAT & PFOP	DATE

8975 CHESAPEAKE STREET, SUITE 327
P.O. BOX 2727, LA PLATA, MARYLAND 20646

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 753-1696

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DRAWN BY/DESIGNED BY/CHECKED BY/RECORD NO.
MAP JLE JLE B-05507

SCALE 1"=100'

DATE JANUARY, 2007

DRWG. NO. 54.00.01

LA GRANGE

PRELIMINARY FOREST CONSERVATION PLAN

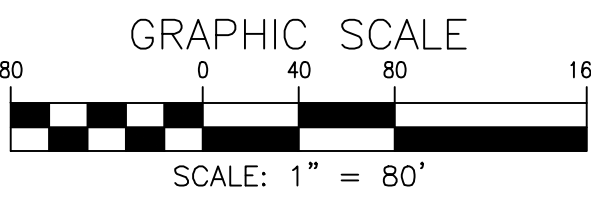
SCALE: 1" = 80'
NAD 83
UTM 18Q UTM
NAD 83
UTM 18Q UTM



SOIL SUMMARY TABLE			
Map Unit	Map Unit Name	K Factor	Hydric
AuB3	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'
MINIMUM SIDE YARD = 8'
MINIMUM HEIGHT = 35'
TOTAL OPEN SPACE = 12.76 ACRES (49%)
- 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)
- OWNER:
LA GRANGE PROPERTIES, LLC
6405 FIELDCREST PLACE
LA PLATA, MD 20646
C/O MARK WILLS
DEVELOPER:
CROSSLANE CONSTRUCTION, LLC
48725 SPRING RIDGE ROAD
LEXINGTON PARK, MD 20653
PHONE: 240-557-5722
- 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

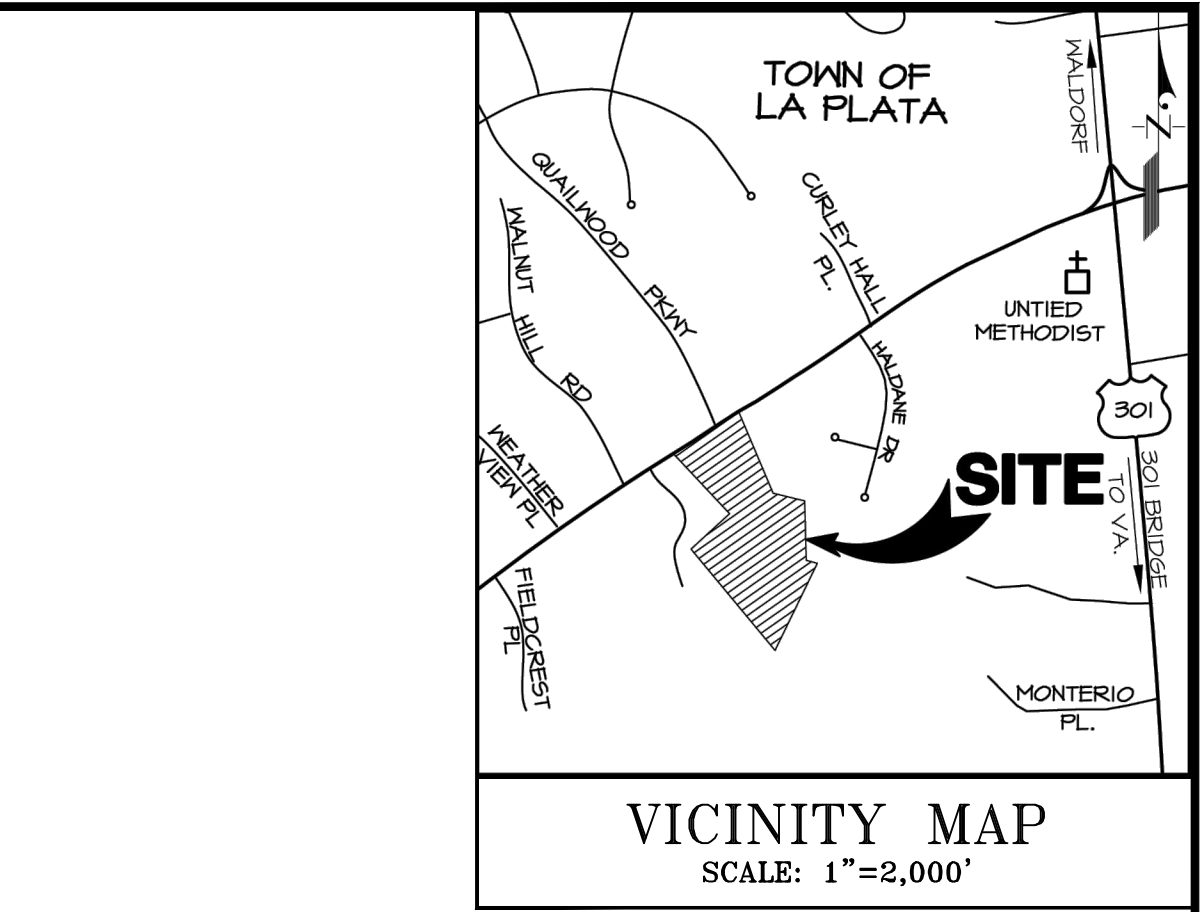
FIELD-CHECK THE RE-AFFORESTATION AREAS ACCORDING TO THE FOLLOWING SCHEDULE:

- 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

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: CROSSLANE CONSTRUCTION, LLC 48725 SPRING RIDGE ROAD LEXINGTON PARK, MARYLAND 20653 PW-340-367-5722	WSSC GRID: 01-035604 TAX MAP: 01-035604 PERSON: ATTS SHEET: 1 OF 3 DRAFT: BB DATE: SEP. 2024 SCALE: 1" = 80' FILE NO.: 2021-1600
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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 Net Tract Area = Total Tract(A) - Deductions (B)

C = 26.10 Ac.

Land Use Category: HDR

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

D = 3.92

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

E = 5.22

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area

F = 17.45 Ac.

G. Area of Forest Above Conservation Threshold

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

G = 12.23 Ac.

Breakeven Point

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

1. 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); H = 7.67 Ac.

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

I. Forest Clearing Permitted Without Mitigation

J = Existing Forest Cover (F) - Breakeven Point (H)

I = 9.78 Ac.

Proposed Forest Clearing

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

J = 11.70 Ac

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

K = Existing Forest Cover (F) - Forest to be Cleared (J)

K = 5.75 Ac.

Planting Requirements

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:

L. Reforestation for Clearing Above the Conservation Threshold

L = 2.93 Ac

(1) 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;

(2) 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

M. Reforestation for Clearing Below the Conservation Threshold

(1) 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

(2) 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)

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

N = 0.53 Ac

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

P = 2.40Ac

Q. Total Afforestation Required

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

Q = 0.00 Ac

R. Total Planting Requirement R = P + Q

R = 2.40 Ac

ON-SITE REFORESTATION PROPOSED =

0.94 Ac

BUFFERYARD PLANTING

2.19 Ac

TOTAL ON-SITE REFORESTATION/PLANTING =

3.13 Ac

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

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

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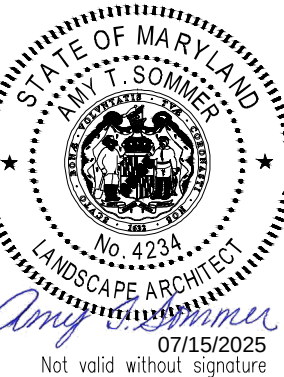
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LICENSE NUMBER: 4234 EXPIRATION DATE: 10/20/2025	DATE SEP. 2024 SCALE N.T.S.	2 3 2021-1600

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

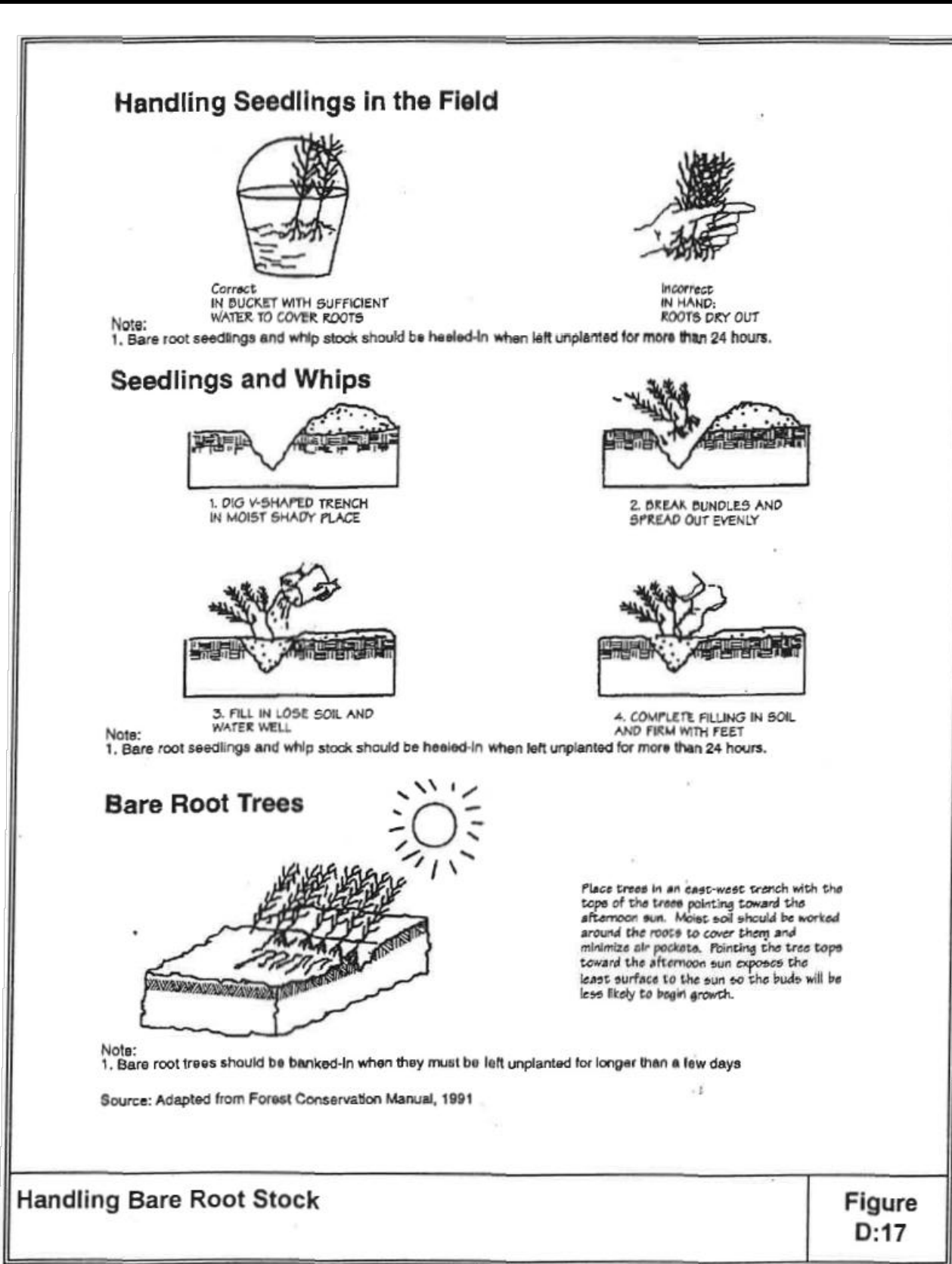
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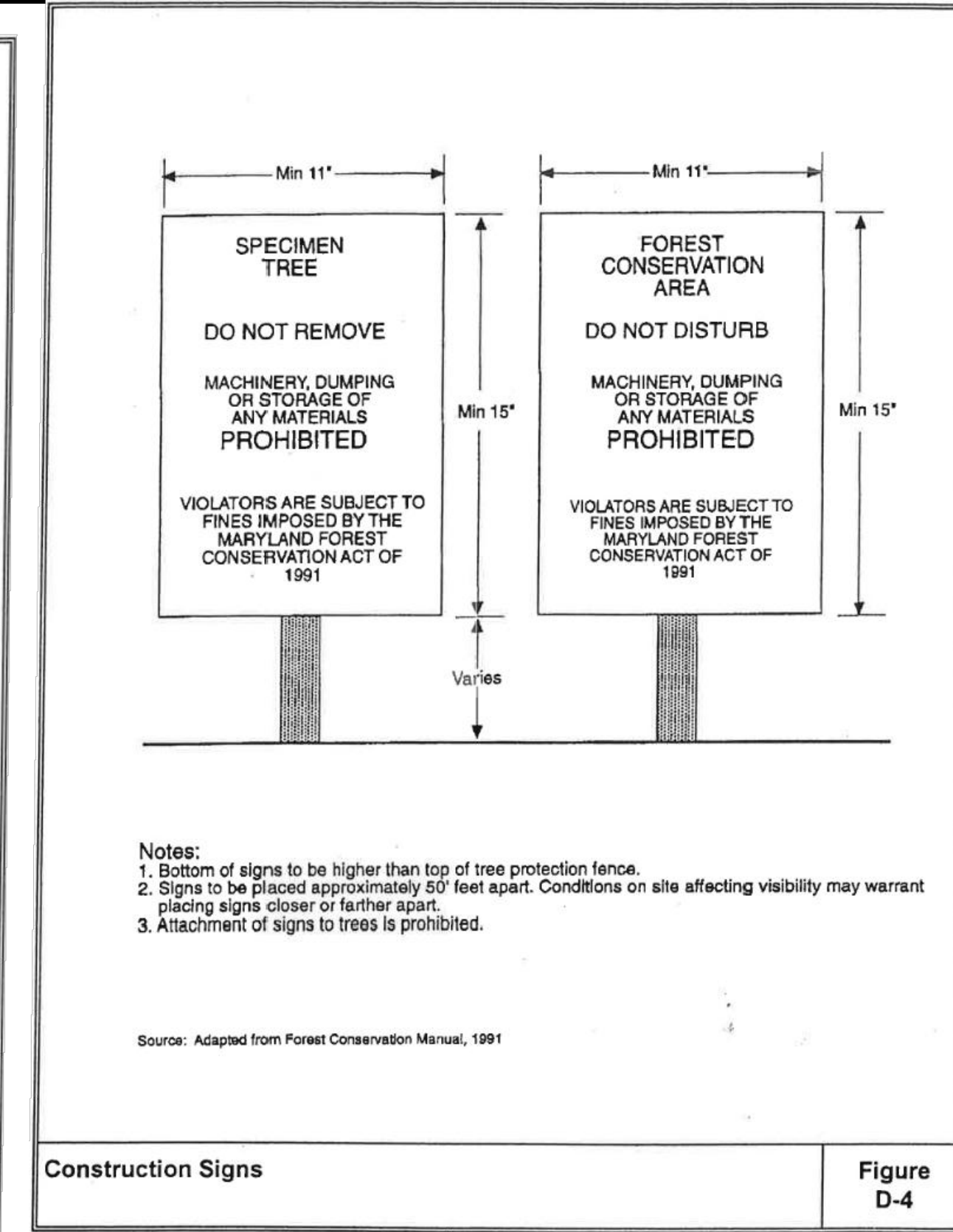
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Last Saved 6/27/2025 Last Plotted 6/27/2025 7:48 PM Sheet N:\2021-1600\DWG\28-01 Page 23 of 69



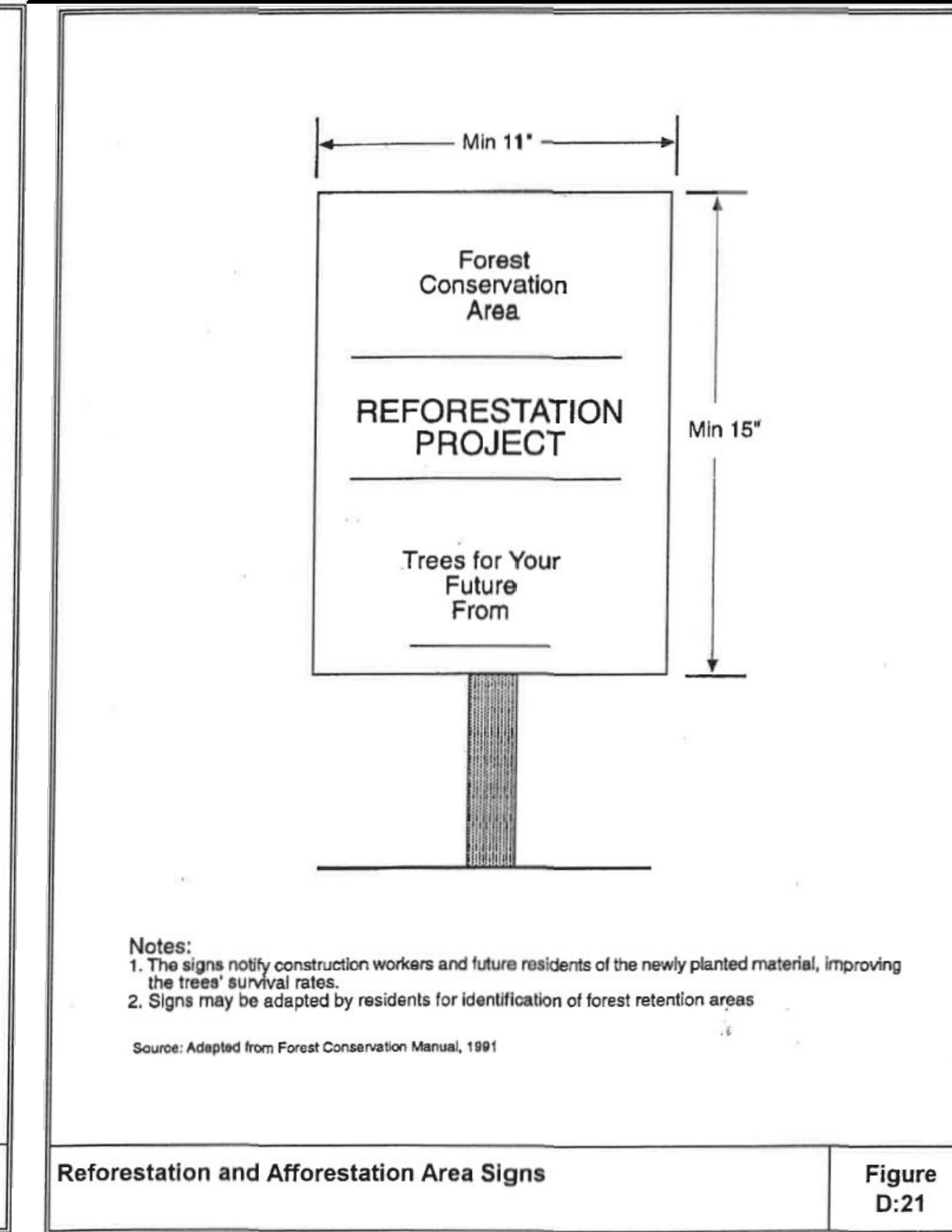
1 HANDLING BARE ROOT STOCK

SCALE: N.T.S.



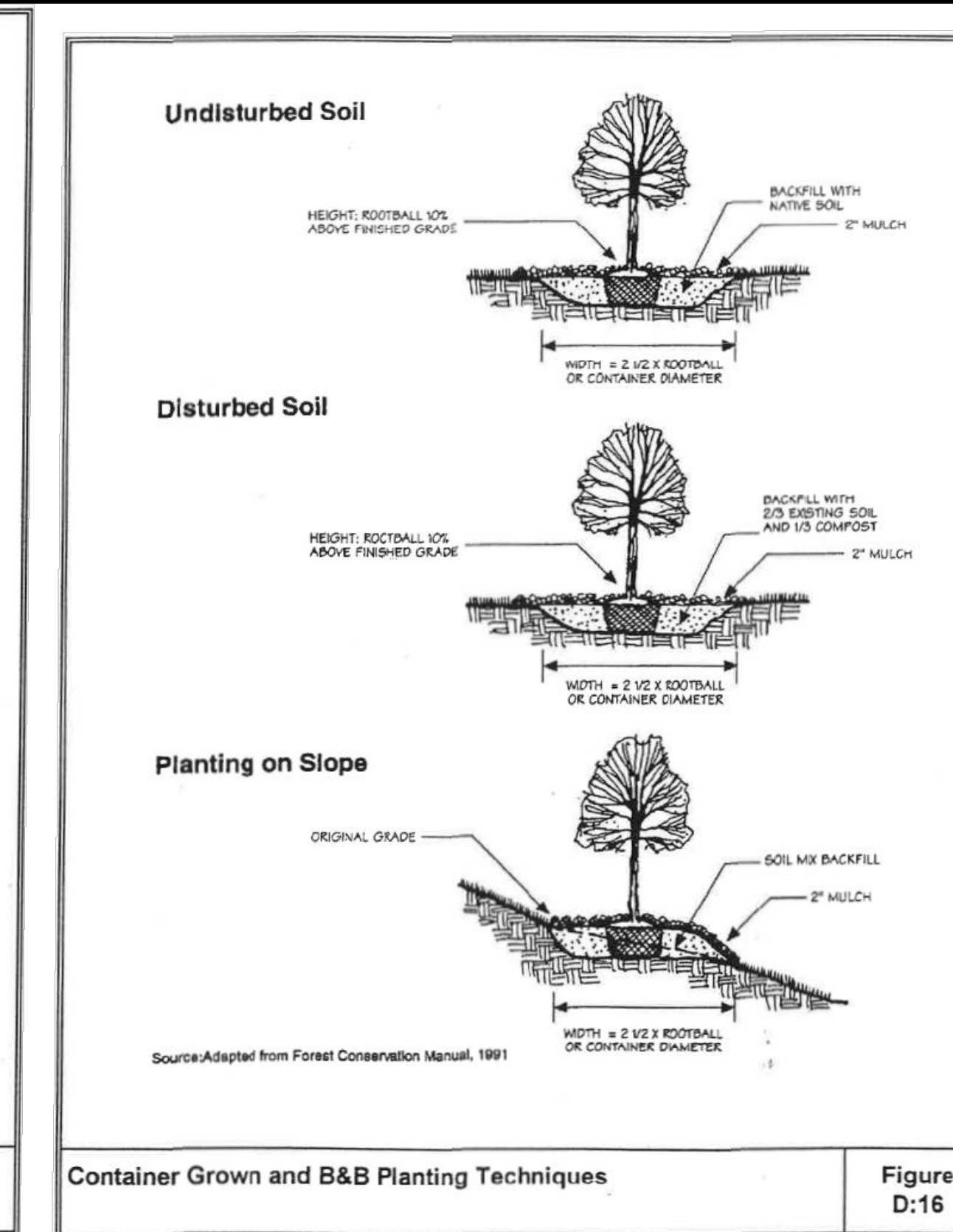
2 CONSTRUCTION SIGNS

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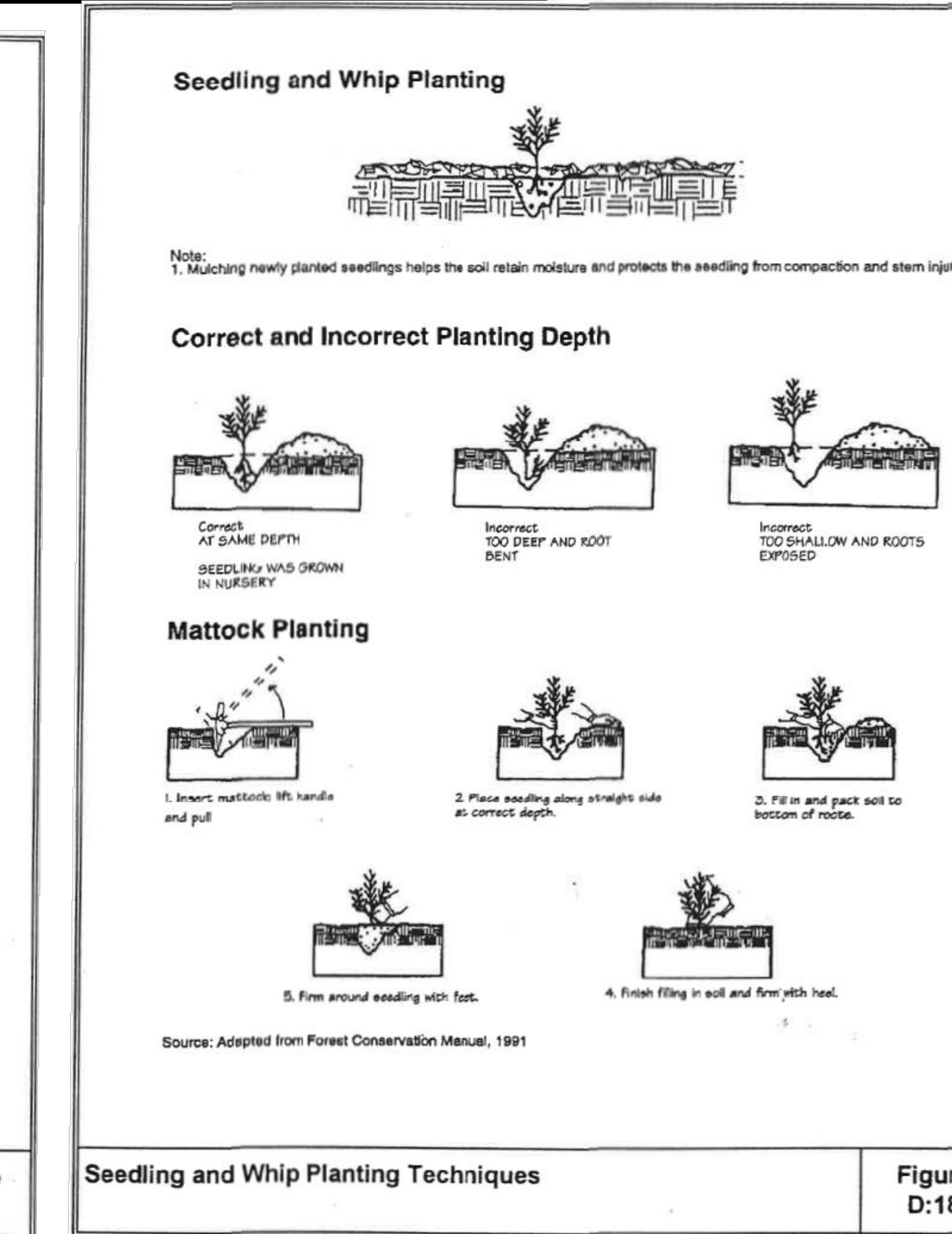
3 REFORESTATION AND AFFORESTATION AREA SIGNS

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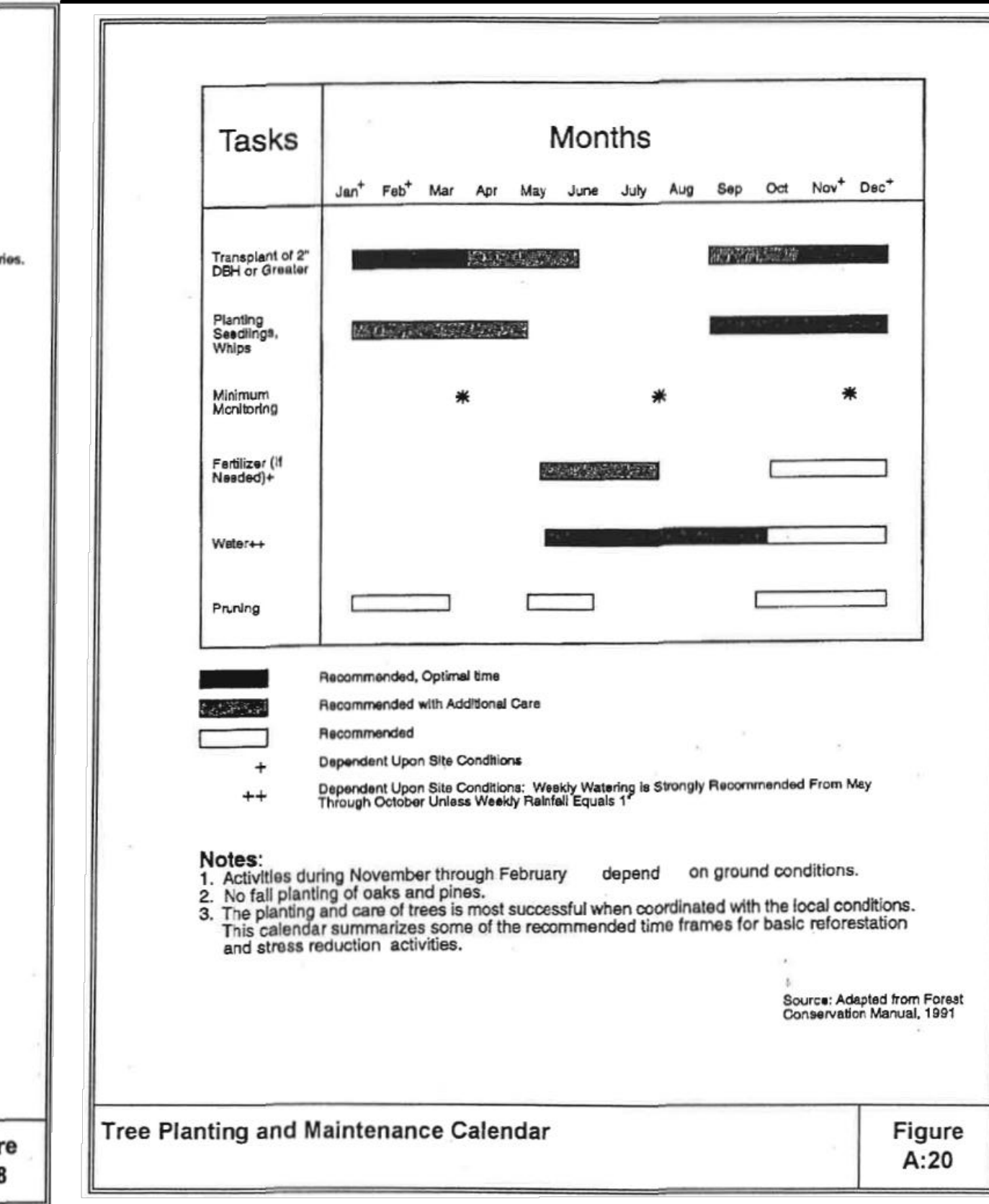
4 CONTAINER GROWN AND B&B PLANTING TECHNIQUES

SCALE: N.T.S.



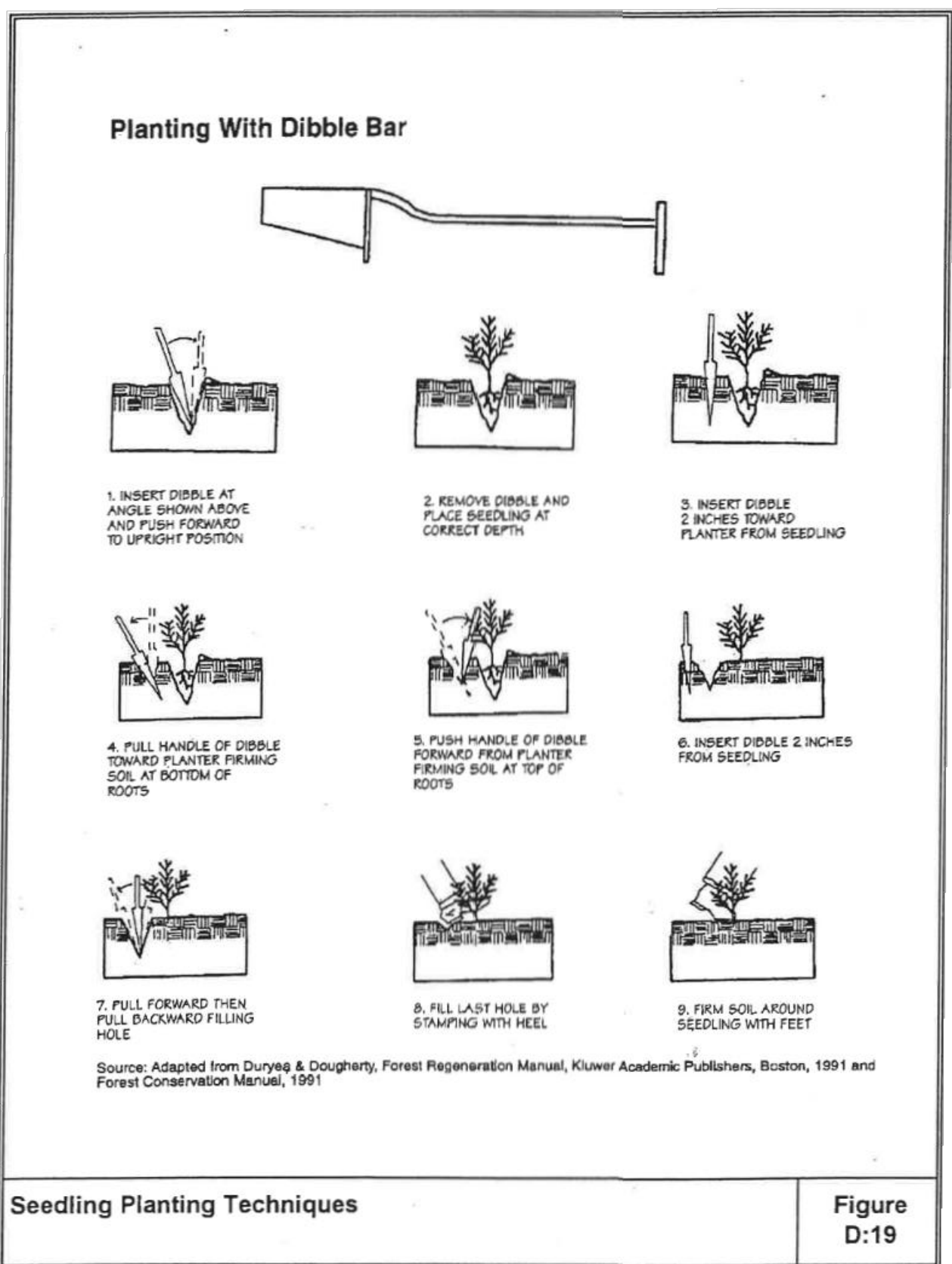
5 SEEDLING AND WHIP PLANTING TECHNIQUES

SCALE: N.T.S.



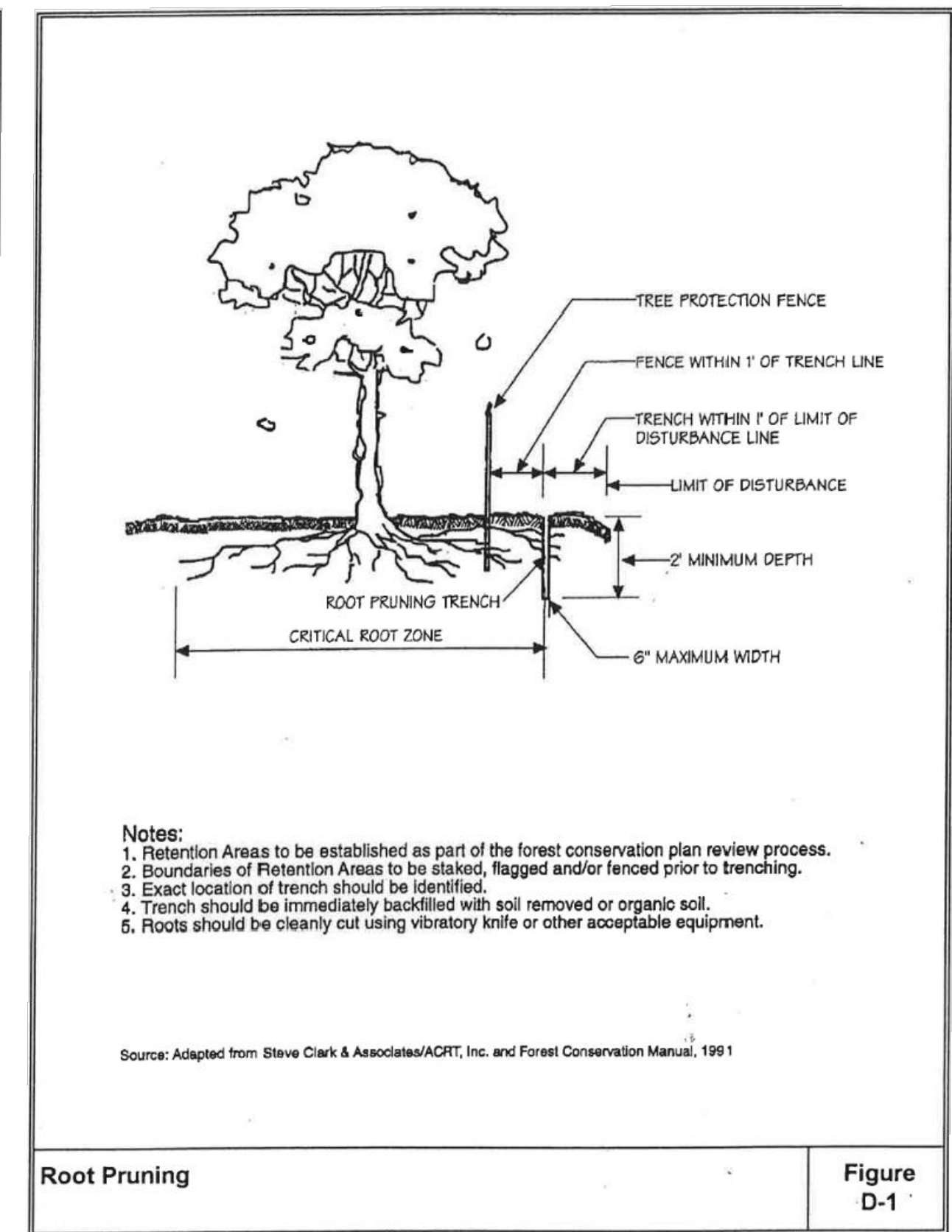
6 TREE PLANTING AND MAINTENANCE CALENDAR

SCALE: N.T.S.



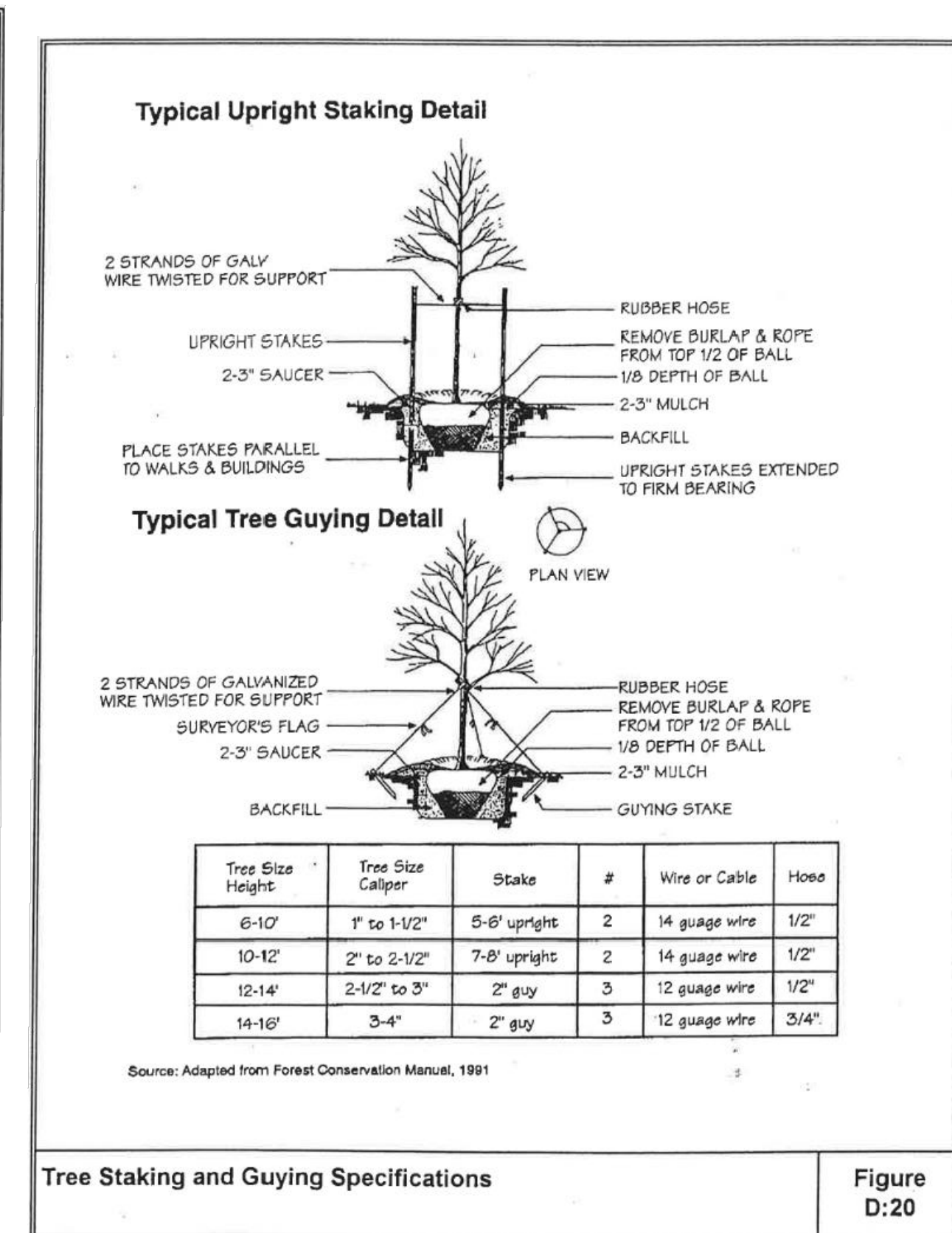
7 SEEDLING PLANTING TECHNIQUES

SCALE: N.T.S.



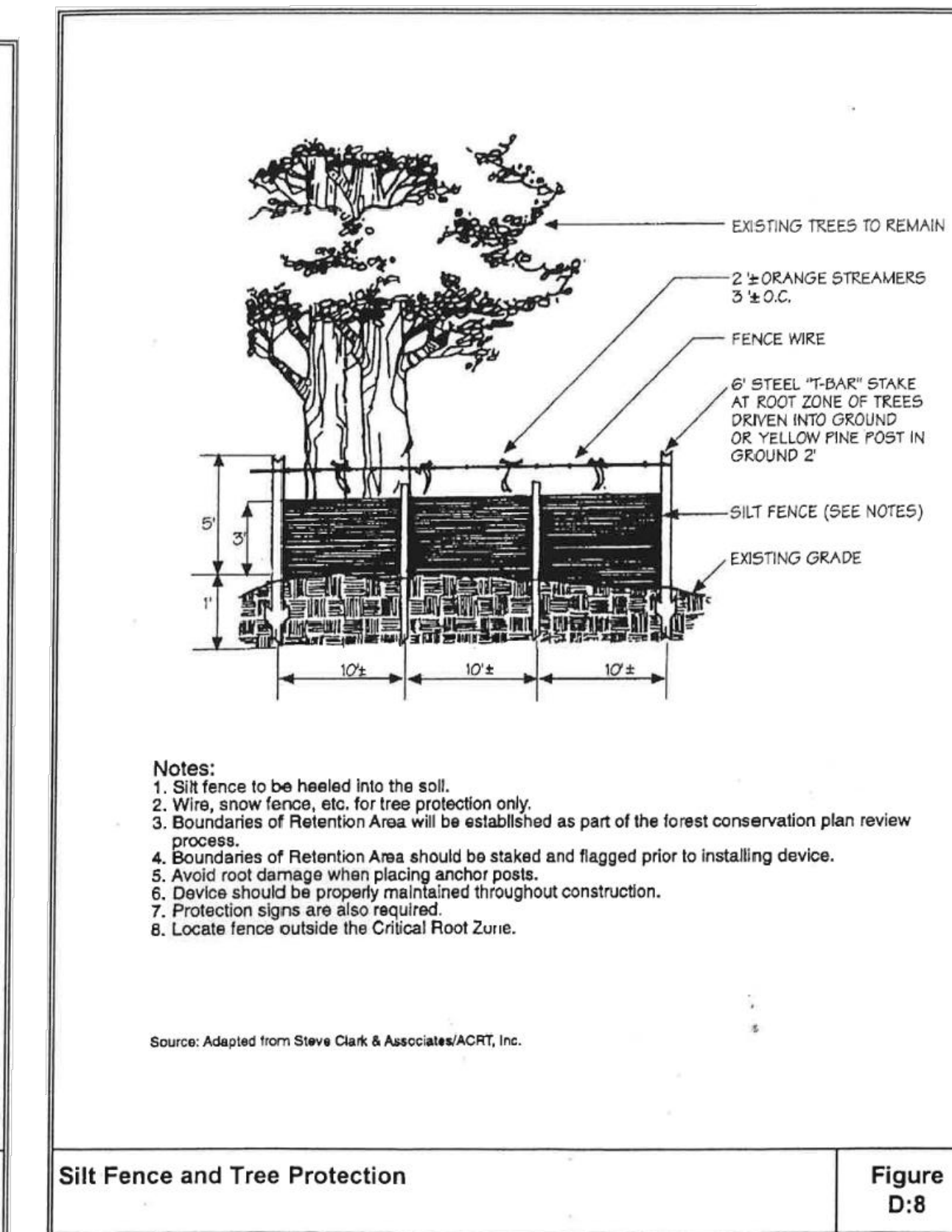
8 ROOT PRUNING

SCALE: N.T.S.



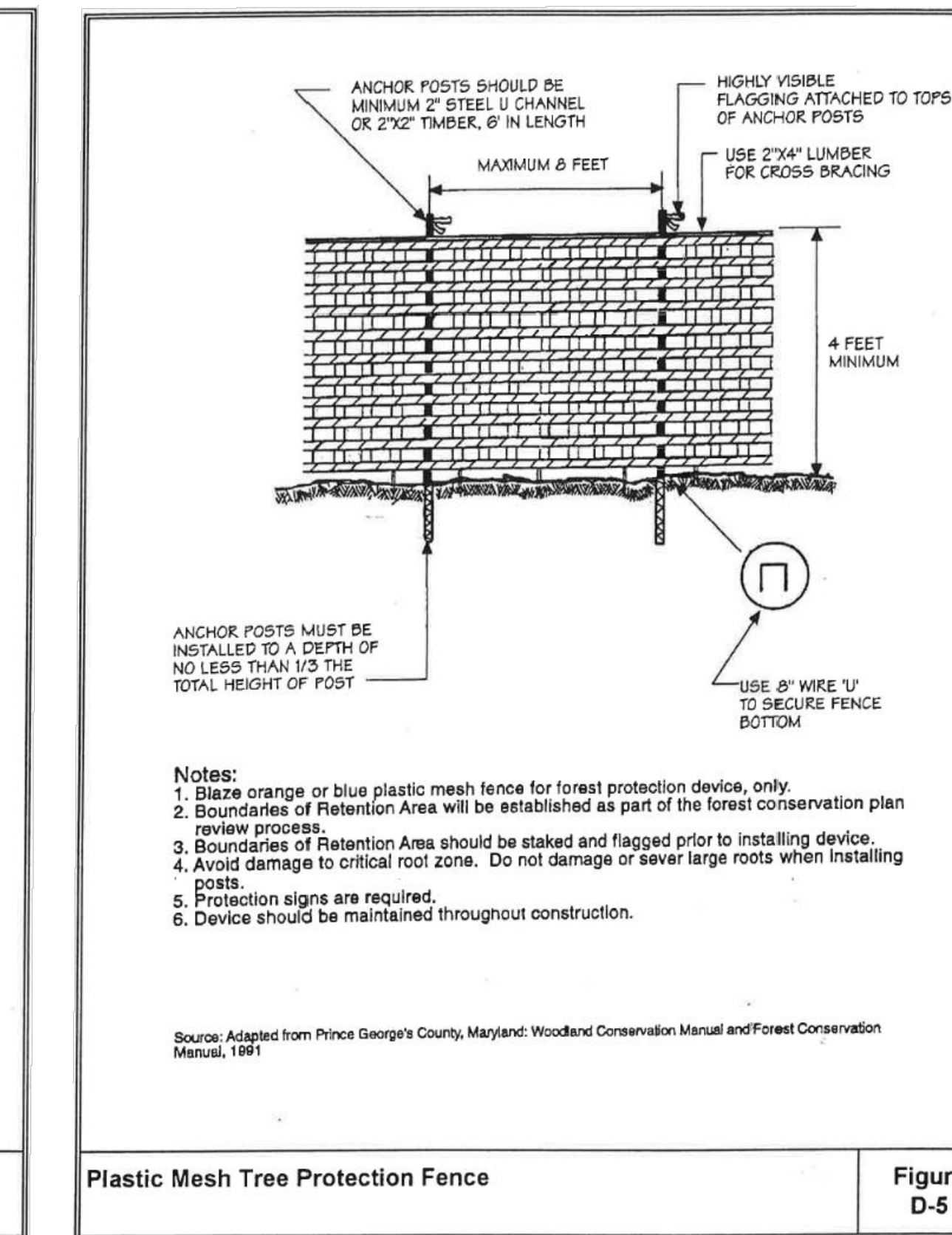
9 TREE STAKING AND GUYING SPECIFICATIONS

SCALE: N.T.S.



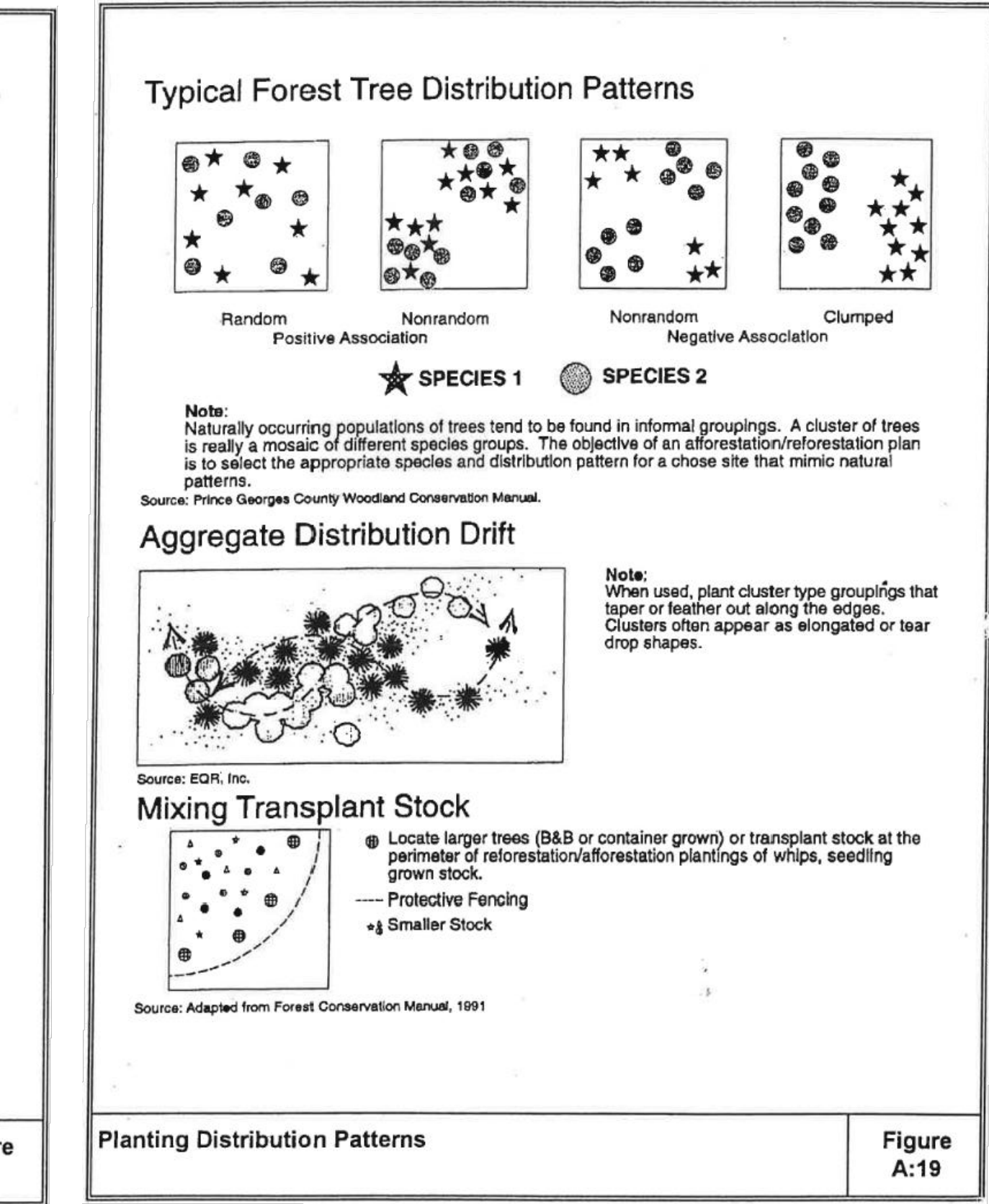
10 SILT FENCE AND TREE PROTECTION

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		01-036504
4672 SPRING HEDGE ROAD	DESIGN: ATX	SHEET: 3 OF 3
LEXINGTON PARK, MARYLAND 20855	DRAFT: BB	
PH: 301-467-9722	DATE: SEP. 2024	FILE NO.: 2021-1600
	SCALE: N.T.S.	

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01/15/2025

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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

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Matthew D. Osnos
Stephanie P. Anderson

Lawrence N. Taub
Nathaniel A. Forman

Peter F. O'Malley
(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.

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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.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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.



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

PLANNING COMMISSION STAFF REPORT

DATE: September 2, 2025.

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Director of Planning

PREPARED BY: Don Dooley, Planning Director

APPLICATION NO.: Major Subdivision (MJSUB) 04-2024 - Pinegrove Neighborhood
"C"

APPLICANT: Chris Lazration and Danielle Conrow for Rodger's Consulting Inc.

OWNER: Brian Georg for D.R. Horton Inc.

PROJECT LOCATION: South of Rosewick Road, east of the future extension of La Plata Parkway Road.

REQUEST: To subdivide a 166.83-acre site into 386 single-family, residential, lots (consisting of 282 SFDs and 104 SFAs) in the Traditional Development Mixed-Use Zone (TDX) to develop a Senior Living Community.

SITE INFORMATION

Tax Map, Block, Parcel	Tax Map 33, Parcel 43 & 440
Existing Zoning	TDX
Existing Land Use	Undeveloped
Proposed Land Use	Residential – Senior Living Community

Location	Land-Use	Zoning
North	Residential (Neighborhood "B") – Undeveloped	TDX
South	Pinegrove Residential, "M" (undeveloped), "N" (residential)	TDX
East	Industrial High (IH) - County Facilities and Residential 21,000 sf. (R21) - Mary Matula Elementary School.	IH and R21
West	Pinegrove Residential (Neighborhood "A," (developing), "D" (undeveloped), (Neighborhood "G" (undeveloped)	TDX

Standards for Traditional Development Mixed-Use (TDX) Zone for Pinegrove

Neighborhood “C”

<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	None	166.83 acres
Development Density	6.5 to 15 dwelling units per acre (overall Pinegrove density).	8.79 dwelling units per acre (for Neighborhood “C”)
Minimum Lot Area	None	5,200 sf./SFDs and 3,024 sf./SFA
Minimum Lot Depth	None	105 feet for single-family detached (SFD) and 108 feet for single-family attached (SFA).
Minimum Lot Width	None	50 feet for single-family detached (SFD) and 28 feet (minimum) for single-family attached (SFA).
Front Setback	20 feet	20 feet (minimum)
Side Yard Setbacks	5 feet	5 feet (minimum)
Rear Setbacks	20 feet	20 feet (minimum)

BACKGROUND

The Pinegrove Development (formerly known as Heritage Green) was annexed into the Town in 1990 as part of the Davis Annexation Agreement. The annexation petition encompassed the existing 1,021-acre Pinegrove Development. Under the approved 2021 Master Site Development Plan (MSDP) for Pinegrove, a total of 3,170 units may be constructed in addition to an anticipated 1,288,730 square feet of commercial development and 225,000 square feet of industrial development. Both the commercial and industrial construction are slated for future development north of Rosewick Road (in Neighborhood “P”) at a date uncertain.

The MSDP for Pinegrove also includes the extension of La Plata Parkway from Charles Street (to the south) to Rosewick Road (in the north). This is being accomplished in three road construction phases. Phase 1 (consisting of subphases “A,” “B,” and “C”) begins at Charles Street and runs north. Development of road Phase 2 starts from Rosewick Road and runs south where Phase 3 will connect road Phases 1 and 2 to complete the entire road connection from Charles Street to Rosewick Road. It is anticipated that the road extension will be completed by the end of 2026. At present, significant road construction for Phases 1 and 2 have already been completed with Phase 3 under Town review. Construction of Phase 3 represents about 50%+/- of the overall La Plata Parkway extension from Charles Street to Rosewick Road.

Construction of the overall development within Pinegrove is being implemented into two, large, development phases that are further truncated into smaller developments sites or “Neighborhoods.” Conceptually, Phase 1 will consist of Neighborhoods A, B, C, K, O, and P. Phase 2 will consist of Neighborhoods Q, D, E, F, G, H, I, J, L, M, and N. However, DR Horton retains the flexibility to adjust the development phasing

schedule. Within the overall development, the MSDP provides numerous recreational amenities, facilities, and open spaces that will be created throughout the Pinegrove Development to serve its residents. As planned, the Homeowners Association for Pinegrove, known as *“Waterview Landing Homeowners Association,”* will be responsible for maintaining all amenities, facilities, and open spaces in Pinegrove.

Prior to the current water allocation challenges, DR Horton recorded several final plat maps and are developing (or have developed) new homes in Neighborhoods “A,” “I,” “K,” “O,” and Q(Phase 1). Currently, the preliminary plat maps for Neighborhoods “C,” “G,” and “J.” are pending planning commission review and approval in addition to major site plan approval for Neighborhood “B.”

While DR Horton is actively developing homes in Pinegrove and are processing various applications for new construction starts, it has been the Town’s policy, since 2024, not to allow new subdivisions to be recorded and building permits issued until the Town’s water allocation challenges are resolved. In practice, this means a preliminary plat map may be processed through the Planning Commission. However, final plat maps cannot be reviewed and approved by the Planning Commission for recordation. In the interim, it’s DR Horton’s strategy to continue the administrative processing of its various neighborhoods in Pinegrove, as far as possible. Once the Town obtains addition water allocation to support the Pinegrove Development, DR Horton will begin processing final plat maps for recordation and open-up new neighborhoods for development.

DISCUSSION

The Pinegrove Preliminary Plat Map for Neighborhood “C” proposes the development of 386 residential dwelling units for a Senior Living Community. As shown on the preliminary plat map, there will be 282 detached, single-family, dwelling units (SFDs) and 104 attached, single-family, dwelling units (SFAs). Lettered lots “A” through “J” are also incorporated within the development for recreational amenities and features to serve Pinegrove Residents as discussed below, under “Amenities.”

In accordance with DR Horton’s MSDP approval, there are no required minimum lot coverages, widths, depths, or setbacks. All development standards are created by the applicant/property owner for each neighborhood in Pinegrove and are outlined on the coversheet of their preliminary plat map and shown in the table above. For Neighborhood “C,” the development’s proposed density is 8.79 dwelling units per acre. For the Commission’s edification, the overall development density for Pinegrove must achieve a net density between 6.5 to 15 dwelling units per acre. Therefore, individual neighborhood densities will vary to achieve the overall density parameters for Pinegrove. In Table No. 1, below, staff has provided the current density calculations for the approved neighborhoods within the Pinegrove Development, including the addition of Neighborhood “C.”

Table No. 1

Major Subdivision (MJSUB) 04-2024 – DR Horton/Pinegrove (Neighborhood “C”)
September 2, 2025

<u>Neighborhood</u>	<u>Approved Dwelling Units</u>	<u>Net Acreage</u>	<u>Density</u> (du/ac = density)
A	236	11.873	19.88
B	107	4.671	22.91
I	220	25.778	8.53
K	176	21.119	8.33
O	68	9.626	7.06
<u>Q (Phase 1)</u>	288	15.219	18.92
<u>Subtotal</u>	<u>1,095</u>	<u>88.286</u>	<u>12.40</u>
C (Proposed)	386	43.892	8.79
<u>Current Totals</u>	<u>1,481</u>	<u>132.178</u>	<u>11.20</u>

The applicant’s Preliminary Plat Map for Neighborhood “C,” under Major Subdivision (MJSUB) 04-2024, was submitted to the Town in August 2024 for Planning Commission review and approval in accordance with Section 173-24 of the *La Plata Subdivision and Land Development Ordinance*. As provided in the Subdivision Ordinance, the approval of a preliminary plat map constitutes conditional approval of a subdivision. However, it shall not constitute approval of the final plat map for the subdivision. The approval of a preliminary plat map is valid for one (1) year, unless a time extension is granted by the Planning Commission to extend the original approval.

Neighborhood “C” is identified by DR Horton as a senior living community as part of their master site development plan for Pinegrove. 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.

For the Planning Commission Meeting of September 17, 2024, Town records show that a staff report was initially prepared for the Planning Commission to review the Preliminary Plat Map for Neighborhood “C.” The staff report recommended approval of the Preliminary Plat (see Attachment No. 2). However, before the meeting, the prior Planning Director determined that the preliminary plat map could not be processed through the Planning Commission for Neighborhood “C” until the Board of Appeals approved the land-use of Neighborhood “C” as a “*Senior Living Community.*” 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. Therefore, a new Planning Commission staff report was prepared for the Commission’s review with the purpose of having the Commission make a recommendation to the Board of Appeals on the approval of the Senior Living Community under Special Exception (SE) 01-2024. Although the Commission made a favorable recommendation to the Board of Appeals, it was later determined, by the Town Attorney, that a Special Exception was not required for Neighborhood “C.” This is because Neighborhood “C” was already planned as a Senior Living Community under the approved 2021 Pinegrove Master Site Development Plan.

The applicant/property owner is now resubmitting the preliminary plat map for Neighborhood “C” (under MJSUB 04-2024) for Planning Commission review and approval, as originally intended for the Planning Commission Meeting of September 17, 2025. It is noted that current staff is forwarding the original/intended staff report for MJSUB 04-2024 (see Attachment No. 2) to the Commission as a supplement to this report and both reports should be read together.

For the Commission’s edification, prior staff previously reviewed MJSUB 04-2024 and recommended approval of the preliminary plat map before its processing was delayed by the Town¹. Additionally, the applicant/property owner has relied on prior staff’s recommendation to approve MJSUB 04-2024. Therefore, in fairness to the applicant/property owner, current staff is bringing the preliminary plat map for Neighborhood “C” to the Commission as originally intended or proposed. However, the Commission has no obligation to accept prior staff’s recommendation. Likewise, the Commission could suggest or condition changes to the preliminary plat map, if desired. As part of this staff report, a draft resolution and conditions of approval have been provided for the Commission’s consideration and approval. The draft findings contained in the Planning Commission Resolution are taken directly from the September 17, 2024, staff report.

Analysis

To provide supplemental information for the Planning Commission’s review of the project, that was not included in the September 17, 2024, Planning Commission staff report, the following topics are provided for the Commission’s information.

Traffic

As part of the approved MSDP for Pinegrove, there is a requirement for DR Horton to periodically update their original Traffic Impact Study (TIS) for the overall Pinegrove Development. It occurs every three years or when 750 units within the development are plated, whichever occurs first. The last TIS update occurred on August 3, 2023. At that

¹ The delay is in reference to former planning staff directing the applicant to obtain a Special Exception for Neighborhood “C” (a Senior Residential Community) that was subsequently determined unnecessary by Town Attorney in 2025.

time, a total of 768 units were approved for platting (via Neighborhoods “A,” “K,” “O,” and “Q (Phase 1)). According to the August 3, 2023, traffic study, no new traffic mitigation measures were required.

With the previously, approved, platting of 327 units (total) in Neighborhoods “B” and “I,” as well as the proposed addition of 368 units (under Commission consideration) for Neighborhood “C,” the applicant/property owner is still below the 750 unit threshold before an updated TIS is required to replace the August 3, 2023, traffic study (327 units (Neighborhood “B” and “I” + 368 units (Neighborhood “C”) = 695 units total). Therefore, no updated traffic study is required with this application.

Street Design

As shown on the preliminary plat map, the street rights-of-way within Neighborhood “C” will vary from 50 feet to 63 feet wide. The cross-section details for these rights-of-way are shown on Sheet 3 of 13 (Notes and Details). However, the actual, paved, vehicular, street/travel lane width for all streets in Neighborhood “C” will be 24 feet wide. No on-street parking is proposed within Neighborhood “C” except for labeled Street C2 (with a 63-foot right-of-way), and Streets C-5, C-7 and C-10 (each with a 60-foot right-of-way).

All sidewalks within Neighborhood “C” will be a minimum of 6 feet wide with contiguous landscape planters that will be a minimum of 7 feet wide.

The public rights-of-way within Pinegrove are all proposed for dedication to the town of La Plata.

Amenities

Although not specifically defined on the preliminary plat map for Neighborhood “C,” there will be a variety of amenities or “program elements” throughout the subdivision that are intended for development on Lots “A” through “J.” Tentatively, the amenities include a combination of open space, neighborhood identification signs, community greens, enhanced landscaped areas and a community club house for Pinegrove Residents. The club house will be situated north of Lots 1 through 7 and west of Lots 85 through 88. The specifics of these amenities will be detailed in the future plan review that staff will conduct for Neighborhood “C.” However, according to the Master Site Development Plan for Pinegrove, the applicant/property owner may substitute comparable types and qualities of amenities designated within Neighborhood “C,” including anywhere else within the Pinegrove Development.

All on-site open space and amenities will be dedicated to the homeowner’s association for Pinegrove (aka Waterview Landing Homeowners Association).

RECOMMENDATION

If the Planning Commission is satisfied with the proposed preliminary plat map for Neighborhood “C,” staff recommends the Commission adopt the attached, draft, Planning

Commission Resolution approving MJSUB 04-2024, with conditions.

ATTACHMENT(S)

- 1) Draft Planning Commission Resolution with Attachment “A” (Suggested Conditions of Approval).
- 2) Original Staff Report (dated September 17, 2024) Prepared for MJSUB 04-2024.
- 3) Applicant/Property Owner’s Preliminary Plat Plans (dated August 2024): A) Cover Sheet (dated August 2024), B) Lot and Parcel Areas, C) Notes and Details, D) Lotting Plan (2 pages), E) Composite Plan (2 pages), F) Utility and Easement Plan (2 pages), G) Street Tree & Lighting Plan (4 pages).
- 4) Location Map for Neighborhood “C.”

-End of Report-

**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 MAJOR
SUBDIVISION (MJSUB) 04-2024, WITH CONDITIONS, TO
SUBDIVIDE A 166.83 ACRE PARCEL INTO 386 RESIDENTIAL
LOTS IN NEIGHBORHOOD “C” OF THE PINEGROVE MASTER
SITE DEVELOPMENT PLAN TO CREATE A SENIOR LIVING
COMMUNITY.**

WHEREAS, and application to approve a preliminary plat map, under Major Subdivision (MJSUB) 04-2024, was submitted to the town of La Plata in August 2024 by Rodgers Consulting, 110 Mercantile Lane, Suite 280, Largo, Maryland 20774 on behalf of the property owner, DR Horton, 137 Mitchells Chance Road, Suite 300 Edgewater, Maryland 21037 for the purpose of subdividing 166.83 acres into 386 residential lots (consisting of 282 single-family, detached, residential dwelling units and 104, attached, residential dwelling units) including lettered lots “A” through “J” for on-site, public amenities, for a *Senior Living Community* in Neighborhood “C” of the Pinegrove Development, and

WHEREAS, the approval of a Special Exception to develop a Senior Living Community in Neighborhood “C” was deemed unnecessary by the Town Attorney for the approval of a preliminary plat map for Major Subdivision (MJSUB) 04-2024 because this land-use was incorporated within the approved Master Site Development Plan (MSDP) for the Pinegrove Development, and

WHEREAS, Major Subdivision (MJSUB) 04-2024 will comply with the development standards outlined for Neighborhood “C” of the Pinegrove Development, subject to the implementation of the suggested conditions of approval for MJSUB 04-2024, and

WHEREAS, on September 3, 2025, the Planning Commission held a public meeting on proposed Major Subdivision (MJSUB) 04-2024 pursuant to State law; and,

WHEREAS, after considering the preliminary plat map plans, the project staff report, all written and verbal testimony, and evaluating all other information presented to the La Plata Planning Commission, the Commission makes the following project findings based on the town of La Plata’s 2030 Comprehensive Plan, to wit:

- 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 project site is***

zoned Traditional Development Mixed-Use (TDX) and is in compliance with the land-use element of the Comprehensive Plan.

- 2) ***New development areas will reflect the principles of walkability, sustainability and environmental protection in that***, the preliminary plat map for the project implements 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 residents.
- 3) ***Protect sensitive environmental areas through resource conservation and other natural resource management tools*** in that, the development design accounts for the sensitive areas throughout the development. Where possible, the project will maintain forest conservation easements, greenways, wetland buffers, stream buffers, and parkland to preserve the sensitive areas in the development. The applicant/property owner has indicated they will maintain existing and/or enhance meadows, restore and maintain ponds, restore wetland habitats, and provide stream restoration.
- 4) ***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*** in that, the Town has reviewed and approved a master forest conservation plan for the Pinegrove Development on August 21, 2024, 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.
- 5) ***Continue to make La Plata a very walkable community*** in that, the proposed development of Neighborhood “C” will provide sidewalks and pathways to allow for pedestrian activity throughout the site. As such, the desired walkability goal of the Comprehensive Plan has been met for the project site.
- 6) ***Create a town-wide walking/biking trail system as recommended by the 2011 La Plata Parks and Recreation Master Plan*** in that, Neighborhood “C” will have a portion of the La Plata Parkway built adjacent to it to connect to the existing walking path along Charles Street.

NOW, THEREFORE, BE IT RESOLVED that the La Plata Planning Commission hereby approves the Preliminary Plat Map for Neighborhood “C” of the Pinegrove Development, under Major Subdivision (MJSUB) 02-2024, subject to the implementation of the adopted conditions of approval for the preliminary plat map in Attachment “1-A” of the 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 Banks, Planning Commission Chair

Attest:

Don Dooley, Director of Planning

Attachment:

1-A) Adopted Conditions of Approval for Major Subdivision (MJSUB) 02-2024 -Pinegrove Neighborhood "C."

ATTACHMENT “1-A”

PLANNING COMMISSION ADOPTED CONDITIONS OF APPROVAL FOR RESOLUTION NO. 2025-02, MAJOR SUBDIVISION (MJSUB) 02-2024 – PINEGROVE (NEIGHBORHOOD “C”)

Standard Conditions of Approval

- 1) Pursuant to §173-23.B(3) of the town of La Plata Code Municipal Code, the approval of Major Subdivision (MJSUB) 04-2024 for the Preliminary Plat Map of Neighborhood “C” of the Pinegrove Development shall expire 12-months after its approval by the Planning Commission. The property owner’s failure (for any reason) to obtain Planning Commission approval for a one-year time extension (if necessary) shall render the approved preliminary plat map (under MJSUB 04-2024) for Neighborhood “C” null and void if the property owner has not recorded a final plat map for the subdivision before the preliminary plat map expires.
- 2) Unless the Planning Commission adopts more restrictive development requirements, under these conditions of approval, for MJSUB 04-2024, the approved project shall comply with all applicable Town, 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 Final Plat Map for the subdivision of Neighborhood “C” 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 and resolved to the satisfaction of the Director of Planning.
- 5) All streets within Neighborhood “C” shall be designed to provide sufficient vehicular access and maneuverability for all public service vehicles (i.e., fire trucks, trash trucks, utility trucks, etc.) serving the homes/lots within the subdivision for Neighborhood “C” to the satisfaction of the Town of La Plata, prior to the review and approval of a final plat map for Neighborhood “C.”
- 6) The final plat map for Neighborhood “C” shall be approved and recorded in substantial conformance with the preliminary plat map approved by the Planning Commission, except as may be modified by these conditions of approval and/or by any Town, County, State or Federal requirement(s) to the satisfaction of the Director of Planning.
- 7) The subdivision of Neighborhood “C” shall not be recorded with a final plat map, under any circumstances, until the property owner has written approval from town of La Plata determining that it has adequate water and sewer capacity to serve the subdivision in Neighborhood “C.”
- 8) A street striping and signage plan for the roads within Neighborhood “C” shall be submitted for the review and approval of Planning Director prior to the issuance of building permits for any new house within Neighborhood “C.”

Special Conditions of Approval

General

- 9) Major Subdivision (MJSUB 04-2024) is approved to subdivide a 166.83-acre site into 386 single-family, residential, lots (consisting of 282 detached, single-family, dwellings and 104 attached, single-family, dwellings) in the Traditional Development Mixed-Use Zone (TDX) for the development of a Senior Living Community in Neighborhood "C" of the Pinegrove Development.
- 10) The project shall comply with all requirements of the Maryland Department of Natural Resources (MDNR) pertaining to Neighborhood "C" of the Pinegrove Development. Any/All disturbance(s) to Forest Interior Dwelling Species (FIDS) shall be mitigated to the satisfaction of the MDNR. Any/all such (approved) mitigation measures shall be identified on the applicant's approved plans, and the timing of the mitigation shall be to the satisfaction of the MDNR.
- 11) The project shall comply with the approved Master Forest Stand Delineation and Forest Conservation Plan, pertaining to Neighborhood "C," for the Pinegrove Master Site Development Plan to the satisfaction of the Planning Director. Should the proposed project be significantly modified, the property owner shall revise and resubmit an updated Master Forest Stand Delineation and Forest Conservation Plan for the review and approval of the Planning Director prior to the approval of grading permits for the development of Neighborhood "C."

Neighborhood "C" Amenities/Program Elements

- 12) The property owner shall be responsible for developing all on-site amenities/program elements identified on the Pinegrove "Overall Amenities Site Plan" for Neighborhood "C." The exact amenities and their details shall be reviewed and approved by the Director of Planning prior to the issuance of any building permits for new houses in Neighborhood "C." All amenities/program elements shall be completed prior to the finalization of building permits for the last ten (10) houses being constructed in Neighborhood "C."
- 13) The Director of Planning shall review and approve the detailed site planning of all on-site amenities/program elements identified on the preliminary plat map prior to the issuance of any required building permits for the amenities in Neighborhood "C."

Landscaping and Street Trees

- 14) The project landscaping plans (including street trees) for Neighborhood "C" shall comply with all applicable requirements of the La Plata Municipal Code (in addition to these conditions of approval) to the satisfaction of the Director of Planning prior to the issuance of any building permits for new homes in Neighborhood "C."
- 15) 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 the issuance of building permits for any new homes in the subdivision.

- 16) The street shade trees within the planned, public, rights-of-way for Neighborhood "C" shall be shown on the project's final, approved, landscape plans. Each street within Neighborhood "C" shall have its own, unique, street tree theme. This project detail shall be shown as part of the final, approved, landscape plans to be reviewed and approved to the satisfaction of the Director of Planning for Neighborhood "C."

Easements

- 17) The final plat map for Neighborhood "C" shall identify the location and extent of all areas within the subdivision that will be owned (or have an easement) dedicated to the homeowners' association for Pinegrove (aka "*Waterview Landing Homeowners Association*") to the satisfaction of the Director of Planning prior to the recordation of the final plat map for Neighborhood "C."

Lighting Plan

- 18) The final project lighting plan for Neighborhood "C" shall be reviewed and approved to the satisfaction of the Director of Planning to identify all street lighting details for the subdivision, including all proposed lighting for public amenities/program elements within Neighborhood "C." All public amenity/program element lighting fixtures within Neighborhood "C" shall be shielded and/or directed away from all, adjacent, homeowner property lines.

Storm Water Management

- 19) The property owner shall obtain approval of Step 3 Stormwater Management (SWM) review, addressing all comments in the approved Step 2 comment letter (dated October 25, 2024) for Neighborhood "C" to the satisfaction of the Charles Soils Conservation District prior to the issuance of any grading permits for Neighborhood "C."
- 20) 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 implemented to the satisfaction of the Charles County Soils Conservation District and the Director of Planning prior to the issuance of any grading permits for Neighborhood "C."
- 21) The approved, final, plat map for Neighborhood "C" shall state that any stormwater management or drainage facilities treating multiple lots in Neighborhood "C" shall be covered by a public stormwater easement and dedicated to 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 and the Director of Planning prior to the recordation of the final plat map for Neighborhood "C" and the issuance of grading permits for Neighborhood "C."

- 22) All, approved, stormwater management plans for Neighborhood "C" shall meet the town of La Plata Stormwater Ordinance Chapter 167. Any/All corrections shall be addressed to the satisfaction of the Charles County Soils Conservation District prior to the recordation of the final plat map for Neighborhood "C" and the issuance of any grading permits for Neighborhood "C."

-End of Conditions-



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 C.

PROJECT NUMBER: MJSUB-0004-2024

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:	386 Attached Dwelling Units 104 Attached, 284 SFD				
Size:	166.826 Ares				
Proposed Density:	8.795 DU/AC	Overall Density:	8.06 DU/AC		
Adjacent Land Use:	Classification		Use		
North	TDX		Pinegrove – Neighborhood B		
South	TDX		Pinegrove – Neighborhood M/N		
East	I		Charles County		
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 C development containing 386 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 C is proposing to develop 386 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 C is showing a density of 8.79 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 177,315 cubic feet of ESD and they are providing 213,429 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 fourteen (14) secondary local roads and one (1) alley designed in conformance with the Charles County design manual. The neighborhood will have a primary access on La Plata Parkway with a secondary access connecting to proposed Neighborhood B. 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 102.919 acres shown on the plat as Open Space (Parcels A-J). 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 C, the open space is equivalent to 38.3 percent 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 (463) trees would be required and the applicant is proposing a minimum of (464) 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 C (386 units) is 0 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 DRRRA. 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 - C	MJSUB-0004-2024	96,500	96,500

[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 C will build a portion of the La Plata Parkway which will connect to the existing walking path along Charles Street.

STAFF RECCOMENDATION:

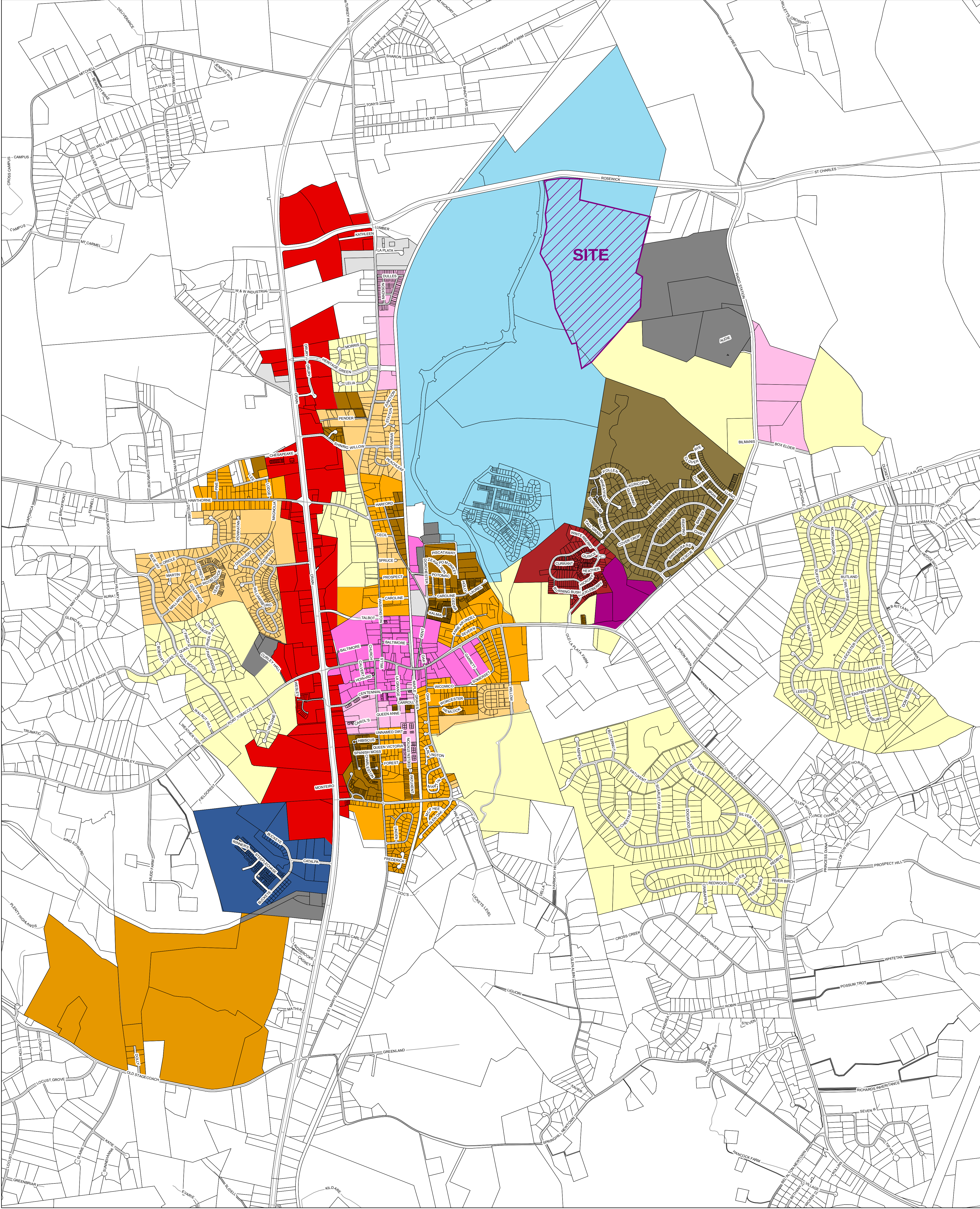
Staff recommends approval of the Pinegrove Neighborhood I Preliminary Plat in accordance with Section 173-24 of the Code of the Town of La Plata with the following condition;

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 I 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.



Legend

- Zoning**
- Central Business (CB)
 - Central Business Transition (CBT)
 - Commercial Highway (CH)
 - Industrial High (IH)
 - Industrial Low (IL)
 - Neighborhood Commercial Mixed Use (NCX)
 - Planned Development Agricopia (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



1. PINEGROVE (FORMERLY KNOWN AS HERITAGE GREEN) IS APPROXIMATELY 1,021 ACRES COMPRISED OF PARCEL NO. 43, 163, & 440 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 ROSEBUD ROAD, THE WEST SIDE OF THE CHARLES COUNTY BOARD OF EDUCATION PROPERTY & AGRICOLPA SUBDIVISION, AND THE NORTH SIDE OF MD ROUTE 6 (CHARLES STREET).
2. 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.
3. THIS PROPOSED PRELIMINARY PLAT OF SUBDIVISION CONSISTS OF ROSEBUD TERRACE (ALSO KNOWN AS NEIGHBORHOOD C), 386 SINGLE FAMILY LOTS, 10 PARCELS, AND ALL ASSOCIATED INFRASTRUCTURE. THE TOTAL AREA OF THIS PRELIMINARY PLAT OF SUBDIVISION 166.829 ACRES.
4. THE SITE IS ZONED TDX (TRADITIONAL DEVELOPMENT MIXED-USE).
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY RODGERS CONSULTING, INC. (RCI) DATED DECEMBER 2020.
6. 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 SURVEYS. HORIZONTAL POSITIONING USER SERVICE (CIPUS). MEASURE POINTS INCLUDE RCI 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).
7. 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.
8. 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).
9. EXISTING ADJACENT BOUNDARIES ARE A COMPILATION OF TOWN OF LA PLATA GIS, DEEDS, AND PLATS OF RECORD.
10. DEPICTION OF EXISTING BUILDINGS AND PAVEMENT IS FROM TOWN OF LA PLATA GIS.
11. THE SOILS INFORMATION ON THIS PLAN IS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURE RESOURCE CONSERVATION WEB SOIL SURVEY.
12. 100-YEAR FLOODPLAIN 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.
13. 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.
14. THE SITE CONTAINS WETLANDS AND THEIR ASSOCIATED BUFFERS AS DELINEATED BY ENVIRONMENTAL SYSTEM ANALYSIS, INC. (ESA) AND AS SHOWN ON THE APPROVED NRI/FS (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.
15. THERE ARE NO KNOWN ROCK OUTCROPPINGS, SINKHOLES, OR DEPRESSIONS PRESENT ON THE SITE.
16. STEEP SLOPES (>15%) ARE PRESENT ON THE SITE.
17. THERE ARE ERODIBLE SOILS (<0.35, SLOPES >5%) PRESENT ON THE SITE AS ESTABLISHED BY THE EXISTING TOPOGRAPHY AND SOILS INFORMATION.
18. 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.
19. THE SITE MAY CONTAIN FOREST INTERIOR DWELLING HABITATS PER THE LETTER FROM MD-DNR DATED JULY 2018.
20. THERE ARE NO HISTORICAL SITES ON THE SITE PER THE LETTER FROM THE MARYLAND HISTORICAL TRUST (MHT) TO ESA, INC. DATED JUNE 2018.
21. THERE ARE NO KNOWN GASOLINE OR CHEMICAL STORAGE FACILITIES WITHIN 200' IN ANY DIRECTION OF ANY PROPOSED WATER OR SEWER LINES.
22. THE CURRENT TOWN OF LA PLATA WATER & SEWER CLASSIFICATION IS W-5 / S-5. ALL PROPOSED WATER & SEWER WILL BE LOCATED WITHIN A PUBLIC ROADWAY RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF LA PLATA &/OR WITHIN A PUBLIC WATER & SEWER EASEMENT TO BE GRANTED TO THE TOWN OF LA PLATA.
23. ALL PROPOSED STORM DRAINAGE SYSTEMS &/OR STORMWATER MANAGEMENT FACILITIES WILL BE LOCATED WITHIN A PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF LA PLATA.
24. OPEN SPACE/RECREATIONAL PARCELS A-J SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
25. 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).
26. ALL SIDEWALKS SHALL BE 6 FEET WIDE AS ESTABLISHED BY THE TDX ZONE UNLESS OTHERWISE SPECIFIED. SIDEWALK RAMP SHALL BE PROVIDED AT THE END OF ALL MARKED & UNMARKED CROSSWALKS USING ADA/PROWAG STANDARDS PER MDSHA OR OTHER LOCAL JURISDICTIONAL DETAILS.
27. 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 TRAFFIC BEARING ASPHALT OUTSIDE THE LIMITS OF THE PUBLIC RIGHT-OF-WAY. THE TRAFFIC BEARING ASPHALT TRAIL OUTSIDE THE LIMITS OF THE PUBLIC RIGHT-OF-WAY SHALL SERVE AS A SECONDARY FIRE ACCESS CONNECTION TO THE PINEGROVE LILYFIELD (NEIGHBORHOOD D) DEVELOPMENT. FURTHER DETAILS & SPECIFICATIONS TO BE DETERMINED AT MAJOR SITE PLAN.
28. ALL ROAD INTERSECTION CURB FILLETS ARE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
29. PINEGROVE - ROSEBUD TERRACE (NEIGHBORHOOD C) WILL BE A TOTAL OF 386 DWELLING UNITS & WILL BE RESTRICTED TO PERSONS FIFTY-FIVE (55) YEARS OF AGE & OLDER & SHALL BE EXEMPT FROM THE TOWN OF LA PLATA'S SCHOOL SEAT ALLOCATIONS PER CODE SECTION §173-97.

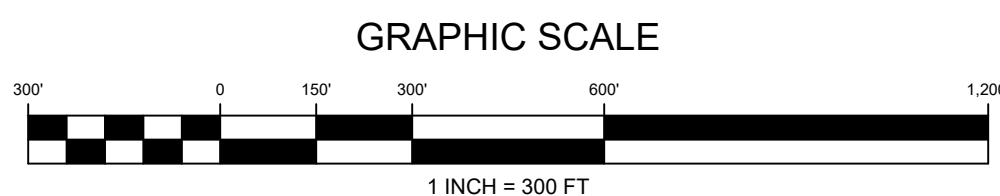
- FSD-000382-2019 - NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION PLAN
- FCP-0005-2024 - OVERALL FINAL FOREST CONSERVATION PLAN
- MJSF-000379-2019 - SEWER TRUNKLINE
- MJSDF-000476-2020 - MASTER SITE DEVELOPMENT PLAN
- MJSF-000503-2021 - OVERALL STORMWATER MANAGEMENT CONCEPT
- SWM-0009-2024 - ROSEBUD TERRACE (NEIGHBORHOOD C) STORMWATER MANAGEMENT PLAN
- SWM-0001-2025 - LILYFIELD (NEIGHBORHOOD B) MAJOR SITE PLAN
- SWM-0004-2024 - LILYFIELD (NEIGHBORHOOD B) STORMWATER MANAGEMENT PLAN
- UIP-000686-2023 - LA PLATA PARKWAY - PHASE 2 ROADWAY CONSTRUCTION PLANS
- UIP-000025-2024 - LA PLATA PARKWAY - PHASE 3 ROADWAY CONSTRUCTION PLANS

1. PINEGROVE - ROSEBUD TERRACE (NEIGHBORHOOD "C")
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 ROSEBUD TERRACE (NEIGHBORHOOD "C") TRACT AREA - 166.826 ACRES.
3. PROPOSED USE: 104 - 28' FRONT LOAD SINGLE FAMILY ATTACHED DWELLING UNITS
282 - 50' SINGLE FAMILY DETACHED DWELLINGS UNITS
TOTAL NUMBER OF UNITS PROVIDED: 386
4. ZONING: TDX (TRADITIONAL DEVELOPMENT MIXED-USE) - 166.829 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. 20' REAR
 - 5.4.3. 5' SIDE
 - 5.5. THE FOLLOWING BUILDING ENVELOPES ARE BEING PROPOSED FOR SINGLE FAMILY DETACHED:
 - 5.5.1. 20' FRONT
 - 5.5.2. 20' REAR
 - 5.5.3. 5' SIDE
 - 5.6. BUILDING ENVELOPES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY & SHALL NOT BE CONSIDERED A GOVERNING CRITERIA. PER §191-33.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:
 - 6.4. TOTAL TRACT AREA = 166.829 ACRES.
 - 6.5. TOTAL AREA REMOVED FOR ROADS (871.979 SQUARE FEET OR 20.018 ACRES) & OPEN SPACE/RECREATIONAL PARCELS A-1 (4,483,167 SQUARE FEET OR 102.919 ACRES) = +/- 5,355,146 SQUARE FEET OR +/- 122.937 ACRES.
 - 6.6. ALLOWABLE DENSITY: PINEGROVE (OVERALL DEVELOPMENT) MUST PROVIDE A MINIMUM OF 6.5 DU/AC & A MAXIMUM OF 10 DU/AC. INDIVIDUAL NEIGHBORHOOD DENSITIES MAY VARY.
 - 6.7. PROVIDED DENSITY = NUMBER OF UNITS / NET ACREAGE.
 - 6.7.1. TOTAL NUMBER OF UNITS FOR THIS APPLICATION = 386.
 - 6.7.2. NET ACREAGE = TOTAL TRACT AREA (166.829 ACRES) - ROADS [20.018 ACRES] - OPEN SPACE/RECREATIONAL PARCELS A-1 [102.919 ACRES] = +/- 43.892 ACRES.
 - 6.8. PROVIDED DENSITY = 386 / 43.892 = 8.794 DU/AC.
7. PARKING REQUIREMENTS PER §191-43:

7.1.	MINIMUM NUMBER OF REQUIRED PARKING SPACES, SINGLE FAMILY ATTACHED & DETACHED DWELLING = 2 PER DWELLING
7.2.	PARKING SPACES REQUIRED = NUMBER OF DWELLINGS * 2 SPACES PER DWELLING.
7.2.1.	TOTAL NUMBER OF DWELLINGS PER THIS APPLICATION = 386.
7.3.	PARKING SPACES REQUIRED = 386 * 2 = 772 SPACES.
7.4.	PARKING SPACES PROVIDED (ON-LOT) = 1,158 SPACES.
7.4.1.	28' SINGLE FAMILY ATTACHED UNITS (104):
7.4.1.1.	2-CAR GARAGE = 1 SPACE
7.4.1.2.	2-CAR DRIVEWAY = 2 SPACE
7.4.2.	50' SINGLE FAMILY DETACHED UNITS (282):
7.4.2.1.	2-CAR GARAGE = 1 SPACE
7.4.2.2.	2-CAR DRIVEWAY = 2 SPACE
7.5.	PARKING SPACES PROVIDED (ON-STREET) = 70
7.5.1.	ON-STREET PARKING SPACES TO BE PROVIDED IN DEDICATED ON-STREET PARALLEL PARKING BAYS IN COMPLIANCE WITH THE PURPOSE & INTENT OF THE ZONING PER §191-33 OF THE TOWN OF LA PLATA'S CODE. NO ON-STREET PARKING IS PROPOSED WITHIN THE LIMITS OF THE STANDARD ROADWAY SECTION.
7.6.	PARKING SPACES PROVIDED (TOTAL) = 1,228

Owner/Applicant/Developer

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT OF SUBDIVISION
TOWN OF LA PLATA MJSUB-0004-2024



The map shows the Mary Matula Elementary School District, which is shaded in gray. The district is bounded by Quarry Dam Ln to the north, Con Railroad to the northeast, Rosewood Rd to the east, Estabrook Rd to the south, and Hartwick Ave to the west. The district is divided into 16 numbered lots: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, and P. Lots Q1, Q2, and Q3 are located to the northeast of the district. The map also shows surrounding streets and other districts, including Quarry Dam Ln, Con Railroad, Kline Dr, Rosewood Rd, Estabrook Rd, Hartwick Ave, E Whitestone Dr, Walsingham Dr, Charles St, and Layton Rd. A north arrow is located in the top right corner.

	LIMIT OF DISTURBANCE
	FIDS HABITAT
	PLAN LIMITS
	HERITAGE GREEN BOUNDARY
	WETLANDS
	WETLAND BUFFER
	FEMA 100-YEAR FLOODPLAIN
	EXISTING CONTOUR
	STREAM CENTERLINE
	EXISTING STREAM
	WATERS OF THE US
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED BUILDING ENVELOPE
	PROPOSED IMPERVIOUS AREA
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED ASPHALT PATH/TRAIL
	PROPOSED NATURAL SURFACE PATH/TRAIL
	PROPOSED SWM FACILITY
	PROPOSED SWM EASEMENT
	PROPOSED CONTOUR
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN EASEMENT
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED SEWER EASEMENT
	PROPOSED LIGHT POLE
	PROPOSED STREET TREE
	FUTURE AMENITY FEATURE, DESIGN & PROGRAMMING TO BE PROVIDED AT MAJOR SITE PLAN

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: 05/15/2027."



JOB No.
0832AA14

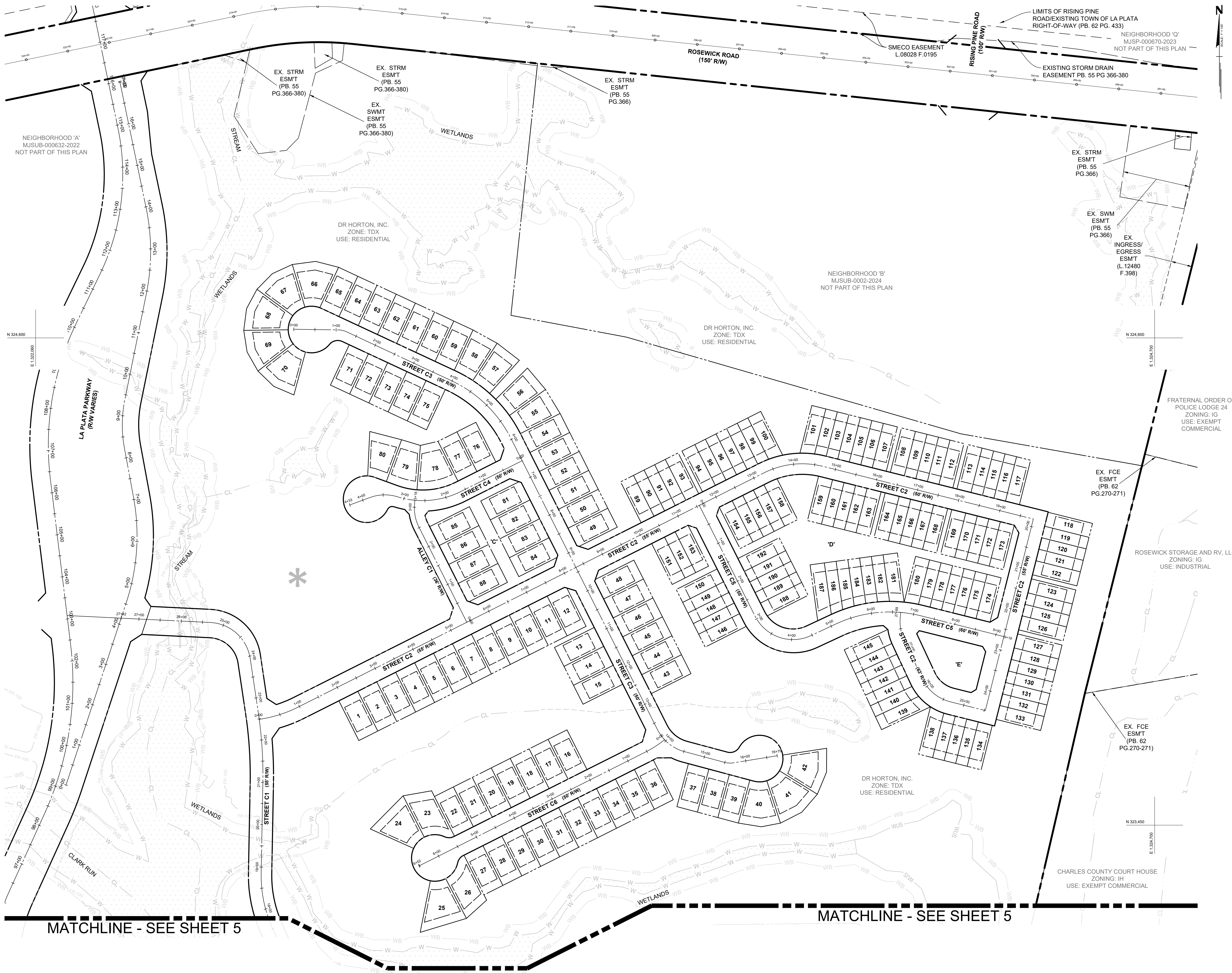
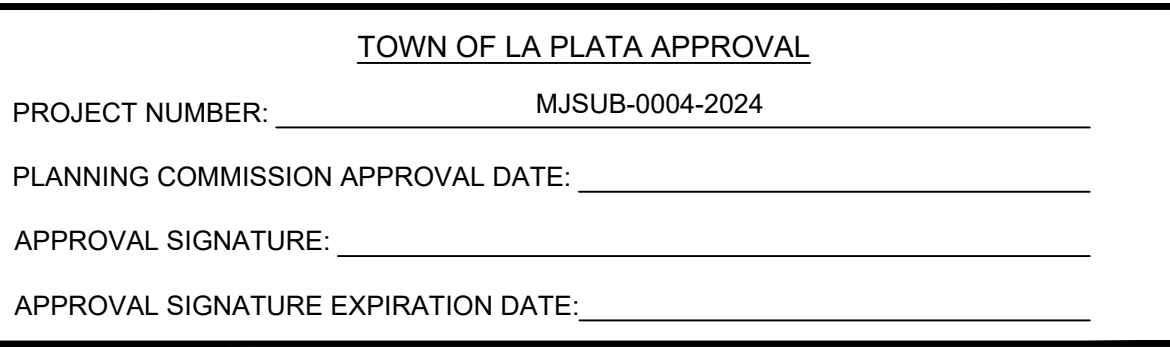
DATE:
AUG 2024

SHEET No. 1 OF 13

COVER SHEET

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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
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* FUTURE AMENITY FEATURE,
DESIGN & PROGRAMMING TO BE
PROVIDED AT MAJOR SITE PLAN

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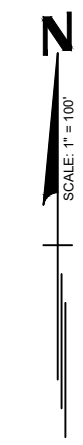
D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT - TOWN OF LA PLATA PLAT NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

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CONSULTING

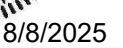
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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



TOWN OF LA PLATA APPROVAL

"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: 05/15/2027."

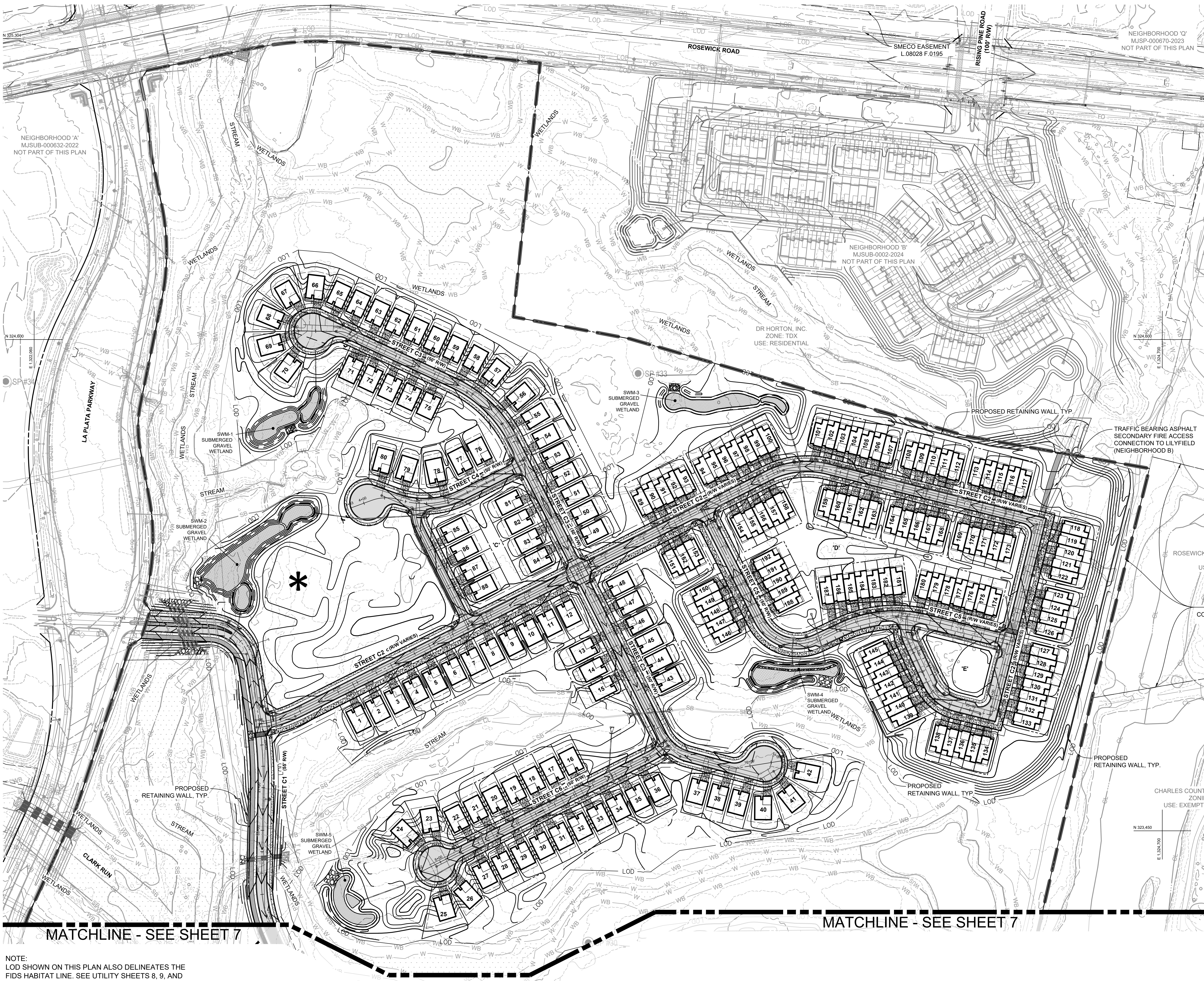


LOTING PLAN

Owner/Applicant/Developer

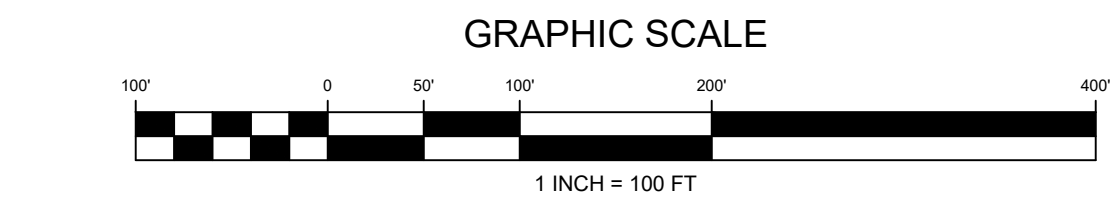
PINEGROVE
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ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF La PLATA, CHARLES COUNTY, MARYLAND

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



NOTE:
LOD SHOWN ON THIS PLAN ALSO DELINEATES THE
FIDS HABITAT LINE. SEE UTILITY SHEETS 8, 9, AND
FCP-0005-2024 FOR MORE INFORMATION

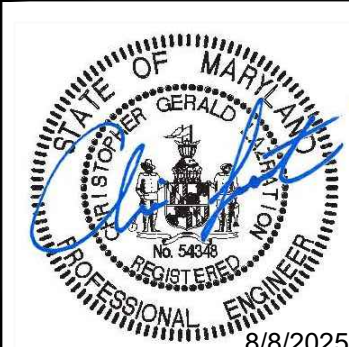
* FUTURE AMENITY FEATURE.
DESIGN & PROGRAMMING TO BE
PROVIDED AT MAJOR SITE PLAN



TOWN OF LA PLATA APPROVAL	
PROJECT NUMBER:	MJSUB-0004-2024
PLANNING COMMISSION APPROVAL DATE:	
APPROVAL SIGNATURE:	
APPROVAL SIGNATURE EXPIRATION DATE:	

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: 05/15/2027."



PRELIMINARY PLAT - NOT TO BE RECORDED

REVISION	DATE	REVISION	DATE	REVISION	DATE
UPDATES PER TOWN PLANNING STAFF	AUG. 2025				

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)
ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

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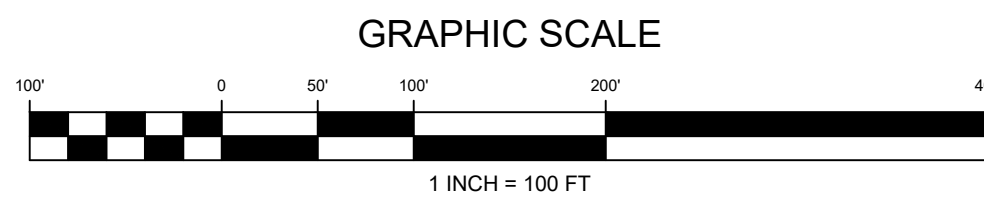
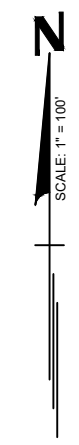
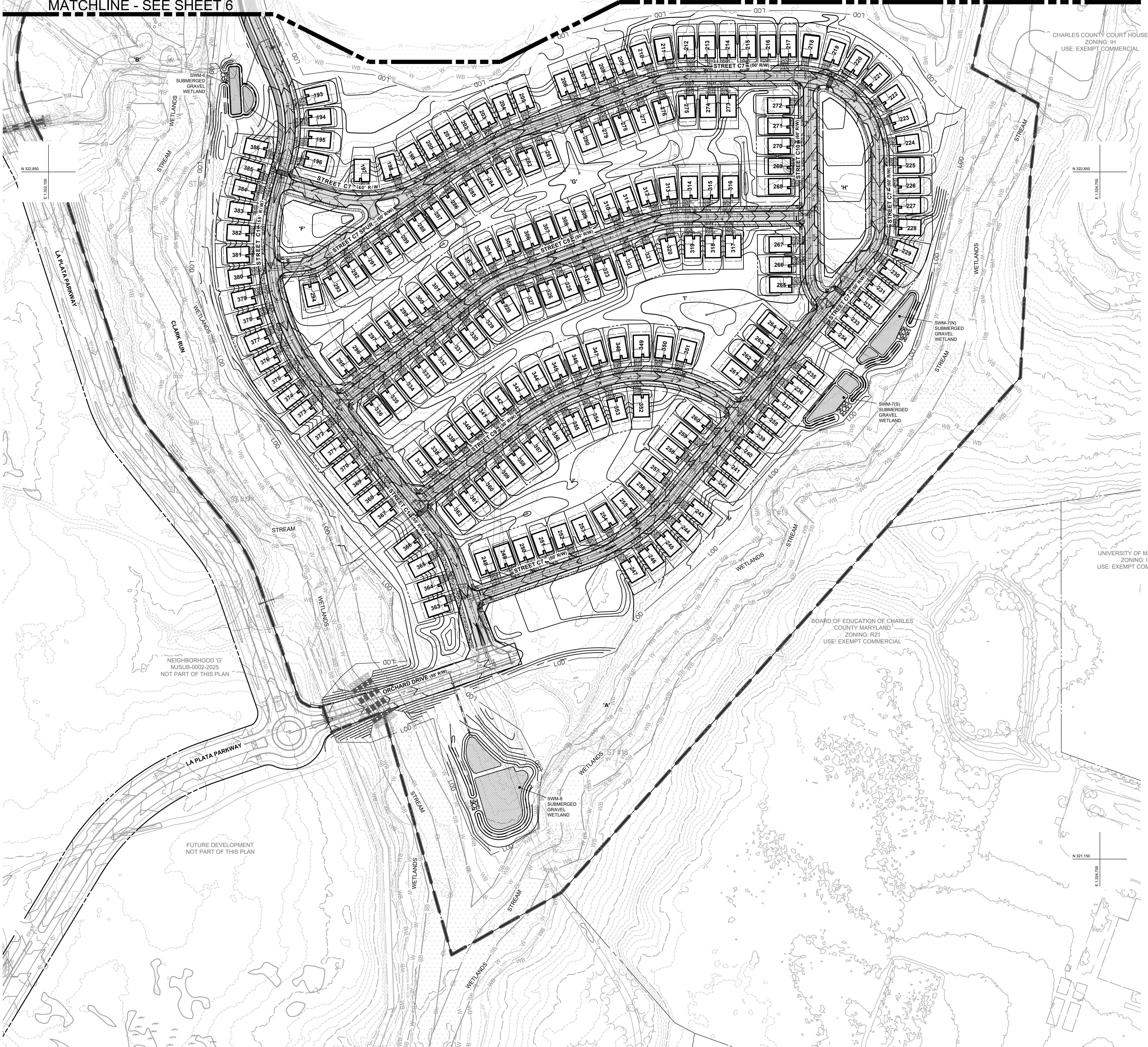
BY	DATE
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REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	☐
BY: _____	DATE: _____

COMPOSITE PLAN

SCALE: 1" = 100'
JOB No. 0832AA14
DATE: AUG 2024
SHEET No. 6 OF 13

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6



TOWN OF LA PLATA APPROVAL	
PROJECT NUMBER:	MJSUB-0004-2024
PLANNING COMMISSION APPROVAL DATE:	
APPROVAL SIGNATURE:	
APPROVAL SIGNATURE EXPIRATION DATE:	

NOTE:
LOD SHOWN ON THIS PLAN ALSO DELINEATES THE
FIDS HABITAT LINE. SEE UTILITY SHEETS 8, 9, AND
FCP-0005-2024 FOR MORE INFORMATION

PROFESSIONAL CERTIFICATION

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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: 05/15/2027."



PRELIMINARY PLAT - NOT TO BE RECORDED

COMPOSITE PLAN

REVISION	DATE	REVISION	DATE	REVISION	DATE
UPDATES PER TOWN PLANNING STAFF	AUG. 2025				

Owner/Applicant/Developer

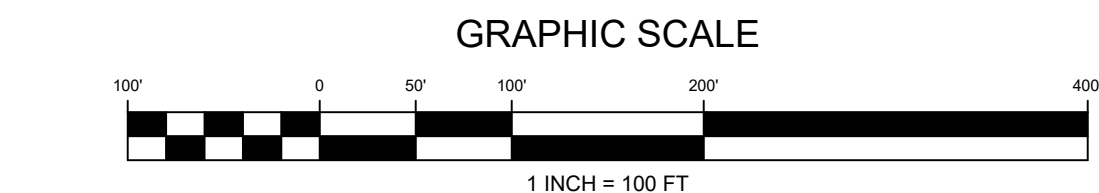
D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
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PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

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RELEASE FOR	☐
BY: _____	DATE: _____

SCALE:	1" = 100'
JOB No.	0832AA14
DATE:	AUG 2024
SHEET No.	7 OF 13



PROFESSIONAL CERTIFICATION

UTILITY & EASEMENT PLAN

Owner/Applicant/Developer

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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BY _____		DATE _____

PROJECT NUMBER: MJSUB-0004-2024

PLANNING COMMISSION APPROVAL DATE: _____

APPROVAL SIGNATURE: _____

APPROVAL SIGNATURE EXPIRATION DATE: _____

ALL STORM DRAINAGE & STORMWATER MANAGEMENT FACILITIES TO BE LOCATED WITHIN A PUBLIC DRAINAGE EASEMENT GRANTED TO THE TOWN OF LA PLATA.

UTILITY & EASEMENT PLAN

UTILITY & EASEMENT PLAN

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____ ☐

BY _____ DATE _____

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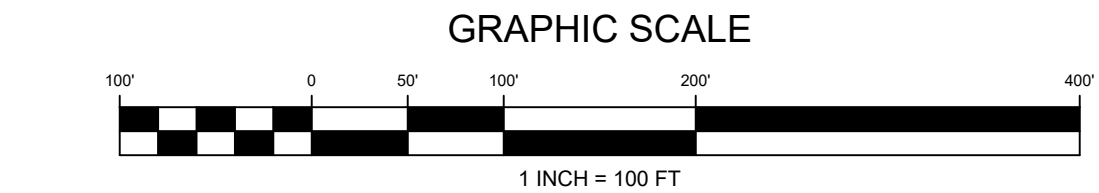
PINEGROVE
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PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF La PLATA, CHARLES COUNTY, MARYLAND

Owner/Applicant/Developer

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

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C:\ACCI\ACCDocs\Rodgers Consulting\ChC-Pinegrove\Project Files\autocad\Plot Plans\Preliminary Plan\CAug. 2025 Using eTransmit\AutoCAD - PlotPlans\USI and Esmt Plan C.dwg 9 Aug 08, 2025, 11:29am



PROJECT NUMBER: MJSUB-0004-2024

PLANNING COMMISSION APPROVAL DATE: _____

APPROVAL SIGNATURE: _____

APPROVAL SIGNATURE EXPIRATION DATE: _____

STREET TREE & LIGHTING PLAN

SCALE:
1" = 100'

JOB No.
0832AA14

DATE:
AUG 2024

SHEET No.
10 OF 13

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CONSULTING

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REVIEWED		
RODGERS CONTACT:		
RELEASE FOR _____ ☐ BY _____ DATE _____		

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Owner/Applicant/Developer

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

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

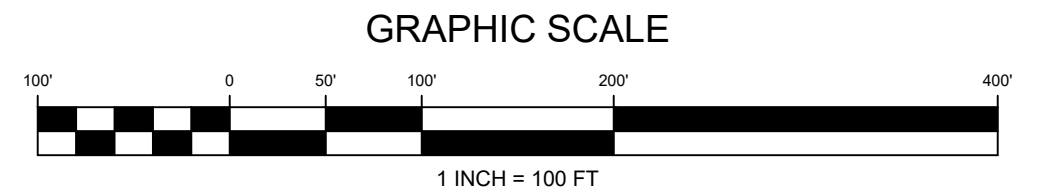
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

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.

MATCHLINE - SEE SHEET 10



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.

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

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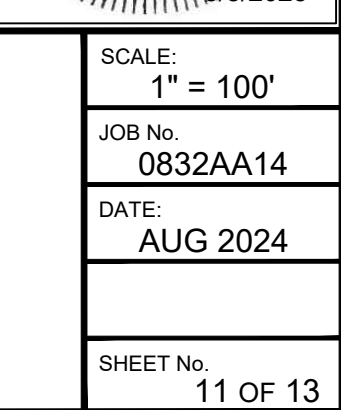
PROJECT NUMBER: MJSUB-0004-2024

PLANNING COMMISSION APPROVAL DATE: _____

APPROVAL SIGNATURE: _____

APPROVAL SIGNATURE EXPIRATION DATE: _____

"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: 06/30/2026."



STREET TREE & LIGHTING PLAN

Owner/Applicant/Developer

PINEGROVE
(FORMERLY KNOWN AS HERITAGE GREEN)
ROSEBUD TERRACE
(ALSO KNOWN AS NEIGHBORHOOD 'C')
PRELIMINARY PLAT - TOWN OF LA PLATA PLAN NO. MJSUB-0004-2024
ELECTION DISTRICT No. 1
TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

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		☐
BY _____		DATE _____

