Planning Commission
Regular Meeting

October 7, 2025, 6:00 PM
Council Chambers, La Plata Town Hall
305 Queen Anne St
La Plata MD

Agenda

1. Call to Order

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

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

   Join the meeting now
   Meeting ID: 222 254 925 982
   Passcode: QFnvoy

2. Roll Call and Quorum Verification

3. Pledge of Allegiance

4. Approval of Meeting Agenda

5. Approval of Minutes

   5.1. Approval of minutes from meeting on September 2, 2025

6. Ex Parte Disclosure

7. Public Comment

8. Matters of Review and Approval

   8.1. La Grange Subdivision (Continued from September 2, 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

9. Matters of Discussion or Recommendation

   9.1. Presentation on Pinegrove Development Project by DR Horton and Rodgers Consulting

10. Matters of Information

   10.1. Staff Report

   10.2. Town Council Report

11. Adjourn

   11.1. Adjournment

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

PLANNING COMMISSION STAFF REPORT

DATE: October 7, 2025

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Planning Director

PREPARED BY: 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, (South 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	**Land-Use**	**Zoning**
North	Residential- Quailwood Development	R21
South	Vacant/Commercial/Steeple Chase	CH/PD-ST
East	Residential – Haldane Subdivision/County Detention Center	R21/CH
West	Residential (Historic La Grange House, circa 1763). The property is designated on the local, State, and National Register as a historic landmark.	R21

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

Development Standard	Required	Proposed
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)
Building Height	35 feet (maximum)"	35 feet (maximum)
Dedication of Parkland	7.8-acres, per Chapter 173-11(D) (Dedication and reservation of parkland).	Developer proposing in-lieu fee 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 by the project applicant on October 8, 2022, when a Special Exception Application was submitted 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 project applicant 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. Through the preliminary plat review process, the Commission's focus is on the general layout and features of the subdivision design (i.e., lot design, roads, easements, drainage, open space, recreational areas, etc.). If the Commission approves the preliminary plat map for the Subdivision, the programing details/improvement plan for the development will be further engineered for staff review and plan check in conjunction with the conditions of

approval adopted for the project by the Planning Commission. Once completed, the Subdivision will return to the Planning Commission for final plat map approval before being recorded with the County. As explained in Section 173-24 (Final plat) of the Town's Subdivision and Land Development Ordinance, the final plat is intended to show that it is, *"…in compliance with the provisions of these regulations [Subdivision and Land Development Ordinance] ...and…conform in all respects to these regulations and requirements specified during the preliminary plat procedure."*

On August 3, 2025, MJSUB 05-2024 was originally scheduled for Planning Commission review. However, the project applicant requested a continuance to the September 2, 2025, Planning Commission meeting due to concerns raised by staff concerning the preliminary plat map.

At the Planning Commission Meeting of September 2, 2025, Major Subdivision (MJSUB 05-2024) was continued a second time to further enable staff and the project applicant time to collaborate on addressing staff's concerns and questions concerning the project. Of particular concern was the proposed street design. The project was subsequently continued to the next regularly scheduled Planning Commission Meeting of October 7, 2025.

Since the two Planning Commission continuances for MJSUB 05-2024, staff and the project applicant have met several times to resolve project issues. The Subdivision is now being brought back to the Planning Commission for its formal review as staff and the project applicant are in better alignment for approving the project.

DISCUSSION

The original La Grange Subdivision was first proposed in 2007 as a cluster subdivision. It received preliminary plat map approval by the Planning Commission on October 2, 2007. Several time extensions for the approved plat map 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). As noted above, the current Subdivision design was initiated on October 8, 2022, as a senior living community.

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 preliminary plat map for the project as it pertains to 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 project site. As identified on the project's preliminary plat map, there will be 17.45 acres of forest cover incorporated within the development. Staff is suggesting a condition of approval that aligns with MDNR's request. Specifically, if any substantial change to the area of disturbance occurs to the FIDS, a revised MDNR evaluation of the site shall be conducted and the property owner shall be responsible for implementing all recommendations/requirements of the MDNR.

Forest Stand Delineation and Forest Conservation Plan

The applicant's Forest Stand Delineation (FSD) and Preliminary Forest Conservation Plan (PFCP) for the project has been reviewed and approved by the environmental consultant for the Town of La Plata (Holly Oak Consulting, LLC.). Based on Holly's Oak's review of the FSD and PFCP, the project plans are complete, correct, and approved (see Attachment No. 5.

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 project's Storm Water Management Plan to be reviewed and approved to the satisfaction of the Town of La Plata prior to the issuance of grading permits for the development.

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 a State 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 x 52 units)	Estimated Sewer Demand (Gallons Per Day x 52 units)
La Grange	MJSUB 05-2024	13,000	13,000

The project includes a proposed pumping station located at the end of Street "C," directly across from Lots 15, 16 and 17. Since there are no construction and design details provided on the preliminary plat map for the structure and its apparatus, staff is concerned about its potential aesthetics along the streetscape. Therefore, a condition of approval has been added to the project requiring the proposed pump station and supporting apparatus to be substantially screened from Lots 15, 16 and 17 to the satisfaction of the Planning Director as part of the project design.

As the Commission is aware, the Town will not permit the approval and recordation of a final plat map for any new Subdivision until such time as the Town acquires additional water capacity to serve the needs of approved projects. Therefore, staff memorialized this policy as a condition of approval for the project.

Open Space/Recreational Amenities

Pursuant to Section 173-11(B) (Dedication and reservation of parkland) of the La Plata Subdivision and Land Development Ordinance), the development is required to reserve or dedicate five (5) percent of the net land area of the subdivision for recreational opportunities 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 in the Subdivision.2 As proposed, a pickleball court (to the rear of Lots 40 through 43 and a passive seating area, adjacent to Lot 39, are proposed to serve the development.

Section 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 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). It is the property owner's intent to pay the in-lieu fee for the 7.8-acres of parkland. Staff has memorialized this in the suggested conditions of approval for the Subdivision.

1 The proposed La Grange Subdivision has a density of 1.99 dwelling units per acre (52 units divided by 26.10 acres = 1.99 units per acre.

2 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 = 23.09 acres x 5% (parkland) =1.15 acres of parkland reservation).

Street Trees

Street trees within the La Grange Subdivision will be planted within the designated planning strips as part of the street right-of-way design pursuant to Section 173-18 of the La Plata Subdivision and Land Development Ordinance. As shown on the conceptual landscape plan, a total of 101 trees will be planted a minimum of 40 feet apart. However, under Section 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 incorporated a condition of approval requiring the project's landscape plans to be revised to demonstrate compliance with Section 173-18 (Street trees).

In accordance with Town policy, staff conditioned that the Subdivision provide a minimum of 80% native, Maryland, tree species within the project. As shown on the preliminary plat map street cross section, all planting strips will be six feet wide to accommodate the street trees and prevent interference with utilities. Additionally, staff has conditioned that a thematic street tree design be developed for each street within the Subdivision as part of the 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 Section 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 behind each residential lot located along the perimeters of the Subdivision. The landscape buffer is required to be owned and maintained by the future homeowners association for the Subdivision under Section 191-49(C)(1) of the La Plata Zoning Ordinance. Additionally, a 45-foot-wide landscape buffer will be provided long the Subdivision's Street frontage, adjacent to Port Tobacco Road. These landscape buffers will provide the necessary 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. The project applicant has agreed to preserve and incorporate as many of these trees as possible, within the development, based on an independent arborist's assessment of the trees. A condition of approval has therefore been added to the project requiring the property owner to follow the arborist's recommendations for the preservation of all viable trees during the development of the project site.

Traffic

At the time the Board of Appeals approved the Special Exception for the senior living community associated with the proposed Subdivision, the project 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 concluded that there would be no appreciable impact to extant traffic volumes along Port Tobacco Road because of the Subdivision. Therefore, no traffic mitigation measures are proposed for the Subdivision (see 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 preliminary plat map. A new five-foot wide sidewalk is also provided along the Subdivision's entire street frontage on Port Tobacco Road for consistency with the Town's Comprehensive Plan as it promotes walkability and connectivity. 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 preliminary plat map, vehicular access to the proposed Subdivision will be taken from Port Tobacco Road. Inside of the Subdivision, there will be a total of three (3) streets. All streets will turn into cul-de-sacs.

Under Section 170-11(H) (Layout) of the La Plata Municipal Code, "*Cul-de-sacs shall not be allowed unless the Planning Commission determines that no other road configuration is practicable."* Although the project applicant has not presented a street circulation system that is devoid of cul-de-sacs, their use will avoid more aggressive grading of the property. Staff has no objection to the cul-de-sacs provided they are: 1) designed appropriately, 2) will not create adverse impacts to the community's circulation system; and, 3) enable all public service vehicles to adequately serve the proposed development. In this instance, staff does not believe there will be any adverse impacts based on the proposed conditions of approval for the project and final plan check review of the Subdivision for compliance with the State and Local code requirements.

Street Design

As shown on the street cross-section located on the preliminary plat map, a 50-foot wide, street, right-of-way is proposed. It includes a 26-foot wide, paved, vehicular street in addition to a five-foot wide sidewalk and a six-foot wide landscape planter between the

sidewalk and street. Each of the three streets in the Subdivision will terminate as a cul-de-sac. Staff previously expressed the opinion that the Subdivision should be designed with a 60-foot-wide public right-of-way that includes a 40-foot-wide street width to accommodate easier on-site circulation for two-way traffic and to enable vehicles to parallel park on both sides of each street in the Subdivision.

Since the September 2, 2025, Planning Commission Meeting, the project applicant provided staff with documentation from the former Planning Director permitting the proposed street rights-of-way in the Subdivision to be reduced from its original design of 60 feet to 50 feet for the senior living community (see Attachment No. 8). Former staff also directed the use of the Charles County Street cross section details for the proposed streets in the Subdivision. With this direction, the project applicant has provided a street cross section detail, on the preliminary plat map, that complies with the Town's minimum requirements to classify the streets as *Secondary Local Streets*. The project applicant is also using the Charles County design detail for cul-de-sacs. This detail exceeds the Town's minimum cul-de-sac design standards contained in Section 170-11 (Layout) of the La Plata Municipal Code. The Commission will recall that Chief Hutchins of the La Plata Volunteer Fire Department advocated for 100-foot diameter (paved) cul-de-sacs rather than the 84-foot-wide (paved) cul-de-sacs proposed for the Subdivision to enable easier maneuverability for their 60-foot-long fire truck-trailer.

Given that the project applicant has provided documentation that they were previously given dispensation from the prior Planning Director to reduce the street right-of-way widths and to use the Charles County standard road details, (see Attachment No. 8) staff no longer objects the proposed street design for this particular Subdivision given the additional discovery about the project's history.

Proposed Easements and Dedications

A proposed 15-foot wide "emergency access" easement is shown between Lots 36 and 37. This easement was previously identified on an earlier plat map for the property in 2008. The project applicant has subsequently carried this easement onto the current/new preliminary plat map for the property. Based on the previous plat map, the easement crosses onto an adjacent property owner's lot, located north of the La Grange Subdivision (within the County), and connects to Fieldcrest Place, a dedicated public street in Charles County (outside of the Town's corporate limits). Fieldcrest Place has vehicular access to Port Tobacco Road but no other street.

As of this writing, it is unclear if the easement connection to "Fieldcrest Place" is still viable and/or desired. Additional research is still needed. Therefore, staff has placed a condition of approval on the project to enable the Town to determine whether or not the easement is still desired prior to the recordation of the final plat map for the property. If the easement is determined no longer needed by the Town, the property owner may remove the easement from the final plat map.

Fencing

Although there is no master fencing plan provided with the preliminary plat map, the project applicant has told staff that the proposed development will not be a gated community. Therefore, no security fencing will be provided at the entrance to the development from Port Tobacco Road. Staff memorialized this vision as a conditional of approval for the project since a gated entrance can create vehicular stacking onto Port Tobacco Road and there is no vehicular turnaround at the entrance to the Subdivision for vehicles unable to gain access inside the development.

In reviewing the project plans, staff believes the Subdivision should include a common fencing plan within the development to avoid future property owners building a "mish-mosh" of uncoordinated fencing heights and building materials that directly abut/face the adjoining streets in the Subdivision. To address this concern, the project applicant has expressed support for a condition of approval requiring the future Conditions, Covenants and Restrictions (CC&Rs) that will be developed for the Subdivision to address a common fencing plan for the development. The fencing design standards created for the Subdivision would then be enforced by the future homeowner's association for the development.

Staff believes it would also be appropriate to have the developer install six-foot high, vinyl, fencing along all exterior side and rear property lines of the lots that are immediately adjacent to Port Tobacco Road (Lots 1, 49, 50, and 52). By doing so, the fencing will screen these yards from the adjacent street and create a finished aesthetic for the development. Additionally, staff supports the installation of six-foot tall, vinyl, screen fencing within the development between the proposed pickleball court and rear yards of Lots 40 through 44 for privacy and noise reduction. Therefore, staff has included these fencing suggestions as conditions of approval for the project.

House Plotting and Aesthetics

The proposed preliminary plat map shows a conceptual plan for the plotting of 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 repetitious, cookie-cutter, street aesthetic that simply meets the minimum, 20-foot, front setback requirement for the applicant's R21 zone. To address staff's concern, the project applicant has proffered a condition of approval for the project. It encourages, to the greatest extent possible, varying front yard setbacks between houses, by up to two feet, with no house having a front yard setback closer than 20 feet, as required in the R21 Zone.

While staff believes additional aesthetic variation within the Subdivision could be attained by incorporating a guaranteed mixture of house designs, the project applicant has objected to this suggestion as the project is not subject to Design Review Board approval.

Archaeological Resources

It was recently brought to staff's attention that the proposed Subdivision has a recorded archaeological site on the property since a Phase I archaeological study and on-site investigation was conducted on the project site in 2016-2017 by St. Mary's College of Maryland (see Attachment No. 9). It is documented by the Maryland Historic Trust (MHT) under Call No. CH267 *("In Search of Josiah Henson's Birthplace, Archaeological Investigations at La Grange Near Port Tobacco, Maryland*). To date, no further archaeological investigations have occurred on the property, and no landmark nomination or designation of the site has been proffered for local, State or national historic landmark designation. Hence, the site is not subject to review by the La Plata Historic Preservation Commission (HPC) under Section 191-80 (Application for certificate of appropriateness and Commission review). Nevertheless, staff has made the HPC aware of is aspect of MJSUB 05-2024 at their meeting on September 19, 2025.

Although the HPC does not have any review or approval authority concerning the development's impact on the recorded archaeological site, any State or Federal permit(s) or monetary grant(s) associated with the proposed Subdivision will require the Maryland Historic Trust to review the project and make its recommendations for further work on the property to the State permitting agency/agencies. In this case, the project site may likely be subject to a permit from the Maryland Department of the Environment (MDE) as a street culvert (along Street "A") will be required to cross a small stream within the Subdivision. However, a permit from the Maryland State Highway Authority (SHA) is expected to enable vehicular ingress and egress into the Subdivision from Port Tobacco Road. Route 6 is a State Highway. If any State permitting agency accepts the MHT recommendation(s), that work must be satisfactorily completed prior to the property owner receiving a State permit. Therefore, staff has provided an advisory condition of approval for the project to advise the property owner of their responsibilities if the project necessitates a State permit for the development of the site.

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) Project Applicant's Plans: A) Preliminary Plat Map (dated Sep. 2023), B) Conceptual Landscape Plans, C) ALTA/NSPS Land Title Survey, D) Forest Stand Delineation Plan, E) Preliminary Forest Conservation Plan (3 pages).
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 August 29, 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) 2024-2025 Email Chain between former Planning Director Jeanine Harrington and Nate Forman, Property Owner's Legal Representative, Permitting 50-foot Street Right-of-Way within the La Grange Subdivision.
9) Phase 1 Archaeological Report, *"In Search of Josiah Henson's Birthplace, Archaeological Investigations at La Grange Near Port Tobacco, Maryland"* by St. Mary's College Maryland, 2017.

-End of Report-

TOWN OF LA PLATA, MARYLAND
PLANNING COMMISSION RESOLUTION NO. 2025-03

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

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

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

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

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

WHEREAS, on August 6, 2025 and September 2, 2025, MJSUB 05-2024 was continued by the Planning Commission to enable staff and the project applicant to resolve project concerns identified by staff which, having been resolved, MJSUB 05-2024 has been brought forward to the Planning Commission again on October 7, 2025, to hold a duly noticed public meeting on the project pursuant to State law; and

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

1) GOAL #1: La Plata will maintain and enforce its plans and policies to strengthen the downtown core and maintain its small-town character in that, the site is zoned R21 and in compliance with the land-use element of the Comprehensive Plan.

2) GOAL 2: The new development will reflect the principles of walkability, sustainability and environmental protection in that, the project applicant has shown they are implementing the principles of walkability and environmental protection to the greatest extent possible, while ensuring quality development for the community.
3) GOAL #6: Protect sensitive environmental areas through resource conservation and other natural resource management tools in that, the project applicant has considered the sensitive areas throughout the development. Where possible they are maintaining forest conservation easements, greenways, wetland buffers, and stream buffers to preserve the sensitive areas.
4) GOAL #16: Continue to make La Plata a very walkable community in that, the proposed development will provide sidewalks throughout the development to allow for pedestrian activity.

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

PASSED AND ADOPTED BY THE LA PLATA PLANNING COMMISSION on _____2025, by the following vote:

Yes:
No:
Abstain:
Absent:

_____
Dawn Bank, Planning Commission Chair

Attest:

_____
Don Dooley, Director of Planning

Attachments:

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

DRAFT

ATTACHMENT "A"

PLANNING COMMISSION RESOLUTION NO. 2025-03 FOR MAJOR SUBDIVISION (MJSUB) 05-2024 – La Grange

Standard Conditions of Approval

1. Pursuant to Section §173-23.B(3) of the town of La Plata Municipal Code, the approval of Major Subdivision (MJSUB) 05-2024 for the Preliminary Plat Map shall expire 12-months after its approval by the Planning Commission. Failure (for any reason) to obtain Planning Commission approval for a one-year time extension (if necessary) shall render the Preliminary Plat Map, under MJSUB 05-2024, null and void if the Applicant/Property Owner has not recorded a Final Plat Map for the Subdivision before the Preliminary Plat Map expires.

2. Unless modified herein by these conditions of approval, for MJSUB 05-2024, the project shall comply with all applicable 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 proposed Subdivision shall be required prior to the recordation of the Subdivision.

4. All Town of La Plata plan-check comments and corrections for the project plans shall be appropriately addressed to the satisfaction of the Director of Planning prior to the recordation of the Final Plat Map and the issuance of grading and/or building permits for the project.

5. The development plans for the project shall satisfy all Building Code, Fire Code, and Americans with Disabilities Act (ADA) requirements as authorized by Federal, State, and Local code, regulation or statutory authority.

6. The Final Plat Map shall be recorded in substantial compliance with the Preliminary Plat Map approved by the Planning Commission, except as may be amended by these conditions of approval and/or by any local, County, State or Federal requirements. Any deviation from the approved plans shall be reviewed and approved by the Director of Planning, who at his/her discretion, may require re-review and approval by the Planning Commission, if the deviation is considered a significant modification. For purposes of this Preliminary Plat, a significant deviation is not based on a change required to satisfy a condition of approval.

7. This Subdivision shall not be recorded, under any circumstances, until the property owner has written approval from the town of La Plata determining that it has adequate water and sewer capacity to serve the Subdivision.

8. Any time extension request for the Preliminary Plat Map, under MJSUB 05-2025, shall be accompanied with a Town Application, justification for the time extension request and a narrative identifying any environmental changes to the project site and to the Preliminary Plat Map (if any) to enable the Planning Commission to determine if any changes or modifications to these conditions of approval are appropriate.

9. The property owner shall sign and remit to the Town of La Plata a *"Statement of Acceptance of Conditions"* acknowledging and accepting all conditions of approval, as set forth herein for MJSUB 05-2024, within 45 days from the date of Planning Commission approval.

Special Conditions of Approval

Preliminary Plat Parcels

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

Forest Interior Dwelling Species (FIDS)

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

Forest Stand Delineation and Forest Conservation Plan

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

Pump Station

13. The proposed pump station structure and its supporting apparatus, near the terminus of Street "C" shall be substantially screened from the street and from Lots 15, 16, and 17 to the satisfaction of the Planning Director prior to the finalization of building permits for the last five houses within the subdivision.

Park Dedication

14. Pursuant to Article 173-11(B) (Dedication and reservation of parkland) of the La Plata Subdivision and Land Development Ordinance, the property owner shall dedicate a minimum of 1.15 acres for recreational/open space within the Subdivision. The 1.15 acres shall be dedicated and maintained by the future homeowners' association for this Subdivision. This information shall be written on the approved, final, plat map for the Subdivision. The recreational/open space shall be developed in the form of a pickleball court and a public seating area, as shown on the approved Preliminary Plat Map. Subject to the approval of the Planning Director and prior to the approval of a final plat map for the Subdivision, these amenities may be changed out for other amenities of the same character and quantity if unanticipated development constraints make the original amenities prohibitive to develop.
15. The applicant/property owner shall pay a fee-in-lieu for the 7.8 acres for parkland dedication within the Subdivision, as provided under Section 173-11(D) of the La Plata Municipal Code. The fee-in-lieu shall be paid, in-full, prior to the issuance of any grading permits for the subdivision.

Landscaping and Street Trees

16. The final landscape plans for the project shall be in compliance with the town of La Plata's Municipal Code prior to the issuance of building permits for the Subdivision. The landscape plans shall be reviewed and approved to the satisfaction of the Planning Director.

17. All street trees shall be installed pursuant to the requirements contained in Section 173-18 (Street trees) of the La Plata Municipal Code. These details shall be shown on the approved landscape plans to the satisfaction of the Director of Planning prior to final approval of the project landscape plans for the Subdivision and the issuance of any building permits for the Subdivision.

18. At least 80% of all newly planted trees within the Subdivision shall be of a native Maryland species. This detail shall be reviewed and approved to the satisfaction of the Planning Director prior to final approval of the project landscape plans and the issuance of any building permits for the Subdivision.

19. A thematic street, shade, trees design shall be provided for each of the streets within the approved Subdivision. The design details shall be shown on the landscape plans for the project to be reviewed and approved to the satisfaction of the Planning Director prior to the issuance of any building permits for new houses in the Subdivision. The selected trees to be planted shall come from the list of acceptable trees prepared by the Beautification Commission of the Town of La Plata pursuant to Article 173-18(C) (Street Trees) of the La Plata Subdivision and Land Development Ordinance.

20. To the greatest extent possible, this Subdivision shall preserve the 25+/- street trees along the Subdivision's street frontage, adjacent to Port Tobacco Road without

substantially changing the layout or configuration of the Subdivision. To accomplish this goal, the applicant/property owner shall engage an independent, licensed, arborist (approved by the Director of Planning) to evaluate the condition of each tree and recommended mitigation measures for their protection and sustainability during all on-site grading, development, and post development activity. The property owner shall adhere to all recommended mitigation measures of the arborist and incorporate such mitigation measures into the final landscape plans for the project. Any tree the arborist believes is not a good candidate for preservation because of its health prior to or during construction shall be recommended for removal to the Director of Planning. The Director of Planning shall make a final determination on the removal of any tree. The property owner shall have the responsibility of protecting and accurately following any/all tree protection mitigation measures developed by the arborist to protect the health of each tree. Any tree designated to be saved and protected under this condition of approval which is fatally damaged/killed (in the arborist's professional opinion) due to on-site grading or construction activities that are contrary to the arborist's tree protection and preservation mitigation measures shall be replaced on-site, by the property owner, with tree(s) that are of an equal monetary value to the tree(s) fatally damaged. The property owner's obligation to implement the arborist's protective measures shall expire upon release of bonds for the project.

Streets

21. The applicant/property owner shall obtain all necessary approvals and permits from the Maryland State Highway Administration (SHA) for vehicular ingress and egress from Port Tobacco Road to serve the approved Subdivision. Failure (for any reason) to obtain all necessary approvals and permits shall deem the approval of MJSUB 05-2024 null and void. Such approvals and permits shall be documented to the satisfaction of the Director of Planning prior to the recordation of the Final Plat for the approved Subdivision.

Easements

22. The property owner shall provide all necessary stormwater management maintenance easements within the Subdivision as deemed necessary by the town of La Plata. The easements shall be identified as required by the Town of La Plata Municipal Code.

23. The purpose, need, and design of the 15-foot-wide "emergency access easement" shown on the Preliminary Plat Map, between Lots 36 and 37 shall be determined by the town of La Plata prior to the recordation of the Final Plat Map for the Subdivision.

Fencing

24. There shall be no gates/security fencing installed at the entry to the Subdivision, from Port Tobacco Road. A note documenting this restriction shall be included on the Final Plat Map, to the satisfaction of the Director of Planning, prior to recordation.

25. The Conditions, Covenants and Restrictions (CC&R's) for the subdivision shall incorporate provisions to create a uniform fencing plan for all fences constructed between an adjacent street and the side and/or rear yard of any lot within this Subdivision. The CC&Rs shall specify the uniform height of all such fences and the type of durable fencing material to be used. No fencing material shall be made of wood when it abuts a street. The fencing plan shall be reviewed and approved to satisfaction of the Planning Director as part of the Town's approval of the CC&R's for the Subdivision. The CC&R's shall be approved and recorded prior to the finalization of the first building permit for a house within the Subdivision.

26. A durable, opaque, six-foot tall, non-wood fence (such as vinyl) shall be constructed along the rear property lines for Lots 40 through 44 for privacy and to mitigate any/all light and noise associated with the proposed pickleball court. Similarly, a six-foot tall, durable, opaque, non-wood fence (such as vinyl) shall be constructed along all property lines of Lots 1, 49, 50 and 52 that run parallel to Port Tobacco Road. These details shall be documented on the approved plans for the Subdivision, and all fencing shall be installed prior to the finalization of building permits for each lot noted above that requires fencing under this condition of approval. The fencing details shall be reviewed and approved to the satisfaction of the Planning Director prior to installation of the fencing.

27. If applicable, there shall be no street-facing or street visible retaining walls that exceed six (6) feet tall within the Subdivision without being offset by at least three (3) feet after each six-foot tall, retaining wall, increment. The retaining wall materials and color shall be reviewed and approved by the Planning Director prior to the issuance of grading permits for the Subdivision.

Lighting Plan

28. A lighting plan for the Subdivision shall be provided to identify all street lighting details, including any lighting proposed for the pickleball court and the seating area within the Subdivision for the review and approval of the Planning Director prior to the recordation of the final plat map for Subdivision.

House Setback Variation

29. To the greatest extent possible, the property owner is encouraged to program the approved Subdivision to provide varying front yard setbacks between houses in the Subdivision to avoid a repetitive 20-foot front yard setback between adjoining houses in the Subdivision. Setbacks between adjoining houses shall not exceed 2 feet. However, no house may be plotted with less than a 20-foot front yard setback.

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Storm Water Management

30. The Stormwater Management (SWM) Plan for the approved Subdivision shall be reviewed and approved to the satisfaction of the Town of La Plata prior to the issuance of any grading permits for the project.

31. The property owner shall provide stormwater management easements over all drainage structures and SWM facilities, except roof drains, as required by the Town of La Plata to the satisfaction of the Planning Director.

32. All stormwater management ordinance references on the project plans shall be updated on the engineering plans and reports. There are multiple references to Charles County Ordinances. Charles County specifications and details will be used, but the plans must meet Town of La Plata Stormwater Ordinance Chapter 167. Such corrections shall be addressed to the satisfaction of the Town of La Plata prior to the issuance of grading permits.

Screening

33. Any/All HVAC systems in the Subdivision that are visible from the public right-of-way shall be screened by heavy landscaping, solid screening material or both. This detail shall be shown on the approved plans for the project and reviewed and approved to the satisfaction of the Planning Director prior to the issuance of building permits for each affected property in the Subdivision.

Wetlands

34. The property owner shall provide a copy of any wetlands or stream delineations for the subject property and any final determinations and/or permits issued by the Maryland Department of the Environment (MDE) and/or the United States Army Corps of Engineers (USACE) for water resource impacts due to the proposed construction prior to the issuance of any grading permits for the Subdivision.

Potential Archeological Review

35. The project site is listed by the Maryland Historic Trust (MHT) as a recorded archeological site, under Call No. CH267. This condition is to advise the property owner that if the Subdivision requires any State or Federal Permits (from such agencies as, but not limited to, the Maryland Department of the Environment (MDE), the Maryland State Highway Administration (SHA), etc.) or if the project receives any State or Federal funding associated with the development of this Subdivision, the property owner shall submit the project to the Maryland Historic Trust (MHT) for review to consider the archeological impacts and potential historic significance of the property. The property owner shall be responsible for implementing all conditions of approval on the project that may be placed on it by State permitting agencies. In addition, the property owner shall demonstrate compliance with this condition of

approval to the town of La Plata prior to the issuance of any grading permits for the Subdivision.

Street Striping Plan

36. The property owner shall submit a street striping and traffic control plan for the streets within Subdivision for review and approval of the Planning Director prior to the issuance of building permits for any new house within the Subdivision. Additionally, the implementation of this condition of approval shall be substantially completed to the satisfaction of the Planning Director prior to the finalization of building permits for the last five (5) lots with in the subdivision. The remaining street striping and traffic control measures for the entire subdivision shall be completed within 60 days of finalization of the last five (5) lots with in the Subdivision unless additional time is granted by the Planning Director.

-End of Conditions-

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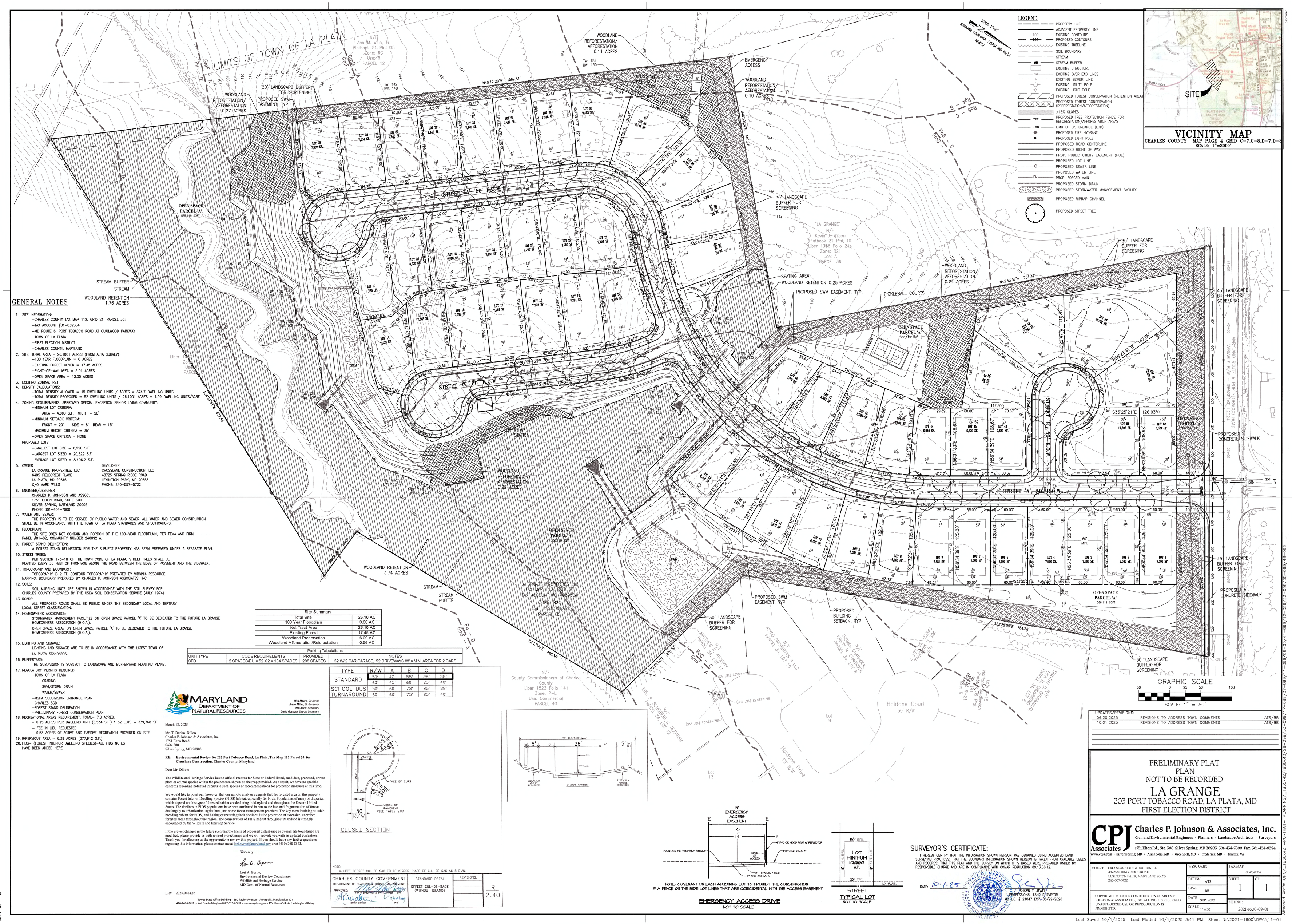


VICINITY MAP

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

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- SOIL 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
- LOD 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
- PROP. FORCED MAIN
- PROPOSED STORM DRAIN
- PROPOSED STORMWATER MANAGEMENT FACILITY
- PROPOSED RIPRAP CHANNEL
- PROPOSED STREET TREE

GENERAL NOTES

1. SITE INFORMATION:
   - –CHARLES COUNTY TAX MAP 112, GRID 21, PARCEL 35:
   - –TAX ACCOUNT #01–039504
   - –MD ROUTE 6, PORT TOBACCO ROAD AT QUAILWOOD PARKWAY
   - –TOWN OF LA PLATA
   - –FIRST ELECTION DISTRICT
   - –CHARLES COUNTY, MARYLAND
2. SITE: TOTAL AREA = 26.1001 ACRES (FROM ALTA SURVEY)
   - –100 YEAR FLOODPLAIN = 0 ACRES
   - –EXISTING FOREST COVER = 17.45 ACRES
   - –RIGHT–OF–WAY AREA = 3.01 ACRES
   - –OPEN SPACE AREA = 13.00 ACRES
3. EXISTING ZONING: R21
4. DENSITY CALCULATIONS:
   - –TOTAL DENSITY ALLOWED = 15 DWELLING UNITS / ACRES = 374.7 DWELLING UNITS
   - –TOTAL DENSITY PROPOSED = 52 DWELLING UNITS / 26.1001 ACRES = 1.99 DWELLING UNITS/ACRE
4. ZONING REQUIREMENTS: APPROVED SPECIAL EXCEPTION SENIOR LIVING COMMUNITY:
   - –MINIMUM LOT CRITERIA:
     AREA = 4,000 S.F. WIDTH = 50'
   - –MINIMUM SETBACK CRITERIA:
     FRONT = 20' SIDE = 8' REAR = 15'
   - –MAXIMUM HEIGHT CRITERIA = 35'
   - –OPEN SPACE CRITERIA = NONE

   PROPOSED LOTS:
   - –SMALLEST LOT SIZE = 6,520 S.F.
   - –LARGEST LOT SIZED = 20,329 S.F.
   - –AVERAGE LOT SIZED = 8,406.2 S.F.
5. 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
6. ENGINEER/DESIGNER
   CHARLES P. JOHNSON AND ASSOC.
   1751 ELTON ROAD, SUITE 300
   SILVER SPRING, MARYLAND 20903
   PHONE 301–434–7000
7. WATER AND SEWER:
   THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF LA PLATA STANDARDS AND SPECIFICATIONS.
8. FLOODPLAIN:
   THE SITE DOES NOT CONTAIN ANY PORTION OF THE 100–YEAR FLOODPLAIN, PER FEMA AND FIRM PANEL #01–02, COMMUNITY NUMBER 240092 A.
9. FOREST STAND DELINEATION:
   A FOREST STAND DELINEATION FOR THE SUBJECT PROPERTY HAS BEEN PREPARED UNDER A SEPARATE PLAN.
10. STREET TREES:
    PER SECTION 173–18 OF THE TOWN CODE OF LA PLATA, STREET TREES SHALL BE PLANTED EVERY 35 FEET OF FRONTAGE ALONG THE ROAD BETWEEN THE EDGE OF PAVEMENT AND THE SIDEWALK.
11. TOPOGRAPHY AND BOUNDARY:
    TOPOGRAPHY IS 2 FT. CONTOUR TOPOGRAPHY PREPARED BY VIRGINIA RESOURCE MAPPING. BOUNDARY PREPARED BY CHARLES P. JOHNSON ASSOCIATES, INC.
12. SOILS:
    SOIL MAPPING UNITS ARE SHOWN IN ACCORDANCE WITH THE SOIL SURVEY FOR CHARLES COUNTY PREPARED BY THE USDA SOIL CONSERVATION SERVICE (JULY 1974)
13. ROADS:
    ALL PROPOSED ROADS SHALL BE PUBLIC UNDER THE SECONDARY LOCAL AND TERTIARY LOCAL STREET CLASSIFICATION.
14. HOMEOWNERS ASSOCIATION:
    STORMWATER MANAGEMENT FACILITIES ON OPEN SPACE PARCEL 'A' TO BE DEDICATED TO THE FUTURE LA GRANGE HOMEOWNERS ASSOCIATION (H.O.A.).
    OPEN SPACE AREAS ON OPEN SPACE PARCEL 'A' TO BE DEDICATED TO THE FUTURE LA GRANGE HOMEOWNERS ASSOCIATION (H.O.A.).
15. LIGHTING AND SIGNAGE:
    LIGHTING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH THE LATEST TOWN OF LA PLATA STANDARDS.
16. BUFFERYARD:
    THE SUBDIVISION IS SUBJECT TO LANDSCAPE AND BUFFERYARD PLANTING PLANS.
17. REGULATORY PERMITS REQUIRED:
    - –TOWN OF LA PLATA
      GRADING
      SWM/STORM DRAIN
      WATER/SEWER
    - –MSHA SUBDIVISION ENTRANCE PLAN
    - –CHARLES SCD
    - –FOREST STAND DELINEATION
    - –PRELIMINARY FOREST CONSERVATION PLAN
18. RECREATIONAL AREAS REQUIREMENT: TOTAL= 7.8 ACRES.
    - 0.15 ACRES PER DWELLING UNIT (6,534 S.F.) * 52 LOTS = 339,768 SF
    - FEE IN LIEU REQUESTED
    - 0.53 ACRES OF ACTIVE AND PASSIVE RECREATION PROVIDED ON SITE
19. IMPERVIOUS AREA = 6.38 ACRES (277,912 S.F.)
20. FIDS– (FOREST INTERIOR DWELLING SPECIES)–ALL FIDS NOTES HAVE BEEN ADDED HERE.

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

Parking Tabulations			
UNIT TYPE	CODE REQUIREMENTS	PROVIDED	NOTES
SFD	2 SPACES/DU = 52 X 2 = 104 SPACES	208 SPACES	52 W/ 2 CAR GARAGE, 52 DRIVEWAYS W/ A MIN. AREA FOR 2 CARS

TYPE	R/W	A	B	C	D
STANDARD	50'	42'	32'	25'	38'
	60'	45'	60'	25'	40'
SCHOOL BUS	50'	60	73'	25'	38'
TURNAROUND	60'	60'	75'	25'	40'

CLOSED SECTION

NOTE:
A LEFT OFFSET CUL-DE-SAC TO BE MIRROR IMAGE OF CUL-DE-SAC AS SHOWN.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: (SIGNATURE & DATE) — DIRECTOR

STANDARD DETAIL
OFFSET CUL-DE-SACS (WITHOUT ISLAND)

REVISIONS:

R 2.40

NOTE: COVENANT ON EACH ADJOINING LOT TO PROHIBIT THE CONSTRUCTION OF A FENCE ON THE SIDE LOT LINES THAT ARE COINCIDENTAL WITH THE ACCESS EASEMENT

EMERGENCY ACCESS DRIVE
NOT TO SCALE

TYPICAL LOT
NOT TO SCALE

MARYLAND DEPARTMENT OF NATURAL RESOURCES

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

March 18, 2025

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

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

Dear Mr. Dillon:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time.

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

If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov, or at (410) 260-8573.

Sincerely,

Lori A. Byrne

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

ER# 2025.0484.eh

Tawes State Office Building • 580 Taylor Avenue • Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR • dnr.maryland.gov • TTY Users Call via the Maryland Relay

UPDATES/REVISIONS:		
06.20.2025	REVISIONS TO ADDRESS TOWN COMMENTS	ATS/BB
10.01.2025	REVISIONS TO ADDRESS TOWN COMMENTS	ATS/BB

PRELIMINARY PLAT
PLAN
NOT TO BE RECORDED

LA GRANGE

203 PORT TOBACCO ROAD, LA PLATA, MD
FIRST ELECTION DISTRICT

CPJ Associates

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

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: 10.1.25

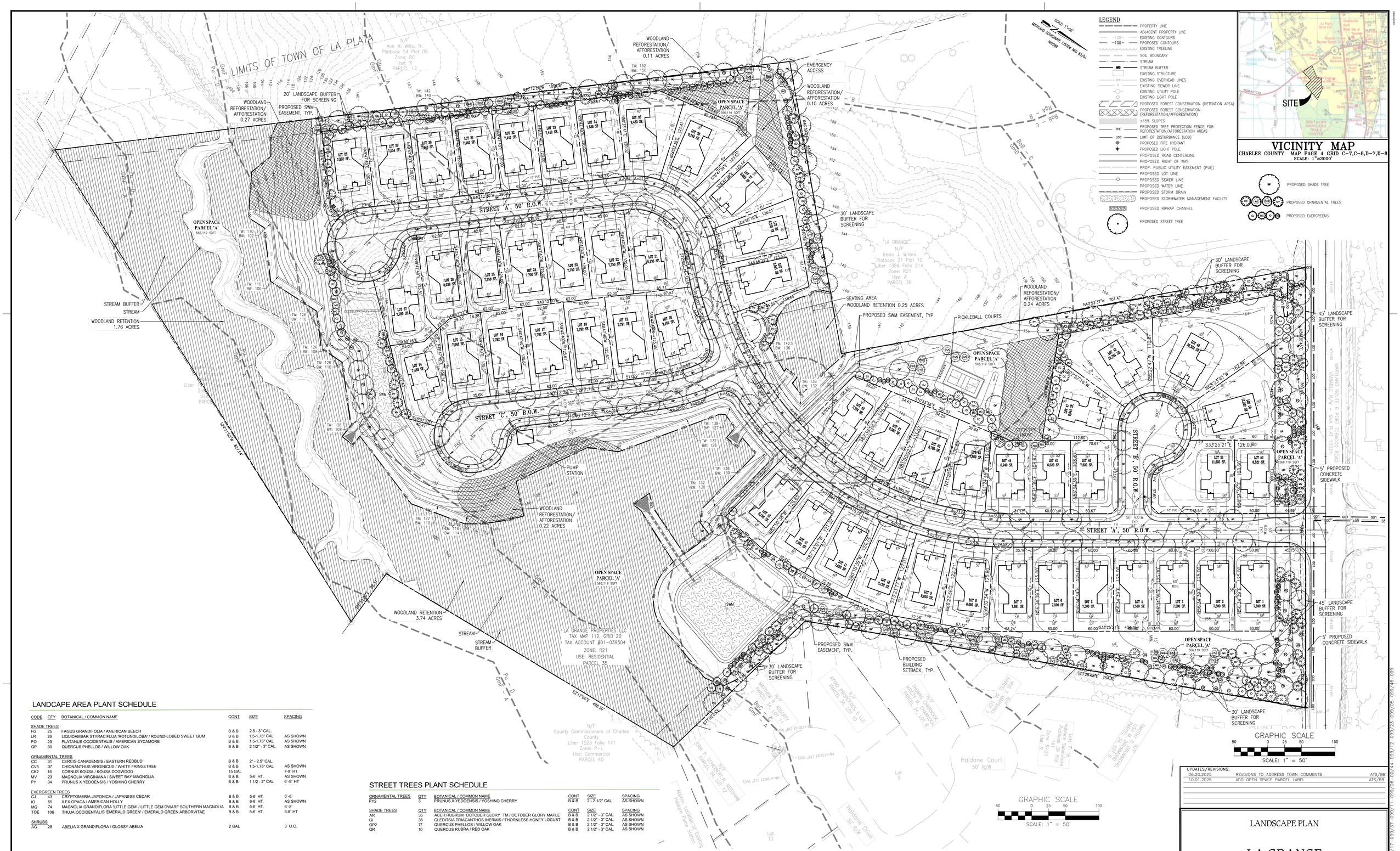
SHAWN T. JEWELL
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21847 EXP.–05/29/2026

CLIENT: CROSSLANE CONSTRUCTION, LLC
48725 SPRING RIDGE ROAD
LEXINGTON PARK, MARYLAND 20653
240-557-5722

WSSC GRID:	TAX MAP: 01-039504
DESIGN ATS	SHEET 1 OF 1
DRAFT BB	
DATE SEPT. 2023	
SCALE 1" = 50	FILE NO.: 2021-1600-09-01

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

Attached Path: T:\CPJ_JOBS\2021-1600\4-PLANNING\1-PRELIMINARY PLAN\2021-1600-09-01 - PRELIMINARY PLAN.dwg



LEGEND

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- PROPOSED CONTOURS
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- PROPOSED STORM DRAIN
- PROPOSED STORMWATER MANAGEMENT FACILITY
- PROPOSED RIPRAP CHANNEL
- PROPOSED STREET TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREENS

VICINITY MAP

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

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.	
LR	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / 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
QP	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.	
CV5	37	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5-1.75" CAL	AS SHOWN
CK2	16	CORNUS KOUSA / KOUSA DOGWOOD	15 GAL		7-9' HT
MV	23	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	B & B	5-6' HT.	AS SHOWN
PY	34	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	1 1/2 - 2" CAL	6'-8' HT
EVERGREEN TREES					
CJ	43	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	B & B	5-6' HT.	6'-8'
IO	55	ILEX OPACA / AMERICAN HOLLY	B & B	6-8' HT.	AS SHOWN
MG	74	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	5-6' HT.	6'-8'
TOE	106	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	B & B	5-6' HT.	6-8' HT
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	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
AR	35	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	2 1/2" - 3" CAL.	AS SHOWN
GI	36	GLEDITSIA TRIACANTHOS INERMIS / 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	ATS/BB
10.01.2025	ADD OPEN SPACE PARCEL LABEL	ATS/BB

LANDSCAPE PLAN

LA GRANGE

203 PORT TOBACCO ROAD, LA PLATA, MD
FIRST ELECTION DISTRICT

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 : 10/20/2027

STATE OF MARYLAND — AMY L. SOMMERS — No. 4234 — LANDSCAPE ARCHITECT

Amy Sommers 10/01/2025

Not valid without signature

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

CLIENT : CROSSLANE CONSTRUCTION, LLC 48725 SPKING RIDGE ROAD LEXINGTON PARK, MARYLAND 20653 240-557-5722	WSSC GRID:	TAX MAP: 01 039504	
	DESIGN ATS	SHEET 1	OF 1
	DRAFT BB		
	DATE SEP. 2023	FILE NO : 2021-1600-09-01	
	SCALE 1" = 50		

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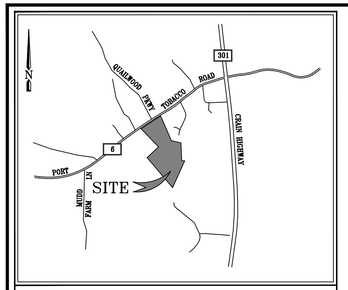


VICINITY MAP
SCALE: 1" = 2000'

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 SIMMS PROPERTY S 31 DEG. W – 828.0 FEET; THENCE WITH THE FORMER CARNER 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 192, 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:

1. 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.
2. 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.
3. 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. 24017C0178C (NOT PRINTED), EFFECTIVE DATE SEPTEMBER 04, 2013.
4. THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
5. THE FIELDWORK FOR THIS SURVEY WAS STARTED ON MAY 22, 2023, WITH THE LAST DATE OF FIELDWORK BEING MAY 26, 2023.
6. ACCORDING TO 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.
7. THE AREA OF THE SUBJECT PROPERTY IS 1,136,920 SQUARE FEET OR 26.1001 ACRES OF LAND.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
9. 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 0.99996867. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD88 VERTICAL DATUM IS 140 FEET, FOR AN ELEVATION FACTOR OF 0.99999880. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99996747. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
10. ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
11. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
12. 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, SUMP OR SANITARY LANDFILL. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
13. 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 09.13.06.12.

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:

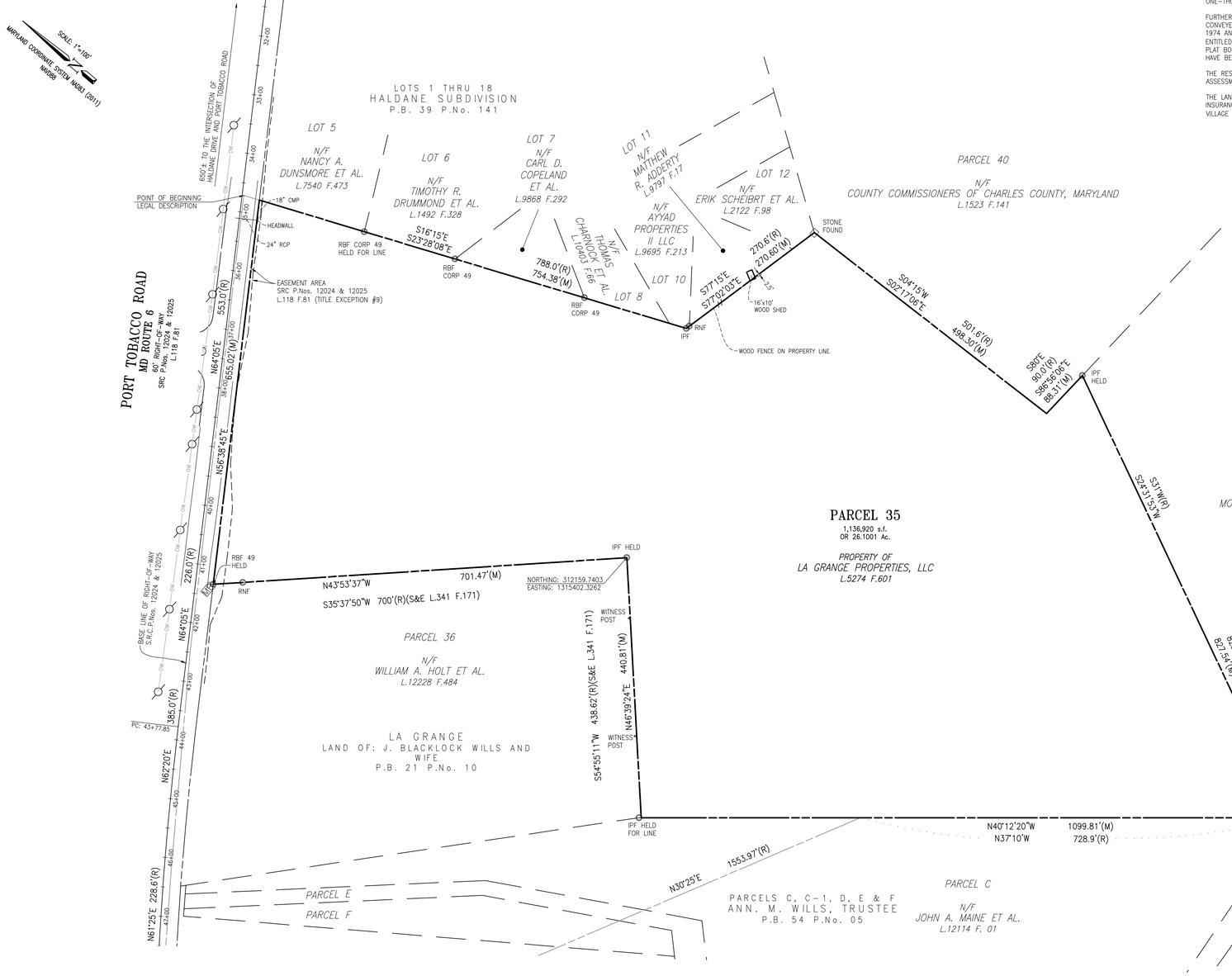
9. RIGHTS OF WAY GRANTED TO THE STATE ROADS COMMISSION RECORDED IN LIBER 118, AT FOLIO 81.

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:

8. 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:

10. 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.



GRAPHIC SCALE
100 0 50 100 200
SCALE: 1" = 100'

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.

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.

STATE OF MARYLAND
WILLIAM LEONARD PUGH
No. 21941
PROFESSIONAL LAND SURVEYOR

DATE OF PLAT OR MAP: 9/1/2023

DocuSigned by:
F12E6CD0A512488...
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
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CROSSLANE CONSTRUCTION, LLC, 67635 SPRING RIDGE ROAD, LEXINGTON PARK, MD 20653	TAX MAP/WSSC	SITE PLAN NO:	
	DESIGN WLP	SHEET 01	OF 01
	DRAFT AMR		
	DATE 09/01/2023	FILE NO: 2021-1600-076.00	
	SCALE 1" = 100'		

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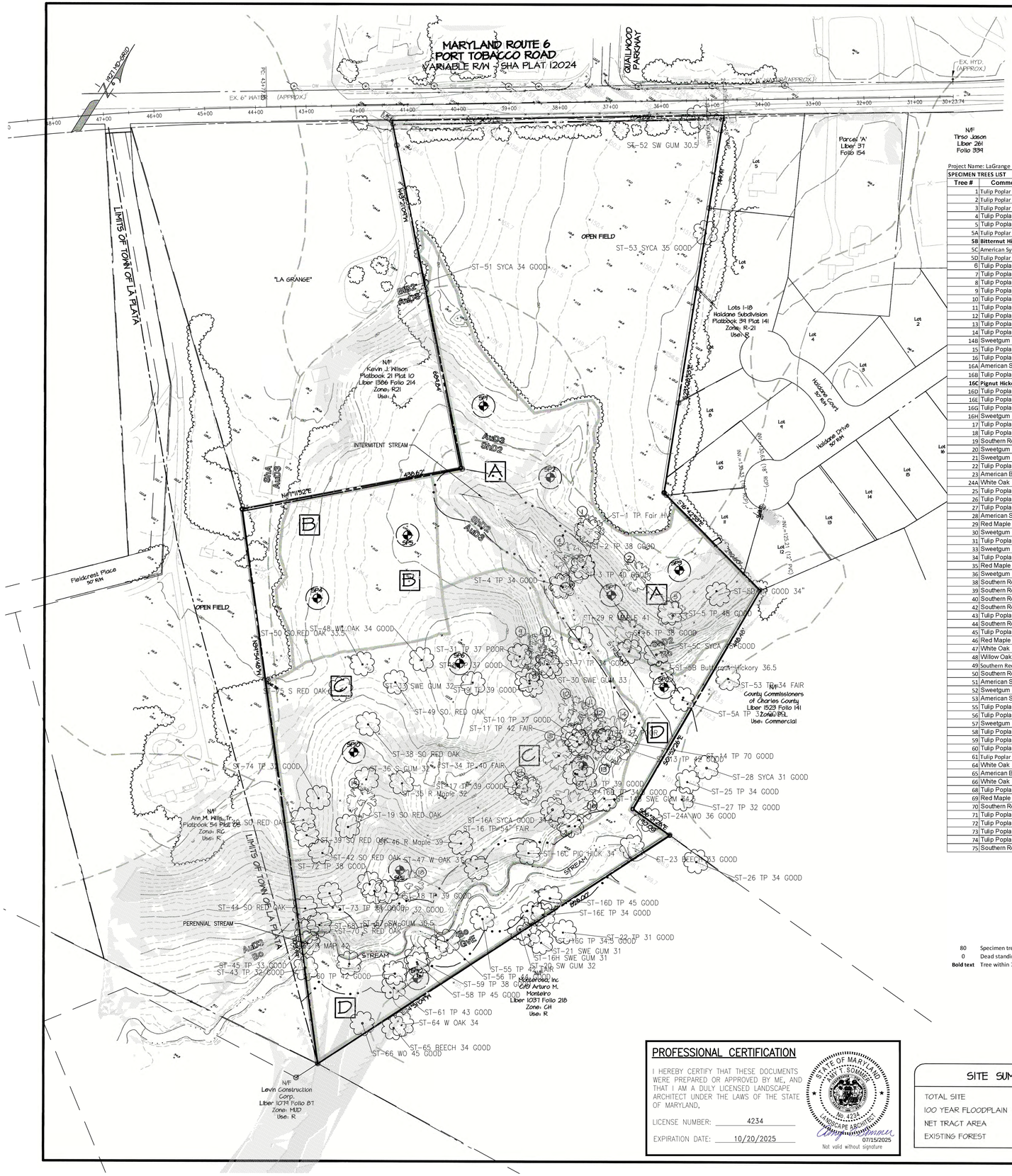
UPDATES/REVISIONS:

Attached Xref: _1824-A36/18-24-A36/08-00/06-00



GENERAL NOTES

1. Base topography is 2 ft. contour aerial topography provided by Virginia Resource Mapping. Boundary has been compiled from best available information.
2. There is no 100 Yr. floodplain per FEMA FIRM Panel #101-02, Community Number 240092 A.
3. Soil Mapping Units are shown in accordance with the Soil Survey For Charles County prepared by the USDA Soil Conservation Service (July 1974).
4. Slope Analysis for the property was performed, and slopes on the property greater than 15% are shown.
5. The Waters of the U. S. shown are based on a field investigation by BDAI.

Project Name: LaGrange

SPECIMEN TREES LIST — *Date Field Work completed: 11/22/2021* — Staff: HT, KR

Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Fair	HV, BD
2	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	
3	Tulip Poplar	*Liriodendron tulipifera*	40	60	Good	
4	Tulip Poplar	*Liriodendron tulipifera*	34	51	Good	BB, V
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	V
5D	Tulip Poplar	*Liriodendron tulipifera*	34	51	Good	
6	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	V
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	BB
12	Tulip Poplar	*Liriodendron tulipifera*	37	55.5	Poor	BB, BD, HV
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	V
15	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	
16	Tulip Poplar	*Liriodendron tulipifera*	54	81	Fair	BB,DB
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**	**V**
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	CAN
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	BD, BB, CAV
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	V
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	HV
29	Red Maple	*Acer rubrum*	41	61.5	Fair	HV, BB
30	Sweetgum	*Liquidambar styraciflua*	33	49.5	Good	
31	Tulip Poplar	*Liriodendron tulipifera*	37	55.5	Poor	BD, BB, HOLE
33	Sweetgum	*Liquidambar styraciflua*	32	48	Good	BB
34	Tulip Poplar	*Liriodendron tulipifera*	40	60	Fair	BB, BD, HOLE
35	Red Maple	*Acer rubrum*	32	48	Good	BB
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	BB, CAV, HOLE, BD
40	Southern Red Oak	*Quercus falcata*	32.5	48.75	Good	
42	Southern Red Oak	*Quercus falcata*	33	49.5	Fair	HV
43	Tulip Poplar	*Liriodendron tulipifera*	32	48	Good	
44	Southern Red Oak	*Quercus falcata*	32	48	Fair	BB, CANO
45	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	
46	Red Maple	*Acer rubrum*	39	58.5	Good	BB, V
47	White Oak	*Quercus alba*	31	46.5	Good	BD, DB
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	CANOP
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	V
55	Tulip Poplar	*Liriodendron tulipifera*	42	63	Fair	HV, ER, BB
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	BD
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	BB
68	Tulip Poplar	*Liriodendron tulipifera*	35	52.5	Poor	BD, HOLE, CAV
69	Red Maple	*Acer rubrum*	42	63	Poor	BD, BB, INSC
70	Southern Red Oak	*Quercus falcata*	32	48	Good	
71	Tulip Poplar	*Liriodendron tulipifera*	32	48	Good	V
72	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	
73	Tulip Poplar	*Liriodendron tulipifera*	34	51	Good	V
74	Tulip Poplar	*Liriodendron tulipifera*	32	48	Good	BB
75	Southern Red Oak	*Quercus falcata*	39	58.5	Good	

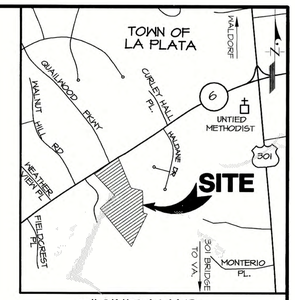
List of Abbreviation

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=Cavern or Hollowing
OS= Tree out of Study Area

Tree condition rating as follows:

Condition	Percentage of Crown Dieback
Good (G)	
Fair (F)	
Poor (P)	Less than 10
Along with Evidence of disease, C	11 to 20
and insect infestation including wo	More than 20

80 Specimen trees (30" or greater in DBH)
0 Dead standing
Bold text Tree within 75% county/state champion



VICINITY MAP

SCALE: 1" = 2,000'
Tax Map 112, Grid 20, Parcel 35

LEGEND

- Property Boundary
- Forest Stand Boundary
- A — Forest Stand Identification
- SP2 — Sample Point
- Ky — Soil Type & Delineation
- Ex. 2-FT Contour
- Ex. 10-FT Contour
- Existing Treeline
- Waters of the U. S.
- 15%-24.99% Slopes
- ≥ 25% Slopes
- Specimen Tree

SOIL SUMMARY

SOIL SERIES	SYMBOL	HYDRIC	K FACTOR
AURA	AuD3	NO	0.37
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	2.21	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

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

STATE OF MARYLAND — TAMMY T. SOMMER — No. 4234 — LANDSCAPE ARCHITECT

07/15/2025

Not valid without signature

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

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

SHEET 1 OF 1

0 100 200 300
GRAPHIC SCALE 1"= 100'

112

PREPARED BY:
MICHAEL A. KOTRAKIS
QUALIFIED PROFESSIONAL
COMAR 09.13.06.01
2-22-08
DATE

DATE	DESCRIPTION	BY
06/23/2022	REVISED SPECIMEN TREE LIST	HT
2-21-08	RESUBMITTED ALONG WITH PRELIM. PLAT & PFCP	GKF
DATE	REVISIONS	

9375 CHESAPEAKE STREET, SUITE 227
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: MAP | DESIGNED BY: JE | CHECKED BY: JE | RECORD NO. B-05507
SCALE: 1"=100' | DATE: JANUARY, 2007 | DRWG. NO. 54.00.01

LA GRANGE

PRELIMINARY FOREST CONSERVATION PLAN

SCALE: 1"=80'
MARYLAND COORDINATE SYSTEM NAD 83 (2011)
EX. 6" WATER (APPROX.)
ST-1
ST-2
ST-3
ST-4
ST-5
ST-5C
ST-5D
ST-6
ST-7
ST-8
ST-9
ST-10
ST-11
ST-12
ST-13
ST-14
ST-14A
ST-14B
ST-15
ST-16
ST-16A
ST-16B
ST-16C
ST-16D
ST-16E
ST-16F
ST-16G
ST-16H
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ST-22
ST-23
ST-24
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ST-64
ST-65
ST-66
ST-67
ST-68
ST-69
ST-70
ST-71
ST-72
ST-73
ST-74
ST-75
WOODLAND REFORESTATION/ AFFORESTATION 0.24 ACRES
BUFFERYARD PLANTING 0.83 ACRES
WOODLAND RETENTION 0.25 ACRES
INTERMITTENT STREAM
BUFFERYARD PLANTING 0.23 ACRES
WOODLAND REFORESTATION/ AFFORESTATION 0.10 ACRES
WOODLAND REFORESTATION /AFFORESTATION 0.11 ACRES
BUFFERYARD PLANTING 0.32 ACRES
WOODLAND REFORESTATION/ AFFORESTATION 0.27 ACRES
PERENNIAL STREAM
WOODLAND RETENTION 1.76 ACRES
BUFFERYARD PLANTING 0.81 ACRES
WOODLAND RETENTION 3.74 ACRES
WOODLAND REFORESTATION/AFFORESTATION 0.22 ACRES
N46°39'24"E 440.81'
N44°53'37"W 701.14'
S66°24'49"W 119.00'
N89°32'56"E 122.71'
S89°32'34"W 122.68'
S73°23'17"W 127.0'
S60°18'39"W 124.74'
S55°22'47"W 110.83'
N56°34'39"E 125.00'
N49°47'40"W 125.00'
S49°47'40"E 125.00'
N40°12'20"E 133.07'
N48°15'42"E 133.07'
N34°20'47"E 130.66'
N27°39'04"E 121.47'
N20°03'39"E 121.47'
N12°48'14"E 121.47'
N05°32'49"E 121.47'
N01°57'10"W 121.47'
N07°33'41"E 120.00'
N49°47'40"W 120.00'
N40°12'20"E 120.00'
S49°47'40"E 125.67'
S40°12'20"W 120.00'
S49°47'40"E 125.45'
S49°47'40"E 125.00'
N49°47'40"W 125.00'
N40°12'20"E 120.00'
S40°12'20"W 120.00'
S49°47'40"E 125.61'
S49°47'40"E 125.67

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 — A = **26.10** Ac.

B. Deductions (100 Year Floodplain) — B = **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
I = 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; 0.00

(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. GROUNDCOVER 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.

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

STATE OF MARYLAND — AMY TSUSHIMA — No. 4234 — LANDSCAPE ARCHITECT

07/15/2025

Not valid without signature

UPDATES/REVISIONS:

PRELIMINARY FOREST CONSERVATION PLAN

NOTES AND TABULATIONS SHEET

LA GRANGE

203 PORT TOBACCO ROAD

LA PLATA, MD

CPJ Associates

Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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

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

CLIENT : CROSSLANE CONSTRUCTION, LLC
4825 SPRING RIDGE ROAD
LEXINGTON PARK, MARYLAND 20653
PH: 240-587-5722

WSSC GRID: | TAX MAP: 01-039504

DESIGN ATS | DRAFT BB | DATE SEP. 2024 | SCALE N.T.S.

SHEET 2 OF 3

FILE NO : 2021-1600

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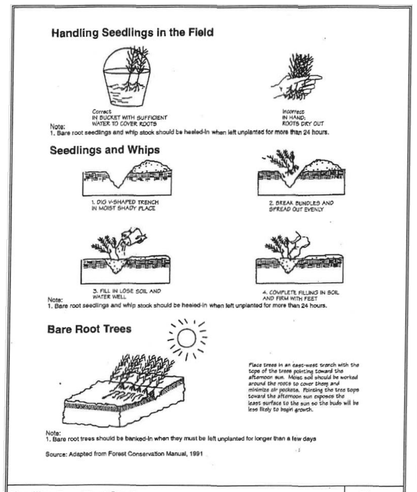
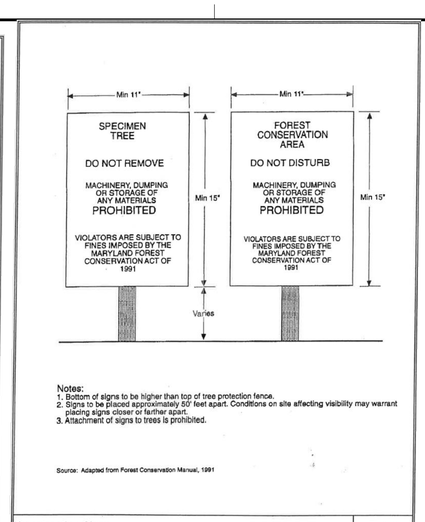
Attached Xrefs: TB30x42 – PLANNING/TB30x42/05-099/17-099/09-099/12-099/10P0/28-099/38-099/23-099/37-099/44-099/06-00/11-099



Handling Bare Root Stock | Figure D:17

1 HANDLING BARE ROOT STOCK
SCALE: N.T.S.



Construction Signs | Figure D-4

2 CONSTRUCTION SIGNS
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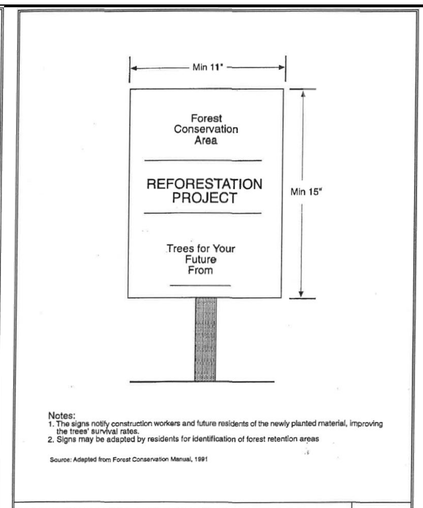
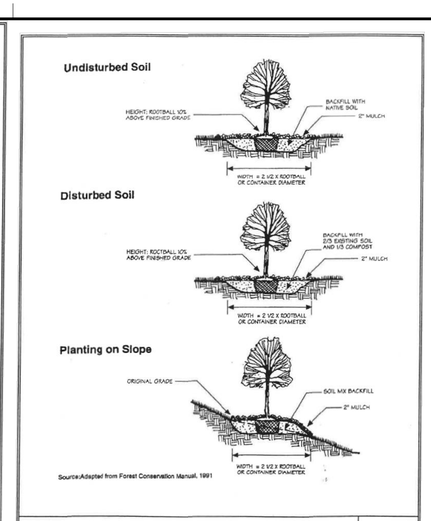


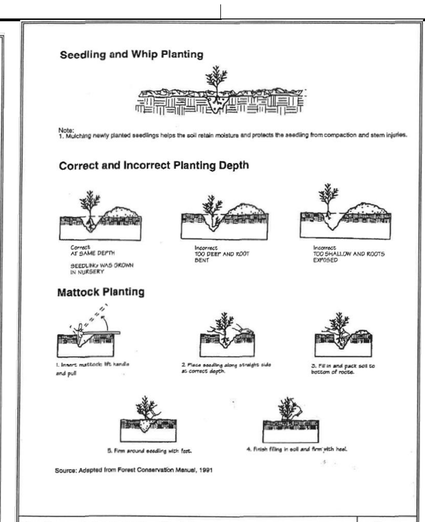
Reforestation and Afforestation Area Signs | Figure D:21

3 REFORESTATION AND AFFORESTATION AREA SIGNS
SCALE: N.T.S.



Container Grown and B&B Planting Techniques | Figure D:16

4 CONTAINER GROWN AND B&B PLANTING TECHNIQUES
SCALE: N.T.S.



Seedling and Whip Planting Techniques | Figure D:18

5 SEEDLING AND WHIP PLANTING TECHNIQUES
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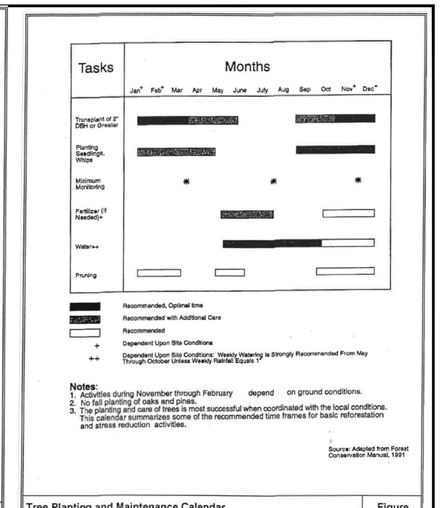

Tree Planting and Maintenance Calendar | Figure A:20

6 TREE PLANTING AND MAINTENANCE CALENDAR
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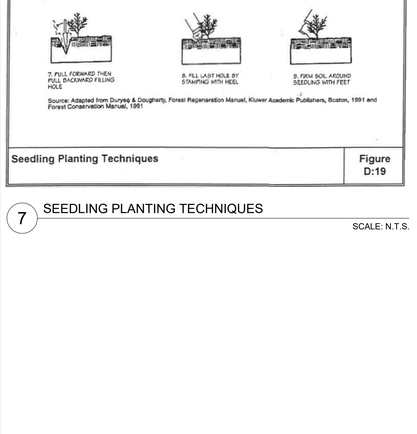
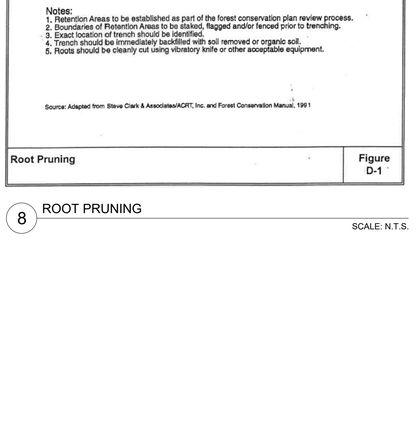


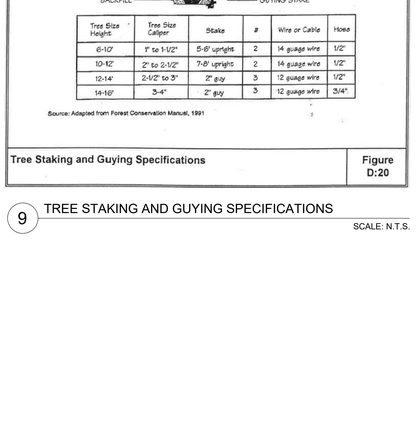
Seedling Planting Techniques | Figure D:19

7 SEEDLING PLANTING TECHNIQUES
SCALE: N.T.S.



Root Pruning | Figure D-1

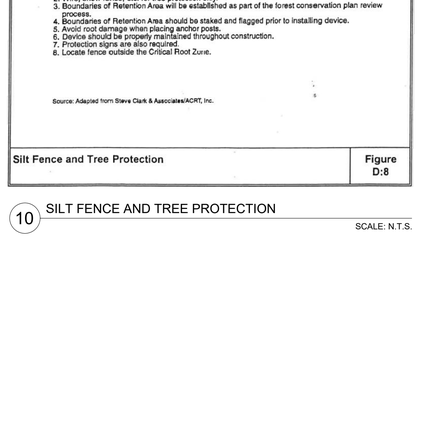
8 ROOT PRUNING
SCALE: N.T.S.



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
6-10'	1" to 1-1/2"	5-6' uprights	2	14 guage wire	1/2"
10-12'	2" to 2-1/2"	7-8' uprights	2	14 guage wire	1/2"
12-14'	2-1/2" to 3"	2" guy	3	12 guage wire	1/2"
14-16'	3-4"	2" guy	3	12 guage wire	3/4"

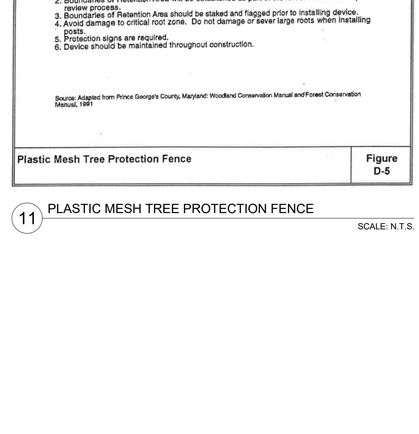
Tree Staking and Guying Specifications | Figure D:20

9 TREE STAKING AND GUYING SPECIFICATIONS
SCALE: N.T.S.



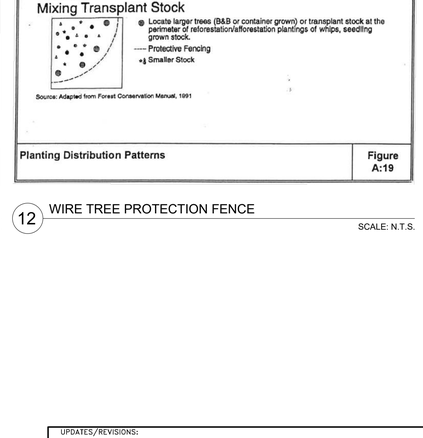
Silt Fence and Tree Protection | Figure D:8

10 SILT FENCE AND TREE PROTECTION
SCALE: N.T.S.



Plastic Mesh Tree Protection Fence | Figure D-5

11 PLASTIC MESH TREE PROTECTION FENCE
SCALE: N.T.S.



Planting Distribution Patterns | Figure A:19

12 WIRE TREE PROTECTION FENCE
SCALE: N.T.S.

UPDATES/REVISIONS:

PRELIMINARY FOREST CONSERVATION PLAN

DETAILS SHEET

LA GRANGE
203 PORT TOBACCO ROAD
LA PLATA, MD

PROFESSIONAL CERTIFICATION

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LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025

07/15/2025

Not valid without signature

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

CLIENT: CROSSLANE CONSTRUCTION, LLC
48725 SPRING RIDGE ROAD
LEXINGTON PARK, MARYLAND 20653
PH: 240-587-5722

WSSC GRID: | TAX MAP: 01-039504

DESIGN ATS | DRAFT BB | DATE SEP. 2024 | SCALE N.T.S.

SHEET 3 OF 3

FILE NO.: 2021-1600

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Last Saved 6/27/2025 Last Plotted 6/27/2025 7:02 PM Sheet N:\2021-1600\DWG\28-01

Attached Xrefs: PLANNING/TB30x42/05-099/17-099/09-099/12-099/TOPO/28-099/38-099/23-099/37-099/44-099/06-00/11-099

CASE NO. BOA-000629-2022

OFFICIAL DECISION
BOARD OF APPEALS
TOWN OF LA PLATA, MARYLAND

****

Applicant:	Mike Taylor, Crossland Construction, LLC 47825 Spring Ridge Road Lexington Park, Maryland
Request:	To grant a Special Exception to allow fifty-two (52) senior living units upon approximately 24.98 acres of land pursuant to Section 191-52 of the Zoning Ordinance of the Town of La Plata.
Location:	203 Port Tobacco Road La Plata, Maryland 20648
Hearing:	April 12, 2023

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

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

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

FINDING OF FACT

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

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

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

DECISION AND RESOLUTION

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

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

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

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

A. Hugh Williams, Chairman

Jonathan Burruss

Maynard Mark Thorn

State of Maryland, County of
Charles

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

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

(name of the person who possesses the record)

Dated the 13 day of July, 2023

by Monica Lynn Kennedy

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

MONICA LYNN KENNEDY
Notary Public - State of Maryland
Charles County
My Commission Expires May 4, 2027

Monica L Kennedy
Signature of notarial officer

Notary Public
Title of the notarial officer
(Notary Public, Clerk of the Court, etc.)

May 4, 2027
Date notary commission expires

ATTEST:

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

MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

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

March 18, 2025

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

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

Dear Mr. Dillon:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time.

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

If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne

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

ER# 2025.0484.ch

HOLLY OAK CONSULTING, LLC

NATURAL RESOURCE EVALUATION, PLANNING, & PERMITTING

August 29, 2025

RE: LaGrange Review #2
FCP-0006-2024
FSD/PFCP Review Comments

Dear Applicant,

I have reviewed the revised Forest Stand Delineation (FSD) and Preliminary Forest Conservation Plan (PFCP) for the subject project and have found them to be complete and correct. The FSD and PFCP are approved.

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

Sincerely,
Holly Oak Consulting, LLC

Kevin C. Haines
President & Principal Environmental Scientist

303 SYCAMORE RD, SEVERNA PARK, MD 21146
P: (443)906-3419 EMAIL:INFO@HOLLYOAKCONSULTING.COM

Existing trees along Port Tobacco Road.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: *Date:* **January 24, 2023**

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

FROM: Nick Driban

RE: La Grange Senior Living Community Special Exception

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

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

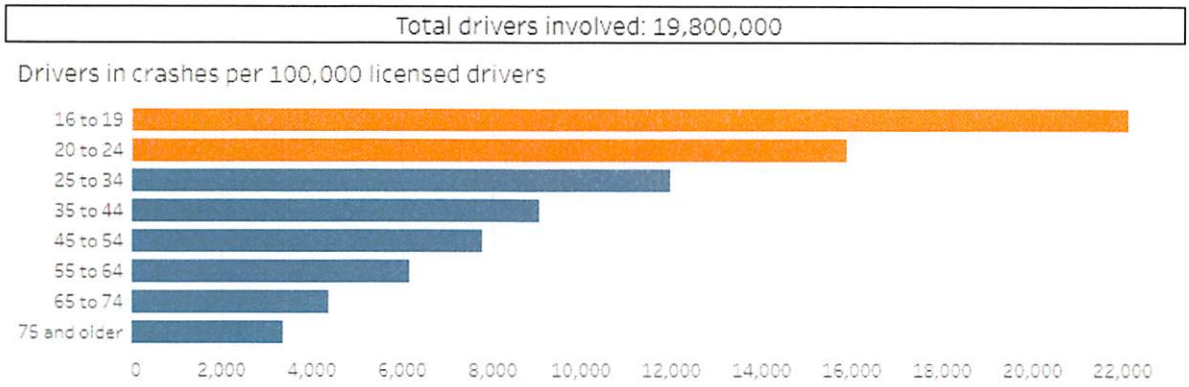
A preliminary plan was previously approved for the property which included 40 single-family units. It should be noted that single-family dwellings are permitted by-right in R21 zones. The attached **Exhibit 2** provides a trip generation analysis of the proposed senior adult housing and the previously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

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

Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

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



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

Conclusions

Based on the information contained in this report:

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

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

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

Trip Generation Memo	Site Location Map	**Exhibit 1**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Trip Generation Rates

Single-Family Detached Housing (ITE-210, Units)		**Trip Distribution (In/Out)**
	Ln(Morning Trips) = 0.91 x Ln(Units) + 0.12	26/74
	Ln(Evening Trips) = 0.94 x Ln(Units) + 0.27	63/37
Senior Adult Housing - Single Family (ITE-251, Units)		**Trip Distribution (In/Out)**
	Ln(Morning Trips) = 0.76 x Ln(Units) + 0.16	33/67
	Ln(Evening Trips) = 0.78 x Ln(Units) + 0.20	61/39

Trip Generation Totals: Previously Approved and Allowed By-Right

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

Trip Generation Totals: Proposed Use

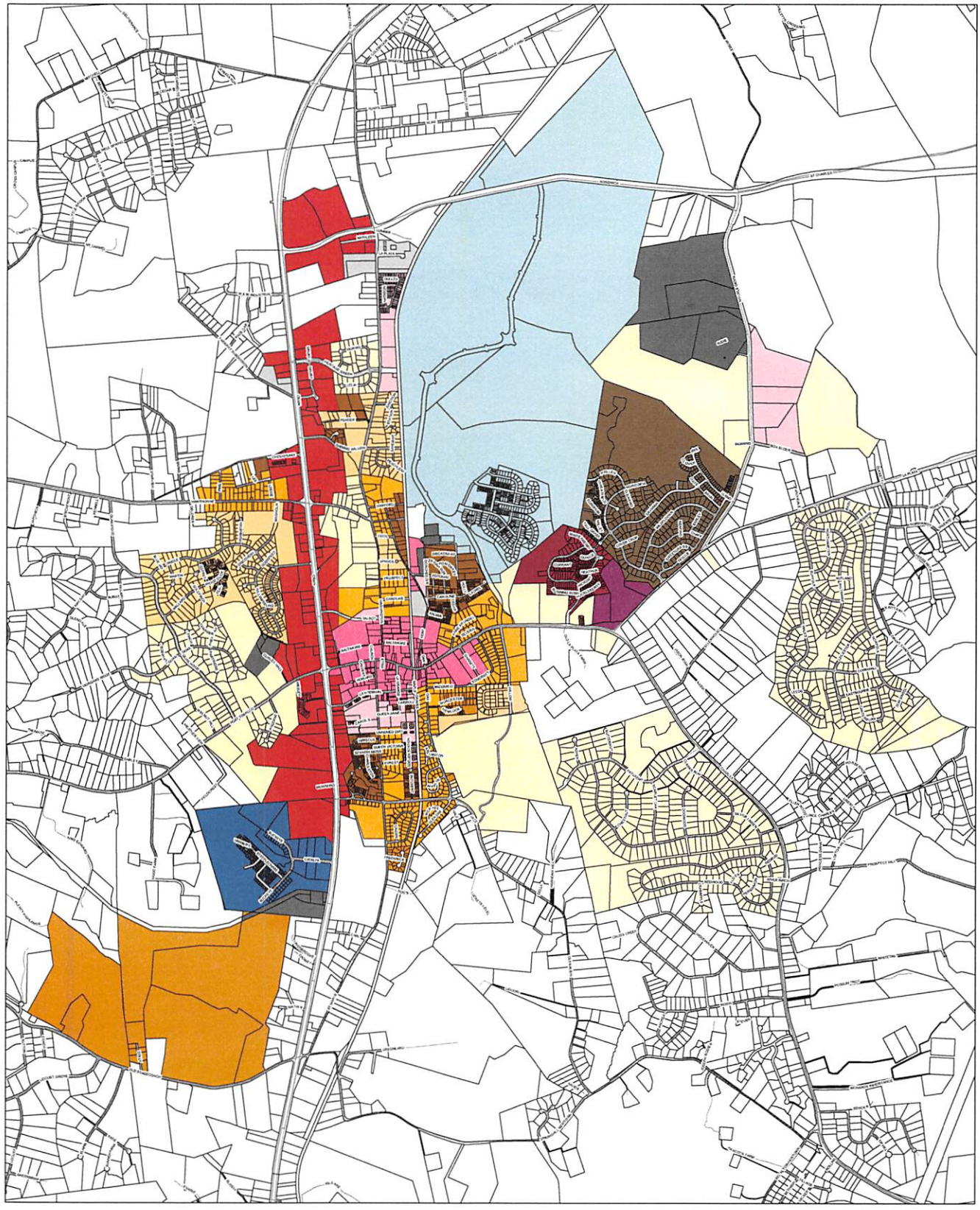
			AM Peak			PM Peak			Daily
			In	Out	Total	In	Out	Total	
LU Code 251	Senior Adult Housing - Single Family (ITE-251, Units)	52 units	8	16	24	16	11	27	340
		Total:	**8**	**16**	**24**	**16**	**11**	**27**	**340**

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

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

Appendix A

Supplemental Information



Legend

Zoning

- Central Business (CB)
- Central Business Transition (CBT)
- Commercial Highway (CH)
- Industrial High (IH)
- Industrial Low (IL)
- Neighborhod 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

Outlook

RE: La Grange Meeting Follow up

From Amy Sommer <ASommer@cpja.com>
Date Fri 9/5/2025 1:09 PM
To Nathaniel Forman <nforman@omng.com>
Cc Adam MD <marylandadam@gmail.com>; Philip Hughes <PHughes@cpja.com>; Mike Taylor <crosslanellc@gmail.com>

resending

Amy Sommer, PLA, LEED AP
Charles P. Johnson & Associates, Inc.
301-434-7000 x127 | (mobile)

From: Amy Sommer
Sent: Monday, August 4, 2025 4:55 PM
To: Nathaniel Forman <nforman@omng.com>
Cc: Adam MD <marylandadam@gmail.com>; Philip Hughes <PHughes@cpja.com>; Mike Taylor <crosslanellc@gmail.com>
Subject: FW: La Grange Meeting Follow up

Nate,

I found the confirmation from Jeanine for the 50' ROW and to comply with Charles County Roadway standards.

Also here's the cul-de-sac language

La Plata, Maryland Code of Ordinances / Chapter 170 - STREETS AND SIDEWALKS / Article III. - Street Design, Construction a... / 170-11 - Layout.

VERSION: FEB 3, 2025 (CURRENT)

- Chapter 137 - NOISE
- Chapter 143 - PAWNBROKERS, SECONDHAND DEALERS AND SWAP SHOPS
- Chapter 146 - PEACE AND GOOD ORDER
- Chapter 149 - PEDDLING, SOLICITING AND STREET VENDING
- Chapter 150 - PLUMBING STANDARDS
- Chapter 152 - PROPERTY MAINTENANCE AND HOUSING STANDARDS
- Chapter 155 - RENTAL FOR HUMAN HABITATION
- Chapter 161 - SMOKING AND TOBACCO PRODUCTS
- Chapter 167 - STORMWATER MANAGEMENT
- Chapter 170 - STREETS AND SIDEWALKS
  - Article I. - General Provisions

170-11 - Layout.

The following general street layout requirements are minimum requirements applicable to all street classifications, exc

A. Streets shall be continuous and in alignment with existing streets as far as practicable. If adjoining property continuing the full width of right-of-way laid out for streets to the boundaries of the adjoining property.

B. Streets shall conform reasonably close to the natural contours of the land. In level or nearly level areas, long through slight street curvatures for safety and aesthetic reasons.

C. Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect a

D. Streets shall be spaced to allow for blocks meeting minimum dimensional requirements. The number of inte thousand two hundred (1,200) feet apart along major arterial streets.

E. Property lines at local street intersections shall be rounded with a radius of twenty-five (25) feet, and proper thirty (30) feet. The Town Highway Engineer may permit comparable cutoffs or chords in place of rounded c lines.

F. Street jogs with center-line offsets of less than one hundred twenty-five (125) feet shall be avoided.

G. Street sign design shall be approved by the Town Beautification Commission. Street signs shall be erected at shall not be used which will duplicate or be confused with the names of existing streets. Street names shall

H. Cul-de-sacs shall not be allowed unless the Planning Commission determines that no other road configurati hundred (800) feet in length and shall be provided at the closed end with a paved circular turnaround area of at least one hundred (100) feet. Cul-de-sacs located at the end of tertiary streets may have a minimum pa diameter of at least seventy-two (72) feet.

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

Amy Sommer, PLA, LEED AP
Charles P. Johnson & Associates, Inc.
301-434-7000 x127 | (mobile)

From: Jeanine Harrington <jharrington@townoflaplata.org>
Sent: Tuesday, March 26, 2024 4:48 PM
To: Amy Sommer <ASommer@cpja.com>; Nathaniel Forman <nforman@omng.com>; Bobby Stahl <BStahl@townoflaplata.org>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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Yes, that is correct.

Sincerely,

Jeanine Harrington, AICP
Director of Planning

Town of La Plata
305 Queen Anne Street P.O. Box 2268
La Plata, Maryland 20646
Phone: 301-363-0742

From: Amy Sommer <ASommer@cpja.com>
Sent: Tuesday, March 26, 2024 3:54 PM
To: Jeanine Harrington <jharrington@townoflaplata.org>; Nathaniel Forman <nforman@omng.com>; Bobby Stahl <BStahl@townoflaplata.org>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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Hi Jeanine,

Can you confirm that we can go back to using the 50' ROW since that's what we proposed on the Special Exception and then which Charles County standard road section we should be using?

Thanks,

Amy Sommer
Charles P. Johnson & Associates, Inc.
301-434-7000 x127 | (mobile)

From: Jeanine Harrington <jharrington@townoflaplata.org>
Sent: Tuesday, March 19, 2024 9:39 AM
To: Nathaniel Forman <nforman@omng.com>; Bobby Stahl <BStahl@townoflaplata.org>; Amy Sommer <ASommer@cpja.com>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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.

Good morning,

We utilize the Charles County Standard Road Details. You can find them here: https://www.charlescountymd.gov/government/planning-and-growth-management/planning-and-growth-management-publications/guides-and-process-manuals/-folder-114

Sincerely,

Jeanine Harrington, AICP
Director of Planning
Town of La Plata
305 Queen Anne Street P.O. Box 2268
La Plata, Maryland 20646
Phone: 301-363-0742

From: Nathaniel Forman <nforman@omng.com>
Sent: Friday, March 15, 2024 1:39 PM
To: Bobby Stahl <BStahl@townoflaplata.org>; Jeanine Harrington <jharrington@townoflaplata.org>; Amy Sommer <ASommer@cpja.com>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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Good afternoon Jeanine and Bobby,

I hope this email finds you both well. I wanted to follow-up with you because after some preliminary engineering based on our last discussion, we learned that our layout is cleaner if we can use the originally planned 50' rights-of-way, rather than the 60' rights-of-way. As you know, our special exception plan proposed 50' rights-of-way and the only reason we had changed to 60' was to accommodate through traffic utilizing the bridge.

With the bridge no longer a possibility, I was hoping we could still engineer the property using 50' rights-of-way. Can you please confirm that this is acceptable?

Additionally, assuming the 50' rights-of-way are acceptable is there a specific roadway profile we must use?

Thank you very much for your time and attention to this matter. I look forward to hearing from you.

Best,
-Nate

Nathaniel Forman
Attorney
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
www.omng.com
Direct Line: 301-572-3237

Fax: 301-572-6655
nforman@omng.com

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From: Bobby Stahl <BStahl@townoflaplata.org>
Sent: Monday, March 4, 2024 3:30 PM
To: Jeanine Harrington <jharrington@townoflaplata.org>; Nathaniel Forman <nforman@omng.com>; Amy Sommer <ASommer@cpja.com>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

I agree from both the ROW and alignment prospective.

From: Jeanine Harrington <jharrington@townoflaplata.org>
Sent: Monday, March 4, 2024 1:45 PM
To: Nathaniel Forman <nforman@omng.com>; Amy Sommer <ASommer@cpja.com>; Bobby Stahl <BStahl@townoflaplata.org>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

Good afternoon Nate,

In my opinion the ROW should stay at 60' to line up with Quailwood. This should not affect the SE approval and would allow for a light at the intersection if it was ever needed.

Sincerely,

Jeanine Harrington, AICP
Director of Planning
Town of La Plata
305 Queen Anne Street P.O. Box 2268
La Plata, Maryland 20646
Phone: 301-363-0742

From: Nathaniel Forman <nforman@omng.com>
Sent: Monday, March 4, 2024 1:37 PM
To: Jeanine Harrington <jharrington@townoflaplata.org>; Amy Sommer <ASommer@cpja.com>; Bobby Stahl <BStahl@townoflaplata.org>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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Thank you for the update Jeanine:

I wanted to ask you a follow-up question regarding the design of La Grange now that the connector road is no longer required. We made some changes to our site based on having to accommodate the connection, namely the realignment of the roadway with Quailwood, and the increase of ROW from 50' to 60'. Previously, on our SE, the roadway did not align with Quailwood and we showed 50' rights-of-way.

For purposes of our preliminary plat, and for conformance with our SE, can we keep the 60' rights-of-way and Quailwood alignment, or must we reconfigure the site so it matches the approved SE.

I attached a copy of our plat with the changes. Please let me know at your earliest convenience. Do not hesitate to give me a call if it is easier to discuss over the phone. Thank you.

Best,
-Nate

Nathaniel Forman
Attorney
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
www.omng.com
Direct Line: 301-572-3237
Fax: 301-572-6655
nforman@omng.com

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From: Jeanine Harrington <jharrington@townoflaplata.org>
Sent: Thursday, February 29, 2024 2:11 PM
To: Nathaniel Forman <nforman@omng.com>; Amy Sommer <ASommer@cpja.com>; Bobby Stahl <BStahl@townoflaplata.org>

Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

Good afternoon,

After discussing with the Town Manager, we agreed that the inter-parcel connection is not feasible and therefore can be removed from the plans. If you have any questions, please let me know.

Sincerely,

Jeanine Harrington, AICP
Director of Planning
Town of La Plata
305 Queen Anne Street P.O. Box 2268
La Plata, Maryland 20646
Phone: 301-363-0742

From: Nathaniel Forman <nforman@omng.com>
Sent: Thursday, February 15, 2024 2:44 PM
To: Jeanine Harrington <jharrington@townoflaplata.org>; Amy Sommer <ASommer@cpja.com>; Bobby Stahl <BStahl@townoflaplata.org>
Cc: Philip Hughes <PHughes@cpja.com>; Charles Walker <CWalker@cpja.com>; Brian Shadrick <BShadrick@cpja.com>
Subject: RE: La Grange Meeting Follow up

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Good afternoon:

I am just following up to see if there has been any discussion on how the Town would like us to proceed with the proposed roads? Please let me know as soon as you can. Thank you.

Best,
-Nate

Nathaniel Forman
Attorney
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
www.omng.com
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Subject: RE: La Grange Meeting Follow up

Received, thank you!

Sincerely,

Jeanine Harrington, AICP
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Amy Sommer, PLA, LEED AP
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In Search of
Josiah Henson's Birthplace

Archaeological Investigations at La Grange Near Port Tobacco, Maryland

Prepared By:
Rebecca J. Webster ♦ Alex J. Flick
Julia A. King ♦ Scott M. Strickland

With Contributions By:
William J. Graham

Prepared For:
Mr. L. Gordon Croft
Mr. and Mrs. Kevin Wilson
The Charles County Branch of the NAACP

St. Mary's College of Maryland
St. Mary's City, Maryland

2017

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The Wills Family
The Charles County Branch of the NAACP

St. Mary's College of Maryland
St. Mary's City, Maryland

2017

I was delighted with the conviction that my children would have advantages I never enjoyed.

Josiah Henson

EXECUTIVE SUMMARY

Josiah Henson, born near Port Tobacco in the mid- to late 1790s, escaped slavery, became a minister, founded a settlement for refugee slaves in Canada, served as a conductor on the Underground Railroad, and later shared his life experiences in an 1849 autobiography. He gained international fame as his autobiography became known as the reputed inspiration for Harriet Beecher Stowe's novel, *Uncle Tom's Cabin; or, Life Among the Lowly*, published in 1852. Following the success of Stowe's novel, which helped to raise awareness about the injustices of slavery, Henson traveled extensively to speak and lecture about his life, in part to raise funds for the Canadian settlement.

Although well known to readers of Henson's autobiography, Henson's birthplace on a plantation just east of Port Tobacco has been overlooked in Maryland. It was on this plantation that the brutal treatment of Henson's parents came to shape his views about slavery at the young age of four or five. The plantation on which Henson was born, now known as La Grange, is also the site of one of the more impressive, and intriguing, historic houses in Charles County, known for its association with James Craik, a friend and personal physician of George Washington and Chief Surgeon for the Continental Army. This report aims to include Josiah Henson as another important associated person with the property and reveal conditions of enslavement at La Grange and in the Port Tobacco area in the late 18th and early 19th centuries.

With generous funding provided by Mr. L. Gordon Croft, a Port Tobacco native and founder of Croft Leominster, Inc., archaeologists from St. Mary's College of Maryland researched the life of Josiah Henson, the many individuals associated with Henson's early life, and the history of La Grange, developing a model of archaeological potential for uncovering the location where Henson may have been born. During the late spring of 2016, SMCM archaeologists tested this model using a shovel test pit strategy in the vicinity of La Grange. Shovel tests were excavated at intervals of 50 and 25 ft across the approximately 23-acre study area.

More than 24,000 artifacts were recovered from 717 shovel tests, over 16,000 of which are brick fragments. Other artifacts include domestic and non-brick architectural materials. These artifacts have been fully processed according to State of Maryland guidelines and standards and have been transferred to the Maryland Archaeological Conservation Laboratory in St. Leonard.

These investigations revealed two archaeological sites, including the James Craik Site (18CH928) and the Josiah Henson Birthplace Site (18CH929). The James Craik Site refers to the property's previous owner, who purchased the land in 1763, built a "well finished" house, and then moved to Alexandria sometime in the 1780s. The James Craik Site is a domestic site characterized by brick, nails, and 18th-century ceramics and bottle glass; the site appears to be occupied from the mid-18th century through ca. 1790. The exact function of the site is unknown; while the site is small in size, brick and expensive ceramics were found in association at this location. The site could be the location of the "small old dwelling house" mentioned in a 1783 tax assessment or it could be one or two quarters associated with the standing house.

The Josiah Henson Birthplace Site includes the standing structure known today as La Grange, a Quarter Complex containing three to five or six structures approximately 200 ft northeast of the house, as many as eight isolated domestic sites believed to be individual quarters or cabins. The Quarter Complex is located on the edge of suitable farmland in a swale leading to a ravine, a location predicted by the model developed for the project prior to fieldwork. The distribution of archaeological materials suggests that both the standing house site and the Quarter Complex were first occupied ca. 1765-1770; while the house continued in use through the 19th and 20th centuries, the Quarter Complex appears to have been

abandoned ca. 1830. The isolated or individual cabin sites appear to have been initially occupied between ca. 1765-1770 or ca. 1800. All but two appear to have been abandoned ca. 1830. One isolated quarter appears to have been abandoned ca. 1860 and a second appears to have been occupied into the 20th century.

The initial dates of occupation and abandonment of these quarters appears keyed to both the size of the labor force and reorganizations of the plantation landscape carried out by the property's owners, including, first, James Craik, then Francis Newman, and, finally, Nicholas Stonestreet. Craik is likely the first builder of the house now standing at La Grange, probably ca. 1765-1770; he oriented the dwelling facing west toward Port Tobacco, the county seat. Newman acquired the property in 1796 and appears to have excavated a large cellar under the standing structure and added brick gable ends and chimneys and remodeled portions of the interior, probably ca. 1800-1810. Stonestreet acquired the property in 1831, switching the dwelling's front and rear façades and adding a two-story brick kitchen that probably housed slaves on its second floor. Stonestreet's reorientation of the structure's principal façade may have been an effort to connect the house with his recently acquired plantation to the east.

A combination of documentary, literary, and archaeological evidence reveals the complicated nature of American slavery as it played out in Port Tobacco. While Henson's parents and other enslaved laborers on the farm and throughout the South were treated harshly and managed in part through the threat of physical violence, the residents of the quarter complex also participated in the consumer economy, purchasing fashionable ceramics and items of personal adornment, perhaps at the very same stores where their oppressors shopped. This consumer behavior served as acts of resistance against slavery by putting the material expressions of identity and consumer choice in the hands of the people held against their will. Henson, who came to know La Grange as a place of violent brutality, used these lessons to shape the man he became.

ACKNOWLEDGMENTS

The archaeological investigations at the Josiah Henson Birthplace Site (also known as La Grange) were very generously funded by Mr. L. Gordon Croft, a Port Tobacco native and long-term supporter of educational programs and projects to address poverty in the community. Mr. Croft recognized the importance of documenting the fact of slavery in 18th- and 19th-century Port Tobacco and the value of telling Henson's story. We thank him for his support and confidence in our work.

Mr. Kevin Wilson, the owner of La Grange, and the Wills Family, the owner of the parcels surrounding La Grange, graciously opened their properties to us, allowing us to dig holes across the landscape. Every morning at 8 am, Mr. Wilson would watch us troop in, and every day he encouraged our efforts. Mr. J. Blacklock Wills, Jr. and Mr. Jim Wills also allowed us to dig shovel tests across their fields. We thank both families for their gracious and generous support. We are also very grateful to Mr. Patch Hendricks, the farmer whose hay crop we gingerly worked around.

The Charles County Branch of the NAACP, led by President Janice Wilson, embraced this project from the beginning, listening to the results of our research and supporting our effort by identifying two high school-level interns, Jakob Gammons and Chadeya Miller, to join us on-site for a week. Jakob and Chadeya developed impressive projects built around the history of Josiah Henson. We are also grateful to Tina Wilson, who assisted with the intern program and helped to make it a resounding success. The interest and support of the NAACP has been critical so that we develop a story that respects not only the excitement of this history but the pain its memory still carries. We hope our discoveries help not just to raise awareness about African American history in Charles County but to transform how that history is presented.

Senator Thomas M. "Mac" Middleton has always supported our work in Charles County and nowhere is that support more evident than on this project. Not only did Senator Middleton visit the site, he and President of the Senate Thomas V. "Mike" Miller recognized the importance of the property and its history and moved quickly to ensure its preservation. If the two senators' vision for this property and its preservation are realized, both Charles County and the State of Maryland will be the richer for it.

We were fortunate to have a visit from Ms. Mia Lewis, a Henson family descendant, and her husband, Mr. Tyrone Anderson. Ms. Lewis provided us with a genealogical chart for Josiah Henson; more information about the family can be found at HensonNevelsFamily.com.

Ms. Sunny Scharles volunteered to provide lunch for the crew on a twice-weekly or more basis and then followed through: sandwiches, chips, and desserts made for a very happy crew. Sunny also helped with the organization of our open house on June 15 (Henson's birthday) and brought finesse to our operation. Dozens of people came through the site that day to learn about the remarkable life of Josiah Henson. One of those people, Ms. Edna Troiano, took on the project of writing a book about Henson's life, making sure to include the archaeological findings as part of that narrative. Ms. Scarlett Mower served as our liaison with Senator Middleton's office and joined us for many meetings to determine how this important site could be preserved.

Other individuals and organizations helping to raise awareness about Josiah Henson's story in Charles County include Mr. Jack Tuttle of the Charles County Board of Education. Mr. Tuttle helped make the NAACP internship program a reality. Mr. Jamaal Abdul-alim, a Washington correspondent for

Diverse Issues in Higher Education, Mr. Jamie Anfenson-Comeau of the Maryland Independent, Mr. Joe Heim of The Washington Post, and Ms. Patricia Villone, Senior Reporter at CTV News, prepared excellent news stories about our discoveries and helped us achieve an important goal with this project: raising awareness. Mr. Jared Brock, an author and filmmaker who co-founded Hope for the Sold, an abolitionist charity that fights human trafficking, plans a documentary about Father Henson and visited us at the site to record Henson's early landscape.

Ms. Cassandra Michaud of Montgomery Parks (Montgomery County, Maryland) provided ongoing support and encouragement for our efforts to find Josiah Henson in the landscape. Cassandra shared information from her program and introduced us to her colleagues and descendants of Josiah Henson. Dr. Cheryl La Roche provided advice on the importance of building community support for the recognition and preservation of the Henson Birthplace Site.

Architectural historian Willie Graham spent a day with us trying to decipher the history of the La Grange house, mesmerizing us with his knowledge of Chesapeake architecture. His notes appear in the appendix of this report. Heather Barrett of the Maryland Historical Trust, Nicole Diehlman, and Cathy Thompson of the Charles County Office of Community Planning also visited the house to help us get a sense of this extraordinary artifact.

Patricia Samford, director of the Maryland Archaeological Conservation Laboratory, and Lauren McMillan, assistant professor of historic preservation at the University of Mary Washington, assisted with the identification of artifacts, especially ceramics, and we thank them for their help.

The everyday work of digging holes fell to a crew whose talents had been honed at Newtowne Neck State Park in St. Mary's County. Morgan Jenkins-Houk, Kyle Moore, Lydia Roca, and Max Sickler dug the holes that uncovered the birthplace site. Jiahan Liu also joined us – this man who is a jack-of-all-trades – and helped to get holes dug and keep equipment working. Demilade Adebayo managed the laboratory end of the project, processing artifacts as they came in. And Cody Dorsey served as our social media expert, pushing the discoveries and news about Josiah Henson out to a broad online audience. We thank all of these project members for their dedication to this effort.

Finally, we want to express our gratitude to Mr. Michael J. Sullivan, who has long urged us to identify the location of Josiah Henson's Birthplace. Mr. Sullivan is never deterred by the challenges finding these places can present, with a track record that includes finding the first Charles County Court House at Moore's Lodge and Zekiah Fort. Charles County citizens owe a great deal to Mr. Sullivan for his enthusiasm and ability to get things done, and we thank him for inviting us to be a part of this remarkable journey.

Rebecca J. Webster, *St. Mary's City, Maryland*
Alex J. Flick, *Woonsocket, Rhode Island*
Julia A. King, *St. Mary's City, Maryland*
Scott M. Strickland, *St. Mary's City, Maryland*

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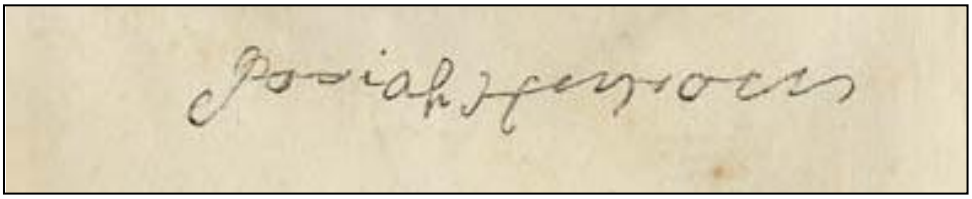


Henson 1858

CHAPTER I
INTRODUCTION

Josiah Henson (Figure 1), born into slavery near Port Tobacco in the late 1790s, became a minister, escaped slavery at the age of 30 with his wife and four children, founded a settlement for refugee slaves in Canada, and later became a conductor on the Underground Railroad. Henson shared his life experiences in an 1849 autobiography that has been reprinted many times since. He gained international fame as his autobiography became known as the reputed inspiration for Harriet Beecher Stowe's novel *Uncle Tom's Cabin; or, Life Among the Lowly*, published in 1852. Following the success of Stowe's novel, Henson traveled extensively to speak and lecture about his life. He met Queen Victoria in 1877.

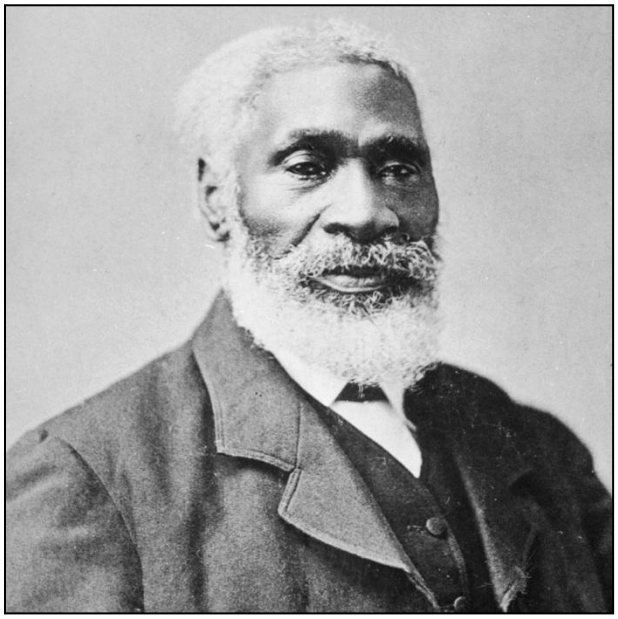


Figure 1. Josiah Henson, ca. 1877.

Places associated with Henson have attracted considerable public interest. The Uncle Tom's Cabin Historic Site in Dresden, Ontario includes a museum and interpretive center as well as the preserved cabin Henson lived in after fleeing to Canada with his family. Additionally, Montgomery Parks in Montgomery County, Maryland, purchased the Riley House, a 19th-century property where Henson lived for several years, creating Josiah Henson Park (John Milner Associates, Inc. 2008). The Riley House has been the site of archaeological investigation through the popular Time Team America series in collaboration with the Montgomery Parks Archaeology Program. Most recently, Montgomery Parks has plans to develop a major museum at the Josiah Henson Park exploring Henson's life and slavery in Montgomery County.

The identification, preservation, and interpretation of such sites afford the public a tangible connection to Henson and the people, places, and events he describes in his autobiography. The sites offer a physical connection to Stowe's characters and the history her work represented as a catalyst for the Civil War. And while much is known about Henson's life on the Riley plantation as well as his life in Canada, thanks to both the detail in his autobiography and historic preservation efforts, information on Henson's early life is scant.

Henson relates in his autobiography that he was born in 1789 on a farm owned by a "Mr. Francis N.," not too far from Port Tobacco, then the county seat of Charles County, Maryland. It was on "Mr. N.'s" farm that Henson's mother was physically and probably sexually assaulted by the overseer; Henson's father was severely beaten for coming to the defense of his wife. Ultimately, Henson's father, who never recovered from this experience, was sold by Mr. N. to his son in Louisiana, and Henson never heard from or saw his father again. Henson, his mother, and his siblings left Mr. N.'s farm not long after the treatment experienced by his parents, retrieved by their owner who had rented the family to "Mr. N." Henson's memories of what happened on Mr. N.'s farm appear to have been formed in part by stories from his relations (Henson was a young child of about 3 or 4 at the time of the incident). While Henson

Figure 2. The house at La Grange, February 2016.

recalled that "it was all a mystery to me at the age of three or four," he soon understood the devastating power slavery gave masters over slaves.

Josiah Henson remained enslaved after he left Mr. N's farm sometime before 1805. As a young man, he was sold as a slave to Isaac Riley, a small planter in Montgomery County, Maryland. Riley, falling on hard times and concerned his slaves would be seized to pay debts, sent Henson and 18 other slaves, including his wife and two sons, to work on his brother's plantation in Kentucky in 1825. Later, in 1828, Henson attempted to buy his freedom from Riley, but Riley kept Henson's payment and raised the price. Henson, fearing he might be sold, escaped Riley's farm with his family in 1830. Escaping with his family increased the risk of capture, but Henson found help and assistance along the way, including from Native Americans and immigrants. Henson made his way north to Canada and to freedom, where he founded a settlement called Dawn for fugitive slaves.

"Mr. Francis N." was Francis Newman, an Englishman who had recently immigrated to Charles County. Newman owned the farm, the Grange, today known as La Grange, approximately one-and-a-half miles east of Port Tobacco. Newman's House at La Grange still stands although any above-ground traces of slave quarters disappeared from the landscape long ago (Figure 2). A second quarter of the 19th-century kitchen still stands and this structure probably housed at least some domestic slaves, although well after Newman's departure from the property. An 18th-century smokehouse also remains on the property. Before Newman's acquisition of the property, it had been the plantation of Dr. James Craik, a personal physician to George Washington and later Physician General of the US Army. Newman acquired the property in 1798, although he may have been living there prior to the purchase.

During the spring and early summer of 2016, archaeologists from St. Mary's College of Maryland undertook Phase I archaeological investigations on several properties associated with the historic tract known as La Grange. These investigations were supported by a generous grant from Mr. L. Gordon Croft, a Port Tobacco native now living in Baltimore.

The Phase I investigations were focused on a search for Josiah Henson's birthplace on the La Grange property. The surveyed property consisted of the residential yard surrounding the existing 18th-century standing house, probably constructed sometime between 1763 and 1770 by James Craik, and the agricultural fields on surrounding parcels. At the time of the survey, the house was and remains owned by the Wilson family and was used as a private residence. The surrounding agricultural fields, which were in use for the cultivation of hay at the time of the survey, were and are owned by the Wills family.

As this report describes, SMCM archaeologists uncovered traces of a slave quarter complex as well as a number of isolated or individual quarters or cabins within view of the standing house at La Grange (assigned site number 18CH929; this site also includes the standing dwelling, kitchen, and smokehouse). Archaeological evidence collected from the Quarter Complex, as it is called in this report, and from around the standing dwelling was used in an effort to develop a chronology for the property and assemble comparative information for exploring life on the plantation at the time of Henson's occupation. A second site (18CH928), related to the 18th-century occupation of the property by James Craik, was located south of the present La Grange house. This site may have also been a complex of one or two quarters abandoned before ca. 1790, or possibly the location of a "small old dwelling" noted as present on the property in 1783.

The archaeological investigations revealed several features likely related to the occupation of the property by its enslaved inhabitants. These occupations, part of the greater landscape of slavery in Southern Maryland, are defined by the presence of domestic material, including ceramics and bottle glass, as well as architectural remains, including nails, window glass, brick, and daub. The distribution of architectural materials in the vicinity of the Quarter Complex suggests the presence of four to six buildings within the complex. The Quarter Complex appears to have been abandoned ca. 1830-1840, at approximately the same time a new owner acquired the property and dramatically reshaped and reoriented the landscape. The nine possible isolated or individual quarters include three probably occupied from ca, 1765 until ca. 1790 or 1800, four occupied from ca. 1765 until ca. 1830, one occupied from ca. 1800 until ca. 1860, and one occupied from ca. 1800 into the 20th century.

While no object was recovered (or could be expected to be recovered) from the site that says "Josiah Henson was born here," as this report describes, the size of the Quarter Complex and other possible cabin sites contemporary with Henson's occupation, their dates of occupation, and the associated artifacts point to occupations strikingly similar to contemporary slave quarter complexes at other Mid-Atlantic sites. These were the materials of Henson's world as a young child in Charles County.

This report describes these findings as well as findings associated with the standing house and a second site on the property. The report is organized into seven chapters, including this introduction. Chapter II provides a historical context for interpreting the archaeological evidence recovered from the La Grange tract. Chapter III discusses the archaeological potential of the historic La Grange landscape and presents a model for archaeological testing. Chapter IV describes the project area and previous architectural and archaeological surveys. Chapter V details the methods used to collect, process, and analyze artifacts. Chapter VI presents the findings and Chapter VII provides a summarizing conclusion with recommendations for future work. A complete artifact catalog from the survey can be found in the appendices along with statements of professional qualifications of the authors.

CHAPTER II
HISTORICAL CONTEXT

This chapter provides both the historical and archaeological context for interpreting the archaeological finds at La Grange. The chapter is divided into three sections. The first summarizes southern Maryland prehistory, or the period before Contact with Europeans. This section, which has been abstracted from King, Arnold-Lourie, and Shaffer (2008), depends almost entirely on archaeological evidence stretching back some 11,000 years in southern Maryland. The second section provides historical context for understanding the development of slavery in Southern Maryland. The third section describes what is known about Henson's life in Charles County, including his two masters, Francis Newman and Josiah McPherson. Finally, the fourth section briefly recounts the history of the property known as La Grange from the 17th century to the present, with particular emphasis on the late 18th through early 19th centuries in an effort to provide details about Josiah Henson's life on the property.

Southern Maryland Prehistory

The first inhabitants of southern Maryland arrived perhaps as early as 12,000 years ago, when regional temperatures were cooler by as much as five degrees Fahrenheit. The climate was more humid than it is today, sea-levels were up to 340 feet lower, and the Potomac River was a freshwater tributary of the Susquehanna River. The landscape consisted primarily of open grassland and of spruce, beech, birch, hemlock, and oak forests. The earliest people were highly mobile. They probably moved in small bands for at least part of the year, hunting large and small game, fishing, and gathering wild plant foods according to the season (Dent 1995:75-82, 135-145; Kraft 1977:35-69).

Period	Dates
Paleo-Indian	10000 BCE – 7500 BCE
Early Archaic	7500 BCE – 6000 BCE
Middle Archaic	6000 BCE – 3500 BCE
Late Archaic	3500 BCE – 1000 BCE
Early Woodland	1000 BCE – 200 CE
Middle Woodland	200 CE – 900 CE
Late Woodland	900 CE – 1600 CE
Contact	1600 CE – present

Table 1. Middle Atlantic cultural periods.

Archaeologists call this time the Paleo-Indian period, which began in North America about 12,000 years ago and lasted roughly 2,500 years (Table 1). Very few Paleo-Indian sites are known in Maryland, both because the population was small and because many early archaeological sites have been inundated by the rising waters of the Chesapeake Bay and its tributaries. Archaeologists have identified – but not yet investigated – a number of Paleo-Indian sites in southern Maryland. These sites have been identified by the recovery of distinctive stone tools or "fluted" projectile points, so-called because of the characteristic notching of stone flakes from the point's base. These easily recognized points, which include spear tips, are found in association with Paleo-Indian sites across North America, and their relative uniformity over thousands of miles has intrigued archaeologists for decades. In southern Maryland, most sites dating to this period are found in the Zekiah Swamp drainage or in the Potomac River valley west of the Route 301 corridor (Barse 1985:22-26; Wanser 1982:6), although fluted points have also been discovered along the shoreline in St. Mary's County, including along the Chesapeake Bay near Point Lookout.

Beginning about 10,000 years ago, temperatures worldwide began to warm, melting the glaciers that, on the eastern part of the continent, had reached as far south as Pennsylvania. Over the next several thousand years, glacial melt flooded the Susquehanna River valley, creating what is now the Chesapeake

Bay. As the waters rose, the Potomac and Patuxent rivers began to take their current shapes, becoming recognizable about 4,000 to 5,000 years ago. The rising sea-level created rich new swamp and marsh environments throughout the region, and warming temperatures encouraged the growth of a predominantly oak and hickory forest. Unlike the forests and grasslands of the cooler Paleo-Indian period, the changing terrain offered little open space. The cause of the warming is often debated, but one thing is certain. The familiar resources of the Paleo-Indian period disappeared, and, beginning some 9,000 years ago, human communities were forced to adapt to a new environment (Colman, Halka, and Hobbs 1991; Dent 1995:82-95; Kraft 1977).

Archaeologists describe the post-Paleo-Indian period as the Archaic period, organizing it into three divisions, including the Early, Middle, and Late Archaic (see Table 1). The Early Archaic (7500 BCE to 6000 BCE) reflects the beginning of the Holocene geological epoch, with a cool and dry climate becoming warmer and wetter. Hardwood forests were replacing spruce forests, and swamps were forming in areas where none had been present previously (Wanser 1982:70). These climactic and environmental changes underpinned new settlement and subsistence strategies. Evidence from sites elsewhere in the Middle Atlantic indicate "more well-defined scheduling and seasonal rounds" focused on hunting and gathering, especially deer and nuts, and much less on fish or shellfish. By the end of the Late Archaic, many archaeologists argue, "focal hunting adaptation was replaced by a broad spectrum foraging strategy" (Wanser 1982:72-73).

The new conditions may have proved advantageous to those dwelling on the inner coastal plain. Over 150 archaeological sites from the Archaic period survive in nearby St. Mary's County, possibly suggesting an increased population. Evidence from southern Maryland and other Maryland sites reveals that, during the Archaic, which lasted from 7500 BC until 1000 BC, people followed a seasonal round of hunting, fishing, and gathering not unlike their Paleo-Indian forebears. However, they developed increasingly diverse and specialized tools for harvesting a much wider range of plant and animal foods, returning on a regular basis to places where these resources were found. In addition to chipping pieces of stone to make tools such as projectile points, Archaic-period people ground stone into axes and adzes for woodworking. They also made mortars, pestles, and manos (handheld stones or rollers) and metates (stone blocks with shallow concave surfaces) for grinding wild plant foods (Dent 1995:194-215; Wilke and Thompson 1977:22).

The rising sea-level increased the importance of marine resources and helped to diversify and enrich food sources. Archaeologists have uncovered evidence that fish weirs, or large nets staked in the water, were made and used during the Archaic period. Largely constructed of organic materials, these devices are seldom discovered in a preserved state, though their presence would not be surprising. Any such large-scale fishing expeditions, however, would have required substantial cooperation, not just for catching but also for processing the harvested fish (Custer 1989:204; Dent 1995:204).

The Middle Archaic, which archaeologists argue lasted from 6000 to 3500 BCE, "appears to be a continuation and elaboration of trends" evident toward the end of the Early Archaic. The subsistence base appears to have become larger, an adaptive strategy that not only would have fostered population growth but would have made existing populations less vulnerable to disruptions in the availability of a particular food source. Swamps – like the Zekiah Swamp, with its rich resources – became a focus of settlement, with sites occupied longer and by greater numbers of people.

Evidence of developing trade networks appears on Archaic-period sites in the form of rhyolite, a granite-like rock found in the mountains west of the Chesapeake piedmont. Rhyolite is found on Archaic-period archaeological sites throughout southern Maryland. Fashioned into projectile points, knives, and other tools, rhyolite probably came to the Tidewater through broad-based exchange networks

characterized by hand-to-hand exchange among related parties. Alternatively (or additionally), Archaic-period people from Maryland's coastal plain may have traveled to the mountain region, collecting rhyolite and bringing it back to southern Maryland. How rhyolite ended up in southern Maryland remains a mystery, but it is clear that exchange networks fostered social interaction over considerable distances (Stewart 1989:47-78; Wanser 1982:82).

People almost certainly remained mobile throughout the Archaic period (3500 BCE to 1000 BCE), which lasted about 6,000 years in this part of North America, but their territorial range may have decreased as they became more efficient hunters and gatherers. By the end of the period, about 3,000 years ago, many groups were making and using bowls of ground steatite, a soft, greasy-feeling stone commonly known as soapstone. Archaeological evidence suggests the bowls were used for cooking. As the population grew along with the more efficient harvesting of available plant and animal resources, including fish, additional pressure was placed on communities to harvest yet more food from the environment.

Wanser (1982:94) noted that, by the Late Archaic, the "climate was warm and dry," an oak-hickory forest predominated, and the "Lower Potomac estuary was well developed…, with shellfish and anadromous fish plentiful." Hunting remained important to Late Archaic people, but the primary subsistence strategy was one of intensive foraging, evidenced by a fluorescence of tool types. Archaeologist William Gardner (1978:31) argues that, by the Late Archaic, most groups were leaving the swamps for oysters on the coast, but Wanser's (1982:129) analysis of collections suggests that, at least in the case of the nearby Zekiah Swamp drainage, population there may have actually increased. Wanser acknowledged that Late Archaic-period coastal sites may be absent because they are inundated; nonetheless, the Zekiah Swamp, which forms the headwaters of the Wicomico River, was visited and occupied by Native peoples through the end of the Late Archaic and is one of the most intensively occupied areas during this period in southern Maryland.

During the Late Archaic, "populations became larger, territories smaller, and more permanent habitation at certain sites was likely" throughout Eastern North America. Regional traditions, evident before the Late Archaic, became especially distinct. These 'traditions,' several of which are evident in the archaeological assemblages of southern Maryland, do not necessarily represent separate cultural groups but the "adoption of tool types from a variety of sources" (Wanser 1982:93).

At about this time – the end of the Archaic and the beginning of the Woodland period (1000 BCE to 1600 CE) (see Table 1) – ceramic vessels entered the archaeological record. Many were similar in size and shape to the Archaic steatite bowls, but they were made from locally-mined clay fired at relatively low temperatures. Archaeologists typically associate ceramics with more sedentary societies. These communities still hunted and gathered food from the wild, but they also grew their own crops, eventually including corn. More importantly, they produced food surpluses. Indeed, it was around this time, some 3,000 years ago, that small, below-ground pits – not unlike root cellars – were developed for storing surplus food (Dent 1995:229-230).

By the end of the Archaic, New World inhabitants, including those in what is now southern Maryland, were practicing a diversified hunting and gathering economy, one made possible by the rich resources of the Chesapeake Bay and its tributaries. Resources were so plentiful that the trapping of salt and freshwater fish, the hunting of small mammals, and the gathering of edible plants took place in an ever-dwindling geographical area; people could find or produce much of what they needed fairly close at hand. People remained mobile, but the range of their day-to-day roaming shrank, eventually giving rise to large, semi-permanent settlements, some of which were even fortified against other indigenous groups.

Trade and exchange were very important, and probably represented the route by which corn found its way into the diet of the Coastal Plain people, including those in southern Maryland. Rhyolite, the stone used for making tools, appeared in even greater quantities during the Woodland period along with other artifacts that would indicate trade. Among them are the extraordinary objects – dating from about 2,500 years ago – that are associated with the Adena "Mound Builder" tradition of the American midlands. Large blades of non-local stone, tubular stone pipes, stone gorgets (neck pendants worn for decoration and defense), copper beads, red ochre (used as a pigment for body decoration), and other unusual objects probably used for ritual or ceremonial purposes have been recovered from contemporary sites on Maryland's western shore (Dent 1995:231-235; Potter 1993:107-108; Stewart 1989:47-78). At least one of these sites may be located in St. Mary's County on St. Clement's Bay, where homeowners have reported finding Adena-type artifacts.

The increasingly important cultivation of crops such as maize, beans, and squash did not occur overnight, nor did some enterprising member of the area's Woodland peoples "discover" or "invent" agriculture. Instead, the archaeological evidence indicates that corn came late to the region, possibly around 800-900 CE. The corn raised by Native American groups in what is now southern Maryland is thought to have come from trade with Piedmont groups, with local groups adopting its cultivation as yet another subsistence strategy (Dent 1995:251-254; Turner 1992:107).

Sometime around 1350 CE, in a series of events with important implications for the Chesapeake Tidewater, native people living in what is now Montgomery and Frederick counties began abandoning their villages and moving south out of the Potomac Piedmont and onto the Coastal Plain. The reasons for their migration are unclear, but archaeologists suspect that Piedmont groups were pushed out by immigrants from the west. The Piedmont people, in turn, appear to have displaced established communities in the Tidewater. The archaeological evidence for these migrations and the subsequent population shifts hinges on two occurrences: long-occupied village sites in the Potomac Piedmont were suddenly abandoned in the 14th century, and new types and styles of ceramic ware suddenly appeared in the Coastal Plain (Potter 1993:126-138; Slattery and Woodward 1992).

Throughout much of the Early and Middle Woodland periods (c. 1000 BCE to 800 CE), communities in southern Maryland and elsewhere in the Coastal Plain were producing low-fired ceramic pots. These pots were first tempered with grit or sand and, increasingly, with shell; that is, crushed shell fragments were added to the clay to make it malleable for making pots. Beginning in the 14th century, ceramics tempered with sand or quartz grit again appear in the Potomac River valley. Though not common in the Coastal Plain after 200 CE, this process was a relatively old one in the Piedmont, leading archaeologists to postulate a major migration into the Tidewater. The earliest evidence was found at the Potomac Creek site in Stafford County, Virginia, across the Potomac River from Maryland, and the Accokeek Creek site in Prince George's County. At both sites, immigrants from the Piedmont established new villages and fortified them, possibly against attack, although some archaeologists suggest that palisaded settlements may have also represented the demarcation of sacred space (Shephard 2009). Archaeologists estimate that as many as 500 immigrants may have resided in the two villages (Potter 1993:114-125; WMCAR 2009).

Known as the "Montgomery Hypothesis," the interpretation for a wholesale displacement of communities in both the Piedmont and Coastal Plain Potomac is complicated by the fact that, besides ceramics, other material practices in the Coastal Plain, including house forms and burial programs, do not appear to have clear origins in the Piedmont (Curry 1999). In addition, a Piscataway description of the nation's method for identifying leaders points to an Eastern Shore origin, at least for the group's first "king." Stephen Potter (1993) has attempted to reconcile the archaeological and historical evidence and argues that the two versions of Piscataway origins may not be mutually exclusive.

The archaeological record in southern Maryland reveals the appearance of a number of sites containing sand- or grit-tempered ceramics dating to the Late Woodland period (800 to 1600 CE). Many of the sites were short-term base camps from which hunting and gathering expeditions were launched. Several were large enough to warrant identification as villages or towns, as evidenced by thick deposits of oyster shell, animal bones, and stone artifacts. Anywhere from ten to 25 arbor-like structures covered in reeds and known as longhouses or wigwams sheltered the residents, who were probably organized cooperatively by age and sex to produce food and life's other necessities. As at Potomac Creek and Accokeek Creek, many of these villages were fortified, with a majority of houses surrounded by a palisade of upright posts cut from sapling trees. Perhaps the region's growing population increased the competition for resources and led to inter-group hostility, thus spurring communities to protect their domestic compounds with wooden barriers (Potter 1993:149-161).

On the eve of the arrival of Europeans, the Native people of southern Maryland were living in semi-permanent dispersed villages or towns, practicing a form of slash-and-burn agriculture to clear land for planting corn, beans, and squash. Tobacco was also cultivated, primarily for ritual or spiritual purposes and not for recreational consumption. Hunting and gathering remained vitally important to the Late Woodland subsistence economy, and when residents left to hunt or fish at various times throughout the year, settlements would be temporarily vacated. The sites might be permanently abandoned once the soil in nearby fields was depleted and corn yields declined. Although each village or town had its own leader, most of the southern Maryland settlements at this time were probably tied to Moyaone (or Piscataway), the capital of the Piscataway chiefdom. The strength of the relationships, however, would have weakened with distance (Potter 1993:149-161).

The migrations of the 14th century in the Chesapeake Tidewater were just the beginning of major movements of people throughout the region. Iroquois groups from the northeast were pressing into southern Maryland as early as the 15th century, traveling down the Chesapeake Bay from what is now Pennsylvania and New York, raiding Algonquian communities they encountered along the Bay's western shore. The Algonquians living there withdrew up the rivers, abandoning large tracts of land as they sought refuge from the Iroquois. The remaining groups lived in or close by well-fortified village compounds. Meanwhile, from the south, Powhatan was working, by the late 16th century, to expand the reach of his power over Virginia groups in the vicinity of the James and York rivers and tributaries (Clark and Rountree 1993:112-135; Potter 1993:174-179).

Nations even less familiar than the Iroquois began to appear in the Chesapeake Bay area in the late 16th century with the arrival of, first, the Spaniards, and then the English. Although the records do not suggest any direct encounters early on between European explorers and the indigenous people of southern Maryland, the groups living in the region were almost certainly aware of these strange new people and their even stranger customs. The indigenous groups may have even acquired glass beads and copper through trade with other groups that had come into contact with the Europeans.

By the second quarter of the 17th century, when Europeans were taking up land in the Potomac River valley, Native groups were in relatively continuous contact with the immigrants. Dispersed settlement coupled with a desire for trade and access to goods kept conflict to a minimum, at least in this part of the Chesapeake world (Merrell 1979). By c. 1650, however, European settlement was expanding and intensifying.

Colonial and Post-Colonial Context

Maryland was created on paper in 1632 by a royal charter from King Charles I to Cecilius Calvert, the Second Lord Baltimore. The Maryland Charter "gave" the new proprietor a landholding of

breathtaking size along with the power to govern it. Lord Baltimore used this landholding to attract colonists to Maryland, some of them his friends and kinsmen, who arrived in Maryland beginning in 1634 when the *Ark* and the *Dove* first landed on Potomac shores. Thousands of acres, what at the time must have seemed an endless supply of land, were surveyed and patented throughout the 17th century. Baltimore earned quitrents from these grants, payable annually, which helped to build the proprietary family's wealth. By this time, tobacco was already being successfully cultivated in Virginia, and tobacco plantations quickly became established in Maryland as well. Of course, the colonists had to contend with the indigenous groups who did not disappear and who themselves had to contend with an invasion of ever-increasing, aggressive colonists and their destructive livestock.

Charles County was legally created in 1658, though the English had been settling along the shores of the Wicomico River beginning in the early 1640s. At the time, the border between Charles and St. Mary's counties was the Wicomico and the Zekiah Swamp (as an inland extension of the Wicomico). Most early settlements appeared along the shores of the Potomac, and its tributaries including the Wicomico, Port Tobacco, and Nanjemoy rivers. In 1674, the first courthouse was established on an inland parcel known as Moore's Lodge. The courthouse at Moore's Lodge was managed by Thomas Hussey who, at one point, owned the land on which Josiah Henson would later be born. Although centrally located, the inland location of the Moore's Lodge tract made it difficult for the people to reach the courthouse, and it was subsequently abandoned and the seat of government relocated to Port Tobacco (then Chandler Town and later Charles Town) in 1727 (Figure 3) (King, Strickland, and Norris 2008).

Figure 3. The colonial county seats of Charles County (Moore's Lodge and Port Tobacco) and La Grange.

Throughout the 17th century, tobacco plantations dotted the landscape with few established towns for trade. Ships hauling tobacco from the colonies to England had to stop at plantations along the river to receive and unload cargo. Although several attempts had been made to legislate towns into existence, it was not until 1683 that an "Act for the Advancement of Trade" (often referred to as the Town Act), calling for the establishment of towns and ports in each county, appeared to make any headway (Musselwhite 2012). In Charles County, towns or ports were proposed for Hatton's Creek along the Wicomico, the east side of Port Tobacco Creek by Chapel Point, and along Chicamuxen Creek (Archives Md. 7:540, 609). Augustine Hermann's Map of Maryland and Virginia, published in 1673, depicts English settlements all along the shores of the Potomac and associated rivers up to about Mattawoman Creek, where a number of Native settlements are also depicted (Figure 4). Herman's map shows some activity in the general area where La Grange would be located.

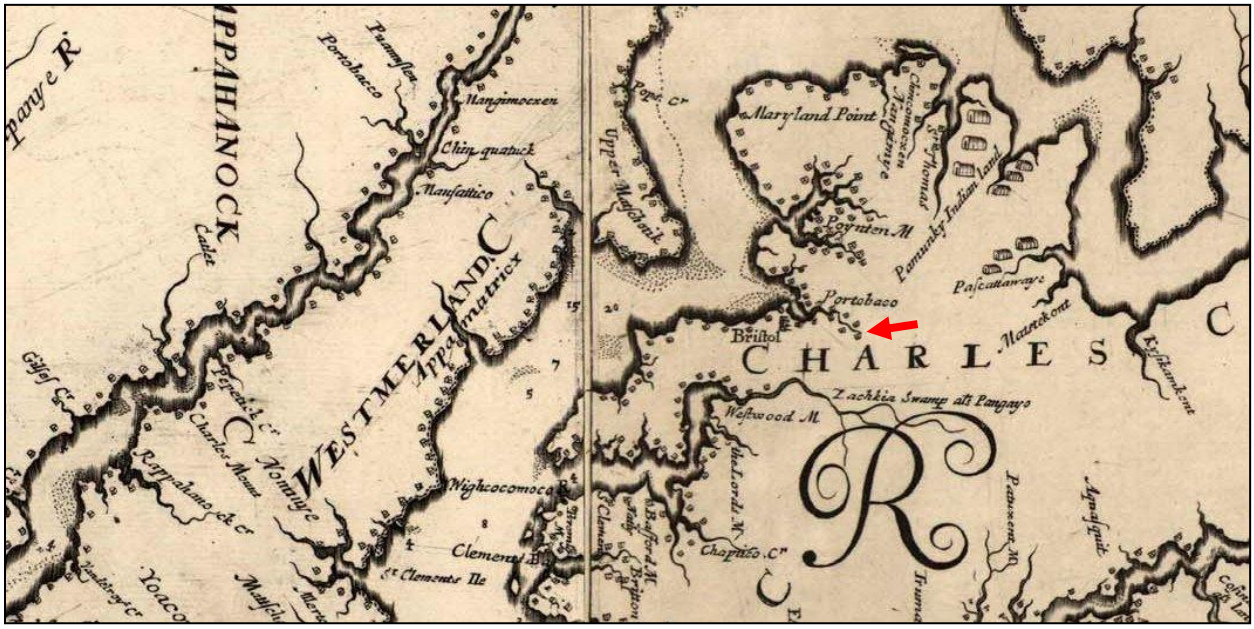


Figure 4. Augustine Herman's Map of Maryland and Virginia showing the project area (red arrow).

By 1695, Maryland had become a royal colony, the Calvert family having lost political control in 1689, and the capital had moved from St. Mary's City to Annapolis. The Wicomico River valley, previously a politically and economically important area of settlement, was declining as a center of colonial activity as the focus shifted to Port Tobacco. It was here that Charles County's economic and political power became centralized. Port Tobacco, then known as Charles Town, developed as a busy port with growing numbers of dwellings, warehouses, inns, ordinaries, and shops – much different than the dispersed pattern of settlement seen only decades earlier. The mid-18th century also saw a rise in prosperity for the inhabitants of Charles County as Maryland enacted a law requiring mandatory inspection of tobacco exports at public warehouse, like the one in Port Tobacco, which garnered Maryland planters a reputation abroad for producing quality tobacco (Lee 1994; King, Arnold-Lourie, and Shaffer 2008).

By the beginning of the 18th century, enslaved Africans, although present from the beginning of European settlement, were becoming the primary source of labor for the elite. Historian Robert Brugger (1988:46) found that, by 1710, slaves formed 25 percent of the colony's population; an estimated 4,000 Africans had arrived in the colony between 1695 and 1708. The Piscataway as an organized nation had

left Maryland (although many Piscataway remained behind) and the numbers of English were also growing. The overall gain in population spurred demand for land and tobacco even though the price of tobacco, which had plummeted at the end of the 17th century, remained depressed. Increasingly, economic success in Charles County and the rest of southern Maryland was determined by the amount of land and labor (usually inherited) an individual owned. Society was becoming even more stratified, with planters owning 500 or more acres ensconced at the top and enslaved people at the bottom. In Charles County, the elite landholders comprised a mere 1 percent of the total population by mid-century, while landowners of any size parcel formed only about 5 percent, with the median tract size about 200 acres. Slaves made up a full 38 percent of the population in mid-18th century Charles County (Lee 1994:268, 272).

As producers of tobacco and, to a lesser extent, Indian corn, the Charles County plantations were an important part of the world economic trade that moved across the Atlantic in the 17th and 18th centuries. Tobacco was shipped to English and European markets, and the profits were used to purchase men and women imported from Africa to work on Maryland plantations. Livestock was raised for local consumption and for transport to the West Indies in exchange for rum and sugar. Planters also raised wheat, oats, rye, and barley, rotating these crops, along with corn, through their tobacco fields, and, in their orchards, they grew fruit, including apples and peaches (rotation worked to maximize a field's fertility). Surplus grain and fruit were exchanged locally, as were turtles, fish, crabs, oysters, ducks, geese, and deer. Some English households experimented with producing silk or wool, the latter evidenced by the listing of spinning wheels in inventories. The planters' efforts to diversify, however, waxed and waned with the tobacco market (Lee 1994:15-84).

Although Charles County prospered into the 1760s (at least for the small numbers of landowners), the Revolutionary War disrupted trade between the southern Maryland tobacco planters and their primary trading partner, England. The planters were not quick to find new markets, with the war causing economic hardship in southern Maryland (Dunn 1983:51; Walsh 1993:188). After the American Revolution, pre-war debts incurred by colonists to British merchants were not, as many had hoped they would be, forgiven. The Treaty of Paris, ratified in 1783, recognized American independence even as it required American consumers to honor their debt obligations.

The 1783 Treaty of Paris empowered British creditors to collect pre-war debts from Americans, many of whom had not expected to have to repay local British and Scottish tobacco merchants and whose debts had been in limbo since the outbreak of war several years earlier. Some merchants attempted to collect substantial interest on these debts as well. Overly rosy predictions of a quickly resurrected trade with Britain after the war resulted in a glut of tobacco production which satisfied British demand and drove down tobacco prices. Americans were also cut out of the West Indies trade and the French tobacco market by various means. These factors, plus the contraction of credit, resulted in a severe economic depression through the 1780s, felt harshly in Charles County (Lee 1990:331-332; 1994:228-231). The debt crisis came to a head in 1786 in Charles County when a riot occurred at Port Tobacco courthouse after British tobacco merchants began legal proceedings that would have imprisoned non-paying debtors. A mob of approximately one hundred Charles County residents stormed the courthouse, interrupting proceedings and forcing the merchants' attorney to remove his name from the court docket (Lee 1990).

Many farmers and planters who had been counting on debt forgiveness were pushed into bankruptcy. For example, Smith Middleton, his wife, Mary, their three children, and at least five enslaved laborers lived on a farm perhaps as large as 300 acres near the head of Zekiah Run. Middleton raised tobacco and livestock, including cattle, pigs, and sheep. The settlement with Great Britain, however, ultimately forced Middleton into debt and, at the age of 70, into debtor's prison, where he appears to have

died in 1791. For Middleton and many farmers like him, the American Revolution brought calamity and not necessarily celebration.

The post-war economic depression not only affected common planters, it also dramatically affected the county's local gentry and public officeholders. As Lee (1994:243) described, "during the 1780s, public offices involving collection of revenues became paths to personal financial ruin." This was due to the performance bond, which afforded the state, eager to pay off war debts, the ability to take possession of and sell local officials' property if they failed to collect revenues. Given the indebted and destitute nature of the Charles County population during this period, collections of taxes became near impossible. Because their performance bonds kept both local officials and their sureties on the hook for uncollected revenue, "the gentry reacted to the perils of office holding…with a rash of resignations and refusals to serve" (Lee 1994:245). Many local magistrates and justices, too, balked at state appointments to the Orphan's Court and either refused to serve or failed to regularly show up to the courthouse. By the late 1780s and into the 1790s, business in Charles County – both judicial and commercial – nearly ground to a halt (Lee 1994:239-247).

When traveler Isaac Weld passed through Charles County in the late 1790s, he described the country below Port Tobacco, stating that "Nothing is to be seen here for miles together but extensive plains, that have been worn out by the culture of tobacco, overgrown with yellow sedge." Weld remarked on the abandoned ruins dotting the overgrown fields: "In the midst of these plains are the remains of several good houses which show that the country was once very different to what it is now." The houses, he described, "have now been suffered to go to decay, as the land around them is worn out, and the people find it more to their interest to remove to another part of the country….In consequence of this, the country in many of the lower parts of Maryland appears as if it had been deserted by one half of its inhabitants" (Weld 1807:138-139).

The exhausted soils observed by Weld, notes Lee (1994:247), were due to the disruption of the traditional agricultural cycle through the recent volatility of the tobacco market, which did not allow for proper fallow times, and the demands of war, which prompted an increased grain production for the army. As the Napoleonic Wars began in Europe in the early 1790s, the European demand for tobacco again dropped, plunging Charles County again into depression. Some began to diversify, growing wheat and other cash crops which had better prices locally than tobacco, while others, as Weld noted, looked for opportunity elsewhere (Dunn 1983:51; Lee 1994:248; Walsh 1993:190-191).

Another consequence of the Treaty of Paris of 1783 was the opening of lands west of the Appalachian Mountains. Much of these lands were previously off-limits to settlement by British colonists due to the Royal Proclamation of 1763. Many Charles County residents, lacking opportunity and economic mobility in southern Maryland, migrated westward in search of better prospects. Given the scarcity of land in peninsular southern Maryland and the ability of the wealthy to control massive tracts, tenancy increased throughout the 18th century. When the proprietary manors, among the largest landholdings in Maryland, were confiscated during the war, many of the tracts were sold to middle and upper class investors or speculators, who raised rents on tenants. Agrarian tenancy in Maryland hit its peak in the final decades of the 18th century as the prospects of industrialization and the opening of the transmontane west to settlement impelled many of Charles County's poor residents to migrate from the county (Stiverson 1977:140-142). This force of migrant tenants also helps to explain Weld's (1807) observations on the desolation of Charles County at the end of the 18th century.

The political, economic, and social events surrounding the Revolution and the subsequent decades had significant ramifications for Maryland's enslaved population as well. When the importation of slaves into the Chesapeake region began in the seventeenth century, Africans were drawn from diverse

nations and cultures, leaving them linguistically, culturally, and physically isolated on Maryland and Virginia plantations. Those working alongside one another on a plantation were frequently separated by language and custom, were individually isolated from kin, and suffered greatly from disease in their new environment. Historians had postulated that it was not until the latter half of the 18th century, when slave demographics (e.g., gender and age ratios) normalized and stabilized, native-born slaves outpaced the population of African-born slaves, substantial road and path networks had developed, and aggregate plantation size and slave holdings had increased, that Chesapeake slaves were able to form cohesive communities (Kulikoff 1978). However, this interpretation may overstate the opportunities of enslaved persons to forge and sustain community ties. Small tobacco planters found it most efficient to maintain small groups of enslaved workers, while larger landowners "dispersed laborers among outlying quarters near the home farm or else on more distant holdings," practices which "continued to impose a high degree of residential isolation" for enslaved persons (Walsh 1993:172).

"No American state," claims historian Robert Brugger, "portrayed as vividly as did Maryland [in the years following the War of 1812] the contrast between slave and steam power, past and future, convention and change." Brugger was referring to the difference between southern Maryland, including St. Mary's County, and the northern part of the state. Indeed, Barbara Jeanne Fields writes of "two Marylands," one fueled by economic expansion, the other clinging to a traditional colonial economy based on tobacco; "one founded upon free labor and the other upon slavery." Maryland was in a "class alone;" in no other region of the United States did a slave economy so closely coexist with an economy increasingly dependent on manufacturers and the opening of western markets. This geographical and social juxtaposition led many to regard Maryland's citizens as "moderate [in] temperament," occupying a kind of "middle ground" in the escalating debate on slavery. On the other hand, Fields argues, while Maryland and other border-state moderates may have appeared less strident in their attitudes concerning slavery, the outbreak of war revealed deep, long-standing cultural and political divisions within the state (Brugger 1988:187; Fields 1985:1-22).

These differences grew out of considerable demographic, social, and economic change in the decades following the War of 1812. Population increase, the rise of manufacturing, and improved communication resulting from internal improvements propelled Maryland's expanding economy in the northern and western sections of the state. At the heart of this development was the city of Baltimore, a sleepy town when it was established in the 18th century. By the early 19th century, however, Baltimore was growing so fast that many observers believed it was one of the most important cities on the eastern seaboard. More than 60 textile mills were located within 20 miles of the city, and the construction of the National Road and later the building of the Baltimore and Ohio Railroad opened western lands to settlement and to commerce linked directly to Baltimore (Brugger 1988:187-206).

Southern Maryland, located on the state's western shore, did not share in the extraordinary growth occurring in northern and western Maryland. Southern Maryland farmers remained committed to the production of tobacco. A plantation economy centered on tobacco and to a lesser extent wheat dominated the region, with the majority of the labor, at least on the larger farms and plantations, provided by an enslaved workforce. Antebellum southern Maryland society more closely mirrored antebellum society in the South than it did in northern Maryland. At the top of the social hierarchy was a small, wealthy class of planters that controlled land, politics, and a good deal of the labor. In contrast, most free families, usually white but some black, struggled to make ends meet from year to year. At the bottom of the hierarchy was more than half of the population: enslaved black men, women, and children with virtually no economic and legal rights (King 1994:283-289; Marks 1979; Ridgway 1979:20-43).

Since southern Maryland farmers shipped their tobacco and grain directly to Baltimore with minimal processing and purchased the majority of their domestic and agricultural products from

Baltimore mills, factories, and stores, local industrial and urban development remained limited. The economic emphasis on tobacco, with its demand for land and labor, precipitated a crisis for many southern Maryland planters and farmers beginning in the early 19th century. Land and labor costs were simply too high to justify investment, and the economic depressions following the Panics of 1819 and 1837 undermined the financial stability of many families. A large number of these families left the region for lands opening in the west, and new families did not arrive to take their place. The region's population grew by only two percent between 1790 and 1850. In contrast, northern and western Maryland experienced a more than 200 percent growth in population during the same period. Consequently, southern Marylanders found themselves increasingly isolated – economically, socially, and politically – from the rest of the state. Between 1790 and 1860, Charles County's population fell by 20 percent. The white population itself had dropped by about 43 percent, while the slave population declined only slightly. Charles County very much remained a slave society. This is evident in southern Maryland's support for the Confederacy during the American Civil War. The system would not collapse, however, as long as the families that controlled the land also controlled the politics. For this small number of elite families, political control and carefully arranged marriages made limited economic success possible (Fields 1985:1-22; Ridgway 1979:20-43).

In 1864, Maryland's constitution was revised to end slavery in the state. Because of the region's dependence on a tobacco-based economy and the slave labor used to maintain it, Charles County again suffered from economic depression. It was not until 1873 when the Pope's Creek branch of the Pennsylvania railroad arrived that the county saw a much needed boost in investment. It was only in the late 19th century with the introduction of the railroad and construction of new roads that the dependence on travel by waterway began to decline. This came not a moment too soon, as the Port Tobacco River at the town of Port Tobacco had been silting in, rendering its position as a port of commerce useless. In 1888, the town of La Plata, the county's new seat of government, was established along the new railroad. Passenger travel along the rail line ceased in 1949, but La Plata still serves as the county seat and the railroad is still in use, mainly for the transportation of coal to the power plant in Morgantown.

In Charles County, the 18th-century tax lists do not indicate the extent to which enslaved persons were stationed on different quarters by their owners or whether owners had hired them out to other planters, both common practices which would have disrupted African American communities. Nor do the records offer a sense of the dislocations to which enslaved persons were subjected at the whims of their masters, who could sell, give away, or bequeath their slaves regardless of their slave's community or family ties (Lee 1986). Additionally, the massive post-Revolutionary westward migration caused substantial disruption to Chesapeake slave communities. Many enslaved persons were sold west or forced to travel with their masters, primarily to Kentucky and Tennessee, uprooting them from their social ties and forcing them to forge relationships anew (Kulikoff 1983; Walsh 1993:193). Josiah Henson's narrative of his life perfectly illustrates the points made by historians regarding the often ephemeral familial and social ties of enslaved persons in the Chesapeake in the decades following the American Revolution. His words on being sold after the death of his master express the trauma of the periodic dislocations suffered by enslaved persons. He describes the episode in successive memories: "The first sad announcement that the sale is to be; the knowledge that all ties of the past are to be sundered; the frantic terror at the idea of being sent 'down south;' the almost certainty that one member of a family will be torn from another; the anxious scanning of purchasers' faces; the agony at parting, often forever, with husband, wife, child—these must be seen and felt to be fully understood" (Henson 1858:11).

Josiah Henson in Charles County

Historian Jean B. Lee (1986:330-331) has pointed out that, "for most blacks in the Chesapeake before 1800, the only documentary evidence of their existence is their aggregate numbers set down in

census and tax records and—for those listed in estate inventories—their names, gender, and age." This chapter mines census, tax, land, probate, and various other records for any information which might shed light on Josiah Henson's early life in Charles County. As Lee's description suggests, however, there is precious little documentary detail that directly pertains to Henson's childhood or straightforwardly complements the descriptions in his autobiography of his time in Charles County. Therefore, much of this section focuses on constructing a context for Henson's early life. Who were the people he mentions in his stories? Where did they live? What was life like for an enslaved child in post-Revolutionary Charles County?

Much of what is known about Josiah Henson's early life in Charles County comes from the limited details he provides in the several editions of his autobiography. The first edition of Henson's autobiography, narrated to abolitionist Samuel A. Eliot in 1849, begins as follows:

> I WAS born, June 15, 1789, in Charles County, Maryland, on a farm belonging to Mr. Francis N., about a mile from Port Tobacco. My mother was the property of Dr. Josiah McP., but was hired by Mr. N., to whom my father belonged (Henson 1849:1).

Subsequent editions of the autobiography specify the surnames as Mr. Francis Newman and Dr. Josiah McPherson. The birth-date given by Henson is implausible and it is likely he was born several years later, in the mid- to late 1790s. Walston (1985:370-371) also notes that the abolitionist ghostwriters and editors of the various editions of Henson's autobiographies may have drawn on other sources of information concerning the details of plantation life to construct the narrative around Henson's recollections and that, as historical sources, Henson's autobiographies must be examined critically.

"The only incident I can remember," Henson (1849:1) recalled, "which occurred while my mother continued on N[ewman]'s farm" was the return one day of his father, whose right ear had been cut off and whose back was thoroughly lacerated after receiving one hundred lashes. The violence inflicted on Henson's father was punishment for his having struck the white overseer who had assaulted Henson's mother. Following these events, Henson's father's demeanor changed, becoming "morose, disobedient, and intractable." Shortly thereafter, Newman sold Henson's father south, to an Alabama[1] plantation owned by his son (Henson 1849:1-2). Henson would never see his father again.

Henson provided additional detail on these events in later editions of his autobiography. A child at the time, he pieced together bits of the story gleaned from the conversations of other slaves: "It seemed the overseer had sent my mother away from the other field hands to a retired place, and after trying persuasion in vain, had resorted to force to accomplish a brutal purpose." When Henson's father heard the screams of Henson's mother, he ran from his work in the field and attacked the white overseer (Henson 1858:3). The language of Henson's narration suggests that he did not witness these precipitating events, but rather personally experienced only the return of his father, head and back bloodied after receiving punishment for the incident. Henson also notes that between the time of the skirmish with the overseer and his father's punishment, his father hid in the woods, coming out at night to get food from "some cabin" (apparently not Josiah's). His escape was brief, however, and he was eventually "compelled by hunger to come back and give himself up" (Henson 1858:5).

After his father was sent south, Dr. Josiah McPherson refused to hire Henson and his mother out to Newman. Henson (1849:2) recalled his time with McPherson as a generally happy time, noting that McPherson "was very much kinder to his slaves than the generality of planters, never suffering them to be struck by any one." Henson stated that he lived on McPherson's estate with his mother and her family of

[1] Henson says that the plantation was in Alabama, but at this date, Newman's son only owned property in Louisiana.

three girls and three boys (Josiah being the youngest). Henson spent only two or three years with McPherson before "the Kind Doctor" was found dead one morning, lying in a small stream on the plantation. He likely had fallen from his horse while returning from a social party the night before, stumbled into the stream and, being too intoxicated to remove himself, drowned (Henson 1858:9).

Following McPherson's death, Henson's family was sold to various owners, with his mother going to Isaac Riley. Henson himself was sold to Montgomery County tavern keeper Adam Robb, whose property lay some forty miles to the north. Young Josiah fell sick and Robb, deeming him useless, sold him cheaply to Riley, where he was reunited with his mother.

After this point, Henson's story has been told in considerable detail, both in Henson's autobiographies and through the efforts of historians, preservationists, and interpreters. It is his time on Newman's and McPherson's plantations that remain the lacuna in Henson's life story. These early years of his life are the focus of this report. The subsequent sections investigate the documentary record associated with each of Newman and McPherson, followed by a section which discusses how their lives intersected with Henson's and what the documents can add to Henson's narrative.

Francis Newman

Francis Newman was born about 1759 into a wealthy English family in Tiverton in the county of Devon. Newman married his first cousin, Frances, and, in 1784, they had a daughter they named Frances Charlotte Newman (later Cox). Shortly after the birth of his daughter, Newman began an affair with Lydia Sheridan (née Fergusson), who was married to Henry Sheridan, an officer in the British Army. Soon after the affair between Francis and Lydia began, the two absconded to France where, in 1786, they would give birth to a son, Jean Elizabeth François Newman – commonly referred to as Francis Newman. Upon learning of these events, Lydia's husband, Henry Sheridan, initiated divorce proceedings and Lydia was charged in England with adultery (Sheridan [2010]; Urban 1789:1107). Details of the affair and court proceedings were reported in various English publications, including *The Gentleman's Magazine* and *Town and Country Magazine*, the latter of which published a stylized image of the two, referring to Francis as "The Chemical Lover" and Lydia as "The Female Deserter" (Figure 5).

Figure 5. Colonel Francis Newman (Source: http://www.newman-family-tree.net/francis-newman.html).

Probably seeking to escape the scandal and stigma of their affair in England, Francis and Lydia left England for America sometime after Francis recorded a will in England in February of 1794 (*The English Reports* 1917:76-80). The two had arrived in America before August of 1796, the month of Lydia's death. The *Baltimore Federal Gazette* ran notice of her death on August 9, 1796, indicating that "Mrs. Newman" had died the day before, referring to her as the "consort of Francis Newman of Port Tobacco" (Barnes 2000:236). Shortly thereafter, Newman married Elizabeth Hannah Friers of Rhode Island.

It appears that Francis had established himself at Port Tobacco prior to the death of Lydia. The earliest recorded land purchase Newman made in the area was a small, 21-acre tract just west of Zekiah Swamp called Byrne's Hoggs Range, purchased from William Cox in June 1796. Newman purchased three additional parcels the following year (1797) from tobacco merchant Alexander Hamilton. These four landholdings together totaled approximately 250 acres. Yet, in the 1798 Federal Direct Tax for Charles County, Newman is assessed for 1,019 acres a month before recording the deed for the several-hundred acre tract purchased from William Craik in November 1798 that would become his dwelling plantation known as "the Grange Farm" (Archives Md. 729:1395, 1488; CCLR IB 2/456-458). This suggests that Newman may have been living on this property, perhaps in the plantation house originally built by James Craik, well before recording the deed in late 1798. The 1798 Federal Direct Tax also indicates that Newman had one dwelling house subject to the tax and five "inferior houses" included in the valuation for his property in Port Tobacco (Archives Md. 729:1488). The Slave List for the Federal Direct Tax indicates that Newman owned 24 slaves in 1798: seven were found taxable, or individuals between the ages of 12 and 50 and free from disability. Newman's 17 other slaves were either children, older than 50, or disabled/ill (Archives Md. 729:1451); Henson and his family may have been included in this enumeration despite being the property of Josiah McPherson (see below).

By 1800, census records broke down Newman's Port Tobacco household as follows: four white males under 10 years of age, one white male between 10 and 16 years old, no white males 16 to 26 years old, two white males 26 to 45 years old, no white males over 45 years old, one free white female under 10 years, no white females between 10 and 16 years, one white female between 16 and 26 years old, two white females between 26 and 45 years old, no females older than 45 years, no additional free persons, and twenty six total slaves (U.S. Census 1800). By 1810, Newman's household included a total of five free white males, five free white women, and three other free persons. The number of slaves Newman owned had more than doubled over the decade to a total of 62 (U.S. Census 1810), making Newman one of the larger slaveholders in Charles County.

Newman seems to have been a person of some influence, yet various records also indicate that his name was never far from scandal or controversy. For example, he played a minor role in the Ellery-Rutledge incident which culminated in a Prince George's County tavern brawl between a U.S. Senator and a Congressman. In December of 1802, Newman was hosting U.S. Senator Christopher Ellery of Rhode Island at the Grange Farm. Ellery had an ongoing feud with Congressman John Rutledge, Jr. of South Carolina over accusations that Rutledge had penned fraudulent letters to President Jefferson to cause the president political harm. Ellery was dining with Newman and a party of ladies and gentlemen at the Grange when one of Newman's servants apprised Ellery of a messenger sent by Rutledge to challenge him to a duel. Ellery conferred with Newman, who was "more acquainted with the subject than himself" and Newman recommended that he not duel with Rutledge. A few days later, when Ellery left the Grange to return to Washington, D.C., he stopped at an inn in Piscataway, where Rutledge and the messenger were waiting for him. Rutledge clubbed Ellery in the forehead with his cane several times and grabbed at his face while shouting "see gentlemen, I pull the rascal's nose" and "I pull the scoundrel's ear" (*The National Intelligencer and Washington Advertiser*, January 5, 1803, Issue 345 & January 12, 1803, Issue 348).

In 1804, Lord Boston made an inquiry regarding Newman to then-U.S. Minister to the United Kingdom James Monroe. Monroe forwarded the inquiry in a letter to Secretary of State James Madison (Mattern et al. 2005:312-314). State Department clerk Jacob Wagner responded to Secretary Madison:

> Mr. Newman…is living at the place described viz. at the Grange near Port Tobacco. It was on his return from a visit to that gentleman (whose wife is a Rhode-Island lady) that Mr. Ellery was attacked by Mr. Rutledge. I have communicated to Mr. Newman the nature and manner of the

enquiry, and in your name offered to forward any letter he may think proper to write, to the care of Mr. Monroe (Hackett et al. 2007:53-55).

As the War of 1812 drew near, Newman was appointed by Governor Robert Bowie to the position of colonel of cavalry in the Maryland militia. The *Md. Gazette and Political Intelligencer* published a portion of a letter from Newman to Governor Bowie written March 14, 1812 from "Grange." In the letter, Newman warmly thanked the governor for his promotion but also explained that he had recently received word from England that the Chancery Court had awarded him "a very considerable property in that kingdom." He noted that, should he hold a military commission in Maryland during a war against Great Britain, this property would be confiscated. As such, Newman accepted the commission with the proviso that should war with England occur, he be permitted to resign.

The editor of the newspaper, incredulous at this letter, lambasted both Newman and Bowie, while recounting the subsequent events: "the enemy approaches the Patuxent in June 1814; a detachment of the militia capture some of the enemy; Colonel Newman resigns the next day!!" The editor continued: "…so ardent was the attachment of governor Bowie to this political friend that he consented to retain him in commission, notwithstanding the candour of the colonel in reserving his right to resign, whenever the war shall take place" (*Md. Gazette and Political Intelligencer*, July 4, 1816, Vol. 74, No. 27, p.3). Despite the resignation of his commission, Newman retained the title of colonel for the rest of his life and is almost invariably referred to as Colonel Francis Newman.

In 1812, Newman sat on a commission of prominent Charles County residents at Port Tobacco to draft a response and series of resolutions condemning the violent rioters in Baltimore who attacked a pro-Britain newspaper office. Newman is described in the account of proceedings as a Democratic-Republican (*Md. Gazette*, August 20, 1812, Issue 3423). By 1814, Newman was appointed a federal tax collector for Maryland's sixth district (*Daily National Intelligencer* [Washington, D.C.], August 18, 1814, Issue 508). However, in the years 1815 and 1816, Newman either failed to collect the taxes due or collected them and failed to turn the money over to the government. Such failures to collect were common among tax collectors, especially those in Charles County during the economically distressed period after the American Revolution (Lee 1994:239-243). It is unclear, however, if such economic circumstance was at fault for Newman's problems as tax collector. Either way, Newman amassed a substantial debt to the U.S. Treasury Department, which issued warrants for a marshal's sale of Newman's Charles County property (including the Grange) to make up some of the money owed. Advertisements for the sale ran for several weeks in Washington, D.C. and Maryland papers (see, for example, *Daily National Intelligencer* [Washington, D.C.], December 24, 1817, Issue 1548). In 1816, Newman also lost a judgment to Abraham Hallett in Charles County Court and appealed to the Chancery Court, forcing him to enter into an appeal bond with two securities. Nathaniel Causin and Daniel Jenifer agreed to enter the bond with Newman, who recorded a mortgage on "the Grange Farm," estimated then at about 1,350 acres, "the whole tract on which the said Francis Newman lives" to indemnify Causin (CCLR IB 11/320-321).

It is unclear whether the marshal's sale of Newman's properties, scheduled for January 16, 1818, ever occurred or whether an arrangement was worked out. Newman's will, recorded in September 1817, leaves his estate, including the Grange, to his wife Elizabeth and offers his sister a place in the dwelling house for the duration of her single life. Shortly thereafter, however, Newman added a codicil to the will instructing his wife to sell the Grange to Wilfred Manning of Charles County pursuant to an agreement Newman had made with the said Manning. He also instructed her to sell his other Charles County property "and to apply the purchase money first to the extinguishment of any claim the United States might have against me" (CC Reg. of Wills HB 14/8-13). The sale of the Grange to Manning was recorded December 16, 1817 (CCLR IB 12/182-185). Newman died some time before March 18, 1818.

Newman's debts at his death appear to have been substantial. In the first account of his estate on May 26, 1823, Elizabeth Newman listed, among the estate's other debts, a $5,004.94 debt "paid Alexander Scott being a judgment obtained against the Deceased in his lifetime." In addition, the estate paid J.D. Stone a total of $66.17¾ "for costs of suit" and "for legal services" (CC Reg. of Wills [Inventories 1822-1824] 252-253). It also appears that the price of the Grange was not enough to extinguish Newman's debt to the United States government. In 1836, Congressman Daniel Jenifer introduced a petition from Elizabeth H. Newman, executrix of Francis Newman's estate, for the relief from interest on debt owed to the government (House of Representatives 1837:89). On August 11, 1842, an act was finally passed relieving Newman's estate of the remaining interest owed on his debt to the U.S. government from failure to pay collected tax revenue. The act read:

> *Be it enacted by the Senate and House of Representatives of the United States of America, in Congress assembled*, That the Secretary of the Treasury be, and he is hereby, authorized and directed to settle and adjust the accounts of Francis Newman, late collector of internal revenue and direct taxes for the sixth collection district of Maryland, so as to release his estate from the payment of interest on account of the debt which the said Newman owed to the United States as collector aforesaid : *Provided*, That nothing herein contained shall authorize the refunding to said estate any amount which may heretofore have been received or collected of the said Newman or his legal representatives, on account of said debt or interest thereon (Anonymous 1842:91).

Josiah McPherson

Josiah Hanson McPherson has a much less robust documentary record than Francis Newman. McPherson was the owner of Henson's mother, Celia, at the time of Henson's birth. He had hired Henson's mother out to Newman. It is unclear if McPherson owned land, as recorded deeds or transfers have not yet been located. McPherson's name shows up in documents in Charles, Montgomery, and Prince George's counties, but none indicate the location of the plantation Henson and his mother returned to after Henson's father was sent south by Newman.

The earliest record pertaining to McPherson is a 1792 Deed of Trust between "Dorothy Marlow of Prince George's County in the State of Maryland on the one part and Josias Hanson McPherson of the said county," suggesting that he was then living in Prince George's County. The deed is an agreement that transfers six slaves (Lin, age 35, Quomino, age 30, Jenney age 8, Cassey, age 7, Harris, age 6, and Sampson, age 3) into the possession of McPherson for the purposes of selling them to pay Marlow's creditor, Samuel Hanson Marlow, the sum of 188 pounds, 18 shillings, and 4 pence with the rest of the money from the sale to be used to satisfy McPherson's expenses and to be returned to Dorothy Marlow (PGCLR JRM 1/263-265). McPherson's wife, Elizabeth Beall McPherson, was the niece of Dorothy Marlow. It is unclear when McPherson was married to Elizabeth. Additionally, this is the only record that could be located placing McPherson in Prince George's County.

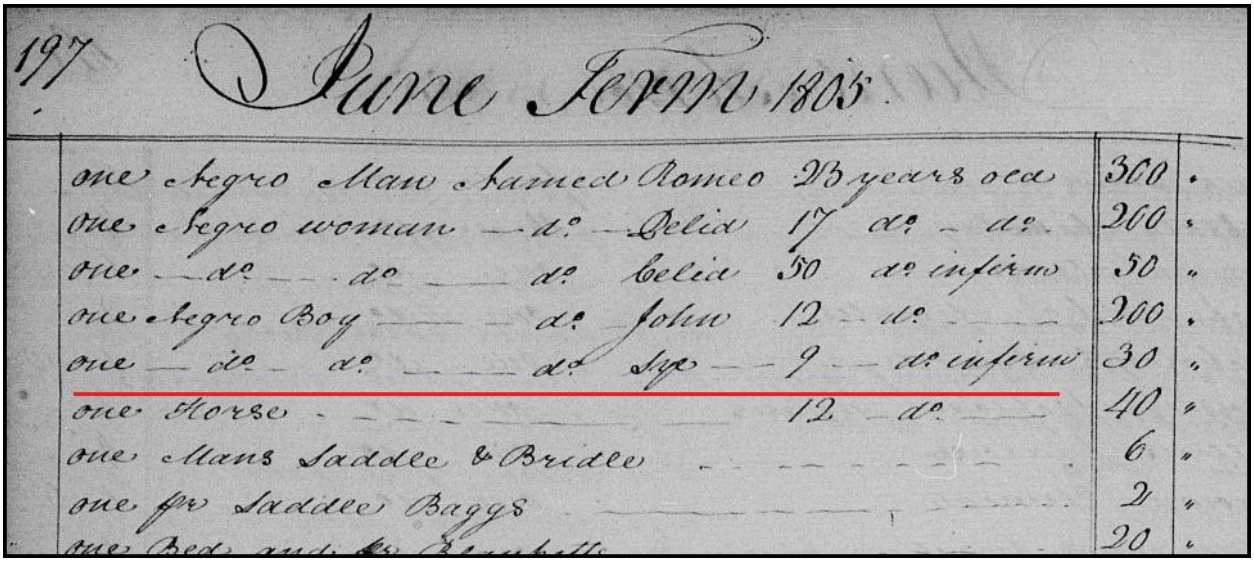
Between 1799 and 1803, several records appear to indicate that Josiah H. McPherson was living, at least part of the time, in Rockville, Montgomery County. In November 1799, he is listed as having attended a House of Delegates committee/hearing regarding the constitutionality of the recent election in Montgomery County, prompted by Lawrence O'Neale of the same county (Archives Md. 98:18). Josias McPherson is also included in the 1800 United States Census in District 3, Montgomery County. The sole member of his household is listed in the "of sixteen and under twenty six including heads of Families" column, though it is unclear if this is his actual age or an error. No slaves are listed as part of McPherson's household in the census, nor is his wife listed (U.S. Census 1800). McPherson is listed among several prominent citizens of early Rockville, Montgomery County including Solomon Holland (two-time Montgomery County sheriff and later Register of Wills), Honore Martin (a storekeeper, later a

trustee of Rockville Academy and county Orphan's Court justice), Benjamin Ray, Jr. (two-time Montgomery County sheriff), etc. (Scharf 1995:646,664-665, 741, 753). He is also listed four names below Adam Robb, the tavern owner who purchased Josiah Henson after McPherson's death.

In December 1801, the Maryland Assembly passed *An Act to erect a Town in Montgomery County, and for other purposes*, appointing Josias Hanson McPherson and four other men to act as commissioners organizing and overseeing the laying out of the town of Rockville in Montgomery County (Archives Md. 192:198-200). In January 1803, however, the Maryland Assembly passed *A Supplement to an act, (a) entitled, An Act to erect a Town in Montgomery County, and for other purposes*. This act stated that the commissioners appointed in the original act neglected to perform their duties. The Assembly appointed three commissioners in this supplemental act, including Josias Hanson McPherson, Thomas Orme, and Richard West, who are tasked with administering the survey of the town of Rockville (Archives Md. 192:241-242). The commission met several times later in 1803 to appoint a surveyor, provide public notice, hire pole carriers, chain men, and ax men, procure boundary stones, and to actually oversee the survey. The group also "employ'd David Howe, and a negroe man of Adam Robb" to plant the Rockville boundaries (MCLR L/173-174).

Josiah Hanson McPherson was dead by February 2, 1805, when Elishabah [Elizabeth] Beall McPherson, Josias Hanson, Samuel Hanson Sr., and Samuel Hanson enter into administration bond for McPherson's estate. This bond refers to McPherson as "Josiah Hanson McPherson late of Charles County deceased" (CC Orphan's Court Proceedings [1803-1806], 219-220). All probate-related material for McPherson found thus far has been in Charles County, despite the lack of land records for him in the county. He and his wife may have been tenants in Charles County (though they do not appear in the Charles County Rent Rolls) or perhaps Elizabeth McPherson lived in a family member's household while McPherson, a doctor, spent much of his time practicing in a rented space in Montgomery County. The nature of their living arrangement is still unclear at this point.

On April 9, 1805, McPherson's inventory and appraisal of his property was recorded. The inventory contained five enslaved persons, including young Josiah (Figure 6). It also confirmed Henson's description of McPherson as a doctor, as it listed "one Medicine Desk with book case," "Medicine and furniture," "one Spring Lancet in case," "one large tin Syringe," as well as a number of books on surgery, chemistry, anatomy, and diseases (CC Reg. of Wills [Inventories 1802-1808] 196-199). The following


197 June Term 1805

one Negro Man named Romeo	23 years old		300	"
one Negro woman do.	Delia	17	do.	200	"
one do. do.	do.	Celia	50	do. infirm	50	"
one Negro Boy	do.	John	12	do.	200	"
one do. do.	do.	Sye	9	do. infirm	30	"
one Horse			12	do.	40	"
one Mans Saddle & Bridle					6	"
one pr Saddle Baggs					2	"
one Bed and Furniture					20	"

Figure 6. "Sye" in Josiah McPherson's Inventory, 1805 (CC Reg. of Wills [Inventories 1802-1808], 197).

day, Elisabeth B. McPherson and Josiah Hanson, administrators of McPherson's estate, petitioned the Charles County Orphan's Court, claiming "the Estate of said deceased is indebted to an amount which will be impossible for them to pay off without a sale of the property of said deceased." The court ordered them to "make sale of the whole of the Personal Property of said deceased" and to give three week's notice of the sale by posting advertisements at the county courthouse, poor house, and other public places (CC Orphan's Court Proceedings [1803-1806], 245). This is presumably the sale at which Henson was sold to Adam Robb.

Discussion

One of the most important questions raised by the documentary records of Newman and McPherson concerns the birth-date of Josiah Henson. In each edition of his autobiography, Henson states that he was born June 15, 1789 on the farm of Francis Newman near Port Tobacco (Henson 1849; 1858; 1877). As described above, however, English records indicate that Newman recorded a will in England in February 1794 and did not immigrate to America until after this time. Land records indicate that Newman did not purchase land in Charles County until 1796. In an interview later in Henson's life, reprinted in 1883 by the *Sacramento Daily Record-Union*, he gave his birth-date as June 15, 1787 and says that he was sold at age seven to Adam Robb, who he lived with for two years (*Sacramento Daily Record-Union*, July 21, 1883, pg. 6). The discrepancies suggest the possibility that Henson's memories of dates and lengths of time during his early life were understandably fuzzy and need to be examined critically.

Further complicating the timeline, is a listing in McPherson's 1805 inventory of five enslaved persons, including "one Negro boy named 'Sye' 9 years infirm" valued at thirty dollars (CC Reg. of Wills [Inventories 1802-1808], 197) (see Figure 6). In his autobiography, Henson noted: "Many respectable people, yet living there, may possibly have some recollection of 'Siah,' or 'Sie,' (as they used to call me,) as their market-man" (Henson 1858:43). If the age listed in the inventory is correct, it puts Henson's true birth year around 1796-1797. Henson stated that, after McPherson refused to hire out Henson's mother and his other slaves to Francis Newman, "My mother, and her young family of three girls and three boys, of which I was the youngest, resided on this estate [McPherson's] for two or three years" (Henson 1849:2). If Henson was nine years old at the time of the inventory and had spent two or three years with McPherson before McPherson's death, it would suggest that he was on Francis Newman's plantation from roughly 1796/7 to 1802/3, or from birth to anywhere between five and seven years old. If the inventory age is incorrect, and we use the age on Henson's manumission record (MCLR BS 2/167) – age 30 in March of 1829, suggesting a birth year of 1798/9 – Henson was present on Newman's plantation for just the first three to five years of his life. Because of the ambiguity of the documents, it is uncertain which of these scenarios is correct. However, the 1789 birth-date is either an error of Henson's memory or a printing typo uncorrected in subsequent editions of the autobiography (1798 vs. 1789).

Henson noted that his family (except for his father) was present with him on McPherson's estate. His family is described as his mother, three sisters, and two brothers. McPherson's inventory includes five total enslaved persons (including Henson): "one Negro Man Named Romeo 23 years old, one Negro woman named Delia 17 years old, one Negro woman named Celia 50 years infirm, one Negro boy named John 12 years, and one Negro boy named Sye 9 [years] infirm" (CC Reg. of Wills [Inventories 1802-1808] 196-199). Romeo was bequeathed to McPherson from his mother, Benedicta, in a will dated 1790 (CC Reg. of Wills, AI 10/381-382). The inventory also seems to suggest that "Celia" may have been Henson's mother, as the only other woman listed in the inventory was seventeen years old, unlikely to have been mother of a roughly nine-year-old Josiah. Assuming those listed in McPherson's inventory are the family referred to in Henson's autobiography, the absence of Henson's other two sisters can only be explained with speculation. No recorded will could be located for McPherson, which is not unexpected given his accidental death described by Henson. Perhaps Henson's other sisters were retained by the family after McPherson's death.

Another question concerns the location of Henson's birthplace. Born on the farm of Francis Newman outside Port Tobacco, according to his autobiography, Henson was likely born on Newman's property called the Grange, a conglomerate of parcels, most of which were purchased from William Craik in 1798, though Newman was likely living on this property before that that date, possibly as early as 1796. Though he only owned three parcels totaling approximately 250 acres at the time of the 1798 Federal Direct Tax, Newman was assessed for more than 1,000 acres, a total which indicates that he was occupying or in possession of the several parcels that would later become the Grange prior to recording the deed for these properties in November 1798. Newman's primary dwelling, at least initially, was probably the ca. 1765-1770 dwelling house built by James Craik on a component parcel called Part of Moore's Ditch. Given that Henson was actually born sometime between 1796 and 1799 based on documentary records, it is almost certain that he was born somewhere on Newman's Grange property.

It is less clear at this point where, exactly, McPherson's plantation was located. Henson describes traveling about forty miles to the north to Adam Robb's property in Montgomery County after being sold following McPherson's death. Considering McPherson's survivors recorded his inventory in Charles County and interacted with the Charles County Orphan's Court, it seems that his primary residence was Charles County, despite the substantial time he spent in Rockville, Montgomery County in the years prior to his death. In his first autobiography, Henson describes returning "to the estate of the doctor," but does not refer to the property as a plantation (Henson 1849:2-3). The 1858 autobiography describes McPherson's death: "Two negroes on the plantation found him one morning lying dead in the middle of a narrow stream…" (Henson 1858:9). It is unclear, however, whether this plantation refers to McPherson's own property or a nearby/adjoining plantation. Looking to his inventory, there is little evidence to suggest that plantation agriculture was a substantial economic strategy employed by McPherson's immediate family. No plows or other farm tools are listed, and the only animal is a horse with a saddle and some saddle bags (CC Reg. of Wills [Inventories 1802-1808] 196-199).

Tract History of the Grange Farm (La Grange)

The ca. 1765-1770 dwelling commonly known as "La Grange" is currently situated on an 8.038 acre property just south of Maryland Route 6/Port Tobacco Road, west of the town of La Plata. The property, purchased in 1798 by Francis Newman, is almost certainly the property on which Josiah Henson was born (see Figure 2). Though the parcel's area is just over eight acres today, it was once part of a sizable plantation. This section attempts to trace the ownership and tract history for the La Grange house from the original land patent in the 17th century to the present day, presenting a narrative for the chain of title in Table 2. This tract history and chain of title refer only to the property on which the La Grange house is situated and does not include a full history of ownership for each individual parcel conglomerated in the late 18th and 19th centuries into the large plantation singularly referred to as the Grange or La Grange.

The property on which La Grange (the house) is located was originally granted as a 500-acre tract to Henry Moore on September 10, 1662 (see mention in MSA S1195, CC Patented Certificate 756). Moore patented the tract in 1663 and named his property Mooreditch. Just two years later, in 1665, Moore sold the property, then referred to as Moore's Ditch, to Johannah Nevill, the widow of William Nevill.

Shortly after acquiring Moore's Ditch, Johannah married Thomas Hussey, an ordinary keeper at Charles County's first courthouse at Moore's Lodge (King, Strickland, and Norris 2008). The couple likely lived at Hussey's dwelling near the courthouse and not on the Moore's Ditch property. In 1677, Johannah and Thomas transferred the 500-acre Moore's Ditch tract by deed of gift to Rachell Ashford, Johannah's daughter from her first marriage and Rachell's husband, Michael Ashford. In gifting the parcel to Rachell Ashford, Johannah and Thomas specified that, should Rachell die without issue (heir),

Mooreditch or *Moore's Ditch*		
September 10, 1662	Henry Moore	MSA S 1587-2821, Patent Record 5/198; Mention in MSA S1195, CC Patented Certificate 756
June 24, 1665	Johannah Nevill	MSA CE 82-3, CCLR C/1-5
November 13, 1677	Rachell & Michael Ashford	MSA CE 82-7, CCLR G/72-73
June 10, 1691	Thomas Hussey	MSA CE 82-16, CCLR R/197-199
Date Unknown	John & Elizabeth Hanson	See MSA CE 82-7, CCLR G/72-73 & MSA CE 82-27, CCLR O 2/283-284
February 5, 1738	Samuel, Ignatius, & Jane Luckett	MSA CE 82-27, CCLR O 2/283-284
October 17, 1752	George Clarke	MSA CE 82-30, CCLR A 1/45-46
October 26, 1752	John Semple	MSA CE 82-30, CCLR A 1/70
Various Tracts Including *Part of Moore's Ditch*		
June 16, 1763	James Craik	MSA CE 82-33, CCLR L 3/305-306
July 8, 1796	William Craik	MSA CE 82-41, CCLR IB 2/47-49
November 13, 1798	Francis Newman	MSA CE 82-41, CCLR IB 2/456-458
The Grange or *La Grange*		
December 16, 1817	Wilfred Manning	MSA CE 82-49, CCLR IB 12/182-185
1824	Alonzo W. Manning	MSA C681-15, CC Reg. of Wills HB 14/327-330
September 3, 1831	Nicholas Stonestreet	MSA CE 82-56, CCLR IB 19/406-407
Before 1844	Ann E. Stonestreet	Mention in CCLR JHC 1/458-459; See also CC Equity Rec. WM 1/1 [1844]
Date Unknown	Ann E. Stonestreet, Joseph H. Stonestreet, Benjamin G. & Mary E. Stonestreet, Oscar J. & Jennie Ferguson; Frederick and Maria L. Stone	Mention in CCLR JHC 1/458-459
February 16, 1861	Nicholas Stonestreet [II]	MSA CE 52-4, CCLR JHC 1/458-459
Date Unknown	Francis X. & Maria Stonestreet, Charles H. Stonestreet, & Mary F. Stonestreet	Mention in CCLR WMA 35/646-648
March 14, 1900	Charles H. Stonestreet & Mary F. Stonestreet	MSA CE 52-29, CCLR BGS 10/590-591
December 27, 1919	Charles H. Stonestreet	MSA CE 52-54, CCLR WMA 35/646-648
February 29, 1936	James W. & Julia B. Wills	MSA CE 52-81, CCLR WMA 62/326-328
Date Unknown	Julia Wills Lorimer	Mention in CCLR PCM 197/395-396
1968	Mercantile Safe Deposit and Trust Company	See CCLR PCM 197/395-396; CC Reg. of Wills 28/460
August 30, 1968	J. Blacklock Wills	MSA CE 52-216, CCLR PCM 197/395-396; CC Reg. of Wills 28/460
May 28, 1974	Charles George (Jr.) & Susan B. LaHood	MSA CE 52-360, CCLR PCM 341/171-172
June 1, 1989	Kevin J. & Carey A. Wilson	MSA CE 52-1405, CCLR DGB 1386/214-215

Table 2. Chain of title for La Grange.

then the Moore's Ditch property would become the property of Mary and Elizabeth Hussey, daughters of Johannah and Thomas. In 1691, sometime after Johannah's death, Rachell and Michael Ashford sold Moore's Ditch back to Thomas Hussey.

Sometime between reacquiring Moore's Ditch in 1691 and his death in 1700, Hussey transferred (or bequeathed) the parcel to his daughter, Elizabeth, and her third husband, John Hanson. In 1738, John and Elizabeth Hanson deeded the property to Jane Luckett, widow of Ignatius Luckett, or Elizabeth

Hanson's son from her second marriage, and Samuel and Ignatius Luckett, sons of Ignatius and Jane and grandsons of Elizabeth Hanson. In 1752, Samuel Luckett, then described as an innkeeper in Charles County, sold Moore's Ditch to merchant George Clarke. Within a week of purchasing the property, Clarke sold it to another Charles County merchant named John Semple.

In June 1763, physician James Craik purchased a 234-acre part of Moore's Ditch from Semple. Craik was well known for his service in the French and Indian War and for his close personal friendship with George Washington. He had moved to Charles County after the war, purchased several contiguous parcels and parts of parcels east of Port Tobacco, and began construction on a substantial frame dwelling house on his portion of Moore's Ditch. Several sources claim that Craik built his dwelling house on part of the May Day tract purchased from William Smallwood. However, the 1783 Tax Assessment for Charles County's 6th District lists a 231-acre parcel called "Moores Ditch p[ar]t of" owned by James Craik, which contained "a large 2 story wooden dwelling house well finished, a small old dwelling house, a Kitchen, Stable, Cornhouse, & a Shop, also a very old Tobacco house, a large & beautiful garden & 100 bearing apple [tre]es." Additionally, 181 acres of the property are described as "arable" while ten are "woodland with rail & board Timber." Craik's adjacent May Day property is listed as 90 acres with no structures (Scharf Collection, General Assembly Assessment Record 1783, Charles County Tax List District 6).

Craik would go on to serve as a doctor in the Continental Army during the American Revolution, eventually becoming Chief Physician and Surgeon. The last letter Craik wrote to George Washington from Port Tobacco is dated 1778. Between 1780 and 1784, he wrote eight letters from a number of different properties, including Providence, Rhode Island, Williamsburg, Virginia, a camp at the head of Elk River in Maryland, a camp near York, Pennsylvania, and New Windsor in New York, reflecting his active involvement in the Revolutionary War. On several occasions, he wrote Washington from Washington's house at Mount Vernon. Between 1784 and 1789 there were no letters to Washington (or at least none that survive), but Washington records many times in his diary that Craik would come for dinner with the Washingtons and depart after breakfast the next morning. These visits were as frequent as two times a week. The first letter Craik wrote to Washington from Alexandria is dated 1789. Craik ultimately located at Vaucluse, a "villa" in Fairfax County where he died in 1814.

When Craik moved to Alexandria, Virginia, presumably sometime in the 1780s, he retained his property in Charles County until 1796. In July of that year, he transferred three parcels, including his dwelling house, to his son, William Craik. The parcels included 181 acres of Prospect Hill (a resurvey of part of St. Edmonds and The Gore), 100 acres of Part of May Day, and 234 acres of Part of Moore's Ditch. William Craik, a lawyer and planter then living near Georgetown in Montgomery County (later Washington, D.C.), appears to have acquired a few additional tracts in Charles County adjacent to those received from his father, but sold all his Charles County property just two years later.

Little is known about William Craik's sojourn at Part of Moore's Ditch in Port Tobacco. The biographical dictionary of the Maryland Legislature describes him as a lawyer who practiced in Port Tobacco and Leonardtown (the latter the county seat of St. Mary's County). Between 1789 and 1792, he served as a member of the lower house of the assembly for Charles County, placing him at Port Tobacco in those years. William does not appear to have owned any land – the first recorded land transaction associated with him was in 1793, when he purchased a parcel of land adjacent to La Grange. By then, William may have left Charles County for Prince George's County, where he served as Chief Justice for the Fifth Judicial District. William Craik owned as many as 22 slaves, and these individuals would have been responsible for the crops produced at La Grange while William was living there.

A letter survives describing a situation one of Craik's servants found themselves in by the end of the century. In 1801, George C. Morton, Acting Consul for the US Consulate in Havana, Cuba, wrote a

letter to then-Secretary of State (later President) James Madison concerning Monica Fletcher, her daughter, Jenny Hicks, and her granddaughter, Cecilia. Monica Fletcher claimed to the Consulate office that she and her family had been lured away from Maryland to Cuba where they were sold as slaves.

The story began with Monica, a free white woman, who was reported to have been born sometime between 1725 and 1730 in St. Mary's County and christened at the Jesuit plantation and church at Newtown Neck (Newtown Manor). At the age of 23 or 24, Monica married a barber named John Hicks and Jenny was born shortly thereafter. The family later moved to Port Tobacco and Jenny married Solomon Frederick, a slave owned by William Jones. They were married by a Roman Catholic Priest, presumably at St. Ignatius Church in St. Thomas Manor at Chapel Point. Solomon Frederick was said to be of mixed ancestry, but a slave nonetheless. Jenny and Solomon had a daughter named Cecilia who was christened by a Reverend Hunter in 1784. George Hunter served as the priest at St. Ignatius from 1747 to 1779, and it is not inconceivable that he was still serving in some capacity either at St. Ignatius or elsewhere at St. Thomas Manor in 1784.

Monica Fletcher's family was never wealthy, working as tenants or servants on various plantations in St. Mary's and Charles counties. Monica recalled that she was accustomed to assisting families in cooking but later took up sewing to make ends meet. She stated that, when her family first moved to Port Tobacco, she lived on the plantation of John Hopp. Later, and immediately prior to her departure from Maryland in 1791, Monica Fletcher had been living for five or six months at the home of William Craik near Port Tobacco. At the time, William did not own Part of Moore's Ditch (later La Grange), nor did he own any land around Port Tobacco. Monica was more than likely referring to La Grange, which would have been occupied by William but owned by his father. Jenny and Cecilia were said to be living at the property of Chandler Brent. Chandler Brent was probably William Chandler Brent (referred to by his family as just Chandler) whose family owned several tracts on the west side of Port Tobacco River directly across from St. Ignatius and Chapel Point and north of St. Thomas Manor.

Monica, Jenny, and Cecilia's fortunes took a turn for the worse when they met some Spaniards, probably in or around Port Tobacco, who lured them to leave Maryland for Cuba. The Spaniards enticed them "with a description of this place being well adapted for poor people from the facility and cheapness of living." Given their poverty, it may have sounded like an offer the family couldn't refuse. No further mention is made of the spouses of either Monica or Jenny, suggesting that by this time they may have both been widowed. Upon their arrival in Cuba, they were sold as slaves. Monica gained her freedom around 1799, but, in 1801, Jenny and Cecilia were still enslaved.

According to Morton, the letter writer, and following an inquiry into Monica's case, a bill of sale was uncovered for Jenny, noting that she was sold on October 20, 1791 by Juan Roig. Roig brought her to Cuba on a schooner named the Santa Margarita, having left from the port of Baltimore. She, and presumably her mother and daughter, were sold as "bosal or savage, uncivilized."

Further inquiry into Monica's case was centered around race, including skin color, with doubt being cast as to whether the family members were white and thereby free in the eyes of the law. Morton wrote that "the climate has had such an effect upon the two eldest as with me to excite a doubt – others are more positive as to their being white." Despite these questions, Morton pleaded with then-Secretary Madison to intervene on their behalf. Morton's request states that an official investigation would be costly and may make the situation worse for Jenny and Cecilia, allowing time for them to be whisked away or sold again "removing them beyond the search for Justice." It is not known what became of Monica, Jenny, and Cecilia (Founders Online 2017).

Seven years after Monica had left Port Tobacco, in November 1798, Francis Newman purchased the following tracts from William Craik: Prospect Hill, Part of May Day, Part of Moore's Ditch, part of

May Day clear of Moor's Ditch and St. Edmond, Addition to May Day clear of Elder Surveys, Part of Lines Delight, and Chandlers Invention. This purchase included the house built on Part of Moore's Ditch by James Craik, which appears to have become Newman's principal dwelling.

It is possible and perhaps even likely that Newman was living on the Moore's Ditch property at least a month prior to purchasing it from William Craik or recording the deed in late 1798. Craik was not living on the property at that time and Newman had purchased a few tracts in the area already: Byrne's Hoggs Range from William Cox in 1796 (CCLR IB 2/17) and Part of Moore's Ditch [a portion not owned by Craik], Luckett's Benefit, and Addition to Luckett's Benefit from Alexander Hamilton in 1797 (CCLR IB 2/133). These tracts together totaled approximately 250 acres. In the 1798 Federal Direct Tax, however, Francis Newman was assessed for 1,019 acres, or a total which likely included all the lands purchased from William Craik. The 1798 assessment included "Lands, Lots, Buildings, and Wharves owned, possessed, or occupied on the first day of October 1798," prior to Newman's official purchase of the parcels from Craik, suggesting he lived on or possessed them prior to the November 1798 settlement date (Archives Md. 729:1395, 1488). Newman sold off Luckett's Benefit and Addition to Luckett's Benefit shortly after purchasing the several tracts from William Craik in late 1798 (CCLR IB 2/458).

Newman continued to own these parcels and lived on the property until 1817. In this time, he conducted several land transfers, purchasing and selling properties in the greater Port Tobacco area. Many of these lands increased the size of Newman's plantation which came to be known as the Grange. In 1817, Newman's Charles County properties, including the Grange, were put up for Marshal's Sale to pay Newman's debts to the government. On December 16, 1817, while advertisements for the Marshal's sale were running, Newman apparently sold the property, then estimated at 672 acres, to Wilfred Manning. This sale included the following parcels: May Day, Part of Prospect Hill, Part of Addition to May Day, Part of Moore's Ditch, Part of Lines Delight, and Part of Beauty, "together called the Grange" (CCLR IB 12/182-184). This sale included the Grange plantation house on the Part of Moore's Ditch parcel. The agreement to sell the Grange appears to have been made several months before the deed was actually recorded. In a September 1817 codicil to his will, Newman instructed his wife to "convey a fee simple estate in said land to Wilfred Manning of Charles County agreeably to the terms of a contract entered into some short time since between the said Wilfred Manning and myself for the sale of the Grange Farm" (CC Reg. of Wills HB 14/10).

Wilfred Manning owned the Grange until his death in 1824. Afterward, Manning's wife continued to live in the plantation house on the property. Manning bequeathed the property to his son, Alonzo, who later sold the property in 1831 to Nicholas Stonestreet. The property was described as 442 acres at the time it was sold. The Grange would stay in the Stonestreet family for over a century after Nicholas Stonestreet purchased it, though the size, shape, and organization of the parcel around the plantation house would change dramatically during this time. The 19th-century Stonestreet family cemetery still stands on the parcel, a short distance from the dilapidated tobacco barn near the edge of a field southwest of La Grange.

Nicholas Stonestreet was dead by 1838. It seems that The Grange was joined with another portion of Stonestreet's property called The Hermitage, as these properties are shown together on an 1844 Equity Plat (CC Equity Record WM 1, p. 1 [The Late Stonestreet, Nicholas, The Hermitage and The Grange, 1844]). It appears that Ann E. Stonestreet, Nicholas' widow, took her dower and was assigned a portion of the Grange property including the dwelling house; this possession was described in the later sale of the property to her son (CCLR JHC 1/459) as well as implied on the 1844 The Grange/The Hermitage Equity Plat wherein the southern third of this property (south of the road "from Port Tobacco to Bryantown") is described as "Dower 300 acres." This is the portion of the property on which the dwelling house is situated.

Because Nicholas Stonestreet's will could not be located, the exact transfer of portions of the La Grange property after Stonestreet's death is unclear. In 1861, however, the property was sold to Nicholas Stonestreet (son of the deceased Nicholas Stonestreet) by his mother, Ann E. Stonestreet, as well as several other family members, including Joseph H. Stonestreet, Benjamin G. and Mary E. Stonestreet, Oscar J. and Jennie Ferguson, and Frederick and Maria L. Stone (CCLR JHC 1/458-459). At this time, the property was described as approximately 250 acres.

The younger Nicholas Stonestreet was dead by 1900, although the precise date of his death is unknown. Later deeds indicate that the La Grange property was passed after his death to his children, Mary Filomena Stonestreet, Francis X. Stonestreet, and Charles H. Stonestreet, and that Nicholas' wife, Amelia D. Stonestreet, continued to live at La Grange (See CCLR WMA 35/646-648; CCLR BGS 10/590-591). In February 1900, Francis X. Stonestreet and his wife, Maria, then living in Washington, D.C., conveyed their right, title, and interest in La Grange to Francis' brother, Charles, and sister, Mary. The property is described in that deed as about 120 acres. It was later agreed in 1908 that Mary F. Stonestreet and Charles H. Stonestreet would convey either one-third interest in the property or two thousand dollars to Nicholas V. Stonestreet, son of Francis X. and Maria Stonestreet, on his twenty-first birthday. Upon Nicholas V.'s birthday in 1919, Mary and Charles paid him the sum of two thousand dollars. Subsequently, Mary sold her interest in La Grange to Charles, making him the sole owner of the 120-acre tract (CCLR WMA 35/646-648).

In 1936, Charles H. Stonestreet sold La Grange to James W. and Julia B. Wills, two of the co-founders of the Southern Maryland Oil Company. Julia Wills retained the property after James Wills' death. After Julia Wills Lorimer's death in 1968, she left the property to her son and one of the executors of her will, J. Blacklock Wills via Mercantile Safe Deposit and Trust Company. The La Grange property, including the dwelling house, was described as 55.6 acres at the time J. Blacklock Wills took possession of it on August 30, 1968. Six years later, Wills sold an 8.038 acre portion of the property, including the house, to Charles George LaHood, Jr. and his wife, Susan B. LaHood. The deed included a first right of refusal on the forty nine additional acres to the property. In 1989, La Grange and its 8.038 acre parcel were purchased by Kevin J. and Carey A. Wilson. The dwelling reportedly constructed by James Craik in the 1760s was included on the National Register of Historical Places in 1976 (Rivoire and James 1975).

CHAPTER III
ASSESSING THE ARCHAEOLOGICAL POTENTIAL OF THE HISTORIC LA GRANGE TRACT

This chapter discusses the process of developing a model for the archaeological investigation of Henson's early life on Francis Newman's property (today La Grange) in Charles County, Maryland. Because it is extremely difficult, and sometimes impossible, to identify particular individuals in the archaeological record, this section is written on the assumption that the most likely archaeological evidence of Henson's early life would exist in the form of a slave quarter or other slave-occupied outbuilding which could be demonstrated to have been occupied in the late 1790s and early 1800s. Such a site would also likely post-date Henson's time on Newman's farm, as Newman's remaining slaves would have probably continued to reside there. The subsequent owner of the Grange, Wilfred Manning, also owned substantial enslaved labor and could have reused existing slave quarters on the property or constructed his own (CC Reg. of Wills [Inventories] 1825-1829:22-27; CC Reg. of Wills [Inventories] 1829-1833:63-64; CC Reg. of Wills [Inventories] 1833-1837:239-241). Based on these assumptions, a slave-occupied structure occupied during Henson's time would likely show sustained or later occupation beyond his time period, perhaps well into the mid-19th century. This section reconstructs the former boundaries of Newman's property, assesses documentary evidence, and identifies areas of archaeological sensitivity to target for archaeological fieldwork aimed at identifying a Henson-related structure on the Grange. It is this model that was tested in 2016.

Identifying the Boundaries of Newman's Property

The Henson-era boundaries of Newman's property were plotted based on an 1817 metes-and-bounds description provided in the deed when the property was transferred from Newman to Wilfred Manning (CCLR IB 12/182-185) (Figure 7). This property is described in the document as the Grange farm and included the plantation house now known as La Grange. Prior to 1803, when Henson and his mother were returned to McPherson, Newman made four recorded land transfers in Charles County (see Chapter II). The first was the 1796 purchase of a 21-acre tract called Byrne's Hogg's Range lying just west of Zekiah Swamp (CCLR IB 2/17). In 1797, Newman purchased part of Moore's Ditch, Luckett's Benefit, and Addition to Luckett's Benefit (CCLR IB 2/133). The following year, however, Newman sold a portion of Luckett's Benefit and Addition to Luckett's Benefit (CCLR IB 2/458). These parcels were sold after Newman's 1798 recording of the purchase of several parcels from William Craik, including the parcels which comprised the Grange farm. While Newman's 1798 purchase does not give a metes-and-bounds description or acreage for the property, the parcels described in that document are largely the same as those described as component parcels of the Grange farm in the 1817 sale of the property. The 1817 boundaries are described as comprising 672 acres, while Newman was assessed in the Federal Direct Tax of 1798 for 1,019 acres in Port Tobacco Parish (CCLR IB 12/182-185; Md. Archives 729:1488). The component parcels listed in 1817 are largely the same as those purchased in 1798 and the discrepancy likely results from the roughly 300 acres of other parcels Newman purchased earlier. Nonetheless, the 1817 description offers the best opportunity to reconstruct the boundaries of Newman's dwelling property, albeit about fifteen years after Henson left the farm.

Further suggesting that the Grange farm was the property associated with Henson is Henson's own description of his birthplace as "…a farm belonging to Mr. Francis Newman, about a mile from Port Tobacco" (Henson 1858:2). This description indicates that he was born on Newman's the Grange plantation and not on an outlying or non-contiguous quarter. The La Grange house is about one-and-a-half miles (linear distance) from Port Tobacco and the 1817 property extends westerly toward the town.

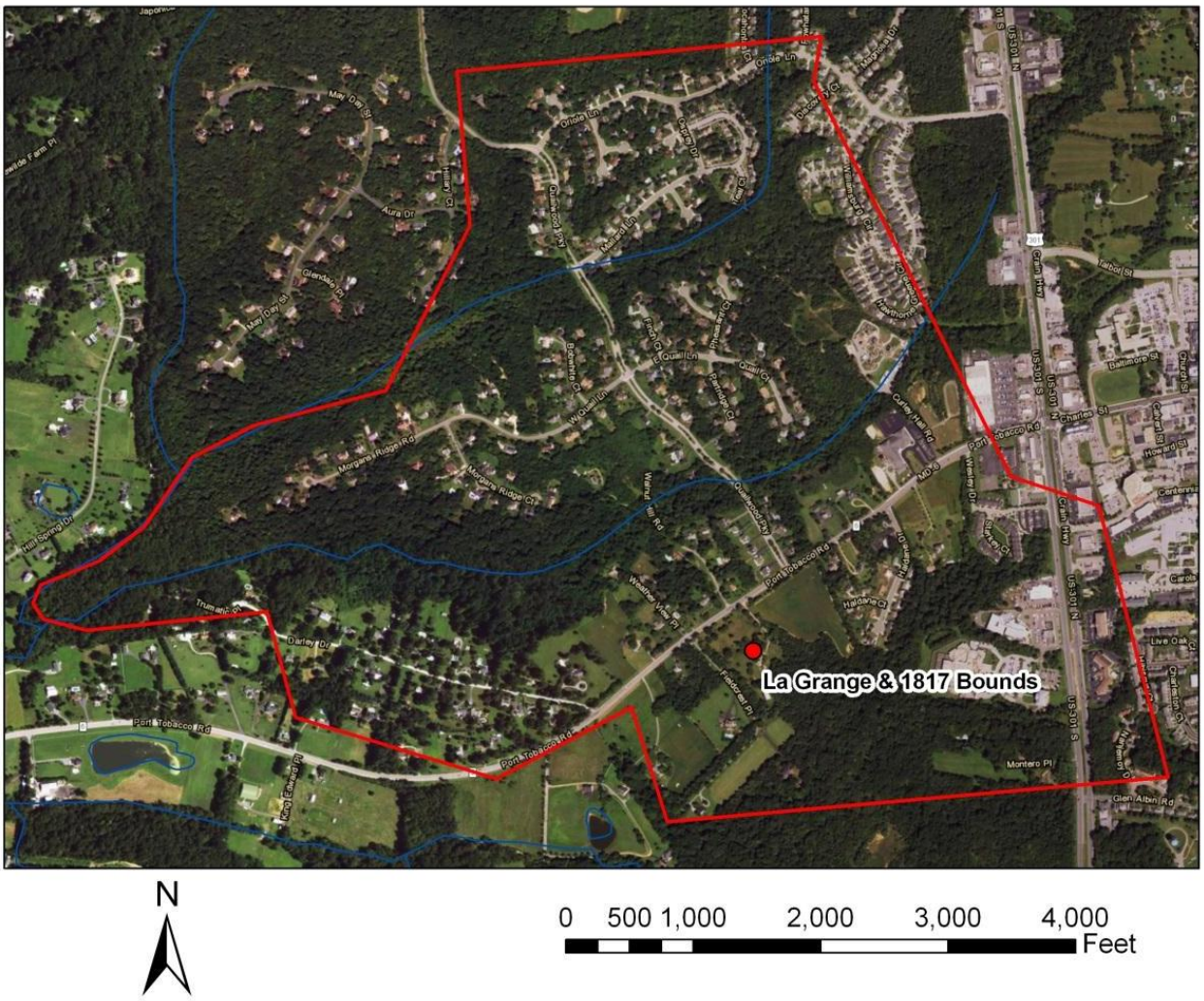


Figure 7. Reconstructed bounds of La Grange based on 1817 metes-and-bounds description (CCLR IB 12/182-185).

The property bounds for the 672-acre tract were plotted based on the 1817 description and matched in GIS to natural features mentioned in the metes-and-bounds description (specifically, a stream on the west edge of the property) and aligned with vestigial parcel boundaries on a current tax assessor's map (see Figure 7). These reconstructed boundaries were also aligned with the approximated outlines of two component parcels sharing boundaries with the Grange per the 1817 description, Moore's Ditch and Line's Delight, which are depicted on a 1790 resurvey plat (CC Pat. Cert. 756; Figure 8).

Discussion of Archaeological Sensitivity

When the Grange's 1817 boundaries are plotted on current aerial imagery, considerable landscape alteration is apparent in many areas of the nearly 700-acre parcel (see Figures 7 and 8). The property is situated between Port Tobacco and the town of La Plata. The eastern edge of the property overlaps the western edge of the urban development associated with the town of La Plata, and U.S. Route 301 clips the southeastern corner of the parcel. Maryland Route 6, also known as Port Tobacco Road, runs roughly east-west in the southern portion of the parcel. La Grange house is situated approximately 380 feet south

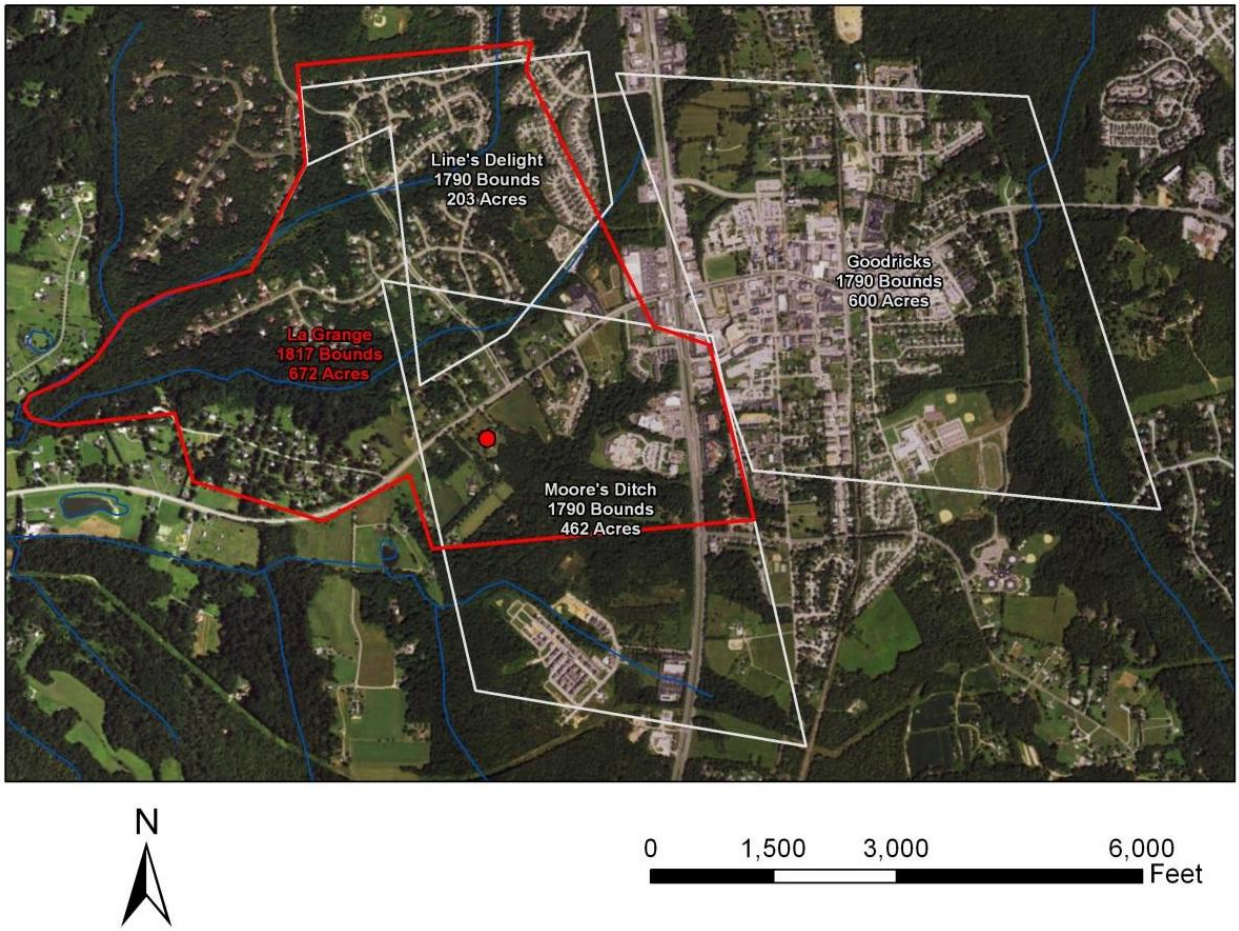


Figure 8. 1817 Bounds of La Grange (CCLR IB 12/182-185) and bounds of La Grange component parcels Moore's Ditch and Line's Delight based on 1790 Moore's Ditch Resurvey (CC Pat. Cert. 756).

of Route 6, which, along with Route 488, formed the 18th-century Port Tobacco-Bryantown Road (Figure 9).

The parcel is split by three unnamed streams which all run roughly east-to-west or northeast-to-southwest and eventually drain into Port Tobacco Creek west of the parcel. These streams and their adjacent lowlands are all at about 50 to 60 feet above sea level. From these fluvial valleys, the topography of the parcel slopes upward, forming three narrow but relatively level terraces ranging in elevation between roughly 140 and 170 feet (Figure 10). La Grange house is situated at a high point on the southernmost of these level uplands enclosed within the 1817 property boundaries at an elevation of 167 feet above sea level.

The northern and central uplands within the property boundaries have undergone substantial development and much of the level and formerly arable land on these landforms is now the site of residential subdivisions accessed from Route 6 via Quailwood Parkway. Most of the residences in these neighborhoods were constructed in the mid-1980s, with some smaller subdivisions and construction occurring later in the 1990s and early 2000s. While some of the margins and edges around these residential developments may retain archaeological sensitivity, earth-moving activities associated with the construction of the houses and the roads to access them have likely impacted or even destroyed the

Figure 9. Portion of the map, "Maryland and Delaware," Sotzman and Sander, 1797; note the Port Tobacco-Bryantown Road, now Route 6-Route 488 (Library of Congress, Geography and Map Division).

archaeological potential of much of these landforms. Old field edges on the central upland visible on 1963 aerial imagery, some overgrown by that time, are no longer evident as residential development, particularly along Darley Drive where a 1950s subdivision surrounds the late 19th-century house at 8920 Darley Drive. However, development on the southern upland is less dense than that on the northern and central uplands and several agricultural fields remain intact along Route 6/Port Tobacco Road.

One of the chief predictors of 18th-century farm sites is light, well-drained upland soil favorable for tobacco growth (Lukezic 1990). In describing the assault of his mother on Newman's plantation, Henson implies that both of his parents worked in the fields: "It seemed the overseer had sent my mother away from the other field hands to a retired place…. Her screams aroused my father at his distant work…" (Henson 1858:3).[2] It was not unusual for both enslaved men and women to perform field labor (Walsh 1993:177). Because Francis Newman purchased the Grange farm in the mid-1790s, when the tobacco market was severely depressed due to the Napoleonic Wars in Europe, he likely grew wheat, corn, or other crops until the tobacco market recovered, a strategy employed by many Charles County planters. Exhausted tobacco fields were often planted with wheat, a crop which became particularly

[2] Henson's description also indicates the presence of an overseer, though the 1798 Federal Direct Tax Slave List does not list an overseer or superintendent for Francis Newman's slaves (Archives Md. 729:1451). The 1800 census, however, lists two white males, aged 26-45, and one may have been an overseer one. Walston (1985:370-371) describes the likelihood that the abolitionist ghostwriters of Henson's autobiographies added descriptions and elements of plantation life from other sources to Henson's narrations to construct the narrative story of his life. For this reason, the accuracy of the autobiography must be scrutinized against other documents and evidence.

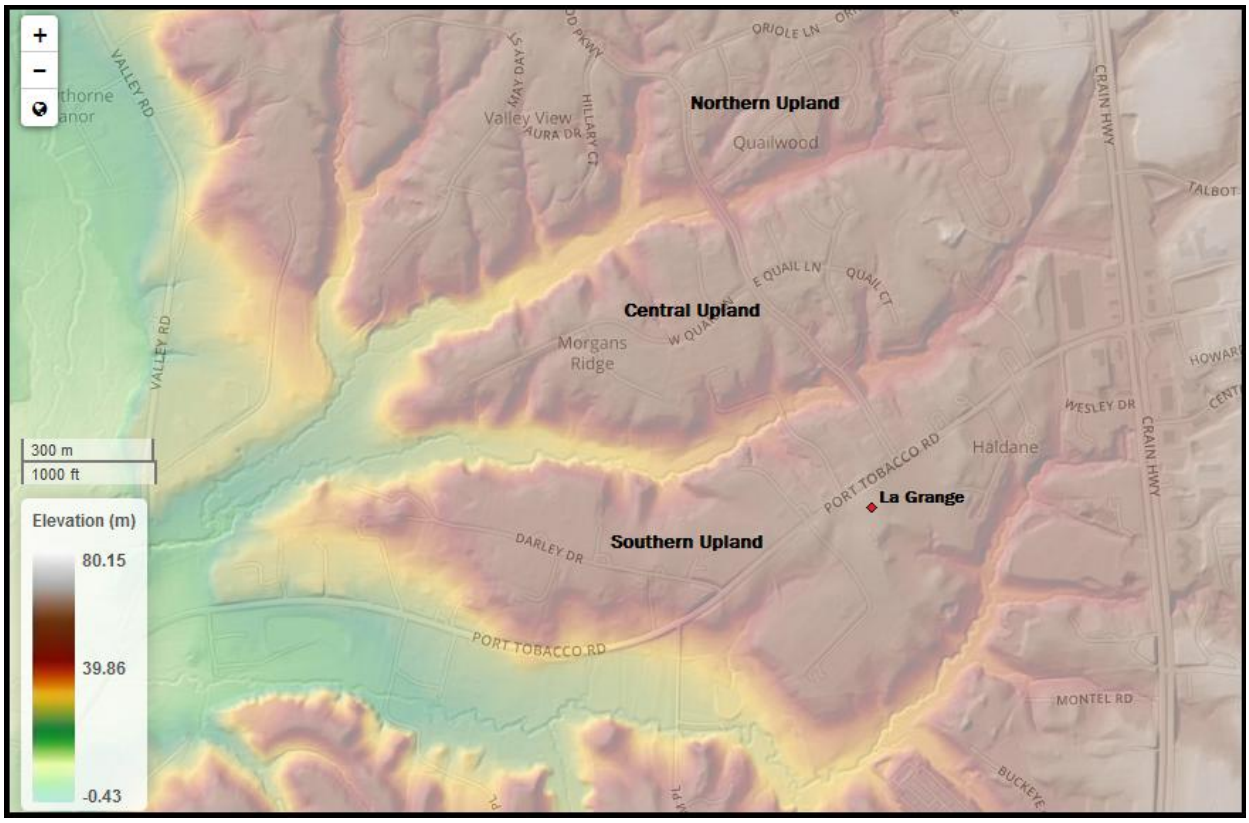
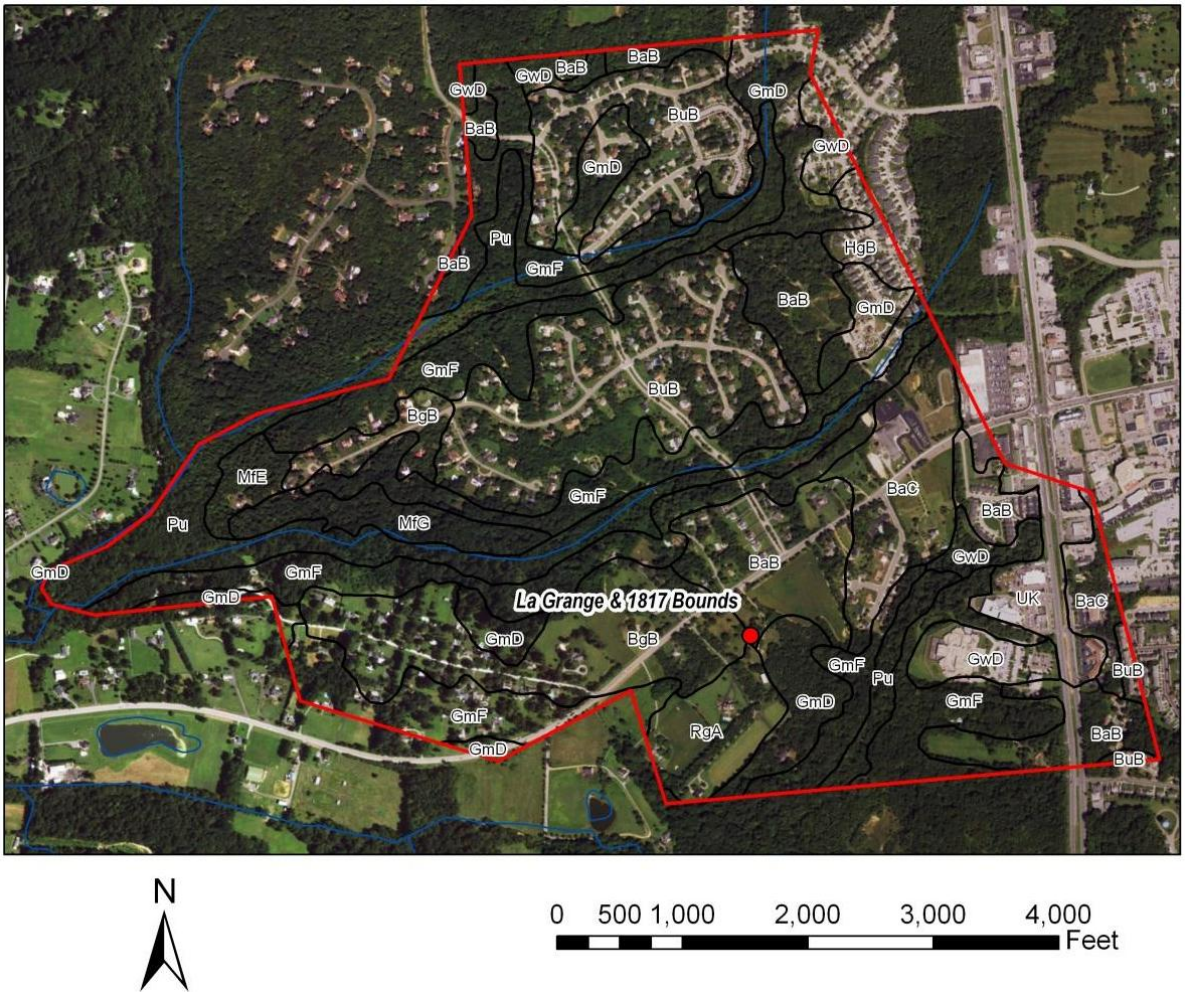


Figure 10. Topography of La Grange area with upland designations used in this report (Maryland iMap LiDAR Topography Viewer).

important in Charles County during the Revolution and the subsequent decades given the volatility of the tobacco market during that time (Lukezic 1990:3). Because enslaved people frequently lived near the places where they labored, an examination of soils within the property boundaries can help identify areas to target for archaeological survey.

The soil on the northern and central uplands within the 1817 property bounds is classified primarily as Beltsville-Urban Land Complex, a mixture of Beltsville series soils and heavily disturbed land (Figure 11). These uplands are largely surrounded by Grosstown-Marr-Hoghole Complex on the wooded terrace and relatively steep slopes lead to the lowland stream valleys below. Lowlands within the property boundaries consist mainly of frequently flooded (poorly drained) Potobac-Issue Complex soils. Beltsville soils are common in Charles County and are moderately well drained and suitable for agriculture, including tobacco and wheat (United States Department of Agriculture 1974:10). However, their presence in conjunction with Urban Land suggests that much of the central and northern uplands are of relatively low to moderate archaeological sensitivity along with the surrounding slopes and wet lowlands.

The southern upland, less densely developed with several extant agricultural fields, offers greater archaeological potential than the other uplands on the property. Sizable areas of this landform consist of Beltsville silt loams (2 to 5 and 5 to 10 percent slopes), Reybold loam with gravelly subsoil, and, primarily along Darley Drive, Beltsville-Grosstown-Woodstown Complex soil. Each of these types is suitable agricultural soil. As with the northern portion of the parcel, the ravine wall for the southernmost stream on the property consists of Grosstown-Marr-Hoghole Complex with 15 to 40 percent slopes and



Symbol	Map Unit Name		
BaB	Beltsville silt loam, 2 to 5 percent slopes	MfE	Marr fine sandy loam, 15 to 25 percent slopes
BaC	Beltsville silt loam, 5 to 10 percent slopes	MfG	Marr fine sandy loam, 25 to 60 percent slopes
BcA	Beltsville-Aquasco complex, 0 to 2 percent slopes	MnC	Marr-Dodon complex, 5 to 10 percent slopes
BgB	Beltsville-Grosstown-Woodstown complex, 0 to 5 percent slopes	Pu	Potobac-Issue complex, frequently flooded
BuB	Beltsville-Urban land complex, 0 to 5 percent slopes	RgA	Reybold loam, gravelly subsoil, 0 to 2 percent slopes
DnB	Donlonton fine sandy loam, 2 to 5 percent slopes	RsA	Reybold silt loam, 0 to 2 percent slopes
GgB	Grosstown gravelly silt loam, 2 to 5 percent slopes	UdB	Udorthents, loamy, 0 to 5 percent slopes
GmD	Grosstown-Marr-Hoghole complex, 5 to 15 percent slopes	UK	Urban land
GmF	Grosstown-Marr-Hoghole complex, 15 to 40 percent slopes	WdA	Woodstown sandy loam, 0 to 2 percent slopes
GwD	Grosstown-Woodstown-Beltsville complex, 5 to 15 percent slopes	WdB	Woodstown sandy loam, 2 to 5 percent slopes
HgB	Hoghole-Grosstown complex, 0 to 5 percent slopes		

Figure 11. Soil types within the 1817 bounds of La Grange.

the stream valley floor of Potobac-Issue Complex soils. To the immediate southeast of La Grange house is a more subtle downslope, now partially grass yard and partially wooded. On the soil map, this area is indicated as Grosstown-Marr-Hoghole Complex (GmD) with 5 to 15 percent slopes, a subprime farming soil. Historic aerial imagery nonetheless indicates that this area was under cultivation in the 1960s, and still cleared as late as the 1990s before new growth is evident in 2005 aerial imagery. Based solely on analysis of soils, the southernmost upland area appears to offer the greatest archaeological potential, given its combination of the best intact agricultural soils on the property and the lowest density of residential or commercial development.

Several factors, however, influenced the spatial patterning of plantations. The location of slave quarters, in particular, did not follow a specific model and was subject to substantial temporal and geographic variation as well as the personal preferences of individual slave owners and the type of crops being produced. For these reasons, slave quarters are just as likely to be located on poor soils and in marginal areas within a landscape as they are to be neatly arranged in a core area of outbuildings around the plantation house or overseer's dwelling. On smaller plantations, it was not uncommon for slaves to sleep in detached kitchens or other outbuildings. On larger plantations, however, domestic slaves generally lived in the vicinity of the plantation house while field slaves were often quartered near the fields where they worked, sometimes on outlying or non-contiguous plantations (Birmingham 2014:71; Samford 1996:89-95; Upton 1984:63; Walston 1985:358-360, 368).

Joyner (2003:14-16) describes two distinct building layouts observed among a sample of Georgia plantations: Block style and Nodal-Block style. In the former, outbuildings, including slave quarters, are arranged in a nucleated complex with the plantation house serving as a focal point. In the latter, outbuildings are clustered around the property and on distant quarters. Both of these layouts were probably employed in the Chesapeake. However, these layouts serve as broad categories and considerable variation existed within each of these plantation styles, particularly with regard to slave quarters. Within a nucleated (Block style) layout, for example, most of the plantation outbuildings clustered around the plantation house, giving the appearance of a small village. In some instances, planters chose to place slave housing in full view from the plantation house, while in other cases, the slave quarters were nearby but hidden from view (Upton 1984:63; Walston 1985:368). Planters' decisions in placing slave quarters on their property sought to strike a balance between the surveillance and the concealment or social distancing of laborers (Bailey 2014:87-90; Epperson 1990; Singleton 2015:100).

Several examples, both extant and archaeological, offer an idea of how southern Maryland planters arranged the slave quarters on their plantations. Some located slave housing within a nucleated cluster of structures on the plantation in proximity to and in full view of the plantation house. For example, the post-1825 quarters at St. Thomas Manor at Chapel Point originally stood close to the large brick manor house (Wasch and Miller 1990). A mid- to late 18th-century slave quarter complex at St. Barbara's in St. Mary's City was also within view of the planter's dwelling (McMillan et al. 2017). In other cases, planters attempted to conceal or screen the housing of enslaved persons in their plantation landscapes. At Sotterley Plantation in St. Mary's County, for example, the ca.1850 slave house was constructed along a road in an area cut into a slope, obscuring it from those living atop the hill or in the mansion house (Chappell et al. 1995; Hughes 1996). The Maryland Historical Trust Inventory form for the Sotterley slave quarter indicates similar patterns of concealed slave quarters at Carter's Grove in James City County, Virginia and at Prestwould, in Mecklenburg County, Virginia. At McPherson's Purchase, a 19th-century farm complex in Pomfret, Charles County, a duplex slave/tenant quarter (constructed ca.1825-1850) is situated on the edge of a field just northwest of the primary cluster of plantation buildings and is separated by a ditch and narrow tree line, screening the view of the quarter from the property's primary residence (Rivoire 1984).

The practice of hiding slave or tenant quarters, or at least placing them in marginal locations, appears to have been a relatively common practice in late 18th- and 19th-century Charles County. During a multi-year archaeological survey of several sites along the Zekiah Swamp/Wicomico River drainage, small concentrations of historic artifacts and refuse were frequently encountered in shovel tests at the base of hill slopes along the edge of agricultural or formerly-farmed fields. These artifact concentrations were often composed of domestic materials and were discrete concentrations unlikely to simply be explained as field scatter, suggesting slave or tenant housing. Such sites include Prospect Hill/18CH6 (King and Strickland 2009:29-30), Steffens/18CH93 (Flick et al. 2012:176-186), Greenland/18CH777 (King, Strickland, and Norris 2008:32-33), and Windy Knolls II/18CH809 (Flick et al. 2012:173-175). The identification of several sites in such similar environmental locations suggests that many Charles County planters may have preferred to keep their laborers not too far away but nonetheless hidden in the landscape, a consideration important in targeting testing areas for the La Grange property. Because the goal is to identify a potential slave-occupied structure associated with Henson (assuming one exists), marginal areas on the property not typically deemed archaeologically sensitive should be taken into consideration, particularly those at the base of hill slopes and adjacent to (but not necessarily situated on) quality soils.

The 1783 Assessment of James Craik's property provides a sense of what the area of La Grange looked like two decades prior to Newman's ownership and occupation. On his parcel, "pt of Moore's Ditch," the tax list describes "a large 2 story wooden dwelling house well finished, a small old dwelling house, a Kitchen, Stable, Cornhouse, & a Shop, also a very old Tobacco house, a large & beautiful garden & 100 bearing apple trees" (Scharf Collection, General Assembly Assessment Record 1783, Charles County Tax List District 6). One hundred-eighty-one acres of the property are described as "arable" while ten are "woodland with rail & board Timber." Craik's other parcels, Part of May Day and The Gore, are also included in the Assessment, both described as arable with no structures on them.

Though the more detailed Particular List of buildings and structures for the 1798 Federal Direct in Charles County does not survive, the General List indicates that Francis Newman's Port Tobacco property had one dwelling house (presumably La Grange) and five outbuildings (Md. Archives 729:1420). It is unknown whether any of these outbuildings included a slave quarter per se, or whether Newman's 24 slaves at this time lived in multi-purpose outbuildings. However, the 1783 tax records seem to suggest a cluster of buildings on the property, as the kitchen, stable, and shop would likely have been located in proximity to the dwelling house. Assuming Newman retained some of the structures built by Craik, or at least retained a similar landscape, as is suggested by his choice to locate in the same area of the parcel (on Part of Moore's Ditch), a small, centralized cluster of structures around the dwelling house can be hypothesized.[3] If this was indeed the case and, recalling that 17 of Newman's enslaved persons were either children or over fifty, not the prime age for field laborers, it is possible that many were employed in domestic activities and possibly quartered nearby La Grange. By the time of the 1810 U.S. Census, Newman owned 62 slaves and had probably constructed quarters to house them nearer the fields.

There are no previously identified archaeological sites within the 1817 La Grange boundaries. The only known site near the subject property is Stoffer Horse Farm (18CH650), a multi-component site located 3,700 feet southwest of La Grange house. This site is just south of the reconstructed parcel boundaries, across Port Tobacco Road. However, it should be kept in mind that the reconstructed 1817 boundaries are approximated. Furthermore, colonial-era property boundaries in Maryland were often subject to considerable surveyor error in both measuring and in the written metes-and-bounds descriptions (Wilheit 2003:168-206). Given that the 1817 description includes several lines that run with the bounds of colonial-era parcels, some degree of error in the description should be taken into account. It is possible,

[3] The National Register form for the property does indicate extensive early 19th-century alterations, including the construction of a brick kitchen which likely replaced an earlier frame structure.

then, that the Stoffer Horse Farm site, given its close proximity to the 1817 bounding line, may have actually been on Newman's property.

The Stoffer Horse Farm site was identified during a cultural resources survey and contained both prehistoric and historic period material (Gunn and Holland 1996). The Maryland Historical Trust inventory form for the site indicates that 14 historic artifacts (and 20 prehistoric) were recovered from nine shovel tests. These artifacts include bottle glass, white clay tobacco pipe fragments, and unspecified architectural materials. Additionally, three historic ceramic fragments were recovered. These were described as "2 18th century creamware (green glazed w/impressed floral pattern on rim, 1 19th century whiteware (plain)" (Gunn 1996:12). Because of the vague description, it is difficult to say whether the green-glazed "creamware" actually refers to 18th-century green-glazed refined earthenware fragments, or to the more common embossed edged wares dating to the 1820s and 1830s. Given the presence of a whiteware fragment on the site, the latter may be more likely, which would suggest an occupation date after 1820, post-dating Henson's time on Newman's farm. This speculation is based on admittedly very limited diagnostic material and further investigation of the Stoffer Horse Farm site may be warranted to better ascertain the nature of the site and to refine its possible occupation period. Because the site is located 250 feet north of the southernmost stream, on a terrace remnant in the stream's floodplain, lowland areas within the parcel boundaries should be considered potentially sensitive for early 19th-century sites.

Recommendations for Archaeological Testing

Based on the considerations discussed above, certain areas within the 1817 boundaries appear to contain the best agricultural soils on the property not subject to previous ground disturbance from residential development. La Grange is also situated on this landform, and historical documents seem to suggest a late 18th-/early 19th-century concentration of outbuildings around the dwelling house within the overlap of Moore's Ditch and the Grange farm boundaries. This narrows the highest probability area to the southeastern corner of the 1817 parcel.

Henson's time on Newman's farm was during a pronounced depression for the planters of Charles County. While Newman would later expand his farm, both in acreage and number of slaves, the 1798 tax lists (and the 1800 census) suggest a turn-of-the-century slave labor force not particularly well-suited to large-scale cultivation of Newman's 1,000-plus-acre landholdings. The relatively high proportion of young and older slaves may have instead been focused primarily on domestic tasks, making it more likely for them to be located near La Grange rather than on an outlying area of the parcel. Henson does note in his autobiography that he was born on the farm about a mile from Port Tobacco, seemingly corroborating this inference. For these reasons, focusing archaeological testing around La Grange, particularly in the areas south of Route 6, or what would have been the Port Tobacco-Bryantown Road, is recommended. Because it is unclear whether the enslaved persons living on Newman's farm ca. 1800 lived in their own quarters or in outbuildings which served other purposes, special consideration during survey should be paid to archaeological evidence of outbuildings which may show some indication of domestic occupation but which may not fit prototypical archaeological signatures for slave housing.

Figure 12 identifies a locus around La Grange believed to offer the highest probability for identifying archaeological evidence for Josiah Henson on Francis Newman's property based on a consideration of the evidence presented above. This area contains roughly 60 acres surrounding La Grange including: three agricultural fields, a manicured lawn and other cleared areas (including a dilapidated tobacco barn) bounded by Route 6 and Fieldcrest Place, and a large, now-wooded area which slopes southeasterly to the stream.

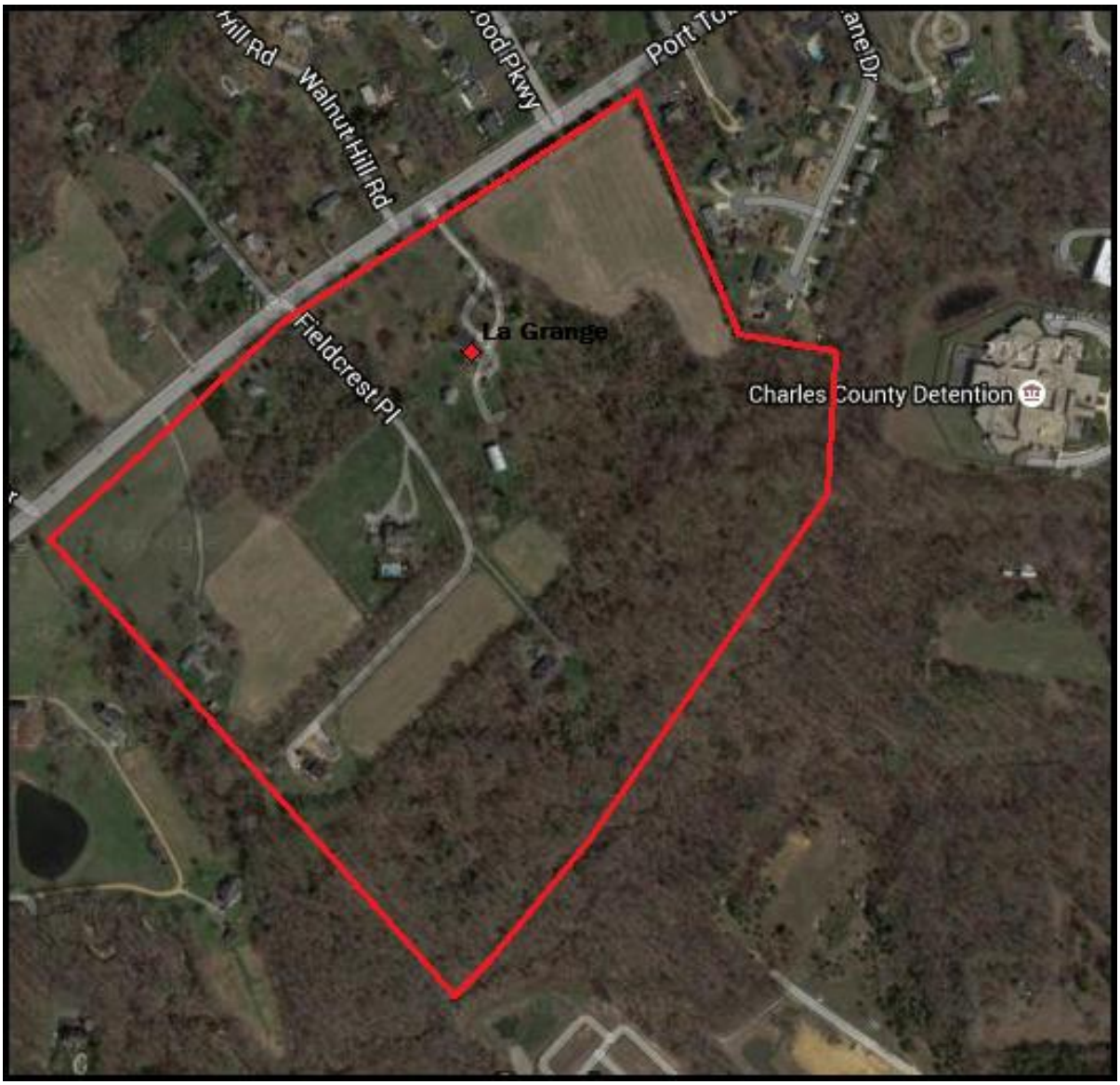


Figure 12. Area recommended for archaeological survey; red square shows location of La Grange house.

Of particular interest for archaeological survey are the areas, both cleared and wooded, located south and east of La Grange. Because Route 6 follows the 18th-century Port Tobacco-Bryantown Road, it seems unlikely that outbuildings would be placed between La Grange and this major path, obscuring the view of the house. Indeed, the early 19th-century kitchen, which probably replaced an earlier structure, is located south of the house, as are the other extant outbuildings. Also of interest is the wooded area located immediately southeast of La Grange, which slopes gently away from the house to a wooded ravine head. Historic aerial imagery indicates that this area was in agricultural use as late as the 1960s and the field edge appears to align with the toe of the slope. The area at the base of this gentle slope/field edge may have been utilized to obscure a slave dwelling in the landscape. The larger wooded area also appears to be relatively level to the edge of the steep slope to the stream below. Aerial imagery indicates that portions of this area may have been cleared at one time. This area, too, may be worth targeting for archaeological survey. A walkover is recommended for the agricultural fields to determine whether more intensive

shovel testing would be warranted in these areas, as it is unlikely for slave housing to be located in the middle of a field, taking up level space and arable soil. However, it is possible that slave housing may have been located at the edges or peripheries of cultivated areas.

While this summary recommends focusing archaeological efforts on a small area surrounding La Grange, the rest of the parcel should not be written off in terms of archaeological potential. Certain areas are likely to retain the combination of archaeological integrity and favorable environmental characteristics for the situation of slave housing. However, given the extremely low probability of purposefully identifying the location of an outlying slave quarter and the much higher likelihood that Newman's slaves were quartered nearer La Grange during Henson's time on the farm, archaeological testing of the areas adjacent to La Grange, described above, is recommended.

CHAPTER IV
PROJECT AREA

The project area, or area recommended for archaeological survey (see Chapter III), is located along the southeast side of Maryland Route 6 (Port Tobacco Road) approximately 0.4 miles west of the intersection of Route 6 and US Route 301 (Crain Highway) (Figure 13). The recommended project area, consisting of four parcels of land partially within the Town of La Plata, comprises approximately 60 acres, of which 23 acres were surveyed in 2016 (Figure 14). The northernmost parcel within the project area is an agricultural field owned by the Wills family. Directly southeast of this field lies the tract on which the La Grange house is situated. This tract, consisting of approximately eight acres, is owned by the Wilson family. South and east of the Wilson tract are two lots within a subdivision where members of the Wills family now reside, with the Wills family having once owned all of the project area. The project area, which measures 23 acres in size, is located in Maryland's western shore inner coastal plain and is classified as Maryland Archaeological Research Unit Number 11 (Figure 15).

This chapter describes the project's environmental setting and previous architectural and archaeological research conducted on and immediately around this tract.

Environmental Setting

Today, the project area is bounded on the north and west by Port Tobacco Road and on the north and east by a residential neighborhood known as the Haldane Subdivision. It is partially bounded on the east by the property of the Charles County Detention Center, operated by the Charles County Sheriff's Office, and on the west by Fieldcrest Place, which forms the access for the Wills family subdivision.

The field northeast of the La Grange house, owned by the Wills family, is an agricultural field which was in cultivation with hay at the time of the survey. This field covers an area of approximately 7 acres. The field has a slope ranging between 0 and 10 percent. A relatively wide, poorly drained swale empties into an unnamed branch of Port Tobacco Creek; this branch contains a freshwater spring.

To the southwest of this field is the Wilson tract, including the La Grange house and surrounding yard and woods measuring five acres in size. The late 18th-century house is also served by a later 19th-century kitchen addition and 20th-century hyphen as well as a 20th-century garage and tobacco barn. An 18th-century smokehouse still stands adjacent to the house. To the east of the house lies a steep 25 percent slope leading towards the same unnamed branch of Port Tobacco Creek. Most of the yard, however, consists of flat ground of about 0 to 5 percent slopes.

South of the Wilson tract are two lots on the east side of Fieldcrest Place owned by members of the Wills family. The tested area of these lots includes a 19th-century cemetery at the northeast corner of a small agricultural field. This field is partially bisected by the driveway of one of the Wills family members. At the time of the present survey, this field was planted in hay. This field, measuring approximately five acres in size, consists of flat land of about 0 to 5 percent slopes.

Elevation ranges from 145 feet above mean sea level approximately 200 feet east of the La Grange house to 168 feet around the 18th-century house at its highest point. The northernmost field ranges between 148 and 164 feet in elevation, though with notably gentler slopes. The southern field ranges from 143 to 151 feet in elevation.

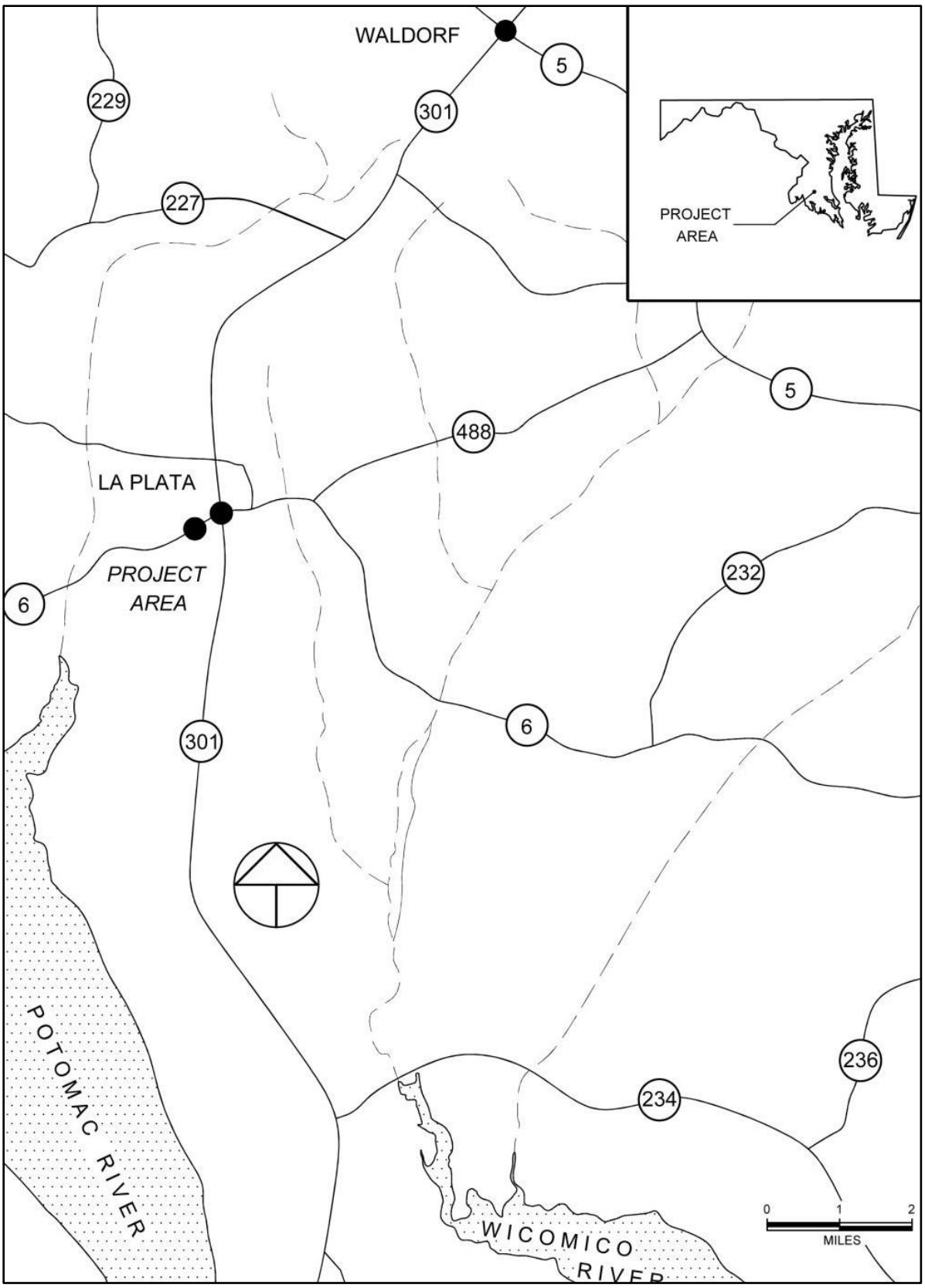


Figure 13. Location of project area.

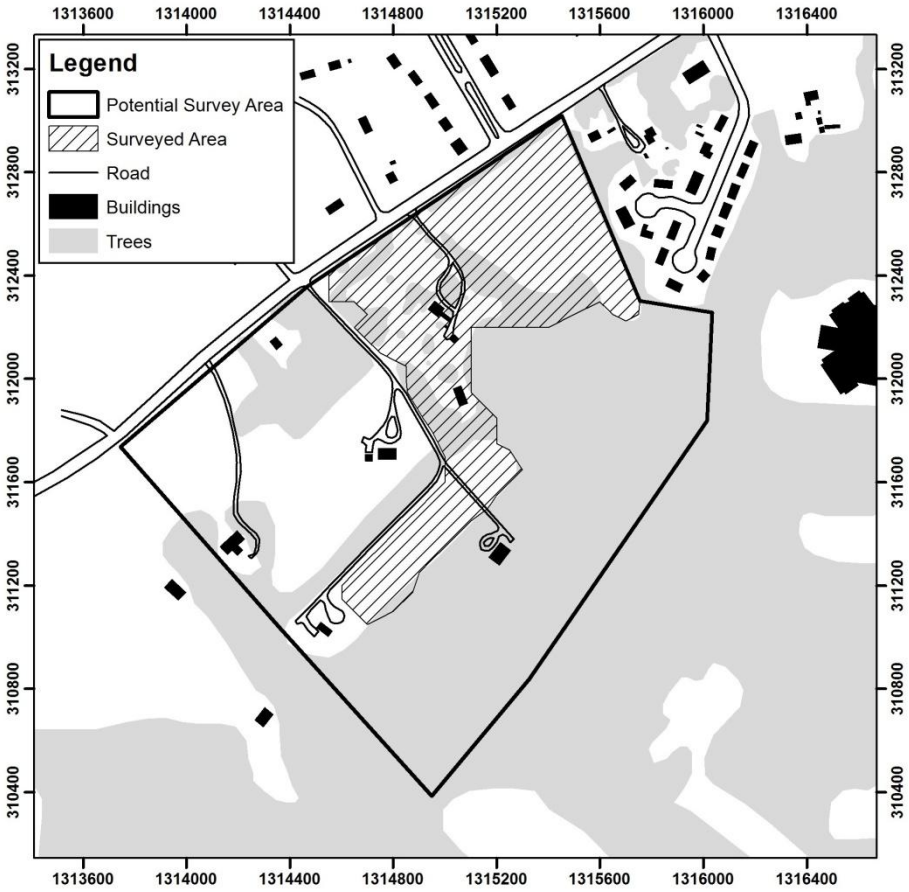


Figure 14. Areas surveyed within the recommended testing area.

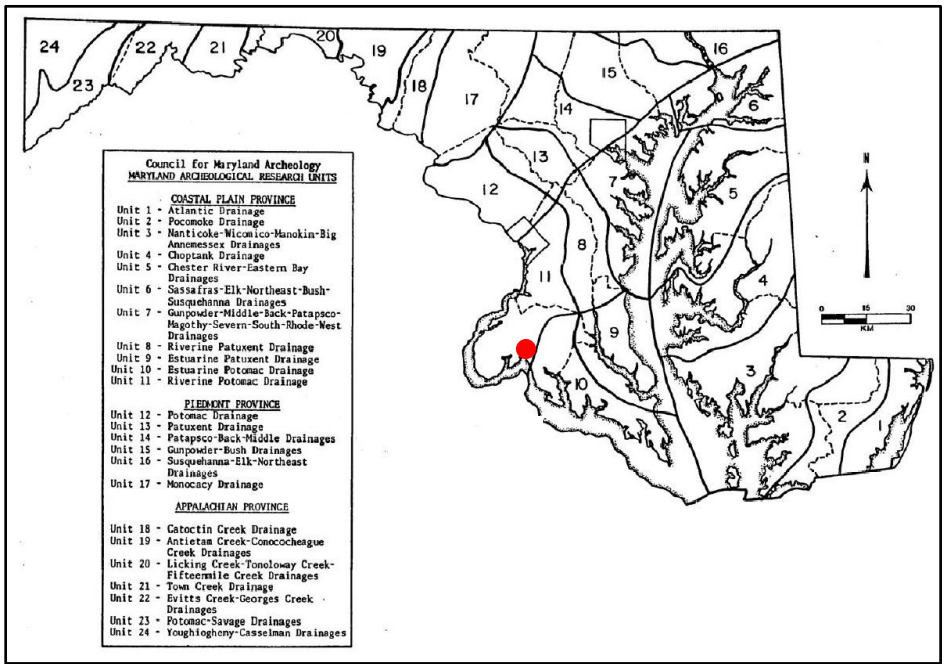


Figure 15. Council for Maryland Archaeology research units; red dot shows project location.

The project area consists of four different soil types, all converging near the La Grange house (Figure 16). Nearly half of the project area consists of Beltsville silt loams. These types, shown as BaB and BgB in Figure 16, consist of well-drained soils on 2 to 5 and 5 to 10 percent slopes, respectively. These soils are considered prime farmland and are located northeast and northwest of the existing La Grange house. To the south are Reybold loam soils (RgA in Figure 16) on 0 to 2 percent slope. This soil is well drained and is also considered prime farmland. Lastly, Grosstown-Marr-Hoghole complex soils (GmD in Figure 16), which are well-drained gravelly soils but are not considered prime farmland, are found on 5 to 15 percent slopes.

Average annual rainfall for the southern Maryland region ranged from 31 to 61 inches over a period of ten years beginning in 2003, with an average annual rainfall of 47 inches. The project area includes between 180 and 210 frost free days each year (National Oceanic and Atmospheric Administration 2014). The water table is below 80 inches on all soil types in the project area and all are considered well drained.

The La Grange House

The house known as La Grange (see Figure 2) is listed on the Maryland Inventory of Historic Properties as CH-3 and is also listed on the National Register of Historic Places (ID 76000990). The house has long been associated with Dr. James Craik, friend of and personal physician to George Washington. It is Craik's association with the house that served as one of the criteria for National Register eligibility when it was listed in 1976.

La Grange was visited and photographed by Henry Chandlee Forman in the early 20th century and featured in his book, *Early Manor and Plantation Houses of Maryland* (1934); at that time, the house was still in the possession of the Stonestreet family. Forman (1934) assigned a date of 1760 to the structure. The house was later documented in 1975 by J. Richard Rivoire and Pamela James (Rivoire and James 1975) and is described in Rivoire's book on domestic architecture in Charles County (Rivoire 1990:78-85). Riviore (1990:78) accepts the 18th-century date of the house, placing it ca. 1765 or slightly later than Forman. Rivoire (1990:78) described the standing house as a "large, two-story, gable-roofed frame house with brick ends and four large exterior chimneys" and "one of the few eighteenth-century, two-story, two-room deep houses in the county with a central passage floor plan." Today, the house's front or approach side faces east towards La Plata, the result of an architectural and landscape reorganization made sometime in the 1830s. The west façade, facing toward Port Tobacco, was probably the original front or approach side (this reorganization is discussed, below).

Rivoire observed and documented a number of changes to the building since its first construction. These changes included the replacement of an earlier frame kitchen with a two-story brick kitchen or brick service structure, probably in the 1830s, the addition of a porch on the dwelling's west side sometime in the 19th century, and a hyphen connecting the brick kitchen and the main house in the 20th century. Rivoire also noted changes in window placement and sizes and reorientation of the east and west façades.

Rivoire and James concluded that, while the first floor rooms have been extensively remodeled, the first floor hall retains its "boldly trimmed raised-panel wainscoting, a transverse arch with stop-fluted pilasters, and a broad sweep of wainscoted stairs" (Rivoire and James 1975:3; Rivoire 1990:79). The staircase, "unquestionably one of La Grange's most significant architectural features" (Rivoire 1990:79), is fashioned from imported woods. The stairs' balustrade and supporting balusters are a "typical eighteenth century style" while the plaster finishes and door and window framing in the center hall date to between 1815 and 1830 (Rivoire and James 1975:3).

Figure 16. Soil types in the project area; BaB: Beltsville silt loam, 2 to 5 percent slope; BgB: Beltsville-Grosstown-Woodstown complex, 0 to 5 percent slope, RgA: Reybold loam, 0 to 2 percent slope; GmD, Grosstown-Marr-Hoghole complex, 5 to 15 percent slope.

The second story woodwork, Rivoire and James (1975:3) suggested, "appears original to the house, all of it stylistically characteristic of the eighteenth century." Rivoire and James went as far as to hypothesize that some of the woodwork might be as early as 1730, given its similarity with woodwork observed at Holly Hill, an early 18th-century house in Anne Arundel County. The attic rooms were plastered at the time of Rivoire's and James' visit, a treatment they dated to the 19th century. They noted the heavy roof framing, concluding that it was possible the house originally had a slate roof (the current roof is a wood single).

Rivoire's documentation concludes, as Forman did, that James Craik was the original builder of the house now known as La Grange. Craik's plantation was described in a 1783 tax record including "a large 2 story wooden dwelling house well finished, a small old dwelling house, a Kitchen, Stable, Cornhouse, & a Shop, also a very old Tobacco house, a large & beautiful garden & 100 bearing apple [tre]es." The standing two-story frame house appears to match this description.

The house's gable end brickwork, chimneys, and foundation were all executed in three-course American bond (what Rivoire [1990:78] also noted and called common-bond construction) (Figure 17). American bond masonry is generally dated to the 19th century in the tidal Chesapeake and probably no earlier than the first decade of the 19th century (Willie Graham, pers. comm. 2016). While common bond is not necessarily unheard of in 18th-century Charles County, the surviving examples, including Dent's Palace (ca. 1785; Mahood 2003) and Hard Bargain (1790), are believed to have been built at the end of the 18th century.[4] The brick gable end walls, chimneys, and foundation at La Grange appeared original and not rebuilt. American bond was also used for the two-story brick kitchen structure, believed to have been constructed ca. 1830 (Figure 18). This building exhibits a five-course bond in keeping with the addition's later date.

In 1975, Rivoire and James (1975) thought that La Grange and Rose Hill were so similar that they may have been built by the same builder, with La Grange serving as the inspiration for Rose Hill (Rose Hill's owner, Dr. Gustavus R. Brown, was, like James Craik, a friend and physician of George Washington's).

Because of the questions surrounding the initial construction date of La Grange, architectural historian Willie Graham visited the house in March 2017, spending a day evaluating many of the building's features. Graham's report, here included as Appendix I, concluded that La Grange consists of a ca. 1770-1775 frame dwelling that was substantially rebuilt in the 19th century. Craik's original two-story house, which was described as in good condition in 1783, was acquired by Francis Newman in 1798. It is possible that Newman was the owner who proceeded to excavate out a large cellar under the existing house and add the two brick gable walls, which required the cutting of roof framing to accommodate. This campaign may have occurred when Henson was still on the property.

The house appears to have been again renovated in the 1830s when the property was acquired by either Wilfred Manning or Nicholas Stonestreet. The west façade, formerly the principal façade facing Port Tobacco, became the dwelling's rear façade as the structure was reoriented to the east (Figure 19). The reason for this reorientation is unclear but, if Stonestreet was the architect of this change, he may have wished to connect the Grange Farm with his Hermitage property, near present-day downtown La Plata. This reorientation included the addition of a family cemetery on the standing structure's west side (Figure 20). As will be discussed below, this reorientation also included the relocation of an associated complex of quarters located east of the standing house.

[4] This discussion assumes Dent's Palace and Hard Bargain are dated correctly.

Figure 17. North gable end wall at La Grange executed in three-course American bond.

Figure 18. The two-story brick kitchen at La Grange executed in five-course American bond.

Previous Archaeological Investigations

No archaeological sites had been recorded within the project area prior to the present survey. The nearest recorded site, the Stoffer Horse Farm Site (18CH650), discussed in Chapter III, is located 0.6 miles southwest of the project area on the south side of Maryland Route 6. The Stoffer Horse Farm site was identified in 1996 by Garrow and Associates as part of site testing for a predictive model along the Route 301 corridor in Charles and Prince George's counties. The site is located just outside the 18th-century bounds of Francis Newman's landholdings known as the Grange, although the relationship of the site to La Grange is unclear (see Chapter III). The site dates to the 18th and 19th centuries and recovered artifacts from this site include two white clay tobacco pipe stems (with 5/64ths-inch bore diameters), two "green-glazed creamware" (possibly Whieldon ware or embossed edged wares) rim sherds, and a single whiteware body sherd (Gunn and Holland 1996). The relatively low density of material recovered from the site may be indicative of a slave quarter.

The Stoffer Horse Farm Site is on property that does not appear to have been part of La Grange, at least according to boundaries depicted in an 1817 property survey (see Figures 7 and 8). As noted in Chapter III, these boundaries are approximate, and there is a possibility that the Stoffer Horse Farm Site, which is not too far from the boundary, may be associated with Newman's Grange Farm.

Figure 19. La Grange, ca. 1975, east façade (Rivoire and James 1975).

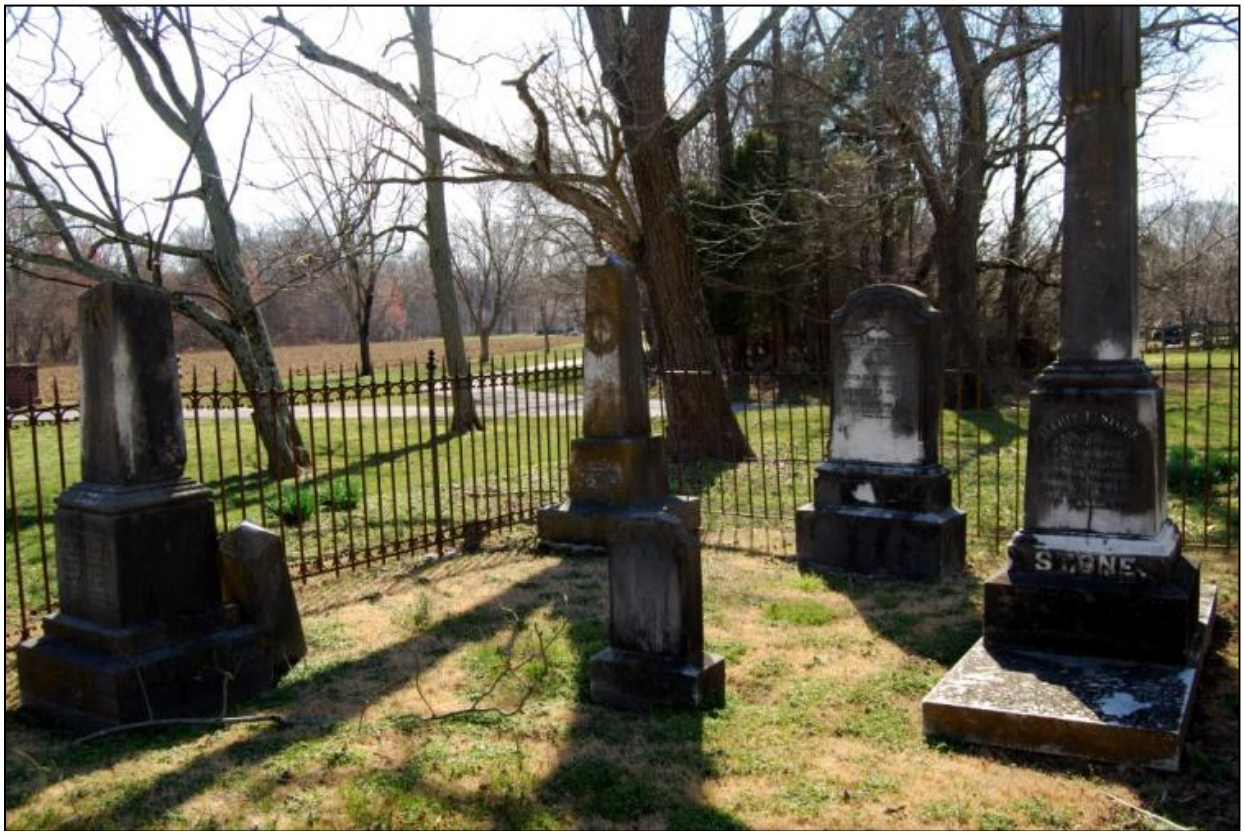


Figure 20. Stonestreet family cemetery.

CHAPTER V
METHODS

Background research suggested that the area of highest potential for identifying archaeological sites associated with enslaved workers at La Grange would be an approximately 60-acre locus surrounding the standing dwelling. This area consists of farmland, wooded areas, and residential lawns. A portion of this area, including 23 acres belonging to two families, was selected for testing in 2016 (see Figure 14). This chapter describes the field and laboratory methods used in 2016 to survey the property.

Field Methods

To test the model developed in Chapter III, a shovel testing strategy was selected as the most appropriate method for identifying archaeological sites within the survey area. Shovel tests, small pits measuring a foot in diameter and anywhere from six inches to two feet or more in depth, were initially placed at intervals of 50 feet across the study area (Figures 21 and 22). In areas where artifacts and other archaeological materials were encountered, shovel tests were excavated at 25-ft intervals. Shovel test data yields information about the types and distributions of artifacts and other archaeological materials on a site, and it is also used for documenting soil stratigraphy and locating features and buried deposits often missed through surface reconnaissance. Some artifacts, such as iron nails and Native American ceramics, are easier to detect while screening than they are through visual inspection of the ground's surface (or surface collection). As a result, shovel testing has become a standard and preferred strategy for the recovery of archaeological information throughout the Middle Atlantic, making the results from the La Grange survey comparable with data collected from other survey areas in the southern Maryland region and elsewhere.

Horizontal control was maintained by establishing a grid aligned with the Maryland State Plane Coordinate system. With the assistance of Kevin Norris, a registered Maryland surveyor, a Real Time Kinematics (RTK) surveying system was used to locate state plane coordinates on site. The grid was then extended using a Leica TCR 307 Total Station. Each shovel test was assigned a number based on its Maryland State Plane coordinate and this number was written on a flag marking the location of each shovel test within the site.

For this project, a six-person crew excavated 717 shovel tests, including one purposely placed "freestyle" shovel test (Figure 23). Daily field supervision was provided by Principal Investigator Julia A. King and Assistant Project Archaeologist Rebecca Webster. Investigations began in mid-May and continued through June 2016.

Each shovel test was excavated using a round point shovel with the soil screened through ¼-inch mesh screen. Shovel tests were dug until subsoil was reached or excavations were suspended. In some cases, when subsoil was not reached, shovel tests were cored in order to determine the point of initiation of subsoil. All artifacts, bone, and shell were kept. The stratigraphy in each shovel test was recorded using a Munsell soil color chart. A preliminary field catalog was generated to assist in the creation of field distribution maps and provide additional provenience control. Measurements for this project were made in feet and tenths of feet (engineer's scale). After recording, all shovel tests were backfilled. Artifacts were checked nightly to insure bags were properly labeled.

Figure 21. Excavating shovel tests at La Grange.

Figure 22. Recording shovel tests at La Grange.

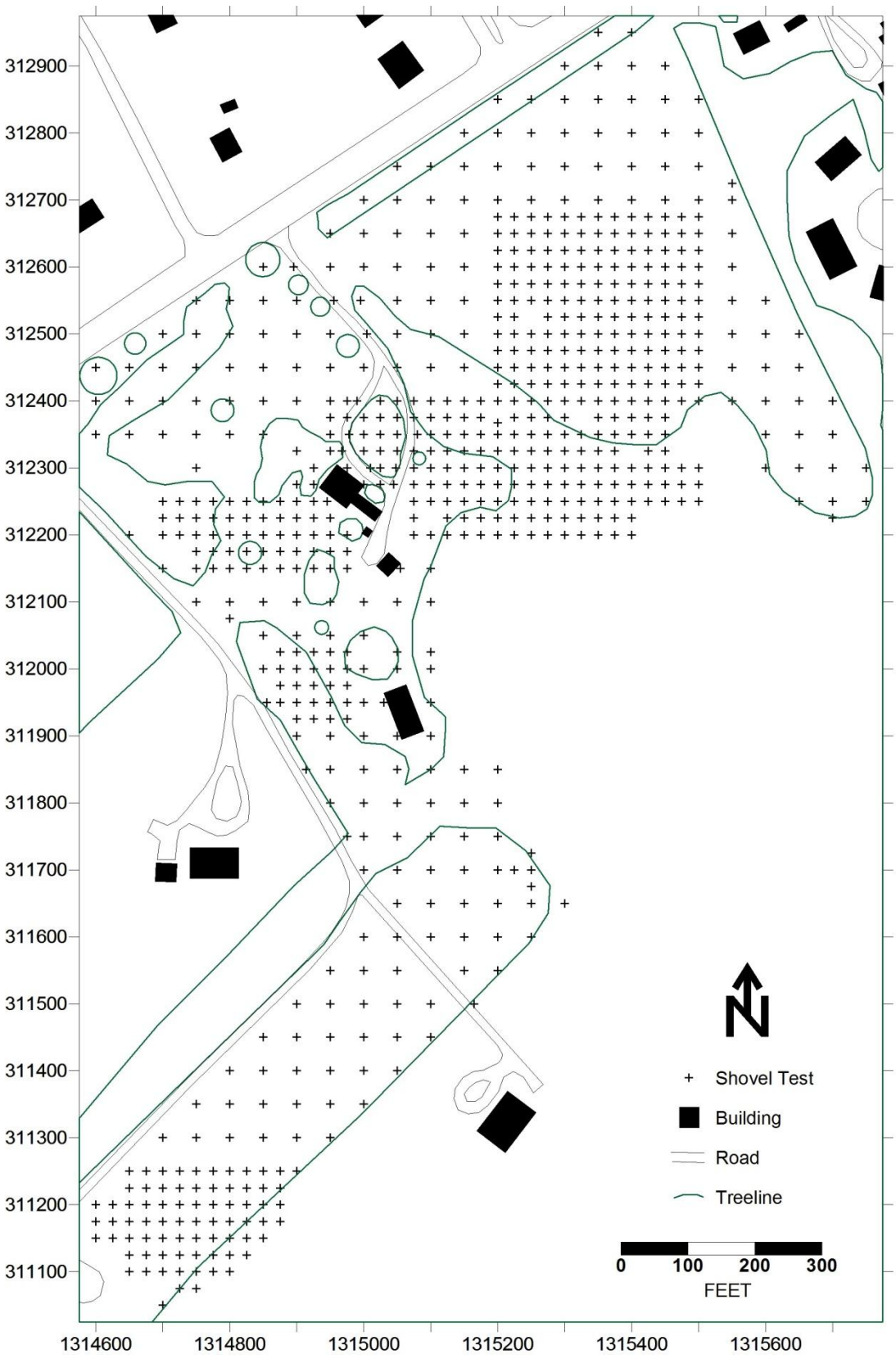


Figure 23. Location of shovel tests excavated at La Grange, 2016.

Laboratory Methods

Artifacts were taken to the Anthropology Laboratory at St. Mary's College of Maryland in St. Mary's City where they were washed, dried, cataloged, and packaged for long-term curation according to state standards (Seifert 2005) (Figure 24). Artifacts were cataloged using standard terms and typologies; original catalogs were created on archival paper and later digitized to facilitate analysis. Maps of artifact distributions were produced using the Surfer © computer mapping software (Golden Software 2002).

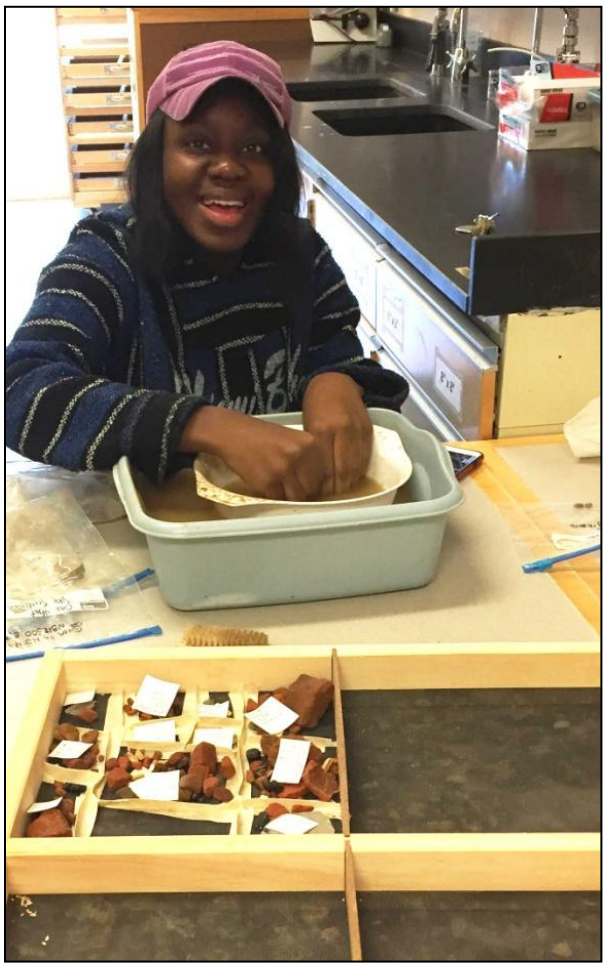


Figure 24. Washing artifacts from La Grange at St. Mary's College of Maryland.

Standard typologies for European ceramics were used and can be found at the Jefferson Patterson Park and Museum's Diagnostic Artifacts in Maryland website (www.jefpat.org/diagnostic/). Tobacco pipe fragments recovered from the site were described using standard typologies, including the identification of bore diameter measurements.

Following State of Maryland guidelines (Seifert 2005), a lot numbering system was used to organize and identify each shovel test. In the discussion of artifacts in the next section, when a shovel test coordinate is given, a lot number is also given. This is to assist researchers who may wish to physically examine the material with finding an artifact in the collection. Appendices II, III, and IV include coordinate information, lot number, and a list of all artifacts recovered from each shovel test.

Site forms were completed for the Maryland Historical Trust Inventory of Historical Properties Archaeological Site Survey and submitted to the Maryland Historical Trust. The original field records and one copy will be deposited with the Maryland Archaeological Conservation Laboratory. One copy of the records will be kept on file at St. Mary's College of Maryland.

CHAPTER VI
RESULTS

The archaeological investigations conducted at La Grange during the spring of 2016 yielded evidence for two archaeological sites, including the James Craik Site (18CH928) and the Josiah Henson Birthplace Site (18CH929) (Figure 25). The James Craik Site, located in the southwestern corner of the project area, is a relatively small mid- to late 18th-century domestic site. The site is believed to be associated with James Craik's occupation of the property but was probably not the main dwelling. The Josiah Henson Birthplace Site, which includes the standing dwelling (Craik's and then Newman's house), also includes a late 18th- to early 19th-century domestic compound believed to be a slave quarter complex.

This chapter describes the results of the archaeological investigations within the project area by site, including stratigraphy, artifacts, and artifact distributions. In addition, isolated find artifacts (those recovered outside site areas) are described.

The James Craik Site (18CH928)

Stratigraphy

The James Craik Site is located within an agricultural field and along the edge of a wooded area (see Figure 25). Eighty shovel tests were excavated within the site at intervals of 25 and 50 ft. The stratigraphy throughout the site, including in the wooded area, consists of a dark yellowish brown (10YR4/4) silty loam to silty sandy loam plow zone ranging in thickness from 0.6 ft to 1.29 ft overlying a subsoil of almost exclusively strong brown (7.5YR4/6 and 5/6) silty clay. The subsoil in one shovel test (N311250/E1314900), however, was a strong brown (7.5YR 5/6) silty clay mottled with one percent yellowish red (5.0YR 4/6) silty clay. One shovel test (N311225/E1314800) was suspended at 2.54 ft without reaching subsoil.

Artifacts

Of the 80 shovel tests excavated in the southeast field, 73 or 91.25 percent yielded artifacts. A total of 1,091 artifacts and other materials were recovered from these shovel tests (Table 3). Brick fragments comprised the largest category of materials, forming 88 percent (N=1,001) of the total assemblage. Ninety non-brick materials were recovered, including ceramics, glass, nails, and unidentified iron. Eight artifacts of Native manufacture were also recovered; these artifacts are not contemporary with the 18th-century occupation of the site. The artifact catalog for this site can be found in Appendix II.

Native American Artifacts

Eight lithics were recovered from the James Craik Site, including a single tertiary flake, two shatter, a biface, a projectile point, and three fire cracked rocks. No Native American ceramics were recovered.

The quartzite tertiary flake is a product of the final stages of tool manufacturing or tool reshaping. Two shatter, debris formed as sections of stone break off the original rock during manufacturing, were recovered during shovel testing. One quartz biface was also recovered.

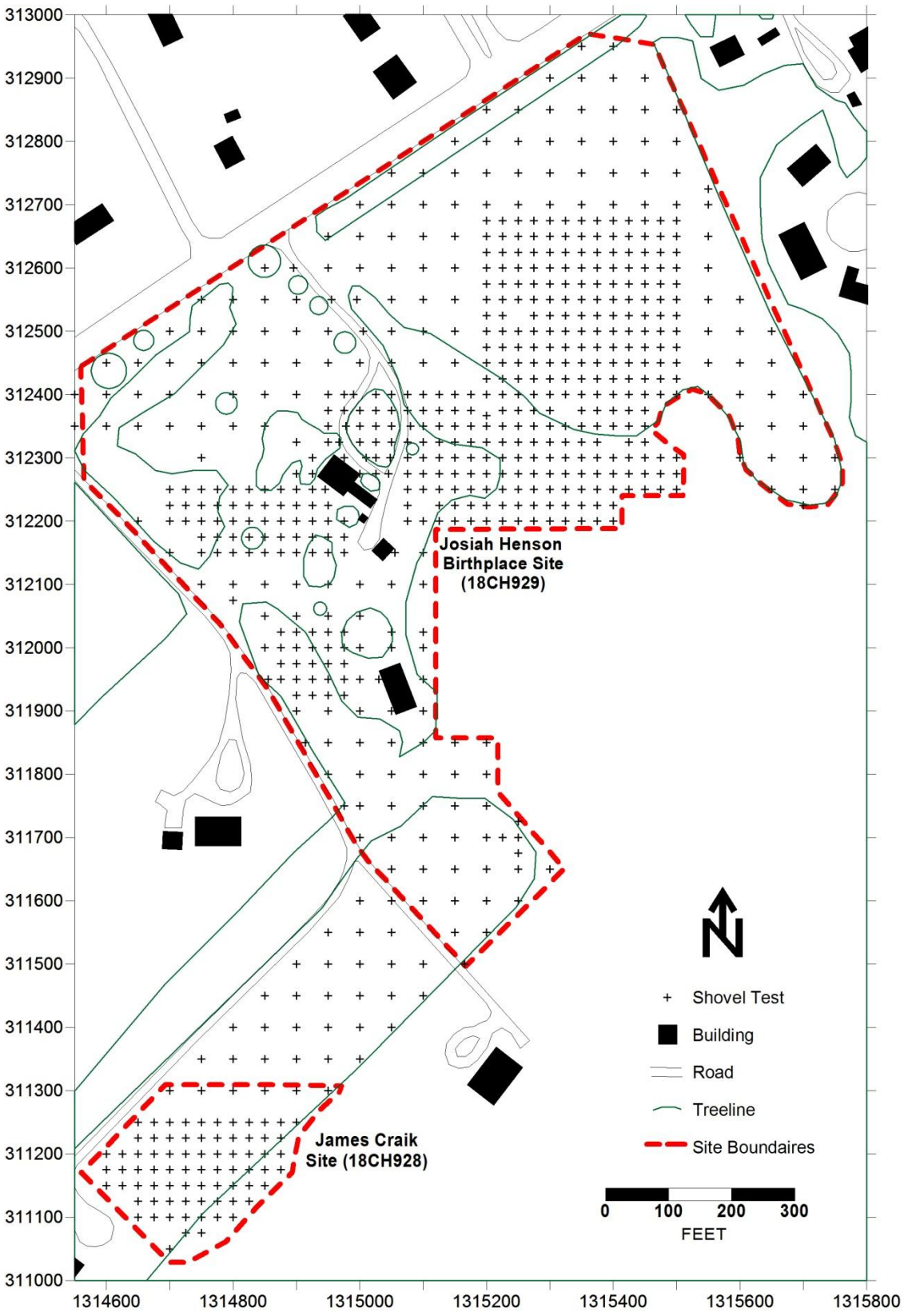


Figure 25. Location of the James Craik (18CH928) and Josiah Henson Birthplace (18CH929) sites.

Type	Count
Tertiary Flake	1
Shatter	2
Biface	1
Projectile point	1
FCR	3
Total lithic	8
White clay tobacco pipe	6
Total pipe	6
Rhenish blue and gray stoneware	1
White salt-glazed stoneware	4
Tin-glazed earthenware	5
Buckley	2
Coarse earthenware	4
Creamware	1
Pearlware	1
Porcelain	2
Total ceramic	20
Green glass	9
Colorless glass	7
Amber glass	1
Total glass	17
Nail	21
Brick/clay/daub	1,001 (2953.5g)
Window glass	7
Total architectural materials	1,029
Iron, UID fragment	4
Iron, concretion	1
Slate tile	2
Coal	1 (0.1g)
Modern artifacts	3
Total other artifacts	11
Total artifacts	1,091

Table 3. Total artifacts recovered from the James Craik Site (18CH928).

A single quartz projectile point was also recovered during shovel testing. The point appears to be triangular in shape and is either a Levanna or Madison point. Levanna points are Middle to Late Woodland points dating between 600 CE and 1350 CE. Madison points are Late Woodland points dating between 1250 CE and the early Contact period.

Three fire-cracked rocks or stones that had been placed in a fire and subsequently broken along characteristic lines (two quartzite and one chert) were recovered during shovel testing. The quartzite fire-cracked rocks weigh 99.9 grams and the chert fire-cracked rock weighs 123.1 grams.

These artifacts suggest some use of the property by indigenous people before contact with Europeans.

Tobacco Pipes

Six white clay tobacco pipe fragments were recovered from four shovel tests at the James Craik Site, including three bowl and three stem fragments. The stem bore diameters of white clay pipes can provide dating information about a site; stem bores become smaller through time as a result of increasing stem length (Harrington 1954; Binford 1961). Of the six pipe fragments, one has a bore diameter measuring 5/64ths-inch and two have bore diameters measuring 4/64ths-inch. The sample, while small, indicates that the pipes date to the 18th century (Harrington 1954).

Ceramics

Twenty ceramic fragments of European and Chinese manufacture were recovered from 16 shovel tests at the James Craik Site (see Table 3). With one exception, the ceramics recovered indicate an occupation of the site during the mid- to late 18th century. Identifiable ceramics include five tin-glazed earthenware, two Buckley earthenware, one creamware, one pearlware, one Rhenish blue and gray stoneware, four white salt-glazed stoneware, and two Chinese porcelain fragments. The remaining four ceramic fragments consist of unidentified lead-glazed coarse earthenwares.

Tin-glazed earthenwares were produced in an attempt to imitate Chinese porcelain and are characterized by a lead glaze to which a small amount of tin has been added. The tin created an opaque glaze. These earthenwares have been recovered from the earliest colonial sites in the Chesapeake and were in use until the end of the 18th century, when tin-glazed earthenwares were eclipsed by refined

earthenwares. One recovered fragment is a “blue glaze” tin-glazed ceramic fragment, dating between 1752 and 1771.

The two Buckley coarse earthenware fragments were produced in Wales and northwestern England and generally do not appear on Chesapeake sites until 1720 and before 1775 (Miller et al. 2000; Buckley-like ceramics can occur on Chesapeake sites as early as the late 17th century). These vessels are characterized by a red paste with yellowish-white striations and a dark brown to black lead glaze.

A single creamware fragment was collected during the excavations of the James Craik Site. In 1762, Josiah Wedgewood began production of creamware ceramics in Staffordshire, England. Creamwares are identified by their creamy yellow lead glaze and refined white to cream-colored paste.

The latest dating ceramic recovered from the site consists of a single fragment of pearlware. Pearlware ceramics were manufactured by potters from Staffordshire, England as early as 1775 under the name “China Glaze” (Miller 1987:83). In 1779, Josiah Wedgewood began to manufacture his version of China Glaze ceramics which he termed pearlware (Miller 1987:83). These ceramics are characterized by a slightly blue-tinted clear lead glaze and a white to cream-colored paste. The fragment from the James Craik Site has the beginning of a partial blue decoration. Pearlware vessels were no longer in use by 1840.

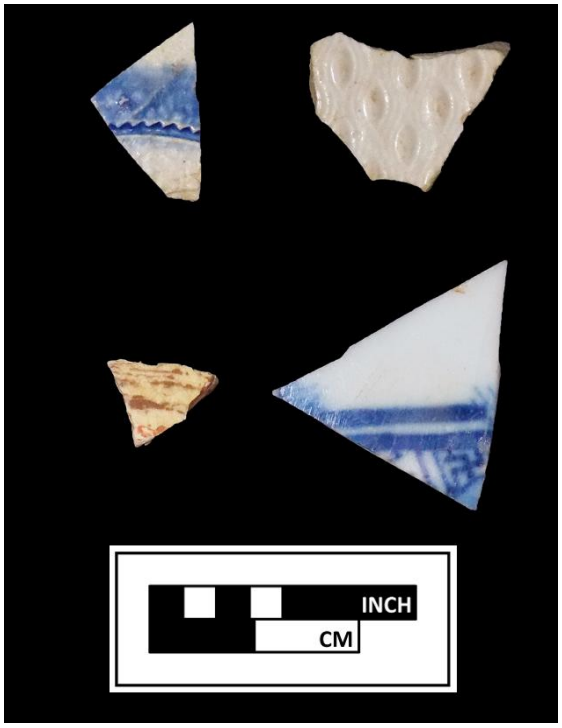


Figure 26. Ceramic fragments recovered from the James Craik Site: top row (left to right), incised Rhenish blue and gray stoneware; white salt-glazed stoneware with barley motif; bottom row (left to right), unidentified marbled slipware; Nanking porcelain.

A single Rhenish blue and gray stoneware fragment with an incised blue decoration was recovered from the James Craik Site (Figure 26). Rhenish blue and gray stoneware, characterized by a salt glaze with an orange peel-like texture, blue decoration, and gray paste, are recovered on sites dating throughout the 17th century and into the 18th century until about ca. 1775 (Miller et al. 2000). The incised blue decoration on the Rhenish blue and gray fragment was not large enough to determine the decorative motif of the vessel.

Four fragments of white salt-glazed stoneware were recovered from the James Craik Site. These ceramics were manufactured in England between 1720 and 1805; however, it is rare to see this ware type on a site post-dating 1790 (Miller et al. 2000). White salt-glazed stoneware ceramics were most popular between 1720 and 1770. One of the white salt-glazed stoneware fragments has a molded barley pattern rim design present (see Figure 26). Molded rims on white salt-glazed plates became popular ca. 1740 and continued in popularity until ca. 1770.

A single fragment of Nanking porcelain and a possible Nanking porcelain fragment were recovered from two shovel tests. Nanking porcelain, a type of Chinese export porcelain, was popular in America between 1760 and 1820 (Madsen and White 2011:96). Nanking porcelain is considered of higher quality than Canton porcelain, another Chinese porcelain that was produced during the same period. Like Canton porcelain, Nanking porcelain has a gray or blue tinted underglaze but the glaze is smoother in texture and the vessels are more finely painted. There is an

unidentified blue decoration on the surface of one of the porcelain fragments recovered from the site (see Figure 26). There was no visible decoration on the second porcelain fragment.

Four unidentified lead-glazed coarse earthenware fragments were recovered from the site. One fragment has a black lead glaze with a red paste, the second a black lead glaze with a tan paste, the third a yellow green lead glaze with a tan paste, and the fourth an unidentified slipware with a yellow and copper slip and an unidentified yellow and red marble paste (see Figure 26).

Glass

Eight of the colonial glass fragments recovered were green (three dark green, one pale green, one olive green, and three green), and one was a rim fragment with an applied string rim. Applied string rims began to be added to English wine bottles in the late 18th century (Jones and Sullivan 1989:75).

Three modern bottle glass fragments (two colorless and one amber) were also recovered.

A single modern turquoise/light green container glass fragment, four modern colorless table glass fragments, and one unidentified modern colorless glass fragment were also recovered from the site. These fragments are considered intrusive to the site.

Architectural Materials

A total of 1,030 architectural artifacts were recovered from the James Craik Site, the majority of which are brick (N=1,001).

Of the 1,001 brick fragments (2,953.2 grams) and one daub fragment (0.3 grams), two include hand-made brick bats. One brick bat measures 3.75 inches in width and 2.5 inches in height and weighs 1,161.5 grams. The second bat measures 4.08 inches in width and 2.92 inches in height and weighs 787.8 grams. Mortar and burned oyster shell are adhered to one of the fragments recovered. Seventeen glazed brick fragments were also recovered as was one brick fragment with gray paint.

Twenty-one iron nail fragments were recovered from nine shovel tests at the site, including seven wrought nails and one possible cut nail. Four unidentified square (either wrought or cut) iron nails were collected. Finally, nine nails collected were too fragmented to identify.

Seven green-tinted window glass fragments were also recovered from the site.

Other Materials

Ten additional materials were collected at the site including one coal fragment weighing 0.1 gram, four unidentified iron fragments, one iron concretion, two modern slate roofing tiles, two unidentified modern objects, and one plastic fragment.

Forty-three materials collected were non-cultural, including 25 unidentified rocks, three ferrous sandstone fragments, seven burned clay fragments, and eight floral fragments (six seeds, one wood, and one charcoal). Since the floral fragments were recovered from plow zone, they are considered modern.

Analysis of Artifact Distributions

Distribution maps of the major artifact categories were generated in an effort to define site boundaries more precisely and to identify activity areas related to the site's 18th-century occupation. Artifact categories mapped for the site include ceramics, tobacco pipes, bottle glass, window glass, nails, and brick (by weight). To calculate intervals for the contour maps, means and standard deviations were used, in large part because these calculations can be replicated by other researchers. In cases where mapped artifact quantities were small, materials were piece-plotted. These maps are presented in Figures 27 to 32.

Brick fragments were concentrated in two shovel tests (N311225/E1314825 and N311125/E1314825) about 100 ft apart (see Figure 27). The two brick bats recovered from the site and described above were recovered from these shovel tests and are skewing the representation in Figure 27. Brick weight with the large bats excluded ranged from 0 to 100.5 grams with a mean of approximately 12 grams. Shovel tests with brick weights one-half standard deviation above this mean clustered along the woods edge, or in the eastern and southern portions of the site.

Nails and window glass were recovered generally in association with the brick (see Figures 28 and 29). The tobacco pipes and bottle glass fragments (see Figures 30 and 31) are also close to the brick clusters while the ceramics are distributed across the eastern portion of the study area (see Figure 32).

The artifact concentrations within the site indicate the presence of one or two domestic structures. It was not possible to survey the area to the southwest of the site due to the presence of a modern driveway. To the east is a substantial drop in elevation.

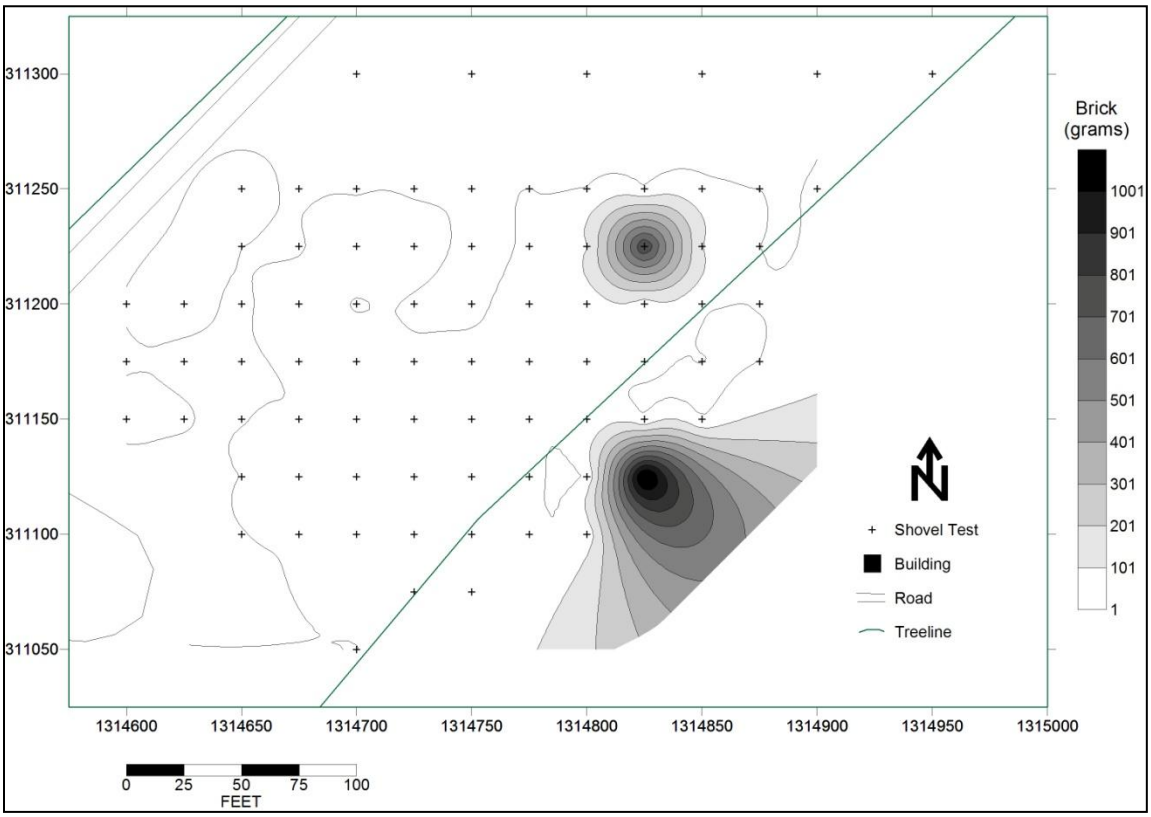


Figure 27. Distribution of brick by weight at the James Craik Site.

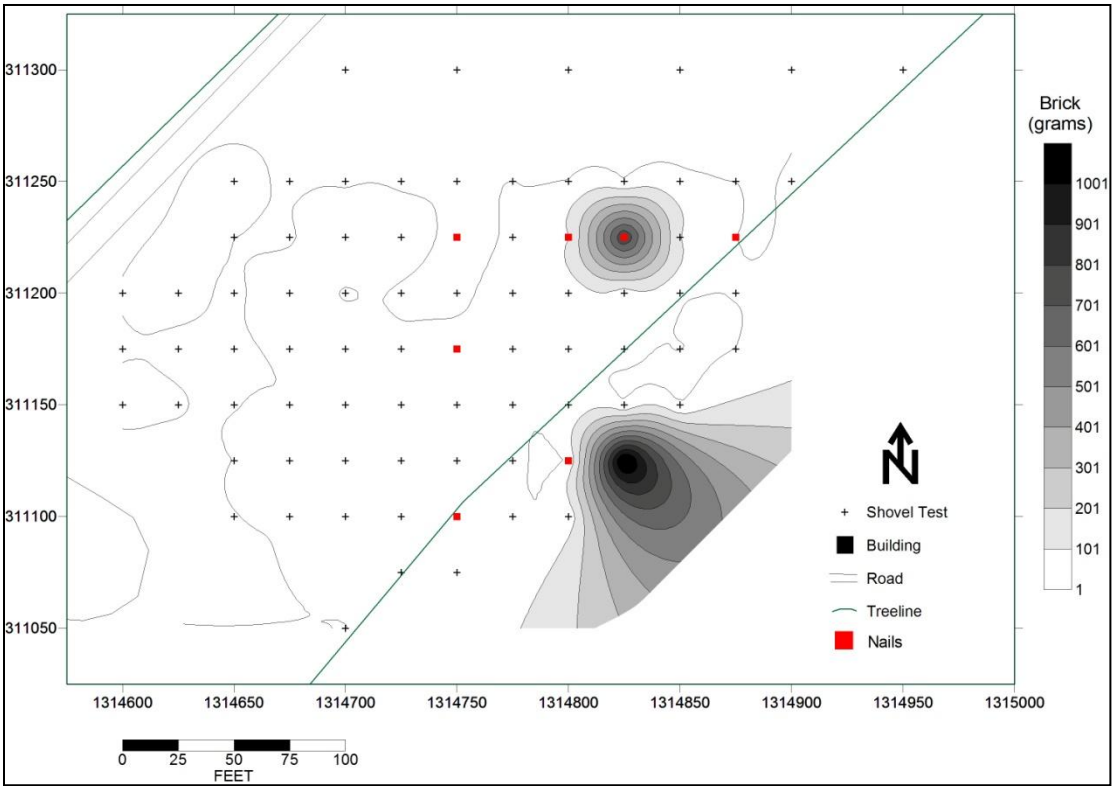


Figure 28. Distribution of nails at the James Craik Site.

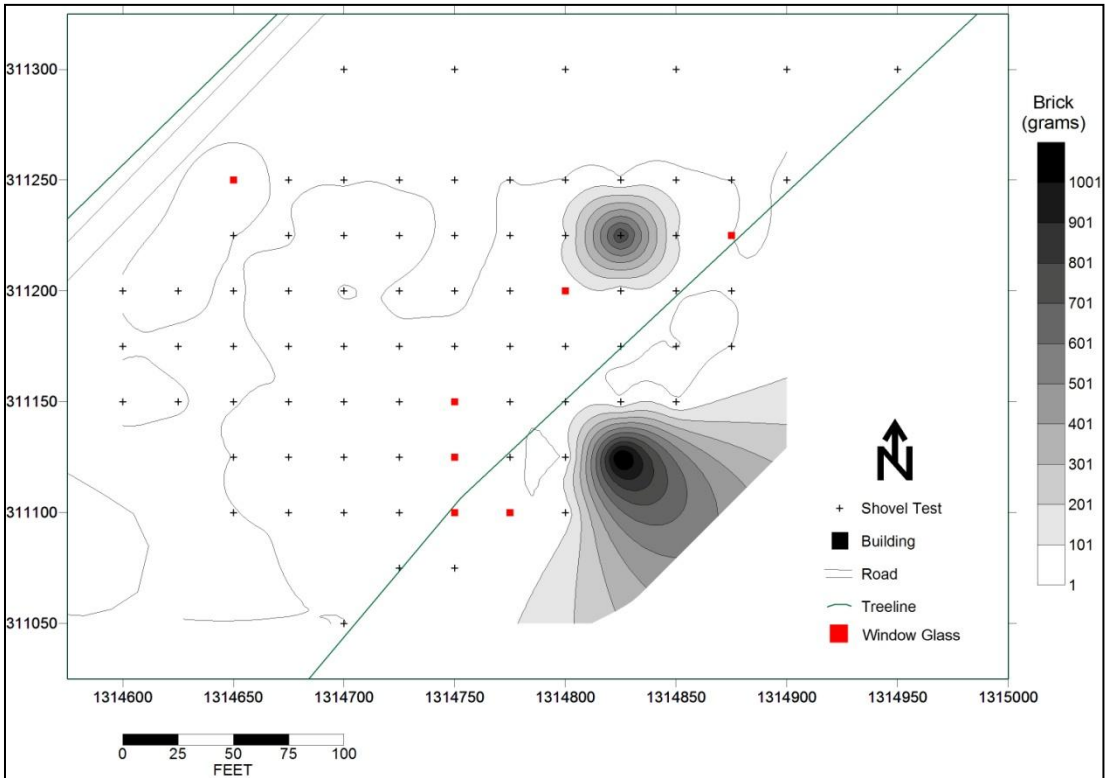


Figure 29. Distribution of window glass at the James Craik Site.

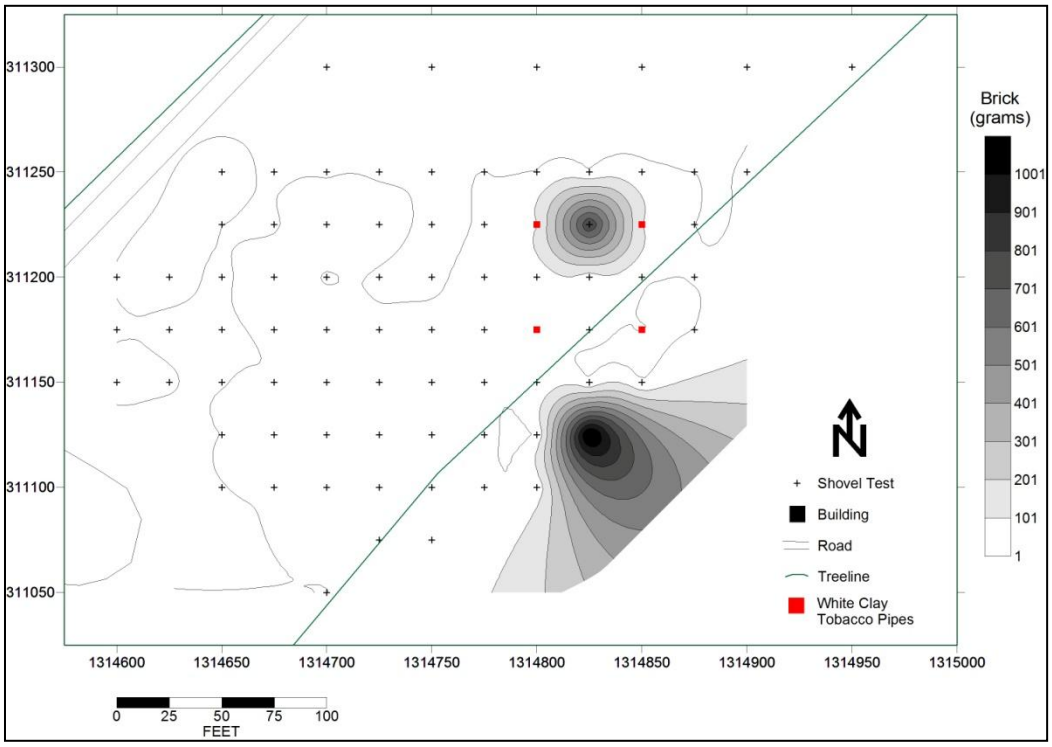


Figure 30. Distributions of tobacco pipe fragments at the James Craik Site.

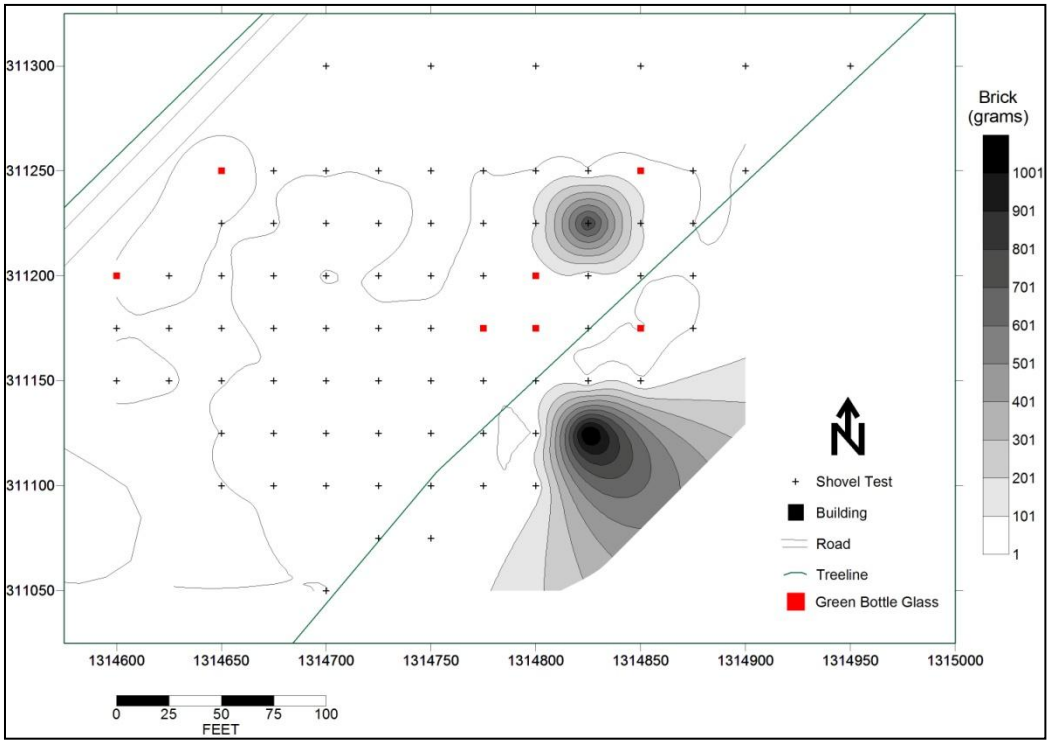


Figure 31. Distribution of green bottle glass at the James Craik Site.

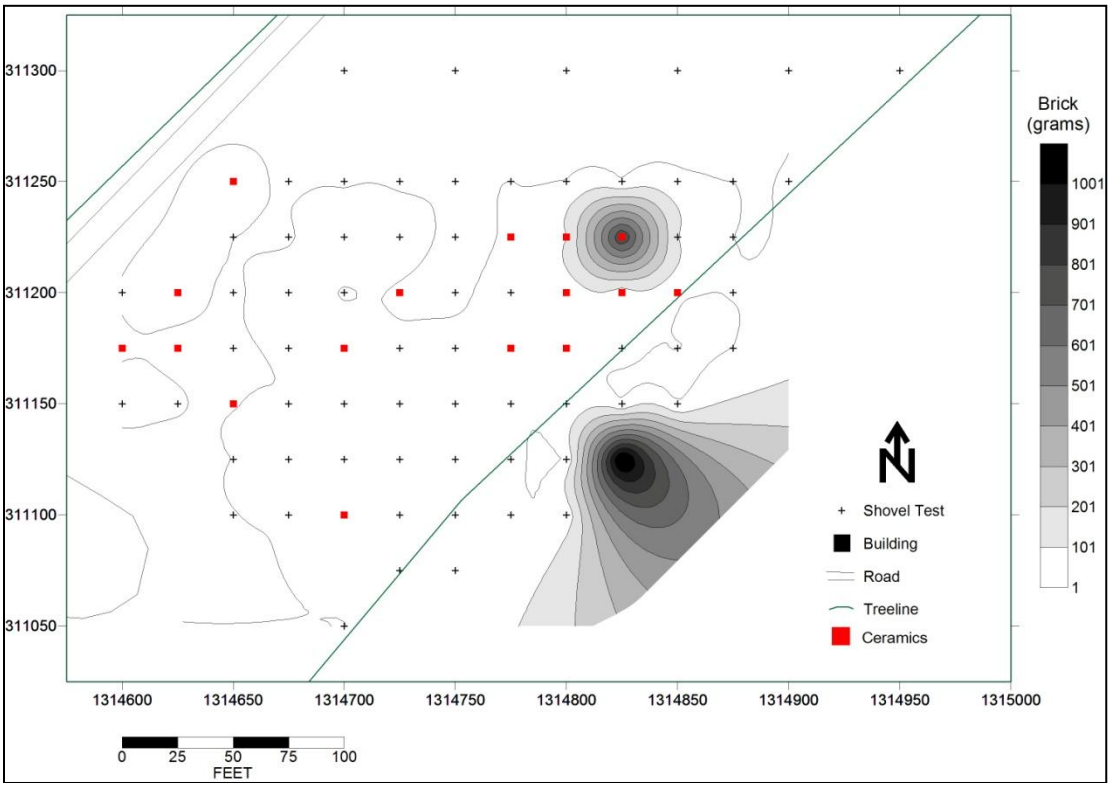


Figure 32. Distribution of 18th-century ceramics at the James Craik Site.

Discussion

The artifacts recovered from the 80 shovel tests excavated within the James Craik Site point to a domestic site occupied sometime in the 18th century. When considered in light of historical documents associated with James Craik's ownership of the property, this site was probably in use between 1763 and 1790. Although obviously a domestic site, the low density of materials suggests this site was either not occupied for a long period or was occupied by a lower status household, and may even be the "small old dwelling house" found in the 1783 tax assessment. Indeed, the site does not appear to be occupied long after 1790 based on the single fragment each of pearlware and a cut nail. It is almost certainly not Craik's "large 2 story dwelling house well finished," given the paucity of pearlware and plaster. The absence of pearlware (save for a single fragment) suggests this building was possibly abandoned by the time Francis Newman had arrived in Port Tobacco in 1796.

It is also possible that this site was occupied by enslaved workers located close to a field with some of the best soils found in Charles County. The two concentrations could represent archaeological traces of brick chimneys for two quarters. If this site is in fact a slave quarter, it is possible although not likely that Henson was born in this location, given that the site appears to be abandoned ca. 1790, nearly a decade before Henson was born.

Lithic materials recovered from the site indicate temporary occupation of the site during the Late Woodland period. Modern materials collected from the site reflect the presence of modern plowing and suburban development surrounding the site. The lithic materials and modern materials are not associated with the historic site.

Josiah Henson Birthplace Site (18CH929)

The Josiah Henson Birthplace Site (18CH929) includes the standing house and associated outbuildings known as La Grange and extends into an agricultural field northeast of the standing house (Figure 33). The agricultural field includes artifacts interpreted to represent three to five quarters clustered together and are referred to here as the Quarter Complex. In addition, eight artifact concentrations believed to represent isolated or individual cabins have also been documented.

Stratigraphy

The Josiah Henson Birthplace Site (18CH929) consists of both plowed and intact soil deposits. In areas currently in cultivation, the top level consists of a plow zone of dark yellowish brown to yellowish brown (10YR4/4 or 4/6 to 10YR5/4) silty loam overlaying a subsoil of yellowish brown (7.5YR5/8) silty clay. The plow zone ranges in thickness from 0.15 to 2.5 ft and is thickest at the base of slopes. In areas formerly but no longer in cultivation, including wooded areas, the slope and valley southeast of the standing house, and an area along Maryland Route 6, plow zone is overlain by a topsoil of dark grayish brown (10YR4/3) silty loam with an average thickness of 0.35 ft.

In areas adjacent to the standing house, the stratigraphy consists of a level of topsoil of brown (10YR4/3) silty loam overlaying what is probably an unplowed humus of yellowish brown (10YR5/4) silty loam. The unplowed humus is not significantly different in color and texture from the plow zone. It was interpreted as an unplowed humus given the property's continuous use as a residential compound since the late 18th century.

Figure 33. Agricultural field containing traces of a Quarter Complex contemporary with Josiah Henson's time at La Grange.

Features were identified in five shovel tests (Figure 34). At the bottom of shovel test N311700/E1315250 was a level of dark yellowish brown (10YR4/6) silty sandy loam with 20 percent brick inclusions. Shovel test N312175/E1314875 contained a modern brick garden border, initiating 0.1 ft below grade. Shovel test N312275/E1314900 has a brick feature characterized by a brown (10YR4/3) silty loam with 40 percent brick inclusions. Shovel test N312325/E1314967 has a yellowish brown (10YR5/4) silty loam with 70 percent brick inclusions. The fifth shovel test (N312500/E1315425) has a possible midden feature with a dark yellowish brown (10YR4/4) mottled with 20 percent yellowish brown (10YR5/4) clayey loam. All of these features are believed to be historic.

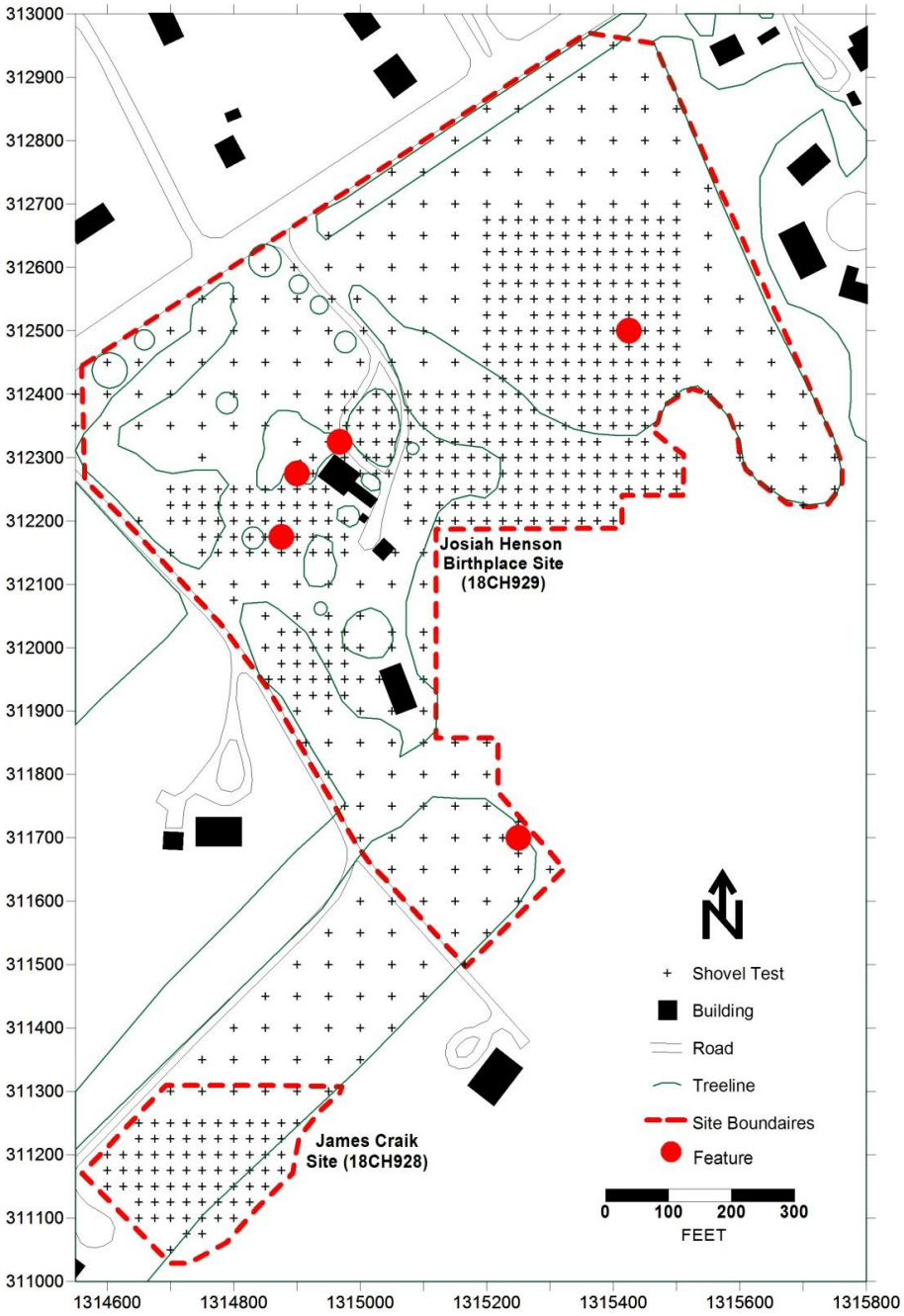


Figure 34. Locations of features observed in shovel tests pits at the Josiah Henson Birthplace Site (shown as red dots).

Artifacts

Of the 609 shovel tests excavated at the Josiah Henson Birthplace Site, 569 or 93 percent yielded artifacts. A total of 22,328 artifacts and other materials were recovered from these shovel tests (Table 4). Brick comprised the largest category of recovered material, forming 67.5 percent (N=15,019) of the total assemblage. Other materials include lithics, ceramics, tobacco pipes, glass, nails, copper artifacts, brass artifacts, other iron artifacts, oyster shell, and animal bone. Modern artifacts were also recovered during excavations and no doubt are related to the site's continued use as a residence. The artifact catalog for the Josiah Henson Birthplace Site can be found in Appendix III.

	Count	Percent
Flake	34	0.15
Shatter	22	0.01
Core	1	0.005
Biface	1	0.005
Fire cracked rock	57 (5,444.1g)	0.26
Total lithics	115	0.5
White clay tobacco pipe	11	0.05
Tobacco pipe	1	0.005
Total tobacco pipes	12	0.055
Coarse earthenware	112	0.50
Refined earthenware	604	2.71
Stoneware	107	0.48
Porcelain	71	0.32
Small Finds	3	0.01
UID ceramic	2	0.01
Modern	29	0.13
Total ceramics	928	4.16
Table	166	0.74
Bottle	374	1.68
Container	57	0.26
Lighting	6	0.03
Curved	87	0.39
Flat	31	0.14
UID	6	0.03
Small Finds	1	0.005
Window glass	304	1.36
Total Glass	1,032	4.634
Nail, iron	601	2.69
Other, iron	898	4.02
Total Iron	1,499	6.73
Brick	15,007 (51,743.4g)	67.21
Daub	17 (20.1g)	0.08
Mortar	106 (111.3g)	0.47
Plaster	23 (20.4g)	0.1
Slate	280	1.25
Total Architecture	15,433	69.12
Copper Alloy	16	0.07
Lead	1	0.005
UID metal	1	0.005
Faunal	430	1.93
Coal	2,501	11.20
Clinker/slag	110	0.49
Modern	250	1.11
Total Artifacts	22,328	100.0

Table 4. Total artifacts recovered from the Josiah Henson Birthplace Site (18CH929).

Native American Artifacts

A total of 115 lithics were recovered from the Henson site, all of which are of Native stone. These artifacts include shatter, flakes, a possible core, a biface, and fire-cracked rocks (Table 5). No Native American ceramics were recovered from the site.

Shatter, flakes, and cores, the waste material of stone tool manufacture, formed just over half (N=58) of the lithic assemblage. Tertiary flakes predominate in the assemblage, suggesting tool finishing and/or maintenance. The presence of primary and secondary flakes indicates some tool manufacture took place within the bounds of the site. One possible quartzite core was recovered from the site during excavations. Cores are the remaining portion of the parent rock material from which flakes have been detached for further processing. Core edges are sometimes sharpened to be used as tools. One quartzite biface was recovered during excavations. Fire-cracked rock, used by archaeologists to identify possible hearths, formed just under half of the lithic assemblage. No projectile points were recovered.

Tobacco Pipes

Twelve tobacco pipe fragments were recovered from the Henson Birthplace Site. Eleven are identified as white clay tobacco pipes, including seven stem fragments, three

	Quartz	Quartzite	Chert	Jasper	Schist	Sandstone	Other	Total	Percent
Shatter	15	6	1	-	-	-	-	22	19.3
Primary flake	3	3	-	-	-	-	-	6	5.2
Secondary flake	4		-	-	-	-	-	4	3.5
Tertiary flake	14	8	-	1	1	-	-	24	20.9
Core	-	1	-	-	-	-	-	1	0.9
Biface	-	1	-	-	-	-	-	1	0.9
FCR	2	45	2	-	-	2	6	57	49.6
Total	38	64	3	1	1	2	6	115	100
Percent	33.0	55.7	2.6	0.9	0.9	1.7	5.2	100	

Table 5. Lithic artifacts recovered from shovel tests, the Josiah Henson Birthplace Site.

bowl fragments, and one too small to determine. The remaining tobacco pipe fragment is a mold-made stem fragment with a buff to light brown paste and mica inclusions (Figure 35).

Figure 35. Tobacco pipe fragments from the Josiah Henson Birthplace Site: (left to right), mold-made tobacco pipe stem fragment, and fluted tobacco pipe bowl fragment.

As noted in the section describing the James Craik site the stem bore diameters became smaller through time as stem length increased (Harrington 1954; Binford 1961). Six of the seven white pipe stem fragments collected have a bore diameter of 5/64ths-inch; the seventh stem fragment is unmeasurable. Although the size of the assemblage is small, the small bore diameter suggests an 18th-century date. The absence of bores with 4/64ths-inch diameters at the Henson sites contrasts with the presence of two at the James Craik site.

One of the three white clay tobacco pipe bowl fragments exhibits fluted decoration, a decoration common after 1770 (see Figure 35; Bingham Heritage Trails Association n.d.).

Ceramics

Nine-hundred-and-twenty-five ceramic artifacts were recovered from the Josiah Henson Birthplace Site (Table 6), with 919 recovered from shovel tests and six from the surface.

Coarse Earthenwares

Twenty-four tin-glazed earthenware fragments were recovered during the shovel testing, none with visible surface decorations.

Six fragments of Staffordshire slipware, a coarse earthenware with a buff to tan paste, a white and/or brown slip, and a clear lead glaze applied over the slip, were manufactured in Staffordshire,

	Count	Percent
Tin-glazed earthenware	24	2.59
Staffordshire slipware	6	0.65
Manganese mottled earthenware	7	0.76
Buckley-type earthenware	12	1.30
Philadelphia-style slipware	5	0.54
UID coarse earthenware	58	6.27
Total coarse earthenwares	112	12.11
Astbury	3	0.32
Jackfield	4	0.43
Whieldon ware	2	0.22
Solid colored slip fields and banded ware	4	0.43
Dipped slipware	1	0.11
Creamware	271	29.30
Pearlware	139	15.02
Edged refined earthenware	7	0.76
Whiteware	62	6.70
Ironstone	25	2.7
Yellow ware	1	0.11
Rockingham ware	2	0.22
UID refined earthenware	83	8.98
Total refined earthenwares	604	65.30
Rhenish blue/gray stoneware	6	0.65
English brown stoneware	16	1.72
North American stoneware	27	2.92
White salt-glazed stoneware	49	5.30
Albany-slip stoneware	2	.22
UID stoneware	7	0.76
Total stonewares	107	11.57
Nanking porcelain	3	0.32
Canton porcelain	23	2.49
Chinese export porcelain	4	0.43
English soft-paste porcelain	1	0.11
European hard paste porcelain	38	4.11
UID porcelain	2	0.22
Total porcelain	71	7.68
UID ceramics	2	0.22
Modern ceramics	29	3.13
Total ceramics	925	100

Table 6. Ceramics recovered from shovel tests, the Josiah Henson Birthplace Site (18CH929).

England between ca. 1675 and ca. 1770. One of the Staffordshire slipware fragments exhibits a possible reverse slip. A second fragment also has a brown horizontal line decoration.

Seven fragments of Manganese mottled earthenware were recovered from the site. Manganese mottled ceramics were produced in Staffordshire, England and Buckley, Wales between ca. 1680 and 1750. This ceramic type is characterized by a buff paste and a yellowish lead glaze mottled with brown streaks. Manganese mottled ceramics typically appeared in the form of drinking vessels.

Twelve fragments of Buckley-type coarse earthenware were recovered from the site. Buckley-type ceramics were manufactured in Wales and imported into North America from ca. 1720 to ca. 1775. Buckley-type ceramics are characterized by a black lead glaze and a red and white marbled paste. In Maryland, Buckley-type ceramics are typically found in utilitarian forms, including milk pans and butter pots.

Five fragments of Philadelphia-style slipware were collected during excavations. Philadelphia-style slipware is characterized by a reddish paste and clear lead glaze with white slip-trailing decoration. Three of the Philadelphia-style slipware fragments have a white line horizontal line slip decoration (Figure 36). This motif resembles the Philadelphia-style slipware pans with closely and evenly spaced bands produced by Henry Piercy, a potter active in Alexandria between 1792 and 1809 (Magid and Means 2003). Ceramics of this type were commonly used as utilitarian wares. Philadelphia-style slipware was manufactured in Philadelphia, Alexandria, Providence, and New York City as well as in St. Mary's County between ca. 1750 and ca. 1820 (Magid and Means 2003).

Fifty-eight unidentified coarse earthenware fragments were also recovered from the site. Black lead-glazed earthenware with a red to orange paste occurred at the highest frequency (N=28). One rim fragment recovered from the site resembled Surry ware (apple green glaze with a light-colored paste), although the production dates for Surry wares are too early for this site (see Figure 36). Another fragment

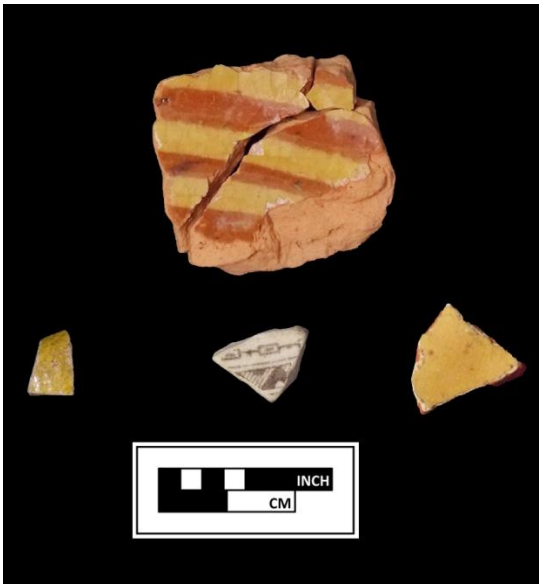


Figure 36. Coarse earthenwares from the Josiah Henson Birthplace Site: top row, Philadelphia-style slipware fragment; bottom row (left to right), green lead-glazed coarse earthenware fragment; coarse earthenware fragment with black geometric motif; and yellow slipware.

Figure 37. Refined earthenwares from the Josiah Henson Birthplace Site: top row (left to right), Astbury fragment; Jackfield fragment; creamware fragment with painted geometric motif; middle row (left to right), pearlware fragment with polychrome floral decoration; Rococo edgeware fragment; and Neo-Classical edgeware fragment; bottom row, solid color slip and field banded fragment.

of unidentified coarse earthenware has a red paste with a yellow slip on one side and a clear lead glaze on the other (see Figure 36).

Only one of the unidentified coarse earthenware fragments has a visible surface decoration; a body fragment with a black, possibly hand-painted geometric decoration (see Figure 36).

Refined Earthenwares

Three Astbury ceramic fragments, characterized by a red paste and clear lead glaze, were manufactured between 1727 and 1750. These ceramics commonly appeared as tea wares, bowls, and cups (DAACS 2016a: 45). One of the Astbury-type fragments found at the site had a molded line decoration (Figure 37).

The four Jackfield ceramic fragments were produced in Jackfield, Shropshire, England between ca. 1740 and ca. 1790. Jackfield ceramics are characterized by a hard, dark purple paste and a black lead glaze. One of the Jackfield fragments recovered from the site has a molded ridge decoration (see Figure 37).

A single Whieldon ware fragment and a possible Whieldon ware fragment were recovered during excavations of the site. Whieldon ware was manufactured in Staffordshire, England from 1740 to 1770 and is characterized by a cream paste and a clear lead glaze with a multicolored tortoiseshell or clouded decoration. These ceramics commonly appeared in a variety of forms, including teapots, plates, and platters.

Creamware ceramics occurred at the highest frequency throughout the site (N=271 or 29.30 percent of ceramics). In 1762, Josiah Wedgewood began production of creamware ceramics in Staffordshire, England. Creamwares are identified by their creamy yellow lead glaze and refined white to cream-colored paste. By 1820, other refined earthenwares had replaced creamwares as more fashionable, but cream-colored wares continued to be produced throughout the 19th century.

Thirteen of the creamware fragments recovered have visible surface decorations, although five decorations are too small to be identified. Two fragments have molded feather edges, a design motif prominent between the 1760s and 1790s. Three fragments have transfer-printed decorations; two are blue and one is brown. Transfer-printing was established in Staffordshire, England ca. 1783.

Between the 1780s and 1820s, transfer-printed vessels were primarily blue. Brown transfer-printed wares were available before ca. 1829, but they were produced more frequently in the 1830s. One creamware fragment has a brown and black hand-painted geometric decoration (see Figure 37). Finally, two fragments have blue hand-painted floral decorations.

One-hundred-and-thirty-nine pearlware fragments were recovered from the site. Pearlware ceramics were manufactured by potters from Staffordshire, England as early as 1775 under the name "China Glaze" and production continued until 1830 (Miller 1987:83; DAACS 2016:53). In 1779, Josiah Wedgewood began to manufacture his version of China Glaze ceramics which he termed pearlware (Miller 1987: 83). These ceramics are characterized by a slightly blue-tinted clear lead glaze and a white to cream-colored paste. Pearlware ceramics appeared in the form of tablewares.

Forty-one pearlware fragments have visible surface decorations, but the majority (N=29) are unidentified. Of the 12 identifiable fragments, one has a blue sponge decoration, common between the 1820s and 1860s but most popular in the 1830s. Seven fragments have floral transfer-printed decorations; six are blue and one is black. Transfer-printed ware first occurred in blue, however, black transfer-printed wares became available ca. 1785 and remained in production until the 1860s. One fragment has a blue transfer-printed willow pattern decoration and two fragments have a blue Chinese transfer-printed surface decoration. Chinese motifs, including the willow pattern, were the most popular decorative style until the mid-1810s (Bates and Cooper 2014). Finally, a single polychrome fragment, possibly representing a floral motif, was recovered (see Figure 37). Similar polychrome floral decorations were popular in Maryland between ca. 1815 and ca. 1830 (Patricia Samford, pers. comm., 2017).

Seven edgeware fragments were recovered from the site (see Figure 37). Edgewares are a refined earthenware with a decorative, usually blue or green, "shell-edged" or embossed rim. Edgewares were manufactured between ca. 1775 and the 1890s. Edgewares are almost always tablewares and, more specifically, flat wares such as plates and platters.

One of the edgeware fragments recovered is a green Rococo-style manufactured between ca. 1775 and ca. 1810. The assemblage also includes two Neoclassically-inspired edgewares, both blue, manufactured ca. 1800 to the 1830s. The remaining four edgeware fragments (two blue and two green) are too small to determine specific types.

Four solid color slip field and banded fragments were recovered from the site (see Figure 37). Solid color slip field and banded ceramics are characterized by their buff paste and banded slip decoration. Production of these ceramics began during the 1770s and continued into the 20th century. As time went by, the color preference of the potters shifted from "brighter, earthy tones" to "duller colors like blues and greys." The blue and gray banded decoration is common for dipped wares manufactured during the 1850s. Solid color slip field and banded wares were almost exclusively hollow vessels, such as mugs, bowls, and pots.

One dipped slipware fragment was also found. Dipped wares date ca. 1830 to ca. 1850 (Patricia Samford, pers. comm. 2017).

Sixty-two fragments of whiteware were recovered during the excavations. Whiteware, a refined earthenware characterized by a white paste and clear lead glaze, began production in England in 1830 and is still in production. Whiteware ceramics commonly appeared in the form of tea and tablewares but could also occur in utilitarian forms.

Eight of the whiteware fragments are decorated. The decoration on two fragments is too small to determine a type or style. One fragment has a green, hand-painted floral decoration and another has a

blue, hand-painted geometric decoration. Three fragments have transfer-printed decorations; one with a blue floral decoration, one with a black line and leaf decoration, and one with a purple geometric decoration. Purple transfer-printed wares were available between ca. 1814 and 1867. Finally, one fragment with a polychrome (purple and green) floral over-glaze decoration was recovered. Over-glazed decorations became popular after ca. 1840.

Ironstone, also known as White Granite, was manufactured in Staffordshire, England between 1840 and 1930 and was most popular in North America between ca. 1840 and ca. 1870. Ironstone is characterized by a hard, white paste and a clear glaze and appeared in a variety of forms, from tablewares to utilitarian wares. Twenty-five ironstone fragments were recovered from the site.

Four of the ironstone fragments have unidentified surface decorations and one fragment has a maker's mark. Three fragments have unidentified molded decorations and one fragment has an unidentified blue decoration. The fragment with the maker's mark possibly reads "ROYAL SEMI PORCELAIN" and was manufactured beginning ca. 1900 (Godden 1999).

A single yellowware fragment was recovered during the shovel testing. Yellowware, a refined earthenware characterized by a buff paste and a transparent, yellow-tinted lead glaze, was manufactured in North America from ca. 1830 to ca. 1930. Yellowware ceramics were commonly used for utilitarian and food preparation purposes.

A single fragment of Rockingham ware and one possible Rockingham ware fragment, a specialized type of yellowware, was recovered from the site. Rockingham wares were manufactured in the United States from ca. 1850 to 1950. These ceramics are characterized by a yellow paste and mottled brown lead glaze. Rockingham ware ceramics took a variety of forms from kitchen wares to ornamental pieces.

Eighty-three fragments are unidentified refined earthenware fragments, with many fragments missing the glaze. Eleven of the unidentified refined earthenware fragments have visible surface decorations. Three fragments have blue hand-painted decorations. Five fragments have blue transfer-printed decorations. Three fragments, one blue, one black, and one molded, have unidentifiable decorations.

Stonewares

Six Rhenish blue and gray stoneware fragments, characterized by a clear salt-glaze with an orange peel-like texture, blue decoration, and gray paste, were recovered from the site (Miller et al. 2000). These ceramics are found on sites dating from the 17th century through ca. 1775.

Four of the Rhenish stoneware fragments have visible decorations. Two fragments have unidentified incised decorations, one fragment has molded lines with blue pooling in-between the lines, and the fourth fragment is a manganese-decorated rilled neck fragment presumably from a jug (Figure 38).

Sixteen fragments of English brown stoneware were collected from the site. These stonewares are characterized by a mottled brown slip and thin, gray paste. Ceramics of this type commonly appeared in the form of storage jars, drinking vessels, and bottles. English brown stonewares are found on sites dating from ca. 1690 to ca. 1775.

Figure 38. Stonewares from the Josiah Henson Birthplace Site: (left to right), Rhenish blue and gray fragment with manganese; white salt-glazed stoneware with dot, diaper, and basket motif; and scratch blue white salt-glazed stoneware with floral motif.

Forty-nine white salt-glazed stoneware fragments were recovered from the site. These ceramics were manufactured in England between 1720 and 1805, although it is rare to see this ceramic type on a site dating after 1790 and this ware was most popular between 1720 and 1770 (Miller et al. 2000). Characterized by a white salt glaze with an orange peel-like texture and a light gray or white paste, this ceramic type commonly appears in the form of tea wares and tablewares.

Fourteen white salt-glazed stoneware fragments have molded decorations, including barley and dot, diaper, and basket patterns (see Figure 38). Molded white salt-glazed stoneware vessels were in vogue ca. 1740 to ca. 1770. One fragment recovered from the site has an unidentified scratch blue surface decoration (see Figure 38). Scratch blue white salt-glazed stonewares were manufactured between ca. 1742 and ca. 1778.

North American salt-glazed stonewares were manufactured between 1787 and ca. 1920 (Bates and Cooper 2014). Ceramics of this variety are typically characterized by a gray paste and clear salt-glaze with occasional cobalt decoration (DAACS 2016:57). North American salt-glazed stonewares were typically produced as utilitarian wares, including chamber pots, basins, and storage jars. Twenty-seven North American salt-glazed stoneware fragments were collected during excavations and 5 fragments have unidentified blue decorations.

One fragment of stoneware with an Albany-slip was recovered and one possible fragment were recovered. Albany-slip is a light brown to brown slip commonly used on the interior of American-made utilitarian and storage vessels manufactured between 1805 and ca. 1920 (Miller et al. 2000; DAACS 2016:52). The fragments recovered from the site are too small to determine form.

Seven unidentified stoneware fragments were found at the site. Three fragments have a brown salt glaze on one side and a cream-colored salt glaze on the other side along with a buff paste. One fragment has a brown salt glaze with a half buff and half gray paste. One has a clear salt glaze with a pale yellow paste. One fragment has a speckled brown salt glaze with a light cream paste. One has a black salt glaze with a grayish-yellow paste. One fragment had a clear salt glaze with a gray paste. One fragment, a brown/black salt-glazed fragment with a gray paste, most likely dates to the 19th century.

Porcelain

A total of 71 porcelain fragments were recovered from the Josiah Henson Birthplace Site, including Chinese, European, and unidentified types.

Three Nanking porcelain fragments were collected during excavations of the site. Nanking porcelain, characterized by a slightly gray-blue smooth surface and finely-painted motifs, was manufactured in China and imported to North America between ca. 1760 and 1820. Nanking porcelains were considered to be of a better quality than Canton porcelains. Nanking is typically found in the form of tea, tableware, and storage vessels (Madsen and White 2011). All three Nanking fragments have unidentified blue surface decorations. One of the fragments also has evidence of being wheel thrown,

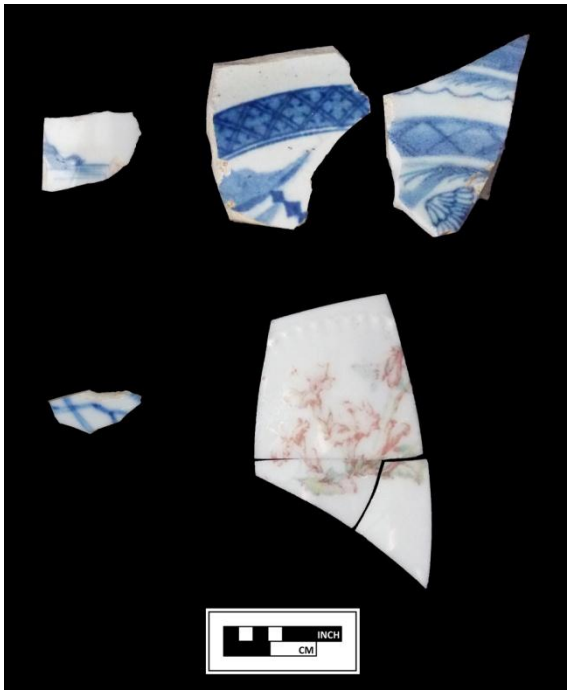


Figure 39. Porcelain from the Josiah Henson Birthplace Site: top row (left to right), Nanking porcelain fragment with unidentified decoration (1), and Canton porcelain fragments with pavilion motif (2); bottom row (left to right) English soft-paste porcelain with unidentified motif (1), and European hard-paste porcelain fragments with polychrome flora and butterfly motif (3).

suggesting the fragment comes from a jar (Figure 39). It is important to note that one and possibly two fragments of Nanking were also recovered from the nearby James Craik Site.

Twenty-three Canton porcelain fragments were recovered. Canton porcelain was manufactured in China and imported to North America between 1785 and 1853. Canton porcelain ceramics are characterized by a slightly blue or gray tinted surface with an "oatmeal"-like texture. After the American Revolution, Canton porcelain became more affordable and the quantity of Canton imported into the United States increased dramatically. These ceramics were used as tablewares (Madsen and White 2011).

Twenty of the Canton fragments recovered from the site have blue painted surface decorations, although it is not possible to identify the decoration type of most of the fragments. Eight fragments depict landscape motifs, one of which includes a spearhead pattern around the rim and another has cloud pattern around the rim, both typical of Canton porcelains (see Figure 39).

Four finely-painted Chinese export porcelain fragments were also recovered from the site. The fragments were too small to determine an exact type. Three of the fragments have finely-painted unidentified blue decorations and one fragment has a finely-painted blue decoration with a visible floral pattern.

One fragment of English soft-paste porcelain were collected during excavations. English soft-paste porcelain is characterized by a somewhat vitrified paste that appears chalky with a transparent glaze. English soft-paste porcelain was in production between ca. 1745 and 1800 and were typically produced in tea or tableware forms. The fragment has an unidentified blue hand-painted decorations (see Figure 39).

Thirty-eight fragments of European hard-paste porcelain were recovered from the site. Production of European hard-paste porcelain began as early as 1743, but it is most commonly recovered on sites dating to after 1850 in America. This porcelain is characterized by a highly vitrified white paste impervious to staining or crazing. European hard-paste porcelain ceramics were used as tea and tablewares.

Five of the 38 European hard-paste fragments recovered from the site are decorated. One of the fragments has an unidentified ghost overglaze decoration. Three fragments are from the same vessel and mend to form an overglaze polychrome (pink, green, and blue) floral and butterfly motif with a molded rim (see Figure 39). Overglaze motifs on European hard-paste porcelains typically appear on sites that date before ca. 1880.

Two porcelain fragments recovered from the site cannot be identified.

Unidentified and Modern Ceramics

Three ceramic fragments recovered from the Josiah Henson Birthplace Site are unidentifiable.

The 29 modern ceramic fragments include ten sewer pipe fragments, eight flower pot fragments, and eight 20th-century sanitary or utilitarian porcelain fragments. Three fragments are modern mosaic tiles.

Personal Ceramic Artifacts

The shovel tests at the Josiah Henson Birthplace Site yielded one clay marble, a parian porcelain fragment, and a white Prosser button (Figure 40).

Marbles have been in use since ancient times, although it is uncommon to find commercially-made marbles on American sites before the middle of the 18th century. Clay marbles remained in production until the 1930s (Samford 2014).

The parian porcelain figurine fragment was most popular between ca. 1840 and ca. 1895 (Singleton 1985:105). Parian porcelains were typically produced in the form of a figurine or bust (see Figure 40).

One white one-piece Prosser button with four holes was recovered from the Josiah Henson Birthplace Site (see Figure 40). Prosser buttons were made beginning ca. 1840 and were used as a utilitarian button type (Marcel 1994).

Figure 40: Personal ceramic artifacts from Josiah Henson Birthplace Site: (left to right), clay marble, parian porcelain figurine fragment, and white Prosser button.

Glass

A total of 728 glass fragments were recovered from the Josiah Henson Birthplace Site, not including window glass (Table 7). These fragments include bottle, container, table, lighting, and unidentified glass. A glass marble was also recovered from the site.

Bottle Glass

The green, olive green, and dark green bottle glass occurred at the highest frequency in the glass assemblage (N=243 or 64.97 percent of the bottle glass recovered). Green, olive green, and dark green bottle glass is common on 17th-, 18th-, and 19th-century archaeological sites in the Chesapeake. The fragments from the Henson site are not large enough to determine the shape of the bottle, although none of the fragments come from case or square bottles. The majority of the fragments recovered were body fragments (N=223). One olive green rim fragment has an applied finish (Figure 41). Applied string rims began to be added to "English 'wine' bottles" in the late 18th century (Jones and Sullivan 1989:75).

Two "true" blue, one "bright" blue, and one blue bottle glass fragments were recovered during excavation. "True" blue and blue container glass was primarily in production during the 19th and early 20th centuries (Jones and Sullivan 1989).

One 19th-century "black glass" body fragment was also collected during excavations.

	Count	Percent
Table	166	22.80
Bottle	374	51.38
Container	57	7.83
Lighting	6	0.82
Curved	87	11.95
Flat	31	4.26
UID	6	0.86
Small Finds	1	0.14
Total	728	100

Table 7. Glass recovered from the Josiah Henson Birthplace Site (18CH929).

Twenty-six aqua-colored bottle glass fragments and one complete aqua-colored bottle were recovered from the site. Aqua-colored bottles were common in America dating from the early 19th century through ca. 1920 (Lindsey 2016a). Embossed lettering was present on two of the aqua bottle glass fragments recovered. A third fragment had visible mold seams. Finally, a complete 20th-century aqua bottle with a screw top and mold seams was recovered.

Thirty-one amber bottle glass fragments were recovered from the site. The majority of the fragments recovered were body fragments (N=26). The amber bottle glass fragments recovered are associated with the 20th- and 21st-century occupation of the site.

Six manganese-tinted bottle glass fragments were recovered from the site and date between ca. 1880 and ca. 1914 (Miller et al. 2000; Lindsey 2016).

Figure 41. Glass artifacts from the Josiah Henson Birthplace Site: (left to right), green bottle glass fragment with applied lip; "true" blue container glass fragments with embossed lettering (3); and glass marble fragment.

Eight teal/blue and four greenish-blue bottle glass fragments were collected from the site. Typically, blue-green colored bottle glass dates to the 19th or early 20th century (Lindsey 2016a).

Forty-eight modern, colorless bottle glass fragments and one complete colorless bottle were collected during excavations. Embossed lettering is present on four fragments. One fragment has a visible mold seam. Another fragment is a possible medicine bottle. Finally, a complete Coca Cola bottle including a plastic cap and partial label was recovered. These modern glass fragments are associated with the 20th-century occupation of the site.

Three modern, mint green bottle glass body fragments were recovered from the Josiah Henson Birthplace Site.

Container Glass

Fifty-seven container glass fragments were recovered from the site. Container glass is a general category that includes forms such as bottles, decanters, and jars. It is possible that some of the container glass comes from bottles, but the fragments are too small to confidently identify and were placed into the more general category of container glass.

Fourteen of the 57 fragments recovered are aqua-colored, one of which has embossed lettering and the second is part of a vial.

Seventeen colorless container glass fragments included four with paneling present on four of the fragments. Embossed lettering is present on two of the fragments. One of the fragments has a visible mold seam. It was possible to identify the shape of two of the fragments: one is a pharmaceutical bottle and the other is a vial.

Five green container glass fragments were recovered with two fragments from pharmaceutical bottles.

Six blue and six "true" blue container glass fragments were collected during excavations. Embossed lettering is present on three of the "true" blue fragments. Five of the "true" blue fragments, including the three embossed fragments, are from the same vessel (see Figure 41). As noted, "true" blue and blue container glass was primarily in production during the 19th and early 20th centuries (Jones and Sullivan 1989).

Two milk glass container glass fragments were also recovered from the site. Milk glass became commonly used for the production of containers in the late 19th century (Jones and Sullivan 1989:14).

Six manganese-tinted and one mint green container glass fragments were also recovered.

Table Glass

One-hundred-and-sixty-six table glass fragments were recovered from the Josiah Henson Birthplace Site. Thirty-one of the table glass fragments are aqua-colored and 11 are manganese-tinted table glass. One-hundred-and-twenty-four colorless table glass fragments were collected. Twenty-one of the table glass fragments (two aqua-colored, two manganese-tinted, and 17 colorless) recovered from the site have press molded surface decorations. Press-molded vessels have been in continuous production since the late 17th century (Jones and Sullivan 1989:34). The table glass from the site probably dates from the late 18th through the 20th century.

Lighting Glass and Unidentified Glass

Six colorless lighting glass fragments and 124 unidentified glass fragments were collected from the Josiah Henson Site, including 85 curved glass fragments, 31 flat glass fragments, and eight fragments too small for any further identification. The 85 curved class fragments included 17 aqua-tinted fragments, 63 colorless fragments, one green tinted fragment, one light green fragment, one manganese-tinted fragment, and two yellow fragments. The 31 flat glass fragments included four aqua tinted fragments, one blue-green fragment, two blue fragments, 18 colorless fragments, one deep blue-green fragment, one green tinted fragment, three green fragments, and one "true" blue fragment. The eight unidentified glass fragments included six colorless fragments and two aqua tinted fragments.

Glass Marble

One incomplete cat's eye glass marble was recovered from the site (see Figure 41). Glass marbles became mass-produced in the mid-19th century, possibly in 1846, after a German glassblower discovered an easier way to produce glass marbles (Samford 2014). While it is sometimes possible to date glass marbles, the marble from the site is too fragmented to determine a more specific production period.

Copper Alloy Artifacts

Two complete buttons and one nearly complete button were collected during excavations at the site (Figure 42). Two of the copper buttons are one-piece, flat disc buttons with an alpha-shaped shank.

This button type was produced ca. 1770 to ca. 1800 (Aultman and Grillo 2012). One of the buttons is a one-piece flat disc button with an incomplete shank. Without a shank, it is not possible to determine a more exact date range for the button than 18th to early 19th century.

Figure 42. Copper alloy artifacts from the Josiah Henson Birthplace Site: top row (left to right), copper alloy buttons (3); copper alloy possible leather ornament; bottom row (left to right), brass copper alloy buckle fragment; copper allow buckle fragments (2).

One copper alloy possible leather ornament was also found during excavations of the Josiah Henson Birthplace Site (see Figure 42). Leather ornaments appear on sites dating as early as the 17th century (Rivers-Cofield 2008).

Two copper alloy buckle fragments that mend, possibly a shoe buckle, were recovered from the same shovel test (see Figure 42). A second brass copper alloy buckle, probably also a shoe buckle, was collected during excavations of the site (see Figure 42). This second buckle fragment is decorated with four engraved diagonal lines. Shoe buckles were fashionable beginning in the 1660s and remained fashionable until about 1800 (Rivers-Cofield 2017); the two buckles represented here probably date to the late 18th century.

Six unidentified copper fragments and one modern copper cap were recovered during the excavations of the Josiah Henson Birthplace Site. The modern copper fragments are associated with the 20th-century occupation of the site.

One brass shotgun primer fragment and one unidentified brass fragment were also recovered from the site. The shotgun primer fragment is from a 16-gauge Peters Cartridge Company shotgun shell. The primer fragment is associated with the late 19th- and 20th-century occupation of the site.

One unidentified brass fragment was also found.

Iron Artifacts

A total of 898 iron artifacts (excluding nails) were recovered from the Josiah Henson site (see Table 4). The majority of the iron artifacts are unidentifiable (N=782). The remaining iron artifacts include 82 flat iron fragments, 19 barbed wire fragments, three wire fragments, one chain link fragment, three tack fragments, one possible staple, one possible strap fragment, one probable bolt fragment, one nut and bolt fragment, one nut fragment, one washer fragment, one complete bolt and washer, and one unidentified hardware fragment. The complete bolt and washer measures 2.45 inches in length.

Other Metal

A single unidentifiable lead fragment and an unidentifiable metal fragment were recovered from the Josiah Henson Birthplace Site.

Architectural Artifacts

Six-hundred-and-one iron nails and nail fragments were recovered from the Josiah Henson Birthplace Site along with 15,007 fragments of brick, 17 daub fragments, 304 window glass fragments, 106 mortar fragments, 24 plaster fragments, and 280 roofing slate fragments.

	Count	Percent
Nail, wrought	49	8.18
Nail, cut	62	10.35
Nail, UID square	186	30.88
Nail, wire	28	4.68
Nail, unidentified	276	45.91
Total nails	601	100.00

Table 8. Nails recovered from shovel tests, Josiah Henson Birthplace Site.

Of the identifiable nails, cut nails occurred at the highest frequency (N=62) (Table 8). This count is likely larger, given that many of the unidentified square nail fragments are probably cut. Two of the cut nails are whole with lengths measuring 1.40 inches and 2.03 inches respectively, fairly short nails. Three of the cut nails have common heads and three have sprig heads. Cut nails were first produced ca. 1800 and were available through the 20th century.

Wrought nails occur at the next highest frequency (N=49). Six of the nails are whole with lengths measuring 2.80 inches, 3.35 inches, 3.61 inches, 2.64 inches, 2.59 inches, and 2.04 inches respectively. Ten wrought nails have rose heads, four have spatula tips, and one has a sharp tip. These nails were used throughout the colonial period and were still available in the early 19th century.

Wire nails, produced after ca. 1890, occur at the lowest frequency (N= 28). Seven of the wire nails are whole with lengths measuring 2.56 inches, 1.50 inches, 1.33 inches, 1.53 inches, 1.40 inches, 3.19 inches, and 2.21 inches respectively. Two of the wire nails have flat heads.

Four brick bats were recovered; these brick fragments measure 3.98 inches in width and 2.93 inches in height; 4.15 inches in width and 2.98 inches in height; 4.00 inches in width and 2.25 inches in height; and 4.05 inches in width and 2.09 inches in height. Two of the brick bats are machine-made.

Seventeen daub fragments were found at the site. The majority of the daub – 10 pieces weighing 11 grams – was recovered from a single shovel test (N312200/E1315150).

Three-hundred-and-four window glass fragments were recovered from the site. Two-hundred-and-thirty-seven of the fragments are aqua-tinted and 67 are colorless.

One-hundred-and-six mortar fragments and 23 plaster fragments were also recovered.

Two-hundred-and-eighty slate fragments were collected during the excavations of the Josiah Henson Birthplace Site. Slate could be used for various activities, however in the case of this site, the slate fragments found were once roof shingles; the standing house previously had a slate roof until the current owner, Mr. Kevin Wilson, replaced it. The slate roof was not original to the house and was added in the 20th century.

Faunal

A total of 430 faunal artifacts were recovered from the Josiah Henson Birthplace Site.

Three bone domino fragments were found at the site (Figure 43). The three fragments mend to make a nearly complete domino. The domino also has brass rivets with wood attached on the bottom. In the mid-19th century, bone dominos would be fixed with a piece of wood in order to reduce the fragility

of the domino. A brass pin, called a spinner, would be attached to the bone (Stormdark I.P. and Media 2016).

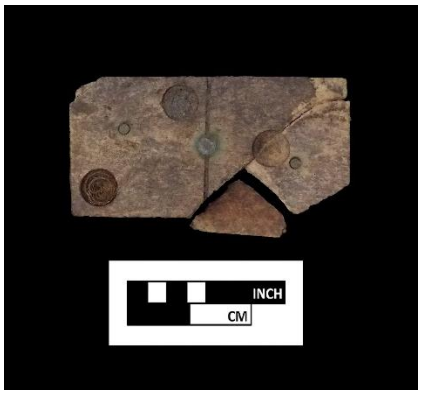


Figure 43. Bone domino from the Josiah Henson Birthplace Site.

One-hundred-and-four animal bone fragments and three fish scales were recovered from the shovel tests at the Josiah Henson Birthplace Site. The bone fragments totaled 199.6 grams and the fish scales 0.2 grams. Of these fragments six are teeth, one is a mammal vertebrae, and two are unidentifiable mammal bones. Seven of the fragments recovered are modern, including one juvenile deer jaw and six turtle shell fragments.

Three-hundred-and-nineteen oyster shell fragments were recovered from the site, totaling 936.6 grams. Thirteen of the oyster shells recovered were whole oyster shells averaging about 21 grams. The shell fragments average about two grams per shell. Ninety-eight of the oyster shells recovered from the site came from one shovel test pit (N312225/E1315125).

One modern, non-cultural snail shell weighing 0.1 gram was also recovered from the site.

Coal/Slag

Two-thousand-five-hundred-and-one coal fragments, totaling 2,115.7 grams, were recovered from the Josiah Henson Birthplace Site. One-hundred-ten coal slag fragments (75.1g) and one metal slag fragment (0.2 g) were also recovered. Slag is produced after coal or a metal been melted. Coal and coal slag have the potential to illustrate where fires or hearths were once located.

Modern Materials

Two-hundred-and-fifty other modern artifacts associated with the 20th- and 21st-centuries occupation of the site were found at the site. The modern materials include one aluminum can top fragment, 72 concrete pieces, 48 asphalt pieces, one cement piece, one tin scrap fragment, 103 clay pigeon fragments, two rubber fragments, and 22 plastic fragments, including a plastic button.

Non-Cultural Materials

Finally, seven-hundred-and-forty-four non-cultural materials were collected from the Josiah Henson Birthplace Site. These materials include 42 bog iron fragments, 51 ferrous sandstone fragments, 140 charcoal fragments, 96 burned clay pieces, 317 rocks, and 98 floral fragments.

Analysis of Artifact Distributions

Distribution maps of the major artifact categories were generated in an effort to define site boundaries more precisely and to identify activity areas related to the plantation's late 18th- and early 19th-century occupations. Artifact categories mapped for the entire project area include brick, ceramics, tobacco pipes, bottle glass, nails, and window glass. To calculate intervals for the contour maps, means and standard deviations were used for each mapped category. These calculations can be replicated by other researchers. In cases where mapped artifact quantities were small, materials were piece-plotted. These maps are presented in Figures 44 through 50.

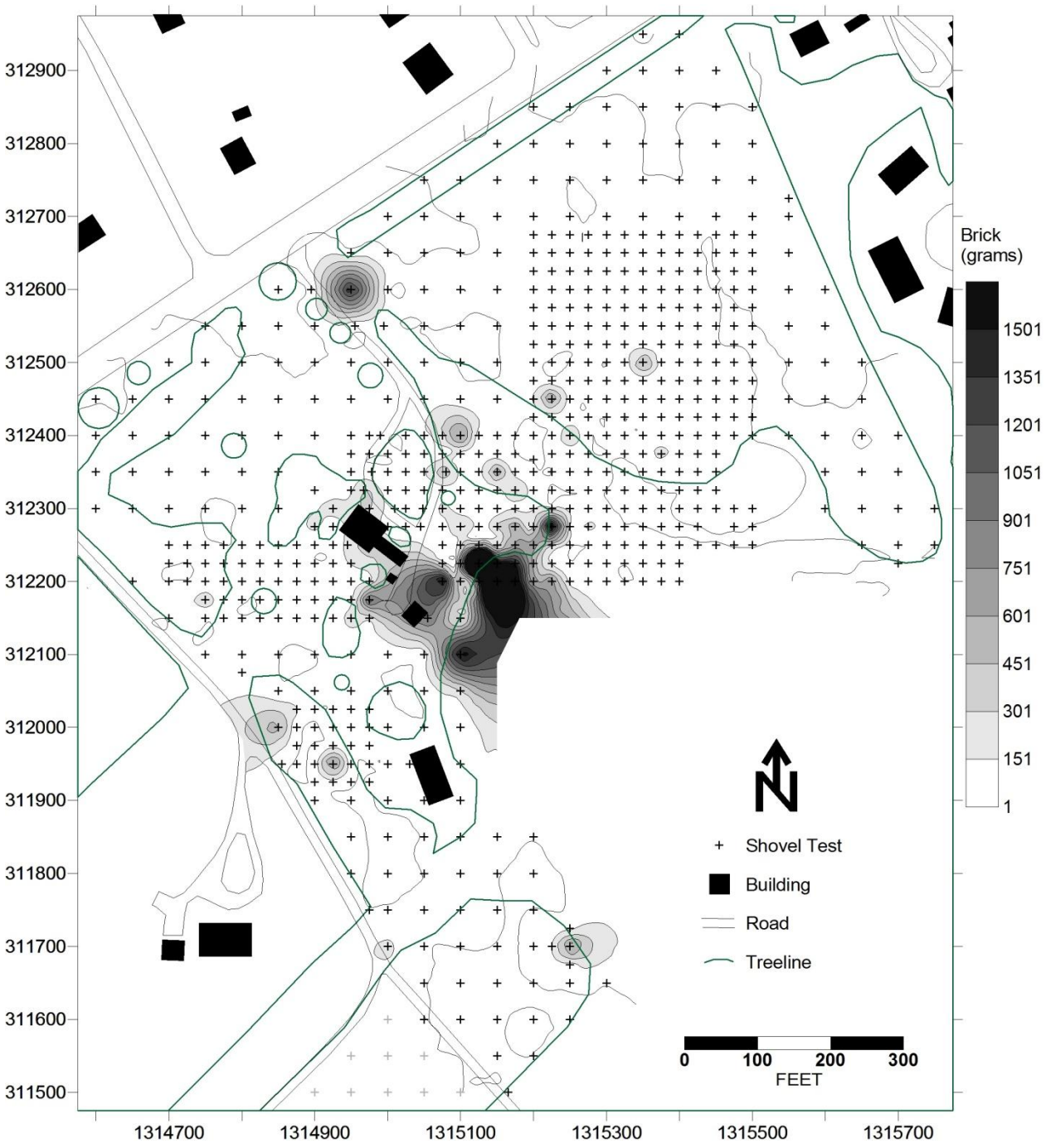


Figure 44. Distribution of brick by weight in grams at the Josiah Henson Birthplace Site.

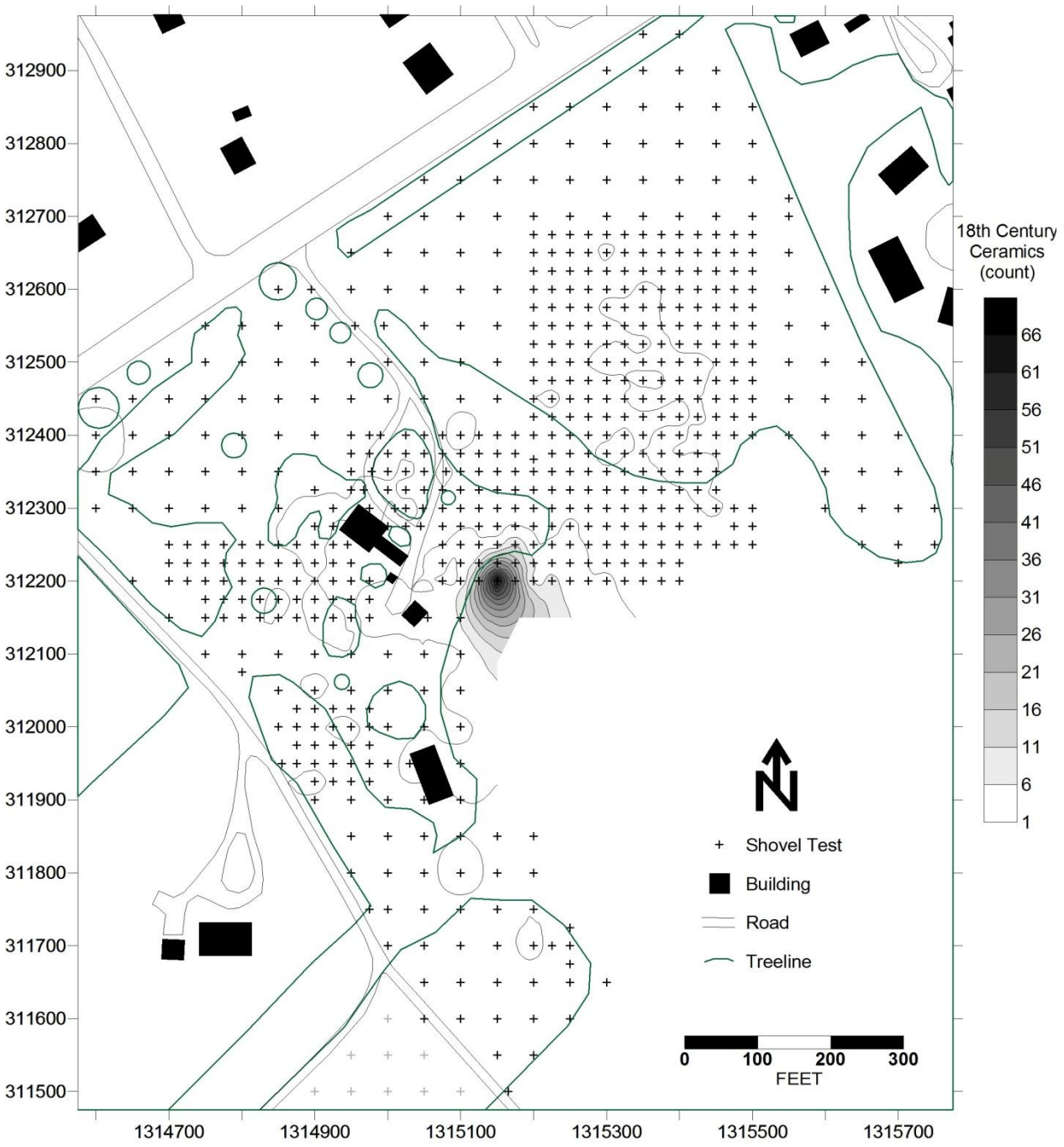


Figure 45. Distributions of 18th-century ceramics from the Josiah Henson Birthplace Site.

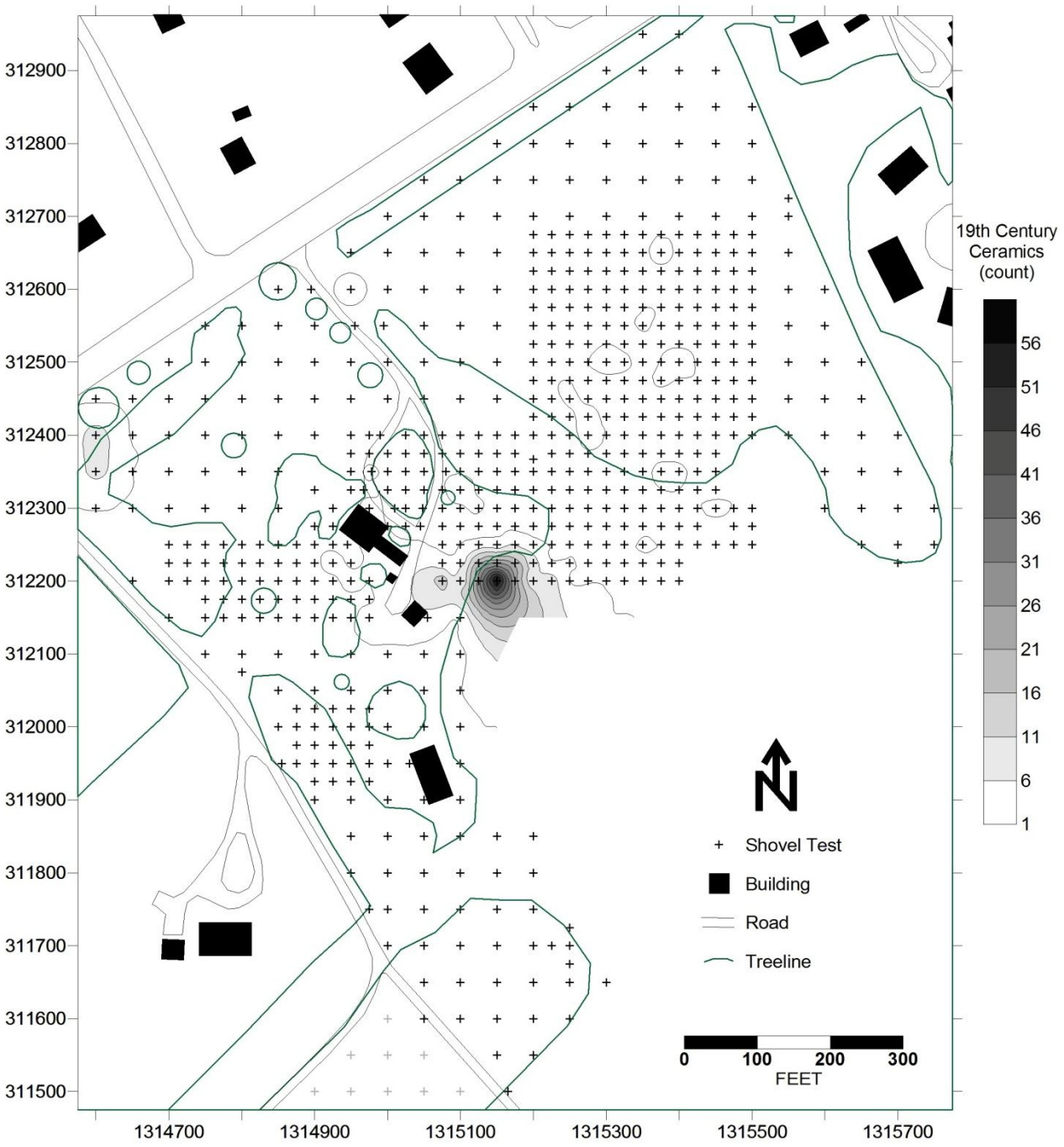


Figure 46. Distribution of 19th-century ceramics from the Josiah Henson Birthplace Site.

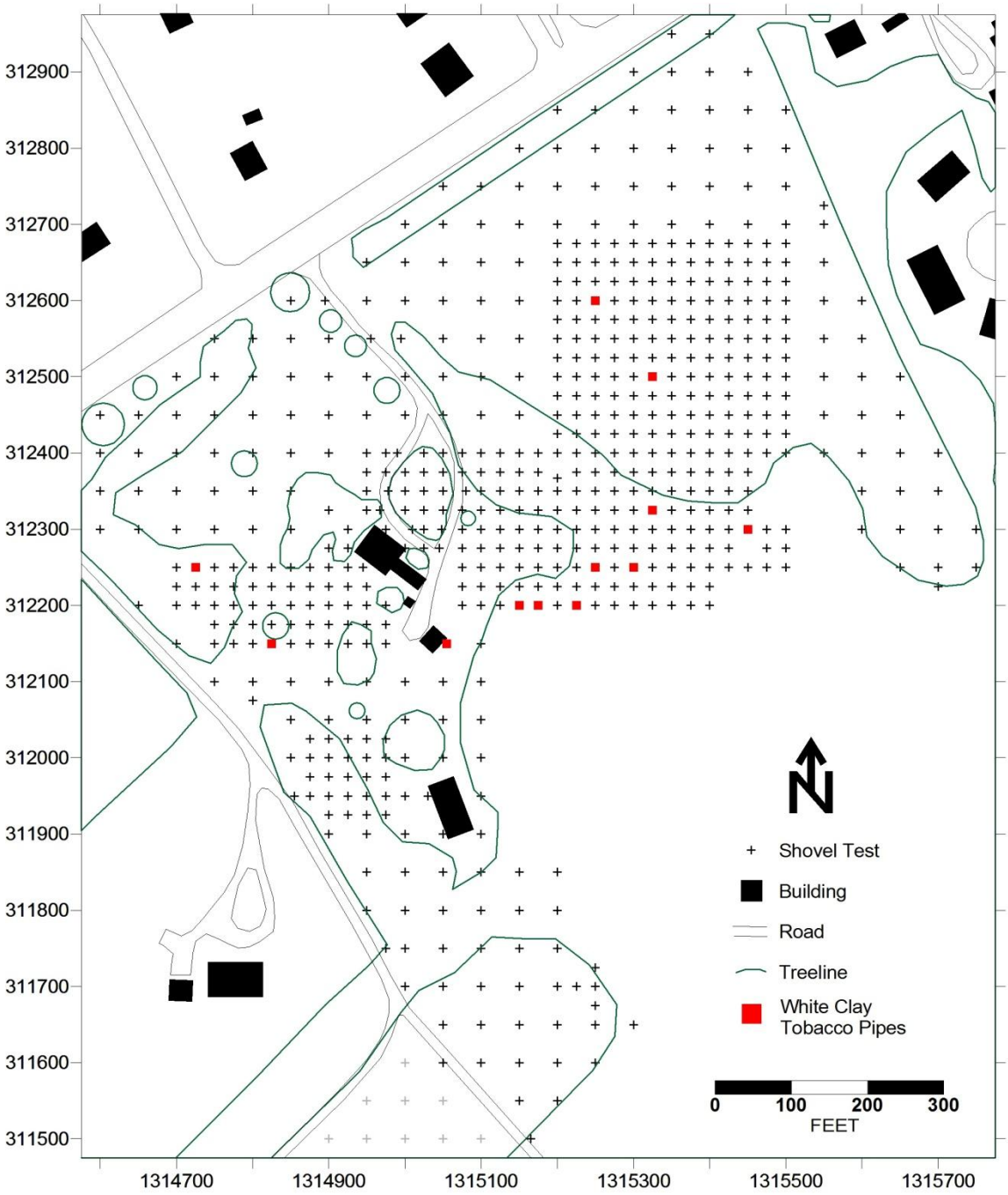


Figure 47. Location of tobacco pipe fragments from the Josiah Henson Birthplace Site.

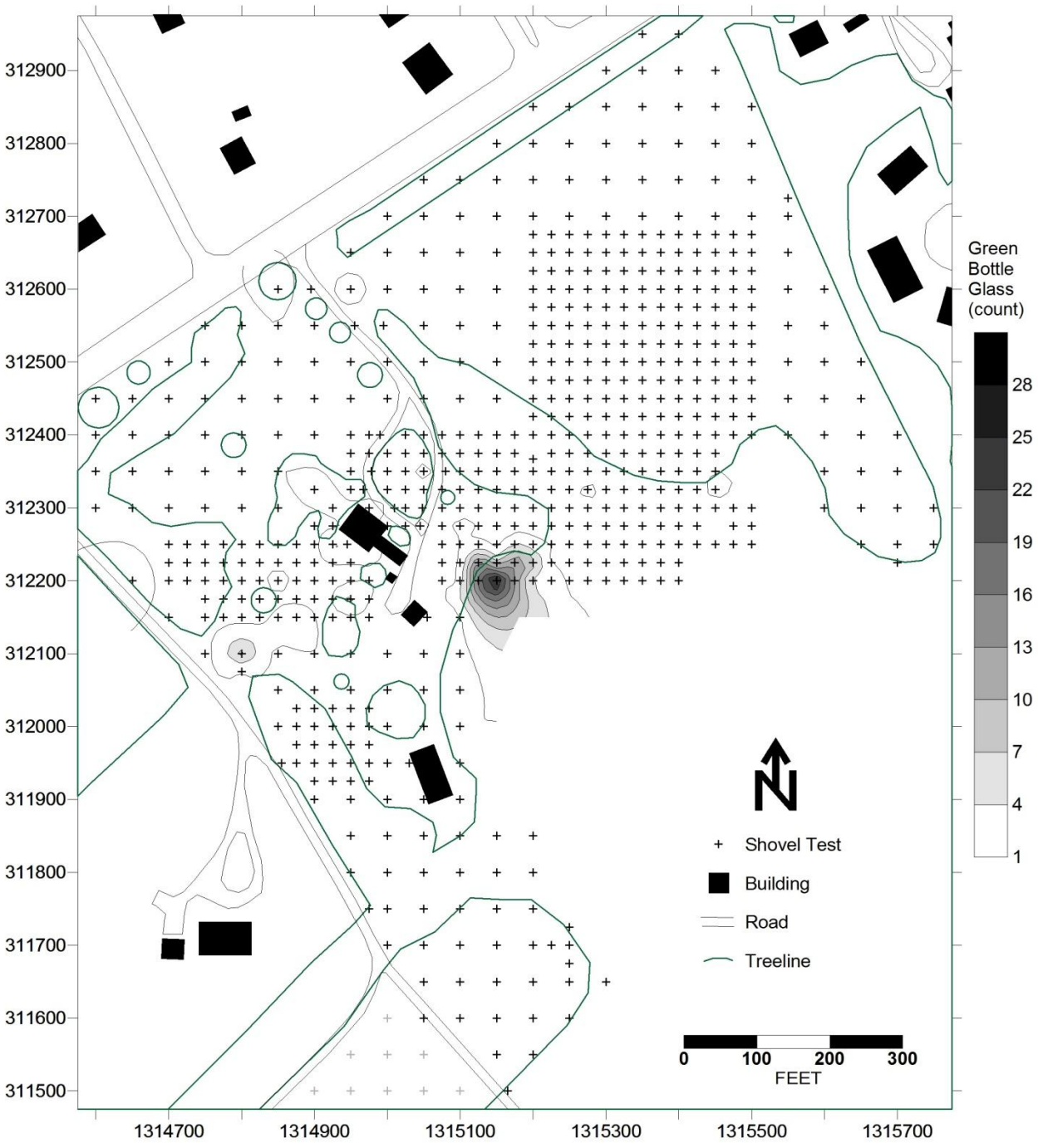


Figure 48. Distribution of green bottle glass from the Josiah Henson Birthplace Site.

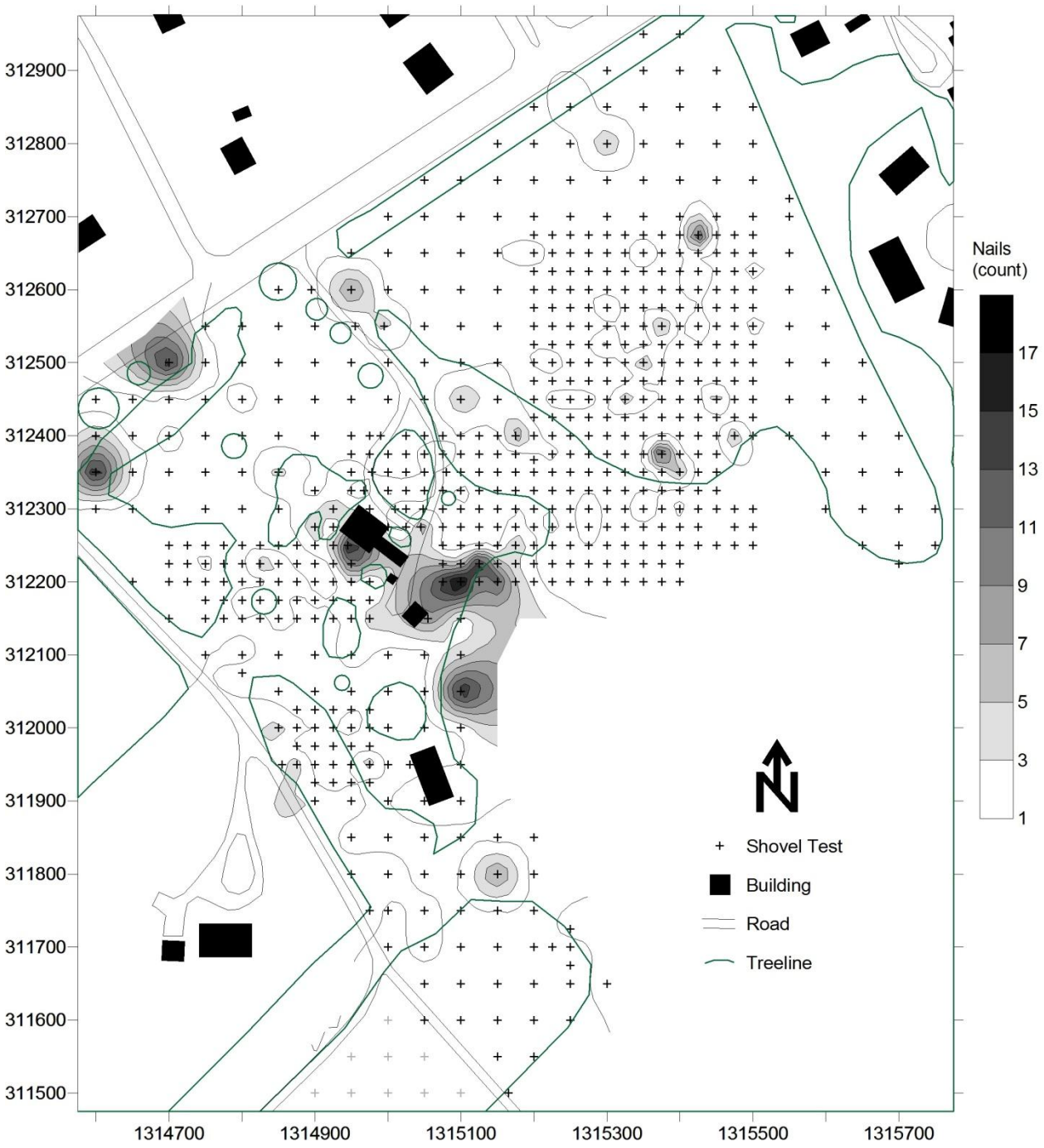


Figure 49. Distribution of nails from the Josiah Henson Birthplace Site.

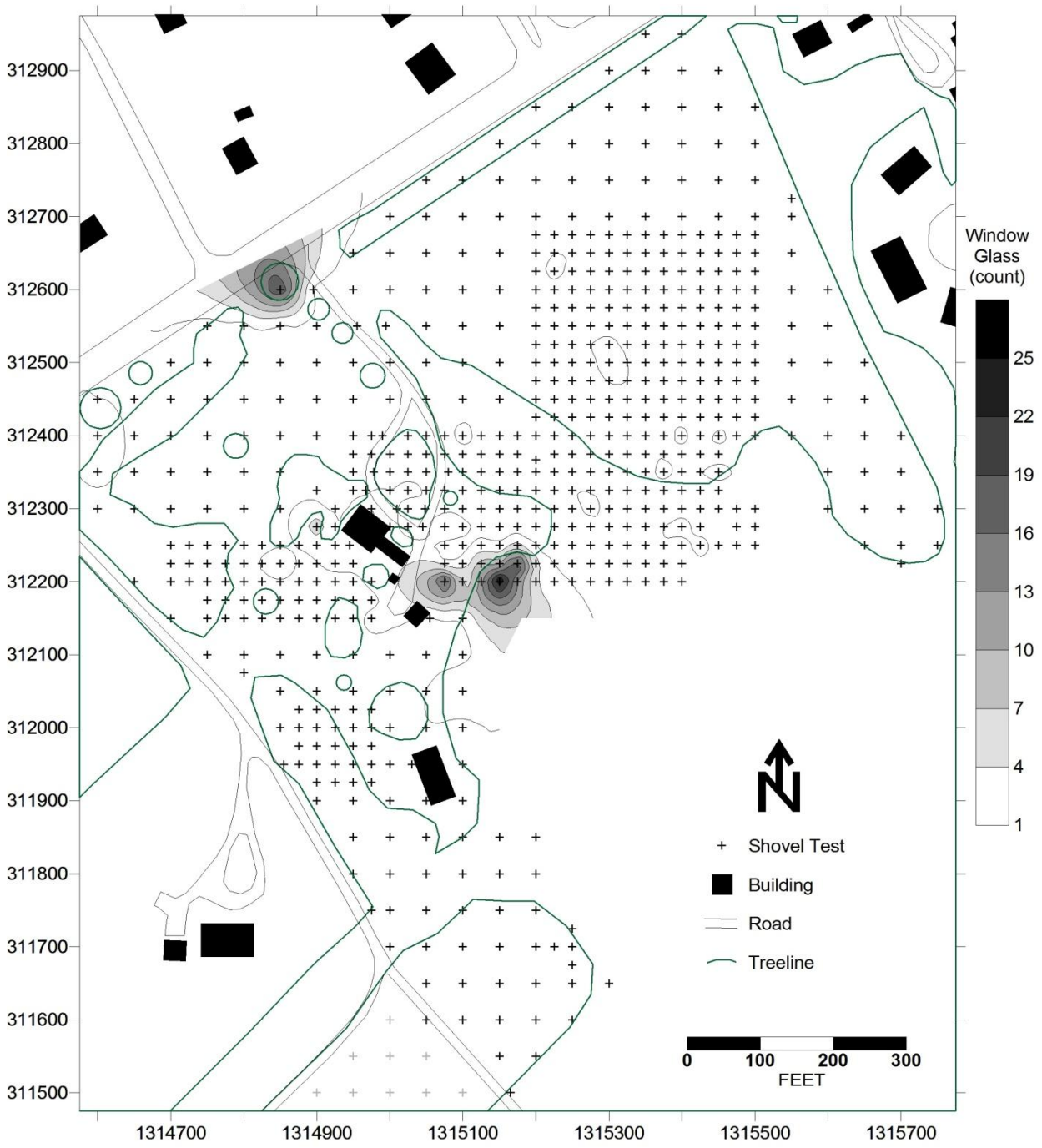


Figure 50. Distribution of window glass from the Josiah Henson Birthplace Site.

Figure 44 shows the distribution of brick fragments by weight throughout the site with the largest concentrations located at the southeast end of the standing house and in the valley southeast of the house. Lighter concentrations are also evident, with some of these concentrations deriving from single shovel tests that happen to contain brick.

Figure 45 shows the distribution of 18th-century ceramics across the site, including Rhenish blue and gray stonewares, white salt-glazed stonewares, Staffordshire slipware, and Manganese mottled, Jackfield, Buckley-type, and Astbury earthenwares. These ceramics are heavily concentrated in the valley southeast of the standing house. Figure 46 shows the distribution of 19th-century ceramics at the site, which follows the same trends as those observed for the 18th-century ceramics. In both cases, the bulk of these ceramics are found in the valley southeast of the standing house with lighter concentrations across the site. These lighter concentrations should not be dismissed because they are probably indicative of quarters or other domestic structures.

The distribution of tobacco pipe fragments is shown in Figure 47. Tobacco pipes, which occur in a low density across the site, were found in the valley, in the agricultural field northeast of the standing house, and in the west yard of the standing house.

Figure 48 shows the distribution of green bottle glass across the site. By now, the pattern in the distribution of domestic refuse is familiar, with the bulk of the recovered glass found concentrated in the valley southeast of the standing house and scatters of bottle glass across the entire site.

Figure 49 depicts the distribution of nails. Nails are concentrated in four areas, including, not surprisingly, in the valley. Nails are also concentrated in the agricultural field northeast of the standing house, in the northwest corner of the site, and between the standing house and 20th-century barn. It is likely that these concentrations represent buildings no longer standing in the landscape. The current owner of La Grange, for example, recalls a building he thought might have been a slave quarter located at the northwest corner of the property, where concentrations of nails are evident.

Window glass appears to be most heavily concentrated in the area surrounding and to the east of the main house (Figure 50). Window glass fragments are also found in the area located northeast of the main house.

The large amounts of refuse, both architectural and domestic, deposited in the valley southeast of the house, has tended to ‘wash out’ or make concentrations elsewhere on the site appear lighter than they might otherwise appear if the valley data were removed from the maps. With a focus on these lighter concentrations and their associations, the possibilities for other structures are evident south, southwest, northwest, north, and northeast of the standing house. Perhaps all fourteen of these areas are candidates for quarters, or they may represent agricultural buildings or service structures. Figure 51 summarizes the distributions with letters keyed to discussions in this report, below.

In his biography, Josiah Henson noted that his parents were both field laborers, making it unlikely his family would have been quartered in the standing house or in an earlier kitchen structure. The area northeast of the standing house, presently used as an agricultural field, contains evidence for a late 18th- and 19th-century domestic occupation (A, B, C, and D on Figure 51). To get a better sense of the nature of occupation in this vicinity, this area was mapped with the standing house and valley shovel tests removed. Figures 52 through 59 show the distributions of artifacts in the targeted area, here described as the Quarter Complex. As done for the distribution maps prepared for the entire site, these maps were prepared using density intervals based on means and standard deviations.

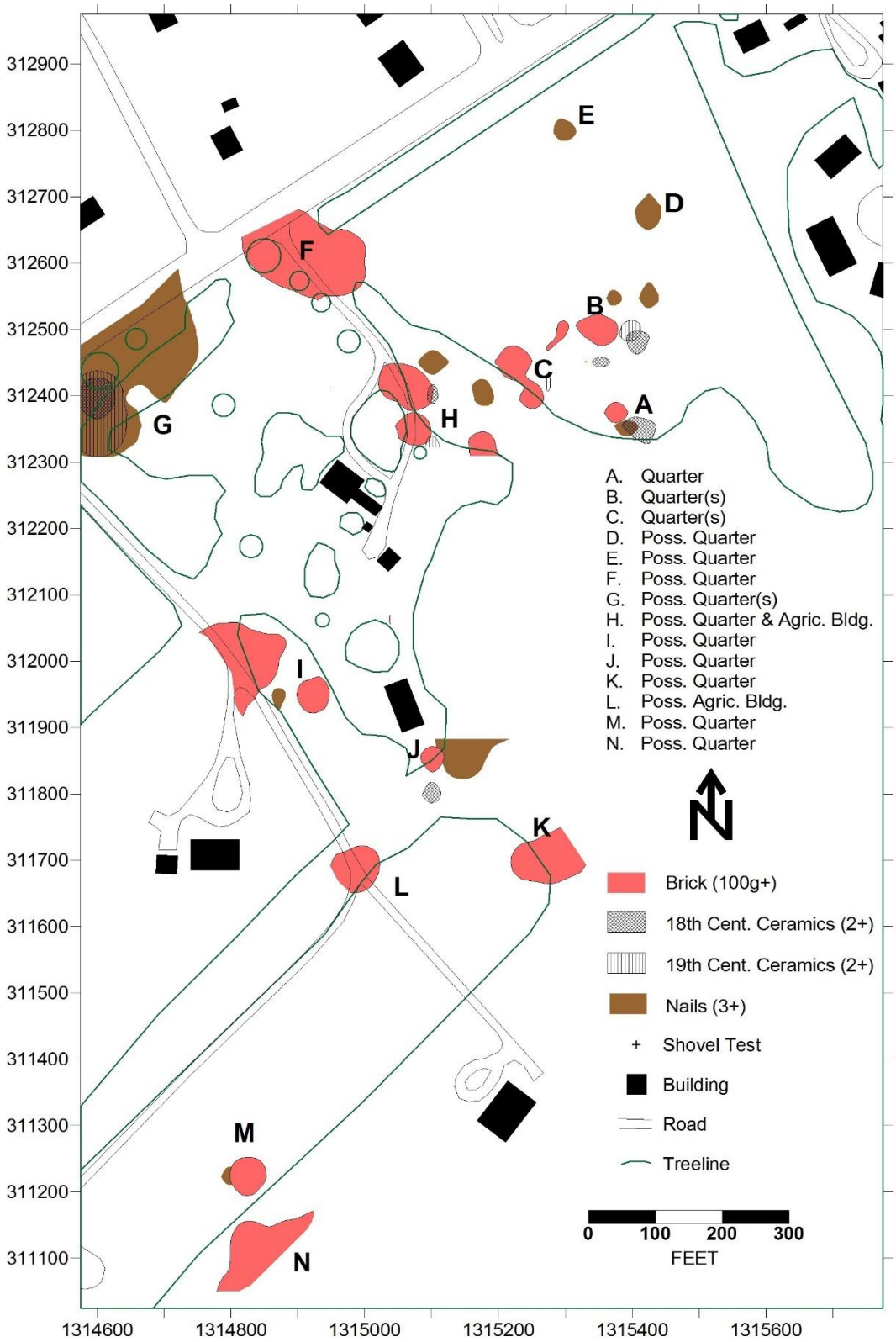


Figure 51. Composite plan of artifact distributions from the Josiah Henson Birthplace Site; letters represent locations of possible quarter structures; the valley artifact concentration was masked for this map.

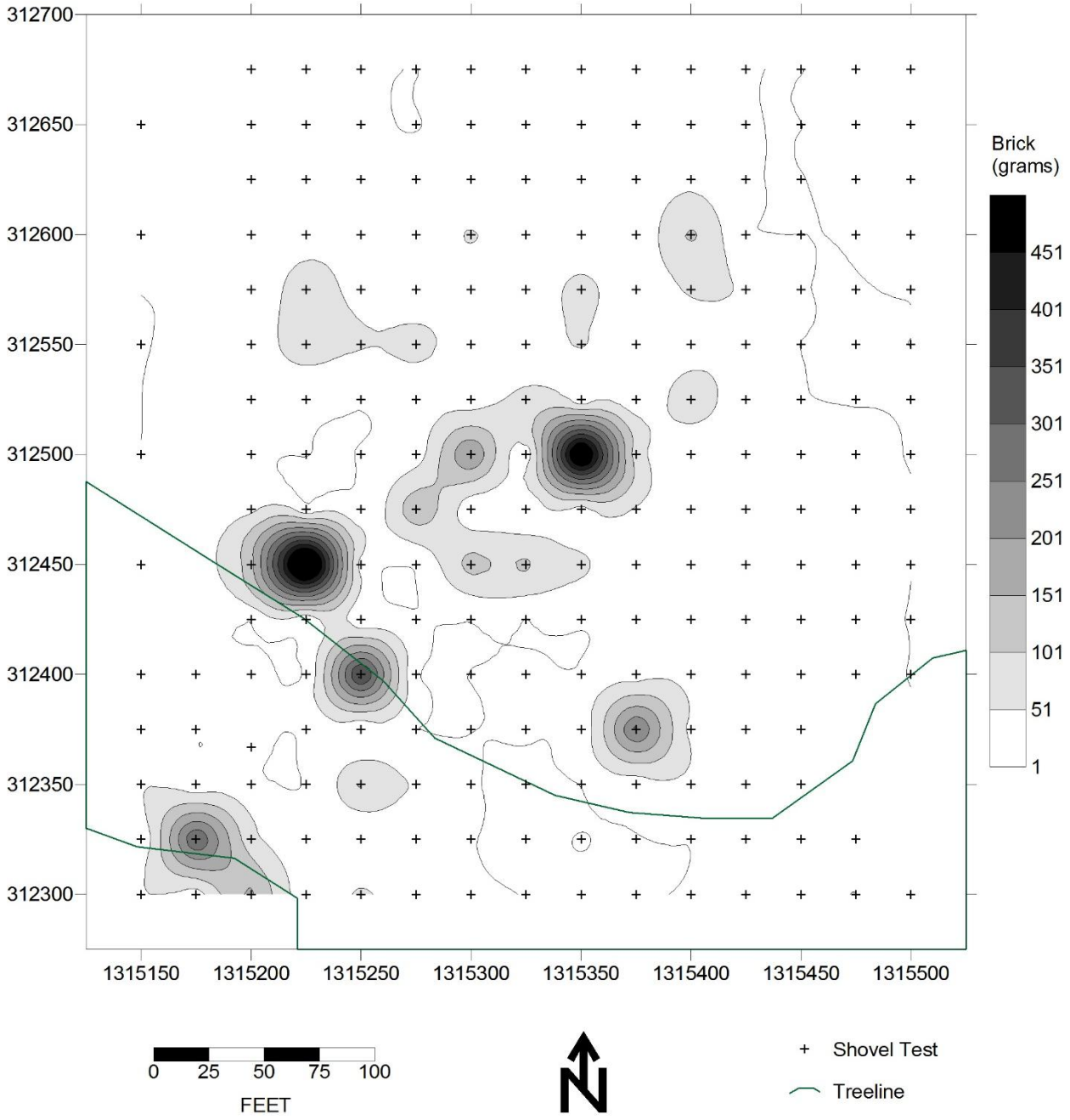


Figure 52. Distribution of brick by weight in grams within the Quarter Complex.

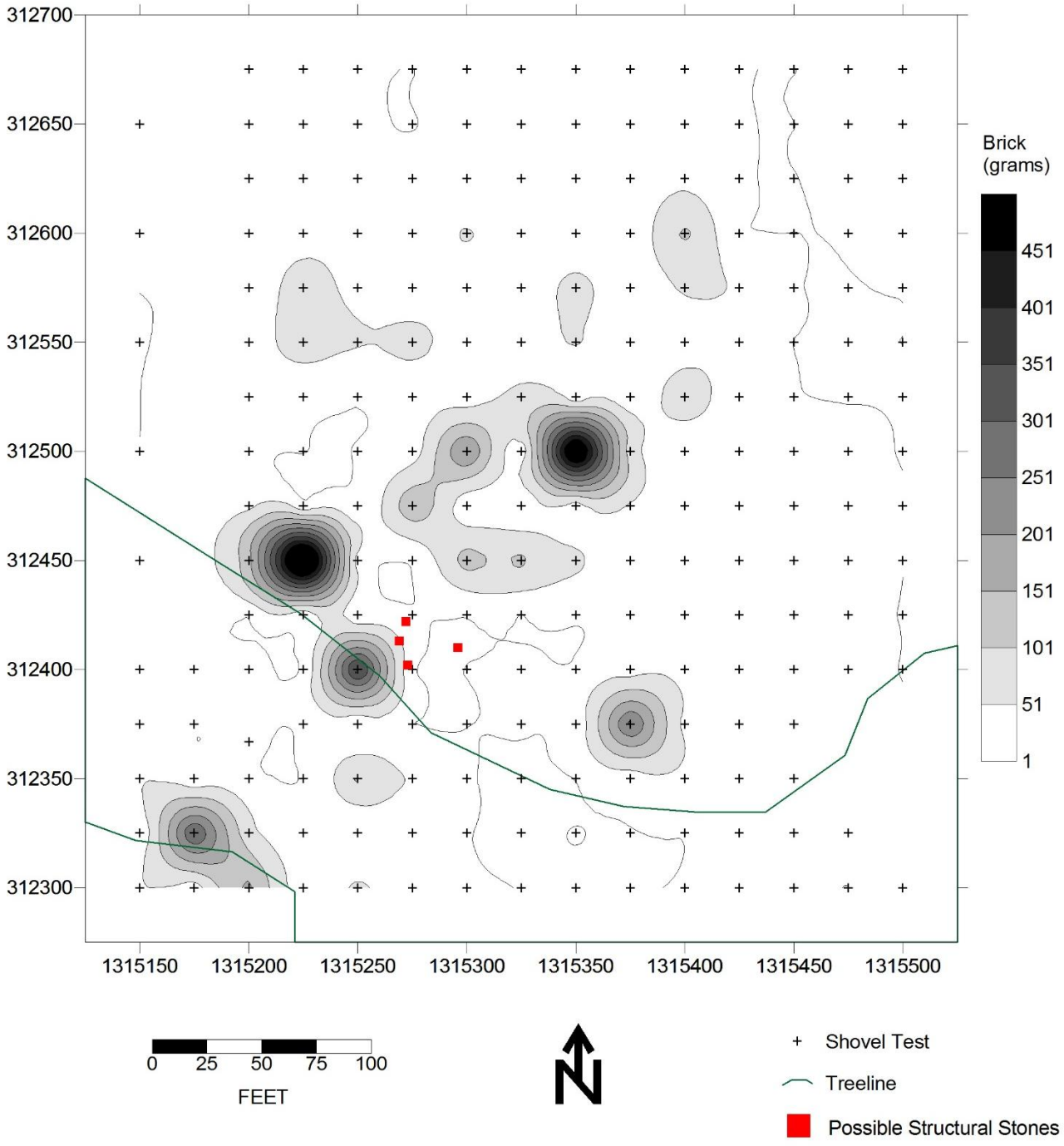


Figure 53. Location of possible structural cobbles within the Quarter Complex.

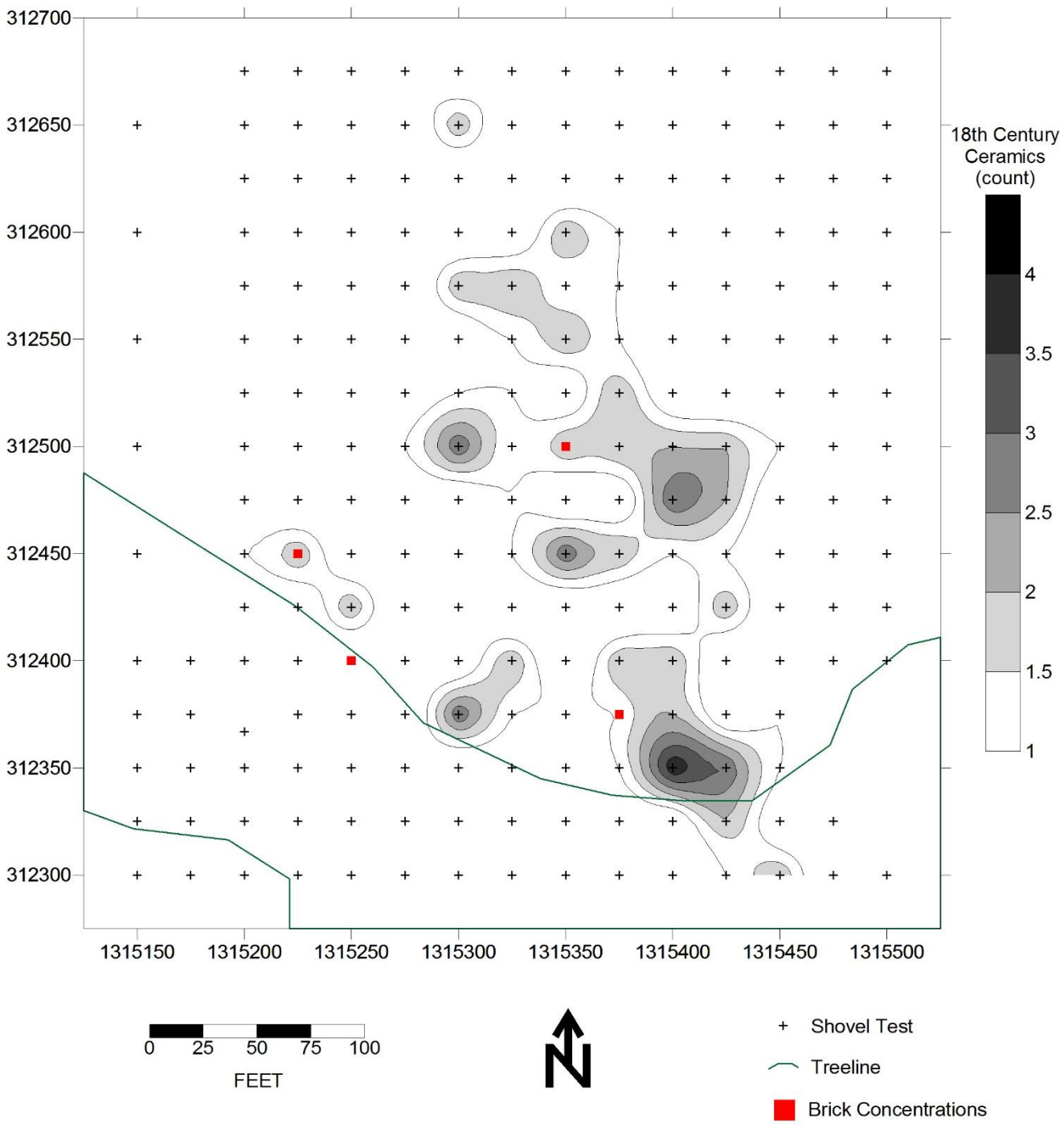


Figure 54. Distribution of 18th-century ceramics within the Quarter Complex.

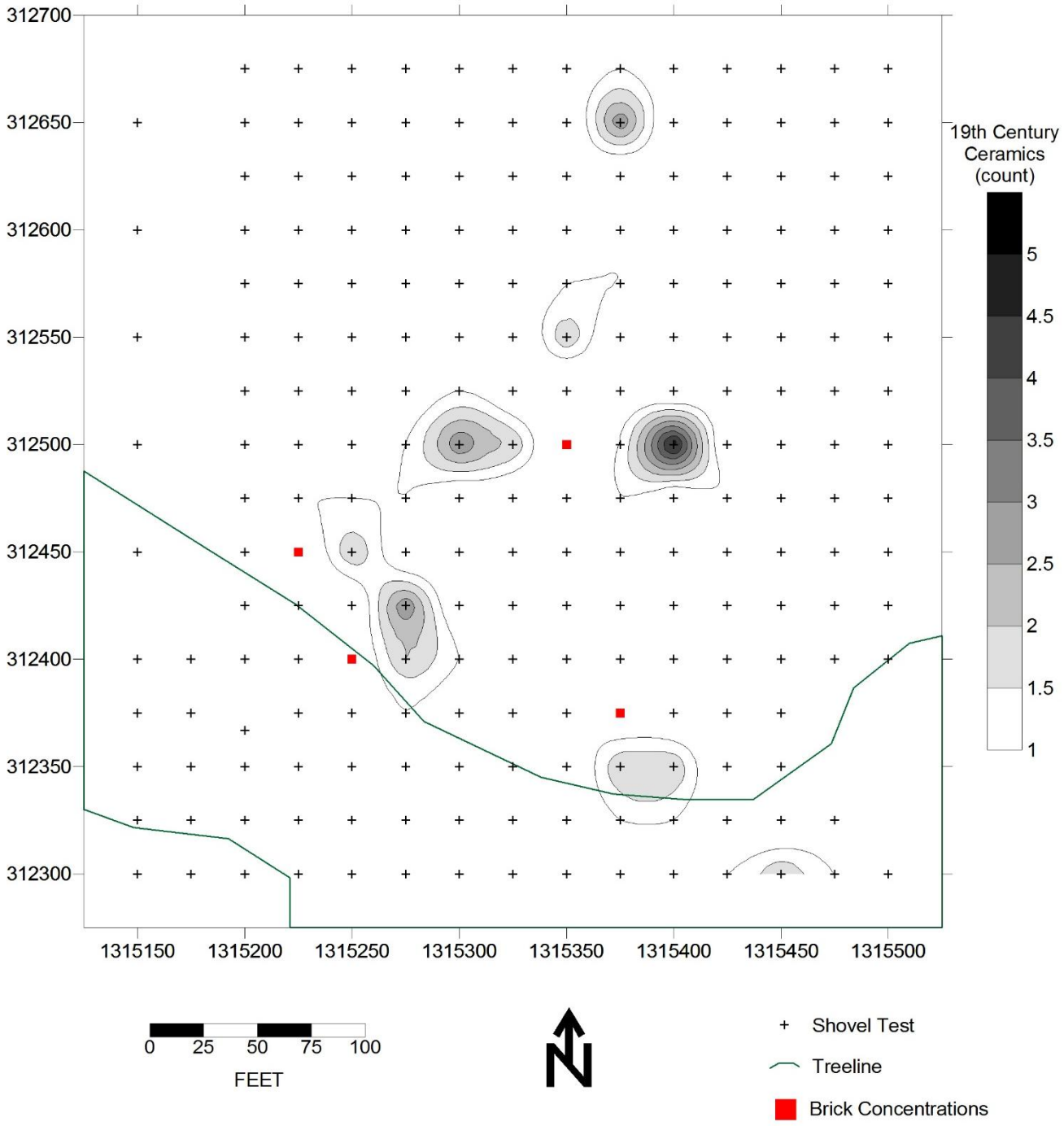


Figure 55. Distribution of 19th-century ceramics within the Quarter Complex.

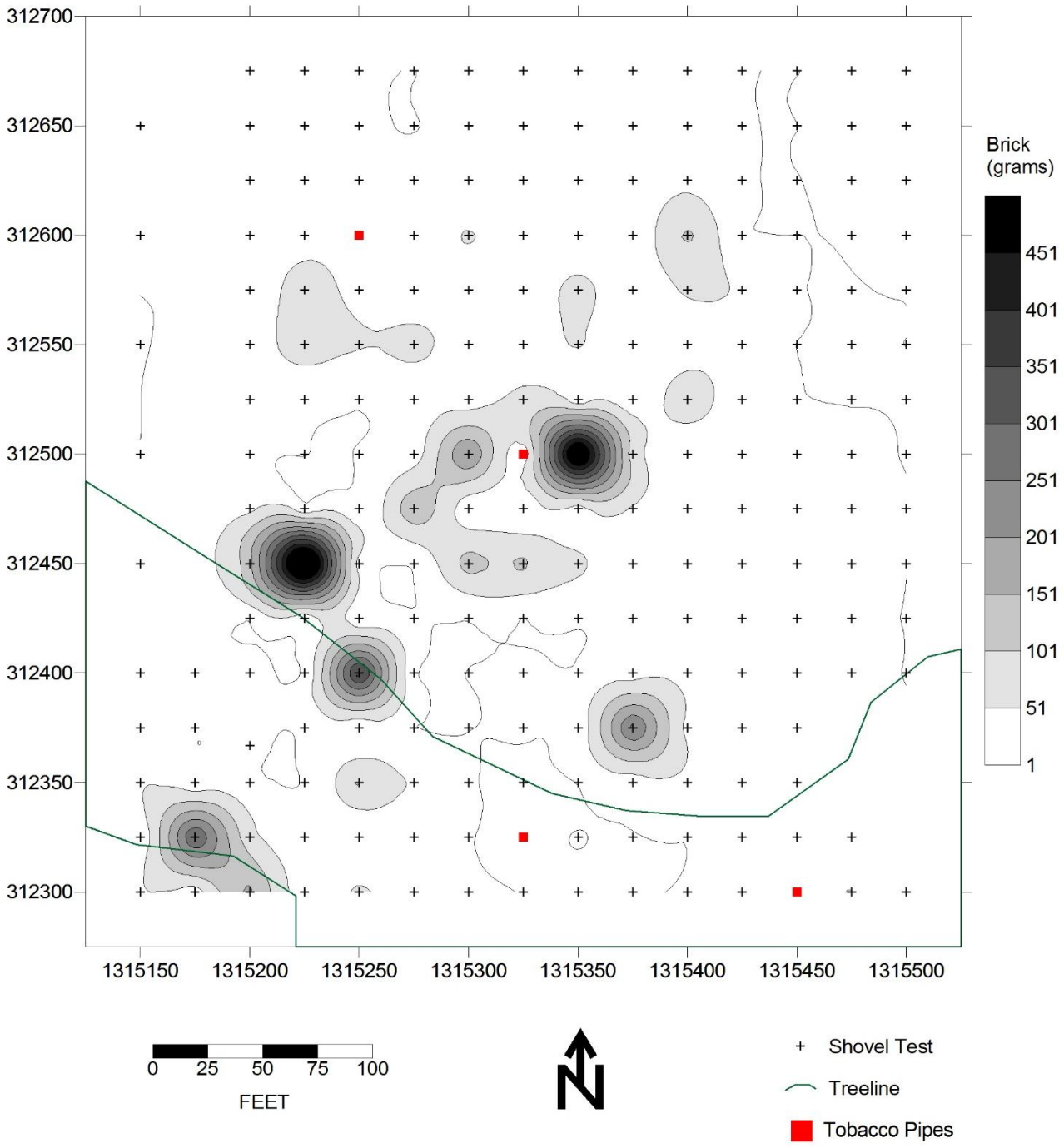


Figure 56. Distribution of tobacco pipe fragments within the Quarter Complex (tobacco pipes are represented by red squares).

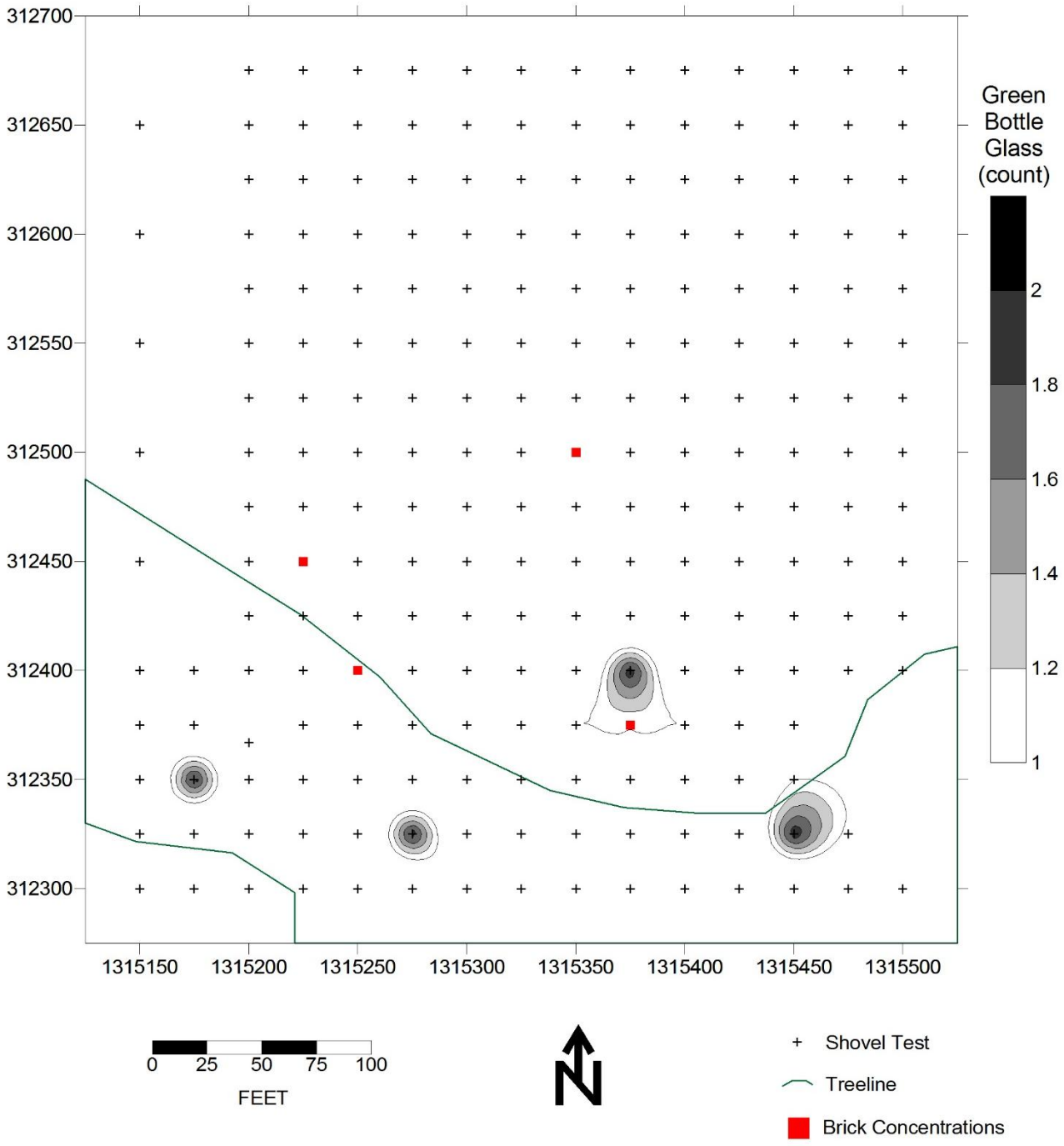


Figure 57. Distribution of green bottle glass within the Quarter Complex.

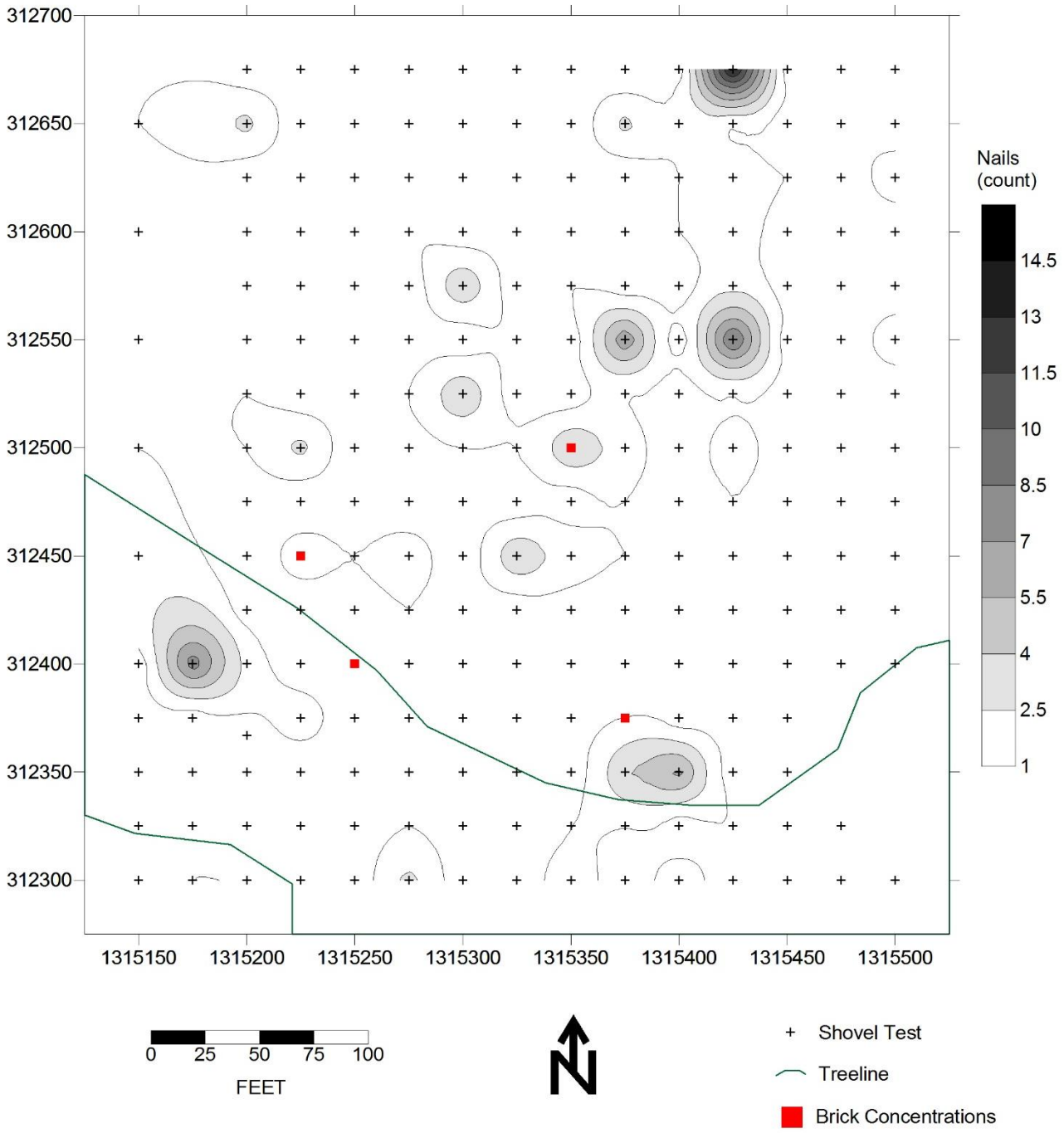


Figure 58. Distribution of nails within the Quarter Complex.

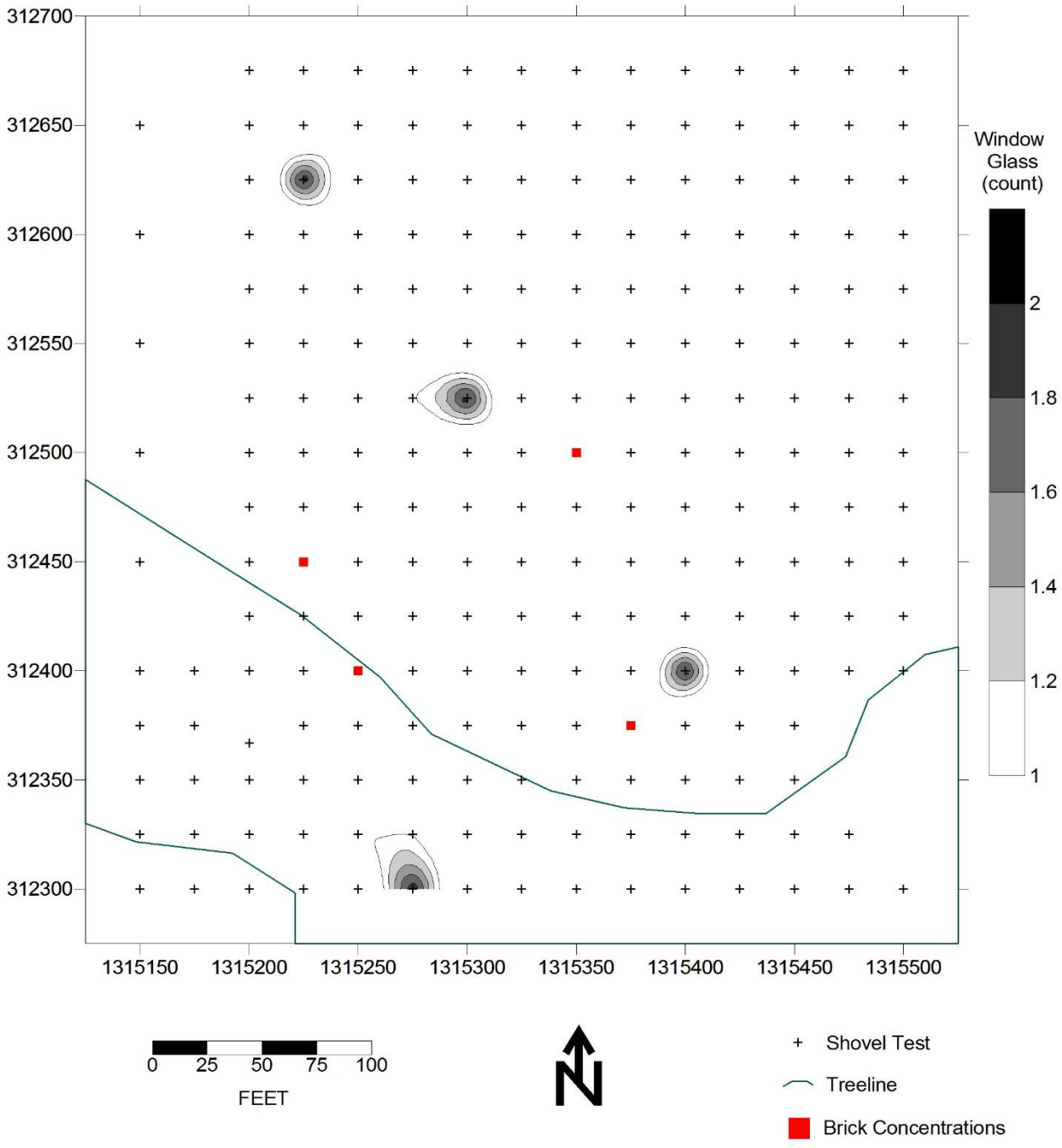


Figure 59. Distribution of window glass within the Quarter Complex.

Figure 52 shows the distribution of bricks by weight in the Quarter Complex. The concentration in the southwestern corner of the study area may be associated with the refuse coming from the standing house or an associated outbuilding, although this is not clear (the standing house is approximately 175 ft east of this concentration). The remaining concentrations, however, are situated in the agricultural field and look similar to brick distributions observed for a complex of late 18th-century quarters recently discovered in St. Mary's City (McMillan et al. 2017). The concentrations may represent traces of brick fireplace bases or hearths.

Figure 53 shows the locations of four large quartz or quartzite cobbles identified and mapped in the agricultural field. The cobbles, which were not collected and remain in place, appear in close association with the brick concentration occurring along the tree line and could be related to efforts to underpin a building in this area.

The distribution of 18th-century ceramics at the Quarter Complex is shown in Figure 54. Significantly, the ceramics do not overlap directly with the brick, a pattern not unexpected at colonial and 19th-century domestic sites in the Chesapeake. Architectural interiors were often kept free of refuse, which would have been tossed in yard areas or, as in the case of the standing house, a nearby ravine, here called the valley. A similar pattern is evident in Figure 55, which depicts the distribution of 19th-century ceramics at the Quarter Complex. While the 19th-century ceramic distribution aligns closely with the 18th-century ceramic distribution, suggesting yard organization and activities changed little during this time, subtle differences indicate some shifts in refuse disposal, perhaps indicating the construction of new or additional quarters.

Figure 56 shows the locations of tobacco pipe fragments recovered from the area in association with the brick distribution. Only four tobacco pipes are located within the area, a small number that is not unusual for sites of this period. Like the tobacco pipe fragments, the green, olive green, and dark green bottle glass fragments are low in number (Figure 57). The distribution of green bottle glass is located in the southern portion of this area of the site, close to a spring in a ravine that was probably the source of the residents' drinking water.

Figure 58 depicts the distribution of nails and Figure 59 the distribution of window glass throughout the area. The highest concentration of nails is not directly associated with the highest concentrations of brick, and it may be that, in some cases, the nail clusters represent traces of buildings with little to no brick – perhaps quarters heated with wooden chimneys, barns, or other agricultural buildings. The small amount of window glass suggests at least some windows were glazed.

Figure 60 is a composite map of the artifact distributions from the Quarter Complex. This map suggests at least four and possibly six or more quarters, here labeled A, B, C, and D (these are the same letter designations used in Figure 51). Brick concentrations suggest locations of chimney bases or hearths while domestic artifacts, located adjacent to the brick concentrations, probably represent refuse disposed in yard middens. Quarter A is located in the southeast portion of the study area and appears to have been initially occupied in the third quarter of the 18th century and abandoned ca. 1830. Quarter B may actually consist of two dwelling structures, also initially occupied in the third quarter of the 18th century and abandoned ca. 1830. Quarter C, possibly also comprising two dwelling structures, appears to have been built and occupied later, perhaps no earlier than ca. 1800, and abandoned ca. 1830; this interpretation is based on a lack of associated 18th-century ceramics. Quarter D appears more ephemeral and is characterized by a cluster of nails and 19th-century domestic ceramics; if it is real, it was probably first occupied ca. 1800. Additional quarters may be represented in these clusters, but additional testing will be necessary to test the hypothesized layout in Figure 60 and accurately and precisely define these structures.

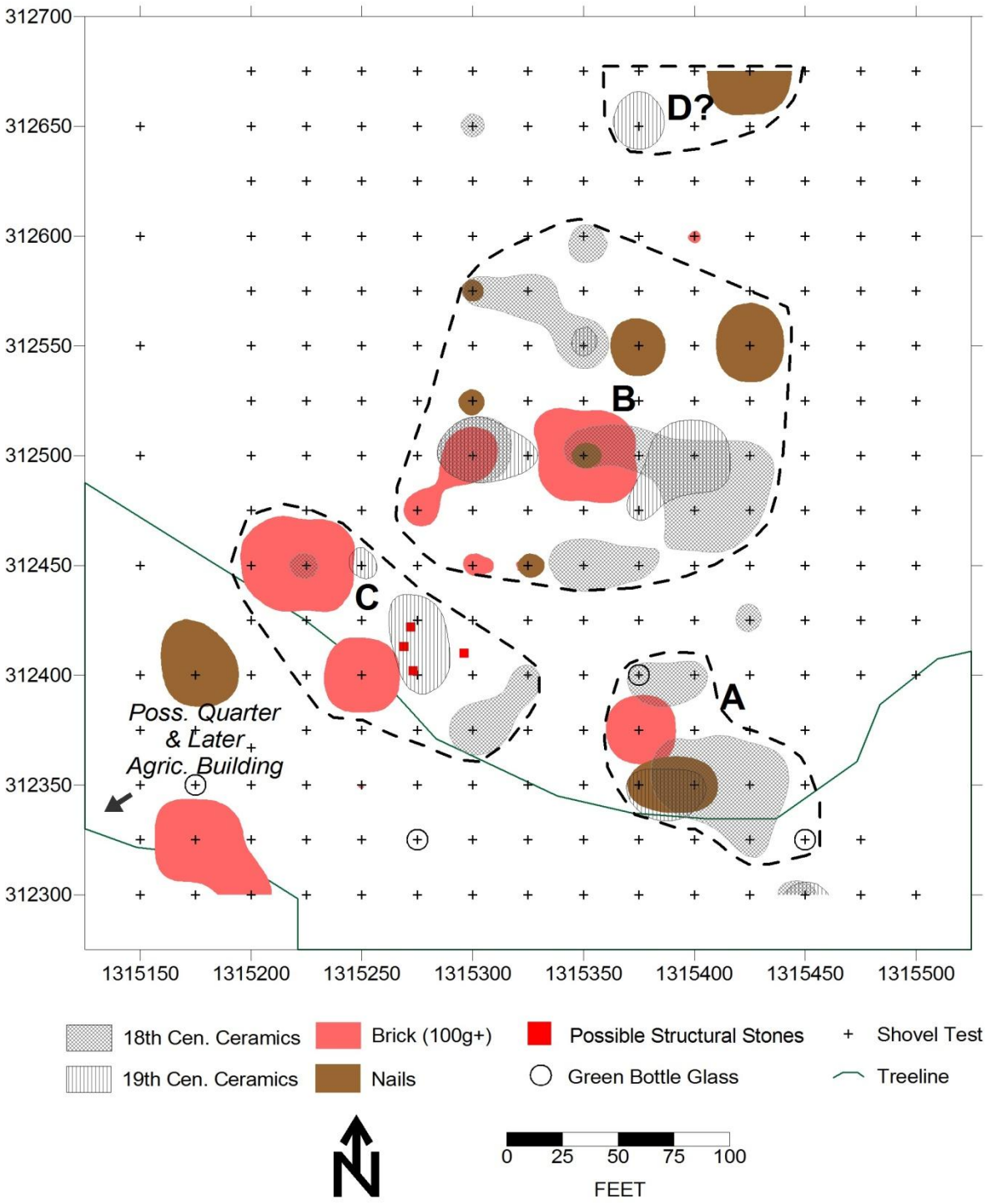


Figure 60. Composite plan of artifact distributions from the Quarter Complex.

Comparing the Valley Artifacts with the Quarter Complex Artifacts

Although the artifacts recovered from around and associated with the standing house and those from the Quarter Complex reveal contemporary domestic occupations, there are also significant differences in the distributions of materials from the two respective locations, in density and in kind. This

Artifact Type	Valley	Quarter Complex
White clay tobacco pipe	1	4
Ceramics	100	167
Green bottle glass	31	24
Window glass	49	49
Other glass	87	40
Brick/daub	2,628	1,989
Nail	74	145
Faunal	18	11
Shell	120	10
Coal	323	995
Clinker/slag	9	77
Other artifacts	208	129
Total Artifacts	3,646	3,640
Number of shovel tests	23	196
Artifacts per shovel test	158.5	18.6

Table 9. Total artifacts recovered from the valley and Quarter Complex, Josiah Henson Birthplace Site; lithics and modern materials have been excluded.

section compares the distributions of artifacts recovered from the 23 shovel tests excavated in the valley and the 196 shovel tests located in the Quarter Complex area in an effort to further define activity areas within the site.

The total numbers of artifacts recovered from each area are listed in Table 9 (excluding lithics and modern materials). The valley shovel tests contained almost nine times the number of artifacts as the Quarter Complex shovel tests (159 artifacts versus 19 artifacts per shovel test).

Almost five times as many ceramic fragments were recovered from the valley shovel tests than from the Quarter Complex shovel tests, suggesting that ceramics were important acquisitions for slave households. The distribution of ceramics, shown in Table 10, suggests that the Quarter Complex may have been occupied slightly earlier than the area containing the standing house, which is presumably the source of the valley refuse, although this is not completely clear. Tin-glazed earthenwares were not recovered from the valley shovel tests; it is possible that the use of this ware in the third quarter of the 18th century may reflect provisioning strategies at this plantation (with tin-glazed wares provided to enslaved workers). Further, the decline in percentage of whiteware fragments and absence of ironstone and other later types suggests that the Quarter Complex was abandoned well before the valley area, and probably ca. 1830. The ceramics indicate that both areas of the site, including the standing house (believed to be the source of the valley refuse) and the Quarter Complex, were occupied before Francis Newman arrived at the property. This supports the interpretation that the standing house was present in the third quarter of the 18th century.

Overall, with the exception of tin-glazed earthenware and the later refined earthenwares, the differences in proportions of ceramic types between the two loci appear minimal. Utilitarian wares and tablewares occur in both areas in roughly the same proportions; if anything, there is greater ceramic diversity at the Quarter Complex (23 types at the Quarter Complex versus 18 from the valley). The ceramics recovered from the Quarter Complex are, however, more likely to be undecorated, an attribute that would affect the cost of ceramics and thus their affordability. Nonetheless, at least two transfer-printed pearlware fragments were recovered from the Quarter Complex along with fragments of Canton porcelain (a less expensive Chinese porcelain), possibly suggesting that the quarter's residents supplemented or otherwise provisioned their own households.

Two copper alloy buttons and a copper alloy buckle fragment were recovered from the Quarter Complex area and may represent efforts by the residents to acquire objects of personal adornment, possibly as statements of identity. If the individuals living in this area were field slaves, as suspected, their clothing would have almost certainly been provided to them by James and/or William Craik and then Francis Newman. This clothing probably would not have included buttons and buckles as fasteners. Archaeologist Barbara Heath (1999) has found that enslaved individuals would buy items of personal adornment as a way to demonstrate their status within their community and create an individual identity not necessarily possible when dressing in provisioned clothing. Jillian Galle (2010) found that metal

Ceramic Type	Valley Count	Valley Percent	Quarter Count	Quarter Percent
Tin-glazed earthenware	0	-	5	2.98
Buckley earthenware	0	-	5	2.98
Staffordshire slipware	1	1	0	-
Manganese mottled ware	2	2	0	-
Jackfield	0	-	1	0.6
Philadelphia-style slipware	0	-	1	0.6
Unid. coarse earthenware	3	3	10	5.99
Whieldon ware	0	-	1	0.6
Creamware	26	26	60	35.93
Pearlware	13	13	32	19.16
Edgeware	1	1	2	1.2
Whiteware	10	10	8	4.79
Ironstone	8	8	0	-
Rockingham	1	1	0	-
Dipped refined earthenwares	0	-	2	1.2
Unid. refined earthenware	16	16	13	7.78
Rhenish blue and gray	0	-	1	0.6
White salt-glazed stoneware	2	2	3	1.8
English brown stoneware	1	1	3	1.8
North American stoneware	4	4	7	4.19
Albany slipware	0	-	1	0.6
Unidentified stoneware	0	-	1	0.6
Canton porcelain	4	4	2	1.2
Chinese hard-paste porcelain	1	1	1	0.6
European hard-paste porcelain	4	4	4	2.4
Utilitarian porcelain	3	3	3	1.8
Unid. porcelain	0	-	1	0.6
Total Ceramics	100		167	
Number of shovel tests	23		196	
Ceramics per shovel test	4.35		0.85	

Table 10. Ceramic types recovered from the valley and Quarter Complex, Josiah Henson Birthplace Site.

buttons and expensive ceramics were of particular interest to enslaved laborers who found ways to participate in the consumer economy. Lori Lee (2016) suggests that such participation was an act of resistance and an effort for slaves to gain some measure of control over their lives. Not a single button, buckle, or other clothing artifact was recovered from the quarter complex at St. Barbara's in St. Mary's City, suggesting the variability in the types of artifacts recovered from sites occupied by enslaved laborers (McMillan et al. 2017).

More faunal fragments and oyster shell were recovered from the valley than were recovered from the Quarter Complex. This no doubt suggests differences in diet between the individuals living in the main house and those residing in the Quarter Complex; both the Craik and Newman households may have had better or increased access to food than those laborers working in the field. Interestingly, a single fish scale was recovered from a shovel test excavated in the Quarter Complex area. Given the plantation's location not far from Port Tobacco, it is likely that fish were a part of the slaves' diet. Fish could have been provided by the plantation's owner, or the people living in the Quarter Complex could have acquired the additional protein themselves, fishing in local streams when not laboring in the fields. No lead shot pieces were recovered from the shovel tests, so the question of whether or not the laborers at La Grange had access to guns remains unclear; a single piece of lead shot at St. Barbara's suggests the laborers there may have had access to firearms (McMillan et al. 2017).

While brick was recovered from both areas in large quantities, the density of brick in the valley shovel tests was approximately 114 fragments per test while in the Quarter Complex it was less than 11 fragments per shovel test. Nails also occurred at a greater density in the valley (3.2 nails per shovel test versus 0.7 in the Quarter Complex. More window glass was recovered per shovel test in the valley than in the Quarter Complex. The distributions and densities of artifacts are strikingly similar to those observed for the St. Barbara's Quarter Complex, located in St. Mary's City, and occupied beginning ca. 1750. The St. Barbara's Quarter Complex appears to have been abandoned ca. 1815, possibly as a result of the residents self-emancipating during the War of 1812 (McMillan et al. 2017).

Finally, far more coal fragments were recovered from the Quarter Complex than from the valley, both in sheer number and proportionally. Coal was mined as early as ca. 1800 for, among other purposes, heating, but transportation remained an impediment to its widespread use. In 1797, George Washington, James Craik's friend, updated the fireplace in his "New Room" with a coal burning stove, offering "cutting edge comfort." Thomas Jefferson referred to his "coal cellar" in 1805. Whether or not such activity happened in Newman's house is unknown. It is also possible and probably likely that the coal fragments may have been discarded in this area after the Quarter Complex was abandoned.

The distributions of artifacts recovered from the valley and from the Quarter Complex include similar categories of materials, albeit in varying densities and proportions. The valley refuse is concentrated in an area removed from its source, the standing house, while the Quarter Complex refuse appears scattered in middens surrounding as many as five or six quarters. Far more materials went into the valley than into the Quarter Complex middens, a reflection perhaps of both length of occupation of the standing house and the legal and economic status of each location's residents.

Following the plantation's acquisition ca. 1830 by the Stonestreet family, the Quarter Complex was abandoned. This abandonment appears to be part of a major effort on the part of the Stonestreets to reorganize the house and its curtilage. The standing house's east and, previously, rear façade became its principal entrance. This may explain why the Quarter Complex required relocation. The next section of this chapter addresses the concentrations of artifacts at the site, many if not all of which may be related to isolated or individual quarters.

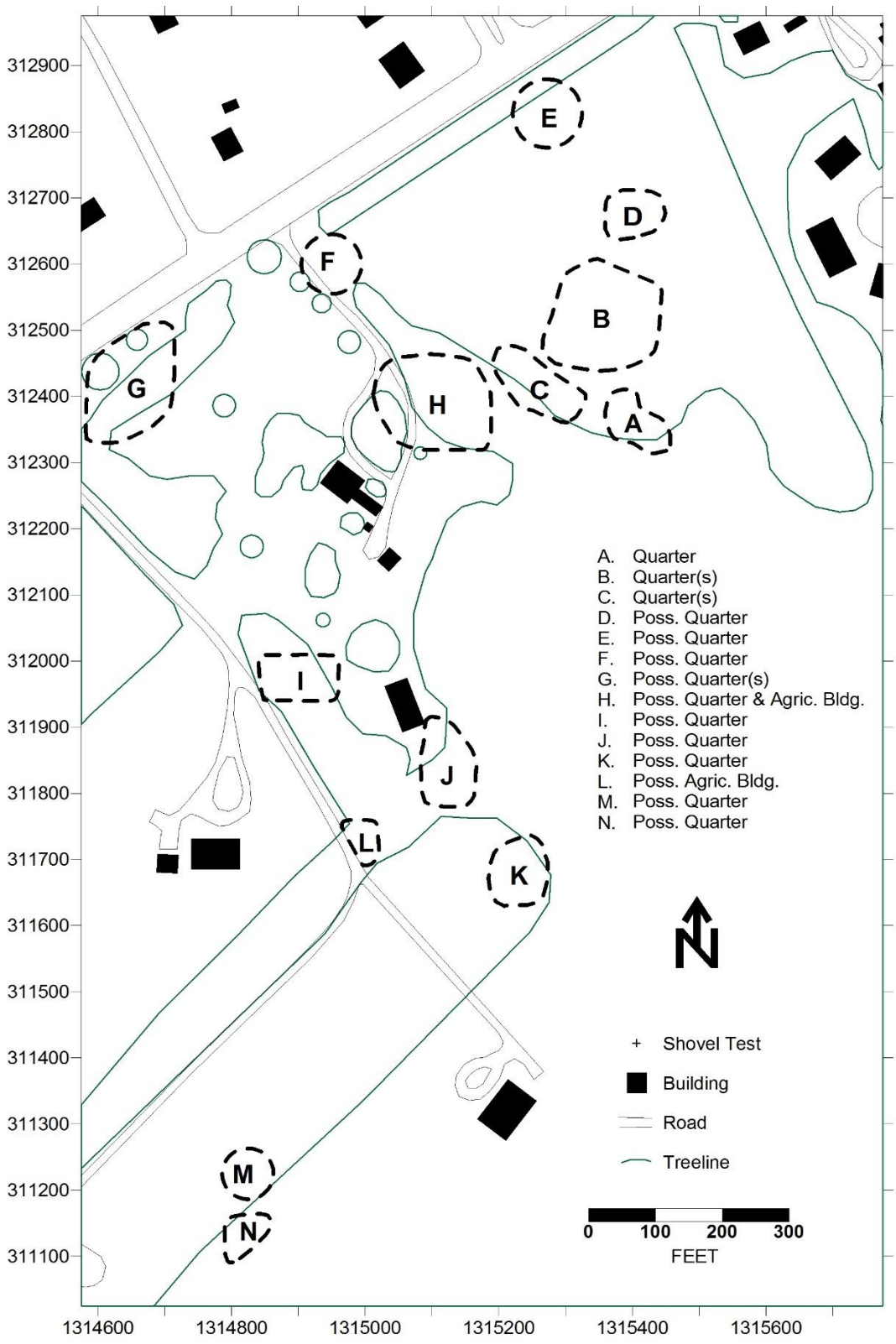
Other Artifact Concentrations

As shown in Figure 51 and re-presented in Figure 61, a number of other lighter clusters or concentrations of domestic and architectural materials were identified that may represent isolated or individual quarters or cabins or, in some cases, agricultural buildings. The shovel tests associated with each cluster, the diagnostic materials recovered from each shovel test, and the interpretation of these distributions are presented in Table 11. Readers should note that clusters M and N in Figure 61 are part of the James Craik Site (18CH928), are both believed to be quarters occupied ca. 1765-1790, and are discussed in more detail on pages 52-60 of this report.

These distributions suggest an array of quarters through time on the La Grange property in addition to the previously-discussed Quarter Complex. At least five of these isolated quarters (E, H, I, J, and K), if that is what they are, were occupied during the Craik family's ownership of the property (ca. 1765-1796), with two (E and I) appearing to have been abandoned prior to or just after the Craiks' sale of the property to Francis Newman. The remaining three quarters (H, J, and K) appear to have been abandoned ca. 1830, at about the same time as the Quarter Complex to the east of the standing dwelling.[5] It is also possible that H may be the site of an overseer's house.

The remaining two isolated quarters, F and G, appear to have been initially occupied ca. 1800, possibly in response to Francis Newman's expansion of his labor force after 1798, when the number of slaves on his farm went from 24 in 1798 to 62 in 1810. One of these quarters (F), located at the present-day entrance of the farm from MD Route 6/Port Tobacco Road, was clearly abandoned in the 19th century and possibly by 1860. The second, G, located northwest of the standing dwelling, appears to have

[5] Note that Quarters L and M, shown in Figure 61, are part of 18CH928. These possible quarters are nonetheless related to the greater La Grange landscape.



zFigure 61. Summary plan of artifact concentrations and interpretations.

Cluster	Coordinates	Diagnostic Materials	Interpretation
E	N312800-312850 E1315250-1315300	2 creamware; 1 dark green glass; 7 unid. nail; 8 brick.	Possible quarter/cabin, ca. 1765-1800
F	N312600 E1314950	1 "Philadelphia" style earthenware; 2 North American salt-glazed stoneware; 1 green bottle glass; 1 colorless table glass; 1 cut nail; 7 unid. square nails; 1 brick-bat, machine-made; 33 brick	Possible quarter/ cabin, ca. 1800-1860 (?)
G	N312350-312500 E1314600-1314700	6 redware; 1 pearlware; 8 whiteware; 1 English brown stoneware; 1 possible English brown stoneware; 1 unid. stoneware; 9 European hard-paste porcelain; 4 unid. porcelain; 1 dark green bottle glass; 6 manganese table glass; 1 19th-c. domino; 1 Prosser button; 2 wrought nails; 4 cut nails; 14 unid. square nails; 9 wire nails; 11 unid. nails; 8 window glass; 62 brick	Possible quarter/cabin, ca. 1800-present
H	N312325-312450 E1315025-1315175	1 European hard-paste porcelain; 1 Rhenish blue and gray stoneware; 1 English Brown stoneware; 3 creamware; 2 cream-colored wares; 2 pearlware; 1 poss. pearlware; 1 blue edgeware; 1 tin-glazed earthenware; 3 coarse earthenware; 4 cut nails; 9 unid. square nails; 2 wire nails; 6 blue container glass; 2 dark green bottle glass; 6 window glass; 1452 brick	Possible quarter/cabin, ca. 1765-1830; poss. agricultural building, 1830-20th century
I	N311950-312000 E1314850-1314950	1 Buckley; 3 unid. lead-glazed earthenwares; 1 creamware; 1 English brown stoneware; 1 white salt-glazed stoneware; 1 poss. Canton porcelain; 1 dark green bottle glass; 1 poss. wine glass stem; 1 copper alloy buckle, prob. 18th c.; 5 wrought nail; 1 cut nail; 7 unid. square nail; 5 unid. nails; 2 window glass; 134 brick	Possible quarter/cabin, ca. 1765-1790
J	N311800-311900 E1315100-1315150	3 coarse earthenware; 1 creamware; 2 pearlware; 1 white salt-glazed stoneware; 1 Canton porcelain; 1 manganese glass; 12 unid. nails; 1 poss. window glass; 54 brick	Possible quarter/ cabin, ca. 1765-1830
K	N311650-311725 E1315200-1315250	1 creamware; 1 white salt-glazed stoneware; 1 whiteware; 1 colorless glass; 1 aqua-tinted glass; 1 dark brown glass; 1 square nail; 2 unid. nail; 1,135 brick; 3 oyster shell	Possible quarter/ cabin, ca. 1765-1830
L	N311700-311750 E1314975-1315050	1 dark green bottle glass; 2 cut nails; 2 unid. square nails; 31 brick	Possible agricultural building, ca. 1765-1830

Table 11. Clusters or concentrations outside the Quarter Complex and shown in Figure 61, shovel tests, diagnostic materials, and interpretations. Not all materials recovered from the shovel tests are listed; only those materials considered relevant for interpretation are included.

been occupied into the 20th century.[6] Both Quarters F and G were established by Francis Newman but appear to have continued in use during Wilfred Manning's and the Stonestreet family's ownership.

Discussion

The artifacts recovered from the Josiah Henson Birthplace Site (18CH929) reveal a landscape of a number of domestic sites as well as possible agricultural buildings occupied from as early as the mid-

[6] Such continued use of a slave quarter is not unusual; quarters at the Brome Plantation in St. Mary's City and at Sotterley in St. Mary's County were both occupied well into the 20th century.

18th century through the present. The artifacts indicate the "valley" as a site of intensive refuse disposal throughout the site's occupation, receiving refuse from both the standing house and the adjacent ca. 1830 brick kitchen and quarter and an earlier kitchen described by Rivoire and James (1975). Artifact distributions indicate that the standing dwelling, provisionally dated ca. 1765-1770, probably remains in its original location albeit substantially altered. These alterations were probably made in two campaigns, including ca. 1800-1810 (by Francis Newman) and ca. 1830 (by Nicholas Stonestreet) (see Appendix I).

Artifact distributions also indicate the locations of as many as eleven additional domestic loci beyond the standing house and kitchen, possibly representing as many as 15 cabins or quarters, albeit not all occupied at the same time. Four to six cabins are clustered in the Quarter Complex east of the standing dwelling. Two of these hypothesized structures in the Quarter Complex appear to have been initially occupied in the third quarter of the 18th century (ca. 1765-1770; A and B in Figure 61) while three appear to have been initially occupied ca. 1800 (C and D in Figure 61). Four other possible quarters, located beyond the Quarter Complex and representing isolated or individual cabins, also appear to have been first occupied in the third quarter of the 18th century (E, H, I, J, and K in Figure 61; note that H may be the site of the overseer's house). Two possible quarters appear to have been occupied ca. 1800 (F and G in Figure 61). And, two possible quarters associated with 18CH928 (M and N in Figure 61) are also associated with the greater plantation landscape.

While no assessment survives identifying the size of the slave labor force owned by James and/or William Craik, there can be little doubt that the Craik family owned slaves and that some of these individuals resided in structures apart from the standing dwelling or reputed early kitchen. In 1798, Francis Newman was assessed for 24 slaves, of which 17 were either children, older than 50, or disabled/ill. By 1810, Newman had 62 slaves. The quarters built and occupied ca. 1800 may reflect Newman's expanding labor force. No doubt Wilfred Manning and Nicholas Stonestreet and his family had slaves as well. Either their labor force was significantly smaller than the Craiks' or Newman's, given that only two quarters identified as part of this survey appears to have been occupied after ca. 1830, at least in the project area. It is possible and perhaps likely, however, that these later owners quartered their labor force elsewhere on the plantation; this possibility is discussed in the next chapter.

Evidence for at least one and possibly two agricultural buildings was also recovered during the survey of the La Grange farm. Of course, all of these interpretations are based on shovel test data and documentary evidence and future work will no doubt refine these conclusions.

Isolated Finds (18CHX108)

Fourteen artifacts were recovered from shovel tests outside of identified site boundaries. These artifacts were assigned an "Isolated Find" number by the Maryland Archaeological Conservation Laboratory (Table 11; Appendix IV).

The shovel tests from which these artifacts were recovered were located in the southwestern agricultural field. The low counts of materials suggest an area kept relatively clean of refuse and representing a robust break between the two sites, 18CH928 and 18CH929.

Artifact	Count
Quartz secondary flake	1
Total lithic	1
Amber bottle glass	1
Colorless UID glass	1
Total glass	2
Brick	8 (6.4g)
Total brick	8
Coal	2 (0.6g)
Oyster shell fragment	1 (0.1g)
Total	14

Table 12. Isolated finds (18CHX108).

CHAPTER VI

CONCLUSION AND RECOMMENDATIONS

In the first edition of his autobiography, Josiah Henson's recollection of his time at La Grange was limited to the brutal treatment of his parents by Newman's overseer and Newman himself. Additional but still limited information about Henson's Port Tobacco experience was fleshed out in later editions. The detailed documentary, architectural, and archaeological research undertaken as a part of this project provides an important context for interpreting Henson's early experiences (which shaped his sense of the injustices of slavery) and the experience of slavery in the Port Tobacco vicinity during the late 18th and 19th centuries.

The plantation known today as La Grange was an important and, if the shovel test data are any indication, dynamic plantation, owned by a succession of well-to-do families, each leaving their mark on the landscape. Before 1864 in Maryland, the ability to leave that mark was possible because of the captive labor forces held by the Craik, Newman, Manning, and Stonestreet families. The discovery of the heretofore unknown Quarter Complex and as many as nine isolated or individual quarters presents an opportunity to talk about both Josiah Henson and the many other slaves on the farm, enriching our understanding of their living conditions between ca. 1765 and 1860 and their contributions to the plantation's success.

In truth, it is likely that the artifacts found across the site, including the standing house itself, bear the mark of the laborers on the plantation. To see these marks requires a shift in perspective. The standing dwelling can no longer be seen as simply a reflection of the tastes and ambitions of the Craik, Newman, Manning, and Stonestreet families (although it is certainly that), but as evidence of the remarkable skilled and unskilled labor that made these tastes and ambitions a reality. Henson's narrative and other forms of documentary evidence suggest that these achievements came at great cost to the labor force. And yet, the archaeological evidence contains signs of resistance, signs of another world perhaps unknown to the slave-owners and their families.

The archaeological investigations undertaken at La Grange in the spring of 2016 generated a considerable amount of information about the late 18th- and 19th-century plantation Josiah Henson mentions in his autobiographies. Although Henson's relation concerns the plantation during Francis Newman's ownership, evidence for occupation pre- and post-dating Henson's time at the Grange was recovered.

Evidence for the property's use beginning ca. 1765-1770, already suggested by documents and an earlier study of the standing house (Rivoire and James 1975), was recovered from both the ground and a more recent architectural review of the standing dwelling (see Appendix I). A number of possible quarter sites – perhaps as many as 11 at any one time – suggests a busy landscape. It was into this landscape that Francis Newman and Josiah Henson came at about the same time. Newman was recent emigrant escaping a scandalous situation he had created for himself in England. For his part, Henson was born into a situation that, when he turned 30, he too would escape.

It was also a landscape where enslaved families formed households and communities. While shovel test data is admittedly limited and more work is needed at La Grange, the shovel test data nonetheless suggests areas where slaves built their own lives in their own dwellings, apart from the life the master imposed on them.

During Francis Newman's tenure at La Grange, which began no later than 1798 and ended with his death in 1817, the plantation consisted of over 1,000 acres about a mile from Port Tobacco, one of the most important ports in Maryland at the end of the 18th century. Newman had come to Port Tobacco in 1796, probably to escape the romantic scandal that had enveloped him in England and had forced him to initially flee to France. Newman's wife, however, and the woman he abandoned his first family for, died soon after arriving in Maryland. Newman got on with his life, acquiring and apparently moving into the "well finished" frame house built by James Craik 25 or 30 years earlier. After purchasing the property in November 1798, Newman appears to have initiated a campaign substantially rebuilding the house. No doubt his slave labor force made those renovations, digging out a full cellar under the house, adding brick gable end walls and chimneys, and remodeling portions of the dwelling's interior.

Although Josiah Henson reports in his autobiography that he was born at La Grange in 1789, Newman did not arrive in Maryland until 1796. A critical reading of Henson's autobiography, records associated with Newman and La Grange, and the archaeological evidence instead suggest a birth date of June 15, 1798, nine years later. The incorrect date may have been a printer's error that simply stuck through new editions, transposing the 8 and 9 in the original autobiography, or it may have been the result of a faulty memory – vital statistics were rarely recorded for slaves or, if they were, they rarely survive.

Henson was born either in one of the houses found in the Quarter Complex (A, B, C, or D in Figure 61) or in one of the isolated or individual cabins also associated with the plantation and identified as part of this survey, including quarters predicted for artifact clusters E, H, I, J, or K (see Figure 61 and Table 11 in Chapter V; note that it is possible H is the site of an overseer's house). Henson and his parents, if they did not reside in the Quarter Complex, would have known the families who did. Quarters E, H, I, J, or K (or even the Quarter Complex) may have been the cabin Henson's father came to at night for food following his struggle with the overseer. This act suggests the ability of the community to resist the master's power under cover of darkness, albeit at great risk. But the fear of Newman and his overseer, who were willing to use violence and to break up families as a powerful form of coercion, may have prevailed as Henson's father was forced to return to the plantation "compelled by hunger."

A program of more intensive shovel testing at the Quarter Complex revealed a compound of at least four and possibly five or six structures. The Quarter Complex's location was not as nice a prospect as that where Craik's and Newman's house stood. Even today, the ground on which the Quarter Complex was located is not level, retains water, and consists of less desirable ground. The paucity of artifacts for what may have been four to six dwellings suggests the poverty experienced by these households. Nonetheless, the archaeological record also suggests that the quarter residents retained some agency in the creation of their domestic spaces. While Craik and, later, Newman probably provisioned these households with cheaper ceramics available from the stores in nearby Port Tobacco, the presence of fragments from finer, more expensive wares suggests that the residents acquired goods for themselves, perhaps from funds made selling their own produce or services in their off time. The recovery of two copper alloy buttons and a copper alloy buckle, for example, may reflect efforts to acquire fasteners distinctive from provisioned work clothes. This agency is not meant to suggest that enslaved workers lived lives equal to the free men and women in the big house; rather, within a brutal system and under the watch of a brutal master, they were able to carve out and control spaces where they could express individual identities and fashion a community separate, apart from, and perhaps even unknown by those in the master's house.

Eight or nine isolated or individual quarters or cabins were located between 300 and 1,000 ft from the standing dwelling. Some of these quarters were occupied during the third quarter of the 18th century while others appear to have been initially occupied ca. 1800, perhaps as Newman's effort to build his plantation resulted in an ever-growing population of enslaved workers. It is also possible that at least one of these locations represents the dwelling where an overseer lived – perhaps the overseer who Henson

mentions in his autobiography as attacking his mother. While documents do not specifically list an overseer for Newman's farm, the 1800 census lists two white males aged 26 to 45; one of those men was probably Newman and the other may have been an overseer.

Newman's efforts – and the bound labor that made it possible – are remarkable given the overall poverty of the region following the American Revolution. Newman, from a wealthy family in England, probably arrived without the debts his neighbors were saddled with following the war's settlement in 1783. Still, economic conditions appear to have resulted in a reversal of fortune for Newman and his family, with his third wife appealing to Congress for help with settling debts acquired by Newman in his role as a tax collector long after his death in 1817.

Newman's widow, Elizabeth, sold the farm to Wilfred Manning, whose family owned the Grange Farm for about 14 years. Manning does not appear to have made substantial changes to the property, and the nearby Quarter Complex appears to have continued in use through Manning's ownership. Manning's heirs sold the farm in 1831 to Nicholas Stonestreet.

Nicholas Stonestreet, a "wealthy and socially prominent attorney" (Rivoire 1978), began a major reorganization of the farm after his acquisition in 1831. Stonestreet reoriented the main house, previously facing west toward Port Tobacco, to face east. While the county seat, La Plata, is located east of La Grange, La Plata did not exist before the late 19th century and cannot be considered the driving force for this change in reorientation. However, in 1827, Stonestreet had acquired The Hermitage, a property located northeast of his Grange farm, and it is possible that this reorientation represents an effort to integrate the two properties.[7] The Stonestreets added new architectural features to the building's east façade and located a family cemetery to the standing dwelling's southwestern side. An earlier detached kitchen (Rivoire and James 1975) was replaced by the surviving two-story brick kitchen executed in five course American bond. And, the Quarter Complex – which would have now been in the dwelling's front yard – was abandoned; where the enslaved families living here were relocated remains unknown, although at least two quarters appear to have been occupied post-1830 (F and G in Figure 61).

What is unusual about the Stonestreets' occupation of the farm is the dramatic decrease in the number of quarters from both the Craik and Newman occupations. Stonestreet probably housed enslaved housekeepers in his new brick kitchen and in two isolated quarters (F and G on Figure 61; see also Table 11 in Chapter V). It is also possible that the Stonestreets located the bulk of the dwellings for their enslaved labor force either on or closer to The Hermitage property.

Projected layouts for the La Grange plantation's landscape ca. 1780, ca. 1800, and ca. 1835 are shown in Figures 62-64. These models, which include roads, structures, and refuse midden areas, are based on documentary evidence, historic maps, topographic and LiDAR data, and archaeological evidence. Figure 63 represents the landscape closest to the period when Henson was born on the property.

While the numbers of quarters may not have changed between the Craiks' ownership and Newman's, the layout did, with Newman locating all quarters around the house, perhaps for better surveillance of a labor force he does not appear to have treated especially kindly. That the number of quarters do not appear to increase could suggest that living conditions, already cramped, became even more so as Newman's labor force grew. If his workers gave him any trouble, perhaps he could use the threat of sending them south to his son's plantations in Louisiana, as, indeed, he had already done with Henson's father.

[7] The historic house now standing at The Hermitage post-dates Stonestreet, having been built no earlier than ca. 1844 by the Matthews family, seven years after Stonestreet's death (Rivoire 1978).

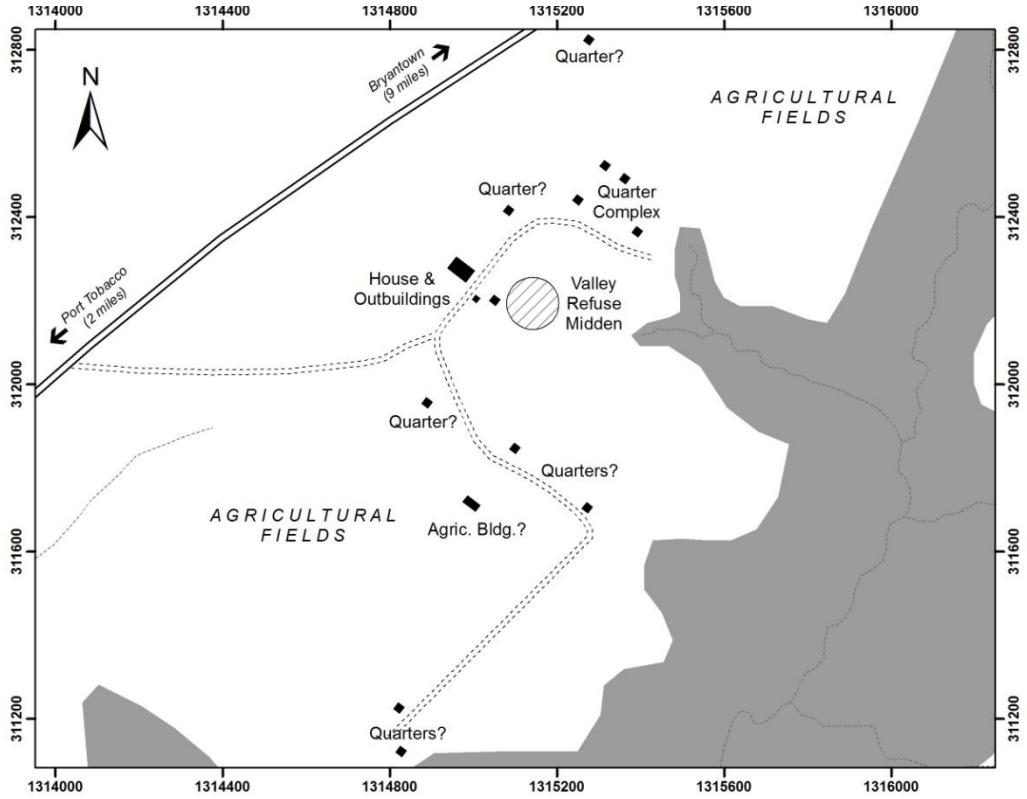


Figure 62. Hypothesized plantation layout, ca. 1765-1790.

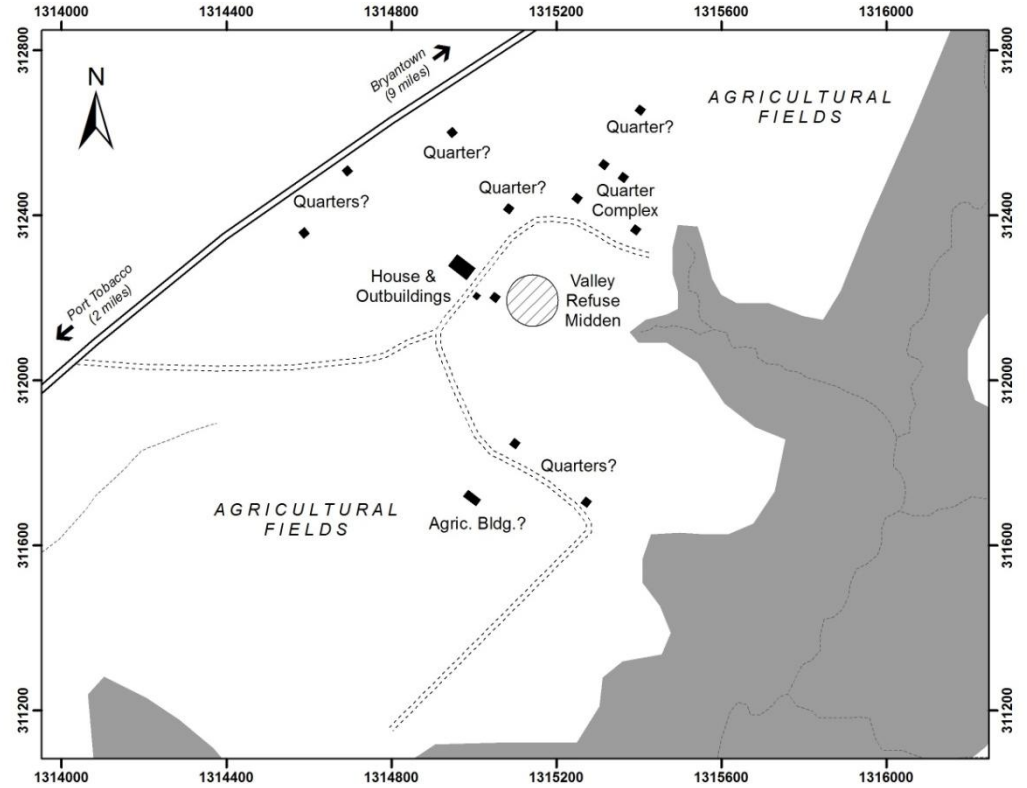


Figure 63. Hypothesized plantation layout, ca. 1800-1810.

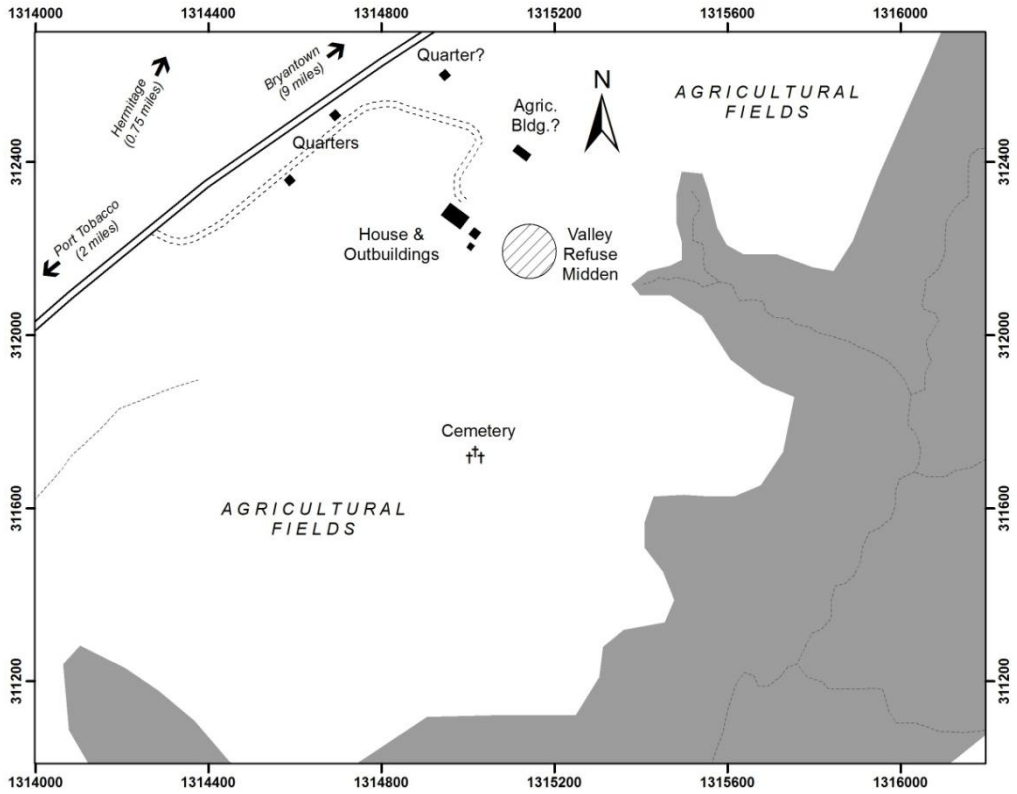


Figure 64. Hypothesized plantation layout, ca. 1835.

What did these quarters or cabins look like? Presumably, the structures were of log construction, an "expedient and cheap form of building" with a history in the Chesapeake stretching back to the 17th century (Lounsbury 2010:76). Round-log construction was cheapest of all, although some cabins may have been of hewn or even plank construction (where the logs were substantially finished for a tighter fit) (Lounsbury 2010:76). Thomas Jefferson described log buildings in his *Notes on the State of Virginia*, observing that they were for the "poorest people" yet warm in winter and cool in summer; Jefferson went on to note that log buildings could last 50 years (cited in Lounsbury 2010:77). At St. Barbara's in St. Mary's City, an 1834 document describes a log quarter as small as "11 by 12 feet," this one in "bad repair." A "new quarter with a brick chimney" measured 15 by 16 ft and a third "with one brick chimney 16 by 20 feet in good repair" (McMillan et al. 2017). Lounsbury (2010:78) noted that, in Queen Anne's County in the mid-18th century, a hierarchy existed between "hewn log" structures and "round log" structures, the latter typically occupied by slaves. Many of these quarters had wooden chimneys.

Figures 65 and 66 show two log quarters from Virginia and Maryland, respectively, both photographed in the early part of the 20th century and in the collections of the Library of Congress. Both buildings probably date to the 19th century; whether they were slave quarters or not is unknown, but it is likely they were. Slave quarters continued to be occupied well after the Civil War. A well-known example in southern Maryland is the slave quarter at Sotterley in St. Mary's County (Chappell et al. 1995).

Figure 65, an image captured by Frances Benjamin Johnston in 1899 or 1900, appears to be a log structure sheathed in clapboard with a fully wooden chimney. The roof is also covered with clapboards. Archaeologically, the signature of this building would not include brick nor window glass but possibly nails used to fasten the clapboard to the building. The individuals outside the cabin are engaged in activi-

Figure 65. Log cabin sheathed in clapboard with wooden chimney, 1899 or 1900, Virginia; Frances Benjamin Johnston (https://www.loc.gov/item/2004669210/).

ties indicating how yards became an extension of living space: in addition to the man chopping firewood (an outdoor activity), two coats hang on two exterior pegs and a washtub, washboard, and ceramic pot occupy a table adjacent to the house. A woman sits in a chair and appears to visit with a man dressed more formally in a jacket holding his hat. The building is without windows, at least on the two visible façades, and the door appears to be a piece of board slid over the opening into the building.

Figure 66, a photograph taken in 1936, shows a hewn log structure with fill in the interstices of the logs and a stone chimney; this quarter was located in Montgomery County, Maryland, where stone would have been more easily acquired than in southern Maryland. At this point in its history, the structure has a metal roof and a window presumably added later. A barrel and other materials suggest a building possibly still occupied. The building's wall height suggests a loft with more space than the loft in the house shown in Figure 65.

The structures depicted in both photographs, while probably later in date than the late 18th century, should give a visual sense of the buildings that stood at La Grange, ca. 1765-1865 and later. While these structures would have left little below ground – log buildings typically rested on the ground's

Figure 66. View of slave quarters from the southwest, Dickerson, Montgomery County, Maryland; John O. Brostrup, Photographer; September 4, 1936 (https://cdn.loc.gov/service/pnp/habshaer/md/md0200/md0211/photos/081897pv.jpg).

surface – the activities of the people who lived in them can be found preserved in the artifacts scattered in the soils across the farm.

Recommendations for Future Work

The archaeological investigations undertaken at La Grange have revealed rich, mostly intact deposits that hold an important key to understanding both the early life of Josiah Henson and the nature of slavery in Charles County, Maryland during the late 18th and early 19th centuries. The shovel testing program used in 2016 generated considerable information about the plantation's changing structure and the lifeways of those – free and unfree – who shared this landscape.

Archaeological excavation is a destructive process; as archaeologists dig and remove artifacts, they disturb and destroy the deposits in which the artifacts are layered, and it is these layers that help to build the context for understanding change through time. Any future investigations into the Josiah Henson Birthplace Site and the James Craik Site should be undertaken with clear research questions in place and by professionals not only trained in archaeology but with experience working on 18th- and 19th-century archaeological sites in Maryland. Ideally, the Maryland Historical Trust (MHT), the state agency responsible for historic preservation activities in Maryland, should be consulted in advance of any work conducted on the property.

Perhaps one of the most important next steps (in consultation with MHT) is undertaking additional work to better define the function(s) of the artifact concentrations revealed as part of this survey. Additional work should focus on the identification of the locations of structures, their dating, and activity areas associated with these buildings (including both standing structures and those, like the quarters, which have disappeared from the landscape). This work should include the use of 5-by-5-ft test units to insure comparability with materials from similar sites, including St. Barbara's in St. Mary's City. Mechanical stripping is not recommended as the bulk of the quarter sites are almost certainly in the plow zone. Only with fine-grained distribution data will architectural features be identified.

The survey of the remaining areas within the previously-defined 60-acre area of high archaeological potential associated with La Grange should also be undertaken (excluding slopes; see Figure 12). Shovel tests should proceed at intervals of 50- and 25-ft to insure comparability with the present project and should be oriented with Maryland State Plane (the grid used for this project).

As recommended by the preliminary architectural assessment of the standing house undertaken by Willie Graham (see Appendix I), a dendrochronology study of the house, kitchen wing, and smoke house should be undertaken along with a detailed architectural study of the house. The detailed architectural study should include the completion of a Historic Structures Report. Paint analysis should also be done.

Finally, it is important to acknowledge the importance and significance of the Josiah Henson Birthplace site to local, Maryland, national, and international history. La Grange is currently on the National Register of Historic Places. La Grange's nomination should be revised or updated to include the numerous quarters now known for the property and the property's association with Josiah Henson. In addition, efforts should be made to raise awareness about the site with agencies, organizations, and other stakeholders with an interest in the history of Josiah Henson, American slavery, and American history. Application should be made for a roadside historic marker about Josiah Henson to join the one already in place describing James Craik's tenure on the property. Information should be shared with Montgomery County Parks in Montgomery County, Maryland, which manages the Josiah Henson Park and is in the process of developing an exhibit on Henson's life.

The Charles County Branch of the NAACP was a critical partner in the 2016 effort, overseeing the appointment of two high school interns, organizing public presentations, and explaining the significance of the property to elected leaders. Their counsel should be sought with any effort concerning the site, including any additional archaeological investigations, interpretation, or public discussions. The Charles County NAACP should be considered a primary stakeholder.

The Josiah Henson Birthplace Site represents one of the most important archaeological discoveries made in Maryland in 2016. The site joins a list of other sites associated with Father Henson, from Maryland to Canada. Henson's story is a quintessentially American story, as it reveals both the challenges and hopes faced not only by Henson, but all Americans in the effort to form a more perfect union. It is also a story about a surprisingly under-documented period in Port Tobacco history. This report reveals that the evidence for this period survives in the archive, the architecture, and the ground. The La Grange property remains remarkably intact and its preservation, including the house, grounds, and archaeological sites, should be a high priority for preservationists and students of history.

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APPENDIX I
NOTES ON LA GRANGE
201 PORT TOBACCO ROAD ♦ LA PLATA, CHARLES COUNTY, MARYLAND
William J. Graham, 25 March 2017

Evidence and Argument about the Early Development of the House

Late in the colonial period, James Craik, a planter and later a physician, built a frame house on a tract of land that he purchased in 1763.[8] Twenty years later, a tax surveyor noted that improvements on Craik's property included a large, two story frame dwelling "well finished" with a "large & beautiful garden." Today, that house, which was laid out with a center-passage, double-pile plan, includes extensive 19th-century changes. One of its principal features – its brick gabled ends – has puzzled historians who wonder whether its prominent three-course American-bond construction could date as early as speculated for the initial construction of the house – that is, sometime in the first half of the 1760s. A day's visit to the house has helped unravel the mysteries of its evolution, but its significance rightfully demands a more in-depth examination.

It is difficult to talk about both the character of the house as it appeared when first built and how much original fabric survives without also discussing the elephant in the room: the large expanse of 3/1 American bond brickwork that makes up the gables, their chimneys, and the front and rear foundations. While colonial builders raised walls in multi-course American bond brick as early as the 1710s, it took progressively longer for other masons to do the same the farther south that they worked. Thus, masons who laid brick on the upper Eastern Shore of Maryland only started using this bond pattern late in the colonial era. It took builders in the cosmopolitan center of Alexandria and the surrounding area another couple of decades to catch up. Bricklayers in central Charles County, where La Grange sits, might reasonably have been better aligned culturally with those in northern Virginia, where they adopted the pattern relatively late when compared to builders on the Delaware border. If dating of the period-one house depends on how early one might expect to see prominent sections of a structure erected in three-course common bond, then shortly after the Revolution may be the earliest fit.

And yet, that date seems in conflict with both the story of ownership and tenancy, revealed through the documentary record, and what remains of other early finishes evident in the house. Fortuitously, though, another plausible story about the dwelling's development can explain both the brickwork and the early character of its first-generation interior finishes. That tale suggests that Craik did indeed construct a two-story frame house, probably late in the 1760s or early 1770s, and is the core of what one sees today. This scenario suggests that a later owner, probably Francis Newman, rebuilt its gables in brick, and excavated a cellar and raised new foundations underneath it.

Several pieces of evidence support this theory. The roof frame provides tantalizing clues about its two gables. Carpenters originally covered the house with a principal-rafter roof, setting large rafter pairs on each gable end and chaining them across the roof with purlins tenoned to other principal pairs that are set on regular intervals. The purlins carry common rafters and each receives one end of a brace that also joins to their principal-rafter mate. Each rafter pair – principals and commons alike – incorporated a collar. Generally, in this roof, the carpenters joined collars to the common rafters using nailed half-dovetailed laps (although on a few pairs, they simply half lapped them together), and they tenoned the

[8] Documents referenced in this memo are from research by Julie King that she shared with Willie Graham in an email, dated March 19, 2017, and from work that she and her collaborators—Rebecca Webster, Alex Flick and Scott Strickland—included in a draft report, "In Search of Josiah Henson's Birthplace: Archaeological Investigations at La Grange near Port Tobacco, Maryland" (St. Mary's College, 2017).

collars to the principal pairs. On the south gable, though, they half-dovetail-lapped the collar in the same fashion as they did the common work. Once masons raised the brick gable walls with their interlocking chimneys, the collars were in their way, and so they cut them out. That act left only the dovetailed laps nailed in their sockets on the south-end pair and the cut-off tenons in the northern pair. Likewise, the carpenters cut short the two end tie beams that ran afoul of the brickwork. Only stubs remain – sufficiently long to allow them to overhang the eaves and carry the false plate on which the principal rafters sit – but truncated short enough to bear on the brick gable walls where the walls meet the eaves. One can most simply read this evidence as reflecting two construction episodes: an original one, with framed gables, and a later modification in which brick gables were raised to replace the studs in these walls, their collars, and most of the lengths of their tie beams.

Admittedly, one can interpret this evidence differently. Perhaps the change requiring cutting out of the collars and tie beams occurred during initial construction. In this scenario, one can imagine the framers raising the roof before masons finished laying the gables to their peaks. When their work intersected with the tie beams and collars, they simply cut them out, despite having just been set. This theory might be explained as the collars and tie beams having initially been set as an expedient to hold the roof together until the masons raised the gables, or even as an afterthought during the construction process. Either way, the result was the same. Thus, it requires other evidence to further test out the two-construction-phase theory.

The cellar walls, also laid in three-course common bond, are stitched into the gable walls such that all appear to be of the same date. And although there are isolated sections of repair and replacement in the foundations, some areas critical to this analysis remain intact. The south cellar window on the west elevation (what became the garden façade during a 19th-century remodeling) is easy to examine on its interior and exterior. At least this one window (and I presume the rest in the main block of the cellar) dates to the raising of the current foundation walls. Not only is there no sign of chopping in of the window later (or enlarging of an earlier one), but the mason who built the wall laid closers flanking its jambs, a good telltale sign of original association. The extraordinary width of the window demonstrates that it is unlikely of a pre-Revolutionary date – a solid indication that the brickwork and its window are late features of the house. Joiners trimmed its jambs with moldings to match some of the interior work that one can demonstrate were added in the 19th century. Those moldings seem integral to construction of the opening. Thus, someone examining the foundations and this window can make a reasonable argument that the two were created during a 19th-century construction phase. Since the foundations bond to the gables, they are contemporary features and all must have been created at the same time and in the 19th century.

This leaves a possible alternative explanation for the development of the house. Instead of Craik ordering the structure raised in the early years of his ownership, perhaps a later owner built the entire structure sometime in the 19th century. Fortunately, additional evidence exists to counter this suggestion. Since carpenters raised the frame of the building with pit-sawn timbers and secured their parts with hand-forged nails, used similar nails to fasten weatherboards to that frame, and trimmed it with moldings and paneling in a style consistent with a late colonial date, the early, exposed sections of the house appear to predate the phase associated with the brickwork. Three surviving details of the early house were unlikely to date as late as the 19th-century phase, no matter how retardataire a style a 19th-century builder might have worked in. First are the doors. Most have six panels; one, under the stair, is of an early style with a single large panel below a lock rail and two above. Of all the doors, this seems extremely unlikely to date to the 19th century. Except for the cellar door, all other surviving original ones are on the second floor and are of a form consistent with 18th-century work. They are unlikely to have originated any later than about 1820 even in the most remote, conservative parts of the county. Note that other doors on the first-floor date to the 19th century and are finished with quirked profiles and low-relief panels.

The windows on the current front date to the 19th century. Photographs taken by the current owner during his 1989 restoration, when he removed siding on the east wall, shows that these windows cut through original braces in a way that suggests they were enlarged. Because some of these windows, too, are finished on their interior with moldings that match the exterior trim on the cellar window, one can make a solid link between creation of the brickwork and the change-out of the first- and second-floor openings.[9]

The staircase is also arguably a pre-Revolutionary feature and in some ways, the most diagnostic of the original finishes. The stair is open string, uses a conventionally-molded handrail, and unconventional turned balusters.[10] These parts are not themselves particularly diagnostic, but do comfortably fit with a mid-18th-century or later work. It is the refinement of the stair details that sets the work apart and suggests a tighter construction date. The use of hardwood – probably mahogany – for the handrail, balusters, brackets and skirts, makes the work look more like the joined stairs that rose in popularity in the last decade and a half of the colonial era. Maryland's great stair-building tradition began with the raising of the large party houses in Annapolis built for the politicians who moved there in the 1760s and '70s and the merchants and professionals who followed them. From there, and only then, did joiners build cabinet-grade cases across the colony. (Sotterley's mahogany Chinese lattice stair in southern Maryland and the Lloyd's stair at Wye House on the Eastern Shore are two good examples.) Use of veneer to cover the stringer and screws to tighten the treads to the risers from their undersides are features that reinforce the stair being part of that distinct stair-building tradition. While this staircase seems unlikely to date earlier than the late 1760s, it is a refined example that also unlikely dates to after the Revolution and certainly not a believable form associated with the other 19th-century changes to the house, when quirked moldings were used as part of the brick gable phase.

The third feature that pegs the surviving woodwork as early is the first-floor flooring. Made in very narrow strips of gauged-and-undercut, pit-sawn pine, carpenters doweled the flooring in a method that first shows up in the American South in the 1750s. Although *The Richmond and Alexandria builders' price book containing the house carpenters' and joiner's book of prices* continues to list it as an option as late as 1820, its expense relative to its limited functionality meant that the method essentially disappeared from regular use by the 1780s. Combined, then, these features point to a late 1760s through a late 1770s construction date for the first-period house. If true, that suggests that the house was raised over a cellar and the gables bricked in sometime in the 19th century. And that change occurred at the same time as the interiors were remodeled. Fortuitously, the interior changes included modification of original trim (best seen where the fanlight of the frontispiece cuts up into the paneling of the interior stair landing) and demonstrates that the house evolved in these two separate episodes.

General Observations

The following observations are colored by the above assumptions on the development of La Grange. The house sits on the remnants of a once large tract of land in the center of Charles County on the road leading from La Plata to Port Tobacco. Evidence suggests that Dr. James Craik built the two-story,

[9] I did not have time to puzzle out why brickwork around windows on the north gable were patched and repaired. Perhaps this work dates to a 1930s remodeling of the house and has no bearing on the discussion of the development of the building in the 18th and 19th centuries. However, if the changes were contemporary with insertion of the ca. 1830 windows, then it suggests the brick gables date to an earlier alteration. These windows and the brick wall need more study.

[10] Instead of molding the handrail is a single piece, as stair-builders usually did, La Grange's joiner made his of four parts. The cap, from the torus to the top, is one piece; a square block forms the bottom. Applied cavettos hide the juncture between cap and base and applied astragals fit over the bottom of the base and the top of the balusters to clean up that joint. I presume that the joiner did not have access to mahogany pieces large enough to make it of one piece and thus cleverly constructed it in this manner to mask its multi-part construction.

center-passage-plan, double-pile house probably late in the 1760s or early 1770s.[11] He built it in frame with beaded weatherboard siding. Although later remodeled with a cellar, it likely sat closer to the ground at first build, initially having only a crawl space underneath it. Furthermore, the house, which now has brick gables laid in a three-course American bond brick pattern, was initially erected with frame and weatherboarded ends.

Although little interior trim remains from that first build except for some doors and trim upstairs and woodwork in the ground-floor passage, that which does survive suggests the house was elaborate. An open-string staircase of hardwood – probably mahogany – that included a veneered skirt fills the passage. A very shallow archway, supported on stop-fluted pilasters, seems to hide a summer beam in the middle of the passage. Raised-panel wainscot, which rises to chair-board height, encircles the passage and runs to the second floor. An elaborate and heavily-profiled base returns at various points around the room. And an original door of three raised panels led to a closet under the stair (this closet has been reconfigured to provide access to the cellar). Original doweled flooring stands out as the best indicator of the quality of the original interior—the original treatment at least in the two north rooms, which due to their size appear to have been the primary entertaining spaces. (I did not investigate floors elsewhere in the house.)

The stair rises to a second-floor longitudinal passage that runs perpendicular to the arrangement below. The change in direction presented structural challenges by placing a load on the second-floor partitions that did not align with ones on the first story. Although most of the framing on these two floors is not visible, the carpenters successfully carried the loads since there is little visible sag in the first-floor ceilings. Another structural challenge was the cantilevering of the landing at the top of the run, braced on its outside corner by the stair stringer which rose to it.

Most doorways to the bedchambers on the second-floor retain their original trim and door leafs. The early trim consists of standard double-architraves with cyma backbands. They have unusual ¾ inner corner beads that measure a mere 5/16” in diameter. The door leafs each have six panels. Some retain their original, extra-large HL hinges; others have evidence that they once were hung in a similar fashion. Most of the doors are likely still where they initially hung, but at least one leaf has a different mix of panel and lock-rail sizes than the others in the passage, suggesting it was initially somewhere else in the house. The only other original trim recognized in this initial review are segments of baseboards in the northwest chamber. They have short plinths to which deep and elaborate caps are fitted. Because windows units were remodeled and the chimneys rebuilt in the 19th century, mantels and windows date to that later period.

A later owner undertook the first remodeling of the house. The motive appears to have been to raise the house over a cellar and to make it fashionable with modernized interior trim and a remade exterior. The house was reoriented such that the old rear became the new front façade. Since the staircase was not flipped, entry through the front meant that visitors now walked under the landing when approaching through the front door. The new work included enlarging windows on that new front (I’m uncertain about treatment of openings on the rear). The effect of a center pavilion was created by adding a slight projection, building a pediment over it at attic level, and adding a one-story porch. Perhaps because the house had to be jacked up to excavate a cellar underneath it, the chimneys, which have always been on the exterior of the gable ends, were rebuilt. And as part of that rebuilding, the gables were bricked, making for a striking and fashionable show.

Except for the limited original trim that survived, as noted above, the interior was completely remodeled. That work included creation of double parlors on the south side in the location of the original public rooms. The carpenters finished these spaces in a similar fashion, with symmetrical architraves

[11] This includes archaeological evidence associated with the footprint of the standing house.

around doors and windows and with plaster cornices and ceiling medallions. A large doorway opened between the two spans, which included a pair of folding door leafs. Doors in the passage, too, received the same architraves and a run-in-place plaster cornice.

In contrast, the smaller, southern two rooms were given plainer, more old-fashioned door and window surrounds. These the carpenters set up with double architraves, using a large, ¾ bead at their center, a bead that projects to act as an astragal on the inside corners, and an ovlo backband that includes a pair of fillets at its base. Carpenters replicated this backband form on the exterior of the cellar windows, which helps tie the foundation rebuilding with this episode of change. Although less ostentatious than the formal rooms and more traditional in general appearance, the treatment is nonetheless distinctly 19th century. The use of plainer trim in these two spaces and avoidance of cornices in these rooms distinguished them as private family rooms.

Mantels throughout the house need additional consideration. Except plainer ones on the second floor that include use of the same ovolo backbands as in the secondary first-story rooms, their shelves have stacked, deeply quirked Greek revival moldings that seem to fit with the date of the revised first-floor trim. That work – first-floor architraves, plaster cornices, even the 3/1 American bond brick gables with their weathered shoulders – appear to be consistent with a ca. 1830 construction date. Perhaps Nicholas Stonestreet, who bought the property in 1831, made these changes. The first-floor doors, assembled with slight, neoclassical moldings and shallow, raised panels, might seem earlier than the other Greek revival trimming of the interiors. Still, their expected date range extends into that of this second-generation retrimming. What doesn't fit well are the first-floor mantels. They are made in a plain, Greek revival style, with columns and wide friezes – friezes left unadorned in the south rooms and finished with wide molded boards to the north. They look later than the 1830s appearance of the rest of this trim. Perhaps they date to the 1840s or '50s and, if so, may be a third generation of replacements. Yet the molded friezes of the north rooms have a profile that resembles on a large scale the architraves in this space. I cannot yet reconcile these oddities.

The roof frame, noted above as a principal-rafter system, is unusual for several reasons. The half-dovetailed-lap upper struts are certainly uncommon and this appears to be a late example of what was otherwise an evolutionary dead-end of the form. Separating the principal rafters from their tie beams by a false plate is also a rare detail. So, too, is the height at which the purlins were set. The purlins stagger from one bay to the next so that their tenons won't intersect, yet both heights are set low on the roof, making for very short common rafters that tenon to them from below and unnecessarily long ones above. Perhaps the reason for this oddity was the builder's assumption that the upper struts helped break the span of the longer rafters and thus they and the purlin locations essentially divided the roof slope into structural thirds. Kneewall studs, although slight, also helped support the rafters. Their excessive height, which placed them farther into the room than otherwise conventional, helped to reduce sag in the rafters by distributing some of their load to the joists and tie beams. Builders of Larkin's Hundred in southern Anne Arundel County – another house that employed dovetailed lapped struts above the collars – used similarly tall kneewalls. These two examples perhaps reveal something of southern Maryland carpenters' thinking about the need to support rafters – common and principals alike – at various points along their lengths.

Recommended Additional Work: Dendrochronology, Architectural Investigations, and Paint Analysis

Getting precise dates for early phases of construction is an important step to refining the understanding of the house. While dendrochronologists cannot guarantee a date, the extensive use of oak for framing and its generally good physical condition are factors that weigh heavily in favor of the tree-ring pattern matching with established chronologies. If the process works, the data will provide the year and season that lumberers felled trees to construct the house. Knowing the date of original construction,

when the house was first heavily renovated, and the date of the associated smokehouse, are three important goals that such a study can help answer. An estimate and proposal should be sought from a dendrochronologist, but expect these three tasks to cost about $5,000-$6,000.

Knowing a date for the first-phase of the house is important for several reasons. First, an accurate date allows us to know with precision who the owners and/or possibly the house occupants were at the time of construction, which presently remains a matter of speculation. Science holds the possibility of telling us whether two important historical characters were associated with this particular building: Dr. James Craik, physician to George Washington (the speculated builder and first occupant), and Josiah Henson, an escaped slave and author whose life story helped shape Harriett Beecher Stowe's, *Uncle Tom's Cabin* (who recorded that he was born on the property in the late 18th century). The historical question that dendrochronology holds promise to answer, then, is whether the house was built by Craik, Newman, or Stonestreet.

A precise date also can contribute to answer questions that would allow historians to talk more precisely about La Grange's architectural significance and to firm up notions about how vernacular traditions unfolded in southern Maryland. Marylanders were generally averse to laying out two-story, double-pile houses with center-passage plans in the colonial era, especially ones with their staircase placed prominently in the main path of the passageway. Given the developed nature of La Grange's plan, was it an early example of a mature form, or was it built later in the century after the kinks in its arrangement had been worked out? If late, how does one explain the unusual panel arrangement of the door under the main staircase, which most easily fits on the earlier end of the speculative date range for the house? Understanding precisely the date of the staircase holds great interest, as it will reveal whether its joinery is an early example of the cabinet-grade joinery that shows up elsewhere in this colony, or is a late example that simply failed to include some of the refinements that evolved over the subsequent years of developments.

Finally, the roof frame should be of great interest to historians since it provides a mix of early, archaic features with *avant garde* developments. Use of struts to connect collars to both the principal and common rafters above the collars was an early minority option for carpenters. That detail had largely run its course before the middle of the 18th century. Why does it show up here—does it suggest the roof, and thus the house, was constructed on the early end of the projected date range? Why, too, was a principal-rafter system adopted for such a span, when a house of this size might more reasonably expect to use a king-post or possibly even a queen-post truss arrangement? Again, knowing the date of the frame helps to sharpen our understanding of the development of these roof framing techniques. A contrasting observation about the nature of the truss form suggests that it shows signs of mature development, particularly the elimination of joinery between the principal rafters and the tie beams, and the breaking of some of the "truss" tie beams over the partition wall plates. Nailing the principals to a false plate, separating their joint from the tie beam, and segmenting the ties interrupt the truss action of these timbers and increase reliance on the collars for triangular rigidity. These simplifications are forward-looking developments suggestive of a later style frame, despite being associated with a more archaic rafter form. Given a precise date to the form more tightly focuses the importance that the roof played in the development of regional framing systems.

Dating of the second phase of the house will likely be more difficult than the first phase. Simply finding timbers to sample may be challenging. No significant framing timbers of this era are exposed in either the cellar or attic. Moreover, photographs shot during the 1989 restoration offer few areas to examine in the main block of the house to which this work can be tied. Two areas offer some potential. First is the framing of the gable that was added to what became the new front of the house (east elevation) when it was remodeled. It will take more examination to reveal how readily this frame can be accessed. I observed that at least the feet of some studs can be reached from the kneewalls of the roof. A second

potential area of investigation is the roof of the kitchen wing. If built while the main house was remodeled, then it could combine with the main house pediment framing to firm up that date.

The house was so drastically transformed during this 19th-century remodeling that today it is best representative of that era, despite having a much earlier important history. Putting to rest the date of when the 3/1 American bond chimneys, gables and cellar walls were created will be important and add to historians' understanding of stylistic change in the region.

A date will also help unravel the complexities of the moldings in the house. Trim on the interior runs the gamut of neoclassical door profiles, with fine, quirked moldings, Georgian-style ovolo backbands, mixed with relatively late-looking symmetrical architraves and turned corner blocks, flattened cyma trim most typical of later Greek and Italianate treatments, severely Greek revival mantel shelf moldings, and plain, later-looking Greek revival mantels. At least some of this material comes from sash-sawn stock. All appear to be hand planed. Nails removed by the current owner indicate the use of early-types of cut nails in this phase of work.[12] Decisions made by the carpenters on how to finish the house created interesting complexities whose meanings will be sharpened by knowing precisely when these changes happened.

Finally, and just as importantly, architectural and cultural historians have a long interest in the character of domestic outbuildings and how their forms and functions changed with time. Testing the survivors on this site—the smokehouse and kitchen—will add bones to the story about how this farmstead was used and reveal something about the pattern of architectural and agricultural development in southern Maryland.

One can convincingly argue that the smokehouse at La Grange is an early survivor—a rarity despite the unfounded claims of early construction for most of the region's service and farm buildings. Carpenters raised this structure using hewn and pit-sawn material and nailed it together with hand-forged nails. These signs suggest a date no later than about 1810 and the building could possibly date much earlier. Given the distinctive nature of southern Maryland outbuildings and the little attention paid to their study, dating this smokehouse will help with a broader understanding of the role for which these detached service buildings played in development of regional cultural patterns. Besides adding to the analysis of this smokehouse, sampling of its oak timbers will also strengthen the dendrochronologist's site pattern and perhaps make dating of the main house easier to accomplish.

My observations in this memo come from documentary material shared by Julie King and her staff, ideas presented by Heather Barrett and Nicole Diehlman, Rick Rivoire's writings in his book, *Homeplaces*, and spending a day examining the house on March 22, 2017. I learned a tremendous amount during that time, recording a few of my findings while I raised as many new questions that need consideration as I did answer old ones. Clearly, the house deserves more intensive study and recording, for the sake of this property and for a better comprehension of how carpenters, joiners, masons, enslaved workers and genteel families lived and worked in southern Maryland during the late colonial period through the 1820s and '30s.

To this end, the house, its service wing and associated smokehouse would best be served by a fully-funded analysis undertaken as an historic structure report (HSR) of the site. Such a proposal is expensive but holds promise to best tease out the mysteries of the site and answer questions that currently

[12] The one larger nail I observed was a side-pinched cut nail, with cross grain, a round point, same-side burrs, and the head was modified into a T-head. Smaller finish nails are similar, although their grain direction and points could not be readily observed. They were not pinched to form heads; instead, they were made with T heads seemingly without first creating a conventional head.

puzzle historians. The study would benefit from tree-ring analysis as described above. It would help call attention to the importance of this site, and could be used as a roadmap for the current and subsequent owners who need to maintain, live in, and restore its various parts.

Short of a full HSR, a six-day study by a qualified architectural historian would significantly strengthen our understanding of the architecture and allow for some more modest photography and measuring of the building fabric. One could allocate that work as a three-day site visit and three more allocated to writing, processing of images and cleaning up of field notes. As an interim step to a full HSR, such a study could serve as the initial step in that direction and provide direction for a later and larger study.

Finally, the house begs for a follow-up paint study on the one Frank Welsh produced for the owner in 1989. Using the more precise analytical methods developed and employed by analysts that have come out of the decorative arts fields, such as represented by the work of Susan Buck, can reveal a lot about the building's development and color history.

APPENDIX II
ARTIFACT CATALOG: 18CH928 (JAMES CRAIK SITE)

Appendix II lists all of the artifacts recovered from 18CH928 (the James Craik Site)) including Lots 1 through 73. The appendix is organized by shovel test coordinate; shovel tests with and without artifacts are listed and shovel tests with artifacts are assigned a lot number. Artifacts without a shovel test coordinate are considered "delta" or with provenience to the site.

North	East	Lot	Type	Artifacts
311050	1314700	1	STP	1 brick fragment (0.4g)
311075	1314725	2	STP	7 brick fragment (22.7g)
311075	1314750	3	STP	14 brick fragment (9.3g); 1 quartz rock
311100	1314650	4	STP	1 brick fragment (0.2g)
311100	1314675	5	STP	8 brick fragments (3.6g)
311100	1314700	6	STP	1 Nanking porcelain body fragment, with UID blue and white decoration; 1 brown bottle glass body fragment; 20 brick fragments (29.8g); 1 chert rock
311100	1314725	7	STP	1 quartzite tertiary flake; 23 brick fragments (15.4g)
311100	1314750	8	STP	1 UID square nail head and shaft fragment; 2 glazed brick fragments (20.4g); 57 brick fragments (43.9g); 2 light green window glass fragments, thin; 1 quartz pebble
311100	1314775	9	STP	25 brick fragments (21.4g); 1 very light green window glass fragment, thin
311100	1314800	10	STP	6 brick fragments (31.2g)
311125	1314650	11	STP	3 brick fragments (1.2g)
311125	1314675	12	STP	8 brick fragments (41.1g); 1 quartzite pebble, looks like brick; 1 chert rock
311125	1314700	13	STP	11 brick fragments (2.9g)
311125	1314725	14	STP	1 glazed brick fragment (1.3g); 51 brick fragments (20.2g)
311125	1314750	15	STP	66 brick fragments (35.3g); 1 light green window glass fragments, thin
311125	1314775	16	STP	1 quartz shatter; 46 brick fragments (26.9g); 1 UID iron fragment
311125	1314800	17	STP	1 wrought iron nail tip fragment, possibly spatula; 8 brick fragments (12.6g); 1 chert rock
311125	1314825	18	STP	1 brick bat 3.75" (w) x 2.5" (t) (1161.5g); 1 brick fragment (0.2g)
311150	1314600	19	STP	3 brick fragments, 1 is burned (2.4g); 1 chert rock, resembles a primary flake
311150	1314625	20	STP	1 glazed brick fragment (0.5g); 1 brick fragment (1.2g)
311150	1314650	21	STP	1 Rhenish blue and gray stoneware body fragment, rouletted and incised decoration
311150	1314675	22	STP	1 quartz shatter, possibly non-cultural; 4 brick fragments (1.7g)
311150	1314700	23	STP	1 glazed brick fragment (5.8g); 3 brick fragments (1.4g); 1 chert rock
311150	1314725	24	STP	1 glazed brick fragment (2.3g); 34 brick fragments (17.3g); 1 UID stone
311150	1314750	25	STP	1 brick fragment gray painted (4.6g); 4 glazed brick fragments (14.5g); 81 brick fragments (37.2g); 1 light green window glass fragment, thin; 1 chert shatter, probably non-cultural
311150	1314775	26	STP	1 colorless glass body fragment, modern; 24 brick fragments (14.1g)
311150	1314800	27	STP	25 brick fragments (22.0g); 1 quartz pebble
311150	1314825	28	STP	17 brick fragments (12.4g); 1 red chert pebble
311150	1314850	29	STP	5 brick fragments (4.3g)
311175	1314600	30	STP	1 tan pasted yellow-green lead-glazed earthenware body fragment; 3 ferrous sandstone fragments (0.7g); 2 modern roof shingle fragments

311175	1314625	31	STP	1 chert rock; 1 creamware body fragment
311175	1314650	32	STP	1 brick fragment (0.3g)
311175	1314675	33	STP	1 unid. iron fragment
311175	1314700	34	STP	1 orange-pasted, black lead-glazed earthenware rim fragment; 2 brick fragments (9.6g)
311175	1314725	35	STP	2 UID rocks, non-cultural; 6 brick fragments (2.4g); 1 wood fragment (<0.1g); 1 burned clay fragment (0.6g)
311175	1314750	36	STP	1 UID iron nail fragment; 8 brick fragments (5.7g); 5 seed fragments
311175	1314775	37	STP	2 chert fragments, probably non-cultural; 1 red-pasted, black lead-glazed coarse earthenware body fragment; 1 UID marbled, lead-glazed slipware earthenware body fragment, too late for North Italian Slipware; 1 dark green bottle glass body fragment; 14 brick fragments (6.4g), 1 brick fragment has mortar and burned oyster shell attached
311175	1314800	38	STP	1 quartz projectile point, Madison or Levanna; 1 white clay tobacco pipe bowl fragment, undecorated; 2 tin-glazed earthenware body fragments, 1 with glaze and 1 with very little glaze; 1 dark green bottle glass body fragment; 1 UID square nail fragment; 2 UID iron fragment; 24 brick fragments (30.2g); 1 UID rock, non-cultural
311175	1314825	39	STP	26 brick fragments (38.5g); 1 daub fragment (0.3 g)
311175	1314850	40	STP	1 white clay tobacco pipe bowl fragment, undecorated; 1 white clay tobacco pipe stem fragment, 4/64-in diameter, undecorated; 1 dark green bottle glass body fragment; 1 colorless bottle glass body fragment; 1 colorless bottle glass body fragment, thick; 6 brick fragments (4.7g)
311175	1314875	41	STP	1 quartzite FCR (45.9g); 1 brick fragment (1.4g)
311200	1314600	42	STP	1 quartzite rock; 1 pale green bottle glass body fragment; 2 brick fragments (1.3g)
311200	1314625	43	STP	4 brick fragments (2.8g); 1 red clay fragment, probably low-fired brick (1.4g); 1 porcelain body fragment, Chinese, possible Nanking, undecorated
311200	1314650	44	STP	1 brick fragment (0.3g)
311200	1314675	45	STP	1 brick fragment (4.9g)
311200	1314700	-	STP	No artifacts
311200	1314725	46	STP	2 brick fragments (0.4g); 1 white salt-glazed stoneware handle fragment
311200	1314750	47	STP	1 brick fragment (0.6g)
311200	1314775	48	STP	15 brick fragments (8.7g); 2 quartzite pebble, non-cultural
311200	1314800	49	STP	1 quartzite possible shatter; 38 brick fragments (36.4g); 1 white salt-glazed stonware body fragment; 1 possible blue/green tinted window glass fragment; 1 olive green bottle glass body fragment; 1 UID square iron nail fragment; 1 turquoise/light green flat glass fragment
311200	1314825	50	STP	35 brick fragments (49.9g); 1 tin-glazed earthenware body fragment, bluish glaze; 1 quartz biface fragment
311200	1314850	51	STP	13 brick fragment (12.1g); 1 white salt-glazed stoneware base fragment; 1 possible Buckley body spall, no glaze
311200	1314875	52	STP	4 brick fragments (4.5g); 1 chert FCR (123.1g)
311225	1314650	53	STP	2 brick fragments (1.0g); 1 burned clay piece, red and pink paste (0.8g)
311225	1314675	-	STP	No artifacts
311225	1314700	54	STP	2 brick fragments (11.1g)
311225	1314725	55	STP	2 brick fragments (4.2g); 1 burned clay piece, paste orange and red (3.5g)
311225	1314750	56	STP	1 UID square nail fragment, sprig size; 2 brick fragments (0.3g)
311225	1314775	57	STP	1 tin-glazed earthenware body fragment; 9 brick fragments, 7 burned (4.5g); 1 burned clay piece, yellow paste (0.3g)

311225	1314800	58	STP	1 white clay tobacco pipe bowl fragment; 1 white clay tobacco pipe stem fragment, bore diameter 4/64-in; 1 tin-glazed earthenware body fragment, part of the glaze fell off during processing; 1 Buckley body fragment; 1 quartzite FCR (54.0g); 1 quartzite rock, non-cultural; 1 colorless table glass body fragment, probably modern; 2 colorless table glass body fragment, both appear "frosted;" 3 wrought iron rose head nail head and shaft fragments; 2 wrought iron nail shaft fragments; 8 UID nail fragments; 92 brick fragments (94.8g); 1 charcoal fragments (<0.1g); 1 burned clay piece, buff-orange paste (0.9g)
311225	1314825	59	STP	1 chert fragment, non-cultural; 1 pearlware body fragment beginning of blue decoration visible, but only a small amount; 1 possible colorless table glass body fragment; 1 UID square nail head and shaft fragment, possible cut, concreted; 1 brick bat 103.61cm (w) x 74.18cm (h) (787.8g); 47 brick fragments, 2 glazed (35.7g); 1 burned clay piece, yellow and pink paste (1.6g)
311225	1314850	60	STP	1 white clay tobacco pipe stem fragment, bore diameter 5/64-in; 33 brick fragments, 3 glazed (100.5g); 1 burned clay piece, buff/yellow paste (0.1g)
311225	1314875	61	STP	1 wrought iron nail shaft fragment; 5 brick fragments (1.2g); 1 green-tinted flat glass fragment; 1 coal fragment (0.1g); 2 very small UID fragments
311250	1314650	62	STP	1 white salt-glazed stoneware body fragment with molded barley decoration; 2 green bottle glass body fragments; 3 brick fragments (3.5g)
311250	1314675	63	STP	1 brick fragment (0.1g)
311250	1314700	-	STP	No artifacts
311250	1314725	64	STP	1 brick fragment (0.1g)
311250	1314750	65	STP	3 brick fragments (1.1g); 1 UID ferrous concretion
311250	1314775	66	STP	3 brick fragments (2.0g)
311250	1314800	67	STP	1 brick fragment (2.9g)
311250	1314825	68	STP	1 chert cobble, non-cultural; 4 brick fragments (8.6g)
311250	1314850	69	STP	1 green bottle glass neck and finish fragment; 9 brick fragments (21.7g)
311250	1314875	70	STP	5 brick fragments (1.1g)
311250	1314900	71	STP	2 brick fragments (1.6g); 1 glazed brick fragment (2.5g)
311300	1314700	-	STP	No artifacts
311300	1314750	-	STP	No artifacts
311300	1314800	-	STP	No artifacts
311300	1314850	72	STP	1 brick fragment (0.5g); 1 plastic fragment
311300	1314900	-	STP	No artifacts
311300	1314950	73	STP	1 brick fragment (0.7g)

APPENDIX III
ARTIFACT CATALOG: 18CH929 (JOSIAH HENSON BIRTHPLACE SITE)

Appendix III lists all of the artifacts recovered from 18CH929 (the Josiah Henson Birthplace Site) including Lots 1 through 575. The appendix is organized by shovel test coordinate; shovel tests with and without artifacts are listed and shovel tests with artifacts are assigned a lot number. Artifacts without a shovel test coordinate are considered "delta" or with provenience to the site.

North	East	Lot	Type	Artifacts
311500	1315165	1	STP	1 brick fragment (0.4g)
311550	1315150	2	STP	4 coal fragments (1.1g); 1 UID iron fragment
311550	1315200	3	STP	2 brick fragments (1.1g)
311600	1315050	4	STP	3 brick fragments (1.6g); 2 chert pebbles
311600	1315100	-	STP	No artifacts
311600	1315150	5	STP	1 coal fragment (1.2g)
311600	1315200	6	STP	2 brick fragments (6.3g); 1 coal fragment (0.4g)
311600	1315250	7	STP	3 brick fragments (1.2g); 1 brown salt-glazed stoneware body fragment, probably English Brown; 1 flat blue plastic fragment; 1 colorless container glass body fragment, flaked; 1 UID iron fragment
311650	1315050	-	STP	No artifacts
311650	1315100	-	STP	No artifacts
311650	1315150	8	STP	1 brick fragment (1.4g)
311650	1315200	-	STP	No artifacts
311650	1315250	9	STP	7 brick fragments (10.9g); 1 coal fragment (0.2g)
311650	1315300	10	STP	3 brick fragments (1.1g); 1 quartzite with bands of steatite UID biface; 1 UID square nail shaft fragment, possibly cut; 1 UID nail fragment
311675	1315250	11	STP	36 brick fragments (62.4g); 2 glazed brick fragments (1.7g)
311700	1315000	12	STP	15 brick fragments (192.6g); 5 iron flakes
311700	1315050	13	STP	5 brick fragment (1.8g); 2 UID square nail shaft fragment
311700	1315100	14	STP	1 brick fragment (0.9g)
311700	1315150	15	STP	1 brick fragment (0.6g); 1 light green bottle glass body fragment; 1 UID iron fragment
311700	1315200	16	STP	18 brick fragments (16.4g); 1 creamware body fragment; 1 white salt-glazed rim fragment with molded diaper pattern decoration; 1 colorless curved container glass body fragment; 1 UID possible square nail head and shaft fragment; 1 UID iron fragment
311700	1315225	17	STP	171 brick fragment (106.1g); 1 aqua-tinted curved glass body fragment; 1 oyster shell fragment (3.2g)
311700	1315250	18	STP	890 brick fragments (776.3g); 1 dark brown curved glass body fragment; 1 quartz secondary flake; 1 quartz tertiary flake; 1 quartz pebble, non-cultural; 1 coal fragment (0.3g); 3 iron wire fragments; 2 oyster shell fragments (10.6g)
311725	1315250	19	STP	1 whiteware body fragment, undecorated; 1 UID nail shaft fragment; 1 UID nail head and shaft fragment; 11 brick fragment (27.0g)
311750	1314975	20	STP	1 cut nail head and shaft fragment with UID head; 1 UID nail head and shaft fragment; 1 UID nail shaft fragment
311750	1315000	21	STP	4 brick fragment (2.1g); 1 UID rock, non-cultural
311750	1315050	22	STP	1 dark green bottle glass body fragment; 1 cut nail head and shaft fragment with UID head; 1 UID nail fragment; 7 brick fragments (17.3g)

311750	1315100	23	STP	10 bricks (39.0g); 1 coal fragment (0.4g)
311750	1315150	24	STP	1 pearlware body fragment with brown annular decoration; 1 light green bottle glass base fragment, thick with "NG" embossed on bottom of base; 1 UID nail head and shaft fragment; 8 brick fragment (3.5g); 1 colorless curved glass body fragment; 1 aqua tinted curved glass body fragment
311750	1315200	25	STP	1 UID black lead-glazed earthenware, red pasted, possibly Buckley-like; 1 colorless flat glass fragment; 4 brick fragments (2.9g); 3 UID iron concretion fragments
311800	1314950	26	STP	4 aqua tinted bottle glass body fragments; 1 wrought nail with rosehead and spatula tip, 2.8-in (l); 1 UID square nail head and shaft fragment; 2 brick fragments (7.7g)
311800	1315000	27	STP	3 UID nail fragments, very corroded; 1 brick fragment (1.5g)
311800	1315050	28	STP	1 small iron tack
311800	1315100	29	STP	2 buff-pasted earthenware body spalls; 1 pearlware body fragment, undecorated; 1 white salt-glazed stoneware body fragment; 1 UID nail shaft fragment; 2 UID iron concretion fragments; 9 brick fragments (10.6g)
311800	1315150	30	STP	1 aqua-tinted flat glass fragment; 1 manganese-tinted curved glass fragment; 2 brick fragments (1.6g)
311800	1315200	31	STP	1 brick fragment (<0.1g); 1 iron concretion, natural
312850	1314914	32	STP	17 brick fragments (60.3g); 13 gravel stones; 4 coal fragments (2.0g); 1 wrought nail head and shaft fragment with rosehead; 2 burned brick fragments (8.3g); 1 daub fragment (0.8g); 1 UID pebble, non cultural
311850	1314950	33	STP	1 brick fragment (5.7g); 1 jasper rock, non cultural
311850	1315000	34	STP	1 brick fragment (0.4g); 1 UID iron fragment
311850	1315050	35	STP	3 brick fragments (2.8g); 1 walnut fragment; 1 aqua tinted window glass fragment; 1 colorless frosted container glass rim fragment; 1 UID rock
311850	1315100	36	STP	20 brick fragments (163.1g); 1 creamware body fragment; 5 slate fragments; 1 quartzite pebble; 1 UID iron fragment
311850	1315150	37	STP	3 brick fragment (17.7g); 1 porcelain rim fragment, burned Canton, blue painted decoration; 1 aqua-tinted curved glass base fragment; 7 UID nail shaft fragments; 1 UID nail head and shaft fragment with UID head; 1 aqua-tinted whole bottle with screw top and seams, modern
311850	1315200	38	STP	1 brick fragment (0.6g); 1 dark green bottle glass body fragment
311900	1314900	39	STP	1 quartzite primary flake; 1 UID nail head and shaft fragment; 1 UID iron fragment, possible rod or large nail; 2 iron nail concretion fragments; 7 brick, 1 glazed (83.8g)
311900	1314950	40	STP	2 aqua-tinted UID flat glass fragment; 2 UID nail head and shaft fragments; 1 iron concretion fragment; 2 brick fragments (1.5g)
311900	1315000	41	STP	1 creamware base fragment, flat ware; 1 UID iron nail head and shaft fragment, very corroded, concreted; 3 brick fragments (6.8g)
311900	1315050	42	STP	1 colorless table glass body fragment with pressed decoration, 12 rows of dots; 1 olive bottle glass body fragment; 3 UID square iron nail shaft fragments; 8 brick fragments, 1 glazed (11.5g)
311900	1315100	43	STP	1 red-pasted, ginger lead-glazed coarse earthenware rim fragment; 1 pearlware body fragment, flat ware; 3 UID iron nail fragments, heavily concreted; 20 brick fragments (42.8g); 1 gray slate possible roofing tile, worked to make a pyramid on one side
311925	1314900	44	STP	2 porcelain body fragments, thick bodied, with dark blue hand-painted horizontal lines, one Nanking and one possible Nanking; 1 UID square nail shaft fragment; 1 Buckley spall, no glaze
311925	1314925	45	STP	1 brick fragment (0.2g)

311925	1314950	46	STP	1 wire iron nail, 65.00cm; 1 concrete fragment (25.1g)
311925	1314975	47	STP	3 colorless container glass body fragment with panels; 1 colorless container glass base fragment with panels; 1 colorless curved glass fragment; 1 green flat glass fragment; 9 brick fragments (7.7g)
311950	1314855	48	STP	2 brick fragments (5.5g); 1 chert cobble, probably non-cultural; 1 Buckley body fragment; 1 quartz pebble; 1 quartz secondary flake; 30 coal fragments (18.8g); 1 wrought nail shaft fragment; 1 iron nail fragment
311950	1314875	49	STP	1 aqua-tinted curved glass; 1 wrought iron nail head and shaft fragment, possible rosehead; 4 UID square nail head and shaft fragments
311950	1314900	50	STP	3 brick fragments (17.4g); 1 brass buckle with 4 diagonal lines of decoration
311950	1314925	51	STP	1 brick fragment (843.9g)
311950	1314950	52	STP	7 brick fragment (8.0g); 1 aqua-tinted window glass fragment; 1 coal fragment (4.5g); 1 UID square nail shaft fragment
311950	1314975	53	STP	5 brick fragment (5.1g); 1 red-pasted, black lead-glazed coarse earthenware body fragment; 1 oyster shell fragment (5.8g); 1 slate fragment; 1 UID square iron nail head and shaft fragment; 2 UID iron nail fragments; 2 UID iron nail fragments
311950	1315000	-	STP	No artifacts
311950	1315030	54	STP	17 brick (61.0g); 1 Jackfield earthenware, body fragment; 1 pearlware handle fragment with molded decoration; 1 black lead-glazed, orange to buff paste with ochre inclusions coarse earthenware body fragment, most of glaze is missing; 8 oyster shell fragments (15.6g); 1 olive green bottle glass body fragment, heavily patinated; 1 aqua-tinted window glass fragment; 1 coal fragment (0.1g); 1 iron concretion fragment
311950	1315100	55	STP	4 brick fragments (79.5g); 1 probable creamware body fragment; 1 white salt-glazed stoneware base fragment; 1 wrought iron nail, 3.35-in; 5 iron concretion fragments; 1 slag fragment (0.5 g)
311975	1314875	56	STP	1 black lead-glazed, tan-pasted earthenware body fragment; 1 light green window glass fragment; 2 brick fragments (0.3g)
311975	1314900	-	STP	No artifacts
311975	1314925	57	STP	1 dark green bottle glass body fragment; 5 brick fragments (5.1g); 1 coal fragment (0.6g)
311975	1314950	58	STP	1 English Brown stoneware rim fragment; 1 UID colorless modern glass fragment; 13 brick fragments (59.7g); 2 charcoal fragments (0.4g); 4UID rocks, non-cultural; 1 UID iron fragment
311975	1314975	59	STP	1 UID colorless curved glass fragment; 1 light green window glass fragment; 4 brick fragments (4.1g); 1 iron concretion fragment
312000	1314850	60	STP	14 brick fragment, 1 glazed (575.4g); 1 cut iron nail fragment with UID head, concreted; 3 UID iron nail fragments; 2 UID iron fragments
312000	1314875	61	STP	1 colorless table glass body fragment, possible wine glass stem; 1 UID square iron nail head and shaft fragment, concreted; 1 UID square iron nail shaft fragment, concreted
312000	1314900	62	STP	1 brick fragments (0.3g); 1 wrought iron nail with flat point and UID head, bent, 3.605-in; 1 ferrous sandstone fragment (1.9g)
312000	1314925	63	STP	10 brick fragments (31.9g); 1 brown lead-glazed, red-pasted coarse earthenware body fragment; 1 black lead-glazed, red-pasted coarse earthenware body fragment; 2 coal fragments (0.6g); 1 UID iron fragment, probably nail
312000	1314950	64	STP	76 brick fragments (73.1g); 1 white salt-glazed stoneware rim fragment; 1 creamware body fragment; 1 unglazed body fragment, possibly plaster; 1 porcelain body fragment, possible Canton, undecorated; 1 UID mammal tooth (1.2g); 1 oyster shell fragment (0.1g); 1 UID iron nail shaft

				fragment; 1 wrought iron nail head and shaft fragment, UID head; 7 coal fragments (1.0g); 25 mortar fragments (14.9g)
312000	1314975	65	STP	1 brick fragment (0.4g)
312000	1315000	66	STP	12 brick fragments (38.0g)
312000	1315050	67	STP	10 brick fragments (9.1g); 1 white salt-glazed stoneware body fragment; 1 colorless container glass body fragment with mold seam visible; 1 green window glass fragment; 1 coal fragment (3.6g)
312000	1315100	68	STP	14 brick fragments (33.1g); 1 green bottle glass body fragment; 15 possible iron barbed wire fragments; 3 barbed wire fragments; 1 cut iron nail head and shaft fragment, corroded and concreted; 40 UID iron flakes
312025	1314875	69	STP	1 brick fragment, possibly machine-made (170.9g)
312025	1314900	70	STP	1 white coarse earthenware body fragment with hand-painted black geometric decoration; 1 aqua-tinted window glass fragment, modern; 2 brick fragments (0.1g)
312025	1314925	71	STP	1 possible pearlware body fragment; 1 iron chain link; 4 brick fragments (2.8g)
312025	1314950	72	STP	1 Canton porcelain base fragment with blue hand-painted floral decoration; 1 UID colorless curved glass fragment; 1 wrought nail with sharp tip and possible sprig head, 2.64-in; 17 brick fragments (18.5g)
312025	1314975	73	STP	1 quartz shatter; 1 red-pasted, black lead-glazed coarse earthenware body fragment;1 UID square iron nail shaft fragment, concreted, probably wrought; 4 brick fragments (5.6g); 3 UID rocks, non-cultural
312050	1314850	74	STP	4 brick fragments (3.3g); 1 aqua-tinted window glass fragment
312050	1314900	75	STP	2 quartz shatter; 1 Jackfield body fragment; 1 orange-pasted, black lead-glazed coarse earthenware body fragment; 1 North American gray salt-glazed stoneware body fragment; 4 brick fragments (21.0g); 2 coal fragments (0.2g)
312050	1314950	76	STP	17 brick fragments (33.0g); 3 charcoal fragments (0.4g)
312050	1315000	77	STP	4 brick fragments (7.0g)
312050	1315050	78	STP	1 brown glass bottle body fragment; 21 brick fragments, 4 burned (27.7g); 1 aqua-tinted window glass fragment; 1 aqua-tinted window glass fragment; 8 charcoal fragments (2.7g)
312050	1315100	79	STP	3 creamware body fragments; 1 sewer pipe fragment; 2 brown bottle glass body fragments; 3 UID colorless flat glass fragments; 1 wrought nail head and shaft fragment, rosehead, large nail; 1 wrought nail head and shaft fragment, rosehead, bent, large nail; 1 cut nail head and shaft fragment, UID head, corroded; 2 UID square head and shaft fragments, UID head; 1 UID square nail shaft and possible head fragment, concreted, possibly cut; 1 UID square iron nail shaft fragment; 1 wire iron nail head and shaft fragment; 2 UID iron nail head and shaft fragment; 7 UID iron nail shaft fragment; 1 UID iron fragment, possibly barbed wire; 47 iron flakes; 32 brick fragments, 9 burned (216.3g); 1 blue-tinted and 3 aqua-tinted window glass fragments; 1 slate fragment, possible roofing tile (<0.1g)
312075	1314800	80	STP	1 olive green bottle glass body fragment; 29 brick fragments (51.4g); 1 coal fragment (0.2g); 1 wood fragment (0.1g)
312100	1314750	81	STP	3 brick fragments (5.7g); 1 UID square iron nail shaft fragment, concreted
312100	1314800	82	STP	45 brick fragments (104.9g); 1 clear lead-glazed, tan-pasted coarse earthenware body fragment; 7 olive green bottle glass body fragments; 1 olive green bottle glass lip fragment; 1 UID square iron nail shaft fragment; 1 UID iron nail shaft fragment; 1 UID iron fragment
312100	1314850	83	STP	1 white salt-glazed stoneware body fragment; 1 quartz pebble
312100	1314900	84	STP	1 chert pebble; 1 aqua-tinted window glass fragment; 1 olive green bottle glass body fragment; 1 flat quartz stone

312100	1314950	85	STP	14 brick fragments, 3 glazed, 1 burned (31.0g); 1 blue edgeware rim fragment, too small to say if scalloped; 1 blue-green flat glass fragment; 1 colorless curved glass fragment; 1 UID iron nail head and shaft fragment; 1 UID iron nail shaft fragment; 4 UID iron fragments; 1 pebble
312100	1315000	86	STP	17 brick fragments (55.3g); 1 left-hinged oyster shell, Type C (31.6g); 2 oyster shell fragments (2.8g); 1 olive green bottle glass body fragment; 1 colorless curved glass fragment, patinated; 1 coal fragment (2.9g); 1 coal slag/clinker fragment (1.2g)
312100	1315050	87	STP	16 brick fragments(10.9g); 1 creamware body fragment; 5 coal fragments (8.7g); 3 UID pebbles
312100	1315100	88	STP	515 brick fragments (1676.4g); 1 wood fragment (0.1g); 1 colorless table glass body fragment with pressed molded ridge decoration; 1 colorless curved glass fragment; 1 UID flat iron fragment; 3 UID iron fragments; 3 UID iron nail shaft fragments, concreted; 1 UID square iron nail head and shaft fragment, UID head, corroded; 6 charcoal fragments (0.1g); 5 UID pebbles; 3 wood fragments (0.2g)
312150	1314700	-	STP	No artifacts
312150	1314750	89	STP	7 brick fragments (4.6g)
312150	1314775	90	STP	2 brick fragments (1.5g)
312150	1314800	91	STP	1 quartzite tertiary flake; 4 brick fragments (0.4g)
312150	1314825	92	STP	1 white clay tobacco pipe bowl fragment, undecorated; 1 creamware body fragment; 6 brick fragments, 2 glazed, 1 with mortar (3.1g); 1 UID stone, non-cultural
312150	1314850	93	STP	1 quartz tertiary flake; 1 Buckley-like earthenware body fragment; 1 thin-bodied Canton porcelain body fragment with blue hand-painted decoration; 2 dark green bottle glass body fragments; 1 aqua-tinted container glass body fragment; 1 green container glass body fragment; 1 slate fragment (0.1g); 1 cut iron nail head and shaft fragment, UID head, concreted and corroded; 1 UID square iron nail shaft fragment, concreted; 12 brick fragments (25.5g); 1 aqua-tinted window glass fragment
312150	1314875	94	STP	1 thin-bodied white European hard-paste porcelain base fragment, undecorated; 1 olive green bottle glass body fragment; 1 green bottle glass body fragment; 2 dark green bottle glass body fragments; 1 UID square iron nail head and shaft fragment, UID head, concreted; 9 brick fragments (11.6g); 1 aqua-tinted container body fragment; 1 green-tinted container glass body fragment
312150	1314900	95	STP	1 Staffordshire slipware body fragment, brown horizontal lines; 1 Rhenish blue and gray stoneware body fragment; 1 dark green bottle glass body fragment; 1 aqua-tinted window curved glass fragment; 19 brick fragments (42.1g); 1 coal fragment (0.2g); 1 burned clay fragment (0.6g)
312150	1314925	96	STP	1 creamware body fragment; 1 creamware body fragment, small amount of glaze left; 1 possible English soft-paste porcelain rim fragment with blue hand-painted decoration; 1 cut iron nail head and shaft fragment, UID head, concreted; 22 brick fragments (15.6g)
312150	1314950	97	STP	1 colorless curved glass fragment; 1 wrought iron nail shaft fragment; 114 brick fragments (267.4g); 1 mammal bone fragment, possible scapula (18.0g); 1 ferrous sandstone fragment (11.4g); 1 tin scrap metal fragment, modern; 1 curved plastic fragment, possible flower hanger, modern; 4 UID rocks, non-cultural
312150	1314975	98	STP	1 quartzite FCR (120.7g); 2 quartz primary flakes; 3 Philadelphia-style slipware body fragments with mustard-yellow slip, mend; 1 creamware body fragment with limited glaze; 1 creamware body fragment; 1 thin bodied European hard-paste porcelain rim fragment, undecorated; 3 UID pebbles; 1 aqua-tinted container glass body fragment; 1 UID colorless flat

				glass fragment; 2 wrought iron nail shaft fragments, concreted; 2 UID iron nail shaft fragments; 6 UID iron fragments; 39 brick fragments (102.4g); 2 aqua-tinted window glass fragments; 1 plaster fragment (1.1g); 2 coal fragments (0.8g); 5 ferrous sandstone fragments (23.1g)
312150	1315055	99	STP	1 tobacco pipe stem fragment, mold-made with buff to light brown paste and mica inclusions, undecorated, bore diameter 5/64-in; 2 ferrous sandstone fragments (10.7g); 1 quartzite pebble; 1 green stone; 2 conglomerate rocks; 7 UID stones, non-cultural; 2 creamware body fragments; 1 pearlware base fragment; 2 pearlware body fragments; 1 North American gray salt-glazed stoneware rim fragment; 1-thin bodied European hard-paste porcelain body fragment, undecorated; 1 olive green bottle glass body fragment; 1 UID square iron nail head and shaft fragment with UID head, concreted, bent; 2 cut iron nail shaft fragments, concreted; 1 UID square iron nail shaft fragment, possibly wrought, concreted; 3 UID square iron nail shaft fragment, concreted; 2 UID iron nail shaft fragment, concreted and corroded; 1 UID iron fragment, 2 points, possibly staple, concreted; 2 UID iron fragments; 68 brick fragments (158.0g); 9 sandstone fragments (3.8g); 1 brick bat, 3.978in (w) x 2.926in (h); 17 coal fragments (11.1g); 2 UID pebbles; 1 whole left hinge oyster shell, Type B, 2.48in (l) x 1.78in (w) (16.6g); 12 oyster shell fragments (2.2g)
312150	1315100	100	STP	1 brown lead-glazed, tan-pasted coarse earthenware body fragment; 2 creamware base and body fragments; 2 creamware body fragments; 10 UID iron fragments, concreted and corroded; 2 UID square iron nail shaft fragments, concreted; 1 probable Buckley body spall, no glaze; 13 brick fragments, 1 glazed, 1 burned (22.3g); 1 aqua-tinted window glass fragment; 6 coal fragments (2.0g); 3 clay pigeon fragments
312175	1314750	101	STP	1 brick fragment (291.7g); 5 brick fragments (0.3g)
312175	1314775	102	STP	8 brick fragments (20.8g); 1 green bottle glass body fragment
312175	1314800	103	STP	5 brick fragments (3.2g); 1 green bottle glass fragment; 1 UID iron fragment; 1 UID square iron nail head and shaft fragment, UID head, concreted, probably wrought; 2 UID square iron nail shaft fragment, concreted; 1 mica fragment
312175	1314825	104	STP	2 brick fragment, 1 glazed (1.1g); 2 UID iron nail shaft fragment
312175	1314850	105	STP	22 brick fragments, 1 burned (5.3g); 1 Staffordshire slipware body fragment; 1 white salt-glazed stoneware body fragment with molded barley decoration; 1 brown salt-glazed, half buff- and half gray-pasted stoneware body fragment; 1 aqua-tinted table glass body fragment; 1 wrought iron nail head and shaft fragment, UID head, concreted; 1 UID iron nail head and shaft fragment, UID head, concreted; 1 ferrous sandstone fragment (0.2g); 2 coal fragments (1.3g); 1 conglomerate fragment; 1 quartzite FCR (5.6g); 8 UID stones
312175	1314875	106	STP	17 brick fragments (34.6g); 12 concrete fragments (264.0g); 1 burned brick fragment (1.0g)
312175	1314900	107	STP	12 brick fragments (22.4g); 2 creamware body fragments; 1 black lead-glazed, red-pasted coarse earthenware body fragment; 1 colorless table glass body fragment; 1 aqua-tinted container glass body fragment; 1 UID yellow curved glass fragment; 1 UID square iron nail head and shaft fragment, concreted; 1 UID square iron nail shaft fragment, concreted; 1 oyster shell fragment (0.1g); 1 coal fragment (5.9g); 1 glazed brick fragment (0.6g); 23 bog iron fragments (19.0g)
312175	1314925	108	STP	8 brick fragments (8.1g); 1 aqua container glass body fragment; 1 olive green bottle glass body fragment; 1 colorless curved glass fragment, clouded; 1 UID square iron nail shaft fragment, concreted; 1 UID rock;

312175	1314950	109	STP	8 brick fragments, 3 glazed (15.0g); 3 dark green bottle glass body fragments; 3 very small light green body fragments; 1 colorless table glass base/rim fragment; 1 aqua vial neck and lip fragment; 1 aqua container glass body fragment; 2 aqua-tinted curved glass fragments; 1 colorless curved glass fragment; 1 UID iron fragment; 2 UID iron nail shaft fragment, concreted; 1 UID iron nail shaft fragment, concreted
312175	1314975	110	STP	25 brick fragments (12.8g); 1 very large brick fragment (1005.7g); 1 tin-glazed body fragment; 1 creamware body fragment; 1 creamware body fragment, limited glaze; 1 creamware body/base fragment; 1 green bottle glass body fragment; 2 aqua-tinted container glass body fragment; 1 manganese-tinted container glass body fragment; 1 colorless table glass body fragment; 2 UID iron nail shaft fragment; 4 coal fragments (1.8g); 1 bog iron fragment; 1 clay pigeon fragment; 1 quartz pebble; 1 UID pebble; 1 conglomerate pebble.
312200	1314650	111	STP	1 colorless table glass fragment; 2 olive green bottle glass fragments, 1 patinated; 1 emerald green bottle glass body fragment; 1 colorless bottle glass base fragment; 1 UID iron fragment; 1 UID square iron nail head and shaft fragment, UID head; 15 brick fragments, 1 burned, 1 glazed (10.4g)
312200	1314700	112	STP	1 quartzite FCR (2.3g); 1 creamware rim fragment, glaze is coming off; 1 brick fragment (0.4g)
312200	1314725	113	STP	1 schist tertiary flake; 1 creamware body fragment
312200	1314750	114	STP	1 creamware base fragment; 1European hard-paste porcelain body fragment, undecorated; 1 brick fragment (11.5g)
312200	1314775	-	STP	No artifacts
312200	1314800	115	STP	5 brick fragments (8.7g)
312200	1314825	116	STP	6 brick fragments (3.0g); 1 daub fragment (1.0g)
312200	1314850	117	STP	1 quartz pebble; 1 quartzite pebble; 1 rhyolite pebble; 1 dark green bottle body fragment; 1 olive green bottle glass body fragment; 1 light olive green bottle glass fragment with a facet; 1 colorless table glass body fragment; 1 UID iron fragment; 1 UID square iron nail shaft fragment, concreted; 1 UID nail shaft fragment; 9 brick fragments, 1 glazed (53.5g); 1 bog iron fragment (1.2g); 1 ferrous sandstone fragment (0.7g); 1 burned clay fragment with buff paste (0.3g)
312200	1314875	118	STP	1 wrought iron nail head and shaft fragment, concreted; 1 UID iron nail head and shaft fragment; 1 UID square iron nail shaft fragment; 1 UID iron fragment; 1 stone conglomerate fragment (0.3g); 14 brick fragments, 1 glazed (12.3g)
312200	1314900	119	STP	1 solid color slip field and banded rim fragment with blue, gray, and white horizontal lines, white back; 1 clay marble, 0.523" diameter; 6 brick fragments, 1 burned (5.8g); 1 charcoal fragment (<0.1g)
312200	1314925	120	STP	1 colorless table glass body fragment; 1 UID iron concretion fragment; 5 brick fragments (145.2g); 1 coal fragment (0.7g)
312200	1314950	121	STP	3 UID refined earthenware body spalls, missing glaze, mend; 1 flat iron fragment, concreted; 1 UID iron fragment, concreted; 3 UID square iron nail shaft fragments; 9 brick fragments (11.5g); 2 coal fragments (0.6g)
312200	1314975	122	STP	1 pearlware base fragment; 1 dark green bottle glass body fragment, patinated; 31 brick fragments, 2 glazed (70.6g); 2 aqua-tinted window glass fragments; 3 limestone fragments (12.4g); 3 coal fragments (0.5g); 2 oyster shell fragments (7.9g); 1 burned clay fragment (0.7g)
312200	1315075	123	STP	4 quartz pebbles; 1 steatite fragment; 1 chert or chalcedony FCR (7.4g); 1 creamware body fragment; 3 ironstone body fragments; 1 ironstone base fragment with maker's mark “SEMI-I”; 3 brown lead-glazed, buff-pasted earthenware body fragments; 1 brown lead-glazed on one side and white

				lead-glazed on the other, buff pasted earthenware body fragment; 3 utilitarian porcelain body fragments; 1 Canton porcelain body fragment; 1 Canton porcelain body fragment with blue hand-painted decoration; 1 North American gray stoneware base fragment with blue decoration; 1 North American gray stoneware body fragment; 15 colorless table glass body fragment; 1 colorless table glass body fragment with geometric press molded decoration; 1 colorless table glass body fragment with press molded line decoration; 10 aqua-tinted table glass body fragments; 1 dark green bottle glass body fragment; 1 colorless bottle glass lip and neck fragment; 1 brown bottle glass shoulder fragment; 2 brown bottle glass body and base fragments; 1 complete Coca Cola bottle glass complete with plastic lid and partial label; 1 colorless lighting glass fragment; 1 copper alloy cap, bent; 1 UID curled lead fragment; 1 brass 16-gauge shotgun shell primer fragment, “PETERS” Cartridge Company, "Made in US"; 1 UID iron fragment, corroded; 1 aluminum can top fragment; 1 iron fragment, possibly copper plated, possible rim fragment; 1 UID iron fragment, possible rim fragment; 19 UID flat iron fragments, concreted; 45 UID iron fragments, concreted and corroded; 1 UID iron fragments with iron concretions and 1 coal concretion; 1 ferrous sandstone fragment; 2 UID possible iron nail fragment; 3 wrought iron nail head and shaft fragments, flat head and concreted; 1 wrought iron nail shaft fragment, concreted; 1 wrought iron head and shaft fragment, rosehead, concreted, and bent; 7 UID iron nail fragments, concreted; 202 brick fragments (1782.2g); 1 brick fragment with charcoal adhered to the surface (3.6g); 17 aqua-tinted window glass fragments; 2 colorless window glass fragments; 17 mortar fragments (35.1g); 2 concrete fragments (1391.3g); 13 slate fragments (28.0g); 54 coal fragments (61.4g); 10 charcoal fragments (1.8g); 1 coal clinker/slag fragment (1.2g); 9 clay pigeon fragments; 1 plastic headlight fragment; 1 UID plastic fragment; 5 burned clay fragments (3.7g)
312200	1315100	124	STP	5 quartz pebbles; 1 sandstone fragment; 1 whiteware base fragment, flat ware; 1 whiteware body fragment with blue hand-painted geometric decoration, glaze partially missing; 1 whiteware body fragment body fragment with blue hand-painted decoration, glaze partially missing; 2 whiteware body fragments; 2 aqua table glass body fragment; 1 colorless table glass body fragment, lightly patinated; 3 colorless table glass body fragment; 1 dark green bottle glass body fragment; 1 manganese-tinted bottle glass body fragment; 1 aqua tinted bottle glass base fragment; 1 brown bottle glass body fragment; 1 true blue bottle glass body fragment; 1 aqua-tinted bottle glass body fragment with embossing; 1 green-tinted flat glass fragment; 3 colorless lighting glass fragments; 3 wrought iron nail head and shaft fragments, rosehead; 2 wrought iron nail shaft fragments, concreted; 1 wrought iron nail shaft and tip fragment, possible sharp tip, corroded, bent, and concreted; 1 possible wrought iron nail head and shaft fragment, possible rosehead, concreted; 13 UID square iron nail shaft fragment, corroded; 6 UID flat iron fragment; 4 UID iron fragment; 24 brick fragments (71.4g); 2 aqua tinted window glass fragments; 2 green-tinted window glass fragments; 1 colorless window glass fragment; 73 coal fragments (89.5g); 1 slate fragment (0.3g); 1 charcoal fragment (0.2g); 6 coal clinker/slag fragment (11.2g); 1 burned clay fragment with pinkish-buff paste (0.3g); 1 burned clay fragment with orange paste (0.4g)
312200	1315125	125	STP	1 quartz shatter; 1 quartz FCR (0.6g); 1 quartzite FCR (622.0g); 2 quartz pebbles; 2 quartzite pebbles; 2 chert pebbles; 1 UID coarse earthenware with green lead glaze; 1 UID coarse earthenware with buff to white paste with yellow lead glaze; 1 Buckley-like body fragment; 1 possible tin-

				glazed, red pasted coarse earthenware body spall, glaze missing; 1 brown salt-glazed on one side and white/cream salt-glazed on other side, buff pasted stoneware body fragment; 1 English brown stoneware body fragment; 1 possible English brown stoneware body fragment; 1 Buckley body fragment; 1 white salt-glazed stoneware rim fragment with molded barley pattern decoration, flat ware; 4 white salt-glazed stoneware body fragments; 1 ironstone rim fragment; 1 ironstone handle fragment; 1 creamware body fragment; 1 creamware body and base fragment; 2 creamware rim fragments; 6 creamware body fragments; 1 pearlware base fragment; 1 pearlware body fragment, most of the glaze missing, possibly has rim; 2 pearlware body fragments; 1 pearlware body fragment with blue decoration, possible Edgeware; 1 whiteware rim fragment; 7 whiteware body fragments; 5 refined earthenware body spalls; 1 burnt refined earthenware body fragment; 1 Canton porcelain curved body fragment, hand-painted blue and blue-tinted decoration, possible hollowware; 1 Nanking porcelain body fragment with hand-painted blue decoration, wheel thrown, probably jar; 2 ironstone body fragments; 1 ironstone rim and base fragment; 1 manganese-tinted table glass body fragment with pressed curved line decoration; 1 colorless table glass rim fragment; 3 manganese-tinted table glass body fragments; 3 aqua tinted table glass fragments; 3 colorless table glass body fragments; 16 dark green bottle glass body fragments, patinated; 2 green bottle glass body fragments, patinated; 1 light green bottle glass body fragment; 1 colorless vial body fragment; 1 UID brass fragment; 9 UID iron fragment; 1 UID flat iron fragment; 2 ferrous sandstone fragments; 1 cut iron nail shaft fragment, concreted; 1 UID square iron nail head and shaft fragment, UID head and concreted; 1 UID square iron nail shaft fragment, concreted; 1 cut iron nail shaft fragment, concreted; 1 UID square iron nail shaft fragment, concreted; 1 wrought iron nail shaft and tip fragment, concreted, bent , and UID tip; 10 UID iron nail fragments, concreted; 281 brick fragments, 3 glazed (425.3g); 2 manganese tinted window glass fragments; 3 green tinted window glass fragments; 1 light green tinted window glass fragment; 1 aqua-tinted window glass fragment; 1 light blue tinted window glass fragment; 3 colorless window glass fragments; 1 mortar fragment (0.4g); 47 coal fragments (29.9g); 1 slate fragment (0.8g); 1 complete left hinged oyster shell 2.35-in (l) (22.2g); 1 complete left hinged oyster shell, 2.00-in (l) (11.2g); 18 oyster shell fragments (43.5g); 23 bone fragments (36.1g); 4 teeth fragments (6.6g); 3 coal clinker/slag fragments (3.5g); 4 burnt clay fragments (3.4g)
312200	1315150	126	STP	1 quartz shatter; 1 chert or chalcedony possible FCR (11.0g); 1 quartzite possible FCR (299.2g); 2 chert FCR (35.3g); 1 sandstone possible FCR (5.1g); 1 quartzite cobble (101.5g); 1 sandstone pebble (4.0g); 1 ferrous sandstone pebble (1.1g); 12 UID pebbles; 1 UID stone with mica inclusions; 1 white clay tobacco pipe stem fragment, 5/64-in bore diameter; 2 Rhenish blue and gray body fragments with incised decoration; 1 English brown body fragment; 1 Buckley body fragment; 3 Buckley-like body fragments; 1 black lead-glazed with ginger lead-glaze on bottom, red-pasted body fragment; 1 reddish-buff pasted coarse earthenware body fragment; 1 Astbury body fragment; 1 Astbury body fragment with molded lines; 1 brown lead-glazed, buff-pasted coarse earthenware body fragment; 1 buff-pasted coarse earthenware body spall; 3 possible tin-glazed body spalls, orange paste, no glaze; 1 brown lead-glazed, buff-pasted body fragment, possible Manganese mottled; 9 white salt-glazed stoneware body fragments; 1 white salt-glazed stoneware rim fragment with molded barley and basket decoration; 1 white salt-glazed stoneware body fragment with molded basket decoration; 1 white salt-

				glazed stoneware rim and body fragment with molded dot, diaper, and basket decoration; 3 tin-glazed earthenware body fragments; 1 tin-glazed body spall; 6 creamware rim fragments; 1 creamware rim fragment with feather edge; 1 creamware base fragment; 1 creamware base fragment; 25 creamware body fragments; 1 creamware body fragment with molded 4 lines; 1 creamware body fragment with 3 brown lines decoration; 2 pearlware rim fragments; 3 pearlware base fragments; 8 pearlware body fragments; 1 possible Staffordshire slipware rim fragment; 2 whiteware base fragments; 5 whiteware body fragments; 1 ironstone rim fragment; 5 ironstone body fragments; 1 ironstone body fragment with molded decoration; 1 pearlware body fragment with blue hand-painted possible petal decoration; 1 refined earthenware body fragment with blue hand-painted line decoration; 1 refined earthenware base fragment with possible blue transfer-printed decoration with white "scratches"; 1 refined earthenware body fragment with blue transfer-printed possible willow pattern decoration; 1 refined earthenware body fragment with blue overglaze decoration; 1 pearlware body fragment with blue sponge decoration; 1 whiteware body fragment with polychrome (purple and green) overglaze possible floral decoration; 1 green unscalloped edgeware rim fragment, non-impressed 1860s-1890s; 1 creamware body fragment with black lines, possibly burned; 1 refined earthenware body fragment with gray glaze and black line decoration; 6 refined earthenware body spalls; 2 North American gray stoneware body fragments with blue decorations; 5 North American gray stoneware body fragments; 1 European hard-paste porcelain rim fragment with polychrome (pink, green, and blue) floral and butterfly decoration and molded edging along the rim; 2 European hard-paste porcelain body fragments (same vessel as last entry) polychrome (pink, blue, and green) floral decoration, all 3 fragments mend; 2 European hard-paste porcelain rim fragments; 2 European-hard-paste porcelain body fragments; 1 Canton porcelain rim fragment with blue diamond pattern with crosses at each junction and 2 lines running below the rim; 1 Canton porcelain base fragment with blue hand-painted geometric and possible floral decoration; 1 Canton porcelain base fragment with hand-painted blue possible willow pattern decoration; 1 Canton porcelain body fragment with blue decoration covering entire side; 2 Canton porcelain body fragments with blue line decoration; 2 manganese-tinted table glass body fragments; 1 colorless table glass rim fragment; 2 colorless table glass body fragments; 2 aqua-tinted table glass body fragments; 1 aqua-tinted table glass body fragment with press molded line decoration; 18 dark olive green bottle glass body fragments; 5 dark olive green bottle glass body fragments, patinated; 4 olive green bottle glass body fragments; 3 aqua bottle glass body fragments; 1 green bottle glass shoulder fragment; 1 manganese-tinted bottle glass body fragment; 1 amber bottle glass base fragment; 1 amber bottle glass body fragment; 1 olive green flat glass fragment; 1 aqua-tinted flat glass fragment; 2 colorless flat glass fragment; 2 colorless lighting glass fragment; 2 UID colorless patinated glass fragments, melted; 12 UID flat iron fragments; 72 UID iron fragments; 1 possible cut iron nail shaft fragment, concreted; 1 UID square iron nail shaft and tip fragment with sharp tip, concreted; 1 UID nail shaft fragment, concreted and brick adhered; 1 cut iron nail head and shaft fragment, UID head, concreted; 1 wire iron nail head and shaft fragment; 4 UID square iron nail shaft fragment, concreted; 2 UID nail head and shaft fragment, concreted; 1 UID nail shaft and tip fragment, concreted; 1 UID nail head and shaft fragment, UID head, concreted, and 1 brick adhered; 975 brick fragments, 44 glazed (5199.4g); 19 green tinted window glass fragments;

				7 colorless window glass fragments; 10 daub fragments (11.0g); 6 mortar fragments with crushed shell (6.3g); 86 coal fragments (64.0g); 1 complete left hinge oyster shell 2.82-in (l) and 1.89-in (w) (26.9g); 1 complete left hinge oyster shell 2.96-in (l) and 1.87-in (w) (27.3g); 1 complete left hinge oyster shell 1.75-in (l) and 1.36-in (w) (13.0g); 1 incomplete left hinge oyster shell fragment (26.3g); 1 incomplete right hinge oyster shell fragment (8.4g); 59 oyster shell fragments (37.2g); 35 bone fragments, 1 burned (21.1g); 6 coal clinker/slag fragments (3.1g); 25 clay pigeon fragment; 1 burned clay fragment with yellow paste (0.5g); 1 burned clay fragment with buff paste (0.3g)
312200	1315175	127	STP	1 quartz shatter; 1 quartzite FCR (122.1g); 5 quartz pebbles; 1 quartzite pebble; 1 quartzite fragment; 2 ferrous sandstone fragments; 1 white clay tobacco pipe stem, 5/64-in bore diameter; 1 English brown stoneware rim fragment; 1 possible Manganese mottled earthenware body fragment; 1 white salt-glazed stoneware body fragment; 1 white salt-glazed stoneware rim fragment; 1 white salt-glazed stoneware body fragment UID molded decoration; 1 white salt-glazed stoneware rim fragment with molded dot, diaper, basket decoration; 18 creamware body fragments; 1 creamware body fragment with brown and black hand-painted geometric decoration; 1 creamware edgeware rim fragment with blue line around rim; 1 ironstone body fragment; 5 pearlware body fragments; 1 pearlware rim fragment; 1 pearlware body fragment with blue possible floral decoration; 1 pearlware body fragment with blue hand-painted line decoration; 1 pearlware body fragment with blue transfer-printed willow pattern decoration; 1 pearlware body fragment with blue hand-painted decoration; 1 pearlware rim fragment with blue overglaze decoration, flat ware; 2 whiteware body fragments; 1 creamware body fragments with hand-painted floral decoration; 1 Staffordshire slipware rim fragment; 1 Staffordshire slipware body fragment; 1 refined earthenware body fragment with blue decoration; 3 refined earthenware body spalls; 1 North American gray stoneware body fragment; 1 European hard-paste porcelain rim fragment, undecorated; 2 Canton porcelain body fragments with blue decoration; 4 colorless table glass body fragments; 1 manganese-tinted table glass body fragment; 3 aqua-tinted table glass body fragments; 1 colorless flat glass fragment; 7 dark green bottle glass body fragments; 4 green glass bottle glass body fragments; 1 olive green bottle glass body fragment; 1 mint green container glass shoulder fragment; 2 brown bottle glass body fragments; 10 UID iron fragments; 2 UID iron nail shaft fragments; 2 UID square iron nail shaft fragments, concreted; 1 wrought iron nail shaft fragment, concreted and corroded; 400 brick fragments, 11 glazed (1834.1g); 8 green-tinted window glass fragments; 4 colorless window glass fragments; 36 coal fragments (45.2g); 24 charcoal fragments (0.9g); 1 wood fragment, non-cultural; 2 slate fragments (0.8g); 1 possible coal clinker/slag fragment (0.3g); 13 clay pigeon fragment; 1 incomplete left hinge oyster shell fragment (2.6g); 2 incomplete right hinge oyster shell fragments (8.8g)
312200	1315200	128	STP	1 UID pebble; 1 white salt-glazed stoneware body fragment; 1 pearlware rim fragment with brown line decoration around rim; 1 UID white refined earthenware rim fragment; 1 UID white refined earthenware base fragment; 1 whiteware body fragment with purple transfer-printed geometric decoration; 1 North American gray stoneware body fragment with blue possible line decoration; 1 parian porcelain fragment, probably part of a figurine; 2 manganese-tinted table glass body fragments; 1 colorless table glass body fragment; 1 aqua-tinted curved glass fragment; 1 olive green bottle glass body fragment; 1 green bottle glass body fragment; 1 UID iron fragment, concreted; 1 UID iron nail shaft

				fragment, concreted; 1 UID square iron nail shaft fragment, concreted; 47 brick fragments (517.7g); 4 green-tinted window glass fragments; 1 mortar fragment (<0.1g); 5 coal fragments (4.5g); 1 clay pigeon fragment; 1 burned clay fragment (0.5g)
312200	1315225	129	STP	1 quartzite FCR (2.1g); 9 quartz pebbles; 3 chert fragments; 1 burned white clay tobacco pipe bowl fragment; 1 tin-glazed base fragment; 1 white salt-glazed stoneware base fragment with UID molded decoration; 1 dark brown lead-glazed, yellowish-buff-pasted coarse earthenware body fragment; 1 creamware rim fragment; 6 creamware body fragments; 1 pearlware base fragment; 1 whiteware body fragment; 2 UID refined earthenware body fragments with blue transfer-printed UID decoration; 1 whiteware body fragment with black transfer-printed line and leaf decoration with possible fleur de lis; 1 possible Rockingham ware body fragment; 1 possible Annular ware body fragment; 2 North American gray stoneware body fragments; 1 possible ironstone or UID white stoneware rim fragment, thin; 1 colorless table glass body fragment, clouded; 1 green-tinted probable pharmaceutical bottle glass rim fragment; 1 green-tinted pharmaceutical bottle glass body fragment; 1 dark green to black bottle glass body fragment, 19th-century "black glass"; 2 dark olive green bottle glass body fragments, possibly 19th century; 1 olive green bottle glass body fragment; 1 colorless bottle glass base fragment, small perfume or pharmaceutical bottle; 5 UID iron fragments, concreted and 2 corroded; 250 brick fragments, 14 glazed (780.1g); 1 blue-tinted window glass fragment; 1 green-tinted window glass fragment; 32 coal fragments (11.0g); 1 charcoal (<0.1g); 1 wood fragment (<0.1g); 4 coal clinker/slag fragments (1.4g); 1 mortar fragment (0.2g); 3 dark green plastic fragments; 5 clay pigeon fragments
312200	1315250	130	STP	1 quartz pebble; 1 creamware body fragment; 25 brick fragments (32.3g); 1 aqua tinted window glass fragment; 2 coal fragments (0.6g)
312200	1315275	131	STP	1 creamware body fragment; 1 pearlware body fragment with blue transfer-printed floral decoration; 26 brick fragments (715.2g); 1 bone fragment (0.1g)
312200	1315300	132	STP	1 ferrous sandstone fragment (1.4g); 2 creamware body fragments; 1 European hard-paste porcelain body fragment; 1 dark green bottle glass body fragment; 8 brick fragments (21.2g); 1 aqua-tinted window glass fragment; 2 coal fragments (9.7g)
312200	1315325	133	STP	1 dark green bottle glass body fragment; 1 UID iron nail head fragment; 2 brick fragments (0.3g); 1 oyster shell fragment (<0.1g)
312200	1315350	134	STP	1 quartzite FCR (91.0g); 2 brick fragments (2.5g); 1 coal fragment (0.6g); 1 burned clay fragment with yellowish-buff paste (0.2g)
312200	1315375	135	STP	1 quartz secondary flake; 1 pearlware body fragment with UID blue decoration; 1 colorless table glass body fragment; 1 dark green bottle glass lip fragment; 5 UID iron fragments; 10 brick fragments, 2 glazed (19.5g); 11 coal fragments (5.9g)
312200	1315400	136	STP	1 glazed brick fragment (37.5g)
312225	1314700	137	STP	1 black lead-glazed on exterior, no glaze on interior, orange-pasted coarse earthenware body fragment; 2 green bottle glass body fragment; 1 colorless curved glass fragment; 2 brick fragments (1.3g)
312225	1314725	-	STP	No artifacts
312225	1314750	138	STP	1 colorless curved table glass body fragment with etched decoration; 2 UID iron nail shaft fragments, corroded; 9 brick fragments, 1 has a small amount of glaze (15.8g)
312225	1314775	139	STP	1 creamware base fragment with glaze on one side; 5 brick fragments (19.7g)

312225	1314800	-	STP	No artifacts
312225	1314825	140	STP	1 Buckley-like body and base fragment; 1 cut iron nail shaft fragment, concreted; 2 UID square iron nail shaft fragment, concreted, probably wrought; 1 cut iron nail head and shaft fragment, UID head and corroded; 1 UID iron square iron nail shaft fragment; 2 UID iron fragments; 11 brick fragments, 1 glazed (27.9g); 1 aqua tinted window glass fragment
312225	1314850	141	STP	1 burned ironstone rim fragment, burnt, decorated with UID blue rim decoration; 1 UID square iron nail shaft fragment, concreted; 1 cut iron nail shaft fragment; 1 UID iron nail shaft fragment; 3 brick fragments (2.4g); 6 aqua-tinted window glass fragments; 10 coal fragments (16.2g)
312225	1314875	142	STP	1 refined earthenware body spall; 5 brick fragments (26.0g); 3 coal fragments (15.2g)
312225	1314900	143	STP	3 creamware body fragments, 1 with glaze on both sides and 2 with glaze on one side; 1 aqua bottle glass lip fragment; 1 UID iron fragment; 12 brick fragments, 1 glazed (3.0g); 1 daub fragment (2.8g); 1 colorless window glass fragment; 2 coal fragments (0.5g); 1 quartz pebble
312225	1314925	144	STP	1 refined earthenware body spall; 1 Canton porcelain body and base fragment with blue hand-painted floral decoration; 1 European hard-paste porcelain rim fragment with ghost overglaze decoration; 1 olive green bottle glass body fragment; 1 UID square iron nail, 1.638-in (l), corroded; 1 UID iron fragment; 9 brick fragments; 2 colorless window glass fragment, thick; 5 coal fragments (3.6g); 19 slate fragments (23.1g)
312225	1314950	145	STP	1 creamware body fragment; 1 green bottle glass neck fragment; 1 colorless table glass body fragment; 1 ferrous sandstone fragment (0.4g); 1 wire iron nail head and shaft fragment; 5 wire iron nail shaft fragments; 5 UID iron nail shaft fragments; 5 UID iron nail shaft fragments, concreted; 1 UID iron nail shaft fragment; 3 UID iron fragment; 31 brick fragments, 2 burned (197.7g); 2 aqua-tinted window glass fragments; 87 coal fragments (71.8g); 1 quartz pebble (1.3g); 5 slate fragments (2.3g)
312225	1315075	146	STP	1 quartzite possible FCR (615.4g); 2 creamware body fragments, possible dish or plate; 1 pearlware edgeware rim fragment with blue scalloped decoration, Rococo edgeware 1775-1810; 1 pearlware body fragment with chrome (blue and yellow) possible floral decoration; 1 pearlware body fragment with blue underglaze decoration, decoration on both sides; 1 milk glass body fragment; 1 colorless table glass body fragment; 16 UID iron fragments, corroded; 1 cut iron nail head and shaft fragment, sprig head and pebble concretions; 5 UID square iron nail shaft fragments, corroded; 60 brick fragments (107.5g); 1 aqua-tinted window glass fragment; 9 coal fragments (6.0g); 1 charcoal fragment (0.1g); 6 oyster shell fragments (6.6g); 1 coal clinker/slag fragment (0.4g); 1 chert fragment, non-cultural; 1 quartz fragment, non-cultural; 1 UID pebble; 1 bone fragment, burned (0.6g)
312225	1315100	147	STP	1 refined earthenware body spall with white/cream colored paste; 1 creamware body fragment, possible plate; 1 pearlware body fragment with ridged decoration on one side; 1 colorless table glass body fragment with press molded facet decoration; 1 cut iron nail shaft fragment, minimal corrosion; 1 UID flat iron fragment; 3 UID iron nail shaft fragment; 24 brick fragments, 4 burned fragments (8.7g); 2 colorless window glass fragments, 1 fragment slightly thicker than the other fragment; 6 oyster shell fragments (1.6g); 22 coal fragments (10.7g); 1 burned clay fragment (0.2g)
312225	1315125	148	STP	1 quartzite tertiary flake; 1 quartzite shatter; 1 quartzite possible core; 2 quartzite FCR (552.8g); 1 quartzite possible FCR (259.8g); 1 red-pasted earthenware body fragment, ridged decoration on exterior, possible flower pot; 1 UID refined earthenware body fragment, burned; 4

				creamware body fragments; 1 creamware body and base fragment, flat ware; 1 UID refined earthenware body spall; 3 whiteware body fragments, 1 with glaze on both sides and 2 with glaze on one side; 1 whiteware rim fragment; 1 possible pearlware body fragment, glaze on both sides, with blue transfer-printed floral decoration; 1 pearlware body fragment; 1 UID refined earthenware body fragment, possible pearlware, glaze on one side, burned; 1 ironstone body fragment; 1 possible ironstone rim fragment; 1 UID burned refined earthenware body spall; 1 possible reverse Staffordshire slipware body fragment, black lead-glaze and pink-buff paste, glaze on one side; 1 brown lead-glazed on one side and white lead-glazed on the other, yellowish-white pasted earthenware body fragment; 1 possible Manganese mottled body fragment, dark brown lead glaze and grayish paste; 3 black/brown lead-glazed, whitish-gray pasted refined earthenware body fragment; 1 European hard-paste porcelain rim fragment; 1 European hard-paste porcelain rim fragment; 1 European hard-paste porcelain body fragment; 1 European hard-paste porcelain base fragment; 1 Chinese hard-paste porcelain, not Canton, body fragment with blue and light blue decoration; 1 Canton porcelain body fragment with blue hand-painted decoration, cloud; 1 aqua table glass body fragment with press molded horizontal lines decoration; 1 aqua table glass body fragment; 1 aqua bottle glass body fragment with mold seam; 10 colorless curved glass fragments; 1 aqua table glass body fragment; 2 olive green bottle glass body fragments; 1 green bottle glass body fragment, blown; 1 green bottle glass body fragment; 1 aqua-tinted bottle glass body fragment; 1 manganese-tinted body glass body fragment; 1 colorless bottle glass body fragment; 1 colorless bottle glass body and lip fragment; 1 blue flat glass fragment, probably container glass fragment; 12 dark green bottle glass body fragments; 1 dark green bottle glass base fragment; 1 glass “cat's eye” marble fragment, 0.783-in diameter; 2 UID flat iron fragments; 37 UID iron fragments; 4 copper fragments, oxidized, modern; 1 wire nail head and shaft fragment, concreted and bent; 1 cut iron nail shaft fragment, concreted; 1 wire iron nail shaft fragment, concreted and corroded; 15 UID iron nail shaft fragments, concreted; 1 machine-made brick bat, 2.98-in (w) x 4.145-in (h), mortar adhered to one side (1313.3g); 5 red brick fragments (1143.3g); 5 pink brick fragments (1085.2g); 4 dark orange brick fragments, 1 with glazed (1096.8g); 2 light orange brick fragments (214.2g); 3 burned brick fragments (459.6g); 410 brick fragments (747.8g); 3 aqua-tinted window glass fragments; 2 light green window glass fragments; 4 colorless window glass fragments; 1 large oval rock, possibly quartzite, non-cultural; 1 mortar fragment with shell and gravel inclusions (0.1g); 68 coal fragments (40.6g); 3 complete oyster shells (57.6g); 95 oyster shell fragments (319.1g); 1 mammal vertebrae (65.8g); 16 bone fragments (13.4g); 1 coal clinker/slag fragment (0.3g); 4 clay pigeon fragments; 1 UID pebble fragment
312225	1315150	149	STP	1 jasper tertiary flake; 1 quartz tertiary flake; 2 quartzite FCR (370.9g); 1 red-pasted coarse earthenware body fragment; 1 UID slipware, red-pasted earthenware body fragment with yellow slip on one side and clear lead glaze on other; 1 tin-glazed earthenware body fragment; 1 Buckley body fragment, no glaze, but slip present on one side; 1 Astbury body fragment; 1 creamware rim fragment; 19 creamware body fragments; 1 pearlware body fragment with UID blue decoration; 1 transfer-printed pearlware body fragment with UID blue decoration; 1 transfer-printed pearlware body fragment with blue floral decoration; 8 pearlware body fragments; 1 pearlware base and body fragment; 1 whiteware with UID blue decoration; 9 whiteware body fragments; 1 UID brown lead glaze

				buff pasted body fragment, possibly Manganese mottled or Albany slip; 1 UID brown lead glazed buff pasted body fragment, possibly Manganese mottled, burnt; 1 UID refined earthenware body fragment with raised floral decoration, possibly bowl or dish; 1 UID refined earthenware body fragment, gray glaze, brownish-cream paste, possibly ironstone; 7 UID refined earthenware body fragment; 1 English brown stoneware body fragment, clear salt-glaze; 1 English brown stoneware body fragment; 1 UID stoneware with dark brown glaze, yellowish-buff paste body fragment; 1 white salt-glazed stoneware rim fragment with UID molded decoration; 2 white salt-glazed stoneware body fragments; 1 probable Albany slipware body fragment, brown salt glaze on exterior and white salt glaze interior, possible evidence of wheel-throwing; 1 UID stoneware body fragment, gray paste, no glaze present; 1 UID brown/black salt-glazed stoneware body fragment, probably 19th century; 4 colorless table glass body fragment; 1 colorless table glass body fragment with pressed faceted decoration; 1 dark green bottle glass body fragment; 1 olive green bottle glass body fragment; 2 green bottle glass body fragments; 1 yellow-green bottle glass body fragment; 1 colorless container glass lip and body fragment; 1 colorless bottle glass body fragment with embossed "R?"; 1 colorless bottle glass body fragment with UID embossed lettering; 1 blue-tinted bottle glass body fragment with embossed "M"; 1 green flat glass fragment; 2 colorless flat glass fragments; 1 aqua-tinted curved glass fragment; 2 colorless curved glass fragments; 1 colorless curved glass fragment; 1 colorless container glass body fragment with embossed "S MO(I?)"; 2 copper fragments, oxidized; 30 UID iron fragments; 1 UID square iron nail head and shaft fragment, UID head, concreted; 5 UID iron nail shaft fragments; 623 brick fragments (1236.1g); 4 aqua-tinted window glass fragments; 1 blue-tinted window glass fragment; 1 green-tinted window glass fragment; 2 colorless window glass fragments; 2 burned clay fragments (0.6g); 80 coal fragments (62.5g); 12 charcoal fragments (1.3g); 18 oyster shell fragments (35.7g); 3 bone fragments (0.6g); 1 tooth fragment (0.4g); 4 clay pigeon fragments (3.9g); 4 quartz pebbles, non-cultural; 1 quartzite fragment, non-cultural; 9 UID pebbles; 1 ferrous sandstone fragment; 5 sandstone fragments
312225	1315175	150	STP	3 quartzite FCR (145.6g); 1 UID pebble, non-cultural; 1 possible Manganese mottled earthenware body fragment, brown lead glaze and buff paste; 1 UID coarse earthenware body fragment with mottled brown lead glaze one side and buff paste, thick; 1 UID coarse earthenware body fragment with brown lead glaze on one side and red paste; 1 UID refined earthenware with green decoration body fragment on one side, possible Whieldon ware; 16 creamware body fragments; 1 pearlware body fragment with UID blue decoration; 1 pearlware body fragment with UID blue decoration; 8 pearlware body fragments; 8 whiteware body fragments; yellow ware body fragment; white salt-glazed stoneware base and body fragment with 3 horizontal molded lines; 1 North American stoneware body fragment; 1 European hard-pasted porcelain rim fragment; 2 dark green bottle glass body fragments; 12 green bottle glass body fragments; 1 amber bottle glass body fragment; 1 aqua table glass rim fragment; 1 colorless bottle glass base fragment; 1 manganese-tinted bottle glass body fragment; 1 colorless, thick, bottle glass body fragment; 1 aqua-tinted container glass with embossed lettering; 1 aqua-tinted table glass body fragment; 1 colorless table glass body fragment; 1 aqua table glass body fragment; 1 manganese-tinted table glass body fragment; 6 aqua-tinted curved glass fragment; 5 colorless curved glass fragment; 1 deep blue green flat glass fragment; 17 iron fragments, highly

				corroded; 1 copper possible leather ornament; 1 UID iron nail shaft fragment, heavily concreted; 1 UID square iron nail shaft fragment, concreted; 1 UID iron nail head fragment, UID head; 568 brick fragments (1527.8g); 17 aqua-tinted window glass fragment; 3 colorless window glass fragments; 1 aqua-tinted window glass fragment, thick; 103 coal fragments (70.6g); 4 charcoal fragments (0.3g); 15 oyster shell fragments (52.1g); 1 mammal bone fragment (7.2g); 2 coal clinker/slag fragments (7.5g); 1 modern plastic button with 4 holes; 12 clay pigeon fragments (8.5g); 2 UID stone
312225	1315200	151	STP	2 black lead-glazed, orange-pasted coarse earthenware body fragments; 1 UID coarse earthenware body spall, yellowish-white paste, orange exterior, chalky paste; 1 Jackfield body fragment with molded ridged decoration; 1 creamware body fragment; 1 creamware body fragment; 7 pearlware body fragments; 1 pearlware body fragment; 1 white salt-glazed stoneware body and base fragment; 1 white salt-glazed stoneware base fragment; 1 white salt-glazed stoneware body fragment; 1 Canton porcelain body fragment with blue decoration; 1 colorless table glass press molded and etched decoration; 2 aqua-tinted bottle glass body fragments; 3 dark green bottle glass body fragments; 2 olive green bottle glass body fragments; 4 green bottle glass body fragments; 3 UID iron fragments, concreted; 2 UID flat iron fragments; 1 UID nail shaft fragment, concreted and corroded; 162 brick fragments (444.1g); 3 aqua-tinted window glass fragments; 1 colorless window glass fragment; 15 coal fragments (4.6g); 2 charcoal fragments (<0.1g); 3 oyster shell fragments (0.3g); 7 clay pigeon fragments
312225	1315225	152	STP	1 creamware rim fragment; 13 brick fragments (45.0g); 1 aqua-tinted window glass fragment; 1 coal fragment (0.2g)
312225	1315250	153	STP	2 creamware body fragments; 1 whiteware rim and body fragment; 1 pearlware body fragment with molded decoration; 1 white salt-glazed stoneware body fragment with scratch blue decoration; 1 dark green bottle glass base fragment; 17 brick fragments (12.5g); 2 coal fragments (0.9g); 2 charcoal fragments (<0.1g)
312225	1315275	154	STP	1 quartzite FCR (139.4g); 2 quartzite tertiary flakes; 1 probable English Brown stoneware base fragment, clear salt-glaze, gray paste; 1 olive green bottle glass fragment, patinated; 3 UID iron fragments; 15 brick fragments (77.8g); 1 aqua-tinted bottle glass body fragment; 5 coal fragments (5.3g); 1 complete right hinged oyster shell 2.113" (l) (5.1g); 1 oyster shell fragment (5.1g)
312225	1315300	155	STP	1 brick fragment (10.1g)
312225	1315325	-	STP	No artifacts
312225	1315350	156	STP	1 milk glass body fragment, blue-tinted, white/slightly translucent; 1 olive green bottle glass body fragment; 6 brick fragments (18.6g); 1 coal fragment (<0.1g); 1 oyster shell fragment (<0.1g)
312225	1315375	157	STP	1 UID non-cultural cobble; 1 coal fragment (9.6g)
312225	1315400	158	STP	1 UID iron nail shaft fragment; 9 brick fragments (55.2g); 30 coal fragments (25.5g); 3 coal clinker/slag fragments (5.1g)
312225	1315700	159	STP	1 brick fragment (0.9g); 6 UID rocks; 1 plastic fragment
312250	1314700	160	STP	1 UID refined earthenware; 2 UID flat iron fragments; 5 brick fragments (48.0g)
312250	1314725	161	STP	1 white clay tobacco pipe stem fragment, undecorated, 5/64-in; 1 pearlware body fragment, blue transfer-printed decoration, possibly floral; 1 dark green bottle glass neck fragment with finish, lightly patinated; 13 UID iron fragments; 1UID square iron nail shaft fragment; 7 brick fragments (9.8g)

312250	1314750	162	STP	3 brick fragments (2.3g)
312250	1314775	163	STP	3 coal fragments (0.7g)
312250	1314800	164	STP	2 UID iron fragments; 1 UID iron nail head and shaft fragment, UID head; 9 brick fragments (3.4g)
312250	1314825	165	STP	1 dark green bottle glass body fragment; 1 ferrous conglomerate; 7 brick fragments (65.6g)
312250	1314850	166	STP	1 tin-glazed earthenware body fragment, glaze missing from exterior; 36 brick fragments (60.8g)
312250	1314875	167	STP	1 tin-glazed earthenware body fragment, glaze missing at edges and interior; 1 white salt-glazed stoneware rim fragment with molded barley pattern decoration, possible plate; 1 mint green bottle glass base fragment; 2 colorless bottle glass body fragments, modern; 2 aqua-tinted bottle glass body fragments; 1 olive green bottle glass body fragment; 1 green tinted window glass fragment; 14 brick fragments (17.3g)
312250	1314900	168	STP	1 quartz tertiary flake; 1 creamware body fragment; 1 white salt-glazed stoneware body fragment with UID molded decoration, possible flat ware; 1 Canton porcelain body fragment with blue hand-painted possibly floral decoration; 1 light green curved glass body fragment; 1 aqua-tinted curved glass body fragment; 1 colorless bottle glass body fragment; 1 light green window glass fragment; 1 aquamarine window glass fragment; 1 copper button with shank, 0.61-in diameter, undecorated; 3 UID iron nail fragments; 18 brick fragments (9.9g); 1 slate fragment (0.7g); 3 coal fragments (0.6g)
312250	1314925	169	STP	1 blue flat glass fragment; 5 olive green bottle glass body fragments; 2 ferrous sandstone fragments (1.7g); 3 UID iron fragments; 1 whole wire iron nail, 1.5-in (l); 1 wrought iron nail head and shaft fragment, UID head; 1 UID square iron nail shaft fragment, corroded; 1 UID iron nail fragment, concreted; 28 brick fragment (20.7g); 2 colorless window glass fragments; 44 slate fragments (16.4g); 3 coal fragments (0.4g); 2 rubber fragments
312250	1314945	170	STP	1 creamware body fragment, partial glaze on exterior, no glaze on interior, undecorated; 2 amber container glass base fragments, mend; 2 olive green bottle glass body fragments, patinated; 1 olive green bottle glass body fragment; 1 aqua-tinted window glass fragment; 1 UID flat iron fragment; 1 possible wrought iron nail head and shaft fragment, UID head; 2 whole wire iron nails, flat heads, 1.33-in (l) and 1.53-in (l); 2 UID iron nail head fragments; 11 UID iron nail shaft fragments; 24 UID iron fragments; 149 brick fragments (213.9g); 2 colorless window glass fragments; 1 cement fragment (192.2g); 49 slate fragments (109.0g); 11 coal fragments (14.8g); 2 oyster shell fragments (2.1g); 2 non-cultural quartz pebbles; 1 chert pebble; 1 ferrous sandstone pebble
312250	1314975	171	STP	1 quartzite shatter; 1 UID red-pasted coarse earthenware body fragment, no glaze, undecorated, possible flower pot; 1 pearlware base fragment, undecorated; 1 pearlware body fragment with hand-painted decoration, flat ware; 1 colorless glass bottle glass body fragment with embossing "ALT"; 2 olive green bottle glass body fragments, possibly mold blown, mend; 3 aqua-tinted container glass body fragments; 2 colorless container glass body fragments; 2 aqua tinted bottle glass body fragments; 17 UID iron fragments; 1 complete wire iron nail, 1.4-in (l), concreted;1 UID iron nail head and shaft fragment, probably wire, concreted; 1 UID square iron nail shaft and possible head fragment, heavily concreted; 6 UID iron nail shaft fragments, concreted; 1 UID square iron nail shaft fragment, corroded; 93 brick fragments (416.1g); 2 colorless window glass fragments; 1 aqua-tinted window glass fragment; 19 mortar fragments (36.0g); 9 plaster fragments (18.6g); 1 concrete fragment with bluish-gray

				paint on one surface; 47 slate fragments (56.0g); 115 coal fragments (175.5g); 2 coal fragments (5.5g)
312250	1315075	172	STP	1 orange paste coarse earthenware fragment without a glaze; 31 brick fragments (14.8g); 1 coal fragment (2.2g)
312250	1315100	173	STP	1 creamware base fragment, small sections of glaze missing; 1 creamware body fragment, possible hollowware; 1 Rockingham ware body fragment, brown mottled lead-glaze with buff to yellow paste; 1 green bottle glass body fragment; 60 brick fragments (180.0g)
312250	1315125	174	STP	1 ironstone rim fragment, undecorated, possible hollowware; 1 ironstone body fragment with molded decoration, possible hollowware; 1 creamware base fragment, missing part of interior glaze; 1 creamware body fragment, missing glaze at edges; 1 olive green bottle glass body fragment; 2 colorless bottle glass body fragments, blown; 2 colorless table glass fragments; 3 UID iron fragments; 20 brick fragments (14.7g); 2 window glass fragments; 1 coal fragment (0.1g)
312250	1315150	175	STP	1 creamware body fragment with blue transfer-printed decoration, missing section of interior glaze; 1 creamware body fragment, glaze missing on one side; 1 pearlware body fragment, glaze missing on one side; 1 UID refined earthenware body spall; 1 colorless bottle glass body fragment, modern; 1 green tinted window glass fragment; 7 UID iron fragments; 43 brick fragments (93.2g); 4 coal fragments (3.9g); 4 oyster shell fragments (10.5g); 1 clay pigeon fragment
312250	1315175	176	STP	4 possible FCR (8.0g); 1 pearlware base fragment, undecorated, missing glaze UID form; 1 creamware rim fragment, undecorated, missing glaze on interior, UID form; 1 creamware body fragment with brown transfer-printed decoration with peach trees, possible flat ware; 1 creamware body fragment, undecorated, missing glaze from 1 side, UID form; 3 creamware body fragments, undecorated, glaze missing on one side; 1 white refined earthenware body fragment with blue possible hand-painted floral decoration; 2 black lead-glazed, orange pasted coarse earthenware body fragments, possible Buckley-like; 2 black lead-glazed, buff pasted earthenware body fragments; 1 white salt-glazed stoneware body fragment with molded possible barley pattern decoration; 1 English brown stoneware body fragment, missing glaze on interior; 1 North American gray stoneware body fragment; 1 probable North American gray stoneware body fragment; 1 Canton porcelain, base fragment with possible willow decoration, flat ware; 3 olive green bottle body fragments, large fragment is heavily patinated; 1 aqua tinted bottle glass body fragment; 1 aqua tinted bottle glass base fragment; 1 light green bottle glass body fragment; 1 manganese tinted bottle glass body fragment; 1 UID colorless glass fragment; 4 UID flat iron fragments; 5 UID iron fragments; 6 UID iron nail shaft fragments, concreted; 839 brick fragments (636.0g); 1 burnt daub fragment (1.7g); 1 colorless window glass fragment; 2 green tinted window glass fragments; 1 aqua tinted window glass fragment; 52 coal fragments (21.6g); 52 charcoal fragments (6.2g); 4 oyster shell fragments (11.1g); 5 clay pigeon fragments; 12 UID stones
312250	1315200	177	STP	1 creamware base fragment, undecorated; 1 pearlware body fragment, missing glaze from both sides; 1 whiteware body fragment, undecorated, missing glaze from interior; 1 colorless container glass body fragment, embossed lettering possibly “H” or “A”; 2 olive green bottle glass body fragments; 1 dark amber container glass base fragment, possible square base; 1 colorless UID glass fragment, probably bottle; 7 UID iron fragments; 1 UID iron nail shaft fragments, concreted; 31 brick fragments (727.3g); 3 coal fragments (0.5g); 4 clay pigeon fragments; 1 non-cultural UID pebble

312250	1315225	178	STP	1 quartz shatter; 1 pearlware body fragment, undecorated; 2 creamware body fragments, missing glaze at edges, undecorated; 1 olive green bottle glass body fragment, possibly blown; 67 brick fragments (254.3g)
312250	1315250	179	STP	1 white clay tobacco pipe stem fragment, undecorated, 5/64-in bore diameter; 1 Manganese mottled body fragment; 10 brick fragments (8.7g); 5 coal fragments (4.0g); 1 oyster shell fragment (3.2g); 1 clay pigeon fragment
312250	1315275	180	STP	1 creamware body fragment, undecorated; 5 UID iron fragments, 1 cut iron nail shaft fragment, concreted; 1 UID iron nail shaft fragment, concreted; 5 brick fragments (1.4g); 1 slate fragment (0.2g)
312250	1315300	181	STP	1 white clay tobacco pipe stem fragment, undecorated, 5/64-in bore diameter; 1 dark green bottle glass body fragment; 7 brick fragment (22.4g); 1 blue-tinted window glass fragment; 3 coal fragments (2.3g)
312250	1315325	182	STP	1 UID iron fragment; 5 brick fragments (29.7g); 4 coal fragments (2.6g)
312250	1315350	183	STP	1 whiteware rim fragment, undecorated, missing glaze on edge of interior, UID form; 1 whiteware body fragment, undecorated, possibly hollowware; 2 colorless table glass fragments; 8 brick fragments (11.0g); 1 colorless window glass fragment; 13 coal fragments (6.9g)
312250	1315375	184	STP	1 creamware body fragment, thick, with light blue transfer-printed decoration, possible hollowware; 1 pearlware body fragment, undecorated; 1 aqua-tinted window glass fragment; 2 brick fragments (3.4g); 7 coal fragments (16.8g)
312250	1315400	185	STP	2 UID iron fragments; 1 brick fragment (4.5g); 17 coal fragments (26.7g)
312250	1315425	186	STP	2 aqua-tinted window glass fragments; 17 coal fragments (12.9g)
312250	1315450	187	STP	1 olive green bottle glass body fragment; 1 complete cut iron nail with common head, 1.4-in (l), corroded and concreted; 2 brick fragments (0.8g); 11 coal fragments (11.3g); 2 oyster shell fragments (27.5g)
312250	1315475	188	STP	1 manganese-tinted bottle glass body fragment
312250	1315500	189	STP	ASSIGNED LOT NUMBER, HOWEVER PROVENIENCE HAS NO ARTIFACTS
312250	1315650	190	STP	1 brick fragment (0.5g)
312250	1315700	191	STP	ASSIGNED LOT NUMBER, HOWEVER PROVENIENCE HAS NO ARTIFACTS
312250	1315750	192	STP	4 brick fragments (1.0g)
312275	1314900	193	STP	1 tin-glazed body fragment, buff pasted; 1 brown lead-glazed red pasted earthenware body fragment; 3 creamware body fragments; 1 white salt-glazed stoneware body fragment; 1 utilitarian porcelain body fragment, plain; 257 brick fragments (203.0g); 5 pale green window glass fragments; 1 colorless window glass fragment; 1 dark brown bottle glass body fragment; 3 UID iron nail shaft fragments; 1 UID square iron nail head and shaft fragment, UID head, corroded; 1 wrought iron nail shaft fragment; 2 clay pigeon fragments; 1 ferrous sandstone fragment; 1 thin red and white plastic fragment
312275	1314925	194	STP	2 brick fragments (3.1g); 1 colorless window glass fragment; 1 slate fragment (0.3g)
312275	1315000	195	STP	1 quartz tertiary flake; 1 creamware body fragment; 1 pearlware body fragment; 1 flower pot body fragment; 1 probable wire nail fragment; 37 brick fragments (30.2g); 2 colorless window glass fragments; 1 slate roof single fragment; 1 possible mortar fragment (0.8g); 2 coal fragments (0.8g); 1 burned clay fragment; 1 micaceous stone, probably from driveway
312275	1315025	196	STP	2 brick fragments (1.1g); 5 gravel fragments (3.3g); 1 concrete fragment (3.6g)

312275	1315045	197	STP	1 creamware fragment rim fragment; 2 green bottle glass body fragment, blown; 1 mint green bottle glass body fragment; 1 wrought iron nail shaft fragment with possible head, concreted; 1 wrought iron nail shaft fragment, concreted and bent; 4 UID square iron nail shaft fragments, concreted and corroded; 1 UID nail fragment; 42 brick fragment (46.9g); 2 gravel fragments from driveway; 1 quartz pebble, non-cultural
312275	1315075	198	STP	1 probable sewer pipe fragment; 23 red brick fragments (24.0g); 3 light blue window glass fragments; 1 colorless window glass fragment; 1 UID square iron nail fragment, possibly wrought; 4 slate roof shingle fragments; 2 mortar fragments (5.8g); 10 concrete fragments (56.0g)
312275	1315100	199	STP	1 quartzite FCR (2.4g); 1 white salt-glazed stoneware body fragment; 1 olive green bottle glass body fragment; 1 dark green bottle glass body fragment; 1 complete wrought iron nail, possible rosehead,, spatula tip 2.587" (l), bent, concreted, corroded; 407 brick fragments (440.2g); 2 colorless window glass fragments; 2 chert pebbles
312275	1315125	200	STP	1 creamware body fragment; 1 dark olive green bottle glass body fragment; 171 brick fragment (97.8g); 1 clay pigeon fragment
312275	1315150	201	STP	1 pearlware body fragment; 12 brick fragments (334.9 g); 1 coal fragment (0.5g); 1 burned clay fragment, yellowish-buff paste (0.3g)
312275	1315175	202	STP	1 quartzite FCR (4.3g); 1 creamware body fragment; 2 colorless table glass body fragments; 2 UID flat iron fragments; 2 UID iron fragments; 1 cut iron nail shaft and tip fragment, corroded; 1 possible UID iron nail shaft fragment, concreted; 60 brick fragments (649.9g); 19 coal fragments (18.0g); 1 UID pebble, non-cultural
312275	1315200	203	STP	24 brick fragments (10.8g); 4 coal fragments (5.6g)
312275	1315225	204	STP	1 brick bat, 4 inches wide x 2.25 inches thick (842.1g); 4 large brick fragments (1,043.7g); 11 brick fragments (18.0g); 2 UID square iron nail fragments; 1 mortar fragment (3.3g); 1 coal fragment (1.6g)
312275	1315250	205	STP	2 creamware body fragments, 1 has no glaze left; 2 UID iron fragments; 21 brick fragment (36.5g); 10 coal fragments (13.6g)
312275	1315275	206	STP	2 UID iron fragments; 1 UID iron nail shaft fragment, possible wire, concreted; 2 UID iron nail shaft fragment; 10 brick fragments (261.1g); 8 coal fragments (5.8g)
312275	1315300	207	STP	1 pearlware rim fragment; 1 flower pot/drain pipe fragment; 1 aqua bottle glass body fragment, blown; 1 UID iron fragment; 3 brick fragments (14.7g); 1 colorless window glass fragment; 2 coal fragments (1.0g)
312275	1315325	208	STP	5 brick fragments (1.9g); 1 pale green window glass fragment; 11 coal fragments (12.5g)
312275	1315350	209	STP	1 brick fragment (0.5g); 23 coal fragments (17.5g)
312275	1315375	210	STP	1 aqua-tinted window glass fragment; 1 complete left hinge oyster shell, Type C, 2.91-in (l) x 2.182-in (w) (54.3g)
312275	1315400	211	STP	2 colorless window glass fragments, modern; 17 coal fragments (44.9g)
312275	1315425	212	STP	2 brick fragments (<0.1g); 3 coal fragments (6.0g)
312275	1315450	-	STP	No artifacts
312275	1315475	213	STP	5 brick fragments (2.9g); 1 oyster shell fragment (0.2g)
312275	1315500	-	STP	No artifacts
312300	1314550	214	STP	4 brick fragments (0.6g); 2 coal fragments (3.7g)
312300	1314600	215	STP	1 ironstone body fragment, undecorated, UID form, burned; 1 UID flat iron fragment; 2 brick fragments (9.6g)
312300	1314650	-	STP	No artifacts
312300	1314700	-	STP	No artifacts

312300	1314750	216	STP	1 colorless container glass rim fragment, machine-made lip; 1 aqua-tinted window glass fragment
312300	1314800	-	STP	No artifacts
312300	1314850	217	STP	1 colorless table glass rim fragment; 26 brick fragments (63.7g); 1 UID stone fragment
312300	1314925	218	STP	1 tin-glazed earthenware body fragment with blue tint; 1probable Buckley spall; 1 Rhenish blue and gray stoneware body fragment with manganese decoration; 1 green bottle glass body fragment; 1 olive green bottle glass body fragment; 1 colorless bottle glass body fragment, modern; 12 UID iron fragments; 1 wrought iron nail shaft and tip fragment, spatula tip; 2 possible square iron nail shaft fragments; 1 UID iron nail shaft fragment, concreted; 1 UID iron nail shaft fragment, concreted; 110 brick fragments (243.2g); 2 mortar fragments (2.3g); 7 slate fragments (3.1g); 2 coal fragments (0.6g)
312300	1314975	219	STP	1 possible Manganese mottled body fragment; 1 white salt-glazed stoneware body spall; 1 refined earthenware body spall; 1 utilitarian porcelain base and foot fragment; 2 olive green bottle glass body fragments, blown; 1 colorless bottle glass base fragment, possible medicine bottle, with open sand pontil mark; 1 colorless bottle glass body fragment, modern; 1 colorless bottle glass body fragment, square bottle, modern; 1 colorless container glass body fragment; 12 UID iron fragments; 1 UID iron nail shaft fragment, concreted; 1 UID square iron nail head and shaft fragment UID head; 299 brick fragments (339.2g); 1 colorless window glass fragment, thick; 4 aqua-tinted window glass fragments; 42 concrete fragments (114.5g); 50 slate fragments (43.4g); 1 black matte-textured stone fragment pyramid-shaped with possible bulb of percussion; 2 UID colorless plastic faceted fragments; 3 UID rocks
312300	1315010	220	STP	1 olive green bottle glass body fragment; 24 brick fragments (31.4g); 1 aqua-tinted window glass fragment; 11 slate fragments (16.3g); 2 UID stone, non-cultural
312300	1315025	221	STP	1 creamware rim fragment with molded feather edge; 2 creamware body fragments; 1 Canton porcelain fragment with light blue curved line decoration; 37 brick fragments (25.2g); 2 possibly burned brick fragments (9.1g); 1 gravel pebble
312300	1315048	222	STP	4 brick fragments (9.3g); 2 ferrous sandstone fragments, non-cultural (15.5g)
312300	1315075	223	STP	12 brick fragments (24.0g); 1 coal fragment (0.5g)
312300	1315100	224	STP	1 quartzite FCR (120.2g); 1 cut iron nail head and shaft fragment, common nail; 25 brick fragments (26.4g); 1 whole right hinge oyster shell, Type A, 1.786-in (l) x 1.278-in (w) (9.2g)
312300	1315125	225	STP	1 burnt pearlware body fragment, most of glaze missing; 1 pearlware body fragment, mends with other pearlware fragment in lot; 1 UID iron fragment; 28 brick fragments (19.0g)
312300	1315150	226	STP	1 olive green bottle glass body fragment, little to no patina; 23 brick fragments (50.7g); 6 coal fragments (3.6g); 2 clay pigeon fragments
312300	1315175	227	STP	1 ironstone body fragment; 1 UID iron nail shaft fragment, concreted; 13 brick fragments (19.8g); 4 coal fragments (10.0g)
312300	1315200	228	STP	1 quartz tertiary flake; 1 “true blue” bottle glass body fragment; 1 UID flat iron fragment; 1 UID square iron nail shaft fragment; 17 brick fragments (163.3g); 5 coal fragments (2.7g); 8 sewer tile fragments
312300	1315225	229	STP	1 UID iron fragment, possible nail; 8 brick fragments (14.2g); 14 coal fragments (11.7g)
312300	1315250	230	STP	7 brick fragments (61.2g); 4 coal fragments (1.6g)
312300	1315275	231	STP	1 North American gray stoneware body fragment with brown interior

				wash; 3 UID iron nail fragments, concreted and corroded; 12 brick fragments (24.4g); 2 aqua-tinted window glass fragments; 15 coal fragments (9.5g); 3 charcoal fragments (0.1g)
312300	1315300	232	STP	1 olive green bottle glass rim fragment with string rim, blown, patinated; 1 UID iron fragment; 4 brick fragments (4.3g); 4 slate fragments (47.4g); 8 coal fragments (8.8g)
312300	1315325	233	STP	1 whiteware rim fragment; 1 brick fragment (0.6g); 7 coal fragments (4.9g); 1 possible coal clinker/slag fragment (1.5g)
312300	1315350	234	STP	1 UID flat iron fragment; 1 cut iron nail head and shaft fragment, possible sprig; 1 cut iron nail shaft fragment; 2 UID square iron nail fragment; 1 brick fragment (0.3g); 43 coal fragments (26.7g); 7 possible coal clinker/slag fragments (5.8g)
312300	1315375	235	STP	46 coal fragments (33.5g); 2 coal clinker/slag fragments (0.6g)
312300	1315400	236	STP	1 UID pebble; 1 colorless table glass body fragment; 1 aqua table glass rim fragment; 2 UID iron nail shaft fragments, concreted; 10 brick fragments (3.6g); 1 shale fragment (1.4g); 125 coal fragments (64.5g); 46 possible coal clinker/slag (8.7g); 17 UID rock, non-cultural; 1 burnt clay fragment (0.3g)
312300	1315425	237	STP	1 creamware body fragment; 1 whiteware rim fragment; 1 aqua-tinted window glass fragment; 1 copper alloy button; 12 brick fragments (13.2g); 24 coal fragments (31.6g); 6 coal clinker/slag fragments (4.5g); 1 UID non-cultural seed; 1 blue plastic fragment; 1 green plastic fragment; 1 gray flat plastic fragment; 1 UID pebble
312300	1315450	238	STP	1 possible small white clay tobacco pipe fragment; 1 Buckley body fragment; 1 orange lead glaze, orange-buff paste earthenware body fragment; 1 UID refined earthenware body fragment; 1 European hard pasted porcelain body fragment with UID blue decoration; 1 green window glass fragment; 27 brick fragments (25.6g); 3 coal fragments (1.5g); 2 coal clinker/slag fragments (0.6g)
312300	1315475	239	STP	1 pearlware body fragment, most of glaze missing; 4 brick fragments (54.1g); 2 coal fragments (1.2g)
312300	1315500	240	STP	3 brick fragments (8.2g); 1 burned brick fragment (1.6g)
312300	1315600	-	STP	No artifacts
312300	1315650	241	STP	1 quartz possible shatter with 50% cortex; 1 creamware rim fragment; 2 brick fragments (0.2g)
312300	1315700	242	STP	1 creamware body fragment; 1 olive green bottle glass body fragment, blown; 2 brick fragments (0.5g)
312300	1315750	243	STP	1 white salt-glazed stoneware body fragment; 2 silver plastic fragments from field shovel
312325	1314900	244	Freestyle STP	2 dark green bottle glass fragments; 13 brick fragments, 1 glazed (13.9g)
312325	1314950	245	STP	8 red brick fragments (48.1g)
312325	1314967	246	STP	1 quartzite primary flake; 1 Buckley-like body fragment; 3 creamware body fragments; 6 slate fragments; 467 red brick fragments (411.1g); 1 burned brick fragment (0.2g)
312325	1315000	247	STP	1 creamware body fragment; 1 European hard-paste porcelain body fragment, thin bodied; 1 Chinese export porcelain body fragment with blue hand-painted decorated, finely painted, thin-bodied; 1 UID square iron nail head and shaft fragment, UID head, corroded; 3 UID iron nail shaft fragments, concreted; 28 red brick fragments, 2 glazed (58.7g); 1 aqua tinted window glass fragment, modern
312325	1315025	248	STP	1 opaque colorless table glass body fragment; 1 slate fragment (0.3g); 1 UID iron nail shaft fragment, concreted; 1 wrought iron nail head and

				shaft fragment, UID head, concreted; 61 red brick fragments (58.5g); 2 light green window glass fragments
312325	1315050	249	STP	1 European hard-paste porcelain body fragment, undecorated, thin-bodied; 1 iron nail head and shaft fragment, UID head, possible wire, concreted; 2 UID iron nail shaft fragments, concreted; 71 brick fragments (40.1g); 2 glazed brick fragments (10.1g); 1 light green window glass fragment; 2 coal fragments (0.6g)
312325	1315075	250	STP	1 creamware rim fragment; 27 red brick fragments (17.6g); 1 chert fragment (1.3g); 2 ferrous sandstone fragments, natural
312325	1315100	251	STP	1 refined earthenware, probably pearlware, body fragment with blue hand-painted decoration, thin-bodied; 4 black-pasted stoneware rim fragments, thick bodied, large, possibly modern flower pot; 2 UID iron nail shaft fragments, concreted; 80 red brick fragments, 8 glazed (90.0g); 1 colorless window glass fragment; 16 oyster shell fragments (4.3g)
312325	1315125	252	STP	7 brick fragments (46.5g); 1 UID rock, non-cultural
312325	1315150	253	STP	7 red brick fragments (4.5g); 1 charcoal fragment (<0.1g); 3 clay pigeon fragments
312325	1315175	254	STP	1 quartz shatter; 3 quartzite FCR (204.8g); 1 UID square iron nail shaft fragment, concreted; 50 red brick fragments, 1 glazed (316.6)
312325	1315200	255	STP	1 quartzite FCR (7.3g); 3 red brick fragments, 1 glazed (64.9g); 4 coal fragments (14.2g)
312325	1315225	256	STP	2 red brick fragments (1.3g); 2 coal fragments (0.2g); 1 UID stone conglomerate, non-cultural
312325	1315250	257	STP	1 quartzite FCR (222.2g); 2 brick fragments, 1 burned (0.5g); 1 light green window glass fragment; 2 coal fragments (3.0g); 1 concrete fragment (1.6g)
312325	1315275	258	STP	1 dark green bottle glass body fragment, blown; 1 dark yellowish-green bottle glass body fragment; 2 UID iron fragments; 1 UID iron nail shaft fragment; 8 red brick fragments, 1 burned (5.8g); 1 colorless window glass fragment; 26 coal fragments (20.1g)
312325	1315300	259	STP	2 brick fragments, 1 burnt (1.6g); 21 coal fragments (28.1g); 5 coal clinker/slag fragments (3.5g); 1 charcoal fragment (<0.1g); 1 wood fragment (<0.1g)
312325	1315325	260	STP	1 white clay tobacco pipe bowl fragment with fluted decoration; 8 coal fragments (6.8g)
312325	1315350	261	STP	1 UID iron nail shaft fragment, concreted; 1 brick fragment (2.2g)
312325	1315375	262	STP	1 whiteware body fragment; 1 wrought iron nail head and shaft fragment, UID head, concreted and corroded; 2 brick fragments (0.3g); 3 coal fragments (3.1g); 2 coal clinker/slag fragment (2.3g)
312325	1315400	263	STP	1 Canton porcelain body fragment with blue hand-painted decoration, thin bodied; 3 brick fragments (1.4g); 1 coal fragments (7.2g)
312325	1315425	264	STP	1 creamware body fragment; 1 English brown stoneware body fragment; 1 UID iron nail shaft fragment, concreted; 12 brick fragments (11.0g); 2 coal fragments (4.7g); 1 oyster shell fragments (0.6g); 1 burned clay fragment (0.1g)
312325	1315450	265	STP	2 olive green bottle glass body fragments; 14 brick fragments, 2 burned, 2 glazed (14.1g)
312350	1314550	266	STP	1 bright blue bottle glass body fragment; 1 UID iron fragment; 1 wrought iron nail head and shaft fragment, UID head; 1 UID square iron nail shaft fragment, concreted; 2 iron tack shaft fragments, concreted
312350	1314600	267	STP	1 English brown rim fragment; 3 ironstone or whiteware rim fragments; 5 ironstone or whiteware body fragments; 3 bone domino fragments, wood attached to brass rivets on bottom, brass is turning the bone green, 19th century, fragments mend; 31 colorless table glass body fragments; 1

				manganese tinted table glass body fragmemt with press molded ovular facets, cup; 2 colorless table glass body fragments with press molded ovular facets, cup; 1 colorless table glass rim fragment, cup; 1 colorless table glass rim fragment with vertical dashes running under the rim; 1 colorless table glass body fragment with vertical line decoration; 1 colorless table glass body fragment with sunburst decoration; 1 colorless table glass body fragment with facet; 1 colorless table glass body fragment with elliptical facet; 1 colorless table glass base fragment; 1 dark green bottle glass body fragment; 8 blue/teal bottle glass body fragments; 2 amber bottle glass body fragments; 1 colorless bottle glass body fragment with mold seam; 12 colorless curved glass fragment; 1 green tinted curved glass fragment; 1 colorless curved glass fragment; 1 colorless flat glass fragment; 2 green tinted window glass fragments, fragments mend; 1 colorless window glass fragment, clouded; 2 UID flat iron fragments, concreted; 54 UID iron fragments; 1 complete iron bolt and washer, 2.449" (l); 1 iron concretion from bolt; 1 UID iron nail head fragment; 1 complete wire iron nail, 3.194" (l), corroded and concreted; 1 complete wire nail, 2.214" (l); corroded and bent; 3 wire iron nail head and shaft fragment, 2 bent, all concreted and corroded; 3 wire iron nail shaft fragments, concreted and corroded; 1 wire iron nail shaft and tip fragment, corroded; 6 UID iron nail shaft fragments; 8 brick fragments (13.5g)
312350	1314650	268	STP	1 UID stoneware, white exterior salt-glaze, black interior salt-glaze, gray/white paste, body fragment; 1 colorless bottle glass lip fragment; 1 colorless bottle glass base fragment with embossed letting "STH"; 3 UID flat iron fragments; 5 UID iron fragments; 2 UID iron nail fragments, concreted; 9 brick fragments (16.2g)
312350	1314700	269	STP	1 UID iron fragment; 7 brick fragments (45.5g)
312350	1314750	270	STP	1 creamware body fragment, little glaze; 1 UID iron nail head and shaft fragment; 7 brick fragments (3.0g)
312350	1314800	271	STP	1 olive green bottle glass body fragment; 14 brick fragments (30.1g); 1 coal fragment (2.3g)
312350	1314850	272	STP	1 dark green bottle glass body fragment; 3 UID iron fragments; 1 UID square iron nail head and shaft fragment; 2 cut iron nail shaft fragments; 1 UID iron nail shaft fragment, concreted; 55 brick fragments (87.1g)
312350	1314950	273	STP	1 colorless curved glass fragment; 1 UID iron fragment; 1 UID iron fragment, string-like object, bent and corroded; 2 UID square iron nail shaft fragments; 1 UID iron nail shaft fragment; 24 brick fragments (28.9g); 1 green-tinted window glass fragment; 6 oyster shell fragments (2.7g)
312350	1314978	274	STP	1 pearlware base fragment; 1 pearlware body fragment with blue hand-painted decoration, small; 1 UID iron nail shaft fragment; 11 brick fragments (4.3g); 1 coal fragment (<0.1g)
312350	1315000	275	STP	11 brick fragments (3.9g)
312350	1315025	276	STP	1 pearlware base fragment; 2 slightly cream-colored white refined earthenware body fragments; 5 blue container glass body fragments, flat; 1 UID iron fragment; 28 brick fragments (25.0g)
312350	1315050	277	STP	2 dark green bottle glass body fragments; 2 UID iron fragments; 1 UID iron nail shaft fragment, corroded, concreted, and bent; 102 brick fragments, 12 glazed (137.7g)
312350	1315080	278	STP	1 tin-glazed earthenware rim fragment, light blue tin-glaze, buff paste; 1 blue edgeware pearlware rim fragment, scalloped and embossed; 1

				pearlware body fragment, plain; 129 brick fragments, 19 glazed (505.0g)
312350	1315100	279	STP	1 colorless curved glass fragment; 41 brick fragments, 5 glazed (29.4g); 1 coal fragment (0.1g)
312350	1315125	280	STP	56 brick fragments, 4 glazed (57.1g)
312350	1315150	281	STP	1 UID porcelain body fragment, white to buff paste with grayish-blue glaze; 1 true blue container glass base fragment; 97 brick fragments, 7 glazed (580.5g); 1 coal clinker/slag fragment (0.3g); 1 burned clay fragment (0.5g)
312350	1315175	282	STP	7 brick fragments (9.8g); 7 coal fragments (3.5g)
312350	1315200	283	STP	8 brick fragments, 1 glazed (5.8g); 1 amber bottle glass body fragment; 11 coal fragments (21.4g)
312350	1315225	284	STP	2 brick fragments (1.6g)
312350	1315250	285	STP	1 light blue container glass body and possible lip fragment; 3 brick fragments (110.2g); 1 coal fragment (0.2g); 1 coal clinker/slag fragment (1.1g)
312350	1315275	286	STP	5 true blue bottle glass body fragments, 2 fragments mend and 3 have embossed letting; 1 colorless flat glass fragment; 20 brick fragments (48.4g); 3 modern red ceramic tiles, mosaic; 3 coal fragment (3.0g)
312350	1315300	287	STP	13 brick fragments (2.5g)
312350	1315325	288	STP	1 coal fragment (0.9g)
312350	1315350	289	STP	1 brick fragment (0.5g)
312350	1315375	290	STP	2 UID refined earthenware body spalls; 1 whiteware body fragment with blue transfer-printed floral decoration; 1 Chinese export porcelain base fragment with blue hand-painted floral decoration, finely painted, not Canton; 1 olive green square bottle glass body fragment; 2 UID iron fragments; 1 UID iron nail fragment; 23 brick fragments, 1 glazed (18.9g); 2 colorless window glass fragments; 5 coal fragments (2.3g); 1 UID stone
312350	1315400	291	STP	1 white tin-glazed earthenware body fragment, buff paste; 3 creamware body fragment; 1 20th-century sanitary porcelain body fragment, plain, thick; 2 UID cream pasted refined earthenware body spall; 3 colorless flat glass fragment; 6 UID square iron nail shaft fragment; 28 brick fragments (40.6g); 9 coal fragment (1.3g)
312350	1315425	292	STP	3 creamware body fragments; 12 brick fragments (12.8g); 1 light green window glass fragment; 1 coal fragment (0.1g)
312350	1315450	293	STP	1 white salt-glazed stoneware body fragment; 1 light green bottle glass body fragment; 16 brick fragments, 1 glazed (8.4g); 2 green-tinted window glass fragments
312350	1315600	-	STP	No artifacts
312350	1315650	294	STP	6 turtle shell fragments, modern (3.2g); 2 fish scale fragments (0.1g)
312350	1315700	295	STP	1 pearlware body fragment
312367	1315200	296	STP	1 tin-glazed body fragment, burned; 8 brick fragments (9.6g); 9 coal fragments (4.3g)
312375	1314950	297	STP	4 brick fragments (3.2g); 1 aqua window glass fragment
312375	1314975	298	STP	9 brick fragments (4.0g)
312375	1315000	299	STP	14 brick fragments (8.5g); 1 burned clay fragment
312375	1315025	300	STP	1 creamware body fragment; 10 brick fragments (5.8g)
312375	1315050	301	STP	2 iron nail shaft fragments; 54 brick fragments, 4 glazed (48.6g)
312375	1315075	302	STP	1 Rhenish blue and gray stoneware rim fragment with line decoration, molded; 3 UID iron nail shaft fragments, concreted; 1 cut iron nail head and shaft fragment, concreted; 21 brick fragments (13.0g); 1 UID rock

312375	1315100	303	STP	48 brick fragments, 8 glazed (66.4g)
312375	1315125	304	STP	1 UID iron nail shaft fragment, concreted; 78 brick fragment (73.1g); 1 aqua window glass fragment
312375	1315150	305	STP	1 brick fragment (0.8g)
312375	1315175	306	STP	2 brick fragment (1.8g); 1 coal fragment (0.2g)
312375	1315225	307	STP	1 cut iron nail shaft fragment; 1 UID iron nail shaft fragment; 4 brick fragments (4.6g); 1 coal fragments (3.3g)
312375	1315250	308	STP	1 quartz shatter; 1 brick fragment (0.2g)
312375	1315275	309	STP	1 pearlware body fragment; 1 brick fragment (0.5g); 1 iron concretion
312375	1315300	310	STP	2 creamware body fragments; 1 creamware body fragment, almost no glaze left; 3 brick fragments (1.1g); 1 coal fragment (0.3g); 1 coal clinker/slag fragment (1.0g)
312375	1315325	311	STP	1 creamware body fragment, molded decoration; 1 UID iron fragment; 1 brick fragment (3.8g); 1 coal fragment (1.3g); 1 UID rock, non-cultural
312375	1315350	312	STP	1 quartz shatter, non-cultural; 1 red coarse earthenware body fragment with brown lead glaze; 1 slip dipped refined earthenware body fragment with solid light blue painted decoration; 1 olive green bottle glass body fragment; 2 iron concretions; 14 brick fragments (11.4g); 2 coal fragments (1.6g); 1 oyster shell fragment (0.2g)
312375	1315375	313	STP	1 creamware body fragment; 1 olive green bottle glass body fragment; 1 colorless bottle glass body fragment; 2 UID flat iron fragments; 1 UID square iron nail shaft fragment; 14 iron fragments from nail; 25 brick fragments, 2 glazed (268.4g); 1 aqua window glass fragment, modern; 1 ferrous sandstone
312375	1315400	314	STP	1 Buckley body fragment, red pasted with white striations and red slip; 1 creamware body fragment; 1 modern, European porcelain body and foot fragment; 1 aqua bottle glass body fragment; 31 brick fragments, 2 glazed and 3 burnt (31.6g); 1 iron fragment, probable nail shaft fragment; 1 sandstone fragment
312375	1315425	315	STP	10 brick fragments (17.8g); 1 coal fragment (1.3g); 1 coal clinker/slag fragment (6.3g); 1 chert fragment, possibly cultural; 1 ferrous sandstone fragment
312375	1315450	316	STP	1 orange/red with white splotches pasted coarse earthenware body fragment, evidence of red slip, Buckle-like tin glazed?; 1 pearlware body fragment; 5 brick fragments (1.8g); 2 coal fragments (0.4g)
312400	1314550	317	STP	1 brick fragment (0.8g)
312400	1314600	318	STP	1 quartzite tertiary flake; 1 quartz tertiary flake; 1 quartzite shatter; 1 quartz shatter; 4 UID rocks, non-cultural; 6 orange micaeous redware body fragments; 4 porcelain base fragments, 2 fragments mend; 9 European hard-paste porcelain body fragments, plain, same vessel; 1 possible English brown stoneware body fragment; 1 colorless table glass body fragment with small vertical line decoration; 1 colorless bottle glass body fragment; 5 manganese-tinted container glass body fragment; 1 green-tinted container glass body fragment; 1 blue flat glass fragment; 1 colorless flat glass fragment; 15 colorless curved glass fragment; 10 UID iron fragments; 1 large iron fragment; 4 UID square iron nail shaft fragments; 1 UID square iron nail shaft fragment; 1 burned brick fragment (5.9g); 2 green-tinted window glass fragments; 2 aqua-tinted window glass fragments; 2 coal fragments (1.3g); 1 white Prosser button with 4-holes
312400	1314650	319	STP	1 brick fragment (1.6g); 1 quartzite fragment (0.1g)
312400	1314700	320	STP	2 UID iron fragments; 2 UID iron nail shaft fragments, possible wire; 9

				brick fragments (10.7g); 1 quartzite pebble; 1 quartzite fragment
312400	1314750	321	STP	8 brick fragments (10.3g)
312400	1314800	322	STP	1 olive green bottle glass body fragment; 1 ferrous sandstone fragment (7.0g); 1 brick fragment (0.2g); 2 coal fragment (2.1g);
312400	1314850	323	STP	2 brick fragments (1.8g)
312400	1314900	324	STP	1 quartz shatter; 24 brick fragments, 4 glazed (110.7g); 1 ferrous sandstone fragment (0.6g); 1 UID pebble
312400	1314950	325	STP	1 quartz possible secondary flake; 27 brick fragments (21.3g); 4 ferrous sandstone or bog iron fragments (1.9g)
312400	1314975	326	STP	1 UID square iron nail shaft fragment, concreted; 4 brick fragments, 1 glazed (51.0g)
312400	1314990	327	STP	10 brick fragments, 1 glazed (6.3g)
312400	1315025	328	STP	73 brick fragments (115.5g); 2 burned brick fragments, 1 glazed (2.4g); 1 UID rock, non-cultural
312400	1315050	329	STP	57 brick fragments (116.1g); 7 glazed brick fragments (17.1g); 1 colorless table glass body fragment, clouded; 1 coal fragment (2.0g); 1 UID pebble
312400	1315075	330	STP	1 quartz shatter; 30 brick fragments (246.5g)
312400	1315100	331	STP	1 quartzite primary flake; 3 orange-buff-pasted coarse earthenware body spalls, possible tin-glazed earthenware; 1 creamware body fragment, mostly glazed; 1 UID flat iron fragment; 1 UID square iron nail shaft fragment, concreted; 160 brick fragments (761.0g); 25 glazed brick fragments (17.9g); 1 colorless window glass fragment; 1 green-tinted window glass fragment; 2 coal fragments (0.5g); 5 UID pebble
312400	1315125	332	STP	26 brick fragments, 6 glazed (21.5g); 1 UID iron fragment
312400	1315150	333	STP	1 colorless table glass body fragment; 10 brick fragments (45.1g); 1 coal fragment (0.5g)
312400	1315175	334	STP	1 quartzite FCR (206.8g); 1 UID flat iron fragment; 1 UID iron fragment, probably nail; 5 UID square iron nail shaft fragment, concreted and corroded; 1 wire iron nail shaft fragment, concreted; 1 UID iron nail shaft fragment; 6 brick fragments (2.9g); 1 coal fragment (0.1g)
312400	1315200	335	STP	1 cut iron nail shaft fragment, concreted; 1 UID square iron nail shaft fragment, concreted; 13 brick fragments (8.1g); 2 coal fragment (1.6g)
312400	1315225	336	STP	3 brick fragments (0.5g)
312400	1315250	337	STP	1 quartzite FCR (54.7g); 1 brick fragment, large (391.3g); 4 brick fragments (0.2g); 5 coal fragments (0.3g); 1 aqua-tinted window glass fragment
312400	1315275	338	STP	2 quartzite possible FCR (360.9g); 2 pearlware body fragments, thick; 8 brick fragments (1.6g); 8 coal fragments (1.4g)
312400	1315300	339	STP	1 North American gray stoneware body fragment; 3 brick fragments (3.3g); 1 coal fragment (1.2g)
312400	1315325	340	STP	1 quartzite tertiary flake; 2 probable creamware body spalls; 11 brick fragments (12.2g); 1 burned brick fragment (3.6g); 2 coal fragments (0.8g); 2 quartzite pebbles, non-cultural (3.2g)
312400	1315350	341	STP	3 brick fragments (3.3g); 1 North American gray stoneware body fragment; 1 coal fragment (1.2g)
312400	1315375	342	STP	2 creamware body fragments; 1 green bottle glass body fragment; 1 dark amber bottle glass body fragment; 4 brick fragments (24.7g)
312400	1315400	343	STP	1 white salt-glazed stoneware body fragment; 1 coarse earthenware body spall; 1 UID iron fragment, concreted; 22 brick fragments, 1 glazed, 1 burned (10.0g); 2 green tinted window glass fragments; 2 coal fragments (0.6g); 1 UID pebble; 1 burned clay fragment, orange-buff paste
312400	1315425	344	STP	12 brick fragments (5.9g); 5 coal fragments (1.5g); 1 UID iron fragment

312400	1315450	345	STP	9 brick fragments (3.0g); 1 coal fragment (2.7g); 1 burnt clay fragment, yellowish-buff paste (0.1g)
312400	1315475	346	STP	7 brick fragments, 3 glazed (10.9g); 3 coal fragments (1.0g); 1 UID square nail shaft fragment; 5 UID square iron nail fragments
312400	1315500	-	STP	No artifacts
312400	1315550	-	STP	No artifacts
312400	1315600	-	STP	No artifacts
312400	1315650	347	STP	1 colorless bottle glass body fragment; 1 brick fragment (1.9g)
312400	1315700	-	STP	No artifacts
312425	1315200	348	STP	1 colorless bottle glass base fragment; 8 brick fragments (1.5g); 8 coal fragments (2.3g); 1 UID pebble, non-cultural
312425	1315225	349	STP	4 brick fragments (1.2g); 1 colorless window glass fragment; 6 coal fragments (4.7g)
312425	1315250	350	STP	1 creamware rim fragment, possible hollowware; 1 creamware body fragment; 5 brick fragments (4.7g); 2 coal fragments (1.3g)
312425	1315275	351	STP	1 pearlware rim fragment with molded decoration; 1 whiteware body fragment, undecorated, possible hollowware; 1 European hard-paste porcelain body fragment, undecorated, possible flat ware; 1 cut iron nail shaft fragment; 9 brick fragments (3.2g); 2 coal fragments (0.6g)
312425	1315300	352	STP	1 Buckley body fragment, reddish-orange and buff pasted, missing glaze from both sides; 1 UID square iron nail shaft fragment; 1 brick fragment (1.1g); 4 coal fragments (8.2g)
312425	1315325	353	STP	3 coal fragments (4.3g)
312425	1315350	354	STP	1 brick fragment (3.5g); 2 coal fragment (0.5g)
312425	1315375	355	STP	1 green-tinted window glass fragment; 16 brick fragments (7.9g)
312425	1315400	356	STP	1 pearlware base fragment, undecorated; 10 brick fragments (14.5g)
312425	1315425	357	STP	1 creamware rim fragment, missing glaze from exterior, possible flatware; 1 creamware body fragment, missing glaze from one side; 1 pearlware body fragment, flatware, very thick; 1 olive green bottle glass body fragment; 6 brick fragments (19.2g)
312425	1315450	358	STP	1 olive green bottle glass body fragment; 1 ferrous sandstone fragment (0.4g); 7 brick fragments, 1 glazed (1.5g)
312425	1315475	359	STP	12 brick fragments, 1 glazed (9.0g); 2 coal fragment (1.0g); 1 fish scale (0.1g)
312425	1315500	-	STP	No artifacts
312450	1314600	360	STP	1 quartz tertiary flake; 3 colorless bottle glass body fragments, modern; 8 UID flat iron fragments, corroded; 2 brick fragments (1.1g); 1 aqua-tinted window glass fragment; 3 possible plaster fragments (0.1g)
312450	1314650	361	STP	1 iron washer, concretion in the bore hole; 3 brick fragments (0.8g)
312450	1314700	362	STP	4 brick fragments (19.1g); 2 coal fragments (14.5g)
312450	1314750	363	STP	1 quartz possible FCR (7.1g); 10 brick fragments (18.9g); 4 coal fragments (1.1g)
312450	1314800	364	STP	1 complete cut iron nail, UID head, bent and corroded, 2.03-in (l); 1 cut iron nail shaft fragment; 65 brick fragments (94.8g); 6 glazed brick fragments (65.1g); 11 coal fragments (7.7g); 1 UID pebble; 1 burned clay fragment (0.2g)
312450	1314850	-	STP	No artifacts
312450	1314900	365	STP	1 creamware base fragment, glaze missing on one side; 1 whiteware body fragment, glaze missing on one side; 6 brick fragments (22.4g); 1 chert pebble

312450	1314950	366	STP	1 quartz shatter; 2 quartzite FCR (52.7g); 1 Chinese export porcelain body fragment with blue decoration; 14 brick fragments (36.0g); 1 glazed brick fragment (0.8g)
312450	1315000	367	STP	3 brick fragments (2.9g); 3 glazed brick fragments (1.4g); 3 ferrous sandstone fragments (1.9g)
312450	1315050	368	STP	29 brick fragments (83.0g); 3 glazed brick fragments (4.0g); 1 black plastic fragment; 1 chert pebble; 1 UID gravel fragment (0.6g)
312450	1315100	369	STP	1 cut iron nail head and shaft fragment, UID head; 1 UID square iron nail head and shaft fragment, UID head, concreted; 1 UID square iron nail shaft fragment, concreted; 2 UID iron nail shaft fragments; 20 brick fragments, 1 glazed (26.5g)
312450	1315150	370	STP	1 English brown stoneware base fragment; 1 cut iron nail head and shaft fragment, UID head, concreted; 1 cut iron nail shaft fragment; 16 brick fragment, 1 glazed (11.6g); 1 aqua-tinted window glass fragment, modern; 22 coal fragments (11.0g); 1 ferrous sandstone fragment (2.1g); 2 concrete fragments (0.9g)
312450	1315200	371	STP	1 quartz tertiary flake; 1 quartz shatter; 1 quartzite conglomerate, possible FCR (1.5g); 1 creamware body fragment, possible base; 8 brick fragments (130.9g); 12 coal fragments (12.2g)
312450	1315225	372	STP	1 creamware body fragment, thick bodied; 1 Whieldon ware fragment; 1 cut iron nail head and shaft fragment, UID head; 1 cut iron nail shaft fragment; 7 brick fragments (685.6g); 13 coal fragments (5.0g)
312450	1315250	373	STP	1 pearlware rim fragment with blue hand-painted decoration; 1 North American blue and gray stoneware body fragment; 1 20th sanitary porcelain body fragment, thick-bodied, undecorated; 1 colorless table glass body fragment, thin, curved; 1 UID square iron nail head and shaft fragment, possible L-head; 9 brick fragments, 1 glazed (24.5g); 11 coal fragments (9.9g); 1 burnt clay fragment, orangish-yellow paste (0.5g); 1 burnt clay fragment, buff paste (0.6g); 2 UID rocks, non-cultural
312450	1315275	374	STP	1 olive green bottle glass body fragment, blown; 2 UID square iron nail shaft fragments, concreted; 2 brick fragments, 1 glazed (2.0g); 5 coal fragments (1.3g); 1 UID stone fragment, possibly chert (<0.1g); 1 corn cob fragment (0.2g)
312450	1315300	375	STP	1 creamware body fragment, glaze missing on one side and half of the other; 14 brick fragments, 1 glazed (125.5g); 14 coal fragments (1.8g); 2 burnt clay fragments (<0.1g); 1 sandstone possible FCR (0.8g)
312450	1315325	376	STP	1 quartzite tertiary flake; 5 UID iron nail shaft fragments, corroded, all fragments are from the same nail; 9 brick fragments, 1 glazed (111.7g); 1 ferrous sandstone fragment (0.4g); 5 coal fragments (2.8g); 1 aqua window glass fragment, modern
312450	1315350	377	STP	1 creamware body fragment; 1 creamware body fragment; 1 creamware base fragment; 1 copper alloy button with shank, circular; 1 UID flat iron fragment; 1 wrought iron nail shaft fragment; 1 cut iron nail shaft fragment; 18 brick fragments (66.8g); 1 aqua tinted window glass fragment; 1 coal fragments (0.3g); 3 UID rocks, non-cultural
312450	1315375	378	STP	1 Buckley-like body fragment; 1 creamware body fragment; 1 cut iron nail shaft fragment; 8 brick fragments (3.3g); 2 coal fragments (1.6g)
312450	1315400	379	STP	1 creamware body fragment; 1 iron hardware shaft fragment, probably bolt, concreted; 11 UID iron fragments; 25 brick fragments (13.2g); 2 coal fragments (<0.1g); 1 UID stone pebble; 1 chert fragment
312450	1315425	380	STP	1 creamware body fragment; 6 brick fragments (5.0g)
312450	1315450	381	STP	1 whiteware body fragment with green hand-painted possible floral decoration, green is likely floral design, hand painted; 5 UID iron nail head and shaft fragments, UID head, corroded, fragments from same nail;

				5 brick fragments (1.4g); 1 aqua-tinted window glass fragment; 1 chert pebble, non-cultural
312450	1315475	382	STP	1 quartz primary flake; 1 light green bottle glass body fragment, flat; 9 brick fragments, 1 glazed (4.3g); 1 green-tinted window glass fragment
312450	1315500	383	STP	1 brick fragment (1.1g)
312450	1315550	384	STP	1 quartzite shatter
312450	1315600	-	STP	No artifacts
312450	1315650	385	STP	1 quartzite FCR (48.0g)
312475	1315200	386	STP	1 whiteware body fragment, undecorated, possible hollowware; 4 UID iron fragments; 21 brick fragments (37.9g); 22 coal fragments (10.5g); 1 wood fragment (<0.1g); 1 metal slag fragment (0.2g); 1 pebble
312475	1315225	387	STP	1 pearlware rim fragment with blue transfer-printed floral decoration; 6 brick fragments (5.1g); 3 coal fragments (0.6g)
312475	1315250	388	STP	1 pearlware body fragment with molded surface; 4 brick fragments (3.7g); 6 coal fragments (4.6g)
312475	1315275	389	STP	1 transfer-printed refined earthenware rim fragment, UID blue pattern, missing glaze from one side, UID form; 6 brick fragments (148.6g); 5 coal fragments (2.2g); 1 dried walnut seed shell fragment (0.1g); 1 UID dried seed (0.1g)
312475	1315300	390	STP	12 brick fragment (6.2g); 1 aqua-tinted window glass fragment; 8 coal fragments (4.9g); 1 oyster shell fragment (0.2g)
312475	1315325	391	STP	1 creamware body fragment, missing glaze on exterior; 1 true blue flat glass fragment; 1 colorless flat glass fragment; 1 aqua window glass fragment; 10 brick fragments (6.0g); 4 coal fragments (2.9g)
312475	1315350	392	STP	2 UID iron fragments; 23 brick fragments (16.2g); 2 coal fragments (0.6g); 2 UID dried seeds, non-cultural (<0.1g)
312475	1315375	393	STP	1 whiteware body fragment, undecorated, missing sections of glaze on exterior, UID form; 1 UID iron nail shaft fragment, without head; 18 brick fragments (45.2g); 1 coal fragment (0.2g)
312475	1315400	394	STP	2 creamware body fragments, missing glaze, UID form; 1 tin-glazed earthenware body fragment, buff pasted, undecorated, UID form, Nevers blue; 13 brick fragments (27.2g); 1 aqua-tinted window glass fragment; 3 coal fragments (0.6g); 2 dried walnut seed fragments (0.2g); 1 coal clinker/slag fragment (0.5g); 1 quartz pebble, non-cultural
312475	1315425	395	STP	1 creamware body fragment; 1 creamware body fragment with UID black decoration; 1 North American stoneware body fragment; 1 UID iron nail shaft fragment; 11 brick fragments , 1 glazed (3.7g); 1 coal fragment (<0.1g); 1 wood fragment (<0.1g)
312475	1315450	396	STP	7 brick fragments, 1 glazed (17.7g)
312475	1315475	397	STP	1 pearlware body fragment; 1 brown bottle glass body fragment, patinated; 5 brick fragments (1.2g)
312475	1315500	398	STP	1 quartzite FCR (148.3g); 1 pearlware body fragment with blue decoration; 1 cut iron nail head and shaft with UID head; 2 brick fragment (2.3g); 1 burned clay fragment, red paste (0.2g)
312500	1314700	399	STP	1 pearlware base fragment; 2 wrought iron nail shaft fragments, concreted; 2 cut iron nail shaft fragments, fragments mend, concreted; 2 cut iron nail shaft fragments, concreted; 3 UID square iron nail head and shaft fragments, fragments mend, concreted and corroded; 6 UID square iron nail shaft fragments, concreted; 10 UID iron fragments; 1 UID flat iron fragment, concreted; 18 brick fragments, 1 glazed (20.3g); 60 coal fragments (108.7g); 1 UID rock, non-cultural
312500	1314750	400	STP	1 blue-gray-tinted bottle glass lip fragment; 1 UID iron fragment,

				probable hardware; 2 UID iron fragments, concreted; 1 wrought iron nail shaft fragment, concreted; 1 UID square iron nail head and shaft fragment, UID head, concreted; 3 UID iron fragments; 12 brick fragments (9.6g); 3 coal fragments (0.9g); 1 UID rock, non-cultural
312500	1314800	401	STP	1 olive green bottle glass body fragment; 36 possible fired clay, sandy with gravel inclusions (30.2g); 2 coal fragments (<0.1g); 1 burned clay fragment (0.4g)
312500	1314850	402	STP	1 quartzite FCR (0.7g); 1 Buckley-like body fragment; 1 green bottle glass body fragment, thin; 1 brick fragment, burned (1.0g)
312500	1314900	403	STP	1 brick fragment (1.4g)
312500	1314950	404	STP	26 brick fragments (28.8g)
312500	1315005	405	STP	46 brick fragments, 10 glazed (112.6g); 3 gravel fragments
312500	1315050	406	STP	16 brick fragments (12.1g)
312500	1315100	407	STP	2 coal fragments (0.5g); 2 oyster shell fragments (0.3g)
312500	1315150	408	STP	1 pearlware body fragment; 1 UID square iron nail shaft fragment, concreted; 4 brick fragments (1.3g); 1 green tinted window glass fragment; 21 coal fragments (9.6g); 1 UID pebble (0.1g)
312500	1315200	409	STP	1 colorless table glass body fragment with pressed line; 1 cut iron nail shaft fragment, concreted; 1 UID flat iron fragment; 12 brick fragments (4.4g); 11 coal fragments (8.6g); 1 possible chert rock, non-cultural
312500	1315225	410	STP	1 refined earthenware body spall; 3 UID square iron nail shaft fragments, concreted; 10 brick fragments (3.5g); 1 aqua-tinted window glass fragment; 12 coal fragments (7.2g)
312500	1315250	411	STP	6 brick fragments (4.1g); 15 coal fragments (9.7g)
312500	1315275	412	STP	1 creamware base fragment; 1 refined earthenware spall; 1 aqua-tinted table glass fragment; 5 brick fragments (19.1g); 9 coal fragments (2.7g); 2 UID non-cultural rocks
312500	1315300	413	STP	1 creamware fragment; 1 pearlware fragment with blue decoration; 1 solid slip-banded body fragment; 1 pearlware body fragment; 1 blue pearlware rim fragment, transfer-printed; 1 green scallop edged rim fragment; 1 green bottle glass fragment; 2 green-tinted window glass fragments; 1 colorless window glass fragment; 1 unidentified iron; 17 brick fragments (218.0g), including one glazed brick; 10 coal fragments (3.7g)
312500	1315325	414	STP	1 white clay tobacco pipe stem fragment, bore diameter unmeasurable; 1 creamware base fragment, flat ware; 1 pearlware body fragment; 1 porcelain base fragment; 1 colorless table glass rim fragment; 2 copper alloy buckle fragments, possibly mend; 1 UID flat iron fragment; 1 UID nail fragment; 23 brick fragment (8.8g); 1 green-tinted window glass fragment; 2 coal fragments (0.8g); 1 coal/clinker slag fragment (0.5g); 1 oyster shell fragment (<0.1g)
312500	1315350	415	STP	1 creamware body fragment; 1 creamware rim fragment; 1 colorless table glass body fragment; 1 colorless, clouded, table glass body fragment; 7 UID iron fragments; 3 UID iron nail fragments, concreted; 2 UID square iron nail fragments concreted and corroded; 1 complete wrought nail, concreted, bent, UID head; 30 brick fragments (604.9g); 5 coal fragments (11.9g)
312500	1315375	416	STP	1 black lead-glazed, buff paste coarse earthenware body fragment; 1 creamware base fragment; 1 pearlware body fragment; 1 ferrous sandstone fragment 0.8g; 1 UID nail shaft fragment; 25 brick fragments (71.5g); 1 coal fragments (1.0g)
312500	1315400	417	STP	1 quartzite FCR (163.4g); 1 black lead-glaze, orange-buff paste coarse earthenware body fragment; 1 tin-glazed earthenware body spall; 1

				pearlware fragment; 3 refined earthenware body spall; 1 North American blue and gray stoneware body fragment; 1 UID iron fragment; 8 brick fragment, 1 burned (5.3g); 1 aqua-tinted window glass fragment
312500	1315425	418	STP	1 creamware body fragment; 1 creamware base fragment; 2 ferrous sandstone fragments (0.3g); 10 brick fragments, 1 glazed (9.4g); 1 coal fragment (<0.1g)
312500	1315450	419	STP	1 creamware body fragment; 1 North American gray stoneware body fragment; 1 colorless table glass body fragment; 11 brick fragments (7.4g)
312500	1315475	420	STP	1 dark green bottle body fragment; 5 brick fragments (8.9g); 1 coal fragments (<0.1g)
312500	1315500	-	STP	No artifacts
312500	1315550	-	STP	No artifacts
312500	1315600	421	STP	1 creamware body fragment; 1 UID flat iron fragment; 1 ferrous sandstone fragment (0.8g); 7 brick fragments (66.9g); 3 burned clay fragments (0.1g); 1 burned clay fragment (1.1g)
312500	1315650	422	STP	1 brick fragment (<0.1g); 1 coal fragment (0.3g)
312525	1315200	423	STP	1 chert pebble, non-cultural; 1 iron nail shaft fragment; 25 brick fragments (31.0g); 1 coal fragment (0.6g)
312525	1315225	424	STP	20 brick fragments (9.1g); 10 coal fragments (5.8g); 1 aqua window glass fragment
312525	1315250	425	STP	8 brick fragment (3.4g); 12 coal fragments (12.6g)
312525	1315275	426	STP	1 chert shatter; 1 colorless bottle glass fragment; 1 iron nail square shaft fragment, UID head; 1 iron concretion, possibly from a nail; 18 brick fragments (14.4g); 9 coal fragments (4.2g); 1 aqua window glass fragment, modern
312525	1315300	427	STP	1 creamware body fragment; 1possible pearlware body fragment, transfer-printed with floral decoration; 3 UID iron nail shaft fragments; 1 UID square nail shaft; 18 brick fragments (21.8g); 4 coal fragments (1.1g); 2 aqua-tinted window glass fragments
312525	1315325	428	STP	1 creamware body fragment; 1 aqua curved glass fragment; 20 brick fragments (68.0g); 5 coal fragments (1.8g); 1 non-cultural seed; 2 UID iron fragments; 1 burned clay fragment (0.2g); 1 quartzite pebble, non-cultural; 1 corn cob fragment
312525	1315350	429	STP	8 brick fragments (8.6g); 4 coal fragments (0.8g); 1 UID iron fragment
312525	1315375	430	STP	1 UID pebble; 2 creamware body fragments; 1 aqua table glass body fragment; 1 UID iron nail shaft fragment; 10 brick fragments (5.1g); 6 coal fragments (1.1g); 2 wood fragments (<0.1g)
312525	1315400	431	STP	12 brick fragments (98.7g); 3 coal fragments (3.7g)
312525	1315425	432	STP	1 UID iron nail head and shaft fragment, concreted; 6 brick fragments (9.1g); 2 coal fragments (1.0g); 1 corn cob fragment; 1 burnt clay fragment (0.3g)
312525	1315450	433	STP	1 UID iron fragment; 4 brick fragments (1.8g); 1 UID colorless glass fragment
312525	1315475	434	STP	1 UID iron hardware, possibly strap hinge
312525	1315500	435	STP	1 juvenile deer jaw bone with 5 complete teeth, 1 tooth visible inside the jaw (9.2g); 4 bone fragments (0.3g)
312550	1314750	436	STP	2 brick fragments (1.9g); 1 coal fragment (0.2g)
312550	1314800	-	STP	No artifacts
312550	1314850	437	STP	1 brick fragment (0.1g); 1 green bottle glass fragment; 1 colorless bottle glass body fragment; 1 coal fragment (1.9g)
312550	1314900	-	STP	No artifacts

312550	1314955	-	STP	No artifacts
312550	1314995	438	STP	4 cut iron nail head and shaft fragment, mend, flat head; 28 mortar fragments (5.6g); 4 possible plaster fragments (0.6g); 1 snail shell 0.1g
312550	1315050	439	STP	2 brick fragments (0.3g); 1 green bottle glass body fragment; 3 coal fragments (8.0g)
312550	1315100	440	STP	1 brick fragment (0.7g)
312550	1315150	441	STP	1 white refined earthenware body fragment with blue transfer-print- poss. Whiteware (same vessel as transfer-print from N312475/E1315225); 1 possible shale fragment; 1 colorless, cloudy, table glass body fragment; 4 coal fragments (1.5g)
312550	1315200	442	STP	14 brick fragments (23.7g); 1 coal fragment (1.0g)
312550	1315225	443	STP	20 brick fragments (79.1g); 1 green bottle glass body fragment; 7 coal fragments (18.2g)
312550	1315250	444	STP	1 pearlware body fragment; 23 brick fragments (54.2g); 1 blue-tinted window glass body fragment; 6 coal fragments (4.1g)
312550	1315275	445	STP	15 brick fragments, 1 glazed (73.8g); 53 coal fragments (23.7g)
312550	1315300	446	STP	2 quartz pebbles; 1 green glass bottle body fragment; 2 UID iron fragments; 28 brick fragments, 1 glazed (27.3g); 24 coal fragments (10.7g); 1 corn cob piece (<0.1g)
312550	1315325	447	STP	1 red coarse earthenware with lead glaze rim fragment; 1 iron nail fragment, concreted; 16 brick fragments, 2 glazed (27.3g); 13 coal fragments (9.7g)
312550	1315350	448	STP	1 Buckley body fragment; 1 red coarse earthenware with lead glaze, highly fired, possibly “Philadelphia” style fragment; 1 pearlware body fragment; 1 pearlware body fragment with black floral (?) decoration; 1 UID flat iron fragment; 1 possible UID iron hardware fragment, corroded; 20 brick fragments, 1 glazed (57.7g); 1 aqua-tinted window glass fragments; 14 coal fragments (7.4g); 1 quartz non-cultural pebble
312550	1315375	449	STP	1 Buckley body spall; 3 UID iron fragments; 7 UID iron nail fragments; 15 brick fragments (12.3g); 12 coal fragments (4.8g); 1 corn cob fragment
312550	1315400	450	STP	1 quartzite FCR (0.4g); 1 colorless, clouded, table glass body fragment; 1 colorless table glass fragment body; 1 UID bog iron fragment (1.5g); 30 brick fragments, 2 glazed (23.6g); 12 coal fragments (4.7g); 1 oyster shell fragment (0.6g); 2 non-cultural wood fragments; 1 burned clay fragment (<0.1g)
312550	1315425	451	STP	1 possible refined earthenware rim fragment, burned; 1 wrought iron nail head and shaft fragment with rosehead; 1 UID square iron nail head and shaft fragment with L-head; 1 UID square nail head and shaft fragment; 6 UID iron nail fragments; 25 brick fragments, 6 glazed (37.6g); 1 blue-tinted window glass fragment; 2 coal fragments (0.5g); 1 burned clay fragment (1.4g); 2 UID non-cultural pebbles
312550	1315450	452	STP	1 green bottle glass body fragment; 2 ferrous sandstone fragments; 1 coal fragment (<0.1g); 1 plastic fragment; 3 burned clay fragments (1.6g)
312550	1315475	453	STP	1 burned clay fragment (0.2g)
312550	1315500	454	STP	1 cut iron nail shaft fragment; 1 UID iron nail shaft fragment; 1 brick fragment (1.1g); 1 aqua-tinted window glass fragment
312550	1315550	455	STP	1 creamware body fragment; 11 brick fragments (8.1g); 2 burned clay fragments, red paste (1.5g); 2 burned clay fragment (2.3g)
312550	1315600	456	STP	1 quartzite tertiary flake; 1 Mocha refined earthenware body fragment, brown and black lines; 1 green bottle glass body fragment; 12 brick fragments (66.0g)
312575	1315200	457	STP	1 gray stoneware spall; 1 UID stoneware base fragment, possible English brown; 6 brick fragments (4.7g); 1 coal fragment (<0.1g); 1 non-cultural

				dried seed, modern; 1 fragment of burned clay (0.5g)
312575	1315225	458	STP	1 burned clay fragment, buff paste; 29 brick fragments, 1 glazed (81.2g)
312575	1315250	459	STP	1 burned clay or daub fragment (1.8g); 36 brick fragments (28.3g); 1 light green window glass fragment, no patina; 2 coal fragments (1.7g); 1 burned clay fragment (0.2g)
312575	1315275	460	STP	1 pearlware body/base fragment; 28 brick fragments (12.3g); 15 coal fragments (15.6g)
312575	1315300	461	STP	1 quartz tertiary flake; 2 creamware body fragments; 1 pearlware body fragment with black speckled decoration, possibly sponge decoration; 1 UID iron fragment; 4 UID square iron nail shaft fragments, corroded and concreted; 38 brick fragments (41.7g); 11 coal fragments (11.0g); 1 burnt clay fragment (0.4g)
312575	1315325	462	STP	1 brown lead-glazed, red-pasted coarse earthenware body fragment with possible ochre inclusions in paste; 1 creamware, possible base fragment; 1 colorless window glass fragment; 1 glazed brick fragment, glaze looks burned (0.8g); 16 brick fragments (7.5g); 11 coal fragments (19.5g)
312575	1315350	463	STP	1 creamware body fragment; 1 refined earthenware body spall; 1 UID square nail shaft fragment; 10 brick fragments (74.6g); 5 coal fragments (3.2g)
312575	1315375	464	STP	1 creamware body fragment; 1 pearlware body fragment; 1 colorless table glass fragment; 1 UID iron bit fragment; 7 brick fragments (8.6g); 1 coal fragment (0.1g)
312575	1315400	465	STP	1 pearlware body fragment with blue decoration and white stripe; 1 olive green bottle glass blown neck fragment; 3 glazed brick fragments (0.9g); 29 brick fragments (57.8g); 5 coal fragments (4.3g); 2 charcoal fragments (<0.1g); 2 oyster shell fragments (1.9g); 1 chert fragment
312575	1315425	466	STP	1 quartz tertiary flake; 1 iron fragment, probably from nail in same context; 1 cut iron nail shaft fragment, corroded; 4 brick fragments (47.5g); 1 glazed brick fragment (0.2g); 2 coal fragments (0.6g)
312575	1315450	467	STP	1 iron concretion fragment, probably from a nail; 4 brick fragments (2.7g)
312575	1315475	468	STP	1 UID mammal bone fragment (15.6g); 1 UID non-cultural pebble
312575	1315500	469	STP	2 brick fragments (1.4g); 1 coal fragment (0.1g); 1 UID bone fragment, partially burned; 1 chert non-cultural rock
312600	1314850	470	STP	1 colorless table glass body fragment; 1 colorless table glass body fragment with mold line; 2 olive green bottle glass body fragments; 4 greenish-blue bottle glass body fragments, 2 mend; 1 blue bottle glass body fragment; 20 green-tinted window glass fragments
312600	1314895	-	STP	No artifacts
312600	1314950	471	STP	1 quartzite FCR (85.0g); 1 red coarse earthenware with copper lead glaze, possibly "Philadelphia" style fragment; 2 North American gray stoneware body fragments; 1 colorless table glass body fragment; 1 green bottle glass body fragment; 13 UID iron bit fragments; 1 cut iron nail shaft fragment; 7 UID square iron shaft fragments, concreted and corroded; 1 brick bat, machine made 4.05-in (w) x 2.09-in (h) (1298.9g); 1 burned brick fragment (1.5g); 1 glazed brick fragment (0.6g); 31 brick fragments (131.0g); 4 coal fragments (0.4g)
312600	1315000	472	STP	1 burned brick (1.0g); 2 brick fragments (5.2g)
312600	1315050	473	STP	1 brick fragment (57.6g); 1 coal fragment (0.1g)
312600	1315100	474	STP	1 quartz tertiary flake; 1 brick fragment (0.5g); 5 coal fragment (3.3g); 1 chert non-cultural rock
312600	1315150	475	STP	4 brick fragments (6.2g); 1 glazed brick fragment (8.4g); 1 charcoal fragment (0.2g)

312600	1315200	476	STP	1 colorless table glass body fragment; 9 brick fragments (15.3g); 2 coal fragments (0.2g)
312600	1315225	477	STP	1 UID iron nail fragment; 31 brick fragments (34.3g); 1 glazed brick fragment (0.6g); 1 seed (0.1g)
312600	1315250	478	STP	1 white clay tobacco pipe stem fragment, 5/64-in bore diameter; 2 glazed brick fragments (2.2g); 28 brick fragments (26.1g); 1 green-tinted window glass fragment; 2 coal fragments (0.3g)
312600	1315275	479	STP	1 quartzite FCR (25.4g); 1 green bottle glass body fragment; 1 UID square iron nail shaft fragment; 2 glazed brick fragments (0.8g); 21 brick fragments (12.4g); 16 coal fragments (5.3g)
312600	1315300	480	STP	2 glazed brick fragments (6.9g); 42 brick fragments (50.8g); 14 coal fragments (8.8g); 1 chert non-cultural fragment; 3 seed fragments (0.1g)
312600	1315325	481	STP	1 quartzite shatter (0.8g); 2 glazed brick fragment (0.5g); 12 brick fragments (8.8g); 3 coal fragments (1.3g); 1 non-cultural seed fragment (0.1g)
312600	1315350	482	STP	1 Buckley-like body fragment; 1 white salt-glazed stoneware rim fragment; 1 glazed brick fragment (0.6g); 25 brick fragments (8.8g); 19 coal fragments (8.8g); 1 UID burned bone fragment (<0.1g); 2 UID bone fragments (0.1g)
312600	1315375	483	STP	1 creamware body fragment; 1 pearlware body fragment with blue decorations; 23 brick fragments (13.0g); 6 coal fragments (0.9g)
312600	1315400	484	STP	1 colorless curved glass fragment; 1 colorless table glass fragment (similar to XXV on pg 191 in Noël Hume 1969); 1 colorless table glass fragment; 1 wrought iron nail fragment; 9 glazed brick fragments (29.4g); 18 brick fragments (83.4g); 4 coal fragments (0.9g); 2 rocks
312600	1315425	485	STP	1 quartzite FCR (0.6g); 1 pearlware body fragment with blue decoration; 1 colorless flat glass fragment; 1 UID flat iron fragment; 1 possible UID square iron nail shaft fragment, corroded; 1 UID square iron nail fragment, corroded; 8 brick fragments (1.7g); 1 glazed brick fragment (0.2g); 5 coal fragments (4.1g)
312600	1315450	486	STP	1 UID iron scrap fragment; 3 brick fragments (0.6g); 1 burned brick fragment (0.6g); 1 coal fragment (0.5g)
312600	1315475	487	STP	2 brick fragments (1.9g); 1 glazed brick fragment (0.8g); 1 chert rock
312600	1315500	488	STP	10 brick fragments (12.6g)
312600	1315550	489	STP	1 creamware body fragment; 1 pearlware body fragment; 1 yellow curved glass fragment; 4 brick fragments (8.6g)
312600	1315600	490	STP	1 brick fragment (1.1g)
312625	1315200	491	STP	1 glazed brick fragment (0.4g); 4 brick fragments (21.6g)
312625	1315225	492	STP	11 brick fragments (3.0g); 2 aqua-tinted window glass fragments; 1 coal fragment (0.6g); 1 chert non-cultural pebble
312625	1315250	493	STP	7 brick fragments (4.6g)
312625	1315275	494	STP	1 green bottle blown glass body fragment, blown; 6 brick fragments (6.8g); 1 coal fragments (0.6g)
312625	1315300	495	STP	1 UID iron fragment; 1 glazed brick fragment (0.5g); 6 brick fragments (10.7g); 2 brick fragments with hematite inclusions (3.2g)
312625	1315325	496	STP	12 brick fragments (12.4g); 2 coal fragments (1.2g)
312625	1315350	497	STP	5 brick fragments (6.8g); 1 glazed brick fragment (0.3g); 1 burned brick fragment (0.5g)
312625	1315375	498	STP	1 colorless curved glass body fragment; 10 brick fragments (11.5g); 4 coal fragments (1.8g)
312625	3125400	499	STP	1 tin-glazed earthenware body fragment; 1 colorless table glass body fragment; 1 UID nail shaft fragment, concreted and corroded; 16 brick fragments (8.3g); 2 brick fragments with hematite inclusions (33.5g); 3

				coal fragments (3.4g)
312625	1315425	500	STP	17 iron fragments, probably flakes from nail; 1 cut iron nail partial head and shaft fragment, corroded; 1 cut iron nail shaft fragment, curved and corroded; 4 brick fragments (5.6g); 4 coal fragments (3.1g)
312625	1315450	501	STP	4 UID iron fragments from nail; 1 cut iron nail shaft fragment with partial UID head, near complete
312625	1315475	502	STP	1 brick fragment (6.5g); 1 brick fragment (3.6g)
312625	1315500	503	STP	1 quartzite shatter; 2 UID iron fragments; 2 cut iron nail shaft and partial head fragments, mend and corroded; 5 brick fragments (4.2g); 1 burned possible daub fragment (0.4g); 1 chert non-cultural rock
312650	1314950	-	STP	No artifacts
312650	1315000	504	STP	6 colorless bottle glass body fragments; 1 brick fragment (0.2g)
312650	1315050	505	STP	1 colorless window glass fragment
312650	1315100	506	STP	1 quartz tertiary flake; 1 brick fragment (0.6g); 1 aqua-tinted window glass fragment
312650	1315150	507	STP	1 cut iron nail shaft fragment; 5 brick fragments (2.8g); 1 charcoal fragment (0.1g)
312650	1315200	508	STP	1 pearlware body fragment; 3 UID iron nail fragments; 5 brick fragments (2.7g); 1 chert non-cultural pebble
312650	1315225	509	STP	1 pearlware base fragment- glaze missing on one side; 1 blue flat glass fragment, possibly window; 5 brick fragments (5.9g); 1 UID rock
312650	1315250	510	STP	4 brick fragments (4.0g); 1 colorless window glass fragment; 1 coal fragment (0.1g)
312650	1315275	511	STP	3 brick fragments (0.5g); 4 coal fragments (0.3g)
312650	1315300	512	STP	2 creamware body fragments; 2 brick fragments (1.2g); 1 glazed brick fragment (0.9g)
312650	1315325	513	STP	1 green bottle glass body fragment; 2 brick fragments (0.6g); 1 brick fragment (0.6g); 1 aqua-tinted window glass fragment; 2 coal fragments (0.5g)
312650	1315350	514	STP	2 quartzite FCR (122.4g)' 2 glazed brick fragments (9.0g); 9 brick fragments (11.1g); 1 coal fragment (1.1g)
312650	1315375	515	STP	1 European hard-paste porcelain handle fragment; 1 European hard-paste porcelain body fragment; 1 Albany slipware body fragment, brown salt-glazed, buff pasted stoneware; 2 UID iron fragments from nail; 3 cut iron nail head and shaft fragments, mend, heads incomplete, corroded; 11 brick fragments (29.4g); 1 aqua-tinted window glass fragment; 5 coal fragments (1.4g); 1 chert non-cultural pebble
312650	1315400	516	STP	3 UID iron fragments, probably from nail; 1 possibly wrought iron nail head and shaft fragment, head incomplete; 2 brick fragments (4.6g); 2 brick fragments (0.3g); 1 mortar fragment (0.4g); 2 coal fragments (2.3g)
312650	1315425	517	STP	1 cut iron nail shaft fragment; 3 brick fragments (1.1g); 1 burned brick fragment (2.5g); 1 rock conglomerate (0.1g); 6 coal fragments (2.6g); 3 oyster shell fragments (0.3g); 1 plastic fragment, possible bottle (?)
312650	1315450	-	STP	No artifacts
312650	1315475	518	STP	12 UID iron fragment; 1 iron bolt fragment with nut fragment still attached; 1 cut iron nail shaft and partial head fragment; 5 brick fragments (18.8g); 2 brick fragments (14.6g); 1 chert rock; 1 UID pebble
312650	1315500	519	STP	1 pearlware base fragment; 2 brick fragments (0.8g)
312650	1315550	520	STP	5 brick fragments (26.6g); 1 burned brick fragment (0.6g); 1 coal fragment (0.1g); 1 chert non-cultural rock
312675	1315200	521	STP	3 brick fragments (49.3g)
312675	1315225	522	STP	4 brick fragments (4.3g)

312675	1315250	523	STP	2 brick fragments (4.8g)
312675	1315275	524	STP	1 creamware body fragment, majority of glaze missing; 1 UID iron fragment, possibly square nail, concreted; 1 brick fragment (0.1g)
312675	1315300	525	STP	3 brick fragments (25.2g); 1 aqua-tinted window glass fragment; 1 non-cultural black seed fragment (<0.1g)
312675	1315325	526	STP	1 possible Jackfield body fragment; 1 glazed brick fragment (13.2g); 9 brick fragments (6.1g); 1 coal fragment (0.2g); 1 chert non-cultural pebble
312675	1315350	527	STP	1 creamware body fragment; 1 glazed brick fragment (0.3g); 12 brick fragments (9.2g); 1 coal fragment (0.1g)
312675	1315375	528	STP	1 Canton porcelain base fragment, possibly hollowware; 6 brick fragments (3.5g); 1 coal fragment (1.1g)
312675	1315400	529	STP	4 brick fragments (7.8g); 3 coal fragments (0.3g)
312675	1315425	530	STP	1 wrought iron nail shaft fragment; 1 cut iron nail head and shaft fragment, possible rosehead; 12 UID nail fragments; 3 brick fragments (2.5g); 3 coal fragments (2.2g); 1 UID non-cultural pebble
312675	1315450	531	STP	1 quartzite FCR (184.2g); 1 corn cob fragment; 1 plastic tag fragment
312675	1315475	532	STP	4 brick fragments (17.4g)
312675	1315500	533	STP	1 green bottle glass body fragment; 3 brick fragments (15.7g); 1 colorless window glass fragment; 1 UID non-cultural pebble
312700	1315000	534	STP	1 UID square iron nail shaft fragment, possibly cut; 1 UID iron nail fragment
312700	1315050	-	STP	No artifacts
312700	1315100	535	STP	1 buff pasted coarse earthenware; 1 glazed brick fragment (0.7g); 3 brick fragments (0.9g); 1 coal fragment (0.4g)
312700	1315150	536	STP	3 brick fragments (3.1g); 1 coal fragment (<0.1g); 1 quartzite non-cultural rock; 1 chert non-cultural rock
312700	1315200	537	STP	1 quartzite FCR (3.7g); 1 creamware body fragment; 3 iron concretion; 1 brick fragment (1.1g)
312700	1315250	538	STP	5 brick fragments (1.8g)
312700	1315300	539	STP	5 brick fragments (0.9g)
312700	1315350	540	STP	3 brick fragments (43.1g)
312700	1315400	541	STP	1 brick fragment (5.9g)
312700	1315450	542	STP	4 brick fragments (47.1g); 1 aqua-tinted window glass fragment
312700	1315500	543	STP	1 pearlware body fragment; 1 brick fragment; 1 burned clay fragment
312700	1315550	544	STP	4 brick fragments (3.4g); 1 coal fragment (0.2g); 1 possible clinker/slag fragment (1.3g)
312725	1315550	545	STP	1 refined earthenware body spall, no glaze; 19 brick fragments (49.3g); 1 aqua-tinted window glass fragment; 4 coal fragments (2.6g)
312750	1315050	546	STP	1 amber bottle glass body fragment
312750	1315100	547	STP	1 quartz tertiary flake; 1 amber bottle glass body fragment; 6 brick fragments (9.1g); 1 coal slag/clinker fragment (0.7g); 4 asphalt aggregate fragment (31.3g)
312750	1315150	548	STP	1 glazed brick fragment (0.3g); 4 brick fragments (9.6g); 3 asphalt aggregate fragments (28.6g); 1 chert non-cultural rock
312750	1315200	549	STP	3 brick fragments (13.7g); 1 shale non-cultural rock
312750	1315250	550	STP	1 creamware body fragment
312750	1315300	551	STP	3 brick fragments (4.8g)
312750	1315350	552	STP	1 brick fragment (0.9g)
312750	1315400	-	STP	No artifacts

312750	1315450	553	STP	2 brick fragments (0.6g)
312750	1315500	554	STP	1 brick fragment (0.2g)
312800	1315150	555	STP	1 refined earthenware body fragment; 5 amber bottle glass body fragments; 1 UID flat iron scrap fragment; 1 ferrous sandstone fragment; 1 UID iron fragment, heavily concreted, probably nail; 4 brick fragments (2.5g); 1 UID stone (0.3g); 1 plastic fragment
312800	1315200	556	STP	1 glazed brick fragment (7.4g); 5 coal fragments (4.4g)
312800	1315250	557	STP	1 creamware body fragment; 2 brick fragments (0.7g); 1 coal fragment (0.2g)
312800	1315300	558	STP	5 UID iron nail fragments; 2 brick fragments (20.6g); 2 corn cob fragments
312800	1315350	559	STP	1 UID iron fragment, possibly concreted; 1 brick fragment (0.3g)
312800	1315400	560	STP	4 bog iron fragments, possibly natural (3.4g)
312800	1315450	561	STP	1 glazed brick fragment (27.3g); 2 brick fragments (0.4g
312800	1315500	562	STP	6 bog iron fragments, possibly natural (3.0g); 4 brick fragments (3.5g)
312850	1315200	563	STP	1 amber bottle glass body fragment; 10 colorless curved bottle glass fragment, modern; 11 asphalt aggregate fragments (24.7g)
312850	1315250	564	STP	1 colorless curved glass fragment; 1 iron C-shaped object, possibly hook for hanging, corroded and concreted; 19 iron fragments from other iron artifacts; 1 UID iron nail head and shaft fragment, possible flat head, corroded and concreted; 1 UID iron nail shaft fragment, concreted; 1 coal fragment (0.5g); 23 asphalt aggregate fragments (17.9g); 1 shale non-cultural rock
312850	1315300	565	STP	1 creamware body fragment with blue decoration, possibly floral; 1 green bottle glass body fragment; 3 brick fragment (1.8g); 1 glazed brick fragment, burned (0.3g); 1 asphalt aggregate fragment (0.9g); 1 UID pebble
312850	1315350	566	STP	1 blue tinted curved bottle glass fragment, possibly rim fragment; 1 brick fragment (0.3g)
312850	1315400	-	STP	No artifacts
312850	1315450	-	STP	No artifacts
312850	1315500	567	STP	6 bog iron fragments, possibly natural (15.3g); 1 coal fragment (0.2g)
312900	1315300	568	STP	1 colorless curved glass fragment; 1 UID iron nut fragment, corroded; 3 UID iron fragments, possibly from nut; 1 brick fragment (0.1g); 1 bog iron fragment, possibly natural (0.4g); 1 asphalt aggregate fragment (1.1g); 1 rock, non-cultural
312900	1315350	-	STP	No artifacts
312900	1315400	-	STP	No artifacts
312900	1315450	569	STP	1 Buckley-like body fragment
312950	1315350	570	STP	1 amber bottle glass body fragment; 1 colorless bottle glass body fragment, modern; 1 ferrous sandstone fragment (1.4g); 5 brick fragments (1.5g); 1 possible daub fragment (0.6g); 3 asphalt fragments (9.5g)
312950	1315400	571	STP	1 mint green bottle glass body fragment, modern; 2 asphalt aggregate fragments (2.3g)
312381	1315343	572	Surface	1 Rhenish blue and gray stoneware body fragment
312450	1315250	573	Surface	1 creamware body fragment
312465	1315307	574	Surface	1 English Brown stoneware body fragment
312500	1315350	575	Surface	1 North American gray stoneware rim fragment
312640	1315586	576	Surface	1 white salt-glazed stoneware body fragment

312665	1315477	577	Surface	1 Rococo edgeware rim fragment, green edge
		578	Unprov-enienced	1 creamware body fragment, glaze missing from one side; 1 pearlware rim fragment, glaze missing from one side, possibly burned; 1 colorless table glass base fragment; 1 olive green bottle glass body fragment; 1 aqua-tinted window glass fragment; 1 coal fragment (0.4g)

APPENDIX IV
ARTIFACT CATALOG: ISOLATED FINDS (18CHX108)

North	East	Lot	Context	Artifacts
311350	1314750	-	STP	No artifacts
311350	1314800	-	STP	No artifacts
311350	1314850	-	STP	No artifacts
311350	1314900	1	STP	1 colorless curved glass fragment with seam
311350	1314950	2	STP	1 brick fragment (0.8g)
311350	1315000	3	STP	1 brick fragment (3.1g)
311400	1314800	4	STP	1 brick fragment (0.3g); 1 coal fragment (0.2g)
311400	1314850	-	STP	No artifacts
311400	1314900	-	STP	No artifacts
311400	1314950	-	STP	No artifacts
311400	1315000	-	STP	No artifacts
311400	1315050	5	STP	2 brick fragments (0.3g)
311450	1314850	6	STP	1 amber bottle glass body fragment; 1 brick fragment (0.2g)
311450	1314900	-	STP	No artifacts
311450	1314950	-	STP	No artifacts
311450	1315000	7	STP	1 brick fragment (0.5g); 1 chert pebble
312450	1315050	8	STP	1 brick fragment (1.2g)
312450	1315100	9	STP	1 oyster shell fragment (0.1g)
311500	1314900	-	STP	No artifacts
311500	1314950	-	STP	No artifacts
311500	1315000	10	STP	1 quartz secondary flake
311500	1315050	11	STP	1 coal fragment (0.4g)
311500	1315100	-	STP	No artifacts
311550	1314950	12	STP	1 sandstone, non-cultural
311550	1315000	-	STP	No artifacts
311550	1315050	-	STP	No artifacts
311600	1315000	-	STP	No artifacts

APPENDIX V
PROFESSIONAL QUALIFICATIONS

Rebecca J. Webster
Email- rjwebster@smcm.edu

Education:

2016 B.A., Anthropology and History, St. Mary's College of Maryland, St. Mary's City, Maryland
Senior Thesis: "Trinkets or Treasure: Re-Examining Beads from the Seventeenth Century Lower Potomac River Valley"

Archaeological Experience

Assistant Project Archaeologist, The Henson Project May, 2016- present

- Late-eighteenth and nineteenth century plantation site with a slave quarter complex where Josiah Henson was born.
- Supervised field excavations and lab work, managing five crew members
- Assisted in setting in a grid.
- Performed a phase I survey.
- In charge of field paperwork, recording shovel test pits, logging artifacts, and creating site maps.
- Washed, rebagged, cataloged, and labeled artifacts recovered from the site.
- Created an artifact database for the site.
- Created a museum display on Josiah Henson and the slave quarter complex site.
- Currently analyzing the data to complete a report of the findings from the 2016 Season.
- Led tours during open house.
- Interviewed for *Diverse Education* and a Josiah Henson documentary.

Assistant Archaeologist, Torps Lament Site September, 2016- October, 2016

- Middle and Late Woodland shell midden and house site.
- Assisted in setting in a grid.
- Performed phase I and phase II testing.
- Mapped units.
- Washed, rebagged, cataloged, and labeled artifacts recovered from the site.
- Created an Excel database for the site.
- Introduced the site to tour groups during open house.

Assistant Archaeologist, St. Barbara's Site July, 2016- Present

- Eighteenth and nineteenth century plantation site and twentieth century Slavic schoolhouse site.
- Performed phase I and phase II testing.
- Recorded information regarding shovel test pits and units.
- Mapped units.
- Washed, rebagged, and cataloged artifacts recovered from the site.
- Assisted in writing the Phase I and Phase II report.

Assistant Archaeologist, Lower Brambly Site September, 2015- December, 2015

- Large Late Archaic to Late Woodland shell midden site; possibly the town of Secowocomoco visited by John Smith in 1607 and marked on Smith's 1612 map of the Chesapeake
- Performed a phase I survey.

- Washed, rebagged, and cataloged artifacts recovered from the site.
- Assisted in writing an unpublished preliminary report on the findings from the phase I testing.

Assistant Archaeologist, Newtowne Neck Site May, 2015- July, 2015
- Eighteenth to nineteenth century Jesuit plantation site.
- Performed phase I testing.
- Recorded information regarding shovel test pits and mapped units.
- Washed, rebagged, and cataloged artifacts recovered from the site.

Lab Assistant, NEH Colonial Encounters October, 2013- December, 2014
- Transferred data from catalog sheets to the electronic database.
- GIS mapping.

Awards:

2016 Council for Maryland Archaeology Student Stipend
2015 St. Mary's Scholar
2014 The Society of the Ark and the Dove Centennial Scholarship
2012-2016 Dean's List

Publications:

Rebecca J. Webster and Julia A. King
in prep. From Shell to Glass: A Synthesis of Beads Recovered from Seventeenth Century Native Sites in the Potomac River Valley. *Southeastern Archaeology.*

Rebecca J. Webster
in prep. Beads: What are they Good for? Identification of Seventeenth Century Anglo-Native Diplomacy in the Archaeological Record. In *Archaeology and the Lower Potomac River Valley, 1500-1720*, edited by Julia A. King.

Reports:

Lauren K. McMillian, Scott M. Strickland, Rebecca J. Webster, and Julia King
2017 Phase I and II Archaeological Investigations of a Portion of the St. Barbara's Tract. Draft prepared for the Office of Planning and Facilities, St. Mary's College of Maryland, St. Mary's City.

ALEX J. FLICK

EDUCATION:

2017	M.A., Historical Archaeology, University of Massachusetts Boston, Boston, MA
2010	B.A., Political Science, St. Mary's College of Maryland, St. Mary's City, MD

RECENT POSITIONS:

Apr. 2015-present	Archaeologist, *The Public Archaeology Laboratory*, Pawtucket, RI (Field experience in CT, MA, NH, NY, RI, VT)
Jan.-Feb. 2016	Project Historian, *St. Mary's College of Maryland*, St. Mary's City, MD
May 2014-Apr. 2015	Technical Services Division Intern, *Massachusetts Historical Commission*, Boston, MA
Aug. 2013-May 2014	GIS/MACRIS Data Entry Intern, *Massachusetts Historical Commission*, Boston, MA
Sept. 2012-May 2014	Graduate Research Assistant, *University of Massachusetts Boston Department of Anthropology*, Boston, MA
Oct.-Nov. 2012	Archaeological Field Technician, *Fiske Center for Archaeological Research*, Waltham, MA
2012-2013 (seasonal)	Archaeological Field Technician, *TRC*, Various locations (NJ, PA, WV)
2012 (seasonal)	Archaeological Field Technician, *AK Environmental*, Various locations (PA)
Feb.-Dec. 2011	Archaeological Field/Lab Technician, *Zekiah Archaeological Survey, St. Mary's College of Maryland*, Waldorf, MD
2009-2010 (seasonal)	Archaeological Field/Lab Technician, *Zekiah Archaeological Survey, St. Mary's College of Maryland*, Various locations (MD)

TECHNICAL SKILLS/SPECIALIZED TRAINING:

American Heart Association CPR/First Aid

ArcGIS

Land Evidence/Property Records Research and Chain-of-Title

Microsoft Office Suite

OSHA 40-Hour HAZWOPER Certified

Technical Report Writing/Production

Trimble Handheld GPS Unit

JULIA ANN KING

EDUCATION:

Ph.D., 1990, Historical Archaeology, University of Pennsylvania, Philadelphia.
M.A., 1982, American Studies, University of Pennsylvania, Philadelphia.
M.A., 1981, Anthropology, The Florida State University, Tallahassee.
B.A., 1978, The College of William and Mary, Williamsburg, Virginia.

TEACHING EXPERIENCE:

2013-present: Professor of Anthropology, St. Mary's College of Maryland
2006-2013: Associate Professor of Anthropology, St. Mary's College of Maryland.
2008-2011, 205-2017: Coordinator, Museum Studies Program, SMCM.

PROFESSIONAL EXPERIENCE:

1996 to 2006: Director, Maryland Archaeological Conservation Laboratory, Maryland Historical Trust, St. Leonard, Maryland, 20685.
1987 to 1996: Director of Research, Jefferson Patterson Park and Museum, St. Leonard, Maryland.

OTHER POSITIONS:

2003 President, Society for Historical Archaeology (www.sha.org).
2003-2011 Member, President's Advisory Council on Historic Preservation (www.achp.gov).
2002-2006 Member, St. Mary's County Planning Commission.

GRANTS, AWARDS, and FELLOWSHIPS:

2017 Omohundro Institute of Early American History and Culture/Jamestown Rediscovery Short-Term Fellowship. Project: *Political Development and Virginia's Plantation Landscape*.
2012-2014 National Endowment for the Humanities, Division of Collaborative Research. Project: *Colonial Encounters: The Lower Potomac River Valley at Contact, 1500-1720 AD.*
2005-2007 National Endowment for the Humanities, Division of Preservation and Access. Project: *Developing a Records Database for the State of Maryland's Archaeological Collections.*
2002-2005 National Endowment for the Humanities, Division of Collaborative Research. Project: *A Comparative Archaeological Study of Colonial Chesapeake Culture*.
2002 Research Fellow, Henry Francis duPont Winterthur Museum, Winterthur, Delaware.
2001-2003 National Endowment for the Humanities, Division of Preservation and Access. Project: *Developing a Computerized Catalog for the State of Maryland's Archaeological Collections.*
2000 Andrew Mellon Fellow, Virginia Historical Society, Richmond.
1999 Research Associate, The Colonial Williamsburg Foundation, Williamsburg, Va.
1994 Fellow in Landscape Architecture Studies, Dumbarton Oaks, Harvard University, Washington, D.C. Project: *Landscape and the Use of History in 19th Century America*.

SELECTED PUBLICATIONS:

2012 *Archaeology, Narrative, and the Politics of the Past: The View from Southern Maryland*. Knoxville, University of Tennessee Press.

2010 The Challenges of Dissemination: Accessing Archaeological Data and Interpretations. In Lynne Sebastian and William D. Lipe, eds., *Archaeology and Cultural Resource Management: Visions for the Future*, pp. 141-168. Santa Fe, School for Advanced Research Press.

2009 Archaeological Collections, Government Warehouses, and Anxious Moderns: The Maryland Archaeological Conservation Laboratory. *Archaeologies, Journal of the World Archaeological Congress* 4(2):264-285.

2007 Still Life with Tobacco: The Archaeological Uses of Dutch Art. *Historical Archaeology* 41(1):6-22.

2006 Household Archaeologies, Identities, and Biographies. In M. C. Beaudry and D. Hicks, eds., *Cambridge Companion in Historical Archaeology*, pp. 293-313. CUP, New York.

1997 Tobacco, Innovation, and Economic Persistence in Nineteenth Century Southern Maryland. *Agricultural History* 71(2):207-236.

1996 'The Transient Nature of All Things Sublunary': Romanticism, History and Ruins in Nineteenth Century Southern Maryland. In Rebecca Yamin and Karen Bescherer Metheny, eds., *Landscape Archaeology: Reading and Interpreting the American Historical Landscape*, pp. 249-272. Knoxville, University of Tennessee Press.

1984 Ceramic Variability in Seventeenth Century St. Augustine, Florida. *Historical Archaeology* 18(2):75-82.

with Edward E. Chaney

2011 Passing for Black in Seventeenth-Century Maryland. In Mary C. Beaudry and James Symonds, eds., *Interpreting the Early Modern World*, pp. 87-112. New York, Springer.

2004 Did the Chesapeake English Have a Contact Period? In Dennis B. Blanton and Julia A. King, eds., *Indian and European Contact in Context: The Mid-Atlantic Region*, pp. 193-221. Gainesville, University Press of Florida.

1999 Lord Baltimore and the Meaning of Brick Architecture in Seventeenth Century Maryland. In Geoff Egan and Ronald L. Michael, eds., *Old and New Worlds*, pp. 51-60. Oxford, Ct., Oxbow Books.

with James G. Gibb

1991 Gender, Activity Areas and Homelots in the Seventeenth Century Chesapeake Region. *Historical Archaeology* 5(4):109-131.

with Mary Kate Mansius and Scott M. Strickland

2016 "What Towne Belong You to?" Landscape, Colonialism, and Mobility in the Potomac River Valley. Historical Archaeology 50(1):7-26.

with Henry M. Miller

1987 The View from the Midden: An Analysis of Midden Distribution and Composition at the van Sweringen Site, St. Mary's City, Maryland. *Historical Archaeology* 21(2):37-59.

with Thao T. Phung and Douglas H. Ubelaker

2009 Alcohol, Tobacco, and Excessive Animal Protein: The Question of an Adequate Diet in the 17th-Century Chesapeake. *Historical Archaeology* 43(2):61-82.

Scott Strickland
stricklandscottm@gmail.com

St. Mary's College of Maryland
240-925-7548

EDUCATION

Master of Science (Distinction) *2012*
Archaeological Computing – Spatial Technologies
University of Southampton, *Southampton, United Kingdom*

Bachelor of Arts *2008*
Sociology/Anthropology
St. Mary's College of Maryland, *St. Mary's City, Maryland*

ARCHAEOLOGICAL AND RELATED EXPERIENCE AND EMPLOYMENT

Project Archaeologist/GIS Manager/Adjunct Instructor *Jan. 2013 – Present*
St. Mary's College of Maryland, *St. Mary's City, Maryland*

GIS Technician *July 2014-Oct. 2014*
Duke Cultural Resource Management, *Rancho Santa Margarita, California*

Archaeological/Records Consultant *2012-Present*
Self-Employed, *Lexington Park/California, Maryland*

Historical Researcher/Project Archaeologist *2009-2012*
Smallwood Foundation, *Waldorf, Maryland*

Historical Researcher/Archaeologist *2008-2009*
Wetherburn Associates LLC., *Waldorf, Maryland*

Field Supervisor *2008*
St. Mary's College of Maryland, *St. Mary's City, Maryland*

Survey/CAD Technician *2003-2008*
Offenbacher Land Surveying, *Lexington Park, Maryland*

TEACHING EXPERIENCE

GIS: Humans and their Environment *2015*
Department of Anthropology/Environmental Studies *– St. Mary's College of Maryland*

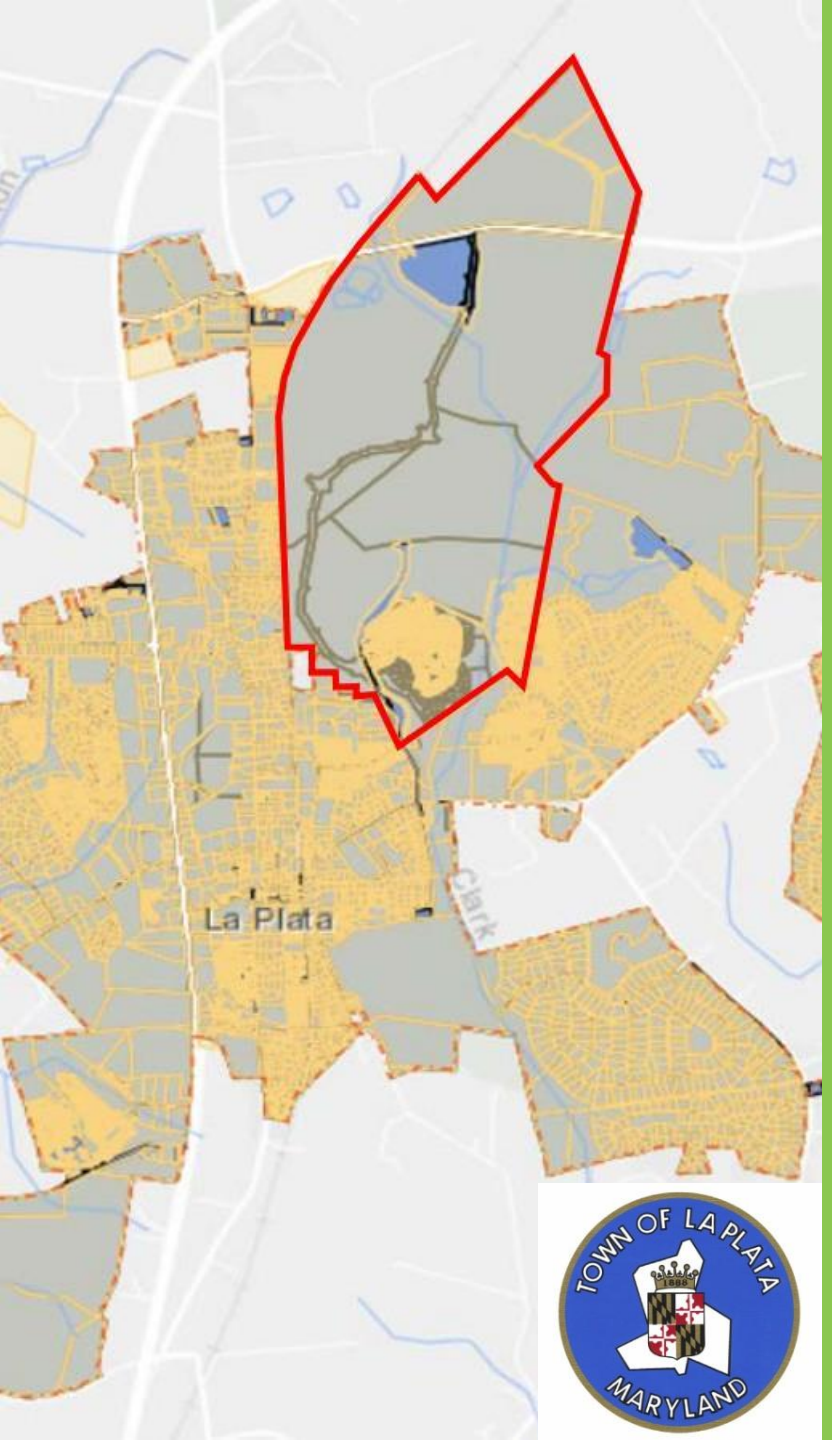
GIS for the Social Sciences *2013-2014*
Department of Anthropology *– St. Mary's College of Maryland*

SELECTED REPORTS

- **2015** Strickland, Scott M.
  Archaeological Assessment and Review of St. Mary's County, Maryland's Cultural Resources. Report prepared for the St. Mary's County Historic Preservation Commission and the Maryland Historical Trust. Report to be completed in June, 2015.
- **2012** Strickland, Scott M.
  A GIS Approach to Late Woodland Settlement Patterns along Maryland's Lower Potomac River. [Thesis] Department of Archaeology, University of Southampton. Southampton, United Kingdom.
- **2012** Flick, Alex J., Skylar A. Bauer, Scott M. Strickland, D. Brad Hatch, and Julia A. King
  "a place now known unto them" The Search for Zekiah Fort. Report prepared for Michael & Virginia Besche, Mr. & Mrs. Don Eckel, Mr. & Mrs. Gaylord Hogue, Mr. & Mrs. Michael J. Sullivan, and Mrs. D.H. Steffens. Report on file, Maryland Archaeological Conservation Laboratory, Jefferson Patterson Park and Museum

PINEGROVE

Transforming Vision into Community



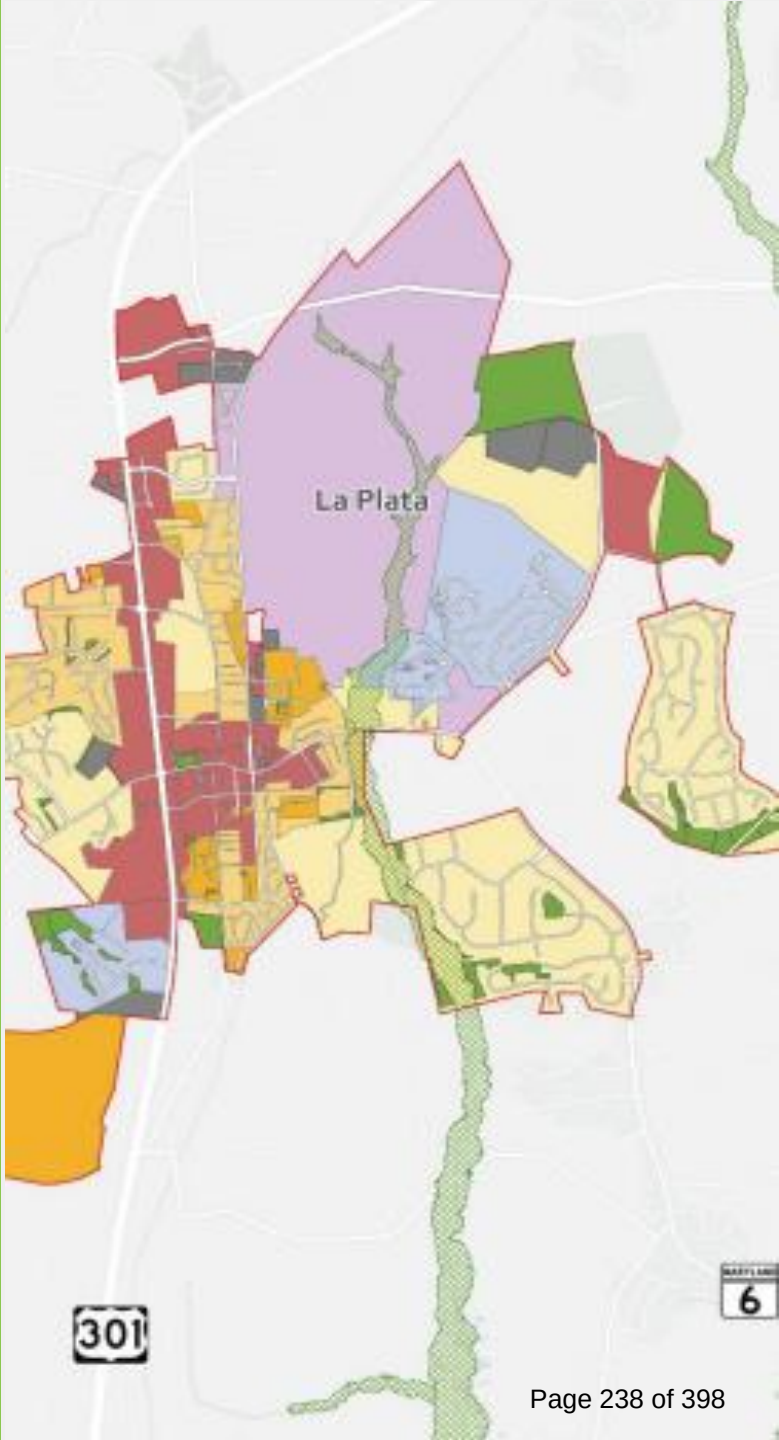
PINEGROVE

(Formerly known as Heritage Green)

Est. 1990

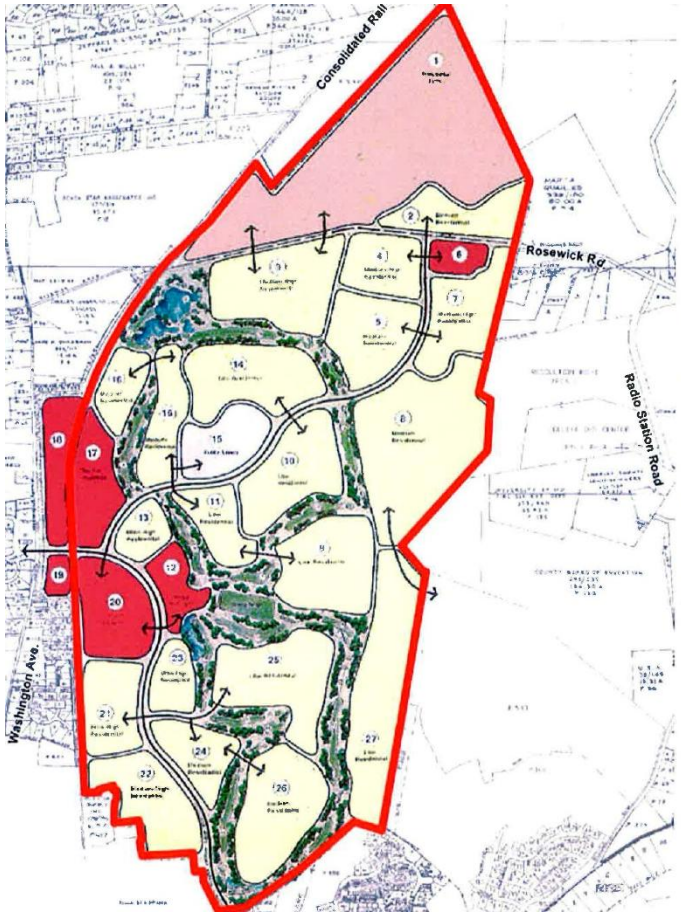
Total site area: 1,021 acres

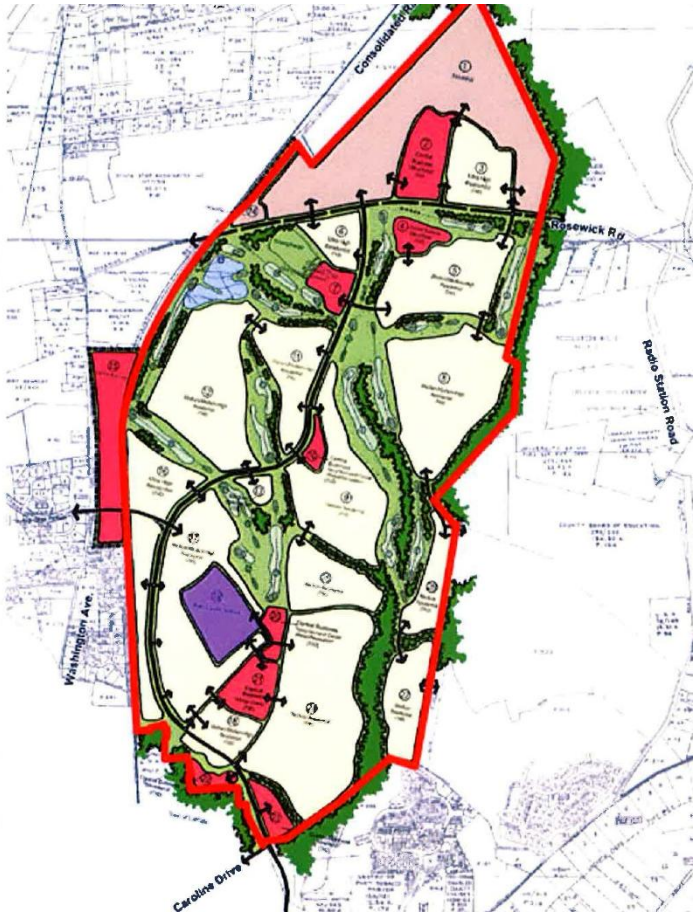
Zoning category: Traditional Development Mixed Use Zone (TDX)



PROJECT HISTORY

Date	Action
March 20, **1990**	**Annexation**
March 17, 1998	First Amendment Annexation agreement (modified land use area)
June 20, **2008**	Developers Rights and Responsibilities Agreement (**DRRA**)
December 18, 2012	Second Amendment Annexation agreement (Park system of 295 acres established, golf course requirement removed)
February 26, 2018	Third Amendment Annexation agreement (modified land use area)
August 18, 2020	Property purchased by DR Horton, Inc.
September 28, **2020**	Town Council adopted Town of La Plata **Comprehensive Plan**
October **2020**	**TDX** zone updated
December 2020	MSDP amendment submitted
April 19, **2021**	**MSDP** approved by Town Council
November 16, **2021**	Amended and Restated **DRRA**





1990 V. 2005 V. 2021 MSDP COMPARISON

GOVERNING DOCUMENTS

Comprehensive Plan

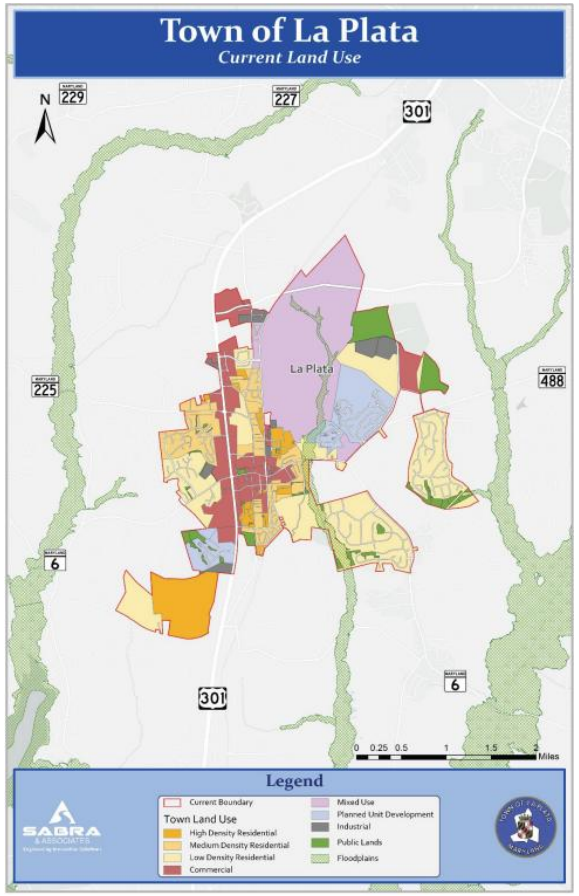
Zoning Ordinance

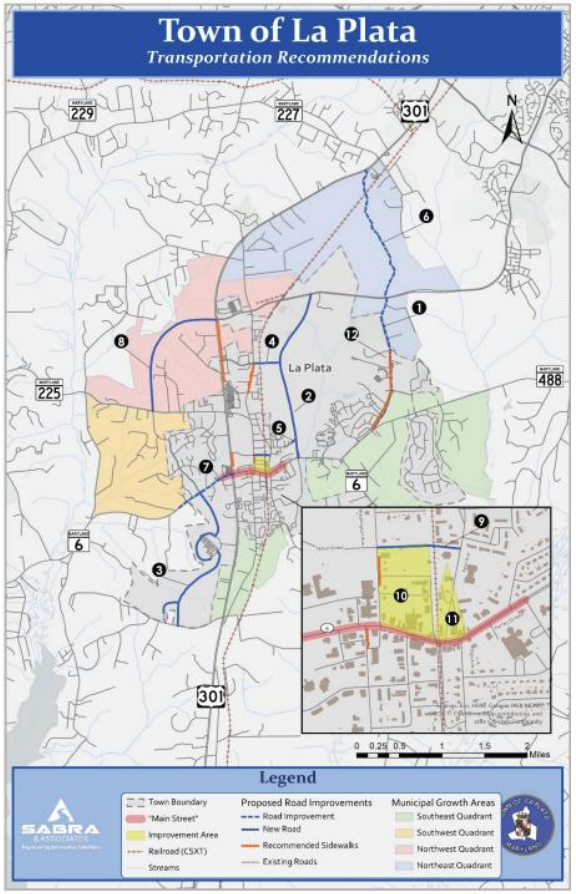
Annexation Agreement

DRRA

MSDP

COMPREHENSIVE PLAN





- Goal 29, Action 2: "Create a 20-25 acre community park within Heritage Green that is accessible to resident of the entire town. The park should have indoor and outdoor amenities; path and trails connecting the park to areas that are underserved and need a connection to a park."
- Extensive bicycle and pedestrian connectivity
- Heritage Green Parkway connection
- La Plata Parkway through Heritage Green
- Prioritize environmental protection: forest stands, stream valleys, steep slopes, and waterways.

Information from the Town of La Plata Comprehensive Plan, approved August 8, 2020

ZONING ORDINANCE

Traditional Development Mixed Use Zone (TDX)

Section 191-33.A – Purpose and Intent

a. Is **compact**;

b. Is designed for the **human scale**;

c. Provides a **mix of uses**, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;

d. Provides a **mix of housing styles**, types, and sizes to accommodate households of all ages, sizes, and incomes;

e. Retains existing buildings with historical features or architectural features that **enhance the visual character** of the community;

f. Incorporates **significant environmental features** into the design;

g. Encourages **enhanced development techniques** including; superior open space, parkland, land planning and architecture.

h. Provides a more **flexible approach to the development** of land in terms of land use, density and design on large tracts of land.

i. Develops commercial and mixed-use areas that are **safe, comfortable and attractive** to pedestrians;

j. Provides **flexibility** in the siting and design of new developments and redevelopment to anticipate changes in the **marketplace**;

k. Provide both **roadway and pedestrian connections**;

l. Provide **transitions** between high traffic **streets and neighborhoods**;

m. Encourage **efficient land use** by facilitating compact, high-density development and minimizing the amount of land that is needed for surface parking;

n. Facilitate development (land use mix, density and design) that **supports public transit**, where applicable; and

o. Is consistent with the town's **comprehensive plan**, and TDX design guidelines.

ANNEXATION AGREEMENT(S)

Requirement Notes (paraphrased)

- Development may not exceed 3,170 residential dwelling units
- Maximum of 275 building permits per year, with exceptions for any years which less are issued
- Commercial and industrial areas to be developed at/around 75% of the allowable residential units
- No building permits will be issued without adequate water and sewer capacity
- Applicable County impact fees and Town major facility fees must be paid
- HOA's must be established
- Comprehensive landscaping and signage must be developed
- Refers to school seat allocations as outlined in DRRA
- Developer is required to provide a 295-acre park system including:
  - a central park
  - eco-park within Clark's Run
  - expanded trail system
  - building site for a Town rec center
  - amenity ponds
  - neighborhood parks
- Intersection improvements:
  - La Plata Parkway and MD 6
  - La Plata Parkway and Rosewick Road
  - Heritage Green Parkway and Washington Avenue

DRRA

Developers Rights and Responsibilities Agreement

Developer pays for each school seat per the terms of the DRRA to the County Commissioners:

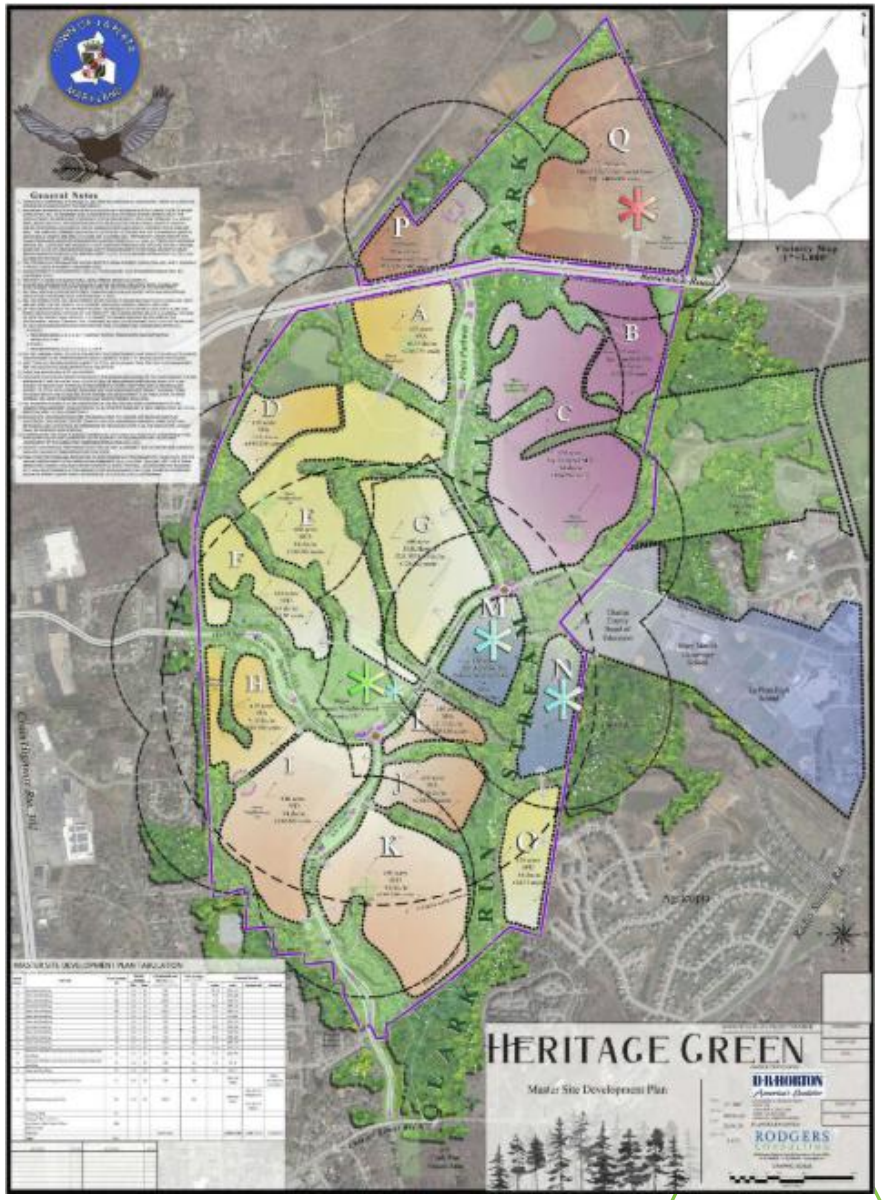
- A **minimum of 100 school seats per year**
- A **maximum of 200 school seats per year**
- Fee per school seat is determined **based on unit type** (single family detached, townhouse, or multifamily)
- This fee is adjusted year over year by the **Inflation Factor** set forth in the DRRA
- Allocations are set at a **1:1 ratio** of dwelling unit to allocation
- All 2,400 school seat allocations must be purchased no later than July 1, 2036
- The difference of 3,170 total units and 2,400 school seats is captured by:
    - School seats are not required for age-restricted residential units
    - The acknowledgement in the DRRA that the Town will grant school seat allocations based upon availability

Signals at La Plata Parkway and MD 6; La Plata Parkway and Rosewick Road; Heritage Green Parkway and Washington Avenue are **to be designed, approved, permitted, and installed at the sole expense of the Developer**

MSDP

Master Site Development Plan

- Parkways with signature tree save areas, landscaping, traffic calming techniques, bike- and walkability
- Mix of civic, retail, office, industrial, and mixed use commercial, and moved north of Rosewick Road
- School site options provided
- Park System including central park, trail system, neighborhood parks, and other amenities as detailed in the Pinegrove Amenities Plan
- Building Site for a Town Recreation Center
- Established outline of neighborhoods and uses



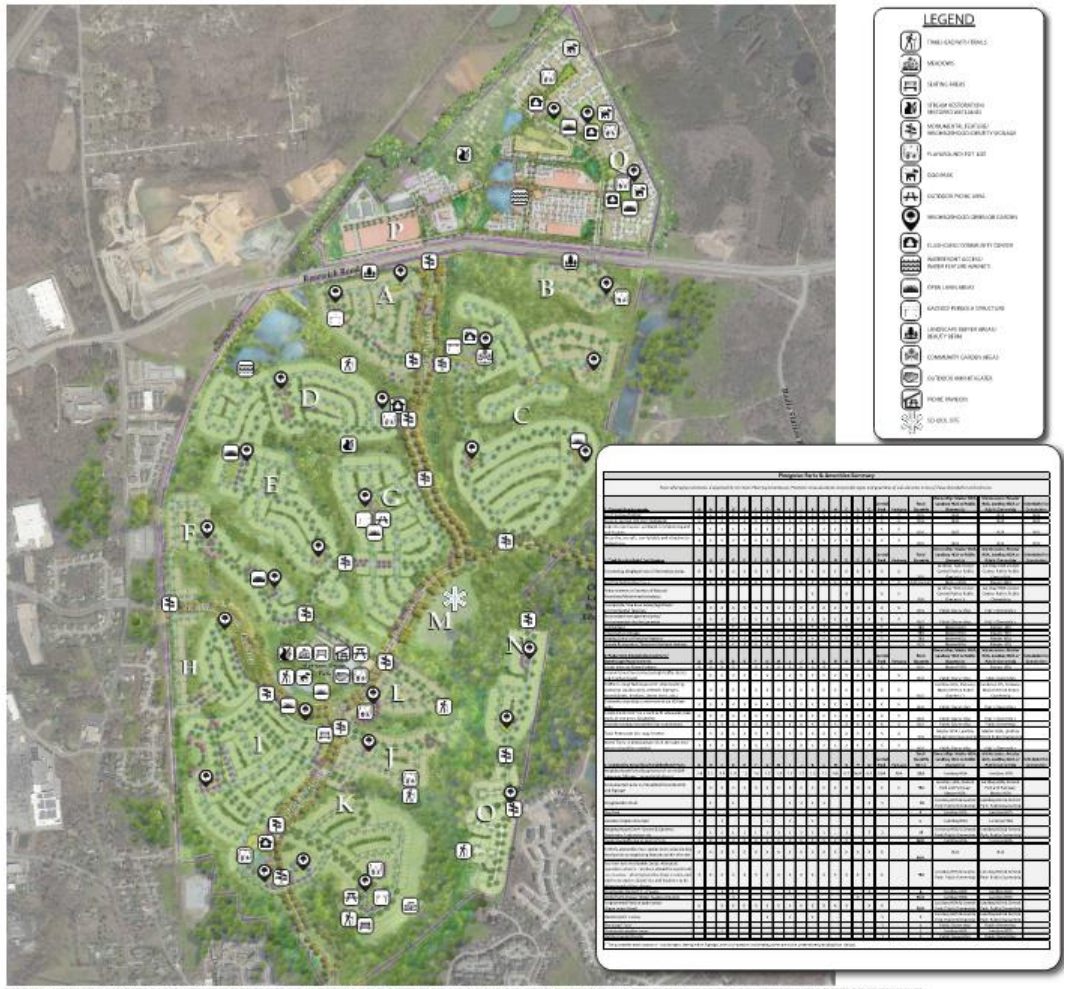
PINEGROVE TODAY

The Neighborhoods

VISION

Pinegrove is envisioned as a comprehensively planned community of primarily residential neighborhoods, with a mix of civic, retail, office, and industrial uses interconnected by a series natural greenways and pedestrian scale parkways.

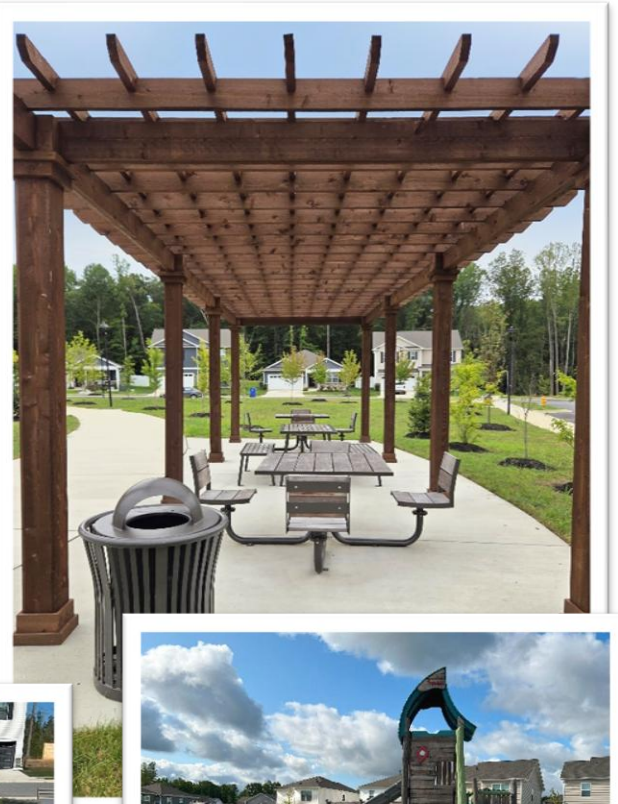
AMENITIES



OVERALL AMENITY SITE PLAN

PINEGROVE

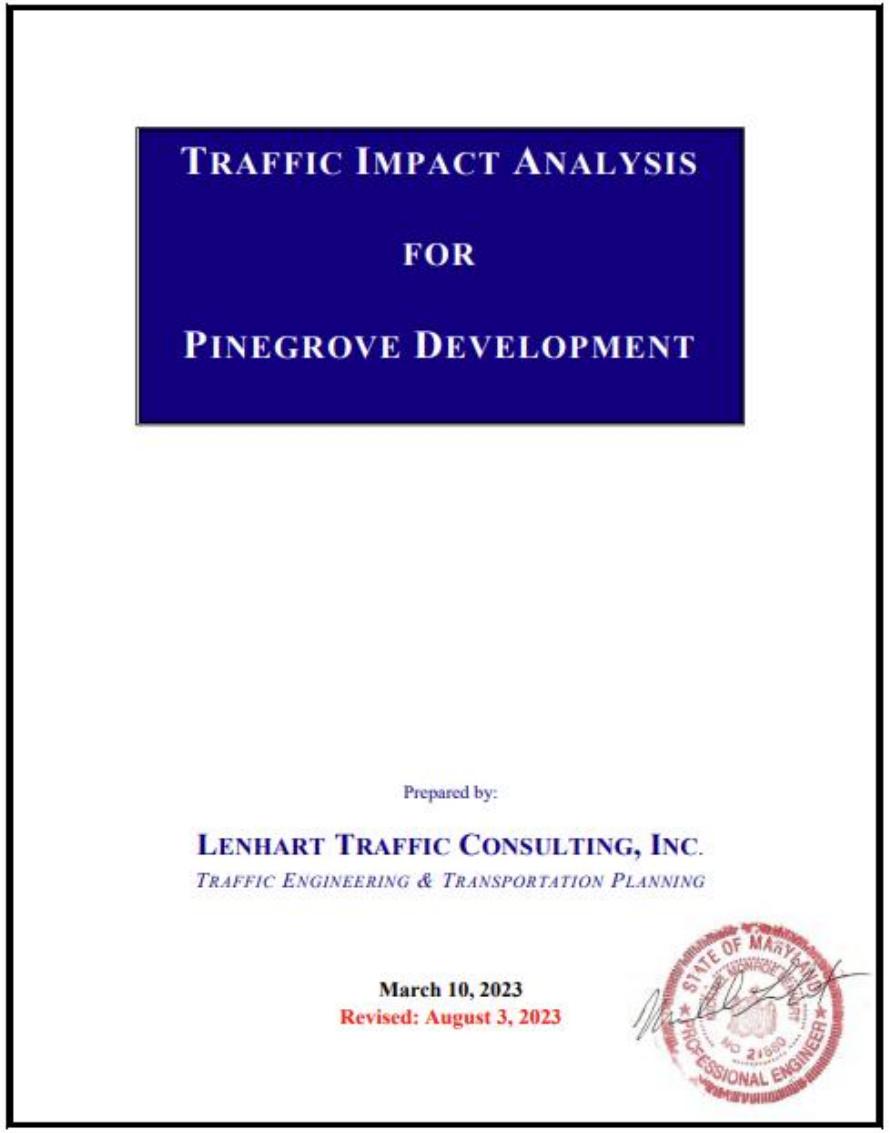
AMENITIES



TRAFFIC STUDIES

The Developer is required to provide a traffic impact analysis every 750 units or every 3 years, whichever occurs the soonest.

Neighborhood	Total Units	Running Total
Whispering Oaks (K)	176	176
Canopy Ridge (O)	68	244
Waterview Landing (A)	236	480
Ascend Pinegrove (Q1)	288	768
Sagehurst (I)	220	988
Lilyfield (B)	107	1095
Rosebud Terrace (C)	386	1481
Blossom Grove (G)	171	1652



INFRASTRUCTURE IMPROVEMENTS

Road Improvements:

La Plata Parkway

Heritage Green Parkway

Intersection Improvements:

Rosewick Road & La Plata Parkway *

Route 6 & La Plata Parkway *

Route 301 & Rosewick Road

Route 301 & Heritage Green Parkway

Route 301 & Route 225

Route 301 & Route 6

Additional Improvements:

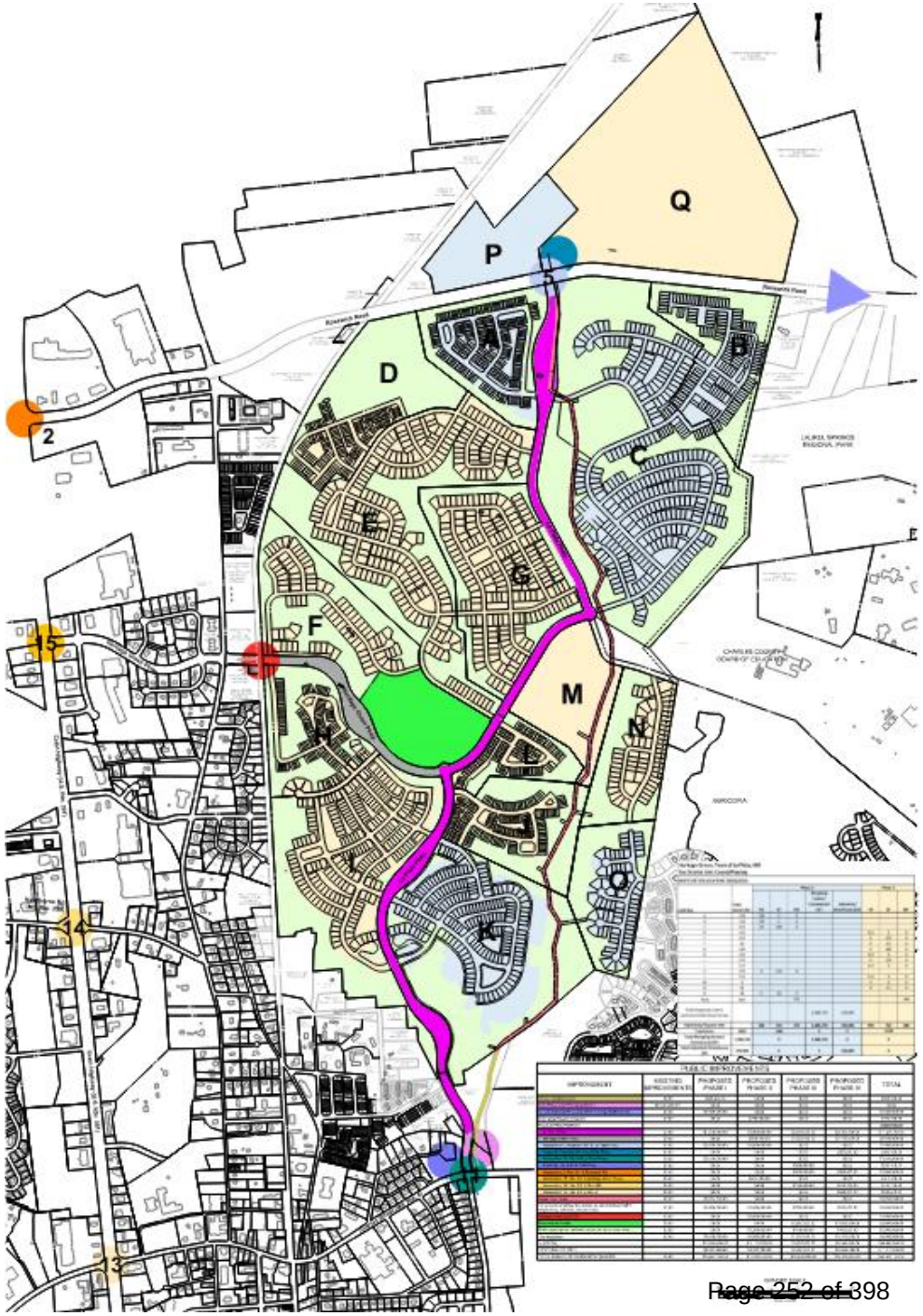
Rosewick Road Waterline Extension

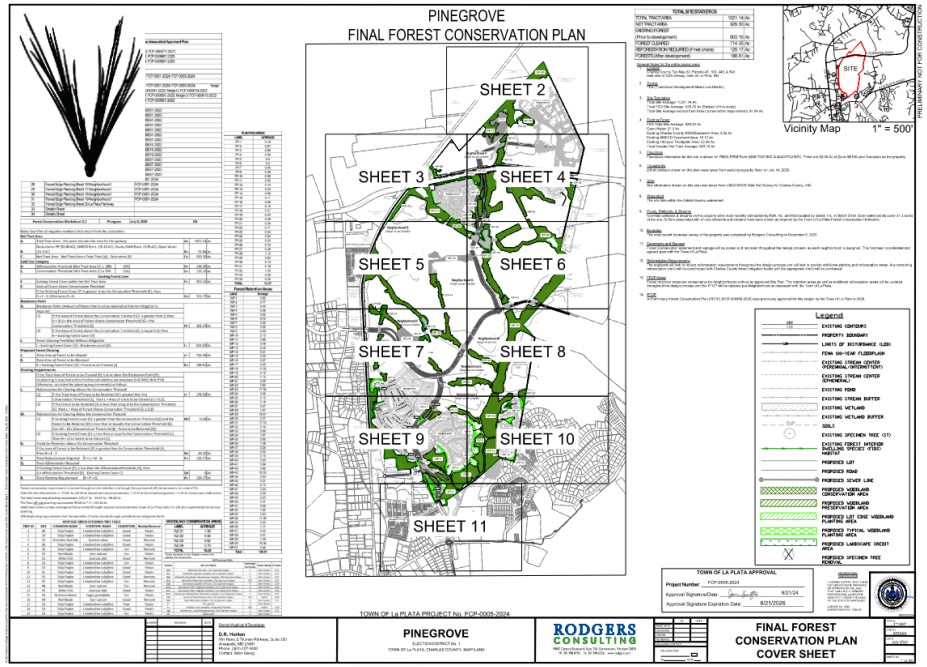
Sanitary Sewer Trunkline

Off-site Sanitary Sewer

Park System

* Includes signal design and installation



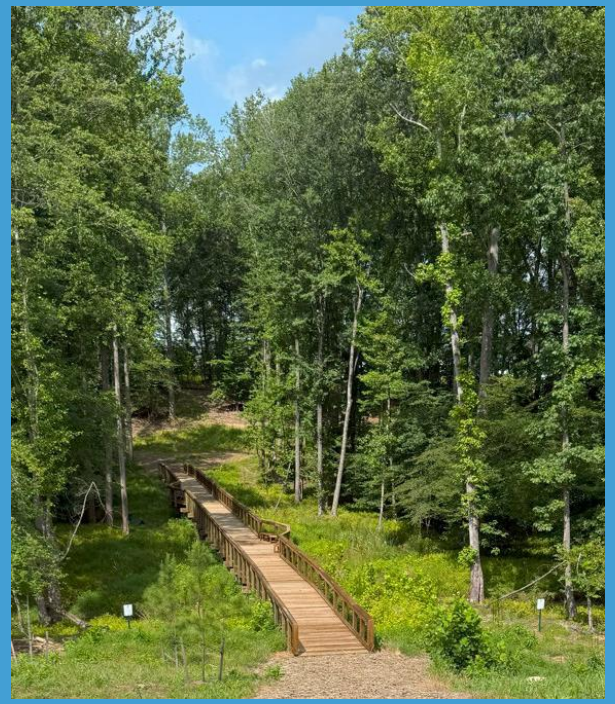


ENVIRONMENTAL STEWARDSHIP

FOREST PRESERVATION

STREAM RESTORATION

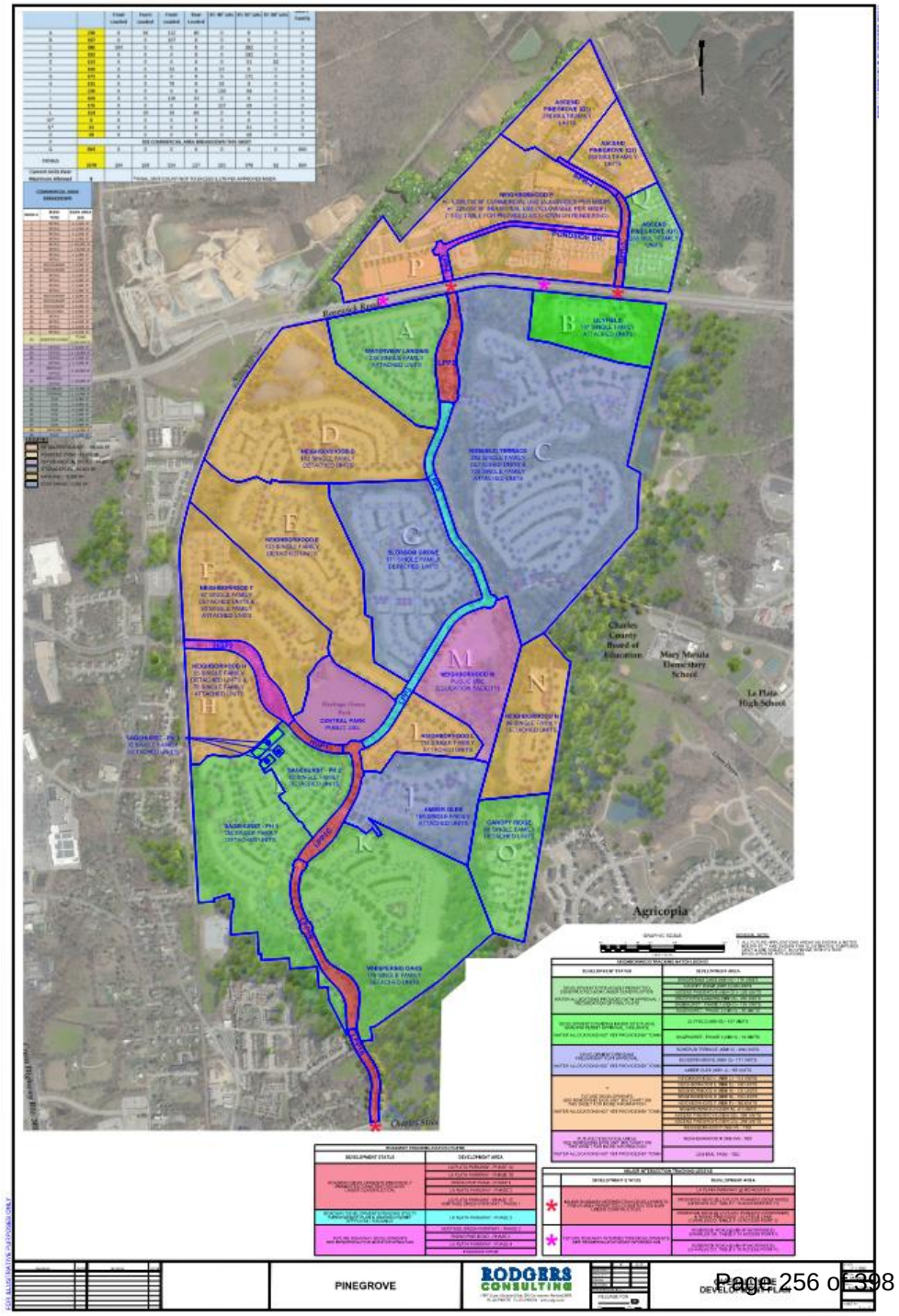
WETLAND MITIGATION



LANDSCAPE DESIGN

ARCHITECTURE

PINEGROVE TOMORROW



CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0491, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

COUNCIL OF THE TOWN OF LA PLATA
Amended Resolution 17-13

Introduced By:	**Mayor Jeannine James, by request**
Date Introduced:	**November 28, 2017**
Public Hearing:	**December 19, 2017**
Date Adopted:	**February 26, 2018**
Date Effective:	**April 12, 2018**

A RESOLUTION concerning

Third Amendment of Davis Corporation Annexation Agreement

FOR the purpose of approving and authorizing a third amendment of a certain Annexation Agreement, as amended, originally entered into between the Town of La Plata, Davis Corporation and others; altering certain Senior Housing restrictions; allowing for the uses permitted by the applicable MUD zoning; removing certain requirements related to the "northern bypass, requirements related to recreational facilities within the Heritage Green project, certain requirements related to the formation and/or operation of one or more homeowners associations, requirements related to landscaping and/or signage; certain requirements related to the establishment of covenants, conditions and restrictions, requirements related to recreation and park facilities and any other items set forth in the Annexation Agreement which would restrict the Property under the Senior Housing Restriction; and all matters generally relating to the amendment of the existing Davis Corporation Annexation Agreement.

* *

EXPLANATORY STATEMENT: In connection with the annexation of a tract of land (hereinafter collectively referred to as the "**Tract**"), consisting of 805.691 acres, more or less, into the corporate limits of the Town, the Town, the then owners of the Tract, and others entered into an Annexation Agreement dated March 20, 1990, and recorded among the Land Records of Charles County, Maryland, in Liber 1475, page 136. Later the Town, the owners of the Tract, and others, entered into an Amendment to Annexation Agreement dated March 17, 1998, and recorded among the Land Records of Charles County, Maryland in Liber 2529, page 193. The Amendment to Annexation Agreement modified certain provisions of the Annexation Agreement to provide for residential rather than commercial use, for that portion of the tract lying between Washington Avenue and the Conrail Right-of-Way. Subsequently, the Town, the owner of most of the Tract,

REC Ø

SUR _____

and others in interest, entered into a Second Amendment to the Annexation Agreement dated December 18, 2012, and recorded among the aforesaid Land Records in Liber 8094, at Folio 283. The Second Amendment removed the obligation to build a golf course amenity, and substituted other park and recreational amenities in lieu of the golf course (the Annexation Agreement, the Amendment to Annexation Agreement, and the Second Amendment to Annexation Agreement are hereinafter collectively referred to as the "**Annexation Agreement**"). This Third Amendment applies only to that portion of the Tract owned by YBN Enterprises, LLC, and the Town Council desires to authorize and approve such amendment. Now, therefore,

SECTION I: BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA, that it hereby approves the Third Amendment to Annexation Agreement attached to and incorporated into this Resolution, and authorizes the execution thereof on behalf of the Town.

SECTION II: BE IT FURTHER RESOLVED that the Third Amendment to Annexation Agreement as provided for by this Resolution shall be and become effective on the forty-fifth day following the date of its passage. A complete and exact copy of this Resolution shall be posted in the Town Hall for a period of thirty days from the date of its passage.

SECTION III: BE IT FURTHER RESOLVED that as soon as the Third Amendment to Annexation Agreement shall become effective either as herein provided, the Chief Executive Officer of the Town of La Plata shall cause to be sent, separately by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services of Maryland, and to the Clerk of the Circuit Court of Charles County, Maryland, the following information concerning the Resolution:

A. The complete text of this Resolution as hereby enacted, including the number of votes cast for and against the Resolution by the members of the Town Council.

B. The effective date of the amendment to the Annexation Agreement.

C. A statement that there is no change to the boundaries of the Town of La Plata as a result of the enactment of this Resolution.

SECTION IV: BE IT FURTHER RESOLVED that the Chief Executive Officer of the Town of La Plata, as evidence of compliance, shall cause to be filed among the permanent records of the Town a certification from the Town Clerk that the requirements of Sections II and III of this Resolution have been satisfied.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0492, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

ADOPTED AND APPROVED by the Council of the Town of La Plata on this 26 day of February 2018.

SEAL:

COUNCIL OF THE TOWN OF LA PLATA

Jeannine E. James, Mayor

Matthew T. Simpson, Councilman

Brent Finagin, Councilman

Emily Mudd Hendricks, Councilwoman

Paddy Mudd, Councilwoman

ATTEST:

Danielle Mandley, CMC, Town Clerk
Date: 2/26/18

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0493, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0494, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

THIRD AMENDMENT TO ANNEXATION AGREEMENT

This **THIRD AMENDMENT TO ANNEXATION AGREEMENT** (hereinafter referred to as the "**Amendment**") is entered into this 26 day of February, 2018, by and between the **TOWN OF LA PLATA**, a municipal corporation of the State of Maryland, acting by and through the **COUNCIL OF THE TOWN OF LA PLATA** (hereinafter collectively referred to as the "**Town**"), party of the first part; **YBN ENTERPRISES, LLC**, a Maryland limited liability company (hereinafter referred to as "**YBN**" or "**Petitioner**"), party of the second part; and **THOMAS C. HAYDEN, JR.**, Trustee under an Indemnity Deed of Trust recorded among the Land Records of Charles County, Maryland, in Liber 6127, at Folio 190, party of the third part (hereinafter referred to as "**Trustee**").

EXPLANATORY STATEMENT: In connection with the annexation of a tract of land (hereinafter collectively referred to as the "**Tract**"), consisting of 805.691 acres, more or less, into the corporate limits of the Town, the Town, the then owners of the Tract, and others entered into an Annexation Agreement dated March 20, 1990, and recorded among the Land Records of Charles County, Maryland, in Liber 1475, page 136. Later the Town, the owners of the Tract, and others, entered into an Amendment to Annexation Agreement dated March 17, 1998, and recorded among the Land Records of Charles County, Maryland in Liber 2529, page 193. The Amendment to Annexation Agreement modified certain provisions of the Annexation Agreement to provide for residential rather than commercial use, for that portion of the tract lying between Washington Avenue and the Conrail Right-of-Way. Subsequently, the Town, the owner of most of the Tract, and others in interest, entered into a Second Amendment to the Annexation Agreement dated December 18, 2012, and recorded among the aforesaid Land Records in Liber 8094, at Folio 283. The Second Amendment removed the obligation to build a golf course amenity, and substituted other park and recreational amenities in lieu of the golf course (the Annexation Agreement, the Amendment to Annexation Agreement, and the Second Amendment to Annexation Agreement are hereinafter collectively referred to as the "**Annexation Agreement**"). This Amendment applies only to that portion of the Tract owned by YBN (hereinafter referred to as the "**Property**"), which is more particularly described on **EXHIBIT A**, attached hereto, and made a part hereof.

Pursuant to the Annexation Agreement, the Property is currently unable to be developed for any residential use other than "development and construction of a housing community and related facilities for persons 55 years of age or older" (see Amendment to Annexation Agreement dated March 17, 1998, Section 1, various subsections), unless and until certain development milestones are accomplished with respect to the Heritage Green project, as enumerated in the Annexation Agreement. The Property is the final parcel of land in the Tract "lying between Washington Avenue and the Consolidated Rail Corporation Right-of-Way" (see Amendment to Annexation Agreement dated March 17, 1998, Section 1, various subsections), which has not been developed or has not been approved for development as of the date of this Amendment. The Petitioner does not own any other land in the Tract and does not control or otherwise influence any of the development milestones enumerated in the Annexation Agreement for the Heritage Green project to be performed so that the Property can be developed for residential uses other than "development and construction of a housing community and related facilities for persons 55 years of age or older" (hereinafter referred to as the "**Senior Housing Restriction**").

At the time of this Amendment, there is no development activity in the primary Heritage Green project, and no certainty as to when the primary Heritage Green project will be developed, and when the owner/developer of the primary Heritage Green project will accomplish the milestones necessary for the Property to be developed for residential uses outside of the Senior Housing Restriction. The Senior Housing Restriction is causing undue hardship to the Petitioner as a restriction on the use and alienation of the Property. Accordingly, the Petitioner has requested that the Senior Housing Restriction be removed from the Property, and that the Property be permitted to be developed for uses permitted by the applicable MUD zoning, as more particularly described below, subject to the requirements of the Town of La Plata Zoning Ordinance and other laws, regulations, codes and ordinances.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the mutual promises and covenants hereinafter set forth, and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **AMENDMENTS TO ANNEXATION AGREEMENT**. The Annexation Agreement is amended as follows: The Senior Housing Restriction, as defined in this Amendment, is hereby removed from the Property, and, accordingly, the Property may, from and after the date of this Amendment, be developed, used and/or enjoyed for the uses permitted by the applicable MUD zoning, subject to the requirements of the Town of La Plata Zoning Ordinance, and all other applicable laws, regulations, codes and ordinances. More specifically, the Town may issue subdivision approvals and building permits for the Property without regard to the status of the development and development related milestones set forth in the Annexation Agreement for the Heritage Green project, including, but not limited to: (i) any requirements related to the "northern bypass"; (ii) any requirements related to recreational facilities within the Heritage Green project; (iii) any requirements related to the formation and/or operation of one or more homeowners associations; (iv) any requirements related to landscaping and/or signage; (v) any requirements related to the establishment of covenants, conditions and restrictions; (vi) any requirements related to recreation and park facilities; and (vii) any other items set forth in the Annexation Agreement which would restrict the Property under the Senior Housing Restriction prior to the performance or accomplishment of the applicable requirement.

2. **PERMITTED USES OF THE PROPERTY**. Notwithstanding anything to the contrary set forth in the Annexation Agreement, or in any master site development plan for the Heritage Green project, the Annexation Agreement is further hereby amended to provide that the Property may be developed and used for a mix of residential and commercial uses as permitted by the MUD zoning, and as approved by the Town Planning Commission in compliance with applicable laws and regulations.

3. **NO WAIVER**. Sections 1 and 2 of this Amendment shall not constitute a waiver of the Town's right and authority to impose requirements related to any development and construction or use of the Property, pursuant to the Town of La Plata Zoning Ordinance and other applicable laws, regulations, codes and ordinances. Moreover, this Amendment shall be applicable to the Property only, and only to the development, construction and/or use of improvements on the Property, and shall not be applicable to any other lands within the Tract. Without limitation to the foregoing, this Amendment shall not be construed as an amendment,

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waiver, modification or change to any of the provisions of the Annexation Agreement as they relate to any lands within the Tract other than the Property, and the Town reserves all of its rights, remedies and authorities under the Annexation Agreement as expressly amended herein.

4. **REAFFIRMATION OF ANNEXATION AGREEMENT**. Except as amended by this Amendment, the Annexation Agreement remains in full force and effect.

5. **AGREEMENT CONSTITUTING COVENANTS RUNNING WITH THE LAND**. YBN hereby declares that, from and after the date of this Amendment, the Property shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and improved subject to such covenants, obligations and equitable servitudes as are set forth in this Amendment, all of which covenants, obligations, equitable servitudes shall be deemed to run with and bind to the land and be binding on YBN, its successors and assigns, and shall not be construed merely as personal obligations or covenants of YBN; and shall be for the benefit of the Town, its successors and assigns, and enforceable by it at law or in equity. The said covenants, obligations and equitable servitudes shall automatically terminate and be of no further force and effect fifty (50) years after the date of this Amendment.

6. **NONCONTESTIBILITY OF AGREEMENT**. The parties to this Amendment agree not to challenge or contest, and waive any right to challenge or contest, in any legal or equitable proceeding, in any forum whatsoever, the validity, legality or enforceability of this Amendment or any or all of its provisions, terms or conditions.

7. **INTERPRETATION AND ENFORCEMENT UNDER MARYLAND LAW**. This Amendment is being executed and delivered, and is intended to be performed, in the State of Maryland, and shall be interpreted, construed and enforced in accordance with the laws of such State, exclusive of it provisions governing conflicts and choice of laws.

8. **GENDER BASED TERMINOLOGY**. In construing this Amendment, feminine, neuter or plural nouns and pronouns shall be substituted for those masculine of singular in form, and vice versa, in any place in which the context so requires.

9. **AGREEMENT PREPARED BY ALL PARTIES**. This Amendment has been prepared by all parties hereto, and the language used in this Amendment shall not be construed in favor of or against any particular party or parties.

10. **EXPLANATORY STATEMENT MATERIAL**. The provisions stated and contained in the EXPLANATORY STATEMENT above are intended to be a material part of this Amendment and are not merely prefatory in nature.

11. **ENTIRE UNDERSTANDING**. This Amendment contains the entire understanding of the parties and there are no representations, warranties, covenants, or undertakings other than those expressly set forth herein.

12. **SCOPE OF AGREEMENT**. All of the promises, stipulations, covenants, and agreements herein contained shall apply to, bind, and be obligatory upon the parties hereto and

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the heirs, legatees, devisees, executors, administrators, personal representatives, successors, and assigns of each, whether so expressed or not.

13. **MODIFICATION OF AGREEMENT**. An amendment or modification of the provisions of this Amendment shall be effective only if made in writing and executed with the same formality as this Amendment.

14. **SEVERABILITY**. If any provision of this Amendment is held to be invalid or unenforceable, all other provisions hereof shall nevertheless continue in full force and effect.

15. **TIME OF THE ESSENCE**. Time is of the essence in this Amendment.

16. **ATTORNEY'S FEES UPON BREACH**. If YBN breaches any part of this Amendment, YBN shall pay the reasonable attorney's fees, court costs, cost of suit, and expenses incurred by the Town in enforcing the provisions of this Amendment with respect to said breach or in obtaining damages therefor.

17. **EFFECT OF WAIVER ON BREACH**. The waiver by either party hereto of a breach of any provision of this Amendment shall not operate or be construed as a waiver of such breach by the other party, as an amendment of this, or as a waiver of any subsequent breach of the same or any other provision of this Amendment by the waiving party or by the other party hereto.

18. **RECORDATION OF AMENDMENT**. Upon approval of this Amendment by the Council of the Town of La Plata, and the due execution of this Amendment by all parties hereto, the Town shall record this Amendment, among the Land Records of Charles County, Maryland.

19. **DUPLICATE COUNTERPARTS**. This Amendment may be executed by the various parties on several separate counterparts hereof, all of which shall together be valid and fully binding upon the parties hereto notwithstanding the fact that the undersigned parties may not have signed the same counterpart.

20. **JOINDER OF TRUSTEE**. The Trustee joins in this Amendment for the purpose of subordinating the lien of the Indemnity Deed of Trust on which he is Trustee, as described herein, to the terms, conditions and effect of this Amendment and for the purpose of consenting thereto.

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IN WITNESS WHEREOF, and as of the day and year first hereinabove written, the parties hereto have affixed below their respective signatures and seals to multiple counterparts of this Amendment, any of which shall be deemed to be an original.

ATTEST:

Danielle Nardlay

Michelle D. Miner

YBN:

YBN Enterprises, LLC,
a Maryland limited liability company

By: _____ (SEAL)
Paul Bales, Member

By: _____ (SEAL)
William Neblett, Member

By: Hassell Edward Yates (SEAL)
James Yates, Member
Hassell Edward Yates

(TRUSTEE SIGNATURES ON NEXT PAGE)

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ATTEST:

TRUSTEE:

(SEAL)

Thomas C. Hayden, Jr.,
Trustee under an Indemnity Deed of Trust recorded among the Land Records of Charles County, Maryland, in Liber 6127, at Folio 190, securing JWE, Inc.

(TOWN SIGNATURES ON NEXT PAGE)

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ATTEST:

Michelle D. Miner

Michelle D. Miner

Michelle D. Miner

Michelle D. Miner

Michelle D. Miner

Michelle D. Miner

TOWN:

TOWN OF LA PLATA:

_____(SEAL)
Mayor Jeannine E. James

_____(SEAL)
Matthew T. Simpson, Councilman

_____(SEAL)
Brent Finagin, Councilman

_____(SEAL)
Emily Mudd Hendricks, Councilwoman

_____(SEAL)
Paddy Mudd, Councilwoman

_____(SEAL)
Danielle Mandley, Interim Town Manager

(NOTARIES ON FOLLOWING PAGES)

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0500, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

STATE OF MARYLAND, St. Mary's **COUNTY, TO WIT:**

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 8 day of March, 2018, appeared **PAUL BALES**, known to me, or satisfactorily proven to me to be, a Member of **YBN ENTERPRISES, LLC**, a Maryland limited liability company, and the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Member of **YBN ENTERPRISES, LLC**, and, as such, the act of said limited liability company.

AS WITNESS my hand and Notarial Seal.

KARINA LARSEN
Notary Public-Maryland
St. Mary's County
My Commission Expires
May 10, 2021

Notary Public
My Commission Expires: 5/10/2021.

STATE OF MARYLAND, Charles **COUNTY, TO WIT:**

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 30th day of May, 2018, appeared **WILLIAM NEBLETT**, known to me, or satisfactorily proven to me to be, a Member of **YBN ENTERPRISES, LLC**, a Maryland limited liability company, and the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Member of **YBN ENTERPRISES, LLC**, and, as such, the act of said limited liability company.

AS WITNESS my hand and Notarial Seal.

CLAIRE ELIZABETH MCKIBBINS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 25, 2021

Notary Public
My Commission Expires: 8/25/21

STATE OF MARYLAND, St. Mary's **COUNTY, TO WIT:**

Hassell Edward Yates

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 9 day of March, 2018, appeared ~~**JAMES YATES**~~, known to me, or satisfactorily proven to me to be, a Member of **YBN ENTERPRISES, LLC**, a Maryland limited liability company, and the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Member of **YBN ENTERPRISES, LLC**, and, as such, the act of said limited liability company.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

Notary Public
My Commission Expires: 11/5/20

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0501, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

STATE OF MARYLAND, CHARLES **COUNTY, TO WIT:**

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 4TH day of JUNE, 2018, appeared **THOMAS C. HAYDEN, JR.,** known to me, or satisfactorily proven to me to be, a Trustee under an Indemnity Deed of Trust recorded among the Land Records of Charles County, Maryland, in Liber 6127, at Folio 190, securing JWE, Inc., and the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Trustee.

AS WITNESS my hand and Notarial Seal.

Iris Naomi Brittle
Notary Public
My Commission Expires: 09/23/19

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 26 day of February, 2018, appeared **JEANNINE E. JAMES, MAYOR OF THE TOWN OF LA PLATA,** known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Mayor for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
Notary Public
My Commission Expires: Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 26 day of February, 2018, appeared **MATTHEW T. SIMPSON, COUNCILMAN OF THE TOWN OF LA PLATA,** known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Councilman for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
Notary Public
My Commission Expires: _____

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

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STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 26 day of February, 2018, appeared **BRENT FINAGIN, COUNCILMAN OF THE TOWN OF LA PLATA**, known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Councilman for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

Michelle D. Miner
Notary Public
My Commission Expires: _____

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this _____ day of _____, 2018, appeared **EMILY MUDD HENDRICKS, COUNCILWOMAN OF THE TOWN OF LA PLATA**, known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Councilman for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

Michelle D. Miner
Notary Public
My Commission Expires: _____

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 26 day of February 2018, appeared **PADDY MUDD, COUNCILWOMAN OF THE TOWN OF LA PLATA**, known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Councilman for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

Michelle D. Miner
Notary Public
My Commission Expires: _____

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0503, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 26 day of February, 2018, appeared **DANIELLE MANDLEY, INTERIM TOWN MANAGER OF THE TOWN OF LA PLATA**, known to me or satisfactorily proven to me to be the person whose name is subscribed to the within Third Amendment to Annexation Agreement, and said person acknowledged the within Third Amendment to Annexation Agreement to be said person's act as Town Manager for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. Michelle D. Miner

Notary Public
My Commission Expires: _____

Michelle D. Miner
NOTARY PUBLIC
St. Mary's County
MARYLAND
MY COMMISSION EXPIRES Nov. 5, 2020

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0504, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

EXHIBIT A

Property

Parcel Lettered A, containing 3.7500 acres, in the subdivision known as "Parcel A, Heritage Green", as per plat thereof duly recorded among the Land Records of Charles County, Maryland, in Plat Book 52, at Folio 200; lying and being in the First Election District of Charles County, Maryland.

Being all of the same land and premises acquired by YBN Enterprises, LLC, by Deed dated September 12, 2005, and recorded among the Land Records of Charles County, Maryland, in Liber 5446, at Folio 793.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0505, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

Resolution 17-13

Amendment 1:

Resolution 17-13, as introduced on November 28, 2017 included an inaccurate description of the party of the second part in the attachment (Annexation Agreement).

Attachment to Resolution 17-13 is replaced in its entirety from that which was attached at introduction with new Attachment to correct the inaccurate description of the party of the second part.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0506, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

DOCUMENT VALIDATION

Sharon L. Hancock, Clerk
Circuit Court for Charles County
200 Charles Street
La Plata, MD. 20646
301-932-3202

LR - Government Instrument * 0.00
Agency Name: TOWN OF LA PLATA
Instrument List: Agreement / Easement
Describe Other: DAVIS CORP ANNEXATION
Ref: TOWN OF LA PLATA
==========
Total: 0.00
03/19/2019 11:33 CC08-CG
#11812030 CC0702 - Charles County/CC07.02.02 - Register 02

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 10571, p. 0507, MSA_CE52_10590. Date available 03/21/2019. Printed 06/11/2019.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0060, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

AMENDED AND RESTATED HERITAGE GREEN DEVELOPER RIGHTS AND RESPONSIBILITY AGREEMENT

THIS REVISED, AMENDED AND RESTATED HERITAGE GREEN DEVELOPER RIGHTS AND RESPONSBILITY AGREEMENT is entered into this 16th day of November 2021, by and between **DR HORTON, INC.**, a Delaware corporation ("Developer"), the **TOWN OF LAPLATA**, a municipal corporation of the State of Maryland ("Town of La Plata"); and the **COUNTY COMMISISONERS FOR CHARLES COUNTY, MARYLAND**, a body politic and corporate ("County"), cumulatively the "Parties".

WHEREAS, the Property (as defined below) is subject to an Annexation Agreement dated March 20, 1990 and recorded among the Land Records of Charles County, Maryland in Liber 1475, Folio 134, and amended by Amendment to Annexation Agreement dated March 17, 1998, and recorded among the Land Records of Charles County, Maryland in Liber 2529, Folio 193, and Second Amendment to Annexation Agreement dated December 18, 2012 and recorded among the Land Records of Charles County, Maryland in Liber 8094, Folio 283 (collectively, as may be further amended, the "Annexation Agreement"); and

WHEREAS, Heritage Green Development, LLC, a Virginia Limited Liability Company ("HGLLC"), New York Commercial Bank, successor in interest to Atlantic Bank of New York, Maria Pagoulatos, Trustee, and the Town of La Plata and County (sometimes collectively referred to as the "Original Parties") entered into a Developers Rights and Responsibilities Agreement dated June 20, 2008 and recorded among the Land Records of Charles County, Maryland at Liber 6655, folio 647 ("DRRA") pertaining to the Project known as Heritage Green ("Property"), which DRRA provided for, among other things, the right of HGLLC to purchase 2,400 school allocations; and

WHEREAS, the ORIGINAL PARTIES entered into a "Heritage Green Settlement Agreement" dated August 13, 2011 ("2011 Settlement Agreement"), which modified certain terms of the DRRA; and

WHEREAS, the 2011 Settlement Agreement provided, among other things, the right of HGLLC to purchase 2,400 school allocations and provided an obligation to HGLLC to pay interest on balances due and owing; and

WHEREAS, HGLLC did not purchase any school allocations pursuant to the DRRA or the 2011 Settlement Agreement and did not make any interest payments as provided for in the 2011 Settlement Agreement; and

WHEREAS, HGLLC filed on September 27, 2017 a Petition for Chapter 11 Bankruptcy protection with the New York Southern Bankruptcy Court, Case No. 1:17-bk-12707, which case was terminated by that Court on January 24, 2019; and

WHEREAS, Maryland Developments, LLC, a Delaware limited liability company acquired all of HGLLC's right, title and interest in the Property, as described in a deed dated

REC Ø

SUR

March 1, 2018 and recorded among the Land Records of Charles County, Maryland in Liber 10198, folio 009; and

WHEREAS, the Developer acquired all of the right, title and interest of Maryland Developments, LLC, in the Property, as described in a certain deed dated August 18, 2020, recorded among the aforesaid Land Records in Liber 11334, at folio 470; and

WHEREAS, The Developer is now in a position to begin development of the project on the Property; and

WHEREAS, The Property was rezoned by the Town in 2018, as part of comprehensive rezoning action by the Town, to the Traditional Development Mixed Use Zone (TDX) pursuant to the Town's Zoning Ordinance, Chapter 191 of the Town Code (the "Zoning Ordinance"). Accordingly, the "Master Site Development Plan" has been revised to comply with the TDX provisions of the Zoning Ordinance, and the term "**Master Site Development Plan**" as used in the DRRA, means the Master Site Development Plan for Heritage Green as so revised, as approved by Resolution 21-08 of the La Plata Town Council, adopted April 19, 2021, and as may be further amended from time to time; and

WHEREAS, The Developer, the County and the Town of LaPlata desire to amend the original DRRA to address the duration and effect of the DRRA, the functionality of the access point(s) of the development at Rosewick Road, Charles Street and Washington Avenue, the schedule and ability of the Developer to purchase 2,400 school allocations, to assure the adequacy of school facilities, and the location of the new school site, each of which were contemplated in the Annexation Agreement; and

WHEREAS, The Developer, the County and the Town of LaPlata desire to amend and restate the terms of the DRRA and the Amended Annexation agreement for the Developer to dedicate a site for a school/park, the construction of a softball and soccer field, a bypass, an extension, two (2) acres for civic uses, two (2) sites for public works and recreational centers; and

WHEREAS, the County and the Town of La Plata recognize that these dedications and other matters associated with the development including but not limited to the constructed pump stations, road improvements, water and sewer extensions, and other utility infrastructure of the Property provide public benefits and serve the public purpose; and

WHEREAS, the Developer has requested, and the County and the Town of La Plata have agreed to further modify the terms of the DRRA, to terminate the terms of the 2011 Settlement Agreement and to replace it in its entirety with this Amended and Restated Heritage Green Development Rights and Responsibilities Agreement, (hereinafter "A&R DRRA").

IT IS THEREFORE agreed as follows by the County and the Developer:

ARTICLE III of the DRRA will be amended as follows:

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0061, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0062, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

1. 3.l (a) Pay to the County Commissioners, as adjusted by the Inflation Factor set forth in section 3.3 (as amended) of the DRRA, $13,000.00 for each single family detached unit ("SFD"), $12,650.00 for each townhouse unit, and $8,000.00 for each multifamily unit according to the following schedule:

January 1, 2021 to December 31, 2021	not less than 100 or more than 200 school allocations
January 1, 2022 to December 31, 2022	not less than 100 or more than 200 school allocations
January 1, 2023 to December 31, 2023	not less than 100 or more than 200 school allocations
January 1, 2024 to December 31, 2024	not less than 100 or more than 200 school allocations, as determined by Developer, for all subsequent years. **However, all 2,400 school allocations shall be purchased no later than July 1, 2036.**

Such special school seat allocations shall be provided by the County Commissioners to the Town of La Plata to be allocated by the Town in accordance with the above referenced scheduled at the rate of one allocation for each non-age restricted residential unit for the exclusive use of the Property.

2. Section 3.1 (f) shall be deleted in its entirety and replaced with the following language:

(f) In further consideration for the terms of this Agreement, the Developer hereby agrees to the following provisions regarding intersection improvements:

(i) the Developer will improve and install signalization at the intersections of La Plata Parkway and Maryland Route 6, La Plata Parkway and Rosewick Road, and Heritage Green Parkway and Washington Avenue (collectively, the "Intersections");

(ii) the improvements and signalization at the Intersections shall be designed, approved, permitted and installed by the Developer, at its sole

expense, and in accordance with applicable County laws, regulations and ordinances, with the concurrence of the Town;

(iii) the improvements and signalization of each Intersection will be installed and implemented when applicable permits and approvals are obtained, based on the recommendations and necessary improvements shown by traffic studies and warrant analyses;

(iv) once installed and operating, the maintenance and repair of the signalization at each Intersection shall be performed by the applicable governmental authority or agency;

(v) the County and the Town will assist with the permitting and approval of the signalization at the Intersections, recognizing that State Highway Administration permit/approval will be needed, which, under State Highway Administration policies, procedures, regulations and ordinances, will require, among other things, a warrant analysis to be submitted to the State Highway Administration; and

(vi) the obligation to install signalization at Heritage Green Parkway and Washington Avenue will be conditioned upon CSX approval of the railroad crossing for Heritage Green Parkway, which approval is currently pending with CSX. In the event the railroad crossing is not approved, within 30 days of the denial, the developer will provide notice of the denial to the County and Town of LaPlata and will promptly initiate proceedings to establish another point if ingress/egress for the development. The obligation to improve and install signalization at any alternative intersection prior shall be at the developer's sole expense.

3. Section 3.2 of the DRRA will be amended as follows:

(a) On or before January 1, 2022, and on or before January 1 each year thereafter, Developer shall pay to the County Commissioners, as adjusted by the Inflation Factor set forth in section 3.3 of the DRRA, $13,000.00 for each single family detached unit ("SFD"), $12,650.00 for each townhouse unit, and $8,000.00 for each multifamily unit according to the following schedule:

January 1, 2021 to December 31, 2021	not less than 100 or more than 200 school allocations
January 1, 2022 to December 31, 2022	not less than 100 or more than 200 school allocations

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0063, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

January 1, 2023 to December 31, 2023	not less than 100 or more than 200 school allocations
January 1, 2024 to December 31, 2024	not less than 100 or more than 200 school allocations, as determined by Developer, for all subsequent years. **However, all 2,400 school allocations shall be purchased no later than July 1, 2036.**

(b) Upon receipt of such payment the County Commissioners shall grant school allocations in accordance with the above referenced schedule to the Town of La Plata for the exclusive use of Heritage Green to be allocated by the Town in accordance with the above referenced schedule at the rate of one allocation for each non-age restricted residential unit (including multifamily dwellings) for the exclusive use of the Property.

4. Section 3.3 of the DRRA will be amended as follows:

Inflation Factor: The Inflation Factor shall be computed on an annual basis and shall equate to the same percentage change in the State of Maryland Eligible Cost per Square Foot for Charles County as set forth by the Board of Education for the State of Maryland each July, for the average of the preceding two (2) years or three percent (3%), whichever is greater. The amount paid hereunder by the Developer, per-unit type, will be adjusted for the Inflation Factor each year as of each July 1st, beginning July 1, 2021, and will become the new base amount to which the Inflation Factor is applied as of the next July 1st.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0064, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0065, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

ARTICLE V of the DRRA will be amended as follows:

1. Section 5.1 of the DRRA will read:

(a) Upon receipt of the Developer's payments, in accordance with the schedule set forth in Section 3.1(a) of the Agreement and this Settlement Agreement and as adjusted by the Inflation Factor set forth in section 3.3(a) of the DRRA, the County Commissioners shall grant special school seat allocations to the Town of La Plata to be allocated by the Town of La Plata at the rate of one allocation for each non-age restricted residential unit for the exclusive use of Heritage Green in accordance with the following schedule:

January 1, 2021 to December 31, 2021	not less than 100 or more than 200 school allocations
January 1, 2022 to December 31, 2022	not less than 100 or more than 200 school allocations
January 1, 2023 to December 31, 2023	not less than 100 or more than 200 school allocations
January 1, 2024 to December 31, 2024	not less than 100 or more than 200 school allocations, as determined by Developer, for all subsequent years. **However, all 2,400 school allocations shall be purchased no later than July 1, 2036.**

If, for any reason, the Town of La Plata does not grant these allocations from the County Commissioners at the rate of one allocation for each non-age restricted residential unit, then this Agreement shall automatically and immediately be null and void without any further action being required by the County Commissioners, and for no further effect. The County Commissioners acknowledge that the purpose of these special school seat allocation payments is to provide the County Commissioners with a source of funds that may be used to increase school capacity in the County in accordance with the Educational Facilities Master Plan approved

from time to time by the Charles County Board of Education and the County Commissioners.

The parties hereto acknowledge that from time to time, the Developer will receive school allocations from the Town based upon availability. The Town will apply its school allocation policy to award allocations to the developer, and acknowledges that in no event shall annual the award of allocations exceed the amount contemplated in the original Annexation Agreement.-The allocation of Town seats will cause an adjustment from time to time of the need to purchase allocations from the County, and the Developer shall notify the County of the allocations received from the Town by December 31 of each year beginning January 1, 2022; but in no event shall the Developer purchase less than 100 school allocations from the County no later than January 1, 2022 and each year thereafter until not more than 2,400 allocations are purchased, with all said allocations to be purchased by Developer by July 1, 2036.

Any terms contained in the DRRA not modified hereby shall remain in full force and effect. In the event of a conflict of terms between this Amended and Restated DRRA and the DRRA, the terms of this Amended and Restated Agreement shall control.

The parties hereto agree that all obligations and agreements respectively assumed and made under the DRRA and this Agreement shall be binding on each of them respectfully and their respective successors and assigns and shall be covenants running with the land.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the dates set forth below:

WITNESS/ATTEST:

DEVELOPER:

DR HORTON, INC.,
a Delaware limited liability company

By: _____
Thomas A. Farr, Vice-President

WITNESS/ATTEST:

TOWN OF LA PLATA, a municipal corporation of the State of Maryland

By: _____
Brent Manuel, Town Manager

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0066, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

WITNESS/ATTEST:

COUNTY:

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, a body corporate and politic

By: _____
Reuben B. Collins, II, President

Approved as to Legal Sufficiency:

_____
County Attorney

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0067, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

STATE OF Maryland,
COUNTY OF Prince George's,TO WIT:

I HEREBY CERTIFY, that on this 10th day of November, 2021, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas A. Farr, who acknowledged himself to be Vice President of **DR HORTON, INC.**, a Delaware corporation, and the he, as such officer, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and Notarial Seal.

Lauren E. Worthington
NOTARY PUBLIC
Prince George's County
MARYLAND
MY COMMISSION EXPIRES October 24, 2025

Lauren E. Worthington
Notary Pubic
My Commission Expires: 10/24/2025

STATE OF MARYLAND,
COUNTY OF St. Mary's,TO WIT:

I HEREBY CERTIFY, that on this 15 day of November, 2021, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **BRENT MANUEL,** who acknowledged himself to be Town Manager of the Town of La Plata, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Town by himself as such officer.

WITNESS my hand and Notarial Seal.

MICHELLE D. MINER
NOTARY PUBLIC
SAINT MARY'S COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 5, 2024

Michelle D. Miner
Notary Pubic
My Commission Expires:

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0068, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

STATE OF MARYLAND,
COUNTY OF Charles ,TO WIT:

I HEREBY CERTIFY, that on this 16 day of November, 2021, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **REUBEN B. COLLINS**, who acknowledged himself to be President of the County Commissioners of Charles County, Maryland, and duly acknowledged the Agreement to be the act of the said body corporate and politic.

WITNESS my hand and Notarial Seal.

Notary Pubic
My Commission Expires:

CAROL ANN DESOTO
Notary Public-Maryland
Charles County
My Commission Expires
June 14, 2024

AFTER RECORDING RETURN TO:

Stephen H. Scott, Esquire
Scott Law Group, LLC
204 Washington Avenue, Suite 200
La Plata, Maryland 20646

Y:\NancyC\AGREEMENTS\Settlement Agreement - (DR Horton, Heritage Green) v7 - blackline.docx

CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0069, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

DOCUMENT VALIDATION

Sharon L. Hancock, Clerk
Circuit Court for Charles County
200 Charles Street
La Plata, MD. 20646
301-932-3202

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LR - Government
Instrument          0.00
Agency Name: COUNTY
Instrument List:
Agreement / Easement
Describe Other:
Ref: DR HOPRTON INC
=====================
Total:              0.00
11/22/2021  02:54
                  CC08-LR
#15651052 CC0702 -
Charles
County/CC07.02.02 -
Register '02
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CHARLES COUNTY CIRCUIT COURT (Land Records) SLH 12234, p. 0070, MSA_CE52_12253. Date available 11/30/2021. Printed 12/08/2021.

191-33 - Traditional development mixed use zone (TDX).

A. Purpose and intent.

1. The purpose of this ordinance is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhood design. A traditional development mixed use zone:
    a. Is compact;
    b. Is designed for the human scale;
    c. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
    d. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
    e. Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
    f. Incorporates significant environmental features into the design;
    g. Encourages enhanced development techniques including; superior open space, parkland, land planning and architecture;
    h. Provides a more flexible approach to the development of land in terms of land use, density and design on large tracts of land;
    i. Develops commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
    j. Provides flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
    k. Provide both roadway and pedestrian connections;
    l. Provide transitions between high traffic streets and neighborhoods;
    m. Encourage efficient land use by facilitating compact, high-density development and minimizing the amount of land that is needed for surface parking;
    n. Facilitate development (land use mix, density and design) that supports public transit, where applicable; and
    o. Is consistent with the Town's Comprehensive Plan, and TDX design guidelines.

B. Applicability.

1. The traditional development mixed use zone may be applied to new development of twenty-five (25) acres or more of land.

C. Procedural requirements.

1. A Master Site Development Plan (MSDP) shall be submitted to the town in accordance with Section 191-9 of this chapter. The Planning Commission shall review the Master Site Development Plan to determine if the plan satisfies the requirements of this section and to determine whether the land use within any particular parcel would have a material adverse impact upon any other parcel or any other zone in the town.
2. A master site development plan and approving resolution will supersede any requirements found in this chapter and will act as the guiding document for all development on the tract of land.
3. A preliminary plat will not be required since the master site development plan will include all the detail and information that a preliminary plat would include.

D. Development requirements.

1. Minimum and maximum height, lot cover, setbacks and other development requirements not specified below are to be proposed by the applicant and approved by the Town Council in the final resolution.
2. Any requirement not found elsewhere in this chapter and not in the approving resolution, shall be deemed not to govern development within that master site development plan.
3. The development under an approved master site development plan for land lying within a TDX zone shall provide a mix of uses as approved by the Planning Commission in accordance with section 191-8 table of permitted uses and

with the criteria set forth in Table 7 below:

Table 7

REQUIRED MIX OF USES	
USES	MINIMUM PERCENTAGE OF DEVELOPMENT (LAND AREA)
DETACHED AND ATTACHED DWELLING UNITS	5%
MULTIFAMILY DWELLING UNITS	5%
COMMERCIAL	10%
PUBLIC/SEMI PUBLIC	5%
OPEN SPACE	25%

4. Suitability of a tract of land for classification as a TDX shall be determined by reference to the town's Comprehensive Plan and such other information as the town deems relevant. Each tract of land considered for a TDX shall be suitable for the type of development proposed and shall recognize and preserve to the maximum extent possible, outstanding natural features on the site.
5. The parcel must have at least five hundred (500) feet of frontage on a major arterial street. A minor arterial may be developed as part of the development as long as it connects to two (2) major arterials streets.
6. The development must provide a maximum residential density of fifteen (15) units per net acre and maintain a minimum density of six and five tenths (6.5) dwelling units per net acre for the overall development;
7. Multifamily dwellings shall be allowed above commercial uses or as a separate use category;
8. Non-residential density or floor area ratio (FAR) shall be proposed in conjunction with the Master Site Development Plan. A maximum non-residential density of far shall be established on the gross tract area within the TDX zone as part of the MSDP approval.
9. Of the twenty-five percent (25%) minimum open space requirement, a minimum of five percent (5%) shall be public use space. Usable open space shall include on-site landscaped areas, community open space, and/or land dedicated for town parkland, and shall allow for human activities of relaxation, recreation and social activity. The distribution of major open space areas, major stream corridors, proposed parks and other key features shall be shown on the master site development plan graphic and typical designs.
10. Off-street parking shall be from the side or the rear of the building and shall comply with Article V unless otherwise approved by the Town Council.

E. Design criteria and guidelines.

1. This subsection articulates the town's design goals and objectives for new development and redevelopment. The following guidelines and standards are intended to implement the purposes of this zone.
2. A project must demonstrate superior land planning and design to achieve the goals of the TDX zone.
3. The town council shall find as part of the council's resolution approving the master site development plan that the applicant meets all of the following goals (Subsections a.—e.) below, which are meant to be flexible, recognizing the wide range of commercial and residential needs in the community and the creativity of the market. The applicant

may also propose other design criteria that provide superior land design, which the Town Council, in its discretion, may approve, deny or modify.

a. Site design.
   (1) Publicly accessible open spaces and plazas are key focal points and organizing features within the site.
   (2) Active retail and commercial uses improve the pedestrian experience along the street level of all buildings, including parking structures.
   (3) Sustainable site design achieves a balance between development priorities and environmental best practices, enhancing the desirability of the site.
   (4) All parking shall be located in the rear or along the side of a building. Pedestrian access shall be provided from the street and along all street frontages.

b. Architectural design.
   (1) All visible sides of a building are given equal design consideration. All building sides are designed purposefully.
   (2) Buildings are pushed close to the street, and incorporate a variety of ground story activation elements (e.g., windows, awnings, outdoor patios), to create a pedestrian-friendly environment.
   (3) Buildings should express the uses inside to the viewer outside to be more integrated into the streetscape.
   (4) Buildings should fit within their context in terms of mass and scale to enhance the character of a block or street.
   (5) Buildings should be designed for low energy and water use, human comfort and sustainable best practices.
   (6) Buildings should be constructed with durable, sustainable and low-maintenance materials to withstand the test of time.
   (7) Building design should reflect creativity and unique expression.
   (8) Buildings may utilize flexibility in meeting "build to" standards through allowed alternatives, such as garden or service screening walls, provided the alternative achieves the same pedestrian-friendly intent and employs the same quality materials required of the primary building.
   (9) Buildings should include human-scaled architectural elements through changes in plane, material, texture and detail, and through the interplay of light and shadow.

c. Streetscape.
   (1) Streets should be landscaped with an aligned planting of deciduous trees to create a tree canopy at maturity and a cohesive, unified character for the site.
   (2) A monoculture of all the same tree species should be avoided.
   (3) Street furniture, such as benches, should be placed in public open spaces and plazas that have heavy pedestrian use.
   (4) Site furniture using high quality materials should be used throughout the site in all public areas.
   (5) Adequate quantities of street furniture should be used in all public areas, including benches, bicycle racks, and trash receptacles.

d. Pedestrian access, safety and comfort.
   (1) The site should be designed to create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the site.
   (2) Uninterrupted sidewalks should be installed along active building edges to enhance the pedestrian experience.
   (3) Sidewalks should be a minimum of six (6) feet wide.

e. Crime prevention and security.

(1) All buildings should provide adequate lighting at a pedestrian or human scale;

(2) Clear lines of sight should be retained into and out of entries and open spaces;

(3) Landscaping should not inhibit line of sight for pedestrians or vehicles.

F. Supplemental regulations.

1. Private alleys in a development shall be noted on the final plat of subdivision. The final plat shall further note that the alleys shall be maintained by the homeowners' association established for the TDX.

(Ord. No. 18-05, § 2, 7-30-2018)

DocuSign Envelope ID: 659BF043-0FB9-4491-8499-AA79A2714FD1

COUNCIL OF THE TOWN OF LA PLATA
Resolution 21-08

Introduced By:	**Mayor Jeannine James**
Date Introduced:	**April 19, 2021**
Date Adopted:	**April 19, 2021**
Date Effective:	**April 19, 2021**

A RESOLUTION concerning

HERITAGE GREEN – REVISED MASTER SITE DEVELOPMENT PLAN

FOR the purpose of approving a revised Master Site Development Plan for Heritage Green.

* * * * * * * * * * * * * * * * *

EXPLANATORY STATEMENT: DR Horton, Inc., the owner of the project known as Heritage Green, consisting of approximately 1,021 acres, more or less, submitted an application for approval of a revised Master Site Development Plan ("MSDP") for the project. The MSDP for which approval is sought consists of two documents: (i) a MSDP Narrative dated December 11, 2020, a copy of which is attached to this Resolution as Exhibit 1, and (ii) a MSDP Plan Set dated December 11, 2020, a copy of which is attached to this Resolution as Exhibit 2. Exhibits 1 and 2 comprise the MSDP.

Before the Town Council may approve the application the Council must make certain findings required by Sections 191-11.J.4 and 191-33.E.3. of the Code of the Town of La Plata. Town Planning Staff submitted to the Town Council a Staff Report (Memorandum) dated February 2, 2021, as updated. The Staff Report thoroughly analyzed the revised MSDP application, supporting documentation, and the required findings. The Town Council relies upon the Staff Report as a foundation for this Resolution and incorporates the Report by reference.

This Resolution consists of the following: Heritage Green Historical Background and Description of Current MSDP, Description and Summary of Proposed Revised MSDP, and Required Findings.

<u>Heritage Green Historical Background and Description of Current MSDP</u>

The Davis annexation Resolution No. 89-11 (Heritage Green) was adopted on March 20, 1990 and became effective on May 4, 1990. The Planning Commission approved the Master Site Development Plan within the Mixed-Use Zoning District (MUD-3) on September 4, 1990. The

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key features of the MSDP as initially approved are as follows:

The property was approved as a mixed-use development to include approximately 1,600 single family detached dwellings, 850 townhomes, 350 condominium units, 300 apartments, 53 acres of commercial use, 150 acres of industrial use and 300 acres of open space. The maximum number of residential units was set at 3,170 units. The master site development plan proposed an eighteen-hole golf course, two recreation centers, an elementary school with softball and soccer fields, a site for a water tower, wells, a satellite public works facility and a new fire station.

The "northern bypass" was shown as a four lane, sixty-eight foot right-of-way with curb, gutter and sidewalks. Connections to the bypass were shown at Caroline Drive and to Heritage Green Parkway across the CSX Railroad right-of-way.

The Annexation Agreement has been amended three times since it was first adopted, as follows:

1. The first Annexation Agreement amendment (Resolution 97-2) was adopted on March 17, 1998, to amend the following:
    a. Northern Bypass
    b. Recreation Package
    c. Landscaping and sign package
    d. Homeowner's Association Establishment
    e. School Site
2. The second Annexation Agreement amendment (Resolution 12-5) was adopted on December 18, 2012, to amend the following:
    a. Recreation Package, to remove the golf course
    b. Hiker/Biker Trail
    c. Parks and Gardens
    d. Building Site for Town Recreation Center
3. The third Annexation Agreement amendment (Resolution 17-13) was adopted on February 26, 2018 for that portion of the tract lying between Washington Avenue and the Conrail Right-of-Way so that:
    a. A Senior Housing restriction was removed and the property may be developed, used and or enjoyed for uses permitted by the MUD Zone.
    b. The Town may issue subdivision approvals and building permits for the property without regard to the status of the development and development related milestones set forth in the Annexation Agreement including but not limited to:
        i. any requirements related to the "northern bypass";
        ii. any requirements related to recreational facilities within the Heritage Green project;
        iii. any requirements related to the formation and/or operation of one or more homeowners associations;
        iv. any requirements related to landscaping and/or signage;
        v. any requirements related to the establishment of covenants, conditions and restrictions;

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vi. any requirements related to recreation and park facilities; and
vii. any other items set forth in the Annexation Agreement which would restrict the Property under the Senior Housing Restriction prior to the performance or accomplishment of the applicable requirement.

c. The property may be developed and used for a mix of residential and commercial uses as permitted by the MUD zoning and as approved by the Town Planning Commission.

The MSDP was amended once and approved on May 9, 2005, to account for environmental features on the site, the proposed alignment of the Heritage Green Parkway and to accommodate a change in market trends at the time. Amendments to the MSDP were not completed for the second and third Annexation Agreement amendments.

The Development Rights and Responsibilities Agreement (DRRA) regarding school seat allocations became effective on May 8, 2008.

The property was re-zoned to the Traditional Development Mixed Use Zone (TDX) on August 15, 2018. Because of the minimal activity on the project for nearly 30 years all aspects of the project lost the right to Mixed Use District grandfathering provisions except the Sewer Trunk Line engineering plans, the Route 6 Intersection engineering plans and the first phase of the La Plata Parkway engineering plans.

In August, 2020, property ownership was transferred to D.R. Horton Inc. and the development has proceeded forward with the proposed amended MSDP.

Description and Summary of Proposed Revised MSDP

Under the proposed revised MSDP the Heritage Green development will continue to be developed as a mixed-use community that will create up to 3,170 dwelling units in the Town in accordance with the current Annexation Agreement. The applicant will be providing a range of units to allow the flexibility to adjust the plan at final design while achieving the density envisioned. The project proposes single family detached, townhouses, multi-family, and duplexes, along with commercial, retail, office and industrial uses as shown on the revised MSDP. The La Plata Parkway is a defining feature of the development which will connect Charles Street (Route 6), Rosewick Road, Washington Avenue. The applicant is also proposing inter-parcel connections to Pollen Drive (Agricopia Subdivision), County School property on the western border and potentially Dorchester Avenue. Per the Annexation Agreement, Caroline Drive is to connect to La Plata Parkway; although there may be an alternative connection that would not impact the residential community along Caroline Drive. As part of this revised MSDP the applicant is proposing an alternate option to connect Dorchester Street past the water tower north and east to La Plata Parkway. The Heritage Green Team is currently evaluating this alternate connection. There are specific right-of-way's and pavement dimensions, along with various other details in the Annexation Agreement that will need to be updated. The Annexation

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Agreement may need to be reconciled with the revised MSDP as needed.

The development has a proposed twenty (20) acre school site as required by the Annexation Agreement. The applicant has provided two alternative sites for the Charles County School Board to select from. The goal is to provide an inter-parcel connection from the parkway through the existing school site that connects to Radio Station Road.

The applicant has proposed a phasing schedule, which may be adjusted as the development progresses. In Phase 1 the applicant is proposing to install the parkway system beginning at Charles Street and the trunk sewer line that will begin at the existing Willow Lane 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 the first phase. In Phase 2 neighborhoods Q, D, E, F, G, H, I, J, L, M, and N will conclude the development.

The project is also proposing an interconnected series of greenways, trails, ponds and recreation amenities in accordance with the 2012 second Annexation Agreement amendment. The focal point of the development will be a 110 acre central park with tot lots, multi-purpose athletic courts, open play fields for field games; outdoor picnic areas, picnic pavilions, trails and hiking paths; community garden areas with individual garden plots; an outdoor amphitheater, maintained meadows, restored and maintained ponds, 1 large reflecting pond and three urban fountains and other amenities. Other environmental and recreational features include restored wetland habitats, stream restoration and enhancement of natural meadows, an expanded Trail System, a building site for a Town Recreation Center, and individual neighborhood Parks.

The significant differences between the current MSDP and the proposed revised MSDP are as follows:

1. The alignment and design of La Plata Parkway have been significantly changed from the approved 2005 MSDP. The current Parkway was deemed a “bypass” in 2005 and would have been a four-lane right-of-way with industrial lighting fixtures down the center median. The proposed Parkway will be a two-lane right-of-way with street lights on either side of the road with appropriate turn lanes at intersections, roundabouts, and meandering lanes for scenic interest.
2. The MSDP approved in 2005 was exempt from Forest Conservation regulations since the original annexation was approved in 1990, three years before the Town adopted the Forest Conservation Ordinance. The proposed revisions include the provisions for preserving over 100 acres of existing forest cover.
3. The school site required by the Annexation Agreement has been relocated on the site from the western side of the property to the eastern side of the property adjacent to the existing Board of Education property located off Radio Station Road.
4. The proposed commercial development for Heritage Green has been moved to one location on the site north of Rosewick Road. The approved 2005 MSDP contains a few areas of commercial development mixed into the residential portion with the majority of

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the commercial uses concentrated north of Rosewick Road.

Required Findings

In accordance with Sections 191-11.J.4. and 191-33.E.3. of the Town Code, the Mayor and Council make the following findings:

Section 191-11.J.4. requires that in addition to such other information and documentation as reasonably may be required by the town as part of the application, the applicant shall include the following information with each MSDP application:

A. A narrative describing the existing conditions on the site and within five hundred feet (500') of all boundaries of the site. This Narrative should be accompanied by documenting photographs and a site plan drawn at a scale not less than one inch (1") equals one Hundred feet (100'). Existing structures, impervious areas, public streets, alleys, sidewalks, walkways, utilities, topography, Natural features and vegetation should be depicted on the site Plan;

Finding: The narrative and required documentation has been submitted in compliance with this requirement.

B. The MSDP narrative must describe all proposed land uses and proposed infill and redevelopment, and the plan shall depict the size (area), location, and density (if applicable) of each proposed use and other features of the proposed development required by this section. The type of housing stock and density proposed for each portion of the property proposed for residential use must also be identified in the narrative and depicted on the plan;

Finding: The narrative describes the proposed land uses and the plan depicts the size, location and density of each proposed use including the type of housing stock in compliance with this section.

C. The MSDP must demonstrate the compatible relationship of the proposed development within the context of the surrounding neighborhood. To address this burden of proof of compatibility, a proposal for MSDP approval must:

(1) exhibit exemplary site planning, architectural design and high quality materials that are harmonious with the surrounding area;

Finding: The MSDP exhibits exemplary site planning, architectural design commitment and will be harmonious with the surrounding area.

(2) create opportunities for pedestrian connections, interaction and circulation

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between the properties where appropriate; and

Finding: The MSDP creates opportunities for pedestrian connections in compliance with this requirement.

(3) optimize the privacy of residents and adjoining land uses Through the appropriate usage of buffer yards, screening, building orientation, and window and entry placement.

Finding: The MSDP optimizes privacy of residents and adjoining land uses by providing appropriate forest retention and building orientation.

D. The project narrative shall include a report that summarizes the Project concept and provides the following information:

(1) names and addresses of principal parties (record owner, Development consultants, contact person);

Finding: The names and addresses of principal parties have been provided.

(2) description of the proposed development, including the project name, uses, activities and anticipated project phasing plan stating a tentative time table and staging of development and improvements;

Finding: The proposed description of the development, project name, uses, activities and anticipated phasing schedule have been provided.

(3) description of existing zoning and subdivision platting on the Subject property, and justification of the proposed rezoning;

Finding: The description of the existing zoning has been provided. The applicant is not proposing to re-zone the property as part of this amendment.

(4) gross project area, in acres;

Finding: The gross project area in acres has been provided.

(5) existing and proposed open green space acreage;

Finding: The existing and proposed open space in acres has been provided.

(6) gross land acreage for each proposed land use or category (commercial, residential, light industrial) as applicable; include density and number or

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percentage of housing units, by type of housing stock, for each residential site within the project, and approximate floor-to-area ratios for each non-residential site;

Finding: The gross land acreage for each proposed land use including the density, number, percentage of housing units by type and the approximate floor-to-area ratio for each non-residential site has been provided.

(7) statement of commitment to comply with the applicable town of La Plata community design as the standard for site development, Including buildings, streetscapes, signage and landscaping;

Finding: The applicant has provided a statement of commitment to comply with the applicable Town of La Plata community design as depicted in Section 191-33.E.3 (A-E).

(8) anticipated schedule for approvals, design, and construction, including any off-site infrastructure improvement work that must be completed to enable the project to be completed;

Finding: The applicant has provided the anticipated schedule for approvals as defined by the existing Annexation Agreement.

(9) anticipated or requested public sector funding and/or Infrastructure improvements that must be completed to enable the project to be completed a preliminary traffic impact study and plan defining the anticipated traffic demand for the site based on the amount and mix of development, demonstrating Adequacy of the site access points and adjoining intersections and defining links between key traffic improvements to site access and development phasing if necessary. The study shall include preliminary comments from the State Highway Administration to the extent that the administration is willing to provide such comments;

Finding: The applicant has provided information regarding the infrastructure improvements that must be completed, and has included a traffic study in compliance with this requirement.

(10) a preliminary market study demonstrating the viability of the development concept and estimating the general rate of absorption of the proposed development program land uses within the stated development time frames. The study should take into consideration assumptions about market changes over the course of the development projected build-out time frame. These assumptions may include estimates of new development and population growth in the surrounding market area in conjunction with the timing of development phases on

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this site. With approval of the town, the applicant may rely upon existing studies to satisfy all or part of the requirements of this paragraph; and

Finding: The applicant has produced a preliminary market study demonstrating the viability of the development in compliance with this requirement.

(11) a cost-revenue ratio analysis of the proposed development plan development program demonstrating the anticipated direct and indirect economic benefits and impacts to the town.

Finding: The applicant has produced a cost-revenue ratio analysis of the proposed development demonstrating direct and indirect economic benefits and impacts to the Town.

E. A MSDP for a development with the Traditional Neighborhood Development mixed use zone (TDX) must demonstrate superior land design in accordance with Section §191-33.E.3 and a proposed Resolution shall be prepared that governs the overall development of the site.

Finding: The MSDP has demonstrated superior land design in accordance with Section 191-33.E.3 as depicted below.

Section 191-33.E.3. requires the town council to find as part of the council's resolution approving the Master Site Development Plan that the applicant meets all of the following goals (A-E) below, which are meant to be flexible, recognizing the wide range of commercial and residential needs in the community and the creativity of the market. The applicant may also propose other design criteria that provide superior land design, which the town council, in its discretion, may approve, deny or modify.

A. Site design

(1) publicly accessible open spaces and plazas are key focal points and organizing features within the site.

Finding: The applicant is providing open spaces, trails, greenways and amenities for the community in compliance with this design criteria.

(2) active retail and commercial uses improve the pedestrian experience along the street level of all buildings, including parking structures.

Finding: The applicant is proposing commercial uses within parcels P and Q north of Rosewick Road. The applicant will provide active retail and commercial uses to improve the pedestrian experience at the street level.

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(3) sustainable site design achieves a balance between development priorities and environmental best practices, enhancing the desirability of the site.

Finding: The applicant has shown many sustainable site design features that will protect the environmental features on the site as much as possible. The parkway has been redesigned to provide the least amount of stream crossings as possible and greenways are being provided. Each parcel will be evaluated using the most recent stormwater management regulations and must receive approval from the Soil Conservation District and the Maryland Department of the Environment where necessary.

(4) all commercial parking shall be located in the rear or along the side of a building. If parking is proposed along the front of a commercial property, the applicant shall propose additional landscaping, which the town council, in its discretion, may approve, deny or modify.

Finding: The applicant has stated that all parking will be located in the rear or along the side of the building, unless otherwise approved by the Town.

(5) pedestrian access shall be provided from the street and along all street frontages.

Finding: As noted on the plans, all streets will have sidewalks and a shared use trail is proposed along La Plata Parkway.

B. Architectural design

(1) all visible sides of a building are given equal design consideration. All building sides are designed purposefully.
(2) along high visibility areas, buildings are pushed close to the street and incorporate a variety of ground story activation elements (e.g., windows, awnings, outdoor patios), to create a pedestrian-friendly environment.
(3) buildings should express the uses inside to the viewer outside to be more integrated into the streetscape.
(4) buildings should fit within their context in terms of mass and scale to enhance the character of a block or street
(5) buildings should be designed for low energy and water use, human comfort and sustainable best practices.
(6) buildings should be constructed with durable, sustainable and low-maintenance materials to withstand the test of time.
(7) building design should reflect creativity and unique expression.
(8) buildings may utilize flexibility in meeting “build to” standards through allowed alternatives, such as garden or service screening walls, provided the alternative achieves the same pedestrian-friendly intent and employs the same

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quality materials required of the primary building.
(9) buildings should include human-scaled architectural elements through changes in plane, material, texture and detail, and through the interplay of light and shadow.

Finding: The applicant has stated that the variety, design and style of housing will vary. DR Horton will be marketing with four different builders depending on the type of housing proposed. The applicant has amended its submission to indicate that they will meet all of the architectural design criteria in accordance with these requirements.

C. Streetscape

(1) streets should be landscaped with an aligned planting of deciduous trees to create a tree canopy at maturity and a cohesive, unified character for the site.
(2) a monoculture of all the same tree species should be avoided.
(3) street furniture, such as benches, should be placed in public open spaces and plazas that have heavy pedestrian use.
(4) site furniture using high quality materials should be used throughout the site in all public areas.
(5) adequate quantities of street furniture should be used in all public areas, including benches, bicycle racks, and trash receptacles.

Finding: Street trees and are required under the Town Code and will be evaluated for compliance during each major site plan review. The applicant has indicated that various forms of street furniture and amenities will be provided throughout the community, parks and open spaces.

D. Pedestrian access, safety and comfort

(1) the site should be designed to create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the site.
(2) uninterrupted sidewalks should be installed along active building edges to enhance the pedestrian experience.
(3) sidewalks should be a minimum of six (6) feet wide.

Finding: The applicant is providing pedestrian friendly amenities including sidewalks and trails in compliance with this requirement.

E. Crime prevention and security

(1) all buildings should provide adequate lighting at a pedestrian or human scale;
(2) clear lines of sight should be retained into and out of entries and open spaces;
(3) landscaping should not inhibit line of sight for pedestrians or vehicles;

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Finding: The applicant will provide all necessary crime prevention and security elements on the site in compliance with these requirements, including adequate lighting, clear lines of site and appropriate landscaping that will not hinder the site distance for pedestrians or vehicles.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA that the revised Master Site Development Plan for Heritage Green, as set forth in Exhibits 1 and 2 is hereby approved, subject to the following conditions:

1. The Heritage Green project shall be designed and developed in accordance with the approved Master Site Development Plan, and future detailed project designs and development also shall comply with specific requirements of 191-33.E.3. of the La Plata Town Code as amended from time to time.

ADOPTED AND APPROVED by the Council of the Town of La Plata on April 19, 2021.

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SEAL:

COUNCIL OF THE TOWN OF LA PLATA

DocuSigned by:
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Jeannine E. James, Mayor

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Matthew T. Simpson, Councilman

DocuSigned by:
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Brent Finagin, Councilman

DocuSigned by:
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Emily Mudd Hendricks, Councilwoman

Attest:

DocuSigned by:
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Danielle Mandley, CMC
Town Clerk

DocuSigned by:
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Paddy Mudd, Councilwoman

Date: April 19, 2021

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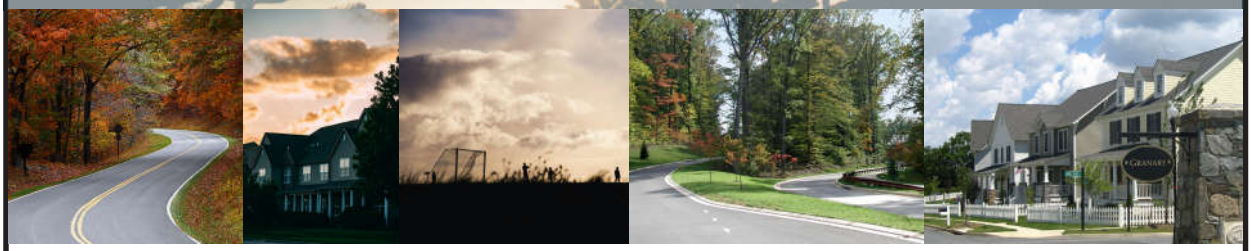

HERITAGE GREEN

Master Site Development Plan

OWNER/DEVELOPER

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America's Builder

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OPEN SPACE PLAN 8

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APPENDIX 10

- D.R. Horton Deed
- Rodgers, Inc. Boundary Exhibit (December 2020)
- Lenhart Consulting 2020 Parkway Memo
- Approved Forest Stand Delineation
- 2005 Approved Master Site Development Plan
- 1990 Annexation Agreement
- 1998 First Amendment of Annexation Agreement
- 2012 Second Amendment of Annexation Agreement
- 2018 Third Amendment of Annexation Agreement

DESIGN TEAM:

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NARRATIVE

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

The following is a brief history of the Heritage Green property with the Master Site Development Plan (MSDP) Amendment narrative to follow. Specific documents are included in the Appendix.

HISTORY

YEAR	ACTION
1990	Annexation
1998	First Amendment Annexation agreement
2012	Second Amendment Annexation agreement
	Golf course requirement eliminated
	MSDP to be updated (has not been updated since 2005)
	Established a Park System of 295 Acres
2018	Third Amendment Annexation agreement
2018	TDX Zoning
2019	FSD Approved
2020	Property Purchased by DR Horton, Inc. (August)
2020	TDX Zone updated (October)
2020	MDE permit submitted
2020	Trunk line Sewer, Mass grading and various engineering plans in for approval.
2020	CSX Crossing request for approval restarted
2020	Permit to Forest Harvest, southern portion of site issued (November)
2020	MSDP Amendment Submitted (December)

MSDP AMENDMENT 2020

Heritage Green is envisioned as a comprehensively planned community of primarily residential neighborhoods, with a mix of civic, retail, office, and industrial uses interconnected by a series natural greenways and pedestrian scale parkways.

The Heritage Green development site is located in the Town of La Plata, MD. The entire site spans an area of 1021.05 acres that stretches from Route 6 at the southern boundary to north of Rosewick Road at the northern boundary and east of the CSX railway. The Property is shown on Charles County Tax Map 33 as Parcels 43, 440, and 163. The property has been zoned TDX (Traditional Development Mixed Use District) since the Town's Comprehensive Plan Update and Comprehensive Rezoning in August 2018

The annexation agreements allows 3,170 residential units plus a mix of uses. This is a mix of single family detached, duplexes, attached townhouses, and multifamily units. The specific mix and numbers per land bay or neighborhood are show on the Master Site Development Plan. The chart on the MSDP includes a range of units to allow the flexibility to adjust the plan at final design while achieving the density envisioned.

PARKWAYS (NOT A BYPASS)

One of the big ideas to update the vision for Heritage Green is to create a true Parkway system that compliments the greenway/park system; interconnects the neighborhoods within the Community and connects with the Town street network. This is not a 4 lane bypass highway, but a 2 lane pedestrian scaled parkway with trails and sidewalks linked to the neighborhoods and greenways. Heritage Green Parkway running east/west will connect to La Plata Parkway connecting Charles Street to the south to Rosewick Road to the north. Ideally this also connects to the County school campus at the property's western border. This is primarily a 2 lane road with appropriate turn lanes at intersections; roundabouts; and meandering lanes for scenic interest.

SIGNATURE TREE SAVE AND LANDSCAPING

A key design factor of the parkways will be to incorporate signature tree/forest save areas that will establish the character of the Community by focusing on and saving forest that complements the Greenway system linking the neighborhoods together. The Parkways will be landscaped, including street trees and appropriate street lights.

WALKABILITY

The goal is to have a pedestrian scale road with sidewalks, bike trails, street trees, and appropriate lighting.

CAPATOWN

Lenhart Traffic Consulting has reviewed the plan revision to establish a low speed, 2 lane parkway. The Appendix includes an October 2020 memo documenting that the capaTown of a 2 lane parkway with appropriate turn lanes and roundabouts works to meet the needs of Heritage Green and the Town of La Plata. An update to the traffic study can be provided to incorporate the memo and reconcile the MSDP uses and numbers.

DESIGN STANDARD

As the Community is designed and reviewed by the Town a series of design standards will need to be updated, waived, or modified to accomplish the vision of the MSDP. As the individual plans progress through final planning and engineering, design modifications will be identified and coordinated with the Town. An example is the Parkway design standards, which are in progress.

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NARRATIVE

CAROLINE DRIVE/ANNEXATION COORDINATION

Per the Annexation agreement, Caroline Drive is to connect to La Plata Parkway. The MSDP is proposing an alternate option to connect Dorchester Street past the water tower north and east to La Plata Parkway. The Heritage Green Team is evaluating this alternate connection. There are specific right of ways and pavement dimensions, along with various other details in the agreement that will need to be updated. The Annexation agreement, in coordination with the Town is to be reconciled with the MSDP Amendment as needed.

NEIGHBORHOODS

1. COMMUNITY

The community is a series of residential neighborhoods interconnected by greenways and parkways. The individual land bays are labeled A thru Q. The range of numbers total more than the 3,170 units permitted as the ranges will be adjusted as each neighborhood is finalized and approved by the Town of La Plata. The total will be tracked and will not exceed 3,170 units. In addition to the residential units the mix of civic, retail, office, industrial, and mixed use commercial is noted on the MSDP.

2. DESIGN PRINCIPLES

A. The series of neighborhoods is organized by the parameters of a 5 and, or 10 minute walk.

B. The plan will meet or exceed the TDX zone standards and requirements. A series of modifications, waivers and/or text amendments may be needed as the plan is finally planned and engineered to accomplish the vision for the Community. This may include road code adjustments, traffic calming techniques, private streets, parking courts, cul de sacs, or zoning standards. Any design modifications will be coordinated with the Town as the plan designs progress.

C. The intent is to have more single family residential units and to incorporate front garage units with backyards in addition to neo-traditional rear garage units. The commercial uses have been moved north of Rosewick Road in neighborhoods P and Q.

3. SCHOOL SITE

A. A 20 acres school site is included per the annexation agreement. Two alternate sites are shown on the MSDP. The location is moved to be adjacent to the existing school campus east of the property. The goal is to interconnect the site via a road and, or trails subject to coordination with the Charles County School Board. One site will be selected with the other site to be residential.

4. TDX ZONE

Traditional development mixed use zone (TDX). The TDX zone in coordination with the annexation agreement will need to be updated, amended, modified or waived periodically to accomplish the goals of the Master Site Development Plan. Any waivers or modifications to the Zone will be identified and coordinated with the Town as final designs move forward for approval.

Purpose and intent

The purpose of these regulations is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhood design. Further, the Town Council recognizes that due to the location, size and timing of any particular development there are inherent design and market characteristics that require alternative regulatory standards. The TDX zone will be implemented in a manner that recognizes this alternative and accommodating approach to land design and development, in an effort to provide a range of residential and non-residential opportunities for the town. A traditional development mixed use zone:

a. Is compact;
b. Is designed for the human scale;
c. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
d. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
e. Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
f. Incorporates significant environmental features into the design;
g. Encourages enhanced development techniques including; superior open space, parkland, land planning and architecture.
h. Provides a more flexible approach to the development of land in terms of land use, density and design on large tracts of land.
i. Develops commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
j. Provides flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
k. Provide both roadway and pedestrian connections;
l. Provide transitions between high traffic streets and neighborhoods;
m. Encourage efficient land use by facilitating compact, high density development and minimizing the amount of land that is needed for Surface parking;
n. Facilitate development (land use mix, density and design) that supports public transit, where applicable; and
o. Is consistent with the town's comprehensive plan, and TDX design guidelines.

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6. WALKABILITY

A. All neighborhoods are to have sidewalks, bikeways and trails interconnected to the greenway park system and to the parkways. As noted in the annexation agreements a trail system will link the property together. The goal is to have sidewalks adjacent to all neighborhood streets, including street trees. Exceptions to the rule may eliminate walks due to environmental constraints, site conditions or instances where walks or trails are not needed; to be determined at final design in coordination with Town approvals.

7. PHASING

A. DR Horton purchased the property in 2020. The intent is to start multiple parts along the north and southern portions of the property. The phasing noted below is a general outline of how the project will proceed. It is subject to change and may be adjusted as the development moves forward. The Town will be updated regarding the status of the phasing as each neighborhood comes forward for final planning and engineering approvals.

B. Phase 1

- Neighborhoods A, B, C, K, O, P, Parkway system, Trunk sewer and supporting infrastructure

C. Phase 2

- Neighborhoods, Q, D, E, F, G, H, I, J, L M, N

GREENWAYS; PARK SYSTEM

An interconnected series of neighborhoods and a park system of greenways is to be dedicated to the Town, and/or established as a private system, including six identified elements. All program elements, if approved by the Town Planning Commission, Petitioner may substitute comparable types and quantities of sub-elements in lieu of those described in each element.

The following is a summary of the 2012 second annexation agreement. Refer to the agreement for all specific details.

ELEMENT 1

Central Park, including but not limited to approximately 110 acres with the following sub elements: 4 tot lots, 6 multi-purpose athletic courts, open play fields for field games; 4 outdoor picnic area, 2 picnic pavilions, trails and hiking paths (exclusive of sidewalks); community garden areas with individual garden plots; an outdoor amphitheater, maintained meadows, 3 restored and maintained ponds, 1 large reflecting pond and three urban fountains and other amenities.

ELEMENT 2

Eco Park Within Clark Run, including approximately 100 acres with the following sub elements; 2.25 miles of soft surface trails and paths (exclusive of sidewalks) to be finished with native gravel, wood mulch, and or wood chips or equivalent, with footbridges, interpretive signs and exercise stations; 4 outdoor picnic areas and restored pond combined to meet SWM needs and to serve as a community amenity, restored wetland habitats, stream restoration and enhancement of natural meadows.

ELEMENT 3

Expanded Trail System, Including an expanded trail system through the property, a Clark Run trail and connecting network to neighborhoods, recreation elements. All off street trails to be improved with asphalt or similar improved surface sufficient and appropriate for walking, jogging, bicycling, and similar activities except as noted in Element 2.

ELEMENT 4

Building Site for a Town Recreation Center, 'Building Site", not more than 3 acres for a community recreation center to be built by the Town of La Plata. To be located within the Central Park of within 1,800 feet from the perimeter of the school site. The specific site design criteria is in the agreement

ELEMENT 5

Amenity Ponds, Amenity ponds conceptually depicted in the agreement shall consist of ponds that serve as an attractive Heritage Green community or public amenity, or as an attractive dual purpose public amenity and SWM facility. Improvements and access and recreation design to be considered to for the public use and enjoyment.

ELEMENT 6

Neighborhood Parks Minimum Acreage and Phasing; Neighborhood Parks must be developed at a minimum acreage of, one acre per one hundred dwelling units and shall be situated to provide a clustering of activities in a particular area.

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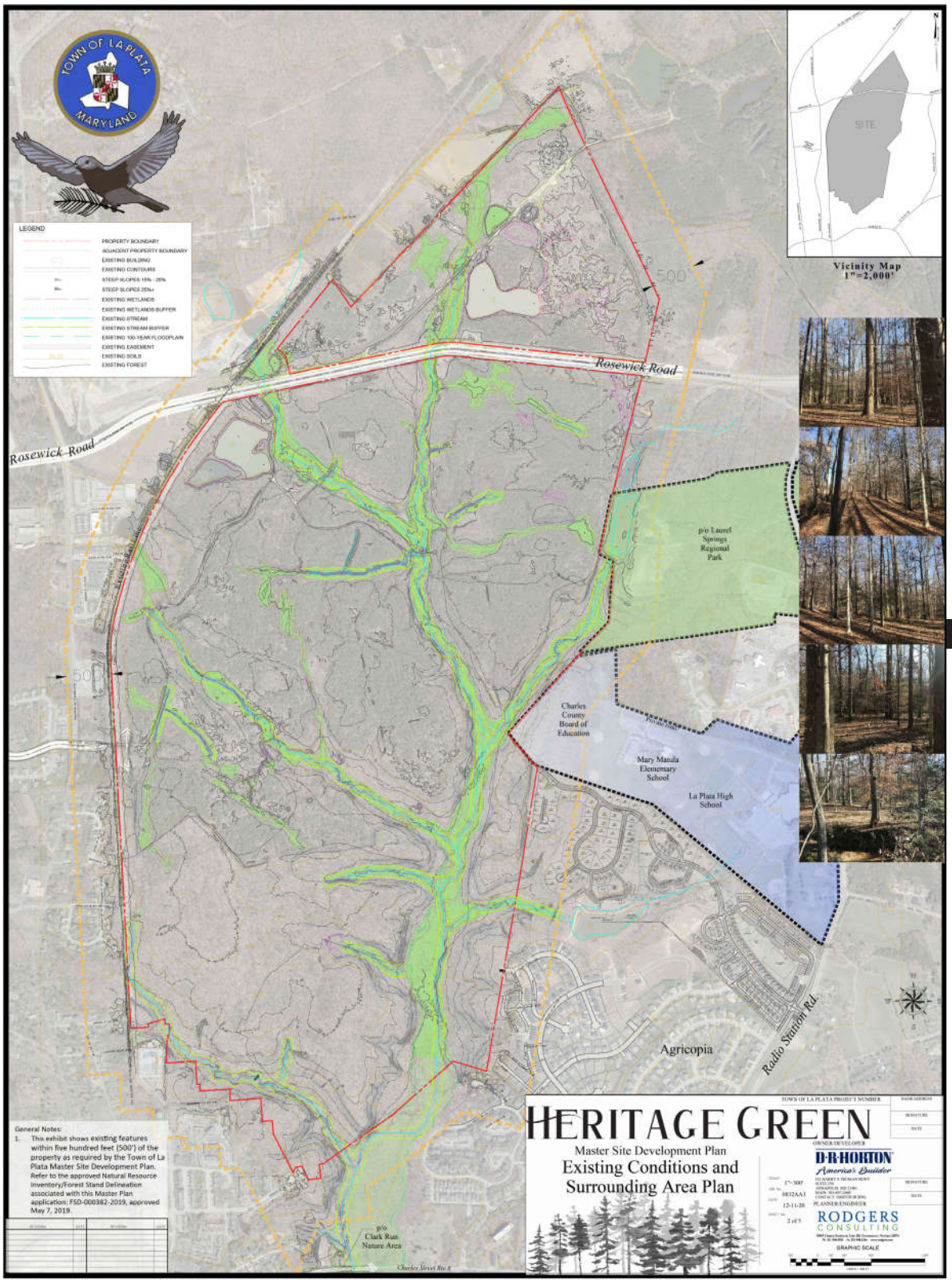
EX. CONDITIONS AND SURROUNDING AREA PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County



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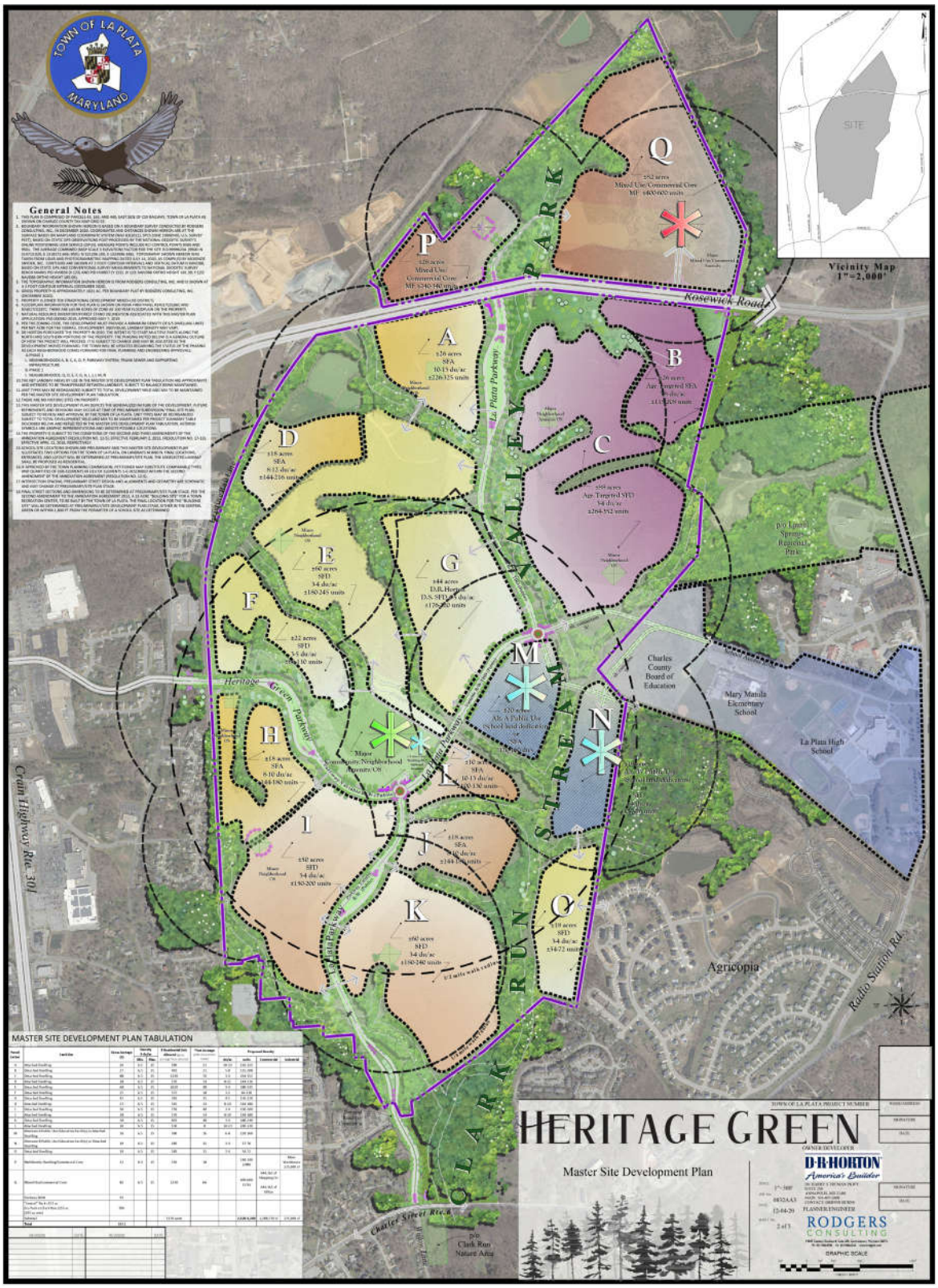
MASTER SITE DEVELOPMENT PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County



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MASTER SITE DEVELOPMENT PLAN - NOTES

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

HERITAGE GREEN
Master Site Development Plan Tabulation

Parcel Letter	Land Use	Gross Acreage (±)	Density # du/ac		# Residential Unit Allowed (gross acreage*max density)	Net Acreage (20% removed for roads)	Proposed Density			
			Min.	Max.			*du/ac	units	Commercial	Industrial
A	Attached Dwelling	26	6.5	15	390	21	10-13	226-325		
B	Detached Dwelling	27	6.5	15	405	21	5-8	115-208		
C	Detached Dwelling	88	6.5	15	1320	70	3-4	264-352		
D	Attached Dwelling	18	6.5	15	270	14	8-12	144-216		
E	Detached Dwelling	68	6.5	15	1020	48	3-4	180-245		
F	Detached Dwelling	25	6.5	15	375	18	3-5	66-110		
G	Detached Dwelling	47	6.5	15	705	35	4-5	176-220		
H	Attached Dwelling	23	6.5	15	345	14	8-10	144-180		
I	Detached Dwelling	50	6.5	15	750	40	3-4	150-200		
J	Attached Dwelling	18	6.5	15	270	14	8-10	144-180		
K	Detached Dwelling	58	6.5	15	870	48	3-4	180-240		
L	Attached Dwelling	10	6.5	15	150	8	10-13	100-130		
M	Alternate A Public Use (Education Facility) or Attached Dwelling	20	6.5	15	300	16	6-8	120-160		
N	Alternate B Public Use (Education Facility) or Detached Dwelling	19	6.5	15	285	15	3-4	57-76		
O	Detached Dwelling	19	6.5	15	285	15	3-4	54-72		
P	Multifamily Dwelling/Commercial Core	22	6.5	15	330	18		240-340 (288)		Mini-Warehouse 225,000 sf
Q	Mixed Use/Commercial Core	82	6.5	15	1230	66		400-600 (576)	644,365 sf Shopping Ctr 644,365 sf Office	
	Parkway ROW	95								
	"Central" Park ±153 ac Eco Park at Clark Run ±153 ac (295 ac min)	306								
	Subtotal				3170 units			**2,520-3,240**	1,288,730 sf	225,000 sf
	Total	1021								

**7. Per the Zoning Code, the development must provide a minimum density of 6.5 dwelling units per net acre for the overall development. Individual Landbay density may vary.*

NOTES:

1. Unit types may be reorganized subject to total development yield and mix to be maintained per the Master Site Development Plan Tabulation.
2. Existing land use of the Property is farming with existing homesteads.
3. This Master Site Development Plan depicts the generalized nature of the development. Future refinements and revisions may occur at time of preliminary subdivision/ final site plan, subject to review and approval by the Town of La Plata. Unit types may be reorganized subject to total development yield and mix to be maintained per project summary table described below and reflected in the Master Site Development Plan Tabulation.
4. School site locations shown are preliminary and this Master Site Development Plan illustrates two options for the Town of La Plata, on Landbays M and N. Final locations, entrances, and layout will be determined at Preliminary/Site Plan. The unselected Landbay shall be proposed as residential.

6

General Notes

1. This Plan is comprised of Parcels 43, 163, and 440, east side of CSX Railway, Town of La Plata as shown on Charles County Tax Map Grid 33.
2. Boundary information shown hereon is based on a boundary survey conducted by Rodgers Consulting, Inc., in December 2020. Coordinates and distances shown hereon are at the surface based on Maryland Coordinate System [NAD 83(2011), SPCS Zone 1900(MD), U.S. Survey Feet], based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Measure points include RCI Control Points 9500 and 9501. The average combined (map scale x elevation) factor for the site is 0.99996234. (9500: N 314713.020, E 1318272.646; 9501: N 321206.100, E 1324596.386). Topography shown hereon was taken from LiDAR and photogrammetric mapping dated July 14, 2020, as compiled by McKenzie Snyder, Inc. Contours are shown at 2 foot contour intervals and vertical datum is NAVD88, based on static GPS and conventional survey measurements to National Geodetic Survey bench marks PID HV0858 (X 123) and PID HV0857 (Y 123). (X 123: NAVD88 Ortho Height 181.39; Y 123: NAVD88 Ortho Height 185.05).
3. The topographic information shown hereon is from Rodgers Consulting, Inc. and is shown at a 2 foot contour interval (December 2020).
4. Gross property is approximately 1021 ac. per Boundary Plat by Rodgers Consulting, Inc. (December 2020).
5. Property is zoned TDX (Traditional Development Mixed-Use District).
6. Floodplain information for this plan is shown on FEMA Firm Panel #24017C0186C and #24017C0187C. There are ±43.99 acres of Zone AE 100 year floodplain on the Property.
7. Natural Resource Inventory/Forest Stand Delineation associated with this Master Plan application: FSD-000382-2019, approved May 7, 2019.
8. Per the Zoning Code, the development must provide a minimum density of 6.5 dwelling units per net acre for the overall development. Individual Landbay density may vary.
9. DR Horton purchased the property in 2020. The intent is to start multiple parts along the north and southern portions of the property. The Phasing noted below is a general outline of how the project will proceed. It is subject to change and may be adjusted as the development moves forward. The Town will be updated regarding the status of the Phasing as each neighborhood comes forward for final planning and engineering approvals.
    a. Phase 1
        i. Neighborhoods A, B, C, K, O, P, Parkway system, Trunk sewer and supporting infrastructure
    b. Phase 2
        i. Neighborhoods, Q, D, E, F, G, H, I, J, L M, N
10. The net Landbay areas by use in the Master Site Development Plan Tabulation are approximate and intended to be transferable between Landbays, subject to balance being maintained.
11. Unit types may be reorganized subject to total development yield and mix to be maintained per the Master Site Development Plan Tabulation.
12. There are no historic sites on property.
13. This Master Site Development Plan depicts the generalized nature of the development. Future refinements and revisions may occur at time of preliminary subdivision/ final site plan, subject to review and approval by the Town of La Plata. Unit types may be reorganized subject to total development yield and mix to be maintained per project summary table described below and reflected in the Master Site Development Plan Tabulation. Asterisk symbols are graphic representations and denote possible locations.
14. The Property is subject to the conditions of the second and third amendments of the Annexation Agreement (Resolution No. 12-5), effective February 2, 2013, (Resolution No. 17-13), effective April 12, 2018, respectively.
15. School site locations shown are preliminary and this Master Site Development Plan illustrates two options for the Town of La Plata, on Landbays M and N. Final locations, entrances, and layout will be determined at preliminary/site plan. The unselected Landbay shall be proposed as residential.
16. If approved by the Town Planning Commission, Petitioner may substitute comparable types and quantities of sub-elements in lieu of Elements 1-6 described within the second amendment of the Annexation Agreement (Resolution No. 12-5).
17. Intersection spacing, preliminary street design and alignments and geometry are schematic and may change at preliminary/site plan stage.
18. Final street sections and dimensions to be determined at preliminary/site plan stage.
19. Per the second amendment to the Annexation Agreement 2012, a ±3 acre "building site" for a Town recreation center, to be built by the Town of La Plata. The final location for the "building site" will be determined at preliminarily/site development plan stage, either in the central green or within 1,800 ft from the perimeter of a school site as determined.

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AMENITY STRUCTURE PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

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OPEN SPACE PLAN

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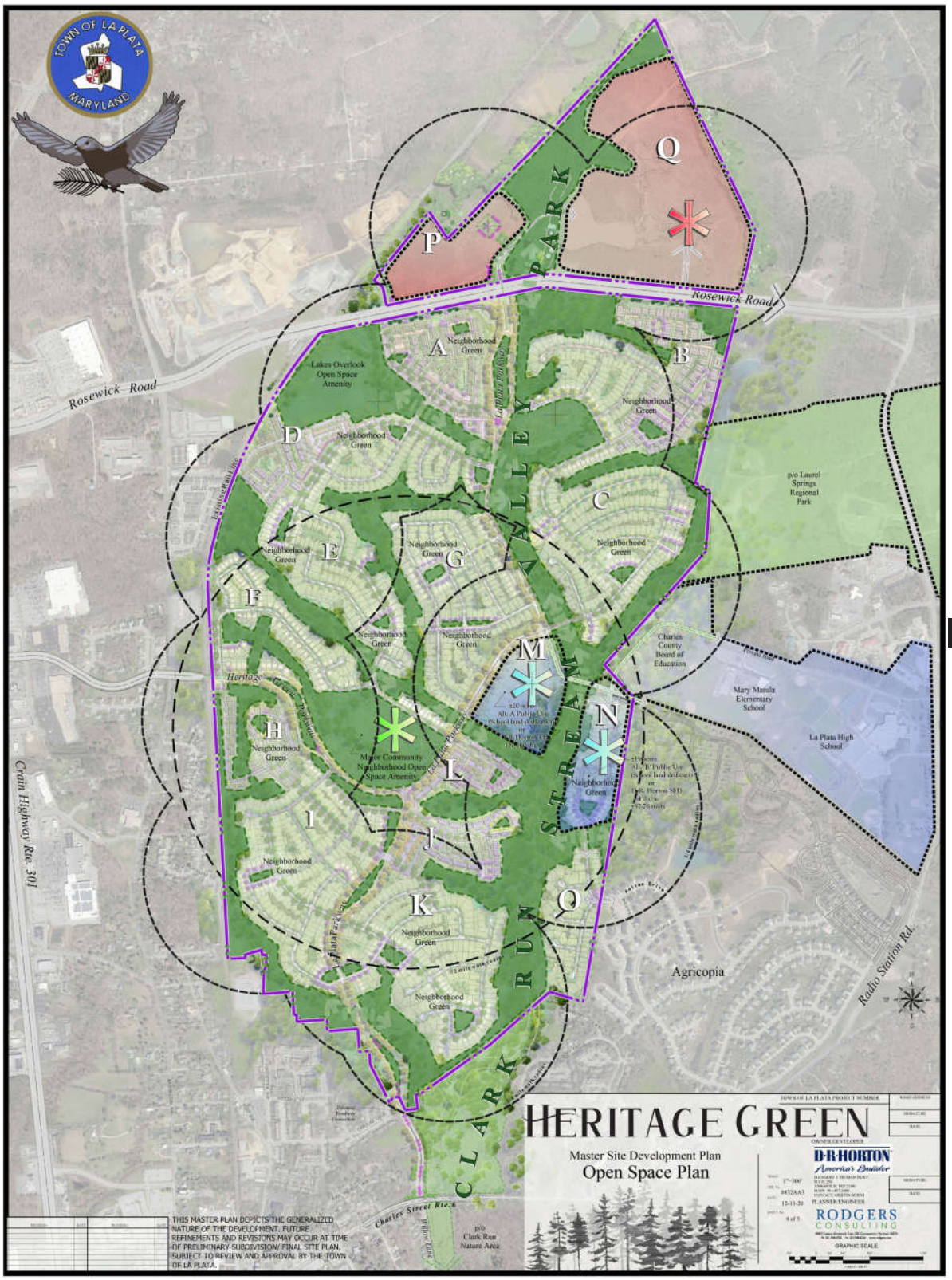

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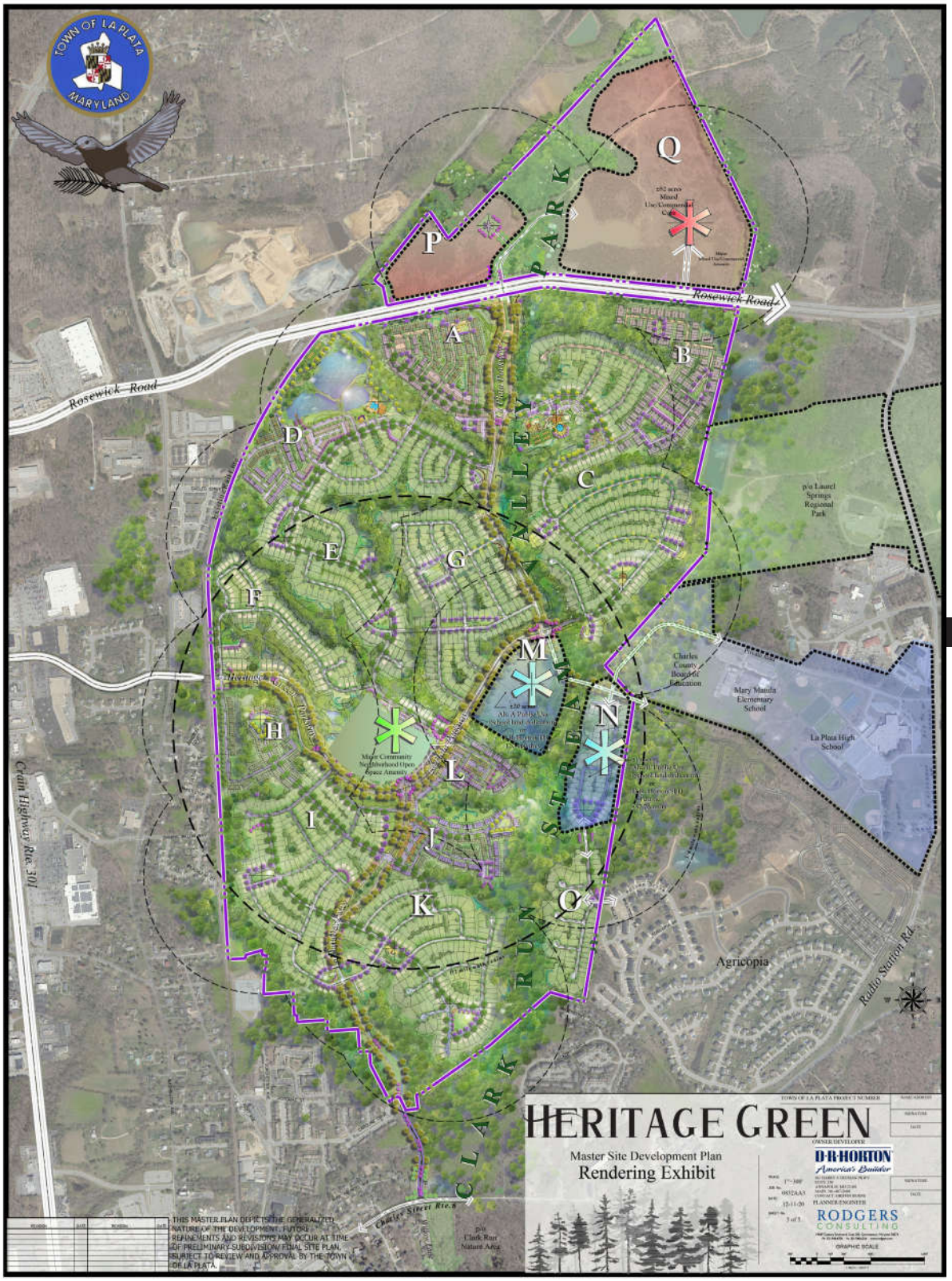
RENDERING EXHIBIT

Heritage Green Master Site Development Plan- Town of La Plata, Charles County



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APPENDIX

1. D.R. Horton Deed
2. Rodgers, Inc. Boundary Exhibit (December 2020)
3. Lenhart Consulting 2020 Parkway Memo
4. Approved Forest Stand Delineation
5. 2005 Approved Master Site Development Plan
6. 1990 Annexation Agreement
7. 1998 First Amendment of Annexation Agreement
8. 2012 Second Amendment of Annexation Agreement
9. 2018 Third Amendment of Annexation Agreement

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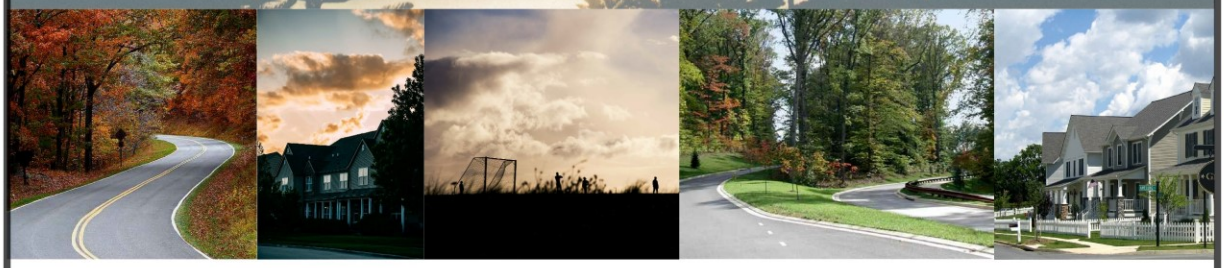
12/11/20



HERITAGE GREEN

Master Site Development Plan

OWNER/DEVELOPER
D·R·HORTON
America's Builder
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ANNAPOLIS, MD 21401
MAIN: 301-407-2600
CONTACT: GRIFFIN BURNS

PLANNER/ENGINEER
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
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AMENITY STRUCTURE PLAN 7

OPEN SPACE PLAN 8

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APPENDIX 10

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DESIGN TEAM:

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NARRATIVE

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

The following is a brief history of the Heritage Green property with the Master Site Development Plan (MSDP) Amendment narrative to follow. Specific documents are included in the Appendix.

HISTORY

YEAR	ACTION
1990	Annexation
1998	First Amendment Annexation agreement
2012	Second Amendment Annexation agreement
	Golf course requirement eliminated
	MSDP to be updated (has not been updated since 2005)
	Established a Park System of 295 Acres
2018	Third Amendment Annexation agreement
2018	TDX Zoning
2019	FSD Approved
2020	Property Purchased by DR Horton, Inc. (August)
2020	TDX Zone updated (October)
2020	MDE permit submitted
2020	Trunk line Sewer, Mass grading and various engineering plans in for approval.
2020	CSX Crossing request for approval restarted
2020	Permit to Forest Harvest, southern portion of site issued (November)
2020	MSDP Amendment Submitted (December)

MSDP AMENDMENT 2020

Heritage Green is envisioned as a comprehensively planned community of primarily residential neighborhoods, with a mix of civic, retail, office, and industrial uses interconnected by a series natural greenways and pedestrian scale parkways.

The Heritage Green development site is located in the Town of La Plata, MD. The entire site spans an area of 1021.05 acres that stretches from Route 6 at the southern boundary to north of Rosewick Road at the northern boundary and east of the CSX railway. The Property is shown on Charles County Tax Map 33 as Parcels 43, 440, and 163. The property has been zoned TDX (Traditional Development Mixed Use District) since the Town's Comprehensive Plan Update and Comprehensive Rezoning in August 2018

The annexation agreements allows 3,170 residential units plus a mix of uses. This is a mix of single family detached, duplexes, attached townhouses, and multifamily units. The specific mix and numbers per land bay or neighborhood are show on the Master Site Development Plan. The chart on the MSDP includes a range of units to allow the flexibility to adjust the plan at final design while achieving the density envisioned.

PARKWAYS (NOT A BYPASS)

One of the big ideas to update the vision for Heritage Green is to create a true Parkway system that compliments the greenway/park system; interconnects the neighborhoods within the Community and connects with the Town street network. This is not a 4 lane bypass highway, but a 2 lane pedestrian scaled parkway with trails and sidewalks linked to the neighborhoods and greenways. Heritage Green Parkway running east/west will connect to La Plata Parkway connecting Charles Street to the south to Rosewick Road to the north. Ideally this also connects to the County school campus at the property's western border. This is primarily a 2 lane road with appropriate turn lanes at intersections; roundabouts; and meandering lanes for scenic interest.

SIGNATURE TREE SAVE AND LANDSCAPING

A key design factor of the parkways will be to incorporate signature tree/forest save areas that will establish the character of the Community by focusing on and saving forest that complements the Greenway system linking the neighborhoods together. The Parkways will be landscaped, including street trees and appropriate street lights.

WALKABILITY

The goal is to have a pedestrian scale road with sidewalks, bike trails, street trees, and appropriate lighting.

CAPATOWN

Lenhart Traffic Consulting has reviewed the plan revision to establish a low speed, 2 lane parkway. The Appendix includes an October 2020 memo documenting that the capaTown of a 2 lane parkway with appropriate turn lanes and roundabouts works to meet the needs of Heritage Green and the Town of La Plata. An update to the traffic study can be provided to incorporate the memo and reconcile the MSDP uses and numbers.

DESIGN STANDARD

As the Community is designed and reviewed by the Town a series of design standards will need to be updated, waived, or modified to accomplish the vision of the MSDP. As the individual plans progress through final planning and engineering, design modifications will be identified and coordinated with the Town. An example is the Parkway design standards, which are in progress.

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NARRATIVE

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

CAROLINE DRIVE/ANNEXATION COORDINATION

Per the Annexation agreement, Caroline Drive is to connect to La Plata Parkway. The MSDP is proposing an alternate option to connect Dorchester Street past the water tower north and east to La Plata Parkway. The Heritage Green Team is evaluating this alternate connection. There are specific right of ways and pavement dimensions, along with various other details in the agreement that will need to be updated. The Annexation agreement, in coordination with the Town is to be reconciled with the MSDP Amendment as needed.

NEIGHBORHOODS

1. COMMUNITY

The community is a series of residential neighborhoods interconnected by greenways and parkways. The individual land bays are labeled A thru Q. The range of numbers total more than the 3,170 units permitted as the ranges will be adjusted as each neighborhood is finalized and approved by the Town of La Plata. The total will be tracked and will not exceed 3,170 units. In addition to the residential units the mix of civic, retail, office, industrial, and mixed use commercial is noted on the MSDP.

2. DESIGN PRINCIPLES

A. The series of neighborhoods is organized by the parameters of a 5 and, or 10 minute walk.

B. The plan will meet or exceed the TDX zone standards and requirements. A series of modifications, waivers and/or text amendments may be needed as the plan is finally planned and engineered to accomplish the vision for the Community. This may include road code adjustments, traffic calming techniques, private streets, parking courts, cul de sacs, or zoning standards. Any design modifications will be coordinated with the Town as the plan designs progress.

C. The intent is to have more single family residential units and to incorporate front garage units with backyards in addition to neo-traditional rear garage units. The commercial uses have been moved north of Rosewick Road in neighborhoods P and Q.

3. SCHOOL SITE

A. A 20 acres school site is included per the annexation agreement. Two alternate sites are shown on the MSDP. The location is moved to be adjacent to the existing school campus east of the property. The goal is to interconnect the site via a road and, or trails subject to coordination with the Charles County School Board. One site will be selected with the other site to be residential.

4. TDX ZONE

Traditional development mixed use zone (TDX). The TDX zone in coordination with the annexation agreement will need to be updated, amended, modified or waived periodically to accomplish the goals of the Master Site Development Plan. Any waivers or modifications to the Zone will be identified and coordinated with the Town as final designs move forward for approval.

Purpose and intent

The purpose of these regulations is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhood design. Further, the Town Council recognizes that due to the location, size and timing of any particular development there are inherent design and market characteristics that require alternative regulatory standards. The TDX zone will be implemented in a manner that recognizes this alternative and accommodating approach to land design and development, in an effort to provide a range of residential and non-residential opportunities for the town. A traditional development mixed use zone:

a. Is compact;
b. Is designed for the human scale;
c. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
d. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
e. Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
f. Incorporates significant environmental features into the design;
g. Encourages enhanced development techniques including; superior open space, parkland, land planning and architecture.
h. Provides a more flexible approach to the development of land in terms of land use, density and design on large tracts of land.
i. Develops commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
j. Provides flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
k. Provide both roadway and pedestrian connections;
l. Provide transitions between high traffic streets and neighborhoods;
m. Encourage efficient land use by facilitating compact, high density development and minimizing the amount of land that is needed for Surface parking;
n. Facilitate development (land use mix, density and design) that supports public transit, where applicable; and
o. Is consistent with the town's comprehensive plan, and TDX design guidelines.

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NARRATIVE

6. WALKABILITY

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ELEMENT 4

Building Site for a Town Recreation Center, 'Building Site", not more than 3 acres for a community recreation center to be built by the Town of La Plata. To be located within the Central Park of within 1,800 feet from the perimeter of the school site. The specific site design criteria is in the agreement

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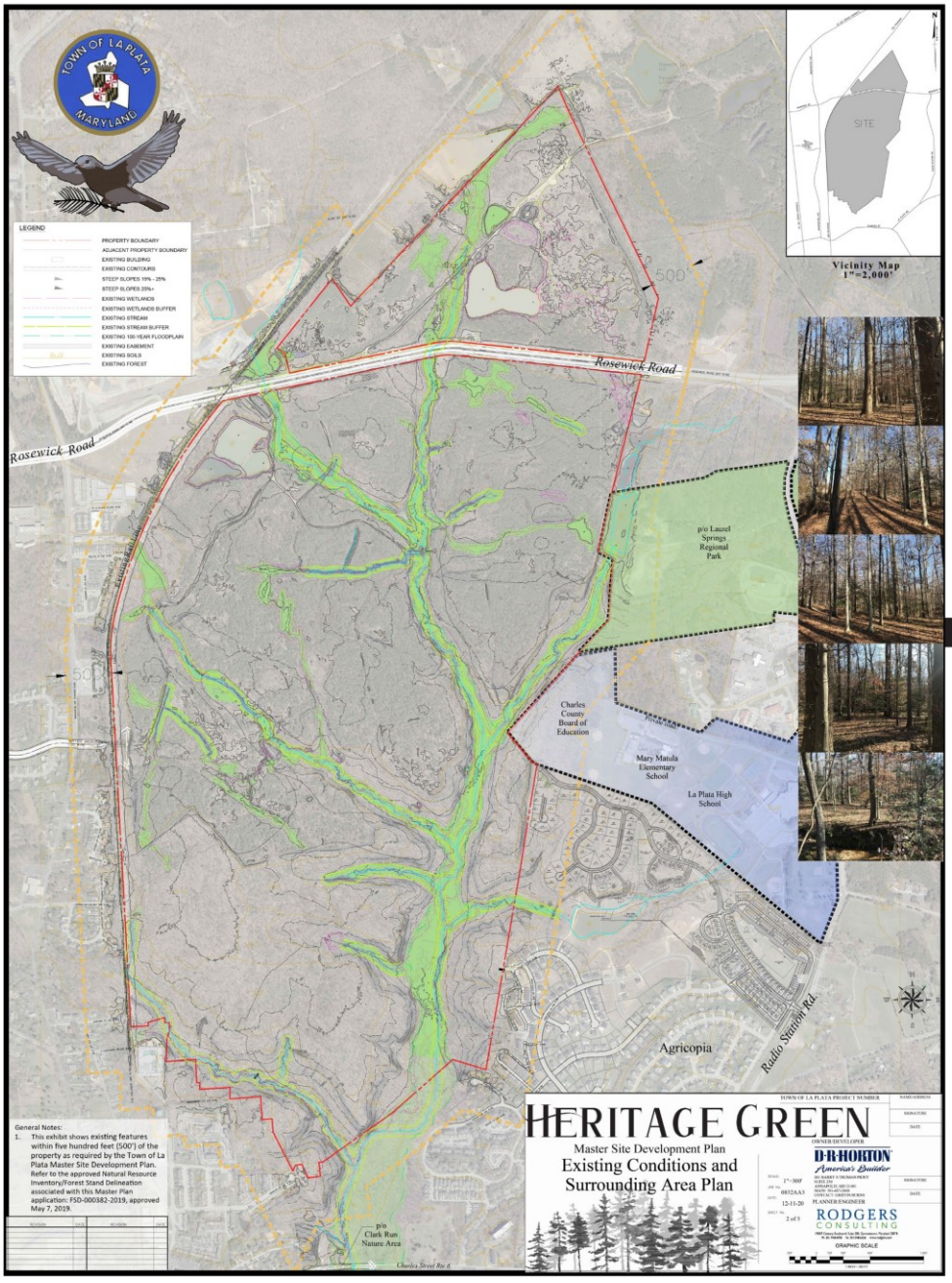

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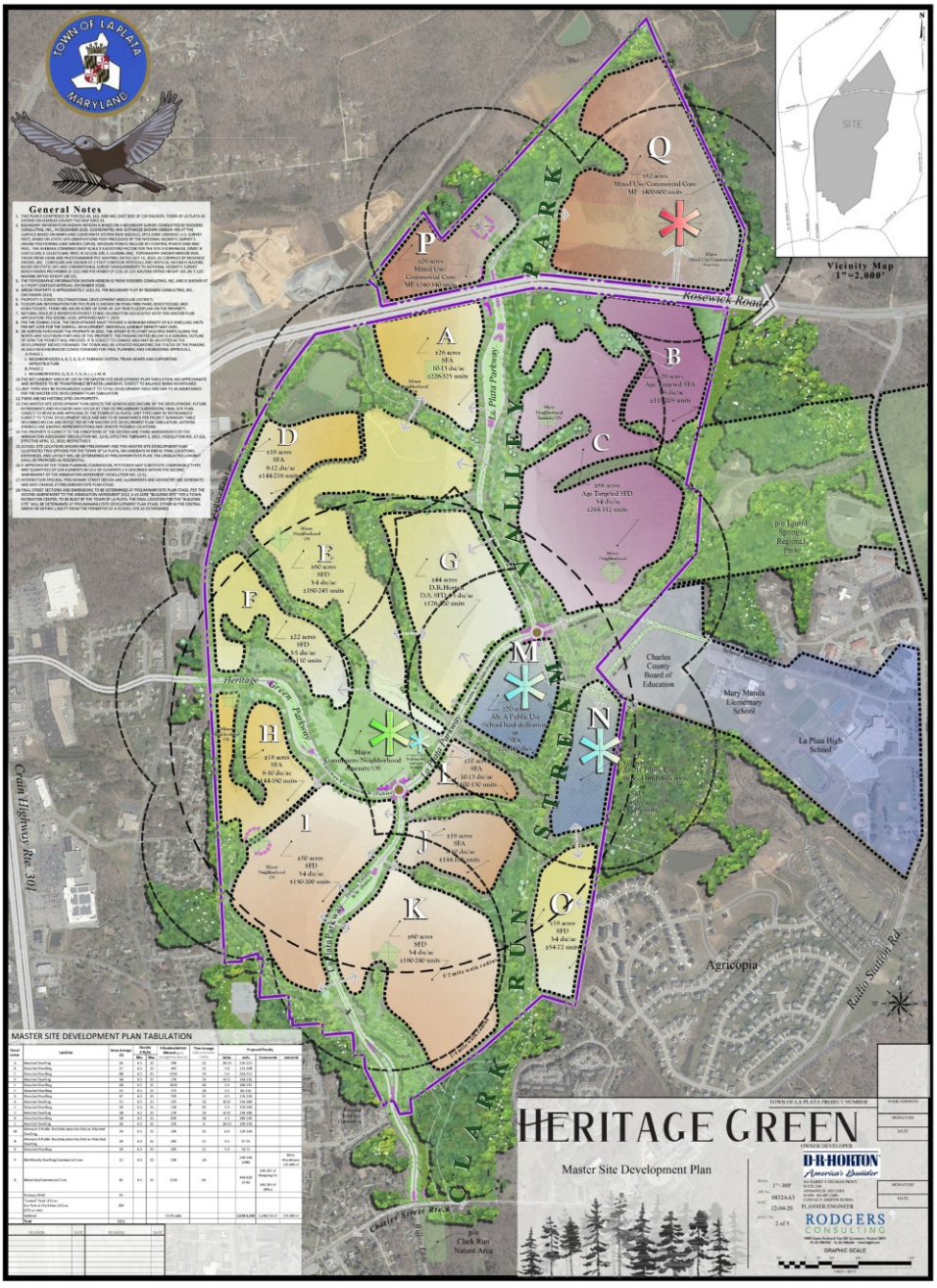
MASTER SITE DEVELOPMENT PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County



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MASTER SITE DEVELOPMENT PLAN - NOTES

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

HERITAGE GREEN
Master Site Development Plan Tabulation

Parcel Letter	Land Use	Gross Acreage (±)	Density # du/ac		# Residential Unit Allowed (gross acreage*max density)	Net Acreage (20% removed for roads)	Proposed Density			
			Min.	Max.			*du/ac	units	Commercial	Industrial
A	Attached Dwelling	26	6.5	15	390	21	10-13	226-325		
B	Detached Dwelling	27	6.5	15	405	21	5-8	115-208		
C	Detached Dwelling	88	6.5	15	1320	70	3-4	264-352		
D	Attached Dwelling	18	6.5	15	270	14	8-12	144-216		
E	Detached Dwelling	68	6.5	15	1020	48	3-4	180-245		
F	Detached Dwelling	25	6.5	15	375	18	3-5	66-110		
G	Detached Dwelling	47	6.5	15	705	35	4-5	176-220		
H	Attached Dwelling	23	6.5	15	345	14	8-10	144-180		
I	Detached Dwelling	50	6.5	15	750	40	3-4	150-200		
J	Attached Dwelling	18	6.5	15	270	14	8-10	144-180		
K	Detached Dwelling	58	6.5	15	870	48	3-4	180-240		
L	Attached Dwelling	10	6.5	15	150	8	10-13	100-130		
M	Alternate A Public Use (Education Facility) or Attached Dwelling	20	6.5	15	300	16	6-8	120-160		
N	Alternate B Public Use (Education Facility) or Detached Dwelling	19	6.5	15	285	15	3-4	57-76		
O	Detached Dwelling	19	6.5	15	285	15	3-4	54-72		
P	Multifamily Dwelling/Commercial Core	22	6.5	15	330	18		240-340 (288)		Mini-Warehouse 225,000 sf
Q	Mixed Use/Commercial Core	82	6.5	15	1230	66		400-600 (576)	644,365 sf Shopping Ctr 644,365 sf Office	
	Parkway ROW	95								
	"Central" Park ±153 ac Eco Park at Clark Run ±153 ac (295 ac min)	306								
	Subtotal				3170 units			**2,520-3,240**	1,288,730 sf	225,000 sf
	Total	1021								

**7. Per the Zoning Code, the development must provide a minimum density of 6.5 dwelling units per net acre for the overall development. Individual Landbay density may vary.*

NOTES:

1. Unit types may be reorganized subject to total development yield and mix to be maintained per the Master Site Development Plan Tabulation.
2. Existing land use of the Property is farming with existing homesteads.
3. This Master Site Development Plan depicts the generalized nature of the development. Future refinements and revisions may occur at time of preliminary subdivision/ final site plan, subject to review and approval by the Town of La Plata. Unit types may be reorganized subject to total development yield and mix to be maintained per project summary table described below and reflected in the Master Site Development Plan Tabulation.
4. School site locations shown are preliminary and this Master Site Development Plan illustrates two options for the Town of La Plata, on Landbays M and N. Final locations, entrances, and layout will be determined at Preliminary/Site Plan. The unselected Landbay shall be proposed as residential.

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General Notes

1. This Plan is comprised of Parcels 43, 163, and 440, east side of CSX Railway, Town of La Plata as shown on Charles County Tax Map Grid 33.
2. Boundary information shown hereon is based on a boundary survey conducted by Rodgers Consulting, Inc., in December 2020. Coordinates and distances shown hereon are at the surface based on Maryland Coordinate System [NAD 83(2011), SPCS Zone 1900(MD), U.S. Survey Feet], based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Measure points include RCI Control Points 9500 and 9501. The average combined (map scale x elevation) factor for the site is 0.99996234. (9500: N 314713.020, E 1318272.646; 9501: N 321206.100, E 1324596.386). Topography shown hereon was taken from LiDAR and photogrammetric mapping dated July 14, 2020, as compiled by McKenzie Snyder, Inc. Contours are shown at 2 foot contour intervals and vertical datum is NAVD88, based on static GPS and conventional survey measurements to National Geodetic Survey bench marks PID HV0858 (X 123) and PID HV0857 (Y 123). (X 123: NAVD88 Ortho Height 181.39; Y 123: NAVD88 Ortho Height 185.05).
3. The topographic information shown hereon is from Rodgers Consulting, Inc. and is shown at a 2 foot contour interval (December 2020).
4. Gross property is approximately 1021 ac. per Boundary Plat by Rodgers Consulting, Inc. (December 2020).
5. Property is zoned TDX (Traditional Development Mixed-Use District).
6. Floodplain information for this plan is shown on FEMA Firm Panel #24017C0186C and #24017C0187C. There are ±43.99 acres of Zone AE 100 year floodplain on the Property.
7. Natural Resource Inventory/Forest Stand Delineation associated with this Master Plan application: FSD-000382-2019, approved May 7, 2019.
8. Per the Zoning Code, the development must provide a minimum density of 6.5 dwelling units per net acre for the overall development. Individual Landbay density may vary.
9. DR Horton purchased the property in 2020. The intent is to start multiple parts along the north and southern portions of the property. The Phasing noted below is a general outline of how the project will proceed. It is subject to change and may be adjusted as the development moves forward. The Town will be updated regarding the status of the Phasing as each neighborhood comes forward for final planning and engineering approvals.
    a. Phase 1
        i. Neighborhoods A, B, C, K, O, P, Parkway system, Trunk sewer and supporting infrastructure
    b. Phase 2
        i. Neighborhoods, Q, D, E, F, G, H, I, J, L M, N
10. The net Landbay areas by use in the Master Site Development Plan Tabulation are approximate and intended to be transferable between Landbays, subject to balance being maintained.
11. Unit types may be reorganized subject to total development yield and mix to be maintained per the Master Site Development Plan Tabulation.
12. There are no historic sites on property.
13. This Master Site Development Plan depicts the generalized nature of the development. Future refinements and revisions may occur at time of preliminary subdivision/ final site plan, subject to review and approval by the Town of La Plata. Unit types may be reorganized subject to total development yield and mix to be maintained per project summary table described below and reflected in the Master Site Development Plan Tabulation. Asterisk symbols are graphic representations and denote possible locations.
14. The Property is subject to the conditions of the second and third amendments of the Annexation Agreement (Resolution No. 12-5), effective February 2, 2013, (Resolution No. 17-13), effective April 12, 2018, respectively.
15. School site locations shown are preliminary and this Master Site Development Plan illustrates two options for the Town of La Plata, on Landbays M and N. Final locations, entrances, and layout will be determined at preliminary/site plan. The unselected Landbay shall be proposed as residential.
16. If approved by the Town Planning Commission, Petitioner may substitute comparable types and quantities of sub-elements in lieu of Elements 1-6 described within the second amendment of the Annexation Agreement (Resolution No. 12-5).
17. Intersection spacing, preliminary street design and alignments and geometry are schematic and may change at preliminary/site plan stage.
18. Final street sections and dimensions to be determined at preliminary/site plan stage.
19. Per the second amendment to the Annexation Agreement 2012, a ±3 acre "building site" for a Town recreation center, to be built by the Town of La Plata. The final location for the "building site" will be determined at preliminarily/site development plan stage, either in the central green or within 1,800 ft from the perimeter of a school site as determined.

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AMENITY STRUCTURE PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

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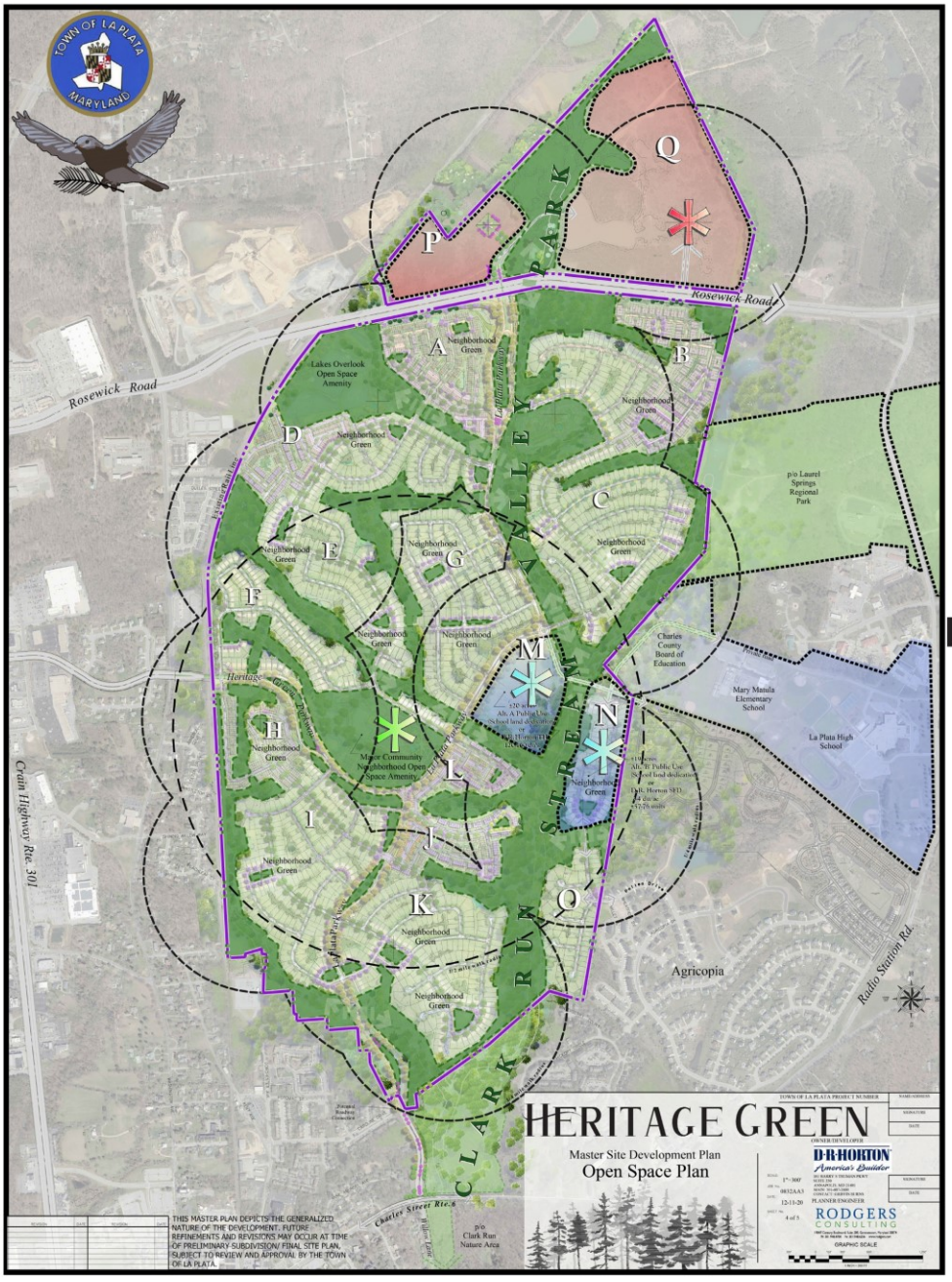
OPEN SPACE PLAN

Heritage Green Master Site Development Plan- Town of La Plata, Charles County



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RENDERING EXHIBIT

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

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APPENDIX

Heritage Green Master Site Development Plan- Town of La Plata, Charles County

1. D.R. Horton Deed
2. Rodgers, Inc. Boundary Exhibit (December 2020)
3. Lenhart Consulting 2020 Parkway Memo
4. Approved Forest Stand Delineation
5. 2005 Approved Master Site Development Plan
6. 1990 Annexation Agreement
7. 1998 First Amendment of Annexation Agreement
8. 2012 Second Amendment of Annexation Agreement
9. 2018 Third Amendment of Annexation Agreement

Pinegrove Woodland Glen (Neighborhood I)
Justification and Requirements of TDX Zone

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

DATE: December 6, 2023

OWNER/DEVELOPER

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America's Builder

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Phone: 301-407-2600
Contact: Ethan Kilby and Brian George

PLANNER / ENGINEER

RODGERS CONSULTING

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Contact: Danielle Conrow and Nicole Reedy

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Introduction and Property Description

Pinegrove, formerly known as Heritage Green will be a predominantly residential housing resource for the Town of La Plata. Forest reserve, park areas, nature trails, and active recreation interconnect each of the neighborhoods to promote walkability and incorporate the community into its natural environment. Relationships to existing and proposed transportation networks and land uses will be maximized for a mix of diverse residential dwelling units that create an inherently desirable character and that is responsive to the marketplace. Park areas will be thoughtfully placed for public use throughout, ensuring that the community is kept consistent with the Charles County and Town of LaPlata approved Comprehensive Plans. Initially approved in 1990, the planned community has been carefully considered with planned supportive infrastructure for decades. Today the Pinegrove community is a County approved Designated Development District and is designated a Priority Funding Area with the Maryland Department of Planning, allowing for maximum benefit to the surrounding community for infrastructure such as parkland, transportation, school construction. The scale and function of the neighborhoods will be strategically and thoughtfully balanced with infrastructure investment to maximize its economic, environmental, and social value in an efficient and responsible way.

Note:

The illustrations shown as a part of this booklet are to represent the guidelines and intent of architectural materials and design to meet the TDX requirements. The information contained herein are schematic representations and guidelines only. They are subject to modifications as circumstances warrant. It is intended that this development will be constructed in a manner consistent with the representations herein, while recognizing that modifications may be required as the project evolves to final design.

Additional information such as entrance signage and features, options for floor plans, architectural elements, color selections, building dimensions, details and architectural features will be submitted to the Town as a supplemental architecture packages that will be provided for approval prior to an applicable building permit.

Introduction and Property Description

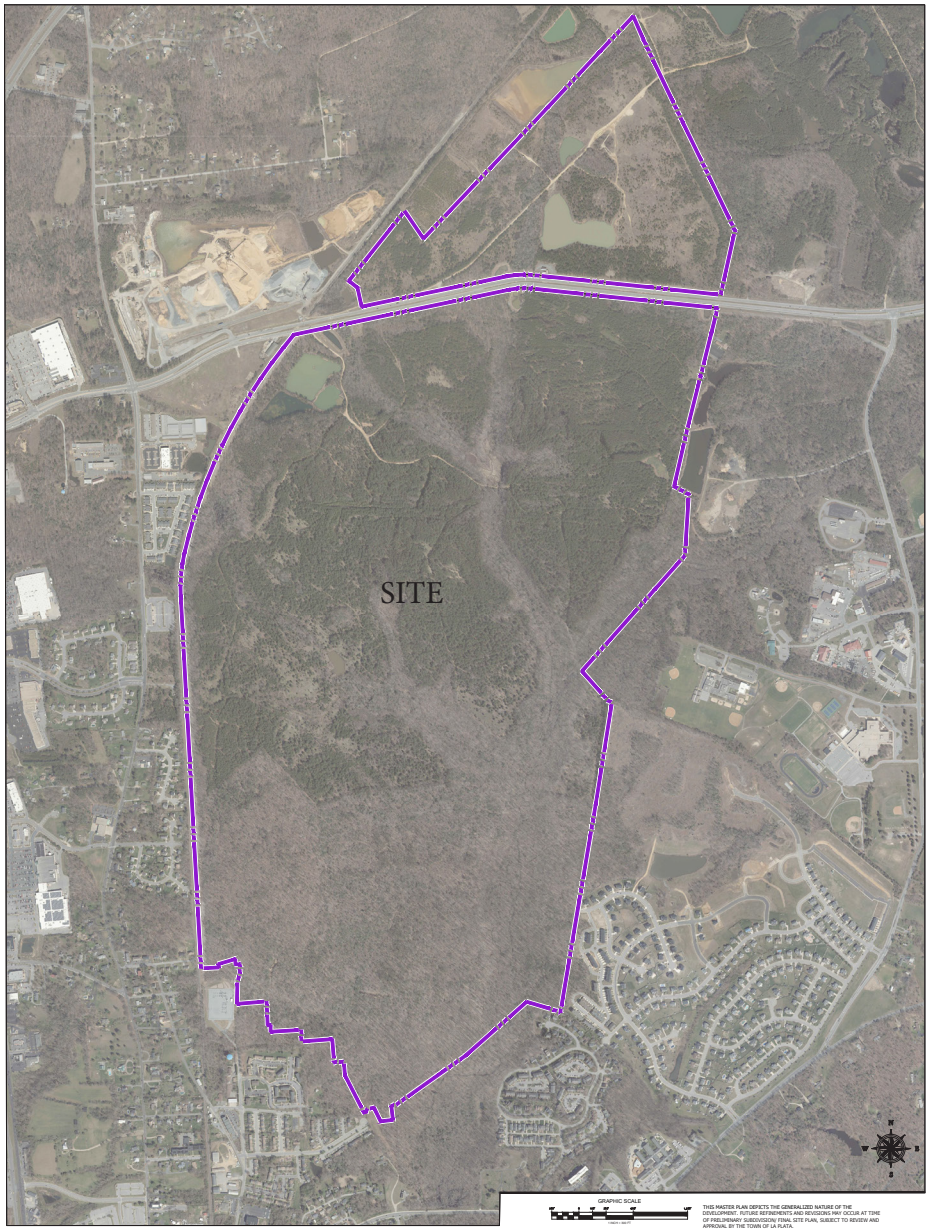
Heritage Green Major Site Development Plan- Town of La Plata, Charles County

BACKGROUND:

The Pinegrove formerly known as Heritage Green development was annexed into the Town in 1990 as part of the Davis Annexation Agreement. The annexation petition encompassed the Pinegrove 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. Pinegrove is envisioned as a comprehensively planned community of primarily residential neighborhoods, with a mix of civic, retail, office, and industrial uses interconnected by a series natural greenways and pedestrian scale parkways.

Pinegrove development site is located in the Town of La Plata, MD. The entire site spans an area of 1021.05 acres that stretches from Route 6 at the southern boundary to north of Rosewick Road at the northern boundary and east of the CSX railway. The Property is shown on Charles County Tax Map 33 as Parcels 43, 440, and 163. The community is a series of residential neighborhoods interconnected by greenways and parkways. The individual land bays are labeled A thru Q. The range of numbers total more than the 3,170 units permitted as approved by the Town of La Plata. The total will be tracked and will not exceed 3,170 units. In addition to the residential units the mix of civic, retail, office, industrial, and mixed use commercial is noted on the MSDP.

The property has been zoned TDX (Traditional Development Mixed Use District) since the Town's Comprehensive Plan Update and Comprehensive Rezoning in August 2018. Therefore the site must meet the requirements and design criteria as specified in the Town of La Plata Code section 191-33, Traditional Development Mixed Use Zone (TDX).



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Overall Site Plan

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

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TDX Zone Requirements and Justification

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Traditional Development Mixed Use Zone (TDX):
Traditional development mixed use zone (TDX). The TDX zone in coordination with the annexation agreement will need to be updated, amended, modified or waived periodically to accomplish the goals of the Master Site Development Plan.

TDX Purpose and intent (Code Section 191-33, A)
The purpose of these regulations is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhood design. Further, the Town Council recognizes that due to the location, size and timing of any particular development there are inherent design and market characteristics that require alternative regulatory standards. The TDX zone will be implemented in a manner that recognizes this alternative and accommodating approach to land design and development, in an effort to provide a range of residential and non-residential opportunities for the town. A traditional development mixed use zone:

a. Is compact;
The series of neighborhoods is organized by the parameters of a 5 and, or 10 minute walk. The layout of the neighborhoods are condensed and configured to preserve significant environmental features into the design.

b. Is designed for the human scale;
The goal is to have a pedestrian scale road with sidewalks, bike trails, street trees, and appropriate lighting. The road sections of the site help create a massing that is pedestrian friendly and to a human scale that is supported by the vertical elements of the streetscape.

c. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
In the neighborhood there is a mix of uses and spaces that include civic spaces and open spaces. The open space includes wetlands, streams, and the Clarks Run water way which are being preserved and protected from the development. All neighborhoods are to have sidewalks, bikeways and trails interconnected to the greenway park system and to the parkways where this trail system will link the overall property together. All off street trails to be improved with asphalt or similar improved surface sufficient and appropriate for walking, jogging, and bicycling. The soft surface trails and paths (exclusive of sidewalks) to be finished with native gravel, wood mulch, and or wood chips or equivalent, with footbridges, and interpretive signs. This neighborhood will contain amenities such as an entry feature which will include the neighborhood signage and landscaping. A trail head will be provided that will connect to the greater trail system.

d. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
This annexation agreement allows 3,170 residential units, which will consist of a wide mix of styles and types. The mix will have single family detached, duplexes/villas, attached townhomes, and multifamily units. This will allow for a range of units that provide a variety of style and price points as well as flexibility to adjust the plan at final design while achieving the density envisioned.

e. Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
There are no existing buildings with historical features or architectural features on site.

TDX Zone Requirements and Justification

Continued TDX Purpose and intent (Code Section 191-33, A)

f. Incorporates significant environmental features into the design;

A key design factor will be to incorporate signature tree/forest save areas that will establish the character of the Community by focusing on and saving forest that complements the Greenway system linking the neighborhoods together. The neighborhoods are laid out to preserve as many environmental features on site and to reduce impacts. The wetlands, streams, and the Clarks Run water way are incorporated into the design and serve as an amenity within the community. A nature trail is proposed to help link these environmental features and overall greenways within Pinegrove.

g. Encourages enhanced development techniques including; superior open space, parkland, land planning and architecture.

The development will include preserve environmental features including existing woods, wetlands, and natural areas. These areas will provide a backdrop and buffering to adjacent neighborhoods and present opportunities for passive recreation such as nature walks and bird watching. The proposed landscape will create a special community identity at the edges of the property and will also be carried throughout the proposed development. The landscape will incorporate the branding language of each of the neighborhoods. The planting proposed will enhance the neighborhood aesthetic by supporting the pedestrian friendly massing and scaling of the streetscape sections.

h. Provides a more flexible approach to the development of land in terms of land use, density and design on large tracts of land.

The level of community site planning is above and beyond traditional subdivision planning to ensure the new community meets the needs of the current market now and in the future. As part of the MSDP approval process, the Project Team worked with the County and all interested parties in further defining the sense of place that is anticipated for this exceptional community. Forest reserve, park areas, nature trails, and active recreation interconnect each of the neighborhoods to promote walkability and incorporate the community into its natural environment.

i. Develops commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;

The commercial uses have been located north of Rosewick Road in neighborhood P. The commercial and mixed-use areas will be designed to be safe, with amenity areas and landscaping that will be attractive to its guests. There are no commercial or mixed-use areas within this neighborhood.

j. Provides flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;

This is a mix of single family detached, duplexes, attached townhouses, and multifamily units. The mix allows for a range of units providing a variety of residential units while achieving the density envisioned.

k. Provide both roadway and pedestrian connections;

One of the big ideas to update the vision for Pinegrove *is to create a true Parkway system that compliments the greenway/park system; interconnects the neighborhoods within the Community and connects with the Town street network. This is not a 4 lane bypass highway, but a 2 lane pedestrian scaled parkway with trails and sidewalks linked to the neighborhoods and greenways. Heritage Green Parkway running east/west will connect to La Plata Parkway connecting Charles Street to the south to Rosewick Road to the north. Ideally this also connects to the County school campus at the property's western border. This is primarily a 2 lane road with appropriate turn lanes at intersections; roundabouts; and meandering lanes for scenic interest. All neighborhoods are to have sidewalks, bikeways and trails interconnected to the greenway park system and to the parkways. As noted in the annexation agreements a trail system will link the property together. The goal is to have sidewalks adjacent to all neighborhood streets, including street trees. Exceptions to the rule may eliminate walks due to environmental constraints, site conditions or instances where walks or trails are not needed. See the major site plan for locations.*

Continued TDX Purpose and intent (Code Section 191-33, A)

l. Provide transitions between high traffic streets and neighborhoods;
In locations where Pinegrove neighborhoods are located adjacent to high traffic streets and neighborhoods a design transition has been provided. The design transitions may include a proposed landscape berm, buffer or where possible preserved environmental features such as tree save areas.

m. Encourage efficient land use by facilitating compact, high density development and minimizing the amount of land that is needed for Surface parking;
The commercial uses have been located north of Rosewick Road in neighborhood P. In this commercial area surface parking will be designed to be efficient and compact to minimize the land used for surface parking. There are no commercial or mixed-use areas within the noted neighborhood. Within all of the residential developments the design minimizes the amount of land needed for surface parking by providing the majority of the parking within the individual lots.

n. Facilitate development (land use mix, density and design) that supports public transit, where applicable; and
Pinegrove *is based on good community design that is compact, mixed-use, and walkable design consistent located near available or planned transit options.* Pinegrove *is a walkable community that has a mix of single family detached, duplexes, attached townhouses, and multifamily units. The design focuses on pedestrian safety by more clearly defining pedestrian spaces, improving pedestrian crossings and street lighting, and slowing traffic. As per the Town's Comprehensive plans the Town is working to support and request the Town of La Plata to connect to the regional Southern Maryland Rapid Transit Project. Charles Street improvements are in the comprehensive plan such as streetscaping, traffic signals or roundabouts, will help unify the street and make a pleasant pedestrian environment that may connect to a larger regional public transit in the future.*

o. Is consistent with the town's comprehensive plan, and TDX design guidelines.
Pinegrove *is envisioned as a comprehensively planned community of primarily residential neighborhoods, with a mix of civic, retail, office, and industrial uses interconnected by a series natural greenways and pedestrian scale parkways. The entire site spans an area of 1021.05 acres that stretches from Route 6 at the southern boundary to north of Rosewick Road at the northern boundary and east of the CSX railway. The property has been zoned TDX (Traditional Development Mixed Use District) since the Town's Comprehensive Plan Update and Comprehensive Rezoning in August 2018. The design is consistent with the both the comprehensive plan and the TDX guidelines as noted in this booklet.* Pinegrove *provides a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.*

TDX Zone Requirements and Justification

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

TDX Applicability (Code Section 191-33, B)

1. The traditional development mixed use zone may be applied to new development of twenty-five (25) acres or more of land.

The Pinegrove development site is located in the Town of La Plata, MD and spans an area of 1021.05 acres. Therefore the TDX requirements apply to the development.

Pinegrove Neighborhood I Information:

- Heritage Green - Neighborhood 'I'
- Tax map no. 33, Parcel no. 43
- 1st election district
- Located within the limits of the Town of La Plata Charles County, Maryland
- Total tract area: +/- 1,021 acres.
- Neighborhood I tract area: 82.118 acres.
- Proposed use: 220 single family attached dwelling units.
- Site includes front load single family dwelling units
- Zoning: tdx (traditional development mixed-use)

Pinegrove Adjacent Land Use Information:

Adjacent Land Use:	Classification	Use
North	IG/IH	Industrial (Charles County)
South	R21 PD-HR R3 Industrial	Residential Hickory Ridge – Residential Residential Town Property/SMECO
East	IH R21 PD-AG	Charles County Public Works School Property Agricopia – Residential
West	R3 R8 R10 CB IL	Residential Residential Residential Senior Living Community Office/Storage

TDX Procedural Requirements
(Code Section 191-33, C)

1.A Master Site Development Plan (MSDP) shall be submitted to the town in accordance with Section 191-9 of this chapter. The Planning Commission shall review the Master Site Development Plan to determine if the plan satisfies the requirements of this section and to determine whether the land use within any particular parcel would have a material adverse impact upon any other parcel or any other zone in the town.

The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08.

Continued TDX Procedural Requirements (Code Section 191-33, C)

2.A master site development plan and approving resolution will supersede any requirements found in this chapter and will act as the guiding document for all development on the tract of land.

The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08.

3.A preliminary plat will not be required since the master site development plan will include all the detail and information that a preliminary plat would include.

As coordinated with the town Preliminary plats will be required for each of the neighborhoods for approval.

TDX Development Requirements (Code Section 191-33, D)
1.Minimum and maximum height, lot cover, setbacks and other development requirements not specified below are to be proposed by the applicant and approved by the Town Council in the final resolution.

The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08. Minimum and maximum height, lot cover, setbacks and other development requirements were approved by the town council and were established with the MSDP per the approval resolution. In order to provide flexibility, the following minimums listed below are proposed.

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 establish building envelopes. Building envelopes are shown for informational purposes only and shall not be considered a governing lot criteria. Per §199-33,D & Per MSDP-000478-2020, Front, rear, & Side, setbacks have been established to be 0'.

Minimums as per the MSDP:
Front setback: None
Rear setback: None
Side setback: None
Maximum Height: 6 Stories
Lot Coverage: No requirement

For Neighborhood I the following building envelopes are being proposed:
Front load units:
± 20' Front to building envelope
± 25' Rear to building envelope
± 5' Side to building envelope
Maximum Height: 6 Stories
Lot Coverage: No requirement

2.Any requirement not found elsewhere in this chapter and not in the approving resolution, shall be deemed not to govern development within that master site development plan.

The project will comply with Code section 191-33D item 2.

TDX Zone Requirements and Justification

Continued TDX Development Requirements (Code Section 191-33, D)

3.The development under an approved master site development plan for land lying within a TDX zone shall provide a mix of uses as approved by the Planning Commission in accordance with section 191-8 table of permitted uses and with the criteria set forth in Table 7 in the town code.

In accordance with Section 191-33.D.3 the applicant is proposing to provide a mix of uses that varies slightly from the required mix of uses shown in Table 7. The multifamily and commercial could be broken down by the proposed square footages, which would give each approximately 5% of the development land area. The TDX Zone requires a minimum of 25% open space on the site and the applicant will provide 30% in order to accommodate the required amenities in the annexation agreement. The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08. See Master Site Development Plan Tabulation for uses and quantities. The following breakdown was provided with the MSDP:

REQUIRED MIX OF USES (Total HG Acres 1021 Acres)			
Uses	**Minimum percentage of development (Land Area) per TDX**	**Proposed percentage of development (Land Area) per approved MSDP**	**Proposed Acreage per approved MSDP**
Detached & Attached Dwelling Units	5%	49%	496
Multifamily Dwelling Units *	5%	*	*
Commercial*	10%	10%	105
Public/Semi Public	5%	11%	114
Open Space (Central Park and Eco Park)	25%	30%	306
Totals	50%	100%	1021

***Multifamily & commercial areas P & Q share uses and do not specifically meet the minimum as independent areas.**

Note: This chart depicts the generalized nature of the development. Future refinements and revisions may occur at time of major site plan for each neighborhood, subject to review and approval by the Town of La Plata. Percentages and acres may be reorganized and adjusted subject to total development yield and mix to be maintained per neighborhood summary. The required mix of uses will be met with the overall site development.

4.Suitability of a tract of land for classification as a TDX shall be determined by reference to the town's Comprehensive Plan and such other information as the town deems relevant. Each tract of land considered for a TDX shall be suitable for the type of development proposed and shall recognize and preserve to the maximum extent possible, outstanding natural features on the site.

The Pinegrove property has been zoned TDX (Traditional Development Mixed Use District) since the Town's Comprehensive Plan Update and Comprehensive Rezoning in August 2018. The design is consistent with the both the comprehensive plan and the TDX guidelines. Forest reserve areas and nature trails interconnect each of the neighborhoods to promote walkability and incorporate the community into its natural environment. The design focused on preserving wetlands on site.

TDX Zone Requirements and Justification

Continued TDX Development Requirements (Code Section 191-33, D)

5.The parcel must have at least five hundred (500) feet of frontage on a major arterial street. A minor arterial may be developed as part of the development as long as it connects to two (2) major arterials streets.

The proposed development is apart of the Towns Comprehensive plan and the *MSDP was adopted and effective on April 19, 2021 with Resolution 21-08.*. It has been approved that the proposed development will meet the minimum frontage requirement where it fronts on Rosewick Road and Route 6 (Charles Street).

6.The development must provide a maximum residential density of fifteen (15) units per net acre and maintain a minimum density of six and five tenths (6.5) dwelling units per net acre for the overall development;
According to the Master Site Development Plan Tabulation included in the submission the proposed density of any single neighborhood will meet the standard of 6.5 dwelling units per acre minimum and 15 dwelling units per acre maximum. The overall development will provide a minimum density of 6.5 dwelling units per acre, therefore individual neighborhood densities will vary to achieve the overall goal.

7.Multifamily dwellings shall be allowed above commercial uses or as a separate use category;

Multifamily dwellings are proposed in neighborhoods P and/or Q. It is noted that these dwellings can be located above the commercial uses or as a separate use category.

8.Non-residential density or floor area ratio (FAR) shall be proposed in conjunction with the Master Site Development Plan. A maximum non-residential density of far shall be established on the gross tract area within the TDX zone as part of the MSDP approval.

The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08. See Master Site Development Plan Tabulation for uses and quantities.

9.Of the twenty-five percent (25%) minimum open space requirement, a minimum of five percent (5%) shall be public use space. Usable open space shall include on-site landscaped areas, community open space, and/or land dedicated for town parkland, and shall allow for human activities of relaxation, recreation and social activity. The distribution of major open space areas, major stream corridors, proposed parks and other key features shall be shown on the master site development plan graphic and typical designs.

In accordance with Town Code Section 191-33.D.9 the overall development meets the requirements for open space and public use space as noted in the approved MSDP. This neighborhood includes wetlands, streams and steep slopes with the Clarks Run water way which are being preserved and protected. A bikeway serves as a link to the communities. The bikeway connects to a nature trail that runs through the site's dedicated open space.

10.Off-street parking shall be from the side or the rear of the building and shall comply with Article V unless otherwise approved by the Town Council.

There are no commercial or mixed-use areas within neighborhood I. Within the residential developments the design minimizes the amount of land needed for surface parking by providing the majority of the parking within the individual lots.

TDX Zone Findings, Design Criteria and Guidelines (191-33, E) Design Criteria and Guidelines

1. This subsection articulates the town's design goals and objectives for new development and redevelopment. The following guidelines and standards are intended to implement the purposes of this zone.

Pinegrove meets and exceeds the town's design goals as noted in this TDX justification document and the approved MSDP.

2.A project must demonstrate superior land planning and design to achieve the goals of the TDX zone.

The land planning achieves the goals of the TDX by preserving environmental features, creation of well designed park areas/active recreation and linking the greenways through a variety of trails. See major site plan and environmental plans.

3.The town council shall find as part of the council's resolution approving the master site development plan that the applicant meets all of the following goals (Subsections a.—e.) below, which are meant to be flexible, recognizing the wide range of commercial and residential needs in the community and the creativity of the market. The applicant may also propose other design criteria that provide superior land design, which the Town Council, in its discretion, may approve, deny or modify.

The MSDP was adopted and effective on April 19, 2021 with Resolution 21-08.

TDX Zone Findings, Design Criteria and Guidelines (191-33, E)
A. SITE DESIGN
1. Publicly accessible open spaces and plazas are key focal points and organizing features within the site.

Efficient land use techniques such as the creation of pedestrian paths, preservation of environmental areas, and accent views all contribute to the composition of the layout of features within the site. The design is providing open spaces, trails, greenways and amenities for the community in compliance with this design criteria. The open spaces and park areas serve as amenities within the neighborhood and are located in nodes or focal points within the community.

2. Active retail and commercial uses improve the pedestrian experience along the street level of all buildings, including parking structures.

There are no proposed commercial areas in this neighborhood. The overall site design is proposing commercial uses within parcels P and Q north of Rosewick Road. The building layout and parking will need to be evaluated with the major site plan requirement for each parcel.

3. Sustainable site design achieves a balance between development priorities and environmental best practices, enhancing the desirability of the site.

The design has many sustainable site design features that will protect the environmental features on the site as much as possible. For example, the parkway has been redesigned to provide the least amount of stream crossings as possible and greenways are being provided throughout the community. The parcel is being evaluated using the most recent stormwater management regulations.

TDX Zone Findings, Design Criteria and Guidelines (191-33, E)
A. SITE DESIGN CONTINUED

4. All parking shall be located in the rear or along the side of a building. Pedestrian access shall be provided from the street and along all street frontages.

There are no proposed commercial areas in this neighborhood. The overall site design is proposing commercial uses within parcels P and Q north of Rosewick Road. The parking layout and locations will need to be evaluated with the major site plan requirement for each parcel.

TDX Zone Findings, Design Criteria and Guidelines (191-33, E)
B. ARCHITECTURAL DESIGN

1. All visible sides of a building are given equal design consideration. All building sides are designed purposefully.

Elevations for all four sides of the building are provided showing the architectural elements on each side. The developer will provide several color palette and material options for the shingles, shutters, siding, veneer (stone or brick), and front door color.

2. Buildings are pushed close to the street, and incorporate a variety of ground story activation elements (e.g., windows, awnings, outdoor patios), to create a pedestrian-friendly environment.

The proposed road sections help create a massing where buildings are pushed close to the street, creating a pedestrian friendly streetscape. Ground story activation elements are provided in the form of front porches, stoops, windows and walkways that connect to the driveways that ultimately lead to the neighborhood street. Outdoor spaces such as patios and decks will be provided options.

3. Buildings should express the uses inside to the viewer outside to be more integrated into the streetscape.

The floor plans and elevations are designed to enhance the quality of the homes in the community. The front door expresses the location of the entryway of the building and becomes the node for greeting its guests. The proposed units front the internal roads and this pedestrian friendly relationship is supported with street tree lined trees and public walkways/bikeways. This creates an attractive and actively used residential streetscape. The footprint building envelope and front door entrances are indicated on the major site plan. See architectural floor plans, elevations and the major site plan.

4. Buildings should fit within their context in terms of mass and scale to enhance the character of a block or street.

The goal is to have a pedestrian scale road with the location of the building, the building height, and the section of the sidewalks, bike trails, street trees, and appropriate lighting. The road sections of the site help create a massing that is pedestrian friendly and to a human scale. Bike trails within the neighborhood connect to an overall trail system that connects the greenways throughout Pinegrove.

TDX Zone Findings, Design Criteria and Guidelines (191-33, E)
B. ARCHITECTURAL DESIGN CONTINUED

5. Buildings should be designed for low energy and water use, human comfort and sustainable best practices.
The RESNET HERS Index is a nationally recognized system of industry standards by which a home's energy efficiency is measured. A standard new home is awarded a rating of 100 on the HERS Index. The lower a home rates the more energy efficient it is. Therefore, a home rating of 70 on the HERS Index is 30% more efficient than the standard new home. D.R. Horton Homes are rated at 66. A low HERS Index adds value and comfort to a home, which is why builders ensure that all their homes are energy rated.

6. Buildings should be constructed with durable, sustainable and low-maintenance materials to withstand the test of time.

The buildings meet RESNET HERS index as noted above for home energy efficiency. Some of the architectural elements are also covered under extensive warranties. For example the roof shingles are covered under a 10-20 year warranty proving the use of high quality and durable materials. Natural materials such as brick or stone will last the life time of the home. They also provide high performance details as noted below:

- Energy star rated appliances
- Recycled concrete for Temporary drives
- HERS inspected homes for all construction
- Pressurized blower door test on all finished homes - less than 3 air turns per hour
- Duct blast testing on all ductwork in unconditioned space
- Low VOC glues
- Low VOC paint
- Energy Star Rated Windows and Doors
- High Efficiency gas furnaces

7. Building design should reflect creativity and unique expression.

The architecture meets this requirement through the following items listed below:

Building materials and design elements will be similar and complementary on all facades.

- Architectural features have been carefully detailed to coordinate with and enhance the overall architectural style.
- The architecture achieves a balance of different architectural features providing some variety while at the same time creating a unifying character for the community. The architectural elements are intended to foster a consistent image that makes the neighborhood unique and distinguishable.
- Incorporates high quality materials within the different product types
- Provides a variety of color schemes, elevations and architectural materials
- Architecture provided encourages quality and uniformity in standards

TDX Zone Findings, Design Criteria and Guidelines (191-33, E)
B. ARCHITECTURAL DESIGN CONTINUED

8. Buildings may utilize flexibility in meeting "build to" standards through allowed alternatives, such as garden or service screening walls, provided the alternative achieves the same pedestrian-friendly intent and employs the same quality materials required of the primary building.

The neighborhood character defines a clear sense of place with unifying elements such as entrance features, front fences, mail boxes, and site furniture. The materials will be of a high quality and will complement the architecture.

9. Buildings should include human-scaled architectural elements through changes in plane, material, texture and detail, and through the interplay of light and shadow

Architectural elements such as porches, stoops, shutters and water tables consisting of brick or stone veneer help create human scaled architecture through changes in planes, textures and light/ shadow.

For justification of the architectural design see the following exhibits:

Architectural Color Palette
Materials Board/ Activation Elements
Sustainable Best Practices List
Architecture (Conceptual elevations)

C. STREETSCAPE

1. Streets should be landscaped with an aligned planting of deciduous trees to create a tree canopy at maturity and a cohesive, unified character for the site.
2. A monoculture of all the same tree species should be avoided.
3. Street furniture, such as benches, should be placed in public open spaces and plazas that have heavy pedestrian use.
4. Site furniture using high quality materials should be used throughout the site in all public areas.
5. Adequate quantities of street furniture should be used in all public areas, including benches, bicycle racks, and trash receptacles.

Response to Items 1-4:
Street trees have been provided along the right-of-way in a designated planting strip and is in compliance with of the Town of La Plata Code, Chapter 173-18 - Street trees. There is a street tree requirement and the requirement will be met on site. At minimum of six (6) different species will be used to ensure that there is a variety of trees planted. The tree species selected are based of their form, fall color, size and general seasonal interest. The planting strips will be at least seven (7) feet wide to accommodate the street trees and maximize growth along the roadways. Various forms of street furniture and amenities such as benches and litter receptacles will be provided throughout the community and open spaces. For type, locations, color and quantities refer to the major site plan.

D. PEDESTRIAN ACCESS, SAFETY AND COMFORT

1. The site should be designed to create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the site.
2. Uninterrupted sidewalks should be installed along active building edges to enhance the pedestrian experience.
3. Sidewalks should be a minimum of six (6) feet wide.

Response to items 1-3:
The series of neighborhoods is organized by the parameters of a 5 and, or 10 minute walk providing walkability to its users. The site will feature six (6) foot wide sidewalks and ADA compliant ramps at intersections. The design is providing pedestrian friendly amenities including sidewalks and trails in compliance with this section.

E. CRIME PREVENTION AND SECURITY

1. All buildings should provide adequate lighting at a pedestrian or human scale;
2. Clear lines of sight should be retained into and out of entries and open spaces;
3. Landscaping should not inhibit line of sight for pedestrians or vehicles.

Response to items 1-3:
Landscape design must be sensitive to public safety concerns and the perception of a comfortable and safe environment. Neighborhood security is built on the ability of people to feel responsible and in control of their surroundings. Landscape design will allow surveillance of private and public properties, open spaces, and roadways that make up the neighborhoods. Design and maintenance of planting and lighting play important roles in providing a secure neighborhood environment. As per the Town of La Plata Code, Chapter 173-18 - Street trees, street trees shall be planted not less than twenty (20) feet from the point of tangency of the curb and edge of the pavement at an intersection. The design intentionally locates and proposes low maintenance plant species that will maintain sight lines for pedestrians and vehicles. Pedestrian Access, Safety and Comfort is a main component of Heritage Green land plan and each neighborhood will demonstrate pedestrian scale and comfort.

F. SUPPLEMENTAL REGULATIONS
1.Private alleys in a development shall be noted on the final plat of subdivision. The final plat shall further note that the alleys shall be maintained by the homeowners' association established for the TDX.

There are no proposed private alleys within this neighborhood.

TDX Zone Requirements and Justification

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

I. Chapter §191-33.D – Development Requirements			
Description	**Yes**	**No**	**N/A**
The TDX Zone requires a minimum of 25% open space on the site and the applicant will provide 30% in order to accommodate the required amenities in the annexation agreement (5% shall be public use space)	☒	☐	☐
The proposed development will meet the minimum frontage requirement where it fronts on Rosewick Road and Route 6 (Charles Street). According to the Master Site Development Plan Tabulation included in the submission the proposed density of any single neighborhood will meet the standard of 6.5 dwelling units per acre minimum and 15 dwelling units per acre maximum.	☒	☐	☐
Required Mix of Uses: Detached and attached dwelling units 5%, multifamily units 5%, commercial 10%, public/semi public 5%, open space 25% (30% per annexation agreement)	☒	☐	☐
II. Chapter §191-33.E – Design Criteria and Guidelines			
Description	**Yes**	**No**	**N/A**
Project must demonstrate superior land planning and design to achieve the goals of the TDX zone	☒	☐	☐
Publicly accessible open spaces and plazas are key focal points and organizing features within the site.	☒	☐	☐
Active retail and commercial uses improve the pedestrian experience along the street level of all building, including parking structures.	☐	☐	☒
Each parcel will be evaluated using the most recent stormwater management regulations and must receive approval from the Soil Conservation District and the Maryland Department of the Environment where necessary.	☒	☐	☐
All commercial parking shall be located in the rear or along the side of a building. If parking is proposed along the front of a commercial property, the applicant shall propose additional landscaping which the Town Council in its discretion, may approve, deny or modify.	☐	☐	☒
All streets will have sidewalks and a shared use trail is proposed along La Plata Parkway.	☒	☐	☐

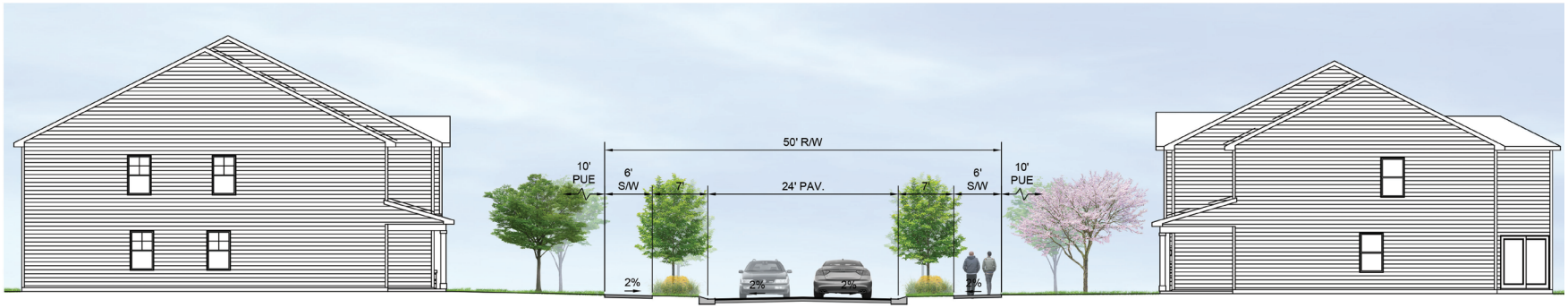
III. ARCHITECTURAL DESIGN			
Description	**Yes**	**No**	**N/A**
All visible sides of a building are given equal design consideration. All building sides are designed purposefully.	☒	☐	☐
Along high visibility areas, buildings are pushed close to the street and incorporate a variety of ground story activation elements (e.g., windows, awnings, outdoor patios), to create a pedestrian-friendly environment.	☒	☐	☐
Buildings should express the uses inside to the viewer outside to be more integrated into the streetscape.	☒	☐	☐
Buildings should fit within their context in terms of mass and scale to enhance the character of a block or street			
Buildings should be designed for low energy and water use, human comfort and sustainable best practices.	☒	☐	☐
Buildings should be constructed with durable, sustainable and low-maintenance materials to withstand the test of time.	☒	☐	☐
Building design should reflect creativity and unique expression.	☒	☐	☐
Buildings may utilize flexibility in meeting "build to" standards through allowed alternatives, such as garden or service screening walls, provided the alternative achieves the same pedestrian-friendly intent and employs the same quality materials required of the primary building.	☒	☐	☐
Buildings should include human-scaled architectural elements through changes in plane, material, texture and detail, and through the interplay of light and shadow.	☒	☐	☐

IV. STREETSCAPE DESIGN			
Description	**Yes**	**No**	**N/A**
Streets should be landscaped with an aligned planting of deciduous trees to create a tree canopy at maturity and a cohesive, unified character for the site.	☒	☐	☐
A monoculture of all the same tree species should be avoided.	☒	☐	☐
Street furniture, such as benches, should be placed in public open spaces and plazas that have heavy pedestrian use.	☒	☐	☐
Site furniture using high quality materials should be used throughout the site in all public areas.	☒	☐	☐
Adequate quantities of street furniture should be used in all public areas, including benches, bicycle racks and trash receptacles.	☒	☐	☐
Street trees and are required under the Town Code and will be evaluated for compliance during each major site plan review.	☒	☐	☐
Various forms of street furniture and amenities will be provided throughout the community, parks and open spaces.	☒	☐	☐

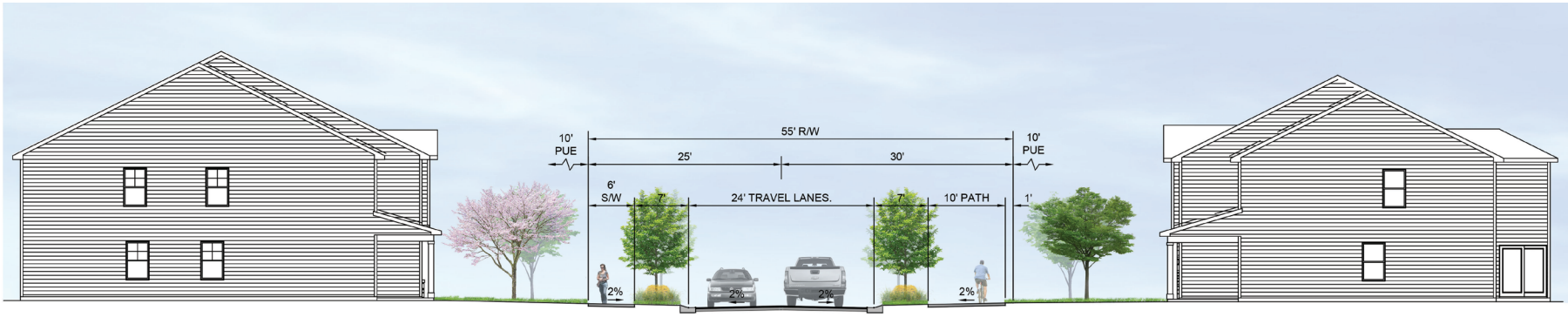
V. PEDESTRIAN ACCESS SAFETY AND COMFORT DESIGN			
Description	**Yes**	**No**	**N/A**
The site should be designed to create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the site.	☒	☐	☐
Uninterrupted sidewalks should be installed along active building edges to enhance the pedestrian experience.	☒	☐	☐
Sidewalk should be a minimum of 6 feet wide	☒	☐	☐
VI. CRIME PREVENTION AND SECURITY DESIGN			
Description	**Yes**	**No**	**N/A**
All building should provide adequate lighting at pedestrian or human scale	☒	☐	☐
Clear lines of sight should be retained into and out of entries and open spaces	☒	☐	☐
Landscaping should not inhibit line of sight for pedestrians or vehicles.	☒	☐	☐

Street Character & Pedestrian Circulation

Heritage Green Major Site Development Plan- Town of La Plata, Charles County



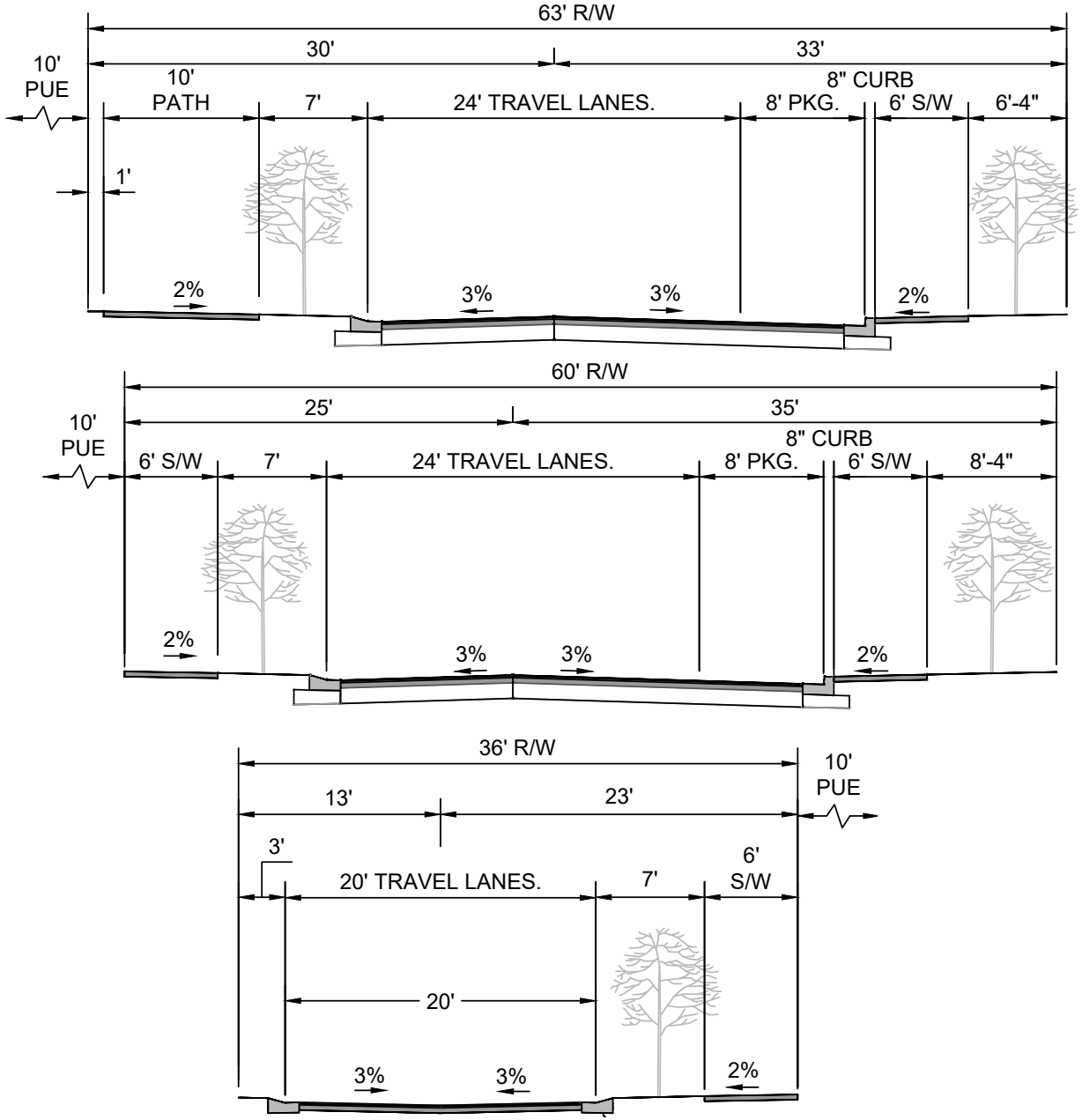
Secondary Local Street - Sidewalk Both Sides



Secondary Local Street - Sidewalk/Path One Side

Street Character & Pedestrian Circulation

Heritage Green Major Site Development Plan- Town of La Plata, Charles County



Architecture: Guidelines

NOTE:

The illustrations shown as a part of this booklet are to represent the guidelines and intent of architectural materials and design to meet the TDX requirements. The information contained herein are schematic representations and guidelines only. They are subject to modifications as circumstances warrant. It is intended that this development will be constructed in a manner consistent with the representations herein, while recognizing that modifications may be required as the project evolves to final design.

Additional information such as options for floor plans, architectural elements, color selections, building dimensions, details and architectural features will be submitted to the Town as a supplemental architecture package that will be provided for approval prior to building permit.

Architecture: Guidelines

GUIDELINES FOR EXTERIOR DESIGN

The overall character of Pinegrove can be attained and maintained through careful consideration of architectural design elements. It is recognized that considerations such as heating, cooling, energy conservation, and the availability of craft skills must be taken into account. Architectural design elements such as massing, proportional relationships, facade compositions, and textural qualities must be carefully considered in the exterior design. Exterior architectural elements should compliment each other in order to create a coherent appearance on all facades rather than a clash of competing elements. The design elements should never appear as a series of pieces with individual emphasis, but instead as a part of a total design statement. The guidelines indicated below are meant to show the intent of architectural materials and design to meet the TDX requirements. It is intended that this development will be constructed in a manner consistent with the representations herein, while recognizing that modifications may be required as the project evolves to final design.

Architecture Guidelines:

1. Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion, and detail.
2. Orient the front of the dwelling toward the street and incorporate prominent entries such as porches or stoops into front building facades.
3. Building components and accessory structures shall be of compatible form, scale, detail, proportion, material, color, and texture.
4. A high visibility facade is a facade that faces a public road right-of-way or open space that is deemed to be more visible than a typical lot facade. These high visibility facades are visible to the general public and shall incorporate various architectural features so as not be left as blank walls. To ensure walls will not be left blank, any facade facing a public or private road right-of-way shall be subject to the following number of elements indicated below. Where a rear facade may be visible from a public road way a landscape screen may be provided.
5. Required architectural elements:

A. **Typical Lots will have the following number of architectural elements:**
Street Frontage Facade: Shall provide 3 architectural elements
Side Facade: Shall provide 1 architectural element
Rear: 1 architectural element

B. **High visibility facades/Units with front facades facing the "Public Realm" will be improved using a required amount of architectural elements resulting in a more active and attractive facade: (For locations see Architecture: High Visibility Lots Plan)**
Street Frontage Facade: Shall provide 4 architectural elements
Side Facade: Shall provide 3 architectural elements
Rear: 2 architectural elements

Architecture: High Visibility Lots

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Legend:

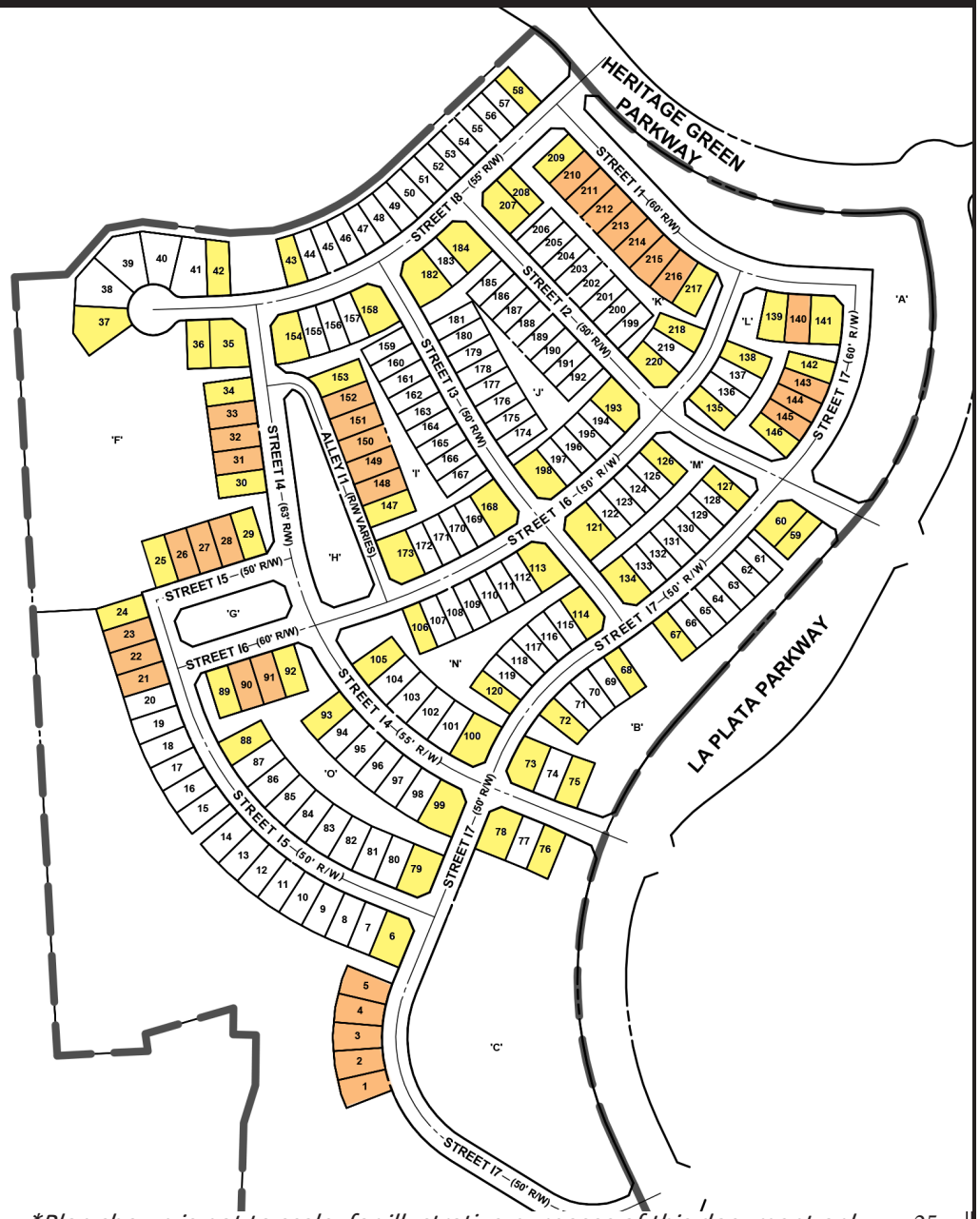
High Visibility Lots: 6, 24, 25, 29, 30, 34, 35, 36, 37, 42, 43, 58, 59, 60, 67, 68, 72, 73, 75, 76, 78, 79, 88, 89, 92, 93, 99, 100, 105, 106, 113, 114, 120, 121, 126, 127, 134, 135, 138, 139, 141, 142, 146, 147, 153, 154, 158, 168, 173, 182, 184, 193, 198, 207, 208, 209, 217, 218, 220

Units with front facades facing the “Public Realm”: 1-5, 21-23, 26-28, 31-33, 90-91, 140, 43-145, 148-152, 210-216

Note:
High visibility lots are highlighted in yellow.

Units with front facades facing the “Public Realm” and high visibility lots will have additional architectural elements. See the architectural elements.

Where rear facades of units are facing the public road a landscape buffer will be provided to screen the rear facade from the public road.



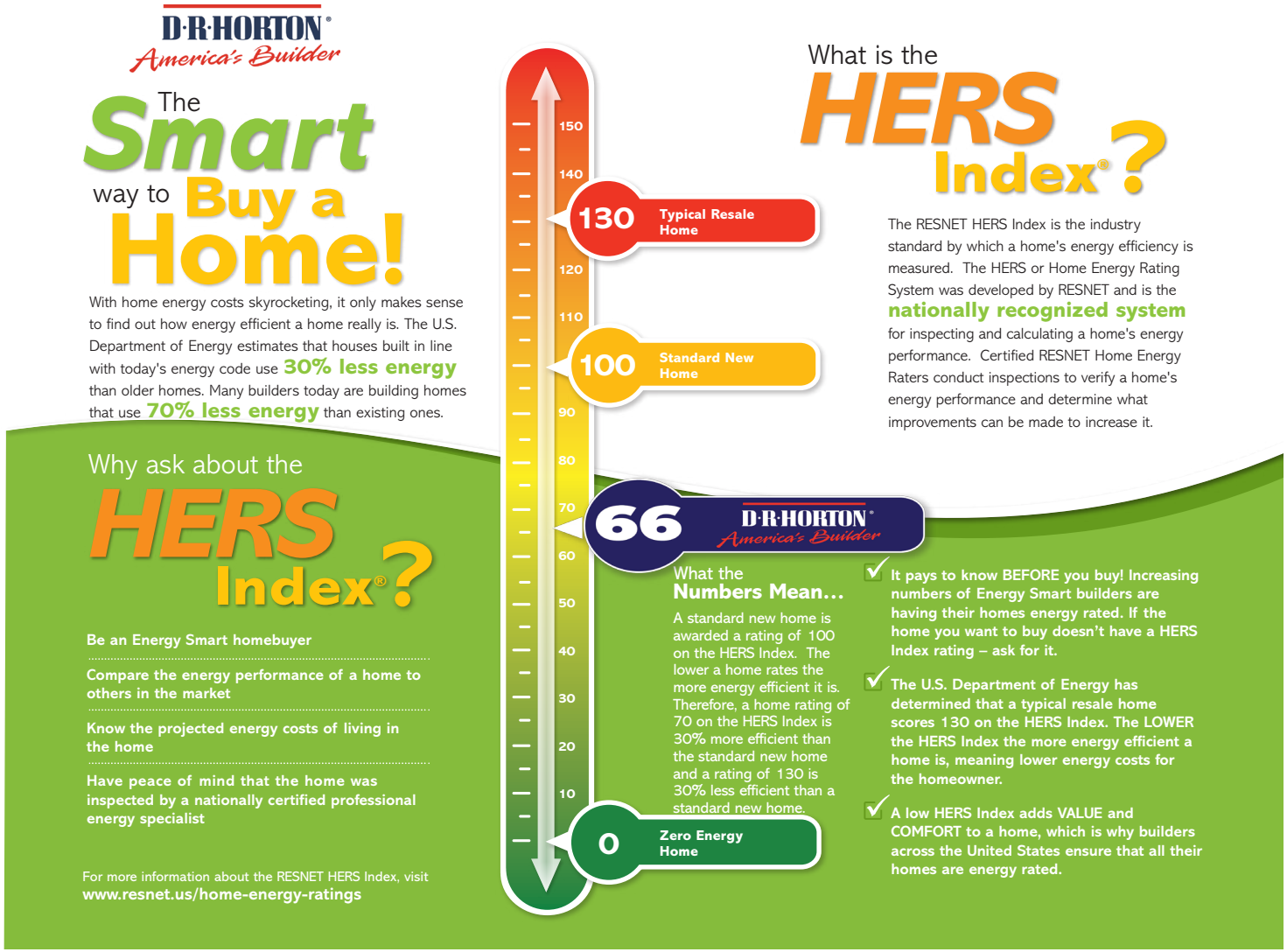
Plan shown is not to scale, for illustrative purposes of this document only.

Architecture: Sustainable Best Practices List

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

High Performance Details:

- Energy star rated appliances
- Recycled concrete for Temporary drives
- HERS inspected homes for all construction
- Pressurized blower door test on all finished homes - less than 3 air turns per hour
- Duct blast testing on all ductwork in unconditioned space
- Low VOC glues
- Low VOC paint
- Energy Star Rated Windows and Doors
- High Efficiency gas furnaces



Architecture: Architectural/ Activation Elements & Proximity to Similar Design

Architectural Elements & Activation Elements

Ground story activation elements are provided to create a pedestrian-friendly environment. Activation elements are provided in the form of front porches, stoops, windows, decks and walkways that connect to the driveways that ultimately lead to the neighborhood street. Outdoor spaces such as patios and decks will be provided options.

Below is a list of architectural features that are appropriate and their use is encouraged. Since each element below adds a unique architectural interest, each element counts toward the minimum architectural elements required. The elements are as follows yet may not be limited to only these items:

Stone Veneer
Masonry Full Brick/Stone
8" Soldier Course
Rowlock Course
Decorative Louvered Vents
Standing Seam Metal roof
Decorative Wrought Iron
Vinyl Shake Siding
Vinyl Lap Siding
Vinyl Board & Batten Siding
Vinyl Trim
Shutters
Side main entry with porch
Window -Bay/ Box Bay
Window -Double
Window-Large Decorative
Window -Faux
Window -Individual
Window -Triple
Wrap-around of Porch
12" roof overhang
Masonry Chimney
Faux Shutter window with Header
Garage -Single/ Double Garage Door
Garage -2 Single Doors with Divider
Gas fireplace with a reverse gable
Head feature over windows (Header)
Masonry -Corner masonry wrap on side elevation
Masonry -Full Side (stone or brick)
Masonry –Water table or foundation (stone or brick)
Masonry –Water table up to 2nd floor (stone or brick)
Roof -Full Roof Return
Roof -Partial Roof Return
Front Gable/End Gables
Shutters on all single windows
Side main entry

Standards:
Proximity To Similar Design shall follow the standards and requirements as provided in the Charles County Architectural and Site Design Guidelines and Standards (Latest Edition section 4.4., See Appendix below)

OBJECTIVE: To discourage the appearance of tract-type housing by requiring a separation of similar designs on neighboring lots. A separation by at least 3 lots on either side and across the street by 2 lots in each direction is required for houses with the same or very similar design when viewed from the street.

Architecture: Color Palette/ Materials Board

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

SHINGLES: WEATHERWOOD

SHUTTERS:
BLACK

SHAKE OR B&B
ACCENT:
STERLING

SIDING: WHITE

BRICK: 112 TUSCARORA
BLEND

FRONT DOOR:
SW6258 TRICORN
BLACK

STONE:
DAKOTA
LEDGESTONE

* Images may not reflect actual products. Products and colors are subject to change.

Architecture: Color Palette/ Materials Board

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

SHINGLES: WEATHERWOOD

SHUTTERS:
MUSKET BROWN

SHAKE OR B&B ACCENT:
SAND

SIDING: STORM

BRICK: 112 TUSCARORA BLEND

FRONT DOOR:
SW6335 Fired brick

STONE:
DAKOTA LEDGE STONE

* Images may not reflect actual products. Products and colors are subject to change.

Architecture: Color Palette/ Materials Board

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

SHINGLES: WEATHERWOOD

SHUTTERS:
BLACK

SHAKE OR B&B ACCENT:
STORM

SIDING: MIDNIGHT SURF

BRICK: 570 NORTH MOUNTAIN ROSE FLASHED

FRONT DOOR:
SW7548 PORTICO

STONE:
ASPEN
LEDGESTONE

* Images may not reflect actual products. Products and colors are subject to change.

Architecture: Express Homes (Deerfield Illustrative Rendering)

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Architecture: Express Homes (Deerfield Illustrative Elevations)

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Front Elevation

Left Elevation

Rear Elevation

Right Elevation

Architecture: Express Homes (Hayden Illustrative Rendering)

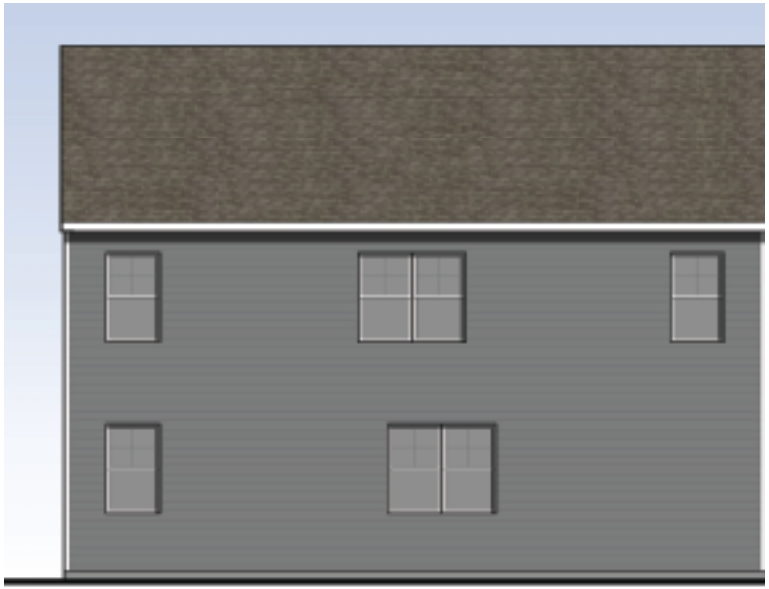
Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Architecture: Express Homes (Hayden Illustrative Elevations)

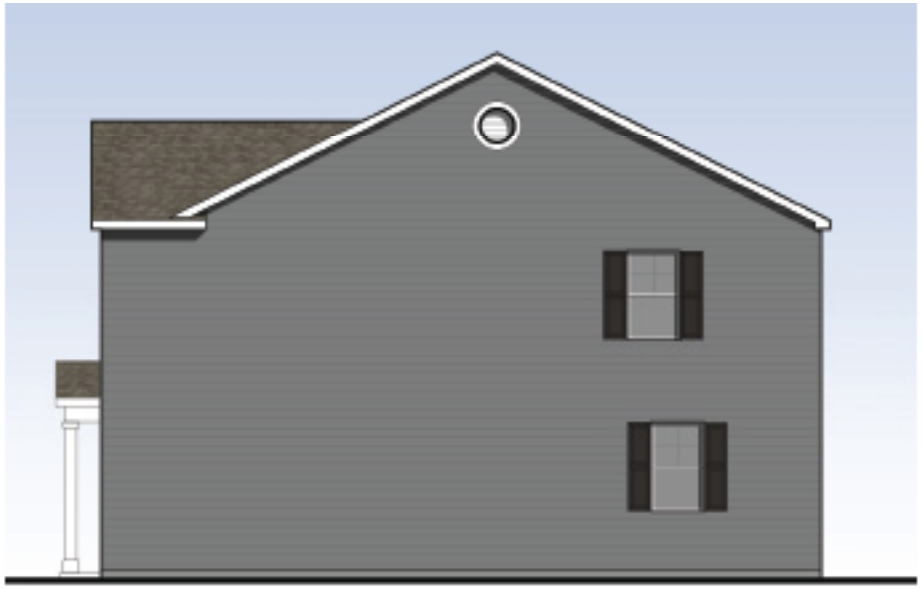
Heritage Green Major Site Development Plan- Town of La Plata, Charles County

Front Elevation

Left Elevation



Rear Elevation



Right Elevation

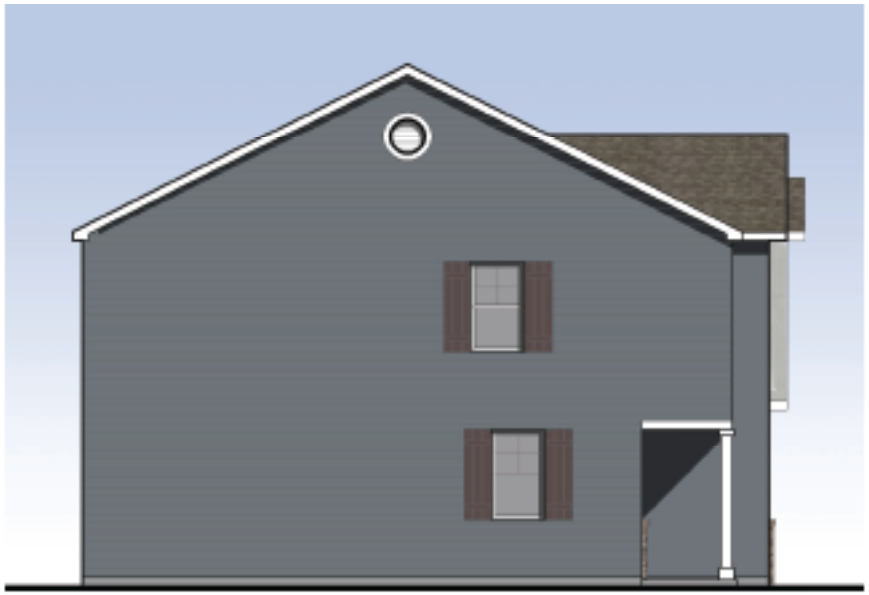
Architecture: Express Homes (Penwell Illustrative Rendering)

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

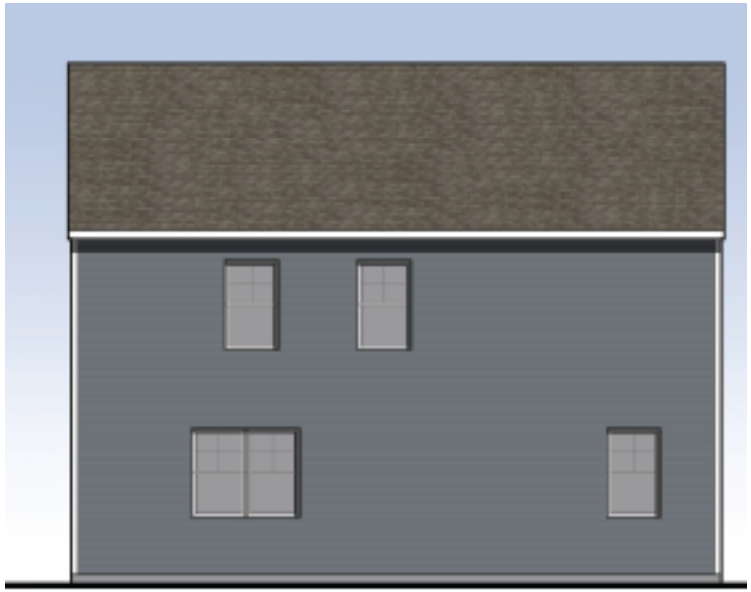
Architecture: Express Homes (Penwell Illustrative Elevations)

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

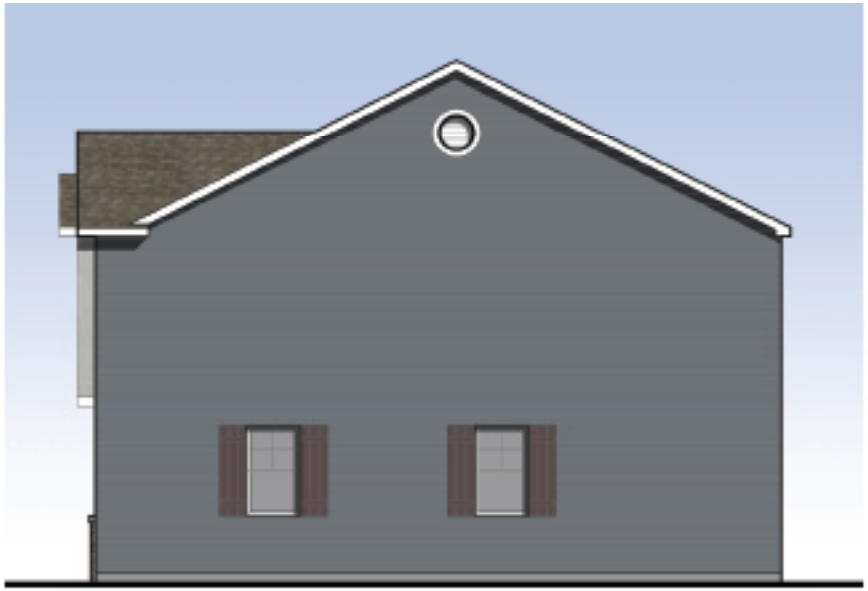
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

56

Summary

Heritage Green Major Site Development Plan- Town of La Plata, Charles County

This booklet represents the intent of architectural materials and design guidelines to meet the TDX requirements. The design intentions meet and exceed the requirements of the TDX zone. Pinegrove will be a predominantly residential housing resource for the Town of La Plata. Forest reserve, park areas, nature trails, and active recreation interconnect each of the neighborhoods to promote walkability and incorporate the community into its natural environment. Relationships to existing and proposed transportation networks and land uses will be maximized for a mix of diverse residential dwelling units that create an inherently desirable character and that is responsive to the marketplace. Park areas will be thoughtfully placed for public use throughout, ensuring that the community is kept consistent with the Charles County and Town of La Plata approved Comprehensive Plans. Initially approved in 1990, the planned community has been carefully considered with planned supportive infrastructure for decades. Today the Pinegrove community is a County approved Designated Development District and is designated a Priority Funding Area with the Maryland Department of Planning, allowing for maximum benefit to the surrounding community for infrastructure such as parkland, transportation, school construction. The scale and function of the neighborhoods will be strategically and thoughtfully balanced with infrastructure investment to maximize its economic, environmental, and social value in an efficient and responsible way.

Rosewick Road
Existing Rail Line
LA PLATA PARKWAY
HERITAGE GREEN PARKWAY
HERITAGE GREEN PARK
LA PLATA PARKWAY
CONNECTION TO CHARLES STREET
Dorcester Avenue
Caroline Drive
Radio Station
Charles County Board of Education
Mary Matula Elementary School
La Plata High School
Llano Drive
Pollen Drive

P
Q
A
B
D
C
E
G
F
M
N
H
L
I
J
K
O

EXISTING TRAILS

PROPOSED TRAILS

TRAIL PAVED (BUILT OR APPROVED)

TRAIL UNPAVED (BUILT OR APPROVED)

TRAIL (POSSIBLE PAVED)

TRAIL (POSSIBLE UNPAVED)

BIKE TRAILS

PINEGROVE

Circulation Exhibit

TOWN OF LA PLATA PROJECT NUMBER

NAME/ADDRESS

SIGNATURE

DATE

RODGERS CONSULTING
1101 Mercantile Ln #280, Upper Marlboro, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

SCALE: NOT TO SCALE

JOB No. 0832AA3

DATE: 9/29/2025

SHEET No. 1 of 1

SIGNATURE

DATE

LEGEND

- TRAILHEAD WITH TRAILS
- MEADOWS
- SEATING AREAS
- STREAM RESTORATION/ RESTORED WETLANDS
- MONUMENTAL FEATURE/ NEIGHBORHOOD IDENTITY SIGNAGE
- PLAYGROUND/ TOT LOT
- DOG PARK
- OUTDOOR PICNIC AREA
- NEIGHBORHOOD GREEN OR GARDEN
- CLUBHOUSE/ COMMUNITY CENTER
- WATERFRONT ACCESS/ WATER FEATURE AMENITY
- OPEN LAWN AREAS
- GAZEBO/ PERGOLA STRUCTURE
- LANDSCAPE BUFFER AREAS/ BEAUTY BERM
- COMMUNITY GARDEN AREAS
- OUTDOOR AMPHITHEATER
- PICNIC PAVILION
- SCHOOL SITE

Pinegrove Parks & Amenities Summary

Note: All program elements, if approved by the Town Planning Commission, Petitioner may substitute comparable types and quantities of sub-elements in lieu of those described in each element.

1. General Requirements	A	B	C	D	E	F	G	H	I	J	K	L	N	O	P	Q	Central Park	Parkway	Total Quantity	Ownership: Master HOA, Landbay HOA or Public Ownership	Maintenance: Master HOA, Landbay HOA or Public Ownership	Scheduled for Completion
Meet Vision of MSDP	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	N/A	N/A	N/A
Meet or Exceed TDX Zone Standards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	N/A	N/A	N/A
Superior open space, parkland, land planning and architecture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	N/A	N/A	N/A
Areas that are safe, comfortable and attractive to pedestrians	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	N/A	N/A	N/A

2. Clark Run Eco Park/ Trail System	A	B	C	D	E	F	G	H	I	J	K	L	N	O	P	Q	Central Park	Parkway	Total Quantity	Ownership: Master HOA, Landbay HOA or Public Ownership	Maintenance: Master HOA, Landbay HOA or Public Ownership	Scheduled for Completion
Connecting Neighborhoods/ Recreation Areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Landbay HOA except Central Park is Public Ownership	Landbay HOA except Central Park is Public Ownership	
Eco Park Soft Surface trails	X	X	X	X	X	X				X	X	X	X	X			X	X	2.25 mi min.	Master HOA	Master HOA	
Enhancement or Creation of Natural Meadows/Maintained meadows											X			X			X	X	N/A	Landbay HOA except Central Park is Public Ownership	Landbay HOA except Central Park is Public Ownership	
Incorporate Tree Save Areas/Significant environmental features	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	
Stormwater management areas/ Environmental site design areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	
Footbridges	*			*						*	*	*		*			*		TBD	Master HOA	Master HOA	
Interpretive Signage		*	*	*	*	*		*		*		*					*		TBD	Master HOA	Master HOA	
Seating Areas or Exercise Stations	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		TBD	Master HOA	Master HOA	
Stream Restoration/ Restored Wetland Habitats			X	X	X	X	X				X				X				N/A	Master HOA	Master HOA	

3. Pedestrian-Friendly Environment/ Streetscape Requirements	A	B	C	D	E	F	G	H	I	J	K	L	N	O	P	Q	Central Park	Parkway	Total Quantity	Ownership: Master HOA, Landbay HOA or Public Ownership	Maintenance: Master HOA, Landbay HOA or Public Ownership	Scheduled for Completion
Scenic Interest Along Parkway	X	X	X	X		X	X	X	X	X	X	X					X		N/A	Master HOA	Master HOA	
Provide transitions between high traffic streets and neighborhood	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	N/A	Public Ownership	Public Ownership	
Traffic Calming Techniques (On-street parking, Gateways (Landscaping, Artwork, Signage), Roundabouts, Medians, Street Trees, etc.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Landbay HOA, Parkway: Master HOA & Public Ownership	Landbay HOA, Parkway: Master HOA & Public Ownership	
Sidewalks should be a minimum of six (6) feet wide	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	
Create Pedestrian Scale road with sidewalks, bike trails, street trees, & Lighting	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	
Provide roadway and pedestrian connections	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	
Trail/ Pedestrian Walkway System	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Master HOA, Landbay HOA & Public Ownership	Master HOA, Landbay HOA & Public Ownership	
Street Trees- A monoculture of all the same tree species should be avoided	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	N/A	Public Ownership	Public Ownership	

4. Community Amenities/Neighborhood Parks	A	B	C	D	E	F	G	H	I	J	K	L	N	O	P	Q	Central Park	Parkway	Total Quantity (Min.)	Ownership: Master HOA, Landbay HOA or Public Ownership	Maintenance: Master HOA, Landbay HOA or Public Ownership	Scheduled for Completion
Neighborhood Parks Requirement from MSDP: 1 acre per 100 dwelling units (+/- Acres)	2.4	1.1	3.9	1.8	1.3	1.6	1.7	1.3	2.2	1.7	1.8	1.1	0.6	0.7	N/A	8.6	N/A	N/A	**31.8**	Landbay HOA	Landbay HOA	
Monumental Features/ Neighborhood identity and Signage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**TBD**	Landbay HOA, Central Park and Parkway: Master HOA	Landbay HOA, Central Park and Parkway: Master HOA	
Playground/Tot Lot		1		1					1	1	1	1				3	1		**10**	Landbay HOA & Central Park: Public Ownership	Landbay HOA & Central Park: Public Ownership	
Dog Park																3	1		**4**	Landbay HOA	Landbay HOA	
Gazebo/Pergola structure	1		1				1		1		1								**5**	Landbay HOA	Landbay HOA	
Neighborhood Green Spaces & Gardens, Overlooks, Look out points	1	1	1	1	1	1	1	1	1	1	1	1	1	1		3	1		**18**	Landbay HOA & Central Park: Public Ownership	Landbay HOA & Central Park: Public Ownership	
Landscape Buffering at rears of Lots	X	X	X	X	X	X	X	X	X	X	X	X	X	X					**N/A**	Landbay HOA	Landbay HOA	
Publicly accessible open spaces and plazas are key focal points or organizing features within the site.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		**N/A**	N/A	N/A	
Site furniture in all public areas. Adequate quantities of street furniture should be used in all public areas, including benches, bicycle racks, and trash receptacles. Quantities and locations to be determined at final design.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		**TBD**	Landbay HOA & Central Park: Public Ownership	Landbay HOA & Central Park: Public Ownership	
Community Center/ Clubhouse			1	1					1							3			**6**	Landbay HOA	Landbay HOA	
Waterfront Access/ Water Feature Amenity				X											X				**N/A**	Landbay HOA	Landbay HOA	
Programmed Passive open space (Open Lawn Areas)	X		X	X	X	X	X	X	X	X	X	X	X	X		X	X		**N/A**	Landbay HOA & Central Park: Public Ownership	Landbay HOA & Central Park: Public Ownership	
Outdoor picnic areas	2					1		2		1							1		**7**	Landbay HOA & Central Park: Public Ownership	Landbay HOA & Central Park: Public Ownership	
Picnic pavilions																	1		**1**	Public Ownership	Public Ownership	
Community garden areas			1																**1**	Landbay HOA	Landbay HOA	
Outdoor amphitheater																	1		**1**	Public Ownership	Public Ownership	

* The quantities and location of foot bridges, Interpretive Signage, exercise stations and seating areas are to be determined pending final design.

THIS OVERALL AMENITY SITE PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT. ALL PROGRAM ELEMENTS, IF APPROVED BY THE TOWN PLANNING COMMISSION, THE PETITIONER MAY SUBSTITUTE COMPARABLE TYPES AND QUANTITIES OF THESE ELEMENTS. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT THE TIME OF MAJOR SITE PLAN SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF LA PLATA. THE PLAN SHOWS THAT THE APPLICANT MEETS ALL OF THE FOLLOWING GOALS OF THE MSDP ELEMENTS, WHICH ARE MEANT TO BE FLEXIBLE, RECOGNIZING THE WIDE RANGE OF COMMERCIAL AND RESIDENTIAL NEEDS IN THE COMMUNITY AND THE CREATIVITY OF THE MARKET. THE APPLICANT MAY ALSO PROPOSE OTHER DESIGN CRITERIA THAT PROVIDE SUPERIOR LAND DESIGN, WHICH THE TOWN COUNCIL, IN ITS DISCRETION, MAY APPROVE, DENY OR MODIFY.

THIS ILLUSTRATIVE PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY SUBDIVISION/ FINAL SITE PLAN, SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF LA PLATA.

OVERALL AMENITY SITE PLAN

SEPTEMBER 2025

GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

N W E S

PINEGROVE

D·R·HORTON® America's Builder | RODGERS CONSULTING

PINEGROVE
FINAL FOREST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Index

Sheet Number	Sheet Description	Previous Asscaited Approved Plan
1	Cover Sheet	
2	FFCP Plan Sheet - Neighborhoods Q and P	Neigh Q: FCP-000671-2023
3	FFCP Plan Sheet - Neighborhoods A, D, and P	Neigh A: FCP-000687-2023
4	FFCP Plan Sheet - Neighborhoods A, B and C	Neigh A: FCP-000687-2023
5	FFCP Plan Sheet - Neighborhoods D, G, E and F	
6	FFCP Plan Sheet - Neighborhoods C, and G	
7	FFCP Plan Sheet - Neighborhoods F, H, I, L, J	Neigh I: FCP-0001-2024; FCP-0003-2024
8	FFCP Plan Sheet - Neighborhoods J, L, M, N	
9	FFCP Plan Sheet - Neighborhoods I, J, K, O	Neigh I: FCP-0001-2024, FCP-0003-2024; Neigh K: FCP-000591-2022; Neigh O: FCP-000619-2022
10	FFCP Plan Sheet - Neighborhoods J, K, O	Neigh K: FCP-000591-2022; Neigh O: FCP-000619-2022
11	FFCP Plan Sheet - Neigh K	Neigh K: FCP-000591-2022
12	Forest Edge Planting Plan Overview Sheet	
13	Forest Edge Planting Sheet 1 Neighborhood K	FCP-000591-2022
14	Forest Edge Planting Sheet 2 Neighborhood K	FCP-000591-2022
15	Forest Edge Planting Sheet 3 Neighborhood K	FCP-000591-2022
16	Forest Edge Planting Sheet 4 Neighborhood K	FCP-000591-2022
17	Forest Edge Planting Sheet 5 Neighborhood K	FCP-000591-2022
18	Forest Edge Planting Sheet 6 Neighborhood K	FCP-000591-2022
19	Forest Edge Planting Sheet 7 Neighborhood K	FCP-000591-2022
20	Forest Edge Planting Sheet 8 Neighborhood O	FCP-000619-2022
21	Forest Edge Planting Sheet 9 Neighborhood O	FCP-000619-2022
22	Forest Edge Planting Sheet 10 Neighborhood O	FCP-000619-2022
23	Forest Edge Planting Sheet 11 Neighborhood A	FCP-000687-2023
24	Forest Edge Planting Sheet 12 Neighborhood A	FCP-000687-2023
25	Forest Edge Planting Sheet 13 Neighborhood A	FCP-000687-2023
26	Forest Edge Planting Sheet 14 Neighborhood A	FCP-000687-2023
27	Forest Edge Planting Sheet 15 Neighborhood I	FCP-0001-2024
28	Forest Edge Planting Sheet 16 Neighborhood I	FCP-0001-2024
29	Forest Edge Planting Sheet 17 Neighborhood I	FCP-0001-2024
30	Forest Edge Planting Sheet 18 Neighborhood I	FCP-0001-2024
31	Forest Edge Planting Sheet 19 Neighborhood I	FCP-0001-2024
32	Forest Edge Planting Sheet 20 La Plata Parkway	
33	Details Sheet	
34	Details Sheet	

Forest Conservation Worksheet 2.1	Pinegrove	July 9, 2024	KD

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

Net Tract Area					
A.	Total Tract Area - this area includes the area for the parkway		A=	1021.14	Ac
B.	Deductions: FP (52.06 AC), SMECO Esmt. (15.13 AC), County SWM Esmt. (3.35 AC), Open Water (21.3 AC)		B=	91.84	Ac
C.	Net Tract Area Net Tract Area = Total Tract [A] - Deductions [B]		C=	929.30	Ac
Land Use Category					
D.	*Afforestation threshold* (Net Tract Area [C] x **15%**	15%	D=	139.39	Ac
E.	*Conservation Threshold* (Net Tract Area [C] x 15%	15%	E=	139.39	Ac
	Existing Forest Cover				
F.	*Existing Forest Cover within the Net Tract Area*		F=	903.16	Ac
F.	*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=	763.77	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 Conservation Threshold [G] + the Conservation Threshold [E]		H=	292.14	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*				
	I = Existing Forest Cover [F] - Breakeven point [H]		I=	611.02	Ac
Proposed Forest Clearing					
J.	*Total Area of Forest to be Cleared*		J=	714.35	Ac
K.	*Total Area of Forest to be Retained*				
	K = Existing Forest Cover [F] = Forest to be Cleared [J]		K=	188.81	Ac
Planting Requirements					
	If the Total Area of Forest to be Cleared [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*				
	[1] If the Total Area of Forest to be Retained [K] is greater than the Conservation Threshold [E], then L = Area of Forest to be Cleared [J] x 0.25;		L=	178.59	Ac
	[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 = 20 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*				
	If the area of Forest to be Retained [K] is greater than the Conservation Threshold [E], Then N = K - E		N=	49.42	Ac
P.	*Total Reforestation Required*	P = L + M - N	P=	129.17	Ac
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	Ac
R.	*Total Planting Requirement*	R = P + Q	R=	129.17	Ac

Forest conservation requirements to be met through on-site retention and through the purchase of off-site easements at a rate of 2:1.

Total On-site reforestation is 33.08 Ac [18.39 Ac (woodland conservation areas) + 13.37 Ac (forest planting areas) + 1.33 Ac (landscape credit areas)

The Total remaining planting requirement: 129.17 Ac - 33.09 Ac = 96.08 Ac

The Total off-site planting requirement: 96.08 Ac * 2 = 192.16 Ac

Additional native canopy coverage will be provided through required street shade trees (Town of La Plata Code 173-18) and supplemental landscape planting.

Offsite planting requriements shall be met within Charles County through available forest mitigation banks

HERITAGE GREEN SPECIMEN TREE TABLE

TREE ID	SIZE	COMMON NAME	SCIENTIFIC NAME	CONDITION	Retain/Remove
1	30	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
2	33	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
3	32	Northern Red Oak	*Quercus rubra*	Good	Remove
4	36	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
5	35	Tulip Poplar	*Liriodendron tulipifera*	Fair	Remove
6	32	Red Maple	*Acer rubrum*	Fair	Retain
7	31	White Oak	*Quercus alba*	Good	Remove
8	33	Tulip Poplar	*Liriodendron tulipifera*	Fair	Retain
9	32	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
10	31	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
11	32	Tulip Poplar	*Liriodendron tulipifera*	Good	Remove
12	32	Tulip Poplar	*Liriodendron tulipifera*	Fair	Remove
13	48	Red Maple	*Acer rubrum*	Fair	Remove
14	45	White Oak	*Quercus alba*	Good	Retain
15	43	American beech	*Fagus grandifolia*	Fair	Retain
16	39	Red Maple	*Acer rubrum*	Good	Remove
17	33	Tulip Poplar	*Liriodendron tulipifera*	Poor	Retain
18	33	Tulip Poplar	*Liriodendron tulipifera*	Good	Retain
19	53	Tulip Poplar	*Liriodendron tulipifera*	Fair	Retain

PLANTING AREAS	
LABEL	ACREAGE
FP-1	0.16
FP-2	0.67
FP-3	0.89
FP-4	0.59
FP-5	0.6
FP-6	0.9
FP-7	0.05
FP-9	0.48
FP-10	0.56
FP-11	0.02
FP-12	0.14
FP-13	0.33
FP-14	0.09
FP-15	0.17
FP-16	0.59
FP-17	0.14
FP-18	0.37
FP-19	0.43
FP-20	0.48
FP-21	0.24
FP-22	0.11
FP-23	0.24
FP-24	0.04
FP-25	0.03
FP-26	0.72
FP-27	0.45
FP-28	1.12
FP-29	0.83
FP-30	0.13
FP-31	0.18
FP-32	1.30
FP-33	0.08
FP-34	0.25
TOTAL	13.37

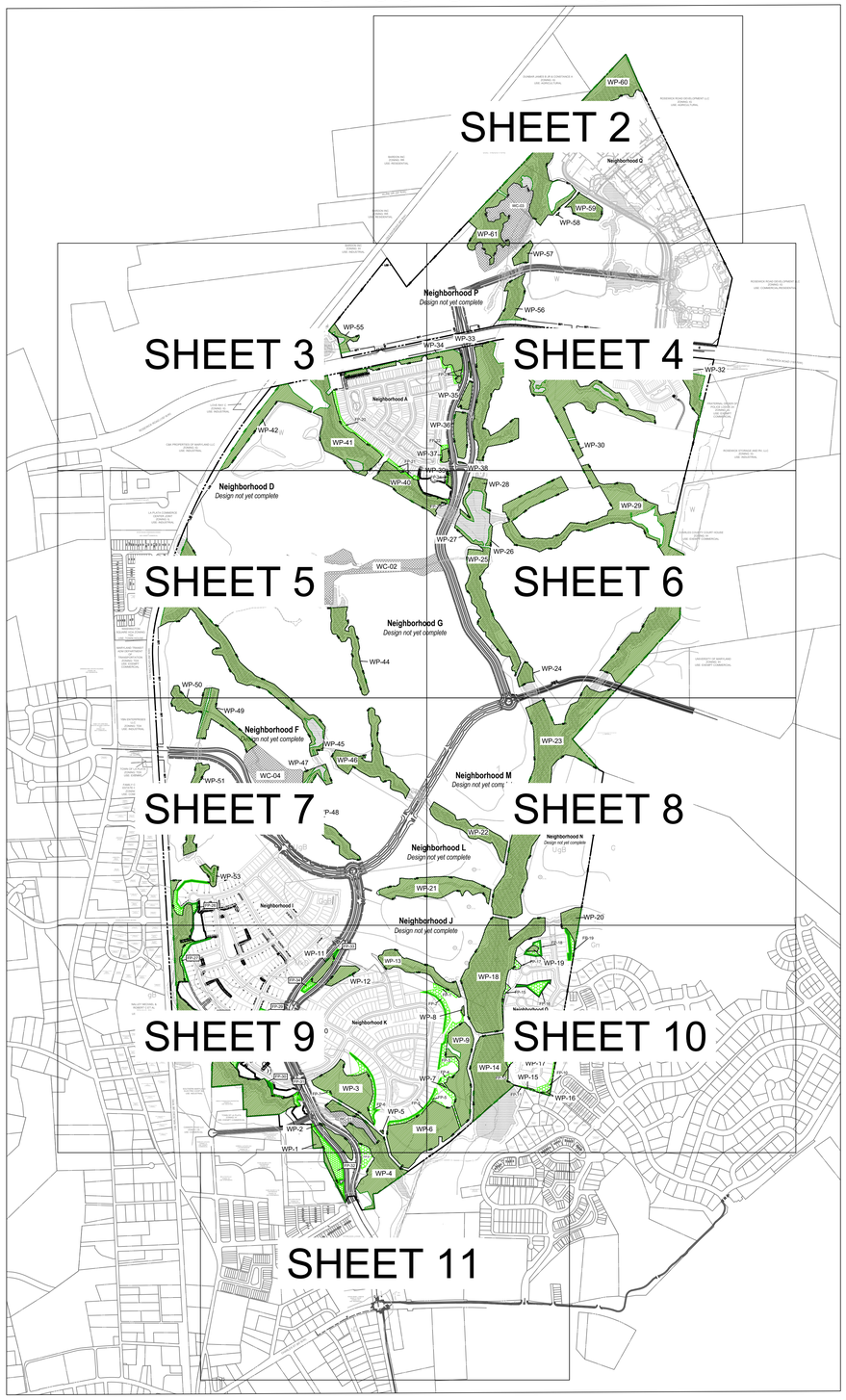
Forest Retention Areas	
Label	Acreage
WP-1	0.66
WP-2	0.77
WP-3	4.44
WP-4	5.09
WP-5	0.02
WP-6	6.74
WP-7	0.02
WP-8	0.05
WP-9	4.30
WP-10	0.13
WP-11	0.56
WP-12	0.79
WP-13	2.45
WP-14	6.21
WP-15	0.03
WP-16	0.07
WP-17	0.05
WP-18	11.63
WP-19	0.12
WP-20	1.13
WP-21	4.29
WP-22	2.80
WP-23	17.58
WP-24	0.68
WP-25	5.15
WP-26	0.18
WP-27	0.27
WP-28	1.07
WP-29	19.61
WP-30	0.37
WP-31	17.19
WP-32	2.16
WP-33	0.06
WP-34	1.87
WP-35	0.56
WP-36	1.38
WP-37	0.24
WP-38	0.02
WP-39	0.13
WP-40	3.20
WP-41	5.84
WP-42	2.92
WP-43	10.53
WP-44	2.53
WP-45	0.21
WP-46	4.15
WP-47	0.20
WP-48	2.59
WP-49	2.23
WP-50	1.41
WP-51	0.69
WP-52	1.22
WP-53	0.53
WP-54	11.68
WP-55	0.62
WP-56	1.71
WP-57	0.65
WP-58	0.01
WP-59	1.48
WP-60	10.06
WP-61	3.44
Total:	188.81

WOODLAND CONSERVATION AREAS*	
LABEL	ACREAGE
WC-01	1.09
WC-02	5.98
WC-03	5.62
WC-04	5.70
TOTAL	18.39

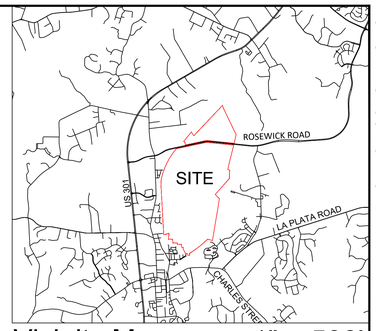
*Areas represent on-site mitigation areas to be planted post-construction

Soil Summary Table

Symbol	Soil Unit Name	Hydrologic Soil Group	Hydric Rating	K-Factor
BaB	Beltsville silt loam, 2 to 5 percent slopes	C	Non-Hydric	0.37
BcA	Beltsville-Aquasco complex, 0 to 2 percent slopes	C	Non-Hydric	0.37
BgB	Beltsville-Grosstown-Woodstown complex, 0 to 5 percent slopes	C	Non-Hydric	0.37
BuB	Beltsville-Urban land complex, 0 to 5 percent slopes	C/D	Non-Hydric	0.37
GgB	Grosstown gravelly silt loam, 2 to 5 percent slopes	A	Non-Hydric	0.24
GmD	Grosstown-Marr-Hoghole complex, 5 to 15 percent slopes	A	Non-Hydric	0.24
GmF	Grosstown-Marr-Hoghole complex, 15 to 45 percent slopes	A	Non-Hydric	0.24
GwD	Grosstown-Woodstown-Beltsville complex, 5 to 15 percent slopes	C	Non-Hydric	0.37
LQA	Lenni and Quindocqua soils, 0 to 2 percent slopes	C/D	Hydric	0.43
MkD	Marr-Beltsville complex, 5 to 15 percent slopes	B	Non-Hydric	0.2
PT	Pits, gravel	A	Non-Hydric	
Pu	Potobac-Issue complex, frequently flooded	B/D	Hydric	0.28
UgB	Udorthents, reclaimed gravel pits, 0 to 5 percent slopes	C	Non-Hydric	0.15
UK	Urban Land	D	Non-Hydric	



TOTAL SITE STATISTICS		
TOTAL TRACT AREA	1021.14	Ac
NET TRACT AREA	929.30	Ac
EXISTING FOREST (Prior to development)	903.16	Ac
FOREST CLEARED	714.35	Ac
REFORESTATION REQUIRED (if met onsite)	129.17	Ac
FORESTS (After development)	188.81	Ac



Vicinity Map 1" = 500'

General Notes for the entire project area:

1. Location
Charles County Tax Map 33, Parcels 43, 163, 440, & 542, east side of CSX railway, town of La Plata, MD

2. Zoning
TDX (Traditional Development Mixed-Use District)

3. Site Tabulation
Total Site Acreage: 1,021.14 Ac
Total FSD Site Acreage: 929.30 Ac (Subject of this study)
Total Site Acreage exempt from forest conservation requirements: 91.84 Ac

4. Existing Forest
FSD Total Site Acreage: 929.30 Ac
Open Water: 21.3 Ac
Existing Charles County SWM Easement Area: 3.35 Ac
Existing SMECO Easement Area: 15.13 Ac
Existing 100-year Floodplain Area: 52.06 Ac
Total forested Net Tract Acreage: 903.16 Ac

5. Floodplain
Floodplain information for this site is shown on FEMA FIRM Pane #24017C0186C & #24017C0187C. There are 52.06 Ac of Zone AE100-year floodplain on the property.

6. Topography
2-foot contours shown on this plan were taken from aerial topography flown on July 14, 2020.

7. Soils
Soil information shown on this plan was taken from USDA NRCS Web Soil Survey for Charles County, MD.

8. Watershed
The site falls within the Zekiah Swamp watershed.

9. Ponds, Wetlands, & Streams
Non-tidal wetlands & streams on the property were most recently delineated by ESA, Inc. and field located by Soltez, Inc. in March 2019. Open water ponds cover 21.3 acres of the site. Buffers associated with on-site wetlands and streams have been shown as required by the Town of La Plata Forest Conservation Ordinance.

10. Boundary
The most recent boundary survey of the property was completed by Rodgers Consulting on December 8, 2020

11. Easements and Signage
Forest Conservation easement and signage will be posted and recorded throughout the design process, as each neighborhood is designed. This has been coordinated and agreed upon with the Town of La Plata.

12. Reforestation Requirements
The applicant will look to reduce reforestation requirements throughout the design process and will look to provide additional planting and reforestation areas. Any remaining reforestation credit will be coordinated with Charles County forest mitigation banks and the appropriate credit will be purchased.

13. FFCP Notes
Forest retention areas are conservative for Neighborhoods without an approved Site Plan. The retention areas as well as additional reforestation areas will be updated throughout the design process and this FFCP will be updated per Neighborhood as discussed with the Town of La Plata.

14. PFCP
A Preliminary Forest Conservation Plan (PFCP) (FCP-000466-2020) was previously approved for this project by the Town of La Plata in 2020.

Legend

- 180 / 178 — EXISTING CONTOURS
- PROPERTY BOUNDARY
- LOD — LIMITS OF DISTURBANCE (LOD)
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- BaB — SOILS
- EXISTING SPECIMEN TREE (ST)
- FIDS — EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANTING AREA
- PROPOSED TYPICAL WOODLAND PLANTING AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

TOWN OF LA PLATA APPROVAL

Project Number: FCP-0005-2024

Approval Signature/Date: 8/21/24

Approval Signature Expiration Date: 8/21/2026

PROFESSIONAL CERTIFICATION

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

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — JOHN R. MCCLELLAN — 3845 — LICENSED LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN COVER SHEET

SCALE: 1"=500'
JOB No. 0832AA
DATE: July 2024
SHEET No. 1 of 34

N:\MD\Charles\Heritage Green\autocad\Plot Plans\Environmental\FCP\FFCP\Whole Site FFCP01 - Final Forest Conservation Plan Cover Sheet.dwg 1:1 - Preliminary Forest Conservation Plan Cover Sheet, Aug 09, 2024, 13:08pm

PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT) (CL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- SOILS (BaB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE (LOD)
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- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

N

SCALE: 1" = 100'

WP-60

WP-61

WP-57

WP-58

WP-59

WC-03

Pond

Rising Pine Road

Neighborhood Q

Neighborhood P

Design not yet complete

MATCH LINE - SHEET #

MATCH LINE - SHEET #

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT A. RODGERS — PROFESSIONAL LANDSCAPE ARCHITECT — 3845

08/09/2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY:_____ DATE:____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 2 OF 34

N:\MD-Charles\Heritage Green\Autocad\Plot Plan\Environmental\FCP\FCP\Whole Site FCP0-11_FFCP_Sheets.dwg Layout1 Aug 07, 2024, 10:35am

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SHEET #

N

Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT) (CL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
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- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- SOILS (BaB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT (FIDS)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
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- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

Neighborhood P

Design not yet complete

Neighborhood A

WP-55

WP-34

WP-42

WP-41

WP-40

FP-20

FP-21

Rosewick Road

SMECO EASEMENT

SMECO EASEMENT

Pond

Pond

MATCH LINE - SHEET #

MATCH LINE - SHEET #

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — KRISTEN K. ATCHISON — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 3 of 34

N:\MD\Charles\Heritage Green\Autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FECP\0-11 FFCP_Sheets.dwg Layout2 Aug 07, 2024, 10:36am

MATCH LINE - SHEET #

MATCH LINE - SHEET #

PRELIMINARY NOT FOR CONSTRUCTION

WP-61

WP-57

WC-03

Pond

Neighborhood P

Design not yet complete

Neighborhood Q

Rising Pine Road

WP-56

SMECO EASEMENT

Rosewick Road

WP-33

WP-34

Pond

WP-31

Neighborhood B

WP-32

FP-23

WP-35

La Plata Parkway

WP-36

FP-22

Neighborhood C

Design not yet complete

WP-30

Neighborhood C

Design not yet complete

WP-29

WP-37

WP-38

MATCH LINE - SHEET #

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
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- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANT AREA
- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ALEXANDER R. ALLISON · REG. NO. 3845 · LANDSCAPE ARCHITECT

08/09/2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____ ☐

BY_____ DATE____

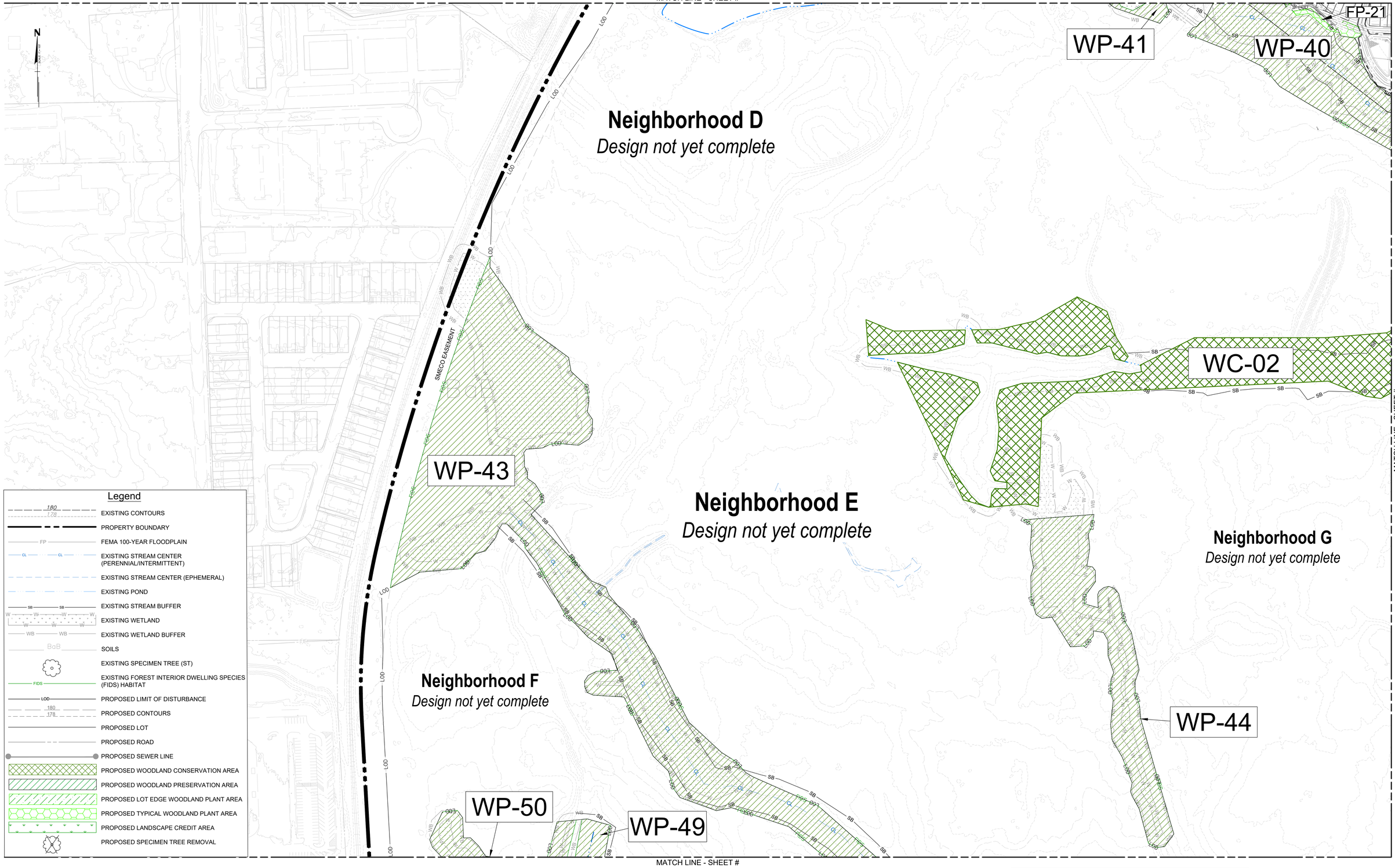
FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 4 of 34

N:\MD-Charles\Heritage Green\autocad\Proj Plans\Environmental\FCP\FCP\Whole Site FFCP\20-11_FFCP_Sheets.dwg Layout3, Aug 07, 2024, 10:38am

MATCH LINE - SHEET #

PRELIMINARY NOT FOR CONSTRUCTION



Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
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- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE
100' 0 50' 100' 200' 400'
1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEPHEN K. ALTENBURG · 3845 · LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____ ☐

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 5 of 34

N:\MD\Charles\Heritage Green\subdiv\FP\Plans\Environmental\FCP\FCP\Whole Site FECP\0D-11_FFCP_Sheets.dwg Layout4, Aug 07, 2024, 10:37am

MATCH LINE - SHEET #

WP-39

FP-24

FP-25

WP-28

WP-40

WP-27

WP-26

WP-25

WP-29

Pond

WC-02

ST #6

ST #7

ST #17

ST #19

La Plata Parkway

Neighborhood C

Design not yet complete

Neighborhood G

Design not yet complete

WP-24

WP-23

MATCH LINE - SHEET #

MATCH LINE - SHEET #

N

PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
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- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT A. CARLSON — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 6 OF 34

N:\MD-Charles\Heritage Green\autocad\Pre Plan\Environmental\FCP\FECP\Whole Site FECP\02-11_FFCP_Sheets.dwg Layout5 Aug 07, 2024, 10:37am

MATCH LINE - SHEET #

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SHEET #

WP-49
WP-50
WP-43
WP-45
WP-46
WP-47
WP-48
WP-51
WP-52
WP-54
WP-53
WP-21
WC-04
FP-26

Neighborhood E
Design not yet complete

Neighborhood F
Design not yet complete

Neighborhood G
Design not yet complete

Neighborhood H
Design not yet complete

Neighborhood I

Neighborhood J
Design not yet complete

Neighborhood L
Design not yet complete

SMECO EASEMENT

Heritage Green Parkway

La Plata Parkway

ST #16

Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
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- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

MATCH LINE - SHEET #

GRAPHIC SCALE
100' 0 50' 100' 200' 400'
1 INCH = 100 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ANDREW K. ALLISON — 3845 — LANDSCAPE ARCHITECT

08/09/2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

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19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 7 of 34

N:\MD-Charles\Heritage Green\subcad\Plot Plans\Environmental\FCP\FCPWhole Site FFCP003-11_FFCP_Sheets.dwg Layout6 Aug 07, 2024, 10:38am

MATCH LINE - SHEET #

PRELIMINARY NOT FOR CONSTRUCTION

Neighborhood G
Design not yet complete

La Piala Parkway

WP-23

ST #18

Neighborhood M
Design not yet complete

1

MATCH LINE - SHEET #

WP-22

Neighborhood N
Design not yet complete

UgB

Neighborhood L
Design not yet complete

ST #4

ST #9

ST #5

WP-21

ST #8

ST #3

Neighborhood J
Design not yet complete

WP-18

WP-20

MATCH LINE - SHEET ##

N

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANT AREA
- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ALEXANDER K. ATCHISON · 3845 · LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT:

RELEASE FOR

BY:_____ DATE:____

FINAL FOREST CONSERVATION PLAN

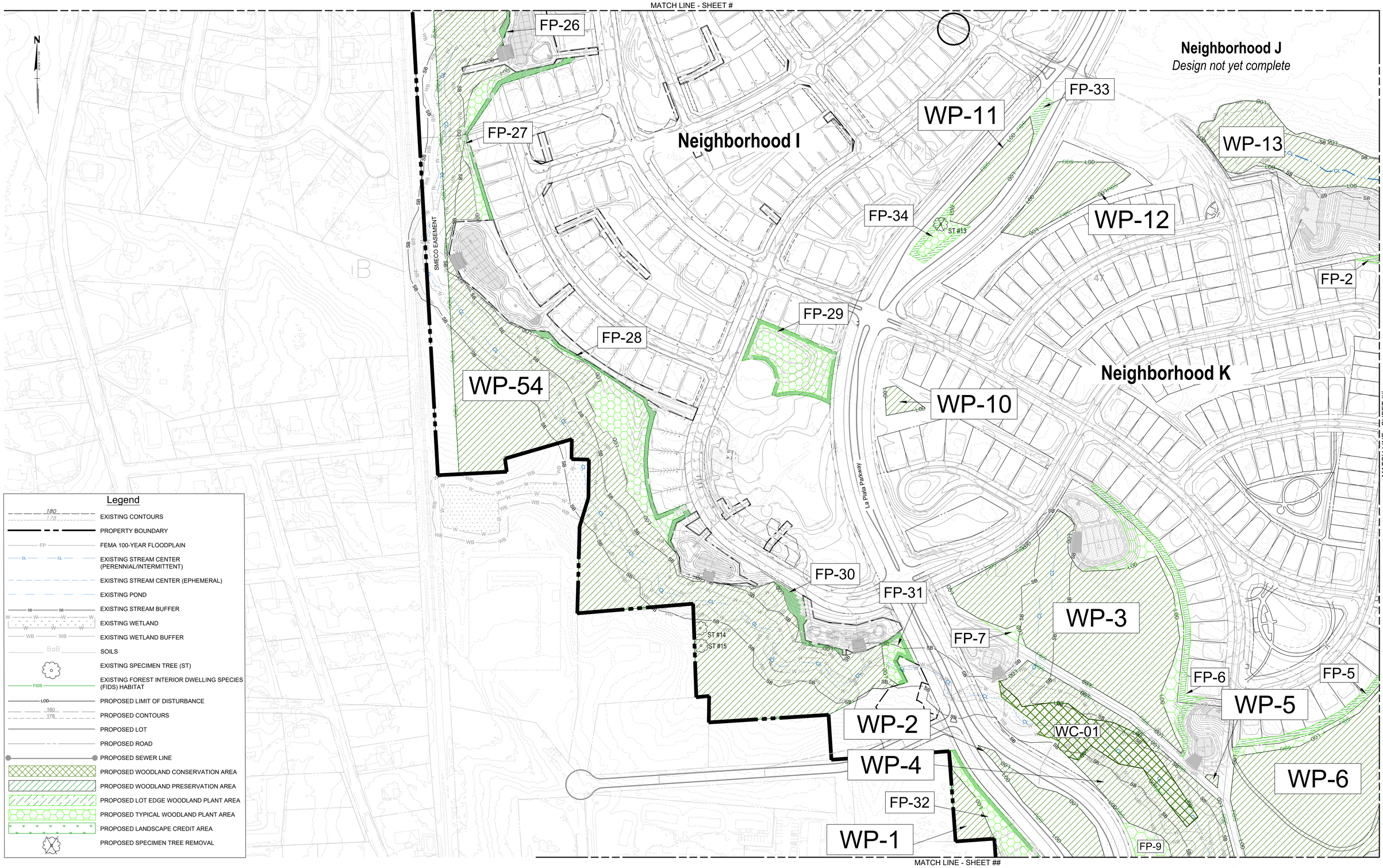
SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 8 of 34

N:\MD.Charles\Heritage Green\Autocad\Plot Plans\Environmental\FCP\FCPWhole Site FECP0-11, FFCP_Sheets.dwg Layout7 Aug 07, 2024, 10:38am

MATCH LINE - SHEET #

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SHEET ##



Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANT AREA
- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT CHRISTOPHER RODGERS — 3845 — LANDSCAPE ARCHITECT

08/09/2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No: 0832AA
DATE: July 2024
SHEET No. 9 of 34

N:\MD-Charles\Heritage Green\Autocad\Plot Plan\Environmental\FCP\FCP\Whole Site FCP\00-11_FFCP_Sheets.dwg Layout: Aug 07, 2024, 10:39am

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SHEET #

MATCH LINE - SHEET #

Neighborhood J
Design not yet complete

Neighborhood K

Neighborhood O

WP-20
FP-19
FP-18
WP-19
FP-17
WP-13
WP-18
FP-15
FP-16
FP-1
FP-2
WP-8
FP-14
FP-13
WP-9
FP-3
WP-17
WP-14
FP-4
WP-7
FP-12
WP-15
FP-10
FP-11
WP-16
FP-5
WP-6

ST #10
ST #12
ST #11
ST #2

MATCH LINE - SHEET ##

N

Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT) (CL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- SOILS (BoB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT (FIDS)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANT AREA
- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE
100' 0 50' 100' 200' 400'
1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ALEXANDER A. LEVERETT · 3845 · LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY:_____ DATE:____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 10 of 34

N:\MD.Charles\Heritage Green\Autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP0021-11_FFCP_Sheets.dwg Layout9 Aug 07, 2024, 10:40am

MATCH LINE - SHEET #

MATCH LINE - SHEET ##

WP-2

WP-1

WP-4

FP-32

FP-9

La Plata Parkway

N

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (PERENNIAL/INTERMITTENT)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- SOILS
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
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- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED LOT EDGE WOODLAND PLANT AREA
- PROPOSED TYPICAL WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

1 INCH = 100 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT ALLEN DAVIS — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____ ☐

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 100'
JOB No. 0832AA
DATE: July 2024
SHEET No. 11 of 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Charles\Heritage Green\landscape\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP\20-11_FFCP_Sheets.dwg Layout10, Aug 07, 2024, 10:42am

N

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL

PLANTING AREAS	
LABEL	ACREAGE
FP-1	0.16
FP-2	0.67
FP-3	0.89
FP-4	0.59
FP-5	0.6
FP-6	0.9
FP-7	0.05
FP-9	0.48
FP-10	0.56
FP-11	0.02
FP-12	0.14
FP-13	0.33
FP-14	0.09
FP-15	0.17
FP-16	0.59
FP-17	0.14
FP-18	0.37
FP-19	0.43
FP-20	0.48
FP-21	0.24
FP-22	0.11
FP-23	0.24
FP-24	0.04
FP-25	0.03
FP-26	0.72
FP-27	0.45
FP-28	1.12
FP-29	0.83
FP-30	0.13
FP-31	0.18
FP-32	1.30
FP-33	0.08
FP-34	0.25
TOTAL	13.37

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1 INCH = 80 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · EUGENE R. ATCHISON · 3845 · LANDSCAPE ARCHITECT

08/09/2024

PRELIMINARY NOT FOR CONSTRUCTION

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Plan Overview Sheet

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT:

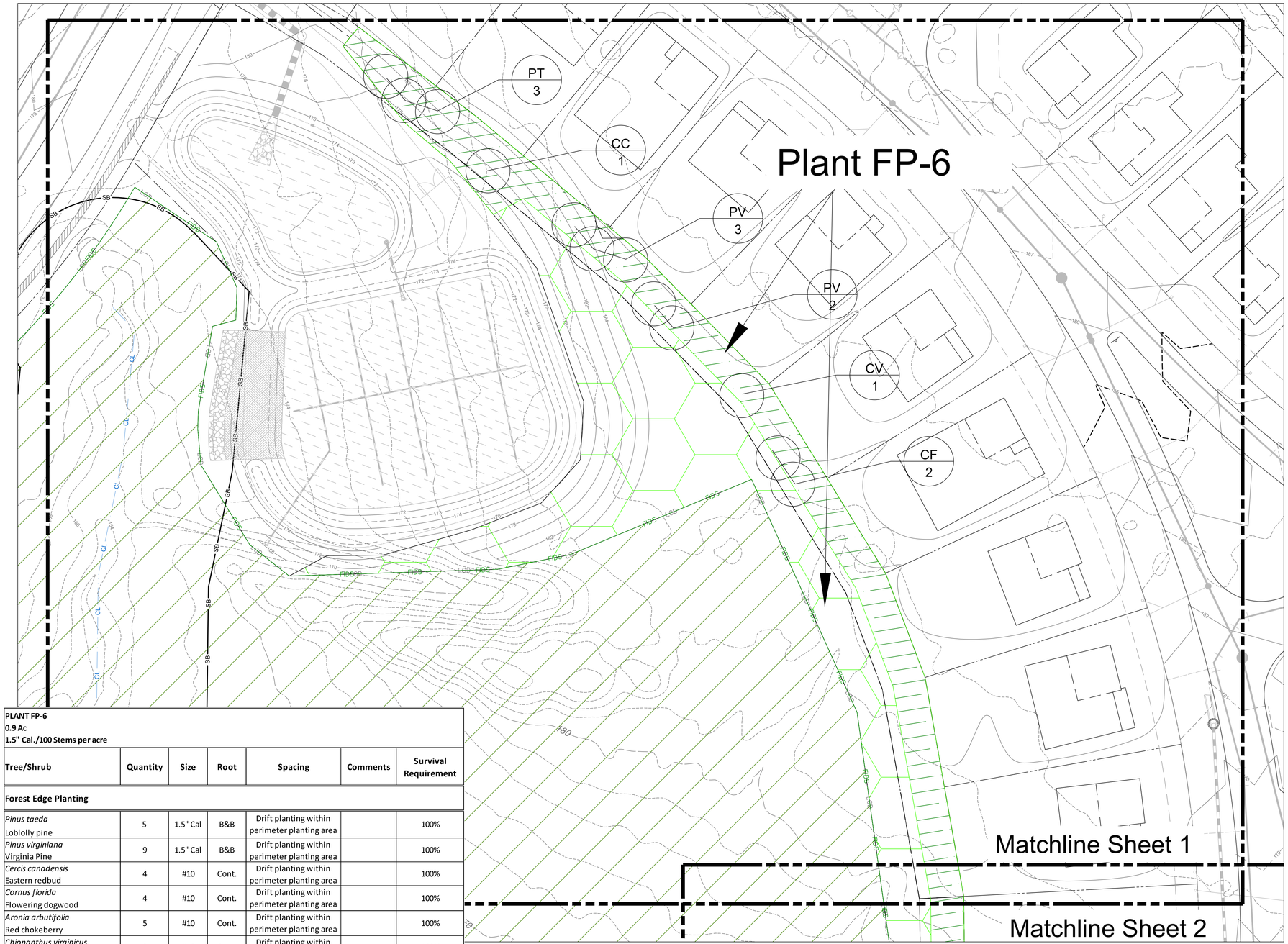
RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 500'
JOB No. 0832AA
DATE: July 2024
SHEET No. 12 OF 34

N:\MD-Charles\Heritage Green\autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP\12_FFCP Planting Sheets_Overview Sheet.dwg Perimeter Planting Inset Overview Aug 07, 2024, 10:43am



PLANT FP-6
0.9 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	9	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	4	#10	Cont.	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	5	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	15	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	11	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	4	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	7	# 10	Cont.	20'x20'	Multi-stem	100%
Total	**97**					

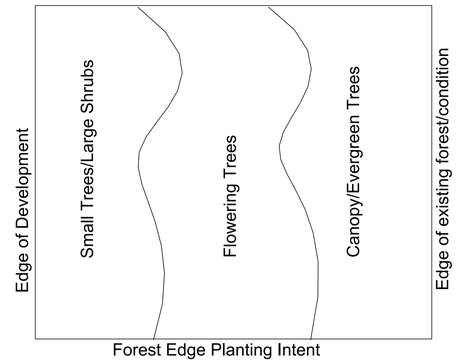
Note:
1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Legend

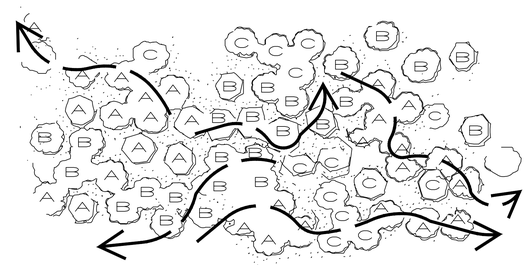
- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (CL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)



Forest Edge Planting Intent

Notes:
1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

08/09/2024

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD.Charles\Heritage Green\subcad\Plot Plans\Environmental\FCP\FCP#\Wood Site FFCP-13-19_Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 1 Aug 07, 2024, 10:45am

Forest Edge Planting Sheet 1 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

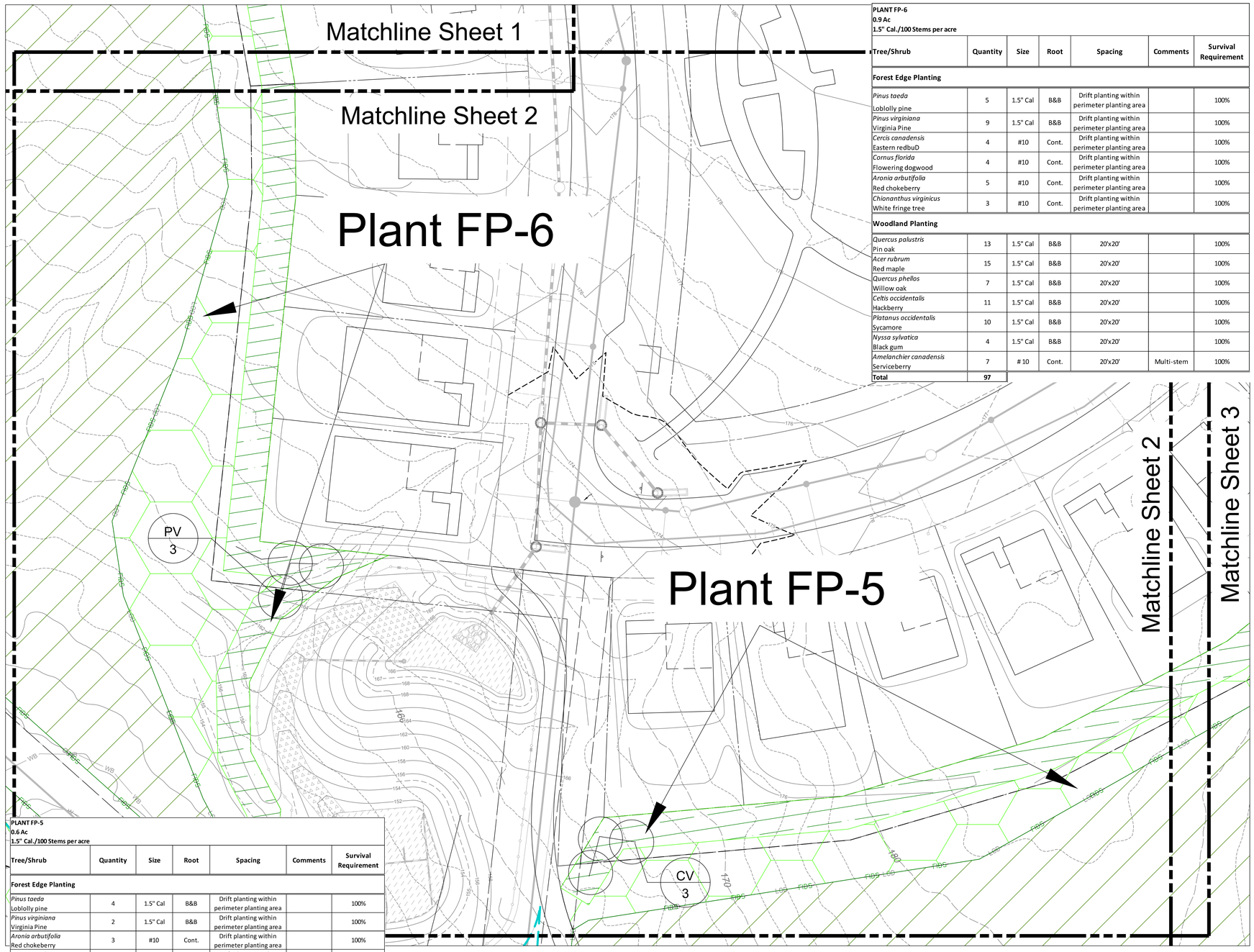
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR _____
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 13 OF 34



PLANT FP-6
0.9 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	9	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbuD	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	4	#10	Cont.	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	5	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	15	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	11	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	4	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	7	# 10	Cont.	20'x20'	Multi-stem	100%
Total	**97**					

PLANT FP-5
0.6 Ac
1.5" Cal./100 Stems per acre

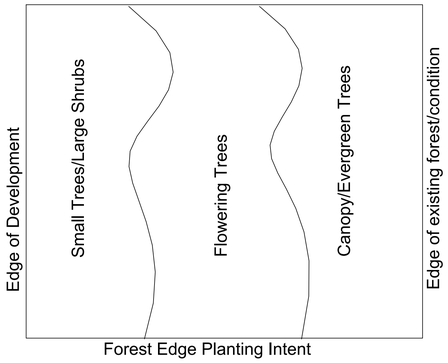
Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	6	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Total	**67**					

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (CL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)

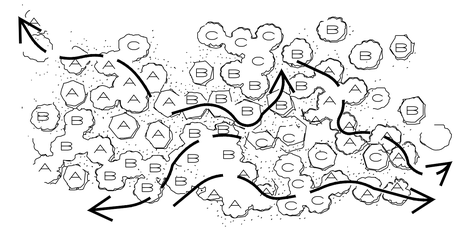


Forest Edge Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



SOURCE: EGR, Inc.

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · KATHLEEN K. ALTOMARI · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 2 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

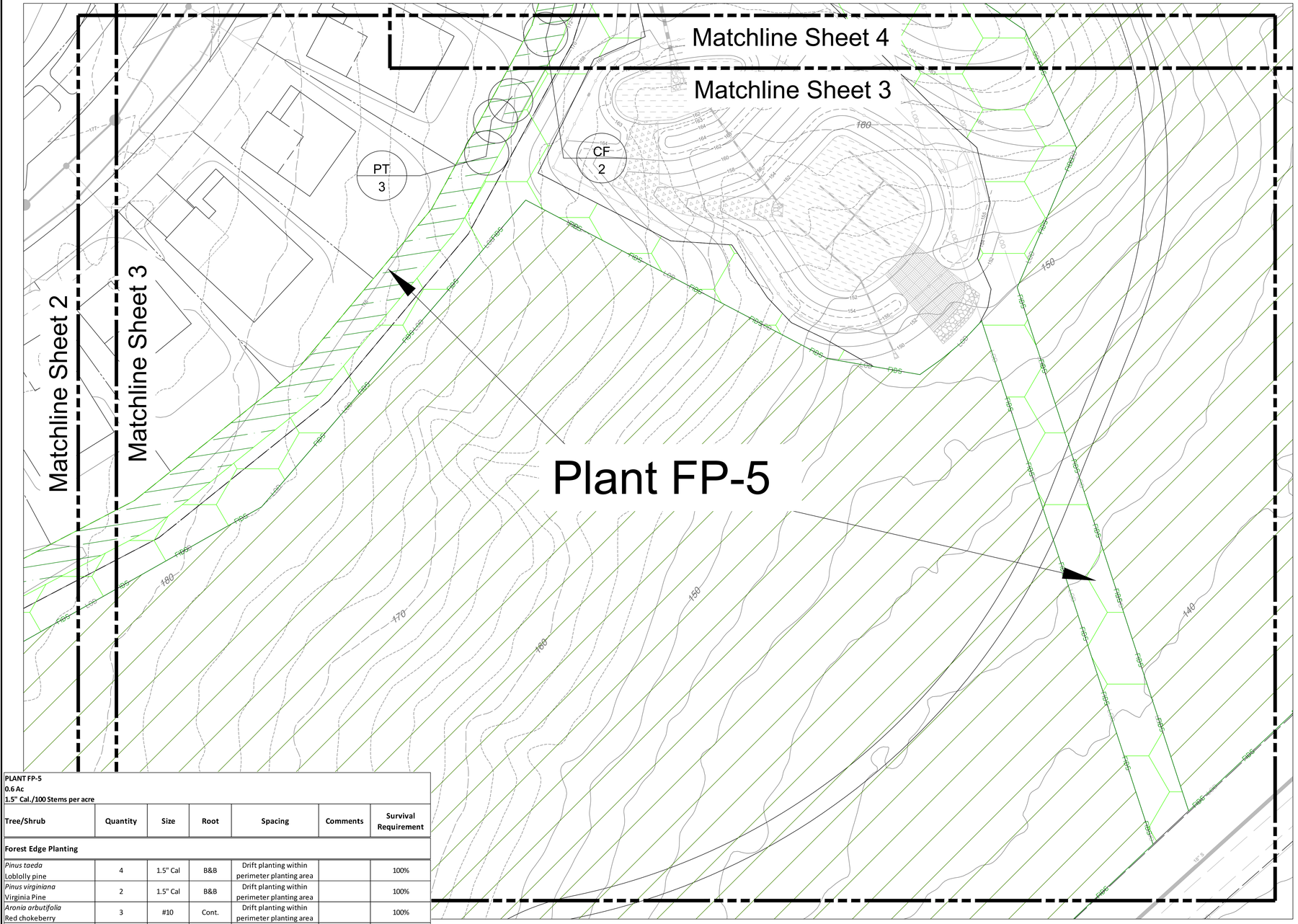
RELEASE FOR _____ ☐
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 14 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD\Charles\Heritage Green\subdiv\FCP\FCP\Work Site FFCP\13-19_Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 3 Aug 07, 2024, 10:45am

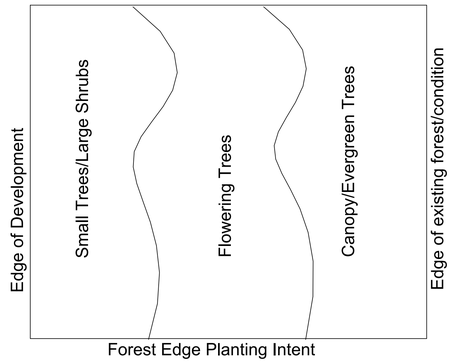


N

PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)



Forest Edge Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

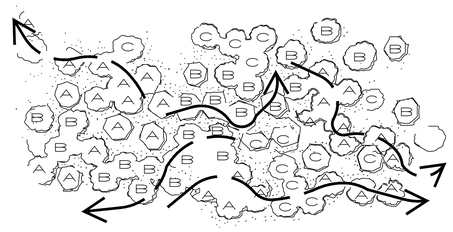
PLANT FP-5
0.6 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	6	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Total	**67**					

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEVEN K. KELLER · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 3 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

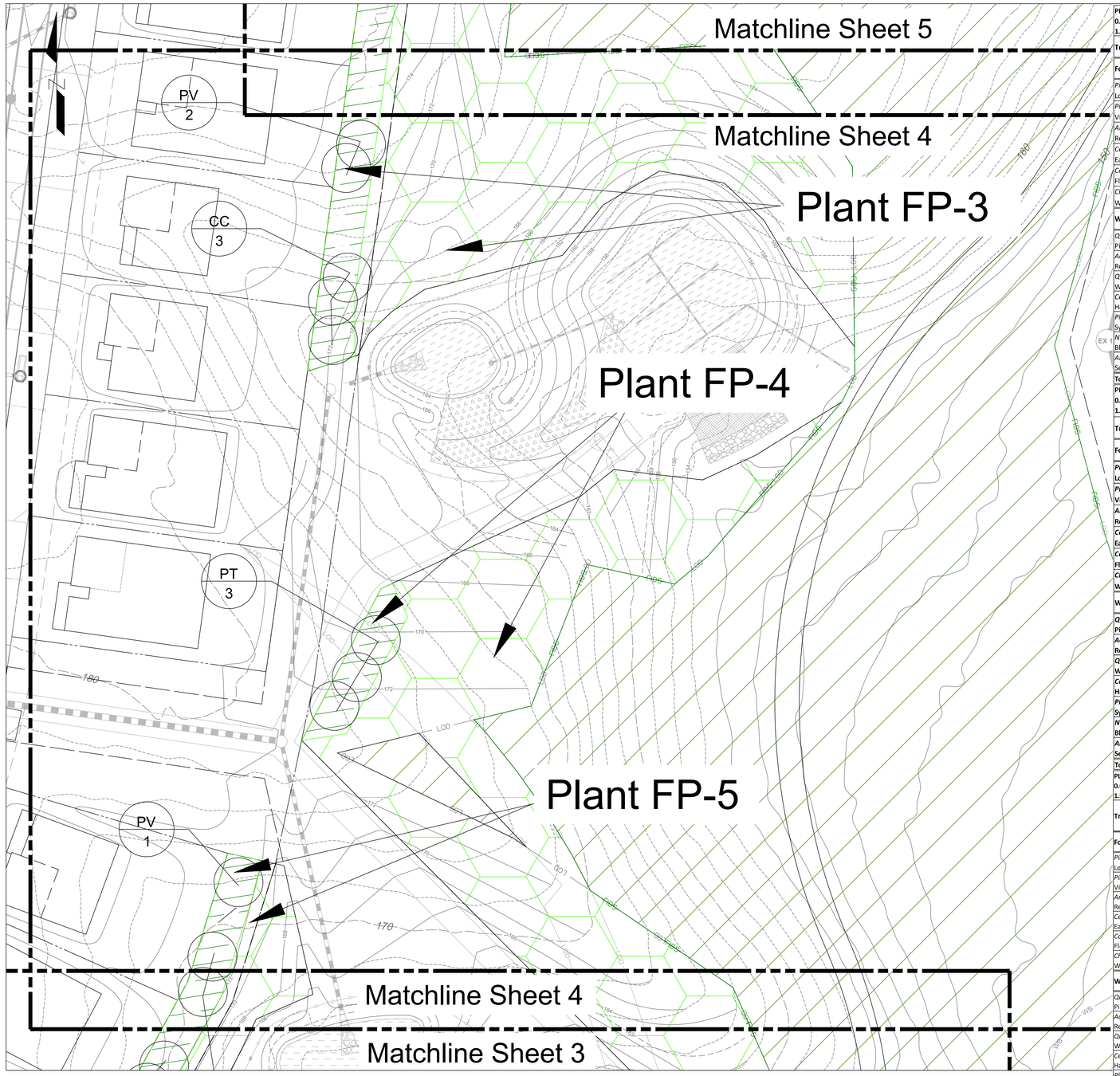
RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 15 OF 34

N:\MD\Charles\Heritage Green\subsoil\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP\ 13-19 Neigh K FFCP Planting Sheets.dwg Perimeter Planting Sheet 3, Aug 07, 2024, 10:46am



PLANT FP-3
0.89 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	11	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	8	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	13	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	13	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	11	#10	Cont.	20'x20'	Multi-stem	100%
Total	**96**					

PLANT FP-4
0.59 Ac
1.5" Cal./100 Stems per acre

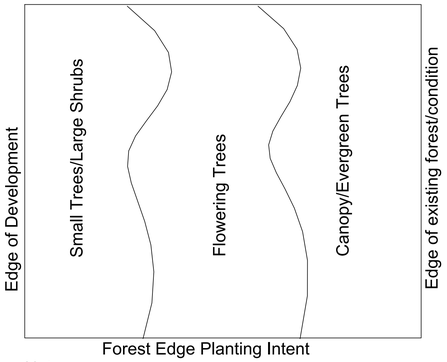
Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda **Loblolly pine**	**3**	**1.5" Cal**	**B&B**	**Drift planting within perimeter planting area**		**100%**
Pinus virginiana **Virginia Pine**	**2**	**1.5" Cal**	**B&B**	**Drift planting within perimeter planting area**		**100%**
Aronia arbutifolia **Red chokeberry**	**3**	**#10**	**Cont.**	**Drift planting within perimeter planting area**		**100%**
Cercis canadensis **Eastern redbud**	**3**	**#10**	**Cont.**	**Drift planting within perimeter planting area**		**100%**
Cornus florida **Flowering dogwood**	**2**	**#10**	**Cont.**	**Drift planting within perimeter planting area**		**100%**
Chionanthus virginicus **White fringe tree**	**1**	**#10**	**Cont.**	**Drift planting within perimeter planting area**		**100%**
Woodland Planting						
Quercus palustris **Pin oak**	**7**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Acer rubrum **Red maple**	**5**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Quercus phellos **Willow oak**	**7**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Celtis occidentalis **Hackberry**	**8**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Platanus occidentalis **Sycamore**	**8**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Nyssa sylvatica **Black gum**	**10**	**1.5" Cal**	**B&B**	**20'x20'**		**100%**
Amelanchier canadensis **Serviceberry**	**7**	**#10**	**Cont.**	**20'x20'**	**Multi-stem**	**100%**
Total	**66**					

PLANT FP-5
0.6 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	6	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Total	**67**					

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL

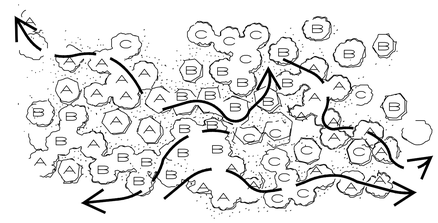


Forest Edge Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EOR, Inc.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20' 0 20' 40' 80'
1 INCH = 20 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT ALLEN RODGERS — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 4 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT:

RELEASE FOR

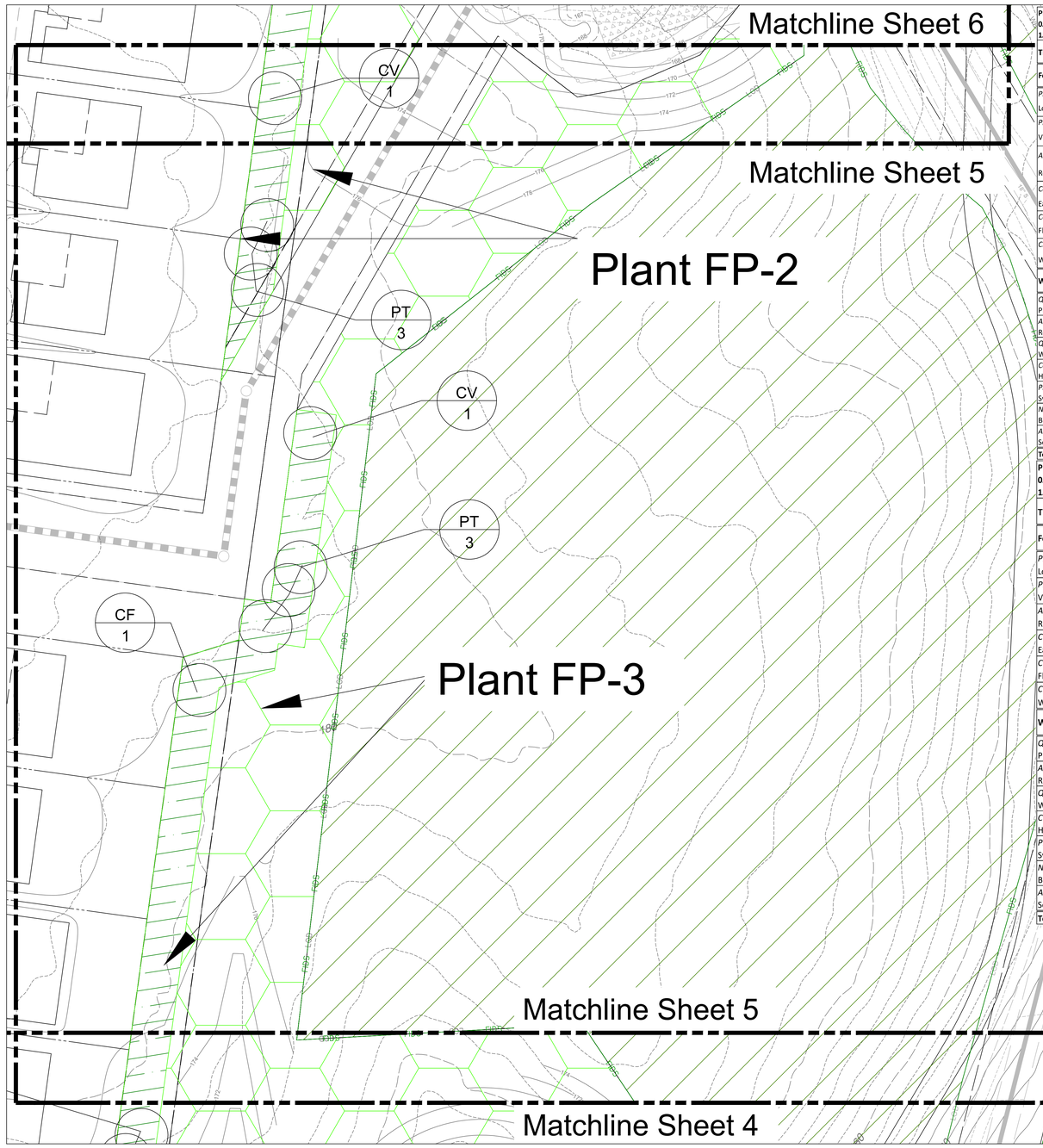
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No: 0832AA
DATE: July 2024
SHEET No. 16 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Charles\Heritage Green\Autocad\Plot Plan\Environmental\FCP\FECP\Whole Site FECP-13-19, Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 4 Aug 07, 2024, 10:46am



PLANT FP-2
0.67 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	12	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	9	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	2	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	#10	Cont.	20'x20'	Multi-stem	100%
Total	**76**					

PLANT FP-3
0.89 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	11	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	8	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	13	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	13	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	11	#10	Cont.	20'x20'	Multi-stem	100%
Total	**96**					

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
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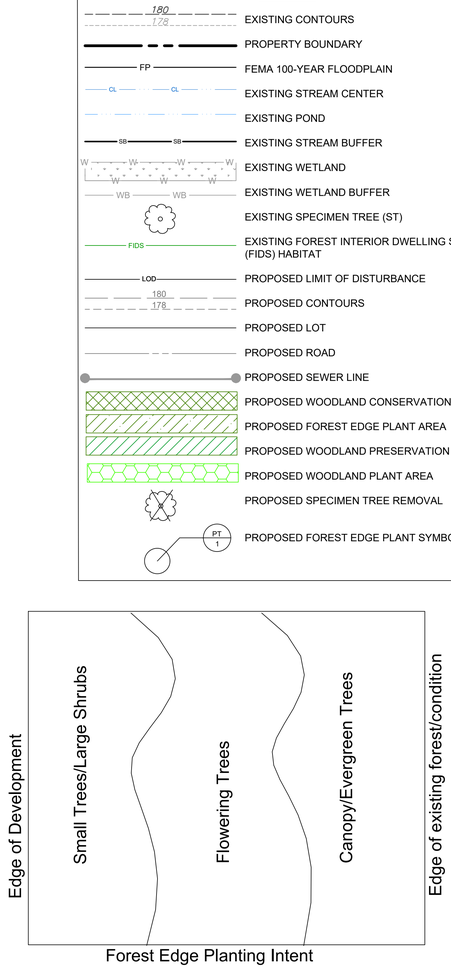
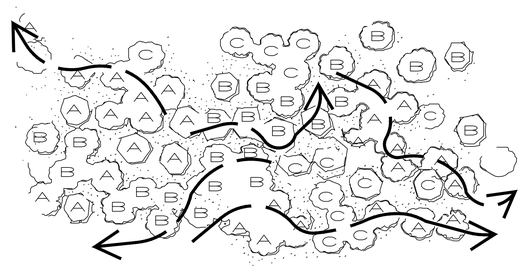
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL



Forest Edge Planting Intent

Notes:
1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

Note:
1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

TOWN OF LA PLATA APPROVAL
Project Number: _____
Approval Signature/Date: _____
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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."
LICENSE NO. 3845
EXPIRATION DATE: 10/16/25
08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 5 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer
D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 17 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

K:\MD\Charles\Heritage Green\Autocad\Fcp Plans\Environmental\FCP\FCP\Whole Site FFCP\13-19_Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 5, Aug 07, 2024, 10:47am

PRELIMINARY NOT FOR CONSTRUCTION

Plant FP-2

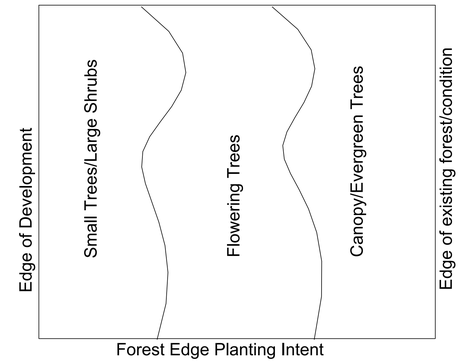
Matchline Sheet 6

Matchline Sheet 5

N

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL

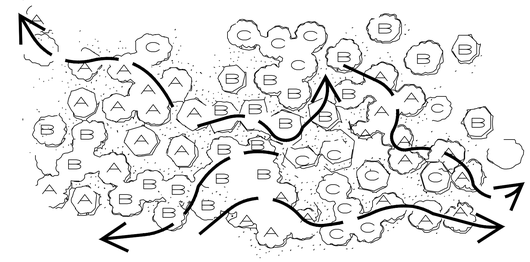


Forest Edge Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

PLANT FP-2
0.67 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	12	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	9	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	2	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	#10	Cont.	20'x20'	Multi-stem	100%
Total	**76**					

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

TOWN OF La PLATA PROJECT No. FCP-0005-2024

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1 INCH = 20 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ROBERT MICHAEL RODGERS · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 6 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

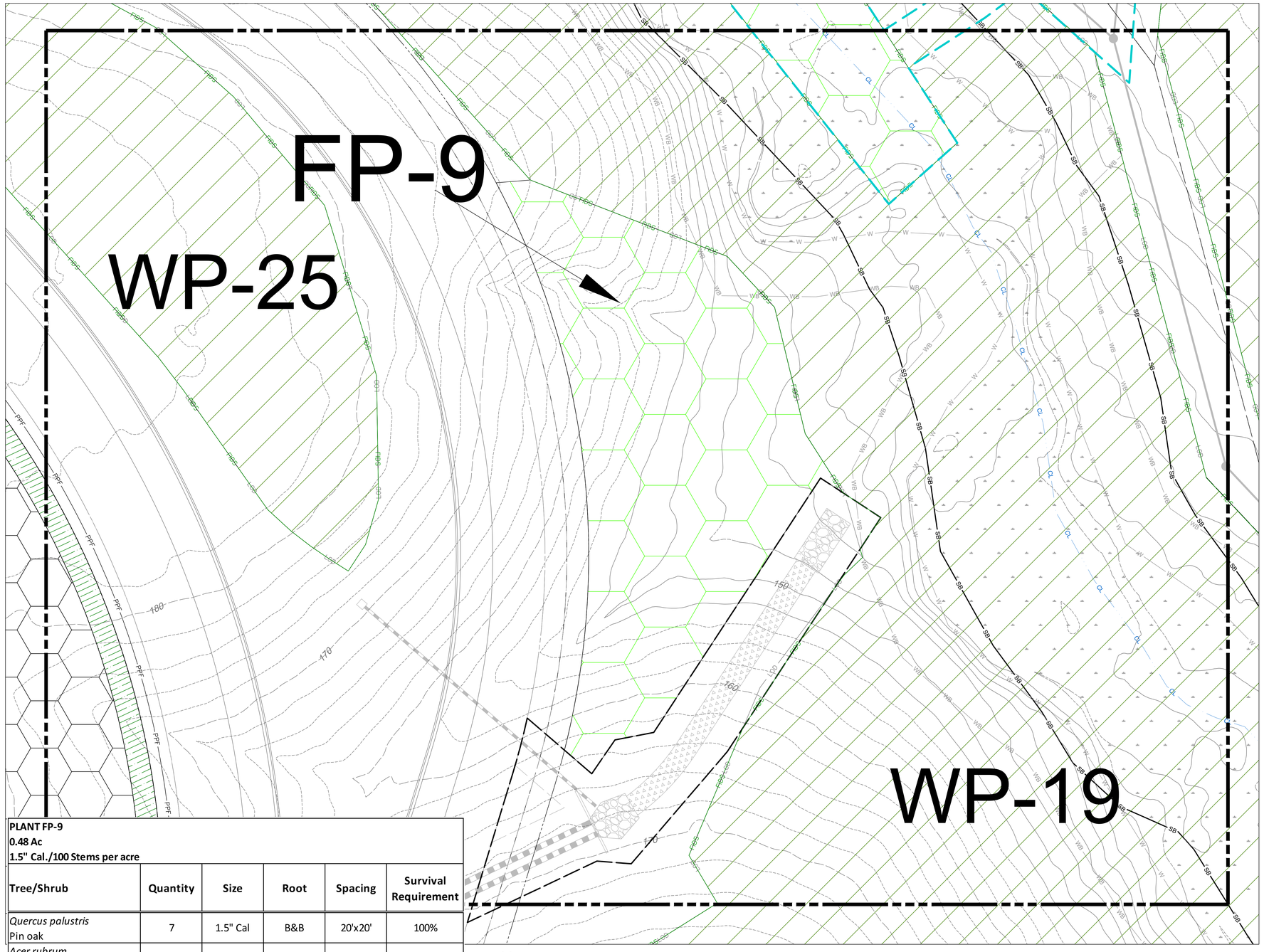
RELEASE FOR

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

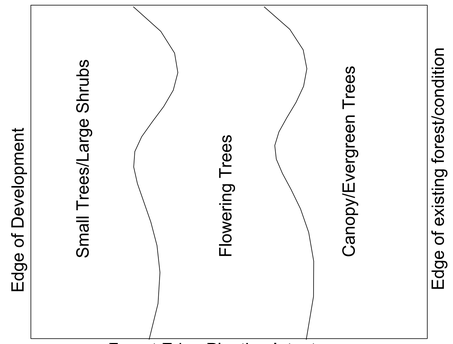
SCALE: 1" =20'
JOB No: 0832AA
DATE: July 2024
SHEET No. 18 OF 34

N:\MD-Charles\Heritage Green\Autocad\Plot Plans\Environmental\FCP\FECP\Whole Site FECP\13-19_Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 6 Aug 07, 2024, 10:47am



Legend

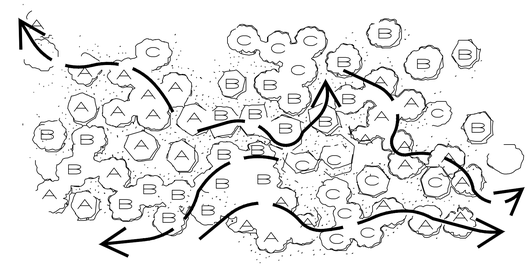
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL



Forest Edge Planting Intent

Notes:
1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

PLANT FP-9
0.48 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'	100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'	100%
Quercus phellos Willow oak	5	1.5" Cal	B&B	20'x20'	100%
Celtis occientalis Hackberry	10	1.5" Cal	B&B	20'x20'	100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'	100%
Aronia arbutifolia Red chokeberry	5	6ft Ht	B&B	20'x20'	100%
Viburnum dentatum Arrowwood viburnum	6	6ft Ht	B&B	20'x20'	100%
Total	**48**				

Note:
1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
5. All proposed woodland plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · KATHLEEN R. ALLOCCO · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 7 Neighborhood K

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

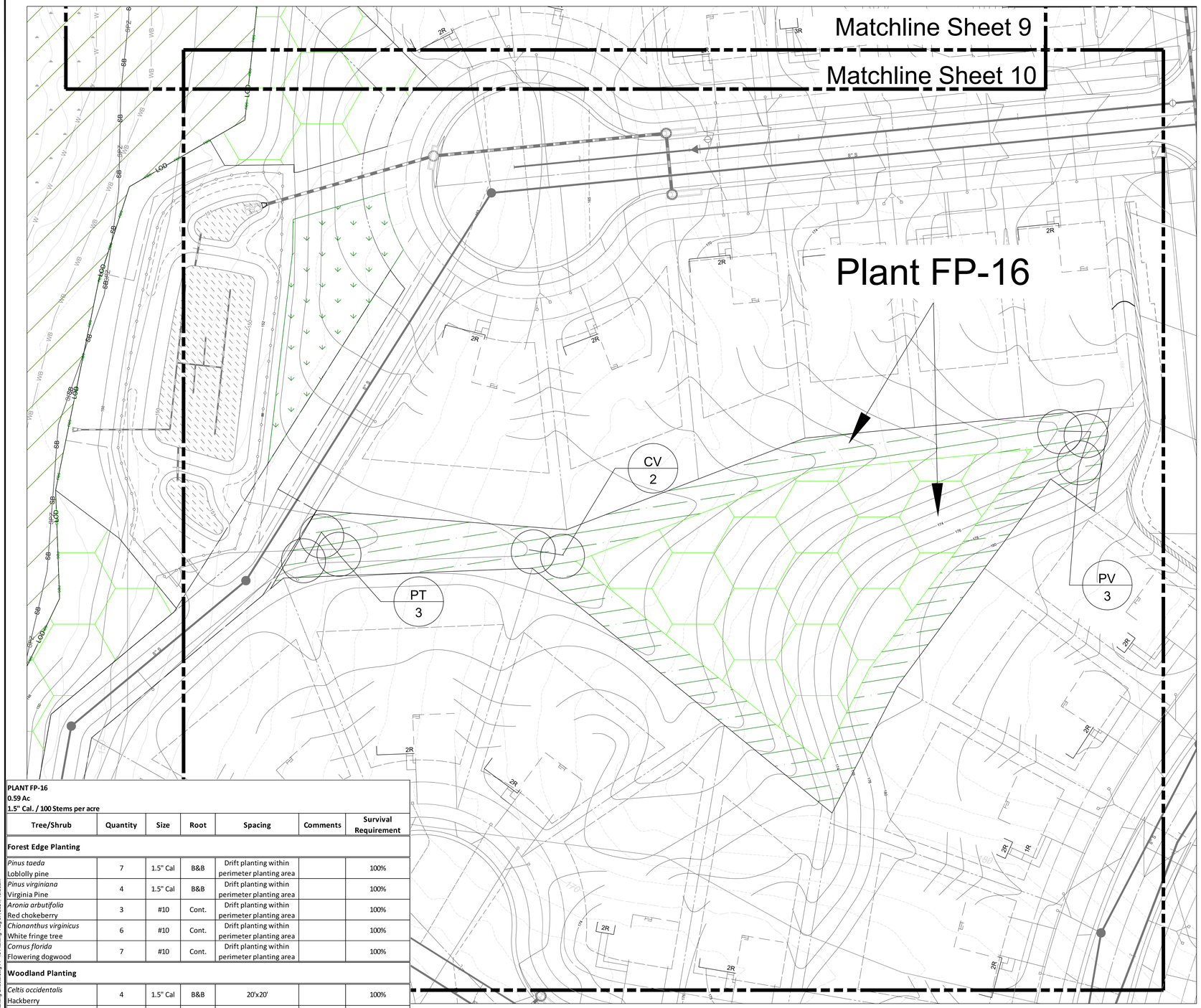
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 19 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Charles\Heritage Green\outbound\Plat Plans\Environmental\FCP\FCP\Wood Site FFCP-13-19_Neigh K FFCP_Planting Sheets.dwg Perimeter Planting Sheet 7 Aug 07, 2024, 10:48am



PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
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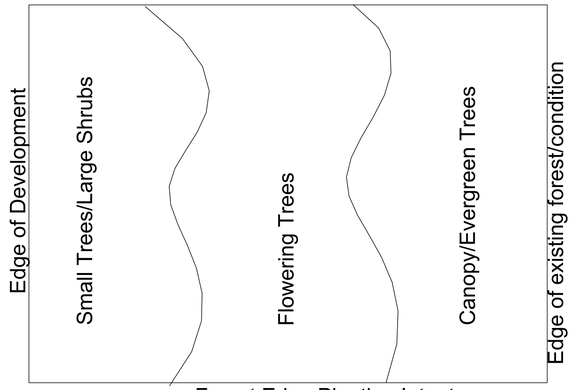
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)

PLANT FP-16
0.59 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	6	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Fagus grandifolia American beech	5	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Nyssa sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	20'x20'		100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	20'x20'		100%
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'		100%
Quercus rubra Northern red oak	5	1.5" Cal	B&B	20'x20'		100%
Total	**65**					

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the above detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in cluster and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

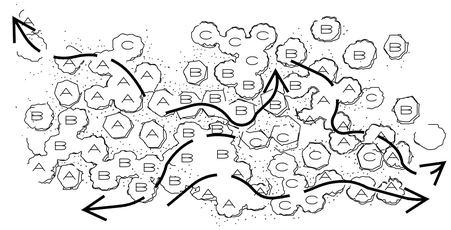


Forest Edge Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees shall be set back a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees shall be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EOR, Inc.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEVEN R. RODGERS · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 10 Neighborhood O

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

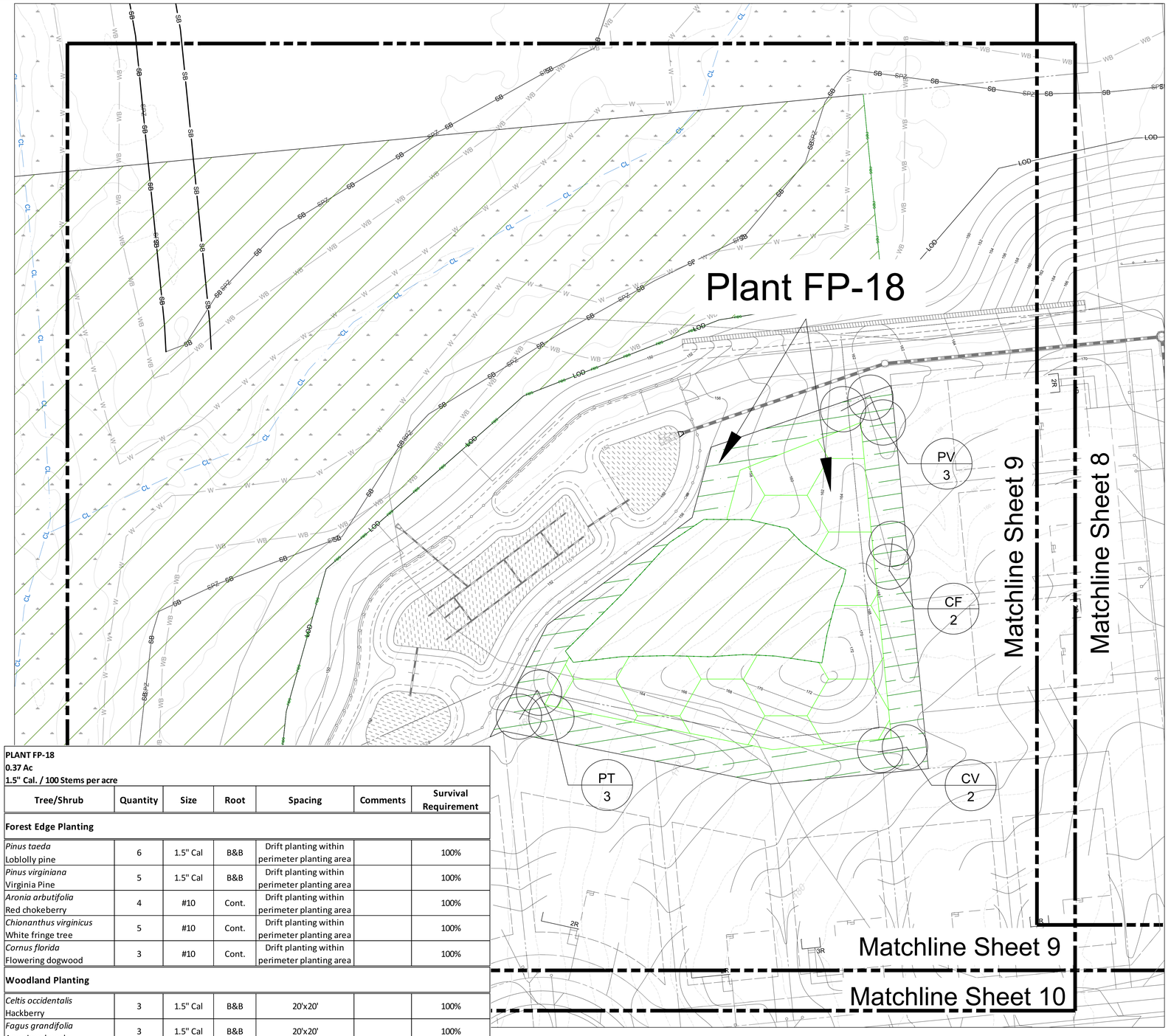
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR _____ ☐
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 22 OF 34

N:\MD_Charles\Heritage Green\autocad\Final Plans\Environmental\FCP\FCPGRN\Whole Site FCP2\fp10_North O Planting Sheets.dwg FP-16 Planting Aug 07, 2024 - 10:58am



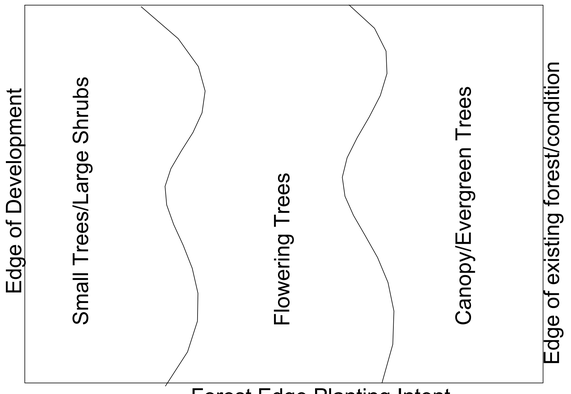
Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (CL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT (FIDS)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)

PRELIMINARY NOT FOR CONSTRUCTION

PLANT FP-18
0.37 Ac
1.5" Cal. / 100 Stems per acre

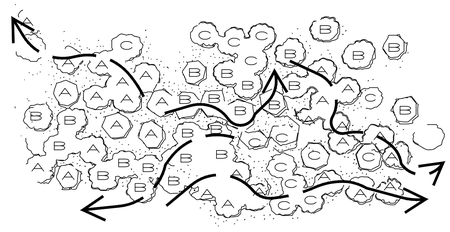
Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	4	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Fagus grandifolia American beech	3	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	2	#10	Cont.	20'x20'	Multi-stem	100%
Nyssa Sylvatica Black gum	3	1.5" Cal	B&B	20'x20'		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	20'x20'		100%
Pinus virginiana Virginia pine	2	1.5" Cal	B&B	20'x20'		100%
Quercus alba White Oak	3	1.5" Cal	B&B	20'x20'		100%
Quercus rubra Northern red oak	2	1.5" Cal	B&B	20'x20'		100%
Total	**43**					



Forest Edge Planting Intent

Notes:
1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees shall be set back a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees shall be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EOR, Inc.

Note:
1. Plant same species in clusters of 3 to 5 with drift planting shown in the above detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in cluster and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20 0 10 20 40 80
1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

PROFESSIONAL CERTIFICATION

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LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEPHEN K. ALLGAIER · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 9 Neighborhood O

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

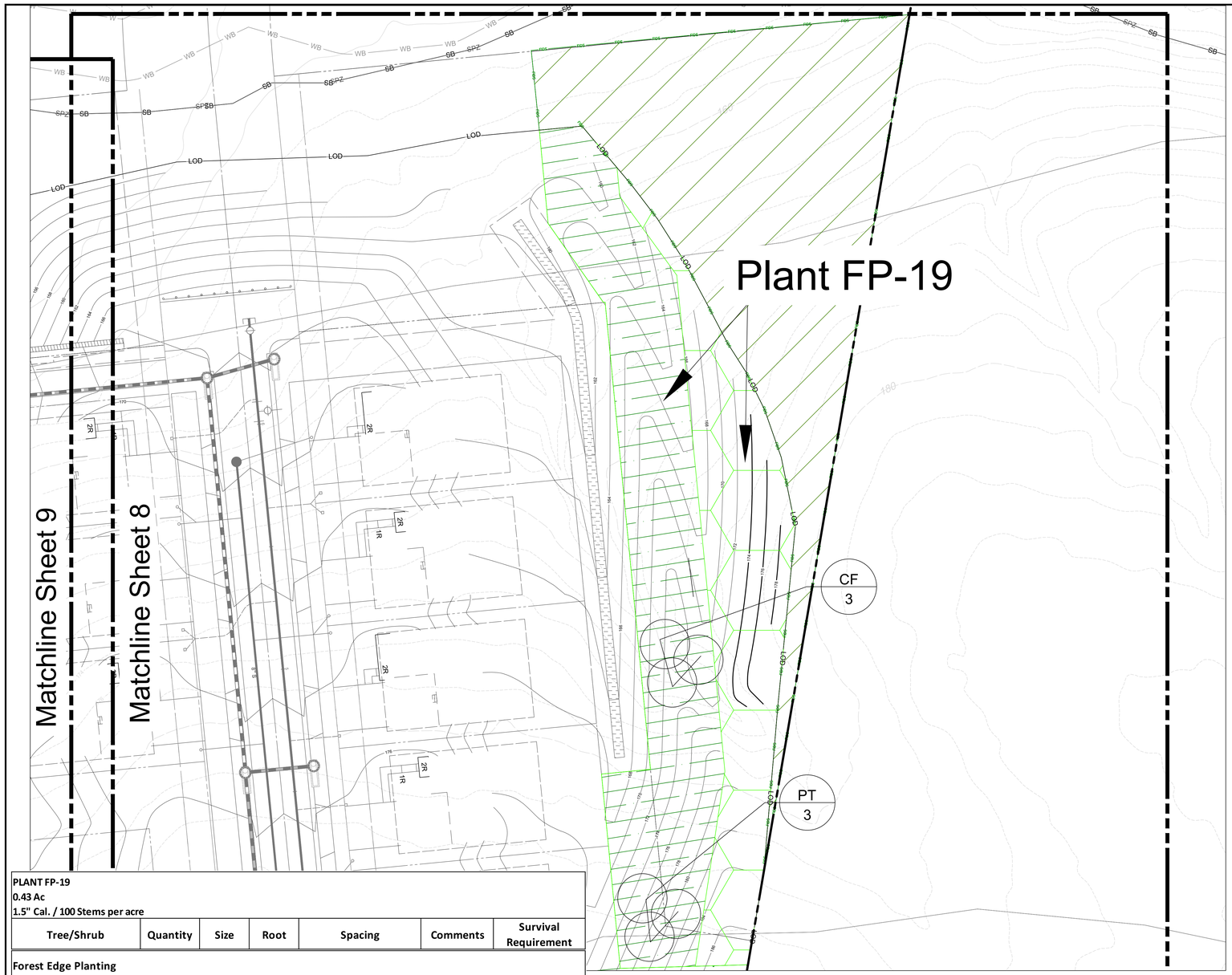
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR _____
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 21 OF 34

N:\MD.Charles\Heritage Green\subcad\Plot Plans\Environmental\FCP\FCPWorksheets\FCP-18 Planting Sheets.dwg FP-18 Planting Aug 07, 2024, 10:54am

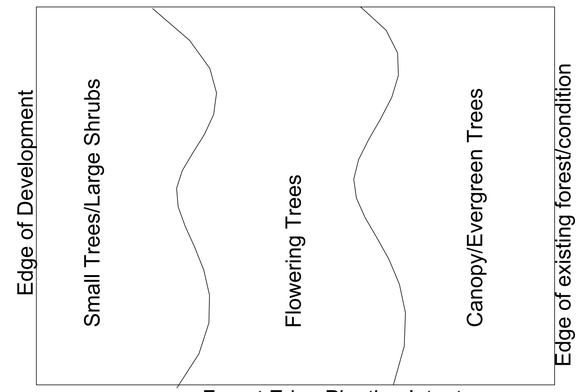


PLANT FP-19
0.43 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Cercis canadensis Redbud	7	#10	Cont.	20'x20'		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	9	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	#10	Cont.	20'x20'	Multi-stem	100%
Total	**49**					

Legend

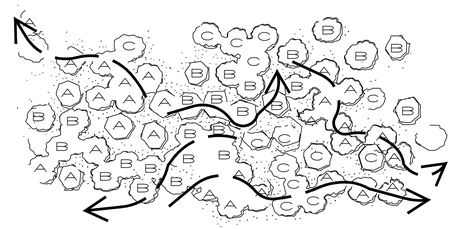
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SPECIMEN TREE (ST)
- EXISTING FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- PROPOSED WOODLAND CONSERVATION AREA
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED SPECIMEN TREE REMOVAL
- PROPOSED FOREST EDGE PLANT SYMBOL (PT 1)



Forest Edge Planting Intent

Notes:
1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees shall be set back a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees shall be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



SOURCE: EQR, Inc.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the above detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in cluster and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
1 INCH = 20 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

08/09/2024

Forest Edge Planting Sheet 8 Neighborhood O

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

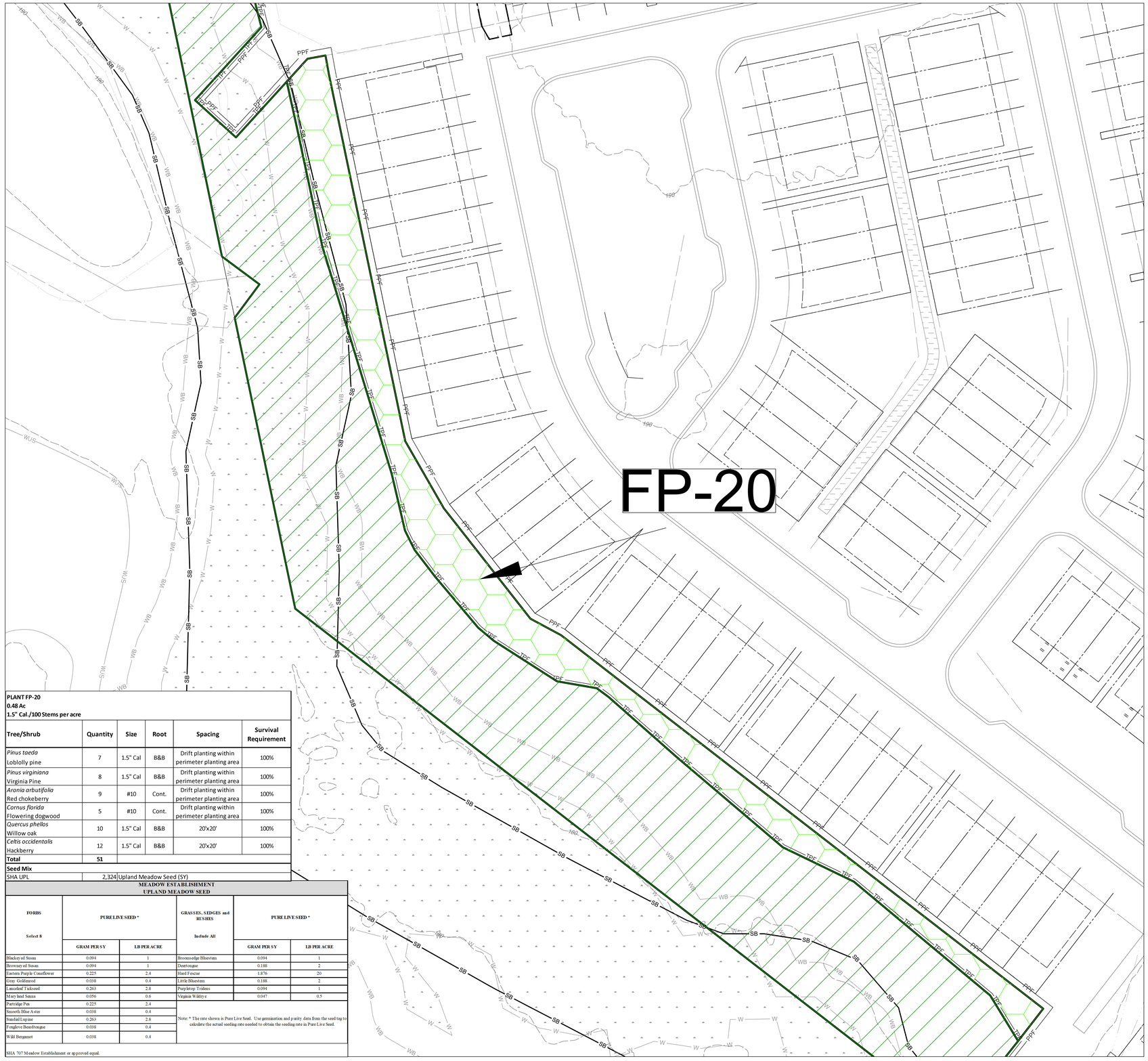
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" = 20'
JOB No. 0832AA
DATE: July 2024
SHEET No. 20 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Charles\Heritage Green\autocad\Plat Plans\Environmental\FCP\FCP\Whole Site FFCP\20-22_ Neigh O Planting Sheets.dwg FP-19 Planting Aug 07, 2024, 10:52am



PLANT FP-20
0.48 Ac.
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus toeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	8	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Aronia arbutifolia Red chokeberry	9	#10	Cont.	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	10	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	12	1.5" Cal	B&B	20'x20'	100%
Total	**51**				
Seed Mix					
SHA UPL	2,324	Upland Meadow Seed (SY)			

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Mary land Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Stanfield Lupine	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA 707 Meadow Establishment or approved equal.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

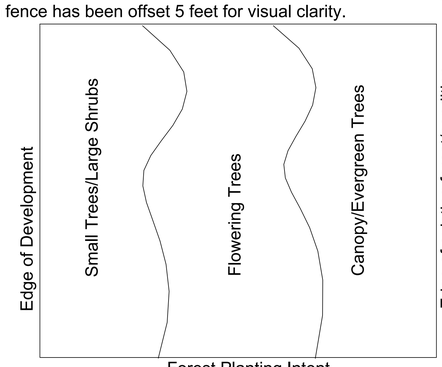
TOWN OF La PLATA PROJECT No. FCP-0005-2024

N

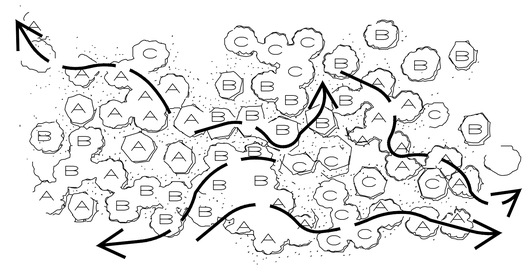
Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL) (CL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE (TPF)
- PERMANENT TREE PROTECTION FENCE (PPF)
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA

Note:
1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.



Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

Approval Signature Expiration Date: _____

SOURCE: EQR, Inc.

PROFESSIONAL CERTIFICATION

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

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — DEREK ALLISON — 3845 — LANDSCAPE ARCHITECT

08/09/2024

PRELIMINARY NOT FOR CONSTRUCTION

K:\MD\Charles\Heritage Green\subcod\Eng Plans\Environmental\FCP\FCP\Whole Site FFCP\23-26_Neigh A Planting Sheets.dwg Perimeter Planting Sheet 1 Aug 07, 2024, 10:58am

Forest Edge Planting Sheet 11 Neighborhood A

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT:

RELEASE FOR _____ ☐

BY_____ DATE____

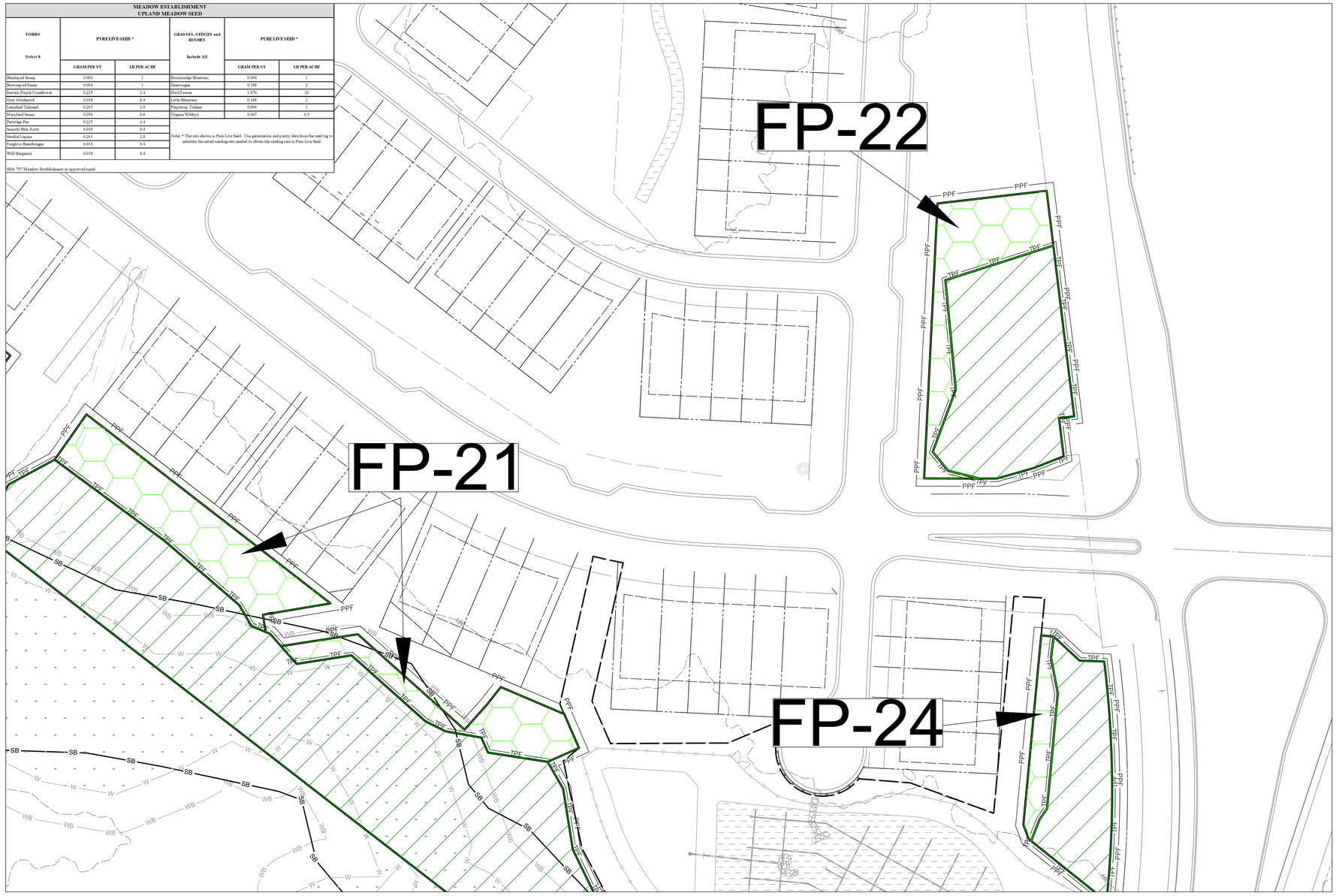
FINAL FOREST CONSERVATION PLAN

SCALE: 1" =30'
JOB No. 0832AA
DATE: July 2024
SHEET No. 23 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

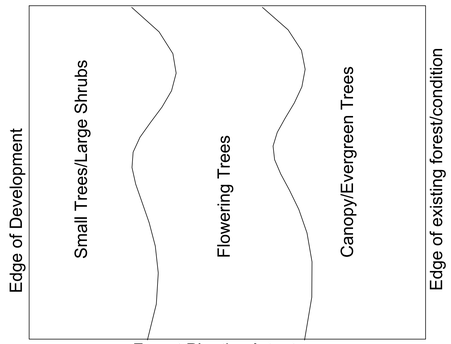
MEADOW ESTABLISHMENT UPLAND MEADOW SEED					
FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and BUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4	Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.		
Sneezeweed	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

SHA 707 Meadow Establishment or approved equal.



Legend

- EXISTING CONTOURS (180 / 178)
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN (FP)
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL) (CL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER (SB)
- EXISTING WETLAND (W)
- EXISTING WETLAND BUFFER (WB)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOURS (180 / 178)
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE (TPF)
- PERMANENT TREE PROTECTION FENCE (PPF)
- PROPOSED LANDSCAPE CREDIT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA



Forest Planting Intent

PLANT FP-21
0.24 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'	100%
Total	**27**				
Seed Mix					
SHA UPL	1,162	Upland Meadow Seed (SY)			

PLANT FP-22
0.11 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	15ft on Center	100%
Pinus virginiana Virginia Pine	5	1.5" Cal	B&B	15ft on Center	100%
Ilex opaca American Holly	6	1.5" Cal	B&B	15ft on Center	100%
Total	**13**				
Seed Mix					
SHA UPL	533	Upland Meadow Seed (SY)			

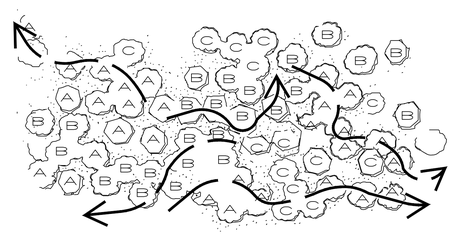
PLANT FP-24
0.04 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia pine	1	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area	100%
Total	**5**				
Seed Mix					
SHA UPL	194	Upland Meadow Seed (SY)			

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EGR, Inc.

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ALEXANDER K. ALLSHOUSE · 3845 · LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 12 Neighborhood A

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

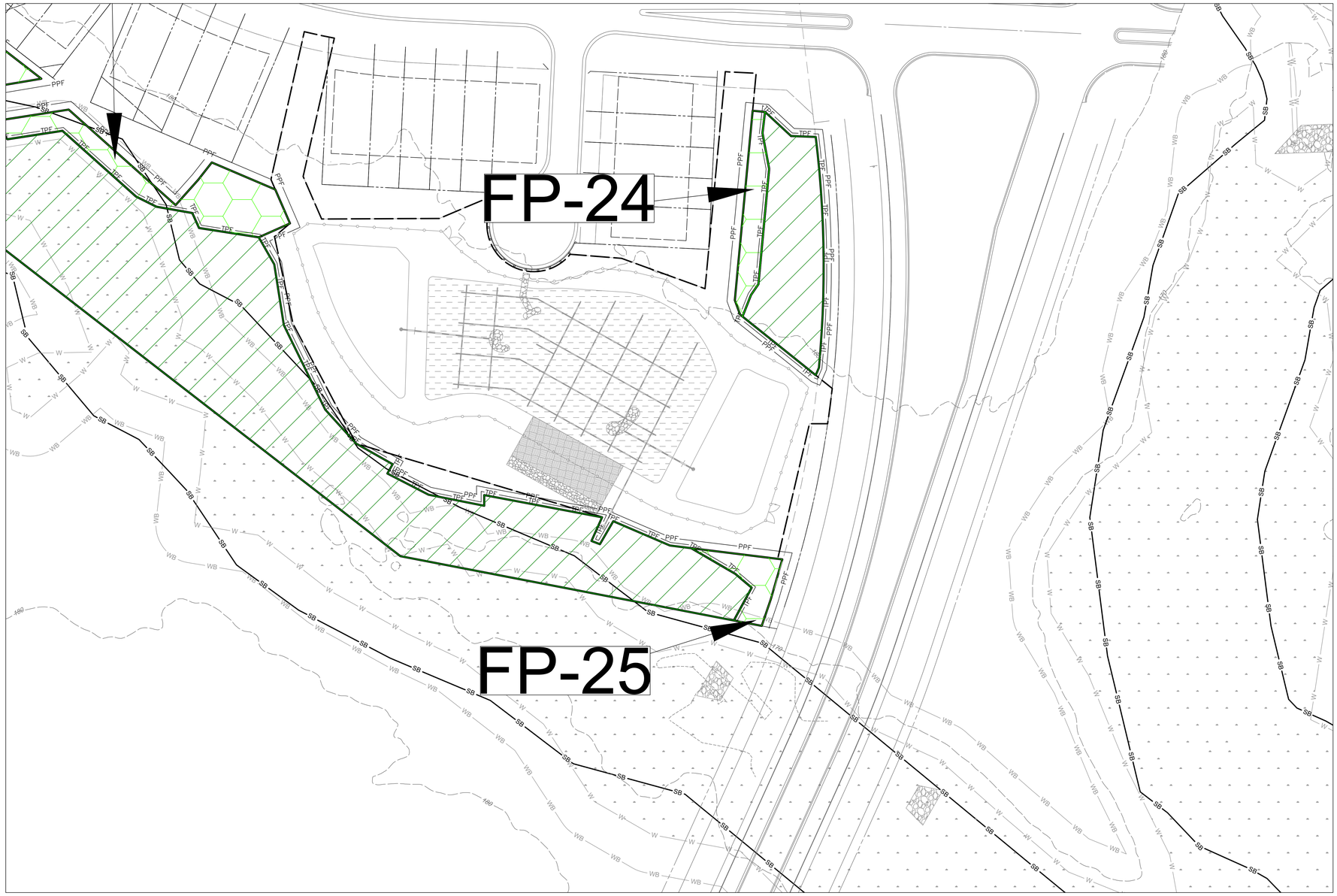
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

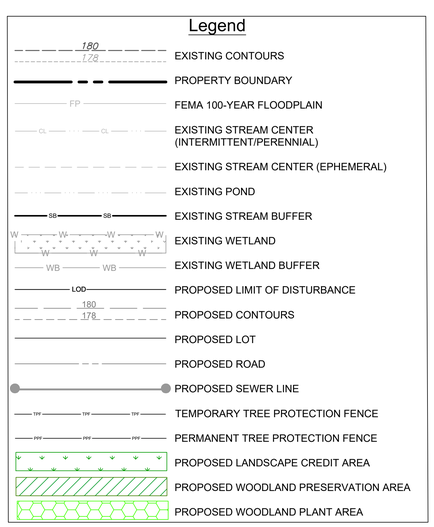
RELEASE FOR
BY:_____ DATE:____

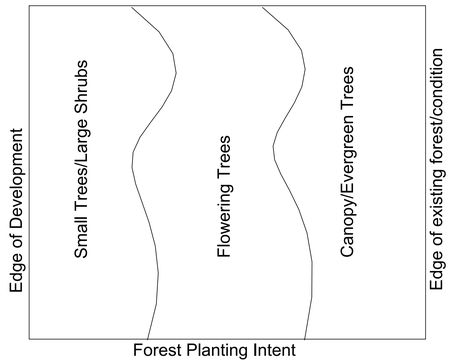
FINAL FOREST CONSERVATION PLAN

SCALE: 1" =30'
JOB No. 0832AA
DATE: July 2024
SHEET No. 24 of 34

N:\MD.Charles\Heritage Green\Autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP\23-26_ Neigh A Planting Sheets dwg Perimeter Planting Sheet 3 Aug 07, 2024, 11:00am







PRELIMINARY NOT FOR CONSTRUCTION

PLANT FP-24
0.04 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	1	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area	100%
Total	**5**				
Seed Mix					
SHA UPL	194	Upland Meadow Seed (SY)			

PLANT FP-25
0.03 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	1	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Total	**4**				
Seed Mix					
SHA UPL	49	Upland Meadow Seed (SY)			

Note:

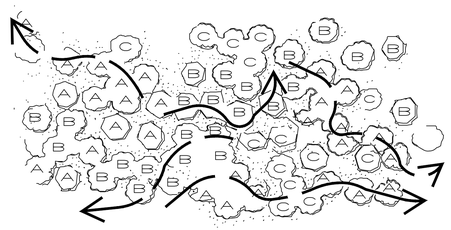
1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2.On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Brownyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4	Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.		
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

SHA 707 Meadow Establishment or approved equal.

Drift Planting Spacing Detail



SOURCE: EGR, Inc.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — CHRISTOPHER ALLEN KEATLEY — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 13 Neighborhood A

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

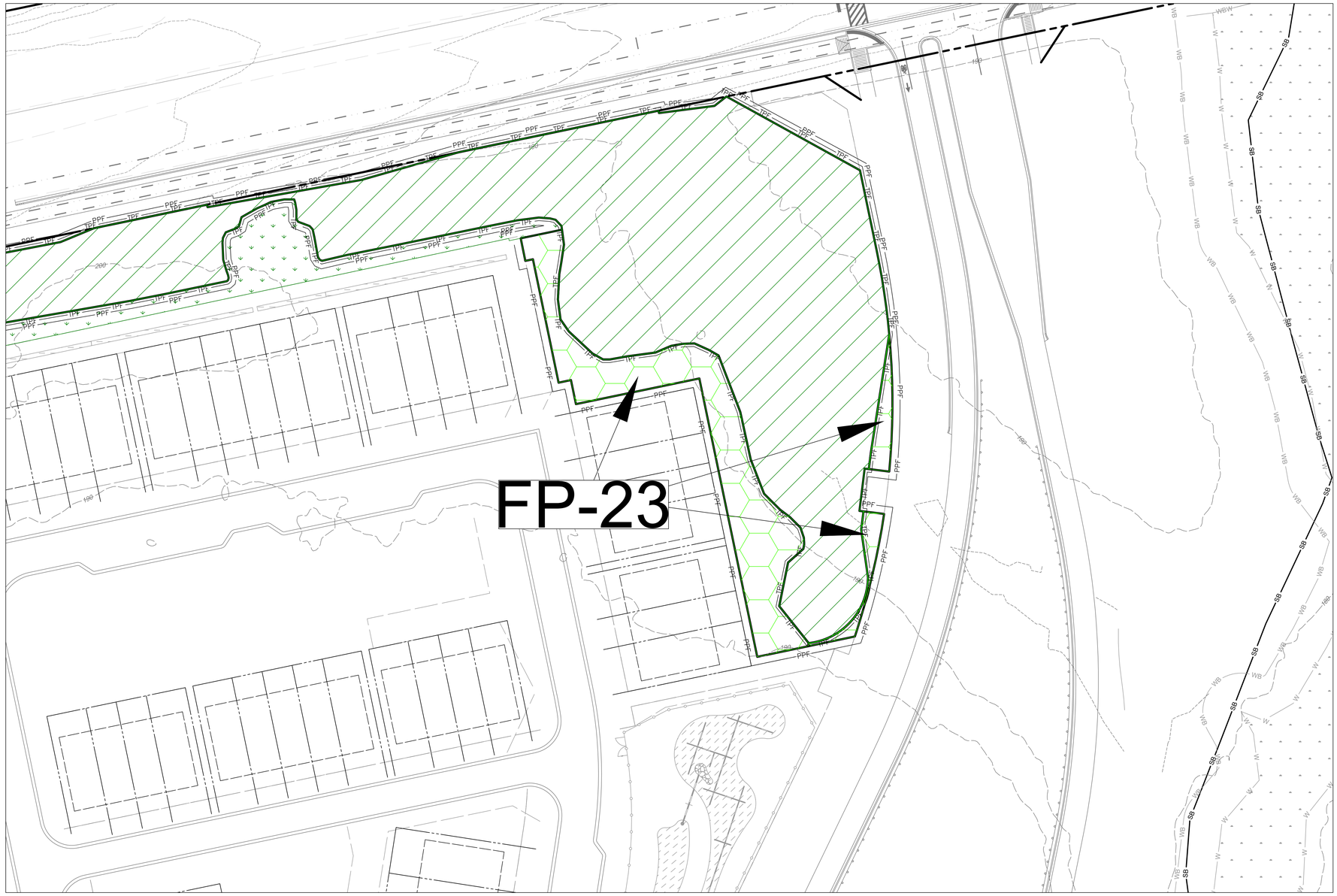
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

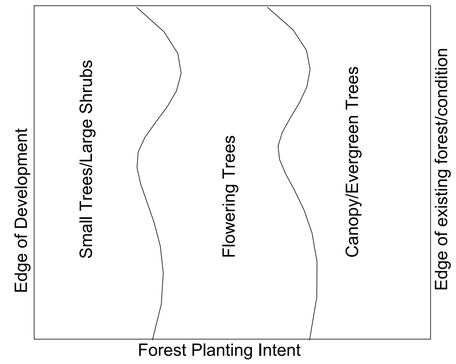
RELEASE FOR _____ ☐
BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =30'
JOB No. 0832AA
DATE: July 2024
SHEET No. 25 OF 34

K:\MD\Charles\Heritage Green\autocad\Fcp Plans\Environmental\FCP\FCP#3s36_Neigh A Planting Sheets.dwg Perimeter Planting Sheet 3 Aug 07, 2024, 11:00am





PRELIMINARY NOT FOR CONSTRUCTION

PLANT FP-23
0.24 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'	100%
Total	**26**				
Seed Mix					
SHA UPL	1,114	Upland Meadow Seed (SY)			

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.

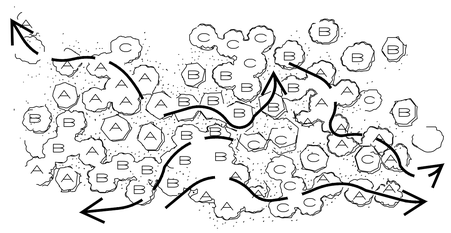
MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED * GRAM PER SY	PURE LIVE SEED * LB PER ACRE	GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED * GRAM PER SY	PURE LIVE SEED * LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Stiedlist Lupine	0.263	2.8			
Longlove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA 707 Meadow Establishment or approved equal.

Drift Planting Spacing Detail



SOURCE: EGR, Inc.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1 INCH = 30 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ROBERT A. CARLSON · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 14 Neighborhood A

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

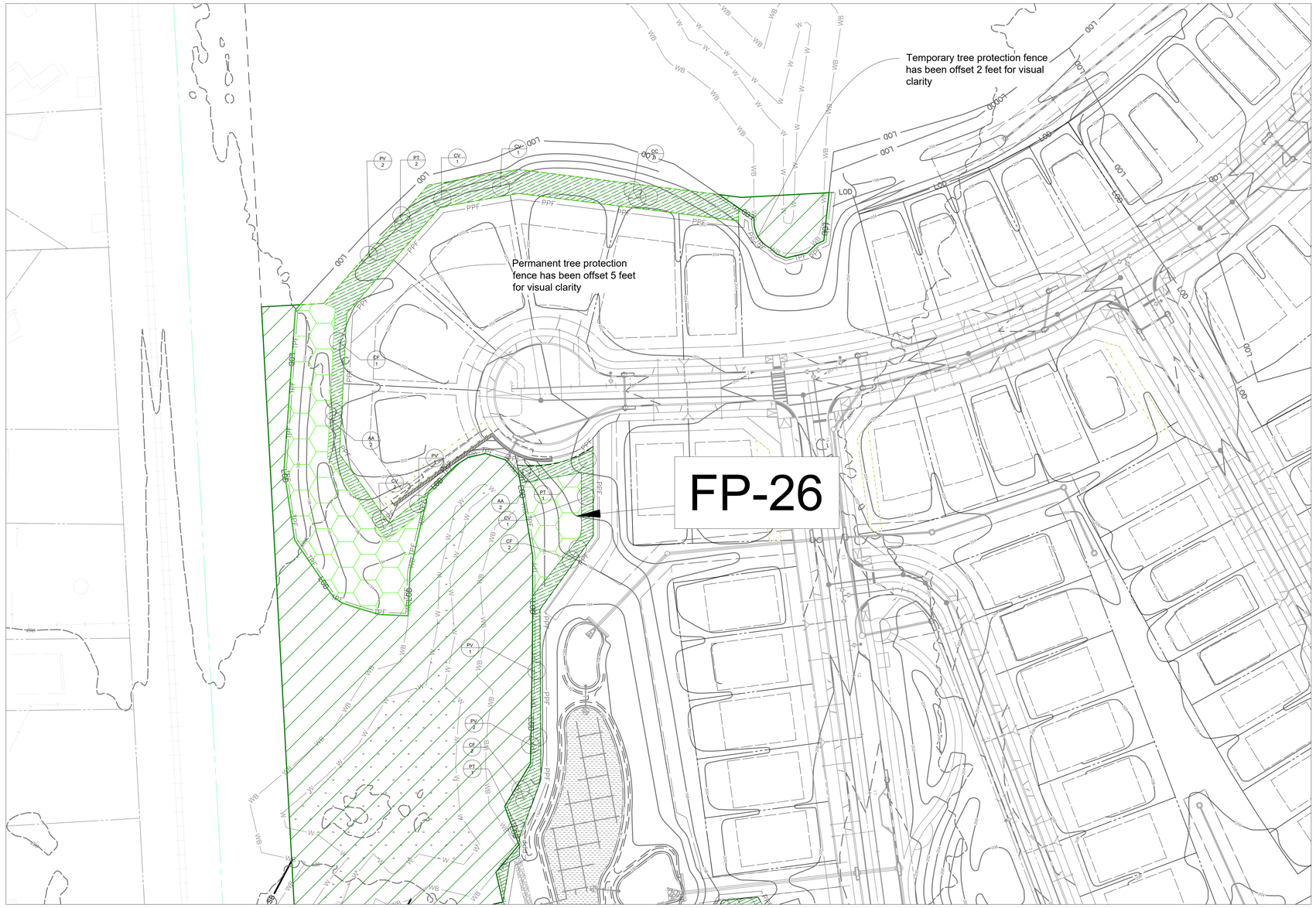
RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =30'
JOB No. 0832AA
DATE: July 2024
SHEET No. 26 OF 34

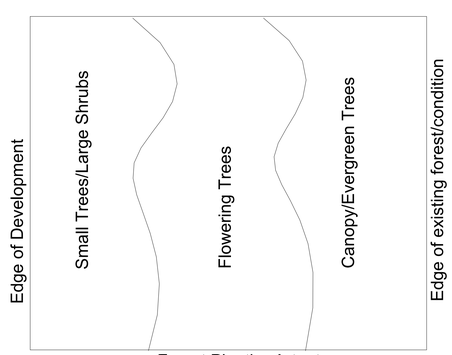
N:\MD-Charles\Heritage Green\subdivision\Plat Plan\Environmental\FCP\FCP\Whole Site FFCP\23-26_ Neigh A Planting Sheets.dwg Perimeter Planting Sheet 4, Aug 07, 2024, 11:01am



PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL

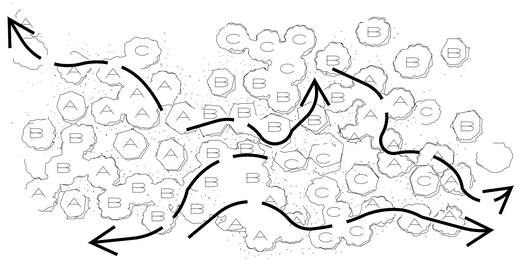


Forest Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EGR, Inc.

PLANT FP-26
0.72 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	5	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	6	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	9	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	6	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	8	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	7	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	4	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Servicieberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**77**					
Seed Mix						
SHA UPL	3,485	Upland Meadow Seed (SY)				

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8	Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.		
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

SHA 707 Meadow Establishment or approved equal.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.
7. Planting in environmentally sensitive areas (i.e wetlands & buffers, floodplains, stream valleys) should be hand planted.

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · TAYLOR R. ALLISON · 3845 · LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 15 Neighborhood I

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

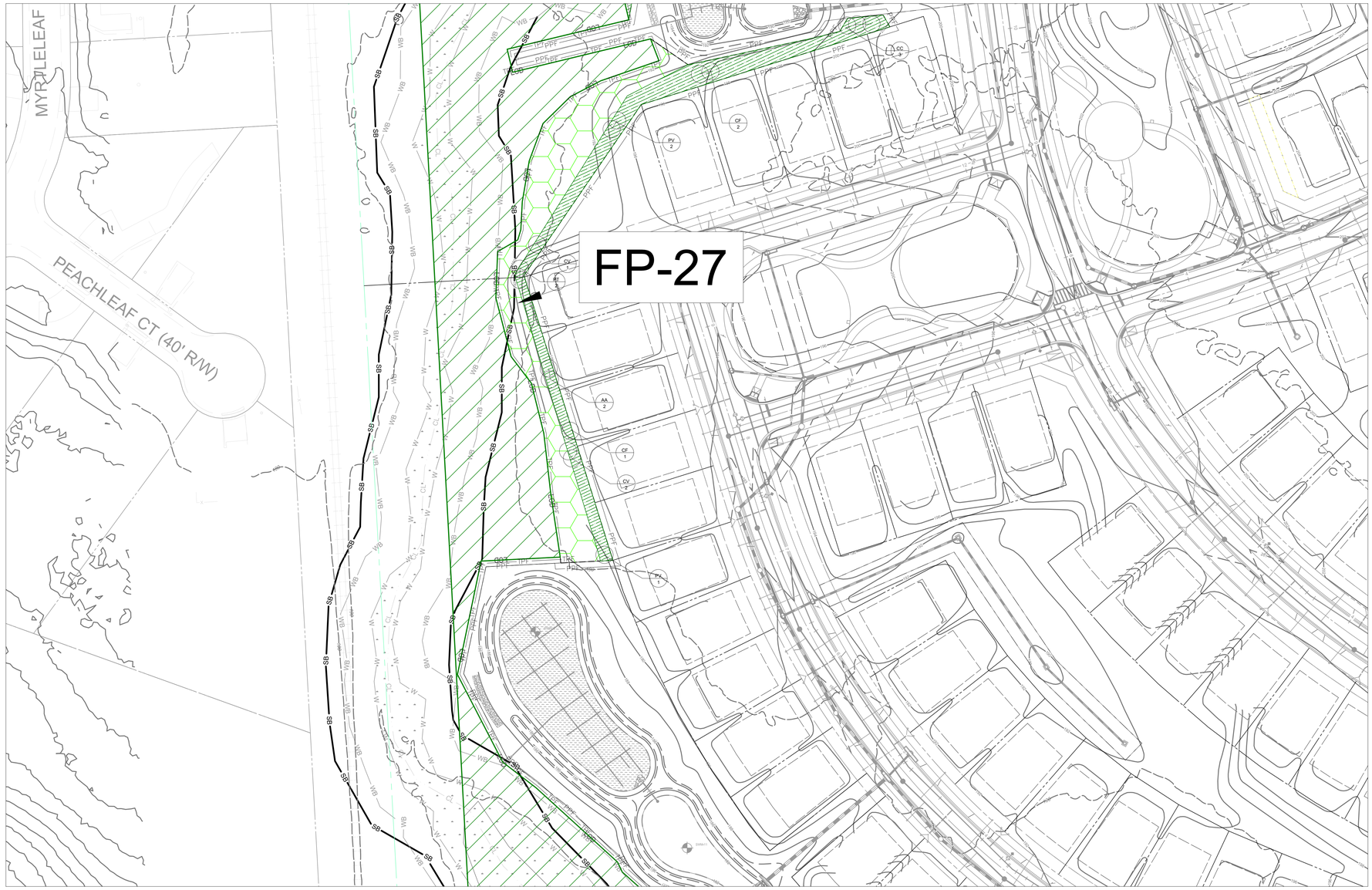
RELEASE FOR _____

BY_____ DATE_____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No. 0832AA
DATE: July 2024
SHEET No. 27 OF 34

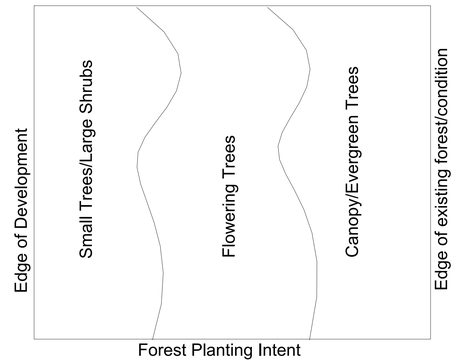
K:\MD.Charles\Heritage Green\autocad\Rx Plans\Environmental\FCP\FCP\Whole Site FFCP\27-31_Neigh I Phase 1 Planting Sheets.dwg Perimeter Planting Sheet 1, Aug 07, 2024, 11:03am



PRELIMINARY NOT FOR CONSTRUCTION

Legend

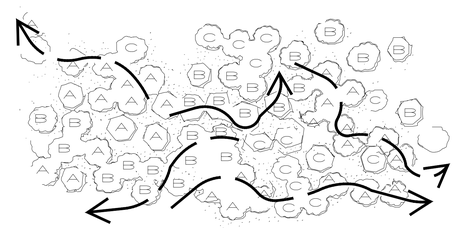
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL



Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EQR, Inc.

PLANT FP-27
0.45 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	5	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	8	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	5	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	6	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	2	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**52**					
Seed Mix						
SHA UPL	2,178	Upland Meadow Seed (SY)				

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Bluejoint Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8	Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.		
Wild Bergamot	0.038	0.4			

SHA 707.3 meadow Establishment or approved equal.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.
7. Planting in environmentally sensitive areas (i.e wetlands & buffers, floodplains, stream valleys) should be hand planted.

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1 INCH = 40 FT

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEVEN R. KELLER · 3845 · PROFESSIONAL LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 16 Neighborhood I

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

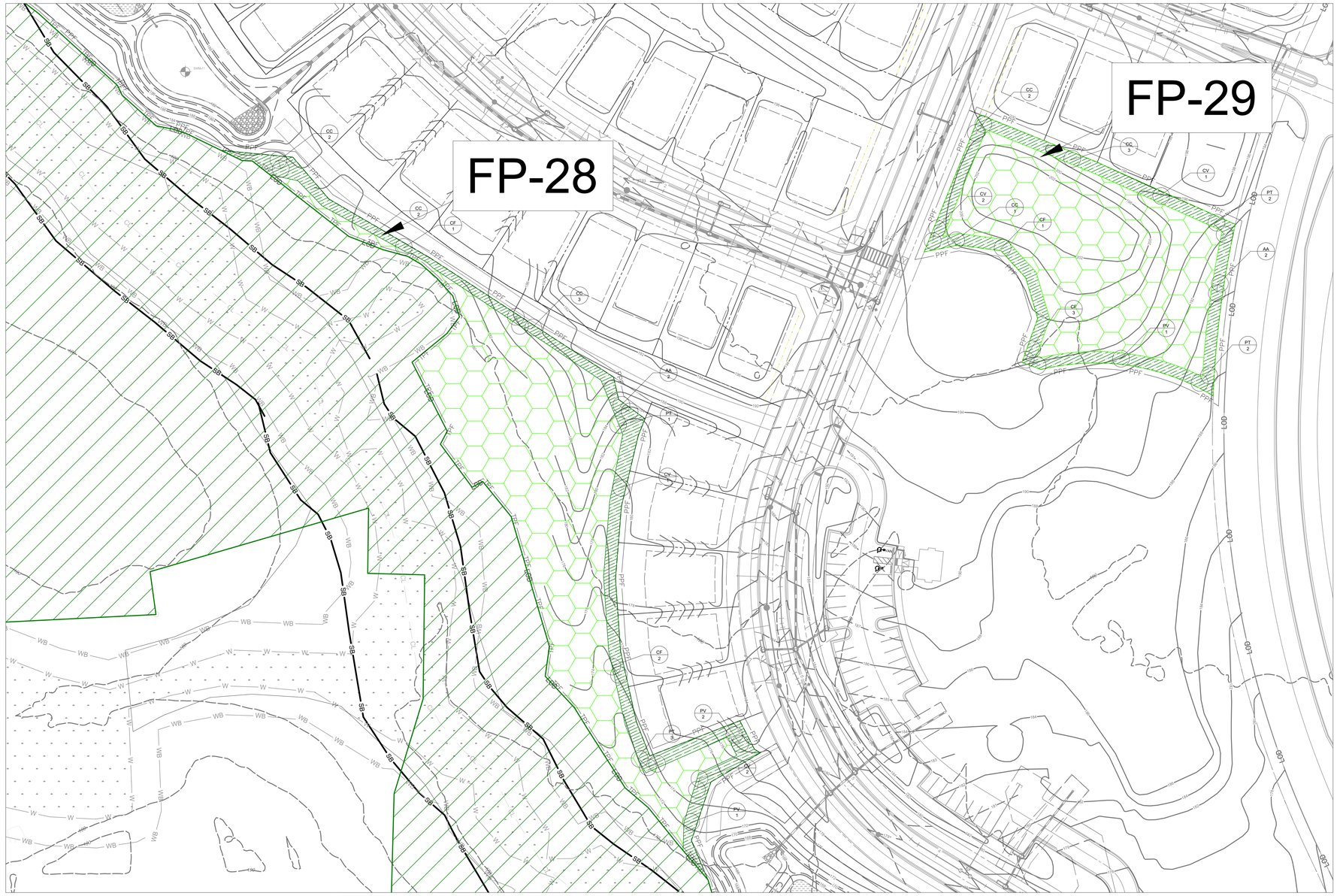
RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No. 0832AA
DATE: July 2024
SHEET No. 28 of 34

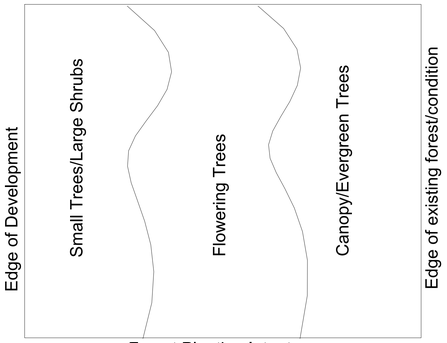
N:\MD\Charles\Heritage Green\autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP37-31_Neigh I Phase I Planting Sheets.dwg Perimeter Planting Sheet 3 Aug 07, 2024, 11:02am



PRELIMINARY NOT FOR CONSTRUCTION

Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL



Forest Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

PLANT FP-28
1.12 Ac.
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	7	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	16	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	15	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	16	1.5" Cal	B&B	20'x20'		100%
Platonus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	11	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	14	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**119**					
Seed Mix						
SHA UPL	5,421	Upland Meadow Seed (SY)				

PLANT FP-29
0.83 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	5	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	6	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	3	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	12	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	9	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	10	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	9	1.5" Cal	B&B	20'x20'		100%
Platonus occidentalis Sycamore	6	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	11	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	9	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**89**					
Seed Mix						
SHA UPL	4,017	Upland Meadow Seed (SY)				

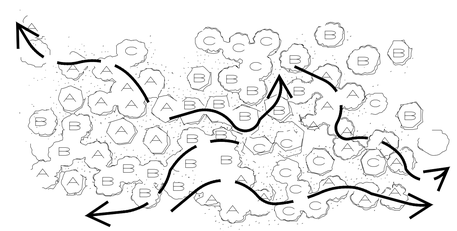
MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER S Y	LB PER ACRE		GRAM PER S Y	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8			
Fragloves Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA 707 Meadow Establishment or approved equal.

Drift Planting Spacing Detail



SOURCE: EOR, Inc.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.
7. Planting in environmentally sensitive areas (i.e wetlands & buffers, floodplains, stream valleys) should be hand planted.

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · CHRISTOPHER R. ALLEN · 3845 · LANDSCAPE ARCHITECT

08/09/2024

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 17 Neighborhood I

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

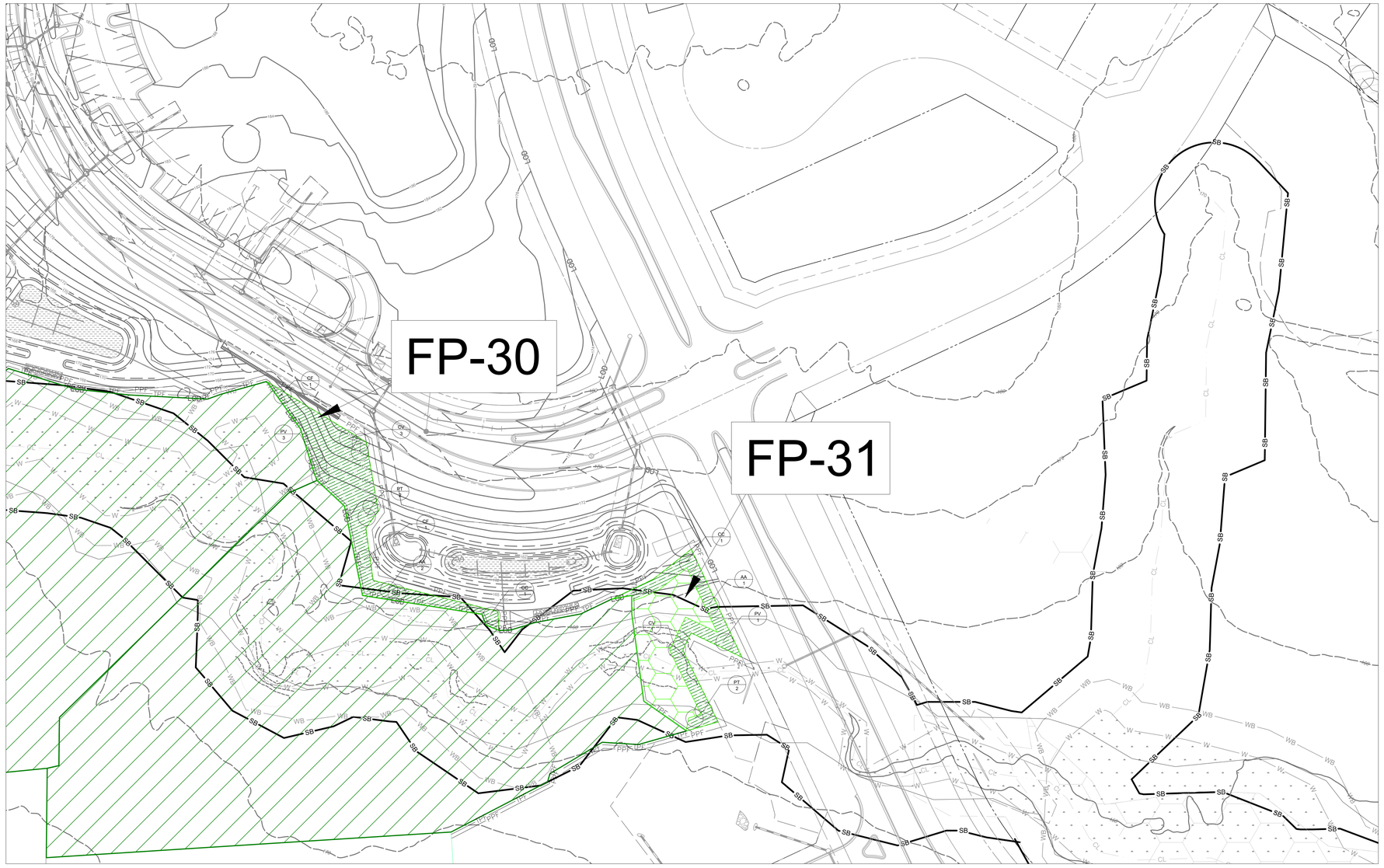
RELEASE FOR _____

BY_____ DATE_____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No. 0832AA
DATE: July 2024
SHEET No. 29 OF 34

K:\MD.Charles\Heritage Green\autocad\Fcp Plans\Environmental\FCP\FCP\Whole Site FFCP(27-31, Neigh I Phase 1 Planting Sheets.dwg Perimeter Planting Sheet 3 Aug 07, 2024, 11:03am



Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL

Forest Planting Intent

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

PLANT FP-30
0.13 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	3	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Total Planting	**17**					
Seed Mix						
SHA UPL	629	Upland Meadow Seed (SY)				

PLANT FP-31
0.18 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	1	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	1	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	1	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	2	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	1	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	2	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	2	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	3	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	1	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**23**					
Seed Mix						
SHA UPL	871	Upland Meadow Seed (SY)				

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Bottlebrush Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

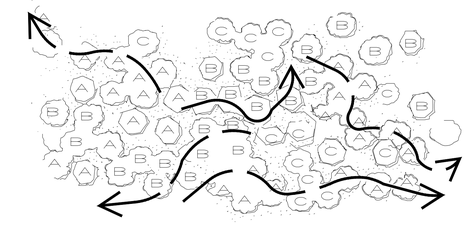
Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA 707 Meadow Establishment or approved equal.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.
7. Planting in environmentally sensitive areas (i.e wetlands & buffers, floodplains, stream valleys) should be hand planted.

Drift Planting Spacing Detail



A,B,C =DIFFERENT SPECIES =DRIFT PATTERNS

SOURCE: EOR, Inc.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEPHEN ALLEN KIRBY · 3845 · LANDSCAPE ARCHITECT

08/09/2024

Forest Edge Planting Sheet 18 Neighborhood I

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE_____

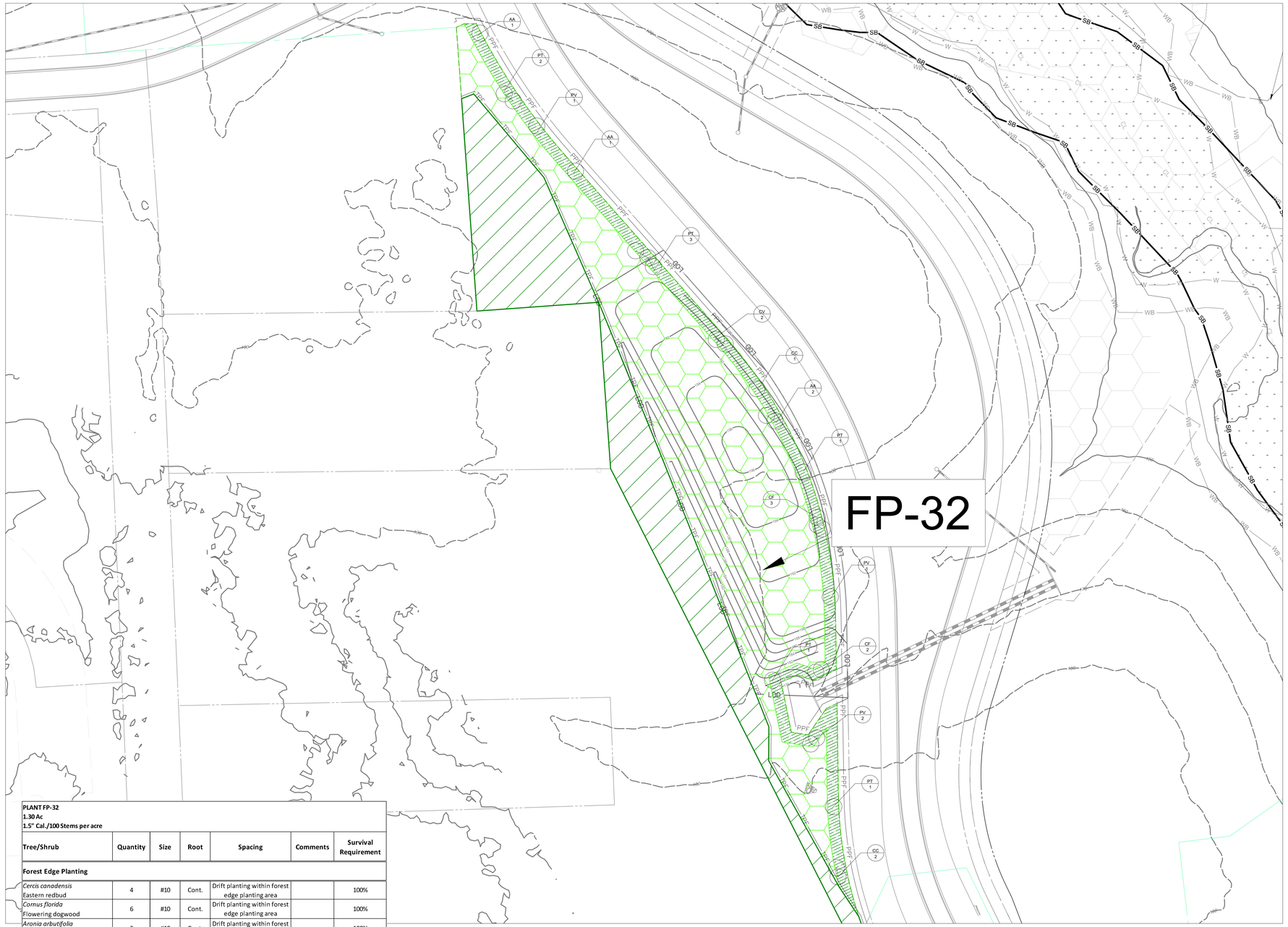
FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No: 0832AA
DATE: July 2024
SHEET No. 30 of 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Charles\Heritage Green\Autocad\Plot Plan\Environmental\FCP\FCP\Whole Site FCP\37-31_Neigh I Phase 1 Planting Sheets.dwg Perimeter Planting Sheet 4 Aug 07, 2024, 11:03am

PRELIMINARY NOT FOR CONSTRUCTION



Legend

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

PLANT FP-32
1.30 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	6	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	15	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	18	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	16	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	17	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	15	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	13	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	15	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**135**					
Seed Mix						
SHA UPL	6,292	Upland Meadow Seed (SY)				

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

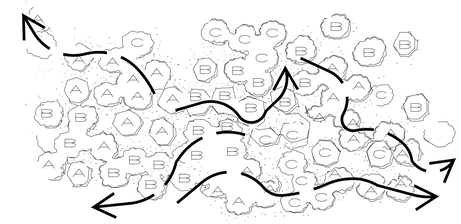
FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER S Y	LB PER ACRE		GRAM PER S Y	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8	Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.		
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

SHA 707 Meadow Establishment or approved equal.

Note:

1. Plant same species in clusters of 3 to 5 with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
4. All shade trees and ornamental trees within the proposed forest edge plant area are to be planted in clusters and in drift planting as noted in the drift planting spacing details and notes.
5. All proposed woodland plant and forest edge plant areas shall receive upland meadow establishment.
6. Temporary tree protection fence has been offset 2 feet for visual clarity, permanent tree protection fence has been offset 5 feet for visual clarity.
7. Planting in environmentally sensitive areas (i.e wetlands & buffers, floodplains, stream valleys) should be hand planted.

Drift Planting Spacing Detail



TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEVEN K. ALLEN · 3845 · LANDSCAPE ARCHITECT

08/09/2024

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 19 Neighborhood I

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

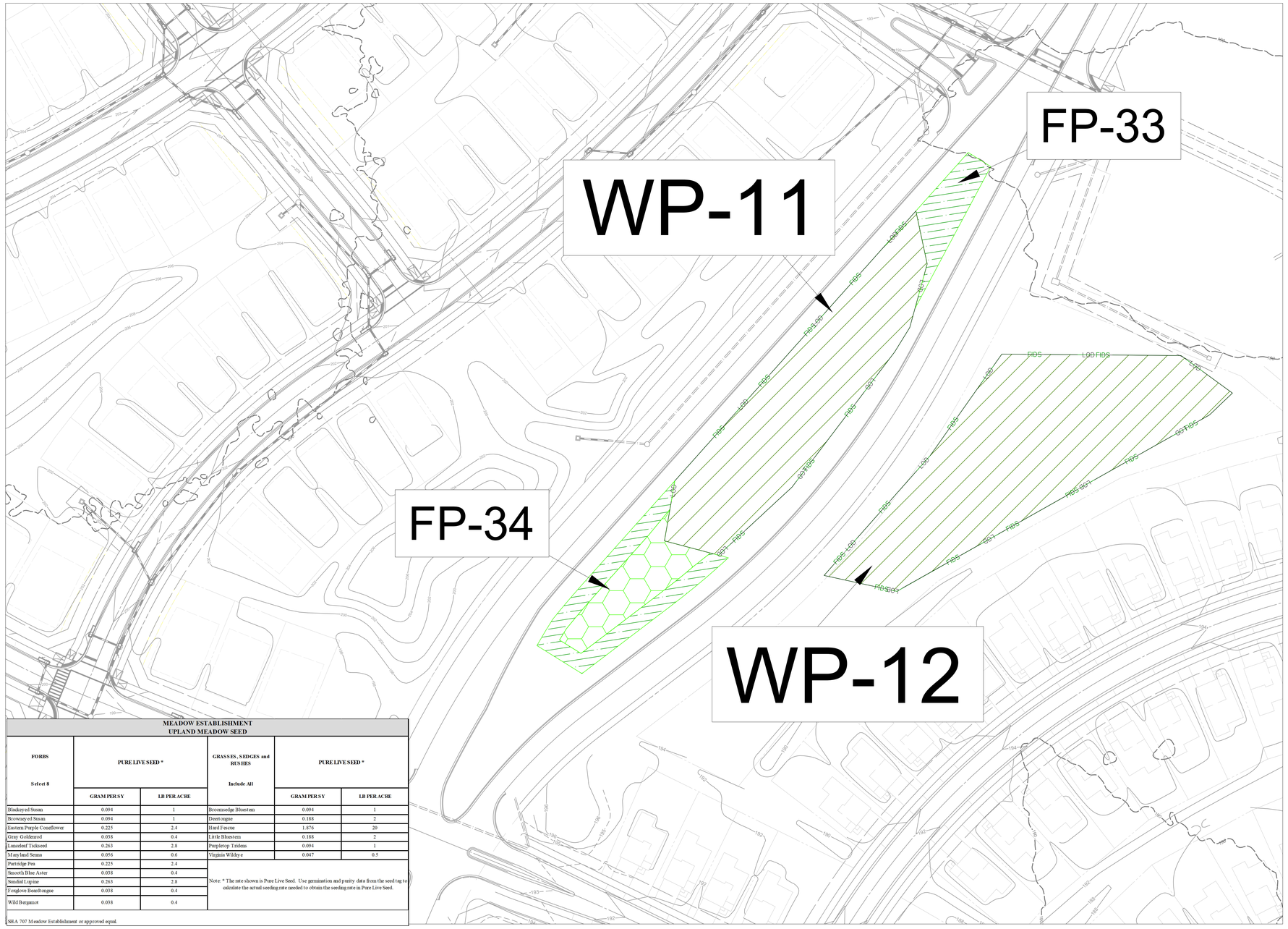
RELEASE FOR _____

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No. 0832AA
DATE: July 2024
SHEET No. 31 OF 34

N:\MD\Charles\Heritage Green\subdiv\Eng Plans\Environmental\FCP\FCP\Whole Site FFCP(37-31_Neigh I Phase 1 Planting Sheets.dwg Perimeter Planting Sheet 5, Aug 07, 2024, 11:04am



Legend

- EXISTING CONTOURS
- SITE BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- EXISTING STREAM CENTER (INTERMITTENT/PERENNIAL)
- EXISTING STREAM CENTER (EPHEMERAL)
- EXISTING POND
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED SEWER LINE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- PROPOSED FOREST EDGE PLANT AREA
- PROPOSED WOODLAND PRESERVATION AREA
- PROPOSED WOODLAND PLANT AREA
- PROPOSED FOREST EDGE PLANT SYMBOL

Notes:

1. Planting intent to be adjusted at areas with individual trees shown on plan.
2. All Canopy/Evergreen trees to be setback a minimum of 10 feet from the Edge of Development.
3. All Ornamental/Flowering Trees to be setback a minimum of 5 feet from the Edge of Development.

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Broomsedge Bluestem	0.094	1
Browneyed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.876	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA 707 Meadow Establishment or approved equal.

PLANT FP-33
0.08 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area	100%
Total	**10**				
Seed Mix					
SHA UPL	388	Upland Meadow Seed (SY)			

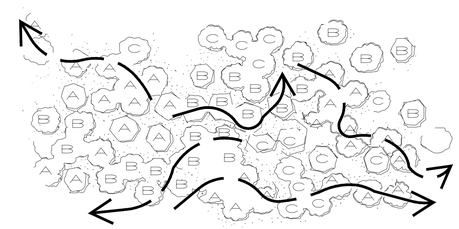
PLANT FP-34
0.25 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	3	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	5	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica black gum	7	1.5" Cal	B&B	20'x20'	100%
Total	**27**				
Seed Mix					
SHA UPL	1,210	Upland Meadow Seed (SY)			

Note:

1. Plant same species in clusters with drift planting shown in the drift planting spacing detail.
2. On center spacing shall vary between individual trees and species clusters.
3. Clusters shall be informally grouped to mimic natural patterns with in the forest planting limits.
5. All proposed woodland plant areas shall receive upland meadow establishment.

Drift Planting Spacing Detail



SOURCE: EQR, Inc.

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · ROBERT R. ALLEN · 3845 · LANDSCAPE ARCHITECT

08/09/2024

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1 INCH = 40 FT

TOWN OF La PLATA PROJECT No. FCP-0005-2024

Forest Edge Planting Sheet 20 La Plata Parkway

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____

BY_____ DATE_____

FINAL FOREST CONSERVATION PLAN

SCALE: 1" =40'
JOB No. 0832AA
DATE: July 2024
SHEET No. 32 OF 34

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD\Charles\Heritage Greens\docs\Plot Plans\Environmental\FCP\FCP\Whole Site FCP20 La Plata Parkway Planting Sheets.dwg Perimeter Planting Sheet 20 Aug 07, 2024, 11:05am

- All proposed trees in Neighborhood K shall be 1.5" caliper balled and burlap.
- All proposed shrubs in Neighborhood K shall be 10-15 container multi-stem.

PLANT FP-1
0.16 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Quercus palustris Pin oak	2	1.5" Cal	B&B	20'x20'	100%
Acer rubrum Red maple	1	1.5" Cal	B&B	20'x20'	100%
Quercus phellos Willow oak	4	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	2	1.5" Cal	B&B	20'x20'	100%
Platanus occidentalis Sycamore	3	1.5" Cal	B&B	20'x20'	100%
Aronia arbutifolia Red chokeberry	1	1.5" Cal	B&B	20'x20'	100%
Viburnum dentatum Arrowwood viburnum	2	1.5" Cal	B&B	20'x20'	100%
Total	**16**				

PLANT FP-2
0.67 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	12	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	9	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	2	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	#10	Cont.	20'x20'	Multi-stem	100%
Total	**76**					

PLANT FP-3
0.89 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	11	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	8	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	13	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	13	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	11	#10	Cont.	20'x20'	Multi-stem	100%
Total	**96**					

PLANT FP-4
0.59 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	1	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	8	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	10	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	7	#10	Cont.	20'x20'	Multi-stem	100%
Total	**66**					

PLANT FP-5
0.6 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	6	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	8	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Total	**67**					

PLANT FP-6
0.9 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	9	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	4	#10	Cont.	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	5	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Quercus palustris Pin oak	13	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	15	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	11	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	4	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	7	#10	Cont.	20'x20'	Multi-stem	100%
Total	**97**					

PLANT FP-7
0.05 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Quercus palustris Pin oak	1	1.5" Cal	B&B	20'x20'	100%
Acer rubrum Red maple	1	1.5" Cal	B&B	20'x20'	100%
Quercus phellos Willow oak	1	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	1	1.5" Cal	B&B	20'x20'	100%
Platanus occidentalis Sycamore	1	1.5" Cal	B&B	20'x20'	100%
Aronia arbutifolia Red chokeberry	1	1.5" Cal	B&B	20'x20'	100%
Viburnum dentatum Arrowwood viburnum	1	1.5" Cal	B&B	20'x20'	100%
Total	**7**				

PLANT FP-9
0.48 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Quercus palustris Pin oak	7	1.5" Cal	B&B	20'x20'	100%
Acer rubrum Red maple	5	1.5" Cal	B&B	20'x20'	100%
Quercus phellos Willow oak	5	1.5" Cal	B&B	20'x20'	100%
Celtis occientalis Hackberry	10	1.5" Cal	B&B	20'x20'	100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'	100%
Aronia arbutifolia Red chokeberry	5	6ft Ht	B&B	20'x20'	100%
Viburnum dentatum Arrowwood viburnum	6	6ft Ht	B&B	20'x20'	100%
Total	**48**				

PLANT FP-10
0.56 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Acer rubrum Red maple	3	1.5" Cal	B&B	20'x20'	100%
Fagus grandifolia American beech	7	1.5" Cal	B&B	20'x20'	100%
Ilex opaca American holly	3	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica Black gum	9	1.5" Cal	B&B	20'x20'	100%
Pinus taeda Loblolly pine	15	1.5" Cal	B&B	20'x20'	100%
Pinus virginiana Virginia pine	9	1.5" Cal	B&B	20'x20'	100%
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'	100%
Quercus rubra Northern red oak	7	1.5" Cal	B&B	20'x20'	100%
Total	**56**				

PLANT FP-11
0.02 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'	100%
Quercus rubra Northern red oak	1	1.5" Cal	B&B	20'x20'	100%
Total	**4**				

PLANT FP-12
0.14 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Celtis occidentalis Hackberry	5	1.5" Cal	B&B	20'x20'	100%
Cercis canadensis Redbud	3	1.5" Cal	B&B	20'x20'	100%
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'	100%
Quercus rubra Northern red oak	3	1.5" Cal	B&B	20'x20'	100%
Total	**14**				

PLANT FP-13
0.33 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Cercis canadensis Redbud	5	1.5" Cal	B&B	20'x20'	100%
Ilex opaca American holly	3	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica Black gum	9	1.5" Cal	B&B	20'x20'	100%
Pinus virginiana Virginia pine	9	1.5" Cal	B&B	20'x20'	100%
Quercus alba White oak	4	1.5" Cal	B&B	20'x20'	100%
Quercus rubra Northern red oak	3	1.5" Cal	B&B	20'x20'	100%
Total	**33**				

PLANT FP-14
0.09 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus virginiana Virginia pine	5	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'	100%
Total	**9**				

PLANT FP-15
0.17 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Cercis canadensis Redbud	3	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica Black gum	7	1.5" Cal	B&B	20'x20'	100%
Quercus alba White oak	4	1.5" Cal	B&B	20'x20'	100%
Quercus rubra Northern red oak	3	1.5" Cal	B&B	20'x20'	100%
Total	**17**				

PLANT FP-16
0.59 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	6	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Fagus grandifolia American beech	5	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	#10	Cont.	20'x20'	Multi-stem	100%
Nyssa Sylvatica Black gum	7	1.5" Cal	B&B	20'x20'		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	20'x20'		100%
Pinus virginiana Virginia pine	4	1.5" Cal	B&B	20'x20'		100%
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'		100%
Quercus rubra Northern red oak	5	1.5" Cal	B&B	20'x20'		100%
Total	**65**					

PLANT FP-17
0.14 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Cercis canadensis Redbud	3	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica Black gum	3	1.5" Cal	B&B	20'x20'	100%
Pinus virginiana Virginia pine	5	1.5" Cal	B&B	20'x20'	100%
Quercus alba White oak	3	1.5" Cal	B&B	20'x20'	100%
Total	**14**				

PLANT FP-18
0.37 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	4	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	5	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Fagus grandifolia American beech	3	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	2	#10	Cont.	20'x20'	Multi-stem	100%
Nyssa Sylvatica Black gum	3	1.5" Cal	B&B	20'x20'		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	20'x20'		100%
Pinus virginiana Virginia pine	2	1.5" Cal	B&B	20'x20'		100%
Quercus alba White Oak	3	1.5" Cal	B&B	20'x20'		100%
Quercus rubra Northern red oak	2	1.5" Cal	B&B	20'x20'		100%
Total	**43**					

PLANT FP-19
0.43 Ac
1.5" Cal. / 100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Pinus taeda Loblolly pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within perimeter planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within perimeter planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area		100%
Woodland Planting						
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Cercis canadensis Redbud	7	#10	Cont.	20'x20'		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	9	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	#10	Cont.	20'x20'	Multi-stem	100%
Total	**49**					

PLANT FP-20
0.48 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	8	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Aronia arbutifolia Red chokeberry	9	#10	Cont.	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	10	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	12	1.5" Cal	B&B	20'x20'	100%
Total	**51**				
Seed Mix					
SHA UPL	2,324	Upland Meadow Seed (SY)			

PLANT FP-21
0.24 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'	100%
Total	**27**				
Seed Mix					
SHA UPL	1,162	Upland Meadow Seed (SY)			

PLANT FP-22
0.11 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	15ft on Center	100%
Pinus virginiana Virginia Pine	5	1.5" Cal	B&B	15ft on Center	100%
Ilex opaca American Holly	6	1.5" Cal	B&B	15ft on Center	100%
Total	**13**				
Seed Mix					
SHA UPL	533	Upland Meadow Seed (SY)			

PLANT FP-23
0.24 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	6	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	8	1.5" Cal	B&B	20'x20'	100%
Total	**26**				
Seed Mix					
SHA UPL	1,114	Upland Meadow Seed (SY)			

PLANT FP-24
0.04 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	1	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within perimeter planting area	100%
Total	**5**				
Seed Mix					
SHA UPL	194	Upland Meadow Seed (SY)			

PLANT FP-25
0.03 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	1	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Total	**4**				
Seed Mix					
SHA UPL	49	Upland Meadow Seed (SY)			

MEADOW ESTABLISHMENT
UPLAND MEADOW SEED

FORBS Select 8	PURE LIVE SEED *		GRASSES, SEDGES and RUSHES Include All	PURE LIVE SEED *	
	GRAM PER SY	LB PER ACRE		GRAM PER SY	LB PER ACRE
Blackeyed Susan	0.094	1	Bicentenniale Bluestem	0.094	1
Showy-ed Susan	0.094	1	Deertongue	0.188	2
Eastern Purple Coneflower	0.225	2.4	Hard Fescue	1.875	20
Gray Goldenrod	0.038	0.4	Little Bluestem	0.188	2
Lanceleaf Tickseed	0.263	2.8	Purpletop Tridens	0.094	1
Maryland Senna	0.056	0.6	Virginia Wildrye	0.047	0.5
Partridge Pea	0.225	2.4			
Smooth Blue Aster	0.038	0.4			
Sundial Lupine	0.263	2.8			
Foxglove Beardtongue	0.038	0.4			
Wild Bergamot	0.038	0.4			

Note: * The rate shown is Pure Live Seed. Use germination and purity data from the seed tag to calculate the actual seeding rate needed to obtain the seeding rate in Pure Live Seed.

SHA "65" Meadow Establishment or approved equal.

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND · STEVEN A. RODGERS · 3845 · LANDSCAPE ARCHITECT

08/09/2024

PRELIMINARY NOT FOR CONSTRUCTION

TOWN OF La PLATA PROJECT No. FCP-0005-2024

DETAILS SHEET

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR _____ BY_____ DATE_____

FINAL FOREST CONSERVATION PLAN

SCALE:
JOB No. 0832AA
DATE: July 2024
SHEET No. 33 of 34

N:\MD-Charles\Heritage Green\Autocad\Plot Plan\Environmental\FCP\FCP\Whole Site FFCP33-34_Details Sheets.dwg Details Sheet Aug 07, 2024, 11:05am

PRELIMINARY NOT FOR CONSTRUCTION

PLANT FP-26
0.72 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	7	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	5	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	6	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	9	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	6	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	8	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	7	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	4	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	7	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	4	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	5	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**77**					
Seed Mix						
SHA UPL	3,485	Upland Meadow Seed (SY)				

PLANT FP-27
0.45 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	5	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	8	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	5	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	6	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	2	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	3	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**52**					
Seed Mix						
SHA UPL	2,178	Upland Meadow Seed (SY)				

PLANT FP-28
1.12 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	7	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	5	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	16	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	11	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	15	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	16	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	10	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	11	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	14	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**119**					
Seed Mix						
SHA UPL	5,421	Upland Meadow Seed (SY)				

PLANT FP-29
0.83 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	5	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	6	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	12	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	9	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	10	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	9	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	6	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	11	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	9	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**89**					
Seed Mix						
SHA UPL	4,017	Upland Meadow Seed (SY)				

PLANT FP-30
0.13 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	2	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	3	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	3	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Total Planting	**17**					
Seed Mix						
SHA UPL	629	Upland Meadow Seed (SY)				

PLANT FP-31
0.18 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	1	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	2	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	1	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	2	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	1	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	2	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	1	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	2	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	3	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	2	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	3	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	1	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**23**					
Seed Mix						
SHA UPL	871	Upland Meadow Seed (SY)				

PLANT FP-32
1.30 Ac
1.5" Cal./100 Stems per acre

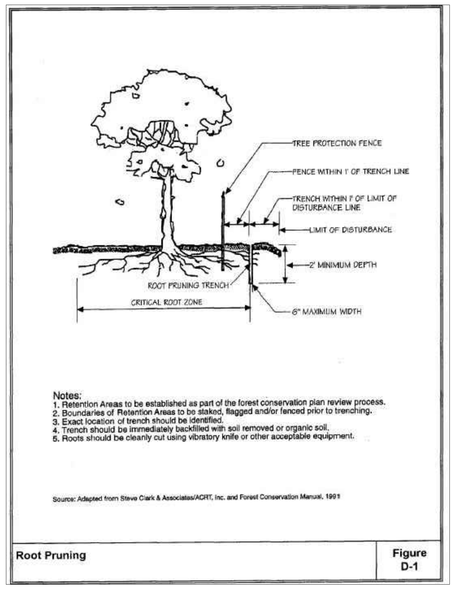
Tree/Shrub	Quantity	Size	Root	Spacing	Comments	Survival Requirement
Forest Edge Planting						
Cercis canadensis Eastern redbud	4	#10	Cont.	Drift planting within forest edge planting area		100%
Cornus florida Flowering dogwood	6	#10	Cont.	Drift planting within forest edge planting area		100%
Aronia arbutifolia Red chokeberry	3	#10	Cont.	Drift planting within forest edge planting area		100%
Chionanthus virginicus White fringe tree	2	#10	Cont.	Drift planting within forest edge planting area		100%
Pinus taeda Loblolly pine	7	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within forest edge planting area		100%
Woodland Planting						
Quercus palustris Pin oak	15	1.5" Cal	B&B	20'x20'		100%
Acer rubrum Red maple	18	1.5" Cal	B&B	20'x20'		100%
Quercus phellos Willow oak	16	1.5" Cal	B&B	20'x20'		100%
Celtis occidentalis Hackberry	17	1.5" Cal	B&B	20'x20'		100%
Platanus occidentalis Sycamore	15	1.5" Cal	B&B	20'x20'		100%
Nyssa sylvatica Black gum	13	1.5" Cal	B&B	20'x20'		100%
Amelanchier canadensis Serviceberry	15	# 10	Cont.	20'x20'	Multi-stem	100%
Total Planting	**135**					
Seed Mix						
SHA UPL	6,292	Upland Meadow Seed (SY)				

PLANT FP-33
0.08 Ac
1.5" Cal./100 Stems per acre

Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	3	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area	100%
Total	**10**				
Seed Mix					
SHA UPL	388	Upland Meadow Seed (SY)			

PLANT FP-34
0.25 Ac
1.5" Cal./100 Stems per acre

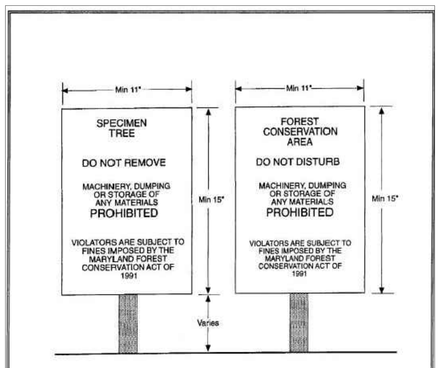
Tree/Shrub	Quantity	Size	Root	Spacing	Survival Requirement
Pinus taeda Loblolly pine	5	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Pinus virginiana Virginia Pine	4	1.5" Cal	B&B	Drift planting within perimeter planting area	100%
Cornus florida Flowering dogwood	3	#10	Cont.	Drift planting within perimeter planting area	100%
Quercus phellos Willow oak	3	1.5" Cal	B&B	20'x20'	100%
Celtis occidentalis Hackberry	5	1.5" Cal	B&B	20'x20'	100%
Nyssa Sylvatica Black gum	7	1.5" Cal	B&B	20'x20'	100%
Total	**27**				
Seed Mix					
SHA UPL	1,210	Upland Meadow Seed (SY)			



Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

Source: Adapted from Steve Clark & Associates/ACRT, Inc. and Forest Conservation Manual, 1991

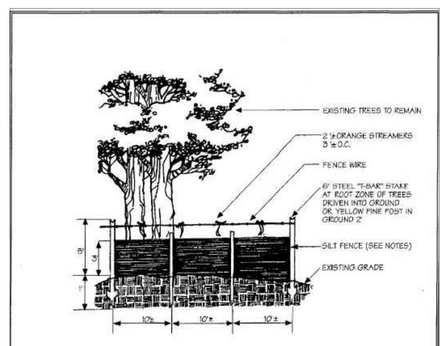
Root Pruning — **Figure D-1**



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs — **Figure D-4**



Notes:
1. Silt fence to be heeled into the soil.
2. Wire, snow fence, etc. for tree protection only
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required.
8. Locate fence outside the Critical Root Zone.

Source: Adapted from Steve Clark & Associates/ACRT, Inc.

*Note: Temporary and permanent tree protection fence shall be placed along preserved and planted forest conservation areas.

Silt Fence and Tree Protection — **Figure D:8**

TOWN OF LA PLATA APPROVAL

Project Number: _____

Approval Signature/Date: _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

STATE OF MARYLAND — ROBERT A. HALLMAN — 3845 — LANDSCAPE ARCHITECT

08/09/2024

TOWN OF La PLATA PROJECT No. FCP-0005-2024

DETAILS SHEET

NUMBER	REVISION	DATE

Owner/Applicant/Developer

D.R. Horton
181 Harry S Truman Parkway, Suite 250
Annapolis, MD 21401
Phone: (301) 407-2600
Contact: Brian Georg

PINEGROVE

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

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR _____ ☐

BY_____ DATE____

FINAL FOREST CONSERVATION PLAN

SCALE:

JOB No. 0832AA

DATE: July 2024

SHEET No. 34 OF 34

N:\MD\Charles\Heritage Green\autocad\Plot Plans\Environmental\FCP\FCP\Whole Site FFCP33-34_Details Sheets.dwg Details Sheet (2) Aug 07, 2024, 11:05am

		Front Loaded	Front Loaded	Front Loaded	Rear Loaded	SF: 40' Lots	SF: 50' Lots	SF: 60' Lots	Multi-Family
A	236	0	84	112	40	0	0	0	0
B	107	0	0	107	0	0	0	0	0
C	386	104	0	0	0	0	282	0	0
D	182	0	0	0	0	0	182	0	0
E	133	0	0	0	0	0	51	82	0
F	160	0	0	93	0	67	0	0	0
G	171	0	0	0	0	0	171	0	0
H	131	0	0	76	0	55	0	0	0
I	220	0	0	0	0	126	94	0	0
J	169	0	0	136	33	0	0	0	0
K	176	0	0	0	0	107	69	0	0
L	114	0	20	30	64	0	0	0	0
M*	0	0	0	0	0	0	0	0	0
N*	61	0	0	0	0	0	61	0	0
O	68	0	0	0	0	0	68	0	0
P	SEE COMMERCIAL AREA BREAKDOWN THIS SHEET								
Q	864	0	0	0	0	0	0	0	864
TOTALS	3178	104	104	554	137	355	978	82	864
Current Units Over Maximum Allowed	8		*FINAL UNIT COUNT NOT TO EXCEED 3,170 PER APPROVED MSDP.						

COMMERCIAL AREA BREAKDOWN

BLDG #	BLDG TYPE	BLDG AREA (SF)
1	RETAIL	± 2,500 SF
2	RETAIL	± 3,500 SF
3	RETAIL	± 2,500 SF
4	RETAIL	± 2,500 SF
5	RETAIL	± 60,000 SF
6	RETAIL	± 10,000 SF
7	RETAIL	± 2,000 SF
8	RETAIL	± 2,000 SF
9	RESTAURANT	± 4,000 SF
10	RESTAURANT	± 6,500 SF
11	RETAIL	± 5,000 SF
12	RETAIL	± 5,000 SF
13	RETAIL	± 5,000 SF
14	RETAIL	± 5,000 SF
15	RESTAURANT	± 8,000 SF
16	RESTAURANT	± 6,500 SF
17	RESTAURANT	± 6,500 SF
18	FUEL/CONV.	± 6,000 SF
19	RETAIL	± 6,500 SF
20	RETAIL	± 6,500 SF
21	RETAIL	± 6,500 SF
22	RETAIL	± 6,500 SF
23	ASSISTED LIVING	77,000 (±224 UNITS)
24	OFFICE	± 8,600 SF
25	OFFICE	± 11,000 SF
26	OFFICE	± 7,200 SF
27	OFFICE	± 7,200 SF
28	MEDICAL/ OFFICE	± 20,000 SF
29	MEDICAL/ OFFICE	± 20,000 SF
30	STORAGE	± 15,000 SF
31	STORAGE	± 15,000 SF
32	FLEX	± 5,000 SF
33	FLEX	± 5,000 SF
34	FLEX	± 5,000 SF
35	FLEX	± 5,000 SF
36	FLEX	± 5,000 SF
37	FLEX	± 5,000 SF
38	DAYCARE	± 12,000 SF
39	CIVIC	± 1,500 SF

LEGEND
- RETAIL/RESTAURANT - 168,500 SF
- ASSISTED LIVING - 77,000 SF
- OFFICE/MEDICAL OFFICE - 74,000 SF
- STORAGE/FLEX - 60,000 SF
- DAYCARE - 12,000 SF
- CIVIC SPACE - 1,500 SF

ASCEND PINEGROVE (Q3) 288 MULTIFAMILY UNITS

ASCEND PINEGROVE (Q2) 288 MULTIFAMILY UNITS

NEIGHBORHOOD P
+/- 1,288,730 SF COMMERCIAL USE (ALLOWABLE PER MSDP)
+/- 225,000 SF INDUSTRIAL USE (ALLOWABLE PER MSDP)
(* SEE TABLE FOR PROVIDED AS SHOWN ON RENDERING)

ASCEND PINEGROVE (Q1) 288 MULTIFAMILY UNITS

PONDSIDE DR.

RPR-1

RPR-2

LPP4

Rosewick Road

WATERVIEW LANDING 236 SINGLE FAMILY ATTACHED UNITS

LILYFIELD 107 SINGLE FAMILY ATTACHED UNITS

LPP2

Existing Rail Line

NEIGHBORHOOD D 182 SINGLE FAMILY DETACHED UNITS

ROSEBUD TERRACE 282 SINGLE FAMILY DETACHED UNITS & 104 SINGLE FAMILY ATTACHED UNITS

LPP3

NEIGHBORHOOD E 133 SINGLE FAMILY DETACHED UNITS

BLOSSOM GROVE 171 SINGLE FAMILY DETACHED UNITS

NEIGHBORHOOD F 67 SINGLE FAMILY DETACHED UNITS & 93 SINGLE FAMILY ATTACHED UNITS

HGP2

NEIGHBORHOOD H 55 SINGLE FAMILY DETACHED UNITS & 76 SINGLE FAMILY ATTACHED UNITS

Heritage Green Park
CENTRAL PARK
PUBLIC USE

NEIGHBORHOOD M
PUBLIC USE
(EDUCATION FACILITY)

Charles County Board of Education

Mary Matula Elementary School

La Plata High School

NEIGHBORHOOD N 66 SINGLE FAMILY DETACHED UNITS

SAGEHURST - PH 3 16 SINGLE FAMILY DETACHED UNITS

HGP1

NEIGHBORHOOD L 114 SINGLE FAMILY ATTACHED UNITS

Llano Drive

SAGEHURST - PH 2 69 SINGLE FAMILY DETACHED UNITS

AMBER GLEN 169 SINGLE FAMILY ATTACHED UNITS

SAGEHURST - PH 1 135 SINGLE FAMILY DETACHED UNITS

LPP1C

CANOPY RIDGE 68 SINGLE FAMILY DETACHED UNITS

Pollen Drive

Agricopia

WHISPERING OAKS 176 SINGLE FAMILY DETACHED UNITS

LPP1B

LPP1A

Dorcester Avenue

Caroline Drive

Crain Highway Rte. 301

Charles Stree

GRAPHIC SCALE
300' 0 150' 300' 600' 1,200'
1 INCH = 300 FT

GENERAL NOTE:
1. ALL FUTURE APPLICATIONS AREAS AS SHOWN & NOTED BELOW BY ** ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & ARE SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT APPLICATIONS.

NEIGHBORHOOD TRACKING HATCH LEGEND

DEVELOPMENT STATUS	DEVELOPMENT AREA
DEVELOPMENTS PREVIOUSLY PERMITTED, CONSTRUCTED &/OR UNDER CONSTRUCTION. WATER ALLOCATIONS PROVIDED WITH APPROVAL / RECORDATION OF FINAL PLATS	WHISPERING OAKS (NBH K) - 176 UNITS
	CANOPY RIDGE (NBH O) 68 UNITS
	ASCEND PINEGROVE (NBH Q1) - 288 UNITS
	WATERVIEW LANDING (NBH A) - 236 UNITS
	SAGEHURST - PHASE 1 (NBH I) - 135 UNITS
	SAGEHURST - PHASE 2 (NBH I) - 69 UNITS
DEVELOPMENTS PENDING MAJOR SITE PLAN & GRADING PERMIT APPROVAL / ISSUANCE. WATER ALLOCATIONS NOT YET PROVIDED BY TOWN	LILYFIELD (NBH B) - 107 UNITS
	SAGEHURST - PHASE 3 (NBH I) - 16 UNITS
DEVELOPMENTS PENDING PRELIMINARY PLAT APPROVAL. WATER ALLOCATIONS NOT YET PROVIDED BY TOWN	ROSEBUD TERRACE (NBH C) - 386 UNITS
	BLOSSOM GROVE (NBH G) - 171 UNITS
	AMBER GLEN (NBH J) - 169 UNITS
** FUTURE DEVELOPMENTS SEE RENDERING &/OR UNIT MIX CHART ON THIS SHEET FOR MORE INFORMATION. WATER ALLOCATIONS NOT YET PROVIDED BY TOWN	NEIGHBORHOOD L (NBH L) - 114 UNITS
	NEIGHBORHOOD E (NBH E) - 133 UNITS
	NEIGHBORHOOD H (NBH H) - 131 UNITS
	NEIGHBORHOOD D (NBH D) - 182 UNITS
	NEIGHBORHOOD F (NBH F) - 160 UNITS
	NEIGHBORHOOD N (NBH N) - 61 UNITS
	ASCEND PINEGROVE (NBH Q2) - 288 UNITS
	ASCEND PINEGROVE (NBH Q3) - 288 UNITS
	NEIGHBORHOOD P (NBH P) - TBD
FUTURE DEDICATION AREAS SEE RENDERING &/OR UNIT MIX CHART ON THIS SHEET FOR MORE INFORMATION. WATER ALLOCATIONS NOT YET PROVIDED BY TOWN	NEIGHBORHOOD M (NBH M) - TBD
	CENTRAL PARK - TBD

ROADWAY TRACKING HATCH LEGEND

DEVELOPMENT STATUS	DEVELOPMENT AREA
ROADWAY DEVELOPMENTS PREVIOUSLY PERMITTED, CONSTRUCTED &/OR UNDER CONSTRUCTION.	LA PLATA PARKWAY - PHASE 1A
	LA PLATA PARKWAY - PHASE 1B
	RISING PINE ROAD - PHASE 1
	LA PLATA PARKWAY - PHASE 2
	LA PLATA PARKWAY - PHASE 1C HERITAGE GREEN PARKWAY - PHASE 1
ROADWAY DEVELOPMENTS PENDING UTILITY IMPROVEMENT PLAN & GRADING PERMIT APPROVAL / ISSUANCE.	LA PLATA PARKWAY - PHASE 3
FUTURE ROADWAY DEVELOPMENTS SEE RENDERING FOR MORE INFORMATION	HERITAGE GREEN PARKWAY - PHASE 2
	RISING PINE ROAD - PHASE 2
	LA PLATA PARKWAY - PHASE 4
	PONDSIDE DRIVE

MAJOR INTERSECTION TRACKING LEGEND

	DEVELOPMENT STATUS	DEVELOPMENT AREA
*	MAJOR ROADWAY INTERSECTION DEVELOPMENTS PREVIOUSLY PERMITTED, CONSTRUCTED &/OR UNDER CONSTRUCTION.	LA PLATA PARKWAY @ MD ROUTE 6
		ROSEWICK ROAD @ LA PLATA PARKWAY (SOUTHSIDE) (CHARLES CO. TABLE F.10 ACCESS POINT H)
		ROSEWICK ROAD @ LA PLATA PARKWAY (NORTHSIDE) & RISING PINE ROAD / LILYFIELD LANE (CHARLES CO. TABLE F.10 ACCESS POINT J)
*	FUTURE ROADWAY INTERSECTION DEVELOPMENTS SEE RENDERING FOR MORE INFORMATION	ROSEWICK ROAD @ NBH P (NORTHSIDE) (CHARLES CO. TABLE F.10 ACCESS POINT I)
		ROSEWICK ROAD @ NBH P (NORTHSIDE) (CHARLES CO. TABLE F.10 ACCESS POINT F)

REVISION	DATE	REVISION	DATE

PINEGROVE

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS CONTACT:
RELEASE FOR
BY DATE

OVERALL SITE DEVELOPMENT PLAN

SCALE: 1" = 300'
JOB No. 0832AA3
DATE: AUG. 2025
SHEET No. 1 OF 1

FOR ILLUSTRATIVE PURPOSES ONLY

FOR ILLUSTRATIVE PURPOSES ONLY