Planning Commission
Regular Meeting
January 6, 2026, 6:00 PM
Council Chambers, La Plata Town Hall

Agenda

1. Call to Order

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

   In accordance with the Open Meetings Act, the public has the right to view/listen to the discussion only. At their discretion, the Planning Commission may allow participants to voice questions or provide comments on the topics under discussion. Written comments may be submitted via e-mail to Legislative@townoflaplata.org. Members of the public wishing to address the Planning Commission in person may sign up in advance via the town webpage or upon arrival at the Council Chamber.

   Join the meeting now
   Meeting ID: 228 255 787 294 15
   Passcode: t729yv36
   (Calendar Year 2026)

   1.2. Call to Order

2. Roll Call and Quorum Verification

3. Pledge of Allegiance

4. Ex Parte Disclosure

5. Approval of Meeting Agenda

6. Approval of Minutes

   6.1. Approval of minutes from meeting on November 4th, 2025.

7. Planning Commission Elections

   7.1. Election of Planning Commission Chair and Vice Chair

8. Matters of Review and Approval

8.1. Major Site Plan (MJSP) 0656-2023 La Plata Library
Applicant: Charles County Government
Owner: Town of La Plata, Maryland
Project Location: 208 Washington Avenue, La Plata, Maryland
Request: Charles County Government is requesting to construct a new 27,799 square foot two-story county library facility.

9. Public Hearing

9.1. Zoning Text Amendment (ZTA) 01-2026 – Adequate Public Facilities
Applicant: Town of La Plata, Maryland
Owner: N/A
Project Location: Town-wide
Request: To add Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of providing regulatory provisions to require adequate water, sewage, roads, and school seating capacity for new development in the Town of La Plata. Zoning Text Amendment (ZTA) 01-2026 also proposes to amend Chapter 173 (Subdivision and Land Development) in Article IX (School Seat Allocation Policy) of the La Plata Municipal Code pertaining to regulations for adequate school seating capacity for new development.

9.2. Review of Purpose and Procedures for Public Hearing (Town Clerk)

9.3. Call to Order (Presiding Officer/ Chair)

9.4. Review of Public Notices (Town Clerk)

9.5. Review of Sign-In Sheets (Town Clerk)

9.6. Presentation by Staff

9.7. Planning Commission Questions and Comments

9.8. Public Comment

- Speakers (signed up) are called on by the presiding officer.
- Those wishing to provide in-person testimony may sign up in advance no later than 3:00 PM on the day of the public hearing via the town webpage, or upon arrival at the Council Chambers via sign-up sheet.
- Speakers who register in advance will be recognized prior to speakers who register upon arrival at the public hearing.
- In-person registration to speak will end when the relevant public hearing is opened.
- At the discretion of the presiding officer, time may be limited to 3 minutes and may not be yielded.

9.9. Applicant Rebuttal

9.10. Planning Commission Discussion

9.11. Applicant Closing Statements

9.12. Closing of Public Hearing

When the hearing is concluded, the Board will not hear further comments or questions during the meeting.

10. Public Comment

11. Matters of Information

11.1. Staff Report

11.2. Town Council Report

12. Adjourn

12.1. Adjournment

TOWN OF LA PLATA
Planning Commission Minutes
November 4, 2025, 6:00 PM
Regular Meeting
Council Chambers, La Plata Town Hall
305 Queen Anne St
La Plata MD

PRESENT: Chair Dawn Banks
Vice Chair Jill Hudnell
Councilman Paul Guttenberg
Kyle Miller
Emily Whale

ABSENT:

TOWN STAFF: Don Dooley, Director of Planning
Kelly Phipps, Director of Legislative Services
Wilson Cochran, Director of Public Works
Shelby E. Pritchett, Town Clerk

GUESTS: Tyjon Johnson, Councilman, Ward IV

1. Call to Order

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

1.2. Call to Order

Chair Banks called the meeting to order at 6:00 PM.

2. Roll Call and Quorum Verification

Chair Banks conducted Roll Call. All voting members were present; Commissioner Jenkins, Alternate Member, did not hold voting privileges.

3. Approval of Minutes

3.1. Approval of minutes from meeting on October 7, 2025.

Councilman Guttenberg moved to approve minutes as presented.
Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Passed Unanimously

4. Ex Parte Disclosure

There was no Ex Parte discussion to disclose.

5. Public Comment

No public speakers were present at this meeting.

6. Matters of Review and Approval

6.1. Major Subdivision 306-2018
Project Location: West of Crain Highway, East of Buckeye Circle
Applicant: Ron Rymer, Steeplechase Development Company LLC
Subject/Project No.: MJSUB 306-2018; Steeplechase
Request: To approve a time extension for Major Subdivision 306-2018

Ronald Rymer, Applicant, answered questions from the Planning Commission via Microsoft Teams.

Councilman Guttenberg moved to adopt Planning Commission Resolution 2025-04, approving a one-year time extension for MJSUB 306-2018 (to December 5, 2026) with conditions.
Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Passed Unanimously

6.2. Major Subdivision 606-2022
Project Location: Northwest of La Plata Road and west of Radio Station Road
Applicant: Lorenzi, Dodd & Gunnill, Inc.
Subject/Project No.: MJSUB 606-2022; Agricopia
Request: To approve a time extension for Major Subdivision 606-2022

R.J. Earnshaw, Applicant, answered questions from the Planning Commission.

Councilman Guttenberg moved to adopt Planning Commission Resolution 2025-05, approving a one-year time extension for MJSUB 606-2022 (to August 3, 2026) with an amendment to condition #10 and permitting the Planning Director to determine if condition #10 may be waived based on future documentation to be submitted by the project applicant.

Passed Unanimously

7. Matters of Discussion or Recommendation

7.1. Residential Street Widths in New Subdivisions (For Discussion)

The Commission requested clarification from Director Dooley of definitions for primary and secondary roads. Chair Banks requested the December meeting serve as a working session.

8. Matters of Information

8.1. Staff Report

No additional information was provided for the Staff Report

8.2. Town Council Report

Councilman Guttenberg reported on the following topics: the Maryland Municipal Leage Fall Conference and projected 2026 Maryland State sustainable growth legislation.

9. Adjourn

9.1. Adjournment

Chair Banks adjourned the meeting at 8:17pm .

Submitted by:

_____

Shelby Pritchett, Town Clerk

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

PLANNING COMMISSION STAFF REPORT

DATE: January 6, 2026

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Planning Director

PREPARED BY: Celia Craze, Planning Consultant

APPLICATON: MAJOR SITE PLAN (MJSP) 0656-2023 LA PLATA LIBRARY

APPLICANT: Charles County Government

OWNER: Town of La Plata, Maryland

PROJECT LOCATION: 208 Washington Avenue, La Plata, Maryland

REQUEST: Charles County Government is requesting to construct a new 27,799-square-foot, two-story, County library facility.

SITE INFORMATION

Tax Map, Block, Parcel	Tax Map 0113, Parcel Nos. 0086-0088 and 0063-0064
Existing Project Zoning	The development has two zoning classifications. The project site is zoned "Residential 8,000 s.f. (R8)" (north of the Talbot Road Extension) where the library building is being constructed. The Commercial Business (CB) Zone classification for the development is located south of the Talbot Road Extension and west of the North Maple Avenue Road extension where the southern parking lot is sited.
Existing Land Use	Residential. There are three extant (vacant) single-family homes) on the project site to be demolished.

Location	Land-Use	Zoning
North	Single-Family Residential	Residential 8,000 (R8)
South	Offices (Maredith Building)	Commercial Business (CB)
East	Rentals and Hardware (La Plata Mill)	Industrial Low (IL) and Commercial Business (CB)

West	Charles County Government Offices	Commercial Business (CB) south of the existing Talbot Road and the Central Business Transition (CBT) - north of Talbot Road.

Setbacks & Development Standards for Cultural Institutions in R8 Zone1 (i.e., Library Building)	**Minimum/Maximum Permitted**	**Proposed**
Front Setback	10 feet (min.)	450 feet + (From Washington Avenue)
Side Yard (North) Setback	10 feet (min.)	45 feet (approx..)
Side Yard (South) Setback (adjacent to the Talbot Street Road extension)	10 feet (min.)	22 feet
Rear Setback	20 feet (min.)	40 feet
Building Height	50 feet (max.)	45 feet

BACKGROUND

Prior to 2020, Charles County Government ("County") identified the need for additional library space. However, their existing library site, located at 2 Garrett Avenue, will not accommodate the County's spatial needs. For purposes of partnering with the County to aide in the development of a new (larger) library facility, the Town of La Plata purchased three parcels immediately to the east of the "T" intersection of Talbot Road and Washington Avenue (Parcel Nos. 086, 087 and 088). These parcels, totaling 3.69 acres, were identified by the County and Town as a suitable location for the new library. Particularly as the property is located across the street from the Charles County Government Offices, The County subsequently entered into a 99-year lease agreement with the Town for the use and development of the property. In addition to the library, the Town also partnered with the County for the development of a supplemental parking lot located immediately to the south of the proposed library. Consisting of two parcels (Parcels 063 and 064) totaling 1.73 acres, these lots are also being leased to the County for 99 years to provide the required parking for the library. Overall, the five parcels that compose this development consist of 5.42 acres.

1 Although the proposed library building is located on a parcel in the Residential 8,000 (R8) Zone, it considered a "cultural institution" for land-use and zoning purposes. Therefore, Section 191-28 (Residential zoning regulations) of the La Plata Zoning Code provides unique development standards for such a land-use in the R8 Zone. These standards are being applied to this development.

DISCUSSION

Streets and Sidewalks

As presented on the site plan, Talbot Street will be extended to the east of its existing terminus at Washington Avenue. Additionally, North Maple Drive will be extended north from its current location to intersect with the Talbot Street extension, immediately to the south of the proposed library building. In doing so, these road extensions will provide a new road connection between Charles Street and Washington Avenue. Both streets will be designed with a 60-foot-wide public right-of-way to accommodate two-way vehicular travel, with a 26-foot roadway. The street extensions will also provide vehicular and pedestrian access to the proposed parking lots for the new library.

As referenced on the site plan, there will be a continuous curb, gutter, and sidewalk along the north side of the Talbot Road extension. Although these improvements are not shown on the North Maple Street Road extension, staff has included a condition of approval requiring the County to comply with all applicable development requirements for streets and sidewalks pursuant to Chapter 170 (Streets and sidewalks) of the La Plata Municipal Code.

As the library project also abuts Washington Avenue, which is currently unimproved with curb, gutter and sidewalk, staff has included a condition of approval requiring full-street improvements along the entire project frontage of Washington Avenue. It should be noted that since Washington Avenue is a County road, these street improvements will be developed to County road standards.

Parking

The proposed library will be located immediately to the north of the intersection of the Talbot Street and North Maple Avenue road extensions. Immediately to the west of the library entrance will be one of two parking lots serving the facility. The western parking lot consists of 81 parking stalls, and the southern parking lot (south of the new Talbot Road extension) consists of 76 parking stalls. In total, there will be 157 parking spaces provided for the library.

Pursuant to Table No. 9 in Section 191-44 (Parking requirements) of the La Plata Parking Ordinance “Cultural Institutions” (such as public libraries) require one parking space for each 3 persons at its maximum capacity. For this project, the County has identified that the maximum capacity for the library will be 471 persons. Therefore, the project will meet the minimum 157 required parking spaces for the project (471 persons (maximum occupancy) divided by 3 persons (under a maximum occupancy of 471 persons) = 157 spaces).

While it is a common zoning requirement that parking for any land-use be on the same property as the development it serves, Section 191-44(E) of the La Plata Zoning Ordinance allows required parking to be located off-site from the development it supports. However, the parking must be located within 400 feet from the property being developed, and the off-site*…” parking spaces must be held in fee simple by the owner of the use*

requiring such parking, or the parking spaces shall be leased or rented through a written agreement satisfactory to the Town Attorney." In this instance, the Town of La Plata is leasing all of the property required for the development of the library to the County. Therefore, the parking spaces within the two (non-contiguous) parking lots may be counted together to meet the library's minimum, off-street, parking requirements.

Demolition of On-Site Houses

The project requires the demolition of three extant houses located at 206, 206A and 208 Washington Avenue. As such, the Maryland Historic Trust has previously reviewed the subject properties and determined that the buildings were not listed or deemed of potential interest to determine eligibility for listing as a historic resource under the State and national landmark designation criteria. Additionally, none of the properties are designated as local historic landmarks. Therefore, Town of La Plata has previously authorized a permit for the demolition of the three houses, subject to the permits remaining valid. At this time, these demolition permits have expired and will require re-application by the County for their demolition. Such demolition permits do not require the approval of the Historic Preservation Commission or any other Board or Commission.

Design Review Board Approval

Since the project lies in the Commercial Business (CB) zone, all new construction is required to be reviewed and approved by the Design Review Board ("Board"). The Board is responsible for reviewing all new building architecture, roof design, materials, and other architectural characteristics for consistency with La Plata's Community Design Guidelines that were adopted in January 2022.

The County's proposed library design was previously reviewed and approved by the Board on November 9, 2022, under DRB-630-2022. The library design is included in the project plans for the Commission edification for context in reviewing the proposed site plan for the library. However, the Commission may not condition design changes to the building.

Lot Consolidations/Reconfiguration

As noted above, the new library is being developed on five different parcels consisting of 5.42 acres in conjunction with the construction of two public street extensions from Talbot Street and North Maple Avenue to facilitate vehicular circulation and pedestrian access into and around the library. In an effort to eliminate undesirable/unnecessary property lines to create a more congruent development, staff has suggested a condition of approval requiring the County to work with the Town of La Plata to determine the feasibility of consolidating the lots involved with the physical development of the library grounds (Parcels 063, 086, 087 and 088) as well as to consolidate the two parcels that will create the parking lot along the south side of the Talbot Road extension. If feasible, the County would be required to work with the Town to make the lot consolidations or adjustments to any extant property lines prior to the issuance of a use and occupancy permit for the library facility and the parking lot south of the Talbot Street road extension.

General Site Development Comments

To help facilitate the processing of the County library project, Town staff and its technical consultants began reviewing the project for compliance with the various local and State requirements. Although there are still several outstanding incompleteness comments on a variety of technical and development issues that must be addressed by the County, staff has included these comment letters as attachments to this report for the Commission's edification. However, none of the comments adversely affect project's implementation. Such technical comments are a normal part of the development review process. Nevertheless, staff has suggested a condition of approval requiring the County to appropriately address all State and local technical and development compliance issues for the project to satisfaction of the Director of Planning prior to the issuance of grading or building permits for the project, as may be applicable.

Stormwater Management

The Step 3 Stormwater Management (SWM) Plan for the project was approved by the Charles Soils Conservation District ("CSCD") on March 21, 2025, with conditions of approval. That document has been included as an attachment to this report for the Commission's edification. However, the SWM Plans for the project have since been approved (in-full) by the CSCD,

Sensitive Habitat

There is no identified sensitive habitat or wildlife resources present on the property being developed for the new library. This is based on the Maryland Department of Resources letter of determination, dated September 21, 2021, and the letter of correspondence from the U.S. Department of Fish and Wildlife Services dated August 17, 2021. Should any such habit or wildlife resources be identified prior to or during on-site grading or construction, on-site work shall cease until it can be properly accessed by the Maryland Department of Resources and the U.S. Department of Fish and Wildlife Services on how to proceed. A condition of approval has been suggested to memorialize this mitigation.

Water and Sewer Demands for La Plata Library

Water and Sewer connections for the project must be provided in compliance with Chapter 186 of the La Plata Municipal Code. As the Commission is aware, the Town will not authorize building permits for any new development requiring new or expanded water and sewage capacity until such time as the La Plata as adequate water and sewerage capacity to serve new developments. Therefore, staff memorialized this policy as a condition of approval for proposed project.

Open Space/Recreational Amenities

As this project is not a subdivision, there are no open space or recreational amenities required for the project.

Traffic

As of this writing, the traffic impact study for the library has not been completed. However, the Town has retained a traffic consultant (Brudis and Associates, Inc. ("BAI")) to evaluate the adequacy and content of County's traffic study as well as to recommend any appropriate conditions of approval. The County's traffic impact study and BAI's evaluation of the study will be forwarded to the Planning Commission in preparation for the January 6, 2026, meeting under a separate cover. Any recommended conditions of approval will be provided to the Commissions at that time.

RECOMMENDATION

Staff recommend the Planning Commission adopt the attached, draft, Planning Commission Resolution approving Major Site Plan (MJSP) 0656-2023, with the suggested conditions of approval incorporated within the Resolution.

ATTACHMENT(S)

1) Draft Planning Commission Resolution with Attachment "A" (Suggested Conditions of Approval)
2) Applicants' Project Plans
3) Holly Oak Consulting, LLC Incompleteness Letter dated May 2, 2025
4) MK Engineers Incompleteness Letter dated May 2, 2025
5) Charles Soils Conservation District Stormwater Management Plan Approval Letter (with conditions) dated March 21, 2025

-End of Report-

DRAFT

TOWN OF LA PLATA, MARYLAND
PLANNING COMMISSION RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LA PLATA, MARYLAND APPROVING MAJOR SITE PLAN (MJSP) 0656-2023 TO CONSTRUCT A NEW PUBLIC LIBRARY AT 208 WASHINGTON STREET IN THE TOWN OF LA PLATA, MARYLAND

WHEREAS, an application for Major Site Plan 0656-2023 was submitted by Charles County Government to the Town of La Plata for the purpose of constructing a new, 28,800-square foot, two-story, county library facility at 208 Washington Avenue; and

WHEREAS, the project site is zoned Residential 8,000 (R8) on Parcels 086, 087, 088 and Commercial Business (CB) on Parcels 063 and 064; and

WHEREAS, the new library is classified as a "Cultural Institution" which is a permitted land-use in the Residential 8,000 (R8) and Commercial Business (CB) Zones in the Town of La Plata under Section 191-10 (Table of permitted uses), Table No. 1, Use No. 13 of the La Plata Zoning Ordinance; and

WHEREAS, Charles County Government has identified on their approved plans that the maximum permitted capacity for the new library will not exceed 471 persons in order to meet their minimum off-street parking requirements for the facility which is 157 parking spaces using the Town's parking requirement of one space for each three persons based on its maximum building capacity or occupancy for a cultural institution under Table No. 9, Use No. 13, of Section 191-44 (Parking requirements) of the La Plata Zoning Ordinance; and

WHEREAS, as new construction and development in the Commercial Business (CB) Zone requires the review and approval of the La Plata Design Review Board (DRB) which obligates the building design for new library to be subject to the review and approval of the La Plata Design Review Board; and

WHEREAS, the Design Review Board considered DRB Application No. 0630-2022 for the new County library and subsequently approved the Charles County's application on November 9, 2022; and

WHEREAS, an application for Major Site Plan (MJSP) 0656-2023 was submitted to the Town of La Plata by Charles County Government for the approval of the detailed site plan for the construction of a new County library facility; and

WHEREAS, after holding a public meeting on Major Site Plan (MJSP) 0656-2023 on January 6, 2026, and 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 project site is appropriately zoned for the development of a new library, under the land-use designation of "cultural institution," in the Residential 8,000 (R8) and Commercial Business (CB) Zones 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, Charles County Government, has shown they are implementing the principles of walkability and environmental protection, to the greatest extent possible, while ensuring quality development for the community in compliance with all State and local development regulations with the implementation of the conditions of approval in Attachment "A" to this Resolution and incorporated herein by reference.
3) GOAL #6: Protect sensitive environmental areas through resource conservation and other natural resource management tools in that, Charles County Government (project applicant) has considered all potential, sensitive, areas throughout the development to ensure compliance with all State and local development requirements.
4) GOAL #16: Continue to make La Plata a very walkable community in that, the proposed development will provide sidewalks and walkways throughout the project to promote pedestrian mobility.

NOW, THEREFORE, BE IT RESOLVED that the La Plata Planning Commission hereby approves Major Site Plan (MJSP) 0656-2023 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 January 6, 2026, 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 MJSP 0656- 2023 – LaPlata Library

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ATTACHMENT "A"

ADOPTED CONDITIONS OF APPROVAL UNDER PLANNING COMMISSION RESOLUTION NO. 2026-01 FOR MAJOR SITE PLAN (MJSP) 0656-2023.
APPLICANT: CHARLES COUNTY GOVERNMENT

Standard Conditions of Approval

1) Pursuant to § 191-13(B) (Expiration) of the La Plata Zoning Ordinance, the approval of Major Site Plan (MJSP) 0656-2023 shall expire two (2) years after the date of Planning Commission approval unless building permits have been obtained for construction in accordance therewith. A single, one (1) year, extension may be given by the Planning Commission upon written request by the applicant to be made within thirty (30) days before the expiration of the site plan.
2) The applicant's approved project shall comply with all applicable Town, County, State, and Federal regulations. Should any conflict arise, the most stringent requirement shall apply in all cases, as determined by the Director of Planning.
3) All Town of La Plata development plan-check comments and corrections for the project plans shall be appropriately addressed and resolved to the satisfaction of the Director of Planning. The Director of Planning and the applicant shall cooperatively work together to resolve any/all issues that may arise.
4) The applicant's 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 Ordinances, regulations or statutory authority.
5) The applicant acknowledges that no building permits for Major Site Plan (MJSP) 0656-2023 to construct the new library facility shall be issued by the Town of La Plata until such time as the Town has adequate water and sewage capacity to support the new development.
6) The project applicant shall consent, in writing, to these conditions of approval for Major Site Plan (MJSP) 0656-2023 within 45 days after their adoption by the Planning Commission.

Special Conditions of Approval

General

7) Major Site Plan (MJSP) 0656-2023 is approved for the development of a 27,779-square-foot, two-story, library facility at 208 Washington Avenue with a maximum building occupancy of 471 persons and 157 parking stalls to support the development pursuant to Table No. 9 in Section 191-44 (Parking requirements) of the La Plata Parking Ordinance for "Cultural Institutions." Any significant modifications to the

approved project may require re-review and approval by the Planning Commission, if determined necessary by the Director of Planning.

8) The applicant shall resolve all plan check comments contained in the letters from MK Engineering (dated May 2, 2025) and Holly Oak Consulting (dated May 2, 2025), to the satisfaction of the Director of Planning prior to the issuance of building and/or grading permits for the project, as may be applicable.

Talbot Street and North Maple Avenue Road Extensions

9) The Talbot Street and North Maple Road extensions shall be developed in accordance with all applicable development standards contained in Chapter 170 (Streets and Sidewalks) of the La Plata Municipal Code to the satisfaction of the Director of Planning and the Director of Public Works.
10) Traffic calming measures for the road extensions of Talbot Street and North Maple Avenue shall be designed and constructed/installed in conjunction with the development of the new library and off-site parking lot south of the Talbot Street road extension. All traffic calming measures and their respective details shall be reviewed and approved to the satisfaction of the Director of Planning and the Director of Public Works prior to the issuance of building permits for the new library building.
11) Street striping and road signage plans for the Talbot Street and North Maple Avenue road extensions shall be submitted for the review and approval of the Director of Planning and the Director of Public Works prior to the issuance of building permits for the new library building.
12) The Talbot Street and North Maple Avenue Road extensions shall be designed to the satisfaction of the Director of Planning and the Director of Public Works to provide sufficient vehicular access and maneuverability along the roadways for all public service vehicles (i.e., fire trucks, trash trucks, utility trucks, etc.) prior to the issuance of building permits for the new library.
13) Talbot Street and North Maple Road extensions shall be dedicated to the Town of La Plata as public streets to the satisfaction of the Director of Public Works, prior to the issuance of a use and occupancy permit for the new library site and the parking lot located to the south of the Talbot Street road extension.

Washington Street Right-of-Way Improvements

14) The applicant shall improve the entire street frontage of the project site, abutting Washington Avenue, with curb, gutter, and sidewalk under Charles County Government development standards. These improvements shall be completed and finaled by Charles County Government prior to the finalization of building permits for the new library.

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Forest Stand Delineation and Forest Conservation Plan

15) The applicant's 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 issuance of grading permits for the project.

Habitat

16) Should any rare, threaten, or endangered wildlife or its habit be identified prior to or during on site-grading or construction, on-site work shall cease until it can be properly accessed by the Maryland Department of Resources and the U.S. Department of Fish and Wildlife Services on how to proceed to the satisfaction of the Director of Planning.

Landscaping and Street Trees

17) The final landscape plans for the project shall be in compliance with the town of La Plata's Municipal Code. The landscape plans shall be reviewed and approved to the satisfaction of the Planning Director prior to the issuance of building permits for the library.
18) All on-site landscaping for the project site shall be installed and maintained in good condition at all times. Any dead or dying on-site trees, vegetation or ground cover shall be replaced by the applicant within 45 days of discovery.

Easements

19) The applicant shall obtain, relocate or modify any/all necessary easements for the development and use of the project site to the satisfaction of the Director of Public Works and the Director of Planning prior to the issuance of a use and occupancy permit for the new library.

Trash Enclosures

20) An on-site trash container/bin, suitable to accommodate the needs of the new library facility, shall be provided on-site, substantially screened from public view, and enclosed in a durable trash enclosure. The use of wood and chain-link fencing may not be used for enclosing the trash enclosure. The location and design of the trash enclosure details shall be shown on the applicant's final, approved, plans and be reviewed and approved to the satisfaction of the Director of Planning prior to the issuance of building permits for the new library.

Outdoor Storage

21) There shall be no outdoor storage of materials (including the use of storage containers) around the library property, including within parking lots serving the new library at any time.

On-site Lighting

22) A detailed lighting and photometric plan for the project shall be provided with the applicant's final, approved, plans for the library and parking lots to demonstrate compliance will all applicable, on-site, lighting requirements pursuant to Section 191-41 (Lighting standards) of the La Plata Municipal to the satisfaction of the Director of Planning prior to the issuance of building permits for the library.
23) To the greatest extent possible, all on-site lighting for the project site (including the parking lots) shall be shielded and/or minimized to mitigate off-site light and glare upon the adjacent properties to the satisfaction of the Director of Planning prior to the issuance of a use and occupancy permit for the library and parking lots.

Fencing. Gates and Walls

24) All proposed fencing, walls and gates to be used in conjunction with the development of the project site shall be in compliance with the La Plata Municipal Code and shall be identified on the final, approved, plans for the library and parking lots to the satisfaction of the Director of Planning prior to the issuance of building permits for the project.

Mechanical Equipment Screening

25) The applicant shall screen all roof mounted and ground mounted mechanical equipment from the public right-of-way. These details shall be shown on the final, approved, plans for project and reviewed and approved to the satisfaction of the Director of Planning prior to the issuance of building permits for the project.

Demolition of On-Site Buildings and Structures

26) Demolition of the on-site buildings and structures on the project site for the development of the new library shall be subject to the issuance of a demolition permit by the Town of La Plata prior to any on-site demolition activity. Within 30 days of demolition to any on-site building(s) and structure(s), the applicant shall employ a professional pest control service to eradicate potential, on-site, vermin and other pests inhabiting the extant buildings and structures. The applicant shall provide the Town of La Plata with documentation (or a receipt) demonstrating compliance.

Lot Consolidation

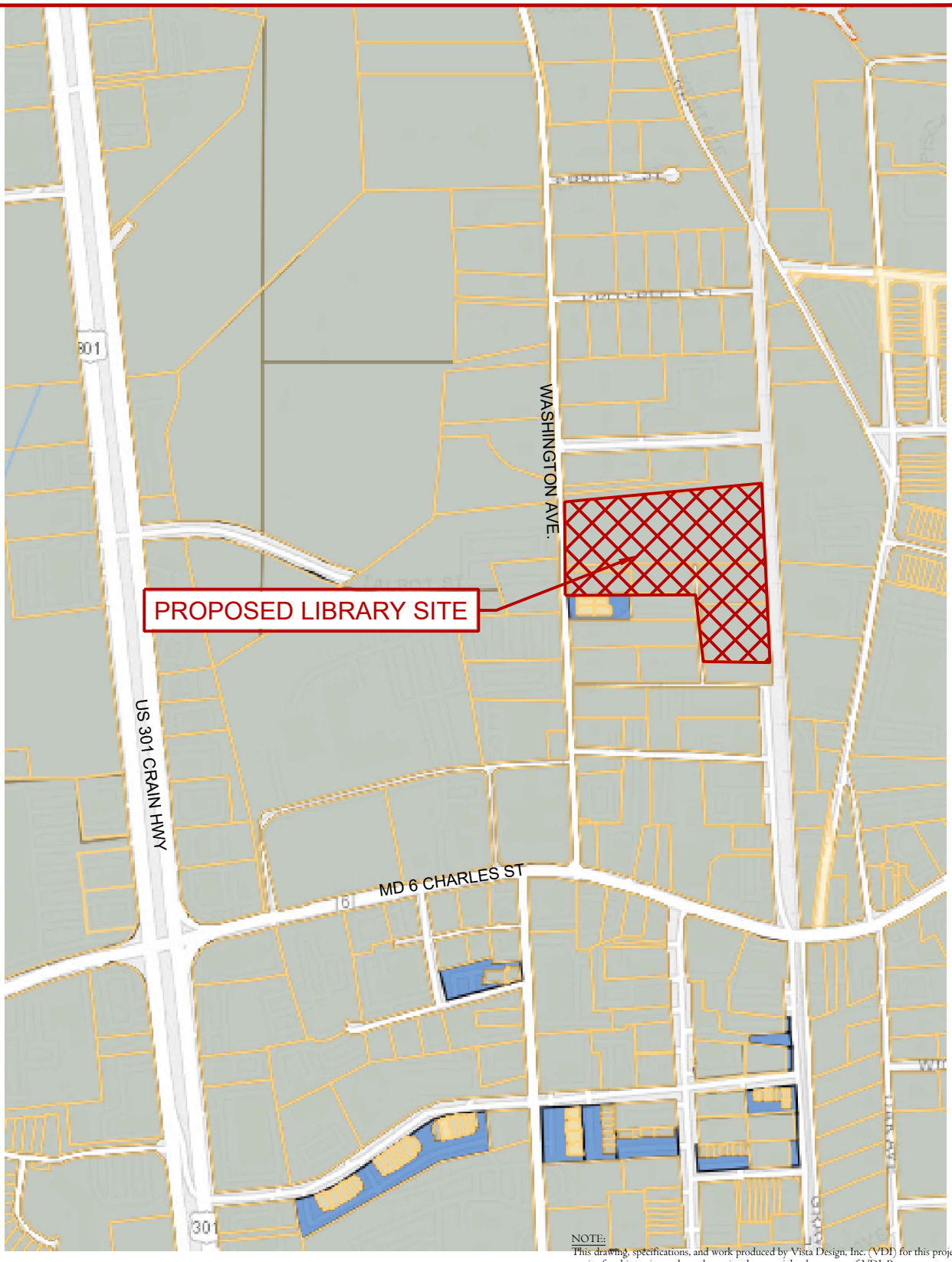
27) The applicant shall work with the Town of La Plata to determine the feasibility and/or appropriateness to consolidate the lots involved with the physical development of the library grounds (Parcels 063, 086, 087 and 088) as well as to consolidate the two parcels that will create the parking lot along the south side of the Talbot Road extension. If deemed feasible, the applicant shall make the lot consolidations in collaboration with the Town of La Plata prior to the issuance of a use and occupancy for the library and the parking lot to the south of Talbot Street. This condition may be waved (in writing to the applicant) at any time by the Town of La Plata.

Traffic Mitigation

28) Reserved (To be determined based on Lenhart Traffic Study and recommendations by BAI, Inc. for County Library Facility)

-END-

DRAFT



NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LA PLATA
LIBRARY
TOPL 00526-2021

TAX ASSESSMENT
MAP EXHIBIT

VISTA
DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

PROJECT DATA	
Project:	21-093
File:	TAXMAP.dwg
Date:	03/20/23
Scale:	NTS
Sheet:	1 of 1

CHARLES COUNTY

LA PLATA LIBRARY

208 WASHINGTON AVENUE, LA PLATA, MD 20646

100% CONSTRUCTION DOCUMENTS

06/06/2023



IMAGE ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR ACTUAL CONSTRUCTION. CONSULT FULL PROJECT DOCUMENTS FOR SCOPE OF WORK.

PROJECT DESCRIPTION

THE SCOPE OF WORK REPRESENTED ON THESE DRAWINGS HAS BEEN PROVIDED IN ORDER TO CONSTRUCT A TWO STORY 27,600 SQUARE FEET LIBRARY BUILDING. THIS LIBRARY BUILDING WILL SERVE AS A COMMUNITY LIBRARY AND MEETING PLACE. THE WORK ALSO INCLUDES FINAL DETAILED SITE WORK INCLUDING GRADING, PAVING AND UTILITY WORK AS SHOWN ON THE PLANS.

BUILDING AREA SUMMARY

LOWER LEVEL AREA	17,259 GSF
LOWER FLOOR EXTERIOR COVERED AREA	1,003 GSF
LOWER FLOOR SUBTOTAL	18,262 GSF
UPPER FLOOR AREA	10,540 GSF
UPPER FLOOR EXTERIOR COVERED AREA	
UPPER FLOOR SUBTOTAL	10,540 GSF
TOTAL BUILDING AREA	27,779 GSF

TOTAL ALLOWABLE AREA PER 2018 IBC: SECTION 506.2.3 :

Allowable Area (SF) = 28,500 + (9,500 x .75) = 35,625 SF PER FLOOR

BUILDING CODE CRITERIA

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATION FIRE CODE
2018 NFPA 1 FIRE CODE, 2012
2018 NFPA 101 LIFE SAFETY CODE
2014 NFPA 70 NATIONAL ELECTRICAL CODE

APPLICABLE STANDARDS

COMAR 05.02.06.02B MARYLAND STATE FIRE PREVENTION CODE
COMAR 09.12.53 MARYLAND ACCESSIBILITY CODE
COMAR 05.02.06.02B - MARYLAND SAFETY GLAZING LAW
COMAR 10.15.03 - FOOD SERVICE FACILITIES

ZONING

R-8 RESIDENTIAL WITH CULTURAL AND EDUCATIONAL INSTITUTIONS PERMITTED.

BUILDING DATA

USE AND OCCUPANCY

USE GROUP A-3 IS MOST RESTRICTIVE USE

A-3 ASSEMBLY USE, INCLUDING LIBRARIES
B BUSINESS, INCLUDING CONFERENCE SPACES
S-1 ACCESSORY STORAGE USE

CONSTRUCTION TYPE

TYPE IIB NON-COMBUSTIBLE (SPRINKLERED)

AUTOMATIC SPRINKLER SYSTEM:	YES
FIRE ALARM SYSTEM:	YES
ALLOWABLE HEIGHT:	3 STORY, 75' - 0"
ALLOWABLE AREA:	28,500 GSF
ALLOWABLE AREA PER STORY:	Aa = At (NS x If)
ACTUAL HEIGHT:	2 STORY, 45'-0"
ACTUAL AREA:	27, 799 GSF

FIRE RATINGS

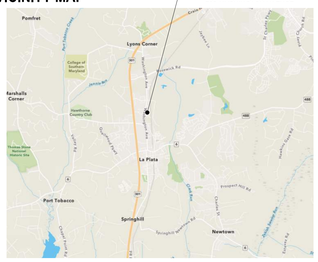
COMPONENT:	RATING:
COLUMN	0 HOUR
CORRIDOR	0 MINUTE
DOOR	0 MINUTE
FLOOR	0 HOUR
STORAGE	0 HOUR

BUILDING OCCUPANT LOAD IBC 1004.5

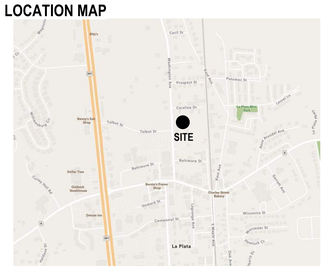
OCC. TYPE	FACTOR	AREA	OCC.
LIBRARY READING	50 SF		119
LIBRARY STACKS	100 SF		26
ASSEMBLY (MEETING ROOM)	7 SF		146
ASSEMBLY (ARRIVAL)	15 SF		218
OFFICE	150 SF		22
STAFF AREAS	150 SF		8
STORAGE/MECHANICAL	300 SF		14

TOTAL: 553

VICINITY MAP



LOCATION MAP



DRAWING INDEX

SHEET NO.	SHEET NAME	DESIGN DEVELOPMENT	DESIGN DEVELOPMENT 2/21/23	50% CD SET	100% CD
GENERAL					
G-000	COVERSHEET	•	•	•	•
G-001	ABBREVIATIONS, GENERAL NOTES AND LEGENDS	•	•	•	•
G-002	TYPICAL ACCESSIBILITY GUIDANCES	•			•
G-101	LIFE SAFETY PLAN - FIRST FLOOR			•	•
G-102	LIFE SAFETY PLAN - SECOND FLOOR			•	•
G-201	EXTERIOR ASSEMBLIES	•	•	•	•
G-202	INTERIOR PARTITION SCHEDULE AND DETAILS			•	•
G-203	UL RATED ASSEMBLY DETAILS				•
G-204	UL RATED ASSEMBLY DETAILS				•
G-211	AIR BARRIER DIAGRAMS				•
CIVIL					
C-001	CONSTRUCTION PLANS COVER SHEET			•	•
C-100	EXISTING CONDITIONS PLAN		•	•	•
C-200	SITE PLAN INDEX SHEET			•	•
C-201	SITE PLAN NORTHERN SECTION			•	•
C-202	SITE PLAN SOUTHERN SECTION			•	•
C-210	UTILITY LAYOUT PLAN			•	•
C-211	SANITARY SEWER PLAN AND PROFILE			•	•
C-212	WATERMAIN EXTENSION PLAN			•	•
C-213	STORM DRAIN PLAN		•	•	•
C-220	GRADING PLAN INDEX SHEET			•	•
C-221	GRADING PLAN NORTHERN SECTION			•	•
C-222	GRADING PLAN SOUTHERN SECTION			•	•
C-230	ROAD CENTERLINE PROFILE			•	•
C-231	WATER EXTENSION PROFILE			•	•
C-232	STORM DRAIN PROFILES			•	•
C-240	SIGNAGE AND STRIPING PLAN			•	•
C-250	SITE DETAILS PAGE			•	•
C-251	SITE DETAILS SHEET			•	•
C-252	BLOCK RETAINING WALL DETAILS			•	•
C-253	SANITARY SEWER DETAILS			•	•
C-254	WATERMAIN DETAILS			•	•
C-255	WATERMAIN DETAILS			•	•
C-256	STORM DRAIN DETAILS			•	•
C-260	BIOSWALE DETAIL SHEET			•	•
C-400	EROSION AND SEDIMENT CONTROL PLAN PHASE 1		•	•	•
C-401	EROSION AND SEDIMENT CONTROL PLAN PHASE 2			•	•
C-402	EROSION AND SEDIMENT CONTROL PLAN PHASE 3			•	•
C-403	EROSION AND SEDIMENT CONTROL PLAN PHASE 4			•	•
C-404	EROSION AND SEDIMENT CONTROL PLAN PHASE 5			•	•
C-410	EROSION AND SEDIMENT CONTROL DETAILS SHEET			•	•
C-411	EROSION AND SEDIMENT CONTROL DETAILS SHEET			•	•
LANDSCAPE					
L-100	LANDSCAPING PLAN			•	•
L-101	LANDSCAPING PLAN DETAILS AND NOTES				•
ARCHITECTURAL					
A-001	ARCHITECTURAL SITE PLAN			•	•
A-002	ENLARGED SITE PLANS				•
A-003	SITE DETAILS				•
A-101A	FIRST FLOOR PLAN			•	•
A-101B	FIRST FLOOR PLAN	•		•	•
A-102A	SECOND FLOOR PLAN			•	•
A-102B	SECOND FLOOR PLAN	•		•	•
A-111	REFLECTED CEILING PLAN - LEVEL 01			•	•
A-112	REFLECTED CEILING PLAN - LEVEL 02			•	•
A-121	ROOF PLAN	•		•	•
A-122	ENTRY CANOPY DETAILS	•		•	•
A-123	ROOF DETAILS			•	•
A-201	BUILDING ELEVATIONS E/W	•	•	•	•
A-202	BUILDING ELEVATIONS N/S	•	•	•	•
A-203	BUILDING ELEVATIONS - PARTIAL			•	•
A-204	PANEL ELEVATIONS			•	•
A-205	EXTERIOR AXONMETRIC VIEWS			•	•
A-206	EXTERIOR SIGNAGE				•
A-211	BUILDING SECTIONS	•	•	•	•
A-212	BUILDING SECTIONS	•	•	•	•
A-213	BUILDING SECTIONS			•	•
A-301	WALL SECTIONS - LOBBY			•	•
A-302	WALL SECTIONS - COMMUNITY WING			•	•
A-303	WALL SECTIONS - CHILDREN AND TEEN			•	•
A-304	WALL SECTIONS - ADMINISTRATION WING			•	•
A-305	WALL SECTIONS			•	•
A-306	WALL SECTION - TOWER ENTRANCE			•	•
A-401	EXTERIOR SECTION DETAILS			•	•
A-402	EXTERIOR SECTION DETAILS			•	•
A-403	EXTERIOR SECTION DETAILS				•
A-404	E.I.F.S DETAILS				•
A-411	EXTERIOR PLAN DETAILS			•	•
A-412	EXTERIOR PLAN DETAILS			•	•
A-501	ENLARGED TOILET PLANS AND ELEVATIONS			•	•
A-502	ENLARGED TOILET PLANS AND ELEVATIONS			•	•
A-511	INTERIOR PLAN DETAILS				•
A-521	INTERIOR ELEVATIONS			•	•
A-522	INTERIOR ELEVATIONS			•	•
A-523	INTERIOR ELEVATIONS			•	•
A-524	INTERIOR ELEVATIONS			•	•
A-525	INTERIOR ELEVATIONS			•	•
A-531	CEILING DETAILS			•	•
A-601	MONUMENTAL STAIR DETAILS			•	•
A-602	FIRE STAIR PLANS, SECTION AND DETAILS	•	•	•	•
A-603	STAIR , ELEVATOR CAB ELEVATIONS AND DETAILS			•	•
A-604	STAIR DETAILS				•
A-611	ELEVATOR CAB ELEVATIONS AND DETAILS		•	•	•
A-701	DOOR SCHEDULE, DOOR AND FRAME TYPES, DOOR DETAILS			•	•
A-703	HEAD, SILL AND JAMB DETAILS (EXTERIOR DOORS)			•	•
A-704	HEAD, SILL AND JAMB DETAILS - STOREFRONT DETAILS			•	•
A-711	DOOR, FRAME AND GLAZING TYPES (EXTERIOR)		•	•	•
A-801	FINISH SCHEDULE			•	•
A-811	FIRST FIRST FINISH PLAN			•	•
A-812	SECOND FLOOR FINISH PLAN			•	•
A-822	MILLWORK ELEVATIONS			•	•
A-823	LOBBY DETAILS			•	•
A-825	INTERIOR SECTIONS AND DETAILS			•	•

SHEET NO.	SHEET NAME	DESIGN DEVELOPMENT	DESIGN DEVELOPMENT 2/21/23	50% CD SET	100% CD
STRUCTURAL					
S-001	GENERAL STRUCTURAL NOTES	•	•	•	•
S-002	SPECIAL INSPECTION TABLES	•	•	•	•
S-101	FOUNDATION PLAN	•	•	•	•
S-102	2ND FLOOR & LOW ROOF FRAMING PLANS	•	•	•	•
S-103	HALLWAY ROOF & ROOF FRAMING PLANS	•	•	•	•
S-104	3D VIEWS	•	•	•	•
S-201	TYPICAL DETAILS	•	•	•	•
S-202	TYPICAL DETAILS	•	•	•	•
S-203	TYPICAL DETAILS	•	•	•	•
S-301	SECTIONS	•	•	•	•
S-401	SECTIONS	•	•	•	•
S-402	SECTIONS	•	•	•	•
S-403	SECTIONS	•		•	•
S-404	SECTIONS				•
S-405	SECTIONS				•
S-501	BRACE FRAME ELEVATIONS AND SECTIONS	•	•	•	•
S-601	GRAPHICAL COLUMN SCHEDULE	•	•	•	•
MECHANICAL					
M-001	MECHANICAL COVER SHEET	•	•	•	•
M-101	MECHANICAL FIRST FLOOR PLAN - DUCTWORK/PIPING	•	•	•	•
M-102	MECHANICAL SECOND FLOOR PLAN - DUCTWORK/PIPING	•	•	•	•
M-103	ROOF PLAN - DUCTWORK/PIPING	•	•	•	•
M-501	MECHANICAL DETAILS	•	•	•	•
M-502	MECHANICAL DETAILS	•	•	•	•
M-503	MECHANICAL DETAILS			•	•
M-701	MECHANICAL FLOW AND CONTROL DIAGRAMS AND POINT LIST	•	•	•	•
M-702	MECHANICAL FLOW AND CONTROL DIAGRAMS AND POINT LIST			•	•
M-703	MECHANICAL VENTILATION CALCULATIONS & COMCHECK				•
M-801	MECHANICAL EQUIPMENT SCHEDULES	•	•	•	•
M-802	MECHANICAL EQUIPMENT SCHEDULES	•	•	•	•
ELECTRICAL					
E-001	ELECTRICAL COVER SHEET	•	•	•	•
E-101	ELECTRICAL FIRST FLOOR PLAN - LIGHTING	•	•	•	•
E-102	ELECTRICAL SECOND FLOOR PLAN - LIGHTING	•	•	•	•
E-103	ELECTRICAL FIRST FLOOR PLAN - LIGHTING CALCULATION		•	•	•
E-104	ELECTRICAL SECOND FLOOR PLAN - LIGHTING CALCULATION			•	•
E-105	ELECTRICAL SITE PLAN - LIGHTING CALCULATION		•	•	•
E-106	ELECTRICAL SITE PLAN - LIGHTING CALCULATION			•	•
E-201	ELECTRICAL FIRST FLOOR PLAN - POWER	•	•	•	•
E-202	ELECTRICAL SECOND FLOOR PLAN - POWER	•	•	•	•
E-203	ELECTRICAL ROOF PLAN - POWER	•	•	•	•
E-301	ELECTRICAL FIRST FLOOR PLAN - MECHANICAL EQUIPMENT	•	•	•	•
E-302	ELECTRICAL SECOND FLOOR PLAN - MECHANICAL EQUIPMENT	•	•	•	•
E-303	ELECTRICAL ROOF PLAN - MECHANICAL EQUIPMENT	•	•	•	•
E-401	ELECTRICAL SITE PLAN	•	•	•	•
E-501	POWER ONE LINE DIAGRAM	•	•	•	•
E-502	FIRE ALARM RISER DIAGRAM	•	•	•	•
E-601	LIGHTING FIXTURE SCHEDULE	•	•	•	•
E-602	PANELBOARD SCHEDULE			•	•
E-603	PANELBOARD SCHEDULE				•
E-701	ELECTRICAL DETAILS	•	•	•	•
E-702	ELECTRICAL DETAILS				•
E-801	MEP COORDINATION SCHEDULE				•
PLUMBING					
P-001	PLUMBING COVER SHEET AND ABBREVIATIONS	•	•	•	•
P-100	PLUMBING SUB-SLAB PLAN	•	•	•	•
P-101	PLUMBING FIRST FLOOR PLAN	•	•	•	•
P-102	PLUMBING SECOND FLOOR PLAN	•	•	•	•
P-103	PLUMBING ROOF PLAN	•	•	•	•
P-201	PLUMBING ENLARGED PARTIAL PLANS	•	•	•	•
P-501	PLUMBING DETAILS	•	•	•	•
P-502	PLUMBING DETAILS	•	•	•	•
P-601	PLUMBING RISER DIAGRAMS	•	•	•	•
P-602	PLUMBING RISER DIAGRAMS			•	•
P-701	PLUMBING SCHEDULES	•	•	•	•
FIRE PROTECTION					
FP-001	FIRE PROTECTION COVER SHEET	•	•	•	•
FP-101	FIRE PROTECTION FIRST FLOOR PLAN	•	•	•	•
FP-102	FIRE PROTECTION SECOND FLOOR PLAN	•	•	•	•
FP-201	FIRE PROTECTION ENLARGED PLANS & DETAILS	•	•	•	•

PROJECT DIRECTORY

OWNER

CHARLES COUNTY GOVERNMENT / TOWN OF LA PLATA
305 QUEEN ANNE STREET
LA PLATA, MD 20646

ARCHITECT

AREL ARCHITECTS, INC.
5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 240-546-0318 | FAX 301-449-7400
RON LIPFORD

CIVIL ENGINEER / LANDSCAPE:

VISTA DESIGN INC.
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
410-352-3874
RICH POLK

GEOTECHNICAL ENGINEER:

GEOTECH ENGINEERS
11890 OLD BALTIMORE PIKE
BELTSVILLE, MD 20705
TEL 301-937-9227

COMMISSIONING AGENT:

JOHNSON, MIRMIRAN & THOMPSON, INC.
13921 PARK CENTER ROAD, SUITE 140
HERNDON, VIRGINIA 20171
TEL 703-464-7868
ROMAN ROMAN

CAPITAL SERVICES

CHARLES COUNTY GOVERNMENT
10430 AUDIE LANE
LA PLATA, MD 20646
TEL 240-320-6986
CANDIS STRETCHER

INTERIOR ARCHITECT

LITTLE DIVERSIFIED
4245 FAIRFAX DRIVE, SUITE 650
ARLINGTON, VA 22203
TEL 703-908-4501
RICHARD NAAB

STRUCTURAL ENGINEER:

STRUCTURAL ENGINEER GROUP, INC
21135 WHITEFIELD PLACE, SUITE 201
STERLING, VA 20165
TEL 703-574-4813
KAICHEN ZHANG

MEP ENGINEER:

WEIGAND ASSOCIATES
20270 GOLDENROD LANE
GERMANTOWN, MD 21236
TEL 301-540-9060
MICHAEL WEIGAND

COST ESTIMATOR:

FORELLA GROUP
34 ATHERTON ROAD
LUTHERVILLE, MARYLAND 21093
TEL 410-941-9020
ISREAL AGUERO

RECEIVED
By Capital Services - dab at 4:34 pm, Aug 08, 2023

SEAL

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were PREPARED or APPROVED by me, and that I am a duly licensed professional Architect under the laws of the state of Maryland.
License No. 8960, expiration date 03/14/24.

ARCHITECT

AREL ARCHITECTS, INC.
5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
WWW.ARELARCHITECTS.COM

CONSULTANTS

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

INTERIOR ARCHITECT
LITTLE DIVERSIFIED CONSULTING
4245 NORTH FAIRFAX DRIVE, STE 650
ARLINGTON, VA 22203
TEL 571-257-2905

CIVIL ENGINEER
VISTA DESIGN INC
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
TEL 410-352-3874

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING GROUP
21135 WHITFIELD PL, SUITE 201
STERLING, VA 2016
TEL 703-571-4815

MEP ENGINEER
WEIGAND ASSOCIATES
20270 GOLDENROD LANE
GERMANTOWN, MD 21236
TEL 301-540-9060

CLIENT / PROJECT

CHARLES COUNTY PUBLIC LIBRARY

LA PLATA LIBRARY

208 WASHINGTON AVENUE, LA PLATA, MD 20646

NOT FOR CONSTRUCTION

ISSUED FOR	REV	DATE
DESIGN DEVELOPMENT	1	12/10/2021
DESIGN DEVELOPMENT	2	02/21/2023
50% CD SET	3	3/30/2023
100% CD SET	4	6/6/2023

ISSUE FOR CONSTRUCTION DOCUMENTS

SHEET DATE: 06/06/2023

PROJECT NO. 2.128

DRAWING TITLE

COVERSHEET

SCALE: As indicated

SHEET NUMBER

G-000

LA PLATA LIBRARY

MAJOR SITE PLAN

TOWN OF LA PLATA
CHARLES COUNTY, MARYLAND

SITE DATA

OWNER
TOWN OF LA PLATA
305 QUEEN ANNE ST
LA PLATA, MARYLAND 20646
PH (301) 934-8421

ENGINEER/SURVEYOR
VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND 21862
PH: (410) 352-3874
CONTACT: RICHARD POLK, PE

WETLAND/FOREST STAND:
ENVIRONMENTAL RESOURCES, INC.
36173 DUPONT BLVD
SELBYVILLE, DE 19975
PH: (302) 236-3871
CONTACT: EDWARD LAUNAY, PWS

PROJECT PROPOSED BY:
CHARLES COUNTY GOVERNMENT
C/O DEPT. OF PUBLIC WORKS
CAPITAL SERVICES DIVISION
10430 AUDIE LANE
LA PLATA, MD 20646
CONTACT: CANDIS STRETCHER
PHONE: (240) 320-6986

SITE LOCATION
MAP 0113 GRID 0001 PARCEL 0088 (2.76 AC) ZONE R-8
MAP 0113 GRID 0001 PARCEL 0087 (0.59 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0086 (0.34 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0063 (0.73 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0064 (1.00 AC) ZONE CB

FLOOD ZONE
THIS PROJECT IS LOCATED WITHIN FLOOD ZONE "X", OUTSIDE OF THE 100 AND 500 YEAR FLOOD ZONES PER FIRM MAP #24017C0186 C DATED SEPTEMBER 4, 2013

NON-TIDAL WETLANDS
NO JURISDICTIONAL NON-TIDAL WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROPOSED WORK SITE PER ERI INVESTIGATION, JULY 2021.

TOPOGRAPHY/EXISTING CONDITIONS
AREAS OF THE SITE PROPOSED FOR DISTURBANCE WERE SURVEYED BY VISTA DESIGN, INC IN JULY 2021. ALL OTHER EXISTING CONDITIONS SHOWN ARE FROM CHARLES COUNTY AND TOWN OF LA PLATA G.I.S. DATA.

HORIZONTAL & VERTICAL CONTROL
HORIZONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88

PROPOSED SITE SETBACKS
CB ALL OTHER USES
FRONT 10', SIDES NONE, REAR 25'

R8 CULTURAL INSTITUTIONS
FRONT 10' (TALBOT ST), FRONT 10' (WASHINGTON), SIDE 10', REAR 20'

PARKING CALCULATIONS
MAXIMUM LIBRARY CAPACITY: 471 PERSONS
FOR CULTURAL INSTITUTION ZONING 1 PARKING SPACE / 3 OCCUPANTS = 157 SPACES (6 HANDICAP)
PEAK PARKING GENERATED (ITE PARKING MANUAL, 5TH GENERATION) = 65 (WEEKDAY), 51 (SUNDAY)
PARKING PROVIDED ONSITE = 157 (6 HANDICAP)

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT SPECIFICATIONS MANUAL, THE LATEST CHARLES COUNTY DETAIL MANUAL AND IN ACCORDANCE WITH ALL OTHER APPLICABLE LOCAL, COUNTY, AND STATE ORDINANCES.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO LOCATE ALL UTILITIES IN THE WORK AREA. ANY CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE TO HOLD A "PRECONSTRUCTION" MEETING TO INCLUDE THE CONTRACTOR, TOWN OF LA PLATA, CHARLES COUNTY, AND STATE OF MARYLAND INSPECTION PERSONNEL, PUBLIC UTILITIES, AND ANY LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CHARLES COUNTY CAPITAL SERVICES AND THE TOWN OF LA PLATA (301-934-8421) 48 HOURS PRIOR TO THE START OF ALL CONSTRUCTION IN ACCORDANCE TO ALL PERMITS ISSUED.
5. MAXIMUM SLOPES SHALL BE NOT GREATER THAN ALLOWED PER TOWN OF LA PLATA CODE OF ORDINANCES, CHAPTER 173.
6. CERTIFIED COMPACTION TESTS ARE REQUIRED FOR ALL TRENCH/FILL WORK IN ACCORDANCE WITH THE TOWN OF LA PLATA ORDINANCES. FINAL REPORTS AND CERTIFICATIONS SHALL BE PROVIDED PRIOR TO PRE-FINAL INSPECTIONS.
7. CERTIFIED COMPACTION TESTS AND GEOTECHNICAL REPORTS SHALL BE SUBMITTED ON A BIWEEKLY BASIS THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED BY THE SPECIFICATIONS MANUAL.
8. AS-BUILT PLANS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTIONS.
9. WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR, ALL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE REMOVED PRIOR TO RECEIPT OF FINAL APPROVAL AND RELEASE OF BONDS.
10. THE CONTRACTOR SHALL NOTIFY THE SEDIMENT CONTROL INSPECTOR, FIVE (5) DAYS PRIOR TO THE START OF WORK, AND UPON COMPLETION OF EACH ITEM OF WORK THAT REQUIRES THEIR APPROVAL PER THE APPLICABLE ORDINANCE.
11. ALL STORM DRAINS MUST HAVE A MINIMUM 12" VERTICAL COVER BETWEEN ALL OTHER UTILITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL SERVICE LATERALS PRIOR TO THE START OF CONSTRUCTION IN PROPOSED DISTURBANCE AREAS.
13. CONTRACTOR TO IMMEDIATELY NOTIFY CHARLES COUNTY CAPITAL SERVICES, THE TOWN OF LA PLATA, AND DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON PLANS. DESIGN ENGINEER WILL REVIEW CURRENT CONDITIONS AND ADVISE ON HOW TO PROCEED.
14. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO CHARLES COUNTY CAPITAL SERVICES A LETTER OF MATERIAL CERTIFICATION FROM THE SUPPLIERS FOR ALL PRECAST STRUCTURES RELATED TO STORM DRAIN SYSTEMS AND STORMWATER MANAGEMENT FACILITIES IN THE FOLLOWING FORMAT:
    14.1. CONTRACTOR'S NAME AND ADDRESS.
    14.2. PROJECT NAME AND STRUCTURE NUMBER.
    14.3. MANUFACTURERS' PRODUCT CERTIFICATION.
    14.4. TYPE AND QUALITY OF PRODUCT.
    14.5. SHOP DRAWINGS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
15. THE DEVELOPER OR HIS AGENT WILL NOTIFY CAPITAL SERVICES AND THE TOWN OF LA PLATA FOR FINAL INSPECTION AFTER THE COMPLETION OF PERMITTED WORK PER APPROVED PLANS. THEY WILL REQUIRE THE FOLLOWING FOR THEIR FILES:
    15.1. AN "AS BUILT" REPRODUCIBLE PLAN AND SURVEY BY A PROFESSIONAL LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER AT THE SAME SCALE AS THE ORIGINAL PLAN AND SHOWING ALL IMPROVEMENTS AND FINAL GRADES.
    15.2. CERTIFICATION BY THE CONTRACTOR THAT ALL GRADING, DRAINAGE, EROSION CONTROL MEASURES, AND PERMANENT FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
    15.3. A REPORT SUMMARIZING THE INSPECTION REPORTS AND TEST RESULTS AS PER THE CHARLES COUNTY STORMWATER ORDINANCE AND CHAPTER 167 OF THE TOWN OF LA PLATA CODE.
16. THE CONTRACTOR SHALL SUBMIT TO CAPITAL SERVICE AND THE TOWN OF LA PLATA CONCRETE CYLINDER BREAK REPORTS CERTIFIED BY A PROFESSIONAL ENGINEER FOR ALL CAST-IN-PLACE STRUCTURES USED FOR STORM DRAIN SYSTEMS AND/OR STORMWATER MANAGEMENT FACILITIES.
17. ALL SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS GIVEN IN M.D.E.'S "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
18. ALL SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND PLACED IN OPERATION BEFORE EXCAVATION IS STARTED. THE CONTRACTOR SHALL ADJUST THE SEDIMENT CONTROL DEVICES AS NECESSARY TO MEET FIELD CONDITIONS, AND KEEP THEM CLEAN AND IN WORKING ORDER DURING CONSTRUCTION. NO SEDIMENT CONTROL DEVICE SHALL BE REMOVED UNTIL THE ENTIRE AREA DRAINING TO IT HAS BEEN PERMANENTLY STABILIZED, INSPECTED AND APPROVED BY SEDIMENT CONTROL INSPECTOR.
19. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO KEEP MUD AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADS.
20. APPROVAL OF SEDIMENT CONTROL INSPECTOR SHALL BE REQUESTED BY THE CONTRACTOR UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
21. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
22. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
23. PRIOR TO BOND RELEASE ALL OUTFALLS SHALL BE INSPECTED AND APPROVED BY THE TOWN.

PROJECT NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A NEW LIBRARY IN THE TOWN OF LA PLATA AND ASSOCIATED PARKING.
2. STORMWATER REQUIREMENTS ARE TO BE SATISFIED USING ON-SITE BIOSWALE FACILITIES IN COMBINATION WITH THE THE EXISTING DOWNSTREAM STORMWATER DETENTION BASIN WHICH WAS CONSTRUCTED UNDER PLANS ENTITLED ROAD CONSTRUCTION TALBOT STREET WEST BY BEN DYER ASSOCIATES INC., (SED# 126-05).
3. AFTER CONSTRUCTION IS COMPLETE THE AREA IS TO BE STABILIZED, AND PLANTINGS AND VEGETATION ARE TO BE INSTALLED ACCORDING TO LANDSCAPING PLANS.
4. IN ORDER FOR THE BIOSWALE TO WORK CORRECTLY, VEGETATION MUST BE HEALTHY AND STABILIZED. THEREFORE, ANNUAL INSPECTIONS MUST BE PERFORMED FOR THE FIRST THREE YEARS TO GUARANTEE SUCCESSFUL PLANT GROWTH. ANY VEGETATION FOUND TO BE DEAD, DYING, OR DISEASED MUST BE REPLACED.
5. CONSTRUCTION OF THESE FACILITIES MUST BE PERFORMED UNDER THE CLOSE SUPERVISION OF TOWN OF LA PLATA, CHARLES COUNTY AND CONSERVATION DISTRICT INSPECTORS.
6. POST CONSTRUCTION MAINTENANCE OF THE SITE WILL BE THE RESPONSIBILITY OF CHARLES COUNTY GOVERNMENT.

SITE DATA

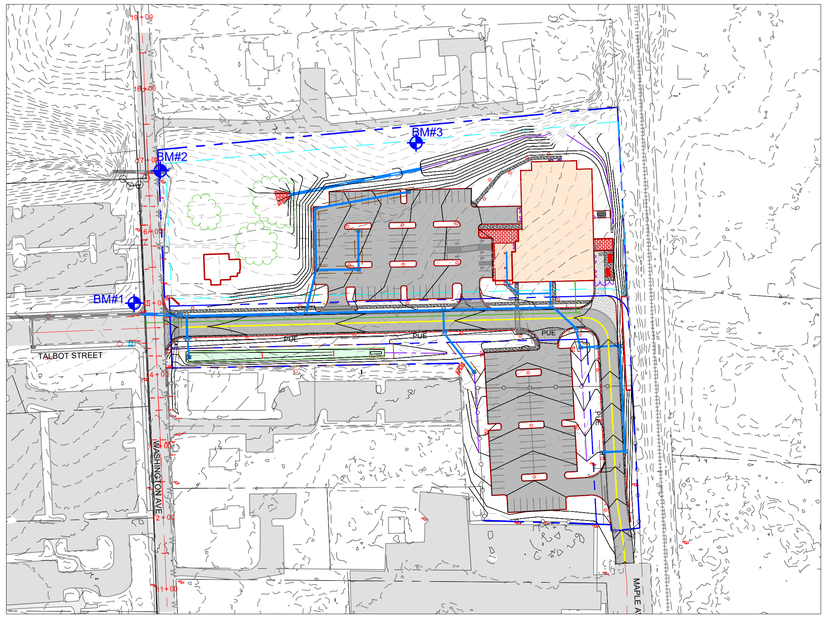
GROSS PROJECT ACREAGE	6.14 AC
PROPOSED ROW	1.24 AC
PROPOSED OPEN SPACE	2.04 AC
FLOODPLAIN AREAS	0.00 AC
NET PROJECT ACREAGE	2.86 AC
PR GROSS FLOOR AREA	27,799 SF (0.64 AC)
PR FLOOR TO AREA RATIO	22.3%
MAXIMUM BUILDING HEIGHT	45 FT (2 STORIES)

TRANSPORTATION NOTES

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION'S (MSHA) BOOK OF STANDARDS, THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND MSHA'S MARYLAND SUPPLEMENT TO THE MUTCD.
2. IN ACCORDANCE WITH SECTION 5.6.C OF THE COUNTY ROAD ORDINANCE, AN EVALUATION OF THE PROPOSED ROADWAY PAVEMENT SECTIONS BASED UPON EXISTING SUBSURFACE AND SUB-GRADE SOIL CONDITIONS AND WORST CASE SCENARIO FOR TRAFFIC VOLUMES (EAL'S) IS REQUIRED TO BE SUBMITTED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE SUB-BASE MATERIALS. THE SUBGRADE MUST HAVE A MINIMUM CBR VALUE OF 7.
3. ALL SIGNS SHALL CONFORM TO THE LATEST VERSION OF MSHA'S STANDARD SIGN BOOK AND FHWA'S MUTCD. ALL TEMPORARY SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MSHA STD. NO. MO 104.01-17A.
4. ALL SIGNS SHALL BE MOUNTED ON GALVANIZED CHANNEL POSTS.
5. SIGNS SHALL BE INSTALLED PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE.
6. APPLY TACK COAT AND BITUMINOUS JOINT SEALER AT ALL VERTICAL JOINTS BETWEEN EXISTING PAVEMENT AND PROPOSED ASPHALT WIDENING.
7. THE CONTRACTOR SHALL REMOVE AND RESTRIPE ANY PAVEMENT MARKINGS THAT ARE DAMAGED DURING CONSTRUCTION.
8. ALL PAVEMENT MARKINGS SHALL BE PAINTED AND INSTALLED PER MSHA STANDARDS
9. STANDARD HOURS FOR WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE FROM 9AM TO 3PM ON WEEKDAYS, EXCLUDING HOLIDAY PERIODS.

SHEET INDEX

C 001	COVER (SHEET 1 OF 38)
C 100	EXISTING CONDITIONS PLAN (SHEET 2 OF 38)
C 200	SITE PLAN INDEX AND STORMWATER MANAGEMENT (SHEET 3 OF 38)
C 201	SITE PLAN NORTHERN SECTION (SHEET 4 OF 38)
C 202	SITE PLAN SOUTHERN SECTION (SHEET 5 OF 38)
C 203	TALBOT STREET EXTENSION ROAD GEOMETRY PLAN (SHEET 6 OF 38)
C 204	NORTH MAPLE AVE. EXTENSION ROAD GEOMETRY PLAN (SHEET 7 OF 38)
C 210	UTILITY LAYOUT PLAN (SHEET 8 OF 38)
C 211	SANITARY SEWER PLAN AND PROFILE (SHEET 9 OF 38)
C 212	WATER MAIN EXTENSION PLAN (SHEET 10 OF 38)
C 213	WASHINGTON AVE WATER MAIN CONNECTION PLAN (SHEET 11 OF 38)
C 214	STORM DRAIN PLAN (SHEET 12 OF 38)
C 220	GRADING PLAN INDEX SHEET (SHEET 13 OF 38)
C 221	GRADING PLAN NORTHERN SECTION (SHEET 14 OF 38)
C 222	GRADING PLAN SOUTHERN SECTION (SHEET 15 OF 38)
C 230	ROAD CENTERLINE PROFILE (SHEET 16 OF 38)
C 231	WATER EXTENSION PROFILE (SHEET 17 OF 38)
C 232	STORM DRAIN PROFILES (SHEET 18 OF 38)
C 240	SIGNAGE AND STRIPING PLAN (SHEET 19 OF 38)
C 250	SITE PLAN DETAIL SHEET (SHEET 20 OF 38)
C 251	SITE PLAN DETAIL SHEET (SHEET 21 OF 38)
C 252	BLOCK WALL DETAIL SHEET (SHEET 22 OF 38)
C 253	SANITARY SEWER DETAILS (SHEET 23 OF 38)
C 254	WATER MAIN DETAILS (SHEET 24 OF 38)
C 255	WATER MAIN DETAILS (SHEET 25 OF 38)
C 256	STORM DRAIN DETAILS (SHEET 26 OF 38)
C 260	BIOSWALE DETAIL SHEET (SHEET 27 OF 38)
C 400	EROSION AND SEDIMENT CONTROL PLAN PH 1 (SHEET 28 OF 38)
C 401	EROSION AND SEDIMENT CONTROL PLAN PH 2 (SHEET 29 OF 38)
C 402	EROSION AND SEDIMENT CONTROL PLAN PH 3 (SHEET 30 OF 38)
C 403	EROSION AND SEDIMENT CONTROL PLAN PH 4 (SHEET 31 OF 38)
C 404	EROSION AND SEDIMENT CONTROL PLAN PH 5 (SHEET 32 OF 38)
C 410	EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 33 OF 38)
C 411	EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 34 OF 38)
L 100	LANDSCAPE PLAN (SHEET 35 OF 38)
L 101	LANDSCAPE PLAN DETAILS AND NOTES (SHEET 36 OF 38)
EL 300	ELECTRICAL LIGHTING SITE PLAN (SHEET 37 OF 38)
EL 301	ELECTRICAL SITE LIGHTING PHOTOMETRIC CALCULATION (SHEET 38 OF 38)



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 36310 , EXPIRATION DATE: 11/17/2026 .

SITE BENCHMARKS

NAME	TYPE	NORTHING	EASTING	ELEV
BM#1	SET CAPPED REBAR	315285.66	1318540.81	177.93
BM#2	SET CAPPED REBAR	315471.95	1318577.22	171.43
BM#3	SET CAPPED REBAR	315510.98	1318933.99	178.17

NOTE: ALL SITE BENCHMARKS ARE IN NAD83/NAVD88 MARYLAND STATE PLANE COORDINATES

SITE DATA TABLE

TOTAL SITE AREA	DISTURBED AREA	EXISTING IMPERVIOUS AREA	NEW IMPERVIOUS AREA	TOTAL IMPERVIOUS LOT COVERAGE	ESTIMATED CUT	ESTIMATED FILL	NET
6.14 AC	5.10 AC	0.36 AC	2.59 AC	2.59 AC	9400 CY*	11,750 CY*	±2,350 CY FILL*

*THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. VISTA DESIGN, INC. MAKES NO GUARANTEES OF THE ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.

REFERENCED COUNTY DETAILS

ROAD DETAILS	
R-2.16	LOCAL ROAD SECTION
R 2.22	COMBINATION CURB AND GUTTER
R 2.23	STANDARD CURB
R 2.24	CURB INSTALLATION
R 2.26	CONCRETE CURB AND GUTTER TRANSITION
R 2.26.1	CONCRETE CURB AND GUTTER TRANSITIONS PLAN VIEW
R 2.28	CONCRETE SIDEWALK
R 2.29.1	PEDESTRIAN RAMP
R 2.29.2	PEDESTRIAN RAMP SIDEWALK ABUTS CURB
R 2.32	CONCRETE APRONS
R 2.48	REPAIRING PAVEMENT OPENINGS FOR UTILITY TRENCHES
M 5.00	METHOD OF CUTTING AND REPAIRING ROADWAYS
SEWER DETAILS	
S 1.00	PRECAST CONCRETE MANHOLE
S 1.07	KOR-N-SEAL
S 1.09	PRECAST CONCRETE MANHOLE BUILT OVER EXISTING SEWER TYPE II
S 3.00	STANDARD TRAFFIC FRAME AND COVER
S3.03	RISER RING STANDARD FRAME AND COVER
S 3.06	PRECAST CONCRETE MANHOLE ADJUSTING GRADE RING
S 3.07	PRECAST CONCRETE MANHOLE SLOPED ADJUSTING GRADE RING
S 4.01	TYPE 'B' 6" CONNECTION TO SEWER MAIN
M 2.04	BEDDING, EMBEDMENT, AND MAXIMUM COVER PVC PIPE
M2.01	MINIMUM CLEARANCE OF WATER PARALLEL TO SEWER
WATER DETAILS	
W 1.00	METHOD OF TESTING WATER MAINS
W 2.03	4" THRU 12" WATER CONNECTION INSIDE METER SETTINGS
W 3.00	DETAIL OF GATE VALVE AND BOX
W 3.10	TRACER WIRE SAMPLE WATER PLAN
W 3.11	TRACER WIRE WATER SERVICE DETAIL
W 3.12	TRACER WIRE HYDRANT DETAIL
W 5.00	FIRE HYDRANT
W 5.00-A	FIRE HYDRANT ADJUSTMENT (S-BEND)
W 6.05	3" & LARGER INDOOR METER INSTALLATIONS
W 6.07	INDOOR FM METER INSTALLATIONS
W 6.09	INDOOR DETECTOR CHECK METER INSTALLATIONS
M 2.03	TRENCH WIDTHS FOR DUCTILE IRON MAIN
M 2.05	CONCRETE ENCASEMENT AND CRADLE DETAILS
B 1.00	THRUST BLOCK FOR HORIZONTAL BENDS
B 1.01	THRUST BLOCKS FOR TEES AND TAPPING ASSEMBLIES
B 1.05	ANCHORAGE FOR UPPER VERTICAL BENDS
B 1.06	BUTTRESSES FOR LOWER VERTICAL BENDS
B 2.00	METHOD OF STRAPPING VALVE TO MAIN
B 2.01	METHODS OF STRAPPING FIRE HYDRANT TO MAIN
B 2.04	MECHANICAL JOINT RETAINER GLAND
STORMWATER DETAILS	
MD 354.01	STANDARD TYPE C ENDWALL
MD 374.03	STANDARD WR & WRM INLET FRAME AND GRATE
MD 374.23	STANDARDS PRECAST WR INLET
MD 374.62	PRECAST OR CAST IN PLACE COG INLETS
MD 374.63	PRECAST OR CAST IN PLACE COG INLETS
MD 381.01	STANDARD YARD INLETS



VICINITY MAP
SCALE 1" =2000'
NORTH

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREELINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR (24)
EX. 5X CONTOUR (25)
EX. FENCE
EX. UTIL POLE
PR. BUILDING RESTRICTION LINE
PR STORM SEWER
PR. TREELINE LOCATION
PR LIBRARY LOCATION
PR PAVERSTONE
PR SIDEWALK
PR CURB
PR PAVEMENT
PR WATERMAIN EXTENSION
PR SANITARY SEWER
PR LIMITS OF DISTURBANCE (LOD)
PR BLOCK RETAINING WALL
PR 1X CONTOUR (24)
PR 5X CONTOUR (25)
PR SWALE CENTERLINE
PR BIOSWALE
PR LIGHT
PR PUBLIC UTILITY EASEMENT (PUE)

0 50 100 200 300
SCALE: 1" = 100'

PERMIT INFORMATION

PERMIT NAME	NUMBER	DATE APPROVED	DATE EXPIRES
CHARLES SOIL CONSERVATION DISTRICT	32-23	2/11/2025	4/30/2027
TOWN OF LA PLATA	00562-2021		
MD DEPT OF ENVIRONMENT NOTICE OF INTENT			

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE STORMWATER MANAGEMENT & STORM DRAINAGE ORDINANCE, FLOODPLAIN MANAGEMENT ORDINANCE, GRADING ORDINANCE, ROAD ORDINANCE, WATER & SEWER ORDINANCE, THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, ALL STATE AND FEDERAL CODES, THE CHARLES COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, THE CHARLES COUNTY DETAILS MANUAL, THE APPROVED SITE PLAN OR PRELIMINARY PLAN, OTHER PGM ORDINANCES AND REGULATIONS AND ANY CONDITIONS IMPOSED BY CHARLES COUNTY.

MARYLAND REGISTERED PROFESSIONAL ENGINEER

1-15-25 (DATE) 36310 (LICENSE NUMBER)

CONSULTANTS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR CURRENT REVISIONS THEREOF, AND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT REGULATIONS.

MD P.E. LICENSE # 36310
MD LAND SURVEYOR LICENSE # N/A
MD LANDSCAPE ARCHITECT # N/A
NAME RICHARD F. POLK
FIRM NAME VISTA DESIGN, INC
STREET ADDRESS 11634 WORCESTER HWY SHOWELL, MD 21862

OWNER'S/DEVELOPERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CONSTRUCTION INCLUDING AND NOT LIMITED DRAINAGE, GRADING, STORMWATER MANAGEMENT, ROADS, AND WATER & SEWER WILL BE DONE PURSUANT TO THIS PLAN, ALL LOCAL, STATE AND FEDERAL CODES AND REQUIREMENTS, CHARLES COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, CHARLES COUNTY DETAILS, APPROVED SITE AND/OR PRELIMINARY PLANS, OTHER TOWN ORDINANCES & REGULATIONS AND ANY OTHER REQUIREMENTS IMPOSED BY CHARLES COUNTY. I/WE HEREBY AUTHORIZE A RIGHT-OF-ENTRY TO ANY CHARLES COUNTY, LOCAL, STATE OF FEDERAL PERSONNEL FOR THE PURPOSE OF INSPECTION, EVALUATION, OR OBSERVATION OF ANY CONSTRUCTION ACTIVITY RELATED TO THE PROJECT.

OWNER/DEVELOPER SIGNATURE & DATE: Britta Hertling

PRINTED NAME AND TITLE: BRITTA HERTLING - CHIEF OF CAPITAL SERVICES

OWNER'S/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, VEGETATIVE STABILIZATION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE (♦) AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT TO ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS, CHARLES COUNTY INSPECTORS, AND THE REPRESENTATIVE OF THE CHARLES SOIL CONSERVATION DISTRICT."

OWNER/DEVELOPER SIGNATURE & DATA: Britta Hertling

PRINTED NAME AND TITLE: BRITTA HERTLING - CHIEF OF CAPITAL SERVICES

TELEPHONE NUMBER: (301) 645-0641

ADDRESS: 10430 AUDIE LANE LAPLATA MD, 20646-2150

CANDIS STRETCHER RPC 027926
PRINTED NAME AND CARD NUMBER (♦) OF ON-SITE RESPONSIBLE PERSONNEL.

CHARLES SOIL CONSERVATION DISTRICT APPROVAL

SEDIMENT AND EROSION CONTROL PLAN APPROVAL # 32-23

SMALL POND APPROVAL FOR N/A

Sediment and Erosion Control Plan Approval and Small Pond Approval (if applicable) is hereby granted by the Charles Soil Conservation District.

Signature: Luis Diequez / TW DATE: 2/10/2025

Approval Expiration Date: 04/30/2027

(Requests exclusively for extension of the approval expiration date noted above and not involving any plan modifications to these approved plan sheets, must be submitted to the Charles Soil Conservation District in writing. The Charles Soil Conservation District, at its discretion, may approve the expiration date extension to the approved plan via separate approval letter.)

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

ToLP PERMIT #00562-2021
LA PLATA LIBRARY

CONSTRUCTION PLANS
COVER SHEET

PROJECT DATA

Tax Map: 0113 Parcel: SEVERAL
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date: 2/12/25
Scale: 1" = 100'

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-001

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREELINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX. UTIL POLE
PR. BUILDING RESTRICTION LINE
PR STORM SEWER
PR. TREELINE LOCATION
PR LIBRARY LOCATION
PR PAVERSTONE
PR SIDEWALK
PR CURB
PR PAVEMENT
PR WATERMAIN EXTENSION
PR SANITARY SEWER
PR LIMITS OF DISTURBANCE
PR BLOCK RETAINING WALL
PR 1X CONTOUR
PR 5X CONTOUR
PR SWALE CENTERLINE
PR BIOSWALE
PR LIGHT
PR PUBLIC UTILITY EASEMENT

N/F GEORGE & MARY ANN SCOTT
214A WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F LYNNE & FELICA TAGGART
214B WASHINGTON AVE
TM 0113 G 0001 P 0089

EX. PRIVATE DRIVE

20' REAR YARD SETBACK

E 1318700.00
N 315500.00

E 1319150.00
N 315550.00

LANDS N/F NEW YORK CENTRAL RAILROAD

PR EW-1

REGRADE DITCH @ 1% TO PIPE

150 FT OF SWALE @ 1%

PR DI-10

6" BARRIER CURB

PR DI-8

6" BARRIER CURB (TYP)

PR DI-9A

PRIMARY PARKING LOT
87 PARKING SPACES
(6 HANDICAP)

6" BARRIER CURB (TYP)
TAPER TO FLUSH

PROPOSED LA PLATA LIBRARY
FFE 181.50
REFER TO ARCHITECTURAL PLANS

CONCRETE PAD WITH BOLLARDS AND FLAG
REFER TO SHEET A-002

REAR PATIO

PATIO FLUSH WITH PAVEMENT

PARKING LOT FLUSH
WITH COURTYARD

TRASHPAD

DIESEL TANK (ELECTRICAL PLANS)

MASONRY SCREENING ENCLOSURE
(SEE SHEET A-003)

GENERATOR
(REFER TO ELECTRICAL PLANS)

REAR ACCESS GATES
(REFER TO A-002)

PR PAVERSTONE
COURTYARD AREA

CONCRETE PARKING BLOCKS
FOR SPACES ALONG PATIO

6" BARRIER CURB (TYP)
TAPER TO FLUSH BY PATIO

LIBRARY ENTRANCE
SIGNAGE. SEE A-206.

20" MAGNOLIA TREE

38" MAPLE TREE

EX STORM PIPE TO BE REMOVED

EX. WINKLER HOUSE
(TO REMAIN)

10' FRONT YARD SETBACK

BEGINNING OF TALBOT ST EXT STA 0+00

S87° 22' 29"W
6.51'

MARQUEE SIGN. SEE DETAILS A-003

N2° 28' 02"W
11.27'

10' FRONT YARD SETBACK

HANDICAP RAMP (TYP)

PR DI-1

PR DI-2

PR SIDEWALK

6" COMBINATION CURB AND GUTTER

TALBOT STREET EXTENSION
PR 60' PUBLIC ROW

CURB TRANSITION

DEP. CURB AND GUTTER ACROSS ENTRANCE

PR 8" PVC SEWER

PR SS MH1

TALBOT STREET EXTENSION CENTERLINE 631.76 FT N 88° 38' 40" E

PR 10" C-900 PVC WATER MAIN TO MAPLE AVE

PR DI-3

PR DI-3A

6" COMBINATION CURB AND GUTTER

PR DI-6

LIGHT POLE (TYP)

10' PUBLIC UTILITY EASEMENT

N88° 38' 40"E
580.54'

SWALE @ 1.5% TO BIOSWALE

CLASS 0 RIP RAP APRON
L=5', W = 7.5'

CLASS 0 RIP RAP FOREBAY
L=20', W = 12' D =6"

BIOSWALE 1, TRAPEZOIDAL
250 FT LONG, 4 FT WIDE BOTTOM
4:1 SIDESLOPES, 1.25 FT DEEP 0.50% SLOPE

PR OUT-1

N2° 28' 02"W
26.77'

AUXILIARY PARKING LOT
75 PARKING SPACES

3' WIDE CURB CUT
ELEVATION 182.00

SMECO TRANSFORMER PAD
REFER TO SMECO SERVICE GUIDE

10' PUBLIC UTILITY EASEMENT

PR DI-4

PR DI-4A

PR DI-11

PR DI-14

PR DI-15

PR DI-5

PR SS MH2

L=46.25
R=30.00
Δ=88°19'23"

PR BLOCK RETAINING WALL

TALBOT ST EXT STA 6+31.76
MAPLE AVE EXT STA 0+00.00

PR 10" C-900 PVC WATER MAIN

NORTH MAPLE AVE
PR 60' PUBLIC ROW

6" WATER MAIN

WASHINGTON AVE
VARIABLE WIDTH ROW

MAREDITH BUILDING
3 STORY OFFICE BUILDING
TM 0113 G 0001 P 0084

0 10 20 40 60
SCALE: 1" = 20'

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STATE OF MARYLAND
RICHARD F. COOK
LICENSE #36310
PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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Land Planning Consultants • GIS Services
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LA PLATA LIBRARY

SITE PLAN
NORTHERN SECTION

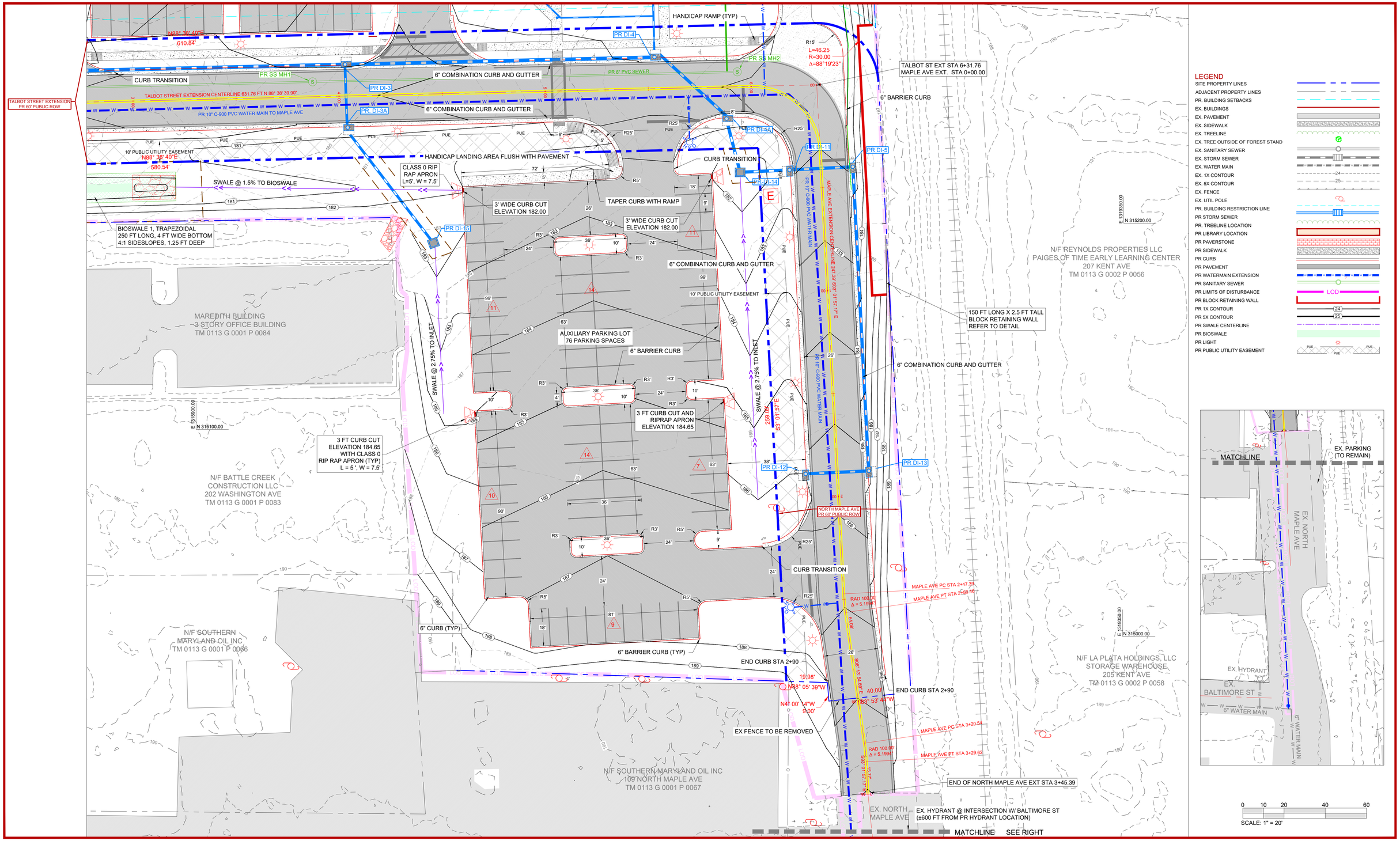
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 20'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/12/25 ISSUED FOR TEAM REVIEW
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-201



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STATE OF MARYLAND · STANDARD F. POLITO · LICENSE #36310 · PROFESSIONAL ENGINEER
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SITE PLAN
SOUTHERN SECTION

PROJECT DATA			
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LA PLATA, MD			
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5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-202

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
SWM/SD EASEMENT
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREELINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX. UTIL POLE
PR. BUILDING RESTRICTION LINE
PR STORM SEWER
PR. TREELINE LOCATION
PR LIBRARY LOCATION
PR PAVERSTONE
PR SIDEWALK
PR CURB
PR PAVEMENT
PR WATERMAIN EXTENSION
PR SANITARY SEWER
PR LIMITS OF DISTURBANCE
PR BLOCK RETAINING WALL
PR 1X CONTOUR
PR 5X CONTOUR
PR SWALE CENTERLINE
PR BIOSWALE
PR LIGHT
PR PUBLIC UTILITY EASEMENT

TALBOT STREET ROAD BASELINE

SEGMENT	START STATION	START POINT	DISTANCE	BEARING	END STATION	END POINT
1	0+00.00	N 315252.293, E 1318569.508	631.76 Ft	N88° 38' 40"E	6+31.76	N 315267.239, E 1319201.093

TALBOT STREET ROAD STRIPING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE	NOTES
SOLID DOUBLE YELLOW	0+37.59	0	5+99.71	0	5" WIDE YELLOW PAINT	
SOLID DOUBLE YELLOW	5+99.71	0	6+31.76	RIGHT 32.05	5" WIDE YELLOW PAINT	33' CL RADIUS
SOLID WHITE LINE	0+10.60	LEFT 44.30	0+36.76	LEFT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+36.76	LEFT 12.00	2+20.00	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	2+88.04	LEFT 12.00	4+05.13	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	4+75.13	LEFT 12.00	5+99.71	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+99.71	LEFT 12.00	6+43.76	RIGHT 27.19	5" WIDE WHITE PAINT	40' RADIUS
SOLID WHITE LINE	0+12.68	RIGHT 38.65	0+36.75	RIGHT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+36.75	RIGHT 12.00	5+13.34	RIGHT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+83.34	RIGHT 12.00	5+94.86	RIGHT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+94.86	RIGHT 12.00	6+20.85	RIGHT 37.24	5" WIDE WHITE PAINT	26' RADIUS

TALBOT STREET ROAD MARKING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE
CROSSWALK	0+26.92	RIGHT 15.61 TO LEFT 15.61	0+32.92	RIGHT 13.49 TO LEFT 13.94	THERMOPLASTIC
STOP BAR	0+36.92	CENTER TO LEFT 12.00			THERMOPLASTIC
CROSSWALK	5+03.37	RIGHT 13.00 TO LEFT 13.00	5+09.37	RIGHT 13.00 TO LEFT 13.00	THERMOPLASTIC
STOP BAR	5+96.04	CENTER TO LEFT 12.00			THERMOPLASTIC

TALBOT STREET STORM SEWER SCHEDULE

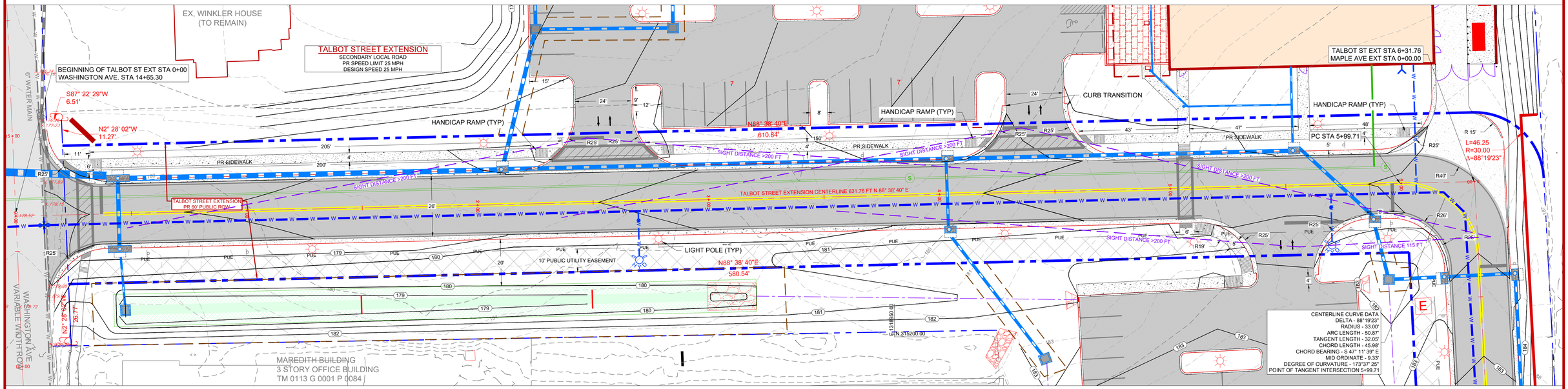
INLET	TYPE	STATION	OFFSET	RIM
DI-1	10' COS (MD 374.63)	0+44.52	LEFT 13.00	177.70
DI-6	10' COS (MD 374.63)	0+44.52	RIGHT 13.00	177.70
DI-2	5' COG (MD374.62)	2+10.60	LEFT 13.00	178.49
DI-3	5' COG (MD374.62)	4+03.27	LEFT 13.00	179.65
DI-3A	5' COG (MD374.62)	4+03.27	RIGHT 13.00	179.65
DI-4	5' COG (MD374.62)	5+53.37	LEFT 13.00	180.55
DI-4A	5' COG (MD374.62)	5+87.71	RIGHT 13.00	180.70

TALBOT STREET SANITARY SEWER SCHEDULE

ITEM	DETAIL	STATION	OFFSET	RIM
SSMH-1	CC S 1.00	3+87.31	LEFT 7.25	179.67
8" LATERAL	CC S 4.01	5+88.36	LEFT 7.25	
SSMH-2	CC S 1.00	5+93.36	LEFT 7.25	180.90

TALBOT STREET CURBING SCHEDULE

TYPE	DETAIL	START STATION	OFFSET	END STATION	OFFSET	NOTES
6" COMB. CURB & GUTTER	CC R2.22	0+12.31	LEFT 37.11	0+17.38	LEFT 26.49	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+17.38	LEFT 26.49	0+19.04	LEFT 24.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+19.04	LEFT 24.00	0+32.14	LEFT 15.57	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	0+32.14	LEFT 15.57	0+35.09	LEFT 15.10	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+35.09	LEFT 15.10	2+20.96	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	2+20.96	LEFT 15.00	2+88.02	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	2+88.02	LEFT 15.00	4+05.04	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	4+05.04	LEFT 15.00	4+77.26	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	4+77.26	LEFT 15.00	5+00.50	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+00.50	LEFT 15.00	5+03.50	LEFT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+03.50	LEFT 15.00	5+08.50	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	5+08.50	LEFT 15.00	5+11.50	LEFT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+11.50	LEFT 15.00	5+91.13	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+91.13	LEFT 15.00	6+14.13	LEFT 37.99	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+15.76	RIGHT 37.79	0+25.37	RIGHT 19.29	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+25.37	RIGHT 19.29	0+27.92	RIGHT 17.71	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+27.92	RIGHT 17.71	0+32.14	RIGHT 15.97	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	0+32.14	RIGHT 15.97	0+35.06	RIGHT 15.29	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+35.06	RIGHT 15.29	5+00.50	RIGHT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+00.50	RIGHT 15.00	5+03.50	RIGHT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+03.50	RIGHT 15.00	5+08.50	RIGHT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	5+08.50	RIGHT 15.00	5+18.62	RIGHT 15.66	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+46.71	RIGHT 30.00	5+86.32	RIGHT 15.00	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	5+86.32	RIGHT 15.00	5+94.32	RIGHT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+94.32	RIGHT 15.00	6+13.66	RIGHT 30.00	23.00' BOC RADIUS



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STATE OF MARYLAND — CHARLES W. SCHMIDT — LICENSE #32911 — PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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TALBOT STREET EXTENSION
GEOMETRY PLAN

PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 20'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-203

NORTH MAPLE AVE ROAD BASELINE

SEGMENT	START STATION	START POINT	LENGTH	BEARING	RADIUS	DELTA	END STATION	END POINT
1	0+00.00	N 315267.239, E 1319201.093	247.39'	S03° 01' 57"E			2+47.39	N 315020.196, E 1319214.181
2	2+47.39	N 315020.196, E 1319214.181	9.07'		100.00'	5°11'58"	2+56.46	N 315011.168, E 1319215.071
3	2+56.46	N 315011.168, E 1319215.071	64.08	S08° 13' 55"E			3+20.54	N 314947.751, E 1319224.246
4	3+20.54	N 314947.751, E 1319224.246	9.07'		100.00'	5°11'58"	3+29.62	N 314938.723, E 1319225.136
5	3+29.62	N 314938.723, E 1319225.136	15.77'	S03° 01' 57"E			3+45.39	N 314922.971, E 1319225.971

NORTH MAPLE AVE. ROAD STRIPING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE	NOTES
SOLID DOUBLE YELLOW	0+00.00	RIGHT 32.05	0+32.05	0	5" WIDE YELLOW PAINT	33' CL RADIUS
SOLID DOUBLE YELLOW	0+32.05	0	3+45.39	0	5" WIDE YELLOW PAINT	
SOLID WHITE LINE	-0+12.00	RIGHT 32.05	0+27.19	LEFT 12.00	5" WIDE WHITE PAINT	40' RADIUS
SOLID WHITE LINE	0+27.19	LEFT 12	3+45.39	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	0+10.91	RIGHT 37.24	0+27.19	RIGHT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+27.19	RIGHT 12.00	3+45.39	RIGHT 12.00	5" WIDE WHITE PAINT	

NORTH MAPLE AVE. ROAD MARKING SCHEDULE

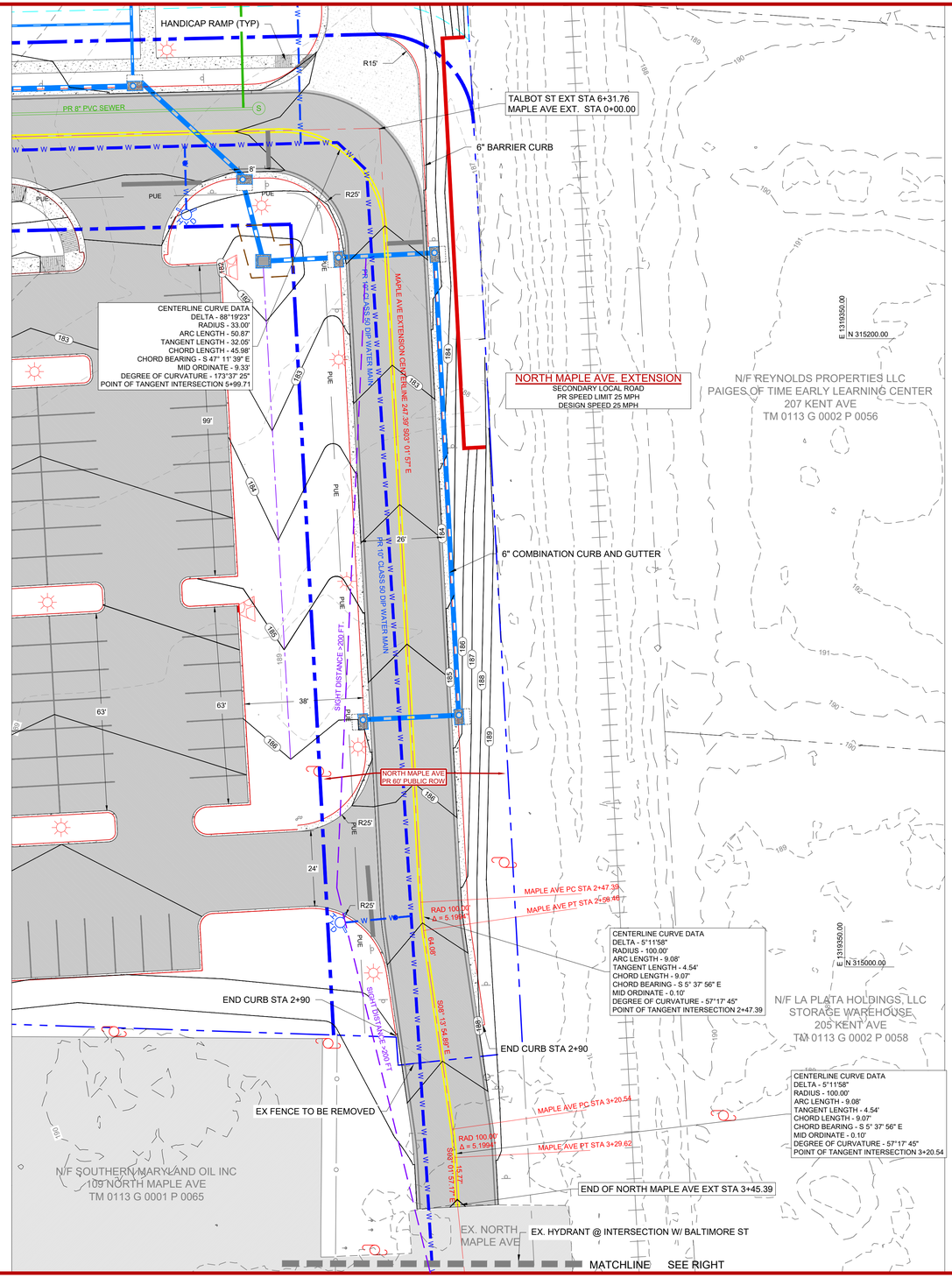
ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE
STOP BAR	0+36.91	CENTER TO LEFT 12.00			THERMOPLASTIC

NORTH MAPLE AVE CURBING SCHEDULE

TYPE	DETAIL	START STATION	OFFSET	END STATION	OFFSET	NOTES
6" BARRIER CURB	CC R2.23	0+00.00	LEFT 13.50	0+20.50	LEFT 13.50	
6" COMB. CURB & GUTTER	CC R2.22	0+20.50	LEFT 15.00	2+90.00	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	0+13.95	RIGHT 37.37	0+36+91	RIGHT 15.00	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+36+91	RIGHT 15.00	1+97.78	RIGHT 15.00	
6" BARRIER CURB	CC R2.23	2+68.39	RIGHT 13.50	2+90.00	RIGHT 15.00	

NORTH MAPLE AVE. STORM SEWER SCHEDULE

INLET	TYPE	STATION	OFFSET	RIM
DI-5	5' COG (MD374.62)	0+40.52	RIGHT 13.00	181.96
DI-11	5' COG (MD374.62)	0+40.52	LEFT 13.00	181.96
DI-12	5' COG (MD374.62)	1+88.27	RIGHT 13.00	185.26
DI-13	5' COG (MD374.62)	1+88.27	LEFT 13.00	185.26



LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- SWM/SD EASEMENT
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT
- PR PUBLIC UTILITY EASEMENT

0 10 20 40 60

SCALE: 1" = 20'

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NORTH MAPLE AVE
GEOMETRY PLAN

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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-204

N/F RALPH & PAULA WINKLER
214 WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F GEORGE & MARY ANN SCOTT
214A WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F LYNNE & FELICA TAGGART
214B WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F RICHARD & MARGUE BALDUS
217 WASHINGTON AVE
TM 0112 G 0005 P 0099

EX. PRIVATE DRIVE

E 1318500.00
N 315600.00

E 1319300.00
N 315600.00

48" RDPE PIPE
INV IN 169.32
INV OUT 160.60

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0112 G 0006 P 0046

MANHOLE 44WWMH0014
RIM 173.29
INV IN 162.64
INV OUT 162.54

COURTHOUSE PARKING

20" MAGNOLIA TREE

38" MAPLE TREE

NOTE: STORMWATER RUNOFF FROM SITE TO EX. SWM POND (ROAD CONSTRUCTION TALBOT STREET WEST, BY BEN DYER ASSOCIATES, LAST REVISED 12/12/05, SED 126-05)

MANHOLE 44SWMH0012
RIM 177.45
INV OUT 170.25

INLET 44CB0029
RIM 174.21
INV IN 169.13(E)
INV IN 170.77(S)
INV OUT 168.83(W)

36" CMP PR DOGHOUSE MH

TALBOT ST
10" DIP WATER MAIN

INLET 44CB0030
THROAT 174.53

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0113 G 0001 P 0088

MAREDITH BUILDING
3 STORY OFFICE BUILDING
TM 0113 G 0001 P 0084

6" WATER MAIN

COURTHOUSE PARKING

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0113 G 0001 P 0090

MANHOLE 44WWMH0034
RIM 183.33
INV IN 175.96
INV OUT 175.94

N/F BATTLE CREEK CONSTRUCTION LLC
202 WASHINGTON AVE
TM 0113 G 0001 P 0083

N/F SOUTHERN MARYLAND OIL INC
TM 0113 G 0001 P 0066

N/F 200 WASHINGTON AVE LLC
OFFICE BUILDING
200 WASHINGTON AVE
TM 0113 G 0001 P 0082

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY COURTHOUSE
TM 0113 G 0001 P 0091

N/F SOUTHERN MARYLAND OIL INC
109 NORTH MAPLE AVE
TM 0113 G 0001 P 0067

MATCHLINE SEE RIGHT

WASHINGTON AVE
VARIABLE WIDTH ROW

MAPLE AVE

LANDS N/F NEW YORK CENTRAL RAILROAD

N/F BERNARD R WINKLER SR TRUST, ET AL
LA PLATA MILL BUILDING SUPPLY & RENTALS
213 KENT AVE
TM 0109 G 0019 P 0080

N/F REYNOLDS PROPERTIES LLC
PAGES OF TIME EARLY LEARNING CENTER
207 KENT AVE
TM 0113 G 0002 P 0056

N/F LA PLATA HOLDINGS, LLC
STORAGE WAREHOUSE
205 KENT AVE
TM 0113 G 0002 P 0058

EX. HYDRANT @ INTERSECTION W/ BALTIMORE ST
(±600 FT FROM PR HYDRANT LOCATION)

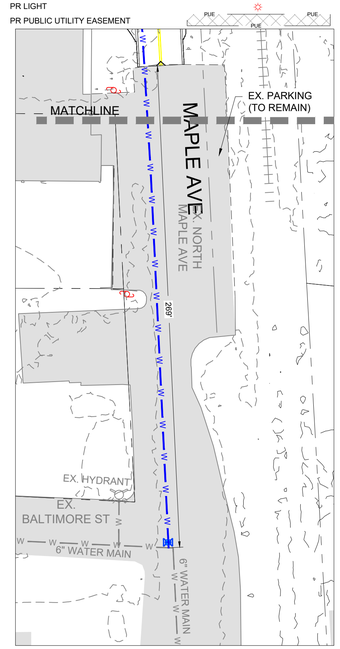
PR DOGHOUSE MH
PR SS MH1
PR SS MH2

PR DI-1
PR DI-2
PR DI-3
PR DI-3A
PR DI-4
PR DI-4A
PR DI-5
PR DI-6
PR DI-7
PR DI-8
PR DI-9
PR DI-9A
PR DI-10
PR DI-11
PR DI-12
PR DI-13
PR DI-14
PR DI-15
PR OUT-1

13'
23'

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE (LOD)
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT
- PR PUBLIC UTILITY EASEMENT



0 20 40 80 120
SCALE: 1" = 40'

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STATE OF MARYLAND · CHARLES P. FOX · LICENSE #36310 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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UTILITY LAYOUT PLAN

PROJECT DATA

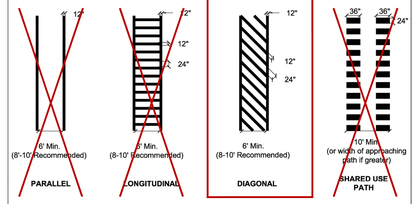
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-210

NOT TO SCALE



TYPES OF CROSSWALK MARKINGS:
Parallel Crosswalk Markings: The standard crosswalk striping treatment for low-volume pedestrian crossing locations.

Longitudinal Crosswalk Markings: May be used to provide added visibility for a crosswalk.

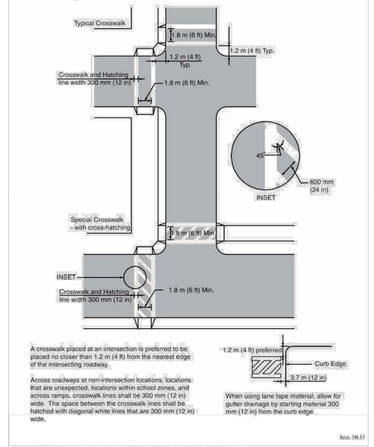
Diagonal Crosswalk Markings: "Across roadways at non-intersection locations, locations that are unexpected, locations within school zones and across ramps" diagonal markings shall be used (Maryland MUTCD Section 3B.17).

Shared Use Path Markings: In locations where a shared use path intersects a roadway.

Figure 10.5 - Crosswalk Marking Types
(Sheet 1 of 3)

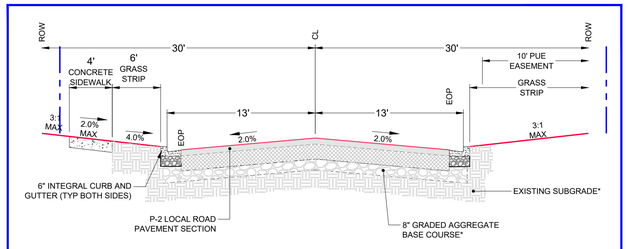
NOT TO SCALE

Figure 3B-17a. Examples of Crosswalk and Crosswalk Lines SHA



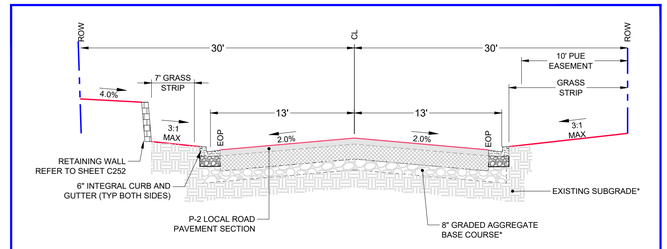
Source: *Maryland MUTDC 2006 Edition (Interim Edition),* Section 3B.17

Figure 10.5 - Crosswalk Marking Types
(Sheet 3 of 3)



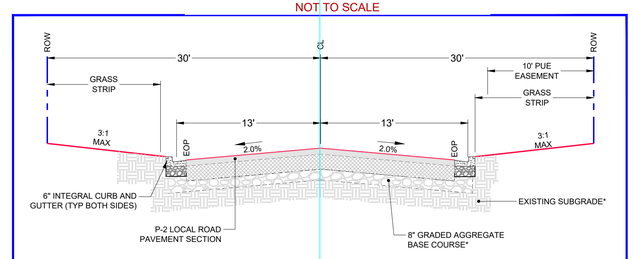
NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL TALBOT AVE EXTENSION
CROSS SECTION - 50' ROW
NOT TO SCALE



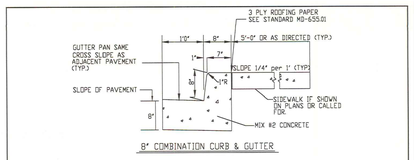
NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL NORTH MAPLE AVE EXTENSION
CROSS SECTION - 60' ROW
STATION 0+00 TO 1+03
NOT TO SCALE



NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL NORTH MAPLE AVE EXTENSION
CROSS SECTION - 60' ROW
STATION 1+03 TO 3+45
NOT TO SCALE

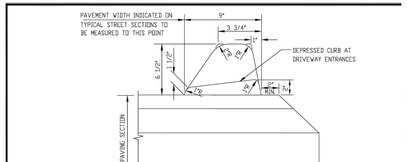


NOTE:
MODIFIED COMBINATION CURB AND GUTTER TO BE USED ONLY ON LOCAL ROADS OR MINOR COLLECTOR ROADS.

NOTES:
1. MAX JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER - 10'
2. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
3. 6" AND MODIFIED COMBINATION CURB AND GUTTER TO BE USED ONLY ON LOCAL ROADS OR MINOR COLLECTOR ROADS.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 11/19/99 DATE
HIGHWAY ENGINEER 11/19/99 DATE

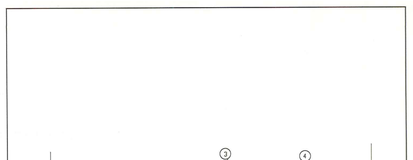
STANDARD DETAIL: COMBINATION CURB & GUTTER
REVISIONS:
R 2.22



NOTES:
1. MAX JOINT SPACING FOR STANDARD CURB - 10'
2. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 8/24/15 DATE
HIGHWAY ENGINEER 8/24/15 DATE

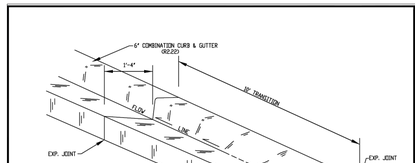
STANDARD DETAIL: STANDARD CURBS
REVISIONS: 8/24/2015
R 2.23



MATERIAL DESCRIPTIONS:
1. ASPHALT CONCRETE BASE AND TOP COURSE
2. SUBBASE COURSE
3. STANDARD CONCRETE CURB AND GUTTER (REF. DETAIL R/2.22)
4. TOPSOIL AND SEEDING - 6" DEPTH

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 11/19/99 DATE
HIGHWAY ENGINEER 11/19/99 DATE

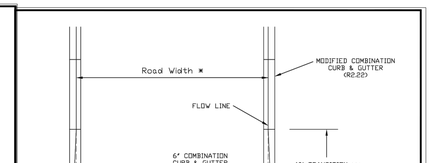
STANDARD DETAIL: CURB INSTALLATION
REVISIONS:
R 2.24



NOTE:
NO DRIVEWAY ENTRANCE PERMITTED WITHIN TRANSITION

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 3/06/17 DATE
HIGHWAY ENGINEER 3/06/17 DATE

STANDARD DETAIL: CONCRETE CURB AND GUTTER TRANSITION
REVISIONS: MARCH 2017
R 2.26



NOTE:
* REFER TO ROAD ORDINANCE TABLES 2.01.01 & 2.01.02 FOR PAVEMENT WIDTH.
** REFER TO R2.26 FOR CURB TRANSITION DETAIL.
NO DRIVEWAY ENTRANCE PERMITTED WITHIN TRANSITION

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 3/06/17 DATE
HIGHWAY ENGINEER 3/06/17 DATE

STANDARD DETAIL: CONCRETE CURB AND GUTTER TRANSITION PLAN VIEW
REVISIONS:
R 2.26.1

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SITE DETAILS PAGE

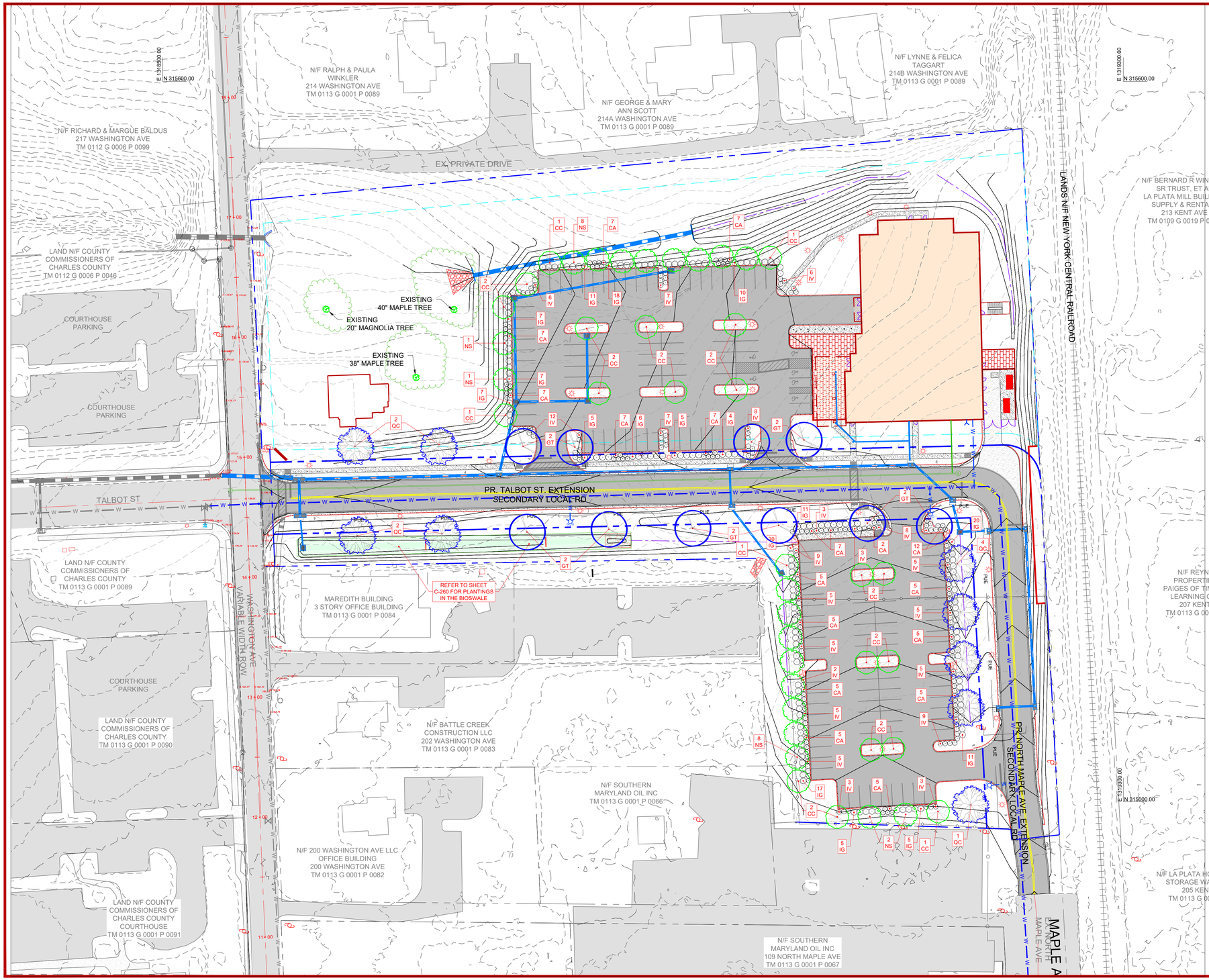
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	N/A		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-250



PLANT LIST

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	THORNLESS HONEY LOCUST	2 ½" - 3" CALIPER	H: 30'-70' S: 30'-70'	MIN: 40' O.C.
	QC	9	QURECUS COCCINEA	SCARLET OAK	2 ½" - 3" CALIPER	H: 50'-70' S: 40'-50'	MIN: 40' O.C.
	NS	20	NYSSA SYLVATICA	BLACK GUM	2 ½" CALIPER	H: 30'-50' S: 20'-30'	MIN: 20' O.C. MAX: 30' O.C.
	CC	21	CERCIS CANADENSIS	EASTERN REDBUD	2 ½" CALIPER	H: 20'-35' S: 20'-35'	MIN: 20' O.C. MAX: 30' O.C.
	CA	103	CEANOTHUS AMERICANUS	NEW JERSEY TEA	1 GAL CONT.	H: 3'-4' S: 3'-5'	4' O.C.
	IG	169	ILEX GLABRA	INKBERRY	1 GAL CONT.	H: 5'-8' S: 5'-8'	5' O.C.
	IV	121	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	1 GAL CONT.	H: 3'-5' S: 3'-5'	4' O.C.

MAINTENANCE NOTES:

1. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE.
2. AS USED IN THIS SECTION, "MAINTENANCE" INCLUDES: WATERING; FERTILIZING; LITTER REMOVAL; WEEDING; PRUNING; TRIMMING; INSECT, DISEASE, RODENT AND WEED CONTROL; AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANTINGS.
3. PLANT MATERIALS SHOWING SIGNS OF INSECT OR DISEASE INFESTATION OR OTHER DAMAGE SHALL BE APPROPRIATELY TREATED TO RESTORE THE HEALTH OF THE PLANT MATERIALS AND DEAD PLANT MATERIAL REMOVED AND REPLACED.

LANDSCAPING REQUIREMENT CALCULATION

SECONDARY PARKING LOT
- TOTAL PARKING PROVIDED: 81
- INTERIOR PARKING SPACES: 29
  - MIN LANDSCAPING REQUIRED: 5%
  - TREES REQUIRED: 6 CLASS B

PERIMETER PARKING
- FRONTING TALBOT EXT: 150 FT
  - TREES REQUIRED: 4 CLASS A
  - SHRUBS REQUIRED: 56
- ALL OTHER PERIMETER AREAS: 300 FT
  - TREES REQUIRED: 15 CLASS B
  - SHRUBS REQUIRED: 113

AUXILIARY PARKING LOT
- TOTAL PARKING PROVIDED: 76
- INTERIOR PARKING SPACES: 28
  - MIN LANDSCAPING REQUIRED: 5%
  - TREES REQUIRED: 6 CLASS B

PERIMETER PARKING
- FRONTING TALBOT EXT: 120 FT
  - TREES REQUIRED: 3 CLASS A
  - SHRUBS REQUIRED: 45
- FRONTING MAPLE EXT: 200 FT
  - TREES REQUIRED: 5 CLASS A
  - SHRUBS REQUIRED: 75
- ALL OTHER PERIMETER AREAS: 280 FT
  - TREES REQUIRED: 14 CLASS B
  - SHRUBS REQUIRED: 105

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREE TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. RIGHT OF WAY
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION

0 20 40 80 120

SCALE: 1" = 40'

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LANDSCAPE ARCHITECT LANDSCAPE # 3078 STEVEN D. ENGLAND STATE OF MARYLAND

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LANDSCAPING PLAN

PROJECT DATA

Tax Map: 0113	Parcel: SEVERAL
LA PLATA, MD	
Drawn By: WCS	Checked By: WCS
Date:	
Scale: 1" = 40'	

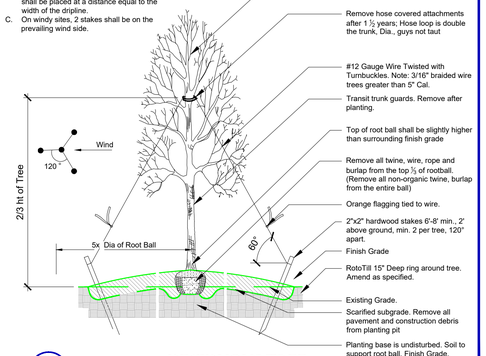
REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 6/23/23 PER LA PLATA SWM COMMENTS
3. 6/23/23 PER CHARLES COUNTY SCD E&S COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: L-100

NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified. Mulch shall be placed at a distance equal to the width of the dripline.
C. On windy sites, 2 stakes shall be on the prevailing wind side.

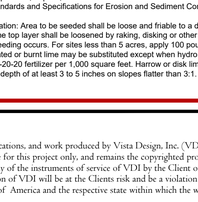
N.T.S.



1
L-101

DECIDUOUS TREE PLANTING

N.T.S.



NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified.

2
L-101

SHRUB PLANTING

PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL
A. All planting material shall conform to the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen. All trees shall be balled and burlapped, nursery-grown, not "collected stock".
B. All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
C. Do not make substitutions: If specified material is unavailable, landscape architect requires proof of non-availability and specifications for proposed equivalent materials. Landscape architect will make final selection of substitutions.
D. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
E. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of name, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.
F. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS
Mulch:
Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
Leaf Mold:
Composted for one year. Composed of leaves from mixed hardwoods.
Sewerage Sludge:
Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.
Soil Mix:
A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.
Anti-desiccant:
"Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.
Pre-emergence Weed Killer:
shall be Treflan or approved equivalent.
Transit Trunk Guard:
waxed corrugated cardboard or approved equal.
Guying Materials:
Double reinforced rubber hose and 10 gauge metal wire.
Mycorrhizal Fungi:
Broadcast type product, use as an inoculant for trees, shrubs, ground covers, perennials, and turf.
MYCORTREE
Plant Health Care Inc.
440 William Pitt Way
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.

FERTILIZER
For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.

For bed preparation and existing trees, provide granular fertilizer conforming to Fed. Spec. O-F-241, Type 1, Class 2 which shall bear the manufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of 10 nitrogen (of which 50% shall be organic), six available phosphoric acid and four potash

SOIL EXCAVATIONS
A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
B. When conditions detrimental to plant growth are encountered; such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", which ever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

PREPARATION OF PLANTING AREAS
A. All planting areas shall be brought to proposed grade using topsoil mix as specified.
B. The planting bed shall be loosened prior to planting by one of the following methods: roto-tilling or with pick and shovel. Soil shall be loosened to a depth of 8" to 10".
C. Organic matter shall be spread over the bed to a depth of 2" for leaf mold and other organics, or 1" deep for sludge, (2 cubic yards of composed sludge/1000 square feet), after the soil has been loosened. The organic matter shall then be worked into the bed with a roto-tiller or other approved method.
D. Fertilizer shall be incorporated into the top 4-6" of bed at manufacturer's specified rate.
E. The entire bed shall be mulched to minimum depth of 4" with mulch as specified.
F. Soil shall be tested for Ph and amended as required to maintain an optimum Ph of 6.5 to 7.0 or as directed.

PLANTING PROCEDURES FOR TREES AND SHRUBS
A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
C. All trees shall be placed directly on the scarified subgrade.
D. The plant pit shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. B&B plants shall have all the twine , wire and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
E. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulation.
F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

PRUNING
A. Trees and shrubs shall be pruned to remove broken branches only and/ or to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft, sucker growth. Never cut a leader. Honor branch collar, do not leave stubs & do not use wound dressing paint.
B. ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES WILL BE REJECTED BY THE LANDSCAPE ARCHITECTS.

MULCHING
A. All planting beds shown on the plans shall be mulched with 4" of mulch over entire area.
B. Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions.
C. All surfaces to receive mulch shall be raked smooth and be free of all rocks, debris and large bark pieces. Mulch shall not be mounded up around base of tree.
D. Mulch shall be replenished within one year to eighteen months of initial installation.

STAKING AND GUYING
A. All trees to be staked and guyed within 48 hours of planting.
B. Methods and materials for staking and guying are illustrated in individual planting details.
C. Neatly flag all guy wires with rot resistant yellow tree marking ribbon.
D. Staking may not be required dependent on plant location as directed by landscape architect.
E. Brace plants upright in position by guy wires and rubber hose protection and stakes:

Tree Caliper	Tree Support Method
1 - 3 inches	2 guy wires (2 strand wire)
3 - 6 inches	3 guy wires (2 strand wire)
over 6 inches	4 guy wires (4 strand wire)

PLANTING PROCEDURE FOR GROUNDCOVERS, PERENNIALS AND ANNUALS
A. All planting holes shall be excavated through the mulch with hand trowel or shovel.
B. Before planting, biodegradable pots and non-biodegradable pots shall be removed.
C. The perennials shall be planted as follows:
1. Roots of the plant shall be surrounded by soil below the mulch. The plants shall be set so that the top of the root system is even with existing soil grade.
2. At and equal distance apart (plans and specifications specify the distance on center, (O.C.) for the perennials.
D. The entire bed shall be edged per detail.
E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP
A. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices.
B. Protect all Finished surfaces during planting operations.
C. Repair and restore all damaged or disturbed surfaces related to planting procedures.

SUBSTANTIAL COMPLETION
The point when plant materials have been installed and the Landscape Architect completes a punch list.

FINAL ACCEPTANCE
After all items on the punch list have been completed to the Landscape Architect's satisfaction.

GUARANTEE & GUARANTEE PERIOD
A. Guarantee Period commences after final acceptance.
B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period
C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
F. Remove all guys and stakes from trees after one year.

LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED
A. Preparation of subgrade to receive topsoil.
B. Spreading topsoil, raking and leveling
C. Sod Placement
D. Maintaining seeded and sodded areas until acceptance

REFERENCES
A. FS-O-F-241 - Fertilizers, Mixed, commercial
B. ASPA (American Sod Producers Association) - Guideline Specifications to Sodding

QUALITY ASSURANCE
A. Testing of topsoil when required, will be performed by an independent testing laboratory appointed and paid for by the owner. Testing will be performed to ascertain N, P, K, Mg, soluble salt contents, organic matter content and pH value.
B. Submit minimum 10 oz sample of topsoil proposed to be used. Forward sample to appointed testing laboratory in sealed containers to prevent contamination.

DELIVERY, STORAGE AND HANDLING
A. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.

EXISTING CONDITIONS
A. Beginning work means acceptance of existing conditions.

GROWING MEDIA
A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
E. Fertilizer: Commercial type conforming to FS O-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate and deficiencies of topsoil as indicated in analysis to the following proportions: nitrogen 10%, phosphoric acid 6%, soluble potash 4%.

SOD
A. Certified field cultivated grass sod; of type indicated on Plant List or on Drawings; with strong fibrous root system; free from stones and burned or bare spots.

ACCESSORIES
A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
B. Mulching Material / Tack Coat: Wood or wood cellulose fiber, free of growth or germination inhibiting ingredients.
C. Weed Killer: "Weed B Gone" or equal.
D. Establishment Blanket: Uniform, open weave jute matting.
E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod on slope in excess of 2:1.
F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

PREPARATION
A. Protect existing underground improvements from damage.
B. Remove foreign materials, plants, roots, stones and debris from site. DO NOT BURY FOREIGN MATERIAL.
C. Remove contaminated subsoil in adherence to State and Federal Regulations.
D. Cultivate area to receive subsoil to depth of 3 inches. Repeat cultivation in areas where equipment has compacted subgrade.

SPREADING TOPSOIL
A. Spread topsoil to minimum depth of 6 inches over area to be sodded or seeded. Place during dry weather, and on dry, unfrozen subgrade.
B. Cultivate topsoil to a minimum depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
C. Remove from site ANY FOREIGN MATERIALS collected during cultivation in adherence to State and Federal Regulations.
D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
F. Assure positive drainage away from buildings.
G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigations is applied.

CUTTING SOD
A. Cut sod using an approved method, in accordance with local governing American Sod Producers Association. Cut sod in pieces not exceeding 1 square yard, with minimum 12" width and maximum 1 inch thick soil portion.

APPLY FERTILIZER AND LIMESTONE IN QUANTITIES REQUIRED BY SOIL ANALYSIS
A. Apply ground limestone at rate of 50 lbs. per 1,000 sq.ft. unless soil tests or Landscape Architect indicates otherwise.
B. Apply after fine grading and mix thoroughly into upper 4 inches of topsoil.

LAYING SOD
A. Lay sod as soon as possible after delivery to prevent deterioration.
B. Lay sod closely knit together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas paving and top surfaces of curbs.
C. On slopes, staple outside edges at 36 inch intervals
D. Lightly dress slopes with topsoil to ensure close contact between sod and soil.
E. Immediately after sodding, the area shall be rolled with a roller not to exceed 120 lbs. to remove minor irregularities.

SODDED AREAS
A. Mow grass at regular intervals as required to maintain at a maximum height of 2½ inches. Do not cut more than ½ of the grass blades at any one mowing. Neatly trim edges and hand clip where necessary. Immediately remove clippings after mowing and trimming.
B. Water when required and in sufficient quantities to prevent any underlying soil from drying out.
C. Control growth of weeds. When using herbicides, apply in accordance with manufacturer's recommendations. Remedy damage resulting from negligent or improper use of herbicides.
D. Immediately repair or replace any areas which show deterioration or bare spots.
E. Protect sodded areas with warning signs during maintenance period.

RESTORATION
A. Restore all surfaces, pavement, concrete, grassed areas, planted areas and structures damaged during execution or work related to this section.

WARRANTY
A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD; Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

INSPECTION AND ACCEPTANCE
A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirement s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

CHARLES SOIL CONSERVATION DISTRICT DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

STANDARD STABILIZATION NOTE: Following initial soil disturbance or re-disturbance, seeding for permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

1. Permanent Seeding:

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a Seed Mixture (from Table B.3): ___8					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
	Tall Fescue	100	2/15-4/30; 8/15-11/30	1/4-1/2 in	45 lb/ac (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2.5 tons/ac (100 lb/ 1000 sf)

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor. The minimum soil conditions required for permanent vegetative establishment are:
a. Soil pH shall be between 6.0 and 7.0.
b. Soluble salts shall be less than 500 parts per million (ppm).
c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold moderate amount of moisture. An exception is if lovegrass or sericia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
d. Soil shall contain 1.5% minimum organic matter by weight.
e. Soil must contain sufficient pore space to permit adequate root penetration.
f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section B-4-2 titled Standards and Specifications for Soil Preparation, Topsoil, and Soil Amendments as found in the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 to 5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone, hydrated or burnt lime may be substituted except when hydro seeding, and 10 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 to 5 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 15 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be ¼ inch in clayey soils and ½ inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, said selections must meet the 2011 Standards and Specifications for Soil Erosion and Sediment Control.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding as per Section B-4-3 entitled Standards and Specifications for Seeding and Mulching as found in the 2011 Standards and Specifications for Soil Erosion and Sediment Control. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading and maintained until seeding can be performed.

Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely. If a mulch-anchoring tool is used, apply 2.5 tons per acre.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

F. Irrigation: In the absence of adequate rainfall, irrigation should be performed to ensure adequate vegetative establishment.

2. Temporary Seeding:

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a Seed Mixture (from Table B.1): ___8					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
	Barley	96	2/15-4/30; 8/15-11/30	1"	436 lb/ac (10 lb/1000 sf)	2.5 tons/ac (100 lb/1000 sf)
	Oats	72	2/15-4/30; 8/15-11/30	1"		
	Cereal Rye	112	2/15-4/30; 8/15-12/15	1"		
	Foxtail Millet	30	5/1-8/14	0.5"		

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
Fertilizer: 10 pounds of 10-20-20 per 1,000 square feet.

Seed: Annual Ryegrass - 1 pound per 1,000 square feet (February 15 through April 1 30 or August 15 through November 30).
Millet - 1 pound per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas are to be classified as per Charles County requirements. Any fill within the building area is to be compacted to a minimum of 95% density. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:
Sediment control plans for mining operations must include the following seeding dates and mixtures:
For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and serecia lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

NOTE: Use of this information does not preclude meeting all of the requirements of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition
The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose
To provide a suitable soil medium for vegetative growth.
Conditions Where Practice Applies
Where vegetative stabilization is to be established.

Criteria
A. Soil Preparation

1. Temporary Stabilization
a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
b. Apply fertilizer and lime as prescribed on the plans.
c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

2. Permanent Stabilization
a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
i. Soil pH between 6.0 and 7.0.
ii. Soluble salts less than 500 parts per million (ppm).
iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
iv. Soil contains 1.5 percent minimum organic matter by weight.
v. Soil contains sufficient pore space to permit adequate root penetration.
b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.
4. Areas having slopes steeper than 2:1 require special consideration and design.
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
6. Topsoil Application
a. Erosion and sediment control practices must be maintained when applying topsoil.
b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500 400	11.5 9.2	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250 100	5.8 2.3	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LANDSCAPE ARCHITECT
STEVEN D. ENGLAND
STATE OF MARYLAND

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

ToLP PERMIT #00562-2021
LA PLATA LIBRARY

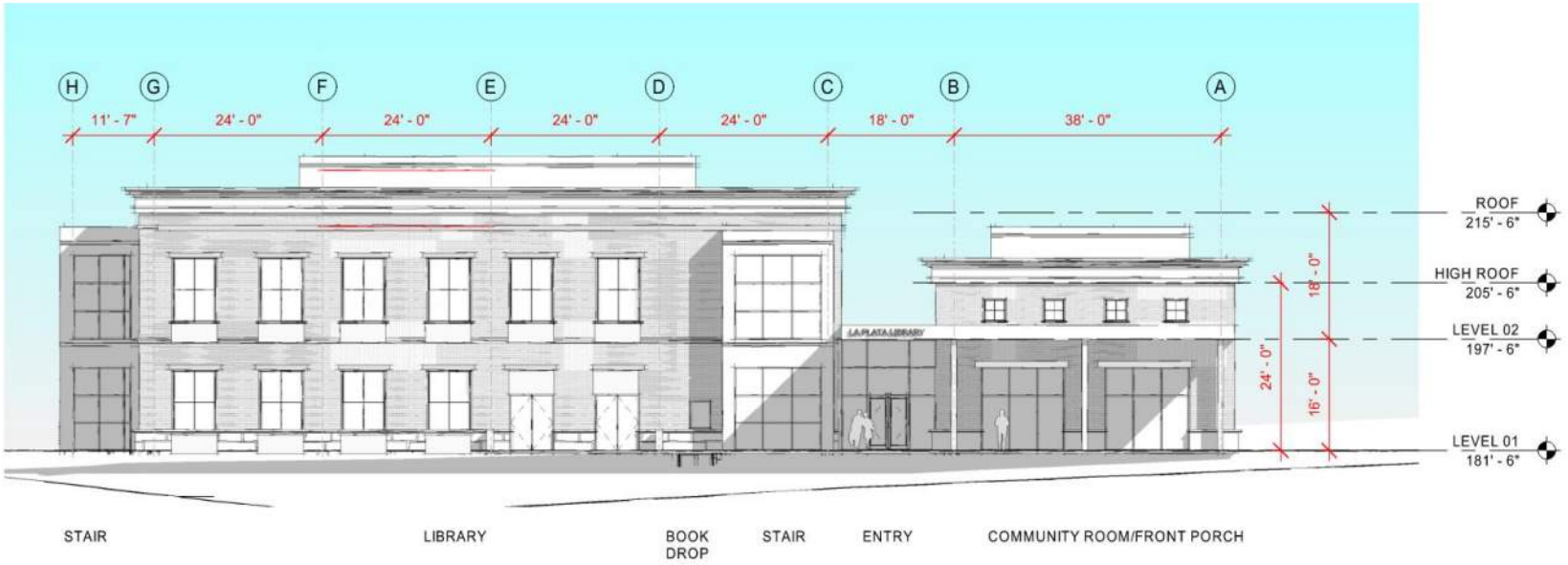
LANDSCAPING PLAN
DETAILS AND NOTES

PROJECT DATA
Tax Map: 0113 Parcel: SEVERAL
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date:
Scale: 1" = 40'

REVISIONS
1. 5/19/23 PER LA PLATA COMMENTS
2. 6/23/23 PER LA PLATA SWM COMMENTS
3. 6/23/23 PER CHARLES COUNTY SCD E&S COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: L-101

Massing | 01 West Elevation Traditional "A"



1 | WEST ELEVATION
17 | 1/16" = 1'-0"



Exterior Schemes

Plans

1st Floor Plan

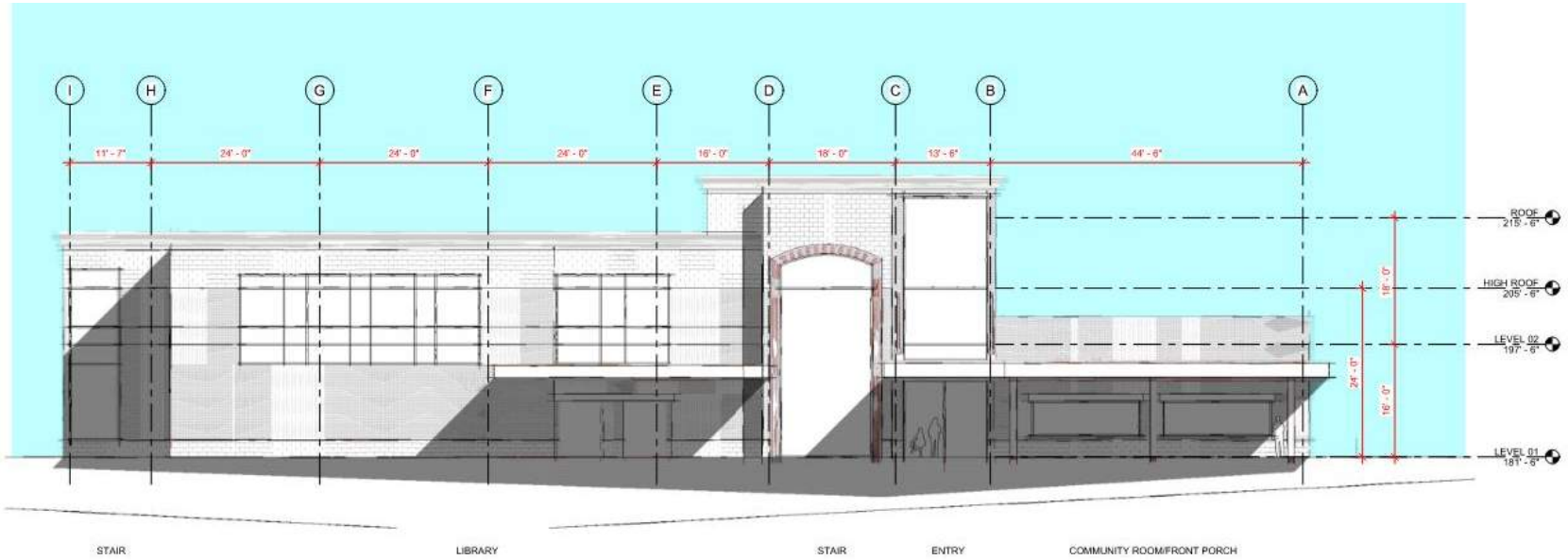
- COMMUNITY
- New Color Scheme Entry
- LIBRARY FLOOR
- LOBBY
- NON-PUBLIC ADMINISTRATION
- PUBLIC ADMINISTRATION
- SUPPORT

1ST FLR	=	16,800 SF
2ND FLR	=	10,700 SF
TOTAL	=	27,500 SF





Massing | 02 West Elevation "B"



1/17 WEST ELEVATION



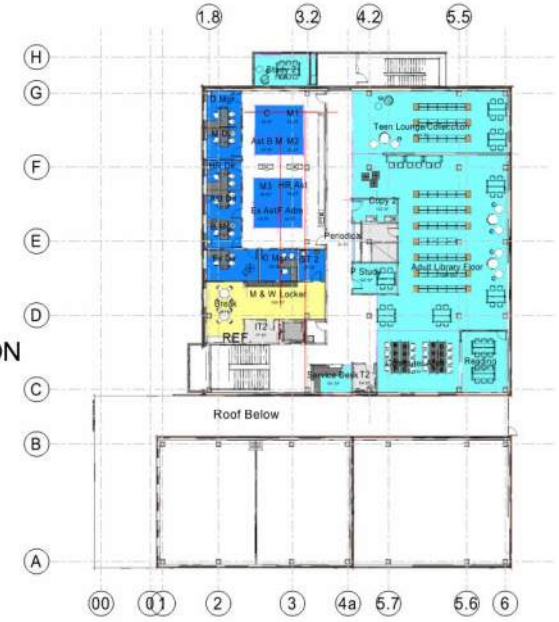


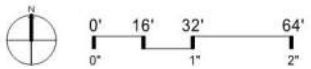
Exterior Schemes

Plans

2nd Floor Plan

- COMMUNITY
- New Color Scheme Entry
- LIBRARY FLOOR
- LOBBY
- NON-PUBLIC ADMINISTRATION
- PUBLIC ADMINISTRATION
- SUPPORT





Massing | 02 Southwest Axon "B"





Massing | 02 West Elevation "B"





LA PLATA LIBRARY

MAJOR SITE PLAN

TOWN OF LA PLATA
CHARLES COUNTY, MARYLAND

SITE DATA

OWNER
TOWN OF LA PLATA
305 QUEEN ANNE ST
LA PLATA, MARYLAND 20646
PH (301) 934-8421

ENGINEER/SURVEYOR
VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND 21862
PH: (410) 352-3874
CONTACT: RICHARD POLK, PE

WETLAND/FOREST STAND:
ENVIRONMENTAL RESOURCES, INC.
36173 DUPONT BLVD
SELBYVILLE, DE 19975
PH: (302) 236-3871
CONTACT: EDWARD LAUNAY, PWS

PROJECT PROPOSED BY:
CHARLES COUNTY GOVERNMENT
C/O DEPT. OF PUBLIC WORKS
CAPITAL SERVICES DIVISION
10430 AUDIE LANE
LA PLATA, MD 20646
CONTACT: CANDIS STRETCHER
PHONE: (240) 320-6986

SITE LOCATION
MAP 0113 GRID 0001 PARCEL 0088 (2.76 AC) ZONE R-8
MAP 0113 GRID 0001 PARCEL 0087 (0.59 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0086 (0.34 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0063 (0.73 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0064 (1.00 AC) ZONE CB

FLOOD ZONE
THIS PROJECT IS LOCATED WITHIN FLOOD ZONE "X", OUTSIDE OF THE 100 AND 500 YEAR FLOOD ZONES PER FIRM MAP #24017C0186 C DATED SEPTEMBER 4, 2013

NON-TIDAL WETLANDS
NO JURISDICTIONAL NON-TIDAL WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROPOSED WORK SITE PER ERI INVESTIGATION, JULY 2021.

TOPOGRAPHY/EXISTING CONDITIONS
AREAS OF THE SITE PROPOSED FOR DISTURBANCE WERE SURVEYED BY VISTA DESIGN, INC IN JULY 2021. ALL OTHER EXISTING CONDITIONS SHOWN ARE FROM CHARLES COUNTY AND TOWN OF LA PLATA G.I.S. DATA.

HORIZONTAL & VERTICAL CONTROL
HORIZONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88

PROPOSED SITE SETBACKS
CB ALL OTHER USES
FRONT 10', SIDES NONE, REAR 25'

R8 CULTURAL INSTITUTIONS
FRONT 10' (TALBOT ST), FRONT 10' (WASHINGTON), SIDE 10', REAR 20'

PARKING CALCULATIONS
MAXIMUM LIBRARY CAPACITY: 471 PERSONS
FOR CULTURAL INSTITUTION ZONING 1 PARKING SPACE / 3 OCCUPANTS = 157 SPACES (6 HANDICAP)
PEAK PARKING GENERATED (ITE PARKING MANUAL, 5TH GENERATION) = 65 (WEEKDAY), 51 (SUNDAY)
PARKING PROVIDED ONSITE = 157 (6 HANDICAP)

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT SPECIFICATIONS MANUAL, THE LATEST CHARLES COUNTY DETAIL MANUAL AND IN ACCORDANCE WITH ALL OTHER APPLICABLE LOCAL, COUNTY, AND STATE ORDINANCES.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO LOCATE ALL UTILITIES IN THE WORK AREA. ANY CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE TO HOLD A "PRECONSTRUCTION" MEETING TO INCLUDE THE CONTRACTOR, TOWN OF LA PLATA, CHARLES COUNTY, AND STATE OF MARYLAND INSPECTION PERSONNEL, PUBLIC UTILITIES, AND ANY LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CHARLES COUNTY CAPITAL SERVICES AND THE TOWN OF LA PLATA (301-934-8421) 48 HOURS PRIOR TO THE START OF ALL CONSTRUCTION IN ACCORDANCE TO ALL PERMITS ISSUED.
5. MAXIMUM SLOPES SHALL BE NOT GREATER THAN ALLOWED PER TOWN OF LA PLATA CODE OF ORDINANCES, CHAPTER 173.
6. CERTIFIED COMPACTION TESTS ARE REQUIRED FOR ALL TRENCH/FILL WORK IN ACCORDANCE WITH THE TOWN OF LA PLATA ORDINANCES. FINAL REPORTS AND CERTIFICATIONS SHALL BE PROVIDED PRIOR TO PRE-FINAL INSPECTIONS.
7. CERTIFIED COMPACTION TESTS AND GEOTECHNICAL REPORTS SHALL BE SUBMITTED ON A BIWEEKLY BASIS THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED BY THE SPECIFICATIONS MANUAL.
8. AS-BUILT PLANS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTIONS.
9. WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR, ALL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE REMOVED PRIOR TO RECEIPT OF FINAL APPROVAL AND RELEASE OF BONDS.
10. THE CONTRACTOR SHALL NOTIFY THE SEDIMENT CONTROL INSPECTOR, FIVE (5) DAYS PRIOR TO THE START OF WORK, AND UPON COMPLETION OF EACH ITEM OF WORK THAT REQUIRES THEIR APPROVAL PER THE APPLICABLE ORDINANCE.
11. ALL STORM DRAINS MUST HAVE A MINIMUM 12" VERTICAL COVER BETWEEN ALL OTHER UTILITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL SERVICE LATERALS PRIOR TO THE START OF CONSTRUCTION IN PROPOSED DISTURBANCE AREAS.
13. CONTRACTOR TO IMMEDIATELY NOTIFY CHARLES COUNTY CAPITAL SERVICES, THE TOWN OF LA PLATA, AND DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON PLANS. DESIGN ENGINEER WILL REVIEW CURRENT CONDITIONS AND ADVISE ON HOW TO PROCEED.
14. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO CHARLES COUNTY CAPITAL SERVICES A LETTER OF MATERIAL CERTIFICATION FROM THE SUPPLIERS FOR ALL PRECAST STRUCTURES RELATED TO STORM DRAIN SYSTEMS AND STORMWATER MANAGEMENT FACILITIES IN THE FOLLOWING FORMAT:
    14.1. CONTRACTOR'S NAME AND ADDRESS.
    14.2. PROJECT NAME AND STRUCTURE NUMBER.
    14.3. MANUFACTURERS' PRODUCT CERTIFICATION.
    14.4. TYPE AND QUALITY OF PRODUCT.
    14.5. SHOP DRAWINGS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
15. THE DEVELOPER OR HIS AGENT WILL NOTIFY CAPITAL SERVICES AND THE TOWN OF LA PLATA FOR FINAL INSPECTION AFTER THE COMPLETION OF PERMITTED WORK PER APPROVED PLANS. THEY WILL REQUIRE THE FOLLOWING FOR THEIR FILES:
    15.1. AN "AS BUILT" REPRODUCIBLE PLAN AND SURVEY BY A PROFESSIONAL LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER AT THE SAME SCALE AS THE ORIGINAL PLAN AND SHOWING ALL IMPROVEMENTS AND FINAL GRADES.
    15.2. CERTIFICATION BY THE CONTRACTOR THAT ALL GRADING, DRAINAGE, EROSION CONTROL MEASURES, AND PERMANENT FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
    15.3. A REPORT SUMMARIZING THE INSPECTION REPORTS AND TEST RESULTS AS PER THE CHARLES COUNTY STORMWATER ORDINANCE AND CHAPTER 167 OF THE TOWN OF LA PLATA CODE.
16. THE CONTRACTOR SHALL SUBMIT TO CAPITAL SERVICE AND THE TOWN OF LA PLATA CONCRETE CYLINDER BREAK REPORTS CERTIFIED BY A PROFESSIONAL ENGINEER FOR ALL CAST-IN-PLACE STRUCTURES USED FOR STORM DRAIN SYSTEMS AND/OR STORMWATER MANAGEMENT FACILITIES.
17. ALL SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS GIVEN IN M.D.E.'S "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
18. ALL SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND PLACED IN OPERATION BEFORE EXCAVATION IS STARTED. THE CONTRACTOR SHALL ADJUST THE SEDIMENT CONTROL DEVICES AS NECESSARY TO MEET FIELD CONDITIONS, AND KEEP THEM CLEAN AND IN WORKING ORDER DURING CONSTRUCTION. NO SEDIMENT CONTROL DEVICE SHALL BE REMOVED UNTIL THE ENTIRE AREA DRAINING TO IT HAS BEEN PERMANENTLY STABILIZED, INSPECTED AND APPROVED BY SEDIMENT CONTROL INSPECTOR.
19. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO KEEP MUD AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADS.
20. APPROVAL OF SEDIMENT CONTROL INSPECTOR SHALL BE REQUESTED BY THE CONTRACTOR UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
21. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
22. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
23. PRIOR TO BOND RELEASE ALL OUTFALLS SHALL BE INSPECTED AND APPROVED BY THE TOWN.

PROJECT NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A NEW LIBRARY IN THE TOWN OF LA PLATA AND ASSOCIATED PARKING.
2. STORMWATER REQUIREMENTS ARE TO BE SATISFIED USING ON-SITE BIOSWALE FACILITIES IN COMBINATION WITH THE THE EXISTING DOWNSTREAM STORMWATER DETENTION BASIN WHICH WAS CONSTRUCTED UNDER PLANS ENTITLED ROAD CONSTRUCTION TALBOT STREET WEST BY BEN DYER ASSOCIATES INC., (SED# 126-05).
3. AFTER CONSTRUCTION IS COMPLETE THE AREA IS TO BE STABILIZED, AND PLANTINGS AND VEGETATION ARE TO BE INSTALLED ACCORDING TO LANDSCAPING PLANS.
4. IN ORDER FOR THE BIOSWALE TO WORK CORRECTLY, VEGETATION MUST BE HEALTHY AND STABILIZED. THEREFORE, ANNUAL INSPECTIONS MUST BE PERFORMED FOR THE FIRST THREE YEARS TO GUARANTEE SUCCESSFUL PLANT GROWTH. ANY VEGETATION FOUND TO BE DEAD, DYING, OR DISEASED MUST BE REPLACED.
5. CONSTRUCTION OF THESE FACILITIES MUST BE PERFORMED UNDER THE CLOSE SUPERVISION OF TOWN OF LA PLATA, CHARLES COUNTY AND CONSERVATION DISTRICT INSPECTORS.
6. POST CONSTRUCTION MAINTENANCE OF THE SITE WILL BE THE RESPONSIBILITY OF CHARLES COUNTY GOVERNMENT.

SITE DATA

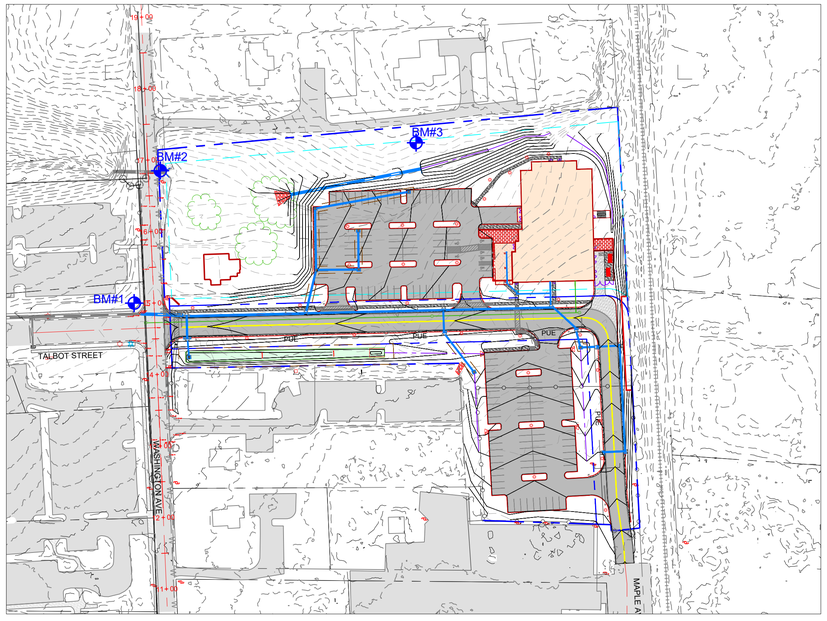
GROSS PROJECT ACREAGE	6.14 AC
PROPOSED ROW	1.24 AC
PROPOSED OPEN SPACE	2.04 AC
FLOODPLAIN AREAS	0.00 AC
NET PROJECT ACREAGE	2.86 AC
PR GROSS FLOOR AREA	27,799 SF (0.64 AC)
PR FLOOR TO AREA RATIO	22.3%
MAXIMUM BUILDING HEIGHT	45 FT (2 STORIES)

TRANSPORTATION NOTES

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION'S (MSHA) BOOK OF STANDARDS, THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND MSHA'S MARYLAND SUPPLEMENT TO THE MUTCD.
2. IN ACCORDANCE WITH SECTION 5.6.C OF THE COUNTY ROAD ORDINANCE, AN EVALUATION OF THE PROPOSED ROADWAY PAVEMENT SECTIONS BASED UPON EXISTING SUBSURFACE AND SUB-GRADE SOIL CONDITIONS AND WORST CASE SCENARIO FOR TRAFFIC VOLUMES (EAL'S) IS REQUIRED TO BE SUBMITTED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE SUB-BASE MATERIALS. THE SUBGRADE MUST HAVE A MINIMUM CBR VALUE OF 7.
3. ALL SIGNS SHALL CONFORM TO THE LATEST VERSION OF MSHA'S STANDARD SIGN BOOK AND FHWA'S MUTCD. ALL TEMPORARY SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MSHA STD. NO. MO 104.01-17A.
4. ALL SIGNS SHALL BE MOUNTED ON GALVANIZED CHANNEL POSTS.
5. SIGNS SHALL BE INSTALLED PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE.
6. APPLY TACK COAT AND BITUMINOUS JOINT SEALER AT ALL VERTICAL JOINTS BETWEEN EXISTING PAVEMENT AND PROPOSED ASPHALT WIDENING.
7. THE CONTRACTOR SHALL REMOVE AND RESTRIPE ANY PAVEMENT MARKINGS THAT ARE DAMAGED DURING CONSTRUCTION.
8. ALL PAVEMENT MARKINGS SHALL BE PAINTED AND INSTALLED PER MSHA STANDARDS
9. STANDARD HOURS FOR WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE FROM 9AM TO 3PM ON WEEKDAYS, EXCLUDING HOLIDAY PERIODS.

SHEET INDEX

C 001	COVER (SHEET 1 OF 38)
C 100	EXISTING CONDITIONS PLAN (SHEET 2 OF 38)
C 200	SITE PLAN INDEX AND STORMWATER MANAGEMENT (SHEET 3 OF 38)
C 201	SITE PLAN NORTHERN SECTION (SHEET 4 OF 38)
C 202	SITE PLAN SOUTHERN SECTION (SHEET 5 OF 38)
C 203	TALBOT STREET EXTENSION ROAD GEOMETRY PLAN (SHEET 6 OF 38)
C 204	NORTH MAPLE AVE. EXTENSION ROAD GEOMETRY PLAN (SHEET 7 OF 38)
C 210	UTILITY LAYOUT PLAN (SHEET 8 OF 38)
C 211	SANITARY SEWER PLAN AND PROFILE (SHEET 9 OF 38)
C 212	WATER MAIN EXTENSION PLAN (SHEET 10 OF 38)
C 213	WASHINGTON AVE WATER MAIN CONNECTION PLAN (SHEET 11 OF 38)
C 214	STORM DRAIN PLAN (SHEET 12 OF 38)
C 220	GRADING PLAN INDEX SHEET (SHEET 13 OF 38)
C 221	GRADING PLAN NORTHERN SECTION (SHEET 14 OF 38)
C 222	GRADING PLAN SOUTHERN SECTION (SHEET 15 OF 38)
C 230	ROAD CENTERLINE PROFILE (SHEET 16 OF 38)
C 231	WATER EXTENSION PROFILE (SHEET 17 OF 38)
C 232	STORM DRAIN PROFILES (SHEET 18 OF 38)
C 240	SIGNAGE AND STRIPING PLAN (SHEET 19 OF 38)
C 250	SITE PLAN DETAIL SHEET (SHEET 20 OF 38)
C 251	SITE PLAN DETAIL SHEET (SHEET 21 OF 38)
C 252	BLOCK WALL DETAIL SHEET (SHEET 22 OF 38)
C 253	SANITARY SEWER DETAILS (SHEET 23 OF 38)
C 254	WATER MAIN DETAILS (SHEET 24 OF 38)
C 255	WATER MAIN DETAILS (SHEET 25 OF 38)
C 256	STORM DRAIN DETAILS (SHEET 26 OF 38)
C 260	BIOSWALE DETAIL SHEET (SHEET 27 OF 38)
C 400	EROSION AND SEDIMENT CONTROL PLAN PH 1 (SHEET 28 OF 38)
C 401	EROSION AND SEDIMENT CONTROL PLAN PH 2 (SHEET 29 OF 38)
C 402	EROSION AND SEDIMENT CONTROL PLAN PH 3 (SHEET 30 OF 38)
C 403	EROSION AND SEDIMENT CONTROL PLAN PH 4 (SHEET 31 OF 38)
C 404	EROSION AND SEDIMENT CONTROL PLAN PH 5 (SHEET 32 OF 38)
C 410	EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 33 OF 38)
C 411	EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 34 OF 38)
L 100	LANDSCAPE PLAN (SHEET 35 OF 38)
L 101	LANDSCAPE PLAN DETAILS AND NOTES (SHEET 36 OF 38)
EL 300	ELECTRICAL LIGHTING SITE PLAN (SHEET 37 OF 38)
EL 301	ELECTRICAL SITE LIGHTING PHOTOMETRIC CALCULATION (SHEET 38 OF 38)



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 36310 , EXPIRATION DATE: 11/17/2026 .

SITE BENCHMARKS

NAME	TYPE	NORTHING	EASTING	ELEV
BM#1	SET CAPPED REBAR	315285.66	1318540.81	177.93
BM#2	SET CAPPED REBAR	315471.95	1318577.22	171.43
BM#3	SET CAPPED REBAR	315510.98	1318933.99	178.17

NOTE: ALL SITE BENCHMARKS ARE IN NAD83/NAVD88 MARYLAND STATE PLANE COORDINATES

SITE DATA TABLE

TOTAL SITE AREA	DISTURBED AREA	EXISTING IMPERVIOUS AREA	NEW IMPERVIOUS AREA	TOTAL IMPERVIOUS LOT COVERAGE	ESTIMATED CUT	ESTIMATED FILL	NET
6.14 AC	5.10 AC	0.36 AC	2.59 AC	2.59 AC	9400 CY*	11,750 CY*	±2,350 CY FILL*

*THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. VISTA DESIGN, INC. MAKES NO GUARANTEES OF THE ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.

REFERENCED COUNTY DETAILS

ROAD DETAILS	
R-2.16	LOCAL ROAD SECTION
R 2.22	COMBINATION CURB AND GUTTER
R 2.23	STANDARD CURB
R 2.24	CURB INSTALLATION
R 2.26	CONCRETE CURB AND GUTTER TRANSITION
R 2.26.1	CONCRETE CURB AND GUTTER TRANSITIONS PLAN VIEW
R 2.28	CONCRETE SIDEWALK
R 2.29.1	PEDESTRIAN RAMP
R 2.29.2	PEDESTRIAN RAMP SIDEWALK ABUTS CURB
R 2.32	CONCRETE APRONS
R 2.48	REPAIRING PAVEMENT OPENINGS FOR UTILITY TRENCHES
M 5.00	METHOD OF CUTTING AND REPAIRING ROADWAYS
SEWER DETAILS	
S 1.00	PRECAST CONCRETE MANHOLE
S 1.07	KOR-N-SEAL
S 1.09	PRECAST CONCRETE MANHOLE BUILT OVER EXISTING SEWER TYPE II
S 3.00	STANDARD TRAFFIC FRAME AND COVER
S3.03	RISER RING STANDARD FRAME AND COVER
S 3.06	PRECAST CONCRETE MANHOLE ADJUSTING GRADE RING
S 3.07	PRECAST CONCRETE MANHOLE SLOPED ADJUSTING GRADE RING
S 4.01	TYPE 'B' 6" CONNECTION TO SEWER MAIN
M 2.04	BEDDING, EMBEDMENT, AND MAXIMUM COVER PVC PIPE
M2.01	MINIMUM CLEARANCE OF WATER PARALLEL TO SEWER
WATER DETAILS	
W 1.00	METHOD OF TESTING WATER MAINS
W 2.03	4" THRU 12" WATER CONNECTION INSIDE METER SETTINGS
W 3.00	DETAIL OF GATE VALVE AND BOX
W 3.10	TRACER WIRE SAMPLE WATER PLAN
W 3.11	TRACER WIRE WATER SERVICE DETAIL
W 3.12	TRACER WIRE HYDRANT DETAIL
W 5.00	FIRE HYDRANT
W 5.00-A	FIRE HYDRANT ADJUSTMENT (S-BEND)
W 6.05	3" & LARGER INDOOR METER INSTALLATIONS
W 6.07	INDOOR FM METER INSTALLATIONS
W 6.09	INDOOR DETECTOR CHECK METER INSTALLATIONS
M 2.03	TRENCH WIDTHS FOR DUCTILE IRON MAIN
M 2.05	CONCRETE ENCASEMENT AND CRADLE DETAILS
B 1.00	THRUST BLOCK FOR HORIZONTAL BENDS
B 1.01	THRUST BLOCKS FOR TEES AND TAPPING ASSEMBLIES
B 1.05	ANCHORAGE FOR UPPER VERTICAL BENDS
B 1.06	BUTTRESSES FOR LOWER VERTICAL BENDS
B 2.00	METHOD OF STRAPPING VALVE TO MAIN
B 2.01	METHODS OF STRAPPING FIRE HYDRANT TO MAIN
B 2.04	MECHANICAL JOINT RETAINER GLAND
STORMWATER DETAILS	
MD 354.01	STANDARD TYPE C ENDWALL
MD 374.03	STANDARD WR & WRM INLET FRAME AND GRATE
MD 374.23	STANDARDS PRECAST WR INLET
MD 374.62	PRECAST OR CAST IN PLACE COG INLETS
MD 374.63	PRECAST OR CAST IN PLACE COG INLETS
MD 381.01	STANDARD YARD INLETS



VICINITY MAP
SCALE 1" =2000'
NORTH

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREELINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR (24)
EX. 5X CONTOUR (25)
EX. FENCE
EX. UTIL POLE
PR. BUILDING RESTRICTION LINE
PR STORM SEWER
PR. TREELINE LOCATION
PR LIBRARY LOCATION
PR PAVERSTONE
PR SIDEWALK
PR CURB
PR PAVEMENT
PR WATERMAIN EXTENSION
PR SANITARY SEWER
PR LIMITS OF DISTURBANCE (LOD)
PR BLOCK RETAINING WALL
PR 1X CONTOUR (24)
PR 5X CONTOUR (25)
PR SWALE CENTERLINE
PR BIOSWALE
PR LIGHT
PR PUBLIC UTILITY EASEMENT (PUE)

PERMIT INFORMATION

PERMIT NAME	NUMBER	DATE APPROVED	DATE EXPIRES
CHARLES SOIL CONSERVATION DISTRICT	32-23	2/11/2025	4/30/2027
TOWN OF LA PLATA	00562-2021		
MD DEPT OF ENVIRONMENT NOTICE OF INTENT			

0 50 100 200 300
SCALE: 1" = 100'

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE STORMWATER MANAGEMENT & STORM DRAINAGE ORDINANCE, FLOODPLAIN MANAGEMENT ORDINANCE, GRADING ORDINANCE, ROAD ORDINANCE, WATER & SEWER ORDINANCE, THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, ALL STATE AND FEDERAL CODES, THE CHARLES COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, THE CHARLES COUNTY DETAILS MANUAL, THE APPROVED SITE PLAN OR PRELIMINARY PLAN, OTHER PGM ORDINANCES AND REGULATIONS AND ANY CONDITIONS IMPOSED BY CHARLES COUNTY.

MARYLAND REGISTERED PROFESSIONAL ENGINEER

1-15-25 (DATE) 36310 (LICENSE NUMBER)

CONSULTANTS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR CURRENT REVISIONS THEREOF, AND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT REGULATIONS.

MD P.E. LICENSE # 36310
MD LAND SURVEYOR LICENSE # N/A
MD LANDSCAPE ARCHITECT # N/A
NAME RICHARD F. POLK
FIRM NAME VISTA DESIGN, INC
STREET ADDRESS 11634 WORCESTER HWY SHOWELL, MD 21862

OWNER'S/DEVELOPERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CONSTRUCTION INCLUDING AND NOT LIMITED DRAINAGE, GRADING, STORMWATER MANAGEMENT, ROADS, AND WATER & SEWER WILL BE DONE PURSUANT TO THIS PLAN, ALL LOCAL, STATE AND FEDERAL CODES AND REQUIREMENTS, CHARLES COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, CHARLES COUNTY DETAILS, APPROVED SITE AND/OR PRELIMINARY PLANS, OTHER TOWN ORDINANCES & REGULATIONS AND ANY OTHER REQUIREMENTS IMPOSED BY CHARLES COUNTY. I/WE HEREBY AUTHORIZE A RIGHT-OF-ENTRY TO ANY CHARLES COUNTY, LOCAL, STATE OF FEDERAL PERSONNEL FOR THE PURPOSE OF INSPECTION, EVALUATION, OR OBSERVATION OF ANY CONSTRUCTION ACTIVITY RELATED TO THE PROJECT.

OWNER/DEVELOPER SIGNATURE & DATE: Britta Hertling

PRINTED NAME AND TITLE: BRITTA HERTLING - CHIEF OF CAPITAL SERVICES

OWNER'S/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, VEGETATIVE STABILIZATION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE (♦) AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT TO ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS, CHARLES COUNTY INSPECTORS, AND THE REPRESENTATIVE OF THE CHARLES SOIL CONSERVATION DISTRICT."

OWNER/DEVELOPER SIGNATURE & DATA: Britta Hertling

PRINTED NAME AND TITLE: BRITTA HERTLING - CHIEF OF CAPITAL SERVICES

TELEPHONE NUMBER: (301) 645-0641

ADDRESS: 10430 AUDIE LANE LAPLATA MD, 20646-2150

CANDIS STRETCHER RPC 027926
PRINTED NAME AND CARD NUMBER (♦) OF ON-SITE RESPONSIBLE PERSONNEL.

CHARLES SOIL CONSERVATION DISTRICT APPROVAL

SEDIMENT AND EROSION CONTROL PLAN APPROVAL # 32-23

SMALL POND APPROVAL FOR N/A

Sediment and Erosion Control Plan Approval and Small Pond Approval (if applicable) is hereby granted by the Charles Soil Conservation District.

Signature: Luis Diequez / TW DATE: 2/10/2025

Approval Expiration Date: 04/30/2027

(Requests exclusively for extension of the approval expiration date noted above and not involving any plan modifications to these approved plan sheets, must be submitted to the Charles Soil Conservation District in writing. The Charles Soil Conservation District, at its discretion, may approve the expiration date extension to the approved plan via separate approval letter.)

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

ToLP PERMIT #00562-2021
LA PLATA LIBRARY

CONSTRUCTION PLANS
COVER SHEET

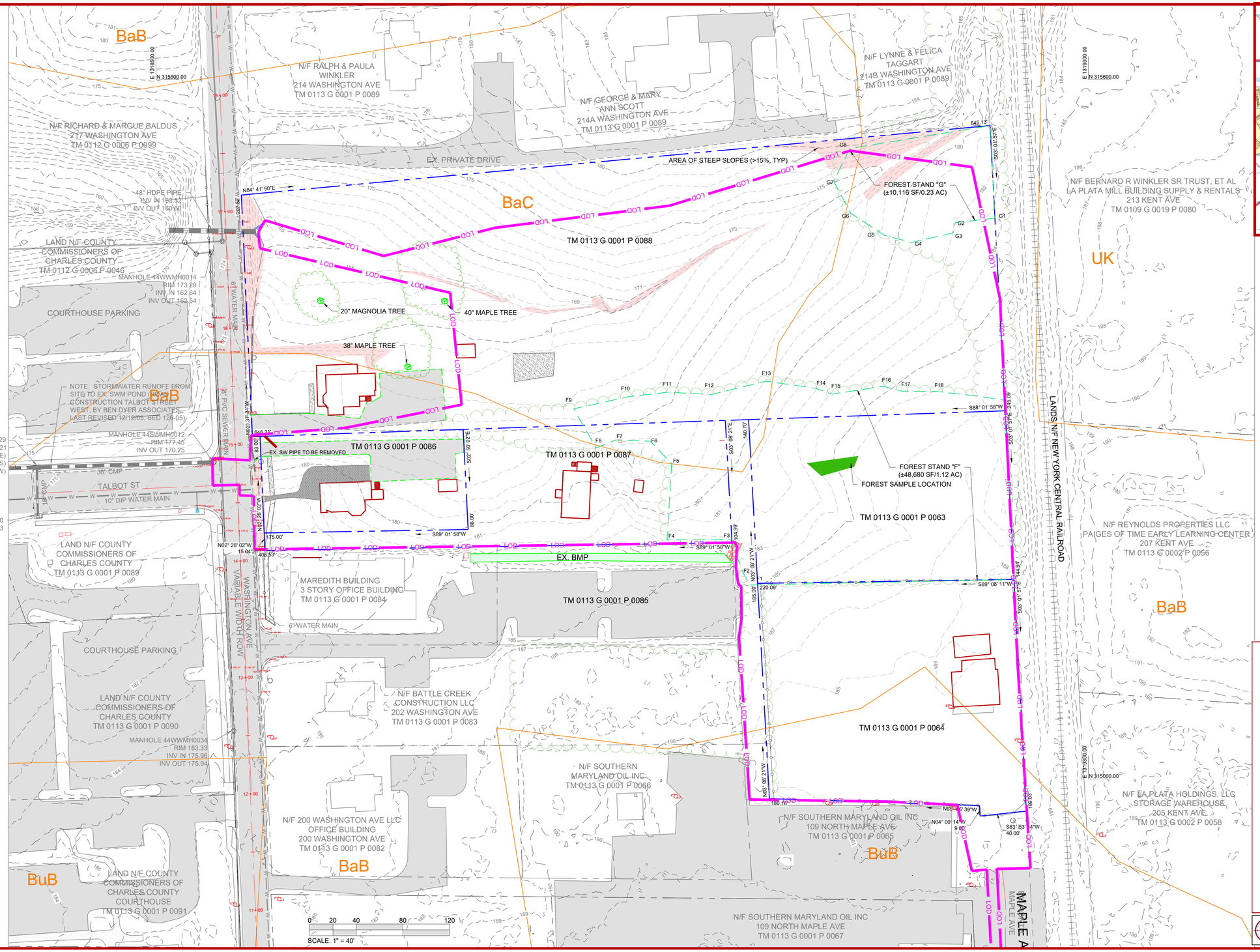
PROJECT DATA

Tax Map: 0113 Parcel: SEVERAL
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date: 2/12/25
Scale: 1" = 100'

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-001





VICINITY MAP
SCALE 1" =2000'
NORTH

SITE DATA

MAP 0113 GRID 0001 PARCEL 0088 (2.76 AC) ZONE R-8
MAP 0113 GRID 0001 PARCEL 0087 (0.59 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0086 (0.34 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0063 (0.73 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0064 (1.00 AC) ZONE CB

PROPERTY OWNER

TOWN OF LA PLATA
305 QUEEN ANNE STREET
LA PLATA, MD 20646
PH 301-932-8421

HORIZONTAL & VERTICAL CONTROL

HORIZONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88
FIELD SURVEY DATA COLLECTED BY VISTA DESIGN, JULY 2021

SOILS DATA TABLE

SYMBOL	DESCRIPTION	HSG	Kw	HYDRIC
BaB	Beltsville Silt Loam, 2-5%	C	0.37	No
BaC	Beltsville Silt Loam, 5-10%	C	0.43*	No
BuB	Beltsville Urban Land Complex, 2-5%	C	0.37	No
UK	Urban Land	D	-	No

* SOILS WITH "K" > 0.40 ARE OFTEN CLASSIFIED AS HIGHLY ERODIBLE

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREELINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX. UTIL POLE

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TAX ASSESSMENT MAP EXHIBIT

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Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

PROJECT DATA
Project: 21-093
File: 7x30GEOM.dwg
Date: 12/12/25
Scale: 1"=40'
Sheet: 1 of 1

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STATE OF MARYLAND · STANLEY D. POLK · LICENSE #32455 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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EXISTING CONDITIONS PLAN

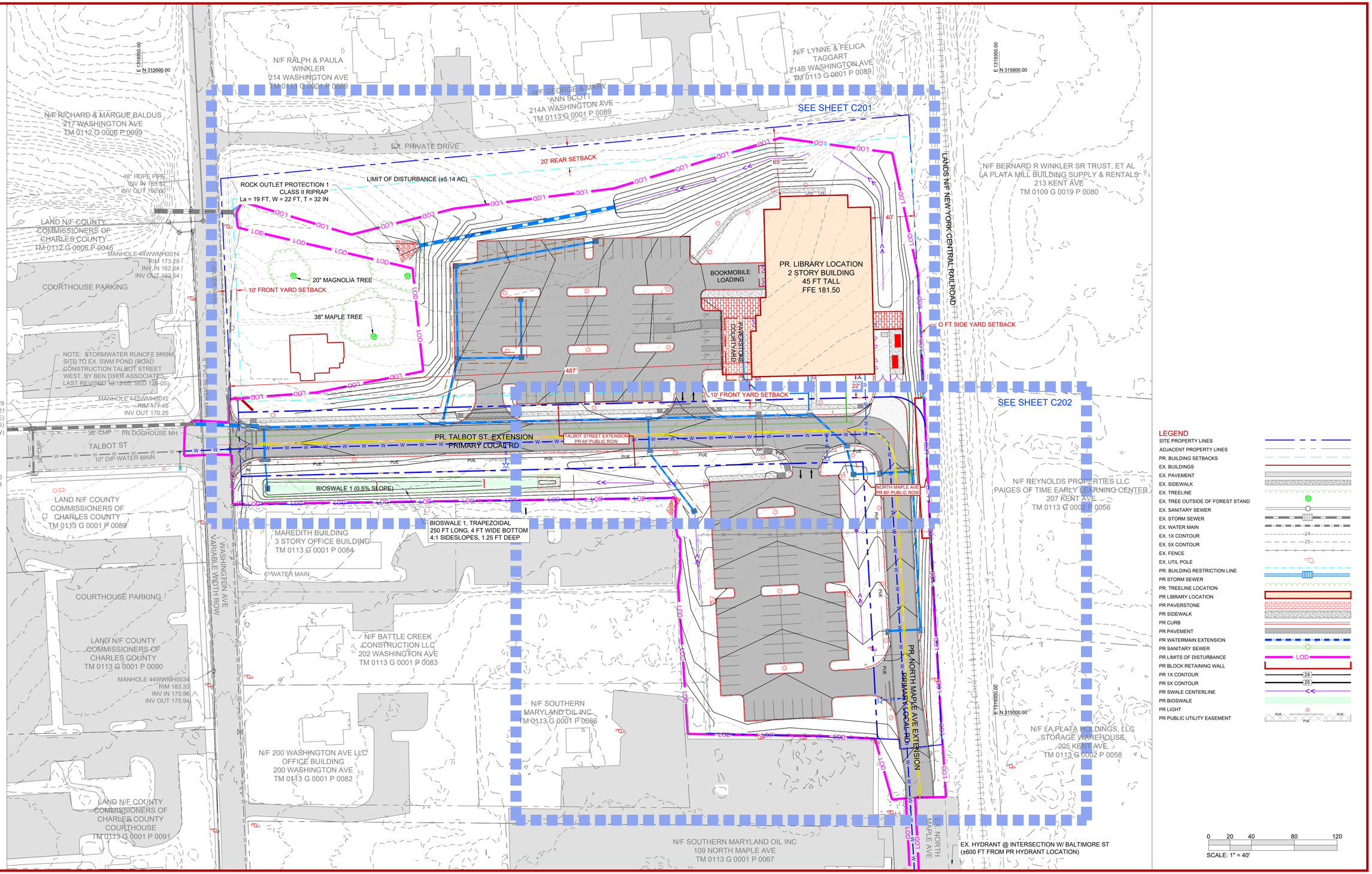
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-100



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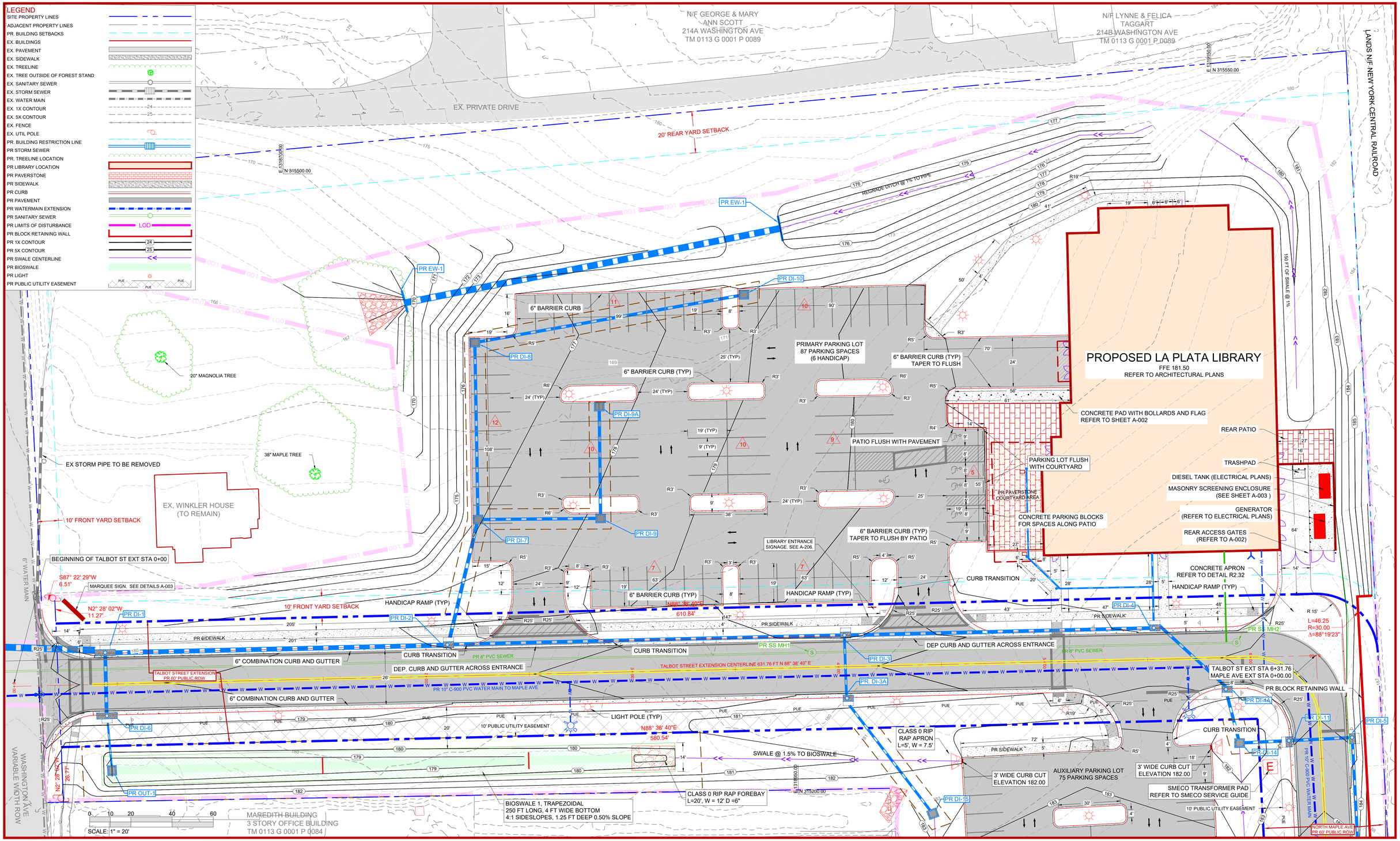
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SITE PLAN INDEX AND STORMWATER MANAGEMENT/STORM DRAIN EASEMENTS SHEET

PROJECT DATA			
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS	
1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/12/25 ISSUED FOR TEAM REVIEW
5.	7/22/25 PER TOWN COMMENTS

Project No.:	21-093
File Name:	071425BF.dwg
Sheet No.:	C-200



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STATE OF MARYLAND · RICHARD F. COOK · LICENSE #36310 · PROFESSIONAL ENGINEER

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SITE PLAN
NORTHERN SECTION

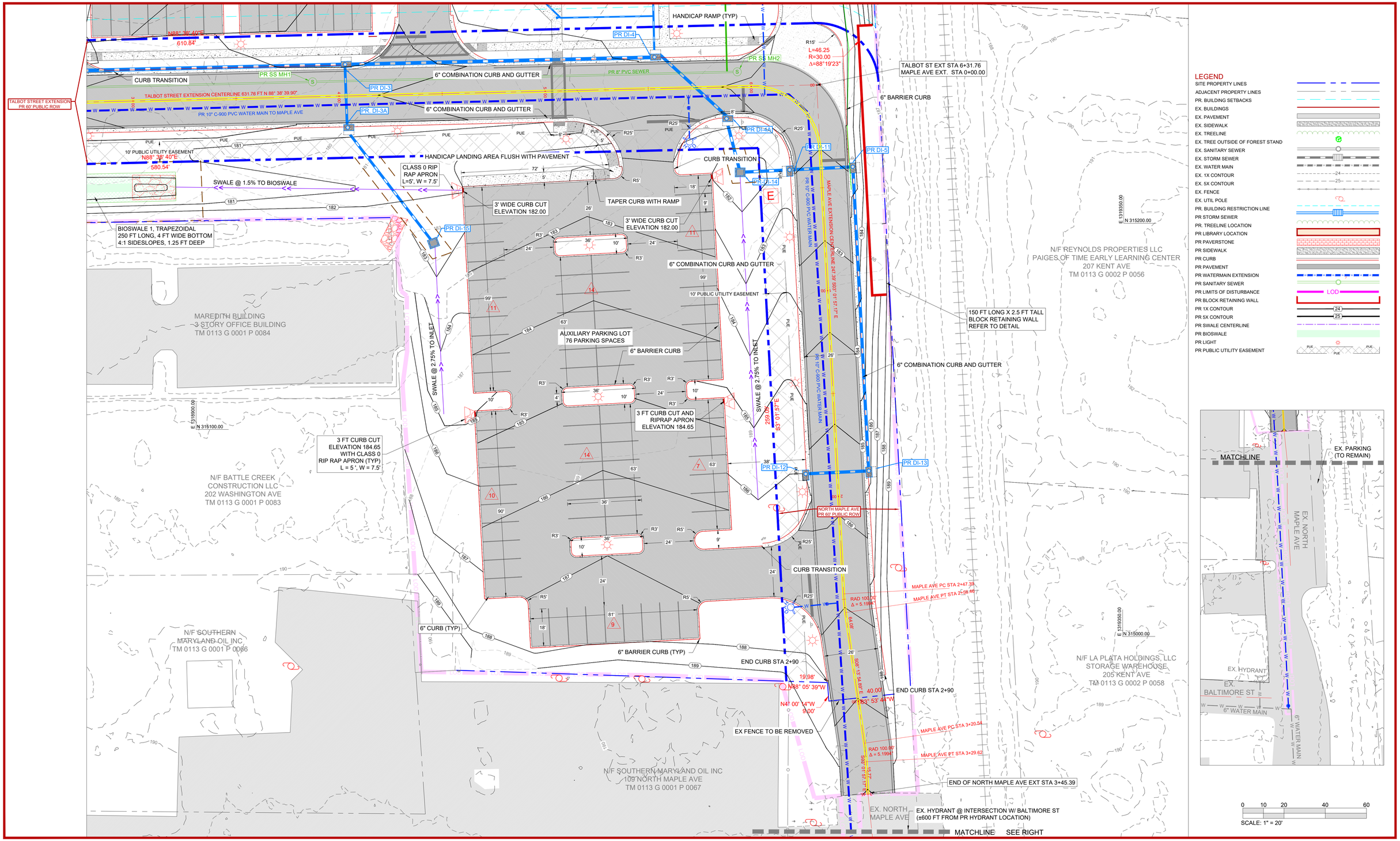
PROJECT DATA

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LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 20'		

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Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-201



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SITE PLAN
SOUTHERN SECTION

PROJECT DATA			
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LA PLATA, MD			
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Date:	2/12/25		
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5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-202

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
PR. BUILDING SETBACKS
SWM/SD EASEMENT
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
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EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX. UTIL POLE
PR. BUILDING RESTRICTION LINE
PR STORM SEWER
PR. TREELINE LOCATION
PR LIBRARY LOCATION
PR PAVERSTONE
PR SIDEWALK
PR CURB
PR PAVEMENT
PR WATERMAIN EXTENSION
PR SANITARY SEWER
PR LIMITS OF DISTURBANCE
PR BLOCK RETAINING WALL
PR 1X CONTOUR
PR 5X CONTOUR
PR SWALE CENTERLINE
PR BIOSWALE
PR LIGHT
PR PUBLIC UTILITY EASEMENT

TALBOT STREET ROAD BASELINE

SEGMENT	START STATION	START POINT	DISTANCE	BEARING	END STATION	END POINT
1	0+00.00	N 315252.293, E 1318569.508	631.76 Ft	N88° 38' 40"E	6+31.76	N 315267.239, E 1319201.093

TALBOT STREET ROAD STRIPING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE	NOTES
SOLID DOUBLE YELLOW	0+37.59	0	5+99.71	0	5" WIDE YELLOW PAINT	
SOLID DOUBLE YELLOW	5+99.71	0	6+31.76	RIGHT 32.05	5" WIDE YELLOW PAINT	33' CL RADIUS
SOLID WHITE LINE	0+10.60	LEFT 44.30	0+36.76	LEFT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+36.76	LEFT 12.00	2+20.00	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	2+88.04	LEFT 12.00	4+05.13	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	4+75.13	LEFT 12.00	5+99.71	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+99.71	LEFT 12.00	6+43.76	RIGHT 27.19	5" WIDE WHITE PAINT	40' RADIUS
SOLID WHITE LINE	0+12.68	RIGHT 38.65	0+36.75	RIGHT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+36.75	RIGHT 12.00	5+13.34	RIGHT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+83.34	RIGHT 12.00	5+94.86	RIGHT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	5+94.86	RIGHT 12.00	6+20.85	RIGHT 37.24	5" WIDE WHITE PAINT	26' RADIUS

TALBOT STREET ROAD MARKING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE
CROSSWALK	0+26.92	RIGHT 15.61 TO LEFT 15.61	0+32.92	RIGHT 13.49 TO LEFT 13.94	THERMOPLASTIC
STOP BAR	0+36.92	CENTER TO LEFT 12.00			THERMOPLASTIC
CROSSWALK	5+03.37	RIGHT 13.00 TO LEFT 13.00	5+09.37	RIGHT 13.00 TO LEFT 13.00	THERMOPLASTIC
STOP BAR	5+96.04	CENTER TO LEFT 12.00			THERMOPLASTIC

TALBOT STREET STORM SEWER SCHEDULE

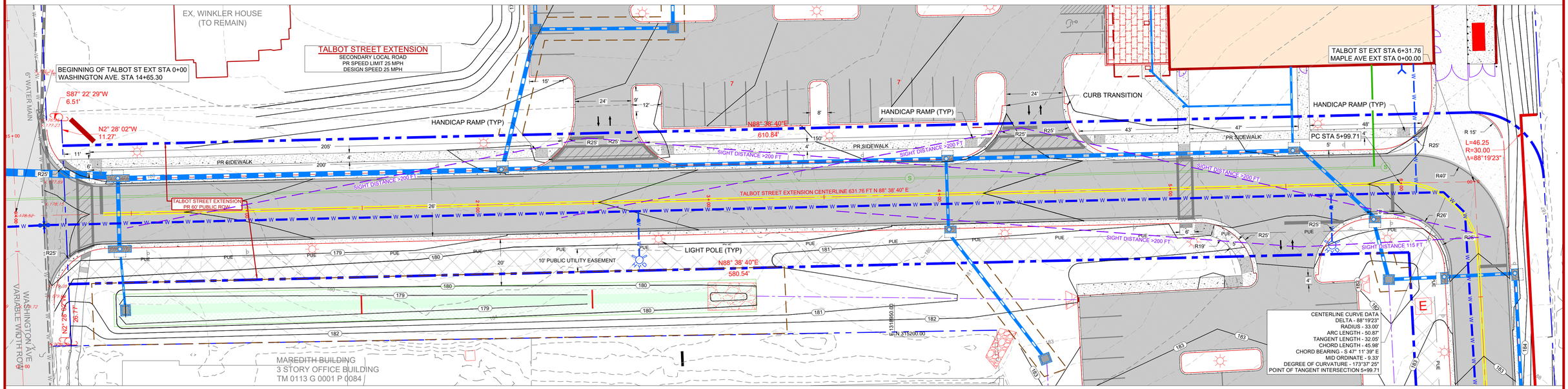
INLET	TYPE	STATION	OFFSET	RIM
DI-1	10' COS (MD 374.63)	0+44.52	LEFT 13.00	177.70
DI-6	10' COS (MD 374.63)	0+44.52	RIGHT 13.00	177.70
DI-2	5' COG (MD374.62)	2+10.60	LEFT 13.00	178.49
DI-3	5' COG (MD374.62)	4+03.27	LEFT 13.00	179.65
DI-3A	5' COG (MD374.62)	4+03.27	RIGHT 13.00	179.65
DI-4	5' COG (MD374.62)	5+53.37	LEFT 13.00	180.55
DI-4A	5' COG (MD374.62)	5+87.71	RIGHT 13.00	180.70

TALBOT STREET SANITARY SEWER SCHEDULE

ITEM	DETAIL	STATION	OFFSET	RIM
SSMH-1	CC S 1.00	3+87.31	LEFT 7.25	179.67
8" LATERAL	CC S 4.01	5+88.36	LEFT 7.25	
SSMH-2	CC S 1.00	5+93.36	LEFT 7.25	180.90

TALBOT STREET CURBING SCHEDULE

TYPE	DETAIL	START STATION	OFFSET	END STATION	OFFSET	NOTES
6" COMB. CURB & GUTTER	CC R2.22	0+12.31	LEFT 37.11	0+17.38	LEFT 26.49	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+17.38	LEFT 26.49	0+19.04	LEFT 24.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+19.04	LEFT 24.00	0+32.14	LEFT 15.57	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	0+32.14	LEFT 15.57	0+35.09	LEFT 15.10	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+35.09	LEFT 15.10	2+20.96	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	2+20.96	LEFT 15.00	2+88.02	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	2+88.02	LEFT 15.00	4+05.04	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	4+05.04	LEFT 15.00	4+77.26	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	4+77.26	LEFT 15.00	5+00.50	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+00.50	LEFT 15.00	5+03.50	LEFT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+03.50	LEFT 15.00	5+08.50	LEFT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	5+08.50	LEFT 15.00	5+11.50	LEFT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+11.50	LEFT 15.00	5+91.13	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+91.13	LEFT 15.00	6+14.13	LEFT 37.99	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+15.76	RIGHT 37.79	0+25.37	RIGHT 19.29	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+25.37	RIGHT 19.29	0+27.92	RIGHT 17.71	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+27.92	RIGHT 17.71	0+32.14	RIGHT 15.97	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	0+32.14	RIGHT 15.97	0+35.06	RIGHT 15.29	TAPER
6" COMB. CURB & GUTTER	CC R2.22	0+35.06	RIGHT 15.29	5+00.50	RIGHT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+00.50	RIGHT 15.00	5+03.50	RIGHT 15.00	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+03.50	RIGHT 15.00	5+08.50	RIGHT 15.00	DEPRESSED
6" COMB. CURB & GUTTER	CC R2.22	5+08.50	RIGHT 15.00	5+18.62	RIGHT 15.66	TAPER
6" COMB. CURB & GUTTER	CC R2.22	5+46.71	RIGHT 30.00	5+86.32	RIGHT 15.00	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	5+86.32	RIGHT 15.00	5+94.32	RIGHT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	5+94.32	RIGHT 15.00	6+13.66	RIGHT 30.00	23.00' BOC RADIUS


EX. WINKLER HOUSE (TO REMAIN)
TALBOT STREET EXTENSION
SECONDARY LOCAL ROAD
PR SPEED LIMIT 25 MPH
DESIGN SPEED 25 MPH
BEGINNING OF TALBOT ST EXT STA 0+00
WASHINGTON AVE. STA 14+65.30
S87° 22' 29"W 6.51'
N2° 28' 02"W 11.27'
6" WATER MAIN
HANDICAP RAMP (TYP)
PR SIDEWALK
TALBOT STREET EXTENSION PR 60' PUBLIC ROW
TALBOT STREET EXTENSION CENTERLINE 631.76 FT N 88° 38' 40" E
SIGHT DISTANCE >200 FT
10' PUBLIC UTILITY EASEMENT
LIGHT POLE (TYP)
N88° 38' 40"E 610.84'
N88° 38' 40"E 580.54'
CURB TRANSITION
TALBOT ST EXT STA 6+31.76
MAPLE AVE EXT STA 0+00.00
PC STA 5+99.71
L=46.25
R=30.00
Δ=88°19'23"
SIGHT DISTANCE 115 FT
CENTERLINE CURVE DATA
DELTA - 88°19'23"
RADIUS - 33.00'
ARC LENGTH - 50.87'
TANGENT LENGTH - 32.05'
CHORD LENGTH - 45.98'
CHORD BEARING - S 47° 11' 39" E
MID ORDINATE - 9.33'
DEGREE OF CURVATURE - 173°37' 25"
POINT OF TANGENT INTERSECTION 5+99.71
WASHINGTON AVE VARIABLE WIDTH ROW
MAREDITH BUILDING
3 STORY OFFICE BUILDING
TM 0113 G 0001 P 0084
N: 315,178.52
E: 1318,177.23
N: 315,177.69
E: 1318,176.76
N: 315,176.72
E: 1318,175.72
N: 315,175.72
E: 1318,175.72
N: 315,175.72
E: 1318,175.72
N: 315,175

NORTH MAPLE AVE ROAD BASELINE

SEGMENT	START STATION	START POINT	LENGTH	BEARING	RADIUS	DELTA	END STATION	END POINT
1	0+00.00	N 315267.239, E 1319201.093	247.39'	S03° 01' 57"E			2+47.39	N 315020.196, E 1319214.181
2	2+47.39	N 315020.196, E 1319214.181	9.07'		100.00'	5°11'58"	2+56.46	N 315011.168, E 1319215.071
3	2+56.46	N 315011.168, E 1319215.071	64.08	S08° 13' 55"E			3+20.54	N 314947.751, E 1319224.246
4	3+20.54	N 314947.751, E 1319224.246	9.07'		100.00'	5°11'58"	3+29.62	N 314938.723, E 1319225.136
5	3+29.62	N 314938.723, E 1319225.136	15.77'	S03° 01' 57"E			3+45.39	N 314922.971, E 1319225.971

NORTH MAPLE AVE. ROAD STRIPING SCHEDULE

ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE	NOTES
SOLID DOUBLE YELLOW	0+00.00	RIGHT 32.05	0+32.05	0	5" WIDE YELLOW PAINT	33' CL RADIUS
SOLID DOUBLE YELLOW	0+32.05	0	3+45.39	0	5" WIDE YELLOW PAINT	
SOLID WHITE LINE	-0+12.00	RIGHT 32.05	0+27.19	LEFT 12.00	5" WIDE WHITE PAINT	40' RADIUS
SOLID WHITE LINE	0+27.19	LEFT 12	3+45.39	LEFT 12.00	5" WIDE WHITE PAINT	
SOLID WHITE LINE	0+10.91	RIGHT 37.24	0+27.19	RIGHT 12.00	5" WIDE WHITE PAINT	26' RADIUS
SOLID WHITE LINE	0+27.19	RIGHT 12.00	3+45.39	RIGHT 12.00	5" WIDE WHITE PAINT	

NORTH MAPLE AVE. ROAD MARKING SCHEDULE

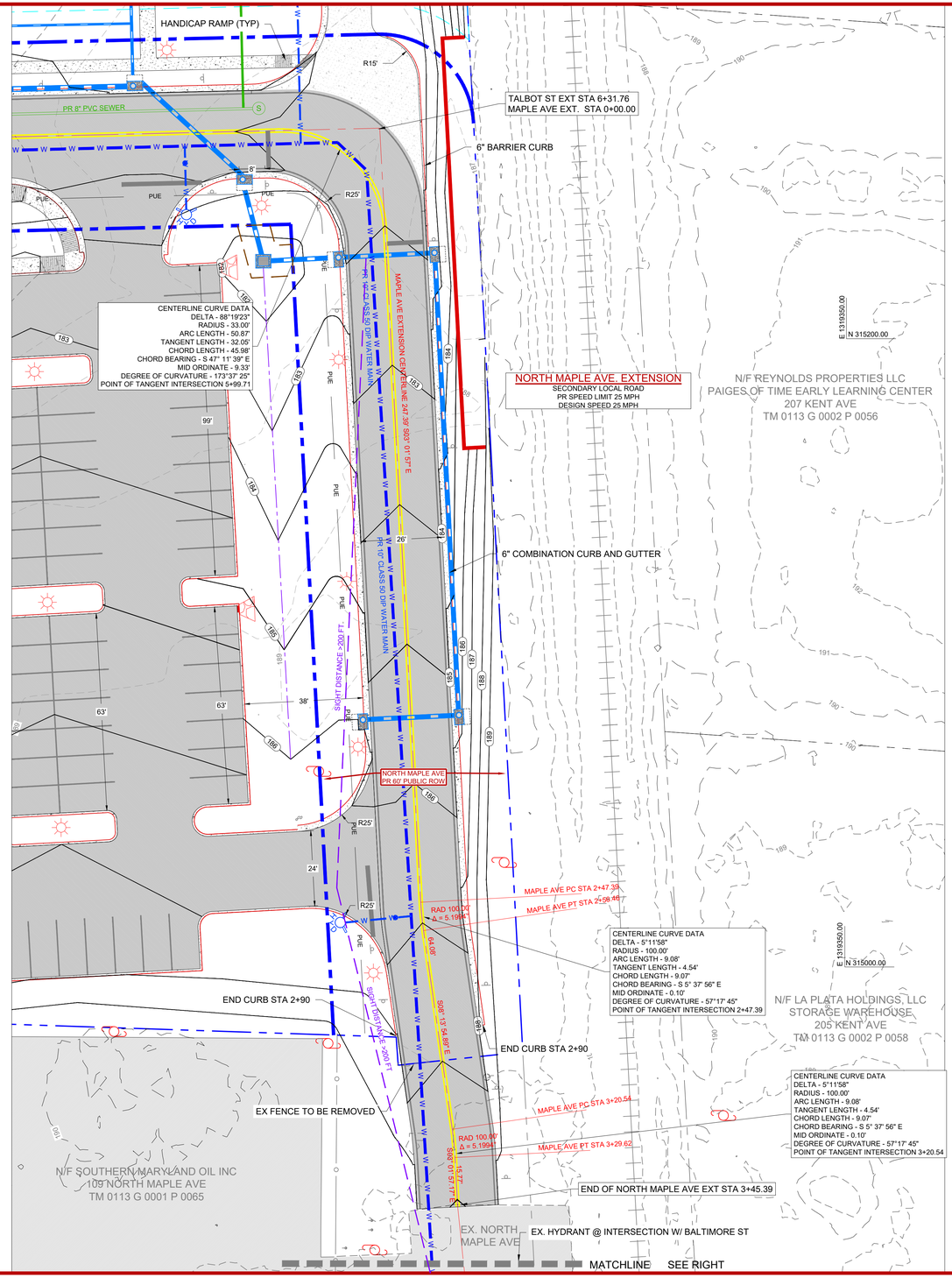
ITEM	START STATION	OFFSET	END STATION	END OFFSET	TYPE
STOP BAR	0+36.91	CENTER TO LEFT 12.00			THERMOPLASTIC

NORTH MAPLE AVE CURBING SCHEDULE

TYPE	DETAIL	START STATION	OFFSET	END STATION	OFFSET	NOTES
6" BARRIER CURB	CC R2.23	0+00.00	LEFT 13.50	0+20.50	LEFT 13.50	
6" COMB. CURB & GUTTER	CC R2.22	0+20.50	LEFT 15.00	2+90.00	LEFT 15.00	
6" COMB. CURB & GUTTER	CC R2.22	0+13.95	RIGHT 37.37	0+36+91	RIGHT 15.00	23.00' BOC RADIUS
6" COMB. CURB & GUTTER	CC R2.22	0+36+91	RIGHT 15.00	1+97.78	RIGHT 15.00	
6" BARRIER CURB	CC R2.23	2+68.39	RIGHT 13.50	2+90.00	RIGHT 15.00	

NORTH MAPLE AVE. STORM SEWER SCHEDULE

INLET	TYPE	STATION	OFFSET	RIM
DI-5	5' COG (MD374.62)	0+40.52	RIGHT 13.00	181.96
DI-11	5' COG (MD374.62)	0+40.52	LEFT 13.00	181.96
DI-12	5' COG (MD374.62)	1+88.27	RIGHT 13.00	185.26
DI-13	5' COG (MD374.62)	1+88.27	LEFT 13.00	185.26



LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- SWM/SD EASEMENT
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT
- PR PUBLIC UTILITY EASEMENT

0 10 20 40 60

SCALE: 1" = 20'

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STATE OF MARYLAND — CHARLES W. SCHMIDT — LICENSE #36310 — PROFESSIONAL ENGINEER

LIC 36310 EXP 11/17/26

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NORTH MAPLE AVE
GEOMETRY PLAN

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Tax Map:	0113	Parcel:	SEVERAL
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Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
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5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-204

N/F RALPH & PAULA WINKLER
214 WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F GEORGE & MARY ANN SCOTT
214A WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F LYNNE & FELICA TAGGART
214B WASHINGTON AVE
TM 0113 G 0001 P 0089

N/F RICHARD & MARGUE BALDUS
217 WASHINGTON AVE
TM 0112 G 0005 P 0099

EX. PRIVATE DRIVE

E 1318500.00
N 315600.00

E 1319300.00
N 315600.00

48" RDPE PIPE
INV IN 169.32
INV OUT 160.00

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0112 G 0006 P 0046

MANHOLE 44WWMH0014
RIM 173.29
INV IN 162.64
INV OUT 162.54

COURTHOUSE PARKING

20" MAGNOLIA TREE

38" MAPLE TREE

NOTE: STORMWATER RUNOFF FROM SITE TO EX. SWM POND (ROAD CONSTRUCTION TALBOT STREET WEST, BY BEN DYER ASSOCIATES, LAST REVISED 12/12/05, SED 126-05)

MANHOLE 44SWMH0012
RIM 177.45
INV OUT 170.25

INLET 44CB0029
RIM 174.21
INV IN 169.13(E)
INV IN 170.77(S)
INV OUT 168.83(W)

36" CMP PR DOGHOUSE MH

TALBOT ST
10" DIP WATER MAIN

INLET 44CB0030
THROAT 174.53

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0113 G 0001 P 0088

MAREDITH BUILDING
3 STORY OFFICE BUILDING
TM 0113 G 0001 P 0084

6" WATER MAIN

COURTHOUSE PARKING

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY
TM 0113 G 0001 P 0090

MANHOLE 44WWMH0034
RIM 183.33
INV IN 175.96
INV OUT 175.94

N/F BATTLE CREEK CONSTRUCTION LLC
202 WASHINGTON AVE
TM 0113 G 0001 P 0083

N/F SOUTHERN MARYLAND OIL INC
TM 0113 G 0001 P 0066

N/F 200 WASHINGTON AVE LLC
OFFICE BUILDING
200 WASHINGTON AVE
TM 0113 G 0001 P 0082

LAND N/F COUNTY COMMISSIONERS OF CHARLES COUNTY COURTHOUSE
TM 0113 G 0001 P 0091

N/F SOUTHERN MARYLAND OIL INC
109 NORTH MAPLE AVE
TM 0113 G 0001 P 0067

MATCHLINE SEE RIGHT

WASHINGTON AVE
VARIABLE WIDTH ROW

MAPLE AVE
NORTH MAPLE AVE

LANDS N/F NEW YORK CENTRAL RAILROAD

N/F BERNARD R WINKLER SR TRUST, ET AL
LA PLATA MILL BUILDING SUPPLY & RENTALS
213 KENT AVE
TM 0109 G 0019 P 0080

N/F REYNOLDS PROPERTIES LLC
PAGES OF TIME EARLY LEARNING CENTER
207 KENT AVE
TM 0113 G 0002 P 0056

N/F LA PLATA HOLDINGS, LLC
STORAGE WAREHOUSE
205 KENT AVE
TM 0113 G 0002 P 0058

EX. HYDRANT @ INTERSECTION W/ BALTIMORE ST
(±600 FT FROM PR HYDRANT LOCATION)

PR DOGHOUSE MH
PR SS MH1
PR SS MH2

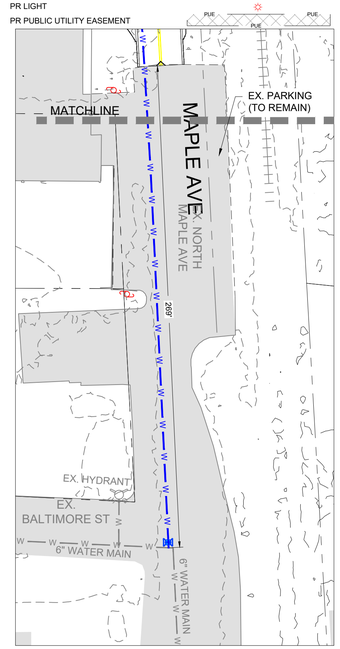
PR DI-1
PR DI-2
PR DI-3
PR DI-3A
PR DI-4
PR DI-4A
PR DI-5
PR DI-6
PR DI-7
PR DI-8
PR DI-9
PR DI-9A
PR DI-10
PR DI-11
PR DI-12
PR DI-13
PR DI-14
PR DI-15
PR OUT-1

13'
23'
48'
50'

16+00
15+00
14+00
13+00
12+00
11+00

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE (LOD)
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT
- PR PUBLIC UTILITY EASEMENT



0 20 40 80 120
SCALE: 1" = 40'

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UTILITY
LAYOUT PLAN

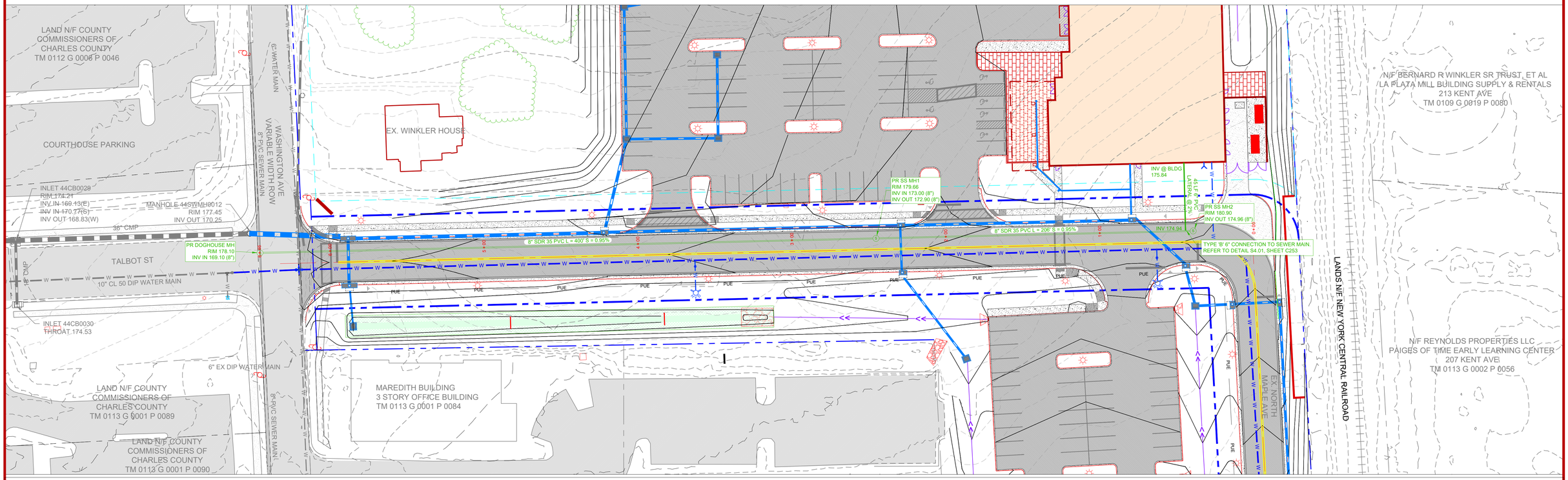
PROJECT DATA

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Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS

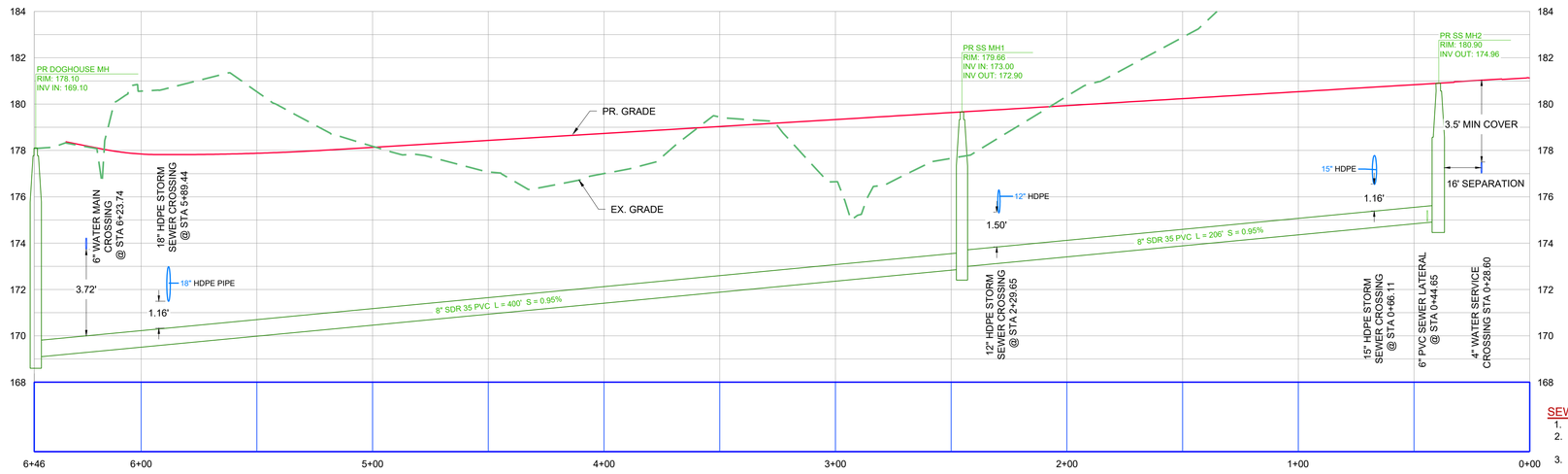
1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-210



LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT



Sewer Extention Profile

HORIZONTAL: 1" = 30 FT
VERTICAL: 1" = 3 FT

SEWER NOTES:

1. CONTRACTOR TO EXTEND SEWER ALONG PROPOSED TALBOT STREET EXTENSION
2. CONTRACTOR TO CONNECT TO EXISTING MAIN UNDER WASHINGTON AVE VIA DOGHOUSE MANHOLE.
3. CONTRACTOR TO USE KOR-N-SEAL OR COUNTY APPROVED EQUIVALENT CONNECTORS.

0 15 30 60 90

SCALE: 1" = 30'

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SANITARY SEWER PLAN AND PROFILE

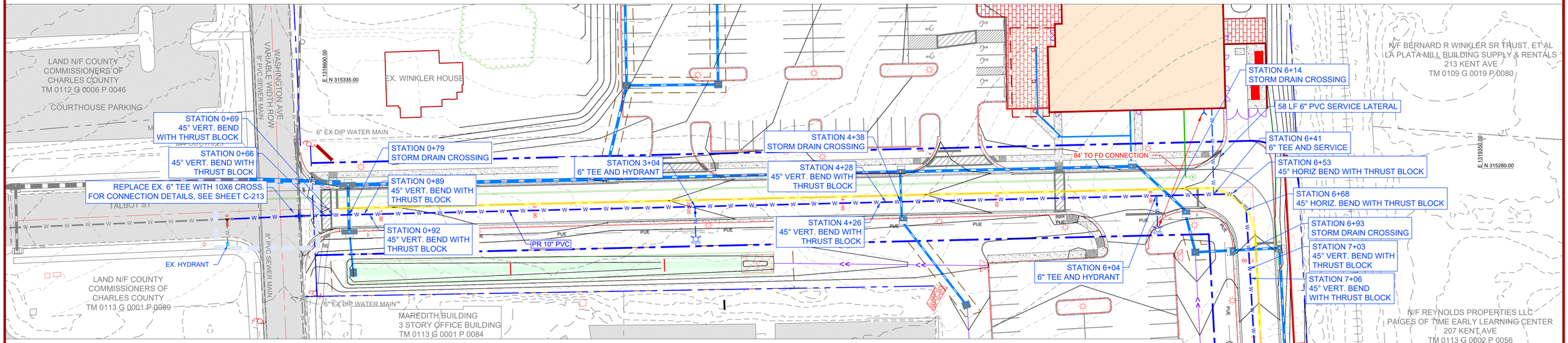
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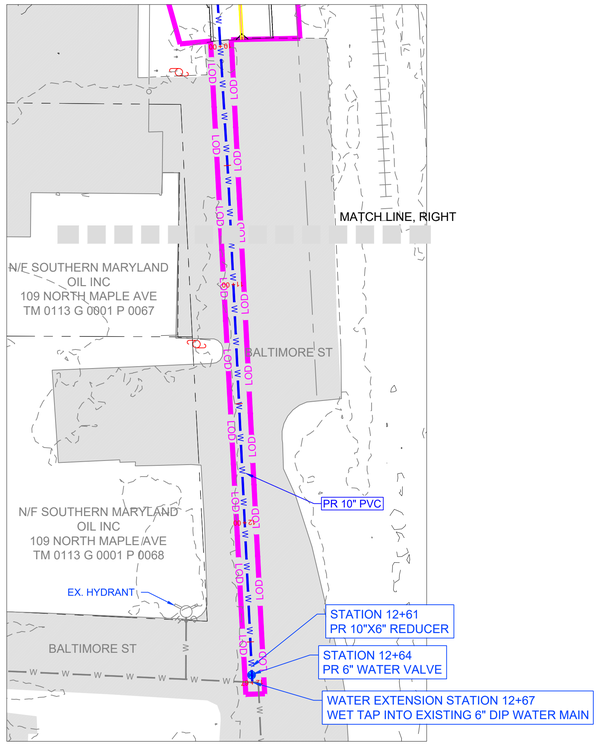
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LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 30'		

REVISIONS

1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/12/25 ISSUED FOR TEAM REVIEW
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-211





WATER MAIN NOTES

1. CONTRACTOR EXTEND WATER MAIN FROM THE INTERSECTION OF TALBOT ST AND WASHINGTON AVE TO THE INTERSECTION OF NORTH MAPLE AVE AND BALTIMORE ST.
2. CONTRACTOR MUST CONTACT CHARLES COUNTY DEPARTMENT OF PUBLIC WORKS NORTHERN AREA OPERATIONS SUPERINTENDENT TIM GILES (PH 301-609-5647, EMAIL GILEST@CHARLESCOUNTYMD.GOV) AND TOWN OF LA PLATA DIRECTOR OF OPERATIONS ROBERT STAHL (PH 301-934-8421, EMAIL BSHAHL@TOWNOFLAPLATA.ORG) AT LEAST 48 HOURS PRIOR TO INSTALLATION OF INSERTION VALVES, 48 HOURS PRIOR TO TURNING OFF WATER, AND 48 HOURS PRIOR TO TURNING WATER BACK ON.
3. THIS WATER MAIN RELOCATION IS TO COMPLY WITH THE 10 STATE STANDARDS AND ENSURE THERE IS ADEQUATE CLEARANCE TO ALLOW THE CULVERT REPLACEMENT PROJECT.THE WATER MAIN MAY ONLY BE DEFLECTED AT EACH JOINT WITHIN ONE HALF THE MANUFACTURERS LIMITS.
4. PROPOSED TAPPING VALVE IS A MECHANICAL JOINT, DUCTILE IRON, RATED 250 PSI. RESTRAIN ADEQUATELY FOR TESTING PRESSURES.
5. PIPE AND VALVES TO BE DOUBLE POLYWRAPPED.
6. ALL PROPOSED TEE'S, CROSSES, AND GATE VALVES TO BE SECURED WITH MECHANICALLY RESTRAINED JOINTS
7. NO. 67 CRUSHED OR WASHED STONE TO BE USED AS BEDDING AROUND PIPE TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE.

SEQUENCE OF CONSTRUCTION

1. CALL MISS UTILITY (1-800-257-7777) A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION. PROJECT CANNOT BEGIN PRIOR TO ALL UTILITIES BEING MARKED. CONTRACTOR IS TO INFORM ADJACENT HOMEOWNERS OF DATE OF PIPE REPLACEMENT AND ANTICIPATED END DATE. IF THE PIPES NEED FLUSHING AT ANY POINT, HOMEOWNERS ARE TO BE GIVEN MINIMUM 48 HOURS ADVANCE NOTICE.
2. WITH PRE-APPROVAL FROM THE TOWN, CLOSE EXISTING WATER VALVES NORTH(AT WASHINGTON AND CAROLINE), SOUTH OF (±270 FT SOUTH, IN FRONT OF 200 WASHINGTON) AND WEST (ALONG TALBOT ST) OF THE WASHINGTON STREET INTERSECTION TO ISOLATE WORK AREA.
3. CONTRACTOR MUST MILL AND CUT BACK EXISTING ROAD ASPHALT IN ORDER TO STAGER BASE AND SURFACE COURSE PAVEMENT JOINTS AND FOR PROPER TIE-IN AND TRANSITION OF THE ROADWAY EXTENSION. CONTRACTOR IS TO ENSURE CLEAN EDGE OF PAVEMENT.
4. BEGIN EXCAVATION. CONTRACTOR IS TO DEMONSTRATE NECESSARY CARE TO ENSURE UTILITIES REMAIN UNDAMAGED BY THE EXCAVATION.
5. REMOVE EXISTING PIPES AS SHOWN. SAW CUT NORTHERLY AND SOUTHERLY 6" DIP AT LOCATION TO ENSURE HYMAX CONNECTOR CAN BE INSTALLED WITHOUT RAISED LETTERING INTERFERING WITH SEAL. REMOVE WESTERLY (TALBOT ST) 6" DIP PIPE AND 6"X10" REDUCER AT THE 10" VALVE AS SHOWN. REPLACE 6" TEE WITH 10"X6" CROSS. ATTACH 4 VALVES (2 - 10" VALVES AND 2 - 6" VALVES) DIRECTLY TO THE 10"X6" CROSS. REPLACE WESTERLY 6" DIP WITH 10" HDPE, CONNECTING TO EXISTING 10" VALVE AS SHOWN. CONNECT NORTH/SOUTH 6" PVC PIPES TO EX. DIP PIPES USING CONNECTOR.
6. PREPARE THE EXISTING PIPE ON BALTIMORE/NORTH MAPLE FOR TAPPING. CLEAN PIPE PRIOR TO PLACING SADDLE AND PROCEED WITH TAPPING PER MANUFACTURER'S RECOMMENDED METHODOLOGY.
7. INSTALL PROPOSED WATER MAIN PIPE, BENDS, AND OTHER APPURTENANCES AS SHOWN.
8. CONTACT THE COUNTY DPW (301-609-7400) AND SCHEDULE INSPECTION OF WATER MAIN. DO NOT PROCEED TO THE NEXT STEP UNTIL APPROVAL BY COUNTY INSPECTOR.
9. INSTALL THRUST BLOCKS.
10. PARTIALLY BACKFILL IN 8 INCH LIFTS. ENSURE 95% COMPACTION PER MODIFIED PROCTOR (ASTM D-1557) FOR EACH LIFT. PERFORM HYDROSTATIC TESTING PER COUNTY CONSTRUCTION MANUAL, SECTION 02551. ONCE COMPLETED, FLUSH AND DISINFECT THE PIPE PER COUNTY STANDARD, SECTION 02551.
11. ONCE COMPLETED, COMPLETE BACKFILL IN 8 INCH LIFTS. CONTRACTOR TO INSTALL DETECTABLE WARNING TAPE, PER COUNTY SPECIFICATIONS.
12. COMPLETE OTHER IMPROVEMENTS PER PLAN. AFTER WATER MAIN INSTALLATION IS APPROVED BY THE TOWN AND COUNTY, OPEN VALVES.

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
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- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT

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WATERMAIN EXTENSION PLAN

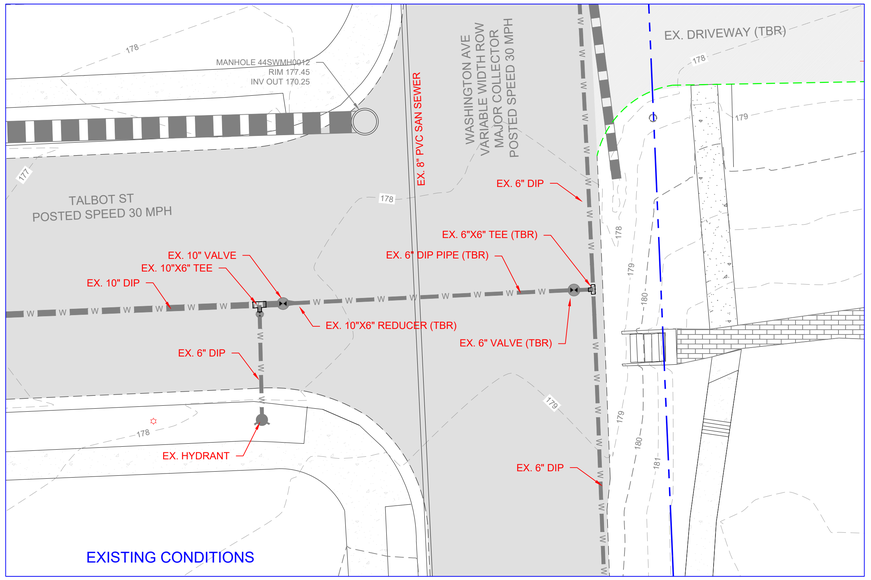
PROJECT DATA

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Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
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REVISIONS

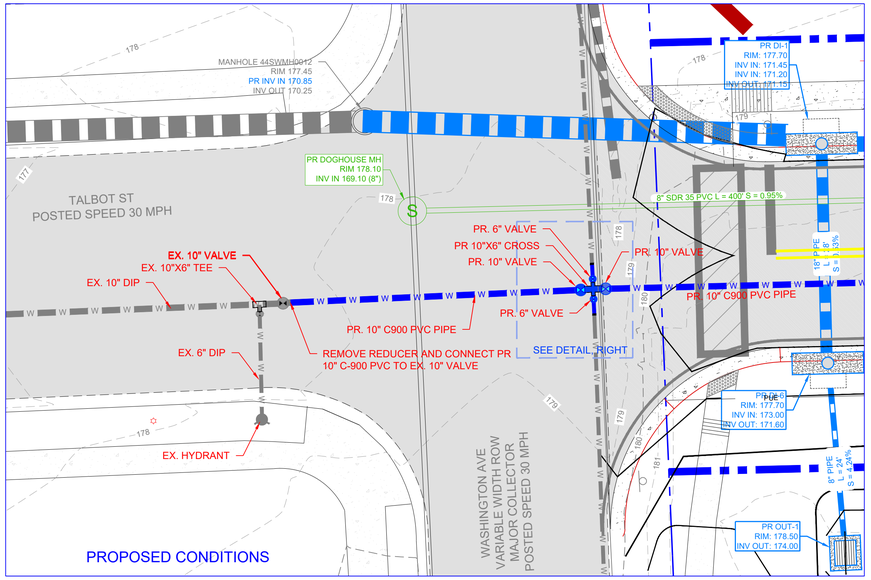
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2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/12/25 ISSUED FOR TEAM REVIEW
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-212



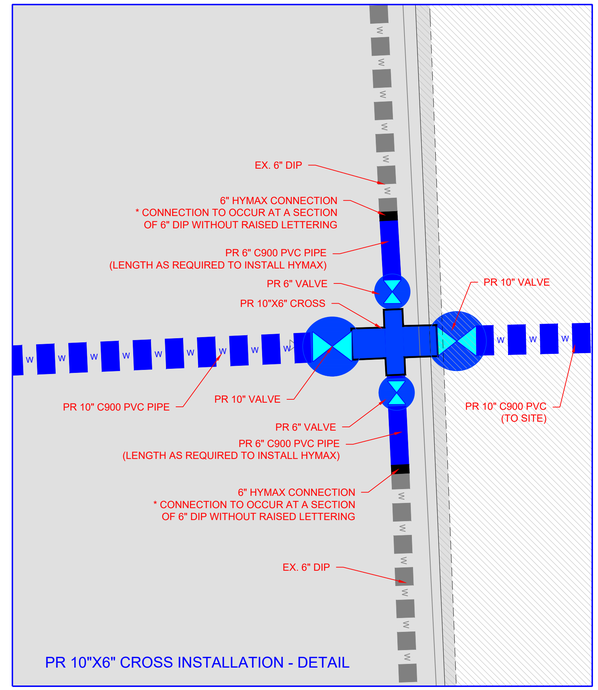
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SCALE: 1" = 30'



0 15 30 60 90

SCALE: 1" = 30'



0 1 2 4 6

SCALE: 1" = 2'

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CHARLES R.D. FOX
LICENSE #36310
PROFESSIONAL ENGINEER
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WASHINGTON AVENUE
WATER MAIN
CONNECTION PLAN

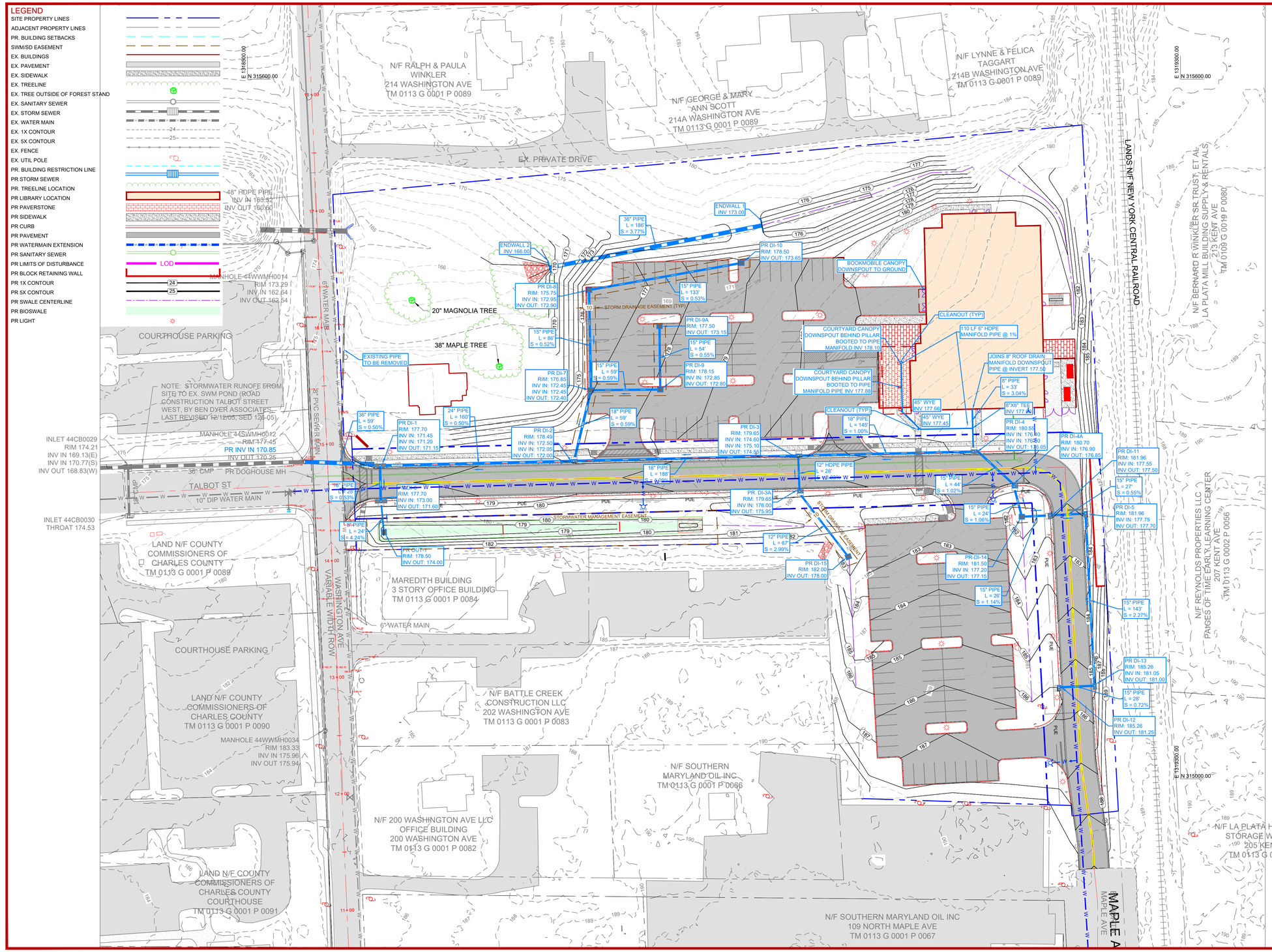
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Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	VARIES		

REVISIONS

1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
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Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-213



STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM	INV(S) IN	INV OUT
PR DI-1	10' COS (MD 374.63)	177.70	171.45 (DI-6) 171.20 (DI-2)	171.15 (EX MH)
PR DI-2	5' COG (MD 374.62)	178.49	172.05 (DI-7) 172.50 (DI-3)	172.00 (DI-1)
PR DI-3	5' COG (MD 374.62)	179.65	174.60 (DI-4) 175.10 (DI-3A)	174.55 (DI-2)
PR DI-3A	5' COG (MD 374.62)	179.65	176.00 (DI-15)	175.95 (DI-3)
PR DI-4	5' COG (MD 374.62)	180.55	176.40 (DI-4A) 176.50 (ROOF)	176.05 (DI-3)
PR DI-4A	5' COS (MD 374.63)	180.70	176.90 (DI-14)	176.85 (DI-4)
PR DI-5	5' COG (MD 374.62)	181.96	177.75 (DI-13)	177.70 (DI-11)
PR DI-6	10' COS (MD 374.63)	177.70	173.00 (OUT-1)	171.60 (DI-1)
PR DI-7	WR INLET (MD 374.23)	176.85	172.45 (DI-8) 172.45 (DI-9)	172.40 (DI-2)
PR DI-8	WR INLET (MD 374.23)	175.75	172.95 (DI-10)	172.90 (DI-7)
PR DI-9	WR INLET (MD 374.23)	178.15	172.85 (DI-9A)	172.80 (DI-7)
PR DI-9A	WR INLET (MD 374.23)	177.50	---	173.15 (DI-9)
PR DI-10	WR INLET (MD 374.23)	178.50	---	173.65 (DI-8)
PR DI-11	5' COG (MD 374.62)	181.96	177.55 (DI-5)	177.50 (DI-14)
PR DI-12	5' COG (MD 374.62)	185.26	---	181.25 (DI-13)
PR DI-13	5' COG (MD 374.62)	185.26	181.05 (DI-12)	181.00 (DI-5)
PR DI-14	YARD DRAIN (MD 381.01)	181.50	177.20 (DI-11)	177.15 (DI-4A)
PR DI-15	YARD DRAIN (MD 381.01)	182.00	---	178.00 (DI-3A)
PR OUT-1	YARD DRAIN (MD 381.01)	178.50	---	174.00 (DI-6)
PR-ENDWALL-1	STD ENDWALL (MD 354.01)		173.00	---
PR-ENDWALL-2	STD ENDWALL (MD 354.01)		167.00	---

STORM PIPE SCHEDULE

UPSTREAM STRUCTURE	UPSTREAM INVERT	DOWNSTREAM STRUCTURE	DOWNSTREAM INVERT	LENGTH	SLOPE	DIAMETER	MATERIAL
PR DI-1	171.15	EX MH	170.85	59'	0.50%	36"	HDPE
PR DI-2	172.00	PR DI-1	171.20	160'	0.50%	24"	HDPE
PR DI-6	171.60	PR DI-1	171.45	28'	0.53%	18"	HDPE
PR DI-3	174.60	PR DI-2	172.50	188'	1.09%	18"	HDPE
PR DI-7	172.40	PR DI-2	172.05	59'	0.59%	18"	HDPE
PR DI-3A	175.95	PR DI-3	175.10	28'	3.03%	12"	HDPE
PR DI-4	176.05	PR DI-3	174.60	145'	1.00%	18"	HDPE
PR DI-15	178.00	PR DI-3A	176.00	67'	2.99%	12"	HDPE
PR DI-4A	176.85	PR DI-4	176.40	44'	1.02%	15"	HDPE
ROOF	177.50	PR DI-4	176.50	33'	3.04%	8"	HDPE
PR DI-14	177.15	PR DI-4A	176.90	24'	1.02%	15"	HDPE
PR DI-13	181.00	PR DI-5	177.75	143'	2.27%	15"	HDPE
PR OUT-1	174.00	PR DI-6	173.00	24'	4.24%	8"	HDPE
PR DI-8	172.90	PR DI-7	172.45	86'	0.52%	15"	HDPE
PR DI-9	172.80	PR DI-7	172.45	59'	0.59%	15"	HDPE
PR DI-10	173.65	PR DI-8	172.95	133'	0.53%	15"	HDPE
PR DI-9A	173.15	PR DI-9	172.85	54'	0.55%	15"	HDPE
PR DI-5	177.70	PR DI-11	177.55	27'	0.55%	15"	HDPE
PR DI-12	181.25	PR DI-13	181.05	28'	0.72%	15"	HDPE
PR-DI-11	177.50	PR-DI-14	177.20	26'	1.14%	15"	HDPE
ENDWALL 1	173.00	ENDWALL 2	166.00	186'	3.77%	36"	HDPE

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STORM DRAIN PLAN

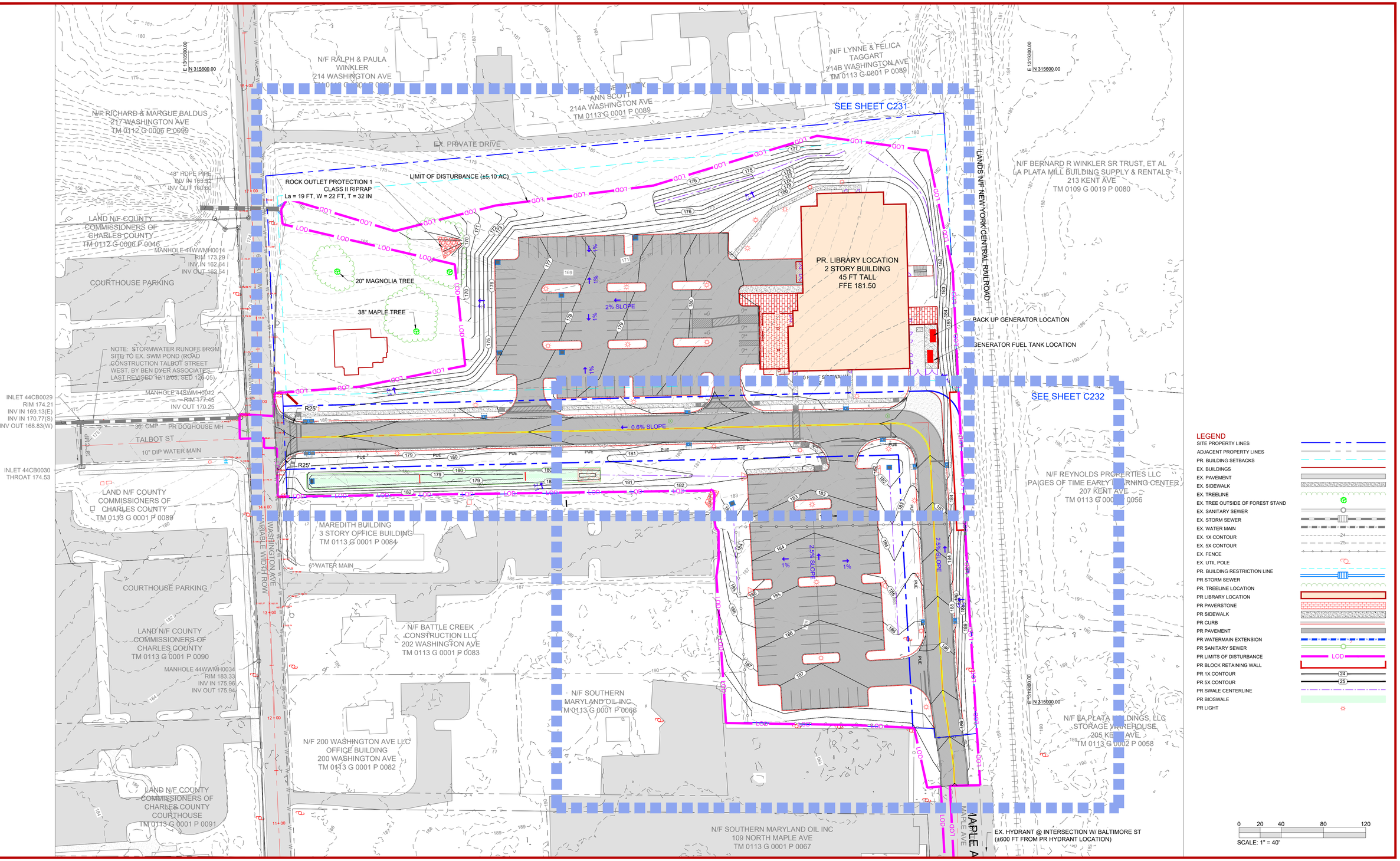
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE01I525.dwg
Sheet No.: C-2I4



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GRADING PLAN
INDEX SHEET

PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

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5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-220

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION
- PR PAVERSTONE
- PR SIDEWALK
- PR CURB
- PR PAVEMENT
- PR WATERMAIN EXTENSION
- PR SANITARY SEWER
- PR LIMITS OF DISTURBANCE
- PR BLOCK RETAINING WALL
- PR 1X CONTOUR
- PR 5X CONTOUR
- PR SWALE CENTERLINE
- PR BIOSWALE
- PR LIGHT

E 1318700.00
N 315500.00
E 1319150.00
N 315550.00
E 1318950.00
N 315200.00

REGRADE DITCH @ 1% TO PIPE
150 FT SWALE @ 1%
SWALE @ 1.5% TO BIOSWALE
FALSE BERM FALSE BERM

PR DI-1 RIM: 177.70
PR DI-2 RIM: 178.49
PR DI-3 RIM: 179.65
PR DI-3A RIM: 179.65
PR DI-4 RIM: 180.55
PR DI-4A RIM: 180.70
PR DI-5 RIM: 181.96
PR DI-6 RIM: 177.70
PR DI-7 RIM: 176.85
PR DI-8 RIM: 175.75
PR DI-9 RIM: 178.15
PR DI-9A RIM: 177.50
PR DI-10 RIM: 178.50
PR DI-11 RIM: 181.96
PR DI-14 RIM: 181.50
PR DI-15 RIM: 182.40
PR OUT-1 RIM: 178.50

FFE 181.50

0 10 20 40 60
SCALE: 1" = 20'

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GRADING PLAN
NORTHERN SECTION

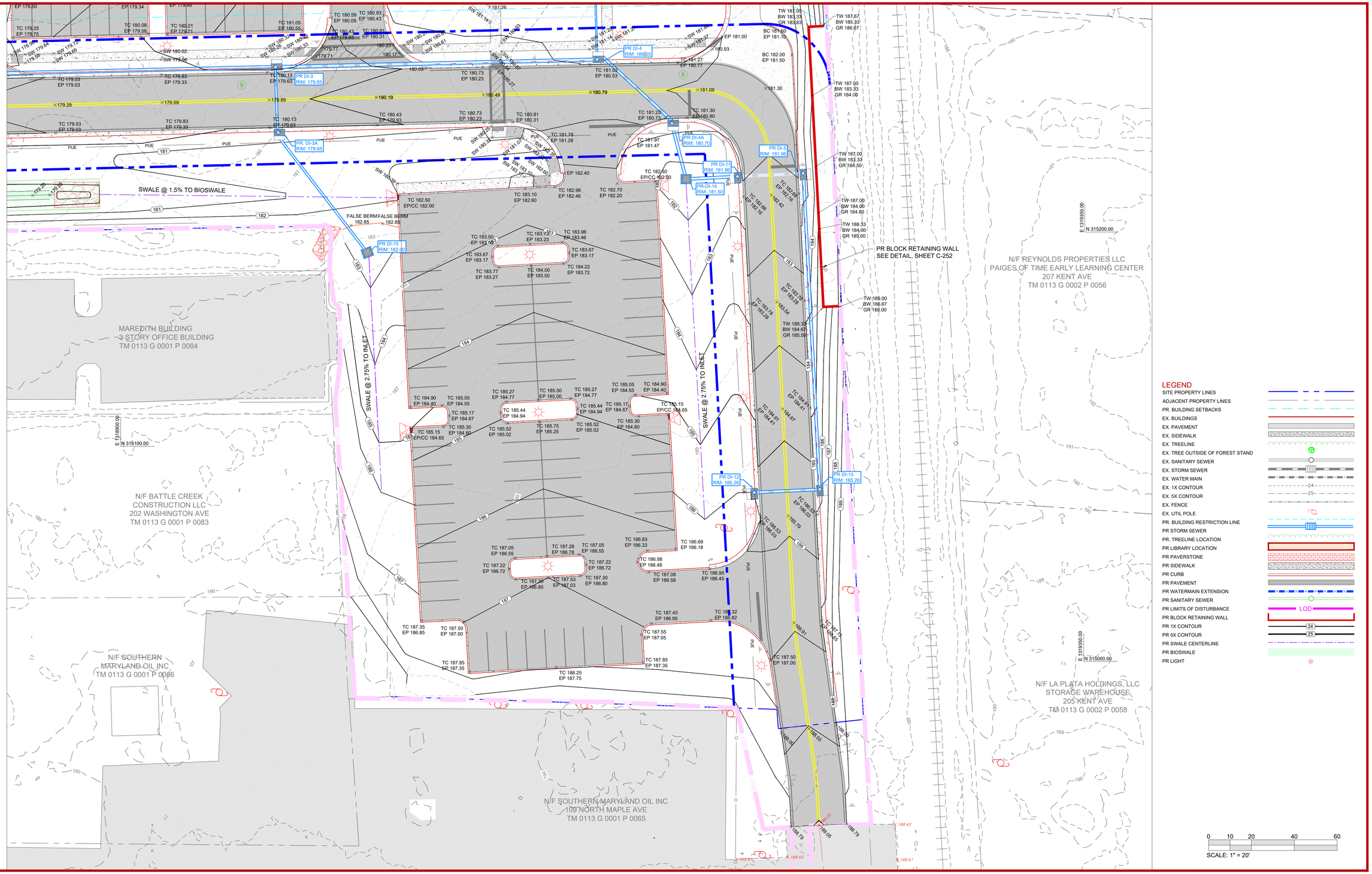
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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-221



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GRADING PLAN
SOUTHERN SECTION

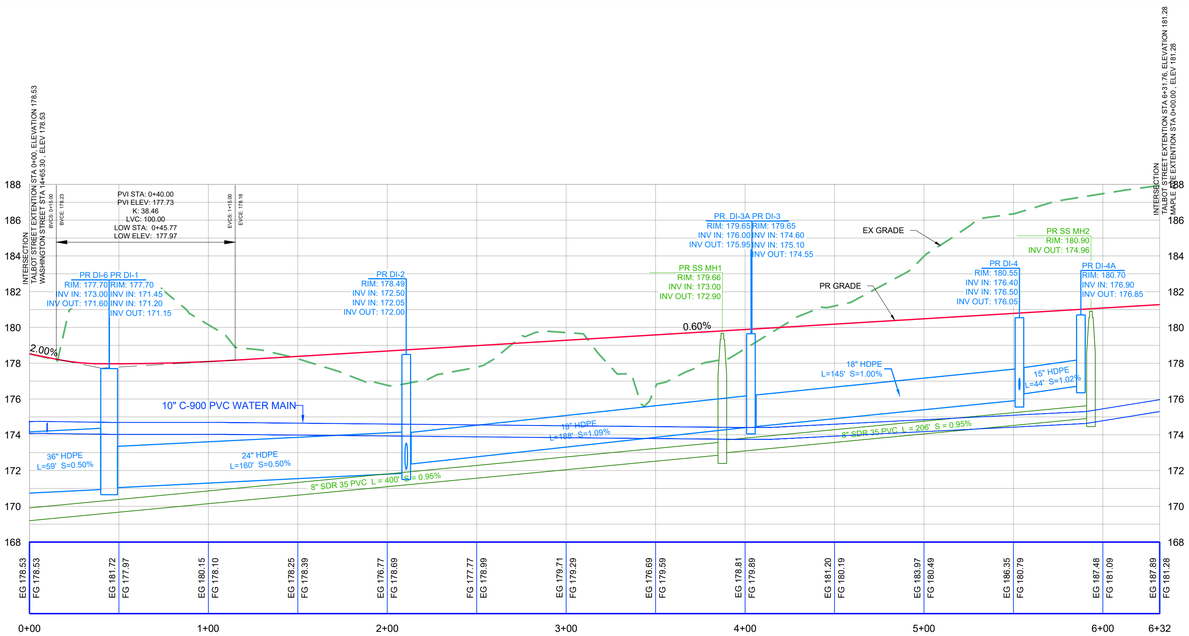
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LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 20'		

REVISIONS

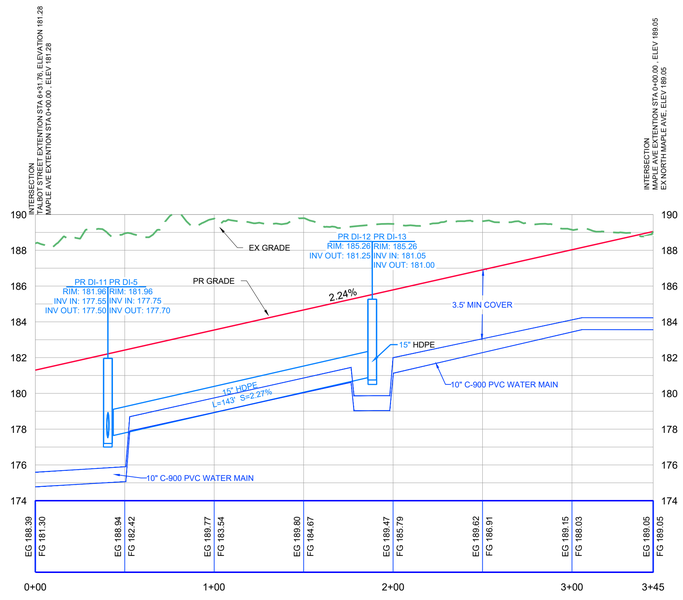
1.	5/19/23 PER LA PLATA COMMENTS
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3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-222



TALBOT STREET EXTENTION

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



MAPLE STREET EXTENTION

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

0 20 40 80 120
SCALE: 1" = 40'

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ROAD CENTERLINE PROFILES

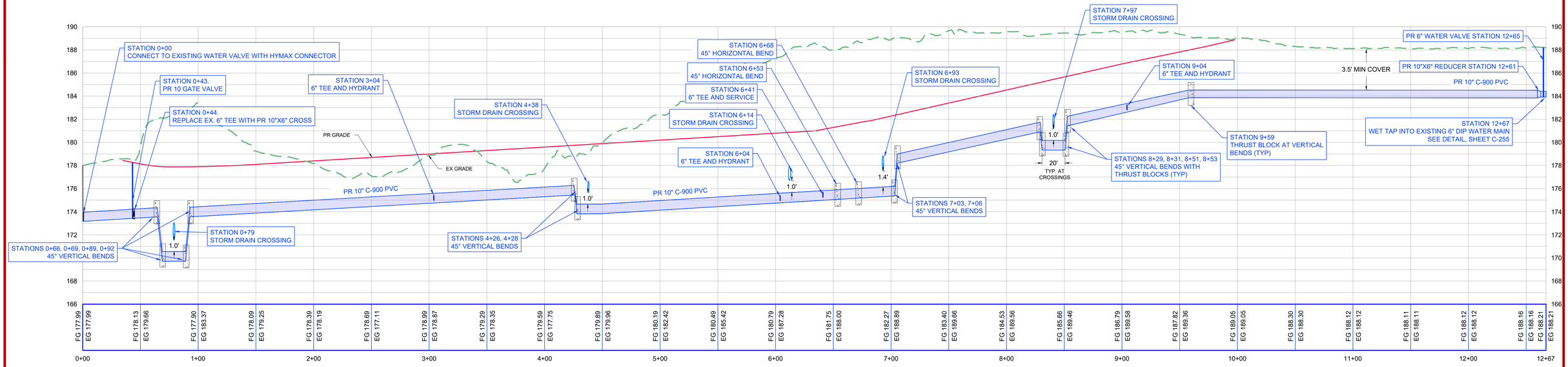
PROJECT DATA

Tax Map:	0113	Parcel:	NUMEROUS
LA PLATA, MD			
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Scale:	1" = 40'		

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5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-230



WATER MAIN

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

0 20 40 80 120

SCALE: 1" = 40'

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WATERMAIN EXTENSION
PROFILE

PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

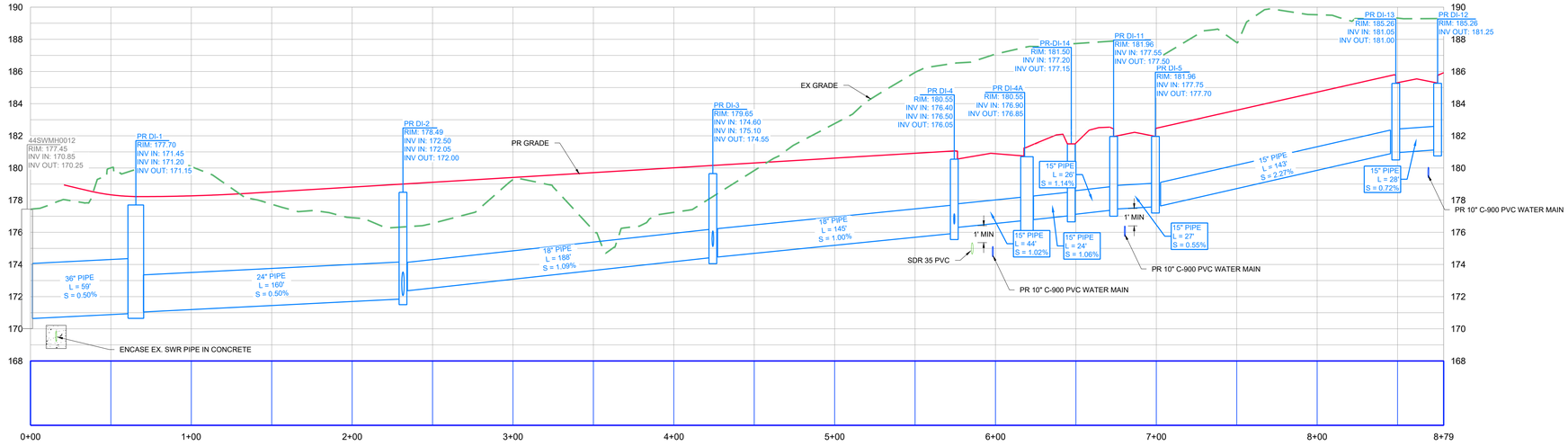
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Project No.: 21-093

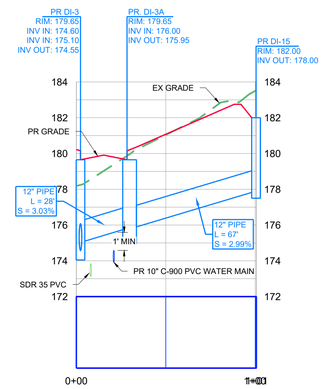
File Name: 071425BF.dwg

Sheet No.: C-231



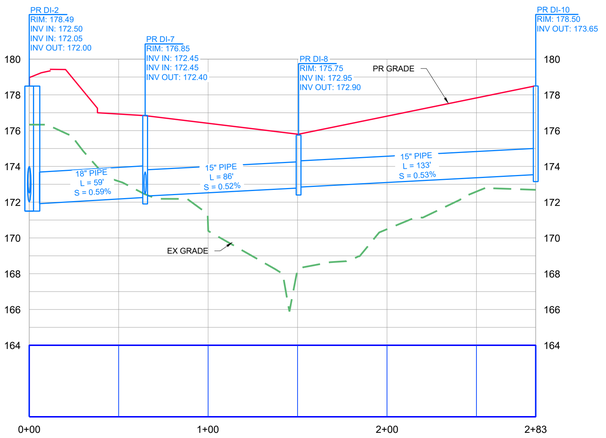
DI 12 TO OUTFALL

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



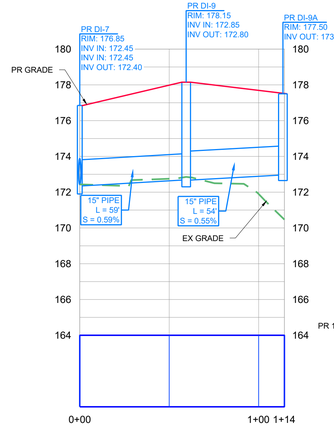
DI-15 TO DI-3

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



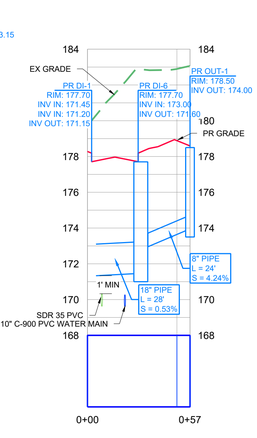
DI-10 TO DI-2

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



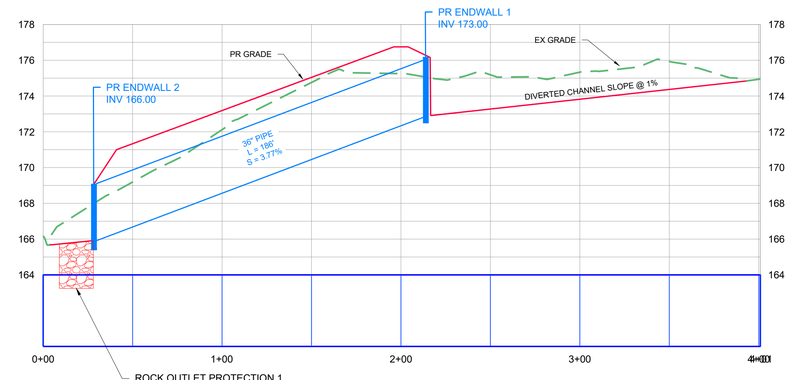
DI-9A TO DI-7

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



BMP OUTFALL TO DI-1

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



ROCK OUTLET PROTECTION 1
CLASS II RIPRAP
La = 19 FT, W = 22 FT, T = 32 IN

BYPASS PIPE

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

0 20 40 80 120
SCALE: 1" = 40'

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STORM DRAIN PROFILES

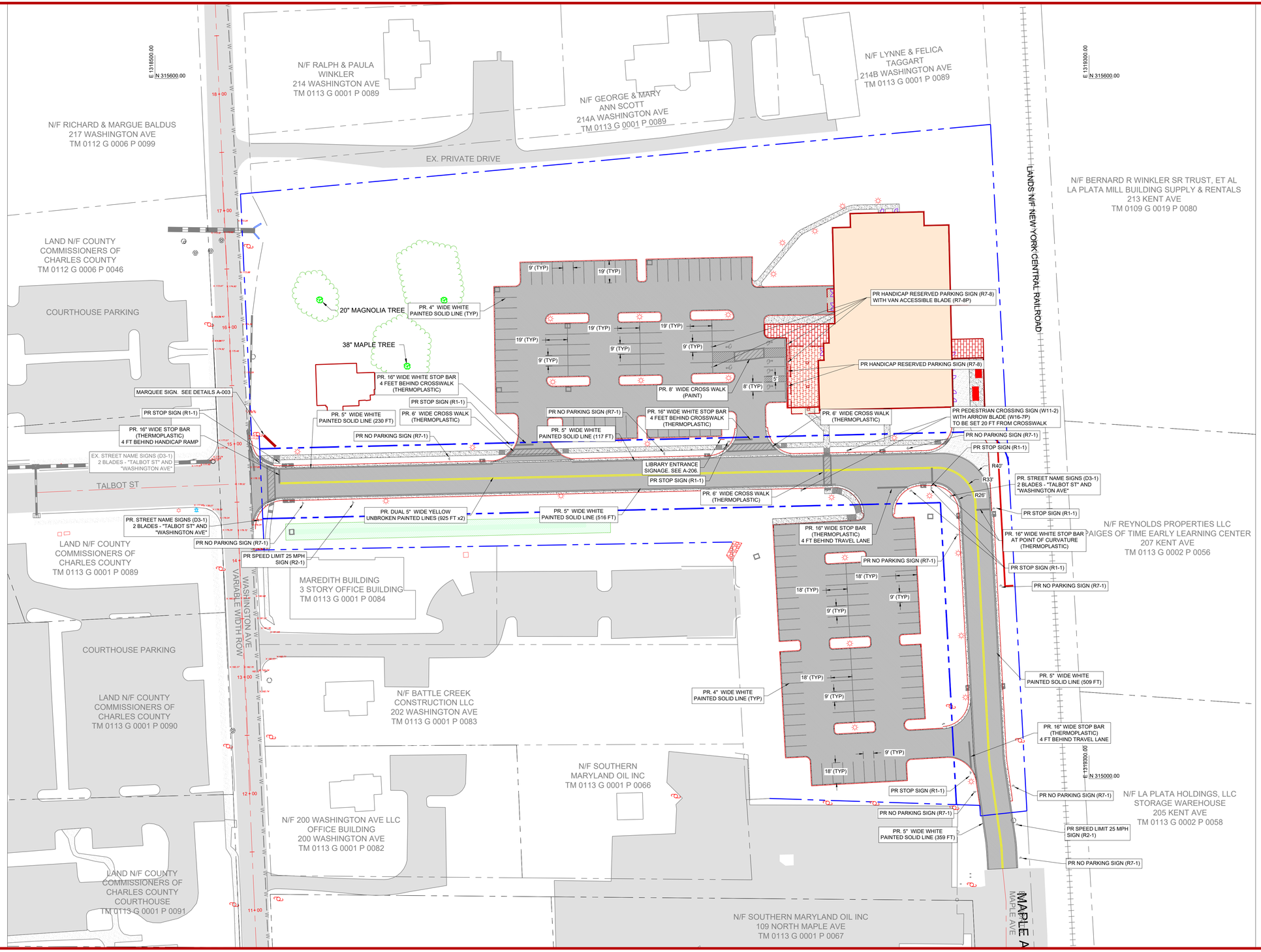
PROJECT DATA

Tax Map:	0113	Parcel:	NUMEROUS
LA PLATA, MD			
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Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-232



MUTCD SIGN SCHEDULE

MUTCD	TYPE	SIZE	MATERIAL	QUANTITY
D3-1	STREET SIGN BLADE	VARIES	0.80 GAUGE ALUMINUM	4
R1-1	STOP SIGN	30" X 30"	0.80 GAUGE ALUMINUM	7
R2-1	SPEED LIMIT 25 MPH	24" X 30"	0.80 GAUGE ALUMINUM	2
R7-1	NO PARKING SIGN	18" X 12"	0.80 GAUGE ALUMINUM	2
R7-8	HANDICAP PARKING SIGN	18" X 12"	0.80 GAUGE ALUMINUM	6
R7-8B	VAN ACCESSIBLE BLADE	12" X 6"	0.80 GAUGE ALUMINUM	4
W11-2	PEDESTRIAN CROSSING SIGN	30" X 30"	0.80 GAUGE ALUMINUM	2
W16-7P	DOWNWARD DIAGONAL ARROW BLADE	24" x 12"	0.80 GAUGE ALUMINUM	2

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. BUILDING RESTRICTION LINE
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- PR LIBRARY LOCATION
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- PR 1X CONTOUR
- PR 5X CONTOUR
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- PR BIOSWALE
- PR LIGHT

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LICENSE #32
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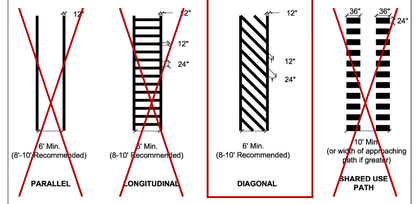
SIGNAGE AND STRIPING PLAN

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Date:	2/12/25		
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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-240

NOT TO SCALE



TYPES OF CROSSWALK MARKINGS:
Parallel Crosswalk Markings: The standard crosswalk striping treatment for low-volume pedestrian crossing locations.

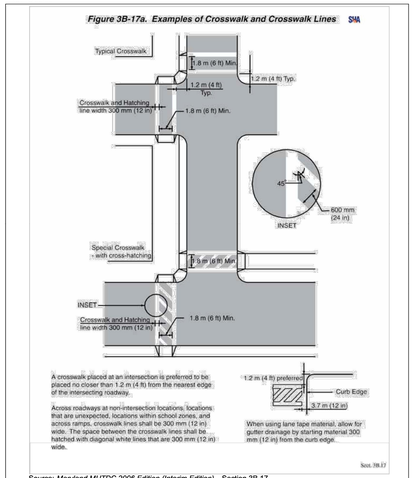
Longitudinal Crosswalk Markings: May be used to provide added visibility for a crosswalk.

Diagonal Crosswalk Markings: "Across roadways at non-intersection locations, locations that are unexpected, locations within school zones and across ramps" diagonal markings shall be used (Maryland MUTCD Section 3B.17).

Shared Use Path Markings: In locations where a shared use path intersects a roadway.

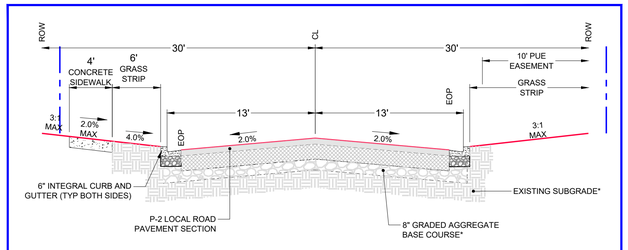
Figure 10.5 - Crosswalk Marking Types
(Sheet 1 of 3)

NOT TO SCALE



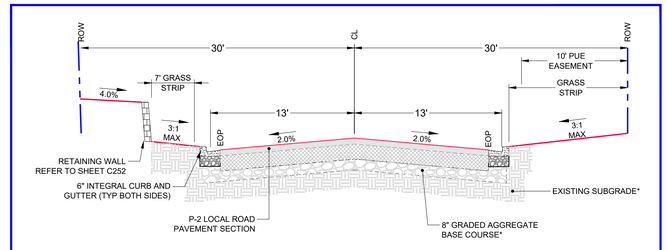
Source: *Maryland MUTDC 2006 Edition (Interim Edition),* Section 3B.17

Figure 10.5 - Crosswalk Marking Types
(Sheet 3 of 3)



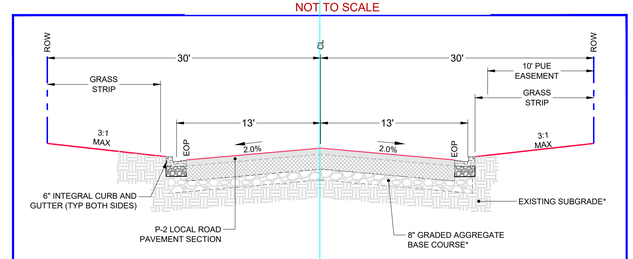
NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL TALBOT AVE EXTENSION
CROSS SECTION - 50' ROW
NOT TO SCALE



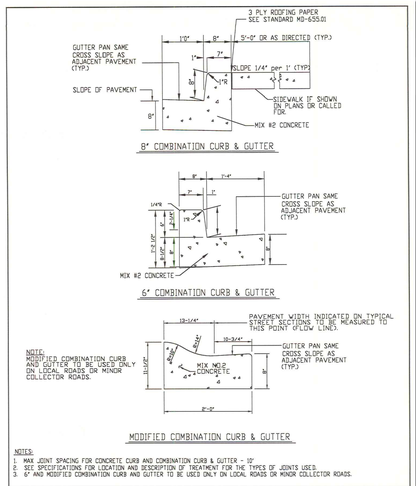
NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL NORTH MAPLE AVE EXTENSION
CROSS SECTION - 60' ROW
STATION 0+00 TO 1+03
NOT TO SCALE



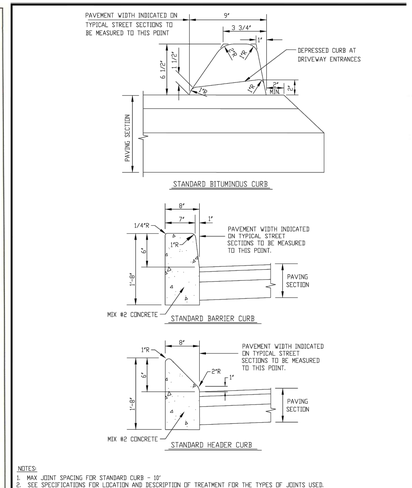
NOTE:
*SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD

TYPICAL NORTH MAPLE AVE EXTENSION
CROSS SECTION - 60' ROW
STATION 1+03 TO 3+45
NOT TO SCALE



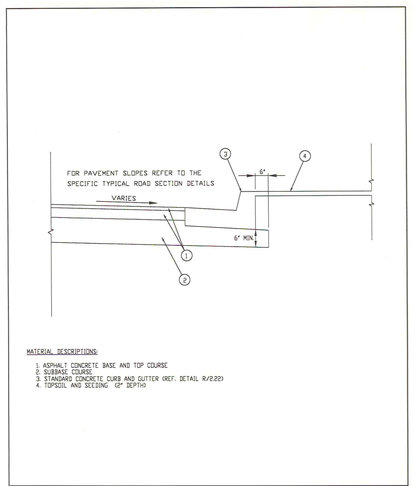
NOTES:
1. MAX JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER - 10'
2. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
3. 6" AND MODIFIED COMBINATION CURB AND GUTTER TO BE USED ONLY ON LOCAL ROADS OR MINOR COLLECTOR ROADS.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	R
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 11/19/99 HIGHWAY ENGINEER 11/19/99	COMBINATION CURB & GUTTER		2.22



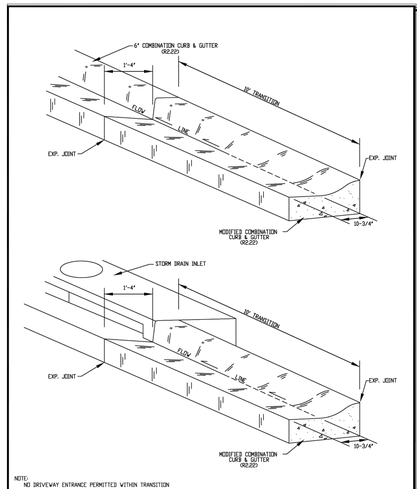
NOTES:
1. MAX JOINT SPACING FOR STANDARD CURB - 10'
2. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	R
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 8/24/15 HIGHWAY ENGINEER 8/24/15	STANDARD CURBS	8/24/2015	2.2



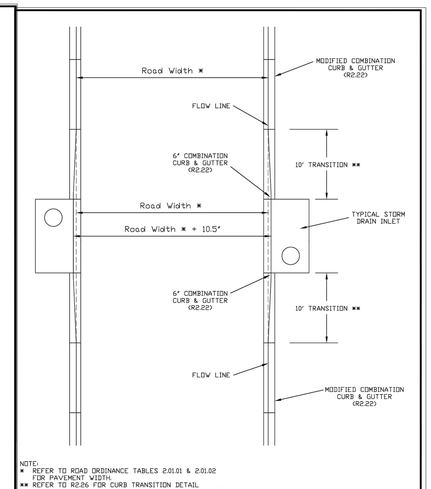
MATERIAL DESCRIPTIONS:
1. ASPHALT CONCRETE BASE AND TOP COURSE
2. SUBBASE COURSE
3. STANDARD CONCRETE CURB AND GUTTER (REF. DETAIL R/2.22)
4. TOPSOIL AND SEEDING - 12" DEPTH

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	R
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 11/19/99 HIGHWAY ENGINEER 11/19/99	CURB INSTALLATION		2.24



NOTE:
NO DRIVEWAY ENTRANCE PERMITTED WITHIN TRANSITION

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	R
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 3/06/17 HIGHWAY ENGINEER 3/06/17	CONCRETE CURB AND GUTTER TRANSITION	MARCH 2017	2.26



NOTE:
* REFER TO ROAD ORDINANCE TABLES 2.01.01 & 2.01.02 FOR PAVEMENT WIDTH.
** REFER TO RD.2.6 FOR CURB TRANSITION DETAIL.
NO DRIVEWAY ENTRANCE PERMITTED WITHIN TRANSITION

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	R
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS & INSPECTION SERVICES 3/06/17 HIGHWAY ENGINEER 3/06/17	CONCRETE CURB AND GUTTER TRANSITION PLAN VIEW		2.26.1

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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

STATE OF MARYLAND
CHRISTOPHER R. FOSS
LICENSE #36310
PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesginc.com

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SITE DETAILS PAGE

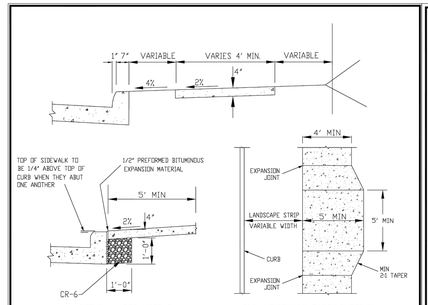
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	N/A		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-250

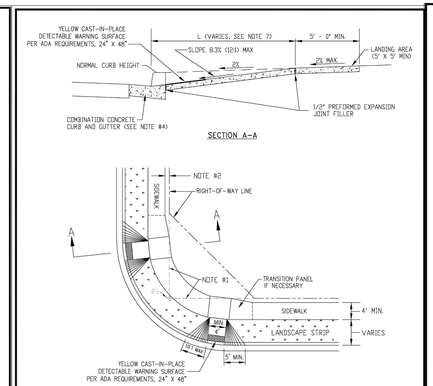


DETAIL A (SEE NOTE 5) PLAN: SIDEWALK PASSING DETAIL

NOTE:

1. SIDEWALK TO BE SCRIBED IN 5' MAXIMUM SQUARES.
2. EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO BE MORE THAN 15' APART.
3. 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
4. CONCRETE TO BE MIX NO. 2
5. SIDEWALK MAY ABUT CURB WITH PERMISSION OF THE HIGHWAY ENGINEER. WHEN SIDEWALK ABUTS CURB, WALK SHALL BE A MINIMUM WIDTH OF 5' FROM BACK OF CURB, AND 1/4" ABOVE CURB WITH 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB, AND RESTING ON A COMPACTED CRUSHED STONE BASE. SEE DETAIL "A" THIS SHEET.
6. ON LONGITUDINAL SIDEWALK GRADES OF 5% OR GREATER, A CONCRETE HEADER, 6" THICK AND 6" DEEP BELOW THE NORMAL 4" SIDEWALK THICKNESS SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE SIDEWALK AT INTERVALS OF 48 FEET. THE HEADERS SHALL BE PLACED AT EXPANSION JOINT LOCATIONS AND SHALL BE MONOLITHIC WITH THE SIDEWALK.
7. WHERE 5' SIDEWALK WIDTH IS NOT PROVIDED, PASSING ZONES SHALL BE CONSTRUCTED EVERY 200'. SEE SIDEWALK PASSING DETAIL THIS SHEET. DRIVEWAY APRONS WITH 2% SLOPE CAN MEET THIS REQUIREMENT.

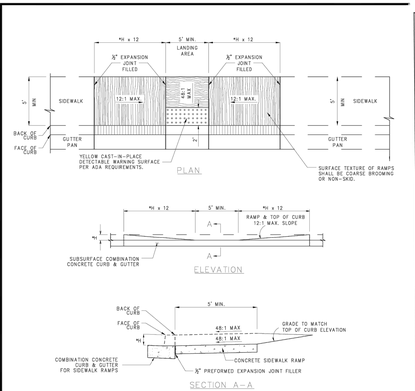
CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS, & INSPECTION SERVICES 8/24/15 DATE HIGHWAY ENGINEER 8/24/15 DATE	CONCRETE SIDEWALK	8/24/2015	R 2.28



NOTES:

1. RIGHT-OF-WAY TRUNCATION TO BE SET 20' FROM P.I. ALONG EACH OF THE INTERSECTING LINES.
2. MINIMUM DISTANCE BETWEEN BACK OF SIDEWALK AND RIGHT-OF-WAY LINE SHALL BE ONE FOOT.
3. SURFACE TEXTURE OF CONCRETE RAMP & FLARES SHALL BE COURSE BROOMING OR OTHER NON-SKID TYPE SURFACE.
4. STANDARD COMBINATION CURB AND GUTTER IS SHOWN. DETAILS TO BE SIMILAR FOR MODIFIED CURB & GUTTER EXCEPT THAT FLOW LINE LIP IS TO BE OMITTED.
5. THIS DETAIL CANNOT BE USED WHERE SIDEWALK IS ADJACENT TO CURB.
6. AT LEAST ONE PEDESTRIAN RAMP SHALL BE PROVIDED ACROSS FROM T-INTERSECTIONS WHERE THERE IS A RECEIVING SIDEWALK.
7. MINIMUM LENGTH OF RAMP; L = 5' FOR MODIFIED CURB, L = 8' FOR 6" CURB, AND L = 11' FOR 8" CURB.
8. SIDEWALK TRANSITIONS TO PROVIDE 5' X 5' MINIMUM LANDING AREA.
9. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.
10. RAMP AND SIDEWALK SHALL MEET ADA REQUIREMENTS.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS, & INSPECTION SERVICES 8/24/15 DATE HIGHWAY ENGINEER 8/24/15 DATE	PEDESTRIAN RAMP	8/24/2015	R 2.29.1

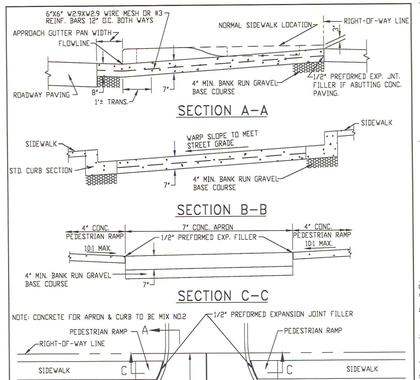


*H = HEIGHT OF CURB

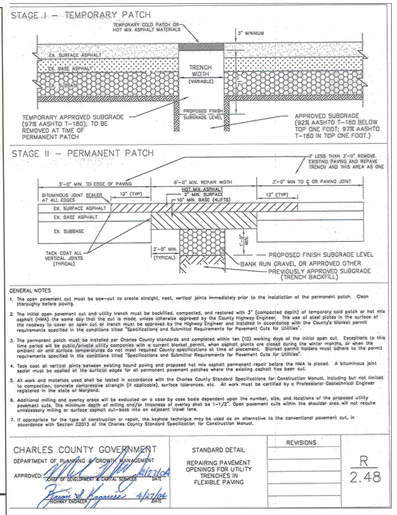
NOTES:

1. TO BE USED WHERE SIDEWALK ABUTS THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF CODES, PERMITS, & INSPECTION SERVICES 8/24/15 DATE HIGHWAY ENGINEER 8/24/15 DATE	PEDESTRIAN RAMP SIDEWALK ABUTS CURB		R 2.29.2



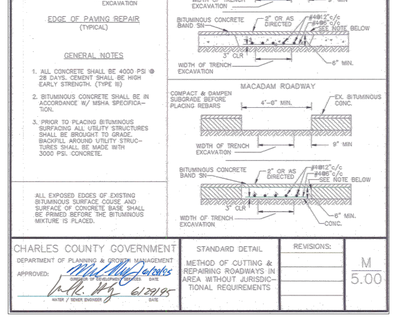
CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 11/19/99 DATE HIGHWAY ENGINEER DATE	CONCRETE APRON FOR COMMERCIAL-INDUSTRIAL-APARTMENT ENTRANCE		R 2.32



GENERAL NOTES

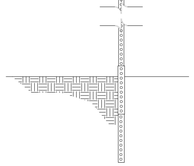
1. The open pavement cut must be saw-cut to create straight, neat, vertical joints immediately prior to the installation of the permanent patch. Clean thoroughly before paving.
2. The initial open trench or cut and utility trench must be backfilled, compacted, and restored with 3" (compacted depth) of temporary cold patch or hot mix asphalt material on the same day that the cut is made, unless otherwise approved by the County Highway Engineer. The use of steel plates in the surface of the roadway to cover an open cut or trench must be approved by the Highway Engineer and industrial in accordance with the County's Blanket permit requirements specified in the conditions titled "Specifications and Submittal Requirements for Pavement Cuts for Utilities".
3. The permanent patch must be installed per Charles County standards and completed within ten (10) working days of the initial open cut. Exceptions to this time period will be public/private utility companies with a current blanket permit, when asphalt plants are closed during the winter months, or when the ambient air and surface temperatures do not meet required County specifications at time of placement. Cold patch materials must adhere to the permit requirements specified in the conditions titled "Specifications and Submittal Requirements for Pavement Cuts for Utilities".
4. Tack coat all vertical joints between existing bound paving and proposed hot mix asphalt permanent repair before the HMA is placed. A bituminous joint sealer must be applied at the surface edge for all permanent pavement patches where the existing asphalt has been cut.
5. All work and materials used shall be tested in accordance with the Charles County Standard Specifications for Construction Manual, including but not limited to composition, concrete compressive strength (if applicable), surface tolerances, etc. All work must be certified by a Professional Geotechnical Engineer registered in the state of Maryland.
6. Additional milling and overlay areas will be indicated on a case by case basis dependent upon the number, size, and locations of the proposed utility pavement cuts. The Highway Engineer will determine if additional milling and overlay shall be required. Milling and overlay will not require transitioning paving or surface asphalt cut-back into an adjacent travel lane.
7. If appropriate for the type of construction or repair, the keyhole technique may be used as an alternative to the conventional pavement cut, in accordance with Section 02013 of the Charles County Standard Specification for Construction Manual.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: CHIEF OF DEVELOPMENT & CAPITAL SERVICES 4/2/08 DATE HIGHWAY ENGINEER 4/2/08 DATE	REPAIRING PAVEMENT OPENINGS FOR UTILITY TRENCHES IN FLEXIBLE PAVING		R 2.48



CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS	
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: WATER / SEWER ENGINEER 6/20/05 DATE	METHOD OF CUTTING & REPAIRING ROADWAYS IN AREA WITHOUT JURISDICTIONAL REQUIREMENTS		M 5.00

SQUARE POST SHALL NOT BE LESS THAN 2"x2" WITH A WALL THICKNESS OF 0.1092".



NOTES:

1. SQUARE TUBES ARE TO BE FORMED FROM GALVANIZED SHEET STRUCTURAL (PHYSICAL) QUALITY, ASTM A 446, GRADE A, COATING DESIGNATION G 90, REGULAR SPANGLE, OR HOT ROLLED CARBON SHEET STEEL STRUCTURAL (PHYSICAL) QUALITY, ASTM A 570, GRADE 33.

   A. NOMINAL OUTSIDE DIMENSION (INCHES)
   2 x 2 ±.008
   2½ x 2½ ±.010
   2½ x 2½ ±.010

   B. ALL FOUR SIDES ARE TO HAVE EVENLY SPACED 3/16" DIAMETER HOLES ON 1" CENTERS THE ENTIRE LENGTH OF THE TUBE.

   C. TOLERANCE ON HOLE SIZE IS ±1/64". TOLERANCE ON HOLE SPACING IS ±1/8" IN 20 FEET.

   D. STANDARD CORNER RADIUS SHALL BE 5/32" ± 1/64".

   E. THE FASTNERS TO BE SUPPLIED UNDER THIS SPECIFICATION SHALL BE 5/16" GRADE 5 UNC CORNER BOLTS WITH CADIUM OR ZINC PLATING, INSTALLATION OF SIGNS SHALL BE WITH 3/8"x2¼" BOLT WITH LOCKNUT AND WASHER.

2. THE CONTRACTOR SHALL PROVIDE AND INSTALL PVC (POLYVINYL CHLORIDED SLEEVES (4" INSIDE DIAMETER MINIMUM, 6" INSIDE DIAMETER MAXIMUM IN PROPOSED CONCRETE SIDEWALKS, ISLANDS, AND MEDIANS FOR FUTURE TRAFFIC SIGN POSTS AS DIRECTED BY THE ENGINEER. THE LOWER END OF THE SLEEVE SHALL BE SET ON THE TOP OF THE SOIL.

3. DEVELOPMENT SIGNS THAT ARE GREATER THAN 36' WIDE SHALL BE DISPLAYED ON TWO POSTS.
   A. DEVELOPMENT SIGN FACE BACKGROUNDS SHALL BE GREEN LEGENDS SHALL BE SILVER TINTED.
   B. LEGEND SHALL BE 5" SERIES "C" LETTERS.
   C. NO BORDER ON DEVELOPMENT SIGN PANELS.
   D. DEVELOPMENT SIGNS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OF THE HIGHWAY ON WHICH THE ENTRANCES IS (ARE) LOCATED. THE SIGNS SHALL BE PLACED WITHIN 750 FEET OF THE CENTERLINE OF THE ENTRANCES.

4. FOR SINGLE SIGN POSTS WITH BENDING OR YIELDING CHARACTERISTICS, SIGN PANELS SHALL BE ADEQUATELY BOLTED TO THE POST WITH OVERSIZED WASHERS TO PREVENT THE PANEL FROM SEPARATING ON IMPACT AND PENETRATING A WINDSHIELD. THE BOTTOM OF THE SIGN PANEL SHALL BE A MINIMUM OF 7 FEET ABOVE THE GROUND AND THE TOP OF THE PANEL SHALL BE A MINIMUM OF 9 FEET ABOVE THE GROUND TO MINIMIZE THE POSSIBILITY OF THE SIGN PANEL AND POST ROTATING ON IMPACT AND STRIKING THE WINDSHIELD OF A VEHICLE.

5. SIGN FACES SHALL BE FABRICATED OF TYPE "I" ENCLOSED LENS (ENGINEER GRADE) REFLECTIVE SHEETING FOR DEVELOPMENT SIGNS AND ENCAPSULATED LENS (HIGH INTENSITY) REFLECTIVE SHEETING FOR ALL OTHER SIGNS AND SHALL BE APPLIED TO SIGN GRADE ALUMINUM SHEET MINIMUM THICKNESS ±0.080".

BREAK-AWAY ASSEMBLY POST DETAIL

SCALE: 1"=2'

TABLE 2.07

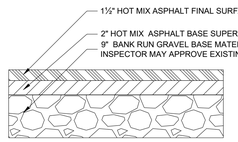
PAVEMENT DETAIL

SECT. NO.		PAVEMENT MATERIAL	ROAD CLASSIFICATION
P-1	9"	Bank Run Gravel	Commercial/Industrial:
	2"	Hot Mix Asphalt Base Superpave 12.5 mm, PG64-22	Parking Areas,
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG64-22	Drive Aisles and Alleys
P-2	8"	Bank Run Gravel	Local Road, Mobile Home
	2"	Hot Mix Asphalt Base Superpave 12.5 mm, PG64-22	Parks, Single Family Attached,
	1"	Hot Mix Asphalt Intermediate Surface Superpave 9.5 mm, PG64-22	Townhouse, Residential Alleys
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG64-22	
P-3	8"	Bank Run Gravel	Minor Collector
	3"	Hot Mix Asphalt Base Superpave 19 mm, PG64-22	(Residential Zones)
	1"	Hot Mix Asphalt Intermediate Surface Superpave 9.5 mm, PG64-22	
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG64-22	
P-4	8"	Bank Run Gravel	Minor Collector
	4"	Hot Mix Asphalt Base Superpave 12.5 mm, PG64-22 (two lifts)	(Commercial Industrial Zones),
	1"	Hot Mix Asphalt Intermediate Surface Superpave 9.5 mm, PG64-22	Major Collector
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG70-22	
P-5	10"	Bank Run Gravel	Minor Arterial
	4 ½"	Hot Mix Asphalt Base Superpave 12.5 mm, PG64-22 (two lifts)	
	1"	Hot Mix Asphalt Intermediate Surface Superpave 9.5 mm, PG64-22	
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG70-22	
P-6	10"	Bank Run Gravel	Intermediate Arterial
	5 ½"	Hot Mix Asphalt Base Superpave 19 mm, PG64-22 (two lifts)	
	1"	Hot Mix Asphalt Intermediate Surface Superpave 9.5 mm, PG64-22	
	1 ½"	Hot Mix Asphalt Final Surface Superpave 9.5 mm, PG70-22	
SHOULDER SECTION			
P-7	3"	Hot Mix Asphalt Surface Superpave 19 mm, PG64-22	For all Roads (refer Sec. 3.4.E)
		Bank Run Gravel (see Note #2)	

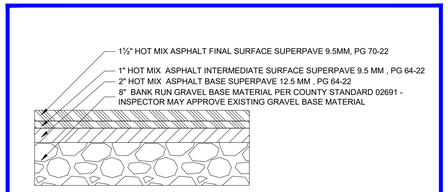
Notes:

1. Special asphalt equivalent sections may be substituted pending written request and review/approval by the County Engineering staff.
2. The bottom of bank run gravel for shoulder shall be in line and grade with roadway subbase.
3. The intermediate surface course layer must be placed within two weeks of the placement of the base course. The placement of intermediate surface course is required prior to substantial completion inspection and auto bond reduction.
4. Prior to placement of the asphalt, all manholes and utility valve boxes located in the roadway must be set at finished grade. At time of placement, the intermediate surface course layer must be ramped up to the tops of the structures to provide for a smooth transition. Immediately prior to final surface course paving, the intermediate surface asphalt ramped around the structures must be removed to allow for the placement of the full 1 ½" thickness required.
5. In lieu of placing the 1-inch intermediate surface course layer for Commercial/Industrial entrance aprons within the County right-of-way where auxiliary lanes are not required, the one inch of pavement can be added to the required thickness of the base asphalt layer.
6. Asphalt layers shall be placed in appropriate lift thicknesses. Single lift thickness not to exceed three and one-half inches.

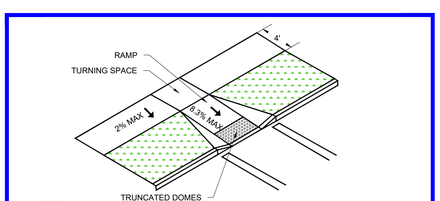
ROAD ORDINANCE – JANUARY 2017



P-1 PAVING SECTION FOR PARKING AREAS
CLASSIFICATION PER CHARLES COUNTY, MARYLAND
ORDINANCE CHAPTER 276, TABLE 2.07



P-2 PAVING SECTION FOR LOCAL ROADS
CLASSIFICATION PER CHARLES COUNTY, MARYLAND
ORDINANCE CHAPTER 276, TABLE 2.07



NOTES:
1. RAMP AND SIDEWALK SHALL MEET ADA REQUIREMENTS.
2. SURFACE TEXTURE OF CONCRETE RAMP AND FLARES SHALL BE COURSE BROOM FINISH OR OTHER NON-SKID TYPE SURFACE.

MID BLOCK CROSSWALK
RAMP DETAIL

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NOTE:
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STATE OF MARYLAND — RICHARD F. POTTER — LICENSE #22501 — PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
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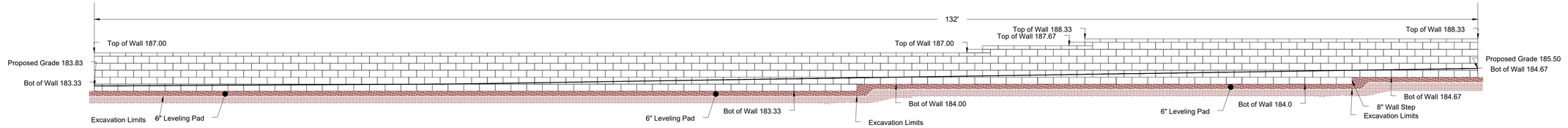
ToLP PERMIT #00562-2021
LA PLATA LIBRARY

SITE DETAILS SHEET

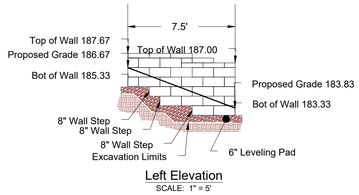
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Tax Map: 0113	Parcel: SEVERAL		
LA PLATA, MD			
Drawn By: WCS	Checked By: WCS		
Date: 2/12/25			
Scale: N/A			

REVISIONS
1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

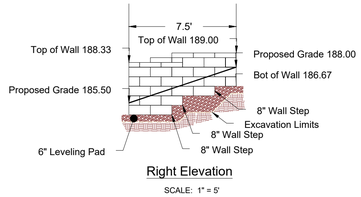
Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-251



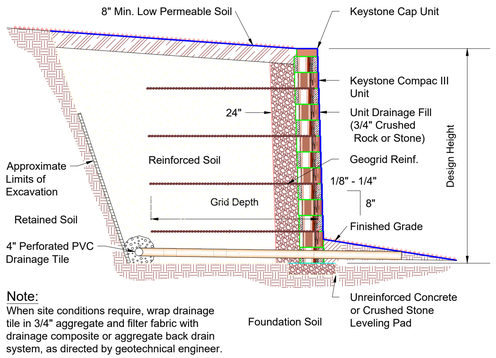
Front Elevation
SCALE: 1" = 5'



Left Elevation
SCALE: 1" = 5'

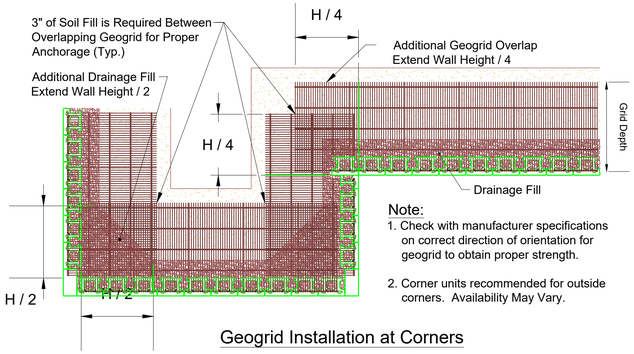


Right Elevation
SCALE: 1" = 5'



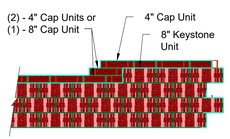
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback



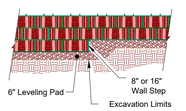
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



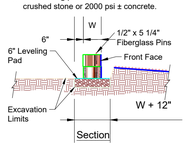
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



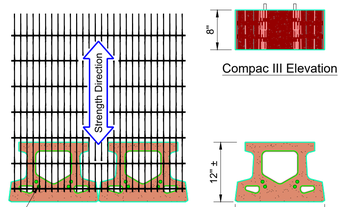
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± concrete.



Section

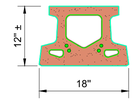
Leveling Pad Detail



Compac III Elevation

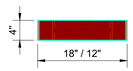
Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection

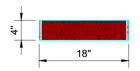


Compac III Plan

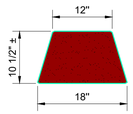
Compac III Unit
* Dimensions May Vary by Region



Cap Unit Elevation

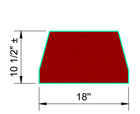


Cap Unit Elevation



Cap Unit Plan

Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region



Cap Unit Plan

Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

NOTE: GRID DEPTH FOR THIS PROJECT IS 6.0'

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

STATE OF MARYLAND · CHARLES R. FOLK · LICENSE #32... · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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BLOCK RETAINING WALL DETAILS

PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	AS SHOWN		

REVISIONS

1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-252

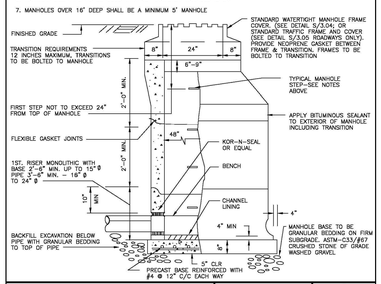
A. MANHOLE STEPS SHALL BE MINIMUM 10" WIDE AND SPACED 12" WITH + 1" TOLERANCE, CENTER TO CENTER, IN VERTICAL ALIGNMENT AND ALIGN WITH BENCH.

B. EMBED STEPS MINIMUM 3" WITH A MINIMUM PROJECTION OF 5".

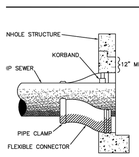
C. INSTALL BOTTOM STEP MINIMUM 3" AND MAXIMUM 16 1/2" ABOVE BENCH. THIS STEP MAY BE INSTALLED AT POINT OF MANUFACTURE BY DRILLING HOLES OF MINIMUM 1 1/2" DIAMETER AND 3" DEEP ON INSIDE OF MANHOLE, AND FILL VOID WITH NON-SHRINK GROUT. STEPS SHALL BE ALUMINUM OF REINFORCED PVC.

NOTE: MANHOLE

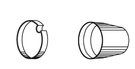
1. PROVIDE LIFTING HOLES OR DEVICES FOR ALL PRECAST SECTIONS. HOLE COMPLETELY THRU WALLS SHALL BE PLUGGED W/NEOPRENE OF RUBBER PLUG INSERTS, MORTARED FLUSH ON EACH SIDE OF WALL WITH NON-SHRINK GROUT. HOLES NOT COMPLETELY THRU WALL SHALL BE FILLED FLUSH WITH WALL WITH NON-SHRINK GROUT. MINIMUM OF 4000 PSI CONCRETE SHALL BE USED FOR PRECAST CONSTRUCTION.
2. UNLESS OTHERWISE NOTED, MAXIMUM DEPTH OF MANHOLE SHALL BE 16'-0".
3. PROVIDE FLEXIBLE GASKET CONNECTOR BETWEEN PIPE AND MANHOLE.
4. GRADE OF PIPE ENTERING OF LEAVING MANHOLE SHALL NOT EXCEED 10%.
5. MINIMUM HEIGHT OF RISERS = 1'-0". NO MORE THAN ONE 1'-0" RISERS IS PERMITTED ON EACH MANHOLE.
6. MAXIMUM SIZE PIPE TO BE USED WITH 48" DIAMETER MANHOLE IS 24"
7. MANHOLES OVER 16' DEEP SHALL BE A MINIMUM 5' MANHOLE



CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: Raymond V. Shoemaker, Jr. Aug 8, 2023 CHIEF OF CODES, PERMITS & INSPECTION SERVICES DATE Aug 8, 2023 PROFESSIONAL ENGINEER DATE	PRECAST CONCRETE MANHOLE DETAIL, 48" DIAMETER	1.00 REVISIONS: DECEMBER 2022



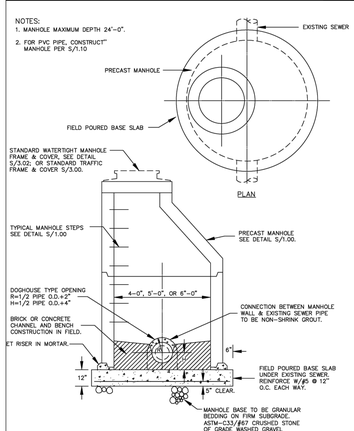
NOTE:
1. THE CONTRACTOR SHALL REFER TO THE MANUFACTURER FOR CONSTRUCTION MATERIALS AND SPECIFICATIONS FOR "KOR-N-SEAL" INSTALLATION.
2. 12 INCH MINIMUM SPACING BETWEEN MANHOLE JOINT AND KOR.



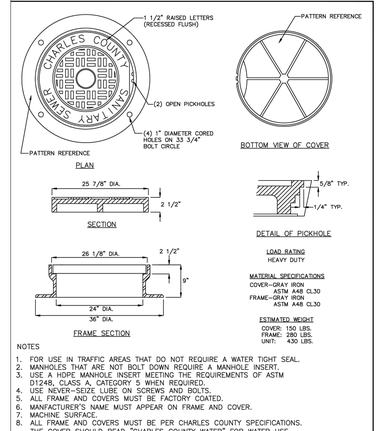
onnector P/N	Suggested Pipe O.D. Range (In Inches)	Hole/Connector Dimensions (In Inches) A	B	C	D	Pipe Clamp P/N
06–7	3.50 to 4.50	7	6.125	4.500	6	M–80
106–10 1/2A	6.00 to 6.75	10.5	9.375	6.500	6	M–128
106–10 1/2	7.50 to 9.00	10.5	9.375	8.500	6	M–180
06–12B	5.75 to 7.00	12	10.875	6.500	8	M–128
06–12A	7.00 to 8.50	12	10.875	8.000	8	M–180
06–12	8.25 to 9.75	12	10.875	9.250	8	M–180
106–12C	6.00 to 7.00	12	10.875	6.500	6	M–128
106–12B	6.25 to 7.50	12	10.875	7.000	6	M–128
106–12A	7.50 to 9.00	12	10.875	8.500	6	M–180
106–12	9.00 to 10.50	12	10.875	10.000	6	M–180
06–16B	9.50 to 11.25	16	14.875	10.500	8	M–192
06–16A	11.25 to 13.00	16	14.875	12.250	8	M–240
06–16	13.00 to 14.50	16	14.875	14.000	8	M–240

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT		1.07

NOTES:
1. MANHOLE MAXIMUM DEPTH 24'-0".
2. FOR PVC PIPE, CONSTRUCT" MANHOLE PER S/1.10



CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT		1.09



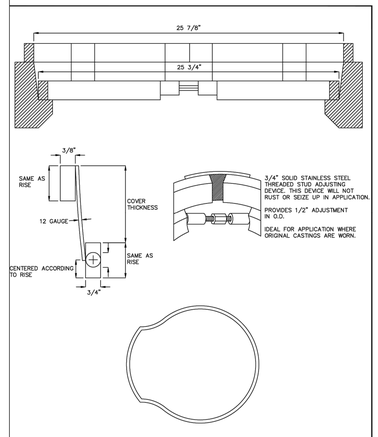
LOAD RATING
HEAVY DUTY

MATERIAL SPECIFICATIONS
COVER–GRAY IRON
ASTM A48 CL30
FRAME–GRAY IRON
ASTM A48 CL30

ESTIMATED WEIGHT
COVER: 150 LBS.
FRAME: 280 LBS.
UNIT: 430 LBS.

NOTES
1. FOR USE IN TRAFFIC AREAS THAT DO NOT REQUIRE A WATER TIGHT SEAL.
2. MANHOLES THAT ARE NOT BOLT DOWN REQUIRE A MANHOLE INSERT.
3. USE A HOPE MANHOLE INSERT MEETING THE REQUIREMENTS OF ASTM D1248, CLASS A, CATEGORY 5 WHEN REQUIRED.
4. USE NEVER–SEIZE LUBE ON SCREWS AND BOLTS.
5. ALL FRAME AND COVERS MUST BE FACTORY COATED.
6. MANFACTURER'S NAME MUST APPEAR ON FRAME AND COVER.
7. MACHINE SURFACE.
8. ALL FRAME AND COVERS MUST BE PER CHARLES COUNTY SPECIFICATIONS. THE COVER SHOULD READ "CHARLES COUNTY WATER" FOR WATER USE AND "CHARLES COUNTY RECLAIMED WATER" FOR RECLAIMED WATER USE.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT		3.00



CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT		3.03

NOTES:
1. PRECAST CONCRETE f'c = 5000 PSI @ 28 DAYS
2. REINFORCEMENT SHALL CONFORM TO ASTM C–478.
3. CAST LIFT LUGS ARE REQUIRED FOR 4' AND 6' RINGS.
4. INSTALL MORTAR NOT LESS THAN 1/4 INCH THICK BETWEEN RINGS.RED FOR 4' AND 6' RINGS.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: Michael J. Ostrowski 6/29/95 WATER / SEWER ENGINEER DATE	24" PRECAST CONC. MANHOLE ADJUSTING GRADE RING		3.06

ADJUSTING GRADE RING SIZE		
2"	X	3"
2 1/2"	X	3 1/2"
3"	X	4"

NOTES:
1. PRECAST CONCRETE f'c = 5000 PSI @ 28 DAYS.
2. REINFORCEMENT CONFORMS TO ASTM C–478.
3. INSTALL MORTAR NOT LESS THAN 1/4 INCH THICK BETWEEN RING.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT		3.07

NOTES:
1. Set 2"x6"x8" marker boards at C.O. / Property line. Board should be exposed 4 ft. above grade and painted GREEN.
2. Use proper bedding requirements per county detail M2.04.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	S
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: Michael J. Ostrowski 6/29/95 WATER / SEWER ENGINEER DATE	TYPE 'B' 6" HOUSE CONNECTION TO SEWER MAIN		4.01

NOTES:
1. WHERE TRENCH WALLS BELOW TOP OF PIPE ARE UNSTABLE AND REQUIRE SUPPORT TO MAINTAIN TRENCH DIMENSION, THE SUPPORT SHALL BE LEFT IN PLACE.
2. MAXIMUM COVER = 15'–0".
3. DETAIL APPLIES TO PVC PIPE.
4. IF SUBGRADE IS NOT STABLE, UTILIZE ASTM C33 #2 OR #3 CRUSHED STONE STABILIZE AND TRANSMIT GROUNDWATER. ORIGINAL BEDDING DETAIL TO BE UTILIZED OVER THE SUBGRADE STONE STABILIZATION.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	M
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: Michael J. Ostrowski 6/29/95 WATER / SEWER ENGINEER DATE	BEDDING, EMBEDMENT AND MAXIMUM COVER PVC PIPE		2.04

TYPICAL SECTION
(SEPARATE TRENCH)

NOTES:
1. FOR WATER HOUSE CONNECTION WATER SHALL BE INSTALLED TO THE LEFT OF THE SEWER LINE LOOKING AT THE PROPERTY UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. FOR DETECTOR TAPE INSTALLATION, SEE SPECIFICATIONS.

CHARLES COUNTY GOVERNMENT	STANDARD DETAIL	REVISIONS:	M
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT APPROVED: Michael J. Ostrowski 6/29/95 WATER / SEWER ENGINEER DATE	MINIMUM CLEARANCE OF WATER PARALLEL TO SEWER		2.01

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STATE OF MARYLAND · STANLEY F. VISTA · 36310 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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SANITARY SEWER DETAILS

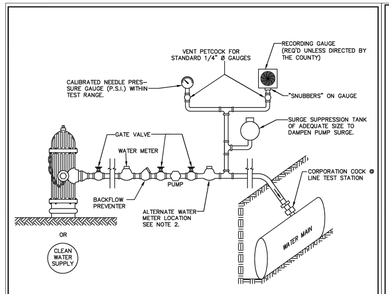
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	N/A		

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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-253

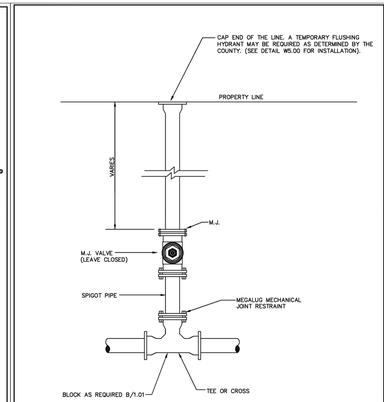


NOTES:
1. ALL LINES, FITTINGS AND TEST APPURTENANCES SHALL BE CAPABLE OF WITHSTANDING MAXIMUM TEST PRESSURE.
2. WHEN TEST PRESSURE IS LESS THAN PRESSURE RANGE OF METER, INSTALL METER AT ALTERNATE LOCATION SHOWN.
3. PROVIDE ADEQUATE PROTECTION TO ALL LINES, FITTINGS AND TEST APPURTENANCES WHEN TESTING DURING FREEZING WEATHER.
4. PUMP MUST BE CAPABLE OF PRESSURE WITHIN TEST RANGE (PROVIDE FOR PRESSURE RELIEF ON PUMP).
5. TEST CORPORATION COCK TO BE UTILIZED AS A SERVICE CONNECTION AFTER TESTING.
6. COUNTY METER REQUIRED WHEN USING COUNTY WATER FOR TESTING, FLUSHING, OR OTHER CONSTRUCTION NEEDS.
7. REFER TO CHARLES COUNTY WATER SPECIFICATIONS FOR SPECIFIC TESTING CRITERIA.
8. BACKFLOW PREVENTER SHALL BE ASSE 1013.
9. ELEVATION OF TEST GAUGES MUST BE KNOWN.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: METHOD OF TESTING WATER MAINS

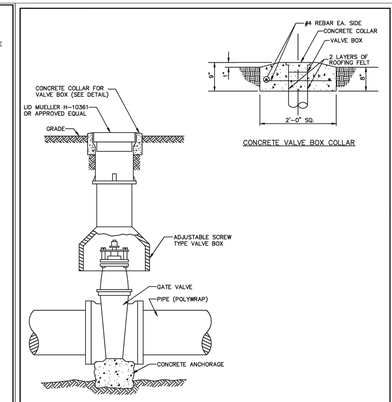
W 1.00
REVISIONS: JUNE 1995, SEPTEMBER 2022



CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: 4" THRU 12" WATER CONNECTION INSIDE METER SETTINGS

W 2.03
REVISIONS: JUNE 1995, SEPTEMBER 2022

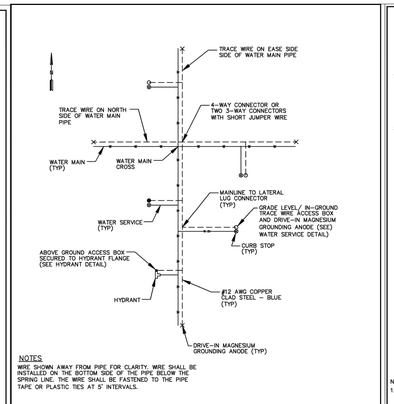


NOTES:
(1) ALL VALVES SHALL BE RESILENT WEDGE AWWA C-509 AND AWWA C-515.
(2) PROVIDE CONCRETE COLLAR FOR VALVE BOXES IN UNPAVED AREAS.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: DETAIL OF GATE VALVE & BOX 16" & BELOW

W 3.00
REVISIONS: JUNE 1995, SEPTEMBER 2022



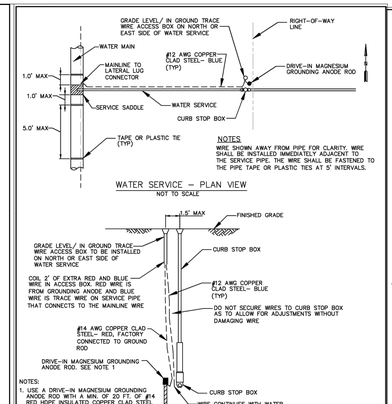
NOTES
WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON THE BOTTOM SIDE OF THE PIPE BELOW THE SPRING LINE. THE WIRE SHALL BE FASTENED TO THE PIPE TAPE OR PLASTIC TIES AT 5' INTERVALS.

TRACER WIRE PLAN (WATER)
NOT TO SCALE

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: TRACER WIRE SAMPLE WATER PLAN

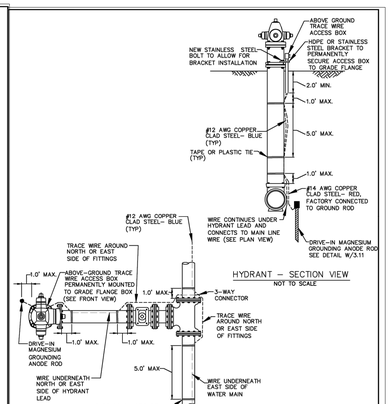
W 3.10
REVISIONS:


GRADE LEVEL/ IN GROUND TRACE WIRE ACCESS BOX ON NORTH OR EAST SIDE OF WATER SERVICE
RIGHT-OF-WAY LINE
WATER MAIN
MAINLINE TO LATERAL LUG CONNECTOR
#12 AWG COPPER CLAD STEEL- BLUE (TYP)
DRIVE-IN MAGNESIUM GROUNDING ANODE ROD
1.0' MAX
1.0' MAX
SERVICE SADDLE
WATER SERVICE
CURB STOP BOX
5.0' MAX
TAPE OR PLASTIC TIE (TYP)
NOTES
WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE SERVICE PIPE. THE WIRE SHALL BE FASTENED TO THE PIPE TAPE OR PLASTIC TIES AT 5' INTERVALS.
WATER SERVICE — PLAN VIEW
NOT TO SCALE
1.5' MAX
FINISHED GRADE
GRADE LEVEL/ IN GROUND TRACE WIRE ACCESS BOX TO BE INSTALLED ON NORTH OR EAST SIDE OF WATER SERVICE
CURB STOP BOX
#12 AWG COPPER CLAD STEEL- BLUE (TYP)
COIL 2' OF EXTRA RED AND BLUE WIRE IN ACCESS BOX. RED WIRE IS FROM GROUNDING ANODE AND BLUE WIRE IS TRACE WIRE ON SERVICE PIPE THAT CONNECTS TO THE MAINLINE WIRE
DO NOT SECURE WIRES TO CURB STOP BOX AS TO ALLOW FOR ADJUSTMENTS WITHOUT DAMAGING WIRE
#4 AWG COPPER CLAD STEEL- RED, FACTORY CONNECTED TO GROUND ROD
DRIVE-IN MAGNESIUM GROUNDING ANODE ROD. SEE NOTE 1
CURB STOP BOX
WIRE CONTINUES WITH WATER SERVICE AND CONNECTS TO MAINLINE WIRE (SEE PLAN VIEW ABOVE)
NOTES:
1. USE A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MIN. OF 20 FT. OF #14 RED HDPE INSULATED COPPER CLAD STEEL WIRE CONNECTED TO ANODE (MIN. 0.5 LB.) AND BURIED AT THE SAME ELEVATION AS UTILITY.
WATER SERVICE — SECTION VIEW
NOT TO SCALE

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: TRACER WIRE WATER SERVICE DETAIL

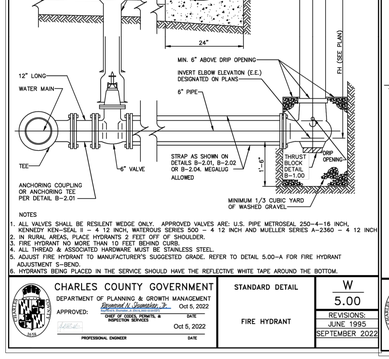
W 3.11
REVISIONS:



CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: TRACER WIRE HYDRANT DETAIL

W 3.12
REVISIONS:

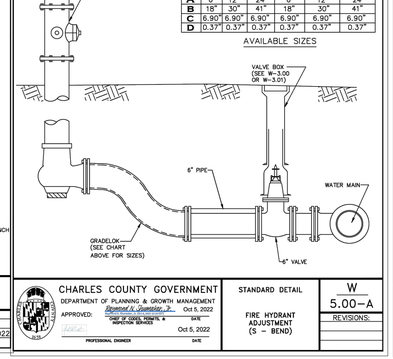


NOTES
1. ALL VALVES SHALL BE RESILENT WEDGE ONLY. APPROVED VALVES ARE: U.S. PIPE METROSEAL 250-4-16 INCH, KENNEDY KEN-SEAL II - 4 12 INCH, WATEROUS SERIES 500 - 4 12 INCH AND MUELLER SERIES A-2360 - 4 12 INCH
2. IN RURAL AREAS, PLACE HYDRANTS 2 FEET OFF OF SHOULDER.
3. FIRE HYDRANT NO MORE THAN 10 FEET BEHIND CURB.
4. ALL THREAD & ASSOCIATED HARDWARE MUST BE STAINLESS STEEL.
5. ADJUST FIRE HYDRANT TO MANUFACTURER'S SUGGESTED GRADE. REFER TO DETAIL 5.00-A FOR FIRE HYDRANT ADJUSTMENT S-BEND.
6. HYDRANTS BEING PLACED IN THE SERVICE SHOULD HAVE THE REFLECTIVE WHITE TAPE AROUND THE BOTTOM.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: FIRE HYDRANT

W 5.00
REVISIONS: JUNE 1995, SEPTEMBER 2022



NOTES
1. FOR FIRE HYDRANT MINIMUM REQUIREMENTS REFER TO W-5.00
2. MANUFACTURER GRADELOK, AVAILABLE IN 6 AND 12 INCH OFFSET

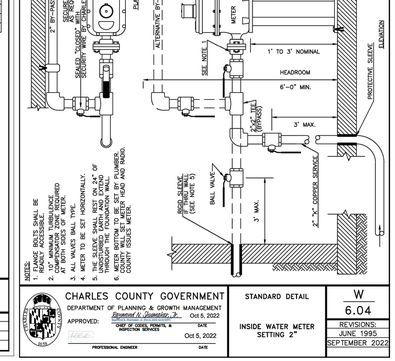
	6"X6"	6"X12"	6"X24"	6"X6"MJ	6"X12"MJ	6"X24"MJ
#(lbs.)	72	100	140	76	106	140
A	6"	12"	24"	6"	12"	24"
B	18"	30"	41"	18"	30"	41"
C	6.90"	6.90"	6.90"	6.90"	6.90"	6.90"
D	0.37"	0.37"	0.37"	0.37"	0.37"	0.37"

AVAILABLE SIZES

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: FIRE HYDRANT ADJUSTMENT (S - BEND)

W 5.00-A
REVISIONS:

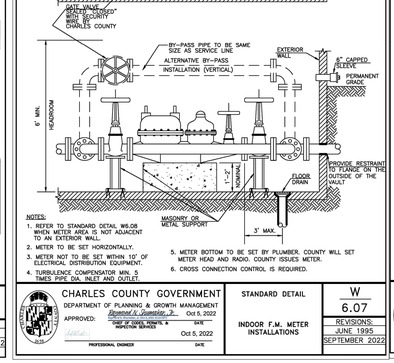


NOTES:
1. LEAKAGE BOLTS SHALL BE READILY ACCESSIBLE.
2. TURBULENCE COMPENSATOR (COMPENSATOR DONE REQUIRED WHEN METER IS SET HORIZONTALLY.
3. ALL VALVES BALL TYPE.
4. METER TO BE SET HORIZONTALLY.
5. METER NOT TO BE SET WITHIN 10' OF ELECTRICAL DISTRIBUTION EQUIPMENT.
6. METER BOTTOM TO BE SET BY PLUMBER. COUNTY WILL SET METER HEAD AND RADIO. COUNTY ISSUES METER.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: INSIDE WATER METER SETTING 2"

W 6.04
REVISIONS: JUNE 1995, SEPTEMBER 2022

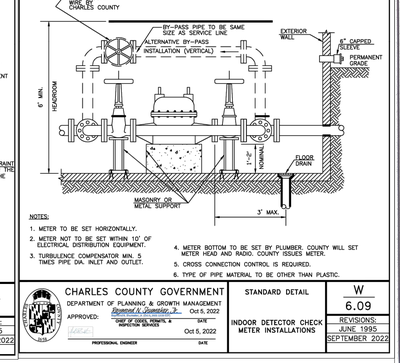


NOTES:
1. REFER TO STANDARD DETAIL W6.08 WHEN METER AREA IS NOT ADJACENT TO AN EXTERIOR WALL.
2. METER TO BE SET HORIZONTALLY.
3. METER NOT TO BE SET WITHIN 10' OF ELECTRICAL DISTRIBUTION EQUIPMENT.
4. TURBULENCE COMPENSATOR MIN. 5 TIMES PIPE DIA. INLET AND OUTLET.
5. METER BOTTOM TO BE SET BY PLUMBER. COUNTY WILL SET METER HEAD AND RADIO. COUNTY ISSUES METER.
6. CROSS CONNECTION CONTROL IS REQUIRED.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: INDOOR F.M. METER INSTALLATIONS

W 6.07
REVISIONS: JUNE 1995, SEPTEMBER 2022

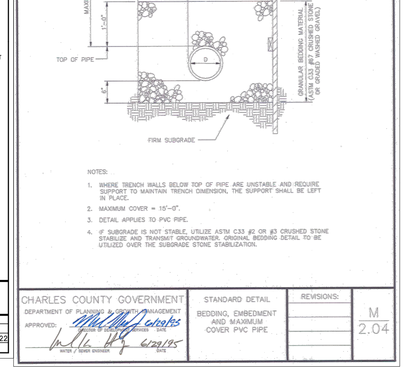


NOTES:
1. METER TO BE SET HORIZONTALLY.
2. METER NOT TO BE SET WITHIN 10' OF ELECTRICAL DISTRIBUTION EQUIPMENT.
3. TURBULENCE COMPENSATOR MIN. 5 TIMES PIPE DIA. INLET AND OUTLET.
4. METER BOTTOM TO BE SET BY PLUMBER. COUNTY WILL SET METER HEAD AND RADIO. COUNTY ISSUES METER.
5. CROSS CONNECTION CONTROL IS REQUIRED.
6. TYPE OF PIPE MATERIAL TO BE OTHER THAN PLASTIC.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: Raymond N. Duemmler, Jr. Oct 5, 2022
CHIEF OF CODES, PERMITS, & INSPECTION SERVICES — DATE
Oct 5, 2022
PROFESSIONAL ENGINEER — DATE

STANDARD DETAIL: INDOOR DETECTOR CHECK METER INSTALLATIONS

W 6.09
REVISIONS: JUNE 1995, SEPTEMBER 2022



NOTES:
1. WHERE TRENCH WALLS BELOW TOP OF PIPE ARE UNSTABLE AND REQUIRE SUPPORT TO MAINTAIN TRENCH DIMENSION, THE SUPPORT SHALL BE LEFT IN PLACE.
2. MAXIMUM COVER = 15'-0".
3. DETAIL APPLIES TO PVC PIPE.
4. IF SUBGRADE IS NOT STABLE, UTILIZE ASTM C33 #2 OR #3 CRUSHED STONE STABILIZE AND TRANSOUT GROUNDWATER. ORIGINAL BEDDING DETAIL TO BE UTILIZED OVER THE SUBGRADE STONE STABILIZATION.

CHARLES COUNTY GOVERNMENT
APPROVED: Mark Mc Cuskey 6/24/25
DIRECTOR OF PLANNING & GROWTH MANAGEMENT — DATE
NOTICE OF TOWN REVIEWER — DATE

STANDARD DETAIL: BEDDING, EMBEDMENT AND MAXIMUM COVER PVC PIPE

REVISIONS:

M 2.04

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

STATE OF MARYLAND — WILLIAM C. SEVERAL — LICENSED PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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WATERMAIN DETAILS

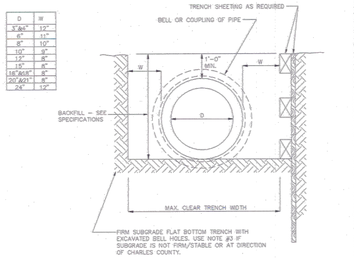
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	N/A		

REVISIONS

1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-254



D	W
3"&4"	1'-7"
6"	1'-7"
8"	1'-10"
10"	2'-0"
12"	2'-2"
16"	2'-6"
18"&20"	2'-8"
24"&30"	3'-0"
36"	3'-4"
42"	3'-8"
48"	4'-0"
54"	4'-4"
60"	4'-8"
64"	5'-0"

NOTES:

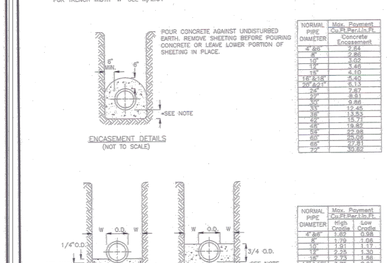
1. SEE DETAIL M/2.04 FOR GRANULAR BEDDING REQUIREMENTS FOR DUCTILE IRON PIPE LARGER THAN 24" DIAMETER.
2. MAXIMUM CLEAR TRENCH WIDTH SHALL BE 2W PLUS THE OUTSIDE DIAMETER OF THE PIPE.
3. IF BEDDING IS REQUIRED, PROVIDE 6 INCHES OF ASTM C33 NO. 67 CRUSHED OR WASHED STONE.
4. IF DUCTILE IRON IS UTILIZED FOR SANITARY SEWER, THEN APPROVED BEDDING IS REQUIRED TO THE TOP OF THE PIPE.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: TRENCH WIDTHS FOR DUCTILE IRON WATER MAIN

REVISIONS:

M 2.03



NOMINAL PIPE DIAMETER	Mos. Payment Cu.Ft Per Lin.Ft. Concrete Encasement
4" &6"	2.84
8"	3.55
10"	4.40
12"	5.30
14" &16"	6.40
18" &20"	8.15
24"	9.67
30"	13.63
36"	17.80
42"	19.45
48"	13.53
54"	15.77
60"	18.82
64"	23.28
66"	23.93
72"	30.82

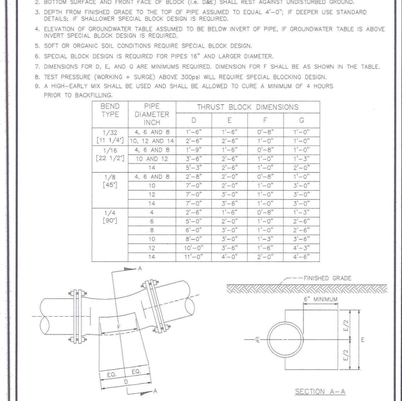
NORMAL PIPE DIAMETER	Mos. Payment Cu.Ft Per Lin.Ft. High Cradle	Low Cradle
4" &6"	1.28	1.06
8"	1.51	1.13
10"	2.03	1.53
12"	2.74	1.96
14" &16"	3.46	2.58
18" &20"	4.82	3.29
24"	6.22	3.73
30"	7.68	4.76
36"	9.20	5.81
42"	10.80	6.87
48"	12.43	7.93
54"	14.13	9.00
60"	15.90	8.64
64"	20.95	10.95
66"	23.32	12.56
72"	28.78	13.77

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: CONCRETE ENCASEMENT & CRADLE DETAILS

REVISIONS:

M 2.05



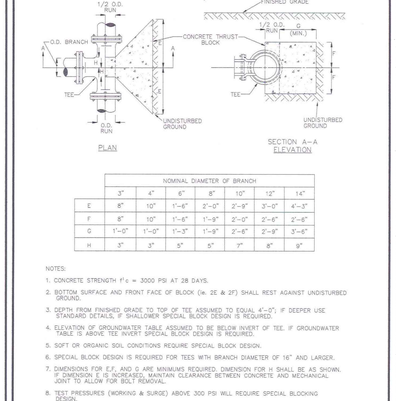
BEND TYPE	PIPE DIAMETER INCH	THRUST BLOCK DIMENSIONS D	E	F	G
1/32 [11 1/4°]	4, 6 AND 8	1'-6"	1'-6"	0'-8"	1'-0"
	10, 12 AND 14	2'-6"	2'-6"	1'-0"	1'-0"
1/16 [22 1/2°]	4, 6 AND 8	1'-9"	1'-6"	0'-8"	1'-0"
	10 AND 12	3'-6"	2'-6"	1'-0"	1'-3"
	14	5'-3"	2'-6"	1'-0"	2'-0"
1/8 [45°]	4, 6 AND 8	2'-8"	2'-0"	0'-8"	1'-0"
	10	7'-0"	2'-0"	1'-0"	3'-0"
	12	7'-0"	3'-0"	1'-0"	3'-0"
	14	7'-0"	3'-6"	1'-0"	3'-0"
1/4 [90°]	4	2'-6"	1'-6"	0'-8"	1'-3"
	6	5'-0"	2'-0"	1'-0"	2'-6"
	8	6'-0"	3'-0"	1'-0"	2'-6"
	10	8'-0"	3'-0"	1'-3"	3'-0"
	12	10'-0"	3'-6"	1'-6"	4'-3"
	14	11'-0"	4'-0"	2'-0"	4'-6"

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: THRUST BLOCKS FOR HORIZONTAL BENDS

REVISIONS:

B 1.00



NOMINAL DIAMETER OF BRANCH	3"	4"	6"	8"	10"	12"	14"
E	8"	10"	1'-6"	2'-0"	2'-9"	3'-0"	4'-3"
F	8"	10"	1'-6"	1'-9"	2'-0"	2'-6"	2'-6"
G	1'-0"	1'-0"	1'-3"	1'-9"	2'-6"	2'-9"	3'-6"
H	3"	3"	5"	5"	7"	8"	9"

NOTES:

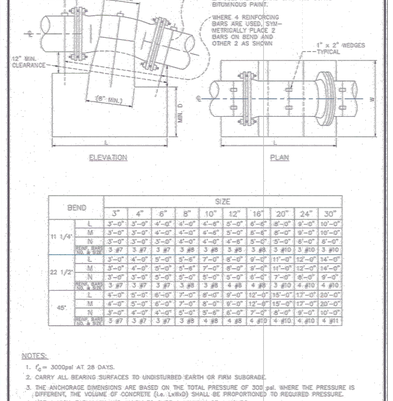
1. CONCRETE STRENGTH f'c = 3000 PSI AT 28 DAYS.
2. BOTTOM SURFACE AND FRONT FACE OF BLOCK (ie. 2E & 2F) SHALL REST AGAINST UNDISTURBED GROUND.
3. DEPTH FROM FINISHED GRADE TO TOP OF TEE ASSUMED TO EQUAL 4'-0"; IF DEEPER USE STANDARD DETAILS. IF SHALLOWER SPECIAL BLOCK DESIGN IS REQUIRED.
4. ELEVATION OF GROUNDWATER TABLE ASSUMED TO BE BELOW INVERT OF TEE. IF GROUNDWATER TABLE IS ABOVE TEE INVERT SPECIAL BLOCK DESIGN IS REQUIRED.
5. SOFT OR ORGANIC SOIL CONDITIONS REQUIRE SPECIAL BLOCK DESIGN.
6. SPECIAL BLOCK DESIGN IS REQUIRED FOR TEES WITH BRANCH DIAMETER OF 16" AND LARGER.
7. DIMENSIONS FOR E,F, AND G ARE MINIMUMS REQUIRED. DIMENSION FOR H SHALL BE AS SHOWN. DISTANCE TO BE USED TO MAINTAIN CLEARANCE BETWEEN CONCRETE AND MECHANICAL JOINT TO ALLOW FOR BOLT REMOVAL.
8. TEST PRESSURES (WORKING & SURGE) ABOVE 300 PSI WILL REQUIRE SPECIAL BLOCKING DESIGN.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: THRUST BLOCKS FOR TEES & TAPPING ASSEMBLIES

REVISIONS:

B 1.01



BEND		SIZE 3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
11 1/4°	L	3'-0"	3'-0"	4'-0"	4'-0"	4'-8"	5'-0"	6'-8"	8'-0"	9'-0"	10'-0"
	M	3'-0"	3'-0"	4'-0"	4'-0"	4'-6"	5'-0"	6'-6"	8'-0"	9'-0"	10'-0"
	N	3'-0"	3'-0"	4'-0"	4'-0"	4'-6"	5'-0"	6'-6"	8'-0"	9'-0"	9'-0"
	REINF. & WEIGHT	3 #7	3 #7	3 #7	3 #8	3 #8	3 #8	3 #8	3 #10	3 #10	3 #10
22 1/2°	L	3'-0"	4'-0"	5'-0"	5'-6"	7'-0"	8'-0"	9'-0"	11'-0"	12'-0"	14'-0"
	M	3'-0"	4'-0"	5'-0"	5'-6"	7'-0"	8'-0"	9'-0"	11'-0"	12'-0"	14'-0"
	N	3'-0"	3'-0"	5'-0"	5'-0"	5'-0"	5'-0"	6'-6"	7'-0"	8'-0"	9'-0"
	REINF. & WEIGHT	3 #7	3 #7	3 #7	3 #8	4 #8	4 #8	3 #10	4 #10	4 #10	4 #10
45°	L	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	12'-0"	15'-0"	17'-0"	20'-0"
	M	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	12'-0"	15'-0"	17'-0"	20'-0"
	N	3'-0"	4'-0"	5'-0"	5'-0"	5'-8"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"
	REINF. & WEIGHT	3 #7	3 #7	3 #7	3 #8	4 #8	4 #8	4 #10	4 #10	4 #10	4 #10

NOTES:

1. f'_c = 3000psi AT 28 DAYS.
2. CARRY ALL BEARING SURFACES TO UNDISTURBED EARTH OR FIRM SUBGRADE.
3. THE ANCHORAGE DIMENSIONS ARE BASED ON THE TOTAL PRESSURE OF 300 psi. WHERE THE PRESSURE IS DIFFERENT, THE VOLUME OF CONCRETE (i.e. LxWxD) SHALL BE PROPORTIONED TO REQUIRED PRESSURE.
4. USE A HIGH-EARLY MIX AND ALLOW TO CURE A MINIMUM OF 4 HOURS PRIOR TO BACKFILLING.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: ANCHORAGE FOR 11 1/4°, 22 1/2° & 45° UPPER VERTICAL BENDS

REVISIONS:

B 1.05

BUTTRESS FOR LOWER VERTICAL BENDS

BEND		SIZE 3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
11 1/4°	L	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"	2'-0"	3'-0"	3'-6"	5'-0"
	M	2'-0"	2'-0"	2'-6"	3'-0"	3'-0"	4'-0"	5'-0"	5'-0"	6'-0"	7'-0"
	N	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	2'-6"	
22 1/2°	L	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	7'-0"	10'-6"
	M	2'-0"	2'-0"	3'-0"	3'-0"	4'-0"	5'-0"	5'-0"	5'-0"	6'-0"	8'-6"
	N	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	2'-0"	3'-0"	3'-0"	
45°	L	2'-0"	2'-0"	3'-0"	3'-6"	5'-0"	5'-6"	8'-0"	10'-0"	13'-0"	18'-0"
	M	2'-0"	2'-0"	3'-0"	3'-0"	4'-0"	5'-6"	6'-0"	7'-0"	8'-0"	
	N	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"

NOTES:

1. f'_c= 3000psi AT 28 DAYS.
2. CARRY ALL BEARING SURFACES TO UNDISTURBED EARTH OR FIRM SUBGRADE AND SOIL BEARING PRESSURE OF 2500psi. WHERE THE WATER PRESSURE AND SOIL BEARING PRESSURE IS DIFFERENT, THE AREA OF CONCRETE BLOCK (i.e. LxWx) SHALL BE PROPORTIONED ACCORDINGLY. AREA ADJUSTMENT FOR REQUIRED PRESSURE SHALL BE MADE FIRST BEFORE MAKING ADJUSTMENT FOR SOIL BEARING PRESSURE.
4. USE A HIGH-EARLY MIX AND ALLOW TO CURE A MINIMUM OF 4 HOURS PRIOR TO BACKFILLING.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: BUTTRESSES FOR 11 1/4°, 22 1/2° & 45° LOWER VERTICAL BENDS

REVISIONS:

B 1.06

VALVE SIZE	NUMBER OF 3/4" DIA. BARS REQUIRED	MAX. LENGHT OF SPIGOT PIPE
3"	2	24"
4"	2	24"
6"	2	27"
8"	2	27"
10"	4	27"
12"	6	27"
16"	8	36"
20"	12	36"
24"	16	36"
30"	20	42"

NOTES:

1. USE MECHANICAL JOINT FITTINGS ONLY.
2. FOR ALTERNATE METHOD OF STRAPPING VALVE TO MAIN SEE DETAIL 8/2.03 APPLY TWO COATS OF BITUMINOUS PAINT TO BARS AND APPURTENANCES.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: METHOD OF STRAPPING VALVE TO MAIN

REVISIONS:

B 2.00

NOTES:

1. USE MECHANICAL JOINT FITTINGS ONLY.
2. PAINT BARS AND APPURTENANCES WITH 2 COATS OF BITUMINUOUS PAINT.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: METHODS OF STRAPPING FIRE HYDRANT TO MAIN

REVISIONS:

B 2.01

NOTES:

1. FOR 16" THRU 30" DIAMETER, INSTALL RETAINER GLANDS ON DUCTILE IRON PIPE.
2. INSTALL RETAINER GLAND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. USE APPROVED RETAINER GLANDS, SEE SPECIFICATIONS.

CHARLES COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT
APPROVED: WATER / SEWER ENGINEER DATE 6/29/25

STANDARD DETAIL: MECHANICAL JOINT RETAINER GLAND

REVISIONS:

B 2.04

NOTES:

1. BEFORE INSTALLING TAPPING SADDLE, CONTRACTOR TO THOROUGHLY CLEAN PIPE TO REMOVE ALL DIRT, ROCKS, AND OTHER FOREIGN MATERIAL FROM PIPE WHERE SADDLE WILL BE INSTALLED.
2. SADDLE BOLTS SHALL BE TORQUED TO MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO ENSURE GASKET IS PROPERLY ALIGNED AND FREE OF FOREIGN MATERIAL PRIOR TO TIGHTENING SADDLE.
4. CONTRACTOR TO AIR TEST SADDLE TO 40 PSI PRIOR TO TAPPING.
5. CONTRACTOR TO FLUSH AND PRESSURE TEST VALVE PRIOR TO BACKFILLING.
6. TAPPING SLEEVE TO BE APPROVED BY TOWN OF LA PLATA PRIOR TO USE.
7. CONTRACTOR TO WRAP TAPPING SADDLE AND VALVE WITH 3 LAYERS OF 3 MIL PVC PRIOR TO POURING THRUST BLOCK AND BACKFILLING. EXTEND PVC 6" MINIMUM BEYOND SADDLE AND VALVE AND SECURE TO PIPE WITH DUCT TAPE.
8. STAINLESS STEEL TAPPING SADDLE WITH GASKET AND FLANGED CONNECTION.
9. JOINTS ON BRANCH PIPE SHALL BE FULLY MECHANICALLY RESTRAINED.

TAPPING DETAIL

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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

STATE OF MARYLAND
STANLEY CHARLES SCHULTZ
LICENSE NO. 36310
PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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WATERMAIN DETAILS

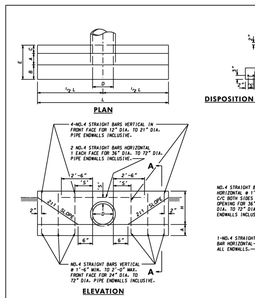
PROJECT DATA

Tax Map: 0113	Parcel: SEVERAL
LA PLATA, MD	
Drawn By: WCS	Checked By: WCS
Date: 2/12/25	
Scale: N/A	

REVISIONS

1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-255



OPENING D INCHES	A FEET-INCHES	B	C	E	F	H	L	CONC. VOLS. CU.YDS.	CONC. VOLS. CU.FT.
12	0-73	9"	6"	6"	1'-6"	9"	1'-3"	4'-6"	0.43
15	1-23	9"	6"	6"	1'-6"	9"	1'-3"	5'-6"	0.77
18	1-73	9"	6"	6"	1'-6"	9"	1'-3"	6'-6"	0.95
21	2-40	9"	6"	6"	1'-6"	9"	1'-3"	10'-0"	1.14
24	2-73	9"	6"	6"	2'-0"	9"	1'-3"	11'-0"	1.58
27	3-98	9"	14"	8"	2'-3"	9"	1'-3"	12'-0"	1.82
30	4-90	9"	14"	8"	2'-3"	12"	1'-3"	14'-0"	2.22
33	5-94	9"	14"	8"	2'-3"	12"	1'-3"	15'-0"	2.48
36	7-07	10"	16"	10"	2'-3"	12"	1'-3"	16'-0"	2.83
42	9-52	12"	18"	10"	2'-3"	12"	1'-3"	18'-0"	3.57
48	12-57	12"	18"	10"	2'-3"	12"	1'-3"	21'-0"	4.05
54	15-90	12"	20"	12"	2'-3"	12"	1'-3"	24'-0"	7.62
60	19-54	12"	20"	12"	2'-3"	12"	1'-3"	27'-0"	8.82
72	28-27	12"	20"	12"	2'-3"	12"	1'-3"	31'-6"	11.46

SPECIFICATION	CATEGORY CODE ITEMS
305	

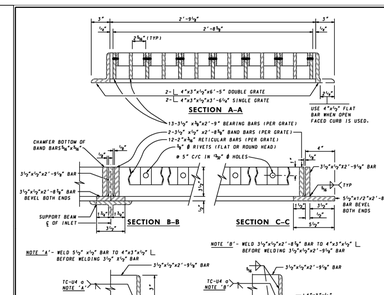
APPROVED Kirk G. Mauck — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 9-28-84	APPROVAL 12-13-84
REVISED 10-1-85	REVISED
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD TYPE C ENDWALL
METAL OR CONCRETE ROUND PIPE

STANDARD NO. MD 354.01



SPECIFICATION	CATEGORY CODE ITEMS
305	

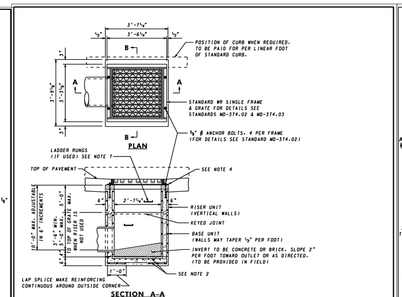
APPROVED Kirk G. Mauck — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 7-26-74	APPROVAL 7-26-74
REVISED 10-1-81	REVISED 9-21-83
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD WR & WRM INLET
FRAME & GRATE

STANDARD NO. MD 374.03



SPECIFICATION	CATEGORY CODE ITEMS
305	

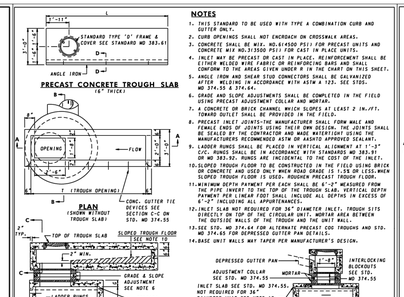
APPROVED Kirk G. Mauck — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 6-4-84	APPROVAL 8-11-84
REVISED 10-1-85	REVISED 3-20-87
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST SINGLE WR INLET

STANDARD NO. MD 374.23



PIPE SIZE INCH. TO MAX.	CIRCULAR BASE AND RISER UNIT DIMENSIONS												Min. Distance H Top of Curb - Pipe Invert	Min. Distance H Top of Curb - Pipe Crown
	BASE		RISER		A	B	D	C	E	F	G	H		
12"	2'- 10 4"	1'	10 4"	1'	4"	6"	30°	30°	.09	3.84				
15" TO 24"	3'	10 5"	1'	10 5"	1'	5"	45°	8°	.12	4.11-4.52				
27" TO 33"	3'	10 6"	1'	10 6"	1'	6"	60°	8°	.15	5.19-5.73				
36"	4'	10 6"	1'	10 6"	1'	6"	60°	8°	.15	6.00				
42"	5'	10 7"	1'	10 7"	1'	7"	60°	8°	.18	6.59				
48"	5'	10 7"	1'	10 7"	1'	7"	60°	8°	.18	7.08				
54"	6'	10 8"	1'	10 8"	1'	8"	60°	8°	.21	7.53				
60"	6'	10 8"	1'	10 8"	1'	8"	60°	8°	.21	8.17				
66" TO 72"	8'	10 9"	1'	10 9"	1'	9"	60°	8°	.24	8.77-9.25				
78" TO 84"	9'	10 10"	1'	10 10"	1'	10"	60°	8°	.27	9.40-10.34				

SPECIFICATION	CATEGORY CODE ITEMS
305	

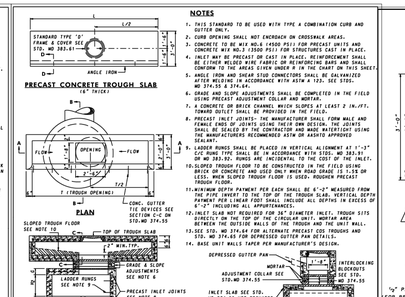
APPROVED Kirk G. Mauck — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 2-23-81	APPROVAL 1-3-91
REVISED 10-1-81	REVISED 8-16-91
REVISED 08-03-10	REVISED 07-26-10
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST OR CAST
IN PLACE CIRCULAR CCG INLETS
5', 10', 15', & 20'

STANDARD NO. MD 374.62



INLET TYPE	I	J
CCG-5	5'-0"	4'-0"
CCG-10	10'-0"	11'-0"
CCG-15	15'-0"	16'-0"
CCG-20	20'-0"	21'-0"

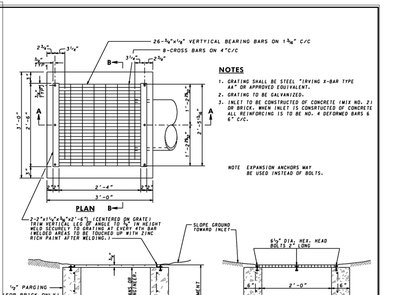
SPECIFICATION	CATEGORY CODE ITEMS
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 2-23-81	APPROVAL 1-3-91
REVISED 08-03-10	REVISED 07-26-10
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST OR CAST IN PLACE
CIRCULAR COS INLETS
5', 10', 15, & 20'

STANDARD NO. MD 374.63



SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED Kirk G. Mauck — DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + DATE REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 6-7-73	APPROVAL 6-4-73
REVISED 10-1-81	REVISED 4-23-87
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD YARD INLET

STANDARD NO. MD 381.01

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STATE OF MARYLAND · RICHARD P. POLK · LICENSE #32499 · PROFESSIONAL ENGINEER
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STORM DRAIN DETAILS

PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	N/A		

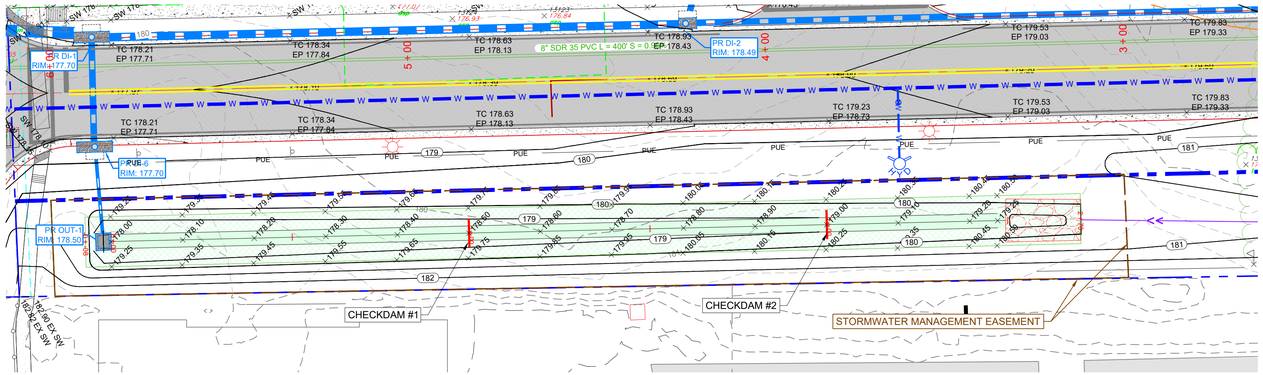
REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093

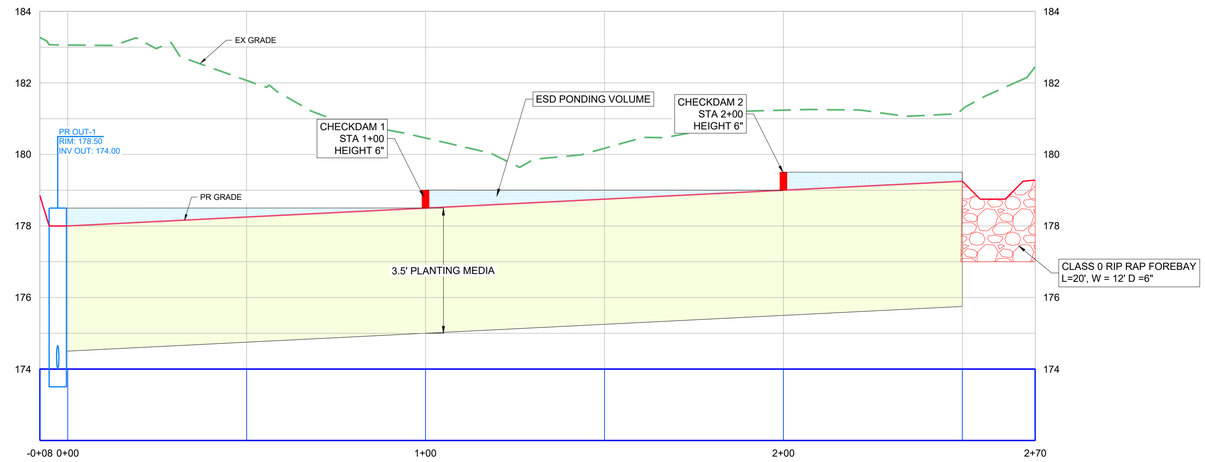
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Sheet No.: C-256



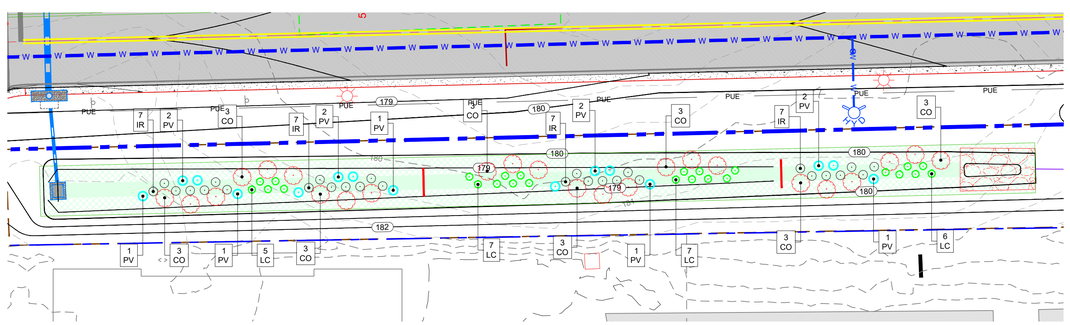
BIOSWALE GEOMETRIC LAYOUT

SCALE: 1" = 20'



BIOSWALE PROFILE

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



BIOSWALE LANDSCAPING

SCALE: 1" = 20'

SITE DATA TABLE	
SITE AREA	6.14 AC
EX IMPERVIOUS	0.36 AC
PR IMPERVIOUS	2.59 AC
PR IMPERVIOUS %	42.2%
TARGET PE	1.80 IN
ESDv REQUIRED	17,236 CF

TREATMENT CREDITS TABLE	
BIOSWALE 1	1,771 CF
EX TALBOT POND	15,497 CF
TOTAL PROVIDED	17,268 CF
TOTAL REQUIRED	16,236 CF

BIOSWALE #1 DATA TABLE	
DRAINAGE AREA	42,486 SF
IMPERVIOUS AREA	7,554 SF*
IMPERVIOUS %	18%
ESDv RECEIVED	2,008 CF
ESDv TREATED	1,771 CF

* IMPERVIOUS SURFACES FROM MAREDITH BLDG ARE TREATED WITH EX. BMP AND THEREFORE NOT CONSIDERED IMPERVOIUS FOR PURPOSES OF ESDv LOADING

BIOSWALE CONSTRUCTION INSPECTION CRITERIA:

REGULAR INSPECTIONS SHALL BE MADE BY THE TOWN OF LA PLATA DURING THE FOLLOWING STAGES OF CONSTRUCTION:

1. DURING EXCAVATION TO SUBGRADE:
2. DURING PLACEMENT OF FILTER MEDIA:
3. DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS.
4. DURING INSTALLATION OF DIAPHRAGMS, CHECK DAMS, OR WEIRS; AND
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

PLANT LIST

BIOSWALE BMP

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE
	CO	24	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18" MIN	H: 5'-8' S: 4'-8'
	IR	28	IRIS VERSICOLOR	BLUE FLAG IRIS	1 QUART CONT.	H: 2'-2.5' S: 2'-3'
	LC	25	LOBELIA CARDINALIS	CARDINAL FLOWER	1 QUART CONT.	H: 2'-4' S: 1'-2'
	PV	15	PANICUM VIRGATUM	SWITCHGRASS	18" MIN	H: 3'-6' S: 2'-3'

BIOSWALE SPECIFICATIONS

NAME	LENGTH	SLOPE	BOTTOM WIDTH(BW)	SIDE SLOPE (Z)	SWALE HEIGHT (H)	MEDIA DEPTH (D)	ESDv
BIOSWALE 1	250 Ft	0.50%	4 Ft	4:1	1.25 Ft	3.50 Ft	1,771 CF

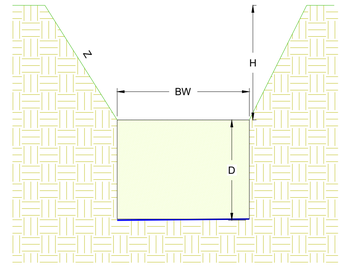
SEQUENCE OF CONSTRUCTION

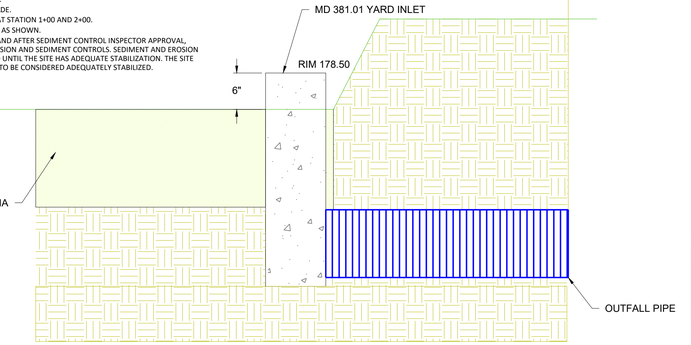
GENERAL - INITIAL

1. CONTRACTOR MUST NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, 410-537-3000, 5 DAYS PRIOR TO CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING AND INSPECTION OF EROSION AND SEDIMENT CONTROL IMPLEMENTATION PLAN.
2. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, AND WITH 95% OF THE UPSTREAM AREA STABILIZED, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED SAME DAY. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
3. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST 3 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO MARKING EXISTING UTILITIES.
4. CONTRACTOR TO REFER TO THE LATEST EDITION OF THE CHARLES COUNTY GOVERNMENT STORM DRAINAGE AND STORMWATER MANAGEMENT ORDINANCES FOR CONSTRUCTION SPECIFICATIONS AND TOWN CODE CHAPTER 167 (STORMWATER MANAGEMENT) THROUGHOUT CONSTRUCTION OF THE PROJECT.
5. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED PLAN. THE OFFSITE LOCATION SITE & SEDIMENT #'S ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.

BIOSWALES SEQUENCE OF CONSTRUCTION

1. CONTRACTOR TO ONLY BEGIN WORK THAT CAN BE COMPLETED AND STABILIZED WITH EROSION CONTROL MATTING AND SEED OR SOD PRIOR TO THE END OF THE WORK DAY.
2. EXCAVATE TO SWALE BOTTOM. CONTRACTOR TO ENSURE BOTTOM OF SWALE IS NOT SUBJECT TO EXCESSIVE COMPACTION.
3. INSTALL OUTFALL STRUCTURE. CONNECT OUTFALL PIPE TO STORMWATER SYSTEM
4. INSTALL UNWOVEN FILTER FABRIC.
5. INSTALL BIOSWALE MEDIA TO GRADE.
6. INSTALL BIOSWALE CHECK DAMS AT STATION 1+00 AND 2+00.
7. INSTALL PROPOSED LANDSCAPING AS SHOWN.
8. WHEN ADEQUATELY VEGETATED AND AFTER SEDIMENT CONTROL INSPECTOR APPROVAL, REMOVE THE ALL REMAINING EROSION AND SEDIMENT CONTROLS. SEDIMENT AND EROSION CONTROLS CAN NOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

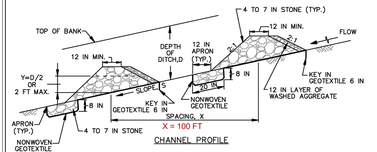


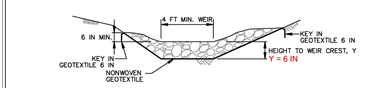


BIOSWALE DETAILS

DETAIL D-2 STONE CHECK DAM

STANDARD SYMBOL: CD





CONSTRUCTION SPECIFICATIONS

1. PREPARE SWALES IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS DESCRIBED IN SECTION C-2, STANDARDS AND SPECIFICATIONS FOR TEMPORARY SWALE, OR AS SPECIFIED ON PLAN.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE DAM PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE CHECK DAM WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 12 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (¾ TO 1½ INCH).
3. SET THE HEIGHT FOR THE WEIR CREST EQUAL TO ONE-HALF THE DEPTH OF THE CHANNEL OR DITCH. TO AVOID SCOUR THE MAXIMUM HEIGHT OF THE WEIR CREST MUST NOT EXCEED 2.0 FEET.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF OF THE HEIGHT OF THE WEIR CREST. MAINTAIN LINE, GRADE, AND CROSS SECTION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

D.8

BIOSWALE MAINTENANCE SCHEDULE

STORMWATER MAINTENANCE SCHEDULE
BIO-SWALE

MONTHLY INSPECTION

Inspection Item	Inspection Requirements	Remedial Action
Debris and Trash	Check for trash and debris in facility including inlets, outlets, conveyance systems, and area around facility.	Remove all trash and debris and dispose in an acceptable manner. Unclog all openings.
Plant Composition and Health	Compare plant composition with approved plans. Check for invasive species or weeds. Check for dead or dying vegetation.	Remove invasive species and weeds. Replace dead plants in accordance with approved landscaping plan.
Vegetative Cover	Check for channelizing, erosion, and bare spots. Check for vegetation blocking inlets, weirs, and outlet.	Remove or cut back vegetation around inlet, weirs, and outlet structures. Mow side slopes when grass exceeds 12 inches in height, but do not mow filter bed. Remove grass clippings. Re-seed or re-plant in accordance with approved landscaping plans.

SEASONAL INSPECTION AND AFTER A MAJOR STORM

Inspection Item	Inspection Requirements	Remedial Action
Dewatering	Check ponding levels. Surface storage must dewater within 48 hours of rainfall. Noticeable odors, stained water on the filter surface or at the outlet, or the presence of algae or aquatic vegetation are indicators of anaerobic conditions and inadequate dewatering of the facility.	Remove and replace top few inches of media. Follow up inspections must confirm adequate dewatering. If the facility does not function as intended after the above action, the entire system including the underdrain may need refurbishing.
Erosion	Check inlets, filter bed, outlets, and side slopes for erosion, rills, gullies, and runoff channelization.	Re-grading may be required when concentrated flow causes rills or gullying through the facility. Grade, vegetate, and/or armor to provide stable conveyance in accordance with approved plans.
Check Dams	Check for evidence of flow cutting around edges of structure and evidence of erosion at the downstream toe.	Re-grade and repair with topsoil, seed and matting. Provide stone at downstream toe.
Sediment Accumulation	Check for accumulated sediment in conveyance systems and on filter bed. Check for clogged openings.	When sediment accumulates to 1 inch depth, remove sediment. Remove sediment from clogged openings. Dispose of all sediment in an acceptable location.
Blockages	Check overflow inlet (riser), piping, and underdrain for blockages. Check observation wells for water level.	Clear out any blockages.

ANNUAL INSPECTION

Inspection Item	Inspection Requirements	Remedial Action
Maintenance Access	Check for accessibility to facility.	Prevent excessive vegetative growth, erosion, and obstructions on access way.
Flow Conveyance System	Check overflow inlet, piping, and bypass for misalignments, breakage, and blockage.	Repair any broken or faulty piping. Clear out any blockages.
Structural Components	Check for evidence of structural deterioration, spalling, or cracking. Inlet and outlet structures as well as riprap outfalls must be in good condition.	Repair to good condition according to specifications on the approved plans.
Overall Function of Facility	Check that practice is functioning as designed.	Repair to good condition according to specifications on the approved plans.

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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

STATE OF MARYLAND · RICHARD F. SCHMIDT · LICENSE NO. 36310 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

ToLP PERMIT #00562-2021
LA PLATA LIBRARY

BIOSWALE
DETAIL SHEET

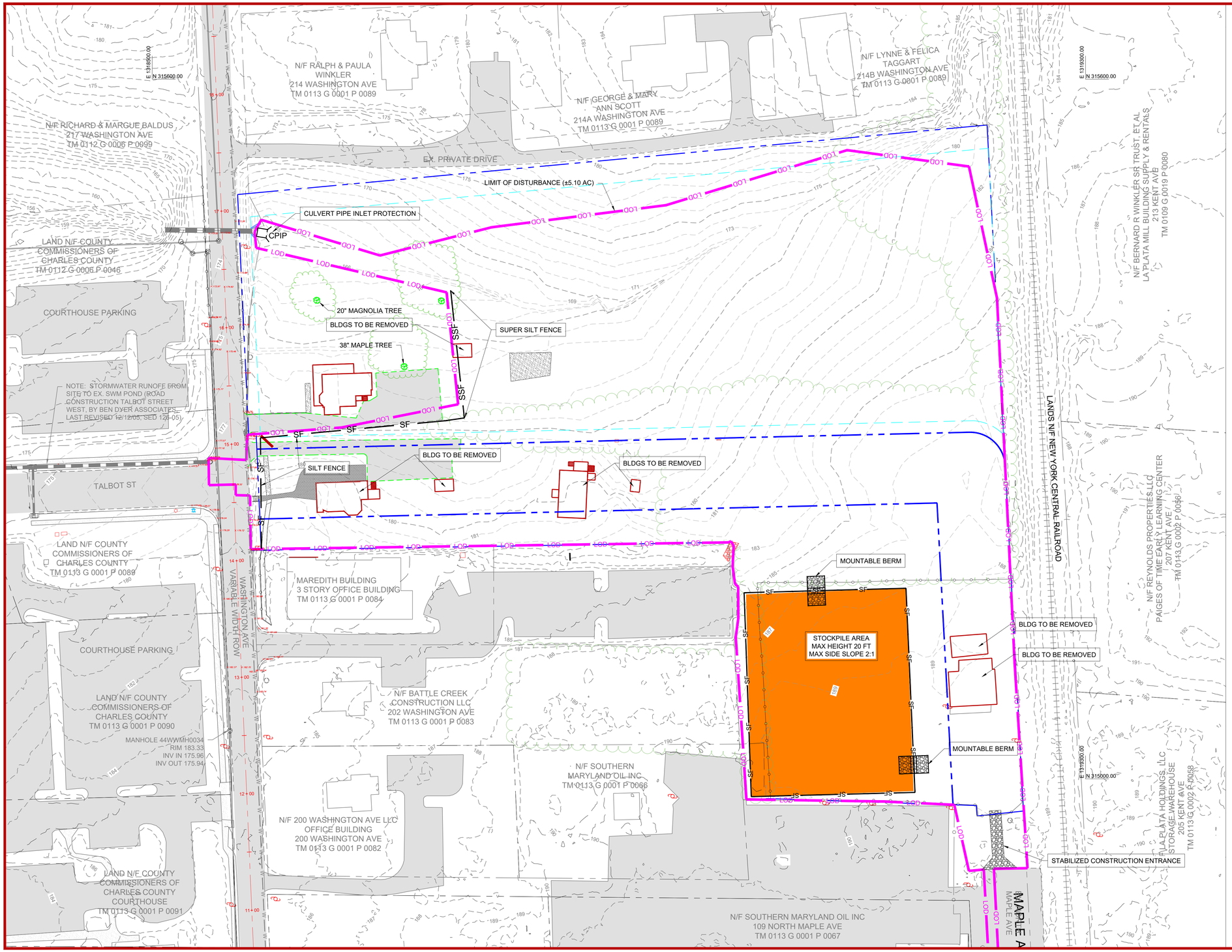
PROJECT DATA

Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 20'		

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/12/25 ISSUED FOR TEAM REVIEW
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: 071425BF.dwg
Sheet No.: C-260



0 20 40 80 120

SCALE: 1" = 40'

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING FOR PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECTS SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

GENERAL - INITIAL

1. CONTRACTOR/DEVELOPER MUST NOTIFY THE COMPLIANCE PROGRAM, WATER MANAGEMENT ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, (410) 537-3510, 5 DAYS PRIOR TO COMMENCING WORK.
2. THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR IS REQUIRED UPON INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
3. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
4. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST THREE DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO THE MARKING OF EXISTING UTILITIES.
5. ALL PROPOSED STRUCTURES, LOCATIONS AND ELEVATIONS, MUST BE STAKED OUT FOR PROPER INSTALLATION.
6. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED SEDIMENT CONTROL PLAN. THE OFFSITE LOCATION SITE & SEDIMENT CONTROL PERMIT NUMBERS ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. EROSION AND SEDIMENT CONTROL PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
8. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFOMED IMMEDIATELY.
9. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGATATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
10. SITE MUST BE GRADED IN SUCH A MANNER THAT THE APPROVED DRAINAGE DIVIDES ARE MAINTAINED THROUGHOUT SITE CONSTRUCTION.
11. ADDITIONAL INLET PROTECTION MAY BE PERMITTED BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IF THE DRAINAGE AREA TO SAID INLET DRAINS TO AN APPROVED SEDIMENT AND EROSION CONTROL PRACTICE.
12. CONTRACTOR IS ADVISED THAT THE STRUCTURES TO BE REMOVED HAVE NOT BEEN INVESTIGATED BY CHARLES COUNTY, THE TOWN OF LA PLATA, OR VISTA DESIGN AND MAY CONTAIN HAZARDOUS MATERIALS THAT REQUIRE SPECIAL METHODS OR PRACTICES TO SAFELY REMOVE. CONTACTOR TO SAFELY AND PROPERLY DISPOSE OF ALL MATERIALS FOUND AT NO ADDITIONAL COST.

SEQUENCE OF CONSTRUCTION

PHASE 1- DEMOLITION

1 DAY 1. INSTALL PERIMETER CONTROLS INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND CULVERT INLET PROTECTION.
1 DAY 2. INSTALL 3 CONSTRUCTION WARNING SIGNS ALONG THE FENCELINE. INSTALL 2 ADDITIONAL CONSTRUCTION WARNING SIGNS AT THE MAPLE AVE ENTRANCE.
20 DAYS 3. COORDINATE UTILITY (ELECTRIC, SEWER, WATER, TELECOMM) DISCONNECTION. PROCEED ONLY AFTER ALL ARE ABANDONED.
20 DAYS 4. REMOVE EXISTING BUILDINGS MARKED FOR REMOVAL AND ASSOCIATED APPURTENANCES. ENSURE ALL COMPONENTS OF THE STRUCTURES ARE REMOVED AND DISPOSED OF AT AN APPROVED SITE.
5 DAYS 5. INSTALL STOCKPILE AREA AS SHOWN. REMOVE EX FENCING AROUND TO THE WEST, NORTH, AND EAST OF INDIAN HEAD IRON WORKS WHILE MAINTAINING FENCE ADJACENT TO OIL COMPANY.
30 DAYS 6. BEGINNING AT THE FOREST NEAR THE INDIAN HEAD IRON WORKS SITE, CLEAR AND GRUB REMAINDER OF SITE, INCLUDING THE ART SCHOOL (206 WASHINGTON) AND ONE STORY RESIDENTIAL HOUSE (205A WASHINGTON). CONTRACTOR TO ENSURE MATERIALS FROM STRUCTURES ARE DISPOSED OF PROPERLY, AT AN APPROVED SITE. TREES REQUIRED TO BE REMOVED FROM SITE MAY BE CHIPPED AND REMOVED, IF CONTRACTOR DESIRES. TOPSOIL MAY BE STOCKPILED ONSITE FOR LATER RE-USE.
30 DAYS 7. ROUGH GRADE THE FORMER IRON WORKS, ART SCHOOL, ONE FLOOR RESIDENTIAL PROPERTY AND FORMERLY WOODED LOT. IF MATERIAL IS APPROVED BY GEO-TECHNICAL ENGINEER, STORE EXCESS WITHIN STOCKPILE FOR LATER USE. ANY UNSUITABLE MATERIAL IS TO BE HAULED OFFSITE TO AN APPROVED LOCATION WITH ACTIVE E&S PLAN.

PHASE 2 - RELOCATE INTERMITTENT STREAM

1. INSTALL CULVERT INLET PROTECTION IN FRONT OF EX. 48" HDPE CULVERT THAT GOES UNDER WASHINGTON AVE.
2. CLEAR AND GRUB ONLY THE AREA NEEDED TO INSTALL BYPASS PIPE.
3. WHEN NO RAINFALL IS FORECAST FOR THE DURATION OF THE PHASE, EXCAVATE THE NEW CHANNEL. INSTALL BYPASS PIPE AND END WALLS.
4. BACKFILL OVER PIPE AND ABANDONED PORTIONS OF THE EPHEMERAL CHANNEL.
5. SOD AREAS WITHIN CHANNEL TO ENSURE SAME DAY STABILIZATION. TOPSOIL, SEED, AND STRAW MULCH REMAINING AREAS DISTURBED BY THE RELOCATION.
6. ONCE STABILIZED, REMOVE REINFORCED SUPER SILT FENCE AND PROCEED TO THE NEXT PHASE.

PHASE 3 - BUILD LIBRARY

1. INSTALL SILT FENCE BETWEEN LIBRARY SITE AND STABILIZED RELOCATED CHANNEL. AFTER SILT FENCE IN INSTALLED, THE DOWNSTREAM CULVERT PIPE INLET PROTECTION MAY BE REMOVED IF AREAS NORTH OF SILT FENCE ARE AT LEAST 95% STABILIZED AND THE REMOVAL IS APPROVED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
2. CLEAR AND GRUB ANY REMAINING AREAS WITHIN LOD, IF NECESSARY.
3. STRIP ALL TOPSOIL, AND ORGANIC MATTER, AND STOCKPILE ONSITE FOR REUSE.
4. INSTALL STRUCTURAL FILL FOR LIBRARY AND PARKING LOT IN 8 INCH LIFTS, ENSURING A MINIMUM OF 95% MAXIMUM COMPACTION FOR EACH LIFT OR AS OTHERWISE DETERMINED APPROPRIATE BY INSPECTING GEOTECHNICAL ENGINEER.
5. INSTALL RETAINING WALL.
6. ROUGH GRADE THE TALBOT STREET AND MAPLE AVE EXTENSIONS. INSTALL ANY FILL IN 8 INCH LIFTS AND ENSURE A MINIMUM OF 95% MAXIMUM COMPACTION UNDER GUIDANCE OF GEOTECHNICAL ENGINEER.
7. BUILD LIBRARY. OTHER PHASES MAY RUN SIMULTANEOUSLY WITH INTERNAL CONSTRUCTION OF LIBRARY.

PHASE 4 - UTILITY INSTALLATION

1. CONTACT MISS UTILITY TO MARK ALL EXISTING UTILITIES WITHIN WASHINGTON AVE/TALBOT STREET INTERSECTION AND PORTION OF MAPLE AVE BETWEEN IRON WORKS BALTIMORE ST AT LEAST 3 WORK DAYS PRIOR TO COMMENCING PHASE. CONSTRUCTION MAY NOT PROCEED UNTIL ALL UTILITIES ARE MARKED.
2. CONTRACTOR TO CONTACT BOB STAHL, TOWN OF LA PLATA DIRECTOR OF OPERATIONS, 1 WEEK PRIOR TO PHASE BEGINNING TO COORDINATE TOWN SUPERVISION OF CONSTRUCTION.
3. CONTRACTOR TO ARRANGE WITH TOWN TO IMPLEMENT TRAFFIC CONTROL WHEN WASHINGTON AVENUE AND NORTH MAPLE AVENUE WILL BE CUT FOR UTILITY CONNECTIONS.
4. SAW CUT ROADWAYS AS SHOWN.
5. EXCAVATE INTERSECTION TO ACCESS SEWER MAIN, WATER MAIN, AND EX. STORMWATER MANHOLE.
6. INSTALL DOGHOUSE SEWER MANHOLE AND INSTALL SEWER EXTENSION.
7. TAP INTO EXISTING WATER MAIN VIA WET TAP AND INSTALL NEW WATER MAIN. CONNECT TO EX. WATER MAIN AT INTERSECTION OF MAPLE AVE AND BALTIMORE ST.
8. CONNECT INTO EX. STORMWATER MANHOLE AND EXTEND STUB PIPE BEYOND RIGHT OF WAY.
9. BACKFILL ALL PIPES AND INSTALL HOT MIX PATCH PER TOWN STANDARDS.

PHASE 5 - FINISH SITE

1. INSTALL CURBING, SIDEWALKS, LIGHTS, ETC FOR ROAD EXTENSIONS AND PARKING LOT.
2. INSTALL BIOSWALE. REFER TO SEQUENCE OF CONSTRUCTION ON SWM PLANS.
3. PAVE PARKING LOTS AND ROAD EXTENSIONS.
4. INSTALL LANDSCAPING.
5. TOPSOIL, SEED, AND MULCH ANY REMAINING DISTURBED AREAS.
6. ONCE STABILIZED, AND WITH APPROVAL OF E&S INSPECTOR, REMOVE ANY REMAINING E&S FIXTURES.

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STATE OF MARYLAND · STANLEY C. POLK · LICENSE #21625 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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Engineers • Architects • Surveyors • Landscape Architects
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Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

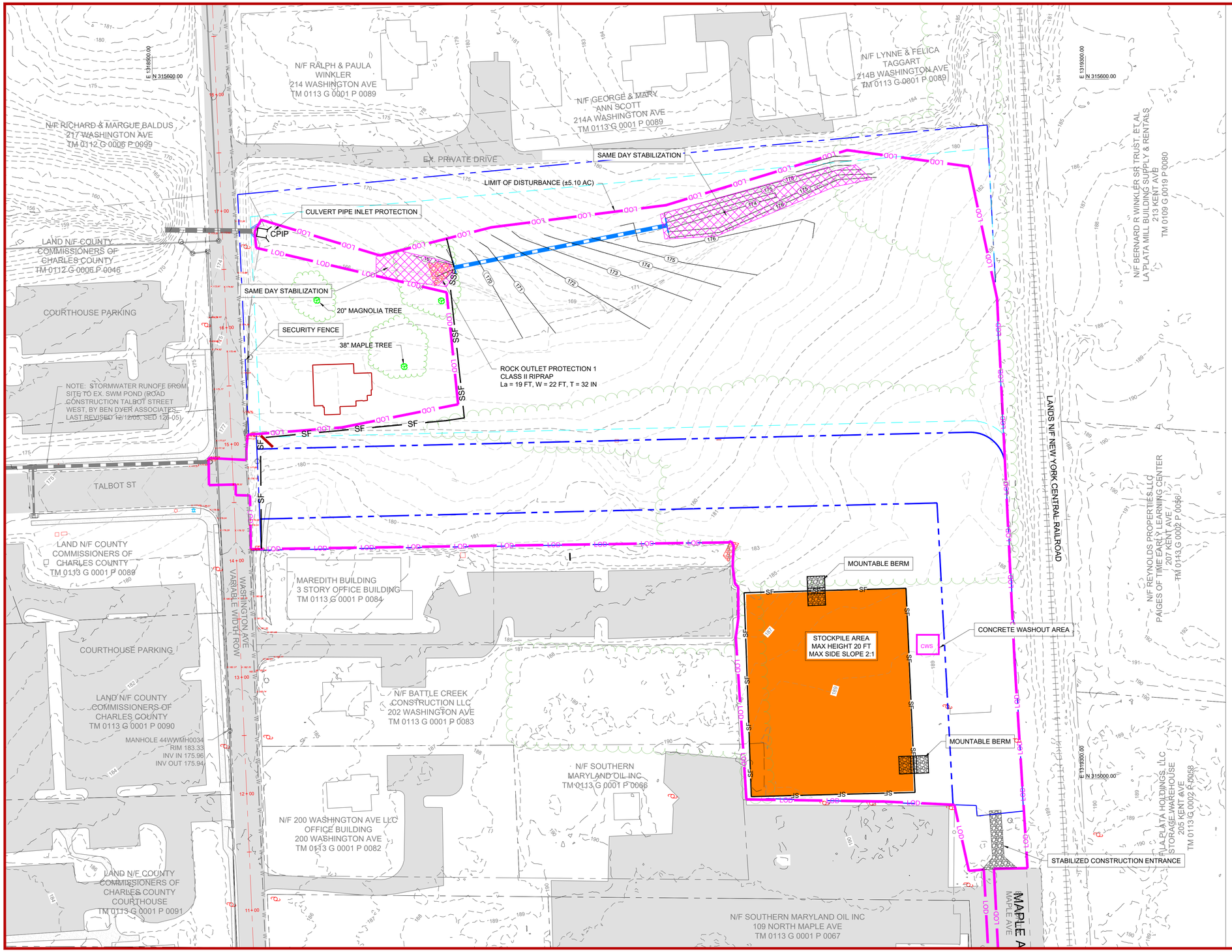
ToLP PERMIT #00562-2021
LA PLATA LIBRARY

EROSION AND SEDIMENT CONTROL PLAN
PHASE I

PROJECT DATA			
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS	
1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-400



0 20 40 80 120

SCALE: 1" = 40'

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5. INSTALL STOCKPILE AREA AS SHOWN. REMOVE EX FENCING AROUND TO THE WEST, NORTH, AND EAST OF INDIAN HEAD IRON WORKS WHILE MAINTAINING FENCE ADJACENT TO OIL COMPANY.
6. BEGINNING AT THE FOREST NEAR THE INDIAN HEAD IRON WORKS SITE, CLEAR AND GRUB REMAINDER OF SITE, INCLUDING THE ART SCHOOL (206 WASHINGTON) AND ONE STORY RESIDENTIAL HOUSE (206A WASHINGTON). CONTRACTOR TO REMOVE MATERIALS FROM STRUCTURES ARE DISPOSED OF PROPERLY, AT AN APPROVED SITE. TREES REQUIRED TO BE REMOVED FROM SITE MAY BE CHIPPED AND REMOVED, IF CONTRACTOR DESIRES. TOPSOIL MAY BE STOCKPILED ONSITE FOR LATER RE-USE.
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PHASE 2 - RELOCATE INTERMITTENT STREAM

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1 DAY 2. CLEAR AND GRUB ONLY THE AREA NEEDED TO INSTALL BYPASS PIPE.
20 DAYS 3. WHEN NO RAINFALL IS FORECAST FOR THE DURATION OF THE PHASE, EXCAVATE THE NEW CHANNEL. INSTALL BYPASS PIPE AND END WALLS.
5 DAYS 4. BACKFILL OVER PIPE AND ABANDONED PORTIONS OF THE EPHEMERAL CHANNEL.
2 DAYS 5. SOD AREAS WITHIN CHANNEL TO ENSURE SAME DAY STABILIZATION. TOPSOIL, SEED, AND STRAW MULCH REMAINING AREAS DISTURBED BY THE RELOCATION.
1 DAY 6. ONCE STABILIZED, REMOVE REINFORCED SUPER SILT FENCE AND PROCEED TO THE NEXT PHASE.

PHASE 3 - BUILD LIBRARY

1. INSTALL SILT FENCE BETWEEN LIBRARY SITE AND STABILIZED RELOCATED CHANNEL. AFTER SILT FENCE IN INSTALLED, THE DOWNSTREAM CULVERT PIPE INLET PROTECTION MAY BE REMOVED IF AREAS NORTH OF SILT FENCE ARE AT LEAST 95% STABILIZED AND THE REMOVAL IS APPROVED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
2. CLEAR AND GRUB ANY REMAINING AREAS WITHIN LOD, IF NECESSARY.
3. STRIP ALL TOPSOIL, AND ORGANIC MATTER, AND STOCKPILE ONSITE FOR REUSE.
4. INSTALL STRUCTURAL FILL FOR LIBRARY AND PARKING LOT IN 8 INCH LIFTS, ENSURING A MINIMUM OF 95% MAXIMUM COMPACTION FOR EACH LIFT OR AS OTHERWISE DETERMINED APPROPRIATE BY INSPECTING GEOTECHNICAL ENGINEER.
5. INSTALL RETAINING WALL.
6. ROUGH GRADE THE TALBOT STREET AND MAPLE AVE EXTENSIONS. INSTALL ANY FILL IN 8 INCH LIFTS AND ENSURE A MINIMUM OF 95% MAXIMUM COMPACTION UNDER GUIDANCE OF GEOTECHNICAL ENGINEER.
7. BUILD LIBRARY. OTHER PHASES MAY RUN SIMULTANEOUSLY WITH INTERNAL CONSTRUCTION OF LIBRARY.

PHASE 4 - UTILITY INSTALLATION

1. CONTACT MISS UTILITY TO MARK ALL EXISTING UTILITIES WITHIN WASHINGTON AVE/TALBOT STREET INTERSECTION AND PORTION OF MAPLE AVE BETWEEN IRON WORKS BALTIMORE ST AT LEAST 3 WORK DAYS PRIOR TO COMMENCING PHASE. CONSTRUCTION MAY NOT PROCEED UNTIL ALL UTILITIES ARE MARKED.
2. CONTRACTOR TO CONTACT BOB STAHL, TOWN OF LA PLATA DIRECTOR OF OPERATIONS, 1 WEEK PRIOR TO PHASE BEGINNING TO COORDINATE TOWN SUPERVISION OF CONSTRUCTION.
3. CONTRACTOR TO ARRANGE WITH TOWN TO IMPLEMENT TRAFFIC CONTROL WHEN WASHINGTON AVENUE AND NORTH MAPLE AVENUE WILL BE CUT FOR UTILITY CONNECTIONS.
4. SAW CUT ROADWAYS AS SHOWN.
5. EXCAVATE INTERSECTION TO ACCESS SEWER MAIN, WATER MAIN, AND EX. STORMWATER MANHOLE.
6. INSTALL DOGHOUSE SEWER MANHOLE AND INSTALL SEWER EXTENSION.
7. TAP INTO EXISTING WATER MAIN VIA WET TAP AND INSTALL NEW WATER MAIN. CONNECT TO EX. WATER MAIN AT INTERSECTION OF MAPLE AVE AND BALTIMORE ST.
8. CONNECT INTO EX. STORMWATER MANHOLE AND EXTEND STUB PIPE BEYOND RIGHT OF WAY.
9. BACKFILL ALL PIPES AND INSTALL HOT MIX PATCH PER TOWN STANDARDS.

PHASE 5 - FINISH SITE

1. INSTALL CURBING, SIDEWALKS, LIGHTS, ETC FOR ROAD EXTENSIONS AND PARKING LOT.
2. INSTALL BIOSWALE. REFER TO SEQUENCE OF CONSTRUCTION ON SWM PLANS.
3. PAVE PARKING LOTS AND ROAD EXTENSIONS.
4. INSTALL LANDSCAPING.
5. TOPSOIL, SEED, AND MULCH ANY REMAINING DISTURBED AREAS.
6. ONCE STABILIZED, AND WITH APPROVAL OF E&S INSPECTOR, REMOVE ANY REMAINING E&S FIXTURES.

NOTE:
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NOTE:
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STATE OF MARYLAND · STANLEY C. POLK · LICENSE #21401 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

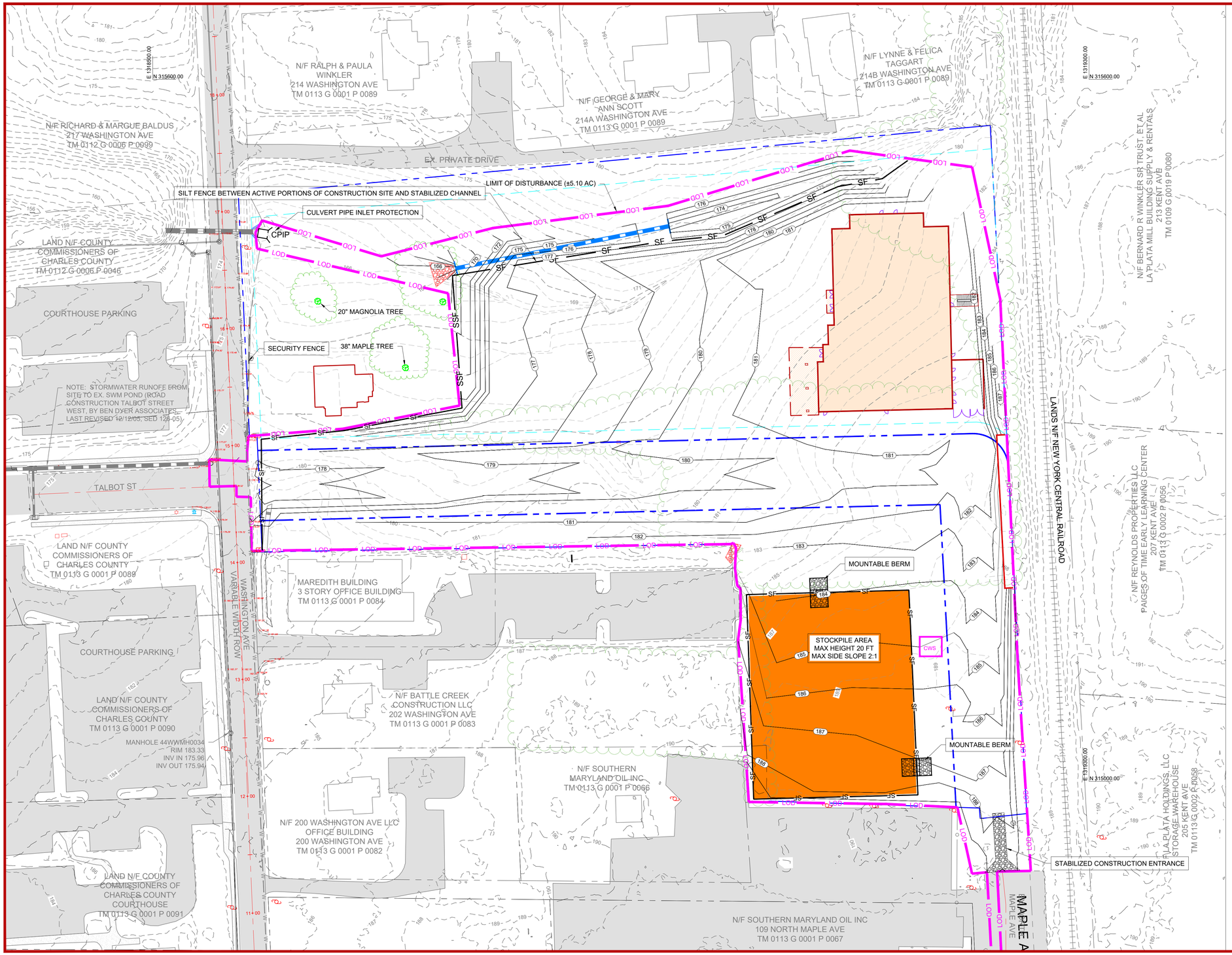
ToLP PERMIT #00562-2021
LA PLATA LIBRARY

EROSION AND SEDIMENT CONTROL PLAN
PHASE 2

PROJECT DATA			
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS	
1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-401



STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING FOR PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECTS SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

GENERAL - INITIAL

1. CONTRACTOR/DEVELOPER MUST NOTIFY THE COMPLIANCE PROGRAM, WATER MANAGEMENT ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, (410) 537-3510, 5 DAYS PRIOR TO COMMENCING WORK.
2. THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR IS REQUIRED UPON INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
3. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
4. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST THREE DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO THE MARKING OF EXISTING UTILITIES.
5. ALL PROPOSED STRUCTURES, LOCATIONS AND ELEVATIONS, MUST BE STAKED OUT FOR PROPER INSTALLATION.
6. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED SEDIMENT CONTROL PLAN. THE OFFSITE LOCATION SITE & SEDIMENT CONTROL PERMIT NUMBERS ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. EROSION AND SEDIMENT CONTROL PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
8. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFOMED IMMEDIATELY.
9. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGATATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
10. SITE MUST BE GRADED IN SUCH A MANNER THAT THE APPROVED DRAINAGE DIVIDES ARE MAINTAINED THROUGHOUT SITE CONSTRUCTION.
11. ADDITIONAL INLET PROTECTION MAY BE PERMITTED BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IF THE DRAINAGE AREA TO SAID INLET DRAINS TO AN APPROVED SEDIMENT AND EROSION CONTROL PRACTICE.
12. CONTRACTOR IS ADVISED THAT THE STRUCTURES TO BE REMOVED HAVE NOT BEEN INVESTIGATED BY CHARLES COUNTY, THE TOWN OF LA PLATA, OR VISTA DESIGN AND MAY CONTAIN HAZARDOUS MATERIALS THAT REQUIRE SPECIAL METHODS OR PRACTICES TO SAFELY REMOVE. CONTACTOR TO SAFELY AND PROPERLY DISPOSE OF ALL MATERIALS FOUND AT NO ADDITIONAL COST.

SEQUENCE OF CONSTRUCTION

PHASE 1- DEMOLITION

1. INSTALL PERIMETER CONTROLS INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND CULVERT INLET PROTECTION.
2. INSTALL 3 CONSTRUCTION WARNING SIGNS ALONG THE FENCELINE. INSTALL 2 ADDITIONAL CONSTRUCTION WARNING SIGNS AT THE MAPLE AVE ENTRANCE.
3. COORDINATE UTILITY (ELECTRIC, SEWER, WATER, TELECOMM) DISCONNECTION. PROCEED ONLY AFTER ALL ARE ABANDONED.
4. REMOVE EXISTING BUILDINGS MARKED FOR REMOVAL AND ASSOCIATED APPURTENANCES. ENSURE ALL COMPONENTS OF THE STRUCTURES ARE REMOVED AND DISPOSED OF AT AN APPROVED SITE.
5. INSTALL STOCKPILE AREA AS SHOWN. REMOVE EX FENCING AROUND TO THE WEST, NORTH, AND EAST OF INDIAN HEAD IRON WORKS WHILE MAINTAINING FENCE ADJACENT TO OIL COMPANY.
6. BEGINNING AT THE FOREST NEAR THE INDIAN HEAD IRON WORKS SITE, CLEAR AND GRUB REMAINDER OF SITE, INCLUDING THE ART SCHOOL (206 WASHINGTON) AND ONE STORY RESIDENTIAL HOUSE (206A WASHINGTON). CONTRACTOR TO ENSURE MATERIALS FROM STRUCTURES ARE DISPOSED OF PROPERLY, AT AN APPROVED SITE. TREES REQUIRED TO BE REMOVED FROM SITE MAY BE CHIPPED AND REMOVED, IF CONTRACTOR DESIRES. TOPSOIL MAY BE STOCKPILED ONSITE FOR LATER RE-USE.
7. ROUGH GRADE THE FORMER IRON WORKS, ART SCHOOL, ONE FLOOR RESIDENTIAL PROPERTY AND FORMERLY WOODED LOT. IF MATERIAL IS APPROVED BY GEO-TECHNICAL ENGINEER, STORE EXCESS WITHIN STOCKPILE FOR LATER USE. ANY UNSUITABLE MATERIAL IS TO BE HAULED OFFSITE TO AN APPROVED LOCATION WITH ACTIVE E&S PLAN.

PHASE 2 - RELOCATE INTERMITTENT STREAM

1. INSTALL CULVERT INLET PROTECTION IN FRONT OF EX. 48" HDPE CULVERT THAT GOES UNDER WASHINGTON AVE.
2. CLEAR AND GRUB ONLY THE AREA NEEDED TO INSTALL BYPASS PIPE.
3. WHEN NO RAINFALL IS FORECAST FOR THE DURATION OF THE PHASE, EXCAVATE THE NEW CHANNEL. INSTALL BYPASS PIPE AND END WALLS.
4. BACKFILL OVER PIPE AND ABANDONED PORTIONS OF THE EPHEMERAL CHANNEL.
5. SOD AREAS WITHIN CHANNEL TO ENSURE SAME DAY STABILIZATION. TOPSOIL, SEED, AND STRAW MULCH REMAINING AREAS DISTURBED BY THE RELOCATION.
6. ONCE STABILIZED, REMOVE REINFORCED SUPER SILT FENCE AND PROCEED TO THE NEXT PHASE.

PHASE 3 - BUILD LIBRARY

1 DAY 1. INSTALL SILT FENCE BETWEEN LIBRARY SITE AND STABILIZED RELOCATED CHANNEL. AFTER SILT FENCE IN INSTALLED, THE DOWNSTREAM CULVERT PIPE INLET PROTECTION MAY BE REMOVED IF AREAS NORTH OF SILT FENCE ARE AT LEAST 95% STABILIZED AND THE REMOVAL IS APPROVED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
3 DAYS 2. CLEAR AND GRUB ANY REMAINING AREAS WITHIN LOD, IF NECESSARY.
3 DAYS 3. STRIP ALL TOPSOIL, AND ORGANIC MATTER, AND STOCKPILE ONSITE FOR REUSE.
15 DAYS 4. INSTALL STRUCTURAL FILL FOR LIBRARY AND PARKING LOT IN 8 INCH LIFTS, ENSURING A MINIMUM OF 95% MAXIMUM COMPACTION FOR EACH LIFT OR AS OTHERWISE DETERMINED APPROPRIATE BY INSPECTING GEOTECHNICAL ENGINEER.
3 DAYS 5. INSTALL RETAINING WALL.
10 DAYS 6. ROUGH GRADE THE TALBOT STREET AND MAPLE AVE EXTENSIONS. INSTALL ANY FILL IN 8 INCH LIFTS AND ENSURE A MINIMUM OF 95% MAXIMUM COMPACTION UNDER GUIDANCE OF GEOTECHNICAL ENGINEER.
180 DAYS 7. BUILD LIBRARY. OTHER PHASES MAY RUN SIMULTANEOUSLY WITH INTERNAL CONSTRUCTION OF LIBRARY.

PHASE 4 - UTILITY INSTALLATION

1. CONTACT MISS UTILITY TO MARK ALL EXISTING UTILITIES WITHIN WASHINGTON AVE/TALBOT STREET INTERSECTION AND PORTION OF MAPLE AVE BETWEEN IRON WORKS BALTIMORE ST AT LEAST 3 WORK DAYS PRIOR TO COMMENCING PHASE. CONSTRUCTION MAY NOT PROCEED UNTIL ALL UTILITIES ARE MARKED.
2. CONTRACTOR TO CONTACT BOB STAHL, TOWN OF LA PLATA DIRECTOR OF OPERATIONS, 1 WEEK PRIOR TO PHASE BEGINNING TO COORDINATE TOWN SUPERVISION OF CONSTRUCTION.
3. CONTRACTOR TO ARRANGE WITH TOWN TO IMPLEMENT TRAFFIC CONTROL WHEN WASHINGTON AVENUE AND NORTH MAPLE AVENUE WILL BE CUT FOR UTILITY CONNECTIONS.
4. SAW CUT ROADWAYS AS SHOWN.
5. EXCAVATE INTERSECTION TO ACCESS SEWER MAIN, WATER MAIN, AND EX. STORMWATER MANHOLE.
6. INSTALL DOGHOUSE SEWER MANHOLE AND INSTALL SEWER EXTENSION.
7. TAP INTO EXISTING WATER MAIN VIA WET TAP AND INSTALL NEW WATER MAIN. CONNECT TO EX. WATER MAIN AT INTERSECTION OF MAPLE AVE AND BALTIMORE ST.
8. CONNECT INTO EX. STORMWATER MANHOLE AND EXTEND STUB PIPE BEYOND RIGHT OF WAY.
9. BACKFILL ALL PIPES AND INSTALL HOT MIX PATCH PER TOWN STANDARDS.

PHASE 5 - FINISH SITE

1. INSTALL CURBING, SIDEWALKS, LIGHTS, ETC FOR ROAD EXTENSIONS AND PARKING LOT.
2. INSTALL BIOSWALE. REFER TO SEQUENCE OF CONSTRUCTION ON SWM PLANS.
3. PAVE PARKING LOTS AND ROAD EXTENSIONS.
4. INSTALL LANDSCAPING.
5. TOPSOIL, SEED, AND MULCH ANY REMAINING DISTURBED AREAS.
6. ONCE STABILIZED, AND WITH APPROVAL OF E&S INSPECTOR, REMOVE ANY REMAINING E&S FIXTURES.

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STATE OF MARYLAND — CHARLES R. D. FOX — LICENSE #32511 — PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

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Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

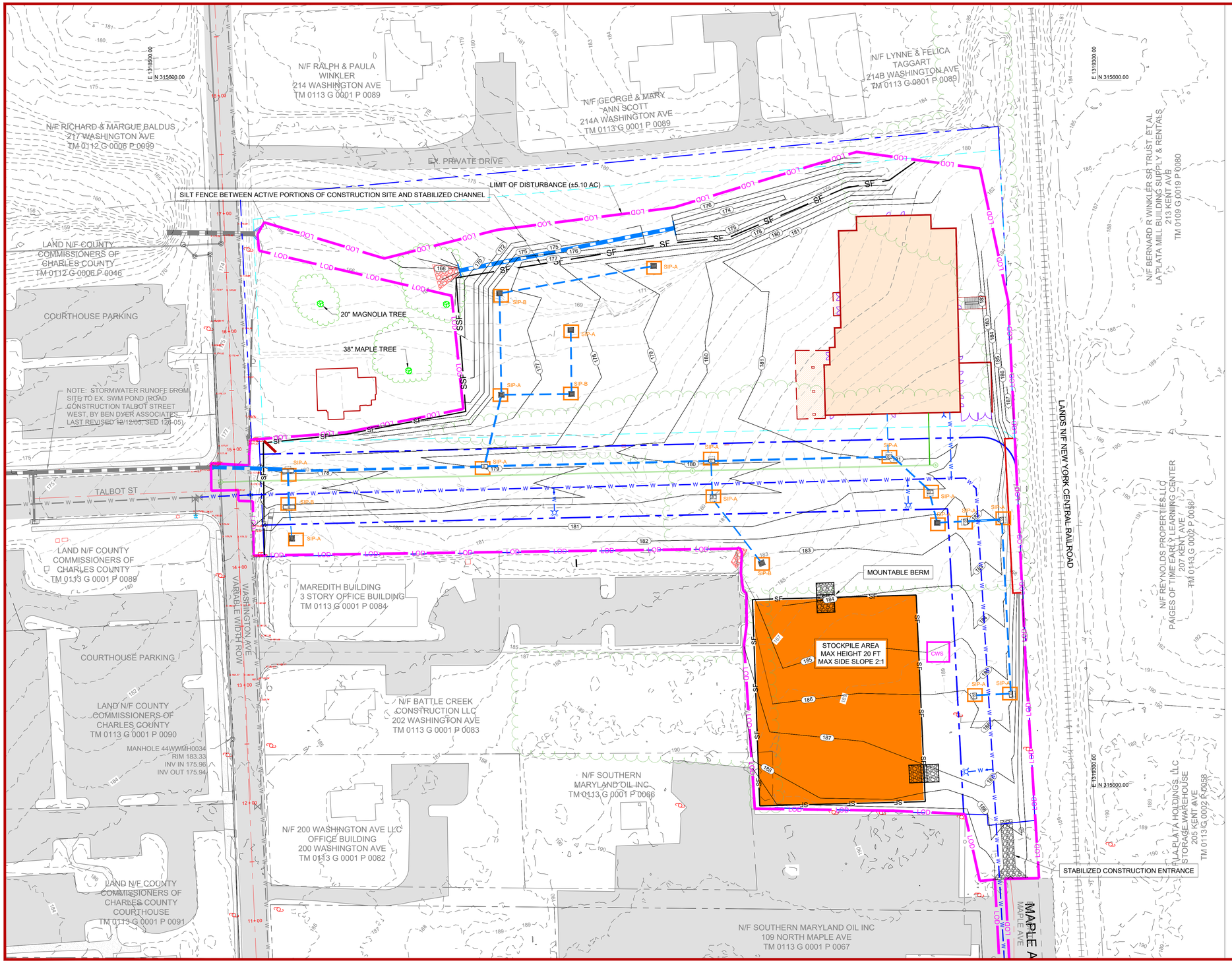
ToLP PERMIT #00562-2021
LA PLATA LIBRARY

EROSION AND SEDIMENT CONTROL PLAN
PHASE 3

PROJECT DATA			
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS	
1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
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5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-402



STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING FOR PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECTS SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

GENERAL - INITIAL

1. CONTRACTOR/DEVELOPER MUST NOTIFY THE COMPLIANCE PROGRAM, WATER MANAGEMENT ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, (410) 537-3510, 5 DAYS PRIOR TO COMMENCING WORK.
2. THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR IS REQUIRED UPON INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
3. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
4. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST THREE DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO THE MARKING OF EXISTING UTILITIES.
5. ALL PROPOSED STRUCTURES, LOCATIONS AND ELEVATIONS, MUST BE STAKED OUT FOR PROPER INSTALLATION.
6. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED SEDIMENT CONTROL PLAN. THE OFFSITE LOCATION SITE & SEDIMENT CONTROL PERMIT NUMBERS ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. EROSION AND SEDIMENT CONTROL PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
8. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFOMED IMMEDIATELY.
9. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGATATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
10. SITE MUST BE GRADED IN SUCH A MANNER THAT THE APPROVED DRAINAGE DIVIDES ARE MAINTAINED THROUGHOUT SITE CONSTRUCTION.
11. ADDITIONAL INLET PROTECTION MAY BE PERMITTED BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IF THE DRAINAGE AREA TO SAID INLET DRAINS TO AN APPROVED SEDIMENT AND EROSION CONTROL PRACTICE.
12. CONTRACTOR IS ADVISED THAT THE STRUCTURES TO BE REMOVED HAVE NOT BEEN INVESTIGATED BY CHARLES COUNTY, THE TOWN OF LA PLATA, OR VISTA DESIGN AND MAY CONTAIN HAZARDOUS MATERIALS THAT REQUIRE SPECIAL METHODS OR PRACTICES TO SAFELY REMOVE. CONTACTOR TO SAFELY AND PROPERLY DISPOSE OF ALL MATERIALS FOUND AT NO ADDITIONAL COST.

SEQUENCE OF CONSTRUCTION

PHASE 1- DEMOLITION

1. INSTALL PERIMETER CONTROLS INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND CULVERT INLET PROTECTION.
2. INSTALL 3 CONSTRUCTION WARNING SIGNS ALONG THE FENCELINE. INSTALL 2 ADDITIONAL CONSTRUCTION WARNING SIGNS AT THE MAPLE AVE ENTRANCE.
3. COORDINATE UTILITY (ELECTRIC, SEWER, WATER, TELECOMM) DISCONNECTION. PROCEED ONLY AFTER ALL ARE ABANDONED.
4. REMOVE EXISTING BUILDINGS MARKED FOR REMOVAL AND ASSOCIATED APPURTENANCES. ENSURE ALL COMPONENTS OF THE STRUCTURES ARE REMOVED AND DISPOSED OF AT AN APPROVED SITE.
5. INSTALL STOCKPILE AREA AS SHOWN. REMOVE EX FENCING AROUND TO THE WEST, NORTH, AND EAST OF INDIAN HEAD IRON WORKS WHILE MAINTAINING FENCE ADJACENT TO OIL COMPANY.
6. BEGINNING AT THE FOREST NEAR THE INDIAN HEAD IRON WORKS SITE, CLEAR AND GRUB REMAINDER OF SITE, INCLUDING THE ART SCHOOL (206 WASHINGTON) AND ONE STORY RESIDENTIAL HOUSE (206A WASHINGTON). CONTRACTOR TO ENSURE MATERIALS FROM STRUCTURES ARE DISPOSED OF PROPERLY, AT AN APPROVED SITE. TREES REQUIRED TO BE REMOVED FROM SITE MAY BE CHIPPED AND REMOVED, IF CONTRACTOR DESIRES. TOPSOIL MAY BE STOCKPILED ONSITE FOR LATER RE-USE.
7. ROUGH GRADE THE FORMER IRON WORKS, ART SCHOOL, ONE FLOOR RESIDENTIAL PROPERTY AND FORMERLY WOODED LOT. IF MATERIAL IS APPROVED BY GEO-TECHNICAL ENGINEER, STORE EXCESS WITHIN STOCKPILE FOR LATER USE. ANY UNSUITABLE MATERIAL IS TO BE HAULED OFFSITE TO AN APPROVED LOCATION WITH ACTIVE E&S PLAN.

PHASE 2 - RELOCATE INTERMITTENT STREAM

1. INSTALL CULVERT INLET PROTECTION IN FRONT OF EX. 48" HDPE CULVERT THAT GOES UNDER WASHINGTON AVE.
2. CLEAR AND GRUB ONLY THE AREA NEEDED TO INSTALL BYPASS PIPE.
3. WHEN NO RAINFALL IS FORECAST FOR THE DURATION OF THE PHASE, EXCAVATE THE NEW CHANNEL. INSTALL BYPASS PIPE AND END WALLS.
4. BACKFILL OVER PIPE AND ABANDONED PORTIONS OF THE EPHEMERAL CHANNEL.
5. SOD AREAS WITHIN CHANNEL TO ENSURE SAME DAY STABILIZATION. TOPSOIL, SEED, AND STRAW MULCH REMAINING AREAS DISTURBED BY THE RELOCATION.
6. ONCE STABILIZED, REMOVE REINFORCED SUPER SILT FENCE AND PROCEED TO THE NEXT PHASE.

PHASE 3 - BUILD LIBRARY

1. INSTALL SILT FENCE BETWEEN LIBRARY SITE AND STABILIZED RELOCATED CHANNEL. AFTER SILT FENCE IN INSTALLED, THE DOWNSTREAM CULVERT PIPE INLET PROTECTION MAY BE REMOVED IF AREAS NORTH OF SILT FENCE ARE AT LEAST 95% STABILIZED AND THE REMOVAL IS APPROVED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
2. CLEAR AND GRUB ONLY THE AREA NEEDED FOR BUILDING AND PARKING LOT.
3. STRIP ALL TOPSOIL, AND ORGANIC MATTER, AND STOCKPILE ONSITE FOR REUSE.
4. INSTALL STRUCTURAL FILL FOR LIBRARY AND PARKING LOT IN 8 INCH LIFTS, ENSURING A MINIMUM OF 95% MAXIMUM COMPACTION FOR EACH LIFT OR AS OTHERWISE DETERMINED APPROPRIATE BY INSPECTING GEOTECHNICAL ENGINEER.
5. INSTALL RETAINING WALL.
6. ROUGH GRADE THE TALBOT STREET AND MAPLE AVE EXTENSIONS. INSTALL ANY FILL IN 8 INCH LIFTS AND ENSURE A MINIMUM OF 95% MAXIMUM COMPACTION UNDER GUIDANCE OF GEOTECHNICAL ENGINEER.
7. BUILD LIBRARY. OTHER PHASES MAY RUN SIMULTANEOUSLY WITH INTERNAL CONSTRUCTION OF LIBRARY.

PHASE 4 - UTILITY INSTALLATION

3 DAYS 1. CONTACT MISS UTILITY TO MARK ALL EXISTING UTILITIES WITHIN WASHINGTON AVE/TALBOT STREET INTERSECTION AND PORTION OF MAPLE AVE BETWEEN IRON WORKS BALTIMORE ST AT LEAST 3 WORK DAYS PRIOR TO COMMENCING PHASE. CONSTRUCTION MAY NOT PROCEED UNTIL ALL UTILITIES ARE MARKED.

1 DAY 2. CONTRACTOR TO CONTACT BOB STAHL, TOWN OF LA PLATA DIRECTOR OF OPERATIONS, 1 WEEK PRIOR TO PHASE BEGINNING TO COORDINATE TOWN SUPERVISION OF CONSTRUCTION.

1 DAY 3. CONTRACTOR TO ARRANGE WITH TOWN TO IMPLEMENT TRAFFIC CONTROL WHEN WASHINGTON AVENUE AND NORTH MAPLE AVENUE WILL BE CUT FOR UTILITY CONNECTIONS.

1 DAY 4. SAW CUT ROADWAYS AS SHOWN.

1 DAY 5. EXCAVATE INTERSECTION TO ACCESS SEWER MAIN, WATER MAIN, AND EX. STORMWATER MANHOLE.

5 DAYS 6. INSTALL DOGHOUSE SEWER MANHOLE AND INSTALL SEWER EXTENSION.

2 DAYS 7. TAP INTO EXISTING WATER MAIN VIA WET TAP AND INSTALL NEW WATER MAIN. CONNECT TO EX. WATER MAIN AT INTERSECTION OF MAPLE AVE AND BALTIMORE ST.

2 DAYS 8. CONNECT INTO EX. STORMWATER MANHOLE AND EXTEND STUB PIPE BEYOND RIGHT OF WAY.

5 DAYS 9. BACKFILL ALL PIPES AND INSTALL HOT MIX PATCH PER TOWN STANDARDS.

PHASE 5 - FINISH SITE

1. INSTALL CURBING, SIDEWALKS, LIGHTS, ETC FOR ROAD EXTENSIONS AND PARKING LOT.
2. INSTALL BIOSWALE. REFER TO SEQUENCE OF CONSTRUCTION ON SWM PLANS.
3. PAVE PARKING LOTS AND ROAD EXTENSIONS.
4. INSTALL LANDSCAPING.
5. TOPSOIL, SEED, AND MULCH ANY REMAINING DISTURBED AREAS.
6. ONCE STABILIZED, AND WITH APPROVAL OF E&S INSPECTOR, REMOVE ANY REMAINING E&S FIXTURES.

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NOTE:
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STATE OF MARYLAND · STANLEY C. POLK · LICENSE #21403 · PROFESSIONAL ENGINEER
LIC 36310 EXP 11/17/26

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

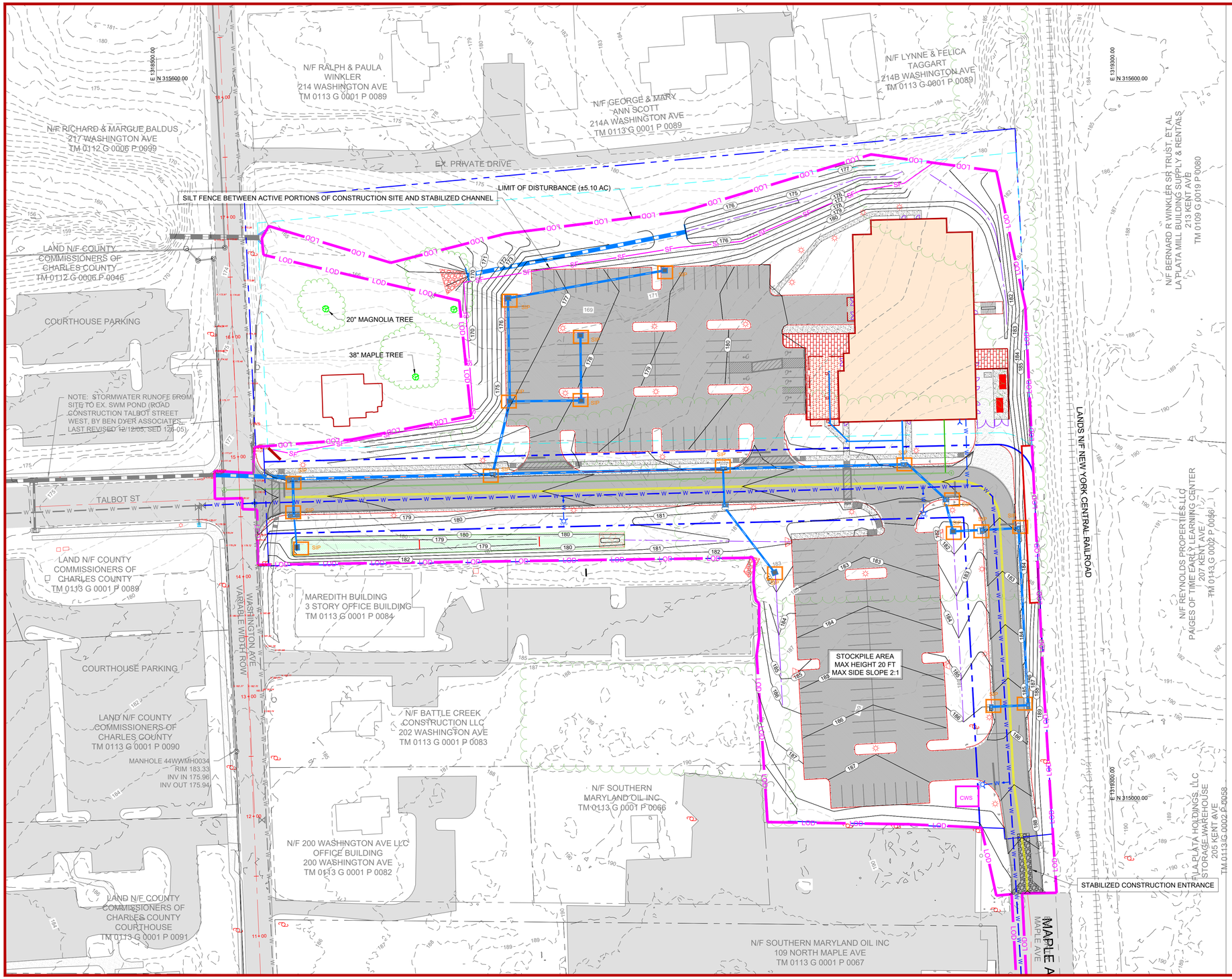
ToLP PERMIT #00562-2021
LA PLATA LIBRARY

EROSION AND SEDIMENT CONTROL PLAN
PHASE 4

PROJECT DATA			
Tax Map:	0113	Parcel:	SEVERAL
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	2/12/25		
Scale:	1" = 40'		

REVISIONS	
1.	5/19/23 PER LA PLATA COMMENTS
2.	1/16/25 PER LA PLATA COMMENTS
3.	1/16/25 PER CHARLES COUNTY SCD COMMENTS
4.	2/10/25 PER CHARLES COUNTY SCD COMMENTS
5.	7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-403



STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING FOR PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECTS SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

GENERAL - INITIAL

1. CONTRACTOR/DEVELOPER MUST NOTIFY THE COMPLIANCE PROGRAM, WATER MANAGEMENT ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, (410) 537-3510, 5 DAYS PRIOR TO COMMENCING WORK.
2. THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR IS REQUIRED UPON INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
3. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
4. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST THREE DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO THE MARKING OF EXISTING UTILITIES.
5. ALL PROPOSED STRUCTURES, LOCATIONS AND ELEVATIONS, MUST BE STAKED OUT FOR PROPER INSTALLATION.
6. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED SEDIMENT CONTROL PLAN. THE OFFSITE LOCATION SITE & SEDIMENT CONTROL PERMIT NUMBERS ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. EROSION AND SEDIMENT CONTROL PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY.
8. EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFOMED IMMEDIATELY.
9. SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGATATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL.
10. SITE MUST BE GRADED IN SUCH A MANNER THAT THE APPROVED DRAINAGE DIVIDES ARE MAINTAINED THROUGHOUT SITE CONSTRUCTION.
11. ADDITIONAL INLET PROTECTION MAY BE PERMITTED BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IF THE DRAINAGE AREA TO SAID INLET DRAINS TO AN APPROVED SEDIMENT AND EROSION CONTROL PRACTICE.
12. CONTRACTOR IS ADVISED THAT THE STRUCTURES TO BE REMOVED HAVE NOT BEEN INVESTIGATED BY CHARLES COUNTY, THE TOWN OF LA PLATA, OR VISTA DESIGN AND MAY CONTAIN HAZARDOUS MATERIALS THAT REQUIRE SPECIAL METHODS OR PRACTICES TO SAFELY REMOVE. CONTACTOR TO SAFELY AND PROPERLY DISPOSE OF ALL MATERIALS FOUND AT NO ADDITIONAL COST.

SEQUENCE OF CONSTRUCTION

PHASE 1- DEMOLITION

1. INSTALL PERIMETER CONTROLS INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND CULVERT INLET PROTECTION.
2. INSTALL 3 CONSTRUCTION WARNING SIGNS ALONG THE FENCELINE. INSTALL 2 ADDITIONAL CONSTRUCTION WARNING SIGNS AT THE MAPLE AVE ENTRANCE.
3. COORDINATE UTILITY (ELECTRIC, SEWER, WATER, TELECOMM) DISCONNECTION. PROCEED ONLY AFTER ALL ARE ABANDONED.
4. REMOVE EXISTING BUILDINGS MARKED FOR REMOVAL AND ASSOCIATED APPURTENANCES. ENSURE ALL COMPONENTS OF THE STRUCTURES ARE REMOVED AND DISPOSED OF AT AN APPROVED SITE.
5. INSTALL STOCKPILE AREA AS SHOWN. REMOVE EX FENCING AROUND TO THE WEST, NORTH, AND EAST OF INDIAN HEAD IRON WORKS WHILE MAINTAINING FENCE ADJACENT TO OIL COMPANY.
6. BEGINNING AT THE FOREST NEAR THE INDIAN HEAD IRON WORKS SITE, CLEAR AND GRUB REMAINDER OF SITE, INCLUDING THE ART SCHOOL (206 WASHINGTON) AND ONE STORY RESIDENTIAL HOUSE (206A WASHINGTON). CONTRACTOR TO ENSURE MATERIALS FROM STRUCTURES ARE DISPOSED OF PROPERLY, AT AN APPROVED SITE. TREES REQUIRED TO BE REMOVED FROM SITE MAY BE CHIPPED AND REMOVED, IF CONTRACTOR DESIRES. TOPSOIL MAY BE STOCKPILED ONSITE FOR LATER RE-USE.
7. ROUGH GRADE THE FORMER IRON WORKS, ART SCHOOL, ONE FLOOR RESIDENTIAL PROPERTY AND FORMERLY WOODED LOT. IF MATERIAL IS APPROVED BY GEO-TECHNICAL ENGINEER, STORE EXCESS WITHIN STOCKPILE FOR LATER USE. ANY UNSUITABLE MATERIAL IS TO BE HAULED OFFSITE TO AN APPROVED LOCATION WITH ACTIVE E&S PLAN.

PHASE 2 - RELOCATE INTERMITTENT STREAM

1. INSTALL CULVERT INLET PROTECTION IN FRONT OF EX. 48" HDPE CULVERT THAT GOES UNDER WASHINGTON AVE.
2. CLEAR AND GRUB ONLY THE AREA NEEDED TO INSTALL BYPASS PIPE.
3. WHEN NO RAINFALL IS FORECAST FOR THE DURATION OF THE PHASE, EXCAVATE THE NEW CHANNEL. INSTALL BYPASS PIPE AND END WALLS.
4. BACKFILL OVER PIPE AND ABANDONED PORTIONS OF THE EPHEMERAL CHANNEL.
5. SOD AREAS WITHIN CHANNEL TO ENSURE SAME DAY STABILIZATION. TOPSOIL, SEED, AND STRAW MULCH REMAINING AREAS DISTURBED BY THE RELOCATION.
6. ONCE STABILIZED, REMOVE REINFORCED SUPER SILT FENCE AND PROCEED TO THE NEXT PHASE.

PHASE 3 - BUILD LIBRARY

1. INSTALL SILT FENCE BETWEEN LIBRARY SITE AND STABILIZED RELOCATED CHANNEL. AFTER SILT FENCE IN INSTALLED, THE DOWNSTREAM CULVERT PIPE INLET PROTECTION MAY BE REMOVED IF AREAS NORTH OF SILT FENCE ARE AT LEAST 95% STABILIZED AND THE REMOVAL IS APPROVED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
2. CLEAR AND GRUB ANY REMAINING AREAS WITHIN LOD, IF NECESSARY.
3. STRIP ALL TOPSOIL, AND ORGANIC MATTER, AND STOCKPILE ONSITE FOR REUSE.
4. INSTALL STRUCTURAL FILL FOR LIBRARY AND PARKING LOT IN 8 INCH LIFTS, ENSURING A MINIMUM OF 95% MAXIMUM COMPACTION FOR EACH LIFT OR AS OTHERWISE DETERMINED APPROPRIATE BY INSPECTING GEOTECHNICAL ENGINEER.
5. INSTALL RETAINING WALL.
6. ROUGH GRADE THE TALBOT STREET AND MAPLE AVE EXTENSIONS. INSTALL ANY FILL IN 8 INCH LIFTS AND ENSURE A MINIMUM OF 95% MAXIMUM COMPACTION UNDER GUIDANCE OF GEOTECHNICAL ENGINEER.
7. BUILD LIBRARY. OTHER PHASES MAY RUN SIMULTANEOUSLY WITH INTERNAL CONSTRUCTION OF LIBRARY.

PHASE 4 - UTILITY INSTALLATION

1. CONTACT MISS UTILITY TO MARK ALL EXISTING UTILITIES WITHIN WASHINGTON AVE/TALBOT STREET INTERSECTION AND PORTION OF MAPLE AVE BETWEEN IRON WORKS BALTIMORE ST AT LEAST 3 WORK DAYS PRIOR TO COMMENCING PHASE. CONSTRUCTION MAY NOT PROCEED UNTIL ALL UTILITIES ARE MARKED.
2. CONTRACTOR TO CONTACT BOB STAHL, TOWN OF LA PLATA DIRECTOR OF OPERATIONS, 1 WEEK PRIOR TO PHASE BEGINNING TO COORDINATE TOWN SUPERVISION OF CONSTRUCTION.
3. CONTRACTOR TO ARRANGE WITH TOWN TO IMPLEMENT TRAFFIC CONTROL WHEN WASHINGTON AVENUE AND NORTH MAPLE AVENUE WILL BE CUT FOR UTILITY CONNECTIONS.
4. SAW CUT ROADWAYS AS SHOWN.
5. EXCAVATE INTERSECTION TO ACCESS SEWER MAIN, WATER MAIN, AND EX. STORMWATER MANHOLE.
6. INSTALL DOGHOUSE SEWER MANHOLE AND INSTALL SEWER EXTENSION.
7. TAP INTO EXISTING WATER MAIN VIA WET TAP AND INSTALL NEW WATER MAIN. CONNECT TO EX. WATER MAIN AT INTERSECTION OF MAPLE AVE AND BALTIMORE ST.
8. CONNECT INTO EX. STORMWATER MANHOLE AND EXTEND STUB PIPE BEYOND RIGHT OF WAY.
9. BACKFILL ALL PIPES AND INSTALL HOT MIX PATCH PER TOWN STANDARDS.

PHASE 5 - FINISH SITE

20 DAYS 1. INSTALL CURBING, SIDEWALKS, LIGHTS, ETC FOR ROAD EXTENSIONS AND PARKING LOT.
5 DAYS 2. INSTALL BIOSWALE. REFER TO SEQUENCE OF CONSTRUCTION ON SWM PLANS.
10 DAYS 3. PAVE PARKING LOTS AND ROAD EXTENSIONS.
5 DAYS 4. INSTALL LANDSCAPING.
5 DAYS 5. TOPSOIL, SEED, AND MULCH ANY REMAINING DISTURBED AREAS.
6. ONCE STABILIZED, AND WITH APPROVAL OF E&S INSPECTOR, REMOVE ANY REMAINING E&S FIXTURES.

0 20 40 80 120
SCALE: 1" = 40'

NOTE:
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NOTE:
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STATE OF MARYLAND · STANLEY C. POPE · LICENSE #32766 · PROFESSIONAL ENGINEER
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Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-404

CHARLES SOIL CONSERVATION DISTRICT
DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

STANDARD STABILIZATION NOTE: Following initial soil disturbance or re-disturbance, seeding for permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

1. Permanent Seeding:

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a Seed Mixture (from Table B.3): 8					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
	Tall Fescue	100	2/15-4/30; 8/15-11/30	1/4-1/2 in	45 lb/ac (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2.5 tons/ac (100 lb/ 1000 sf)

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor. The minimum soil conditions required for permanent vegetative establishment are:
   a. Soil pH shall be between 6.0 and 7.0.
   b. Soluble salts shall be less than 500 parts per million (ppm).
   c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold moderate amount of moisture. An exception is if lovegrass or sereicia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
   d. Soil shall contain 1.5% minimum organic matter by weight.
   e. Soil must contain sufficient pore space to permit adequate root penetration.
   f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section B-4-2 titled Standards and Specifications for Soil Preparation, Topsoil, and Soil Amendments as found in the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 to 5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone, hydrated or burnt lime may be substituted except when hydro seeding, and 10 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 to 5 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 15 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be ½ inch in clayey soils and ½ inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, said selections must meet the 2011 Standards and Specifications for Soil Erosion and Sediment Control.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding as per Section B-4-3 entitled Standards and Specifications for Seeding and Mulching as found in the 2011 Standards and Specifications for Soil Erosion and Sediment Control. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading and maintained until seeding can be performed.

   Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

   (i) Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely. If a mulch-anchoring tool is used, apply 2.5 tons per acre.

   (ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

   (iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

   (iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

F. Irrigation: In the absence of adequate rainfall, irrigation should be performed to ensure adequate vegetative establishment.

2. Temporary Seeding:

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a Seed Mixture (from Table B.1): 8					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
	Barley	96	2/15-4/30; 8/15-11/30	1"	436 lb/ac (10 lb/1000 sf)	2.5 tons/ac (100 lb/1000 sf)
	Oats	72	2/15-4/30; 8/15-11/30	1"		
	Cereal Rye	112	2/15-4/30; 8/15-12/15	1"		
	Foxtail Millet	30	5/1-8/14	0.5"		

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
Fertilizer: 10 pounds of 10-20-20 per 1,000 square feet.

Seed: Annual Ryegrass - 1 pound per 1,000 square feet (February 15 through April 1 30 or August 15 through November 30).
Millet - 1 pound per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas are to be classified as per Charles County requirements. Any fill within the building area is to be compacted to a minimum of 95% density. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

   Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:

   Sediment control plans for mining operations must include the following seeding dates and mixtures:
   For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sereicia lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

NOTE: Use of this information does not preclude meeting all of the requirements of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition
The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose
To provide a suitable soil medium for vegetative growth.
Conditions Where Practice Applies
Where vegetative stabilization is to be established.

Criteria
A. Soil Preparation

1. Temporary Stabilization
   a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment; such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
   b. Apply fertilizer and lime as prescribed on the plans.
   c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

2. Permanent Stabilization
   a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
      i. Soil pH between 6.0 and 7.0.
      ii. Soluble salts less than 500 parts per million (ppm).
      iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
      iv. Soil contains 1.5 percent minimum organic matter by weight.
      v. Soil contains sufficient pore space to permit adequate root penetration.
   b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
   c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
   d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
   e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.
4. Areas having slopes steeper than 2:1 require special consideration and design.
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
   a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
   b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
   c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
6. Topsoil Application
   a. Erosion and sediment control practices must be maintained when applying topsoil.
   b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
   c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

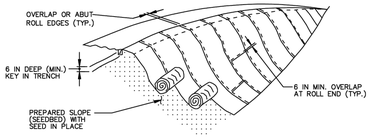
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500 400	11.5 9.2	Yearly or as needed, Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250 100	5.8 2.3	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

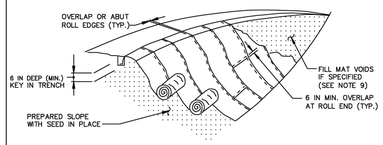
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWN SLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: PSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

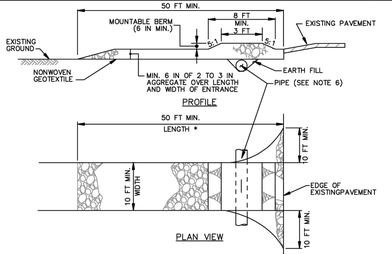
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

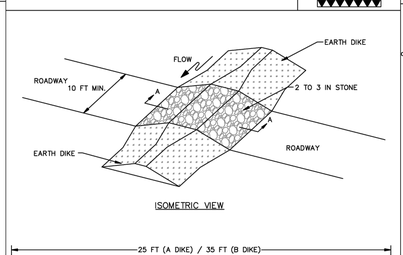
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*50 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL C-8 MOUNTABLE BERM

STANDARD SYMBOL: MB



CONSTRUCTION SPECIFICATIONS

1. USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.
3. PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.
4. MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

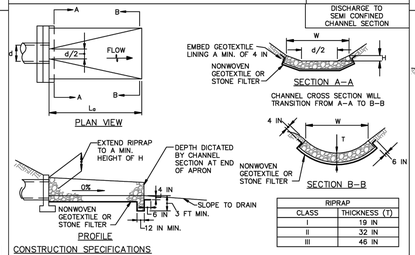
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

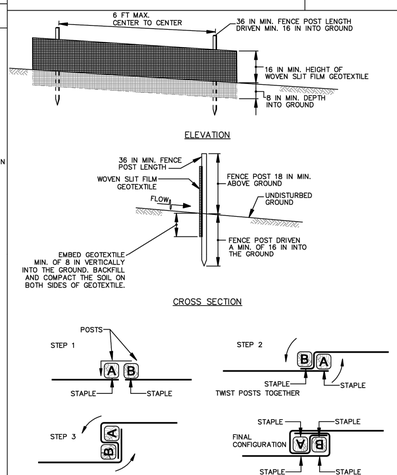
1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅜ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



1 OF 2

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

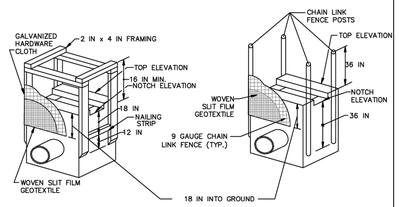
CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅛ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WIT

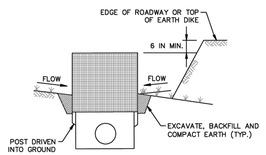
DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

TYPE A MAXIMUM DRAINAGE AREA = ¾ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



ISOMETRIC VIEW



SECTION FOR TYPE A AND B

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET, ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

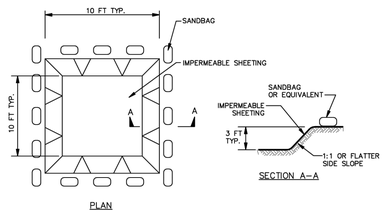
2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

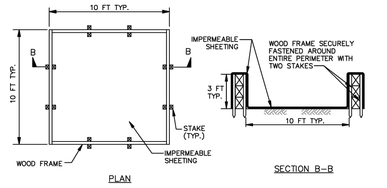
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



EXCAVATED WASHOUT STRUCTURE



WASHOUT STRUCTURE WITH WOOD PLANKS

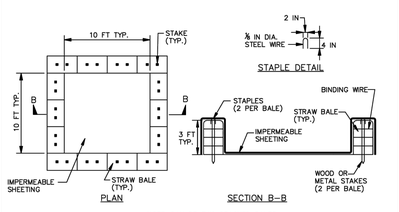
1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

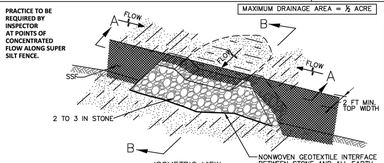
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

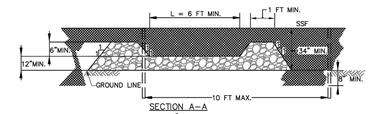
REINFORCEMENT OF SUPER SILT FENCE
(FOR USE IN CHARLES COUNTY)

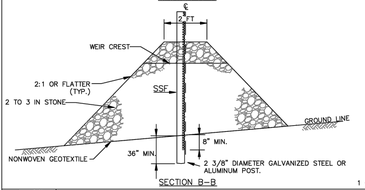
STANDARD SYMBOL: RSSF

PRACTICE TO BE REQUIRED BY INSPECTOR AT POINTS OF CONCENTRATED FLOW ALONG SUPER SILT FENCE.

MAXIMUM DRAINAGE AREA = ½ ACRE







1 OF 2

CHARLES SOIL CONSERVATION DISTRICT

OCTOBER 2015

REINFORCEMENT OF SUPER SILT FENCE
(FOR USE IN CHARLES COUNTY)

STANDARD SYMBOL: RSSF

CONSTRUCTION SPECIFICATIONS

1. PROVIDE STORAGE VOLUME AS REQUIRED BY SEDIMENT AND EROSION CONTROL INSPECTOR.
2. USE NONWOVEN GEOTEXTILE ON INTERFACE BETWEEN GROUND AND STONE.
3. SUPER SILT FENCE MUST BE INSTALLED AS PER THE APPROVED PLANS.
4. USE CLEAN 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE. PLACE WOVEN MONOFILAMENT GEOTEXTILE ON UPSTREAM FACE AND COVER WITH A MINIMUM OF 6 INCHES OF ADDITIONAL STONE.
5. USE NONWOVEN AND WOVEN MONOFILAMENT GEOTEXTILES AS SPECIFIED IN SECTION H-1 MATERIALS SECTION OF THE 2011 MD STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. SET WEIR CREST OF STONE 12 INCHES LOWER THAN THE TOP OF SSF. USE MINIMUM LENGTH OF 6 FEET FOR WEIR CREST.
7. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO WITHIN 6 INCHES OF WEIR CREST. REPLACE GEOTEXTILE AND STONE FACING WHEN STRUCTURE CEASES TO DRAIN, MAINTAIN LINE, GRADE, AND CROSS SECTION.
8. UPON REMOVAL OF STONE ; GRADE AREA FLUSH WITH EXISTING GROUND, WITHIN 24 HOURS STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

2 OF 2

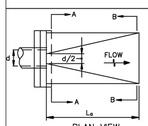
CHARLES SOIL CONSERVATION DISTRICT

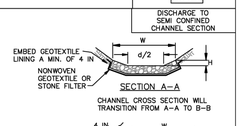
OCTOBER 2015

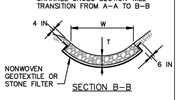
DETAIL D-4-1-A ROCK OUTLET PROTECTION I

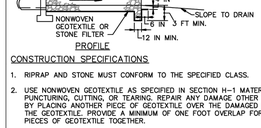
STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION









RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅜ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

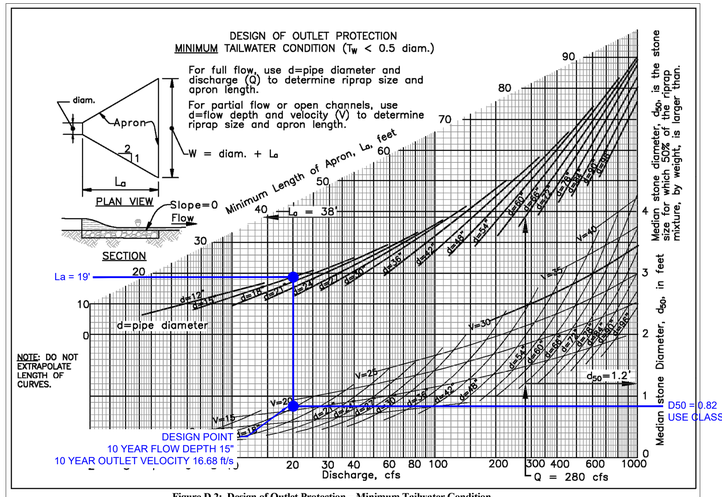


Figure D.2: Design of Outlet Protection – Minimum Tailwater Condition

36" HDPE BYPASS PIPE

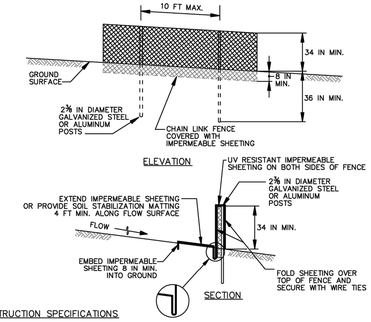
D.18

VISTA CPIP DESIGN

DETAIL C-9 DIVERSION FENCE

STANDARD SYMBOL: DF

MAXIMUM DRAINAGE AREA = 2 ACRES



CONSTRUCTION SPECIFICATIONS

1. USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2⅜ INCH MAXIMUM OPENING).
2. USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
4. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
7. KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LIC 36310 EXP 11/17/26

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Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

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EROSION AND SEDIMENT CONTROL PLAN DETAILS SHEET

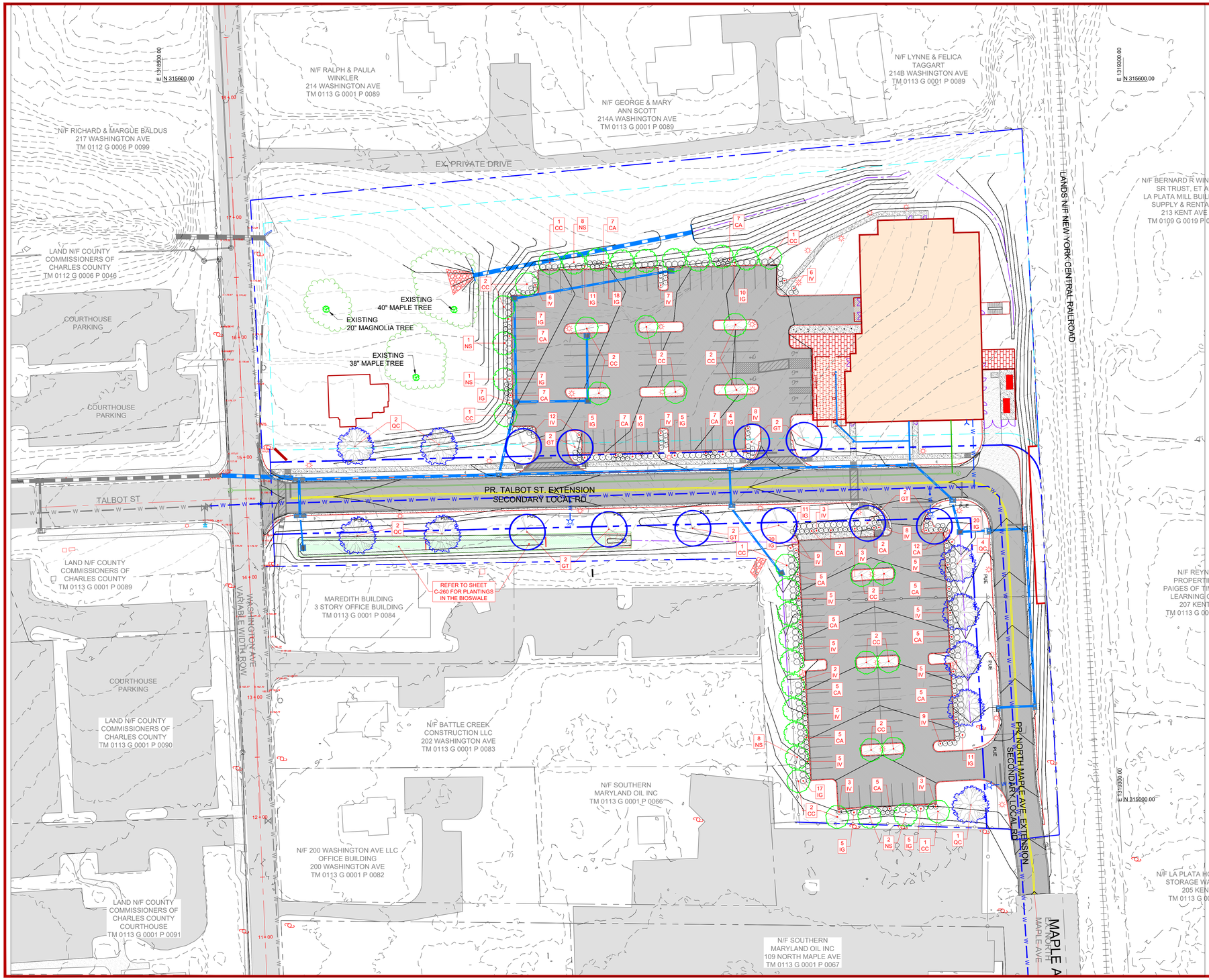
PROJECT DATA

Tax Map: 0113 Parcel: SEVERAL
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date: 2/12/25
Scale: N/A

REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 1/16/25 PER LA PLATA COMMENTS
3. 1/16/25 PER CHARLES COUNTY SCD COMMENTS
4. 2/10/25 PER CHARLES COUNTY SCD COMMENTS
5. 7/22/25 PER TOWN COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: C-411



PLANT LIST

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	THORNLESS HONEY LOCUST	2 ½" - 3" CALIPER	H: 30'-70' S: 30'-70'	MIN: 40' O.C.
	QC	9	QURECUS COCCINEA	SCARLET OAK	2 ½" - 3" CALIPER	H: 50'-70' S: 40'-50'	MIN: 40' O.C.
	NS	20	NYSSA SYLVATICA	BLACK GUM	2 ½" CALIPER	H: 30'-50' S: 20'-30'	MIN: 20' O.C. MAX: 30' O.C.
	CC	21	CERCIS CANADENSIS	EASTERN REDBUD	2 ½" CALIPER	H: 20'-35' S: 20'-35'	MIN: 20' O.C. MAX: 30' O.C.
	CA	103	CEANOTHUS AMERICANUS	NEW JERSEY TEA	1 GAL CONT.	H: 3'-4' S: 3'-5'	4' O.C.
	IG	169	ILEX GLABRA	INKBERRY	1 GAL CONT.	H: 5'-8' S: 5'-8'	5' O.C.
	IV	121	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	1 GAL CONT.	H: 3'-5' S: 3'-5'	4' O.C.

MAINTENANCE NOTES:

1. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE.
2. AS USED IN THIS SECTION, "MAINTENANCE" INCLUDES: WATERING; FERTILIZING; LITTER REMOVAL; WEEDING; PRUNING; TRIMMING; INSECT, DISEASE, RODENT AND WEED CONTROL; AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANTINGS.
3. PLANT MATERIALS SHOWING SIGNS OF INSECT OR DISEASE INFESTATION OR OTHER DAMAGE SHALL BE APPROPRIATELY TREATED TO RESTORE THE HEALTH OF THE PLANT MATERIALS AND DEAD PLANT MATERIAL REMOVED AND REPLACED.

LANDSCAPING REQUIREMENT CALCULATION

SECONDARY PARKING LOT
- TOTAL PARKING PROVIDED 81
- INTERIOR PARKING SPACES 29
  - MIN LANDSCAPING REQUIRED 5%
  - TREES REQUIRED 6 CLASS B

PERIMETER PARKING
- FRONTING TALBOT EXT 150 FT
  - TREES REQUIRED 4 CLASS A
  - SHRUBS REQUIRED 56
- ALL OTHER PERIMETER AREAS 300 FT
  - TREES REQUIRED 15 CLASS B
  - SHRUBS REQUIRED 113

AUXILIARY PARKING LOT
- TOTAL PARKING PROVIDED 76
- INTERIOR PARKING SPACES 28
  - MIN LANDSCAPING REQUIRED 5%
  - TREES REQUIRED 6 CLASS B

PERIMETER PARKING
- FRONTING TALBOT EXT 120 FT
  - TREES REQUIRED 3 CLASS A
  - SHRUBS REQUIRED 45
- FRONTING MAPLE EXT 200 FT
  - TREES REQUIRED 5 CLASS A
  - SHRUBS REQUIRED 75
- ALL OTHER PERIMETER AREAS 280 FT
  - TREES REQUIRED 14 CLASS B
  - SHRUBS REQUIRED 105

LEGEND

- SITE PROPERTY LINES
- ADJACENT PROPERTY LINES
- PR. BUILDING SETBACKS
- EX. BUILDINGS
- EX. PAVEMENT
- EX. SIDEWALK
- EX. TREE TREELINE
- EX. TREE OUTSIDE OF FOREST STAND
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. 1X CONTOUR
- EX. 5X CONTOUR
- EX. FENCE
- EX. UTIL POLE
- PR. RIGHT OF WAY
- PR. BUILDING RESTRICTION LINE
- PR STORM SEWER
- PR. TREELINE LOCATION
- PR LIBRARY LOCATION

0 20 40 80 120

SCALE: 1" = 40'

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LANDSCAPE ARCHITECT LANDSCAPE LICENSE # 3078 STEVEN D. ENGLAND STATE OF MARYLAND

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LANDSCAPING PLAN

PROJECT DATA

Tax Map: 0113	Parcel: SEVERAL
LA PLATA, MD	
Drawn By: WCS	Checked By: WCS
Date:	
Scale: 1" = 40'	

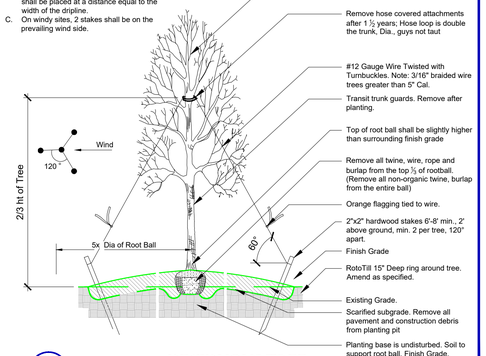
REVISIONS

1. 5/19/23 PER LA PLATA COMMENTS
2. 6/23/23 PER LA PLATA SWM COMMENTS
3. 6/23/23 PER CHARLES COUNTY SCD E&S COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: L-100

NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified. Mulch shall be placed at a distance equal to the width of the dripline.
C. On windy sites, 2 stakes shall be on the prevailing wind side.

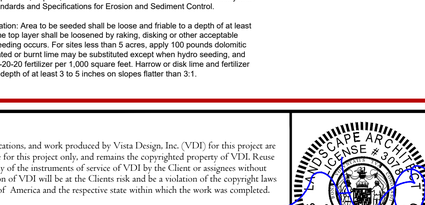
N.T.S.



1
L-101

DECIDUOUS TREE PLANTING

N.T.S.



NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified.

2
L-101

SHRUB PLANTING

PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL
A. All planting material shall conform to the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen. All trees shall be balled and burlapped, nursery-grown, not "collected stock".
B. All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
C. Do not make substitutions: If specified material is unavailable, landscape architect requires proof of non-availability and specifications for proposed equivalent materials. Landscape architect will make final selection of substitutions.
D. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
E. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of name, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.
F. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS
Mulch:
Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
Leaf Mold:
Composted for one year. Composed of leaves from mixed hardwoods.
Sewerage Sludge:
Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.
Soil Mix:
A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.
Anti-desiccant:
"Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.
Pre-emergence Weed Killer:
shall be Treflan or approved equivalent.
Transit Trunk Guard:
waxed corrugated cardboard or approved equal.
Guying Materials:
Double reinforced rubber hose and 10 gauge metal wire.
Mycorrhizal Fungi:
Broadcast type product, use as an inoculant for trees, shrubs, ground covers, perennials, and turf.
MYCORTREE
Plant Health Care Inc.
440 William Pitt Way
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.

FERTILIZER
For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.

For bed preparation and existing trees, provide granular fertilizer conforming to Fed. Spec. O-F-241, Type 1, Class 2 which shall bear the manufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of 10 nitrogen (of which 50% shall be organic), six available phosphoric acid and four potash

SOIL EXCAVATIONS
A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
B. When conditions detrimental to plant growth are encountered; such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", which ever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

PREPARATION OF PLANTING AREAS
A. All planting areas shall be brought to proposed grade using topsoil mix as specified.
B. The planting bed shall be loosened prior to planting by one of the following methods: roto-tilling or with pick and shovel. Soil shall be loosened to a depth of 8" to 10".
C. Organic matter shall be spread over the bed to a depth of 2" for leaf mold and other organics, or 1" deep for sludge, (2 cubic yards of composed sludge/1000 square feet), after the soil has been loosened. The organic matter shall then be worked into the bed with a roto-tiller or other approved method.
D. Fertilizer shall be incorporated into the top 4-6" of bed at manufacturer's specified rate.
E. The entire bed shall be mulched to minimum depth of 4" with mulch as specified.
F. Soil shall be tested for Ph and amended as required to maintain an optimum Ph of 6.5 to 7.0 or as directed.

PLANTING PROCEDURES FOR TREES AND SHRUBS
A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
C. All trees shall be placed directly on the scarified subgrade.
D. The plant pit shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. B&B plants shall have all the twine , wire and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
E. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulation.
F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

PRUNING
A. Trees and shrubs shall be pruned to remove broken branches only and/ or to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft, sucker growth. Never cut a leader. Honor branch collar, do not leave stubs & do not use wound dressing paint.
B. ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES WILL BE REJECTED BY THE LANDSCAPE ARCHITECTS.

MULCHING
A. All planting beds shown on the plans shall be mulched with 4" of mulch over entire area.
B. Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions.
C. All surfaces to receive mulch shall be raked smooth and be free of all rocks, debris and large bark pieces. Mulch shall not be mounded up around base of tree.
D. Mulch shall be replenished within one year to eighteen months of initial installation.

STAKING AND GUYING
A. All trees to be staked and guyed within 48 hours of planting.
B. Methods and materials for staking and guying are illustrated in individual planting details.
C. Neatly flag all guy wires with rot resistant yellow tree marking ribbon.
D. Staking may not be required dependent on plant location as directed by landscape architect.
E. Brace plants upright in position by guy wires and rubber hose protection and stakes:

Tree Caliper	Tree Support Method
1 - 3 inches	2 guy wires (2 strand wire)
3 - 6 inches	3 guy wires (2 strand wire)
over 6 inches	4 guy wires (4 strand wire)

PLANTING PROCEDURE FOR GROUNDCOVERS, PERENNIALS AND ANNUALS
A. All planting holes shall be excavated through the mulch with hand trowel or shovel.
B. Before planting, biodegradable pots and non-biodegradable pots shall be removed.
C. The perennials shall be planted as follows:
1. Roots of the plant shall be surrounded by soil below the mulch. The plants shall be set so that the top of the root system is even with existing soil grade.
2. At and equal distance apart (plans and specifications specify the distance on center, (O.C.) for the perennials.
D. The entire bed shall be edged per detail.
E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP
A. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices.
B. Protect all Finished surfaces during planting operations.
C. Repair and restore all damaged or disturbed surfaces related to planting procedures.

SUBSTANTIAL COMPLETION
The point when plant materials have been installed and the Landscape Architect completes a punch list.

FINAL ACCEPTANCE
After all items on the punch list have been completed to the Landscape Architect's satisfaction.

GUARANTEE & GUARANTEE PERIOD
A. Guarantee Period commences after final acceptance.
B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period
C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
F. Remove all guys and stakes from trees after one year.

LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED
A. Preparation of subgrade to receive topsoil.
B. Spreading topsoil, raking and leveling
C. Sod Placement
D. Maintaining seeded and sodded areas until acceptance

REFERENCES
A. FS-O-F-241 - Fertilizers, Mixed, commercial
B. ASPA (American Sod Producers Association) - Guideline Specifications to Sodding

QUALITY ASSURANCE
A. Testing of topsoil when required, will be performed by an independent testing laboratory appointed and paid for by the owner. Testing will be performed to ascertain N, P, K, Mg, soluble salt contents, organic matter content and pH value.
B. Submit minimum 10 oz sample of topsoil proposed to be used. Forward sample to appointed testing laboratory in sealed containers to prevent contamination.

DELIVERY, STORAGE AND HANDLING
A. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.

EXISTING CONDITIONS
A. Beginning work means acceptance of existing conditions.

GROWING MEDIA
A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
E. Fertilizer: Commercial type conforming to FS O-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate and deficiencies of topsoil as indicated in analysis to the following proportions: nitrogen 10%, phosphoric acid 6%, soluble potash 4%.

SOD
A. Certified field cultivated grass sod; of type indicated on Plant List or on Drawings; with strong fibrous root system; free from stones and burned or bare spots.

ACCESSORIES
A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
B. Mulching Material / Tack Coat: Wood or wood cellulose fiber, free of growth or germination inhibiting ingredients.
C. Weed Killer: "Weed B Gone" or equal.
D. Establishment Blanket: Uniform, open weave jute matting.
E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod on slope in excess of 2:1.
F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

PREPARATION
A. Protect existing underground improvements from damage.
B. Remove foreign materials, plants, roots, stones and debris from site. DO NOT BURY FOREIGN MATERIAL.
C. Remove contaminated subsoil in adherence to State and Federal Regulations.
D. Cultivate area to receive subsoil to depth of 3 inches. Repeat cultivation in areas where equipment has compacted subgrade.

SPREADING TOPSOIL
A. Spread topsoil to minimum depth of 6 inches over area to be sodded or seeded. Place during dry weather, and on dry, unfrozen subgrade.
B. Cultivate topsoil to a minimum depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
C. Remove from site ANY FOREIGN MATERIALS collected during cultivation in adherence to State and Federal Regulations.
D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
F. Assure positive drainage away from buildings.
G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigations is applied.

CUTTING SOD
A. Cut sod using an approved method, in accordance with local governing American Sod Producers Association. Cut sod in pieces not exceeding 1 square yard, with minimum 12" width and maximum 1 inch thick soil portion.

APPLY FERTILIZER AND LIMESTONE IN QUANTITIES REQUIRED BY SOIL ANALYSIS
A. Apply ground limestone at rate of 50 lbs. per 1,000 sq.ft. unless soil tests or Landscape Architect indicates otherwise.
B. Apply after fine grading and mix thoroughly into upper 4 inches of topsoil.

LAYING SOD
A. Lay sod as soon as possible after delivery to prevent deterioration.
B. Lay sod closely knit together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas paving and top surfaces of curbs.
C. On slopes, staple outside edges at 36 inch intervals
D. Lightly dress slopes with topsoil to ensure close contact between sod and soil.
E. Immediately after sodding, the area shall be rolled with a roller not to exceed 120 lbs. to remove minor irregularities.

SODDED AREAS
A. Mow grass at regular intervals as required to maintain at a maximum height of 2½ inches. Do not cut more than ½ of the grass blades at any one mowing. Neatly trim edges and hand clip where necessary. Immediately remove clippings after mowing and trimming.
B. Water when required and in sufficient quantities to prevent any underlying soil from drying out.
C. Control growth of weeds. When using herbicides, apply in accordance with manufacturer's recommendations. Remedy damage resulting from negligent or improper use of herbicides.
D. Immediately repair or replace any areas which show deterioration or bare spots.
E. Protect sodded areas with warning signs during maintenance period.

RESTORATION
A. Restore all surfaces, pavement, concrete, grassed areas, planted areas and structures damaged during execution or work related to this section.

WARRANTY
A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD; Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

INSPECTION AND ACCEPTANCE
A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirement s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

CHARLES SOIL CONSERVATION DISTRICT DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

STANDARD STABILIZATION NOTE: Following initial soil disturbance or re-disturbance, seeding for permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading. Once vegetation is established, the site shall have 95% groundcover to be considered adequately stabilized.

1. Permanent Seeding:

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a
Seed Mixture (from Table B.3): ___8

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20) N	P_2O_5	K_2O	Lime Rate
	Tall Fescue	100	2/15-4/30; 8/15-11/30	1/4-1/2 in	45 lb/ac (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2.5 tons/ac (100 lb/ 1000 sf)

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor. The minimum soil conditions required for permanent vegetative establishment are:
a. Soil pH shall be between 6.0 and 7.0.
b. Soluble salts shall be less than 500 parts per million (ppm).
c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold moderate amount of moisture. An exception is if lovegrass or sericia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
d. Soil shall contain 1.5% minimum organic matter by weight.
e. Soil must contain sufficient pore space to permit adequate root penetration.
f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section B-4-2 titled Standards and Specifications for Soil Preparation, Topsoil, and Soil Amendments as found in the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 to 5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone, hydrated or burnt lime may be substituted except when hydro seeding, and 10 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 to 5 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 15 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be ¼ inch in clayey soils and ½ inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, said selections must meet the 2011 Standards and Specifications for Soil Erosion and Sediment Control.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding as per Section B-4-3 entitled Standards and Specifications for Seeding and Mulching as found in the 2011 Standards and Specifications for Soil Erosion and Sediment Control. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading and maintained until seeding can be performed.

Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely. If a mulch-anchoring tool is used, apply 2.5 tons per acre.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

F. Irrigation: In the absence of adequate rainfall, irrigation should be performed to ensure adequate vegetative establishment.

2. Temporary Seeding:

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): Zone 7a
Seed Mixture (from Table B.1): ___8

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
	Barley	96	2/15-4/30; 8/15-11/30	1"	436 lb/ac (10 lb/1000 sf)	2.5 tons/ac (100 lb/1000 sf)
	Oats	72	2/15-4/30; 8/15-11/30	1"		
	Cereal Rye	112	2/15-4/30; 8/15-12/15	1"		
	Foxtail Millet	30	5/1-8/14	0.5"		

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
Fertilizer: 10 pounds of 10-20-20 per 1,000 square feet.
Seed: Annual Ryegrass - 1 pound per 1,000 square feet (February 15 through April 1 30 or August 15 through November 30).
Millet - 1 pound per 1,000 square feet (May 1 through August 15).
Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas are to be classified as per Charles County requirements. Any fill within the building area is to be compacted to a minimum of 95% density. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:
Sediment control plans for mining operations must include the following seeding dates and mixtures:
For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and serecia lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

NOTE: Use of this information does not preclude meeting all of the requirements of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition
The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose
To provide a suitable soil medium for vegetative growth.
Conditions Where Practice Applies
Where vegetative stabilization is to be established.

Criteria
A. Soil Preparation

1. Temporary Stabilization
a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
b. Apply fertilizer and lime as prescribed on the plans.
c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

2. Permanent Stabilization
a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
i. Soil pH between 6.0 and 7.0.
ii. Soluble salts less than 500 parts per million (ppm).
iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
iv. Soil contains 1.5 percent minimum organic matter by weight.
v. Soil contains sufficient pore space to permit adequate root penetration.
b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.
4. Areas having slopes steeper than 2:1 require special consideration and design.
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
6. Topsoil Application
a. Erosion and sediment control practices must be maintained when applying topsoil.
b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500 400	11.5 9.2	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250 100	5.8 2.3	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

LANDSCAPE ARCHITECT
STEVEN D. ENGLAND
STATE OF MARYLAND

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

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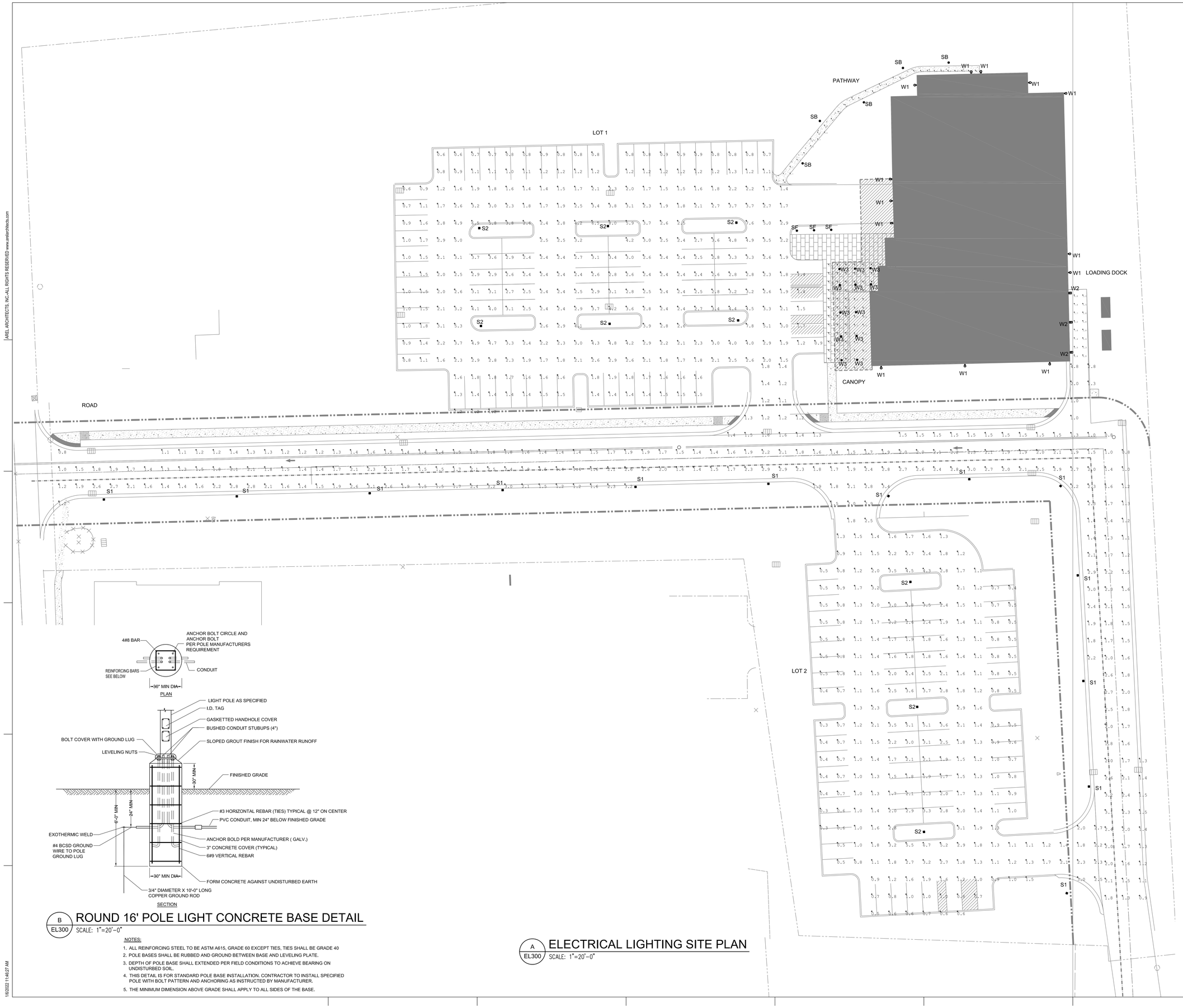
LANDSCAPING PLAN
DETAILS AND NOTES

PROJECT DATA
Tax Map: 0113 Parcel: SEVERAL
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date:
Scale: 1" = 40'

REVISIONS
1. 5/19/23 PER LA PLATA COMMENTS
2. 6/23/23 PER LA PLATA SWM COMMENTS
3. 6/23/23 PER CHARLES COUNTY SCD E&S COMMENTS

Project No.: 21-093
File Name: july2025CE011525.dwg
Sheet No.: L-101

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B / EL300 ROUND 16' POLE LIGHT CONCRETE BASE DETAIL

SCALE: 1"=20'-0"

NOTES:

1. ALL REINFORCING STEEL TO BE ASTM A615, GRADE 60 EXCEPT TIES, TIES SHALL BE GRADE 40
2. POLE BASES SHALL BE RUBBED AND GROUND BETWEEN BASE AND LEVELING PLATE.
3. DEPTH OF POLE BASE SHALL EXTENDED PER FIELD CONDITIONS TO ACHIEVE BEARING ON UNDISTURBED SOIL.
4. THIS DETAIL IS FOR STANDARD POLE BASE INSTALLATION. CONTRACTOR TO INSTALL SPECIFIED POLE WITH BOLT PATTERN AND ANCHORING AS INSTRUCTED BY MANUFACTURER.
5. THE MINIMUM DIMENSION ABOVE GRADE SHALL APPLY TO ALL SIDES OF THE BASE.

A / EL300 ELECTRICAL LIGHTING SITE PLAN

SCALE: 1"=20'-0"

1/6/2022 11:46:27 AM

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ENGINEER

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17356, EXPIRATION DATE MAY 29TH, 2023

AREL ARCHITECTS, INC.
5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
WWW.ARELARCHITECTS.COM

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

INTERIOR ARCHITECT
LITTLE DIVERSIFIED CONSULTING
4245 NORTH FAIRFAX DRIVE, STE 650
ARLINGTON, VA 22203
TEL 571-257-2905

SITE / CIVIL ENGINEER
VISTA DESIGN INC
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
TEL 410-352-3874

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING GROUP
21135 WHITFIELD PL, SUITE 201
STERLING, VA 2016
TEL 703-571-4815

WEIGAND ASSOCIATES, INC.
MEP Consulting Engineers
MEP ENGINEER
WEIGAND ASSOCIATES, INC.
20270 GOLDENROD LANE
GERMANTOWN, MD 20876
TEL 301-540-9060

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LA PLATA, MD 20646

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PROJECT NORTH

PROJECT NO. 2.128

DRAWING TITLE

ELECTRICAL SITE LIGHTING

SCALE:

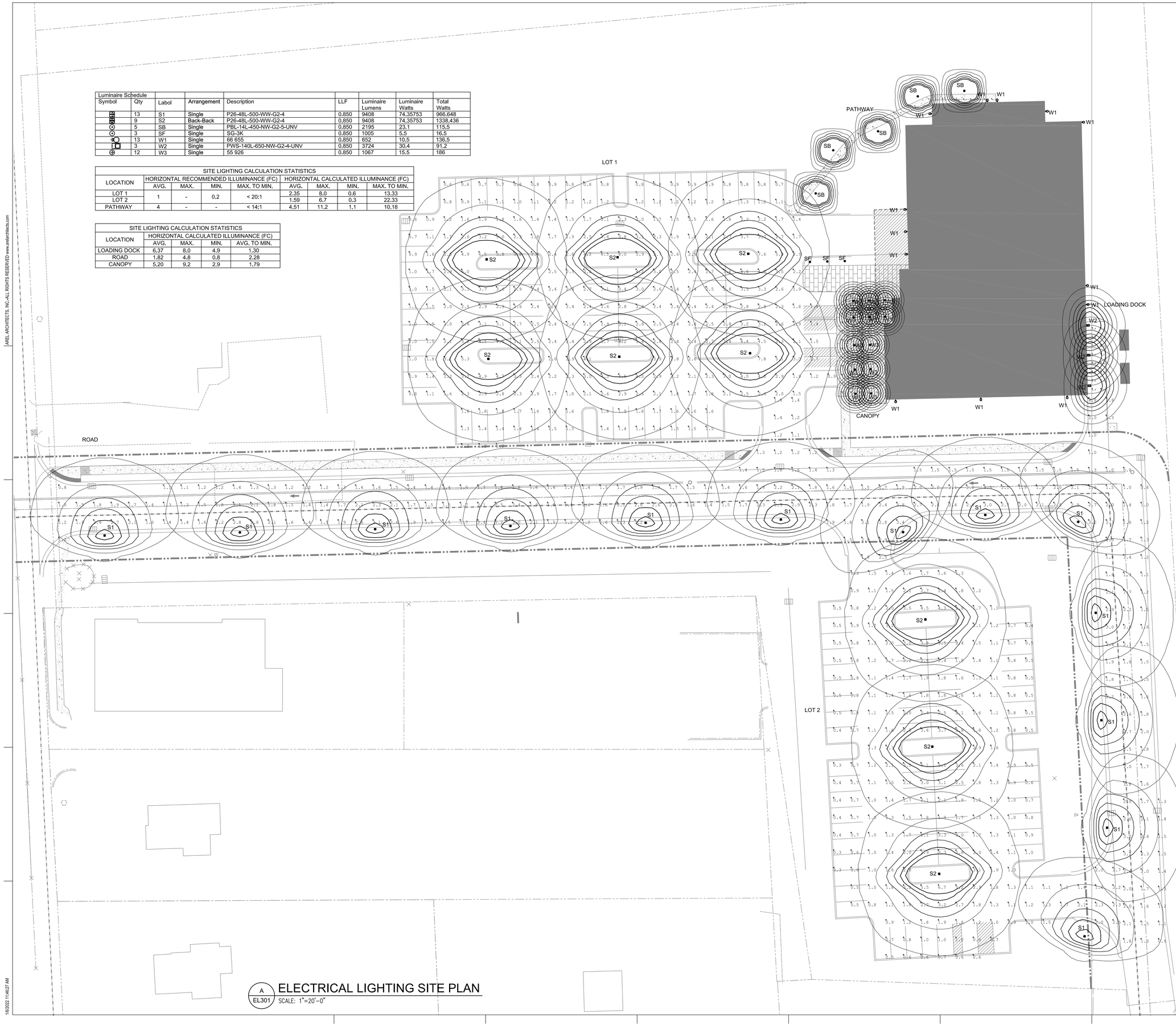
SHEET NUMBER

EL-300

Luminaire Schedule								
Symbol	Qty	Labol	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	13	S1	Single	P26-48L-500-WW-G2-4	0.850	9408	74.35753	966.648
	9	S2	Back-Back	P26-48L-500-WW-G2-4	0.850	9408	74.35753	1338.436
	5	SB	Single	PBL-14L-450-NW-G2-5-UNV	0.850	2195	23.1	115.5
	3	SF	Single	SG-3K	0.850	1005	5.5	16.5
	13	W1	Single	66 655	0.850	652	10.5	136.5
	3	W2	Single	PWS-140L-650-NW-G2-4-UNV	0.850	3724	30.4	91.2
	12	W3	Single	55 926	0.850	1067	15.5	186

SITE LIGHTING CALCULATION STATISTICS								
LOCATION	HORIZONTAL RECOMMENDED ILLUMINANCE (FC)				HORIZONTAL CALCULATED ILLUMINANCE (FC)			
	AVG.	MAX.	MIN.	MAX. TO MIN.	AVG.	MAX.	MIN.	MAX. TO MIN.
LOT 1	1	-	0.2	< 20:1	2.35	8.0	0.6	13.33
LOT 2					1.59	6.7	0.3	22.33
PATHWAY	4	-	-	< 14:1	4.51	11.2	1.1	10.18

SITE LIGHTING CALCULATION STATISTICS				
LOCATION	HORIZONTAL CALCULATED ILLUMINANCE (FC)			
	AVG.	MAX.	MIN.	AVG. TO MIN.
LOADING DOCK	6.37	8.0	4.9	1.30
ROAD	1.82	4.8	0.8	2.28
CANOPY	5.20	9.2	2.9	1.79



A EL301 ELECTRICAL LIGHTING SITE PLAN
SCALE: 1"=20'-0"

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TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
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TEL 410-352-3874

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STRUCTURAL ENGINEERING GROUP
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STERLING, VA 2016
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WEIGAND ASSOCIATES, INC.
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WEIGAND ASSOCIATES, INC.
20270 GOLDENROD LANE
GERMANTOWN, MD 20876
TEL 301-540-9060

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PROJECT NORTH

PROJECT NO. 2.128

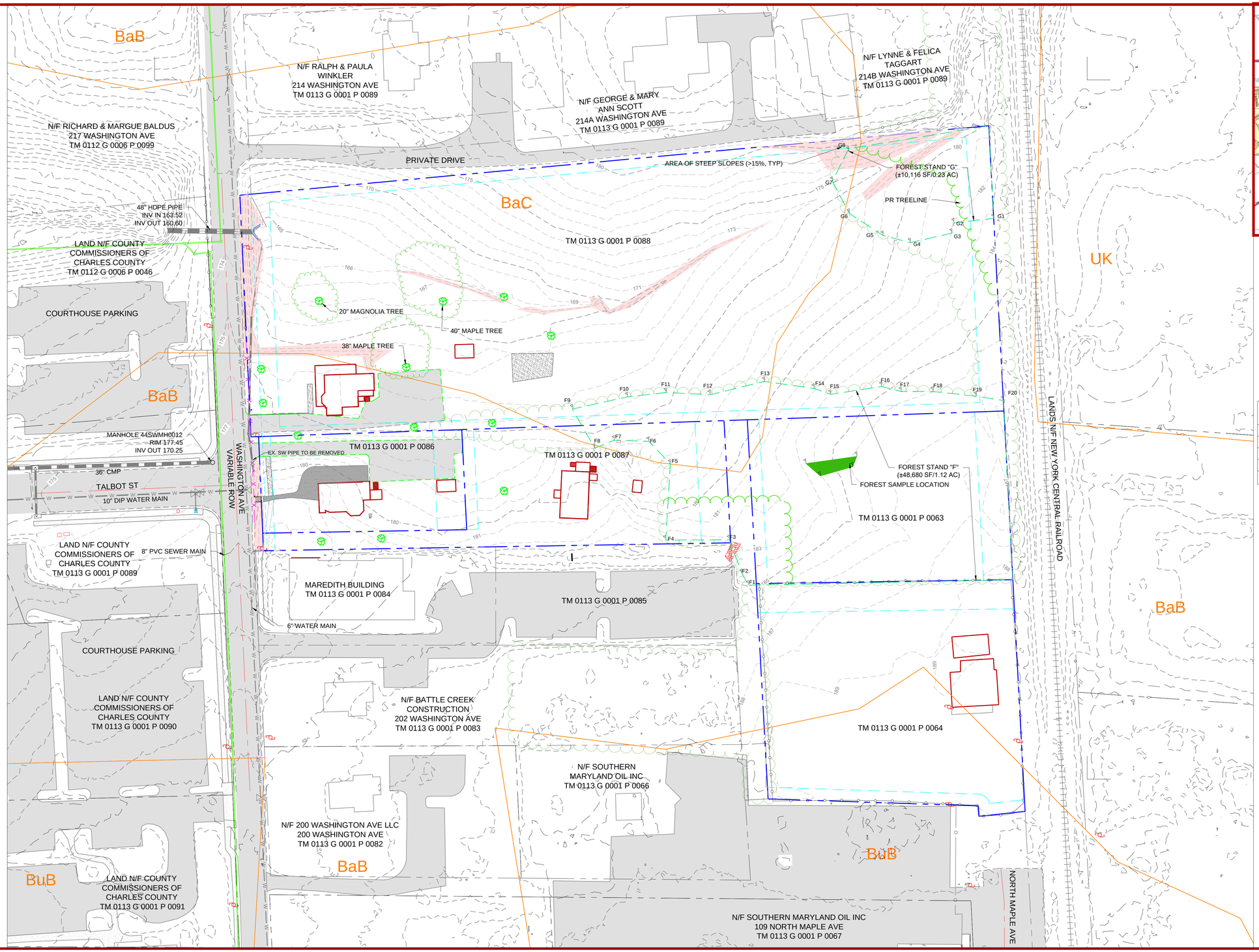
DRAWING TITLE

ELECTRICAL SITE LIGHTING PHOTOMETRIC CALCULATION

SCALE:

SHEET NUMBER

EL-301



VICINITY MAP
SCALE 1" =2000' NORTH

SITE DATA

MAP 0113 GRID 0001 PARCEL 0088 (2.76 AC) ZONE R-8
MAP 0113 GRID 0001 PARCEL 0087 (0.59 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0086 (0.34 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0063 (0.73 AC) ZONE CB
MAP 0113 GRID 0001 PARCEL 0064 (1.00 AC) ZONE CB

HORIZONTAL & VERTICAL CONTROL

HORIZONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88

SOILS DATA TABLE

SYMBOL	DESCRIPTION	HSG	Kw	HYDRIC
BaB	Beltsville Silt Loam, 2-5%	C	0.37	No
BaC	Beltsville Silt Loam, 5-10%	C	0.43*	No
BuB	Beltsville Urban Land Complex, 2-5%	C	0.37	No
UK	Urban Land	D	-	No

* SOILS WITH "K" > 0.40 ARE OFTEN CLASSIFIED AS HIGHLY ERODIBLE

LEGEND

SITE PROPERTY LINES
ADJACENT PROPERTY LINES
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. TREE DRIPLINE
EX. TREE OUTSIDE OF FOREST STAND
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX SOIL LINE
EX. UTIL POLE
EX. STEEP SLOPES

SITE NOTES

1) BASED UPON PER A JULY 28,2021 FIELD INVESTIGATIONS BY ENVIRONMENTAL RESOURCES, INC., THERE ARE NO REGULATED WETLANDS PRESENT ON THIS SITE.
2) PER FEMA FIRM 24017C0186C, EFFECTIVE 9/4/2013, THERE IS NO 100 YEAR FLOOD PLAIN PRESENT WITHIN THIS SITE.
3) PER MARYLAND'S MERLIN SYSTEM, THERE ARE NO FOREST INTERIOR DWELLING BIRDS (FIDS) HABITAT PROTECTION AREA WITHIN THE BOUNDARY OF THIS SITE.
4) WATER SERVICES TO THIS SITE ARE PROVIDED BY THE TOWN OF LA PLATA.
5) SEWER SERVICES TO THIS SITE ARE PROVIDED BY CHARLES COUNTY.
6) THE SWALE CROSSING PARCEL 0088 HAS BEEN DEEMED EPHEMERAL.

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-5875 • www.vistadesigninc.com

ToLPL PERMIT #00562-2021
LA PLATA LIBRARY AND ADDITIONAL PARKING

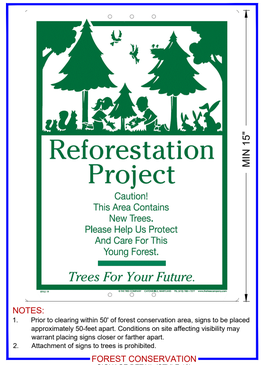
ENVIROMENTAL FEATURES PLAN

PROJECT DATA

Tax Map:	0113	Parcel:	VARIOUS
LA PLATA, MD			
Drawn By:	WCS	Checked By:	WCS
Date:	01/25/22		
Scale:	1" = 40'		

REVISIONS

Project No.: 21-093
File Name: PRELIM.dwg
Sheet No.: I of I



NOTES:
1. Prior to clearing within 50' of forest conservation area, signs to be placed approximately 50-feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
2. Attachment of signs to trees is prohibited.

FOREST CONSERVATION
SIGNAGE DETAIL (STYLE 19)

SITE DATA

OWNER
TOWN OF LA PLATA
P.O. BOX 2268
LA PLATA, MARYLAND 20646

CONSULTANT
VISTA DESIGN, INC.
CONTACT: STEVE ENGEL, R.L.A.
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND 21862
PHONE: (410) 352-3874

PROPERTY ADDRESS
208 WASHINGTON AVENUE
LA PLATA, MARYLAND 20646

SITE INFORMATION
TAX MAP: 0113
PARCELS: 0088 (2.76 AC), ZONED R-8
0087 (0.59 AC), ZONED CB
0086 (0.34 AC), ZONED CB
0063 (0.73 AC), ZONED CB
0064 (1.00 AC), ZONED CB

EXISTING LAND USE: RESIDENTIAL
SITE AREA: ±4.65 ACRES
SETBACKS:
CB (CENTRAL BUSINESS)
FRONT: 10'
SIDE: NONE
REAR: 25'
R8 (RESIDENTIAL)
FRONT: 10' (TALBOT STREET)
30' (WASHINGTON AVENUE)
SIDE: 25'
REAR: 25'

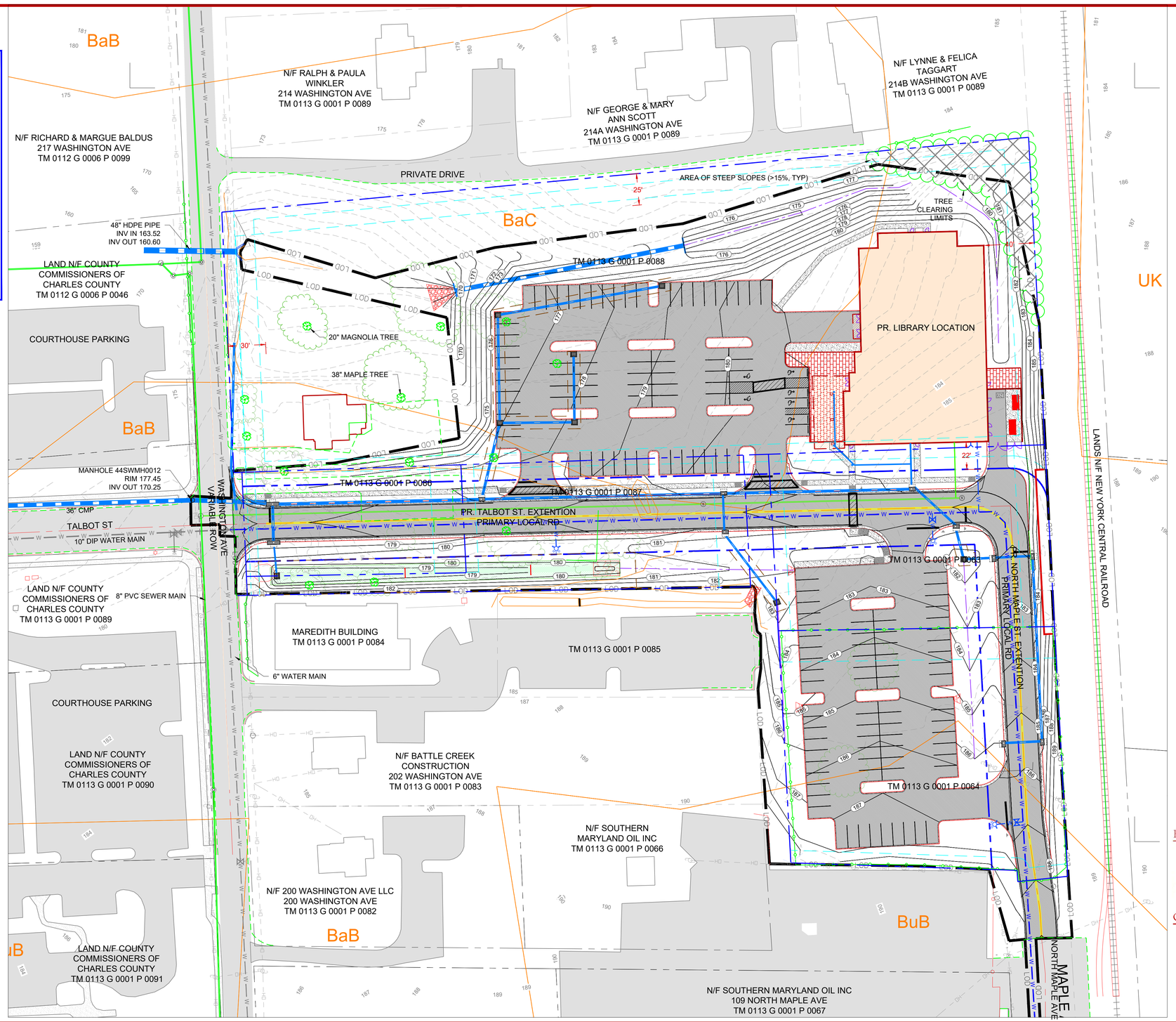
DATUM
HORIZONTAL: NAD 83 MARYLAND STATE PLANE GRID, US FEET
VERTICAL: NAVD 88

FLOOD ZONE
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP # 24017C0186C; EFFECTIVE DATE SEPTEMBER 4, 2013.

WATERSHED
PORT TOBACCO RIVER
MARYLAND 12-DIGIT WATERSHED: 021401090774
PART OF 8-DIGIT WATERSHED: 02140109

NOTES
1. BASED UPON A JULY 28,2021 FIELD INVESTIGATIONS BY ENVIRONMENTAL RESOURCES, INC., THERE ARE NO REGULATED WETLANDS PRESENT ON THIS SITE.
2. PER FEMA FIRM 24017C0186C, EFFECTIVE 9/4/2013, THERE IS NO 100 YEAR FLOOD PLAIN PRESENT WITHIN THIS SITE.
3. PER MARYLAND'S MERLIN SYSTEM, THERE ARE NO FOREST INTERIOR DWELLING BIRDS (FIDS) HABITAT PROTECTION AREA WITHIN THE BOUNDARY OF THIS SITE.
4. THE SITE DOES NOT CONTAIN HABITAT OF ANY STATE OR FEDERALLY LISTED RARE, THREATENED OR ENDANGERED SPECIES.
5. THE SWALE CROSSING PARCEL 0088 HAS BEEN DEEMED EPHEMERAL.
6. WATER SERVICES TO THIS SITE ARE PROVIDED BY THE TOWN OF LA PLATA.
7. SEWER SERVICES TO THIS SITE ARE PROVIDED BY CHARLES COUNTY
8. THE SITE DOES NOT CONTAIN HYDRIC SOILS.
9. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. STEEP SLOPES EXIST ON SITE AND ARE INDICATED ON THE FOREST CONSERVATION PLAN.
11. THE SITE IS NOT PART OF A FOREST BLOCK GREATER THAN 100 ACRES.
12. THE SITE DOES NOT CONTAIN ANY HISTORIC PROPERTIES OR CULTURAL RESOURCES.
13. ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF LA PLATA, MARYLAND.
14. THE REQUIRED REFORESTATION AREA WILL BE PROVIDED OFFSITE AT THE HARBOR RIDGE CONSERVATION BANK (LIBER 3367, FOLIO 1).

0 20 40 80 120
SCALE: 1" = 40'




LA PLATA
SITE
301
HAWTHORNE
JAMESTOWN
WILLOWGATE
PHOENIX RUN
HICKORY RIDGE
OAK GROVE
CHARLES
Clark
WSMD Radio Station
Maryland Nat Guard Armory
Potomac Square Shop Ctr
Hawthorne Shop Ctr
Chamber of Commerce
La Plata Shop Ctr
Charles Co Govt Bldg
Ofc of Tourism
Charles County Recycle Sound Co
United Methodist
Archbishop Neale
Sacred Heart Catholic
Charles Co Sheriffs Dept Communications HQ
Detention Ctr
Milton M Somers MS
Somers HS
Comm Ctr
Clark Run Natura Area
Victor Mitchell
Mt Rest
Charles County Health Board
Clerk of Circuit Court
Circuit Court
Courthouse
Courthouse Annex
Courthouse Parking
Courthouse Parking
Courthouse Parking

SITE DATA

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TOWN OF LA PLATA
P.O. BOX 2268
LA PLATA, MARYLAND 20646

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VISTA DESIGN, INC.
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11634 WORCESTER HIGHWAY
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FRONT: 10' (TALBOT STREET)
30' (WASHINGTON AVENUE)
SIDE: 25'
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HORIZONTAL: NAD 83 MARYLAND STATE PLANE GRID, US FEET
VERTICAL: NAVD 88

FLOOD ZONE
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WATERSHED
PORT TOBACCO
MARYLAND 12-DIGIT WATERSHED: 021401090774
PART OF 8-DIGIT WATERSHED: 02140109

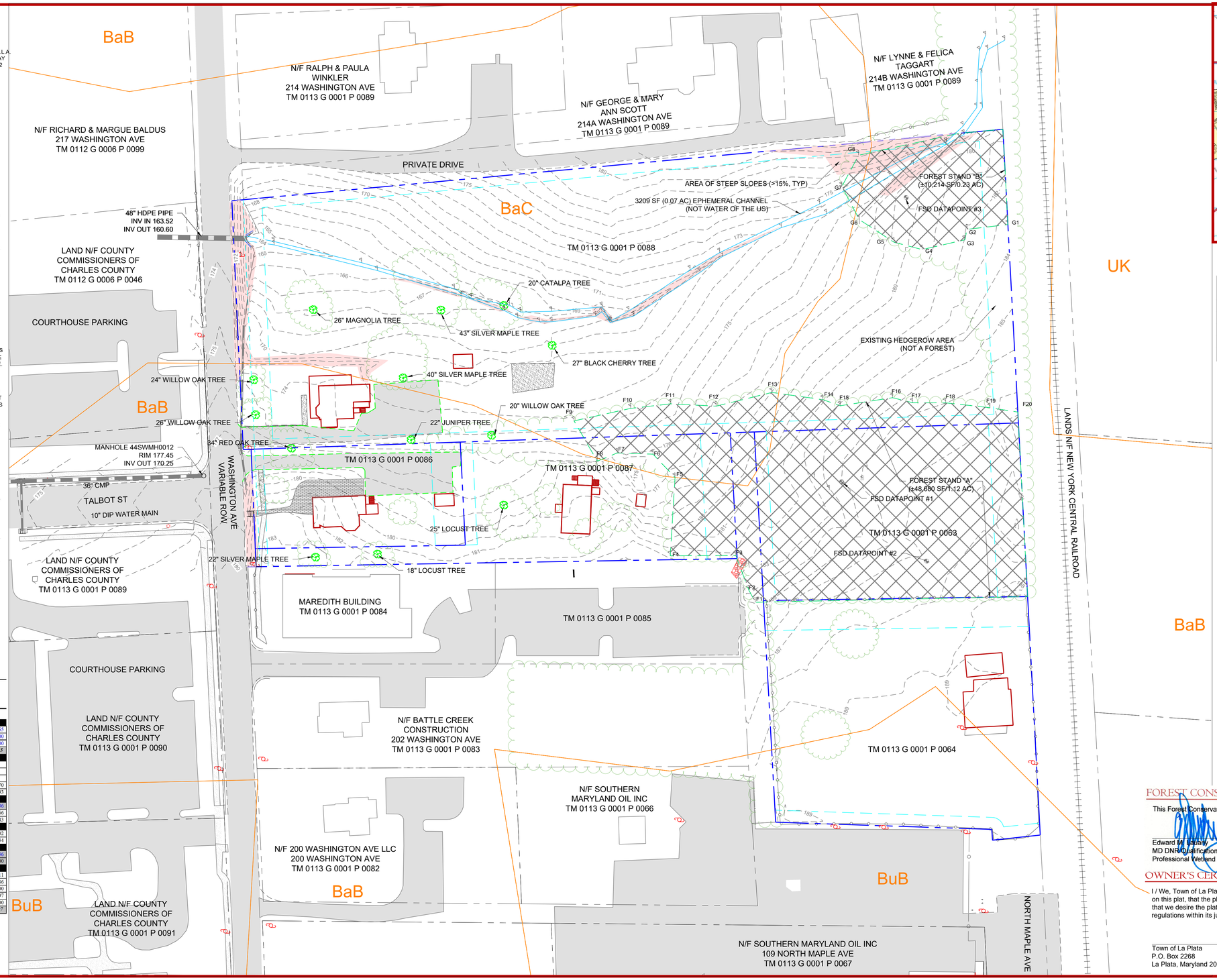
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10. STEEP SLOPES EXIST ON SITE AND ARE INDICATED ON THE FOREST CONSERVATION PLAN.
11. THE SITE IS NOT PART OF A FOREST BLOCK GREATER THAN 100 ACRES.
12. THE SITE DOES NOT CONTAIN ANY HISTORIC PROPERTIES OR CULTURAL RESOURCES.
13. ENTIRE PROJECT IS WITHIN CORPORATE LIMITS OF LA PLATA, MARYLAND.
14. THE REQUIRED REFORESTATION AREA WILL BE PROVIDED OFFSITE AT A 2:1 RATIO OR PAID INTO A FEE-IN-LUE FUND.

CHARLES COUNTY
FOREST CONSERVATION WORKSHEET

LA PLATA LIBRARY

NET TRACT AREA:	
A. Total tract area;	4.65
B. Area within 100 year floodplain;	0.00
C. Area to remain in agricultural production;	0.00
D. Net tract area;	*4.65*
LAND USE CATEGORY	
Ag-Res 6ed Den Inst. Hi Den fix-PUD Comm	
0 0 1 0 0 0	
E. Afforestation Threshold; 15% x D =	0.70
F. Conservation Threshold; 20% x D =	0.93
EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain);	1.36
H. Area of forest above afforestation threshold;	0.66
I. Area of forest above conservation threshold;	0.43
BREAK EVEN POINT:	
J. Forest retention above threshold with no mitigation;	1.02
K. Clearing permitted without mitigation;	0.34
PROPOSED FOREST CLEARING:	
L. Total area of forest to be cleared;	1.36
M. Total area of forest to be retained;	0.00
PLANTING REQUIREMENTS:	
N. Reforestation for clearing above conservation threshold;	0.11
P. Reforestation for clearing below conservation threshold;	1.86
Q. Credit for retention above conservation threshold;	0.00
R. Total reforestation required;	1.97
S. Total afforestation required;	0.00
T. Total reforestation and afforestation required;	*1.97*

0 20 40 80 120
SCALE: 1" = 40'





VICINITY MAP
SCALE 1" =2000' NORTH

SOILS DATA TABLE

SYMBOL	DESCRIPTION	HSG	Kw	HYDRIC
BaB	Beltsville Silt Loam, 2-5%	C	0.37	No
BaC	Beltsville Silt Loam, 5-10%	C	0.43*	No
BuB	Beltsville Urban Land Complex, 2-5%	C	0.37	No
UK	Urban Land	D	—	No

* SOILS WITH "K" > 0.40 ARE OFTEN CLASSIFIED AS HIGHLY ERODIBLE

AREA TABLE

DESCRIPTION	AREA
EXISTING FOREST COVER	1.36 ACRES
OPEN GRASS AREA	3.29 ACRES
REFORESTATION AREA REQUIRED	1.97 ACRES
REFORESTATION AREA PROVIDED ONSITE	0.00 ACRES
REFORESTION AREA PROVIDED OFFSITE @ 2:1	3.94 ACRES
TOTAL SITE AREA	4.65 ACRES

LEGEND
SITE PROPERTY LINES
ADJACENT PROPERTY LINES
EX. BUILDINGS
EX. PAVEMENT
EX. SIDEWALK
EX. DRIPLINE
EX. TREE (MIN 18" DBH) OUTSIDE OF FOREST STAND
DELINEATED FOREST STAND
DELINEATED EPHEMERAL CHANNEL
EX. STORM SEWER
EX. 1X CONTOUR
EX. 5X CONTOUR
EX. FENCE
EX SOIL LINE
EX. UTIL POLE
EX. STEEP SLOPES
EX. FORSESTED AREA

FOREST CONSERVATION STATEMENT
This Forest Conservation Plan was prepared by a Qualified Professional.

Edward W. Lesesky — 1/20/2025 Date
MD DNR Qualification Letter Dated 04-03-1993
Professional Wetland Scientist (PWS) No. 875

OWNER'S CERTIFICATION
I / We, Town of La Plata, hereby certify that we are the owners of the property described and shown on this plat, that the plat was made at our direction and it acknowledges the same to be our act, and that we desire the plat to be recorded as shown in accordance with all applicable laws and regulations within its jurisdiction.

Town of La Plata — Date
P.O. Box 2268
La Plata, Maryland 20646

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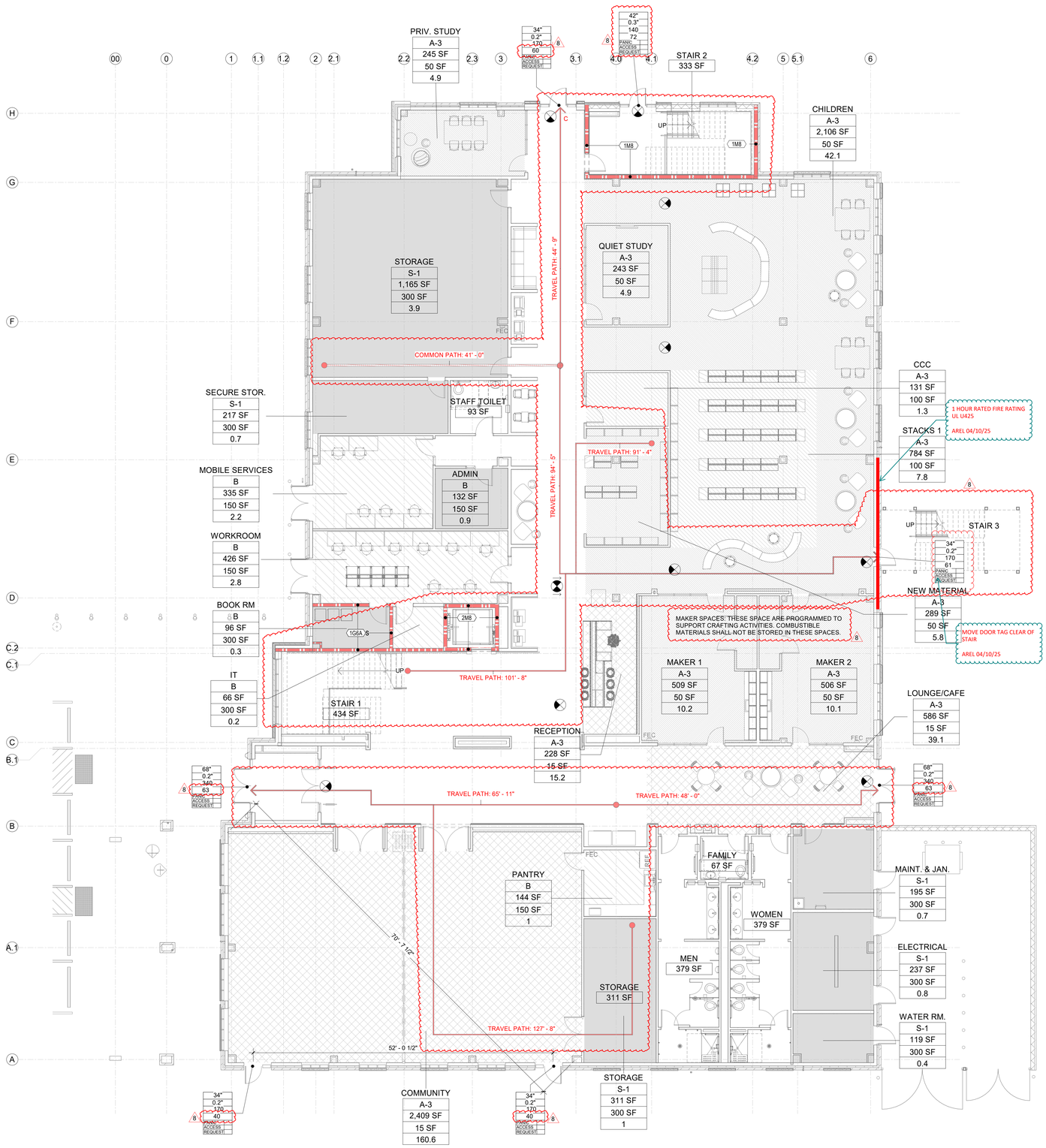
ToLPL PERMIT #00562-2021
LA PLATA LIBRARY
AND ADDITIONAL PARKING

FOREST
STAND
DELINEATION

PROJECT DATA
Tax Map: 0113 Parcel: VARIOUS
LA PLATA, MD
Drawn By: WCS Checked By: WCS
Date: 8/9/21
Scale: 1" = 40'

REVISIONS

Project No.: 21-093
File Name: fsd.dwg
Sheet No.: 1 of 1



1A G-101 **FIRST FLOOR LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

FUNCTION OF SPACE LEGEND

- (none)
- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)
- ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)
- BUSINESS AREA (GROSS)
- EDUCATIONAL - SHOPS & VOCATIONAL ROOMS (NET)
- LIBRARY - READING ROOM (NET)
- LIBRARY - STACK AREA (GROSS)

LIFE SAFETY SYMBOLS

EGRESS DOOR TAG
34" CLEAR OPENING WIDTH
0.2" CLEAR WIDTH PER OCCUPANT
170 OCCUPANT CAPACITY
75 ACTUAL OCCUPANT LOAD
PANIC HARDWARE
ACCESS CONTROL DEVICE (E.G. CARD READER)
REQUEST TO EXIT

STAIR TAG
34" CLEAR STAIR WIDTH
0.2" CLEAR WIDTH PER OCCUPANT
170 OCCUPANT CAPACITY
75 ACTUAL OCCUPANT LOAD

AREA TAG
OFFICE — SPACE FUNCTION
B — OCCUPANCY TYPE
450 SF — AREA SF
Load Factor — OCCUPANT LOAD FACTOR
15.1 — ACTUAL OCCUPANT LOAD

TRAVEL DISTANCE SHOWN: 000' — EXIT EGRESS DISTANCE / EXIT EGRESS COMMON PATH
TRAVEL DISTANCE SHOWN: 000' — EXIT EGRESS DEAD END DISTANCE
DIAGONAL DISTANCE: 14' - 0" — OVERALL DIAGONAL DISTANCE
DISTANCE BETWEEN EXITS: 14' - 0" — EXIT REMOTENESS DISTANCE
CR — CARD READER
Area Name / 150 SF — AREA
ILLUMINATED EXIT SIGN

FIRST FLOOR - MEANS OF EGRESS SIZING

Level	OCCUPANT LOAD	EGRESS CAPACITY FACTOR STAIRS	EGRESS CAPACITY FACTOR DOORS	EXIT WIDTHS REQUIRED STAIRS	EXIT WIDTHS REQUIRED DOORS	EXIT WIDTHS PROVIDED STAIRS	EXIT WIDTHS PROVIDED DOORS	NUMBER OF EXITS REQUIRED	NUMBER OF EXITS PROVIDED
LEVEL 01	328	0.3"	0.2"	74.81"	49.55"	42.00"	102.00"	2	2
LEVEL 02	143	0.3"	0.2"	22.57"	14.95"	42.00"	68.00"	2	2

FIRST FLOOR - OCCUPANT LOAD

AREA NAME	OCCUPANCY CLASSIFICATION	FUNCTION (USE) OF SPACE	AREA	AREA PER OCCUPANT TEST	OCCUPANT LOAD
A-3					
STACKS 1	A-3	LIBRARY - STACK AREA (GROSS)	784 SF	100 SF	8
CHILDREN	A-3	LIBRARY - READING ROOM (NET)	2106 SF	50 SF	43
MAKER 1	A-3	EDUCATIONAL - SHOPS & VOCATIONAL ROOMS (NET)	509 SF	50 SF	11
MAKER 2	A-3	EDUCATIONAL - SHOPS & VOCATIONAL ROOMS (NET)	506 SF	50 SF	11
COMMUNITY	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)	2409 SF	15 SF	161
RECEPTION	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)	228 SF	15 SF	16
PRIV. STUDY	A-3	LIBRARY - READING ROOM (NET)	245 SF	50 SF	5
QUIET STUDY	A-3	LIBRARY - READING ROOM (NET)	243 SF	50 SF	5
CCC	A-3	LIBRARY - STACK AREA (GROSS)	131 SF	100 SF	2
NEW MATERIAL	A-3	LIBRARY - READING ROOM (NET)	289 SF	50 SF	6
LOUNGE/CAFE	A-3	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)	586 SF	15 SF	40
B					
IT	B	BUSINESS AREA (GROSS)	66 SF	150 SF	1
PANTRY	B	BUSINESS AREA (GROSS)	144 SF	150 SF	1
ADMIN	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	132 SF	300 SF	1
MOBILE SERVICES	B	BUSINESS AREA (GROSS)	335 SF	150 SF	3
WORKROOM	B	BUSINESS AREA (GROSS)	426 SF	150 SF	3
BOOK RM	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	96 SF	300 SF	1
S-1					
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	1165 SF	300 SF	4
MAINT. & JAN.	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	195 SF	300 SF	1
STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	311 SF	300 SF	2
SECURE STOR.	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	217 SF	300 SF	1
ELECTRICAL	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	237 SF	300 SF	1
WATER RM.	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	119 SF	300 SF	1
LEVEL 01 OCCUPANT LOAD			11480 SF		328

SEAL

ARCHITECT
arel architects, inc.
AREL ARCHITECTS, INC.
5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
WWW.ARELARCHITECTS.COM

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
INTERIOR ARCHITECT
LITTLE DIVERSIFIED CONSULTING
1753 PINNACLE DRIVE, SUITE 1100
MCLEAN, VIRGINIA 22102
TEL 703-908-4501

CIVIL ENGINEER
VISTA DESIGN INC
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
TEL 410-352-3874

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING GROUP
21135 WHITFIELD PL, SUITE 201
STERLING, VA 2016
TEL 703-571-4815

MEP ENGINEER
WEIGAND ASSOCIATES
20270 GOLDENROD LANE
GERMANTOWN, MD 21236
TEL 301-540-9060

CLIENT / PROJECT

La Plata Library

208 WASHINGTON AVENUE, LA PLATA, MD 20646

KEYPLAN

ISSUED FOR	REV	DATE
DESIGN DEVELOPMENT	1	12/10/2021
DESIGN DEVELOPMENT	2	02/21/2023
50% CD SET	3	3/30/2023
100% CD SET	4	6/6/2023
ISSUE FOR PERMIT	5	6/26/2023
OSFM REVIEW COMMENTS	8	03/17/2025

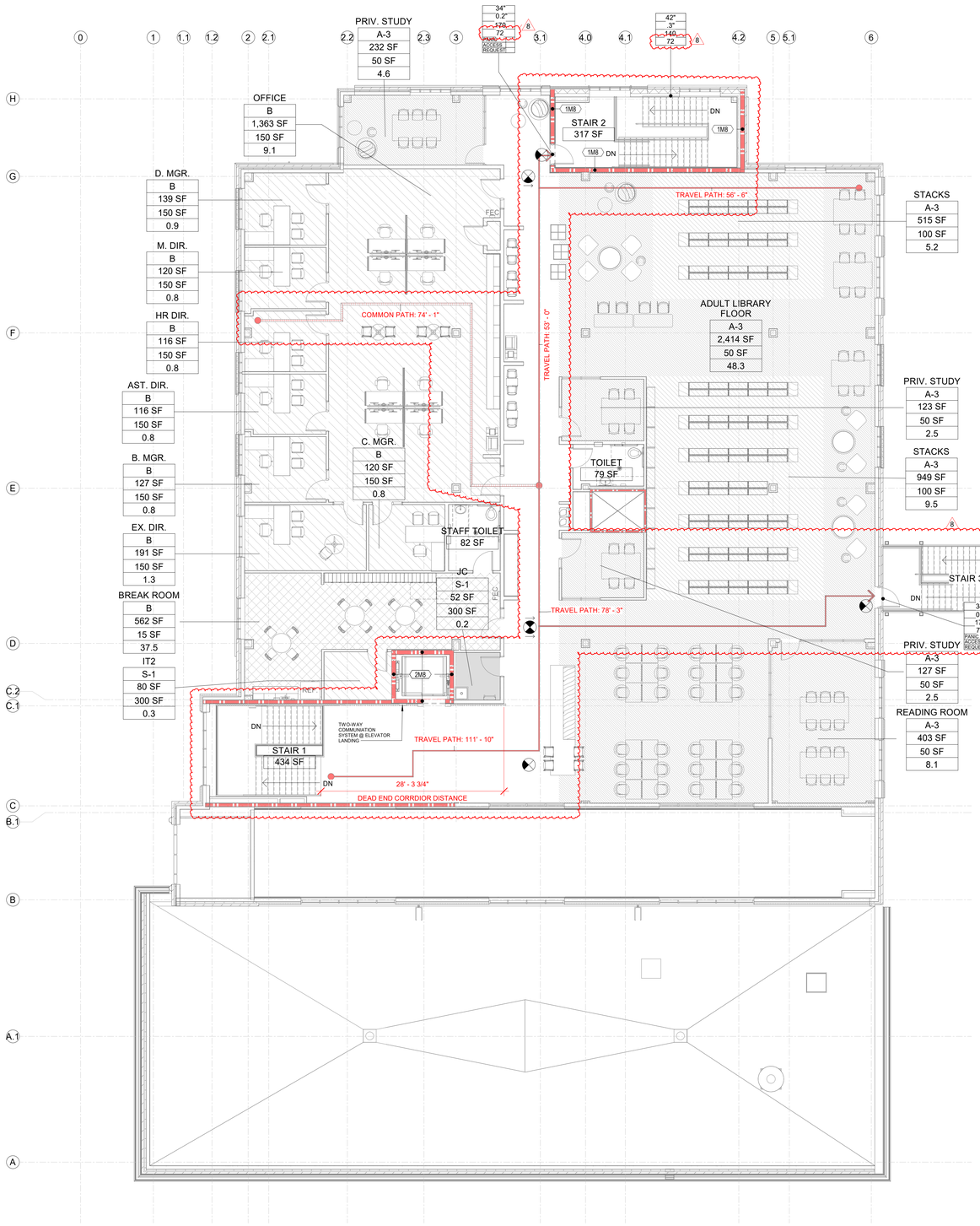
ISSUE FOR PERMIT
SHEET DATE: 02/12/2025
PROJECT NO. 2.128
DRAWING TITLE

LIFE SAFETY PLAN - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
SHEET NUMBER

G-101

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4/9/2025 5:07:35 PM

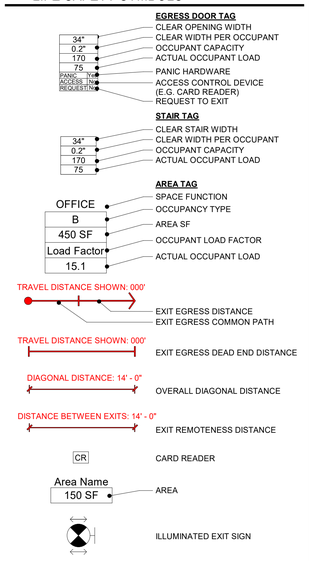


1 G-102 **SECOND FLOOR LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

FUNCTION OF SPACE LEGEND

- (none)
- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)
- ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)
- BUSINESS AREA (GROSS)
- LIBRARY - READING ROOM (NET)
- LIBRARY - STACK AREA (GROSS)

LIFE SAFETY SYMBOLS



SECOND FLOOR - OCCUPANT LOAD

Level	AREA NAME	OCCUPANCY CLASSIFICATION	FUNCTION (USE) OF SPACE	AREA	AREA PER OCCUPANT TEST	OCCUPANT LOAD
A-3						
LEVEL 02	ADULT LIBRARY FLOOR	A-3	LIBRARY - READING ROOM (NET)	2414 SF	50 SF	49
LEVEL 02	READING ROOM	A-3	LIBRARY - READING ROOM (NET)	403 SF	50 SF	9
LEVEL 02	PRIV. STUDY	A-3	LIBRARY - READING ROOM (NET)	123 SF	50 SF	3
LEVEL 02	PRIV. STUDY	A-3	LIBRARY - READING ROOM (NET)	232 SF	50 SF	5
LEVEL 02	STACKS	A-3	LIBRARY - STACK AREA (GROSS)	515 SF	100 SF	6
LEVEL 02	STACKS	A-3	LIBRARY - STACK AREA (GROSS)	949 SF	100 SF	10
LEVEL 02	PRIV. STUDY	A-3	LIBRARY - READING ROOM (NET)	127 SF	50 SF	3
B						
LEVEL 02	OFFICE	B	BUSINESS AREA (GROSS)	1363 SF	150 SF	10
LEVEL 02	IT2	B	BUSINESS AREA (GROSS)	80 SF	150 SF	1
LEVEL 02	C. MGR.	B	BUSINESS AREA (GROSS)	120 SF	150 SF	1
LEVEL 02	EX. DIR.	B	BUSINESS AREA (GROSS)	191 SF	150 SF	2
LEVEL 02	B. MGR.	B	BUSINESS AREA (GROSS)	127 SF	150 SF	1
LEVEL 02	AST. DIR.	B	BUSINESS AREA (GROSS)	116 SF	150 SF	1
LEVEL 02	HR DIR.	B	BUSINESS AREA (GROSS)	116 SF	150 SF	1
LEVEL 02	M. DIR.	B	BUSINESS AREA (GROSS)	120 SF	150 SF	1
LEVEL 02	D. MGR.	B	BUSINESS AREA (GROSS)	139 SF	150 SF	1
LEVEL 02	BREAK ROOM	B	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (NET)	562 SF	15 SF	38
S-1						
LEVEL 02	JC	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (GROSS)	52 SF	300 SF	1
LEVEL 01 OCCUPANT LOAD				7749 SF		143

CONFIRM OCCUPANCY LOAD
AREL 04/10/25

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TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
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1753 PINNACLE DRIVE, SUITE 1100
MCLEAN, VIRGINIA 22102
TEL 703-908-4501

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100% CD SET	4	6/6/2023
ISSUE FOR PERMIT	5	6/26/2023
OSFM REVIEW COMMENTS	8	03/17/2025

ISSUE FOR PERMIT

SHEET DATE: 02/12/2025

PROJECT NO. 2.128

DRAWING TITLE

LIFE SAFETY PLAN - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

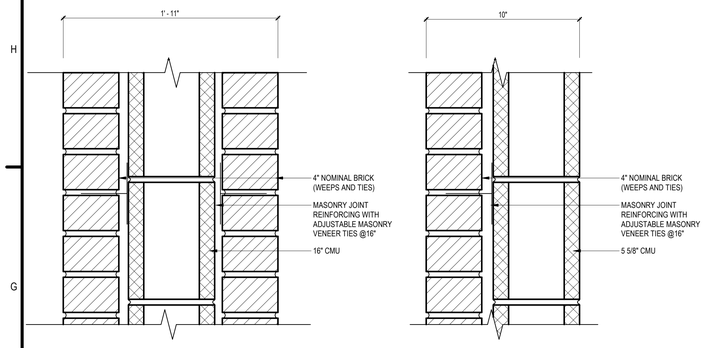
SHEET NUMBER

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EXTERIOR WALL ASSEMBLIES



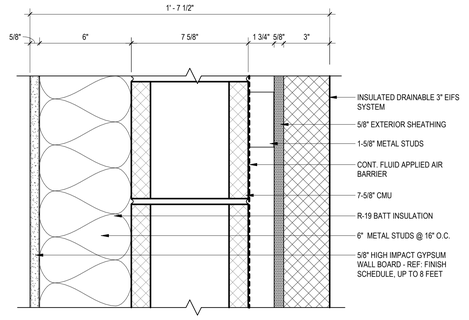
EXTERIOR WALL - SITE WALL TYPES

MASONRY VENEER ON CMU BACKUP

SW.2 SW.2 16" CMU BACKUP RUNNING BLOCK

MASONRY VENEER ON CMU BACKUP

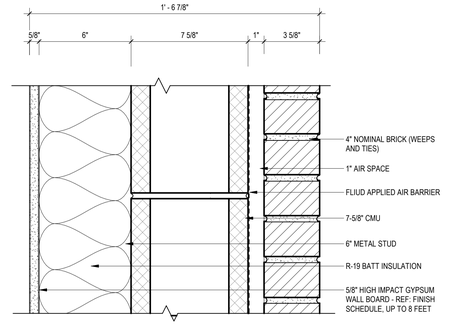
SW.1 SW.1 6" CMU BACKUP RUNNING BLOCK W/CAST STONE COPING



EIFS VENEER ON CMU BACKUP

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.064 OR LESS.

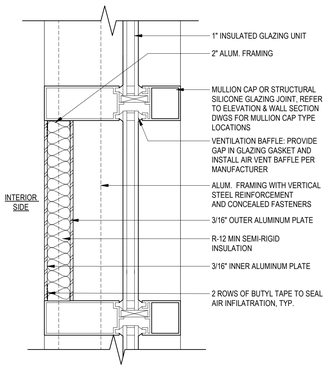
XE.1 XE.1 8" CMU BACKUP RUNNING BLOCK W/ METAL STUD



MASONRY VENEER ON CMU BACKUP

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.064 OR LESS.

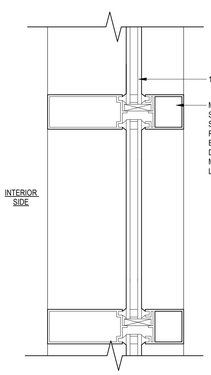
XD.1 XD.1 8" CMU BACKUP RUNNING BLOCK W/ METAL STUD



CURTAIN WALL ASSEMBLY

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.26. SHGC SHALL CONFORM TO 0.29 MAXIMUM.

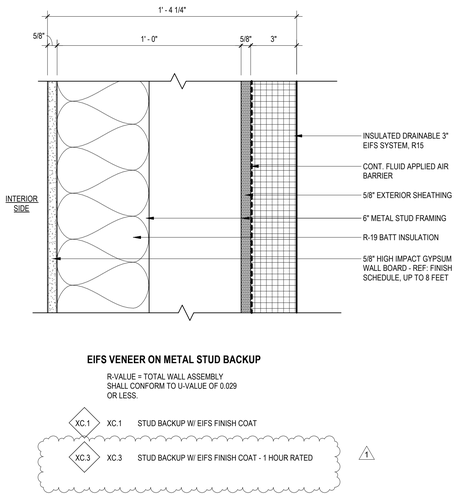
CW CW1 FRAME - CURTAINWALL



STOREFRONT ASSEMBLY

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.26. SHGC SHALL CONFORM TO 0.29 MAXIMUM.

SF SF1 FRAME - STOREFRONT



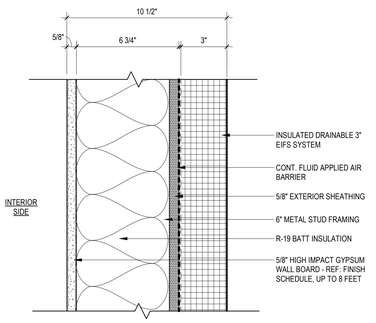
EIFS VENEER ON METAL STUD BACKUP

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.029 OR LESS.

XC.1 XC.1 STUD BACKUP W/ EIFS FINISH COAT

XC.3 XC.3 STUD BACKUP W/ EIFS FINISH COAT - 1 HOUR RATED

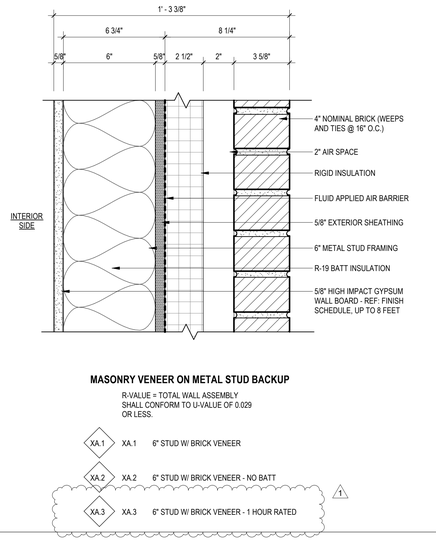
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EIFS VENEER ON METAL STUD BACKUP

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.029 OR LESS.

XB.1 XB.1 6" STUD W/ EIFS



MASONRY VENEER ON METAL STUD BACKUP

R-VALUE = TOTAL WALL ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.029 OR LESS.

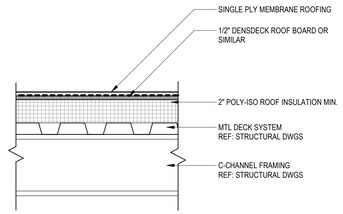
XA.1 XA.1 6" STUD W/ BRICK VENEER

XA.2 XA.2 6" STUD W/ BRICK VENEER - NO BATT

XA.3 XA.3 6" STUD W/ BRICK VENEER - 1 HOUR RATED

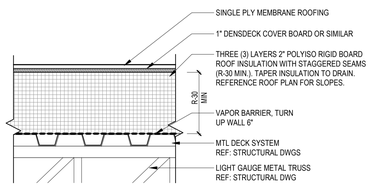
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FLOOR / ROOF ASSEMBLIES



CANOPY ROOF

R10 ROOFING SYSTEM ON METAL DECK



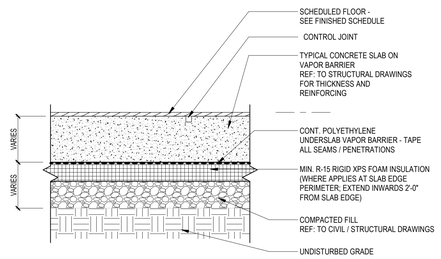
TPO ROOFING ON METAL DECK

R-VALUE = TOTAL ROOF ASSEMBLY SHALL CONFORM TO U-VALUE OF 0.019 MINIMUM.

R1 ROOFING SYSTEM ON METAL SLOPING DECK

R2 ROOFING SYSTEM ON METAL FLAT DECK

R3 ROOFING SYSTEM ON ACOUSTICAL SLOPING METAL DECK



FLOOR ASSEMBLY
CAST IN PLACE CONCRETE SLAB ON GRADE

EXT. WALL AND ROOFING NOTES

1. PROVIDE FIRE RETARDANT TREATED BLOCKING AND PLYWOOD AT EXTERIOR WALL AND ROOF ASSEMBLIES.
2. PROVIDE ROOFING MANUFACTURERS APPROVED AIR BARRIER BETWEEN SINGLE-PLY MEMBRANES AND NON-COMPATIBLE APPROVED AIR BARRIER.
2. SEAL ALL LAPS AT TRANSITION MEMBRANE.
3. SEAL ALL PENETRATIONS

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AREL ARCHITECTS, INC.
5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
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MCLEAN, VIRGINIA 22102
TEL 703-908-4501

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OSFM REVIEW COMMENTS	1	03/17/2025

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SHEET DATE: 02/12/2025

PROJECT NO. 2.128

DRAWING TITLE

EXTERIOR ASSEMBLIES

SCALE: As indicated

SHEET NUMBER

G-201

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1 A-101A **FIRST FLOOR PLAN EXTERIOR FACADE AND CORE**
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ARCHITECTURAL GENERAL NOTES ON SHEET G-002 ARE APPLICABLE TO ALL DRAWINGS.
2. ALL WALL DIMENSIONS ARE GIVEN TO FACE OF MASONRY BLOCK, BRICK, AND METAL STUD, UNLESS SHOWN TO A CENTERLINE OR OTHERWISE NOTED.
3. FIELD CHECK ROUGH AND/OR FINISHED DIMENSIONS FOR ACCURATE FITTING OF DOORS, WINDOWS, AND OTHER EXTERIOR INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATION.
4. REFER TO G-200 SERIES DWGS FOR WALL TYPE REQUIREMENTS.
5. REFER TO CODE PLANS FOR LOCATIONS AND EXTENTS OF SMOKE-TIGHT PARTITIONS.
6. REFER TO ARCHITECTURAL SITE PLAN FOR THE LAYOUT OF CONCRETE WALKS IN THE BUILDING VICINITY. REFER TO CIVIL DRAWINGS FOR THE CONTINUATION OF THIS WORK.
7. SEE STRUCTURAL DRAWINGS FOR ACTUAL STRUCTURAL STEEL AND BEARING ELEVATIONS.
8. EXTERIOR PARTITIONS ARE TYPICAL TYPE XA.1
9. WHERE MASONRY MEETS DISSIMILAR MATERIALS, PROVIDE A MINIMUM 1/2" EXPANSION JOINT WITH BACKER ROD AND SEALANT.
10. BRICK AND CMU CONTROL JOINTS ARE SHOWN ON THE PLANS OR ELEVATIONS. PROVIDE ALL JOINTS SHOWN ON EITHER THE PLANS, ELEVATIONS OR DETAILS.

ENVELOPE COMCHECK VALUES

1. WALL INSULATION VALUES:
   R-14.5 CONTINUOUS RIGID INSULATION
   R-19 CAVITY BATT INSULATION
2. ROOF INSULATION VALUES:
   R-30 CONTINUOUS RIGID INSULATION INSULATION
3. GLAZING: U-0.38
4. DOORS: U-0.77
5. SLAB EDGE: R-15

C# FLOOR PLAN KEYED NOTES

C1	ADA DOOR BUTTON AND CARD READER.
C2	"NO SMOKING" SIGN. INSTALL AT 66" TO BOTTOM OF SIGN
C3	BOOKDROP. VERIFY EXACT LOCATION OF OPENING WITH OWNER PROVIDED EQUIPMENT
C4	FABRICATED METAL STAIR WITH HANDRAIL EACH SIDE, S.S.D.
C5	PAINTED CANE DETECTABLE RAILING UNDER STAIR

FLOOR PLAN LEGEND

PP AUTOMATIC DOOR OPERATOR PUSH PLATE

ALIGN ALIGN FINISH TO FINISH

SEAL

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5827 ALLENTOWN WAY
TEMPLE HILLS, MD 20748
TEL 301-868-2735 | FAX 301-449-7400
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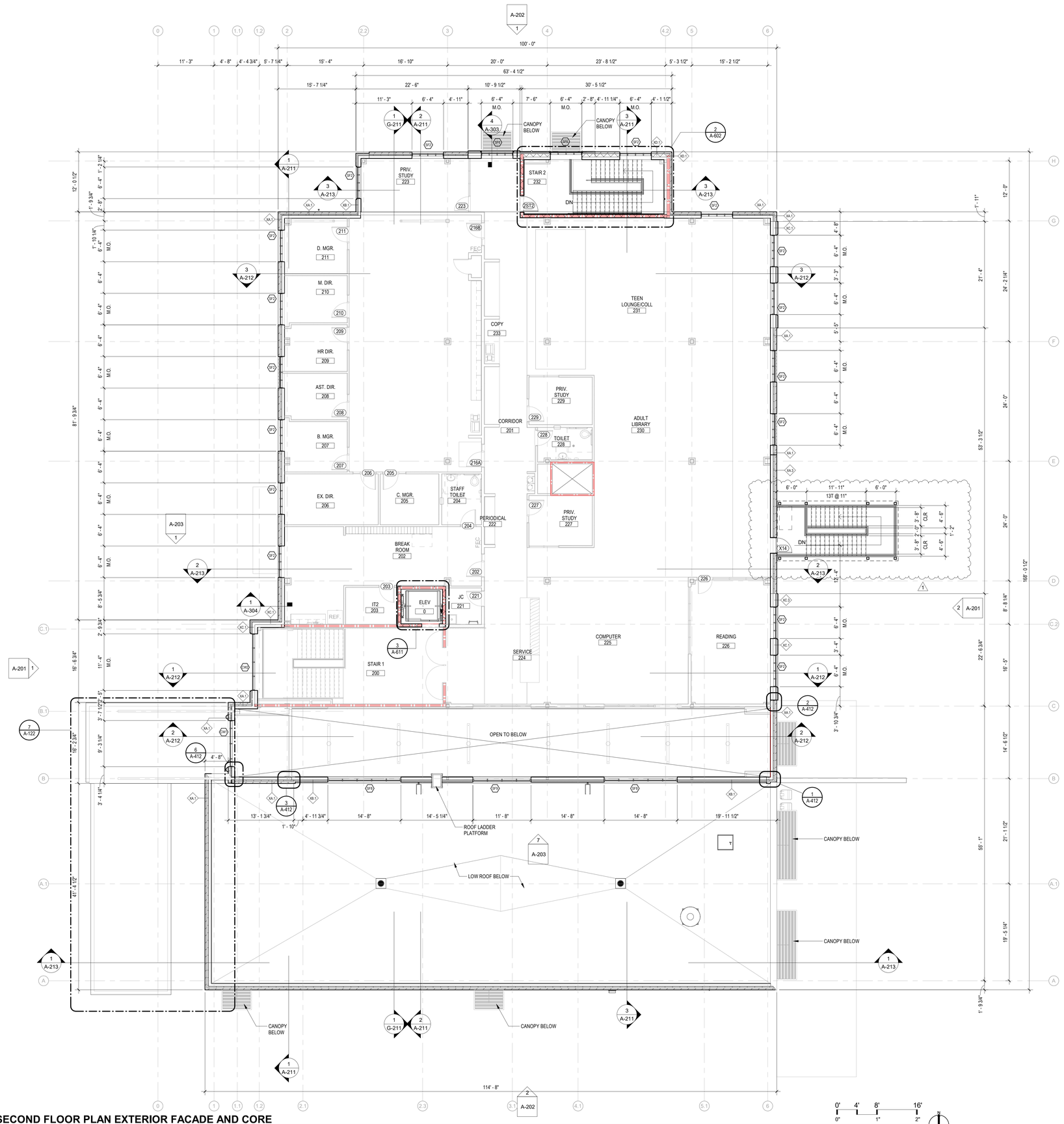
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FIRST FLOOR PLAN

SCALE: As indicated
SHEET NUMBER

A-101A

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1 SECOND FLOOR PLAN EXTERIOR FACADE AND CORE
A-102A SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ARCHITECTURAL GENERAL NOTES ON SHEET G-002 ARE APPLICABLE TO ALL DRAWINGS.
2. ALL WALL DIMENSIONS ARE GIVEN TO FACE OF MASONRY BLOCK, BRICK, AND METAL STUD, UNLESS SHOWN TO A CENTERLINE OR OTHERWISE NOTED.
3. FIELD CHECK ROUGH AND/OR FINISHED DIMENSIONS FOR ACCURATE FITTING OF DOORS, WINDOWS, AND OTHER EXTERIOR INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATION.
4. REFER TO G-200 SERIES DWGS FOR WALL TYPE REQUIREMENTS.
5. REFER TO CODE PLANS FOR LOCATIONS AND EXTENTS OF SMOKE-TIGHT PARTITIONS.
6. REFER TO ARCHITECTURAL SITE PLAN FOR THE LAYOUT OF CONCRETE WALKS IN THE BUILDING VICINITY. REFER TO CIVIL DRAWINGS FOR THE CONTINUATION OF THIS WORK.
7. SEE STRUCTURAL DRAWINGS FOR ACTUAL STRUCTURAL STEEL AND BEARING ELEVATIONS.
8. EXTERIOR PARTITIONS ARE TYPICAL TYPE XA.1
9. WHERE MASONRY MEETS DISSIMILAR MATERIALS, PROVIDE A MINIMUM 1/2" EXPANSION JOINT WITH BACKER ROD AND SEALANT.
10. BRICK AND CMU CONTROL JOINTS ARE SHOWN ON THE PLANS OR ELEVATIONS. PROVIDE ALL JOINTS SHOWN ON EITHER THE PLANS, ELEVATIONS OR DETAILS.

ENVELOPE COMCHECK VALUES

1. WALL INSULATION VALUES:
   R-14.5 CONTINUOUS RIGID INSULATION
   R-19 CAVITY BATT INSULATION
2. ROOF INSULATION VALUES:
   R-30 CONTINUOUS RIGID INSULATION INSULATION
3. GLAZING: U-0.38
4. DOORS: U-0.77
5. SLAB EDGE: R-15

FLOOR PLAN KEYED NOTES

C#	
C1	ADA DOOR BUTTON AND CARD READER.
C2	'NO SMOKING' SIGN. INSTALL AT 66" TO BOTTOM OF SIGN
C3	BOOKDROP. VERIFY EXACT LOCATION OF OPENING WITH OWNER PROVIDED EQUIPMENT
C4	FABRICATED METAL STAIR WITH HANDRAIL EACH SIDE, S.S.D.
C5	PAINTED CANE DETECTABLE RAILING UNDER STAIR

FLOOR PLAN LEGEND

PP AUTOMATIC DOOR OPERATOR PUSH PLATE

ALIGN ALIGN FINISH TO FINISH

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OSFM REVIEW COMMENTS	1	03/17/2025

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SHEET DATE: 02/12/2025

PROJECT NO. 2.128

DRAWING TITLE

SECOND FLOOR PLAN

SCALE: As indicated

SHEET NUMBER

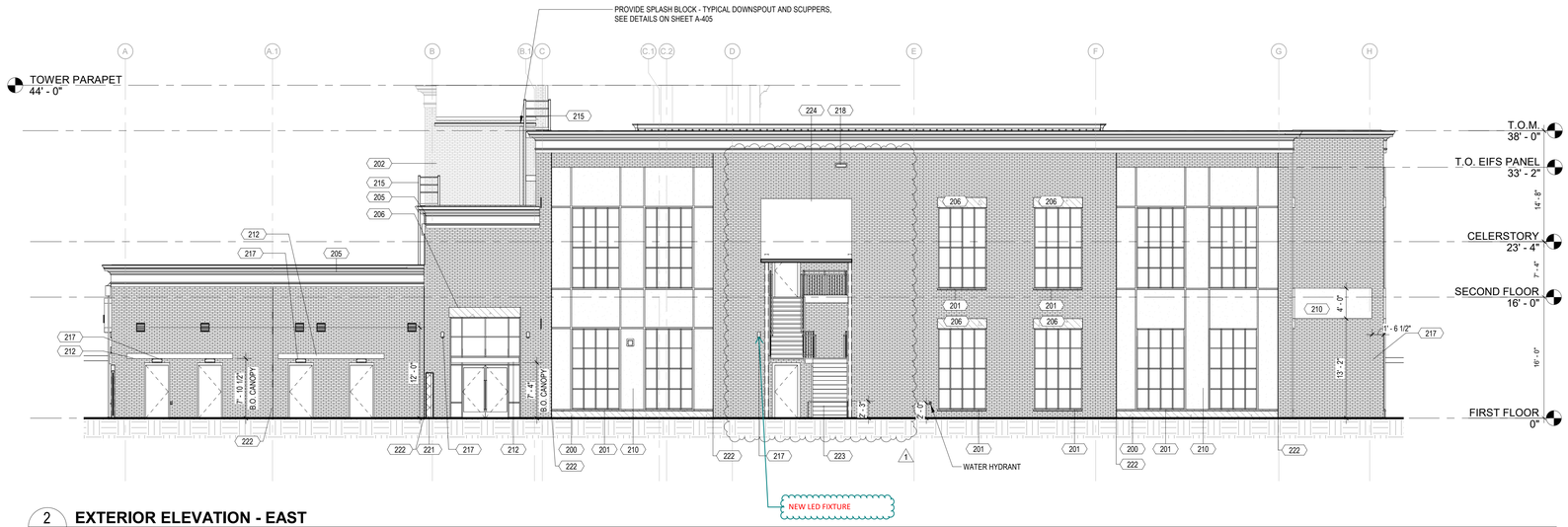
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EXTERIOR MATERIALS FINISH SCHEDULE

	LEGEND	KEY	MATERIAL	MANUFACTURER (B.O.D.) / MODEL NO.	FINISH / COLOR	SIZE	DESIGNATION	REMARKS
MATERIALS		BRK-1	BRICK (FIELD)	CAPITAL BRICK	BRANDFORD	MODULAR WITH STANDARD 3/8" JOINT	ALL STANDARD WALLS	MORTAR, CONTROL JOINT AND METAL FLASHING TO MATCH MASONRY
		CW-1	CURTAINWALL (ALUM)	KAWNEER 1600	ANODIZED - WHITE / CLEAR GLAZING			
		EIF-1	EIFS (FIELD)	PER SPECIFICATIONS	PER SPECIFICATIONS			
		FRP-1	FRP COMPOSITE PANEL	PER SPECIFICATIONS	MATCH PRECAST STONE FINISH			
		PC-1	PRECAST STONE (FIELD)	PER SPECIFICATIONS	PER SPECIFICATIONS		EXTERIOR WINDOW HEADER	
		PC-2	PRECAST STONE WATERTABLE	PER SPECIFICATIONS	PER SPECIFICATIONS	PER SPECIFICATIONS		
		PC-3	PRECAST STONE WINDOW SILL	PER SPECIFICATIONS	RENAISSANCE - LIMESTONE	PER SPECIFICATIONS		
		PFM-1	PRE-FIN. METAL	PER SPECIFICATIONS	PER SPECIFICATIONS		WINDOW, CURTAINWALL, LOUVER, CANOPY AND EXTERIOR HM FRAMES	
		PFM-2	PRE-FIN. METAL	ALUCOBOND	BONE WHITE PVDF 2 / GLOSS 30		EXPOSED STEEL (FASCIA, GUTTERS, AND DOWNSPOUTS)	
		SF-1	STOREFRONT (ALUMINUM)	KAWNEER TRIFAB 451T	ANODIZED - WHITE / CLEAR GLAZING			

NOTE: ALL FINISHES INDICATED HEREIN ARE BASIS OF DESIGN AND CONTRACTOR MAY SUBMIT FOR EQUALS FOR APPROVAL TO BE CONSIDERED BY ARCHITECT FOR EACH PRODUCT LISTED



2 A-201 **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"



1 A-201 **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ARCHITECTURAL GENERAL NOTES ON SHEET G-002 ARE APPLICABLE TO ALL DRAWINGS.
2. IN THE ABSENCE OF A WRITTEN DIMENSION, CONSULT THE ARCHITECT FOR CLARIFICATION.
3. REFER TO ROOF PLAN FOR GUTTER AND DOWNSPOUT LOCATION.
4. FOR LOCATIONS NOT SHOWN, PROVIDE JOINTS 10'- 0" MAXIMUM FROM OUTSIDE CORNERS AND SPACED MAXIMUM 20'- 0" O.C. PROVIDE BRICK EXPANSION JOINTS AT ALL INSIDE AND OUTSIDE CORNERS PER THE BRICK INDUSTRY ASSOCIATION STANDARDS.
5. ALL LIBRARY SIGNAGE LOCATIONS, QUANTITY, SIZE, AND LIMITATIONS TO BE REVIEWED WITH THE COUNTY AND TOWN.
   THE GENERAL CONTRACTOR SHALL PROVIDE (1) CONDUIT AND (1) JUNCTION BOX FOR (1) EXTERIOR SIGN LOCATION AT SOUTH.
6. ALL STEEL TO BE GALVANIZED AND PAINTED.
7. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IF DIMENSIONS VARY SIGNIFICANTLY.

200 ELEVATION KEYED NOTES

200	ARCHITECTURAL PRECAST CONCRETE WATERTABLE
201	ARCHITECTURAL PRECAST CONCRETE WINDOW SILL
202	BRICK FACADE
203	BRICK REVEAL 3/4" RECESSED
204	FRP SURROUND
205	FRP CORNICE
206	PRECAST WINDOW HEADER
208	PRE-FINISHED METAL DOWNSPOUT W/ SPLASH BLOCK
209	STOREFRONT INTEGRAL SUNSHADE SYSTEM
210	DRAINABLE EIFS SYSTEM W/ REVEAL
211	CUSTOM FABRICATED STEEL CANOPY W/ PREFINISHED METAL FASCIA, TYP.
212	PRE-MANUFACTURED EXTRUDED CANTILEVERED CANOPY.
213	BUILDING SIGNAGE
214	CURB SIDE BOOK DROP UNIT
215	PREMANUFACTURED ALUMINUM ROOF LADDER - PAINTED
216	TRAFFIC CONTROL BOLLARDS
217	DECORATIVE WALL LIGHT REF: ELECTRICAL
218	SCUPPER
219	SCUPPER WITH CONDUCTOR BOX
220	METAL DOWNSPOUT TO CAST IRON BOOT - PAINTED
221	MASONRY WALL ENCLOSURE
222	MASONRY CONTROL JOINT
223	PREFABRICATED STAIR SYSTEM
224	PREFABRICATED METAL CANOPY

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License No. 8960, expiration date 03/14/26.

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TEL 703-908-4501

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STERLING, VA 2016
TEL 703-571-4815

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CLIENT / PROJECT

LA PLATA LIBRARY

208 WASHINGTON AVENUE, LA PLATA, MD 20646

KEYPLAN

ISSUED FOR	REV	DATE
DESIGN DEVELOPMENT		12/10/2021
DESIGN DEVELOPMENT		02/21/2023
50% CD SET		3/30/2023
100% CD SET		6/6/2023
ISSUE FOR PERMIT		06/27/2023
2021 CODE UPDATES		02/12/2025
OSFM REVIEW COMMENTS	1	03/17/2025

PERMIT SET

SHEET DATE: 02/12/2025

PROJECT NO. 2.128

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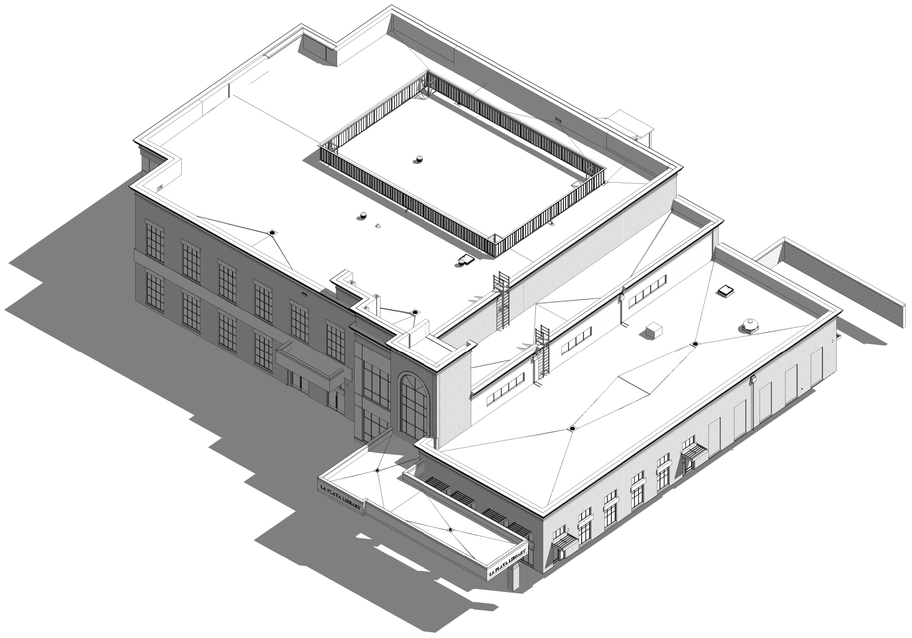
BUILDING ELEVATIONS E/W

SCALE: As indicated

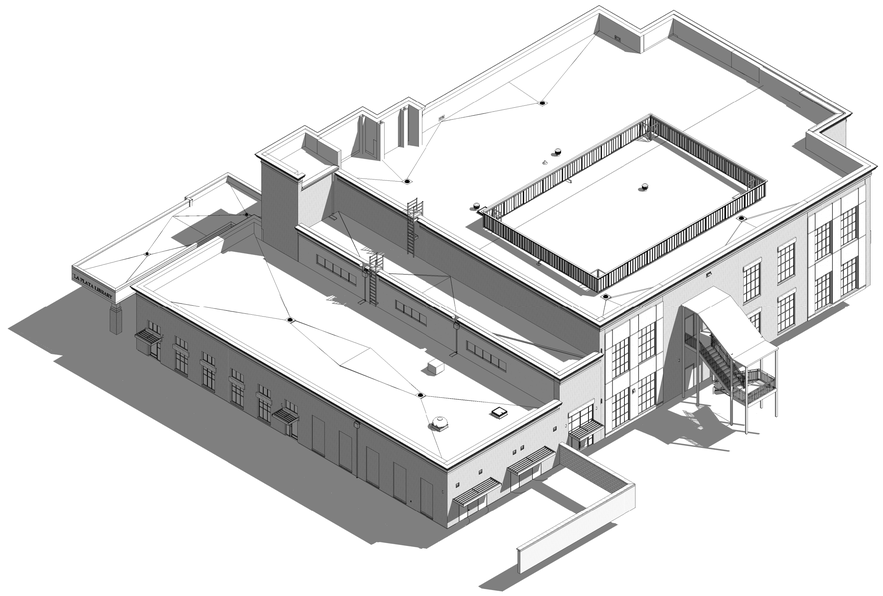
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A-201

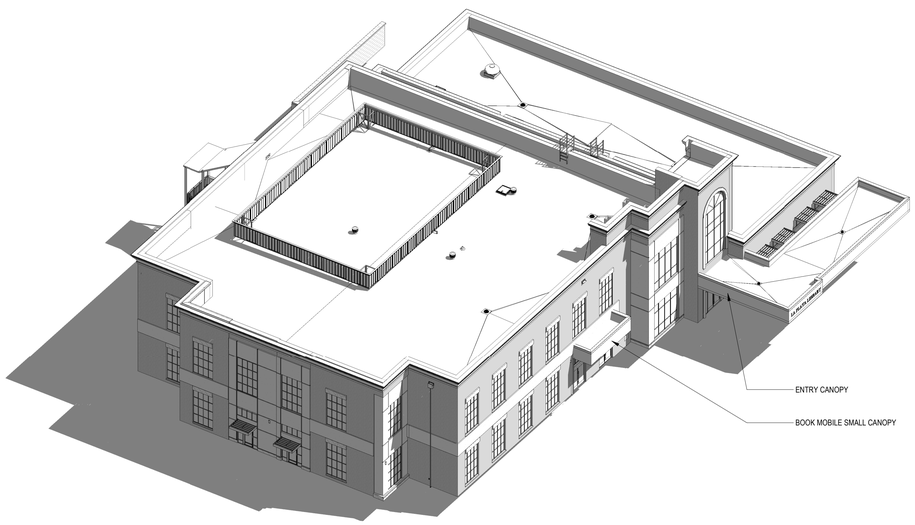
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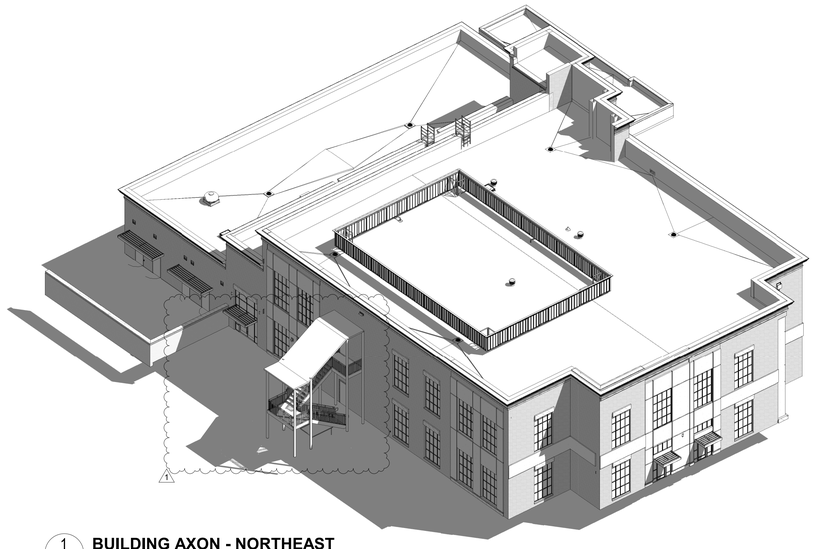
4 A-205 **BUILDING AXON - SOUTHWEST**
SCALE:



2 A-205 **BUILDING AXON - SOUTHEAST**
SCALE:



3 A-205 **BUILDING AXON - NORTHWEST**
SCALE:



1 A-205 **BUILDING AXON - NORTHEAST**
SCALE:

GRAPHIC FOR REFERENCE ONLY
NOTE: 3D DRAWINGS FOR CLARIFICATION PURPOSES ONLY. REFER TO DETAILED DRAWINGS AND NOTES FOR FULL SCOPE OF WORK.

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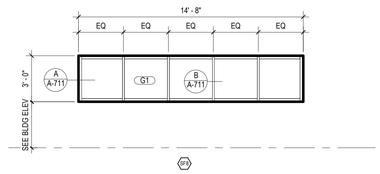
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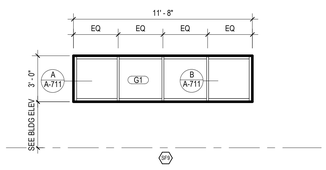
PERMIT SET
SHEET DATE: 02/12/2025
PROJECT NO. 2.128
DRAWING TITLE

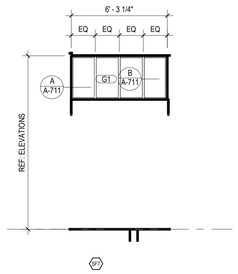
EXTERIOR AXONMETRIC VIEWS

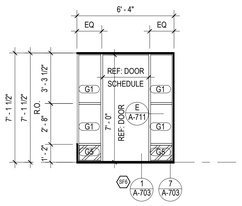
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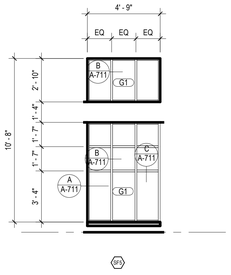
A-205

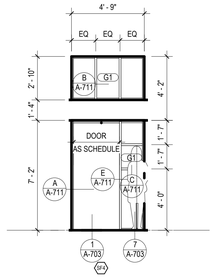


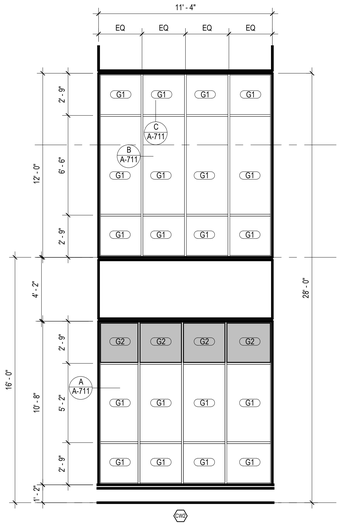


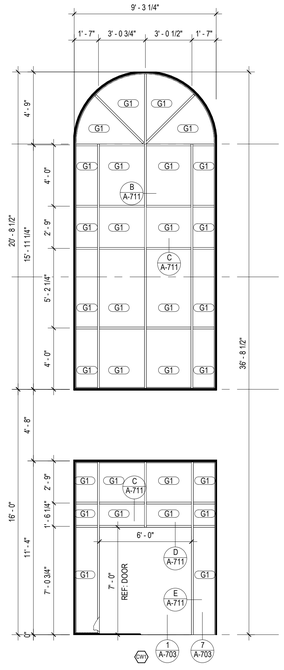


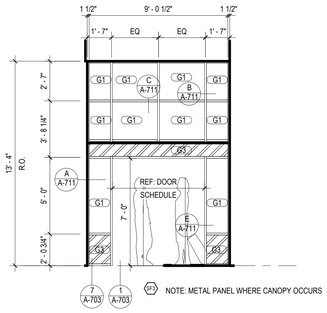




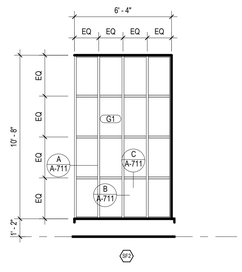


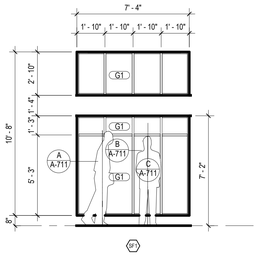






NOTE: METAL PANEL WHERE CANOPY OCCURS





DOOR SCHEDULE LEGEND

	NONE (IE., NOT APPLICABLE OR FACTORY FINISHED)
ALUM	ALUMINUM
ANOD	ANODIZED
CA	CLEAR ANODIZED
FF	FACTORY FINISH
FPGL	FIRE-PROTECTION RATED GLAZING
FRGL	FIRE-RESISTANCE RATED GLAZING
HCWD	HOLLOW CORE WOOD
HDWR	HARDWARE
HM	HOLLOW METAL
IG	INSULATED GLAZING
PR	PRIMED (READY FOR PAINT)
PT, PTD	PAINTED
STL	STEEL
TF	TRANSPARENT FINISH
WD	WOOD

G## GLAZING SCHEDULE

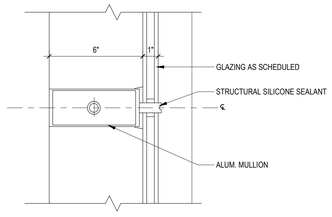
G-1 1" LOW-E COATED CLEAR INSULATING GLASS
1/4" TEMPERED GLASS, EXTERIOR LITE
1/2" AIR SPACE
1/4" TEMPERED WITH LOW E COATING

G-2 1" INSULATED GLASS
1/4" TEMPERED GLASS, EXTERIOR LITE
1/2" AIR SPACE
1/4" TEMPERED GLASS WITH SPANDREL COATING

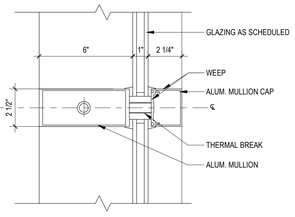
G-3 INSULATED METAL PANEL INFILL BY STOREFRONT/CURTAINWALL MANUFACTURER

STOREFRONT GENERAL NOTES

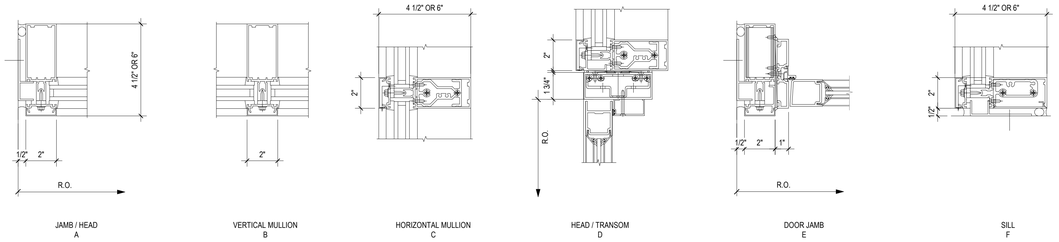
1. COORDINATE REQUIRED TOLERANCES IN ALL DIMENSIONS NEEDED TO MANUFACTURE AND INSTALL HOLLOW METAL FRAMES AND STOREFRONTS INCLUDING SUBFRAMES, AS REQUIRED.
2. CONTINUOUSLY SEAL ALL SIDES OF HOLLOW METAL FRAMES, STOREFRONT AND SUBFRAMES ABUTTING DISSIMILAR MATERIALS AT JAMBS, HEADS, AND SILLS, TYPICALLY.
3. CONTINUOUSLY SEAL ALL SIDES OF HOLLOW METAL FRAMES ABUTTING DISSIMILAR MATERIALS AT JAMBS, HEADS, AND SILLS, TYPICALLY (EXCEPT AT DOOR SILLS UNLESS OTHERWISE NOTED).
4. PROVIDE APPROPRIATE ANCHORAGE SYSTEM FOR ALL CONDITIONS TO SECURE WINDOWS IN ROUGH OPENINGS. PROVIDE SUB-FRAMING AS SHOWN ON DETAILS AND/OR SPECIFIED.
5. SEE HEAD, JAMB, AND SILL DETAIL SHEET FOR MORE INFORMATION.
6. PROVIDE FOR THERMAL EXPANSION AT ALL STOREFRONT SYSTEMS.
7. COORDINATE FRAMES WITH PLAN WHEN MORE THAN ONE CONSTRUCTION DETAIL IS REFERENCED.
8. IDENTIFICATION OF OPENING TYPES AS "STOREFRONT" IS BASED ON SYSTEM REQUIREMENTS OF A PARTICULAR MANUFACTURER. CONTRACTOR IS TO DETERMINE BEST APPLICATION OF PROPOSED MANUFACTURE AND SYSTEM BASED ON PERFORMANCE REQUIREMENTS, SIZE OF OPENING, AND INSTALLATION CONDITION.
9. OVERALL DIMENSIONS OF STOREFRONT ARE APPROXIMATE. CONTRACTOR TO COORDINATE REQUIRED TOLERANCES IN ALL DIMENSIONS NEEDED TO MANUFACTURE AND INSTALL STOREFRONT, INCLUDING SUBFRAMES, AS REQUIRED. CONTRACTOR SHALL VERIFY ACTUAL DIMENSIONS IN THE FIELD WITH THOSE SHOWN ON ALL DRAWINGS, INCLUDING DETAILS SHOWN ON OTHER SHEETS, PRIOR TO FABRICATION.
10. PROVIDE HORIZONTAL BLINDS AT ALL INTERIOR OPENINGS INCLUDING DOOR SIDELITES, UNLESS OTHERWISE NOTED.
11. TYPICAL WIDTH OF RETURNS ON HOLLOW METAL FRAMES IS 1 15/16" AT HEADS, JAMBS, AND SILLS. CENTER SECTION OF FRAME VARIES IN WIDTH WITH RESPECTIVE WALL TYPE. SEE PLANS AND DETAILS.
12. PROVIDE 6" DEEP ALUMINUM FRAMING AT FRAMES CW1 AND CW2.



15 A-711 **MULLION CAP MC-2**
SCALE: 3" = 1'-0"



10 A-711 **MULLION CAP MC-1**
SCALE: 3" = 1'-0"



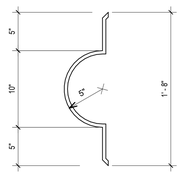
2 A-711 **STOREFRONT DETAILS**
SCALE: 3" = 1'-0"

REFER TO SHEETS A-411 AND A-704 FOR EXTERIOR PLAN AND WALL DETAILS

DOOR SCHEDULE - EXTERIOR

DOOR NO.	LOCATION	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	DOOR MAT'L	DOOR FINISH	GLASS TYPE	FRAME TYPE	FRAME MAT'L	FRAME FINISH	FIRE RATING	REFER TO SHEET A-701 FOR DOOR TYPES HDWR SET	JAMB	HEAD	SILL	COMMENTS
X1	VESTIBULE	SF2	6' - 0"	7' - 0"	1 3/4"	ALUM	ANODIZED	IG	CW1	ALUM	ANODIZED		SEE SPEC	J1	H1	S1	ADA AUTOMATIC SWING DOOR OPERATOR, CARD READER, PROVIDE PANIC HARDWARE
X2	WORKROOM	SF2	6' - 0"	7' - 0"	1 3/4"	ALUM	ANODIZED	IG	F2	ALUM	ANODIZED		SEE SPEC	J2	H3	S1	PROVIDE REMOVABLE CENTER MULLION. SEE HARDWARE SPECIFICATIONS.
X3	MOBILE COLL STORAGE	SF2	6' - 0 1/4"	7' - 0"	1 3/4"	ALUM	ANODIZED	IG	F2	ALUM	ANODIZED		SEE SPEC	J2	H3	S1	PROVIDE REMOVABLE CENTER MULLION. SEE HARDWARE SPECIFICATIONS.
X4	CORRIDOR	SF1	3' - 0 1/2"	6' - 11"	1 3/4"	ALUM	ANODIZED	IG	SF6	ALUM	ANODIZED	0	SEE SPEC	J1	H1	S1	CARD READER, PROVIDE PANIC HARDWARE
X5	STAIR 2	SF1	3' - 0"	7' - 0"	1 3/4"	ALUM	ANODIZED	IG	SF6	ALUM	ANODIZED	0	SEE SPEC	J1	H1	S1	CARD READER, PROVIDE MAGNETIC DOOR CONTACT, ALARMED PANIC HARDWARE EXIT ONLY, LATCH PROTECTOR PLATE
X6	LOBBY	SF2	6' - 0"	7' - 0"	1 3/4"	ALUM	ANODIZED	IG	SF3	ALUM	ANODIZED		SEE SPEC	J1	H1	S1	CARD READER, PROVIDE PANIC HARDWARE
X7	MAINT. & JAN.	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	0	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE DOOR WITH INSULATED CORE.
X8	ELECTRICAL	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	0	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE DOOR WITH INSULATED CORE, PROVIDE HARDWARE SO DOORS CAN OPEN 180 DEGREES
X9	ELECTRICAL	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	0	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE DOOR WITH INSULATED CORE.
X10	WATER ROOM	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	0	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE DOOR WITH INSULATED CORE.
X11	COMMUNITY	SF1	3' - 0 3/4"	7' - 0 1/4"	1 3/4"	ALUM	ANODIZED	IG	SF4	ALUM	ANODIZED	0	SEE SPEC	J1	H1	S1	CARD READER, PROVIDE PANIC HARDWARE
X12	COMMUNITY	SF1	3' - 0"	7' - 0 1/4"	1 3/4"	ALUM	ANODIZED	IG	SF4	ALUM	ANODIZED	0	SEE SPEC	J1	H1	S1	CARD READER, PROVIDE PANIC HARDWARE
X13	CHILDREN	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	60 MIN	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE MAGNETIC DOOR CONTACT, ALARMED PANIC HARDWARE EXIT ONLY, LATCH PROTECTOR PLATE
X14	ADULT LIBRARY	D1	3' - 0"	7' - 0"	1 3/4"	HM	PTD	N/A	F1	HM	PTD	60 MIN	SEE SPEC	J4	H4	S2	CARD READER, PROVIDE MAGNETIC DOOR CONTACT, ALARMED PANIC HARDWARE EXIT ONLY, LATCH PROTECTOR PLATE

1



1 A-711 **FRP SURROUND PROFILE**
SCALE: 1 1/2" = 1'-0"

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KEYPLAN

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OSFM REVIEW COMMENTS	2	04/17/2025

PERMIT SET

SHEET DATE: 02/12/2025

PROJECT NO. 2.128

DRAWING TITLE

DOOR, FRAME AND GLAZING TYPES (EXTERIOR)

SCALE: As indicated

SHEET NUMBER

A-711

HOLLY OAK CONSULTING, LLC

NATURAL RESOURCE EVALUATION, PLANNING, & PERMITTING

May 2, 2025

RE: LaPlata Library
FSD & FCP Comments

Dear Applicant,

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

Forest Stand Delineation

1) Please provide an FSD narrative with data sheets.
2) Please identify the specimen trees on site and label them accordingly.
3) Add a specimen tree table to the FSD.

Forest Conservation Plan

1) Label specimen trees on the FCP and add the critical root zones to the respective trees.
2) Add a specimen tree table to the FCP and note if trees are to be retained or removed.
3) If specimen trees are to be retained, please note any protection and preservation measures on the plan (i.e. tree protection fence).
4) A sign detail for a reforestation project is shown on the plan, but no reforestation is shown on the plan. In addition, sign locations are not shown on the plan. Please clarify.
5) Please add a note detailing how the required 1.97 acres of forestation are being addressed.

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

May 2, 2025

RE: La Plata Library
208 Washington Avenue
MJSP-000656-2023

We have reviewed the Major Site Plan for La Plata Library dated April 3, 2023, as revised based on Town of La Plata comments May 19, 2023, & January 1, 2025. Also revised January 1, 2025, per Charles County SCD comments. We offer the following comments:

Roads, Streets, and Sidewalks

1) Vehicle entrances: location, type and complete dimensions.
   a) Incomplete and conflicting information, see mark-ups. If the "Roads Streets and Sidewalks" design is on the site plan do not have detailed information for other improvements on that plan. It may be clearer to move the information to a Dimension, Paving, Signage and Striping Plan. It could be convenient to use the signage and striping plan and add the information.
   b) The type of entrance on the detail sheet does not match what is shown on the plan.

2) Existing and Proposed Public and Private streets.
   a) Completely dimension streets and drive aisles. Show inter-parcel connections where applicable. Missing information on Maple and Washington Avenues.
   b) Show complete property information with bearings and distances.
   c) Please ensure that information is legible and that the info specific to the design of a particular sheet stands out among all other information.
   d) Both Public streets should be a 26' wide paving section (13' lanes) on a 50' right-of-way per Town of La Plata Code Section 170, Table 1 for Secondary Local roadway classification. The tie-in for Maple may taper down to meet the existing roadway section.
   e) At Maple Avenue extension, the property and right-of-way information is incomplete. Please add.
   f) There is grading, a public utility easement and a retaining wall in the right-of-way. This does not conform to any standard cross section.

3) Location and complete dimensions of sidewalks, pedestrian walkways including handicapped accessibility per federal and state requirements. Pedestrian circulation systems connect building entries with parking areas, adjacent sidewalks and public uses (including schools and parks) and bike paths.

MK CONSULTING ENGINEERS
The Star Building
1801 Porter Street, Suite 401
Baltimore, MD 21230
667-309-6193
www.mkceng.com

a) The cross section shown on the detail sheet does not match the plan. Please provide cross section to match plan.
b) No accessible route is shown. Please show and label the accessible route.
c) Across from the site, existing Talbot Street has pedestrian ramps and a crosswalk. The Charles County court and government offices are located there. Connectivity across Washington Avenue shall be provided in the form of a crosswalk and signage conforming to all applicable current regulations.
d) Provide a ramp at the south side of Talbot Street Extension where it intersects Washington Avenue. Show crosswalk striping to connect the ramps on the north and south sides of Talbot Street Extension.

4) Connection to ex. Maple Avenue
   a) On C-202, the extension of Maple Avenue almost encroaches on private property. Investigate whether a temporary construction and grading easement is required.
   b) The private property line/Right-of-Way line is not discernable past station 02+90. Please show or make it easier to see.
   c) It is suggested that the horizontal alignment of the proposed road be moved to the east to avoid private property and to better align with ex Maple Ave geometry.
   d) It appears that the proposed grading at Station 3+45.39 does not tie into existing grade. Please adjust LOD and obtain survey info of existing roadway to ensure vertical alignment will work.

5) Please provide sight distance triangles on roadway plan(s). Note which case(s) was used for performing analyses.

6) Traffic Impact Study.

   a) This site development appears to generate enough daily trips that a Traffic Impact Study is required. The design also opens Talbot Street to trips from Maple Avenue for more additional trips. Talbot Street could become a cut through to avoid MD Rte. 301 in that area. Please provide Traffic Impact Study or an exemption letter.

7) Provide no parking signage along both sides of Talbot Street and Maple Ave.

<u>Grading</u>

1) The swale conveying water around the east side of the building is 1% and is 10’ away from the face of the building. It appears that the centerline could move further away from the building while still accommodating grade tie-ins.

Review of this project will continue upon satisfactory response to the above comments. Please contact me at (667) 210-2485 or rpike@mkceng.com with any questions or concerns.

Sincerely,



Ryan Pike, PE
Senior Associate
MK Consulting Engineers, LLC

MK CONSULTING ENGINEERS
The Star Building
1801 Porter Street, Suite 401
Baltimore, MD 21230

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www.mkceng.com

Town of La Plata
Stormwater Management
Step 3 (Final Stormwater Management Plan) Review

Project Title:	La Plata Library
Location or Address:	208 Washington Ave
ToLP Permit Number:	SWM-000562-2021
Total Disturbed Area and Total Parcel Area:	6.14 Acres LOD
Total LOD Impervious Area within (Existing + New = Total):	0.36 Acres + 2.20 Acres = 2.56 Acres
Total Parcel Impervious Area (Existing + New = Total):	0.36 Acres + 2.20 Acres = 2.56 Acres
Utility Zone and Development Type:	
Plat:	
Designer:	Vista Design
SWM Reviewer:	Tim Wells
Date Submitted:	03/12/2025
Date Reviewed:	03/21/2025
SWM Step 3 Approval:	Approved

The applicant shall submit final erosion and sediment control and stormwater management plans that address the comments received during the previous review phases. Plans submitted for final approval shall be of sufficient detail to allow all approvals and permits to be issued according to the following:

X	Final erosion and sediment control plans shall be submitted according to COMAR 26.17.01.05
X	Final stormwater management plans shall be submitted for approval in the form of construction drawings and be accompanied by a report that includes sufficient information to evaluate the effectiveness of the proposed runoff control design
X	Any ESD features or BMPS included on a final stormwater plan must be readily available for inspection by the town and accessible for maintenance

(NOTE: an X in the box indicates that the plan set submitted is in compliance with that item)

Reports submitted for final stormwater management plan approval shall include, but are not limited to:

X	Geotechnical investigations including soil maps, borings, site specific recommendations, and any additional information necessary for the final stormwater management design
X	Drainage area maps depicting predevelopment and post-development runoff flow path segmentation and land use
X	Hydrologic computations of the applicable ESD and unified sizing criteria according to the design manual for all points of discharge from the site

X	Hydraulic and structural computations for all ESD practices and structural stormwater management measures to be used
X	A narrative that supports the final stormwater management design
X	Any other information required by the town

(NOTE: an X in the box indicates that the plan set submitted is in compliance with that item)

Construction drawings submitted for final stormwater management plan approval shall include, but are not limited to:

X	A vicinity map
X	Existing and proposed topography and proposed drainage areas, including areas necessary to determine downstream analysis for proposed stormwater management facilities
X	Any proposed improvements including location of buildings or other structures, impervious surfaces, storm drainage facilities, and all grading
X	The location of existing and proposed structures and utilities
X	Any easements and rights-of-way
X	The delineation, if applicable, of the 100-year floodplain and any on-site wetlands
X	Structural and construction details including representative cross sections for all components of the proposed drainage system or systems, and stormwater management facilities
X	All necessary construction specifications
X	A sequence of construction
X	Data for total site area, disturbed area, new impervious area, and total impervious area
X	A table showing the ESD and unified sizing criteria volumes required in the design manual
X	A table of materials to be used for stormwater management facility planting
X	All soil boring logs and locations
X	An inspection and maintenance schedule
X	Certification by the owner/developer that all stormwater management construction will be done according to this plan
	An as-built certification signature block to be executed after project completion
X	Any other information required by the town

(NOTE: an X in the box indicates that the plan set submitted is in compliance with that item)

If a stormwater management plan involves direction of some or all runoff off of the site, it is the responsibility of the developer to obtain from adjacent property owners any easements or other necessary property interests concerning the flow of water. Approval of a stormwater management plan does not create, allow or affect any right to direct runoff onto adjacent property without that property owner's permission.

When resubmitting, please include the comments or questions below with your responses, the revised plans, and the revised report.

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

PLANNING COMMISSION STAFF REPORT

DATE: January 6, 2026

TO: Honorable Chair and Members of the Planning Commission

FROM: Don Dooley, Planning Director

PREPARED BY: Don Dooley, Planning Director

APPLICATON NO.: **Zoning Text Amendment (ZTA) 01-2026 – Adequate Public Facilities**

APPLICANT: Town of La Plata, Maryland

OWNER: N/A

PROJECT LOCATION: Town-wide

REQUEST: To add Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of providing regulatory provisions to require adequate water, sewage, roads, and school seating capacity for new development in the Town of La Plata. Zoning Text Amendment (ZTA) 01-2026 also proposes to amend Chapter 173 (Subdivision and Land Development) in Article IX (School Seat Allocation Policy) of the La Plata Municipal Code pertaining to regulations for adequate school seating capacity for new development.

BACKGROUND

The La Plata Town Council has expressed interest in creating requirements for new development to ensure adequate public infrastructure and services are in place to support new construction in Town so as not to dimmish the quality of life for residents, businesses and visitors to La Plata. The Council is particularly interested in developing and retaining minimum public infrastructure standards pertaining to roads, water, sewage and school seating capacity. This will ensure new development does not impact minimum infrastructure thresholds set by the Town. These goals are not uncommon in other communities throughout Maryland which have adopted their own adequate public facilities ordinance (“APFO”) under one, cohesive, code or as a series of separate codes. By doing so, communities are creating a regulatory tool that promotes smart growth management so new development does not outpace a community’s ability to support it.

While such ordinances may slow or defer some development, adequate public facility ordinances are not, inherently, designed to discourage development, only manage it. This is critical for growing communities, like La Plata, that are experiencing a significant influx of new development.

Based on Council direction, staff is proposing, under Zoning Text Amendment (ZTA) 01-2026, to add Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of providing regulatory provisions to require adequate water, sewage, roads, and school seating capacity for new development in the Town of La Plata. Zoning Text Amendment (ZTA) 01-2026 also proposes to amend Chapter 173 (Subdivision and Land Development) in Article IX (School Seat Allocation Policy) of the La Plata Municipal Code pertaining to regulations for adequate school seating capacity for new development.

As discussed above, Zoning Text Amendment (ZTA) 01-2026 does not propose to codify minimum infrastructure standards for roads, water, sewage and school seating capacity under a single ordinance. This is because school seating capacity is already addressed in Chapter 173 (Subdivision and Land Development) of the La Plata Zoning Code. Therefore, Zoning Text Amendment (ZTA) 01-2026 would, in part, modify this ordinance in conjunction with the development a separate (new) ordinance to combine the topics of roads, water, and sewage under a single ordinance through the proposed addition of Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code. Article X also proposes to cross-reference school seating capacity under Chapter 173.

For technical accuracy and clarity, it is worth noting that references to Zoning Text Amendment 01-2026 as being the Town's "Adequate Public Facilities Ordinance (APFO)" is not accurate. It is really two separate ordinances (one existing and one proposed) under the administrative processing umbrella of Zoning Text Amendment (ZTA) 01-2026.

DISCUSSION

Draft Public Facilities Standards

Since staff has written a comprehensive evaluation/explanation for the proposed (draft) adequate public facilities standards pertaining to roads, water, sewage, and public school seating capacity (under Attachment No. 1), no additional comments are provided for the proposed text amendments herein.

Public Hearing

All proposed additions, modifications, and deletions to the Town's Municipal Code require a noticed public hearing. Therefore, Zoning Text Amendment (ZTA) 01-2026 has been advertised, as required by State Law, to provide the opportunity for the public to comment on the proposed changes being considered to the La Plata Municipal Code under Chapter 173 (Subdivision and Land Development) and Chapter 191 (Zoning). Therefore, during

the Planning Commission Meeting of January 6, 2026, the Commission must open the public hearing to receive public comments on Zoning Text Amendment (ZTA) 01-2026. However, staff recommends that the public hearing not be closed during the January 6, 2026, Planning Commission Meeting, even if no one speaks. Instead, staff recommends the public hearing be carried over to the next regularly scheduled Planning Commission Meeting of February 3, 2026. The purpose of doing so is to ensure the public has adequate time to evaluate the proposed text changes, under Zoning Text Amendment (ZTA) 01-2026, to address the Commission as the holidays may be an impediment to some public participation. It will also provide the public with an opportunity to read and comment on potential changes the Commission may direct staff to make on Chapters 173 and 191 after the January 6, 2026, Planning Commission Meeting.

Planning Commission Comments

To facilitate Planning Commission analysis and discussion on the proposed text changes to the La Plata Municipal Code, under Zoning Text Amendment (ZTA) 01-2026, Commissioner comments have been received by staff and are incorporated within Attachment No. 4 to this report.

Town Council Meeting

For public and Planning Commission awareness, the Town Council is tentatively scheduled to place on their January 13, 2026, Agenda a discussion concerning adequate public facilities for roads, water, sewage and school seating capacity. However, this is not a Town Council Public Hearing on Zoning Text Amendment (ZTA) 01-2026 and no Council action will occur. However, staff will provide a timely summary of Council comments for the Planning Commission's edification in preparation of its regularly scheduled meeting on February 3, 2026.

Once the Planning Commission makes a formal recommendation to the Town Council on Zoning Text Amendment (ZTA) 01-2026, the Council will hold its own, de novo, public hearing on the matter and take final action on Zoning Text Amendment (ZTA) 01-2026.

RECOMMENDATION

Staff recommends the Planning Commission provide feedback on Zoning Text Amendment (ZTA) 01-2026 and continue the public hearing for the project to the next regularly scheduled Planning Commission Meeting of February 3, 2026, to facilitate additional public feedback.

ATTACHMENT(S)

1) Agenda Item Summary Document
2) Draft Text Amendment Chapter 173 (Article IX. - School Seat Allocation Policy)
3) Draft Text Amendments to Chapter 191 (New Article X. - Adequate Public Facilities Requirements)

4) Planning Commission Comments from: 1) Chair Banks, 2) Commissioner Miller, 3) Council member Guttenberg, 4) Vice-Chair Hudnell

-End of Report-

FOR LEGISLATIVE USE ONLY

Item Number: Agenda Item #

Date of Meeting: Jan 06, 2026

Agenda Item Summary

MEETING GROUP:	Planning Commission
STAFF RESOURCE:	Chuck Stevens, Town Manager
DEPARTMENT:	Executive
TYPE:	Informational
SUBJECT:	Proposed Amendments to Chapter 191 and Chapter 173

BACKGROUND:

The Town of La Plata is a designated growth area within Charles County and represents approximately six percent (6%) of the population in the County's growth area. Residential growth in the Town has accelerated significantly in recent years, placing increased demand on public infrastructure, particularly the Charles County public school system.

The Town has no role in planning, approving, or funding new public schools—this responsibility rests with the Charles County Board of Education and County Commissioners. However, the Town does have regulatory authority over the rate of residential development through an Adequate Public Facilities Ordinance (APFO) and its School Seat Allocation Policy.

The current School Seat Allocation Policy (Chapter 173) guarantees a minimum of 100 school seat allocations annually and allows the Chief Executive Officer to establish 'particularized student generation rates' through Town-specific surveys. Staff have identified several concerns with the current system:

1. The guaranteed minimum of 100 allocations per year does not account for actual school capacity constraints
2. Discrepancies exist between Town-calculated student generation rates and County-published Student Yield Factors
3. The process for incorporating capacity from Capital Improvement Program (CIP) school construction projects is undefined
4. No separate process exists for Major Development Projects (100+ units) that have long-term impacts on school enrollment
5. The policy lacks transparency in how allocations are calculated

Staff have worked extensively with the Charles County Board of Education and Charles County Planning & Growth Department to develop proposed code language and amendments that address these concerns while aligning with the Charles County methodology and maintaining coordination on school capacity planning.

Key stakeholders: Town Council, Planning Commission, Charles County Board of Education, Charles County Public Schools, Charles County Planning & Growth Management, residential developers, existing property owners, and Town residents.

FISCAL IMPACT:

These amendments have no direct fiscal impact on the Town's budget. The proposed changes affect development review processes and do not require additional staffing, equipment, or operational expenses.

Indirect fiscal considerations:

Revenue Impact: The capacity-based allocation system may result in fewer residential building permits issued during periods when schools are at or near capacity. This could temporarily reduce revenues from permit fees, impact fees, and future property taxes. However, this impact would be offset when school capacity is restored through new construction.

Long-term Financial Sustainability: The amendments support the Town's long-term fiscal sustainability by ensuring that residential growth aligns with infrastructure capacity, avoiding the potential costs associated with overcrowded schools and stressed public facilities.

Administrative Efficiency: Using standardized County Student Yield Factors eliminates the need for Town staff to conduct biennial surveys, reducing staff time spent on data collection and analysis.

STRATEGIC PLAN ALIGNMENT:

These amendments directly support multiple goals in the Town's 2022 Strategic Plan:

Goal #1 - Good Governance

"We will serve as responsible stewards of community trust in making decisions to maximize public service value to our residents."

The amendments ensure fair and transparent decision-making processes by replacing subjective determinations with clear mathematical formulas using publicly available data. This enhances accountability and builds community trust.

Goal #2 - Operational Excellence

"Retain professional staff with the appropriate education, facilities, equipment, tools, and technology to efficiently provide quality work with a sense of pride."

By adopting standardized County data and clear formulas, staff can process applications more efficiently and with greater confidence. The policy reduces disputes over subjective rate determinations and streamlines coordination with County agencies.

Goal #3 - Economic Prosperity

"Develop an economic base in La Plata that offers desirable careers and supports high standards of living for residents now and into the future."

Quality schools are essential to attracting and retaining residents and businesses. These amendments protect school capacity while providing clear rules for developers, supporting sustainable economic growth.

Goal #5 - Public Service Readiness

"Plan and develop the systems and infrastructure needed to meet growing demand, while supporting the health, safety, and wellness of residents and natural resources."

The amendments directly address infrastructure planning by ensuring residential development aligns with school capacity. The provisions for counting CIP projects and requiring Development Agreements for Major Development Projects enable better long-term infrastructure planning.

Additional Plan Alignments:

Comprehensive Plan: Supports managed growth policies and coordination with Charles County for provision of adequate public facilities

- Capital Improvement Plan: Creates a mechanism for incorporating planned school construction into development allocation decisions

SUSTAINABILITY CONSIDERATIONS:

These amendments support community sustainability across social, economic, and environmental dimensions:

Social Sustainability:

- Protecting school capacity ensures quality education for current and future residents
- Prevents overcrowding that can negatively impact student learning outcomes
- Promotes equity by ensuring all students have access to adequate school facilities

Economic Sustainability:

- Supports long-term property values by maintaining quality school capacity
- Provides clear, predictable rules for development community
- Enables better coordination of school construction with residential development timing

Environmental Sustainability:

- Manages growth rate to align with infrastructure capacity, reducing sprawl pressure
- Supports compact, walkable development patterns by coordinating residential growth with existing school locations

ADA CONSIDERATIONS:

These are policy amendments that establish administrative procedures and do not involve physical facilities, programs, or services that would trigger ADA compliance requirements. All Town meetings where these amendments are discussed will be held in ADA-accessible facilities with accommodations available upon request in accordance with Town policy.

RECOMMENDED ACTION:

Staff recommend that the Planning Commission review the proposed code language within Chapter 191 (Adequate Public Facilities Ordinance) and amendments to Chapter 173 (School Seat Allocation Policy) and provide feedback, comments, and recommendations to the Town Council.

ATTACHMENTS

1. Proposed Chapter 191 (APFO)

2. Redline Version of Proposed Chapter 173 (School Seat Allocation Policy) Amendments

EXTENDED STAFF REPORT

Proposed Chapter 191 (APFO) and Chapter 173 (School Seat Allocation Policy) Amendments

EXECUTIVE SUMMARY

This extended report provides a comprehensive overview of two related but distinct sections of the Town Code that work together to manage growth and ensure adequate public infrastructure:

- Chapter 191 - Adequate Public Facilities Ordinance Requirements (APFO): Ensures that new development does not overwhelm the Town's infrastructure for water, sewer, roads, and schools.
- Chapter 173 - School Seat Allocation Policy: Specifically manages the rate of residential development to align with available school capacity.

Key Changes Being Proposed

- Elimination of the guaranteed minimum of 100 school seat allocations per year
- Introduction of a capacity-based system that can deny allocations when schools are overcrowded
- Use of standardized County student generation rates instead of Town-specific surveys
- Creation of a 6% proportional cap on annual allocations
- New requirements for large subdivision projects (100+ units)

PART 1: CHAPTER 191 - ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

What is the APFO?

The APFO is the Town's primary tool for ensuring that new development pays its fair share and doesn't negatively impact existing residents' quality of life. Think of it as a quality control checkpoint that every major development must pass before approval.

How Does It Work?

When a developer wants to build a new subdivision or commercial project, they must prove that:

- The Town's water and sewer systems can handle the additional demand
- Roads can accommodate the additional traffic
- Schools have adequate capacity for new students

If any of these systems were to be overwhelmed, the developer must either scale back the project or fund improvements to bring the systems up to standard.

Section-by-Section Explanation

Code Section	Plain English Explanation and Staff Intent
§ 191.86 Purpose	What It Means: This section explains why the APFO exists. Plain English: New development should not make things worse for people who already live here. If a new subdivision will overwhelm our water system, clog our roads, or overcrowd our schools, the developer must fix those problems before building.
§ 191.87 Adequate Public Facilities Required	What It Means: This is the basic rule: you can't get approval for a major development unless you prove the infrastructure can handle it. Plain English: Before the Planning Commission can approve a preliminary plat or site plan, the developer must demonstrate that adequate water, sewer, roads, and school capacity exist. Exemptions: Small projects (minor subdivisions, small site plans, and non-residential buildings under 1,200 square feet) don't have to go through this process unless the Planning Director determines there's a special concern.
§ 191.88 Roads	What It Means: New development cannot make traffic worse than a Level of Service (LOS) 'C' standard. Plain English: Think of Level of Service as a report card for traffic flow: LOS A = Excellent (free-flowing), LOS B = Good, LOS C = Acceptable (this is our minimum standard), LOS D = Poor, LOS E = Very poor, LOS F = Failing (gridlock).

Code Section	Plain English Explanation and Staff Intent
	Key Requirements: Minimum LOS for all Town roads is 'C'. If a road already operates below LOS 'C', it's considered inadequate. Developers must either improve roads to meet the standard or scale back their project. Exemption: Projects generating fewer than 35 peak-hour vehicle trips per day.
§ 191.89 Schools	What It Means: This section simply refers you to Chapter 173 for school requirements. Plain English: School capacity is so important and complex that it has its own entire chapter of regulations (see Part 2 of this report).
§ 191.90 Sewage System	What It Means: The Town's wastewater treatment plant must have sufficient capacity to handle new development. Plain English: The standard is clear: The treatment plant cannot operate above 80% of its maximum permitted capacity due to new development. If the plant is at 750,000 gallons/day and permitted for 1 million gallons/day, a new development can only add 50,000 gallons/day (to reach the 80% threshold of 800,000).
§ 191.91 Water Supply System	What It Means: The Town's water supply must be sufficient to serve new development. Plain English: Just like the sewer system, the water system has an 80% rule: The Town cannot exceed 80% of its maximum permitted

Code Section	Plain English Explanation and Staff Intent
	water authorization from the State of Maryland due to new development. Same calculation applies as sewage.
§ 191.92 Water, Sewage, and School Capacity Allocations	What It Means: This section explains how long an approved project's allocation is valid. For New Approvals: Water and sewer allocations are guaranteed for 3 years. You must get a building permit and start construction within those 3 years or your allocation expires. For Old Approvals: Projects with preliminary approval before this ordinance get priority. Town distributes allocations starting with oldest approvals first. These also have 3 years to use allocations once granted.
§ 191.93 Adequate Public Facilities Study	What It Means: Developers must hire qualified professionals to prepare a detailed study proving that adequate infrastructure exists. Plain English: You can't just promise that your development won't overwhelm our systems—you have to prove it with a professional study that includes: background information, impact analysis (trips, students, water/sewer needs), infrastructure assessment, road details, and a mitigation plan if impacts are anticipated.
§ 191.94 Mitigation	What It Means: If infrastructure is inadequate, the developer must fix it or the project gets denied.

Code Section	Plain English Explanation and Staff Intent
	Plain English: The Planning Commission has two options: (1) Deny the project, OR (2) Require mitigation—make the developer fix the problem through a legally binding agreement that includes funding improvements, building new facilities, phasing the project over time, or any combination. The agreement must be approved by the Town Attorney, recorded with the County Clerk, and secured by bonding.
§ 191.95 Bonding or Surety	What It Means: Developers must put up money (a bond) to guarantee they'll complete required improvements. Plain English: Talk is cheap. If a developer promises to widen a road or upgrade a water main, they must put up a cash bond first. If they fail to complete the work, the Town takes the bond money and does the work itself.
§ 191.96 Standards, Criteria and Procedures	What It Means: This section provides additional guidance and references. Plain English: The Town can reference the Charles County APF Manual as needed for consistency. The Planning Commission can recommend updates which the Town Council must approve. The Town is the sole provider of water/sewer; developers must fund, construct, bond, and dedicate all new facilities to the Town as determined by the Director of Public Works.

PART 2: CHAPTER 173 - SCHOOL SEAT ALLOCATION POLICY

What is the School Seat Allocation Policy?

This policy specifically manages how many new homes can be built each year based on available school capacity. Unlike the APFO (which covers all infrastructure), this chapter focuses exclusively on schools.

Why Do We Need This?

The Core Problem:

- The Town is growing rapidly
- The County Board of Education and County Commissioners plan and fund schools—not the Town
- School construction can't keep up with residential growth
- Result: Potential for overcrowded schools

What This Policy Does: Since the Town can't build schools, it controls the one thing it CAN control: the rate of residential development. This gives the school system time to catch up.

Important to Understand: The Town has no role in planning, approving, or funding schools. That's entirely up to the Charles County Board of Education and County Commissioners (with State funding). The Town's only tool is to manage residential growth when schools are overcrowded.

Section-by-Section Explanation of Major Changes

The following table summarizes the key provisions of Chapter 173 and highlights where changes are proposed:

Code Section	Current/New Language	Intended Accomplishment
§ 173-93 Allocatable School Capacity (Definition)	NEW LANGUAGE: If any school level (Elementary, Middle, High) has zero or negative capacity, the Allocatable School Capacity = ZERO. ALSO: Allocation is the lesser of (a) local aggregate capacity OR (b) 6% of County-wide capacity excess.	Clarifies what happens when schools are overcrowded and establishes the 6% proportional cap to ensure La Plata doesn't use more than its fair share of County capacity.
§ 173-94 Student Generation Rates	~~OLD: CEO conducts Town-specific surveys and determines 'particularized' rates for each project.~~ NEW: Town must use standardized County Student Yield Factors published by County Commissioners and Board of Education. No more custom rates.	Eliminates discrepancies between Town and County rates. Ensures consistency, simplicity, and eliminates disputes over custom rates. Reduces staff time on surveys.
§ 173-95A Annual Allocation Determination	~~OLD: Minimum 100 seats guaranteed annually. Based on overall County capacity.~~ NEW: No minimum. Capacity = lowest aggregate among Elementary, Middle, High schools serving La Plata. Uses 110% formula. Can incorporate CIP	Major shift to capacity-based system. Transparent formula everyone can calculate. Aligns with County methodology. Prevents allocations when capacity doesn't exist. Proportional cap ensures fairness.

Code Section	Current/New Language	Intended Accomplishment
	projects within 18 months. Capped at 6% of County total.	
§ 173-102 Major Development Projects (NEW SECTION)	ENTIRELY NEW: Large projects (100+ units) must enter into a Development Agreement with Town, County, and with CCPS consultation. Must include Build-Out Schedule. Exempt from normal allocation process if in compliance.	Creates formal process for large subdivisions with long-term impacts. Enables school system to plan for phased development. Provides certainty for developers while protecting capacity.

How the New Allocation Formula Works

The proposed amendments replace the subjective, minimum-guarantee system with a transparent, capacity-based formula. Here's how it works step-by-step:

Step 1: Identify Catchment Schools

Each year, the Town Council (with CCPS) identifies which elementary, middle, and high schools serve La Plata's attendance zones.

Step 2: Get Annual Capacity Data from BOE

The County Board of Education publishes annual enrollment and capacity data for every school. This becomes our data source.

Step 3: Calculate Individual School Capacity

For each school: Available Capacity = (State Rated Capacity × 1.10) - Current Enrollment

Example: La Plata High has a State-Rated Capacity of 1,200. 110% = 1,320. Current enrollment = 1,250. Available capacity = 70 seats.

Step 4: Calculate Aggregate Capacity by Level

Add up all capacity at each level:

High Schools: La Plata HS (70) + McDonough HS (150) = 220 seats

Middle Schools: Somers MS (100) + Piccowaxen MS (200) = 300 seats

Elementary Schools: Craik (50) + Matula (80) + Mitchell (60) + Thornton (100) = 290 seats

Step 5: Use the Lowest Aggregate

The lowest of the three levels becomes the base allocation. In this example, High Schools at 220 seats is the limiting factor.

Step 6: Apply the 6% Cap

Calculate 6% of County-wide Total Net Capacity Excess. If County-wide excess = 4,280 seats, then 6% = 257 seats.

Compare: Local aggregate (220) vs. 6% cap (257). Use the lower number. Final allocation = 220 seats.

Critical Rule: If ANY level (Elementary, Middle, OR High) has negative capacity, the allocation is ZERO—even if other levels have capacity.

IMPLICATIONS OF THE PROPOSED CHANGES

What These Changes Mean for Different Stakeholders

For Developers:

More Predictable: Clear mathematical formulas, no subjective determinations, published data everyone can see.

More Restrictive: No guaranteed minimum 100 seats. Can be zero if schools are overcrowded. 6% cap limits total allocations.

New Opportunity: Large projects (100+ homes) can get Development Agreements providing certainty and streamlined process.

For Existing Lot Owners:

More Fair: Same Student Yield Factors for everyone. No developer gets better rates than others.

Still Protected: Still get 20% minimum of annual allocation. Safety valve: 6-year wait cap.

For the School System:

Better Coordination: Town uses same data as County. Consultation required for large projects. Can plan for CIP projects 18 months in advance.

More Realistic: Allocations actually match capacity. No arbitrary minimums.

For the Community:

Better Protection: Schools won't be overcrowded due to unlimited allocations. Growth tied to actual capacity.

More Transparency: Anyone can calculate allocations using public data. Less discretionary decision-making.

Potential Concerns and Staff Responses

CONCERN: "This will stop all development."

RESPONSE: Only if schools are genuinely overcrowded. Current FY2025 data shows 218 seats available (High Schools are the limiting factor), with a 6% cap of 257 seats. Result: 218 seats available—more than double the old guaranteed minimum of 100.

CONCERN: "What if capacity drops to zero?"

RESPONSE:

1. This would signal a genuine crisis requiring County action
2. Better to acknowledge reality than pretend capacity exists
3. Projects could still pursue County special allocations
4. Would force County to prioritize school construction
5. Protects students from overcrowding

CONCERN: "The 6% cap is arbitrary."

RESPONSE:

1. Based on La Plata's proportion of County's growth area population
2. Prevents La Plata from using disproportionate share of County capacity
3. In practice, local school capacity will usually be the limiting factor, not the cap
4. Ensures regional fairness

CONCERN: "This is too complicated."

RESPONSE: The formulas are actually simpler than the old discretionary system. Old way: CEO determines particularized rates (black box). New way: Look up published Student Yield Factors and capacity data (transparent).

STAFF RECOMMENDATIONS

Staff Recommends Approval with Discussion

Staff believe these amendments represent a significant improvement over the current system for the following reasons:

- Transparency and Objectivity: Replaces subjective determinations with clear mathematical formulas using publicly available data
- Coordination with County: Aligns with County methodology and uses same Student Yield Factors and capacity data
- Realism: Acknowledges that capacity constraints are real and provides honest assessment
- Fairness: Proportional cap ensures La Plata doesn't over-consume County capacity
- Planning Value: CIP provision allows planning for new schools; MDP process enables long-term coordination

CONCLUSION

These amendments represent a comprehensive update to the Town's growth management tools. They provide:

- Clarity where there was discretion
- Objectivity where there was subjectivity
- Realism where there were artificial guarantees
- Coordination where there was potential conflict

While the changes may initially seem restrictive, they actually provide a more honest and workable system that:

- Protects students from overcrowding
- Provides developers with clear, predictable rules
- Coordinates Town and County planning
- Ensures infrastructure matches growth

Staff believe these amendments serve the public interest and recommend that the Planning Commission provide favorable feedback to the Town Council.

Article IX. School Seat Allocation Policy [Adopted 2-8-05 by Ord. No. 05-1]

173-92 Statement of policy and intent.

A. Residential growth rates in Southern Maryland, Charles County and the Town of La Plata are among the highest in Maryland. The town is a designated growth area within the county and represents approximately ten percent (~~10~~6%) of the population in the growth area of Charles County. ~~In the 1990's, La Plata issued between forty-five (45) and sixty (60) building residential permits each year. In 2003, the town issued two hundred three (203) building permits for residential development. Estimates predict that the current rate of residential growth in the town will continue.~~

B. The rate of growth in Charles County and the Town of La Plata is outpacing the ability of the Charles County Board of Education and the Charles County Commissioners to develop and fund the construction of new schools in Charles County to accommodate the growing student population in La Plata and the county at large. ~~This has resulted in~~Unchecked growth has potential to result in school overcrowding that is contrary to the interests of students attending those schools and the public at large. ~~While one new high school is under construction and other schools are planned for construction in Charles County, the rate of growth is outpacing the Board of Education's ability to provide sufficient school seats to meet increasing demands.~~

C. The Town of La Plata has no role in the planning, approval or funding of new public schools. The construction of new public elementary schools, middle schools and high schools in Charles County is the responsibility of the Charles County Board of Education with funding provided primarily by the Charles County Commissioners and the State of Maryland. The Charles County Commissioners impose an excise tax to generate revenues for new school construction. This excise tax is imposed and collected by the County Commissioners on new development that takes place within the Town of La Plata and in the remainder of the county.

D. Since the Town of La Plata cannot control the supply of seats or school capacity available to accommodate the growing student population, the Town Council has determined that it is in the interest of the public health, safety and welfare, and a proper exercise of the town's police powers, to responsibly regulate the rate of development in the town so as to:

(1) Not exacerbate school overcrowding;

(2) Provide the Charles County Board of Education and the Charles County Commissioners with a reasonable time to make adequate school capacity available to meet the demands created by new growth in the Town of La Plata; and

(3) Provide for a reasonable rate of growth within the town to meet the town's fiscal and economic needs.

E. It is the intent of this Article to establish a methodology and a process for determining and allocating available school seats in the Charles County public schools and to accomplish this objective based upon historical student generation from residential development exclusively within the Town of La Plata.

173-93 Definitions.

For purposes of this Article, the following terms shall have the meanings set forth in this section:

ALLOCATABLE SCHOOL CAPACITY – The discrete amount of public-school capacity available for allocation to new residential development, restricted to the lowest positive number derived from the aggregate capacity

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calculation across the three specified school levels (Elementary, Middle, and High School) serving the Town of La Plata. In the event that the aggregate capacity calculation for any of the three school levels results in zero or a negative number (Shortage), the Allocatable School Capacity for that school attendance zone shall be deemed zero.

~~ALLOCATABLE SCHOOL CAPACITY – The lesser of (a) the lowest positive number derived from the aggregate capacity calculation across the three specified school levels or (b) 6% of the total net capacity excess of the entire Charles County public school system.~~

ALLOCATION POOL OR SUB-POOL—A pool or sub-pool established by the Town Council pursuant to § 173-95B for the allocation of available school seat capacity.

AVAILABLE SCHOOL SEAT CAPACITY—The amount of school seat capacity that the Town Council determines is available for new development pursuant to § 173-95.

DWELLING—A structure that contains one (1) or more dwelling units.

~~PARTICULARIZED STUDENT GENERATION RATE—A student generation rate determined for a proposed subdivision or an existing lot or parcel of land in accordance with § 173-94.~~

PRIORITY LIST—A list of persons awaiting a school seat allocation ranked chronologically in the order that each person became eligible for the list.

SCHOOL SEAT ALLOCATION—An allocation of available school seat capacity from an allocation pool or sub-pool pursuant to § 173-98.

STUDENT GENERATION RATE—The average number of public elementary school, middle school and high school students generated by a dwelling unit in each development and neighborhood of the Town of La Plata as determined in accordance with § 173-94.

173-94 Establishment of student generation rates.

A. A. The Town Council shall annually adopt and utilize the current Student Yield Factors established and published by the Charles County Commissioners and the Charles County Board of Education. The Student Yield Factors shall be used to determine the average number of public elementary school, middle school, and high school students generated by a dwelling unit for each type of residential development.

B. The Chief Executive Officer shall cease using particularized student generation rates for lots in proposed subdivisions or existing lots of record. The determination of the number of required development units shall be made by applying the Student Yield Factors to the specific dwelling unit type for the corresponding school level.

~~The Town Chief Executive Officer shall establish student generation rates from residential development in the town. After establishing initial student generation rates, the Chief Executive Officer shall review and modify the student generation rates not less frequently than every two (2) years.~~

~~B. The Chief Executive Officer shall establish student generation rates for elementary schools, middle schools and high schools. In determining and establishing student generation rates, the Chief Executive Officer shall conduct a survey to determine the number of students from each development and neighborhood in the town who attend public elementary schools, middle schools and high schools in the county and the total number of dwelling units in each development and neighborhood. In conducting this survey, the Chief Executive Officer may rely upon data maintained by the Charles County Board of Education and the town and such other data and information as the Chief Executive Officer reasonably deems relevant.~~

~~C. When an applicant for approval of a final subdivision plat or a building permit requests an allocation of school seat capacity, the Chief Executive Officer shall determine a particularized student generation rate for~~

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~~each lot in the proposed subdivision or for the existing lot or parcel of land. In determining a particularized student generation rate for an existing lot or parcel or for a lot in a proposed subdivision, the Chief Executive Officer shall consider the student generation rates of similar residential developments or neighborhoods in the town, the known target demographics that the lot, parcel or proposed lots will be marketed to, and other facts and data that the Chief Executive Officer deems relevant.~~

173-95 Establishment of school seat allocation and allocation pools.

~~A.~~ A. The Town Council annually shall determine the number of school seats that the town will make available for allocation for new residential development in the town during the town's ensuing fiscal year. This determination shall be based on the Allocatable School Capacity established for the school attendance zones encompassing the Town of La Plata. The Town Council, in conjunction with Charles County Public Schools (CCPS), shall annually identify the current public elementary, middle, and high schools serving the Town of La Plata attendance zones (the Catchment Schools). The calculations required by this section shall rely upon the annual capacity data provided by the Charles County Board of Education (BOE) for these annually identified Catchment Schools.

This capacity data shall include any capacity provided by Capital Improvement Program (CIP) projects that are scheduled for completion prior or concurrent to the upcoming allocation cycle. When capacity is programmed to exist through an approved CIP project, allocations may be granted within the eighteen (18) month period prior to the opening of the new school facility.

Capacity of individual schools shall be determined by subtracting the enrollment from one hundred ten percent (110%) of the state rated capacity. The Allocatable School Capacity for new residential development shall be restricted to the lowest aggregate capacity calculated among the three (3) school levels (Elementary, Middle, and High School) within the specified school attendance zones. If capacity at any required school level (Elementary, Middle, or High) does not exist, allocations shall not be granted in that school attendance zone. School capacity must exist at all three school levels within the current school district attendance boundaries for which the Board of Education has determined the students from the project will attend. In making this annual determination, the Council shall consider data and recommendations, if any, from the Charles County Board of Education as to the number of available school seats in the public school system in these specific attendance zones. Furthermore, to restrict annual allocation consistent with the Town's proportional share of available capacity within the Charles County Public School System, the total number of school seats allocated by the Town shall not exceed six percent (6%) of the Total Net Capacity Excess reported annually by the Charles County Board of Education for all schools in the public school system. This calculation shall only be used to establish a maximum cap on allocations and shall not supersede the lower allocation derived from the aggregate capacity calculation for the specific school attendance zones listed above.~~The Town Council annually shall determine the number of school seats that the town will make available for allocation for new residential development in the town during the town's ensuing fiscal year, except that in no event shall the number of school seats available for allocation in each fiscal year be less than one hundred (100). In making this annual determination, the Council shall consider the number of available school seats in the entire Charles County public school system and the ratio of the town's population to the population of the county as a whole. In addition to other factors that the Town Council deems relevant, the Council shall consider data and recommendations, if any, from the Charles County Board of Education as to the number of available school seats in the public school system and the number of seats that the town should allocate for new residential development.~~

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B. After the Town Council has determined the number of school seats available for allocation in the ensuing fiscal year, the Council, by resolution, shall divide the total number of seats available for allocation into such reasonable pools and sub-pools as the Council may create. These pools shall attempt to provide a reasonable apportionment of available school seats among competing development interests. Sub-pools may consist of

specific subdivisions or proposed subdivisions. The pools shall include, but necessarily be limited to, the following:

(1) Proposed subdivisions consisting of at least fifty (50) lots that have received preliminary plat approval and for which application has been made for final plat approval;

(2) Proposed subdivisions consisting of less than fifty (50) lots that have received preliminary plat approval and for which application has been made for final plat approval;

(3) Lots in recorded subdivisions that have fifty (50) or more remaining vacant lots for residential development. This pool shall contain not less than twenty percent (20%) of the school seat capacity available for allocation;

(4) Other existing recorded lots and parcels of land that could be developed for residential uses. This pool shall contain not less than twenty percent (20%) of the school seat capacity available for allocation.

C. In the fourth quarter of each fiscal year, the Town Council may reevaluate the number of school seats remaining unallocated in each pool and sub-pool. If the Council determines that all of the school seats in any pool or sub-pool are not likely to be allocated before June 30 of that year, the Council, by resolution, may reallocate such school seats into one (1) or more other pools or sub-pools where a demand for school seat allocation exists.

D. If any school seats in any pool or sub-pool remain unallocated on June 30 of any year, the Town Council, by resolution, ~~shall~~ may divide the unallocated seats into the pools and sub-pools for the ensuing fiscal year in such manner as the Council reasonably shall determine.

E. Not later than January of each year, the Chief Executive Officer shall consult with the Board of Education to determine whether any changes in school enrollment during the school year have resulted in additional available school capacity for that year. If the Chief Executive Officer determines that additional capacity does exist, the Chief Executive Officer shall so advise the Town Council. The Town Council, by resolution, may make such additions of school seat capacity to the respective allocation pools or sub-pools for that fiscal year as the Council determines appropriate.

173-96 Allocation required.

Except as provided in §§ 173-97 and 173-98, until the town has made an allocation of school seat capacity to a proposed subdivision, lot or parcel of land:

A. The Planning Commission may not approve a final plat of subdivision for a subdivision of land for the purpose of residential development; and

B. The town may not approve or issue a building permit for the development and construction of any residential dwelling or dwelling unit on an existing lot or parcel.

173-97 Exemptions.

The requirements of § 173-96 do not apply to:

A. The approval of a final plat for the subdivision of land for a development in which dwelling units will be restricted to occupancy by persons fifty-five (55) years of age and older;

B. The development and construction of dwelling units in a subdivision where occupancy of dwelling units is restricted to persons fifty-five (55) years of age or older;

C. Nursing homes;

D. Assisted living facilities;

E. Any other type of residential construction that will not generate additional school age population;

F. **[Amended 4-22-08 by Ord. No. 08-5]** The approval of a final plat of subdivision of land, or portion of a final plat of subdivision, for a development to the extent that the developer has entered into an agreement with the town and the County Commissioners of Charles County by which:

(1) The developer agrees, in addition to the payment of any applicable school excise taxes and school impact fees, to make one (1) or more financial payments to the County Commissioners in an amount or amounts determined by the County Commissioners to be sufficient to enable the County Commissioners to provide to the town for the exclusive benefit of the developer's development a sufficient number of special school seat allocations from the county's allotment of school seat allocations which, combined with such school seat allocations as the developer may obtain from the town pursuant to this Article IX, will be sufficient to accommodate the projected student population from the subdivision, or portion of the subdivision, shown on the final plat, and

(2) In exchange for such financial payment from the developer, the County Commissioners agree to provide to the town, for the exclusive benefit of the developer's development, an agreed number of special school seat allocations from the county's allotment of school seat allocations.

Where the developer has entered into such an agreement with the town and the Charles County Commissioners, the town shall not issue a building permit for any lot shown on the approved final plat for which a special school seat allocation is required until the County Commissioners have provided such special school seat allocation to the town.

173-98 Process for allocation.

A. This section regulates the allocation of available school seat capacity to proposed lots in subdivisions that are seeking final plat approval and to existing individual lots or parcels of land.

B. (1) When a request is made for final subdivision plat approval, the Chief Executive Officer shall determine the student generation rate by applying the Student Yield Factors adopted pursuant to § 173-94A for each lot shown on the proposed final plat and then shall multiply that rate...~~When a request is made for final subdivision plat approval, the Chief Executive Officer shall determine a particularized student generation rate for each lot shown on the proposed final plat and then shall multiply that rate~~ by the total number of lots on the final plat to determine the total number of school seats required for all lots shown on the plat.

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(2) If sufficient unallocated school seats in the applicable allocation pool or sub-pool are available to provide a school seat allocation for all of the lots depicted on the final plat, subject to the limitation in § 173-98F, a school seat allocation shall be made for all lots and, provided that the final plat satisfies all other applicable requirements, the Planning Commission shall approve the final subdivision plat.

(3) If sufficient unallocated school seats in the applicable allocation pool or sub-pool are not available to provide a school seat allocation for any of the lots depicted on the final plat, the applicant may elect to do one (1) of the following:

(a) Request that approval of the final plat be deferred and that the entire final plat be placed on the applicable subdivision priority list for allocation of available school seat capacity as such capacity becomes available;

(b) Withdraw the request for final plat approval.

(4) If sufficient unallocated school seats in the applicable allocation pool or sub-pool are available to provide a school seat allocation for some, but not all, of the lots depicted on the final plat, the applicant may elect to do one (1) of the following:

(a) [1] Accept a school seat allocation for as many lots as allocations are available for that proposed subdivision and designate each remaining lot as not buildable until a future allocation of school seat capacity is made for that lot. A school seat allocation shall be accepted by paying a school seat allocation reservation fee for each lot for which an allocation is to be made. The amount of the allocation reservation fee is twenty percent (20%) of the then applicable school excise tax for each lot. The allocation reservation fee shall be paid to the town prior to approval of the final subdivision plat. The allocation reservation fee for each lot shall be applied against the school excise tax payable for that lot if a building permit for that lot is applied for and issued by the town within one (1) year after final plat approval. However, if a building permit is not applied for and issued by the town within one (1) year after final plat approval, the school seat allocation and allocation reservation fee for that lot are forfeited and, for purposes of future school seat allocation, the lot shall be treated as an existing lot. Upon payment of the allocation reservation fee, the Planning Commission may approve the final subdivision plat,

[2] Any future allocation of school seat capacity for each lot for which a school seat allocation was not made when the final plat was approved, or for which an allocation was made but forfeited because a building permit was not applied for within one (1) year and issued within eighteen (18) months from the date of final plat approval, shall be made from the pool of school seats available for allocation to existing recorded lots at the time that a building permit application is approved for that lot. The future allocation of school seat capacity for a lot shall be based upon the student generation rate derived from the Student Yield Factors adopted pursuant to § 173-94A for that lot determined by the Chief Executive Officer prior to approval of the application for a building permit for that lot;~~The future allocation of school seat capacity for a lot shall be based upon a particularized school seat generation rate for that lot determined by the Chief Executive Officer prior to approval of the application for a building permit for that lot;~~

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(b) Request that approval of the final plat be deferred and that the entire final plat be placed on the applicable subdivision priority list for allocation of available school seat capacity as such capacity becomes available. If the applicant elects to have the final plat placed on the priority list, all available school seat capacity allocable to that subdivision be reserved for that proposed subdivision, without cost to the applicant, until school seat capacity is available in the pool or sub-pool for allocation to all remaining lots depicted on the final plat;

(c) Reconfigure and resubmit the final plat to depict only those lots for which an allocation of school seat capacity can then be made;

(d) Withdraw the request for final plat approval.

(5) Each approved final subdivision plat shall contain notes or graphic representations that clearly delineate which lots have received an allocation of school seat capacity and the terms and conditions of such allocation, and which lots are not buildable until a future allocation of available school seat capacity is made at such time as an application for a building permit is approved.

C. When an application is made for approval of a building permit for development and construction of a dwelling or dwelling unit on an existing lot or parcel of land, the Chief Executive Officer shall determine the student generation rate by applying the Student Yield Factors adopted pursuant to § 173-94A for that lot or parcel. The Chief Executive Officer shall allocate available school seat capacity to that lot or parcel based upon the student generation rate for that lot or parcel ~~When an application is made for approval of a building permit for development and construction of a dwelling or dwelling unit on an existing lot or parcel of land, the Chief Executive Officer shall determine a particularized student generation rate for that lot or parcel. The Chief Executive Officer shall allocate available school seat capacity to that lot or parcel~~ based upon the particularized student generation rate for that lot or parcel, if school seat capacity is available in

the existing lot allocation pool. If available school seat capacity is not then available, the lot will be placed on a priority list for future allocation of school seat capacity.

D. When an application for final subdivision plat approval or for the issuance of a building permit involves one (1) or more dwellings that contain more than one (1) dwelling unit per dwelling, such as single-family attached dwellings, townhouses, multiple-family dwellings and two-family dwellings, a school seat allocation may not be made for any dwelling unit in a dwelling unless sufficient school seat capacity is available for allocation to all dwelling units in that dwelling.

E. Each allocation of available school seat capacity is made to a particular lot, proposed lot, or parcel of land. Once an allocation of school seat capacity has been made to a particular lot, proposed lot or parcel of land, the allocation is not transferable or assignable to another lot, proposed lot or parcel of land.

F. Unless there are no proposed subdivisions awaiting final plat approval or existing lots or parcels of land on a priority list established pursuant to § 173-99, not more than twenty-five (25) seats of available school capacity may be allocated in any fiscal year to any one (1) proposed subdivision or to, or for the benefit of, any existing lots or parcels of land that were held in the same ownership on the first day of the fiscal year.

173-99 School seat allocation priority lists.

A. The town's Chief Executive Officer shall establish and maintain priority lists of applications for final subdivision plat approval, and for building permits for the development and construction of dwelling units on existing lots or parcels of land, for which school seat capacity is not available.

B. A proposed subdivision for which an applicant has requested placement on a subdivision priority list pursuant to § 191-98B and an existing lot or parcel of land for which a building permit application has been submitted to the town shall be placed on the applicable priority list as of such date and time when all requirements for final subdivision plat approval or issuance of a building permit have been satisfied except for the availability of school seat capacity.

C. When school seat capacity becomes available in the applicable subdivision allocation pool or sub-pool, the Chief Executive Officer shall provide written notice to the next applicant on the priority list that school seat capacity is available for allocation to some or all of the lots as depicted on the applicant's proposed final subdivision plat. The notice shall be sent to the address of the applicant as shown on the final subdivision plat application or to such other address as the applicant has designated in writing to the Chief Executive Officer. The notice shall give the applicant a period of thirty (30) days to notify the Chief Executive Officer in writing that the applicant accepts or rejects the allocation. An allocation shall be accepted in the manner specified in § 173-98B(4)(a)[1].

   (1) If the applicant accepts the allocation in writing within such thirty-day period, and if such allocation provides a school seat allocation for all lots depicted on the final plat, the final plat shall be approved.

   (2) If the applicant accepts the allocation in writing within such thirty-day period, and if such allocation provides an allocation of available school seat capacity for some, but not all of the lots depicted on the final plat, the applicant shall elect to proceed in accordance with § 173-98B(4)(a) or (b).

   (3) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant affirmatively rejects an allocation of available school seat capacity, the applicant may request in writing that the application for final plat approval be kept active and that the lots depicted on the final plat be maintained on the priority list. If the applicant does make such a request, the final plat shall maintain its place on the priority list and shall be offered the next available school seat allocation. If the applicant does not affirmatively accept the school seat allocation the next time it is offered, the final plat shall be removed from the priority list, the application for final plat approval shall be deemed

withdrawn, and any available school seat capacity previously allocated to lots on the final plat shall be returned to the applicable allocation pool or sub-pool.

(4) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant affirmatively rejects an allocation of available school seat capacity and does not request in writing that the application for final plat approval be kept active and that the final plat be maintained on the priority list, the final plat shall be removed from the priority list, the application for final plat approval shall be deemed withdrawn, and any available school seat capacity previously allocated to lots on the final plat shall be returned to the applicable allocation pool or sub-pool.

(5) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant neither rejects nor affirmatively accepts the allocation in writing, the lots on the proposed final subdivision plat shall be removed from the priority list, the application for final plat approval shall be deemed to have been withdrawn by the applicant, and any previous allocation of school seat capacity for lots on the final plat shall be returned to the applicable allocation pool or sub-pool.

D. When school seat capacity becomes available in the existing lot allocation pool or sub-pool, the Chief Executive Officer shall provide written notice to the next applicant on the existing lot priority list that school seat capacity is available for allocation to the applicant's lot or parcel of land. The notice shall be sent to the address of the applicant as shown on the building permit application or to such other address as the applicant has designated in writing to the Chief Executive Officer. The notice shall give the applicant a period of thirty (30) days to notify the Chief Executive Officer in writing that the applicant accepts or rejects the allocation.

(1) If the applicant accepts the allocation within such thirty-day period, the building permit shall be issued as long the application continues to comply with all applicable laws. If the building permit application no longer complies with all applicable laws, the application shall be deemed rejected, but the school seat allocation shall be reserved for the lot or parcel of land for a period of ninety (90) days, within which the applicant must submit for approval by the town a revised permit application that complies with all applicable laws. If a conforming building permit application is submitted within ninety (90) days and approved by the town, the school seat allocation for the lot or parcel of land shall be made and the permit issued. If a conforming building permit application is not submitted within ninety (90) days or is not approved by the town, the school seat capacity shall be placed back in the pool and the lot or parcel of land removed from the priority list.

(2) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant neither rejects nor affirmatively accepts the allocation in writing, the lot or parcel of land shall be removed from the priority list and the building permit application for that lot or parcel of land shall be deemed to have been withdrawn by the applicant.

(3) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant affirmatively rejects an allocation of available school seat capacity, the applicant may request in writing that the building permit application be kept active and that the lot or parcel of land be maintained on the priority list. If the applicant makes such a request, the lot or parcel shall maintain its place on the priority list and shall be offered the next available school seat allocation. If the applicant does not affirmatively accept the school seat allocation the next time it is offered, the school seat capacity shall be placed back in the allocation pool or sub-pool and the lot or parcel of land shall be removed from the priority list.

(4) If, within thirty (30) days after notice of the availability of a school seat allocation, an applicant affirmatively rejects an allocation of available school seat capacity and does not request in writing that the building permit application be kept active and that the lot or parcel of land be maintained on the priority list, the school seat capacity shall be placed back in the allocation pool or sub-pool and the lot or parcel of land shall be removed from the priority list.

E. Notwithstanding any other provision of this Article, any lot or parcel of land on the existing lot priority list that has not received an allocation of school seat capacity within six (6) years from the date that lot or parcel was placed on the priority list shall be issued a building permit as long as the building permit application continues to comply with all applicable laws. If the building permit application no longer complies with all applicable laws, the applicant must submit for approval by the town a revised building permit application that complies with all applicable laws. If a conforming building permit application is submitted within ninety (90) days and approved by the town, the building permit may be issued even though available school seat capacity may not exist in the applicable allocation pool or sub-pool. If a conforming building permit application is not submitted within ninety (90) days or is not approved by the town, a building permit may not be issued for the lot or parcel of land until a new allocation of school seat capacity is made to the lot or parcel. Any building permits issued pursuant to this section shall not count against or reduce the available school seat capacity that otherwise is available for allocation in that fiscal year.

173-100 Duration and effect of expiration of allocation.

A. This section provides for the expiration of an allocation of school seat capacity and the effect of such an expiration.

B. (1) This subsection regulates the expiration of a school seat allocation for a lot that was made as part of the approval of a final subdivision plat.

(2) A school seat allocation that has been made as part of the approval of a final subdivision plat is valid for a period of one (1) year from the date of approval of the final plat. The allocation for a lot in the subdivision expires if a building permit to construct a dwelling unit on that lot has not been issued within one (1) year from the date of approval of the final plat, or if the building permit to construct a dwelling unit on that lot expires or is revoked before a certificate of occupancy is issued.

(3) As long as a school seat allocation has not expired, a building permit may be issued for the lot for which the allocation has been made. A building permit may not be issued for any lot for which an allocation has expired until the lot has received a new school seat allocation. After expiration of an allocation, a lot shall be treated as an existing recorded lot and placed at the end of the existing lot priority list.

C. (1) This subsection regulates the expiration of an allocation of school seat capacity for a lot that was made as part of the issuance of a building permit.

(2) An allocation of school seat capacity for a lot that has been made as part of the issuance of a building permit is valid for the duration of the building permit. The school seat allocation expires if the building permit to construct a dwelling unit on that lot expires or is revoked before a certificate of occupancy is issued.

(3) If a school seat allocation expires, the existing building permit shall not be reinstated or renewed, or a new building permit issued, for that lot until the lot has received a new school seat allocation. After a school seat allocation expires, a lot shall be placed at the end of an existing lot priority list for a new school seat allocation.

173-101 Appeals.

A. Any person aggrieved by a decision of the town's Chief Executive Officer in determining the student generation rate for a specific lot or parcel or in approving or refusing to approve an allocation~~Any person aggrieved by a decision of the town's Chief Executive Officer in determining a particularized student generation rate or in approving or refusing to approve an allocation~~ of school seat capacity may appeal the decision to the Town Board of Appeals created under § 191-53 of this Code. Except to the extent inconsistent

with this section, proceedings of the Board shall be governed by §§ 191-53C and D of this Code and the Board's rules of procedure.

B. An appeal pursuant to Subsection A of this section may be based only on one (1) or more of the following grounds:

(1) The decision is contrary to law or illegal.

(2) The decision is arbitrary or capricious.

An appeal may not challenge or be based upon error in the determinations of the Chief Executive Officer in determining general student generation rates or of Town Council regarding the establishment of allocation pools pursuant to § 173-95.

C. An appeal shall be initiated by the filing of a notice of appeal with the Town Board of Appeals. The notice of appeal shall be filed within ten (10) days from the date of the decision being appealed from. The appeal shall be filed on forms prescribed by the Chief Executive Officer consistent with this section, and shall be accompanied by such appeal fee as may be established by resolution of the Town Council from time to time.

D. Each notice of appeal must contain at least the following:

(1) The name and address of the appellant;

(2) A statement identifying the decision that is being appealed;

(3) A statement describing how the appellant is aggrieved or affected by the decision that is being appealed;

(4) A detailed narrative explanation of the grounds of the appeal;

(5) A statement describing with specificity the manner in which the decision from which the appeal is taken is contrary to law, illegal, arbitrary or capricious. The notice of appeal shall contain specific references to all statutes, ordinances and regulations alleged to be violated by the decision; and

(6) A statement of the relief requested by the appellant.

The Board of Appeals shall dismiss any notice of appeal that does not contain the information required by this Subsection D.

E. Hearings and proceedings on an appeal to the Board of Appeals shall be based exclusively on the grounds of appeal, issues and matters presented in the notice of appeal. The Board may not consider any ground of appeal, matter or issue that has not been presented with specificity in the notice of appeal. The Board of Appeals may take such testimony and evidence as the Board deems necessary or desirable to assist it in considering an appeal.

F. The decision of the Chief Executive Officer is presumed to be correct, made in accordance with law and legal. The burden is on the person who appeals a decision to demonstrate that:

(1) The decision is contrary to law or illegal;

(2) The decision is arbitrary or capricious.

G. The Board shall affirm the decision appealed from unless the Board finds that:

(1) The decision appealed from is contrary to law or illegal;

(2) The decision appealed from is arbitrary or capricious.

If the Board makes any such finding, the Board may reverse the decision of the Chief Executive Officer in whole or in part, or may modify the decision, condition or requirement appealed from and make such decision, conditions or requirements as could have been made by the Chief Executive Officer. The Board also may remand

the matter to the Chief Executive Officer for such further proceedings or determinations as the Board of Appeals determines to be appropriate.

H. Any person or persons jointly or severally aggrieved by a decision of the Board of Appeals under this section, or any officer, department, board or bureau of the town, may appeal the decision of the Board of Appeals to the Circuit Court for Charles County. Such an appeal to the Circuit Court shall be filed within thirty (30) days from the decision of the Board.

I. A school seat allocation is not effective until the earlier to occur of:

(1) Ten (10) days from the date of the allocation if no appeal is filed under this section; or

(2) If an appeal is filed, until a final decision has been rendered and the time for all further appeals has expired.

§ 173-102 Process for Major Development Projects.

A. Intent and Applicability. This section establishes regulations for Major Development Projects (MDP), defined as subdivisions proposing **one hundred (100) or more lots or dwelling units**. This process is intended to address the significant and long-term impacts of such projects on the public school system.

B. Requirements. A Major Development Project (MDP) seeking school seat allocation shall be required to enter into a **Development Agreement** with the **Town of La Plata and the Charles County Commissioners**. This Agreement shall be prepared **in consultation with Charles County Public Schools (CCPS)** to ensure coordination regarding long-term planning, capacity management, and build-out scheduling. The executed Agreement shall include a **Build-Out Schedule** detailing the unit type and unit count for each phase of development.

C. Allocation of School Seats. Allocations granted to an MDP shall be contingent upon adherence to the executed Development Agreement and the approved Build-Out Schedule. The allocation of school seats shall be utilized consistent with the approved Build-Out Schedule, and the grant of allocation may be conditioned upon the commencement of construction milestones within the project.

D. Exemption. Development projects approved under this section may be exempt from the general provisions of § 173-98 (Process for allocation) and § 173-99 (School seat allocation priority lists), provided they remain in compliance with their approved Development Agreement.

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Chapter 191 - Zoning Regulations

Article XI. - Adequate Public Facilities Requirements

§ 191.86. Purpose.

The purpose of adequate public facilities review is to:

A. Require developers to provide new, additional, or upgraded public facilities for water, sewage, roads and school seating capacity, when necessary, to ensure the Town's ability to provide adequate public facility levels to serve new developments without impacting the existing community.

B. Ensure that all proposed development will not adversely affect the public health, safety and welfare; and,

C. Encourage new development to occur in areas of the Town where public facilities are being provided.

§ 191.87. Adequate public facilities required.

A. Unless stated otherwise within this Ordinance, no preliminary plat maps or site plans shall be approved by the Town unless it can be demonstrated that the development will not impact the adequacy of the Town's public facilities to provide the water, sewage, roads and school seating capacity to serve the development and its environs, as specified in this Ordinance.

B. This Ordinance does not apply to minor residential subdivisions, minor site plans and non-residential developments containing less than 1,200 square feet of gross floor area unless determined necessary by the Planning Director due to unique or unusual circumstances associated with the development and/or the surrounding environs of the development.

C. Unless exempted within this Ordinance, all preliminary plat maps and site plans submitted to the Town for approval shall be accompanied with an Adequate Public Facilities Study pursuant to Section 191.93

§191.88. Roads.

A. The traffic generated by a proposed development shall not reduce the level of service (LOS) at intersections or along roads below the standards established in this section.

B. This section does not apply to any development project that generates fewer than 35 peak-hour vehicular trips per day.

C. Roads shall be considered adequate to accommodate the projected vehicular traffic to be generated by a proposed development if:

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(1) All existing traffic, the anticipated traffic for new development, and the cumulative traffic anticipated for previously approved developments within the environs of a new development can meet or can be adequately mitigated to meet the minimum Level of Service required for the roadways impacted by the new development. Traffic service levels at all intersections in the immediate vicinity of the project, as designated by the Planning Director, shall be defined by the Critical Lane Methodology or current edition of the Highway Capacity Manual published by the Transportation Research Board; or

(2) The Town, County, or State has programmed for construction, in a capital improvements plan or a similar plan, additional roads or road improvements, in combination with existing roads and intersections, to comply with the standards specified in this Ordinance. The programmed improvements must be scheduled to be completed at the time the proposed development will generate new vehicular trips.

(3) A sufficient public right-of-way width is provided to serve the volume of pedestrian and vehicular traffic to accommodate the development, including adequate road widths to facilitate vehicular mobility, maneuverability and on-street parking.

D. Levels of service.

(1) The established minimum level of service (LOS) for all roads and intersections in the Town of La Plata shall be LOS "C."

(2) If the existing LOS of any road is less than LOS "C," the roadway will be considered inadequate..

(a) To meet the minimum roadway Level of Service requirement, mitigation shall be applied by the developer to all affected roads serving the development, as determined by the Planning Director. Alternatively, the Planning Commission may require a proposed development to be scaled back so all impacted roadways meet the minimum required level of service (LOS "C"). The Planning Commission shall deny any development if inadequate roadway mitigation measures are not sufficient to comply with this Ordinance.

E. The determination of the Level of Service for a road shall consider the effects of existing traffic and traffic projected to be generated from new developments in the environs, as determined by the Planning Director, for which final subdivision plats and site plans have been approved as well as increases in through traffic and all traffic projected to be generated from the proposed development for a specified development completion year.

F. Unless exempted within this Ordinance, the project developer shall submit with their preliminary plat map or site plan, a preliminary Adequate Public Facilities Study (APFS) which indicates the development's anticipated vehicular trip generation rates, a list of existing roads and intersections that will be impacted by traffic to and from the development and the anticipated completion date of the proposed development. The Planning Director shall review the APFS to determine if it satisfies the standards adopted herein for the proposed development and shall add or delete roads or intersections necessary to evaluate the impact of the development.

§191.89. Schools.

See Section 173-92 under Article IX (School Seat Allocation Policy) of the La Plata Subdivision and Land Development Ordinance.

§191.90. Sewage system.

A. It is the intent of this chapter that new and/or expanded sewer systems serving new residential and non-residential developments shall not adversely impact the Town's ability to support it. Therefore, no new sewer system serving any development in the Town of La Plata shall be approved unless there is sufficient sewer infrastructure capacity to accommodate and support it by the Town.

B. Standard for Adequacy. The sewage system shall be considered inadequate, and the development shall be deemed to create an adverse impact on the Town's ability to support the system, if the capacity required by the proposed development will cause the Town's wastewater treatment plant infrastructure to operate at a level higher than eighty percent (80%) of the plant's maximum currently permitted capacity as authorized by the State of Maryland. If this standard is exceeded, the project shall not be approved unless adequate mitigation is provided in accordance with § 191.94 (Mitigation).

§191.91. Water supply system.

A. No preliminary plat map and no site plan for any new or expanded development requiring water allocation from the Town of La Plata shall be approved unless there is sufficient water supply to support the development. It is the intent of this chapter that water supplies serving existing residential and non-residential users shall not be adversely affected by the water use from new development.

B. Standard for Adequacy. The water supply system shall be considered inadequate, and the development shall be deemed to adversely affect the Town's ability to provide sufficient water, if the water demand projected to be generated by the proposed development will cause the Town to exceed eighty percent (80%) of its maximum permitted water authorization granted by the State of Maryland. If this standard is exceeded, the development shall not be approved unless adequate mitigation is provided in accordance with § 191.94 (Mitigation).

§ 191.92. Water, sewage, and school capacity allocations

A. Water and sewer capacity allocation shall be guaranteed to any approved preliminary plat map or site plan requiring such allocation for a period of three years after its original approval by the Town. Failure, for any reason, to obtain a building permit within three years to begin construction for new buildings under an approved preliminary plat map or for a new development, under an approved site plan, shall render the water and sewer allocation null and void.

B. For preliminary plat maps and site plans that have been previously approved without water and sewer allocations prior to the adoption of this Ordinance, water and sewer allocations shall be based on the following allocation methodology:

(1) All preliminary plat maps and site plans that have been approved and are still valid as of the date of the adoption of this Ordinance shall be exempt from Section 191.92(A) unless the approved preliminary plat map or site plan is allowed to expire for any reason. Water and sewer allocations for previously approved and legally valid preliminary plat maps and site plans shall have priority over any preliminary plat maps and site plans not approved by the Town as of the date of the adoption of this Ordinance. Water and sewer allocations for unexpired preliminary plat maps and site plans under this code provision shall be allocated as follows:

(a) Each year, the Town of La Plata shall identify the maximum water and sewer capacity allocations to be devoted to previously approved preliminary plat maps and site plans that are valid.

(b) Water and sewer allocations shall be distributed by the Town to each previously approved preliminary plat map or site plan beginning with the oldest to the most recent until all such water and sewer allocations have been distributed by the Town of La Plata for each calendar year.
(c) Failure to begin using authorized water and sewer allocations within three years shall render the water and sewer allocations under this provision of the Ordinance null and void.

C. Once all previously approved preliminary plat maps and site plans have received their necessary water and sewer allocations under Section 191.92(B), water and sewer allocations required for the approval of new preliminary plat maps and site plans may be granted by the Town as provided in this Ordinance.

D. School capacity allocations shall be granted pursuant to Article IX (School Seat Allocation Policy) of the La Plata Municipal Code.

§ 191.93. Adequate public facilities study.

A. An Adequate Public Facilities Study (APFS) shall be prepared by qualified, independent, third parties, in conformance with the requirements of this Ordinance, and submitted as part of any preliminary plat map or site plan submittal to the Town for approval.

B. An APFS shall contain the following information:

(1) Background information that describes the proposed development, its location and the conditions of all surrounding public facilities that are regulated by this Ordinance.

(2) Project generation information that identifies the peak, daily, vehicle trips and number of students generated by the project.

(3) Analyses and identification of all anticipated project impacts and facility needs for water, sewer, roads and school seating capacity to serve the proposed development and its environs.

(4) Identification of all proposed road classifications serving the proposed development including the public rights-of-way and vehicular road widths to demonstrate there will be sufficient vehicular mobility and maneuverability to accommodate the volume of pedestrian and vehicular traffic, including the allowance for on-street parking.

(5) As necessary, a proposed mitigation program to eliminate all anticipated environmental impacts caused by the development to enable the Town to provide the minimum, required, public facilitty levels for water, sewage, roads and school seating capacity to serve the proposed development and its environs.

C. An APFS required for roads shall include a traffic impact study, including traffic flow studies of the roads and intersections as approved by the Planning Director. The traffic flow studies shall determine, at a minimum, existing traffic, traffic projected to be generated from other proposed developments in the environs for which a site plan or preliminary plat map approval has been granted, projected increases in through traffic at the time of completion of the proposed development and traffic projected to be generated from the proposed development. The study shall comply with these standards or the Transportation Research Boards' standards for traffic impact studies. In addition, the APFS shall propose, as necessary, all traffic mitigation improvements that will achieve the required level of service for all roadways impacted by the proposed development.

D. An APFS must address the incremental and cumulative impacts of a project that is to be developed in phases, including all incremental mitigation measures.

E. The Planning Commission shall review the APFS and other information submitted by the project developer to determine if the level of public infrastructure exists or will exist to meet the standards of

this Ordinance and whether the approval of the proposed development will be in the public interest.

§ 191.94. Mitigation.

Upon determination by the Planning Commission that one or more public facilities associated with water, sewage, roads, or school seating capacity are not adequate, the Planning Commission shall deny the project or require development mitigation as follows:

A. Mitigation by the project developer is required to eliminate all environmental impact(s) on water, sewer, roads and school seating capacity to enable the Town to provide sufficient public facilitates to support the developer's project and comply with all applicable provisions of the Town's Municipal Code.

B. The Planning Commission shall review and have final approval of the proposed mitigation program for a proposed subdivision or site plan. A mitigation program shall include the type(s) of mitigation, the methods of mitigation and time schedules, including project phasing, if applicable, for the successful implementation of the mitigation program.

C. A mitigation program shall be contained in a legally binding adequate public facilities agreement between the project developer and the Town of La Plata, in a legal form approved by the Town Attorney.

D. A mitigation program shall run with the land. The deed or title for a property shall contain references to the mitigation program and be recorded with the County Clerk to the satisfaction of the Planning Director.

§ 191.95. Bonding or surety.

A. The Planning Commission shall require bonding or surety as appropriate to cover the costs of the facilities and lands not under the project developer's ownership that are part of a mitigation program.

B. Upon default, the Town of La Plata has the authority to redeem the bonds or surety in addition to any other remedy provided by law.

§ 191.96. Standards, criteria and procedures for adequate public facilities studies.

A. Except as may be stated elsewhere in this Ordinance, the Charles County Adequate Public Facilities Manual may be referenced and used, as needed, to help support the successful implementation of this Ordinance.

B. Upon recommendation by the Planning Commission, the Town Council shall consider, for approval, any revisions to the adopted standards, criteria and procedures for adequate public facilities.

C. The Town of La Plata shall be the sole provider all water and sewer facilities for new and existing developments in Town. The Town will require developers to fund, construct, and provide bonding for all new or upgraded facilities deemed necessary for mitigation under this Ordinance. All new water and sewer facilities shall be dedicated by the project developer to the Town of La Pata consistent with all applicable provisions of the Town's Municipal Code as determined by the Director of Public Works.

-End-

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Happy Saturday All - Providing some thoughts on the two proposed draft chapters (173 and 191):

Chapter 173 - ...School Seat Allocations...

Overall:

- It appears to give the Town leverage it otherwise would not have, but it may come with administrative complexity that can slow development when school capacity is tight.
- From a planning standpoint, it is a **strong but restrictive tool** to be used carefully and reviewed periodically to ensure it still reflects town/community priorities and school realities.

Pros:

- Protects schools from overcrowding
- Treats developers fairly through a transparent allocation system
- Prevents theoretical approves without infrastructure
- Gives smaller projects a chance through reserved pools
- Strong legal appeal
- Encourages orderly, phased growth

Cons:

- Can slow development (housing)
- Adds complexity and administrative burden
- May frustrate property owners waiting years for allocation
- Requires constant coordination with County school data
- Could limit redevelopment if seats are scarce

Chapter 191 - Zoning Regulations

Overall: APFO appears to be generally strong and protective of Town services.

Pros:

- Provides clear and enforceable capacity thresholds (LOS D, 80% water/sewer standards)
- Requires independent studies improving reliability of analysis
- Strong mitigation and bonding provisions protects the town financially
- Ensures development occurs in areas with adequate public services
- Prioritizes previously approved projects

Cons:

- The strict LOS requirement may be difficult to achieve in older or constrained road networks and may unintentionally inhibit redevelopment
- Water and sewer capacity limits could unintentionally create a de facto development moratorium if the town's available capacity declines without planned improvements
- Three-year allocation expiration may be short for multi-phase or complex projects
- APFO may benefit from guidance on alternative mitigation (e.g., different modes improvements, fee-in-lieu)

Wishing everyone happy and safe holidays!
Dawn

Director Dooley,

Thank you for the opportunity to review.

1. Water & Sewer (The "Immediate Crisis" Risk)

- **The 80% Threshold:** The draft sets the standard for adequacy at 80% of permitted capacity, but the Town is arguably already operating near or at 90% of its water allocation. Does passing this ordinance place the Town in a legal moratorium on *all* new approvals because we are already in violation of the new 80% standard? Does the ordinance include a transition plan to manage this?

2. Roads & Street Design

- **Level of Service (LOS) "C" vs. Traffic Calming:** Can we add a "Performance Path" clause here? We should allow exceptions to LOS "C" if a developer demonstrates that a lower LOS supports pedestrian safety and traffic calming without compromising emergency access.

3. School Seat Allocation (Chapter 173)

- **The "6% Cap" Logic:** Limiting allocations to 6% of the *County's* total excess capacity. If La Plata schools have open seats, would this mean development would still be capped?

4. Process & Transparency

- **Defining "Significant Modification":** Should developers need one consistent standard (e.g., >10% unit increase) for when a grandfathered plan loses its status and triggers a new review.

Best,

Kyle J. Miller

Councilman Guttenberg's Draft APFO Feedback for Infrastructure Capacity: Water, Sewer, Traffic, and School Seats

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Water Infrastructure Capacity

1. Defining the Water Capacity Standard (Clarity of § 191.91)

Technical precision and future proofing of the “80% adequacy threshold” established in the proposed ordinance.

1.1. Clarifying the Adequate Water Capacity Measurement Metric Contained in (§ 191.91(B))

Issue: The proposed limit is based on *“eighty percent (80%) of its maximum permitted water authorization granted by the State of Maryland."* My opinion is this phrasing may lack necessary time based context (i.e. monthly volume). This will be an especially important distinction when the Town has more than 1 water source. Today “*permitted water authorization*” works because our single source of water capacity is regulated by the states MDE permit, in the future the Town will likely have other sources not subjected to the MDE groundwater permit monthly limits.

Recommendation for Updated Language: Amend §191.91(B) to more explicitly define and state the water delivery system metric. The language should be changed to: "...will cause the Town to exceed eighty percent (80%) of its water delivery systems reported maximum monthly capacity." *(also see my recommendation in 1.3 below which refines the definition of “systems reported maximum monthly capacity)*

In my opinion: This would prevent inconsistent interpretation and ensures the standard is durable regardless of the Town's future water system source mix.

1.2. Requiring Technical Justification for the 80% Water System Capacity Threshold

Issue: The origin of the 80% threshold lacks a technical basis within the draft code, making it vulnerable to challenge if viewed as arbitrary. My concern is the 80% reference *“...maximum permitted water authorization granted by the State of Maryland."* refers to the calculated aquafer depth management trigger used by Maryland Department of the Environment (MDE) for regulating permitted groundwater withdrawals by the Town of La Plata’s wells.

Recommendation for Staff Action: The Town Manager/Public Works should document in the proposed code the justification for the 80% APFO water adequacy threshold. This justification should link the chosen reserve margin operational requirements, such as expected peak to low usage swings (i.e. monthly 10% or 15% seasonal variances), system wide “Real Loss” estimates or measures for leakage from distribution mains and service connections or other necessary technical capacity reserves to protect the system during maintenance and other emergencies as staff determines appropriate.

In my opinion: Linking the water system capacity adequacy threshold to defined operational needs strengthens the legal defensibility of the entire ordinance, given the core purpose of the APFO is to serve as an enforceable adequacy checkpoint by planners to protect existing water service levels and ensure appropriate drinking water infrastructure readiness for growth.

1.3. Formalizing Total Water System Capacity Calculation in Consideration of Likely Future System Resources

Issue: The ordinance must pre-emptively define how water system capacity will be calculated if/when the Town incorporates external water sources (e.g., a potential Charles County water system interconnection).

Recommendation for Inclusion: The ordinance must include a formula defining how Total System Capacity is determined for the purpose of the "80%" adequacy threshold calculation, explicitly stating that it equals the systems combination of all secure, quantifiable drinking water sources:

> Simplified version is essentially (groundwater monthly capacity + interconnect pipe monthly capacity) = total system monthly capacity

In my opinion: This establishes a clear, objective view for applicants regarding the expansion capacity relative to drinking water available for new Adequate Public Facilities Study (APFS) reviews.

2. Water Capacity Operational Transparency and Process Integrity

Enhancement to transparency and formalize the use of objective data reducing potential confusion and unnecessary administrative complexity.

2.1. Mandate For Town to Publish a Water Capacity Report

Issue: The proposed process currently requires the applicant to prove adequacy, but the necessary data (current capacity usage and committed capacity) is opaque. Town water system capacity is not well understood by residents, applicants, nor policy makers and stakeholders at the Town, County and State levels.

Recommendation for Update: Mandate the Town's Chief Executive Officer (CEO) to regularly publish (i.e. bi-annually) a Water System Capacity Report. This report is needed in my view as the single authoritative source for APFS evaluations. This is in addition to, or aligned with, other regulatory reporting requirements for municipal water systems the Town may be subjected to by State and Federal regulations.

Required "Water System Capacity Report" Content: Must clearly detail all components necessary to assess the current adequacy status against the total water system APFO adequacy threshold (i.e. 80%):

- Total System Capacity: Baseline of water System Infrastructure Capacity. This is the baseline number the § 191.91(B) percentage APFO water adequacy threshold is applied against.
- Assigned Water Capacity: Monthly draw allocations for all existing residential and commercial structures.
- Reserved Water Capacity: Monthly draw allocations recorded for all approved plats or permitted structures prior to construction (explicitly including the expiration date as per the three-year guarantee period under § 191.92.
- Available Unassigned Water Capacity: The remaining monthly draw allocation available for new APFS approvals.
- Water Capacity Performance Metrics: Aggregate metrics for actual water system delivery (actual usage vs. permitted draw). Inclusive of standardized formats for regular reporting of the operational elements used to justify the water adequacy threshold.

2.2. Formalizing the Use of Water Capacity Data for APFO Compliance Approvals

Issue: To reduce ambiguity and by building on the recommendation to regularly publish a standardized Town Water Capacity Report it should be clear what data is to be used to assess adequacy of public water facilities.

Recommendation for Ordinance Mandate: The ordinance should explicitly mandate that the most recently published Water System Capacity Report shall serve as the exclusive and authoritative basis for Town Staff, Planning Commission or relevant approving body when evaluating whether an applicant's proposed development complies with the adequacy standard defined in § 191.91 (B).

2.3. Reinforcing Water System User Protection While Ensuring Capacity for Approved Growth

Issue: The primary policy intent § 191.91is to ensure water supplies serving existing residential and business users are not adversely affected in service of the towns growth needs in alignment with the Towns Comprehensive Plan goals

Recommendation for Reinforcement: Recommend explicitly incorporating language within the Standard for Adequacy § 191.91(B) that frames the adequacy threshold (i.e. 80%) as the mechanism designed to safeguard the Town's ability to provide service to its existing user base (residential and commercial) before new demand for growth is approved. Large development applicants subject to this ordinance and the requirement for an APFS is intended to ensure the Town and property owners/developers enter into agreements that are supported with clear

capital improvement plans to reduce risk to all parties, residents, businesses, the Town, and applicants who are all making significant investments in our community.

In my opinion: It is important for future Town staff, Planning Commissions, and Town Councils to be compelled by code to address needs for infrastructure planning and investments to best serve the public good.

3. Water Policy Alignment and Mitigation Mandates

Alignment to the Charles County Adequate Public Facilities Manual

3.1. Clarifying the Mitigation Mandate for Physical Capacity

Issue: If the water capacity limit is exceeded, § 191.94 mandates denial or mitigation via a legally binding agreement.

The proposed ordinance language focuses exclusively on supply side mitigations which *"fund, construct, and provide bonding for all new or upgraded facilities."* The current language prevents a large site developer from proposing potentially superior, on-site, "demand-side" solutions that conserve water and effectively reduce the necessary APFO capacity allocation for that applicants' project.

Recommendation To Discuss Merits of Demand Side Innovations to Allowable Mitigations Section of Code: The rigid mitigation language of §191.96 (C) defining mitigation solely as the construction or upgrading of Town dedicated physical facilities may create an unintended disincentive for innovative water conservation designs in future large developments.

I also acknowledge this could put the Towns capacity at risk if an applicants innovation for reduced allocations does not perform as expected or is not maintained in practice following construction.

This recommendation also assumes the MDE would allow for assessment or these proposed demand side mitigations and allow changes to the State permitted allowable allotments by housing unit type (i.e. 250gal/day for a single family home). Our APFO could, for large project plans, recognize demand side capacity mitigation solutions like advanced greywater recycling, rainwater harvesting, or other low impact development techniques that demonstrably and verifiably reduce a project's required water capacity allocation. The ordinance would need to explicitly clarify that verifiable, permanent capacity reduction achieved through onsite, engineered conservation is an equally valid and desirable form of mitigation, subject to technical review by Public Works, the Planning Department and gain concurrence by State agencies regarding adjusted drinking water capacity allocations for a specific project and housing type.

3.2. Water Policy Alignment Between the County APFM and La Plata's APFO

Issue: The proposed APFO explicitly states "*The Town of La Plata shall be the sole provider of all water and sewer facilities for new and existing developments".* The Charles County Adequate Public Facilities Manual contains requirements for addressing water supply to developments in the county creating a potential for misunderstanding and unnecessary complexity for applicants and planning commissions and other governing bodies when evaluating proposed development.

Recommendation for Clarity on Policy Alignment with Charles County: Since the Town is established as the "sole provider" of all water facilities, clarify in the ordinance that the Charles County Adequate Public Facilities Manual section on water does not apply to applicants within the Towns municipal boundaries. Furthermore, it should be made clear in the Town ordinance that the La Plata APFO prevails as the sole public facilities adequacy compliance regulation that is applicable within the boundaries of the Town regarding water capacity. I recommend we gain the Counties concurrence including language updates that align to this recommendation within a future County APF-Manual update.

4. Addressing APFO Adoption Gaps and Legacy Projects

(New APFO Section, With "Sunsetting" Feature)

4.1. Create, In Code, A Temporary Mitigation Pathway for Pre-Existing Plat Approvals

Issue: Projects, in La Plata, that received Preliminary Plat or Site Plan Approval prior to the effective date of this APFO would be exempt from the new adequacy review process, yet they are simultaneously blocked from final permits due to the very water capacity shortfall that necessitates this ordinance. Without a specific mechanism, these "legacy" projects are effectively halted, risking litigation and hindering approved planned growth, which will eventually if not addressed result in a variety of negative impacts to the Town, its residents, and it's businesses.

Recommendation for Inclusion: Add a temporary, dedicated section to the APFO (§191.99, or similar) to create an "Application For Mitigation Only" (AFMO) process for these legacy projects. This section would be governed by a Sunset Clause to ensure it expires once the current capacity crisis is resolved or the transition period for legacy projects ends.

Proposed Language for Staff to Consider as a Concept for §191.99 – APFO
Transitional Provisions for Pre-Existing Capacity Shortfalls:

A. Eligibility and Term: This transitional section should apply exclusively to project applicants that have received a valid Preliminary Plat or Site Plan Approval from La Plata's Planning Commission prior to the adoption date of Towns APFO. This section shall automatically be repealed and removed from the Town Code one (1) year after the effective date of this Ordinance, or upon the Town Manager's determination that the water capacity shortfall for legacy projects as identified in the required APFO Water System Capacity Report has been fully resolved, whichever is later.

B. Application For Mitigation Only (AFMO): Eligible applicants may submit an AFMO for capacity assignment. The AFMO shall not require a full Adequate Public Facilities Study (APFS) but must demonstrate that the applicant will work with the Town to mitigate 100% of the currently lacking capacity allocation needed to unblock their final plat or construction permits.

C. Mitigation Requirements and Fees: The AFMO shall propose a mitigation strategy (Supply-Side or Demand-Side) consistent with the standards defined in §191.96 (C) and §191.94. The AFMO shall be subject to a special, one-time Mitigation Only Application Review Fee, which shall cover the administrative and technical review costs incurred by the Town.

D. Capacity Assignment and Sequencing: Upon approval of the AFMO and the applicant securing a legally binding Adequate Public Facilities Agreement (APFA) and required bonding, the necessary capacity shall be permanently assigned to the project and guaranteed for three years, consistent with §191.92. All funds collected via the AFMO process (including Fee-in-Lieu payments) shall be segregated and dedicated solely to priority water capacity projects to resolve the current system shortfall.

Sewage Treatment Infrastructure Capacity

1. Defining the Sewer Capacity Standard (Clarity of § 191.90)

This section focuses on ensuring the core adequacy standard for the sewage system is clear and technically precise.

1.1. Clarifying the Adequate Sewage Capacity Measurement Metric Contained in (§ 191.90(B))

Issue: The core regulatory standard relies on *"eighty percent (80%) of the plant's maximum currently permitted capacity"* (§ 191.90(B)). As I have come to understand it wastewater treatment capacity is typically defined by system

throughput flow. If there are other capacity throughput metrics that are decision points for staff and policy makers those should be identified.

Recommendation for Updated Language: I recommend amending § 191.90(B) to specify the primary metric of measurement for "maximum currently permitted capacity" as the maximum permitted flow (measured in Million Gallons per Day or MGD), as defined by the State of Maryland. Defining the 80% benchmark by the most common limiting factor (MGD flow capacity) removes technical ambiguity, preventing misunderstanding over the adequacy determination.

In my opinion: Relying solely on the generic term "capacity" introduces technical ambiguity regarding the actual capacity standard being used to assess and regulate the adequacy determination of the Towns wastewater treatment plant.

1.2. Requiring Technical Justification for the 80% Sewer System Capacity Threshold

Issue: The origin of the 80% sewer capacity threshold standard lacks a technical basis within the draft code, making it vulnerable to challenge if viewed as arbitrary. My understanding from previous briefings on the sewage plant is the 80% threshold is sound. My belief is we should codify that basis in code as I recommended within the water system capacity APFO section.

Recommendation for Staff Action: The Town Manager/Public Works should document the technical justification for the 80% APFO sewage treatment capacity for adequacy threshold. This justification should link the chosen reserve margin to documented industry best practices and take into account issues like I&I or other capacity risk factors to protect the system during maintenance or other emergencies.

In my opinion: Linking the sewer system capacity adequacy threshold to objective operational data strengthens the legal defensibility of the entire ordinance, given the core purpose of the APFO is to serve as an enforceable adequacy checkpoint to protect existing sewer service levels and ensure appropriate wastewater infrastructure readiness for growth.

2. Sewer Capacity Operational Transparency and Process Integrity

This section addresses the need to increase transparency to reduce administrative complexity.

2.1. Mandate For Town to Publish a Sewage Capacity Report

Issue: The lack of a transparent, shared data source for sewage treatment plant capacity forces residents, applicants, town staff, and policy makers to rely on assumptions or other nonstandard information to make adequacy assessments.

Recommendation for Amendment: Mandate the Town's Chief Executive Officer (CEO) to regularly publish (i.e. bi-annually) a sewage treatment System Capacity Report.

Required Report Content: This report must clearly detail all components necessary to assess the current adequacy status against the total sewage treatment system APFO adequacy threshold (i.e. 80%):

- Total maximum capacity: As a monthly or daily metric as deemed appropriate by staff.
- Assigned: Sewage treatment capacity for existing structures
- Reserved: Capacity for approved projects including the three-year allocation guarantee expiration date as per § 191.92 (A).
- Available: Unassigned capacity calculated against the 80% threshold.

2.2. Formalizing the Use of Sewage Treatment Infrastructure Capacity Data for APFO Compliance Approvals

Issue: To ensure fair and consistent capacity analysis, the Town must explicitly define which metrics are authoritative for all planning decisions and specifically the APFS reqquirment. To reduce ambiguity and by building on the recommendation to regularly publish a standardized Town Sewage System Capacity Report it should be clear what data is to be used to assess adequacy of sewage treatment facilities.

Recommendation for Ordinance Mandate: The ordinance should explicitly mandate that the most recently published Sewage System Capacity Report shall serve as the sole, authoritative basis for approving Adequate Public Facilities Studies (APFS). It may be practical for the CEO to consolidate the Capacity Reports for water and sewage systems because of the strong linkage of requirements for these municipal service systems.

3. Sewer Policy Alignment and Mitigation Mandates

3.1. Clarifying the Mitigation Mandate for Physical Capacity

Issue: The rigidity of §191.96 (C), which mandates that developers must construct mitigation facilities, could compromise the Town's ability to use public financing (State/Federal loans/grants) for major capital projects in the future, because those funding paths often requires the Town to manage construction under strict public procurement protocols.

Recommendation for Flexibility: Amend §191.96 (C) to provide the Town with the flexibility to accept mitigations from applicants via one of two methods, with the choice resting solely with the Town Manager/Planning Department Director:

1. Developer Construction and Dedication (as currently defined): For smaller, localized capacity upgrades. *(i.e. a neighborhood return pump station)*
2. Fee-in-Lieu of Mitigation: For major, system-wide mitigation projects, the Town shall have the option to accept a payment equivalent to the applicant's pro-rata share of the total estimated cost of the required mitigation project.

Fee-in-Lieu Requirements: This fee should be based on a third party engineer's estimate, deposited into a dedicated segregated fund, and strictly used by the Town for the construction of the specific mitigation project. This gives the Town flexibility to be compliant with State and Federal funding requirements if the applicants fee in lieu is being used as a proportional contribution to a larger infrastructure capital improvement project where outside funding is being sought. Upon payment, the developer's required capacity will be assigned and guaranteed.

In my view: Providing the Town with this Fee in Lieu of Mitigation option is critical for effective capital project management and ensures that major sewer capacity improvements are executed through the most compliant and fiscally responsible mechanism available.

Traffic Infrastructure Capacity *(Town Streets)*

1. Defining the Traffic Adequacy Standard (Clarity of § 191.88)

Technical precision and administrative predictability regarding the required Traffic Impact Study (TIS) methodology and scope.

1.1. Clarifying and Aligning the Required Traffic Study Methodology with County Standards (§ 191.96 (A))

Issue: The proposed Town APFO code creates a conflict/ambiguity by listing the Critical Lane Volume (CLV) "or" the Highway Capacity Manual (HCM) as acceptable standards for use by applicants. Additionally, this is not aligned with the Charles County Adequate Public Facilities Manual (APFM) which mandates a specific tiered approach.

In the County APFM, CLV is used as an initial screening tool and HCM is only required and adopted as the main analysis method when CLV thresholds are exceeded. Because in previous public testimony during my tenure on the Planning Commission applicants have indicated to me they have to use the County manual even inside La Plata's incorporated boundaries, to me it seems that without

adopting the County's specific application hierarchy, the Town's code invites inconsistent analysis and potential applicant challenges regarding which method is authoritative within the Town.

My understanding of the County APFM Standard for Traffic Studies: The County APFM dictates a two tiered analytical process for intersections:

1. Initial Screen: All intersections subject to the County APFM must be analyzed using the Critical Lane Volume (CLV) analysis.
2. Main Analysis Trigger: For intersections with signals, the analysis must escalate to the latest edition of the Highway Capacity Manual (HCM) if the CLV exceeds 1,300 VPH (Vehicles Per Hour). Once the HCM analysis is triggered, it becomes the main method of analysis for the County APFM required traffic study.
    - Trip Generation Standard: All trip generation must use the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Recommendation for Update to Proposed La Plata APFO: In order to reduce complexity for applicants and interjurisdictional coordination on road impacts between the Town, County, and State I believe we must align our standards for traffic studies. The Town's proposed APFO should abandon the "CLV *or* HCM" language in favor of standards that are aligned to the county APFM related to Traffic.

a. Use of CLV as a Screening Tool: Specify that all intersections must first be analyzed using CLV to determine if the Traffic Impact Study (TIS) requires a deeper HCM analysis.
b. Mandatory HCM Trigger: Adopt the County's specific threshold: "If the Critical Lane Volume (CLV) exceeds 1,300 VPH, or for all unsignalized intersections, the analysis must be performed using the latest edition of the Highway Capacity Manual (HCM), which shall serve as the main method of analysis for the Traffic Impact Study (TIS) included in the Adequate Public Facilities Study (APFS)."
c. Mandatory ITE Trip Generation: Explicitly require all trip generation figures to be derived from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for consistency with the County.

In my view: Direct adoption of the County's precise methodology strengthens the legal defensibility of the Town's APFO, ensures full compatibility with the County's data and enforcement practices, and eliminates the conflicting methodology interpretations present in the current draft APFO. This creates a single, predictable, and technically rigorous standard for all applicants and I believe will help plan mitigation strategies that may involve coordination between

an applicant, the Town, County, and State SHA to understand an identified impact within their current analysis and engineering processes.

1.2. Defining the Traffic Study Area "Environs" for Predictability

Issue: The adequacy determination and the Traffic Impact Study (TIS) requirements in the proposed APFO frequently use the term "environs" to define the required study area. However, without a firm definition (e.g., a specific radius or zone list), the developer is forced to rely entirely on the Planning Director's initial determination. In my experience to date as the Council Liaison to the Planning Commission questions about the scope of traffic studies has come up several times. Within the proposed APFO the absence of an explicit traffic baseline study scope undermines my impression of this being a clear, predictable APFO requirement and in my opinion could lead to misalignment of expectations, scope creep or unexpected administrative burden causing delays, undue costs, and overall frustration with the process.

Recommendation for Inclusion: As a recommendation for staff our ordinance could include language defining a minimum, predictable scope for the TIS that must accompany the APFS. This scope should require the study to include all adjacent signalized intersections and the next two principal arterial connections from the site entrance, while explicitly reserving the Planning Director's right to expand the scope based on the project's demonstrated trip generation or unique circumstances.

In my view: Establishing a clear baseline for the study area provides a needed element of understanding for policy makers and predictability for applicants in their cost and time estimates, which I hope ultimately strengthens the integrity and consistency of the Adequate Public Facility Study process.

1.3. Streamlining Mitigation Mandate Language and Focus

Issue: Section 191.88 (D) (2) (a) presents the Planning Commission with two primary options if the LOS 'C' standard is not met: (1) Require developer mitigation OR (2) require the project to be "scaled back." The direct reference to "scaling back" introduces a subjective, discretionary element of denial that appears to contradict the objective, predictable framework established by the detailed mitigation procedures in § 191.94.

Recommendation for Amendment: Simplify language in § 191.88 (D) (2) (a) by removing the explicit reference to the "scaled back" option and instead solely direct the applicant to the detailed, legally binding mitigation procedures defined in § 191.94, which requires an Adequate Public Facilities Agreement and secure bonding for all necessary physical improvements. It is my assumption that because the standards for public facilities adequacy will be clearly defined, applicants won't propose to proceed seeking approval by the Planning

Commission or other appropriate body with projects that don't meet their own assessment of being able to meet the adequacy standard based on our clear assessment factors, therefore "scaling back" is an implied action they will make if their project is likely to not pass the adequacy test making language in the new code to that effect unnecessary.

In my opinion: A core purpose of the APFO is to compel future applicants to fund and or construct necessary public infrastructure to protect existing service levels as growth occurs. Focusing the language on a secured mitigation path in § 191.94 strengthens the policy's objective foundation and reduces the appearance of arbitrary denial criteria.

2. Process Transparency and Integrity

Enhancement to transparency and formalize the use of objective data reducing unnecessary administrative complexity.

2.1. Formalizing the Use of Data for APFO Compliance Approvals

Issue: To ensure fair and consistent traffic study results, Town staff should not have to verify proprietary or unverified traffic count data provided by an applicant. All adequacy evaluations must start from a common, sanctioned baseline identified in code.

Recommendation for Ordinance Mandate: The ordinance should explicitly mandate that all Traffic Impact Studies (TIS) submitted by an applicant for an APFS must use the standards and formats prescribed.

In my opinion: Requiring the use of standardized baseline data ensures process integrity, reduces the administrative burden of verifying input data from multiple sources, and prevents the risks to the town and the applicants expected processing timelines associated with traffic studies that rely on non-standard traffic count methodologies.

2.2. Reinforcing Financial Transparency and the Need for a Consolidated APFS Review Fee

Issue: While the existing Fee Schedule Ordinance (provides clear, tiered fees for the Traffic Impact Study (TIS) Review, it does not currently account for the staff review of the proposed Adequate Public Facilities Study (APFS). The APFS is a necessary, overarching report that requires Town Staff review across multiple domains (Traffic, Water, Sewer, and Schools). The lack of a defined fee for the APFS creates a gap and risks administrative complexity by requiring developers to pay for three or four separate review fees for what is fundamentally a single more comprehensive report.

Recommendation for Amendment/Inclusion: I recommend staff consider a new APFS Review Fee be designed as a single, consolidated fee that replaces the need for applicants to pay separate fees for Traffic TIS reviews and also avoids additional separate fees for Water, Sewer, and Schools technical reviews when an APFS is required.

Potential Language Concept for Inclusion (to be used by Staff in future Fee Schedule update): *In cases where a comprehensive Adequate Public Facilities Study (APFS) is required, the applicant shall pay a consolidated APFS Review Fee. This single fee shall cover all associated technical reviews for Traffic, Water, Sewer, and School Public Facility Adequacy, and shall expressly exempt the developer from paying the separate, individual review fees for Traffic Impact Studies (TIS), Water Adequacy Studies, and Sewer Adequacy Studies.*

In my view: This reinforces the Town's commitment to transparent and predictable administrative costs while avoiding unnecessarily complex fee schedules. Consolidating the review fees also ensures the cost structure is aligned with the required APFS document, simplifying compliance and administrative tracking.

3. Policy Alignment and Technical Inconsistency

Alignment of the Town's APFO with its status as a state designated Preferred Development Area (PDA) to reduce regulatory layering and conflicts in code.

3.1. Tiered Traffic Standards for System Wide Consistency & Avoidance of Unintended Regulatory Burden

Issue: The current draft code creates unnecessary requirement layering and potential rework cost due to two primary conflicts:

- **Methodology Conflict:** The Town's code is vague (CLV *OR* HCM), while the County APFM has a specific, tiered analysis structure.
- **Classification Conflict:** The County APFM effectively misclassifies in County APFM Appendix B, the Town of La Plata (a State designated PDA/growth area) under the, lower-threshold "rural" standard (1,150 VPH CLV), rather than the appropriate Urban/Sub-urban standard (1,300 VPH CLV) used in all other PDA growth areas in Charles County. My reading of the County APFM especially Appendix B forces a difference in the application of county standards on projects within the Town of La Plata when compared to other areas of the County with similar zoning and state priority funding designations. In my view this is potentially problematic because it conflicts with the Town's actual PDA designation that has been in place for several decades. It makes me wonder if there is an impact from this difference

in classification of how La Plata is evaluated for targeted funding of transportation projects at least at the county level.

Recommendation for Updated language: The Town's APFO should adopt an approach in § 191.96(A) to unify the methodology across all road types (Town, County, and State) while enforcing the correct (Urban/Sub-urban) classification for the TIS trigger. Additionally, we will need to establish an authoritative source for an index of Town Streets vs County or State Roads. *(for example counterintuitively to some, Washington Ave is a County road and our code should offer the authoritative source to applicants and stake holders of what those designations are as this code impacts how standards are applied based on common understanding of road type.)*

Proposed Ordinance Language Concept for Update to Proposed §191.96(A):

§ 191.96(A) Standards for Traffic Studies – Consistency and Authority.

"All Traffic Impact Studies (TIS) submitted as part of an Adequate Public Facilities Study (APFS) shall be conducted in accordance with the following criteria to ensure consistency across jurisdictions and prevent conflicting standards:

1. Methodology Alignment (County and State Roads): The methodology for TIS analysis affecting County roads and State Highways shall conform to the latest edition of the Charles County Adequate Public Facilities Manual and the ITE Trip Generation Manual.
2. Town Roads and Minimum LOS: For roads under the Town's sole jurisdiction, the standard for adequacy shall remain Level of Service (LOS) 'C' for all affected segments and intersections. The technical analysis for these Town roads shall utilize the ITE and HCM methodologies as described below in alignment with County APFM.
3. TIS Trigger Threshold (Corrected Classification): For the purpose of triggering a comprehensive Highway Capacity Manual (HCM) analysis on all affected road networks (Town, County, and State), the Town shall exclusively utilize the Urban/Sub-urban Critical Lane Volume (CLV) threshold of 1,300 VPH. This standard reflects the Town's status as a designated growth center and shall prevail over any conflicting tiered classifications within the Charles County Adequate Public Facilities Manual including Appendix B."

In my Opinion: This proposal resolves the inherent conflicts identified by creating a unified, predictable TIS process for applicants. Applicants conduct one

study using one common methodology (aligned to the County's), but they use the Urban/Sub-urban CLV threshold (1,300 VPH) as the trigger for complex analysis across the entire study area, thereby reducing the administrative and financial burden associated by multiple jurisdictional standards while preserving the Town's authority over its internal LOS standards. My hope and intent is that by using common standards applicants can engage with Town, County and State highway authorities to address mitigations at all levels of the complex road jurisdictions that converge within the municipal boundaries of La Plata.

County School Seats Capacity

1. Harmonizing Conflicting Regulatory Timelines for Allocations

This section addresses the inherent structural conflict between the expiration of utility allocations and the potential wait times for school capacity.

1.1. Resolving A Capacity Allocation Timing Trap (§ 191.92 vs. Chapter 173)

Issue: Current APFO language creates an administrative timing trap for some projects. Water and sewer allocations expire in 36 months, but mandatory school seat deferrals can legally block a project for up to 72 months.

EXAMPLE - The 30 Month Status Conflict:

Consider a project that secures its water/sewer allocations at preliminary plat (establishing a 36-month vesting window) but fails the school adequacy test prior to final plat and permits. Under Chapter 173, that project is placed on a mandatory deferral list for up to six years.

- At Month 30: The developer is legally prohibited from obtaining a building permit due to school seat constraints.
- At Month 36: The "Regulatory Cliff" hits. The utility allocations expire and are forfeited, even though the developer was legally barred from using them.

If school seats finally open in year four or five, the applicant is forced to restart the entire utility APF Study from scratch. This isn't a failure of the developer to progress; it is a synchronization failure between Town and County regulations. One clock runs out while another requirement stops the applicant's ability to act.

In my view: Our APFO must reconcile this mismatch. We cannot have a vicious cycle where an applicant is penalized by having to restart parts of the process for a delay mandated by the Town and County. This introduces severe financial risk for entities acting in good faith to meet La Plata's Comprehensive Plan goals and comply with the Maryland Land Use Article and Town Code.

A Note on State School Funding Priorities: We must also recognize that school construction funding in Maryland is not based solely on overcrowding. The state uses a complex set of State Rated Capacity (SRC) factors, including building condition, number of trailer classrooms, health and poverty levels. I believe if we adopt this into code, we must commit to coordinate closely with Charles County to ensure our local APFO doesn't unintentionally lower the funding priority for County schools that serve La Plata families.

An Example for Consideration, Annapolis: The City of Annapolis provides an interesting policy model for aligning APFO regulatory expectations with municipal government performance:

- Six-Year Achievability: Annapolis code states that APFO adequacy standards should be achievable within a six year timeframe.
- CIP Alignment: Annapolis City code requires the annual Capital Improvement Program (CIP) to be based on a plan that ensures deficiencies are corrected within that same six year timeframe.

In my view: La Plata over the past several decades has approved growth in line with its Comprehensive Plan but has at times failed to follow through with the infrastructure investments to support it.

I would like to see us consider the implications of using the "Annapolis Model" for CIP planning in La Plata. This places the accountability on the Towns elected leaders *(through budgets)* and municipal planners *(through engineering)* ensure our infrastructure supports our residents, businesses, and our Towns strategic goals.

Pros and Cons – Draft APFO and School Seat Allocation Amendments

PROS

- Strengthens protection of existing infrastructure by tying approvals to actual water, sewer, road, and school capacity.
- Improves transparency and defensibility by using standardized County student yield data instead of subjective calculations.
- Protects existing residents from overcrowded schools and degraded public services.
- Shifts infrastructure costs to developers through clear mitigation and bonding requirements.
- Creates predictable, formula-based decision-making that reduces disputes and appeals.
- Improves coordination with County capital improvement planning and school construction timelines.
- Supports long-term fiscal sustainability by preventing growth that outpaces infrastructure capacity.
- Provides a structured path for large developments (100+ units) through Development Agreements.

CONS / RISKS

- Elimination of the guaranteed minimum school seat allocations may significantly slow residential growth during constrained years.
- Zero-allocation years could disproportionately affect small builders and individual lot owners despite wait-list protections.
- The 6% proportional cap may be viewed as overly restrictive for a designated growth area.
- Increased developer costs may translate into higher housing prices or reduced housing supply.
- Heavy reliance on County data and CIP schedules limits Town flexibility if projects are delayed.
- Added administrative complexity requires consistent annual coordination and verification.
- Potential political and stakeholder pressure from the development community.

Dr. Jill A. Hudnell, DNP

Hi Don,

Thanks for the reminder! I meant to send it over this weekend but had some Internet connectivity issues that derailed my entire family- as I'm sure you could imagine :)

Overall, I find the APFO documents provided for review to be conceptually strong with the best interest of town services at the forefront. I do agree with Chair Banks' thought that sewer and water capacity limits may pose potential issues down the line; however, I think that's something that we're all in tune with at the present moment.

One thing that I anticipate as a request for public clarity would be if this applies to development pending PC review or if it's just newly submitted development.

All in all, I appreciate the creativity and work that went into this document/project and think it's well suited for the Town's current position. I don't have any pressing concerns or considerations.

Have a nice holiday!

Emily Whale

ZONING TEXT AMENDMENT (ZTA) 01-2026

January 6, 2026

BACKGROUND

- In 2025, the Town Council expressed concern about maintaining minimum quality of life standards for residents as the Town continues to grow.
- The Council recognizes that limited resources and public infrastructure must be appropriately managed to support growth and new development.
- In the fall of 2025, the Town Council directed staff to initiate a zoning text amendment to identify and maintain minimum public infrastructure requirements for roads, water, sewage, and school seating capacity when new development is proposed.

BACKGROUND

- Many towns, cities, and counties throughout Maryland (including Charles County) have already adopted their own “Adequate Public Facility Ordinance(s).”
- Adequate public facility ordinances are an effective way to promote “smart growth” management to ensure new development does not out pace a community’s ability to support it.
- While adequate public facility requirements may slow or defer some development, such ordinances are not designed to discourage development…. only manage it!

BACKGROUND

- Adequate public facility ordinances may be drafted as a single, comprehensive, ordinance or as a series of ordinances.

- At present, the only codified adequate public facility ordinance in the La Plata Municipal Code pertains to “School Seat Allocation Policy” contained in Chapter 173 (Subdivision and Land Development), Article IX.

- Under Zoning Text Amendment (ZTA) 01-2026, staff is proposing to:

  1) Amend & update Chapter 173, Article IX (School Seat Allocation Policy)

  2) Amend Chapter 191 (Zoning) to add Article X (Adequate Public Facilities Requirements) to the La Plata Zoning Code to address water, sewage, and roads.

DISCUSSION

As proposed, Chapter 173, Article IX (School Seat Allocation Policy) is proposed to amend the following Sections:

- 173-92 (Statement of policy and intent);

Deletion of outdated information.

- 179-93 (Definitions);

Definition for “Allocatable School Capacity” revised and “Particularized Student Generation Rate” deleted.

- 173-94 (Establishment of student generation rates);

Section deleted.

- 173-95 (Establishment of school seat allocation and allocation pools);

Revision to text proposed.

- 173-98 (Process for allocation);

Revisions to text for student allocation methodology.

- 173-101 (Appeals);

Minor revision to text for reader clarification.

- The addition of Section 173-102 (Process for Major Development Projects)

Proposes regulations on major development projects (subdivisions) that consist of 100 lots or more to mitigate long-term impacts on the public school system.

DISCUSSION

The proposed addition of Article X (Adequate Public Facilities Requirements), in Chapter 191 (Zoning), is proposed to address minimum requirements for water, sewage, and roads. Some of the key provisions in this draft ordinance include:

- 191-87 (Adequate public facilities required)

Requires major subdivisions and major site plans to demonstrate they will not impact the adequacy of the Town's water, sewage, roads, and school seating capacity. The Ordinance exempts minor subdivisions (four lots or less) and non-residential developments under 1,200 square feet.

- 191-88 (Roads)

Sets the minimum level of service (LOS) for all roadways/intersections in the Town to be maintained at LOS "C." LOS "C" represents a stable flow of traffic, but freedom to maneuver a vehicle. However, drivers may experience moderate delays in travel from time to time.

This Section does not apply to development projects generating less than 35 peak-hour vehicular trips per day.

DISCUSSION

- 191-90 (Sewage system)

There must be adequate sewer capacity to serve new development. Additionally, if the capacity required by a development will cause the Town's wastewater treatment plant infrastructure to operate at a level higher than 80% of the plant's maximum capacity, the project shall not be approved unless adequate mitigation is provided.

- 191-91(Water)

No preliminary plat map, site plan or expanded development requiring water allocation shall be approved by the Town unless there is sufficient water to support the project. Adequate water supply will be judged on whether or not the development causes the Town to exceed 80% of its State water allocation permit.

DISCUSSION

- 191-92 (Water, sewage, and school capacity allocations)

Water and sewer capacity allocation shall be guaranteed to any approved preliminary plat map or site plan requiring such allocation for a period of three years, if the approval is still valid.

Previously approved (and valid) preliminary plat maps and site plans without water and sewer allocation shall be exempt from this Chapter. Such developments shall have priority allocation over projects approved after the adoption of this Ordinance.

- 191-93(Adequate public facilities study)

Unless exempted in proposed Section 191-87, an adequate public facilities study (APFS) shall be prepared as part of any preliminary subdivision or site plan submittal to the Town. The Study will determine the anticipated impact of a new development and any mitigation measures needed to ensure public facility thresholds, as set by the Town, are not exceeded.

DISCUSSION

- 191-94 (Mitigation)

Section 191-94 authorizes the Planning Commission to deny projects when the impact(s) of a development will not comply with adopted public facility thresholds for water, sewage, roads, and school seating capacity without appropriate mitigation.

The Chapter also identifies mitigation processes and procedures.

NEXT STEPS For Zoning Text Amendment (ZTA) 01-2026

- Conduct a public hearing (tonight) on Zoning Text Amendment 01-2026.
- Continue the public hearing on Zoning Text Amendment 01-2026 to the next regularly scheduled Planning Commission Meeting of February 3, 2026, to permit additional public comment.
- Consider Planning Commissioner comments attached to the staff report for Zoning Text Amendment 01-2026.
- Provide feedback to Staff on the initial draft of Zoning Text Amendment 01-2026.

QUESTIONS AND DISCUSSION

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

12/24/25
3095612

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Charles County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "# PLAN-ZTA-01-2026 ...**" was published in the:**

Southern Maryland News 12/19/25
Southern Maryland News 12/26/25

James F. Normandin
President & Publisher

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION OF THE
TOWN OF LA PLATA
January 6, 2026

The Planning Commission of the Town of La Plata will hold a public hearing on **January 6, 2026, at 6:00 PM**, or as soon thereafter as possible, at La Plata Town Hall (305 Queen Anne St.) for the purpose of hearing public comment on the following:

Zoning Text Amendment (ZTA) 01-2026

Project Description:
To add Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of providing regulatory provisions to require adequate water, sewage, roads, and school seating capacity for new development in the Town of La Plata. Zoning Text Amendment 01-2026 also proposes to amend Chapter 173 (Subdivision and Land Development) in Article IX (School Seat Allocation Policy) of the La Plata Municipal Code pertaining to regulations for adequate school seating capacity for new development.

At the public hearing all interested parties and citizens will have an opportunity to be heard. Accommodation for persons with disabilities will be made upon request. Copies of the proposed application are available for review at Town Hall by appointment or online at https://laplatamd.portal.civicclerk.com/

You may contact Don Dooley by email at ddooley@townoflaplata.org or phone at (301) 934-8421 for additional information.

Don Dooley
Director of Planning

3095612 IN 12/19,12/26/2025