



Monday, December 1, 2025
Charles County Planning Commission Meeting

The meeting begins at 6:00 p.m.

This agenda is tentative and subject to change without notice.

A portion of this meeting may be held in Closed Session.

The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-countygovernment-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.

1. Call to Order/Roll Call

2. APPROVAL OF THE AGENDA - no public comments

3. APPROVAL OF THE MINUTES

3.a November 17, 2025 Minutes

4. CHAIRPERSON'S COMMENTS - no public comments

5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS

6. PUBLIC HEARING: PUBLIC COMMENTS

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a

Parklands Neighborhood, Revision #3, PLREV-250002

The Applicant is requesting approval of a revision to a previously approved Preliminary Subdivision Plan titled Parklands Neighborhood, also known as the Villages of Wooded Glen Neighborhood #4. It includes approximately 461 acres on the southside of St. Charles Parkway, directly adjacent to the Stonehaven Neighborhood, known as Parcel 1 found on Tax Map 24, in the 6th and 8th election districts. The revision includes several modifications to the recreational amenities, a change to the dwelling unit breakdown, and the redesigning of the layout in several parcels. The revision does not change the total number of lots already approved for the neighborhood.

Applicant (Agent):

St. Charles Communities, LLC / U.S. Home, LLC (Soltesz, Inc.)

Staff:

Heather Kelley, AICP, Planning Supervisor

Public Participation:

The Meeting is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, November 28, 2025** in order to allow the Planning Commission time to review them prior to the Meeting. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Meeting may choose to either speak virtually or attend the Meeting in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, November 28, 2025**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Approved Master Plan 24-90\(23\)](#)

[Applicant Cover Letter](#)

[Approved Preliminary Subdivision Plan, Revision #2](#)

[Proposed Preliminary Subdivision Plan, Revision #3](#)

[Public Comment-Sandra Martin](#)

8. WORK SESSIONS: No Public Comments

8.a

Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

The Planning Commission will hold a Work Session to consider staff's request for Amendments to the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission originally considered this application during a Public Meeting held on [October 6, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Thursday, November 6, 2025**.

Staff:

Sarah Guy, Chief of Property Acquisitions

Marc R. Potter, Associate County Attorney

[Public Comment - Gary Pashkevich](#)

[Public Comment - James Neary](#)

[Public Comment - Katrina Wiskup](#)

[Public Comment - Michael Blau and Jacqueline Moore](#)

[Public Comment - Scott Law Group, LLC](#)

[Public Comment - Doris Ferlmann](#)

[Public Comment - Fritz Jones](#)

[Public Comment - Dennis Bridgett](#)

[Public Comment - William Hocker](#)

[Comment - Deborah Hall, CPA, Acting County Administrator](#)

[Public Comments - Received 11.4.25, Batch of 30 comments](#)

[Public Comment - Southern Maryland Association of Realtors](#)

[Public Comments Postmarked by 11-6-25, received after 11-6-25 \(Batch of 3\)](#)

[Staff Memo to Planning Commission](#)

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a Poll of the Planning Commission members for New Business**11. DIRECTOR'S REPORT: No Public Comments**

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: December 1, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Minutes

AGENDA SECTION: APPROVAL OF THE MINUTES

SUBJECT: **November 17, 2025 Minutes**

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: December 1, 2025

SUBMITTED BY: Melissa Hively

ITEM TYPE: Approval Item(s)

AGENDA SECTION: PUBLIC MEETING: PUBLIC COMMENTS

SUBJECT:

Parklands Neighborhood, Revision #3, PLREV-250002

The Applicant is requesting approval of a revision to a previously approved Preliminary Subdivision Plan titled Parklands Neighborhood, also known as the Villages of Wooded Glen Neighborhood #4. It includes approximately 461 acres on the southside of St. Charles Parkway, directly adjacent to the Stonehaven Neighborhood, known as Parcel 1 found on Tax Map 24, in the 6th and 8th election districts. The revision includes several modifications to the recreational amenities, a change to the dwelling unit breakdown, and the redesigning of the layout in several parcels. The revision does not change the total number of lots already approved for the neighborhood.

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SUGGESTED ACTION:

ATTACHMENTS:

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[Location Map](#)
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[Public Comment-Sandra Martin](#)



Charles County Planning Commission Meeting of December 1, 2025

Department of Planning and Growth Management Staff Report

**Project Name & Number: Parklands Neighborhood, Revision #3
PLREV- 250002**

Type of Project: Preliminary Subdivision Plan Major Revision

Presented by Heather Kelley, Planning Division

For questions, please contact the Planning Division at 301-645-0592

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b. Approved Wooded Glen and Piney Reach Villages Master Plan Amendment PDZA #24-90(23)	
c. Applicant Cover Letter for Revision #3	
d. Approved Preliminary Subdivision Plan, Revision #2 – Parklands Neighborhood, PLREV- 220004	
e. Proposed Preliminary Subdivision Plan, Revision #3 – Parklands Neighborhood, PLREV- 250002	

I. Project & Applicant Information:

A. Project Name: Parklands Neighborhood, Revision #3

Owner: Millrose Properties Maryland, LLC
Developer/Applicant: St. Charles Communities, LLC / U.S. Home, LLC
Consultant: Soltesz, Inc. (Patrick A. Wackerle, PE)

B. Project Number: PLREV- 250002

C. Subject Property: The Preliminary Subdivision Plan (the “Plan”) for Parklands, also known as the Villages of Wooded Glen Neighborhood 4, includes approximately 461 acres on the southside of St. Charles Parkway, directly adjacent to the Stonehaven Neighborhood, known as Parcel 1 found on Tax Map 24, in the 6th and 8th election districts. Location, Zoning, and Aerial maps of the property area are attached and are available online.

D. Land Use & Zoning Category: The subject property is zoned PUD – Planned Unit Development. Most of the property is located inside of the Development District and the Priority Funding Area. The Property is located within Tier 2 on the “*Sustainable Growth and Agricultural Preservation Act Tier Area Designations Map*” most recently updated on July 12, 2016. The proposed development is intended for an active adult (55+) community.

E. General Description of the Request: The details of the applicant’s request are provided in the attached Revision Cover Letter dated November 12, 2025. In general:

1. The layout for Parcels N, M, Q, and R have been redesigned to address grading concerns related to the adjacent Resource Protection Zone (RPZ).
2. A proposed Dog Park has been relocated from Parcel M (was Parcel S) to an area at the end of Hot Springs Court in Parcel N (was Parcel P).
3. An additional trail connection has been provided to Laurel Springs Park within Parcel N.
4. Modifications have been proposed to the Golf Park Putting Green within Parcels N and M, including the addition of a small pavilion, omission of the sand trap, and relocation of parking.
5. A proposed community park previously located in Parcel N (was Parcel P) has been relocated to Open Space within Parcel Q (was Parcel M) and the grills and fire pit have been omitted.

6. Refinements have been proposed to the Farmers Market Area in Parcel G. The Farm Stand Structure and Greenhouse remain, while the barn and tractor path have been removed. An asphalt path has been added for uses such as tent placement, and parking has been reconfigured.
7. Within Parcel H, six (6) duplex units were removed and the units incorporated into adjacent townhouse sticks.
8. Adjustments have been proposed to the Amenity Schedule on Sheet 1 of the plan, including the addition of Note 5 which references the provision of an Orchard within Parcel H.
9. The minor dog park within Parcel L has been omitted.

The proposed Plan Revision includes single-family detached dwellings (478 lots), townhouses (503 lots) and duplexes (20 lots), which are 9 less single-family lots and 9 additional townhouse lots from the prior approval; however, the total number of approved lots (1,001) did not change.

F. Background-Previous Applications:

1. Conceptual Subdivision Plan: Per the Subdivision Regulations, § 278-25A the Conceptual Subdivision Plan for the development was presented to the Planning Commission at their January 28, 2019 meeting.
2. Preliminary Subdivision Plan: The Preliminary Subdivision Plan (PSP) for Parklands Neighborhood, PSP#19-0001, was originally approved by the Planning Commission on November 4, 2019 for a total of one-thousand two (1,002) lots intended for single-family detached dwellings (489 lots), townhouses (493 lots) and duplexes (20 lots).
3. Revision #1, Preliminary Subdivision Plan: Revision #1, known as PLREV-200003, was approved administratively by the Planning Director on July 27, 2020, as a Minor revision per the Subdivision Regulations, § 278-47B for the rearrangement of lots, roads, and amenities. Two (2) townhouse lots were converted to duplex lots, for a total of one-thousand two (1,002) lots intended for single-family detached dwellings (489 lots), townhouses (491 lots) and duplexes (22 lots). The total number of approved lots (1,002) did not change.
4. Revision #2, Preliminary Subdivision Plan: Revision #2, known as PLREV-220004, was approved by the Planning Commission on October 24, 2022, as a Major revision per the Subdivision Regulations, § 278-47C. This revision was needed because during the mass-grading associated with the Maryland Department of the Environment (MDE) approved surface mining for the site,

four (4) unmarked graves were discovered in Parcel G. The associated protections of the Hopewell Burial Ground culminated in a redesign being required for Parcel G pertaining to the Parcel's roadway alignment, number of lots, and lot numbering. In association with those changes, the Applicant requested to recover two (2) of the three (3) lots lost in Parcel G through the addition of one (1) single-family detached lot (H37) in Parcel H and the addition of one (1) single-family attached lot (K133) in Parcel K. Additionally, two (2) duplex lots were converted into two (2) townhome lots in Parcel K.

The Applicant also proposed alterations to the previously approved amenities to align with their desired community theme, specifically, the following amenities were approved to be added: a Farmers Market, Green Houses, Utility Barns, an Orchard, a walking trail, a dog park, and an open lawn space with benches. The total number of approved lots decreased by one (1) and included single-family detached dwellings (487 lots), townhouses (494 lots) and duplexes (20 lots), for a total of 1,001 lots.

5. Amendment to Revised and Restated Docket 90 Order & Master Plan Amendment, PDZA #24-90(23): This Amendment was approved by the County Commissioners on October 22, 2024. The Amendment eliminated the middle school from what was previously shown as a combined elementary and middle school site within the nearby Highlands Neighborhood (Village of Wooded Glen Neighborhood 3). The associated Master Plan now illustrates the future middle school relocated to Piney Reach Neighborhood 2 along Piney Church Road. Also, remediation requirements for the vegetated buffer along MD Route 488 were amended to allow for natural regeneration to be used in areas within the 150-foot buffer where it has been over five (5) years since timber harvest activities have occurred, in addition to other items.
6. Other approvals: Final Plats of Subdivision have been recorded for 519 lots associated with the prior Preliminary Subdivision Plan (PSP) approvals. In addition to the Final Plats listed on Sheet 1 of the Plan, PLAT-250009 was recorded November 3, 2025 for 59 lots within Parcels G and H. Various Site Development Plans, Development Services Permits, and Building Permits have also been issued for the development.

II. Environmental, Historical & Archeological Information:

A. Environmental Information, Resources, Watershed:

1. Sustainable Growth and Agricultural Preservation (SGAP) Act of 2012 (the "septic bill"): Parklands is within Tier 2 per the SGAP Act Tier Area Designations map approved by the County Commissioners July 12, 2016. The project is serviced by public water and sewer.

2. Forest Conservation: This project is located within the Planned Unit Development (PUD) and is therefore exempt from Forest Conservation per § 298-4N of the Forest Conservation Ordinance.
3. Watershed: This project is located within the Zekiah Swamp Watershed.
4. Habitat Protection Plan: The Department of Natural Resources indicated that the project was located within the headwaters of the Zekiah Swamp, which is designated as a Nontidal Wetland of Special State Concern and the Swamp provided habitat for numerous rare, threatened and endangered plant and animal species. Therefore, a Habitat Protection Plan was required. Preliminary Habitat Protection measures are provided with the Preliminary Subdivision Plan. Final Habitat Protection measures and Department of Natural Resource concurrence, with those measures, are required for each Development Services Permit.
5. Resource Protection Zone (RPZ): The property has various stream and non-tidal wetlands on it and therefore the Resource Protection Zone is applicable to this project. There are some areas of the RPZ that the applicant proposes to disturb; the current proposed disturbances are allowed per Section 297-174, Zoning Ordinance. The applicant is required to provide Planning Staff a full justification, of the disturbances to the RPZ, per Section 297-174, Zoning Ordinance, at each Development Services Permit.

B. Historic & Archeological: The Applicant submitted a Phase I Archaeology Report for Wooded Glen Neighborhood #4 (Parklands Neighborhood) in 2018. At that time, the County Archaeologist determined that no further archaeological investigation was recommended for the property. However, during mass-grading associated with the approved surface mining operation, four (4) unmarked graves were discovered within Parcel G along Yosemite Street, just south of the stream crossing on Smokey Mountain Drive. In response, the Applicant worked with County Staff regarding protection and reinternment of the grave site culminating in a Preservation Plan which was approved by the Historic Preservation Commission (HPC) on August 5, 2022. The Planning Commission also approved the Preservation Plan for the Hopewell Burial Ground on October 24, 2022, in conjunction with the approval of the Preliminary Subdivision Plan, Revision #2, PLREV- 220004.

III. Project Consistency, Impacts, and Findings:

A. Adequate Public Facilities (APF) - (Zoning Ordinance § 297-257):

The following provides a review of impacts and findings for applicable public facilities:

1. APF-Roads: As per the Amended Order of Docket 90, no further adequate public facility road studies (traffic studies) are required for this project. The project has been found to comply with the Access Management Plan for St. Charles Parkway.
2. APF-Schools: The project does not require school allocations due to the Project being planned as an active adult community (ages 55+).
3. APF-Water Supply: The Project will connect to the public water and sewer system.
4. APF-Fire Suppression: Because the Project is connecting to the public water and sewer system, this regulation is not applicable.

Staff Finding: Staff finds that the proposed Preliminary Subdivision Plan Revision will not adversely affect the adequacy of public facilities, as specified in Article XVI of the Charles County Zoning Ordinance.

B. Right of Way and Road Frontage Improvements Per Subdivision Regulations § 278-75:

Section 278-75 of the Charles County Subdivision Regulations is not applicable. The project fronts on county roadway, St. Charles Parkway, which is already built to County standards.

C. Secondary Access - Subdivision Regulations § 278-74C:

Section 278-74C of the Charles County Subdivision Regulations is applicable due to the project generating greater than 1,000 vehicle trips per day. A first point of access is provided at St. Charles Parkway at Smokey Mountain Drive, while a second point of access is provided at St. Charles Parkway at Everglades Drive. These access points have been constructed. An additional access will be provided by Everglades Drive to La Plata Road (MD Route 488).

D. Consistency with the Comprehensive Plan:

The 2016 Charles County Comprehensive Plan establishes goals for the rate and location of growth. In order to implement these goals, it is necessary to track housing development throughout the year. The following information provides guidance for such and is not regulatory:

- Maximum Growth Goal = 1% per year (2016 Comprehensive Plan)
- Population Estimate = 171,973 (current United States Census Bureau estimate, July 1, 2023 for Charles County, Maryland)
- 1% growth projection = 1,720 people (1% maximum growth goal x 171,973 population)
- Persons per household = 2.8 (United States Census Bureau)
- Total number of housing units based on 1% growth for a one-year period = 614 (1,720 people ÷ 2.8 persons per household).

2016 Charles County Comprehensive Plan Housing Goals Analysis based on Preliminary Subdivision Plans approved in 2025 to date:

Dwelling Unit Type	Cumulative Total to Date	Proposed with Parklands Neighborhood, Revision #3	Proposed Cumulative Total	2016 Comprehensive Plan Housing Policy 10.3
Single Family Units	15	-9	6	491/year (80% of 614)
Townhouse Units	0	9	9	92/year (15% of 614)
Apartments	0	0	0	31/year (5% of 614)
Development District	Cumulative Total to Date	Proposed with Parklands Neighborhood, Revision #3	Proposed Cumulative Total	2016 Comprehensive Plan Land Use Goal 3.2
In	15	0	15	460.50/year (75% of 614)
Out	0	0	0	153.50/year (25% of 614)

Staff Finding: Revision #3 is not proposing any new lots, but is proposing a change in the mix of dwelling unit types; however, based on Preliminary Subdivision Plans approved in 2025 to date, this project will not contribute to exceeding yearly goals for total development inside of the Development District or for dwelling unit type set forth in the 2016 Charles County Comprehensive Plan. As an advisory note, these goals have not been codified as regulations, and therefore are considered advisory only.

E. Consistency with the Zoning Ordinance:

Open Space/Recreational Facilities: Per the Revised and Restated Docket 90 Order adopted September 9, 2014, Section III. General Provisions, item P., and, as previously stated in the Amended Order for Fairway Village dated July 22, 2002, *“The remaining undeveloped land in the PUD is exempt from the County’s Forest Conservation requirements as long as it meets the State definition of a planned unit development as set forth in Section 5-1601(ee), Natural Resources Article, Md. Ann, Code, by permanently dedicating 20% of its land to open space.”*

General Note #24 of the approved Master Plan states “The location, type, number and schedule for the construction of amenities, such as neighborhood centers and tot lots, shall be approved at the Preliminary Subdivision Plan stage.

Staff Finding: An Open Space Plan is provided on Sheet 2 of the proposed Plan Revision. Twenty percent (20%) of the tract area of 461.237 acres is 92.2474 acres. A total of 138.826 acres of upland Open Space has been provided.

Various amenities have been proposed within the development and the Amenity Schedule can be found on Page 1 of the proposed Plan Revision; therefore, Staff finds that the requirements for Open Space and Recreational Facilities are being met.

F. Consistency with Other Codes – Stormwater Management:

A “Step 1” Concept Stormwater Management (SWM) Plan (CSWM-190013) was approved for the site on July 2, 2025 in accordance with current SWM regulations requiring Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP).

IV. Conclusions & Recommendations:

Based on the analysis and findings contained in this Staff Report, staff recommends approval of the Preliminary Subdivision Plan Revision subject to the following conditions:

1. Prior to substantial or partial substantial completion acceptance for the applicable Parcel(s), temporary signs advertising future amenity locations shall be posted if those amenities are not already constructed.

2. All approved revisions performed on PLREV-250002 shall be conveyed onto the corresponding Site Development Plan (SDP) plan sets for applicable Parklands Neighborhood Parcels. For example, the Farmstand in Parcel G is currently under review via SDP-250039.
3. Amenities associated with each parcel, specified on Sheet 1 of PLREV-250002, will be constructed before final acceptance and bond release of the proposed infrastructure within that parcel. Amenities conditioned to be provided prior to the issuance of a certain building permits or prior to the recordation of certain lot thresholds will be enforced as specified. Any interrelated permitted required for the proposed vendor operations at the Farmers Market/Farm Stand must be applied for/obtained prior to the commencement of these activities.
4. The parking tabulations for the commercial, community, and residential land uses on PLREV-250002, Revision #3, are for reference purposes only. A detailed analysis of parking requirements and demonstration of satisfaction of Article XX of the Zoning Ordinance will be provided by the Applicant during the subsequent site development plan review applications for the seven (7) commercial buildings and applicable residential parcels.

The following conditions of the Planning Commission approval on October 24, 2022 of Revision #2, PLREV-220004 and the associated Historic Preservation Plan remain in effect:

1. A note on the preliminary plan and all subsequent plans to include grading permits, relevant plats and building permits should read "This plan is subject to the conditions of a Historic Preservation Plan on file at the Charles County Department of Planning and Growth Management".
2. Preservation and Long Range Planning (PLRP) can coordinate the reinterment ceremony. However, the applicant shall be responsible for any related expenses including the coffin, design and printing of the program, and other related expenses.
3. The Applicant shall complete a landscape plan to be approved by PLRP and the Historic Preservation Committee as part of the site plan/building permit process.

The following condition of the Administrative Approval of Revision #1 on July 27, 2020 remains in effect:

1. The proposed pergolas features at the intersection of Smokey Mountain Drive and St. Charles Parkway are approved by Zoning with the express understanding that they are not intended for occupancy or use, thus not meeting the definition of a 'structure' which would require them to be placed behind the front building

restriction line of the property, in accordance with Chapter 297-29B(4) of the Zoning Ordinance.

The following conditions of the Planning Commission approval on November 4, 2019 of PSP-190001 remain in effect:

- ~~1. The off-street parking tabulations provided on PSP-190001 are for reference purposes only. A detailed analysis of parking requirements and demonstration of satisfaction of Article XX of the Zoning Ordinance will be provided by the Applicant during the subsequent site development plan review applications for the seven (7) commercial buildings and applicable residential parcels.~~

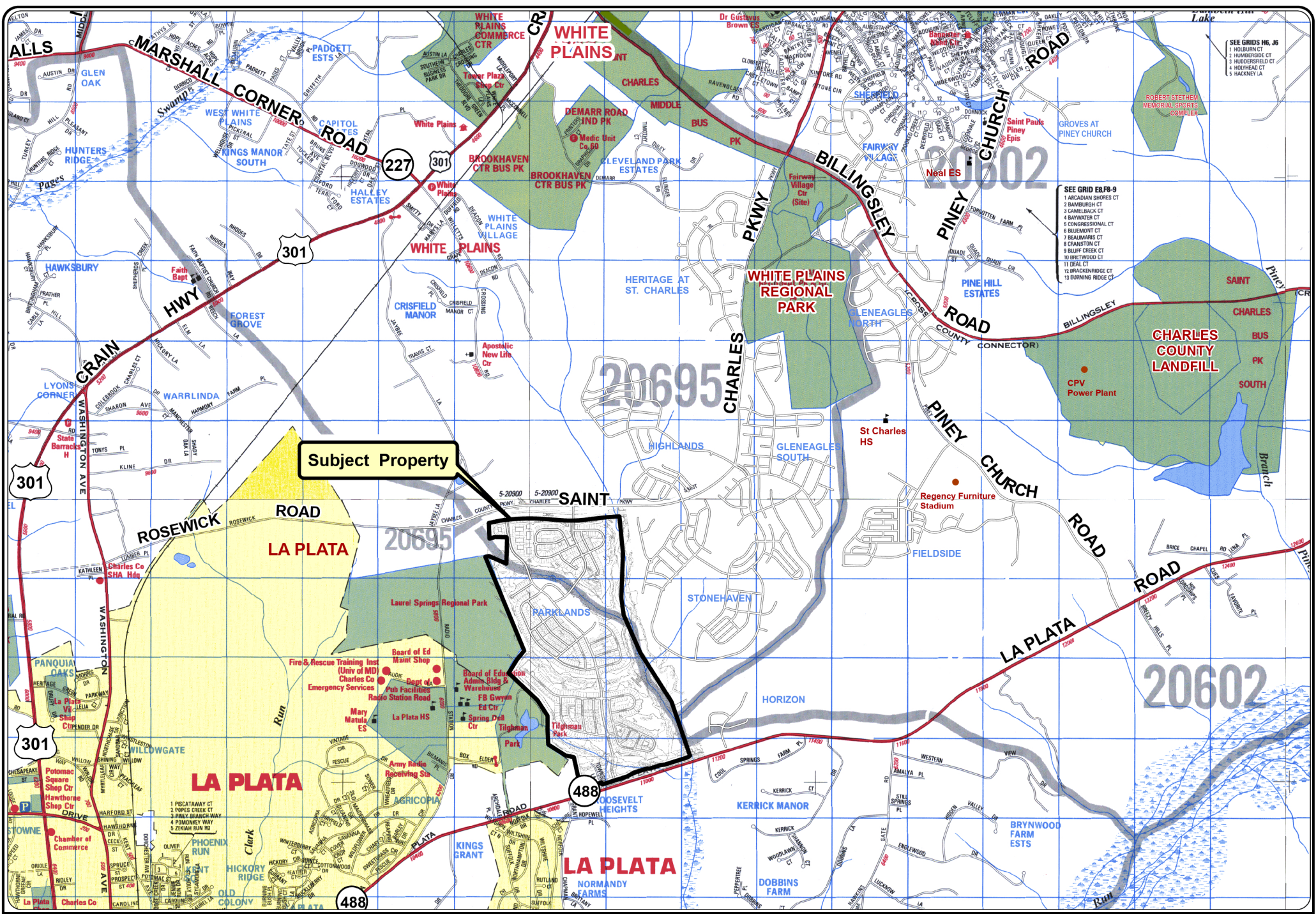
This condition has been updated as noted above in proposed condition #4.

2. Road and pavement dimensions have now been provided and it appears that no effective pavement transition is provided near sta. 5+00 northbound on Everglades Drive. The centerline is tangent prior to the intersection and leads directly left of the center median. It appears that a short radius is also introduced in combination with the 14-foot wide median, which effectively creates a shift of approximately 15 feet. At the time of final engineering, please provide appropriate centerline transition within the median and/or within the road edge prior to the commercial driveway entrance. Be advised that this may affect placement of the right-of-way line and require revision of the preliminary plan.
3. At time of future site plan applications for the seven (7) proposed commercial buildings, and applicable residential parcels, the Applicant will be required to demonstrate a functional and safe pedestrian sidewalk network, complete with crosswalks, curb ramps, etc., which is methodically integrated into the overall community and interconnects the commercial village center and adjacent residential neighborhood. The framework of the pedestrian circulation plan established for Parklands as part of the preliminary subdivision plan will be further refined and expanded as necessary during subsequent development review processes and coordination with Charles County, to ensure a pedestrian oriented, not vehicle centric, connectivity throughout.
4. All RPZ impacts will need to address Section 297-174C, Zoning Ordinance separately, prior to approval of any Development Services Permits or Plats.
5. Handicapped parking will be designed and installed in accordance with the current rules and regulations regarding compliance with the Americans with Disabilities Act (ADA) and the Maryland Accessibility Code (MAC). Compliance will be based upon providing the minimum number of accessible parking spaces, correct signage, striping, parking space and access aisle surface slopes not exceeding 1:50 (2%) in all directions, etc. Prior to U & O permit issuance for

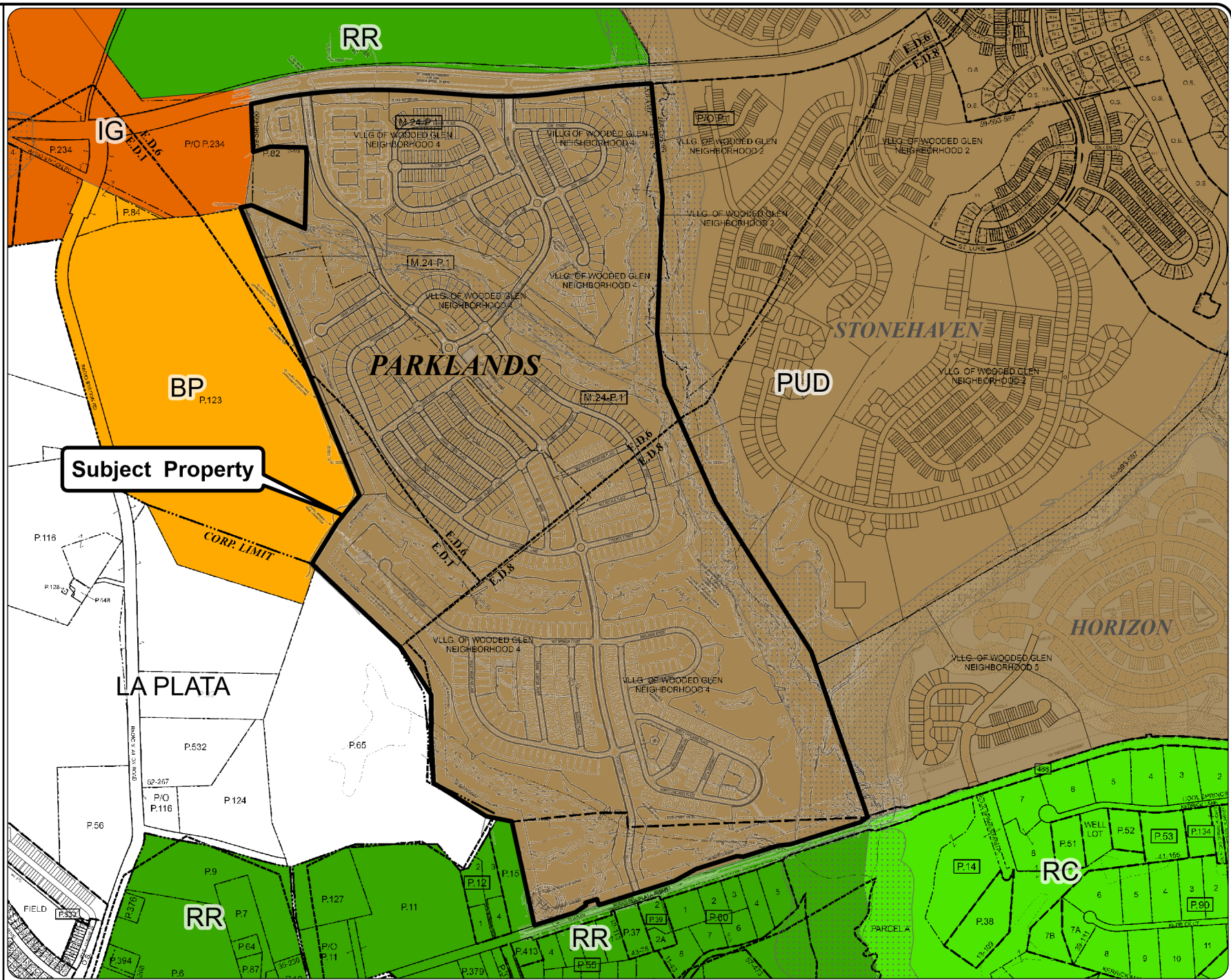
applicable buildings / uses, ADA and MAC compliance will be verified by a Charles County Zoning inspector. Any inconsistencies identified on-site that are not meeting established requirements are to be corrected by the owner/developer prior to final site approval.

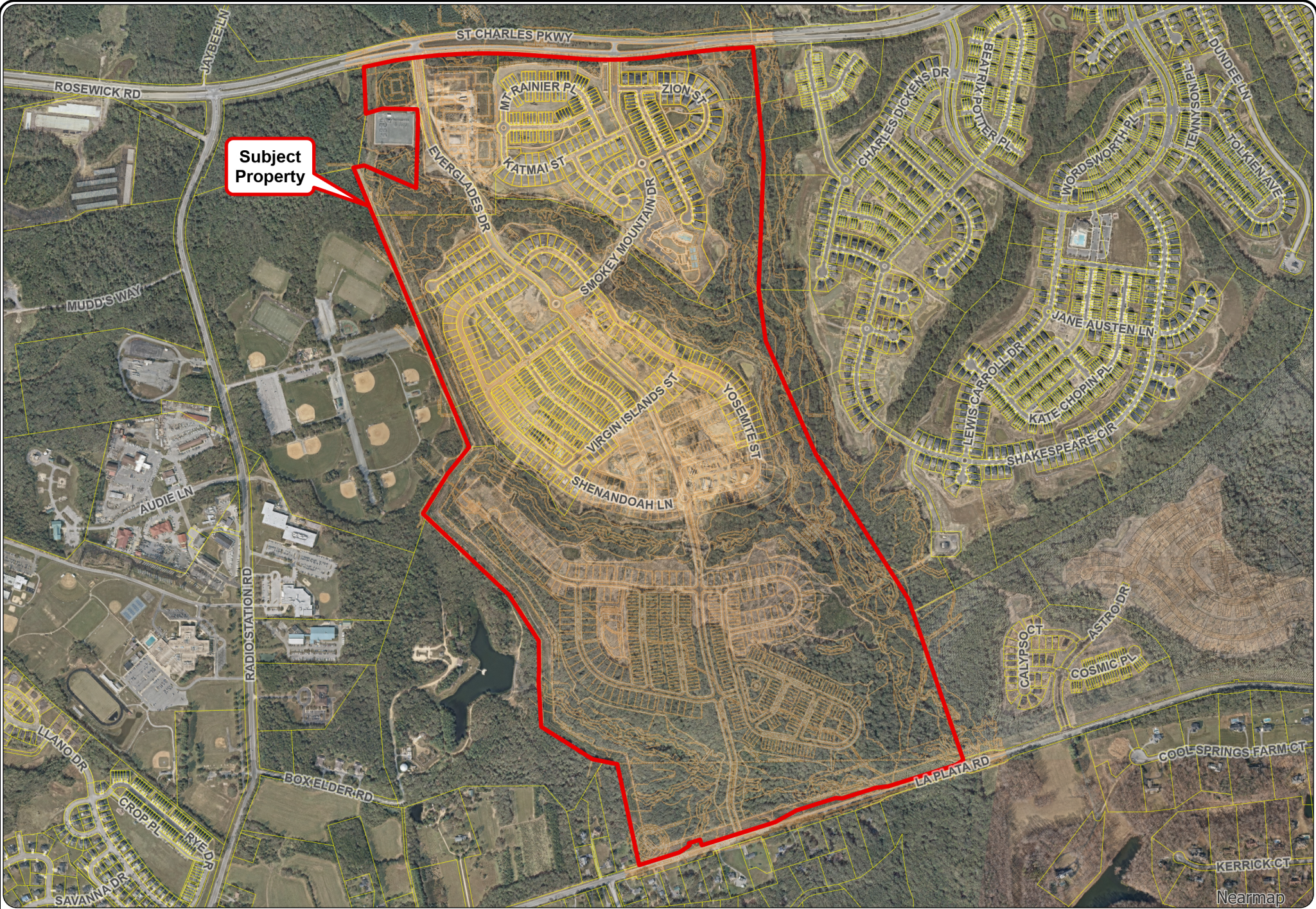
6. Prior to approval of the Development Services Permit, Maryland Department of Natural Resources (MD DNR) correspondence regarding the Final Habitat Protection measures is required. Notification to MD DNR should make sure to include the mining limit of disturbance if the Applicant intends to mine the site.

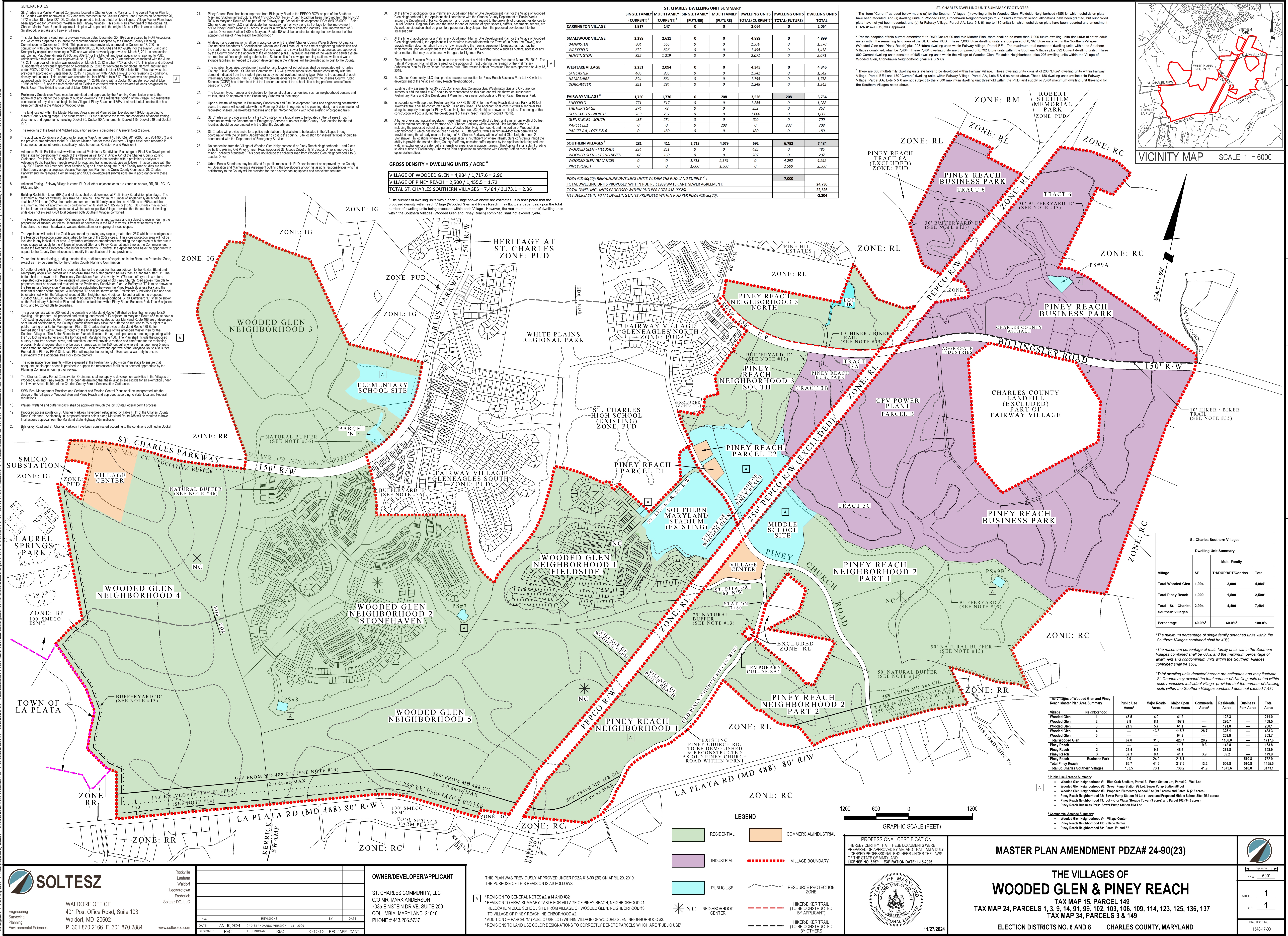
V. Appendices



- BASE ZONES**
- AC AGRICULTURAL CONSERVATION
 - RC RURAL CONSERVATION
 - WCD WATERSHED CONSERVATION DISTRICT
 - RR RURAL RESIDENTIAL
 - RV VILLAGE RESIDENTIAL
 - RL LOW DENSITY SUBURBAN RESIDENTIAL
 - RM MEDIUM DENSITY SUBURBAN RESIDENTIAL
 - RH HIGH DENSITY SUBURBAN RESIDENTIAL
 - RO RESIDENTIAL / OFFICE
 - CER CORE DEVELOPMENT / RESIDENTIAL
 - CMR CORE MIXED RESIDENTIAL
 - CRR CORE RETAIL RESIDENTIAL
 - CN NEIGHBORHOOD COMMERCIAL
 - CC COMMUNITY COMMERCIAL
 - CB CENTRAL BUSINESS
 - CV VILLAGE COMMERCIAL
 - BP BUSINESS PARK
 - IG LIGHT INDUSTRIAL
 - IH HEAVY INDUSTRIAL
 - AUC ACTON URBAN CENTER
 - WC WALDORF CENTRAL
- OVERLAY ZONES**
- Highway Corridor
 - Resource Protection
 - Critical Area Boundary
- FLOATING ZONES**
- PRD PLANNED RESIDENTIAL DEVELOPMENT
 - PMH PLANNED MOBILE HOME PARK
 - PEP PLANNED EMPLOYMENT/INDUSTRIAL PARK
 - MX PLANNED MIX USE
 - PUD PLANNED UNIT DEVELOPMENT
 - WPC WATERFRONT PLANNED COMMUNITY
 - TOD TRANSIT ORIENTED DEVELOPMENT







November 12, 2025

Mr. Charles Rice
Planning Director
Charles County Department of
Planning and Growth Management
200 Baltimore Street
La Plata, MD 20646

Re: Village of Wooded Glen, Neighborhood #4
Parklands Neighborhood Preliminary Subdivision Plan Revision #3
(PLREV-250002)

Dear Mr. Rice,

Included in this submission is a revision to the previously approved preliminary subdivision plan for the Parklands Neighborhood (PLREV-220004). Below are the requested modifications and their justifications:

1. Redesign of Development POD-C: The layout for Parcels N, M, Q, and R (Development POD-C) has been redesigned to address grading concerns related to the adjacent Resource Protection Zone (RPZ). To reduce or eliminate retaining walls near the RPZ, the site layout has been revised. The previously approved plan positioned townhouses adjacent to these resource areas. This revision relocates the townhouses to the interior of the development area and moves single-family lots to the perimeter. This adjustment helps mitigate grading issues and preserves existing vegetation outside the RPZ. Additionally, the revised layout aligns with the ongoing mass grading work on-site. No engineering plans for the revised parcels have been prepared at this time.
2. Amenity Adjustments within POD-C:
 - a. The proposed Dog Park has been relocated to a more isolated area at the end of Hot Springs Court, a cul-de-sac. This location minimizes noise and activity impacts on nearby homes while improving safety by reducing through-traffic in the vicinity of the park. Additionally, situating the Dog Park at the end of the cul-de-sac creates a larger, quieter space for pets and owners to enjoy, enhancing its usability and appeal. This relocation also associates the Dog Park with Parcel N.
 - b. Additional trail connection to Laurel Springs Park: Included within this plan revision is an additional connection to the walking trail around Laurel Springs Park. This connection is located within Parcel N adjacent to the relocated Dog Park. This is an added benefit to the residents for use of this existing walking trail.

- c. **Golf Park Putting Green Modifications:** The putting green remains between Parcels N and M, but now includes a small pavilion for shade. The sand trap has been omitted due to concerns about errant balls potentially impacting nearby homes and the challenges it would present for HOA maintenance (e.g., weeds, animals). The putting green will feature a low-maintenance astro-turf surface to simplify upkeep. Additionally, the parking lot has been relocated to provide better buffering for adjacent homes, with a one-sided design to prevent headlights from shining into neighboring lots.
- d. **Community Park Relocation:** The Community Park has been moved to the open space within Parcel Q, which previously lacked an amenity. This passive park space will feature a pavilion for shade or neighborhood gatherings and benches along the trail for reflection, reading, or relaxation. The open area overlooks the Stormwater Management Pond, offering scenic views that enhance the park's appeal and provide a tranquil environment for residents. This strategic location creates an inviting space for both passive and social activities while integrating the park into the natural surroundings of the neighborhood.

3. Refinement of the Farmers Market Area (Parcel G):

- a. The Farmers Market layout has been updated to reflect the proposed design. The Farm Stand Structure and Greenhouse remain, while the Barn and tractor path have been removed. The revised layout includes an asphalt pad for neighborhood use, such as tent placement. The community garden area remains unchanged, and parking facilities have been reconfigured to enhance traffic flow and eliminate awkward movements.
- b. Following our annual Docket 90 presentation, Commissioner Bowling connected us with Sydney Gardner, Agriculture and Rural Development Manager for Charles Economic Development. Sydney then introduced us to Kelly Phipps, who manages the Farmers Market in La Plata, and Pat Wilson, an independent consultant working with various farmers and markets.

Kelly and Pat strongly support this concept for a 55+ community, emphasizing its role in bringing neighbors together. Based on their recommendations, we made several improvements:

- i. The gravel tent area has been replaced with a smooth paved surface for easier senior access and more convenient vendor setup.
- ii. The parking lot has been connected to the tent area, allowing vendors to drive their SUVs and trucks directly to their setup locations.
- iii. Composting bins have been added to support sustainable practices.

- iv. To allow for future expansion, we relocated the greenhouse and reworked the parking lot layout.
- c. A detailed Site Development Plan will be submitted soon to Charles County Planning for review and approval independent to this plan submission today.
- 4. The previously approved preliminary plans included six (6) duplex lots within Parcel H. However, to accommodate stormwater management design requirements, these duplex lots were removed and their units were incorporated into the adjacent townhouse sticks. This adjustment allowed us to create a larger open space area to provide adequate stormwater treatment. The smaller open space areas originally planned were not sufficient to meet the design requirements for this phase of development.
- 5. Updated Amenity Schedule: The Amenity Schedule on Sheet 1 of the plan set has been revised to reflect the adjustments made to the neighborhood. Amenities associated with each parcel will be constructed before final acceptance and bond release of the proposed infrastructure within that parcel. Also included within this update to the Amenity Schedule is the addition of note 5, which references the Orchard within Parcel H being completed with final acceptance of the proposed infrastructure related to Parcel H.
- 6. Update to Parcel L Amenity: The Parklands amenity within Parcel L has been updated to omit the minor dog park within the open space area. The reasoning behind this omission is due to space and future maintenance within the area along with reducing noise to the adjacent lots surrounding this open space area. Although this will not be a formal off-leash dog park, residents can still take their dogs to this area as needed while on a leash. We aim to provide for a more park setting within this proposed amenity area.

Should you have any questions or require further information, please give me a call at your earliest convenience. Thank you for your assistance with this matter.

Respectfully,

Soltesz, Inc.



Patrick A. Wackerle, PE
Associate

GENERAL NOTES:

- LOCATION:
CHARLES COUNTY TAX MAP 24, PARCEL 1 (PLAT BOOK 92, PAGE 598)
SOUTH SIDE OF ST. CHARLES PARKWAY, NEAR INTERSECTION WITH RADIO STATION ROAD
- THE PARKLANDS NEIGHBORHOOD IS AN ACTIVE ADULT 55 YEAR OLD AND OLDER COMMUNITY, WHICH WILL OFFER BOTH SINGLE FAMILY DETACHED AND ATTACHED HOMES. THE DEVELOPMENT IS BOUND TO THE NORTH BY ST. CHARLES PARKWAY AND TO THE SOUTH BY MARYLAND ROUTE 486. TO THE EAST OF THE SITE IS THE STONEHAVEN NEIGHBORHOOD, WHICH IS PART OF THE VILLAGE OF WOODED GLEN (ST. CHARLES), TO THE WEST OF THE SITE IS THE LAUREL SPRINGS BALL FIELDS AND THE TOWN OF LA PLATA. THE PROJECT WILL CONSTRUCT APPROXIMATELY 1,001 HOMES ALONG WITH NUMEROUS NEIGHBORHOOD AMENITIES SUCH AS A NEIGHBORHOOD CLUBHOUSE, PUTTING GREEN, DOG PARK, AND PIONIC PAVILION TO NAME A FEW. ALONG WITH THE CONSTRUCTION OF THE NEIGHBORHOOD, A MAJOR COLLECTOR ROADWAY WILL BE CONSTRUCTED THROUGH THE COMMUNITY STARTING AT THE ST. CHARLES PARKWAY TO THE NORTH AND THEN EXTENDING SOUTH TO MARYLAND ROUTE 486.
- SITE TABULATION:
VILLAGE OF WOODED GLEN, PARKLANDS NEIGHBORHOOD, AN ACTIVE ADULT COMMUNITY - 461,237 ACRES
ZONING: PUD - PLANNED UNIT DEVELOPMENT
TIER MAP DESIGNATION: TIER 2 (MAP NO. 32)
A FIELD SURVEY OF THE BOUNDARY OF THE SITE WAS COMPLETED BY SOLTESZ, INC. IN APRIL 2017. THERE ARE NOT DEED RESTRICTIONS OR COVENANTS AFFECTING THE PROPERTY.
- PARKLANDS IS THE FOURTH NEIGHBORHOOD WITHIN THE VILLAGE OF WOODED GLEN. THIS PLAN WAS DEVELOPED IN ACCORDANCE WITH THE REVISED AND RESTATED DOCKET #10 ORDER (LIBER 8710 AT FOLIO 365) AND THE AMENDED MASTER PLAN PZA 14-0018, APPROVED ON SEPTEMBER 30, 2015 FOR THE VILLAGES OF WOODED GLEN AND PINEY REACH, RECORDED IN LIBER 8360 AT FOLIO 317.
- BUILDING RESTRICTION LINES:
A. SINGLE FAMILY: SEE TYPICAL SINGLE FAMILY LOT LAYOUT (REFER TO SHEET B)
FRONT: 20 FEET
REAR: 15 FEET
SIDES: 6 FEET
B. FRONT LOADED DUPLEX: SEE TYPICAL DUPLEX LOT LAYOUT (REFER TO SHEET B)
FRONT: 18 FEET
REAR: 15 FEET
SIDES: 2 FEET FOR EXTERIOR UNITS
C. FRONT LOADED TOWNHOUSE: SEE TYPICAL TOWNHOUSE LOT LAYOUT (REFER TO SHEET B)
FRONT: 18 FEET
REAR: 15 FEET
SIDES: 2 FEET FOR EXTERIOR UNITS, 0 FEET FOR INTERIOR UNITS
- THE FOLLOWING PROJECTIONS INTO THE MINIMUM REQUIRED YARD ARE ALLOWED:
A. AWNINGS, CANOPIES, CORNICES OR OTHER ARCHITECTURAL FEATURES: 5-FT
B. BAY WINDOWS, BALCONIES, CHIMNEYS, PORCHES, DECKS: 5-FT
C. OPEN FIRE ESCAPES OR PATIOS (NOT ENCLOSED): 5-FT
D. UNCOVERED STAIRS OR NECESSARY LANDINGS: 5-FT
E. FENCES AND WALLS IN ACCORDANCE WITH CHAPTER 287-26 C OF THE ZONING ORDINANCE
- LOT SIZES:
A. SINGLE FAMILY: 4,500 SF MINIMUM
56-FOOT WIDTH AT 20-FOOT FRONT BRL FOR RECTANGULAR LOTS
45-FOOT MINIMUM WIDTH AT 25-FOOT FRONT BRL FOR WEDGE LOTS
B. FRONT LOADED DUPLEX: 1,440 SF MINIMUM
2 UNITS PER BUILDING
C. FRONT LOADED TOWNHOUSE: 1,440 SF MINIMUM
MINIMUM 3 UNITS, MAXIMUM 4 UNITS PER BUILDING
- USE DESIGNATION CODES PER ZONING ORDINANCE:
A. SINGLE FAMILY DETACHED: 3,01,000
B. DUPLEX: 3,02,100
C. TOWNHOUSE: 3,02,200
D. CLUBHOUSE: 4,02,110
*THE CLUBHOUSE AMENITIES SERVE FOR THE BENEFIT OF ALL PARKLAND RESIDENTS.
E. POOL, PICKLE BALL: 4,02,220
F. AND PUTTING GREEN
F. SERVICE ORIENTED COMMERCIAL: 5,00,000
G. COMMERCIAL: 6,00,000
- THIS PLAN IS SUBJECT TO THE WOODED GLEN VILLAGE ARCHITECTURAL COVENANTS, DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 7598 AT FOLIO 415.
- SOILS INFORMATION SHOWN FOR THIS SITE WAS TAKEN FROM THE NRCS WEB SOIL SURVEY FOR CHARLES COUNTY, MARYLAND. BASEMENTS PLANNED FOR SOIL SERIES CLASSIFIED AS SOMEWHAT LIMITED OR VERY LIMITED DUE TO HIGH WATER TABLE SHALL HAVE A BASEMENT FLOOR ELEVATION ABOVE THE 10-YEAR POND ELEVATION AND SHALL BE CONSTRUCTED WITH DRAIN FIELDS AND A SUMP PUMP.
- PARKLANDS NEIGHBORHOOD WITHIN VILLAGE OF WOODED GLEN IS EXEMPT FROM THE REQUIREMENTS OF THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE PER ARTICLE 18-4(b).
- NO CLEARING, GRADING OR DISTURBANCE OF VEGETATION SHALL TAKE PLACE IN THE RESOURCE PROTECTION ZONE (RPZ) EXCEPT THAT IN WHICH IS PERMITTED BY THE CHARLES COUNTY PLANNING COMMISSION. RPZ DISTURBANCES SHALL COMPLY WITH THE REQUIREMENTS AS STATED IN THE CHARLES COUNTY FLOODPLAIN MANAGEMENT ORDINANCE.
- THERE SHALL BE NO CLEARING OR MAJOR DISTURBANCE WITHIN THE STREAM BUFFER EXCEPT AS SHOWN ON THE APPROVED PLANS. THE SUPPLEMENTAL STREAM BUFFER AND/OR LIMIT OF DISTURBANCE SHOULD BE FLAGGED FOR PROTECTION PRIOR TO CONSTRUCTION.
- PARKLANDS NEIGHBORHOOD FALLS WITHIN THE ZENITH SWAMP WATERSHED. PER REVISED AND RESTATED DOCKET #001 ORDER, THE ZENITH SWAMP WATERSHED SHALL BE PROTECTED BY LEAVING ANY SLOPES GREATER THAN 25% WHICH ARE CONTIGUOUS TO THE RPZ UNDISTURBED TO THE TOP OF SLOPE. THIS SLOPE PROTECTION AREA WILL NOT BE INCLUDED WITHIN ANY OF THE LOTS.
- WITH THE EXCEPTION OF NOTE 14, AREAS IN EXCESS OF 25% SLOPES AND WITH AN AREA GREATER THAN 10,000 SQUARE FEET SHALL BE REMOVED BY PERMITTED SAND AND GRAVEL EXTRACTION OPERATIONS OR SHALL BE DEVELOPED WITH ENGINEERING MEASURES TO ENSURE SLOPE STABILITY, EROSION CONTROL AND RESIDENTIAL SAFETY.
- NON-TIDAL WETLANDS ON THE SITE WERE FIELD DELINEATED BY WETLAND SCIENCE APPLICATIONS, INC. AND FIELD LOCATED BY WHITMAN REQUIARD & ASSOCIATES. GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) FURTHER ANALYZED WETLAND AREAS ON-SITE WITHIN THE PROPOSED IMPACT AREAS WHICH WERE FIELD LOCATED BY SOLTESZ. ANY WATERS, WETLANDS AND WETLAND BUFFER IMPACTS SHALL BE APPROVED THROUGH THE JOINT STATE / FEDERAL PERMITTING PROCESS.
- PARKLANDS NEIGHBORHOOD IS CONTINGENT UPON THE DEVELOPMENT OF ST. CHARLES COMMUNITIES, PUMPING STATION 6, SDC SHALL CONVEY, FOR NO CONSIDERATION, THE PUMPING STATION 6 SITE AND ACCESS ROAD OR PLACE THE SAME IN AN EASEMENT TO THE COUNTY COMMISSIONERS UPON REQUEST.
- THIS PROPERTY IS DESIGNATED AS W-3 AND S-3 ON THE WATER AND SEWER PLAN MAPS. ALL WATER AND SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY WATER AND SEWER ORDINANCE AND CONSTRUCTION STANDARDS, SPECIFICATIONS, AND DETAILS MANUAL DURING THE FINAL ENGINEERING PHASE SUBMISSION AND START OF CONSTRUCTION. THE ADEQUACY OF OFFSITE WATER AND SEWER FACILITIES SHALL BE ADDRESSED AND APPROVED BY THE COUNTY PRIOR TO APPROVAL OF THE ENGINEERING PLANS. HYDRAULIC ANALYSIS OF WATER AND SEWER SYSTEMS IS REQUIRED AT FINAL ENGINEERING SUBMISSION.
- STORMWATER MANAGEMENT ESD TO THE MEP AND SEDIMENT AND EROSION CONTROL PLANS SHALL BE INCORPORATED INTO THE DESIGN OF PARKLANDS NEIGHBORHOOD AND APPROVED ACCORDING TO STATE, LOCAL AND FEDERAL REGULATIONS. THE CONCEPT STORMWATER MANAGEMENT PLAN (PSPM CSM-19013) WAS APPROVED ON MAY 6, 2019. THE STORMWATER MANAGEMENT DEVICE LOCATIONS SHOWN ON THIS PLAN WILL BE FURTHER DETERMINED AT THE SITE STORMWATER MANAGEMENT PLAN (STEP #2) STAGE. ANY MODIFICATIONS TO THESE DEVICES WITH FUTURE DEVELOPMENT PLAN SHALL NOT REQUIRE A REVISION TO THE PRELIMINARY PLAN FOR THE PARKLANDS SUBDIVISION.
- STREET TREES SHALL BE PROVIDED ALONG ALL ROADWAYS AS REQUESTED BY SECTION 51.C. OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND PLACED IN ACCORDANCE WITH CHARLES COUNTY ROAD CROSS SECTION STANDARD DETAIL R-45. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 96 OF THE SUBDIVISION REGULATIONS AND SHALL BE INSTALLED AT INTERSECTIONS AND REGULAR INTERVALS PER STANDARD SPECIFICATIONS. STREET LIGHTS SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
- UPON SUBMITTAL OF FUTURE SITE AND ENGINEERING PLANS, THE PLANNING, DESIGN AND CONSTRUCTION OF SHARED USE HIKER/BIKER FACILITIES AND THEIR INTERCONNECTION WITH OTHER EXISTING OR PROPOSED TRAILS SHALL BE COORDINATED WITH THE PLANNING DIVISION.
- A RIGHT-OF-WAY LINE SHALL BE SHOWN AND LABELED ON THE CONSTRUCTION PLANS AND PLATS 2 FEET BEHIND THE BACK OF CURB FOR MEDIANS AND SIDEWAYS. THESE AREAS SHALL BE RETAINED IN FEE SIMPLE BY THE HOA WITH SUCH RESPONSIBILITY INCLUDED IN THE HOA DOCUMENTS TO BE APPROVED BY CHARLES COUNTY.
- ACCESS FOR CORNER LOTS SHALL BE FROM THE STREET OF LOWER ROAD CLASSIFICATION.
- A COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR ALL PRIVATE ROADS AND CLEARLY STATED IN COVENANTS AND SHALL BE FILED IN THE LAND RECORDS AT THE TIME OF PLUNG OF THE FINAL RECORD PLATS. A CERTIFICATION SHALL BE INCLUDED ON THE FINAL PLATS TO THE EFFECT THAT THE SUBDIVISION IS SUBJECT TO COVENANTS.
- A DETAILED TRANSPORTATION REVIEW OF THIS PLAN HAS NOT BEEN COMPLETED AT THIS TIME. ROADS AND ENTRANCES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST CHARLES COUNTY ROAD CROSS SECTION, STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND STANDARD DETAIL MANUAL. ROAD VARIANCE REQUESTS WILL BE SUBMITTED FOR NON-STANDARD CROSS SECTIONS.
- THE GROWTH MANAGEMENT COORDINATOR AT THE CAPITAL DISTRICT POST OFFICE SHALL BE CONTACTED TO OBTAIN VERIFICATION IN WRITING OF THE TYPE AND LOCATION OF MAIL RECEPTACLES TO BE USED IN SUBDIVISION. A COPY OF THE WRITTEN APPROVAL SHALL BE PROVIDED TO CHARLES COUNTY. CLUSTER MAILBOX UNITS (CMU) SHALL BE APPROPRIATELY LOCATED IN CLEAR HORIZONTAL ZONES, AWAY FROM INTERSECTIONS AND OUTSIDE OF CURB-DE-SACS. CMU LOCATION WILL BE DETERMINED DURING FINAL DESIGN OF ASHITO RECOMMENDATIONS AND COUNTY ALLOWANCES.
- ROAD VARIANCE REQUESTS WILL BE SUBMITTED FOR NON-STANDARD CROSS SECTIONS, SPECIFICALLY ALONG SMOKEY MOUNTAIN DRIVE AND EVERGLADES DRIVE.
- PRIOR TO RECORING THE 30TH LOT, WHICH WOULD TRIP THE 3,000 TRIPS PER DAY THRESHOLD FOR A MINOR COLLECTOR ROADWAY, A SECONDARY ACCESS POINT IS REQUIRED. IF CONSTRUCTING OFF ST. CHARLES PARKWAY FIRST, AN INTERCONNECTION VIA SMOKEY MOUNTAIN DRIVE MUST BE MADE TO EVERGLADES DRIVE THAT REACHES ST. CHARLES PARKWAY. IF CONSTRUCTING OFF LA PLATA ROAD (MD 486) FIRST, A SECONDARY ACCESS POINT IS REQUIRED TO CONNECT TO ST. CHARLES PARKWAY.
- THE DEVELOPMENT OF PARCEL G WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF A HISTORIC PRESERVATION PLAN ON FILE AT THE CHARLES COUNTY DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT FOR THE AREA ASSOCIATED WITH THE EXISTING BURIAL SITE.

STANDARD NOTES FROM SUBDIVISION REGULATIONS APPENDIX A(2)

- "APPROVAL OF A PRELIMINARY SUBDIVISION PLAN ESTABLISHES GENERAL COMPLIANCE WITH THE CHARLES COUNTY COMPREHENSIVE PLAN AND COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS KNOWN TO BE APPLICABLE AT THIS LEVEL OF REVIEW."
- "THE PRELIMINARY PLAN IS A CONCEPT PLAN ONLY, AND SHALL NOT BE CONSIDERED AS A FINAL ENGINEERING DRAWING MEETING ALL APPLICABLE CODES. A DETAILED ENGINEERING REVIEW OF THIS PLAN HAS NOT BEEN DONE AT THIS TIME. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ASSURE THAT THIS PLAN IS CONSISTENT WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ALL COUNTY ORDINANCES, STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL, AND THE STANDARD DETAIL MANUAL. APPROVAL OF THIS PLAN DOES NOT PRECLUDE THE RIGHT OF CHARLES COUNTY OR ANY OTHER AGENCY TO ENFORCE APPLICABLE CODES WITHOUT PREJUDICE. ALSO, APPROVAL OF THIS PLAN DOES NOT GRANT A VARIANCE OR WAIVER OF ANY ORDINANCE REQUIREMENTS, UNLESS SPECIFICALLY GRANTED IN WRITING. DISCREPANCIES BETWEEN THIS PLAN AND THE COUNTY REGULATIONS WILL BE CORRECTED. PER THE CURRENT COUNTY REQUIREMENTS THAT ARE IN PLACE AT THE TIME OF ENGINEERING SUBMITTAL, SUCH REQUIREMENTS OR REFINEMENTS MAY AFFECT LOT YIELD OR DEVELOPMENT INTENSITY."
- "IF THE EXISTING SITES WITHIN THE PROJECT SITE ARE CLASSIFIED AS SEVERE OR MODERATE AS NOTE ON THE PRELIMINARY SUBDIVISION PLAN SOILS TABLE, THEN AN ENGINEERING STUDY WILL BE REQUIRED AT THE PERMIT PHASE TO ADDRESS THE LIMITATIONS FOR CONSTRUCTION OF ROADS, PARKING LOTS, AND HOME SITES WITH BASEMENTS.

ABBREVIATION LIST:

BRL	BUILDING RESTRICTION LINE	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	RPZ	RESOURCE PROTECTION ZONE
DU	DUPLEX	RF	RIGHT OF WAY
DP	DWELLING UNIT	SF	SINGLE FAMILY
OS	OPEN SPACE	TH	TOWNHOUSE



WALDORF OFFICE
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Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884

Rockville
Landham
Lanham
Frederick
Soltesz, DC, LLC

NO.	REVISION	BY	DATE
1	NOVEMBER 2016	DAVID STANDARDS	11/16/16
2	DECEMBER 2016	DAVID STANDARDS	12/16/16
3	PAW, GJM, NSM	TECHNICIAN: GJM, NSM	
4	PAW	CHECKED: PAW	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND DEPTH FOR ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH FOR ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH FOR ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH FOR ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION.

OWNER/DEVELOPER/APPLICANT

ST. CHARLES COMMUNITY, LLC
ATTN: RICK BARINAS, PE
10000 CONNELL PLACE
SUITE 200
ST. CHARLES, MARYLAND 20683
PHONE: 301-843-8600
FAX: 301-870-9798

SINGLE FAMILY	TOWNHOUSES	APARTMENTS	TOTAL DWELLING UNITS
CARRINGTON	1,917	147	0
SHALIMWOOD	1,884	1,679	0
WESTLAKE	2,251	1,454	0
FAIRWAY EXISTING	1,750	827	0
FAIRWAY PROPOSED	0	0	0
SUBTOTAL	7,802	4,107	0
FIELDSIDE	224	0	0
STONEHAVEN	357	652	0
HIGHLANDS	200	540	0
PARKLANDS	487	514	0
SUBTOTAL	1,278	1,697	0

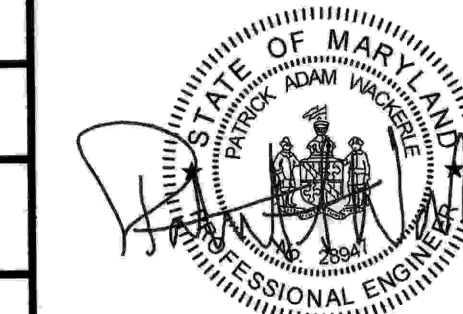
SINGLE FAMILY	TOTAL
487 (48.7%)	
DUPLEX	TOTAL
20 (2.0%)	
INTERIOR TOWNHOUSES	TOTAL
238 (23.8%)	
EXTERIOR TOWNHOUSES	TOTAL
256 (25.5%)	
TOTAL UNITS	1,001

1	COVER SHEET
2	OPEN SPACE PLAN
3	EXISTING CONDITIONS MAP
4	PRELIMINARY PLAN SHEET #1
5	PRELIMINARY PLAN SHEET #2
6	PRELIMINARY PLAN SHEET #3
7	PEDESTRIAN CIRCULATION PLAN
8	NOTES AND DETAILS

COMMUNITY ID	SPACES PROVIDED
GAZEBO AND ORCHARD	8
BIOFILTER GARDEN	7
GAZEBO AND BENCHES	20
PIONIC AREA WITH PAVILION, GRILLS AND FIRE PIT	28
DOG PARK AND BENCHES	28
3-HOLE PUTTING GREEN AND BENCHES	18
TOTAL	101

- NOTES:
- NEIGHBORHOOD PARKS PARKING ASSUMPTIONS:
A. GAZEBO AND ORCHARD: 1 SPACE PER 4 PARTICIPANTS, 3 DOGS MAXIMUM PER PARTICIPANT
B. BIOFILTER GARDEN: 1 SPACE PER 4 PARTICIPANTS
C. GAZEBO AND BENCHES: 1 SPACE PER 4 PARTICIPANTS
D. PIONIC AREA WITH PAVILION, GRILLS AND FIRE PIT: 1 SPACE PER 4 PARTICIPANTS
E. DOG PARK: 1 SPACE PER PARTICIPANT, 3 DOGS MAXIMUM PER PARTICIPANT
F. 3-HOLE PUTTING GREEN: PER ZONING ORDINANCE (4.02.220), 8 SPACES PER HOLE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 28847 EXPIRATION DATE: 08/18/2024



COVER SHEET

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

TAX MAP 24, PARCEL 1
NAME (RIN & RIN) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND



SHEET
1
OF
1

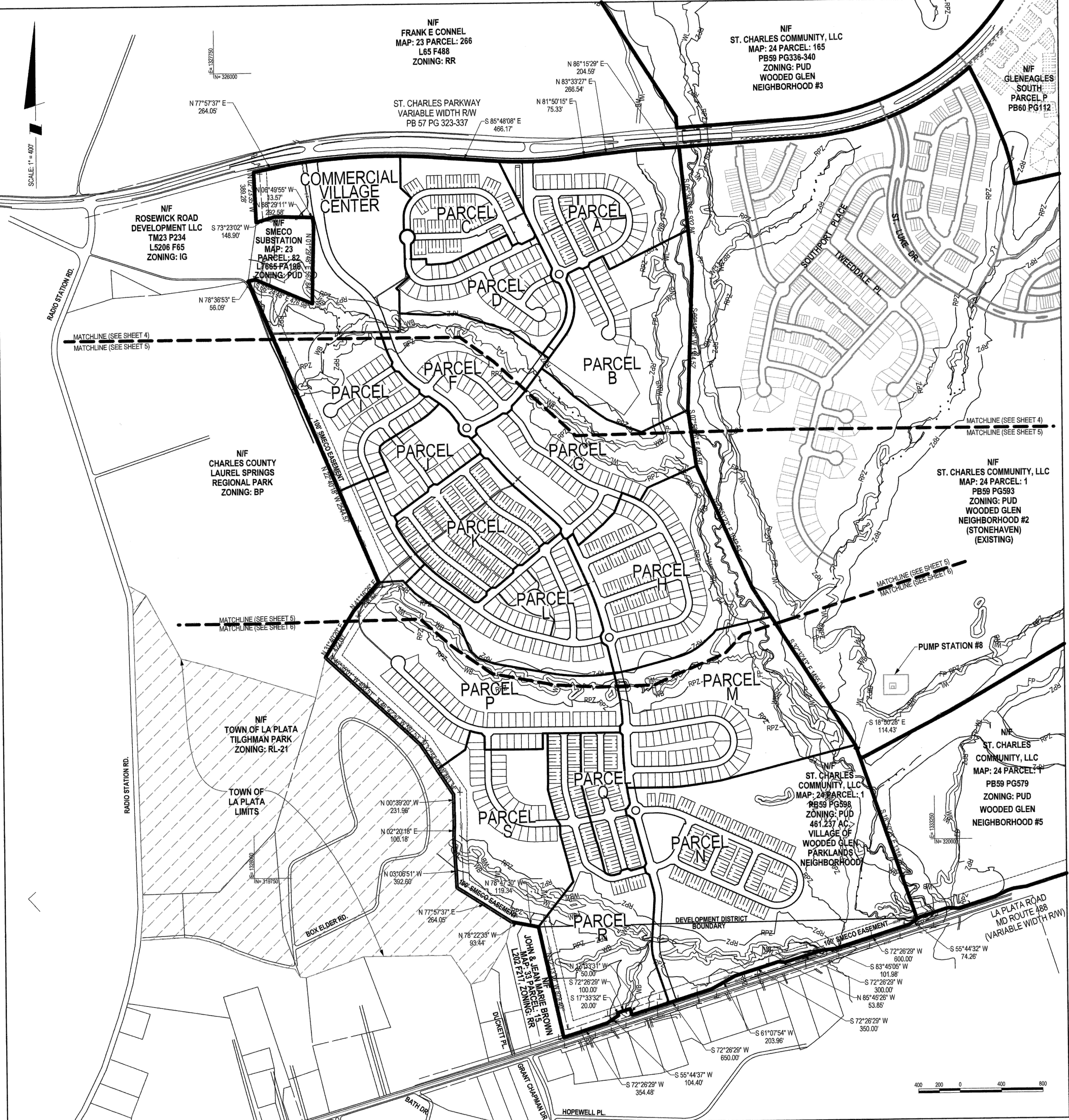
PROJECT NO.
15491900

REVISION #2 - PLREV-220004

VILLAGE OF WOODED GLEN

PARKLANDS NEIGHBORHOOD

PRELIMINARY SUBDIVISION PLAN



LOCATION MAP
SCALE 1" = 400'

CHARLES COUNTY NET OPEN SPACE DATA CALCULATIONS

A1	TOTAL TRACT OR PLAT AREA	IN ACRES
1	(Minus) Total area of cluster lots (not including agricultural lots)	0.00 ac.
2	(Minus) Total area of conventional lots	111.89 ac.
3	(Minus) Total area of public use lots	0.00 ac.
4	(Minus) Total area of dedicated management lots (ESB#1)	0.00 ac.
5	(Minus) Total area of public road dedication	42.154 ac.
6	(Minus) Resource Protection Area (RPZ) included within Open Space	13.614 ac.
7	(Minus) Area of Isolated Wetlands (not associated with RPZ) within Open Space	123.257 ac.
8	(Minus) Area of Isolated Wetlands (not associated with RPZ) within Open Space	0.087 ac.
C1	NET NEW OPEN SPACE	169.922

SINGLE FAMILY	TOWNHOUSES	APARTMENTS	TOTAL DWELLING UNITS
CARRINGTON	1,917	147	0
SHALIMWOOD	1,884	1,679	0
WESTLAKE	2,251	1,454	0
FAIRWAY EXISTING	1,750	827	0
FAIRWAY PROPOSED	0	0	0
SUBTOTAL	7,802	4,107	0
FIELDSIDE	224	0	0
STONEHAVEN	357	652	0
HIGHLANDS	200	540	0
PARKLANDS	487	514	0
SUBTOTAL	1,278	1,697	0

SINGLE FAMILY	TOTAL
487 (48.7%)	
DUPLEX	TOTAL
20 (2.0%)	
INTERIOR TOWNHOUSES	TOTAL
238 (23.8%)	
EXTERIOR TOWNHOUSES	TOTAL
256 (25.5%)	
TOTAL UNITS	1,001

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COMMUNITY ID	SPACES PROVIDED
GAZEBO AND ORCHARD	8
BIOFILTER GARDEN	7
GAZEBO AND BENCHES	20
PIONIC AREA WITH PAVILION, GRILLS AND FIRE PIT	28
DOG PARK AND BENCHES	28
3-HOLE PUTTING GREEN AND BENCHES	18
TOTAL	101

- NOTES:
- RESIDENTIAL PARKING REQUIRED PER ZONING ORDINANCE:
SF (3.01.200): 2.25 SPACES PER UNIT
SF (3.02.100): 2 SPACES PER UNIT
TH (3.02.200): 2.5 SPACES PER UNIT
 - PARKING PROVIDED ASSUMPTIONS:
SF 2 DRIVEWAY SPACES + 0.25 GARAGE SPACE
TH 2 DRIVEWAY SPACES
DP 2 DRIVEWAY SPACES + 0.50 GARAGE SPACE

PARCEL	SF	DP	TH	RECD PARKING SPACES	TOTAL RECD SPACES	SPACES PROVIDED	DIFFERENCE
PARCEL A	31	2	26	70	4	65	139
PARCEL B	19	0	0	43	0	0	43
PARCEL C	0	6	62	0	12	155	167
PARCEL D	51	0	0	115	0	0	115
PARCEL E	19	0	0	43	0	0	43
PARCEL F	37	0	0	83	0	0	83
PARCEL G	49	6	45	110	12	113	235
PARCEL H	43	0	0	97	0	0	97
PARCEL I	41	0	0	92	0	0	92
PARCEL J	0	2	138	0	4	345	349
PARCEL K	63	0	0	142	0	0	142
PARCEL L	52	0	0	117	0	0	117
PARCEL M	0	2	108	0	4	270	274
PARCEL N	51	0	0	115	0	0	115
PARCEL O	0	2	55	0	4	138	142
PARCEL P	0	0	60	0	0	150	150
PARCEL Q	31	0	0	70	0	0	70
PARCEL S	31	0	0	70	0	0	70
TOTAL	487	20	494	1,086	40	1,235	2,371

COMMERCIAL ID	NUMBER OF BUILDINGS	TOTAL GROSS FLOOR AREA (SF)	TOTAL RECD SPACES	SPACES PROVIDED	DIFFERENCE
COMMERCIAL VILLAGE CENTER	7	133,000	605	605	0

- NOTES:
- THE PARKING TABULATIONS ARE FOR REFERENCE ONLY. A DETAILED ANALYSIS OF PARKING REQUIREMENTS WILL BE PROVIDED DURING SITE DEVELOPMENT PLAN REVIEW.
 - SERVICE ORIENTED COMMERCIAL (S.O.C.): 1 SPACE PER 200 SQUARE FEET GROSS FLOOR AREA
COMMERCIAL (S.O.C.): 1 SPACE PER 200 SQUARE FEET GROSS FLOOR AREA

COMMUNITY ID	CAPACITY	NO. OF COURTS	TOTAL RECD SPACES	SPACES PROVIDED	DIFFERENCE
CLUBHOUSE	39	-	39	39	0
POOL	100	-	25	25	0
PICKLE BALL	-	6	12	12	0
TOTAL			76	76	0

- NOTES:
- THE PARKING TABULATIONS ARE FOR REFERENCE ONLY. A DETAILED ANALYSIS OF PARKING REQUIREMENTS WILL BE PROVIDED DURING SITE DEVELOPMENT PLAN REVIEW.
 - NEIGHBORHOOD CENTER PARKING REQUIRED PER ZONING ORDINANCE -
CLUBHOUSE (4.02.220): 1 SPACE PER PARTICIPANT
POOL (4.02.220): 1 SPACE PER PERSON UP TO CAPACITY
PICKLE BALL (4.02.220): 2 SPACES PER COURT

REQUIRED PERMITS AND APPROVALS:

- CHARLES SOIL CONSERVATION DISTRICT APPROVAL.
- CHARLES COUNTY DEVELOPMENT SERVICES PERMIT.
- CHARLES COUNTY PDM ZONING SITE PLAN APPROVALS FOR TOWNHOUSES.
- ST. CHARLES PLANNING AND DESIGN REVIEW BOARD.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SEWER CONSTRUCTION PERMIT.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT LETTER OF AUTHORIZATION FOR WETLAND, WETLAND BUFFER, AND WATER IMPACTS
- U.S. ARMY CORPS OF ENGINEERS JURISDICTION DETERMINATION LETTER.

CHARLES SOIL CONSERVATION NOTES:

- THE FOLLOWING SHALL BE ADDRESSED DURING FINAL ENGINEERING DESIGN
- CHARLES SOIL CONSERVATION DISTRICT SEDIMENT AND EROSION CONTROL APPROVAL IS REQUIRED FOR SITE DEVELOPMENT AND BUILDING CONSTRUCTION ON THIS SITE.
- TEMPORARY AND PERMANENT STORMWATER OUTFALL AREAS MUST BE ADEQUATELY PROTECTED. STORMWATER RUNOFF SHALL NOT BE DISCHARGED ONTO STEEP SLOPES AND SHALL BE CONVEYED TO THE TOE OF THE SLOPE AND/OR A STABLE OUTLET. AN OUTFALL ANALYSIS WITH COMPUTATIONS DEMONSTRATING NON-EROSIVE RATES MUST BE PERFORMED.
- SOILS ON THIS SITE ARE CONSIDERED HIGHLY ERODIBLE OR POTENTIALLY HIGHLY ERODIBLE SEDIMENT AND EROSION CONTROL PLANS MUST ADDRESS THE LIMITATIONS OF THESE SOILS FOR LOT CONSTRUCTION AND AT PERMANENT AND TEMPORARY OUTFALL LOCATIONS.
- STORMWATER MANAGEMENT FACILITIES MAY NEED TO MEET THE USDA-NRCS MARYLAND POND STANDARD-MD-07A. THE OUTFALL DESIGN FOR STORMWATER FACILITIES MUST DEMONSTRATE NON-EROSIVE CONDITIONS AND MUST CONSIDER THE SOIL TYPE LIMITATIONS. A BREACH ANALYSIS MAY NEED TO BE PREPARED TO EVALUATE THE EFFECTS ON DOWNSTREAM PROPERTIES.

AMENITY SCHEDULE:

- THE ENTRANCE FEATURE, NEIGHBORHOOD CENTER CLUB HOUSE, OUTDOOR PATIO AND SEATING, OUTDOOR POOL, BOOCE BALL COURTS, AND PICKLE BALL COURTS, SHALL BE CONSTRUCTED PRIOR TO THE RECOARDATION OF THE 40TH LOT WITHIN THE COMMUNITY.
- THE AMENITIES IN PARCEL A SHALL BE CONSTRUCTED WITH PARCEL A. THE TOT LOT AND PAVILION SHALL BE COMPLETED PRIOR TO THE FINAL ACCEPTANCE OF THE PROPOSED INFRASTRUCTURE AND FINAL BOND REDUCTION FOR PARCEL A.
- THE AMENITIES IN PARCEL C SHALL BE CONSTRUCTED WITH PARCEL C. THE BIOFILTER GARDEN, PAVILION AREA, AND ORCHARD SHALL BE COMPLETED PRIOR TO THE FINAL ACCEPTANCE OF THE PROPOSED INFRASTRUCTURE AND FINAL BOND REDUCTION FOR PARCEL C.
- THE AMENITIES SURROUNDING THE FARMERS MARKET AREA, WHICH IS LOCATED IN PARCEL G, SHALL BE CONSTRUCTED PRIOR TO RECOARDATION OF THE 40TH LOT WITHIN THE COMMUNITY. THESE AMENITIES INCLUDE THE FARM STAND, GREENHOUSES, GARDENS, BARN, AND OTHER SUPPORTING ACCESSORY STRUCTURES PROPOSED WITHIN THIS AREA.
- THE PAVILION AND ORCHARD LOCATED WITHIN IN PARCEL J, SHALL BE COMPLETED PRIOR TO THE FINAL ACCEPTANCE OF THE PROPOSED INFRASTRUCTURE AND FINAL BOND REDUCTION FOR PARCEL J.
- THE AMENITIES IN PARCEL L SHALL BE CONSTRUCTED WITH PARCEL L. THE CONCRETE WALKING TRAIL, BENCHES, BIKE RACK, AND MINOR DOG PARK SHALL BE COMPLETED PRIOR TO THE FINAL ACCEPTANCE OF THE PROPOSED INFRASTRUCTURE AND FINAL BOND REDUCTION FOR PARCEL L.
- THE AMENITIES IN PARCEL P SHALL BE CONSTRUCTED WITH PARCEL P. THE PIONIC AREA WITH A PAVILION, GRILLS, FIRE PIT AND BENCHES SHALL BE COMPLETED PRIOR TO THE FINAL ACCEPTANCE OF THE PROPOSED INFRASTRUCTURE AND FINAL BOND REDUCTION FOR PARCEL P.
- THE AMENITIES IN PARCEL S SHALL BE CONSTRUCTED WITH PARCEL S. THE DOG PARK SHALL BE DEFINED ON THE SUBDIVISION PLAT WITH THE LABELING "OPEN SPACE FOR DOG PARK". THE DOG PARK FENCE AND IDENTIFYING SIGNAGE SHALL BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOTS 5-28 THROUGH 5-31 AND 5-40 THROUGH 5-43. FURTHER, PRIOR TO THE SALE OF THE AFO

- LEGEND
- EX. CONTOUR
 - PROPERTY LINE
 - FLOODPLAIN BOUNDARY
 - WETLANDS BOUNDARY
 - WETLANDS BUFFER
 - SUPPLEMENTAL STREAM BUFFER
 - SOIL BOUNDARY
 - SOIL GROUP
 - STREAM
 - RESOURCE PROTECTION ZONE
 - 15% - 25% SLOPES
 - >25% SLOPES



SOIL INDEX				
SOIL	DESCRIPTION	SOIL GROUP	*BASEMENT LIMITATION	ROADWAY CONSTRUCTION LIMITATION
BaB	BELTSVILLE SILT LOAM	C	VERY LIMITED	SOMEWHAT LIMITED
GgB	GROSSTOWN GRAYBELT SILT LOAM	A	NOT LIMITED	SOMEWHAT LIMITED
GmD	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED	SOMEWHAT LIMITED
GmF	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	VERY LIMITED	VERY LIMITED
GwD	GROSSTOWN-WOODSTOWN-BELTSVILLE COMPLEX	C	VERY LIMITED	SOMEWHAT LIMITED
HgB	HOGHOLE-GROSSTOWN COMPLEX	A	NOT LIMITED	SOMEWHAT LIMITED
Pu	POTOMAC-RIVER COMPLEX	BD	VERY LIMITED	VERY LIMITED

*NOT LIMITED - SOIL FEATURES ARE VERY FAVORABLE FOR SPECIFIED USE.
SOMEWHAT LIMITED - SOIL FEATURES ARE MODERATELY FAVORABLE FOR SPECIFIED USE.
VERY LIMITED - SOIL HAS ONE OR MORE FEATURES THAT ARE UNFAVORABLE FOR SPECIFIED USE.

SOLTESZ, INC.

Engineering
Surveying
Planning
Environmental Sciences

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Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

NO.		REVISIONS		BY		DATE	
DATE:	DECEMBER 2018	CAD STANDARDS VERSION:	W - NCS	DESIGNED:	PAW, GJM, NSM	TECHNICAL:	GJM, NSM
CHECKED:	PAW						

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-477-8849 PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR FIELD TO JOINS, THE CONTRACTOR IS RESPONSIBLE FOR THE UTILITY COMPANY. BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ST. CHARLES COMMUNITY, LLC
ATTN: ROCK BARNAS, PE
10400 O'CONNELL PLACE
SUITE 200
ST. CHARLES, MARYLAND 20683
PHONE: 301-845-8600
FAX: 301-870-9788

ZONING CATEGORY

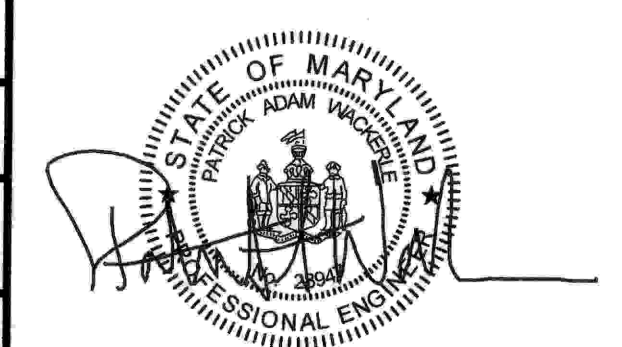
PUD

24 / 1

LIBRARY FOLD:

L2437 / F.104

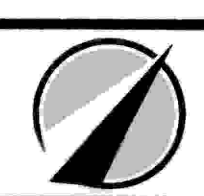
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 28847 EXPIRATION DATE: 08/18/2024



EXISTING CONDITIONS MAP

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

TAX MAP 24 PARCEL 1
NAME (8th & 9th) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND



1" = 200'

SHEET 3 OF 8

PROJECT NO. 15481900

PLREV-220004



LEGEND

- EX. CONTOUR
- PROPERTY LINE
- BUILDING RESTRICTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT (PUE)
- BUFFER/ADJ. LIMIT
- FLOODPLAIN BOUNDARY
- WETLANDS BOUNDARY
- WETLANDS BUFFER
- RESOURCE PROTECTION ZONE
- SUPPLEMENTAL STREAM BUFFER
- SOIL BOUNDARY
- SOIL GROUP
- STREAM
- WATER LINE
- SEWER LINE
- STORM DRAIN SYSTEM
- SWALE
- STREET LIGHT
- FENCE
- 10' CROSSLANE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UTILITY POLES
- HIGH VISIBILITY LOT

SOIL INDEX				
SOIL	DESCRIPTION	SOIL GROUP	BASEMENT LIMITATION	ROADWAY CONSTRUCTION LIMITATION
Ud	BELT SILE SILT LOAM	C	VERY LIMITED	SOMEWHAT LIMITED
Gd	GROISTOWN GRAVELY SILT LOAM	A	NOT LIMITED	SOMEWHAT LIMITED
Gm	GROISTOWN MARL-HIGHLOE COMPLEX	A	SOMEWHAT LIMITED	SOMEWHAT LIMITED
Gmf	GROISTOWN MARL-HIGHLOE COMPLEX	A	VERY LIMITED	SOMEWHAT LIMITED
Gnd	GROISTOWN WOODSTOWN BELT SILE COMPLEX	C	VERY LIMITED	SOMEWHAT LIMITED
Hg	HIGHLOE-GROISTOWN COMPLEX	A	NOT LIMITED	SOMEWHAT LIMITED
Pv	POTOMAC-SILE COMPLEX	BD	VERY LIMITED	VERY LIMITED

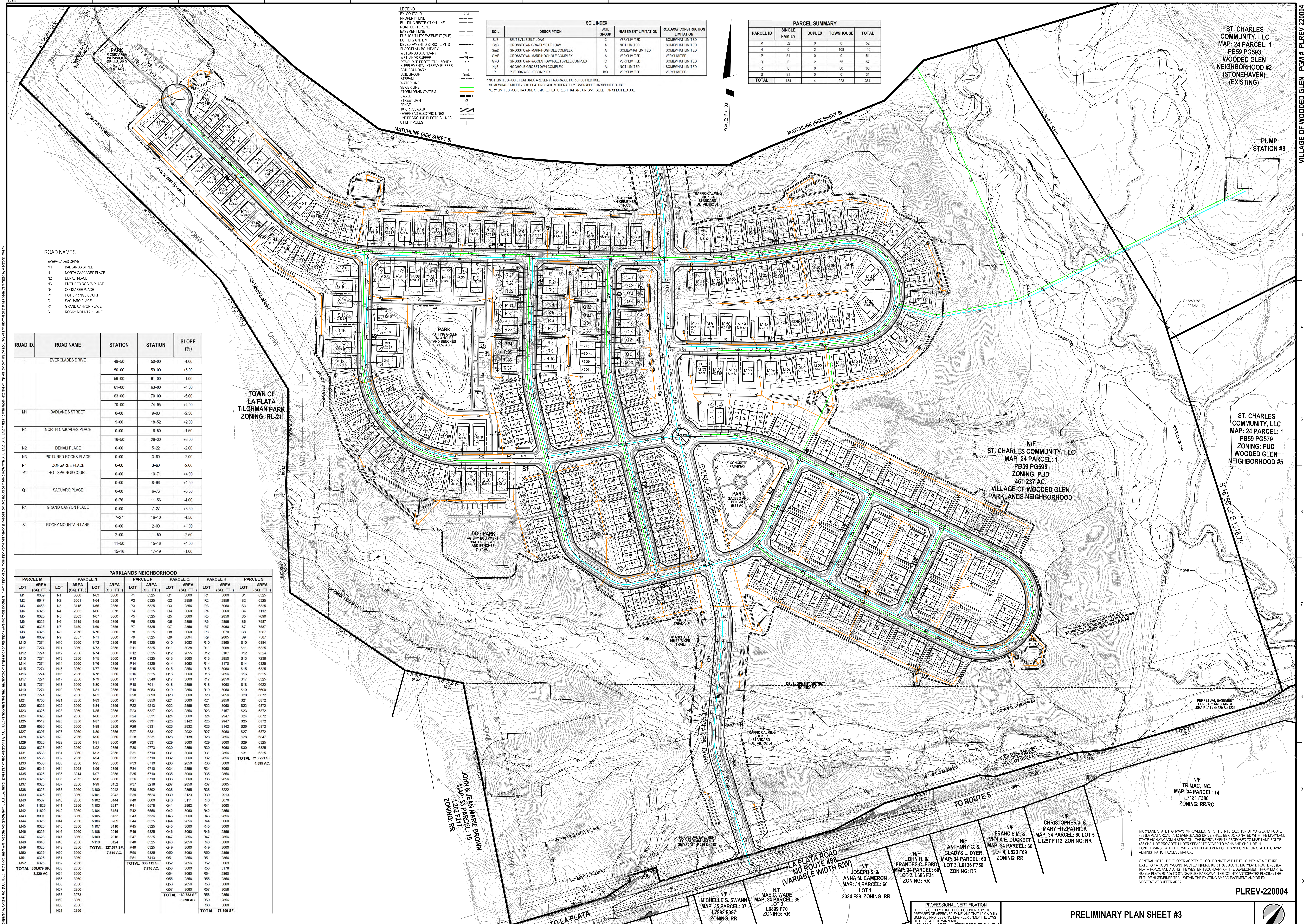
NOT LIMITED - SOIL FEATURES ARE VERY FAVORABLE FOR SPECIFIED USE
SOMEWHAT LIMITED - SOIL FEATURES ARE MODERATELY FAVORABLE FOR SPECIFIED USE
VERY LIMITED - SOIL HAS ONE OR MORE FEATURES THAT ARE UNFAVORABLE FOR SPECIFIED USE

PARCEL SUMMARY				
PARCEL ID	SINGLE FAMILY	DUPLEX	TOWNHOUSE	TOTAL
F	19	0	0	19
G	37	0	0	37
H	49	6	45	100
I	43	0	0	43
J	41	0	0	41
K	0	2	138	140
L	63	0	0	63
TOTAL	252	8	183	443

- ROAD NAMES**
- SMOKEY MOUNTAIN DRIVE
 - EVERGLADES DRIVE
 - F1 SEQUOIA STREET
 - G1 YOSEMITE STREET
 - G2 VIRGIN ISLANDS STREET
 - H1 GUADALUPE MOUNTAIN PLACE
 - H2 ISLE ROYALE PLACE
 - I1 KINGS CANYON COURT
 - I2 SHENANDOAH LANE
 - J1 BLACKWATER STREET
 - J2 CANYONLANDS STREET
 - K1 GREAT LAKES PLACE
 - K2 GRAND TETON PLACE
 - K3 GREAT BASIN PLACE
 - L1 BIG BEND LANE

ROAD ID	ROAD NAME	STATION	STATION	SLOPE (%)
SMOKEY MOUNTAIN DRIVE				
	EVERGLADES DRIVE	20+00	25+42	+4.00
		18+00	18+00	+3.00
		18+00	25+56	-2.00
		25+56	31+00	+2.50
		31+00	36+74	-2.00
		36+74	41+00	+1.50
		41+00	49+50	-4.00
F1	SEQUOIA STREET	0+00	7+81	-2.00
G1	YOSEMITE STREET	0+00	6+75	-2.00
		6+75	23+50	-3.50
		23+50	29+07	-3.00
		0+00	4+35	+3.50
		4+35	13+53	-1.50
H1	GUADALUPE MOUNTAIN PLACE	0+00	6+80	+3.50
H2	ISLE ROYALE PLACE	0+00	6+81	+2.50
I1	KINGS CANYON COURT	0+00	6+33	-2.50
I2	SHENANDOAH LANE	0+00	4+50	-1.00
		4+50	7+50	-2.00
		7+50	15+50	-1.50
		15+50	15+67	-3.50
		15+67	33+60	-4.00
J1	BLACKWATER STREET	0+00	3+00	+1.00
		3+00	6+68	-1.00
		6+68	9+24	-1.00
K1	CANYONLANDS STREET	0+00	5+08	+2.50
		5+08	9+47	-3.50
K2	GREAT LAKES PLACE	0+00	9+18	-2.50
K3	GRAND TETON PLACE	0+00	9+38	-2.50
K4	GREAT BASIN PLACE	0+00	7+72	-1.00

PARKLANDS NEIGHBORHOOD																							
PARCEL F		PARCEL G		PARCEL H		PARCEL I		PARCEL J		PARCEL K		PARCEL L		PARCEL M		PARCEL N		PARCEL O		PARCEL P		PARCEL Q	
LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
F1	6325	G1	6325	H1	6725	I1	6725	J1	6325	K1	3163	L1	3163	M1	3090	N1	3117	O1	3090	L1	6325	U1	6725
F2	6325	G2	7552	H2	6725	I2	6725	J2	6325	K2	2968	L2	2968	M2	2968	N2	3118	O2	2968	L2	6325	U2	6725
F3	6050	G3	6325	H3	6725	I3	6725	J3	6325	K3	2968	L3	2968	M3	2968	N3	3119	O3	2968	L3	6325	U3	6725
F4	6399	G4	6325	H4	6725	I4	6725	J4	6325	K4	3170	L4	3052	M4	3060	N4	3120	O4	3060	L4	6325	U4	6651
F5	6325	G5	7257	H5	6722	I5	6725	J5	6325	K5	3060	L5	3063	M5	2959	N5	3120	O5	3060	L5	6325	U5	6325
F6	7342	G6	7093	H6	6725	I6	6725	J6	6325	K6	2958	L6	2958	M6	3122	O6	3058	N6	3122	O6	6325	U6	6325
F7	7255	G7	6325	H7	6403	I7	6725	J7	6325	K7	2958	L7	2958	M7	3123	O7	3060	L7	6325	U7	6325	TOTAL	425,187 SF
F8	7255	G8	7270	H8	6530	I8	6725	J8	6325	K8	3060	L8	3060	M8	3124	O8	3060	L8	6325	U8	6325		9,716 AC
F9	7255	G9	6325	H9	6530	I9	6725	J9	6325	K9	3117	L9	3067	M9	3060	N9	3125	O9	2958	L9	6325		
F10	7255	G10	6325	H10	6530	I10	6725	J10	6325	K10	3060	L10	3067	M10	3060	N10	3126	O10	2958	L10	6325		
F11	7218	G11	6325	H11	6530	I11	6725	J11	6325	K11	2917	L11	3067	M11	2958	N11	3127	O11	3060	L11	6325		
F12	6325	G12	6406	H12	6501	I12	6725	J12	6325	K12	3119	L12	3119	M12	3060	N12	3128	O12	3060	L12	6325		
F13	8048	G13	6735	H13	6735	I13	6735	J13	6668	K13	3060	L13	3060	M13	3060	N13	3129	O13	2958	L13	6325		
F14	11339	G14	6325	H14	6325	I14	6725	J14	6325	K14	3161	L14	2958	M14	2958	N14	3130	O14	2958	L14	6325		
F15	6873	G15	7544	H15	6457	I15	6725	J15	6325	K15	3160	L15	3060	M15	3060	N15	3131	O15	2958	L15	6325		
F16	6325	G16	6331	H16	7385	I16	7385	J16	6325	K16	3118	L16	3118	M16	3060	N16	3132	O16	3060	L16	7385		
F17	7688	G17	6331	H17	7385	I17	7385	J17	6325	K17	3118	L17	3118	M17	3060	N17	3133	O17	3060	L17	7385		
F18	6325	G18	6325	H18	7385	I18	7385	J18	6325	K18	3118	L18	3118	M18	3060	N18	3134	O18	2958	L18	6325		
F19	6325	G19	6325	H19	7385	I19	7385	J19	6325	K19	3118	L19	3118	M19	3060	N19	3135	O19	2958	L19	6325		
F20	6489	G20	7347	H20	7385	I20	7385	J20	6325	K20	3120	L20	3120	M20	3060	N20	3136	O20	3060	L20	6325		
TOTAL 154,125 AC	3,065 AC	G21	6930	H21	6325	I21	6725	J21	6325	K21	2958	L21	2958	M21	3060	N21	3137	O21	3060	L21	6325		
		G22	7377	H22	6325	I22	6725	J22	6325	K22	2958	L22	2958	M22	3060	N22	3138	O22	2958	L22	6325		
		G23	10920	H23	6325	I23	6725	J23	6325	K23	3060	L23	3060	M23	3060	N23	3139	O23	2958	L23	6325		
		G24	6725	H24	6325	I24	6725	J24	6325	K24	3118	L24	3118	M24	3060	N24	3140	O24	3060	L24	6325		
		G25	6983	H25	6325	I25	6725	J25	6325	K25	3029	L25	3029	M25	3114	N25	TOTAL 416,776 SF			L25	6325		
		G26	6325	H26	6325	I26	6725	J26	6325	K26	2958	L26	2958	M26	3060	N26	3141	O26	2958	L26	6325		
		G27	6325	H27	6325	I27	6725	J27	6325	K27	2958	L27	2958	M27	3060	N27	3142	O27	2958	L27	6325		
		G28	6325	H28	6325	I28	6725	J28	6325	K28	2958	L28	2958	M28	3060	N28	3143	O28	2958	L28	6325		
		G29	6325	H29	6325	I29	6725	J29	6325	K29	2958	L29	2958	M29	3060	N29	3144	O29	2958	L29	6325		
		G30	6970	H30	6325	I30	6725	J30	6325	K30	3115	L30	3115	M30	3060	N30	3145	O30	2958	L30	6325		
		G31	7076	H31	6325	I31	6725	J31	6325	K31	3058	L31	3058	M31	3060	N31	3146	O31	2958	L31	6325		
		G32	6906	H32	6325	I32	6725	J32	6325	K32	3052	L32	3052	M32	3060	N32	3147	O32	2958	L32	6325		
		G33	6325	H33	6325	I33	6725	J33	6325	K33	3058	L33	3058	M33	3060	N33	3148	O33	2958	L33	6325		
		G34	6325	H34	6325	I34	6725	J34	6325	K34	3058	L34	3058	M34	3060	N34	3149	O34	2958	L34	6325		
		G35	6325	H35	6325	I35	6725	J35	6325	K35	3058	L35	3058	M35	3060	N35	3150	O35	2958	L35	6325		
		G36	6848	H36	6325	I36	6725	J36	6325	K36	3058	L36	3058	M36	3060	N36	3151	O36	2958	L36	6325		
		G37	6325	H37	6463	I37	6725	J37	6325	K37	2958	L37	2958	M37	3060	N37	3152	O37	2958	L37	6325		
		G38	6325	H38	6325	I38	6725	J38	6325	K38	3058	L38	3058	M38	3060	N38	3153	O38	2958	L38	6325		
		G39	6325	H39	6325	I39	6725	J39	6325	K39	3058	L39	3058	M39	3060	N39	3154	O39	2958	L39	6325		
		G40	6469	H40	6325	I40	6725	J40	6325	K40	3058	L40	3058	M40	3060	N40	3155	O40	2958	L40	6325		
		G41	6827	H41	6325	I41	6725	J41	6325	K41	3058	L41	3058	M41	3060	N41	3156	O41	2958	L41	6325		
		G42	6827	H42	6325	I42	6725	J42	6325	K42	3058	L42	3058	M42	3060	N42	3157	O42	2958	L42	6325		
		G43	6462	H43	TOTAL 492,197 SF															L43	6325		
		G44	6330	H44	11,290 AC															L44	6325		
		G45	10299	H45	TOTAL 298,800 SF															L45	6325		
		G46	7075	H46	6,530 AC															L46	6325		
		G47	7075	H47																L47	6325		
		G48	6920	H48																L48	6325		
		G49	6374	H49																L49	6325		
		G50	3060	H50																L50	6325		
		G51	2956	H51																L51	6325		
		G52	2956	H52																L52	6325		
		G53	3060	H53																L53	6325		
		G54	3060	H54																L54	6325		
		G55	2956	H55																L55	6325		
		G56	2960	H56																L56	6325		
		G57	3060	H57																L57	6325		
		G58	3060	H58																L58	6325		
		G59	3060	H59																L59	6325		
		G60	3060	H60																L60	6325		



ROAD NAMES

M1	BADLANDS STREET
N1	NORTH CASCADES PLACE
N2	DENALI PLACE
N3	PICTURED ROCKS PLACE
N4	CONGAREE PLACE
Q1	HOT SPRINGS COURT
Q1	SAGUARO PLACE
R1	GRAND CANYON PLACE
S1	ROCKY MOUNTAIN LANE

ROAD ID.	ROAD NAME	STATION	STATION	SLOPE (%)
	EVERGLADES DRIVE	49+50	50+00	-4.00
		50+00	59+00	+5.00
		59+00	61+00	-1.00
		61+00	63+00	+1.00
		63+00	70+00	-5.00
		70+00	74+95	-4.00
M1	BADLANDS STREET	0+00	9+00	-2.50
		9+00	18+52	+2.00
N1	NORTH CASCADES PLACE	0+00	16+50	-1.50
		16+50	26+30	+3.00
N2	DENALI PLACE	0+00	5+22	-2.00
N3	PICTURED ROCKS PLACE	0+00	3+40	-2.00
N4	CONGAREE PLACE	0+00	3+40	-2.00
Q1	HOT SPRINGS COURT	0+00	10+71	+4.00
		0+00	8+96	+1.50
Q1	SAGUARO PLACE	0+00	6+76	+3.50
		6+76	11+56	-4.00
R1	GRAND CANYON PLACE	0+00	7+27	+3.50
		7+27	16+10	-4.50
S1	ROCKY MOUNTAIN LANE	0+00	2+00	+1.00
		2+00	11+50	-2.50
		11+50	15+16	+1.00
		15+16	17+19	-1.00

PARKLANDS NEIGHBORHOOD											
PARCEL M	AREA (SQ. FT.)	LOT	PARCEL N	AREA (SQ. FT.)	LOT	PARCEL P	AREA (SQ. FT.)	LOT	PARCEL Q	AREA (SQ. FT.)	LOT
M1 6339	N1 3060	N3 3060	P1 6325	Q1 3060	R1 3060	S1 6325					
M2 6467	N2 3061	N4 2856	P2 6325	Q2 2856	R2 2856	S2 6325					
M3 6453	N3 3115	N5 2856	P3 6325	Q3 2856	R3 3000	S3 6325					
M4 6325	N4 2863	N6 3078	P4 6325	Q4 3000	R4 3000	S4 7112					
M5 6325	N5 2863	N7 3000	P5 6325	Q5 3000	R5 2856	S5 7680					
M6 6325	N6 3115	N8 2856	P6 6325	Q6 2856	R6 3000	S6 7587					
M7 6325	N7 3150	N9 2856	P7 6325	Q7 2856	R7 3000	S7 7580					
M8 6325	N8 2876	N10 3000	P8 6325	Q8 3000	R8 3070	S8 7587					
M9 6609	N9 2857	N11 3000	P9 6325	Q9 3000	R9 2856	S9 7587					
M10 7274	N10 3060	N12 2856	P10 6325	Q10 3060	R10 2865	S10 6884					
M11 7274	N11 3060	N13 2856	P11 6325	Q11 3060	R11 3068	S11 6325					
M12 7274	N12 2856	N14 3000	P12 6325	Q12 2856	R12 3107	S12 6324					
M13 7274	N13 2856	N15 3000	P13 6325	Q13 3060	R13 2860	S13 7236					
M14 7274	N14 3060	N16 2856	P14 6325	Q14 3060	R14 3170	S14 6325					
M15 7274	N15 3060	N17 2856	P15 6325	Q15 2856	R15 3000	S15 6325					
M16 7274	N16 2856	N18 3000	P16 6325	Q16 3060	R16 3162	S16 6324					
M17 7274	N17 2856	N19 3000	P17 6325	Q17 3060	R17 2856	S17 6325					
M18 7274	N18 3000	N20 2856	P18 7611	Q18 2856	R18 3000	S18 6622					
M19 7274	N19 3000	N21 2856	P19 6603	Q19 2856	R19 3000	S19 6609					
M20 7274	N20 2856	N22 3000	P20 6899	Q20 3000	R20 2856	S20 6872					
M21 6700	N21 2856	N23 3000	P21 6850	Q21 3000	R21 2856	S21 6872					
M22 6325	N22 3000	N24 2856	P22 6213	Q22 2856	R22 3000	S22 6872					
M23 6325	N23 3000	N25 2856	P23 6327	Q23 2856	R23 3157	S23 6872					
M24 6325	N24 2856	N26 3000	P24 6331	Q24 3000	R24 2847	S24 6872					
M25 6512	N25 2856	N27 3000	P25 6331	Q25 2847	R25 3000	S25 6872					
M26 6536	N26 3000	N28 2856	P26 6331	Q26 2856	R26 3142	S26 6872					
M27 6397	N27 2856	N29 2856	P27 6331	Q27 2856	R27 3000	S27 6872					
M28 6325	N28 2856	N30 3000	P28 6331	Q28 3136	R28 2856	S28 6847					
M29 6325	N29 3000	N31 3000	P29 6331	Q29 3000	R29 3000	S29 6325					
M30 6325	N30 3000	N32 2856	P30 9773	Q30 2856	R30 3000	S30 6325					
M31 6533	N31 3000	N33 2856	P31 6710	Q31 3000	R31 2856	S31 6325					
M32 6536	N32 2856	N34 3000	P32 6710	Q32 3000	R32 2856	S32 6325					
M33 6536	N33 2856	N35 3000	P33 6710	Q33 2856	R33 3000	S33 6325					
M34 6345	N34 3000	N36 2856	P34 6710	Q34 2856	R34 3000	S34 6325					
M35 6325	N35 3000	N37 2856	P35 6710	Q35 3000	R35 2856	S35 6325					
M36 6325	N36 2873	N38 3000	P36 6710	Q36 3000	R36 2856	S36 6325					
M37 6325	N37 2856	N39 3152	P37 6218	Q37 2856	R37 3000	S37 6325					
M38 6325	N38 3000	N40 2842	P38 6882	Q38 2856	R38 3000	S38 3222					
M39 6325	N39 3000	N41 2842	P39 6882	Q39 2856	R39 3000	S39 3111					
M40 6507	N40 2856	N42 3144	P40 6600	Q40 3111	R40 3000	S40 6325					
M41 11629	N41 2856	N43 3217	P41 6578	Q41 2862	R41 3000	S41 6325					
M42 11629	N42 3000	N44 3154	P42 6598	Q42 3000	R42 2856	S42 6325					
M43 8001	N43 3000	N45 3152	P43 6536	Q43 3000	R43 2856	S43 6325					
M44 6325	N44 2856	N46 3000	P44 6325	Q44 2856	R44 3000	S44 6325					
M45 6325	N45 2856	N47 3116	P45 6325	Q45 3000	R45 3000	S45 6325					
M46 6325	N46 3000	N48 2916	P46 6325	Q46 3000	R46 2856	S46 6325					
M47 6628	N47 3000	N49 2916	P47 6325	Q47 2856	R47 2856	S47 6325					
M48 6648	N48 2856	N50 3112	P48 6325	Q48 2856	R48 3000	S48 6325					
M49 6325	N49 2856	N51 3000	P49 6325	Q49 3000	R49 3000	S49 6325					
M50 6325	N50 3000	N52 2856	P50 6325	Q50 3000	R50 2856	S50 6325					
M51 6325	N51 3000	N53 2856	P51 7413	Q51 2856	R51 2856	S51 6325					
M52 6325	N52 2856	N54 3000	P52 6252	Q52 2856	R52 3000	S52 3069					
M53 6325	N53 2856	N55 3000	P53 6325	Q53 3000	R53 3178	S53 6325					
M54 6325	N54 3000	N56 2856	P54 6325	Q54 3000	R54 2856	S54 6325					
M55 6325	N55 3000	N57 2856	P55 6325	Q55 2856	R55 2856	S55 6325					
M56 6325	N56 2856	N58 3000	P56 6325	Q56 2856	R56 3000	S56 6325					
M57 6325	N57 3073	N59 3000	P57 6325	Q57 3000	R57 3058	S57 6325					
M58 6325	N58 3000	N60 2856	P58 6325	Q58 2856	R58 2856	S58 6325					
M59 6325	N59 3000	N61 2856	P59 6325	Q59 3000	R59 2856	S59 6325					
M60 6325	N60 2856	N62 2856	P60 6325	Q60 3000	R60 3000	S60 6325					
M61 2856			P61 2856	Q61 3000	R61 3000	S61 6325					
TOTAL 38,079 SF			TOTAL 38,112 SF			TOTAL 38,112 SF			TOTAL 38,112 SF		
8.22 AC.			8.77 AC.			8.77 AC.			8.77 AC.		

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 - 8' ASPHALT HIKER / BIKER TRAIL
 - 5' CONCRETE SIDEWALK / PATHWAY
 - EX. 4' MULCH TRAIL
 - 6' ASPHALT TRAIL
 - 10' CROSSWALK



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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY COORDINATES BY SHOWN TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY COMPANY AT 1-800-271-4100 PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWO (2) INCHES, THE CONTRACTOR MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ST. CHARLES COMMUNITY, LLC
ATTN: ROCK MARINAS, INC.
10400 O'DONNELL PLACE
SUITE 200
ST. CHARLES, MARYLAND 20689
PHONE: 301-843-8000
FAX: 301-870-0788

ZONING CATEGORY:	PUD	WAS CATEGORY:	W-SGS-5
TAX MAP / PARCEL:	24 / 1	GRID:	17
SITE DATUM:	HORIZONTAL: BASCON93 VERTICAL: NAVD83	LIBER / FOLIUS:	L.2437 / F.104

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.

EXPIRATION DATE: 08/18/2024

8/9/2022

PEDESTRIAN CIRCULATION PLAN

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

TAX MAP 24; PARCEL 1

NAME (R# & B#) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

SHEET	7
OF	8
PROJECT NO.	15481900



LEGEND
SSB / RP2 / WETLAND BUFFER
UPLAND OPEN SPACE

ROAD NAMES

- SMOKEY MOUNTAIN DRIVE
- EVERGLADES DRIVE
- A1 ZION STREET
- A2 BRYCE CANYON PLACE
- B1 MESA VERDE COURT
- C1 MOUNT RAINIER PLACE
- C2 GLACIER BAY PLACE
- D1 KATMAH STREET
- D2 CARLSBAD OVERHILLS COURT
- D3 WIND CAVE LANE
- F1 SEQUOIA STREET
- G1 YOSEMITE STREET
- G2 VIRGIN ISLANDS STREET
- H1 GUADALUPE MOUNTAIN PLACE
- H2 ISLE ROYALE PLACE
- I1 KINGS CANYON COURT
- I2 SHEWANDOH LANE
- J1 BLACKWATER STREET
- K1 CANYONLANDS STREET
- K2 GREAT LAKES PLACE
- K3 GRAND TETON PLACE
- K4 GREAT BASIN PLACE
- L1 BIG BEND LANE
- L2 HOT SPRINGS COURT
- M1 SAGEHORN PLACE
- M2 GRAND CANYON PLACE
- N1 ROCKY MOUNTAIN LANE
- O1 BADLANDS STREET
- O2 NORTH CASCADES PLACE
- R1 PICTURED ROCKS PLACE
- R2 CONGAREE PLACE

PROPERTY CURVE DATA						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	4337.00'	1136.71'	13°11'31"	570.88'	1134.20'	N 87°56'07" E
C2	3063.00'	860.78'	12°21'37"	331.68'	659.50'	N 89°10'44" E
C3	2913.18'	225.82'	04°26'29"	112.96'	225.76'	N 85°49'24" E
C4	610.00'	88.67'	08°19'42"	44.41'	88.59'	N 02°40'04" W

PROPERTY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 77°57'37" E	254.05'
L2	S 89°48'08" E	466.17'
L3	N 81°50'15" E	75.33'
L4	N 83°33'27" E	268.54'
L5	N 88°15'29" E	204.59'
L6	S 89°34'39" E	952.04'
L7	S 02°13'56" W	1114.52'
L8	S 07°53'20" E	439.50'
L9	S 23°51'23" E	1042.51'
L10	S 32°32'43" E	1455.04'
L11	S 18°50'28" E	114.43'
L12	S 18°50'23" E	1318.75'
L13	S 55°44'32" W	74.26'
L14	S 72°28'29" W	650.00'
L15	S 83°45'00" W	101.98'
L16	S 72°28'29" W	300.00'
L17	N 85°45'28" W	53.85'
L18	S 72°28'29" W	350.00'
L19	S 61°07'54" W	203.99'
L20	S 72°28'29" W	650.00'
L21	N 17°33'31" W	50.00'
L22	S 72°28'29" W	100.00'
L23	S 17°33'32" E	20.00'
L24	S 55°44'37" W	104.40'
L25	S 72°28'29" W	354.48'
L26	N 12°13'10" W	879.40'
L27	N 78°47'30" W	119.34'
L28	N 78°22'33" W	93.44'
L29	N 57°05'50" W	425.18'
L30	N 03°08'51" W	392.60'
L31	N 02°20'18" E	100.18'
L32	N 00°39'20" W	231.98'
L33	N 32°54'30" W	463.34'
L34	N 68°42'30" W	597.53'
L35	N 08°35'11" W	400.51'
L36	N 31°46'20" E	422.00'
L37	N 41°16'26" E	293.42'
L38	N 22°40'18" W	2544.57'
L39	N 78°38'53" E	56.09'
L40	S 69°24'48" E	476.98'
L41	N 01°29'48" E	567.84'
L42	N 04°49'55" W	13.57'
L43	N 88°29'11" W	292.58'
L44	S 73°23'02" W	148.92'
L45	N 02°23'35" W	389.28'

PARKLANDS NEIGHBORHOOD OPEN SPACE (O/S) AREA SUMMARY						
PARCEL	TOTAL AREA (ACRES)	SSB/RP2/WL (ACRES)	REGIONAL SWM (ACRES)	UPLAND O/S (ACRES)	TOTAL O/S (ACRES)	% O/S OF SITE
PARCEL A	24.066	4.238	0.000	7.846	12.084	2.62%
PARCEL B	28.090	11.445	0.000	6.005	17.451	3.78%
PARCEL C	14.616	0.000	0.000	7.569	7.569	1.64%
PARCEL D	16.370	0.409	0.000	4.497	4.906	1.08%
VILLAGE CENTER	26.197	0.000	0.000	0.000	0.000	0.00%
PARCEL F	16.788	7.120	0.000	2.863	10.013	2.17%
PARCEL G	26.707	10.918	0.000	8.355	19.273	4.18%
PARCEL H	32.743	7.673	0.000	8.190	15.863	3.44%
PARCEL I	22.136	9.152	0.000	3.038	12.230	2.85%
PARCEL J	14.396	0.000	0.000	6.746	6.746	1.46%
PARCEL K	18.532	0.000	0.000	5.061	5.061	1.10%
PARCEL L	21.042	0.770	0.000	6.858	7.628	1.65%
PARCEL M	46.633	15.772	0.000	17.220	32.992	7.15%
PARCEL N	50.474	13.212	0.000	22.767	35.979	7.80%
PARCEL Q	38.010	17.211	0.000	8.417	25.629	5.56%
PARCEL R	64.448	26.666	0.000	23.364	50.030	10.85%
TOTAL	461.237	124.628	0.000	138.626	263.454	57.12%

PARKLANDS NEIGHBORHOOD DWELLING UNIT (DU) AND AREA SUMMARY							
PARCEL	TYPE	NUMBER OF DWELLING UNITS	TOTAL AREA (ACRES)	R/W AREA (ACRES)	LOT AREA (ACRES)	TOTAL O/S (ACRES)	GROSS DENSITY (DU/AC.)
PARCEL A	SF, DP, TH	59	24.066	4.951	7.031	12.084	2.45
PARCEL B	SF, Clubhouse	19	28.090	0.804	9.835	17.451	0.68
PARCEL C	DP, TH	68	14.616	2.283	4.764	7.569	4.65
PARCEL D	SF	51	16.370	2.966	8.498	4.906	3.12
VILLAGE CENTER	Commercial	N/A	26.197	0.000	26.197	0.000	N/A
PARCEL F	SF	19	16.788	3.697	3.078	10.013	1.13
PARCEL G	SF	37	26.707	1.654	5.780	19.273	1.39
PARCEL H	SF, TH	100	32.743	5.581	11.299	15.863	3.05
PARCEL I	SF	43	22.136	3.276	6.630	12.230	1.94
PARCEL J	SF	41	14.386	1.497	6.143	6.746	2.85
PARCEL K	DP, TH	140	18.532	3.926	9.545	5.061	7.55
PARCEL L	SF	63	21.042	3.699	9.715	7.628	2.99
PARCEL M	DP, TH, SF	113	46.633	3.598	10.043	32.992	2.42
PARCEL N	SF	65	50.474	2.792	11.702	35.979	1.29
PARCEL Q	TH, SF	68	38.010	4.153	8.228	25.629	1.79
PARCEL R	DP, TH	115	64.448	6.498	7.920	50.030	1.78
TOTAL		1,001	461.237	51.375	146.408	263.454	

MISS UTILITY NOTE

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DEVELOPER/APPLICANT

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US HOME, LLC DBA DENMAR
7035 ALBERT EINSTEIN DRIVE
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PHONE # 443-206-5737
ATTN: MARK ANDERSON, VP

OWNER

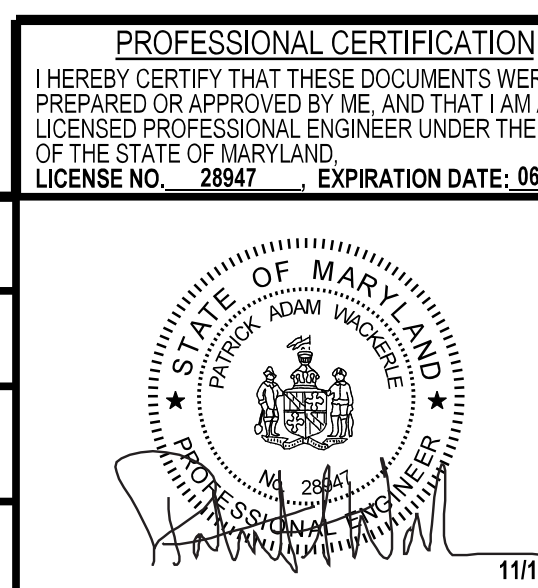
MILLROSE PROPERTIES MARYLAND, LLC
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PHONE # 443-206-5737
ATTN: MARK ANDERSON, VP

ZONING CATEGORY

PUD
24.1
17

WBS CATEGORY

GRD
17



OPEN SPACE PLAN

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

SIXTH & EIGHTH (8th & 8th) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND



SHEET
2
OF
8

PROJECT NO.
15481900

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VILLAGE OF WOODED GLEN PGW # PLREV-250002

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- LEGEND**
- EX. CONTOUR
 - PROPERTY LINE
 - FLOODPLAIN BOUNDARY
 - WETLANDS BOUNDARY
 - WETLANDS BUFFER
 - SUPPLEMENTAL STREAM BUFFER
 - SOIL BOUNDARY
 - SOIL GROUP
 - STREAM
 - RESOURCE PROTECTION ZONE
 - 15% - 25% SLOPES
 - >25% SLOPES



SOIL INDEX			
SOIL	DESCRIPTION	SOIL GROUP	'BASEMENT' LIMITATION
BaB	BELTVILLE SILT LOAM	C	VERY LIMITED
GgB	GROSSTOWN GRAVELY SILT LOAM	A	NOT LIMITED
GmD	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmF	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmG	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmH	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmI	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmJ	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmK	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmL	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmM	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmN	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmO	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmP	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmQ	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmR	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmS	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmT	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmU	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmV	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmW	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmX	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmY	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED
GmZ	GROSSTOWN-MARR-HOGHOLE COMPLEX	A	SOMEWHAT LIMITED

*NOT LIMITED - SOIL FEATURES ARE VERY FAVORABLE FOR SPECIFIED USE.
SOMEWHAT LIMITED - SOIL FEATURES ARE MODERATELY FAVORABLE FOR SPECIFIED USE.
VERY LIMITED - SOIL HAS ONE OR MORE FEATURES THAT ARE UNFAVORABLE FOR SPECIFIED USE.



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Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
1	DESIGNED	PAW	12/20/2018
2	CHECKED	PAW	12/20/2018
3	APPROVED	PAW	12/20/2018

MISS UTILITY NOTE

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ZONING CATEGORY	W-3S-3
PUD	17
TAX MAP 1 PARCEL	17
TAX MAP 24 PARCEL	17
SITE DATUM	17
HORIZONTAL	17
VERTICAL	17

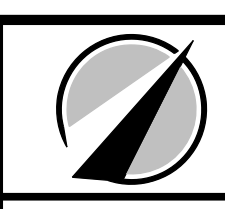


EXISTING CONDITIONS MAP

PRELIMINARY SUBDIVISION PLAN VILLAGE OF WOODED GLEN PARKLANDS NEIGHBORHOOD

TAX MAP 24: PARCEL 1
SIXTH & EIGHTH (8th & 8th) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

PLREV-250002



SHEET	3
OF	8
PROJECT NO.	1548100

PROJECT NO.
1548-1000

ROAD NAMES				
M1	HOT SPRINGS COURT			
M2	SAGUARO PLACE			
M3	GRAND CANYON PLACE			
N1	ROCKY MOUNTAIN LANE			
Q1	BADLANDS STREET			
Q2	NORTH CASCADES PLACE			
R1	PICTURED ROCKS PLACE			
R2	CONGAREE PLACE			

ROAD ID.	ROAD NAME	STATION	STATION	SLOPE (%)
M1	HOT SPRINGS COURT	0+00	10+71	+4.00
		10+71	19+33	+1.50
M2	SAGUARO PLACE	0+00	6+76	+3.50
		6+76	9+20	-4.00
M3	GRAND CANYON PLACE	0+00	5+11	+3.50
		5+11	8+65	-4.50
N1	ROCKY MOUNTAIN LANE	0+00	2+40	+1.00
		2+40	11+50	-2.50
		11+50	15+16	+1.00
Q1	BADLANDS STREET	0+00	9+40	-2.50
		9+40	16+83	-2.00
Q2	NORTH CASCADES PLACE	0+00	16+50	-1.50
		16+50	34+36	+3.00
R1	PICTURED ROCKS PLACE	0+00	5+14	-2.00
R2	CONGAREE PLACE	0+00	4+29	-2.00

PARKLANDS NEIGHBORHOOD											
PARCEL M			PARCEL N			PARCEL Q			PARCEL R		
LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
M1	746	M58	3060	N1	750	N53	8823	Q1	6325	Q53	3129
M2	746	M59	3060	N2	750	N54	8823	Q2	7303	Q54	2889
M3	747	M60	2856	N3	751	N55	8823	Q3	6325	Q55	2889
M4	747	M61	2857	N4	751	N56	8823	Q4	6325	Q56	3062
M5	747	M62	2856	N5	751	N57	7930	Q5	6325	Q57	3062
M6	748	M63	3057	N6	752	N58	7150	Q6	6325	Q58	2889
M7	802	M64	2853	N7	802	N59	7930	Q7	6325	Q59	2889
M8	754	M65	2853	N8	802	N60	7150	Q8	6325	Q60	3130
M9	787	M66	3057	N9	754	N61	10310	Q9	6325	Q61	3129
M10	802	M67	3057	N10	754	N62	7150	Q10	7150	Q62	2889
M11	3178	M68	2853	N11	754	N63	7930	Q11	7239	Q63	2889
M12	2876	M69	2853	N12	754	N64	7150	Q12	7239	Q64	3062
M13	2876	M70	3057	N13	754	N65	8823	Q13	7239	Q65	3131
M14	3188	M71	3057	N14	754	TOTAL 508,788 SF		Q14	7239	Q66	2889
M15	3000	M72	2853	N15	754	TOTAL 11,762 AC		Q15	7239	Q67	2889
M16	2856	M73	2853	N16	754			Q16	7239	Q68	3062
M17	2856	M74	3057	N17	13353			Q17	TOTAL 388,635 SF		
M18	3000	M75	3057	N18	754			Q18	TOTAL 8,228 AC		
M19	3000	M76	2853	N19	6325			Q19	7239	Q69	2889
M20	2857	M77	2853	N20	6325			Q20	7239	Q70	3062
M21	2857	M78	3057	N21	6325			Q21	6878	Q71	3062
M22	3161	M79	3000	N22	6325			Q22	6324	Q72	2856
M23	3000	M80	2856	N23	6325			Q23	6324	Q73	2856
M24	2856	M81	2856	N24	6325			Q24	6324	Q74	3062
M25	2856	M82	3000	N25	6325			Q25	6324	Q75	2856
M26	3000	M83	3125	N26	6325			Q26	6324	Q76	2856
M27	3000	M84	2918	N27	6325			Q27	3037	Q77	2856
M28	2856	M85	2915	N28	6325			Q28	2876	Q78	2856
M29	3000	M86	3000	N29	6325			Q29	2856	Q79	3062
M30	3000	M87	3000	N30	6325			Q30	2856	Q80	3062
M31	3000	M88	2856	N31	6325			Q31	3151	Q81	3062
M32	3000	M89	2856	N32	6325			Q32	3062	Q82	3062
M33	3340	M90	3000	N33	6325			Q33	2909	Q83	2856
M34	3340	M91	3000	N34	7540			Q34	2909	Q84	3062
M35	3000	M92	2856	N35	7540			Q35	3151	Q85	2856
M36	3000	M93	2856	N36	7540			Q36	6325	Q86	2856
M37	2856	M94	3000	N37	7540			Q37	6325	Q87	2856
M38	3000	M95	3000	N38	6325			Q38	6325	Q88	3062
M39	3000	M96	3000	N39	6325			Q39	6325	Q89	3062
M40	2856	M97	2856	N40	6325			Q40	6325	Q90	3062
M41	2856	M98	3000	N41	6325			Q41	10943	Q91	3062
M42	3000	M99	3000	N42	6325			Q42	10949	Q92	3062
M43	3124	M100	2856	N43	6325			Q43	10940	Q93	3062
M44	3014	M101	2856	N44	6325			Q44	6325	Q94	2847
M45	3014	M102	3000	N45	6325			Q45	6325	Q95	2847
M46	3000	M103	9979	N46	6325			Q46	6325	Q96	3108
M47	3000	M104	6707	N47	6325			Q47	6325	Q97	2872
M48	2856	M105	7150	N48	6325			Q48	6325	Q98	2872
M49	2856	M106	7150	N49	6325			Q49	3062	Q99	3110
M50	2856	M107	7150	N50	6325			Q50	2909	Q100	3110
M51	3000	M108	7930	N51	6325			Q51	2909	Q101	3067
M52	2856	M109	7150	N52	6323			Q52	3151	Q102	2907
M53	2856	M110	7280	N53	6325			Q53	3063	Q103	3063
M54	3000	M111	7150	N54	6325			Q54	3063	TOTAL 34,995.3 AC	
M55	3000	M112	7930	N55	6325			Q55	3063	7.820 AC	
M56	2856	M113	7150	N56	6325			Q56	3063		
M57	2856	TOTAL 437,442 SF		N57	6325			Q57	3063		
M58	TOTAL 10,340.5 AC		N58	6325			Q58	3063			
M59			N59	6325			Q59	3063			
M60			N60	6325			Q60	3063			
M61			N61	6325			Q61	3063			
M62			N62	6325			Q62	3063			
M63			N63	6325			Q63	3063			
M64			N64	6325			Q64	3063			
M65			N65	6325			Q65	3063			
M66			N66	6325			Q66	3063			
M67			N67	6325			Q67	3063			
M68			N68	6325			Q68	3063			
M69			N69	6325			Q69	3063			
M70			N70	6325			Q70	3063			
M71			N71	6325			Q71	3063			
M72			N72	6325			Q72	3063			
M73			N73	6325			Q73	3063			
M74			N74	6325			Q74	3063			
M75			N75	6325			Q75	3063			
M76			N76	6325			Q76	3063			
M77			N77	6325			Q77	3063			
M78			N78	6325			Q78	3063			
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M96			N96	6325			Q96	3063			
M97			N97	6325			Q97	3063			
M98			N98	6325			Q98	3063			
M99			N99	6325			Q99	3063			
M100			N100	6325			Q100	3063			

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- LEGEND
- EX. 10' HIKER / BIKER TRAIL
 - 8' ASPHALT HIKER / BIKER TRAIL
 - 5' CONCRETE SIDEWALK / PATHWAY
 - EX. 4' MULCH TRAIL
 - 6' ASPHALT TRAIL
 - 10' CROSSWALK



- LAUREL SPRINGS TRAIL CONNECTIONS:
- THE EXISTING 6-FT HIGH FENCE RUNNING ALONG THE PARKLANDS PROPERTY LINE SHALL PROVIDE A 4-FT WIDE OPENING FOR A FUTURE TRAIL CONNECTION.
 - A 6-FT WIDE ASPHALT TRAIL SHALL BE PROVIDED TO THE EXISTING PROPERTY LINE ON THE PARKLANDS SIDE OF THE FENCE.
 - A 4-FT WIDE MULCHED TRAIL SHALL BE MADE FROM THE PARKLANDS PROPERTY LINE TO THE EXISTING LAUREL SPRINGS TRAIL.
 - REMOVABLE BOLLARDS SHALL BE PLACED WITHIN THE CENTER OF THE TRAIL ON EITHER SIDE OF THE EXISTING FENCE TO PREVENT VEHICULAR TRAFFIC.
 - "NO BIKING ON TRAIL" SIGNS SHALL BE FIXED TO THE EXISTING FENCE ON EITHER SIDE OF THE TRAIL.



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Soltesz DC, LLC

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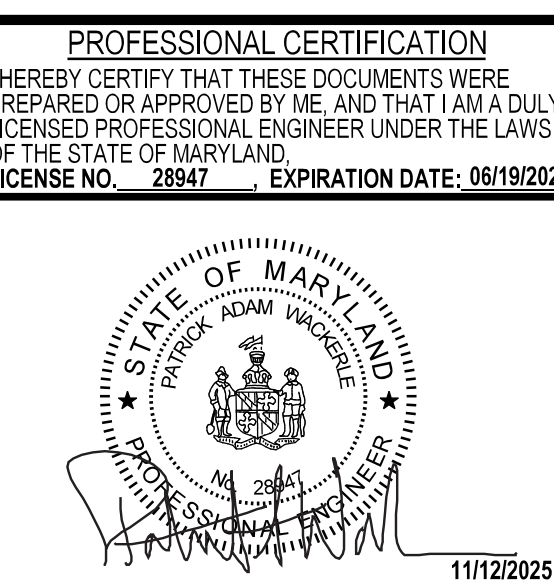
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PHONE # 443.206.5737
ATTN: MARK ANDERSON, VP

ZONING CATEGORY	W-3S-3
PUD	W-3S-3
TAX MAP 1 PARCEL	GRID
24/1	17
SITE DATUM	LEVER 7 FIELD
HORIZONTAL: NAD83/91	L2437 / F. 104
VERTICAL: NAD83/91	



PEDESTRIAN CIRCULATION PLAN

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

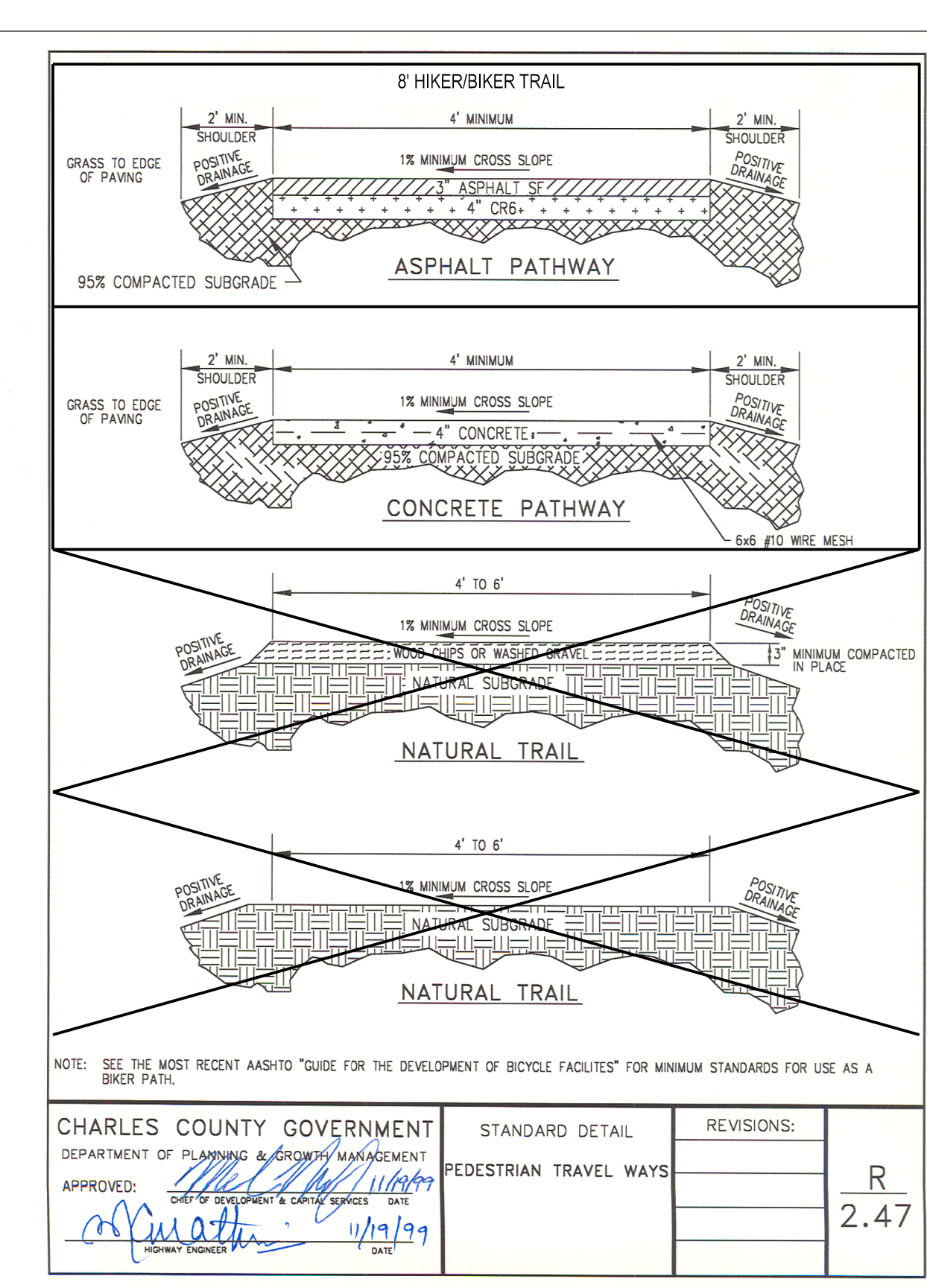
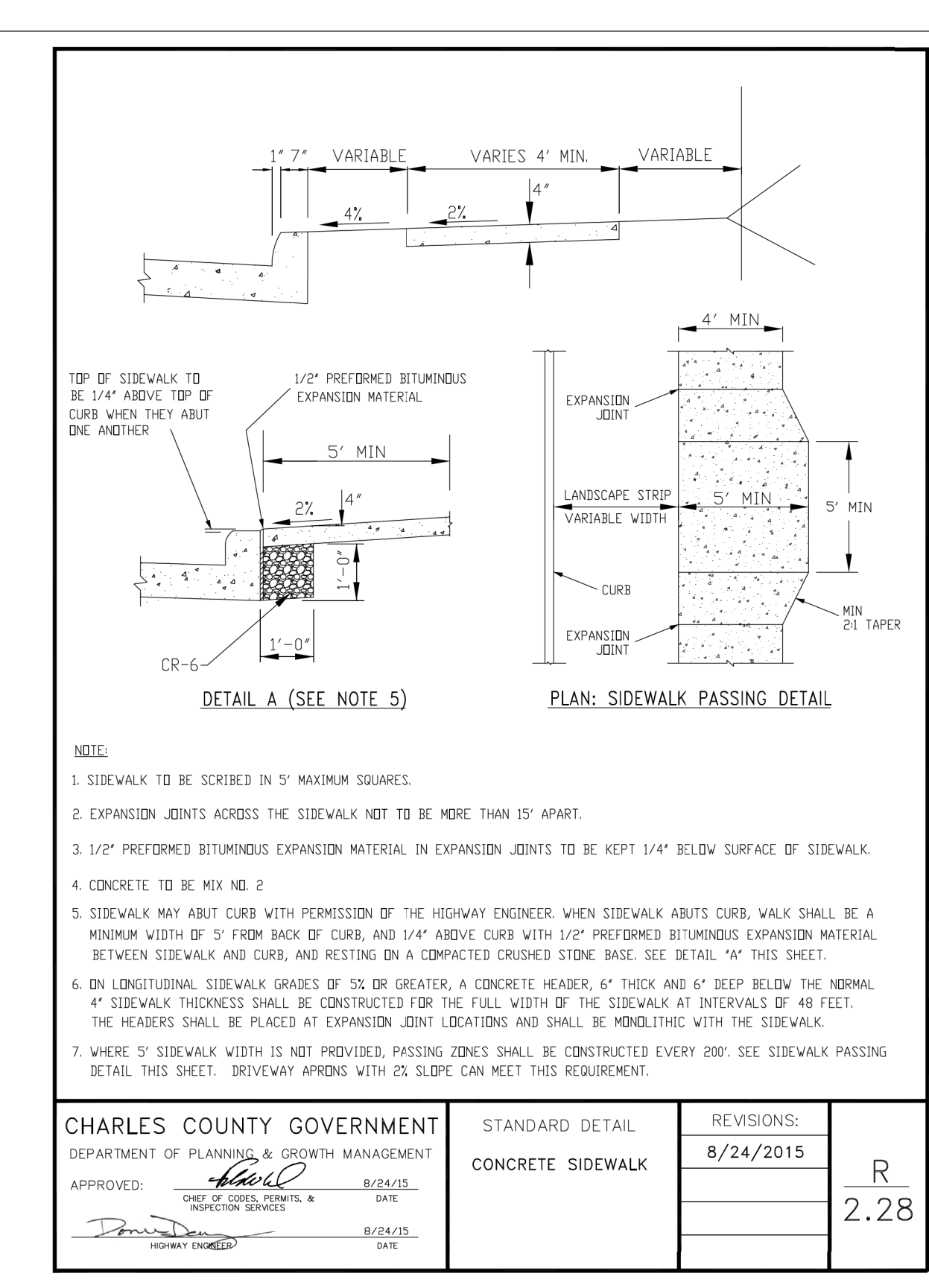
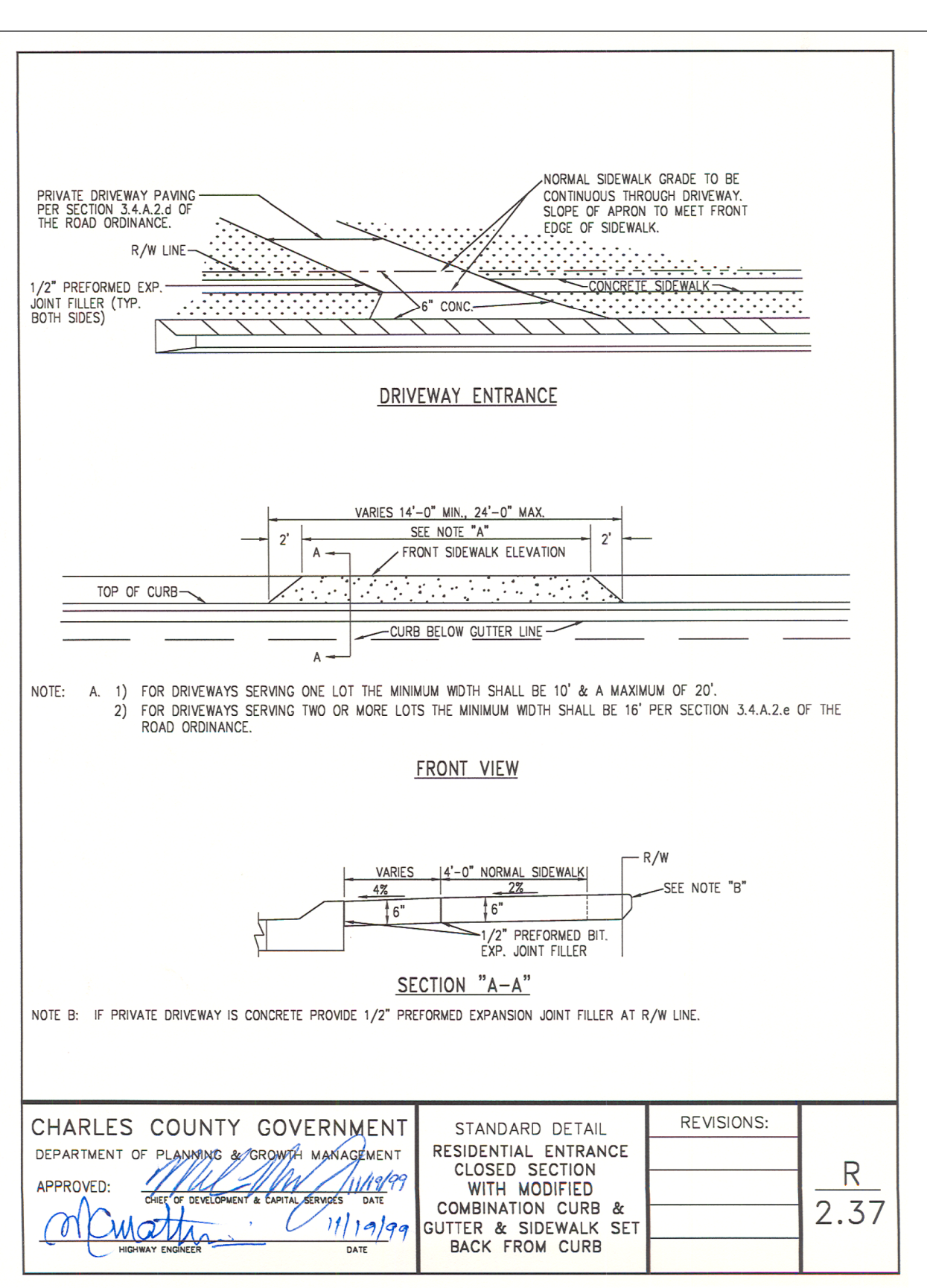
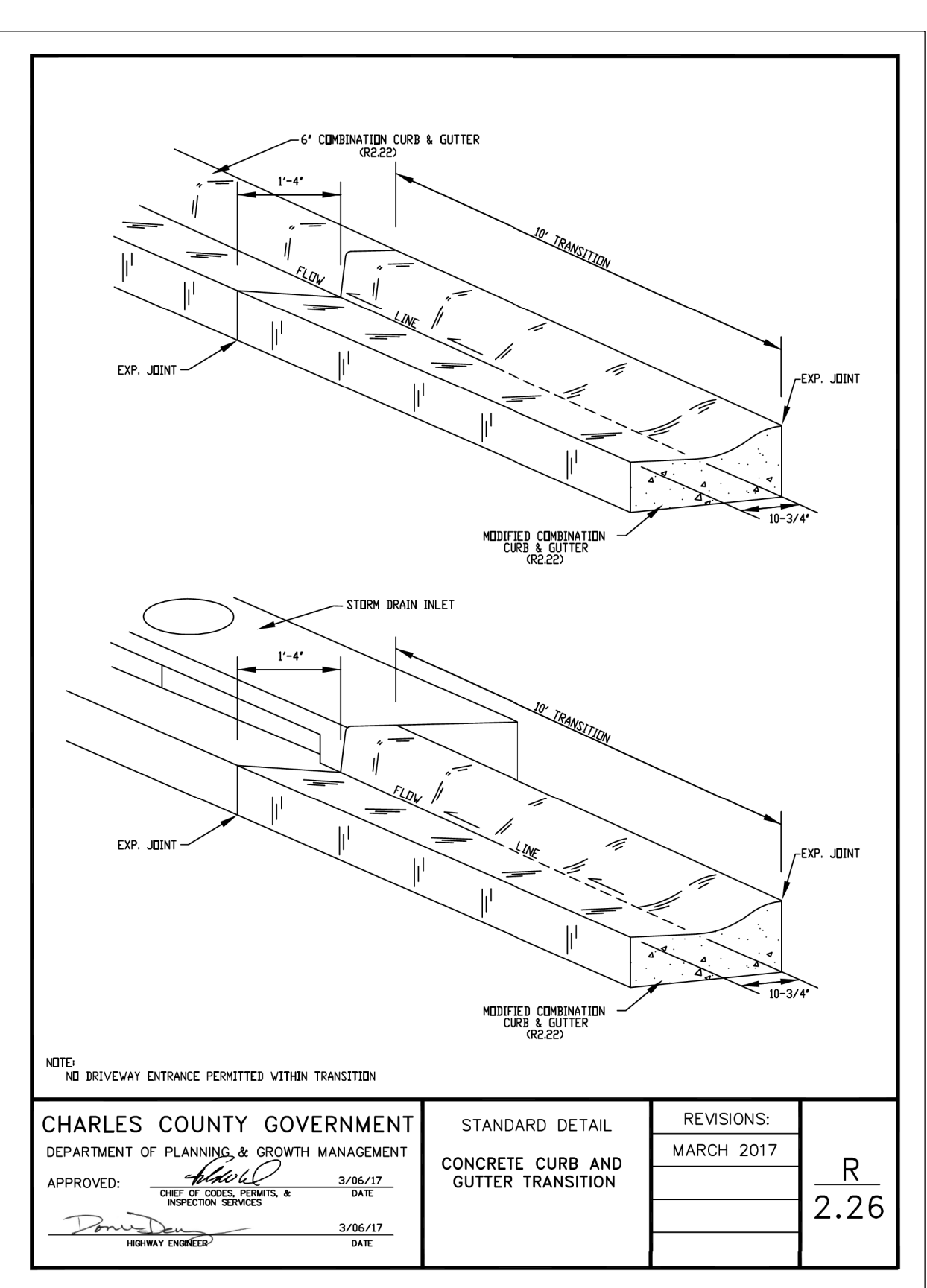
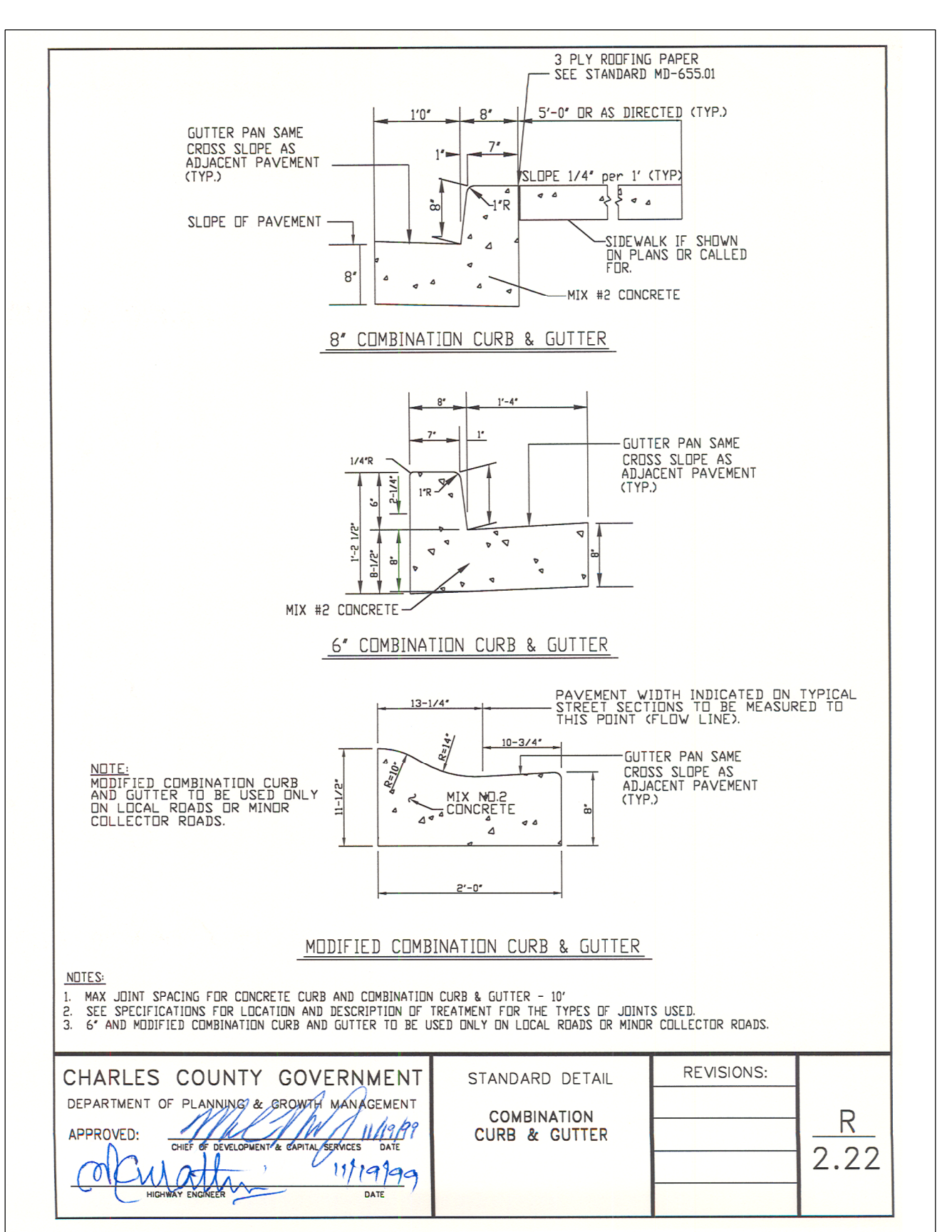
SIXTH & EIGHTH (8th & 8th) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

1" = 200'
SHEET 7
OF 8
PROJECT NO. 15481000

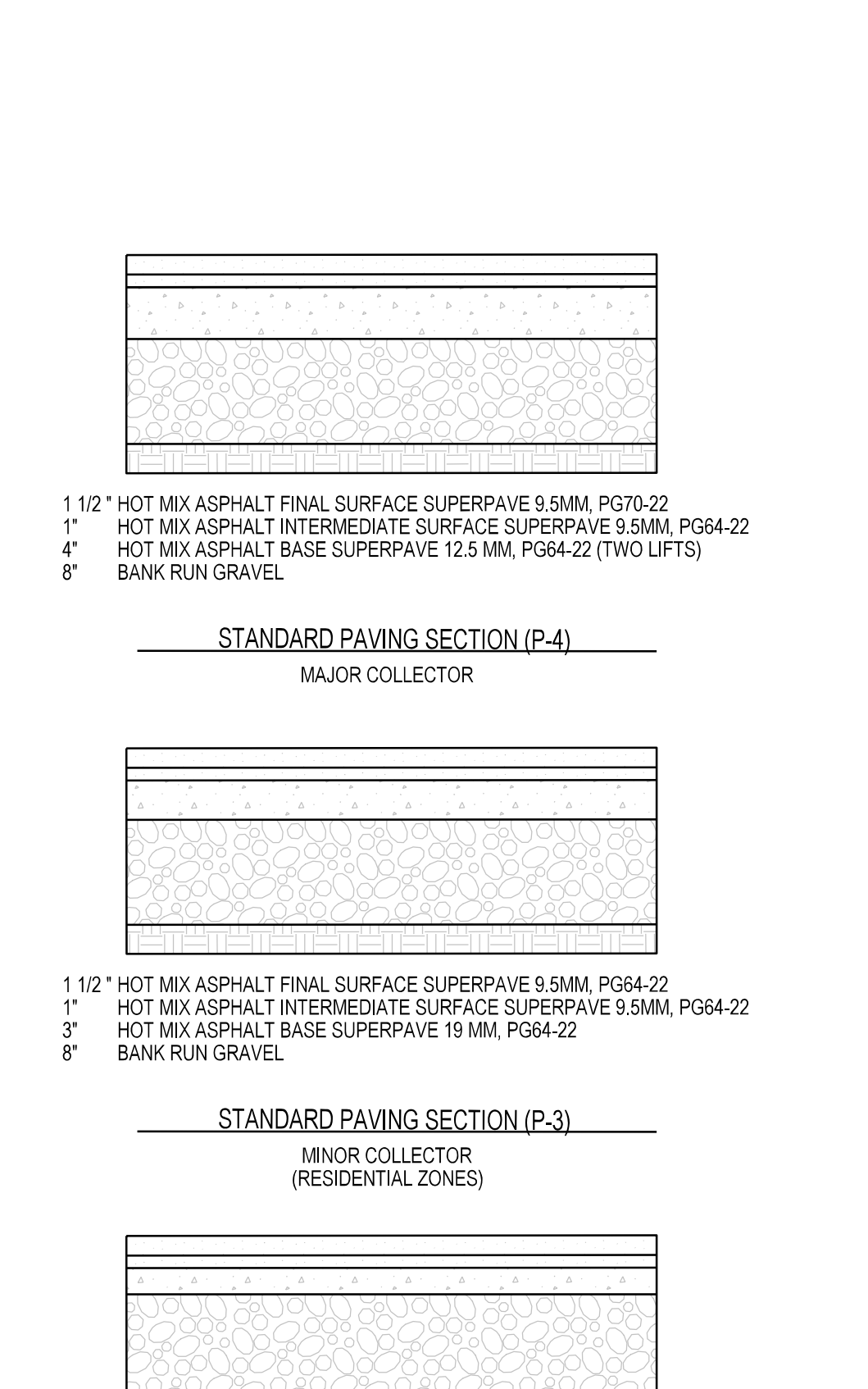
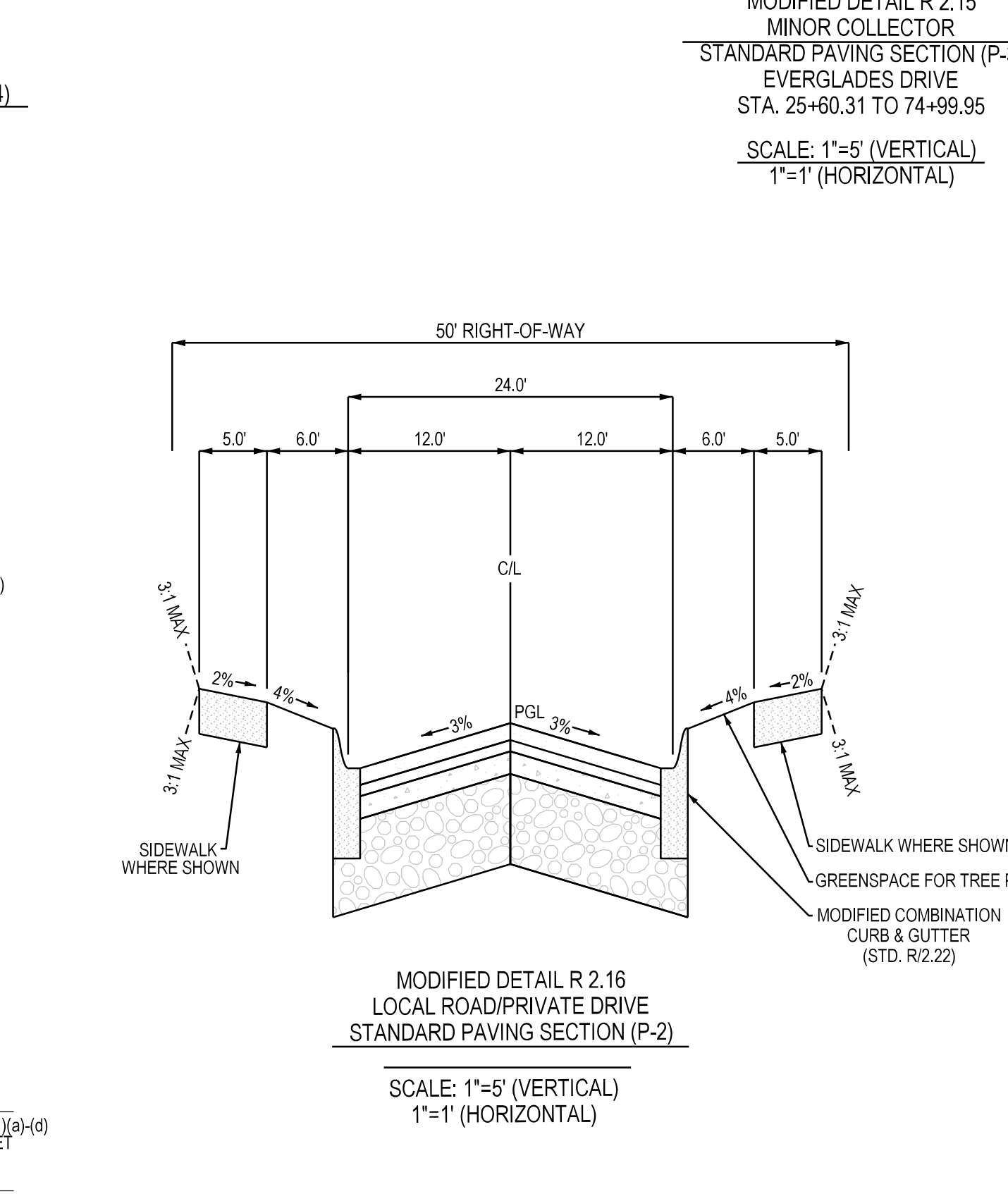
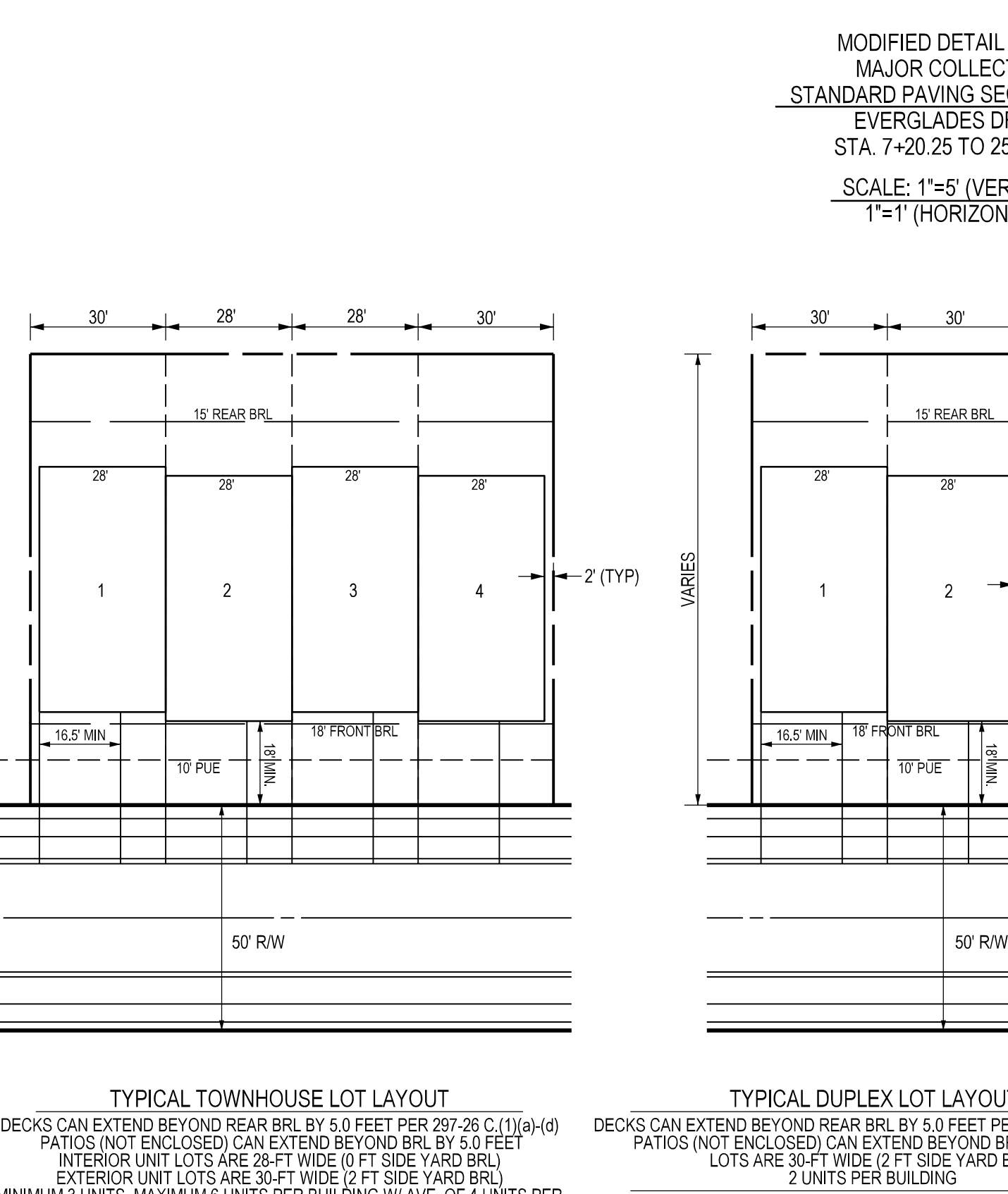
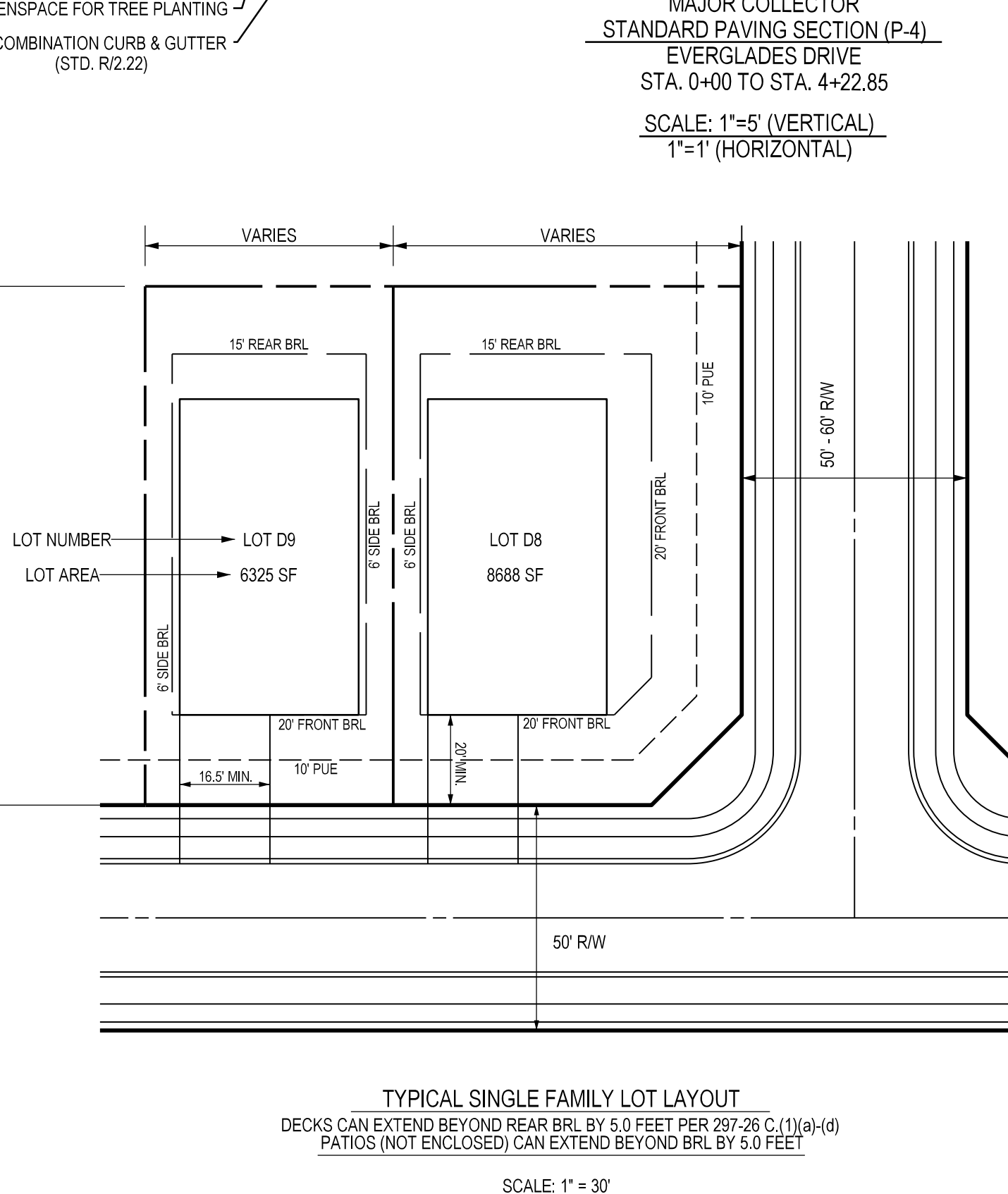
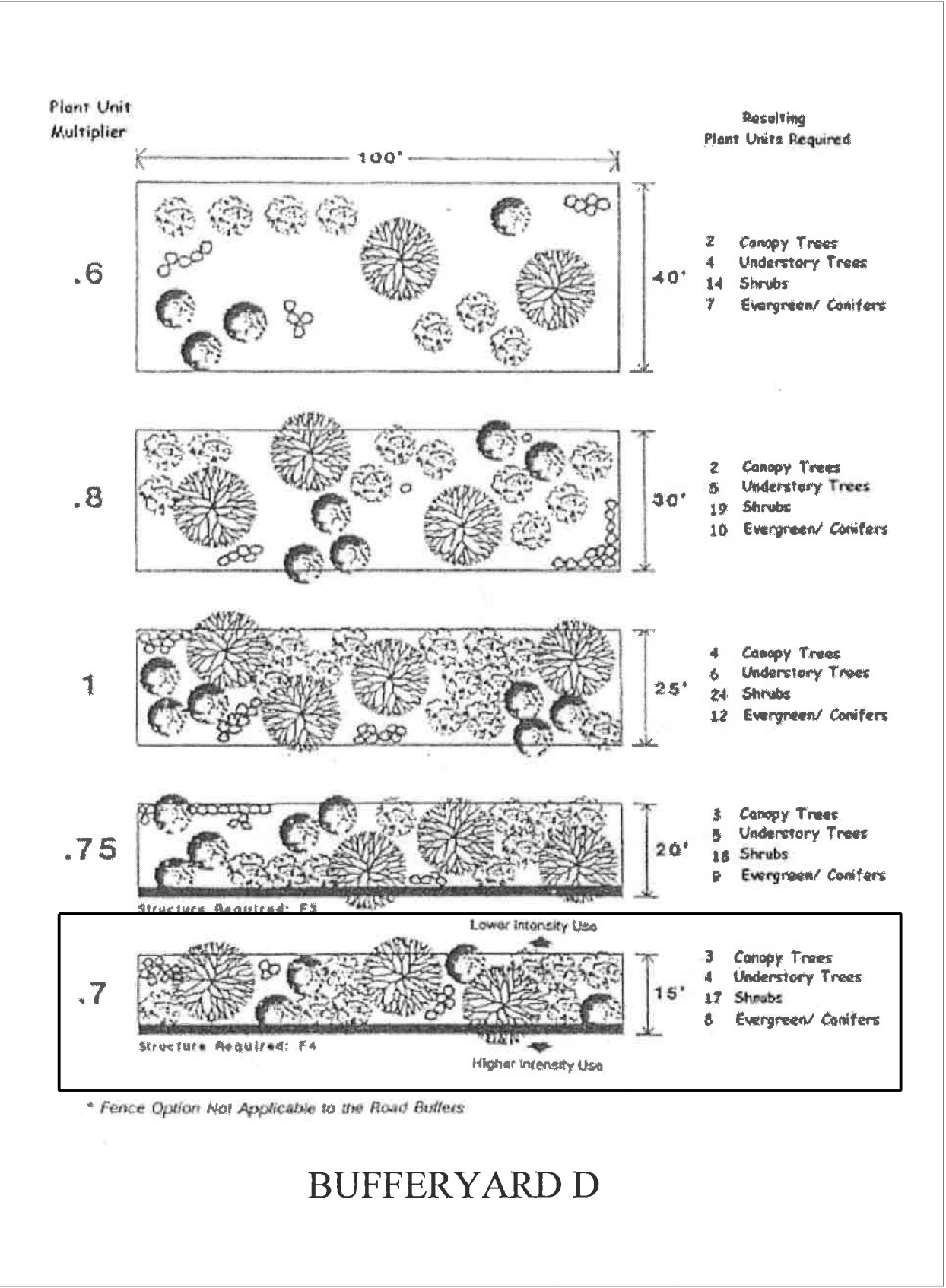
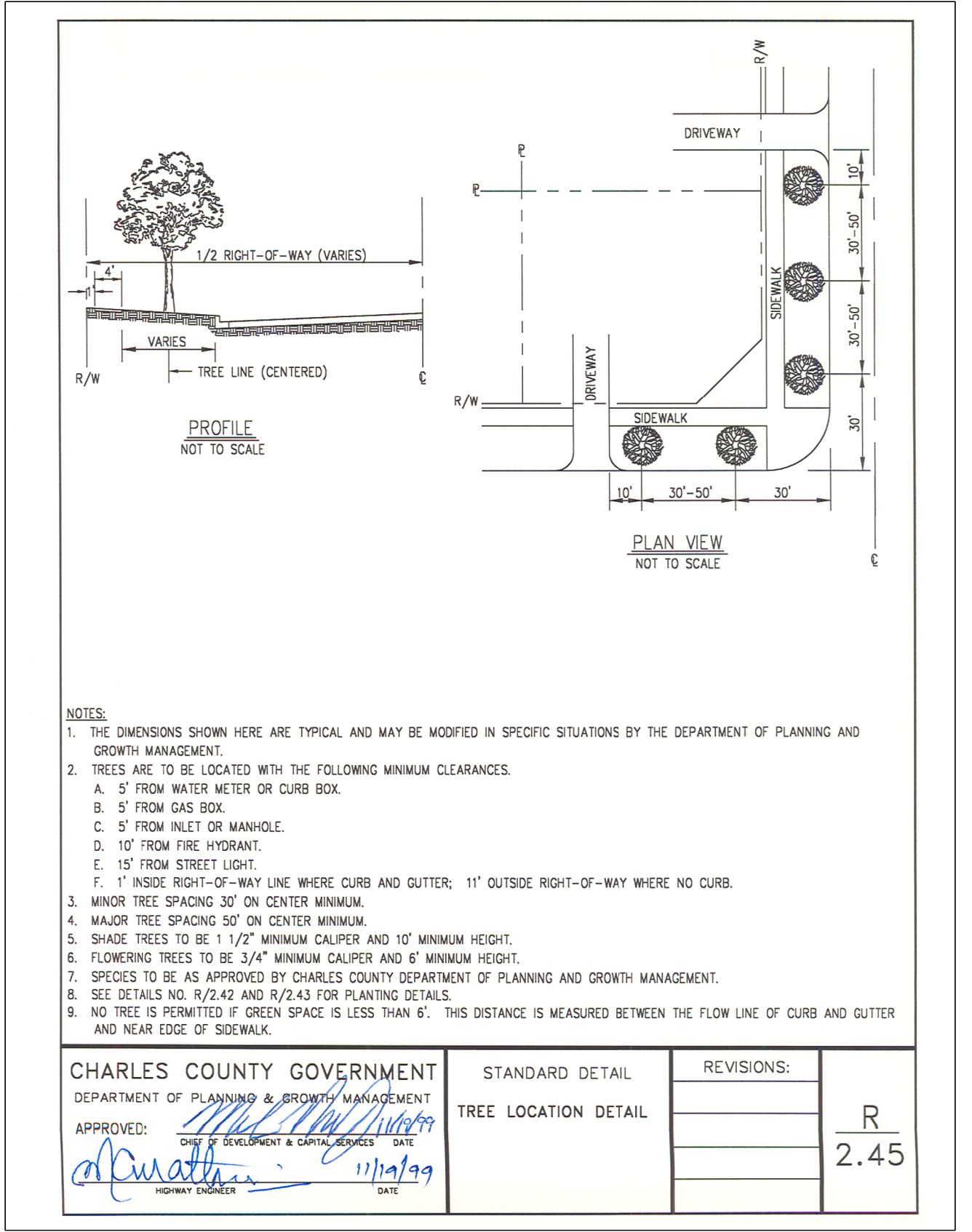
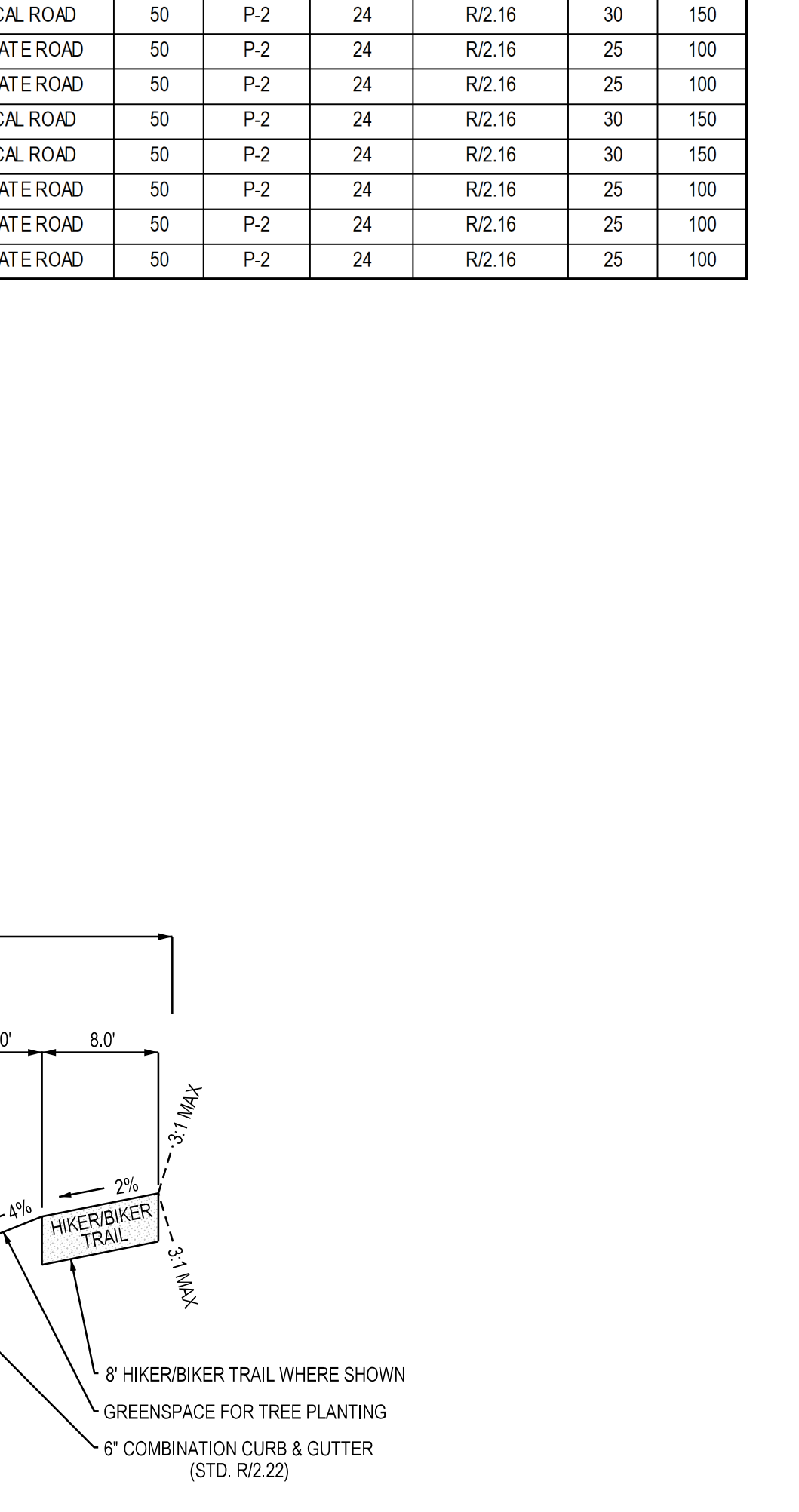
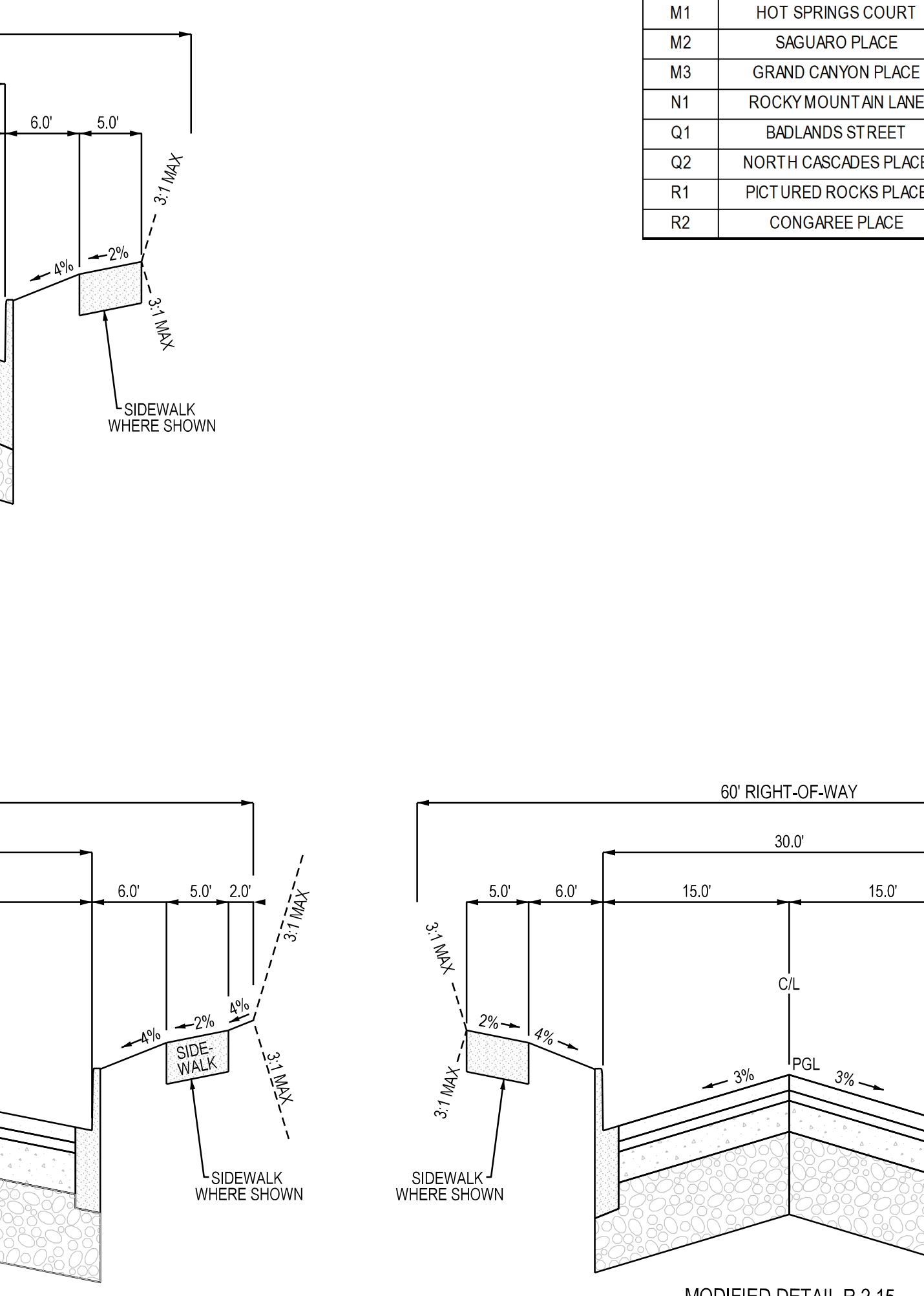
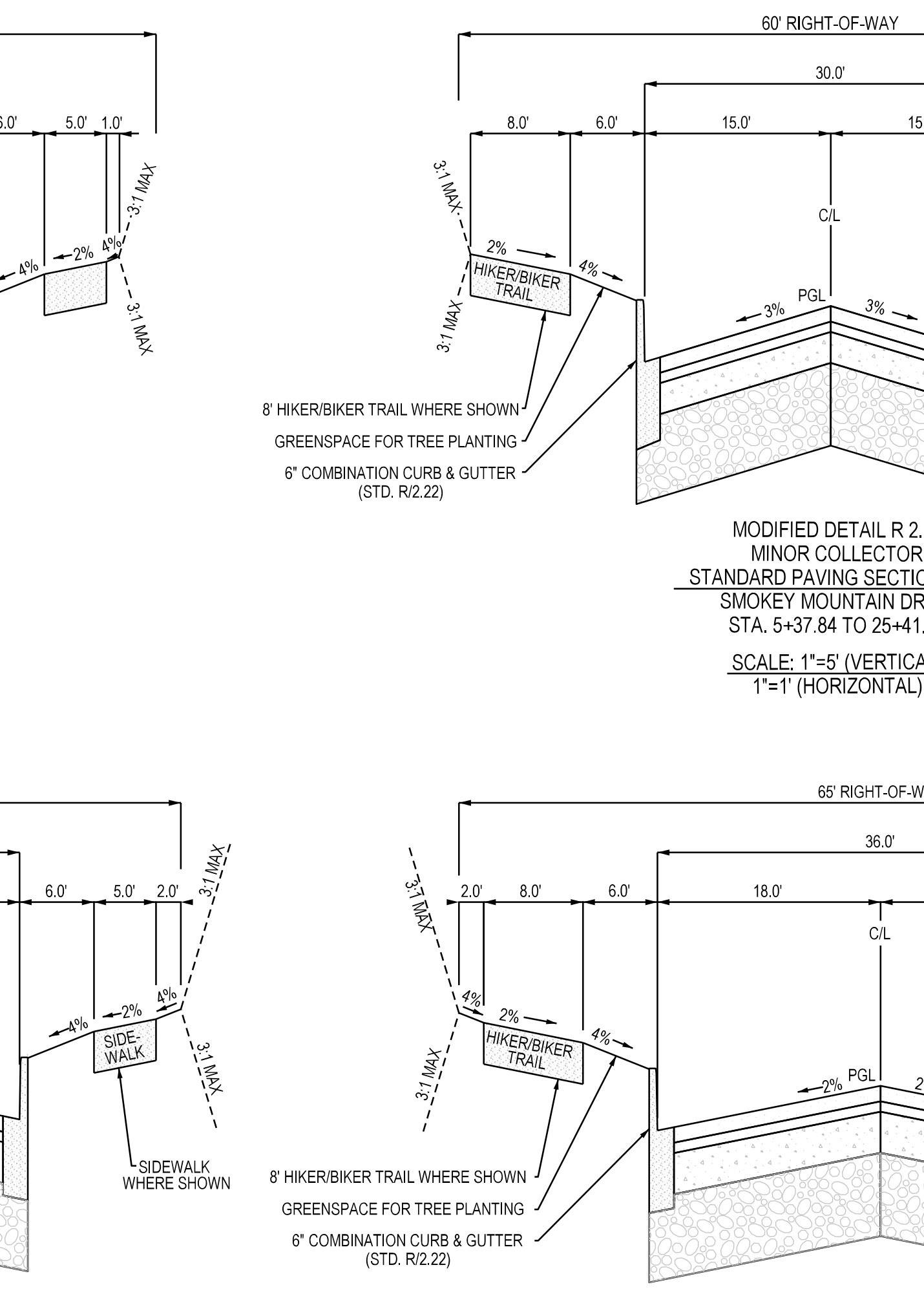
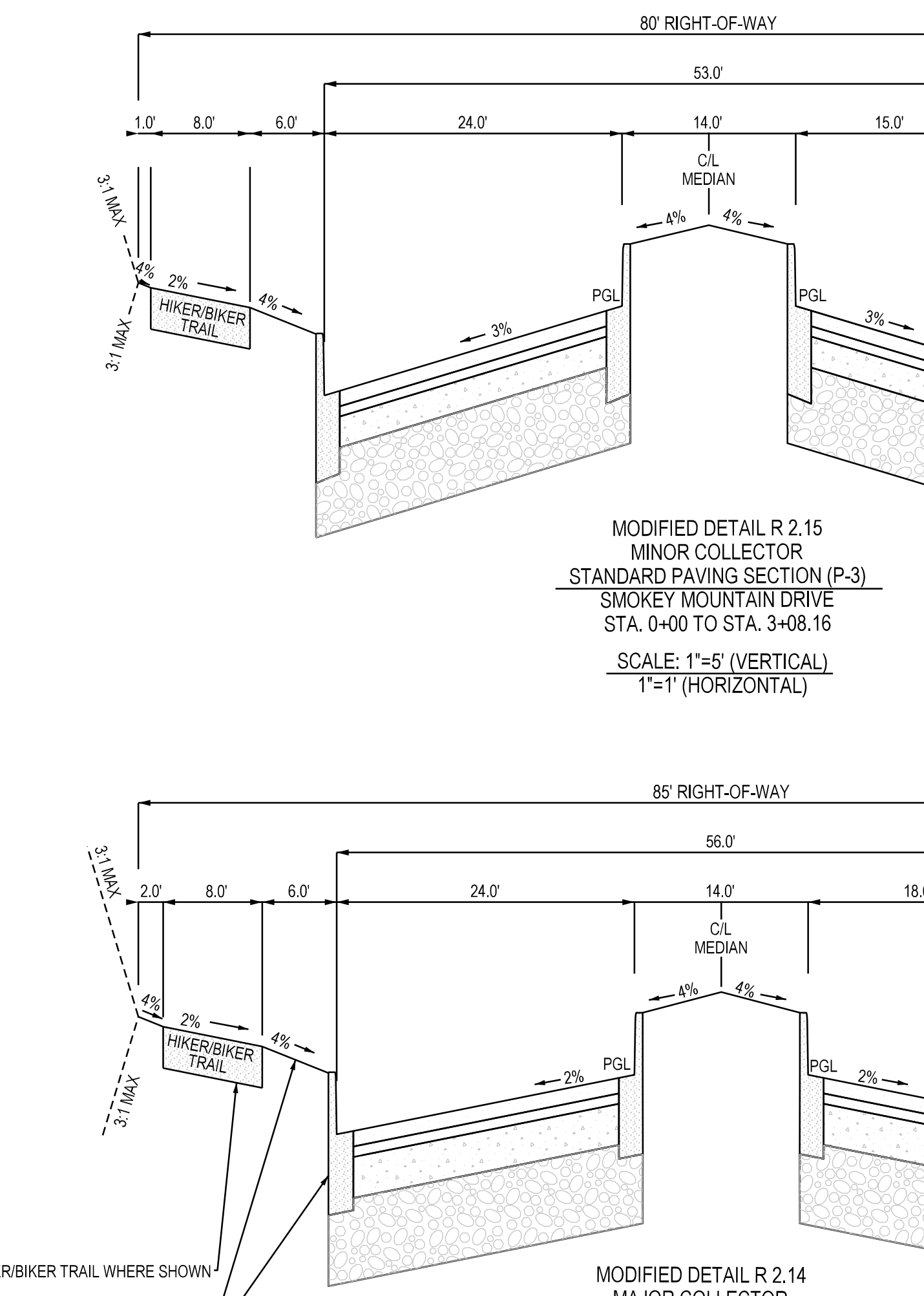
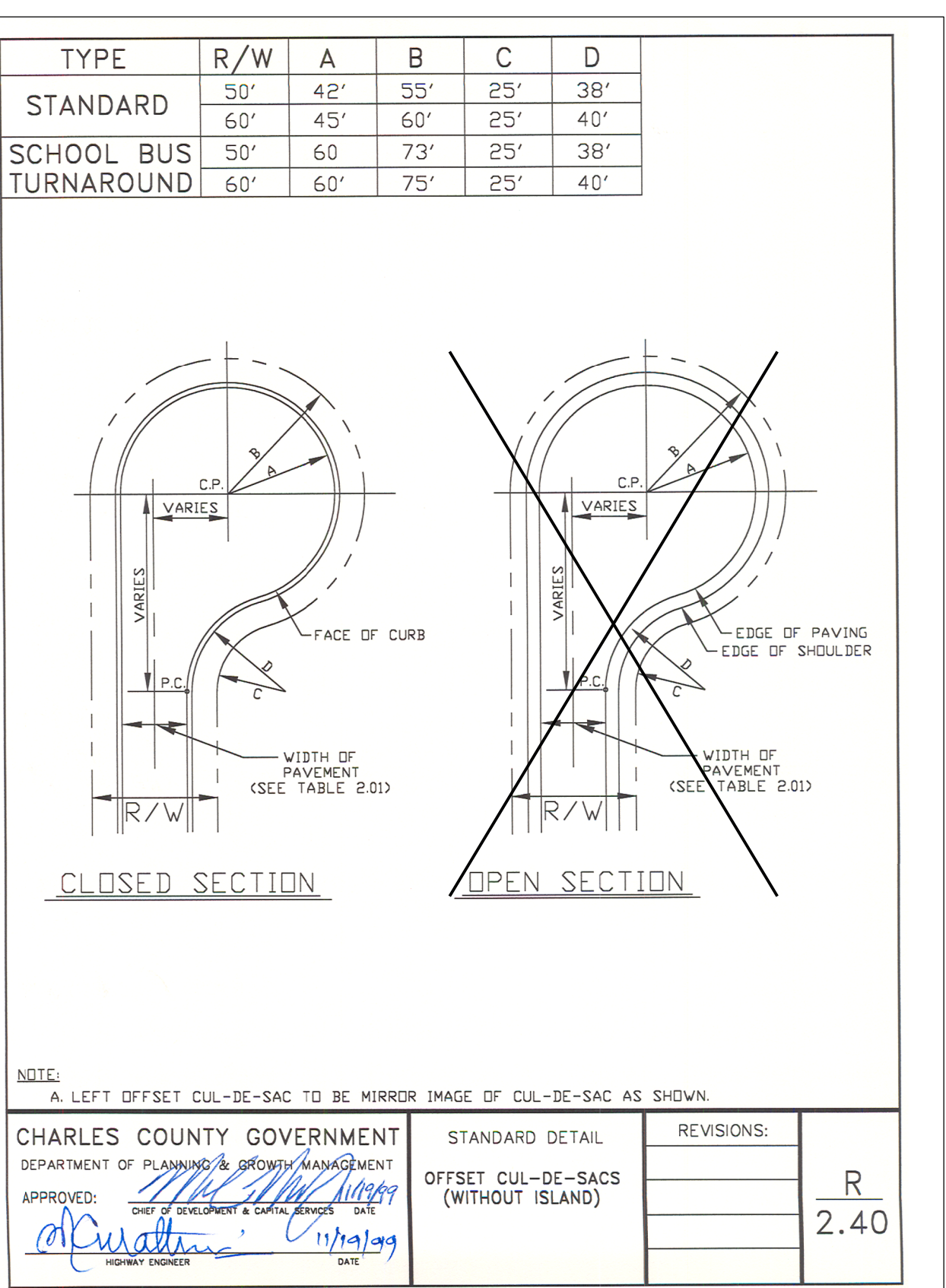
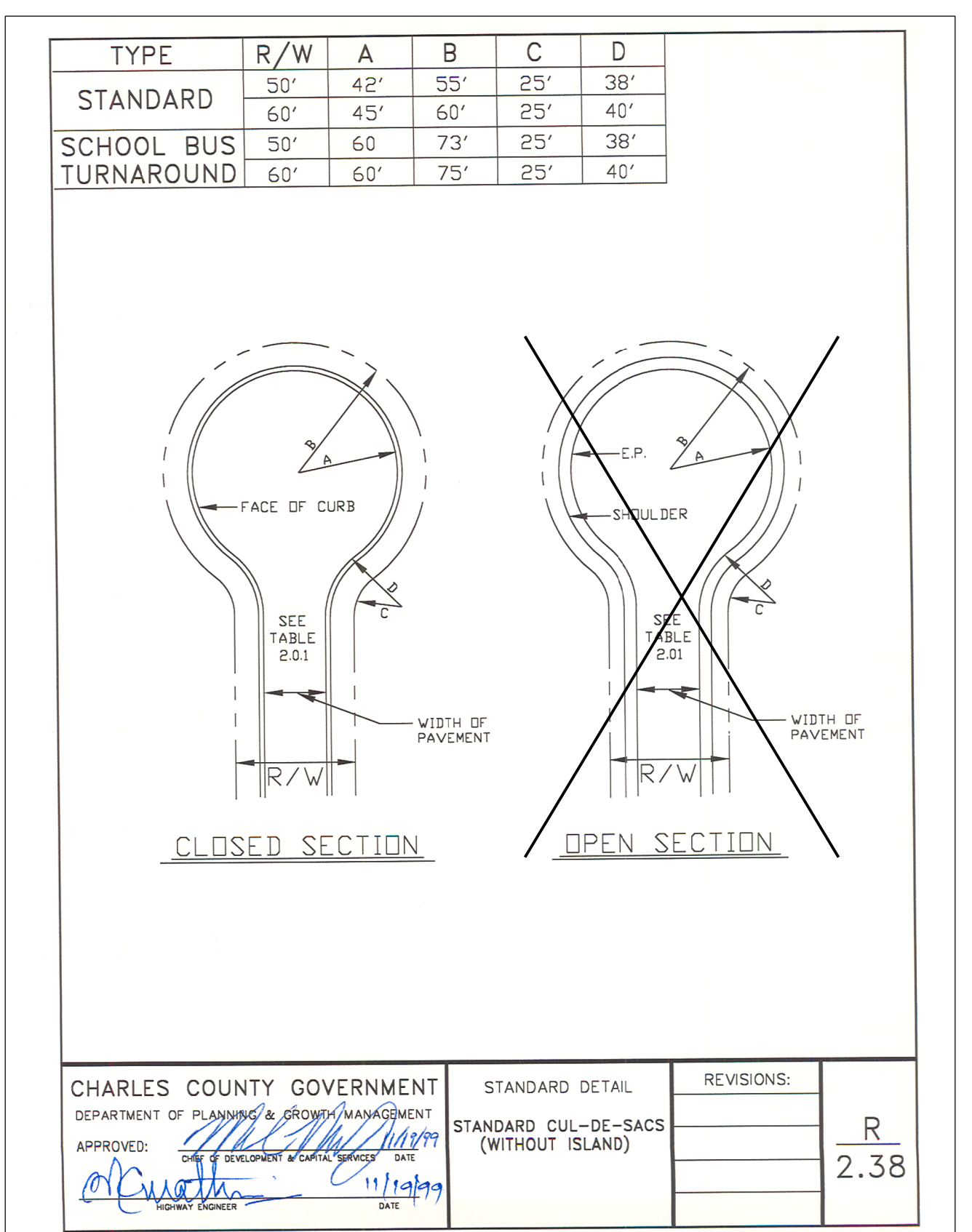
PLREV-250002

VILLAGE OF WOODED GLEN PGW # PLREV 250002

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ROADWAY CLASSIFICATION TABLE									
ROAD ID	ROAD NAME	CLASSIFICATION	R/W WIDTH (FT)	PAVEMENT SECTION	PAVEMENT WIDTH (FT)	STANDARD DETAIL NO.	DESIGN SPEED (MPH)	MIN. CL. RADIUS	
-	SMOKEY MOUNTAIN DRIVE (STA 0+00 TO 3+08.16)	MINOR COLLECTOR	80	P-3	39	MODIFIED R2.15	35	300	
-	SMOKEY MOUNTAIN DRIVE (STA 3+08.16 TO 5+37.84)	MINOR COLLECTOR	80-80	P-3	39-30	MODIFIED R2.15	35	300	
-	SMOKEY MOUNTAIN DRIVE (STA 5+37.84 TO 25+41.99)	MINOR COLLECTOR	60	P-3	30	MODIFIED R2.15	35	300	
-	EVERGLADES DRIVE (STA 0+00 TO 3+05.84)	MAJOR COLLECTOR	85	P-4	42	MODIFIED R2.14	40	500	
-	EVERGLADES DRIVE (STA 3+05.84 TO 7+20.25)	MAJOR COLLECTOR	85-65	P-4	42-36	MODIFIED R2.14	40	500	
-	EVERGLADES DRIVE (STA 7+20.25 TO 25+40.31)	MAJOR COLLECTOR	65	P-4	36	MODIFIED R2.15	40	500	
-	EVERGLADES DRIVE (STA 25+40.31 TO 74+99.95)	MAJOR COLLECTOR	60	P-3	30	MODIFIED R2.15	35	300	
A1	ZION STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
A2	BRIDE CANYON PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
B1	MESSAVERDE COURT	LOCAL ROAD	50	P-2	24	R2.16	30	150	
C1	MOUNT RAINIER PLACE	LOCAL ROAD	50	P-2	24	R2.16	30	150	
C2	GLACIER BAY PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
D1	KAT MA STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
D2	CARLSBAD CAVENES COURT	LOCAL ROAD	50	P-2	24	R2.16	30	150	
D3	WIND CAME LANE	LOCAL ROAD	50	P-2	24	R2.16	30	150	
F1	SEQUOIA STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
G1	YOSHIMITE STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
G2	VIOLIN ISLANDS STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
H1	GUADALUPE MOUNTAIN PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
H2	ISLE ROYALE PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
I1	KINGS CANYON COURT	LOCAL ROAD	50	P-2	24	R2.16	30	150	
I2	SHENANDOHLANE	LOCAL ROAD	50	P-2	24	R2.16	30	150	
J1	BLACKWATER STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
K1	CANYONLANDS STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
K2	GRAND LAKES PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
K3	GRAND TETON PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
K4	CHERRY BARN PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
L1	BIG BEND LANE	LOCAL ROAD	50	P-2	24	R2.16	30	150	
M1	HOT SPRINGS COURT	LOCAL ROAD	50	P-2	24	R2.16	30	150	
M2	SAGUARO PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
M3	GRAND CANYON PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
N1	ROCKY MOUNT LANE	LOCAL ROAD	50	P-2	24	R2.16	30	150	
Q1	BADLANDS STREET	LOCAL ROAD	50	P-2	24	R2.16	30	150	
Q2	NORTH CASCADES PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
R1	PICTURED ROCKS PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	
R2	CONGAREE PLACE	PRIVATE ROAD	50	P-2	24	R2.16	25	100	



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DATE: DECEMBER 2018
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MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF ANY UTILITIES ARE NOT SHOWN ON THE RECORDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND DEPTH DETERMINING THEM PRIOR TO CONSTRUCTION. IF ANY UTILITIES ARE NOT SHOWN ON THE RECORDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND DEPTH DETERMINING THEM PRIOR TO CONSTRUCTION. IF ANY UTILITIES ARE NOT SHOWN ON THE RECORDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND DEPTH DETERMINING THEM PRIOR TO CONSTRUCTION.

DEVELOPER/APPLICANT
ST. CHARLES COMMUNITIES
US HOME, LLC DBA EDENWAVE
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MD 21046
PHONE # 443.208.9373
ATTN: MARK ANDERSON, VP

OWNER
MILLROSE PROPERTIES MARYLAND, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MD 21046
PHONE # 443.208.9373
ATTN: MARK ANDERSON, VP

ZONING CATEGORY: PUD
TAX MAP 1 PARCEL: 24/1
SITE DATA: 24/1
HORIZONTAL: NAD83/93
VERTICAL: NAD83/93

WEB CATEGORY: GRID
17
LINDER / FIELD: L2437 / F. 104

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 28847 EXPIRATION DATE: 06/19/2025

NOTES AND DETAILS

PRELIMINARY SUBDIVISION PLAN
VILLAGE OF WOODED GLEN
PARKLANDS NEIGHBORHOOD

TAX MAP 24, PARCEL 1
SIXTH & EIGHTH (8th & 8th) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

1" = 100'
SHEET 8 OF 8
PROJECT NO. 15481900

From: DO NOT REPLY - UNMONITORED ACCOUNT
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Friday, November 21, 2025 1:48:36 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4472223
IP Address: 108.56.246.80
Submission Date: 11/21/2025 1:48
Survey Time: 5 minutes, 14 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Do you wish to provide a comment on a current agenda item or an open record item?

Current Agenda

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

Parklands Neighborhood, Revision #3, PLREV-250002 - December 1, 2025

Name

Sandra Martin

Address

4057 Zion Street
 White Plains, MD 20695

Phone

(315) 430-4737

Email

shm6601@gmail.com

Comment

See Attached Comments

Upload File(s)

[Noise Problem at Parklands Public Comments 11-17-25.pdf](#)
[Public Comments Attachments 11-17-25.pdf](#)

Thank you,
Charles County, MD

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The Noise Problem at the Parklands 55+ Community

Public Comments - Executive Summary

Sandra Martin 4057 Zion Street, White Plains, MD 20695

“The FHWA [Federal Highway Administration] and other Federal agencies encourage State and local governments to practice land use planning and control in the vicinity of highways. The FHWA advocates that local governments use their power to regulate land development in such a way that noise-sensitive land uses are either prohibited from being located adjacent to a highway, or that the developments are planned, designed and constructed in such a way that noise impacts are minimized.” *

Noise Assessment and Compliance Issues

- The Parklands 55+ Community is adjacent to St. Charles Parkway, a busy road with high traffic volumes and speeds exceeding the limit.
- Lennar, the developer, failed to conduct a required noise assessment **before construction**, which should have informed the Planning Commission’s review of its site plan in 2022, taking into consideration noise mitigation.
- A subsequent noise assessment by Lennar in 2024 revealed that several homes exceed the HUD standard of 65 decibels, but it relied on outdated and inaccurate data regarding traffic volume and speed.
- The assessment inaccurately categorized buses and heavy trucks, underestimating the noise impact, especially with the opening of a nearby elementary school.
- Despite this, Lennar’s own assessment has determined that noise mitigation is required under federal HUD regulations.

Proposed Solutions and Concerns

- Lennar’s proposal to install 6 to 8.5-foot fences behind four homes is insufficient, as these fences would **not** effectively mitigate noise for outdoor living areas at those homes which are elevated above the fences.
- The proposed fences may obstruct views and do not address the noise problem for any of the affected homes on Zion Street.
- At this point, a sound barrier along St. Charles Parkway is the only effective long-term solution to reduce noise levels by 5 to 10 decibels.

Regulatory Context and Recommendations

- Charles County requires compliance with local, state, and federal regulations.
- The noise at many of the homes on Zion Street in the Parklands 55+ Community exceed local, state and federal noise standards and regulations.
- The County Planning Commission should mandate Lennar to construct a sound barrier along St. Charles Parkway as a condition for site plan approval and future development.

*FHWA, Highway Traffic Noise Analysis and Abatement Policy and Guidance Legislation

The Noise Problem at the Parklands 55+ Community

Public Comments

The Parklands 55+ Community is located adjacent to St. Charles Parkway between Radio Station Road and Billingsley Road. St. Charles Parkway is a very busy county road where there is a very large number of trucks, especially construction dump trucks, and buses. The cars, motorcycles, trucks and buses that travel along that road exceed the speed limit most of the time. According to the Charles County Sheriff's Department, most of the traffic travels well over 60 mph, despite the 50-mph speed limit. For example, on June 12, 2025, the Charles County Sheriff's Department stopped 101 vehicles in 3 hours and 20 minutes and issued 35 citations and 65 warnings. According to the Maryland Department of Transportation, which counts the traffic, the average daily traffic volume is more than 24,000 vehicles each day, with the heaviest truck traffic between 6:00 am and 4:00 pm. There are more than 1,500 vehicles passing by the Parklands 55+ Community each hour, 25 vehicles every minute, between 6 am and 7 pm on a typical day in 2025. The volume and speed of the traffic have made that stretch of road extremely dangerous and very noisy. The Charles County Local Roadway Safety Plan has included that stretch of road, adjacent to the Parklands Community, in the High Injury Network, ranking it the third most dangerous among the County-owned roadways.

Lennar, the developer of the Parklands 55+ Community, was required by the United States Department of Housing and Urban Development (HUD), to assess the noise problem this roadway would create for those who would live in the community **prior to** construction by conducting a noise assessment, taking into consideration how the noise problem would increase over the next ten years. Lennar did not do that. That information should have been presented to the Planning Commission in 2022 so that it could have been taken into account when the Commission reviewed Lennar's proposed revisions to its site plan. When a development is going to build adjacent to a noisy road, like St. Charles Parkway, Lennar is required to design the site to minimize the noise to the residents of the community or "Reconfigure the site plan to increase the distance between the noise source and the noise sensitive uses." If that is not possible, Lennar is required to provide noise attenuation through a sound barrier.

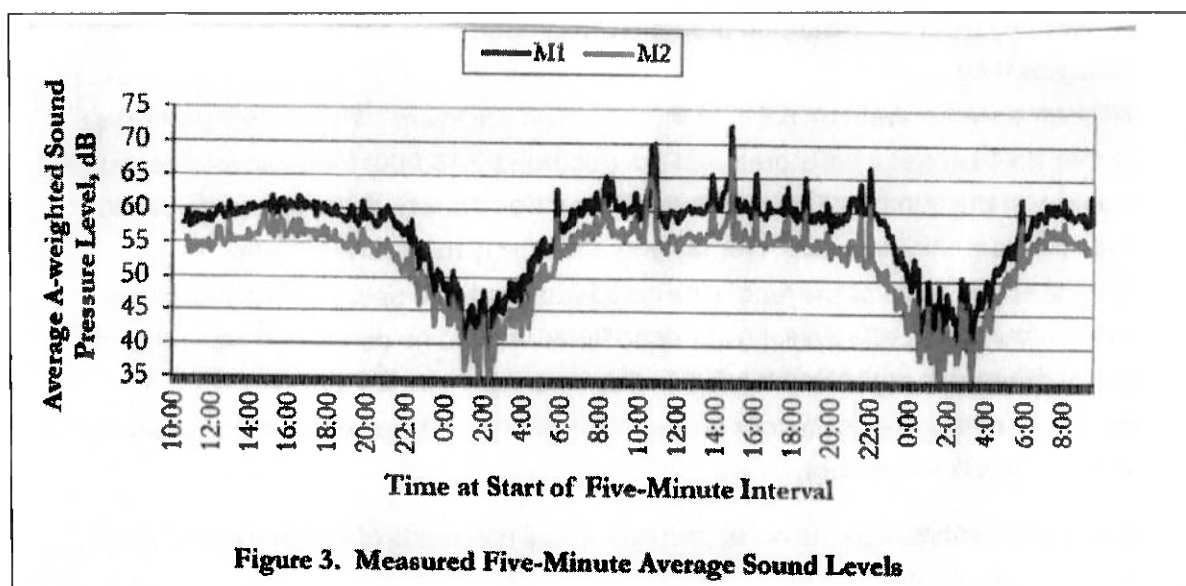
Lennar did not do either of those things.

Lennar did conduct a noise assessment in 2024, **after** the houses affected by the noise problem were already constructed and after we contacted the county about the noise problem. That assessment does conclude the noise levels at several homes exceed the HUD standard of 65 decibels. Although the report is consistent with the requirements of a noise assessment, some of the data in the report is not accurate, the most significant of which is the "average speed" on St. Charles Parkway, and the number of heavy trucks and buses that use that road. The noise assessment conducted in 2024 uses data on the number of trucks as old as 2012 and assumes the "average speed" on the Parkway is 50 mph. Buses are

considered “heavy trucks” in a noise assessment and the Maryland Department Transportation states that they cannot differentiate a school bus from a delivery truck, so they are not included in the bus or heavy truck categories. With the influx of additional school buses from the new elementary school, Thornton Elementary, that just opened only one mile away, the data in the noise assessment will become even more inaccurate.

Lennar concluded that there were only four homes on Zion Street (Section A) where the sound level exceeds the HUD standard of 65 decibels. When the average speed on the Parkway is increased to 65 mph, the sound level projections increase by about 2 decibels, putting additional homes above the standard and putting them all into the “normally unacceptable” category.

When Lennar conducted sound level readings behind two of the homes on Zion Street in May of 2025, the chart showing the Five-Minute Average Sound Levels clearly shows that the sound during the day frequently exceeds the 65-decibel standard reaching more than 70 decibels at times (see Figure 3, below). Many of the calculations used by HUD and others are Day Night Average Sound Levels (DNL). The problem is that when you average the low sound levels at night with the high sound levels during the day, the loud noise during the day becomes understated.



The Federal Highway Administration (FHWA) states, “Generally, when the sound level exceeds the mid-60 range, outdoor conversation in normal tones at a distance of three feet (0.9 meters) becomes difficult.” That is why it states in the HUD regulations 24 CFR 51.101(a) 8 “It is a HUD goal that exterior noise levels do not exceed a day-night average sound level of 55 decibels. This level is recommended by the Environmental Protection Agency as a goal for outdoors in residential areas.”

As an active adult community, the homes in Parklands are designed to offer single-story living with a deck/covered porch on the main level at the back of the house. The homes on lots A9 – A16 are built on a slope, so the outdoor areas (decks/covered porches) used by the residents are more than 10 feet above the back yard facing St. Charles Parkway. Lennar is now admitting there is a noise problem in the Parklands Community, but only at four of the homes on Zion Street. They are proposing to put 6' tall fences behind two of the affected homes and 8.5' fences behind two others to address the noise problem. These fences would be shorter than above-ground foundation walls of these homes and would be significantly below the decks/covered porches Lennar promotes as the prime outdoor living feature of these homes. For an acoustic fence to have any impact on the outdoor areas of these homes, the fences would have to be at least two stories or 15 feet tall. The fences Lennar is proposing to add to the four homes would not provide any sound attenuation at all for these homes. As the saying goes, "If you can see it, you can hear it."

As the noise increases over time, especially with the addition of a new school just one mile away, will Lennar continue to add fences to additional homes? This band-aid approach to the noise problem is not a long-term solution. The proposed solution of offering ineffective fences in the backyards of four homes raises several questions:

- Will fences in the backyards of these homes, well below the outdoor living area, provide any relief for the sound problem these homes are experiencing? Evidence indicates they will not.
- Will homeowners want an 8.5-foot fence in their backyard? The residents of these homes paid Lennar a hefty premium (an additional \$15,000) for these lots because of the view of the conservation area behind their homes, which these fences will now obstruct from the back yard. Homeowners are likely to decline the offer.
- Will the appearance of the fences be consistent with the design of the rest of the community? To be effective, an acoustic fence will not be consistent with current design standards at the Parklands 55+ Community.
- How does adding fences to four homes address the noise problem at the other homes on Zion Street? It does not.

The best long-term solution to the noise problem in the Parklands 55+ Community is for Lennar to build a sound barrier along St. Charles Parkway. There is not enough room for a dirt berm along that stretch of the Parkway and landscaping is not a viable noise abatement measure (see FHWA). HUD guidelines state, "As a general rule, barriers work better the closer they are to the source." With the anticipated growth in the population in that area and the addition of the new elementary school just one mile away, the noise problem is only going to increase. Lennar is only acknowledging a problem at four homes, whereas even the current data confirms the problem goes far beyond that.

Although the County is not responsible for enforcing federal regulations, Charles County does require developers to comply with local, state and federal regulations. In addition, the Charles County Comprehensive Plan does "Require developers to fully pay for or provide the added public facilities necessary to support their developments when planned County facilities programming will not result in the timely provision of the services that would support the proposed development." The Comprehensive Plan also requires "land developers to pay for any alteration, improvements or additions to public roads and other facilities that will be needed to support the proposed development and will not be provided by normal County programming, including **but not limited** to roads, entrances, deceleration and turning lanes, inter-parcel connections for subdivisions, signals, and park-and-ride lots." The County's Noise regulations set the Maximum Permitted Sound Level at 60 decibels during the day and 50 decibels at night. Although those regulations pertain to the source of the noise, the standard is what the County deems to be a reasonable noise level for residential areas. The noise level for many of the homes on Zion Street in the Parklands 55+ Community exceeds that County guideline by more than 5 decibels.

We are asking that the County require Lennar to erect a sound barrier along St. Charles Parkway that will achieve a 5 to 10 decibel reduction in the noise levels for the homes on Zion Street as a condition of its approval to proceed with the revisions to its site plan and to proceed with future development at the Parklands 55+ Community.

The Noise Problem at the Parklands 55+ Community

Public Comments

Sandra Martin 4057 Zion Street, White Plains, MD 20695

Attachments

- I. **Lennar at St. Charles – Parklands 55+ Community Section A, Phase I**
 - a. Aerial Map
 - b. View of St. Charles Parkway
- II. **Acceptable Noise Levels**
 - a. US Department of Transportation
 - b. US Department of Housing and Urban Development
 - c. Charles County, Chapter 260, Noise Control
- III. **Causes of Traffic Noise – Speed, Trucks and Buses**
- IV. **United States Department of Housing and Urban Development (HUD) Noise Regulations (24 CFR 51.B)**
 - a. HUD Housing Development Requirements – Noise Assessment Prior to Construction
 - b. Noise Assessment Requirements – Traffic Volume, Average Speed, Number of Trucks and Buses
 - c. Mitigation is Required for “Normally Unacceptable” Noise Zones
 - d. Mitigation Approaches – Design of Housing Development or Sound Barriers
- V. **Lennar’s Proposed Response to their 2024 Noise Assessment**
- VI. **Elevated Outdoor Living Spaces on Zion Street**
 - a. Lennar Description and Floor Plan of Single Story Homes on Zion Street with Covered Porches on that Level
 - b. Homes on Zion Street are on a Slope with Outdoor Living Spaces 10 feet – 19 feet Above Ground
 - c. Example of Proposed 8.5 Foot Fence Below Outdoor Living Space – Ineffective Attenuation for Outdoor Living Areas
- VII. **HUD Description of Effective Sound Barriers- Effect of Moving the Barrier Closer to the Source**

I. **Lennar at St. Charles – Parklands 55+ Community – Section A, Phase I**



Aerial Map of Section A Home Sites at Parklands 55+ Active Adult Community



View of St. Charles Parkway from Zion Street in the Parklands Development 6/5/2025

II. Acceptable Noise Levels

1. US Department of Transportation, Federal Highway Administration:

"Generally, when the sound level exceeds the mid-60 dBA range, outdoor conversation in normal tones at a distance of three feet (.09 meters) becomes difficult."

2. US Department of Housing and Urban Development:

"It is a HUD goal that exterior noise levels do not exceed a day-night average sound level of 55 decibels. This level is recommended by the Environmental Protection Agency as a goal for outdoors in residential areas."

3. Charles County, Chapter 260, Noise Control

"The noise prohibited in Section A of this section shall include noise exceeding the following standards:

Table 260-1

Maximum Allowable Noise Levels (dBA)

Measured at Receiving Land Uses

Land Use of Receiving Property	Maximum Decibel Level
Industrial	75 dBA, daytime or nighttime
Commercial	67 dBA, daytime 62 dBA, nighttime
Residential	60 dBA, daytime 50 dBA, nighttime

III. Causes of Traffic Noise

Volume, Speed, Trucks and Buses

Causes of Traffic Noise

The following affect highway traffic noise:

I. Traffic Volume



2000 vehicles per hour sounds twice as loud as



200 vehicles per hour.

II. Vehicle Speed



Traffic at 65 miles per hour sounds twice as loud as

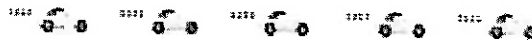


traffic at 30 miles per hour.

III. Trucks



One truck at 55 miles per hour sounds as loud as



10 cars at 55 miles per hour.

Note:

- The loudness of traffic noise is generally increased by proximity to the highway, heavier traffic volume, higher speed, and a large number number of trucks.
- Vehicle noise is a combination of the noise from the engine, exhaust, and tires.
- Defective mufflers and other faulty vehicle parts can also increase the loudness of traffic noise.
- Any condition, such as a steep incline, that causes heavy laboring of motor vehicle engines will also increase traffic noise levels.

Source: FHWA Website on Highway Traffic Noise

Noise Increases with Vehicle Speed

When Congress allowed states to raise speed limits, and many states did raise speed limits from 55 mph to 65 mph and higher, highways in these states got noisier. The table below lists the change in the noise made by automobiles, medium trucks, and heavy trucks as they increase in speed from 30 mph to 70 mph. Raising the speed of an automobile 10 mph (from 55 to 65 mph) increases the noise made by that vehicle 3 dB, from 72 dB to 75 dB. Similarly, noise made by trucks increases from 86 to 88 dB with the same 10 mph increase in speed. In these examples, gas mileage also decreases by 15%.

The result is a substantial increase in noise for those living and working near highways. Soundwalls are capable of reducing noise levels by 10 dB, so increased speed limits have also significantly reduced the effectiveness of highway noise barriers.

Reducing speed limits on roadways and increasing enforcement of speed limits is often the most effective and cost efficient means of reducing noise. For example, reducing vehicle speeds from 40 to 30 mph is as effective as removing one half the vehicles from the roadway.

Speed (mph)	Noise at 50 ft (dB)		
	Auto	Medium Truck	Heavy Truck
30	62	73	80
31	62	74	80
32	63	74	81
33	63	75	81
34	64	75	81
35	64	76	82
36	65	76	82
37	65	77	82
38	66	77	82
39	66	77	83
40	67	78	83
41	67	78	83
42	67	78	84
43	68	79	84
44	68	79	84
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63	74	84	88
64	74	85	88
65	75	85	88
66	75	85	88
67	75	85	89
68	75	86	89
69	76	86	89
70	76	86	89

Source: Cowan, Environmental Acoustics, 150

IV. US Department of Housing and Urban Development (HUD) Noise Regulations (24 CFR 51.B)

- HUD Housing Development Requirements – Noise Assessment Prior to Construction
- Noise Assessment Requirements – Traffic Volume, Average Speed, Number of Trucks and Busses
- Mitigation is Required for “Normally Unacceptable” Noise Zones
- Mitigation Approaches – Design of the Housing Development or Sound Barriers

NSP FAQ

Q

What is the process for assessing the noise pollution affecting a property?

Date Published: October 2012

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The purpose of HUD's noise regulation is to encourage suitable separation between noise sensitive land uses, particularly housing, and major noise sources (i.e., roadways, railroads, and military and civilian airports). The Responsible Entity (typically a unit of local government or state) must determine whether there are any major roadways with 1,000 feet, railroads within 3,000 feet, and military or civilian airports (regulated by the Federal Aviation Administration) that are within 15 miles of the project. If the housing development (which includes reconstruction of a single family residential unit), is within these distances of one or more of these noise generators, then a noise calculation is required to determine the noise level. Noise is considered **Acceptable** when the exterior noise level is **65 DNL or less**. Otherwise, attenuation measures must be incorporated into construction plans (**66-75 DNL, Normally Unacceptable**).

For a detailed discussion of the noise calculation process, please see HUD's *Guidance and Technical Assistance for Noise Abatement and Control* and HUD's *Noise Guidebook* found on HUD's Environment website (<http://portal.hud.gov/hudportal/HUD?src=/topics/environment>).

0

Tags: NSP Environmental Review

Roadways

Necessary Information

To evaluate a site's exposure to roadway noise, you will need to consider all roads that might contribute to the site's noise environment; roads farther away than 1000 feet normally may be ignored.

Before beginning the evaluation, determine if roadway noise predictions already exist for roads near the site. Also try to obtain all available information about approved plans for roadway changes (e.g., widening existing roads or building new roads) and about expected changes in road traffic (e.g., will the traffic on this road increase or decrease in the next 10 to 15 years).

If noise predictions have been made, they should be available from the City (County) Highway or Transportation Department. If not, record the following information on page 1 of Worksheet C:

- The distances from the NAL's for the site to the near edge of the nearest lane and the far edge of the farthest lane for each road.
- Distance to stop signs.
- Road gradient, if 2 percent or greater.
- Average speed.
- The total number of automobiles for both directions during an average 24-hour day. Traffic engineers refer to this as ADT. Average Daily Traffic (or sometimes AADT, meaning Annual Average Daily Traffic).
- The number of trucks during an average 24-hour day in each direction.

If possible, separate trucks into "heavy trucks" – those weighing more than 26,000 pounds with three or more axles – and "medium trucks" – those between 10,000 and 26,000 pounds. (Each medium truck is counted as equal to 10 automobiles.) Trucks under 10,000 pounds are counted as automobiles. Count buses capable of carrying more than 15 seated passengers as "heavy trucks" – others, as "medium" trucks. If it is

not possible to separate the trucks into those that are heavy and those that are not, treat all trucks as though they are "heavy."

Note: If the road has a gradient of 2 percent or more, record the numbers for uphill and downhill traffic separately since these figures will be needed later; otherwise, simply record the total number of trucks. Most often you will have to assume that the uphill and downhill traffic are equally split.

• The fraction of ADT that occurs during nighttime (10 p.m. to 7 a.m.). If this is unknown, assume 0.15 for both trucks and autos.

Evaluation of Site Exposure to Roadway Noise

Traffic surveys show that the amount of roadway noise depends on the percentage of trucks in the total traffic volume. To account for this effect, you must evaluate automobile and truck traffic separately and then combine the results.

The noise environment at each site due to traffic noise is determined by utilizing a series of Workcharts to define the contribution of automobiles and trucks from one or more roads at that site. Each noise source yields a separate DNL value.

Workchart 1 provides a graph for assessing a site with respect to the noise from automobiles, light and medium trucks; Workchart 2 provides a similar graph for assessment of heavy truck noise. These values are combined for each road affecting the noise environment at the site to obtain the total contribution of roadway noise. Remember, the noise from aircraft and railways must also be considered before determining the suitability of this site's noise environment.

Effective Distance

Before proceeding with these separate eval-

uations, however, determine the "effective distance" to each road from the dwelling or outdoor residential activity (the NAL's for the site) by averaging the distances to the nearest edge of the nearest lane and to the farthest edge of the farthest lane of traffic. (See Example 5, page 6, and Figure 4, page 7.) Note: For roads with the same number of lanes in both directions, the effective distance is the distance to the center of the roadway (or median strip, if present).

Automobile Traffic

Workchart 1 was derived with the following assumptions:

- There is line-of-sight exposure from the site to the road; i.e., there is no barrier which effectively shields the site from the noise of the road.
- There is no stop sign within 600 feet of the site; traffic lights do not count because there is usually traffic moving on one street or the other.
- The average automobile traffic speed is 55 mph.
- The nighttime portion of ADT is 0.15.

If each road meets these four conditions, proceed to Workchart 1 for the evaluation. Enter the horizontal axis with the effective distance from the roadway to the NAL; draw a vertical line upward from this point. Enter the vertical axis with the effective automobile ADT; draw a horizontal line across from this point. (The "effective" automobile ADT is the sum of automobiles, light trucks, and 10 times the number of medium trucks in a 24-hour day.) Read the DNL value from Workchart 1 where the vertical and horizontal lines intersect. Record this value in column 16, Worksheet C.

But:

If any of the four conditions is different, make

Example 5: The site shown in Figure 4 is exposed to noise from three major roads: Road No. 1 has four lanes, each 12 feet wide, and a 30-foot wide median strip which accommodates a railroad track. Road No. 2 has four lanes, each 12 feet wide. Road No. 3 has six lanes, each 15 feet wide, and a median strip 30 feet wide.

The distance from NAL No. 1 to the near edge of Road No. 1 is 300 feet. The distance

to the far edge of Road No. 1 is 300 feet, plus the number of lanes times the lane width, plus the width of the median strip. Thus, the distance to the farthest edge of the road is:

$$300 + (4 \times 12) = 378 \text{ ft}$$

The effective distance is

$$\frac{378 + 300}{2} = 339 \text{ ft}$$

This is the value to be entered on line 1c of Worksheet C. The effective distances from the appropriate NAL's to Road No. 2 and Road No. 3 are found by the same method. The distances shown in Figure 4 will be used for all roadway examples in this booklet.

Noise Abatement and Control

Introduction

HUD's noise standards may be found in 24 CFR Part 51, Subpart B. For proposed new construction in high noise areas, the project must incorporate noise mitigation features. Consideration of noise applies to the acquisition of undeveloped land and existing development as well.

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

Locations with day-night average noise levels above 75 dB have "Unacceptable" noise exposure. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an environmental impact statement.

In "Unacceptable" noise zones, HUD strongly encourages conversion of noise-exposed sites to land uses compatible with the high noise levels.

HUD Guidance

Are there potential noise generators in the vicinity of the project? Review general location maps and/or conduct a field review to screen for major roadways (within 1,000 feet), railroads (within 3,000 feet), and military or FAA-regulated airfields (within 15 miles) in the vicinity of the project.

If a noise assessment was performed, was the noise found to be Acceptable, Normally Unacceptable, or Unacceptable?

Site Acceptability Standards

Noise Zone	Day-Night Average Sound Level (in Decibels)	Special Approvals and Requirements
Acceptable	Not exceeding 65 dB	None
Normally Unacceptable	Above 65 dB but not exceeding 75 dB	<ul style="list-style-type: none"> Environmental assessment and attenuation required for new construction Attenuation strongly encouraged for major rehabilitation <p>Note: An environmental impact statement is required if the project site is largely undeveloped or will encourage incompatible development.</p>
Unacceptable	Above 75 dB	<ul style="list-style-type: none"> Environmental impact statement required Attenuation required for new construction with approval by the Assistant Secretary of CPD or Certifying Officer

Compliance and Documentation

The environmental review record should contain one of the following:

- Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield
- If within those distances, documentation showing the noise level is Acceptable (at or below 65 DNL)
- If within those distances, documentation showing that there's an effective noise barrier (i.e., that provides sufficient protection)
- Documentation showing the noise generated by the noise source(s) is Normally Unacceptable (66 - 75 DNL) and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL

View Noise Abatement and Control (CEST) - Worksheet (/resources/documents/Noise-Abatement-and-Control-CEST-Worksheet.docx).

View Noise Abatement and Control (EA) - Worksheet (/resources/documents/Noise-Abatement-and-Control-EA-Worksheet.docx).

Evaluation of Impact

HUD Regulations set forth the following exterior noise standards for new housing construction assisted or supported by the Department:

65 L_{dn} or less – Acceptable

Exceeding 65 L_{dn} but not exceeding 75 L_{dn} – Normally

Unacceptable – appropriate sound attenuation measures must be provided: 5 decibels attenuation above the attenuation provided by standard construction required in 65 L_{dn} to 70 L_{dn} zone; 10 decibels additional attenuation in 70 L_{dn} to 75 L_{dn} zone.

Exceeding 75 L_{dn} – Unacceptable

HUD's regulations do not contain standards for interior noise levels. Rather a goal of 45 decibels is set forth and the attenuation requirements are geared towards achieving that goal. It is assumed that with standard construction any building will provide sufficient attenuation so that if the exterior level is 65 L_{dn} or less, the interior level will be 45 L_{dn} or less.

Once you have determined the overall noise exposure for the site you compare it to the above standards. If the overall site exposure is 65 L_{dn} or less the project is acceptable. If the exposure is between 65 L_{dn} and 75 L_{dn} you should consider alternative locations or providing adequate attenuation with the first preference, as we've noted, being for the construction of some kind of barrier to prevent noise from reaching the site. If providing adequate attenuation is impossible or impractical then the project should be considered unacceptable.

Suggested Mitigation

General Considerations

As discussed briefly earlier, there are three basic approaches for mitigating the high noise exposures. The first, and best is to relocate noise sensitive uses out of the high noise area. The second is to prevent noise from reaching the noise sensitive user through some sort of barrier. And the third, and least desirable approach, is to provide attenuation for at least the interiors of any buildings located in the high noise areas.

Specific Considerations

Relocating Noise Sensitive Uses

By far the most desirable mitigation approach is to relocate noise sensitive uses out of the high noise area although, if the site is large enough it may be possible to locate non-noise sensitive uses between the source and the sensitive use, for example a parking lot might be located between a road and a park (see Figure 5). The workcharts in the Noise Assessment Guidelines can be used in reverse to tell you exactly how far away from the noise source you need to be.

When sites are small, very dense or when the source affects the entire site it is very difficult to mitigate by changing the site plan. Then the next option must be considered: erecting some type of barrier between the source and the receiver.

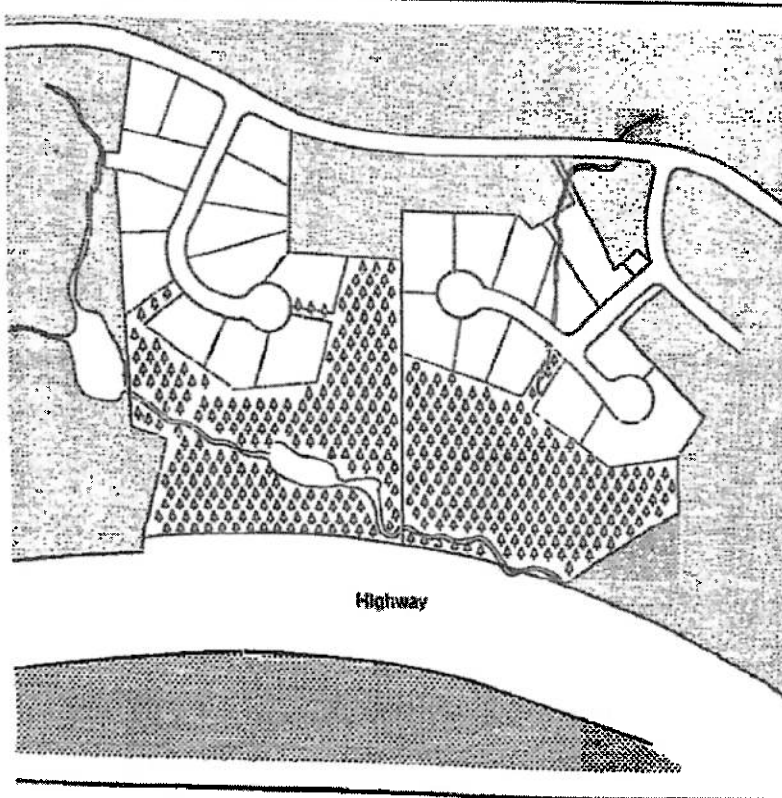
Barriers

Barriers are most effective for at or below ground level sources. They have no effect on noise from aircraft overflights and are limited in practical application with elevated sources such as elevated trains. The key to the effectiveness of a barrier is whether or not it breaks the line of sight between the source and the receiver. If a barrier does not completely break the line of sight either because it is not high enough, or not long enough then its effectiveness is greatly reduced.

Barriers can be actual walls, earthen mounds (called berms) or even other buildings. The use of other non-noise sensitive buildings as barriers is a particularly good approach in that it need not add to the cost of the project and may not create the aesthetic problem a large wall might create (see Figure 6).

Figure 5
The Audible Landscape

In cluster development, open space can be placed near the highway to reduce noise impacts on residences



V. Lennar's Proposed Response to their 2024 Noise Assessment

Lennar's Noise Assessment conducted after the construction of Section A (including Zion Street) states:

"At rear yards, the DNL is in the "normally unacceptable" range of 65 to 75 dB at lots A1, A9, A10, and A11. Noise barriers are necessary for these lots. We recommend the noise walls shown in Figure 4. The recommended walls include L-shaped 6-foot-tall walls at lots A1 and A9, and a wall at lots A10 and A11 which is 8.5 feet tall along the rear lot line sloping down to 6 feet tall along the side lot line. The 6- and 8.5-foot-tall walls can consist of a variety of materials such as metal, vinyl, wood, concrete, and CMU."

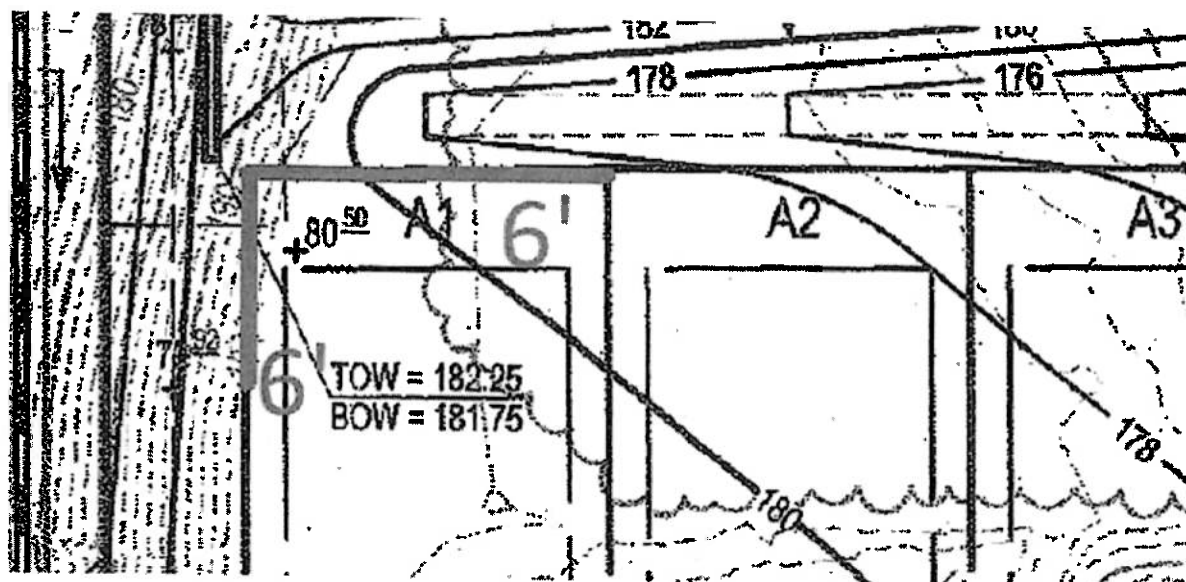


Figure 4a. Recommended Noise Walls to Shield Rear Yards (Lot A1)

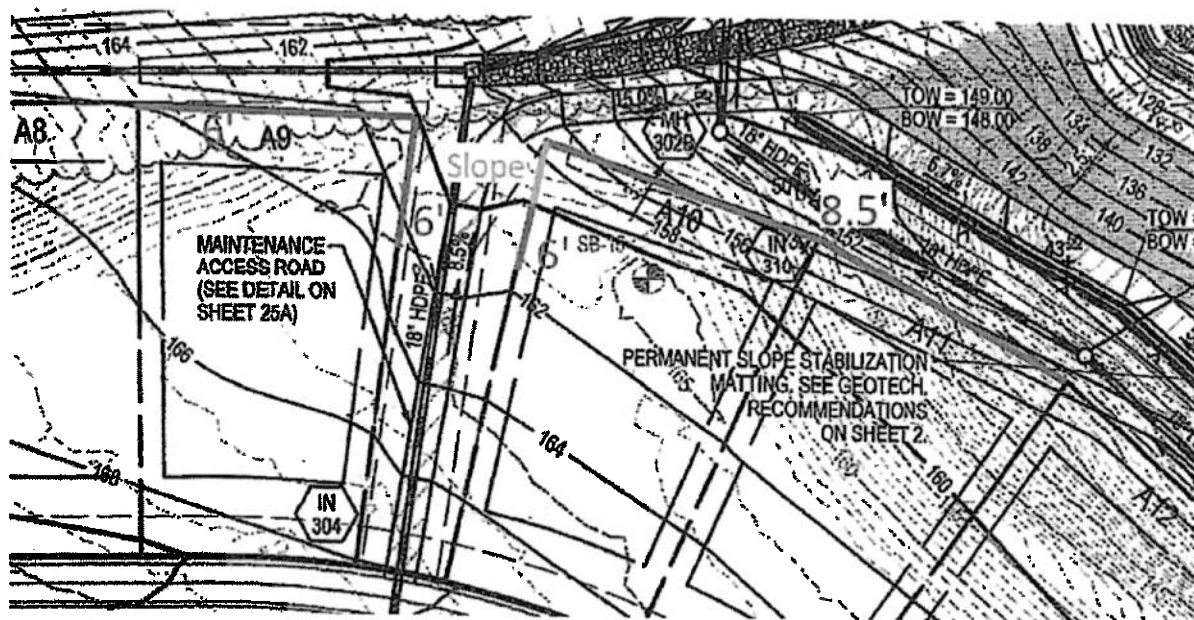


Figure 4b. Recommended Noise Walls to Shield Rear Yards (Lots A9 to A11)

VI. Elevated Outdoor Living Spaces on Zion Street

- Lennar Description and Floor Plan of Single Story Homes on Zion Street with Covered Porches on that Level
- Homes on Zion Street are on a Slope with Outdoor Living Spaces 10 feet – 19 feet Above Ground
- Example of Proposed 8.5 Foot Fence Below Outdoor Living Space – Ineffective Sound Attenuation for Outdoor Living Areas

Maryland > Southern Maryland > White Plains > Parklands | Active Adult... > Parklands Signature > Dover

Dover

Parklands Signature at Parklands | Active Adult 55+

3 Homes available in this community

\$510,990 Starting Price

3 Beds 2 Baths 1 Half baths 2,202 Sqft 2 Car Garage



Virtual tour



Floorplan



Video

+24 photos

This expansive single-story home features a formal dining room followed by an open space kitchen, family room and breakfast room with quick access to the covered porch. In a quiet corner is the lavish owner's suite with an attached bathroom, while framing the foyer are two restful bedrooms and a versatile two-car garage. At select homesites is an optional second floor which includes a bonus room, bedroom and bathroom.

Covered Porch

Easily transition outdoors onto the covered porch from the family room.

[View all included features](#) →



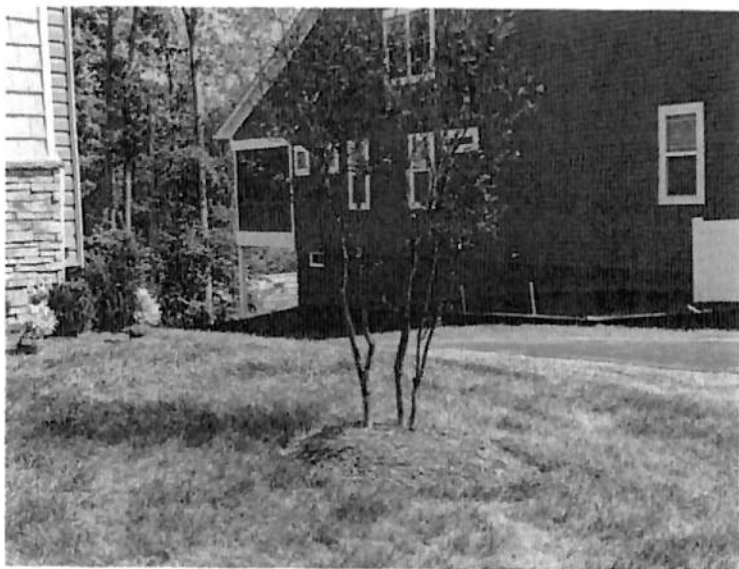
The covered porch is a natural extension of the open-concept layout on the first floor

Dover

3 bd · 2 ba · 1 half ba · 2,202 ft² · \$510,990 Starting price

Elevated Outdoor Decks/Covered Porches on Zion Street

Homes on a slope – Floor of Deck 10 feet above the back yard



4041 Zion - A10 Dover



4045 Zion - A 11 Dover



4049 Zion – A12 Canton



4057 Zion – A14 Canton

Example of Proposed 8.5' Fence – Below Outdoor Living Space

Outdoor
Living
Space

Proposed
Acoustic
Fence



VII. HUD Description of Effective Sound Barriers - Effect of Moving the Barrier Closer to the Source

Figure 6
Effect of Moving the Barrier
Closer to the Source

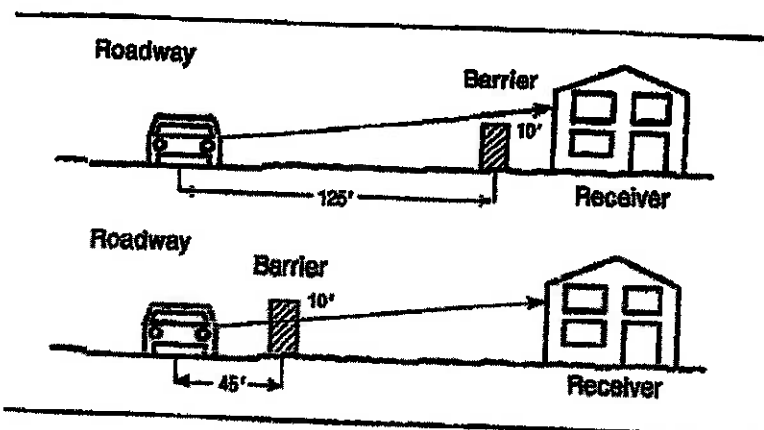
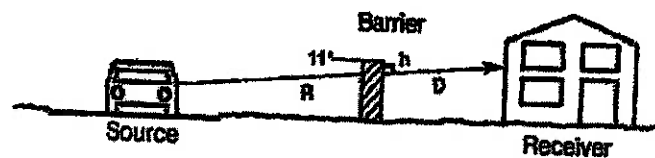
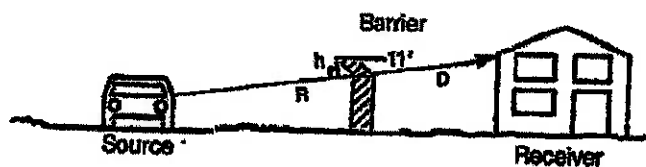


Figure 7
Effect of Bending the Top of the
Barrier Towards the Source



Barrier Attenuation Value: 8db
 h equals 3'
 R equals 45.5'
 D equals 40.0'



Barrier Attenuation Value: 9.5db
 h equals 4'
 R equals 42.0'
 D equals 43.5'

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: December 1, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: WORK SESSIONS: No Public Comments

SUBJECT:
Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

The Planning Commission will hold a Work Session to consider staff's request for Amendments to the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission originally considered this application during a Public Meeting held on [October 6, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Thursday, November 6, 2025**.

Staff:

Sarah Guy, Chief of Property Acquisitions

Marc R. Potter, Associate County Attorney

SUGGESTED ACTION:

ATTACHMENTS:

Public Comment - Gary Pashkevich
Public Comment - James Neary
Public Comment - Katrina Wiskup
Public Comment - Michael Blau and Jacqueline Moore
Public Comment - Scott Law Group, LLC
Public Comment - Doris Ferlmann
Public Comment - Fritz Jones
Public Comment - Dennis Bridgett
Public Comment - William Hocker
Comment - Deborah Hall, CPA, Acting County Administrator
Public Comments - Received 11.4.25, Batch of 30 comments
Public Comment - Southern Maryland Association of Realtors
Public Comments Postmarked by 11-6-25, received after 11-6-25 (Batch of 3)
Staff Memo to Planning Commission

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

I write in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

On October 6, 2025 the speakers proposed a new fining method to accelerate the County's encroachment enforcement. The speakers suggested this new approach would contribute to treating all land owners in Charles County "equitably". While the term has no real meaning in this context, it was used to infer that all land owners would be treated the same by the county. However, as reasonable hypothetical situations were presented for discussion, the speakers quickly stated they would each be handled on a case-by-case basis. Thereby, leaving the implementation of fines and the definition of "equitably" to the whims of those in charge at the time. Too often, governments use high handed legislation like this to attack defenseless land owners by forcing them to capitulate or risk being bankrupted into submission.

Currently, Charles County currently has the same rights as any land owner. The county may pursue its rights in court just like any other land owner thereby allowing a judge to rule on the matter.

Cobb Island was offered as one of several locations that could use this high handed approach to encroachments enforcement. Cobb Island's unique nature is a case study in why the county should not have this power. After nearly 100 years faded memories, urban legends, erosion activity, half lots being merged with others, and historically inconsistent surveys as properties have transferred title have all contributed fluid property lines over years. Surveyors in Southern Maryland agree that obtaining a metes and bounds survey, with the industry required reps and warrants, is nearly impossible.

I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: GARY PASHKEVICH
Address: 15459 POTOMAC RIVER DRIVE
COBB ISLAND, MD. 20625
Phone Number: 240-375-6953

Email: gprash53@gmail.com

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: JAMES NEARY
Address: 6505 Pinecrest Ct
Annandale, VA 22003

Phone Number: 703-439-8980

Email: jamesfneary86@gmail.com

October 10, 2025

69

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

I write in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

On October 6, 2025 the speakers proposed a new fining method to accelerate the County's encroachment enforcement. The speakers suggested this new approach would contribute to treating all land owners in Charles County "equitably". While the term has no real meaning in this context, it was used to infer that all land owners would be treated the same by the county. However, as reasonable hypothetical situations were presented for discussion, the speakers quickly stated they would each be handled on a case-by-case basis. Thereby, leaving the implementation of fines and the definition of "equitably" to the whims of those in charge at the time. Too often, governments use high handed legislation like this to attack defenseless land owners by forcing them to capitulate or risk being bankrupted into submission.

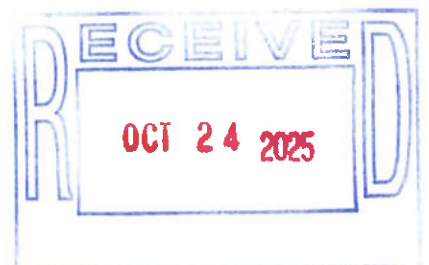
Currently, Charles County currently has the same rights as any land owner. The county may pursue its rights in court just like any other land owner thereby allowing a judge to rule on the matter.

Cobb Island was offered as one of several locations that could use this high handed approach to encroachments enforcement. Cobb Island's unique nature is a case study in why the county should not have this power. After nearly 100 years faded memories, urban legends, erosion activity, half lots being merged with others, and historically inconsistent surveys as properties have transferred title have all contributed fluid property lines over years. Surveyors in Southern Maryland agree that obtaining a metes and bounds survey, with the industry required reps and warrants, is nearly impossible.

I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: Katrina Wiskup
Address: 15211 Potomac River Drive
Cobb Island, MD 20625
Phone Number: 571-730-7193
Email: Katwiskup2012@gmail.com



October 20th, 2025

To: Mr. Kevin Wedding

Chairman, Charles County Planning Commission

200 Baltimore Street

La Plata, MD, 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

We are writing in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

At the October 6th, 2025 meeting, a report by Amy Bracket was presented to the Planning Commission. During the meeting, the speakers proposed a new fining method to accelerate Charles County's encroachment enforcement. The speakers suggested this new method would contribute to treating all Charles County landowners "equitably", i.e. in an equitable manner. While this term, "equitably", has no meaning in this particular context, it was used to suggest that all Charles County property owners would be treated the same by the Charles County government.

During the discussion, hypothetical situations were presented.

The speakers said these different situations would be handled on a case by case basis. This leaves the levying of fines and the meaning of "equitably" to the discretion of the people in charge at the time these situations pop up in the future. Governmental bodies use this type of legislative language to go after land owners and to force them to either capitulate or to run the risk of being bankrupted into submission.

Charles County currently has the same rights as any other land owner in the county. The county may pursue its rights in court, as can any other land owner, which would then enable a judge to rule on the matter.

Cobb Island was offered as one of several locations, Piney Point being another, that could use this imperious and arbitrary approach to encroachments enforcement. Cobb Island's unique nature is a case study in why the Charles County government should NOT have this particular power. The original property lines on Cobb Island are fluid at best. This is due to erosion, the fading of the area's personal and collective memories, urban

legends, lots and half lots being merged, and historically inconsistent surveys done as property titles were transferred from one owner to another. It would be a mighty challenge to get a proper metes and bounds survey, with required reps and warrants, done with even a modicum of accuracy. Many of the original markers have either eroded into the Potomac, the Wicomico, or Neale Sound or have completely disappeared (didn't there used to be an oak tree marking the edge of Grand-dad's property?).

Therefore we urge the Charles County Planning Commission to **vote NO on ZTA #25-188.**

Thank you for your thoughtful consideration of this matter.

Sincerely yours,


Michael Blau and Jacqueline Moore

15425 Potomac River Drive

P.O. Box 304

Cobb Island, MD, 20625



204 Washington Avenue
Suite 200
La Plata, MD 20646
PHONE (301) 870-5355
(301) 934-1922
FAX (301) 870-6471

Stephen H. Scott
ATTORNEY AT LAW

SScott@ScottLawLLC.com

October 15, 2025

VIA EMAIL

Charles County Planning Commission
C/O Amy Bracket, Clerk to the Planning Commission

Re: County Commissioners of Charles County, Maryland, Proposed Text Amendment/ Bill
No. ZTA#25-188

Dear Planning Commission,

I am writing in opposition to ZTA#25-188. This Bill would give the County the authority to impose daily fines on property owners for alleged encroachments onto County-owned land, in a manner similar to zoning violations. However, unlike zoning violations, alleged encroachments involve complicated issues of title research (often stretching back for many years) and surveying. Further, alleged encroachments can occur for reasons that are not self-created by the property owner, including lack of surveying data, lack of title data, surveyor or title errors, actions by previous owners, errors in lay out of site plans, and errors in staking construction sites. These types of errors are particularly prone to occur in parts of the county with small confined lots, based upon very old subdivision plats, such as Cobb Island. The elements necessary to establish an encroachment are much more complex than a typical zoning violation. Accordingly, there is a greater possibility for errors and abuse on the part of our local government. To give the County daily fining authority for alleged encroachments therefore is not appropriate.

I would also note that the County has used Cobb Island as an example of an area where alleged encroachments have occurred. I am a property owner and resident of Cobb Island, and have done extensive title research regarding Cobb Island plats, titles, boundary lines, and street ownership. I have also consulted several surveyors regarding the challenges of surveying land and locating lot lines and streets with precision on the Island. From this research, I have concluded: (i) locating boundary lines on Cobb Island with precision is challenging at best; and (ii) the County's conclusion that it owns the "Paper Streets" leading to the shore line on the Island, is erroneous. I have brought this to County's

attention in passing under other circumstances. The passage of this Bill will no doubt cause a significant legal challenge regarding the ownership of streets within Cobb Island.

This Bill will give the County extraordinary powers to conclude that their own facts, analysis, and conclusions are correct, and will give the sovereign the ability to impose fines that have no relation to reality and no relation to the County's actual damages in a purported encroachment case. For these reasons, this Bill is bad law and should not be adopted. At the very least, the Bill should be amended to provide:

1. That, prior to the accrual of any fines, the County be required to obtain a current boundary survey prepared by a Maryland licensed surveyor and a title opinion, based upon a full title search, on the County and private land in question prepared by a qualified title attorney.

2. That, prior to the accrual of any fines, the County be required to provide written notification to the affected land owner, detailing the case and including the survey and title material prepared for the County.

3. That, prior to the accrual of any fines, the affected land owner have a prescribed amount of time to review and respond.

4. That, prior to the accrual of any fines, there be a requirement for mandatory mediation if the land owner disputes the County's allegations.

5. That fines should not accrue in a contested case, while the case is mediated and/or litigated in a court of law.

6. That, if the County is incorrect in its allegations, and the property owner prevails in court, the property owner have the right to recover from the County the owner's costs of litigation, including, but not limited to, the attorney's fees incurred by the property owner.

These amendments would level the playing field and would protect a property owner where a case is contested in good faith and where the County's case turns out to be erroneous. However, even with these amendments, there is a significant possibility of governmental overreach with this proposed Bill, that quite literally presumes guilt. Moreover, there already exists a legal framework for the Courts to address encroachments onto County land. Accordingly, there is no need for this draconian new law and I would urge that it not be adopted.

Thank you for your attention of the foregoing.

Very Truly Yours,



Stephen H. Scott

CC: Christopher Longmore, Esq. (via email)

Mark Mudd, Esq. (via email)

Aliya:Y CCRI Letter to Charles County Planning Commission.docx

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

I write in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name:

Address:

Phone Number: (571)
215-2915

Email: FERLGRAM@401.COM



MY PROPERTY IS:
15017 POTOMAC
RIVER DRIVE
COBB ISLAND, MD

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name:

Address:

Phone Number:

Email:

Fritz Jones
15171 Potomac River Drive

202-288-1911

FJones5650@gmail.com
Fritz Jones

October 10, 2025

77

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Dennis Bridgett*
Address: *10210 old Sycamore Rd
Charlotte Hall, MD. 20622*
Phone Number: *301-643-1877*

Email:

October 10, 2025

78

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: *William Hocker*

Address: *12116 NEALE SOUND DR., COBB ISLAND, MD*
P.O. BOX 278 *20625*

Phone Number:

301-752-4933

Email:

bill@theloanman@aol.com





CHARLES COUNTY GOVERNMENT
Office of the County Administrator

Deborah E. Hall, CPA
Acting County Administrator

Phone | 301-645-0553
Fax | 301-645-0544
Email | HallD@CharlesCountyMD.gov

November 3, 2025

Charles County Planning Commission
200 Baltimore Street
La Plata, MD 200646
Attn: Amy Brackett, Clerk to the Planning Commission
PlanningCommission@CharlesCountyMD.gov

Dear Planning Commission Members,

I greatly appreciate your consideration of ZTA 25-188 which supports the County's efforts to protect and preserve the rights of publicly owned land. Charles County Government has identified more than 50 instances where neighboring property owners have occupied County land. While it may be unintentional in many cases, this pervasive issue has made it a challenge for County staff maintaining and upgrading infrastructure like potable water lines, sewer lines and storm water infrastructure. Staff have addressed the issue with the County Commissioners and sought direction in resolving encroachments and progressing with critical infrastructure improvements.

As a result of the increasing number of encroachments on County-owned land, staff implemented a Standard Operating Procedure (SOP) to provide instruction on resolving encroachment issues. This SOP was assembled with guidance from Planning & Growth Management, Department of Public Works, County Attorney's Office, Media, and the Equity and Access Office. It's important to note that County staff took the comments and concerns raised at the Public Hearing seriously and created this SOP to ensure a fair and structured process to address encroachments on County land. The Encroachments SOP provides instruction to staff on the following items:

- Communication with trespassing parties – providing thoughtful, courteous notice to the trespassing party of the identified encroachment and the process to resolve the trespass
- Providing time to remediate without fines – allowing trespasser the opportunity to coordinate for the removal of the encroachment either independently or by hiring a contractor
- Equity of notice/enforcement – ensuring that each trespassing party is treated equitably, as well as ensuring that encroaching property owners are not given unique privilege unafforded to those who do not encroach
- Survey for verification of encroachment – establishing an internal process to determine encroachment by licensed surveyor
- Opportunity to resolve – open avenues of communication with assigned staff to adjust timelines and delay or prevent court action by establishing a timeline for resolution that is mutually agreeable to the trespassing party and the County

The County has determined that resolving encroachments is a priority for infrastructure management. Passing the proposed ZTA will ensure all County taxpayers' contributions are protected by not creating a protracted legal battle to force removal of encroachments and recoup costs incurred to do so. We appreciate your consideration of this important amendment to the County Zoning Ordinance.

Sincerely,


[Deborah E. Hall \(Nov 3, 2025 16:21:41 EST\)](#)

Deborah E. Hall, CPA
Acting County Administrator

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *William G. Toole*

Address: *P.O. Box 432 Cobb Island, Md, 20625*

Phone Number: *N/A*

Email: *N/A*

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: Lisa Muford

Address: 15654 Woodlawn Point Road

Phone Number: 757-675-8321

Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Carrie A. Wright*
Address: *13380 Pearls Point Place 20*
Newburg, Md 20664
Phone Number: *301 904 5295*

Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Name: ~~AGRO~~ MURPHY
Address: 15656 Woodlark Point Road
Phone Number: 448-202-7764

Email:

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200 Baltimore Street
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Thank you for your consideration on this matter.

Name: Sheryl Watson
Address: 13347 Hill Rd. Newburg Md. 20664

Phone Number: 301-674-1586

Email: N/A

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
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Thank you for your consideration on this matter.

Name: Alexandra Chantal Bernard
Address: 8701 Porcell Rd part tobacco md 20677
Phone Number:
240-210-0803
Email: pbr20815@yahoo.com

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200 Baltimore Street
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Thank you for your consideration on this matter.

Name: *Stephane Bernard*
Address: *8701 Purcell Rd*
Port Tobacco, MD 20677
Phone Number: *240-210-0863*
Email: *pbr20815@yahoo.com*



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Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: *PIERRE BERNARD*
Address: *8701 PURCELL RD PORT TOBACA - MD 20677*
Phone Number: *240-210-0803*
Email: *PBR 20815@YAHOO.COM*

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Chairman
Charles County Planning Commission
200 Baltimore Street
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Name: 
Address: 9440 BELAIR NEWTOWN Rd
Phone Number: 301-751-6056

Email: Wschuchart1@aol.com

October 10, 2025

90

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Charles County Planning Commission
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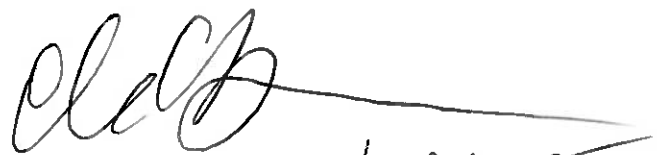
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Name: Chad Borron
Address: 10360 MT Victoria Rd
Newburg MD 20664
Phone Number: 301-710-3044
Email: DoubleCChad@gmail.com


10-26-25

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Charles County Planning Commission
200 Baltimore Street
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Name: RONALD A. WEDDING
Address: 9811 MEADOWVIEW DR NEWBURG md 20664
Phone Number: 301-259-0175

Email:

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Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: Michele Nugent
Address: 9811 Meadowville Dr Newburg 20664
Phone Number: 757 869 4902
Email: MicheleNMd@gmail.com

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: Kelly Owens
Address: 13275 Main Ave #254
Phone Number: 681-247-6559
Email: 1Cfish7428@yahoo.com

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Scott Han*

Address: *17887 Quince Dr*

Cobb Island Md 20625

Phone Number:

240-300-0182

Email:

October 10, 2025

11/4/25 95

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: Donna Donovan
Address: 17516 Oriole Dr
Box 304 Cobb Island MD 20625
Phone Number: 3013992870

Email: donnadonovan61@comcast.net

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: Derrick Thompson
Address: 12014 Neale Sand dr
Cobb Island 20623
Phone Number:
240-676-6578

Email: Barbieucgraw31@gmail.com

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *James E. Wright*
Address: *13380 Pebble Point Pl*
Newberg MD 20664
Phone Number: *301-9046295*
Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: James Hill

Address: 13220 Mt. Victoria Rd Newburg Md. 20664

Phone Number: 301-672-7279

Email: jimmyjohn007@comcast.net

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Christy Jarboe*
Address: *9410 Macon Pl.
Newburg, Md. 20644*
Phone Number: *240-538-5368*
Email: *islandjewel@yahoo.com*

October 10, 2025

Kevin McCabe 100

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: Kevin McCabe
Address: 13075 B Covington Cove Farm Rd.
Newburg, Md 20664
Phone Number: 443-994-4681
Email:

October 10, 2025

Jason Stebbing

101

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: JASON STEBBING

Address: 15435 ROLAND RD

Phone Number: 206 206 20645

Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: *Christopher Auth*

Address: *15470 MATTHEWS MANOR RD. NEWBURG MD*

Phone Number: *240 412 9503*

Email: _____

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: Maria N. Rice
Address: 15455 BOWLAND ROAD
ISSUE, MD 20646
Phone Number: 240 598 5332

Email:

October 10, 2025

Janie Rice

104

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name:

Janie L Rice

Address:

17807 DUNNAN DR

Phone Number:

COBB ISLAND, MD 20625

301 643 0307

Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Nancy D. Rice*
Address: *13300 Pearl Point Place*
18846 MD. 20645
Phone Number: *240-687-1588*
Email: *Nancybob Rice @ Aol.com*

October 10, 2025

Michael Cox

106

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

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Thank you for your consideration on this matter.

Name: Michael Cox
Address: PO Box 30 Cobb Island, MD
Phone Number: 301-399-1250
Email: Coxmike6793@gmail.com

October 10, 2025

Aaron McGovern

107

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: *Aaron McGovern*

Address: *1889C Wicomico River, Cobb Island*

Phone Number: *(202) 589-6509*

Email:

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Thank you for your consideration on this matter.

Name: Cora DiCamillo
Address: 17844 Duvall Drive
Cobb Island MD 20625
Phone Number: 301-643-1725
Email: c-dicamillo@yahoo.com

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Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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Cobb Island was offered as one of several locations that could use this high handed approach to encroachments enforcement. Cobb Island's unique nature is a case study in why the county should not have this power. After nearly 100 years faded memories, urban legends, erosion activity, half lots being merged with others, and historically inconsistent surveys as properties have transferred title have all contributed fluid property lines over years. Surveyors in Southern Maryland agree that obtaining a metes and bounds survey, with the industry required reps and warrants, is nearly impossible.

I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: Karen Small

Address: 18117 Piedmont Dr, Cobb Island Md 20625

Phone Number: ~~301~~

Email: Kbritt12@hotmail.com

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

I write in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name:

Robert G. Rice

Address:

15450 ROUND RD PENN POND
15506 MD 20645

Phone Number:

301 643 9362

Email:

Nancy Bob rice @ AOL.com

From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, November 5, 2025 4:07:34 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #: 4439659
IP Address: 76.106.72.31
Submission Date: 11/05/2025 4:07
Survey Time: 6 minutes, 27 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Do you wish to provide a comment on a current agenda item or an open record item?

Open Record

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Open Public Comment Items

ZTA 25-188, Regulatory Enforcement of Encroachments onto County-owned land, Record Closed 11-6-25 @ 4:30 pm

Name

Southern Maryland Association of Realtors (SMAR)

Address

8440 Old Leonardtown Road
Hughesville, Maryland 20637

Phone

(301) 274-4406

Email

zach@somdrealtors.com

Comment

The Southern Maryland Association of Realtors®(SMAR), representing over 1,700 members who conduct business

across Southern Maryland, wishes to offer our opposition to Zoning Text Amendment #25-188. Please see our full testimony in the attached document.

Upload File(s)

[SMAR_Testimony_Encroachment_CharlesCounty_PlanningCommission.pdf](#)

Thank you,

Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.



8440 Old Leonardtown Road, Suite 211, Hughesville, MD 20637
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info@somdrealtors.com • www.southernmarylandrealtors.org

President
Annette Matthews

President-Elect
Jennifer Anderson

Vice President
Patrick Hilwig

Secretary/Treasurer
Julie Fuller

Immediate Past President
Helen Mattingly Wernecke

CEO
Richard Marshall

Re: Opposition to ZTA 25-188 – Regulatory Enforcement of Encroachments onto County-Owned Land

To Whom It May Concern,

The Southern Maryland Association of Realtors®(SMAR), representing over 1,700 members who conduct business across Southern Maryland, wishes to offer our opposition to Zoning Text Amendment #25-188.

While we understand the County’s desire to safeguard public property, we respectfully oppose this proposal as written. It grants overly broad enforcement powers through the Charles County Zoning Ordinance, lacks due process protections, and unfairly applies one set of rules to residents while exempting the County itself from the same standards. Not to mention, this proposal has the potential to financially harm residents through uncapped fees.

First, under the proposed language, County government properties remain exempt from zoning regulations, while private-property owners are newly subject to enforcement for any perceived “encroachment” onto County-owned land. In other words, the County would hold citizens accountable for the very standards it does not apply to itself. This is inherently unfair and undermines public trust. If the County expects residents to adhere to zoning restrictions, it should lead by example and apply the same standards to its own land uses.

Second, County staff noted in their presentation to the Planning Commission a standard of practice utilized to make determinations about enforcement of fees and timelines. We can understand the nuance that goes into addressing potential encroachments and agree that the process should be looked at on a case-by-case basis. However, some standardized approach, with a clear appeal process, should be publicized to address when and how actions and fines will take effect if this amendment is to pass. With such nuance, if an amicable solution can’t be mediated between parties, SMAR believes the most equitable mechanism to handle encroachments would be with civil actions through the courts.

Lastly, the broadness of transforming this procedure into a regulatory process is concerning. Definitions of encroachment are broad, and similarly, this amendment was written to give broad authority under the Zoning Ordinance. We believe the amendment should be modified to address only encroachments that have created clearly defined impediments to infrastructure and concerns that could cause broad public harm. These would be narrowly defined and easier to identify. We also believe that if this amendment is to pass, the potential fees applied through the Zoning Ordinance should be capped.

We understand the good intentions County staff have offered regarding this issue and recognize how this could be a helpful tool to potentially save time and costs. We understand how addressing infrastructure impediments and property transfers can be problematic with present encroachments. We also believe the government, as a property owner, should have free access to the utility of their property without the encroachment unfairly by others.



However, without key changes and guarantees, it would be difficult to support this change as an organization that supports equal property rights. Nobody should be above the law, especially the government, which is supposed to serve its residents.

This proposal sends the wrong message: that the government can exempt itself from rules while letting citizens adhere to stricter ones. Property owners deserve fairness, clarity, and equal treatment—not vague, one-sided regulatory enforcement authority. We strongly urge you to reconsider ZTA #25-188 and work toward a balanced solution that protects County assets without undermining residents' rights or trust in their government.

Thank you for your time and consideration. Please contact our office with any questions.

Mr. Kevin Wedding
 Chairman
 Charles County Planning Commission
 200 Baltimore Street
 La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

I write in OPPOSITION to the proposed Zoning Text #25-188 amendment change.

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *Jacob Rudy*
 Address: *12048 Neck Sound Dr.*
Cobb Island, MD 20625
 Phone Number: *301 918 1091*

Email: *JLRudy2@gmail.com*

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

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I ask that the Planning Commission vote NO on ZTA #25-188.

Thank you for your consideration on this matter.

Name: *VERNON TODD*

Address: *17215 NEALE RD. Cobb Island, Md 20625*

Phone Number: *(301) 252-5249*

Email:

October 10, 2025

117

Mr. Kevin Wedding
Chairman
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

Re: Zoning Text Amendment Proposal ZTA #25-188

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I ask that the Planning Commission vote NO on ZTA #25-188.

I vote NO
Thank you for your consideration on this matter.


Name: *Robert J. Shymanskyj*
Address: *12530 Nade So Dr, Cobb Island*
Phone Number: *301-752-0738*

Email:

INTEROFFICE MEMORANDUM

Equal Opportunity Employer



TO:	Kevin Wedding, Chairman <i>Charles County Planning Commission</i>
THRU:	Wes Adams, County Attorney <u>EWA3</u> <i>Office of the County Attorney</i> <small>EWA3 (Nov 17, 2025 12:05:42 EST)</small>
THRU:	Sarah Guy, Chief of Property Acquisition <i>Office of the County Attorney</i>  <small>Sarah Guy (Nov 17, 2025 11:56:13 EST)</small>
FROM:	Marc R. Potter, Associate County Attorney <i>Office of the County Attorney</i> <u>Marc R. Potter, Esq.</u> <small>Marc R. Potter, Esq. (Nov 17, 2025 11:31:54 EST)</small>
SUBJECT:	Zoning Text Amendment #25-188: Regulatory Enforcement of Encroachments onto County-Owned Land
DATE:	November 7 th , 2025

This memo serves to summarize and provide an update on the case of Zoning Text Amendment (ZTA) #25-188: "Regulatory Enforcement of Encroachments onto County-Owned Land," revising §§ 297-3, 297-37, and 297-49. As you will recall, the Charles County Planning Commission held a Public Hearing on the proposed ZTA #25-188 on October 6, 2025. No written public comments were submitted to the Planning Commission prior to the hearing, and there were no public comments provided during the October 6th hearing.

During the October 6th hearing, staff presented their rationale of why ZTA #25-188 is necessary, citing historical difficulties of addressing encroachments onto County-owned land and other foundational circumstances that they felt necessitated the need to amend §§ 297-3, 297-37, and 297-49, so that encroachments may be addressed in a regulatory manner. Several questions were raised by members of the Planning Commission, which staff acknowledged and either addressed and / or noted as requiring further review and consideration.

After the presentations and discussion, the Planning Commission voted to hold the record open for 30 days until 4:30 p.m. on November 6, 2025, to allow for additional public commentary. The record closed on November 6th and 41 comments were received. One was from the County Administrator, which reiterated why the revisions proposed by ZTA #25-188 are needed, and also referenced how the existing Standard Operating Procedure already addresses the concerns raised both during the October 6th hearing and in subsequent written comments. The remaining comments were in opposition to ZTA #25-188: 38 were of the same letter signed by various residents of Cobb Island; 1 was provided from a local attorney; 1 was from the Southern Maryland Association of Realtors. No in-person public comments were provided during the Planning Commission hearing on October 20, 2025, nor during the hearing on November 3, 2025. A work session for this case has been scheduled for the November 17, 2025, Planning Commission meeting.

If you have further questions or need additional assistance please feel free to contact me at 301-645-0555 or PotterM@CharlesCountyMD.Gov.












251107 ZTA 25-188 IM to PC

Final Audit Report

2025-11-17

Created:	2025-11-17 (Eastern Standard Time)
By:	Melody Weschler (weschlem@charlescountymd.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATlbPz0xg8Gseod_xPEZEd4AiAPoYPk9q

"251107 ZTA 25-188 IM to PC" History

-  Document created by Melody Weschler (weschlem@charlescountymd.gov)
2025-11-17 - 11:25:57 AM EST
-  Document emailed to Marc Potter (PotterM@charlescountymd.gov) for signature
2025-11-17 - 11:26:22 AM EST
-  Signer Marc Potter (PotterM@charlescountymd.gov) entered name at signing as Marc R. Potter, Esq.
2025-11-17 - 11:31:52 AM EST
-  Document e-signed by Marc R. Potter, Esq. (PotterM@charlescountymd.gov)
Signature Date: 2025-11-17 - 11:31:54 AM EST - Time Source: server
-  Document emailed to Sarah Guy (GuySar@charlescountymd.gov) for signature
2025-11-17 - 11:31:56 AM EST
-  Email viewed by Sarah Guy (GuySar@charlescountymd.gov)
2025-11-17 - 11:56:03 AM EST
-  Document e-signed by Sarah Guy (GuySar@charlescountymd.gov)
Signature Date: 2025-11-17 - 11:56:13 AM EST - Time Source: server
-  Document emailed to adamsw@charlescountymd.gov for signature
2025-11-17 - 11:56:23 AM EST
-  Email viewed by adamsw@charlescountymd.gov
2025-11-17 - 12:04:13 PM EST
-  Signer adamsw@charlescountymd.gov entered name at signing as EWA3
2025-11-17 - 12:05:40 PM EST
-  Document e-signed by EWA3 (adamsw@charlescountymd.gov)
Signature Date: 2025-11-17 - 12:05:42 PM EST - Time Source: server

✔ Agreement completed.
2025-11-17 - 12:05:42 PM EST

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: December 1, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: **Poll of the Planning Commission members for New Business**

SUGGESTED ACTION:

ATTACHMENTS: