Monday, March 3, 2025
Charles County Planning Commission Meeting

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-county-government-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 **February 3, 2024 Minutes**

3.b **February 24, 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. WORK SESSIONS: No Public Comments

8. NEW BUSINESS: No Public Comments

8.a **Briefing: Charles County Public Transportation VanGo Overview**

Staff:
Jeffrey Barnett, Chief of Transit
VanGO Overview

8.b **Briefing: Affordable Housing and Fiscal Impacts**

Staff:
Jacob Dyer, Acting Director of Fiscal & Administrative Services
FY2025 Breakeven

8.c **Update: Affordable Housing**

8.d **Poll of the Planning Commission Members for any New Business.**

9. PUBLIC MEETING: PUBLIC COMMENTS

9.a **Piney Branch Estates, Revision #2, PLREV-250003, Preliminary Subdivision Plan Revision**
The Applicant is requesting approval of a revision to their approved Preliminary Subdivision Plan for Piney Branch Estates. The applicant is requesting concurrence that Condition #5 of the Preliminary Subdivision Plan has been met for the referenced lots. Additionally, the applicant is requesting a revision to the condition of the Preliminary Subdivision Plan that will require future Phase 1B archaeological surveys be presented to the Historic Preservation Commission only.

Applicant (Agent):
Peggy B. Dobson, Trustees (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 8:00 a.m. on Monday, March 3, 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 8:00 a.m. on Monday, March 3, 2025.

Piney Branch Estates Revision #2 PLREV-250003 PC Staff Report
Location Map
Aerial Map
2025 Staff Report for Piney Branch Estate (Dobson Property)
Zoning Map
v2_Dobson Phase I Report 01_20_2025
v2_Response to comments
2013-Piney Branch Estates Staff Report
ForestConservation_Sheet_Phase 1 Area Exhibit.
PBE Phase 1_Arch 1B study area
PLREV 210011- Piney Branch Estates â€“ Archaeological Report Comments

10. UNFINISHED BUSINESS: No Public Comments

10.a **Review of the Fiscal Year 2026-30 Requested Capital Improvement Program**

Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan Annual Presentation to have the Planning Commission make a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

Staff:
Joel Binkley, Planning Supervisor
Cathy Thompson, AICP, Assistant Chief of Planning

FY26-30 CIP Presentation Feb 2025
FY26-30 CIP Request Project Listing
FY26-FY30 CIP Request Project Descriptions
LizT-MemorandumReview of Planning Commission CIP List

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF THE MINUTES
SUBJECT:	**February 3, 2024 Minutes**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 3.b

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF THE MINUTES
SUBJECT:	**February 24, 2025 Minutes**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 8.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Briefing
AGENDA SECTION:	NEW BUSINESS: No Public Comments
SUBJECT:	**Briefing: Charles County Public Transportation VanGo Overview** **Staff:** Jeffrey Barnett, Chief of Transit

SUGGESTED ACTION:

ATTACHMENTS:
VanGO Overview

Department of Planning & Growth Management

Charles County Public Transportation
VanGO Overview

March 3, 2025

Jeffry Barnett, Chief of Transit

VanGO History

- Started as a van service operated by Aging back in the 80's
- In early 90's became a public transit system operated by a contractor that provided buses
- 2007 County procured it's own fleet and started a new contract
- Same model is still utilized with County owned fleet and contracted service delivery

VanGO Fleet

- 25 fixed route buses
  - 13 medium duty, 23 seats and 2 wheelchairs
  - 12 light duty, 16 seats and 2 wheelchairs
- 19 demand response buses
  - 5 with 4 wheelchair positions
  - 14 with 12 seats and 2 wheelchairs

Light Duty Fixed Route

Medium Duty Fixed Route

Demand Response

Operating Statistics

- 570,000 Fixed Route Riders
- 50,000 Demand Response Riders
- 1.4 Million Fixed Route Miles
- 400,000 Demand Response Miles
- 100,000+ Service Hours
- $10 Million Operating Budget
- $4.5 Million State and Federal Assistance

Highlights

- Service operates Monday – Saturday 6:30am – 10:30 pm
- Connections to Prince George's County in Brandywine Crossing and Calvert/St. Mary's in Charlotte Hall
- Multi year bus stop improvement program underway
- Design and engineering for a County owned maintenance and operations facility complete

Maintenance and Operations Facility

Bus Stop Improvements

Waldorf Transfer Point

Presented By:

Charles County Government

Department of Planning & Growth Management

301-934-0102 • barnettj@charlescountymd.gov
200 Baltimore Street
La Plata, MD 20646

MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

CCGTV YouTube flickr

AGENDA ITEM NO. 8.b

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Briefing
AGENDA SECTION:	NEW BUSINESS: No Public Comments
SUBJECT:	**Briefing: Affordable Housing and Fiscal Impacts** **Staff:** Jacob Dyer, Acting Director of Fiscal & Administrative Services

SUGGESTED ACTION:

ATTACHMENTS:
FY2025 Breakeven

FY2025 Breakeven Analysis

	SFD
Per Unit Value	**$439,000**
Annual Household Income	**$144,500**
County Revenues	
Property Tax	$5,009
Income Tax	$3,065
Other Revenue *(per Household)*	$789
Total Revenues	**$8,863**
BOE *($8385 per pupil x student yield)*	$3,823
Other Expenditures *(per household)*	$5,025
Total Expenditures	**$8,848**
Net Impact	$14

County Revenues Calculation:	
Property Tax Calculation:	
Property Assessment	$439,000
Cost per $100	$4,390
Time tax rate of $1.141	**$5,009**
Income Tax Calculation:	
Annual Household Income	$144,498
Less Taxes & Deductions	($43,349)
Taxable Income	$101,148
Times tax rate of 3.03%	**$3,065**
Other Revenue Calculation:	
FY2025 Adopted Revenue Budget	$535,632,600
Less Property Taxes	($287,725,800)
Less Income Taxes	($169,000,000)
Less Revenues not generated by households	($30,463,900)
Total	$48,442,900
Divided by population of 171,973	$282
Times 2.8 residents per household	**$789**
Total Revenues	**$8,863**

County Expenditures Calculation:	
BOE Calculation:	
FY2025 Adopted GF Budget	$231,403,500
Student enrollment	27,598
FY2025 budget divided by student enrollment	$8,385
Times the Student yield of .0456	**$3,823**
Other Expenditures	
Non BOE GF Adopted budget	$329,935,100
Residental units in Charles County	65,663
Expenditure per residental unit	**$5,025**
Total Expenditures	**$8,848**

GENERAL FUND OPERATING BUDGET

	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
REVENUES					
Operating Revenues					
Property Taxes	$254,569,397	$266,589,400	$287,725,800	$21,136,400	7.9%
Income Tax	165,720,600	169,000,000	169,000,000	0	0.0%
Recordation Tax	19,680,286	16,600,000	18,000,000	1,400,000	8.4%
Transfer Tax	8,120,113	7,470,000	8,100,000	630,000	8.4%
Other Taxes	4,653,705	5,000,000	5,740,000	740,000	14.8%
Service Charges	10,735,154	10,626,500	15,079,500	4,453,000	41.9%
Intergovernmental	3,471,319	2,599,700	2,843,900	244,200	9.4%
Licenses & Permits	1,134,041	1,046,000	1,094,800	48,800	4.7%
Fines & Forfeitures	5,828,894	5,738,800	5,918,800	180,000	3.1%
Other Income	22,046,074	15,649,900	22,129,800	6,479,900	41.4%
Total Operating Revenues	**$495,959,583**	**$500,320,300**	**$535,632,600**	**$35,312,300**	**7.1%**
Other Financing Sources					
Transfer from Capital Project Fund	2,045,000	1,200,000	600,000	(600,000)	-50.0%
Transfer from Special Revenue Fund	500,000	300,000	100,000	(200,000)	-66.7%
Reserved Fund Balance	0	25,541,800	25,006,000	(535,800)	-2.1%
Total Other Financing Sources	**$2,545,000**	**$27,041,800**	**$25,706,000**	**($1,335,800)**	**-4.9%**
TOTAL REVENUES & OTHER FINANCING USES	**$498,504,583**	**$527,362,100**	**$561,338,600**	**$33,976,500**	**6.4%**
EXPENDITURES					
Board of Education	$212,686,400	$218,767,000	$231,403,500	$12,636,500	5.8%
Sheriff's Office	113,337,464	121,304,100	130,585,500	9,281,400	7.7%
Debt Service	33,941,885	33,106,400	32,644,400	(462,000)	-1.4%
County Administered					
Emergency Services	12,060,643	26,236,900	30,244,700	4,007,800	15.3%
Public Works - Facilities	14,496,713	17,945,200	18,811,900	866,700	4.8%
Recreation, Parks, and Tourism	10,378,026	12,783,700	14,196,600	1,412,900	11.1%
Fiscal & Administrative Services	11,897,721	10,683,400	12,128,900	1,445,500	13.5%
Planning & Growth Management	8,059,280	9,906,000	11,475,800	1,569,800	15.8%
Community Services	2,510,622	3,241,300	3,563,700	322,400	9.9%
Economic Development	2,015,761	2,131,900	2,285,800	153,900	7.2%
General Government	6,267,214	6,783,100	7,366,400	583,300	8.6%
Total County Administered	$67,685,980	$89,711,500	$100,073,800	$10,362,300	11.6%
College of Southern MD	10,219,200	10,766,600	11,319,800	553,200	5.1%
Library	5,231,018	5,334,800	5,720,200	385,400	7.2%
Health Department	4,148,568	3,246,300	3,926,000	679,700	20.9%
Other General Government	24,289,467	27,918,100	31,007,000	3,088,900	11.1%
Other Agencies/Misc.	3,684,172	3,704,300	3,451,600	(252,700)	-6.8%
Contingency	0	124,000	64,800	(59,200)	-47.7%
Total Expenditures	**$475,224,154**	**$513,983,100**	**$550,196,600**	**$36,213,500**	**7.0%**
Other Financing Uses					
Capital Project Pay-as-you-go	29,288,690	13,379,000	11,142,000	(2,237,000)	-16.7%
Total Other Financing Uses	**$29,288,690**	**$13,379,000**	**$11,142,000**	**($2,237,000)**	**-16.7%**
TOTAL EXPENDITURES & OTHER FINANCING USES	**$504,512,844**	**$527,362,100**	**$561,338,600**	**$33,976,500**	**6.4%**
SURPLUS/(DEFICIT)	**($6,008,261)**	**$0**	**$0**	**$0**	

GENERAL FUND OPERATING BUDGET

	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
REVENUE DETAIL BY ACCOUNT CLASSIFICATION					
PROPERTY TAXES:					
Real Property - Full Year	$233,852,208	$247,377,000	$271,358,000	$23,981,000	9.7%
Real Property - Half Year	359,201	382,200	447,300	65,100	17.0%
Real Property - Quarter Year	218,203	191,100	223,600	32,500	17.0%
Real Property - Three-Quarter Year	648,784	573,000	671,000	98,000	17.1%
Business Personal Property	452,846	268,000	268,000	0	0.0%
Railroads & Public Utilities	12,195,405	12,011,000	11,492,000	(519,000)	-4.3%
Ordinary Business Corp.	6,741,282	7,238,100	7,357,000	118,900	1.6%
Payment in Lieu of Tax: Morgantown	797,743	632,000	0	(632,000)	-100.0%
Payment in Lieu of Tax: Wakefield	0	0	157,800	157,800	N/A
Payment in Lieu of Tax: CPV	2,588,345	2,388,200	2,288,100	(100,100)	-4.2%
Penalties & Interest	626,457	600,000	620,000	20,000	3.3%
Half Year Tax Billing	25,562	300,000	800,000	500,000	166.7%
Subtotal	$258,506,037	$271,960,600	$295,682,800	$23,722,200	8.7%
Homestead Tax Credit	(691,791)	(1,870,000)	(3,930,000)	(2,060,000)	110.2%
Low Income Tax Credit	(654,744)	(700,000)	(800,000)	(100,000)	14.3%
Volunteer Tax Credit	0	0	(350,000)	(350,000)	N/A
Senior Tax Credit	(230,326)	(320,000)	(250,000)	70,000	-21.9%
Ag. Preservation Tax Credit	(128,850)	(140,000)	(140,000)	0	0.0%
Tax Differ.- La Plata	(2,096,430)	(2,200,000)	(2,320,000)	(120,000)	5.5%
Tax Differ.- Indian Head	(128,304)	(133,000)	(160,000)	(27,000)	20.3%
Surviving Spouse Tax Credit	(6,194)	(8,000)	(7,000)	1,000	-12.5%
Conservation Easement Tax Credit	0	(200)	0	200	-100.0%
Subtotal	($3,936,639)	($5,371,200)	($7,957,000)	($2,585,800)	48.1%
Total Property Taxes	**$254,569,397**	**$266,589,400**	**$287,725,800**	**$21,136,400**	**7.9%**
INCOME TAX	**$165,720,600**	**$169,000,000**	**$169,000,000**	**$0**	**0.0%**
RECORDATION TAX	**$19,680,286**	**$16,600,000**	**$18,000,000**	**$1,400,000**	**8.4%**
TRANSFER TAX	**$8,120,113**	**$7,470,000**	**$8,100,000**	**$630,000**	**8.4%**
OTHER TAXES:					
Hotel/Motel Room	$1,316,209	$1,240,000	$1,320,000	$80,000	6.5%
Highway User	2,336,076	2,830,000	3,410,000	580,000	20.5%
Admission and Amusement	816,449	810,000	810,000	0	0.0%
Heavy Equipment	184,971	120,000	200,000	80,000	66.7%
Total Other Local Taxes	**$4,653,705**	**$5,000,000**	**$5,740,000**	**$740,000**	**14.8%**
LICENSES & PERMITS					
Trader License	$205,016	$210,200	$209,100	($1,100)	-0.5%
Alcoholic License	201,050	203,600	203,600	0	0.0%
Building Permits	423,318	398,000	400,000	2,000	0.5%
Park Permits	104,943	105,600	98,100	(7,500)	-7.1%
Trailer Permits	41,115	45,300	44,700	(600)	-1.3%
Civil Marriage Licenses	33,630	36,000	36,100	100	0.3%
Other	124,969	47,300	103,200	55,900	118.2%
Total Licenses & Permits	**$1,134,041**	**$1,046,000**	**$1,094,800**	**$48,800**	**4.7%**
INTERGOVERNMENTAL:					
State					
Aid for Police Protection	$2,200,576	$2,184,000	$2,345,300	$161,300	7.4%
State Aid For Inmate Operating	146,250	70,000	150,000	80,000	114.3%
Jury Fee Reimbursement	182,365	259,200	259,200	0	0.0%
Other	98,985	86,500	89,400	2,900	3.4%
Subtotal	$2,628,176	$2,599,700	$2,843,900	$244,200	9.4%

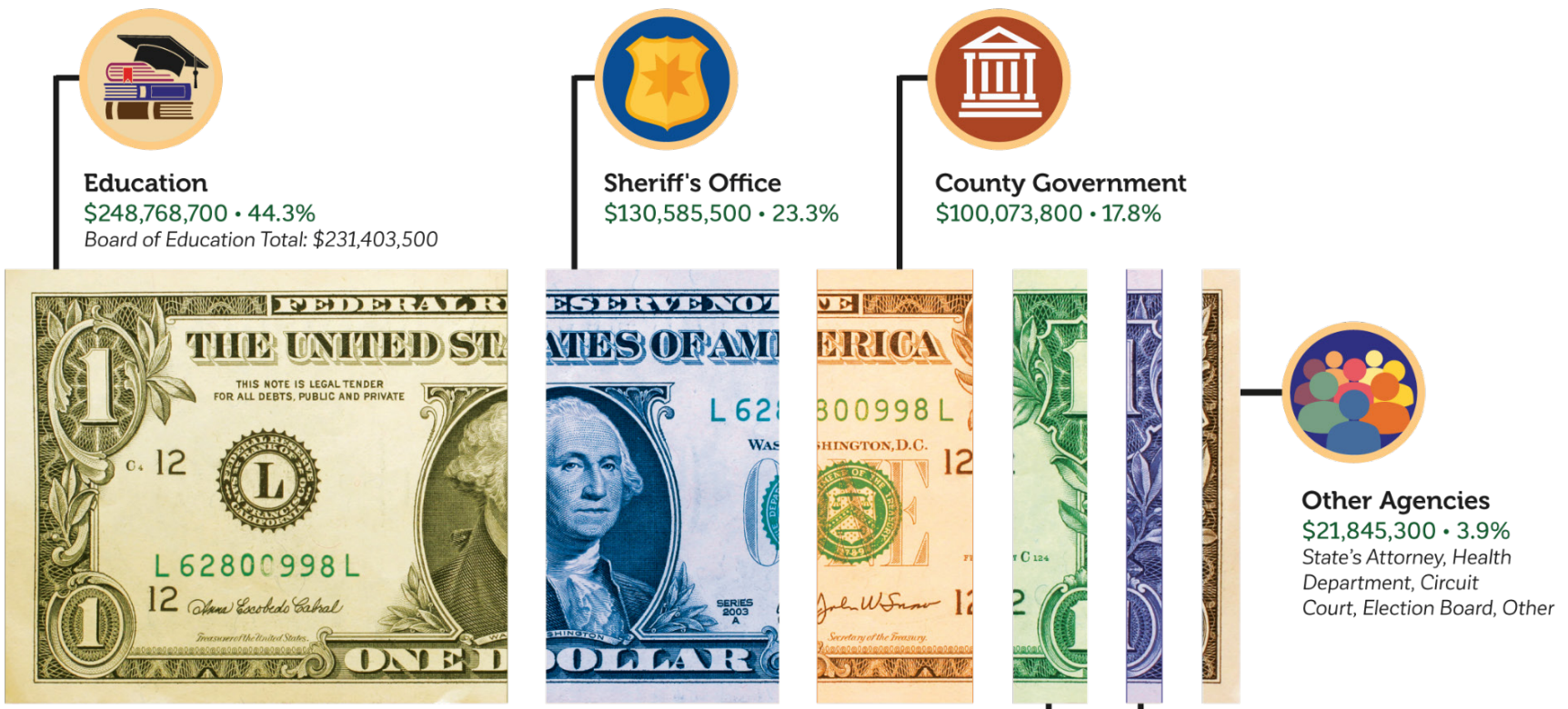
The Highlighted revenues are excluded from the break even calculation. These revenues total $30,463,900.

GENERAL FUND OPERATING BUDGET

	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
REVENUE DETAIL BY ACCOUNT CLASSIFICATION					
Local Governments					
Animal Shelter- St. Mary's	$110,205	$0	$0	$0	N/A
Subtotal	$110,205	$0	$0	$0	N/A
Total Intergovernmental	**$3,471,319**	**$2,599,700**	**$2,843,900**	**$244,200**	**9.4%**
SERVICE CHARGES:					
Em. Medical Srvcs. Billing Fee	$1,961,851	$1,900,000	$3,250,000	$1,350,000	71.1%
Indirect Cost Allocation	2,327,904	2,797,800	3,290,200	492,400	17.6%
Local 911 Aid	1,896,299	1,800,000	3,800,000	2,000,000	111.1%
Park & Recreation Fees	1,050,121	921,700	1,032,200	110,500	12.0%
Reclaimed Water Sales	1,249,405	1,183,700	1,343,800	160,100	13.5%
Sheriff Fees	431,245	460,000	520,000	60,000	13.0%
Custodial Fee	358,300	392,200	431,900	39,700	10.1%
False Alarm Registrations	260,345	286,400	280,000	(6,400)	-2.2%
Sheriff Pay Phone Commissions	29,440	90,000	45,000	(45,000)	-50.0%
Other	1,169,427	794,700	1,086,400	291,700	36.7%
Total Service Charges	**$10,735,154**	**$10,626,500**	**$15,079,500**	**$4,453,000**	**41.9%**
FINES & FORFEITURES					
Red Light Camera Fines	$2,202,558	$2,200,000	$2,250,000	$50,000	2.3%
Speed Camera Fines	1,192,720	1,400,000	1,450,000	50,000	3.6%
School Bus Fines	2,066,017	1,845,500	1,845,500	0	0.0%
False Alarm Fines	274,057	220,000	300,000	80,000	36.4%
Other	93,543	73,300	73,300	0	0.0%
Total Fines & Forfeitures	**$5,828,894**	**$5,738,800**	**$5,918,800**	**$180,000**	**3.1%**
OTHER INCOME					
Rent	$1,582,041	$1,533,900	$1,505,800	($28,100)	-1.8%
Interest	13,576,296	13,500,000	20,000,000	6,500,000	48.1%
Sale of Fixed Assets	230,434	250,000	250,000	0	0.0%
Miscellaneous	6,657,303	366,000	374,000	8,000	2.2%
Total Miscellaneous	**$22,046,074**	**$15,649,900**	**$22,129,800**	**$6,479,900**	**41.4%**
TOTAL OPERATING REVENUES	**$495,959,583**	**$500,320,300**	**$535,632,600**	**$35,312,300**	**7.1%**
Financing Sources					
Transfer from Capital Project Fund	$2,045,000	$1,200,000	$600,000	($600,000)	-50.0%
Transfer from Special Revenue Fund	500,000	300,000	100,000	(200,000)	-66.7%
Subtotal: Financing Sources	**$2,545,000**	**$1,500,000**	**$700,000**	**($800,000)**	**-53.3%**
Fund Balance					
Morgantown Reserve	0	$4,442,500	$3,765,900	($676,600)	-15.2%
Capital Project Reserves	0	11,859,000	9,461,000	(2,398,000)	-20.2%
Income Tax Volatility Reserve	0	0	5,835,600	5,835,600	N/A
Reserve for Priorities	0	9,240,300	5,943,500	(3,296,800)	-35.7%
Subtotal: Fund Balance	**$0**	**$25,541,800**	**$25,006,000**	**($535,800)**	**-2.1%**
TOTAL OTHER FINANCING SOURCES	**$2,545,000**	**$27,041,800**	**$25,706,000**	**($1,335,800)**	**-4.9%**
TOTAL REVENUES & OTHER FINANCING USES	**$498,504,583**	**$527,362,100**	**$561,338,600**	**$33,976,500**	**6.4%**

GENERAL FUND

Adopted Fiscal 2025 Charles County Budget: $561,338,600



EXPENDITURE BREAKDOWN

EDUCATION	**44.3%**	**$248,768,700**
Board of Education	$231,403,500	
College of Southern Maryland	11,319,800	
Library	5,720,200	
Other Education	325,200	
COUNTY GOVERNMENT	**17.8%**	**$100,073,800**
Emergency Services	$30,244,700	
Public Works - Facilities	18,811,900	
Recreation, Parks, and Tourism	14,196,600	
Fiscal & Administrative Services	12,128,900	
Planning & Growth Management	11,475,800	
Community Services	3,563,700	
Economic Development Dept.	2,285,800	
Administrative Services	2,826,800	
County Attorney	1,598,300	
Human Resources	2,032,000	
County Commissioners	909,300	

SHERIFF'S OFFICE	**23.3%**	**$130,585,500**
DEBT SERVICE	**5.8%**	**$32,644,400**
OTHER AGENCIES	**3.9%**	**$21,845,300**
State's Attorney	$7,899,900	
Health Department	3,926,000	
Circuit Court	2,677,500	
Election Board	3,319,200	
Other Agencies	4,022,700	
MISCELLANEOUS	**4.9%**	**$27,420,900**
Retiree Fringe/OPEB Contribution	$12,100,000	
Central Services	4,114,100	
Capital Project Transfer	11,142,000	
Contingency	64,800	

GENERAL FUND OPERATING BUDGET

	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
EXPENDITURES BY DIVISION					
EDUCATION					
Board of Education	$212,686,400	$218,767,000	$231,403,500	$12,636,500	5.8%
College of Southern Maryland	10,219,200	10,766,600	11,319,800	553,200	5.1%
Library	5,231,018	5,334,800	5,720,200	385,400	7.2%
Other	506,520	525,200	325,200	(200,000)	-38.1%
Total Education	**$228,643,138**	**$235,393,600**	**$248,768,700**	**$13,375,100**	**5.7%**
PUBLIC SAFETY					
Sheriff	$90,184,809	$94,601,000	$102,905,700	$7,980,100	8.4%
Corrections	18,949,140	22,113,800	23,246,900	1,457,600	6.6%
Automated Enforcement Unit (AEU)	3,827,778	4,226,100	4,017,200	(208,900)	-4.9%
Fingerprinting Service	375,737	363,200	415,800	52,600	14.5%
Sheriff's Office	**$113,337,464**	**$121,304,100**	**$130,585,500**	**$9,281,400**	**7.7%**
Emergency Services Administration	773,172	1,028,200	1,418,500	390,300	38.0%
False Alarm Reduction Unit	243,479	231,800	252,700	20,900	9.0%
Animal Control	1,931,223	2,131,100	2,571,800	440,700	20.7%
Fire/EMS Communications	4,562,542	4,994,500	5,448,000	453,500	9.1%
Career Emergency Medical Services	4,522,605	17,804,900	20,502,600	2,697,700	15.2%
Emergency Management	27,622	46,400	51,100	4,700	10.1%
Subtotal: Emergency Services	**$12,060,643**	**$26,236,900**	**$30,244,700**	**$4,007,800**	**15.3%**
Total Public Safety	**$125,398,107**	**$147,541,000**	**$160,830,200**	**$13,289,200**	**9.0%**
DEBT SERVICE					
Principal	$25,733,127	$24,289,000	$23,917,800	($371,200)	-1.5%
Interest	8,091,110	8,509,400	8,418,600	(90,800)	-1.1%
Miscellaneous	117,648	308,000	308,000	0	0.0%
Total Debt Service	**$33,941,885**	**$33,106,400**	**$32,644,400**	**($462,000)**	**-1.4%**
GENERAL GOVERNMENT					
Central Services	$2,807,529	$4,221,800	$4,114,100	($107,700)	-2.6%
OPEB Contribution	5,375,000	5,700,000	6,700,000	1,000,000	17.5%
Election Board	2,674,662	2,699,300	3,319,200	619,900	23.0%
Liquor Board	313,510	332,900	355,500	22,600	6.8%
Orphan's Court	65,664	65,700	70,500	4,800	7.3%
Other Criminal Justice	44,979	382,200	439,300	57,100	14.9%
Circuit Court	1,901,771	2,619,800	2,677,500	57,700	2.2%
State's Attorney	6,792,582	6,912,200	7,899,900	987,700	14.3%
Fringe Benefits	4,291,562	4,957,200	5,400,000	442,800	8.9%
Volunteer Fire & Rescue Subsidy	22,208	27,000	31,000	4,000	14.8%
Subtotal: Other General Govt.	**$24,289,467**	**$27,918,100**	**$31,007,000**	**$3,088,900**	**11.1%**
County Commissioners	$760,475	$784,400	$909,300	$124,900	15.9%
Administrative Services	2,022,159	2,482,600	2,826,800	344,200	13.9%
County Attorney	1,957,793	1,499,900	1,598,300	98,400	6.6%
Human Resources	1,526,787	2,016,200	2,032,000	15,800	0.8%
Subtotal: County Administered General Government	**$6,267,214**	**$6,783,100**	**$7,366,400**	**$583,300**	**8.6%**
Total General Government	**$30,556,681**	**$34,701,200**	**$38,373,400**	**$3,672,200**	**10.6%**

GENERAL FUND OPERATING BUDGET

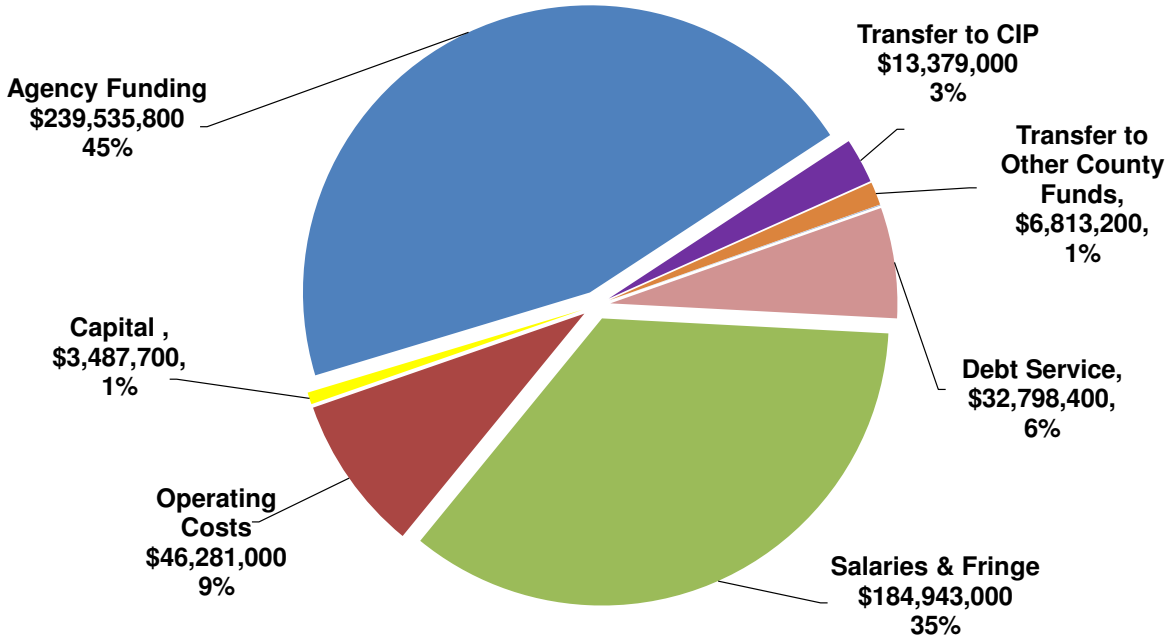
	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
EXPENDITURES BY DIVISION					
FISCAL & ADMINISTRATIVE SERVICES					
Administration	$258,877	$294,300	$433,900	$139,600	47.4%
Budget	531,074	589,300	662,900	73,600	12.5%
Information Technology	7,984,104	6,349,900	7,274,000	924,100	14.6%
Purchasing	423,285	472,500	484,300	11,800	2.5%
Treasury	1,365,624	1,503,000	1,681,100	178,100	11.8%
Accounting	1,334,757	1,474,400	1,592,700	118,300	8.0%
Total Fiscal & Admin. Services	**$11,897,721**	**$10,683,400**	**$12,128,900**	**$1,445,500**	**13.5%**
PUBLIC WORKS - FACILITIES					
Administration	$562,518	$668,100	$731,000	$62,900	9.4%
Building & Trades	7,927,505	8,895,900	9,258,800	362,900	4.1%
Vehicle Maintenance	1,172,422	1,287,600	1,403,800	116,200	9.0%
Roads	4,834,268	7,093,600	7,418,300	324,700	4.6%
Total Public Works	**$14,496,713**	**$17,945,200**	**$18,811,900**	**$866,700**	**4.8%**
COMMUNITY SERVICES					
Administration	$438,722	$612,400	$653,700	$41,300	6.7%
Aging & Human Services	1,753,050	2,131,600	2,394,500	262,900	12.3%
Housing Authority	318,850	497,300	515,500	18,200	3.7%
Total Community Services	**$2,510,622**	**$3,241,300**	**$3,563,700**	**$322,400**	**9.9%**
RECREATION, PARKS, AND TOURISM					
Administration	$1,080,596	$1,720,500	$2,331,900	$611,400	35.5%
Recreation	3,047,842	3,650,400	4,193,400	543,000	14.9%
Parks & Grounds	5,433,098	6,299,200	6,405,000	105,800	1.7%
Tourism	816,489	1,113,600	1,266,300	152,700	13.7%
Total Recreation, Parks, & Tourism	**$10,378,026**	**$12,783,700**	**$14,196,600**	**$1,412,900**	**11.1%**
PLANNING & GROWTH MANAGEMENT					
Administration	$1,259,933	$1,439,600	$1,059,600	($380,000)	-26.4%
Transit	4,072,350	5,071,500	6,308,300	1,236,800	24.4%
Planning	2,189,806	2,836,700	2,932,500	95,800	3.4%
Codes, Permits & Inspections Svcs	537,191	392,900	785,000	392,100	99.8%
Infrastructure Management	0	165,300	390,400	225,100	136.2%
Total Planning & Growth Mgmt.	**$8,059,280**	**$9,906,000**	**$11,475,800**	**$1,569,800**	**15.8%**
ECONOMIC DEVELOPMENT					
Economic Development Department	$2,015,761	$2,131,900	$2,285,800	$153,900	7.2%
Other Economic Development Svcs	138,000	138,000	38,000	(100,000)	-72.5%
Total Economic Development	**$2,153,761**	**$2,269,900**	**$2,323,800**	**$53,900**	**2.4%**
HEALTH SERVICES					
Health Department	$4,148,568	$3,246,300	$3,926,000	$679,700	20.9%
Water & Sewer Services	219,800	238,500	250,400	11,900	5.0%
Mosquito Control	147,972	172,000	185,000	13,000	7.6%
Dept. of Health & Mental Hygiene	120,421	120,400	120,400	0	0.0%
Total Health	**$4,636,762**	**$3,777,200**	**$4,481,800**	**$704,600**	**18.7%**
SOCIAL SERVICES					
Department of Social Services	$324,464	$324,500	$324,500	$0	0.0%
Charles County Charitable Trust, Inc.	1,309,300	1,079,300	1,224,500	145,200	13.5%
Other Agency Funding	155,000	198,700	155,000	(43,700)	-22.0%
Total Social Services	**$1,788,764**	**$1,602,500**	**$1,704,000**	**$101,500**	**6.3%**

GENERAL FUND OPERATING BUDGET

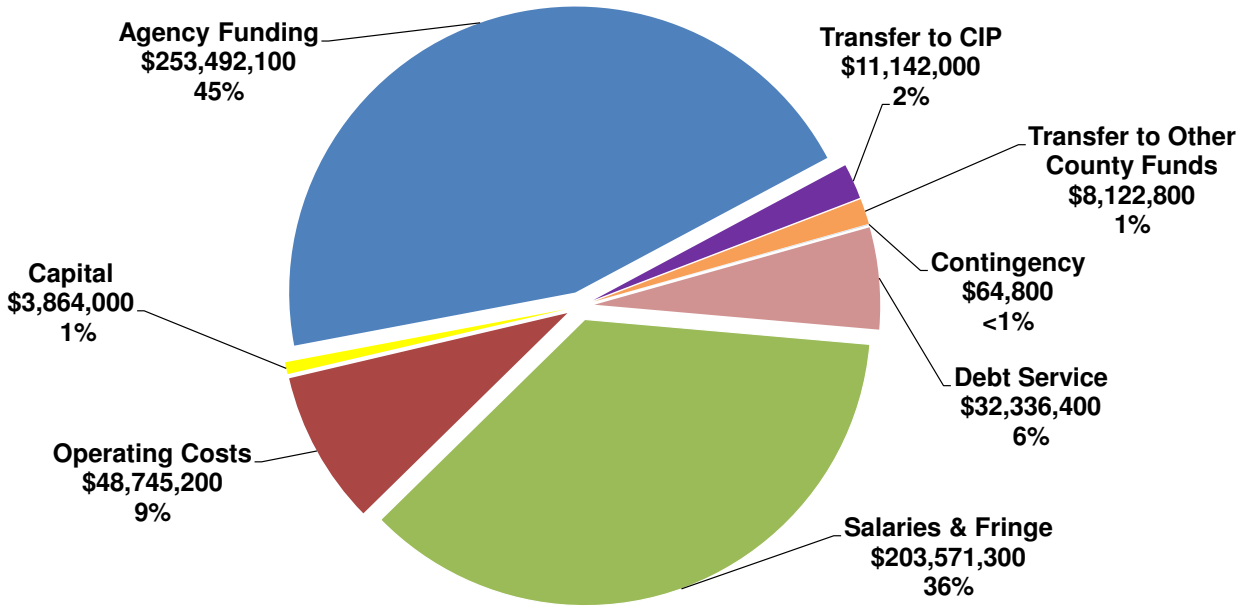
	FY2023 Actual	FY2024 Adopted	FY2025 Adopted	$ Change from FY2024	% Chg.
EXPENDITURES BY DIVISION					
CONSERVATION OF NATURAL RESOURCES					
University of MD Extension	$253,956	$270,700	$310,300	$39,600	14.6%
Soil Conservation	477,055	602,300	480,100	(122,200)	-20.3%
Weed Control	15,183	17,300	20,100	2,800	16.2%
So. MD Resource Conservation	8,949	12,400	13,100	700	5.6%
Gypsy Moth	2,550	5,000	5,000	0	0.0%
Forest Conservancy District Board	5,000	0	0	0	N/A
Total Conservation of Natural Resources	**$762,694**	**$907,700**	**$828,600**	**($79,100)**	**-8.7%**
CONTINGENCY					
Contingency	$0	$124,000	$64,800	($59,200)	-47.7%
Total Contingency	**$0**	**$124,000**	**$64,800**	**($59,200)**	**-47.7%**
TOTAL EXPENDITURES	**$475,224,154**	**$513,983,100**	**$550,196,600**	**$36,213,500**	**7.0%**
FINANCING USES:					
Capital Project Pay-as-you-go	$29,288,690	$13,379,000	$11,142,000	($2,237,000)	-16.7%
TOTAL FINANCING USES	**$29,288,690**	**$13,379,000**	**$11,142,000**	**($2,237,000)**	**-16.7%**
TOTAL EXPENDITURES & OTHER FINANCING USES:	**$504,512,844**	**$527,362,100**	**$561,338,600**	**$33,976,500**	**6.4%**
SURPLUS/(DEFICIT)	**($6,008,261)**	**$0**	**$0**	**$0**	

GENERAL FUND OPERATING BUDGET

FY2024 ADOPTED BUDGET $527,362,100



FY2025 ADOPTED BUDGET $561,338,600



- *Agency Funding represents the County's direct payment to agencies (for example the Board of Education, College of Southern Maryland, and Library Board).*
- *Transfers to Other County Funds represents support to the Enterprise Funds, local matches for grants*, and *transfers for Other Post Employment Benefits (OPEB).*
- *Capital includes capital outlay purchases and capital maintenance projects.*

AGENDA ITEM NO. 8.c

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Update
AGENDA SECTION:	NEW BUSINESS: No Public Comments
SUBJECT:	**Update: Affordable Housing**

SUGGESTED ACTION:

ATTACHMENTS:

AGENDA ITEM NO. 8.d

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	March 3, 2025
SUBMITTED BY:	Amy Brackett
ITEM TYPE:	Administrative
AGENDA SECTION:	NEW BUSINESS: No Public Comments
SUBJECT:	**Poll of the Planning Commission Members for any New Business.**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 3, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: PUBLIC MEETING: PUBLIC COMMENTS

SUBJECT: **Piney Branch Estates, Revision #2, PLREV-250003, Preliminary Subdivision Plan Revision**

The Applicant is requesting approval of a revision to their approved Preliminary Subdivision Plan for Piney Branch Estates. The applicant is requesting concurrence that Condition #5 of the Preliminary Subdivision Plan has been met for the referenced lots. Additionally, the applicant is requesting a revision to the condition of the Preliminary Subdivision Plan that will require future Phase 1B archaeological surveys be presented to the Historic Preservation Commission only.

Applicant (Agent):
Peggy B. Dobson, Trustees (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 8:00 a.m. on Monday, March 3, 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 8:00 a.m. on Monday, March 3, 2025.

SUGGESTED ACTION:

ATTACHMENTS:
Piney Branch Estates Revision #2 PLREV-250003 PC Staff Report
Location Map
Aerial Map
2025 Staff Report for Piney Branch Estate (Dobson Property)
Zoning Map
v2_Dobson Phase I Report 01_20_2025
v2_Response to comments
2013-Piney Branch Estates Staff Report
ForestConservation_Sheet_Phase 1 Area Exhibit.
PBE Phase 1_Arch 1B study area
PLREV 210011- Piney Branch Estates â€“ Archaeological Report Comments

Charles County Planning Commission
Meeting of March 3, 2025

Department of Planning and Growth Management Staff Report

Project Name & Number: Piney Branch Estates Revision #2, PLREV-250003

Type of Project: Preliminary Subdivision Plan Archeological Survey Findings & Revision to Condition

Prepared by: Heather Kelley, Planning Division

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

TABLE OF CONTENTS

I. Project & Applicant Information:

A. Project Name: Piney Branch Estates

Owner: Peggy B. Dobson, Trustees
Consultant: Soltesz, Inc.

B. Project Number: PLREV-250003

C. Subject Property: The subject property is known as Tax Map 34, Parcel 24 on Grid 11 and is located on 208.67 acres along the south side of Route 488. Location, Zoning and Aerial maps of the subject property are attached.

D. Land Use & Zoning Category: Piney Branch Estates is in the Rural Conservation (RC) Zone. The property is not located within the Development District or within the Priority Funding Area. The property is located within Tier IV on the "Sustainable Growth and Agricultural Preservation Act Tier Area Designations Map" most recently updated on July 12, 2016; however, the subject project is grandfathered from this Act, as the Preliminary Subdivision Plan was approved prior to October 1, 2016. The proposed lots are intended for residential use.

II. Project History and Current Status:

A. Project History

On August 19, 2013, the Preliminary Subdivision Plan for Piney Branch Estates was originally approved as XPN #12-0016 by the Planning Commission with a total of forty-nine (49) lots intended for single-family detached dwellings.

On September 20, 2021, the Planning Commission granted the final extension of the plan's approval in the amount of four (4) years from August 19, 2021 until August 19, 2025.

On May 19, 2022, minor revisions to the plan were administratively approved by the Planning Director under PLREV-210011.

B. Current Status

The applicant has submitted Development Services Permit (DSP) 250011 for Lots 1-5, 7-14 and 38-39 (15 lots), which is currently under review.

III. General Description of the Request: This request is limited to the presentation of Phase 1B archeological survey findings to the Planning Commission as required by Condition #5 of the plan's original approval, as well as a proposed revision to that condition.

Condition #5 states "*A Phase IB archaeological survey, restricted to within the limits of the lot lines, is required to be conducted on the Piney Branch Estates property prior to the issuance of any development services permits. The findings must be provided to the Historic Preservation Commission and the Planning Commission for review and comment.*"

Regarding the archeological survey findings, the current Phase 1B archeological survey was conducted for the area within the limits of Lots 1-5, 7-14 and 38-39 (15 lots). As required, the findings of the Phase 1B archaeological survey were presented to the Historic Preservation Commission (HPC) at their meeting on February 19, 2025. These findings are now being provided to the Planning Commission for review and comment prior to issuance of a Development Services Permit, in accordance with Condition #5 described above. The staff report to the HPC dated February 12, 2025 is attached, as well as additional documents that were provided to the HPC for their consideration. The Historic Preservation Commission approved this item at their February 19, 2025 meeting with the following condition:

> *The condition of approval placed by the Historic Preservation Commission on 7 August 2013 on Piney Branch Estates for a Phase IB Archaeological Survey has been met for the Phase 1 Development Area of 42 acres shown on the Proposed Drainage Area Map dated 9/12/2024. No further work is warranted within the Phase 1 Development Area of 42 acres and the condition is lifted provided:*
>
> - *The Proposed Drainage Area Map dated 9/12/2024 is included as a figure in the final archaeological report.*
> - *The report shall be submitted to the County Archaeologist for final approval.*
>
> *Further, areas of Piney Branch Estates outside of the Phase 1 Development Area as shown on the Proposed Drainage Area Map are still subject to the conditions of approval placed by the Historic Preservation Commission at their meeting on 7 August 2013 and are still subject to a Phase IB archaeological survey.*

The applicant is requesting concurrence that Condition #5 of the Preliminary Subdivision Plan has been met for the referenced lots.

Additionally, the applicant is requesting a revision to the condition of the Preliminary Subdivision Plan that will require future Phase 1B archaeological surveys be presented to the Historic Preservation Commission only.

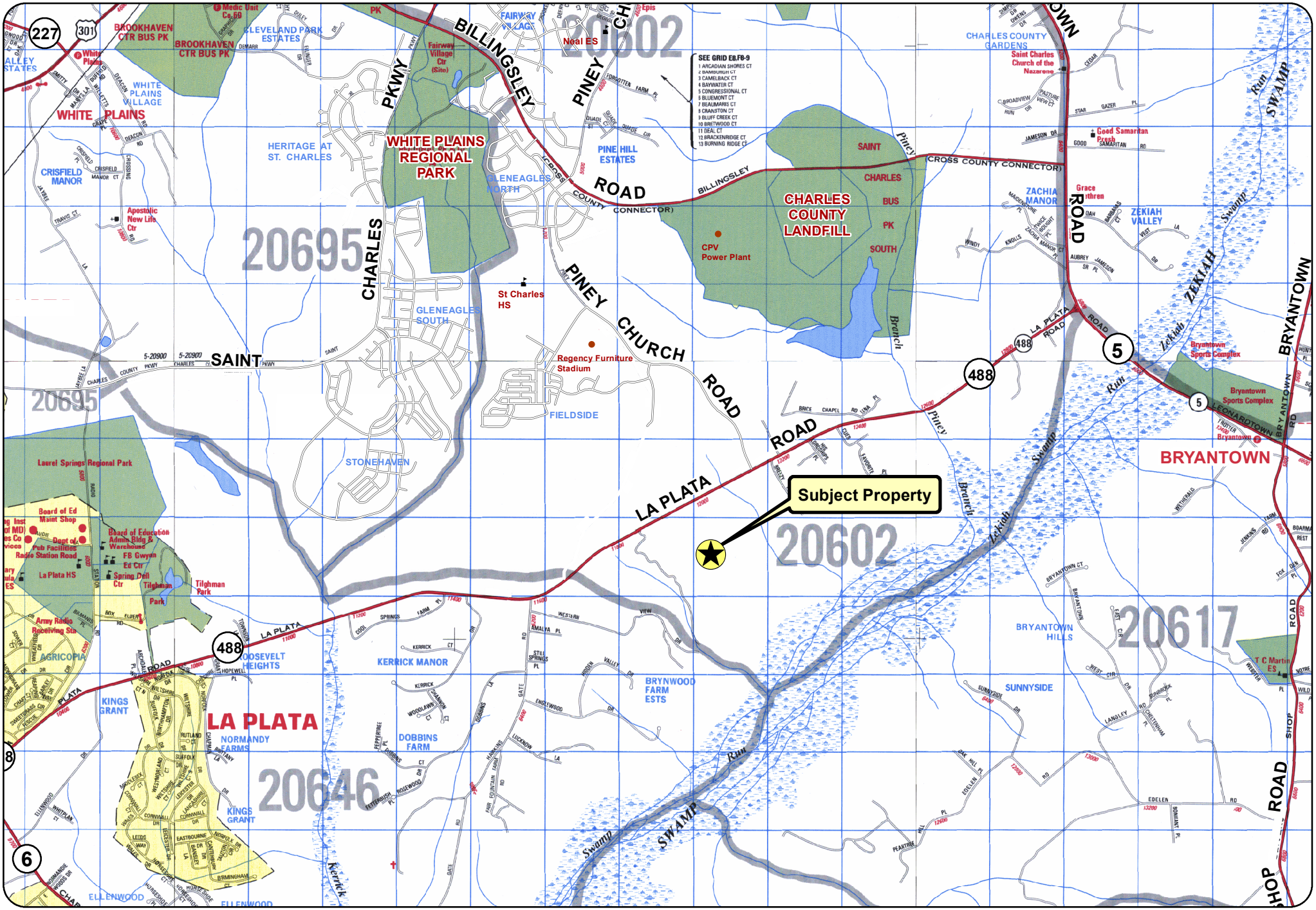
IV. Conclusions & Recommendation:

Staff examined the Applicant's submitted materials and is in support of the Planning Commission's concurrence with the archeological findings provided, as well as a revision to Condition #5 so that it reads as follows:

A Phase IB archaeological survey, restricted to within the limits of the lot lines, is required to be conducted on the Piney Branch Estates property prior to the issuance of any development services permits. The findings must be provided to the Historic Preservation Commission for review and comment.

All other prior conditions of approval shall remain in effect as necessary.

V. Appendices (Attached & Online).



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N W E S

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

SCALE

DRAWN BY:

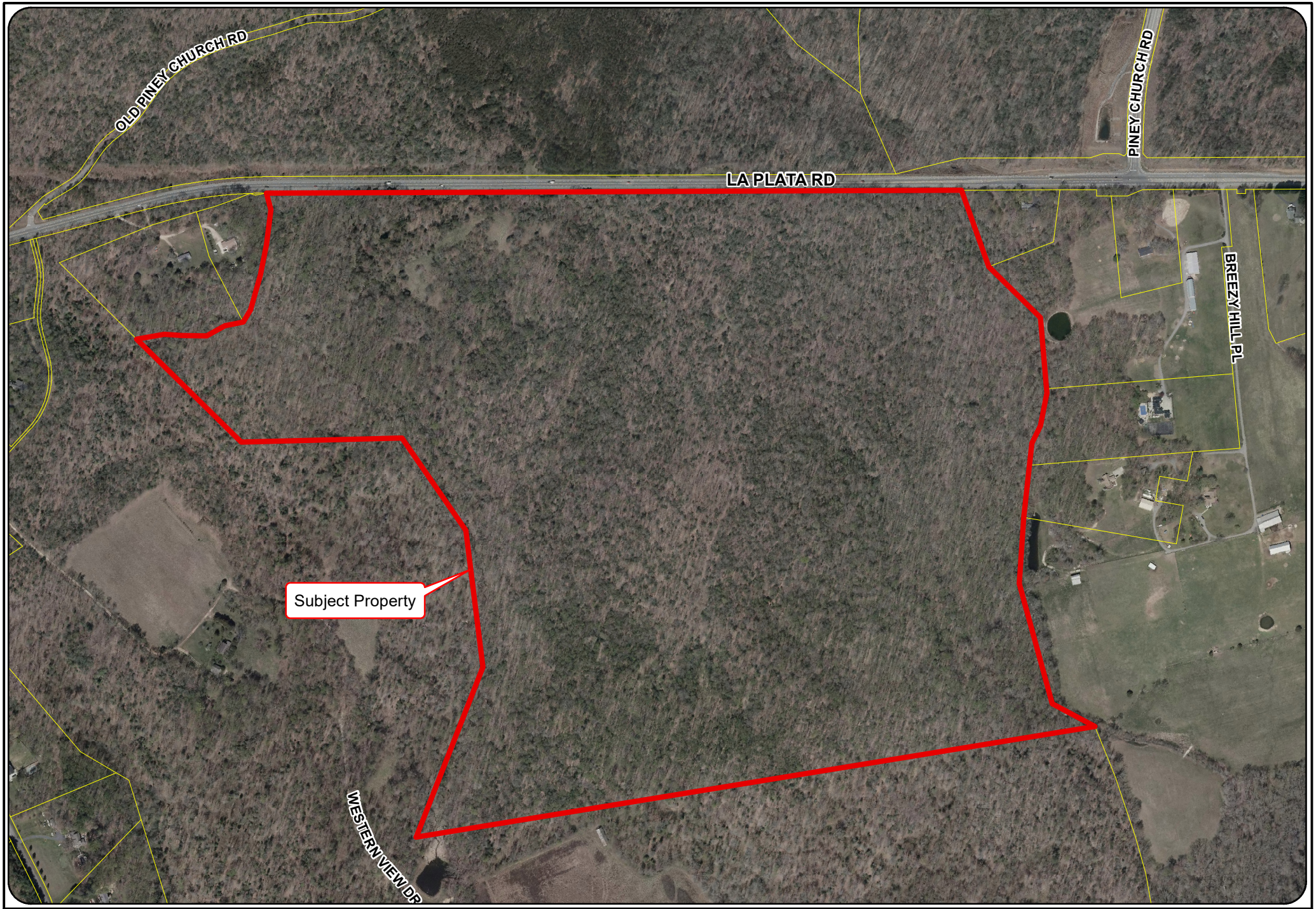
CHECKED BY:

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
200 Baltimore St
La Plata, MD 20646
(301)645-0627

DATE
AUG 2021

PINEY BRANCH ESTATES
PLREV-250003
LOCATION MAP
CHARLES COUNTY, MD

38



0 450 900 1,800 Feet

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

SCALE

DRAWN BY:

CHECKED BY:

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
200 Baltimore St
La Plata, MD 20646
(301)645-0627

DATE
AUG 2021

PINEY BRANCH ESTATES
PLREV-250003
AERIAL MAP (2020)
CHARLES COUNTY, MD

Charles County
Historic Preservation Commission

Meeting of February 12, 2025

Department of Planning and Growth Management Staff Report

Project Name & Number:
Piney Branch Estates (Dobson Property)
PLREV 210011
Formerly XPN 12-0016

Type of Project: Review of Phase I Archaeological Survey for Piney Branch Estates Phase 1 of Development

South side of La Plata Rd - MD Route 488
Tax Map 34, Parcel 24, Tax # 08-012563

TABLE OF CONTENTS

I. Project & Applicant Information:

A. Project Name: Piney Branch Estates (Dobson Property)

1. **Owner:** Peggy B. Dobson Administration Trust, Richard H. Dobson II, Trustee
2. **Applicant:** Soltesz
3. **Archaeology Consultant:** Gibb Archaeological Consulting

B. Project Number: PLREV 210011

C. Subject Property:
1. Tax Map 34, grid 11, parcel 24
2. South side of MD Route 488
3. Parcel area is 208.67 acres.
4. Phase 1 Development area is 42 acres.

D. Land Use & Zoning Category: The subject parcel is zoned RC (Rural Conservation).

II. General Description of the Request:

Pursuant to Charles County Zoning Ordinance Article XIII Chapter §297-212. Use #7.05.110 M. (11), historic resources, including sites not previously cataloged, shall be identified and a description provided of how these resources will be protected. Further, pursuant to Article XXXI, Section 297-512 (H.) of the Charles County Zoning Ordinance, the Historic Preservation Commission shall have the power and duty to make recommendations to the Department of Planning and Growth Management and to the Planning Commission, as appropriate, on the course of action in the event of demolition, preliminary subdivision plan review or site development of land containing a local historic site, structure, or district as it relates to its preservation or commemoration.

The applicant has submitted the draft version of the Phase I archaeological survey and evaluation report completed by James G. Gibb of Gibb Archaeological Consulting. This work is summarized in Section III.

III. Summary of Archaeological Studies

In 2013, Applied Archaeology and History Associates, Inc. conducted a Phase IA assessment of the archaeological potential for the Dobson Property (Piney Branch Estates) on the south side of La Plata Rd. (MD 488). The project area at that time covered 208.67 acres (the other 70.166 acres of the property was on the north side of La Plata Rd. and was not included in the assessment). The Phase IA project area was predominantly wooded with some clearing in the northwest corner. It comprised an area of relatively flat uplands flanked by two steep-sided and flat-bottomed stream valleys that feed into Zekiah Swamp. The study area had not been farmed in quite some time, nor did there appear to be much recent disturbance aside from the occasional perc test or tree fall. The Phase IA report provided to the Historic Preservation Commission in

2013 by Applied Archaeology and History Associates, Inc., concluded that there was a high probability for both prehistoric and historic archaeological resources as multiple former structural complexes, some likely dating to the 19th century or earlier, were identified within the study area. Prehistoric and historic artifacts were identified in several locations. It is unclear from the 2013 discussions whether these artifacts where these artifacts were located and there are no assigned site numbers in the Maryland Historical Trust's inventory of archaeological sites. Based on the results of the Phase IA assessment of the property, a Phase IB archaeological survey was recommended.

At their regularly scheduled meeting on 7 August 2013, the Historic Preservation Commission voted unanimously to accept the findings and recommendations of the Phase IA report with a condition for Preliminary Plan approval that a Phase IB archaeological survey be required for the Dobson Property/Piney Branch Estates prior to the issuance of any development services permits. Further, the findings of the Phase IB must be presented to the Historic Preservation Commission for review and comment. The condition also stipulated that if the Phase IB identified anything of significance, the preliminary plan may need to be revised to avoid the area(s) of concern. This condition was reported to the Charles County Planning Commission.

In November 2024, Gibb Archaeological Consulting (GAC) conducted a Phase IB archaeological survey within 42 acres of the 208.67 acres included in the Phase IA study. The area was studied through the excavation of 166 shovel test. Twenty-seven (27) shovel tests were on the lowland flat and floodplain of Zekiah Swamp Run. Sixteen were excavated on the lowland flats that encountered sandy soils, but no artifacts. The 11 floodplain shovel tests encountered silty alluvium and colluvium but also failed to recover any artifacts. The remaining 139 shovel tests were excavated on the upland flat, including 21 on the south-tending ridge. These were all located in thin Beltsville silt loam plow layers over fragipan Bt (subsoil) soil horizons. No artifacts were recovered in these STPs. GAC's final report for the Phase IB study concluded that:

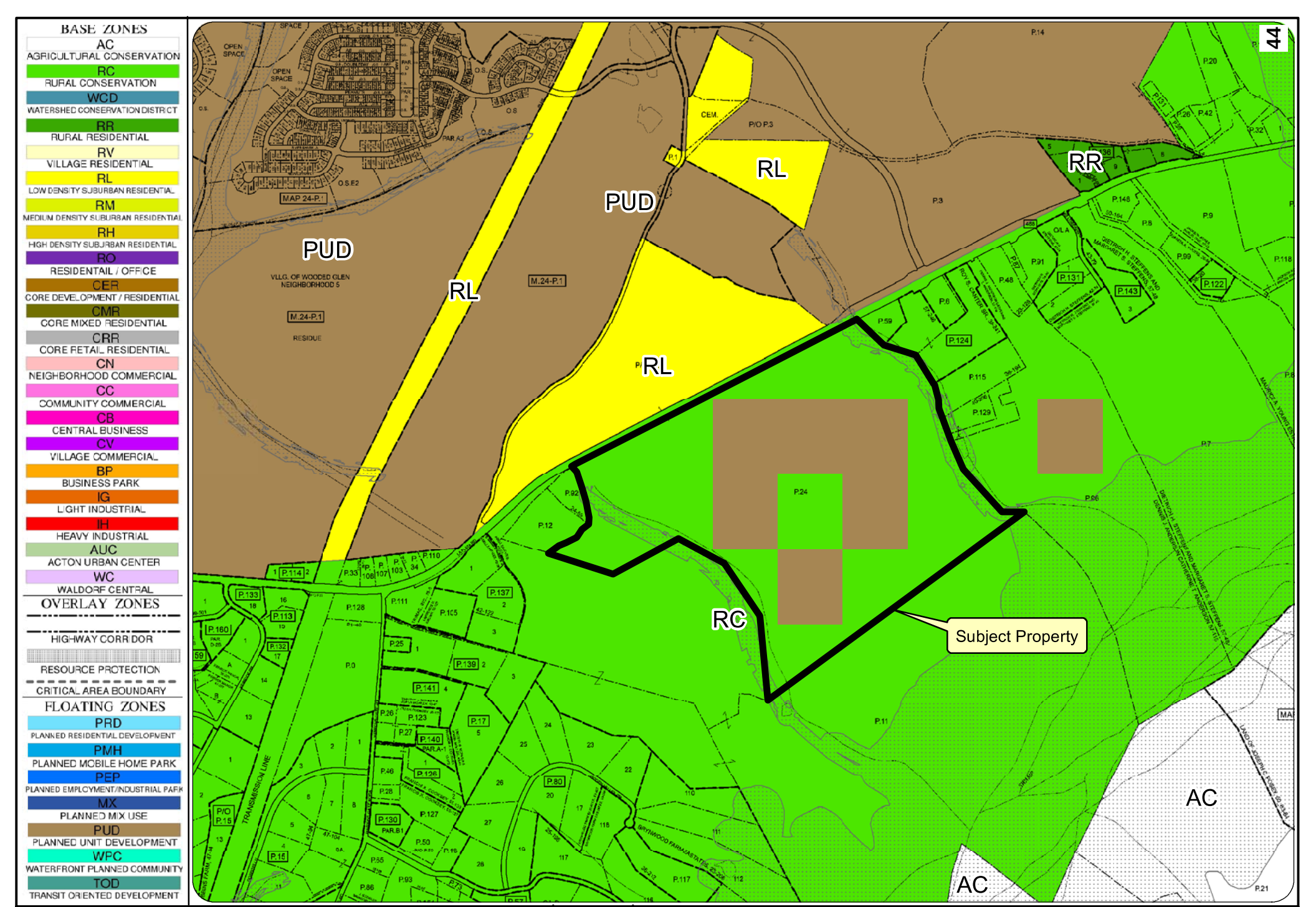
> *"While level landforms lower in elevation and closer to Zekiah Swamp Run have the potential to yield Native American sites, those landforms lay outside of the proposed limits of disturbance* [for the Phase 1 Development Area]. *Potential for historic era sites appears to be limited to the western end of the parcel, well west of the Phase 1 development area, where a 20th-century farmstead is visible on the surface just above La Plata Road."*
>
> *"Further archaeological investigation of the Phase 1 development area is neither warranted nor recommended."*

IV. Conditions and Recommendations:

In January 2025, the County Archaeologist reviewed the Phase IB draft report and sent comments to Soltesz and Dr. Gibb. Most of the comments were concerned with minor additions and typos. The only substantive comment requested that Dr. Gibb clarify the location of Brice Chapel Cemetery, which was shown on a 1913 United States Geological Survey topographic quadrangle map close to the property. This clarification was made in the revised report. The

cemetery is not on the Dobson Property/Piney Branch Estates. It is located on Piney Church Road north and east of and outside the bounds of the entire Dobson Property and the proposed development in the Phase 1 Development Area will have no impact on the cemetery whatsoever at all.

Staff recommends no further archaeological study for the Phase 1 Development Area of Piney Branch Estates. However, future phases of development are still subject to Phase IB archaeological study as stipulated in the 7 August 2013 condition of approval for the entire Dobson Property (Piney Branch Estates).


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
RESIDENTAIL / 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
44
PUD
RL
PUD
RL
RL
RR
RC
AC
AC
Subject Property
VLLG. OF WOODED GLEN NEIGHBORHOOD 5
MAP 24-P.1
M.24-P.1
RESIDUE
OPEN SPACE
TRANSMISSION LINE
0
1,000
2,000
4,000
Feet
N
S
E
W
Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.
SCALE
DRAWN BY:
CHECKED BY:
CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
200 Baltimore St
La Plata, MD 20646
(301)645-0627
DATE
AUG 2021
PINEY BRANCH ESTATES
PLREV-250003
ZONING MAP
CHARLES COUNTY, MD

A Phase I Intensive Archaeological Survey
of the Proposed Piney Branch Estates, Phase 1,
La Plata Road/MD Route 488,
Eighth Election District, Charles County, Maryland
Tax Map 34, Parcel 24, Tax # 08-012563
PLREV 210011

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November 2024

Abstract

The Peggy B Dobson Administration Trust, in consultation with Soltesz, engineers of Waldorf, Maryland, is designing Phase 1 of the Piney Branch Estates on the south side of MD Route 488 between its intersections with Piney Church and Old Piney Church roads, about 42 acres, hereinafter "the subject parcel," within the estuarine Potomac drainage (Maryland Archeological Research Unit 10). A Phase IA archaeological assessment of the larger tract (208.67 acres) suggested a high probability of encountering Native American and Historic Era sites. The Charles County Planning Office requires the applicant to identify historic resources listed on the National Register of Historic Places or the Maryland Inventory of historic Properties, and all cemeteries, burial grounds, and archaeological resources on or adjacent to the property, per Green Notice #13-04 and Section 55 and Appendix A, 19b of the *Charles County Subdivision Regulations*. The County has requested a Phase IB investigation.

Gibb Archaeological Consulting conducted the field investigation in November 2024. Topography within the 42-acre Phase 1 area consisted of nearly level ground flanked by deeply incised drainages, with upland flat along the south edge of La Plata Road, a small floodplain on the east edge of the parcel, and a lowland flat above the Zekiah Swamp Run at the south end of a ridge and just above the Zekiah floodplain. Signs of soil loss through stormwater are evident, particularly along terraces edges (collapses following uprooting of trees) and formerly active drainages on now-stable wooded surfaces. Sixteen shovel tests on the lowland flat encountered sandy soils, but no artifacts. The 11 floodplain shovel tests encountered silty alluvium and colluvium and also no artifacts. The remaining 139 shovel tests were excavated on the upland flat, including 21 on the south-tending ridge, encountering thin Beltsville silt loam A- and BE-horizons over fragipan B_t horizons and not a single artifact.

While level landforms lower in elevation and closer to Zekiah Swamp Run have the potential to yield Native American sites, those landforms lay outside of the proposed limits of disturbance. Potential for historic era sites appears to be limited to the western end of the parcel, well west of the Phase 1 development area, where a 20th-century farmstead is visible on the surface just above La Plata Road.

Further archaeological investigation of the Phase 1 development area is neither warranted nor recommended.

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Chapter 1. Introduction

The Peggy B Dobson Administration Trust, in consultation with Soltesz, engineers of Waldorf, Maryland, is designing Phase 1 of the Piney Branch Estates on the south side of MD Route 488 between its intersections with Piney Church and Old Piney Church roads, about 42 acres, hereinafter "the subject parcel," within the estuarine Potomac drainage (Maryland Archeological Research Unit 10). A Phase IA archaeological assessment of the larger tract (208.67 acres) suggested a high probability of encountering Native American and Historic Era sites. The Charles County Planning Office requires the applicant to identify historic resources listed on the National Register of Historic Places or the Maryland Inventory of historic Properties, and all cemeteries, burial grounds, and archaeological resources on or adjacent to the property, per Green Notice #13-04 and Section 55 and Appendix A, 19b of the *Charles County Subdivision Regulations*. The County has requested a Phase IB investigation.

This report documents the results. It consists of seven sections:

1. Introduction
2. Project Location and Environment
3. Culture History
4. Methodology
5. Results
6. Summary and Conclusions
7. Supporting Information

All of the work described herein was conducted in accordance with the *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994) and current county standards and guidelines.

Chapter 2. Project Location and Environment

Location

Phase 1 of the Piney Branch Estates subdivision consists of 42 acres on the south side of MD Route 488 between its intersections with Piney Church and Old Piney Church roads, hereinafter "the subject parcel," within the estuarine Potomac drainage (Maryland Archeological Research Unit 10; Figures 2-1 through 2-3). It is bordered on the south by Zekiah Swamp Run and its tributaries.

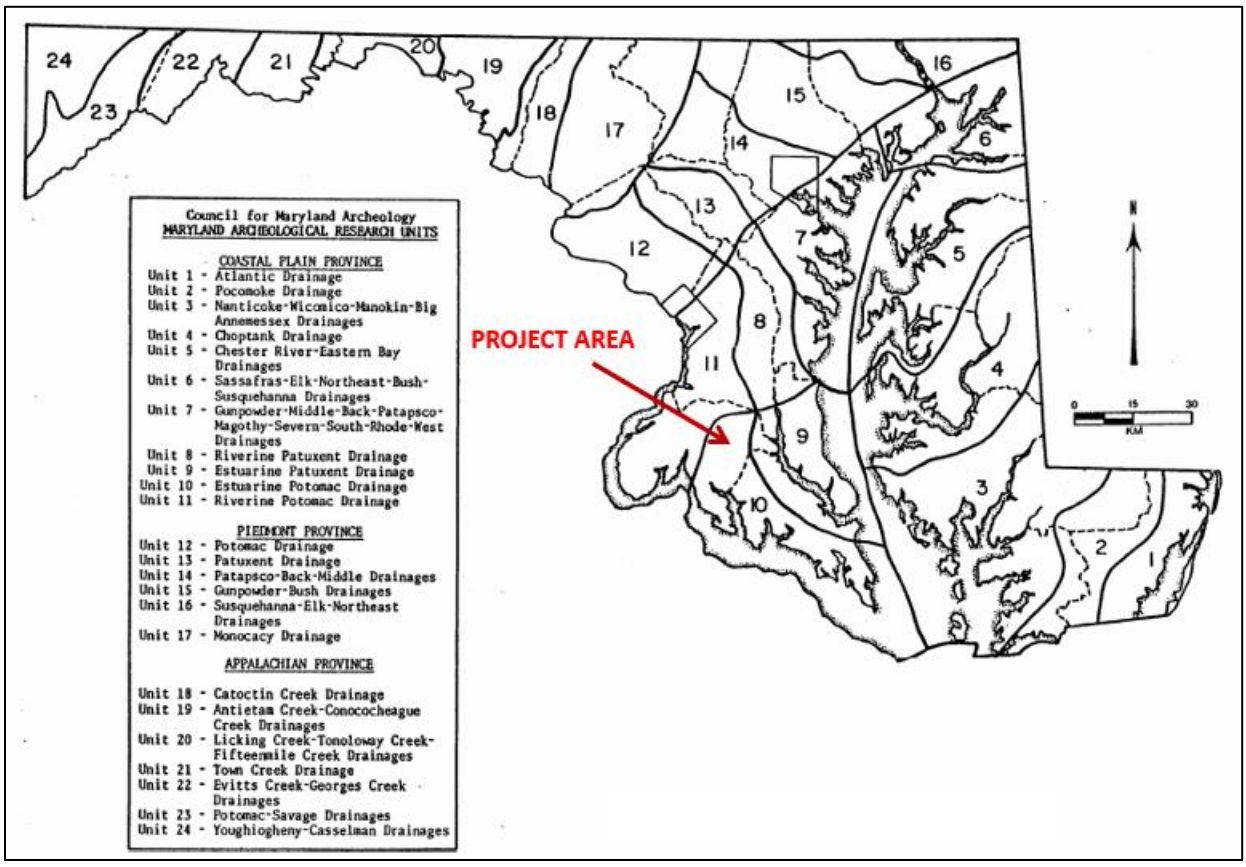

Figure 2-1. Maryland Archeological Research Unit map.
(Source: Shaffer and Cole 1994)

Environment

The entire parcel is forested with mature deciduous trees and light to moderate understory of beech (*Fagus* spp.) and American holly (*Ilex* spp.). The soil on the level portions is almost exclusively Beltsville silt loam with a fragipan Bt horizon within a half-foot or so of the surface (Figure 2-4, Table 2-1). Gravel is rare. Soils on the lowland flat appear to be Marr component fine sandy loams of Grosstown complex soils. Topography within the 42-acre Phase 1 area consists of nearly level ground flanked by deeply incised drainages, with upland flat along the south edge of La Plata Road, a small floodplain on the east edge of the parcel, and a lowland flat above the Zekiah Swamp Run at the south end of a ridge and just above the Zekiah floodplain. Signs of soil loss through stormwater are evident, particularly along terraces edges (collapses following uprooting of trees) and formerly active drainages on now-stable wooded surfaces (Figures 2-5 through 2-15).

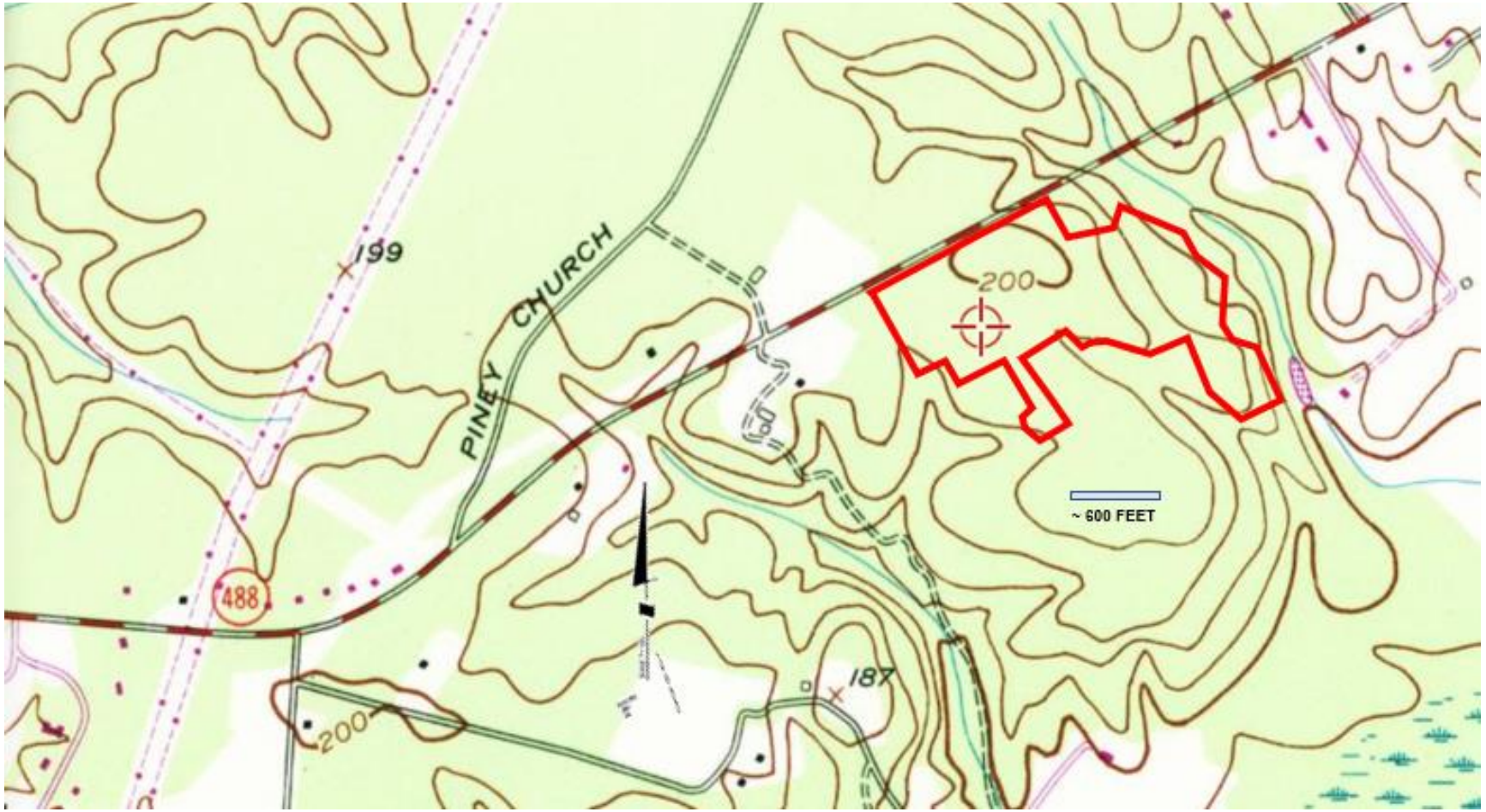

Figure 2-2. USGS 7.5' Topographic Map, La Plata, MD (1956, 1993).
N.B. Project area approximated with irregular red polygon.

Aerial photographs from 1957 and later (unavailable for reproduction) and USGS topographic quadrangles from 1944 onward indicate that the Phase 1 portion of the parcel has remained in forest at least from the middle of the 20th century. A relict road extends southeasterly from La Plata Road to the low terrace along Zekiah Swamp Road, and it appears as early as 1892 in the USGS topographic series, but no buildings are indicated along or at the end of that road.

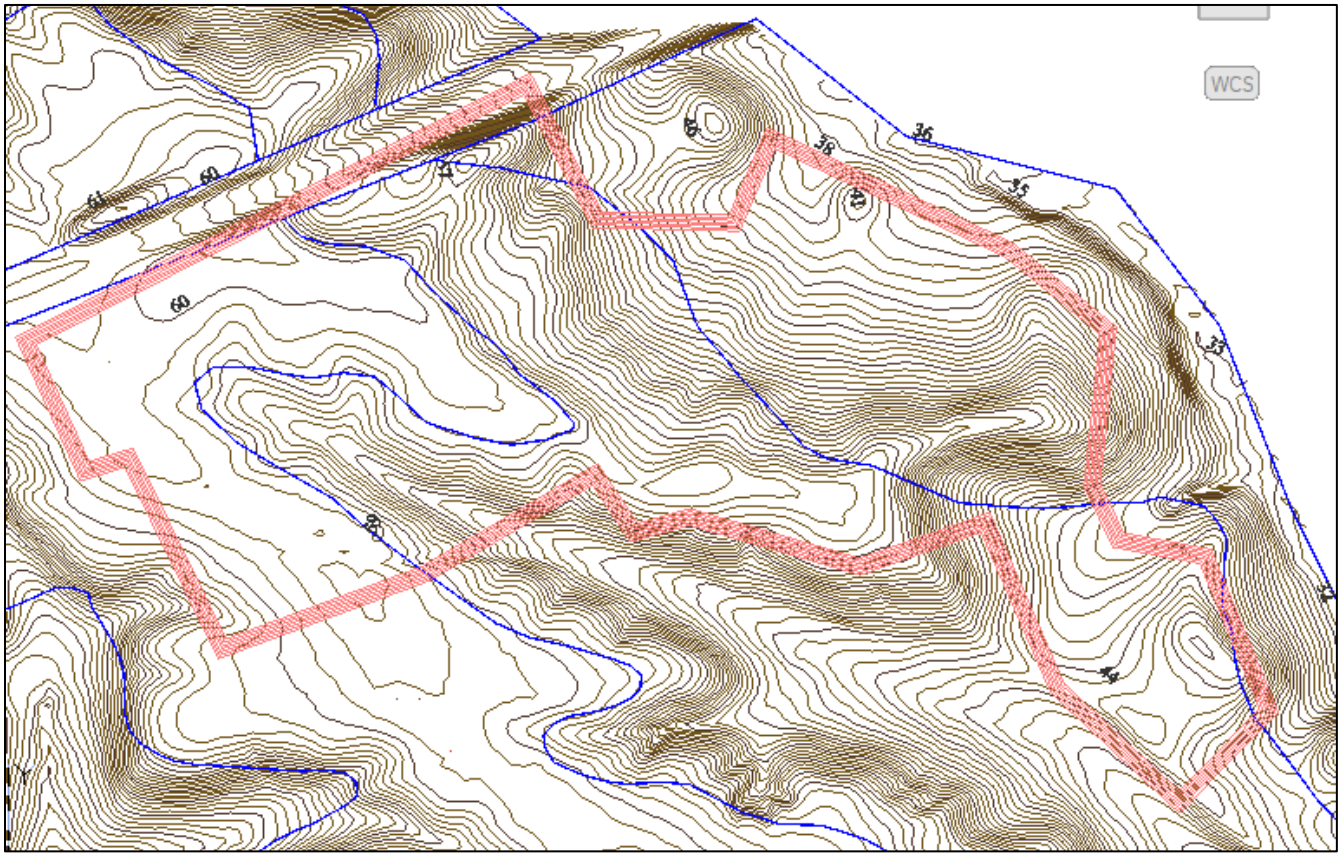

Figure 2-3. Subject parcel.

N.B. Subject parcel represented by red polygon and 2-ft elevation contours by gray solid lines.

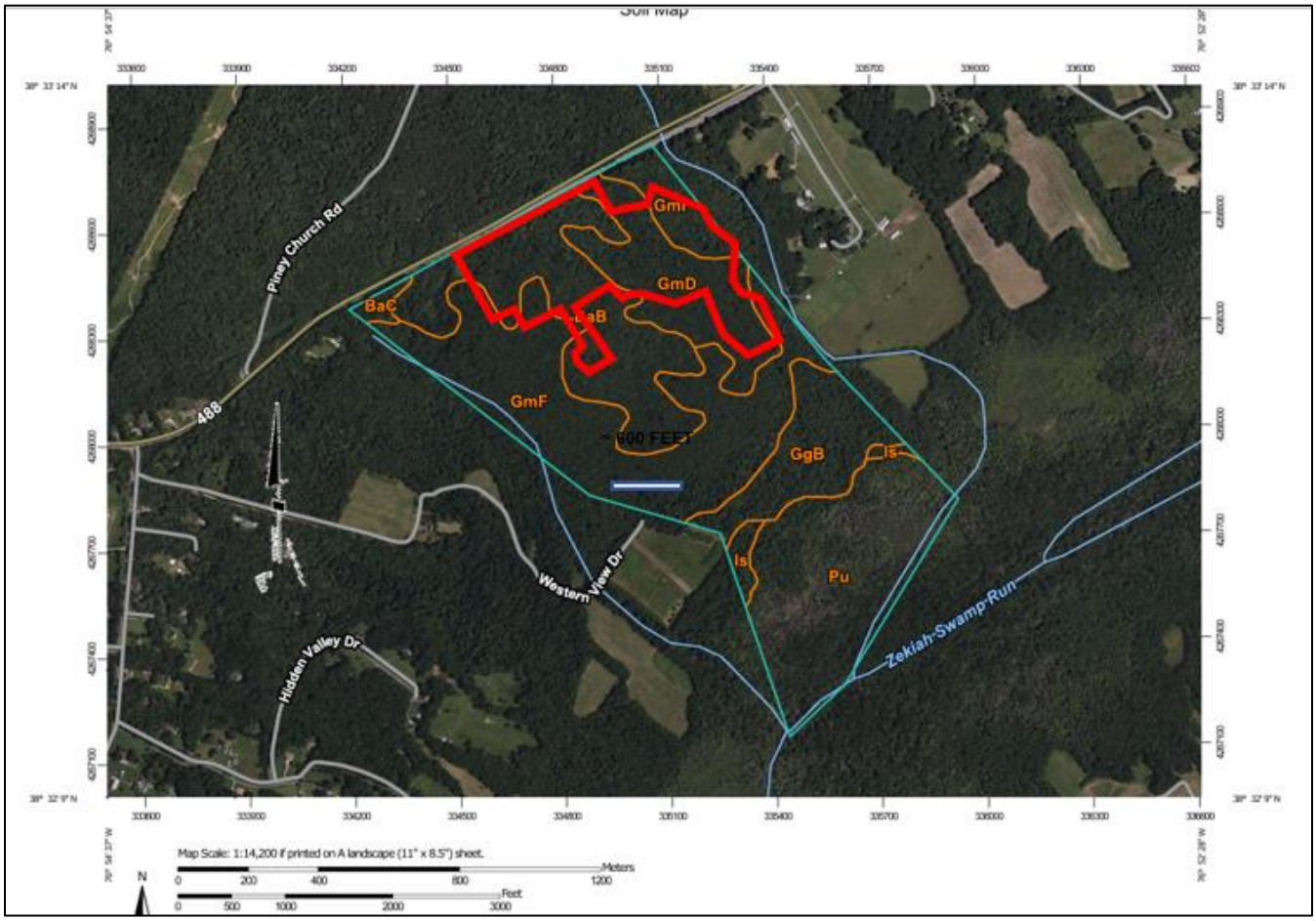

Figure 2-4. Soils in project area.

Boundaries approximated with red polygon. Light blue line is area of interest for soils.

Table 2-1. Principal soils

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaB	Beltsville silt loam, 2 to 5 percent slopes	59.1	20.4%
BaC	Beltsville silt loam, 5 to 10 percent slopes	2.4	0.8%
GgB	Grosstown gravelly silt loam, 2 to 5 percent slopes	27.8	9.6%
GmD	Grosstown-Marr-Hoghole complex, 5 to 15 percent slopes	35.6	12.3%
GmF	Grosstown-Marr-Hoghole complex, 15 to 40 percent slopes	96.9	33.4%
Is	Issue silt loam, occasionally flooded	4.1	1.4%
Pu	Potobac-Issue complex, frequently flooded	63.9	22.0%
Totals for Area of Interest		**289.7**	**100.0%**

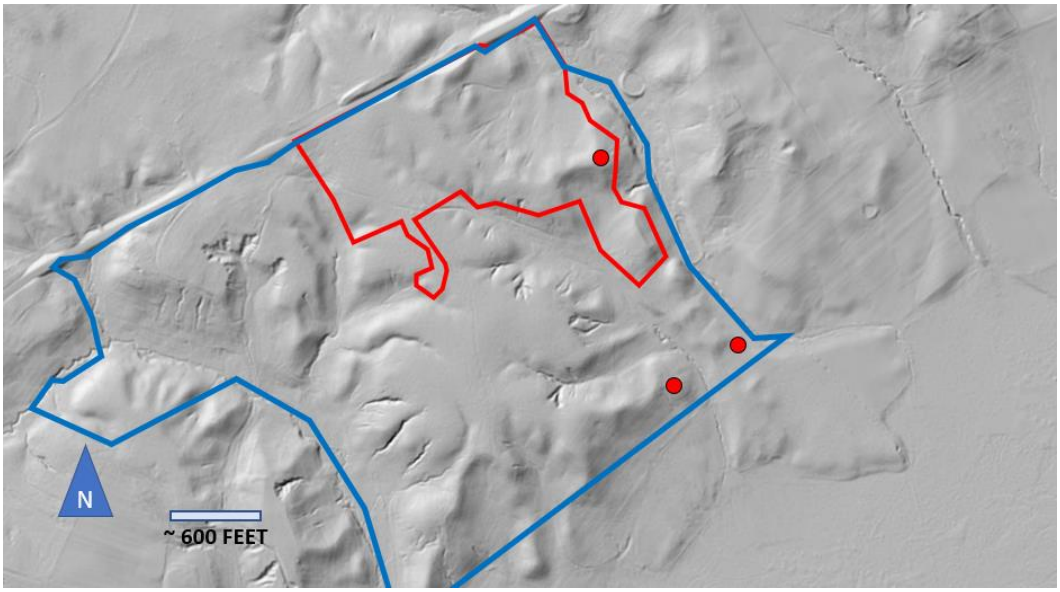

Figure 2-5. LiDAR hillside image of subject parcel.
Property boundary approximated in blue polygon, Phase 1 development in red polygon. Red-filled circles approximate locations of Phase IA aboriginal finds.

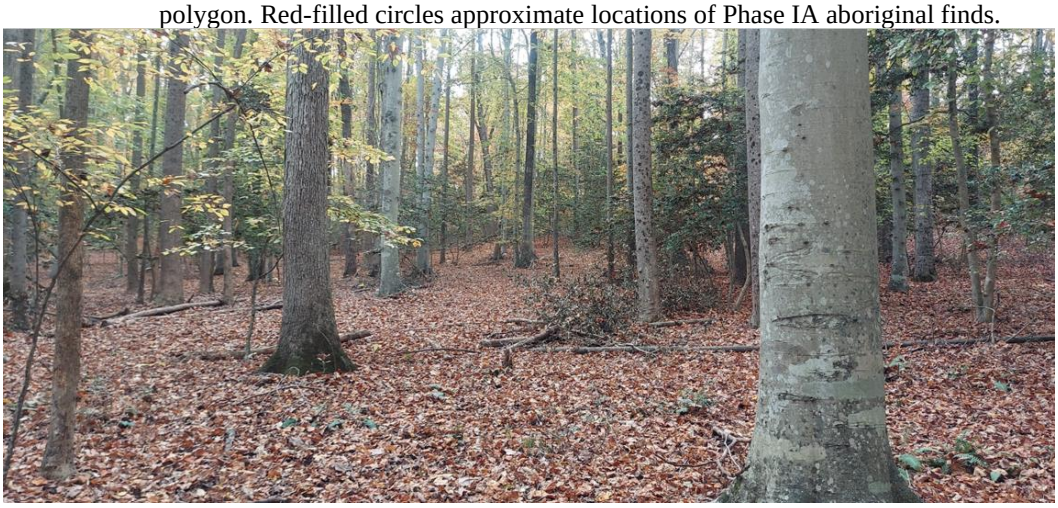

Figure 2-6. Upland flat.

Figure 2-7. Track crossing upland flat.

Figure 2-8. Relict gully.

Figure 2-9. Typical slope.

Figure 2-10. Typical drainage.

Figure 2-11. ‘Blowout,’ near Transect Q.

Figure 2-12. Upland flat, Transects Q, R and S.

Figure 2-13. Lowland flat, Transects T, U and V.

Figure 2-14. Deeply incised stream, eastern boundary.

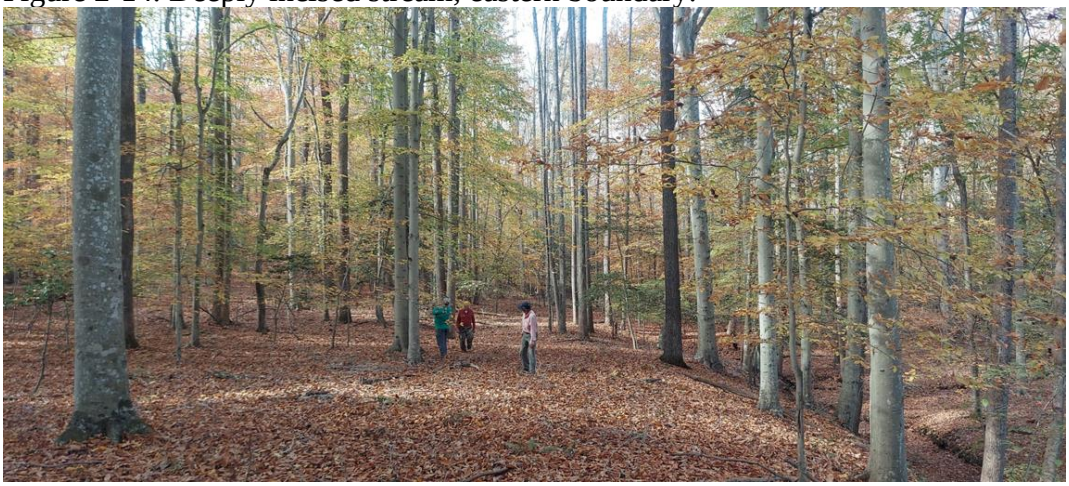

Figure 2-15. Relict floodplain, Transects W, Y and Z.

Chapter 3. Culture History

Introduction

This chapter summarizes our current state of knowledge of the culture history of Southern Maryland.

Regional Native American History

Native American history of the Middle Atlantic Coastal Plain province prior to European contact has been extensively researched by Custer (1984), Dent (1995), Steponaitis (1978, 1983), Wanser (1982), Wright (1973), and many other scholars. The principal pre-settler and historic periods are summarized below with regard to their representation in the immediate vicinity of the study area (Table 3-1). A subsequent section details available information on the prehistory of the immediate area.

PALEOINDIAN STAGE

During the latter part of the last glacial period, known as the Wisconsin, ending about 14000 BCE, most of northern North America was deeply buried beneath thick sheets of ice. The vast amounts of water contained in these continental glaciers lowered ocean levels by as much as 130 m. Large expanses of the now submerged continental shelf were exposed with dry land extending for many kilometers beyond the present shorelines. The glaciers did not flow as far south as present-day Maryland, and the Chesapeake Bay of today existed only as the valley through which flowed the ancestral Susquehanna River.

Glacial recession 13,500 years ago (c. 11,500 BCE) raised the sea level and inundated the ancestral Susquehanna valley. By 9,000 years ago (c. 7000 BCE) the rising waters flooded the lower portion of the valley. By 3000 BCE, the valley was flooded as far north as Annapolis, Maryland. By 1000 BCE, the Chesapeake Bay and the inundated portion of the Potomac River reached their present limits and modern climactic and biotic regimes developed to their present state. Oysters and a variety of benthic and pelagic fishes occupied newly created niches in what is now one of the richest estuarine environments in the world. Oak and hickory boreal forests covered the region, and swamps, marshes, and streams formed in the hinterland and along the coasts (Carbone 1976, Lippson 1973, Schubel 1981).

Native Americans were attracted to the coastal environment by rich aquatic and terrestrial resources. Prior to the formation of the Chesapeake Bay (c. 3000 BCE), people occupied a broad range of upland and lowland settings, invariably close to a water source. Paleoindian tools, dating between 11,500 and 9,500 BCE, are rare in the region. Generally, avocational collectors and professional archaeologists find them in redeposited contexts, often associated with multi–component sites in floodplains (Brown 1979). The Maryland State Highway Administration has excavated a Paleoindian component at the deeply stratified Higgins site in Anne Arundel County (Ebright 1992). The site is located along a small drainage that appears to have shifted its course and overflowed its banks many times. Waterborne silts and drifting dunes covered the Paleoindian component. The Higgins site is exceptional in its preservation of Paleoindian and Early Archaic components. Gibb (2004) has undertaken Phase II testing at the Garrett's Chance #3 (18PR704) in Aquasco, southern Prince George's County. This hilltop site was extensively eroded, but the field crew recovered a Clovis point, a stemmed biface, and a number of quartz, quartzite, and chert flakes scattered over less than one-quarter acre. One easily might regard Garrett's Chance #3 as an ideal spot for a hunter's perch from which the movement of game, particularly deer and possibly woodland bison and elk, might be sought and monitored. A

reanalysis of the clusters of material at Bull Brook, in Ipswich, Massachusetts, however, suggests a ring-like arrangement of at least 37 groups that came together in a single event, possibly for a caribou drive (Robinson, Ort, Eldridge, Burke, and Pelletier 2009). We might consider 'sex drive,' as well, as families sought mates for their children. That level of organization would have required sophisticated communication networks and means for establishing visual contact among mobile groups. An elevated spot such as Garrett's Chance #3 may have been important for communicating with related groups as much as for monitoring game.

ARCHAIC STAGE

Archaeologists generally defined the Archaic Stage as a period of cultural diversification, represented by more varied projectile point styles and more varied adaptations to the environment than characterize the preceding stage.

Early/Middle Archaic

There are no Early or Middle Archaic period sites (9,500 to 7,000 BCE and 7,000 to 3,750 BCE) recorded within the immediate vicinity of the project area, although there are sites of this period in Maryland. Some researchers feel that the coastal locations favored by Early and Middle Archaic peoples were abandoned in favor of Piedmont locations (Kavanagh 1982:50), but this may be based on the lack of study of sites submerged by rising sea levels. Recent work in Southern Maryland suggests exploitation of interior wetlands by small groups during the late Middle Archaic and early Late Archaic (Walter, Quantock, and Hayward 2009).

Late Archaic

By the Late Archaic period (3,750 to 1,250 BCE), the forests around the Chesapeake Bay were primarily deciduous. The rich plant and animal life provided a wide array of foods and raw materials. Expanding Late Archaic communities took advantage of this great abundance, as evidenced by increases in both the number and size of Late Archaic sites over those of previous periods. Late Archaic peoples could have exploited the freshes of the Susquehanna, Potomac, and Patuxent rivers, as well as the shallow waters and spreading estuaries of the bay, for crabs, oysters, and anadromous fishes. At the end of the period the deciduous forests were widespread and less diverse, thereby decreasing the heterogeneity and richness of terrestrial resources. With the encroachment of brackish water into inland bays and waterways, and the stabilization of sea level during this period, the estuarine species such as shellfish became better established, and more importantly, accessible to human occupants of the area. The dominance of deciduous forests and the stabilization of sea level may have caused a shift from interior wetlands to riverine and estuarine environments. Estuaries provided numerous locations for habitation where resources were close, plentiful, and diverse. It was during the Late Archaic that local Native American groups developed more complex technologies (e.g., canoes, fish weirs, and nets), and adopted more sedentary lifestyles in large, more or less permanent, base camps along the Bay and its major tributaries, with associated seasonal camps and resource collecting sites in the interior. A riverine adaptation is suggested by data from the length and breadth of the coastal plain of the Middle Atlantic region.

The expanding waters of the Chesapeake Bay and its tributary rivers, creeks, marshes, and swamps provided an extensive network for travel and communication. Overland travel became more difficult as the shoreline became deeply etched by down–cutting interior streams and inundated tidal creeks. The waterways served as both transportation corridor and as a source of food. Exotic materials on Late Archaic period sites, such as rhyolite from the Blue Ridge

Province of Maryland, Pennsylvania, and Virginia, argillite from the lower Hudson Valley and southeastern Pennsylvania, and steatite from Maryland's piedmont, indicate extensive trade networks and/or travel.

Late Archaic/Transitional

Archaeological sites of the Late Archaic/Transitional are associated with large streams and, in the Maryland Coastal Plain, typically manifest as fire-cracked rock features and bifacial reduction areas with broad-blade bifaces, steatite bowl fragments, and distinctive lithic preferences, particularly for metarhyolite from the western piedmont (see Carr 2016 for a historical summary of the Transitional as a defined archaeological period).

The regional climate pattern in the Sub-Boreal (5000 to 2500 BP) interval in the Eastern USA was a protracted period of drought punctuated by episodic storms. The intermittent release of large quantities of water on thinly vegetated, droughty soils led to lateral movement of streams and rapid stacking of weakly weathered soils (Vento 2016); i.e., upland erosion, rapid redeposition of soils in drainages, and shifting stream channels (Lee 2017). Dennis Curry (1992) hypothesized that aeolian deposits, generated from the sandy soils during the xerothermic maximum of the late Atlantic and early Sub-Boreal periods, formed dunes and shadows, deflating some deposits while covering others. The former are readily observed, particularly in northern Anne Arundel County and the Eastern Shore of the Chesapeake Bay, as crescent shaped ridges of sand, the steep concave side forming on the northwest side and the more gradually sloped convex side to the southeast. Pollen sequences and macrobotanical materials (e.g., charcoal) from sediment cores also reveal changes in rainfall patterns during the Sub-Boreal interval (coincident with the Late Archaic and Transitional periods; Bush 2001; Vento 2016). Pollen from such arboreal species as hickory, pine, oak, chestnut, and holly (*Carya* spp., *Pinus* spp., *Quercus* spp., *Castanea* spp., and *Ilex* spp., respectively) suggest dry conditions.

Vento's (2016) discussion of the surface geology of the Transitional Period focuses on shifts in waterways caused by episodic storms and large sediment loads blocking and redirecting streams. He briefly discusses palynological evidence for the Sub-Boreal interval (a shift from hemlock to pine dominated forests), but pollen data from as far afield as Georgia and sparse from the Chesapeake and Delaware basins reveal a significant gap in high resolution data for this region for any period. The nature and timing of changes to vegetation, soils, and hydrology may have varied across the piedmont and coastal plain zones extending from New England to the Gulf of Mexico. Localized differences may account for some of the assemblage variability discussed by Moeller (2016). Our understanding of Late Archaic and Transitional settlement and subsistence practices, including variability among assemblages, might gain by more detailed research into changing vegetational regimes, relict stream channels, and the role of surface geology in seeking and interpreting sites. Locational data developed by Wholley (2016) and Blondino (2016), for example, might be refined if the middle Susquehanna and Delaware River valley components they address are related to the landforms that existed at the time of occupation, rather than to the current landforms on which those components have been found.

Table 3-1. Sequence of prehistoric cultural periods

Paleo-Indian

Date Range:	11,500-9,500 BCE
Diagnostic Points:	Clovis, Hardaway-Dalton
Diagnostic Vessels:	None
Climate:	Gradual post-glacial warming
Sea level:	70-110 ft below present
Vegetation:	Succession of spruce, then pine
Fauna:	Megafauna, replacement by modern fauna

Early Archaic

Date Range:	9,500-7,000 BCE
Diagnostic Points:	Kirk-Palmer, Warren
Diagnostic Vessels:	None
Climate:	Warming and increased rainfall
Sea level:	58-70 ft below present
Vegetation:	Pine replaces spruce, oak increases; expansion of swamps
Fauna:	Modern species; swamp species

Middle Archaic

Date Range:	7,000-3,750 BCE
Diagnostic Points:	LeCroy, Stanly, Morrow Mountain, Guilford
Diagnostic Vessels:	None
Climate:	Warm and wet, drying
Sea level:	43-58 ft below present
Vegetation:	Oak-hickory association dominates
Fauna:	Modern interior wetland species established

Late Archaic

Date Range:	3,750-1,250 BCE
Diagnostic Points:	Broadspear, Savannah River, Brewerton
Diagnostic Vessels:	Steatite
Climate:	Warm & dry, cooling after 2,300 BC
Sea level:	13-43 ft below present
Vegetation:	Climax oak-hickory; mature estuarine/wetlands communities
Fauna:	Modern terrestrial and marine

Early Woodland

Date Range:	1,250 BCE-50 CE
Diagnostic Points:	Rossville, Calvert
Diagnostic Vessels:	Accokeek, Marcey Creek, Dames Quarter, Selden Island
Climate:	Mild and damp
Sea level:	7-13 ft below present
Vegetation:	Modern, stable
Fauna:	Modern, stable

Middle Woodland

Date Range:	50 CE-950 CE
Diagnostic Points:	Selby Bay, Jack's Reef
Diagnostic Vessels:	Popes Creek, Mockley, Wolfe Neck, Hell Island
Climate:	Modern, stable
Sea level:	3-7 ft below present
Vegetation:	Modern, stable
Fauna:	Modern, stable

Late Woodland

Date Range:	950 CE-Contact
Diagnostic Points:	Jack's Reef, Triangles
Diagnostic Vessels:	Page, Keyser, Shepard, Potomac Creek, Moyoane, Riggins
Climate:	Modern, stable
Sea level:	1-3 ft below present
Vegetation:	Modern, stable
Fauna:	Modern, stable

Contact

Date Range:	16th-mid 18thC
Diagnostic Points:	Triangles, some European materials
Diagnostic Vessels:	Potomac Creek, iron
Climate:	Modern, stable
Sea level:	1-2 ft below present
Vegetation:	Modern, stable
Fauna:	Modern, stable

WOODLAND STAGE

Archaeologists divide the Woodland Stage (c. 1,250 BCE to 1600 CE) into three periods: Early, Middle, and Late. Each period is characterized by distinctive settlement and subsistence patterns and ceramic styles. While Late Archaic peoples may have experimented with pottery making, it is the widespread appearance of ceramics that marks the onset of the Woodland Stage.

Early Woodland

The Early Woodland period in the Middle Atlantic Region, between 1,250 BCE and 50 CE, is characterized by a continuation of many of the cultural traditions and subsistence and settlement patterns established in the Late Archaic. There was a pronounced decline in trade and exchange networks with fewer exotic materials being found on sites of this period relative to those of earlier periods, although Ohio cherts appear on Early and Middle Woodland sites in the region. Shellfish, migratory waterfowl, anadromous fish, and other marine and estuarine species were procured from the waters of the Bay, and faunal remains found at sites indicate a high reliance on woodland animals. The present vegetation patterns of the region, with tulip poplar and sweet gum in the lowlands, and oak, hickory, chestnut, and pine found in the uplands, were established by this time. Early Woodland peoples made extensive use of these resources. Underground storage facilities, grinding tools, and faunal remains often are found on Early Woodland sites (Gardner 1982).

The Early Woodland period is divided in the Maryland Coastal Plain into two phases: Marcey Creek (1,250–750 BCE) and Accokeek (750–400 BCE). They are defined largely on the basis of pottery styles. Marcey Creek ceramics are molded (as opposed to coiled) and they are tempered with crushed steatite. Pot forms imitate steatite vessel forms of the terminal Late Archaic. They are undecorated and usually lack lug handles. Examples of Marcey Creek ceramics are found on sites throughout the Delaware and Susquehanna River valleys and in the Coastal Plain and Piedmont provinces of Maryland and Virginia, with some occurring in New York State. Selden Island wares also are found in association with Marcey Creek ceramics. They have thinner walls, steatite tempering, and cord marking on exterior surfaces. Projectile points of this phase are the Holmes/Bare Island, Claggett, Dry Brook, and Orient Fishtail points, all of which made their first appearance in the terminal Late Archaic.

The Accokeek phase is named for a pottery type identified at the Accokeek site in Prince George County (Stephenson, et al. 1963), about 15 miles (9.3 km) northwest of Hughesville. Accokeek vessels are small conical vessels, tempered with sand or crushed quartz, with cord marked exterior surfaces and, often, smoothed rims. Accokeek ceramics are found in association with Calvert projectile points.

Wright (1973) and Custer (1984) postulate a continuation of Late Archaic settlement and subsistence patterns into the Early Woodland. Local populations formed macrobands and occupied semi–sedentary base camps during certain seasons. At other times of the year, they split into microbands and occupied short–term task specific and seasonal camps. With the development of food preservation techniques, such as underground storage, larger populations could be supported in smaller areas. Food storage reduced the need for seasonal migration. It also required a degree of sedentism in order to maintain access to, and control over, stored foods. Population growth probably occurred at this time. Base camps appear in the Chesapeake Bay along the major river drainages, and several extensive surveys, conducted along the Wicomico, Severn, South, and Patuxent rivers, have identified numerous Early Woodland sites. In his survey of the Severn River, Wright (1968, 1969) identified eight sites with Marcey Creek components. Steponaitis (1978) found three Marcey Creek components along the South River, and ten within the Patuxent River drainage (1980, 1983). Both Wright and Steponaitis found the majority of the

Marcey Creek sites in the upper reaches of the rivers, with a few sites next to estuaries. All of these sites are shell middens. Wanser (1982) documented 28 assemblages from Early Woodland components along the Wicomico–Allen's Fresh–Zekiah Swamp drainage, 21 one which are situated in interior wetlands settings. This pattern indicates a riverine orientation for Early Woodland sites, especially those of the Marcey Creek phase.

The Accokeek phase sites represent a shift from the established Late Archaic–Marcey Creek period sites. Steponaitis identifies three trends:

- a greater number of Accokeek sites than Marcey Creek, suggesting population growth;
- an increase in artifacts found on Accokeek sites, indicating longer occupations, and;
- an increase in oyster use, and exploitation of a broad range of terrestrial and aquatic resources. Intensive gathering in rich ecozones supported a shift toward increased sedentism and population growth.

A shift in trade networks also is seen with the acquisition of exotic materials and tools: chert from New York, Canada, Indiana, Ohio, and Tennessee; copper from the Great Lakes region; and Adena or Adena–like goods similar to those found in Ohio. The latter examples are found almost exclusively at mortuary sites, indicating a complex Adena–like mortuary practice. The West River site in southern Anne Arundel County is the closest identified manifestation of Adena to the study area (Ford 1976).

Middle Woodland

Subsistence and settlement pattern changes distinguish the Middle Woodland period in the Middle Atlantic region from earlier periods. The Middle Woodland is divided into two phases: Popes Creek (50 CE–200 CE) and Selby Bay (200 CE–950 CE), each characterized by distinctive ceramics and projectile point types.

Popes Creek Net Impressed ceramics have a medium to coarse sand temper comprising 50% to 70% of the paste. The vessels are coil constructed, in the form of wide–mouthed jars, with conical or semi–conical bases. Interiors are scraped and exterior finishes are net impressed. Rims are decorated with incised horizontal lines, often with finger smoothed and incised chevron patterns. Popes Creek ceramics rarely are cord marked. Wright (1973) identified a local variant that he has named Smallwood ware, but the only significant difference is the presence of some shell and quartz tempering in a sandy paste. Rossville projectile points occur in deposits with Popes Creek ceramics. They occur on sites from southern New England to the Chesapeake Bay. The Popes Creek tool assemblage also includes bone awls, knives, grinding stones, mortars, axes, choppers, and hammer stones of local lithic material.

The Selby Bay phase follows the Popes Creek phase, and is represented by Mockley Cord–marked and Net Impressed pottery, and exotic lithic materials. Mockley ceramics are tempered with coarse crushed shell, comprising about 20% to 30% of the paste. The vessels are coil constructed, medium to large in size, with rounded or semi–conical bases. Vessels from the beginning of the period are predominantly cord–marked. Cord marking appears to have been gradually supplanted by net impressed treatments, both plain and crumpled. Vessel rims often are undecorated with some vessels having their exterior surfaces smoothed just below the rim. The smoothed necks commonly are decorated with incised cross–hatching, diamonds, chevrons, or parallel lines, with occasional punctates. Mockley pottery is found on sites from the western coastal plain of Virginia to the Delaware River. On Maryland's Western Shore they occur in association with Selby Bay bifaces—made from non–local rhyolite, argillite, and jasper—and elliptical two–holed gorgets, hematite squares, grinding stones, bifacially retouched flakes, and worked bone. Gardner, et al. (1989), also recovered several Piscataway points from a pit at 18CV272 in

association with Mockley sherds. The chronological placement of Piscataway points, however, is still a point of contention among scholars in the region (e.g., Ebright 1992:38).

The Popes Creek phase may represent local development, with an intensification of the subsistence patterns established during the Accokeek phase of the Early Woodland. Large semi–permanent macroband sites were located along the upper portions of major river drainages, with associated satellite procurement stations located in strategic spots near the base campsites.

There is some discontinuity between the lithic assemblages of the Popes Creek and Selby Bay phases. Popes Creek tools generally were made from locally available quartz and quartzite. Selby Bay phase lithic assemblages are entirely different, dominated as they are by exotic materials: rhyolite from the Blue Ridge Province of Maryland and Pennsylvania, argillite from the northeast, and cherts from New York and Ohio. Luckenbach, et al. (1987), suggest that there was a greater affinity of Selby Bay phase peoples with populations to the north, if not migration into the Maryland Coastal Plain Province from the north. Custer (1986) hypothesized that this settlement pattern reorganization may have culminated in the establishment of small chiefdoms by the Late Woodland period. Gibb and Hines (1997) suggest intensive use of particular aquatic resources, specifically oysters, to the near exclusion of other aquatic and terrestrial resources at the Smithsonian Pier site (18AN284) on the Rhode River. Because of the seasonal nature of their use of this resource, and the relative lack of competing species (e.g., drumfish, boring sponges), Middle Woodland visitors to the Smithsonian Pier site appear not to have affected the local oyster population's ability to reproduce. Neither the Smithsonian Pier site nor the Luce Creek site (18AN143) on the Severn River yielded definitive evidence of horticulture, although Ballweber (1994) found ample evidence of hickory nut processing at Luce Creek.

Late Woodland

The first true signs of horticulture in the Middle Atlantic region mark the beginning of the Late Woodland Period (c. 950 CE). The period ends with sustained European contact in the 17th century (after 1600 CE). Horticulture was widely and rapidly adopted throughout the northeastern United States at this time and may have been introduced by cultures to the west of the Chesapeake Bay region. The environment remained essentially the same and local peoples continued gathering plants, hunting, fishing, and oystering. At the time of European contact, aborigines relied less on estuarine resources than did their immediate precursors. Horticultural villages on floodplains were the primary occupation sites of the native inhabitants.

Archaeologists divide the Late Woodland into two phases: Little Round Bay (800 CE–1,250 CE) and Sullivans Cove (1250 CE–c.1600 CE).

Little Round Bay Phase ceramics include incised and fabric impressed wares of the Rappahannock series. Both are shell-tempered. The vessels are coil constructed, with smooth interiors and rough exteriors. They tend to be more thinly potted, and the temper is smaller, than the earlier Selby Bay vessels. Rappahannock ceramics are wide–mouthed jars with rounded or semi-conoidal bases.

Griffith (1980) defined eight varieties of Rappahannock Incised pottery, based on decorative treatment. Motifs include horizontal bands, zigzags, and squares or triangles, occasionally filled in with incised lines. Generally, the more complex geometric forms occurred during the period between 950 CE and 1300 CE. Fabric impressions on Rappahannock wares typically are clear and not over–stamped. Some vessels have pseudo–cord impression patterns at the rim. Projectile points associated with the Rappahannock ceramic types include Jacks Reef points—found throughout Maryland, Delaware, Virginia, Pennsylvania, New York, Ohio, Michigan, and Ontario—and Levanna points—found throughout

Maryland, Virginia, Delaware, Pennsylvania, New Jersey, New York, Ontario, and into New England. Other Late Woodland artifacts include bone awls, obtuse angle pipes, grinding stones, and pitted stones.

Sullivans Cove pottery is thinly potted with light crushed shell tempering. Vessels have conical bases and constricted necks. Body sherds are partially cord–marked and smoothed. Rim exteriors are decorated with cord wrapped stick impressions, and horizontal lines and herringbone patterns. Rappahannock Incised ceramics with less complex motifs also are found with Sullivans Cove pottery, as is the Rappahannock Herringbone motif. The small triangular Madison projectile point, found throughout the northeastern United States, typically is the only projectile point found on Sullivans Cove phase sites. The small size of the Madison point indicates that Late Woodland peoples replaced the throwing spear, which required a larger and heavier point, with the bow and arrow.[1] Sullivans Cove assemblages also include: grinding stones, convex–edged end scrapers, knives, and other stone tools. It was during the Sullivans Cove period that horticulture seems to have led to a shift to village life in locations away from the shores of the Chesapeake.

Potomac Creek pottery occurs throughout the Lower Potomac drainage. Typically corded, it is hard, thinly potted, and tempered with crushed quartz and sand. Lips are slightly to strongly everted or collared, and the necks are constricted giving the vessel bodies globular profiles accentuated by flaring rims. Radiocarbon analyses place Potomac Creek pottery between 1300 CE and 1700 CE, or late-Late Woodland through Contact periods.

Custer (1984) suggests that vast changes occurred in the settlement and subsistence patterns of the Late Woodland. Prior to 950 CE, settlement and subsistence patterns centered around intensive gathering and hunting with some use of cultigens. Groups followed seasonal rounds, moving from base camp to base camp, with occasional forays to task specific sites to procure shellfish, waterfowl, and other resources. Wright (1973) suggests that the Little Round Bay Phase occupations centered on base camps at the estuarine/transition zones, with frequent use of numerous nearby procurement camps. Wright interpreted the Obrecht site, near the head of the Severn River, as a base camp for the Purcell site on the Magothy River and the Oakridge site on the Patapsco River. The two smaller sites served as resource procurement sites. Obrecht, a large oyster shell midden measuring 180 m in length, produced materials from the Middle Woodland and Late Woodland periods. Wright interprets the broad array of faunal remains and cooking features at the Obrecht site as evidence of a large macroband base camp. The Purcell site is an oyster shell midden site, measuring at least 25m in length, with a similar broad array of faunal remains. Wright suggests that it is a microband base camp, probably occupied in the fall. The Elkridge site is a very large site on the estuarine portion of the Patapsco River, at the confluence of three major tributaries. It is well placed for the exploitation of spring runs of spawning fish. Development has destroyed a number of smaller shell sites near Elkridge that could have served as microband procurement sites. Procurement sites were selected for their ease of access to seasonally available oyster, waterfowl, or fish, or nuts.

Increased reliance on cultigens lessened the need for satellite camps, and this shift is reflected in the archaeological record. The functions of base camps changed as they became village sites devoted to the production, storage, and protection of food. The need for cropland also required a shift away from coastal areas to fertile floodplains. Horticulture in the Bay region became important sometime around 950 CE, during the Sullivans Cove Phase. Smaller villages and isolated household sites, or clusters, surrounded larger settlements. Sullivans Cove phase peoples still used sites previously used for oystering, water-fowling, fishing, and hunting, but not as intensively.

[1] See Nassaney and Pyle (1999) on the morphological distinction between dart and arrow points.

Local Native American History

Numerous sites have been located by avocational archaeologists and by the Potomac River Survey along the margins of Zekiah Swamp, Hickey (1970) reporting 57 in his master's thesis, Late Archaic through Early Woodland components predominating. His study and Wanser's (1982) analysis of collections from Zekiah Swamp indicate an abrupt shift in settlement patterning in the Early Woodland (Table 3-2). Woodland sites reveal a preference for coastal lowland sites, undoubtedly representing their increasing reliance on the stable aquatic communities that developed in the wake of glacial recession and rising sea levels.

Table 3-2. Components identified by Wanser (1982)

Period	Interior Wetlands	%	Interior Uplands	%	Coastal Lowlands	%	Totals
Early Archaic	78	85	11	12	3	3	92
Middle Archaic	54	77	8	11	8	11	70
Late Archaic	313	82	39	10	30	8	382
Early Woodland	21	57	4	11	12	32	37
Middle Woodland	39	55	6	8	26	37	71
Late Woodland	46	56	7	9	29	35	82
Totals	551	N/A	75	N/A	108	N/A	734

Despite this shift, and even before it, indigenous peoples settled—at least seasonally and temporarily—upland interior sites, presumably to take advantage of resources that were absent or less accessible along the coast and interior wetlands. Gibb's (1991) investigation of the Allen's Fresh No. 1 site in the transition area between the open water of the Wicomico River and the wetlands of Zekiah Swamp demonstrate that these peoples did not go into the uplands to procure stone for tool making: the gravel bars of the lower Zekiah provided an inexhaustible supply of quartz pebbles.

Barse (1982) conducted a survey of a proposed 11+ mile (6.8 km) transmission line corridor in northern St. Mary's County in a setting comparable to upland areas throughout Southern Maryland. His field crew excavated 41 shovel tests and surface collected plowed fields and other exposed surfaces. They identified 36 lithic scatters (one with an 18th–century domestic component in addition to prehistoric material—18ST407) at the upper reaches of several tributaries of the Potomac River at elevations of 100 to 180 ft (30.5 to 54.9 m) above mean sea level. Few produced temporal diagnostics, and those components that could be identified dated to the Early Archaic (2), Late Archaic (5), and Early–Middle Woodland (6) periods, with the latter two predominant. All of the sites occupied bluffs overlooking stream valleys or remnant terraces. Pebbles and cobbles native to the soils appeared throughout. Cheek et al. (1983) tested five of those sites, recovering from four of the five a total of 31 pieces of flaked stone and one fire–cracked rock. They found only one temporally diagnostic artifact: a Vernon side–notched point from 18ST418.

Barse (1982), drawing from earlier work conducted by The Catholic University along the Piscataway drainage in southern Prince George's County, offered a predictive model applicable to his St. Mary's survey and appropriate to generate expectations for the uplands and stream margins of Southern Maryland. Beginning in the Late Archaic period, indigenous groups established large base camps at the heads of embayed streams. From these sites they harvested anadromous fishes during the annual spawning runs. These sites should produce comprehensive stone tool kits and late stages of lithic reduction. Smaller sites on low order streams and in

interfluvial upland areas should represent hunting camps and "primary quarry activities" with relatively few tool types represented and a preponderance of primary flakes (Barse 1982: 13).

Pending an analysis of the kinds of flakes and tools recovered from these sites, it is difficult to evaluate the model. In general, it is accurate in that lithic scatters, devoid of discernible subsurface features, characterize upland sites throughout the region. That groups sought these upland areas for usable stone seems improbable given the gravel bars that exist along the lower reaches of the larger streams. That is not to say that they did not use upland deposits of pebbles, but they may have used them on an as–needed basis, creating expedient tools and subsequently discarding them before moving on. In other words, the differences in early and late-stage flake frequencies between large fluvial and coastal sites and upland sites may have little or nothing to do with quarrying and stone availability: those differences may have more to do with the range of activities undertaken at the respective sites and their concomitant needs for re-sharpening and repairing stone, bone, wood, and textile implements, and creating new tools, perhaps as expedients.

Gathering of upland plants and hunting and trapping seem to be the most likely uses of upland areas. Until substantial resources are invested in the study of these artifact and feature poor sites, however, a more definitive identification of activities and variability among these sites will not be achieved.

Sites registered within a one-mile radius of the subject parcel include five multicomponent aboriginal sites ranging in age from the Early Archaic though Late Woodland, one (18CH0093) including an early 19th-century European American component (Table 3-3). These sites comport with the regional models discussed above and are typical of those along the main channel of Zekiah Run in terms of the wide range of components represented. Two sites are under-reported and their existence as sites doubtful.

Table 3-3. Registered sites within one-mile radius

Number	Name	Period	Type
18CH0001	Western View	Early Archaic-Late Woodland	Camps
18CH0002	Simpson	Early Archaic-Late Woodland	Camps
18CH0093	Ceakle	Early-Mid-19th C	Slave quarter?
18CH0093	Ceakle	Middle Archaic-Late Woodland	Camps
18CH0103	Young	Early Archaic-Late Woodland	Camps
18CH0793	His Lordship's Favor	late 17th-early 18th C	Plantation
18CH0793	His Lordship's Favor	Late Woodland	Camp
18CH0967	RCGA VWGN 5 Locus 3-2	Early 20th C	Dwelling
18CH1006	VPRN Locus 1	Late 19th-early 20th C	Trash scatter
18CH1007	VPRN Locus 2	Doubtful this constitutes a site	
18CH1008	VPRN Locus 3	20th C	Farmstead
18CH1009	VPRN Locus 4	Mid-19th-20th C	Farmstead
18CH1010	VPRN Locus 5	Doubtful	
CH-049	The Lindens	Early 19th C	Plantation
CH-076	Piney Church/Brice Chapel, site	Mid-18th C	Church
CH-156	Western View	Late 18th C	Plantation
CH-217	St. John's	No documentation	?

Regional and County History

Historic settlement patterning in the Chesapeake Tidewater region has been examined by Pogue (1984), Smolek (1984), Lukezic (1990), and, more recently, by Gibb (1996). Concerned with 17th- and 18th-century Euro-American settlement along the bay and its tributaries, these studies all note a preference for sites along major navigable rivers near potable water and soils suited to tobacco and wheat cultivation, with little aggregation and avoidance of upland areas. Gibb's analysis aimed at documenting and interpreting variability and offered a statistical technique for identifying sites that may have functioned differently than those tobacco plantations along the navigable waterways. Settlement patterning in Maryland's Tidewater region for the 19th and 20th centuries has not been studied and the comments below pertaining to these later settlements are based on preliminary research.

COLONIAL PERIOD

Land grants from the Lords Baltimore, proprietors of the Maryland colony, varied greatly in size. Tracts listed in the various rent rolls range from a few acres to thousands of acres, with around seventy percent of the patents granted for parcels between 50 and 249 acres (123.5 to 615.3 ha) (Wykoff 1937; Gibb 1996). Certain individuals and corporate groups (The Society of Jesus, or the Jesuits) received not only large tracts but manorial status, bestowing certain feudal rights on the holders of those manors. (The feudal system of courts and tenure never taking hold, lords of Maryland manors were little more than wealthy landlords.) Most 17th-century archeological sites occur within a few hundred feet of navigable water and near soils suitable for producing tobacco in large quantities, if not high quality; but a few have been found a mile or more inland, surrounded by soils ill–suited to tobacco culture. Tenants occupied all tracts, only the Lord Proprietor actually owning the land. Failure to pay the modest semi-annual quit rent and swear fidelity to the Baron (including recognizing his right to the land) could result in escheatment; viz., loss of all land and improvements to the Lord Proprietary. Tobacco was the principal cash crop, except where wheat dominated in portions of St. Mary's County and the lower Eastern Shore, with maize, cattle, and swine raised for home consumption, ship provisioning, and limited coastal trade.

The Proprietary long hoped to erect towns throughout the colony. These central paces would have encouraged tradesmen and promoted economic growth, as well as insure efficient collection of duties, fines, and other Proprietary revenues. Despite as series of laws passed between the 1660s and the early 1700s, few towns were ever realized: the tobacco staple economy and the interests of the planters were ill-suited to the village and outfield system of Great Britain and Ireland. But some few towns were established, most surviving only briefly. Port Tobacco, at the head of navigable water on Port Tobacco Creek, was an exception for reasons as yet not entirely clear. Donald Shomette (2000) has summarized the town's history in his *Lost Towns of the Chesapeake*, and Jean Lee has written at length about the town's Revolutionary War and post-Revolution developments in her *The Price of Nationhood: The American Revolution in Charles County*. Briefly, the town served as the county seat from 1727 until 1895, long after its loss of port facilities because of sedimentation of the Port Tobacco River. During its relatively long life, Port Tobacco hosted the Charles County Court House, and Episcopal Church, newspapers, hotels, and a variety of mercantile and mechanical establishments. The Society of Jesuits also tried to establish a town on St. Thomas Manor (which

is just north of the Bel Alton area), and have it designated the county seat, just north of St. Ignatius Church, but their plans went unrealized.

POST–COLONIAL PATTERNS

As the colonists patented all of the prime lands along the coast, they began to move inland. By the middle of the 18th century, the interior of Southern Maryland was thoroughly colonized and a nascent road system developed. The lords Baltimore had begun to alienate land, selling it in fee simple and abolishing quit rents. Farm tenancy increasingly became the means by which rural families gained access to farmland from large, wealthy landowners. Stiverson (1977) and Marks (1979) have examined patterns of farm tenancy for the 18th and early 19th centuries, respectively, but this author is unaware of any historical studies of late 19th- and early 20th-century tenancy in Southern Maryland.

Port Tobacco grew as a small town at the intersection of land-based and water borne transportation networks, with smaller hamlets such as Newburg, Bel Alton, and Faulkner springing up in the latter half of the 19th century. As the railroads and, eventually, automobiles became the principal means of moving people and produce, at the expense of boats and steamships, the town's location at the head of the Port Tobacco River and the steamboat landings became peripheral to the County's growth. On January 1, 1873, the Popes Creek Branch of the Baltimore and Potomac Railroad opened for regular service between Upper Marlboro in Prince George's County to Popes Creek, Maryland. The people of La Plata, a station on the newly erected railroad, sought to move the county seat to their new town, their efforts finally succeeding in 1895, three years after fire destroyed much of the courthouse in Port Tobacco. Port Tobacco declined afterward. Where La Plata was not even included on the 1866 map of General Grant's final campaign in central Virginia, it appears in bolder, larger type than Port Tobacco on an 1897 map of the area (Figures 3-1 and 3-2). The railroad further encouraged hamlet development.

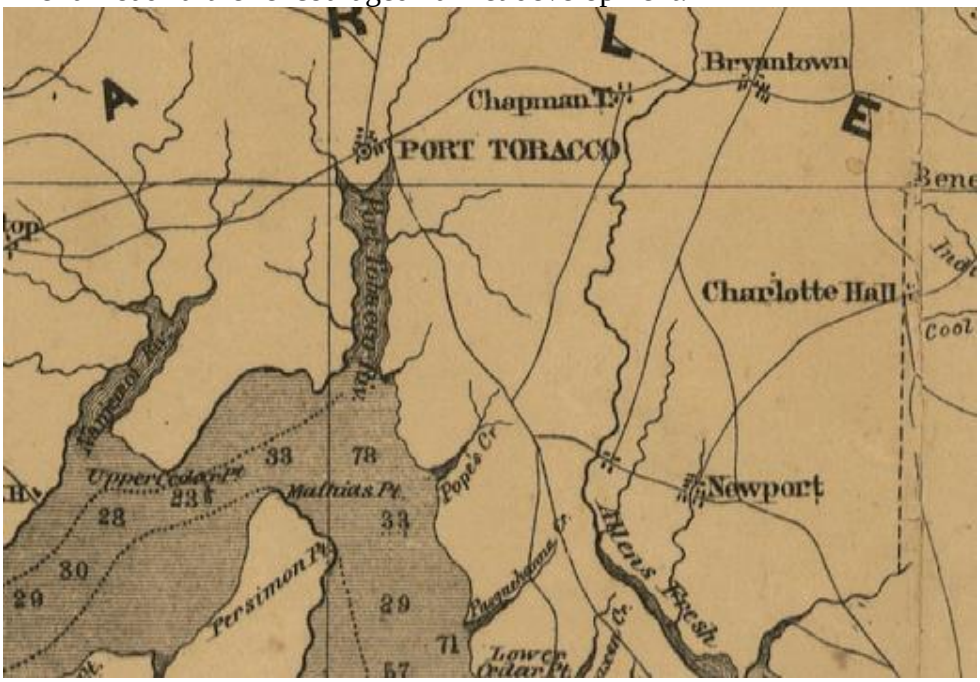

Figure 3-1. Heyne map of parts of Virginia, Maryland, and Delaware (1861).

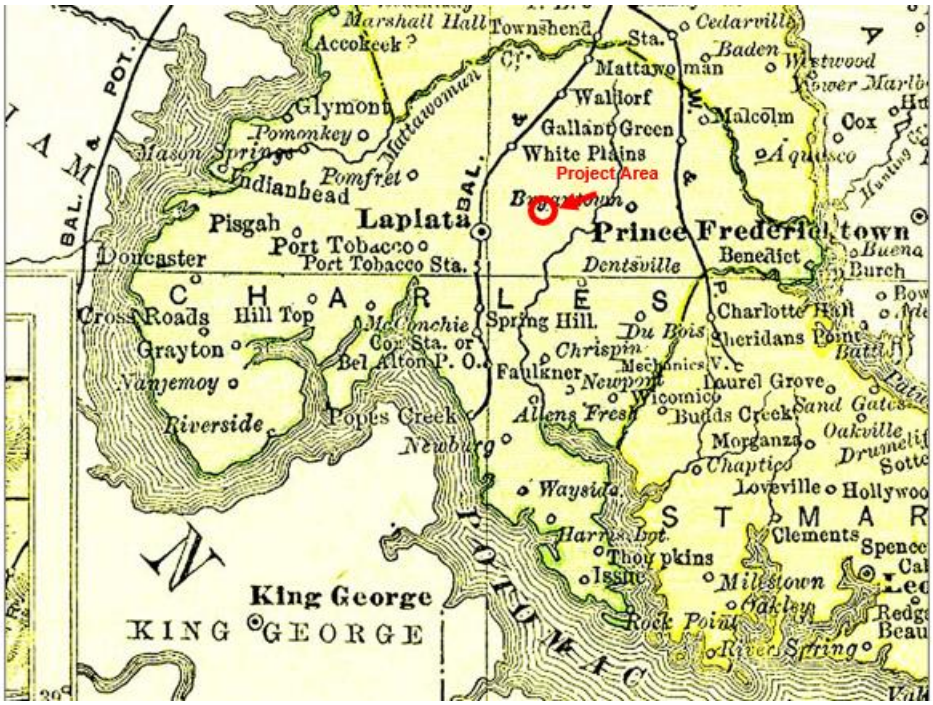

Figure 3-2. Map of Charles County (Rand McNally 1897).
Circle identifies project area vicinity.

During the Civil War, Union troops of—or attached to—General Dan Sickles' Excelsior Brigade occupied the area, billeting troops in Port Tobacco (reputedly a hive of Southern sympathizers, spies, and smugglers) and camping at numerous locations throughout Charles and St. Mary's counties during patrols of the area (Gibb, Quantock, Hayward, and Walter 2011). Some specific units, such as the Illinois 8th and Third Indiana Cavalry, have been identified. Only one camp, 18CH788, just east of Port Tobacco has been scientifically documented. Other camps have been reported by local metal detectorists. Generally, they appear to be along major roads and on high, level ground. The flight of John Wilkes Booth after his murder of President Abraham Lincoln led to the deployment of uncounted military and police units to Charles County before Booth was finally besieged and killed in a barn in northern Virginia.

Local History

The subject parcel lies northeast of the county seat and incorporated town (1873) of La Plata and south of the unincorporated hamlet of Brice, a rural, low-order node in a hierarchy of central places (Figures 3-3 through 3-6).

Parcel History

The subject parcel was a portion of His Lordship's Favor, a 1,324-acre tract patented in 1732 by William Middleton. The Hawkins family acquired several hundred acres of the patented tract in the 18th century and retained possession into the early 20th century (Table 3-4). The Diggs and then the Lovering families possessed 700 acres, hiving off the current parcel in 1960, selling 288.7 acres to the Dobson family who retain ownership as of this writing. There is no archival evidence of any occupation of the Phase 1 portion and, given the soils and topography, the level portions likely were cultivated and the slopes periodically timbered.

Table 3-4. Chain of title

Grantor	Grantee	Instrument	Reference	Date	Acres
Peggy Dobson-Revocable Trust	Peggy Dodson	Deed	10061/21	10/20/2017	278.836
George V & Edna C Lovering	Richard & Peggy Dobson	Deed	150/173	8/16/1960	288.7
Executors of W Mitchell Digges (dec)	George V & Edna C Lovering	Deed	WMA74/11	4/11/1941	700
F Brooke Matthews	Walter J Mitchell & W Mitchell Diggs	Deed	WMA37/146	9/4/1920	700
Hervert Watson & Wife	F Brooke Matthews	Deed	CP30/291	9/12/1916	700
Herbert & Sara B Watson	Thomas W Richmond	Mortgage	HCC27/438	8/24/1914	
Peter W Hawkins (dec)	Herbert Watson	Deed	HCC22/383	10/17/1910	700
Daniel W Hawkins	Peter W Hawkins (dower int of Mary H Hawkins)	Will	MT18/47	09/19/1876	
Dr John C & Maria Thomas	John W Hawkins & Peter W Hawkins	Deed	JS2/183	9/30/1857	800
Mary H Hawkins (widow Henry H Hawkins)	John W Hawkins	Deed	JS1/51	5/16/1854	750
Samuel Hawkins (Josiah Hawkins dec)	Henry Holland Hawkins	Deed	IB2/306	12/20/1797	700
Henry Hawkins & Josiah Hawkins & Samuel Hawkins	Henry & Josiah Hawkins	Deed	O3/331	8/19/1767	640

Figure 3-3. USGS La Plata quadrangle (1977).
Red continuous line approximates subject parcel.

Figure 3-4. USGS La Plata quadrangle (1958).
Red continuous line approximates subject parcel.

Figure 3-5. USGS La Plata quadrangle (1944).
Red continuous line approximates subject parcel.

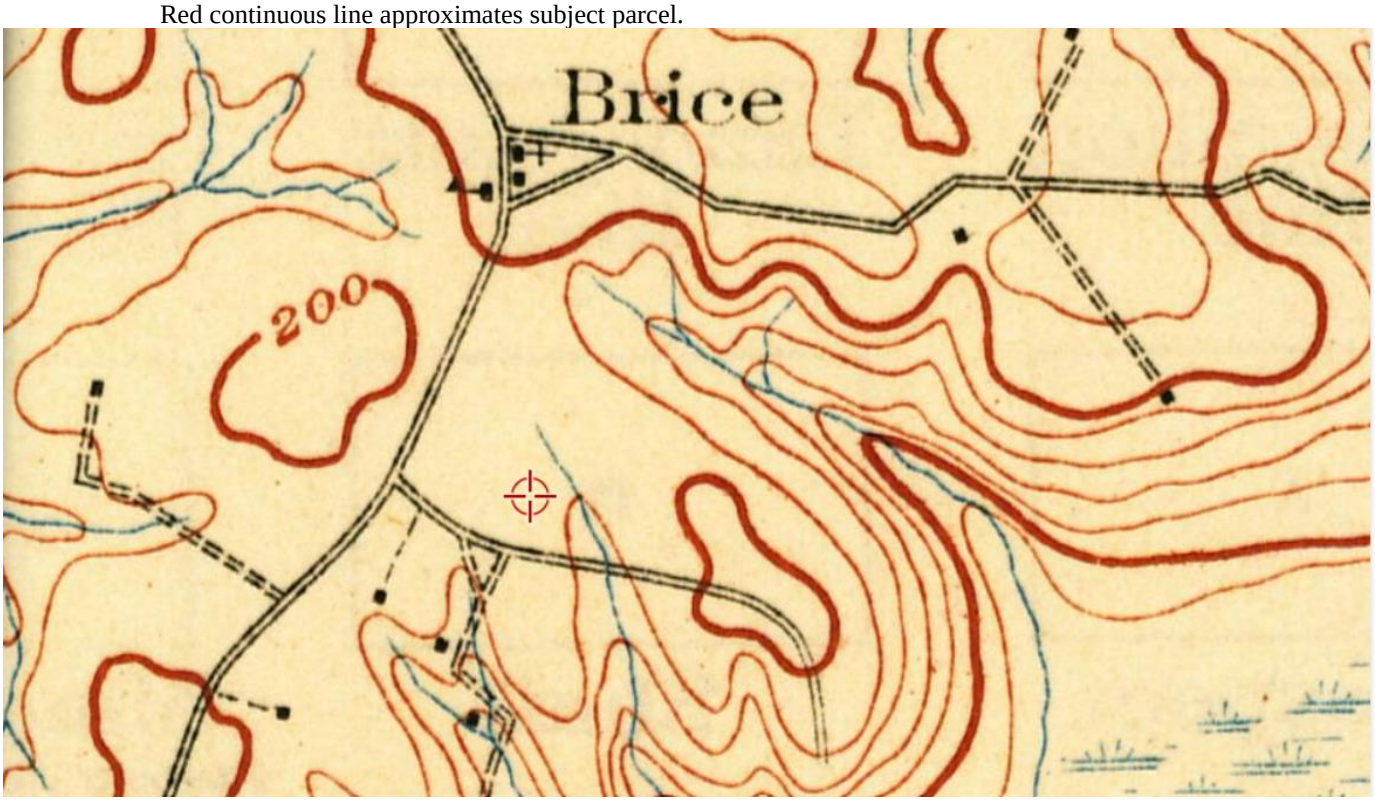

Figure 3-6. USGS Brandywine quadrangle (1913).
Target approximates project area center. Georeferencing and scaling of map uncertain.

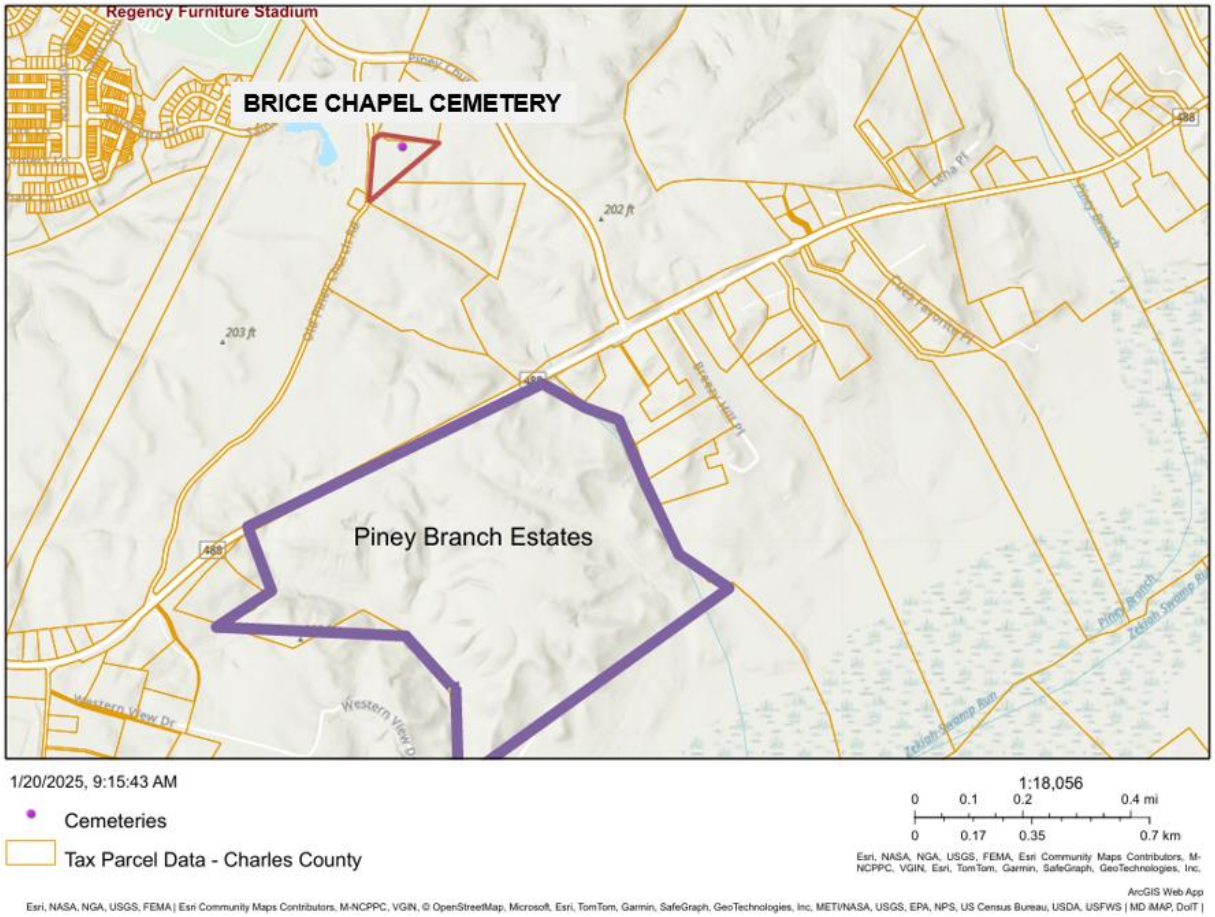

Figure 3-7. Tax parcel map with subject parcel and Brice Chapel Cemetery.

Chapter 4. Research Design and Methods

A Phase I archaeological site identification survey is largely exploratory and not driven by research questions. The non-random nature of the location of the research domain (the parcel for which permits are sought) and its small size relative to the domain defined by a particular set of questions renders it unsuited to testing models of the spatial distribution of cultural phenomena. This isn't to say the results cannot be used along with those from similar projects to address questions about settlement patterning and other subjects of anthropological and historical interest; but the purposes of the specific survey are to identify archaeological sites that may be historically significant and to collect and record data on which determinations of significance might be based, or that will at least inform subsequent investigations designed to make such determinations.

Research Design

The research questions for this study, and for most Phase I archaeological surveys, are whether there are archaeological deposits in the project area and, if so, where and what kinds of deposits are they? These questions require methods for finding and locating sites, and for making initial determinations of what those sites represent and when they were occupied. Methods have to be appropriate for the conditions of the parcel and for the kinds of sites expected, the latter having been determined through background research (see Chapter 3) prior to initiating fieldwork.

Methods

The project area is entirely wooded dissected upland. There are no exposed, non-vegetated surfaces. Fieldwork consisted of shovel testing. Transects were established at 50 ft intervals with units spaced at 50 ft intervals, using a tape and compass. All units were excavated into mineral soils, the soil screened for artifacts, and the strata recorded by color (Munsell values) and textures (Appendix A). All units were backfilled upon completion. As we found no artifacts, supplemental shovel tests were unnecessary.

Chapter 5. Results

Introduction

Field investigations of the subject parcel included surface reconnaissance and shovel testing.

Surface Reconnaissance

Archaeological & History Associates (Tyler and Ward 2013) conducted surface reconnaissance of the 208.67-acre parcel as part of their Phase IA investigation. They identified a farmstead in the western portion of the tract, just south of and above La Plata Road. They also found four pieces of flaked stone on the surface, three along the low terraces above Zekiah Swamp Run, the fourth on a low upland flat near the Zekiah and possibly that tested during the current survey on Transects T through V. I walked the 42-acre Phase 1 development area portion of the tract on October 20, 2024. Leaf litter was thick, but there were no indications of exposed surfaces beneath the recent leaf cover. I confirmed the location of the farmstead west of the proposed limits of disturbance. The probable location of one of the flaked stone artifacts did appear to be a likely location for an aboriginal site—relatively level, adjacent to a drainage and Zekiah Swamp Run, and well-drained soils—but the surface was obscured. Slopes flanking the leveler portions of the study area were moderately to very steep and 'blowouts' (spots along terrace edges where trees had overturned, causing large-scale soil collapse) were evident, as were small gullies now stable because of plant growth. Tracks from geotechnical crew vehicles were numerous and extensive, as were older tracks; but earthworks were absent.

Shovel testing

The field crew laid out 26 transects at 50-ft intervals, across three landforms (Figure 5-1). Shovel test units (n=188) were established at 50-ft intervals on each transect, the number of units per transect ranging substantially, especially as transects extended southward along the ridge or were interrupted by eroded terrace edges. We tested three distinct landforms: the upland flat and ridge, which is the largest of the three; a lowland flat; and a relict floodplain.

UPLAND FLAT

The 139 units (Transects A through P) consistently encountered a thin (around 0.2 ft thick) A_o silt loam horizon over a moderately thick (0.1 to 0.9 ft, averaging 0.55 ft) A_o/A_p horizon of brown (10YR5/3) silt loam over a BE horizon of light yellowish brown to very pale brown (10YR6/4 to 10YR7/4) silt loam. The boundary between the A_o/A_p and BE horizons often is well-defined, although the A_p horizon is low in organic content, hence light of color. None of the units yielded cultural material. Transects Q through S tested a narrow ridge separated from the rest of the upland flat by a narrower saddle. The 20 shovel tests yielded similar results, although the A_o/A horizon is considerably thinner, ranging between 0.25 and 0.70 ft, averaging 0.48 ft.

LOWLAND FLAT

The 16 units consistently encountered a thin (around 0.2 ft thick) A_o silt loam horizon over a moderately thick (0.15 to 0.80 ft, averaging 0.59 ft) A_o/A horizon of brown (10YR4/3) silt loam over a BE horizon of light yellowish brown (10YR6/4) silt loam. The boundary between the A_o/A and BE horizons is well-defined, although the A_p horizon is low in organic content, hence light of color. None of the units yielded cultural material.

RELICT FLOODPLAIN

The nine units on Transects W, Y and Z consistently encountered a thin (around 0.2 ft thick) A_o silt loam horizon over a moderately thick (0.3 to 0.80 ft, averaging 0.60 ft) A_o/A horizon of dark yellowish brown (10YR4/6) silt loam over a varying BE horizon of yellowish brown to yellow (10YR5/4 to 10YR7/6) gravelly silt loam. The four units on Transect X, upstream of the previous three transects, encountered a thin (around 0.1 ft thick) A_o silt loam horizon over a moderately thick (0.3 to 0.90 ft, averaging 0.51 ft) A_o/A horizon of A- and BE horizons of silt loam and varied hues of brown. None of the units yielded cultural material.

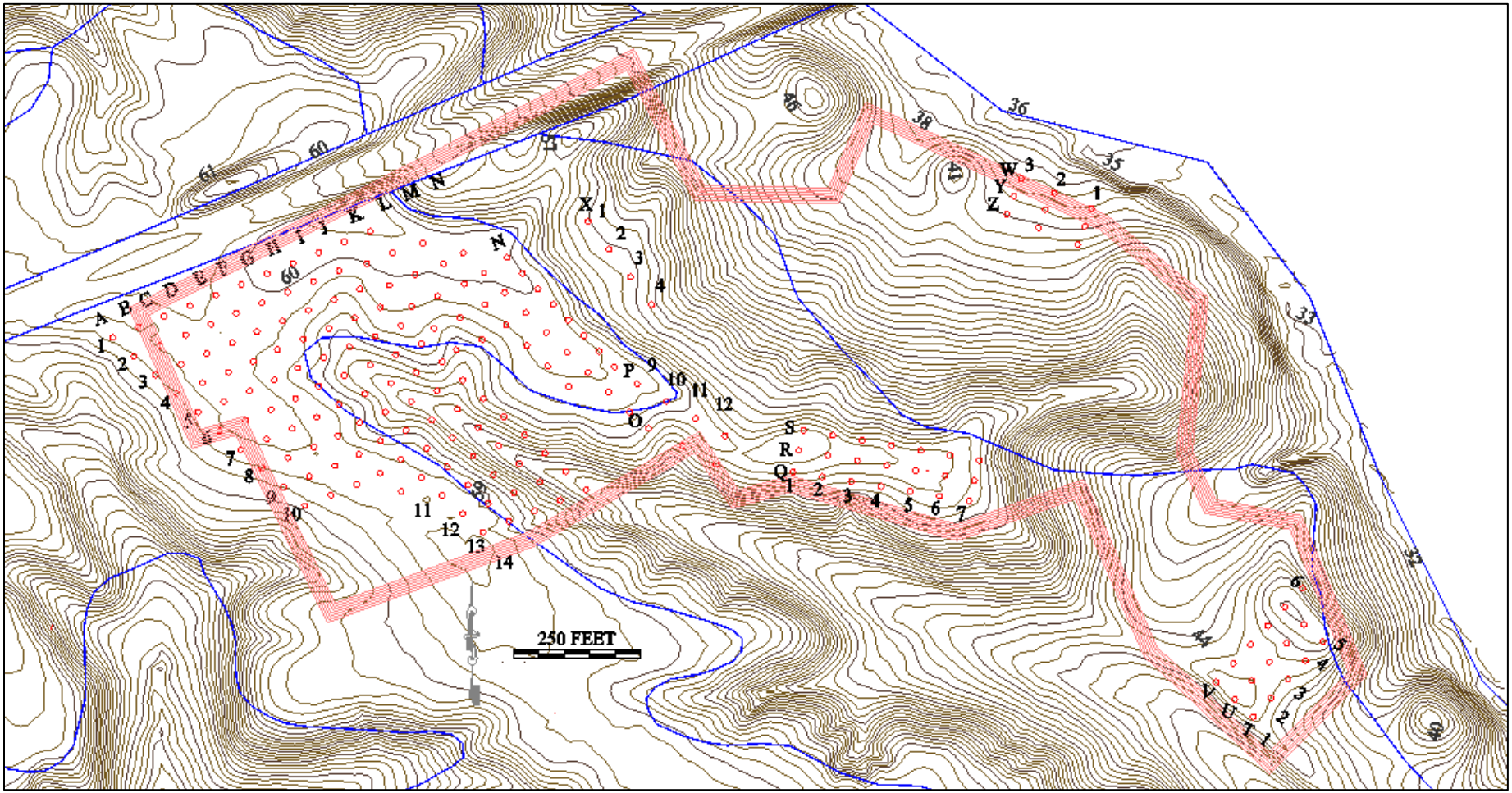

Figure 5-1. Shovel test map.

Chapter 6. Summary and Recommendations

The Peggy B Dobson Administration Trust, in consultation with Soltesz, engineers of Waldorf, Maryland, is designing Phase 1 of the Piney Branch Estates on the south side of MD Route 488 between its intersections with Piney Church and Old Piney Church roads, about 42 acres, hereinafter "the subject parcel," within the estuarine Potomac drainage (Maryland Archeological Research Unit 10). A Phase IA archaeological assessment of the larger tract (208.67 acres) suggested a high probability of encountering Native American and Historic Era sites. The Charles County Planning Office requires the applicant to identify historic resources listed on the National Register of Historic Places or the Maryland Inventory of historic Properties, and all cemeteries, burial grounds, and archaeological resources on or adjacent to the property, per Green Notice #13-04 and Section 55 and Appendix A, 19b of the *Charles County Subdivision Regulations*. The County has requested a Phase IB investigation.

Gibb Archaeological Consulting conducted the field investigation in November 2024. Topography within the 42-acre Phase 1 area consisted of nearly level ground flanked by deeply incised drainages, with upland flat along the south edge of La Plata Road, a small floodplain on the east edge of the parcel, and a lowland flat above the Zekiah Swamp Run at the south end of a ridge and just above the Zekiah floodplain. Signs of soil loss through stormwater are evident, particularly along terraces edges (collapses following uprooting of trees) and formerly active drainages on now-stable wooded surfaces. Sixteen shovel tests on the lowland flat encountered sandy soils, but no artifacts. The 11 floodplain shovel tests encountered silty alluvium and colluvium and also no artifacts. The remaining 139 shovel tests were excavated on the upland flat, including 21 on the south-tending ridge, encountering thin Beltsville silt loam A- and BE-horizons over fragipan B_t horizons and not a single artifact.

While level landforms lower in elevation and closer to Zekiah Swamp Run have the potential to yield Native American sites, those landforms lay outside of the proposed limits of disturbance. Potential for historic era sites appears to be limited to the western end of the parcel, well west of the Phase 1 development area, where a 20th-century farmstead is visible on the surface just above La Plata Road.

Further archaeological investigation of the Phase 1 development area is neither warranted nor recommended.

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Appendix A: Credentials

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EDUCATION

1994 Ph.D. in Anthropology, Binghamton University
1985 M.A. in Anthropology, Binghamton University
1978 B.A. in Anthropology, State University of New York at Stony Brook

PROFESSIONAL EXPERIENCE

Forty-eight years of archaeological field and laboratory experience in six eastern states and Arizona, on sites ranging in age from early prehistoric to late 20th century. Author of approximately 300 technical reports. Forty-six years of supervisory experience and 36 years as Principal Investigator in Sole Proprietorship consulting firm. Published one book, edited two others, published 27 professional papers, 27 public information articles, and 17 book reviews. Prepared numerous NPS-style interpretive signs.

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1986 The Role of a Covered Bridge. *Broome County Historical Society Newsletter* (Spring 1986). Reprinted in the *Empire State Courier: The Journal of the New York State Covered Bridge Association*.

Appendix B. Shovel Test Data

STP	Stratum	Depth	Munsell	Texture	Horizon
A1	1	0.30	7.5YR4/1	Silt loam	Ao
A1	2	0.80	7.5YR6/1	Silt loam	Ap
A1	3	1.00	7.5YR8/1	Silt loam	BE
A2	1	0.50	10YR7/3	Silt loam	Ap
A2	2	0.90	10YR8/4	Silt loam	BE
A3	1	0.50	10YR7/3	Silt loam	Ap
A3	2	0.70	10YR8/4	Silt loam	BE
A4	1	0.60	10YR7/3	Silt loam	Ap
A4	2	0.70	10YR8/4	Silt loam	BE
A5	1	0.20	10YR4/1	Silt loam	Ao
A5	2	0.70	10YR7/2	Silt loam	Ap
A5	3	0.80	10YR8/4	Silt loam	BE
A8	1	0.10	10YR2/2	Silt loam	Ao
A8	2	0.50	10YR5/3	Silt loam	Ap
A8	3	0.90	10YR6/2	Silt loam	BE
A9	1	0.10	10YR2/2	Silt loam	Ao
A9	2	0.50	10YR5/3	Silt loam	Ap
A9	3	1.00	10YR6/2	Silt loam	BE
A10	1	0.10	10YR2/2	Silt loam	Ao
A10	2	0.70	10YR5/3	Silt loam	Ap
A10	3	1.10	10YR6/4	Silt loam	BE
B1	1	0.10	7.5YR4/1	Silt loam	Ao
B1	2	0.50	7.5YR6/1	Silt loam	Ap
B1	3	0.70	7.5YR8/1	Silt loam	BE
B2	1	0.70	10YR5/2	Silt loam	Ap
B2	2	0.90	10YR8/4	Silt loam	BE
B3	1	0.20	10YR4/1	Silt loam	Ao
B3	2	0.50	10YR7/3	Silt loam	Ap
B3	3	0.60	10YR8/4	Silt loam	BE
B4	1	0.60	10YR7/3	Silt loam	Ap
B4	2	0.70	10YR8/4	Silt loam	BE
B5	1	0.20	10YR4/1	Silt loam	Ao
B5	2	0.60	10YR7/1	Silt loam	Ap
B5	3	0.70	10YR8/3	Silt loam	BE
B6	1	0.10	10YR3/2	Silt loam	Ao
B6	2	0.50	10YR5/3	Silt loam	Ap
B6	3	0.75	10YR6/4	Silt loam	BE
B7	1	0.10	10YR2/2	Silt loam	Ao
B7	2	0.60	10YR6/2	Silt loam	Ap
B7	3	1.10	10YR6/4	Silt loam	BE
B8	1	0.10	10YR2/2	Silt loam	Ao
B8	2	0.30	10YR5/3	Silt loam	Ap
B8	3	0.70	10YR6/4	Silt loam	BE
B9	1	0.10	10YR2/2	Silt loam	Ao
B9	2	0.65	10YR5/3	Silt loam	Ap
B9	3	1.00	10YR6/4	Silt loam	BE
B10	1	0.10	10YR2/2	Silt loam	Ao
B10	2	0.40	10YR5/3	Silt loam	Ap
B10	3	0.80	10YR6/4	Silt loam	BE
C1	1	0.70	10YR7/4	Silt loam	Ap
C1	2	0.80	10YR8/4	Silt loam	BE
C2	1	0.20	10YR4/1	Silt loam	Ao
C2	2	0.50	10YR7/2	Silt loam	Ap
C2	3	0.70	10YR8/4	Silt loam	BE
C3	1	0.10	10YR4/1	Silt loam	Ao
C3	2	0.50	10YR7/3	Silt loam	Ap
C3	3	0.60	10YR8/4	Silt loam	BE
C4	1	0.20	10YR4/1	Silt loam	Ao
C4	2	0.60	10YR7/3	Silt loam	Ap
C4	3	0.70	10YR8/4	Silt loam	BE
C5	1	0.20	10YR4/1	Silt loam	Ap
C5	2	0.70	10YR8/2	Silt loam	BE
C6	1	0.15	10YR2/2	Silt loam	Ao
C6	2	0.60	10YR5/3	Silt loam	Ap
C6	3	0.90	10YR6/4	Silt loam	BE
C7	1	0.25	10YR2/2	Silt loam	Ao
C7	2	0.60	10YR5/3	Silt loam	Ap
C7	3	0.80	10YR6/4	Silt loam	BE

STP	Stratum	Depth	Munsell	Texture	Horizon
C8	1	0.30	10YR2/2	Silt loam	Ao
C8	2	0.80	10YR5/3	Silt loam	Ap
C8	3	1.10	10YR6/4	Silt loam	BE
C9	1	0.35	10YR2/2	Silt loam	Ao
C9	2	0.80	10YR5/3	Silt loam	Ap
C9	3	1.00	10YR6/4	Silt loam	BE
C10	1	0.20	10YR2/2	Silt loam	Ao
C10	2	0.40	10YR5/3	Silt loam	Ap
C10	3	0.80	10YR6/4	Silt loam	BE
D1	1	0.20	10YR6/1	Silt loam	Ap
D1	2	0.60	10YR8/4	Silt loam	BE
D2	1	0.20	10YR4/1	Silt loam	Ao
D2	2	0.80	10YR7/2	Silt loam	Ap
D2	3	1.00	10YR8/4	Silt loam	BE
D3	1	0.20	10YR4/1	Silt loam	Ao
D3	2	0.60	10YR7/3	Silt loam	Ap
D3	3	0.90	10YR8/4	Silt loam	BE
D4	1	0.70	10YR7/3	Silt loam	Ap
D4	2	0.80	10YR8/4	Silt loam	BE
D5	1	0.50	10YR7/3	Silt loam	Ap
D5	2	0.60	10YR8/4	Silt loam	BE
D6	1	0.15	10YR2/2	Silt loam	Ao
D6	2	0.50	10YR5/3	Silt loam	Ap
D6	3	0.80	10YR6/4	Silt loam	BE
D7	1	0.30	10YR2/2	Silt loam	Ao
D7	2	0.70	10YR5/3	Silt loam	Ap
D7	3	0.90	10YR6/4	Silt loam	BE
D8	1	0.30	10YR2/2	Silt loam	Ao
D8	2	0.60	10YR5/3	Silt loam	Ap
D8	3	0.80	10YR6/4	Silt loam	BE
D9	1	0.20	10YR2/2	Silt loam	Ao
D9	2	0.80	10YR5/3	Silt loam	Ap
D9	3	0.90	10YR6/4	Silt loam	BE
D10	1	0.20	10YR2/2	Silt loam	Ao
D10	2	0.60	10YR5/3	Silt loam	Ap
D10	3	1.00	10YR6/4	Silt loam	BE
D11	1	0.30	10YR2/2	Silt loam	Ao
D11	2	0.80	10YR5/3	Silt loam	Ap
D11	3	1.10	10YR6/4	Silt loam	BE
E1	1	0.10	10YR4/1	Silt loam	Ao
E1	2	0.70	10YR6/1	Silt loam	Ap
E1	3	0.90	10YR8/4	Silt loam	BE
E2	1	0.10	10YR4/1	Silt loam	Ao
E2	2	0.50	10YR7/2	Silt loam	Ap
E2	3	0.60	10YR8/4	Silt loam	BE
E3	1	0.10	10YR4/1	Silt loam	Ao
E3	2	0.50	10YR7/3	Silt loam	Ap
E3	3	0.60	10YR8/4	Silt loam	BE
E4	1	0.20	10YR4/1	Silt loam	Ao
E4	2	0.70	10YR7/3	Silt loam	Ap
E4	3	0.90	10YR8/4	Silt loam	BE
E5	1	0.50	10YR5/2	Silt loam	Ap
E5	2	0.90	10YR7/3	Silt loam	BE
E6	1	0.10	10YR2/2	Silt loam	Ao
E6	2	0.40	10YR5/3	Silt loam	Ap
E6	3	0.60	10YR6/4	Silt loam	BE
E8	1	0.10	10YR2/2	Silt loam	Ao
E8	2	0.50	10YR5/3	Silt loam	Ap
E8	3	0.90	10YR6/2	Silt loam	BE
E9	1	0.10	10YR2/2	Silt loam	Ao
E9	2	0.40	10YR5/3	Silt loam	Ap
E9	3	0.80	10YR6/2	Silt loam	BE
E10	1	0.10	10YR2/2	Silt loam	Ao
E10	2	0.50	10YR5/3	Silt loam	Ap
E10	3	1.10	10YR6/2	Silt loam	BE
E11	1	0.10	10YR2/2	Silt loam	Ao
E11	2	0.60	10YR5/3	Silt loam	Ap
E11	3	1.00	10YR6/2	Silt loam	BE
E12	1	0.10	10YR2/2	Silt loam	Ao
E12	2	0.50	10YR5/3	Silt loam	Ap

STP	Stratum	Depth	Munsell	Texture	Horizon
E12	3	1.00	10YR6/2	Silt loam	BE
E13	1	0.10	10YR2/2	Silt loam	Ao
E13	2	0.50	10YR5/3	Silt loam	Ap
E13	3	1.00	10YR6/2	Silt loam	BE
E14	1	0.10	10YR2/2	Silt loam	Ao
E14	2	0.40	10YR5/3	Silt loam	Ap
E14	3	1.00	10YR6/2	Silt loam	BE
F1	1	0.10	10YR4/1	Silt loam	Ap
F1	2	0.50	10YR6/1	Silt loam	BE
F2	1	0.10	10YR4/1	Silt loam	Ao
F2	2	0.50	10YR7/2	Silt loam	Ap
F2	3	0.60	10YR8/4	Silt loam	BE
F3	1	0.20	10YR4/1	Silt loam	Ao
F3	2	0.50	10YR7/3	Silt loam	Ap
F3	3	0.70	10YR8/4	Silt loam	BE
F4	1	0.10	10YR4/1	Silt loam	Ao
F4	2	0.80	10YR7/3	Silt loam	Ap
F4	3	0.90	10YR8/4	Silt loam	BE
F5	1	0.20	10YR5/2	Silt loam	Ap
F5	2	0.50	10YR7/3	Silt loam	BE
F6	1	0.10	10YR2/2	Silt loam	Ao
F6	2	0.40	10YR5/3	Silt loam	Ap
F6	3	0.60	10YR6/4	Silt loam	BE
F7	1	0.40	10YR2/2	Silt loam	Ao
F7	2	0.80	10YR5/3	Silt loam	Ap
F7	3	0.90	10YR6/4	Silt loam	BE
F8	1	0.30	10YR2/2	Silt loam	Ao
F8	2	0.55	10YR5/3	Silt loam	Ap
F8	3	0.80	10YR6/4	Silt loam	BE
F9	1	0.25	10YR2/2	Silt loam	Ao
F9	2	0.60	10YR5/3	Silt loam	Ap
F9	3	0.80	10YR6/4	Silt loam	BE
F10	1	0.20	10YR2/2	Silt loam	Ao
F10	2	0.75	10YR5/3	Silt loam	Ap
F10	3	1.00	10YR6/4	Silt loam	BE
F11	1	0.25	10YR2/2	Silt loam	Ao
F11	2	0.70	10YR5/3	Silt loam	Ap
F11	3	0.90	10YR6/4	Silt loam	BE
F12	1	0.30	10YR2/2	Silt loam	Ao
F12	2	0.60	10YR5/3	Silt loam	Ap
F12	3	0.90	10YR6/4	Silt loam	BE
F13	1	0.20	10YR2/2	Silt loam	Ao
F13	2	0.65	10YR5/3	Silt loam	Ap
F13	3	0.80	10YR6/4	Silt loam	BE
F14	1	0.20	10YR2/2	Silt loam	Ao
F14	2	0.70	10YR5/3	Silt loam	Ap
F14	3	0.80	10YR6/4	Silt loam	BE
G1	1	0.10	10YR4/1	Silt loam	Ao
G1	2	0.50	10YR6/1	Silt loam	Ap
G1	3	0.70	10YR8/4	Silt loam	BE
G2	1	0.10	10YR4/1	Silt loam	Ao
G2	2	0.50	10YR7/2	Silt loam	Ap
G2	3	0.60	10YR8/4	Silt loam	BE
G3	1	0.20	10YR4/1	Silt loam	Ao
G3	2	0.70	10YR7/3	Silt loam	Ap
G3	3	0.90	10YR8/4	Silt loam	BE
G4	1	0.70	10YR7/3	Silt loam	Ap
G4	2	0.80	10YR8/4	Silt loam	BE
G5	1	0.60	10YR5/2	Silt loam	Ap
G5	2	0.80	10YR7/3	Silt loam	BE
G6	1	0.10	10YR2/2	Silt loam	Ao
G6	2	0.50	10YR5/3	Silt loam	Ap
G6	3	0.95	10YR6/4	Silt loam	BE
G7	1	0.30	10YR2/2	Silt loam	Ao
G7	2	0.80	10YR5/3	Silt loam	Ap
G7	3	1.40	10YR6/4	Silt loam	BE
G8	1	0.20	10YR2/2	Silt loam	Ao
G8	2	0.50	10YR5/3	Silt loam	Ap
G8	3	0.70	10YR6/4	Silt loam	BE
G9	1	0.20	10YR2/2	Silt loam	Ao

STP	Stratum	Depth	Munsell	Texture	Horizon
G9	2	0.55	10YR5/3	Silt loam	Ap
G9	3	1.00	10YR6/4	Silt loam	BE
G10	1	0.25	10YR2/2	Silt loam	Ao
G10	2	0.65	10YR5/3	Silt loam	Ap
G10	3	0.80	10YR6/4	Silt loam	BE
G11	1	0.25	10YR2/2	Silt loam	Ao
G11	2	0.65	10YR5/3	Silt loam	Ap
G11	3	0.85	10YR6/4	Silt loam	BE
G12	1	0.25	10YR2/2	Silt loam	Ao
G12	2	0.75	10YR5/3	Silt loam	Ap
G12	3	1.00	10YR6/4	Silt loam	BE
G13	1	0.25	10YR2/2	Silt loam	Ao
G13	2	0.65	10YR5/3	Silt loam	Ap
G13	3	1.00	10YR6/4	Silt loam	BE
G14	1	0.10	10YR2/2	Silt loam	Ao
G14	2	0.50	10YR5/3	Silt loam	Ap
G14	3	1.10	10YR6/2	Silt loam	BE
H1	1	0.10	10YR4/1	Silt loam	Ao
H1	2	0.50	10YR6/1	Silt loam	Ap
H1	3	0.70	2.5YR8/4	Silt loam	BE
H2	1	0.60	10YR7/2	Silt loam	Ap
H2	2	0.70	10YR8/4	Silt loam	BE
H3	1	0.10	10YR4/1	Silt loam	Ao
H3	2	0.50	10YR7/2	Silt loam	Ap
H3	3	0.70	10YR8/4	Silt loam	BE
H4	1	0.70	10YR7/3	Silt loam	Ap
H4	2	0.80	10YR8/4	Silt loam	BE
H5	1	0.50	10YR5/2	Silt loam	Ap
H5	2	0.70	10YR8/2	Silt loam	BE
H6	1	0.10	10YR2/2	Silt loam	Ao
H6	2	0.40	10YR5/3	Silt loam	Ap
H6	3	0.90	10YR6/4	Silt loam	BE
H7		Ravine			
H8		Ravine			
H9		Ravine			
H10		Ravine			
H11	1	0.10	10YR2/2	Silt loam	Ap
H11	2	0.40	10YR6/2	Silt loam	BE
H12	1	0.10	10YR2/2	Silt loam	Ao
H12	2	0.40	10YR5/3	Silt loam	Ap
H12	3	1.10	10YR6/2	Silt loam	BE
H13	1	0.10	10YR2/2	Silt loam	Ao
H13	2	0.25	10YR5/3	Silt loam	Ap
H13	3	0.70	10YR6/2	Silt loam	BE
H14	1	0.10	10YR2/2	Silt loam	Ao
H14	2	0.30	10YR5/3	Silt loam	Ap
H14	3	0.90	10YR6/2	Silt loam	BE
I1	1	0.10	10YR4/1	Silt loam	Ao
I1	2	0.60	10YR7/3	Silt loam	Ap
I1	3	0.80	10YR8/4	Silt loam	BE
I2	1	0.60	10YR7/2	Silt loam	Ap
I2	2	0.70	10YR8/4	Silt loam	BE
I3	1	0.70	10YR7/3	Silt loam	Ap
I3	2	0.80	10YR8/4	Silt loam	BE
I4	1	0.10	10YR4/1	Silt loam	Ao
I4	2	0.60	10YR7/2	Silt loam	Ap
I4	3	0.80	10YR8/4	Silt loam	BE
I5	1	0.20	10YR5/2	Silt loam	Ap
I5	2	0.70	10YR8/2	Silt loam	BE
I6	1	0.10	10YR2/2	Silt loam	Ao
I6	2	0.50	10YR5/3	Silt loam	Ap
I6	3	0.90	10YR6/4	Silt loam	BE
I11		Graded		Silt loam	
I12	1	0.10	10YR2/2	Silt loam	Ao
I12	2	0.30	10YR5/3	Silt loam	Ap
I12	3	0.50	10YR6/2	Silt loam	BE
I13	1	0.10	10YR2/2	Silt loam	Ao
I13	2	0.20	10YR5/3	Silt loam	Ap
I13	3	0.70	10YR6/2	Silt loam	BE
I14	1	0.10	10YR2/2	Silt loam	Ao

STP	Stratum	Depth	Munsell	Texture	Horizon
I14	2	0.30	10YR5/3	Silt loam	Ap
I14	3	0.90	10YR6/2	Silt loam	BE
J1	1	0.10	10YR4/1	Silt loam	Ao
J1	1	0.60	10YR7/2	Silt loam	Ap
J1	2	0.50	10YR7/2	Silt loam	Ap
J1	3	0.70	10YR8/4	Silt loam	BE
J2	2	0.70	10YR8/4	Silt loam	BE
J3	1	0.10	10YR4/1	Silt loam	Ao
J3	2	0.50	10YR7/3	Silt loam	Ap
J3	3	0.60	10YR8/4	Silt loam	BE
J4	1	0.20	10YR4/1	Silt loam	Ao
J4	2	0.70	10YR7/2	Silt loam	Ap
J4	3	0.90	10YR8/4	Silt loam	BE
J5	1	0.40	10YR5/2	Silt loam	Ap
J5	2	0.80	10YR8/2	Silt loam	BE
J6	1	0.10	10YR2/2	Silt loam	Ao
J6	2	0.30	10YR5/3	Silt loam	Ap
J6	3	0.60	10YR6/4	Silt loam	BE
K1	1	0.10	10YR4/1	Silt loam	Ao
K1	2	0.50	10YR7/2	Silt loam	Ap
K1	3	0.80	10YR8/4	Silt loam	BE
K2	1	0.10	10YR4/1	Silt loam	Ao
K2	2	0.50	10YR7/2	Silt loam	Ap
K2	3	0.80	10YR8/4	Silt loam	BE
K3	1	0.50	10YR7/2	Silt loam	Ap
K3	2	0.70	10YR8/4	Silt loam	BE
K4	1	0.20	10YR6/1	Silt loam	Ao
K4	2	0.70	10YR7/2	Silt loam	Ap
K4	3	1.00	10YR8/4	Silt loam	BE
K5	1	0.40	10YR5/2	Silt loam	Ap
K5	2	0.70	10YR8/2	Silt loam	BE
K6	1	0.15	10YR2/2	Silt loam	Ao
K6	2	0.30	10YR5/3	Silt loam	Ap
K6	3	0.90	10YR6/4	Silt loam	BE
L3	1	0.20	10YR4/1	Silt loam	Ao
L3	2	0.50	10YR7/2	Silt loam	Ap
L3	3	0.70	10YR8/4	Silt loam	BE
L4	1	0.60	10YR7/2	Silt loam	Ap
L4	2	0.70	10YR8/4	Silt loam	BE
L5	1	0.30	10YR4/1	Silt loam	Ao
L5	2	0.70	10YR5/2	Silt loam	Ap
L5	3	0.80	10YR8/2	Silt loam	BE
L6	1	0.15	10YR2/2	Silt loam	Ao
L6	2	0.30	10YR5/3	Silt loam	Ap
L6	3	0.90	10YR6/4	Silt loam	BE
L7	1	0.20	10YR2/2	Silt loam	Ao
L7	2	0.50	10YR5/3	Silt loam	Ap
L7	3	0.70	10YR6/4	Silt loam	BE
L8	1	0.70	10YR5/2	Silt loam	Ap
L8	2	0.80	10YR7/4	Silt loam	BE
L9	1	0.70	10YR7/4	Silt loam	Ap
L9	2	0.80	10YR6/4	Silt loam	BE
L10	1	0.70	10YR7/4	Silt loam	Ap
L10	2	0.90	10YR6/4	Silt loam	BE
M4	1	0.20	10YR4/1	Silt loam	Ao
M4	2	0.50	10YR7/3	Silt loam	Ap
M4	3	0.60	10YR8/4	Silt loam	BE
M5	1	0.40	10YR5/2	Silt loam	Ap
M5	2	0.50	10YR8/2	Silt loam	BE
M7	1	0.70	10YR7/4	Silt loam	Ap
M7	2	0.90	10YR6/4	Silt loam	BE
M8	1	0.70	10YR7/4	Silt loam	Ap
M8	2	0.90	10YR6/4	Silt loam	BE
M9	1	0.40	10YR7/4	Silt loam	Ap
M9	2	0.50	10YR6/4	Silt loam	BE
M11	1	0.90	10YR7/4	Silt loam	Ap
M11	2	0.10	10YR6/4	Silt loam	BE
M12	1	0.10	10YR2/2	Silt loam	Ao
M12	2	0.40	10YR5/3	Silt loam	Ap
M12	3	0.90	10YR6/4	Silt loam	BE

STP	Stratum	Depth	Munsell	Texture	Horizon
N5	1	0.40	10YR5/2	Silt loam	Ap
N5	2	0.50	10YR8/2	Silt loam	BE
N6	1	0.10	10YR2/2	Silt loam	Ao
N6	2	0.30	10YR5/3	Silt loam	Ap
N6	3	0.70	10YR6/4	Silt loam	BE
N7	1	0.70	10YR7/4	Silt loam	Ap
N7	2	0.90	10YR6/4	Silt loam	BE
N8	1	0.70	10YR6/3	Silt loam	Ap
N8	2	0.90	10YR6/4	Silt loam	BE
N9	1	0.70	10YR7/2	Silt loam	Ap
N9	2	1.00	10YR6/4	Silt loam	BE
N10	1	0.70	10YR7/2	Silt loam	Ap
N10	2	0.90	10YR6/4	Silt loam	BE
O10	1	0.60	10YR7/2	Silt loam	Ap
O10	2	1.00	10YR6/4	Silt loam	BE
O11	1	0.70	10YR7/2	Silt loam	Ap
O11	2	1.10	10YR6/4	Silt loam	BE
O12	1	0.60	10YR7/2	Silt loam	Ap
O12	2	0.80	10YR6/4	Silt loam	BE
P9	1	0.70	10YR7/2	Silt loam	Ap
P9	2	0.80	10YR6/4	Silt loam	BE
P10	1	0.70	10YR7/2	Silt loam	Ap
P10	2	0.80	10YR6/4	Silt loam	BE
P11	1	0.80	10YR7/2	Silt loam	Ap
P11	2	0.90	10YR6/4	Silt loam	BE
P12	1	0.70	10YR7/2	Silt loam	Ap
P12	2	0.80	10YR6/4	Silt loam	BE
Q1	1	0.70	10YR7/3	Silt loam	Ap
Q1	2	0.90	10YR6/4	Silt loam	BE
Q2	1	0.70	10YR7/3	Silt loam	Ap
Q2	2	0.90	10YR6/4	Silt loam	BE
Q3	1	0.50	10YR6/4	Silt loam	Ap
Q3	2	0.60	10YR6/8	Silt loam	BE
Q4	1	0.40	10YR4/3	Silt loam	Ap
Q4	2	0.90	10YR6/3	Silt loam	BE
Q5	1	0.40	10YR5/4	Silt loam	Ap
Q5	2	0.80	10YR6/3	Silt loam	BE
Q6	1	0.50	10YR5/4	Silt loam	Ap
Q6	2	0.70	10YR6/4	Silt loam	BE
Q7	1	0.40	10YR5/3	Silt loam	Ap
Q7	2	0.90	10YR6/4	Silt loam	BE
R1	1	0.20	10YR2/2	Silt loam	Ao
R1	2	0.60	10YR5/3	Silt loam	Ap
R1	3	1.00	10YR6/4	Silt loam	BE
R2	1	0.20	10YR2/2	Silt loam	Ao
R2	2	0.65	10YR5/3	Silt loam	Ap
R2	3	1.00	10YR6/4	Silt loam	BE
R3	1	0.20	10YR2/2	Silt loam	Ao
R3	2	0.50	10YR5/3	Silt loam	Ap
R3	3	0.90	10YR6/4	Silt loam	BE
R4	1	0.10	10YR2/2	Silt loam	Ao
R4	2	0.50	10YR5/3	Silt loam	Ap
R4	3	1.00	10YR6/4	Silt loam	BE
R5	1	0.20	10YR2/2	Silt loam	Ao
R5	2	0.55	10YR5/3	Silt loam	Ap
R5	3	1.00	10YR6/4	Silt loam	BE
R6	1	0.15	10YR2/2	Silt loam	Ao
R6	2	0.55	10YR5/3	Silt loam	Ap
R6	3	0.95	10YR6/4	Silt loam	BE
R7	1	0.10	10YR2/2	Silt loam	Ao
R7	2	0.40	10YR5/3	Silt loam	Ap
R7	3	0.55	10YR6/4	Silt loam	BE
S1	1	0.10	10YR2/2	Silt loam	Ao
S1	2	0.30	10YR5/3	Silt loam	Ap
S1	3	0.70	10YR6/2	Silt loam	BE
S2	1	0.10	10YR2/2	Silt loam	Ao
S2	2	0.30	10YR5/3	Silt loam	Ap
S2	3	0.60	10YR6/2	Silt loam	BE
S3	1	0.10	10YR2/2	Silt loam	Ao
S3	2	0.30	10YR5/3	Silt loam	Ap

STP	Stratum	Depth	Munsell	Texture	Horizon
S3	3	0.90	10YR6/2	Silt loam	BE
S4	1	0.10	10YR2/2	Silt loam	Ao
S4	2	0.25	10YR5/3	Silt loam	Ap
S4	3	0.60	10YR6/2	Silt loam	BE
S5	1	Impenetrable			
S6	1	0.10	10YR2/2	Silt loam	Ao
S6	2	0.60	10YR5/3	Silt loam	Ap
S6	3	1.00	10YR6/4	Silt loam	BE
S7	1	0.25	10YR2/2	Silt loam	Ao
S7	2	0.55	10YR5/3	Silt loam	Ap
S7	3	0.70	10YR6/4	Silt loam	BE
T1	1	0.15	7.5YR2.5/2	motled	Ap
T1	2	1.00	7.5YR5/6	Silt loam	BE
T2	1	0.20	10YR3/4	Silt loam	Ao
T2	2	0.70	10YR4/6	Silt loam	Ap
T2	3	1.00	10YR5/6	Silt loam	BE
T3	1	0.25	10YR3/4	Silt loam	Ao
T3	2	0.80	10YR4/6	Silt loam	Ap
T3	3	1.00	10YR5/6	Silt loam	BE
T4	1	0.30	10YR3/4	Silt loam	Ao
T4	2	0.65	10YR4/6	Silt loam	Ap
T4	3	1.20	10YR5/6	Silt loam	BE
T5	1	0.30	7.5YR2.5/2	Silt loam	Ao
T5	2	0.70	7.5YR4/6	Silty sandy loam	Ap
T5	3	1.00	7.5YR5/8	Sandy clay loam	BE
U1	1	0.15	7.5YR2.5/2	Silt loam	Ao
U1	2	0.40	7.5YR4/6	Silt loam	Ap
U1	3	0.75	7.5YR5/8	Silt loam	BE
U2	1	0.15	10YR3/4	Silt loam	Ao
U2	2	0.70	10YR4/6	Silt loam	Ap
U2	3	0.80	10YR5/6	Silt loam	BE
U3	1	0.20	10YR3/4	Silt loam	Ao
U3	2	0.75	10YR4/6	Silt loam	Ap
U3	3	1.20	10YR5/6	Silt loam	BE
U4	1	0.30	10YR3/4	Silt loam	Ao
U4	2	0.65	10YR4/6	Silt loam	Ap
U4	3	1.10	10YR5/6	Silt loam	BE
U5	1	0.20	10YR3/4	Silty sandy loam	Ao
U5	2	0.70	10YR4/6	Sandy clay loam	Ap
U5	3	0.90	10YR5/6	Silt loam	BE
V1	1	0.20	10YR3/4	Silt loam	Ao
V1	2	0.45	10YR4/6	Silt loam	Ap
V1	3	0.65	10YR6/6	Silt loam	BE
V2	1	0.20	7.5YR2.5/2	Silt loam	Ao
V2	2	0.70	7.5YR4/6	Silt loam	Ap
V2	3	0.90	7.5YR5/6	Silt loam	BE
V3	1	0.10	10YR3/4	Silt loam	Ao
V3	2	0.55	10YR4/6	Silt loam	Ap
V3	3	0.95	10YR5/6	Silt loam	BE
V4	1	0.20	10YR3/4	Silt loam	Ao
V4	2	0.40	10YR4/6	Silt loam	Ap
V4	3	0.65	10YR5/6	Silt loam	BE
V5	1	0.20	7.5YR2.5/2	Silt loam	Ao
V5	2	0.60	7.5YR4/6	Silt loam	Ap
V5	3	1.40	7.5YR5/6	Silt loam	BE
V6	1	0.25	7.5YR2.5/2	Silt loam	Ao
V6	2	0.50	7.5YR4/6	Silt loam	Ap
V6	3	0.75	7.5YR5/6	Silt loam	BE
W1	1	0.30	10YR4/3	Silt loam	Ap
W1	2	0.90	10YR6/4	Silt loam	BE
W2	1	0.40	10YR4/3	Silt loam	Ao
W2	2	0.70	10YR6/4	Silt loam	Ap
W2	3	0.80	10YR7/6	Silt loam	BE
W3	1	0.40	10YR4/3	Silt loam	Ao
W3	2	0.80	10YR6/4	Silt loam	Ap
W3	3	0.90	10YR7/6	Silt loam	BE
X1	1	0.10	10YR2/2	Silt loam	Ao
X1	2	0.35	10YR5/3	Silt loam	Ap
X1	3	0.70	10YR6/4	Silt loam	BE
X2	1	0.30	10YR5/2	Silt loam	Ao

STP	Stratum	Depth	Munsell	Texture	Horizon
X2	2	0.90	10YR6/6	Silt loam	Ap
X2	3	1.00	10YR8/4	Silt loam	BE
X3	1	0.20	10YR3/4	Silt loam	Ao
X3	2	0.50	10YR5/4	Silt loam	Ap
X3	3	0.60	10YR8/3	Silt loam	BE
X4	1	0.30	10YR6/6	Silt loam	Ap
X4	2	0.40	10YR8/3	Silt loam	BE
Y1	1	0.25	10YR4/3	Silt loam	Ao
Y1	2	0.70	10YR5/4	Silt loam	Ap
Y1	3	0.90	10YR5/6	Silt loam	BE
Y2	1	0.40	10YR4/3	Silt loam	Ap
Y2	2	0.90	10YR5/4	Gravelly silt loam	BE
Y3	1	0.20	10YR4/3	Silt loam	Ao
Y3	2	0.80	10YR6/4	Silt loam	Ap
Y3	3	0.90	10YR7/6	Silt loam	BE
Z1	1	0.45	10YR4/3	Silt loam	Ap
Z1	2	0.80	10YR5/4	Gravelly silt loam	BE
Z2	1	0.55	10YR4/3	Silt loam	Ap
Z2	2	1.20	10YR5/4	Gravelly silt loam	BE
Z3	1	0.30	10YR4/3	Silt loam	Ao
Z3	2	0.70	10YR6/4	Silt loam	Ap
Z3	3	0.90	10YR7/6	Silt loam	BE
Z3	impenetrable				

January 24, 2025

Ester Doyle Read
Charles County Archaeologist
Charles County Department of Planning & Growth Management
200 Baltimore Street
La Plata, MD 20646

Re: Piney Branch Estates
PLREV 210011

Please accept the attached revised Phase 1 Survey revised per you comments dated January 16, 2025. On behalf of the Client and Archeologist, each of your *comments in (italics)* have been addressed as follows **(in bold type)** below:

Archaelology Comments:

- Esther Doyle Read, County Archaeologist (reade@charlescountymd.gov)
- Joel Binkley, Planning Supervisor (binkleyj@charlescountymd.gov)

I do have a question concerning the location of the Brice Chapel Cemetery as it is unclear from the 1913 USGS map included as Figure 3-6 in the report whether the cemetery is within the Phase 1 Development Section or not. This issue needs to be addressed before final approval for the Phase IB archaeology is given. The archaeological consultant and the Soltesz survey team need to provide a better georeferenced modern map with the location of the cemetery and the outlines of the Phase 1 Development Section clearly marked. This map needs to be incorporated into the archaeological report. Provided the cemetery is outside of the proposed LOD, no further archaeological survey is recommended for the Phase 1 Development Section.

We have investigated the location of the Brice Chapel Cemetary (CH-76) and included additional mapping within the report. The cemetery occurs well off the property to the north along old Piney Church road. Please refer to exhibit 3-7 (pages 25-26) found within the attached revised Phase 1 Survey.

Please note that other development sections may be subject to archaeological survey.
Understood.

General Comments

1. *Title: Please add the case number "PLREV 210011" to the title.*
   The case number has been added to the coversheet of the report.

2. *Table 3-3: Entry for 18CH1007 VPRN Locus 2 states that it is doubtful. Is that the date or the type or both?*
   The principal investigator opines that this is not a site, hence is irrelevant to the discussion in the report.

3. *Last entry for CH-217 under Type is that a church, a camp? It's labeled "C."*
   There is no available documentation as to what CH-217 is; as such a question mark has been inserted.

4. *Figure 3-6: Is Brice Chapel Cemetery completely outside of the project area? Please address the mapping issue outlined above and explain how you know where it is located in the text.*
   Yes. The cemetery occurs well off the property to the north along old Piney Church road. Please refer to exhibit 3-7 (pages 25-26) found within the attached revised Phase 1 Survey.

We trust that we have adequately responded to each of the comments in your letter. If you should have any remaining questions or concerns, please feel free to contact me directly.

Sincerely,

Soltesz, Inc.

Michael Przybocki, P.E.
Associate

HISTORIC PRESERVATION COMMISSION

PHASE IA REVIEW

STAFF REPORT

August 7, 2013

PROJECT NAME: Dobson Property (Piney Branch Estates) – XPN 12-0016
Location: Southside of La Plata Rd. (MD 488)
Project size: 208.67 acres

APPLICANT: Soltesz Company

BACKGROUND: The Planning Division released a Green Notice (13-04) on 3/26/2013 to clarify applicant responsibilities in meeting Section 55 of the Charles County Subdivision Regulations. According to that section, applicants must identify all historic resources included on the National Register of Historic Places and the Maryland Inventory of Historic Properties, and all cemeteries, burial grounds, and archaeological resources on or adjacent to the subject property.

To meet this requirement, applicants must complete a preliminary archaeological assessment (also known as a Phase 1A, desktop survey, or background studies) which will include at minimum, documentation from a qualified archaeologist indicating a site visit, description of site conditions, records research and other preliminaries indicating whether the site has a high, low, or medium probability of containing archaeological resources and whether additional investigation is warranted.

Sites with a demonstrated moderate or high potential for archaeological resources will be referred to the Historic Preservation Commission (HPC) for further review and comment. Per Article XXXI of the *Charles County Zoning Ordinance*, the HPC will make recommendations to the Department of Planning and Growth Management and the Planning Commission. The Planning Commission will review the HPC recommendations and determine if additional investigation, evaluation, preservation or mitigation is warranted.

Site Conditions

According to the Phase IA assessment, prepared by Applied Archaeology and History Associates, Inc. and provided by Soltesz Company, the study area is predominantly wooded with the exception of a clearing in the northwest corner. The study area comprises an area of relatively flat uplands flanked by two steep-sided and flat-bottomed stream valleys that feed into Zekiah Swamp. Aside from the clearing close to the road, the study area does not appear to have been farmed in quite some time. It does not appear that the property has had much recent disturbance aside from the occasional perc test or tree fall.

CRITERIA FOR APPROVAL AND FINDINGS:

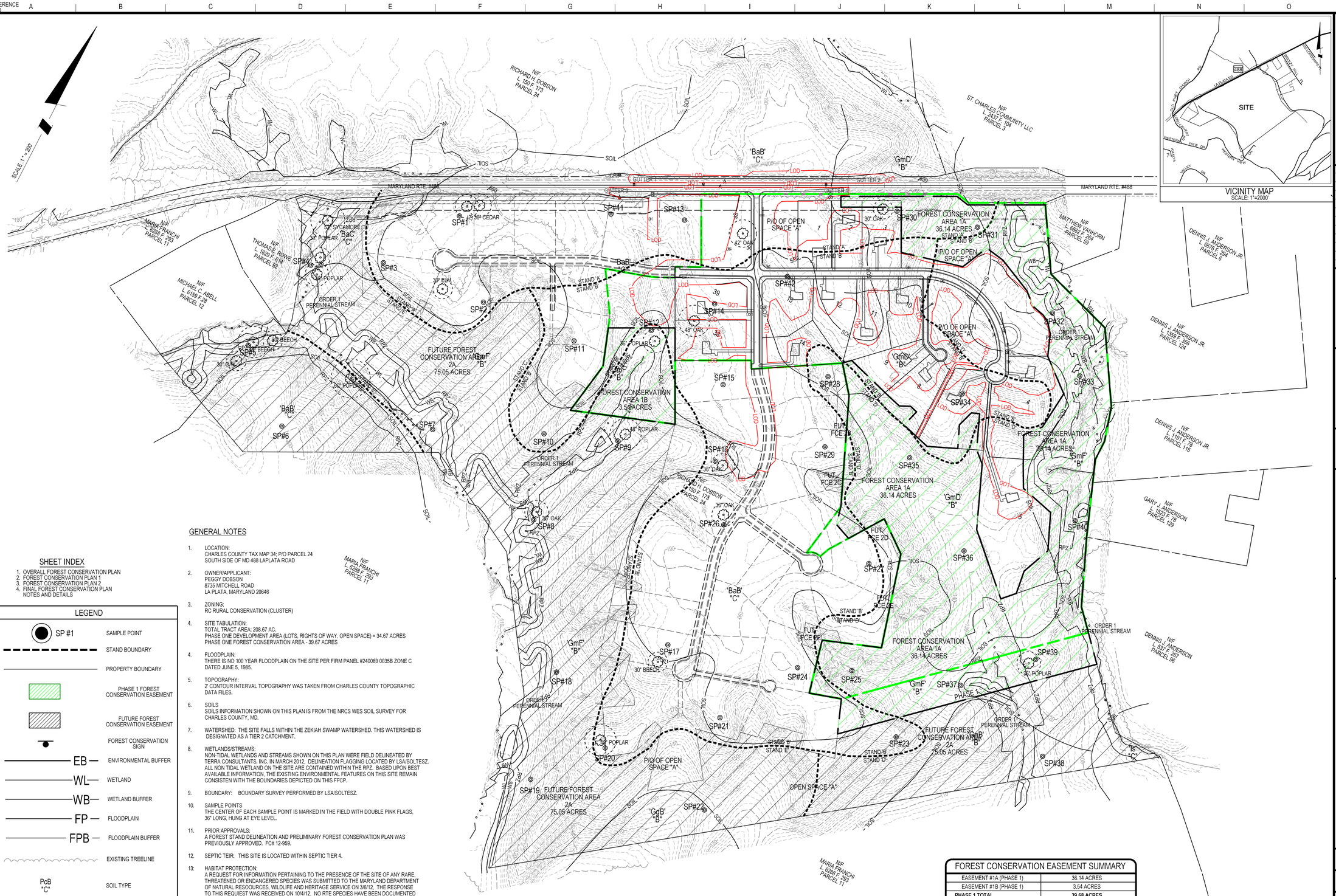
Staff finds that the Phase IA investigation, prepared by Applied Archaeology and History Associates, Inc., and provided by Soltesz Company, indicates a high probability for both prehistoric and historic archaeological resources. Multiple former structural complexes, some likely dating to the 19th century

or earlier, were identified within the study area. Prehistoric and historic artifacts were identified in several locations. Therefore, a Phase IB archaeological survey is recommended for the study area.

STAFF'S FINAL RECOMMENDATION: Staff accepts the findings from the Phase IA investigation and the recommendation for a Phase IB archaeological survey.

Beth Groth, Planner III

Reviewed and Approved by:
Steve Ball, Planning Director



GENERAL NOTES

1. LOCATION:
   CHARLES COUNTY TAX MAP 34; P/O PARCEL 24
   SOUTH SIDE OF MD 488 LAPLATA ROAD
2. OWNER/APPLICANT:
   PEGGY DOBSON
   8735 MITCHELL ROAD
   LA PLATA, MARYLAND 20646
3. ZONING:
   RC RURAL CONSERVATION (CLUSTER)
4. SITE TABULATION:
   TOTAL TRACT AREA: 208.67 AC.
   PHASE ONE DEVELOPMENT AREA (LOTS, RIGHTS OF WAY, OPEN SPACE) = 34.67 ACRES
   PHASE ONE FOREST CONSERVATION AREA - 39.67 ACRES
4. FLOODPLAIN:
   THERE IS NO 100 YEAR FLOODPLAIN ON THE SITE PER FIRM PANEL #240089 0035B ZONE C DATED JUNE 5, 1985.
5. TOPOGRAPHY:
   2' CONTOUR INTERVAL TOPOGRAPHY WAS TAKEN FROM CHARLES COUNTY TOPOGRAPHIC DATA FILES.
6. SOILS
   SOILS INFORMATION SHOWN ON THIS PLAN IS FROM THE NRCS WES SOIL SURVEY FOR CHARLES COUNTY, MD.
7. WATERSHED: THE SITE FALLS WITHIN THE ZEKIAH SWAMP WATERSHED. THIS WATERSHED IS DESIGNATED AS A TIER 2 CATCHMENT.
8. WETLANDS/STREAMS:
   NON-TIDAL WETLANDS AND STREAMS SHOWN ON THIS PLAN WERE FIELD DELINEATED BY TERRA CONSULTANTS, INC. IN MARCH 2012. DELINEATION FLAGGING LOCATED BY LSA/SOLTESZ. ALL NON TIDAL WETLAND ON THE SITE ARE CONTAINED WITHIN THE RPZ. BASED UPON BEST AVAILABLE INFORMATION, THE EXISTING ENVIRONMENTAL FEATURES ON THIS SITE REMAIN CONSISTEN WITH THE BOUNDARIES DEPICTED ON THIS FFCP.
9. BOUNDARY: BOUNDARY SURVEY PERFORMED BY LSA/SOLTESZ.
10. SAMPLE POINTS
    THE CENTER OF EACH SAMPLE POINT IS MARKED IN THE FIELD WITH DOUBLE PINK FLAGS, 36" LONG, HUNG AT EYE LEVEL.
11. PRIOR APPROVALS:
    A FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN WAS PREVIOUSLY APPROVED. FC# 12-959.
12. SEPTIC TEIR: THIS SITE IS LOCATED WITHIN SEPTIC TIER 4.
13. HABITAT PROTECTION:
    A REQUEST FOR INFORMATION PERTAINING TO THE PRESENCE OF THE SITE OF ANY RARE, THREATENED OR ENDANGERED SPECIES WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, WILDLIFE AND HERITAGE SERVICE ON 3/6/12. THE RESPONSE TO THIS REQUIEST WAS RECEIVED ON 10/4/12. NO RTE SPECIES HAVE BEEN DOCUMENTED ON THE PROJECT SITE, HOWEVER PER DNR, THE SITE'S PROXIMITY TO THE ZEKIAH SWAMP WARRANTS THE APPLICATION OF SPECIAL PROTECTION PROCEDURES. THE PHASE ONE DEVELOPMENT PLAN HAS BEEN PREPARED TO INCLUDE A HABITAT PROTECTION PLAN WHICH INCORPORATES THE FOLLOWING RECOMMENDATIONS:
    1. PROTECTION OF ADDITIONAL ON SITE FOREST IN LONG TERM PROTECTIVE EASEMENTS.
    2. PHASING OF THE PROJECT TO LIMIT THE CLEARING FOOTPRINT/DISTURBED AREA TO PREVENT EROSION AND SEDIMENT RUNOFF FOR PROTECTION OF THE DOWNSTREAM RECEIVEING WATERWAYS.
    3. IMPLEMENTAION OF ENVIRONMENTAL SITE DESIGN TO TREAT THE FULL TARGET PE.
    4 REDUCTION OF IMPERVIOUS SURFACES TO THE MINIMUM PERMITTED BY LOCAL ORDINANCES.

    THE HABITAT PROTECTION PLAN WILL BE REQUIRED TO BE SUBMITTED, REVIEWED AND APPROVED BY DNR AND MDE PRIOR TO THE ISSUANCE OF THE REQUIRED STATE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY. APPROVAL OF THE MDE GENERAL DISCHARGE PERMIT WILL BE NOTED ON THE COVERSHEET OF THE DEVELOPMENT SERVICES PLAN PRIOR TO COUNTY GRADING PERMIT ISSUANCE.

SHEET INDEX

LEGEND

- SP #1 — SAMPLE POINT
- STAND BOUNDARY
- PROPERTY BOUNDARY
- PHASE 1 FOREST CONSERVATION EASEMENT
- FUTURE FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN
- EB — ENVIRONMENTAL BUFFER
- WL — WETLAND
- WB — WETLAND BUFFER
- FP — FLOODPLAIN
- FPB — FLOODPLAIN BUFFER
- EXISTING TREELINE
- PcB "C" — SOIL TYPE
- SOIL — SOIL BOUNDARY
- SPECIMEN TREE # — SPECIMEN TREE
- SLOPES: 15% - 25%
- SLOPES: 25% & OVER

FOREST CONSERVATION EASEMENT SUMMARY

EASEMENT #1A (PHASE 1)	36.14 ACRES
EASEMENT #1B (PHASE 1)	3.54 ACRES
PHASE 1 TOTAL	**39.68 ACRES**
EASEMENT #2A (FUT)	75.05 ACRES
EASEMENT #2B (FUT)	0.39 ACRES
EASEMENT #2C (FUT)	0.24 ACRES
EASEMENT #2D (FUT)	0.11 ACRES
EASEMENT #2E (FUT)	0.04 ACRES
EASEMENT #2F (FUT)	0.29 ACRES
FUTURE TOTAL	**76.12 ACRES**
SITE FCE TOTAL	**115.80 ACRES**

SOLTESZ, INC.
WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

PEGGY B. DOBSON ADMINISTRATION TRUST
c/o RICHARD H. DOBSON II, TRUSTEE
751 BERGEN STREET, FLOOR 3
BROOKLYN, NY 11238

310.660.8636

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.** 36757 **EXPIRATION DATE:** 1/14/2027

PINEY BRANCH ESTATES DSP 240000

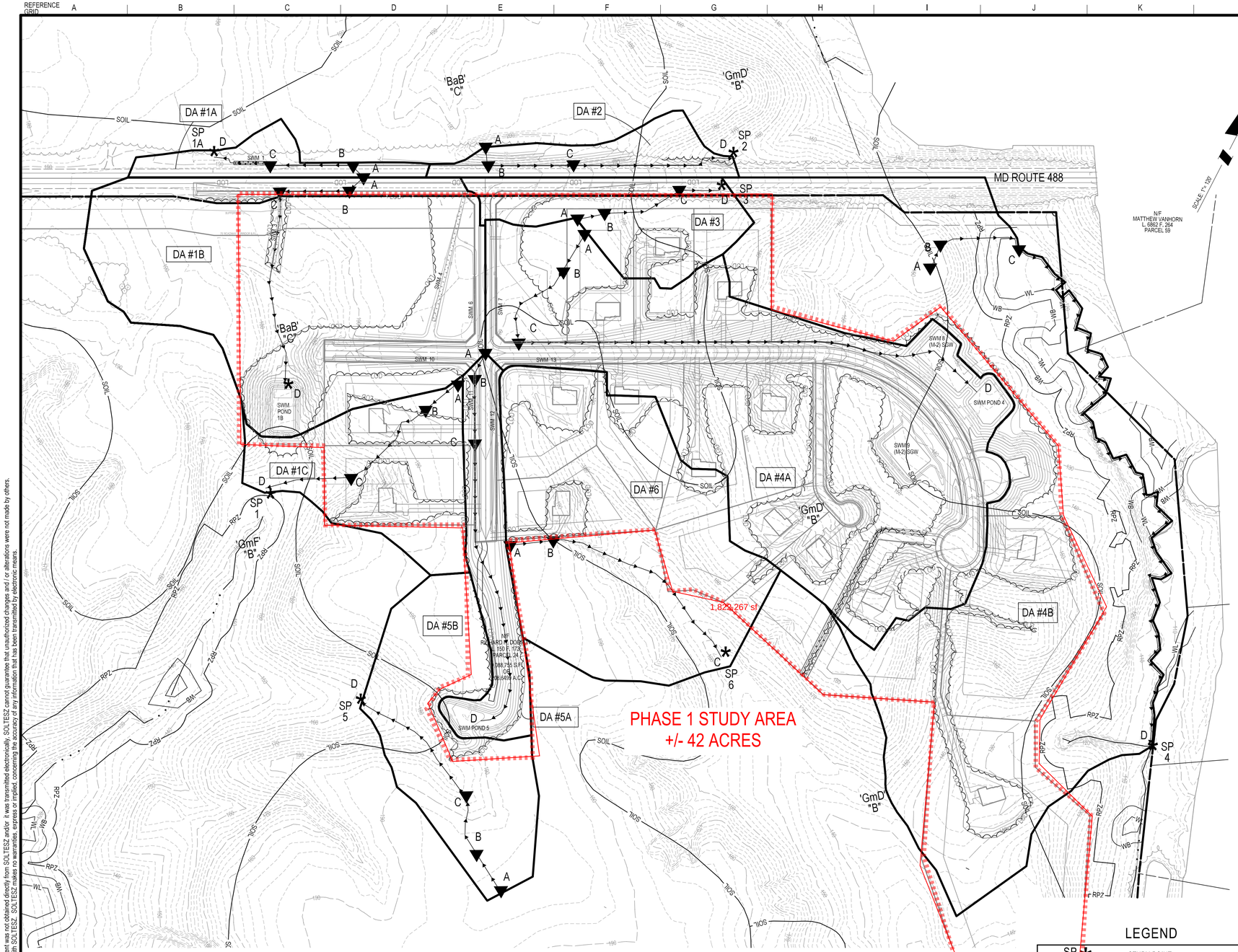
FOREST CONSERVATION PLAN OVERALL

PHASE 1
PINEY BRANCH ESTATES
DEVELOPMENT SERVICES PERMIT

EIGTH (8th) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

TAX MAP	34 / 24
ZONING CATEGORY:	RC
WATER & SEWER CATEGORY	PRIVATE
SITE DATUM HORIZONTAL:	NAD 83
VERTICAL:	NAVD 88
ONE INCH =	1" = 200'
DATE:	2/10/2025
DESIGNED:	WDH
TECHNICIAN:	WDH
CHECKED:	MFP
CAD STD'S. VERSION:	ORD / NCS
SHEET	1
OF	4
PROJECT NO.	19710200
PGM NO.	DSP 240000

P:\19710200\Engineer\Sheet_Files\ForestConservation_Sheet.dgn Model= OA FCP [Sheet] Scale= 0.08333333 ' / in. User= mprzybocki PLTdrv= PDF_Special_150.pltcfg 2/10/2025 9:11:12 AM



NOTE:

STUDY POINT 1 IS MADE UP OF AREAS 1A, 1B AND 1C.
STUDY POINT 4 IS MADE UP OF AREAS 3, 4A AND 4B.
STUDY POINT 5 IS MADE UP OF AREAS 5A AND 5B.

LEGEND

- SP 1 — STUDY POINT
- PROPOSED TIME OF CONCENTRATION
- PROPOSED DRAINAGE DIVIDE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SOIL — SOILS BOUNDARY
- 'GmD' "B" — SOILS LABEL
- PROPERTY BOUNDARY
- LOD — LIMITS OF DISTURBANCE
- RPZ — RESOURCE PROTECTION ZONE
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- STREAM

DA #1A		0.91 AC.		
CN = 83				
T C (HR) = 0.100				
A-B	SHEET	40	2.00%	PAVED
B-C	SHALLOW CONCENTRATED	189	0.60%	PAVED
C-D	Channel	140		3 FPS

DA #1B		9.65 AC.		
CN = 74				
T C (HR) = 0.100				
A-B	SHEET	46	2.00%	PAVED
B-C	SHALLOW CONCENTRATED	160	0.60%	PAVED
C-D	Channel	468		3 FPS

DA #1C		3.08 AC.		
CN = 71				
T C (HR) = 0.724				
A-B	SHEET	100	1.50%	WOODS
B-C	SHALLOW CONCENTRATED	201	9.79%	UNPAVED
C-D	Channel	200		3 FPS

DA #2		1.34 AC.		
CN =77				
T C (HR) = 0.181				
A-B	SHEET	38	1.30%	GRASS
B-C	SHALLOW CONCENTRATED	465	2.20%	PAVED
C-D	Channel	95		3 FPS

DA #3		2.35 AC.		
CN = 73				
T C (HR) = 0.449				
A-B	SHEET	70	2.40%	WOODS
B-C	SHALLOW CONCENTRATED	181	12.00%	UNPAVED
C-D	Channel	93		3 FPS

DA #4A		14.57 AC.		
CN = 67				
T C (HR) = 0.846				
A-B	SHEET	100	1.30%	WOODS
B-C	SHALLOW CONCENTRATED	96	2.20%	UNPAVED
C-D	Channel	1109		3 FPS

DA #4B		17.96 AC.		
CN = 57				
T C (HR) = 0.519				
A-B	SHEET	58	2.60%	WOODS
B-C	SHALLOW CONCENTRATED	197	13.70%	UNPAVED
C-D	Channel	1633		3 FPS

DA #5A		2.03 AC.		
CN = 77				
T C (HR) = 0.100				
A-B	SHEET	50	3.00%	PAVED
B-C	SHALLOW CONCENTRATED	155	1.10%	UNPAVED
C-D	Channel	697		3 FPS

DA #5B		3.98 AC.		
CN = 68				
T C (HR) = 0.798				
A-B	SHEET	100	1.20%	WOODS
B-C	SHALLOW CONCENTRATED	150	5.50%	UNPAVED
C-D	Channel	337		3 FPS

DA #6		7.35 AC.		
CN = 62				
T C (HR) = 0.597				
A-B	SHEET	100	2.50%	WOODS
B-C	SHALLOW CONCENTRATED	503	6.96%	UNPAVED

NOTE: THE ULTIMATE LOD AS SHOWN WAS UTILIZED FOR CALCULATION OF THE ESD REQUIREMENTS.

CHARLES COUNTY PLANNING COMMISSION

PRELIMINARY PLAN NO. XPN# 12-0016 APPROVED: 8/19/2013

CHARLES COUNTY GOVERNMENT

Department of Planning and Growth Management
Development Services Division

APPROVED FOR:					REMARKS OR CONDITIONS:
Grading		Construction		As-builts	
Roads		Construction		As-builts	
Storm Drainage		Construction		As-builts	
Stormwater Management		Construction		As-builts	
Water		Construction		As-builts	
Sewer		Construction		As-builts	
Other		Construction		As-builts	

SIGNED DATE: THIS PERMIT EXPIRES ON DATE:

SOLTESZ, INC.
WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

PEGGY B. DOBSON ADMINISTRATION TRUST
c/o RICHARD H. DOBSON II, TRUSTEE
751 BERGEN STREET, FLOOR 3
BROOKLYN, NY 11238

310.660.8636

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.** 36757, **EXPIRATION DATE:** 1/14/2025.

09/12/2024

STATE OF MARYLAND · MICHAEL P. PUSHKAR · No. 36757 · PROFESSIONAL ENGINEER

PROPOSED DRAINAGE AREA MAP

PHASE 1
PINEY BRANCH ESTATES
STEP 2 STORMWATER MANAGEMENT PLAN

EIGTH (8th) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

TAX MAP	34 / 24
ZONING CATEGORY:	RC
WATER & SEWER CATEGORY	PRIVATE
SITE DATUM HORIZONTAL:	NAD 83
VERTICAL:	NAVD 88
ONE INCH	1" = 120'
DATE:	9/12/2024
DESIGNED:	WDH
TECHNICIAN:	WDH
CHECKED:	MFP
CAD STD'S. VERSION:	ORD / NCS
SHEET	3
OF	15
PROJECT NO.	19710200
PGM NO.	SSWM 240014

PINEY BRANCH ESTATES SSWM 240014

CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management
Jason R. Groth, AICP
Acting Director
Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

To: Joel Binkley, Charles County
Mike Przybocki, Soltesz
From: Esther Doyle Read, Charles County
Date: 16 January 2025
RE: **PLREV 210011 – Piney Branch Estates – Phase I of Development**
Phase I Archaeological Report Comments

Report Title: A Phase I Intensive Archaeological Survey of the Proposed Piney Branch Estates Phase 1, La Plata Road/MD Route 488, Eighth Election District, Charles County, Maryland. (James G. Gibb).

The report contains the results of the Phase IB archaeological study of the proposed Phase 1 development section of Piney Branch Estates. The report includes the result of the excavation of 166 shovel test units across the 42-acre parcel. No archaeological artifacts, sites, or cultural remains were encountered.

I do have a question concerning the location of the **Brice Chapel Cemetery** as it is unclear from the 1913 USGS map included as Figure 3-6 in the report whether the cemetery is within the Phase 1 Development Section or not. **This issue needs to be addressed before final approval for the Phase IB archaeology is given.** The archaeological consultant and the Soltesz survey team need to provide a better georeferenced modern map with the location of the cemetery and the outlines of the Phase 1 Development Section clearly marked. This map needs to be incorporated into the archaeological report. **Provided the cemetery is outside of the proposed LOD, no further archaeological survey is recommended for the Phase 1 Development Section.**

Please note that other development sections may be subject to archaeological survey.

Please address the comments below, as well as the question regarding Brice Cemetery, and submit an electronic copy of the revised report to Energov within 30 days for final review.

Also notify the following individuals by email that the revised report has been submitted.

- Esther Doyle Read, County Archaeologist (reade@charlescountymd.gov)
- Joel Binkley, Planning Supervisor (binkleyj@charlescountymd.gov)

General Comments

1. Title: Please add the case number "PLREV 210011" to the title.
2. Table 3-3: Entry for 18CH1007 VPRN Locus 2 states that it is doubtful. Is that the date or the type or both?
3. Last entry for CH-217 under Type is that a church, a camp? It's labeled "C."
4. Figure 3-6: Is Brice Chapel Cemetery completely outside of the project area? Please address the mapping issue outlined above and explain how you know where it is located in the text.

AGENDA ITEM NO. 10.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 3, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: UNFINISHED BUSINESS: No Public Comments

SUBJECT: **Review of the Fiscal Year 2026-30 Requested Capital Improvement Program**

Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan Annual Presentation to have the Planning Commission make a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

Staff:
Joel Binkley, Planning Supervisor
Cathy Thompson, AICP, Assistant Chief of Planning

SUGGESTED ACTION:

ATTACHMENTS:
FY26-30 CIP Presentation Feb 2025
FY26-30 CIP Request Project Listing
FY26-FY30 CIP Request Project Descriptions
LizT-MemorandumReview of Planning Commission CIP List

Capital Improvement Program
FY 2026-2030 Projects

Presenters:

- **Joel Binkley, AICP, Planning Supervisor**

February 24, 2025

Capital Improvement Program

Project Initiation Phase

- **Departmental Queries for Program Needs**
- **Project Scope Development**
- **Submit Project Request to Fiscal and Administrative Services (FAS) for Review**
- **Comprehensive Plan Coordination**
- **Interdepartmental Coordination**
- **County Administrator Review**
- **Project Adoption into Capital Improvement Program (CIP)**

Capital Improvement Program

Comprehensive Plan Coordination

- **Budget Office Request: report on consistency with goals and objectives of the Comprehensive Plan**
  - **Scores of 1-4 indicate consistency, *not ranking or prioritization***
- **Planning Commission role: offer comments and make recommendations on the list of projects**
  - **Default recommendation: Projects with score of 1 requesting funding next year**
  - **Letter to BOCC may include additional comments beyond consistency**

Capital Improvement Program

Comprehensive Plan Coordination

- **Consistency with the Comprehensive Plan**

1	Consistent with Comprehensive Plan, specifically mentioned. Includes maintenance and upgrades if specifically mentioned in the Comprehensive Plan or other plans
2	Maintenance or upgrades, projects not site-specific, or projects that accomplish Comprehensive Plan goals
3	Inconsistent with Comprehensive Plan, extraordinary circumstances warrant the project
4	Inconsistent with Comprehensive Plan and shouldn't be considered

Capital Improvement Program

Comprehensive Plan Coordination

- **Consistency Review Examples**
- **Item #93: Billingsley Road Sidewalk (St. Patrick's Drive to Middletown Road)**
- **Rating = 1**

Charles County Bicycle and Pedestrian Master Plan: Future Links				
#	Location	Description	Type*	Timeframe
1	Berry Road and Western Pkwy	0.5-mile connection along Western Parkway and Berry Road	SP, II	Short
2	Western Parkway Path Connection	0.25-mile section from Millbrook Court to Bridgeport Place	SP	Short
3	St. Paul's Drive / St. Charles Parkway Path Connection	0.70-mile section from Alward Drive to St. Charles Parkway and along St. Charles Parkway from St. Paul's Drive to Dartmouth Road	SP	Short
4	St. Patrick's Drive Path Connection	0.11-mile section along St. Patrick's Drive from Route 301 to Western Pkwy.	SP	Short
5	St. Patrick's Drive / Billingsley Road Path Connection	2.25-mile section along Billingsley Road from Middletown Road to US 301 and along St. Patrick's Drive from Billingsley Road to power ROW	SP	Short
6	St. Charles Parkway Path Connection	1.5-mile section along St. Charles Parkway from commercial center to MD 5 (Leonardtown Rd)	SP	Short

Capital Improvement Program

Comprehensive Plan Coordination

- **Consistency Review Examples**
- **Item #99: Port Tobacco Historic Village Repairs & Maintenance**
- **Rating = 2**

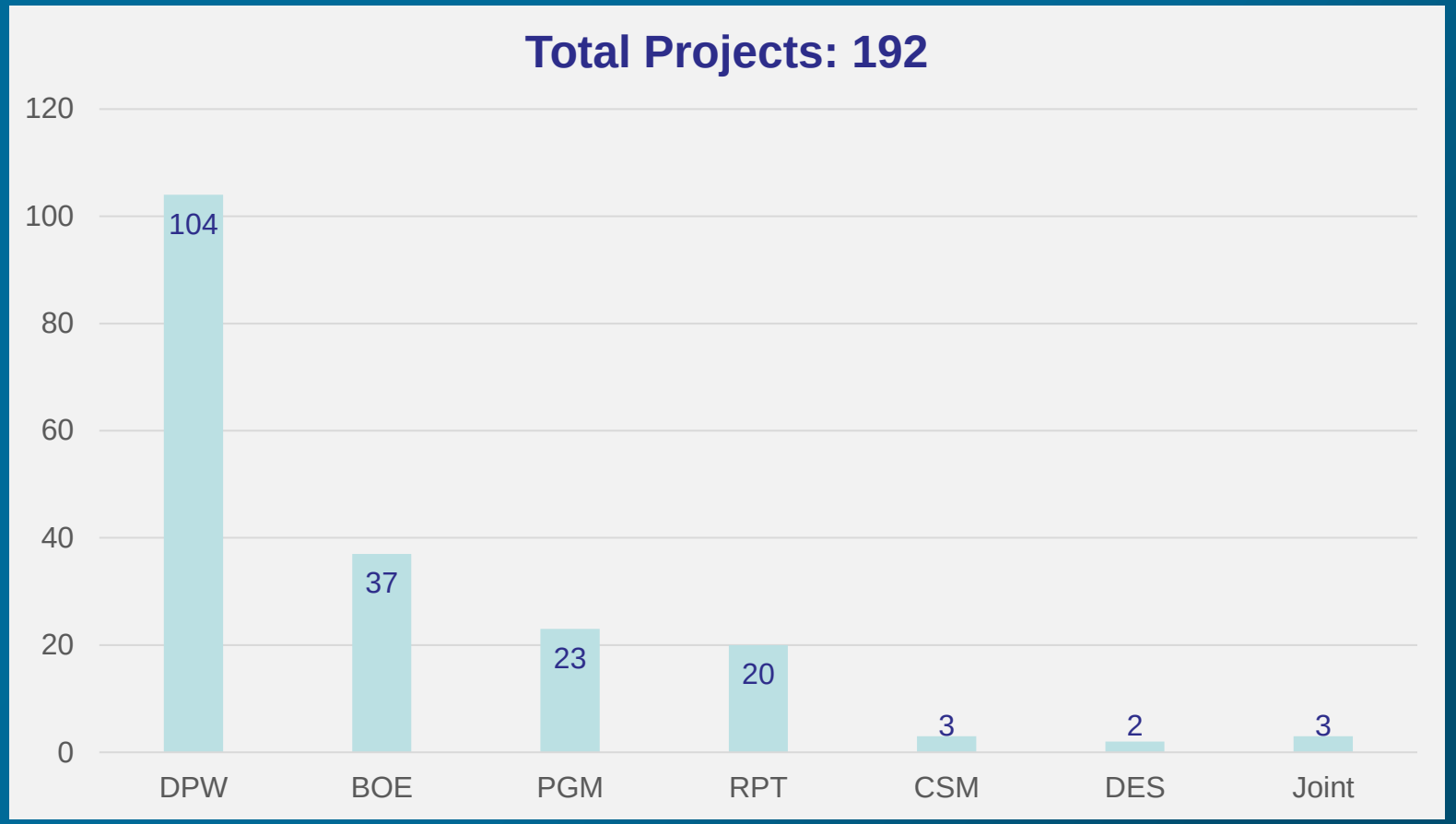
Historic Preservation

10.10 Make use of a broad range of preservation tools and strategies to permanently protect the County's most significant historic assets. Develop programs and strategies to educate the public about heritage resources and their preservation.

10.11 Continue efforts to document and permanently protect historic structures and archaeological resources, including updating the 2004 Historic Preservation Plan as needed.

Capital Improvement Program

FY 2026-2030



Capital Improvement Program

New Projects for FY 2026-2030

Project Number	Requesting Agency	Consistency Rating		New?	Included in Prior Cycle Funding	Funding Request Year
56	DES	2	Radio Tower Coating Restoration	Yes	No	2027
57	DPW	2	Bel Alton High School Gym Roof Replacement	Yes	No	2026
58	DPW	2	Bryans Road Water Tower Logo	Yes	No	2026
60	DPW	2	DES Headquarters	Yes	No	2026
61	DPW	2	Detention Center Control System Upgrades	Yes	No	2026
62	DPW	2	EMS Trailer @ La Plata Armory	Yes	No	2026
63	DPW	2	Existing Government Building Retrofit Study	Yes	No	2026
64	DPW	2	Facilities Admin Building Expansion	Yes	No	2026
66	DPW	1	La Plata EMS & HAZMAT Station	Yes	No	2026
74	DPW	2	Shelter Bldg for CR-6	Yes	No	2026
78	PGM	2	St. Charles Bikeway/Artwalk	Yes	No	2026
80	DPW	2	White Plains Park Water System Connection	Yes	No	2026
81	DPW	2	White Plains Park Sewer Pump Station Improvements	Yes	No	2026
84	PGM/DPW	1	Bikeway Rail Trail Connectivity	Yes	No	2027
93	DPW	1	Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)	Yes	No	2026
94	DPW	1	Westlake Community Sidewalk (St Patrick's Dr & MD 301)	Yes	No	2026
95	DPW	2	South Hampton Sidewalks Phase I	Yes	Yes	2026
96	RPT	2	Port Tobacco Historic Village Repairs & Maintenance	Yes	No	2026
98	RPT	2	White Plains Driving Range Conversion	Yes	No	2026
99	RPT	2	White Plains Tennis Courts Full Replacement	Yes	No	2026
108	RPT	2	La Plata Library Pocket Playground	Yes	No	2030
109	RPT	2	Parks and Grounds Equipment - Electric and Automated Retrofits	Yes	No	2028

Capital Improvement Program

New Projects for FY 2026-2030

122	PGM	2	Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal	Yes	No	2026
123	DPW	2	Washington Ave - Various Intersection Improvements	Yes	No	2026
124	PGM/DPW	1	Billingsley Road at Bensville Road Intersection Improvements	Yes	No	2026
125	DPW	2	St. Charles Parkway and Duncannon Road Traffic Signal	Yes	No	2026
126	DPW	2	Rt 301 South Bound Lane & Traffic Signal Improvements	Yes	No	2026
127	DPW	2	Pinefield Drainage Improvements, Ph I & Ph II	Yes	No	2026
128	DPW	2	Chapel Point Road/Twinberry Drive Drainage	Yes	No	2026
129	DPW	2	Miscellaneous RRFB Locations	Yes	No	2026
130	DPW	2	Davis Road Bridge Repairs	Yes	No	2026
131	DPW	1	Poplar Hill Bridge Over the Zekiah Swamp Replacement	Yes	No	2026
132	DPW	2	Bridge Replacement Program (Parent)	Yes	No	2026
137	DPW	2	Poorhouse Road Bridge	Yes	No	2026
140	TBD	2	Collaborative Community Partnership	Yes	Yes	2026
160	DPW	1	Mill Hill Waterline Extension	Yes	Yes	2026
161	DPW	1	Waldorf Water Tower #6	Yes	Yes	2026
183	PGM	2	Sewer Easement Study & Acquisition	Yes	Yes	2026
184	DPW	1	White Plains Failing Septic Sewer Installation	Yes	Yes	2026
185	DPW	1	Cliffton WWTP Improvements	Yes	Yes	2026
186	DPW	2	Reclaimed Water Elevated Storage Tank	Yes	No	2026
191	DPW	2	Fenwick Road Flood Mitigation	Yes	No	2026
192	DPW	2	Wetland Mitigation Banking	Yes	No	2026

Next Steps

Discussion of any additional comments on CIP projects.

Approval of consistency ratings, along with any comments or recommendations to forward to Board of County Commissioners

Presented By:

Charles County Government

Planning & Growth Management

301-645-0692 • binkleyj@charlescountymd.gov

200 Baltimore Street, La Plata, MD 20646

MD Relay Service: 7-1-1

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It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

	REQUESTED CAPITAL IMPROVEMENT PROGRAM							
	Fiscal Year 2026							
Project Number	Requesting Agency	Consistency Rating		Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding ($ in thousands)
1	BOE	2		Smallwood M.S. Roof/Chiller/H&V/UV Replacement		Yes	2026	16,585
2	BOE	2		BOE: Various Maintenance Projects		Yes	2026	8,446
3	BOE	1		Local Portable Classrooms - Various Schools		Yes	2026	2,571
4	BOE	2		Piccowaxen M.S. Boiler Replacement		Yes	2026	2,368
5	BOE	1		Thornton Elementary School		Yes	2026	52,766
6	BOE	1		Full Day Kindergarten Addition: Walter J. Mitchell E.S.		Yes	2026	8,597
7	BOE	1		Full Day Kindergarten Addition: J.C. Parks E.S.		Yes	2026	8,531
8	BOE	1		Full Day Kindergarten Addition: Wade E.S.		Yes	2026	14,562
9	BOE	1		Full Day Kindergarten Addition: Dr. Higdon E.S.		Yes	2026	5,421
10	BOE	1		La Plata High School Modernization and Capacity Addition		Yes	2026	181,035
11	BOE	2		Mattawoman MS - Roof Replacement		Yes	2026	5,528
12	BOE	1		Middle School #10		Yes	2026	73,219
13	BOE	2		Open Space Enclosure at Dr. James Craik E.S.		Yes	2026	11,607
14	BOE	2		Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement		No	2026	7,511
15	BOE	2		C. Paul Barnhart ES - Roof Replacement		No	2026	3,916
16	BOE	2		Wade ES - Boiler/Chiller Replacement		No	2026	1,912
17	BOE	2		Dr. Higdon ES - Roof Replacement		No	2026	3,417
18	BOE	2		Berry ES - Roof Replacement		No	2026	3,117
19	BOE	2		Dr. Thomas Higdon Elementrary RTU/Boiler		No	2027	3,717
20	BOE	2		William B. Wade Elementary - Roof/RTU Replacement		No	2027	5,927
21	BOE	2		Mary H. Matula Elementary - Boiler Replacement		No	2027	1,307
22	BOE	2		Renovation Feasibility Study - Robert Stethem Educational Center		No	2026	431
23	BOE	2		Site Infrastructure Replacement Program - Various Locations		No	2026	2,580
24	BOE	2		Electrical Switchgear Replacement Program - Various Locations		No	2026	3,905
25	BOE	2		School Facilities Modernization at Various Locations		No	2026	2,530
26	BOE	2		J.C. Parks ES - Roof Replacement		No	2028	3,087
27	BOE	2		Westlake HS - Boiler Replacement		No	2028	1,762
28	BOE	2		Matthew Henson MS - Roof Replacement		No	2028	3,887
29	BOE	2		Mary H. Matula E.S. RTU Replacement		No	2029	3,612
30	BOE	2		Walter J. Mitchell E.S. Roof Replacement		No	2029	3,021
31	BOE	2		Thomas Stone H.S. Roof Replacement		No	2029	5,902
32	BOE	2		C. Paul Barnhart E.S. Boiler Replacement		No	2030	1,242
33	BOE	2		Open Space Enclosure at John Hanson Middle School		No	2028	18,818
34	BOE	2		ADA Playground Upgrades and Replacements - Various Locations		No	2026	2,505
35	BOE	2		Bus Depot and Maintenance Facility - Waldorf Location		No	2026	22,512
36	BOE	2		Lackey High School - Pool Renovations		No	2026	19,874
37	BOE	2		High School Concessions Stands Grease Trap		No	2026	3,139
38	CSM	2		Building Repairs: Bookstore and Campus Center		Yes	2027	13,770
39	CSM	2		La Plata Learning Resource (LR) Building Renovation		No	2029	33,972

	REQUESTED CAPITAL IMPROVEMENT PROGRAM						
	Fiscal Year 2026						
Project Number	Requesting Agency	Consistency Rating		Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding ($ in thousands)
40	CSM	2		Fine Arts Center		No	2028	29,418
41	PGM	1		Zekiah Rural Legacy Program		Yes	2026	7,272
42	PGM	1		Nanjemoy Rural Legacy Program		Yes	2026	7,272
43	PGM	1		Agricultural Preservation		Yes	2026	7,572
44	PGM	1		Purchase of Developments Rights (PDR) Program		Yes	2026	3,354
45	DPW	2		Various Maintenance Projects Gen Gov		Yes	2026	3,156
46	DES	2		Radio Communications System Upgrade		Yes	2026	53,052
47	DPW	1		Charles County VanGo Maintenance Facility		Yes	2026	24,096
48	DPW	1		New La Plata Library		Yes	2026	23,882
49	DPW	2		Blue Crabs Stadium Maintenance		Yes	2026	1,001
50	DPW	2		Old La Plata Library Renovation		Yes	2026	2,725
51	RPT	2		Sports and Wellness Center		Yes	2026	53,551
52	DPW	2		Charles County Courthouse HVAC Improvements		Yes	2026	12,907
53	DPW	1		Pinefield EMS Station		Yes	2026	11,785
54	DPW	2		Public Facilities Storage Building		No	2026	1,856
55	DPW	2		Courthouse Copula Rehabilitation		No	2026	111
56	DES	2		Radio Tower Coating Restoration	Yes	No	2027	205
57	DPW	2		Bel Alton High School Gym Roof Replacement	Yes	No	2026	2,965
58	DPW	2		Bryans Road Water Tower Logo	Yes	No	2026	500
59	DPW	2		Charles County Community Health Facility		No	2030	19,747
60	DPW	2		DES Headquarters	Yes	No	2026	78,885
61	DPW	2		Detention Center Control System Upgrades	Yes	No	2026	2,769
62	DPW	2		EMS Trailer @ La Plata Armory	Yes	No	2026	290
63	DPW	2		Existing Government Building Retrofit Study	Yes	No	2026	387
64	DPW	2		Facilities Admin Building Expansion	Yes	No	2026	11,905
65	DPW	2		HVAC Infrastructure Replacement		No	2026	430
66	DPW	1		La Plata EMS & HAZMAT Station	Yes	No	2026	11,764
67	DPW	2		Light Rail Transit Station Overflow Parking		No	2030	5,766
68	DPW	1		Multi-Purpose Civic Center		No	2029	66,430
69	DPW	2		New Charles County Circuit Court Building		No	2026	120,955
70	DPW	2		Parking Lot Improvements		No	2026	579
71	DPW	2		Public Safety Training Center		No	2026	49,295
72	DPW	2		Roof Replacement Program		No	2026	477
73	DPW	2		Salt Storage Facility		No	2026	1,188
74	DPW	2		Shelter Bldg for CR-6	Yes	No	2026	274
75	DPW	2		Sheriff's Office Evidence and Property Storage Facility		No	2026	1,102
76	DPW	2		VanGo Stop Improvement Program		No	2026	528
77	DPW	2		Vehicle Maintenance Building Expansion		No	2026	852
78	PGM	2		St. Charles Bikeway/Artwalk	Yes	No	2026	100

	REQUESTED CAPITAL IMPROVEMENT PROGRAM						
	Fiscal Year 2026						
Project Number	Requesting Agency	Consistency Rating		Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding ($ in thousands)
79	RPT	1		White Plains Golf Course Clubhouse		No	2026	9,773
80	DPW	2		White Plains Park Water System Connection	Yes	No	2026	695
81	DPW	2		White Plains Park Sewer Pump Station Improvements	Yes	No	2026	1,415
82	DPW	2		Waldorf Satellite Location in Pinefield		No	2029	8,976
83	DPW	2		Waldorf Area Joint Satellite Acccounting/Treasury Office		No	2026	2,746
84	PGM/DPW	1		Bikeway Rail Trail Connectivity	Yes	No	2027	2,012
85	RPT	2		Park Repair & Maintenance Projects		Yes	2026	2,778
86	DPW	1		Various Pedestrian & Bicycle Facilities		Yes	2026	1,566
87	PGM/DPW	1		Smallwood Drive Shared Use Paths		Yes	2026	6,726
88	RPT	1		Waldorf Park Development Phase I		Yes	2026	5,248
89	RPT	1		Waldorf Park Development Phase II		Yes	2028	44,179
90	DPW	1		Hamilton Road Sidewalk		Yes	2026	4,272
91	DPW	1		Mill Hill Road Sidewalk		Yes	2026	2,116
92	RPT	2		Parks Restrooms Replacements		Yes	2026	1,780
93	DPW	1		Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)	Yes	No	2026	1,784
94	DPW	1		Westlake Community Sidewalk (St Patrick's Dr & MD 301)	Yes	No	2026	626
95	DPW	2		South Hampton Sidewalks Phase I	Yes	Yes	2026	2,203
96	RPT	2		Port Tobacco Historic Village Repairs & Maintenance	Yes	No	2026	1,330
97	RPT	1		Laurel Springs Park Playground Replacement		No	2026	282
98	RPT	2		White Plains Driving Range Conversion	Yes	No	2026	282
99	RPT	2		White Plains Tennis Courts Full Replacement	Yes	No	2026	652
100	RPT	1		La Plata Farm Park Ph II		No	2026	3,178
101	RPT	2		Destination Playground		No	2026	1,786
102	RPT	2		Sports Courts		No	2026	1,130
103	RPT	2		Playground Replacements		No	2026	2,505
104	RPT	2		Parks Pavilions and Shade Structures		No	2026	1,280
105	RPT	2		Skate Park Replacement		No	2026	201
106	RPT	2		Accessibility Improvements		No	2026	1,305
107	RPT	2		Parks Energy Retrofits		No	2026	2,136
108	RPT	2		La Plata Library Pocket Playground	Yes	No	2030	481
109	RPT	2		Parks and Grounds Equipment - Electric and Automated Retrofits	Yes	No	2028	1,318
110	DPW	2		Sidewalk Improvement Program		No	2026	206
111	DPW	2		Road Overlay Program		Yes	2026	6,321
112	DPW	2		County Drainage Systems Improvement Program		Yes	2026	10,696
113	DPW	2		Safety Improvement Program- Existing Roadways		Yes	2026	1,645
114	DPW	2		Traffic Signal Program		Yes	2026	2,001
115	DPW	1		Mill Hill Road Upgrade		Yes	2026	5,525
116	DPW	2		Substation Road Improvements		Yes	2026	8,166
117	DPW	1		Billingsley Road Safety Improvements		Yes	2026	13,857

	REQUESTED CAPITAL IMPROVEMENT PROGRAM						
	Fiscal Year 2026						
Project Number	Requesting Agency	Consistency Rating		Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding ($ in thousands)
118	DPW	1		Turkey Hill Road Reconstruction		Yes	2026	6,699
119	DPW	1		Old Washington Road Reconstruction		Yes	2026	33,593
120	DPW	1		Waldorf Urban Redevelopment Corridor Stormwater Outfall		Yes	2026	3,703
121	DPW	1		Middletown Road Phase 3 Feasibility Study		No	2026	5,944
122	PGM	2		Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal	Yes	No	2026	266
123	DPW	2		Washington Ave - Various Intersection Improvements	Yes	No	2026	81
124	PGM/DPW	1		Billingsley Road at Bensville Road Intersection Improvements	Yes	No	2026	1,309
125	DPW	2		St. Charles Parkway and Duncannon Road Traffic Signal	Yes	No	2026	1,529
126	DPW	2		Rt 301 South Bound Lane & Traffic Signal Improvements	Yes	No	2026	3,977
127	DPW	2		Pinefield Drainage Improvements, Ph I & Ph II	Yes	No	2026	4,446
128	DPW	2		Chapel Point Road/Twinberry Drive Drainage	Yes	No	2026	500
129	DPW	2		Miscellaneous RRFB Locations	Yes	No	2026	177
130	DPW	2		Davis Road Bridge Repairs	Yes	No	2026	1,424
131	DPW	1		Poplar Hill Bridge Over the Zekiah Swamp Replacement	Yes	No	2026	5,978
132	DPW	2		Bridge Replacement Program (Parent)	Yes	No	2026	5,247
133	DPW	1		Western Parkway Ph III		Yes	2026	420
134	DPW	1		Hiker/Biker Trail Program		No	2026	7,143
135	DPW	1		Holly Lane West		No	2030	8,488
136	DPW	1		Middletown Road Phase 3 Roadway Improvements		No	2028	16,988
137	DPW	2		Poorhouse Road Bridge	Yes	No	2026	1,311
138	DPW	1		Post Office Road Extension		No	2029	20,478
139	DPW	1		Billingsley Road Realignment		No	2027	30,687
140	TBD	2		Collaborative Community Partnership	Yes	Yes	2026	500
141	DPW	2		Automation & Technology Master Plan II		Yes	2026	11,176
142	DPW	2		Utilities Professional Development and Training Center		Yes	2028	1,796
143	DPW	2		Utilities Waldorf Regional Facility		Yes	2026	11,906
144	DPW	2		Satellite Water Facility Upgrades		Yes	2026	18,208
145	PGM	1		Bryans Road 2MG Water Tower		Yes	2026	16,189
146	PGM	1		Hughesville Water Line		Yes	2026	30,347
147	PGM	2		Bryans Village Waterline Interconnection		Yes	2026	5,825
148	PGM	2		Middletown Rd - Bensville Rd Waterline Interconnection		Yes	2026	9,835
149	PGM	1		Waldorf Water Tower #8		Yes	2026	15,516
150	PGM	1		Waldorf Water Tower #8 Water Distribution		Yes	2027	2,370
151	DPW	1		Old Washington Road Waterline		Yes	2026	5,903
152	DPW	1		Potomac River Water Supply Treatment Plant		Yes	2026	224,153
153	DPW	1		WSSC Waldorf Interconnection		Yes	2026	80,624
154	PGM	2		White Plains Water Enhancements		Yes	2026	4,307
155	PGM	1		Acton Lane Water Main Extension		Yes	2026	2,102
156	PGM	1		Waldorf Well #18		Yes	2026	4,253

	REQUESTED CAPITAL IMPROVEMENT PROGRAM						
	Fiscal Year 2026						
Project Number	Requesting Agency	Consistency Rating		Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding ($ in thousands)
157	PGM	1		Billingsley Road Water Main Extension		Yes	2026	4,822
158	PGM	2		Leonardtown Road Water Main Replacement		Yes	2026	10,816
159	DPW	2		Cliffton Water System Improvements		Yes	2026	5,679
160	DPW	1		Mill Hill Waterline Extension	Yes	Yes	2026	1,022
161	DPW	1		Waldorf Water Tower #6	Yes	Yes	2026	12,402
162	DPW	2		Chapel Point Reverse Osmosis Waste Tank		Yes	2026	2,287
163	DPW	2		MWWTP Electrical System Replacement		Yes	2026	33,874
164	DPW	2		Mattawoman Infiltration and Inflow PH II		Yes	2026	26,947
165	DPW	2		Mattawoman WWTP Automation		Yes	2026	15,742
166	DPW	2		Pump Station Rehabs and Replacements		Yes	2026	40,624
167	DPW	2		Satellite Wastewater Facility Upgrades		Yes	2026	22,830
168	DPW	2		MWWTP Clarifier and Thickener Repairs		Yes	2026	29,687
169	DPW	2		MWWTP Utility Water System Evaluation & Improvement		Yes	2026	7,595
170	PGM	1		Zekiah Pump Station Upgrade		Yes	2026	19,487
171	PGM	1		Zekiah Pump Station Forcemain		Yes	2026	4,996
172	PGM	1		Hughesville Sewer Collection System		Yes	2026	31,115
173	DPW	2		MWWTP Septage/Hauled Waste Receiving Facility		Yes	2026	16,230
174	DPW	2		MWWTP Effluent Filter Improvements		Yes	2026	42,017
175	DPW	2		MWWTP Effluent PS Forcemain Surge Management System		Yes	2026	7,021
176	DPW	1		MWWTP Belt Filter Press Replacement		Yes	2026	16,902
177	DPW	2		MWWTP Process Improvements - Parent		Yes	2026	204,470
178	DPW	2		MWWTP Headworks Improvements		Yes	2026	18,430
179	DPW	2		MWWTP BNR Improvements - Parent		Yes	2026	29,832
180	DPW	2		Post Office Road Sewer Capacity Improvements		Yes	2026	8,479
181	DPW	1		Hughesville Package Treatment Plant		Yes	2026	37,785
182	PGM	1		Zekiah Interceptor Sewer Upgrades		Yes	2026	8,797
183	PGM	2		Sewer Easement Study & Acquisition	Yes	Yes	2026	908
184	DPW	1		White Plains Failing Septic Sewer Installation	Yes	Yes	2026	4,637
185	DPW	1		Cliffton WWTP Improvements	Yes	Yes	2026	17,690
186	DPW	2		Reclaimed Water Elevated Storage Tank	Yes	No	2026	15,192

	REQUESTED CAPITAL IMPROVEMENT PROGRAM							
	Fiscal Year 2026							
Project Number	**Requesting Agency**	**Consistency Rating**		**Capital Project**	**New?**	**Included in Prior Cycle Funding**	**Funding Request Year**	**Est. Total Funding ($ in thousands)**
187	DPW	1		Landfill Sub-Cell 4C		Yes	2027	8,511
188	DPW	1		NPDES Retrofit Projects		Yes	2026	76,132
189	PGM	1		Full Delivery of Water Quality Improvements		Yes	2026	3,594
190	DPW	2		Gilbert Run Watershed Dam Repairs Phase 2		Yes	2026	13,211
191	DPW	2		Fenwick Road Flood Mitigation	Yes	No	2026	896
192	DPW	2		Wetland Mitigation Banking	Yes	No	2026	339

Key

1 Consistent with Comprehensive Plan, specifically mentioned. Includes maintenance and upgrades if specifically mentioned in the Comp Plan
2 Maintenance or upgrading, general projects that aren't site specific
3 Inconsistent with Comprehensive Plan, extraordinary circumstances warrant the project
4 Inconsistent with Comprehensive Plan and shouldn't be considered

Projects with a consistency rating of 1 that are requesting funding in FY26
These projects are recommended for priority funding.

BOARD OF EDUCATION

Smallwood M.S. Roof/Chiller/H&V/UV Replacement

The need is for a systemic renovation at Smallwood Middle School, which was renovated in 1979 and serves a portion of the development district. The roof, two heating and ventilating units, chiller and classroom unit ventilators were installed when the building was renovated in 1979 and are approaching the end of their useful life. Approximately 40 unit ventilators, fan-coil units, & convention units have been replaced as part of the FY 2013 & FY 2014 Aging Schools Program (ASP) at the school. The majority of the second floor units have been replaced and select areas on the first floor have been replaced. The installation of a four-ply, built-up roof with positive drainage or other approved roofing system is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unseen problems. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs. Charles County Public Schools recently commissioned a team of consultants to provide a budget and scope analysis for mechanical, electrical, and plumbing. The roof replacement was funded by the State as a Healthy Schools Grant project for FY 2023.

BOE: Various Maintenance Projects

These projects include the next phase of paving parking lots, interior replacements including carpet and tile, general site improvements, and are all smaller systemic renovations (under $100,000) not eligible for state funding. Increased need for funding is based on impacts of COVID-19 on the school systems including school buildings and aging infrastructure.

Local Portable Classrooms - Various Schools

This project requests funds for the design and purchase of new or relocation of existing locally owned relocatable classrooms to meet the changes in attendance patterns, and to provide temporary capacity until a new school can be built. The exact number of new relocatable classrooms or the identification of specific local relocatables available for relocation are based on actual enrollment patterns and needs of the individual schools. Additional maintenance of locally owned relocatable classrooms for longevity and efficiency of the unit.

*FY2026 request for state and local construction to support the renovation of two state quads at La Plata High School.

Piccowaxen M.S. Boiler Replacement

The need is for a systemic renovation at Piccowaxen Middle School, which opened in 1977. The boiler and pump systems are over 30 years old and will have outlived their expected usefulness. The installation of new efficient units is proposed to increase the overall efficiency of the heating system and reduce operating cost.

Thornton Elementary School

The need is for additional school capacity in the La Plata or Waldorf areas. Continued development in the incorporated town, both east and west of route 301, will cause enrollment at the elementary level to exceed the capacity of the existing schools serving that area. The school will serve a population that includes students with special needs, students with low English proficiency, and children eligible to participate in the free and reduced meal program. A school with a rated capacity of 766 is requested.

Full Day Kindergarten Addition: Walter J. Mitchell E.S.

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Walter J. Mitchell Elementary School in La Plata, which opened in 1965. Spaces have been appropriated for kindergarten over the years by displacing higher grades to portable classrooms. Mitchell currently houses four kindergarten classes and one pre-k class. An addition containing four kindergarten classrooms and an activity area is proposed. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires that one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. The existing kindergarten classrooms will be converted to regular classrooms. Scope is expanded to add one pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

Full Day Kindergarten Addition: J.C. Parks E.S.

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at J.C. Parks Elementary School in Bryans Road, which opened in 1967 and was renovated in 1997. The building contains 2 kindergarten classrooms and 1 pre-kindergarten classroom. Additional spaces have been appropriated for kindergarten over the years by displacing higher grades to portable classrooms. J.C. Parks currently houses five kindergarten classes and one pre-k class. An addition containing four kindergarten classrooms and an activity area is proposed. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires that one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. The existing kindergarten classrooms will be converted to regular classrooms. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

Full Day Kindergarten Addition: Wade E.S.

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at William B. Wade Elementary School in Waldorf. Opened in 1989, this school had a classroom addition in 2002. The school was originally constructed with two kindergarten classrooms and one pre-kindergarten classroom added in 2002. Additional spaces were appropriated for kindergarten over the years by displacing higher grades to portable classrooms. Wade currently houses five kindergarten classes and one pre-kindergarten class. An addition is

proposed that would contain four kindergarten classrooms and an activity area. The fifth kindergarten class will use the pre-kindergarten classroom in the 2002 addition. In addition, the current two kindergarten classrooms will be renovated to house the pre-kindergarten program with inclusion provisions. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. Planning was granted in FY2009 but rescinded in FY2014 because of the lack of local construction programming. Design was put on hold. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

Full Day Kindergarten Addition: Dr. Higdon E.S.

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Dr. Thomas L. Higdon Elementary School in Newburg. Opened in 1951, this school had a classroom addition in 1965, and was renovated in 1988. The school currently has one kindergarten classroom and one pre-kindergarten classroom. Higdon currently houses three kindergarten classes and one pre-kindergarten class. An addition is proposed that would contain two kindergarten classrooms and an activity area. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

La Plata High School Modernization and Capacity Addition

The need is for renovation at La Plata High School, which was built in 1979 and serves a portion of the development district. The project is to modernize 174,318 square feet of La Plata High School and construct a classroom addition to add capacity for the rapid growth occurring in La Plata. State funding is from Built to Learn overseen by the Maryland Stadium Authority, state CIP funds, local CIP funds, school construction excise tax and DRRA funds.

Mattawoman MS - Roof Replacement

The need is for a systemic renovation at Mattawoman Middle School, which opened in 1992 and is located in the rapidly growing route 228 corridor in Waldorf. The original roof will have reached its life expectancy in FY 2022. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems. State funding was approved as a FY 2025 Healthy Schools project.

Middle School #10

The need is for additional capacity at the middle school level in the rapidly growing county development district. The county's Comprehensive Plan calls for the majority of growth in the county are concentrated in the development district, including those areas west of Route 301. Enrollment projections indicate that the schools serving this area will continue to experience

increasing enrollment and overcrowded conditions. The proposed school site location is not determined. A school with a rated capacity of 940 is planned. The school will serve a population that includes students with special needs, students with low English proficiency, and children eligible to participate in the free and reduced meal program.

Open Space Enclosure at Dr. James Craik E.S.

Dr. James Craik Elementary School, located just to the west of La Plata, opened in 1974 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms. Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement

The need is for a systemic renovation at the Stethem Center. This school originally opened in 1977 as the Charles County Career & Technology Center. The one air handler unit which services building B and two roof top units which service buildings A & C are over 30 years old. These units have outlived their expected usefulness and no longer maintain a suitable environment within the school. The rooftop units are original equipment when the building was constructed in the early 1970s and have approached the end of their useful life expectancy. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs. The multi-roof complex was re-roofed in 1995 and will have reached its 20-year life expectancy by FY 2022. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

C. Paul Barnhart ES - Roof Replacement

The need is for a systemic renovation at Barnhart Elementary School, which opened in 1993 and is located in Westlake Village in St. Charles. The original roof will have reached its life expectancy in FY 2022. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

Wade ES - Boiler/Chiller Replacement

The need is for a systemic renovation at Wade Elementary School, which opened in 1989 and is located in Westlake Village in St. Charles. The two boilers and pump systems and the chiller are over 25 years old and have outlived their usefulness. The installation of new efficient units is proposed to increase the overall efficiency of the heating systems and reduce the operating costs.

Dr. Higdon ES - Roof Replacement

The need is for a systemic renovation at Higdon Elementary school, which was renovated in 1988. The school was re-roofed as part of the renovation and the roof is past the 20-year life expectancy. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our roof consultant prior to design to address any unseen problems.

Berry ES - Roof Replacement

The need is for a systemic renovation at Berry Elementary School, which opened in 1996 and located in the rapidly growing route 228 corridor in Waldorf. The original roof will have reached its 20-year life expectancy in FY2023. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

Dr. Thomas Higdon E.S. RTU/Boiler

The need is for a systemic renovation at Dr. Higdon Elementary School. This school, located in Newburg and services the southern part of the county, opened in 1988. The eight rooftop units and two boilers are original equipment when the building was renovated in the 1980s and no longer maintains a suitable environment within the school. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs.

William B. Wade Elementary - Roof/RTU Replacement

The need is for a systemic renovation at Wade Elementary School, which was originally constructed in 1989 and is located in Westlake Village in St. Charles. The original roof will have reached its 20-year life expectancy. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems. The rooftop units and chiller are original equipment when the building was constructed and will have reached the end of their useful life. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs.

Mary H. Matula Elementary - Boiler Replacement

The need is for a systemic renovation at Matula Elementary School, which opened in 1992, and is located in the town of LaPlata. The two boilers and pump systems will be over 31 years old and have outlived their expected usefulness. Installation of new units is proposed to increase overall efficiency of the heating system and reduce operating costs.

Renovation Feasibility Study - Robert Stethem Educational Center

Preparation of a feasibility study to review rehabilitation of existing school to ensure facility in existing neighborhoods are equal to new schools. First desire is to renovate with addition to meet 21st century educational requirements and challenges. Stethem Educational Center was

built in 1969 as the vocational center for the entire county. The major building systems have reached the end of their useful life. The building has functioned as an alternative school since the relocation of the career & tech. programs in 2005. Some areas have been modified to become classrooms and the location of the Life Long Learning Center after the lightning strike and fire in 2014.

Site Infrastructure Replacement Program - Various Locations

This project is a multi-year program for site infrastructure replacement at various schools throughout the County. This would include storm-water management piping, water and sewer lines, underground fuel storage tanks, septic systems, etc.

Electrical Switchgear Replacement Program - Various Locations

This project is a multi-year program for replacement of electrical switchgear and other major electrical components at various schools throughout the County. This would include switchgear, transformers, panels, etc.

School Facilities Modernization at Various Locations

Several aged facilities need modernizations to provide current facilities to support the proper environment for current educational technologies and environments. Many aged facilities need support to Technology-Assisted Curriculum, updated lighting initiatives, collaborative environments (both structured and flexible), acoustics, and physical learning environment enhancements.

J.C. Parks ES - Roof Replacement

The need is for a systemic renovation at Parks Elementary School, which opened in 1967 and located in the Bryans Road Town Center Revitalization Area. The building was re-roofed in 1997 will have exceeded its 20-year life expectancy in FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

Westlake HS - Boiler Replacement

The need is for a systemic renovation at Westlake High School, which opened in 1992 and is located in Westlake Village in St. Charles. The boiler and pump systems are over 25 years old and will have outlived their expected usefulness. Installations of new efficient units are proposed to increase overall efficiency of the heating system and reduce operating costs.

Matthew Henson MS - Roof Replacement

The need is for a systemic renovation at Henson Middle School. This school was renovated in 1982 and serves a portion of the development district. The school was re-roofed as part of the 1982 renovation and again in 1998 after a catastrophic failure of its single-ply membrane roof. The roof will have exceeded its 20-year life expectancy by FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

Mary H. Matula E.S. RTU Replacement

The need is for a systemic renovation at Matula Elementary School, which opened in 1992 and located in the Town of La Plata. The rooftop units are original equipment when the school was constructed and have approached the end of their useful life. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

Walter J. Mitchell E.S. Roof Replacement

The need is for a systemic renovation at Mitchell Elementary School, which opened in 1965 and located in the Town of La Plata. The roof is a combination of shingles and is a built-up roofing area. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

Thomas Stone H.S. Roof Replacement

The need is for a systemic renovation at Stone High School. This school was renovated in 1997 and serves several designated revitalization areas. The school was re-roofed as part of the renovation and will exceed its 20-year life expectancy by FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

C. Paul Barnhart E.S. Boiler Replacement

The need is for a systemic renovation at Barnhart Elementary School. This school opened in 1993 and is located in Westlake Village in St. Charles. The boilers and pumps are original equipment when the building was constructed and outlived their usefulness. The installation of a new efficient heating system that will reduce operating costs is proposed. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

Open Space Enclosure at John Hanson Middle School

John Hanson Middle School, located in Waldorf, opened in 1972 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms. Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

ADA Playground Upgrades and Replacements - Various Locations

This project is a multi-year program for ADA upgrades and replacements to playgrounds and structures at elementary schools throughout the County. This would include ADA access, surfaces, ADA landings on equipment, play structures, swings, etc.

Bus Depot and Maintenance Facility - Waldorf Location

This project will create a central bus depot to support the transportation fleet with associated maintenance and fleet supports for Charles County Public Schools.

Lackey High School - Pool Renovations

This project will renovate the enclosed pool at Henry E. Lackey High School, which is used jointly by Charles County Public Schools and Charles County Department of Parks, Recreation and Tourism. The enclosed pool was opened 2003 and is now 20 years old. The project will replace the heating and ventilation systems associated with the pool areas/locker rooms/and offices, the filtration systems, the pool mechanical system, associated life safety systems, upgrade the pool shell and pool deck and associated equipment for aquatic events/competitions.

High School Concessions Stands Grease Trap

Per Health Department regulations, CCPS needs to install exterior underground grease traps at the concessions stands at the stadium fields at all seven high schools. A standard 2,000 gallon tank is proposed and will be connected to the sewer system. This impacts Charles County's Mattawoman sewer system, the Town of La Plata's sewer system and the College of Southern Maryland's sewer plant.

COLLEGE OF SOUTHERN MARYLAND

Building Repairs: Bookstore and Campus Center

Repairs are required to extend the useful lives of the Bookstore and Campus Center buildings. Due to age, the Bookstore's air compressor, air handling units, variable air volume units, and operating system are in substantial need of repair. The air handling systems in the Campus Center Building have reached their economic useful life and need substantial replacements to restore air quality control and extend the life of the building. These repairs include replacing air handling units, pumps, air volume controls, ductwork and the operating system. As part of the project, the Bookstore will move to the CC building and Student Life from the CC building to the Bookstore building. Because of this, the repairs of these buildings are being combined into one project.

La Plata Learning Resource (LR) Building Renovation

La Plata Learning Resource (LR) Building Renovation will be upgraded, and additional computers will be installed to better support student learning.

Fine Arts Center

The Fine Arts Center (FA) is the oldest unrenovated building on the La Plata campus. First opened in 1983, the FA building has numerous mechanical, electrical and plumbing (MEP) systems that are now forty years old and well beyond expectancy. In addition, spaces in the building have been divided and subdivided over the years to a point where they do not function

in an efficient or cohesive manner. This renovation will address the MEP deficiencies, provide additional space for academic programs, upgrade instructional spaces, and improve the approach to the building from the rest of the campus.

GENERAL GOVERNMENT

Zekiah Rural Legacy Program

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Zekiah Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

Nanjemoy Rural Legacy Program

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Nanjemoy Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

Agricultural Preservation

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land. This funding is also used to leverage the additional funding from the state at a ratio of $1.00 of county funding for every $1.50 of state funding.

Purchase of Developments Rights (PDR) Program

This program would allow for the continued purchase of transferrable development rights (TDR) and would create some stability to the county's TDR market. Funding this program has been a recommendation of several reports and studies, including the Report of the Charles County Rural Commission, the Assessment of the County's TDR Program, and the Land Preservation Parks and Recreation Plan.

Various Maintenance Projects

Funding is necessary for various maintenance projects, such as, roof repairs, HVAC repairs/upgrades, gutters, soffits, windows and various renovation projects. This project would also allow a funding mechanism for items that suffer catastrophic failures, such as, boilers, compressors and other major equipment that is not funded in the operating budget.

Radio Communications System Upgrade

This project will replace the County's technically obsolescent Motorola 4.1 800 MHz Smartzone radio system with an industry standard P25 platform.

Deficiencies: Obsolescence, Radio Coverage, Channel Capacity

Since this project was initially forecasted to CIP in FY15, the County secured the expertise of a public safety communications consultant firm and their recently completed Assessment identified more significant deficiencies in performance than those which were known in 2014 (see Altairis Assessment Report Sept 2017).

Critical Technical Support has dwindled. Motorola can no longer guarantee technical support or restoration response times for this critical communication system and the current maintenance and support contract has assigned Charles County to their “Best Efforts” support. This includes parts, technical expertise on outdated software and firmware, as well as our 24 x 7 x 365 network monitoring service. Nearly all of the critical components of the system are no longer supported, and our service provider has to search with third party vendors such as eBay to attempt to find replacements.

Significant radio coverage complaints were revealed during critical user surveys and interviews. The Assessment revealed significant coverage deficiencies in several areas of the County (Benedict, Port Tobacco Valley, Marshall Hall, Bryans Road, Maryland Point, Waldorf) including the identification of 365 critical buildings, 108 of which are designated Critical 1 Buildings that require mandatory 95% coverage throughout.

Additionally, the County suffers from insufficient channel capacity issues due to the increased number of radio system users (more than 2,000) and their operational requirements. Adding more frequencies and/or moving to a spectrum efficient (TDMA) technology to correct our capacity issues is also not possible with the current system.

Enhancements: Interoperability, Mobile Data and Encryption

A P25 radio system would allow the County to improve our interoperability with regional partners. Replacing the portables and mobiles resolved a significant portion of the past interoperability deficiencies by allowing direct and instant communications with adjacent and neighboring agencies that have replaced their systems, the most significant being Fairfax, St. Mary’s, Calvert and the State of Maryland.

The P25 radio system will allow such mobile data services such as location for emergency personnel (APL/AVL/GPS) which will identify the position of personnel and emergency apparatus, wireless subscriber programming (Over-the-Air-Programming) which eliminates the costly need to manually re-program radios in the field which in turn disrupts the day-to-day operations of our public safety personnel, wireless subscriber re-keying (Over-the-Air-Rekeying) which allows remote reprogramming of encryption keys for instant changes to communications security.

The new subscriber radios will now allow County users to operate on the most current encryption technology on other agency systems when supporting them in a mutual aid mode, the County does not have this capability when operating within County borders.

Upgrading the Public Safety radio system directly impacts the safety and security of the County's citizens, visitors, and first responders.

Charles County VanGo Maintenance Facility

Design and construct a 180,000 s.f. Maintenance and Operations Facility for the VanGo Bus Program. The facility will house 50 buses and provide approximately 20,000 s.f. of administration, operations, and maintenance services, and 82,000 s.f. commuter bus parking spaces.

New La Plata Library

Design and construct a new 28,000 sq. ft. library on town-owned properties located on Washington Avenue at Talbot Street. The new facility will be LEED certified and will incorporate community amenities and a host of features identified in the library facilities master plan and the space needs reports respectively.

Blue Crabs Stadium Maintenance

To provide funding for maintenance of Blue Crabs Stadium including, but not limited to, the repair or replacement of all major structures, systems (including mechanical, electrical and those related to utilities such as, but not limited to, HVAC, water, sewer, gas and electrical) and capital improvements when needed or required.

Old La Plata Library Renovation

The current La Plata Library was built in 1967 and is located on Route 6 in La Plata adjacent to UM Charles Regional Medical Center (formerly Civista). It contains 12,889 square feet used as a library and an additional 3,158 square feet of basement/mechanical storage room space. The Library sits on 1.507 acres and is located within the Town of La Plata. Library operations are slated to be relocated to a new facility that is currently under development. Once vacated, renovation of this facility is warranted to repurpose it for office space. Renovation scope to include non-structural interior modifications, building exterior, sitework, parking lot modifications, and building code/update modifications.

Sports and Wellness Center

This project is for construction of a multi-use / multi-generational indoor Recreation Center. The facility may include an indoor swimming pool, multi-sport gymnasiums, indoor turf area, fitness center, locker rooms, classrooms, multi-purpose rooms, restrooms, storage, office areas, and parking. The project proposes A &E to conduct a feasibility study and needs assessment prior to selecting a site location with first considerations of available county owned land.

Charles County Courthouse HVAC Improvements

A study to identify existing conditions and deficiencies of the Charles County Courthouse's HVAC systems recommended improvements to the air handling system, air cooled chillers, fuel oil fired boiler system, hydronic pumping systems, building exhaust systems, and the energy management system. The construction budget is based on the consultant's construction cost estimate in the January 2020 Charles County Courthouse HVAC Systems Study and includes a $2.5M placeholder for retrofitting building space and temporarily relocating circuit courthouse personnel and services while the HVAC upgrades are constructed and completed. The

option/alternative to temporarily relocate courthouse personnel and services will be at the direction of the Board of County Commissioners and County Administration.

This project is currently funding a chiller replacement and temporary chiller rental.

Pinefield EMS Station

Design and construct a 6,400 s.f. (250/s.f.) facility in the Waldorf/Pinefield area to include site improvements, 3 parking bays @ 30' x 40' = 3,600 s.f., 400 s.f. office area , 400 s.f. lounge area, 400 s.f. kitchen area, 2 (ea.) 400 s.f. bathroom./shower areas, 800 s.f. bunk room areas, and a 400 s.f. storage area.

Public Facilities Storage Building

Design and construct a 20,000 sq. ft centralized County storage facility (est. @ $150/SF) for file retention, modular furniture inventory, office equipment & janitorial supplies and other material as necessary. Currently, supplies and inventory are being stored at buildings located throughout the County. A centralized facility would allow better inventory control as well as afford the ability to purchase supplies in larger quantities resulting in cost savings. Vehicular access shall be provided to 10 overhead doors along the building, as well as regular access doors into each potential "bay". The building is proposed to have an office and bathroom, requiring water and sewer service, mechanical, electrical, plumbing, and fire suppression/safety equip. The building is proposed to be insulated. Solid brick masonry has been proposed for aesthetics at the lower portions of the exterior walls per B&T request. A single driveway from the DPW complex is proposed with a small parking area provided on site for 5-6 vehicles at one time.

Courthouse Copula Rehabilitation

The copula on the old courthouse was last renovated in the 1980's and is in need of rehabilitation to bring it up to current standards in terms of security, safety, and building codes.

Radio Tower Coating Restoration

The Waldorf and Indian Head Radio Towers are in need of coating restoration. A significant amount of rust has accumulated on these two towers that the County owns over the last 20 years. Work includes surface preparation, application of a base coat/primer, application of a top coat for UV protection and sealing of crevices. This work is required to maintain the structural integrity of these two towers for many years to come as critical components of our radio system. This is work that was identified by our tower maintenance vendor during the annual tower inspections.

Bel Alton High School Gym Roof Replacement

An informal conditions assessment of the Bel Alton HS Gymnasium roof revealed that the structural support system comprised of steel and/or wood, have been compromised due to being exposed to weather over the past 20 years. The main gymnasium's roof is structurally supported by a steel truss system that is showing signs of rust and corrosion and should be evaluated by a structural engineer. There are two auxiliary buildings attached to the main gymnasium that have separate roofing systems, one that is structurally supported by steel bar

joists, and the other supported by a combination of steel and wooden joists. Both of the auxiliary buildings' roofing support systems exhibit compromised structural conditions that requires replacement. To immediately secure the facility from further deterioration, temporary measures should be employed to weatherproof the building until a permanent solution can be implemented.

Bryans Road Water Tower Logo

Painting of a logo on the Bryans Road tower to enhance the area's brand recognition, attract business and public interest in the area, promote community pride and identify, or similar attribute.

Charles County Community Health Facility

The current Charles County Health Department operates out of a 60,000 s.f. facility built in 2001. Although a new roof membrane was installed in 2018 to address water infiltration issues, structural replacement of the roof will be necessary within the next 15-25 years. Expanded operations and services to meet the needs of the growing community is anticipated. Consulting services will be obtained to perform a spatial needs study and site determination for preliminary estimation of building and property sizes required. Construction line amounts are placeholders until the consultant completes the study and an initial construction cost estimate can be developed during the design phase.

DES Headquarters

In 2023, DES hired a consultant to conduct a facilities assessment and program of requirements report. The study concluded that the Department of Emergency Services requires a 65,103 square foot headquarters to support its operations, including 911 operations and dispatch. The budget includes $1.1 million for land acquisition, design, construction, equipment, and furniture, based on the consultant's cost estimate found on page 102 of the report.

Detention Center Control System Upgrades

The Charles County Detention Center opened in 1995 and is approx. 135,000 sq.ft. The building has had some recent updates to its Video Surveillance System and Intercom System. However, the components are at end of life or nearing end of life and have presented issues. Base scope will include design and upgrade of PLC based door control and monitoring, local and main housing control with integration of existing sub-systems for utility control of outlets and lighting within housing units. Integration shall also be designed for the existing video surveillance system and Harding Intercom System. Excluded are new video surveillance cameras or upgrading the video surveillance system, with the exception of integration to the new electronic security system for camera call-up on alarm and intercom call. This project will bring the PLC based electronic security systems in line with today's standards. Scope of services include the design, construction administration, and post construction services for electronic security and related systems. Active construction is anticipated to last approximately 9 to 12 months.

EMS Trailer @ La Plata Armory

Purchase trailer for EMS and permanently install trailer on La Plata Armory site. Provide sewer, water, electrical service, and internet.

Existing Government Building Retrofit Study

Conduct a comprehensive study to assess the feasibility of retrofitting the existing County Government Building into a Courthouse, including a detailed estimate of design and construction costs.

Facilities Admin Building Expansion

Funds requested to design and construct an approximate 8,000sqft addition at $225per square foot. To include new office space, conference rooms, and storage as needed to house the increase in staff and services expansion.

HVAC Infrastructure Replacement

Heating, Ventilation, Air Conditioning, Refrigeration (HVACR) Infrastructure Replacement and Upgrades is the planned/unplanned replacement of building HVAC subsystem (Boilers, Chillers, Cooling Towers, Building Automation Systems, Pumps, and Air Handlers to name a few) that have suffered catastrophic failure or have reached the end of their useful lifecycle. Without significant reinvestment in these building subsystems, older facilities will fall into a state of ever deteriorating condition, functionality and the maintenance and repair costs necessary to keep them functional will increase.
Many County facilities have outdated HVAC subsystems that are susceptible to failure and/or are highly inefficient energy users. Projects will be prioritized based on maintenance reports, availability of parts, equipment age, and performance history. These projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

La Plata EMS & HAZMAT Station

The Department of Emergency Services is planning to establish a station for its HAZMAT unit and mobile integrated health unit in La Plata and is considering the La Plata Armory site. A feasibility study is required to assess the County's ability retrofit the existing building versus razing the structure and building new and if a right-of-way from the Armory site to Route 301 can be obtained besides Route 225.

Light Rail Transit Station Overflow Parking

Design and construct an overflow parking lot for the future light rail station by the DNR site. A placeholder amount for Land & ROW has been budgeted until such time as determination is made for acquiring adjacent properties as reflected in the January 2017 Southern Maryland Rapid Transit Study

Multi-Purpose Civic Center

Provide for property acquisition, preliminary engineering services, design services, and construction services for a 76,000 s.f. multi-use Civic Center in Waldorf in accordance with a study performed by the Maryland Stadium Authority. This project will also include renovations to the Old Waldorf School, and a multi-story 600 space parking garage. Economic Development is hoping to attract private sector funds.

New Charles County Circuit Court Building

A current Building Programming Study for a new Charles County Circuit Court Building focused on identifying the needs of agencies currently and proposed to be located within the new Circuit Court Building. This study evaluated and quantified the needs of all the building users and prepared a spatial program of need that will be used for further development of a new courthouse building. This project establishes placeholder amounts distributed over an estimated 10 year period for the design and construction of a new Circuit Court Building. The draft study estimates a Total Gross Square Footage of approximately 216,600 SF (est. @ $460/SF).

Parking Lot Improvements

Parking Lot Improvements project to maintain life cycle maintenance schedule in regards to parking lots owned by Charles County Government, to include redesign, resurfacing, repairs and restriping.

Public Safety Training Center

Perform a feasibility/spatial needs study to determine size of building(s) and grounds/location needs for a Public Safety Training Ctr. consisting of bldgs., a firearms range, classrooms, and an emergency vehicle operator training course (EVOC). Sheriff's Office will continuously look for grant funding and also will be submitting for congressional appropriations for possible funding. Sheriff's Office estimates approximately 75,000 SF of building space (est. @ $465/SF for construction) and a site of approximately 50 acres (est. @ $5M).

Roof Replacement Program

Replace aging roof structures at various facilities that have exceeded their life cycle, have high repairs costs and/or are deemed unreliable.

Salt Storage Facility

Design and construct an 80' x 80', high arch, salt storage facility to house 6,000 tons of salt for weather related operations. An additional facility located in the development district will improve safety of the roadways, enhance efficiency and response times, as well as maximize the County's storage supply of salt during weather events. Cost of access road is subject to engineering design.

Shelter Bldg for CR-6

DPW Roads Division has requested construction of a shelter building over an aggregate (CR-6) stockpile to minimize its exposure to wet weather events and precipitation. The shelter is

proposed as a 50’ x 50’ steel frame structure with wood trusses, vinyl soffit, and metal roof. The structure has been estimated by the Buildings & Trades Division with an approximate cost of $70/sq ft to build (plus escalation to 2024 prices). In addition, fees for the architectural/engineering services for design drawings and permitting are based on proposals received from architect R.L. Litten & Associates. The proposed roof will assist DPW in maintaining a suitable moisture content in the aggregate materials to be used for structural fill and the ability to obtain required compaction percentages.

Sheriff's Office Evidence and Property Storage Facility

The Property Section of the Charles County Sheriff’s Office will soon outgrow its evidence and property storage space located in the Annex Building on Audie Lane. A facility specifically built for the storage of property that is consistent with guidelines from the International Association of Property Evidence (IAPE) will be required within the next five (5) years. To facilitate the needs, a two-story pre-engineered metal building of approximate 40 ft. x 60 ft. size (4,800 SF finished floor space) is proposed with climate-control and ten percent (10%) more ventilation to prevent mold, mildew, and other contaminants. An open floor plan, using shelving and mesh dividers instead of solid walls would afford better ventilation and more visibility with security cameras. An alarm system is required as well as keyless (swipe-card) entry. A back-up generator is also required in order to keep the building climate-controlled, alarmed and computers/phones working during power outages.

VanGo Stop Improvement Program

Perform improvements at various VanGO bus stop locations throughout the County. Proposed projects to be determined by and coordinated through PGM-Transit Division.

Vehicle Maintenance Building Expansion

Expansion of the existing vehicle maintenance building to include 4 additional bays, supply storage, and office space. A feasibility study is to be performed to determine exact space needs. A placeholder amount is included for construction until an initial construction cost estimate can be developed during the design phase.

St. Charles Bikeway/Artwalk

Design services to utilize/enhance the existing Shared Use Path along St. Charles Parkway to create a bikeway/artwalk. This project would encourage placemaking and the development of multi-modal transportation and connectivity through amenities such as signage, street furniture, landscaping, public art and branding. Charles County would seek additional grant funding for this project. Meets Commissioner Goal 3: Objective C: Advancing the development of multi-modal transportation network.

White Plains Golf Course Clubhouse

This project is for construction of a new Golf Course Clubhouse. The existing clubhouse was built in 1973. This new facility will be built on the existing golf course county owned land. Clubhouse will include a pro shop, golf car garage, kitchen and café, universal bathroom design, office space, conference room, and parking areas. This project will achieve the overall goal of the

county's commitment to cultivating an environment that is welcoming, inclusive, and equitable to all.

White Plains Park Water System Connection

The existing well system at the park is aged and in need of replacement. In lieu of replacing the well system, this project will construct an approximate 600 LF of water main to tie into the Waldorf Water System. By switching water supply to the Waldorf Water System, annual repair and maintenance costs will be reduced.

White Plains Park Sewer Pump Station Improvements

The existing sewer pump station at White Plains Park is aged and in need of improvements to the structural, mechanical, electrical, and control components. This project will design and construct the necessary improvements to aid system efficiency and reliability.

Waldorf Satellite Location in Pinefield

Design and construct a 13,000 sf facility in the Waldorf area. The use and future occupying department to be determined.

Waldorf Area Joint Satellite Accounting/Treasury Office

In an effort to better serve the largest population center in Charles County, a larger joint Accounting/Treasury office is needed in the Waldorf area. The current Waldorf Treasury location within the Sheriff's Office on MD Rte. 5 is approximately 945 SF, and Fiscal and Administrative Services Department's Accounting (Water & Sewer Billing Office) and Treasury Divisions are requesting acquisition and fitout/renovation of an approximate 3,000 SF commercial office facility in the Waldorf area. Accounting and Treasury desire to establish a more centralized satellite office with additional space for increased staffing levels, area for customer interaction, and preferably with a drive-thru for convenience of the citizens.

Bikeway Rail Trail Connectivity

In 2021 a feasibility study was completed that investigated the routes and alignments that could connect the existing Indian Head Rail Trail terminus in White Plains with the end of the Three Notch Trail in St. Mary's County. Phase 1 of the Indian Head Rail Trail extension builds off of that feasibility study through the design of an initial project that would extend the rail trail from its current terminus in White Plains east across US 301 and along Demarr Road, ending at St. Charles Parkway. This project envisions an 8' wide paved hiker/biker trail along with at-grade road crossings at US 301. Design will be funded in part by MDOT's Kim Lamphier Bikeways Network Program, which will provide grant funding to cover 80% of the costs.

PARKS

Park Repair & Maintenance Projects

Ongoing renovation and improvement of community athletic fields and tennis facilities used exclusively by the public and the purchase of bleachers, benches, picnic tables and infield mix on a countywide basis. Other capital maintenance projects include such work as the repair and replacement of fences, backstops, restroom facilities, 20+ year-old playground equipment and field lighting equipment that has deteriorated and become a safety concern. Increase requested to fund Bermuda turf conversion and our share of potential grant opportunities.

Various Pedestrian & Bicycle Facilities

To provide a network of pedestrian & bicycle facilities within the Development District & to provide amenities such as park & walk/bike lots & rest stops as part of the linear trails being constructed with the Enhanced Transportation program. If a project is located on a state road, then the project is eligible for state funding.

Smallwood Drive Shared Use Paths

Drawing on recommendations from a consultant report on bicycle and pedestrian connectivity in Waldorf, this project will extend the current 4-6 foot wide sidewalks on Smallwood Drive to create 10-foot shared use paths for the entire length between Middletown Road and St. Charles Parkway. This project would expand the bicycle and pedestrian network and improve bicycle and pedestrian accessibility for residents. Staff has received funding for preliminary design and plan to submit future grant applications to either the Maryland Bikeways Program, administered by MDOT or the Transportation Alternatives Set-Aside Program to reduce the final design and construction cost of the project to the County.

Waldorf Park Development Phase I

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more. Phase I will include all excavation, grading and site work, including storm water management; construction and improvements to two entrance/exit points, ballfield construction to include lighting, fencing, bleachers, and installation of Bermuda turf; parking lot construction; utilities (electric and water); and basic site prep for all other park amenities. Funding that was previously included in a separate Synthetic Turf Field project was combined into this project as this will be the location of the 4th turf field in the county.

Waldorf Park Development Phase II

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more.

Hamilton Road Sidewalk

Install approximately 4,500 linear feet of 5-foot wide sidewalk along Hamilton Road from 500 linear feet south of Moran Drive to Acton Lane. Work shall include right-of-way acquisition and/or curb and gutter with new storm drain.

Mill Hill Road Sidewalk

This project is to install pedestrian safety improvements including: Americans with Disabilities Act (ADA) ramps; two crosswalks with markings; three school zone signs; four pedestrian signs; and the relocation of four fire hydrants and 12 utility poles along Mill Hill Road, from the entrance of North Pointe subdivision to Davis Road. Providing a connection along Mill Hill for the community to access the Theodore G. Davis Middle School and William A. Diggs Elementary School will be a greater improvement to promote connectivity between the community and Charles County Public Schools.

Parks Restrooms Replacements

Allow for creation of a replacement schedule of outdated restroom structures which have exceeded their life expectancy. New restroom facilities will include Americans with Disabilities Act accessibility requirements and gender neutral restrooms.

Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)

Design (in-house) and construct approximately 7,600 linear feet of sidewalk along the south side of Billingsley Road from St. Patrick's Drive to connect with existing sidewalk at Middletown Road. This project also includes installing 1,250 new sidewalk along the east and west sides of St. Patrick's Drive that will provide an interconnected sidewalk network of more than 10 miles in length. Design (in-house) and construct approximately 7,600 linear feet of sidewalk along the south side of Billingsley Road from St. Patrick's Drive to connect with existing sidewalk at Middletown Road. This project also includes installing 1,250 new sidewalk along the east and west sides of St. Patrick's Drive that will provide an interconnected sidewalk network of more than 10 miles in length.

Westlake Community Sidewalk (St Patrick's Dr & MD 301)

Design and construct approximately 3,275 linear feet of sidewalk and hiker/biker trail along the north side of St. Patrick's Drive and along the west side of Md. Route 301 to establish an interconnected sidewalk network in the St. Charles Town Shopping Center and surrounding business area.

South Hampton Sidewalks Phase I

South Hampton Sidewalk Phase I includes a 2,320 ft sidewalk from the Rte 210 and South Hampton Drive intersection to the main entrance to Bryans View Way.

Port Tobacco Historic Village Repairs & Maintenance

The historic properties in Port Tobacco Village are in need of continuous funding to maintain their structural integrity. Per our agreement with the Society for the Restoration of Port

Tobacco, we are responsible for the maintenance of both the building and grounds of three properties which include the Port Tobacco Courthouse, Stagg Hall, and the Washington Burch House. The repairs and maintenance needed for these properties are crucial to the safety of the county residents, visitors, and students that we serve.

Laurel Springs Park Playground Replacement

This project is to replace the existing equipment with state-of-the-art equipment. Laurel Springs Playground is increasingly popular attraction and regularly draws huge crowds of children and adults. This new playground equipment will have a unique theme, be all inclusive, meet ADA requirements, and have sensory elements included in the play design. The request is needed to keep up with the future vision of park visitors.

White Plains Driving Range Conversion

This project is converting existing driving range into a smaller short distance warm-up, practice swing area. The existing 250 yards driving range will be shorten and enclosed to allow additional basketball courts and more parking spaces to be built in place of existing driving range.

White Plains Tennis Courts Full Replacement

This project is for improving our only Parks Outdoor Tennis/Pickleball courts located at White Plains Park. The repairs listed below are needed in maintaining a quality facility to our existing six tennis courts and pickleball courts. This project will consist of removing the existing premier court surface, milling of existing asphalt, removing fencing and all court accessories. Then after a full depth reclamation of soil, base asphalt, resurface acrylic color coat application, playing lines application, furnish, install court accessories, and replace all fencing and gates.

La Plata Farm Park Ph II

Development of this county owned land will achieve the county's goal of providing residents with a central county regional park. Amenities to include farm themed playground, agricultural activities/learning building, farmers market, community garden plots, fitness trail, dog park and community sports field. Future additions to include a spray ground and the Charles County Farm Heritage Museum.

Destination Playground

This project will include playground design, color selection, and installation. Destination playgrounds are increasingly popular and often draw huge crowds of children and adults. Destination playgrounds are typically larger playgrounds set in a location that will require a drive to reach. This playground will have a unique theme, be all inclusive, meet ADA requirements, and have sensory elements included in the play design. This request is needed to keep up with the future vision of park visitors.

Sports Courts

This project will consist of constructing additional basketball courts, pickleball courts and tennis courts with court lighting and bleachers each year. This will include design, permits, site-work, construction, lights, and equipment needed. This request is needed to keep up with the high demand of practice/game requests from county residents for these two popular sports.

Playground Replacements

Replacements of outdated existing playground equipment and adding shade structures at four different county parks (Laurel Springs, Bensville, Gilbert Run and White Plains Parks). The request is to allow more accessibility to the high volume of park visitors that use these aging playgrounds daily year-round.

Parks Pavilions and Shade Structures

Replacement of outdated/expired parks pavilions that have exceeded their life expectancy located throughout county parks. Installation of new parks pavilions and shade structures throughout various county parks. Increased shade structures are needed throughout the county parks to increase the safety and reduce heat related health emergencies due to increased temperatures.

Skate Park Replacement

This project is for improving our only county skate park located at White Plains Park. This will include crack repair, sealing of concrete surface, and replacing old equipment. This request is needed to keep up with the high demand of park visitors.

Accessibility Improvements

These projects will enhance accessibility within RPT facilities to provide greater access within our departmental buildings, restrooms, and outdoor spaces. These improvements will include an elevator at Elite, universal bathroom renovations, accessible door openers for facilities and restrooms and increased accessible play features and structures within our parks. This project will achieve the overall goal of the county's commitment to cultivating an environment that is welcoming, inclusive, and equitable to all.

Parks Energy Retrofits

Replacement of outdated equipment with energy efficient, eco-friendly upgrades including cost saving items such as LED lighting upgrades, lighting controllers, installation of solar panels, and solar lighting.

La Plata Library Pocket Playground

LaPlata Library Pocket Playground - This project will be in conjunction with the new LaPlata library to bring outdoor play elements to the grounds of the La Plata Library. This project will include accessible playground elements, art elements, and shade structures to complement the library and further enhance and blend the user experiences with these amenities and use of green space.

Parks and Grounds Equipment - Electric and Automated Retrofits

Replacement of current equipment with eco-friendly technology including electric and automated equipment. Similarly to the electric vehicle replacements of automobiles, this equipment would include tractors, zero turn mowers, lawn mowers, utv, snow removal equipment, blowers, chainsaws and other related equipment. Additional infrastructure and equipment will be needed at maintenance shops to charge and maintain this equipment. This equipment should have direct impact on a reduction of operating costs associated with fossil fuels and automated equipment will increase staff productivity.

TRANSPORTATION

Sidewalk Improvement Program

This project includes residential sidewalk repairs in the development district to include panel replacement, repair damaged concrete, safety risks and tripping hazards. Staff performs sidewalk inspections county-wide and prioritizes repairs based on safety risks that may be posed to the public. The condition rating guidelines that are followed rate sidewalks in the following prioritization:

Priority 1 – Missing concrete panel, lifted panel 2” or higher

Priority 2 – Concrete panels lifted ½” to 2” high

Priority 3 – Concrete panels with heavy cracking, delamination or spalding

Maintenance for hiker-biker paths and all sidewalks within subdivisions which are located within the county right-of-way, both of which were designed and constructed in accordance with the 1995 Road Ordinance or more recent revision, shall be the responsibility of Charles County.

Road Overlay Program

Highway maintenance program to complete asphalt overlay, modified seal, slurry seal, cracked seal, line striping, deep patching, pavement markings, and repairs on various roads in the county. Roads for treatment to be determined.

County Drainage Systems Improvement Program

Provide drainage improvements at various locations that have been recorded as experiencing serious drainage problems. The goal of the program is to plan and prioritize projects based upon evaluation criteria including safety, costs, right-of-way acquisition, possibility of MS4 credit generation, and promotion of Climate Resiliency when applicable/practical, etc. Projects are prioritized regularly, and new sub-projects are generated based upon recommendations by the Charles County Resiliency Board.

Safety Improvement Program- Existing Roadways

Design and construct various roadway safety improvements/upgrades as recommended by the Charles County Safety Committee. A “Parent Project” is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

1. Western Parkway at St. Patrick's Drive - Signal & lane modifications
2. St. Charles Parkway at St. Ignatius Drive- Signal & land modifications
3. Lomax Road upgrade - Joe Court to eastern terminus
4. Ripley Road & Poorhouse Road - Sight distance improvements
5. Poplar Hill Road/Drive Samuel Mudd Road - Intersection safety improvements
6. Fenwick Road northeast of Bluejay Way - Drainage improvements
7. Berry's Hill Road east of Marshall Hall Road - Drainage improvements
8. Turkey Hill Road - eliminate 90 degree bend
9. Mitchell Road at College of Southern MD - Sight distance improvements
10. Washington Road - Culvert repair
11. Road Safety Prioritization Study - Obtain traffic safety consultant to develop a systematic safety inventory of County roads from available methodologies such as United States Roads Assessment Program. The inventory would be used to identify & prioritize several cost-effective safety measures which can be implemented to reduce crash rates on Charles County Roads.
12. RRFB's - Various locations based upon Traffic Safety Committee Priority List
13. Various roadway drainage repairs county-wide
14.

Traffic Signal Program

The Traffic Signal Program will analyze various signal networks within the county in an effort to determine where signal timing and synchronization is needed. This program will enhance traffic flow and circulation on county and state roads throughout the county. A “Parent Project” is a project that is established as a placeholder for work to be done at various locations throughout the county. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

Mill Hill Road Upgrade

The upgrade of Mill Hill Road has been downsized to include 2 of the 4 lanes and road ordinance safety 01-Jul-2024 improvements from the Davis Road to Devenfield Avenue. The county has received complaints from the Board of Education and the residents/HOA of Avalon South due safety concerns. This project will bring the aforementioned portion of Mill Hill Road up to County Road Ordinance standards.

Substation Road Improvements

Design and construction of Substation Road improvements. Due to the poor road conditions, standing water, and poor drainage on both sides of the roadway, scope of work to be increased from half section road improvements along the Waldorf Station road frontage to improve the full width and length (approx. 3,180 LF) of the existing roadway from MD Route 5 to Old Washington Road (extent feasible) to Urban Major Collector road standards in accordance with the County's Comprehensive Plan and Road Ordinance. These road improvements include a storm drainage system and stormwater management facilities, as well as proposed pedestrian and bicyclist facilities along both sides of the roadway.

Billingsley Road Safety Improvements

A study report determined where safety improvements are warranted and most needed along the Billingsley Road corridor from Middletown Road to Maryland Routes 227 and 210. The report has identified several areas for which some safety improvement measures were implemented while other recommended measures or proposed improvements are under further development. The recommended improvements included ongoing short term measures (tree removal, shoulder repair, and signage), medium range measures (shoulder installation and drainage), and long term solutions (roadway realignment, intersection, and sight distance improvements). Short term and mid-range measures have been implemented and are on-going. Long-term, large-scale improvements continue to be evaluated as projects considered for engineering design and construction as funding becomes available.

Turkey Hill Road Reconstruction

Design and reconstruct Turkey Hill Road to improve safety, drainage, and diver visibility from MD 227 to US 301, including re-alignment as necessary. Lane capacity, right-of-way needs and approximate alignment modifications will be determined during the feasibility study phase. The project will include the necessary improvements to the intersections with MD 227 and US 301, a flood analysis and requisite drainage improvements, stormwater management and land acquisition.

Old Washington Road Reconstruction

As part of the implementation of the Waldorf Urban Design Study, reconstruction of portions of Old Washington Road is necessary to support increase in North-South traffic flow and overall traffic circulation. This route is a vital link to supporting commercial businesses in the Waldorf community. Old Washington Road is not only a North-South link, but will also support East-West

connectivity between Western Parkway, US Rte. 301, and Post Office Road, via projects such as Holly Lane and Acton Lane.

Phase 1: Leonardtown Road to 500 ft. north of Central Avenue

Phase 2: End Intersection of Phase 1 to Acton Lane

This budget and budget request is for Phase 1 only.

Waldorf Urban Redevelopment Corridor Stormwater Outfall

A comprehensive drainage design is needed to properly manage storm events with the Waldorf Urban Redevelopment Corridor (WURC). Detailed engineering is needed to design a collection system and distribute the drainage to appropriate points of outfall. This will include addressing various inadequacies in the existing discharge points to the CSX Railroad culverts. The project will redesign the area infrastructure to accommodate the 2- and 10-year storm events on-site, and the 100-year storm events off-site. This project will provide a preliminary design study, final design and coordinate with CSX to provide the proper size culverts to pass the 100-year frequency storm through the CSX embankment and the necessary culverts and ditches downstream to safely pass to an adequate outfall channel discharge point. This may entail the design and construction of a large downstream regional pond to control the rate of outflow to protect downstream properties. Easements and/or right of way will be necessary to obtain the right to convey the water.

In 2024, PGM conducted an engineering study that proposed a less complex drainage solution for the WURC, which effectively reduces the overall scope and budget of the WURC Stormwater Outfall project. To enhance efficiency, PGM and Capital Services recommend combining the WURC Stormwater Outfall project with the WURC Road Reconstruction project in FY2025.

Middletown Road Phase 3 Feasibility Study

Perform a feasibility study to determine the right of way implications for the upgrade of existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. This project will fund the land acquisition and design costs to continue the engineering design and permitting to upgrade this road to meet the industry standards.

Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal

This project will install a crosswalk. pedestrian signal, and associated ADA-compliant curb ramps across Billingsley.

Washington Ave - Various Intersection Improvements

Washington Ave. is an urban major collector road. As such, the goal is to ultimately provide a center turn lane along the road. The Fire Department made a request in 2011 for a traffic signal at their location on Washington Ave. at Shining Willow Way due to a traffic accident that tied up their main access to the fire station. This is also the subject of a Traffic Safety Committee request for October 2012, requesting that the shoulder northbound be striped for a right turn lane. The best response to both concerns would be to provide a left-turn lane at Shining Willow

Way so that vehicles could get around anyone stopped to turn left. The US DOT and FHWA are encouraging the provision of left turn lanes as one of 9 proven safety measures and are asking local and state jurisdictions to determine how and when they can consider these measures to improve safety, especially when federally funded investments are pursued. AASHTO recommends that left-turn lanes should be provided at street intersections along major arterials and collector roads wherever left turns are permitted. Studies have shown total crash reductions of 35-55%.

Billingsley Road at Bensville Road Intersection Improvements

Intersection improvements are necessary to relieve increasing delays. This project will include the design and construction of the approach of Billingsley Road at Bensville Road, stormwater management, and the required land acquisition and easements. Partial funding will be from Developer contributions per their conditions of approval by the Planning Commission.

St. Charles Parkway and Duncannon Road Traffic Signal

This project will design and construct a new traffic signal and associated intersection improvements at the St. Charles Parkway/Duncannon Drive intersection. Associated improvements include extended northbound/southbound left turn lanes, pedestrian crossings and associated appurtenances (handicap ramps, pavement stripping, etc. to meet the current ADA regulations) and stormwater management improvements.

Rt 301 South Bound Lane & Traffic Signal Improvements

Design and construct required SHA improvements along Route 301 southbound lanes and traffic signal improvements at Mattawoman Beantown Road intersection.

Pinefield Drainage Improvements, Ph I & Ph II

In 2011 a study was completed by the Planning Division of the U.S. Army Corps of Engineers (USACE), to develop a storm water improvement plan for the Pinefield Community to reduce nuisance flooding in streets, yards, and basements. This study is the first step in taking corrective action to address the flooding issues in Pinefield. This plan updates a plan completed in July 1990 by John E. Harms, Jr. & Associates, Inc. titled Pinefield/Country Club South, Charles County, Maryland Preliminary Watershed Study, and focuses primarily on correcting capacity issues with existing storm water pipes and channels. Phase 1 has been completed. Phase 2 design is underway.

Chapel Point Road/Twinberry Drive Drainage

Provide design and construct drainage improvements to alleviate flooding during moderate to heavy storm events. Existing ditches and culvert pipes are inadequately sized to handle run-off.

Miscellaneous RRFB Locations

Procurements of Rectangular Rapid Flashing Beacons (RRFBs) materials and equipment is needed as in- 01-Jul-2024 house added stock for replacement and/or maintenance repairs by the DPW-Roads Division when necessary.

Davis Road Bridge Repairs

The design for the Davis Road Bridge is performed under the ARPA program and is not part of this project. This project covers the construction phase for Davis Road Bridge once design and permitting has been completed.

Poplar Hill Bridge Over the Zekiah Swamp Replacement

Replace the Poplar Hill Bridge over the Zekiah Swamp Bridge due to low ratings and deficiency.

Bridge Replacement Program (Parent)

Replace or repair deteriorating bridges within the county. Bridges are inspected on a bi-annual basis. Bridges may be eligible for Federal Bridge funding. Current bridges under consideration are:

1 - Bryantown Road

2 - Country Lane

3 - Liverpool Point Road

4 - Merrimack Place

5 - Stines Store Road

6 - Trinity Church Road

Western Parkway Ph III

The completion of Western Parkway will connect MD 228, Acton Lane and US 301 opposite the Mattawoman-Beantown Road intersection. Western Parkway, Phase 3 consists of that portion of the roadway located between Pierce Road and US 301 (Crain Highway). Western Parkway will ultimately create an alternative North-South minor arterial roadway, relieving US 301 and establishing a new segment of the desired grid network of roadways in Waldorf.

Hiker/Biker Trail Program

Additional Hiker/Biker trails to be incorporated with the construction of other capital road projects.

Holly Lane West

To support east/west traffic circulation in the Waldorf area, the Waldorf Subarea Plan provides a recommendation to upgrade and extend Holly Lane from US Route 301 westward to Western Parkway & from US Route 301 eastward to Post Office Road (Extension). The completion of Holly Lane West will provide a connection east & west of US Route 301 from Western Parkway to Post Office Road (Extension).
Ex. ROW=60', Prop. R/W=80'; Length=1.01mi.. Minor Collector

Middletown Road Phase 3 Roadway Improvements

The County performed a feasibility study to determine the right of way implications for the upgrade of the existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. Once the Middletown Road Phase 3 Roadway Improvements – Land Acquisition & Design project is complete; this phase will support the construction costs related to upgrading this road to meet industry standards. The current roadway improvements propose constructing to Major Collector standards with the additional two lanes being added in the future for the ultimate 4-lane divided Minor Arterial roadway. Work includes stormwater management, wetland/stream mitigation, drainage improvements, relocated hiker/biker parking, hiker/ biker trail, and intersection improvements.

Poorhouse Road Bridge

The design for Poorhouse Road Bridge is performed under the ARPA program and is not part of this project. This project covers the construction phase for Poorhouse Road Bridge once design and permitting has been completed.

Post Office Road Extension

To provide an alternative North-South minor/intermediate arterial roadway east of MD Route 301. This road is being modeled in the traffic analysis by the MD 301 Task Force. Provide preliminary horizontal and vertical design and plats to establish ROW needs for reservation purposes.

Billingsley Road Realignment

Design and construct a two-lane Billingsley Road Realignment Project to provide a safe alternative to the existing Billingsley Road linking the Waldorf area to the Bryans Road area to promote economic viability and business collaboration between the two communities.

Collaborative Community Partnership

To provide funding in support of implementing the findings from the ROC initiative. Projects may include repairs and/or improvements to sidewalks, potholes, crosswalks, etc.

WATER & SEWER

Automation & Technology Master Plan II

This project is the result of an extensive study to determine the Information Technology needs of the Utilities Division in order to bring it into the 21st century. The project includes emphasis on Supervisor, Control, and Data Acquisition (SCADA), regulatory compliance, data management, work management, and performance management, among other issues. The ultimate goal of this project is for the Department of Public Works - Utilities to accomplish its functions even in periods of growth without adding field staff and to make more efficient use of the resources currently available.

Utilities Professional Development and Training Center

This project will construct a building for training, meetings, SCADA/Instrumentation lab, and computer lab. This facility is needed to provide on-going training needed to stay abreast of leading industry technology, techniques, and methods that are currently being implemented.

Utilities Waldorf Regional Facility

This project will construct a facility for Utilities staff that serve the Waldorf area. Facility includes office space, parking area, and equipment storage/maintenance area. The Waldorf area has the largest water/sewer customer base in the county.

Satellite Water Facility Upgrades

To provide necessary upgrades to various satellite pumping stations and treatment plant facilities that include but are not limited to the following:

- Replacement of generator and automatic transfer switch at Cobb Island Pumping Station to maintain power distribution reliability
- Construct building at Bel Alton WWTP that will aid in maintaining process temperatures for improved system performance
- Structural, process, mechanical, electrical, site, and other various improvements at Cliffton WWTP and Mt. Carmel WWTP
- Spray Field, equipment, and building storage improvements at Breeze Farm and Cuckolds Creek facilities
- Chemical feed system improvements at various satellite treatment plants
- Remodel lab, replace flow equalization tank, construct chemical storage building, install grinder, and modify outfall/sampling point at Bel Alton WWTP
- Improvements to the low-pressure force main system in Swan Pt./Cobb Island area
- Master Facility Plan for Swan Pt. WWTP including implementation of recommended improvements
- Replacement of UV Disinfection System at Swan Pt. WWTP
- Replacement of generators at Swan Pt. Influent PS and Mt. Carmel Woods WWTP

Bryans Road 2MG Water Tower

Bryans Road has only a single tower providing system pressure and fire storage to the area's water system. An additional storage tower is needed to provide redundancy to the public water system. This project will provide the design and construction of a one (1) million gallon elevated water tower.

Hughesville Water Line

Design and construct a water system to serve the Village of Hughesville, including approximately 9,000 linear feet of water mains and distribution lines, elevated storage facilities, and water supply wells. This includes design, permitting, land acquisition for these facilities, and construction.

Bryans Village Waterline Interconnection

The northern part of Bryans Road needs an additional water line for redundancy. The project includes the design and construction of an 8 inch water line interconnection between South Hampton Subdivision to connect Bryan's Village Subdivision (850'+/-) and Bryan's Village Subdivision to the Marshall Grove Subdivision (750'+/-).

Middletown Rd - Bensville Rd Waterline Interconnection

Several communities in the Bensville area are served by a single water distribution main and this loop will provide the necessary redundancy to the Brookwood, Linden Grove, and Brentwood neighborhoods. This project includes the design and construction of a new 16" Water Main loop to the Bensville Area from Middletown Rd, along the Cross County Connector right of way to Bensville Road (16,500').

Waldorf Water Tower #8

Waldorf Urban Redevelopment Center area development will require an additional tower for fire storage volume and pressure in the system. The project is for the design and construction based on a new 2MG water tower.

Waldorf Water Tower #8 Water Distribution

With the construction of a new tower, waterline extensions and upsizing of existing lines will be required. Design and construction of 12" water lines from the new tower location to tie into the existing Waldorf system (~2000-LF).

Old Washington Road Waterline

As recommended in the Waldorf Urban Redevelopment Corridor Implementation Study, the waterline along Old Washington Road must be replaced to increase water distribution capacity, increase fire flow, and remove the existing aging infrastructure. This water line will extend from MD 5 Business to Substation Road, which will also allow greater distribution of the water from the Pinefield water tower. Using $350/LF for waterline construction and appurtenances (12,800 lf total).

Potomac River Water Supply Treatment Plant

Design, land acquisition and construction for a new 5-10 MGD surface water treatment plant along the upper reaches of the Potomac River. Project includes upsizing of the existing transmission main in the Waldorf system and a new transmission line to convey Potomac River supply to the Bryans Road and Waldorf systems. Phase A-2 of the Charles County Water Source Feasibility study was completed in October 2018. Results from the study recommended short-term and long-term water supply options. The project will provide future (long term) projected average and maximum day demands.

WSSC Waldorf Interconnection

Substantial water infrastructure upgrades are necessary to prepare the Waldorf water system for an additional interconnection to the WSSC water system along US 301 to Brandywine. This would include the design and construction.

White Plains Water Enhancements

Design and construction to increase the 10-inch PVC water main on Crain Hwy (Route 301) to a 16-inch Ductile Iron pipe from Billingsley Rd to Marshall Corner Rd. This upgrade will provide additional pressure and fire flow capacity to the White Plains area.

Acton Lane Water Main Extension

Design and construct approximately 540 l.f. of 12" water main on Acton Lane to complete the connection to Hamilton Road and approximately 1,000 l.f. of 8" water main to loop the Wexford Village subdivision. This connection will improve redundancy and add looping.

Waldorf Well #18

Design and construction of a new 500 gpm production well in the Patuxent aquifer to serve the Waldorf Water System.

Billingsley Road Water Main Extension

Design and construct approximately 7,250 l.f. of 16-inch water main along Billingsley Road from Old Washington Road to St. Charles Parkway. This extension will provide looping, reduce head, and help to increase the pressure in the Waldorf water system.

Leonardtown Road Water Main Replacement

Study, design and construct approximately 3,200 linear feet of 10” water main and 5,300 linear feet of 12” water main to replace the existing main along Leonardtown Road from Old Washington Road to Mattawoman Beantown Road. The main replacement will upsize the existing main to increase fire flow and pressure.

Cliffton Water System Improvements

The water system at Cliffton requires improvements to solve pressure and capacity issues for not only the existing connections, but also further support the building of the remaining 200 lots of record within the development. The water line interconnection phase has been constructed.

The next phase will be to construct a 250,000 gallon elevated storage tank along with the necessary tie-in piping.

Mill Hill Waterline Extension

Design and construct an 8 inch DIP water main extension from Super Pl to the existing 8 inch line 600' north of Devonfield Ave to interconnect neighborhoods and increase water system reliability (630').

Waldorf Water Tower #6

Construction of a 2MG elevated water storage tank in the east side of the Development District in St. Charles to keep pace with demand.

Chapel Point Reverse Osmosis Waste Tank

this project will replace the existing waste storage tank at the Chapel Point water system. The existing tank is aged and undersized. The new tank will improve operability, system flexibility, and reduce hauling costs.

MWWTP Electrical System Replacement

This project includes replacement of the plant's electrical system. The existing electrical system is beyond its life expectancy (over 30 years) and a phased plan will be developed to replace this equipment in a programmed manner.

Mattawoman Infiltration and Inflow PH II

The Mattawoman WWTP service area has high inflow and infiltration (I/I) during storm events entering the sanitary sewer causing sanitary sewer overflows (SSOs) where system capacity is not sufficient. SSOs range from backups into basements to overflows from the sewer manholes. In addition to being a public health risk, it is also a regulatory issue. This project will provide information on the condition of the Mattawoman sewer system, identify areas where I/I already exists or a high I/I potential exists, and design/construct repairs for I/I removal. This project will also investigate feasibility of providing in-line storage for flow equalization; identify locations for design and construction projects to implement the in-line flow equalization and acquisition of right of way needed to implement the projects. The repairs proposed will address the sewer basins with the highest I/I severity (Tier 1) resulting in the greatest amount of I/I removal for the lowest cost. This project will be on-going multi-year endeavor.

Mattawoman WWTP Automation

Automation of the Mattawoman WWTP facility to improve the efficiency of operations and maintenance, thereby minimizing resources and resulting in cost avoidance. Design standards will be determined for the project and implemented for the unit processes for monitoring via plant Supervisory, Control, and Data Acquisition (SCADA) and ensure system stays in compliance.

Pump Station Rehabs and Replacements

Rehabilitation at various wastewater pumping facilities to update to current standards and replace aged equipment/infrastructure that include, but are not limited to the following: Strawberry Hills PS, Theodore Green Blvd. PS, Checkers PS, Thomas Stone PS, Indian Head Manor PS, Ryon Woods PS, Rt. 925B PS, St. Charles PS #5A, Pinefield PS Forcemain, Bar Harbor PS, Bachelors Hope PS, Cuckolds Creek PS, Wisteria PS, Bath House PS, St. Charles PS 3B, Brawners Estates PS, Laurel Branch PS# 3, Cliffton PS #3, Cliffton PS #2, Cliffton PS #1, Hill Road PS, Cobb Island PS, Eutaw Forest PS, Montgomery Lane PS, Pomonkey PS, Zekiah PS, Mr. Tire PS, generator replacements (Rt. 5 PS, Hill Road PS, Swan Pt. Vac Station, Strawberry Hills PS, Bryans Rd PS, Indian Head Manor PS), abandonment of Rt. 925C PS, and development of standard design documents. Additional generator replacements are needed at the following sites: Brawner's Estates PS, Cliffton PS #1, Laurel Acres PS, DeMarr Rd PS, Greenhaven PS, Cliffton PS# 2, North Pt. PS, Southwinds PS, Brentwood PS).

Satellite Wastewater Facility Upgrades

To provide necessary upgrades to various satellite pumping stations and treatment plant facilities that include but are not limited to the following:

- Replacement of generator and automatic transfer switch at Cobb Island Pumping Station to maintain power distribution reliability
- Construct building at Bel Alton WWTP that will aid in maintaining process temperatures for improved system performance
- Structural, process, mechanical, electrical, site, and other various improvements at Cliffton WWTP and Mt. Carmel WWTP
- Spray Field, equipment, and building storage improvements at Breeze Farm and Cuckolds Creek facilities
- Chemical feed system improvements at various satellite treatment plants
- Remodel lab, replace flow equalization tank, construct chemical storage building, install grinder, and modify outfall/sampling point at Bel Alton WWTP
- Improvements to the low-pressure force main system in Swan Pt./Cobb Island area
- Master Facility Plan for Swan Pt. WWTP including implementation of recommended improvements
- Replacement of UV Disinfection System at Swan Pt. WWTP
- Replacement of generators at Swan Pt. Influent PS and Mt. Carmel Woods WWTP

MWWTP Clarifier and Thickener Repairs

Gravity Thickeners #1 & #2, Secondary Clarifiers #5 & #6, and Final Clarifiers #1 through #4 are aged and in need of rehabilitation. Work includes mechanical, electrical, and structural repairs/replacements. Project also includes addition of a fourth gravity thickener to meet increasing sludge thickening demands.

MWWTP Utility Water System Evaluation & Improvement

The plant utility water system has not always been satisfactory in supporting all of the demands for Non-Potable Water (NPW) at the MWWTP. Sludge production and other needs for NPW have increased over the years. Low NPW pressures have been experienced throughout the plant. Evaluation of the plant utility water system is needed to determine what improvements are necessary in order to satisfy the plant NPW demands.

Zekiah Pump Station Upgrade

Design and construct approximately 4,000 l.f. of 18" force main from Zekiah Pump Station. This project is necessary to accommodate the increased flows generated when the Zekiah Pump Station is upgraded to 6.0 MGD. The new forcemain will run from the existing Zekiah Pump Station along Acton Lane to the intersection of Acton Lane and US Route 301.

Zekiah Pump Station Forcemain

Design and construct approximately 4,000 l.f. of 18" force main from Zekiah Pump Station. This project is necessary to accommodate the increased flows generated when the Zekiah Pump Station is upgraded to 6.0 MGD. The new forcemain will run from the existing Zekiah Pump Station along Acton Lane to the intersection of Acton Lane and US Route 301.

Hughesville Sewer Collection System

This project will design and construct a centralized sewer system for the Hughesville Village core, including approximately 25,000 linear feet of gravity sewer lines, approximately 3 new sewage pumping stations, and all associated infrastructure. The scope includes all aspects of engineering design, permitting, land acquisition, and construction for the central sewer collection and treatment system to serve the village consistent with the Hughesville Village Revitalization Plan and the Hughesville Water and Sewer Feasibility Study.

MWWTP Septage/Hauled Waste Receiving Facility

This existing facility does not have sufficient means of debris removal which causes constant clogging of pumps and extensive cleaning of the wet well on a routine basis. Access at this facility is also limited to single truck use. This project will construct a new facility designed for efficient debris handling and capable of multi-truck unloading.

MWWTP Effluent Filter Improvements

This project will replace the existing effluent sand filters to increase hydraulic capacity and improve system efficiency and reliability. Additional improvements include influent/effluent channel enhancements, backwash surcharge pump station, filter enclosure, flood mitigation, and disinfection system.

MWWTP Effluent PS Forcemain Surge Management System

This project includes installation of a surge system to protect the force main piping and pumps from excessive surge pressures during normal operation in addition to power loss conditions.

MWWTP Belt Filter Press Replacement

Belt Filter Presses #1 through #3 of the sludge process at MWWTP are aged and in need of replacement. Work includes replacement of all mechanical, electrical, and structural components. Additional work includes replacement of lime system that is aged and in need of replacement.

MWWTP Process Improvements – Parent

Various areas/processes at MWWTP are aged and/or in need of improvement that include, but are not limited to the following: grading/storm drainage, valve and piping at Digesters #1-5 & #6-11, blower piping and valving at digesters, tunnel drainage, tunnel piping/valving, as-built production for entire facility, ferric chloride storage tank, capping 72-inch piping upstream of post-aeration discharge, aerated sludge holding tank improvements, final clarifier sludge pumping, building security improvements, and various evaluations/assessments for stormwater/flood management, roof condition, painting, road condition, site fencing, and fire protection. Additional improvements have been recommended through a master facility planning effort that include: upgrade of primary clarifier launderers, primary sludge grinders, construction of a third primary clarifier, rehab of secondary clarifiers 1-4 with dedicated RAS pumps, influent valve replacement for secondary clarifiers 2 & 3, rehab of secondary clarifiers 7 & 8, secondary clarifier influent flow distribution box, replace influent gates at UV/RWPS, additional digester tanks, primary clarifiers 1-4 demo, influent force main upgrade, secondary treatment upgrades (MBR+CAS), Plant Backup Power Generation, Influent/Effluent PS improvements, and UV/Reclaimed Water/Utility Water Building.

MWWTP Headworks Improvements

This project includes improvements to bar screens and grit removal systems to address operational capacity and redundancy requirements. Also included in this project is the construction of a building to prevent equipment from freezing, screening washing/compaction equipment, and various improvements to the existing facility and equipment to protect from inundation due to high flow events.

MWWTP BNR Improvements – Parent

This project will improve various components of the BNR treatment system for added reliability, efficiency, and capacity. Improvements include but are not limited to the following: aerator replacement with blowers and diffusers, new blower building, mixer upgrades, and capacity/performance improvements to the existing secondary clarifier system.

Post Office Road Sewer Capacity Improvements

This project includes evaluation and implementation of recommended improvements to approximately 3,500 LF of sewer in the area of Post Office Road and St. Charles Parkway to address capacity and maintenance concerns.

Hughesville Package Treatment Plant

Design, construction and land acquisition for a central sewer treatment system and land application site to serve the village of Hughesville consistent with the Hughesville Village Revitalization Plan completed in 2008. The Hughesville Water and Sewer Feasibility Study was completed in December 2010.

Zekiah Interceptor Sewer Upgrades

Design and construct approximately 6,500 l.f. of 36" gravity sewer to provide additional capacity in the sewer system to serve the future development of the Zekiah service area.

Sewer Easement Study & Acquisition

This project will identify and map water and sewer easements that are needed for the Department of Public Works to access and maintain public sewer infrastructure. The Study will also identify where easements are missing and develop a list of necessary easements needed for proper maintenance, including logical access routes and ground cover maintenance.

White Plains Failing Septic Sewer Installation

This project is part of a larger Maryland Department of Environment (MDE) initiative to reduce the number of onsite sewer disposal systems in the State. One of the recommended actions is to connect existing septic systems to waste water treatment plants. Charles County Sewer Category Map #6, identifies the Waldorf Manor Subdivision as a problem “septic” area by the Maryland State Department of Health. Thus, the scope of the project is to build a low pressure force main system down Park Avenue and Gateway Boulevard to allow for future hookup/connections of existing on-site sewer systems to a public sewer system.

Cliffton WWTP Improvements

Cliffton WWTP was constructed in the 1970's and is in need of equipment overhaul and replacement to improve treatment reliability and operability. Project includes complete evaluation of treatment plant and implementation of recommended improvements.

Reclaimed Water Elevated Storage Tank

This project is for the feasibility, design, and construction of a two (2) million-gallon elevated storage tank (EST) for reclaimed water. This EST will allow for more simplified and efficient control of the existing reclaimed water system. Another benefit of the EST is that it would provide storage for future reclaimed water customers.

LANDFILL

Landfill Sub-Cell 4C

Construction of Landfill Sub-Cell 4B, which will provide an additional 5.7 acres of capacity.

WATERSHED PROTECTION AND RESTORATION

NPDES Retrofit Projects

This project is to implement the county's Municipal Stormwater Restoration Plans for achieving stormwater waste load allocations assigned to impaired waterways. The pace of project implementation is determined by the county's NPDES municipal stormwater permit requirement to restore a percentage of the county's impervious surface that has not already been restored to the maximum extent practicable. Projects are primarily identified by watershed assessments, then evaluated and ranked for implementation. Project types include new or upgraded stormwater management facilities, green stormwater infrastructure, regenerative stream conveyance, stream restoration, shoreline management, septic practices, tree planting and other restoration practices per Maryland's Accounting for Stormwater Wasteload Allocations and Impervious Acres Treated Guidance for NPDES Stormwater Permits. A “Parent Project” is a project that is established as a placeholder for work to be done at various locations throughout the county. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

Full Delivery of Water Quality Improvements

Project for delivery of completed projects that restore untreated impervious surfaces by construction of water quality facilities, stream restoration, or alternative best management practices as required by the County’s NPDES Municipal Separate Storm Sewer System (MS4) permit. The first round was awarded in FY2024. Additional funding is requested for a second round in FY2026.

Gilbert Run Watershed Dam Repairs Phase 2

Wheatley Dam is one of three Gilbert Run Watershed Dams that was constructed in the 1960s for flood-control. Wheatley Dam is in need of repairs and upgrades to adapt to the projected increased precipitation, storms, and storm severity as a result of climate change. The proposed work is required by the Maryland Department of the Environment (MDE) Dam Safety Division and in compliance with COMAR 26.17.04.05.

Fenwick Road Flood Mitigation

In 2023, the Department of Emergency Services (DES) engaged a consultant to conduct a feasibility study to explore various options for addressing roadway flooding along Fenwick Road. The study was completed in 2024, and based on its findings, DES is proposing to raise the roadway profile using embankment fill and to enhance drainage by replacing an existing 15-inch corrugated metal pipe with an 18-inch by 22-inch steel pipe arch. Additionally, two 24-inch corrugated metal pipes will be replaced with three 4-foot by 16-foot box culverts.

DES plans to collaborate with Community Services to apply for both a FEMA grant and a Community Development Block Grant (CDBG). The consultant's estimated costs for engineering, construction, and right-of-way acquisition are $4,800,000. It is anticipated that FEMA funding will cover $3,600,000, while the CDBG will contribute $800,000. This proposed budget includes

the remaining $400,000, which will be funded by the County, along with the costs associated with County administration, project inspection, miscellaneous costs, and contingencies.

Wetland Mitigation Banking

County projects may necessitate wetland mitigation. If mitigation cannot be achieved onsite a project, the County may need to acquire offsite credits. Currently, there are no offsite credits available to the County, which suggests that developing a wetland mitigation bank could be advantageous in preventing future delays for County projects. This proposed project involves contracting with a consultant to conduct a site search and initiate the application process with the State of Maryland.

CHARLES COUNTY GOVERNMENT

INTEROFFICE MEMORANDUM

Equal Opportunity Employer

TO:	The Planning Commission
FROM:	Elizabeth Theobalds, Deputy County Attorney *Office of the County Attorney*
SUBJECT:	Planning Commission Review of the FY25-29 Capital Improvement Project Request List
DATE:	March 15, 2024

At the March 4 meeting, the agenda included an item for the review of the FY25-29 CIP Request List. Evidently, the version of the chart with the list of projects was incomplete and several questions arose, and everyone agreed to take up the matter at the upcoming meeting. I took the opportunity to consider the questions and have summarized what I have found, below.

The Planning Commission Role In Reviewing the CIP Request List

As you might recall, Mr. Murray referenced a provision in the Land Use Article that pointed to the ability of the Planning Commission to make recommendations about the capital projects. The provision is found in the Land Use Article in reference to implementation of the Comprehensive Plan:

> § 3-302. Recommendation to officials
> To implement the plan, the planning commission shall periodically recommend to the appropriate public officials:
> (1) programs for public structures, improvements, and land acquisitions; and
> (2) financing programs.

While researching the phases of the Budget process, it became clear that the periodic recommendations occur by way of Planning Commission's review of the CIP list which is routinely incorporated as part of the annual Budget process. In fact, each Budget Book (available on the County website) states:

> *As part of the formal review process for new Capital Budgets, the Planning Commission also reviews the CIP requests and provides a report as to its consistency with the goals and objectives of the Comprehensive Plan. The comments made by the Planning Commission are noted on each project page.*

Essentially, the County process already incorporates the Planning Commission into the preparation of the annual Budget.

The FY25-29 CIP Request Project List

The CIP Project List is a compilation of projects that are prepared as part of the County's annual budget process. Each agency seeking funding for projects provides its 'wish list' in no particular order or priority. The list merely shows each request by an agency (which is either new or previously unfunded) and estimates a need for funding within a four-year horizon. The color coding in the column on the far right shows the year for which funding is sought. As noted in the Budget Book, the numerical listing in the column towards the left is NOT a ranking or prioritization. Rather, the numbers assigned to each indicate the criteria for evaluating each project. An excerpt from the Budget Book describes the criteria as follows:

> *During this year's review, emphasis was placed on projects that promote the County's land use and growth management policies, as well as projects that support the County's economic development efforts. The following criteria was used: (1) review of the Adequate Public Facilities (APF) inadequacies that have been identified; (2) review of new and previous CIP requests which were not funded; (3) projects which will implement the goals of the Comprehensive Plan; and (4) identification of any projects found to be inconsistent with the Comprehensive Plan. All projects were found to be consistent with the Charles County Comprehensive Plan or are routine upgrades or maintenance projects.*

Even though it might seem that the task of assigning criteria using the categories above leaves the Planning Commission with little to do, there is an opportunity for comments. The Planning Commissioner Course materials provide guidance as to what might be reasonable considerations in evaluating or making recommendations/comments to a CIP list:

> *Capital Project Evaluation Criteria*
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> *In evaluating the merit of a capital project request, the following questions could be asked:*
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> *• Does this project fit within the guidelines of the comprehensive plan and its amendments?*
> *• Does this project fit within the guidelines of the State's Smart Growth initiative?*
> *• Is this project necessary to continue or improve public safety and the health of the jurisdiction's residents?*
> *• Will the impacted community be supportive of this project?*
> *• Does this project serve to protect or enhance the environment?*
> *• Is the timing for this project appropriate?*
> *• Will this project help to leverage non-County funds, thus increasing the efficiency of local government services?*
> *• Is this project necessary to comply with federal and State mandates?*
> *• Does this project enhance or strengthen communities and neighborhoods?*
> *• Does this project serve to repair or replace an existing deteriorated facility?*

- *Is this project part of a systematic replacement strategy that will provide a long-term upgrade of public facilities?*
- *Will this project improve the operating efficiency of a jurisdictional agency, perhaps by reducing future operating budgets?*
- *Is this project coordinated in its scheduling with other related capital projects?*
- *Does this project support or strengthen the jurisdiction's economy?*

In short, the Planning Commission has a role and an opportunity to offer comments and make recommendations as to the project provided on that list. The list you are reviewing is at its preliminary stages; prioritizing the list is part of the budget process which is developed, debated and ultimately adopted by the County Commissioners.

I hope this information has been helpful and can be a framework for your discussion and review on Monday.

c: Charles Rice, Planning Director
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