



**Monday, December 15, 2025**  
**Charles County Planning Commission Meeting**

**The meeting begins at 6:00 p.m.**

**This agenda is tentative and subject to change without notice.**

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

**The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-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**

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**2. APPROVAL OF THE AGENDA - no public comments**

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**3. APPROVAL OF THE MINUTES**

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3.a December 1, 2025 Minutes

**4. CHAIRPERSON'S COMMENTS - no public comments**

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

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**6. PUBLIC HEARING: PUBLIC COMMENTS**

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**7. PUBLIC MEETING: PUBLIC COMMENTS**

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**7.a Village of Wooded Glen, Neighborhood 4, Parklands (Parcel H) SDP-250040**

The Applicant is requesting approval of the site development plan for Parcel H in its current configuration, for fifty-one (51) Townhouse units, consistent with the Parklands Neighborhood Preliminary Subdivision Plan, PLREV-250002, which was approved by the Planning Commission on December 1, 2025. The original PSP-190001 was approved by the Planning Commission on November 4, 2019.

**Applicant:**

St. Charles Community LLC

**Agent:**

Patrick Wackerle, Soltesz

Rick Barnas, Barnas Engineering

**Staff:**

Tetchiana Anderson, Planner III

**Public Participation:**

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

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, December 12, 2025** in order to allow the Planning Commission time to review them prior to the Meeting. Written comments received after this time and before the closing of the record will be included in the record but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Meeting may choose to either speak virtually or attend the Meeting in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, December 12, 2025**.

[Staff Report](#)  
[Location Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Site Development Plan, SDP-250040](#)

**8. WORK SESSIONS: No Public Comments**

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**9. UNFINISHED BUSINESS: No Public Comments**

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**10. NEW BUSINESS: No Public Comments**

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10.a Poll of the Planning Commission members for new business

**11. DIRECTOR'S REPORT: No Public Comments**

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**12. ADJOURNMENT**

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**13. VIRTUAL MEETING INFORMATION**

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**14. Signed Minutes**

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# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** December 15, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF THE MINUTES

**SUBJECT:** December 1, 2025 Minutes

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** December 15, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Approval Item(s)

**AGENDA SECTION:** PUBLIC MEETING: PUBLIC COMMENTS

**SUBJECT:** **Village of Wooded Glen, Neighborhood 4, Parklands (Parcel H) SDP-250040**

The Applicant is requesting approval of the site development plan for Parcel H in its current configuration, for fifty-one (51) Townhouse units, consistent with the Parklands Neighborhood Preliminary Subdivision Plan, PLREV-250002, which was approved by the Planning Commission on December 1, 2025. The original PSP-190001 was approved by the Planning Commission on November 4, 2019.

**Applicant:**

St. Charles Community LLC

**Agent:**

Patrick Wackerle, Soltesz

Rick Barnas, Barnas Engineering

**Staff:**

Tetchiana Anderson, Planner III

**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).

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**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Site Development Plan, SDP-250040](#)



# **Charles County Planning Commission Meeting of December 15, 2025**

## **Department of Planning and Growth Management Staff Report**

**Project Name: Village of Wooded Glen, Neighborhood 4,  
Parklands, Parcel H**

**SDP-250040**

**Type of Project: Site Development Plan (SDP) Review**

**Prepared by: Tetchiana Anderson, Senior Planner, Planning Division**

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#### **ITEM**

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V.	Appendices: a. Location Map	Attached
	b. Zoning Map	
	c. Aerial Photograph	
	d. Site Development Plan – Village of Wooded Glen, Neighborhood 4, Parklands, Parcel H	

## I. Applicant & Project Information:

- a. Project Name: Village of Wooded Glen, Neighborhood 4, Parklands, Parcel H
- Owner/Applicant: St. Charles Community, LLC
- Engineer: Patrick Wackerle, Soltesz  
Rick Barnas, Barnas Engineering
- b. Project Number: SDP-250040
- c. Subject Property: This application is for the Parklands Neighborhood, Parcel H, which includes 32.74 acres of land off of the north side of Maryland Route 488 (La Plata Road) in the Wooded Glen neighborhood. The neighborhood is accessed via Everglades Drive off Maryland Route 488 (La Plata Road) and is identified as part of Parcel 1 found on Tax Map 24, in the 8th election district. The Parklands Neighborhood is the 4<sup>th</sup> neighborhood in the Village of Wooded Glen. The Parklands Neighborhood is included within the Villages of Wooden Glen and Piney Reach Master Plan for the St. Charles Planned Unit Development. Specifically, it is shown on the Master Plan as “Wooded Glen Neighborhood 4.”
- Location, Zoning, and Aerial maps of the subject property are attached as Appendix items to this report.
- d. Land Use & Zoning Category: The subject property is located within the Planned Unit Development (PUD) zoning district, the Development District, and the Priority Funding Area. The proposed land use within this parcel consists of the following:
1. Townhouse: Use 3.02.200 Townhouse
- e. General Description of the Request: The request is to approve the site development of Parcel H in its current configuration, for fifty-one (51) Townhouse units, consistent with the Parklands Neighborhood Preliminary Subdivision Plan, PLREV-250002, which was approved by the Planning Commission on December 1, 2025. The original PSP-190001 was approved by the Planning Commission on November 4, 2019.
- f. Background / Previous Approvals:  
In accordance with the Site Development Plan (SDP) definition provided within the Revised and Restated Docket 90 Order: *“Detailed design plan required for multi-family, townhouse, and commercial development. Site Development Plans are required to be approved by the Planning Commission.”*

This neighborhood is subject to the most recently amended Villages of Wooded Glen and Piney Reach Master Plan, Planned Development Zone Amendment (PDZA) #18-

90(20), approved by the Charles County Commissioners on November 14, 2018; the Revised and Restated Docket #90 Order adopted by the Charles County Commissioners on September 9, 2014; and, the Update to Revised and Restated Order, recorded on December 20, 2018 (Re-recorded on April 9, 2019), to reflect the approval of the aforementioned PDZA #18-90(20); and/or, subsequent amendments to these approvals. This document was recorded among the Land Records of Charles County in Liber 10595, Folio 116.

Stormwater management and sediment and erosion control plans shall be incorporated into the design of this neighborhood within the Village of Wooded Glen and approved according to state, local, and federal regulations. A concept stormwater management plan was approved for Parcel H under CSWM-190013 and the step 2 stormwater management plan for the proposed development was approved under SSWM-250015.

## **II. Environmental, Historical, and Archeological Information**

### **A. Environmental Information, Resources, Watershed:**

1. Sustainable Growth and Agricultural Preservation Act of 2012 (the “septic bill”): Parklands Neighborhood is within Tier 2 per the SGAP Act Tier Area Designations map approved by the County Commissioners July 12, 2016. The project is serviced by public water and sewer.
2. Forest Conservation: Parklands Neighborhood is within the Planned Unit Development and is exempt from the requirements of the Charles County Forest Conservation Ordinance per Article III-4(N).
3. Watershed: This project is located within the Zekiah Swamp watershed.
4. Habitat Protection: Within a letter dated September 30, 2022, the Maryland Department of Natural Resources (MD DNR) indicated that Parklands is located within the headwaters of the Zekiah Swamp, which contains various rare, threatened and endangered plants and animals. Therefore, this project is subject to a Habitat Protection Plan as approved on the Preliminary Subdivision Plan.
5. Resource Protection Zone (RPZ): Although there are various stream and non-tidal wetlands located within the Parklands subdivision, there are none within the limits of this Phase. Therefore, the RPZ is not applicable to this project.

### **B. Historical & Archeological Information:**

The Applicant previously submitted a Phase I Archaeological Report, which was reviewed and approved by the County Archaeologist; therefore, no further archaeological investigation is necessary for the proposed Parklands Neighborhood. Section 297-55 & Appendix A, item 19b, of the Charles County Subdivision Regulations have been satisfied for this project.

### **III. Project Consistency, Impacts, and Findings:**

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

The following provides a listing of the previously approved APF findings for the overall project:

1. APF-Roads: In accordance with the Amended Order of Docket #90, no further adequate public facility road studies (traffic studies) are required for the Project. The Project has been found to comply with the Access Management Plan for St. Charles Parkway.
2. APF-Fire Suppression: The Project will be served by public water; therefore, this section of the Zoning Ordinance is not applicable.
3. APF-Water Supply: The Project will connect to the County-operated public water system.
4. APF-Schools: The Project does not require school allocations due to the Project being planned as an active adult community (ages 55+).

Staff Finding: Based on the analysis presented above, it has been concluded that the proposed development will not adversely affect the adequacy of public facilities.

**B. Secondary Access - Subdivision Regulations § 278-74. C.:** Subdivision Regulations § 278-74C: Secondary access for the overall Project is provided by the eventual two (2) intersections with St. Charles Parkway at Smokey Mountain Drive and Everglades Drive. Additionally, a point of access for MD Route 488 will be provided through Everglades Drive.

**C. Right of Way and Road Frontage Improvements Per Subdivision Regulations § 278-75. A.-C:** These regulations are not applicable. The Project fronts St. Charles Parkway, an existing roadway built to County Standards.

#### **D. Consistency with the Zoning Ordinance:**

Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions

Bill #2021-02 impacting single-family attached residential requirements in Charles County became effective on November 5, 2021. However, transitional provisions contained within the legislation enable this application to proceed under the previously existing regulations for the use codified in the Zoning Ordinance prior to its adoption, as follows:

Use #3.02.200:

Single-family attached residential: townhouse units are permitted in the Planned Unit

Development (PUD) zone, subject to the following requirements:

1. Dwelling units per structure. There shall be no more than four units within a townhouse building or structure when averaged throughout the entire proposed development, but in no case more than six dwelling units shall be contained in a townhouse structure. Deviations from this standard may be approved by the County Commissioners as part of the Planned Development Zone approval or in the CRR and CER Zones upon the demonstration by the applicant that the design is superior in achieving the objectives and purposes of the zone.

Staff Finding: The submitted SDP application demonstrates compliance with this requirement. The dwelling unit per structure, an average of no more than four units within a townhouse building or structure is compliant when averaged throughout the entire proposed development (Parklands Neighborhood); and in no case are more than six dwelling units contained in a townhouse structure.

2. Setback between buildings. The minimum distance between any two unattached dwelling structures is 25 feet. The setback can be increased to 40 feet if the dwelling structures are face to face. The point of measurement shall be the exterior walls of the structures and does not include balconies or other architectural features. A walkway may be provided between buildings without meeting the minimum setback if approved by the County Commissioners as part of the Planned Development Zone approval upon the demonstration by the applicant that the design is superior in achieving the objectives and purposes of the zone.

Staff Finding: The submitted SDP application demonstrates compliance with this requirement. As proposed, a minimum distance of at least 25' is maintained between any two unattached dwelling structures.

3. Distance to service areas. No dwelling structure shall be closer than 20 feet to any interior driveway or closer than 15 feet to any off-street parking area, excluding garages built into an individual dwelling unit.

Staff Finding: The submitted SDP application demonstrates compliance with this requirement. The minimum distances to service areas are achieved.

4. Rear yard access. All dwelling units shall be situated so as to provide adequate access to rear yards except in the CRR and CER Zones.

Staff Finding: The submitted SDP application demonstrates adequate access to the rear yards. All 51 townhouse units have been designed with a rear entry ingress/egress door to access the rear yard.

5. The rears of townhouse and duplex buildings shall either be effectively screened by other structures, landscaping, berms or fencing from views from public spaces, such as recreational areas, streets and parking lots, or the rears of townhouse and duplex buildings



shall be designed so that they have similar features to the fronts (such as reverse gables, bay windows, shutters, trim, entry doors and other architectural features) and shall be designed, along with the sides, to appear as a whole object, such that the front, side and rear facades are compatible with each other and contain common design elements.

Staff Finding: In applicable situations, the rears of the townhouse buildings will be screened or designed so that they possess similar features to the front facades. Compliance will be verified by County staff at time of building permit application.

5. Side and rear walls shall be articulated with doors, windows, recesses, chimneys or other architectural treatments. All end walls shall have a minimum of two architectural features, and lots where end walls are prominent (such as corner lots and lots visible from public spaces, streets or because of topography or road curvature) shall have additional end wall features in a balanced composition.

Staff Finding: The side and rear walls will adhere to these articulation requirements. Compliance will be verified by County staff at the time of the building permit application.

7. Above-grade foundation walls shall be clad with finish materials compatible with the primary facade materials, finished stucco and stamped concrete may be permitted and, if permitted, shall be of a color compatible with the primary facade colors.

Staff Finding: Foundation walls will be clad with finishing materials compatible with the primary facade materials. Compliance will be verified by County staff at the time of building permit application.

8. At least 60% of the exterior of each building or structure shall consist of brick or stone.

Staff Finding: The minimum 60% masonry veneer coverage requirement for each of the 51 townhouse structures will be verified by County staff at time of building permit application.

9. The minimum square footage of finished, livable space, not to include the square footage enclosed by garages, porches, decks, unfinished basements or attic areas, will not be less than 1,250 square feet; subject to the following:

- (a) Twenty five percent of the units may be a minimum of 1,250 square feet.
- (b) Twenty five percent of the units may be a minimum of 1,450 square feet.
- (c) Remaining units must be a minimum of 1,650 square feet.
- (d) Dwelling units less than 1,650 square feet are to be mixed within each subdivision.

Staff Finding: Compliance with the minimum square footage parameters will be verified by County staff at time of building permit application when individual building floor plans are submitted containing calculated square footage totals. At this time, the Applicant has not proffered an intent to construct townhouse units less than 1,250 square feet of finished, livable space.

Article XVIII, Site Design:

§ 297-306 Lighting standards.

§297-306. D. of the Zoning Ordinance states: *“Exterior lighting plan. At the time any exterior light is installed or substantially modified and whenever a zoning permit is sought, an exterior lighting plan shall be submitted to the Zoning Officer in order to determine whether the requirements of this section have been met and that adjoining property will not be adversely impacted by the proposed lighting.”*

Staff Finding: The submitted SDP application demonstrates compliance with this requirement. Per the provided Lighting Note *“The street lighting shall adhere to the lighting standards and requirements codified within Chapter 297-3-5 and 297-306 of the Charles County Zoning Ordinance.”*

Article XX, Parking Facilities:

§ 297-335 Number of parking spaces required.

§ 297-335 A. of the Zoning Ordinance states: *“All developments in all zones shall provide the minimum number of parking spaces indicated in the Table of Off-Street Parking Requirements (Figure XX-1).”*

Use #3.02.200 (Single-family attached residential: townhouse) 51 lots  
3-bedroom: 2.5 spaces per unit = 128 parking spaces required.

Staff Finding: The Applicant is providing 128 parking spaces. As calculated in the Residential Townhouse Parking Requirements chart on Sheet 1 of the SDP-250040 plan set, the parking assumptions for each townhouse lot within the Parklands Neighborhood are 2 driveway spaces and 0.75 garage space, for a total of 128 required spaces. Although each of the 51 units are being supplied with a structured garage parking space, they only counted as 0.75 of a space for the purposes of this parking requirement calculation, in accordance with Chapter 297-338 D. of the Zoning Ordinance.

§ 297-335 B. of the Zoning Ordinance states: *“All off-street parking spaces required to serve buildings, or a use erected or established shall be located on the same lot as the building or use served.”*

Staff Finding: As calculated in the Residential Townhouse Parking Requirements on Sheet 1 and detailed on the *Typical Townhouse Front Load Lot Layout* on Sheet 3 of the plan set, the Applicant provides the minimum number of parking spaces required for the use. All required off-street parking spaces (structured and surface) will be located on the same lot as the building or use served. The use will possess concrete driveways for surface parking, consistent with § 297-336. Parking space dimensions.

Article XXI, Landscaping of Parking Facilities:

§ 297-356 Sites affected.

§ 297-356, A. of the Zoning Ordinance states: *“No new parking areas shall hereafter be constructed or used unless landscaping is provided as required by the provisions of this article.”*

Staff Finding: The submitted SDP application demonstrates compliance with this requirement. The Applicant submitted a Parking and Landscaping Worksheet which demonstrates compliance with Article XXI.

Revised and Restated Docket 90 Order:

In accordance with Section IV. E. (2) (aa) regarding the Villages of Wooded Glen and Piney Reach: *“All proposed and existing land zoned PUD adjacent to MD Route 488 must have a 150-foot vegetated buffer.”*

Staff Finding: As illustrated throughout the SDP-250040 plan set, Parklands Neighborhood, Parcel H, does not front along MD Route 488, and the 150-foot vegetated buffer is not required within this parcel of the subdivision.

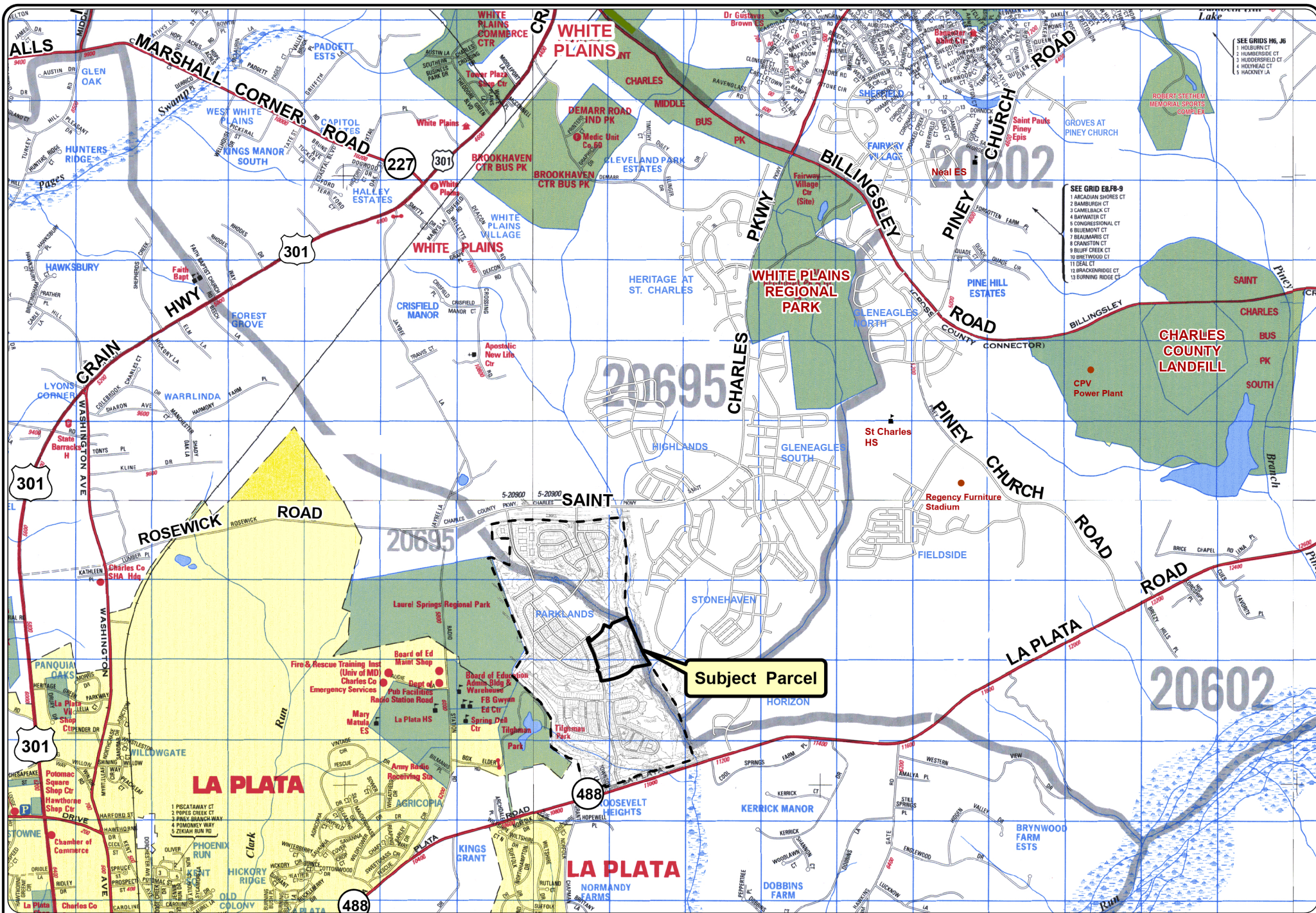
**IV. Recommendation & Proposed Conditions of Approval:**

Staff recommends approval of SDP-250040, Village of Wooded Glen, Neighborhood 4, Parklands, Parcel H, with the condition below, as it has been determined that the project complies with and meets applicable zoning and ordinance standards.

1. Final Site Development Plan approval does not negate the need to comply with all applicable County, State, and Federal regulations, including, but not limited to, the following local regulations: Charles County Zoning Ordinance, Grading and Sediment Control Ordinance, Road Ordinance, Storm Water Management Ordinance, Forest Conservation Ordinance, and Floodplain Ordinance.

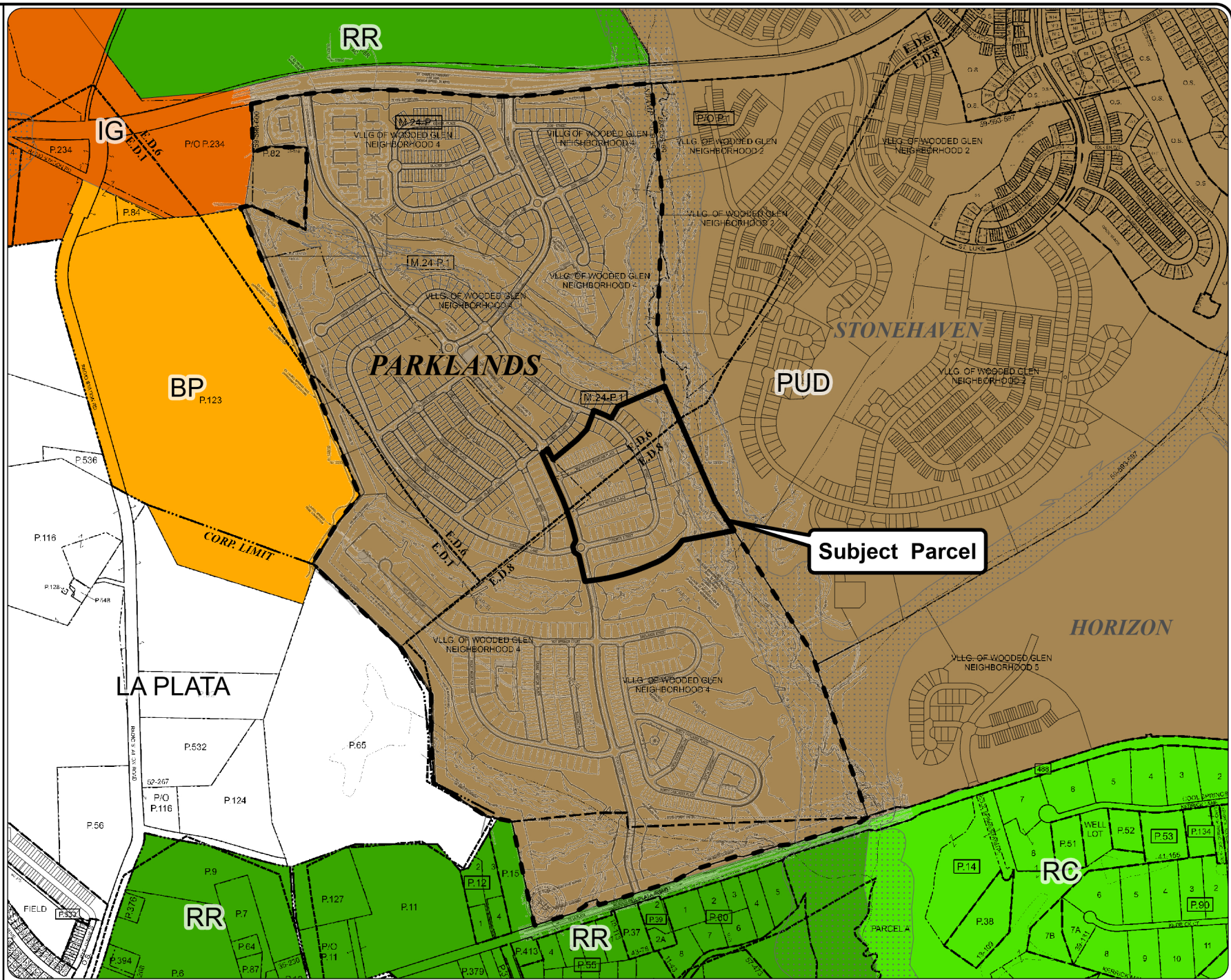
**V. Appendices:** Attached



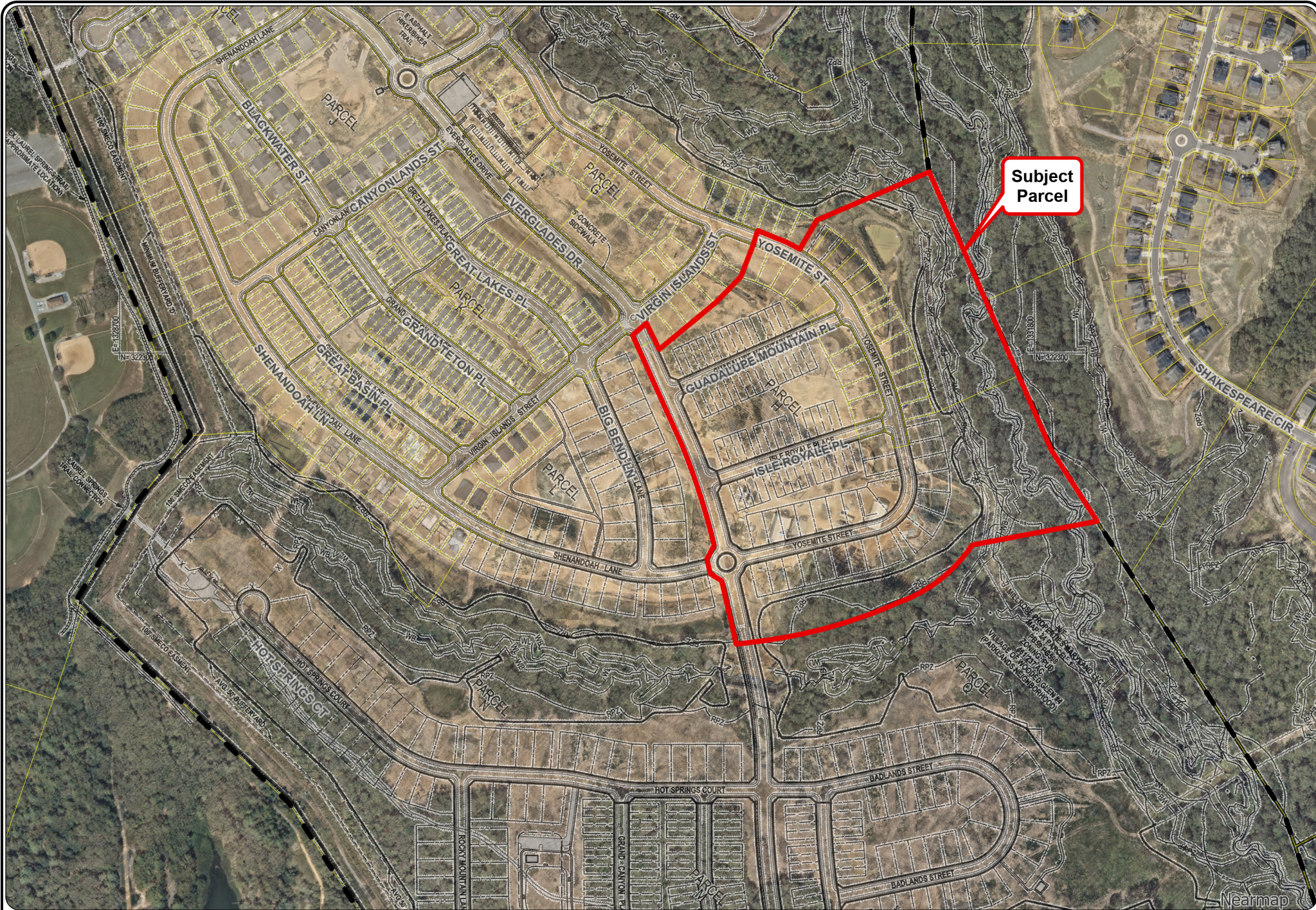




- BASE ZONES**
- AC AGRICULTURAL CONSERVATION
  - RC RURAL CONSERVATION
  - WCD WATERSHED CONSERVATION DISTRICT
  - RR RURAL RESIDENTIAL
  - RV VILLAGE RESIDENTIAL
  - RL LOW DENSITY SUBURBAN RESIDENTIAL
  - RM MEDIUM DENSITY SUBURBAN RESIDENTIAL
  - RH HIGH DENSITY SUBURBAN RESIDENTIAL
  - RO RESIDENTIAL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







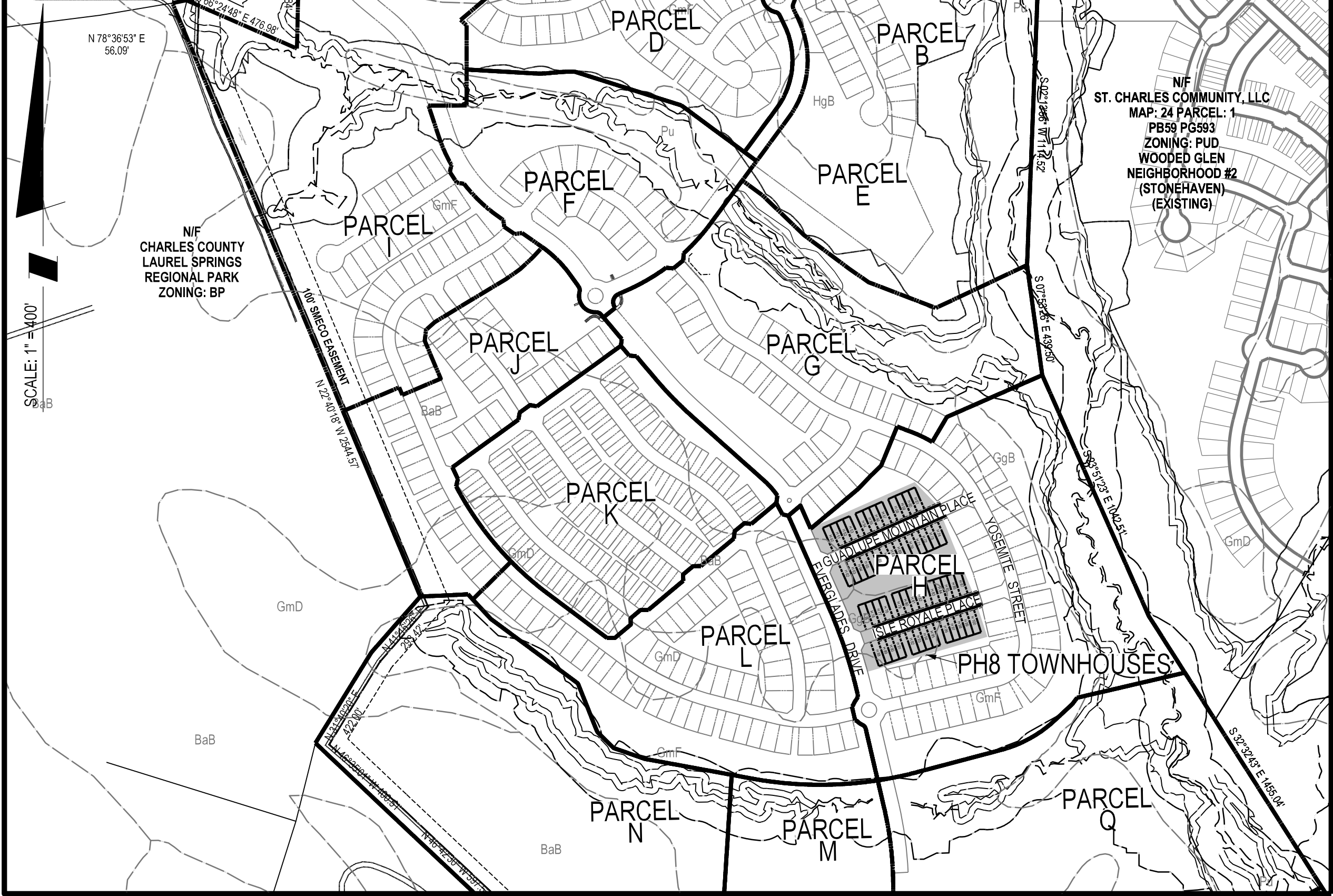


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- GENERAL NOTES:
- PARKLANDS IS THE FOURTH NEIGHBORHOOD WITHIN THE VILLAGE OF WOODED GLEN. THIS PLAN WAS DEVELOPED IN ACCORDANCE WITH THE REVISED AND RESTATED DOCKET 90 ORDER (LIBER 8710 AT FOLIO 356) AND THE AMENDED MASTER PLAN PD2A# 18-90(20), APPROVED ON APRIL 29, 2019 FOR THE VILLAGES OF WOODED GLEN AND PINEY REACH, RECORDED IN LIBER 9360 AT FOLIO 317. A REVISION TO DOCKET 90 ORDER (LIBER 13732 AT FOLIO 229) AND MASTER PLAN AMENDMENT (PD2A# 24-90(23)) WAS APPROVED ON OCTOBER 22, 2024 BY THE COUNTY COMMISSIONERS.
  - THE PARKLANDS NEIGHBORHOOD IS AN ACTIVE ADULT 55 YEAR OLD AND OLDER COMMUNITY, WHICH WILL OFFER BOTH SINGLE FAMILY DETACHED AND ATTACHED HOMES. THE DEVELOPMENT IS BOUND TO THE NORTH BY ST. CHARLES PARKWAY AND TO THE SOUTH BY MARYLAND ROUTE 488. TO THE EAST OF THE SITE IS THE STONEHAVEN NEIGHBORHOOD, WHICH IS PART OF THE VILLAGE OF WOODED GLEN (ST. CHARLES). TO THE WEST OF THE SITE IS THE LAUREL SPRINGS BALL FIELDS AND THE TOWN OF LA PLATA. THE PROJECT WILL CONSTRUCT APPROXIMATELY 1,001 HOMES ALONG WITH NUMEROUS NEIGHBORHOOD AMENITIES SUCH AS A NEIGHBORHOOD CLUBHOUSE, OUTDOOR POOL, DOG PARK, AND PICNIC PAVILION TO NAME A FEW. ALONG WITH THE CONSTRUCTION OF THE NEIGHBORHOODS, A MAJOR COLLECTOR ROADWAY WILL BE CONSTRUCTED THROUGH THE COMMUNITY STARTING AT THE ST. CHARLES PARKWAY TO THE NORTH AND THEN EXTENDING SOUTH TO MARYLAND ROUTE 488. THE SITE DEVELOPMENT PLAN SUBMITTED HEREIN IS FOR THE DESIGN AND CONSTRUCTION OF 51 SINGLE FAMILY ATTACHED DWELLINGS AND ITS CORRESPONDING INFRASTRUCTURE (ROADS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, ETC.). ADDITIONALLY, A SMALL ORCHARD IS BEING PROPOSED IN THE OPEN SPACE AREA LOCATED BEHIND THE TOWNHOUSE LOTS.
  - EXISTING ZONING: PUD
  - ADJACENT ZONING: PUD, IG, BP
  - BUILDING RESTRICTION LINES:  

A. FRONT LOADED TOWNHOUSE (USE 3.02.200):	SEE TYPICAL TOWNHOUSE LOT LAYOUT (REFER TO SHEET 3) FRONT: 18 FEET REAR: 15 FEET
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  - LOT SIZES:  

A. FRONT LOADED TOWNHOUSE (USE 3.02.200):	1,440 SF MINIMUM MINIMUM 3 UNITS, MAXIMUM 6 UNITS PER BUILDING. NO MORE THAN 4 UNITS PER BUILDING OR STRUCTURE WHEN AVERAGED THROUGHOUT THE DEVELOPMENT. TOWNHOUSE AVERAGE: 3.79 UNITS/BUILDING
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  - STORMWATER MANAGEMENT ESD TO THE MEP AND SEDIMENT AND EROSION CONTROL PLANS SHALL BE INCORPORATED INTO THE DESIGN OF PARKLANDS NEIGHBORHOOD AND APPROVED ACCORDING TO STATE, LOCAL AND FEDERAL REGULATIONS. THE CONCEPT STORMWATER MANAGEMENT PLAN (PGM# C5WM-190013) WAS APPROVED ON JULY 2, 2025. THE SITE STORMWATER MANAGEMENT PLAN (STEP #2) (SSWM-250015) WAS APPROVED ON JUNE 9, 2025.
  - NON-TIDAL WETLANDS ON THE SITE WERE FIELD DELINEATED BY WETLAND SCIENCE APPLICATIONS, INC. AND FIELD LOCATED BY WHITMAN REQUARDT & ASSOCIATES (WRA) IN 2019. GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) FURTHER ANALYZED WETLAND AREAS ON-SITE WITHIN THE PROPOSED IMPACT AREAS WHICH WERE FIELD LOCATED BY SOLTESZ, INC. IN APRIL 2023. ANY WATERS, WETLAND AND WETLAND BUFFER IMPACTS SHALL BE APPROVED THROUGH THE JOINT STATE / FEDERAL PERMITTING PROCESS.
  - PARKLANDS NEIGHBORHOOD WITHIN THE VILLAGE OF WOODED GLEN IS LOCATED WITHIN THE PLANNED UNIT DEVELOPMENT (PUD) AND IS THEREFORE EXEMPT FROM FOREST CONSERVATION ORDINANCE PER ARTICLE 29B-4 N. OF THE FOREST CONSERVATION ORDINANCE.
  - THIS PROPERTY IS DESIGNATED AS W-1 AND S-3 ON THE WATER AND SEWER PLAN MAPS. ALL WATER AND SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY WATER AND SEWER ORDINANCE AND CONSTRUCTION STANDARDS, SPECIFICATIONS, AND DETAILS MANUAL DURING THE FINAL ENGINEERING PHASE SUBMISSION AND START OF CONSTRUCTION. HYDRAULIC ANALYSIS OF WATER AND SEWER SYSTEMS IS REQUIRED AT FINAL ENGINEERING SUBMISSION. THE ADEQUACY OF OFFSITE WATER AND SEWER FACILITIES SHALL BE ADDRESSED AND APPROVED BY THE COUNTY PRIOR TO THE APPROVAL OF THE ENGINEERING PLANS. A HORIZONTAL DISTANCE OF AT LEAST 10 FEET SHALL SEPARATE WATER AND SEWER MAINS AS MEASURED OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WATER VALVES SHALL BE CONSTRUCTED ON ALL SIDES OF ALL TEES AND CROSSES. TEMPORARY WATER MAIN TERMINUS SHALL INCLUDE A VALVE AND A HYDRANT. TEMPORARY SEWER MAIN TERMINUS SHALL BE AT A MANHOLE. WATER AND SEWER RELATED IMPROVEMENTS SHALL BE DEDICATED TO CHARLES COUNTY AS REQUIRED.
  - STREET TREES SHALL BE PROVIDED ALONG ALL ROADWAYS AS REQUESTED BY SECTION 51.C. OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND PLACED IN ACCORDANCE WITH CHARLES COUNTY ROAD ORDINANCE STANDARD DETAIL R2.45. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 96 OF THE SUBDIVISION REGULATIONS AND SHALL BE INSTALLED AT INTERSECTIONS AND REGULAR INTERVALS PER SMCOC SPECIFICATIONS. STREET LIGHTS SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
  - NO CLEARING, GRADING OR DISTURBANCE OF VEGETATION SHALL TAKE PLACE IN THE RESOURCE PROTECTION ZONE (RPZ) EXCEPT THAT IN WHICH IS PERMITTED BY THE CHARLES COUNTY PLANNING COMMISSION. RPZ DISTURBANCES SHALL COMPLY WITH THE REQUIREMENTS AS STATED IN THE CHARLES COUNTY FLOODPLAIN MANAGEMENT ORDINANCE.
  - A DETAILED TRANSPORTATION REVIEW OF THIS PLAN HAS NOT BEEN COMPLETED AT THIS TIME. ROADS AND ENTRANCES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST CHARLES COUNTY ROAD ORDINANCE, STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND STANDARD DETAIL MANUAL. ROAD VARIANCE REQUESTS WILL BE SUBMITTED FOR NON-STANDARD CROSS SECTIONS.
  - THE GROWTH MANAGEMENT COORDINATOR AT THE CAPITAL DISTRICT POST OFFICE SHALL BE CONTACTED TO OBTAIN VERIFICATION IN WRITING OF THE TYPE AND LOCATION OF MAIL RECEIPTABLES TO BE USED IN SUBDIVISION. A COPY OF THE WRITTEN APPROVAL SHALL BE PROVIDED TO CHARLES COUNTY. CLUSTER MAILBOX UNITS (CBU) SHALL BE APPROPRIATELY LOCATED IN CLEAR HORIZONTAL ZONES, AWAY FROM INTERSECTIONS AND OUTSIDE OF CUL-DE-SACS. CBU LOCATION WILL BE DETERMINED DURING FINAL DESIGN OF AASHTO RECOMMENDATIONS AND COUNTY ALLOWANCES.
  - PARKLANDS NEIGHBORHOOD IS CONTINGENT UPON THE DEVELOPMENT OF ST. CHARLES COMMUNITIES (SCC). PUMPING STATION 8, SCC SHALL CONVEY, FOR NO CONSIDERATION, THE PUMPING STATION 8 SITE AND ACCESS ROAD OR PLACE THE SAME IN AN EASEMENT TO THE COUNTY COMMISSIONERS UPON REQUEST.
  - DRIVEWAYS SHOULD BE AT LEAST 18 FEET LONG. REAR AND SIDE LOADED DETACHED GARAGES SHOULD HAVE 18-FOOT LONG PADS OR PARKING SPACES.
  - ONLY HOMEOWNERS MAY HAVE SWIMMING POOL MEMBERSHIP WITHIN THE PARKLANDS NEIGHBORHOOD.
  - PARKLANDS NEIGHBORHOOD IS LOCATED WITHIN THE ZEKIAH SWAMP WATERSHED. PER REVISED AND RESTATED DOCKET 90 ORDER, THE ZEKIAH SWAMP WATERSHED SHALL BE PROTECTED BY LEAVING ANY SLOPES GREATER THAN 25% WHICH ARE CONTIGUOUS TO THE RPZ UNDISTURBED TO THE TOP OF SLOPE. THIS SLOPE PROTECTION AREA WILL NOT BE INCLUDED WITHIN ANY OF THE LOTS.
  - WITH THE EXCEPTION OF NOTE 19, AREAS IN EXCESS OF 25% SLOPES AND WITH AN AREA GREATER THAN 10,000 SQUARE FEET SHALL BE REMOVED BY PERMITTED SAND AND GRAVEL EXTRACTION OPERATIONS OR SHALL BE DEVELOPED WITH ENGINEERING MEASURES TO ENSURE SLOPE STABILITY, EROSION CONTROL AND RESIDENTIAL SAFETY.
  - THIS PLAN IS SUBJECT TO THE WOODED GLEN VILLAGE ARCHITECTURAL COVENANTS, DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 7598 AT FOLIO 415.
  - THERE SHALL BE NO CLEARING OR MAJOR DISTURBANCE WITHIN THE STREAM BUFFER EXCEPT AS SHOWN ON THE APPROVED PLANS. THE SUPPLEMENTAL STREAM BUFFER AND/OR LIMIT OF DISTURBANCE SHOULD BE FLAGGED FOR PROTECTION PRIOR TO CONSTRUCTION.
  - A COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR ALL PRIVATE ROADS AND CLEARLY STATED IN COVENANTS AND SHALL BE FILED IN THE LAND RECORDS AT THE TIME OF FILING OF THE FINAL RECORD PLATS. A CERTIFICATION SHALL BE INCLUDED ON THE FINAL PLATS TO THE EFFECT THAT THE SUBDIVISION IS SUBJECT TO COVENANTS.
  - THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON ANY LOTS PER FEMA MAP, FIRM PANELS 24017C0195C, DATED SEPTEMBER 4, 2013.
  - HABITAT PROTECTION MEASURES WERE PROVIDED FOR PARKLANDS NEIGHBORHOOD TO ADDRESS THE DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICES REVIEW LETTER DATED SEPTEMBER 30, 2022.



LOCATION MAP  
SCALE 1" = 400'

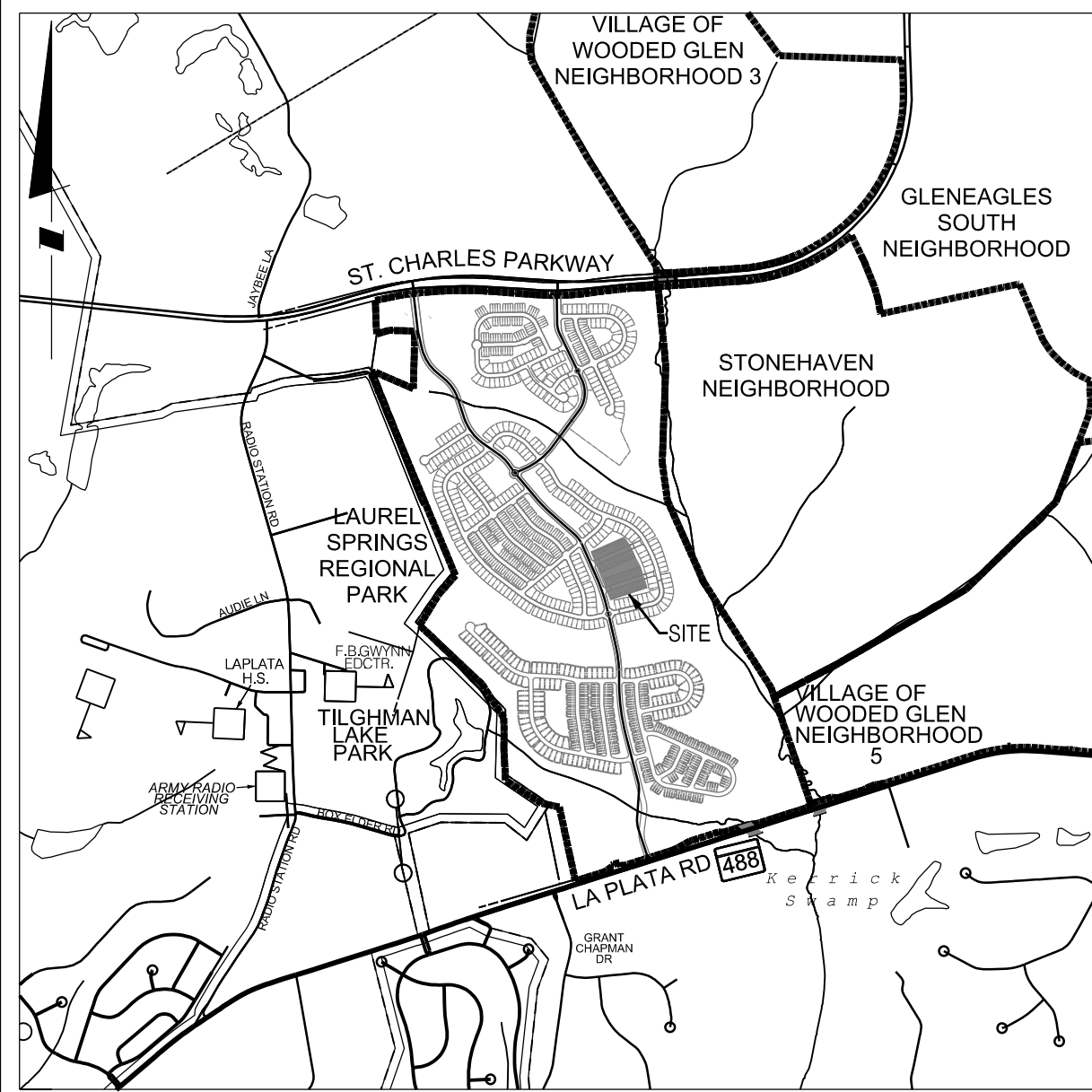
# PARKLANDS NEIGHBORHOOD PHASE 8 (PARCEL H) TOWNHOUSES SITE DEVELOPMENT PLAN SDP-250040

51 TOWNHOUSES  
PSP 19-0001 APPROVED: 11/4/2019  
PLREV-200003 APPROVED: 7/27/20  
PLREV-250002 APPROVED: XX/XX/25

PARKLANDS NEIGHBORHOOD PH8 (PARCEL H) TOWNHOUSE AND AREA SUMMARY										
PARCEL	DWELLING UNITS	TOTAL AREA (ACRES)	SSB/RPZ/WL (ACRES)	REGIONAL SWM (ACRES)	UPLAND O/S (ACRES)	TOTAL O/S (ACRES)	% O/S OF SITE	LOT AREA (ACRES)	R/W AREA (ACRES)	GROSS DENSITY (DU/AC.)
TH IN H	51	32.74	7.67	0.00	8.19	15.86	48.44%	11.30	5.58	3.05

ROADWAY CLASSIFICATION SUMMARY							
ROAD ID.	ROAD NAME	CLASSIFICATION	R/W WIDTH (FT)	PAVEMENT SECTION	PAVEMENT WIDTH (FT)	STANDARD DETAIL NO.	DESIGN SPEED (MPH)
H1	GUADALUPE MOUNTAIN PLACE	PRIVATE ROAD	50	P-2	24	R/2.16	25
H2	ISLE ROYALE PLACE	PRIVATE ROAD	50	P-2	24	R/2.16	25

SOIL SUMMARY TABLE				
SOIL SERIES	SYMBOL	HYDROLOGIC SOIL GROUP	HYDRIC RATING	ERODIBILITY (K-FACTOR)
BELTSVILLE SILT LOAM (2-5% SLOPES)	BaB	C	NON-HYDRIC	0.37
GROSSTOWN GRAVELLY SILT LOAM (2-5% SLOPES)	GgB	A	NON-HYDRIC	0.24
GROSSTOWN-MARR-HOGHOLE COMPLEX (15-40% SLOPES)	GmF	A	NON-HYDRIC	0.24
POTOBAC-ISSUE COMPLEX	Pu	B / D	HYDRIC	0.28



RESIDENTIAL PARKING REQUIREMENTS				
PARCEL	NUMBER OF LOTS	REQ'D PARKING SPACES	SPACES PROVIDED	DIFFERENCE
PARCEL H	51	128	128	0

- RESIDENTIAL PARKING REQUIRED PER ZONING ORDINANCE:  
TH (3.02.200): 2.5 SPACES PER UNIT
- PARKING PROVIDED ASSUMPTIONS:  
TH: 2 DRIVEWAY SPACES + 0.50 GARAGE SPACE

#### ABBREVIATION LIST:

B&B	BALLED & BURLAPPED
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
CAL	CALIPER
CL	DUCTILE IRON PIPE
DIP	DWELLING UNIT
DU	DUPLEX
ELEV	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FP	FLOOD PLAIN
HV	HIGH VISIBILITY
INV	INVERT
LF	LINEAR FEET
MH	MANHOLE
NTS	NOT TO SCALE
NDC	NOSE DOWN CURB
O/S	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
PR	PROPOSED
R	RADIUS
ROW	RIGHT OF WAY
RPZ	RESOURCE PROTECTION ZONE
R/W	RIGHT OF WAY
SCD	SOIL CONSERVATION DISTRICT
SF	SINGLE FAMILY
SSD	STOPPING SIGHT DISTANCE
SWM	STORMWATER MANAGEMENT
TH	TOWNHOUSE
TYP	TYPICAL
WB	WETLAND BUFFER
WL	WETLAND BOUNDARY

#### LEGEND

EX. CONTOUR	---
PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
ROAD CENTERLINE	---
EASEMENT LINE	---
PUBLIC UTILITY EASEMENT (PUE)	---
BUFFERYARD LIMIT	---
FLOODPLAIN BOUNDARY	---
WETLANDS BOUNDARY	---
WETLANDS BUFFER	---
RESOURCE PROTECTION ZONE / SUPPLEMENTAL STREAM BUFFER	---
SOIL BOUNDARY	---
SOIL GROUP	---
STREAM	---
WATER LINE	---
SEWER LINE	---
STORM DRAIN SYSTEM	---
WATER HOUSE CONNECTION	---
SEWER HOUSE CONNECTION	---
STREET LIGHT	---
FENCE	---
OVERHEAD ELECTRIC LINES	---
UNDERGROUND ELECTRIC LINES	---
UTILITY POLES	---

#### HIGH VISIBILITY LOTS

H50, H61, H62, H74, H75, H87, H88, H100

#### SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS AND NOTES
4	UTILITY PLAN
5	LANDSCAPING PLAN
6	LIGHTING AND PHOTOMETRIC PLAN
7	LANDSCAPING AND LIGHTING NOTES AND DETAILS

REQUIRED PERMITS / APPROVALS				
IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION				
TYPE OF PERMIT	REQ'D.	NOT REQ'D.	PERMIT #	APPROVAL DATE
PRELIMINARY PLAN	X		PSP-190001	11-04-19
			PLREV-200003	07-27-20
			PLREV-250002	11-04-23
SITE DEVELOPMENT PLAN	X			
SWIM STEP 1 CONCEPT	X		CSWM-190013	07-02-25
SWIM STEP 2 SITE	X		SSWM-250015	06-09-25
DEVT SERVICES PERMIT	X			
WETLAND(S)		X		
DNR		X		
MDW WQ CERT.		X		
MSHA UTILITY		X		
NSE UTILITY		X		
SED. CONTROL	X			
CC. PGM	X			
ST. CHARLES PRPB	X			
NPDES	X			
PARKLANDS TRUNKLINE SEWER			DSP-190091	04-21-20

#### PH8 SITE TABULATION (PARCEL H)

TOTAL SITE AREA	32.74 ACRES
TOTAL DISTURBED AREA	14.03 ACRES
EXISTING IMPERVIOUS AREA	0.00 ACRES
PROPOSED IMPERVIOUS AREA	5.85 ACRES
TOTAL IMPERVIOUS AREA	5.85 ACRES

#### PH8 (PARCEL H) IMPERVIOUS AREA SUMMARY

ROADWAYS	-	1.04 AC.
PARKING	-	0.00 AC.
CURB & GUTTER	-	0.05 AC.
SIDEWALKS/TRAILS	-	0.43 AC.
BUILDINGS	-	2.48 AC.
DRIVEWAYS	-	1.85 AC.
TOTAL	-	5.85 AC.

#### LIST OF REQUIRED REGULATORY APPROVALS (PER APPENDIX A, ITEM 21 OF SUB. REGS.):

- \* PLANNING & GROWTH MANAGEMENT APPROVAL
- \* DEVELOPMENT SERVICES APPROVAL
- \* SOIL CONSERVATION DISTRICT APPROVAL
- \* RECORD PLAT APPROVAL AND RECORDED

#### LIST OF REQUIRED PERMITS:

- \* DEVELOPMENT SERVICES PERMIT
- \* CPGM GRADING PERMIT
- \* SCD SEDIMENT & EROSION CONTROL PERMIT

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#### MISS UTILITY NOTE

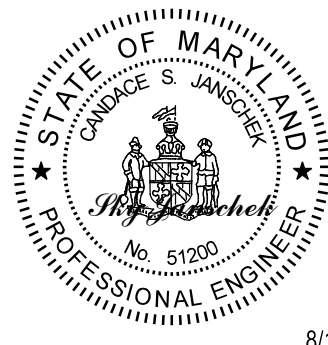
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DEVELOPER: US HOME, LLC  
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PHONE: 443-206-5737  
ATTN: MARK ANDERSON

#### PROFESSIONAL CERTIFICATION

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LICENSE NO. 51200, EXPIRATION DATE: 12/16/2026



8/14/2025

**COVER SHEET**  
**SITE DEVELOPMENT PLAN**  
**PARKLANDS NEIGHBORHOOD**  
**VILLAGE OF WOODED GLEN NEIGHBORHOOD #4**  
**PHASE 8 (PARCEL H) TOWNHOUSES**  
SIXTH & EIGHTH (6TH & 8TH) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

TAX MAP  
24 / 1  
ZONING CATEGORY:  
PUD

WATER & SEWER CATEGORY  
W-1 / S-3  
SDP-250040

SITE DATUM  
HORIZONTAL: NAVD83  
VERTICAL: NAVD88

DATE: 8/14/2025  
DESIGNED: PKS / CSJ  
TECHNICIAN: CSJ  
CHECKED: CSJ  
CAD STD.: V8 / NCS  
VERSION:

SHEET 1  
OF 7

PROJECT NO.  
1548-19-58







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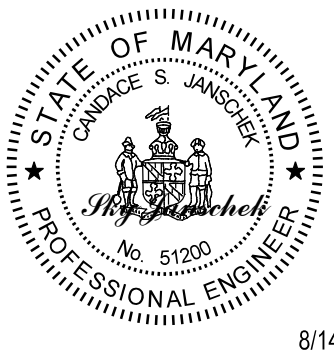
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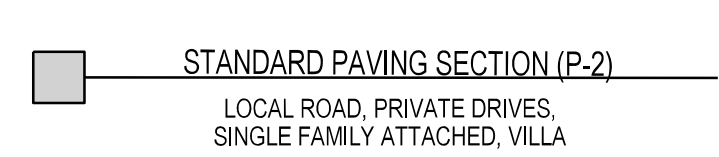
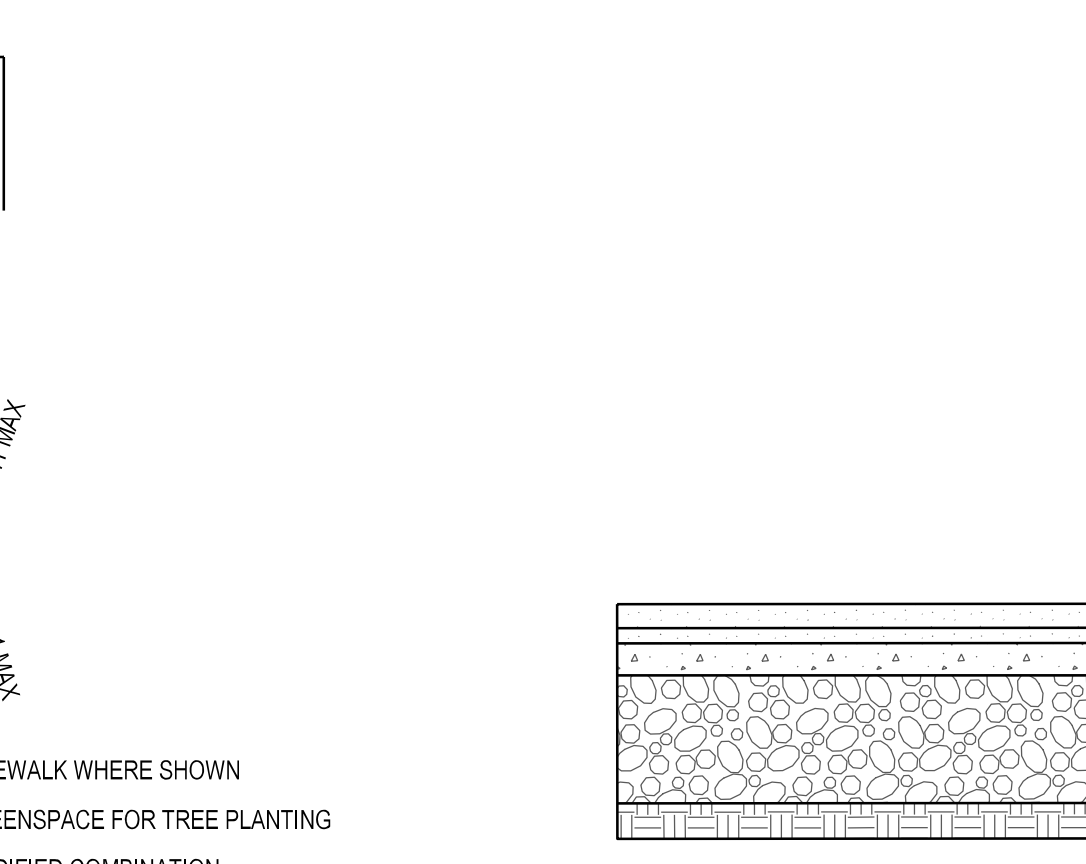
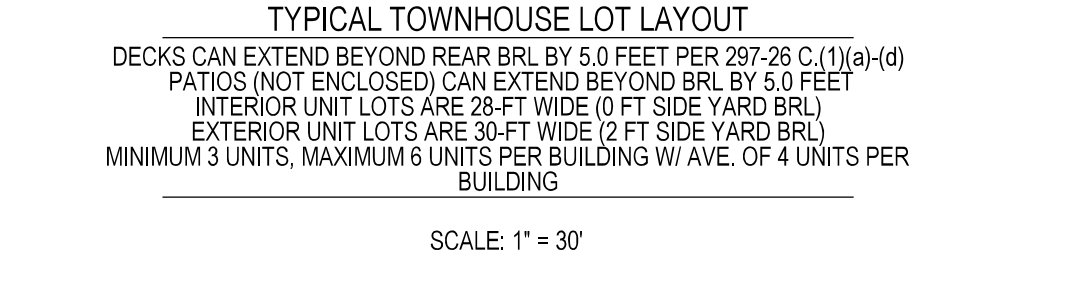
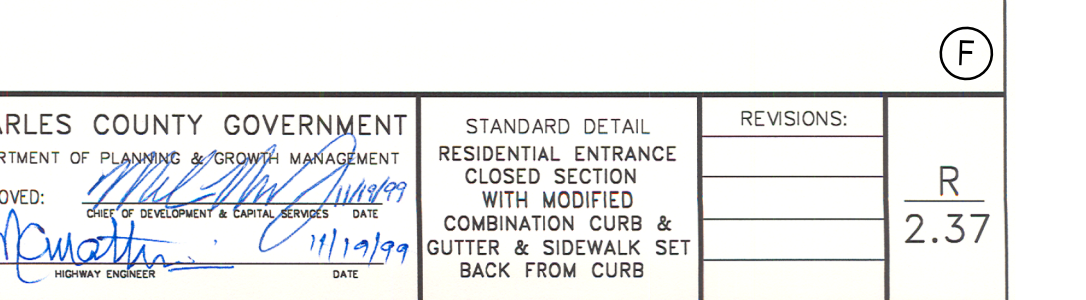




**SITE PLAN**  
**SITE DEVELOPMENT PLAN**  
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PHASE 8 (PARCEL H) TOWNHOUSES  
SIXTH & EIGHTH (6TH & 8TH) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

TAX MAP 24 / 1	ZONING CATEGORY: PUD
WATER & SEWER CATEGORY W-1 / S-3	SDP-250040
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88	DATE: 8/14/2025 DESIGNED: PKS / CSJ TECHNICIAN: PKS CHECKED: CSJ CAD STD'S VERSION: V8 / NCS
SHEET 2 OF 7	PROJECT NO. 1548-19-58

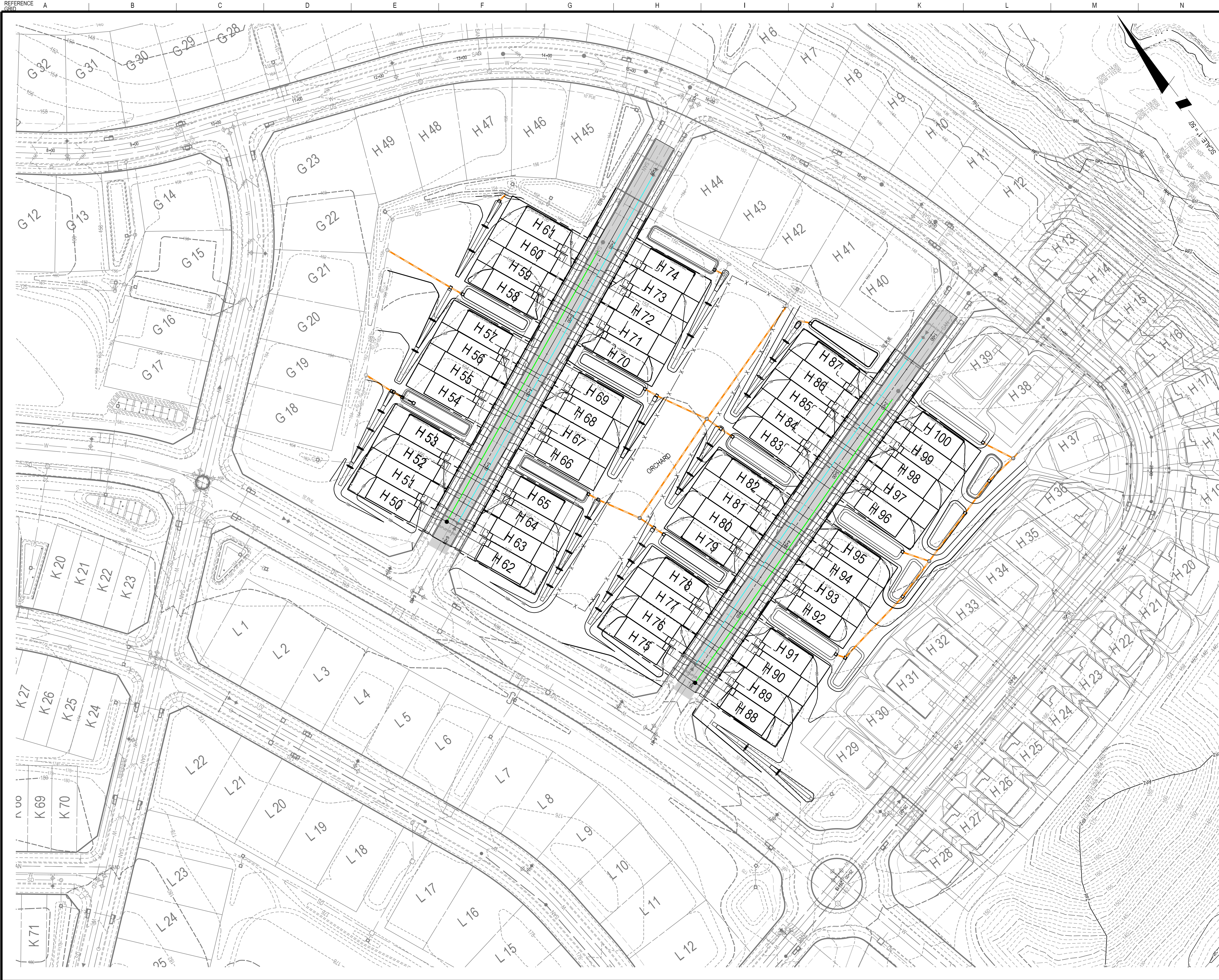






TAX MAP 24 / 1		ZONING CATEGORY: PUD		10
WATER & SEWER CATEGORY W-1 / S-3		SDP-250040		
SITE DATA HORIZONTAL: <u>NAD83</u> VERTICAL: <u>NAVD88</u>				11
 1" = AS SHOWN		DATE: 8/14/2025 DESIGNED: PKS / CSJ TECHNICIAN: PKS CHECKED: CSJ CAD STD.'S VERSION: V8 / NCS		
SHEET <u>3</u>				
OF <u>7</u>				
PROJECT NO. 1548-19-58				





**LEGEND**

- EXISTING EASEMENT
- PR. EASEMENT
- EX. STORM DRAIN PIPE
- PR. STORM DRAIN PIPE
- EX. SEWERLINE
- SEWERLINE
- EX. WATERLINE
- WATERLINE

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NO.	REVISIONS	BY	DATE
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**UTILITY PLAN**

**SITE DEVELOPMENT PLAN**

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SHEET 4 OF 7	
PROJECT NO. 1548-19-58	

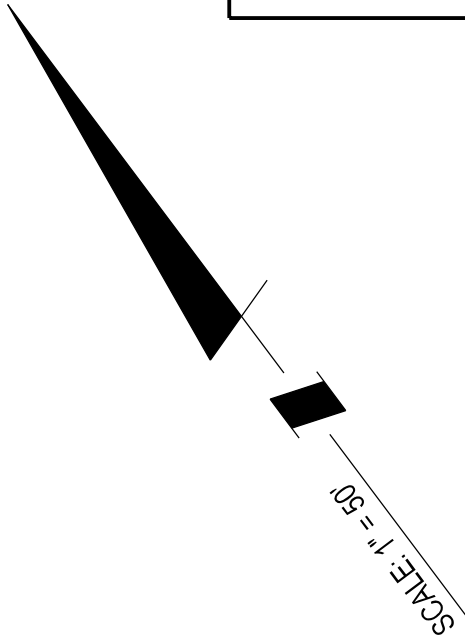
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**LEGEND**

- H.V. HIGH VISIBILITY (H.V.)
- H.V. ARCHITECTURAL IMPROVEMENTS
- PRIVACY FENCING



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**LANDSCAPING PLAN**  
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SHEET 5 OF 7	PROJECT NO. 1548-19-58

STREET TREE LEGEND	
SYMBOL	SCIENTIFIC / COMMON NAME
	ACER RUBRUM RED MAPLE

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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. 51200, EXPIRATION DATE: 12/16/2026



LIGHTING AND PHOTOMETRIC PLAN

**SITE DEVELOPMENT PLAN**  
**PARKLANDS NEIGHBORHOOD**  
VILLAGE OF WOODED GLEN NEIGHBORHOOD #4  
PHASE 8 (PARCEL H) TOWNHOUSES  
SIXTH & EIGHTH (6TH & 8TH) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

TAX MAP 24 / 1	ZONING CATEGORY: PUD
WATER & SEWER CATEGORY W-1 / S-3	SDP-250040
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88	DATE: 8/14/2025 DESIGNED: PKS / CSJ TECHNICIAN: PKS CHECKED: CSJ CAD STD'S: V8 / NCS
SHEET 6 OF 7	PROJECT NO. 1548-19-58

SCHEDULE									
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	MOUNTING HEIGHT	FILE NAME	LUMENS PER LAMP
	8	AMERICAN ELECTRIC LIGHTING	AVP 15M R3 AY	AVP SERIES 150W MH TYPE 3 MED SEMICUTOFF	150W CLEAR CERAMIC MH	1	10 FT.	AVP_15M_R3_AY.dwg	13000

NOTE: STREET LIGHTS SHOWN ARE BEING INSTALLED IN PRIOR PHASES (PHASES 5 & 7).



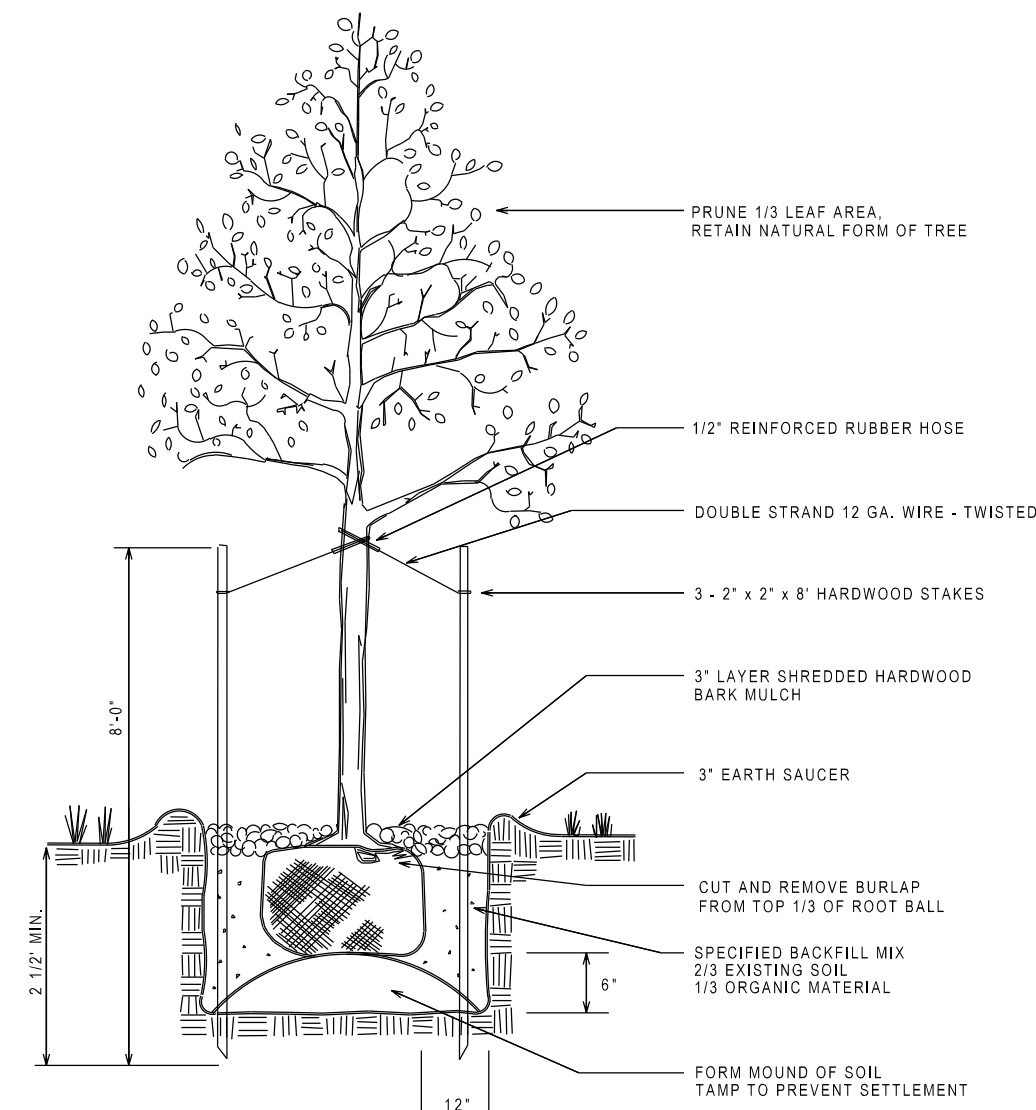
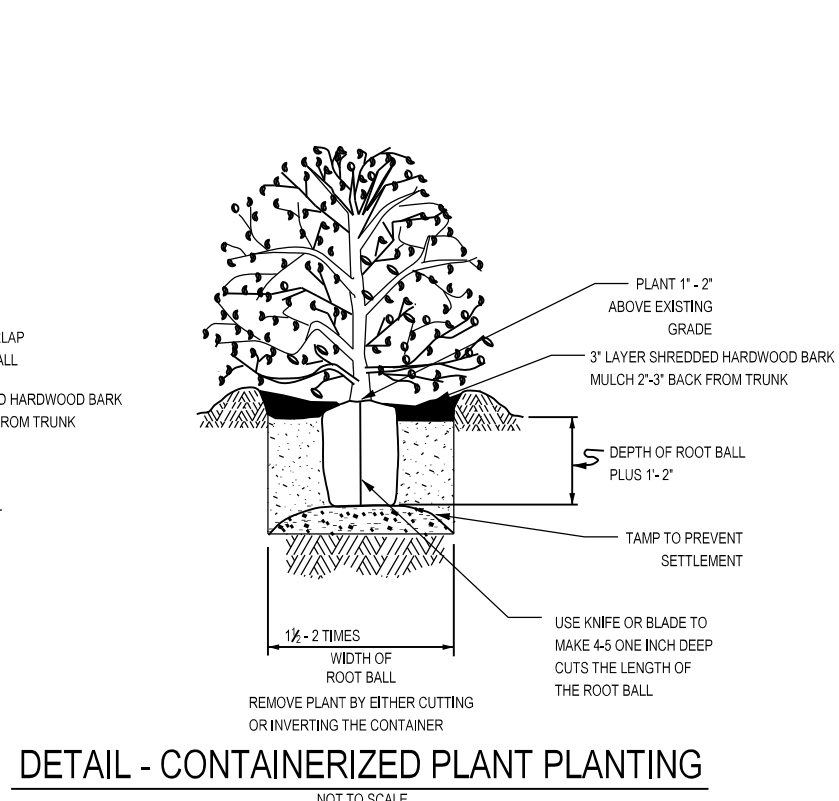


Diagram illustrating the construction of a tree stake and root ball support system. The diagram shows a cross-section of a tree trunk and root ball, surrounded by a support structure. The support structure consists of a 3" x 2" x 2'-6" Douglas Fir stake driven flush with the ground. The stake is surrounded by a 3" layer of shredded bark mulch, which is in turn surrounded by a 3" layer of earth saucer. The entire assembly is supported by a 1/2" reinforced rubber hose, which is secured by approved turnbuckle (2 required) and 12 gauge wire (3 wires @ 120"). The root ball is supported by a specified backfill mix (7/3 existing soil, 1/3 organic material) and a 3" layer of earth saucer. The diagram also shows a 12" minimum distance between the stake and the root ball, and a 12" minimum distance between the stake and the support structure. The diagram is labeled "NOT TO SCALE".

NOT TO SCALE

1/2" REINFORCED RUBBER HOSE - 2/3 UP TREE

APPROVED TURNBUCKLE (2 REQUIRED)

12 GAUGE WIRE - 3 WIRES @ 120"

3" SHREDDED BARK MULCH

3" EARTH SAUCER - CONTINUOUS

FINISH GRADE

3" x 2" x 2'-6" DOUGLAS FIR STAKE  
DRIVEN FLUSH WITH GROUND

PEEL TOP 1/3 OF BURLAP BACK OFF ROOT BALL

SPECIFIED BACKFILL MIX  
7/3 EXISTING SOIL  
1/3 ORGANIC MATERIAL

FORM A MOUND OF SOIL IN CENTER OF PLANT FL

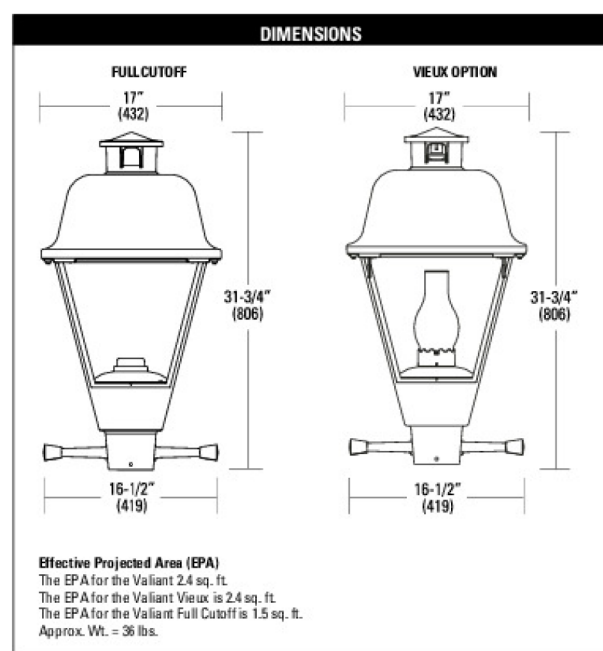
12" MIN.

12" MIN.

NOT TO SCALE

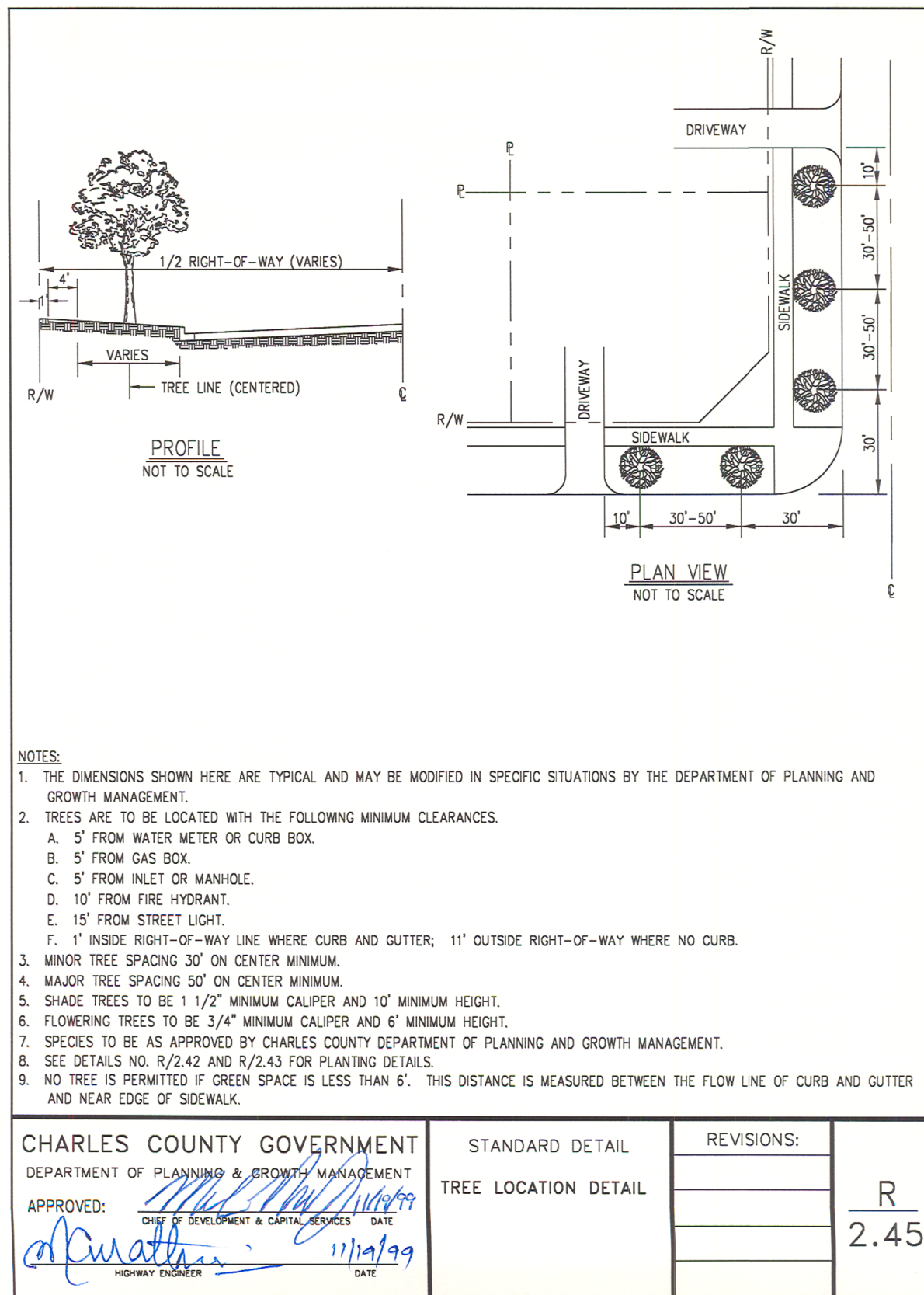
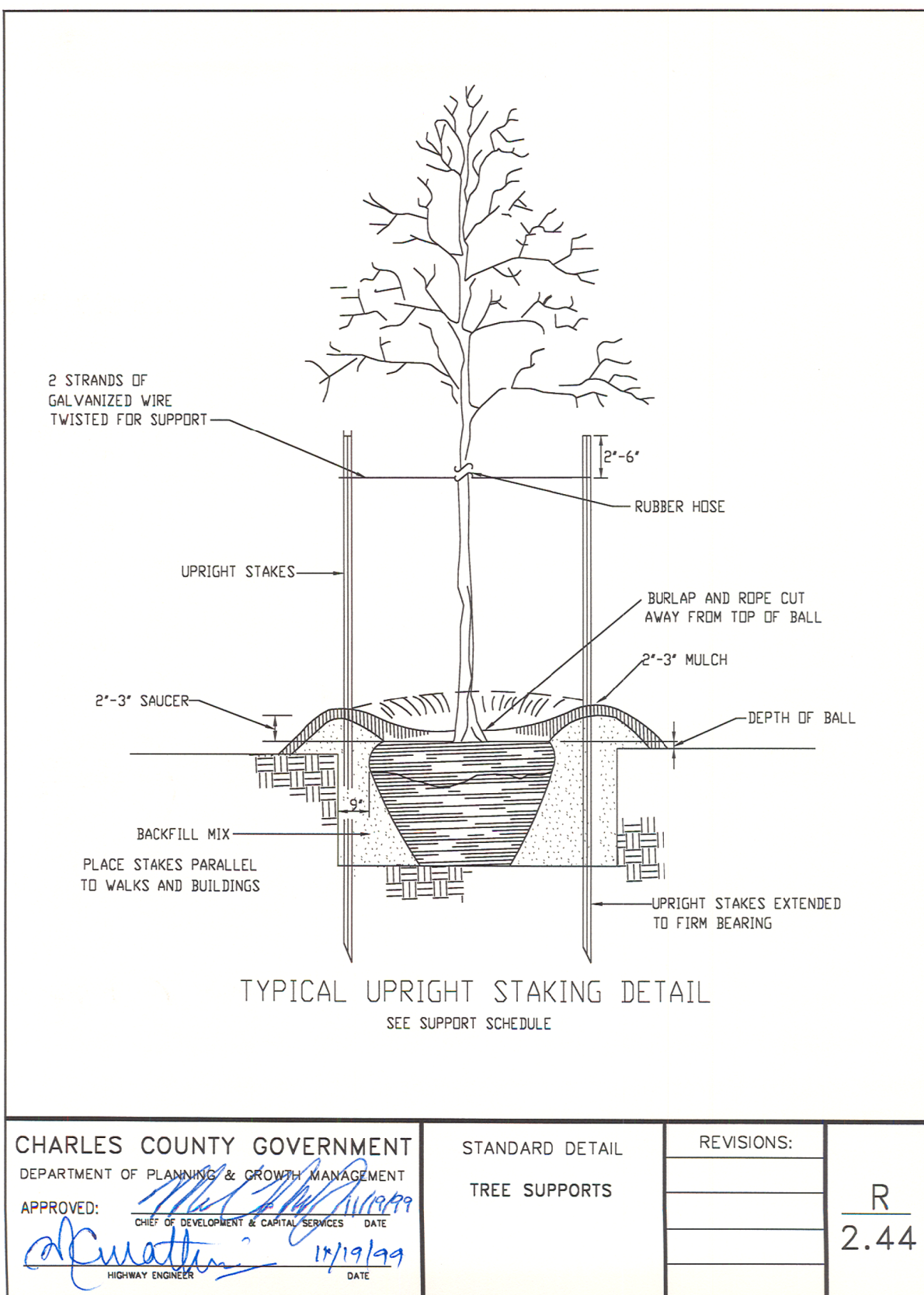


- Streetscapes
- Walkways
- Pathways
- Parks

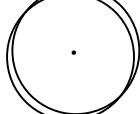
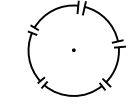
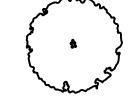
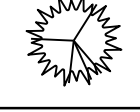

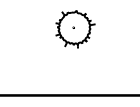
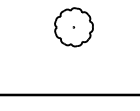
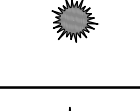



- Dual cast aluminum housing for long-life performance
- Optimal assembly designed for maximum performance
- Hinged hood and captive screw provision afford quick, easy access to the electrical and optical area for relamping or servicing. Trigger latch (TL) allows for easy hood opening.
- Signifier with three set screws allows secure installation to pole sizes 2.3" or 3" O.D.
- E19 mogul base socket standard
- Tool-less cupola for easy photocolour adjustment
- Tool-locked cupola lens to prevent wildlife entry into luminaire
- All electrical components warranted by American Electric Lighting 6-year guarantee.
- Complies with ANSI: C136.2, C136.10, C136.15, C136.31
- Suitable for -30°C/MH / 40°C/HPS
- 40°C Rated
- Encapsulated plug-in, standard
- Stainless steel fasteners (external), standard
- Terminal block, standard

AVP 13S RH 120 R3 FC NL TL  
AVP 10S CA MT1 R3 AY LC PC LDR PA30  
AVP 10S CA MT1 R5 AY VX LC PC LDR PA30  
AVP 10S RN 120 R3 AY TL  
AVP 10S RN 120 R5 AY TL  
AVP 13S RH 120 R3 AY NL HS TL



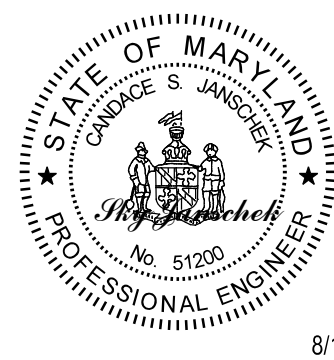
1. THIS DRAWING IS FOR LANDSCAPE PURPOSES ONLY. AS-BUILT CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS SHOWN WITHIN THE PROJECT LIMITS, AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES OR POTENTIAL PROBLEMS PRIOR TO COMMENCING WORK.
2. ALL PLANTING AND MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH CHARLES COUNTY STANDARDS AND SPECIFICATIONS.
3. ALL TREES SHALL HAVE A MULCH BED SIX FOOT (6') IN DIAMETER IN OPEN AREAS AND IN THE GREEN SPACE BETWEEN CURB AND SIDEWALK.
4. ALL MULCH BEDS SHALL BE SPREAD WITH THREE INCH (3") DEEP SHREDDED HARDWOOD BARK MULCH.
5. ALL TREES IN THE GREEN SPACE BETWEEN THE CURB AND SIDEWALK SHALL BE PLANTED WITHIN 10'-0" OF THE BACK OF SIDEWALKS UNLESS OTHERWISE SHOWN OR NOTED.
6. DO NOT PLANT TREES WITHIN 5'-0" OF THE CENTERLINE OF ALL UNDERGROUND UTILITY LINES. DO NOT PLANT TREES WITHIN 10'-0" OF THE CENTERLINE OF ALL OVERHEAD UTILITY LINES. "MISS UTILITY" (1-800-257-7777) MUST BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION OR PLANTING.
7. ALL EVERGREEN AND DECIDUOUS TREES GREATER THAN OR EQUAL TO 6'-0" HEIGHT MUST BE STAKED. PER THE DETAILS IN CHARLES COUNTY NOTICE #00-19, RECOMMENDED SET OF TREES FOR STREET PLANTING.
8. NO PLANT MATERIAL SHALL BE PLANTED DIRECTLY IN FRONT OF ROADWAY SIGN SIGHT LINES.
9. ALL TREES SHALL BE PLANTED ONLY DURING THE SPRING PLANTING SEASON.
10. ALL PLANTING CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES SHOWN ON PLANS WITH TOTALS IN PLANT SCHEDULE. WHERE DISCREPANCIES OCCUR BETWEEN THE PLANS AND SCHEDULE, THE PLANS SHALL GOVERN.
11. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO FULL YEARS TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. THE REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE WITHIN 30-60 DAYS SHALL BE REPLACED IMMEDIATELY.
12. THE TWO YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL OF THE PLANTING INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL ALSO PROVIDE LANDSCAPE MAINTENANCE DURING THIS PERIOD.
13. THE LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL WATERING DURING CONSTRUCTION AND DURING THE TWO YEAR MAINTENANCE PERIOD.
14. ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF A PERSON WITH KNOWLEDGE AND EXPERIENCE IN PLANT INSTALLATION TECHNIQUES.
15. ALL PLANTS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, 2017 EDITION, AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
16. ALL TREES SHALL HAVE BEEN IN NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEVER HEELED IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED. ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND THE CHARLES COUNTY PLANNING DIVISION. FAILURE TO OBTAIN SUBSTITUTIONS IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
17. ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENDMENTS, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
18. ALL TREE GUYING AND/OR STAKING MATERIALS SHALL BE REMOVED PRIOR TO THE EXPIRATION OF THE TWO YEAR MAINTENANCE PERIOD.
19. THE LANDSCAPE CONTRACTOR HAS THE OPTION OF USING ALTERNATE MEANS OF STAKING TREES, SUCH AS THE TOMAHAWK TREE STABILIZER SYSTEM OR THE BERSKHERE EARTHWORKS SYSTEMS, WITH THE APPROVAL OF THE CHARLES COUNTY PLANNING DIVISION AND/OR THE ST. CHARLES PLANNING AND DESIGN REVIEW BOARD.
20. SOIL IN INTERIOR LANDSCAPED AREAS SHALL BE LOOSENEED AND AMENDED TO A DEPTH OF 2-12 FEET.
21. GRASS OR NATIVE GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
22. ALL PLANT MATERIALS REQUIRED TO MEET CHARLES COUNTY ZONING ORDINANCE ARTICLE XXI, SECTION 207-357, ARE TO BE INSPECTED FOR THE USE AND OCCUPANCY PERMIT AND SHALL BE LABELED WITH THE LATIN NAME AND BONDED FOR TWO YEARS. THE LABELS MAY BE REMOVED FROM THE PLANT MATERIAL AFTER THE BOND IS RELEASED.

PLANT SCHEDULE					
SYMBOL	LABEL	SCIENTIFIC / COMMON NAME	QUANTITY	SIZE	REMARKS
	UR	QUERCUS PHELLOS WILLOW OAK	1	2.5" CAL.	B&B
	QP	QUERCUS PALUSTRIS SWAMP OAK	3	1.5"-2" CAL.	B&B
	AR	ACER RUBRUM RED MAPLE	24	1.5"-2" CAL.	B&B
	SB	PICEA PUNGENS BLUE SPRUCE	20	1.5"-2" CAL.	B&B
	BN	BETULA NIGRA RIVER BIRCH	9	1.5"-2" CAL.	B&B
	CA	CLETHRA ALNIFOLIA 'RUBY SPICE' PINK SUMMERSWEET	23	18"-24" HT.	2 GAL. CONT.
	CS	CORNUS SERICEA 'BAILEY' RED TWIG DOGWOOD	20	18"-24" HT.	2 GAL. CONT.
	IO	ILEX OPACA AMERICAN HOLLY	9	6"-8" HT.	B&B
	PP	PICEA PUNGENS COLORADO SPRUCE	6	6"-8" HT.	B&B

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: MILLROSE PROPERTIES MARYLAND, LLC  
DEVELOPER: US HOME, LLC  
7035 ALBERT EINSTEIN DRIVE  
SUITE 200  
COLUMBIA, MARYLAND 21046  
PHONE: 443-206-5737  
ATTN: MARK ANDERSON

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. 51200, EXPIRATION DATE: 12/16/2022





8/14/2025

## LANDSCAPING AND LIGHTING NOTES AND DETAILS

# SITE DEVELOPMENT PLAN

# PARKLANDS NEIGHBORHOOD

SIXTH & EIGHTH (6TH & 8TH) ELECTION DISTRICTS, CHARLES COUNTY, MARYLAND

TAX MAP		ZONING CATEGORY:	
24 / 1		PUD	
WATER & SEWER CATEGORY		SDP-250040	
W-1/S-3			
SITE DATUM			
HORIZONTAL: <u>NAD83</u>			
VERTICAL: <u>NAV88</u>			
 1" = <u>AS SHOWN</u>		DATE: 8/14/2025 DESIGNED: PKS / CSJ TECHNICIAN: PKS CHECKED: CSJ CAD STICK: V8 / MCS VERSION:	
SHEET <u>7</u> OF <u>7</u>			
PROJECT NO.			
1548-19-58			



# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** December 15, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Administrative

**AGENDA SECTION:** NEW BUSINESS: No Public Comments

**SUBJECT:** Poll of the Planning Commission members for new business

**SUGGESTED ACTION:**

**ATTACHMENTS:**