

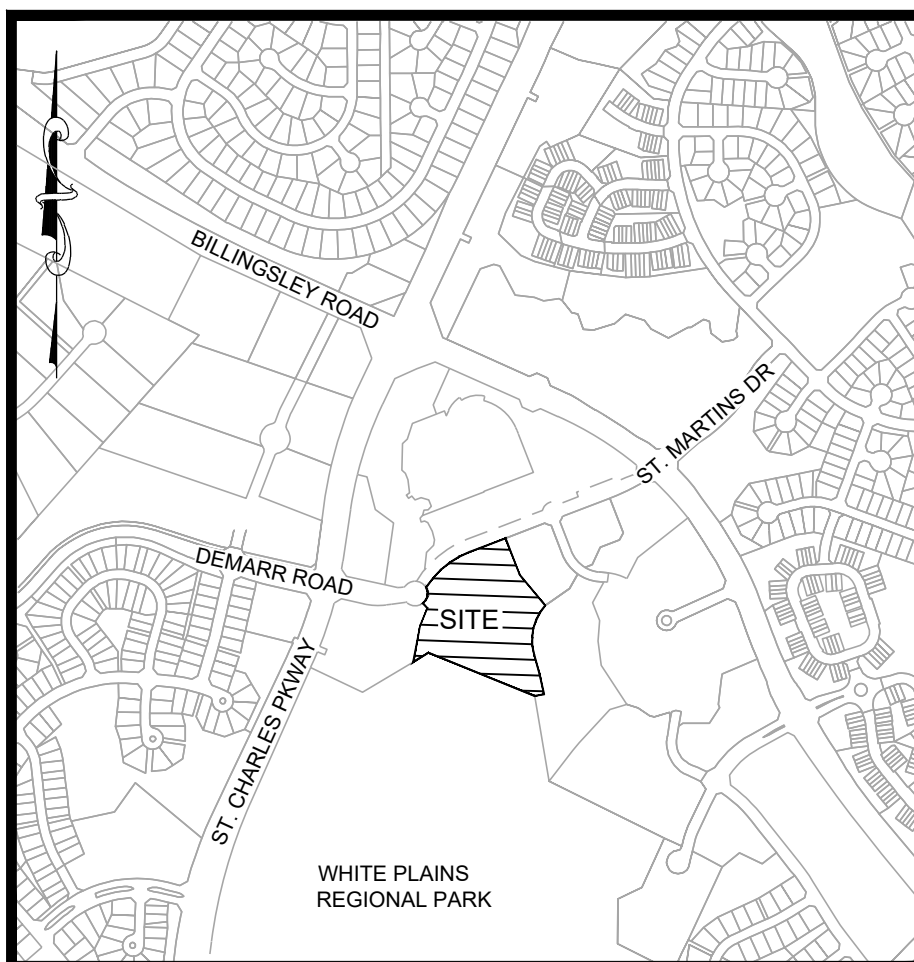
FAIRWAY VILLAGE

STEP III

DEVELOPMENT SERVICES PERMIT PLAN

6TH ELECTION DISTRICT

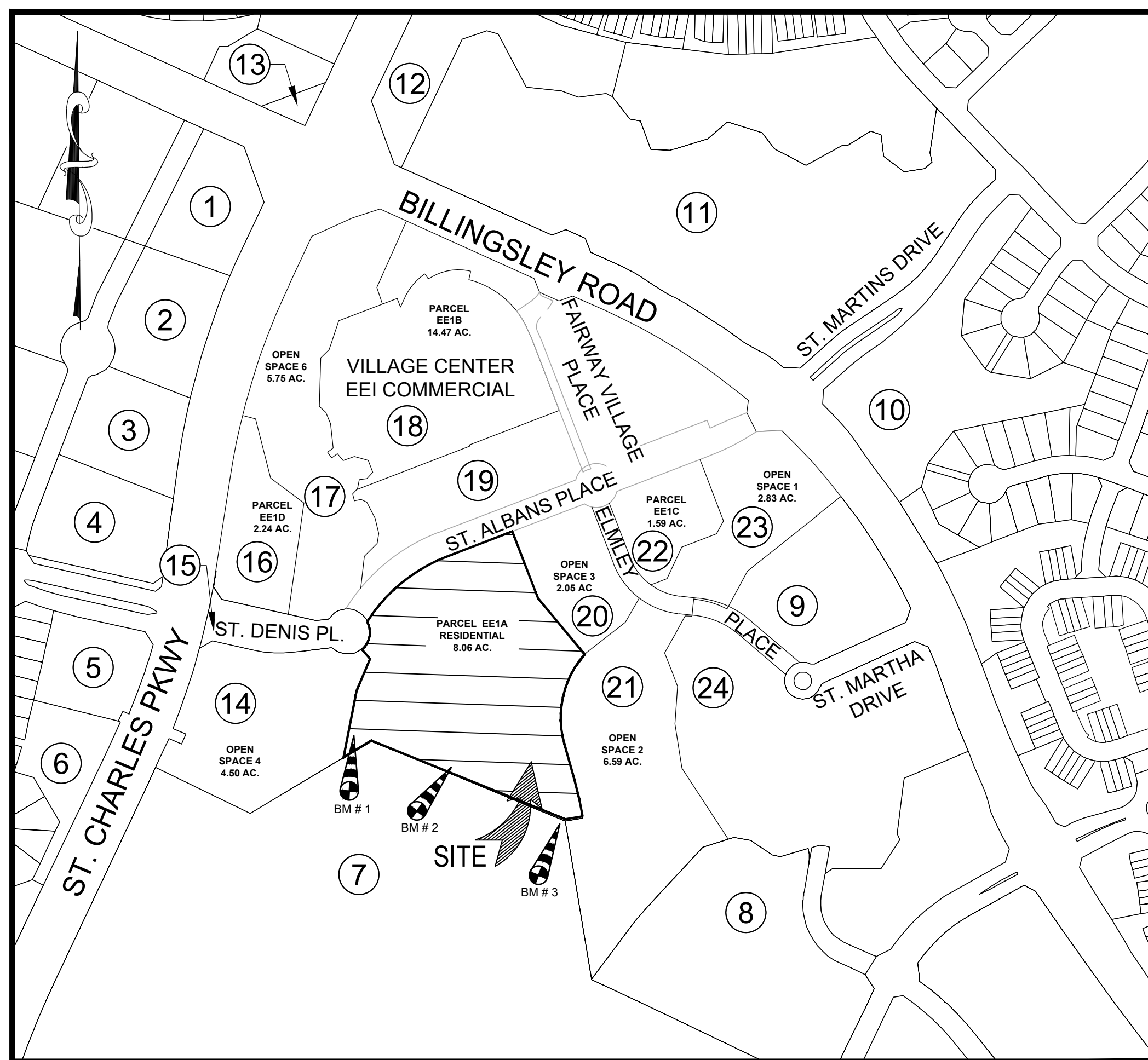
DSP - 250033



VICINITY MAP
SCALE: 1" = 1000'
TAX MAP: 24; GRID: 9; PARCEL: 87
TAX I.D.: 06-355935 (EE1A)
TAX I.D.: 06-355937 (OPENSACE)

BENCHMARKS
 BM # 1 TR 13- IRS - EL: 191.17
 N - 332924.1 E - 1335629.8
 BM # 2 TR 14- IRS - EL: 197.70
 N - 332833.9 E - 1335907.7
 BM # 3 TR 15 IRS - EL: 203.23
 N - 332672.2 E - 1336217.2
 NAD 83 / NAVD 88

- ADJACENT PROPERTY INFORMATION**
- LANDS OF: ST CHARLES COMMUNITY LLC
L/F
LAND USE: COMMERCIAL
MAP: 24 / PARCEL: 119
ZONING: PUD
 - LAND OF: UNIVERSITY OF MARYLAND CHARLES REGIONAL HEALTH
L 12287 / F: 00231
LAND USE: COMMERCIAL
MAP: 24 / PARCEL: 116
ZONING: PUD
 - LAND OF: UNIVERSITY OF MARYLAND CHARLES REGIONAL HEALTH
L 12287 / F: 00231
LAND USE: COMMERCIAL
MAP: 24 / PARCEL: 116
ZONING: PUD
 - LAND OF: UNIVERSITY OF MARYLAND CHARLES REGIONAL HEALTH
L 12287 / F: 00231
LAND USE: COMMERCIAL
MAP: 24 / PARCEL: 116
ZONING: PUD
 - LAND OF: HERITAGE AT ST CHAS HOMEOWNERS ASSN
L 8142 / F: 81
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 140
ZONING: PUD
 - LAND OF: HERITAGE AT ST CHAS HOMEOWNERS ASSN
L 8142 / F: 81
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 140
ZONING: PUD
 - LAND OF: COUNTY COMMISSIONERS OF CHAS CO MD
L 263 / F: 60
LAND USE: EXEMPT COMMERCIAL
MAP: 24 / PARCEL: 60
ZONING: PUD
 - LAND OF: SREIT NINES AT GLENEAGLES LLC
L 12446 / F: 00124
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 169
ZONING: PUD
 - LAND OF: SREIT LINKS AT GLENEAGLES LLC
L 12445 / F: 00082
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 164
ZONING: PUD
 - LAND OF: SHEFFIELD NEIGHBORHOOD ASSOCIATION INC
L 9432 / F: 496
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 144
ZONING: PUD
 - LAND OF: SREIT SHEFFIELD GREENS LLC
L 12445 / F: 00153
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 143
ZONING: PUD
 - LAND OF: SHEFFIELD NEIGHBORHOOD ASSOCIATION INC
L 9432 / F: 496
LAND USE: RESIDENTIAL
MAP: 24 / PARCEL: 147
ZONING: PUD
 - LAND OF: DASH IN FOOD STORES INC
 - L 5719 / F: 668
LAND USE: COMMERCIAL
MAP: 24 / PARCEL: 130
ZONING: PUD
 - MAP 24, PARCEL 87
OPEN SPACE PARCEL EE1D
GP FAIRWAY, LLC
L13096 F226
PB60F182
ZONE: PUD
 - MAP 24, PARCEL 87
PARCEL EE1C
GP FAIRWAY, LLC
L13096 F226
PB60F182
ZONE: PUD
 - MAP 24, PARCEL 183
PARCEL EE1H
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 183
OPEN SPACE 5
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 87
COMMERCIAL PARCEL EE1B
WEIS MARKETS INC.
L13240 / F72
PB62F496-502
ZONE: PUD
PGM# RDSP-240906
PGM# DSP-230028
 - MAP 24, PARCEL 183
PARCEL EE1F
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 183
OPEN SPACE 3
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 183
OPEN SPACE 2
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 183
PARCEL EE1I
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 183
OPEN SPACE 1
GP FAIRWAY, LLC
PB62F496
ZONE: PUD
 - MAP 24, PARCEL 164
SREIT LINKS AT GLENEAGLES LLC
L 12445 / F: 00082
PB59F233
ZONE: PUD



LOCATION MAP
GRAPHIC SCALE 1" = 300'
SCALE = 1" = 300'

NOTE:
SEE SHEET C-101 FOR LEGEND AND SHEET LIST TABLE.

PROJECT SCOPE:
THIS PROJECT PROPOSES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT. MAJOR SITE WORK WILL INCLUDE THE CONSTRUCTION OF BUILDINGS, PARKING, ROADWAYS, UTILITIES, STORMWATER MANAGEMENT AND ASSOCIATED LANDSCAPING, LIGHTING, APPURTENANCES AND IMPROVEMENTS. PEDESTRIAN WALKWAYS WILL BE PROVIDED THROUGHOUT THE SITE TO CONNECT EACH OF THE PROPOSED USES ALONG WITH CONNECTIONS TO SURROUNDING NEIGHBORHOODS AND AMENITIES THROUGH THE SITE TO WHITE PLAINS REGIONAL PARK.

COUNTY APPROVAL TABLE

TYPENUMBER	APPROVAL DATE	EXPIRATION DATE
PRELIMINARY PLAN	PLREV-230002	2/24/2023
CONCEPT SWM PLAN	CSWM-220007	8/1/2022
SITE SWM PLAN	SSWM-240021	3/26/2025
ZONING SITE PLAN (SDP)	SDP-240041	4/14/2025
FINAL PLAN (DSP)	DSP-250033	
SWM W/AVR	N/A	N/A
SCD APPROVAL	SED# 101-24	
NFDES MDCEN01		
MDE WETLAND & WATERWAY	23-NF-0206 / 202361380	1/29/2024 01/29/2029

SITE TABULATIONS

DESCRIPTION	AREA (AC)
TOTAL SITE AREA	8.06
DISTURBED AREA	8.06
TOTAL EXISTING IMPERVIOUS AREA WITHIN LOD	4.32
IMPERVIOUS AREA TO BE TREATED WITHIN LOD	4.32

SOIL SUMMARY TABLE

SOIL SERIES	SYMBOL	HYDROLOGIC SOIL GROUP	HYDRIC RATING	ERODIBILITY (K FACTOR)
UDORTHERENTS, LOAMY, 0 TO 5 PERCENT SLOPES	UdB	C	NON-HYDRIC	0.2
GROSTOWN-MARR-HOGHOLE COMPLEX, 5 TO 15 PERCENT SLOPES	GmD	A	NON-HYDRIC	0.24

Parking Table

Building	Use No.	Use Description	Parking Requirement	# Units	Parking Required	Parking Provided Garage (75%)	Parking Provided Driveway	Parking Provided On-Street	Total Parking Provided
Multi-Family- Midrise	3.03.200	3 Bedrooms	2.5 sp. per Unit	150	375	112	150	122	384
Multi-Family- Midrise	3.03.200	2 Bedrooms / Den	2.0 sp. per Unit	34	68	25	34		59
Total				184	443				443

ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE STORM WATER MANAGEMENT & STORM DRAINAGE ORDINANCE, FLOODPLAIN MANAGEMENT ORDINANCE, GRADING ORDINANCE, ROAD ORDINANCE, WATER ORDINANCE, WATER & SEWER ORDINANCE, THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 & 2, THE CHARLES COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, THE CHARLES COUNTY DETAILS MANUAL, THE APPROVED SITE PLAN OR PRELIMINARY PLAN, OTHER PGM ORDINANCES AND REGULATIONS AND ANY CONDITIONS IMPOSED BY CHARLES COUNTY.

SIGNATURE: DATE: 3/7/2025
 PRINTED NAME: ANTHONY OLEKSON LICENSE NO.: 37967
 TITLE: P.E.
 FIRM: COA BARRETT
 ADDRESS: 100 JIBSAIL DRIVE SUITE 103
 ADDRESS: PRINCE FREDERICK, MD 20678
 PHONE: 410-257-2255

CHARLES SOIL CONSERVATION DISTRICT APPROVAL

SEDIMENT AND EROSION CONTROL PLAN APPROVAL # 101-24
 SMALL POND APPROVAL FOR N/A
 Sediment and Erosion Control Plan Approval and Small Pond Approval (if applicable) is hereby granted by the Charles Soil Conservation District.
 Signature: DATE: 12/12/2025
 Approval Expiration Date: 04/30/2028
 (Requests exclusively for extension of the approval expiration date noted above and not involving any plan modifications to these approved plan sheets, must be submitted to the Charles Soil Conservation District in writing. The Charles Soil Conservation District, at its discretion, may approve the expiration date extension to the approved plan via separate approval letter.)

STANDARD STABILIZATION NOTE:

FOLLOWING THE INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING FOR PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. IN AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE WETLANDS OR STREAMS, STABILIZATION SHOULD OCCUR IMMEDIATELY (WITHIN 24 HOURS). ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED.

STORMWATER MANAGEMENT FACILITY

PRINTED NAME: _____ SIGNATURE: _____
 MARYLAND REGISTRATION NO.: _____
 DATE: _____

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT FACILITY (FACILITIES) SHOWN ON THE PLANS AND INDIVIDUALLY IDENTIFIED BELOW HAS (HAVE) BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY CHARLES COUNTY PGM, EXCEPT AS NOTED IN RED ON THE "AS-BUILT" DRAWINGS, IF REQUIRED BY THE TOWN ENGINEER OR THE ENGINEER OF RECORD HAS AND/OR WILL CERTIFY THAT THE RED-NOTED EXCEPTIONS DO NOT ADVERSELY AFFECT THE INTENDED PERFORMANCE OF THE SYSTEM (SYSTEMS).

STORMWATER CONVEYANCE SYSTEM (PIPES/CULVERTS, DITCHES) "AS-BUILT" CERTIFICATION

PRINTED NAME: _____ SIGNATURE: _____
 MARYLAND REGISTRATION NO.: _____
 DATE: _____

I HEREBY CERTIFY THAT THE STORMWATER CONVEYANCE SYSTEM (SYSTEMS) SHOWN ON THE PLANS AND INDIVIDUALLY IDENTIFIED BELOW HAS (HAVE) BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY CHARLES COUNTY PGM, EXCEPT AS NOTED IN RED ON THE "AS-BUILT" DRAWINGS, IF REQUIRED BY THE TOWN ENGINEER OR THE ENGINEER OF RECORD HAS AND/OR WILL CERTIFY THAT THE RED-NOTED EXCEPTIONS DO NOT ADVERSELY AFFECT THE INTENDED PERFORMANCE OF THE SYSTEM (SYSTEMS).

OWNER'S/DEVELOPERS CERTIFICATION:

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

OWNER/DEVELOPER SIGNATURE & DATE: 3/7/2025
 PRINTED NAME AND TITLE: GP, FAIRWAY LLC, ATTN: RICK BAILEY
 TELEPHONE NUMBER: 301-895-0310
 ADDRESS: 3150 WEST WARD ROAD SUITE 401 DUNKIRK MD 20754
 PRINTED NAME AND CARD NUMBER (s) OF ON-SITE RESPONSIBLE PERSONNEL: _____

CONSULTANT CERTIFICATION:

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

MD P.E. LICENSE #: 37967
 MD LAND SURVEYOR LICENSE #: _____
 MD LANDSCAPE ARCHITECT #: _____
 NAME: ANTHONY OLEKSON
 FIRM NAME: COA BARRETT
 STREET ADDRESS: 100 JIBSAIL DRIVE SUITE 103
 PRINCE FREDERICK, MD 20678

CHARLES COUNTY PLANNING COMMISSION PRELIMINARY PLAN NO XPN # PLREV-230002 APPROVED : 02/24/2023

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	
OTHERS	CONSTRUCTION	AS - BUILTS	

SIGNED: _____ DATE: XX/XX/XXXX THIS PERMIT EXPIRES ON DATE: _____

COA BARRETT ENGINEERS & LAND PLANNERS
 410.257.2255 | 410.353.3101 | WWW.COA-BARRETT.COM

FAIRWAY VILLAGE - MULTI FAMILY DEVELOPMENT SERVICES PERMIT PLAN
 SITUATED AT THE INTERSECTION OF ST. CHARLES PARKWAY AND BILLINGSLEY ROAD
 TAX MAP: 24, PARCEL: 87
 6TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

REVISION: _____ DATE: _____

DATE: 6/30/2025
 JOB NO: 21569
 FOLDER NO: CH00021
 DESIGN / DRAWN: TVB/PR
 APPROVED: AMO

DLR CERTIFICATION: I hereby certify that these drawings 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. 37967. Expiration Date: 12/15/25

COVER SHEET

SHEET NUMBER: **C-100**

SCALE: AS SHOWN

PGM # DSP-250033