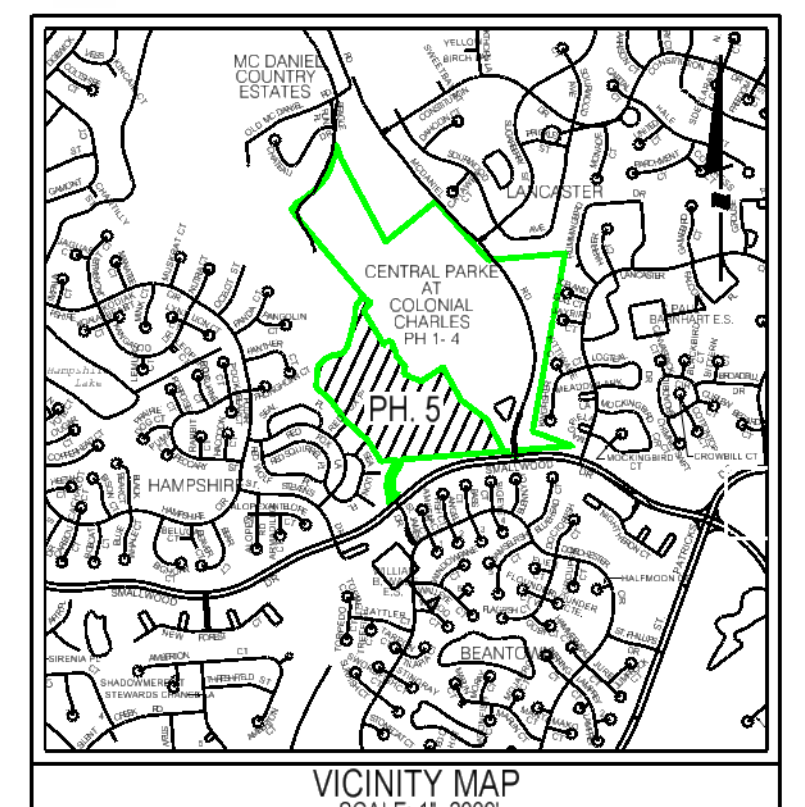
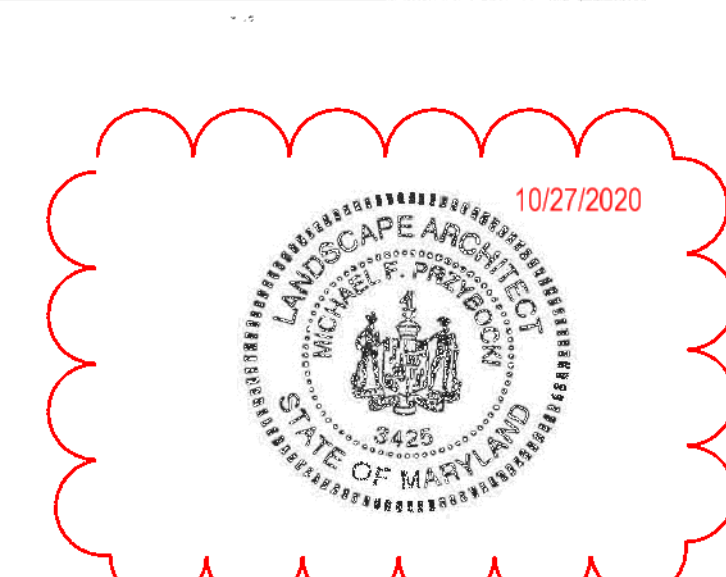


PRELIMINARY PLAN

CHARLES RETREAT

PDZA - 00 - 08

XPN-02 - 0020



RECREATIONAL PHASING		
PHASE I	PHASE II	PHASE III
CLUBHOUSE MAIL PAVILION	TENNIS COURT	
ANY AMENITIES IN THIS PHASE	ANY AMENITIES IN THIS PHASE	ANY AMENITIES IN THIS PHASE

EXISTING	LEGEND	PROPOSED
PROPERTY LINES	PROPERTY LINES	PROPERTY LINES
BOUNDARY	BOUNDARY	BOUNDARY
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
CURB & GUTTER	CURB & GUTTER	CURB & GUTTER
SEWER	SEWER	SEWER
ELECTRIC LINE	ELECTRIC LINE	ELECTRIC LINE
GAS MAIN	GAS MAIN	GAS MAIN
WATER LINE	WATER LINE	WATER LINE
STORM DRAIN	STORM DRAIN	STORM DRAIN
WATER VALVE	WATER VALVE	WATER VALVE
REDUCER	REDUCER	REDUCER
PIPE INHIBIT	PIPE INHIBIT	PIPE INHIBIT
MANHOLE (SEWER)	MANHOLE (SEWER)	MANHOLE (SEWER)
BENCHMARK	BENCHMARK	BENCHMARK
FENCE	FENCE	FENCE
TELEPHONE	TELEPHONE	TELEPHONE
EARTH DIRT	EARTH DIRT	EARTH DIRT
STRAW BALE DIRT	STRAW BALE DIRT	STRAW BALE DIRT
SET BACK	SET BACK	SET BACK
TEMPORARY SHIELD	TEMPORARY SHIELD	TEMPORARY SHIELD
N/A	N/A	N/A
STABILIZED CONSTRUCTION	STABILIZED CONSTRUCTION	STABILIZED CONSTRUCTION
DRAINAGE	DRAINAGE	DRAINAGE
N/A	N/A	N/A
INLET PROTECTION	INLET PROTECTION	INLET PROTECTION
EARTH DIRT	EARTH DIRT	EARTH DIRT
N/A	N/A	N/A
SUPER SLIT FENCE	SUPER SLIT FENCE	SUPER SLIT FENCE
N/A	N/A	N/A
DRAINAGE DITCH	DRAINAGE DITCH	DRAINAGE DITCH
N/A	N/A	N/A
SAFETY FENCE	SAFETY FENCE	SAFETY FENCE
N/A	N/A	N/A
MAX. WINDWARD DRAIN TO SENSITIVE TRIP	MAX. WINDWARD DRAIN TO SENSITIVE TRIP	MAX. WINDWARD DRAIN TO SENSITIVE TRIP
N/A	N/A	N/A
TRAIL/ROAD LINE	TRAIL/ROAD LINE	TRAIL/ROAD LINE
N/A	N/A	N/A
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
N/A	N/A	N/A
WETLAND BUFFER	WETLAND BUFFER	WETLAND BUFFER

LISTING OF APPLICABLE DETAILS

DETAIL #	TITLE OR DESCRIPTION
R 2.12	MINOR ARTERIAL (PARKWAY)
R 2.14	MAJOR COLLECTOR (ROAD, DRIVE)
R 2.15	MINOR COLLECTOR (ROAD, DRIVE, CIRCLE)
R 2.16	LOCAL ROAD (COURT, STREET, LANE, WAY, AVENUE)
R 2.17	PUBLIC VEEDROW (ONE WAY)
R 2.19	TEMPORARY "T" TURNAROUND
R 2.22	COMBINATION CURB AND GUTTER
R 2.24	CURB INSTALLATION
R 2.25	NOSE DOWN CURB
R 2.28	CONCRETE SIDEWALK
R 2.29	PEDESTRIAN RAMP
R 2.30	COMMERCIAL-INDUSTRIAL-APARTMENT ENTRANCE
R 2.32	CONCRETE APRON FOR COMMERCIAL-INDUSTRIAL-APARTMENT ENTRANCE
R 2.38	STANDARD CUL-DE-SACS (WITHOUT ISLAND)
R 2.39	STANDARD CUL-DE-SACS WITH ISLAND
R 2.40	OFFSET CUL-DE-SACS (WITHOUT ISLAND)

SITE TABULATION:

Track Size: 127,552 AC.
 Wooded Area: 127,552 AC.
 Disturb Area: Approx. 98.2 AC.
 Wetlands Area: Approx. 12.6 AC.
 Forest Area Retained: Approx 29,346 AC.
 Open Space: Required: 20% x 127,552 AC = 25,511 AC.
 Proposed 72 AC.

DEVELOPMENT RECORDED TO DATE OCTOBER, 2017

XRS 03-0117 - LOTS 1, 27-32, 166-169, 353-355 (14) LOTS
 XRS 04-0118 - LOTS 33-34, 82-84, 103-106, 132-141, 148, 160-165 (41) LOTS
 XRS 04-0119 - LOTS 35-49, 95-102, 107-119 (36) LOTS
 XRS 05-0062 - LOTS 50-75, 76-81, 85-89, 90-94, 149-157, 158A, 158B, 159 (54) LOTS
 XRS 05-0073 - LOTS 177-253 (77) LOTS
 XRS 15-0042 - LOTS 1-18 (18) LOTS

TOTAL LOTS RECORDED = 240 (ALL OF EAST & NORTH BAYS - PHASES I,II,III,IV)

Tax Map: 7, Parcel: 233
 Soil Map: Charles Co. #4
 ADC Map: Charles Co. #3, 4, 9, 10

USGS Map: Piscataway Quad., La Plata Quad.
 FIRM Flood Insurance Rate Map: 240089 0027 B
 Zone C
 Area of Minimal Flooding

Site will be served by Public Water and Sewer.

Unit Type and Number of Units:

Single Family Home (Min. of 115)	Up to 300	160 shown
Villa Townhome	Up to 300	176 shown
Carriage Homes (Condominium)	Up to 150	120 shown
Total Project Density:	575	456 shown

Actual Project Density 456 Units.

There are Deed Restrictions on this property, this community is age qualified.
 This property is subject to an existing sanitary sewer easement and dedications.

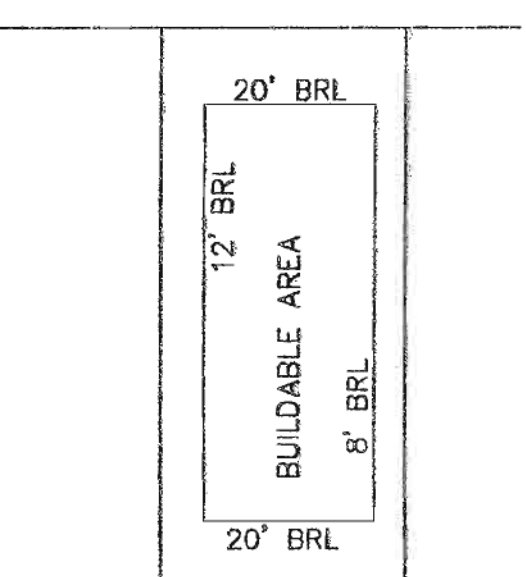
List of Regulatory Approvals

- Charles County Commissioners: Zoning: Granted
- Charles County Planning Commission: GDP approved. ACTUAL PROJECT DENSITY 456 UNITS
- Charles County Architectural Review Board: Interview
- Charles County Planning & Growth Management
 - Grading
 - Roads
 - Water & Sewer
 - Stormwater Management
 - Forest Conservation
 - AFPO
- U.S. Army COE & MDE Wetlands Permit
 - Jurisdictional Determination: Granted
 - Wetland Permit: Issued (To be revised)
 - 100 Year Floodplain: n/a
 - Stream Buffers: Provided

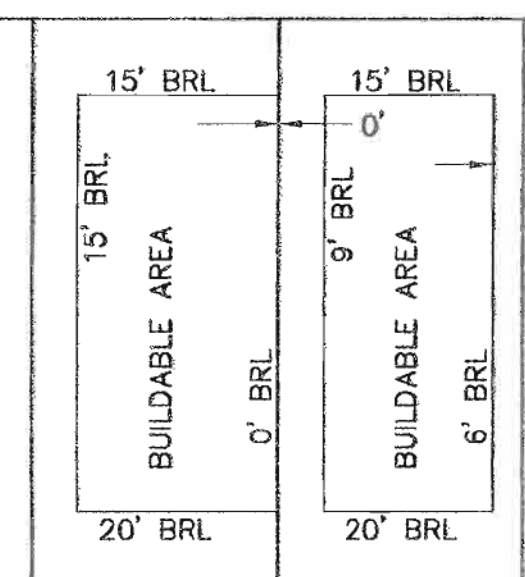
List of Possible Variances

- Waiver of intersection spacing McDaniel Road, previously granted (per letter dated November 29, 1993).
 - Waiver for intersection spacing from Central Oak Drive to St. Stephen's Drive.
 - Waiver in deceleration lane lengths on McDaniel Road.
 - Waiver for road intersections or entrances with medians from typical roadway cross sections at Central Oak Drive and McDaniel Road.
- Other variances may be determined during preparation of construction drawings.
- List of Waivers**
- Waiver of acceleration lanes on West Smallwood Drive.
 - Waiver of acceleration lanes on McDaniel Road.
 - Reduction of deceleration lanes on McDaniel Road.
 - Other waivers as may be determined during preparation of construction drawings.

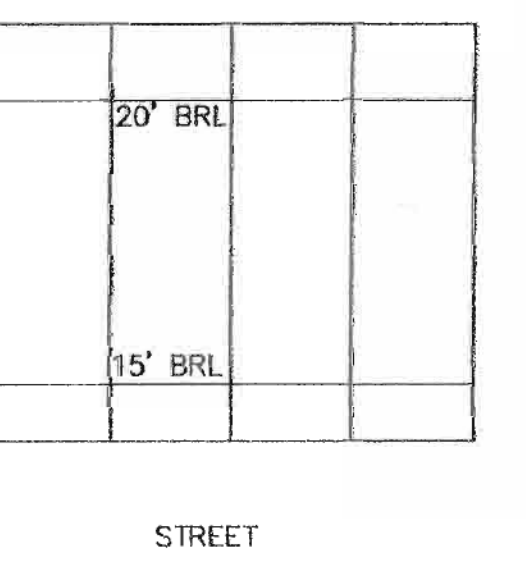
LOT REQUIREMENTS
 AREA = 3000 SQ FT
 MIN WIDTH 55 FT
 DEPTH 75 FT
 FRONTAGE 30



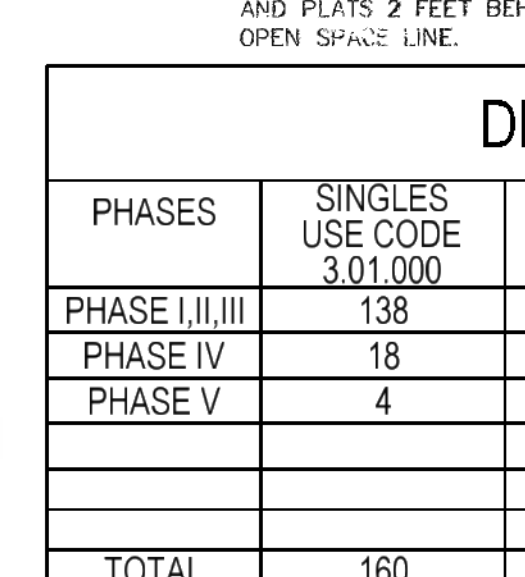
LOT REQUIREMENTS
 AREA = 6000 SQ FT
 MIN WIDTH 45 FT
 DEPTH 75 FT
 FRONTAGE 30



TOWNHOUSE REQUIREMENTS
 AREA = 1500 SQ FT
 MIN WIDTH 18 FT
 DEPTH 18 FT
 FRONTAGE 18 FT



MID RISE REQUIREMENTS
 MIN LOT AREA = 4000 SQ FT / UNIT
 MIN WIDTH 600 FT
 DEPTH 600 FT
 FRONTAGE 400 FT



* REFER TO SHEET 10 OF 18 FOR PHASE 5 OPEN SPACE DATA CALCULATION TABLE

PROJECT SITE TABULATION SUMMARY

LAND BAY	DESCRIPTION	TOTAL AREA	LOTS	ACREAGE	OPEN SPACE		IMPERVIOUS	PERCENTAGE	PUBLIC R/W	WETLAND AND BUFFER	AREA PER RESIDENTIAL USE	
					ACREAGE	PERCENTAGE					SF	TH
CLUB HOUSE	CLUB HOUSE	8,015	0	7.00	1.40	14.0%	-	-	3.53	-	-	-
EAST BAY 1	SINGLES	62,040	156	25,908	14.00	20.1%	11.86	32.2%	-	7.26	26,914	PHASES THRU IV
EAST BAY 1	TOWN HOUSES	2,000	7	0.661	1.00	0.67%	-	33.4%	-	-	0.661	PHASES THRU IV
NORTH BAY 2	TOWN HOUSES	16,822	77	6,338	8.50	7.3%	-	43.7%	1.24	-	6,338	PHASES I THRU IV
PHASE 5	SINGLES	0.62	4	0.52	-	0.27%	-	44.4%	-	-	-	-
PHASE 5	TOWN HOUSES/CONDOS	36.35	212	9.44	-	6.88%	-	18.9%	-	12.09 (TOTAL PH 5)	-	-
TOTAL		127,572	456	40.95	-	40.53%	18.48	-	24.12	-	26,914	6,999

CALL "MISS UTILITY"
 TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

OPEN SPACE TABULATION

TOTAL	WETLAND OPEN SPACE		CLUBHOUSE/POND OPEN WATER		POND	LAWNS & FOREST OPEN SPACE	SWIM PONDS
	ACRES	PERCENT	ACRES	PERCENT			
	14.90	11.4%	1.41	1.29	39.00	6.41	
SUB-TOTAL	63.01						
USABLE SUB-TOTAL	7.45		1.41	1.29	39.00	0.00	
USABLE TOTAL	49.15						

DENSITY TABULATION

PHASES	SINGLES USE CODE 3.01.000	TOWN HOUSES USE CODE 3.02.200	CONDO USE CODE 3.03.200	OTHER
PHASE I,II,III	138	84	-	-
PHASE IV	18	-	-	CLUBHOUSE / PAVILION
PHASE V	4	92	120	-
TOTAL	160	176	120	456

APPROVAL BLOCK

CHARLES COUNTY PRELIMINARY PLAN

XPN # 02-0020 Rev 4

APPROVAL DATE 11/10/18

SIGNED [Signature]

ATCS, P.L.C.
 ENGINEERING • PLANNING • SURVEYING

7 Post Office Road, Suite C
 Waldorf, Maryland 20602
 (301) 870-4530 • Fax (301) 843-1282
 Culpeper, Va. • Sterling, Va. • Annapolis, Md.

CHARLES RETREAT COVER SHEET

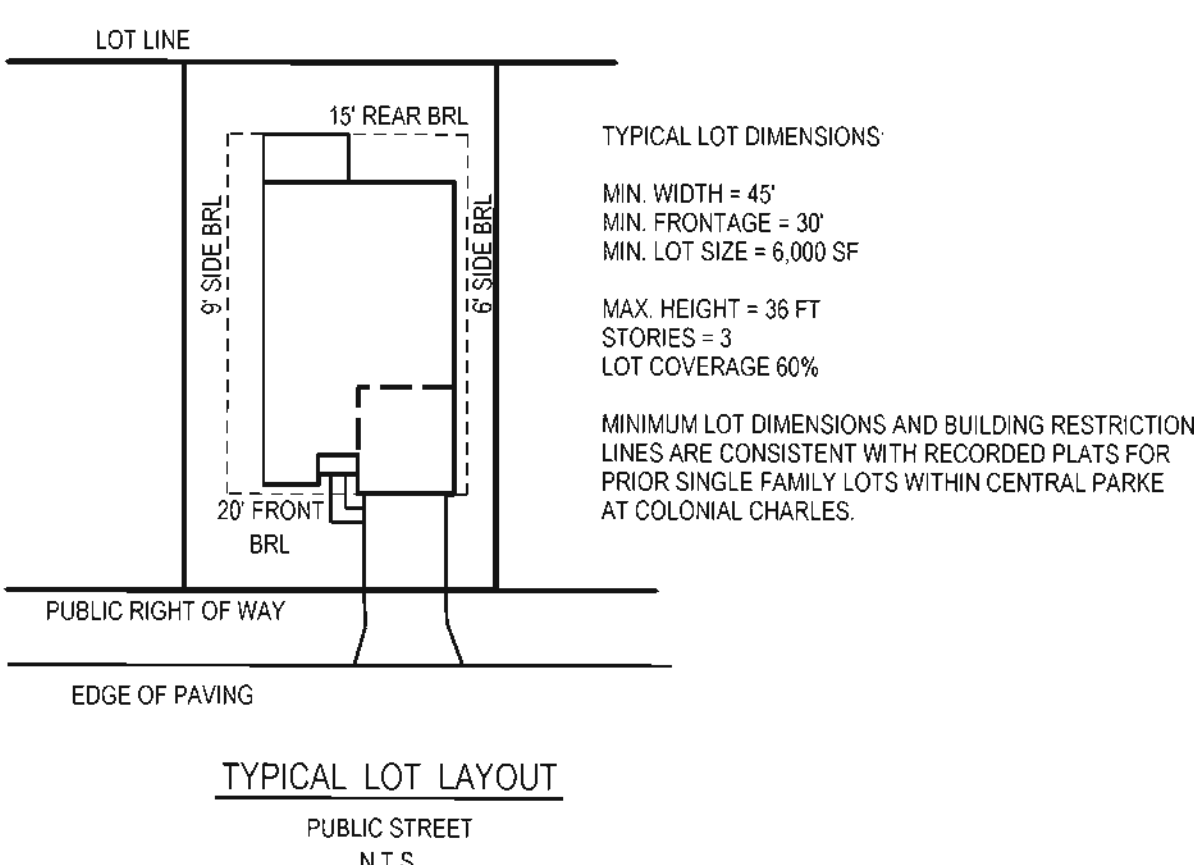
TAX MAP 7, GRID 24, PARCEL 233

SHEET NO. 1 OF 18
 DWG. NO. W174-2239



DECORATIVE (6') WOODEN FENCING FOR TYPE 'C' BUFFERYARDS OR HIGH VISIBILITY LOT SCREENING

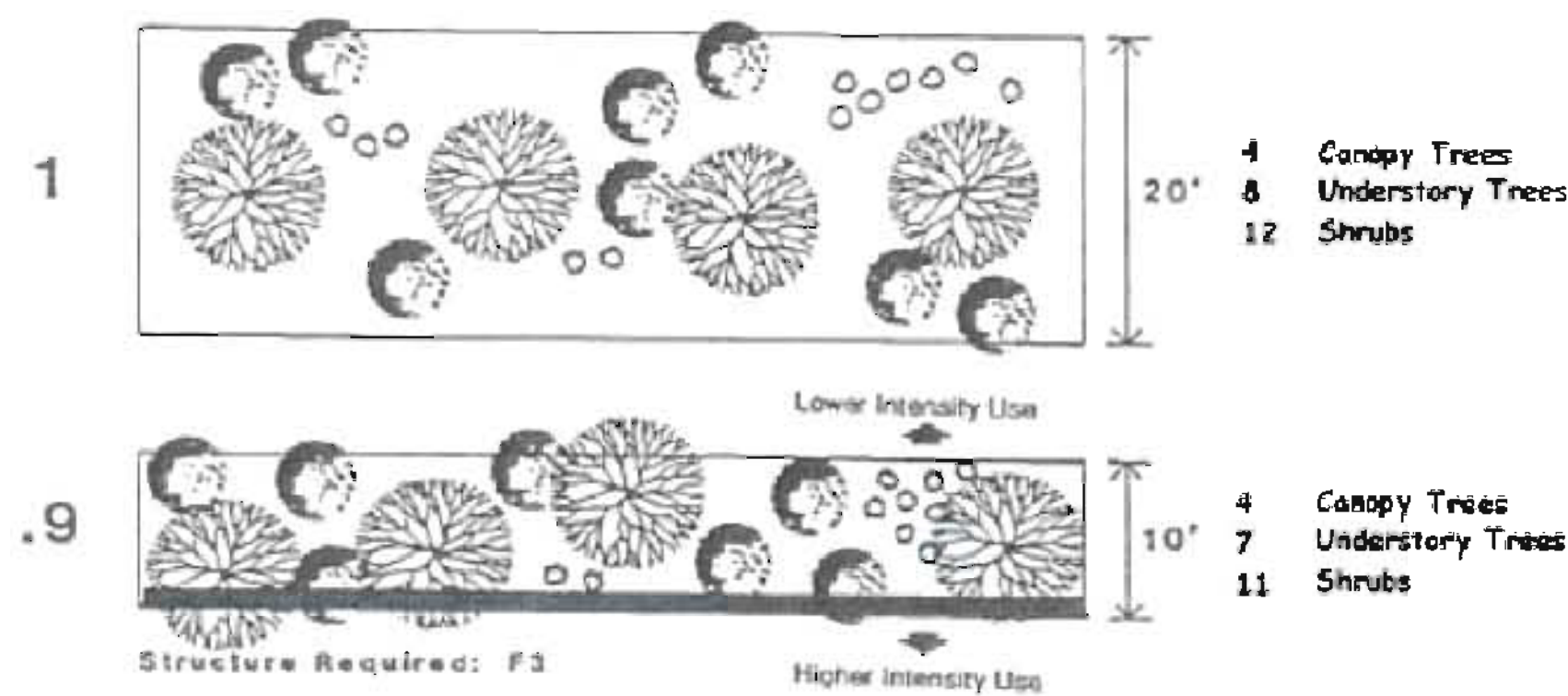
HIGH VISIBILITY LOT DESIGNATION		
SYMBOL	HIGH VISIBILITY	LOTS
(HVSr)	SIDE AND REAR	1, 2, 3, 4, 13, 14, 15, 16, 17 & 18



CHARLES COUNTY NET OPEN SPACE DATA CALCULATIONS

Enter area totals in boxes at right		IN ACRES	
A1	TOTAL TRACT or PLAT AREA		(A1) 5.88
2	(Minus) Total area of cluster lots (not including agricultural lots)	(A2) 2.96	
3	(Minus) Total area of conventional lots	(A3) 0.00	
4	(Minus) Total area of public use lots	(A4) 0.00	
5	(Minus) Total area of outlots	(A5) 0.00	
6	(Minus) Total area of stormwater management lots (ESMT)	(A6) 0.22	
7	(Minus) Total area of public road dedication	(A7) 0.65	
8	(Minus) Total area of any land outside of open space, but not included above	(A8) 0.00	
B1	GROSS AREA OF OPEN SPACE		(B1) 2.05
2	(Minus) Resource Protection Area (RPZ) included within Open Space	(B2) 0.00	
3	(Minus) Area of Isolated Wetlands (not associated with RPZ) within Open Space	(B3) 0.00	
C1	NET NEW OPEN SPACE		(C1) 2.05

(10') AND (20') BUFFERYARD 'C'



* Fence Option Not Applicable to the Road Buffers

SOLTESZ
Rockville
Lanham
Waldorf
Leontown
Frederick

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

NO. 7	BELLE ALLIANCE DEVELOPMENT AREA	REVISIONS	MFP	10/04/2017
DATE	OCTOBER 2017	CAD STANDARDS VERSION	V8 - 2006	BY
DESIGNED	MFP	TECHNICIAN	CSM	CHECKED
				MFP

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 PENING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WATCHMEN'S LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
CHARLES RETREAT LLC
C/O JAY COLLIER
MANAGING MEMBER, MAYFIELD ASSOCIATES, LLC
AS RECEIVER FOR CHARLES RETREAT, LLC
293 EAST REDWOOD STREET, SUITE 100
BALTIMORE, MD 21202
410-752-4488 VOICE 410-752-4321 FAX

COPYRIGHT AND THE MAP FILE #	PERMITTED USE NUMBER 2100106	10/14/18
MAP 9	GRID K-2	
ZONING CATEGORY	W-3, S-3	
TAX MAP / PARCEL	GRID	
7223 339 341 347	24	
345 349 351 146		
SITE EDITION	USER / FOLD	
HORIZONTAL: NAVD29	29771	
VERTICAL: NAVD29		

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. 31657 EXPIRATION DATE: 01/14/21

PHASE 4 REVISION

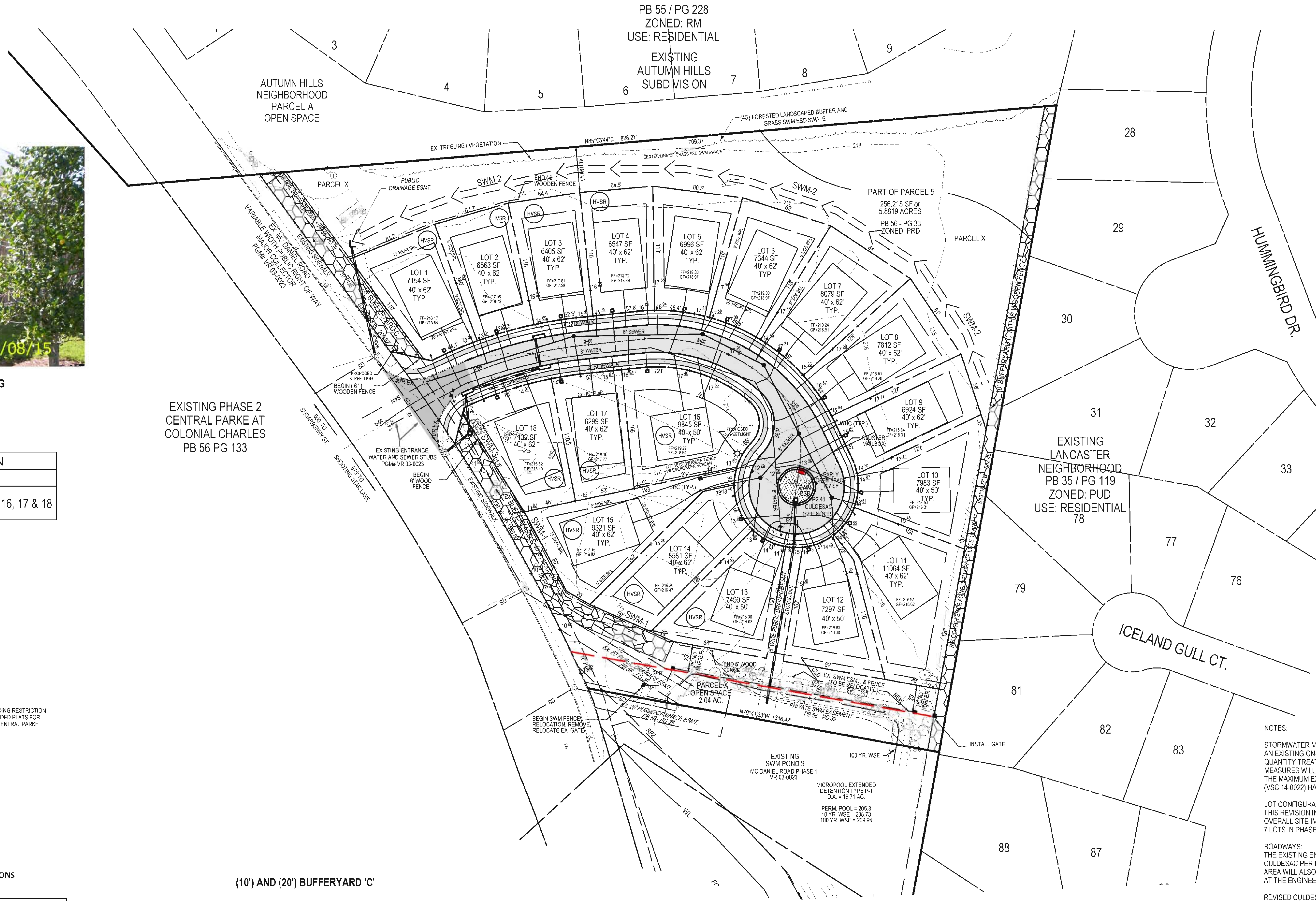
CENTRAL PARKE AT COLONIAL CHARLES
REVISION # 7 TO THE
APPROVED PRELIMINARY PLAN OF SUBDIVISION

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

PROJECT NO. 3405-00-02

1" = 40'

SHEET 1A OF 18



NOTES:

STORMWATER MANAGEMENT:
AN EXISTING ON-SITE SWM POND PROVIDES WATER QUALITY AND QUANTITY TREATMENT FOR THIS DEVELOPMENT. ADDITIONAL ESD MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN TO THE MAXIMUM EXTENT PRACTICAL. A STEP 1 SWM CONCEPT PLAN (VSC 14-0022) HAS BEEN APPROVED.

LOT CONFIGURATION:
THIS REVISION INCLUDES A REDUCTION IN LOT DENSITY AND OVERALL SITE IMPERVIOUSNESS, THROUGH A DECREASE OF 7 LOTS IN PHASE 4.

ROADWAYS:
THE EXISTING ENTRANCE WILL BE UTILIZED. A CLOSED SECTION CULDESAC PER DETAIL R2.41 WILL BE USED. THE OPEN SPACE AREA WILL ALSO SERVE AS A SWM ESD FACILITY TO BE DESIGNED AT THE ENGINEERING STAGE.

REVISED CULDESAC:
A CLUSTER MAILBOX (LOCATION #9) IS PROPOSED WITHIN THE OPEN SPACE OF THE CULDESAC AS PREVIOUSLY APPROVED. THE OPEN SPACE AREA WITHIN THE CULDESAC ISLAND IS TO BE MAINTAINED BY THE HOA.

WATER AND SEWER:
WATER AND SEWER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 8" WATER MAIN AND 8" SEWER STUB LOCATED AT THE PHASE 4 ENTRANCE.

ENVIRONMENTAL:
NO WETLANDS OR STREAMS WERE DELINEATED WITHIN PHASE 4. PHASE 4 WAS MASS GRADED UNDER PREVIOUSLY APPROVED PLANS TO ACCOMMODATE THIS DEVELOPMENT.

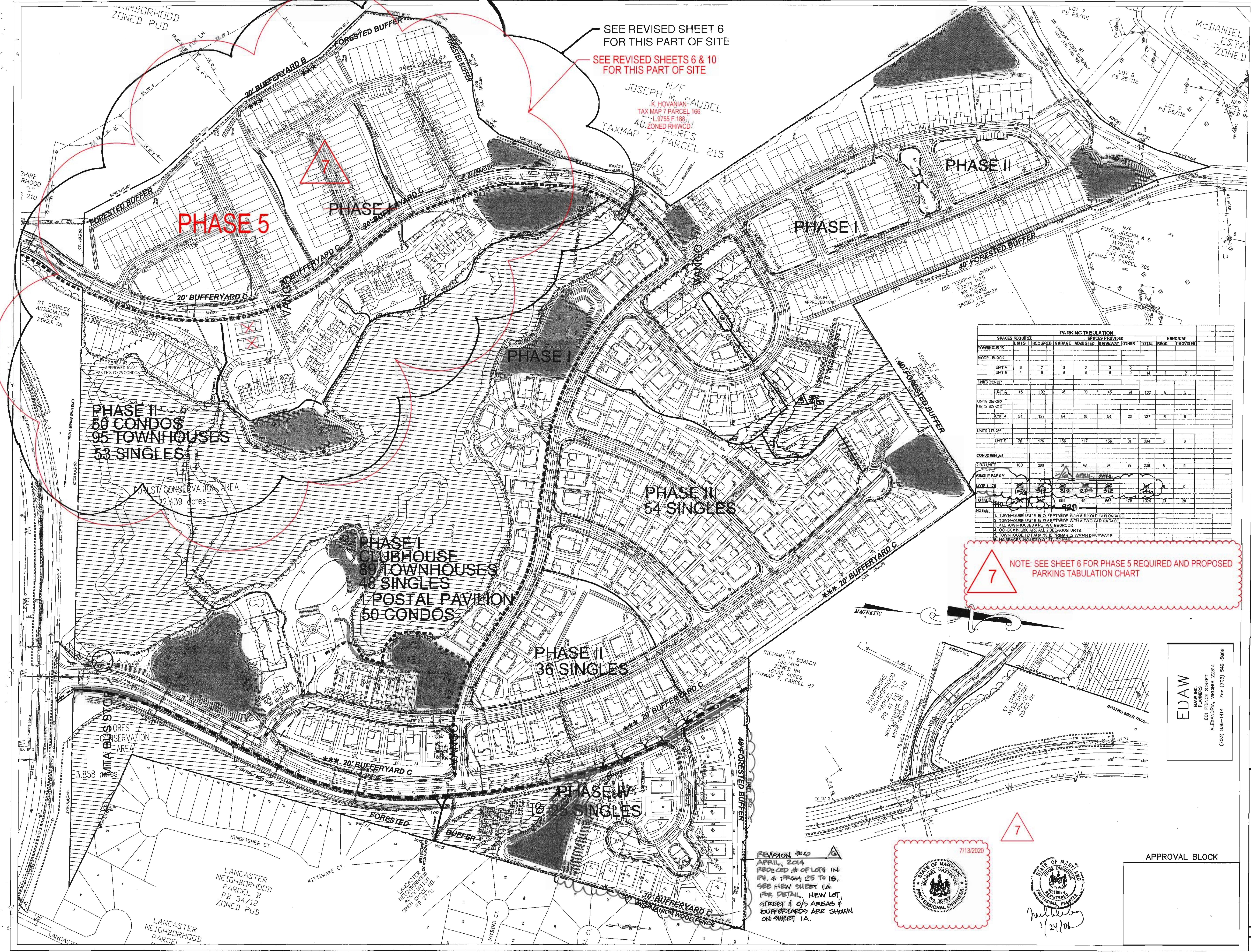
FOREST CONSERVATION:
REQUIREMENTS FOR THE PROJECT HAVE BEEN MET AS DESCRIBED ON PREVIOUSLY APPROVED PLANS, AND ARE NOT IMPACTED BY THE PROPOSED REDUCTION IN THE NUMBER OF LOTS WITHIN PHASE 4.

SCALE 1" = 40'

LEGEND

- EXISTING ENTRANCE PAVING
- PROPOSED PHASE 4 PAVING
- HVSr HIGH VISIBILITY LOT DESIGNATION
- BUFFERYARD (TYPE AS INDICATED ON PLAN)
- GRASS SWM ESD SWALE

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SEE REVISED SHEET 6 FOR THIS PART OF SITE
 SEE REVISED SHEETS 6 & 10 FOR THIS PART OF SITE

N/F
 JOSEPH M. CAUDEL
 R. HOVANIAN
 TAX MAP 7, PARCEL 166
 L 9755 F. 188,
 40. ZONED RH/MC/D1
 4.524 ACRES
 TAXMAP 7, PARCEL 215

PHASE 5

PHASE I

PHASE I

PHASE II

PHASE I

PHASE II
 50 CONDOS
 95 TOWNHOUSES
 53 SINGLES

FOREST CONSERVATION AREA
 12.439 acres

PHASE II
 54 SINGLES

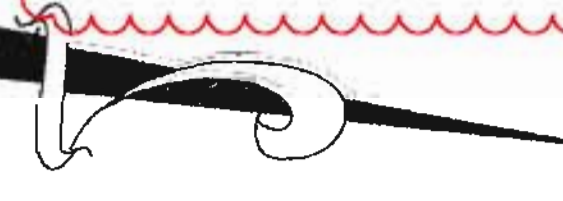
PHASE I
 CLUBHOUSE
 89 TOWNHOUSES
 48 SINGLES
 1 POSTAL PAVILION
 50 CONDOS

PHASE II
 36 SINGLES

PHASE II
 SINGLES

7 NOTE: SEE SHEET 6 FOR PHASE 5 REQUIRED AND PROPOSED PARKING TABULATION CHART

TOWNHOUSES	SPACES REQUIRED		SPACES PROVIDED				HANDICAP		
	UNITS	REQUIRED	GARAGE	ADJUSTED	DRIVEWAY	OTHER	TOTAL	REQD.	PROVIDED
MODEL BLOCK									
UNIT A	3	7	3	2	3	2	7	1	2
UNIT B	4	9	8	5	9	0	14	1	2
UNITS 285-307									
UNIT A	45	102	45	52	45	24	192	5	5
UNIT B	45	102	45	52	45	24	192	5	5
UNITS 288-292									
UNIT A	54	122	64	49	54	33	197	6	8
UNIT B	54	122	64	49	54	33	197	6	8
UNITS 171-200									
UNIT B	78	175	155	117	155	31	304	6	6
CONDOMINIUMS									
2 BR UNITS	100	200	84	48	84	88	200	6	8
SINGLE FAMILY									
LOTS 1-178									
TOTALS	440	928	481	356	485	178	1324	23	28



EDAW
 EDWARDS
 ENGINEERS
 601 PENTACON
 ALEXANDRIA, VIRGINIA 22314
 (703) 536-1414 Fax (703) 549-5889

REVISION

1. 6/10/06	REVISED FLAG LOTS 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 & 158	NO. DATE
2. 6/10/06	PROVIDED 20' FORESTED BUFFER AND 30' FORESTED BUFFER IN REAR OF LOTS 63-65	NO. DATE

APPROVAL BLOCK

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 7/13/2020

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 1/24/04

CLIENT: CHARLES RETREAT, LLC
 8956 BURKE BLVD
 BURKE, VIRGINIA 22015

MANAGER: J. W. WHITEHEAD
 DESIGN BY: B. RO
 DRAWN BY: R. F.D.
 SURV. CHECK: N/A
 DATE: 07/21/05
 FLOORPLAN NO: N/A

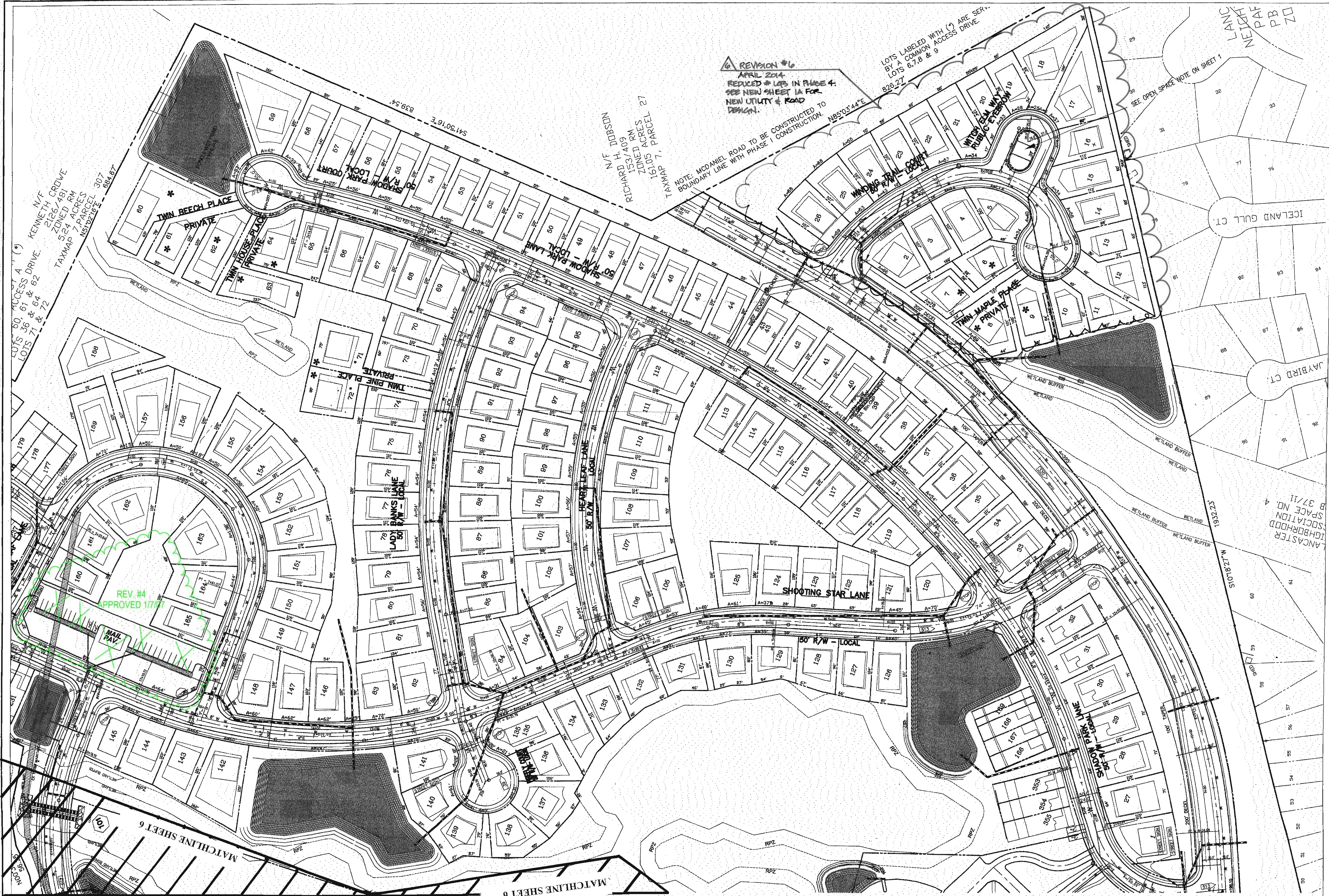
SCALE: 0 50 100 200 300

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 Wolder, Maryland 20802
 (301) 870-4530 • Fax (301) 843-1262
 Culpeper, Va. • Sterling, Va. • Annapolis, Md.

TITLE: PRELIMINARY PLAN
 TAX MAP 7, GRID 24, PARCEL 233
 CENTRAL PARKE AT
 COLONIAL CHARLES
 PHASING PLAN
 LOCATION IN
 8TH ELECTION DISTRICT
 CHARLES COUNTY, MARYLAND

(LSW REVISED)

SHEET NO. 3 OF 18
 DWG. NO. W214-2239



REVISION #6
 APRIL 2014
 REDUCED # LOTS IN PHASE 4.
 SEE NEW SHEET 1A FOR
 NEW UTILITY & ROAD
 DESIGN.

LOTS LABELED WITH (*) ARE SERV.
 BY A COMMON ACCESS DRIVE.
 LOTS 6,7,8 & 9

N/F DEDICATED
 RICHARD H. 409
 ZONED RM
 16,005 ACRES
 PARCEL 27
 TAYMAY

NOTE: MCDANIEL ROAD TO BE CONSTRUCTED BY
 BOUNDARY LINE WITH PHASE 1 CONSTRUCTION.

LOTS 60 ACCESS DRIVE (*)
 KENNETH CROWE
 2/26/48
 ZONED RM
 52.4 ACRES
 17 PARCEL
 307
 684,67

SEE OPEN SPACE NOTE ON SHEET 1

TWIN BEECH PLACE PRIVATE

TWIN HOUSE PLACE PRIVATE

TWIN PINE PLACE PRIVATE

LADY BANKS LANE 50' R/W - LOCAL

SHOOTING STAR LANE

50' R/W - LOCAL

HEARLEAF LANE 50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

50' R/W - LOCAL

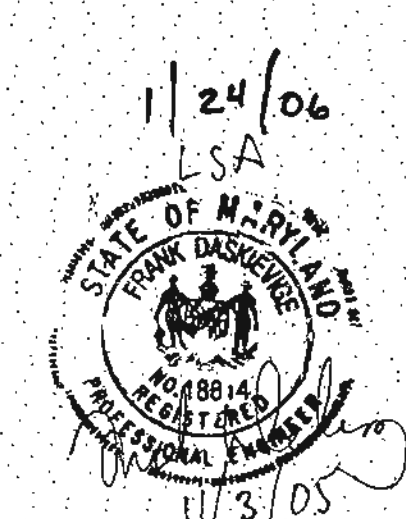
50' R/W - LOCAL

50' R/W - LOCAL

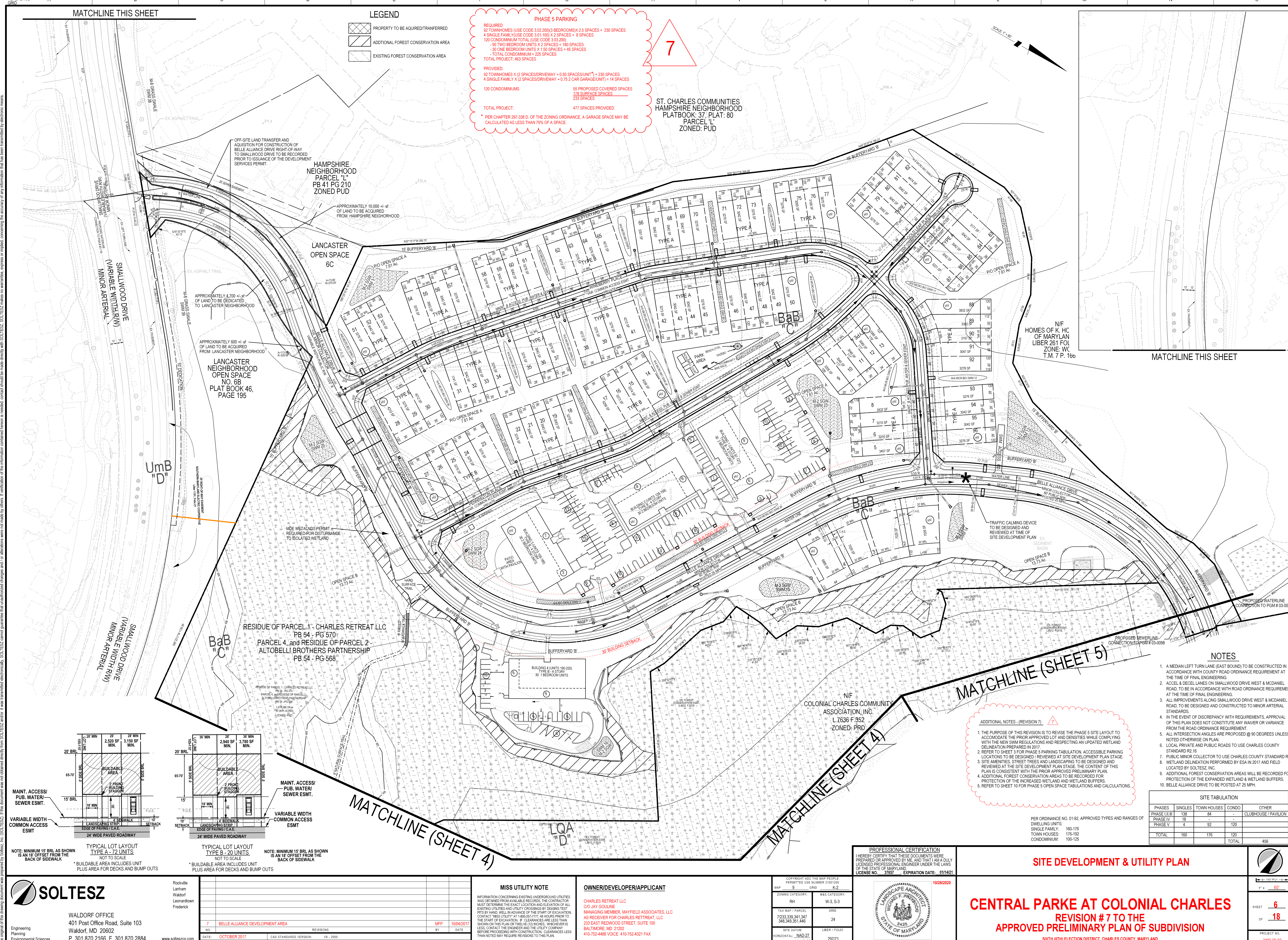
50' R/W - LOCAL

REV #4 APPROVED 1/17/11

APPROVAL BLOCK



CLIENT CHARLES RETREAT, LLC ATTORNEY AND ARCHITECTS BURKE, VIRGINIA 22015-3403 PHONE: (703) 932-3247	MANAGER J. W. WHITEHEAD DESIGN BY B.O. JMW DRAWN BY R.P. F.D. SURV. CHECK N/A DATE 10/14/02 FIELDBOOK NO. N/A
PRELIMINARY PLAN TAX MAP 7, GRID 24, PARCEL 233 CHARLES RETREAT UTILITY PLAN SITE DEVELOPMENT PLAN 6TH ELECTION DISTRICT CHARLES COUNTY, MARYLAND	SCALE 0 30 60 120 180 DATE 11/24/06 SHEET NO. 5 OF 18 DWG. NO. W174-2239



LEGEND

- PROPERTY TO BE ACQUIRED/TRANSFERRED
- ADDITIONAL FOREST CONSERVATION AREA
- EXISTING FOREST CONSERVATION AREA

PHASE 5 PARKING

REQUIRED:

- 92 TOWNHOMES (USE CODE 3.02.200) 3 BEDROOMS (X 2.5 SPACES = 230 SPACES)
- 4 SINGLE FAMILY HOUSE CODE 3.01.100) X 2 SPACES = 8 SPACES
- 120 CONDOMINIUM TOTAL (USE CODE 3.03.200)
- 90 TWO BEDROOM UNITS X 2 SPACES = 180 SPACES
- 30 ONE BEDROOM UNITS X 1.50 SPACES = 45 SPACES
- TOTAL CONDOMINIUM = 225 SPACES
- TOTAL PROJECT: 463 SPACES

PROVIDED:

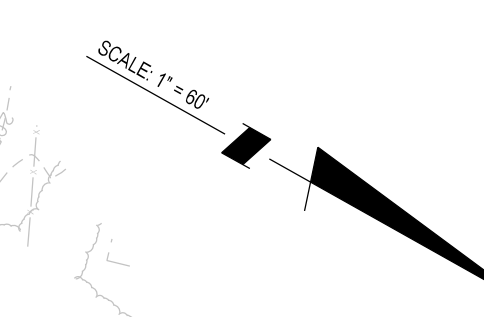
- 92 TOWNHOMES X (2 SPACES/DRIVEWAY + 0.50 SPACES/UNIT) = 230 SPACES
- 4 SINGLE FAMILY X (2 SPACES/DRIVEWAY + 0.75 2 CAR GARAGE/UNIT) = 14 SPACES
- 120 CONDOMINIUMS
- 55 PROPOSED COVERED SPACES
- 178 SURFACE SPACES
- 233 SPACES

TOTAL PROJECT: 477 SPACES PROVIDED

* PER CHAPTER 267-338 D. OF THE ZONING ORDINANCE, A GARAGE SPACE MAY BE CALCULATED AS LESS THAN 75% OF A SPACE

7

ST. CHARLES COMMUNITIES
HAMPSHIRE NEIGHBORHOOD
PLATBOOK 37, PLAT: 80
PARCEL 11
ZONED: PUD



OFF-SITE LAND TRANSFER AND ACQUISITION FOR CONSTRUCTION OF BELLE ALLIANCE DRIVE RIGHT-OF-WAY TO SMALLWOOD DRIVE TO BE RECORDED PRIOR TO ISSUANCE OF THE DEVELOPMENT SERVICES PERMIT.

HAMPSHIRE NEIGHBORHOOD PARCEL "L" PB 41 PG 210 ZONED PUD

APPROXIMATELY 10,000 +/- SF OF LAND TO BE ACQUIRED FROM HAMPSHIRE NEIGHBORHOOD

LANCASTER OPEN SPACE 6C

APPROXIMATELY 4,700 +/- SF OF LAND TO BE ACQUIRED FROM LANCASTER NEIGHBORHOOD

LANCASTER NEIGHBORHOOD OPEN SPACE NO. 6B PLAT BOOK 46, PAGE 195

APPROXIMATELY 600 +/- SF OF LAND TO BE ACQUIRED FROM LANCASTER NEIGHBORHOOD

RESIDUE OF PARCEL 1 - CHARLES RETREAT LLC PB 54 - PG 570
PARCEL 4 and RESIDUE OF PARCEL 2 - ALTOBELLI BROTHERS PARTNERSHIP PB 54 - PG 568

N/F COLONIAL CHARLES COMMUNITY ASSOCIATION, INC. L 7636 F.352 ZONED: PRD

MATCHLINE (SHEET 5)

ADDITIONAL NOTES - (REVISION 7)

- THE PURPOSE OF THIS REVISION IS TO REVISE THE PHASE 5 SITE LAYOUT TO ACCOMMODATE THE PRIOR LOT AND DENSITIES WHILE COMPLYING WITH THE NEW SWM REGULATIONS AND RESPECTING AN UPDATED WETLAND DELINEATION PREPARED IN 2017.
- REFER TO SHEET 3 FOR PHASE 5 PARKING TABULATION. ACCESSIBLE PARKING LOCATIONS TO BE DESIGNED / REVIEWED AT SITE DEVELOPMENT PLAN STAGE.
- SITE IDENTITIES, STREET TREES AND LANDSCAPING TO BE DESIGNED AND REVIEWED AT THE SITE DEVELOPMENT PLAN STAGE. THE CONTENT OF THIS PLAN IS CONSISTENT WITH THE PRIOR APPROVED PRELIMINARY PLAN.
- ADDITIONAL FOREST CONSERVATION AREAS TO BE RECORDED FOR PROTECTION OF THE INCREASED WETLAND AND WETLAND BUFFERS.
- REFER TO SHEET 10 FOR PHASE 5 OPEN SPACE TABULATIONS AND CALCULATIONS.

- NOTES**
- A MEDIAN LEFT TURN LANE (EAST BOUND) TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY ROAD ORDINANCE REQUIREMENT AT THE TIME OF FINAL ENGINEERING.
 - ACCEL & DECEL LANES ON SMALLWOOD DRIVE WEST & MCDANIEL ROAD. TO BE IN ACCORDANCE WITH ROAD ORDINANCE REQUIREMENT AT THE TIME OF FINAL ENGINEERING.
 - ALL IMPROVEMENTS ALONG SMALLWOOD DRIVE WEST & MCDANIEL ROAD. TO BE DESIGNED AND CONSTRUCTED TO MINOR ARTERIAL STANDARDS.
 - IN THE EVENT OF DISCREPANCY WITH REQUIREMENTS, APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY WAIVER OR VARIANCE FROM THE ROAD ORDINANCE REQUIREMENT.
 - ALL INTERSECTION ANGLES ARE PROPOSED @ 90 DEGREES UNLESS NOTED OTHERWISE ON PLAN.
 - LOCAL PRIVATE AND PUBLIC ROADS TO USE CHARLES COUNTY STANDARD R2.16
 - PUBLIC MINOR COLLECTOR TO USE CHARLES COUNTY STANDARD R2.16
 - WETLAND DELINEATION PERFORMED BY ESA IN 2017 AND FIELD LOCATED BY SOLTESZ, INC.
 - ADDITIONAL FOREST CONSERVATION AREAS WILL BE RECORDED FOR PROTECTION OF THE EXPANDED WETLAND AND WETLAND BUFFERS.
 - BELLE ALLIANCE DRIVE TO BE POSTED AT 25 MPH.

SITE TABULATION

PHASES	SINGLES	TOWN HOUSES	CONDO	OTHER
PHASE III	138	84	-	CLUBHOUSE / PAVILION
PHASE IV	18	-	120	-
PHASE V	4	92	-	-
TOTAL	160	176	120	456

PER ORDINANCE NO. 01-92. APPROVED TYPES AND RANGES OF DWELLING UNITS:
SINGLE FAMILY: 160-176
TOWN HOUSES: 176-192
CONDOMINIUM: 100-125

MAINT. ACCESS/ PUB. WATER/ SEWER ESMT.

VARIABLE WIDTH COMMON ACCESS ESMT

24' WIDE PAVED ROADWAY

TYPICAL LOT LAYOUT TYPE A - 72 UNITS

NOTE: MINIMUM 15' BRL AS SHOWN IS AN 18' OFFSET FROM THE BACK OF SIDEWALK

* BUILDABLE AREA INCLUDES UNIT PLUS AREA FOR DECKS AND BUMP OUTS

TYPICAL LOT LAYOUT TYPE B - 20 UNITS

NOTE: MINIMUM 15' BRL AS SHOWN IS AN 18' OFFSET FROM THE BACK OF SIDEWALK

* BUILDABLE AREA INCLUDES UNIT PLUS AREA FOR DECKS AND BUMP OUTS

SOLTESZ

Rockville
Lanham
Waldorf
Leandertown
Frederick

WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884

www.soltesz.com

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 UTILITIES PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVERS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT

CHARLES RETREAT LLC
C/O JAY GOULINE
MANAGING MEMBER, MAYFIELD ASSOCIATES, LLC
AS RECEIVER FOR CHARLES RETREAT, LLC
233 EAST REDWOOD STREET, SUITE 100
BALTIMORE, MD 21202
410-752-4488 VOICE 410-752-4321 FAX

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. 37657 EXPIRATION DATE: 01/14/21

LANDSCAPE ARCHITECT
STATE OF MARYLAND
3425
10/28/2020

DATE: OCTOBER 2017
DESIGNED: MFP
CHECKED: MFP

NO. 7
REVISIONS: MFP 10/04/2017

DATE: OCTOBER 2017
CAD STANDARDS VERSION: V8 - 2008
TECHNICAL: CSM

PER ORDINANCE NO. 01-92. APPROVED TYPES AND RANGES OF DWELLING UNITS:

PHASES	SINGLES	TOWN HOUSES	CONDO	OTHER
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LANDSCAPE ARCHITECT
STATE OF MARYLAND
3425
10/28/2020

SITE DEVELOPMENT & UTILITY PLAN

CENTRAL PARKE AT COLONIAL CHARLES

REVISION # 7 TO THE

APPROVED PRELIMINARY PLAN OF SUBDIVISION

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

PROJECT NO. 3406-00-02

DATE: 10/28/2020

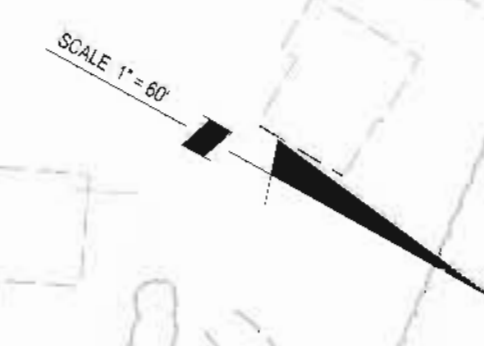
DATE: OCTOBER 2017

DATE: OCTOBER 2017

DATE: OCTOBER 2017



LEGEND
 [Hatched Box] PROPERTY TO BE ACQUIRED/TRANSFERRED



OFF-SITE LAND TRANSFER AND ACQUISITION FOR CONSTRUCTION OF BELLE ALLIANCE DRIVE RIGHT-OF-WAY TO SMALLWOOD DRIVE TO BE RECORDED PRIOR TO ISSUANCE OF THE DEVELOPMENT SERVICES PERMIT.

APPROXIMATELY 10,000 +/- SF OF LAND TO BE ACQUIRED FROM LANCASTER NEIGHBORHOOD

APPROXIMATELY 4,100 +/- SF OF LAND TO BE DEDICATED TO LANCASTER NEIGHBORHOOD

APPROXIMATELY 600 +/- SF OF LAND TO BE ACQUIRED FROM LANCASTER NEIGHBORHOOD

LANCASTER NEIGHBORHOOD OPEN SPACE PLAT 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

EX SEDIMENT BASIN

MDE METAL AND SPERMIT REQUIRED FOR NEW ISOLATED WETLANDY FILL

RESIDUE OF PARCEL CHARLES RETREAT LLC PARCEL 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

MATCHLINE (SHEET 5)

MATCHLINE (SHEET 4)

PRELIMINARY SUBDIVISION NOTES

- APPROVAL OF A PRELIMINARY SUBDIVISION PLAN ESTABLISHES GENERAL CONSISTENCY WITH THE CHARLES COUNTY COMPREHENSIVE PLAN AND COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS KNOWN TO BE APPLICABLE AT THIS LEVEL OF REVIEW.
- THE PRELIMINARY PLAN IS A CONCEPT PLAN ONLY, AND SHALL NOT BE CONSIDERED AS A FINAL ENGINEERED DRAWING MEETING ALL APPLICABLE CODES. A DETAILED ENGINEERING REVIEW OF THIS PLAN HAS NOT BEEN DONE AT THIS TIME. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ASSURE THAT THIS PLAN IS CONSISTENT WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ALL THE COUNTY ORDINANCES, STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL, AND STANDARD DETAIL MANUAL. APPROVAL OF THIS PLAN DOES NOT PRECLUDE THE RIGHT OF CHARLES COUNTY OR ANY OTHER AGENCY TO ENFORCE APPLICABLE CODES WITHOUT PREJUDICE. ALSO, APPROVAL OF THIS PLAN DOES NOT GRANT A VARIANCE OR WAIVER OF ANY ORDINANCE REQUIREMENTS, UNLESS SPECIFICALLY GRANTED IN WRITING. DISCREPANCIES BETWEEN THIS PLAN AND THE COUNTY REGULATIONS WILL BE CORRECTED PER THE CURRENT COUNTY REQUIREMENTS THAT ARE IN PLACE AT THE TIME OF ENGINEERING SUBMITTAL. SUCH REQUIREMENTS OR REFINEMENTS MAY AFFECT LOT YIELD OR DEVELOPMENT INTENSITY.
- *PRIOR TO SUBMITTALS / ISSUANCE OF INDIVIDUAL BUILDING PERMITS, ALL RESIDENTIAL UNITS TO BE CONSTRUCTED WITHIN CENTRAL PARKE ARE REQUIRED TO HAVE THEIR ARCHITECTURAL DESIGN AND LANDSCAPING PALETTES REVIEWED AND APPROVED BY THE SDAR STAFF PLANNER FOR COMPLIANCE WITH THE CHARLES COUNTY ARCHITECTURAL AND SITE DESIGN GUIDELINES AND STANDARDS (A.S.D.S.) & THE CHARLES COUNTY ZONING ORDINANCE AND THE SITE DESIGN AND ARCHITECTURAL GUIDELINES FOR CENTRAL PARKE. THIS REVIEW PROCESS WILL CONFIRM THE ARCHITECTURAL VISION OF THE COMMUNITY AND DETERMINE TREATMENTS FOR HIGH VISIBILITY LOTS AND OTHER SPECIAL TREATMENT AREAS. ALL SIDE ELEVATIONS SHALL HAVE ARCHITECTURAL TREATMENTS THAT ARE CONSISTENT WITH THE FRONT ELEVATIONS OF THE INDIVIDUAL UNITS.
- CENTRAL PARKE AT COLONIAL CHARLES LIE IN THE 'AREA OF SPECIAL GEOTECHNICAL CONCERN' IDENTIFIED IN CHARLES COUNTY GRADING ORDINANCE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR NEW CONSTRUCTION IN THIS AREA. THE GEOTECHNICAL REPORT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND. THE GEOTECHNICAL REPORT SHALL IDENTIFY ALL UNSTABLE SOILS CONDITIONS AND MAKE UNSTABLE SOIL CONDITIONS SHALL INCLUDE BUT NOT BE LIMITED TO HIGH SHRINK/SWELL OR OTHER UNSTABLE SOIL CONDITIONS AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THESE RECOMMENDATIONS SHALL BECOME PART OF THE CONSTRUCTION PERMIT REQUIREMENTS.

RECOMMENDATIONS FOR THE CONSTRUCTION REQUIREMENTS WHERE THE UNSTABLE SOILS CONDITIONS EXIST

SITE TABULATION				
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 LICENSE NO. 37657 EXPIRATION DATE: 01/14/21

STREET TREE AND SIGHT DISTANCE PLAN

CENTRAL PARKE AT COLONIAL CHARLES
REVISION # 7 TO THE
APPROVED PRELIMINARY PLAN OF SUBDIVISION

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND



WALDORF OFFICE
 401 Post Office Road, Suite 103
 Waldorf, MD 20602
 P. 301.870.2166 F. 301.870.2884

Rockville					
Lanham					
Waldorf					
Leondorwn					
Frederick					
DATE	DESIGNED	CAD STANDARDS VP/PROJ.	TECHNICIAN	REVISIONS	BY DATE
10/04/2017	MPP	CSM	CSM		10/04/2017
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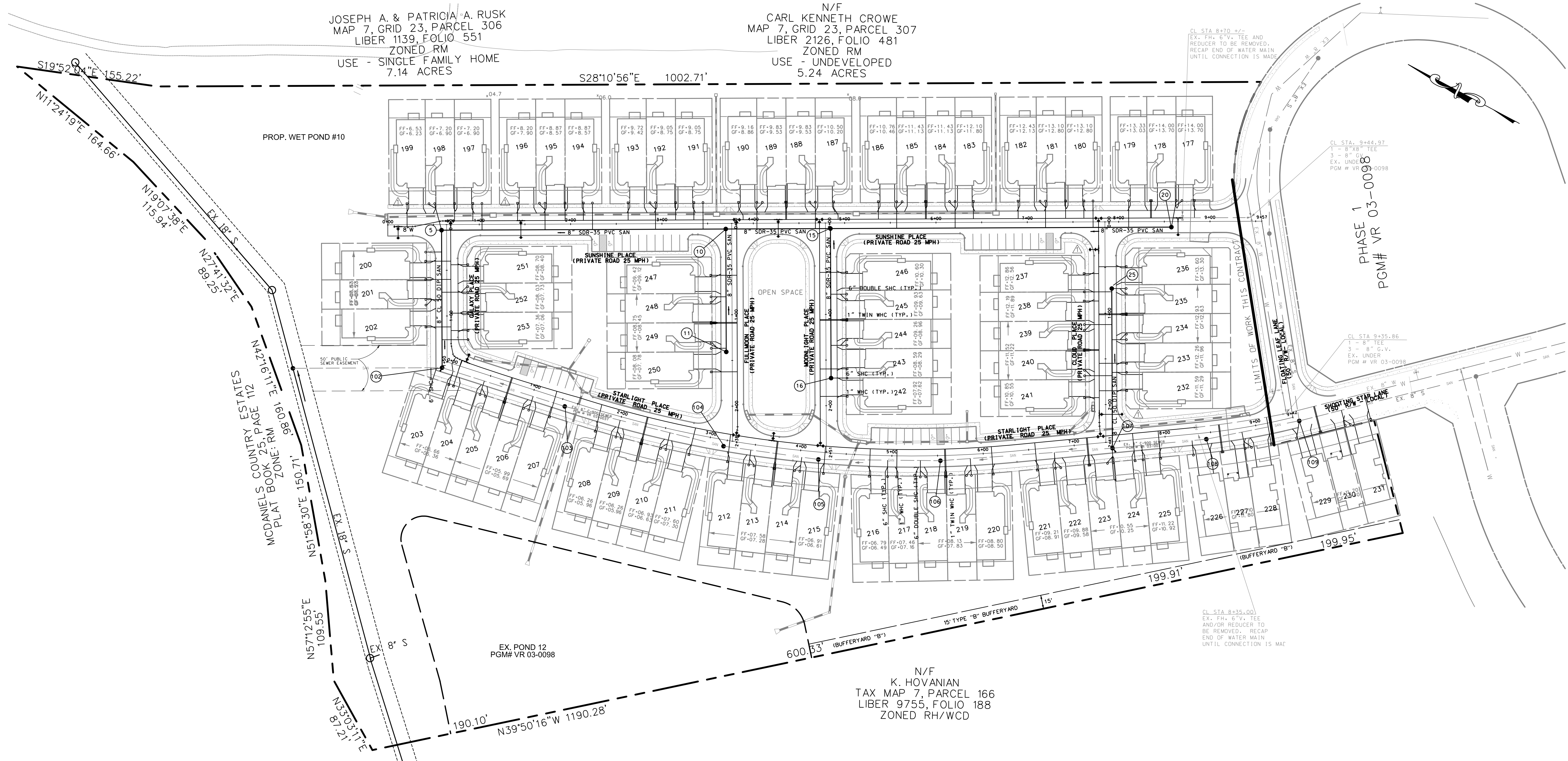
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OWNER/DEVELOPER/APPLICANT
 CHARLES RETREAT LLC
 C/O JAY GOLINE
 MANAGING MEMBER MAYFIELD ASSOCIATES, LLC
 AS RECEIVER FOR CHARLES RETREAT, LLC
 233 EAST REDWOOD STREET, SUITE 100
 BALTIMORE, MD 21202
 410-752-4488 VOICE 410-752-4321 FAX

COMPLIMENT TO THE MAP PERMITS	PERMITTED USE NUMBER 21001206
MAP	9 GRID K-2
ZONING CATEGORY	W-3, S-3
TAX MAP / PARCEL	W-3
7023.339.341.347	24
345.349.351.446	
DATE	LIBR / FOLD
HORIZONTAL: NAVD22	287171
VERTICAL: NAVD22	

SHEET **6a**
 OF **18**
 PROJECT NO. 3405.00.02

REFERENCE: This drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

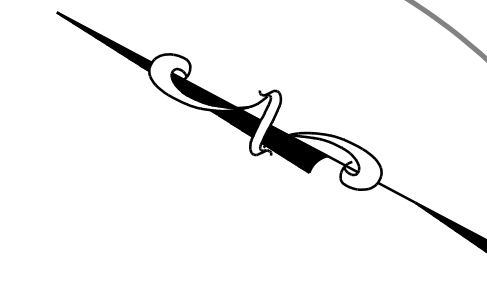


CL STA 8+10.47
EX. FH. 6" V. TEE AND
REDUCER TO BE REMOVED.
RECAP END OF WATER MAIN
UNTIL CONNECTION IS MADE.

CL STA. 9+44.97
1 - 8" X 8" TEE
3 - 8" C.V.
EX. UNDER
PGM # VR 03-0098

CL STA 8+35.86
1 - 8" TEE
3 - 8" C.V.
EX. UNDER
PGM # VR 03-0098

CL STA 8+35.00
EX. FH. 6" V. TEE
AND/OR REDUCER TO
BE REMOVED. RECAP
END OF WATER MAIN
UNTIL CONNECTION IS MADE.



PHASE 1
VR 03-0098
PGM#

SHOOT HOLE STATE LINE

EX. B'S

SOLTESZ
Rockville
Lanham
Waldorf
Leonardtown
Frederick

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

NO.	REVISIONS	DATE	BY	DATE
7	BELLE ALLIANCE DEVELOPMENT AREA	10/04/2017	MFP	
DESIGNED:	MFP	DATE:		
TECHNICIAN:	CSM	REVISIONS:		
VERSION:	V8 - 2009	CAD STANDARDS:		
CHECKED:	MFP			

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AS RECEIVER FOR CHARLES RETREAT, LLC
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BALTIMORE, MD 21202
410-752-4488 VOICE 410-752-4321 FAX

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	7/13/2020
MAP 9 GRID K-2	
ZONING CATEGORY: RH	WAS CATEGORY: W-3, S-3
TAX MAP / PARCEL: 7023, 339, 341, 347, 345, 349, 351, 446	GRID: 24
SITE DATUM: HORIZONTAL: NAD-27	VERTICAL: NAVD-29
	29771

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. 37657 EXPIRATION DATE: 01/14/21

UTILITY PLAN

CENTRAL PARKE AT COLONIAL CHARLES
REVISION # 7 TO THE
PRELIMINARY PLAN OF SUBDIVISION

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

PROJECT NO. 3406-00-02

SHEET **7A**
OF **18**

SCALE: 1" = 50'



SEE REVISED SHEET 10
FOR THIS PART OF SITE

MATCHLINE SHEET 10

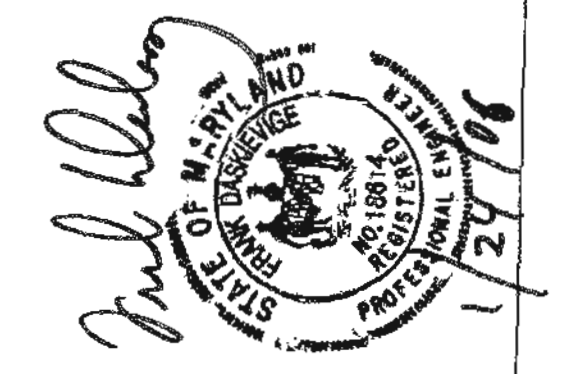
LANCASTER
NEIGHBORHOOD
PARCEL B
PB 34/12
ZONED PUD

APPROVAL BLOCK

REV #2
APPROVED 10/05
6 THS TO 25 CONDOS

ST. CHARLES
ASSOCIATION
454/21
ZONED RM

SMALLWOOD DRIVE WEST
MINOR ARTERIAL-PARKWAY



<p>THE PRELIMINARY PLAN TAX MAP 7, GRID 24, PARCEL 233 CHARLES RETREAT SITE GRADING & SWM PLAN</p>		<p>LOCATED IN 6TH ELECTORAL DISTRICT CHARLES COUNTY, MARYLAND</p>	
<p>ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING</p> <p>7 Post Office Road, Suite G Waldorf, Maryland 20602 (301) 870-4530 • Fax (301) 843-1262 Culpeper, Va. • Sterling, Va. • Annapolis, Md.</p>		<p>CLIENT CHARLES RETREAT LLC ATTN: RICHARD E. SANDERS 8986 BURKE LAKE ROAD SUITE 303 BURKE, VIRGINIA 22015 PHONE (703) 458-502 FAX (703) 778-3247</p>	
<p>MANAGER: J. W. WHITEHEAD</p>	<p>DESIGN BY: CJM</p>	<p>DATE: 10/14/02</p>	<p>REVISION NO. N/A</p>
<p>STAMP: STATE OF MARYLAND PROFESSIONAL ENGINEER</p>	<p>STAMP: STATE OF MARYLAND PROFESSIONAL ENGINEER</p>	<p>STAMP: STATE OF MARYLAND PROFESSIONAL ENGINEER</p>	<p>STAMP: STATE OF MARYLAND PROFESSIONAL ENGINEER</p>
<p>DATE: 9/1/04</p>		<p>DATE: 1/29/06</p>	
<p>NO. DATE</p>		<p>NO. DATE</p>	
<p>REVISION</p>		<p>REVISION</p>	
<p>1/16/05 Address error on sheet 9 match line</p>			
<p>1/29/06</p>			



PHASE 5 SITE TABULATIONS

TOTAL PHASE 5 TRACT AREA = 36.97 Ac
 PRIVATE RESIDENTIAL LOT AREA = 7.01 Ac
 PRIVATE CONDO LOT AREA (BUILDING FOOTPRINT) = 0.96 Ac
 PUBLIC RIGHT-OF-WAY = 3.73 Ac

PRIVATE OPEN SPACE (TOTAL) = 25.27
 GREEN OPEN SPACE = 21.34 Ac
 COMMON OPEN SPACE (DRIVEWAYS, PARKING AREA) = 3.93 Ac

NOTES

- A MEDIAN LEFT TURN LANE (EAST BOUND) TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY ROAD ORDINANCE REQUIREMENT AT THE TIME OF FINAL ENGINEERING.
- ACEL & CECIL LANES ON SMALLWOOD DRIVE WEST & MCCANELL ROAD, TO BE IN ACCORDANCE WITH ROAD ORDINANCE REQUIREMENT AT THE TIME OF FINAL ENGINEERING.
- ALL IMPROVEMENTS ALONG SMALLWOOD DRIVE WEST & MCCANELL ROAD, TO BE DESIGNED AND CONSTRUCTED TO MINOR ARTERIAL STANDARDS.
- IN THE EVENT OF DISCREPANCY WITH REQUIREMENTS, APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY WAIVER OR VARIANCE FROM THE ROAD ORDINANCE REQUIREMENT.
- ALL INTERSECTION ANGLES ARE PROPOSED @ 90 DEGREES U.N.O.
- LOCAL PRIVATE AND PUBLIC ROADS TO USE CHARLES COUNTY STANDARD R2 16.
- PUBLIC MINOR COLLECTOR TO USE CHARLES COUNTY STANDARD R2 15.
- WETLAND DELINEATION PERFORMED BY ESA IN 2017 AND FIELD LOCATED BY SOLTESZ, INC.
- ADDITIONAL FOREST CONSERVATION AREAS WILL BE RECORDED FOR PROTECTION OF THE EXPANDED WETLAND & WETLAND BUFFERS.
- BELLE ALLIANCE DRIVE TO BE DESIGNED AS A PUBLIC MINOR COLLECTOR FROM THE INTERSECTION OF SMALLWOOD DRIVE TO ITS CONNECTION WITH SHOOTING STAR LANE.

ADDITIONAL NOTES (REVISION 7)

- CONCEPT SWM PLAN VSCR 17-0025 WAS APPROVED ON 12/17/2017.
- SWM ESD LOCATIONS WITHIN THE CONDO AND SINGLE FAMILY UNIT AREAS WILL BE REEVALUATED DURING THE STEP 2 SWM AND SITE DEVELOPMENT PLAN STAGE.

CHARLES COUNTY NET OPEN SPACE DATA CALCULATIONS
Phase 5

Enter area totals in boxes at right		IN ACRES	
A1	TOTAL TRACT or PLAT AREA	(A1)	36.97
2	(Minus) Total area of cluster lots (not including agricultural lots)	(A2)	7.35
3	(Minus) Total area of conventional lots	(A3)	0.92
4	(Minus) Total area of public use lots	(A4)	
5	(Minus) Total area of outlots	(A5)	
6	(Minus) Total area of stormwater management lots	(A6)	
7	(Minus) Total area of public road dedication	(A7)	3.73
8	(Minus) Total area of any land outside of open space, but not included above	(A8)	
B1	GROSS AREA OF OPEN SPACE	(B1)	25.27
2	(Minus) Resource Protection Area (RPA) included within Open Space	(B2)	11.77
3	(Minus) Area of isolated Wetlands (not associated with RPA) within Open Space	(B3)	0.32
C1	NET NEW OPEN SPACE	(C1)	13.18

SOLTESZ

Rockville
Lanham
Waldorf
Leopardsdown
Frederick

WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
P. 301.870.2166 F. 301.870.2884

www.soltesz.com

NO. 7	BELLE ALLIANCE DEVELOPMENT AREA	REVISIONS	MFP	10/04/2017
DATE	OCTOBER 2017	CAD STANDARDS VERSION	18-2000	BY
DESIGNED	MFP	TECHNICIAN	CSM	CHECKED
				MFP

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 FIELD TESTING BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-763-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WATCHMEN'S LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT

CHARLES RETREAT LLC
C/O JAY COLLIER
MANAGING MEMBER, MAYFIELD ASSOCIATES, LLC
AS RECEIVER FOR CHARLES RETREAT, LLC
293 EAST REDWOOD STREET, SUITE 100
BALTIMORE, MD 21202
410-752-4488 VOICE 410-752-4321 FAX

DATE	NOV 14 2017	TIME	10:00 AM
MAP	9	GRID	K-2
ZONING CATEGORY	RH	WAS CATEGORY	W-3, S-3
TAX MAP / PARCEL	7223 339 341 347	GRID	24
	348 349 351 146	UBER / FOLIO	
SITE EDITION			
HORIZONTAL	NAD 82		29771
VERTICAL	NAVD 89		

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. 37657 EXPIRATION DATE: 01/14/21

71130200

SITE GRADING & SWM PLAN

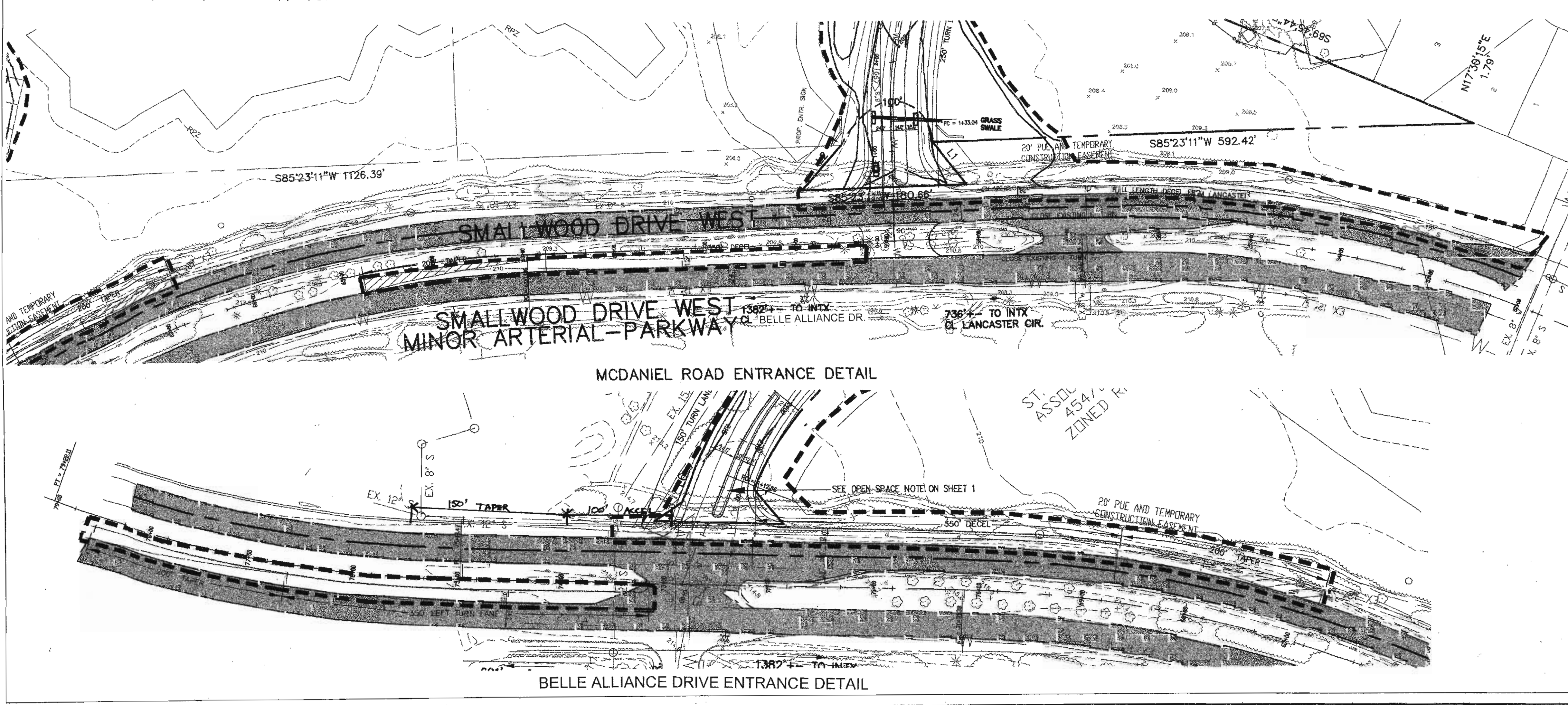
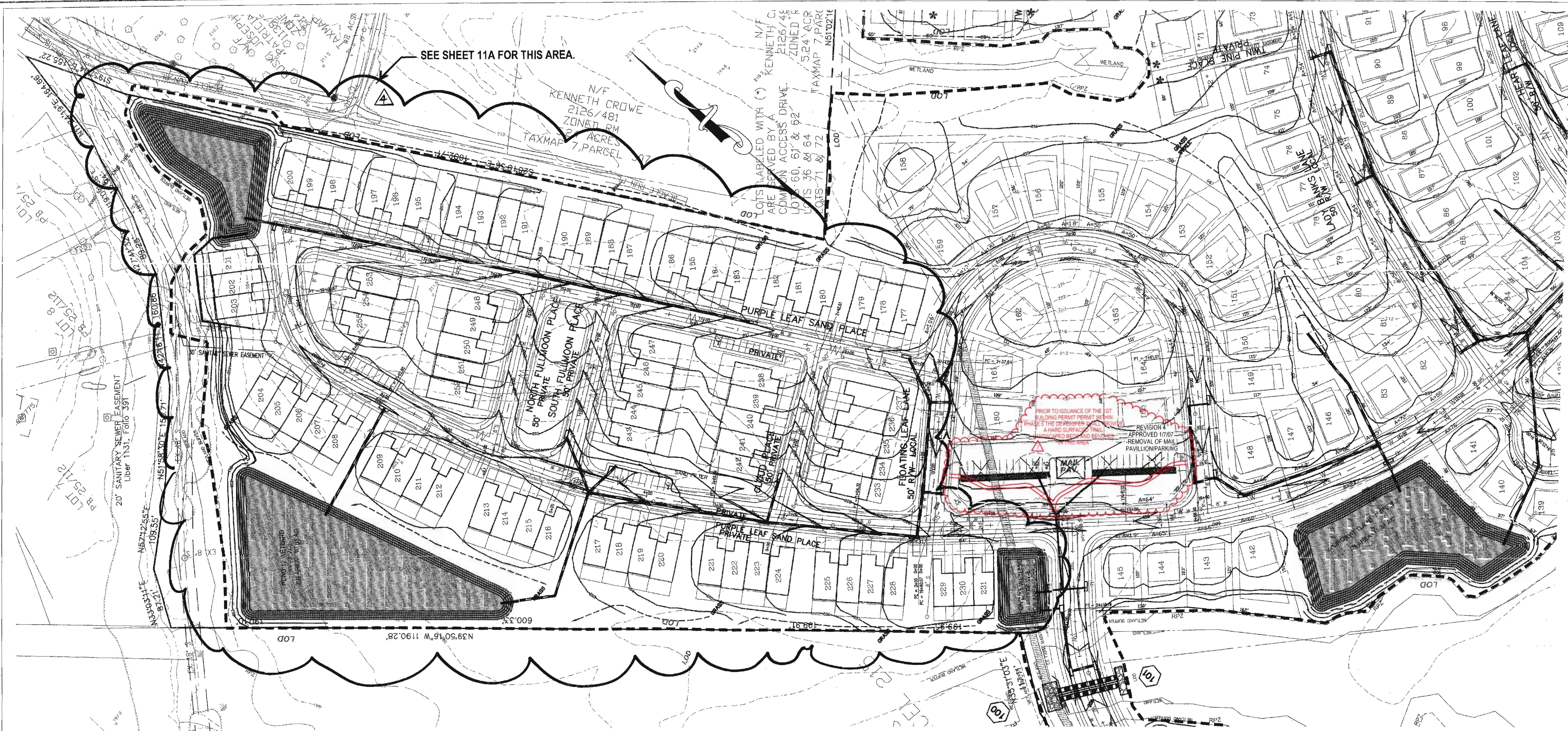
CENTRAL PARKE AT COLONIAL CHARLES
REVISION # 7 TO THE
APPROVED PRELIMINARY PLAN OF SUBDIVISION

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

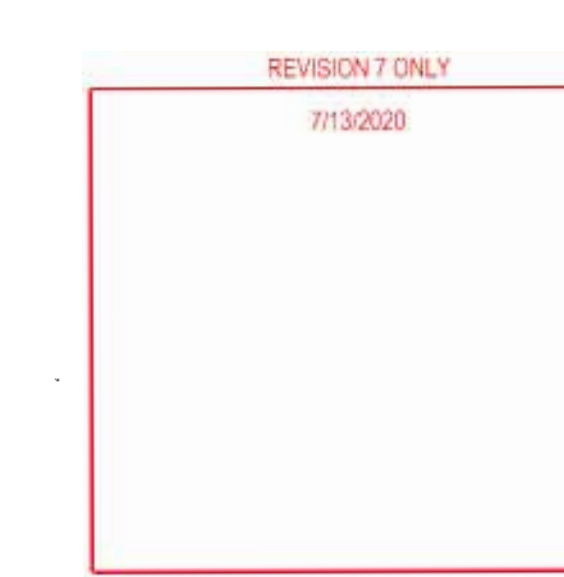
PROJECT NO. 3405 00 02

SHEET 18 OF 18

DATE: 10/18/17



- A. A MEDIAN LEFT TURN LANE (EAST BOUND) TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY ROAD ORDINANCE REQUIREMENT AT TIME OF FINAL ENGINEERING.
- B. ACCEL & DECEL LANES ON SMALLWOOD DRIVE WEST & MCDANIEL ROAD TO BE IN ACCORDANCE WITH ROAD ORDINANCE REQUIREMENT AT TIME OF FINAL ENGINEERING.
- C. ALL IMPROVEMENTS ALONG SMALLWOOD DRIVE WEST & MCDANIEL ROAD TO BE DESIGNED AND CONSTRUCTED TO MINOR ARTERIAL STANDARDS.
- D. IN THE EVENT OF DISCREPANCY WITH REQUIREMENTS, APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY WAIVER OR VARIANCE FROM THE ROAD ORDINANCE REQUIREMENT.

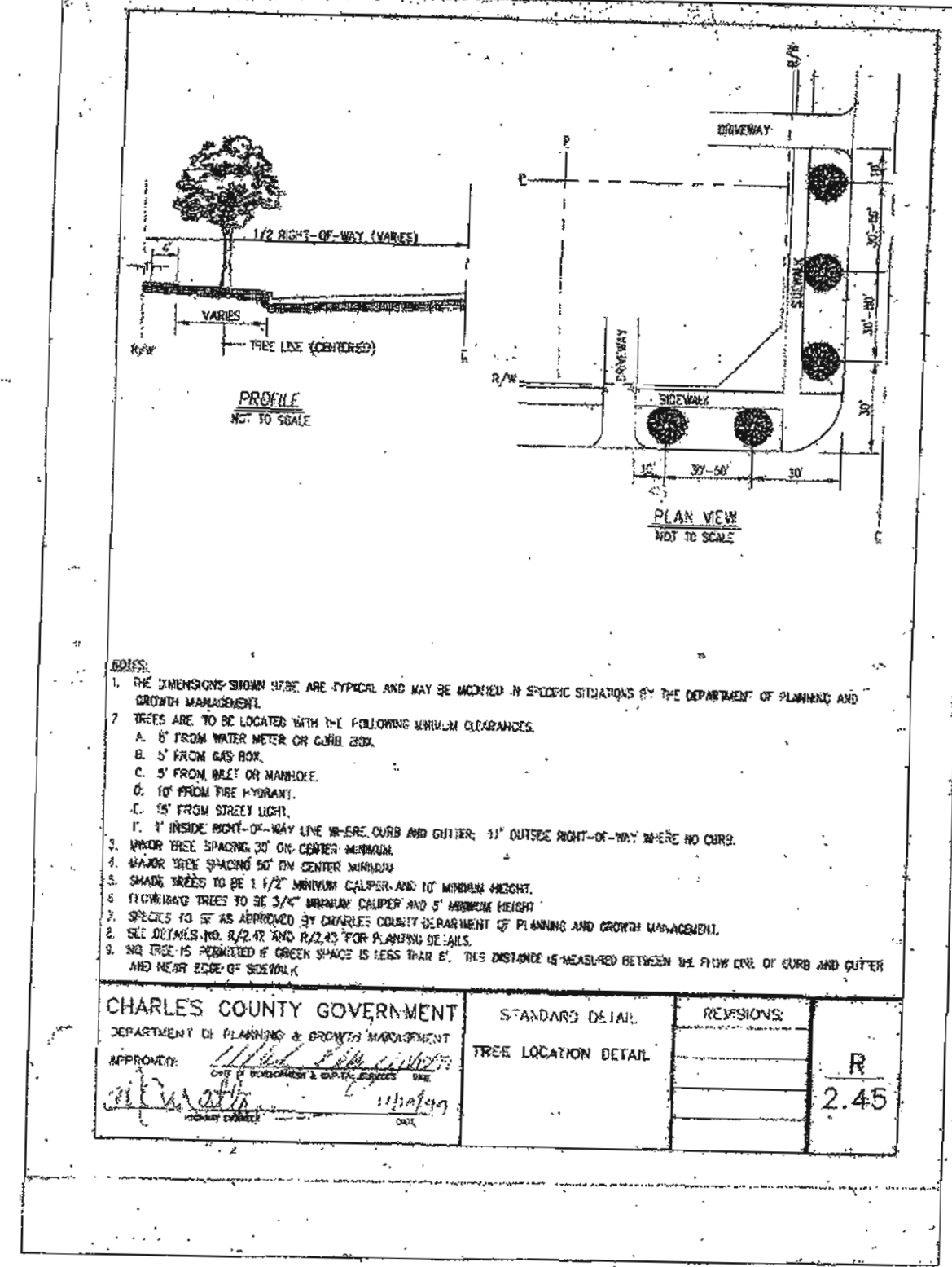
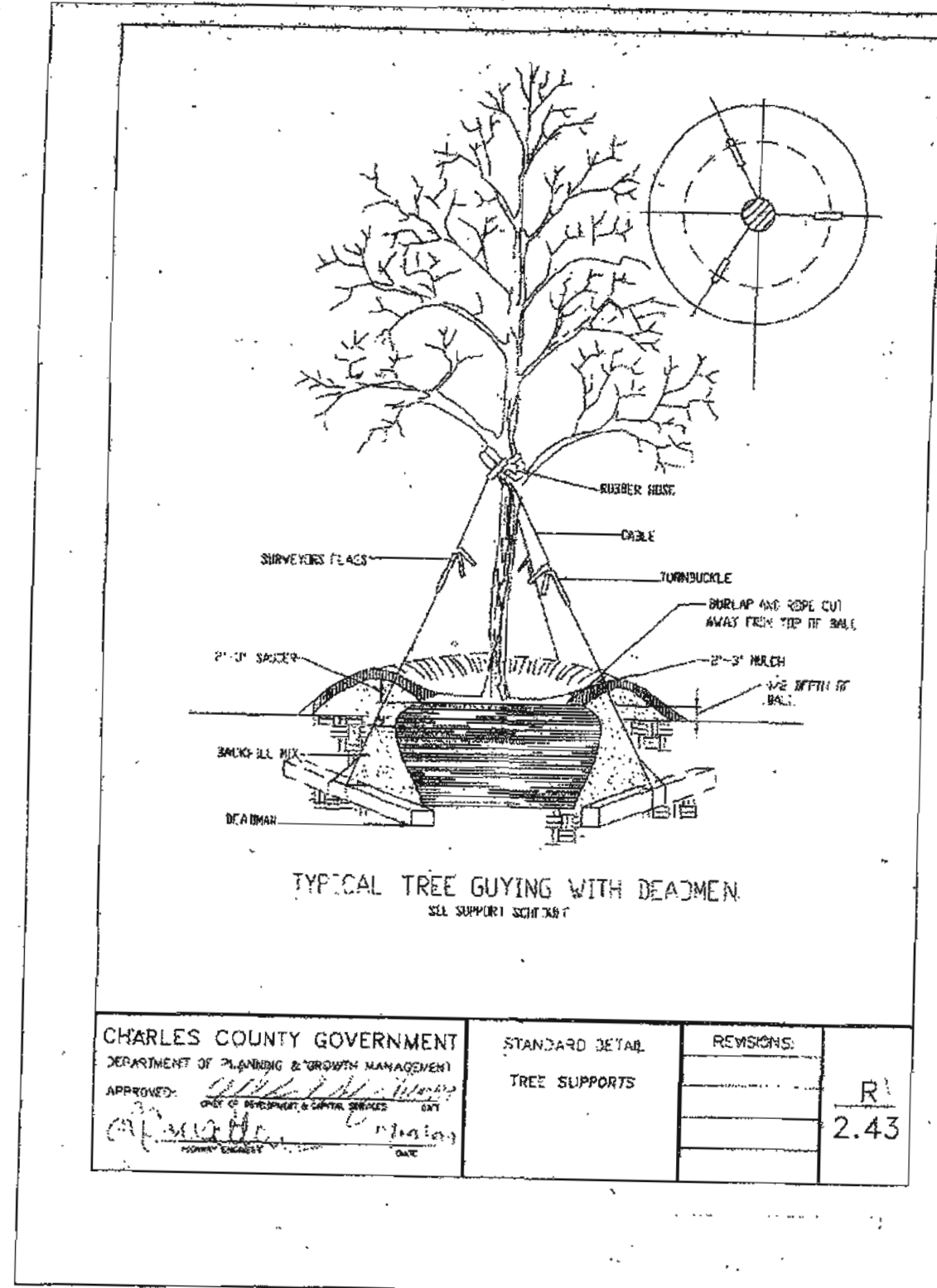
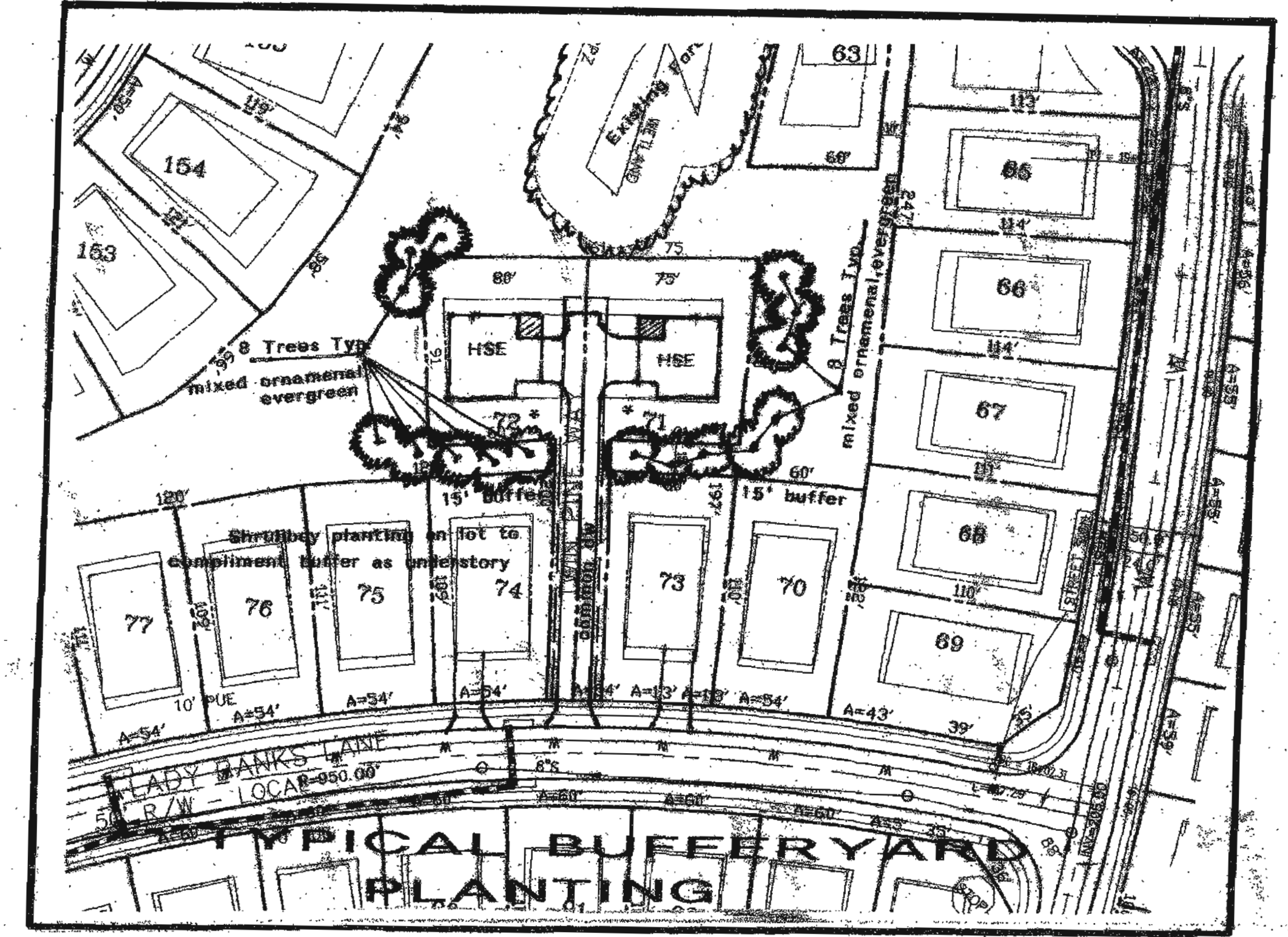
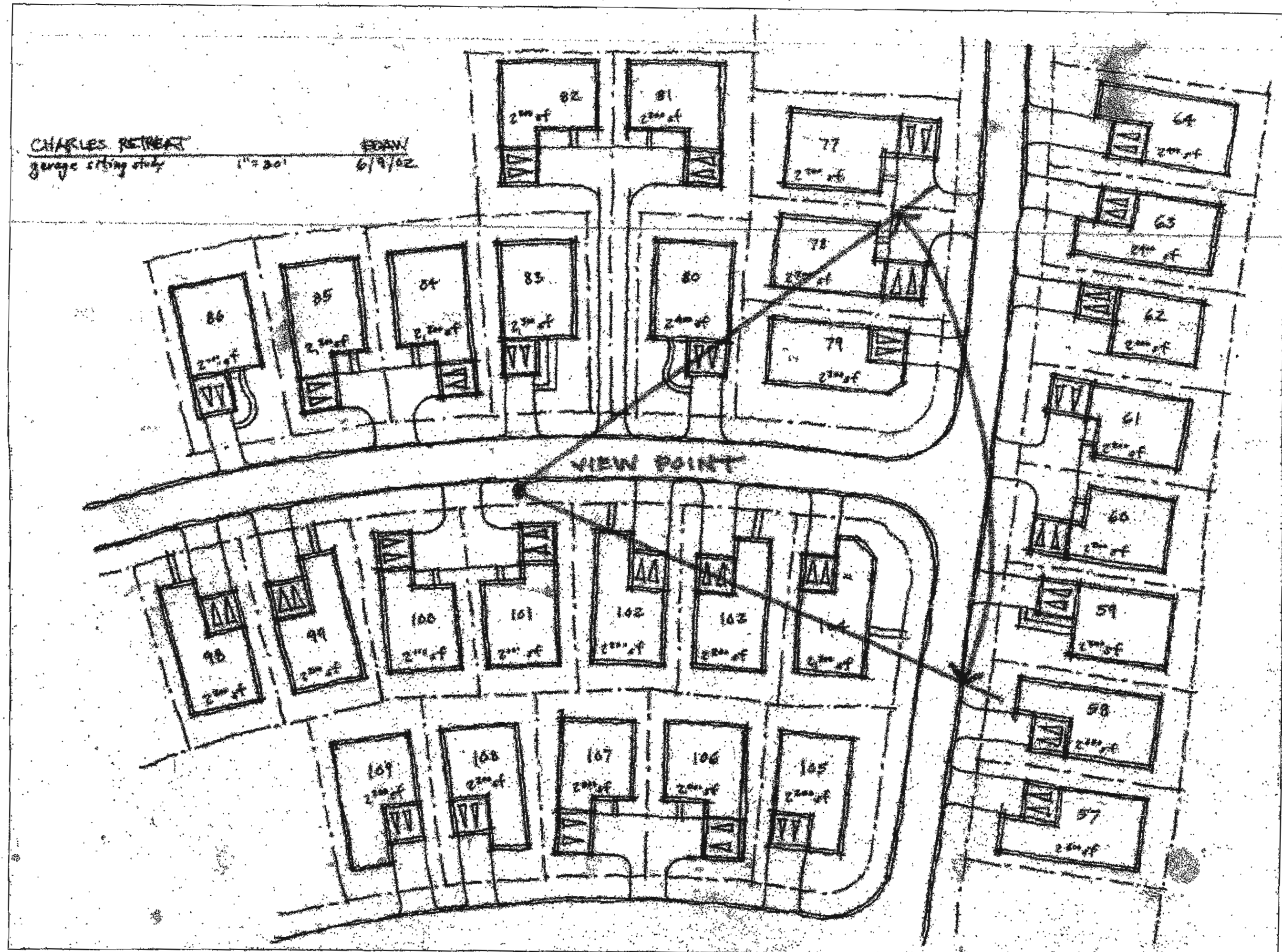
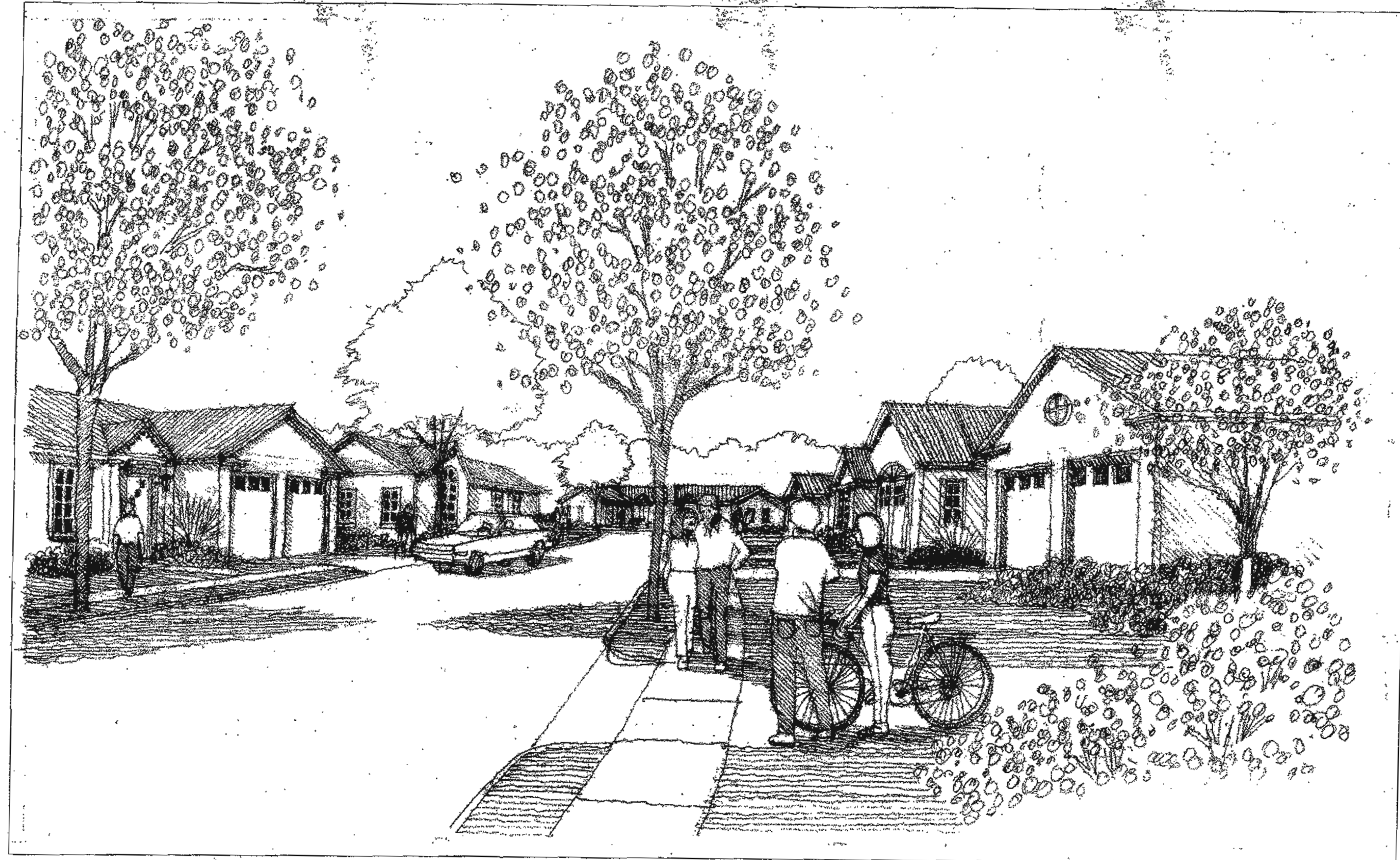
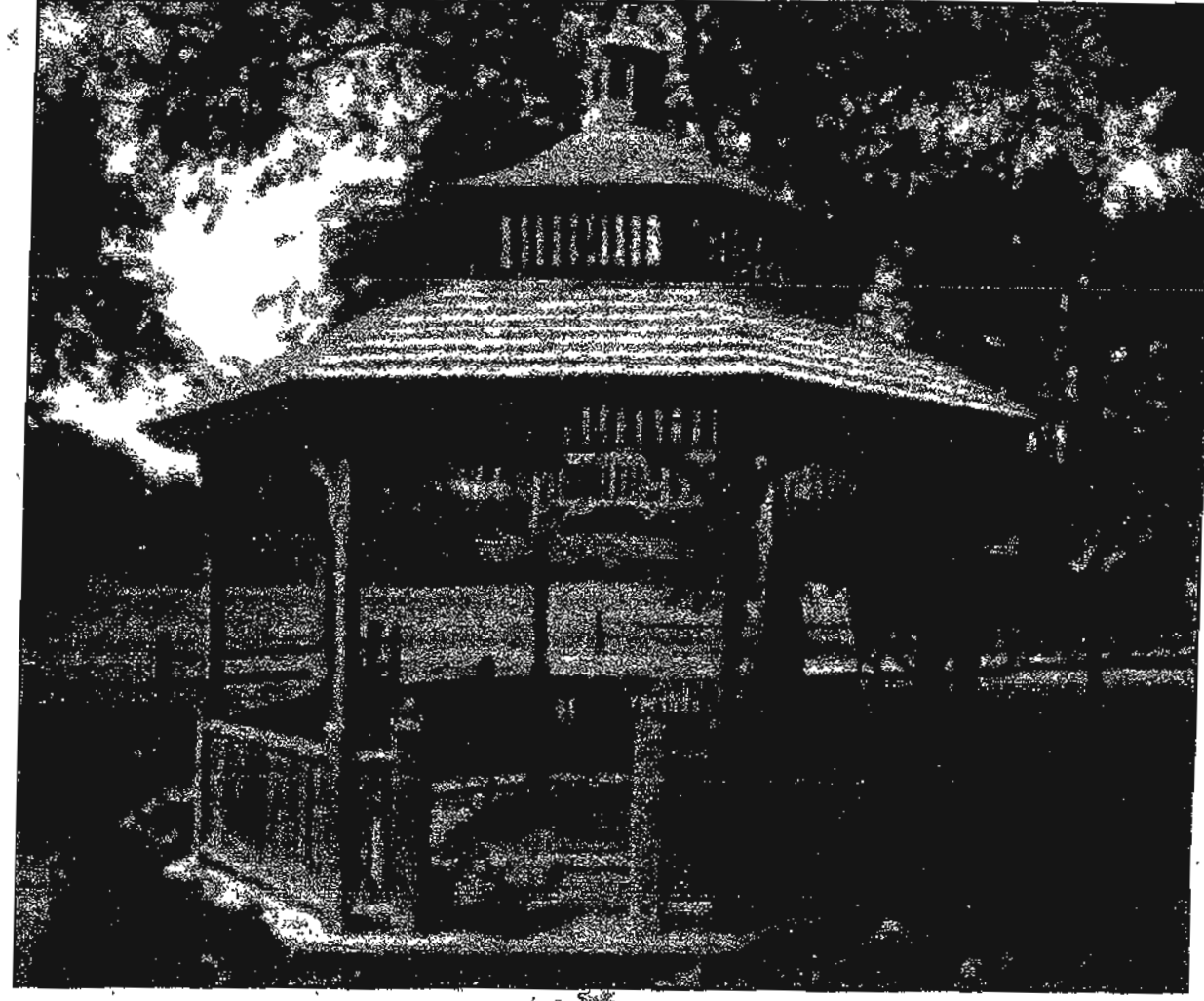


9/1/06
2/15/06
1/24/06

Paul Kelly

APPROVAL BLOCK

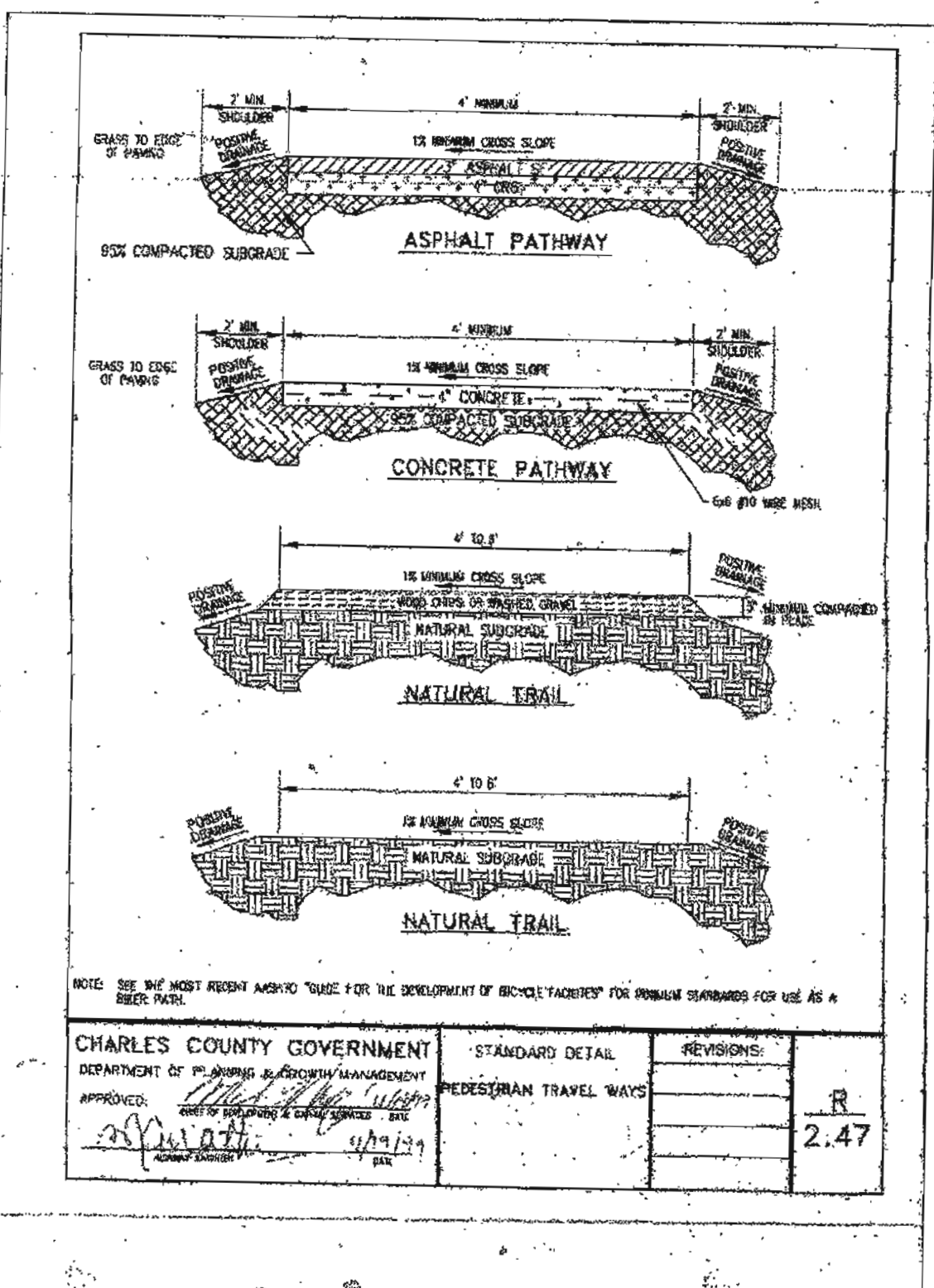
CHARLES RETREAT L.L.C. ATTN: RICHARD E. SAUNDERS 8996 BURKE LAKE ROAD SUITE 303 BURKE, VIRGINIA 22015 PHONE (703) 468-8532 FAX (703) 978-3471	QUBT J. W. WHITEHEAD DESIGN BY: J.W.W. CHECK BY: J.W.W. DATE: 10/14/02 REVISION NO.: N/A
ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING 7 Post Office Road, Suite C Waldorf, Maryland 20602 (301) 870-4530 • Fax (301) 843-1262 Odessa, Va. • Sterling, Va. • Annapolis, Md.	
TITLE: PRELIMINARY PLAN TAX MAP 7, GRID 24, PARCEL 233 CHARLES RETREAT GRADING & SWM PLAN LOCATED IN 6TH ELECTION DISTRICT CHARLES COUNTY, MARYLAND	
SHEET NO. 11 OF 18 D.W.C. NO. W174-2239	



PLANTING NOTES:

- All plants shall be nursery grown.
- All plants shall conform to the standards of ANSI. They shall be "topical" trees species or variety and shall have a minimum "ball of growth". They shall be sound, healthy, and vigorous, well-branched and centrally foliated trees in leaf. They shall be free of disease and insect pests, eggs, or larvae. They shall not have heavily mulched or overdeveloped root systems.
- No substitutions shall be made without the approval of the landscape architect.
- Dullied and overdeveloped plants shall be dug with firm nature balls of earth of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficient to hold a soil together firm and whole. No plants shall be loose in the container.
- Root balls of all plants shall be adequately protected at all times from fire and drying in soil or frost.
- Owner or his representative shall be notified prior to beginning planting operations.
- All trees shall be rechecked immediately after they are planted.
- Approved tree-wool shall be installed according to accepted industry practice.
- Each tree and shrub shall be pruned in accordance with the American Association of Nurserymen standards to preserve the natural character of the plant. A dead wood or hollow and all broken or loose limbs shall be removed. Cuts shall be made in diameter shall be painted with an approved tree preservative.
- Within immediately after planting operations are completed all trees and shrub planting site shall be covered with a 2" deep of the mulch of hardwood bark, which or other material approved in the contract or his representative. The soil of the mulch for trees shall be on the area of the pit and for shrubs in beds, the entire area of the shrub bed.
- Trees in leaf when planted shall be treated with an insecticide such as Kill-Stop.
- Conditions detrimental to plants, the contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor conditions detrimental to the growth of plants. He shall state the conditions and submit a proposal for correcting the conditions, including any change in cost for review and acceptance by the project representative.
- Minor adjustments to these locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.

CHARLES COUNTY GOVERNMENT DEPARTMENT OF PLANNING & DEVELOPMENT APPROVED: [Signature]	STANDARD DETAIL PEREGRINE TRAVEL WAY	REVISIONS: R 2.47
--	---	-------------------------



ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING
7 West Office Road, Suite G
Middleburg, Virginia 22662
(301) 670-4530 • Fax: (301) 843-1252
Chapeake, Va. • Dulles, Va. • Annapolis, Md.

THE PLAN
PREPARED BY: [Signature]
TAM MAP 7, GEORGETOWN ROAD 233 (R1)
CENTRAL PARK AT COLONIAL CHARLES
DETAILS PLAN

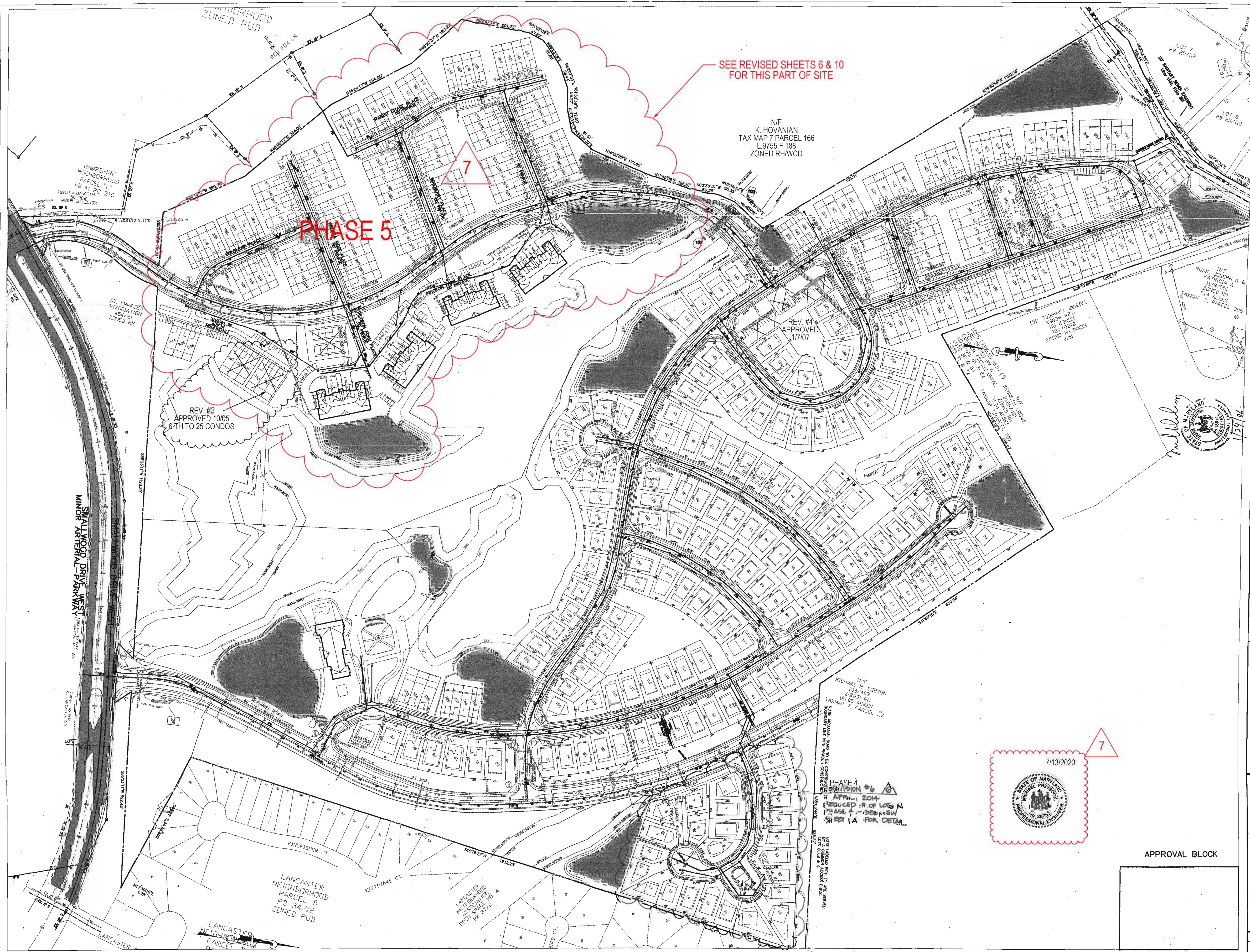
LOCATED IN
8th ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

SHEET NO. 133 OF 138
DWG. NO. 0174-2239

CLIENT: CHARLES RETIREMENT LLC
DESIGNED BY: MR. RICHARD SAUNDERS, SENIOR V.P.
DRAWN BY: JEFFREY BURKE, VISION, 22010
DATE: 2/15/02
SCALE: 1" = 100'-0"

MANAGER: J. W. WHITEHEAD
CHECKED BY: [Signature]
DRAWN BY: [Signature]
DATE: 2/15/02
FIELDBOOK NO. [Blank]

CONSTRUCTION REVISION



SEE REVISED SHEETS 6 & 10 FOR THIS PART OF SITE

N/F
K. HOVANIAN
TAX MAP 7 PARCEL 166
L 9755 F. 188
ZONED RH/WCD

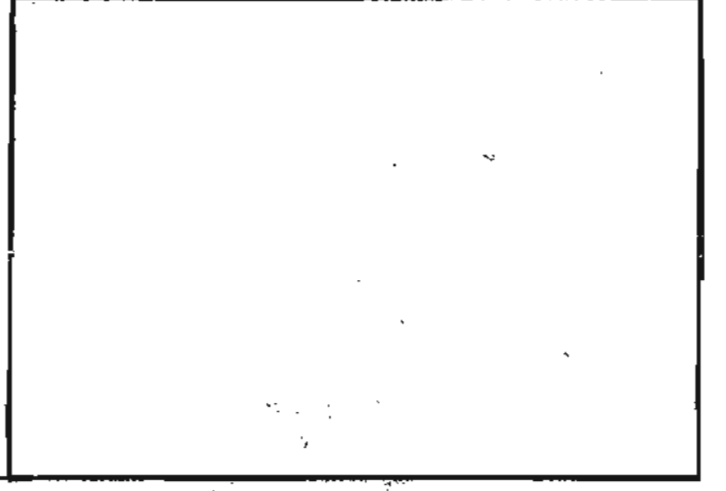
PHASE 5

REV. #2
APPROVED 10/05
6 TH TO 25 CONDOS

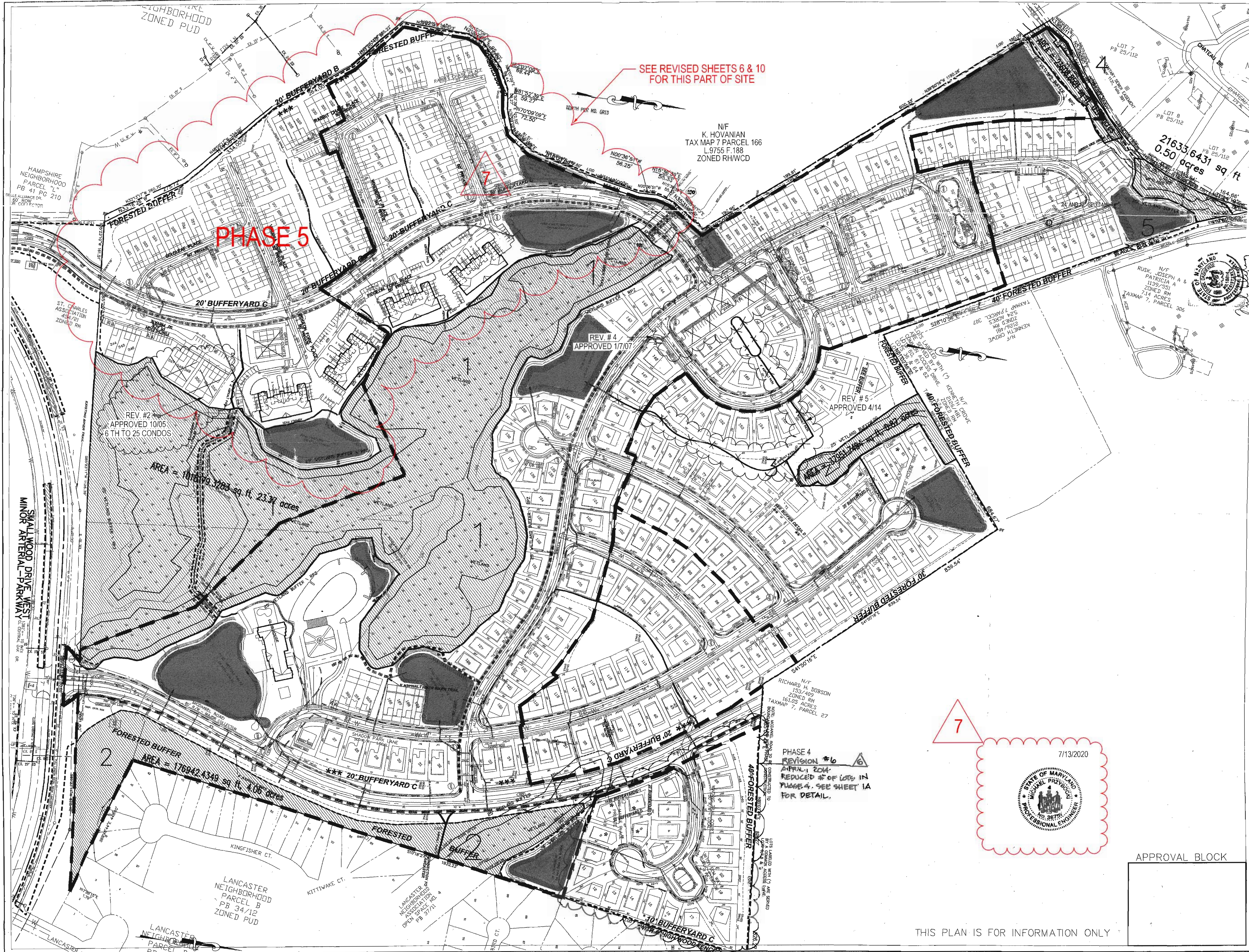
REV. #4
APPROVED
1/7/07



APPROVAL BLOCK



<p>CLIENT</p> <p>CHARLES RETREAT, LLC ATTN: RICHARD E. SAUNDERS 8996 BURKE LANE ROAD SUITE 303 BURKE, VIRGINIA 22015</p>	<p>DESIGN BY: J.W. WHITEHEAD</p> <p>DRAWN BY: R.J.P.</p> <p>SCALE: 1"=200'</p>
<p>DATE: 10/11/02</p> <p>REVISION NO.:</p>	<p>NO. DATE</p>
<p>PRELIMINARY PLAN TAX MAP 7, GRID 24, PARCEL 233</p> <p>CHARLES RETREAT WATER AND SEWER COMPOSITE</p> <p>LOCATED IN 6TH ELECTION DISTRICT CHARLES COUNTY, MARYLAND</p>	
<p>ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING 7 Post Office Road, Suite C Waldorf, Maryland, 20602 (301) 870-4530 • Fax (301) 843-1262 Dulles, Va. • Sterling, Va. • Annapolis, Md.</p>	
<p>SHEET NO. 14 OF 18</p> <p>DWG. NO. W174-2239</p>	



SEE REVISED SHEETS 6 & 10
FOR THIS PART OF SITE

PHASE 5

REV #4
APPROVED 1/7/07

REV #5
APPROVED 4/14

REV #2
APPROVED 10/05
6 TH TO 25 CONDOS

AREA = 181619.1293 sq ft, 23.37 acres

AREA = 176942.4349 sq ft, 4.06 acres

PHASE 4
REVISION #16
APRIL 2014
REDUCED # OF LOTS IN
PHASE 4. SEE SHEET 1A
FOR DETAIL.

7

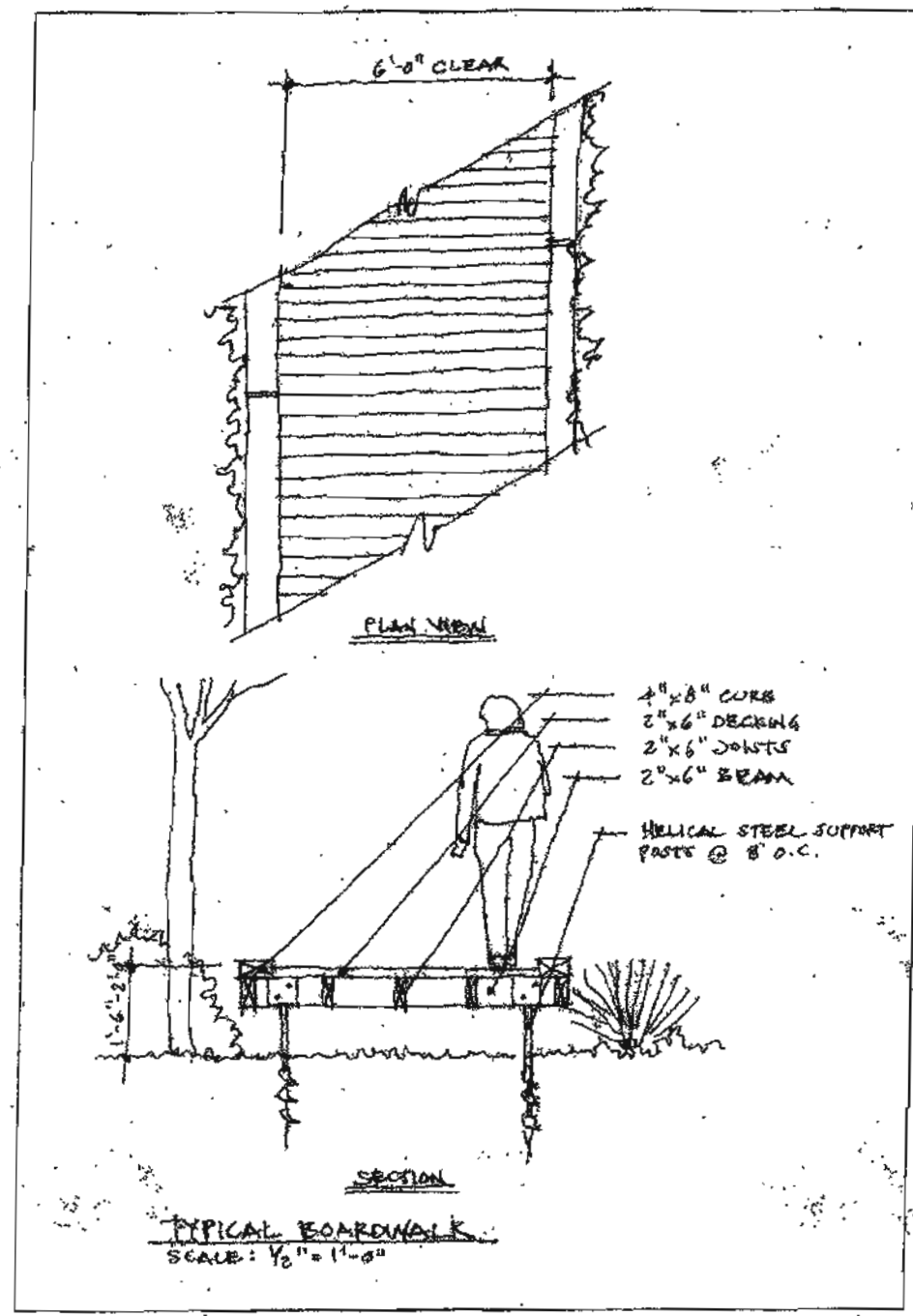
7/13/2020



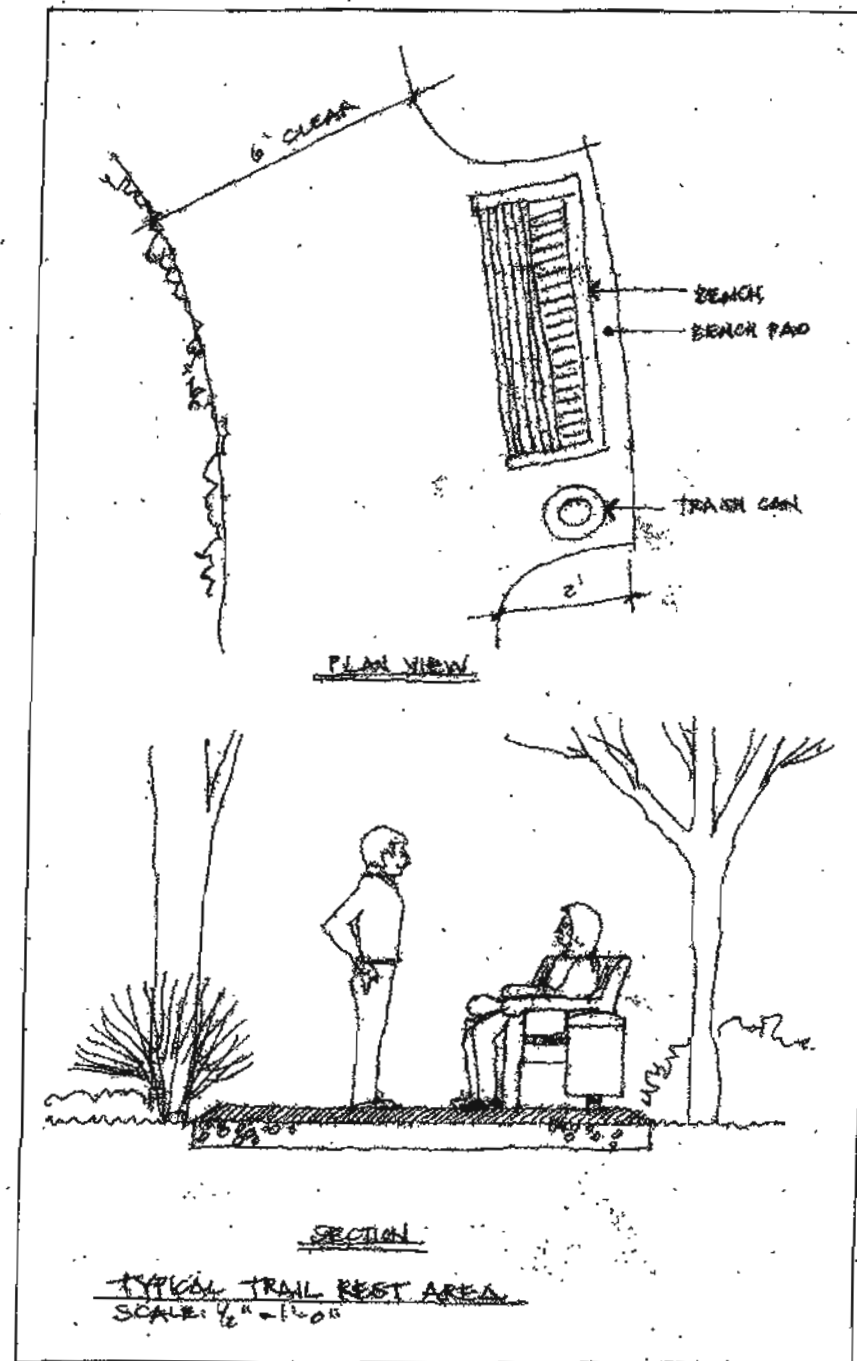
APPROVAL BLOCK

THIS PLAN IS FOR INFORMATION ONLY

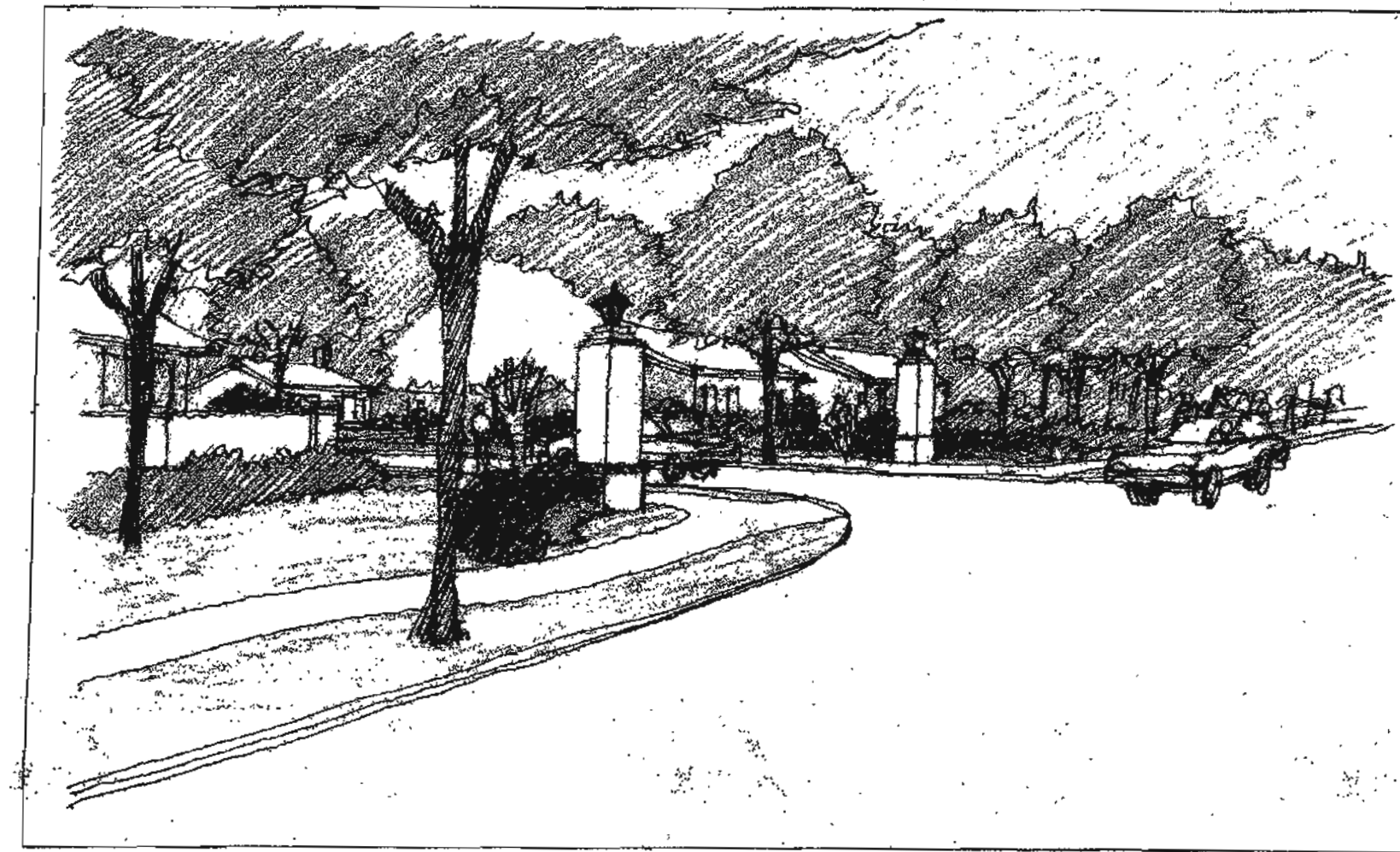
CLIENT CHARLES RETREAT L.L.C. ATTN: RICHARD E. SAUNDERS 8856 LANE LAKE ROAD SUITE 303 BURKE, VIRGINIA 22015	SCALE 1" = 100' 0 50 100 200 300
ENGINEER MICHAEL PRZEWICKI ATCS, P.L.C. 7 Post Office Road, Suite G Waldorf, Maryland, 20602 (301) 870-4630 • Fax (301) 843-1382 Culpeper, Va. • Sterling, Va. • Annapolis, Md.	SURV. CHIEF N/A DATE 10/14/02 FIELDBOOK NO. N/A
DESIGNER J. W. WHITEHEAD CHD BY JWW DRAWN BY F.D. RUP	NO. DATE REVISION NO. DATE REVISION
TITLE PRELIMINARY PLAN TAX MAP 7, GRID 24, PARCEL 233 CHARLES RETREAT FOREST CONSERVATION PLAN (LSH REVISED) SHEET NO. 15 OF 18 DWG. NO. W174-2239	



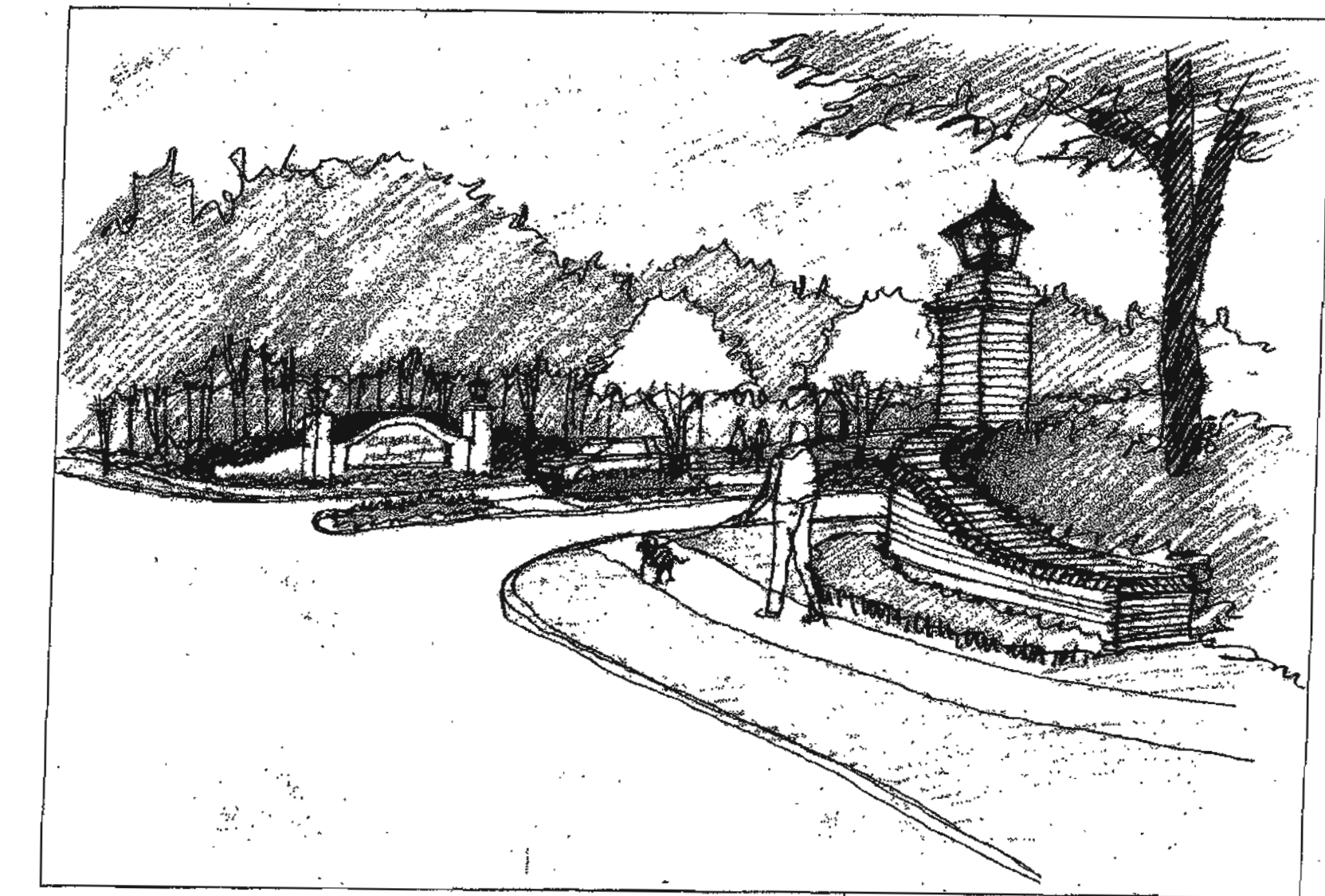
BOARDWALK TYPICAL



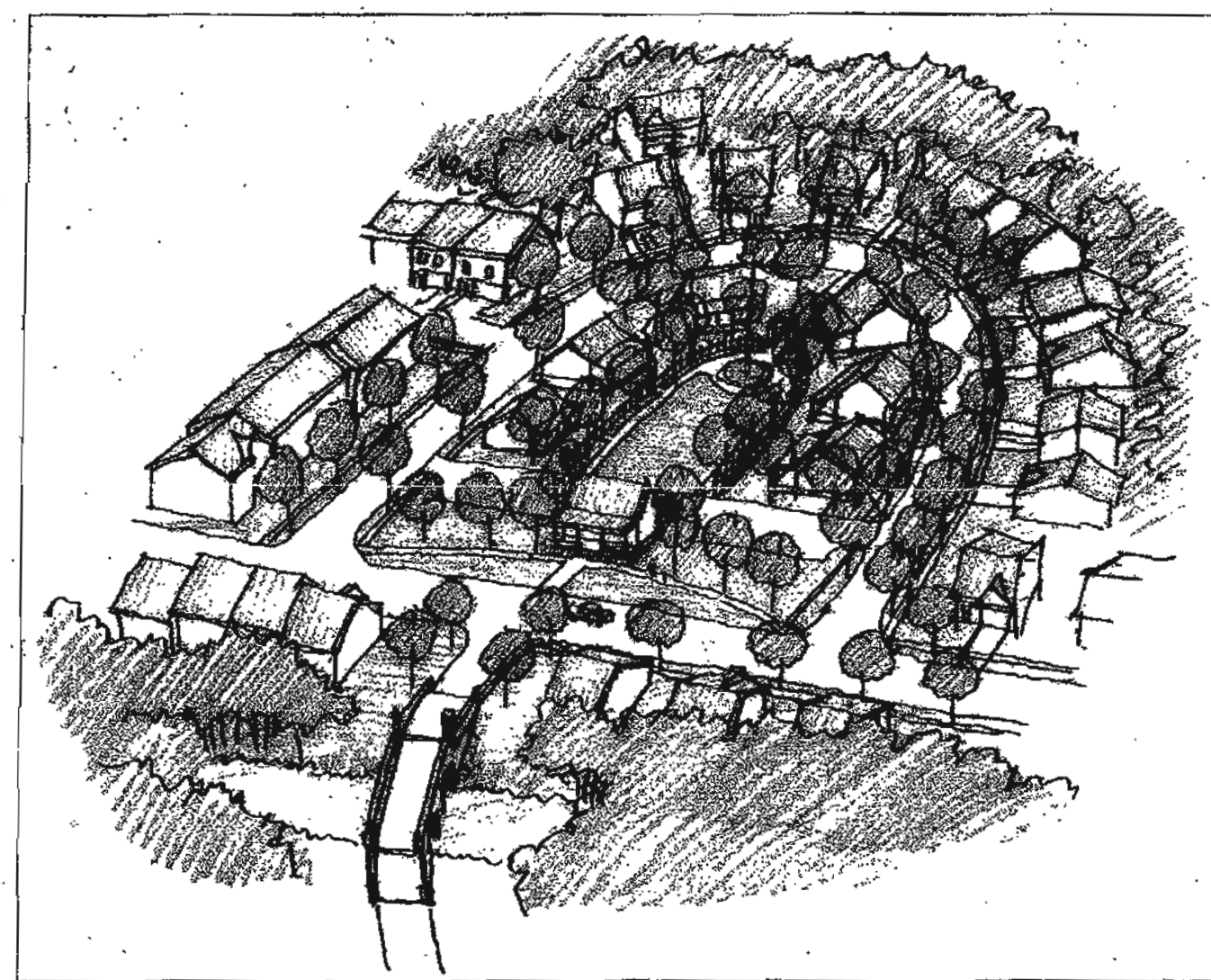
TRAIL REST AREA



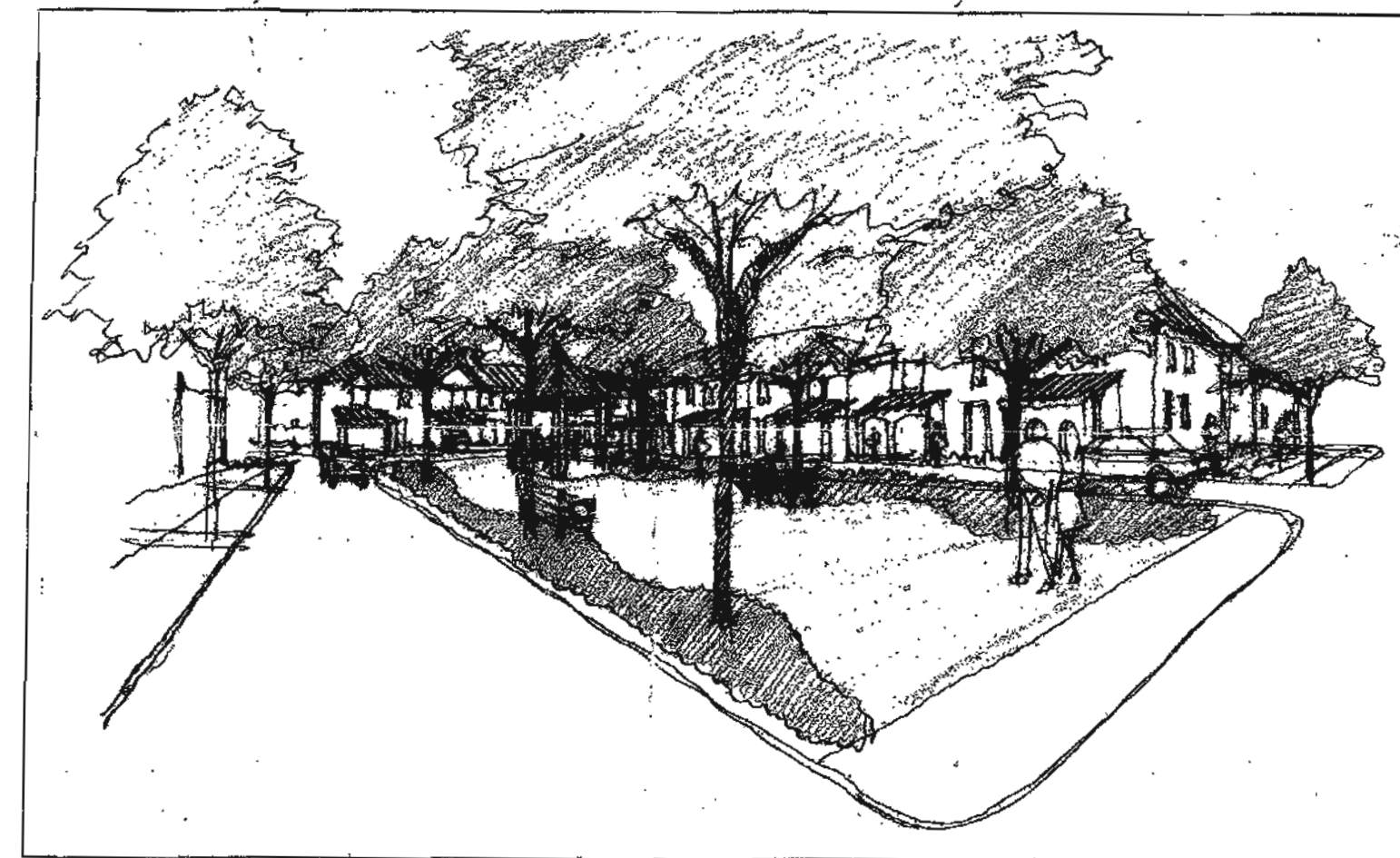
SECONDARY ENTRANCE



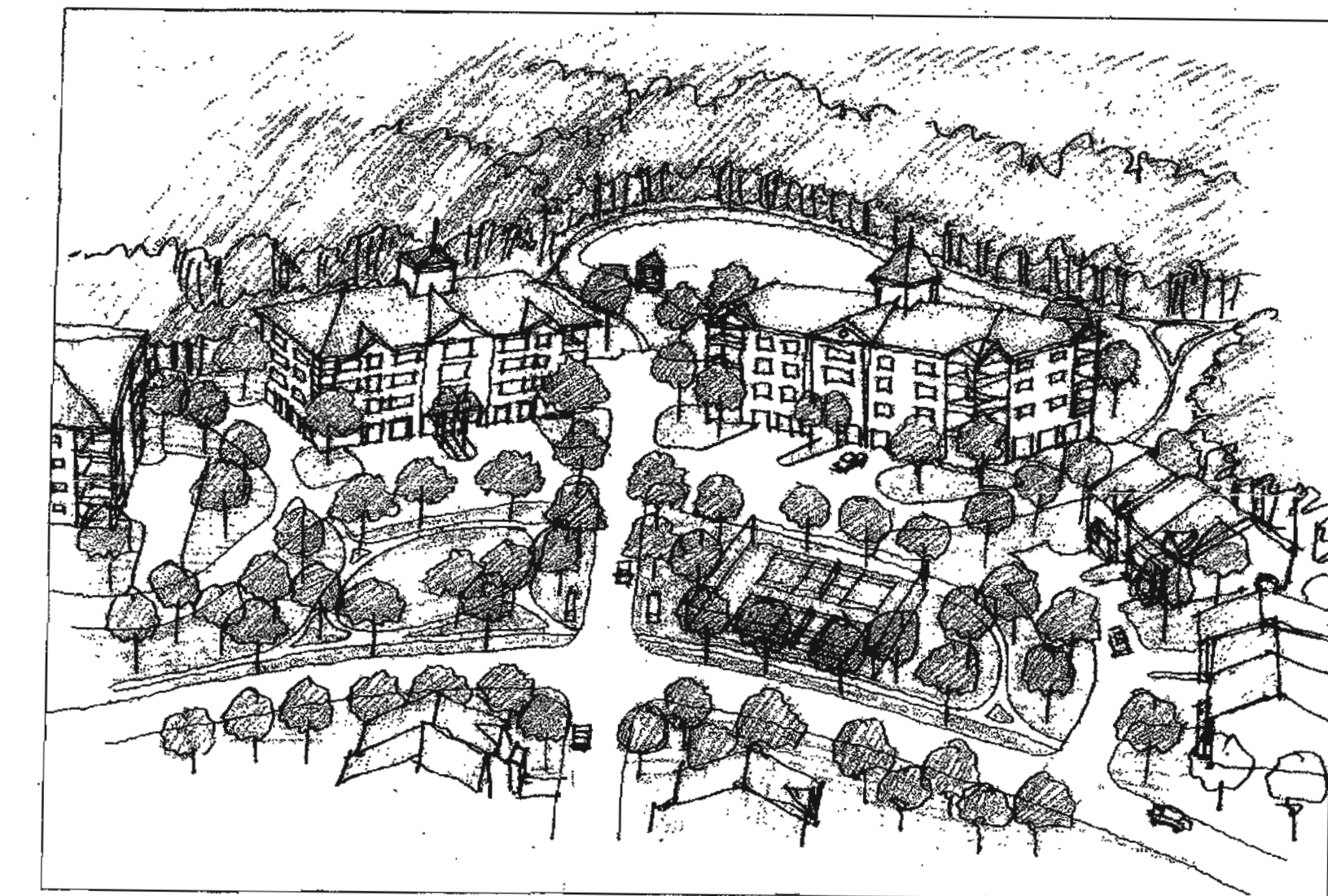
VIEW OF ENTRY ALONG SMALLWOOD DRIVE



AERIAL PERSPECTIVE OF MAIL PAVILION



VILLA PARK AT FULL MOON COURT



AERIAL PERSPECTIVE CONDOMINIUM



MODEL AREA ENTRANCE OFF SHADOW PARK DRIVE



VIEW TO CLUBHOUSE



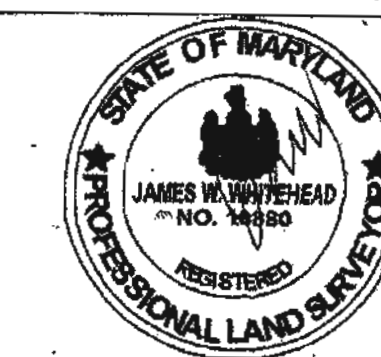
WETLANDS ENTRY AT CLUBHOUSE

OWNER / DEVELOPER:
 CHARLES RETREAT LLC
 C/O MR. RICHARD E. SAUNDERS, SENIOR VICE PRESIDENT
 8996 BURKE LAKE ROAD SUITE 303
 BURKE, VIRGINIA 22015
 PHONE: 703.426.9532 FAX: 703.978.3247

EDAW
 ED&W INC.
 PLANNERS
 801 PRINCE STREET
 ALEXANDRIA, VIRGINIA 22314
 (703) 836-1414 Fax (703) 549-8869

ATCS, PLC
 ENGINEERING • PLANNING • SURVEYING
 Post Office Road, Suite G
 Waldorf, Maryland 20602
 (301) 870-4530 • Fax (301) 843-1282
 Culpeper, Va. • Dulles, Va. • Annapolis, Md.

No.	REVISION	DATE



XPB 02-XX
 LANDSCAPE DETAILS
**CENTRAL PARKE AT
 COLONIAL CHARLES**
 TAX MAP 7 GRID 24 PARCEL 233
 6th ELECTION DISTRICT
 CHARLES COUNTY, MARYLAND

E.DAW. NONE
 DESIGN SCALE
 BRO
 DRAWN **17** OF **18**
 CHECKED SHEET
 DATE 5/31/02 PROJ No. W174 FILE No. 2239

