

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN THE EIGHTH ELECTION DISTRICT ON TAX MAP 51, GRID 17, PARCEL: 618.
- TOTAL AREA OF SITE (INCLUDING ALL PHASES) IS 207.9 ACRES. AREA OF THIS PHASE (PHASE 5) IS 8.0679 ACRES.
- THIS PROPERTY IS ZONED RL (RESIDENTIAL, LOW-DENSITY DISTRICT).
- BUILDING RESTRICTION LINES ARE AS FOLLOWS: 25' FRONT, 10' SIDE AND 20' REAR AS SPECIFIED IN THE CURRENT ST. MARY'S COUNTY ZONING ORDINANCE.
- CURRENT WATER AND SEWER CATEGORIES ARE W-3D AND S-3D RESPECTIVELY IN ACCORDANCE WITH THE CURRENT WATER AND SEWER COMPREHENSIVE MAPS OF ST. MARY'S COUNTY, MARYLAND.
- THIS PROJECT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM. WATER CATEGORY W-3D; SEWER CATEGORY S-3D.
- THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
- THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
- AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- LOTS 13, 14 AND 15 ARE TO BE ACCESSED BY THE PRIVATE RIGHT-OF-WAY (WELCH WAY) SHOWN ON THIS PLAT. THESE LOTS ARE TO BE SERVED BY AN R-10 (R-19 IF URBAN) MULTIPLE DRIVEWAY ENTRANCE PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION / BONDING OF THE MULTIPLE DRIVEWAY ENTRANCE PRIOR TO THE RECORDING OF THIS PLAT.
- WELCH WAY IS A PRIVATE ROAD RIGHT-OF-WAY AND SHALL NOT BE MAINTAINED BY THE COUNTY NOR SHALL IT BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY HIGHWAYS MAINTENANCE SYSTEM UNTIL SUCH IS APPROVED BY THE APPROPRIATE COUNTY ROAD STANDARDS AT THE INDIVIDUAL LOT OWNERS' EXPENSE.
- A ROAD MAINTENANCE AGREEMENT MEETING THE REQUIREMENTS OF THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT SHALL BE RECORDED.
- RESIDUE OUTPARCEL 5000-E SHOWN HEREON HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH SECTION 40.10 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (ADEQUATE FACILITIES) AND CANNOT BE USED AS LEGAL BUILDING SITES UNTIL RESIDUE OUTPARCEL 5000-E IS FURTHER SUBDIVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE. PARCELS SHOWN HEREON ARE PLATTED TO MEET OPEN SPACE, RESOURCE PROTECTION OR DENSITY REQUIREMENTS OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
- PREMISE ADDRESSES ARE SHOWN THUS: ○
- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID COORDINATE SYSTEM (NAD 83/91).
- THIS PROPERTY APPEARS IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO.24037C0327E DATED OCTOBER 19, 2004. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENT BE CONSTRUCTED IN THE FLOODPLAIN AND DRAINAGE EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM ST. MARY'S COUNTY DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT.
- NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY LORENZI, DODDS & GUNNILL INC. AND JURISDICTIONAL DETERMINATION ISSUED BY THE ARMY CORPS OF ENGINEERS. (J.D.#200461881).
- NO DEVELOPMENT IS PERMITTED IN THE WETLANDS WITHOUT APPROVAL FROM APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
- ROWAN KNIGHT DRIVE WILL BE DEDICATED FOR PUBLIC USE TO THE COMMISSIONERS OF ST. MARY'S COUNTY BY THE RECORDING OF THESE PLATS.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOTS 1-18, STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY STORMWATER MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
- ALL LOTS SHALL BE SERVED BY R-17 ENTRANCES PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE R-17 DRIVEWAY ENTRANCES.

Prepared By:
LORENZI, DODDS & GUNNILL, INC.
 Engineers~Surveyors~Planners
 3475 Leonardtown Road, Suite 100
 Waldorf, Maryland 20601

Owner/Trustee:
PEMBROOKE, LLC
 30069 Business Center Drive
 Charlotte Hall, Maryland 20622
 C/O John Parlett

PUBLIC RIGHT-OF-WAYS	
STREET NAME	AREA
Rowan Knight Drive	0.9136 AC.
Total	0.9136 AC.

DEPT. OF PUBLIC WORKS & TRANSPORTATION
PWA DATED 10-21-16
REFERENCE NO. 06/16-01
PLAT APPROVAL DATE 12-23-2016
George A. Gibson
DIRECTOR

ST. MARY'S COUNTY METROPOLITAN COMM.	LAND USE AND GROWTH MANAGEMENT	ST. MARY'S COUNTY HEALTH DEPARTMENT
01-18-17	2-1-2017	11/24/2017
Approved <i>[Signature]</i>	Approved <i>[Signature]</i>	Approved <i>[Signature]</i>
Director <i>[Signature]</i>	Director <i>[Signature]</i>	Health Director <i>[Signature]</i>
Chairman	Chairman	Director, Environmental Health

NOTARY CERTIFICATE
 STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
 I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Mark Cullison WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE owner FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/20/19

NOTARY CERTIFICATE
 STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
 I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED John Parlett WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE Manager FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/20/19

LEGEND

---	BUILDING RESTRICTION LINES
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	FOREST CONSERVATION EASEMENT
.....	LIMIT OF NON-TIDAL WETLANDS
---	25' WETLANDS BUFFER
---	INTERMITTENT STREAM
---	PERENNIAL STREAM
---	STREAM BUFFER
	PUBLIC WATER & SEWER EASEMENT
	FOREST CONSERVATION EASEMENT
	10' METCOM EASEMENT

Owner:
WINDWARD LAND DEVELOPMENT, LLC
 20294 Point Lookout Road
 P.O. Box 52
 Great Mills, Maryland 20634
 C/O Mark Cullison

THE PLATTING OF THE FOLLOWING DESCRIBED LAND - PEMBROOKE, PHASE 5, THE LAND OF WINDWARD LAND DEVELOPMENT, LLC ACQUIRED BY DEED FROM PEMBROOKE, LLC, RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 4499 AT FOLIO 391 AND THE CONVEYANCE OF ROWAN KNIGHT DRIVE, WHICH INCLUDE THE RELATED RIGHTS-OF-WAY, SIDEWALKS AND ACCELERATION AND DECELERATION LINES, AND THE PLATTING OF METCOM EASEMENTS ON THE LAND BEING PART OF THE LAND OF PEMBROOKE, LLC ACQUIRED BY DEED RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER EWA 1112 AT FOLIO 172, AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, MORTGAGEES AND TRUSTEES, IF ANY.

WE, WINDWARD LAND DEVELOPMENT, LLC AND PEMBROOKE LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS PLAN OF SUBDIVISION UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGE OR DEEDS OF TRUSTS AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON: PURCHASE MONEY DEED OF TRUST DATED OCTOBER 6, 2016 AND RECORDED OCTOBER 11, 2016 AT LIBER 4499, FOLIO 400 FOR PEMBROOKE, LLC.

ALL PARTIES IN INTEREST, MORTGAGEES AND TRUSTEES, IF ANY, HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN AND THE SUBORDINATION OF THEIR INTERESTS TO THIS SUBDIVISION.

WE, WINDWARD LAND DEVELOPMENT, LLC FURTHER ESTABLISH THE BUILDING RESTRICTION LINES AS REQUIRED BY THE ST. MARY'S COUNTY ZONING ORDINANCE AND DO HEREBY GRANT AND CONVEY UNTO THE COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND A BODY POLITIC AND CORPORATE, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, THE LAND UPON WHICH ARE TO BE CONSTRUCTED THE PUBLIC ROADS, STREETS, SIDEWALKS AND WALKWAYS SHOWN HEREON, INCLUDING THE RIGHT-OF-WAY AND EASEMENTS ASSOCIATED THEREWITH, TOGETHER WITH AN EASEMENT FOR PUBLIC USE OVER SUCH ROADS, STREETS, SIDEWALKS AND WALKWAYS.

WE, WINDWARD LAND DEVELOPMENT, LLC AND PEMBROOKE, LLC HEREBY GRANT UNTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 10 FOOT EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.

THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, SECTION 3-108 OF THE CODE OF MARYLAND AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]
 MARK A. CULLISON, MEMBER OF
 WINDWARD LAND DEVELOPMENT, LLC

[Signature]
 JOHN A. PARLETT, JR., MANAGER OF
 PEMBROOKE, LLC (AS OWNER)

[Signature]
 JOHN A. PARLETT, JR., MANAGER OF
 PEMBROOKE, LLC (AS LIENHOLDER)

NOTARY CERTIFICATE
 STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
 I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED John Parlett WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE Manager FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

[Signature]
 NOTARY PUBLIC

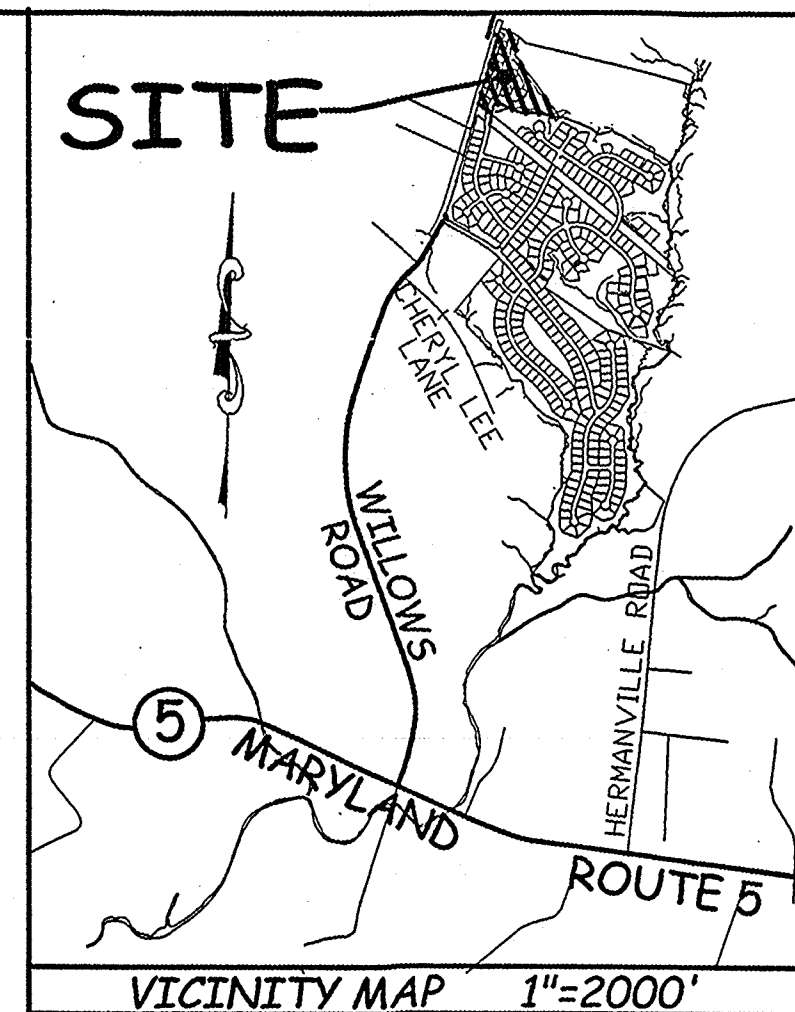
MY COMMISSION EXPIRES: 2/20/19

PEMBROOKE PHASE 5

8TH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND

OWNER'S DEDICATION

SITE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A SUBDIVISION OF THE LAND ACQUIRED BY WINDWARD LAND DEVELOPMENT, LLC FROM PEMBROOKE, LLC BY DEED DATED OCTOBER 6, 2016 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND ON OCTOBER 11, 2016 IN LIBER 4499 AT FOLIO 391 AND THAT THE METCOM EASEMENTS BEING PLATTED ARE ON PART OF THE LANDS ACQUIRED BY PEMBROOKE LLC FROM NORTHEAST POOL REO SUB LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 27, 1996 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER EWA 1112 AT FOLIO 172

THE REQUIREMENTS OF SECTION 3-108 OF THE CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING OF MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE MET AND THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.0612.

10/20/16
 DATE

[Signature]
 KEVIN S. NORRIS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 21115
 EXPIRATION DATE: JANUARY 18, 2018



LR - Plat Fee -
 Subdivision 5.00
 Subdivision Name:
 PEMBROOKE
 Ref: 75/5 LUGM
 Total: 5.00
 02/01/2017 01:30
 CC18-MB
 #7718075 CC0704 - St
 Mary's
 County/CC07.04.01 -
 Register 01

LUGM#07-120-013

REVISIONS 2/2016, 7/2016 & 8/2016 PER CLIENT 9/2016 REVISE OWNER 10/2016 AGENCY REVISIONS	PEMBROOKE PHASE 5-MAJOR SUBDIVISION 8th Election District ~ St. Mary's County, Maryland STANDARD SUBDIVISION PLAT # 1 SCALE NO SCALE 1 of 2
DRAWN: December, 2015 CHECKED: KSN	CONTRACT REFERENCE 049039-5 LORENZI, DODDS, AND GUNNILL ENGINEERS-PLANNERS-SURVEYORS 3475 LEONARDTOWN ROAD, SUITE 100 WALDORF, MD 20601 PH: 301-884-2414 or 301-445-2254

