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REFERENCE
SHEET

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

1

1" = 200'

LEGEND

EXISTING

PROPOSED

CONCRETE PAD

EX CONC PAD

CONC PAD

CONTOUR (INDEX, INTERMEDIATE)

100

102

200

202

CURB & GUTTER

EX CONC C&G

CONC C&G

EASEMENTS (LABEL, LINE)

EX SD EASEMENT

SD EASEMENT

EDGE OF PAVEMENT

EX EOP

EOP

GURADRAIL

LIMIT OF DISTURBANCE

LOD

LOD

FULL DEPTH PAVING

PAVEMENT / TREE REMOVAL

BIO-SWALE W/CHECK DAMS

PROPERTY LINE (SITE, ADJOINERS)

PUBLIC UTILITY EASEMENT

10' PUE

10' PUE

SIDEWALK

EX SIDEWALK

5' SIDEWALK

SIGN (SINGLE, DOUBLE POST)

SPOT SHOTS

123.4

23.1

TREE LINE

WALLS (CONCRETE, WOOD)

EX RET WALL

RET WALL

UTILITIES

CABLE (LINE, MANHOLE, VAULT)

COMCAST

CTV

COMCAST

CTV

ELECTRIC (LINE, MANHOLE, POLE, VAULT/BOX)

OH-E

UG-E

OH-E

UG-E

FIBER OPTIC (LINE/MARKERS)

EX 6"

FO

6"

PWG

NATURAL GAS (LINE, MANHOLE, MARKER)

EX 8"

NG

8"

S

SEWER (LINE, MANHOLE)

EX 15" RCP

SD

15" RCP

SD

STORMDRAIN (LINE, INLETS, MANHOLE)

EX 15" RCP

SD

15" RCP

SD

TELEPHONE (LINE, MANHOLE, VAULT/BOX)

OH-T

UG-T

OH-T

UG-T

WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)

EX 8"

W

8"

W

ABBREVIATIONS

CMP

CMPA

RCP

GM

LF

LPS

SF

ELEV.

INV.

HP.

LP.

STA.

TC

FC

VERT.

HORZ.

VC

SRMP

NTS

D=

R=

A=

HDPE=

CORRUGATED METAL PIPE

CORRUGATED METAL PIPE ARCH

REINFORCED CONCRETE PIPE

GABION MAT

LINEAR FEET

LOW PRESSURE SEWER

SQUARE FEET

ELEVATION

INVERT

HIGH POINT

LOW POINT

STATION

TOP OF CURB

FACE OF CURB

VERTICAL

HORIZONTAL

VERTICAL CURVE

SPIRAL RIB METAL PIPE

NOT TO SCALE

DELTA

RADIUS

ARC

HIGH-DENSITY POLYETHYLENE

YEAR

BUILDING RESTRICTION LINES

TYP.

STATE HIGHWAY ADMINISTRATION

EASEMENT

PUBLIC UTILITY EASEMENT

STORM DRAIN

DUCTILE IRON PIPE

POINT OF VERTICAL CURVATURE

POINT OF VERTICAL INVERSE

POINT OF VERTICAL TANGENCY

POINT OF CURVATURE

POINT OF HORIZONTAL TANGENCY

ACRE

SOIL CONSERVATION DISTRICT

CENTER LINE

CHORD BEARING

CHORD DISTANCE

ELBOW ELEVATION

GROUND ELEVATION

DEPTH OF BURY (FIRE HYD.)

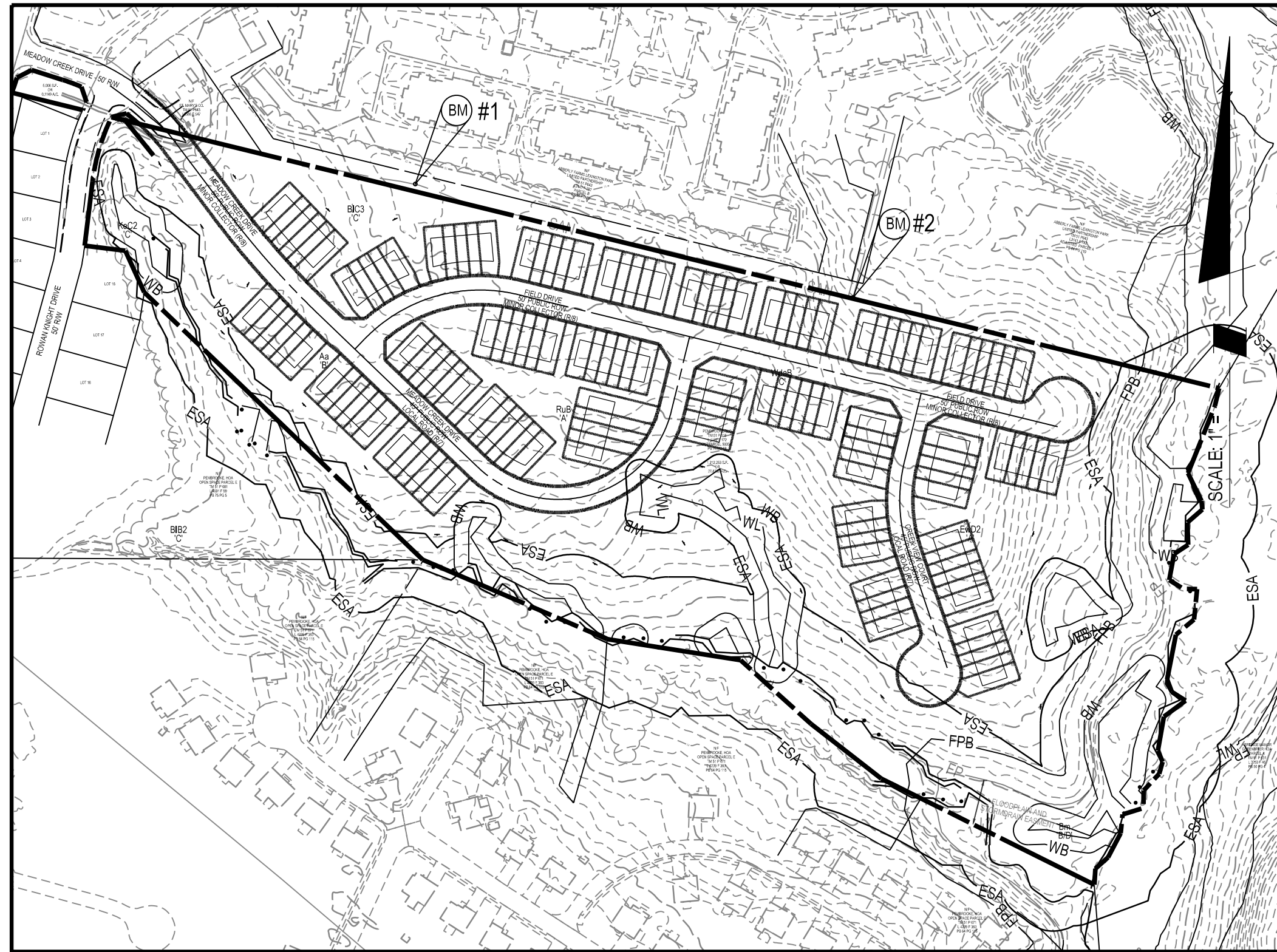
TANGENT

MARYLAND STATE HIGHWAY ADMINISTRATION

MAJOR SITE PLAN (LUGM# MJSP25-0213)

PEMBROOKE CROSSING

TOWNHOMES OUTPARCEL 'E'



ROAD CLASSIFICATION TABLE					
ROAD NAME	STATION	CLASSIFICATION	R/W WIDTH	STD.	DESIGN SPEED
MEADOW CREEK DRIVE	+0+00.00 - 13+20.16	MINOR COLLECTOR PUBLIC ROAD	50'	R/R	30 MPH
MEADOW CREEK DRIVE	+0+40.00 - 13+20.16	LOCAL PUBLIC ROAD	45'	R/R	30 MPH
FIELD DRIVE	+0+00.00 - 12+64	MINOR COLLECTOR PUBLIC ROAD	50'	R/R	30 MPH
CREEK VIEW COURT	+0+00.00 - 4+88	LOCAL PUBLIC ROAD	45'	R/R	30 MPH

SITE DATA TABLE		
LOT	DESCRIPTION	TAX MAP 51, GRID 17, PARCEL 618, RESIDUE OUTPARCEL 5000-E
	RECORDING INFO	PLATS 75/88 DEED - L. 1112 F. 0172
	TOTAL AREA	TRACT = 27.83 ACRES, DEVELOPMENT ENVELOPE = 16.98 AC
	CURRENT ZONING	RM
	USEABLE OPEN SPACE (SCHEDULE 32.1 CZO)	200 SF PER UNIT = 200 SF X 140 UNITS = 28,000 SF / 0.65 AC REQUIRED 7.11 AC USEABLE OPEN SPACE PROVIDED
	COMMON OPEN SPACE (CZO 51.3.14.a(7))	800 SF PER UNIT = 800 SF X 140 UNITS = 112,000 SF / 2.57 AC REQUIRED 2.80 AC COMMON OPEN SPACE PROVIDED
	DEVELOPED RECREATIONAL O/S (SCHEDULE 31.2.1 SUBDIVISION ORDINANCE)	2,000 SF PER UNIT X 10% = 2,000 SF X 140 UNITS = 280,000 SF X 0.10 = 28,000 SF / 0.65 AC REQUIRED 1.57 AC DEVELOPED RECREATIONAL O/S PROVIDED
	UNDEVELOPED OPEN SPACE	30% TOTAL TRACT AREA = 0.30 X 27.83 AC = 8.35 AC SF REQUIRED, 10.38 AC PROVIDED (PROPOSED WORKFORCE HOUSING)
	MINIMUM LANDSCAPING PER SCHEDULE 32.1 PARKING LANDSCAPING PER CZO 63.2.6	27.83 AC x 15% REQUIRED = 4.17 AC, 36.4% PROVIDED = 10.13 AC
	BUFFER YARD REQUIREMENTS (*ONLY NEED TO PROVIDE 1/2 OF BUFFER YARD 'B')	BUFFER YARD "B": 65' WIDE 4 CANOPY TREES / 100 LF 5 UNDERSTORY TREES / 100 LF 22 SHRUBS / 100 LF 11 EVERGREENS / 100 LF
	SOIL TYPES	Bm - BIBB SILT LOAM EW02 - EVESBORO-WESTPHALIA COMPLEX, 12 TO 20 PERCENT SLOPES Rvb - RUMFORD LOAMY SAND, 0 TO 5 PERCENT SLOPES WdaB - WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES Bic2 - BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES Kac2 - KEMPSTOWN FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES As - ALLUVIAL LAND
	WATER CATEGORY	W-3D
	SEWER CATEGORY	S-3D
BUILDING	BUILDING DESCRIPTION	TOWNHOMES (PROPOSED WORKFORCE HOUSING)
	BUILDING DIMENSIONS	20'W x 36'L, 22'W x 36'L
	BUILDING HEIGHT	40' MAX
DENSITY	ALLOWED DENSITY	5 UNITS PER ACRE = 27.83 ACRES X 5 UNITS PER ACRE = 139.15 UNITS ROUNDED TO 140 UNITS WITH PURCHASE OF 1 TDR
	ACTUAL DENSITY	140 UNITS / 27.83 ACRES = 5.03 UNITS PER ACRE
PARKING	OVERALL SPACES REQUIRED (CZO 64.3.1)	2 SPACES PER UNIT X 140 UNITS = 280 SPACES
	OVERALL SPACES PROVIDED	2 SPACES PER 20' UNIT X 84 UNITS = 168 SPACES 3 SPACES PER 22' UNIT X 56 UNITS = 168 SPACES 336 SPACES PROVIDED
	LOADING SPACES REQUIRED	0 SPACES
	LOADING SPACES PROVIDED	0 SPACES
	ACCESSIBLE SPACES	N/A

VERTICAL CONTROL REFERENCES

NAVD 88

HORIZONTAL CONTROL REFERENCES

NAD 1983/1991

TOPOGRAPHICAL REFERENCES

THE PLANIMETRIC AND/OR TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON COPYRIGHTED GIS DATA FROM ST. MARY'S COUNTY, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM ST. MARY'S COUNTY. ST. MARY'S COUNTY GIS CONTAINS PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO ST. MARY'S COUNTY.

FOREST INTERIOR DWELLING SPECIES HABITAT NOTES:

1. DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, CONSTRUCTION SHALL BE MINIMIZED DURING THE APRIL - AUGUST BREEDING SEASON.
2. UNAVOIDABLE DEVELOPMENT ACTIVITIES OR OTHER DISTURBANCES DURING THE APRIL-AUGUST BREEDING SEASON SHALL BE FOCUSED ON THE PERIPHERY OF THE AREA (ROADS, UTILITY LINES, CORRIDORS AND STRUCTURES).
3. CONTINUOUS COVER OF BRANCHES AND FOLIAGE FORMED BY THE CROWNS OF ADJACENT TREES (FOREST CANOPY) AND TREES AND SHRUBS UNDERNEATH THE CANOPY (UNDERSTORY VEGETATION) SHOULD BE RETAINED, IN SO FAR AS IS PRACTICAL.
4. CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS THAT RESULT IN ADDITIONAL FOREST EDGE HABITAT SHOULD BE MINIMIZED.
5. WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO A NATIVE VEGETATION IN SO MUCH AS POSSIBLE.

ENGINEER'S CERTIFICATION

"I CERTIFY TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THESE PLANS FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, MEET THE CRITERIA SET FORTH IN THE ST. MARY'S COUNTY STORMWATER MANAGEMENT GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE, ADOPTED MAY 14, 2013."

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLANS SHOWN HEREIN ARE CORRECT AND CONFORM TO THE ST. MARY'S COUNTY ZONING ORDINANCE.

"I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL ORDINANCES, REGULATIONS, STANDARDS, AND CRITERIA."

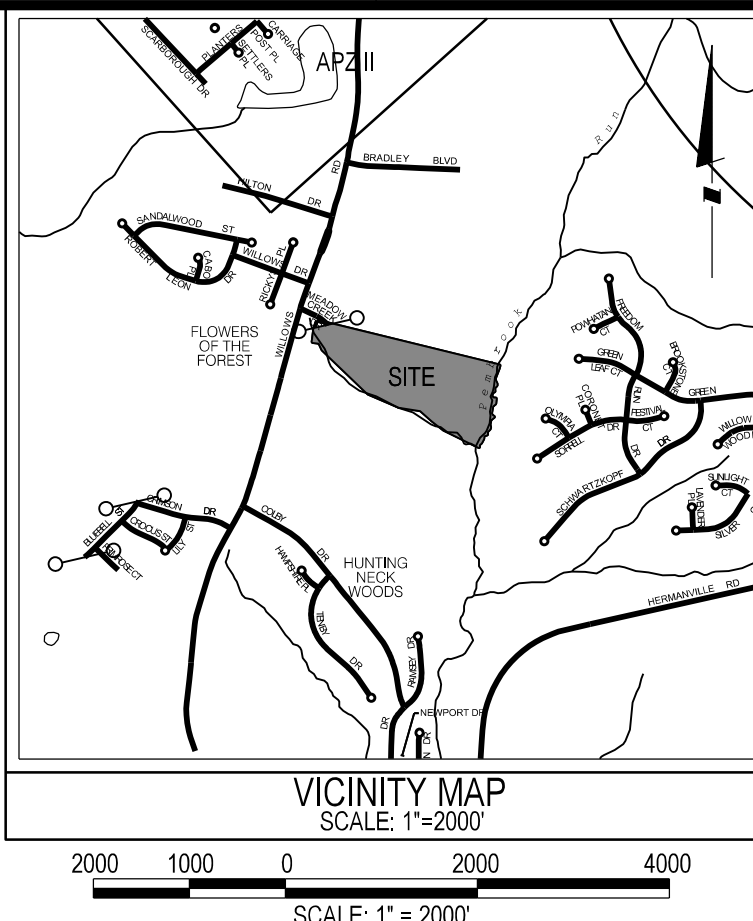
SIGNATURE: 
NAME: GREGORY J. HOSENFELDER
DATE: 10/13/2025
MD. LICENSE No.: 36042
EXPIRATION DATE: 6/26/2024

Pls. provide the number of Workforce Housing

GENERAL NOTES

1. THIS SITE IS LOCATED ON TAX MAP 51 AT GRID 17 AS PARCEL 618, RESIDUE OUTPARCEL 5000-E.
2. THIS SITE CONTAINS 27.83 ACRES OF LAND, MORE OR LESS.
3. PRESENT ZONING: RM RESIDENTIAL MEDIUM DENSITY.
4. BUILDING RESTRICTION LINES (BRL'S) AND MINIMUM YARD REQUIREMENTS ARE ESTABLISHED AS PER THE ST. MARY'S COUNTY ZONING ORDINANCE AS FOLLOWS: 25' FRONT, 10' SIDE AND 25' REAR.
5. WATER CATEGORY IS W-3D, SEWER CATEGORY IS S-3D.
6. THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THE EASEMENTS ARE TO INCLUDE USE BY THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
7. THIS SITE IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
8. PORTIONS OF THE SUBJECT PROPERTY APPEAR TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON FLOOD INSURANCE RATE MAP PANELS #2403/C2842 FOR ST. MARY'S COUNTY, MARYLAND, DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE EFFECTIVE DATE FOR THE FIRM PANELS IS OCTOBER 19, 2004.
9. AT THE TIME OF DEVELOPMENT, IF IMPACTS TO ANY WETLANDS OR THEIR ASSOCIATED BUFFERS ARE PROPOSED, THEN FIELD DELINEATION OF THE PROPOSED IMPACTED WETLANDS WILL BE REQUIRED PRIOR TO SAID DEVELOPMENT. NO DEVELOPMENT IS PERMITTED IN TIDAL OR NON-TIDAL WETLANDS OR THEIR ASSOCIATED BUFFERS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
10. WETLANDS ARE SHOWN AS FIELD LOCATED BY GTA.
11. THERE ARE NO CULTURAL FEATURES, CRITICAL HABITATS OR HISTORICAL SITES AFFECTING THIS PROPERTY PER MD MERLIN ONLINE MAPS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND THE ST. MARY'S COUNTY ROAD ORDINANCE, SEDIMENTATION ORDINANCE, AND THE COMPREHENSIVE WATER & SEWER PLAN.
13. THE CONTRACTOR SHALL CONTACT THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS, 301-475-4200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
14. ALL EXISTING UTILITIES HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION WORK, BY CALLING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO CONSTRUCTION.
15. SOILS INDICATED ARE PER THE ST. MARY'S COUNTY SOIL SURVEY, USDA, SCD. SOILS FOUND TO BE UNSUITABLE FOR THE CONSTRUCTION SHALL BE EXCAVATED AND REPLACED OR REMOVED AS ENCOUNTERED DURING CONSTRUCTION AND TAKEN TO A SITE WITH AN APPROVED AND ACTIVE SCD PLAN.
16. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A MAP COMPILED BY SOLTESZ, INC., USING ST. MARY'S COUNTY GIS DATA AND FIELD RUN TOPOGRAPHY FROM SOLTESZ, INC.
17. MAXIMUM SLOPES SHALL NOT BE GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL. EXCEPTIONS IN THOSE CASES WHERE 2:1 SLOPES ARE REQUIRED TO MINIMIZE IMPACT TO WETLANDS, BUFFER AREAS OR OTHER ADVERSE IMPACT SITUATIONS. STABILIZATION OF AREAS STEEPER THAN 3:1 SHALL BE IN ACCORDANCE WITH THE 2011 STATE OF MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL.
18. ALL DISTURBED AREAS THAT WILL NOT BE PAVED, SODDED, OR LANDSCAPED WILL BE STABILIZED BY TOP SOILING, SEEDING, AND MULCHING IN ACCORDANCE WITH THE 2011 STATE OF MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL, UNLESS OTHERWISE NOTED HEREON.
19. NO DEVELOPMENT IS PERMITTED WITHIN THE "AIR INSTALLATIONS COMPATIBLE USE ZONE" (AICUZ), CZO CHAPTER 43, AS AMENDED, WITHOUT THE APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES.
20. LOTS WILL BE SERVED BY PUBLIC WATER & SEWER.
21. ALL BACKFLOW DEVICES SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE AND THE ST. MARY'S COUNTY METROPOLITAN COMMISSION CROSS CONNECTION CONTROL PROGRAM. THE BACKFLOW DEVICES SHALL COMPLY WITH THE PROPOSED USES HEALTH HAZARD LEVEL AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE.
22. AN NFPA 13R COMPLIANT RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL TOWNHOMES.

Pls. add TDR note



SCD DATA BLOCK

-EARTHWORK QUANTITIES
CUT = 32,219 CUBIC YARDS
FILL = 55,357 CUBIC YARDS
-DISTURBED AREAS = 16.98 ACRES
-AREA TO BE VEGETATIVELY STABILIZED = 10.1127 AC

METCOM

SHEET INDEX

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5	ROADWAY PLAN AND PROFILES 3
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12	FINAL GRADING PLAN 3
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33	SEDIMENT AND EROSION CONTROL PLAN 1
34	SEDIMENT AND EROSION CONTROL PLAN 2
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51	PEDESTRIAN ACCESS PLAN 1
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53	PEDESTRIAN ACCESS PLAN 3

DEPT. OF LAND USE & GROWTH MANAGEMENT

DATE: _____

DIRECTOR: _____

DEPT. OF PUBLIC WORKS & TRANSPORTATION

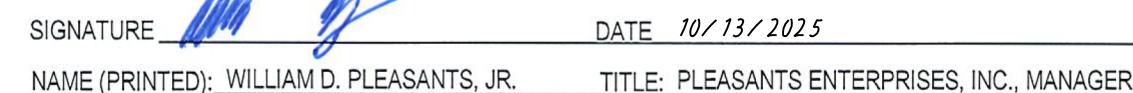
DATE: _____

DIRECTOR: _____

SOIL CONSERVATION DISTRICT

OWNER'S/DEVELOPER'S CERTIFICATION

"ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM BEFORE BEGINNING THE PROJECT."

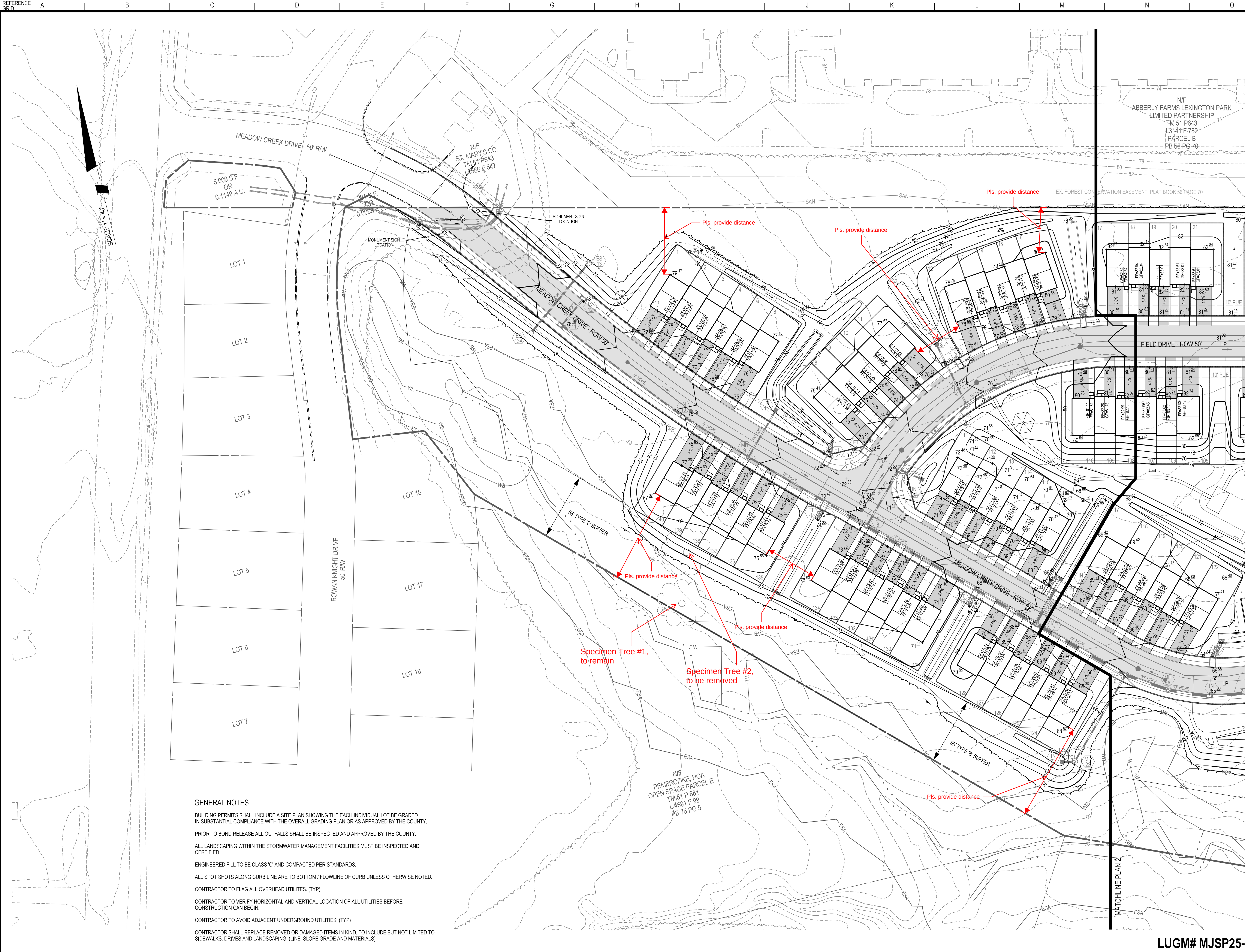
SIGNATURE: 
NAME (PRINTED): WILLIAM D. PLEASANTS, JR.
DATE: 10/13/2025
TITLE: PLEASANTS ENTERPRISES, INC., MANAGER
FIRM: WILLOW BROOK DEVELOPMENT, LLC (CONTRACT PURCHASER)
ADDRESS: 24012 FREDERICK ROAD CLARKSBURG, MD 20871
PHONE #: 301-526-9105

Pls. attach a copy of the order & signature from VAAP 24-0304

As per your "Parking Justification Letter" there are excess parking of 52 spaces to be mitigated by 200 s.f. / space parking landscaping. Pls. delineate in the Landscape plan. A not can be added to state that the extra landscaping is being met by the provided landscaping.

LUGM# MJSP25-0213

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GENERAL NOTES

- BUILDING PERMITS SHALL INCLUDE A SITE PLAN SHOWING THE EACH INDIVIDUAL LOT BE GRADED IN SUBSTANTIAL COMPLIANCE WITH THE OVERALL GRADING PLAN OR AS APPROVED BY THE COUNTY.
- PRIOR TO BOND RELEASE ALL OUTFALLS SHALL BE INSPECTED AND APPROVED BY THE COUNTY.
- ALL LANDSCAPING WITHIN THE STORMWATER MANAGEMENT FACILITIES MUST BE INSPECTED AND CERTIFIED.
- ENGINEERED FILL TO BE CLASS 'C' AND COMPACTED PER STANDARDS.
- ALL SPOT SHOTS ALONG CURB LINE ARE TO BOTTOM / FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FLAG ALL OVERHEAD UTILITIES. (TYP)
- CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION CAN BEGIN.
- CONTRACTOR TO AVOID ADJACENT UNDERGROUND UTILITIES. (TYP)
- CONTRACTOR SHALL REPLACE REMOVED OR DAMAGED ITEMS IN KIND, TO INCLUDE BUT NOT LIMITED TO SIDEWALKS, DRIVES AND LANDSCAPING. (LINE, SLOPE GRADE AND MATERIALS)



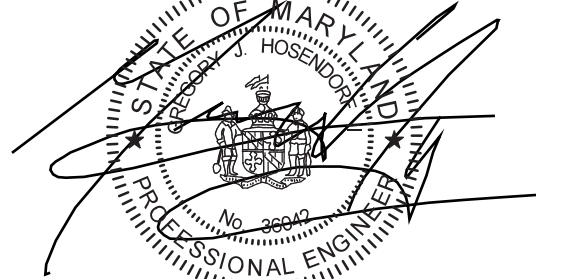
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Engineering
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MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
DR HORTON CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD
SUITE 300
EDGEWATER, MD 21037
571.369.8310
MS. KELSEY STEWART
KLSTEWART@DRHORTON.COM

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. 38042 EXPIRATION DATE: 06/25/2026

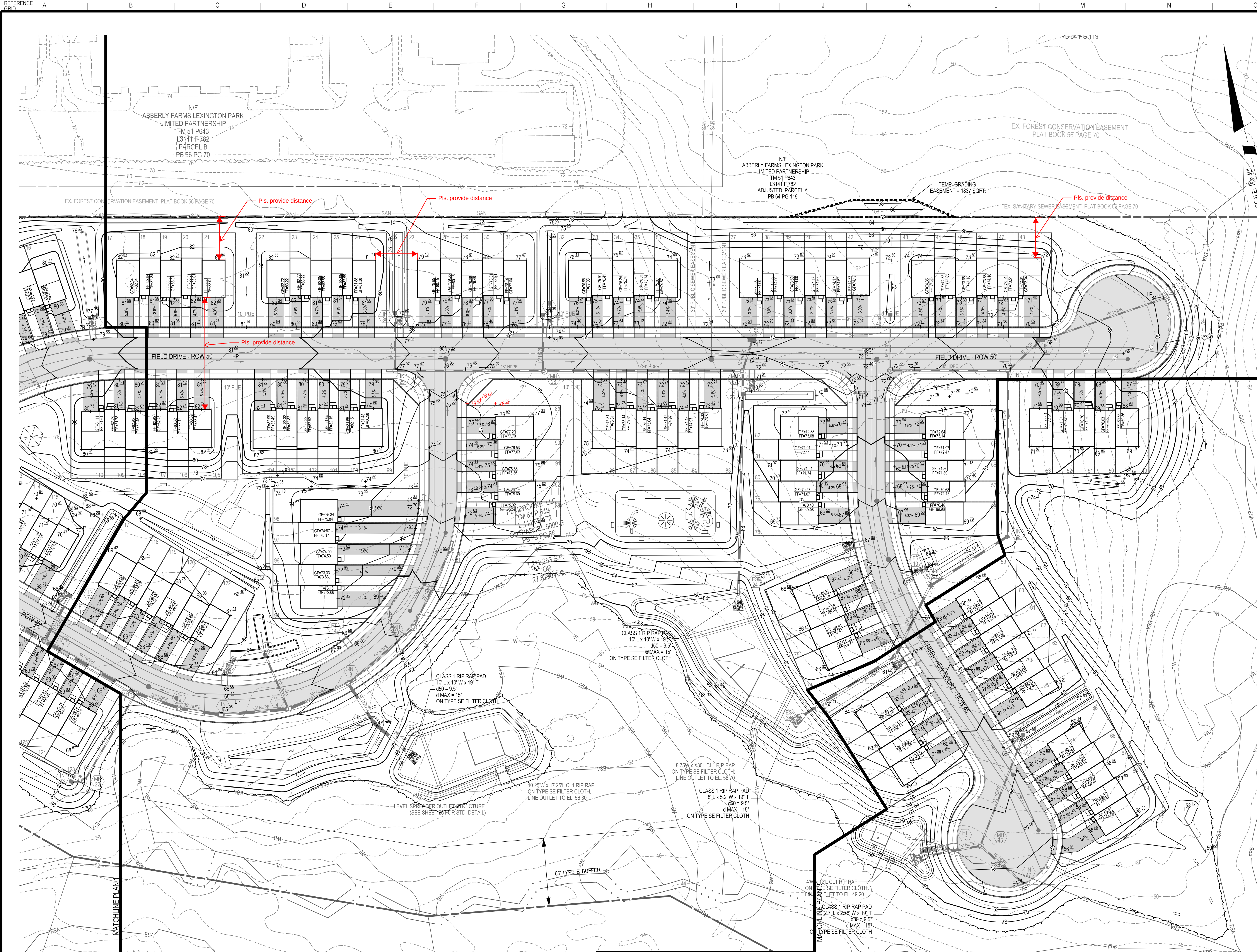


FINAL GRADING PLAN 1
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 40'	DATE: 10/13/2025 DESIGNED: DH, JC TECHNICIAN: DH, JC CHECKED: MP CAD STDS. VERSION: ORD / NCS
SHEET 10 OF 53	PROJECT NO. 0707-20-00



LUGM# MJSP25-0213



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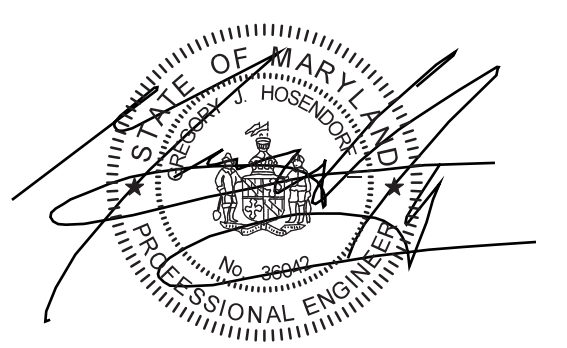
Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

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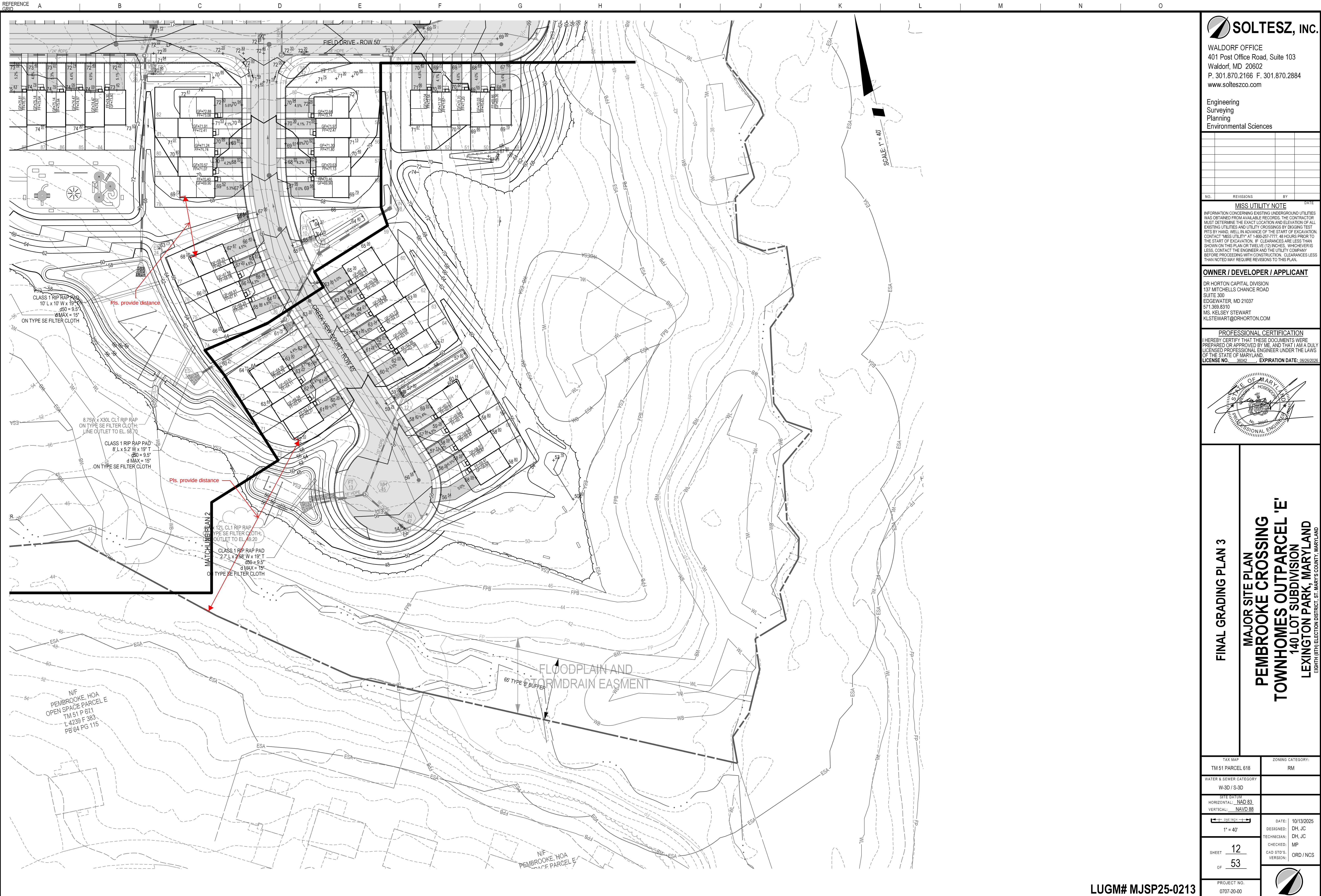


FINAL GRADING PLAN 2
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
DATE: 10/13/2025 DESIGNED: DH, JC TECHNICIAN: DH, JC MP CHECKED: MP CAD STDS. VERSION: ORD / NCS	
SHEET 11 OF 53	
PROJECT NO. 0707-20-00	

LUGM# MJSP25-0213

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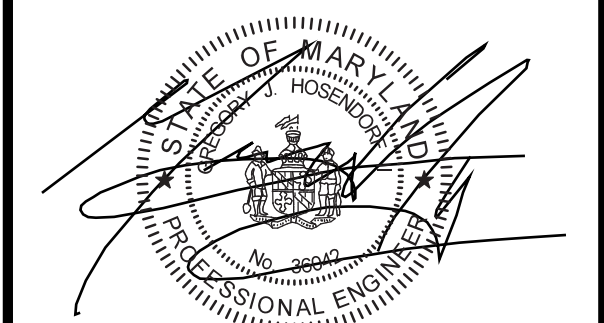
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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 38042 , EXPIRATION DATE: 06/26/2026



FINAL GRADING PLAN 3
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 40'	DATE: 10/13/2025 DESIGNED: DH, JC TECHNICIAN: MP CHECKED: MP CAD STD'S. VERSION: ORD / NCS
SHEET 12 OF 53	
PROJECT NO. 0707-20-00	





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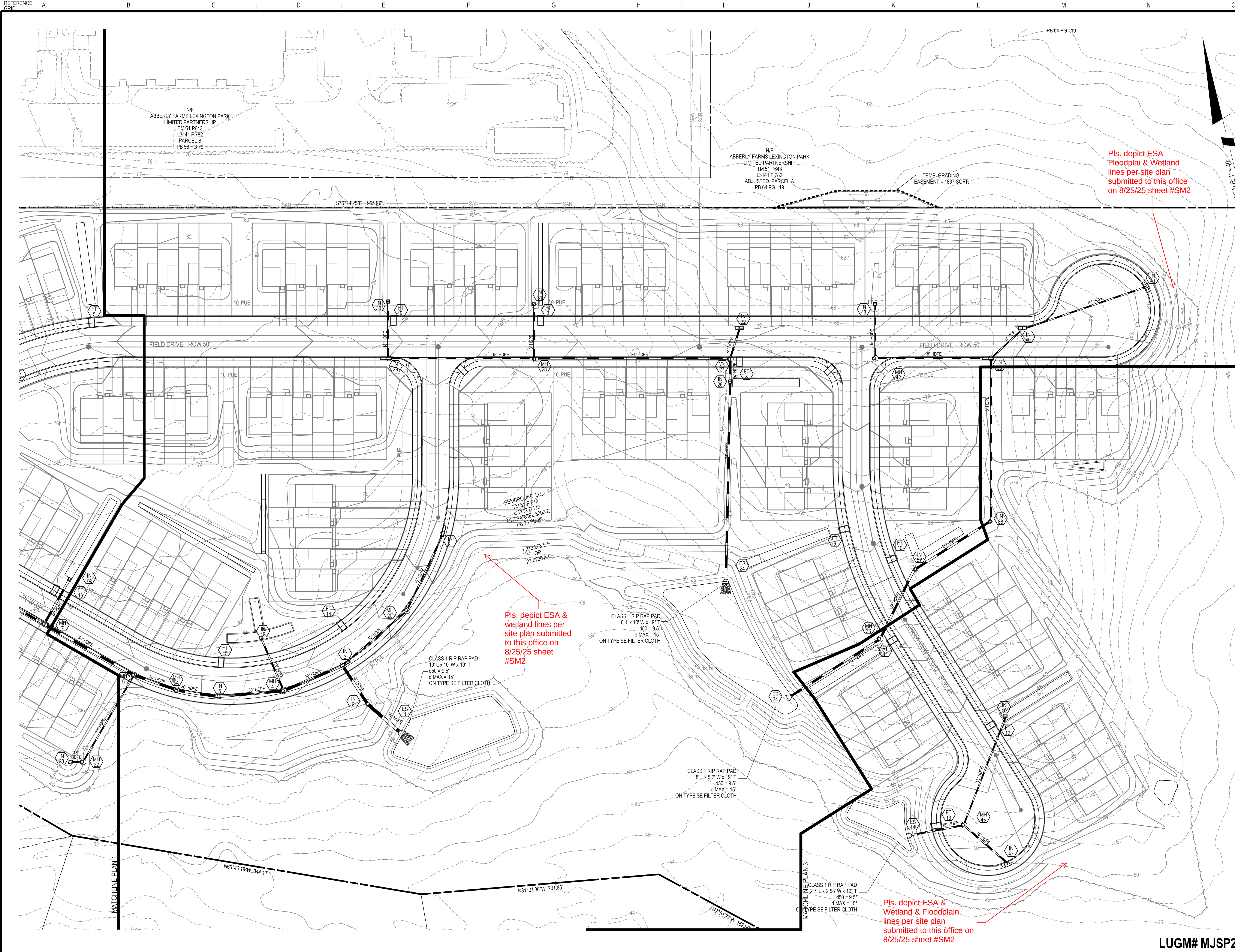
The seal is circular with the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the center is the coat of arms of Maryland, featuring a shield with a ship and a figure, topped by a crest with a bent arm holding a sword. Below the coat of arms is the number "No. 2000". The seal is crossed out with a large, bold "X" drawn over it.

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Pls. depict ESA & Wetland lines per site plan submitted to this office on 8/25/25 sheet #SM1

Drain Plan 1 [Sheet] Scale= 0.08333317' / in. User= ghose



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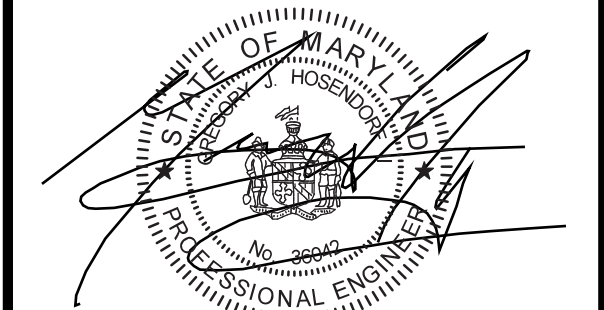
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STORM DRAIN PLAN 2
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
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SHEET 15 OF 53	
PROJECT NO. 0707-20-00	

LUGM# MJSP25-0213

Pls. depict ESA & Wetland & Floodplain lines per site plan submitted to this office on 8/25/25 sheet #SM2

Pls. depict ESA & wetland lines per site plan submitted to this office on 8/25/25 sheet #SM2

Pls. depict ESA Floodplai & Wetland lines per site plan submitted to this office on 8/25/25 sheet #SM2

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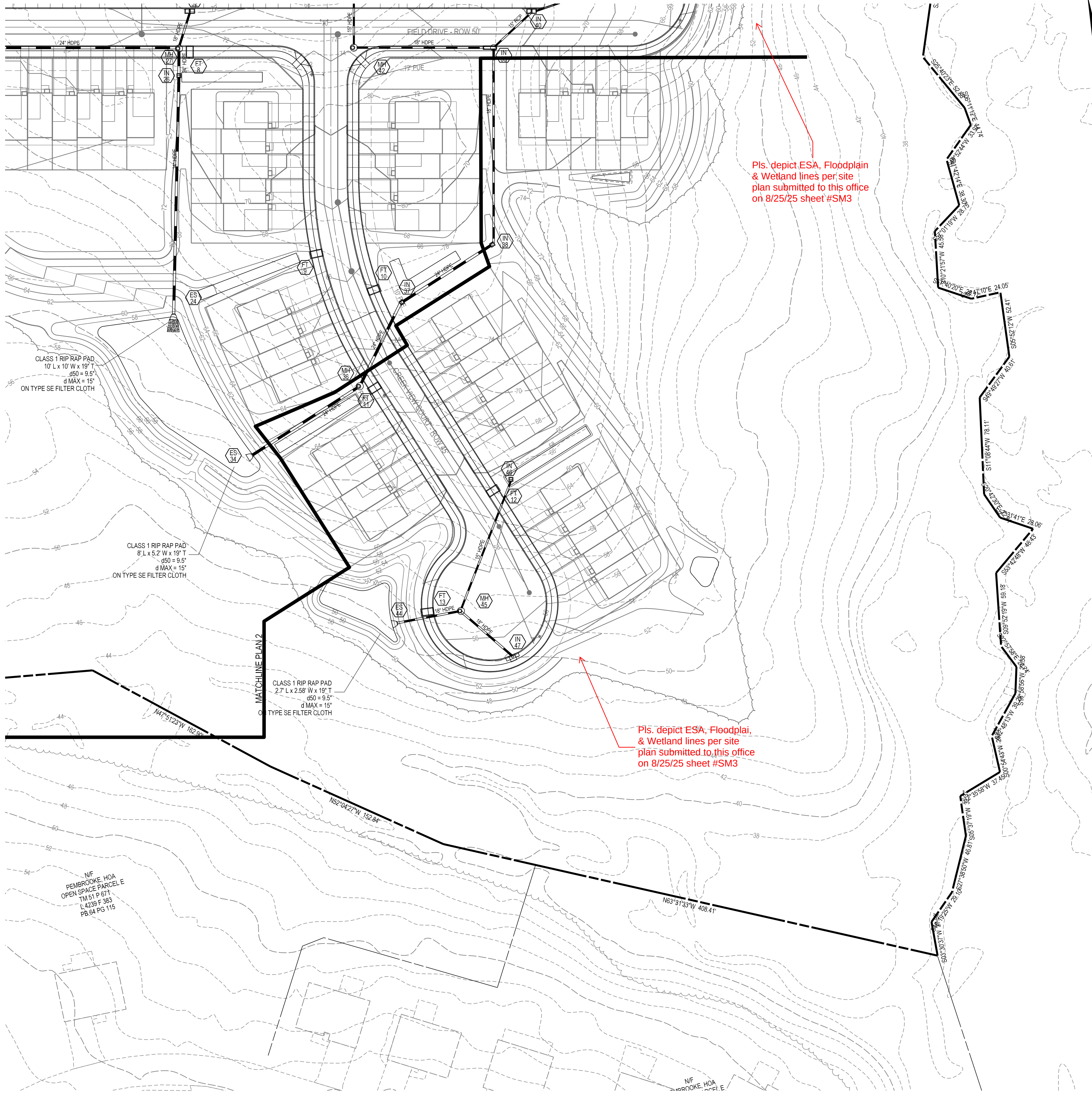
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SCALE 1" = 40'

STORM DRAIN STRUCTURE SCHEDULE											
ID	TYPE	INV IN	INV IN	INV OUT	TOPELEV	STD.	NORTHING	EASTING	NOTES		
ES1	36" END SECTION	53.00	X	X	55.79	ADS 3016NP	210,042.54	1,469,685.58			
IN2	D1 YARD INLET	54.61	X	X	63.22	SS 470	210,071.93	1,469,682.82			
IN3	10" COG INLET	54.99	54.89	54.89	66.81	MD 374.51	210,114.15	1,469,643.91			
MH4	72" MANHOLE	60.05	55.47	55.37	65.96	MD 384.03	210,103.59	1,469,582.88			
IN5	5" COG INLET	55.95	X	55.85	65.56	MD 374.51	210,113.82	1,469,516.25			
MH5A	60" MANHOLE	56.30	X	56.20	65.76	MD 384.03	210,123.67	1,469,490.89			
MH6	60" MANHOLE	56.67	56.67	56.57	66.17	MD 384.03	210,153.32	1,469,444.08			
MH7	60" MANHOLE	57.37	57.37	57.27	68.14	MD 384.03	210,222.42	1,469,371.33			
IN7A	D1 YARD INLET	60.89	X	59.79	68.03	SS 470	210,259.95	1,469,407.50			
MH8	60" MANHOLE	64.00	61.89	61.79	72.09	MD 384.03	210,354.05	1,469,234.26			
MH9	48" MANHOLE	70.59	68.32	62.69	74.49	MD 384.01	210,446.40	1,469,138.78			
IN10	48" MANHOLE	71.15	X	71.05	76.28	MD 384.01	210,499.04	1,469,080.58			
IN11	5" COG INLET	73.64	X	73.54	79.34	MD 374.51	210,614.09	1,468,992.07			
IN12	5" COG INLET	X	X	74.52	79.33	MD 374.51	210,634.22	1,469,030.55			
ES13	18" END SECTION					ADS 1810NP	210,664.82	1,469,030.55			
ES13A	18" END SECTION					ADS 1810NP	210,614.82	1,468,963.80			
IN14	D1 YARD INLET	X	X	66.63	72.72	SS 470	210,484.23	1,469,175.22			
IN15	10" COG INLET	67.66	65.34	65.24	73.09	MD 374.51	210,401.01	1,469,280.57			
IN15A	D1 YARD INLET	X	X	65.48	70.06	SS 470	210,384.99	1,469,291.63			
MH16	48" MANHOLE	71.36	68.30	68.20	75.90	MD 384.01	210,444.73	1,469,356.31			
IN17	10" COG INLET	X	X	72.00	76.79	MD 374.51	210,456.20	1,469,392.81			
IN18	D1 YARD INLET	X	X	68.70	74.44	SS 470	210,509.14	1,469,342.59			
IN19	D1 YARD INLET	X	X	60.37	65.55	SS 470	210,158.87	1,469,573.41			
MH20	48" MANHOLE	64.65	X	64.75	69.07	MD 384.01	210,151.50	1,469,716.93			
IN21	10" COG INLET	X	X	66.35	71.52	MD 374.51	210,216.99	1,469,771.48			
MH22	48" MANHOLE	60.19	X	60.09	68.00	MD 384.01	210,083.28	1,469,375.76			
IN23	D1 YARD INLET	X	X	60.33	65.83	SS 470	210,085.81	1,469,364.67			
ES24	24" END SECTION	56.60	X	X	58.85	ADS 2410NP	210,115.96	1,470,032.70			
IN26	D1 YARD INLET	63.87	X	63.77	72.13	SS 470	210,292.57	1,470,075.96			
MH27	72" MANHOLE	64.41	64.41	64.31	72.23	MD 384.03	210,313.99	1,470,080.36			
MH28	60" MANHOLE	67.35	67.35	67.25	75.24	MD 384.03	210,359.11	1,469,896.18			
IN29	10" COG INLET	68.86	X	68.76	76.52	MD 374.51	210,394.12	1,469,755.17			
IN30	D1 YARD INLET	X	X	69.41	77.83	SS 470	210,441.21	1,469,771.38			
IN31	D1 YARD INLET	X	X	67.67	74.18	SS 470	210,411.10	1,469,908.66			
IN32	STANDARD WR INLET	X	X	64.59	71.69	MD 374.04	210,341.03	1,470,096.82			
ES34	24" END SECTION	56.00	X	X	58.25	ADS 2410NP	209,981.95	1,470,059.10			
MH36	48" MANHOLE	56.69	X	56.59	62.77	MD 384.01	210,014.95	1,470,157.14			
IN37	D1 YARD INLET	57.22	X	57.12	65.93	SS 470	210,072.33	1,470,206.99			
IN38	D1 YARD INLET	57.61	X	57.51	66.53	SS 470	210,100.30	1,470,288.95			
IN39	10" COG INLET	58.82	58.72	58.72	71.23	MD 374.51	210,254.86	1,470,324.94			
IN40	STANDARD WR INLET	61.69	X	59.06	69.84	MD 374.04	210,275.36	1,470,364.46			
IN41	STANDARD WR INLET	X	X	62.45	64.61	MD 374.04	210,285.91	1,470,487.09			
MH42	48" MANHOLE	63.10	X	63.00	72.34	MD 384.01	210,281.14	1,470,217.39			
IN43	D1 YARD INLET	X	X	65.00	71.83	SS 470	210,332.40	1,470,230.86			
ES44	18" END SECTION	47.00	X	X	48.71	ADS 1810NP	209,822.28	1,470,141.79			
MH45	48" MANHOLE	51.42	47.41	47.31	56.80	MD 384.01	209,819.48	1,470,194.16			
IN46	D1 YARD INLET	X	X	48.08	59.18	SS 470	209,912.86	1,470,258.49			
IN47	10" COG INLET	X	X	51.75	54.59	MD 374.61	209,773.75	1,470,025.69			
FT1	5' COGICOS CURB OPENING	-	-	-	72.97	MD 374.68	210,382.15	1,469,198.92	FLOW THRU		
FT2	5' COGICOS CURB OPENING	-	-	-	73.34	MD 374.68	210,424.38	1,469,212.82	FLOW THRU		
FT3	5' COGICOS CURB OPENING	-	-	-	72.95	MD 374.68	210,424.22	1,469,251.04	FLOW THRU		
FT4	5' COGICOS CURB OPENING	-	-	-	76.27	MD 374.68	210,485.30	1,469,360.05	FLOW THRU		
FT5	5' COGICOS CURB OPENING	-	-	-	79.63	MD 374.68	210,496.27	1,469,498.34	FLOW THRU		
FT6	5' COGICOS CURB OPENING	-	-	-	78.41	MD 374.68	210,427.99	1,469,772.01	FLOW THRU		
FT7	5' COGICOS CURB OPENING	-	-	-	75.07	MD 374.68	210,394.02	1,469,910.49	FLOW THRU		
FT8	5' COGICOS CURB OPENING	-	-	-	72.19	MD 374.68	210,308.70	1,470,088.85	FLOW THRU		
FT9	5' COGICOS CURB OPENING	-	-	-	67.18	MD 374.68	210,126.73	1,470,149.29	FLOW THRU		
FT10	5' COGICOS CURB OPENING	-	-	-	65.80	MD 374.68	210,087.49	1,470,187.47	FLOW THRU		
FT11	5' COGICOS CURB OPENING	-	-	-	63.41	MD 374.68	210,010.40	1,470,169.39	FLOW THRU		
FT12	5' COGICOS CURB OPENING	-	-	-	59.35	MD 374.68	209,907.38	1,470,242.44	FLOW THRU		
FT13	5' COGICOS CURB OPENING	-	-	-	57.00	MD 374.68	209,825.11	1,470,167.38	FLOW THRU		
FT14	5' COGICOS CURB OPENING	-	-	-	67.26	MD 374.68	210,152.73	1,469,652.38	FLOW THRU		
FT15	5' COGICOS CURB OPENING	-	-	-	65.52	MD 374.68	210,145.13	1,469,529.77	FLOW THRU		
FT16	5' COGICOS CURB OPENING	-	-	-	68.20	MD 374.68	210,251.92	1,469,389.81	FLOW THRU		
FT17	5' COGICOS CURB OPENING	-	-	-	69.42	MD 374.68	210,265.88	1,469,322.00	FLOW THRU		

STORM DRAIN PIPE SCHEDULE					
FROM	TO	SIZE	TYPE/CLASS	LENGTH	SLOPE
IN2	ES1	36"	HDPE	39'	3.86%
IN3	IN2	30"	HDPE	45'	0.60%
MH4	IN3	30"	HDPE	63'	0.60%
IN5	MH4	30"	HDPE	64'	0.60%
MH5A	IN5	30"	HDPE	36'	0.69%
MH6	MH5A	30"	HDPE	39'	0.68%
MH7	MH6	30"	HDPE	100'	0.62%
MH8	MH7	24"	HDPE	190'	2.37%
MH9	MH8	18"	HDPE	133'	0.62%
IN10	MH9	15"	HDPE	73'	0.66%
IN11	IN10	15"	HDPE	149'	1.65%
IN12	IN11	15"	HDPE	33'	2.84%
IN14	MH9	15"	HDPE	51'	0.61%
IN15	MH8	18"	HDPE	59'	2.10%
MH16	IN15	15"	HDPE	86'	0.63%
IN17	MH16	15"	HDPE	34'	1.88%
IN18	MH16	15"	HDPE	63'	0.63%
IN19	MH4	18"	HDPE	52'	0.62%
IN15A	IN15	15"	HDPE	20'	0.70%
IN33	IN7A	15"	HDPE	88'	0.61%
IN7A	MH7	24"	HDPE	49'	4.97%
MH22	MH6	15"	HDPE	94'	3.65%
IN23	MH22	15"	HDPE	9'	1.53%
MH20	IN3	15"	HDPE	79'	12.38%
IN21	MH20	15"	HDPE	78'	2.12%
IN26	ES24	18"	HDPE	181'	3.96%
MH27	IN26	24"	HDPE	18'	2.39%
MH28	MH27	24"	HDPE	186'	1.53%
IN29	MH28	18"	HDPE	138'	1.02%
IN30	IN29	18"	HDPE	53'	1.03%
IN31	MH28	18"	HDPE	51'	0.63%
IN32	MH27	18"	HDPE	26'	0.62%
MH36	ES34	24"	HDPE	102'	0.58%
IN37	MH36	24"	HDPE	73'	0.59%
IN38	IN37	24"	HDPE	85'	0.58%
IN39	IN38	24"	HDPE	155'	0.59%
IN40	IN39	18"	HDPE	40'	0.60%
IN41	IN40	18"	HDPE	122'	0.62%
MH42	IN39	18"	HDPE	109'	3.83%
IN43	MH42	15"	HDPE	50'	3.81%
MH45	ES44	18"	HDPE	50'	0.62%
IN46	MH45	15"	HDPE	110'	0.61%
IN47	MH45	18"	HDPE	53'	0.62%

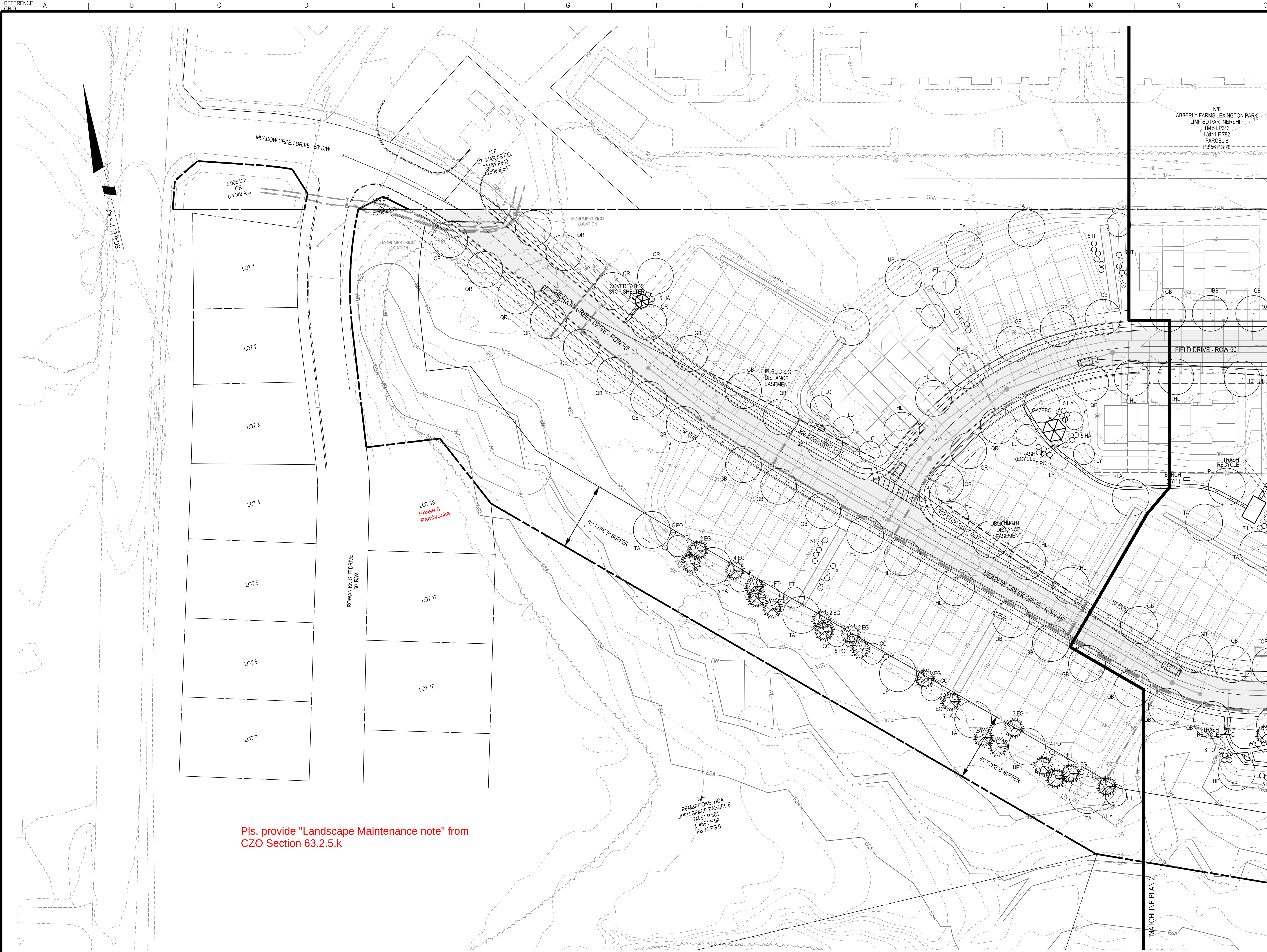
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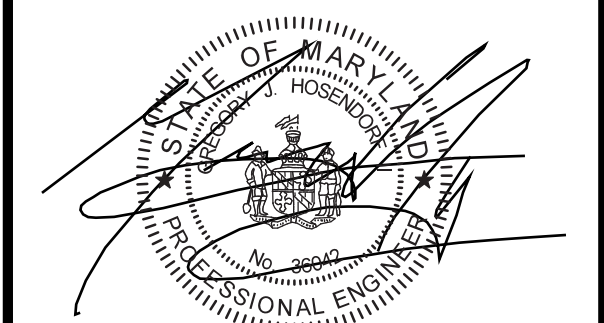
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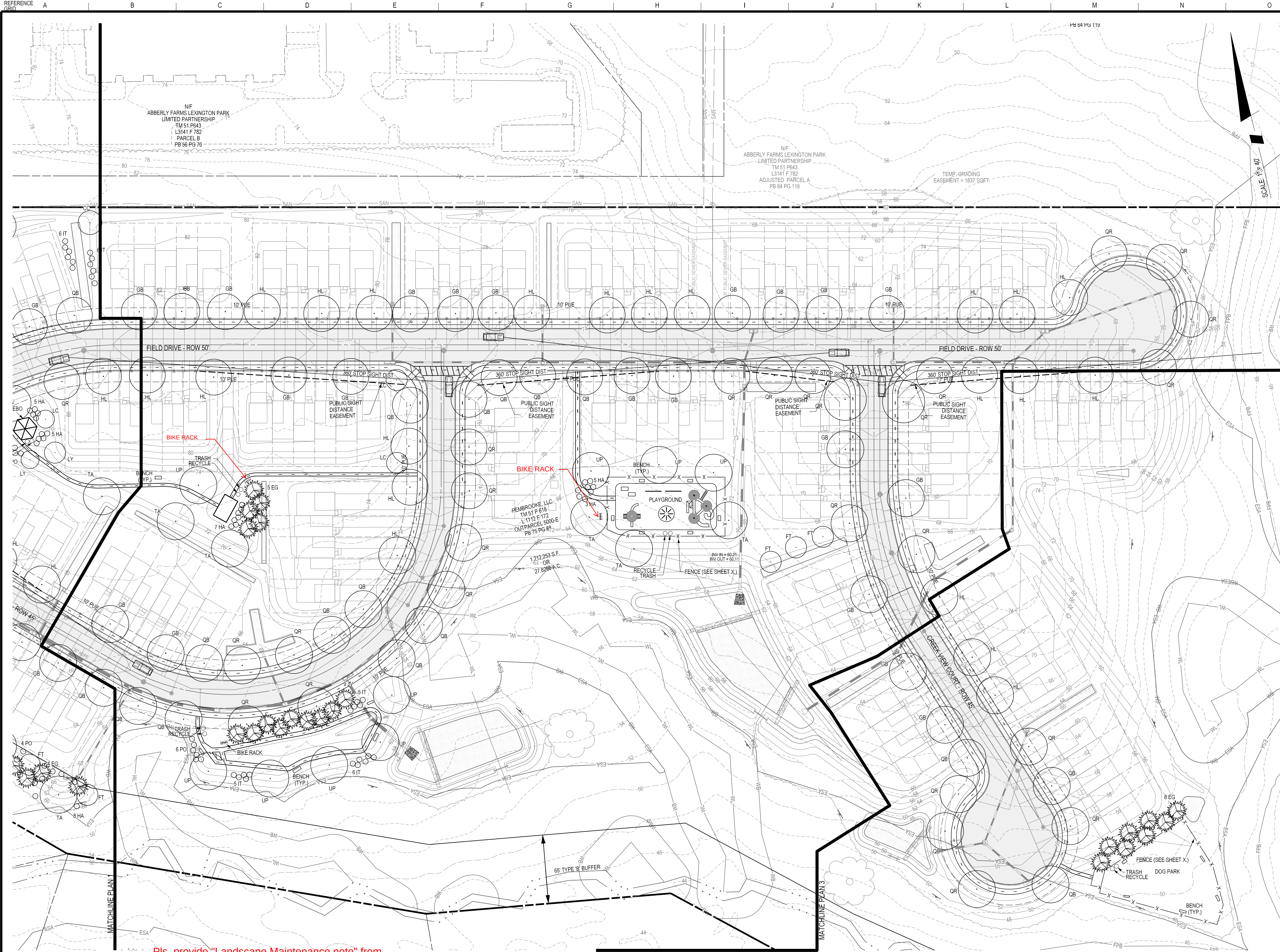


LANDSCAPE PLAN 1
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 40'	DATE: 10/13/2025 DESIGNED: DH, JC TECHNICIAN: DH, JC MP CHECKED: MP CAD STD'S: ORD / NCS VERSION:
SHEET 47 OF 53	PROJECT NO. 0707-20-00



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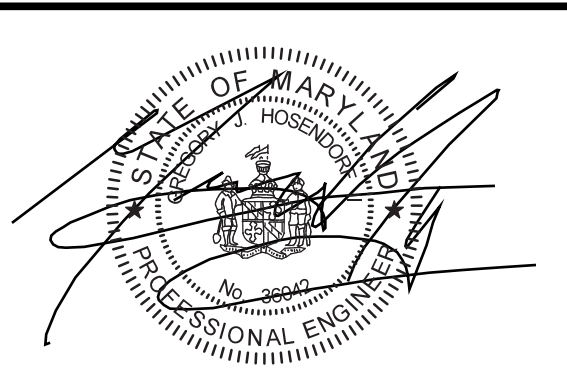
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LICENSE NO. 38042 EXPIRATION DATE: 06/26/2026



LANDSCAPE PLAN 2

MAJOR SITE PLAN

PEMBROKE CROSSING

TOWNHOMES OUTPARCEL 'E'

140 LOT SUBDIVISION

LEXINGTON PARK, MARYLAND

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

TAX MAP	ZONING CATEGORY:
TM 51 PARCEL 618	RM
WATER & SEWER CATEGORY	
W-3D / S-3D	
SITE DATUM	
HORIZONTAL: NAD 83	
VERTICAL: NAVD 88	
DATE: 10/13/2025	
DESIGNED: DH, JC	
TECHNICIAN: DH, JC	
CHECKED: MP	
CAD STD'S: ORD / NCS	

SHEET	48
OF	53
PROJECT NO.	0707-20-00



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LANDSCAPE PLANT MATERIAL SCHEDULE						
SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
	QR	QUERCUS RUBRA	NORTHERN OAK	2-2 1/2" CAL.	39	B&B OR CONT.
	QB	QUERCUS BICOLOR 'AMERICAN DREAM'	'AMERICAN DREAM' SWAMP WHITE OAK	2-2 1/2" CAL.	24	B&B OR CONT.
	GB	GINKGO BILOBA 'FAIRMONT'	'FAIRMONT' MAIDENHAIR TREE	2-2 1/2" CAL.	30	B&B OR CONT.
	HL	GLEDITSIA TRIACANTHOS 'SUNBURST'	'SUNBURST' HONEY LOCUST	2-2 1/2" CAL.	33	B&B OR CONT.
	TA	TILIA AMERICANA 'BOULEVARD'	'BOULEVARD' AMERICAN BASSWOOD	1 1/2-2" CAL.	12	B&B OR CONT.
	UP	ULMUS PARVIFOLIA 'EMERALD VASE'	'EMERALD VASE' LACEBARK ELM	1 1/2-2" CAL.	14	B&B OR CONT.
	CC	CERIS CANADENSIS 'MERLOT'	'MERLOT' EASTERN RED BUD	6-8' HT.	4	CONT.
	FT	CHIONANTHUS VIRGINICUS	FRINGE TREE	6-8' HT.	12	CONT.
	EG	THUSA OCCIDENTALIS 'EMERALD GREEN'	'EMERALD GREEN' ARBOR VITAE	5-6' HT.	32	CONT.
	JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	'EMERALD SENTINEL' RED CEDAR	5-6' HT.	9	CONT.
	PO	PHYSCARPUS OPULIFOLIA 'LITTLE DEVIL'	'LITTLE DEVIL' NINEBARK	24-36" HT.	25	CONT.
	IT	ITEA VIRGINICA 'LOVE CHILD'	'LOVE CHILD' VIRGINIA SWEETSPIRE	24-36" HT.	43	CONT.
	HA	HYDRANGEA ARBORESCENS 'INCREDIBALL'	'INCREDIBALL' SMOOTH HYDRANGEA	24-36" HT.	49	CONT.
	LC	LAGERSTROEMIA 'CATAWBA'	'CATAWBA' CRAPE MYRTLE	6-8' HT.	7	MULTI-STEM
	LY	LAGERSTROEMIA 'YUMA'	'YUMA' CRAPE MYRTLE	6-8' HT.	2	MULTI-STEM

Pls. provide "Landscape Maintenance note" from CZO Section 63.2.5.k



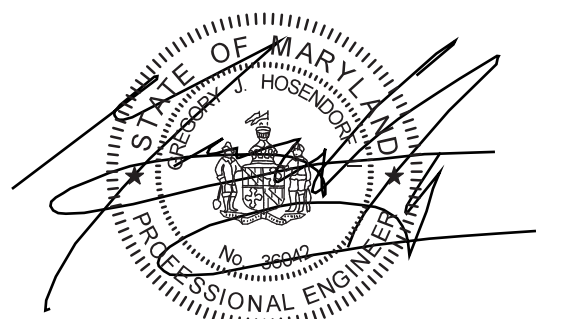
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LANDSCAPE PLAN 3
MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TAX MAP TM 51 PARCEL 618	ZONING CATEGORY: RM
WATER & SEWER CATEGORY W-3D / S-3D	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 40'	DATE: 10/13/2025 DESIGNED: DH, JC TECHNICIAN: DH, JC MP CHECKED: MP CAD STD'S: ORD / NCS
SHEET 49 OF 53	PROJECT NO. 0707-20-00



LUGM# MJSP25-0213

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LANDSCAPE SPECIFICATIONS

A. MATERIALS

- Plants shall be nursery grown in accordance with good horticultural practice, and grown under climatic conditions similar to those in the locality of the project. They shall have been root pruned, preferably within the last year. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pest, eggs or larvae, and shall have a healthy developed root system. Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, sunscaled, disfiguring knots or fresh cuts over 1/2" will be rejected. No change in quantity, size, kind or quality of plant specified will be permitted without approval of the landscape architect.
- Topsoil shall be fertile, friable and typical of the locality; it shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.
- Planting soil (backfill mix) shall be five-parts topsoil and one-part wet loose peat moss.
- Staking materials: Guys wire shall be pliable #12 gauge galvanized twisted two-strand wire. Hose shall be a suitable length of two-ply rubber hose 3/4" diameter, stakes shall conform to the detail this sheet.
- Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

- "Standard Plant Names," latest edition American Joint Committee on Horticulture Nomenclature.
- "American Standard of Nursery Stock," latest edition, American Association of Nurseryman.

C. DIGGING AND HANDLING OF PLANT MATERIALS

- Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-dessicant, applying an adequate film over trunks, branches, twigs and/or foliage.
- Dig balled and burlapped (B&B) plants with firm natural balls of earth, of a diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be excepted if the ball is cracked or broken before or during planting operations.

D. EXCAVATING OF PLANTING AREA

- Stake out on the ground locations for plants and outlines of area to be planted, and obtain approval of the landscape architect before excavation is begun. Landscaped areas to be thoroughly weeded prior to planting operations.

E. PLANTING OPERATIONS

- Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder of the planting soil to top of pits, eliminating all air pockets.
- Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrapping intact around balls. Turn under and bury portions of burlap at top of ball.
- Protect plants at all times from sun or drying winds. Plants that can not be planted immediately on delivery shall be kept in the shade, well protected with soil, peat moss or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.
- Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.
- Mulch all pits and beds with a two inch layer of bark, mulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch.

F. STAKING, WRAPPING AND PRUNING

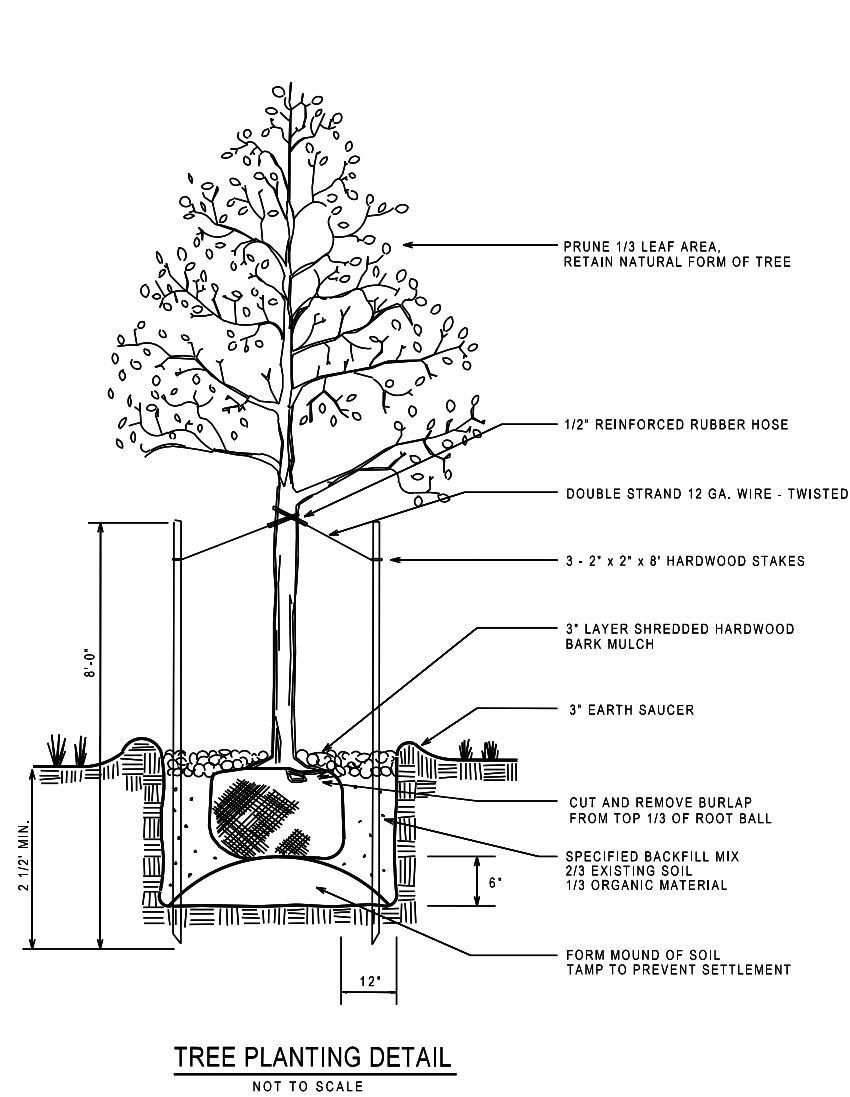
- Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wire shall be removed at the end of the guarantee period and disposed of off-site by the contractor.
- Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.
- Prune plants at the time of planting as directed by the landscape architect to remove 1/5 or 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural character of the plant.

G. GUARANTEE

- All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the second growing season following acceptance by the landscape architect.

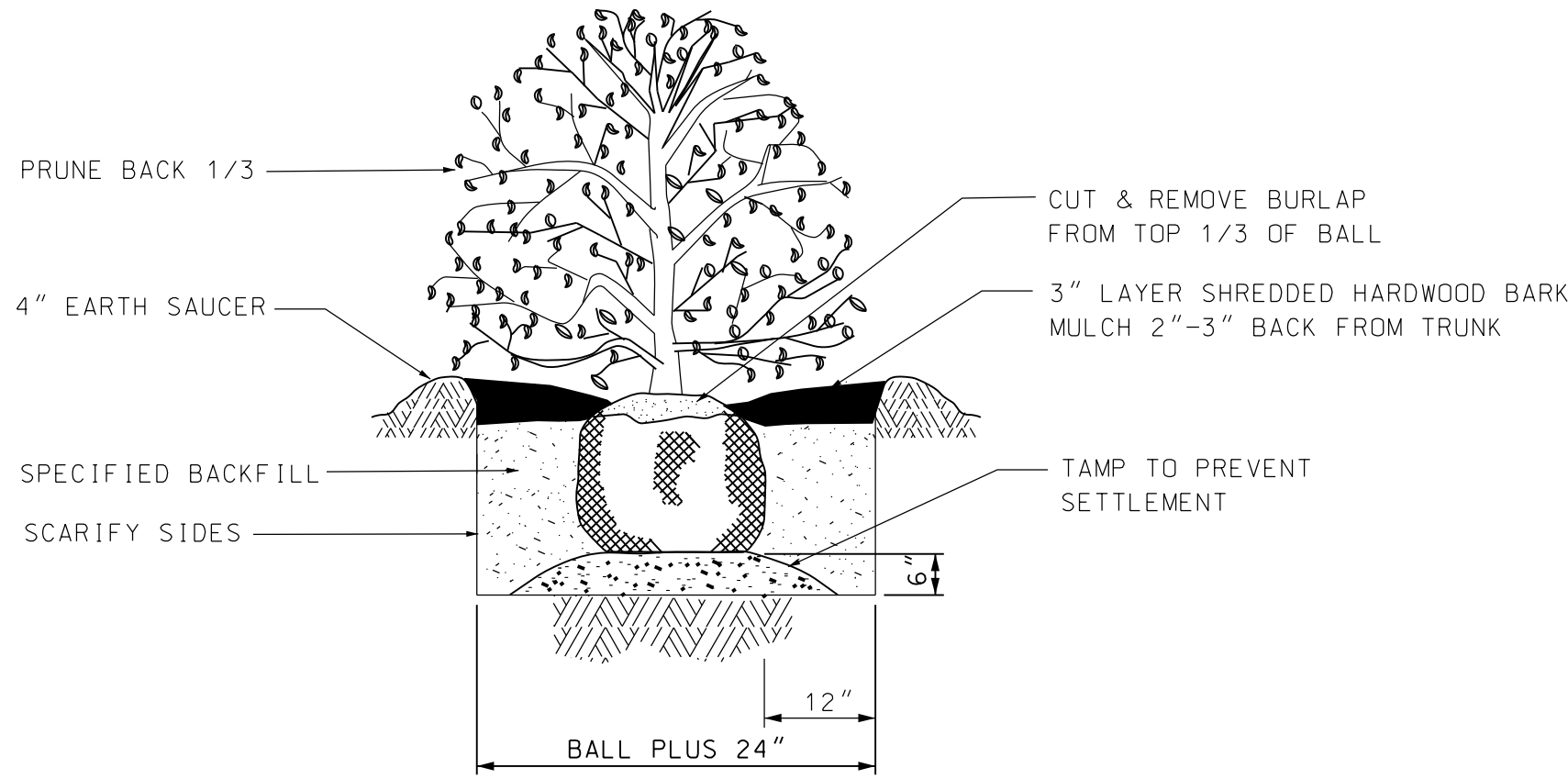
H. TREE PRESERVATION

- Snow fencing shall be erected around all areas where existing vegetation is to be preserved.
- Individual trees and groups of trees shall be protected by fencing around a perimeter of their branches using standard, 48" high snow fence securely mounted to standard steel posts set not more than 6' apart.
- Fencing shall be installed prior to the start of any construction activity.



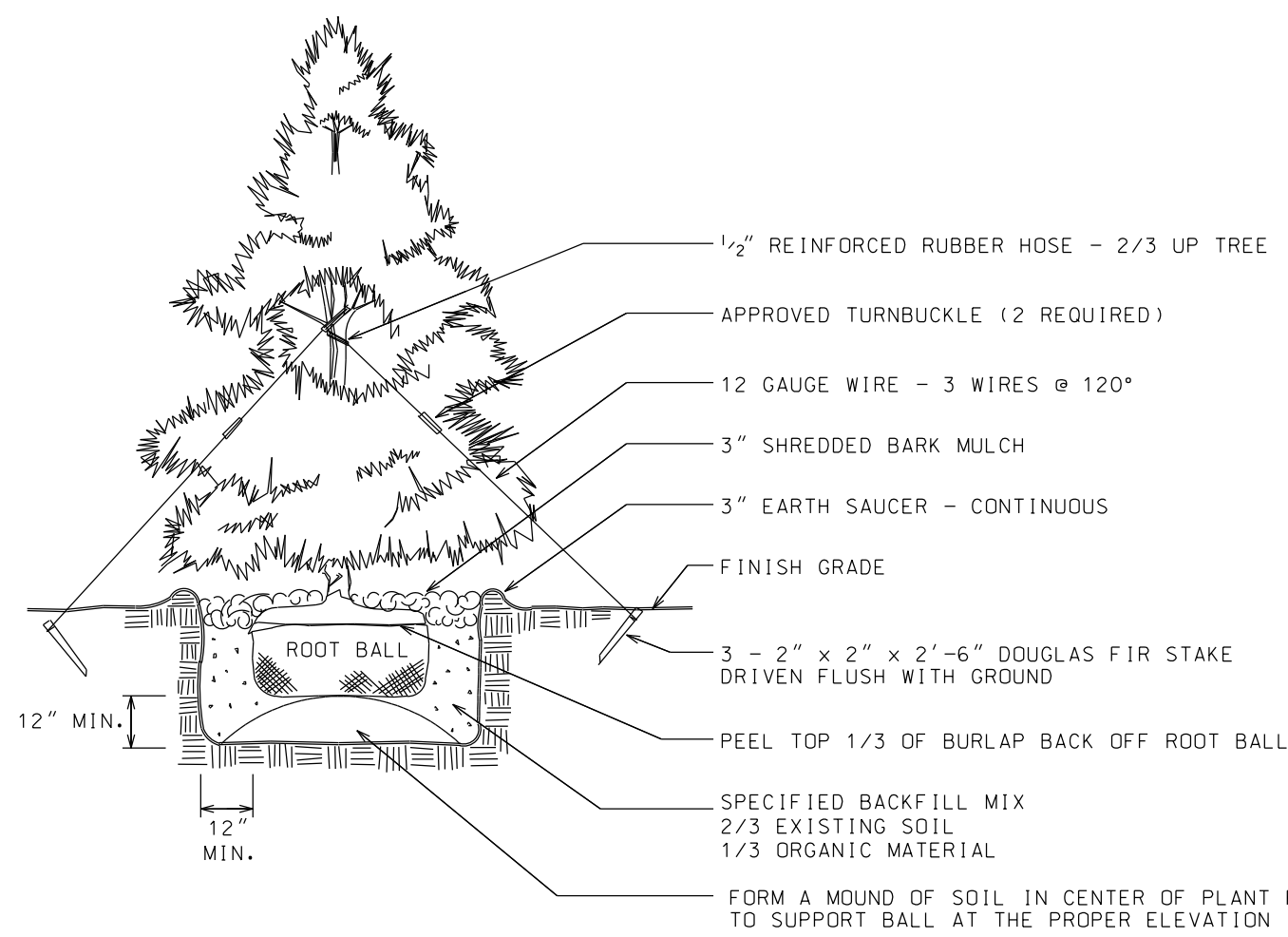
TREE PLANTING DETAIL

NOT TO SCALE



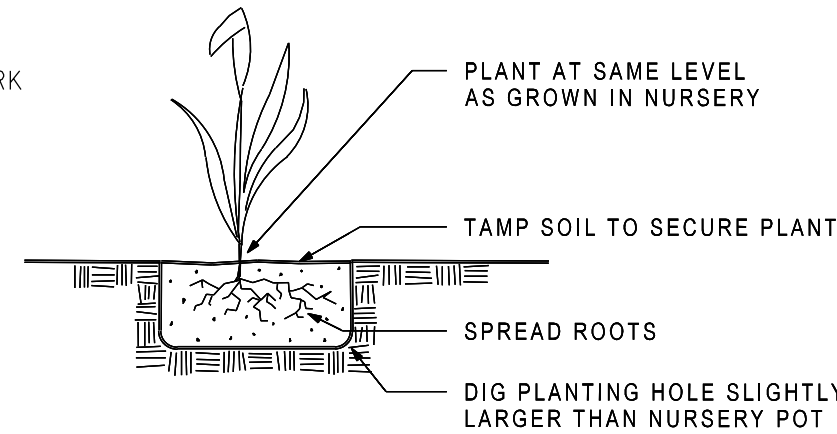
DETAIL - SHRUB PLANTING

NOT TO SCALE



TREE PLANTING DETAIL - EVERGREEN TREE

NOT TO SCALE



HERBACEOUS PLANTING DETAIL

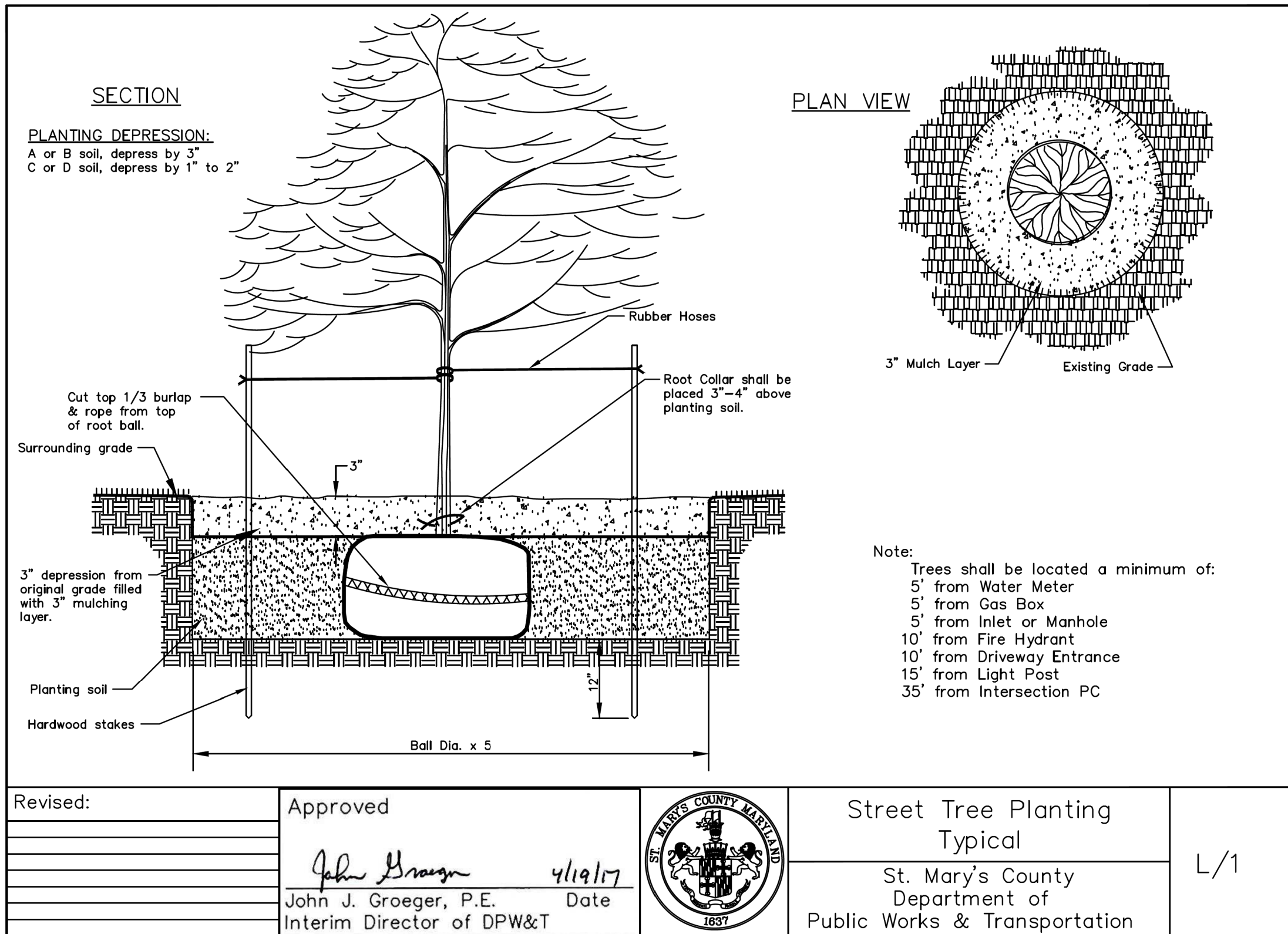
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SWM PLANTING SCHEDULE							
LOCATION	PRACTICE	PLANTED AREA SF	COMMON NAME	QTY	SIZE	SPACING	
SWM 1	Micro-Bio	846	Butterfly Milkweed	178	Plug	18	in. o-c
			Switch Grass	178	Plug	18	in. o-c
SWM 3	Micro-Bio	391	Butterfly Milkweed	86	Plug	18	in. o-c
			Switch Grass	86	Plug	18	in. o-c
SWM 10	Micro-Bio	320	Butterfly Milkweed	56	Plug	18	in. o-c
			Switch Grass	56	Plug	18	in. o-c
SWM 12	Micro-Bio	519	Butterfly Milkweed	105	Plug	18	in. o-c
			Switch Grass	105	Plug	18	in. o-c
SWM 17	Micro-Bio	614	Butterfly Milkweed	123	Plug	18	in. o-c
			Switch Grass	123	Plug	18	in. o-c
SWM 18	Micro-Bio	395	Butterfly Milkweed	82	Plug	18	in. o-c
			Switch Grass	82	Plug	18	in. o-c
SWM 23	Micro-Bio	142	Butterfly Milkweed	29	Plug	18	in. o-c
			Switch Grass	29	Plug	18	in. o-c

SWM PLANTING SCHEDULE							
LOCATION	PRACTICE	PLANTED AREA SF	COMMON NAME	QTY	SIZE	SPACING	
SWM 2	Bioswale	640	Butterfly Milkweed	132	Plug	18	in. o-c
			Switch Grass	132	Plug	18	in. o-c
SWM 4	Bioswale	640	Butterfly Milkweed	132	Plug	18	in. o-c
			Switch Grass	132	Plug	18	in. o-c
SWM 5	Bioswale	461	Butterfly Milkweed	103	Plug	18	in. o-c
			Switch Grass	103	Plug	18	in. o-c
SWM 7	Bioswale	773	Butterfly Milkweed	143	Plug	18	in. o-c
			Switch Grass	143	Plug	18	in. o-c
SWM 8	Bioswale	640	Butterfly Milkweed	131	Plug	18	in. o-c
			Switch Grass	131	Plug	18	in. o-c
SWM 15	Bioswale	577	Butterfly Milkweed	111	Plug	18	in. o-c
			Switch Grass	111	Plug	18	in. o-c

SWM PLANTING SCHEDULE							
LOCATION	PRACTICE	PLANTED AREA SF	COMMON NAME	QTY	SIZE	SPACING	
SWM 9	SGW	1,887	Pickeral Weed	160	Plug	18	in. o-c
			Lizard Tail	160	Plug	18	in. o-c
			Softstem Bullrush	160	Plug	18	in. o-c
SWM 11	SGW	2,034	Pickeral Weed	183	Plug	18	in. o-c
			Lizard Tail	183	Plug	18	in. o-c
			Softstem Bullrush	183	Plug	18	in. o-c
SWM 16	SGW	553	Pickeral Weed	58	Plug	18	in. o-c
			Lizard Tail	58	Plug	18	in. o-c
			Softstem Bullrush	58	Plug	18	in. o-c

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Note:

- Trees shall be located a minimum of:
- 5' from Water Meter
- 5' from Gas Box
- 5' from Inlet or Manhole
- 10' from Fire Hydrant
- 15' from Driveway Entrance
- 15' from Light Post
- 35' from Intersection PC



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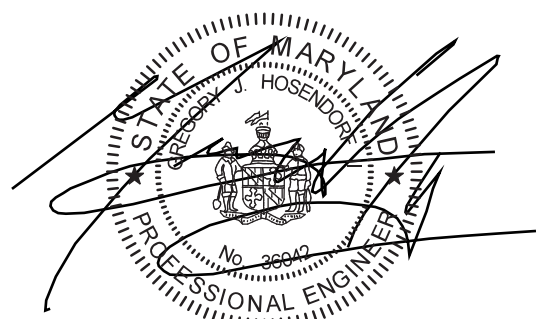
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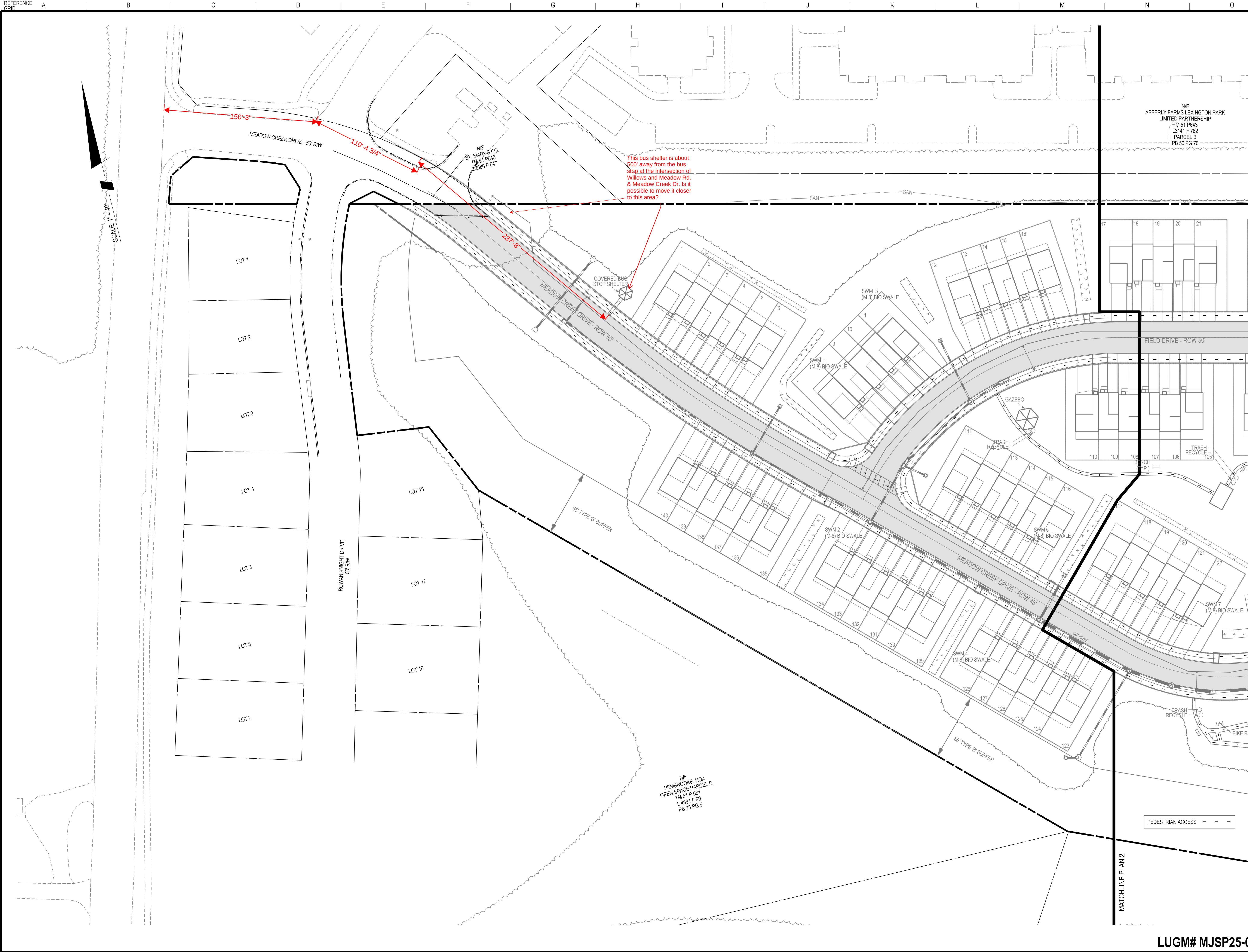


LANDSCAPE NOTES AND DETAILS

MAJOR SITE PLAN
PEMBROKE CROSSING
TOWNHOMES OUTPARCEL 'E'
140 LOT SUBDIVISION
LEXINGTON PARK, MARYLAND
EIGHTH (8TH) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

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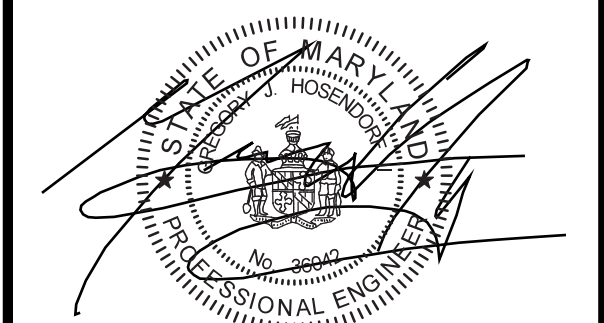
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PEDESTRIAN ACCESS PLAN 1
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