

Plat Name: Creekside at Cabin Branch

Plat #: 220230370

Location: Located on the west side of Clarksburg Road (MD 121), 1900 feet north of West Old Baltimore Road

Master Plan: Clarksburg Ten Mile Creek Limited Amendment Area

Plat Details: RNC zone; 1 lot

Owner: Shiloh Farm Investments, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12020005A (MCPB Resolution No. 21-067), and with Site Plan No. 820200160 (Certified Site Plan dated December 13, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

General Notes:

- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any restrictions on the title, and is intended to show only the matters affecting title as set forth herein.
- This property shall be served by private septic systems and private well systems only.
- The wells and septic areas shown hereon are the "Well & Septic Plan for Cephas Summers House" Plan No. 288140, dated April, 2022 and are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are hereby incorporated into this plan and shall be enforceable by the Planning Board and available for public review during normal business hours.
- The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66275 at page 491.
- Lot 145, Block A, as shown hereon is the extent of the "10.21-acre environmental setting" as required by the Montgomery County, Maryland Historic Preservation Commission letter dated October 25, 2020, and as associated with the approved Preliminary Plan No. 130200050.

Approvals/Information Chart

| | |
|--|-------------------------------|
| Tax Map: | BY1333 WSSC-Grid No.: 7311W14 |
| Zoning Category: | BYC |
| Approved Preliminary Plan File No.: | 130200050A |
| Approved Site Plan File No.: | 800200160 |
| Approved Project/Septic Plan File No.: | N/A |
| Approved Forest Conservation Plan No.: | 800200160 |

Area Tabulation

| |
|---|
| 1 Lot - 444897 Sq.Ft. or 10.21342 Acres |
| Total Area - 444897 Sq.Ft. or 10.21342 Acres |

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision, and establish the minimum building restriction lines.

Further, we grant to The Release Egress Company, Washington Gas and Light Company, Verizon, and their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a Maryland Professional Land or Property Line Surveyor in accordance with Section 56-3.3.0 of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Cephas Summers House, LLC

[Signature]
By: **Mark P. Troszke**
V.P. of Land Planning & Development

July 5, 2023
Date:

Approved _____
Chair

Approved **7-10-23**
Montgomery County Department of Permitting Services

Approved _____
Montgomery County Department of Permitting Services

Approved _____
Director

Approved _____
Montgomery County Department of Permitting Services

Approved _____
Montgomery County Department of Permitting Services

Approved _____
Montgomery County Department of Permitting Services

Approved _____
Montgomery County Department of Permitting Services

Approved _____
Montgomery County Department of Permitting Services

Plat No.



6-28-2023
Date

[Signature]
For: **Rodgers Consulting, Inc.**
By: **Robert W. Herring**
Professional Engineer License No. 131339
Professional Land Surveyor License No. 200000005
(License Expiration Date: 12-23-2023)

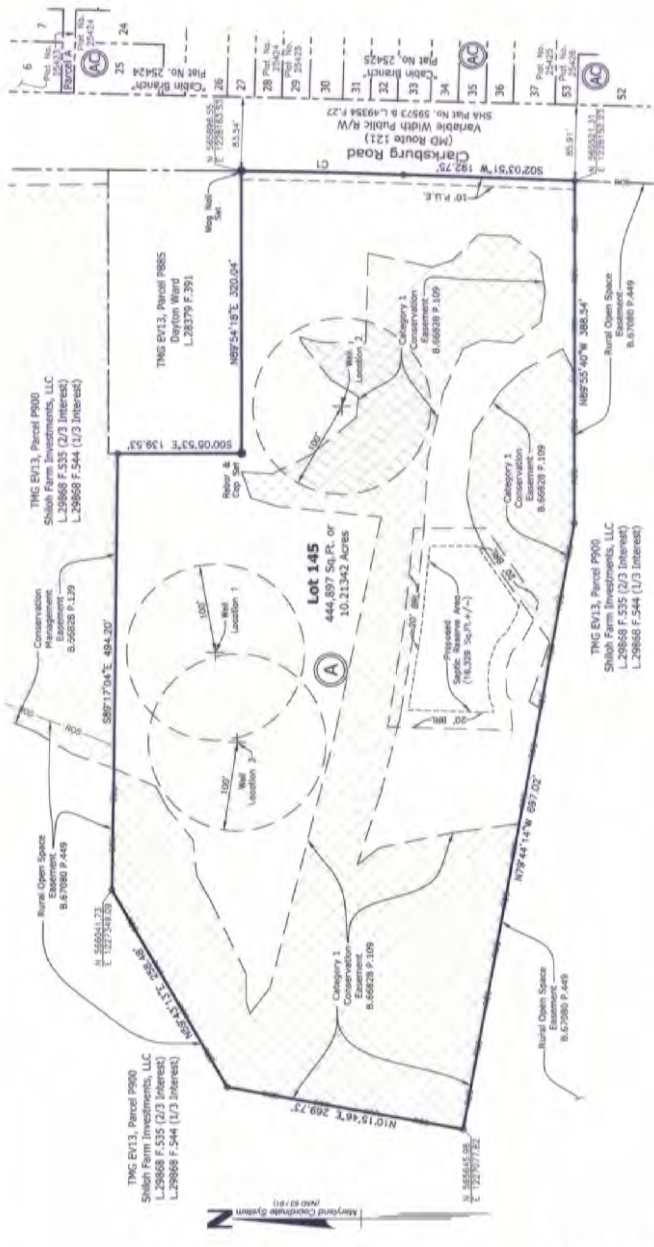
Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from Lorraine B. Crown, as to an undivided one-third (1/3) interest, and Kenneth Chinn, Personal Representative of the Estate of Lorraine B. Crown, as to the remaining two-thirds (2/3) interest, in Parcel P-449, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 288568 at folio 535; also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from AS Bennett, LLC, a Maryland limited liability company, as to an undivided one-third (1/3) interest, in Parcel P-139, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 288568 at folio 535; and I further certify that none of the property markers described in this plat are in violation of the provisions of Section 50-A.3.6 of the Montgomery County Code. The total area included on this plat is 444,897 square feet or 10.21342 acres or 10.21342 acres, of which is added to public use, in accordance with the provisions of Section 50-A.3.6 of the Montgomery County Code, and is in accordance with the provisions of Section 50-A.3.6 of the Montgomery County Code.

Curve Table

| Curve | Radius | Length | Tangent | Chord | Bearing | Delta |
|-------|----------|--------|---------|---------|-------------|----------|
| C1 | 7500.00' | 98.08' | 91.34' | 158.63' | S01°21'59"W | 1°23'44" |

Vicinity Map: 1" = 1000'



Legend

| | |
|-----|------------------------------|
| --- | Building Restriction Line |
| --- | Line of Foot of Right of Way |
| --- | Square Feet |
| --- | Tax Map Grid |

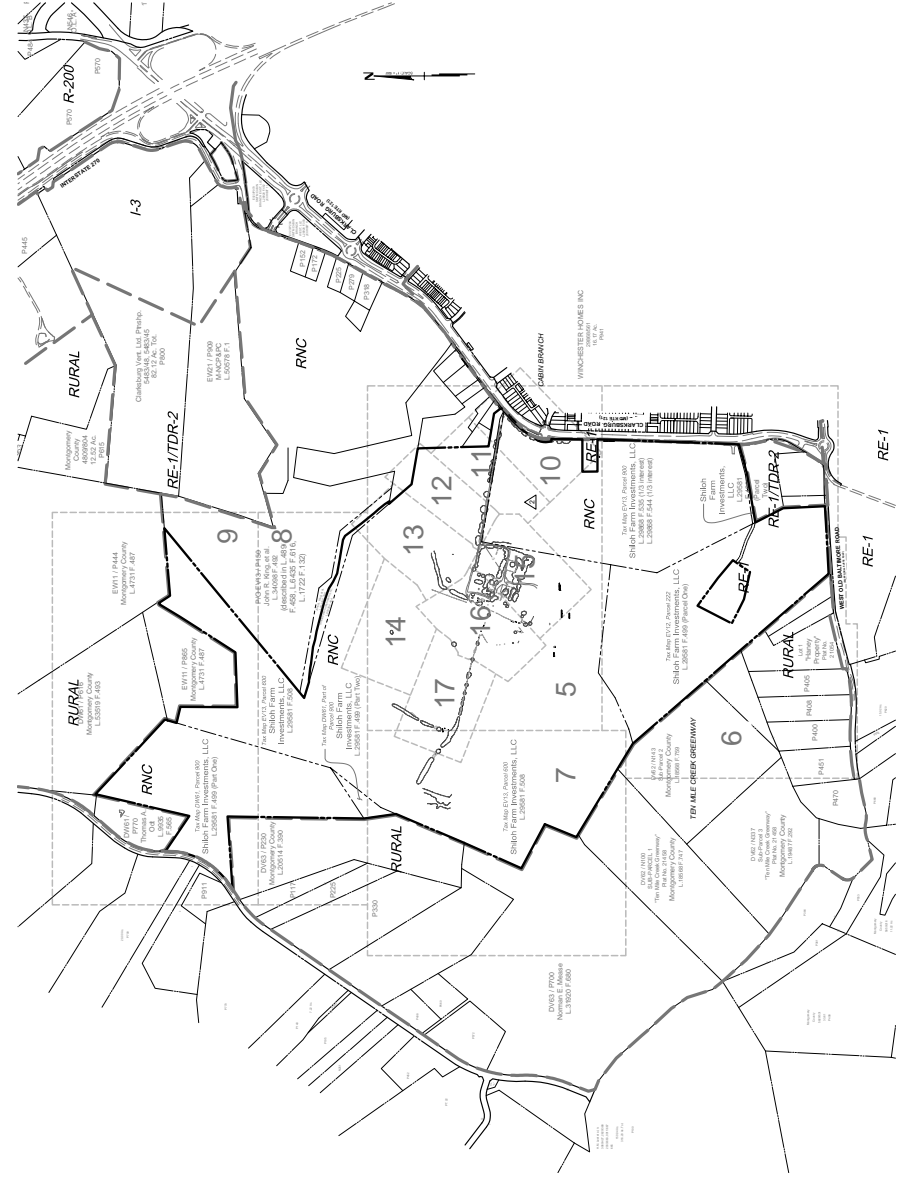
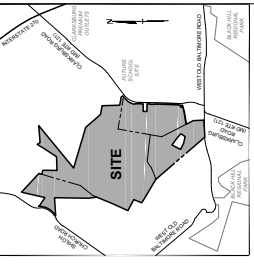
Subdivision Record Plat
Lot 145, Block A
Creekside at Cabin Branch
(Cephas Summers House)
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 100' September 2022

RODGERS CONSULTING
1887 Century Boulevard, Suite 200, Germantown, Maryland 20854
Ph: 301-984-6700, Fx: 301-986-6255, www.rdgcr.com

Plat No. 18
RCLAB No. 0377AB10
MONT/PC Plat No. 23020379

CREEKSIDE AT CABIN BRANCH

CERTIFIED PRELIMINARY PLAN #12020005A



| Sheet | Sheet Title | MCPD File Name |
|-------|--|------------------------|
| 1 | Cover Sheet | 07-PREL-12020005A-001 |
| 2 | Resolution | 07-PREL-12020005A-002 |
| 3 | Approval Letters | 07-PREL-12020005A-003 |
| 4 | Approvals | 07-PREL-12020005A-004 |
| 5 | Approvals | 07-PREL-12020005A-005 |
| 6 | Approvals | 07-PREL-12020005A-006 |
| 7 | Approvals | 07-PREL-12020005A-007 |
| 8 | Approvals | 07-PREL-12020005A-008 |
| 9 | Approvals | 07-PREL-12020005A-009 |
| 10 | Approvals | 07-PREL-12020005A-010 |
| 11 | Approvals | 07-PREL-12020005A-011 |
| 12 | Approvals | 07-PREL-12020005A-012 |
| 13 | Approvals | 07-PREL-12020005A-013 |
| 14 | Approvals | 07-PREL-12020005A-014 |
| 15 | Approvals | 07-PREL-12020005A-015 |
| 16 | Approvals | 07-PREL-12020005A-016 |
| 17 | Approvals | 07-PREL-12020005A-017 |
| 18A | Rural Open Space Exhibit | 07-PREL-12020005A-018A |
| 18B | Preliminary Compliance Exhibit | 07-PREL-12020005A-018B |
| 18C | Lot Area Diagram | 07-PREL-12020005A-018C |
| 18D | 10-Acre Colchick Subdivision Exhibit | 21-RG-12020005A-021 |
| 19 | Road Grades | 21-RG-12020005A-022 |
| 20 | Road Grades | 12-MP-12020005A-020 |
| 21 | Impervious Area Exhibit | 12-MP-12020005A-021 |
| 21A | Impervious Area Exhibit | 12-MP-12020005A-022 |
| 1 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-001 |
| 2 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-002 |
| 3 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-003 |
| 4 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-004 |
| 5 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-005 |
| 6 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-006 |
| 7 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-007 |
| 8 | Preliminary Final Forest Conservation Plan | 10-FCP-12020005A-008 |
| 9 | Tree Mitigation Exhibit | 10-FCP-12020005A-009 |
| 10 | Conservation Management Area Exhibit | 32-CMP-12020005A-001 |
| 11 | Conservation Management Area Exhibit | 32-CMP-12020005A-002 |
| 12 | Conservation Management Area Exhibit | 32-CMP-12020005A-003 |
| 13 | Conservation Management Area Exhibit | 32-CMP-12020005A-004 |
| 14 | Conservation Management Area Exhibit | 32-CMP-12020005A-005 |
| 15 | Conservation Management Area Exhibit | 32-CMP-12020005A-006 |
| 16 | Conservation Management Area Exhibit | 32-CMP-12020005A-007 |
| 17 | Conservation Management Area Exhibit | 32-CMP-12020005A-008 |
| 18 | Stream Restoration Exhibit | 32-SRE-12020005A-001 |
| 19 | Stream Restoration Exhibit | 32-SRE-12020005A-002 |
| 20 | Stream Restoration Exhibit | 32-SRE-12020005A-003 |
| 21 | Stream Restoration Exhibit | 32-SRE-12020005A-004 |
| 22 | Stream Restoration Exhibit | 32-SRE-12020005A-005 |
| 23 | Stream Restoration Exhibit | 32-SRE-12020005A-006 |
| 24 | Stream Restoration Exhibit | 32-SRE-12020005A-007 |
| 25 | Stream Restoration Exhibit | 32-SRE-12020005A-008 |

PRELIMINARY PLAN #12020005A AMENDMENT CHANGES:
 1. ADDS THE REMAINING LOTS (PHASE 2) INTO THE CALCULATIONS AND CONFIRMS P/F FOR THOSE LOTS.
 2. ADDS LAND AREA TO BE CONNECTED TO PARKLAND.

| REVISION | DATE | REVISION | DATE | REVISION | DATE |
|----------|------|----------|------|----------|------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

DEVELOPER/APPLICANT:
PULTE HOMES
 10000 ARROWHEAD DRIVE, SUITE 225
 PARKFIELD, VA 22651
 ATTY: DAVID DEMARCO

PRELIMINARY PLAN #12020005A
 WSCC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
 TAX MAPS DW, GRID DW61, EW, GRID EW11, DV, GRIDS DW63 & DW62, EV123, GRID EV13, & EV122, GRID EV12

COVER

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Virginia, do hereby certify that the above is a true and correct copy of the original as submitted to me for certification.

DATE: FEB 2022
 SIGNATURE: [Signature]

07-PREL-12020005A-001
 WSCC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
 TAX MAPS DW, GRID DW61, EW, GRID EW11, DV, GRIDS DW63 & DW62, EV123, GRID EV13, & EV122, GRID EV12

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Virginia, do hereby certify that the above is a true and correct copy of the original as submitted to me for certification.

DATE: FEB 2022
 SIGNATURE: [Signature]

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Virginia, do hereby certify that the above is a true and correct copy of the original as submitted to me for certification.

DATE: FEB 2022
 SIGNATURE: [Signature]

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Virginia, do hereby certify that the above is a true and correct copy of the original as submitted to me for certification.

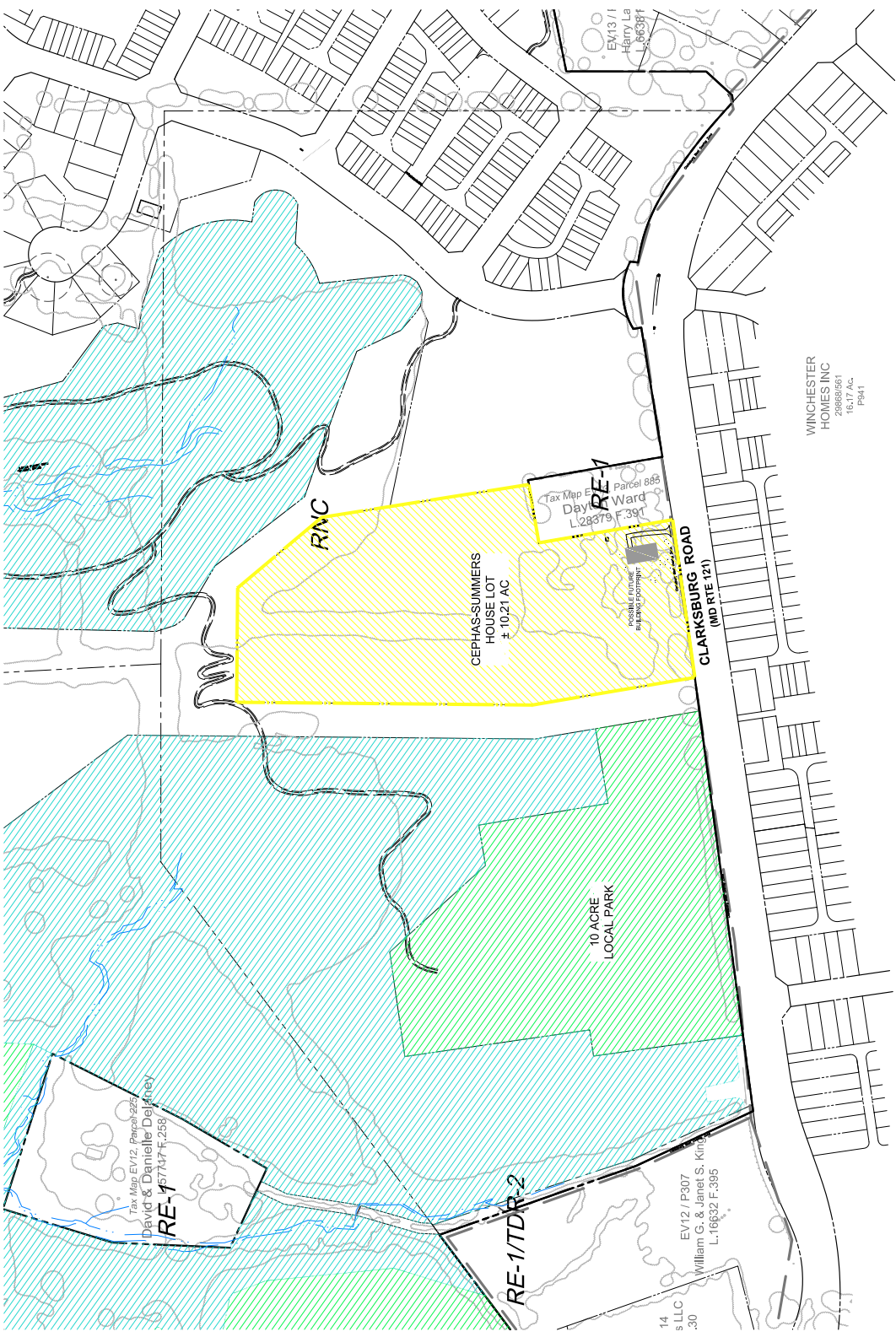
DATE: FEB 2022
 SIGNATURE: [Signature]

PRELIMINARY PLAN #12020005A



LEGEND

| | |
|--|-----------------------------------|
| | PHASE I PARK REDUCATION |
| | PHASE II PARK REDUCATION |
| | PROPOSED FOREST PLANTING |
| | EXISTING CANOPY EDGE |
| | CEPHAS HOUSE PROPERTY |
| | EXISTING STRUCTURES |
| | PERMANENT AND INTERMITTENT STREAM |
| | PROPOSED NATURAL SURFACE TRAIL |



07-PREL-120200050-018D
PRELIMINARY PLAN #120200050
WSSC MAPS 230NW14, 230NW15, 231NW14,
231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EW, GRID EW11, DV,
GRIDS DW63 & DW62, EV123, GRID EV13, & EV122,
GRID EV12

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above-mentioned plan, and that its contents are true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland, License No. RE-178747 F-288.

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above-mentioned plan, and that its contents are true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland, License No. RE-178747 F-288.

WILEY CAMP
 ARCHITECTS
 1000 ARROWHEAD DRIVE, SUITE 225
 ATTY DAVID DEMARCO
 MONTGOMERY COUNTY, MARYLAND
 PHONE: 301.784.4000
 FAX: 301.784.4258
 WWW: WILEY-CAMP.COM

SCALE: 1" = 100'
DATE: 03/27/2021
BY: MARCH 2021
DATE: MARCH 2021
BY: MARCH 2021

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |
| | | | |

RELEASE FOR: _____
 PROJECT NO.: _____

10 ACRE
CEPHAS-SUMMERS
HOUSE EXHIBIT

RODGERS CONSULTING
 11047 Greenbush Lane, Suite 200, Gaithersburg, Maryland 20878
 P: 301.944.4000 F: 301.944.4258 www.rodgers.com

CREEKSIDE AT CABIN BRANCH
 PULTE HOMES
 1000 ARROWHEAD DRIVE, SUITE 225
 ATTY DAVID DEMARCO
 MONTGOMERY COUNTY, MARYLAND

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |
| | | | |