Plat Name: **Creekside at Cabin Branch**
Plat #: **220230560 - 220230580**

Location: Located on the west side of Clarksburg Road (MD 121), opposite Dowitcher Way
Master Plan: Clarksburg Ten Mile Creak Amendment Area
Plat Details: RNC zone; 59 lots, 9 parcels
Owner: Shiloh Farm Investments, LLC

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

Plat No.

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	181.29'	86.57'	44.13'	85.75'	N18°26'31"W	27°21'36"
C2	57.52'	125.06'	109.50'	101.84'	N77°14'35"W	124°34'45"
C3	240.73'	234.69'	127.62'	225.50'	S82°59'37"W	55°51'27"
C4	230.00'	20.45'	10.23'	20.44'	N50°42'51"E	5°05'41"
C5	153.50'	72.84'	37.12'	72.16'	S42°19'09"W	27°11'19"
C6	50.00'	59.94'	34.16'	56.41'	N89°44'41"W	68°41'00"
C7	65.00'	17.32'	8.71'	17.26'	N63°02'05"W	15°15'47"
C8	65.00'	40.66'	21.02'	40.00'	S22°01'28"E	35°50'26"

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C9	213.50'	81.40'	41.20'	80.91'	N46°44'09"E	21°50'43"
C10	216.50'	19.09'	9.55'	19.08'	N35°00'48"E	5°03'08"
C11	339.00'	44.20'	22.13'	44.17'	S39°59'51"E	7°28'15"
C12	473.50'	62.44'	31.27'	62.39'	N39°57'19"W	7°33'20"
C13	1200.00'	240.42'	120.61'	240.02'	S46°10'08"W	11°28'45"
C14	412.00'	165.78'	84.55'	165.64'	S28°49'58"W	23°11'36"
C15	188.28'	164.24'	87.75'	159.08'	S07°04'09"W	49°58'43"
C16	51.76'	98.12'	72.05'	84.07'	N20°34'39"W	108°37'11"

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C17	265.00'	14.11'	7.06'	14.11'	N88°30'38"W	3°03'06"
C18	331.00'	310.66'	167.83'	299.38'	N63°08'57"W	53°46'27"
C19	269.00'	35.08'	17.56'	35.05'	N39°59'51"W	7°28'15"
C20	269.00'	86.04'	43.39'	85.67'	N52°53'45"W	18°19'33"
C21	339.00'	81.38'	40.89'	81.19'	N55°10'53"W	13°45'17"
C22	261.00'	159.37'	82.26'	156.91'	S72°32'37"E	34°59'09"
C23	335.00'	25.16'	12.59'	25.16'	N87°53'04"W	4°18'14"
C24	65.00'	7.29'	3.65'	7.29'	N62°47'16"E	6°25'48"

General Notes:

1. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
2. This property is served by public water and sewer systems only.
3. Parcels A and I, Block A and Parcel A, Block C are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
4. Parcels A and I, Block A and Parcel A, Block C shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
5. Horizontal datum is the Maryland Coordinate System (NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet), based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
19299: North 563608.492, East 1227938.768; 20902: North 570889.518, East 1224359.654
6. 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 intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
7. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.

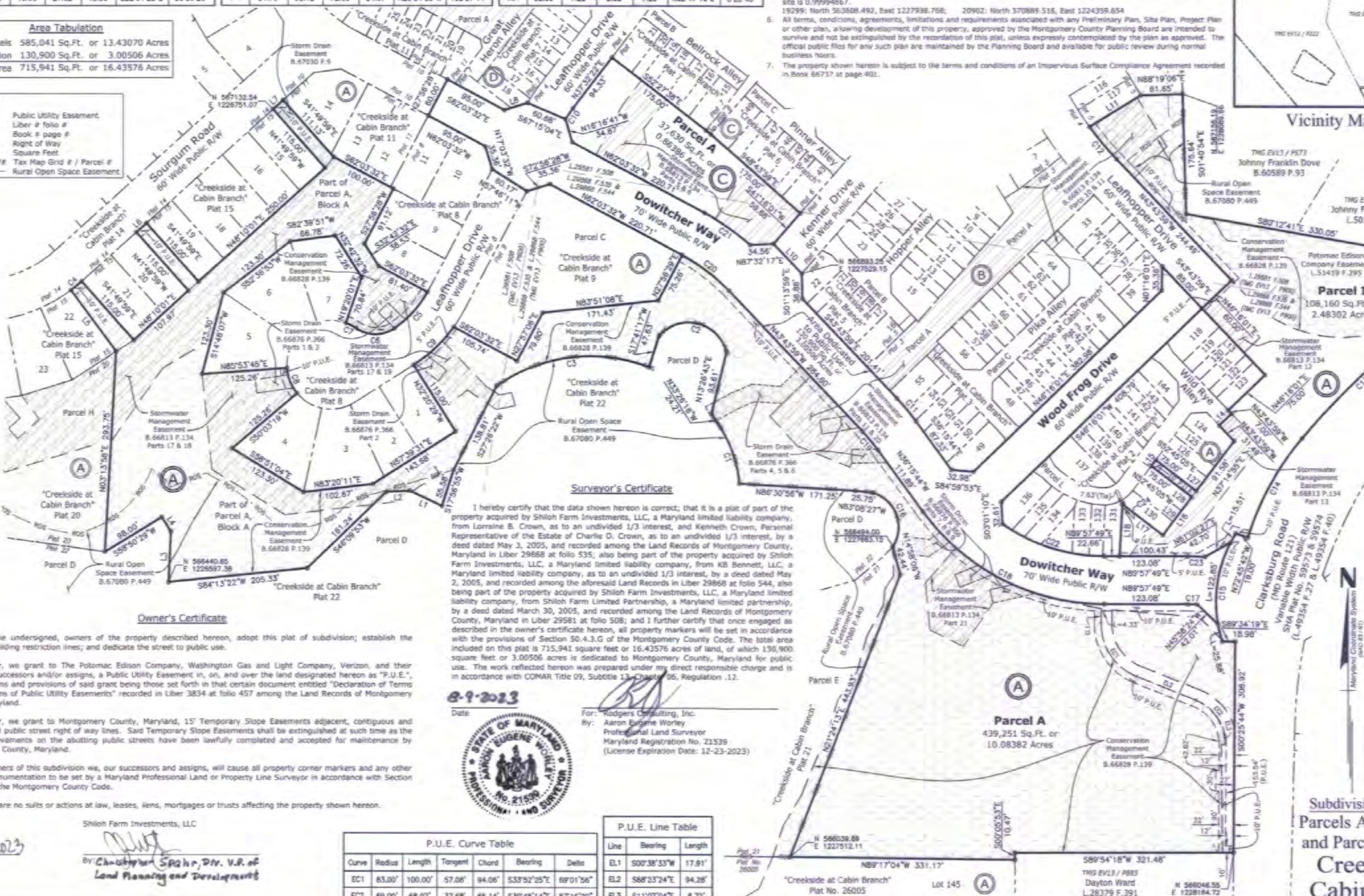
Vicinity Map: 1" = 1000'

Area Tabulation

3 Parcels	585,041 Sq.Ft. or 13.43070 Acres	
Dedication	130,900 Sq.Ft. or 3.00506 Acres	
Total Area	715,941 Sq.Ft. or 16.43576 Acres	

Legend

P.U.E.	Public Utility Easement
L.# F.#	Liber # folio #
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
TMG# / P#	Tax Map Grid # / Parcel #
— ROS —	Rural Open Space Easement



Line Table

Line	Bearing	Length
L1	N64°38'42"W	52.37'
L2	S87°05'50"W	34.42'
L3	N02°43'42"E	74.03'
L4	N32°21'46"W	25.01'
L5	N36°44'19"W	111.32'
L6	N48°10'01"E	20.00'
L7	N48°10'01"E	20.00'
L8	N73°13'24"E	35.53'
L9	S51°16'42"E	8.43'
L10	S43°44'20"E	60.23'
L11	N58°37'27"E	88.34'
L12	S02°53'22"W	15.86'
L13	N43°43'59"W	134.00'
L14	N46°16'01"E	25.00'
L15	N37°14'55"E	11.00'
L16	N37°14'55"E	70.33'
L17	S52°45'05"E	75.00'
L18	N02°57'51"E	76.31'

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and dedicate the street to public use.

Further, we grant to The Potomac Edison 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.

Further, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by 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 50.4.3.G of the Montgomery County Code.

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

Shiloh Farm Investments, LLC

9/14/2023
Date

By: Christopher Spahr, Dir. V.P. of Land Planning and Development

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 1/3 interest, and Kenneth Crown, Personal Representative of the Estate of Charlie D. Crown, as to an undivided 1/3 interest, by a deed dated May 3, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 29868 at folio 535; also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from KB Bennett, LLC, a Maryland limited liability company, as to an undivided 1/3 interest, by a deed dated May 2, 2005, and recorded among the aforesaid Land Records in Liber 29868 at folio 544, also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from Shiloh Farm Limited Partnership, a Maryland limited partnership, by a deed dated March 30, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 29581 at folio 508; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 715,941 square feet or 16.43576 acres of land, of which 130,900 square feet or 3.00506 acres is dedicated to Montgomery County, Maryland for public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

8-9-2023
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2023)

State of Maryland · Aaron Eugene Worley · No. 21539 · Professional Land Surveyor

P.U.E. Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
EC1	83.00'	100.00'	57.08'	94.06'	S33°52'25"E	69°01'56"
EC2	69.00'	68.97'	37.68'	66.14'	S39°45'14"E	57°16'20"

P.U.E. Line Table

Line	Bearing	Length
EL1	S00°38'33"W	17.81'
EL2	S68°23'24"E	94.28'
EL3	S11°07'04"E	8.72'

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services	
Approved ____	Approved B-24-2023	Date Recorded ____
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. ____
MNCPPC Record File No.		

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

GRAPHIC SCALE IN FEET (1" = 100')

Approvals/Information Chart

Tax Map Grid: EV13 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 12020005A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

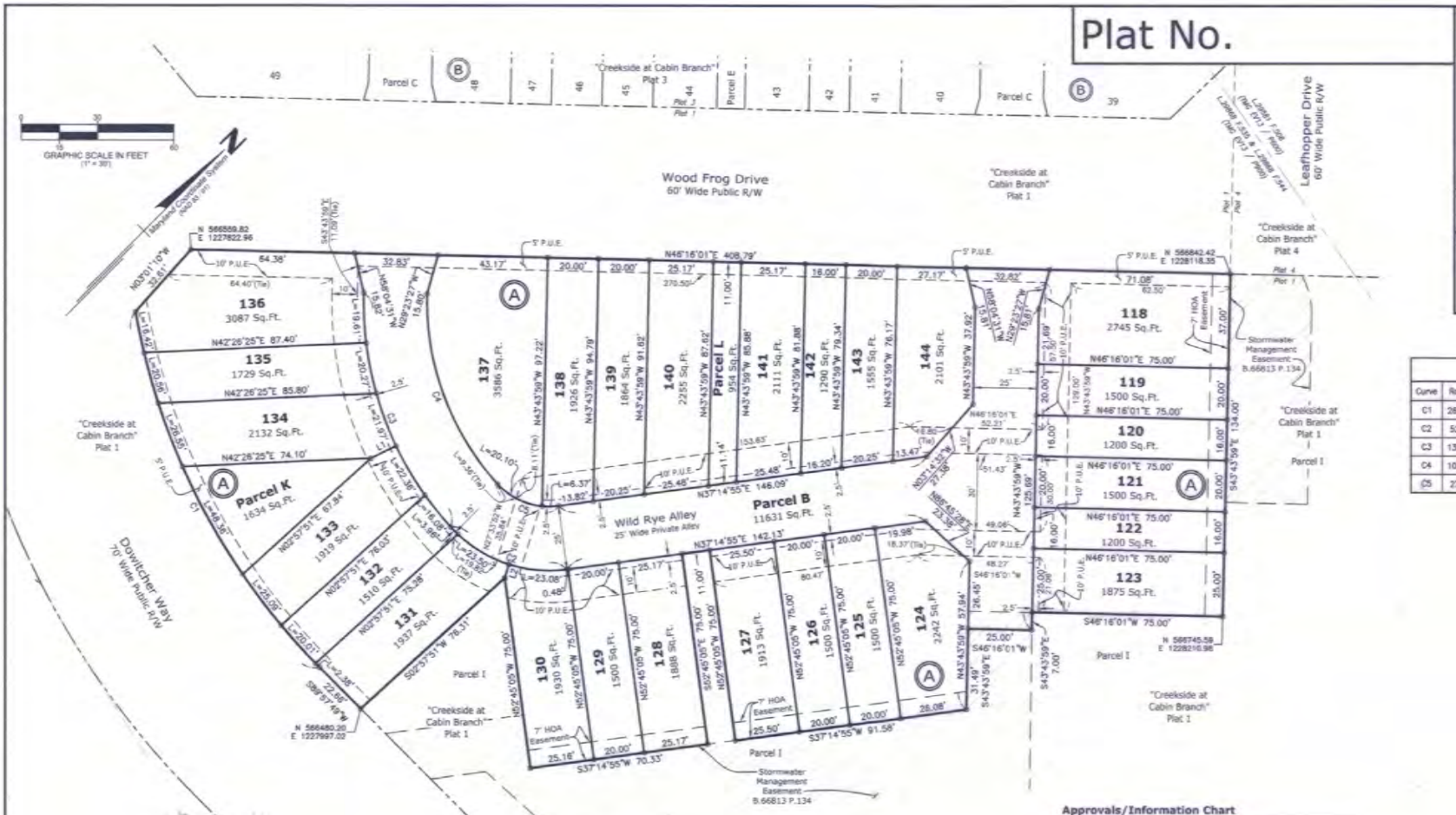
Subdivision Record Plat
Parcels A & I, Block A
and Parcel A, Block C
Creekside at Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 100' August 2022

Plat No. 1
RCI Job No.: 0577AII10
MNCPPC Plat No. 220230560

N:\MD-Montgomery\Ten Mile Creek\wicbrood\Surveying\Plats\Plat 1.dwg Aug 08, 2023, 5:28pm

Plat No.



Vicinity Map: 1" = 1000'

Curve Table					
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	281.00'	159.37'	82.26'	156.91'	N72°32'37"W	34°58'08"
C2	52.50'	50.54'	27.42'	48.61'	N64°49'32"E	55°09'15"
C3	130.00'	100.29'	52.79'	97.83'	N65°25'45"W	44°12'12"
C4	105.00'	81.17'	42.74'	79.17'	N65°27'00"W	44°17'42"
C5	27.50'	26.47'	14.36'	25.46'	N64°49'32"E	55°09'15"

Line Table		
Line	Bearing	Length
L1	N19°20'38"E	11.03'
L2	N27°53'52"W	5.52'

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 Potomac Edison 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.

Further, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish Homeowners Association Easements across Lots 118-130, Block A, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

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 50.4.3.G of the Montgomery County Code.

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

Shiloh Farm Investments, LLC

8/14/2023
Date

By: Christopher Spahr, Div. V.P. of Land Planning and Development

STATE OF MARYLAND
AARON EUGENE WORLEY
No. 21539
PROFESSIONAL LAND SURVEYOR

Area Tabulation			
27 Lots	51,495 Sq.Ft.	or	1.18216 Acres
3 Parcels	14,219 Sq.Ft.	or	0.32644 Acres
Total Area	65,714 Sq.Ft.	or	1.50860 Acres

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 1/3 interest, and Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, as to an undivided 1/3 interest, by a deed dated May 3, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 29868 at folio 535; also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from KB Bennett, LLC, a Maryland limited liability company, as to an undivided 1/3 interest, by a deed dated May 2, 2005, and recorded among the aforesaid Land Records in Liber 29868 at folio 544; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 65,714 square feet or 1.50860 acres of land, none of which is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

8-9-2023
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2023)

Approvals/Information Chart

Tax Map Grid: EV13 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 12020005A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 620200160

Legend	
HOA	Homeowners Association
P.U.E.	Public Utility Easement
L.# F.#	Liber # folio #
B.# P.#	Block # page #
R/W	Right of Way
Sq. Ft.	Square Feet
TMG# / P#	Tax Map Grid # / Parcel #

General Notes:

1. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
2. This property is served by public water and sewer systems only.
3. Parcels B (Wild Rye Alley), K and L, Block A are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
4. Parcel B, Block A (Wild Rye Alley) is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
5. Parcels B (Wild Rye Alley), K and L, Block A shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
6. Horizontal datum is the Maryland Coordinate System [NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet], based on GPS and conventional survey measurements. Controling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
   19299: North 563608.492, East 1227938.768
   20902: North 579889.518, East 1224359.654
7. 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 intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

Subdivision Record Plat
Lots 118-144 and
Parcels B, K & L, Block A
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 30' August 2022

Plat No. 2
RCI Job No.: 0377AB10
MNCPPC Plat No. 220230570

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		
Approved _____	Approved 8-24-2023	Date Recorded _____	RODGERS CONSULTING
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
MNCPPC Record File No.			

N:\JD-Montgomery\Cat 4\Creek\Lockout\Surveying\Plats\Plat 2.dwg Aug 08, 2023, 5:02pm

Plat No.

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 Potomac Edison 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.

Further, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish Homeowners Association Easements across Lots 33 and 55-64, Block B, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

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 50.4.3.G of the Montgomery County Code.

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

Shiloh Farm Investments, LLC

8/14/2023
Date

By: Christopher Speher, Div. V.P. of Land Planning and Development

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	339.00'	44.20'	22.13'	44.17'	N39°59'51"W	7°28'15"
C2	533.50'	59.43'	29.75'	59.40'	S40°32'31"E	6°22'57"

Line Table		
Line	Bearing	Length
L1	N58°04'31"W	7.03'
L2	N29°23'27"W	7.03'
L3	N29°23'27"W	7.03'
L4	N58°04'31"W	7.03'

Surveyor's Certificate

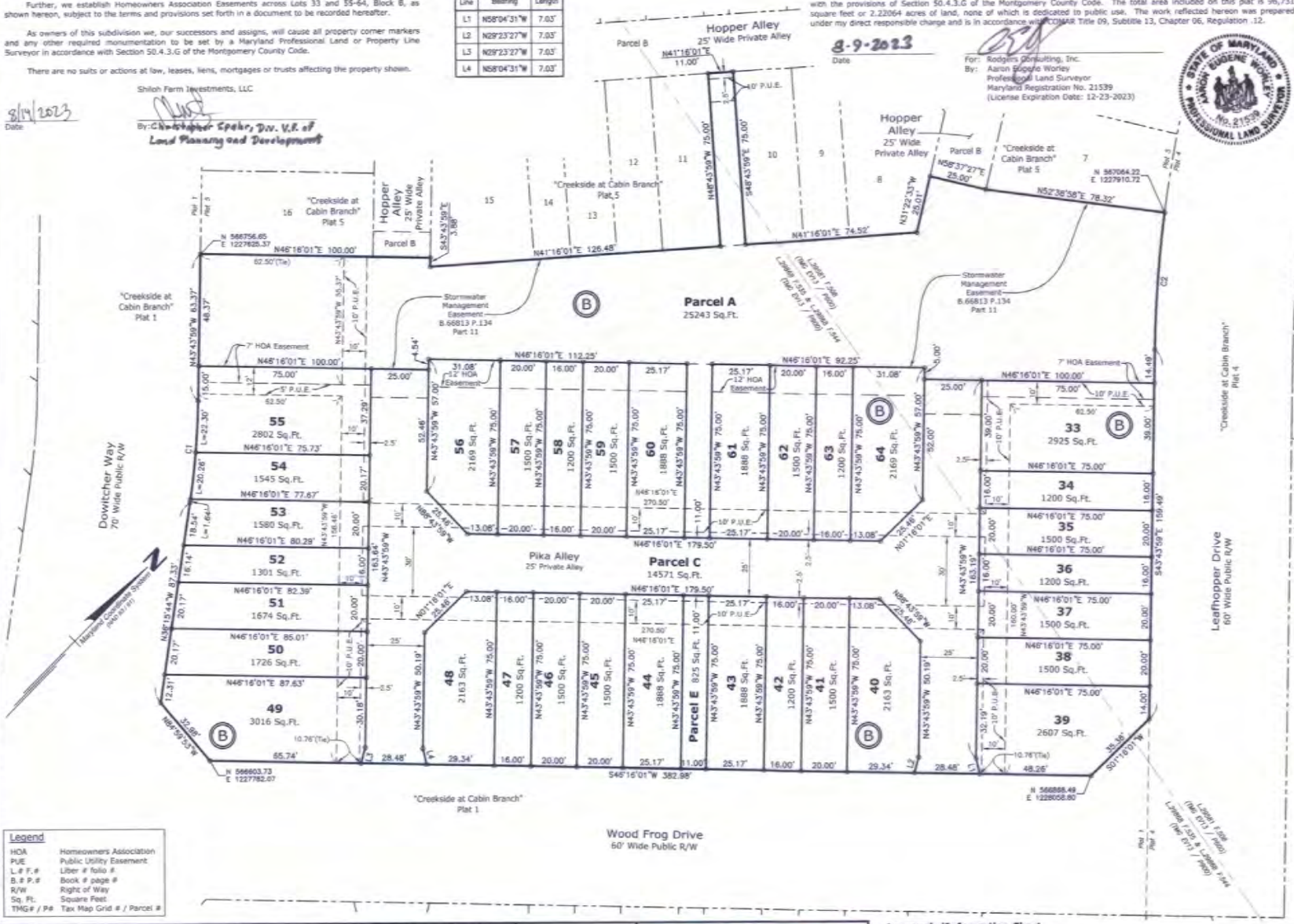
I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from Lorraine B. Crown, as to an undivided 1/3 interest, and Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, as to an undivided 1/3 interest, by a deed dated May 3, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 29868 at folio 535; also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from KB Bennett, LLC, a Maryland limited liability company, as to an undivided 1/3 interest, by a deed dated May 2, 2005, and recorded among the aforesaid Land Records in Liber 29868 at folio 544, also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from Shiloh Farm Limited Partnership, a Maryland limited partnership, by a deed dated March 30, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 29581 at folio 508; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 96,731 square feet or 2.22064 acres of land, none of which is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

8-9-2023
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2023)

STATE OF MARYLAND — AARON EUGENE WORLEY — No. 21539 — PROFESSIONAL LAND SURVEYOR

Vicinity Map: 1" = 1000'



General Notes:

1. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
2. This property is served by public water and sewer systems only.
3. Parcels A, C (Pika Alley) and E, Block B are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
4. Parcel C (Pika Alley), Block B is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
5. Parcels A, C (Pika Alley) and E, Block B shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
6. Horizontal datum is the Maryland Coordinate System [NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet], based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
   19299: North 563668.492, East 1227938.768
   20902: North 570889.518, East 1224359.654
7. 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 intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
8. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.

Area Tabulation			
32 Lots	56,092 Sq.Ft.	or	1.28770 Acres
3 Parcels	40,639 Sq.Ft.	or	0.93294 Acres
Total Area	96,731 Sq.Ft.	or	2.22064 Acres

Legend

HOA	Homeowners Association
PUE	Public Utility Easement
L.# F.#	Liber # folio #
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
TMG# / P#	Tax Map Grid # / Parcel #

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved _____

Chair — Montgomery Plat Signatory for Secretary-Treasurer

MNCPPC Record File No.

Montgomery County Department of Permitting Services

Approved 8-24-2023

Director

Date Recorded _____

Plat No. _____

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Approvals/Information Chart

Tax Map Grid: EV13 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200050A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

0 15 30 60
GRAPHIC SCALE IN FEET (1" = 30')

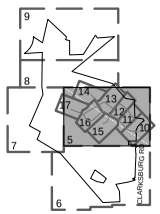
Subdivision Record Plat
Lots 33-64 and Parcels A, C & E, Block B
Creekside at Cabin Branch

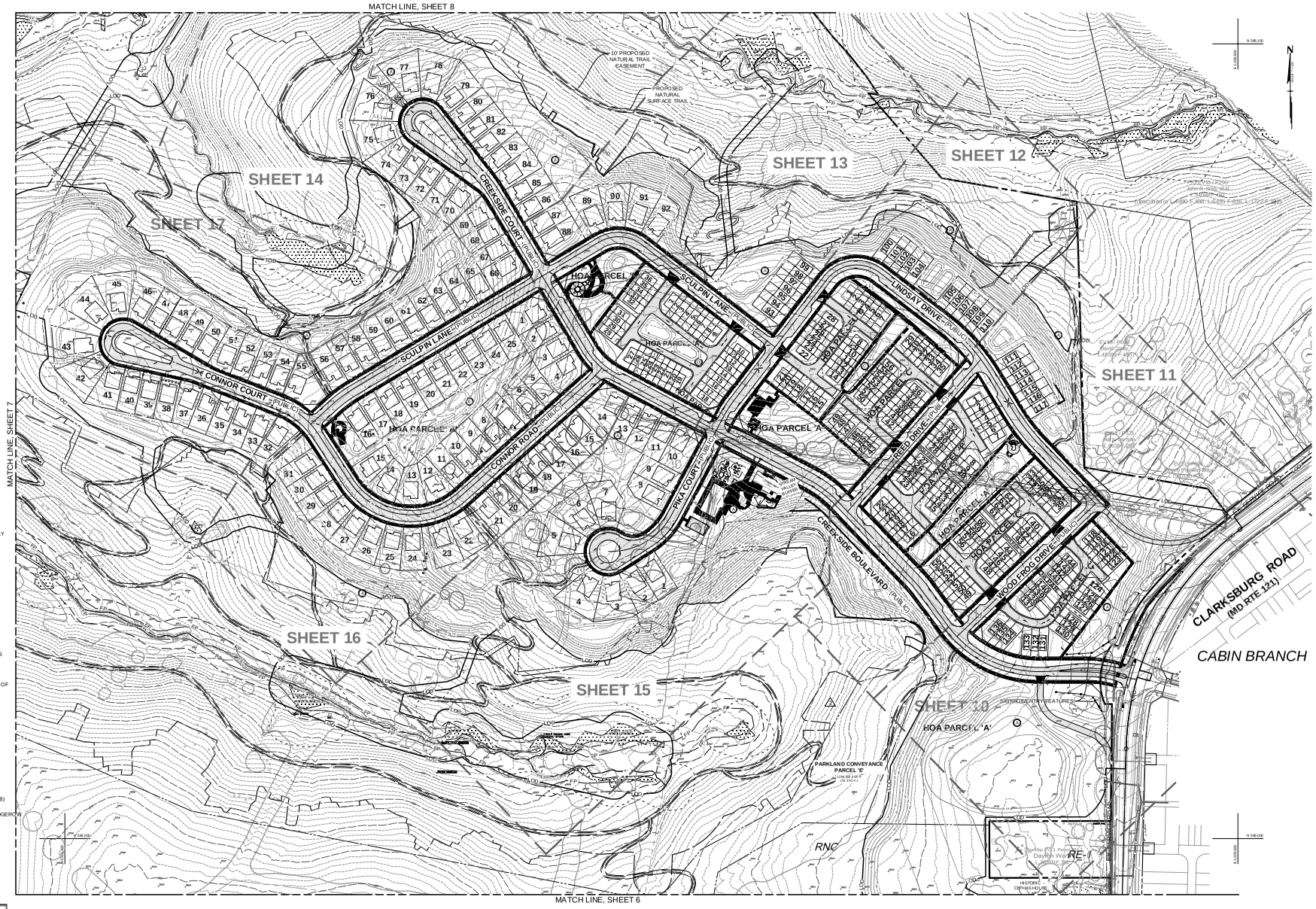
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 30' August 2022

Plat No. 3
RCI Job No.: 0377AB10
MNCPPC Plat No. 220230080

N:\MD-Montgomery\Jon aka Crew\subsurf\Surveying\Plats\Plat 3.dwg Aug 08, 2023, 8:08am

MONTGOMERY PLANNING DEPARTMENT
APPROVAL
05/24/22





LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- INTERNAL PARCEL LINES
- ZONING LINES
- PROPOSED SIDEWALKS (S/W)
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — LIMIT OF DISTURBANCE
- STREAM RESTORATION LIMIT OF DISTURBANCE
- STREAMS
- EPHEMERAL STREAMS
- FP — 100 YR FLOODPLAIN
- FLOODPLAIN BUFFER
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW

DEVELOPER'S CERTIFICATE

The Undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approval No. 12020005A, to adhere to the adequate public facility findings and to comply with all Approval Conditions.

Developer: PULTE HOMES (Company) DAVID DEMARCO (Owner/Officer)
Address: 9302 LEE HIGHWAY, SUITE 1100 FAIRFAX, VA 22031
Phone:
Signature:

GRAPHIC SCALE
20' 0 20' 40' 80' 160' 40'
1 INCH = 100 FT

PRELIMINARY PLAN #**12020005A** AMENDMENT CHANGES:

1. ADDS THE REMAINING UNITS (PHASE 2) INTO THE CALCULATIONS AND CONFIRM APF FOR THOSE UNITS.
2. ADDS LAND AREA TO BE CONVEYED TO PARKLAND.

NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

07-PREL-12020005A-005

PRELIMINARY PLAN #12020005A
WSSC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EW, GRID EW11, DV, GRIDS DV63 & DV62, EV123, GRID EV13, & EV122, GRID EV12

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. 32589, Expiration Date: 1/22/24."

WILLIAM KEVIN REED — Digitally signed by WILLIAM KEVIN REED, 2022.03.30 20:41:19 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE
				A AMENDMENT	6.2021

DEVELOPER/APPLICANT:

PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030
ATTN: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH

PARCEL 222, L.29581 F.499, PARCEL 900, L.29581 F.499
PARCEL 600, L.29581 F.508, & PARCEL 900, L.29868 F.544
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE____

PRELIMINARY PLAN

PRELIMINARY PLAN #12020005A

SCALE: 1" = 100'
JOB No. 0377AB9
DATE: FEB 2022
SHEET No. 5 OF 27

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
APPROVAL
05/24/22

MATCH LINE, SHEET 11

PARKLAND CONVEYANCE PARCEL 'E'
1,314,386 SF+/- (31.3 AC+/-)

TRAILHEAD MARKER (WITH TRASH RECEPTACLE & DOGPOT)

WOOD FROG DRIVE (PUBLIC) 60' R/W

5' SIDEWALK

HOA PARCEL 'A'

HOA PAR. 'K'

HOA PAR. 'L'

PRIVATE ALLEY
HOA PARCEL 'C'

CREEKSIDE BOULEVARD (PUBLIC)

SERVICE ROAD (OLD MD RTE 121)

CLARKSBURG ROAD (MD RTE 121)

DOWITCHER WAY

RNC

RE-1

SHILOH FARM INVESTMENTS LLC
29681/508
230.81 Ac.
F.600

EV13 / P619
Herbert W. & Margaret Barlow
L.3330 F.297

EV13 / P624
Johnny Franklin Dove
L.50120 F.15

Clarksburg West Overlay Zone

SEE SHEET 5 FOR ADDITIONAL GRADING IN THIS AREA

SIGNAGE/ENTRY FEATURE

SIDEWALK CONSTRUCTION BEGINS

PROPOSED ACCESS TO ADJACENT LOTS

EXISTING ROADWAY TO BE REMOVED

EXISTING RETAINING WALL

EXISTING WATER MAIN LINE @16' DIP 2002-3326F

EMERGENCY VEHICLES ONLY

6" MOUNTABLE CURB MC-101.01

WSSC EASEMENT

EX. RETAINING WALL

CONDUIT PIPE

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- INTERNAL PARCEL LINES
- PUBLIC UTILITY EASEMENT (PUE)
- WSSC EASEMENT
- PROPOSED WATER MAIN
- PROPOSED PRESSURE SEWER
- PROPOSED STORM DRAIN
- SWM FACILITY
- PROPOSED SIDEWALKS (S/W)
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- PROPOSED TREE CANOPY, HEDGEROW
- CLARKSBURG WEST OVERLAY ZONE
- BIKE RACKS

SHEET KEY

PRELIMINARY PLAN #12020005A AMENDMENT CHANGES:

A ADDS LAND AREA TO BE CONVEYED TO PARKLAND.

GRAPHIC SCALE

1 INCH = 30 FT

NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

07-PREL-12020005A-010

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WSSC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EW, GRID EW11, DV, GRIDS DV63 & DV62, EV123, GRID EV13, & EV122, GRID EV12

DEVELOPER'S CERTIFICATE

The Undersigned agrees not to exceed the number of lots set forth in Preliminary Plan Approval No. 12020005A, to adhere to the adequate public facility findings and to comply with all Approval Conditions.

Developer: PULTE HOMES — DAVID DEMARCO
Signature — Contact Person
Address: 9332 LEE HIGHWAY, SUITE 100
FAIRFAX, VA 22031
Phone:
Signature:

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. 32918, Expiration Date: 1/22/24."

WILLIAM KC REED
Digitally signed by William KC Reed
Date: 2022.03.30 20:48:08 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE
				A AMENDMENT	6.2021

DEVELOPER/APPLICANT:

PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030
ATTN: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH

PARCEL 222, L.29581 F.499, PARCEL 900, L.29581 F.499
PARCEL 600, L.29581 F.508, & PARCEL 900, L.29868 F.544
ELECTION DISTRICT No. 2
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY ____ DATE ____

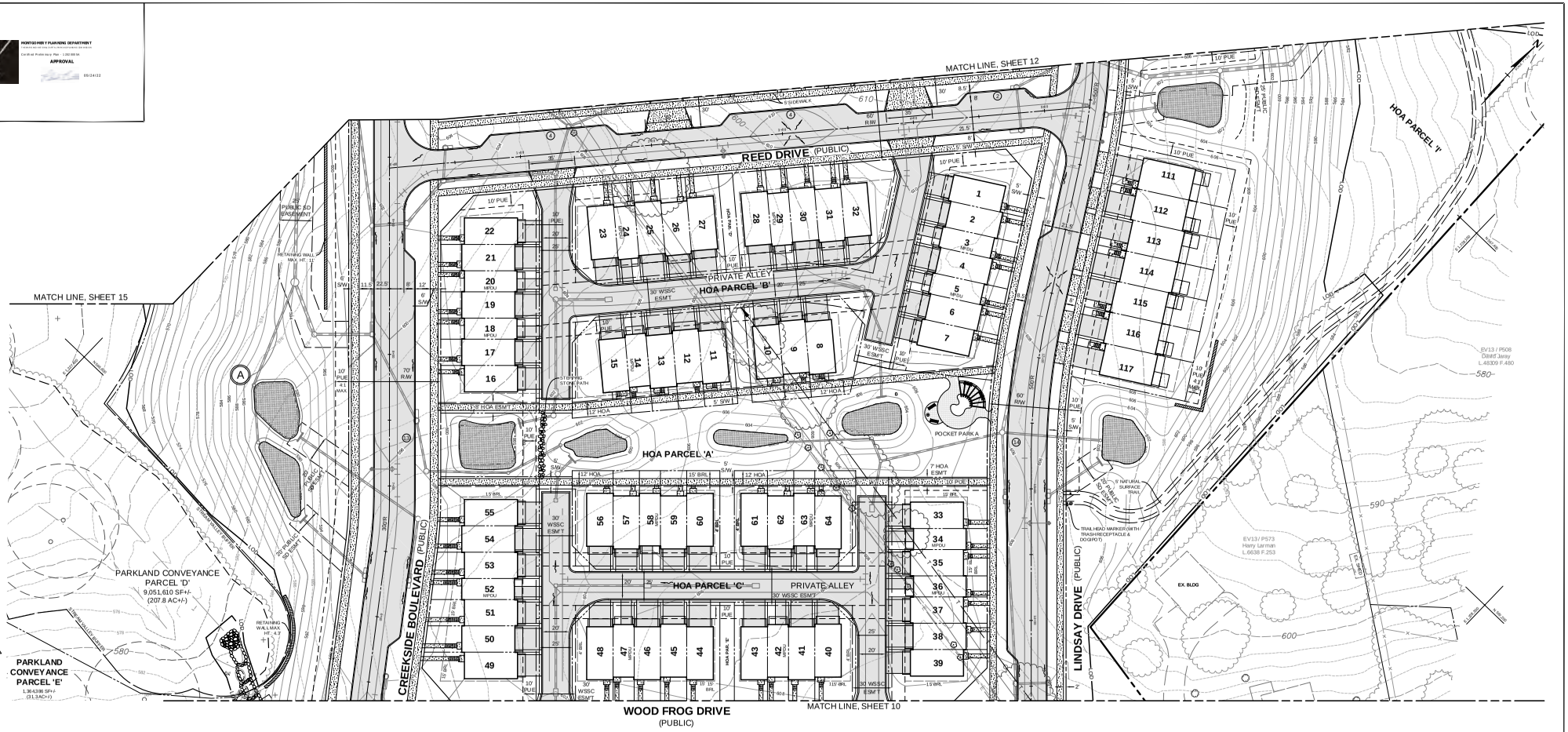
PRELIMINARY PLAN

PRELIMINARY PLAN #12020005A

SCALE: 1" = 30'
JOB No: 0377AB9
DATE: FEB 2022
SHEET No: 10 OF 27

MONTGOMERY PLANNING DEPARTMENT
M-NCPPC, 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910-3760
Site Plan # 820220160
APPROVAL
05/24/22

PRELIMINARY NOT FOR CONSTRUCTION



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- PUBLIC UTILITY EASEMENT (PUE)
- WSSC EASEMENT
- PROPOSED WATER MAIN
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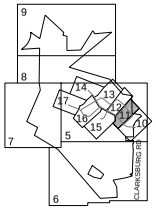
1 INCH = 30 FT



SHEET KEY

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PRELIMINARY PLAN #**12020005A** AMENDMENT CHANGES:

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Signature — Contact Person
Address: 9332 LEE HIGHWAY, SUITE 100
FAIRFAX, VA 22031
Phone:
Signature:

07-PREL-12020005A-011

PRELIMINARY PLAN #12020005A
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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. 32598, Expiration Date: 1/22/24."

WILLIAM KEVIN REED — Digitally signed by WILLIAM KEVIN REED, 2022.05.20 11:48:29 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE
				A AMENDMENT	6.2021

DEVELOPER/APPLICANT:

PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
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	BY	DATE
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REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

PRELIMINARY PLAN

PRELIMINARY PLAN #12020005A

SCALE: 1" = 30'
JOB No.: 0377AB9
DATE: FEB 2022
SHEET No.: 11 OF 27