



## MEMORANDUM

DATE: September 14, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SSS*  
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for September 28, 2023

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220230590 – 220230600**

**Creekside at Cabin Branch**

**Plat Name: Creekside at Cabin Branch**

**Plat #: 220230590 - 220230600**

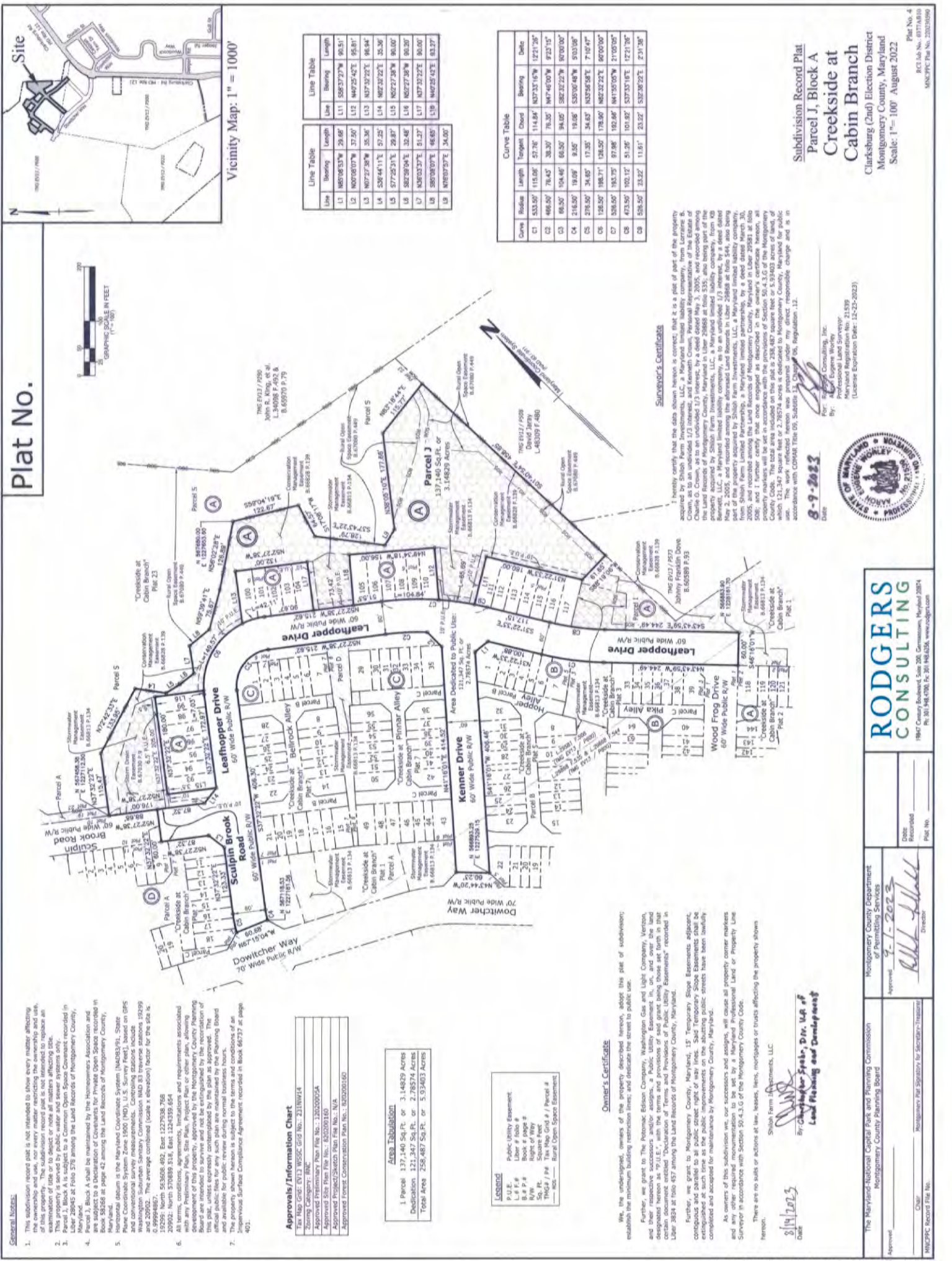
Location: Located on the west side of Clarksburg Road (MD 121), opposite Dowitcher Way

Master Plan: Clarksburg Ten Mile Creak Amendment Area

Plat Details: RNC zone; 39 lots, 3 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.



### 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 approved Survey or other recorded plat, nor to create any new rights.
2. This property is subject to a Common Open Spaces Agreement recorded in Book 28945 at Page 279 among the Land Records of Montgomery County, Maryland.
3. Parcel J, Block A is subject to a Common Open Spaces Agreement recorded in Book 28945 at Page 279 among the Land Records of Montgomery County, Maryland.
4. Parcel J, Block A shall be maintained by the Homeowners Association and is subject to a Declaration of Covenants for Privately Owned Spaces recorded in Book 58266 at page 42 among the Land Records of Montgomery County, Maryland.
5. The Maryland Coordinate System (MADS93/91), State Plane Coordinate System 1983 (NAD), U.S. Survey Feet, based on GPS and conventional survey measurements. Controlling datums include the National Mean Sea Level (NGVD 83) and the North American Datum of 1983 (NAD 83).
6. The average contour (one in a hundred year) for this site is 2925.95 feet, North 93.806 492, East 1227338.758
7. The average contour (one in a hundred year) for this site is 2992.00 feet, North 93.809 318, East 1243359.654
8. The 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 approved Survey or other recorded plat, nor to create any new rights.
9. This property is subject to a Common Open Spaces Agreement recorded in Book 28945 at Page 279 among the Land Records of Montgomery County, Maryland.
10. Parcel J, Block A is subject to a Common Open Spaces Agreement recorded in Book 28945 at Page 279 among the Land Records of Montgomery County, Maryland.
11. Parcel J, Block A shall be maintained by the Homeowners Association and is subject to a Declaration of Covenants for Privately Owned Spaces recorded in Book 58266 at page 42 among the Land Records of Montgomery County, Maryland.
12. The Maryland Coordinate System (MADS93/91), State Plane Coordinate System 1983 (NAD), U.S. Survey Feet, based on GPS and conventional survey measurements. Controlling datums include the National Mean Sea Level (NGVD 83) and the North American Datum of 1983 (NAD 83).
13. The average contour (one in a hundred year) for this site is 2925.95 feet, North 93.806 492, East 1227338.758
14. The average contour (one in a hundred year) for this site is 2992.00 feet, North 93.809 318, East 1243359.654

### Approvals/Information Chart

Map File No.: E-1227903-00
Map File No.: B-65970 P. 79
Map File No.: B-65970 P. 79
Map File No.: B-65970 P. 79
Map File No.: B-65970 P. 79
Map File No.: B-65970 P. 79

### Area Tabulation

1 Parcel 137,140 Sq. Ft. or 3.14829 Acres  
Dedication 121,347 Sq. Ft. or 2.78574 Acres  
Total Area 258,487 Sq. Ft. or 5.93403 Acres

Legend
Public Utility Easement
Block & Parcel
R/W
Right of Way
Sq. Ft.
Area
Parcel #
Block

### 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 herein as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain Declaration of Public Utility Easements recorded in Book 2884 at Page 437 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements adjacent, contiguous and abutting to all public right-of-way on the above-stated property for use as a public roadway and for the maintenance and repair of the same, in accordance with Section 50.4.3.G of the Montgomery County Code.

As owners of this subdivision we, our predecessors and assigns, will cause all property owner notices and all notices of intent to be mailed to all property owners and all owners of adjacent and abutting lots in accordance with Section 50.4.3.G of the Montgomery County Code.

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

8/14/2023  
Date

By: *[Signature]*  
Lead Planning and Community staff

Montgomery County Department of Permitting Services

Approved: *[Signature]* Director

Montgomery County Planning Board

Approved: *[Signature]* Chair

Montgomery County Department of Capital Park and Planning Commission

Approved: *[Signature]* Secretary/Treasurer

MON/PC Record File No.



## Plat No.

Line	Bearing	Length
L1	N85°37'27.77\"	90.51'
L2	N00°08'07.76\"	27.66'
L3	N67°37'36.79\"	35.95'
L4	S26°44'11.71\"	27.25'
L5	S77°25'21.71\"	29.87'
L6	S25°39'04.71\"	32.48'
L7	N40°03'37.71\"	51.27'
L8	S85°08'07.71\"	46.85'
L9	N85°07'39.71\"	34.90'

Curve	Radius	Length	Tangent	Chord	Bearing	Date
C1	533.60'	115.60'	57.76'	114.84'	N72°31'07.76\"	1/21/20
C2	469.50'	76.43'	38.30'	76.35'	N47°46'30.76\"	9/23/15
C3	66.50'	19.46'	9.73'	19.45'	S62°32'22.76\"	9/20/00*
C4	216.90'	19.89'	9.95'	19.88'	S39°39'49.76\"	5/03/08*
C5	278.50'	24.85'	12.43'	24.83'	N32°34'58.76\"	7/10/47*
C6	138.50'	18.71'	9.36'	18.70'	N62°32'22.76\"	9/20/00*
C7	526.60'	93.73'	46.87'	93.68'	N41°50'00.76\"	2/10/00*
C8	473.50'	102.12'	51.06'	102.02'	S37°35'18.76\"	1/21/20*
C9	526.50'	33.22'	16.61'	33.22'	S62°39'22.76\"	2/31/20*

### 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 Shishir Farm Investments, LLC, a Maryland limited liability company, from Lorraine S. Crown, as to an undivided 1/3 interest, and Kenneth Crown, Personal Representative of the Estate of Charles 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, to the property being subdivided hereon by this record plat. I am a duly Licensed Professional Land Surveyor by the State of Maryland and am the Surveyor of the property being subdivided hereon. I am also a duly Licensed Professional Land Surveyor by the State of Maryland and am the Surveyor of the property being subdivided hereon. I am also a duly Licensed Professional Land Surveyor by the State of Maryland and am the Surveyor of the property being subdivided hereon.

8-9-2023  
Date

By: *[Signature]*  
Rodgers Consulting, Inc.  
Professional Land Surveyor  
Maryland Registration No. 21539  
(License Expiration Date: 11-25-2023)



## RODGERS CONSULTING

1847 Century Boulevard, Suite 200, Greenmont, Maryland 20874  
Ph: 301.948.0700, Fax: 301.948.0354, www.rodgers.net

Plat No. 4  
BCL-144 No. 0377A10  
MON/PC Plat No. 20230290



Vicinity Map: 1" = 1000'

**Plat No.**

**Surveyor's Certificate**

I hereby certify that the data shown herein is correct; that it is a plat of part of the property acquired by Shish Farm Investments, LLC, a Maryland limited liability company, from Lorraine B. Crown, as to an undivided 1/3 interest, and Kenneth D. Crown, as to an undivided 2/3 interest, in that certain parcel of land located in the County of Montgomery, Maryland, and known as Parcel 1, containing 2704 Sq. Ft. as shown on the record map filed in the Office of the Clerk of the Circuit Court for the County of Montgomery, Maryland, Case No. 202000355, and that the property acquired by Shish Farm Investments, LLC, a Maryland limited liability company, from Lorraine B. Crown, Kenneth D. Crown, and Lorraine B. Crown, as to an undivided 1/3 interest, by a deed dated May 2, 2005, and recorded among the attested Land Records in Liber 2668 at page 54, also being part of the property acquired by Shish Farm Investments, LLC, on March 30, 2005, and recorded among the attested Land Records in Liber 2668 at page 54, also being part of the property acquired by Shish Farm Investments, LLC, on March 30, 2005, and recorded among the attested Land Records in Liber 2668 at page 54, and that the property shown herein is a direct responsible charge and is in accordance with COMA Title 09, Subtitle 13, Chapter 06, Regulation 13.



Rodgers Consulting, Inc.  
 By: [Signature]  
 Professional Surveyor  
 License No. 01727001  
 Maryland Registration No. 21539  
 (License Expiration Date: 12/31/2023)

**Owner's Certificate**

We, the undersigned, owners of the property described herein, adopt this plat of subdivision to establish the minimum building restriction lines, and guarantee compliance with the provisions of section 50.4.3.G of the subdivision regulations.

Further, we grant to the Resource Education Company, Washington, DC and Light Concepts, Vernon and their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", with the terms and provisions of a Public Utility Easement recorded in Liber 3824 at page 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 streets, rights of way lines, and Temporary Slope Easements shall be recorded in the attested Land Records of Montgomery County, Maryland, and that such easements have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish Homeowners Association Elements across Lots 7-15, Block B, as shown herein, subject to the terms and provisions set forth in a document to be recorded hereafter.

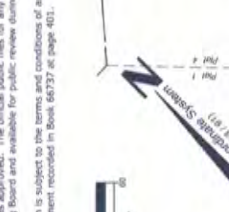
As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a Maryland Professional Land or Property Line Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

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

Shish Farm Investments, LLC  
 By: [Signature]  
 Lead Planner and Principal  
 Date: 9-1-2023

**General Notes:**

- 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 the original records of the County of Montgomery, Maryland.
- This property is served by public water and sewer systems only.
- Parcel B (Hopper Alley) and Parcel D (Kenner Drive) are subject to a Common Open Space Easement recorded in Liber 20046 at page 578 among the Land Records of Montgomery County, Maryland.
- Parcel B (Hopper Alley) and Parcel D (Kenner Drive) are subject to a Declaration of Restrictive Covenants recorded in Liber 34962 at page 318 among the Land Records of Montgomery County, Maryland.
- Parcel B (Hopper Alley) and Parcel D (Kenner Drive) are subject to a Declaration of Covenants for Private Open Space recorded in Book 96269 at page 42 among the Land Records of Montgomery County, Maryland.
- Parcel B (Hopper Alley) and Parcel D (Kenner Drive) are subject to the Montgomery County Homeowners Association (MCOHA) Rules and Regulations recorded in Book 10002 among the Land Records of Montgomery County, Maryland.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this subdivision, shall be deemed to be a part of this plat, unless expressly stated otherwise.
- The property shown herein is subject to the terms and conditions of an Impervious Surface Coverage Agreement recorded in Book 66737 at page 401.



**Area Tabulation**

39 Lots	71,376 Sq. Ft.	or 1.68448 Acres
2 Parcels	15,817 Sq. Ft.	or 0.36131 Acres
<b>Total Area</b>	<b>89,193 Sq. Ft.</b>	<b>or 2.04759 Acres</b>

**Curve Table**

Curve	Radius	Length	Angle	Chord	Bearing	Delta
C1	533.50	56.87	27.86	56.81	S37°21'47"E	9°58'29"
C2	473.50	38.85	18.85	38.67	N37°46'36"W	4°48'00"
C3	538.00	33.27	11.81	33.27	N57°38'22"E	2°21'36"

**Legend**

Public Utility Easement	Liber # & Page #
R/W	Right of Way #
Sq. Ft.	Square Foot
TMCA	TMCA Title Map Grid # / Parcel #

**Approvals/Information Chart**

Plan No. 01727001

Zoning Category: RNC

Approved Preliminary Plan File No.: 120200055A

Approved Site Plan File No.: 820200160

Approved Project/Block Plan File No.: N/A

Approved Final Plat File No.: 820200160

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

Approved: [Signature]

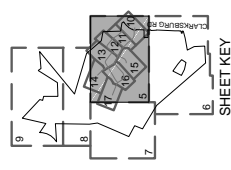
Chair: [Signature]  
 Montgomery County Department of Permitting Services  
 Approved: 9-1-2023  
 Director: [Signature]

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 300, Germantown, Maryland 20874  
 P: 301.948.0700, F: 301.948.0524, www.rodgers.com

Montgomery County Department of Permitting Services  
 Approved: [Signature]  
 Director: [Signature]

Chair: [Signature]  
 Montgomery County Department of Permitting Services  
 Approved: [Signature]

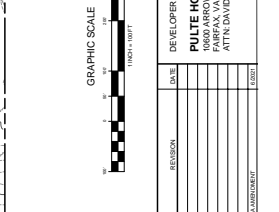


- LEGEND**
- STATE LIMITS
  - PUBLIC STREET FRONT OF WAY
  - LOT LINES
  - INTERNAL PARCEL LINES
  - ZONING LINES
  - PROPOSED SIDEWALK (S/W)
  - PROPOSED PARKING
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED RETAINING WALLS
  - LIMIT OF DISTURBANCE
  - STREAM RESERVATION LIMIT OF DISTURBANCE
  - STREAMS
  - EPHEMERAL STREAMS
  - 100 YR FLOODPLAIN
  - FLOODPLAIN BUFFER
  - WETLANDS
  - WETLAND BUFFER
  - STREAM VALLEY BUFFER (S/VB)
  - EXISTING TREE CANOPY
  - REVISION

**REVISIONS**

NO.	DATE	REVISION

**DATE:** 02/22/22  
**BY:** W. David Demarco  
**CHECKED BY:** [Signature]  
**DATE:** 02/22/22  
**BY:** W. David Demarco  
**SCALE:** 1" = 100'

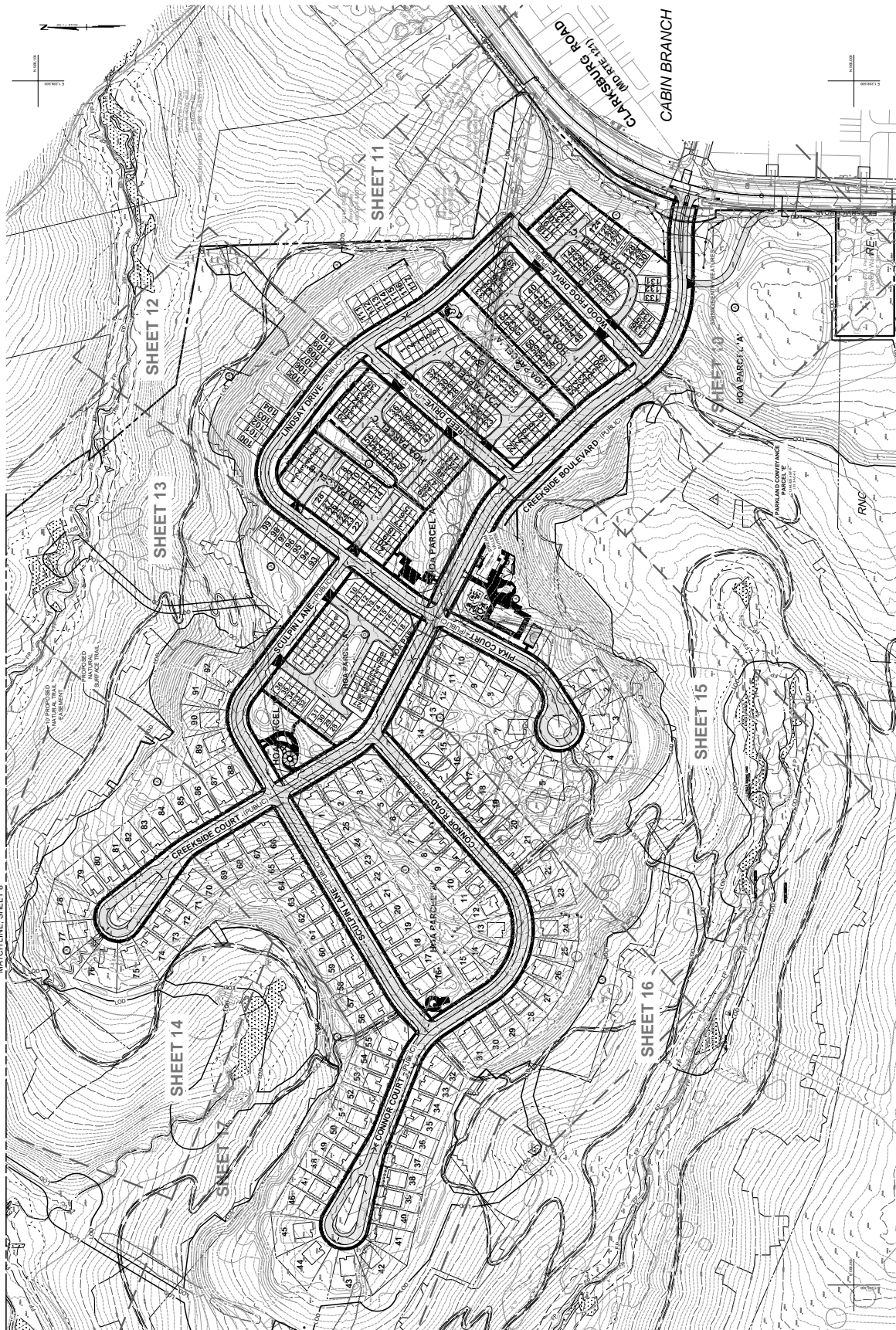


**DEVELOPER/APPLICANT:**  
**PULTE HOMES**  
 1000 ARROWHEAD DRIVE, SUITE 225  
 ATTY DAVID DEMARCO  
 MONTGOMERY COUNTY, MARYLAND

**CREEKSIDE AT CABIN BRANCH**  
 PRELIMINARY PLAN #2020005A-005  
 WSSC MAPS 231NW14 AND 231NW15  
 TAX MAPS DW, GRID DW61, EW, GRID EW11, DV,  
 GRIDS DV63 & DV62, EV123, GRID EV13, & EV122,  
 GRID EV12

**RODGER'S CONSULTING**  
 1847 Casey Boulevard, Suite 200, Gaithersburg, Maryland 20878  
 P: 301.946.4800 F: 301.946.2259 www.rodgers.com

**PROFESSIONAL CERTIFICATE**  
 WILLIAM "DAVID" DEMARCO  
 PROFESSIONAL ENGINEER AND SURVEYOR  
 LICENSE NO. 11780  
 STATE OF MARYLAND  
 EXPIRES: 02/22/2022



PRELIMINARY NOT FOR CONSTRUCTION



