**Plat Name:** **Creekside at Cabin Branch**
**Plat #:** **220240150**

Location: Located on the west side of Clarksburg Road (MD 121), opposite Dowitcher Way
Master Plan: Clarksburg Ten Mile Creek Amendment Area
Plat Details: RNC zone; 3 lots, 1 parcel
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 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 approval of the aforesaid plans.

# Plat No.

## 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 |

## Area Tabulation

| | | | |
|---|---|---|---|
| 3 Lots | 20,148 Sq.Ft. | or | 0.46253 Acres |
| 1 Parcel | 26,704 Sq.Ft. | or | 0.61304 Acres |
| Dedication | 124,231 Sq.Ft. | or | 2.85195 Acres |
| Total Area | 171,083 Sq.Ft. | or | 3.92752 Acres |

## Legend

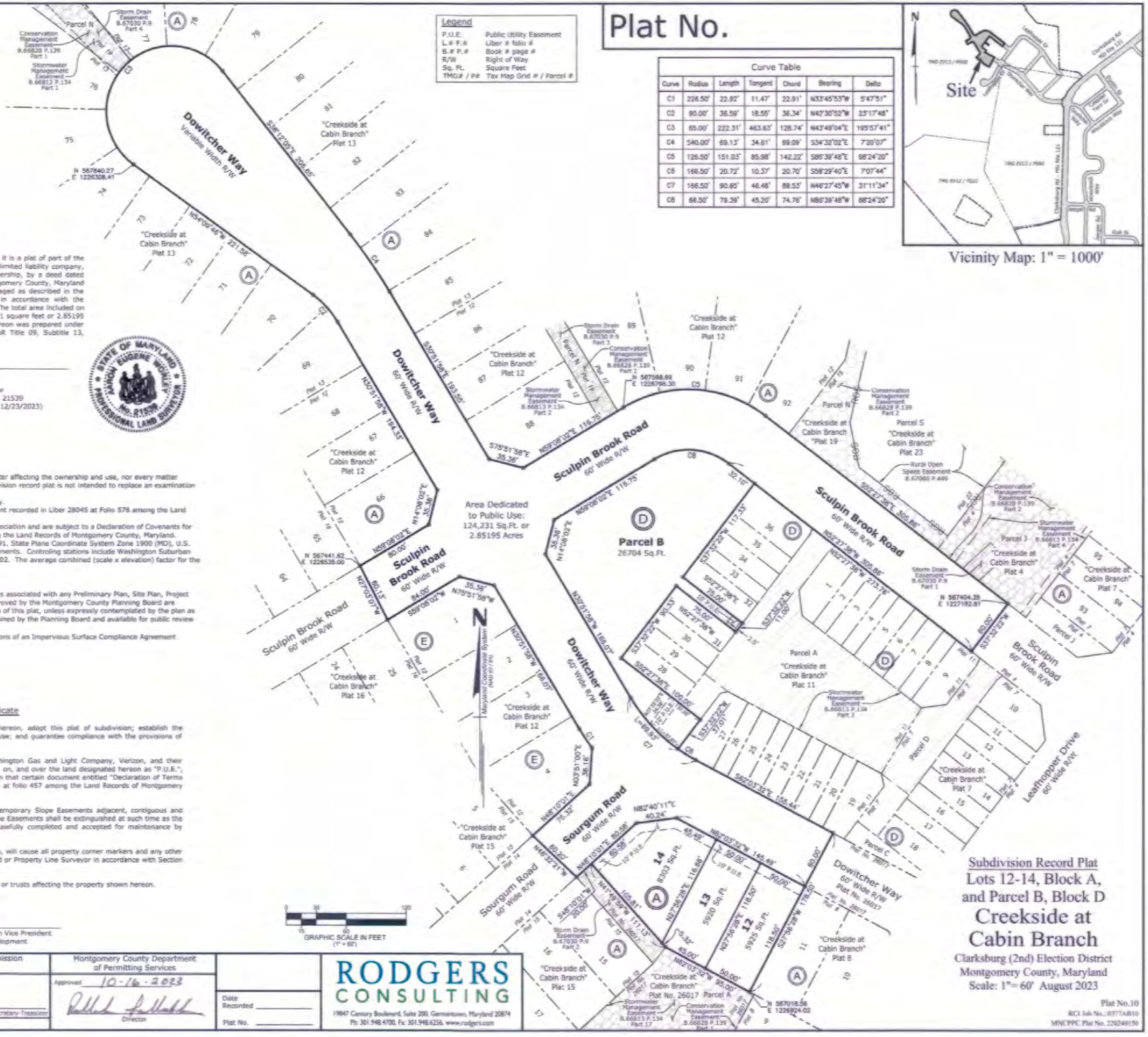
| | |
|---|---|
| P.U.E. | Public Utility Easement |
| L.# F.# | Liber # folio # |
| B.# P.# | Book # page # |
| R/W | Right of Way |
| Sq. Ft. | Square Feet |
| TMG# / P# | Tax Map Grid # / Parcel # |

## Curve Table

| Curve | Radius | Length | Tangent | Chord | Bearing | Delta |
|---|---|---|---|---|---|---|
| C1 | 226.50' | 22.92' | 11.47' | 22.91' | N33°45'53"W | 5°47'51" |
| C2 | 90.00' | 36.59' | 18.55' | 36.34' | N42°30'52"W | 23°17'48" |
| C3 | 65.00' | 222.31' | 463.63' | 128.74' | N43°49'04"E | 195°57'41" |
| C4 | 540.00' | 69.13' | 34.61' | 69.09' | S34°32'02"E | 7°20'07" |
| C5 | 126.50' | 151.05' | 85.98' | 142.22' | S85°39'48"E | 68°24'20" |
| C6 | 166.50' | 20.72' | 10.37' | 20.70' | S58°29'40"E | 7°07'44" |
| C7 | 166.50' | 90.65' | 46.46' | 89.53' | N46°27'45"W | 31°11'34" |
| C8 | 66.50' | 79.39' | 45.20' | 74.76' | N86°39'48"W | 68°24'20" |




Vicinity Map: 1" = 1000'




## 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 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 171,083 square feet or 3.92752 acres of land, 124,231 square feet or 2.85195 acres 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.

10-4-2023
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

## 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 services only.
3. Parcel B, Block D, is 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 D, 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 68737 at page 401.

## Owner's Certificate

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

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

10/9/2023
Date

By: Christopher Spahr, Division Vice President of Land Planning and Development

| The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board | Montgomery County Department of Permitting Services | |
|---|---|---|
| Approved _____ | Approved 10-16-2023 | Date Recorded _____ |
| Chair / Montgomery Plat Signatory for Secretary-Treasurer | Director | Plat No. _____ |
| MNCPPC Record File No. | | |

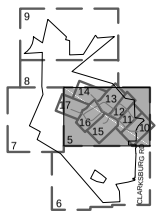
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

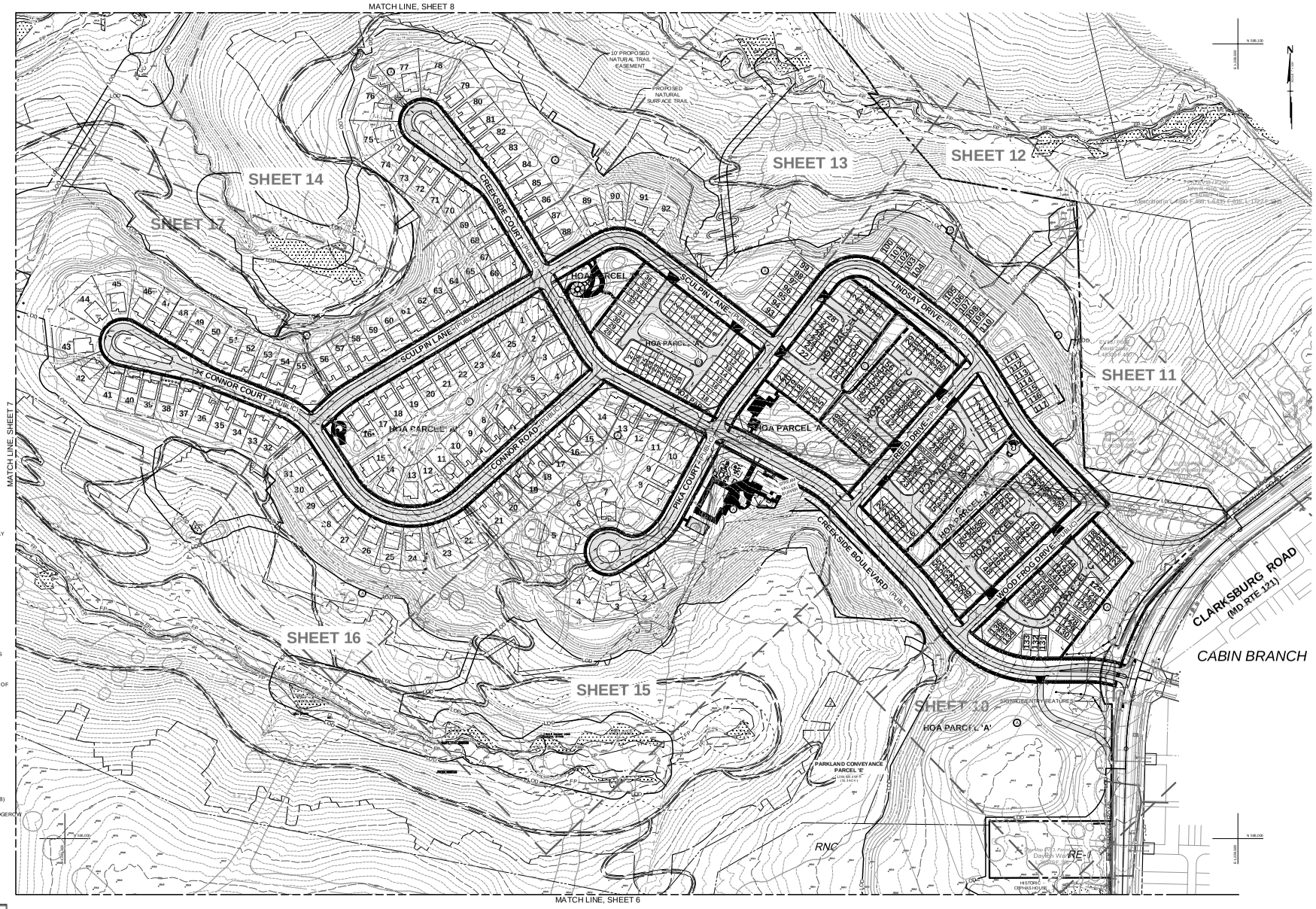
# Subdivision Record Plat
## Lots 12-14, Block A, and Parcel B, Block D
## Creekside at Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 60' August 2023

Plat No.10
RCI Job No.: 0377AB10
MNCPPC Plat No. 220240150

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

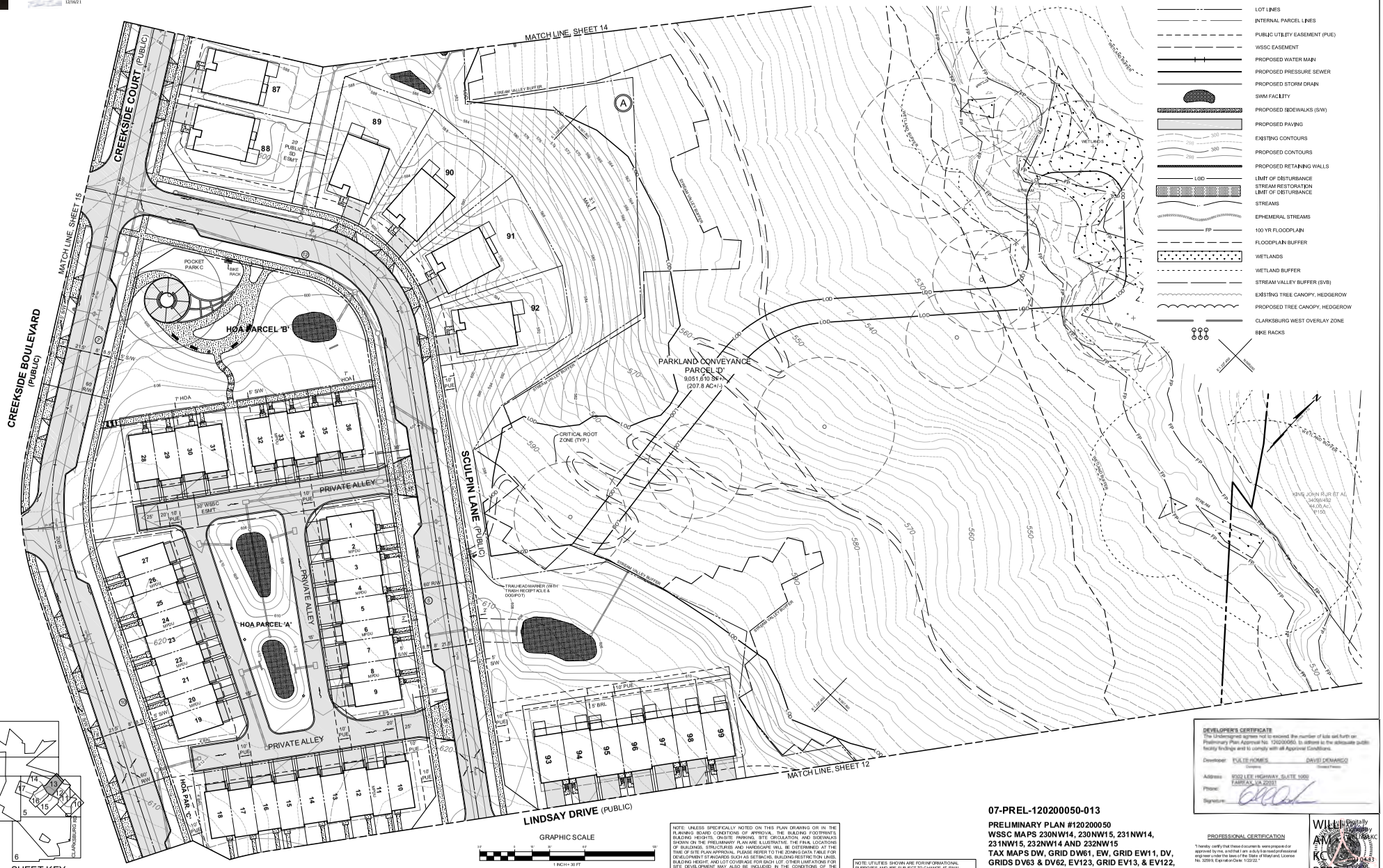
PRELIMINARY PLAN #12020005A

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

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
CHEVY CHASE NATIONAL CAPITAL NAR-GIS FORMAT SHEET SIZE
Certified Preliminary Plan - 120200050
APPROVAL
12/16/21

PRELIMINARY NOT FOR CONSTRUCTION




## 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)
- 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
- PROPOSED TREE CANOPY, HEDGEROW
- CLARKSBURG WEST OVERLAY ZONE
- BIKE RACKS

SHEET KEY

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.

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approval No. 120200050, to adhere to the adequate public facility findings and to comply with all Approval Conditions.

Developer: PULTE HOMES (Company) DAVID DEMARCO (Contact Person)
Address: 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VA 22031
Phone:
Signature:

**07-PREL-120200050-013**

**PRELIMINARY PLAN #120200050**
**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. 32918, Expiration Date: 1/22/22."

WILLIAM A. KOLB REED — Digitally signed by William A. Kolb Reed — License No. 32918

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

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 | | |
| REVISED | | |

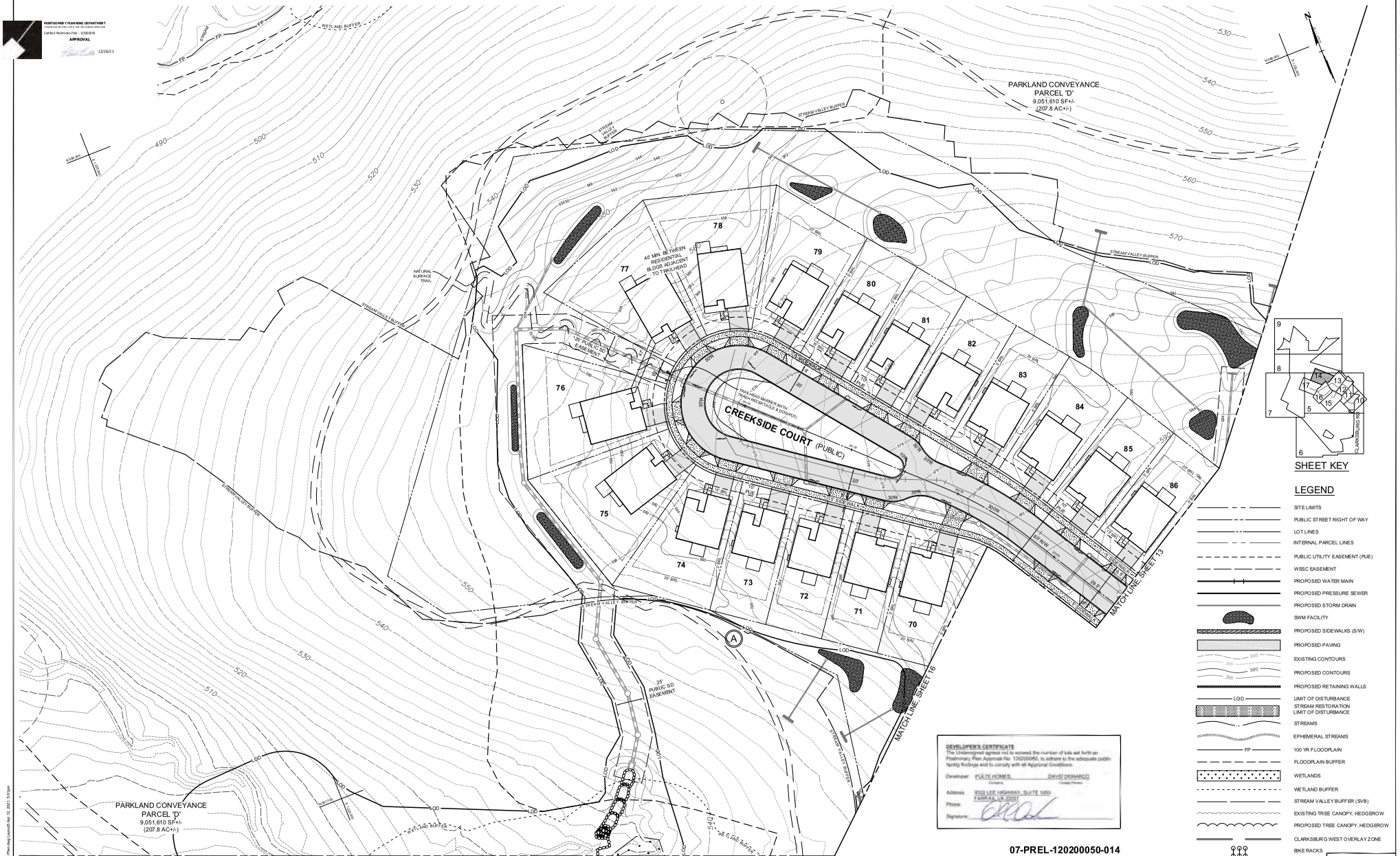
RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

# PRELIMINARY PLAN

SCALE: 1" = 30'
JOB No.: 0377AB8
DATE: MARCH 2021
SHEET No.: 13 OF 32

MONTGOMERY PLANNING DEPARTMENT
CHEVY CHASE NATIONAL CAPITAL BANK FSB FUNDING SERV SUB
Certified Preliminary Plan - 120200050
APPROVAL
12/16/21

PRELIMINARY NOT FOR CONSTRUCTION




DEVELOPER'S CERTIFICATE
The Undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approval No. 120200050, to adhere to the adequate public facility findings and to comply with all Approval Conditions.
Developer: PULTE HOMES DAVID DEMARCO
Company Contact Person
Address: 9002 LEE HIGHWAY, SUITE 1650 FAIRFAX, VA 22031
Phone:
Signature:

**07-PREL-120200050-014**

**PRELIMINARY PLAN #120200050**
**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. 32918, Expiration Date: 1/22/22."

WILLIAM A. MCKEED, Digitally signed by William A. McKeed, 2021.12.13 09:13:00 -05'00'

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.

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

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

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 | | |
| REVISED | | |
| RODGERS CONTACT: | | |
| RELEASE FOR | | |
| BY | DATE | |

# PRELIMINARY PLAN

SCALE: 1" = 30'
JOB No.: 0377AB8
DATE: MARCH 2021
SHEET No.: 14 OF 32