

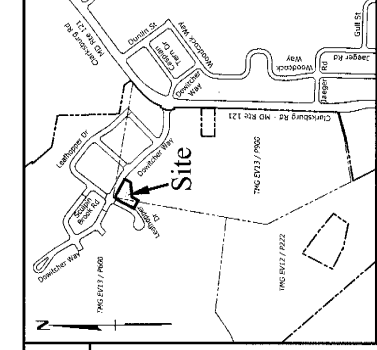
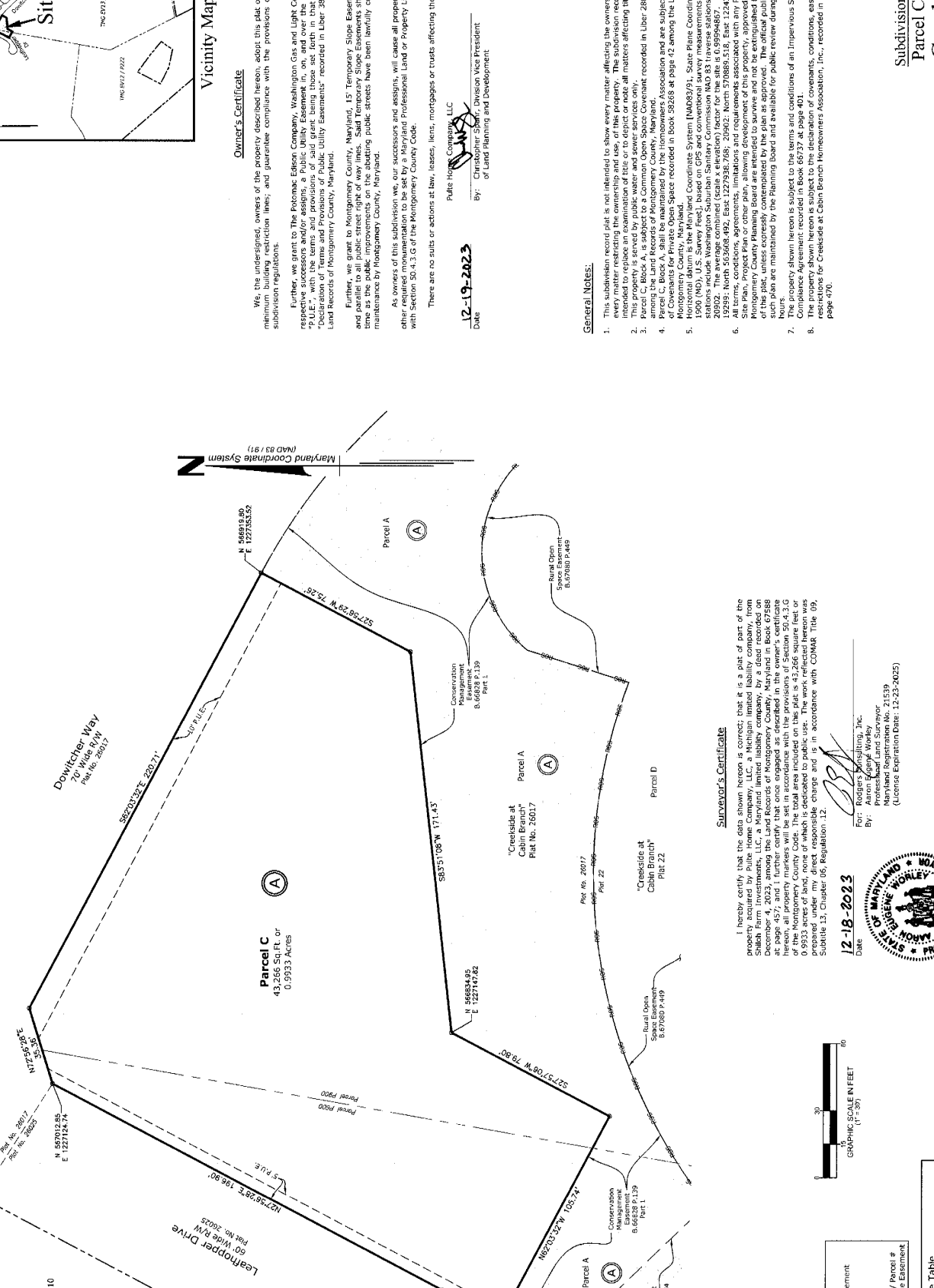
Plat Name: Creekside at Cabin Branch
Plat #: 220240200, 220240250 thru 220240270

Location: Located on the north and south sides of Dowitcher Way, approximately 2,200 feet west of Clarksburg Road (MD 121)
Master Plan: Clarksburg Ten Mile Creek Amendment Area
Plat Details: RNC zone; 70 lots, 3 parcels
Owner: Pulte Home Company, 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.

Area Tabulation	0.9933 Acres
1 Parcel	43,266 Sq.Ft. or 0.9933 Acres
Total Area	43,266 Sq.Ft. or 0.9933 Acres



Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum lot dimensions, and guarantee compliance with the provisions of section 30-4.3.6 of the subdivision regulations.

Further, we grant to The Potomac Edison Company, Washington Gas and Light Company, Verizon, and their respective utility companies, easements for the installation, maintenance, and use of their utility lines, as shown on the "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 distinguished 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 30-4.3.6 of the Montgomery County Code.

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

Pulte Home Company, LLC
 By: Christopher Shear, Division Vice President
 of Land Planning and Development

12-19-2023
 Date

General Notes:

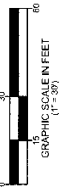
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The plat is subject to all public utility easements shown on the plat.
- Parcel C, Block A, is a portion of the subject property as shown on the subdivision record plat recorded in Liber 28045 at folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel C, Block A, shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in book 38268 at page 42 among the Land Records of Montgomery County, Maryland.
- Horizontal datum is the Maryland Coordinate System (NAD83/91, State Plane, Coordinate System Zone 1500 (MD), U.S. Survey Feet), based on GPS and conventional survey measurements. Controlling elevations include Washington Suburban Sanitary Commission (WSSC) elevations, 19259.9 and 19260.2. The Maryland Coordinate System (NAD83/91, State Plane, Coordinate System Zone 1500 (MD), U.S. Survey Feet), based on GPS and conventional survey measurements. Controlling elevations include WSSC elevations, 19259.9 and 19260.2. North 55.9368, 492, East 122.7936, 768; 204922, North 57.6889, 518, East 124.359, 654
- 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 recorder 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.
- Property shown herein is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66237 at page 401.
- The property shown herein is subject to the declaration of covenants, conditions, easements, and restrictions for Creekside at Cabin Branch Homeowners Association, Inc., recorded in Book 67459 at page 470.

Surveyor's Certificate

I hereby certify that the data shown herein is correct; that it is a part of part of the property acquired by Pulte Home Company, LLC, a Michigan limited liability company, from Sullish Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on 08/21/2023 in Liber 3834 at folio 457; and I further certify that once engaged as described in the owner's certificate herein, all property markers will be set in accordance with the provisions of Section 50.4.3.6 of the Montgomery County Code. The total area included on this plat is 43,266 square feet or 0.9933 acres, more or less, and the same is subject to the easements and restrictions as shown and proposed under direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

For: Rodgers Consulting, Inc.
 By: Aaron Eugene Wooley
 Maryland Registration No. 21539
 (License Expiration Date: 12-23-2025)

12-18-2023
 Date



Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	213.50'	29.33'	14.69'	29.31'	N31°52'38\"/>	

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	213.50'	29.33'	14.69'	29.31'	N31°52'38\"/>	

Approvals/Information Chart

Tax Map: EV123 WSSC; Graf No.: Z31NW14
Final Plat No.: 26025
Approved Plat No.: 26025
Approved Site Plan File No.: 80200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 8.02001.60

RODGERS CONSULTING
 1860 C St. Suite 208, Emmettown, Maryland 20844
 Tel: 301-566-0000, Fax: 301-566-0255, www.rodgers.com

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

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chair
 Montgomery P&C Signatory for Secretary-Treasurer
 MNCPC Record File No. _____

Subdivision Record Plat Parcel C, Block A, Creekside at Cabin Branch

Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' September 2023

Plat No. 9
 R01 LA No. 1
 MNCPC Plat No. 2302000

General Notes:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor intended to show every matter affecting the subdivision and use, of the property shown. This subdivision record plat is not intended to make any representation as to the accuracy of the information shown hereon.
- This property is served by public water and sewer services only.
- Parcels C (Pillar Alley) and D, Block C, are subject to a Common Open Space Covenant recorded in Book 56368-012, East 1227359-054.
- Parcels C (Pillar Alley) and D, Block C, are subject to a Common Open Space Covenant recorded in Book 56368-012, East 1227359-054.
- Parcels C (Pillar Alley) and D, Block C, shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants, Conditions, and Restrictions recorded in Book 56368-012, East 1227359-054.
- Horizontal datum is the Maryland Coordinate System (NAD83/91, State Plane Coordinate System Zone 1800 (NAD), U.S. Survey Feet), based on GPS and conventional survey measurements. Controlling benchmarks include Washington Suburban Sanitary Commission M&D 83 Inverse stations 19239 and 20802; North 55368-012, East 1227359-054; and 20802; North 55368-012, East 1227359-054.
- All terms, conditions, agreements, limitations and easements associated with any Preliminary Plan, Declaration of Covenants, Conditions, and Restrictions, or any other instrument recorded in the Montgomery County Planning Board are intended to survive and not be extinguished by the recording 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.
- The property shown hereon is subject to the terms and conditions of an Improvements Surface Compliance Agreement recorded in Book 66737 at page 401.
- The property shown hereon is subject to the declaration of covenants, conditions, easements, and restrictions for Creekside at Cabin Branch Homeowners Association, Inc., recorded in Book 67469 at page 174.

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 Pulte Home Company, LLC, a Michigan limited liability company, from Shilon Farm among the Land Records of Montgomery County, Maryland in Book 67588 at page 457, and 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 of the property shown hereon is 156.53 Sq. Ft. The work performed under my direct responsible charge and is in accordance with COMAR title 17, Subtitle 13, Chapter 06, Regulation 12.

12-18-2023
Date
For: Rodgers Consulting, Inc.
By: Aaron Eugene Morley
Montgomery County Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)



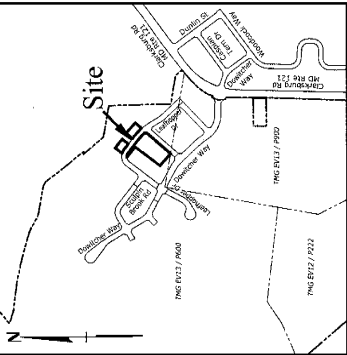
12-19-2023
Date

Pulte Home Company, LLC
By: Christopher Spahr, Division Vice President
of Land Planning and Development

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision and the provisions of section 50.4.3.G of the subdivision regulations. Further, we grant to The Potomac Edition Company, Washington Gas and Light Company, Verizon, and their respective successors and/or assigns, a Public Utility Easement for the installation, maintenance, and use of overhead and underground utility lines and other facilities for the purpose of providing utility services to the property. The provisions of Public Utility Easements recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland, shall apply to the property shown hereon. The easement, covenants and related to all public street right of way lines. Said Temporary Easement 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. Further, we establish Homeowners Association across Lots 29-35 & 43-56, Block C, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter. This subdivision and its easements and restrictions 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 sales or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Plat No.



Area Tabulation

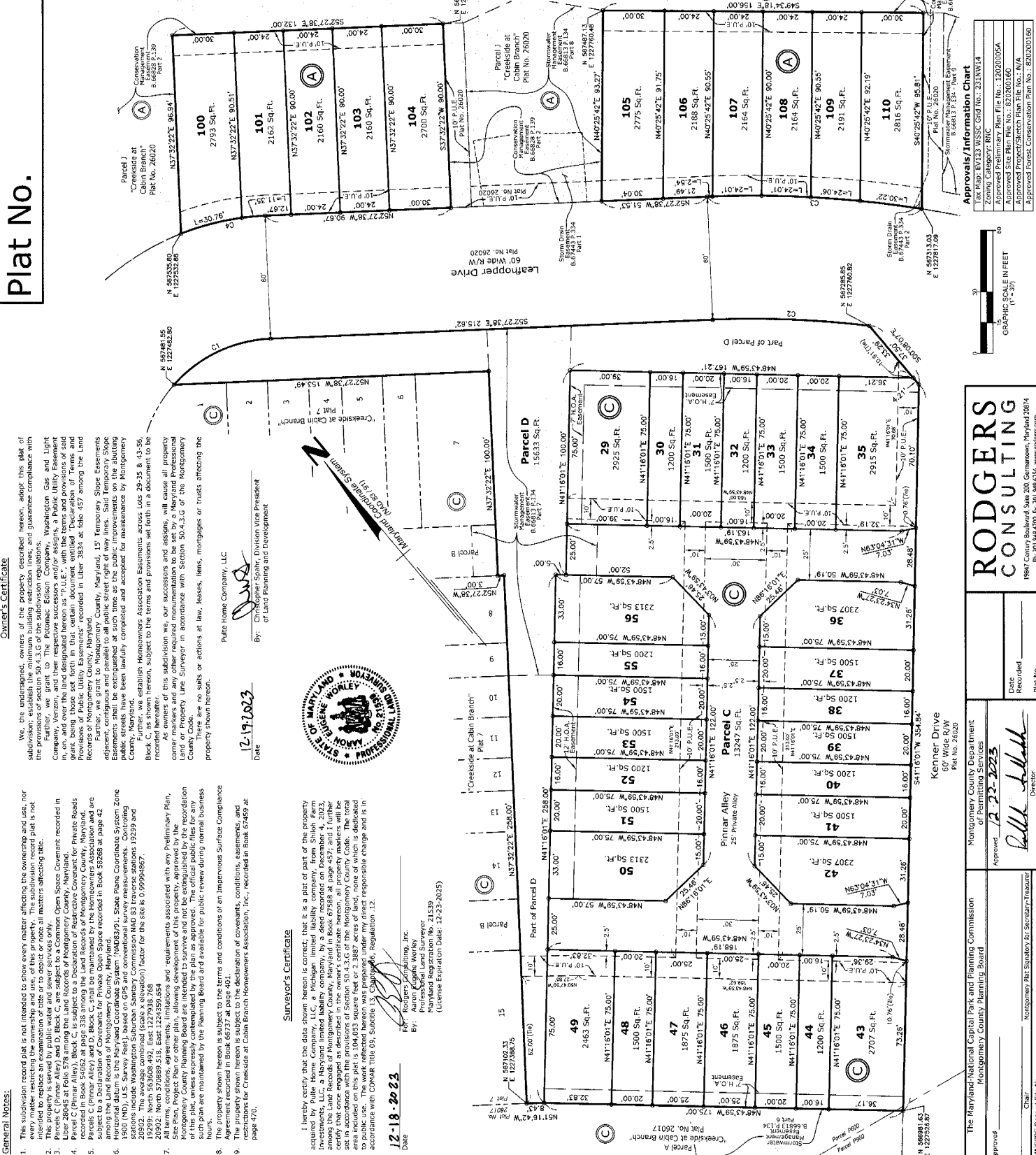
39 Lots	75,173 Sq. Ft.	or	1.7257 Acres
2 Parcels	28,680 Sq. Ft.	or	0.6630 Acres
Total Area	104,053 Sq. Ft.	or	2.3887 Acres

Legend

- H.O.A. Homeowners Association
- P.U.E. Public Utility Easement
- L.F.F.# Liber # Folio #
- S.# Page #
- B.# Page #
- Sq. Ft. Square Feet
- TMG # / P# Tax Map Grid # / Parcel #

Curve Table

Curve	Radius	Tangent	Chord	Bearing	Delta
C1	86.50'	53.62'	28.36'	S21°33'32"E	46°11'47"
C2	466.50'	76.43'	38.30'	S74°46'00"E	92°31'15"
C3	526.50'	104.84'	52.59'	N40°45'23"W	112°41'31"
C4	126.50'	42.11'	21.25'	N61°59'47"W	18°04'17"



RODGERS CONSULTING
1897 Cassin, Belair & 200, Greenway, Metelabel 2084
Ph: 301.948.7700, Fax: 301.946.0354, www.rodgers.com

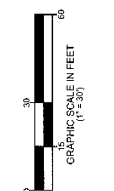
Approved: **12-23-2023**
Date Recorded: **12-23-2023**
Plat No. _____

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
Montgomery Planning Board Secretary/Treasurer
M&DPC Record File No. _____

Subdivision Record Plat
Lots 100-110, Block A,
and Lots 29-56 &
Parcels C & D, Block C
Creekside at
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' October 2023

Plat No. 6
M&DPC File No. 22048250

Approvals/Information
Tax Map: E1723 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 12020005A
Approved Site Plan File No.: 621000160
Approved Project/Street Plan File No.: N/A
Approved Forest Conservation Plan No.: 520200150

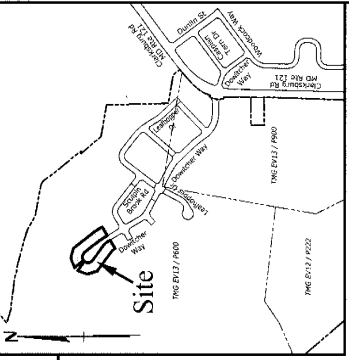


Plat No.

General Notes:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, or any other matter recording the ownership and use, of this property. The subdivision record plat is intended to show only the matters affecting the ownership and use of this property.
- This property is served by public water and sewer services only.
- Horizontal datum is the Maryland Coordinate System (NAD83/91), State Plane Coordinate System (SPCS 8300 (NAD)), U.S. Survey Feet (USF), based on the National Geodetic Survey's measurements of 1929 and 2002. The average combined (scale x elevation) factor for the site is 0.99994867.
- 19299: North 55.0818-492, East 1227938.763
19462: North 57.0899-538, East 1227339.651
19463: North 57.0899-538, East 1227339.651
Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of the plat, unless expressly contemplated by the plan as approved. The official public records of the plat, unless expressly contemplated by the plan as approved, for public review during normal business hours.
- The property shown herein is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 6637 at page 401.
- The property shown herein is subject to the declaration of covenants, conditions, easements, and restrictions for Creekside at Cabin Branch Homesteaders Association, Inc., recorded in Book 6149 at page 476.

Curve	Radius	Length	Tangent	Chord	Delta
C1	90.00'	36.53'	16.55'	36.34'	54° 30' 52" E
C2	65.00'	102.86'	65.88'	92.54'	S89° 46' 40" E
C3	65.00'	102.86'	65.88'	92.54'	N83° 53' 11" W
C4	940.00'	69.13'	34.61'	69.09'	N34° 32' 02" W



Vicinity Map: 1" = 1000'

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-4.3.G of the subdivision regulations. In consideration of the sum of \$100.00, to the Plaintiff, Edison Company, Washington Gas and Light Corporation, in, on, and over the land designated herein as "P.U.I.E.", with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3834 at folio 457 and 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 adjacent street have been lawfully completed and assigned 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 Licensed Land Surveyor in accordance with Section 50-4.3.G of the Montgomery County Code.

There are no suits, mortgages, liens, mortgages or trusts affecting the property shown herein.

12-18-2023
Date

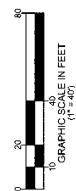
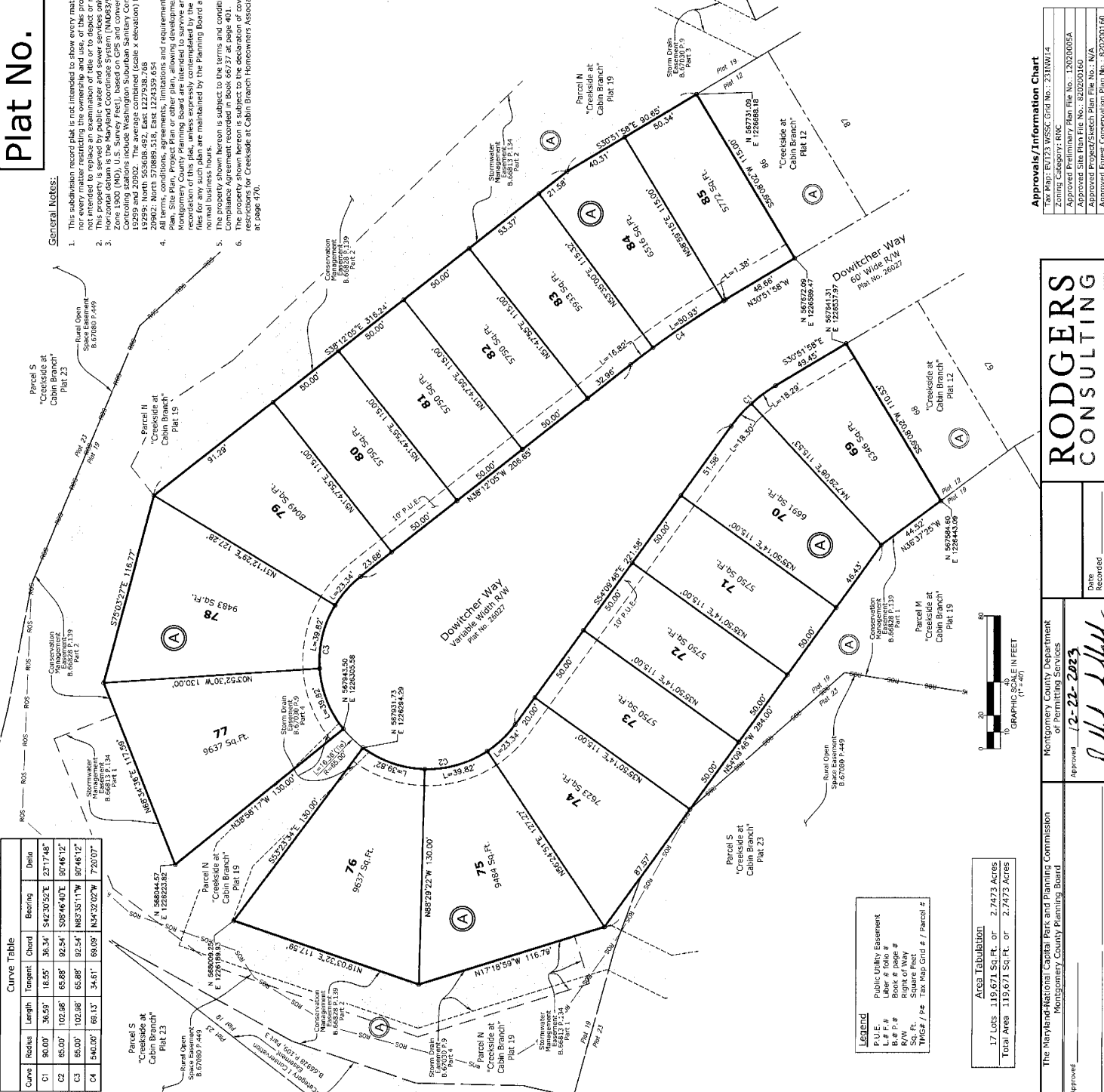
Pulte Home Company, LLC
By: Christopher Schir, Division Vice President
of Land Planning and Development

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 Pulte Home Company, LLC, a Michigan limited liability company, from Shih Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on October 4, 2023, among the Land Records of Montgomery County, Maryland in Book 02589, folio 102, and that the same is in accordance with the provisions of the Montgomery County Code. The total area included on this plat is 119,671 square feet or 2.7473 acres of land, none of which is dedicated to public use, in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

12-18-2023
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor #1539
(License Expiration Date: 12-23-2025)



Area Tabulation	
17 Lots	119,671 Sq. Ft. or 2.7473 Acres
Total Area	119,671 Sq. Ft. or 2.7473 Acres

Approvals/Information Chart

Tax Map:	FD173 WSSC GRF No.: 231NW14
Zoning Category:	RNC
Approval:	Case File No.: 13050095A
Approval:	Case File No.: 83202016G
Approval:	Case File No.: N/A
Approved Project/Search Plan File No.:	83220016G

RODGERS CONSULTING

1890 Cabin Branch Ln., Ste. 200, Emmetsburg, Maryland 20844
Tel: 301-466-6200, Fax: 301-966-6255, www.rodgers.com

DATE RECORDED
PLAT NO.

Montgomery County Department of Permitting Services
Approved: 12-22-2023
Director: *[Signature]*

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
Chair: _____
Montgomery Plat Signatory for Secretary-Treasurer
MCMPC Record File No.:

Subdivision Record Plat
Lots 69-85, Block A
Creekside at
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 40' October 2023
Plat No. 13
601 J.A. No. 2024020
MCMPC Plat No. 2024020



DEVELOPER/APPLICANT:
PULTE HOMES
 10000 ARROWHEAD DRIVE, SUITE 225
 FARMERS BRANCH, MD 21038
 ATTY: DAVID DEMARCO

REVISION	DATE	REASON

07-SITE-320200160-003
 SITE PLAN #320200160
 VSS: MMS-230M14, 230M15, 231M14, 231M15, 232M14
 TAN MMS DW, GRID DW#1, EV, GRID EV#1, DV, GRID DW#3 & DV#2, EV#13, GRID EV#13, & EV#12, GRID EV#12

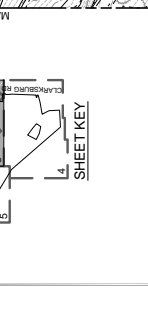
PROFESSIONAL ENGINEER:
DAVID DEMARCO
 10000 ARROWHEAD DRIVE, SUITE 225
 FARMERS BRANCH, MD 21038
 LICENSE NO. 12088
 EXPIRES 03/31/2025

RODGERS CONSULTING
 10000 ARROWHEAD DRIVE, SUITE 225
 FARMERS BRANCH, MD 21038
 PH: 301-944-0000 | FX: 301-944-0259 | WWW.RODGERS.COM

SHEET REFERENCE AND
COMPOSITE SITE PLAN
 CERTIFIED SITE PLAN #320200160



- LEGEND**
- SITE LIMITS
 - PUBLIC STREET RIGHT OF WAY
 - LOT LINES
 - PROPOSED SIDEWALKS (SW)
 - PROPOSED PAVING
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED RETAINING WALLS
 - LIMIT OF DISTURBANCE
 - STREAM BUFFER (SMB)
 - WETLANDS
 - WETLAND BUFFER
 - STREAM VALLEY BUFFER (SVB)
 - EXISTING TREE CANOPY, REDBERRY
 - HIGH USABILITY LOTS (HUL) (HUL#001-0010)
 - BACKSLOPE SHEET WALL (BSSM) (BSSM#001-0010)
 - FOR DE TALKS



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 MATCHLINE SHEET 14

HOA PARCEL A
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CLARKSBURG ROAD
 CABIN BRANCH
 RNC

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PRELIMINARY NOT FOR CONSTRUCTION

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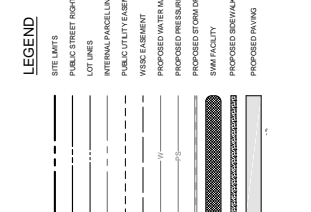
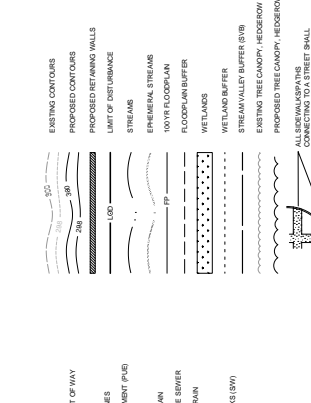
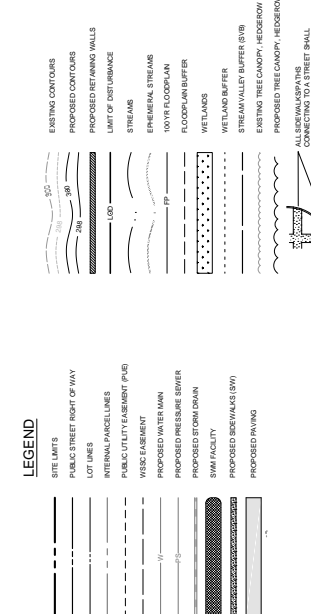
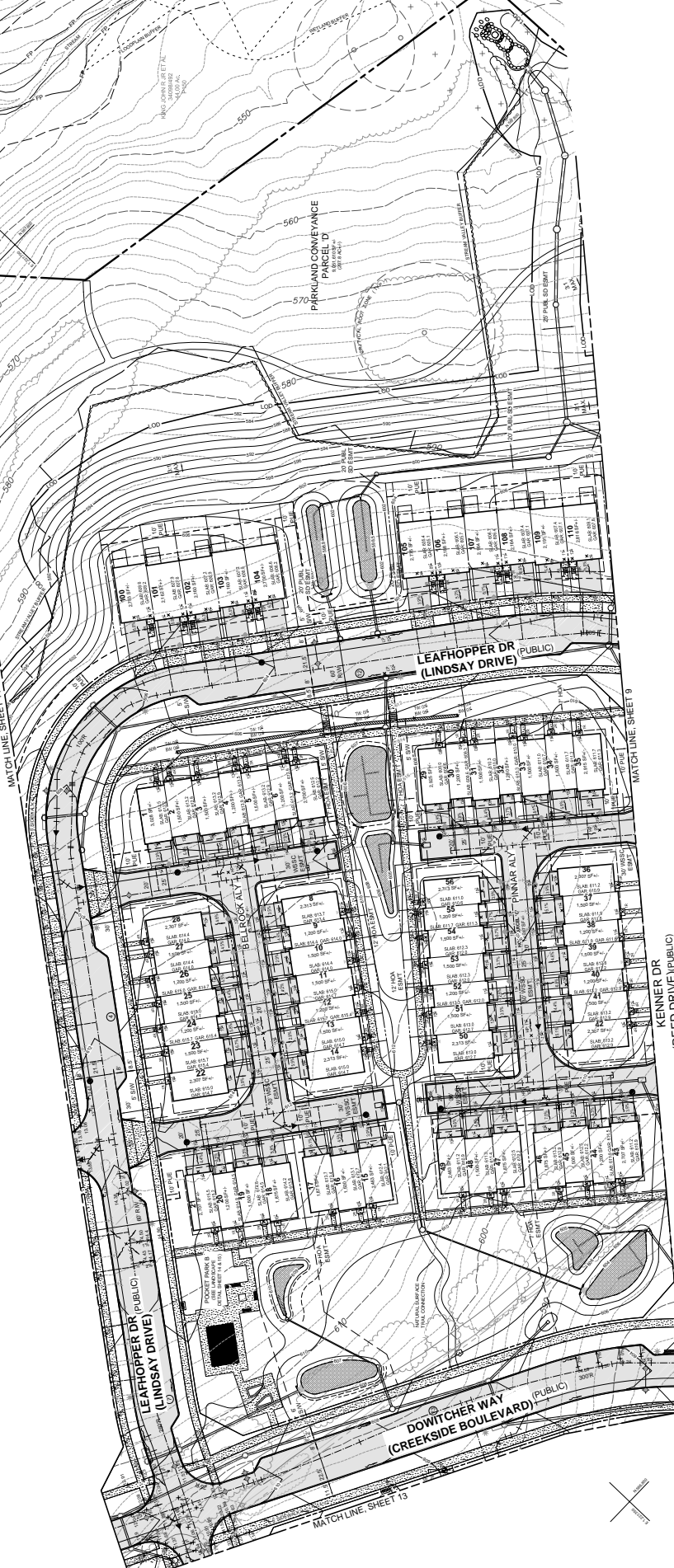
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 MATCHLINE SHEET 179
 MATCHLINE SHEET 180

PRELIMINARY NOT FOR CONSTRUCTION

MONITORING AND MAINTENANCE PLAN APPROVAL

DATE: 01/20/22



REVISION	DATE	REVISION	DATE	REVISION	DATE

DEVELOPER/APPLICANT:
PULTE HOMES
 10000 ARROWHEAD DRIVE, SUITE 225
 FORT MYERS, FL 33907
 ATTY: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH
 PLOT 225
 PARCELS 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 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799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

CALL "MISS TRIVY" AT 410-257-7777
 is Born Before Dept. of Construction

The contractor must notify of public utility companies with 48 hours prior to the start of construction. The contractor must also notify the utility companies of any proposed construction within the utility easement. The contractor must also notify the utility companies of any proposed construction within the utility easement. The contractor must also notify the utility companies of any proposed construction within the utility easement.

RODGERS CONSULTING
 11000 Greenway Road, Suite 200, Columbia, Maryland 21046
 P: 301.944.4000 F: 301.944.4259 www.rodgers.com

SITE PLAN

CERTIFIED SITE PLAN #0200160-010

DATE: 01/20/22
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 RELEASE FOR: []

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

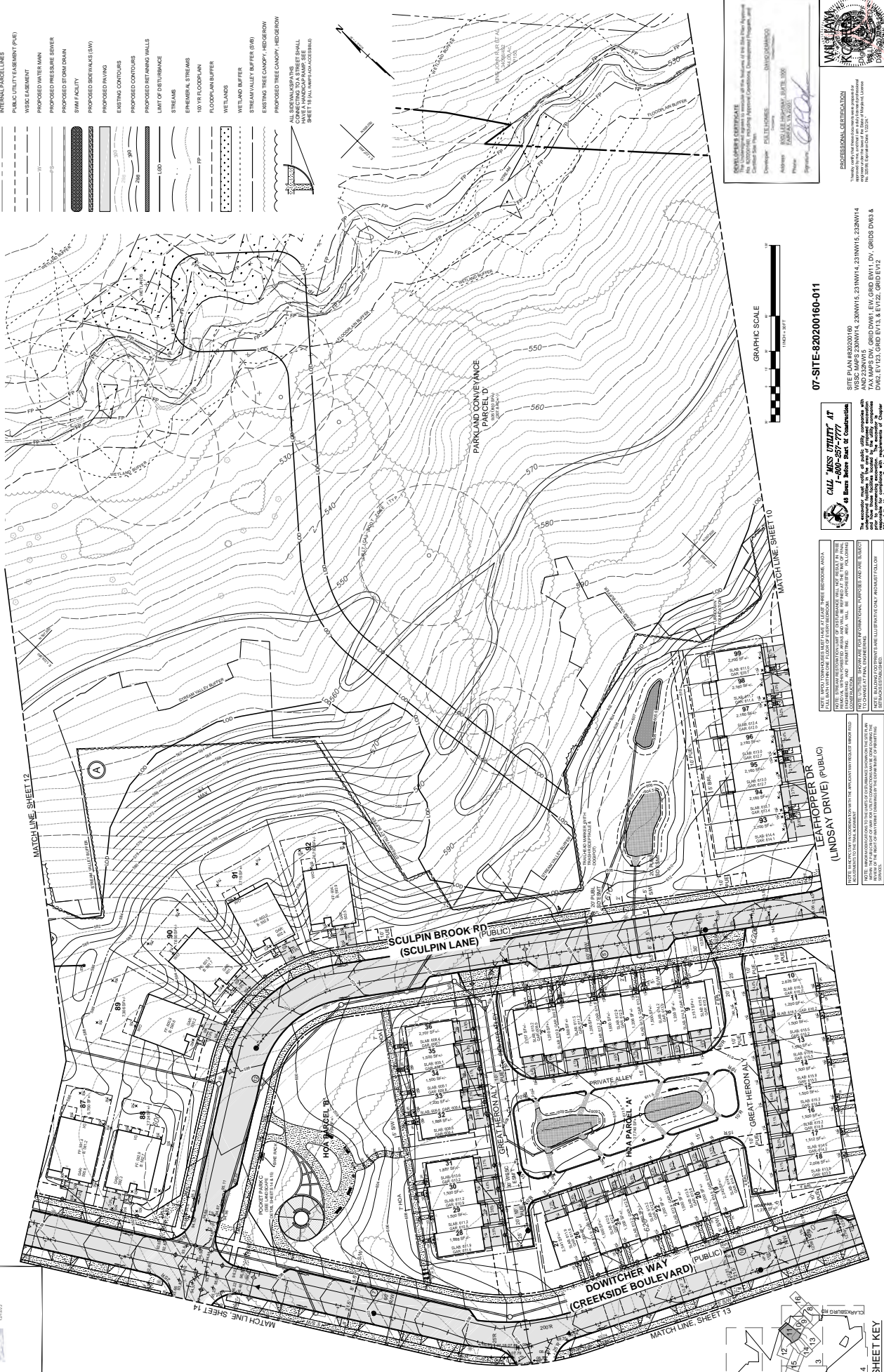
DATE: 01/20/22
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 RELEASE FOR: []

DEVELOPER CERTIFICATE
 No. 0200160-010
 Date: 01/20/22
 Drawn By: J. J. JONES
 Checked By: J. J. JONES
 Release For: []

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: 01/20/22
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 RELEASE FOR: []

- LEGEND**
- SITE LOTS
 - PUBLIC STREET RIGHT OF WAY
 - LOT LINES
 - INTERNAL PARCEL LINES
 - PUBLIC UTILITY EASEMENT (PIPE)
 - WESC EASEMENT
 - PROPOSED WATER MAIN
 - PROPOSED PRESSURE SEWER
 - PROPOSED FLOOD DRAIN
 - SWIM FACILITY
 - PROPOSED SIDEWALK (S/W)
 - PROPOSED PAVING
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED RETAINING WALLS
 - LIMIT OF DISTURBANCE
 - STREAMS
 - EMPHASICAL STREAMS
 - 10' W/ FLOODPLAIN
 - FLOODPLAIN BUFFER
 - WETLANDS
 - WETLAND BUFFER
 - STREAM VALLEY BUFFER (S/VB)
 - EXISTING TREE CANOPY, HEDGEROW
 - PROPOSED TREE CANOPY, HEDGEROW
- ALL ORIGINAL MARKS CONNECTING TO A STREET SHALL BE MAINTAINED. THIS SHEET IS ALL WORK SHOWN.



DEVELOPER CERTIFICATE
 I hereby certify that the information on this site plan was prepared by a duly licensed professional engineer or architect in accordance with the laws of the State of Maryland. I am the duly licensed professional engineer or architect responsible for the preparation of this site plan.
 Date: JAN. 2022
 Signature: [Signature]
 License No. 12345

PROFESSIONAL CERTIFICATION
 I hereby certify that I am a duly licensed professional engineer or architect in accordance with the laws of the State of Maryland. I am the duly licensed professional engineer or architect responsible for the preparation of this site plan.
 Date: JAN. 2022
 Signature: [Signature]
 License No. 12345

07-SITE-820200160-011

SITE PLAN #820200160
 VSS: MARS-230MW14, 230MW15, 231MW14, 231MW15, 232MW14
 TAX MAPS DIV. GRID DW13, E.V. GRID E.V.1, D.V. GRID DW13 & DW12, E.V.12, GRID E.V.2

CALL "MARS UTILITY" AT 1-800-257-7777
 or Home Before Start of Construction

The contractor shall notify of public utility companies with whom they have contact. The contractor shall be responsible for obtaining all necessary permits and approvals for construction and for the installation of any underground utility lines.

DATE	BY	DATE

RELEASE FOR: [Signature]

RODGERS CONSULTING
 1847 Conroy Boulevard, Suite 200, Gaithersburg, Maryland 20878
 P: 301.946.4000 F: 301.946.2256 www.rodgers.com

CREEKSIDE AT CABIN BRANCH
 PARCELS 90L, 90R, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 ELECTION DISTRICT No. 2
 MONTGOMERY COUNTY, MARYLAND

ALL LOT LINES AND PARCELS ARE SHOWN AS APPROXIMATE. THE BOUNDARIES SHOWN ARE BASED ON THE RECORD DEEDS AND SURVEYS ON FILE IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE BOUNDARIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE BOUNDARIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE BOUNDARIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

DEVELOPER/APPLICANT:
PULTE HOMES
 10000 ARROWHEAD DRIVE, SUITE 225
 FORT WASHINGTON, PA 19074
 ATTY: DAVID DEMARCO

REVISION	DATE	REASON

PRELIMINARY NOT FOR CONSTRUCTION



MONMOUTH COUNTY PLANNING DEPARTMENT
 APPROVAL

DATE: 11/13/2021
 TIME: 11:00 AM

MONMOUTH COUNTY PLANNING DEPARTMENT
 APPROVAL

DATE: 11/13/2021
 TIME: 11:00 AM

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- INTERNAL PARCEL LINES
- PUBLIC UTILITY EASEMENT (PUE)
- W/SIC EASEMENT
- PROPOSED WATER MAIN
- PROPOSED PRESSURE SEWER
- PROPOSED STORM SEWER
- SWIM FACILITY
- PROPOSED DRIVEWAYS (SW)
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS
- EPHEMERAL STREAMS
- 100' WETLAND BUFFER
- FLOODPLAIN BUFFER
- WETLANDS
- WETLAND VALLEY BUFFER (WVB)
- EXISTING TREE CANOPY / HERBICID
- PROPOSED TREE CANOPY / HERBICID



REVISION

NO.	DATE	REVISION

DEVELOPER/APPLICANT:
PULTE HOMES
 1000 ARROWHEAD DRIVE, SUITE 225
 WASHINGTON, DC 20004
 ATTY: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH
 SECTION 10, TOWNSHIP 25N, RANGE 18E
 PARCELS 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

MONMOUTH COUNTY PLANNING DEPARTMENT
 APPROVAL

DATE: 11/13/2021
 TIME: 11:00 AM

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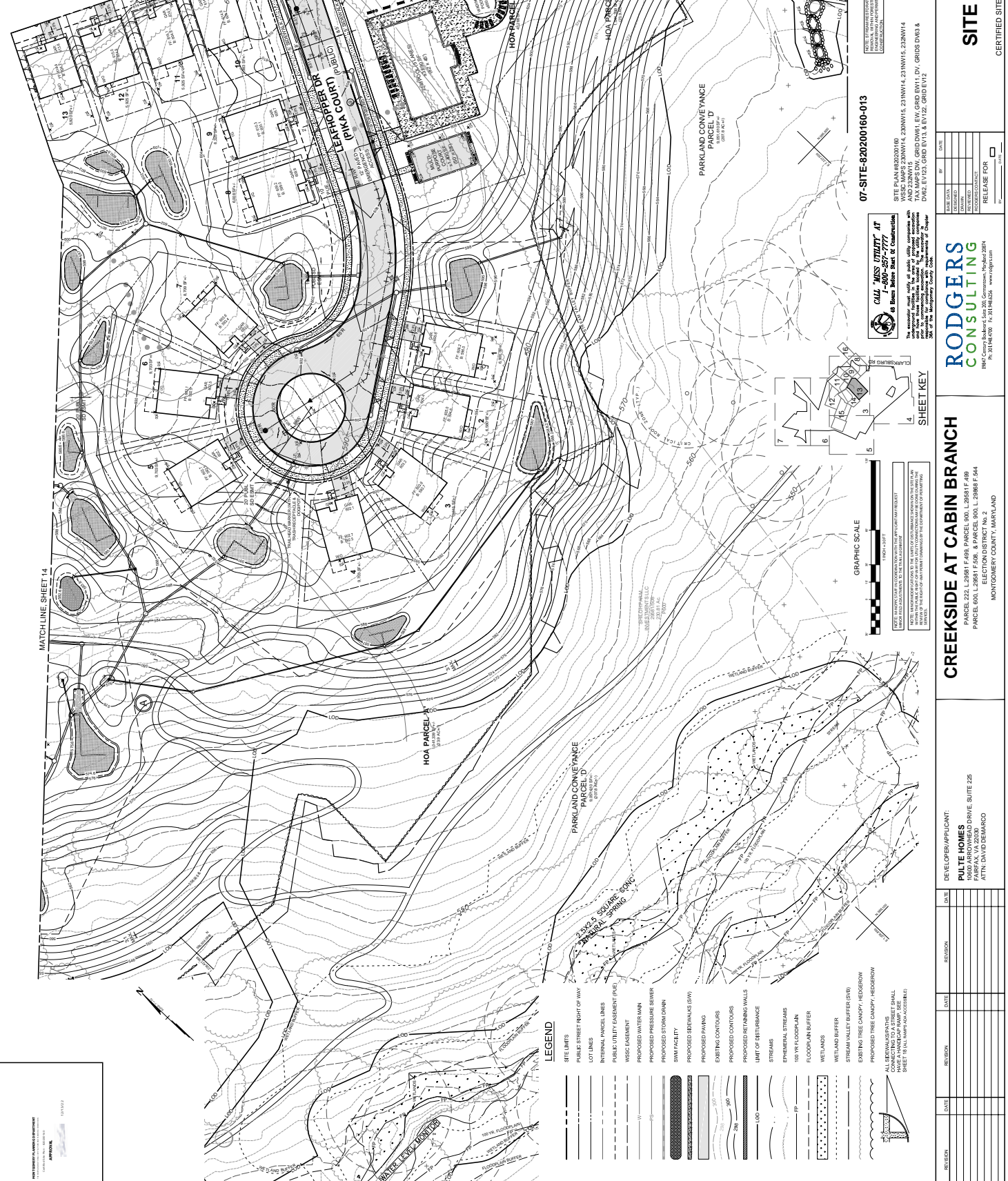
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DATE: 11/13/2021
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DATE: 11/13/2021
 TIME: 11:00 AM

DEVELOPER'S CERTIFICATE
 I, the undersigned, certify that the information contained herein is 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.
 Date: 06/20/2022
 Signature: [Signature]
 Title: Professional Engineer
 License No.: 123456789
 State: Maryland



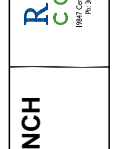
APPROVAL
 [Stamp/Signature Area]

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 BERTHING (BWH)
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LIMIT OF DISTURBANCE
- STREAMS
- EPHEMERAL STREAMS
- 100 YR FLOODPLAIN
- FLOODPLAIN BUFFER
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY - HEDGEROW
- PROPOSED TREE CANOPY - HEDGEROW
- ALL LEGAL ASSESSMENTS CONNECTING TO A STREET SHALL BE SHOWN AS ACCESSIBLE SHEET TO ALL MAPS AND ACCESSIBLE

GRAPHIC SCALE
 1" = 50'

SHEET KEY



07-SITE-20200160-013

CALL "MISS JUDITH" AT
 410-257-7777
 is Here Before Start of Construction
 The contractor must notify of public utility companies with
 10 business days prior to the start of construction. Failure to do so
 may result in fines and penalties. For more information, contact
 the Montgomery County Department of Public Works at
 301.984.4000 or www.montgomerycountymd.gov

PROFESSIONAL CERTIFICATION
 I, the undersigned, certify that the information contained herein is 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.
 Date: 06/20/2022
 Signature: [Signature]
 Title: Professional Engineer
 License No.: 123456789
 State: Maryland

REVISION

NO.	DATE	REVISION

DATE: 06/20/2022
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1" = 50'
 SHEET NO.: 0377A09
 DATE: JAN, 2022
 PROJECT: [Name]
 CERTIFIED SITE PLAN #0200160

CREEKSIDE AT CABIN BRANCH
 PARCEL 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015
 ELECTION DISTRICT No. 2
 MONTGOMERY COUNTY, MARYLAND

DEVELOPER/APPLICANT:
PULTE HOMES
 10000 ARROWHEAD DRIVE, SUITE 225
 FORT MYERS, FL 33907
 ATTY: DAVID DEMARCO

RODGER'S CONSULTING
 11047 Greenway Parkway, Suite 200, Germantown, Maryland 20874
 P: 301.984.4000 F: 301.984.2258 www.rdcgroup.com

SITE PLAN