

**Plat Name: Creekside at Cabin Branch**  
**Plat #: 220240280, 220240290 & 220240420**

Location: Located on the north and south sides of Dowitcher Way, approximately 2,500 feet west of Clarksburg Road (MD 121)  
Master Plan: Clarksburg Ten Mile Creek Amendment Area  
Plat Details: RNC zone; 44 lots, 6 parcels  
Owner: Pulte Home Company, LLC

This 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.









DEVELOPER/APPLICANT:  
**PULTE HOMES**  
 10000 ARROWHEAD DRIVE, SUITE 225  
 FARMERS BRANCH, MD 21054  
 ATTY: DAVID DEMARCO

REVISION	DATE	REASON

07-SITE-320200160-003  
 SITE PLAN #320200160  
 VSS: MMS-2300M14, 2300M15, 2310M14, 2310M15, 2320M14  
 TAN MMS D.V. GRID DWG1, E.V. GRID E.V1, D.V. GRID DWG3 &  
 DWG2, E.V13, GRID E.V13, & E.V12, GRID E.V12

PROFESSIONAL ENGINEER  
 No. 12088 David Demarco  
 10000 ARROWHEAD DRIVE, SUITE 225  
 FARMERS BRANCH, MD 21054  
 EXPIRES 03/31/2025  
 David Demarco  
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PROFESSIONAL ENGINEER  
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**RODGERS  
 CONSULTING**  
 10000 Arrowhead Drive, Suite 225, Farmers Branch, MD 21054  
 P: 301.944.0000 F: 301.944.0259 www.rodgers.com

**CREEKSIDE AT CABIN BRANCH**  
 PLOT 225  
 PARCELS 901, 130881 E, 130881 F, 130881 G, 130881 H, 130881 I, 130881 J, 130881 K, 130881 L, 130881 M, 130881 N, 130881 O, 130881 P, 130881 Q, 130881 R, 130881 S, 130881 T, 130881 U, 130881 V, 130881 W, 130881 X, 130881 Y, 130881 Z, 130881 AA, 130881 AB, 130881 AC, 130881 AD, 130881 AE, 130881 AF, 130881 AG, 130881 AH, 130881 AI, 130881 AJ, 130881 AK, 130881 AL, 130881 AM, 130881 AN, 130881 AO, 130881 AP, 130881 AQ, 130881 AR, 130881 AS, 130881 AT, 130881 AU, 130881 AV, 130881 AW, 130881 AX, 130881 AY, 130881 AZ, 130881 BA, 130881 BB, 130881 BC, 130881 BD, 130881 BE, 130881 BF, 130881 BG, 130881 BH, 130881 BI, 130881 BJ, 130881 BK, 130881 BL, 130881 BM, 130881 BN, 130881 BO, 130881 BP, 130881 BQ, 130881 BR, 130881 BS, 130881 BT, 130881 BU, 130881 BV, 130881 BW, 130881 BX, 130881 BY, 130881 BZ, 130881 CA, 130881 CB, 130881 CC, 130881 CD, 130881 CE, 130881 CF, 130881 CG, 130881 CH, 130881 CI, 130881 CJ, 130881 CK, 130881 CL, 130881 CM, 130881 CN, 130881 CO, 130881 CP, 130881 CQ, 130881 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**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  
 LIMIT OF DELIMITATION  
 STREAMS  
 EPHEMERAL STREAMS  
 100' W/ FLOODPLAIN  
 5' DRAINAGE PFS  
 WETLANDS  
 WETLAND BUFFER  
 STREAM VALLEY BUFFER (SVB)  
 EXISTING TREE CANOPY, REDBERRY  
 HIGH USABILITY LOTS (HUL) (INDICATED BY ORANGE) (FOR ARCHITECTS)  
 HOME BACKS (SEE SHEET MALL 0200000002 FOR DETAILS)

**SHEET KEY**  
 1 2 3 4  
 5 6 7 8  
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**GRAPHIC SCALE**  
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