Plat Name: **Creekside at Cabin Branch**
Plat #: **220240210 thru 220240240**

Location: Located at the terminus 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; 12 parcels
Owner: Pulte Home Company, LLC

These 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.

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 Shiloh Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the Land Records of Montgomery County, Maryland in Book 67588 at page 457; 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 4,541,394 square feet or 104.2560 acres of land, 15,605 square feet or 0.3582 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.

1-29-2024
Date

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

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

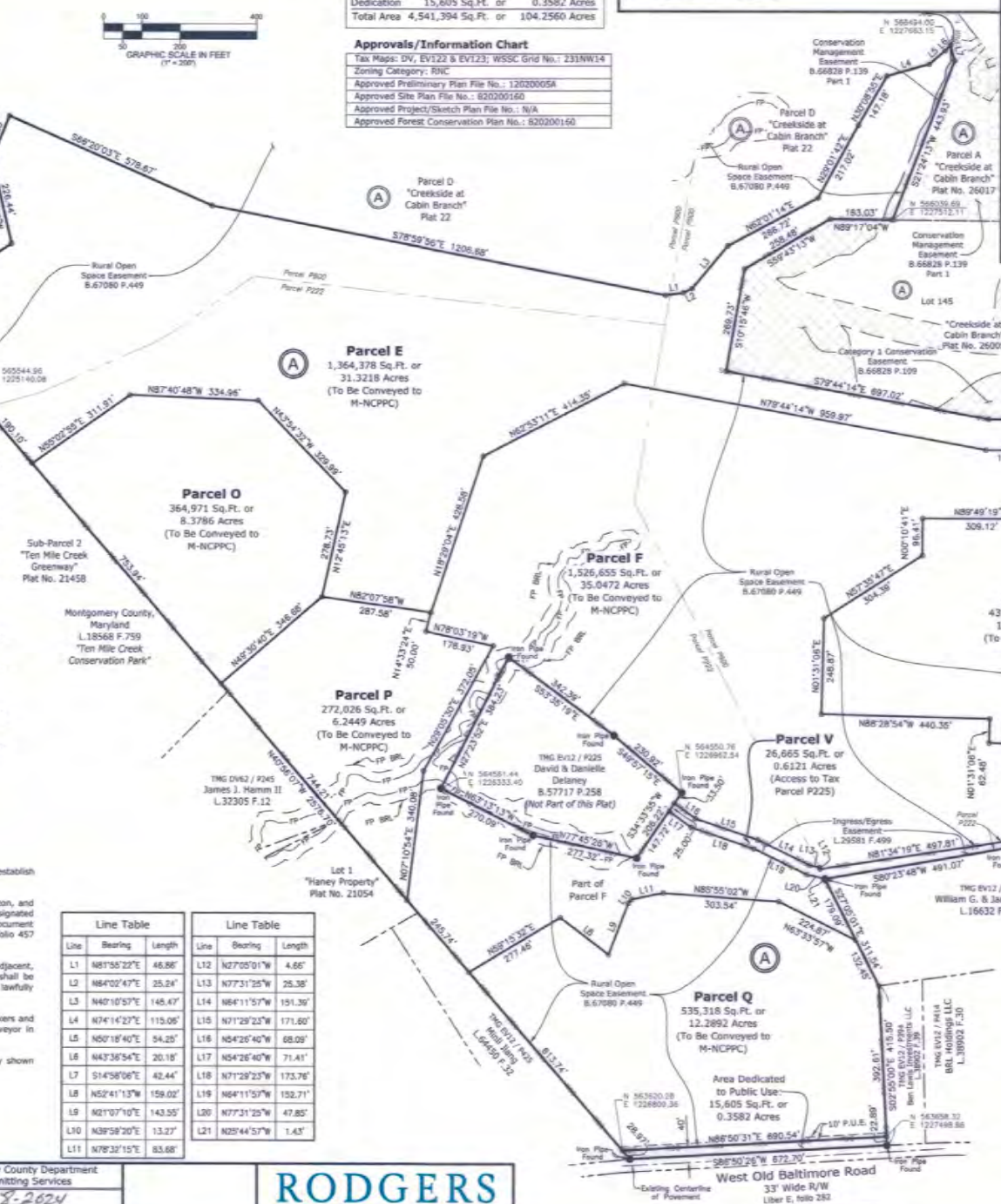
Area Tabulation			
7 Parcels	4,525,789 Sq.Ft.	or	103.8978 Acres
Dedication	15,605 Sq.Ft.	or	0.3582 Acres
Total Area	4,541,394 Sq.Ft.	or	104.2560 Acres

Approvals/Information Chart

Tax Maps: DV, EV122 & EV123; 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

GRAPHIC SCALE IN FEET (1" = 200')

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 services only.
3. Parcels E, F, G, O, P and Q, Block A, are to be conveyed to M-NCPPC. Parcels G, P and Q shall be conveyed to M-NCPPC prior to or concurrent with Parcels E, F and O. Access from a public road to Parcel P is provided by the Parks Department allowing access through the adjoining "Ten Mile Creek Conservation Park" parcel recorded in Liber 18568 at folio 759.
4. Parcel V, Block A, is for access to tax parcel P225 as shown hereon.
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. 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 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.
8. 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 67459 at page 470.
9. The Floodplain and 25-foot Floodplain Building Restriction Line ("FP BRL") shown hereon are taken from a Maryland-National Capital Park and Planning Commission floodplain study as shown on their floodplain mylars entitled "Seneca Creek Watershed, Ten Mile Creek", and identified as Sheets TM-4 and TMT5-1.
10. All boundary monumentation shown was held.

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.

Pulte Home Company, LLC

2/2/2024
Date

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

Line Table		
Line	Bearing	Length
L1	N81°55'22"E	46.88'
L2	N84°02'47"E	25.24'
L3	N40°10'57"E	148.47'
L4	N74°14'27"E	115.06'
L5	N50°18'40"E	54.25'
L6	N43°36'54"E	20.18'
L7	S14°58'06"E	42.44'
L8	N52°41'13"W	159.02'
L9	N21°07'10"E	143.55'
L10	N38°58'20"E	13.27'
L11	N78°32'15"E	83.68'

Line Table		
Line	Bearing	Length
L12	N27°05'01"W	4.66'
L13	N77°31'25"W	25.38'
L14	N64°11'57"W	151.39'
L15	N71°29'23"W	171.60'
L16	N54°26'40"W	68.09'
L17	N54°26'40"W	71.41'
L18	N71°29'23"W	173.76'
L19	N64°11'57"W	152.71'
L20	N77°31'25"W	47.85'
L21	N25°44'57"W	1.43'

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
—— FP ——	Floodplain

Subdivision Record Plat

Parcels E, F, G, O, P, Q & V, Block A

Creekside at Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 200' October 2023

Plat No. 21
RCI Job No.: 0377AB10
MNCPPC Plat No. 220340210

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services	
Approved _____	Approved 2-8-2024	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

N:\MD-Montgomery\Ten Mile Creek\platcert\Surveying\Plats\Plat 21.dwg Jan 26, 2024, 2:41pm

Plat No.

Approvals/Information Chart

Tax Maps: DV & EV123; WSSC Grid No.: 231NW14 & 231NW15
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200805A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	240.73'	234.68'	127.82'	225.50'	N82°59'37"E	55°51'27"
C2	57.52'	125.06'	109.50'	101.84'	S77°14'35"E	124°34'45"
C3	181.29'	86.57'	44.13'	85.75'	S18°28'31"E	27°21'38"
C4	51.76'	98.12'	72.05'	84.07'	S20°34'38"E	108°37'11"

Owner's Certificate

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

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.

Pulte Home Company, LLC

2/2/2024
Date

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

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. Parcels D and R, Block A, are to be conveyed to M-NCPPC. Parcel R shall be conveyed to M-NCPPC prior to or concurrent with Parcel D. Access from a public road to Parcel P is provided by the Parks Department allowing access through the adjoining "Ten Mile Creek Conservation Park" parcels recorded in Liber 18568 at folio 747 and Liber 20514 at folio 390.
4. 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
5. 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.
6. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
7. 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 67459 at page 470.
8. The Floodplain and 25-foot Floodplain Building Restriction Line ("FP BRL") shown hereon are taken from a Maryland-National Capital Park and Planning Commission floodplain study as shown on their floodplain mylars entitled "Seneca Creek Watershed, Ten Mile Creek", and identified as Sheets TM-4 and TMT5-1.
9. All boundary monumentation shown was held.

Vicinity Map: 1" = 1000'

Line Table

Line	Bearing	Length
L1	S22°39'08"W	116.65'
L2	S60°51'37"E	167.57'
L3	S62°07'09"E	57.62'
L4	S52°54'13"E	54.16'
L5	S44°27'44"E	26.99'
L6	S41°24'43"W	36.11'
L7	S35°54'57"E	34.00'
L8	S19°06'04"E	58.25'
L9	S13°59'35"W	159.06'

Line Table

Line	Bearing	Length
L10	S45°17'49"E	38.48'
L11	S09°48'41"W	57.89'
L12	S32°21'46"E	25.01'
L13	S02°43'42"W	74.03'
L14	N84°13'22"E	205.33'
L15	N87°05'50"E	34.42'
L16	S84°38'42"E	52.37'
L17	N17°56'55"E	55.58'
L18	N17°41'17"E	47.63'

Line Table

Line	Bearing	Length
L19	S13°26'43"W	93.61'
L20	S33°28'18"E	24.21'
L21	S83°08'27"E	25.75'
L22	S43°36'54"W	20.18'
L23	S50°18'40"W	54.25'
L24	S74°14'27"W	115.06'
L25	S84°02'47"W	25.24'
L26	S81°55'22"W	46.86'
L27	S22°23'43"W	120.80'

Area Tabulation

2 Parcels	3,276,980 Sq.Ft.	or	75.2291 Acres
Total Area	3,276,980 Sq.Ft.	or	75.2291 Acres

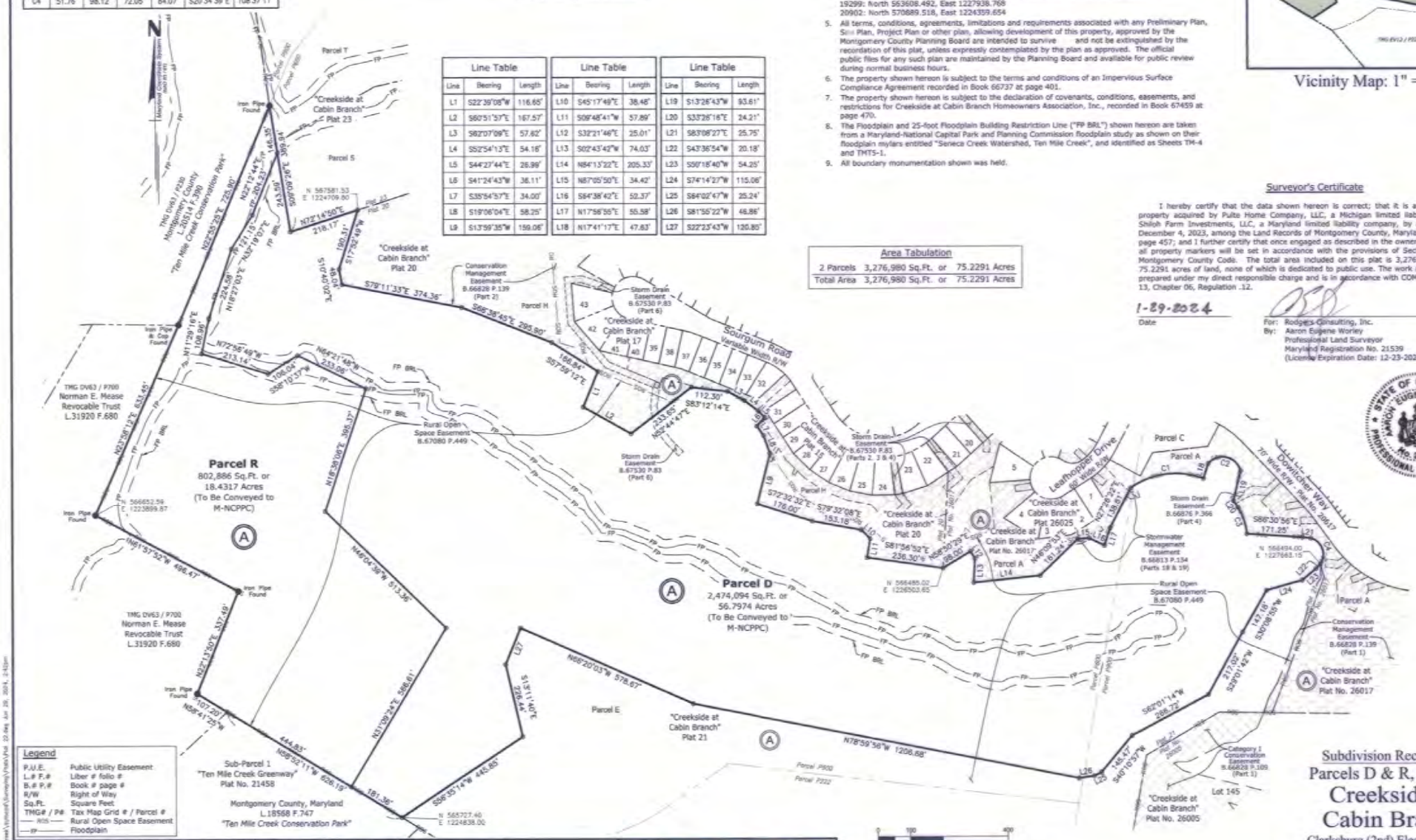
Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by Pulte Home Company, LLC, a Michigan limited liability company, from Shiloh Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the Land Records of Montgomery County, Maryland in Book 67588 at page 457; 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 3,276,980 square feet or 75.2291 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.

1-29-2024
Date

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

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



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
—— FP ——	Floodplain

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 2-8-2024

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

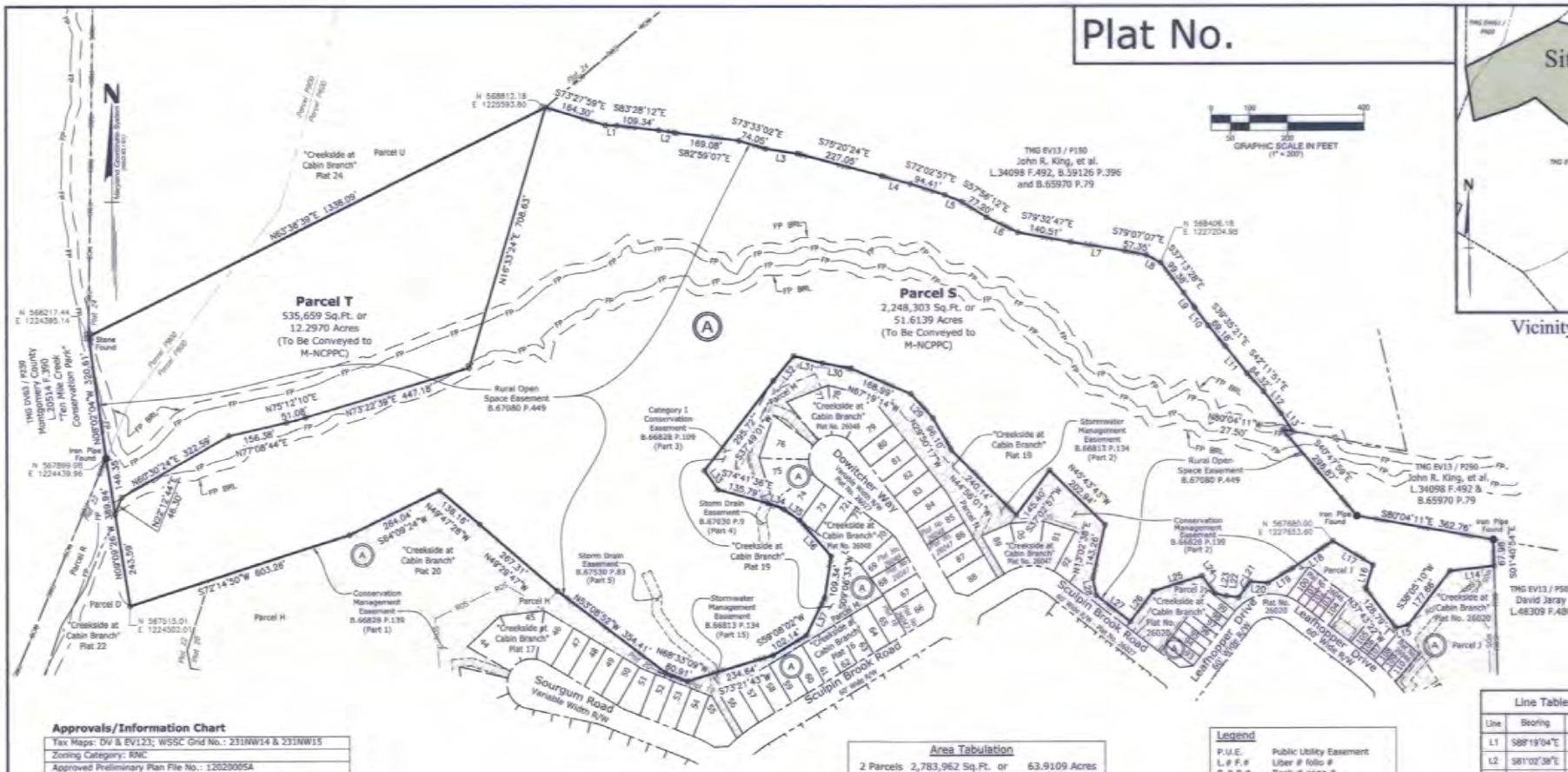
Subdivision Record Plat

Parcels D & R, Block A
Creekside at Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 200' October 2023

Plat No. 22
RCI Job No.: 0377AB10
MNCPPC Plat No. 220240020

Plat No.



Vicinity Map: 1" = 1000'

Approvals/Information Chart

Tax Maps: DV & EV123; WSSC Grid No.: 231NW14 & 231NW15	
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

2 Parcels	2,783,962 Sq.Ft.	or	63.9109 Acres
Total Area	2,783,962 Sq.Ft.	or	63.9109 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
—— FP ——	Floodplain

Line Table		
Line	Bearing	Length
L1	S88°19'04"E	30.47'
L2	S81°02'38"E	42.97'
L3	S80°52'35"E	84.84'
L4	S74°49'08"E	77.00'
L5	S88°33'34"E	47.70'
L6	S64°09'48"E	91.28'
L7	S80°45'00"E	142.72'
L8	S82°36'38"E	43.48'
L9	S36°15'05"E	47.28'
L10	S37°25'32"E	59.56'
L11	S38°55'52"E	90.54'
L12	S38°25'25"E	74.16'
L13	S33°03'45"E	55.81'
L14	S83°18'44"W	115.77'
L15	S78°07'57"W	34.00'
L16	N17°08'17"E	64.57'
L17	N59°04'19"W	122.67'
L18	S56°02'28"W	126.89'
L19	S59°36'41"W	75.87'

Line Table		
Line	Bearing	Length
L20	N65°08'07"W	46.65'
L21	S38°03'37"W	51.27'
L22	N82°59'04"W	32.48'
L23	N77°25'31"W	29.87'
L24	N38°44'11"W	57.25'
L25	S72°42'33"W	133.95'
L26	S37°32'22"W	96.01'
L27	N52°27'38"W	111.75'
L28	N11°36'29"W	45.37'
L29	N42°38'16"W	86.08'
L30	N79°22'35"W	75.83'
L31	N78°03'12"W	77.85'
L32	S39°26'03"W	84.15'
L33	S35°39'14"E	60.07'
L34	S69°51'18"E	45.85'
L35	S54°09'46"E	50.00'
L36	S41°33'39"E	124.14'
L37	S26°20'26"W	108.46'

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. Parcels S and T, Block A, are to be conveyed to M-NCPPC. Parcel T shall be conveyed to M-NCPPC prior to or concurrent with Parcel S. Access from a public road to Parcel T is provided by the Parks Department allowing access through the adjoining "Ten Mile Creek Conservation Park" parcel recorded in Liber 20514 at folio 390.
4. 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 570889.518, East 1224359.654
5. 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.
6. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
7. 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 67459 at page 470.
8. The Floodplain and 25-foot Floodplain Building Restriction Line ("FP BRL") shown hereon are taken from a Maryland-National Capital Park and Planning Commission floodplain study as shown on their floodplain mylars entitled "Seneca Creek Watershed, Ten Mile Creek", and identified as Sheets TM-4 and TMT5-1.
9. All boundary monumentation shown was held.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines.

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.

Pulte Home Company, LLC

2/2/2024
Date

By: Christopher Spahr, 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 Shiloh Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the Land Records of Montgomery County, Maryland in Book 67588 at page 457; 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 2,783,962 square feet or 63.9109 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.

1-29-2024
Date

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

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

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		RODGERS CONSULTING
Approved _____	Approved 2-8-2024	Date Recorded _____	19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	
MNCPPC Record File No.			

Subdivision Record Plat

Parcels S & T, Block A
Creekside at Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 200' October 2023

Plat No. 23
RCI Job No.: 0377A810
MNCPPC Plat No. 220240230

Plat No.

General Notes:

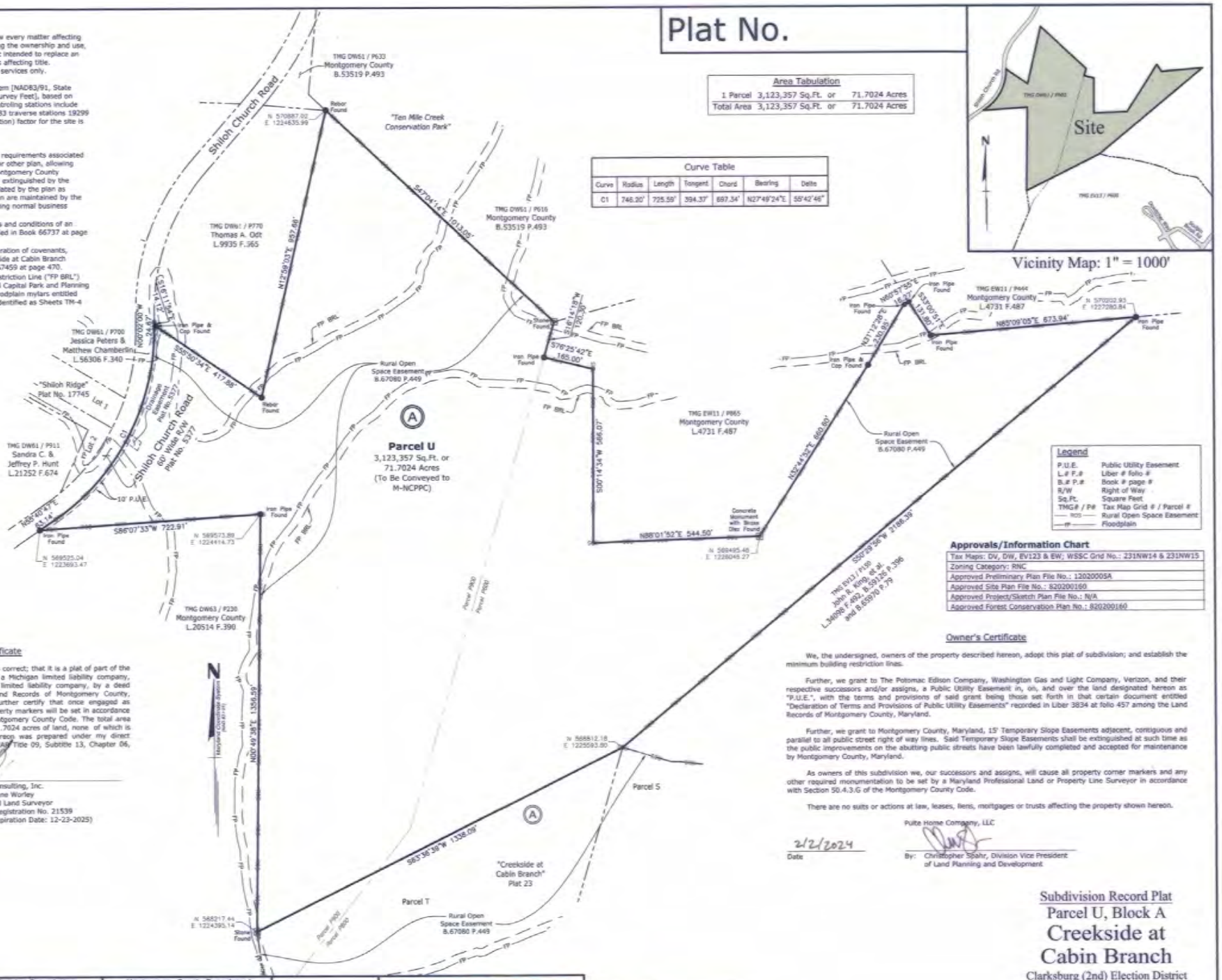
1. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
2. This property is served by public water and sewer services only.
3. Parcel U, Block A, is to be conveyed to M-NCPPC.
4. 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 570889.518, East 1224359.654
5. 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.
6. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
7. 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 67459 at page 470.
8. The Floodplain and 25-foot Floodplain Building Restriction Line ("FP BRL") shown hereon are taken from a Maryland-National Capital Park and Planning Commission floodplain study as shown on their floodplain mylars entitled "Seneca Creek Watershed, Ten Mile Creek", and identified as Sheets TM-4 and TMTS-1.
9. All boundary monumentation shown was held.

Area Tabulation

1 Parcel	3,123,357 Sq.Ft.	or	71.7024 Acres
Total Area	3,123,357 Sq.Ft.	or	71.7024 Acres

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	746.20'	725.59'	394.37'	697.34'	N27°48'24"E	55°42'46"



Vicinity Map: 1" = 1000'

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
---- FP ----	Floodplain

Approvals/Information Chart

Tax Maps: DV, DW, EV123 & EW; WSSC Grid No.: 231NW14 & 231NW15
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

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 Shiloh Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the Land Records of Montgomery County, Maryland in Book 67588 at page 457; 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 3,123,357 square feet or 71.7024 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.

1-29-2024
Date

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

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

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.

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.

Pulte Home Company, LLC

2/2/2024
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		RODGERS CONSULTING 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
Approved _____	Approved 2-8-2024	Date Recorded _____	
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	
MNCPPC Record File No.			

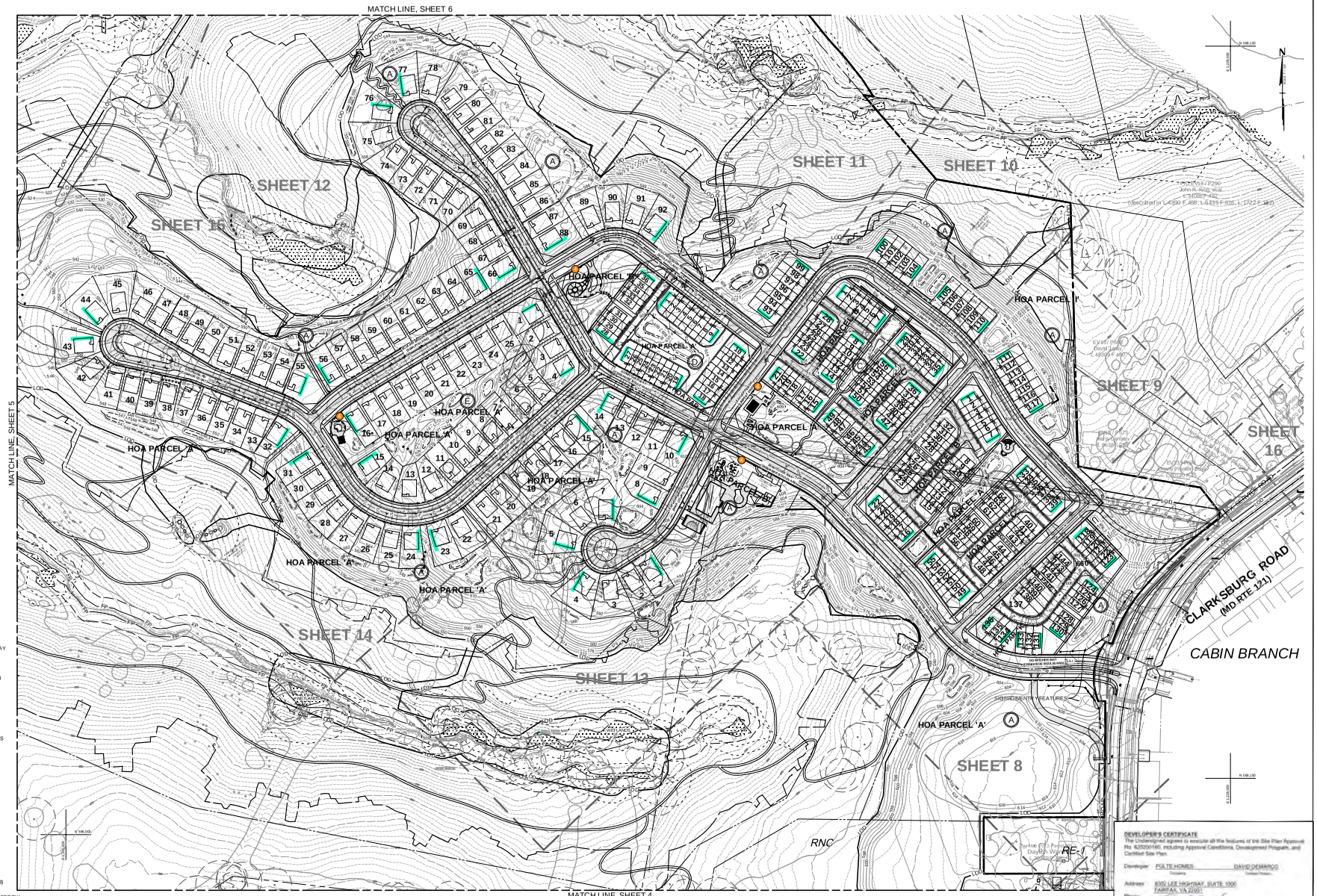
0 100 400
50 200
GRAPHIC SCALE IN FEET
(1" = 200')

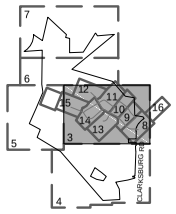
Subdivision Record Plat
Parcel U, Block A
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 200' October 2023

Plat No. 24
RCI Job No.: 0577AB10
MNCPPC Plat No. 220240240

N:\MD-Montgomery\Dan Alta Drive\outcast\Surveying\Plat\Plat 24-Alta Jan 26, 2024 3:14pm

MONTGOMERY PLANNING DEPARTMENT
APPROVAL
12/13/22





SHEET KEY

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT 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
- HIGH VISIBILITY LOTS (SEE SHEET 09-ARCH-820200160-003 FOR ARCHITECTURE)
- BIKE RACKS (SEE SHEET 08-LL-820200160-012 FOR DETAILS)

GRAPHIC SCALE
1 INCH = 100 FT

NOTE: MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.

NOTE: MPDU TOWNHOUSES MUST HAVE AT LEAST THREE BEDROOMS, AND A FULL BATH WITHIN ONE FLOOR OF EVERY BEDROOM.

NOTE: STREAM RESTORATION LIMIT OF DISTURBANCE WILL NOT RESULT IN TREE REMOVAL WITHIN FORESTED AREAS AND WILL BE REFINED AT THE TIME OF FINAL ENGINEERING AND PERMITTING. AREA WILL BE AFFORESTED FOLLOWING CONSTRUCTION.

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

NOTE: BUILDING FOOTPRINTS ARE ILLUSTRATIVE ONLY AND MUST FOLLOW SETBACKS ESTABLISHED.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

07-SITE-820200160-003

SITE PLAN #820200160
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 to execute all the features of this Site Plan Approval No. 820200160, including Approval Conditions, Development Program, and Certified Site Plan.
Developer: PULTE HOMES — DAVID DEMARCO
Address: 9800 LEE HIGHWAY, SUITE 1000, 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. 32599, Expiration Date: 1/22/24."
WHITNEY, BAILEY, COX & REED, INC.

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.29681 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	

SHEET REFERENCE AND COMPOSITE SITE PLAN

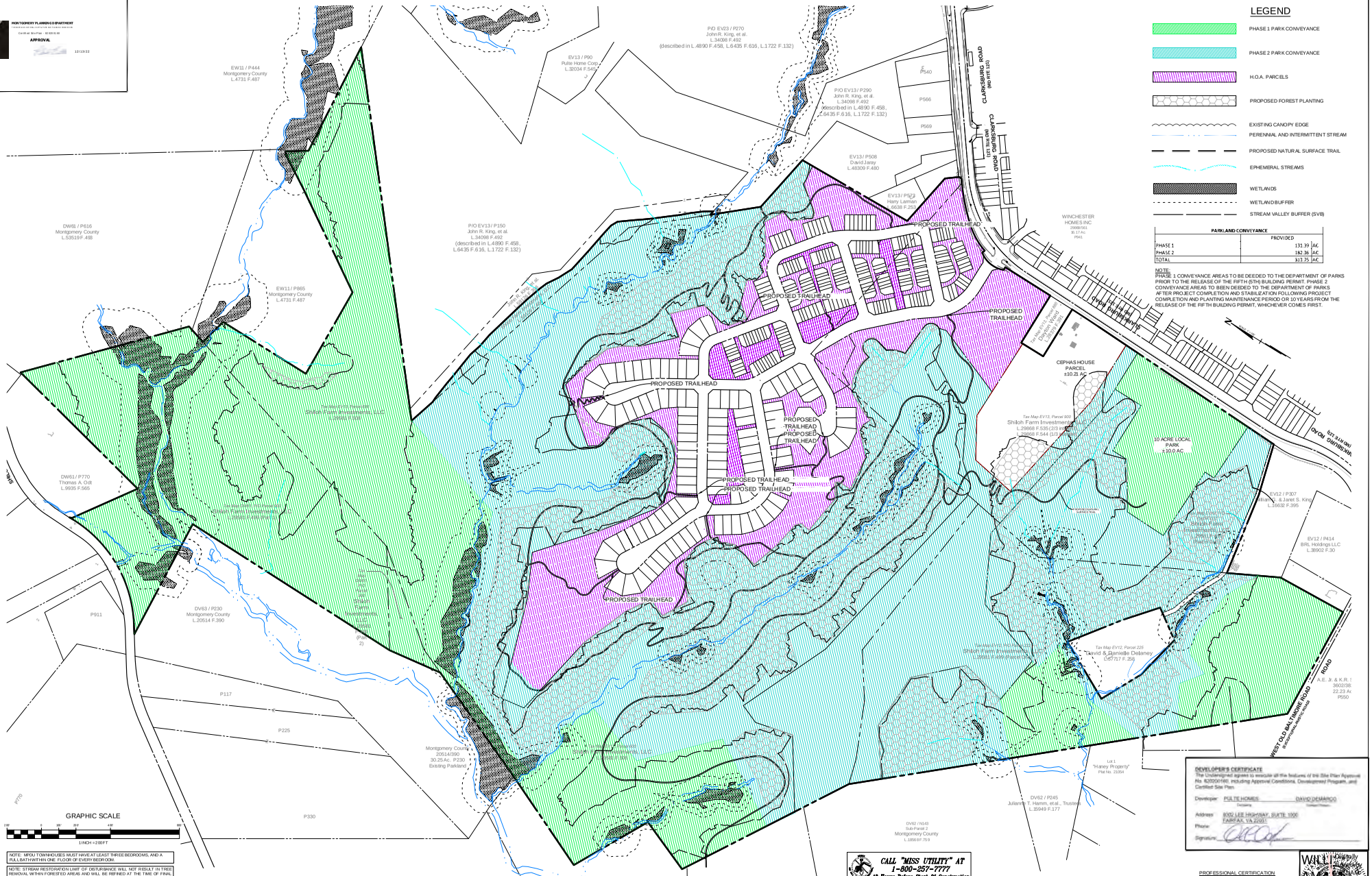
CERTIFIED SITE PLAN #820200160

SCALE: 1" = 100'
JOB No.: 03774B9
DATE: JAN, 2022
SHEET No.: 3 of 24

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
CERTIFICATE OF ENGINEER'S ERROR BEYOND TOLERANCE
Cert #: 08-07-Ver - 02-02-01
APPROVAL
12/13/22



LEGEND

- PHASE 1 PARK CONVEYANCE
- PHASE 2 PARK CONVEYANCE
- H.O.A. PARCELS
- PROPOSED FOREST PLANTING
- EXISTING CANOPY EDGE
- PERENNIAL AND INTERMITTENT STREAM
- PROPOSED NATURAL SURFACE TRAIL
- EPHEMERAL STREAMS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)

PARKLAND CONVEYANCE		
	PROVIDED	
PHASE 1	131.39	AC
PHASE 2	182.36	AC
TOTAL	313.75	AC

NOTE:
PHASE 1 CONVEYANCE AREAS TO BE DEEDED TO THE DEPARTMENT OF PARKS PRIOR TO THE RELEASE OF THE FIFTH (5TH) BUILDING PERMIT. PHASE 2 CONVEYANCE AREAS TO BEEN DEEDED TO THE DEPARTMENT OF PARKS AFTER PROJECT COMPLETION AND STABILIZATION FOLLOWING PROJECT COMPLETION AND PLANTING MAINTENANCE PERIOD OR 10 YEARS FROM THE RELEASE OF THE FIFTH BUILDING PERMIT, WHICHEVER COMES FIRST.

NOTE: MPDU TOWNHOUSES MUST HAVE AT LEAST THREE BEDROOMS, AND A FULL BATH WITHIN ONE FLOOR OF EVERY BEDROOM.

NOTE: STREAM RESTORATION (PART OF REFORESTATION) WILL NOT RESULT IN TREE REMOVAL WITHIN FORESTED AREAS AND WILL BE REFINED AT THE TIME OF FINAL ENGINEERING AND PERMITTING. AREA WILL BE AFFORESTED FOLLOWING CONSTRUCTION.

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

NOTE: BUILDING FOOTPRINTS ARE ILLUSTRATIVE ONLY AND MUST FOLLOW SETBACKS ESTABLISHED.

NOTE: A CONTIGUOUS TRAIL ALIGNMENT MUST BE IMPLEMENTED AS PART OF PHASE 1 OF THE PARK CONVEYANCE AND INCLUDE THE ABILITY TO BUILD AND PROVIDE PUBLIC ACCESS THROUGH THE PHASE 2 CONVEYANCE AREA.

NOTE: MNCPPC STAFF IN COORDINATION WITH THE APPLICANT MAY REQUEST MINOR FIELD ADJUSTMENTS TO THE TRAIL ALIGNMENT.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

SITE PLAN #820200160
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

07-SITE-820200160-020

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of this Site Plan Approval No. 820200160, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: PULTE HOMES (Company) DAVID DEMARCO (Contact Person)
Address: 9700 LEE HIGHWAY, SUITE 1000 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. 32599, Expiration Date: 1/22/24."

WILLIAM J. KEARNEY III
Digitally signed by William J. Kearney III
Date: 2022.12.13 09:47:00 -05'00'
REG. NO. 32599

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		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE_____

PARKLAND CONVEYANCE EXHIBIT

CERTIFIED SITE PLAN #820200160

SCALE: 1" = 200'
JOB No.: 0377AB9
DATE: JAN. 2022
SHEET No. 20 OF 24