

**Plat Name: Creekside at Cabin Branch**

**Plat #: 220240430**

Location: Located on the north side of Dowitcher Way, approximately 1,700 feet west of Clarksburg Road (MD 121)

Master Plan: Clarksburg Ten Mile Creek Amendment Area

Plat Details: RNC zone; 27 lots, 1 parcel

Owner: Pulte Home Company, 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.



Vicinity Map: 1" = 1000'

**Owner's Certificate**

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision with the intention of creating the lots and restrictions lines and guarantee compliance with the provisions of Section 50-A.3.G of the Montgomery County Code. 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 conditions set forth herein. We also grant to the Montgomery County Department of Transportation of Terms and Provisions of Public Utility Easement" recorded in Liber 28384 at folio 457 among the Land Records of Montgomery County, Maryland. Specially, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements, subject to the terms and provisions set forth in the document referenced in General Note #9 hereon.

As owners of this subdivision we, our successors and assigns, will cause all proposed improvements to be constructed at such time as the public improvements on the abutting public streets have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Block D, as shown herein, subject to the terms and provisions set forth in the document referenced in General Note #9 hereon.

As owners of this subdivision we, our successors and assigns, will cause all proposed improvements to be constructed at such time as the public improvements on the abutting public streets have been fully completed and accepted for maintenance by Montgomery County, Maryland.

There are no splits or splits of lots, leases, liens, mortgages or trusts affecting the property shown herein.

Pulte Home Company, LLC  
 By: *[Signature]*  
 Chris Wagner Esq., Division Vice President  
 of Land Planning and Development  
 1/25/2024  
 Date

**Survivor'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 of the Land Records of Montgomery County, Maryland. The total area included on this plat is 64,653 square feet or 1.4843 acres of land, none of which is dedicated to public use. The work reflected hereon was done in accordance with the provisions of Section 50-A.3.G of the Montgomery County Code. Subtitle 13, Chapter 05, Regulation 12.

*[Signature]*  
 For: Rodgers Consulting, Inc.  
 Aaron Rodgers Esq.  
 Professional Land Surveyor  
 License No. 141289  
 License Expiration Date: 12-23-2025  
 Date: 1-24-2024

**Subdivision Record Plat**  
 Lots 1-9 & 19-36 and  
 Parcel A, Block D,  
 Creekside at  
 Cabin Branch  
 Clarksburg (2nd) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 30' November, 2023



**Legend**

Homeowners Association  
 Public Utility Easement  
 L.R.F.#  
 B.F.P.#  
 S.I.P.#  
 S.I.P.#  
 THOR / PP Tax Map Grid # / Parcel #

**Line Table**

Line	Bearing	Length
L1	N87°32'22"E	11.60'

**Curve Table**

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	166.50'	30.27'	10.37'	30.27'	S82°29'40"W	71°07'44"

**Approvals/Information Chart**

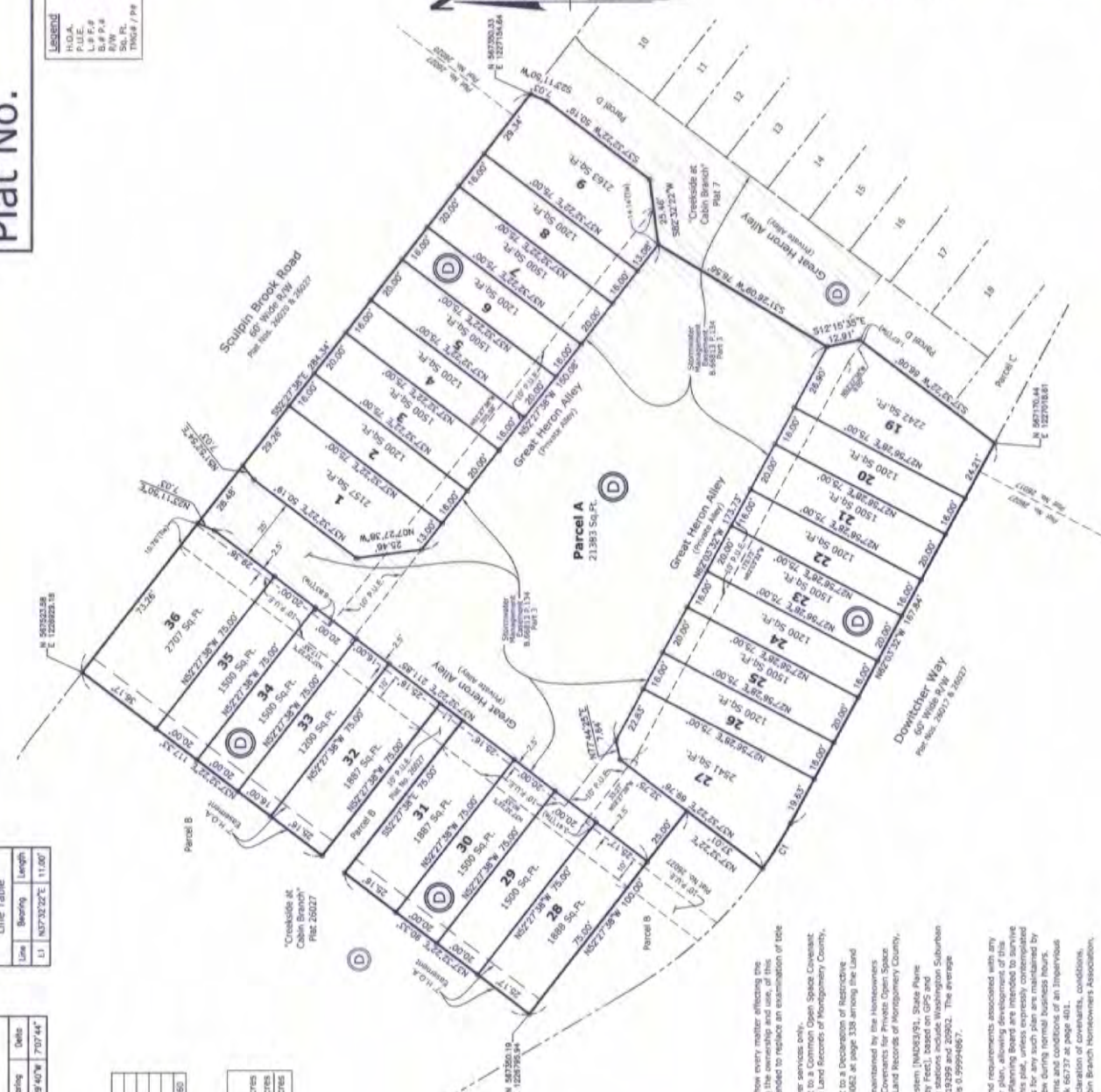
Tax Map: E1123 WISSE GRID No.: 231NW14	
Zoning Category: RNC	
Approved Preliminary Plan File No.: 12020005A	
Approved Sub-Plan File No.: 82020015B	
Approved Final Plan File No.: 14020015C	
Approved Project Certification File No.: 14020015D	

**Area Tabulation**

27 Lots	43,772 Sq.Ft. or	0.9934 Acres
1 Parcel	21,383 Sq.Ft. or	0.4909 Acres
<b>Total Area</b>	<b>64,655 Sq.Ft. or</b>	<b>1.4843 Acres</b>

**General Notes:**

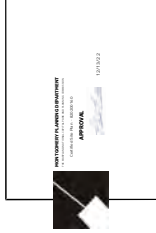
- This subdivision record plat is not intended to show any matter affecting the ownership and use, and every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to reduce an examination of title or to depict or state all matters affecting title.
- The project is to be governed by the terms and conditions set forth in the Subdivision Record Plat and any other instruments recorded in the Land Records of Montgomery County, Maryland.
- Parcel B (Great Heron Alley) is subject to a Declaration of Conveyance for Private Open Space Association and is subject to a Declaration of Conveyance for Private Open Space Association recorded in Liber 28045 at folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block D (Great Heron Alley), is subject to a Declaration of Restrictive Covenants, Conditions and Easements recorded in Liber 28045 at folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block D (Great Heron Alley), shall be maintained by the Homeowners Association and is subject to a Declaration of Conveyance for Private Open Space Association recorded in Liber 28045 at folio 578 among the Land Records of Montgomery County, Maryland.
- Horizontal datum is the Maryland Coordinate System (MADNAD91), State Plane Coordinate System Zone 1500 (NAD), U.S. Survey Feet), based on GPS and a combined (scale & elevation) factor for the site is 0.99994867.
- Vertical datum is the Maryland Coordinate System (MADNAD91), State Plane Coordinate System Zone 1500 (NAD), U.S. Survey Feet), based on GPS and a combined (scale & elevation) factor for the site is 0.99994867.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing developments of this property, approved by the Montgomery County Planning Board are intended to survive the recording of this subdivision record plat. 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 herein is subject to the terms and conditions of an Interim Surface Compliance Agreement recorded in Book 60737 at page 481.
- The project is to be governed by the terms and conditions of an Interim Surface Compliance Agreement recorded in Book 60737 at page 481.
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**RODGERS CONSULTING**  
 18647 Country Boulevard, Suite 200, Germantown, Maryland 20874  
 Ph: 301.948.0200, Fax: 301.948.6256, www.rodgers.net

Montgomery County Department of Permitting Services  
 Approved: *[Signature]* Director  
 Montgomery Plan Signatories for Certificate of Title  
 Approved: \_\_\_\_\_  
 Title Record File No.: \_\_\_\_\_  
 MNCPC Record File No.: \_\_\_\_\_





DAVID DEMARCO  
PROFESSIONAL ENGINEER  
No. 10294  
STATE OF MARYLAND

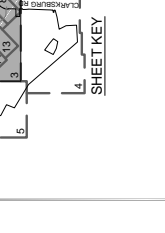


**LEGEND**

- 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 (50 FT)
- LIMIT OF DISTURBANCE
- STREAMS
- EMERALD STREAMS
- 100 FT FLOODPLAIN
- 100 YEAR FLOODPLAIN
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, REDBERRY

HIGH USABILITY LOTS (HUL) (SEE SHEET 10-000000002 FOR ARCHITECTURE)

BACKSLOPE SHEET (SEE SHEET 10-000000002 FOR DETAILS)



**GRAPHIC SCALE**  
1" = 20'-0" (1:240)

**DEVELOPER/APPLICANT:**  
PULTE HOMES  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

REVISION	DATE	REVISION	DATE

DATE	BY	DATE	BY



**07-SITE-020200160-003**

**PROFESSIONAL ENGINEER:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

**PROFESSIONAL GEODESIST:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

**PROFESSIONAL LANDSCAPE ARCHITECT:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

**PROFESSIONAL CIVIL ENGINEER:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

**PROFESSIONAL SURVEYOR:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
ATTN: DAVID DEMARCO

**PROFESSIONAL ARCHITECT:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
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**PROFESSIONAL ELECTRICAL ENGINEER:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
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**PROFESSIONAL MECHANICAL ENGINEER:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
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**PROFESSIONAL CHEMICAL ENGINEER:**  
DAVID DEMARCO  
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**PROFESSIONAL METEOROLOGICAL ENGINEER:**  
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10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
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**PROFESSIONAL AERONAUTICAL ENGINEER:**  
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**PROFESSIONAL WATER RESOURCES ENGINEER:**  
DAVID DEMARCO  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
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**CALL "MISS FRITTY" AT 404-257-7777**  
is Here Before Start of Construction

The recorder and staff of public utility companies will be on-site during construction to ensure proper installation of underground utility lines. If you are unable to contact them, please call the utility company for assistance.

**RODGERS CONSULTING**  
10000 ARROWHEAD DRIVE, SUITE 225  
FARMERS BRANCH, GA 30204  
PH: 301-946-0300 | FX: 301-946-0329 | WWW.RODGERS.COM

**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

**SHEET REFERENCE AND COMPOSITE SITE PLAN**

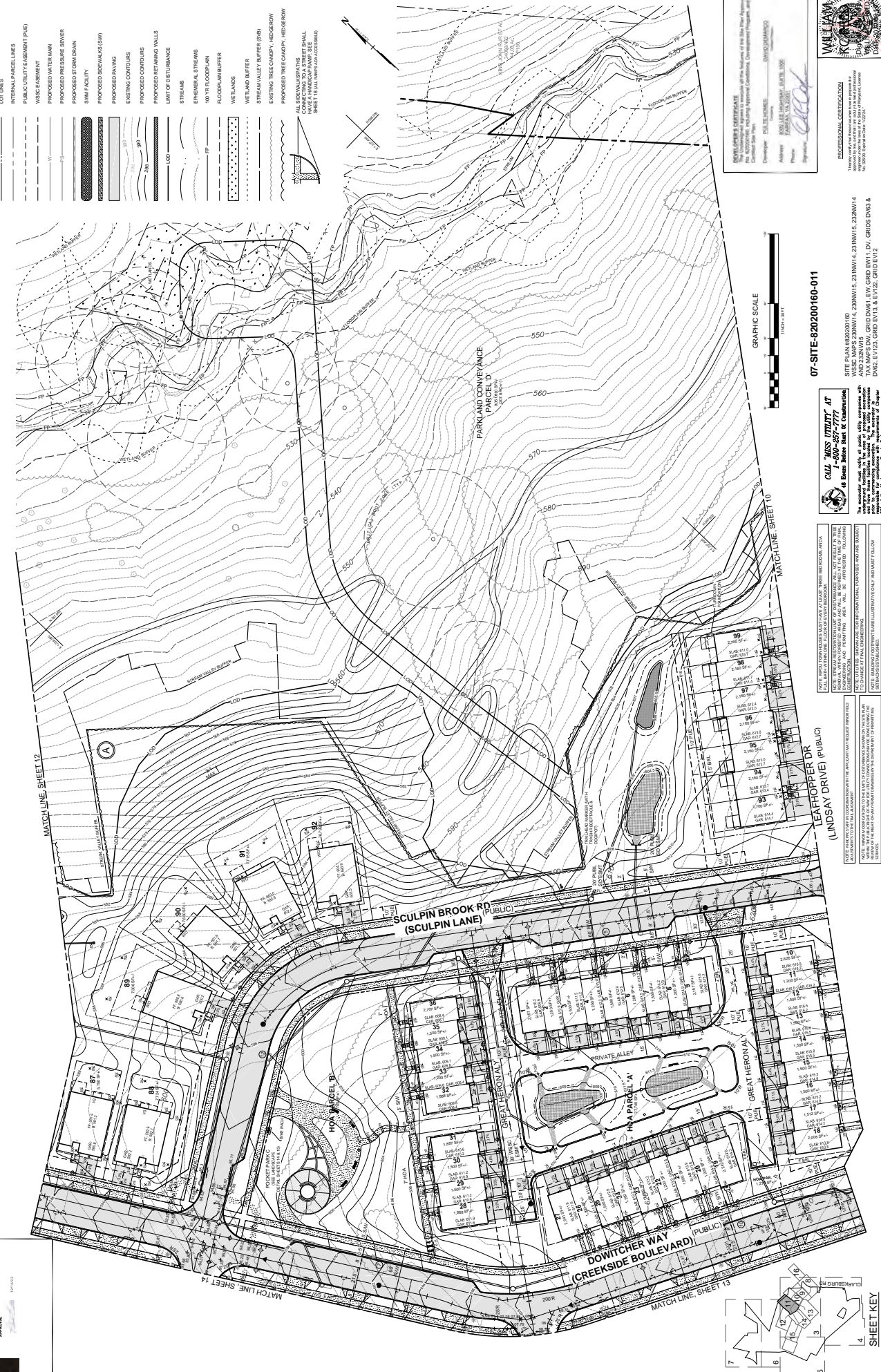
CERTIFIED SITE PLAN #020200160



**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 (SW)
- 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, HEDGE ROW
- PROPOSED TREE CANOPY, HEDGE ROW

ALL ORIGINAL STAKES CONNECTING TO A STREET SHALL BE SET AT THE STREET CURB. THIS SHEET IS ALL WORK AS SHOWN.



**DEVELOPER CERTIFICATE**  
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.  
 Name: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

**PROFESSIONAL CERTIFICATION**  
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the author of the design shown on this plan.  
 Name: [Name]  
 License No.: [License No.]  
 State: [State]

NO.	DATE	BY	DATE
1	1-20-22	AK	03/27/2022
2	03/27/2022	AK	03/27/2022
3	03/27/2022	AK	03/27/2022
4	03/27/2022	AK	03/27/2022
5	03/27/2022	AK	03/27/2022
6	03/27/2022	AK	03/27/2022
7	03/27/2022	AK	03/27/2022
8	03/27/2022	AK	03/27/2022
9	03/27/2022	AK	03/27/2022
10	03/27/2022	AK	03/27/2022
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14	03/27/2022	AK	03/27/2022
15	03/27/2022	AK	03/27/2022
16	03/27/2022	AK	03/27/2022
17	03/27/2022	AK	03/27/2022
18	03/27/2022	AK	03/27/2022
19	03/27/2022	AK	03/27/2022
20	03/27/2022	AK	03/27/2022
21	03/27/2022	AK	03/27/2022
22	03/27/2022	AK	03/27/2022
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98	03/27/2022	AK	03/27/2022
99	03/27/2022	AK	03/27/2022
100	03/27/2022	AK	03/27/2022

**07-SITE-820200160-011**

**CALL "MRS. JUDITH" AT 410-257-7777**  
 or Home Before Start of Construction

The contractor shall verify all utility locations with the owner and shall be responsible for any damage to utilities. The contractor shall be responsible for any damage to utilities. The contractor shall be responsible for any damage to utilities.

**RODGERS CONSULTING**  
 1047 Conroy Boulevard, Suite 200, Gaithersburg, Maryland 20878  
 P: 301.946.4000 F: 301.946.4228 www.rodgers.com

**CREEKSIDE AT CABIN BRANCH**  
 10000 ARROWHEAD DRIVE, SUITE 225  
 ATTY: DAVID DEMARCO

**SITE PLAN**  
 CERTIFIED SITE PLAN #820200160

**SHEET KEY**