Plat Name: **Creekside at Cabin Branch**
Plat #: **220240550 thru 220240580**

Location: Located on the south side of Dowitcher Way at the intersection of Sourgum Road
Master Plan: Clarksburg Ten Mile Creek Amendment Area
Plat Details: RNC zone; 72 lots, 1 parcel
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.

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.

Pulte Home Company, LLC

2/28/2024
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. Parcel A, Block E, 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 A, Block E, shall be maintained by the Homeowners Association and is 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 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.

Surveyor's Certificate

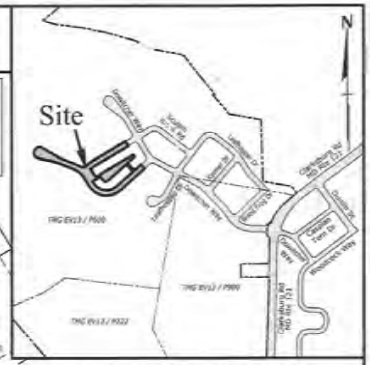
I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by Pulte Home Company, LLC, a Michigan limited liability company, from Shiloh Farm Investments, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the Land 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 178,246 square feet or 4.0920 acres of land, 136,045 square feet or 3.1232 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.

2-26-2024
Date

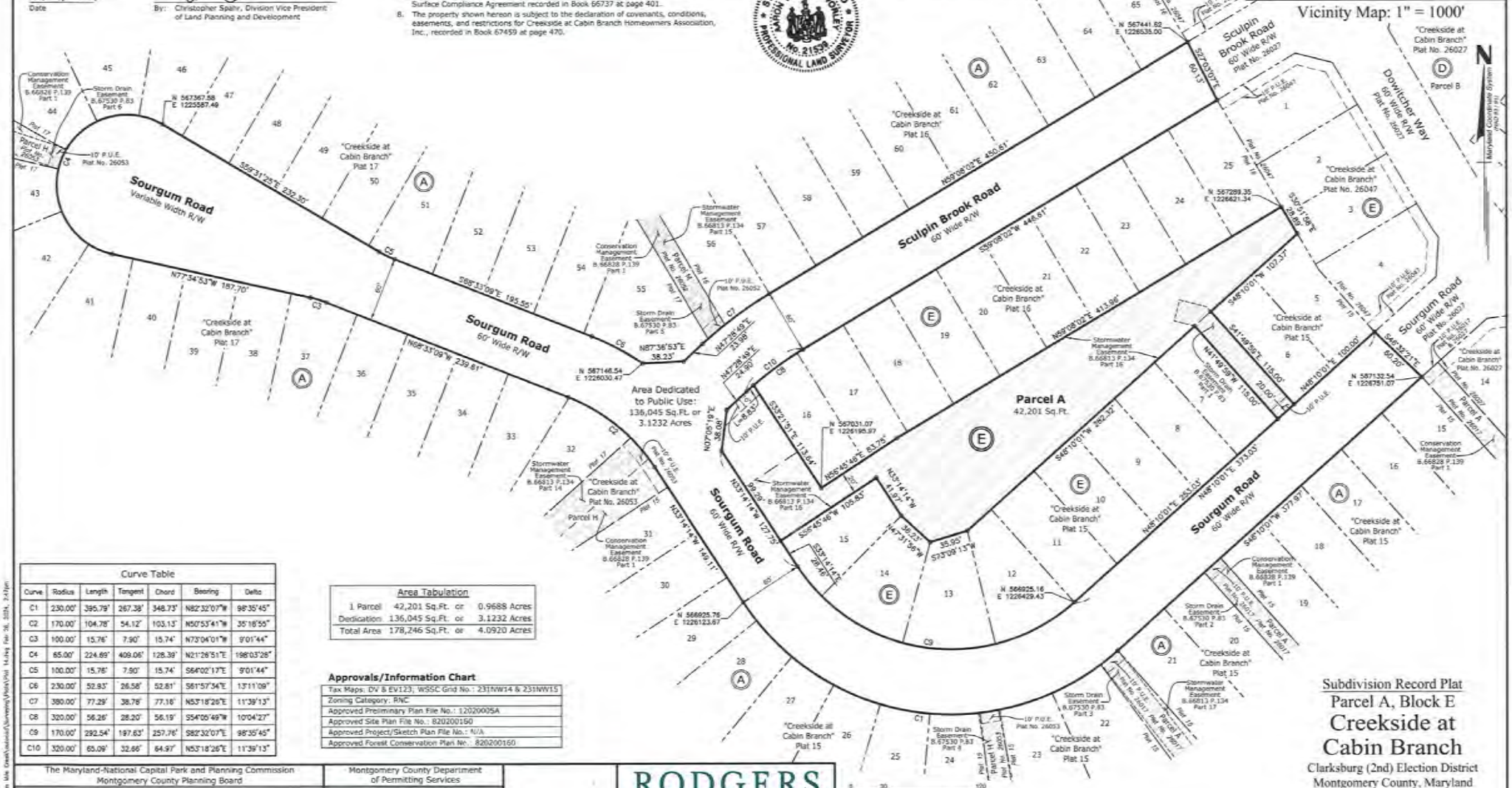
For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)

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 #



Vicinity Map: 1" = 1000'



Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	230.00'	395.79'	267.38'	348.73'	N82°32'07"W	98°35'45"
C2	170.00'	104.78'	54.12'	103.13'	N50°53'41"W	35°18'55"
C3	100.00'	15.76'	7.90'	15.74'	N73°04'01"W	9°01'44"
C4	65.00'	224.89'	409.06'	128.39'	N21°26'51"E	198°03'28"
C5	100.00'	15.76'	7.90'	15.74'	S64°02'17"E	9°01'44"
C6	230.00'	52.93'	26.58'	52.81'	S61°57'34"E	13°11'09"
C7	380.00'	77.29'	38.78'	77.16'	N53°18'26"E	11°39'13"
C8	320.00'	56.26'	28.20'	56.19'	S54°05'49"W	10°04'27"
C9	170.00'	292.54'	197.63'	257.76'	S82°32'07"E	98°35'45"
C10	320.00'	65.09'	32.66'	64.97'	N53°18'26"E	11°39'13"

Area Tabulation			
1 Parcel	42,201 Sq.Ft.	or	0.9688 Acres
Dedication	136,045 Sq.Ft.	or	3.1232 Acres
Total Area	178,246 Sq.Ft.	or	4.0920 Acres

Approvals/Information Chart

Tax Maps: DV & EV123; WSSC Grid No.: 231NW14 & 231NW15
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200050
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____

Chair — Montgomery Plat Signatory for Secretary-Treasurer

MNCPPC Record Plat No.

Montgomery County Department of Permitting Services

Approved 3-8-2024

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

GRAPHIC SCALE IN FEET (1" = 60')

Subdivision Record Plat
Parcel A, Block E
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 60' January 2024

Plat No. 14
RCI Job No.: 0643T2
MNCPPC Plat No. 220240550

Plat No.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	230.00'	103.90'	52.85'	103.02'	N66°12'12"E	25°53'02"
C2	230.00'	254.28'	141.89'	241.52'	S64°54'31"E	63°20'35"
C3	170.00'	292.54'	197.63'	257.76'	N82°32'07"W	98°35'45"

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. 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
4. 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.
5. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
6. 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.

Owner's Certificate

We, the undersigned, owners of the property described hereon, 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.

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.

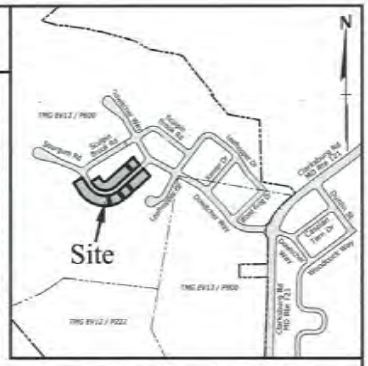
Further, we grant to Montgomery County, Maryland, 15' Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed 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.

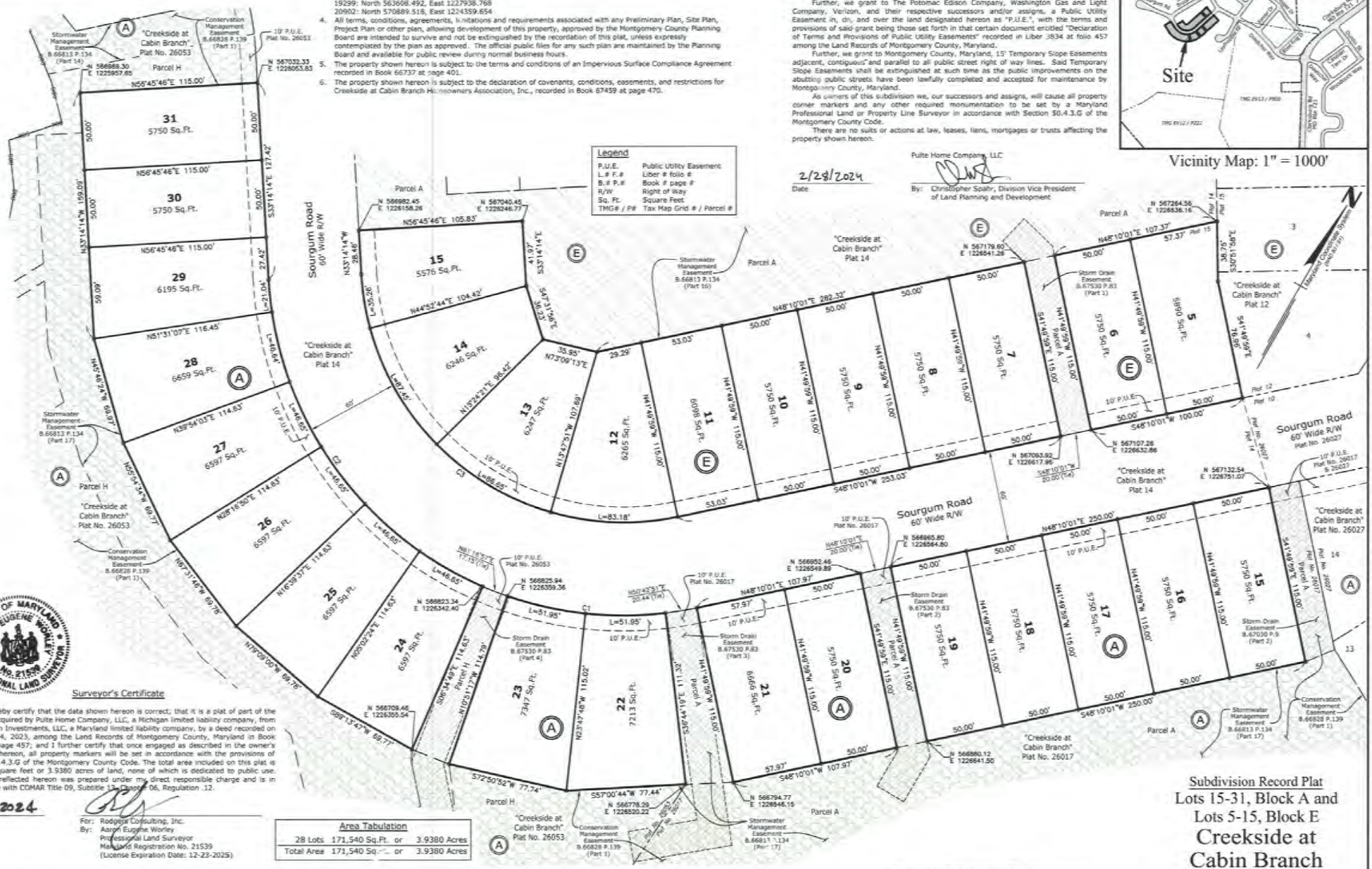
2/28/2024
Date

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



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 #



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 171,540 square feet or 3.9380 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.

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

2-26-2024
Date

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

Area Tabulation			
28 Lots	171,540 Sq.Ft.	or	3.9380 Acres
Total Area	171,540 Sq.Ft.	or	3.9380 Acres

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

Montgomery County Department of Permitting Services
Approved 3-8-2024
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

GRAPHIC SCALE IN FEET (1" = 40')

Approvals/Information Chart

Tax Map: EV123 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200050A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

Subdivision Record Plat
Lots 15-31, Block A and
Lots 5-15, Block E
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' January 2024

Plat No. 15
RCI Job No.: 0377AB10
MNCPPC Plat No. 220240560

N:\MD-Montgomery\Ten Mile Creek\outlook\Surveying\Plats\Plat 15.dwg Feb 26, 2024, 3:01pm

Plat No.

Owner's Certificate

We, the undersigned, owners of the property described hereon, 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.

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

2/28/2024
Date

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

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	320.00'	56.26'	28.20'	56.19'	N54°05'49"E	10°04'27"
C2	380.00'	50.15'	25.11'	50.11'	S55°21'12"W	7°33'39"

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 #

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. 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 553608.492, East 1227938.768
   20902: North 570889.518, East 1224359.654
4. 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.
5. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
6. 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.

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 115,211 square feet or 2.6449 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.

2-26-2024
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			
20 Lots	115,211 Sq.Ft.	or	2.6449 Acres
Total Area	115,211 Sq.Ft.	or	2.6449 Acres

Approvals/Information Chart

Tax Map: EV123 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200005A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

Subdivision Record Plat
Lots 56-65, Block A and
Lots 16-25, Block E
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' January 2024

Plat No. 16
RCI Job No.: 0377AB10
MNCPPC Plat No. 220240570

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
Chair — Montgomery Plat Signatory for Secretary-Treasurer

MNCPPC Record Plat No.

Montgomery County Department of Permitting Services

Approved: 3-8-2024
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

GRAPHIC SCALE IN FEET (1"= 40')

N:\MD-Montgomery\Tax Map Creek\Vaccaro\Surveying\Plats\Plat 16.dwg Feb 26, 2024, 3:09pm

Plat No.

Area Tabulation			
24 Lots	161,078 Sq.Ft.	or	3.6978 Acres
Total Area	161,078 Sq.Ft.	or	3.6978 Acres

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.
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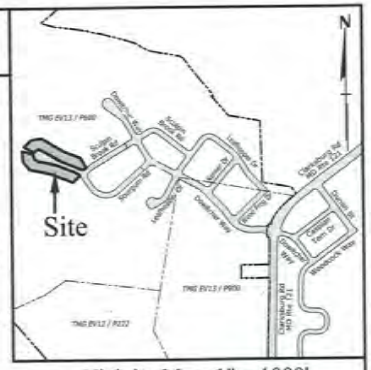
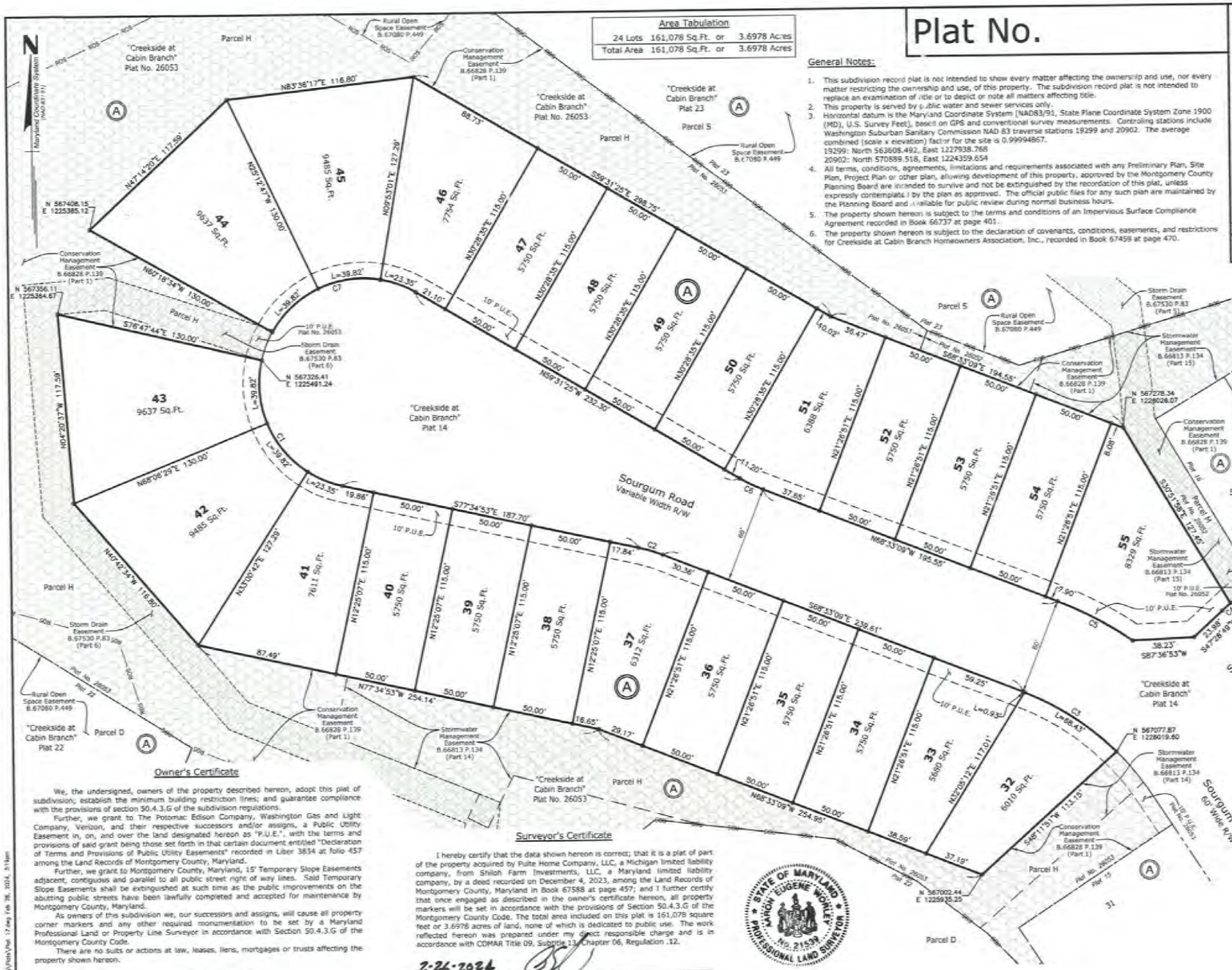


Vicinity Map: 1" = 1000'



Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	65.00'	102.99'	65.90'	92.55'	S32°11'18"E	90°47'09"
C2	100.00'	15.76'	7.90'	15.74'	S73°04'01"E	9°01'44"
C3	170.00'	69.36'	35.17'	68.88'	S56°51'49"E	23°22'39"
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C7	65.00'	102.99'	65.90'	92.55'	S75°05'01"W	90°47'09"

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 #

Owner's Certificate

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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.

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

2/28/2024
Date

Pulte Home Company, LLC
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 161,078 square feet or 3.6978 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.

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

2-26-2024
Date

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

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		RODGERS CONSULTING
Approved _____	Approved 3-8-2024	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.			

GRAPHIC SCALE IN FEET (1" = 40')

Approvals/Information Chart

Tax Map: DV & EV123 WSSC Grid No.: 231NW14
Zoning Category: RNC
Approved Preliminary Plan File No.: 120200005A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

Subdivision Record Plat
Lots 32-55, Block A
Creekside at Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' January 2024

Plat No. 17
RCI Job No.: 0377AB10
MNCPPC Plat No. 220240080

PRELIMINARY NOT FOR CONSTRUCTION

FOR MONTGOMERY PLANNING DEPARTMENT
FOR PUBLIC USE ONLY FOR MCPB/DPS REVIEW
Cert 820200160 Seq 1 - 12/12/22 02:00
APPROVAL
12/13/22

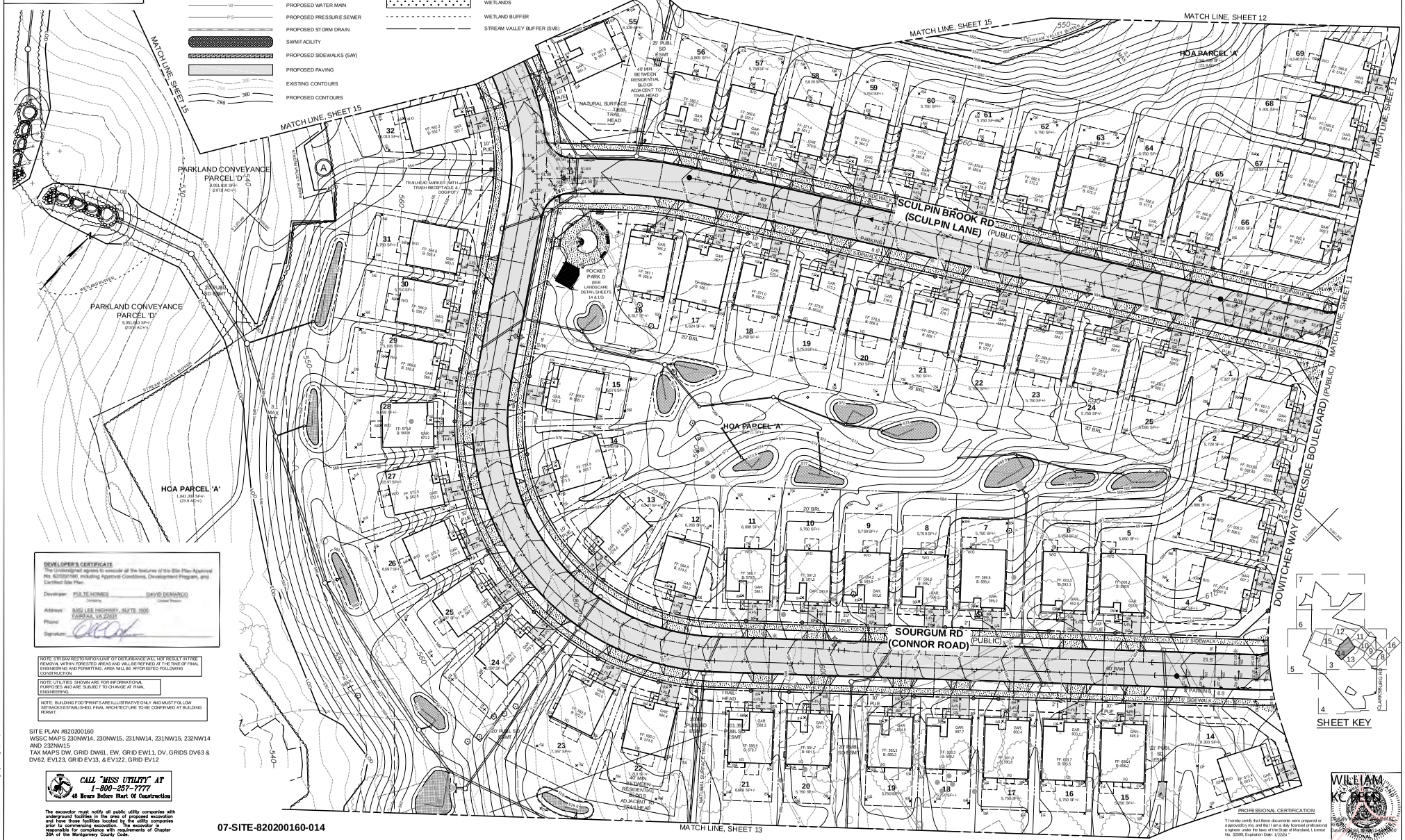
LEGEND

- 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 (SW)
- PROPOSED PAVING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- LOD — 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
- ALL SIDEWALKS/PATHS CONNECTING TO A STREET SHALL HAVE A HANDICAP RAMP. SEE SHEET 18 (ALL RAMPS ADA ACCESSIBLE)

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

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.

GRAPHIC SCALE
1 INCH = 30 FT



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200160, including Approval Conditions, Development Program, and Certified Site Plan.
Developer: PULTE HOMES — DAVID DEMARCO
Company — Contact Person
Address: 9302 LEE HIGHWAY, SUITE 1000, FAIRFAX, VA 22031
Phone:
Signature:

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. FINAL ARCHITECTURE TO BE CONFIRMED AT BUILDING PERMIT.

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

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-820200160-014

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 _____

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. 32598, Expiration Date: 1/2024."
WILLIAM K. REED
Date of Signature: 12/12/22

SITE PLAN

CERTIFIED SITE PLAN #820200160

SCALE: 1" = 30'
JOB No.: 03774B9
DATE: JAN, 2022
SHEET No.: 14 OF 24

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
CERTIFICATE OF ONE-LOT LOT OR OUTLOT
Cert # 8-16 Date: 02-02-16
APPROVAL
12/13/22

MATCH LINE, SHEET 12

MATCH LINE, SHEET 14

PARKLAND CONVEYANCE
PARCEL 'D'
9,051,610 SF+/-
(207.8 ACS+/-)

SOURGUM RD
(CONNOR COURT)
(PUBLIC)
60' R/W

TRAILHEAD MARKER (W/ TRASH RECEPTACLE & DOG POT)

STREAM VALLEY BUFFER

WETLANDS

SHEET KEY

LEGEND

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Company Contact Person
Address: 9302 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 R. KOHLER
Date: 12/22/22

GRAPHIC SCALE
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07-SITE-820200160-015

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FAIRFAX, VA 22030
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	BY	DATE
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DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

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CERTIFIED SITE PLAN #820200160

SCALE: 1" = 30'
JOB No.: 03774B9
DATE: JAN, 2022
SHEET No.: 15 OF 24

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