


**MEMORANDUM**

DATE: April 11, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for April 25, 2024

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220240810 Creekside at Cabin Branch

Plat Name: Creekside at Cabin Branch

Plat #: 220240810

Location: Located on the north side of Dowitcher Way, 150 feet west of Wood Frog Drive

Master Plan: Clarksburg Ten Mile Creek Amendment Area

Plat Details: RNC zone; 2 lots

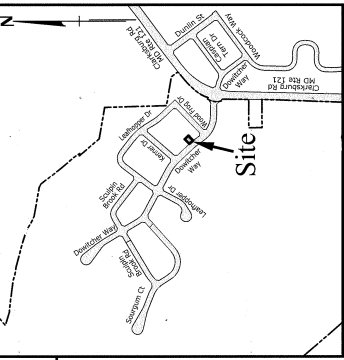
Owner: Pulte Home Company, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. of the Subdivision Regulations and supports this minor subdivision record plat.

Plat No.



Vicinity Map: 1" = 1000'

Legend

- Homeowners Association
- HOA
- Lot #
- Block #
- Right of Way
- R/W
- Sq. Ft.
- WSSC
- Sanitary Commission

Area Tabulation

2 Lots	4,347 Sq. Ft. or 0.0998 Ac. ±
Total Area	4,347 Sq. Ft. or 0.0998 Acres

Curve Table

Curve	Radius	Tangent	Chord	Paving	Delta
C1	339.00'	42.56'	21.31'	42.54'	N40°08'09" W 711'14.0"

- Approvals/Information Chart**
- Tax Map Grid: B13, WSSC Grid No.: Z31NW14
 - Zoning Category: RNC
 - Approved Preliminary Plan File No.: 12026/MSA
 - Approved Site Plan File No.: 820200160
 - Approved Project/Sketch Plan File No.: N/A
 - Approved Forest Conservation Plan No.: 820200160

General Notes:

- The 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 subdivision record plat is based on the survey as shown on the plat.
- 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 Monument, Maryland State House, and the National Geodetic Survey. The average combined (scale x elevation) factor for the site is 0.999948627.
- 20902: North 570889.518, East 1224359.654
- 20902: North 563608.492, East 1227938.768
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- 20902: North 563608.492, East 1227938.768

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.

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 50.4.2.G of the Montgomery County Code.

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

3/22/2024
Date

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

Pulte Home Company, LLC

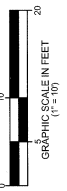
By: Christopher Spahr, Division Vice President
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Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a resubdivision of all of Lots 54 and 55, Block B, as shown on a plat of subdivision entitled "Lots 33-64 and Parcels A, C & E, Block B, Creekside at Cabin Branch" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 26019; said Lots 54 and 55 and Block B, Creekside at Cabin Branch, as shown on the plat of subdivision, are the property of Pulte Home Company, LLC, a Maryland limited liability company, by a deed recorded on December 4, 2023, among the aforesaid Land Records of Montgomery County, Maryland, as Plat Number 26019; and I further certify that once engaged as described in Book 67558 at page 457, and I further certify that once engaged as described in the provisions of Section 50.4.3.C of the Montgomery County Code. The total area included on this plat is 4,347 square feet or 0.0998 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 09.02, Regulation 12.

3-20-2024
Date

By: Aaron George Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)



RODGERS CONSULTING
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Montgomery County Department of Permitting Services
Approved: 4-4-2024
Director: [Signature]

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: [Signature]
Chair: [Signature]
Montgomery Plat Signatory for Secretary-Treasurer: [Signature]
MNCPPC Record File No. _____
Date Recorded: _____
Plat No. _____

**Subdivision Record Plat
Lots 65 & 66, Block B
Creekside at
Cabin Branch**

(A Resubdivision of Lots 54 & 55,
Block B, Plat No. 26019)
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 10' February 2024