

Plat Name: Creekside at Cabin Branch
Plat #: 220250240, 220250250, 220250260 & 220250270

Location: Located on the west side of Clarksburg Road (MD 121) and northwest of the terminus of Sourgum Road
Master Plan: Clarksburg Ten Mile Creek Amendment Area
Plat Details: RNC zone; 12 parcels
Owner: Pulte Home Company, LLC

Staff recommends approval of these minor subdivision plats pursuant to Section **50.7.1.F.1.** of the Subdivision Regulations; which state:

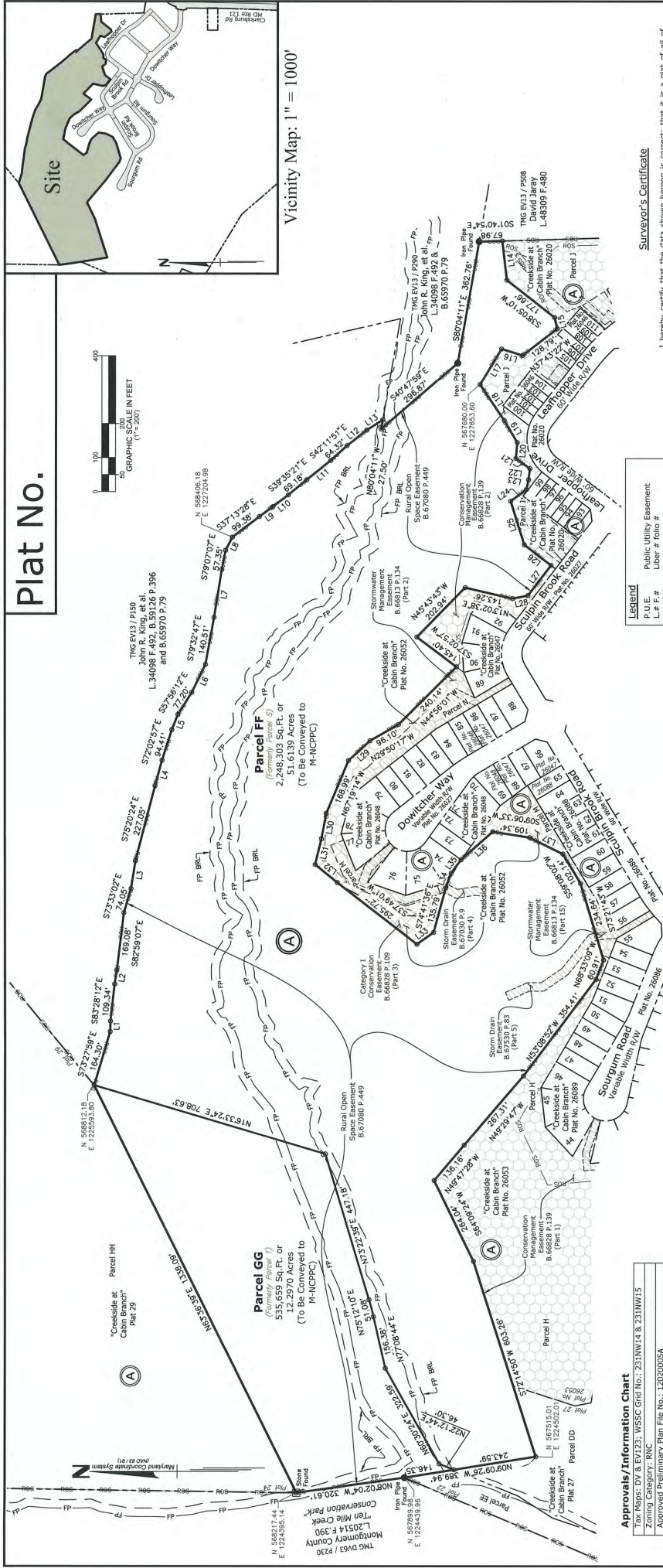
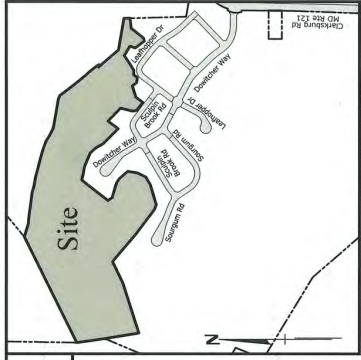
- F. *Plat of correction.* A plat of correction may be used for any of the following:
1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
 2. to revise easements to reflect a Planning Board Action, or as necessitated by a State or County agency or public utility;
 3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that these plats have been submitted solely to remove an erroneous note on the previous plats which reference an HOA covenant document that is not applicable to the proposed parkland. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.F.1. of the Subdivision Regulations and supports these minor subdivision record plats.

Plat No.



Vicinity Map: 1" = 1000'



Approvals/Information Chart

Box 1005: DV & E123: WSSC Ord No: 231HW14 & 231HW15
Approved Preliminary Plan File No.: 12000005A
Approved Site Plan File No.: 820200160
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820200160

Line Table

Line	Bearing	Length	Bearing	Length	
L1	S85°10'04"E	30.47	L20	N85°08'07"W	46.65'
L2	S81°02'35"E	42.97	L21	S80°33'37"W	51.27'
L3	S80°25'35"E	84.64	L22	N82°59'04"W	32.48'
L4	S74°49'08"E	77.00	L23	N77°52'51"W	29.87'
L5	S85°33'45"E	47.70	L24	N86°41'17"W	57.25'
L6	S64°09'45"E	91.28	L25	S72°42'35"W	133.95'
L7	S50°45'00"E	142.72	L26	S37°32'22"W	99.01'
L8	S52°35'35"E	43.48	L27	N82°27'38"W	111.75'
L9	S36°15'05"E	47.28	L28	N1°36'29"W	45.37'
L10	S37°25'32"E	59.56'	L29	N42°58'16"W	86.06'
L11	S38°55'52"E	90.54'	L30	N79°22'35"W	75.83'
L12	S36°22'25"E	74.16'	L31	N76°07'17"W	77.85'
L13	S37°03'45"E	56.81'	L32	S39°28'07"W	84.15'
L14	S85°18'44"W	115.77'	L33	S35°39'14"E	60.07'
L15	S76°07'57"W	34.00'	L34	S69°51'15"E	43.85'
L16	N17°08'17"E	64.57'	L35	S54°08'45"E	50.00'
L17	N59°04'19"W	122.67'	L36	S41°33'39"E	124.14'
L18	S56°02'28"W	126.89'	L37	S26°20'25"W	108.48'
L19	S58°39'14"W	75.67'			

General Notes:

- 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.
- The property shown hereon is subject to all public water and sewer services only.
- The property shown hereon is subject to all public utility easements. All easements shall be conveyed to M-NCPPC prior to or concurrent with Parcel FF. Access from a public road to Parcel GG is provided by the Parks Department allowing access through the adjoining "Ten Mile Creek Conservation Park" parcel recorded in Liber 20514 at folio 390.
- 1900 (MD), U.S. Survey Field, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19259 and 20902. The average combined (close x elevation) factor for the site is 0.99994897.
- 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, shall apply to this subdivision. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours, 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.
- The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 6737 at page 401.
- Montgomery County Capital Park and Planning Commission floodplain study as shown on their floodplain map titled "Seneca Creek Watershed, Ten Mile Creek", and identified as Sheets TM-4 and TMTS-1.
- All boundary monumentation shown was held.
- This plat conforms with the requirements for minor subdivision approvals in Section 50.7.1 of the Montgomery County Code as shown on Plat No. 2607.1, in accordance with Section 50.7.1.F of the Montgomery County Code.

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

- Public Utility Easement
- Liner #
- Book #
- Page #
- Survey
- Soil
- TMG# / #P
- Rural Open Space Easement
- RIS
- Floodplain

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 set all property corner markers and any other required monumentation to be used by 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.

10/31/2024
Date

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

Surveyor's Certificate

I hereby certify that the data shown herein is correct; that it is a plat of all Parcels S and T, Block A, as shown on a plat of subdivision entitled "Parcels S & T, Block A, Creekside at Cabin Branch, and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 2607.1; said Parcels S and T, Block A, being part of the property owned by Pulle Home Company, LLC, an unincorporated liability company, from Shiga Forest LLC, an unincorporated liability company, as recorded on December 4, 2023, among the aforesaid Land Records in Book 67588 at page 457; and I further certify that once engaged as described in the owner's certificate 50.4.3.C of the Montgomery County Code, in accordance with the provisions of Section 50.4.3.C of the Montgomery County Code, I have surveyed and marked the corners of 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.

10-31-2024
Date

For: Rodgers Consulting, Inc.
By: Professional Land Surveyor
Marked Registration No. 211539
(License Expiration Date: 12-23-2025)



Subdivision Record Plat Plat of Correction

Creekside at Cabin Branch

(A Resubdivision of Parcels S & T, Block A)
Clarksville (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 200' September 2024



1987 Gwynn Rd., Suite 200, Gaithersburg, Maryland 20878
Tel: 301-946-0700, Fax: 301-946-0255, www.rodgers.com

Montgomery County Department of Permitting Services
Approved: 11-7-2024
Director

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

General Notes:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the use of the land, and is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer services only.
- The survey was conducted using a Trimble SPP1000 GNSS receiver and a Leica TS16 total station. The horizontal datum is the Maryland Coordinate System (MAD83/91, State Plane Coordinate System Zone 1900 (MO), U.S. Survey Feet), based on GPS and conventional survey measurements. Controlling benchmarks are the Maryland State Plane Coordinate System (MAD83/91, State Plane Coordinate System Zone 1900 (MO), U.S. Survey Feet) traverse stations 19295 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
- 19299; North 553068.492; East 1227938.768
- 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 Planning Board, shall apply to this subdivision. The official public files for this subdivision shall be maintained by the Planning Board and available to the public upon request. The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 66737 at page 401.
- The plan and 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 TM5-1.
- All other matters are shown on the plan as they exist.
- This plat conforms with the requirements for minor subdivision approvals in Section 50.7.1 of the Subdivision Regulations, being a correction of the General Note as shown on Plat No. 26072, in accordance with Section 30.7.1.F of the Montgomery County Code.

Plat No.

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	Radial Length	Tangent	Chord	Bearing	Delta
C1	746.20'	725.59'	394.37'	107°49'24"E	55°24'46"

Vicinity Map: 1" = 1000'

Legend

P.U.E.	Public Utility Easement
B.# P.#	Block # / Page #
R/W	Right of Way
Sq.Ft.	Square Feet
Tr. #	Traverse # / Parcel #
R.O.S.	Rural Open Space Easement
FP	Floodplain

Approvals/Information Chart

Tax Maps: DV, DW, EV123 & EV, WSSC Grid No.: 231NW14 & 231NW15
Zoning Category: RNC
Approved Preliminary Plan File No.: 12020005A
Approved Subdivision Plat File No.: N/A
Approved Forest Conservation 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 all of Parcel U, Block A, as shown on a plat of subdivision entitled "Parcel U, Block A, Creekside at Cabin Branch" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 26072; said Parcel U, Block A, being part of the property acquired by the Home Company, LLC, a Maryland limited liability company, from the Farm to Table LLC, a Maryland limited liability company, on or about December 4, 2023, among the aforesaid Land Records in Book 67588 at page 457; and I further certify that once engaged as described in the owner's certificate hereon, all property hereon will be used in accordance with the provisions of Sections 4.3.G of the Montgomery County Code, and that the land shown hereon 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 13.06.01.

For: *[Signature]*
 By: Rodgers Consulting, Inc.
 Professional Land Surveyor
 Maryland Registration No. 21539
 (License Expiration Date: 12-23-2025)

**Subdivision Record Plat
 Plat of Correction
 Parcel HH, Block A
 Creekside at
 Cabin Branch**

(A Resubdivision of Parcel U, Block A)
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 200'

Plat No. 29
 RCI Job No. 8771410
 MNCPPC Plat No. 22050270



10-31-2024
 Date

RODGERS CONSULTING

1867 Caron Boulevard, Suite 300, Germantown, Maryland 20874
 Tel: 301-946-0700, Fax: 301-946-0254, www.rodgers.com

Date Recorded
 Plat No.

Approved: *[Signature]*
 Director

Montgomery County Department of Permitting Services

Approved: 11-7-2024

Montgomery County Department of Planning Commission
 Montgomery County Planning Board

Chair: _____
 Montgomery Plat Signatory for Secretary-Treasurer
 MNCPPC Record File No. _____

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.

For: *[Signature]*
 By: Full-Home Company, LLC
 Christopher Spahr, Division Vice President
 of Land Planning and Development

10/31/2024
 Date

