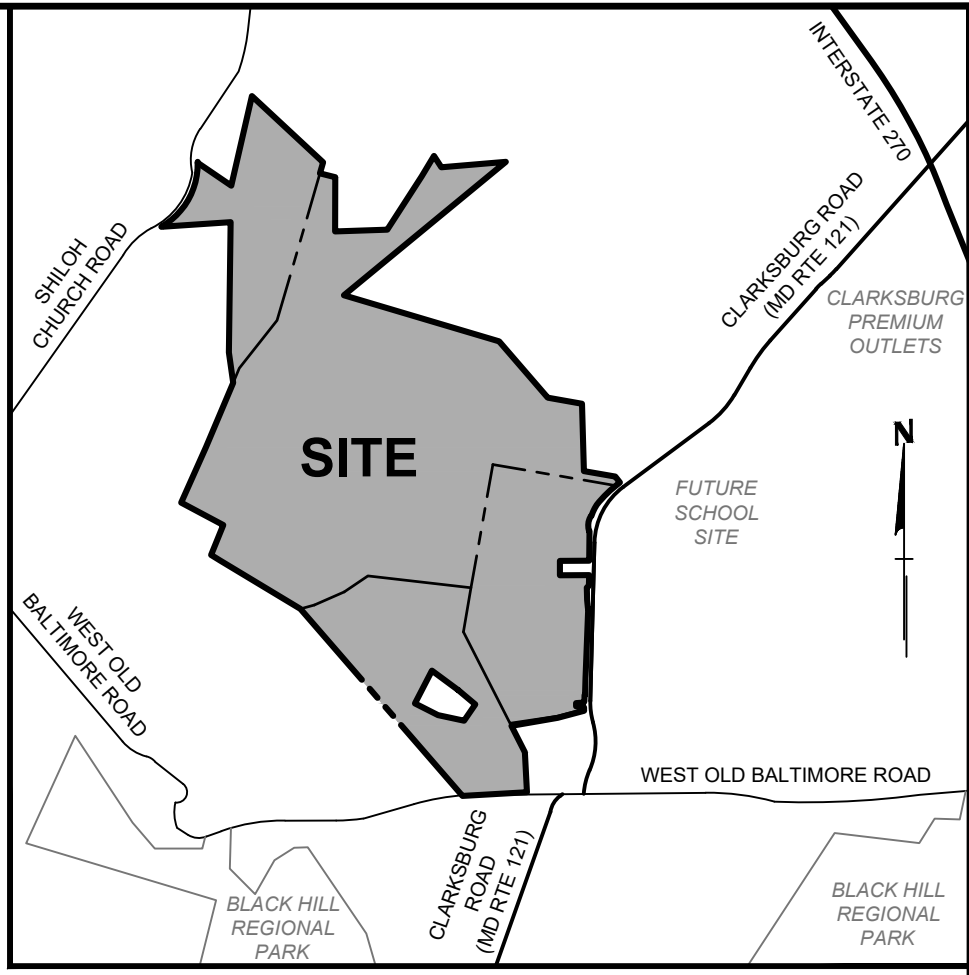


CREEKSIDE AT CABIN BRANCH

CERTIFIED PRELIMINARY PLAN #12020005B

ATTACHMENT C



VICINITY MAP
1" = 2000'

PROJECT TEAM:

OWNER:
SHILOH FARM INVESTMENTS, LLC & PULTE HOME CORPORATION
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

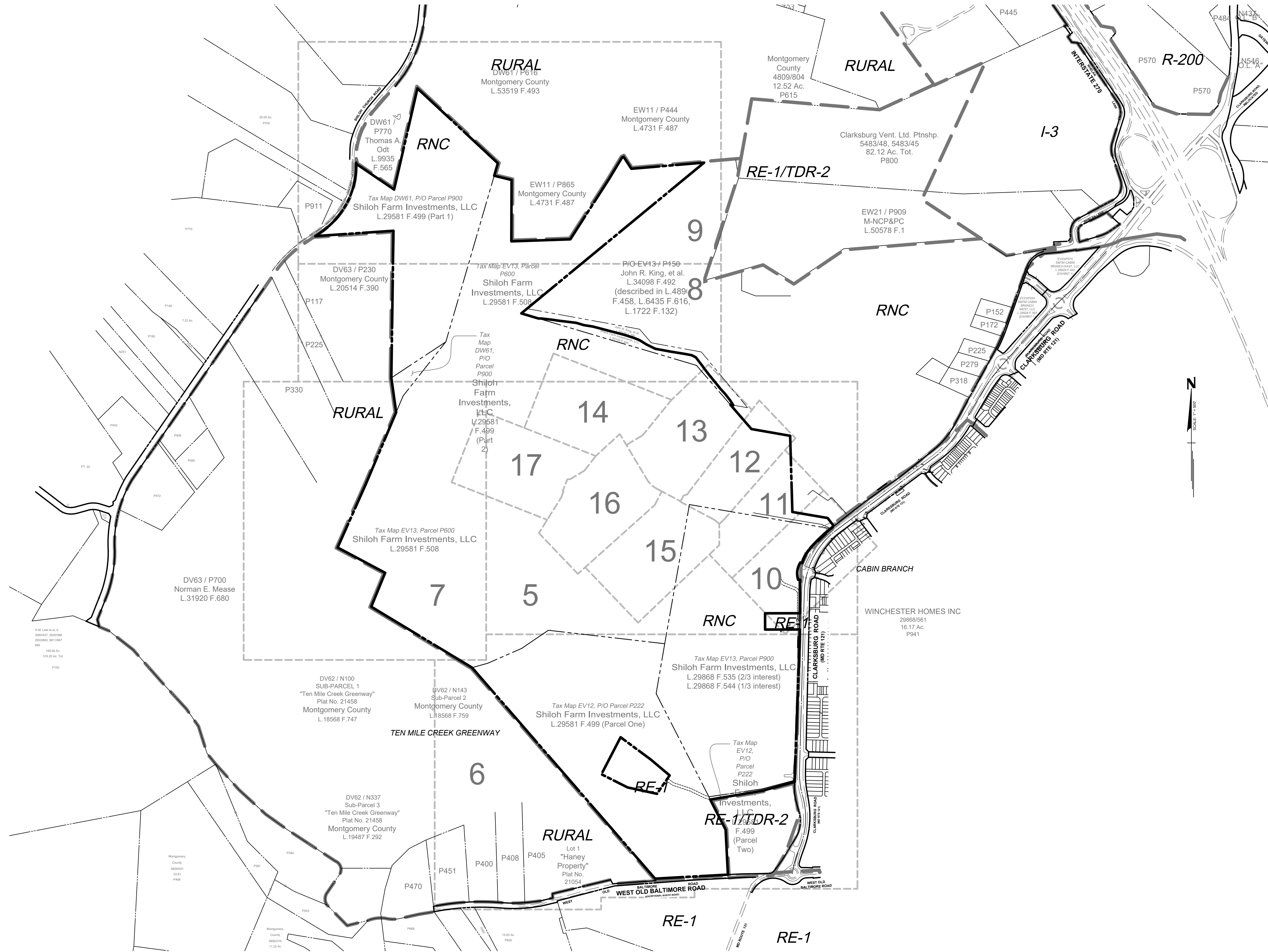
APPLICANT:
PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030

ATTORNEY:
LERCH EARLY & BREWER
3 BETHESDA METRO CENTER, SUITE 460
BETHESDA, MD 20814

PLANNER/ARCHITECT:
PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030

TRAFFIC:
WELLS & ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610

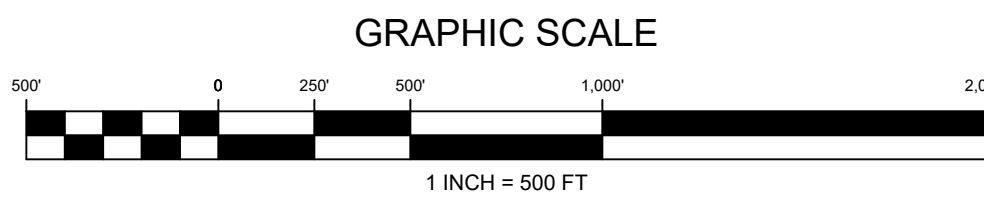
LANDSCAPE ARCHITECT/CIVIL ENGINEER:
RODGERS CONSULTING, INC.
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MD 20874



SHEET INDEX		
Sheet	Sheet Title	MCPD File Name
1	Cover Sheet	07-PREL-12020005B-001
2	Resolution	07-PREL-120200050-002
2A	Resolution	07-PREL-12020005B-002A
3	Approval Letters	07-PREL-120200050-003
3A	Approvals	07-PREL-120200050-003A
3B	Approvals	07-PREL-120200050-003B
3C	Approvals	07-PREL-12020005A-003C
4	Preliminary Notes and Data Tables	07-PREL-120200050-004
4A	Existing Conditions	07-PREL-120200050-004A
5	Preliminary Plan	07-PREL-120200050-005
6	Preliminary Plan	07-PREL-120200050-006
7	Preliminary Plan	07-PREL-120200050-007
8	Preliminary Plan	07-PREL-120200050-008
9	Preliminary Plan	07-PREL-120200050-009
10	Preliminary Plan	07-PREL-120200050-010
11	Preliminary Plan	07-PREL-120200050-011
12	Preliminary Plan	07-PREL-120200050-012
13	Preliminary Plan	07-PREL-120200050-013
14	Preliminary Plan	07-PREL-120200050-014
15	Preliminary Plan	07-PREL-120200050-015
16	Preliminary Plan	07-PREL-120200050-016
17	Preliminary Plan	07-PREL-120200050-017
18	Preliminary Plan Details	07-PREL-120200050-018
18A	Rural Open Space Exhibit	07-PREL-120200050-018A
18B	Parkland Conveyance Exhibit	07-PREL-120200050-018B
18C	Lot and Street Diagram	07-PREL-120200050-018C
18D	10 Acre Cephas-Summers House Exhibit	07-PREL-120200050-018D
19	Road Grades	21-RG-120200050-001
20	Road Grades	21-RG-120200050-002
21	Impervious Area Exhibit	12-IMP-120200050-001
21A	Impervious Area Overall	12-IMP-120200050-002
1	Preliminary-Final Forest Conservation Plan Cover	10-FCP-120200050-001
2	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-002
3	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-003
4	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-004
5	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-005
6	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-006
7	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-007
8	Preliminary-Final Forest Conservation Plan	10-FCP-120200050-008
9	Tree Mitigation Exhibit	10-FCP-120200050-009
1	Conservation Management Area Exhibit	32-CMP-120200050-001
2	Conservation Management Area Exhibit	32-CMP-120200050-002
3	Conservation Management Area Exhibit	32-CMP-120200050-003
1	Preliminary Stream Restoration Exhibit Cover Sheet	32-SRE-120200050-001
2	Preliminary Stream Restoration Exhibit	32-SRE-120200050-002
3	Preliminary Stream Restoration Exhibit	32-SRE-120200050-003
4	Preliminary Stream Restoration Exhibit	32-SRE-120200050-004

PRELIMINARY PLAN #12020005B AMENDMENT CHANGES:

- AMEND THE DEVELOPMENT TRIGGER ASSOCIATED WITH THE INSTALLATION OF THE TRAFFIC SIGNAL IN CONDITION OF APPROVAL NO. 26.
- AMEND THE SCHOOL ADEQUACY FINDING AND REQUIREMENT FOR A TIER 2 UPP IN CONDITION OF APPROVAL NO. 11.



NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

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

07-PREL-12020005B-001

PRELIMINARY PLAN #12020005B
WSSC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EV, GRID EW11, DV, GRIDS DV63 & DV62, EV123, GRID EV13, & EV122, GRID EV12

DEVELOPER'S CERTIFICATE
The Undersigned agrees not to exceed the number of lots set forth on Preliminary Plan Approval No. 12020005A, to adhere to the adequate public facility findings and to comply with all Approval Conditions.

Developer: **PULTE HOMES** Company
Contact Person: **DAVID DEMARCO**

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. 42356, Expiration Date: 12/19/26."

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: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY _____	DATE _____

COVER

PRELIMINARY PLAN #12020005B

SCALE: 1" = 500'
JOB NO. 0377AB10
DATE MAR 2025
SHEET No. 1 of 27