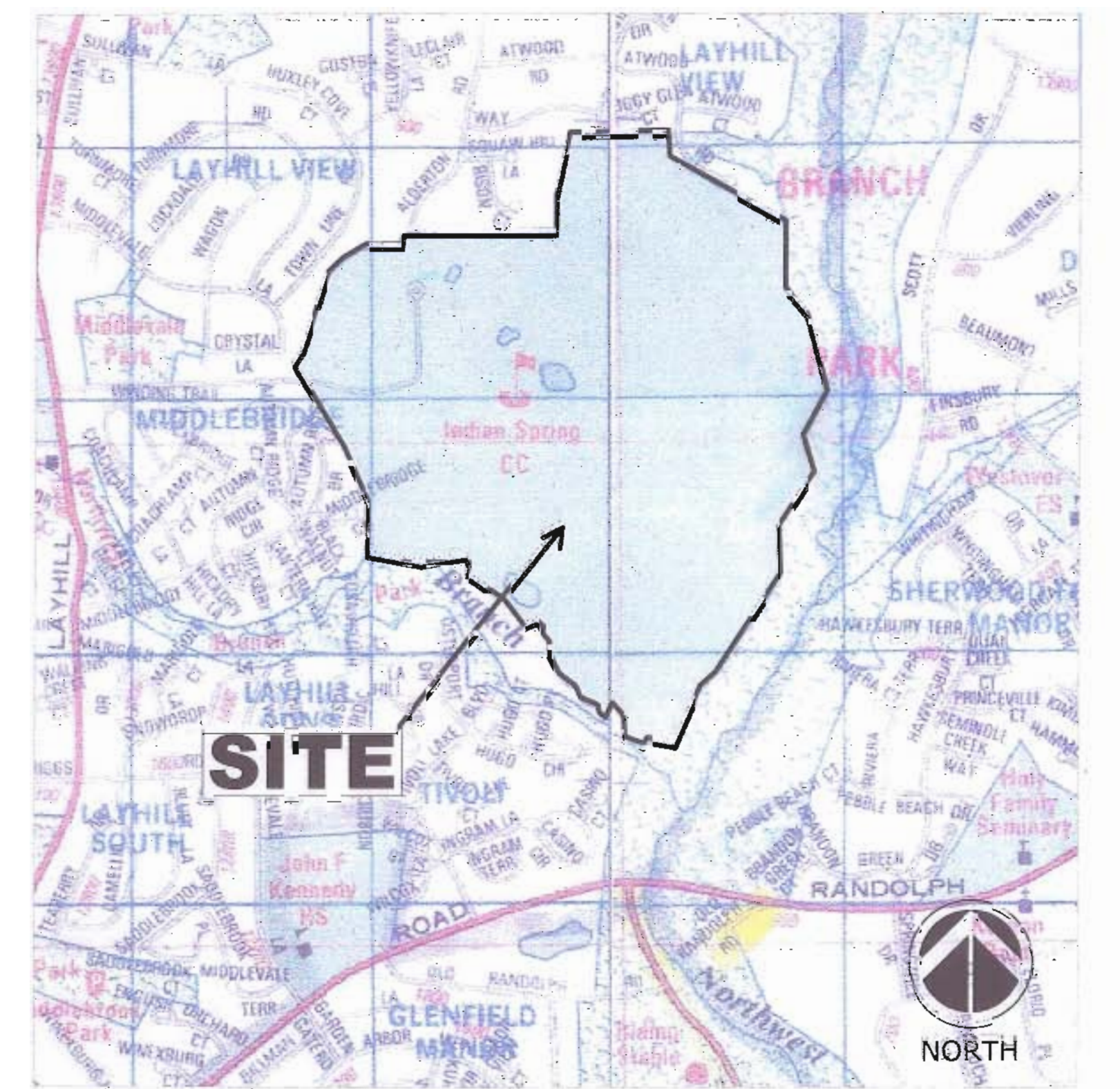


Scale: 1"=300'



VICINITY MAP
Scale: 1"=500'

- NOTES:
1. Winchester Homes has entered into an agreement with the Maryland Department of the Environment for a voluntary cleanup of the soils associated with the existing golf course use (tees and greens) at this property. The temporary limits of disturbance and sediment control protection for this activity is not represented on this FFCP, but is represented on the Sediment Control Plans prepared by LSA entitled "Poplar Run-Voluntary Soils Removal Program", approved 8.7.09. A copy of this supplement plan will be forwarded to MNCPPC for inclusion in the FFCP file for this property.
 2. All on-site forest retention areas and forest plant areas are to be placed in conservation easements or within park dedication.
 3. MNCPPC Environmental Planning and Parks staff have reviewed the preliminary design of the road crossing at the site plan stage and accepted the span bridge concept. Due to the timing allowed by preliminary plan condition 2d ("road shall be open to traffic prior to the issuance of the 580th building permit"), the final engineering plans for the road crossing are not completed with the Final FCP. The applicant must submit the final construction plans, including the detailed design of the stream bank and trails under the road crossing, to MNCPPC Environmental Planning staff for review and approval as an addendum to the FFCP prior to obtaining MCDPS approval and permit for the road crossing." These plans will be submitted in the future.
 4. Stream restoration plans have been presented to MNCPPC (Environmental Planning and Parks), MDE, and MCDPS for preliminary review. Agency staffs support the restoration design concept. MDE will review the final design plans, and MCDPS will review the sediment and erosion control plans. These are currently being engineered, and were reviewed recently by MCDPS, but not approved. After approval of the final design plans and sediment and erosion control plans, the applicant will submit the MDE- and MCDPS-approved plans to MNCPPC Environmental as addendums to the FFCP.
 5. Trees and shrubs must be planted at least 15 feet away from the toe of slope of any stormwater management facility, as required by MD-378 standards.

REVISIONS		
NO.	DESCRIPTION	DATE
1	Original submission	7.10.06
2	Revised FCP based on Env. Planning comments	12.06
3	Revised FCP based on Env. Planning comments	5.07
4	Revised FCP based on Env. Planning comments	8.07
5	Revised FCP based on Env. Planning comments and final engineering	2.08
6	Revised FCP based on Env. Planning comments	3.08
7	Revised FCP based on Env. Planning comments and Park Dept. comments	4.08
8	Revised FCP based on Env. Planning comments and final engineering	8.08
9	Revised FCP based on Env. Planning comments	9.08
10	Revised FCP based on Env. Planning comments	10.08
11	Revised plant areas based on DPS comment	10.16.08
12	Revised per site plan amendment & SWM design	4.11
13	Revised per Planning staff comments	9.11
14	Revised per Planning staff comments	11.11
15	Revised per Planning staff comments	1.12
16	Revised per Planning staff comments	2.12

AMENDMENT TO FINAL FOREST CONSERVATION PLAN

POPLAR RUN

(Formerly Known as Indian Spring)

Montgomery County, Maryland

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN

APPROVAL
AMENDMENT TO
Plan No. 82007-002A / 120060510
5/2/2012

RECEIVED
MNCPPC
APR 27 2012

MONTGOMERY COUNTY
PLANNING DEPARTMENT

Environmental Systems Analysis, Inc.
162 West Street
Annapolis, Maryland 21401
410.267.0495 F: 410.267.0496
www.esatoday.com

Marguerite Rätz 3/28/12
Marguerite Rätz Date
Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/05

WINCHESTER HOMES
YOUR HOME #2 - YOUR WAY

Applicant:
Winchester Homes
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
(301) 803-4800

DEVELOPER'S CERTIFICATE

The Undersigned agrees to ensure all the features of the Approved Final Forest Conservation Plan No. 82007-002A/120060510 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Winchester Homes
Firm's Company Name

Contact Person or Owner: Michael Lemon
Printed Name

Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Printed and E-mail: 301-803-4800 michael.lemon@winhomes.com

Signature: *Michael Lemon*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN

AMENDMENT TO FINAL FCP

POPLAR RUN

(Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: as shown
DATE: 2.28.12
ESA JOB #: 03-04
DRAWING: PoplarFCP 2.28.12.dwg
SHEET: cover

Environmental Systems Analysis, Inc.
162 West Street
Annapolis, Maryland 21401
410.267.0495 F: 410.267.0496
www.esatoday.com



15' EASEMENT & R/W
FOR A WATER MAIN
L.6709 F.694

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
Amendment to
Plan No. 82007002A (20060510)
Signature: *[Signature]*

RECEIVED
M-NCPPC
APR 17 2012
MONTGOMERY COUNTY
PLANNING DEPARTMENT

Montgomery County
Planning Department
MAY 8 2012

PLANTING LEGEND

- | | | | |
|--|-------------------|--|--|
| | PLANTING ZONE 1 | | FOREST SAVE AREAS |
| | PLANTING ZONE 2A | | FOREST CLEAR AREAS |
| | PLANTING ZONE 2B | | FOREST PLANTING AREAS (Base Requirement) |
| | PLANTING ZONE 3A | | FOREST PLANTING AREAS (Mitigation for Buffer Encroachment) |
| | PLANTING ZONE 3B | | FOREST PLANTING AREAS (Forest Planting Bank) |
| | PLANTING ZONE 4 | | FOREST PLANTING AREA (Forested Wetland Creation)* |
| | PLANTING ZONE 5** | | |
| | PLANTING ZONE 6 | | |
| | PLANTING ZONE 7** | | |
| | PLANTING ZONE 8 | | |
| | PLANTING ZONE 9** | | |
- *Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.
- **A buffer strip of trees will be planted within parkland at the rear and sides of lots to demarcate the property boundary between lots and parkland. The buffer strips will be planted during the first planting season after the earlier of: stabilization of slopes to finished grade within the parkland adjacent to the lots, or removal of the sediment trap(s) serving the lots. M-NCPPC and DPS inspectors will coordinate in the field when this point in time occurs for each row of lots, and the M-NCPPC inspector will notify the builder at the appropriate time when the buffer strip planting is expected to occur.

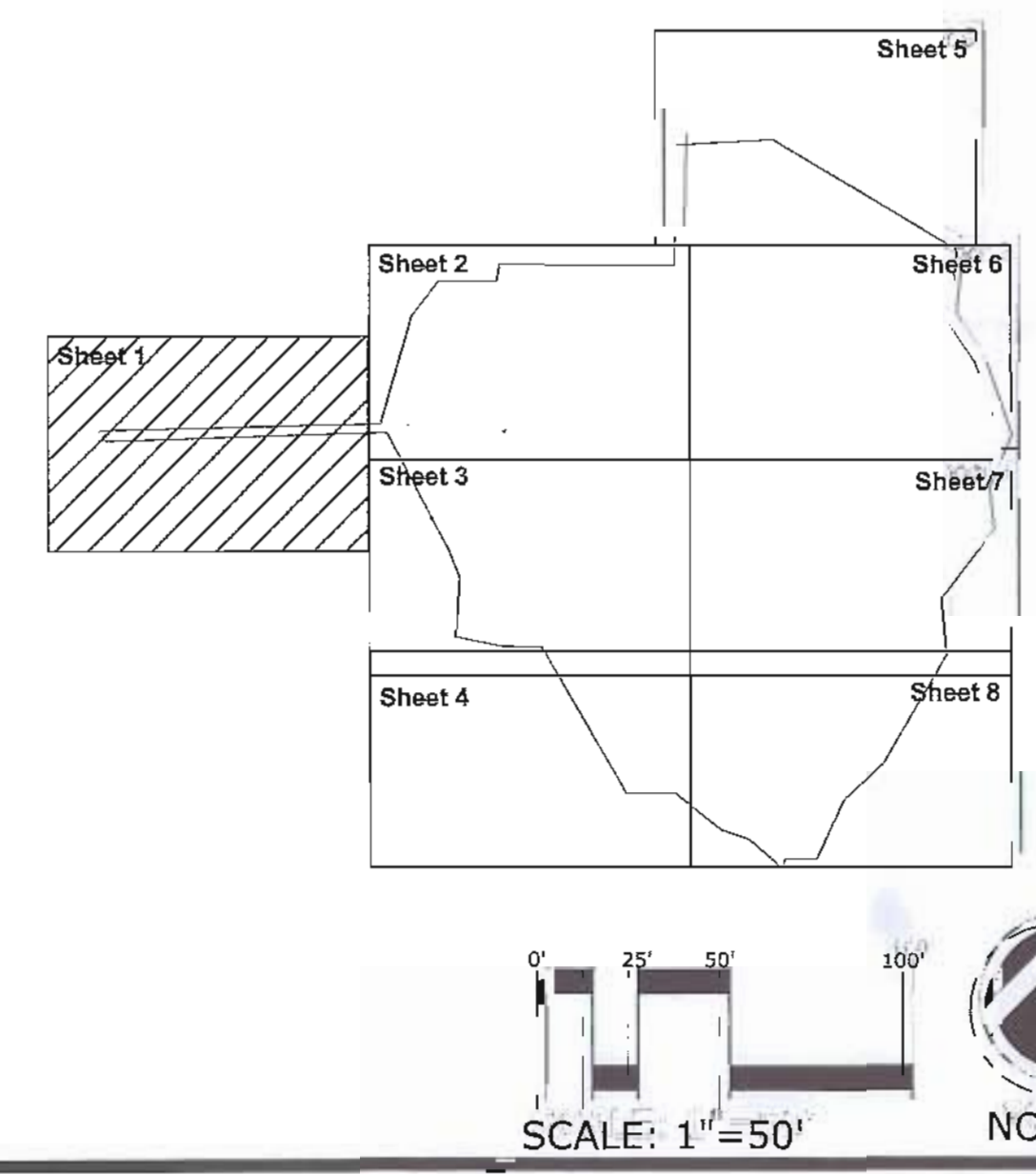
GENERAL LEGEND

- | | | | |
|--|--------------------------------|--|---|
| | LIMIT OF DISTURBANCE | | SIGNIFICANT / SPECIMEN TREE |
| | TEMPORARY LIMIT OF DISTURBANCE | | CHAMPION TREE |
| | BRL'S FOR EACH LOT | | SIGNIFICANT / SPECIMEN TREE TO BE REMOVED |
| | ENVIRONMENTAL BUFFER | | SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES |
| | EXISTING TREE LINE | | TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE |
| | PROPERTY BOUNDARY | | TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE |
| | 100-YEAR FLOODPLAIN | | CRITICAL ROOT ZONE |
| | 25-FOOT FLOODPLAIN BRL | | PERMANENT AFFORESTATION/REFORESTATION SIGNAGE |
| | FCP EASEMENT | | |
| | REASON FOR TEMP. LOD | | |
| | PROPOSED PARK DEDICATION | | |
| | PERMANENT PARK BOUNDARY POST | | |

NO.	REVISION	DATE
1	Original submission	7.10.06
2	Revised FCP based on Env. Planning comments	12.06
3	Revised FCP based on Env. Planning comments	5.07
4	Revised FCP based on Env. Planning comments	8.07
5	Revised FCP based on Env. Planning comments and final engineering	2.08
6	Revised FCP based on Env. Planning comments	12.08
7	Revised FCP based on Env. Planning comments and Park Dept. comments	4.08
8	Revised FCP based on Env. Planning comments	9.08
9	New tree at site prior construction to begin design	4.11
10	Revised per planning staff comments	7.11
11	Revised per planning staff comments	1.12
12	Revised per planning staff comments	3.12

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. #82007002A/20060510 including, financial bonding, forest planting, maintenance, and all other applicable agreements.
Developer's Name: Winchester Homes
Project Company Name:
Contact Person or Owner: Michael Leman
Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone and Email: 301-803-4800 michael.leman@winchester.com
Signature: *[Signature]*

[Signature]
Marguerite Rutz Date: 2/29/12
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued 12/2/04



Note: ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK DEDICATION.

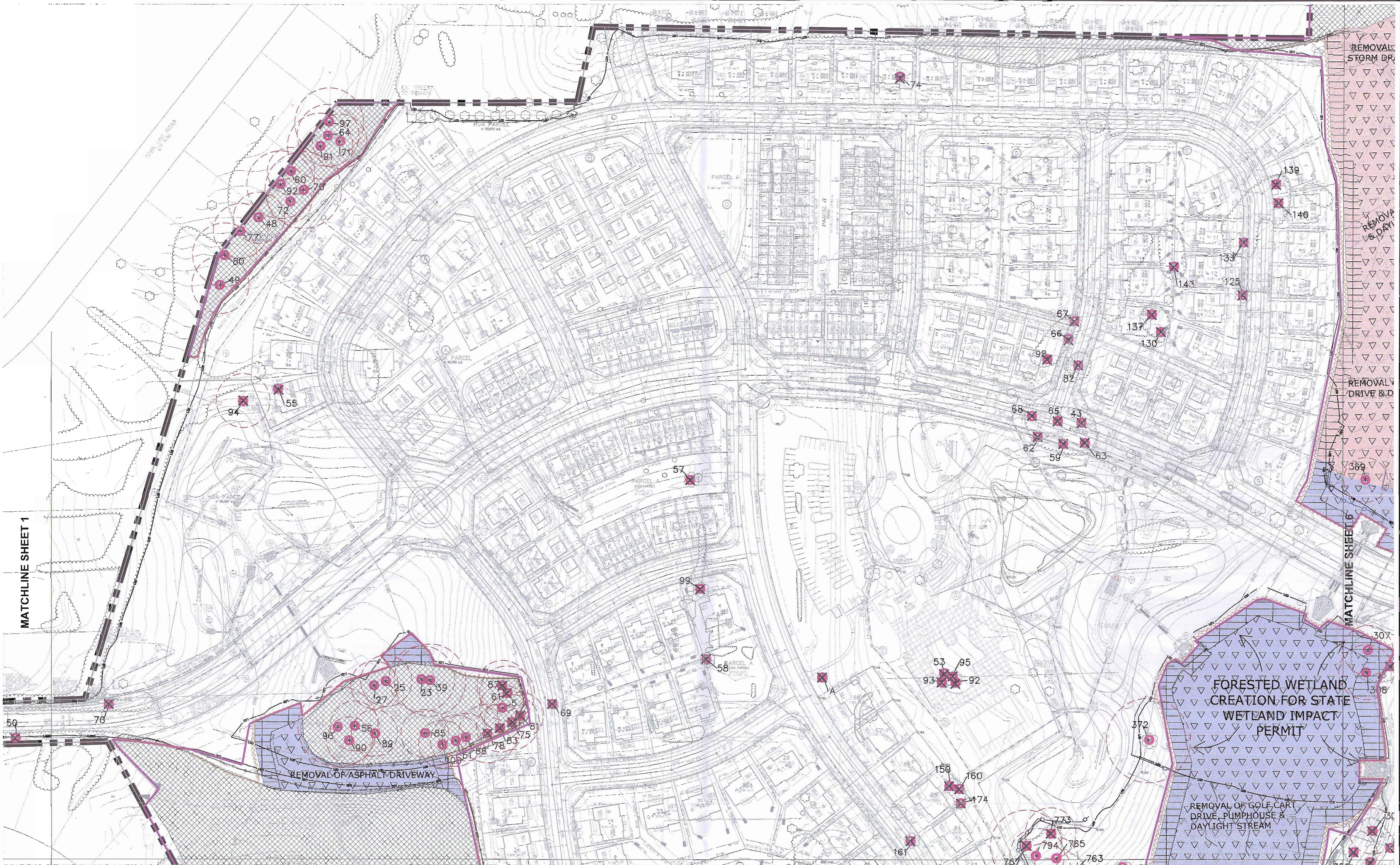
AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: 1"=50'
DATE: 2.28.12
ESA JOB #: 03-04
DRAWING: PoplarFCP 2.28.12.dwg
SHEET: 1 of 13

Environmental Systems Analysis, Inc.
167 West Street
Arling Heights, Maryland 21414
410.287.0492, F: 410.287.0498
www.esaenv.com



PLANTING LEGEND

[Symbol]	PLANTING ZONE 1	[Symbol]	FOREST SAVE AREAS
[Symbol]	PLANTING ZONE 2A	[Symbol]	FOREST CLEAR AREAS
[Symbol]	PLANTING ZONE 2B	[Symbol]	FOREST PLANTING AREAS (Base Requirement)
[Symbol]	PLANTING ZONE 3A	[Symbol]	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
[Symbol]	PLANTING ZONE 3B	[Symbol]	FOREST PLANTING AREAS (Forest Planting Bank)
[Symbol]	PLANTING ZONE 4	[Symbol]	FOREST PLANTING AREA (Forested Wetland Creation)*
[Symbol]	PLANTING ZONE 5**		
[Symbol]	PLANTING ZONE 6		
[Symbol]	PLANTING ZONE 7**		
[Symbol]	PLANTING ZONE 8		
[Symbol]	PLANTING ZONE 9**		

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

**A buffer strip of trees will be planted within parkland at the rear and sides of lots to demarcate the property boundary between lots and parkland. The buffer strips will be planted during the first planting season after the earlier of: stabilization of slopes to finished grade within the parkland adjacent to the lots, or removal of the sediment trap(s) serving the lots. M-NCPPC and DPS inspectors will coordinate in the field when this point in time occurs for each row of lots, and the M-NCPPC inspector will notify the builder at the appropriate time when the buffer strip planting is expected to occur.

GENERAL LEGEND

[Symbol]	LIMIT OF DISTURBANCE	[Symbol]	SIGNIFICANT/SPECIMEN TREE
[Symbol]	TEMPORARY LIMIT OF DISTURBANCE	[Symbol]	CHAMPION TREE
[Symbol]	BRL'S FOR EACH LOT	[Symbol]	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
[Symbol]	ENVIRONMENTAL BUFFER	[Symbol]	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
[Symbol]	EXISTING TREE LINE	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
[Symbol]	PROPERTY BOUNDARY	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
[Symbol]	100-YEAR FLOODPLAIN	[Symbol]	CRITICAL ROOT ZONE
[Symbol]	25-FOOT FLOODPLAIN BRL	[Symbol]	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
[Symbol]	FCP EASEMENT		
[Symbol]	REASON FOR TEMP. LOD		
[Symbol]	PROPOSED PARK DEDICATION		
[Symbol]	PERMANENT PARK BOUNDARY POST		

[Symbol]	SIGNIFICANT/SPECIMEN TREE
[Symbol]	CHAMPION TREE
[Symbol]	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
[Symbol]	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
[Symbol]	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
[Symbol]	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE

NO.	DESCRIPTION	DATE
1	Original Submittal	7/16/06
2	Revised FCP based on Env. Planning comments	12/06
3	Revised FCP based on Env. Planning comments	12/06
4	Revised FCP based on Env. Planning comments	8/07
5	Revised FCP based on Env. Planning comments and tree removal	10/08
6	Revised FCP based on Env. Planning comments	10/08
7	Revised FCP based on Env. Planning comments and Park Dept. comments	10/08
8	Revised FCP based on Env. Planning comments and tree removal	10/08
9	Revised FCP based on Env. Planning comments	10/08
10	Revised FCP based on Env. Planning comments	10/08
11	Revised FCP based on Env. Planning comments	10/18/08
12	Revised FCP based on the 2008 comments and tree removal	1/11
13	Revised FCP based on the 2008 comments and tree removal	7/11
14	Revised FCP based on tree removal	8/12
15	Revised FCP based on tree removal	8/12

DEVELOPER'S CERTIFICATE

The undersigned agrees to amend the FCP features of the Approved Final Forest Conservation Plan No. **820070226/12060510**, including, but not limited to, forest planting, maintenance, and other features as follows:

Developer's Name: **Winchester Homes**

Project Name: **Poplar Run**

Project Address: **4555 Rockledge Drive, Suite 500, Bethesda, MD 20817**

Project Phone: **301-983-9900**

Project Email: **winchesterhomes.com**

Signature: *[Signature]*

Date: **2/28/12**

Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL FOREST CONSERVATION PLAN

APPROVAL

Amendment # **820070226/12060510**

Plan No. **820070226/12060510**

Signature: *[Signature]* Date: **2/28/12**

Scale: 1"=50'

North Arrow

AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

Date: 2.28.12

ESA Job #: 03-04

DRAWING: PoplarFCP 2.28.12.dwg

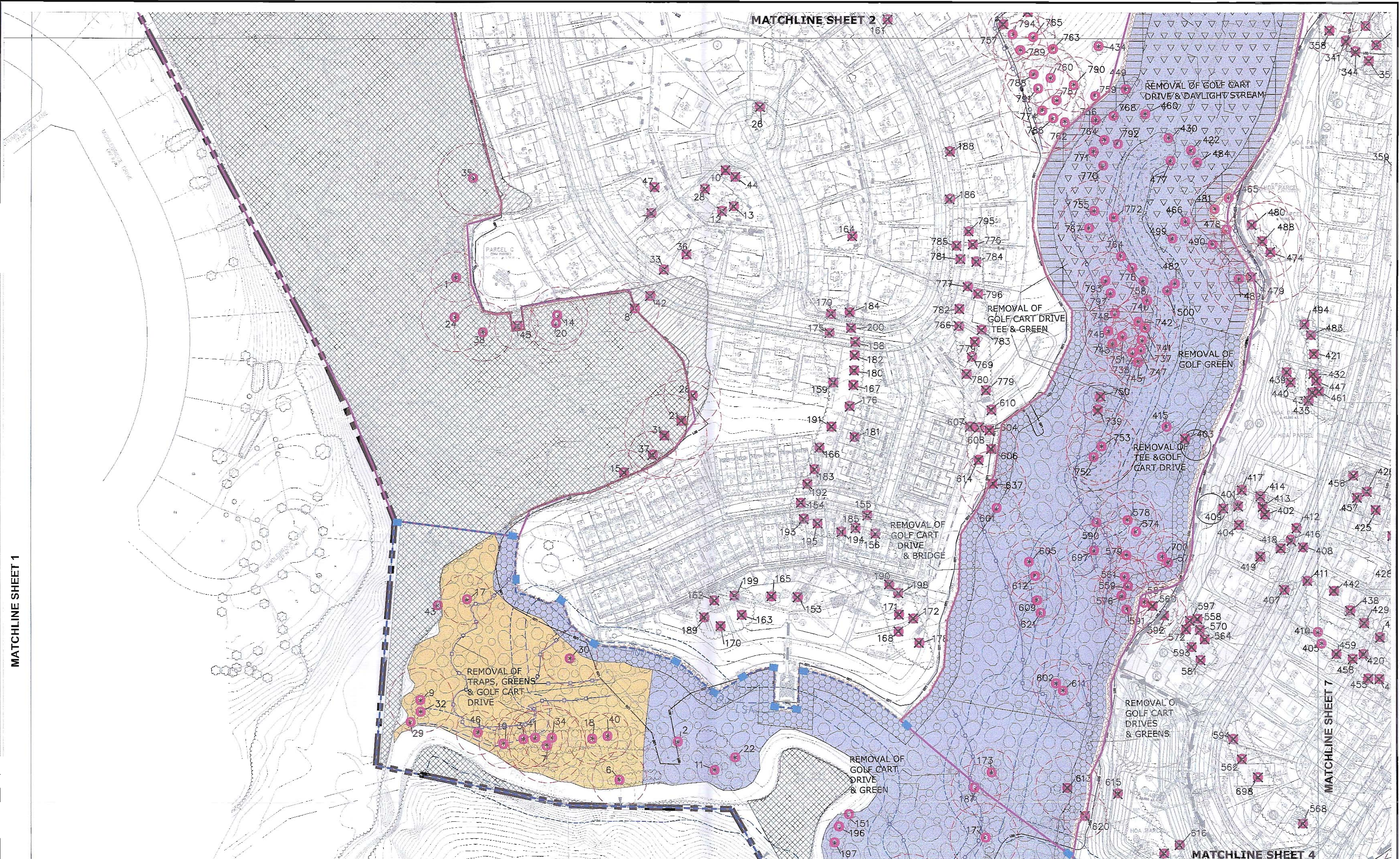
SHEET: 2 of 13

Environmental Systems Analysis, Inc. (ESA)

140 West Street, Suite 200, Silver Spring, MD 20910

Phone: 301-229-0919 Fax: 301-229-0918

www.esaonline.com



MATCHLINE SHEET 1

MATCHLINE SHEET 2

MATCHLINE SHEET 7

MATCHLINE SHEET 4

PLANTING LEGEND

	PLANTING ZONE 1		FOREST SAVE AREAS
	PLANTING ZONE 2A		FOREST CLEAR AREAS
	PLANTING ZONE 2B		FOREST PLANTING AREAS (Base Requirement)
	PLANTING ZONE 3A		FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
	PLANTING ZONE 3B		FOREST PLANTING AREAS (Forest Planting Bank)
	PLANTING ZONE 4		FOREST PLANTING AREA (Forested Wetland Creation)
	PLANTING ZONE 5**		
	PLANTING ZONE 6		
	PLANTING ZONE 7**		
	PLANTING ZONE 8		
	PLANTING ZONE 9**		

*Actual forested wetland creation to occur within the Forest Planting Bank within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

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GENERAL LEGEND

	LIMIT OF DISTURBANCE		SIGNIFICANT/SPECIMEN TREE
	TEMPORARY LIMIT OF DISTURBANCE		CHAMPION TREE
	BRL'S FOR EACH LOT		SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
	ENVIRONMENTAL BUFFER		SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
	EXISTING TREE LINE		TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
	PROPERTY BOUNDARY		TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
	100-YEAR FLOODPLAIN		CRITICAL ROOT ZONE
	25 FOOT FLOODPLAIN BRL		PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
	FCP EASEMENT		
	REASON FOR TEMP. LOD		
	PROPOSED PARK DEDICATION		
	PERMANENT PARK BOUNDARY POST		

Maguerite Ruiz 2/23/12
 Maguerite Ruiz, Dalt
 Qualified Professional as per the
 1991 Maryland Forest Conservation Act
 Issued 12/2/09

NO.	DESCRIPTION	DATE
1	Initial submission	7/20/08
2	Revised FCP based on Env. Planning comments	12/15/08
3	Revised FCP based on Env. Planning comments	8/27/09
4	Revised FCP based on Env. Planning comments	8/27/09
5	Revised FCP based on Env. Planning comments and tree inventory	12/08
6	Revised FCP based on Env. Planning comments	12/08
7	Revised FCP based on Env. Planning comments and tree inventory	8/28/09
8	Revised FCP based on Env. Planning comments and tree inventory	9/08
9	Revised FCP based on Env. Planning comments	9/08
10	Revised FCP based on Env. Planning comments	10/11/09
11	Revised FCP based on Env. Planning comments	4/11/10
12	Revised FCP based on Env. Planning comments	7/21/10
13	Revised FCP based on Env. Planning comments	11/23/10
14	Revised FCP based on Env. Planning comments	1/24/11
15	Revised FCP based on Env. Planning comments	1/24/11

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the conditions of the Approved Final Forest Conservation Plan No. **FCP070020/12000010**, including, financial bonding, forest planting, maintenance, and all other applicable agreements.
 Developer's Name: **Winchester Homes**
 Project Name: **Winchester Homes**
 Contact Person or Owner: **Michael Leman**
 Address: **6825 Rockledge Drive, Suite 200, Bethesda, MD 20817**
 Phone or Email: **301-613-4820 michael.leman@winchester.com**
 Signature: *[Signature]*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FINAL FOREST CONSERVATION PLAN
 APPROVAL
 A. 2012-03-02
 Plan No. **FCP070020/12000010**
[Signature]

Sheet 1, 2, 3, 4, 5, 6, 7, 8

SCALE: 1"=50'

NORTH

AMENDMENT TO FINAL FCP

POPLAR RUN
 (Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: 1"=50'
 DATE: 2.28.12
 ESA JOB #: 03-04
 DRAWING: PoplarFCP 2.28.12.dwg
 SHEET: 3 of 13

Environmental Systems Analysis, Inc.
 4100 Rockledge Drive, Suite 200, Bethesda, MD 20817
 Phone: 301-613-4820
 www.esaonline.com



PLANTING LEGEND

	PLANTING ZONE 1		FOREST SAVE AREAS
	PLANTING ZONE 2A		FOREST CLEAR AREAS
	PLANTING ZONE 2B		FOREST PLANTING AREAS (Base Requirement)
	PLANTING ZONE 3A		FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
	PLANTING ZONE 3B		FOREST PLANTING AREAS (Forest Planting Bank)
	PLANTING ZONE 4		FOREST PLANTING AREA (Forested Wetland Creation)*
	PLANTING ZONE 5**		
	PLANTING ZONE 6		
	PLANTING ZONE 7**		
	PLANTING ZONE 8		
	PLANTING ZONE 9**		

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). **Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 15.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 25.47 acres to be planted by Winchester Homes.

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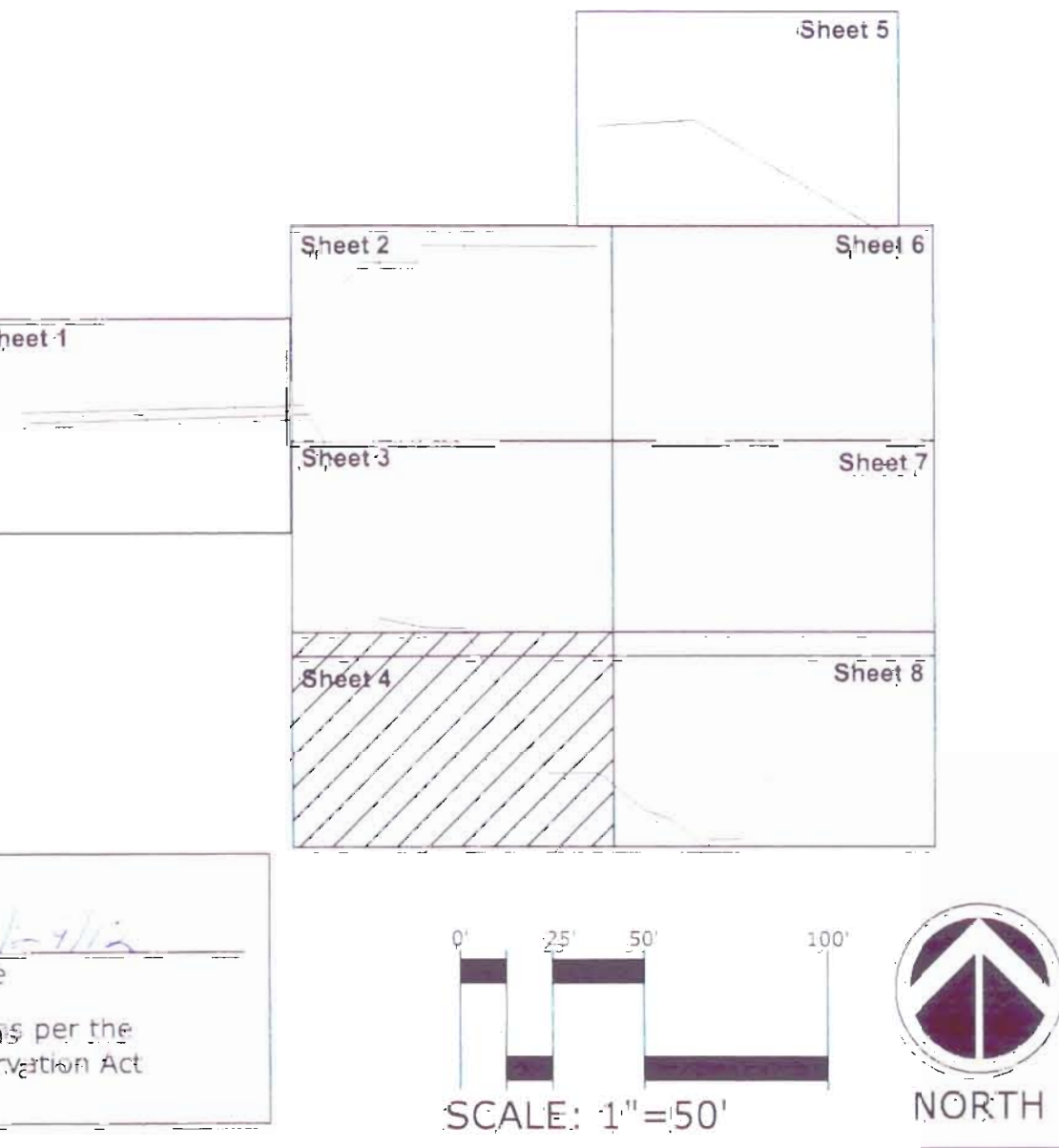
GENERAL LEGEND

	LIMIT OF DISTURBANCE		SIGNIFICANT/SPECIMEN TREE
	TEMPORARY LIMIT OF DISTURBANCE		CHAMPION TREE
	BRL'S FOR EACH LOT		SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
	ENVIRONMENTAL BUFFER		SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
	EXISTING TREE LINE		TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
	PROPERTY BOUNDARY		TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
	100-YEAR FLOODPLAIN		CRITICAL ROOT ZONE
	25 FOOT FLOODPLAIN BRL		PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
	FCP EASEMENT		
	REASON FOR TEMP. LOD		
	PROPOSED PARK DEDICATION		
	PERMANENT PARK BOUNDARY POST		

NO.	DESCRIPTION	DATE
1	Original submission	7-19-20
2	Revised FCP based on Env. Planning comments	12-06
3	Revised FCP based on Env. Planning comments	1-27
4	Revised FCP based on Env. Planning comments	8-27
5	Revised FCP based on Env. Planning comments and final engineering	2-08
6	Revised FCP based on Env. Planning comments	3-08
7	Revised FCP based on Env. Planning comments and final engineering	4-08
8	Revised FCP based on Env. Planning comments	8-08
9	Revised per final engineering and final design	4-11
10	Revised per Planning comments dated 4-28-09	7-11
11	Revised per Planning comments	11-11
12	Revised per Planning comments	1-12
13	Revised per Planning comments	2-12

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Accepted Final Forest Conservation Plan No. #2007002A/120060510 including financial bonding, forest parking, maintenance and all other applicable agreements.
 Developer Name: Winchester Homes
 Contact Person or Owner: Michael Lemon
 Project Name: 8920 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Address: 8920 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-803-4800 michael.lemon@winchester.com
 Signature: *Michael Lemon*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FINAL FOREST CONSERVATION PLAN
 APPROVAL
 Amendment to
 Plan No. 2007002A/120060510
 Valid until 5/2/2024
 Signature: *Magnum Ratz* Date: _____
 Qualified Professional as per the 1991 Maryland Forest Conservation Act (Revised 12/2/04)



Note: ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK DEDICATION.

AMENDMENT TO FINAL FCP

POPLAR RUN

(Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: 1"=50'

DATE: 2-28-12

ESA JOB #: 03-04

DRAWING: PoplarFCP 2, 28.12.dwg

SHEET: 4 of 13

Environmental Systems Analysis, Inc. (esa)



PLANTING LEGEND

PLANTING ZONE 1	FOREST SAVE AREAS
PLANTING ZONE 2A	FOREST CLEAR AREAS
PLANTING ZONE 2B	FOREST PLANTING AREAS (Base Requirement)
PLANTING ZONE 3A	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
PLANTING ZONE 3B	FOREST PLANTING AREAS (Forest Planting Bank)
PLANTING ZONE 4	FOREST PLANTING AREA (Forested Wetland Creation)*
PLANTING ZONE 5**	
PLANTING ZONE 6	
PLANTING ZONE 7**	
PLANTING ZONE 8	
PLANTING ZONE 9**	

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

**A buffer strip of trees will be planted within parkland at the rear and sides of lots to demarcate the property boundary between lots and parkland. The buffer strips will be planted during the first planting season after the earlier of: stabilization of slopes to finished grade within the parkland adjacent to the lots, or removal of the sediment trap(s) serving the lots. M-NCPPC and DPS inspectors will coordinate in the field when this point in time occurs for each row of lots, and the M-NCPPC inspector will notify the builder at the appropriate time when the buffer strip planting is expected to occur.

MATCHLINE SHEET 6

GENERAL LEGEND

LIMIT OF DISTURBANCE	SIGNIFICANT/SPECIMEN TREE
TEMPORARY LIMIT OF DISTURBANCE	CHAMPION TREE
BRL'S FOR EACH LOT	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
ENVIRONMENTAL BUFFER	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
EXISTING TREE LINE	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
PROPERTY BOUNDARY	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
100-YEAR FLOODPLAIN	CRITICAL ROOT ZONE
25 FOOT FLOODPLAIN BRL	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
FCP EASEMENT	
REASON FOR TEMP. LOD	
PROPOSED PARK DEDICATION	
PERMANENT PARK BOUNDARY POST	

○	SIGNIFICANT/SPECIMEN TREE
⊗	CHAMPION TREE
⊗	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
⊗	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
—	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
—	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
○	CRITICAL ROOT ZONE
—	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE

NO.	REVISION DESCRIPTION	DATE
1	Initial Submission	7/10/04
2	Revise FCP based on Env. Planning comments	12/08/04
3	Revise FCP based on Env. Planning comments	8/07/05
4	Revise FCP based on Env. Planning comments	8/07/05
5	Revise FCP based on Env. Planning comments and the agreement	12/08/05
6	Revise FCP based on Env. Planning comments	12/08/05
7	Revise FCP based on Env. Planning comments and Rev. Comm. comments	14/08/05
8	Revise FCP based on Env. Planning comments	9/08/05
9	Revised per lot 245/246/247/248/249/250	11/11/05
10	Revised per lot 245/246/247/248/249/250	11/11/05
11	Revised	11/11/05
12	Revised per lot 245/246/247/248/249/250	11/11/05
13	Revised per lot 245/246/247/248/249/250	11/11/05
14	Revised per lot 245/246/247/248/249/250	11/11/05

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute the results of the Approved Final FCP (Final Forest Conservation Plan) #20070200/20080200, in full, and to comply with the terms and conditions of the agreement.

Developer's Name: Winchester Homes
 Project Location: Winchester
 Address: 8905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-853-4800, m.james@winchesterhomes.com
 Signature: [Signature]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FINAL FOREST CONSERVATION PLAN
 APPROVAL Amendment to Plan No. 20070200A / 20080200C
 Signature: [Signature] Date: 1/28/06

Marguerite Rutz Date: [Date]
 Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/04

Scale: 1"=50'

NORTH

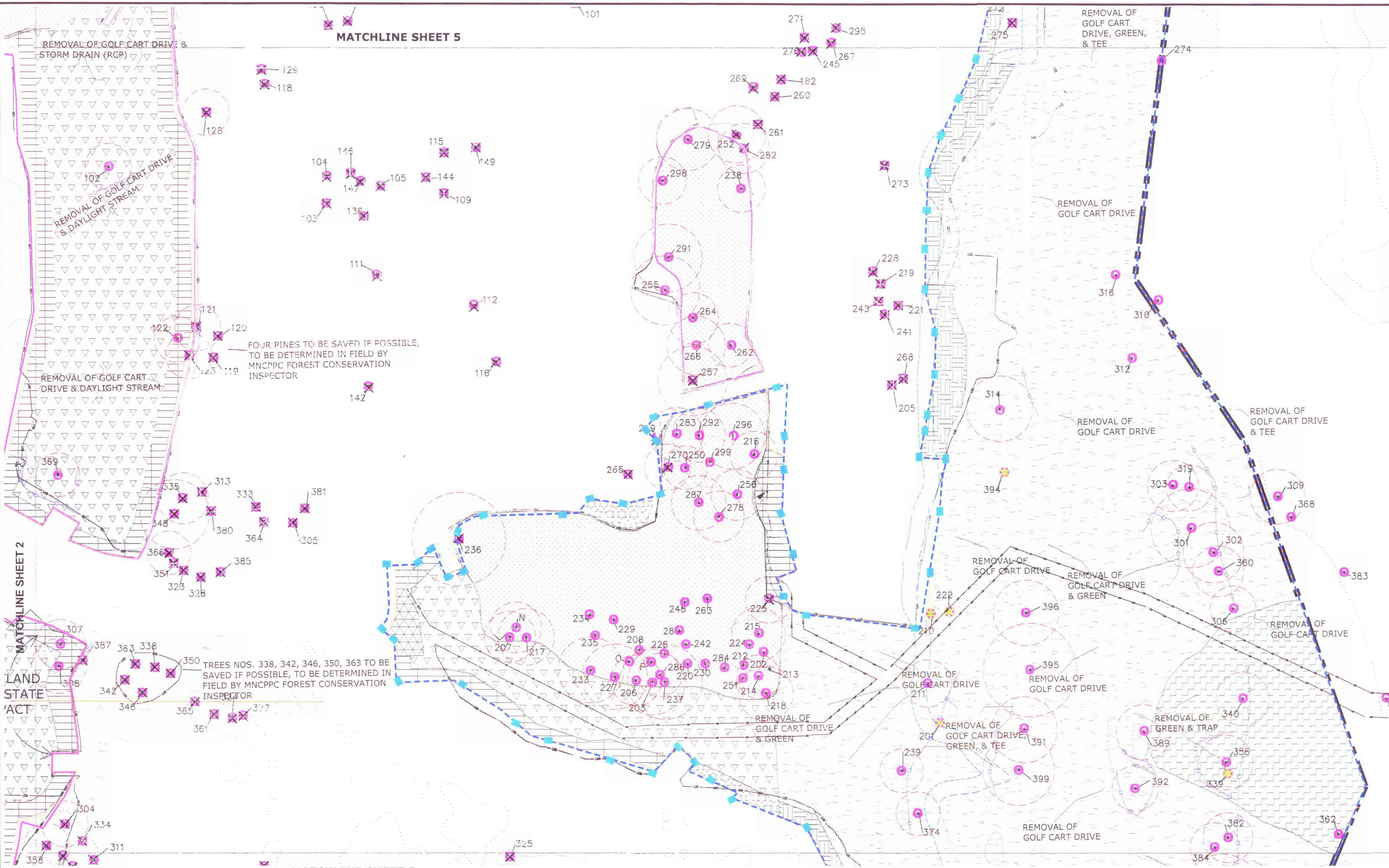
AMENDMENT TO FINAL FCP

POPLAR RUN
 (Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: 1"=50'
 DATE: 2.28.12
 ESA JOB #: 03-04
 DRAWING: PoplarFCP 2.28.12.dwg
 SHEET: 5 of 13

Environmental Systems Analysis, Inc.
 esa



PLANTING LEGEND

[Symbol]	PLANTING ZONE 1	[Symbol]	FOREST SAVE AREAS
[Symbol]	PLANTING ZONE 2A	[Symbol]	FOREST CLEAR AREAS
[Symbol]	PLANTING ZONE 2B	[Symbol]	FOREST PLANTING AREAS (Base Requirement)
[Symbol]	PLANTING ZONE 3A	[Symbol]	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
[Symbol]	PLANTING ZONE 3B	[Symbol]	FOREST PLANTING AREAS (Forest Planting Bank)
[Symbol]	PLANTING ZONE 4	[Symbol]	FOREST PLANTING AREA (Forested Wetland Creation)*
[Symbol]	PLANTING ZONE 5**		
[Symbol]	PLANTING ZONE 6		
[Symbol]	PLANTING ZONE 7**		
[Symbol]	PLANTING ZONE 8		
[Symbol]	PLANTING ZONE 8**		

*Annual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.1D acre forested wetland creation planting is part of Winchester Homes' obligation, 2.1D acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

**A buffer strip of trees will be planted within parkland at the rear and sides of lots to demarcate the property boundary between lots and parkland. The buffer strips will be planted during the first planting season after the earlier of: stabilization of slopes to finished grade within the parkland adjacent to the lots, or removal of the sediment traps) serving the lots. M-NCPPC and DPS inspectors will coordinate in the field when this point in time occurs for each row of lots, and the M-NCPPC inspector will notify the builder at the appropriate time when the buffer strip planting is expected to occur.

GENERAL LEGEND

[Symbol]	LIMIT OF DISTURBANCE	[Symbol]	SIGNIFICANT / SPECIMEN TREE
[Symbol]	TEMPORARY LIMIT OF DISTURBANCE	[Symbol]	CHAMPION TREE
[Symbol]	BRL'S FOR EACH LOT	[Symbol]	SIGNIFICANT / SPECIMEN TREE TO BE REMOVED
[Symbol]	ENVIRONMENTAL BUFFER	[Symbol]	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
[Symbol]	EXISTING TREE LINE	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
[Symbol]	PROPERTY BOUNDARY	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
[Symbol]	100-YEAR FLOODPLAIN	[Symbol]	CRITICAL ROOT ZONE
[Symbol]	25 FOOT FLOODPLAIN BRL	[Symbol]	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
[Symbol]	FOP EASEMENT		
[Symbol]	REASON FOR TEMP LOD		
[Symbol]	PROPOSED PARK DEDICATION		
[Symbol]	PERMANENT PARK BOUNDARY PDST		

REVISIONS

NO.	DESCRIPTION	DATE
1	Original Submission	12/13/2011
2	Revised FCP based on Env. Planning comments	3/2/2012
3	Revised FCP based on Env. Planning comments	5/1/2012
4	Revised FCP based on Env. Planning comments	5/1/2012
5	Revised FCP based on Env. Planning comments	2/28/2012
6	Revised FCP based on Env. Planning comments	3/2/2012
7	Revised FCP based on Env. Planning comments	3/2/2012
8	Revised FCP based on Env. Planning comments	3/2/2012
9	Revised FCP based on Env. Planning comments	3/2/2012
10	Revised FCP based on Env. Planning comments	3/2/2012
11	Revised FCP based on Env. Planning comments	3/2/2012
12	Revised FCP based on Env. Planning comments	3/2/2012
13	Revised FCP based on Env. Planning comments	3/2/2012
14	Revised FCP based on Env. Planning comments	3/2/2012

DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the information furnished in the above project is true and correct to the best of his knowledge and belief, and that he is not aware of any material omissions or misstatements of fact.

Signature: *[Signature]* Date: 5/2/2012

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVAL

Amendment to Plan No. 81007002A / 1,200,605/10

5/2/2012

Marguerite Ratz Date

Qualified Professional as per the 1991 Maryland Forest Conservation Act, Issued 12/2/04

Scale: 1"=50'

AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

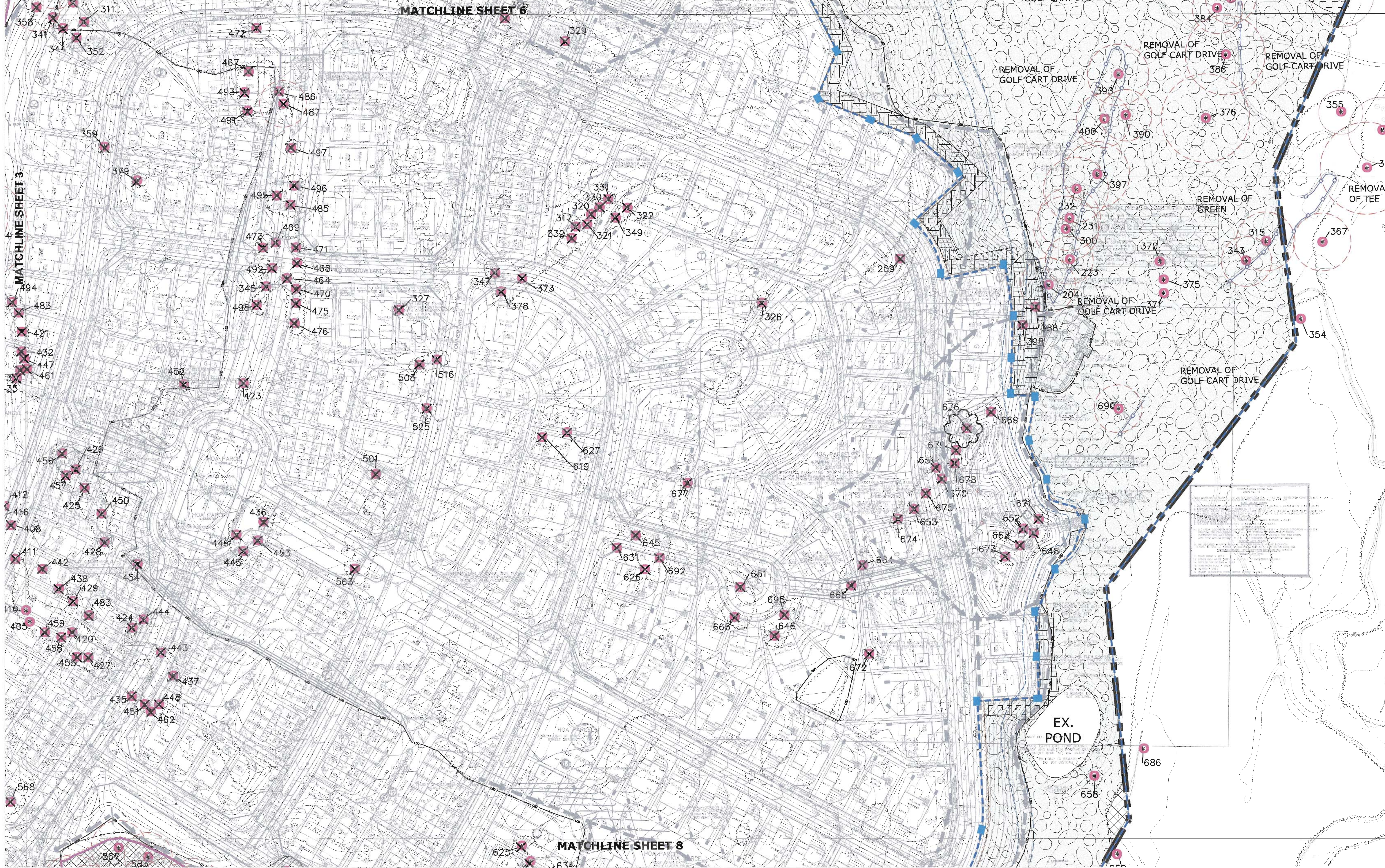
Date: 2-28-12

Environmental Systems Analysis, Inc.

ESA JOB #: 03-04

DRAWING: PoplarFCP 2.28.12.dwg

SHEET: 6 of 13



REVISIONS

NO.	REVISION	DATE
1	Original Submission	7/10/06
2	Revised FCP based on Env. Planning comments	12/06
3	Revised FCP based on Env. Planning comments	6/07
4	Revised FCP based on Env. Planning comments	8/07
5	Revised FCP based on Env. Planning comments and tree work	2/08
6	Revised FCP based on Env. Planning comments	3/08
7	Revised FCP based on Env. Planning comments and Park Deck comments	4/08
8	Revised FCP based on Env. Planning comments	9/08
9	Revised per the site engineer's & staff notes	1/11
10	Revised per Planning staff comments dated 4.15.11	7/11
11	Revised DC	9/11
12	Revised per Planning staff comments	11/11
13	Revised per Planning staff comments	1/12
14	Revised per Planning staff comments	2/12

- PLANTING LEGEND**
- PLANTING ZONE 1
 - PLANTING ZONE 2A
 - PLANTING ZONE 2B
 - PLANTING ZONE 3A
 - PLANTING ZONE 3B
 - PLANTING ZONE 4
 - PLANTING ZONE 5**
 - PLANTING ZONE 6
 - PLANTING ZONE 7**
 - PLANTING ZONE 8
 - PLANTING ZONE 9**

- GENERAL LEGEND**
- LIMIT OF DISTURBANCE
 - TEMPORARY LIMIT OF DISTURBANCE
 - BRL'S FOR EACH LOT
 - ENVIRONMENTAL BUFFER
 - EXISTING TREE LINE
 - PROPERTY BOUNDARY
 - 100-YEAR FLOODPLAIN
 - 25 FOOT FLOODPLAIN BRL
 - FCP EASEMENT
 - REASON FOR TEMP. LOD
 - PROPOSED PARK DEDICATION
 - PERMANENT PARK BOUNDARY POST

- SIGNIFICANT/SPECIMEN TREE
- CHAMPION TREE
- SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
- SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
- TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
- TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
- CRITICAL ROOT ZONE
- PERMANENT AFFORESTATION/REFORESTATION SIGNAGE

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82007028/120060510, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **Winchester Homes**

Project Company Name: **Winchester Homes**

Contact Person or Owner: **Michael Leman**

Address: **6905 Rockledge Drive, Suite 800, Bethesda, MD 20817**

Phone and Email: **301-803-4800 michael.leman@winchesterhomes.com**

Signature: *[Signature]*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL FOREST CONSERVATION PLAN

AMENDMENT TO

Plan No. **82007028/120060510**

[Signature] 5/2/2012

AMENDMENT TO

Plan No. **82007028/120060510**

5/2/2012

Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/04

Scale: 1"=50'

North Arrow

AMENDMENT TO FINAL FCP

POPLAR RUN (Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

Date: 2.28.12

ESA JOB #: 03-04

Drawing: PoplarFCP 2.28.12.dwg

Environmental Systems Analysis, Inc.

100 West Street
Annapolis, Maryland 21401
410.267.0499 / 410.267.0498
www.esainc.com

esa

SHEET: 7 of 13



REMOVAL OF GOLF CART DRIVE & STORM DRAIN (RCP)

REMOVAL OF GOLF CART DRIVE, GREEN, & TEE

MATCHLINE SHEET 6

PLANTING LEGEND

PLANTING ZONE 1	FOREST SAVE AREAS
PLANTING ZONE 2A	FOREST CLEAR AREAS
PLANTING ZONE 2B	FOREST PLANTING AREAS (Base Requirement)
PLANTING ZONE 3A	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
PLANTING ZONE 3B	FOREST PLANTING AREAS (Forest Planting Bank)
PLANTING ZONE 4	FOREST PLANTING AREA (Forested Wetland Creation)*
PLANTING ZONE 5**	
PLANTING ZONE 6	
PLANTING ZONE 7**	
PLANTING ZONE 8	
PLANTING ZONE 9**	

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

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GENERAL LEGEND

LIMIT OF DISTURBANCE	ENVIRONMENTAL BUFFER
TEMPORARY LIMIT OF DISTURBANCE	EXISTING TREE LINE
BRL'S FOR EACH LOT	PROPERTY BOUNDARY
ENVIRONMENTAL BUFFER	100-YEAR FLOODPLAIN
EXISTING TREE LINE	25 FOOT FLOODPLAIN BRL
PROPERTY BOUNDARY	FCP EASEMENT
100-YEAR FLOODPLAIN	REASON FOR TEMP. LOD
25 FOOT FLOODPLAIN BRL	PROPOSED PARK DEDICATION
FCP EASEMENT	PERMANENT PARK BOUNDARY POST
REASON FOR TEMP. LOD	
PROPOSED PARK DEDICATION	
PERMANENT PARK BOUNDARY POST	

SIGNIFICANT/SPECIMEN TREE

(Symbol: Circle with star)	SIGNIFICANT/SPECIMEN TREE
(Symbol: Circle with star and cross)	CHAMPION TREE
(Symbol: Circle with cross)	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
(Symbol: Circle with star and cross)	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
(Symbol: Circle with star and cross)	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
(Symbol: Circle with star and cross)	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
(Symbol: Circle with star and cross)	CRITICAL ROOT ZONE
(Symbol: Circle with star and cross)	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Submission	7/20/04
2	Revise FCP based on Env. Planning comments	12/08/04
3	Revise FCP based on Env. Planning comments	8/07/05
4	Revise FCP based on Env. Planning comments	8/07/05
5	Revise FCP based on Env. Planning comments and the agreement	12/08/05
6	Revise FCP based on Env. Planning comments	12/08/05
7	Revise FCP based on Env. Planning comments and Rev. Comm. comments	14/08/05
8	Revise FCP based on Env. Planning comments	9/08/05
9	Revised per letter to M-NCPPC	11/11/05
10	Revised per letter to M-NCPPC	11/11/05
11	Revised	11/11/05
12	Revised per letter to M-NCPPC	11/11/05
13	Revised per letter to M-NCPPC	11/11/05
14	Revised per letter to M-NCPPC	11/11/05

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute the results of the Approved Final FCP (Project Plan No. #20070000/20080510), including any and all existing forest planting, maintenance, and/or other applicable agreements.

Developer's Name: **Winchester Homes**

Company Name: **Winchester Homes**

Address: **8905 Rockledge Drive, Suite 800, Bethesda, MD 20817**

Phone and Email: **301-653-4800, mncppc@winchesterhomes.com**

Signature: *[Signature]*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL FOREST CONSERVATION PLAN

APPROVAL

Amendment to Plan No. 2007002A / 20060510

[Signature]

Marguerite Rutz, Date: _____

Qualified Professional as per the 1991 Maryland Forest Conservation Act (Section 12-2104)

Scale: 1"=50'

North Arrow

Note: ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK DEDICATION.

AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

Date: 2.28.12

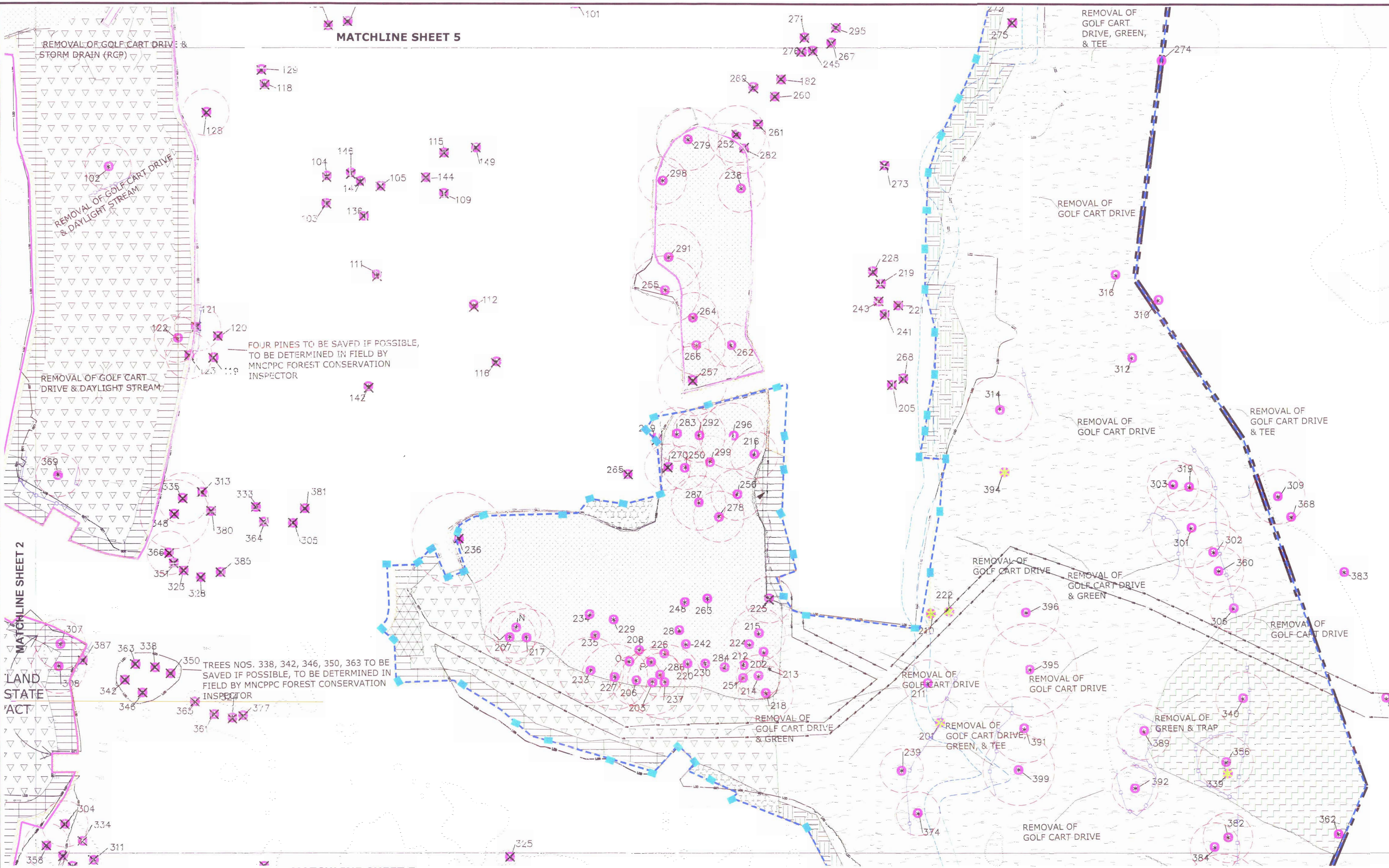
ESA JOB #: 03-04

Environmental Systems Analysis, Inc.

100 West Street
Arling House
Arling House
Arling House

DRAWING: PoplarFCP 2.28.12.dwg

SHEET: 5 of 13



PLANTING LEGEND

[Symbol]	PLANTING ZONE 1	[Symbol]	FOREST SAVE AREAS
[Symbol]	PLANTING ZONE 2A	[Symbol]	FOREST CLEAR AREAS
[Symbol]	PLANTING ZONE 2B	[Symbol]	FOREST PLANTING AREAS (Base Requirement)
[Symbol]	PLANTING ZONE 3A	[Symbol]	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
[Symbol]	PLANTING ZONE 3B	[Symbol]	FOREST PLANTING AREAS (Forest Planting Bank)
[Symbol]	PLANTING ZONE 4	[Symbol]	FOREST PLANTING AREA (Forested Wetland Creation)*
[Symbol]	PLANTING ZONE 5**		
[Symbol]	PLANTING ZONE 6		
[Symbol]	PLANTING ZONE 7**		
[Symbol]	PLANTING ZONE 8		
[Symbol]	PLANTING ZONE 9**		

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.1D acre forested wetland creation planting is part of Winchester Homes' obligation, 2.1D acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

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GENERAL LEGEND

[Symbol]	LIMIT OF DISTURBANCE	[Symbol]	SIGNIFICANT/SPECIMEN TREE
[Symbol]	TEMPORARY LIMIT OF DISTURBANCE	[Symbol]	CHAMPION TREE
[Symbol]	BRL'S FOR EACH LOT	[Symbol]	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
[Symbol]	ENVIRONMENTAL BUFFER	[Symbol]	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
[Symbol]	EXISTING TREE LINE	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
[Symbol]	PROPERTY BOUNDARY	[Symbol]	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
[Symbol]	100-YEAR FLOODPLAIN	[Symbol]	CRITICAL ROOT ZONE
[Symbol]	25 FOOT FLOODPLAIN BRL	[Symbol]	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
[Symbol]	FOP EASEMENT		
[Symbol]	REASON FOR TEMP LOD		
[Symbol]	PROPOSED PARK DEDICATION		
[Symbol]	PERMANENT PARK BOUNDARY PDST		

REVISIONS

NO.	DESCRIPTION	DATE
1	Original Submittal	12/13/09
2	Revised FCP based on BvL Planning comments	3/10/10
3	Revised FCP based on BvL Planning comments	6/10/10
4	Revised FCP based on BvL Planning comments	8/10/10
5	Revised FCP based on BvL Planning comments	2/28/11
6	Revised FCP based on BvL Planning comments	3/28/11
7	Revised FCP based on BvL Planning comments	4/28/11
8	Revised FCP based on BvL Planning comments	5/28/11
9	Revised FCP based on BvL Planning comments	6/28/11
10	Revised FCP based on BvL Planning comments	7/28/11
11	Revised FCP based on BvL Planning comments	8/28/11
12	Revised FCP based on BvL Planning comments	9/28/11
13	Revised FCP based on BvL Planning comments	10/28/11
14	Revised FCP based on BvL Planning comments	11/28/11

DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the information contained in this plan is true and correct to the best of my knowledge and belief.

Signature: *Marguerite Ratz* Date: 5/2/2012

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL FOREST CONSERVATION PLAN

APPROVAL

Marguerite Ratz Date: 5/2/2012

Qualified Professional as per the 1991 Maryland Forest Conservation Act, Issued 12/2/04

Scale: 1"=50'

AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

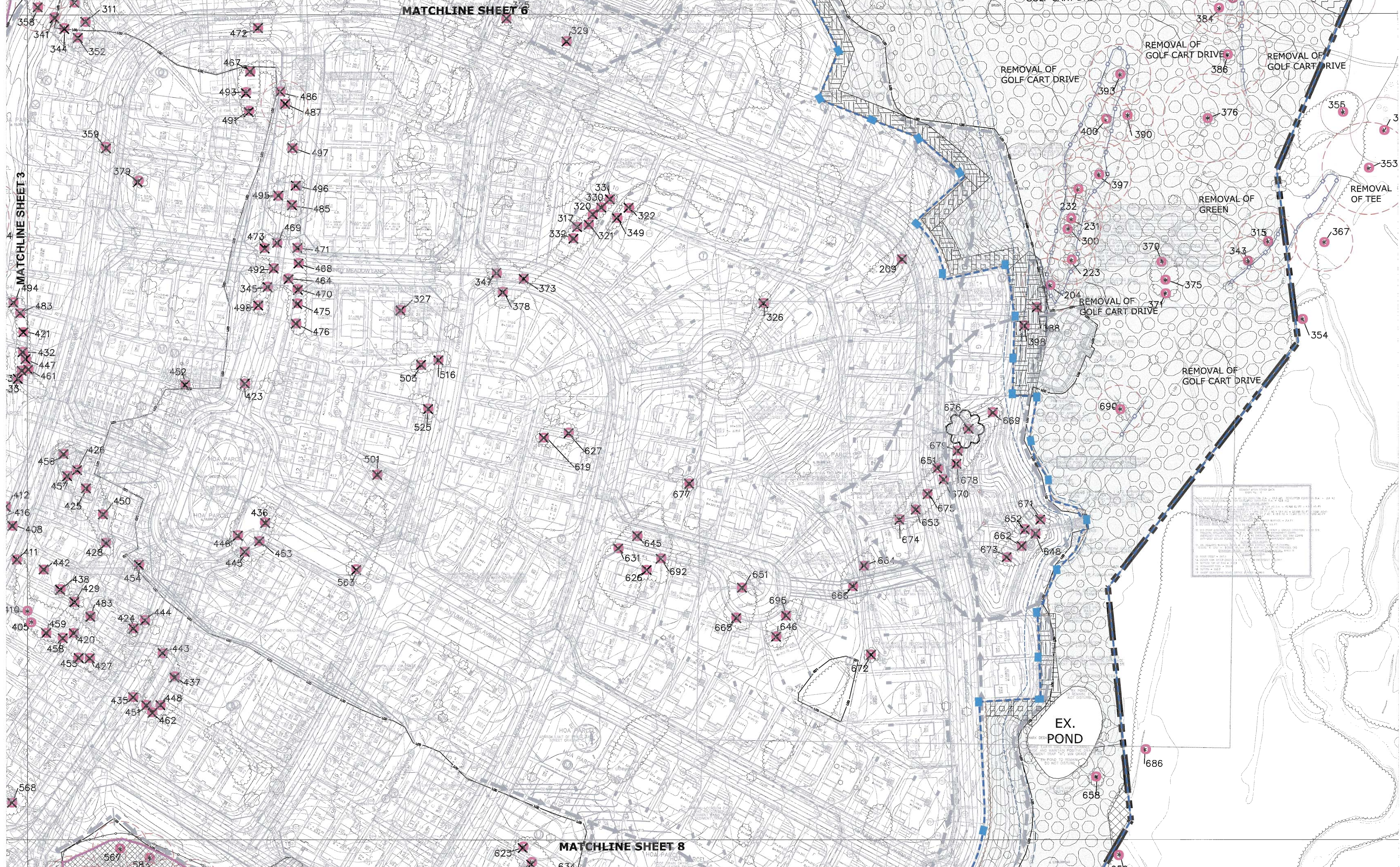
Date: 2/28/12

Environmental Systems Analysis, Inc.

ESA JOB #: 03-04

DRAWING: PoplarFCP 2.28.12.dwg

SHEET: 6 of 13



REVISIONS

NO.	REVISION	DATE
1	Original submission	7/10/06
2	Revised FCP based on Env. Planning comments	12/06
3	Revised FCP based on Env. Planning comments	6/07
4	Revised FCP based on Env. Planning comments	8/07
5	Revised FCP based on Env. Planning comments and final agreement	2/08
6	Revised FCP based on Env. Planning comments	3/08
7	Revised FCP based on Env. Planning comments and Park Deck comments	4/08
8	Revised FCP based on Env. Planning comments	9/08
9	Revised per the state agreement & staff comment	11/11
10	Revised per Planning staff comments dated 4.15.11	7/11
11	Revised DC	9/11
12	Revised per Planning staff comments	11/11
13	Revised per Planning staff comments	1/12
14	Revised per Planning staff comments	2/12

PLANTING LEGEND

- | | | | |
|--|-------------------|--|--|
| | PLANTING ZONE 1 | | FOREST SAVE AREAS |
| | PLANTING ZONE 2A | | FOREST CLEAR AREAS |
| | PLANTING ZONE 2B | | FOREST PLANTING AREAS (Base Requirement) |
| | PLANTING ZONE 3A | | FOREST PLANTING AREAS (Mitigation for Buffer Encroachment) |
| | PLANTING ZONE 3B | | FOREST PLANTING AREAS (Forest Planting Bank) |
| | PLANTING ZONE 4 | | FOREST PLANTING AREA (Forested Wetland Creation)* |
| | PLANTING ZONE 5** | | |
| | PLANTING ZONE 6 | | |
| | PLANTING ZONE 7** | | |
| | PLANTING ZONE 8 | | |
| | PLANTING ZONE 9** | | |

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GENERAL LEGEND

- | | | | |
|--|--------------------------------|--|---|
| | LIMIT OF DISTURBANCE | | SIGNIFICANT/SPECIMEN TREE |
| | TEMPORARY LIMIT OF DISTURBANCE | | CHAMPION TREE |
| | BRL'S FOR EACH LOT | | SIGNIFICANT/SPECIMEN TREE TO BE REMOVED |
| | ENVIRONMENTAL BUFFER | | SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES |
| | EXISTING TREE LINE | | TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE |
| | PROPERTY BOUNDARY | | TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE |
| | 100-YEAR FLOODPLAIN | | CRITICAL ROOT ZONE |
| | 25 FOOT FLOODPLAIN BRL | | PERMANENT AFFORESTATION/REFORESTATION SIGNAGE |
| | FCP EASEMENT | | |
| | REASON FOR TEMP. LOD | | |
| | PROPOSED PARK DEDICATION | | |
| | PERMANENT PARK BOUNDARY POST | | |

REVISIONS

NO.	REVISION	DATE
1	Original submission	7/10/06
2	Revised FCP based on Env. Planning comments	12/06
3	Revised FCP based on Env. Planning comments	6/07
4	Revised FCP based on Env. Planning comments	8/07
5	Revised FCP based on Env. Planning comments and final agreement	2/08
6	Revised FCP based on Env. Planning comments	3/08
7	Revised FCP based on Env. Planning comments and Park Deck comments	4/08
8	Revised FCP based on Env. Planning comments	9/08
9	Revised per the state agreement & staff comment	11/11
10	Revised per Planning staff comments dated 4.15.11	7/11
11	Revised DC	9/11
12	Revised per Planning staff comments	11/11
13	Revised per Planning staff comments	1/12
14	Revised per Planning staff comments	2/12

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. #20060510/20060510, including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **Winchester Homes**
 Contact Person or Owner: **Michael Leman**

Address: **6905 Rockledge Drive, Suite 800, Bethesda, MD 20817**
 Phone and Email: **301-803-4800 michael.leman@winchesterhomes.com**
 Signature: *[Signature]*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN

AMENDMENT TO
 Plan No. **8-2007-002A-7/120060510**
[Signature] 5/2/2012

Sheet 1, 2, 3, 4, 5, 6, 7, 8

Qualified Professional as per the 1991 Maryland Forest Conservation Act
 Issued 12/2/04

SCALE: 1"=50'

North Arrow

AMENDMENT TO FINAL FCP

POPLAR RUN
 (Formerly Known as Indian Spring)

Montgomery County, Maryland

SCALE: 1"=50'
 DATE: 2.28.12

ESAs JOB #: 03-04
 DRAWING: PoplarFCP 2.28.12.dwg
 SHEET: 7 of 13

Environmental Systems Analysis, Inc.
 100 West Street
 Annapolis, Maryland 21401
 410.267.0495



PLANTING LEGEND

PLANTING ZONE 1A	FOREST SAVE AREAS
PLANTING ZONE 2A	FOREST CLEAR AREAS
PLANTING ZONE 2B	FOREST PLANTING AREAS (Base Requirement)
PLANTING ZONE 3A	FOREST PLANTING AREAS (Mitigation for Buffer Encroachment)
PLANTING ZONE 3B	FOREST PLANTING AREAS (Forest Planting Bank)
PLANTING ZONE 4	FOREST PLANTING AREA (Forested Wetland Creation)*
PLANTING ZONE 5**	
PLANTING ZONE 6	
PLANTING ZONE 7**	
PLANTING ZONE 8	
PLANTING ZONE 9**	

*Actual forested wetland creation to occur within the Forest Planting Bank, within the floodplain of Northwest Branch (see Planting Zone 4 on sheets 6 and 7). Since the 2.10-acre forested wetland creation planting is part of Winchester Homes' obligation, 2.10 acres of planting (in addition to the Base Requirement of 19.24 acres and the Buffer Mitigation planting requirement of 5.13 acres) is allotted within the areas to be planted by Winchester Homes, for a total of 26.47 acres to be planted by Winchester Homes.

**A buffer strip of trees will be planted within parkland at the rear and sides of lots to demarcate the property boundary between lots and parkland. The buffer strips will be planted during the first planting season after the earlier of: stabilization of slopes to finished grade within the parkland adjacent to the lots, or removal of the sediment traps(s) serving the lots. M-NCPPC and OPS inspectors will coordinate in the field when this point in time occurs for each row of lots, and the M-NCPPC inspector will notify the builder at the appropriate time when the buffer strip planting is expected to occur.

GENERAL LEGEND

LIMIT OF DISTURBANCE	SIGNIFICANT/SPECIMEN TREE
TEMPORARY LIMIT OF DISTURBANCE	CHAMPION TREE
BRL'S FOR EACH LOT	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
ENVIRONMENTAL BUFFER	SIGNIFICANT / SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
EXISTING TREE LINE	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
PROPERTY BOUNDARY	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
100-YEAR FLOODPLAIN	CRITICAL ROOT ZONE
25 FOOT FLOODPLAIN BRL	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE
FCP EASEMENT	
REASON FOR TEMP. LOD	
PROPOSED PARK DEDICATION	
PERMANENT PARK BOUNDARY POST	

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1	Original submission	7.10.06
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12	Revised FCP based on Env. Planning comments	11.12
13	Revised FCP based on Env. Planning comments	2.12

DEVELOPER'S CERTIFICATE

The licensee agrees to ensure the U.S. features of the Approved Final Forest Conservation Plan (Plan No. 82007002A/12060510) including financial bonding, forest management, and other measures as required by the Department of the Environment and General Services (M-NCPPC).

Developer's Name: Winchester Homes
 Licensed Professional: Margaret P. Hargueta, P.E.
 Address: 8905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Signature: [Signature]

APPROVAL

Amendment to Plan No. 82007002A/12060510

Approved: [Signature] Date: 2/2/12

Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/04

Scale: 1"=50'

North Arrow

AMENDMENT TO FINAL FCP

POPLAR RUN
(Formerly Known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'

Date: 2.28.12

ESA JOB #: 03-04

Drawing: PoplarFCP 2.28.12.dwg

Sheet: 8 of 13

Environmental Systems Analysis, Inc.
 182 Wood Street
 Annapolis, Maryland 21401
 410.297.0695 F: 410.297.0696
 www.esainc.com



SHEET 5

SHEET 2

SHEET 6

SHEET 1

SHEET 3

SHEET 7

SHEET 4

SHEET 8

FOREST SAVE AND CLEAR

FOREST SAVE (sq. ft.)	FOREST CLEAR (sq. ft.)
26,425.28	16,109.47
133,850.46	1,360.96
37,879.23	1,067.21
25,408.90	348.7
54,983.36	4,088.25
159,283.04	3,711.13
2,084.87	1,270.81
47,245.03	418.82
8,098.53	1,876.7
35,201.98	5,619.86
33,081.40	15,811.08
28,840.05	1,812.06
27,334.91	1,037.91
69,228.40	2,742.23
6,488.03	9,216.27
440,297.83	31,071.01
44,107.05	1,821.21
1,067.83	15,243.82
	693.92
	3,317.01
	317.89
	98.08
	597.29
TOTALS	29.7 acres
	2.33 acres

PLANTING

BASE REQUIREMENT (sq. ft.)	MITIGATION FOR BUFFER ENCROACHMENT (sq. ft.)	FORESTED WETLAND (sq. ft.)	FOREST BANK (sq. ft.)
19,237.33	176,174.47	83,146.60	72,846.85
188,839.90	17,812.12		3,648.84
13,558.38	22,162.90		13,951.08
2,631.98	7,313.28		2,507.62
4,293.43			4,458.51
1,811.84			9,486.1
54,848.20			1,107,470.79
4,261.47			159,050.00
3,487.94			17,104.90
33,733.38			338,157.95
178,811.85			38,084.93
42,785.40			13,825.20
8,177.5			2,339.76
152,333.10			1,540.95
32,381.40			3,000.5
29,442.20			4,039.93
2,478.70			3,113.86
6,964.73			10,290.12
10,614.32			2,191.1
17,686.83			2,385.41
17,883.65			5,541.59
6,986.44			4,373.05
			91,638.87
			31,430.63
			1,274.90
			8,663.05
			1,882.40
			11,280.69
TOTALS	19.24 acres	6.13 acres	45.5 acres

FOREST BANK PHASES

BANK AREA	2A	2B	3A	3B	4	5	6	7	8	9	TOTALS
1	--	--	4.48	--	--	0.06	--	0.50	--	--	5.02
2	--	--	4.89	--	--	0.33	--	--	--	--	4.86
3	--	--	4.27	--	--	0.11	--	--	--	--	4.71
4	--	--	4.07	--	--	0.13	--	0.35	--	--	4.55
5	--	--	4.74	--	--	--	--	0.26	--	--	5.00
6	1.07	0.31	2.67	--	--	--	0.10	--	--	--	4.83
7	--	--	2.82	--	--	2.10	--	--	--	--	4.92
8	--	--	0.22	4.32	--	--	0.14	--	0.10	--	4.78
9	--	--	5.74	0.23	--	--	--	0.72	0.13	--	6.82

FOREST RETENTION, CLEAR, & PLANTED AREAS

	FOREST RETAINED (AC)	FOREST CLEARED (AC)	FOREST PLANTED (AC)
WITHIN WETLANDS	0.62	0.00	0.67
WITHIN 100-YEAR FLOODPLAIN	3.97	0.21	40.16
WITHIN STREAM BUFFERS	21.32	0.74	65.76
WITHIN PRIORITY AREAS	22.53	1.51	0.09

TOTAL ACREAGE TO BE DEDICATED AS PARKLAND = 71.35 AC
 TOTAL NUMBER OF 1-INCH TREES TO BE PLANTED IN PARKLAND = 8,888
 TOTAL NUMBER OF 1.5-2-INCH TREES TO BE PLANTED IN PARKLAND = 570

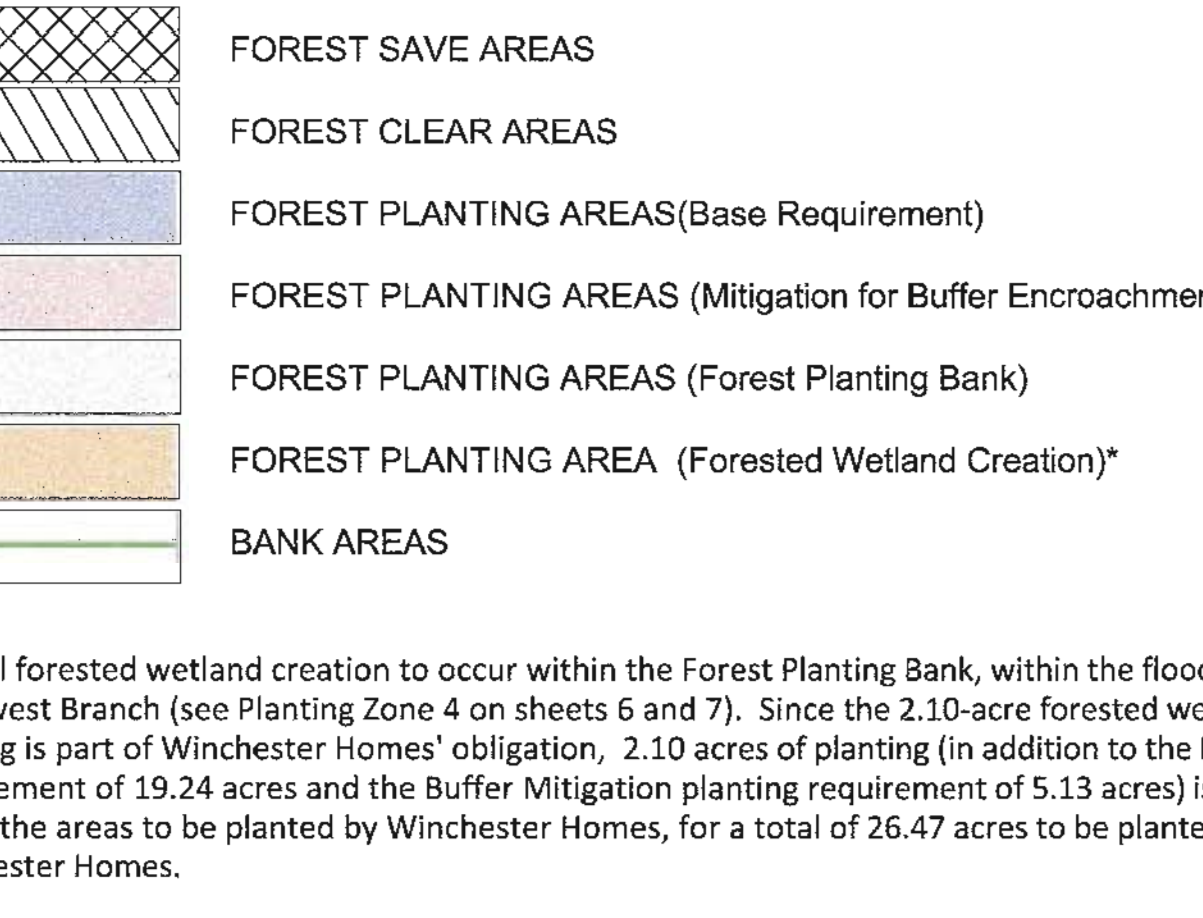
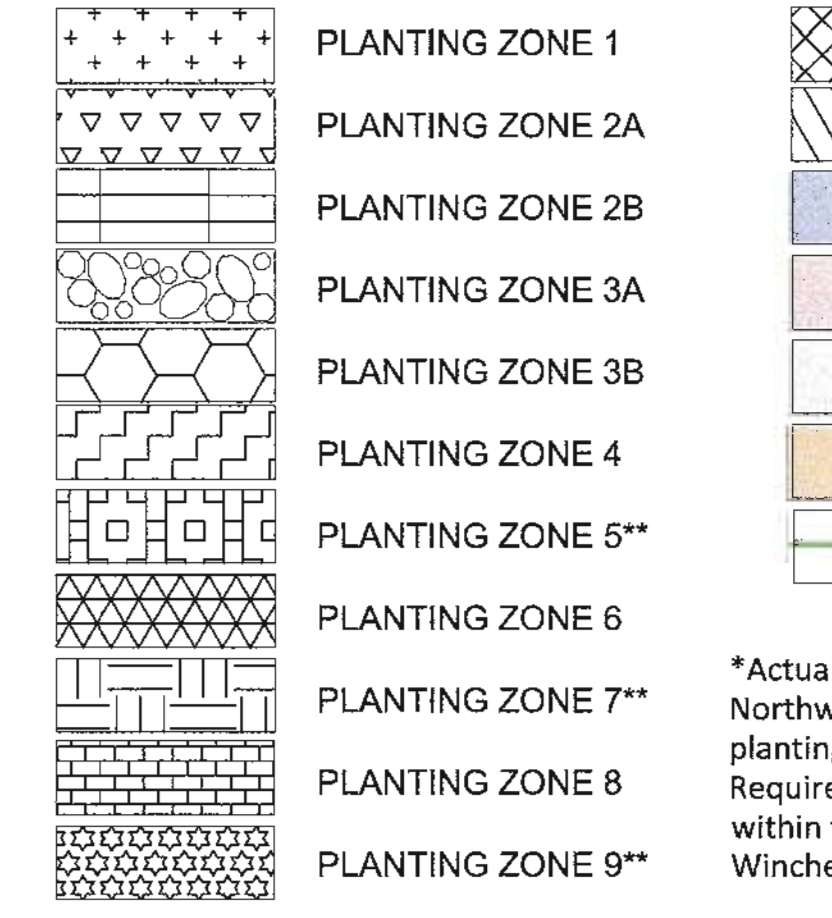
NOTE: Prior to a pre-planting meeting for any forest bank phase, the applicant must submit for Planning Department staff review and approval, a surveyed plan that identifies the location, configuration, and size of the bank phase. The boundaries of the surveyed area must also be delineated on the property, and must be reviewed and approved by the Planning Department forest conservation plan inspector as part of the pre-planting meeting.

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REVISIONS

NO.	REVISION	DATE
1	Original submission	7.16.06
2	Revised FCP based on Env. Planning comments	12.06
3	Revised FCP based on Env. Planning comments	5.07
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8	Revised FCP based on Env. Planning comments and final engineering	8.08
9	Revised FCP based on Env. Planning comments	9.08
10	Revised FCP based on Env. Planning comments	10.08
11	Revised plan area based on DPS comment	10.16.08
12	Revised plan area based on DPS comment	4.11
13	Revised plan area based on DPS comment	8.11
14	Revised plan area based on DPS comment	11.11
15	Revised plan area based on DPS comment	1.12
16	Revised plan area based on DPS comment	2.12

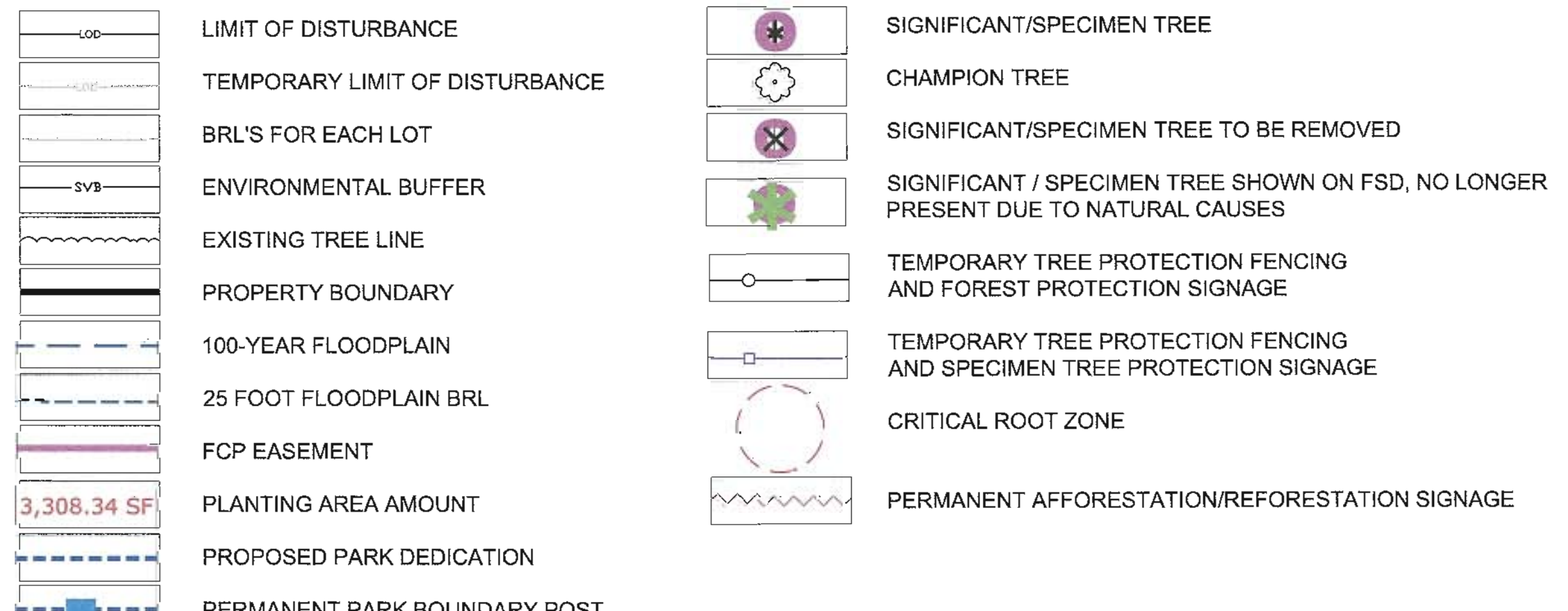
PLANTING LEGEND



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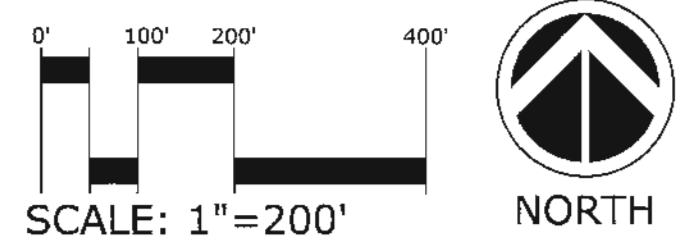
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GENERAL LEGEND



DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. #20070228/120060510, including, financial bonding, forest planting, maintenance, and all other applicable agreements.
 Developer's Name: Winchester Homes
 Contact Person or Owner: Michael Lemon
 Project Name: Poplar Run
 Address: 6505 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-803-4800 michael.lemon@winchesterhomes.com
 Signature: [Signature]

APPROVAL
 Plan No. #20070228/120060510
 [Signature]
 Date: 2/28/12
 Marguerite Ratz
 Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/2/04



AMENDMENT TO FINAL FCP
POPLAR RUN
 (Formerly Known as Indian Spring)
 Montgomery County, Maryland
 SCALE: 1"=200'
 DATE: 2.28.12
 EISA JOB #: 03-04
 DRAWING: PoplarFCP 2.28.12.dwg
Environmental Systems Analysis, Inc.
 182 West Street
 Annapolis, Maryland 21403
 410.397.0199 Fax: 410.397.0999
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 SHEET: 9 of 13

