

Plat Name: Poplar Run
Plat #: 220111120

Location: Located on the south side of Poplar Run Drive, 300 feet west of Early Light Lane
Master Plan: Kensington-Wheaton
Plat Details: R-200 zone; 3 parcels
Community Water, Community Sewer
Applicant: Winchester Homes, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060510 (MCPB Resolution No. 06-89) and with Site Plan No. 820070020 (Certified Site Plan dated October 4, 2008), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines unless shown otherwise; said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the appropriate utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said lands and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 457.

Further, we establish the Category I Conservation Easement, as shown herein, subject to the terms and conditions as set forth in a certain document recorded among said Land Records in Liber 13775 of Folio 112.

Further, we establish the three (3) foot wide strip "Reserved for Street Trees" as shown herein for use of the Homeowners Association for the installation, maintenance, inspection, removal and for the installation of the street trees.

Further, we grant to the Maryland National Capital Park & Planning Commission a fifty-five (55) foot wide "Tidal Easement", as shown herein, subject to the terms and provisions as set forth in a certain document to be recorded among the Land Records of Montgomery County, Maryland in accordance with the provisions of the Maryland National Capital Park and Planning Commission Act, Chapter 20 of the Maryland Code, Annotated, Title 20, Subtitle 1, Section 20-201.1(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, mortgages or trusts affecting the property in this subdivision.

WYNCHESTER HOMES, INC., a Delaware corporation
 Michael J. Conroy
 Vice President

12-1-11
 Witness/Notary

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
1	7.3052	325.00	21.07	11.31	19.94
2	28.7244	175.00	31.51	19.19	31.73
3	25.3745	165.00	28.57	17.52	28.57
4	25.3745	165.00	28.57	17.52	28.57
5	31.1103	365.00	65.10	33.12	57.84
6	24.1655	57.00	24.19	12.26	24.19
7	19.0427	150.00	28.59	14.54	28.59
8	34.4222	61.00	49.95	25.21	49.95
9	44.3922	61.00	47.26	25.98	47.26
10	44.3922	61.00	47.26	25.98	47.26
11	44.3922	61.00	47.26	25.98	47.26
12	44.3922	61.00	47.26	25.98	47.26
13	44.3922	61.00	47.26	25.98	47.26
14	44.3922	61.00	47.26	25.98	47.26
15	44.3922	61.00	47.26	25.98	47.26

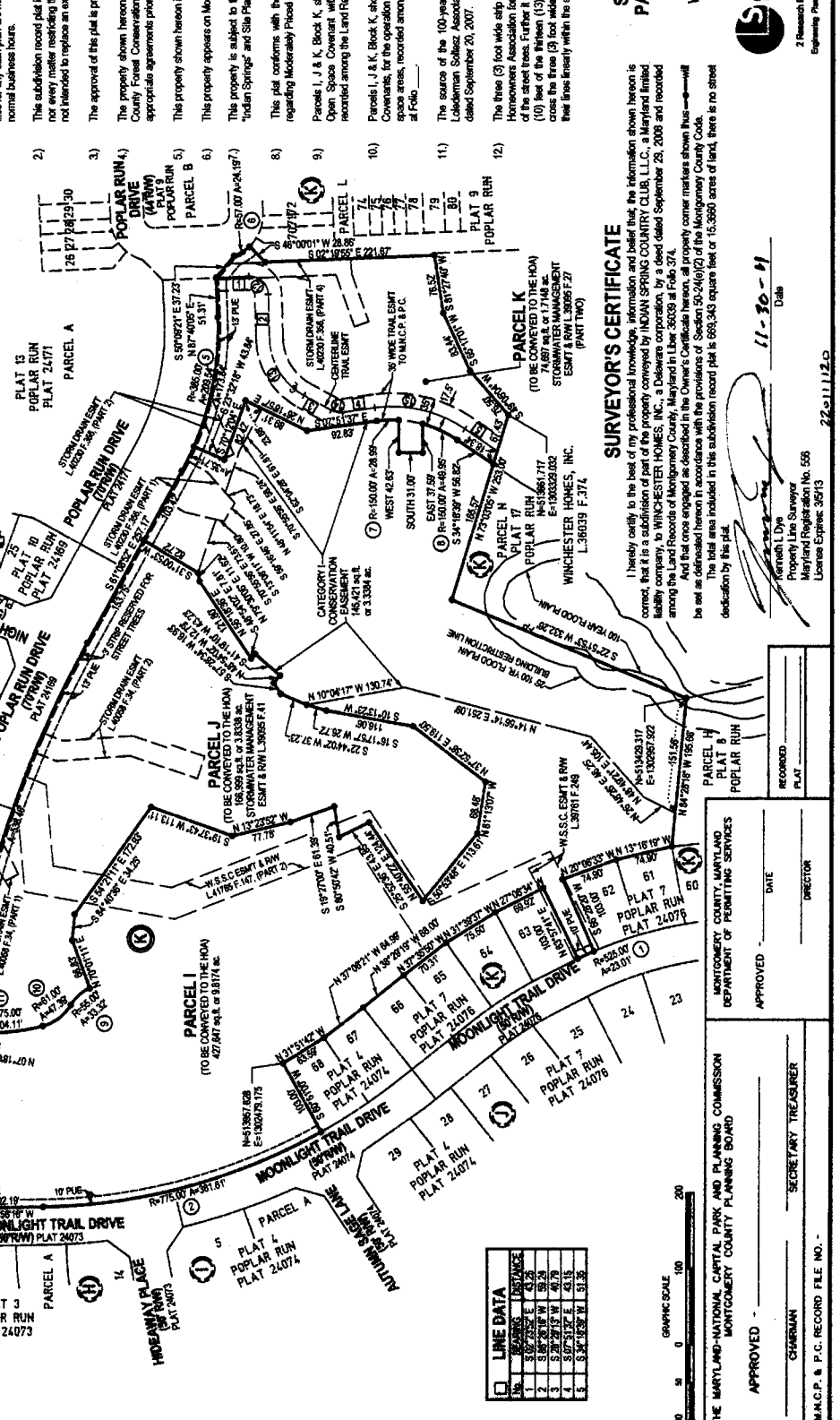
AREA TABULATION

3 PARCELS..... 689,343 SQUARE FEET OR 15,380 ACRES

TOTAL BY THIS PLAT..... 689,343 SQUARE FEET OR 15,380 ACRES

NOTES:

- All terms, conditions, agreements, and requirements associated with any preliminary plan, site plan, proposed plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 approval of the plat is predicated on the availability of public water and sewer.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Code Conservation Law, including approval of a Final Forest Conservation Plan and appropriate easements prior to issuance of a sediment control permit.
- This property shown herein is zoned R-200.
- This property appears on Montgomery County Tax Map R121 & R122.
- This property is subject to the terms and conditions of Preliminary Plan No. 120000510, entitled "Indian Springs" and Site Plan No. E2007020, entitled "Poplar Run".
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel L, J & K, Block K, shown herein are subject to the terms and conditions of a "Common Open Space Covenant" with the Maryland National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 2646 of Folio 678.
- Parcels J & K, Block K, shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The source of the 100-year floodplain shown herein was taken from a flood plain study by Lohleman Soltesz Associates, Inc., dated October 2004, and approved by MCOPPS in a letter dated September 20, 2007.
- The three (3) foot wide strip reserved for street trees shown herein is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-plantation of the street trees. Further it is the intent that the utility companies will be utilizing only the rear line of the three (3) foot wide strip reserved for street trees shown herein. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines linearly within the said three (3) foot wide strip.



SUBDIVISION RECORD PLAT

PARCELS J, J AND K, BLOCK K

POPLAR RUN

WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: MARCH, 2011

PLAT 14

ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 1.301.946.5907
 Environmental Services
 Engineering Planning Surveying Environmental Science
 www.L3Associates.com



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that this is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WYNCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 28, 2009 and recorded among the Land Records of Montgomery County, Maryland in Liber 36039 of Folio 374.

And that once engaged as described in the Owner's Certificate herein, as a property corner marker shown this _____ will be set as delineated herein in accordance with the provisions of Section 50-2(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 689,343 square feet or 15,380 acres of land, there is no street dedication by this plat.

Michael L. Dye
 Property Line Surveyor, No. 558
 License Expires: 3/31/13

APPROVED _____ DATE _____
 DIRECTOR

APPROVED _____ DATE _____
 SECRETARY TREASURER

APPROVED _____ DATE _____
 CHAIRMAN

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 M.A.C.P. & P.C. RECORD FILE NO. - _____

LINE DATA

NO.	BEARING	DISTANCE
1	S 89° 50' 12" E	43.79
2	S 89° 50' 12" E	40.79
3	S 89° 50' 12" E	40.79
4	S 89° 50' 12" E	43.15
5	S 89° 50' 12" E	51.35

100 50 0 GRAPHIC SCALE 100 200

RECORD PLAT REVIEW SHEET

Plat Name: Poplar Run Plat Number: 22011120
 Plan Name: Indian Spring Plan Number: 120060150
 Plat Submission Date: 4-19-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: K. Weaver Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 5-14-08 Checked: Initial SJS Date 11-9-2011
 Planning Board Resolution No. 06-89 Resolution Mailing Date 1-19-07
 Site Plan Required? Yes No _____ Verified By: SJS (initial)
 Site Plan Name: Poplar Run Site Plan Number: 820070000
 Site Plan Signature Set - Date 10/14/08 Checked: Initial SJS Date 11-9-2011
 Planning Board Resolution No. 08-26
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates ok Plan # Road/Alley Widths ok Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4-21-11	5-6-11	5/19/11	FIX CMT. I AREA CORNER COORDINATES <u>ok</u>
Research	Bobby Fleury			4-25-11	
SHA	Corren Giles				
PEPCO	<u>A. Muhammad</u>				
Parks	Doug Powell			4-29-11	No comments
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>11/29/2011</u>
Final Mylar & DXF/DWG Received:	Initial <u>SJS</u>	Date <u>12-2-2011</u>
Final Mylar Review Complete:	Initial <u>SJS</u>	Date <u>12/19/2011</u>

Board Approval of Plat:

Plat Agenda: Initial SJS Date 1/12/12

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Plat Books for Resubdivision: _____

Complete Reproduction: _____

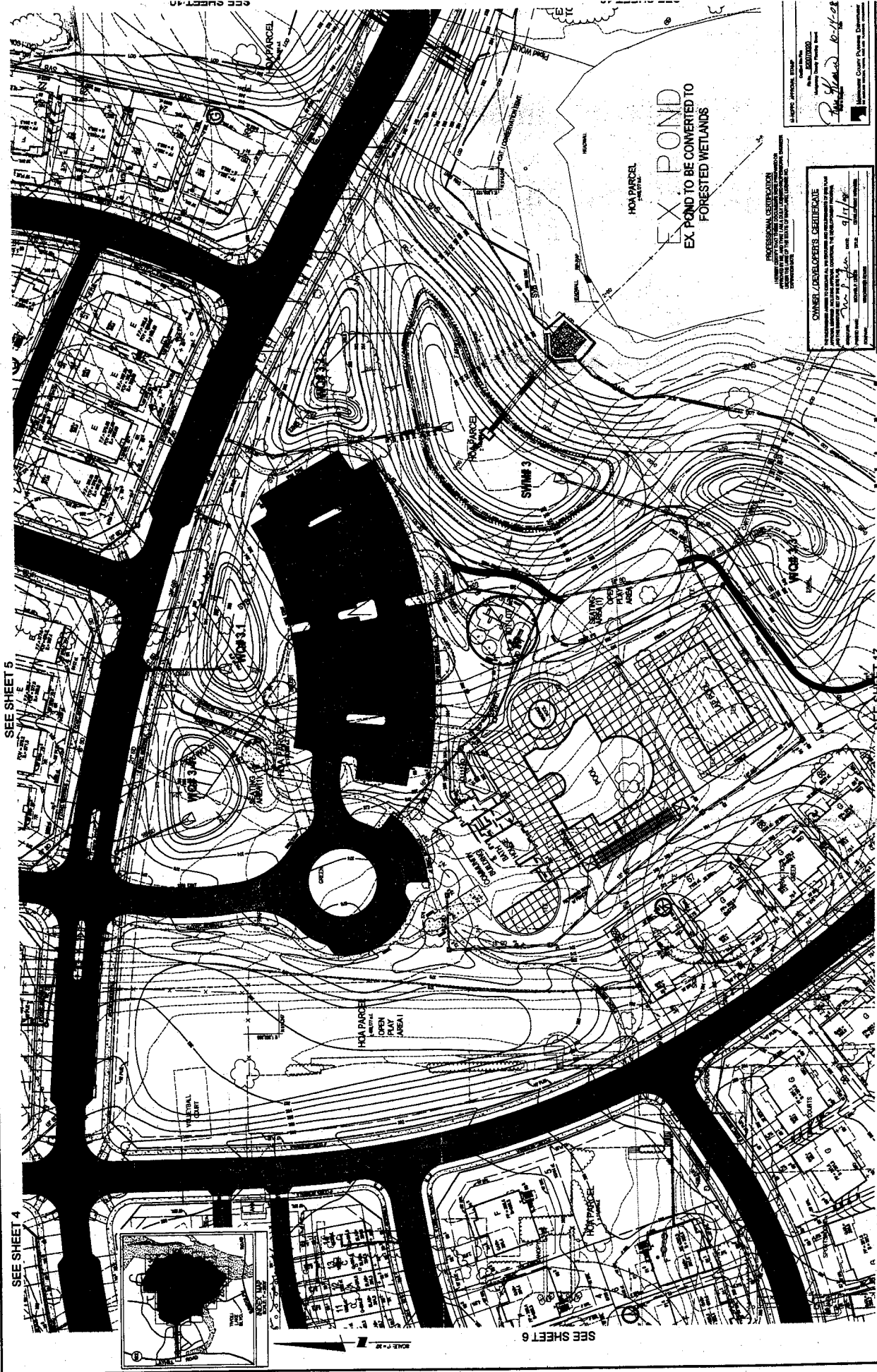
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



EX. POND
 EX. POND TO BE CONVERTED TO
 FORESTED WETLANDS

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 10/14/08
 SIGNATURE: [Signature]

OWNER/DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 10/14/08
 SIGNATURE: [Signature]

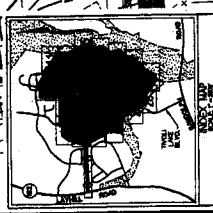
CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (18TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SEE SHEET 5

SEE SHEET 17

SEE SHEET 4

SEE SHEET 16



SCALE: 1" = 100'

SEE SHEET 6

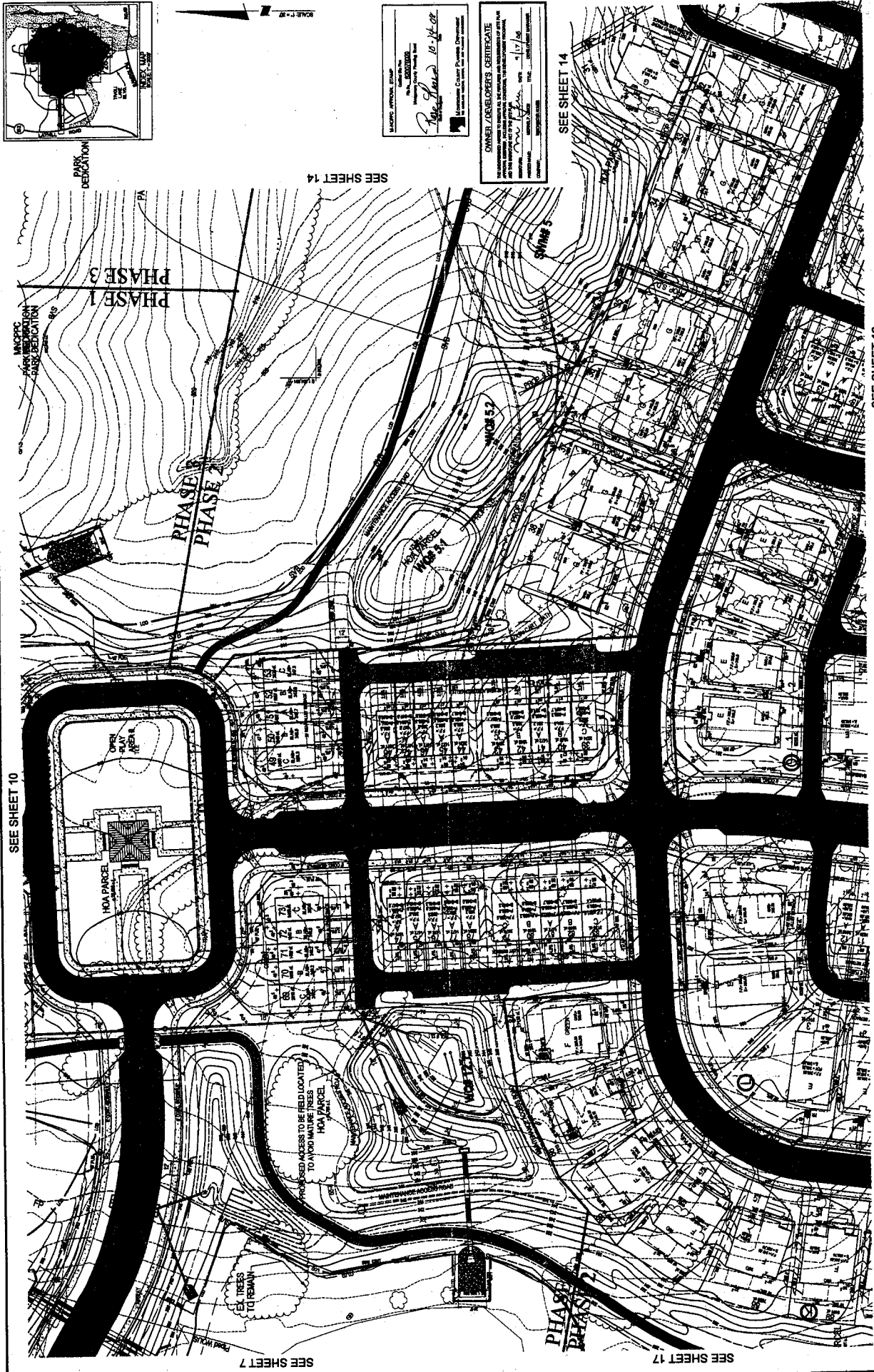
USE UTILITY NOTE
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



APPLICANT
 WINCHESTER HOMES, INC.
 6605 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 (301)963-4800
 ATTN: MIKE LEBON

NO.	DESCRIPTION	DATE	BY	FOR
1	PREPARED FOR SUBMITTAL TO THE STATE OF MARYLAND	10/14/08	[Signature]	WINCHESTER HOMES, INC.
2	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
3	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
4	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
5	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
6	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
7	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
8	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
9	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.
10	REVISION TO CORRECT FOR COMMENTS	10/14/08	[Signature]	WINCHESTER HOMES, INC.

BOCEVILLO OFFICE
 2 Executive Plaza, Suite 100
 Rockville, MD 20850
 (301)761-7700 FAX: (301)761-0400



PLANNING OFFICIAL STAMP
 DATE: 10/14/08
 PROJECT: POPLAR RUN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

OWNER/DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 10/17/08
 NAME: [Signature]
 TITLE: [Signature]

15
 SHEET NO. 13
 DATE: 10/20/08
 PROJECT NO. 0358-0030

CERTIFIED SITE PLAN

POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (8TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

MIS UTILITY NOTE
 THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



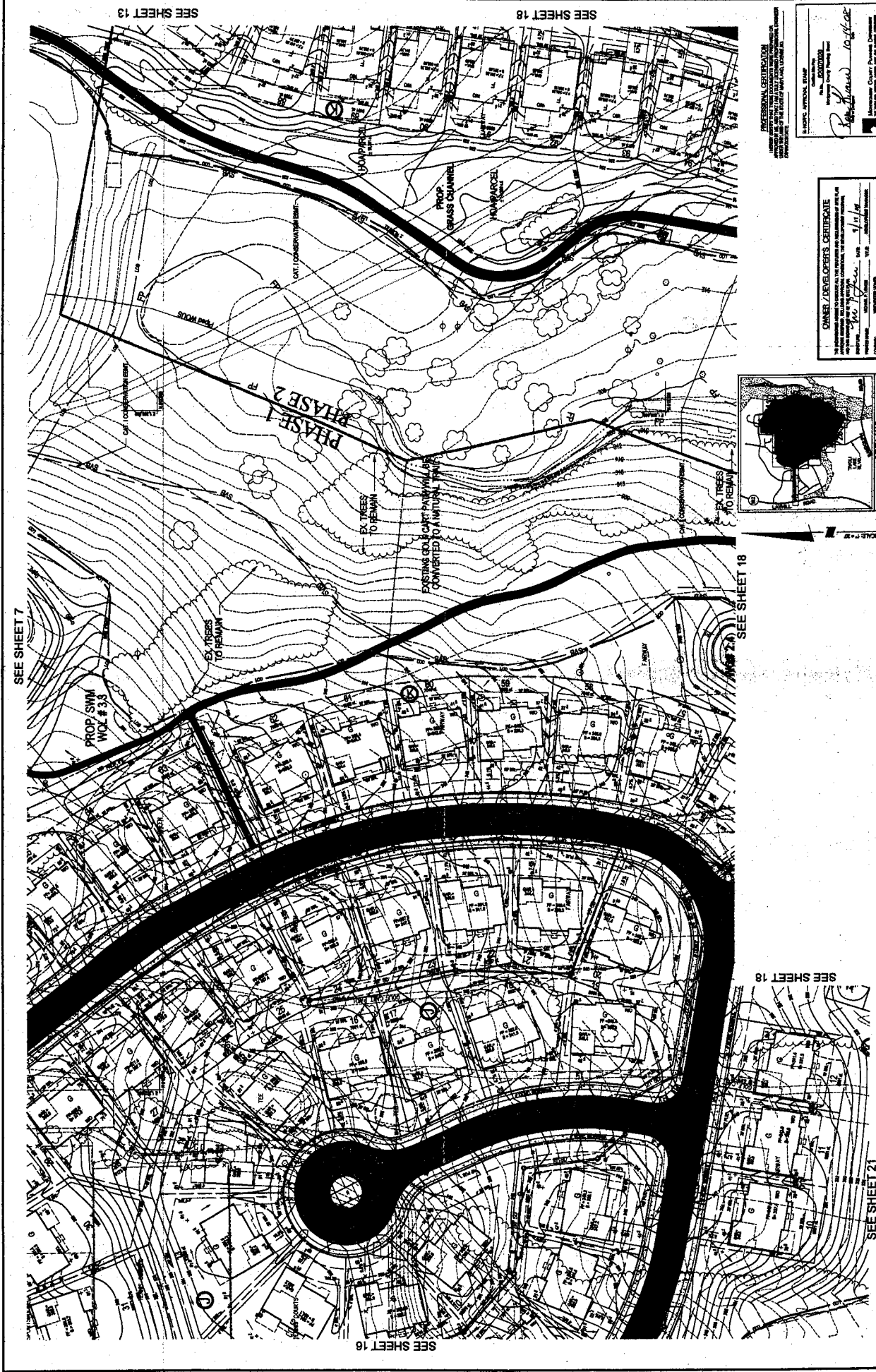
APPLICANT
WINCHESTER HOMES, INC.
 6805 ROCKLEDGE DRIVE SUITE 800
 BETHESDA, MD 20817
 (301)903-4800
 ATTN: MIKE LEMAN

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	10/14/08	ML
2	FINAL DESIGN	10/17/08	ML
3	CONSTRUCTION	10/20/08	ML

APPLICANT'S REPRESENTATIVE
 NAME: [Signature]
 TITLE: [Signature]

DATE OF THIS PLAN: 10/17/08
 SCALE: AS SHOWN
 PROJECT NO.: 0358-0030
 SHEET NO.: 13

15
 ENGINEERING FIRM
BOYKISS & ASSOCIATES, INC.
 23 BROADWAY, SUITE 100
 BETHESDA, MD 20814
 (301)981-2700 FAX: (301)981-0077



CERTIFIED SITE PLAN

POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (18TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT: **MANCHESTER HOMES, INC.**
 6805 ROCKLEIGH DRIVE SUITE 600
 BETHESDA, MD 20817
 ATTN: MIKE LEMON

OWNER/DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

DATE: 9/11/14
 SIGNATURE: *Mike Lemon*
 TITLE: President

PROFESSIONAL CERTIFICATION
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the author of the site plan herein.

DATE: 9/11/14
 SIGNATURE: *R. J. [Signature]*
 TITLE: Professional Engineer

PROJECT NO. 17
 SHEET NO. 2B
 DATE: 9/11/14

NEED UTILITY NOTE

THE APPLICANT HAS BEEN ADVISED THAT THE LOCATION OF UTILITIES IS NOT SHOWN ON THIS PLAN. THE APPLICANT IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT IS ADVISED THAT THE LOCATION OF UTILITIES IS NOT SHOWN ON THIS PLAN. THE APPLICANT IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/1/13	J. [Signature]
2	REVISED PLAN	10/1/13	J. [Signature]
3	REVISED PLAN	10/1/13	J. [Signature]
4	REVISED PLAN	10/1/13	J. [Signature]
5	REVISED PLAN	10/1/13	J. [Signature]
6	REVISED PLAN	10/1/13	J. [Signature]
7	REVISED PLAN	10/1/13	J. [Signature]
8	REVISED PLAN	10/1/13	J. [Signature]
9	REVISED PLAN	10/1/13	J. [Signature]
10	REVISED PLAN	10/1/13	J. [Signature]

ROCKVILLE OFFICE
 2 E. Main Street, Suite 100
 Rockville, MD 20850
 TEL: 301.251.2000 FAX: 301.251.2007

MANCHESTER HOMES, INC.
 6805 ROCKLEIGH DRIVE SUITE 600
 BETHESDA, MD 20817
 ATTN: MIKE LEMON