




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
Item # 1B.
1/07/10

MEMORANDUM

DATE: December 23, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division (301) 495-4542 

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 7, 2010

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:

220090710 – 220090780 **Poplar Run**

Plat Name: Poplar Run
Plat #: 220090710 - 220090780

Location: Located on Indian Spring Country Club Access Road, approximately 3,000 feet east of Layhill Road (MD 182)

Master Plan: Kensington - Wheaton

Plat Details: R-200 and R-90 zones; 136 lots, 9 parcels
Community Water, Community Sewer

Applicant: Winchester Homes

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120060510 (MCPB Resolution No. 06-89) and with Site Plan No. 820070020 (MCPB Resolution No. 08-26), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction 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 utility improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms 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 at folio 497.

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

WINCHESTER HOMES, INC., a Delaware corporation

[Signature]
Michael J. Conley
Vice President

[Signature]
Witness/Agent

SCALE: 1" = 50'

SURVEYOR'S CERTIFICATE

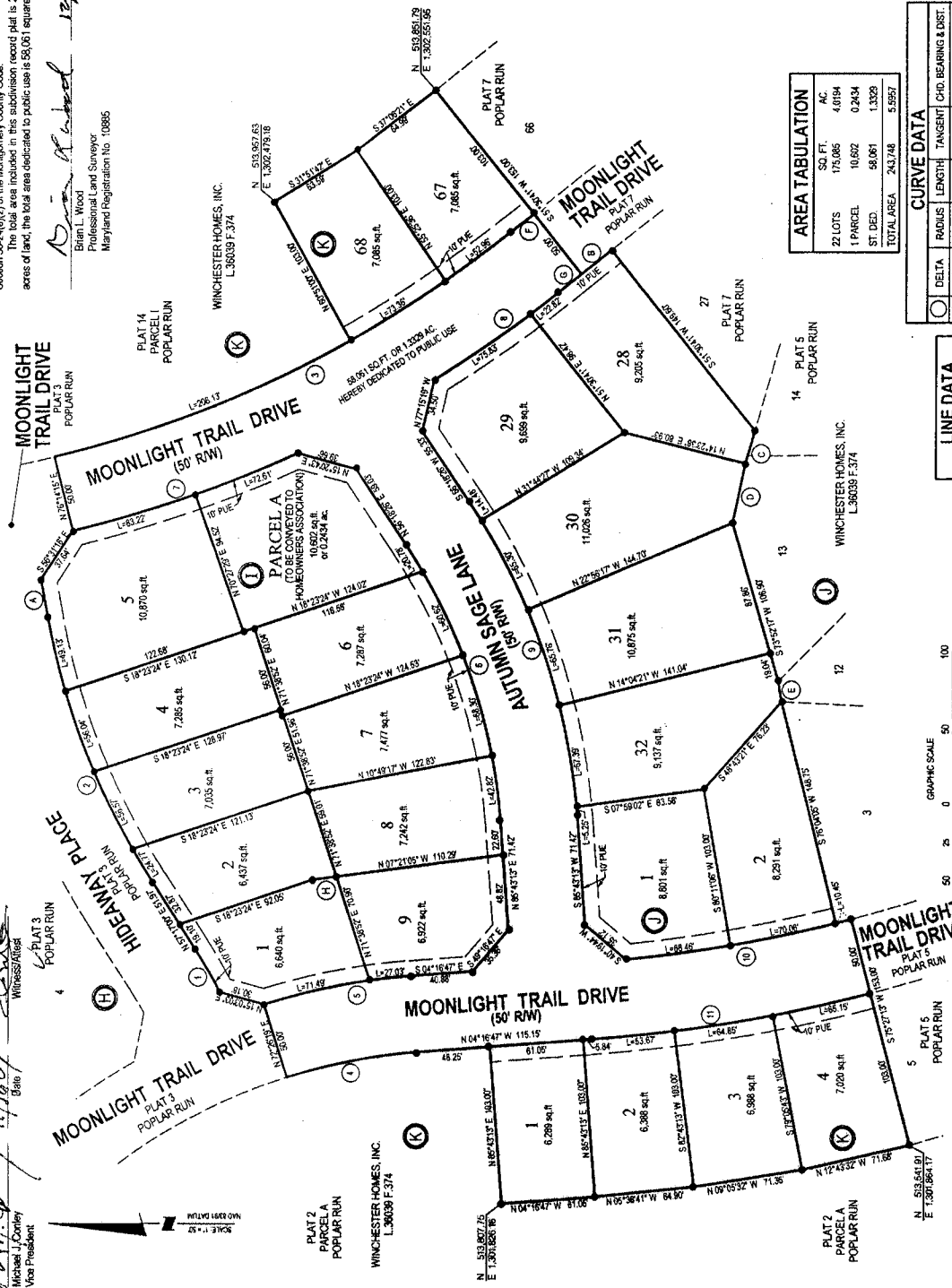
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 38039 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all provisions or markers shown thereon shall be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 243,748 square feet or 5.5657 acres of land, the total area dedicated to public use is 93,061 square feet or 2.1329 acres of land.

[Signature]
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885

Date: 12/01/09



AREA TABULATION	SQ. FT.	AC.
22 LOTS	173,086	4.0194
1 PARCEL	10,862	0.2494
ST. DEED.	98,061	2.2529
TOTAL AREA	281,909	6.5217

CURVE DATA	DELTA	RADIUS	LENGTH	TANGENT	CHD BEARING & DIST.
1	182°42'31"	335.00	33.00	16.31	N 10°07'21" E 33.20
2	227°26'31"	425.00	195.57	94.44	S 68°31'57" E 105.37
3	24°43'34"	776.00	334.45	163.87	S 28°07'32" E 331.86
4	13°05'54"	376.00	86.53	43.65	N 10°56'14" W 86.73
5	13°05'54"	425.00	86.52	43.46	S 10°56'14" E 86.37
6	8°07'37"	625.00	85.83	43.15	N 19°12'25" W 85.80
7	28°24'47"	376.00	192.51	94.43	N 7°09'59" E 190.40
8	28°24'47"	425.00	192.51	94.43	S 10°56'14" E 190.40
9	28°24'47"	425.00	192.51	94.43	S 10°56'14" E 190.40
10	68°45'15"	975.00	148.97	74.63	S 10°10'59" E 148.97
11	10°16'00"	1025.00	183.67	92.08	N 89°24'47" W 183.42

LINE DATA	BEARING	INSTANCE
A	N 79°46'54" E	25.13
B	S 39°29'19" E	25.17
C	S 10°56'14" E	36.87
D	N 10°56'14" W	36.87
E	S 10°56'14" E	11.65
F	S 39°29'19" E	19.06
G	N 39°29'19" W	19.06
H	S 07°21'05" E	15.77

RECORDED
PLAT

APPROVED _____ DATE _____

SECRETARY TREASURER _____ DIRECTOR _____

APPROVED _____

SECRETARY TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, 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.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use, of this property, and no record plat is intended to preclude an examination of title or to depict or note all matters affecting title.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown hereon is zoned R-200.
- This property appears on Montgomery County Tax Map JR122.
- This property is subject to the terms and conditions of Preliminary Plan No. 120065010 and Site Plan No. E20070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel A, Block 1, shown hereon is 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 28945 at Folio 578.
- Parcel A, Block 1, shown hereon is 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 _____.

VICINITY MAP
SCALE: 1" = 200'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction 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 otherwise stated. The easement 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 applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms 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 to Liber 3834 at folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

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

WINCHESTER HOMES, INC., a Delaware corporation
 Michael J. Conroy
 Vice President
 Date 4/30/09
 Witness/Agent

PLAT NO.

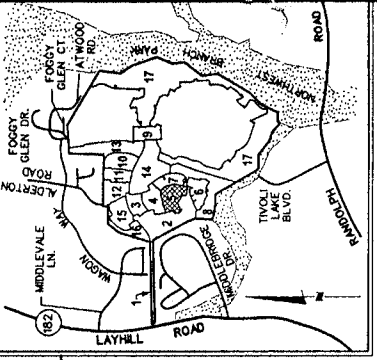
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that, the information shown hereon is correct, that it is a subdivision of the property conveyed by INDIAN SPRING HUNTER CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland to Liber 3809 at folio 374.

And that once engaged by the owner, I have performed my duties as a professional land surveyor in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

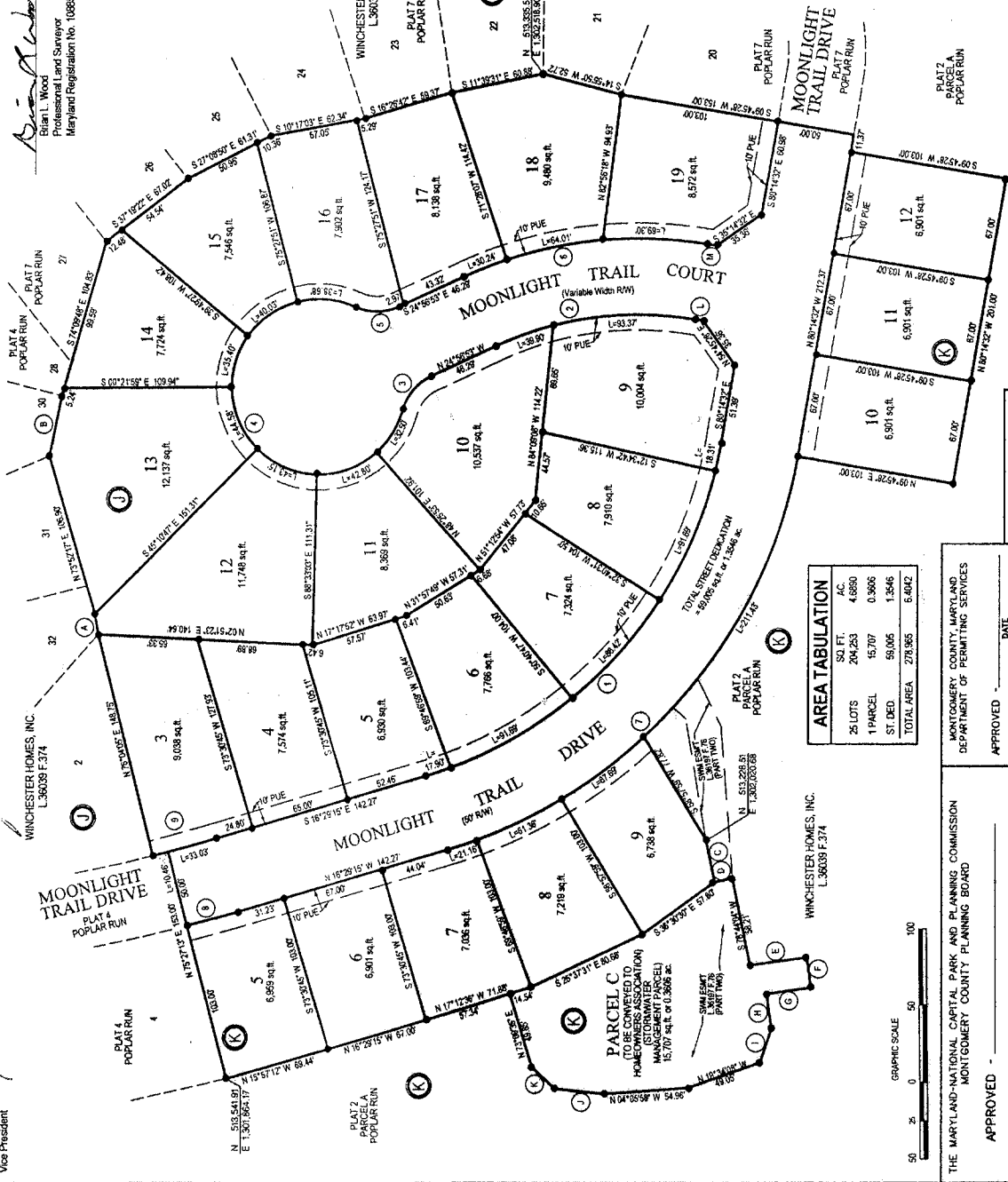
The total area included in this subdivision record plat is 278,965 square feet or 6.4042 acres of land, the total area dedicated to public use is 59,005 square feet or 1.3546 acres of land.

Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10885
 Date 4/29/09



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, including requirements of this subdivision, established by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, 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.
- 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 this or to depict or note all matters affecting title.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown hereon is zoned R-200.
- The property appears on Montgomery County Tax Maps R121 & R122.
- This property is subject to the terms and conditions of Preliminary Plan No. 120060510 and Site Plan No. 020070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel C, Block K, is 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 28045 at folio 578.
- Parcel C, Block K, shown hereon is 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 _____.



NO. LOTS	SQ. FT.	AC.
25 LOTS	204,253	4.6890
1 PARCEL	15,707	0.3605
ST. DED.	58,005	1.3346
TOTAL AREA	278,965	6.4042

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHD. BEARING & DIST.
1	137°45'07"	275.00'	306.00'	171.00'	S 48°27'52"E 290.00'
2	34°42'07"	220.00'	333.26'	48.75'	S 70°52'42"E 281.51'
3	49°17'50"	35.00'	30.11'	15.65'	N 42°52'42"W 29.12'
4	178°35'15"	57.00'	271.15'	N/A	N 65°33'07"E 28.95'
5	49°17'50"	35.00'	30.11'	15.65'	S 60°18'03"E 29.92'
6	34°42'07"	220.00'	333.26'	48.75'	S 70°52'42"E 281.51'
7	63°45'17"	325.00'	361.54'	202.12'	N 48°24'55"W 343.27'
8	01°56'28"	1025.00'	34.73'	17.95'	N 15°31'01"W 34.73'
9	107°33'00"	875.00'	43.48'	21.75'	N 15°12'35"W 43.48'

LINE DATA

LINE NO.	BEARING	DISTANCE
A	S 81°08'38"E	13.65'
B	S 71°08'45"E	39.80'
C	S 78°52'45"W	28.39'
D	S 11°07'15"E	12.00'
E	S 07°27'01"E	36.89'
F	S 82°12'58"W	20.00'
G	S 87°12'55"W	22.85'
H	S 87°12'55"W	22.85'
I	N 87°12'57"W	20.00'
J	N 05°47'02"E	30.54'
K	N 02°33'44"E	20.44'
L	N 08°45'28"E	4.97'
M	S 05°45'28"W	4.97'

SUBDIVISION RECORD PLAT
 LOTS 3 thru 19, BLOCK J,
 LOTS 5 thru 12 & PARCEL C, BLOCK K
POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 AUGUST 2008

PLAT 5

Rockville Office
 2 Research Plaza, Suite 100
 Rockville, MD 20850 1.301.948.2790 1.301.948.9067
 www.L3Associates.com

Engineering Planning Surveying Environmental Science

APPROVED _____ DATE _____

SECRETARY, TREASURER _____

CHAIRMAN _____

M.N.C.P. & P.C. RECORD FILE NO. _____

RECORDED PLAT _____

DATE _____

DIRECTOR _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

22-070750

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction 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 exterior right of way lines, 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 appropriate public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, the right to install and use the land shown hereon as a Public Utility Easement, designated hereon as "PUE" with all other easements shown hereon, in and over the land shown hereon in a certain instrument entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 8834 at Folio 487.

Further, we grant to the general public a Common Access Easement shown hereon to provide permanent and unobstructed pedestrian and vehicular ingress and egress, in, through, over and across the sidewalks and pavement contained hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

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

WINCHESTER HOMES, INC., a Delaware corporation
[Signature]
 Michael J. Corbett, 11/30/09, 2:00pm
 Vice President

SURVEYOR'S CERTIFICATE

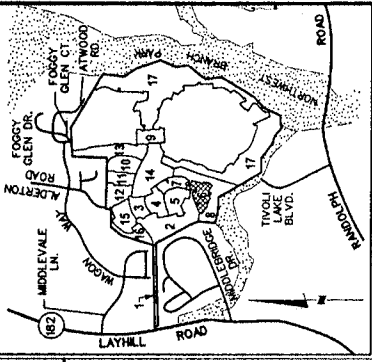
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 80039 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus *[Symbol]* will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 246,879 square feet or 5.6876 acres of land. There is no area dedicated to public use by this plat.

[Signature] 12/01/09
 Date
 Brian L. Wood, 12/01/09
 Professional Land Surveyor
 Maryland Registration No. 10885

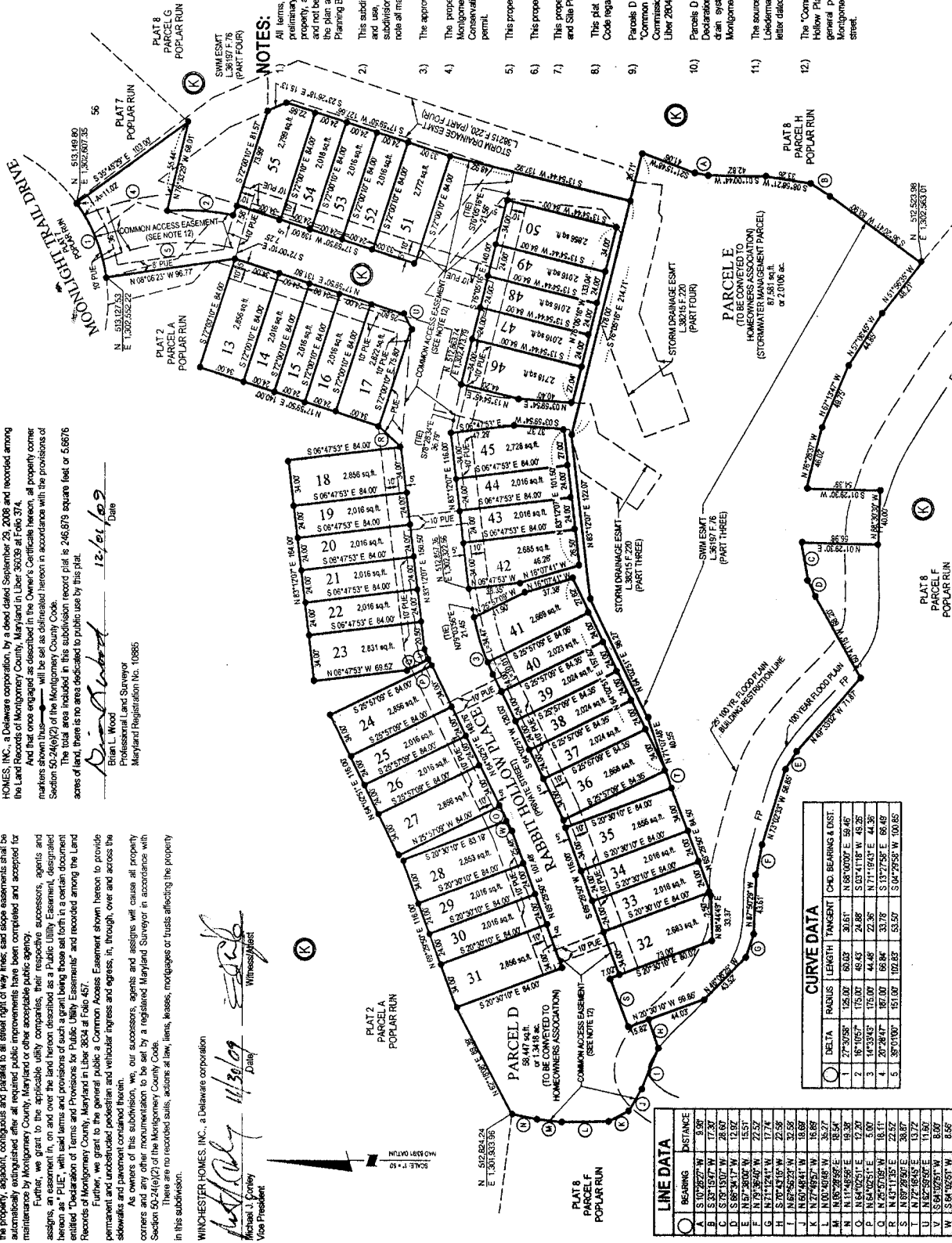
PLAT NO.



VICINITY MAP
 SCALE: 1"=200'

NOTES:

- 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 are intended to survive and not be extinguished by the recordation of this plat, 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.
- This subdivision record plat is not intended to show every matter affecting the ownership and use of the land shown hereon, including 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 this plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of Chapter 20A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown hereon is zoned R-200.
- The property appears on Montgomery County Tax Map R121.
- This property is subject to the terms and conditions of Preliminary Plan No. 220605010 and Site Plan No. 820070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcels D & E, Block K, shown hereon 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 28045 at Folio 578.
- Parcels D & E, Block K, shown hereon 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 hereon was taken from a flood plain study by Lohdekerman Salizer Associates, Inc., dated October 2004, and approved by MCFPS in a letter dated September 20, 2007.
- The "Common Access Easement" shown hereon over the private street entitled "Rabbit Hollow Place" is established to provide permanent and unobstructed access by the general public to and across said easement and the roadway/sidewalks thereon. Montgomery County, Maryland will not participate in the maintenance of this private street.



LINE DATA

LINE NO.	BEARING	DISTANCE
1	S 10° 00' 00" E	10.00
2	S 89° 59' 59" W	10.00
3	S 89° 59' 59" W	10.00
4	S 89° 59' 59" W	10.00
5	S 89° 59' 59" W	10.00
6	S 89° 59' 59" W	10.00
7	S 89° 59' 59" W	10.00
8	S 89° 59' 59" W	10.00
9	S 89° 59' 59" W	10.00
10	S 89° 59' 59" W	10.00
11	S 89° 59' 59" W	10.00
12	S 89° 59' 59" W	10.00
13	S 89° 59' 59" W	10.00
14	S 89° 59' 59" W	10.00
15	S 89° 59' 59" W	10.00
16	S 89° 59' 59" W	10.00
17	S 89° 59' 59" W	10.00
18	S 89° 59' 59" W	10.00
19	S 89° 59' 59" W	10.00
20	S 89° 59' 59" W	10.00
21	S 89° 59' 59" W	10.00
22	S 89° 59' 59" W	10.00
23	S 89° 59' 59" W	10.00
24	S 89° 59' 59" W	10.00
25	S 89° 59' 59" W	10.00
26	S 89° 59' 59" W	10.00
27	S 89° 59' 59" W	10.00
28	S 89° 59' 59" W	10.00
29	S 89° 59' 59" W	10.00
30	S 89° 59' 59" W	10.00
31	S 89° 59' 59" W	10.00
32	S 89° 59' 59" W	10.00
33	S 89° 59' 59" W	10.00
34	S 89° 59' 59" W	10.00
35	S 89° 59' 59" W	10.00
36	S 89° 59' 59" W	10.00
37	S 89° 59' 59" W	10.00
38	S 89° 59' 59" W	10.00
39	S 89° 59' 59" W	10.00
40	S 89° 59' 59" W	10.00
41	S 89° 59' 59" W	10.00
42	S 89° 59' 59" W	10.00
43	S 89° 59' 59" W	10.00
44	S 89° 59' 59" W	10.00
45	S 89° 59' 59" W	10.00
46	S 89° 59' 59" W	10.00
47	S 89° 59' 59" W	10.00
48	S 89° 59' 59" W	10.00
49	S 89° 59' 59" W	10.00
50	S 89° 59' 59" W	10.00
51	S 89° 59' 59" W	10.00
52	S 89° 59' 59" W	10.00
53	S 89° 59' 59" W	10.00
54	S 89° 59' 59" W	10.00
55	S 89° 59' 59" W	10.00

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHD. BEARING & DIST.
1	27° 00' 00"	125.00	60.00	20.61	N 68° 00' 00" E 59.42
2	16° 10' 00"	175.00	49.43	24.88	S 03° 11' 00" E 43.25
3	14° 33' 45"	175.00	44.46	22.96	N 11° 19' 45" E 44.39
4	20° 28' 00"	167.00	66.84	33.78	S 13° 27' 58" E 66.49
5	38° 01' 00"	151.00	102.83	53.57	S 04° 29' 58" W 100.85

AREA TABULATION

AC.	SQ. FT.
43 LOTS	100,851
2 PARCELS	146,028
TOTAL AREA	246,879
	5,6876

APPROVED _____ DATE _____

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY TREASURER _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED _____ PLAT _____

DIRECTOR _____

M.N.C.P. & P.C. RECORD FILE NO. _____

PLAT 6

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 (301) 948-2750 (301) 948-8507
 www.LSAonline.com

Engineering, Planning, Surveying, Environmental Science

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines; said easements shall be automatically extinguished upon the expiration of the term of the subdivision. We, the undersigned, hereby certify that the property shown hereon is not subject to any other public utility easements, mortgages or other encumbrances.

Further, we grant to the applicable utility companies, their respective successors or assigns, their respective easements, rights and interests in the property shown hereon, as a public utility easement, designated herein as "P.U.E.", with said terms 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 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

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

WINCHESTER HOMES, INC., a Delaware corporation

Michael J. Conroy
 Vice President
 Date: 11/20/09
 Witness: *[Signature]*

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by HIGHLAND SPRINGS COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 25, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

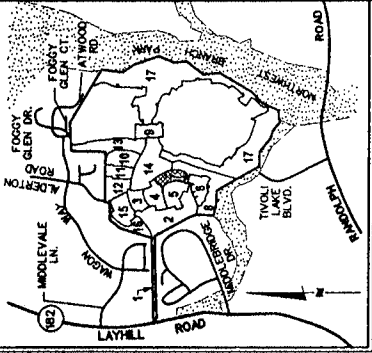
The subdivision shown hereon will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 177,968 square feet or 4.0866 acres of land, the total area dedicated to public use is 39,088 square feet or 0.8973 of an acre of land.

Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10995
 Date: 12/01/09

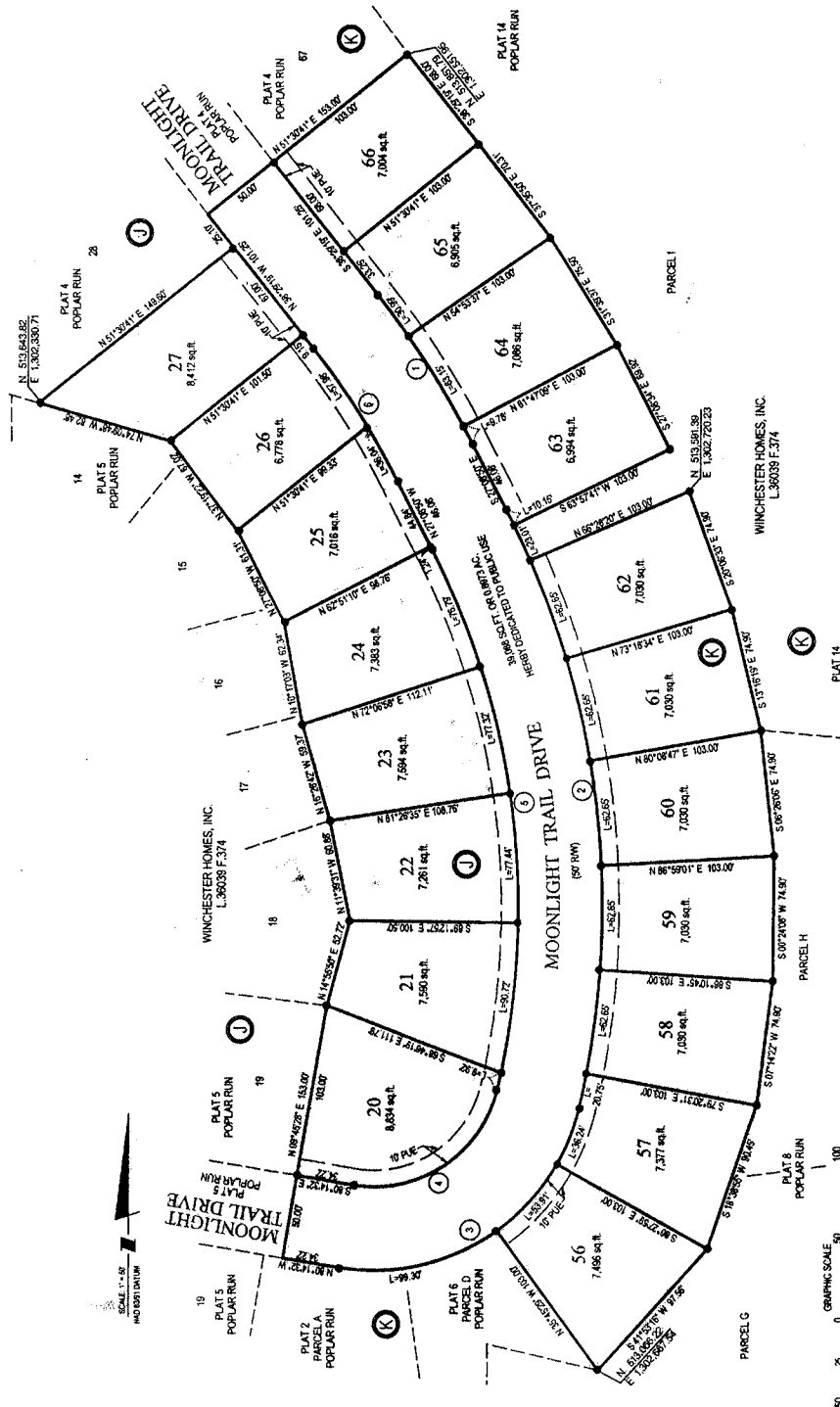
VICINITY MAP

SCALE: 1"=300'



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, 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.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of files or to depict or note all matters affecting the.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan, and appropriate agreements prior to issuance of a sediment control permit.
- The property shown hereon is zoned R-200.
- The property appears on Montgomery County Tax Maps JR121 & JR122.
- This property is subject to the terms and conditions of Preliminary Plan No. 20060510 and Site Plan No. 6207/0020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).



AREA TABULATION

SO. FT.	AC.
19 LOTS	138.880
ST. DED.	36.088
TOTAL AREA	177.968

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD. BEARING & DIST.
1	117°20'29"	626.00'	103.92'	52.13'	S 37°49'05" E 103.75'
2	40°04'11"	525.00'	367.16'	191.45'	S 07°06'45" E 359.72'
3	85°50'08"	726.00'	169.45'	118.29'	S 59°20'24" W 171.83'
4	85°50'08"	75.00'	113.67'	70.97'	N 55°20'24" E 103.10'
5	104°13'13"	475.00'	331.19'	173.24'	N 07°06'45" W 226.46'
6	117°20'29"	626.00'	103.92'	47.17'	N 52°49'05" W 318.7'

RECORDED
 PLAT
 DIRECTOR

APPROVED _____ DATE _____
 SECRETARY

APPROVED _____ DATE _____
 SECRETARY

APPROVED _____ DATE _____
 SECRETARY

POPULAR RUN
 SUBDIVISION RECORD PLAT
 LOTS 20 thru 27, BLOCK J &
 LOTS 56 thru 66, BLOCK K

WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2008

PLAT 7

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 (301) 482-2750 (301) 546-9367
 www.l3s.com

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, establish the minimum building restriction lines. Further, we warrant 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 13178 at Folio 112.

Further, we grant to the general public a Common Access Easement shown herein to provide permanent and unobstructed pedestrian and vehicular ingress and egress, in, through, over and across the sidewalks and roadways contained herein.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

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

WINCHESTER HOMES, INC., a Delaware corporation

Michael J. Conley
 Michael J. Conley
 Vice President

11/30/09
 Date

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information herein is true and correct, and that the subdivision is in accordance with the provisions of the Maryland Land Surveying and Mapping Act, Annotated Code of Maryland, Title 86, Subtitle 1, Sections 86-101 through 86-109, and the provisions of the Maryland Surveying and Mapping Board, created by Public Law 93-502, 80 Stat. 1732, as amended, and the provisions of the Maryland Surveying and Mapping Board, created by Public Law 93-502, 80 Stat. 1732, as amended, and the provisions of the Maryland Surveying and Mapping Board, created by Public Law 93-502, 80 Stat. 1732, as amended.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \odot will be set as delineated herein in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 547,951 square feet or 12.5792 acres of land, there is no area dedicated to public use by this plat.

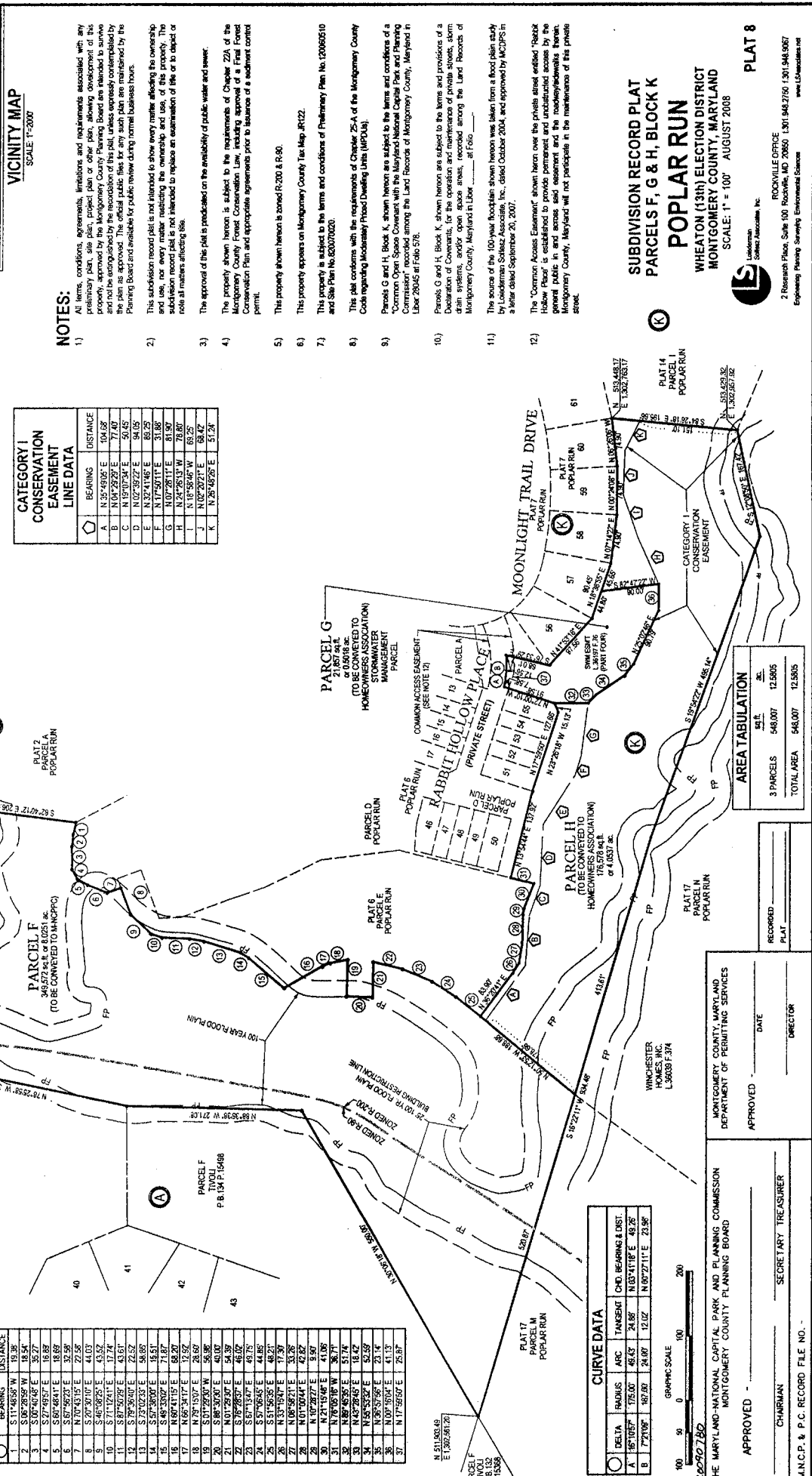
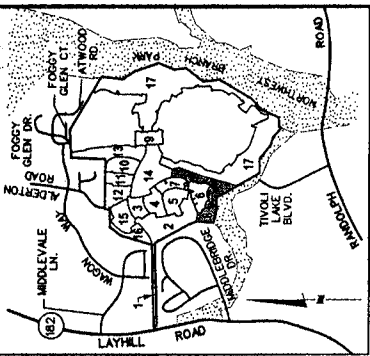
Brian L. Wood
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10885
 Date 11/30/09

LINE DATA	BEARING	DISTANCE
1	N 35°49'05" E	104.68'
2	S 15°25'58" W	18.25'
3	S 10°40'48" E	35.72'
4	S 27°49'57" E	16.88'
5	S 80°48'41" E	18.69'
6	S 67°52'25" E	32.98'
7	N 70°43'15" E	27.58'
8	S 20°30'10" E	44.03'
9	S 45°32'25" E	43.52'
10	S 87°50'52" E	44.61'
11	S 87°50'52" E	44.61'
12	S 73°02'23" E	56.85'
13	S 57°30'00" E	19.51'
14	S 69°33'00" E	71.87'
15	N 60°41'15" E	68.20'
16	N 65°34'17" E	79.52'
17	S 73°02'23" E	56.85'
18	S 73°02'23" E	56.85'
19	S 87°50'52" E	44.61'
20	S 87°50'52" E	44.61'
21	N 01°25'30" E	54.39'
22	S 76°28'27" E	46.02'
23	S 67°13'47" E	49.76'
24	S 57°06'45" E	44.85'
25	S 51°55'25" E	48.21'
26	N 33°15'47" E	71.39'
27	N 10°28'17" E	42.32'
28	N 10°28'17" E	42.32'
29	N 10°28'17" E	42.32'
30	N 21°15'46" E	41.06'
31	N 76°05'16" W	36.71'
32	N 80°45'25" E	51.74'
33	N 43°29'45" E	18.47'
34	N 55°33'22" E	52.59'
35	N 35°27'36" E	21.14'
36	N 07°32'07" E	11.19'
37	N 17°25'58" E	25.83'

CATEGORY I CONSERVATION EASEMENT LINE DATA	BEARING	DISTANCE
A	N 35°49'05" E	104.68'
B	N 04°29'29" E	77.40'
C	N 15°07'34" E	50.45'
D	N 02°39'27" E	94.95'
E	N 32°11'46" E	83.25'
F	N 10°28'17" E	81.90'
G	N 24°25'33" W	78.80'
H	N 18°58'46" W	62.25'
I	N 02°20'21" E	68.42'
J	N 25°48'26" E	51.24'
K	N 25°48'26" E	51.24'

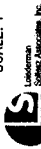
NOTES:

- 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 are related to survive this subdivision record plat. This plat, unless expressly contemplated by the plan as approved. The official public use of this property shall be determined by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any 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 show all matters affecting title.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown herein is subject to the requirements of Chapter 23A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown herein is zoned R-200 & R-90.
- This property appears on Montgomery County Tax Map #R202.
- This property is subject to the terms and conditions of Preliminary Plan No. 12060510 and Site Plan No. 820070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Mandatory Private Dwelling Units (MPDUs).
- Parcels G and H, 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 20845 at Folio 578.
- Parcels G and H, 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 water management and other matters, 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 Laidlaw, Soltesz Associates, Inc., dated October 2004, and approved by MDCPS in a letter dated September 20, 2007.
- The "Common Access Easement" shown herein over the private arterial "hazard" road is established to provide permanent and unobstructed access by the general public to the property shown herein. The easement is shown on this plat and the Montgomery County, Maryland will not participate in the maintenance of this private street.



PLAT 8

SUBDIVISION RECORD PLAT
 PARCELS F, G & H, BLOCK K
 POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' AUGUST 2008



ROCKVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850 1.301.948.9760 1.301.948.9687
 www.lcsa.com

AREA TABULATION	SQ. FT.	AC.
3 PARCELS	548,007	12.5805
TOTAL AREA	548,007	12.5805

RECORDED PLAT	DATE	DIRECTOR

APPROVED _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED _____
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN _____ SECRETARY/TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

CURVE DATA	DELTA	RADIUS	ARC	TANGENT	CHD. BEARING	CHD. DIST.
A	187°105'	775.00'	462.53'	24.88'	N 03°41'18" E	49.26'
B	72°106'	487.00'	24.00'	12.00'	N 00°27'11" E	23.98'

GRAPHIC SCALE
 100 50 0 100 200

RECORD PLAT REVIEW SHEET

Plat Name: Poplar Run Plat Number: 220090710 → 780
 Plan Name: Indian Spring Plan Number: 120060510
 Plat Submission Date: 1-14-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 12/22/09

Initial DRD Review:

Signed Preliminary Plan – Date 5/14/08 Checked: Initial SJS Date 12/18/09
 Planning Board Opinion – Date 1-19-07 Checked: Initial SJS Date 7/14/09
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Poplar Run Site Plan Number: 820070020
 Planning Board Opinion – Date 2-20-08 Checked: Initial SJS Date 7/14/09
 Site Plan Signature Set – Date 10/14/08 Checked: Initial SJS Date 12-18-09
 Site Plan Reviewer Plat Approval: Checked: Initial RAW Date 12-22-09

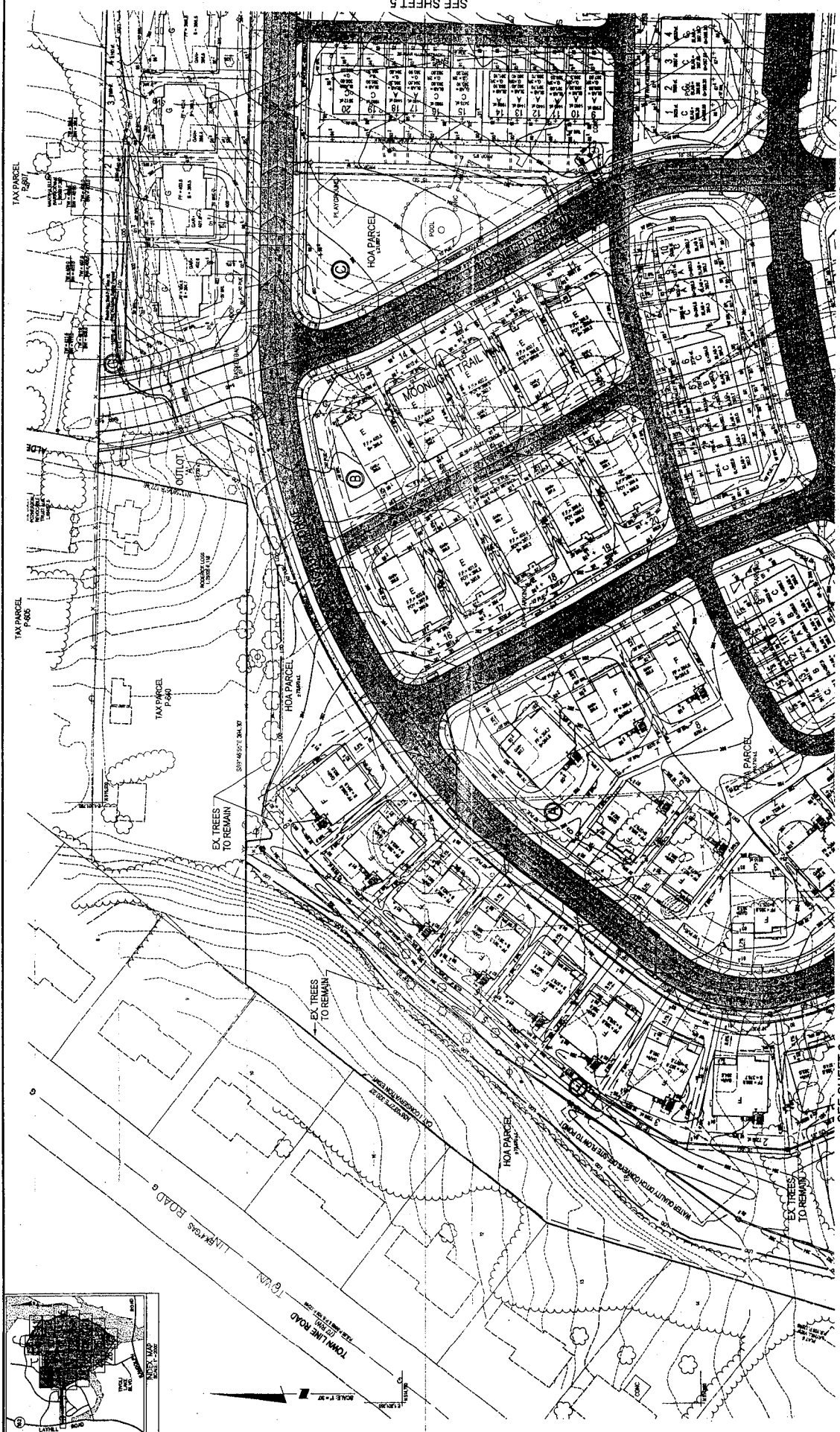
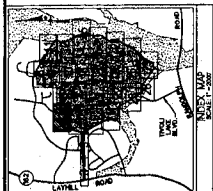
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates ok Plan # ok Road/Alley Widths ok Easements N/A Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>1-15-09</u>	<u>1-30-09</u>	<u>7/14/09</u>	<u>Check outfall for SWM</u>
Research	<u>Bobby Fleury</u>			<u>1-21-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>			<u>1-29-09</u>	<u>REVISE PUE's</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>1-29-09</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>12/22/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>7/14/09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>12/2/09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SB</u>	<u>1/7/10</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer 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 Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

CONSULTING ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER.
 DATE: 10/17/08
 SIGNATURE: [Signature]
 TITLE: REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO.: [License No.]

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND AM THE AUTHOR OF THE ABOVE DESCRIBED PROJECT.
 DATE: 10/17/08
 SIGNATURE: [Signature]
 TITLE: REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO.: [License No.]

MISS UTILITY NOTE
 THE ABOVE SITE PLAN IS BASED ON THE MOST RECENT AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS IDENTIFIED THE LOCATION OF EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED A UTILITY LOCATING SURVEY. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT IDENTIFIED ON THE ABOVE SITE PLAN.

APPLICANT:
 WINCHESTER HOMES, INC.
 8905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEONAR

APPLICANT'S CONTACT INFORMATION:
 NAME: MIKE LEONAR
 PHONE: (301) 461-1111
 FAX: (301) 461-1111
 EMAIL: MIKE.LEONAR@WINCHESTERHOMES.COM

PROJECT INFORMATION:
 PROJECT NAME: POPLAR RUN
 PROJECT ADDRESS: 10000 POPLAR RUN, WHEATON, MD 20852
 PROJECT AREA: 100 AC
 PROJECT TYPE: RESIDENTIAL DEVELOPMENT

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF THE CONSTRUCTION OF 100 SINGLE-FAMILY HOMES ON 100 ACRES OF LAND. THE HOMES WILL BE BUILT ON LOTS THAT ARE 1/4 ACRES IN SIZE. THE HOMES WILL BE BUILT IN A SUBDIVISION THAT IS 1/4 MILE LONG AND 1/4 MILE WIDE. THE SUBDIVISION WILL BE BOUND BY TOMPKINS ROAD TO THE NORTH, LAWRENCE ROAD TO THE WEST, AND INDIAN SPRING ROAD TO THE EAST.

PROJECT SCHEDULE:
 PROJECT START DATE: 10/17/08
 PROJECT END DATE: 12/31/08
 PROJECT STATUS: IN PROGRESS

PROJECT CONTACTS:
 PROJECT MANAGER: MIKE LEONAR
 PROJECT ENGINEER: [Name]
 PROJECT ARCHITECT: [Name]

PROJECT LOCATION:
 PROJECT ADDRESS: 10000 POPLAR RUN, WHEATON, MD 20852
 PROJECT COORDINATES: [Coordinates]

CERTIFIED SITE PLAN

POPULAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (9TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT:
 WINCHESTER HOMES, INC.
 8905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEONAR

CONSULTING ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER.
 DATE: 10/17/08
 SIGNATURE: [Signature]
 TITLE: REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO.: [License No.]

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND AM THE AUTHOR OF THE ABOVE DESCRIBED PROJECT.
 DATE: 10/17/08
 SIGNATURE: [Signature]
 TITLE: REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO.: [License No.]

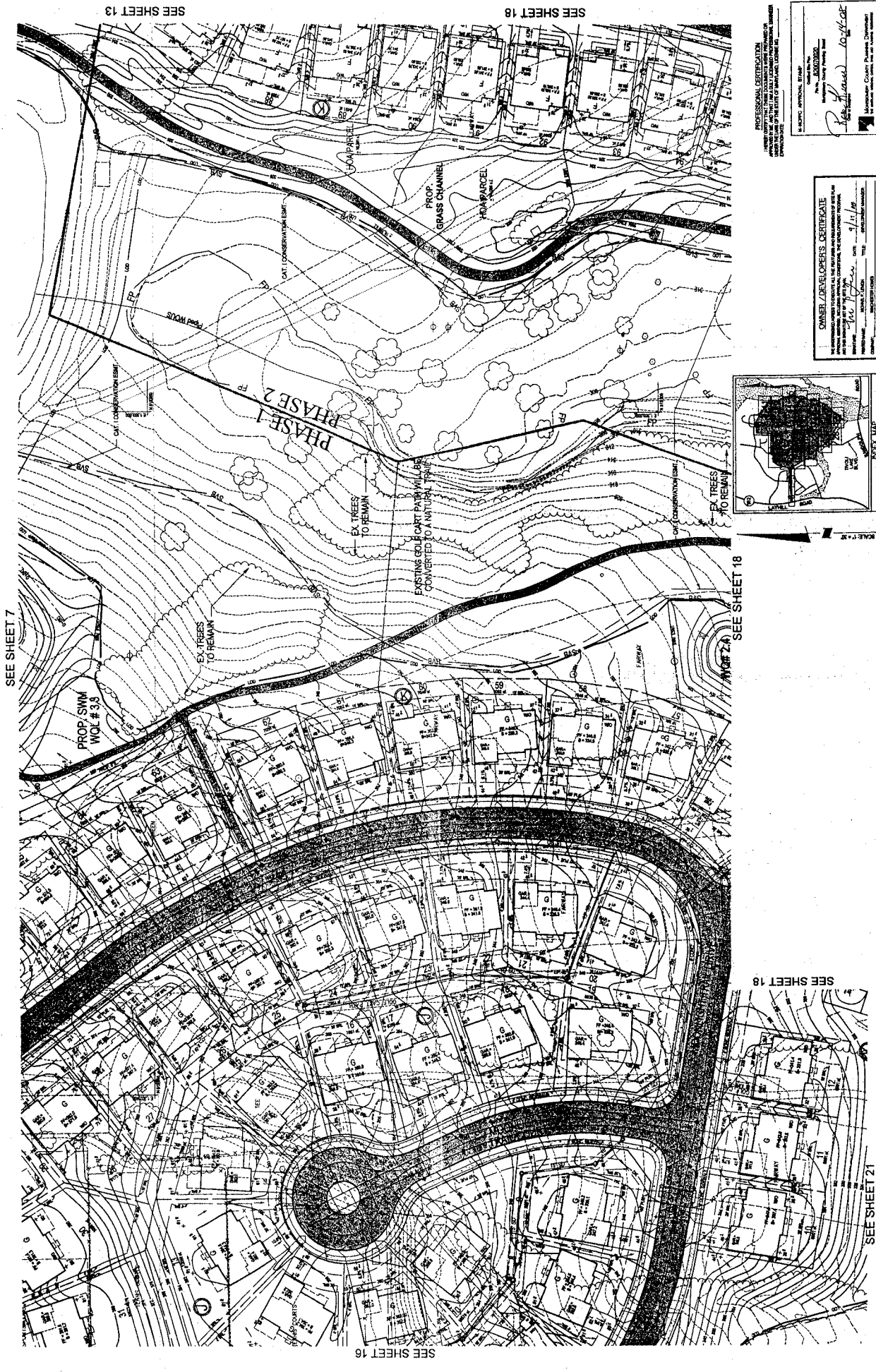
MISS UTILITY NOTE
 THE ABOVE SITE PLAN IS BASED ON THE MOST RECENT AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS IDENTIFIED THE LOCATION OF EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED A UTILITY LOCATING SURVEY. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT IDENTIFIED ON THE ABOVE SITE PLAN.

PROJECT INFORMATION:
 PROJECT NAME: POPLAR RUN
 PROJECT ADDRESS: 10000 POPLAR RUN, WHEATON, MD 20852
 PROJECT AREA: 100 AC
 PROJECT TYPE: RESIDENTIAL DEVELOPMENT

PROJECT SCHEDULE:
 PROJECT START DATE: 10/17/08
 PROJECT END DATE: 12/31/08
 PROJECT STATUS: IN PROGRESS

PROJECT CONTACTS:
 PROJECT MANAGER: MIKE LEONAR
 PROJECT ENGINEER: [Name]
 PROJECT ARCHITECT: [Name]

PROJECT LOCATION:
 PROJECT ADDRESS: 10000 POPLAR RUN, WHEATON, MD 20852
 PROJECT COORDINATES: [Coordinates]



SEE SHEET 13

SEE SHEET 18

SEE SHEET 7

SEE SHEET 18

SEE SHEET 18

SEE SHEET 21

SEE SHEET 16

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and content of this plan and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 140007020.
 Date: 8/11/16
 Signature: [Signature]
 Title: Professional Engineer

OWNER/DEVELOPER'S CERTIFICATE
 I, the undersigned, being the owner or developer of the property shown on this plan, do hereby certify that I am the owner or developer of the property shown on this plan and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 140007020.
 Date: 8/11/16
 Signature: [Signature]
 Title: Owner/Developer

CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (39TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT
 WINCHESTER HOMES, INC.
 6805 ROCKLEDGE DRIVE, SUITE 600
 BETHESDA, MD 20817
 (301) 883-4800
 ATTN: MIKE LEMON

MISCELLANEOUS NOTES
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED BY			
2	CHECKED BY			
3	DATE			
4	SCALE			
5	PROJECT NO.			
6	DATE OF ISSUE			
7	DATE OF REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

ROCKVILLE OFFICE
 23 South Park, Suite 100
 Rockville, MD 20850
 (301) 948-2750 / (301) 948-9767
 www.ckm.com

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