

Plat Name: Poplar Run
Plat #: 220090800 – 220090830, 220100360 - 220100370

Location: Located on Poplar Run Drive (formerly Indian Spring Access Road), approximately 3,000 feet east of Layhill Road (MD 182)

Master Plan: Kensington-Wheaton

Plat Details: R-200 zone; 116 lots, 1 outlot, 8 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 plats do not alter the intent of the Board's previous approval the aforesaid plans.

PLAT NO.

OWNER'S CERTIFICATE

No. 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; 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 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 "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 3634 at Folio 457.

Further, we hereby establish a reciprocal ingress/egress easement as delineated hereon for the benefit of Lots 1 through 4, Block E, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

Further, we grant to the Homeowners Association a Street Tree Easement, designated hereon as STE for installation, maintenance, inspection, removal and re-plantation of the street trees within said easement and that we as owners of the property and our successors and assigns, will never be, succeed to, or cause or permit to be done, the removal of any tree within said easement and right-of-way without the written consent of the Homeowners Association.

At 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(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: 7-14-2010

SURVEYOR'S CERTIFICATE

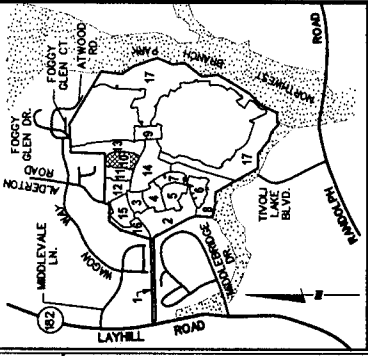
I hereby certify to the best of my professional knowledge and belief that the information shown on this plat is true and correct and that I am a duly licensed Professional Land Surveyor in the State of Maryland.

INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability corporation, known as 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 36039 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon 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 265,108 square feet or 6,066.0 acres of land, the total area dedicated to public use is 61,832 square feet or 1.4194 acres of land.

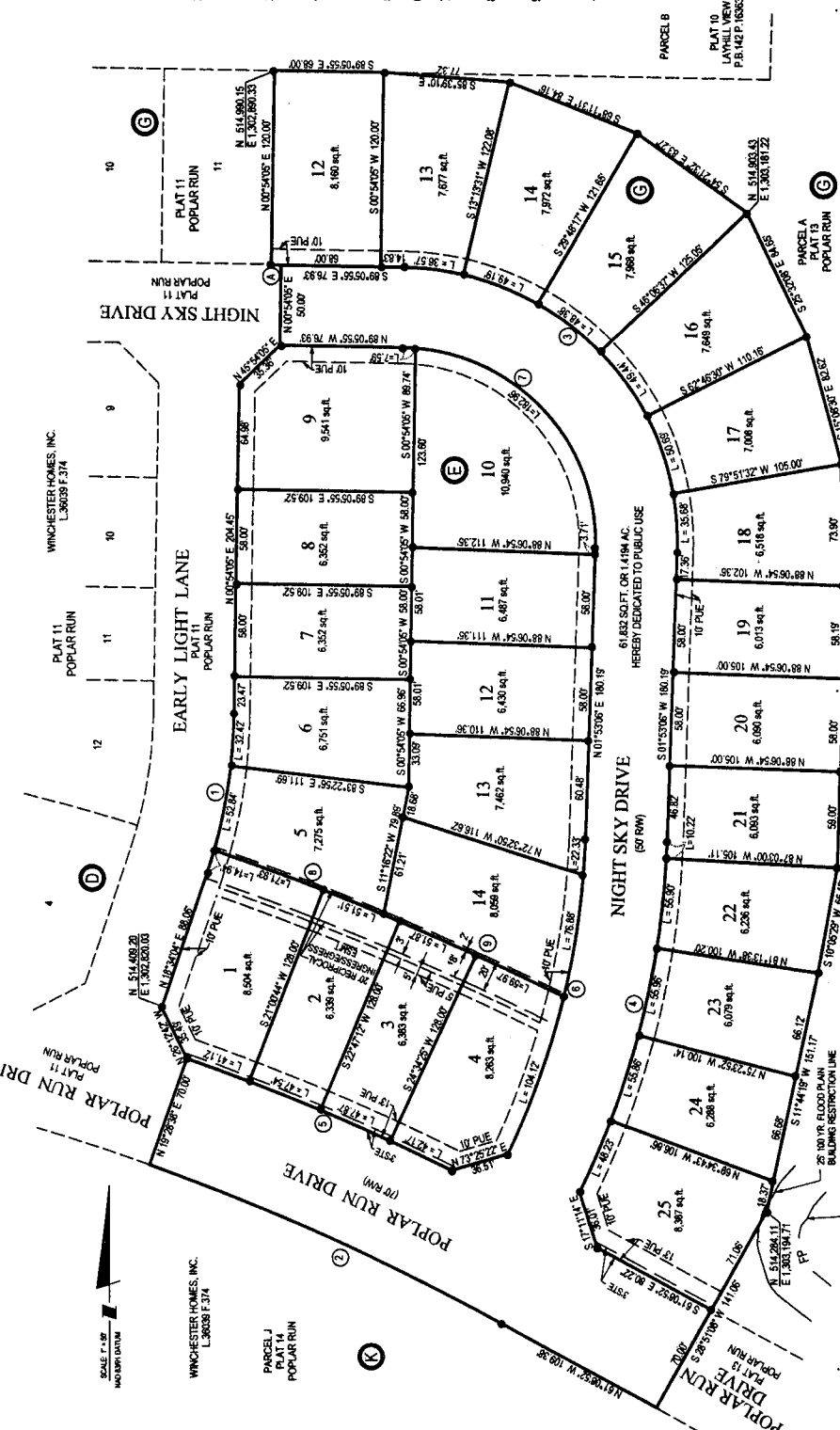
Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10865
 Date: 7/14/2010



VICINITY MAP
 SCALE: 1"=200'

NOTES:

- 1) 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 recording 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.
- 2) 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 note all matters affecting title.
- 3) The approval of this plat is predicated on the availability of public water and sewer.
- 4) 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.
- 5) This property shown hereon is zoned R-200.
- 6) This property appears on Montgomery County Tax Map #R122.
- 7) This property is subject to the terms and conditions of Preliminary Plan No. L200069510 and Site Plan No. S200070020.
- 8) This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- 9) The source of the 100-year floodplain shown hereon was taken from a flood plain study by Lodeleman Solesz Associates, Inc., dated October 2004, and approved by MCDPS in a letter dated September 20, 2007.
- 10) The three (3) foot wide Street Tree Easement "STE" shown hereon 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 ten (10) feet of the thirteen (13) foot wide P.U.E. shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines therein within the said three (3) foot wide strip.



DELTA	RADIUS	LENGTH	TANGENT	CHD. BEARING	AREA
1	17.3958'	125.00'	100.37'	N 0° 45' 00" E	50.81'
2	66.2731'	1465.00'	268.71'	N 65° 57' 00" W	238.45'
3	30.5701'	70.00'	263.95'	S 43° 35' 44" E	242.47'
4	23.3336'	50.00'	226.17'	N 13° 36' 55" W	224.57'
5	65.4074'	1535.00'	178.71'	S 87° 11' 15" E	178.61'
6	23.1759'	500.00'	203.33'	N 13° 27' 05" E	201.93'
7	89.5971'	120.00'	160.55'	N 43° 36' 24" W	171.15'
8	103.5370'	1063.00'	112.89'	N 65° 37' 23" W	112.77'
9	104.1311'	1063.00'	122.46'	N 65° 28' 12" W	122.45'

AREA TABULATION		
26 LOTS	SQ. FT.	AC.
	263,276	4.8666
	ST. DED.	1.4194
TOTAL AREA	265,108	6.0660

LINE DATA		
BEARING	DISTANCE	RECORDED
N 65° 57' 00" W	1465.00'	597
S 43° 35' 44" E	70.00'	

APPROVED: _____ DATE: _____
 DIRECTOR

APPROVED: _____ DATE: _____
 SECRETARY/TREASURER

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

APPROVED: _____ DATE: _____
 CHAIRMAN

APPROVED: _____ DATE: _____
 SECRETARY/TREASURER

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

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 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 10/28/2009, as recorded among the Land Records of Montgomery County, Maryland, in Liber 36339 of Folio 371.

And that the engineering work shown hereon was prepared in accordance with the provisions of the Maryland Professional Surveying Act, and that the same was prepared in accordance with the provisions of Section 50-218(b) of the Montgomery County Code.

The total area included in this subdivision record plat is 186,451 square feet or 4.2803 acres of land, the total area dedicated to public use is 55,771 square feet or 1.2803 acres of land.

Brian L. Wood
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10665
 Date 7/12/2010

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, the necessary easements and rights of way, and make the same subject to the provisions of the Maryland Professional Surveying Act, and that 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 50-218(b) of the Montgomery County Code.

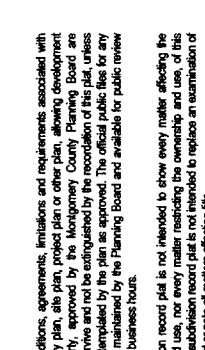
Further, we hereby establish a reciprocal ingress/egress easement as delineated hereon for the benefit of Lots 1 through 4, Block O, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

Further, we grant to the Homeowners Association a Street, The Easement, designated hereon as STE for installation, maintenance, inspection, removal and re-installation of the street lines within said easement and that we, our successors and our assigns, will never fill, enclose or plant trees within said easement and right-of-way without the written consent of the Homeowners Association.

As owners of the 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 50-218(b) of the Montgomery County Code.

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

Michael J. Swamy
 Michael J. Swamy
 Vice President
 Date 7-14-2010
 WINCHESTER HOMES, INC., a Delaware corporation

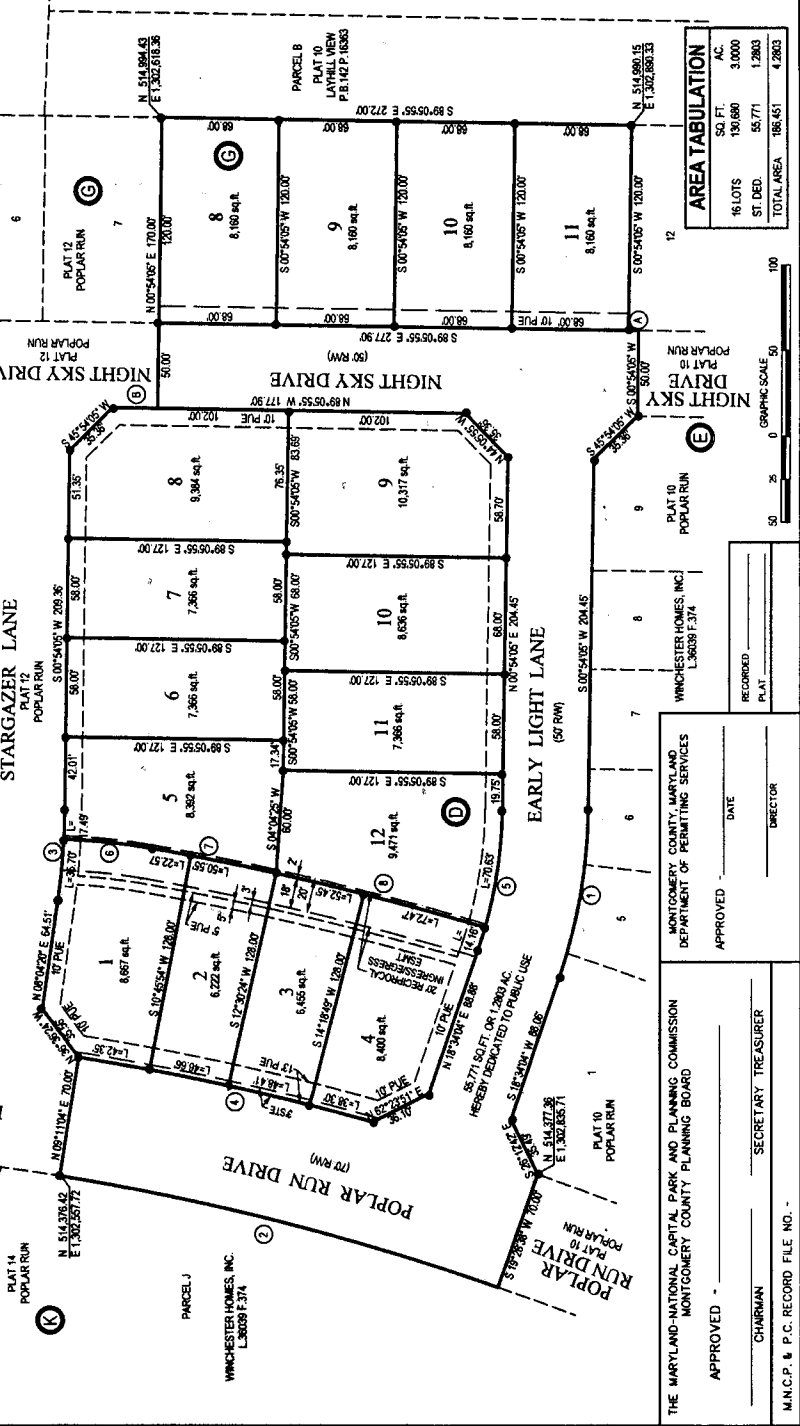


NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, impact plan or other plan, showing development of the property, approved by the Montgomery County Planning Board are hereby incorporated by reference into this subdivision record plat. Any easements contemplated by the plans so recorded. 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 title or to depict or robe 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 #R122.
- This property is subject to the terms and conditions of Preliminary Plan No. L20090510 and Site Plan No. S20070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Densely Dwelling Units (MDUDUs).
- The three (3) foot wide Street Tree Easement 'STE' shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-installation of the street trees. Further it is the intent of the Homeowners Association to be limited to the use of the trees within the (13) foot wide STE. The trees shall be planted only on the right (0) side of the three (3) foot wide strip reserved for street tree use, and shall be planted on the right (0) side of the three (3) foot wide strip. The trees shall be planted on the right (0) side of the three (3) foot wide strip. The trees shall be planted on the right (0) side of the three (3) foot wide strip.

LINE DATA	BEARING	DISTANCE
A	S 89°25'55" E	5.97
B	S 89°25'55" E	26.37

CURVE DATA	DELTA	RADIUS	LENGTH	TANGENT	CHD. BEARING & DIST.
1	17°29'59"	325.00	100.21	50.51	S 89°40'05" W 59.81
2	107°17'34"	1463.00	263.18	131.94	N 15°40'05" W 262.62
3	107°17'34"	1463.00	263.18	131.94	N 15°40'05" W 262.62
4	06°33'32"	1535.00	175.72	87.96	S 17°39'07" E 175.92
5	17°29'59"	325.00	100.21	50.51	S 89°40'05" E 59.81
6	06°33'32"	1535.00	175.72	87.96	S 17°39'07" E 175.92
7	06°33'32"	1535.00	175.72	87.96	S 17°39'07" E 175.92
8	04°11'13"	1863.00	124.91	62.49	N 12°20'30" W 124.65



SUBDIVISION RECORD PLAT
LOTS 1 thru 12, BLOCK D,
& LOTS 8 thru 11, BLOCK G
POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' AUGUST 2008
 PLAT 11

WINCHESTER HOMES, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 1.301.946.2750 1.301.946.9687
 www.winchesterhomes.net
 Engineering Planning Surveying Environmental Science

APPROVED _____ DATE _____ DIRECTOR
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 L36039 F-374

APPROVED _____ SECRETARY/TREASURER
 CHAIRMAN
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

M.C.P. & P.C. RECORD FILE 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 fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street 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 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 herein described as a Public Utility Easement, designated herein 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 3824 at Folio 457.

Further, we hereby establish a retroplanned ingress/egress easement as delineated herein for the benefit of Lots 1 through 32, Block C, inclusive, subject to the terms and conditions set forth in an instrument to be recorded herein.

The undersigned, as the Homeowners Association a Street Use Easement, designated herein as "SUE," for installation, inspection, removal, and re-installation of the street trees within said easement and that we as owners of the property and our successors and assigns, will never file, accrete or plant trees within said easement and right-of-way without the written consent of the Homeowners Association.

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 sales, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

Michael J. Conroy
7-14-200
Michael J. Conroy
Vice President

Wendy M. ...
Wendy M. ...
Winchester Homes

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 SPRINGS 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 30039 at Folio 374.

And that once engaged as described in the Owner's Certificate herein, all property owner markers shown thus *—* will be set as delineated herein 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 290,962 square feet or 5,9940 acres of land, the total area dedicated to public use is 94,842 square feet or 2,1773 acres of land.

Brian L. Wood
7/12/2010
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885

PLAT NO.

CURVE DATA

NO.	CHORD BEARING	CHORD DIST.	RADIUS	LENGTH	ANGLE
1	N 17° 27' 17" W	53.87	12.37	12.37	172.36
2	N 23° 46' 39" W	20.82	14.86	14.86	145.86
3	N 13° 02' 22" W	64.23	32.07	32.07	164.23
4	S 04° 29' 12" E	53.15	26.53	26.53	104.29
5	S 85° 29' 12" E	152.14	76.17	76.17	172.58
6	N 85° 29' 12" W	152.14	76.17	76.17	104.29
7	N 07° 10' 18" W	14.27	7.14	7.14	142.70
8	N 07° 10' 18" E	14.27	7.14	7.14	107.89
9	S 89° 46' 27" E	125.00	62.50	62.50	179.74
10	S 07° 25' 02" E	80.00	40.00	40.00	172.58
11	S 89° 46' 27" E	125.00	62.50	62.50	179.74
12	S 07° 25' 02" E	80.00	40.00	40.00	172.58
13	S 89° 46' 27" E	125.00	62.50	62.50	179.74
14	S 07° 25' 02" E	80.00	40.00	40.00	172.58
15	S 89° 46' 27" E	125.00	62.50	62.50	179.74
16	S 07° 25' 02" E	80.00	40.00	40.00	172.58
17	S 89° 46' 27" E	125.00	62.50	62.50	179.74
18	S 07° 25' 02" E	80.00	40.00	40.00	172.58
19	S 89° 46' 27" E	125.00	62.50	62.50	179.74
20	S 07° 25' 02" E	80.00	40.00	40.00	172.58
21	S 89° 46' 27" E	125.00	62.50	62.50	179.74
22	S 07° 25' 02" E	80.00	40.00	40.00	172.58
23	S 89° 46' 27" E	125.00	62.50	62.50	179.74
24	S 07° 25' 02" E	80.00	40.00	40.00	172.58
25	S 89° 46' 27" E	125.00	62.50	62.50	179.74
26	S 07° 25' 02" E	80.00	40.00	40.00	172.58
27	S 89° 46' 27" E	125.00	62.50	62.50	179.74
28	S 07° 25' 02" E	80.00	40.00	40.00	172.58
29	S 89° 46' 27" E	125.00	62.50	62.50	179.74
30	S 07° 25' 02" E	80.00	40.00	40.00	172.58
31	S 89° 46' 27" E	125.00	62.50	62.50	179.74
32	S 07° 25' 02" E	80.00	40.00	40.00	172.58

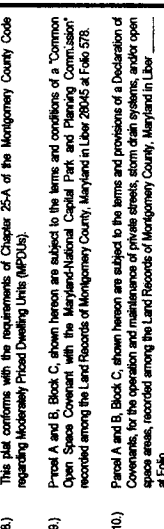
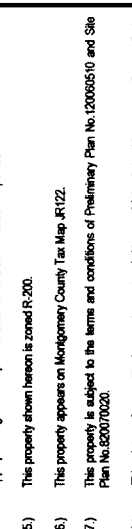
LINE DATA

BEARING	DISTANCE
A. N 07° 25' 02" E	9.07
B. N 07° 25' 02" E	18.85
C. S 89° 46' 27" E	26.53
D. S 89° 46' 27" E	26.53
E. S 89° 46' 27" E	26.53
F. S 89° 46' 27" E	26.53
G. S 89° 46' 27" E	26.53
H. S 89° 46' 27" E	26.53
I. S 89° 46' 27" E	26.53
J. S 89° 46' 27" E	26.53
K. S 89° 46' 27" E	26.53
L. S 89° 46' 27" E	26.53
M. S 89° 46' 27" E	26.53
N. S 89° 46' 27" E	26.53
O. S 89° 46' 27" E	26.53
P. S 89° 46' 27" E	26.53
Q. S 89° 46' 27" E	26.53
R. S 89° 46' 27" E	26.53
S. S 89° 46' 27" E	26.53
T. S 89° 46' 27" E	26.53
U. S 89° 46' 27" E	26.53
V. S 89° 46' 27" E	26.53
W. S 89° 46' 27" E	26.53
X. S 89° 46' 27" E	26.53
Y. S 89° 46' 27" E	26.53
Z. S 89° 46' 27" E	26.53

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are hereby adopted and shall be incorporated by reference into this subdivision record plat. The areas depicted on the plan as approved by the official record files for any such plan, as 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. This 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 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 R122.
- This property is subject to the terms and conditions of Preliminary Plan No. L20000510 and Site Plan No. S200070020.
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel A and B, Block C, 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 29045 at Folio 578.
- Parcel A and B, Block C, 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 three (3) foot wide Street Tree Easement "SUE" shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-installation of the street trees. Further it is the intent that the utility companies will be utilizing only the rear ten (10) feet of the fifteen (15) foot wide PUE shown hereon. However, the utility companies may enclose the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines therein within the said three (3) foot wide strip.
- Outlet A, Block F, is to be conveyed to Roderick Loss.

VICINITY MAP



AREA TABULATION

NO. LOTS	SQ. FT.	AC.
39 LOTS	124,775	2.864
1 OUTLOT	4,723	0.1084
2 PARCELS	36,322	0.8339
ST. DEED.	94,842	2.1773
TOTAL AREA	260,662	5.9940

SUBDIVISION RECORD PLAT
LOTS 1 thru 32 & PARCELS A & B, BLOCK C & LOTS 1 thru 7, BLOCK G, & OUTLOT A, BLOCK F
POPLAR RUN

WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' AUGUST 2008

ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 (301) 948-2750 (301) 948-9067
www.LSAssociates.net

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 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 to, on and over the land shown hereon for the installation, maintenance, inspection, removal and re-installation of public utility lines, including but not limited to electric, gas, telephone, cable television, and other utility lines, and we agree to execute and record a certain document containing the 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 hereon, subject to the terms and conditions as set forth in a certain document recorded among said Land Records in Liber 13178 of Folio 412.

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

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(a)(2) of the Montgomery County Code.

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

WINCHESTER HOMES, INC., a Delaware corporation
Date: 7-14-2010
Michael J. Crowley, Vice President

NOTES:

- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, project plan or other plan showing development of the property, approved by the Montgomery County Planning Board are intended to survive and the conditions of the subdivision plat shall survive until the plat is recorded and available for public review during normal business hours.
- 2) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter realizing 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.
- 3) The approval of this plat is predicated on the availability of public water and sewer.
- 4) The property shown hereon 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.
- 5) This property shown hereon is zoned R-200.
- 6) This property appears on Montgomery County Tax Map J4722.
- 7) This property is subject to the terms and conditions of Preliminary Plan No. 120060610 and Site Plan No. 020070020.
- 8) This plat conforms with the requirements of Chapter 28-A of the Montgomery County Code regarding Modernized Priced Dwelling Units (MFDUs).
- 9) Parcel A, Block G, 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 28045 of Folio 578.
- 10) Parcel A, Block G, 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 _____.
- 11) The source of the 100-year floodplain shown hereon was taken from a flood plain study by Loeblinger Schaez Associates, Inc., dated October 2004, and approved by MCDPS in a letter dated September 20, 2007.
- 12) The three (3) foot wide strip reserved for Street Trees shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-installation of street trees. It is the intent that the utility companies will be affording only the one (1) foot of the fifteen (15) foot wide PLE shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularity, but they shall not run their lines linearly within the said three (3) foot wide strip.

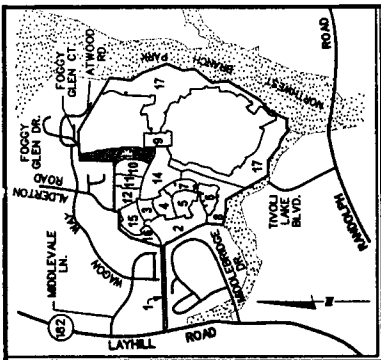
PLAT NO.

CATEGORY I CONSERVATION EASEMENT LINE DATA		
A	S 12° 18' 52" W	100.18'
B	S 51° 18' 55" W	35.44'
C	S 29° 05' 51" W	21.37'
D	N 59° 27' 56" E	32.71'
E	S 29° 05' 51" W	34.26'
F	N 51° 18' 52" W	111.58'
G	N 07° 30' 04" W	75.67'
H	N 03° 55' 22" W	51.42'
I	N 54° 39' 55" W	138.45'

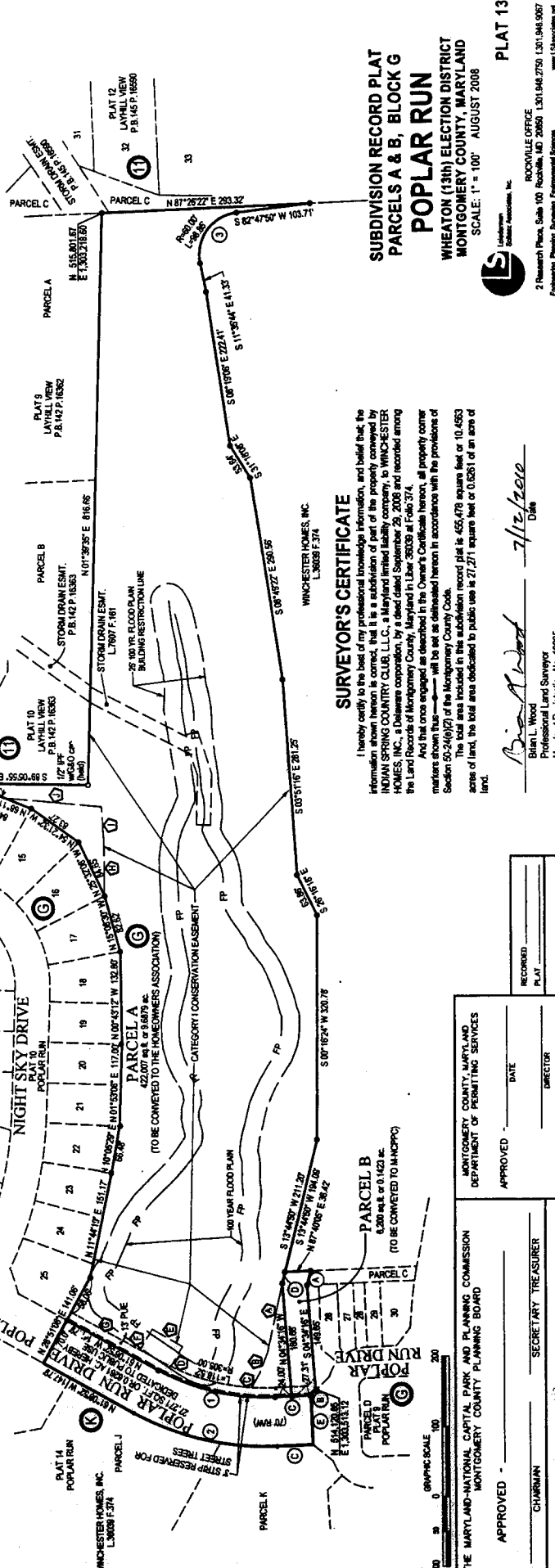
CURVE DATA			
DELTA	RADIUS	LENGTH	CHD. BEARING & DIST.
1	31° 11' 02"	315.00'	171.44' N 75° 44' 23" W 169.34'
2	31° 11' 02"	365.00'	209.54' N 75° 44' 23" W 205.57'
3	54° 23' 35"	58.00'	88.65' N 55° 30' 03" W 88.04'

AREA TABULATION	
2 PARCELS	428,207 9,630 sq. ft.
ST. DEED.	27,271 0,628 sq. ft.
TOTAL AREA	455,479 10,258 sq. ft.

LINE DATA		
A	S 13° 44' 52" W	71.55'
B	S 65° 25' 32" W	10.69'
C	S 87° 40' 05" W	51.11'
D	S 13° 44' 52" W	71.11'
E	S 102° 19' 22" E	20.09'



VICINITY MAP
SCALE: 1" = 200'



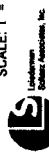
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information contained in this plat is a true and correct statement of the facts as shown by the records of the Montgomery County Land Records Administration and the County Office of the Prince Georges County, Maryland, and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 374. And that once engaged as described in the Owner's Certificate hereon, all property corners markers shown thus _____ 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 455,479 square feet or 10,453 acres of land, the total area dedicated to public use is 27,271 square feet or 0.6281 of an acre of land.

Blair L. Wood
Blair L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
Date: 7/14/2010

APPROVED _____ DATE _____ DIRECTOR
APPROVED _____ DATE _____ SECRETARY
APPROVED _____ DATE _____ TREASURER
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

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



LOEBLINGER SCHAEZ ASSOCIATES, INC.
ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 301.948.2750 301.948.9607
www.LSAonline.net

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 permanent easement, in fee, for the use, maintenance, repair, and replacement of the street shown hereon. We, the undersigned, hereby certify 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 36339 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus will be set as delineated hereon in accordance with the provisions of Section 51-24(e)(2) of the Montgomery County Code. The total area included in this subdivision record plat is 259,710 square feet or 5.904 acres of land, the total area dedicated to public use is 61,337 square feet or 1.4031 acres of land.

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. Conway, Vice President
 Date: 7-14-2010

CURVE DATA

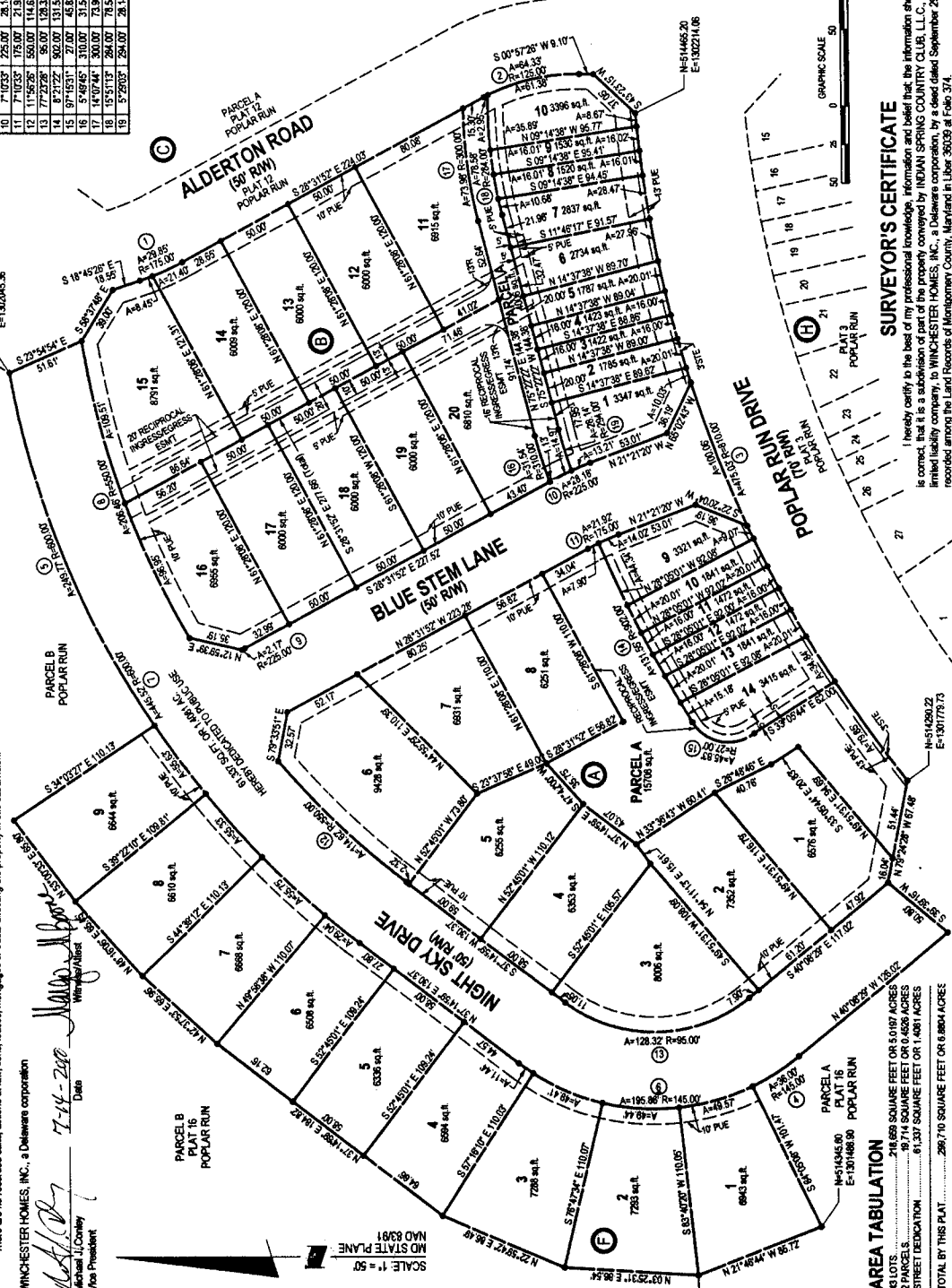
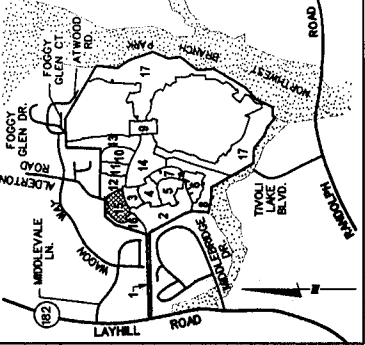
No.	Chord	Radius	Angle	Chord Bearing & Dist.
1	97.4277	175.07	31.85	S 72° 32' 39.39" E 23.82
2	29.2579	125.07	54.33	S 12° 14' 13.7" E 63.63
3	33.9607	165.07	47.03	S 68° 07' 26.7" W 49.26
4	14.1137	145.07	38.07	S 70° 18' 10.1" W 25.91
5	27.5103	185.07	48.17	S 71° 39' 58.5" W 41.77
6	42.3238	225.07	56.19	S 72° 59' 56.5" W 51.77
7	58.5528	265.07	62.24	S 74° 18' 11.7" E 63.59
8	76.2079	305.07	66.26	S 75° 34' 48.7" E 70.25
9	95.2919	345.07	68.19	S 76° 49' 47.7" E 78.17
10	115.8125	385.07	68.19	S 77° 63' 36.7" E 87.19
11	137.7707	425.07	65.19	S 78° 75' 56.7" E 97.19
12	161.1665	465.07	58.19	S 79° 86' 56.7" E 108.19
13	186.0007	505.07	47.19	S 80° 96' 56.7" E 119.19
14	212.2729	545.07	32.19	S 81° 05' 56.7" E 130.19
15	239.9911	585.07	14.19	S 81° 13' 56.7" E 141.19
16	269.1573	625.07	3.19	S 81° 21' 56.7" E 152.19
17	299.7715	665.07	0.19	S 81° 29' 56.7" E 163.19
18	331.8327	705.07	0.19	S 81° 37' 56.7" E 174.19
19	365.3409	745.07	0.19	S 81° 45' 56.7" E 185.19

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, plan, plat, record plat or other instrument affecting the property, approved by the Planning Board and recorded in the Montgomery County Planning Board records, shall apply to this plan and shall be deemed to be incorporated by reference into this plan 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 the property. The subdivision record plat is not intended to replace an examination of files or to depict or note all matters affecting titles.
- 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 subdivision control permit.
- This property shown hereon is zoned R-200.
- This property appears on Montgomery County Tax Map AF122.
- This property is subject to the terms and conditions of Preliminary Plan No. 120606510 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).
- Parcel A, Block A and Parcel B, shown hereon are subject to the terms and conditions of a "Common Open Space Co-tenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 570.
- Parcel A, Block A and Parcel B, 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 _____.
- Parcel A, Block A and Parcel B, shown hereon are to be conveyed to Homeowners Association.
- The three (3) foot wide Street Tree Easement (STE) shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-plantation of Street Trees. Easement for the installation, maintenance, inspection, removal and re-plantation of the three (3) foot wide STE for the use of the Homeowners Association shall be fully completed prior to the time the three (3) foot wide strip is reserved for street trees periodically, but they shall not run their lines linearly within the said three (3) foot wide strip.

VICINITY MAP

SCALE 1"=500'



AREA TABULATION

43 LOTS 216,889 SQUARE FEET OR 5.0187 ACRES
 2 PARCELS 9,714 SQUARE FEET OR 0.2230 ACRES
 STREET DEDICATION 61,337 SQUARE FEET OR 1.4031 ACRES
 TOTAL BY THIS PLAT 287,940 SQUARE FEET OR 6.644 ACRES
 FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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 36339 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus will be set as delineated hereon in accordance with the provisions of Section 51-24(e)(2) of the Montgomery County Code. The total area included in this subdivision record plat is 259,710 square feet or 5.904 acres of land, the total area dedicated to public use is 61,337 square feet or 1.4031 acres of land.

7/12/2010
 Date

Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10885

APPROVED _____	DATE _____	DIRECTION _____
SECRETARY/TREASURER _____		
CHAIRMAN _____		
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		
MAN.C.P. & P.C. RECORD FILE NO. _____		

ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 1.301.948.9967
 www.LSAonline.net
 Engineering Planning Surveying Environmental Solutions

PLAT NO.

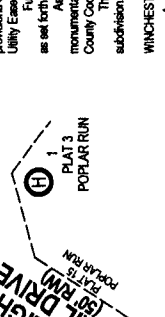
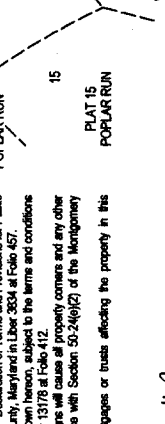
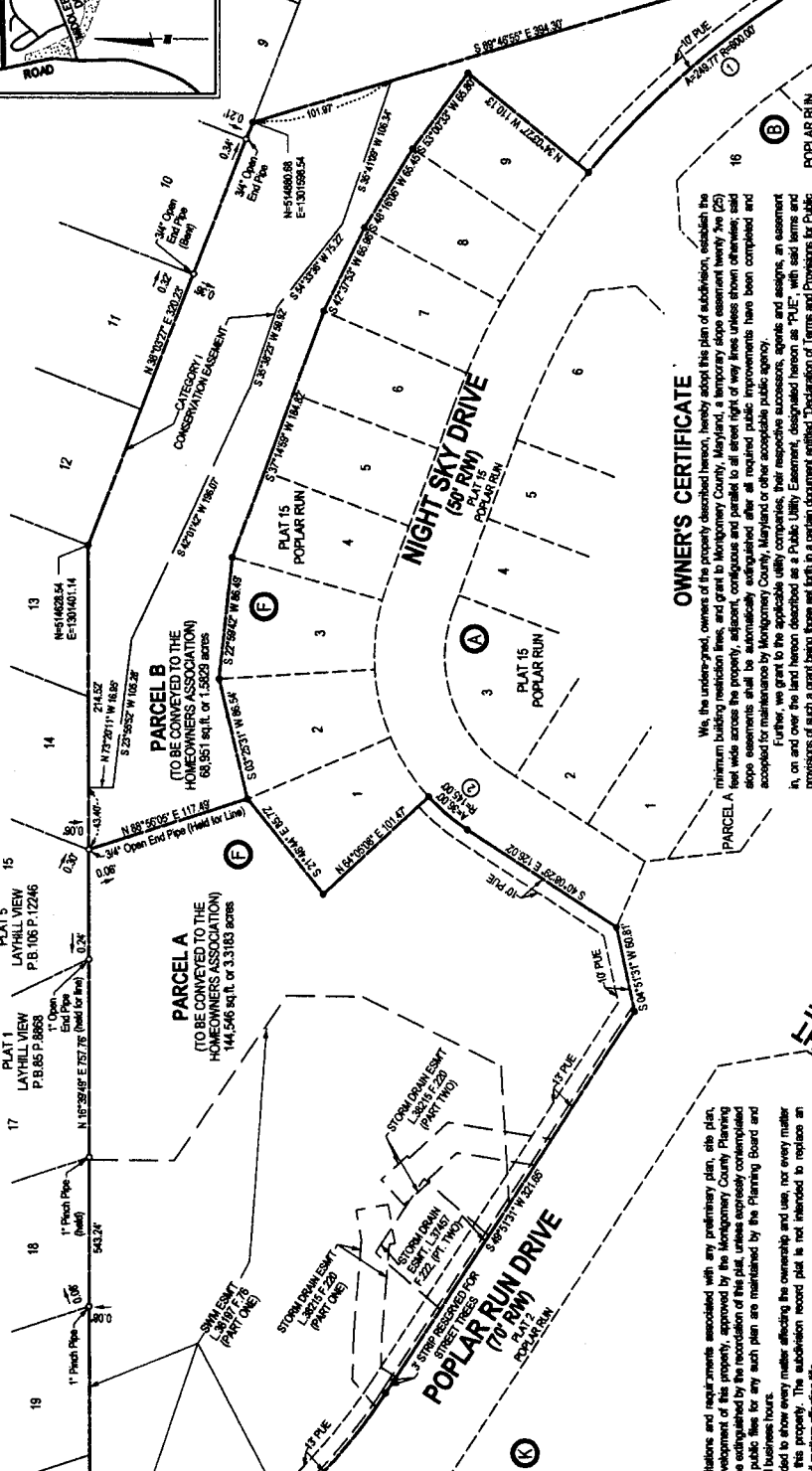
CURVE DATA

No.	Radius	Angle	Length	Chord	Stationing	Other Data
1	273.103	248.77	128.72	5.67°50'25"	247.97	
2	141.537	145.00	36.00	5.30°14'11"	35.91	
3	387.803	355.00	285.35	5.68°10'25"	281.53	

AREA TABULATION

2 PARCELS 213,467 SQUARE FEET OR 4.9012 ACRES

TOTAL BY THIS PLAT: 213,467 SQUARE FEET OR 4.9012 ACRES



NOTES:

- At all times, conditions, agreements, covenants and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the 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 file for any such plan is 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 affecting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or make all matters affecting title.
- 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-30B.
- This property appears on Montgomery County Tax Map 87122.
- This property is subject to the terms and conditions of Preliminary Plan No. 120080510 and Site Plan No. 120070200.
- This property is also subject to the terms and conditions of Chapter 25-A of the Montgomery County Code regarding Motorably Parked Vehicles (M.P.V.).
- Covenants 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 A, and Parcel B, Block F, shown hereon are subject to the terms and conditions of a "Common Open Space" recorded among the Land Records of Montgomery County, Maryland in Liber 30039 at Folio 374.
- 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 30039 at Folio 374.
- The three (3) foot wide strip reserved for street trees shown hereon 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 ten (10) feet of the thirteen (13) foot wide P.U.E. shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines directly within the said three (3) foot wide strip.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, 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 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 "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 of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 2804 at Folio 467.

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(a)(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

Michael J. Conley, Vice President

7-14-2010 Date

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 28, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 30039 at Folio 374.

And that I am engaged as described in the Owner's Certificate hereon, all property corner markers shown thus 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 213,467 square feet or 4.9012 acres of land. There is no other dedication by this plat.

Michael J. Conley, 7/12/2010 Date

Professional Land Surveyor

Maryland Registration No. 10865

PLAT 16
 SUBDIVISION RECORD PLAT
PARCELS A AND B, BLOCK F
POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60' OCTOBER 2009
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850 1.301.948.2750 1.301.948.9967
 www.Landstar.com
 Engineering Planning Surveying Environmental Sciences

THE APPROVAL OF THIS PLAT IS
 AN AFFIRMATION OF PUBLIC
 INTEREST FOR THE PUBLIC
 SEWER AND WATER

APPROVED _____ DATE _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 SECRETARY/TREASURER _____
 CHAIRMAN _____
 M.A.N.C.P. & P.C. RECORD FILE NO. _____

RECORD PLAT REVIEW SHEET

220100360 - 370

Plat Name: Poplar Run
 Plan Name: Indian Springs
 Plat Submission Date: 1-14-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver

Plat Number: 220090800 - 830
 Plan Number: 120060510
 Checked: RAW Date 9/29/10

Initial DRD Review:

Signed Preliminary Plan - Date 5-14-08 Checked: Initial SJS Date 2/17/09
 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: 220070020
 Planning Board Opinion - Date 2-20-08 Checked: Initial SJS Date 7-14-09
 Site Plan Signature Set - Date 9-17-08 Checked: Initial SJS Date 7-14-09
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates ok Plan # Road/Alley Widths ok Easements ok Open Space ok
 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. Brumby</u>	<u>1-15-09</u>	<u>1-30-09</u>	<u>12-22-09</u>	<u>OK per Revisions 12/22/09</u>
Research	<u>Bobby Fleury</u>			<u>1-22-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>			<u>1-29-09</u>	<u>PVE Incorrect</u> <u>ok</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:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 9/27/10
SJS 12/22/09
SJS 9-3-10

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

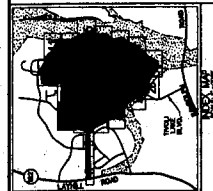
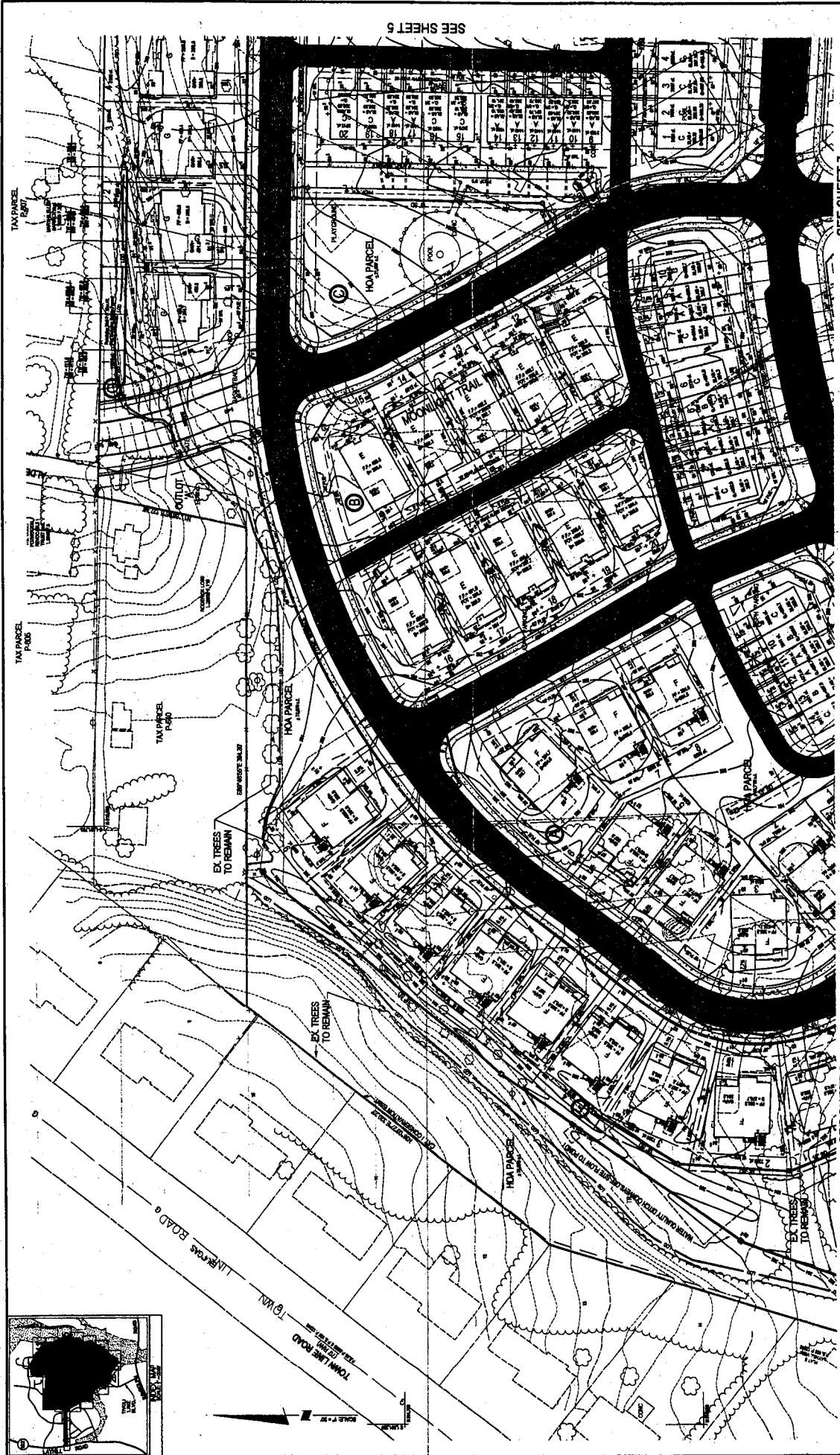
SJS 10/7/10

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 7

SEE SHEET 6

CANCEL/RELOCATE CERTIFICATE

THIS CERTIFICATE IS VALID FOR THE PROJECT DESCRIBED HEREIN ONLY. ANY CHANGES TO THE PROJECT OR THE SITE PLAN MUST BE APPROVED BY THE COUNTY ENGINEER. THIS CERTIFICATE IS VALID FOR A PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE.

PROJECT: **POPULAR RUN**

APPLICANT: **WINCHESTER HOMES, INC.**

DATE: **10-14-08**

BY: **[Signature]**

PROFESSIONAL CERTIFICATION

I, **[Signature]**, a duly licensed Professional Engineer in the State of Maryland, certify that I am the author of the site plan and that it complies with the applicable provisions of the Subdivision Control Act and the Regulations of the Board of Public Works of the State of Maryland.

DATE: **10-14-08**

BY: **[Signature]**

APPLICANT:

WINCHESTER HOMES, INC.
 8905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 (301) 983-4800
 ATTN: INGE, LESLON

CERTIFIED SITE PLAN

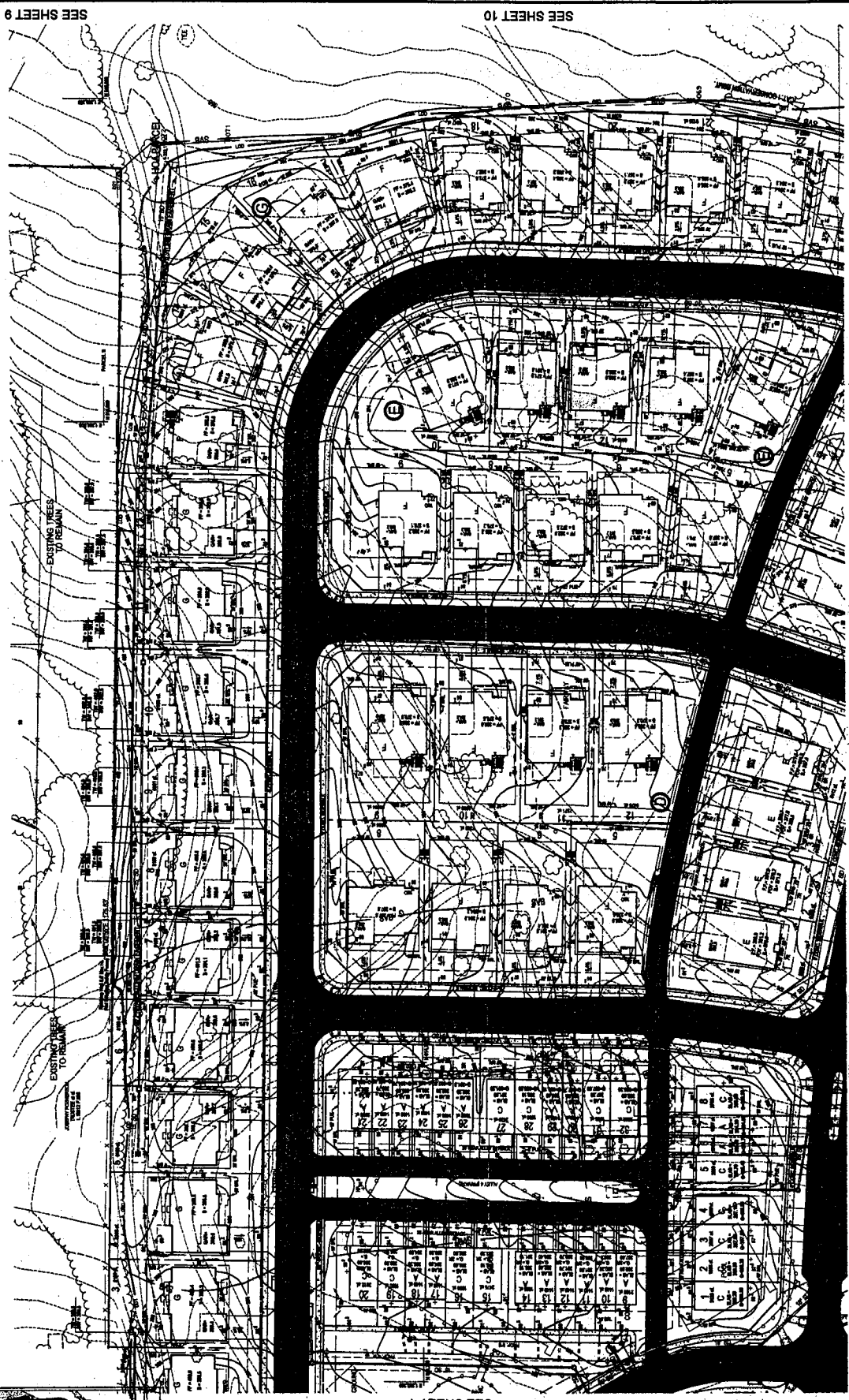
POPULAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WASHINGTON PATH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT'S INFORMATION

NAME	WINCHESTER HOMES, INC.
ADDRESS	8905 ROCKLEDGE DRIVE, SUITE 800, BETHESDA, MD 20817
PHONE	(301) 983-4800
FAX	(301) 983-4800
EMAIL	INGE@WINCHESTERHOMES.COM
DATE	10-14-08

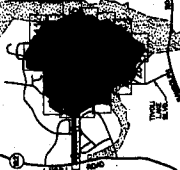
PROFESSIONAL INFORMATION

NAME	[Signature]
ADDRESS	[Address]
PHONE	[Phone]
FAX	[Fax]
EMAIL	[Email]
DATE	10-14-08



SEE SHEET 9

SEE SHEET 10



SEE SHEET 4

SEE SHEET 7

OWNER/DESIGNERS CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 10/10/04
 SIGNATURE: [Signature]

OWNER/DESIGNERS CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 3/17/04
 SIGNATURE: [Signature]

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 DATE: [Date]
 SIGNATURE: [Signature]

SCALE: 1" = 30'
 SHEET NO. 5
 OF 23
 PROJECT NO. 0006-00-00

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

RES UTILITY MAP
 THIS MAP IS A REPRODUCTION OF THE RES UTILITY MAP FOR THE PROJECT AREA, AS SHOWN ON SHEET 5 OF 23 OF THE CERTIFIED SITE PLAN FOR THE PROJECT, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

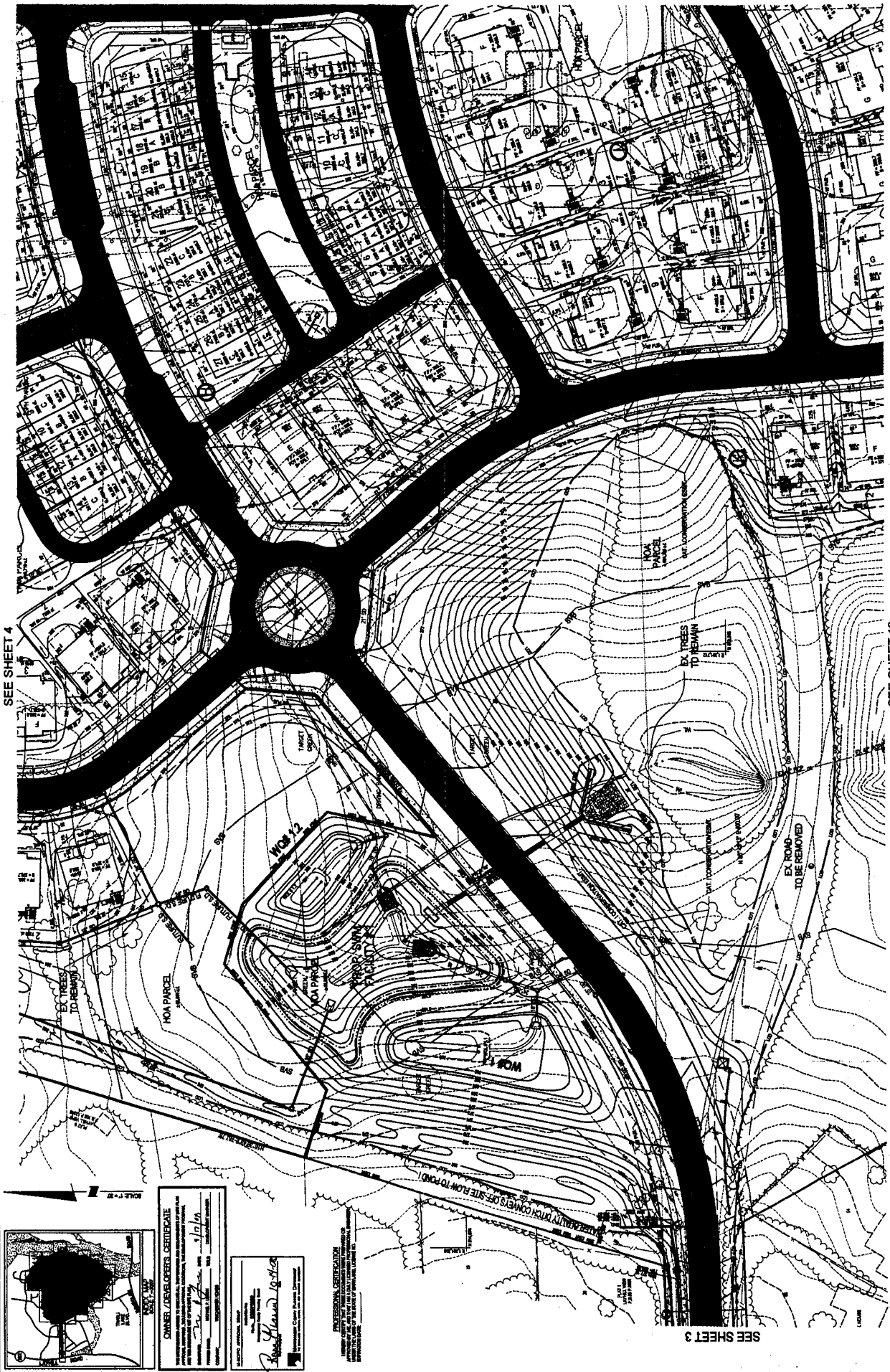


APPLICANT
WINCHESTER HOMES, INC.
 6005 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 (301)808-4600
 ATTN: MIKE LEMON

PROJECT NO. 0006-00-00
 SHEET NO. 5 OF 23
 DATE: 10/10/04

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	10/10/04	[Signature]	[Signature]
2	FOR COMMENTS	10/10/04	[Signature]	[Signature]
3	FOR COMMENTS	10/10/04	[Signature]	[Signature]
4	FOR COMMENTS	10/10/04	[Signature]	[Signature]
5	FOR COMMENTS	10/10/04	[Signature]	[Signature]
6	FOR COMMENTS	10/10/04	[Signature]	[Signature]
7	FOR COMMENTS	10/10/04	[Signature]	[Signature]
8	FOR COMMENTS	10/10/04	[Signature]	[Signature]
9	FOR COMMENTS	10/10/04	[Signature]	[Signature]
10	FOR COMMENTS	10/10/04	[Signature]	[Signature]
11	FOR COMMENTS	10/10/04	[Signature]	[Signature]
12	FOR COMMENTS	10/10/04	[Signature]	[Signature]
13	FOR COMMENTS	10/10/04	[Signature]	[Signature]
14	FOR COMMENTS	10/10/04	[Signature]	[Signature]
15	FOR COMMENTS	10/10/04	[Signature]	[Signature]
16	FOR COMMENTS	10/10/04	[Signature]	[Signature]
17	FOR COMMENTS	10/10/04	[Signature]	[Signature]
18	FOR COMMENTS	10/10/04	[Signature]	[Signature]
19	FOR COMMENTS	10/10/04	[Signature]	[Signature]
20	FOR COMMENTS	10/10/04	[Signature]	[Signature]
21	FOR COMMENTS	10/10/04	[Signature]	[Signature]
22	FOR COMMENTS	10/10/04	[Signature]	[Signature]
23	FOR COMMENTS	10/10/04	[Signature]	[Signature]
24	FOR COMMENTS	10/10/04	[Signature]	[Signature]
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49	FOR COMMENTS	10/10/04	[Signature]	[Signature]
50	FOR COMMENTS	10/10/04	[Signature]	[Signature]

ROCKVILLE OFFICE
 2000 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MD 20850
 (301) 948-2700 / (301) 948-9007

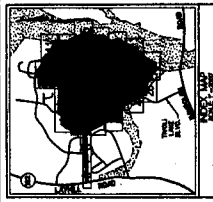


SEE SHEET 4

SEE SHEET 7

SEE SHEET 3

SEE SHEET 16



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 or authorized representative of the owner of the property described herein.
 Signature: _____
 Title: _____
 Date: _____

PROFESSIONAL CERTIFICATION
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I have prepared the plans herein in accordance with the provisions of the Professional Engineers and Architects Act of 1952, as amended.
 Signature: _____
 Title: _____
 Date: _____

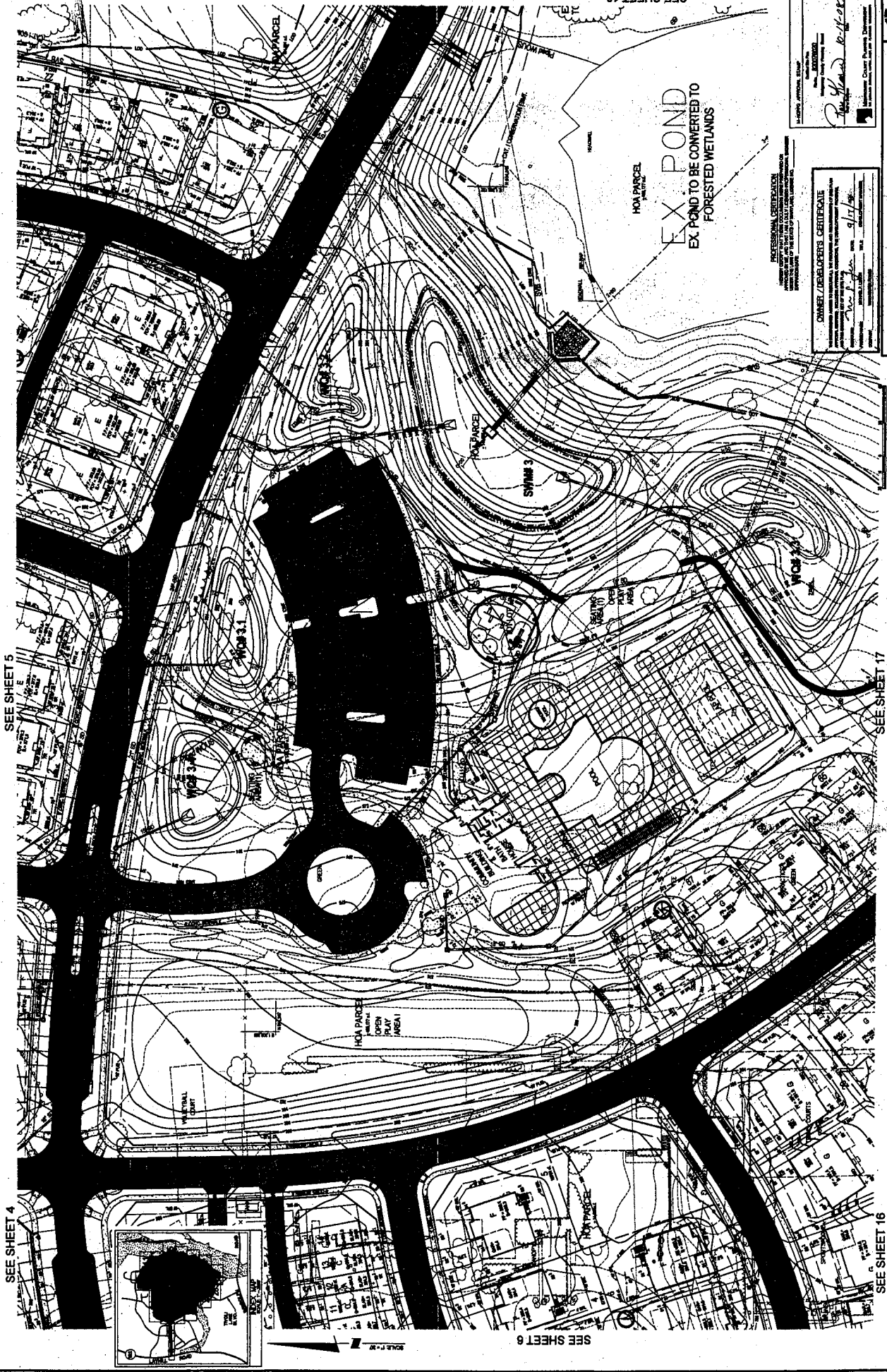
CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (8974) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT
WINCHESTER HOMES, INC.
 8805 ROCKLEDGE DRIVE SUITE 800
 BETHESDA, MD 20817
 (301) 963-4800
 ATTN: MIKE LEMON

ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I have prepared the plans herein in accordance with the provisions of the Professional Engineers and Architects Act of 1952, as amended.
 Signature: _____
 Title: _____
 Date: _____

NO.	DATE	REVISIONS
1	08/14/07	ISSUED FOR PERMITS
2	08/14/07	REVISED TO SHOW PERMITS
3	08/14/07	REVISED TO SHOW PERMITS
4	08/14/07	REVISED TO SHOW PERMITS
5	08/14/07	REVISED TO SHOW PERMITS
6	08/14/07	REVISED TO SHOW PERMITS
7	08/14/07	REVISED TO SHOW PERMITS
8	08/14/07	REVISED TO SHOW PERMITS
9	08/14/07	REVISED TO SHOW PERMITS
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15	08/14/07	REVISED TO SHOW PERMITS
16	08/14/07	REVISED TO SHOW PERMITS
17	08/14/07	REVISED TO SHOW PERMITS
18	08/14/07	REVISED TO SHOW PERMITS
19	08/14/07	REVISED TO SHOW PERMITS
20	08/14/07	REVISED TO SHOW PERMITS

ROCKVILLE OFFICE
 3 Rockville Plaza, Suite 100
 Rockville, MD 20850
 (301) 441-1111 & (301) 442-8007



SEE SHEET 10
 SEE SHEET 13

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

HCA PARCEL
 HCA PARCEL
 HCA PARCEL
 SWAMP 3
 SWAMP 4

SEE SHEET 4
 SEE SHEET 5
 SEE SHEET 8
 SEE SHEET 9
 SEE SHEET 10
 SEE SHEET 13

CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (35TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPLICANT
 WANCHESTER HOMES, INC.
 6906 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEMON

PROFESSIONAL CERTIFICATE
 CHIMNEY DESIGNERS CERTIFICATE
 I, Michael D. Ruffolo, do hereby certify that the above described site plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

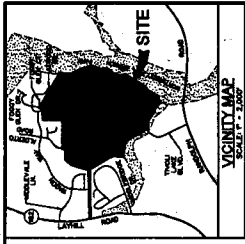
USE UTILITY NOTE
 THIS SITE PLAN IS FOR THE PROPOSED DEVELOPMENT OF THE ABOVE DESCRIBED PROPERTY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE APPLICANT	11/11/11	M.D.R.
2	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
3	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
4	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
5	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
6	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
7	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
8	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
9	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.
10	REVISIONS TO BE MADE TO EXISTING PLAN	11/11/11	M.D.R.

ROCKVILLE OFFICE
 7300 ROCKVILLE AVENUE, SUITE 110
 ROCKVILLE, MD 20850
 TEL: 301.441.2779 FAX: 301.441.2807

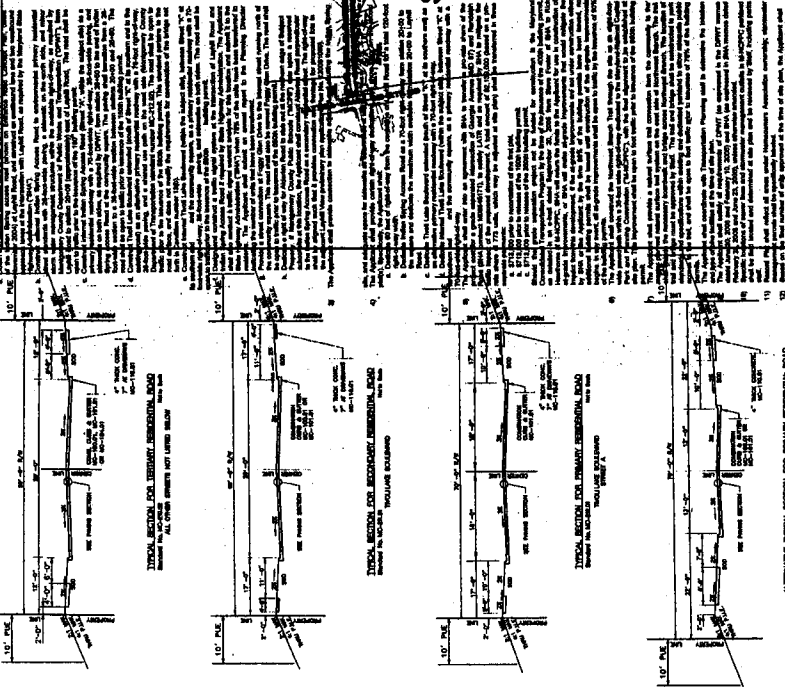
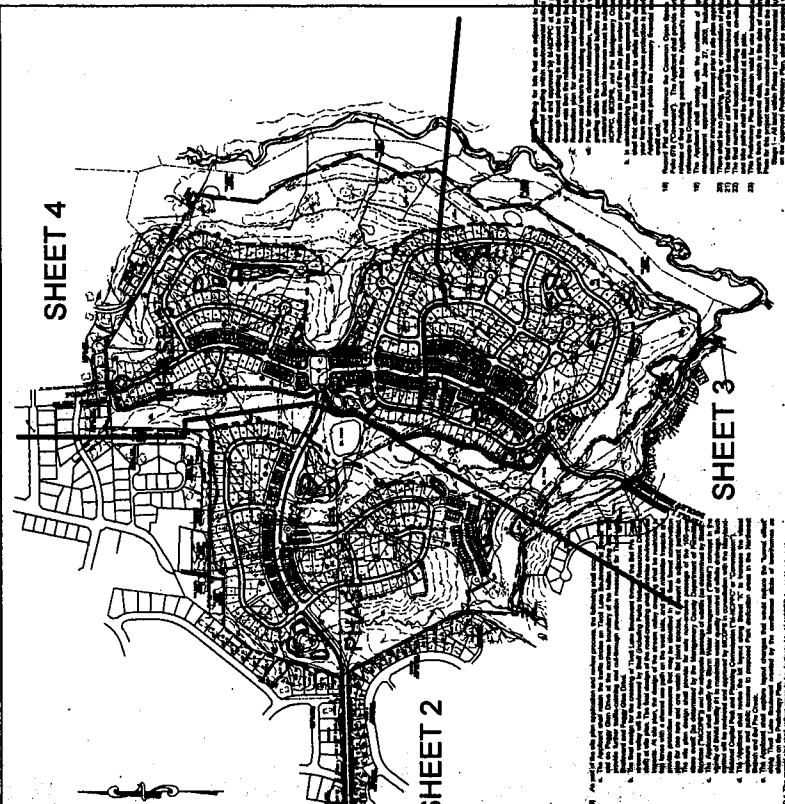
INDIAN SPRING PRELIMINARY PLAN

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

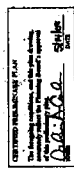


GENERAL NOTES AND SITE DATA

1. Gross Tract Area: 308.38 Acres
2. Zoning: R-200 (37.26 Acres) and R-90 (18.8 Acres) - Charter Option
3. Maximum Density: 27.47 DU/AC for R-200 and 12.50 DU/AC for R-90
4. Maximum Number of Dwelling Units Proposed: 773
5. Number of Dwelling Units Proposed: 773 (23.50 DU / Acre)
6. Number of Lots Proposed: 1,000
7. Proposed Land Use: Residential
8. Adjacent Lot Area Provided by Zoning: 1,000 sq. ft.
9. Property is located in the Northwest-Whitman Water
10. Property is located in the Northwest Branch watershed
11. Existing topography by all surveys - 2 contour intervals
12. Boundary information from available deed information
13. 100-Year floodplain delineation by USA, dated September 2003
14. There are no unadopted interests associated with this property
15. Existing Water & Sewer Service Categories WWS1
16. The proposed lot locations, shapes, dimensions and size are shown on the attached plan
17. The proposed lot locations, shapes, dimensions and size are shown on the attached plan



TYPICAL DETACHED LOT LAYOUT



ENGINEER'S CERTIFICATE
I, **DANA V. YUKA**, PE, No. 10000, State of Maryland, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland and that I am duly Licensed in the State of Maryland.

DATE: 09/16/11
GENERAL MANAGER
SINCE L. VETTER, 171541
MD. REG. NO. 18895

PLANNING AND COMPOSITE PLAN

This plan shows the proposed subdivision of the land shown on the attached plan into lots of various sizes and shapes. The lots are shown with their respective dimensions and areas. The plan also shows the proposed roads and their widths. The plan is subject to the approval of the Planning Board of Montgomery County, Maryland.

<p>PRELIMINARY PLAN</p> <p>INDIAN SPRING</p> <p>WHEATON (13TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		<p>DATE: 09/16/11</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO. 0000-00-00</p>
<p>COVER SHEET</p>		<p>DATE: 09/16/11</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO. 0000-00-00</p>
<p>APPLICANT</p> <p>WINCHESTER HOMES, INC. 6605 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: MIKE LEMON</p>		<p>APPLICANT'S CONTACT INFORMATION</p> <p>NAME: MIKE LEMON PHONE: (301) 943-4800 EMAIL: MIKE.LEMON@WINCHESTERHOMES.COM</p>
<p>APPROVED BY</p> <p>WINCHESTER HOMES, INC. 6605 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: MIKE LEMON</p>		<p>APPROVED BY</p> <p>WINCHESTER HOMES, INC. 6605 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: MIKE LEMON</p>
<p>DATE</p> <p>09/16/11</p>		<p>DATE</p> <p>09/16/11</p>

SWM # 1

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4

NOTES:
1. ALL STREET FILLETS HAVE A RADIUS OF 50'
2. ALL ALLEY FILLETS HAVE A RADIUS OF 15' UNLESS OTHERWISE NOTED.

ENGINEER'S CERTIFICATE

PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 11111
Date: 05/16/18

PRELIMINARY PLAN

INDIAN SPRING
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DEED RECORDING INFORMATION
This plan is subject to the following:
1. All easements, rights, and interests shown on this plan are as shown and are not to be construed as a warranty of title.
2. The owner of the land shown on this plan warrants that the same is free from all liens, mortgages, and other encumbrances, except as shown on this plan.
3. The owner of the land shown on this plan warrants that the same is not subject to any other restrictions, covenants, or conditions, except as shown on this plan.
4. The owner of the land shown on this plan warrants that the same is not subject to any other claims, demands, or liabilities, except as shown on this plan.
5. The owner of the land shown on this plan warrants that the same is not subject to any other claims, demands, or liabilities, except as shown on this plan.



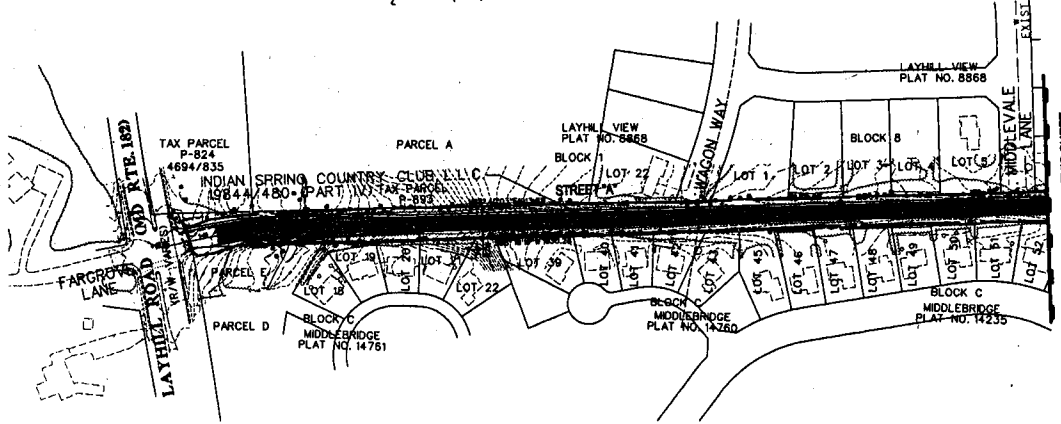
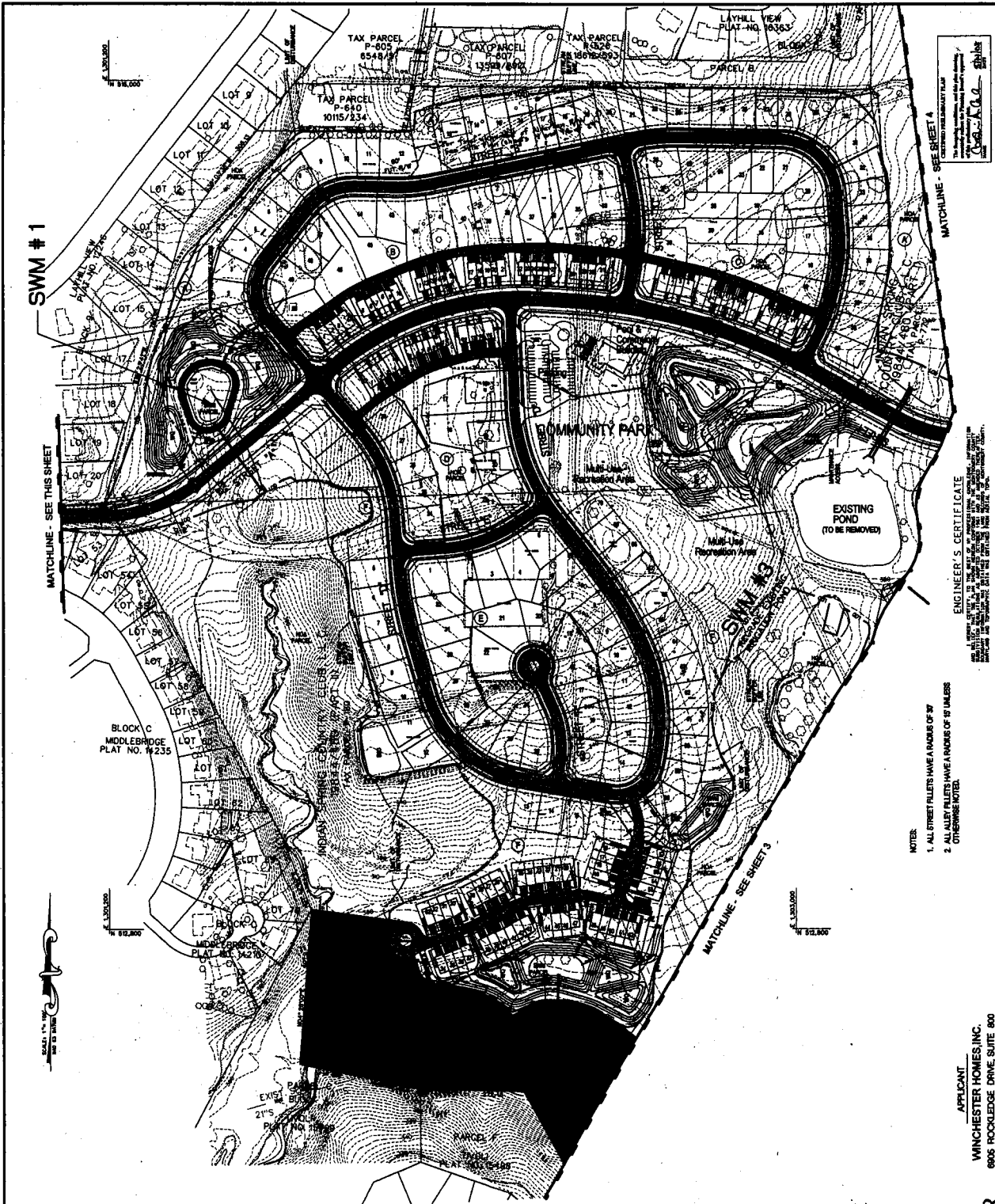
PRELIMINARY PLAN
PLAN VIEW

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	05/16/18	CHAS. E. GENTRY

APPLICANT	WINCHESTER HOMES, INC.
ADDRESS	6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817
PHONE	(301)863-4800
ATTN:	MIKE LEMON



SITE SOLUTIONS, LLC	1000 1000 1000
1000 1000 1000	1000 1000 1000
1000 1000 1000	1000 1000 1000



MATCHLINE - SEE THIS SHEET