

**Plat Name: Poplar Run**  
**Plat #: 220111300**

**Location:** Located on the west side of Moonlight Trail Drive, 400 feet south of Poplar Run Drive  
**Master Plan:** Kensington - Wheaton  
**Plat Details:** R-200 zone; 1 lot, 1 parcel  
Community Water, Community Sewer  
**Applicant:** Winchester Homes

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(1) of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
  - i. proposed lot line adjustment as a dashed line;
  - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff has reviewed the proposed subdivision and concludes that the application complies with the requirements of Section 50-35A(a)(1), and supports this subdivision record plat.

**Owner's Certificate**

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plan of subdivision and certifies the minimum building restriction lines.

As owner of the subject property, we, our successors, agents or assigns will cause all property corner markers to be set by a Maryland Registered Land Surveyor in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Date: 6/22/11

Robert Agre  
Winchester Homes, Inc.,  
a Delaware corporation

Michael J. Conley  
Michael J. Conley, Vice President

**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from Justice Specialty Company, L.L.C., a Maryland limited liability company by deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 36039 at Folio 374; that it is also a re-subdivision of Lot 1, Block K as shown on a Subdivision Record Plat entitled "Lots 1 thru 9 & Parcel A, Block K, Lot 1, 2 & 28 thru 32, Block K & Lots 1 thru 4, 67 & 68, Block K, Poplar Run" and recorded among the aforesaid record plat entitled "Parcel A, Block K, Poplar Run" and recorded among the aforesaid Land Records as Plat No. 24072.

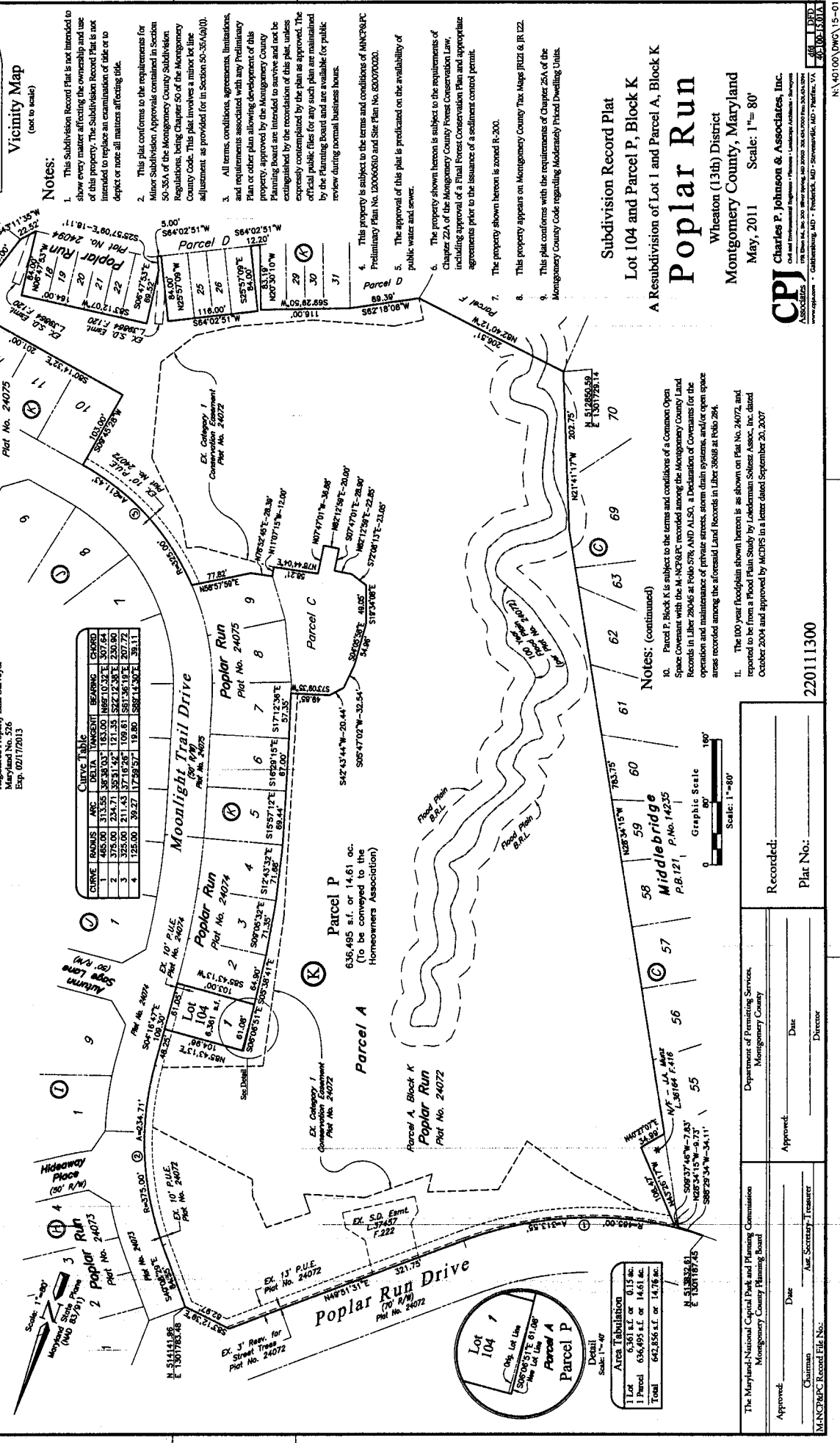
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 642,856 square feet or 14.76 acres of land, there is no dedication to public use.

Date: 6/22/11

Daniel F. DeBolt  
Registered Property Line Surveyor  
Maryland No. 526  
Exp. 07/17/2013

CURVE	POINTS	ARC	BELTA	TANGENT	BEARING	CHORD
1	485.00	313.55	362.38	103.10	N89°10'23"E	507.64
2	375.00	234.71	352.31	142°11'35"	S82°12'38"E	230.90
3	375.00	211.43	171.62	108.61	S81°58'19"E	207.72
4	125.00	39.27	177.59	17°59'57"	S88°14'30"E	39.11



**Subdivision Record Plat**  
**Lot 104 and Parcel P, Block K**  
**A Resubdivision of Lot 1 and Parcel A, Block K**  
**Poplar Run**  
Wheaton (13th) District  
Montgomery County, Maryland  
May, 2011 Scale: 1"=80'

**CPJ**  
Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
1000 Elm Hill, 2nd Floor, Silver Spring, MD 20910  
Tel: 301-588-1100 Fax: 301-588-1101  
www.cpjinc.com • Calverton, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA • Washington, DC

**Notes: (continued)**

- Parcel P, Block K is subject to the terms and conditions of a Common Open Space Covenant with the M-NC268FC recorded among the Montgomery County Land Records in Liber 28045 at Folio 578, AND ALSO, A Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas recorded among the aforesaid Land Records in Liber 38608 at Folio 284.
- The 100 year floodplain shown hereon is as shown on Plat No. 24072, and reported to be from a Flood Plain Study by Lovelockman Soltesz Assoc. Inc. dated October 2004 and approved by MCDRS in a letter dated September 20, 2007.

Recorded: \_\_\_\_\_ Plat No.: **220111300**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Vice Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Director

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: POPLAR RUN Plat Number: 220111300  
 Plat Submission Date: 5-17-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: SKETCH PLAN S. Smith

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok  
 Plan # ok Road/Alley Widths ok Easements ok 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   
 SPAN N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/20/2011	6/3/2011	6-10-11	NO REVISIONS
Research	Bobby Fleury			5-23-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey			6-3-11	Check PUB <input checked="" type="checkbox"/>
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SS</u>	Date <u>6/23/11</u>
Final Mylar & DXF/DWG Received:	Initial <u>SS</u>	Date <u>6/24/2011</u>
Final Mylar Review Complete:	Initial <u>SS</u>	Date <u>6/27/11</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	Initial <u>SS</u>	Date <u>7/7/11</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: OK
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: OK
- d) Date sketch plan submitted: 5-9-11
- e) Sketch plan revised or denied within 10 business days: Approved 5/9/11
- f) Final record plat submitted within ninety days: yes 5/17/11
- g) Sketch shows following information:
  - i. proposed lot adjustment: OK
  - ii. physical improvements within 15 feet of adjusted line: OK
  - iii. alteration to building setback: OK
  - iv. amount of lot area affected: OK

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_