



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

MCPB
Item # 1B
10-4-2012

MEMORANDUM

DATE: September 25, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 4, 2012

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 plats. The following plats are included:

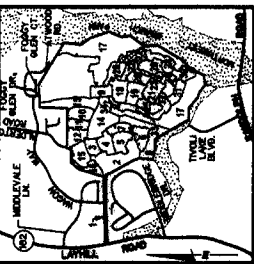
220121450 - 220121490 **Poplar Run**

Plat Name: Poplar Run
Plat #: 220121450 - 220121490

Location: Located at the intersection of Redspire Drive and Autumn Brook Avenue
Master Plan: Kensington-Wheaton
Plat Details: R-200 zone; 73 lots, 5 parcels
Community Water, Community Sewer
Applicant: Winchester Homes, Inc.

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120060510 (MCPB Resolution No. 08-26) and with Site Plan No. 82007002A (Certified Site Plan dated April 23, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



NO.	DELTA	RADIUS	ARC	TANG.	CHORD	BEARING & DIST.
1	70°59'41"	260.00'	246.89'	141.94'	141.94'	S 33°05'29" E 211.57'
2	15°07'27"	220.00'	200.00'	29.21'	29.21'	S 05°10'22" E 57.99'
3	10°04'12"	220.00'	200.00'	47.48'	47.48'	S 07°49'59" W 47.99'
4	10°04'12"	220.00'	200.00'	36.67'	36.67'	N 07°49'59" W 36.62'
5	15°07'27"	220.00'	200.00'	15.77'	15.77'	N 05°10'22" W 36.62'
6	24°19'02"	200.00'	181.57'	33.00'	33.00'	S 24°19'02" E 113.83'
7	11°07'22"	270.00'	270.00'	5.39'	5.39'	S 07°21'39" E 5.39'

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 recording of this plat, unless expressly contemplated by the plan as approved. The official public file for this 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 restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The 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 is subject to the terms and conditions of Preliminary Plan No. 20090510, entitled "INDIAN SPRING" and Site Plan No. 82007020, entitled "POPULAR RUN" as amended.
- This subdivision conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding "Moderately Priced Dwelling Units (MPDUs)".
- Parcel B, Block T, and Parcel E, Block V, shown hereon are to be conveyed to the Homeowners' Association.
- Parcel B, Block T, and Parcel E, Block V, 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 certain parcels of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel B, Block T, and Parcel E, Block V, 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 _____.
- This property appears on Montgomery County Tax Map 83341 & JRC42.
- This property shown hereon is zoned R-20.

AREA TABULATION

PLATS: 14,163 SQUARE FEET OR 0.3269 ACRES
 PARCELS: 25,787 SQUARE FEET OR 0.591 ACRES
 STREET DEDICATION: 40,865 SQUARE FEET OR 0.934 ACRES

TOTAL BY THIS PLAT: 240,974 SQUARE FEET OR 5.5200 ACRES

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 true and correct copy of the original survey, and that the property conveyed by this plat is a Maryland limited liability company, WINCHESTER HOMES, INC., as of the date of recording, and that the date of recording is September 28, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 83709 at Folio 374.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \rightarrow will be set as delineated hereon in accordance with the provisions of Section 59-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 240,974 square feet or 0.9304 of an acre of land, the total area dedicated to public use is 40,865 square feet or 0.9304 of an acre of land.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement (then (15) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the appropriate utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE," with said easement to be shown as a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements," recorded among the Land Records of Montgomery County, Maryland in Liber 3824 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 59-24(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. Conley, Vice President
 Date: 9/12/08

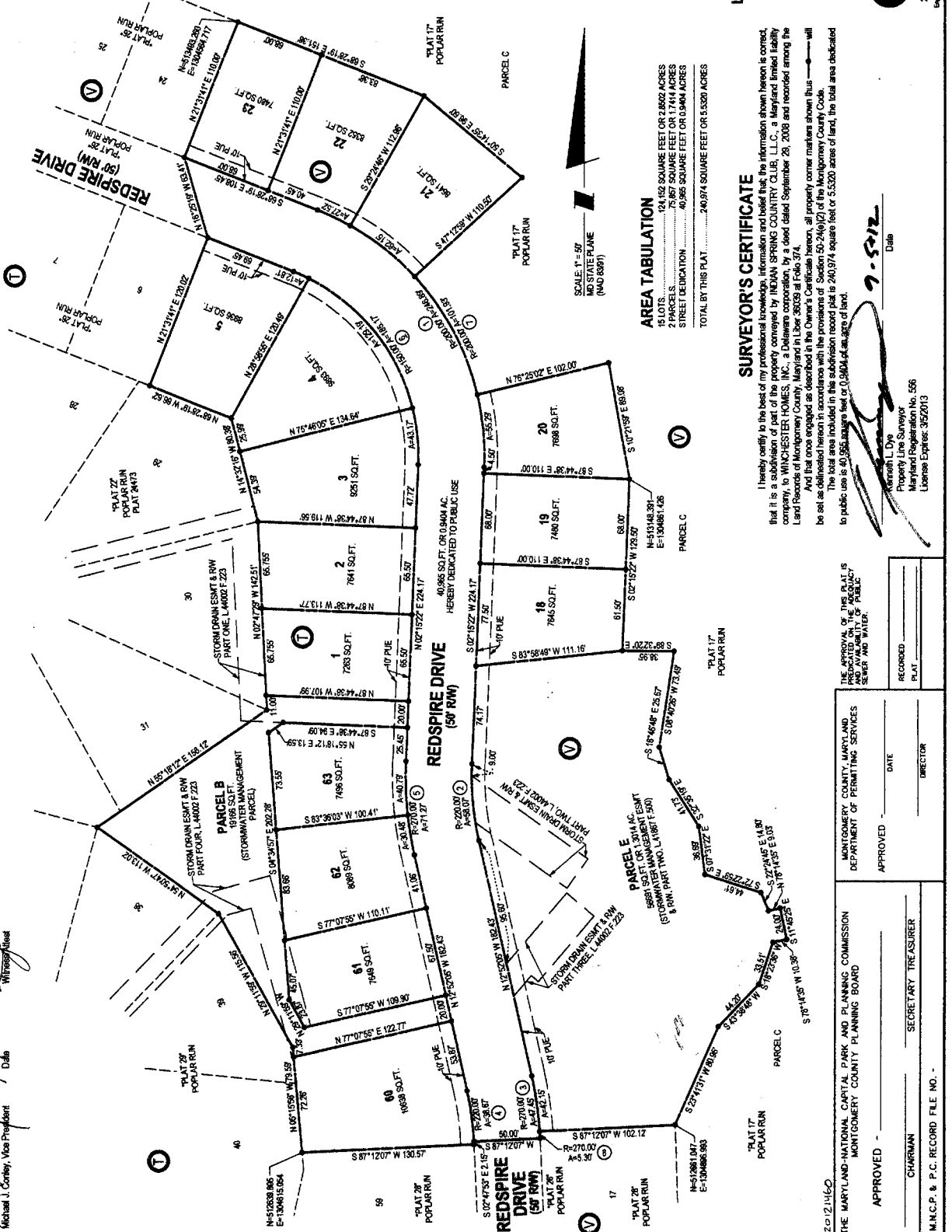
APPROVED - _____ DATE: _____
 SECRETARY-TREASURER

APPROVED - _____ DATE: _____
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED - _____ DATE: _____
 PLAT

9-512
 Kenneth L. Dye
 Property Line Surveyor
 Maryland Registration No. 556
 License Expires: 3/31/2013



2 Research Plaza, Suite 100 Rockville, MD 20850 301.946.9697
 Equipping Planning Surveys Environmental Solutions
 www.l2solutions.com



PLAT 27

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street shown herein to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary 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 depicted as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of such a grant being incorporated herein by reference to the terms and provisions of the Standard Form of Public Utility Easement and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 457.

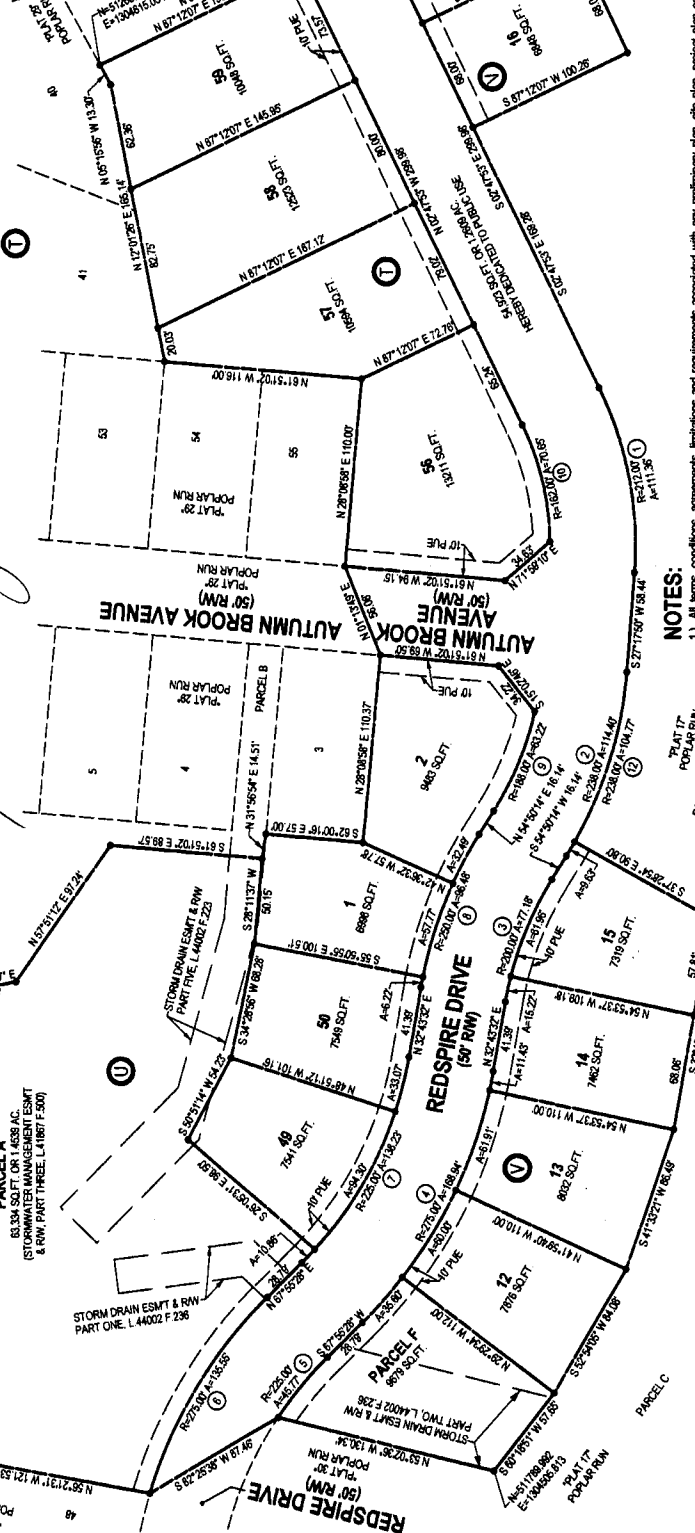
As owners of this subdivision, we, our successors, agents and assigns, will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code. There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation
 Michael J. Conley, Vice President
 Date: 9-5-12

[Signature]
 Winchester Homes, Inc.
 Date: 9-5-12

NO.	DELTA	ARC	TAN	CHD BEARING & DIST.
1	30°16'34"	212.00'	111.36'	S 127°16'59" W 110.09'
2	27°22'24"	238.00'	114.49'	S 41°04'02" W 113.30'
3	27°28'41"	200.00'	77.18'	S 49°46'33" W 78.71'
4	35°11'58"	275.00'	108.94'	S 50°19'30" W 108.30'
5	11°32'00"	225.00'	45.77'	S 87°05'46" W 45.69'
6	28°14'32"	275.00'	135.59'	S 61°04'17" E 134.18'
7	35°11'58"	275.00'	135.59'	S 61°04'17" E 134.18'
8	27°28'41"	200.00'	77.18'	S 49°46'33" W 78.71'
9	19°15'58"	188.00'	63.72'	S 14°57'25" E 62.92'
10	24°39'14"	162.00'	70.65'	S 39°02'14" E 70.09'
11	17°02'22"	270.00'	5.39'	N 02°21'36" W 5.39'
12	25°15'18"	238.00'	104.71'	S 89°54'28" W 103.92'

VICINITY MAP
 SCALE: 1"=500'



AREA TABULATION

TOTAL BY THIS PLAT: 250,330 SQUARE FEET OR 5.7489 ACRES

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 distinguished 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 title or to depict or note all matters affecting title.
- The property shown herein 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 is subject to the terms and conditions of Preliminary Plan No. 120060510, entitled "INDIAN SPRINGS" and Site Plan No. 820070020, entitled "POPLAR RUN" as amended.
- This subdivision conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel A, Block U, and Parcel V, shown herein are to be conveyed to the Homeowners Association.
- Parcel A, Block U, and Parcel V, shown herein are subject to the terms and conditions of a Common Open Space Easement with the City of Rockville, Maryland, recorded among the Land Records of Montgomery County, Maryland in Liber 28046 of Folio 578.
- Parcel A, Block U, and Parcel V, shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This property appears on Montgomery County Tax Map #R341.
- This property shown herein is zoned R-200.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein 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 23, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3808 of Folio 574.

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

The total area shown on this plat is 250,330 square feet or 5.7489 acres of land, the total area dedicated to public use is 54,823 square feet or 1.2608 acres of land.

[Signature]
 Date: 9-5-12
 Property Line Surveyor
 Maryland Registration No. 556
 License Expires: 3/6/2013

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

MONTEGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED _____ PLAT _____

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

MONTEGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the 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, easement in, on and over the land hereon described as a Public Utility Easement, designated "P.U.E." The location of the easement lines and easement lines are shown and recorded among the Land Records of Montgomery County, Maryland on Liber 3854 of 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(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

[Signature]
 Michael J. Cooney, Vice President
 Date: 9-5-12

WINCHESTER HOMES, INC.
 L.38039 F.274

PLAT NO.

NO.	DELTA	ARC	TAN.	CHD BEARING & DIST.
1	41°23'07"	125.00	90.36	47.26 S. 26°32'25" W. 88.41
2	14°17'22"	150.00	37.41	18.80 S. 78°13'12" E. 37.31
3	74°58'58"	150.00	155.22	14.59 N. 71°06'59" E. 162.52
4	6°02'27"	275.00	28.96	14.51 N. 87°39'45" E. 28.96
5	22°37'39"	225.00	88.86	45.02 S. 44°57'18" W. 88.26
6	74°58'59"	200.00	261.62	153.33 S. 71°06'59" W. 243.37

AREA TABULATION

4 LOTS: 36,200 SQUARE FEET OR 0.8310 ACRES
 2 PARCELS: 144,491 SQUARE FEET OR 3.3171 ACRES
 STREET DEDICATION: 23,178 SQUARE FEET OR 0.5369 ACRES
 TOTAL BY THIS PLAT: 304,470 SQUARE FEET OR 6.9940 ACRES

NOTES:

- All terms, conditions, agreements, indications, 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 distinguished by the recitation 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 title or to depict or note 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 settlement contract permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120090510, entitled "INDIAN SPRINGS" and Site Plan No. B20070020, entitled "POPLAR RUN" as amended.
- This subdivision conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDU's).
- Parcel C, Block U, and Parcel G, Block V, shown hereon are to be conveyed to the Homeowners Association.
- Parcel C, Block U, and Parcel G, Block V, 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 of Folio 518.
- Parcel C, Block U, and Parcel G, Block V, 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 _____.
- This property appears on Montgomery County Tax Map #F341.
- This property shown hereon is zoned R-200.

SUBDIVISION RECORD PLAT
LOTS 45 THROUGH 48 AND
PARCEL C, BLOCK U AND
PARCEL G, BLOCK V
POPLAR RUN
 WHEATON (131st) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY 2012

PLAT 30
 L.S. LINDSEY & ASSOCIATES, INC.
 2 Pleasant Place, Suite 100 Rockville, MD 20850 301.946.2750 301.946.9897
 Engineering Planning Surveying Environmental Sciences
 www.LSAssociates.com

SURVEYOR'S CERTIFICATE

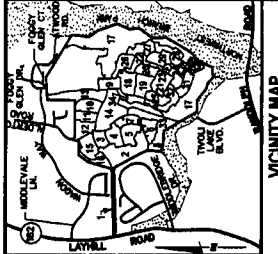
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland on Liber 3854 of Folio 457.

I, the undersigned, a duly licensed and bonded Professional Land Surveyor, have prepared this subdivision record plat and have caused it to be filed for recording 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 304,470 square feet or 6.9940 acres of land, the total area dedicated to public use is 23,178 square feet or 0.5369 acres (see attached map).

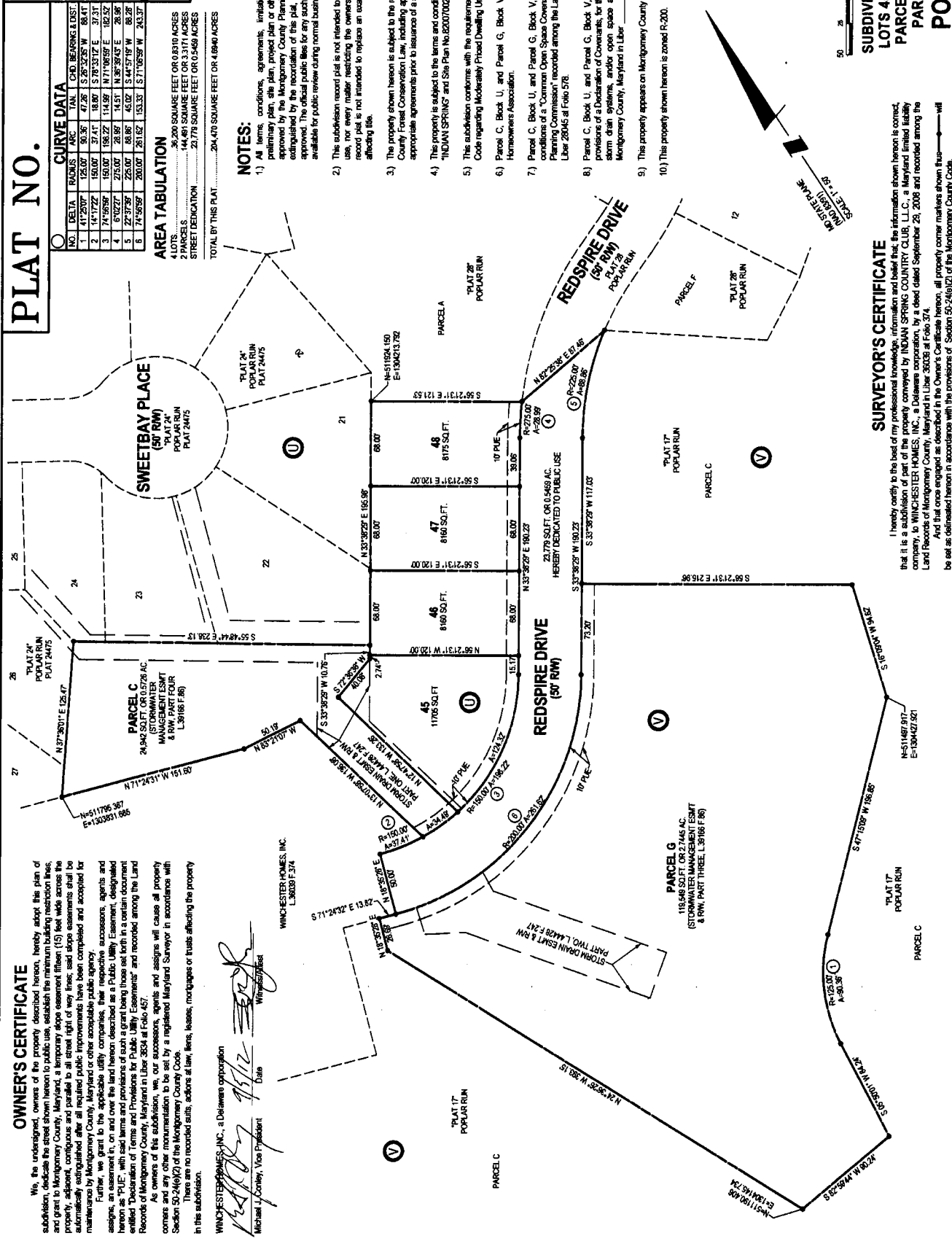
[Signature]
 Kenneth L. Dye
 Date: 9-5-12
 Property Line Surveyor
 Maryland Registration No. 556
 License Expires: 3/30/13

THE APPROVAL OF THIS PLAT IS
 GIVEN BY THE BOARD OF
 SUPERVISORS AND WATER

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



VICINITY MAP
 SCALE: 1"=200'



RECORD PLAT REVIEW SHEET

Plat Name: POPLAR RUN Plat Number: 220121450 → 1490
 Plan Name: INDIAN SPRING Plan Number: 120060510
 Plat Submission Date: 3-20-2012
 DRD Plat Reviewer: S. SMITH
 DRD Prelim Plan Reviewer: R. WEAVER Checked: SOS Date 8/14/12

Background Review:

Signed Preliminary Plan – Date 5-14-08 Checked: Initial SOS Date 8/14/12
 Planning Board Resolution No. 06-89 Resolution Mailing Date 1-19-2007
 Site Plan Required? Yes X No _____ Verified By: SOS (initial)
 Site Plan Name: POPLAR RUN Site Plan Number: 82007002A
 Site Plan Signature Set – Date 4-23-12 Checked: Initial SOS Date 8/14/12
 Planning Board Resolution No. 11-63
 Site Plan Reviewer Check: Initial SOS Date 8/14/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3/28/12	4/13/12	3/30/12	No REVISIONS
Research	Bobby Fleury			3-30-12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				REVISE STREET NAME S

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>8/16/12</u>
Final Mylar & DXF/DWG Received:	Initial <u>SOS</u>	Date <u>9-11-12</u>
Final Mylar Review Complete:	Initial <u>SOS</u>	Date <u>9-21-12</u>

Board Approval of Plat:

Plat Agenda:	Initial <u>SOS</u>	Date <u>10/4/12</u>
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Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Plat Books for Resubdivision: _____

Complete Reproduction: _____

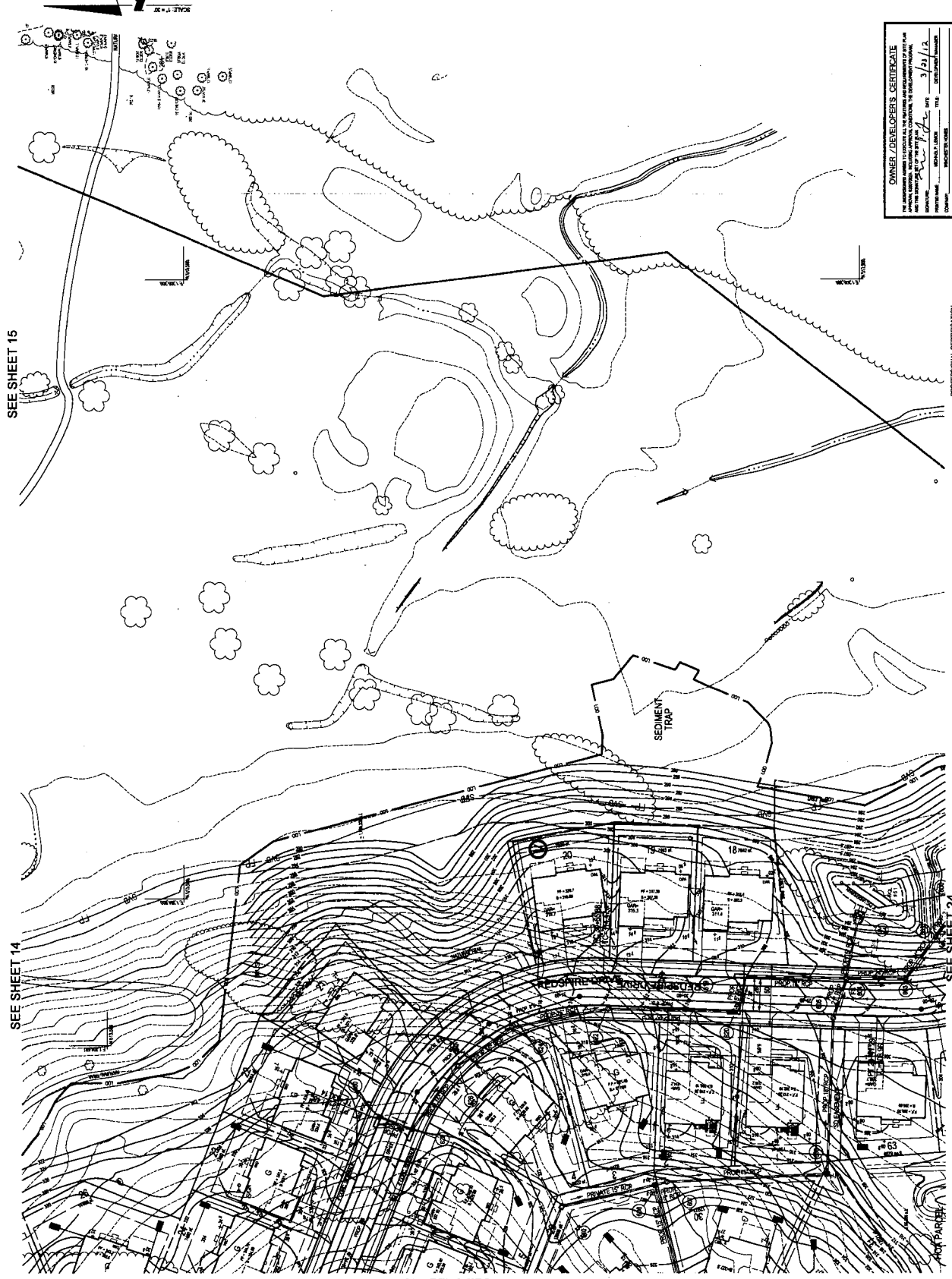
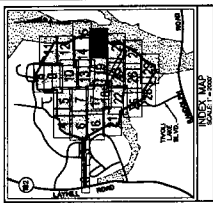
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



L&S
 LANDSCAPE ARCHITECTURE, INC.
 2000 W. 100th Street
 Suite 100
 Rockville, MD 20850
 Phone: (301) 444-9007
 Fax: (301) 444-9007
 www.L&Slandscape.com

OWNER/DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that all the facts and circumstances of this plan and the information contained herein are true and correct to the best of my knowledge and belief.
 Signature: *[Signature]* Date: 3/21/12
 Printed Name: MICHAEL J. JONES Title: DEVELOPER/OWNER
 Contact:

CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRINGS
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

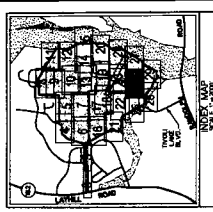
PROFESSIONAL CERTIFICATION
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, License No. 122727.
 Signature: *[Signature]* Date: 3/21/12
 Printed Name: MICHAEL J. JONES Title: PROFESSIONAL ENGINEER
 Contact:

APPLICANT
WINCHESTER HOMES INC.
 6905 ROCKLEDGE DRIVE SUITE 800
 BETHESDA, MD 20814
 ATTN: MIKE LEMON

Project No. 12-00000000 Date: 3/21/12 Scale: 1" = 200'-0"	Project No. 12-00000000 Date: 3/21/12 Scale: 1" = 200'-0"
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Project No. 12-00000000 Date: 3/21/12 Scale: 1" = 200'-0"	Project No. 12-00000000 Date: 3/21/12 Scale: 1" = 200'-0"
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L&S
 LANDSCAPE ARCHITECTURE, INC.
 ROCKVILLE OFFICE
 2 Research Triangle, Suite 100
 Rockville, MD 20850
 Phone: (301) 444-9007
 Fax: (301) 444-9007
 www.L&Slandscape.com



SCALE: 1" = 200'



OWNER/DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 PROJECT NAME: POPLAR RUN DATE: 3/21/12
 PROJECT NO.: 12-0000000000 FILE NO.: 12-0000000000

PLANNING BOARD
 I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 PROJECT NAME: POPLAR RUN DATE: 3/21/12
 PROJECT NO.: 12-0000000000 FILE NO.: 12-0000000000

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 PROJECT NAME: POPLAR RUN DATE: 3/21/12
 PROJECT NO.: 12-0000000000 FILE NO.: 12-0000000000

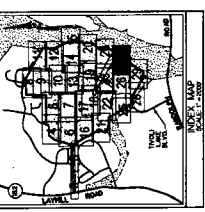
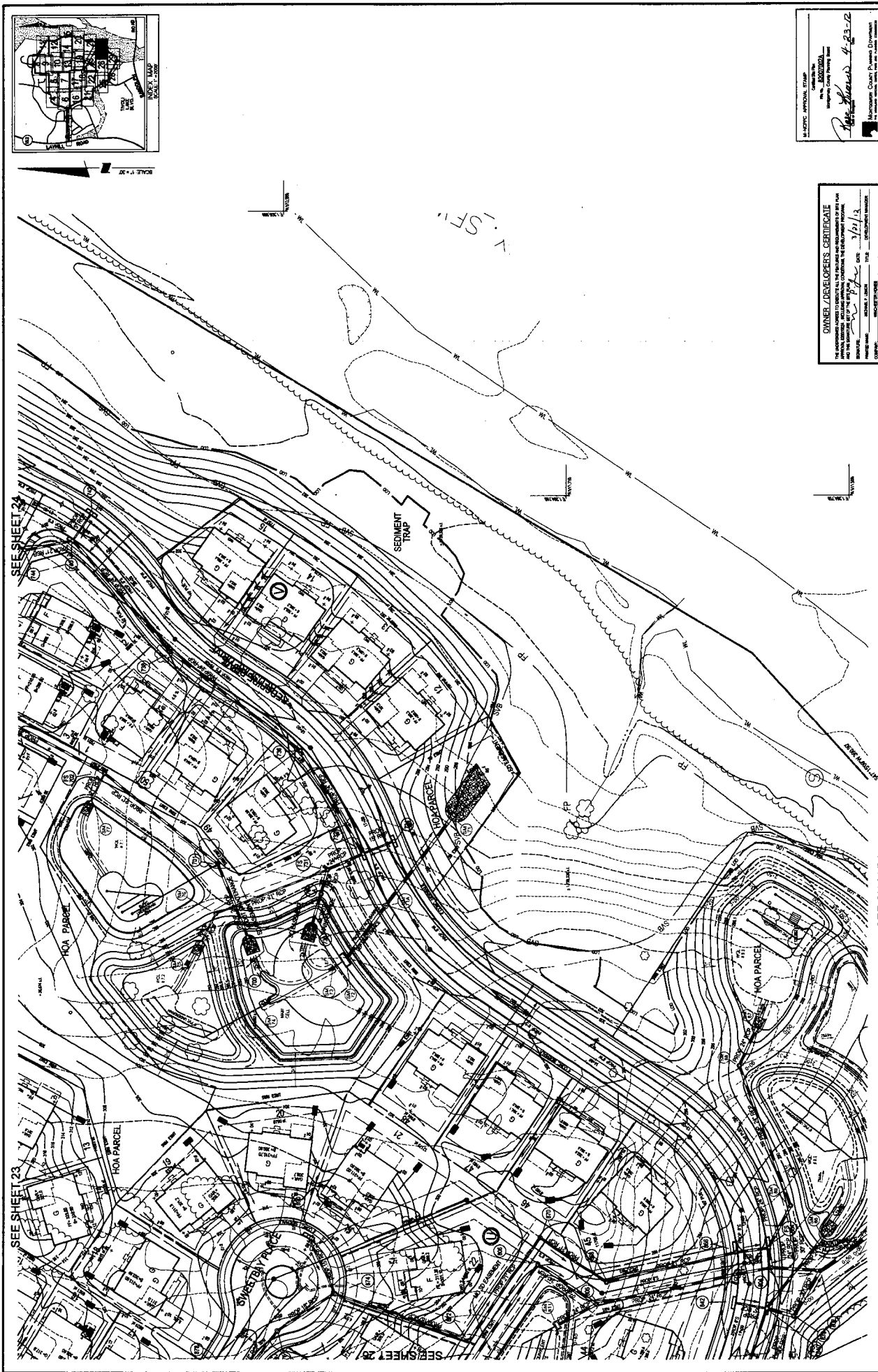
APPLICANT
WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEON

APPROVED FOR THE PROJECT	DATE
APPROVED FOR THE CITY	DATE
APPROVED FOR THE COUNTY	DATE

PROJECT NO.	FILE NO.
DATE	DATE
DATE	DATE

PROJECT NO.	FILE NO.
DATE	DATE
DATE	DATE

ROCKVILLE OFFICE
 2 Research Park, Suite 100
 Rockville, MD 20850
 T: 301-761-2750 F: 301-761-6067
 www.rockville.com



SCALE 1" = 30'

SEE SHEET 23

SEE SHEET 23

SEE SHEET 24

SEE SHEET 29

L.S.F.

SEDIMENT TRAP

HOA PARCEL

HOA PARCEL

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF ME, A LICENSED PROFESSIONAL ENGINEER, STATE OF MARYLAND, LICENSE NO. 12345678.

SEE SHEET 29

PLANNING PROFESSIONAL SEAL
 STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 License No. 12345678
 Date: 4-23-12
 Signature: [Signature]

OWNER DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DOCUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 PROJECT NAME: [Project Name]
 ADDRESS: [Address]
 DATE: 3/21/13
 SIGNATURE: [Signature]
 TITLE: DEVELOPER/MANAGER

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

APPLICANT
WINCHESTER HOMES, INC.
 6806 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEMON

APPLICANT
 WINCHESTER HOMES, INC.
 6806 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEMON

Project No. 12345678	Sheet No. 29
Date: 4-23-12	Scale: 1" = 30'
Project Name: Poplar Run	Location: Wheaton (ISPH) Election District

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