

Plat Name: Poplar Run
Plat #: 220100350, 220130640 - 220130710

Location: Located in the northeast quadrant of the intersection of Poplar Run Drive and Soaring Wing Lane.

Master Plan: Kensington - Wheaton Master Plan

Plat Details: R-200 zone; 143 lots, 19 parcels

Applicant: Winchester Homes, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120060510 (MCPB Resolution No. 06-89) and with Site Plan No. 82007002C (Certified Site Plan dated October 10, 2014), 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.

SURVEYOR'S CERTIFICATE

I have surveyed the land of my professional knowledge, information and belief, and certify that the same is correct, and that it is a true and correct copy of the original as shown to me, and that I am a duly licensed Surveyor in the State of Maryland, and that I am duly sworn to the duties of my office.

My commission expires on the 15th day of December, 2011.

My office is located at 1100 West 10th Street, Annapolis, Maryland 21401.

Dated: 2/11/15

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby certify that the plat of subdivision, including the street shown herein to public use, is a true and correct copy of the original as shown to us, and that we are duly sworn to the duties of our office.

My commission expires on the 15th day of December, 2011.

My office is located at 1100 West 10th Street, Annapolis, Maryland 21401.

Dated: 2/11/15

CURVE DATA

NO.	DELTA	ARC	TANG.	CHORD	BEARING	CHORD
1	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
2	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
3	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
4	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
5	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
6	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
7	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
8	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
9	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'
10	179°17'17"	58.00'	48.50'	103.42'	N 07°42'41" E	62.00'

AREA TABULATION

17 LOTS	171,888 SQUARE FEET OR 3,917 ACRES
3 PARCELS	30,948 SQUARE FEET OR 0.711 ACRES
STREET DEDICATION	37,048 SQUARE FEET OR 0.850 ACRES
TOTAL BY THIS PLAT	239,884 SQUARE FEET OR 5.478 ACRES

NOTES:

- All items, conditions, agreements, restrictions 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 incorporated into this plan and shall be binding on the owner of the property.
- This subdivision record plat is not intended to show any public offering of the property and use, nor any other restriction of the property and use of this property. The subdivision record plat is not intended to replace or amend any other plat or record.
- This property is subject to the terms and conditions of Preliminary Plan No. 120000010, without "NO-DRAW" STRIPES and this Plan No. 120000010, as amended, without "POPLAR RUN".
- This subdivision conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Montgomery Planned Dwellings (P.D.).
- Parcels E and G, shown herein are subject to the terms and conditions of a "Common Open Space" Agreement with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28446 of Folio 57A.
- Parcels E and G, shown herein are subject to the terms and conditions of a "Common Open Space" Agreement with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28446 of Folio 57A.
- The area (3) lot side Street "TIE" shown herein is intended for the use of the Homeowners Association for the subdivision, maintenance, repair, and improvement of the street line. Further it is to be noted that the utility companies will be utilizing only the east 100 feet of the lot shown herein. The area (3) lot side Street "TIE" shown herein is not to be used for any other purpose.
- The property appears on Montgomery County Tax Map #M122 and #M262 and WSSC plate 28 MW 01 and 24 MW 02.
- The property shown herein is zoned R-200.
- This property is owned by public, under contract.

APPROVED

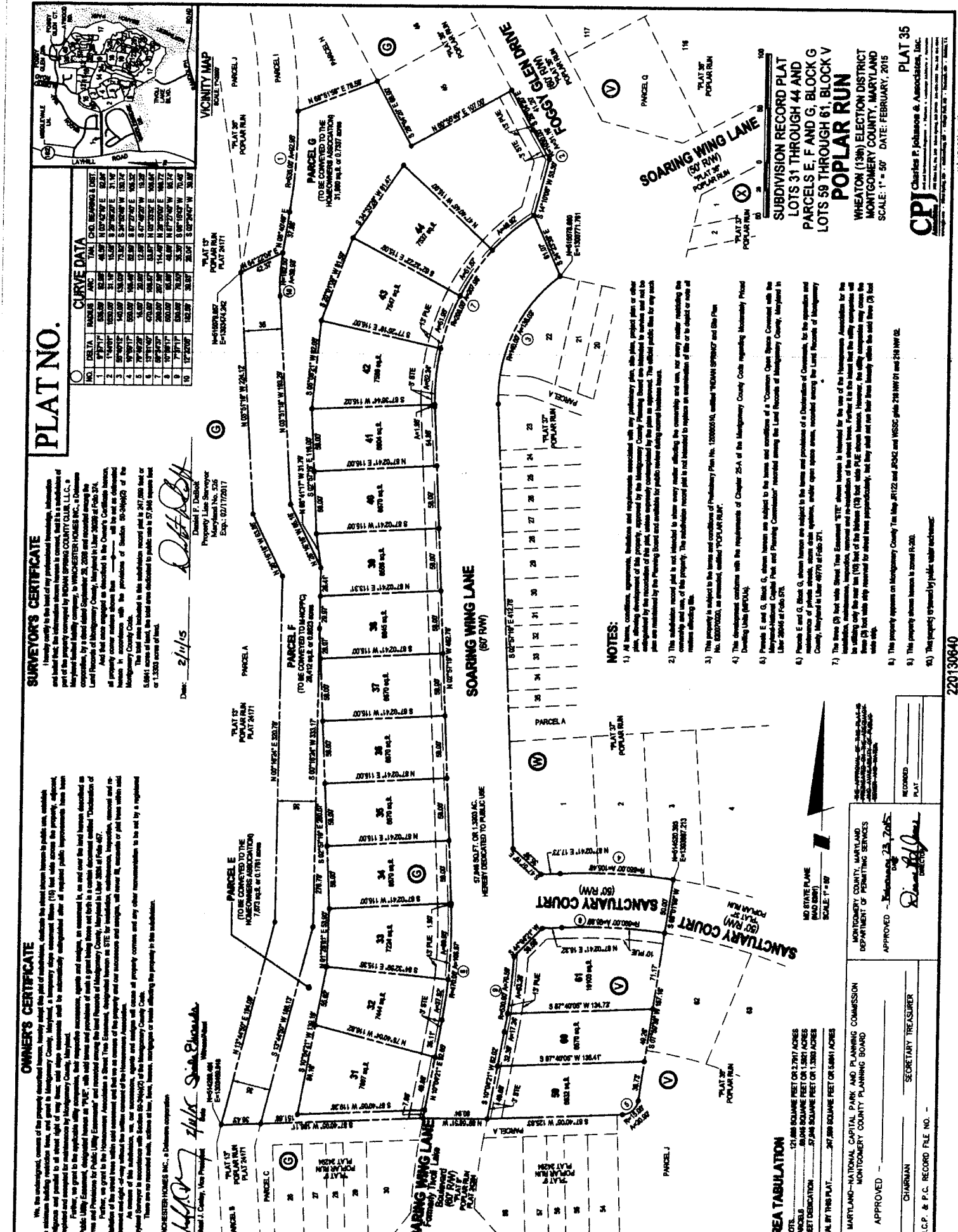
Montgomery County, Maryland
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]* 2/11/15

SECRETARY TREASURER

CHAIRMAN: _____ SECRETARY TREASURER: _____

M.A.C.P. & P.C. RECORD FILE NO. - _____



PLAT NO.

CURVE DATA table with columns: STATION, CURVE NO., CURVE DATA, CHORD BEARSINGS [DIST], TANGENT ANGLES, DELTA ANGLE, CHORD BEARSINGS [DIST], TANGENT ANGLES, DELTA ANGLE

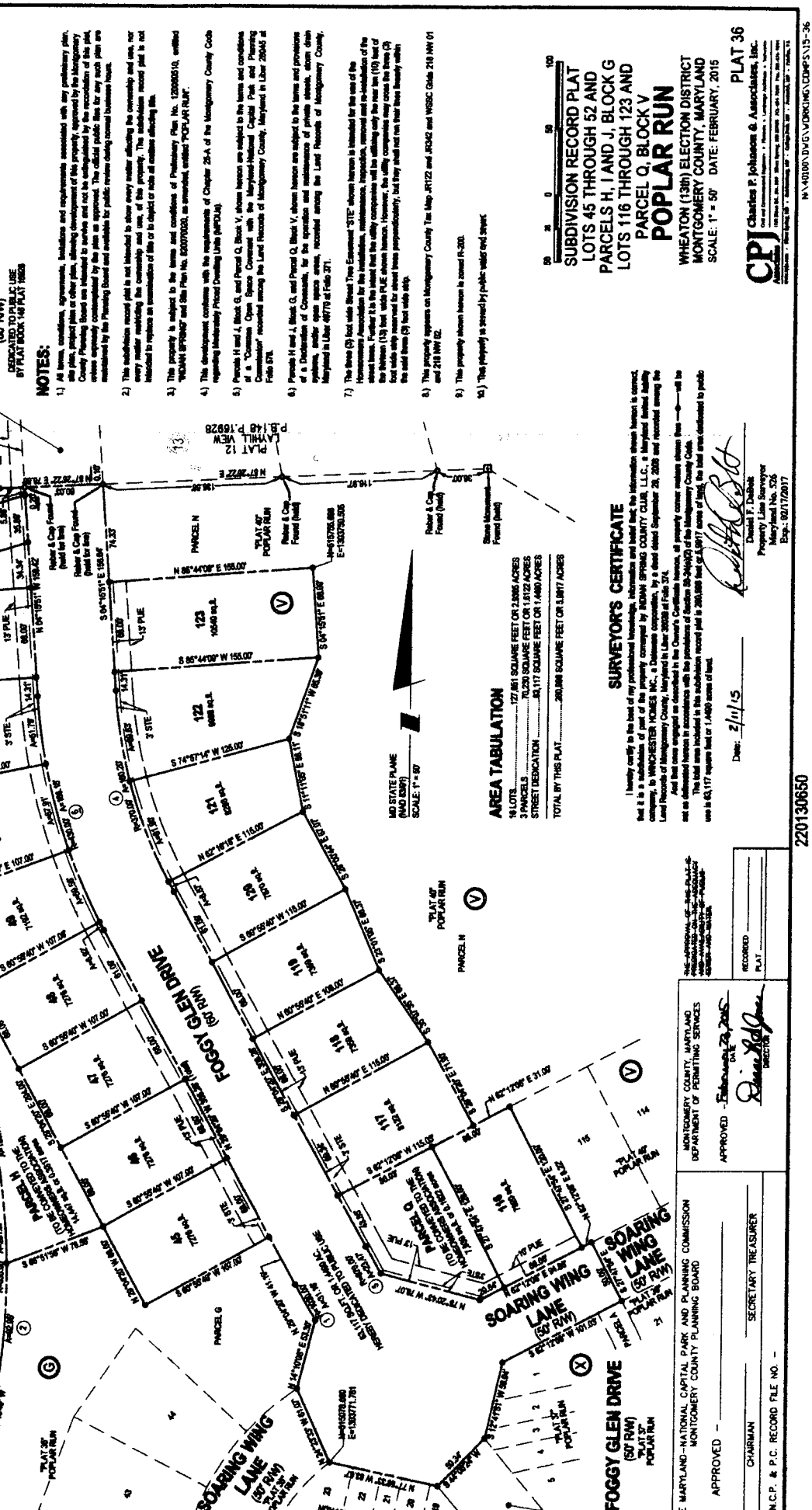
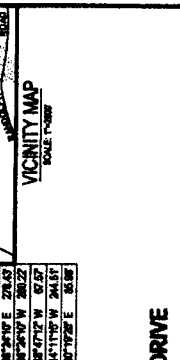
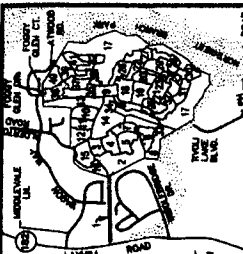
OWNER'S CERTIFICATE text: We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the shown streets to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary easement...

OWNERS CERTIFICATE

FOGGY GLEN DRIVE (60' R/W)

DEDICATED TO PUBLIC USE BY PLAT BOOK 146 PLAT 1008

NOTES: 1) All laws, conditions, agreements, liabilities and requirements associated with any preliminary plan, proposed plan or other plan, showing development of this property...



AREA TABULATION table: 14 LOTS, 572,661 SQUARE FEET OR 13,066 ACRES; 3 PARCELS, 70,200 SQUARE FEET OR 1,617 ACRES; STREET DEDICATION, 43,177 SQUARE FEET OR 1,000 ACRES; TOTAL BY THIS PLAT, 269,286 SQUARE FEET OR 6,197 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 subdivision of part of the property conveyed by MICHAM SPRINGS COUNTY CLUB, L.L.C., a Maryland limited liability company...

APPROVED sections: MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES, and signatures of the Surveyor, Chairman, and Secretary/Treasurer.

RECORDED PLAT: 2/10/15, Date: 2/10/15

PLAT NO.

AREA TABULATION

16.76 ACRES SQUARE FEET OR 237.32 ACRES
 2 PARCELS
 53,044 SQUARE FEET OR 1,280 ACRES
 STREET DEDICATION
 14,507 SQUARE FEET OR 0.3276 ACRES
 TOTAL BY THIS PLAT: 171,188 SQUARE FEET OR 3.9286 ACRES

NO.	DELTA	RADIUS	ARC	TANG	CHD.	BEARING	LIST
1	87°12'00"	57.00'	18.85'	N 17°17'30" W	37.14'	18.85'	1
2	78°00'00"	15.00'	20.00'	N 47°00'00" E	15.00'	20.00'	2
3	137°00'00"	15.00'	20.00'	S 71°17'30" E	15.00'	20.00'	3
4	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	4
5	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	5
6	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	6
7	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	7
8	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	8
9	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	9
10	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	10
11	87°12'00"	57.00'	18.85'	N 27°00'00" E	21.52'	21.52'	11

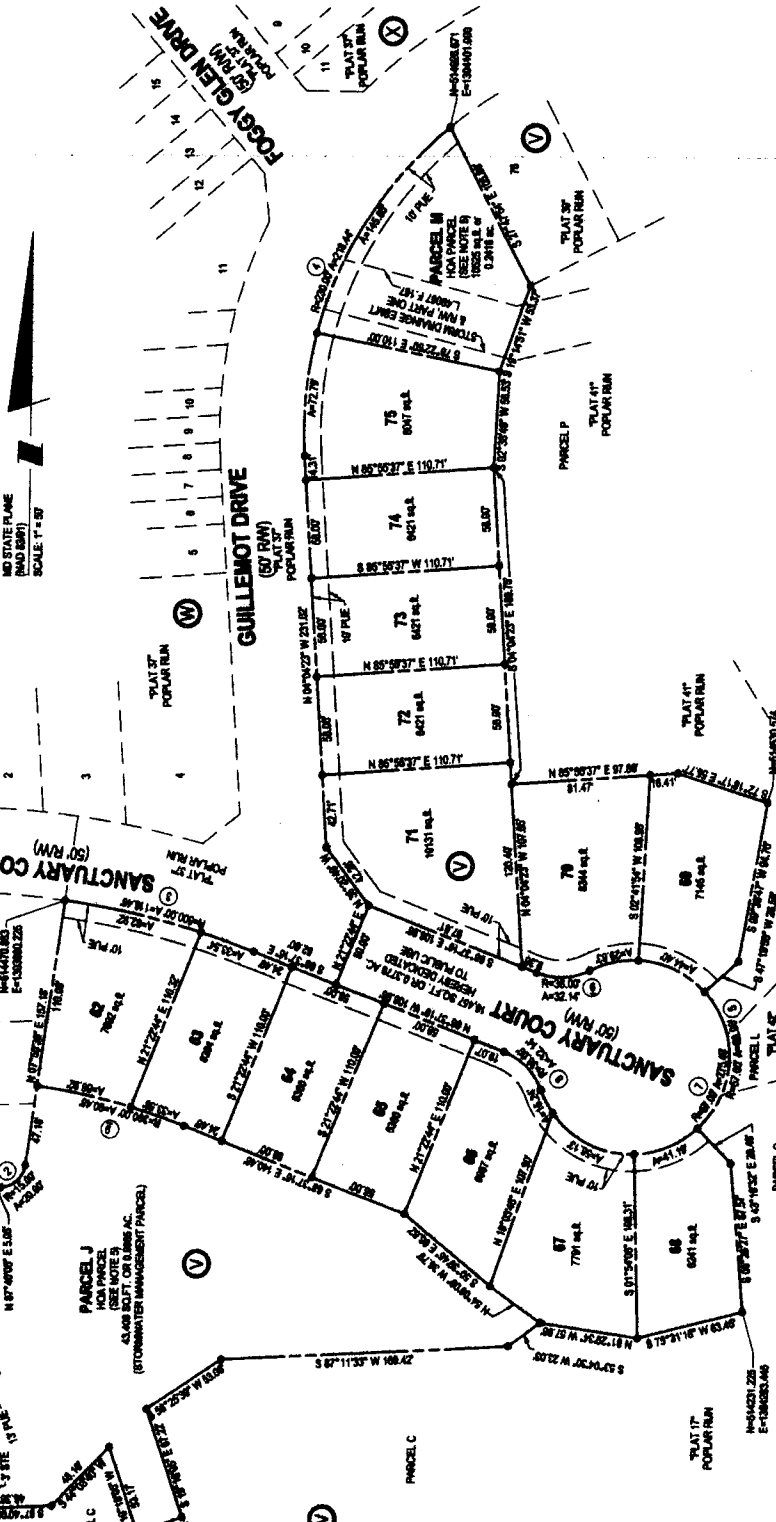
NOTES:

- All laws, conditions, approvals, limitations and requirements associated with any preliminary plan, site plan, plat or other plan, including the development of this property, approved by the Montgomery County Planning Board are hereby incorporated by reference into this plat. The plat, unless expressly contemplated by the plan as approved, shall not be construed to modify or alter in any way the provisions of any such laws, conditions, approvals, limitations and requirements. The plat shall not be construed to modify or alter in any way the provisions of any such laws, conditions, approvals, limitations and requirements.
- The subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter involving the conveyance and use, of this property. The subdivision record plat is not intended to represent a modification of the lot or to be used for any other purpose.
- This property is subject to the terms and conditions of Preliminary Plan No. 1208070, entitled "WHEATON ELECTION DISTRICT" and Site Plan No. 20070000, as amended, entitled "POPULAR RUN".
- The development conforms with the requirements of Chapter 25A of the Montgomery County Code regarding "Moderately Densifying Urban (MDU) Use".
- Parcels J and M, Block V, shown herein are to be conveyed to the Homeowners Association.
- Parcels J and M, Block V, and shown herein are subject to the terms and conditions of a "Covenants, Conditions and Restrictions" instrument with the Maryland-Capitol Park and Planning Commission, recorded with the Montgomery County Clerk of Records and Planning Commission, Maryland in Liber 28085 of Folio 57E.
- Parcels J and M, Block V, shown herein are subject to the terms and conditions of a "Covenants, Conditions and Restrictions" instrument with the Maryland-Capitol Park and Planning Commission, recorded with the Montgomery County Clerk of Records and Planning Commission, Maryland in Liber 28085 of Folio 57E.
- The three (3) lot wide Street, Ten Estimated, 30'00" shown herein is intended for the use of the Homeowners Association for the maintenance, reconstruction, removal and reconstruction of the street. Further it is the intent that the utility companies will be utilizing only the two (2) foot wide of the lot (15) foot wide PUE shown herein. However, the utility companies may cross the three (3) lot wide strip reserved for street use hereinafter, but they shall not run their lines therein within the street (3) lot wide strip.
- This property is in Montgomery County Tax Map #008 and WDCS: 04d 210 NW 01.
- This property shown herein is zoned R-200.
- This property is served by public water and sewer.

SUBDIVISION RECORD PLAT
LOTS 62 THROUGH 75 AND
PARCELS J AND M, BLOCK V
POPULAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: FEBRUARY, 2015

CPJ Charles P. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 200, Rockville, MD 20850
 Phone: 301-761-1111 Fax: 301-761-1112

PLAT 38



OWNER'S CERTIFICATE

Wh, the undersigned, owner of the property described herein, hereby certifies that the plat of subdivision, delineate the street shown herein to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, the right to use the street shown herein (15) feet wide across the property, subject, configuration and control to all street light of any law, ordinance, regulation or code that may be adopted by the Montgomery County, Maryland, Planning Board, and that the same shall be automatically incorporated into all required public improvements have been completed and accepted for the use of the Homeowners Association, Maryland.

Further, we grant to the appropriate utility companies, their respective successors, agents and assigns, an easement, as set forth in the instrument recorded as a Public Utility Commission, recorded in Liber 28085 of Folio 57E, with said terms and conditions of such a grant to be deemed to be a part of this instrument. Further, we grant to the Montgomery County, Maryland, Planning Board, the right to use the street shown herein (15) feet wide across the property, subject, configuration and control to all street light of any law, ordinance, regulation or code that may be adopted by the Montgomery County, Maryland, Planning Board, and that the same shall be automatically incorporated into all required public improvements have been completed and accepted for the use of the Homeowners Association, Maryland.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other measurements to be set by a registered Maryland Surveyor in accordance with Section 20-201(b) of the Montgomery County Code. There are no recorded taxes, liens, taxes, mortgages or other encumbrances affecting the property in this subdivision.

WHEATON HOMES, INC., a Delaware corporation

 Matthew J. Conroy, Vice President

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, and that it is a subdivision of part of the property conveyed by MONTGOMERY COUNTY CLUA, L.L.C., a Maryland limited liability company, to WHEATON HOMES, INC., a Delaware corporation, by a deed dated September 28, 2008 and recorded with the Land Records of Montgomery County, Maryland in Liber 28079 of Folio 2A.

The plat shown herein is a true and correct copy of the original as shown to me by the owner's certified true copy, and the same shall be deemed to be a part of this instrument. This plat was prepared in accordance with the provisions of the Montgomery County Code, Maryland, and the laws of the State of Maryland.

This plat was prepared in accordance with the provisions of the Montgomery County Code, Maryland, and the laws of the State of Maryland.

Date: 2/11/15
 Daniel J. Durbak
 Registered Professional Surveyor
 License No. 1705
 Exp. 02/17/2017

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

APPROVED: _____ SECRETARY/TREASURER

CHAIRMAN: _____

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

RECORDED PLAT: _____

APPROVED: *Elaine S. S. S.* 2/11/15

APPROVED: *Richard J. Conroy*

PLAT NO.

PLAT 15
LAYHILL VIEW
P.B. 148 P. 16930

ATWOOD ROAD
(25' R/W)

SOARING WING LANE
(60' R/W)

GILBERT DRIVE
(60' R/W)

SOARING WING LANE
(60' R/W)

CURVE DATA

NO.	BEARING	RADIUS	ARC	CHORD	CHORD BEARING	DIST.
1	N 89° 45' 00" E	100.00	100.00	100.00	N 89° 45' 00" E	100.00
2	S 89° 45' 00" W	100.00	100.00	100.00	S 89° 45' 00" W	100.00
3	N 0° 15' 00" E	100.00	100.00	100.00	N 0° 15' 00" E	100.00
4	S 0° 15' 00" W	100.00	100.00	100.00	S 0° 15' 00" W	100.00
5	N 89° 45' 00" E	100.00	100.00	100.00	N 89° 45' 00" E	100.00
6	S 89° 45' 00" W	100.00	100.00	100.00	S 89° 45' 00" W	100.00
7	N 0° 15' 00" E	100.00	100.00	100.00	N 0° 15' 00" E	100.00
8	S 0° 15' 00" W	100.00	100.00	100.00	S 0° 15' 00" W	100.00
9	N 89° 45' 00" E	100.00	100.00	100.00	N 89° 45' 00" E	100.00
10	S 89° 45' 00" W	100.00	100.00	100.00	S 89° 45' 00" W	100.00
11	N 0° 15' 00" E	100.00	100.00	100.00	N 0° 15' 00" E	100.00
12	S 0° 15' 00" W	100.00	100.00	100.00	S 0° 15' 00" W	100.00

PLAT 15
LAYHILL VIEW
P.B. 148 P. 16930

NOTES:
1) All lines, conditions, agreements, limitations and requirements connected with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by Montgomery County Planning Board are submitted to review and shall not be subject to change by the applicant. The official public records of Montgomery County, Maryland, shall be the final and authoritative source for all information regarding this property. All information herein is subject to change without notice.

2) The subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter regarding the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or indicate matters affecting title.

3) This property is subject to the terms and conditions of Preliminary Plan No. 12300031V, entitled "MGMAM SPRINGWOOD" and Site Plan No. 020770003, as amended, entitled "POPULAR RUN".

4) The development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Montgomery Planned Development (MPDU).

5) Parcel O, Block V, shown herein is to be conveyed to the Homeowners Association.

6) Parcel O, Block V, shown herein is subject to the terms and conditions of a "Common Open Space Covenant" with the Maryland-Indefinite Capital Park and Planning Commission, recorded among the Land Records of Montgomery County, Maryland in Liber 28068 of Folio 57E.

7) Parcel O, Block V, shown herein is subject to the terms and conditions of a "Declaration of Condominium" for the installation and maintenance of private streets, state street widening, utility easements, recorded among the Land Records of Montgomery County, Maryland in Liber 48778 of Folio 37I.

8) The property appears on Montgomery County Tax Map J2042 and W65C Ord 219 NW 01.

9) The property shown herein is zoned R-200.

10) This property is served by public water and sewer.

SCALE: 1" = 50'

SUBDIVISION RECORD PLAT
LOTS 76 THROUGH 83, 105 THROUGH 108
AND PARCEL O, BLOCK V AND
LOTS 12 THROUGH 21, BLOCK X
POPLAR RUN

WHEATON (1286) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY, 2015

CPJ Charles P. Johnson & Associates, Inc.
1000 Rockville Pike, Suite 200, Rockville, MD 20858
Phone: 301.761.1100 Fax: 301.761.1101
E-mail: cpj@cpjinc.com Website: www.cpjinc.com

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby state the plat of subdivision, dedication the interest herein to public use, establish the subdivision building restriction lines, and grant to Montgomery County, Maryland, a temporary easement therein (16) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, and steps and curbs thereon, for the administration, maintenance and repair of said public improvements have been completed and accepted by the Montgomery County Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement to install and maintain overhead utility lines and poles thereon as shown on the plat of subdivision, subject to the terms and conditions set forth in the easement agreement recorded among the Land Records of Montgomery County, Maryland in Liber 3024 of Folio 657.

Further, we establish the Category I Condominium Elements, as shown herein, subject to the terms and conditions set forth in the Condominium Declaration recorded among the Land Records of Montgomery County, Maryland in Liber 13778 of Folio 412.

As a condition of this subdivision, we, our successors, agents and assigns, will cause all property corners and any other monuments to be established by a registered Maryland Surveyor in accordance with Section 30-20(a)(2) of the Montgomery County Code. Thereafter, the record plat, shown in this plan, herein, is a duplicate of those indicating the property in this subdivision.

WHEATON HOMES INC., a Delaware corporation
David S. Wheaton, Vice President



AREA TABULATION

21 LOTS	26,680 SQUARE FEET OR 3.4600 ACRES
1 PARCEL	25,000 SQUARE FEET OR 0.5697 ACRES
STREET DEDICATION	37,414 SQUARE FEET OR 1.3500 ACRES
TOTAL BY THIS PLAT	261,343 SQUARE FEET OR 6.7700 ACRES

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 MGMAM SPRINGWOOD COUNTY CLUB, L.L.C., a Maryland limited liability company, to WHEATON HOMES INC., a Delaware corporation, by a deed dated September 28, 2009 and recorded among the Land Records of Montgomery County, Maryland in Liber 28068 of Folio 57E.

And that each easement as described in the Owner's Certificate herein, all property corner markers shown hereon, and all other matters shown in accordance with the provisions of Section 30-20(a)(2) of the Montgomery County Code, are in full compliance with the provisions of Sections 30-20(a)(2) of the Montgomery County Code, and that this plat has been dedicated to public use by 87.414 square feet or 1.3500 acres of land.

Date: 2/15
David F. Daberk
Professional Land Surveyor
Maryland No. 526
Exp.: 02/17/2017

APPROVED _____ SECRETARY TREASURER
CHAIRMAN

APPROVED - February 23, 2015
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED
PLAT

220130680

PLAT NO.



SURVEYOR'S CERTIFICATE

I certify that to the best of my knowledge, information, and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by MONTGOMERY COUNTY, INC., a Maryland corporation, to MONTGOMERY HOMES INC., a Delaware corporation, by a deed dated February 29, 2008, and recorded among the Land Records of Montgomery County, Maryland, under the instrument number 20-340463 of the Montgomery County Clerk.

The total area included in this subdivision record plat is 230.251 feet or 6.7468 acres of land. The total area dedicated to public use is 27.152 square feet or 0.00038 acres of land.

Date: 2/1/13

Daniel F. Doherty
 Property Line Surveyor
 Maryland License No. 756
 Exp.: 02/17/2017

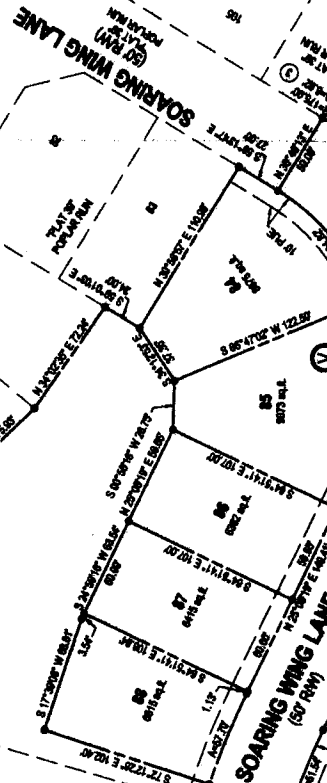
MD STATE PLANE
 SCALE 1"=80'
 NOTES:

- All lines, conditions, agreements, limitations and requirements associated with any preliminary plans, site plans, proposed plans or other plans, including any easements, shown on this plat are hereby approved by the Montgomery County Planning Board and shall be construed and not be controlled by the requirements of this plat, but rather be construed by the plan as represented. The official public file for any such plans are maintainable by the Planning Board and available for public review during regular business hours.
- The subdivision record plat is intended to show every matter affecting the subdivisible land and for the purpose of providing a permanent and accurate record of the property. The subdivision record plat is not intended to require an examination of the plat to verify or correct its accuracy.
- This property is subject to the terms and conditions of Preliminary Plan No. 2008-016, entitled "MONTGOMERY HOMES" and the Plan No. 2009-00262, as amended, entitled "POPLAR RUN".
- The subdivision complies with the requirements of Chapter 26A of the Montgomery County Code regarding "Naturally Protected Draining Upland (NPDU)".
- Parcel P, Block V, shown herein is to be conveyed to the Homeowners Association.
- Parcel P, Block V, shown herein is subject to the terms and conditions of a Homeowners Association created with the Maryland-National Capital Park and Planning Commission in connection with the Land Records of Montgomery County, Maryland, under the instrument number 20-340463 of the Montgomery County Clerk.
- Parcel P, Block V, shown herein is subject to the terms and conditions of a Declaration of Condominiums, for the operation and maintenance of private roads, storm water systems, water, sewer systems, recorded among the Land Records of Montgomery County, Maryland, under the instrument number 20-340463 of the Montgomery County Clerk.
- The lines (3) but wide Street Two Extension "SIT" shown herein is intended for the use of the Homeowners Association for the operation, maintenance, and repair of the lines shown herein. Further to the lines (3) but wide, the plat shall not be construed to require any other lines (3) but wide, but the lines (3) but wide shall remain as shown on the plat (16) feet of the Streets (13) but wide, the plat shall not be construed to require any other lines (3) but wide, but the lines (3) but wide shall remain as shown on the plat (16) feet of the Streets (13) but wide, the plat shall not be construed to require any other lines (3) but wide, but the lines (3) but wide shall remain as shown on the plat (16) feet of the Streets (13) but wide.
- The property shown herein is parcel P-02.
- The plat is intended for public use and record.

SUBDIVISION RECORD PLAT
 LOTS 84 THROUGH 88
 LOTS 98 THROUGH 104 AND
 PARCEL P, BLOCK V
POPLAR RUN
 WHEATON (1338) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' DATE: FEBRUARY, 2016
PLAT 41

CPJ Charles P. Johnson & Associates, Inc.
 15215 Woodloch Drive, Suite 200, Rockville, MD 20850
 Phone: 301.281.9900 Fax: 301.281.9901
 E-mail: info@cpjinc.com Website: www.cpjinc.com

GUILLEMOT DRIVE
 (50' R/W)
 POPULAR RUN



CURVE DATA

NO.	DELTA	ARC	TAN	CHL BEARING	ASBEST
1	27°00'00"	281.47	281.47	N 70°00'00" W	281.47
2	32°00'00"	290.07	290.07	N 76°00'00" W	290.07
3	37°00'00"	299.10	299.10	N 82°00'00" W	299.10
4	42°00'00"	308.71	308.71	N 88°00'00" W	308.71
5	47°00'00"	318.84	318.84	N 94°00'00" W	318.84
6	52°00'00"	329.53	329.53	N 100°00'00" W	329.53
7	57°00'00"	340.80	340.80	N 106°00'00" W	340.80
8	62°00'00"	352.68	352.68	N 112°00'00" W	352.68
9	67°00'00"	365.19	365.19	N 118°00'00" W	365.19
10	72°00'00"	378.36	378.36	N 124°00'00" W	378.36
11	77°00'00"	392.21	392.21	N 130°00'00" W	392.21
12	82°00'00"	406.76	406.76	N 136°00'00" W	406.76
13	87°00'00"	422.03	422.03	N 142°00'00" W	422.03
14	92°00'00"	438.04	438.04	N 148°00'00" W	438.04
15	97°00'00"	454.82	454.82	N 154°00'00" W	454.82
16	102°00'00"	472.39	472.39	N 160°00'00" W	472.39
17	107°00'00"	490.77	490.77	N 166°00'00" W	490.77
18	112°00'00"	509.98	509.98	N 172°00'00" W	509.98

AREA TABULATION
 21 LOTS 26,270 SQUARE FEET OR 0.1286 ACRES
 1 PARCEL 12,062 SQUARE FEET OR 0.2753 ACRES
 STREET DEDICATION 27,152 SQUARE FEET OR 0.00038 ACRES
 TOTAL BY THIS PLAT 249,352 SQUARE FEET OR 5.7468 ACRES

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby divide the land of subdivision, including the street shown herein to public use, to be used for the purpose of providing a permanent and accurate record of the property. The subdivision record plat is not intended to require an examination of the plat to verify or correct its accuracy. The subdivision complies with the requirements of Chapter 26A of the Montgomery County Code regarding "Naturally Protected Draining Upland (NPDU)".

APPROVED: *[Signature]* DATE: 2/1/13

RECORDED: *[Signature]* DATE: 2/1/13

WHEATON HOMES INC., a Delaware corporation
 Michael J. County, Vice President

APPROVED: *[Signature]* DATE: 2/1/13

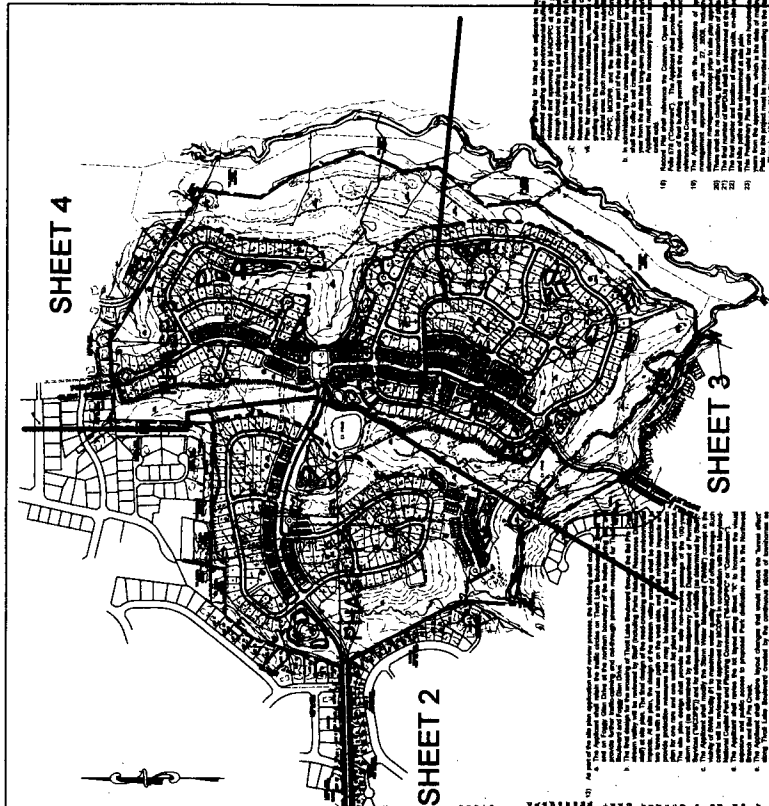
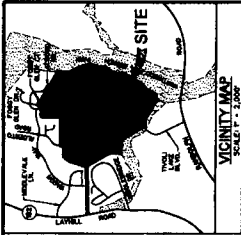
SECRETARY TREASURER

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

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

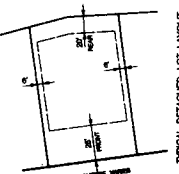
INDIAN SPRING PRELIMINARY PLAN

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



GENERAL NOTES AND SITE DATA

1. Gross Tract Area: 508.58 Acres
2. Zoning: R-200 (297.58 Acres) and R-300 (10.8 Acres) - Cluster Option
3. Maximum Density: Permitted by Subchapter 17B, § 203(a)(1) - 4.25 U/I/Ac.
4. Minimum Number of Dwelling Units Permitted: 773
5. Number of Proposed Dwelling Units: 773
6. Number of Habitable Units Proposed: 773
7. Proposed Housing Mix: Single-Family Detached, Single-Family Attached, and Townhome Units
8. Minimum Lot Area Permitted by Zoning: 2,500 sq. ft.
9. Minimum Single-Family Attached: 350 Units (185% of total)
10. Property is located in the Washington-Wheaton Master Plan Area (Northwest Branch watershed)
11. Existing topography by M.S. Surveys - 2' contour intervals.
12. Boundary information from available deed information.
13. Army Corp. of Engineers approved wetland delineation by locality & association.
14. 100-Year Flood delineation by LSA, dated September 2003.
15. There are no designated historic sites associated with the property.
16. Existing water & sewer service categories M/S1.
17. Existing water & sewer service categories M/S1.
18. The applicant has furnished all information required by the code on the record plan.



TYPICAL DESIGNED LOT LAYOUT

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described Preliminary Plan and all information thereon was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland. My license number is 29546.

SIGNATURE: CAROL E. OSTELLA DATE: 05/11/2011 TITLE: GENERAL MANAGER
 NO. REG. NO.: 18895

PLANNING AND COMPOSITE PLAN

The Planning and Composite Plan is a preliminary plan showing the proposed layout of the project. It includes the proposed layout of the project, the proposed layout of the project, and the proposed layout of the project. The Planning and Composite Plan is a preliminary plan showing the proposed layout of the project. It includes the proposed layout of the project, the proposed layout of the project, and the proposed layout of the project.

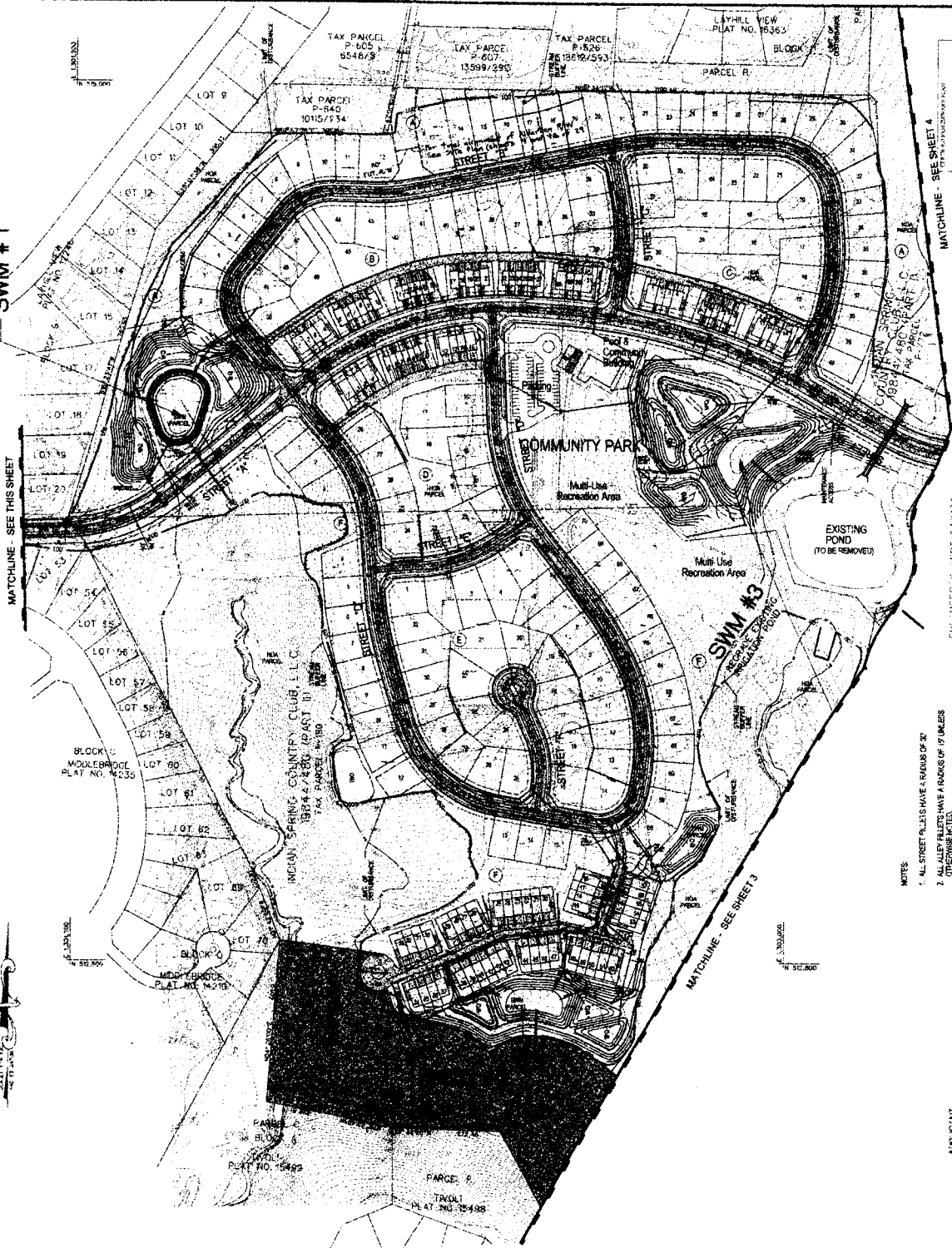
		PRELIMINARY PLAN INDIAN SPRING WHEATON (13TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	
COVER SHEET		NEE UTILITY NOTE The applicant has provided all information required by the code on the record plan. The applicant has provided all information required by the code on the record plan. The applicant has provided all information required by the code on the record plan.	
SHEET NO. 1 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 2 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 3 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 4 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'

APPLICANT
WINCHESTER HOMES, INC.
 8905 ROCKLEDGE DRIVE SUITE 800
 SPRINGFIELD
 ATTN: MIKE LEBSON

SITE SOLUTIONS, LLC.
 11415 BRANTLEY DRIVE SUITE 100
 ROCKVILLE, MARYLAND 20850
 TEL: (301) 944-1141 FAX: (301) 944-1141
 WWW: WWW.SITESOLUTIONS.COM

SHEET NO. 1 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 2 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 3 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'	SHEET NO. 4 OF 4 DATE: 05/11/2011 SCALE: 1" = 2,000'
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SWM #1



MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET 3

- NOTES
1. ALL STREET ALLEYS HAVE A WIDTH OF 32'.
 2. ALL STREET ALLEYS HAVE A RADIUS OF 17' UNLESS OTHERWISE NOTED.

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant, and that the same conform to the requirements of the applicable laws and regulations of the State of Maryland.

DATE: 11/19/18
 BY: [Signature]
 TITLE: Professional Engineer

PRELIMINARY PLAN

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

PRELIMINARY PLAN
 PLAN VIEW

APPLICANT
WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 (301) 460-4600
 A/T/N: JIMIE LEBSON

WINCHESTER HOMES

SITE SOLUTIONS, LLC
 10000 ROCKVILLE PIKE, SUITE 100
 ROCKVILLE, MD 20850
 (301) 484-1818
 (301) 484-1819
 Project: [Project Name]

	<p>DATE: 11/19/18</p> <p>BY: [Signature]</p> <p>TITLE: Professional Engineer</p>
<p>APPLICANT</p> <p>WINCHESTER HOMES, INC.</p> <p>6905 ROCKLEDGE DRIVE, SUITE 800</p> <p>BETHESDA, MD 20817</p> <p>(301) 460-4600</p> <p>A/T/N: JIMIE LEBSON</p>	<p>PROJECT NAME</p> <p>INDIAN SPRING</p>
<p>ENGINEER'S CERTIFICATE</p> <p>I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant, and that the same conform to the requirements of the applicable laws and regulations of the State of Maryland.</p> <p>DATE: 11/19/18</p> <p>BY: [Signature]</p> <p>TITLE: Professional Engineer</p>	<p>DATE: 11/19/18</p> <p>BY: [Signature]</p> <p>TITLE: Professional Engineer</p>
<p>PRELIMINARY PLAN</p> <p>PLAN VIEW</p>	<p>DATE: 11/19/18</p> <p>BY: [Signature]</p> <p>TITLE: Professional Engineer</p>
<p>INDIAN SPRING</p> <p>WHEATON (13TH) ELECTION DISTRICT</p> <p>MONTGOMERY COUNTY, MARYLAND</p>	<p>DATE: 11/19/18</p> <p>BY: [Signature]</p> <p>TITLE: Professional Engineer</p>

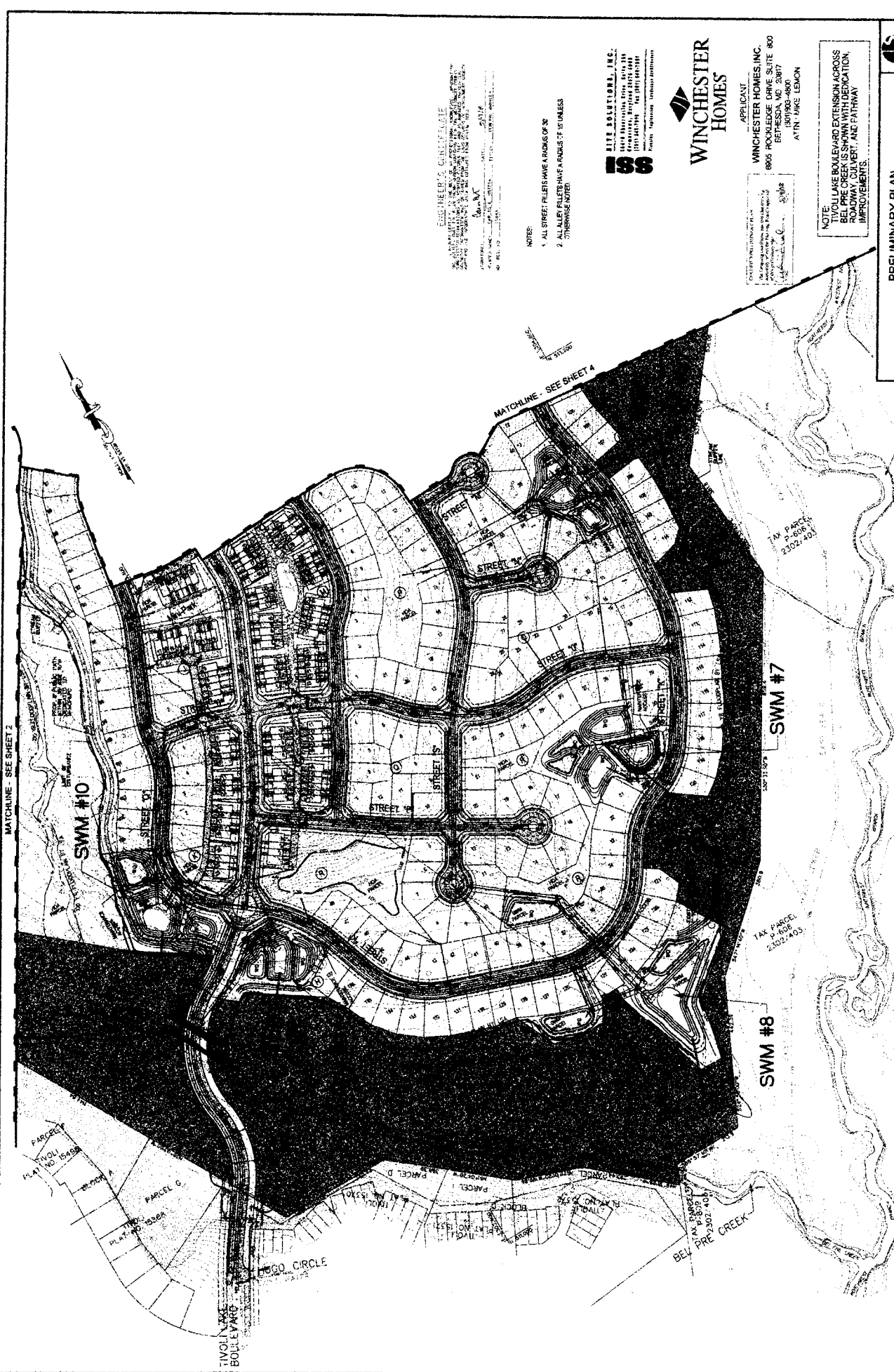
MATCHLINE - SEE SHEET 2

SWM #10

MATCHLINE - SEE SHEET 4

SWM #7

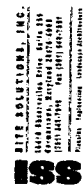
SWM #8



ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: 11/15/11
 ENGINEER: [Signature]
 FIRM: [Firm Name]

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



APPLICANT:
WINCHESTER HOMES, INC.
 8865 ROCKVILLE PIKE, SUITE 109
 ROCKVILLE, MD 20850
 (301) 983-8800
 ATTN: MIKE LEMON

NOTE:
 THE GULL LAKE BOULEVARD EXTENSION ACROSS BEL PRE CREEK IS SHOWN WITH DEDICATION, ROADWAY, CULVERT, AND PATHWAY IMPROVEMENTS.

PRELIMINARY PLAN

INDIAN SPRING
 WHEATON (37TH), ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

MISC UTILITY NOTE
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ANY UTILITIES NOT SHOWN ARE AT THE USER'S RISK. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

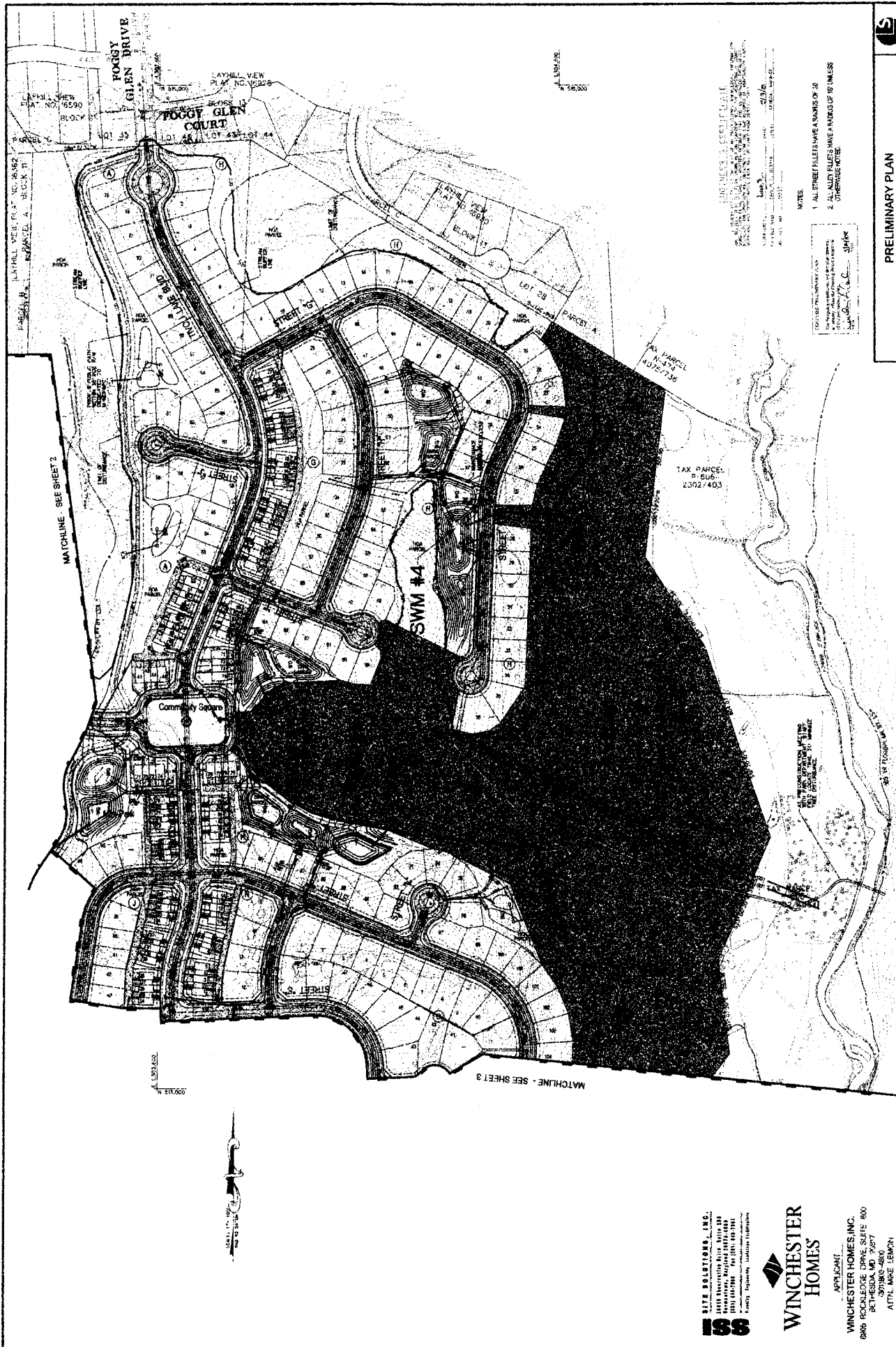


PRELIMINARY PLAN
 PLAN VIEW

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PRELIMINARY PLAN	11/15/11	[Signature]	[Signature]
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

ROCKVILLE OFFICE
 13800 Rockville Pike, Suite 109
 Rockville, MD 20850
 (301) 983-8800
 www.sitesolutions.com





PRELIMINARY PLAN

INDIAN SPRING

WHEATON (18TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE: 04/16/2010
BY: [Signature]
SCALE: 1" = 40'

NOTES:

1. ALL STREET PAVEMENTS ARE 20' WIDE.
2. ALL SIDEWALKS ARE 6' WIDE UP TO UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.

2. THE DESIGNER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

3. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

4. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

5. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

PRELIMINARY PLAN

PLAN VIEW

USE UTILITY NOTE:

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

TAX PARCEL:
P 806-2302-403

WINCHESTER HOMES

APPLICANT:

WINCHESTER HOMES, INC.
6815 ROCKCREEK DRIVE, SUITE 400
ROCKVILLE, MD 20850
(301) 948-4800
ATTN: ANNE LEMON

ROCKVILLE OFFICE

6815 ROCKCREEK DRIVE, SUITE 400
ROCKVILLE, MD 20850
(301) 948-4800
L. S. H. 2/2/09 (P. 2) 483,596*