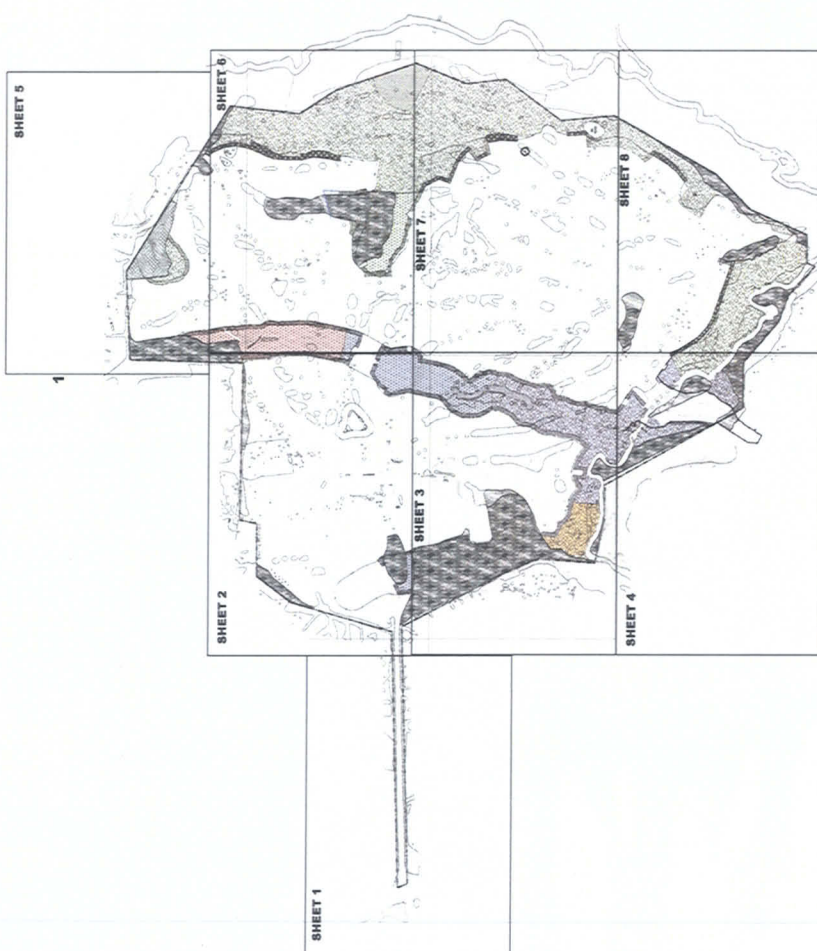


**VICINITY MAP**  
Scale: 1"=500'

**NOTES:**

1. Winchester Homes has entered into an agreement with the Maryland Department of the Environment for a voluntary cleanup of the soil associated with the existing golf course use (tees and greens) at this property. The temporary limits of disturbance and sediment control protection for this activity is not represented on this FFCP, but is shown on the site plan. Complete details for this activity are contained in the Poplar Run-Voluntary Soils Remediation Project. A copy of this supplement plan will be forwarded to MNCPPC for inclusion in the FFCP file for this property.
2. All on-site forest retention areas and forest plant areas are to be placed in conservation easements or within park dedication.
3. MNCPPC Environmental Planning and Parks staff have reviewed the preliminary design of the road crossing at the site plan stage and accepted the span bridge concept. Due to the timing allowed by preliminary plan approval, the applicant must submit the final design of the 500th building permit prior to the issuance of the 500th building permit. The final design must be submitted to MNCPPC for review and approval as an addendum to the FFCP prior to obtaining MCDPS approval for the road crossing. These plans will be submitted in the future.
4. Stream restoration plans have been presented to MNCPPC (Environmental Planning and Parks), MDE, and MCDPS for preliminary review. The applicant must submit the final design concept. MDE will review the final design plans, and MCDPS will review the stream restoration control plans. These are currently being engineered, and were reviewed recently by MCDPS, but not approved. After approval of the final design plans and sediment and erosion control plans, the applicant will submit the MDE- and MCDPS-approved plans to MNCPPC Environmental Planning and Parks for review and approval as an addendum to the FFCP.
5. Trees and shrubs must be planted at least 15 feet away from the toe of slopes of any stormwater management facility, as required by MD-378 standards.

1. Original submission	7/10/06
2. Revised FCP based on Env. Planning comments	12/06
3. Revised FCP based on MCDPS comments	8/07
4. Revised FCP based on Env. Planning comments	8/07
5. Revised FCP based on the Planning comments and the engineering	2/08
6. Revised FCP based on the Planning comments and the engineering	4/08
7. Revised FCP based on the Planning comments and the engineering	8/08
8. Revised FCP based on the Planning comments and the engineering	10/08
9. Revised FCP based on the Planning comments and the engineering	12/08
10. Revised FCP based on the Planning comments and the engineering	1/09
11. Revised FCP based on the Planning comments and the engineering	4/09
12. Revised FCP based on the Planning comments and the engineering	11/09
13. Revised FCP based on the Planning comments and the engineering	1/10
14. Revised FCP based on the Planning comments and the engineering	3/10
15. Revised FCP based on the Planning comments and the engineering	5/10
16. Revised FCP based on the Planning comments and the engineering	7/10
17. Revised FCP based on the Planning comments and the engineering	9/10
18. Revised FCP based on the Planning comments and the engineering	11/10



Scale: 1"=300'

# AMENDMENT TO FINAL FOREST CONSERVATION PLAN

## POPLAR RUN

(Formerly Known as Indian Spring)  
Montgomery County, Maryland

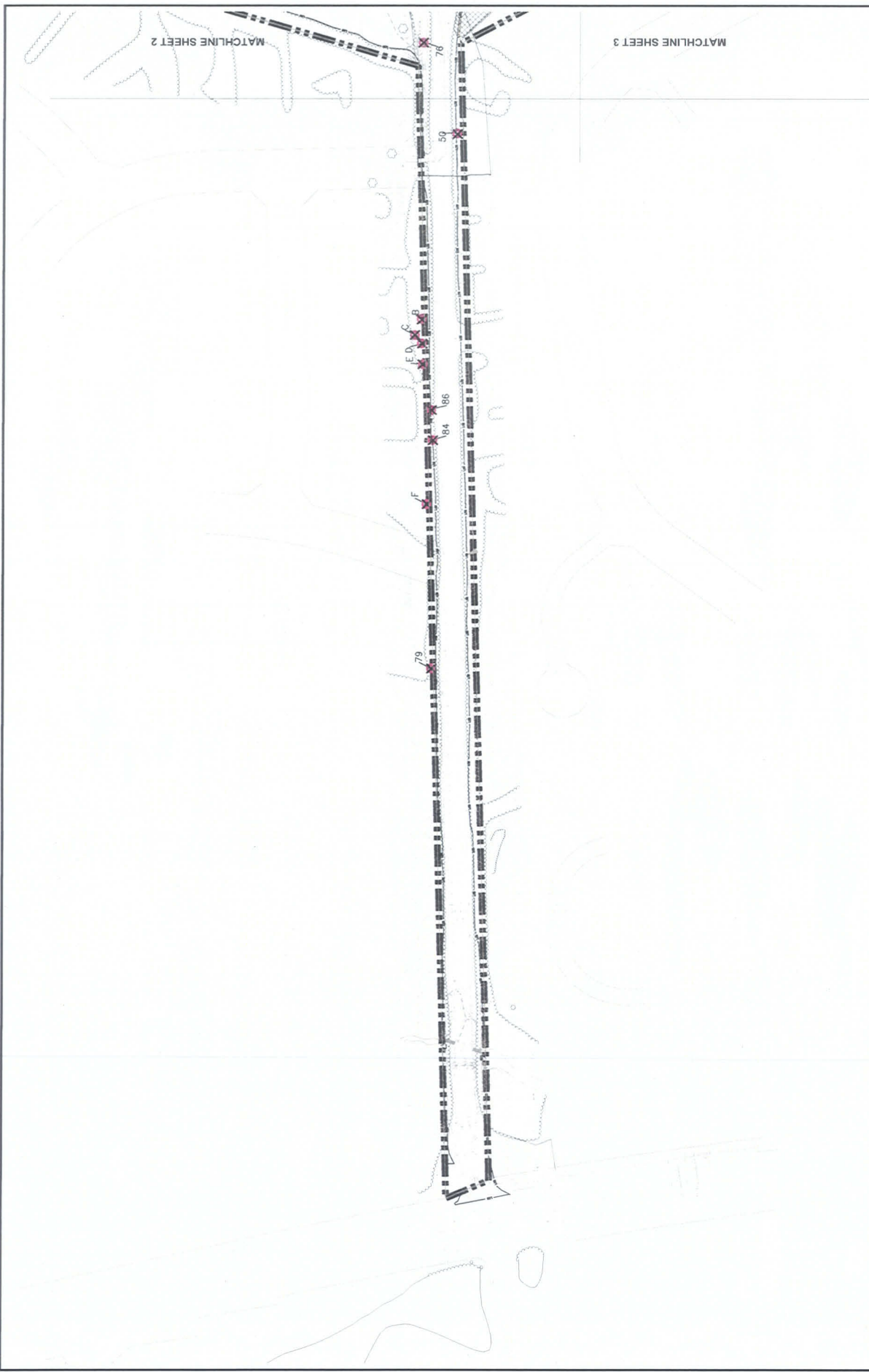
**Applicant:**  
Winchester Homes  
305 Rockledge Drive  
Bethesda, Maryland 20817  
(301) 803-4800



**REGULATORY CONTACTS**  
Montgomery County Department of Planning and Public Works  
1000 Rockledge Drive, Suite 100, Bethesda, MD 20817  
(301) 803-4800  
Montgomery County Department of Environmental and Planning  
1000 Rockledge Drive, Suite 100, Bethesda, MD 20817  
(301) 803-4800  
Montgomery County Department of Planning and Public Works  
1000 Rockledge Drive, Suite 100, Bethesda, MD 20817  
(301) 803-4800

AMENDMENT TO FINAL FCP  
**POPLAR RUN**  
(Formerly Known as Indian Spring)  
Montgomery County, Maryland  
SCALE: 1"=300'  
DATE: 1/28/14  
Environmental Systems Analysts, Inc.  
1322 Rockledge Drive, Suite 100, Bethesda, MD 20817  
410.257.2955 F: 410.257.2494  
www.esaenv.com  
ESD SHEET COVER

**Environmental Systems Analysts, Inc.**  
1322 Rockledge Drive, Suite 100, Bethesda, MD 20817  
410.257.2955 F: 410.257.2494  
www.esaenv.com



ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK RESERVATION.

**AMENDMENT TO FINAL FCP**

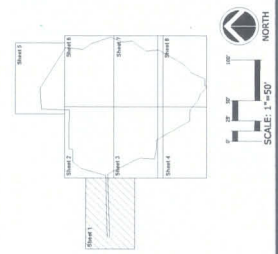
**POPLAR RUN**  
(Formerly Known as Indian Spring)

Montgomery County, Maryland

DATE: 1/21/11  
SCALE: 1"=50'

Environmental Systems, Inc.  
3000 Rockville Pike, Suite 600, Rockville, MD 20850  
301-980-0000 [www.environmentalsystems.com](http://www.environmentalsystems.com)

PROJECT: POPLAR RUN  
SHEET: 1 OF 13



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/11/10
2	ISSUED FOR PERMITTING	08/11/10
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100	ISSUED FOR PERMITTING	08/11/10

**GENERAL LEGEND**

LIMIT OF DISTURBANCE  
TEMPORARY LIMIT OF DISTURBANCE  
BRL'S FOR EACH LOT  
ENVIRONMENTAL BUFFER  
EXISTING TREE LINE  
PROPERTY BOUNDARY  
100' BEAK FLOODPLAIN  
25-FOOT FLOODPLAIN BRL  
PCP EASEMENT  
PROPOSED PARK LOG  
PROPOSED PARK BOUNDARY  
PERMANENT PARK BOUNDARY FOOT

**PLANTING LEGEND**

FOREST SAVE AREAS  
FOREST CLEAR AREAS  
FOREST PLANTING AREAS (Minimum Requirement)  
FOREST PLANTING AREAS (Mitigation for Buffer Forest Plant)  
FOREST PLANTING AREAS (Forest Planting Bank)  
FOREST PLANTING AREA (Forested Wetland Channel)  
PLANTING ZONE 1  
PLANTING ZONE 2A  
PLANTING ZONE 2B  
PLANTING ZONE 3A  
PLANTING ZONE 3B  
PLANTING ZONE 4  
PLANTING ZONE 5  
PLANTING ZONE 6  
PLANTING ZONE 7  
PLANTING ZONE 8  
PLANTING ZONE 9

Significant Specimen Tree to be Removed  
Significant Specimen Tree to be Preserved  
Significant Specimen Tree to be Preserved (Due to Natural Causes and Forest Protection Sizing)  
Temporary Tree Protection Sizing  
Critical Root Zone  
Permanent Afforestation/Reforestation Sizing

Scale: 1"=50'

North Arrow

ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK RESERVATION.

**AMENDMENT TO FINAL FCP**

**POPLAR RUN**  
(Formerly Known as Indian Spring)

Montgomery County, Maryland

DATE: 1/21/11  
SCALE: 1"=50'

Environmental Systems, Inc.  
3000 Rockville Pike, Suite 600, Rockville, MD 20850  
301-980-0000 [www.environmentalsystems.com](http://www.environmentalsystems.com)

PROJECT: POPLAR RUN  
SHEET: 1 OF 13

# POPULAR RUN

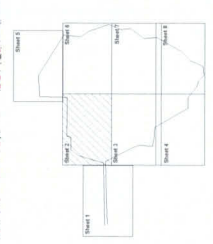
(Formerly known as Indian Spring)

Montgomery County, Maryland

Environmental  
Systems, Inc.  
Analysis, Inc.  
ES&S

Scale: 1" = 50'  
Date: 1/21/14  
Sheet: 2 of 13

AMENDMENT TO FINAL FCP  
ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANT AREAS  
REVISIONS TO FOREST MANAGEMENT ELEMENTS OF WETLAND PERMIT



REMOVAL STORM DRP

REMOVAL DRIVE & D

REMOVAL OF ASPHALT DRIVEWAY

REMOVAL OF GOLF CART DRIVE, PUMPHOUSE & DAYLIGHT STREAM

FORESTED WETLAND CREATION FOR STATE WETLAND IMPACT PERMIT

MATCHLINE SHEET 1

MATCHLINE SHEET 3

EXISTING LANDSCAPE

Symbol	Description
(Symbol)	Open Space
(Symbol)	Asphalt
(Symbol)	Grass
(Symbol)	Concrete
(Symbol)	Other

GENERAL LEGEND

(Symbol)	TEMPORARY LIMIT OF DISTURBANCE
(Symbol)	BRIS FOR EACH LOT
(Symbol)	ENVIRONMENTAL BUFFER
(Symbol)	EXISTING TREE LINE
(Symbol)	PROPERTY BOUNDARY
(Symbol)	100 YEAR FLOODPLAIN
(Symbol)	25 FOOT FLOODPLAIN
(Symbol)	FCP EASEMENT
(Symbol)	REASON FOR TEMP. LOD
(Symbol)	PROPOSED PARK DEDICATION
(Symbol)	PERMANENT PARK BOUNDARY POST
(Symbol)	SEMI-PERMANENT TREE
(Symbol)	CHAMPION TREE
(Symbol)	SIGNIFICANT SPECIMEN TREE TO BE REMOVED
(Symbol)	SIGNIFICANT TREE TO REMAIN (SEE DISCUSSION ON F&D, NO LONGER PRESERVE DUE TO DRAINAGE/TREE CONDITION)
(Symbol)	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
(Symbol)	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
(Symbol)	CRITICAL ROOT ZONE
(Symbol)	PERMANENT FORESTATION/FORESTATION SIGNAGE

PLANTING LEGEND

(Symbol)	PLANTING ZONE 1
(Symbol)	PLANTING ZONE 2A
(Symbol)	PLANTING ZONE 2B
(Symbol)	PLANTING ZONE 3A
(Symbol)	PLANTING ZONE 3B
(Symbol)	PLANTING ZONE 4
(Symbol)	PLANTING ZONE 5
(Symbol)	PLANTING ZONE 6
(Symbol)	PLANTING ZONE 7
(Symbol)	PLANTING ZONE 8

1. ALL PLANTING AREAS MUST BE PLANTED WITHIN 30 DAYS OF THE DATE OF FORESTATION DEDICATION. PLANTING MUST BE COMPLETED BY THE END OF THE PLANTING SEASON.

2. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 5 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

3. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 10 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

4. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 15 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

5. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 20 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

6. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 25 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

7. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 30 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

8. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 35 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

9. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 40 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

10. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 45 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

11. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 50 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

12. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 55 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

13. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 60 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

14. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 65 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

15. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 70 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

16. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 75 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

17. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 80 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

18. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 85 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

19. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 90 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

20. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 95 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.

21. ALL PLANTING AREAS MUST BE MAINTAINED FOR A PERIOD OF 100 YEARS AFTER FORESTATION DEDICATION. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS AND SHALL REPLACE ANY DEAD OR DISEASED PLANTS WITHIN 30 DAYS OF NOTIFICATION.





NOTE: ALL TREE REMOVAL AREAS AND FOREST PLANTING AREAS TO BE PLACED IN CONSERVATION EASEMENTS ON WITHIN PARK DESIGNATION

AMENDMENT TO FINAL RCP

# POPLAR RUN

(Formerly Known as Indian Spring)

Hopkinton County, Maryland

Scale: 1"=50'

Date: 1.23.11

ES&J Environmental Solutions, Inc.  
Analysis, Inc.  
10000 Greenleaf Drive, Suite 200, Beltsville, MD 20814  
Tel: 301-581-1100  
www.esandj.com

ES&J Environmental Solutions, Inc.  
10000 Greenleaf Drive, Suite 200, Beltsville, MD 20814  
Tel: 301-581-1100  
www.esandj.com

PROJECT SHEET: 4 of 13

Project No. 10-002 Date: 1/23/11  
 Qualified Professional as per the  
 (MD) Professional Code of Ethics

Scale: 1"=50'

North

Sheet 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Code	Description
1	Significant Specimen Tree
2	Champion Tree
3	Significant Specimen Tree to be Removed
4	Significant Tree to be Removed
5	Tree to be Removed
6	Tree to be Preserved
7	Tree to be Preserved
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100	Tree to be Preserved

**GENERAL LEGEND**

- Limit of Disturbance
- Temporary Limit of Disturbance
- Bills for Each Lot
- Environmental Buffer
- Existing Tree Line
- Property Boundary
- 100-Year Floodplain
- 25-Foot Floodplain Buffer
- FCP Easement
- Reason for Temp. LOD
- Proposed Park Dedication
- Permanent Park Boundary Post

**PLANTING LEGEND**

- Forest Save Areas
- Forest Clear Areas
- Forest Planting Areas (Bare)
- Forest Planting Areas (Mature or Buffer Establishment)
- Forest Planting Areas (Forest Planting Buffer)
- Forest Planting Areas (Forest Wetland Overlay)

**UTILITIES LEGEND**

- Sanitary Sewer
- Water
- Gas
- Electric
- Telephone
- Cable TV
- Optical Fiber
- Stormwater
- Other

1. All trees to be removed shall be removed within the specified time frame. The contractor shall be responsible for the removal of all trees to be removed. The contractor shall be responsible for the removal of all trees to be removed. The contractor shall be responsible for the removal of all trees to be removed.

2. All trees to be preserved shall be preserved within the specified time frame. The contractor shall be responsible for the preservation of all trees to be preserved. The contractor shall be responsible for the preservation of all trees to be preserved. The contractor shall be responsible for the preservation of all trees to be preserved.

3. All trees to be planted shall be planted within the specified time frame. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted.

4. All trees to be planted shall be planted within the specified time frame. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted.

5. All trees to be planted shall be planted within the specified time frame. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted. The contractor shall be responsible for the planting of all trees to be planted.

NOTE: ON-SITE FOREST RETENTION AREAS AND FOREST PLANTING AREAS ARE TO BE PLACED IN CONFORMANCE WITH ELEMENTS OF THE FINAL FCP DECISION.

**AMENDMENT TO FINAL FCP**

**POPLAR RUN**  
(Formerly Known as Indian Spring)

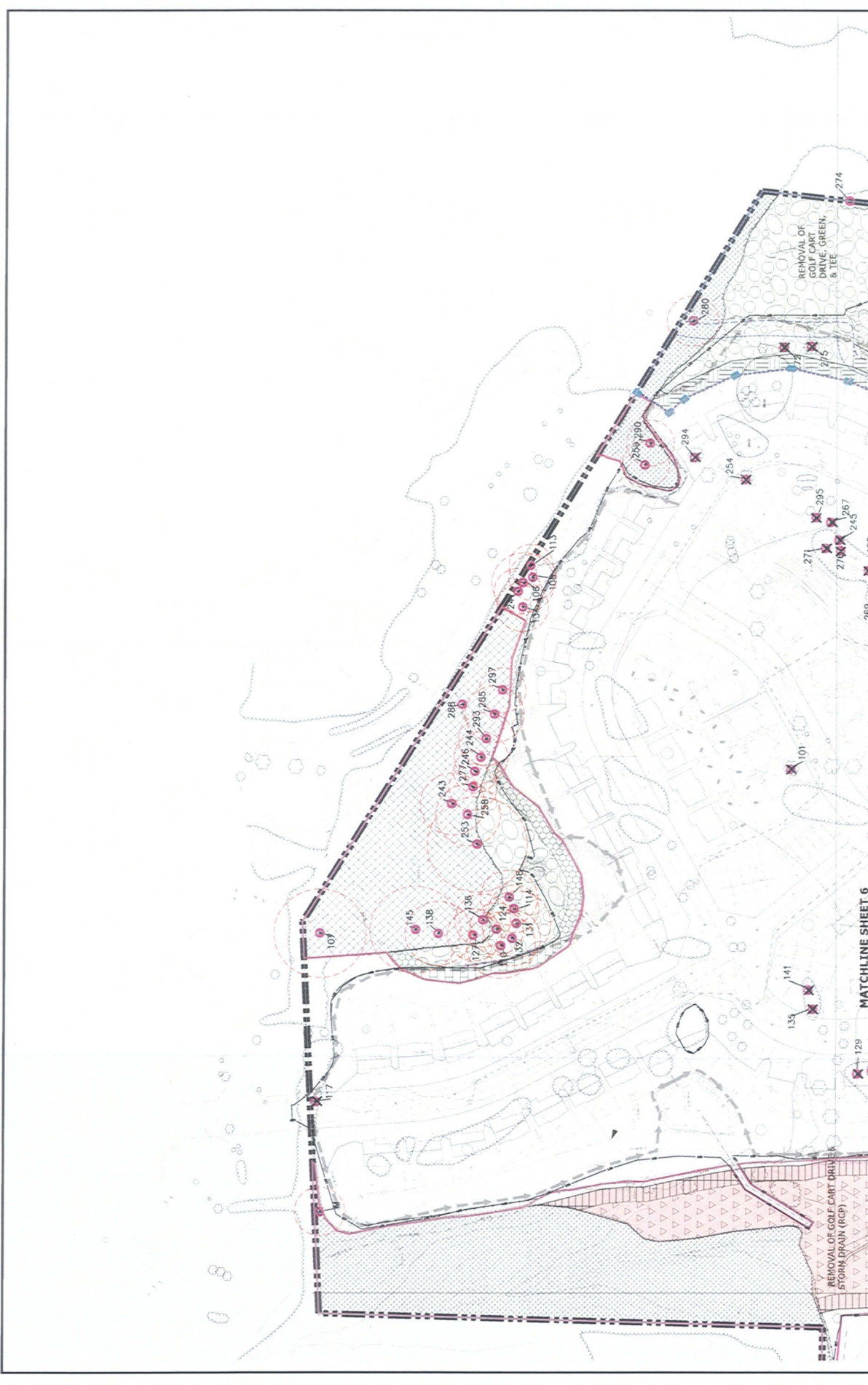
Montgomery County, Maryland

DATE: 1/23/17  
SCALE: 1"=50'

Environmental ESA JOB # 03-14  
Analysis, Inc. Environmental Assessment Services

ES&A

SHEET: 5 of 13



### GENERAL LEGEND

LIMIT OF DISTURBANCE  
TEMPORARY LIMIT OF DISTURBANCE  
BILLS FOR EACH LOT  
ENVIRONMENTAL BUFFER  
EXISTING TREE LINE  
PROPERTY BOUNDARY  
15' EAST FLOODPLAIN  
25' FOOT FLOODPLAIN  
FCP EASEMENT  
REASON FOR TEMP. LOD  
PROPOSED PARK DECISION  
PERMANENT PARK BOUNDARY POST

### PLANTING LEGEND

FOREST SAVE AREAS  
FOREST CLEAR AREAS  
FOREST PLANTING AREAS (Basic Requirement)  
FOREST PLANTING AREAS (Wetland or Buffer Enhancement)  
FOREST PLANTING AREAS (Forest Planting Bank)  
FOREST PLANTING AREAS (Forest Wetland Drains)

\*Note: If there are existing trees within the Forest Planting Bank, within the floodplain of the Forest Planting Bank, or within the Wetland or Buffer Enhancement area, the Forest Planting Bank will be planted during the final FCP decision. The Forest Planting Bank will be planted during the final FCP decision. The Forest Planting Bank will be planted during the final FCP decision.

### REGULATIONS

The site plan is subject to the following regulations:

- 1. Significant Specimen Tree
- 2. Champion Tree
- 3. Significant Specimen Tree to be Removed
- 4. Significant Specimen Tree shown on FCP no longer present due to natural causes
- 5. Temporary Tree Protection (Temporary Tree Protection Zone)
- 6. Temporary Tree Protection (Temporary Tree Protection Zone)
- 7. Temporary Tree Protection (Temporary Tree Protection Zone)
- 8. Temporary Tree Protection (Temporary Tree Protection Zone)
- 9. Critical Root Zone
- 10. Permanent Afforestation or Reafforestation

### SCHEMATIC

Sheet 1  
Sheet 2  
Sheet 3  
Sheet 4  
Sheet 5  
Sheet 6  
Sheet 7  
Sheet 8  
Sheet 9  
Sheet 10  
Sheet 11  
Sheet 12  
Sheet 13

### SCALE

1"=50'

### NOTES

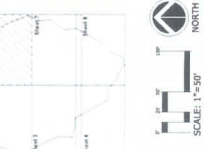
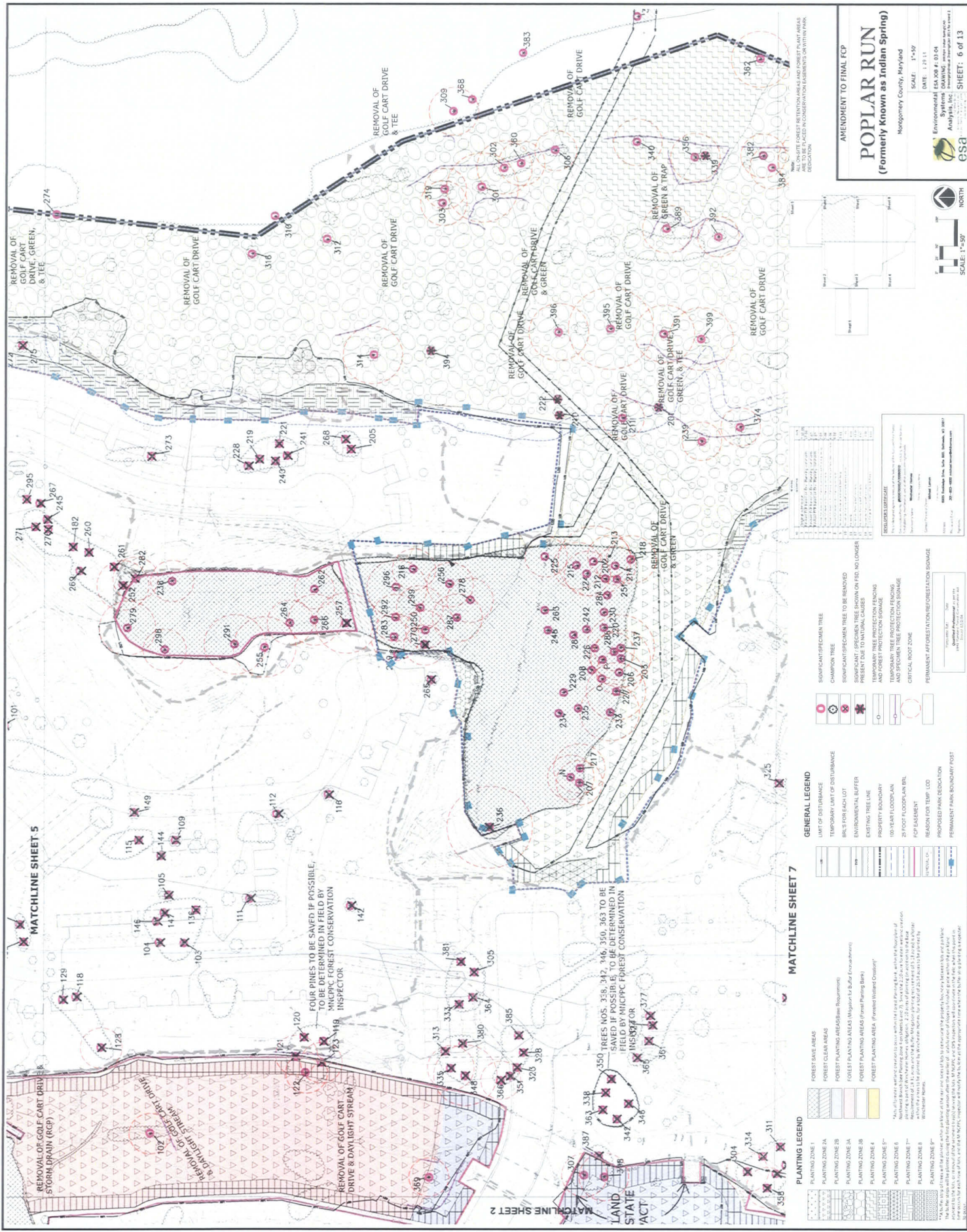
1. All trees shown on this plan are to be preserved unless otherwise noted.

2. All trees shown on this plan are to be preserved unless otherwise noted.

3. All trees shown on this plan are to be preserved unless otherwise noted.

4. All trees shown on this plan are to be preserved unless otherwise noted.

5. All trees shown on this plan are to be preserved unless otherwise noted.



**GENERAL LEGEND**

[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	TEMPORARY LIMIT OF DISTURBANCE
[Symbol]	BILL OF MATERIALS FOR EACH LOT
[Symbol]	ENVIRONMENTAL BUFFER
[Symbol]	EXISTING TREE LINE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	100-YEAR FLOODPLAIN
[Symbol]	200-YEAR FLOODPLAIN
[Symbol]	2-FOOT FLOODPLAIN BUFFER
[Symbol]	REASON FOR TOWN LOT
[Symbol]	PROPOSED PARK DEDICATION
[Symbol]	PERMANENT PARK BOUNDARY FOOT

**PLANTING LEGEND**

[Symbol]	FOREST SAVE AREAS
[Symbol]	FOREST CLEAR AREAS
[Symbol]	FOREST PLANTING AREAS (Bioscience Research)
[Symbol]	FOREST PLANTING AREAS (Bioscience & Buffer)
[Symbol]	FOREST PLANTING AREAS (Forest Planting Sites)
[Symbol]	FOREST PLANTING AREAS (Forest Wetland Overlay)
[Symbol]	PLANTING ZONE 1A
[Symbol]	PLANTING ZONE 1B
[Symbol]	PLANTING ZONE 2A
[Symbol]	PLANTING ZONE 2B
[Symbol]	PLANTING ZONE 3
[Symbol]	PLANTING ZONE 4
[Symbol]	PLANTING ZONE 5
[Symbol]	PLANTING ZONE 6
[Symbol]	PLANTING ZONE 7
[Symbol]	PLANTING ZONE 8
[Symbol]	PLANTING ZONE 9

**GENERAL LEGEND**

[Symbol]	SHOWING TREE SPECIMEN TREE
[Symbol]	CHAMPION TREE
[Symbol]	SIGNIFICANT TREE SPECIMEN TREE TO BE REMOVED PRESENT DUE TO NATURAL CAUSES
[Symbol]	TEMPORARY TREE PROTECTION FENCING
[Symbol]	TEMPORARY TREE PROTECTION FENCING AND SPECIMEN TREE PROTECTION SIGNAGE
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE

**GENERAL LEGEND**

[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE
[Symbol]	PERMANENT PARK BOUNDARY FOOT

**GENERAL LEGEND**

[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE
[Symbol]	PERMANENT PARK BOUNDARY FOOT

**GENERAL LEGEND**

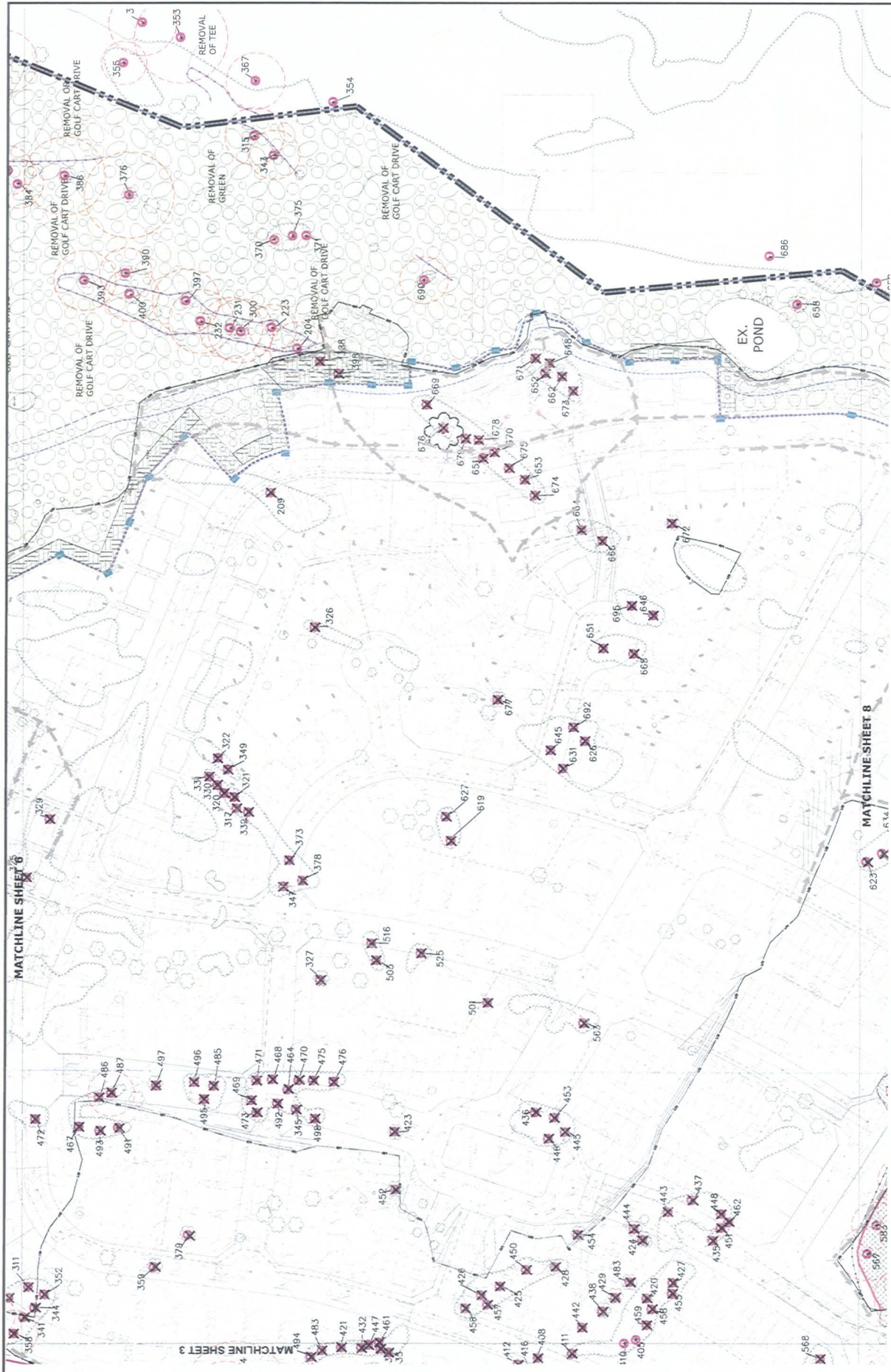
[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE
[Symbol]	PERMANENT PARK BOUNDARY FOOT

**GENERAL LEGEND**

[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE
[Symbol]	PERMANENT PARK BOUNDARY FOOT

**GENERAL LEGEND**

[Symbol]	PERMANENT INFORMATION/REFORESTATION SIGNAGE
[Symbol]	PERMANENT PARK BOUNDARY FOOT



AMENDMENT TO FINAL FCP

**POPLAR RUN**  
(Formerly Known as Indian Spring)

Montgomery County, Maryland

DATE: 11-15-09  
SCALE: 1"=50'

Environmental ESA JOB # 03-04  
ES&P Job # 03-04  
ES&P Job # 03-04  
ES&P Job # 03-04

ES&P  
Environmental Science & Analytics, Inc.

SHEET: 7 of 13

ALL ON-SITE FOREST RETENTION AREAS AND FOREST PLANTING AREAS SHALL BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK DESIGNATION.

North Arrow

Scale: 1"=50'

Sheet 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

Project No. 03-04  
1975 Poplar Run Golf Course, FCP # 03-04  
INDIAN SPRING

Symbol	Description
[Symbol]	SOFTWOOD SPECIMEN TREE
[Symbol]	CHAMPION TREE
[Symbol]	SOFTWOOD SPECIMEN TREE TO BE REMOVED
[Symbol]	SOFTWOOD SPECIMEN TREE SHOWN ON FSD, NO LONGER PRESENT DUE TO NATURAL CAUSES
[Symbol]	TEMPORARY TREE PROTECTION FENCING AND FOREST PROTECTION SIGNAGE
[Symbol]	AND SOFTWOOD TREE PROTECTION SIGNAGE
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	PERMANENT AFFORESTATION/REFORESTATION SIGNAGE

**GENERAL LEGEND**

LIMIT OF DISTURBANCE

TEMPORARY LIMIT OF DISTURBANCE

BILLS FOR EACH LOT

ENVIRONMENTAL BUFFER

EXISTING TREE LINE

PROPERTY BOUNDARY

100-FOOT FLOODPLAIN

25-FOOT FLOODPLAIN

FOREST PLANTING AREAS (Majors for Buffer Erosion Control)

FOREST PLANTING AREAS (Forest Planting Bank)

FOREST PLANTING AREA (Forest Wetland Overlay)

REASON FOR TEMP. LOO

PROPOSED PARK BOUNDARY

PERMANENT PARK BOUNDARY POST

**PLANTING LEGEND**

FOREST BANK AREAS

FOREST CLEAR AREAS

PLANTING ZONE 1A

PLANTING ZONE 1B

PLANTING ZONE 2A

PLANTING ZONE 2B

PLANTING ZONE 3

PLANTING ZONE 4

PLANTING ZONE 5

PLANTING ZONE 6

PLANTING ZONE 7

PLANTING ZONE 8

PLANTING ZONE 9

PLANTING ZONE 10

PLANTING ZONE 11

PLANTING ZONE 12

PLANTING ZONE 13

PLANTING ZONE 14

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PLANTING ZONE 94

PLANTING ZONE 95

PLANTING ZONE 96

PLANTING ZONE 97

PLANTING ZONE 98

PLANTING ZONE 99

PLANTING ZONE 100





MATCHLINE SHEET 7

MATCHLINE SHEET 4

AREAS WITHIN THE FOREST RESTORATION AREAS AND FOREST PLANTING AREAS ARE TO BE PLACED IN CONSERVATION EASEMENTS OR WITHIN PARK RESTORATION.

**AMENDMENT TO FINAL FCP**

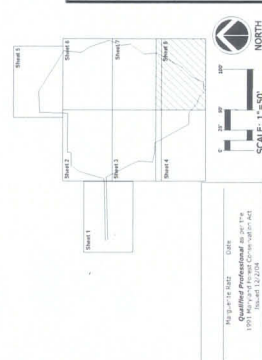
**POPLAR RUN**  
(Formerly known as Indian Spring)

Montgomery County, Maryland

Scale: 1"=50'  
Date: 11-20-11

ES&S  
Environmental Systems Analysis, Inc.  
3000 Rockville Pike, Suite 400, Rockville, MD 20850  
(301) 751-1200  
www.esandis.com

SHEET: 8 of 13



Symbol	Description
[Tree Symbol]	Significant Specimen Tree
[Circle with X]	Champion Tree
[Circle with Star]	Some Specimen Tree to be Removed
[Circle with Star]	Some Specimen Tree to be Preserved
[Circle with Star]	Present Due to Natural Causes
[Circle with Star]	Temporary Tree Protection Fencing
[Circle with Star]	Temporary Tree Protection Signage
[Circle with Star]	Temporary Tree Protection Fencing and Signage
[Circle with Star]	Critical Root Zone
[Circle with Star]	Permanent Afforestation/Reforestation
[Circle with Star]	Proposed Park Boundary

Symbol	Description
[Dashed Line]	Limit of Disturbance
[Dashed Line]	Temporary Limit of Disturbance
[Dashed Line]	Buffer for Each Lot
[Dashed Line]	Environmental Buffer
[Dashed Line]	Existing Tree Line
[Dashed Line]	Property Boundary
[Dashed Line]	100-Year Floodplain
[Dashed Line]	24-Foot Floodplain
[Dashed Line]	FCP Easement
[Dashed Line]	Reason for Temp. LOD
[Dashed Line]	Proposed Park Boundary

Symbol	Description
[Pattern]	Forest Save Areas
[Pattern]	Forest Clear Areas
[Pattern]	Forest Planting Areas (Mature Saplings)
[Pattern]	Forest Planting Areas (Young Saplings)
[Pattern]	Forest Planting Area (Flooded Wetland Overlay)

Symbol	Description
[Pattern]	Planting Zone 1
[Pattern]	Planting Zone 2A
[Pattern]	Planting Zone 2B
[Pattern]	Planting Zone 3A
[Pattern]	Planting Zone 3B
[Pattern]	Planting Zone 4
[Pattern]	Planting Zone 5*
[Pattern]	Planting Zone 6**
[Pattern]	Planting Zone 7**
[Pattern]	Planting Zone 8
[Pattern]	Planting Zone 9
[Pattern]	Planting Zone 9*

\*Area of forest within contour to allow for forest plantings within the boundary of the easement. The area of forest within contour to allow for forest plantings within the boundary of the easement. The area of forest within contour to allow for forest plantings within the boundary of the easement.

\*\*Area of forest within contour to allow for forest plantings within the boundary of the easement. The area of forest within contour to allow for forest plantings within the boundary of the easement. The area of forest within contour to allow for forest plantings within the boundary of the easement.



**PLANTING SCHEDULE--Winchester Homes Obligation (26.54 acres)**  
**Bank Phase 9 (6.82 acres)**

ZONE 1 (120 trees/acre) 8.77 Acres	ZONE 2 A (120 trees/acre) 8.22 Acres	ZONE 2 B (120 trees/acre) 8.13 Acres	ZONE 3 A (120 trees/acre) 8.17 Acres	ZONE 3 B (120 trees/acre) 8.13 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE	DATE

**Master Plant Schedule--Winchester Homes Obligation**

ZONE 1 (120 trees/acre) 8.77 Acres	ZONE 2 A (120 trees/acre) 8.22 Acres	ZONE 2 B (120 trees/acre) 8.13 Acres	ZONE 3 A (120 trees/acre) 8.17 Acres	ZONE 3 B (120 trees/acre) 8.13 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE	DATE

**PLANTING SCHEDULE--Forest Planting Bank (45.0 acres)**  
**Bank Phase 1 (4.61 acres)**

ZONE 1 (120 trees/acre) 4.68 Acres	ZONE 2 (120 trees/acre) 4.15 Acres	ZONE 3 (120 trees/acre) 4.15 Acres	ZONE 4 (120 trees/acre) 4.15 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

**Bank Phase 2 (4.86 acres)**

ZONE 1 (120 trees/acre) 4.86 Acres	ZONE 2 (120 trees/acre) 4.86 Acres	ZONE 3 (120 trees/acre) 4.86 Acres	ZONE 4 (120 trees/acre) 4.86 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

**Bank Phase 6 (4.33 acres)**

ZONE 1 (120 trees/acre) 4.33 Acres	ZONE 2 (120 trees/acre) 4.33 Acres	ZONE 3 (120 trees/acre) 4.33 Acres	ZONE 4 (120 trees/acre) 4.33 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

**Bank Phase 7 (4.92 acres)**

ZONE 1 (120 trees/acre) 4.92 Acres	ZONE 2 (120 trees/acre) 4.92 Acres	ZONE 3 (120 trees/acre) 4.92 Acres	ZONE 4 (120 trees/acre) 4.92 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

**Bank Phase 9 (6.82 acres)**

ZONE 1 (120 trees/acre) 6.82 Acres	ZONE 2 (120 trees/acre) 6.82 Acres	ZONE 3 (120 trees/acre) 6.82 Acres	ZONE 4 (120 trees/acre) 6.82 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

**Bank Phase 10 (6.82 acres)**

ZONE 1 (120 trees/acre) 6.82 Acres	ZONE 2 (120 trees/acre) 6.82 Acres	ZONE 3 (120 trees/acre) 6.82 Acres	ZONE 4 (120 trees/acre) 6.82 Acres
SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME	SET SCIENTIFIC NAME
COMMON NAME	COMMON NAME	COMMON NAME	COMMON NAME
SIZE	SIZE	SIZE	SIZE
CONDITION	CONDITION	CONDITION	CONDITION
DATE	DATE	DATE	DATE

Note: Some forest restorable trees and forest plantings may be placed in conservation easements or within park dedication.

\*Actual floristic wetland ratios to occur within the Forest Planting Bank, within the floodplain of the Potomac River, may vary from those shown on the map. The Forest Planting Bank is a part of the Bank's Wetland Mitigation program for the 2000-2002 period. Wetland Mitigation planting is a part of the Bank's Wetland Mitigation program for the 2000-2002 period. Wetland Mitigation planting is a part of the Bank's Wetland Mitigation program for the 2000-2002 period.

**ES&S/SCIENTIFIC SERVICES**  
 The following information is based on the data provided by the client and is not intended to be used for any other purpose.  
 Prepared by: **ES&S/SCIENTIFIC SERVICES**  
 Prepared for: **Winchester Homes**  
 Project Name: **Winchester Homes**  
 Project Location: **1000 Annapolis Park, Annapolis, MD 21403**  
 Project Number: **2011-001**  
 Date: **12/12/2011**  
 Prepared by: **ES&S/SCIENTIFIC SERVICES**

Prepared by: **ES&S/SCIENTIFIC SERVICES**  
 Project Name: **Winchester Homes**  
 Project Location: **1000 Annapolis Park, Annapolis, MD 21403**  
 Project Number: **2011-001**  
 Date: **12/12/2011**  
 Prepared by: **ES&S/SCIENTIFIC SERVICES**

**AMENDMENT TO FINAL FCP**

**POPULAR RUN**  
 (Formerly Known as Indian Spring)

Homogeny County, Maryland

SCALE: NTS  
 DATE: 12/21/11

ES&S/SCIENTIFIC SERVICES  
 1000 Annapolis Park, Annapolis, MD 21403  
 Phone: 410-291-1111  
 Fax: 410-291-1112  
 www.esandscientific.com

ES&S/SCIENTIFIC SERVICES  
 1000 Annapolis Park, Annapolis, MD 21403  
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 Fax: 410-291-1112  
 www.esandscientific.com

SHEET: 10 of 13





LINE #	REVISION	DESCRIPTION	DATE	BY	CHKD
1	1	POPLAR RUN	11/17/13	ES&I	ES&I
2	1	POPLAR RUN	11/17/13	ES&I	ES&I
3	1	POPLAR RUN	11/17/13	ES&I	ES&I
4	1	POPLAR RUN	11/17/13	ES&I	ES&I
5	1	POPLAR RUN	11/17/13	ES&I	ES&I
6	1	POPLAR RUN	11/17/13	ES&I	ES&I
7	1	POPLAR RUN	11/17/13	ES&I	ES&I
8	1	POPLAR RUN	11/17/13	ES&I	ES&I
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11	1	POPLAR RUN	11/17/13	ES&I	ES&I
12	1	POPLAR RUN	11/17/13	ES&I	ES&I
13	1	POPLAR RUN	11/17/13	ES&I	ES&I
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18	1	POPLAR RUN	11/17/13	ES&I	ES&I
19	1	POPLAR RUN	11/17/13	ES&I	ES&I
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22	1	POPLAR RUN	11/17/13	ES&I	ES&I
23	1	POPLAR RUN	11/17/13	ES&I	ES&I
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61	1	POPLAR RUN	11/17/13	ES&I	ES&I
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64	1	POPLAR RUN	11/17/13	ES&I	ES&I
65	1	POPLAR RUN	11/17/13	ES&I	ES&I
66	1	POPLAR RUN	11/17/13	ES&I	ES&I
67	1	POPLAR RUN	11/17/13	ES&I	ES&I
68	1	POPLAR RUN	11/17/13	ES&I	ES&I
69	1	POPLAR RUN	11/17/13	ES&I	ES&I
70	1	POPLAR RUN	11/17/13	ES&I	ES&I
71	1	POPLAR RUN	11/17/13	ES&I	ES&I
72	1	POPLAR RUN	11/17/13	ES&I	ES&I
73	1	POPLAR RUN	11/17/13	ES&I	ES&I
74	1	POPLAR RUN	11/17/13	ES&I	ES&I
75	1	POPLAR RUN	11/17/13	ES&I	ES&I
76	1	POPLAR RUN	11/17/13	ES&I	ES&I
77	1	POPLAR RUN	11/17/13	ES&I	ES&I
78	1	POPLAR RUN	11/17/13	ES&I	ES&I
79	1	POPLAR RUN	11/17/13	ES&I	ES&I
80	1	POPLAR RUN	11/17/13	ES&I	ES&I
81	1	POPLAR RUN	11/17/13	ES&I	ES&I
82	1	POPLAR RUN	11/17/13	ES&I	ES&I
83	1	POPLAR RUN	11/17/13	ES&I	ES&I
84	1	POPLAR RUN	11/17/13	ES&I	ES&I
85	1	POPLAR RUN	11/17/13	ES&I	ES&I
86	1	POPLAR RUN	11/17/13	ES&I	ES&I
87	1	POPLAR RUN	11/17/13	ES&I	ES&I
88	1	POPLAR RUN	11/17/13	ES&I	ES&I
89	1	POPLAR RUN	11/17/13	ES&I	ES&I
90	1	POPLAR RUN	11/17/13	ES&I	ES&I
91	1	POPLAR RUN	11/17/13	ES&I	ES&I
92	1	POPLAR RUN	11/17/13	ES&I	ES&I
93	1	POPLAR RUN	11/17/13	ES&I	ES&I
94	1	POPLAR RUN	11/17/13	ES&I	ES&I
95	1	POPLAR RUN	11/17/13	ES&I	ES&I
96	1	POPLAR RUN	11/17/13	ES&I	ES&I
97	1	POPLAR RUN	11/17/13	ES&I	ES&I
98	1	POPLAR RUN	11/17/13	ES&I	ES&I
99	1	POPLAR RUN	11/17/13	ES&I	ES&I
100	1	POPLAR RUN	11/17/13	ES&I	ES&I

