

PLAT NO. 220061430 to 220061440

Ponds Add'n to Far View Manor

Located at the end of Denit Estates Drive, approximately 800 feet from Hawlings Park Court

RC Zone, 3Lots

Private Well, Private Septic

Master Plan Area: Olney

Kings Square, LLC, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060250 formerly 1-06025, as approved by the Board; and that any minor modifications reflected on the plat does not alter the intent of the Board's previous approval of the preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Ponds Property Plan Number: 1-06025
 Plat Name: Ponds Addition Sublot A Plat Number: 2-06144
 Plat Submission Date: 1/13/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Dickinney

Initial DRD Review:

Signed Preliminary Plan - Date 2/6/06 Checked: Initial Dms Date 2/10/06
 Planning Board Opinion - Date 1/25/06 Checked: Initial Dms Date 2/10/06
 Site Plan Req'd for Development? Yes No Verified By: Dms (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Amy Lindberg	4/17	2/3	3/29/06	OK
Research	Bobby Fleury	"	"	1/18/06	OK
SHA	Doug Mills	"	"	X	
PEPCO	Jose Washington	"	"	X	
Parks	Doug Powell	"	"	X	N/A
DRD	Steve Smith	"	"	1/27	OK

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

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

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

Initial

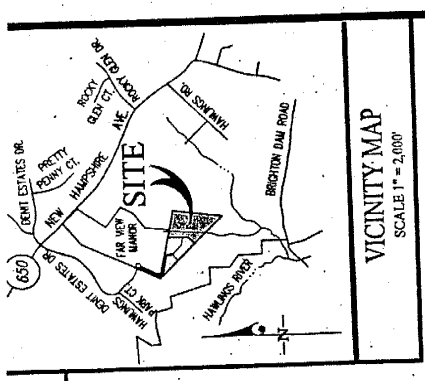
PW
PW
PW

TA
TA

Date

2/10/06
2/17/06
2/25/06
4/13/06
4/13/06

No. _____

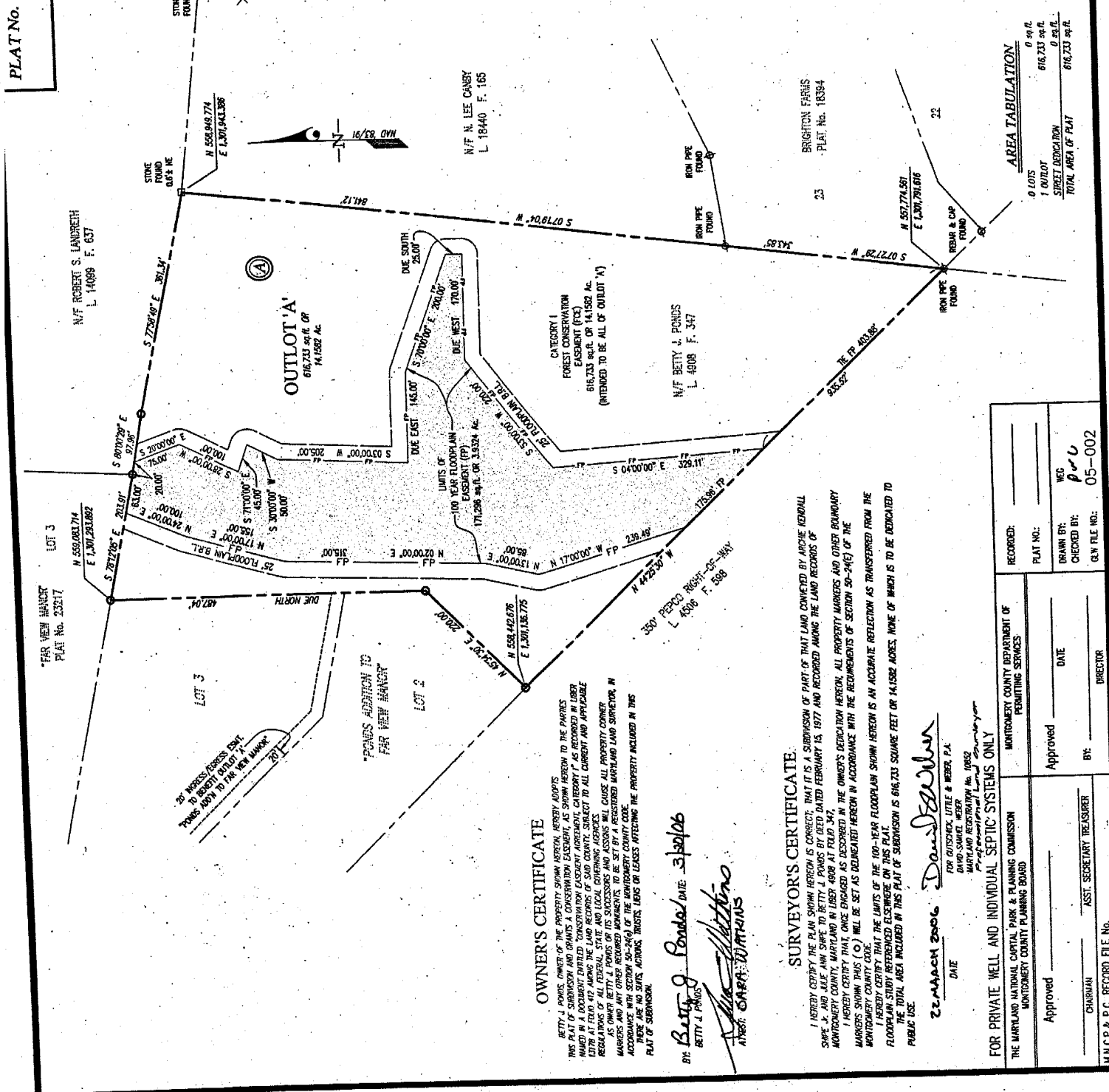


1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR IS IT INTENDED TO RESTRICT THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
2. 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 COMPELLED BY THE REFORMATION OF THIS PLAT. THESE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ARE INTENDED TO BE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS AS PROPERTY MARKERS TO BE SET SHOWN THIS O.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-06228, PONDAS PROPERTY DEVELOPMENT PROPOSED CHANGES IN USE. WELL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. THE PROPERTY CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND CONVERSION OR RESUBDIVISION IS NOT PERMITTED AFTER SAID PROPERTY IS DEVELOPED.
7. THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
8. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUTSCHICK LITTLE & WEBER, P.A. DATED DECEMBER 2005 (PP APPLICATION No. 221994), AND APPROVED BY ALDCSEA, (PDS) IN A LETTER DATED DECEMBER 21, 2005. SHOWN HEREON THIS: _____ FT.
9. THIS PROPERTY IS ZONED RC AND IS LOCATED ON TAX MAP #V. 21.
10. THE PROPERTY SHOWN HEREON IS GRANTED ACCESS TO DEWIT ESTATES DRIVE (60' PUBLIC RIGHT-OF-WAY) BY AN INGRESS/EGRESS EASEMENT GRANTED ON A PLAT OF SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT, LOTS 1, 2 & 3, BLOCK 'A', PONDAS ADDITION TO FAR VIEW MANOR".

**SUBDIVISION RECORD PLAT
OUTLOT 'A', BLOCK 'A'
PONDS ADDITION TO
FAR VIEW MANOR**

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' MARCH 2006

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 200 - BETHESDA, MARYLAND
TEL: 301-421-4200 FAX: 301-421-4166
UNCPD# PC FILE No. 2-00144



AREA TABULATION

0 LOTS	0 sq. ft.
1 OUTLOT	616,733 sq. ft.
STREET DEED/LAND	0 sq. ft.
TOTAL AREA OF PLAT	616,733 sq. ft.

OWNER'S CERTIFICATE

BETTY J. PONDAS, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND GRANTS A CONSERVATION EASEMENT, AS SHOWN HEREON TO THE PARKERS MOUNTAIN COUNTY, MARYLAND, FOR THE PURPOSES OF THE CONSERVATION EASEMENT AGREEMENT, HEREBY REFERRED TO AS "CONSERVATION EASEMENT AGREEMENT". SHE HAS REVIEWED AND APPROVED THE PLAT AND THE CONSERVATION EASEMENT AGREEMENT AND HAS CAUSED ALL NECESSARY RECORDS TO BE FILED WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND HAS CAUSED ALL NECESSARY RECORDS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-246 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SALES, MORTGAGES, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: *Betty J. Pondas* DATE: 3/10/06
BETTY J. PONDAS
David J. Williams
DAVID J. WILLIAMS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND COMPLETED BY ARCHIE KENDALL SHIPLE, JR. AND JULIE ANN SHIPLE TO LOTS 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

22 MARCH 2006
DATE
David J. Williams
FOR GUTSCHICK LITTLE & WEBER, P.A.
DAVID J. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND

FOR PRIVATE WELL AND INDIVIDUAL SEPTIC SYSTEMS ONLY

RECORDED:	PLAT NO.:	05-002
DRAWN BY:	DATE:	
CHECKED BY:	DATE:	
BY:	DIRECTOR:	
CHAIRMAN:	ASST. SECRETARY/TREASURER:	
Approved	Approved	

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY PLANNING BOARD