

Plat Name: Wheaton Forest

Plat #: 220110430

Location: Located in the northwest quadrant of the intersection of Reddie Drive and Georgia Avenue (MD 97)

Master Plan: Wheaton CBD

Plat Details: CBD-3 zone; 1 parcel
Community Water, Community Sewer

Applicant: 11215 Georgia Avenue, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100120 (MCPB Resolution No. 10-45) and with Site Plan No. 820110010 (MCPB Resolution No. 10-149), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	48.33'	36.02'	18.01'	S72°35'16"W	35.19'	42°32'17"
C2	20.00'	31.42'	20.00'	N71°14'46"E	28.28'	80°00'00"
C3	363.01'	118.09'	59.57'	S89°27'23"E	117.57'	16°35'31"
C4	20.00'	31.42'	20.00'	S117°44'07"W	28.28'	90°00'00"

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND EASEMENTS TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH ANY OTHER RELEVANT MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SALES, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

SAFEMWAY INC., A DELAWARE CORPORATION
 MARYLYN BEARDSLEY, ASSISTANT VICE PRESIDENT
 DAN WALLER, ASSISTANT SECRETARY

1-12-11 DATE
 1-12-11 DATE
 1-14-11 DATE

Carol E. Fargo, WITNESS
 Carol E. Fargo, WITNESS

11215 GEORGIA AVE LLC, A DELAWARE LIMITED LIABILITY COMPANY
 LEITH WAIN, MANAGING MEMBER

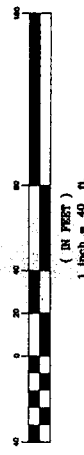
1-14-11 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF THE PROPERTY ACQUIRED IN THE FOLLOWING TWO CONVEYANCES: 1) BY SAFEMWAY INC. FROM METROPOLITAN LIFE INSURANCE COMPANY, BY DEED DATED MARCH 9, 2000, AND RECORDED IN LIBER 17927 AT FOLIO 434, AND ALSO BEING PART OF LOTS 1 THROUGH 13, PARCELS A AND B, AND AN ALLEY CLOSING AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "BLOCKS A, B, & D, WHEATON FOREST," RECORDED AS PLAT NO. 2306; 2) BY 11215 GEORGIA AVE LLC, FROM SAFEMWAY INC. BY DEED DATED DECEMBER 23, 2009, BEING PART OF THE MASTER CONDOMINIUM, RECORDED AS CONDOMINIUM PLAT NO. 10494 THROUGH 10505, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE PROPERTY SHOWN HEREON, AS DESCRIBED IN THE OWNERS CERTIFICATE HEREIN, ALL SURVEY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON, AS HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 83,849 SQUARE FEET OR 1.92491 ACRES OF LAND OF WHICH 7,120 SQUARE FEET OR 0.16246 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 1/11/2011
 DAN F. LINER II, MARYLAND PROFESSIONAL LAND SURVEYOR # 21236

GRAPHIC SCALE

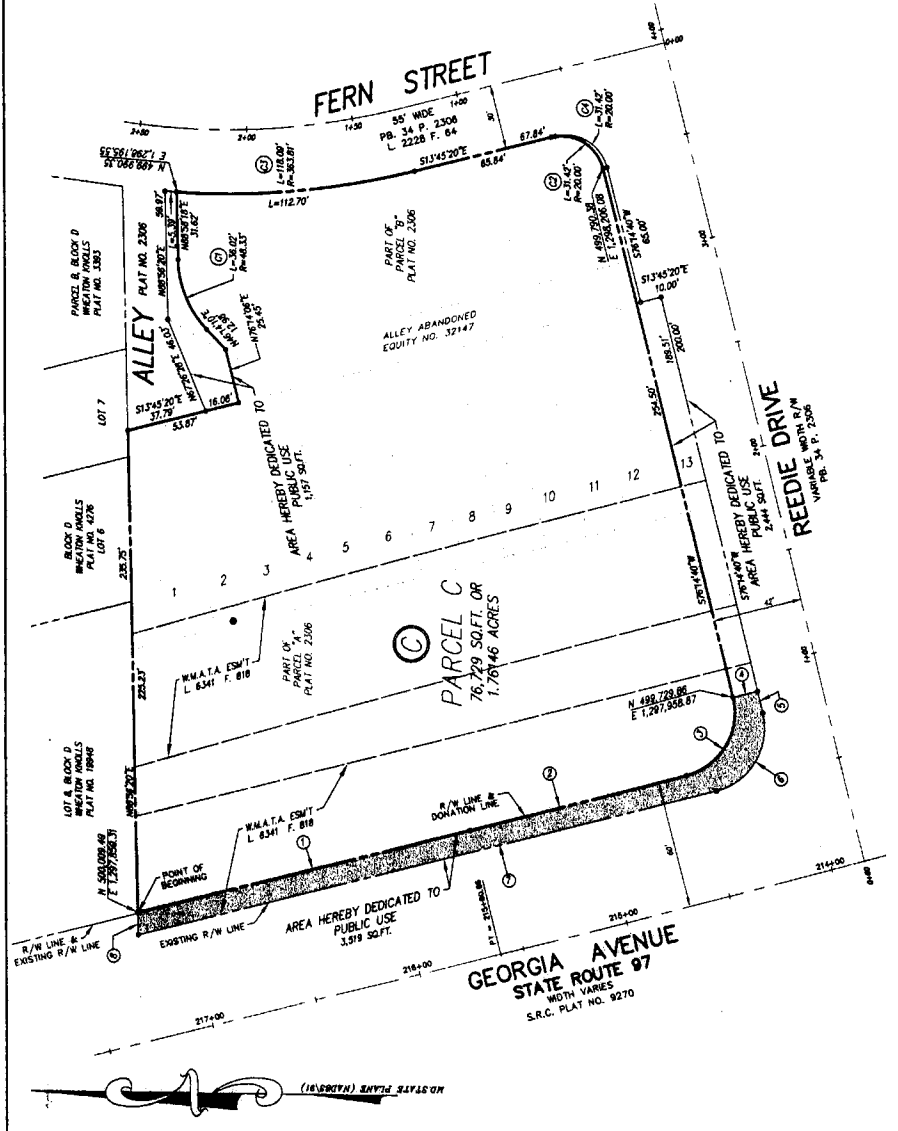


SUBDIVISION RECORD PLAT
PARCEL C, BLOCK C
WHEATON FOREST
 BEING A RE-SUBDIVISION OF LOTS 1 THRU 13 AND PART OF PARCELS A & B, BLOCK C
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: JANUARY 11, 2011

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	S13°41'57"E	180.59'
2	L=104.94'	R=11399.16'
3	CHORD = S 13°57'46" E	104.94'
4	CHORD = S 58°59'28" E	42.25'
5	S13°45'20"E	12.00'
6	S76°14'40"W	10.49'
7	L=47.12'	R=30.00'
8	CHORD = N 58°45'41" E	42.43'
9	N13°45'20"W	279.60'
10	N85°55'20"E	10.53'

FEES SQUARE AREA: 3,519 SQ.FT. OR 0.081 ACRES
 SHOWN THUS: []



NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 40721. THE PROPERTY IS ZONED "CBM-3".
- 2) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).
- 3) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO ANY MARYLAND PROFESSIONAL LAND SURVEYOR'S REPORT, SHALL BE EXTENDED TO THE RECORDATION OF THIS SUBDIVISION RECORD PLAT. THE ORIGINAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.P.C. PRELIMINARY PLAN #20100120, SITE PLAN NO. 820110010 AND PROJECT PLAN #20100120, ENTITLED "WHEATON SAFEMWAY".
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO PUBLIC USE SPACE REQUIREMENTS IN ACCORDANCE WITH APPROVED PROJECT PLAN NO. 920100020 AND SITE PLAN NO. 820110010 AND ANY AMENDMENTS THERE TO. MONTGOMERY COUNTY, MARYLAND, WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PUBLIC USE SPACE AREAS.
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 27A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEEDING CONTROL PERMIT.
- 9) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND OPEN SPACE AREAS AS REQUIRED IN LIBER 117489 AT PAGE 11.

DATE: _____
 PLAT NO.: 220110430
 FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
 SECRETARY - TREASURER
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. _____

DIRECTOR

RECORD PLAT REVIEW SHEET

Plat Name: Wheaton Forest Plat Number: 220110430
 Plan Name: Wheaton Sateway Plan Number: 120100120
 Plat Submission Date: 10/29/2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: DNW Date: 2/11/11

Initial DRD Review:

Signed Preliminary Plan – Date 6-18-10 Checked: Initial SSS Date 12-10-10
 Planning Board Resolution – Date 5/19/10 Checked: Initial SSS Date 12/10/10
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: Wheaton Sateway Site Plan Number: 220110010
 Planning Board Resolution – Date 11-15-10 Checked: Initial SSS Date 12-10-10
 Site Plan Signature Set – Date 1-20-11 Checked: Initial SSS Date 2-1-11
 Site Plan Reviewer Plat Approval: Checked: Initial OK Date SP Email

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements OK Open Space OK
 Non-standard BRLs N/A Adjoining Land OK 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	<u>11/3/10</u>	<u>11-17-10</u>	<u>12/9/10</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>11-8-10</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell			<u>N/A</u>	<u>N/A</u>
DRD	Keiona Clark				

Final DRD Review:

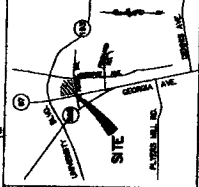
Consultant Notified (Final Mark-up):	Initial <u>SSS</u>	Date <u>12/10/10</u>
Final Mylar & DXF/DWG Received:	Initial <u>SSS</u>	Date <u>1-19-11</u>
Final Mylar Review Complete:	Initial <u>SSS</u>	Date <u>2-1-11</u>
Board Approval of Plat:		
Plat Agenda:	Initial <u>SSS</u>	Date <u>2/10/11</u>
Planning 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. _____

WHEATON SAFEWAY

WHEATON, MARYLAND

MOON CITY MAP SCALE 1" = 200' PRELIMINARY PLAN J20100120 Proposed Parcel C, Block C Wheaton Forest



General Notes:

1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF JULY 2010.
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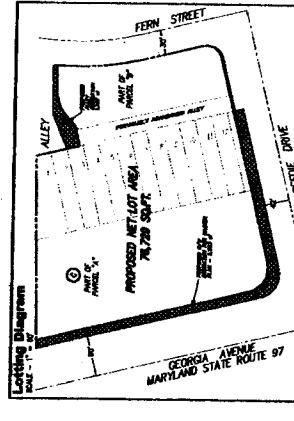
Setback Requirements:

11. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF JULY 2010.
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Development Program:

21. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF JULY 2010.
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Construction Program:



Scale: 1" = 200'

Development Tabulations

USE	AREA (SQ FT)	PERCENT OF TOTAL
RESIDENTIAL SINGLE-FAMILY	10000	25%
RESIDENTIAL MEDIUM-DENSITY	20000	50%
RESIDENTIAL HIGH-DENSITY	10000	25%
TOTAL	40000	100%

Parking Tabulations

TYPE	NUMBER
TOTAL	100
REQUIRED	100
EXCESS	0

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Setback Requirements:

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Development Program:

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Construction Program:

SURVEYOR'S CERTIFICATION

I, the undersigned, a duly Licensed Professional Engineer, do hereby certify that I am the author of the above-mentioned plan, and that the same was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Maryland.

Charles A. O'Neil, PE
July 15, 2010

PROFESSIONAL CERTIFICATION

I, the undersigned, a duly Licensed Professional Engineer, do hereby certify that I am the author of the above-mentioned plan, and that the same was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Maryland.

Charles A. O'Neil, PE
July 15, 2010

Survey Legend:

Symbol	Legend
Symbol 1	PROPOSED MET/LOT AREA
Symbol 2	PROPOSED SETBACK AREA
Symbol 3	PROPOSED DEVELOPMENT AREA
Symbol 4	PROPOSED PARKING AREA

Wheaton Forest:

Wheaton Forest is a residential subdivision located in Wheaton, Maryland. The subdivision consists of several blocks of lots, with Block C being the focus of this preliminary plan. The area is currently undeveloped and is surrounded by other residential areas.

Proposed Parcel C, Block C:

The proposed parcel C, Block C, is a rectangular lot measuring approximately 100 feet by 150 feet. It is located at the corner of Georgia Avenue and Reedle Drive. The lot is currently vacant and is being proposed for residential development.

Development Program:

The development program for the proposed parcel C, Block C, consists of the construction of a single-family residential dwelling. The dwelling will be a two-story structure with a total floor area of approximately 2,000 square feet. It will include a garage and a driveway.

Construction Program:

The construction program for the proposed parcel C, Block C, consists of the construction of the single-family residential dwelling. The construction will be completed within a period of 12 months from the date of the start of construction.

Parking Requirements:

The proposed development will require a total of 100 parking spaces. These spaces will be provided for the use of the residents of the development. The parking spaces will be located on Reedle Drive, adjacent to the proposed development.

Notes:

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