

**PLAT NO. 220061080**

R.B. Detricks Subdivision of Kensington

Located on the southeast quadrant of Howard Avenue and Connecticut Avenue

C-2 Zone, 1Lot

Community Water, Community Sewer

Master Plan Area: Kensington-Wheaton

Safeway Inc., 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. 120030750, formerly 1-03075, 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 preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: Safeway at Kensington Plan Number: 12063075  
 Plat Name: RB. Detricks Subdivision Plat Number: 22006108  
 Plat Submission Date: of Kensington 11/16/05  
 DRD Plat Reviewer: Taslima Alam  
 DRD Prelim Plan Reviewer: R. Weaver

**Initial DRD Review:**

Signed Preliminary Plan - Date 5/17/05 Checked: Initial TA Date 12/11/05  
 Planning Board Opinion - Date 4/13/05 Checked: Initial TA Date 12/11/05  
 Site Plan Req'd for Development? Yes  No  Verified By: TA (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  Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Steve Federino</u>	<u>11/21/05</u>	<u>12/9/05</u>		
Research	Bobby Fleury			<u>11/23/05</u>	<u>OK</u>
SHA	Doug Mills			<u>12/16/05</u>	
PEPCO	Jose Washington				
Parks	Doug Powell			<u>12/9/05</u>	<u>Need 10 PUE</u>
DRD	Steve Smith			<u>12/9/05</u>	<u>see plat</u>

**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:

Initial TA Date 11/24/06  
TA 11/14/06  
TA 1/24/06

**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: \_\_\_\_\_

No. \_\_\_\_\_

PLAT NO.:



VICINITY MAP  
AS TO THE MAP PEOPLE  
PERMIT USE NO. 5500572  
SCALE 1" = 200'

**NOTES**

- PROPERTY IS KNOWN AS SAFEWAY STORES 98, INC. BEING ALL OF LOT 2, 3, 4, 7, 8, 9, 10, 11 AND PART OF LOTS 5, BLOCK 1, IN A SUBDIVISION NAMED "R.B. DETRICKS SUBDIVISION OF KENSINGTON", AS RECORDED IN PLAT BOOK B, PLAT 30 AND AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 11329, FOLIO 489 AND AS SHOWN ON MONTGOMERY COUNTY TAX MAP 1P.
- SAFEWAY INC. PART OF LOT 5, BLOCK 1 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "R.B. DETRICKS SUBDIVISION OF ORIGINAL LOTS NOS. 21, 22 & 23 OF THE DIVISION OF THE ESTATE OF LUBNER KNOWLES AT KENSINGTON", AS RECORDED IN PLAT BOOK B, PLAT NUMBER 30 AND AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19710, FOLIO 843.
- PART OF LOT 6, BLOCK 1 AS SHOWN ON A SUBDIVISION ENTITLED "R.B. DETRICKS SUBDIVISION OF KENSINGTON", RECORDED IN PLAT BOOK B, PLAT NUMBER 30 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19710, FOLIO 638 AND SHOWN ON TAX MAP 1P-43.
- THE MERIDIAN AND BEARINGS OF THE SURVEY ARE REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83/91.
- ZONING: C2 (GENERAL COMMERCIAL)
- THIS SUBDIVISION 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 DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS, MODIFIED BY FUTURE ACTION BY THE PLANNING BOARD. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-03075, ENTITLED "SAFEWAY AT KENSINGTON".
- THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982, INCLUDING APPROVAL OF FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SECTORM CONTROL PERMIT (CHAPTER 22A OF THE COUNTY CODE).
- THE SUBJECT PROPERTY IS LOCATED WITHIN ON VSSC 2007 2133 NWA; TAX MAP GRID 1P43.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

**AREA TABULATION**

LOT 18	102,821 SQUARE FEET	2,350 ACRES
TOTAL STREET DEDICATION	2,768 SQUARE FEET	0.064 ACRE
TOTAL AREA	105,587 SQUARE FEET	2,414 ACRES

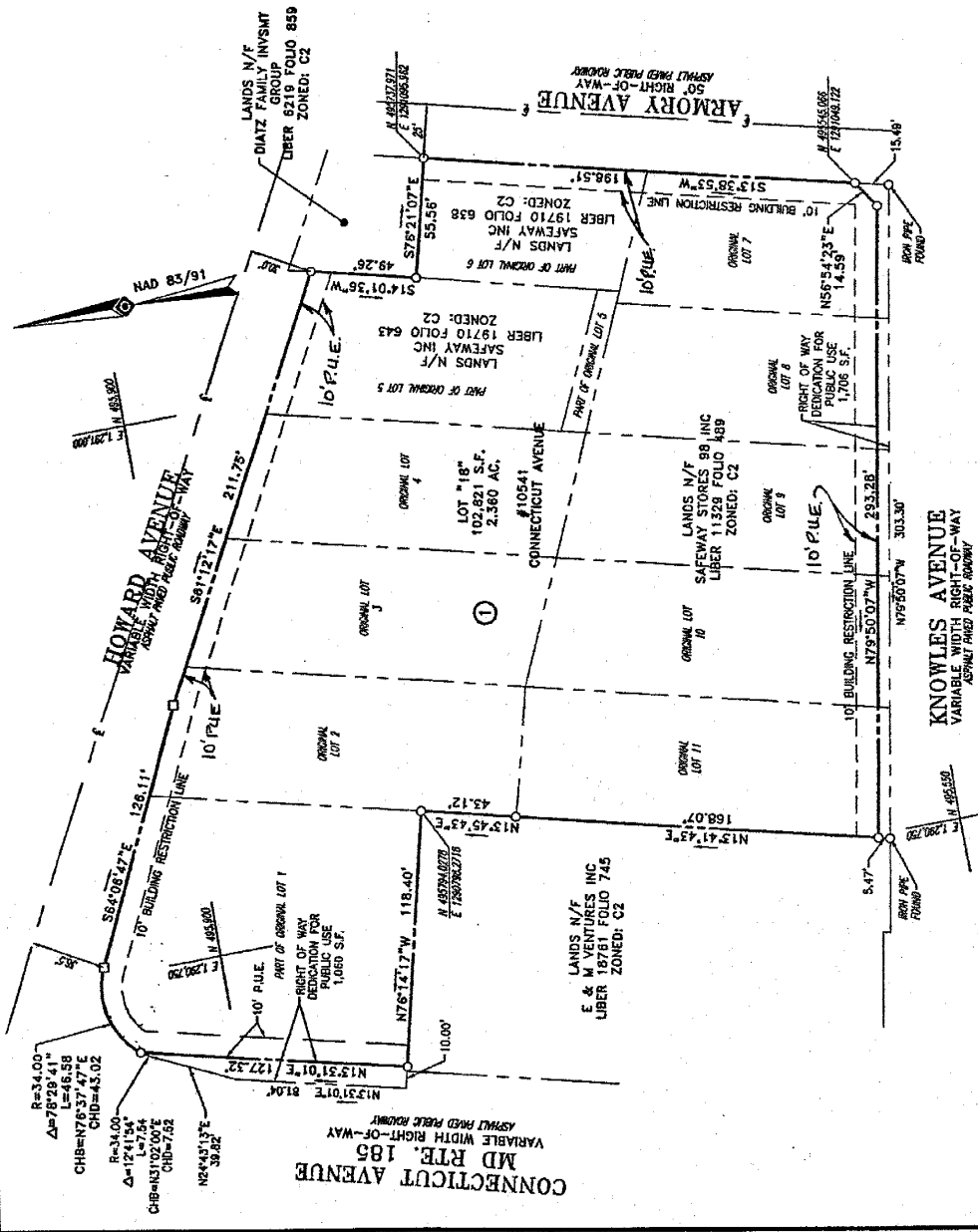
**SUBDIVISION RECORD PLAT  
LOT 18, BLOCK 1  
R.B. DETRICKS SUBDIVISION  
OF KENSINGTON**

A RESUBDIVISION OF  
PART OF LOTS 2-4, 7-11 AND  
BLOCK 1  
WHEATON (13TH) ELECTION DISTRICT  
TOWN OF KENSINGTON  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=40'  
JANUARY 10, 2006



**CONTROL POINT  
ASSOCIATES, INC.**  
2830 LAWS DRIVE, SUITE 200  
STERLING, VIRGINIA 20164  
703.964.9100 FAX 703.964.9797  
800.688.0099 FAX 800.688.9595

5020874125



**OWNER'S CERTIFICATE**

I, THOMAS B. CASTLEBERRY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF CONSOLIDATION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE AND ESTABLISH THE 10' PUBLIC UTILITY EASEMENT (10' PUE) AS SHOWN HEREON, AS OWNER OF THE LAND RECORDED AT LIBER 11329 FOLIO 489, LIBER 19710 FOLIO 843 AND LIBER 19710 FOLIO 638, AND AS OTHER REQUIRED INFORMATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (E)(2) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS AT LAW, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF DEDICATION.

SAFEWAY, INC.

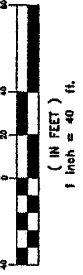
BY: *Thomas B. Castleberry* 1/18/06  
THOMAS B. CASTLEBERRY, VICE PRESIDENT DATE  
WITNESS: *Kevin F. Steinhilber* 01/13/06  
KEVIN F. STEINHILBER DATE  
MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A CONSOLIDATION OF PART OF THE LANDS CONVEYED BY REMARK REALTY COMPANY, INC. TO SAFEWAY STORES 98, INC., BY DEED DATED APRIL 27, 1993 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 11329 FOLIO 489, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19710 AT FOLIO 843, AND BY JAI LIMITED PARTNERSHIP TO SAFEWAY INC., BY DEED DATED SEPTEMBER 17, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19710 AT FOLIO 638, THAT IRON PIPES SHOWN THIS O AND MANDATORY SHOWN THIS O WILL BE SET AS INDICATED IN ACCORDANCE WITH THE OWNER'S CERTIFICATE.

THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 105,587 SQUARE FEET OR 2,414 ACRES OF LAND, OF WHICH 2,768 SQUARE FEET OR 0.064 ACRES IS DEDICATED TO PUBLIC USE.

**GRAPHIC SCALE**



Approved	Approved	Approved
CHAIRMAN	ASST. SECRETARY - TREASURER	DIRECTOR
M.M.C.P. & P.G. FILE NO.		
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	TOWN OF KENSINGTON DEPARTMENT OF PERMITTING SERVICES	MONTGOMERY COUNTY, MARYLAND
DATE: 2/01/08	DATE: 01/13/06	DATE: 01/13/06

CONNECTICUT AVENUE (ROUTE 185)  
 (ONE LANE, DIVIDED STATE OWNED ROADWAY)  
 (EXISTING RIGHT OF WAY = 100' (125)  
 ULTIMATE RIGHT OF WAY = 120' (125)

RE-SET OF ARMORY AVENUE IMPROVEMENTS

STOP

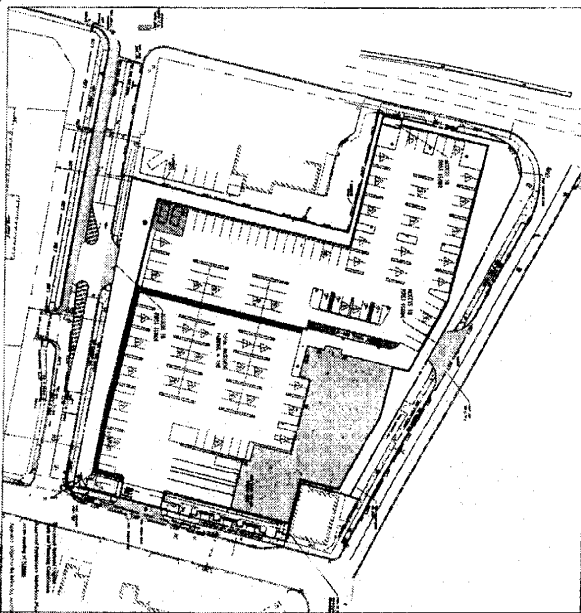
PROP. OF  
 UTILITY

HOWARD AVENUE  
 (EXISTING RIGHT OF WAY = 100' (125)  
 ULTIMATE RIGHT OF WAY = 120' (125)

ARMORY AVENUE  
 (TWO LANE, DIVIDED COUNTY OWNED ROADWAY)  
 (EXISTING RIGHT OF WAY = 50' (75)  
 ULTIMATE RIGHT OF WAY = 70' (75)

ARMORY AVENUE  
 (TWO LANE, DIVIDED COUNTY OWNED ROADWAY)  
 (EXISTING RIGHT OF WAY = 50' (75)  
 ULTIMATE RIGHT OF WAY = 70' (75)

GRAPHIC SCALE



- LEGEND**
- 1. EXISTING BUILDING
  - 2. PROPOSED BUILDING
  - 3. EXISTING DRIVEWAY
  - 4. PROPOSED DRIVEWAY
  - 5. EXISTING SIDEWALK
  - 6. PROPOSED SIDEWALK
  - 7. EXISTING CURB
  - 8. PROPOSED CURB
  - 9. EXISTING STREET LIGHT
  - 10. PROPOSED STREET LIGHT
  - 11. EXISTING UTILITY
  - 12. PROPOSED UTILITY
  - 13. EXISTING TREE
  - 14. PROPOSED TREE
  - 15. EXISTING LANDSCAPE
  - 16. PROPOSED LANDSCAPE
  - 17. EXISTING FENCE
  - 18. PROPOSED FENCE
  - 19. EXISTING SIGN
  - 20. PROPOSED SIGN
  - 21. EXISTING DRIVE
  - 22. PROPOSED DRIVE
  - 23. EXISTING SIDEWALK
  - 24. PROPOSED SIDEWALK
  - 25. EXISTING CURB
  - 26. PROPOSED CURB
  - 27. EXISTING STREET LIGHT
  - 28. PROPOSED STREET LIGHT
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  - 31. EXISTING TREE
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  - 33. EXISTING LANDSCAPE
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  - 35. EXISTING FENCE
  - 36. PROPOSED FENCE
  - 37. EXISTING SIGN
  - 38. PROPOSED SIGN
  - 39. EXISTING DRIVE
  - 40. PROPOSED DRIVE
  - 41. EXISTING SIDEWALK
  - 42. PROPOSED SIDEWALK
  - 43. EXISTING CURB
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  - 45. EXISTING STREET LIGHT
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  - 47. EXISTING UTILITY
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  - 53. EXISTING FENCE
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  - 55. EXISTING SIGN
  - 56. PROPOSED SIGN
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  - 107. EXISTING FENCE
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  - 192. PROPOSED UTILITY
  - 193. EXISTING TREE
  - 194. PROPOSED TREE
  - 195. EXISTING LANDSCAPE
  - 196. PROPOSED LANDSCAPE
  - 197. EXISTING FENCE
  - 198. PROPOSED FENCE
  - 199. EXISTING SIGN
  - 200. PROPOSED SIGN

REVISIONS

PRELIMINARY PLAN OF SUBDIVISION

NO.	DATE	DESCRIPTION
1	10/1/2009	PRELIMINARY PLAN OF SUBDIVISION
2	10/1/2009	REVISIONS
3	10/1/2009	REVISIONS
4	10/1/2009	REVISIONS
5	10/1/2009	REVISIONS
6	10/1/2009	REVISIONS
7	10/1/2009	REVISIONS
8	10/1/2009	REVISIONS
9	10/1/2009	REVISIONS
10	10/1/2009	REVISIONS

PROPOSED SAFeway GROCERY STORE  
 3838 HOWARD AVENUE  
 MONTGOMERY COUNTY, MARYLAND  
 STORE #2009

PRELIMINARY PLAN OF SUBDIVISION  
 SAFEWAY AT KENSINGTON, LOT 'A'

TOWN OF KENSINGTON

A.J. VOLANTH  
 D.M. DUKE

**Bohler ENGINEERING, P.C.**  
 ONE FEDERAL CENTER PLAZA, SUITE 200  
 WASHINGTON, D.C. 20004  
 TEL: (202) 462-1000  
 FAX: (202) 462-1001  
 WWW.BEPC.COM

**SAFeway INC.**  
 4651 FORBES BOULEVARD  
 LANHAM, MD 20706

NO.	DATE	DESCRIPTION
1	10/1/2009	PRELIMINARY PLAN OF SUBDIVISION
2	10/1/2009	REVISIONS
3	10/1/2009	REVISIONS
4	10/1/2009	REVISIONS
5	10/1/2009	REVISIONS
6	10/1/2009	REVISIONS
7	10/1/2009	REVISIONS
8	10/1/2009	REVISIONS
9	10/1/2009	REVISIONS
10	10/1/2009	REVISIONS