



Three Sisters Road: Abandonment No. AB740

KH
CM
JAC

Katherine Holt, Senior Planner, Area 3, Katherine.Holt@montgomeryplanning.org, 301-495-4549

Callum Murray, Supervisor, Area 3, Callum.Murray@montgomeryplanning.org, 301-495-4733

John Carter, Chief, Area 3, 301-495-4575

Completed: 04/17/14

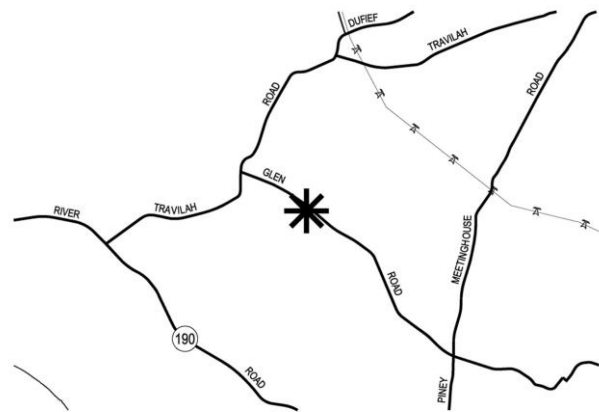
Description

Three Sisters Road: Abandonment No. AB740

A request to abandon the Three Sisters Road, within the Hunt Club Subdivision, located on the south side of Glen Road, approximately 4,000 feet east of Travilah Road, 2002 Potomac Subregion Master Plan

Staff Recommendation: *Transmit comments to the Montgomery County Executive recommending approval, subject to conditions.*

Submitted Date: January 28, 2014
Applicant: Glenstone Foundation, LLC
Review Basis: Section 49-62



Summary

This is a request to abandon a portion of an existing public right-of-way containing an improved public street (Three Sisters Road) that was created to provide frontage and access for eight of the nine lots approved by the Planning Board for the Hunt Club Subdivision. (Figures 1 and 2). The Petitioners have acquired all nine of the Hunt Club lots located on the south side of Glen Road and are removing the homes built on those lots. The Petitioners wish to eventually consolidate all nine lots into one leaving a single lot with substantial frontage and access on Glen Road.

Granting the abandonment is appropriate pursuant to Section 49-63(c)(1) because the abandoned right-of-way is not necessary for present or anticipated public use in the foreseeable future, subject to the successful consolidation of the lots and right-of-way by record plat.

STAFF RECOMMENDATION

Transmit comments to the Montgomery County Executive recommending approval, subject to the following conditions:

- 1) The petitioners must submit a minor subdivision record plat application to consolidate the right-of-way into the adjacent lots and to further consolidate those lots into a lot(s) meeting all requirements of Chapter 50 and Chapter 59 of the Montgomery County Code.
- 2) Recordation of the plat(s) must occur prior to the completion date established by the County Council resolution granting the abandonment.

REQUEST BY THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION “(MCDOT)”

On March 7, 2014, pursuant to Section 49-62, *et seq.* of the Montgomery County Code, MCDOT requested M-NCPPC comments on proposed Abandonment AB740 of the entire right-of-way of Three Sisters Road from its intersection with Glen Road, south westerly to and including the cul-de-sac in the Hunt Club subdivision of Potomac. (Attachment 1) The Glenstone Foundation and Mitchell Rales (“Petitioners”) own all the adjoining properties that have frontage on and access to the subject right-of-way. All of these abutting lots are zoned RE-2.

A public hearing will be held on the abandonment request at 7:00 p.m. on Wednesday May 7, 2014, in the Executive Office Building Lobby Conference Room at 101 Monroe Street, Rockville. (Attachment 2) Comments by M-NCPPC have been requested prior to this date. After receiving comments from M-NCPPC, and other agencies, the County Executive will forward a report and recommendation to the County Council for a final decision.

SITE DESCRIPTION

The Three Sisters Road proposed abandonment is for 38,082 square feet of right-of-way improved as a public road on the southwest side of Glen Road, a rustic road. Three Sisters Road is an unclassified, non-master planned cul-de-sac with a right-of-way width of 60 feet, approximately 560 feet in length with no sidewalks, and two travel lanes totaling approximately 24 feet in width. (See Figures 1 and 2). There are eight residential lots abutting the subject right-of-way. Six of the eight single family dwellings have been demolished on Lots 2, 4, 5, 6, 7 and 8. The remaining two houses on Lots 1 and 3 are vacant and are also scheduled to be demolished as part of the Glenstone Museum expansion project. The subject right-of-way contains a gas pipeline and other utilities that served the previous subdivision.

The right-of-way was dedicated by subdivision plat No. 13160, recorded on October 17, 1980. (See Figure 3) Nine lots were recorded on this plat; eight of the nine lots had frontage on the Three Sisters Road, which provided access to Glen Road. No other properties have access to the Three Sisters right-of-way and it does not connect to any public street other than Glen Road.

REVIEW BASIS

Section 49-63(c)(1)-(2) of the Montgomery County Code (the “Code”) authorizes the County Council to abandon a right-of-way, including a public road, upon a finding that “(1) the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or (2) the abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed.”



Figure 1 - Vicinity



Figure 2 - Site

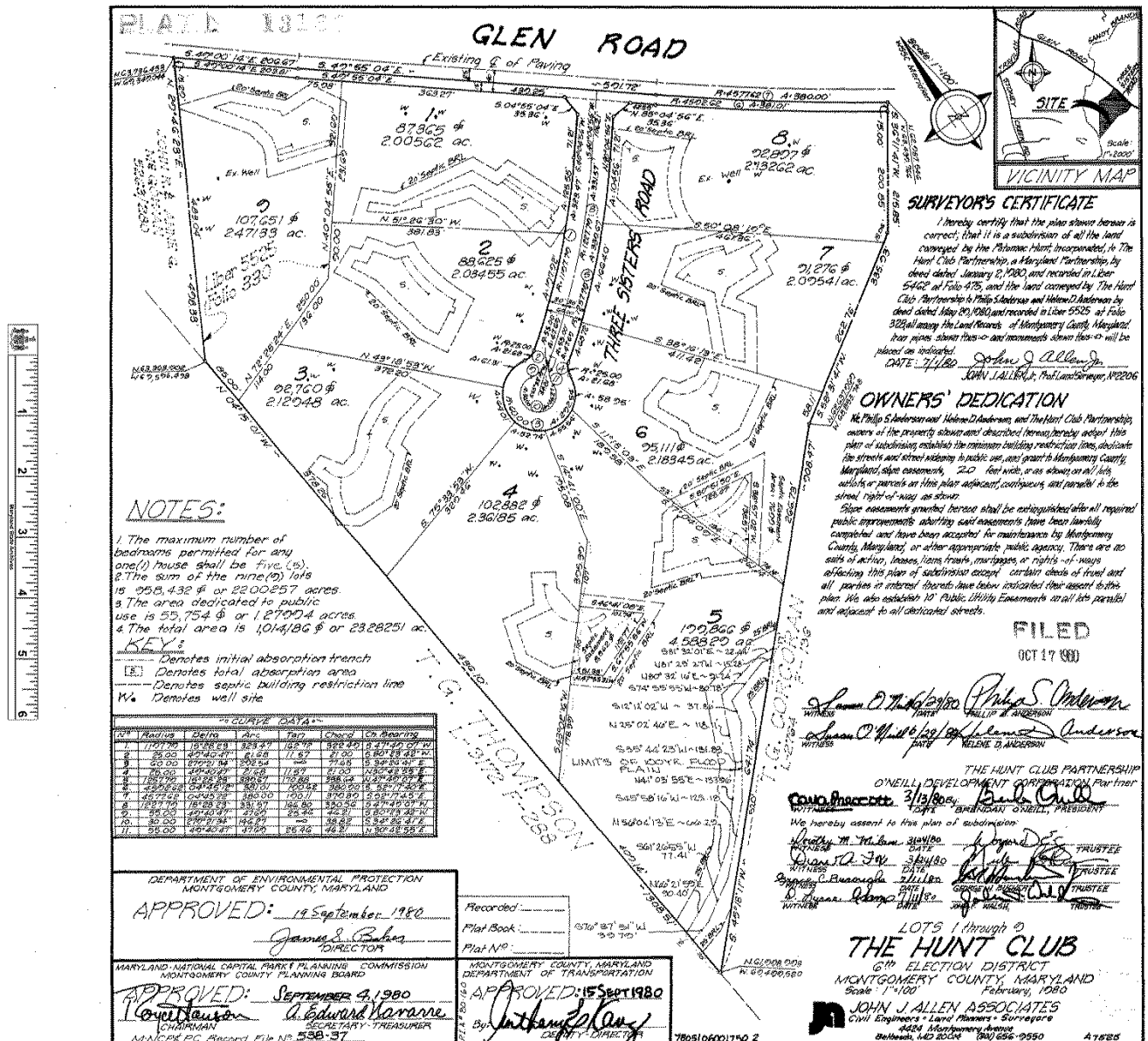


Figure 3 - Plat 13160

Sec. 49-63. Decision of the Council.

- The Council must consider the record of the proceedings and the report and recommendations of the County Executive, including any recommendations of the government agencies and other parties listed in Section 49-62(h), and any other relevant and material information the Council receives from any person.
- The Council may at any time remand an application to the Executive or the Executive's designee to reopen the record or consider new information.
- A right-of-way may be abandoned or closed if the Council by resolution finds that:
 - the right-of-way is no longer necessary for present public use or anticipated public use in the

- foreseeable future, or*
- (2) *the abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed. In assessing health, safety, and welfare issues, the Council may consider:*
- (A) any adopted land use plan applicable to the neighborhood;*
 - (B) safe and efficient pedestrian and vehicular traffic patterns and flows, together with alternatives, in the immediate neighborhood, for local and through traffic; and*
 - (C) changes in fact and circumstances since the original dedication of the right-of-way.*
- (d) *A right-of-way which is the sole means of access to any property must not be abandoned or closed.*

RATIONALE FOR PETITION

As part of this request, the Petitioners have provided graphics and text (Attachments 3-9) to describe future development on the lot that would result by consolidating the right-of-way with the existing lots. Evaluation of the development shown on these plan drawings is outside the purview of this abandonment application. The stated purpose for the abandonment and consolidation is to use the lot for buildings and facilities associated with the Glenstone Museum. The proposed museum will be operated by the Glenstone Foundation on an approximately 127-acre site located immediately to the south and east of the Hunt Club subdivision.

The Petitioners propose to consolidate the eight lots, plus Lot 9, into one lot per Section 50-35A.(a)(3) of the Subdivision Regulations which provides for the following:.

Section 50-35A. (a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.

Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.*

The Petitioners propose the construction of a visitors' arrival center and gallery (the "Arrival Gallery"), the Glenstone Landscape Sustainability Center (the "GLSC"), and associated visitors' parking lots on the Hunt Club subdivision as part of the expansion of Glenstone. The proposals for expansion are shown on the Concept Plan – Glenstone Museum Expansion (Attachments 6 and 7).

Under the planned expansion, vehicular access to and from the museum facilities will be provided by two new driveways, one for visitors and a second limited to staff and service vehicles as shown on the Conceptual Plan (Attachment 6). The Abandonment Area is not proposed for access to any of the proposed improvements. The Arrival Gallery, GLSC visitors' entrance, and visitors' parking lots are proposed to have access from a new driveway approximately 800 feet in length located off Glen Road, south and east of the existing intersection of Glen Road and Three Sisters Road. Proposed access for Glenstone staff and service vehicles consists of a new service driveway off Glen Road, located to the north and east of the existing intersection of Glen Road and Three Sisters Road. To avoid potential conflicts, this service driveway is not proposed as access for visitors.

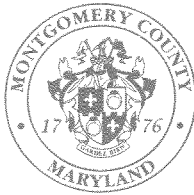
Any new access points (Attachment 5) to the proposed consolidated lot would require access permits from MCDOT and would go before the Rustic Roads Advisory Committee for review.

CONCLUSION

The Petitioners own all the lots abutting the subject right-of-way and the single-family homes on these lots have been, or will shortly be, demolished. No other properties require Three Sisters Road for access or vehicular travel. Three Sisters Road does not provide access to any other property, does not connect to any road other than Glen Road and is not situated within a network of roads. Subject to a successful re-platting of the lots and right-of-way into the single lot illustrated, no property will be denied access to a public road as a result of the Abandonment and eventual record plat. Therefore, granting the Abandonment, with the conditions recommended above, would be appropriate under Section 49-63(c)(1) of the Code because the right-of-way is not necessary for present or anticipated public use in the foreseeable future.

ATTACHMENTS

1. Department of Transportation Request for comments – March 7, 2014
2. Notice of Public Hearing on May 7, 2014
3. Petition from Linowes and Blocher, on behalf of The Glenstone Foundation and Mitchell Rales, January 28, 2014
4. Transportation Evaluation, Wells & Associates, January 28, 2014
5. Vicinity Plan
6. Concept Plan – Glenstone Museum expansion – Post abandonment condition
7. Proposed lot plan
8. Existing conditions and utilities
9. Proposed utility plan



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

March 7, 2014

Ms. Francoise Carrier, Chair
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Request for Comments on Proposed Abandonment
AB740 – Three Sisters Road
The Hunt Club Subdivision, Potomac

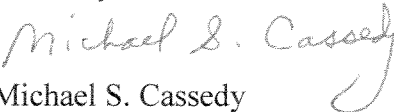
Dear Ms. Carrier:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of the entire portion of Three Sisters Road from its intersection with Glen Road south westerly to and including the cul-de-sac in the Hunt Club Subdivision of Potomac. The Applicants are the Glenstone Foundation and Mitchell Rales, owners of all adjoining properties.

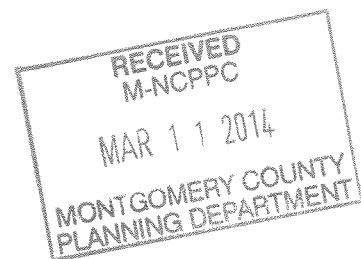
If possible, I would greatly appreciate receiving your comments by May 7, 2014 (the date of the public hearing).

If either you or your staff need additional information or have questions, please call me at 240-777-7254.

Sincerely,


Michael S. Cassedy

Enclosures



Division of Transportation Engineering

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878 • 240-777-7220 • 240-777-7277
www.montgomerycountymd.gov

**NOTICE OF PUBLIC HEARING
AND
REQUEST FOR COMMENTS
AB740 THREE SISTERS ROAD
THE HUNT CLUB SUBDIVISION, POTOMAC**

This abandonment case was requested by Linowes and Blocher on behalf of its clients, The Glenstone Foundation and Mitchell Rales (the Applicants), who own property adjoining the subject right-of-way. The request is for the abandonment of the entire Three Sisters Road from its intersection with Glen Road westerly to and including the cul-de-sac. Please see the attached Tax Map EQ63 and ADC Road Map 5162/5282 for reference.

A public hearing will be held at 7:00 p.m. on Wednesday May 7, 2014, in the Executive Office Building (101 Monroe Street, Rockville) Lobby Conference Room.

Comments can be made by letter, fax or e-mail to

**Michael Cassedy
Department of Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878**

**Phone 240-777-7254
Fax 240-777-7259**

E-mail michael.cassedy@montgomerycountymd.gov

January 28, 2014

Barbara A. Sears
bsears@linowes-law.com
301.961.5157

Scott C. Wallace
swallace@linowes-law.com
301.961.5124

By Hand Delivery

The Honorable Isiah Leggett
County Executive
Montgomery County, Maryland
101 Monroe Street
Rockville, Maryland 20850

Re: Petition for Abandonment of a Portion of Three Sisters Road, Potomac, Maryland (the "Petition")

Dear Mr. Leggett:

Petitioners, The Glenstone Foundation ("Foundation") and Mitchell Rales, request the abandonment of 38,082 square feet of right-of-way improved as a public road known as Three Sisters Road lying west of Glen Road in Potomac, Maryland pursuant to Section 49-62, *et seq.*, of the Montgomery County Code (the "Abandonment"). The portion of Three Sisters Road requested to be abandoned (the "Abandonment Area") is a dead-end, cul-de-sac road approximately 560 feet in length as shown and described on the Abandonment Plan attached hereto and made a part hereof as Attachment "1".¹ The Abandonment Area is also shown in yellow on the Montgomery County Tax Map attached hereto and made a part hereof as Attachment "2". The Petitioners own all of the properties abutting the Abandonment Area, consisting of eight residential lots as shown on the Abandonment Plan.² As discussed in greater detail below, the Abandonment is requested to facilitate the expansion of the Glenstone museum, a non-profit museum operated by the Foundation on an approximately 127-acre site owned by Mr. Rales located immediately to the south and east of the Three Sisters Lots ("Glenstone"). The single-family homes on the Three Sisters Lots abutting the Abandonment Area are being

¹ The portion of Three Sisters Road east of Glen Road is not included in the Petition.

² The eight residential lots that abut the Abandonment Area, collectively the "Three Sisters Lots", are shown on a plat for "The Hunt Club" subdivision recorded at Plat No. 13160 on October 17, 1980, as is Lot 9 recently purchased by Mr. Rales. A copy of Plat No. 13160 is attached hereto and made a part hereof as Attachment "3". All of the Three Sisters Lots are zoned RE-2. The Abandonment Area was dedicated to the County by Plat No. 13160. As shown in the deeds copied from the Land Records of Montgomery County, attached hereto and made a part hereof as Attachment "4", Mr. Rales owns Lot 1 of the Three Sisters Lots, as well as Lot 9 and the Foundation owns Lots 2-8 shown on Plat No. 13160.

demolished as part of the expansion project and no other properties utilize the Abandonment Area for access or vehicular travel.³

Section 49-63(c)(1)-(2) of the Montgomery County Code (the “Code”) authorizes the County Council to abandon a right-of-way, including a public road, upon a finding that “(1) the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or (2) the abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed.” As described more fully below and in the attached materials, the Abandonment requested by this Petition satisfies Section 49-63(c)(1) of the Code as the Abandonment Area is no longer be necessary for present public use or anticipated public use in the foreseeable future.

BACKGROUND

The Abandonment Area was dedicated by a subdivision plat recorded on October 17, 1980 by Plat No. 13160 (Attachment “3”). The Abandonment Area is improved with approximately 560 linear feet of paving with two travel lanes totaling approximately 24 feet in width and terminating in a cul-de-sac. There are grass planting strips on both sides of the pavement. The Abandonment Area provides access to Glen Road exclusively for the Three Sisters Lots, which will no longer be used for houses as detailed below. No other properties are accessed from the Abandonment Area and the Abandonment Area does not connect to any public street other than Glen Road. *See* Vicinity Map, attached hereto and made a part hereof as Attachment “5”.

The Petitioners are requesting the Abandonment in conjunction with the construction of a visitors’ arrival center and gallery (the “Arrival Gallery”), the Glenstone Landscape Sustainability Center (the “GLSC”), and associated visitors’ parking lots on the Three Sisters Lots as part of the on-going expansion of the Glenstone museum. Glenstone opened to the public in 2006 and contains one of the world’s finest collections of post-World War II art. Petitioners are expanding the existing Glenstone museum with primarily new gallery space and on-site art storage in order to fully realize its mission and allow more of its collection to be experienced by the public. The improvements proposed for the museum expansion, including the improvements on the Three Sisters Lots, are shown on the Conceptual Plan – Glenstone Museum Expansion (the “Conceptual Plan”), attached hereto and made a part hereof as Attachment “6”. The expansion will enhance this unique cultural asset for the County.

An important part of the museum project is the construction of the Arrival Gallery, the GLSC, and the visitors’ parking lots. These improvements will be located on the Three Sisters Lots,

³ Lot 9 has direct access to Glen Road.

including portions of the Abandonment Area that are proposed to be incorporated into the Three Sisters Lots as shown in the Abandonment Lotting Plan, attached hereto and made a part hereof as Attachment “7”. In order to construct the Arrival Gallery, the GLSC, and associated visitors’ lots, six of the eight single-family homes have been demolished on Lots 2,4,5,6,7 and 8, and the remaining two houses on Lots 1 and 3 are vacant and will be demolished as part of the expansion project.

Under the planned expansion, vehicular access to and from the museum facilities will be provided by two new driveways, one for visitors and a second limited to staff and service vehicles as shown on the Conceptual Plan (Attachment “6”). The Abandonment Area will not be required for access to any of the proposed improvements. The Arrival Gallery, GLSC visitors’ entrance, and visitors’ parking lots will be accessed by a new driveway approximately 800 feet in length located off of Glen Road, south and east of the existing intersection of Glen Road and Three Sisters Road. *See* Conceptual Plan. (Attachment “6”). Glenstone staff and service vehicles will access the museum facilities by a new service driveway off of Glen Road, located to the north and east of the existing intersection of Glen Road and Three Sisters Road. *See* Conceptual Plan. This service driveway will not be accessible to visitors. By providing separate driveways for visitors and staff/service vehicles, any possible conflicts between visitor, staff and service vehicles will be avoided.

Further, an extensive internal pathway system for pedestrians and maintenance vehicles will connect all of the museum related uses, including the GLSC, the arrival gallery, the visitors’ parking lots, and the existing and proposed museum buildings. *See* Conceptual Plan. Significant tree planting and landscaping in the area of the arrival gallery, GLSC and visitors’ lots will create a park-like arrival area that initiates visitors to the Glenstone experience. Accordingly, the museum expansion provides for a unified and well-connected campus that utilizes the land owned by the Petitioners in a thoughtful and well-planned manner. The Abandonment of the subject portion of Three Sisters Road allows the Petitioners to create a park-like entrance and achieve the most efficient layout for the museum facilities, facilitating the mission of Glenstone to seamlessly integrate art, architecture and landscape.

THE PETITION FOR ABANDONMENT

Section 49-63(c)(1) of the Code permits the County Council to abandon a right-of-way if it finds that the same is no longer necessary for present public use or anticipated public use in the foreseeable future. As detailed above, the Petitioners own all of the lots abutting Three Sisters Road and are redeveloping the lots with museum facilities that will be accessed by new driveways off of Glen Road. Additionally, as discussed in a letter prepared by Glenstone’s traffic engineering consultants, Wells & Associates (“Wells”), a copy of which is attached hereto

and made a part hereof as Attachment “8” (the “Wells’ Letter”), Three Sisters Road does not provide access to any other property, does not connect to any road other than Glen Road and is not situated within a network of roads; no property will be denied access to a public road as a result of the Abandonment. Therefore, Three Sisters Road is no longer necessary for any present or anticipated public use in the foreseeable future.

Further, as also stated in the Wells’ Letter the two new driveways on Glen Road providing access to the museum facilities are sized and located to safely and efficiently accommodate museum traffic without the need to retain the Abandonment Area for vehicular use. An existing driveway into the museum grounds off of Glen Road is proposed to be closed as part of the museum expansion and with the abandonment, the project does not result in any additional curb cuts along Glen Road.

Finally, all public utilities that currently exist in the Abandonment Area, as shown on the Existing Utilities Plan, which is attached hereto and made a part hereof as Attachment “9”, will be relocated appropriately, as shown on the Proposed Utility Plan attached hereto and made a part hereof as Attachment “10”, without disruption of service to any neighboring properties. Therefore, the Abandonment Area is also not necessary for use by public utilities.

CONCLUSION

As demonstrated above and in the enclosed materials, Petitioners have established that granting the Abandonment would be appropriate under Section 49-63(c)(1) of the Code because the Abandonment Area is not necessary for present or anticipated public use in the foreseeable future. Petitioners own all the lots abutting the Abandonment Area and the single-family homes on these lots are being demolished as part of the expansion of Glenstone detailed above. No other properties utilize the subject portion of Three Sisters Road for access or vehicular travel. Moreover, the new museum facilities that will be constructed on the Three Sisters Lots will be accessed from Glen Road by two new driveways that accommodate all traffic to the museum facilities and operate in a safe and efficient manner as detailed in the Wells’ Letter. Finally, granting the Abandonment is necessary to facilitate the expansion of the museum in a manner that advances Glenstone’s mission and enhances the experience of visitors.

Petitioner has included a complete list of adjoining and confronting property owners, which is attached hereto and made a part hereof as Attachment “11”. Also enclosed is a check in the amount of \$2,500.00 for the filing fee associated with the Petition.

We look forward to discussing the requested Abandonment in greater detail at the public hearing and will be available at that time to answer any questions. In the meantime, however, please do

The Honorable Isiah Leggett
January 28, 2014
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not hesitate to contact us if you have any questions or would like additional information. Thank you for your consideration.

Very truly yours,

LINOWES AND BLOCHER LLP

Barbara A. Sears

Scott C. Wallace

cc: Mr. Michael Cassedy
Mr. Mitchell P. Rales
Mr. Tony Cervený
Ms. Anita Ayerbe
Mr. William Landfair
Mr. Christopher Kabatt



WELLS + ASSOCIATES

January 28, 2014

Anita Ayerbe, AIA
Vice President
Mark G. Anderson Consultants, Inc.
730 Eleventh Street, NW
Washington, D.C. 20001

Re: The Glenstone Museum
Potomac, Maryland
Three Sisters Road Abandonment

Dear Ms. Ayerbe:

This letter presents the results of a transportation evaluation of the proposed abandonment of a section of Three Sisters Road on the west side of Glen Road in Potomac in connection with the proposed expansion of the Glenstone Museum.

Background

The Glenstone Museum ("Glenstone") is a non-profit museum operated by The Glenstone Foundation (the "Foundation") on an approximately 127-acre parcel of land owned by Mitchell Rales located at 12002 Glen Road in Potomac. Currently, Glenstone's facilities include a museum building with display, storage and administrative space, and several smaller accessory buildings. Mr. Rales' private residence is also located on the 127-acre site.

Mr. Rales and the Foundation are expanding the existing museum with primarily new gallery space and on-site art storage in a new museum building. The expansion project also includes the construction of an arrival gallery, the Glenstone Landscape Sustainability Center (the "GLSC") that includes exhibit space and landscape maintenance demonstration areas open to visitors, and three visitors parking lots.

The arrival gallery, GLSC and the visitors' parking lots will be constructed on eight lots owned by Petitioners located on both sides of the portion of Three Sisters Road proposed for abandonment. The eight lots are identified as Lots 1-8 on a record plat titled "Lots 1-9, The Hunt Club" and recorded in the Land Records of Montgomery County as Plat No. 13160 (the "Three Sisters Plat"). Mr. Rales owns Lot 1 shown on the Three Sisters Plat and the Foundation owns Lots 2-8. Mr. Rales also owns Lot 9 shown on the Three Sisters Plat. Lot 9 has direct

access to Glen Road and does not abut Three Sisters Road. No other lots or properties abut Three Sisters Road and the road ends in a cul-de-sac.

The eight lots were originally improved with single family houses. To allow for the construction of the arrival gallery, visitors' parking lots and GLSC, six of the eight houses (Lots 2, 4, 5, 6, 7 and 8) have already been demolished, and the remaining two houses (Lots 1 and 3) are vacant and in the process of being demolished.

The arrival gallery, GLSC visitors' entrance and visitors' parking lots will be accessed by a new driveway approximately 800 feet in length located off of Glen Road to the southeast of Three Sisters Road. The GLSC staff entrance and parking areas will be accessed by a new service driveway off of Glen Road, to the north and east of the existing intersection of Glen Road and Three Sisters Road. This driveway will be for the exclusive use of staff and deliveries. Both driveways will be approximately 20 feet in width and will be lighted.

An extensive internal pathway system for pedestrians and maintenance vehicles will connect all of the museum related uses, including the arrival gallery, GLSC and café, the visitors' and staff parking lots, and the existing and proposed museum buildings.

Abandonment of Three Sisters Road

According to the Montgomery County Code (the "Code"), the Montgomery County Council may abandon a right-of-way if it finds that "the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future. . . ."

The 2002 Potomac Master Plan does not specifically classify Three Sisters Road, which indicates the road is not significant in the hierarchy of the surrounding road network. These unclassified roads are typically tertiary roads with low traffic volume and providing access to a limited number of homes or businesses. In this case, Three Sisters Road is a dead-end cul-de-sac that only provided access to 8 single-family detached houses on lots owned by Mr. Rales or the Foundation and these lots will no longer be used for single family houses. Three Sisters Road does not provide access to any other property and is not situated within a network of roads.

The two new driveways that are being constructed to access the museum facilities on the Three Sisters lots will accommodate museum traffic without the need to maintain Three Sisters Road for vehicular travel. The new driveways have more than adequate sight distance for safe entering from and exiting onto Glen Road, and will operate in a safe and efficient manner.

Anita Ayerbe, AIA

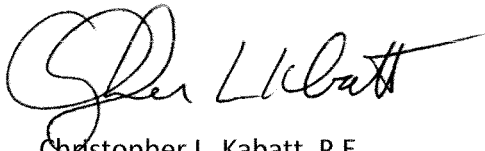
January 27, 2014

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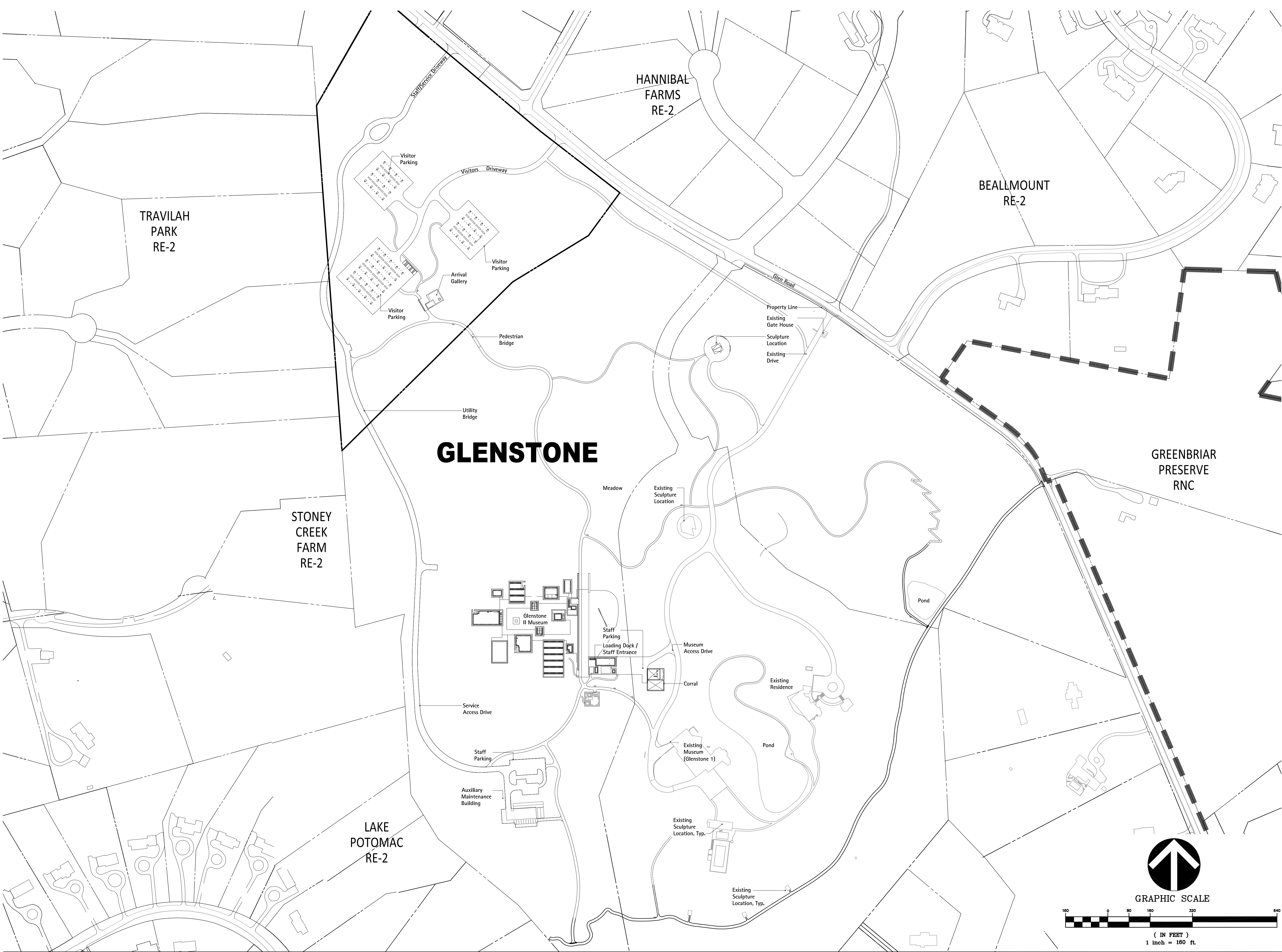
For these reasons, we conclude that the portion of Three Sisters Road proposed for abandonment is no longer necessary for any present public or anticipated public use in the foreseeable future.

Please contact us if you have any questions regarding this letter.

Very truly yours,

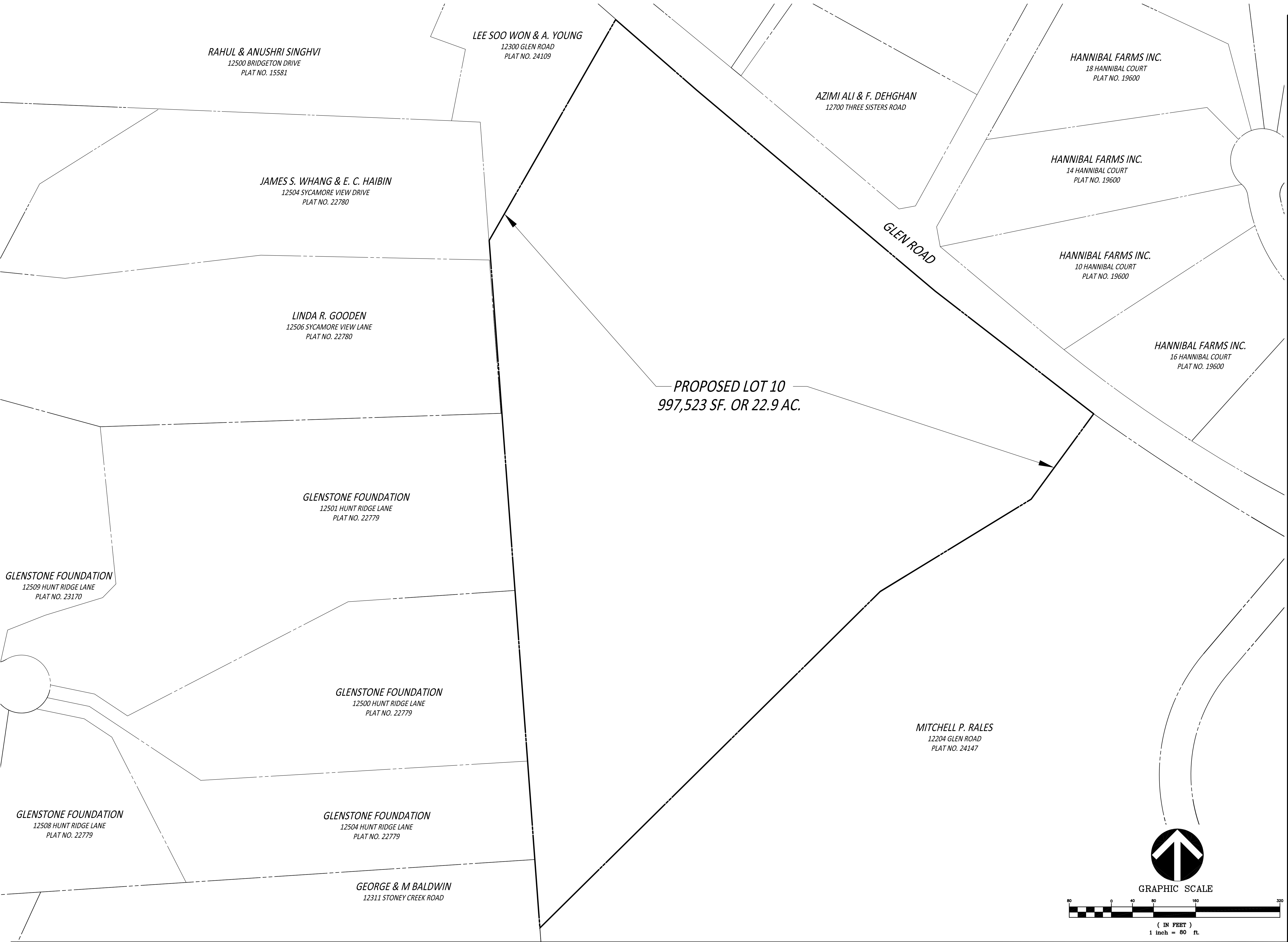
A handwritten signature in black ink, appearing to read "Chris Kabatt", with a stylized flourish extending from the end.

Christopher L. Kabatt, P.E.
Principal Associate



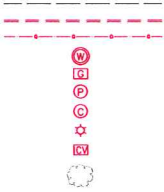
Legend Notes

No	Issue	Date
ATTACHMENT 7		
Legend Notes		

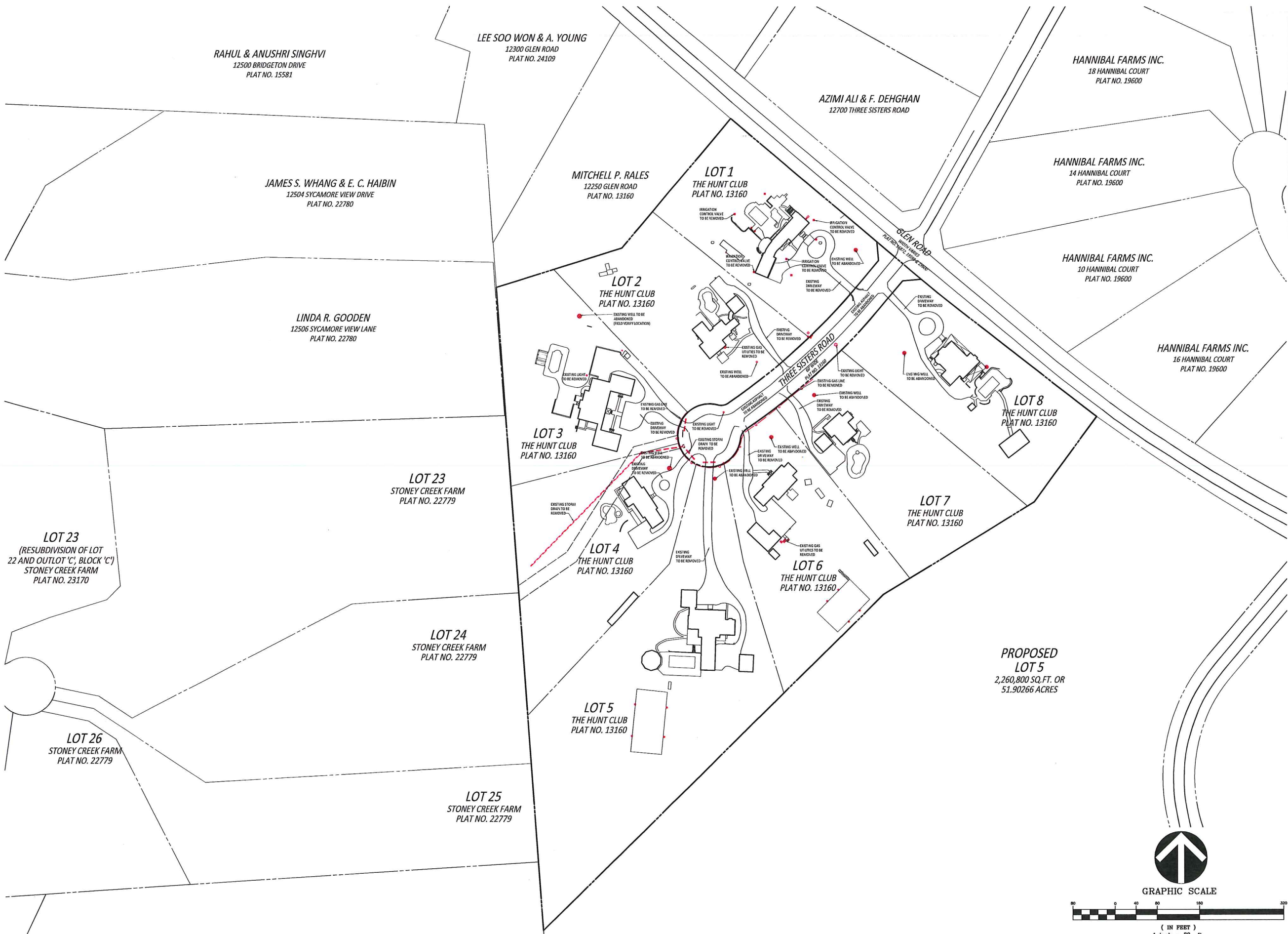


ATTACHMENT 8

Legend Notes



- EXISTING SEPTIC FIELD
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING WELL CAP
- EXISTING GAS VALVE
- EXISTING PHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING STREET LIGHT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TREE



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

Legend Notes

	PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED MICRO-BIORETENTION

RAHUL & ANUSHRI SINGHVI
12500 BRIDGETON DRIVE
PLAT NO. 15581

LEE SOO WON & A. YOUNG
12300 GLEN ROAD
PLAT NO. 24109

AZIMI ALI & F. DEGHAN
12700 THREE SISTERS ROAD

HANNIBAL FARMS INC.
18 HANNIBAL COURT
PLAT NO. 19600

HANNIBAL FARMS INC.
14 HANNIBAL COURT
PLAT NO. 19600

HANNIBAL FARMS INC.
10 HANNIBAL COURT
PLAT NO. 19600

HANNIBAL FARMS INC.
16 HANNIBAL COURT
PLAT NO. 19600

JAMES S. WHANG & E. C. HAIBIN
12504 SYCAMORE VIEW DRIVE
PLAT NO. 22780

LINDA R. GOODEN
12506 SYCAMORE VIEW LANE
PLAT NO. 22780

LOT 23
STONEY CREEK FARM
PLAT NO. 22779

LOT 24
STONEY CREEK FARM
PLAT NO. 22779

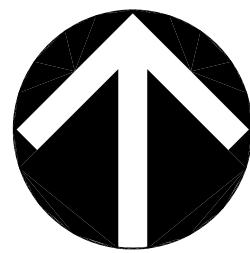
LOT 25
STONEY CREEK FARM
PLAT NO. 22779

LOT 23
(RESUBDIVISION OF LOT
22 AND OUTLOT 'C', BLOCK 'C')
STONEY CREEK FARM
PLAT NO. 23170

LOT 26
STONEY CREEK FARM
PLAT NO. 22779

PROPOSED LOT 10

LOT 5
2,260,800 SQ.FT. OR
51.90266 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.