



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No. ____
May 29, 2008

MEMORANDUM

DATE: May 22, 2008

TO: Montgomery County Planning Board

VIA: Larry Cole, Highway Coordinator *DKH for*
Transportation Planning

FROM: Ed Axler, Planner/Coordinator (301) 495-4525 *EA*
Transportation Planning

SUBJECT: Abandonment Case: AB 709 – Unimproved Walkers Mill Road
Montgomery Village/Airpark Policy Area

This memorandum reflects staff's review of a request for Planning Board comments on the proposed abandonment of unimproved Walkers Mill Road. The abandonment is requested by the D'Amore Construction Company, Inc. on behalf of its client, Mr. and Mrs. H. Winfree Irvine, Jr. The existing house address had been changed from 9510 Walkers Mill Road to 9510 Bac Place. The Irvines' property consists of three unrecorded parcels used as a farm.

RECOMMENDATIONS

Staff recommends that the Planning Board **support approval** of the proposed abandonment with the following conditions:

1. Provide an access agreement within the Walkers Mill Road right-of-way to the side parking area of the adjacent house on Lot 1, Block "C" at 9405 Bac Place.
2. Provide PEPCO an access easement to reach their utility pole and perform necessary maintenance.
3. Create the necessary deeds to transfer ownership of the Walkers Mill Road public right-of-way to the Irvines.

The area proposed to be abandoned contains no wetlands, but has vegetation and trees. More ever, the right-of-way has little potential to be extended and properly terminated as the land to the north and west are environmentally constrained due to 100-year floodplain and wetland conditions. According to the applicant, approximately 12 of the 13 trees can be saved that would be impacted by new tenant house construction at the originally proposed location.

At the time of future subdivision, the Montgomery County Department of Public Works and Transportation (DPWT) and the Montgomery County Department Fire and Rescue Service (FRS) could require construction of a turnaround at the terminus of Bac Place. The future design of any turnaround should strive to save the existing trees on the Irvines' property and minimize the environment impact. Other considerations regarding the need for a turnaround include that Bac Place is 315 feet long and has served the Irvines' house and the four other existing houses on Bac Place since 1963 without a standard turnaround for emergency vehicles. Even though the 315-foot length is longer than FRS maximum distance, the four houses along Bac Place have long driveways that may serve as alternatives for emergency vehicles to turn around. Refer to Attachment No. 5 for an aerial photograph of the subject driveway connections Bac Place and the existing houses located along Bac Place. Staff does not recommend turnaround construction. This abandonment will not require subdivision; the abandoned property can be transferred to the petitioners by deed.

According to the D'Amore Construction Company, the only known utility located within the Walkers Mill Road right-of-way is a PEPCO utility pole. This PEPCO pole serves only the Irvines' existing house at 9510 Bac Place. Comments from utility companies on the abandonment petition are solicited by DPWT independent from the Planning Board comments.

There are no known pedestrian or bicycle paths that crosses the Irvines property. In fact, trespassing is discouraged through the Irvines' property. However, staff has not been able to confirm the origin of Walkers Mill Road (available references date at least to the 1880s) so we find it a reasonable presumption that the roadway was used for public access at some point in the past.

According to the Planning Department's Historic Preservation Section, the Parcel P262 has not been designated historic on the Master Plan and the *Locational Atlas for Historic Resources* regarding impacts on this abandonment.

In conclusion, we find that with the conditions described above, the public right-of-way proposed for abandonment is not needed for present or future public use with the access easement to the adjacent house on Lot 1, Block "C". The acquisition of the public right-of-way will enable the applicant to reduce the environmental impact and improve the compatibility with the adjacent land uses of constructing a proposed tenant house on their property.

EA:tc
Attachments

DISCUSSION

The proposed abandonment was referred by DPWT for comment per Section 49-62 of the Montgomery County Code. The County Executive's public hearing is scheduled on June 9, 2008. Attachment No. 1 includes DPWT memorandum describing the Abandonment Case AB709. Abandonment Case AB 709 is to abandon approximately 12,560 square feet of public right-of-way.

The unimproved segment of Walkers Mill Road is located within the unrecorded Parcel P262, Walker Mill Property, in the R-200 zone. The Irvines own Parcel 262 and the two adjoining rectangular and unrecorded Parcels P222 and P333. Attachment No. 2 shows the existing public right-of-way for Walkers Mill Road.

The Irvines' properties are located between Midcounty Highway (MD 124) and Emory Grove Road, west of Goshen Road. Their property borders the Montgomery Village Foundation's Whetstone Stream Valley Park, The Millrace, to the south. The Irvines' property is outside the boundary of the City of Gaithersburg.

The right-of-way proposed to be abandoned connects to and contains most of the driveway from the Irvines' house and other farm-related structures to Bac Place that then accesses to Emory Grove Road. The Irvines' driveway does cross the property line of the adjoining Lot 1, Block "A", but an access easement was provided on the record plat that created Lot 1. The driveway within the right-of-way also serves as access to the side parking area of the adjacent house on Lot 1, Block "C" at 9405 Bac Place. The petitioner should provide an access easement with owners of 9405 Bac Place to retain this private property access.

Three other houses are located adjacent to the Walkers Mill Road right-of-way -- Lot 1, Block "A" and Lot 3, Block "B", Sharon Woods and Lot 13, Block "A", Poplar Spring. The subdivisions of Sharon Woods and Poplar Spring were recorded in 1962 and 1990, respectively. The Record Plat No. 182-42 for Sharon Wood shows that Bac Place and a segment of Emory Grove Road, north of Goshen Road were to be constructed as part of its preliminary plan approval. Thus, Walker Mill Road was no longer connected directly to Goshen Road after Sharon Woods was built. Lot 13, Block "A", Poplar Spring, was built after 1963 in the 1990's. Refer to Attachments No. 3 and 4 for copies of the record plats. Thus, three adjacent houses were built after the alternative connection with Bac Place and Emory Grove Road replaced the original Walkers Mill Road connection to Goshen Road.

DPS has approved a building permit for the tenant house at another location on Parcel P262 by right based on the property current use as a farm. By acquiring the public right-of-way, the applicant will not be precluded from constructing a tenant house in a better location. The preferred location is an existing clearing within the public right-of-way. The clearing was a site of a house that was torn down a long time ago. In addition, the preferred house location would be out of a grove of trees, on a level grade, and further away from the adjacent property owners, especially those living on Pennywise Lane cul-de-sac.

Cc: Nellie Carey
Michael Cassedy
David D'Amore
Sue Edwards
Greg Leck/Sam Farhadi
Steve Federline
Montgomery Village Foundation

mno to MCPB AB702.doc



ATTACHMENT 1

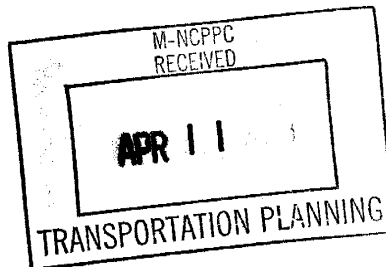
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

April 9, 2008

Mr. Royce Hanson, Chairman
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910



RE: Request for Comments on Proposed Abandonment
AB709 – Abandonment of Walkers Mill Road
Gaithersburg

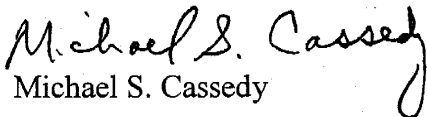
Dear Mr. Hanson:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of Walkers Mill Road in Gaithersburg. The abandonment request was made by D'Amore Construction Company, Inc., on behalf of its clients, Mr. and Mrs. H. Winfree Irvine, Jr., the Applicants. The subject right-of-way is situated entirely within property owned by the Irvines. For your reference I have enclosed a copy of the letter of request along with other information concerning this matter.

I would greatly appreciate receiving your comments by June 9, 2008.

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

Sincerely,


Michael S. Cassidy

Enclosures

✓ cc: Dan Hardy

Office of Real Estate

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7252 • 240-777-7259 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

REQUEST FOR COMMENTS BY JUNE 9, 2008

AB709

ABANDONMENT – WALKERS MILL ROAD

GAITHERSBURG, MARYLAND

Pursuant to Section 49-62 of the Montgomery County Code 2007, the County Executive or his designee shall conduct a Public Hearing

**2:00 p.m. on Monday June 9, 2008
101 Monroe Street, EOB Lobby Conference Room
Rockville, Maryland 20850**

to consider an application from D'Amore Construction Company, Inc., on behalf of its clients, Mr. and Mrs. H. Winfree Irvine, Jr., the Applicants, seeking abandonment of Walkers Mill Road in Gaithersburg. The right-of-way is situated entirely within the boundaries of property owned by the Irvines.

After the aforementioned Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by County Code.

**Please send your comments by June 9, 2008, to
Mike Cassedy
Department of Public Works and Transportation
101 Monroe Street – 10th Floor
Rockville, Maryland 20850**

If you have any questions concerning this matter, please call me at 240-777-7254 or e-mail me at michael.cassedy@montgomerycountymd.gov



AB 707

Corporate MHIC# 123487
Phone (301) 706-6015

Sales MHIC# 90505
Fax (301) 865-3600

September 12, 2007

Mr. Isiah Leggett
County Executive
101 Monroe Street – 2nd Floor
Rockville, MD 20850

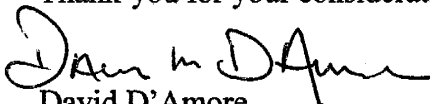
RE: Abandonment of the remaining portion of Walkers Mill Road
Gaithersburg, Maryland

Dear Mr. Leggett:

Pursuant to Montgomery County Code and on behalf of my clients, Mr. and Mrs. Irvine located at 9510 Walkers Mill Road, Gaithersburg, Maryland. A request is made to abandon the public use of the remaining portion of Walkers Mill Road in Gaithersburg. The subject right-of way is entirely within the Irvine's property and is only used by them for access house and out buildings (see enclosed tax map).

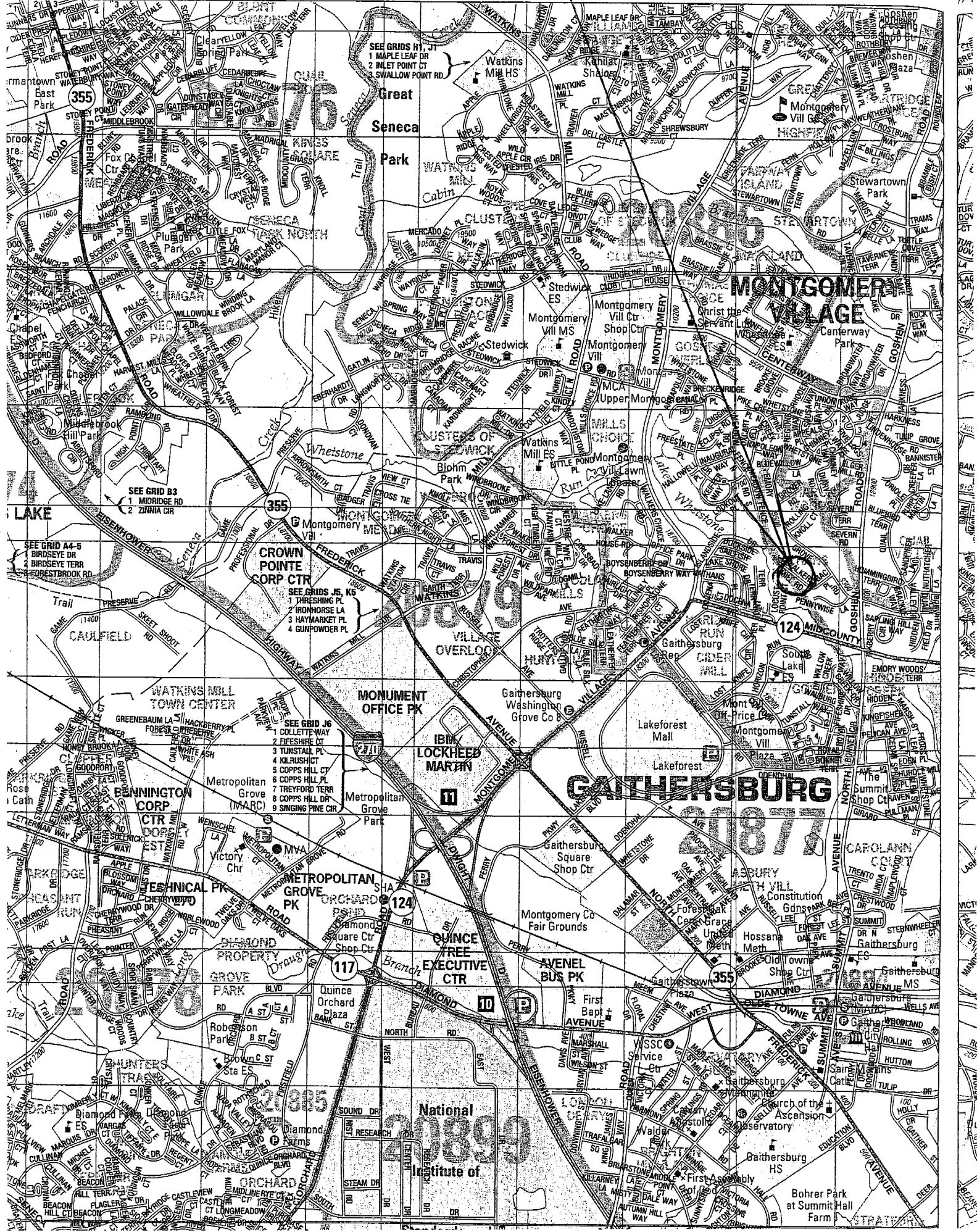
If the right-of-way is County-owned, my clients realize that if an abandonment is approved, they will need to pay the County fair market value for the property.

Thank-you for your consideration in this matter,

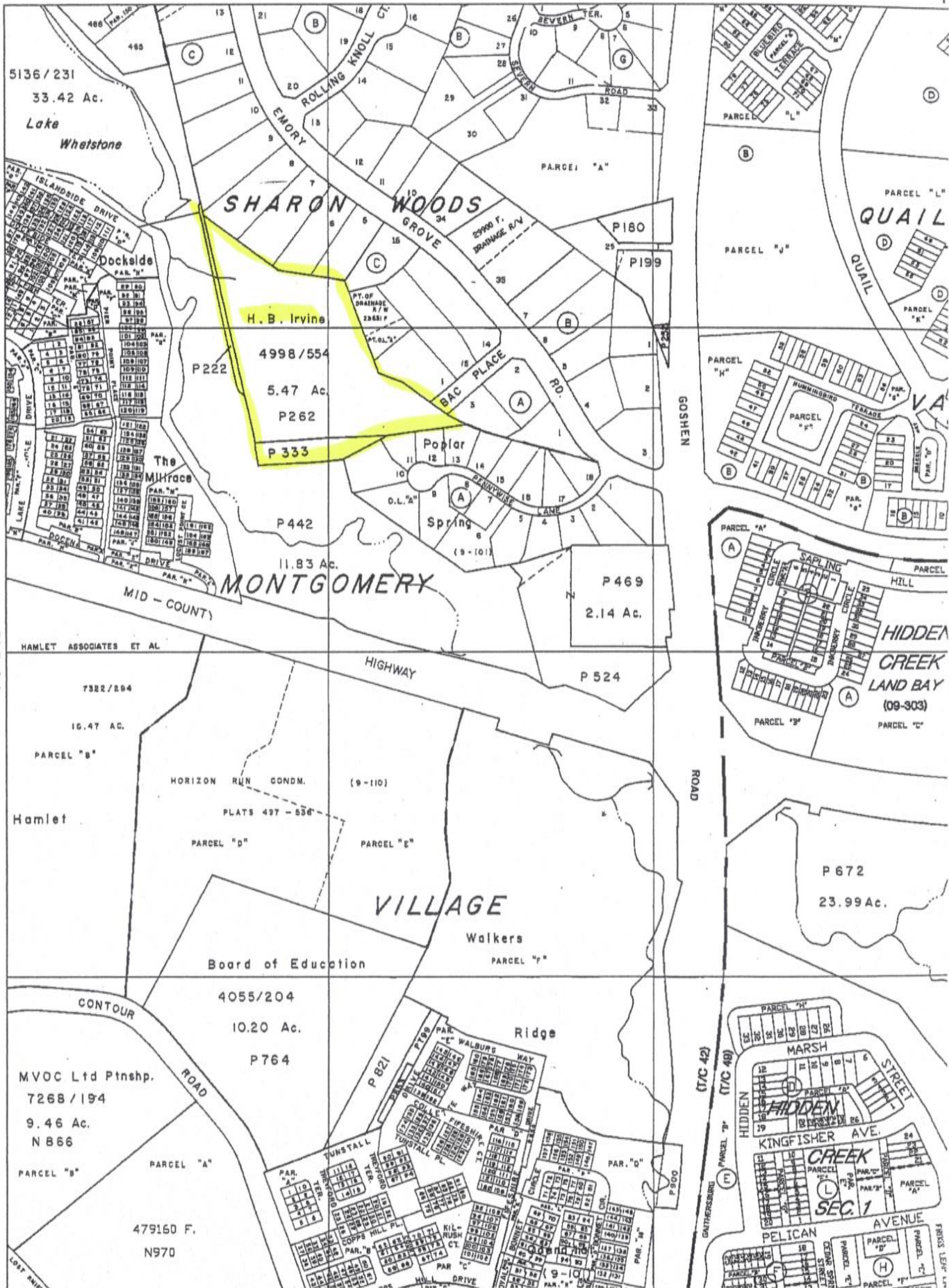

David D'Amore

Cc: Mike Cassedy, DPWT, 101 Monroe Street, 10th Floor, Rockville, MD 20850

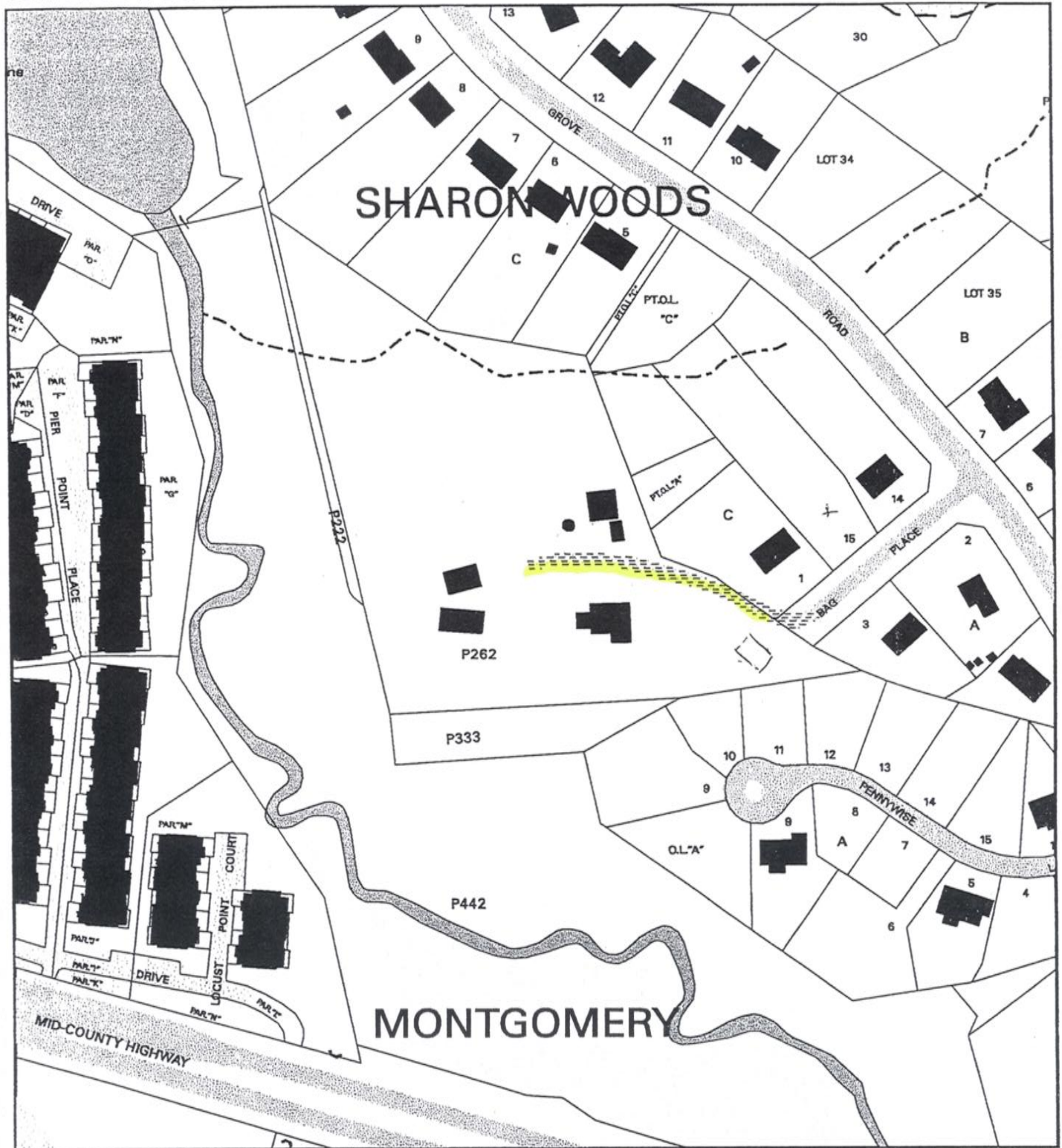
Enclosed check made payable to "Montgomery County Government" in the amount of \$2500.00



T 3
FT 343



VICINITY MAP FOR
IRVINE PROPERTY



Map compiled on August 17, 1999 at 6:41 PM | Site located on base sheet no - 225NW09

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

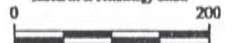
Key Map



N



Research & Technology Center

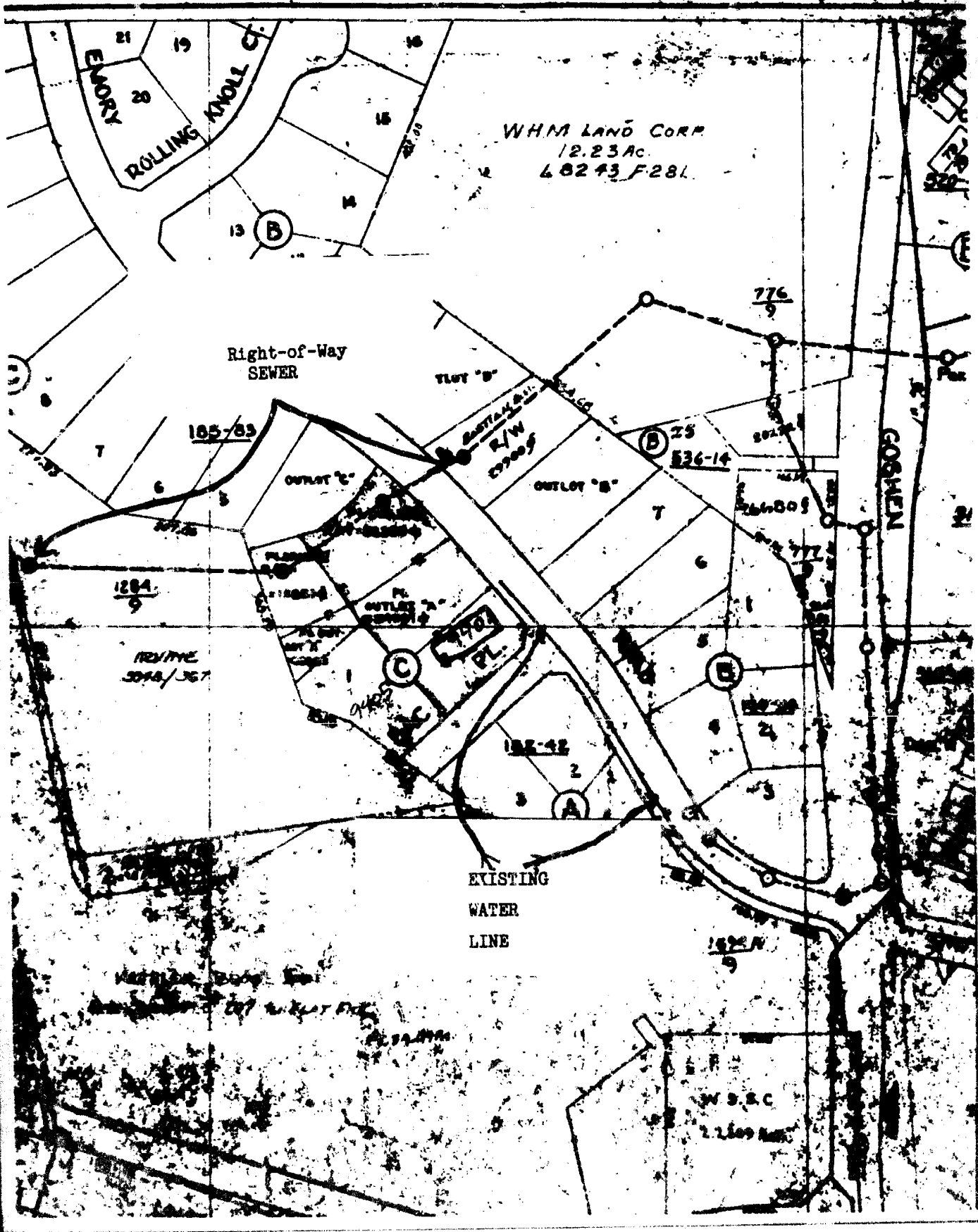


1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-4780

8/17 from Monty Co Fair



WHM LAND CORP
12.23 AC
48243 F281

EMORY

ROLLING KNOLL CT

(B)

Right-of-Way
SEWER

Trlot "B"

OUTLET "A"
R/W
079005

776
9

185-83

(B) 25
536-14

OUTLET "C"

OUTLOT "B"

GOSHEN

1284
9

172/176
3048/367

(C)

PL. 1404

(E)

188-42

(A)

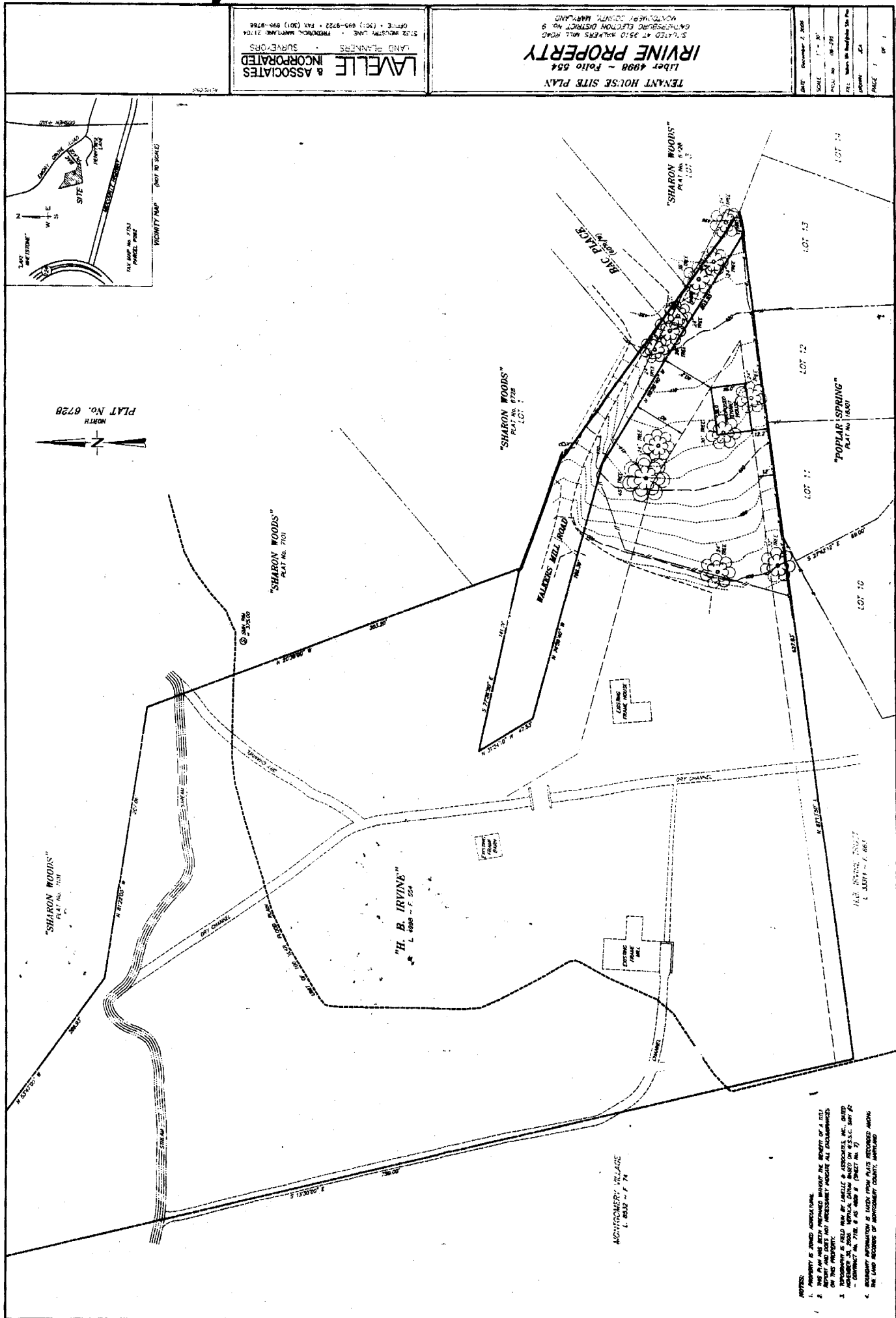
EXISTING
WATER
LINE

1824
9

W.S.C

2.1189 AC

ATTACHMENT 2



LAVELLE & ASSOCIATES INCORPORATED
 LAND PLANNERS SURVEYORS
 5102 WINDY LANE FREDERICK, MARYLAND 21704
 OFFICE (301) 695-9723 FAX (301) 695-9788

IRVINE PROPERTY
 Liber 4998 - Folio 554
 TENANT HORSE SITE PLAN
 5102 WINDY LANE FREDERICK, MARYLAND 21704
 OFFICE (301) 695-9723 FAX (301) 695-9788

DATE	December 7, 2008
SCALE	1" = 40'
PLAT NO.	6728
FILE NO.	100-250
PROJECT	Tenant Horse Site Plan
OWNER	L.A.
PREPARED BY	L.A.
PAGE	1 of 1

- NOTES:**
1. PROPERTY IS ZONED AGRICULTURE.
 2. PROPERTY IS SUBJECT TO THE EASES OF L. 4998 - F. 554.
 3. SETBACK AND LOT COVER REQUIREMENTS APPLY TO ALL DEVELOPMENTS ON THIS PROPERTY.
 4. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
 5. CONVEYANCE TO BE MADE BY DEED TO (PLAT NO. 7).
 6. ADDITIONAL INFORMATION IS TAKEN FROM PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ATTACHMENT 3

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: June 20, 1962

Richard J. Lusk
 SECRETARY & TREASURER

MONTGOMERY COUNTY RECORD FILE NO. 182-42

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by IDA KANFER, widow, to FRANCIS L. HARDING and LUCILLE M. HARDING, his wife, by deed dated June 13, 1961 and recorded in Liber 2830 of Folio 166 among the Land Records of MONTGOMERY COUNTY, MARYLAND,

and part of the lands conveyed by RALPH WALKER and LORRAINE WALKER, his wife, GROVER K. WALKER and MARIAN W. WALKER, his wife, and RACHAEL C. WALKER, widow, to OLD FARM REAL ESTATE CORP. by deed dated January 8, 1962 and recorded among said Land Records in Liber 2837 of Folio 613; and that iron pipes shown thus: \odot are in place where indicated.

Date: May 9, 1962

Joseph C. Rodgers
 JOSEPH C. RODGERS
 Registered Land Surveyor
 Maryland Registration No. 3488

Area of Street Dedication:

HARDING	71,087#
OLD FARM	7,492#
TOTAL	78,429#
	1,828.4 ac

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS
 APPROVED: July 3, 1962
 DATE
 As to road and street grades
 By: *Richard J. Lusk*
 DEP. DIR. PUBLIC WORKS

* and establish the easements shown shaded hereon abutting rights-of-way. Slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been lawfully established and accepted for maintenance.

OWNERS' DEDICATION

We, FRANCIS L. HARDING and LUCILLE M. HARDING, his wife, and OLD FARM REAL ESTATE CORP., a Maryland corporation, by CLARENCE E. KETTLER, president, and W. H. FORLINES, secretary, owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets to public use, *

There are no suits of action, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision except a certain mortgage and a certain deed of trust and all parties in interest thereto have below indicated their assent to this plan of subdivision.

Date: June 1, 1962

Donald B. Nicholas
 Witness

Francis L. Harding
 FRANCIS L. HARDING

Ronald B. Nicholas
 Witness

Lucille M. Harding
 LUCILLE M. HARDING

Date: May 30, 1962 OLD FARM REAL ESTATE CORP.

attest: *W. H. Forlines*
 W. H. FORLINES, Secy.

by: *Clarence E. Kettler*
 CLARENCE E. KETTLER, Pres.

We assent to this plan of subdivision.

Sharon M. Kiefer
 Witness

Ida Kanfer
 IDA KANFER

John W. Forlines
 Witness

John W. Forlines
 JOHN W. FORLINES, Trustee

Mary A. Forlines
 Witness

R. Robert Linowes
 R. ROBERT LINOWES, Trustee

RECORDED: 7-9-62
 PLAT BOOK: 71
 PLAT NO: 672B

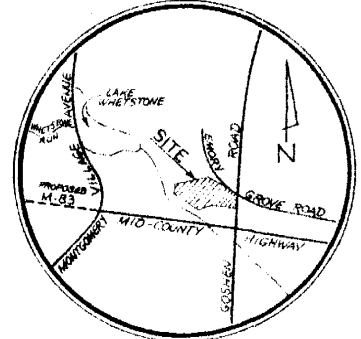
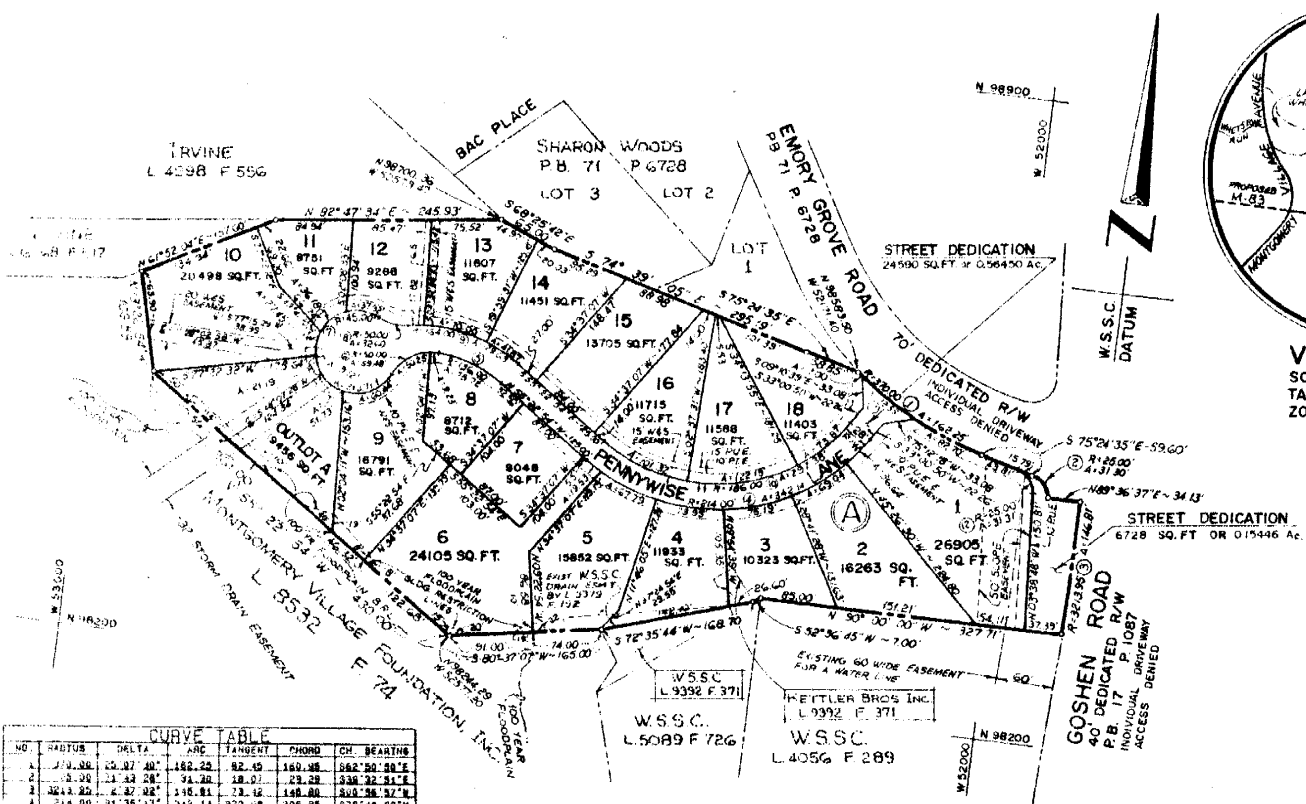
PARTS OF BLOCKS A, B & C SHARON WOODS GAITHERSBURG DISTRICT

MONTGOMERY COUNTY, MD
 SCALE: 1"=100' MARCH, 1962

PREPARED IN
 THE OFFICE OF
 JOSEPH C. RODGERS
 22 W. JEFFERSON ST.
 ROCKVILLE, MD.

BLK. NO.	RAD.	ARC.	A	TAN	CHD.	END. P.S.
A 1	330.00	66.28	71.09 54	35.18	66.23	N 56° 22' 37" W
A 2	370.00	90.58	44.28 53	53.25	283.17	N 58° 10' 56" W
A 3	25.00	31.81	71.43 28	18.07	28.20	N 93° 58' 08" W
B 1	20.00	04.72	47.39 50	58.49	104.57	N 55° 50' 50" W
B 2	300.00	23.67	44.35 59	24.26	223.60	N 53° 19' 56" W
B 3	25.00	47.24	108.16 32	64.50	40.62	N 50° 01' 52" E

Rad. - 2213.95
 Arc - 184.86
 Chd. - N 2° 27' 55" W 184.84
 Tan. - 32.46 Δ - 5° 17' 44"



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP No. FT 563
ZONING: TOWN SECTOR

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
1	170.00	15.07	40.1	152.22	82.45	160.48 S62°50'30"E
2	2.00	21.33	28.1	34.20	18.07	23.22 S38°32'51"E
3	3043.22	4.37	92.1	145.81	73.42	148.80 S10°58'37"W
4	218.00	19.36	37.1	744.14	223.08	308.21 S78°48'32"W
5	26.00	21.54	13.1	28.32	20.87	71.25 N111°38'32"E
6	10.00	36.39	32.1	32.46	18.63	58.32 S28°28'17"W
7	12.00	32.05	18.1	232.71	43.38	82.48 N18°22'21"E
8	1.00	27.23	12.1	32.80	16.89	32.32 S82°00'50"E
9	1.00	25.18	33.1	129.88	58.45	128.34 S78°02'10"E
10	1.00	22.50	12.1	237.38	31.78	208.10 N28°58'28"E
11	1.00	14.14	37.1	24.05	16.35	72.44 S96°28'10"E
12	1.00	17.15	17.1	31.31	18.00	N59°31'47"W

AREA TABULATION

LOTS (Total of 18)	249938 SQ.FT. or 5.73779 Ac.
OUTLOT	19456 SQ.FT. or 0.44665 Ac.
TOTAL STREET DEDICATION	31318 SQ.FT. or 0.71896 Ac.
TOTAL AREA OF PLAT	300712 SQ.FT. or 6.90340 Ac.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT THIS PLAN OF SUBDIVISION, ESTABLISH THE MONTGOMERY BUILDING RESTRICTION LINES UNLESS OTHERWISE SHOWN, AS BEING THE LIMITS OF INITIAL CONSTRUCTION BY THE DEVELOPER OR AS SUBSEQUENTLY APPROVED BY THE MONTGOMERY VILLAGE FOUNDATION, INC. THROUGH ITS BOARD OF DIRECTORS OR ITS ARCHITECTURAL CONTROL COMMITTEE. WE DEDICATE THE STREETS TO PUBLIC USE, AND GRANT TO MONTGOMERY COUNTY SLOPE EASEMENTS 20 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO THE PROPOSED STREET, EXCEPT AS OTHERWISE SHOWN HEREON. SUCH EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE WATER AND/OR SEWER RIGHTS OF WAY/EASEMENTS SHOWN AND DEDICATED HEREON AS "W.S.S.C. EASEMENT", SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN RIGHT OF WAY DOCUMENT FROM THE GRANTOR(S) TO THEIR SUCCESSORS OR ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, THEIR SUCCESSORS, AGENTS AND ASSIGNS SPECIFIC EASEMENTS FOR STORM DRAINS AND APPURTENANCES AS SHOWN HEREON AND ALSO GRANT PUBLIC IMPROVEMENTS EASEMENTS (P.U.E.) IN ACCORDANCE WITH TERMS AND CONDITIONS FOUND RECORDED IN LIBER 3041 FOR JO 276.

FURTHER, WE GRANT TEN (10) AND FIFTEEN (15) FEET WIDE PUBLIC UTILITIES EASEMENTS (P.U.E.) ALONG ALL STREETS AS SHOWN HEREON FOR INSTALLATION OF CABLE TV CABLES AND APPURTENANCES AND ALSO GRANT SAID EASEMENTS TO THOSE BEING PARTY TO A CERTAIN DECLARATION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1934 AT FOLIO 457. SAID GRANTEES BEING SUBJECT TO AND SAID P.U.E. GRANTED IN ACCORDANCE WITH THE TERMS AND PROVISIONS THEREOF.

THERE ARE NO SUE'S ACTIONS AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESSED MY HAND AND SEAL THIS 19th DAY OF AUGUST 1991.

EDWARD A. DASTON
SENIOR VICE PRESIDENT

ROBERT M. VETTS
ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO KEITLER BROTHERS, INCORPORATED FROM OLD FARM REAL ESTATE CORPORATION ET AL. AS DESCRIBED IN A DEED DATED SEPTEMBER 15, 1984 AND RECORDED IN LIBER 3348 AT FOLIO 548 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT IT IS ALSO A RESUBDIVISION OF ALL OF THE TRACT OF LAND CONVEYED TO KEITLER BROTHERS, INCORPORATED, FROM THE WASHINGTON SUBURBAN SANITARY COMMISSION BY DEED DATED FEBRUARY 15, 1988 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 3382 AT FOLIO 371.

I FURTHER CERTIFY THAT IRON PIPES WILL BE SET TO THE FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50 24(a) OF THE MONTGOMERY COUNTY LAWS.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 300,712 SQ. FT. OR 6.90340 ACRES.

FOR DEWBERRY & DAVIS:
DATE: 11-27-90
ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771

PLAT No. 485
LOTS 1-18 and OUTLOT 'A', BLOCK A
POPLAR SPRING
MONTGOMERY VILLAGE
GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100' DATE: Oct., 1990

THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

NOTE: DEVELOPMENT SUBJECT TO THE PLANING BOARD.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED DECEMBER 6, 1990

CHAIRMAN: [Signature]
SECRETARY/TREASURER: [Signature]

MNCPSPC RECORD FILE NO. 583-38

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED August 19, 1991

BY: [Signature] FOR DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPROVED Sept. 3, 1991

BY: [Signature] DIRECTOR

RECORDED 9/5/91
PLAT BOOK 162
PLAT NO. 18301

DEWBERRY & DAVIS
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS
804 WEST DIAMOND AVENUE
GAITHERSBURG, MARYLAND 20878
(301) 948-8300

COMPUTED BY S.S.W. DRAWN BY S.S.W. CHECKED BY

