

DANIEL A. HARVILL

P L L C

ATTORNEY & COUNSELOR AT LAW

August 22, 2022

Montgomery County Department of Transportation
Division of Transportation Engineering
Property Acquisition Section
Attn: Tiara McCray
100 Edison Park Drive, 4th Floor
Gaithersburg, Maryland 20878

RE: Road Abandonment Application of Banc Realty, AB 770 (Kensington Blvd) –
Comment for Public Hearing Scheduled August 25, 2022

To Whom It May Concern:

Attached, please find an exhibit submitted by the Applicant on the above-referenced application. This exhibit was prepared in concert with Wheaton Gateway, LLC. This was prepared in consideration of the comments and concerns submitted by Montgomery County Department of Transportation (MCDOT) and Washington Suburban Sanitary Commission.

For informational purposes, the Wheaton Gateway project is located immediately adjacent to the proposed abandonment area. The project is a neighbor to the Applicant. Wheaton Gateway has been working through the entitlement process for several years and has worked closely with the Applicant to ensure consistent understandings and expectations, and to address the concerns of interested parties/agencies as expressed in their commentary to the application. This exhibit is fruit of that effort.

Please accept this document as an exhibit for the record, as it will be the working proposal concerning the abandonment area. I remain,

Very Truly Yours,



Banc Realty, LLC,
By Counsel
Daniel A. Harvill, Esq.

SCALE: 1"=30'
MARYLAND STATE PLANE COORDINATES NAD 83/91

500,550

EXISTING PROPERTY LINE
KENSINGTON BLVD ROW
ABANDONMENT TO BANC
3,795 SF

PERPETUAL ACCESS EASEMENT
FOR WHEATON GATEWAY

PROPOSED HAMMERHEAD
TO REMAIN PUBLIC ROW

PROPOSED 60' WSSC ESMT

EDGE OF EXISTING ASPHALT

SEATING
AREA

PROPOSED 10' SIDEWALK

PROPOSED 20' DEDICATION

PROPOSED CONCRETE STAIRS WITH
BICYCLE RUNNELS

EXISTING PROPERTY LINE

EXISTING WATER LINE

KENSINGTON BLVD ROW
ABANDONMENT TO WHEATON
GATEWAY - 1,465 SF

PROPOSED PROPERTY LINE

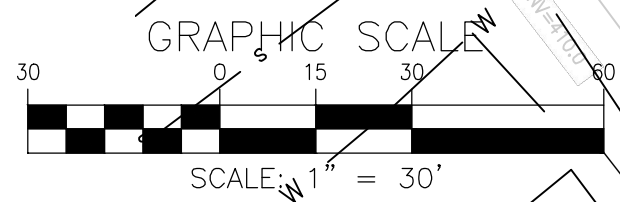
REMAINING 20' WIDE PUBLIC ROW

PROPOSED 10' PUBLIC SIDEWALK

Legend
Description

NOTES:
1. BUILDINGS, STAIRS AND SIDEWALK LOCATION IS
DIAGRAMATIC AND IS FOR CONCEPTUAL DESIGN ONLY.
EXACT LOCATION WILL BE FINALIZED DURING SITE
PLAN REVIEW.

FOR ILLUSTRATIVE
PURPOSES ONLY



KENSINGTON BLVD
ABANDONMENT EXHIBIT

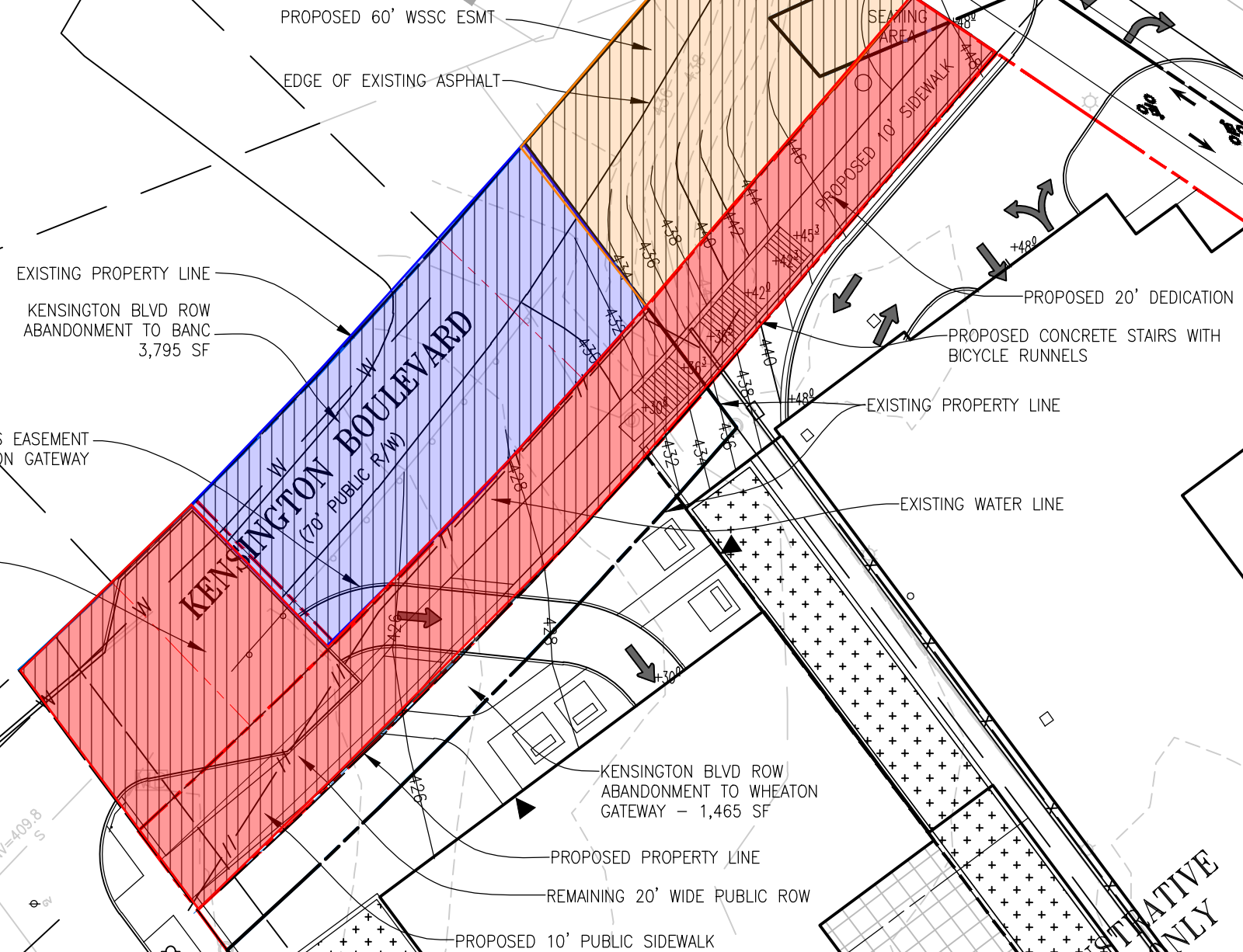
7/27/22

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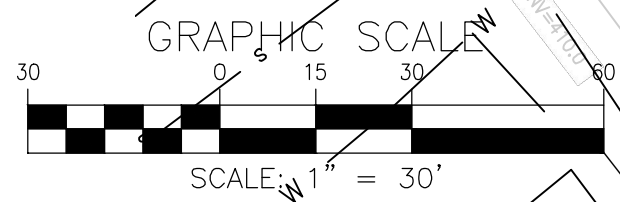
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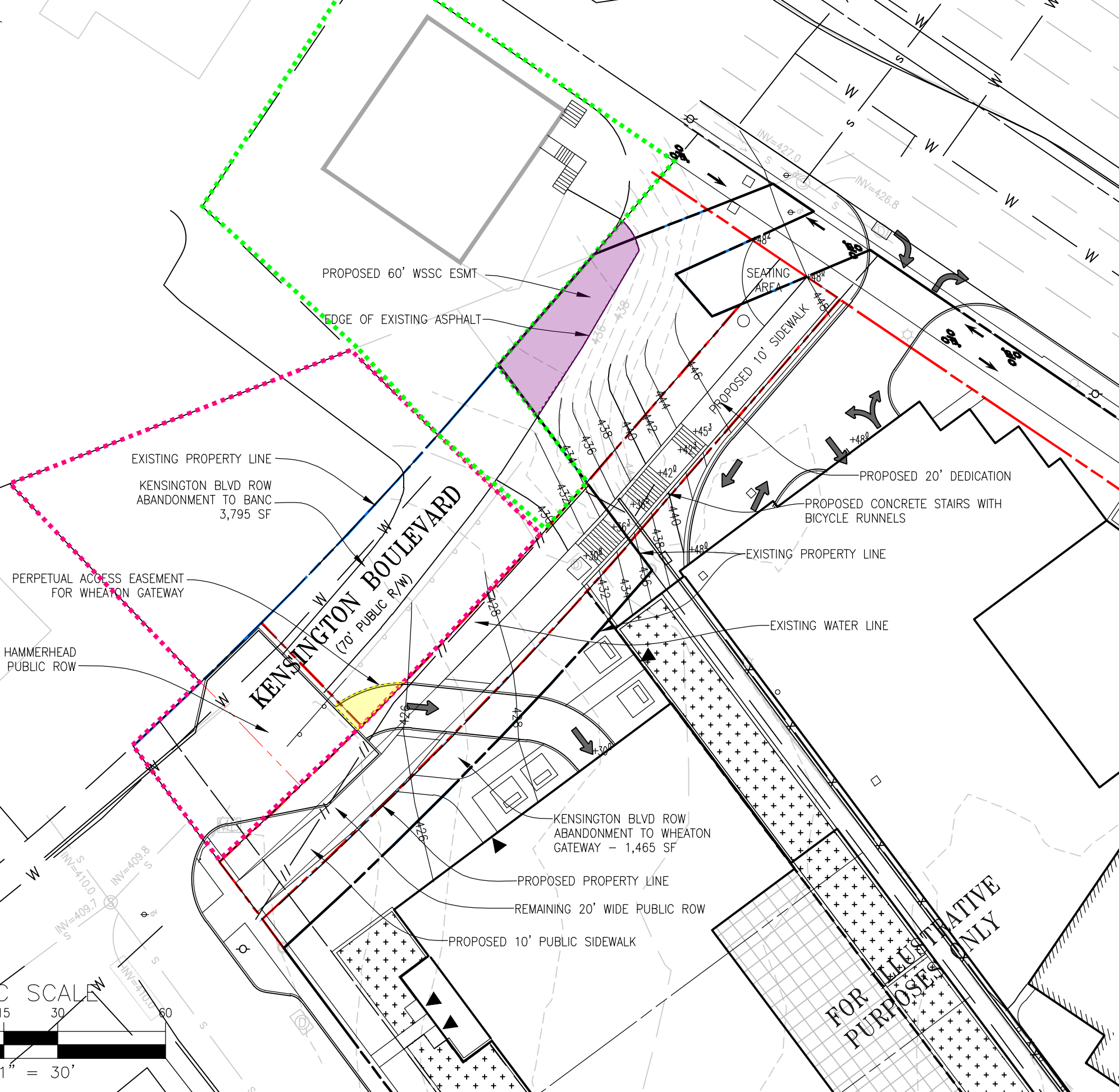
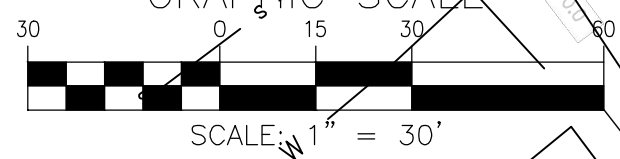
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