



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Fire Lane Establishment Order Willow Manor at Clarksburg/Cabin Branch - Gosnell	Executive Order No. 008-25AM	Subject Suffix
Originating Department Montgomery County Department of Permitting Services	Department Number MCDPS 3-25AM	Effective Date 6/6/2025

Fire Lane Establishment Order

Pursuant to Section 22 - 33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement (painting optional) as identified below. When signs and paint work (painting optional) have been completed, this order will authorize the enforcement of this Fire Lane by appropriate police and fire officials. Compliance with this order must be achieved within 30 days of receipt.

LOCATION: 22705 Gosnell Farm Dr.

All areas where indicated by signs and paint.

SIGNS - - (See attached diagram for location of sign placement)



\$250 FINE
FIRE LANE

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet

(Red letters on white background)

PAINT - - (See attached diagram if painting).

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

Pastora Warrick 06/11/2025
Fire Marshal, Montgomery County Department of Permitting Services



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 6/2/2025

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: 22705 Gosnell Farm Drive
Boysds, MD 20841

Delineate all areas where indicated by signs and/or paint.

SIGNS -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

PAINT -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/readable by motor vehicle operators.

LS1189

Signature of Order Writer/I.D. #

June 2, 2025

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Willow Manor at Clarksburg / Cabin Branch - Gosnell

FIRE LANE LOCATION/ADDRESS: 22705 Gosnell Farm Drive

Boys, MD 20841

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Kirby Development LLC c/o TITLE: Owner/
Jake C. Kirby Authroized Member


SIGNATURE: 

PHONE: 410-916-6939 DATE: 6/2/2025

ADDRESS (where processed order will be mailed):

825 Bay Ridge Ave. Annapolis, MD 21403

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: Marie LaBaw SIGNATURE: 

STA.#: DPS I.D.#: LS1189 DATE: June 2, 2025

Comments: _____

Fire Lane Installed Per Order

NAME: _____ DATE: _____



Letter of Authorization

May 30, 2025

To Whom It May Concern,

I, Jake Kirby, as the legal owner of the property located at:

22705 Gosnell Farm Drive, Boyds, MD 20841

Tax Account Number: 02-03840915

Parcel Number: N038

I hereby authorize **David Lee of Colliers Engineering & Design** to act on my behalf in all matters related to land development applications and approvals, including submitting applications, communicating with the appropriate county or municipal departments, and signing related documents.

This authorization remains valid until revoked in writing.

If you have any questions or need additional confirmation, please feel free to contact me directly at 410-916-6939 or jake@kirbydev.com

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Kirby", written over a light blue horizontal line.

Jake Kirby

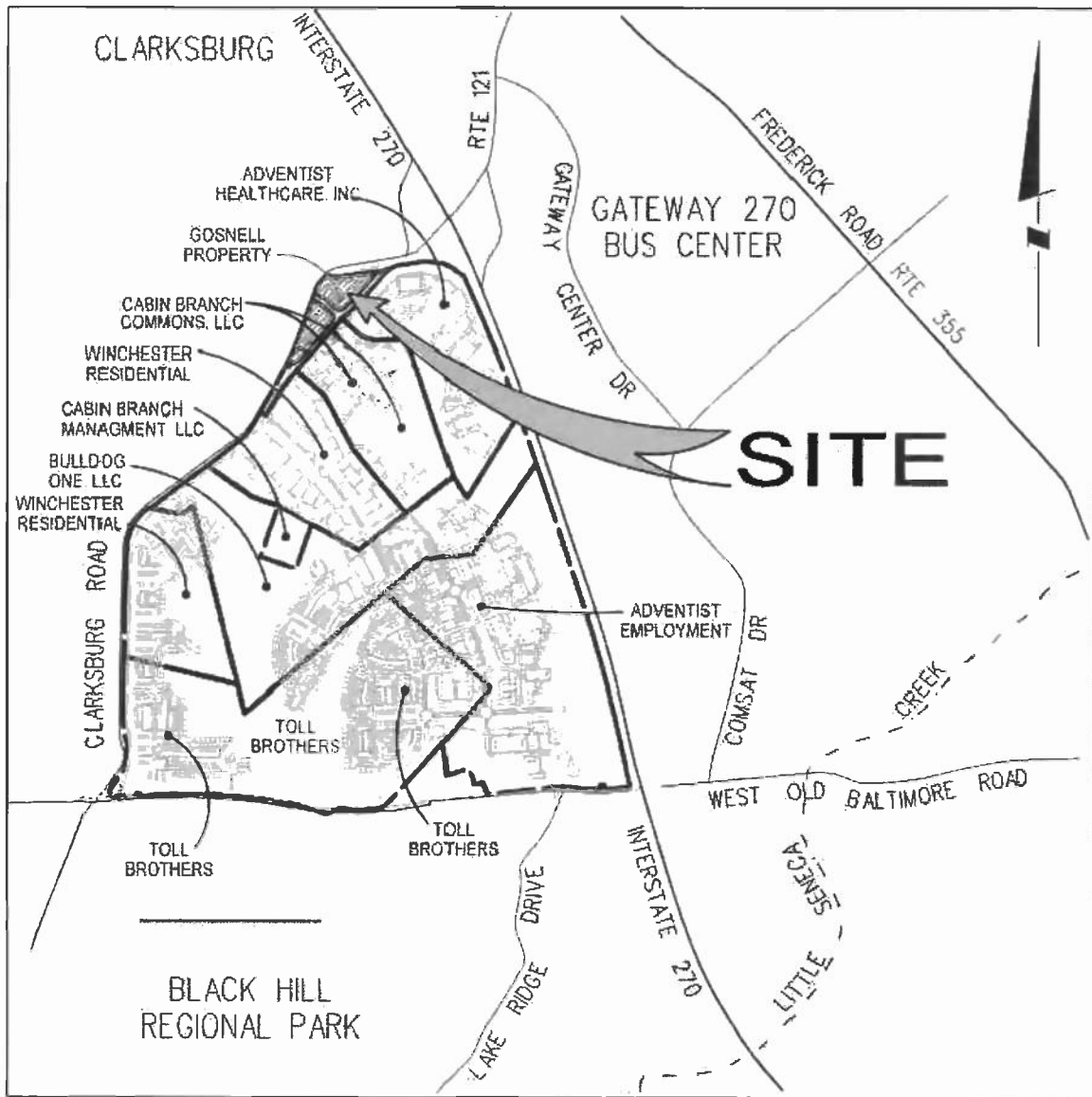
Authorized Member

825 Bay Ridge Ave, Annapolis, MD 21403

410-916-6939

jake@kirbydev.com

2021\21002973A\Engineering\Site Plan Amendment\C-SPAP-FIRE-SIGN.dwg\SIGNAGE PLAN-1 By: DAVID.LEE



VICINITY MAP
SCALE: 1" = 2000'

Colliers Engineering & Design

www.colliersengineering.com

Doing Business as **MASER**

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FIRE LANE ORDER SIGNAGE PLAN FOR
WILLOW MANOR AT CLARKSBURG
22705 GOSNELL FARM DR
BOYDS, MD 20841
PARCEL 38, PLAT 12064
MONTGOMERY COUNTY,
MARYLAND



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



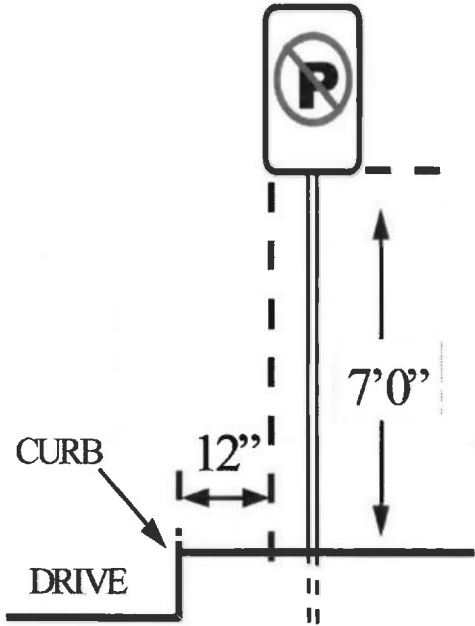
COLUMBIA
7001 Columbia Gateway Drive
Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

WILLOW MANOR AT CLARKSBURG

SCALE: AS SHOWN	DATE: 5/28/2025	DRAWN BY: DHL	CHECKED BY: STJ
PROJECT NUMBER: 21002973A		DRAWING NAME: C-SPAP-FIRE-SIGN	

SHEET TITLE:
FIRE LANE ORDER SIGNAGE PLAN - VICINITY MAP

SHEET NUMBER:
1 of 3



SIGN PLACEMENT DIAGRAM



FIRE LANE SIGNS

GENERAL NOTES:

1. SIGNS TO BE CONSISTENT WITH THE MONTGOMERY COUNTY FIRE AND RESCUE (MCFR) GUIDELINES.
2. FIRE LANE SIGNS TO BE 12" WIDE BY 18" HIGH.

20211002973AN\Engineering\Site Plan Amendment\C-SPAP-FIRE-SIGN.dwg\SIGNAGE PLAN-2 By: DAVID LEE



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WILLOW MANOR AT CLARKSBURG
 22705 GOSNELL FARM DR
 BOYDS, MD 20841
 PARCEL 38, PLAT 12064
 MONTGOMERY COUNTY, MARYLAND



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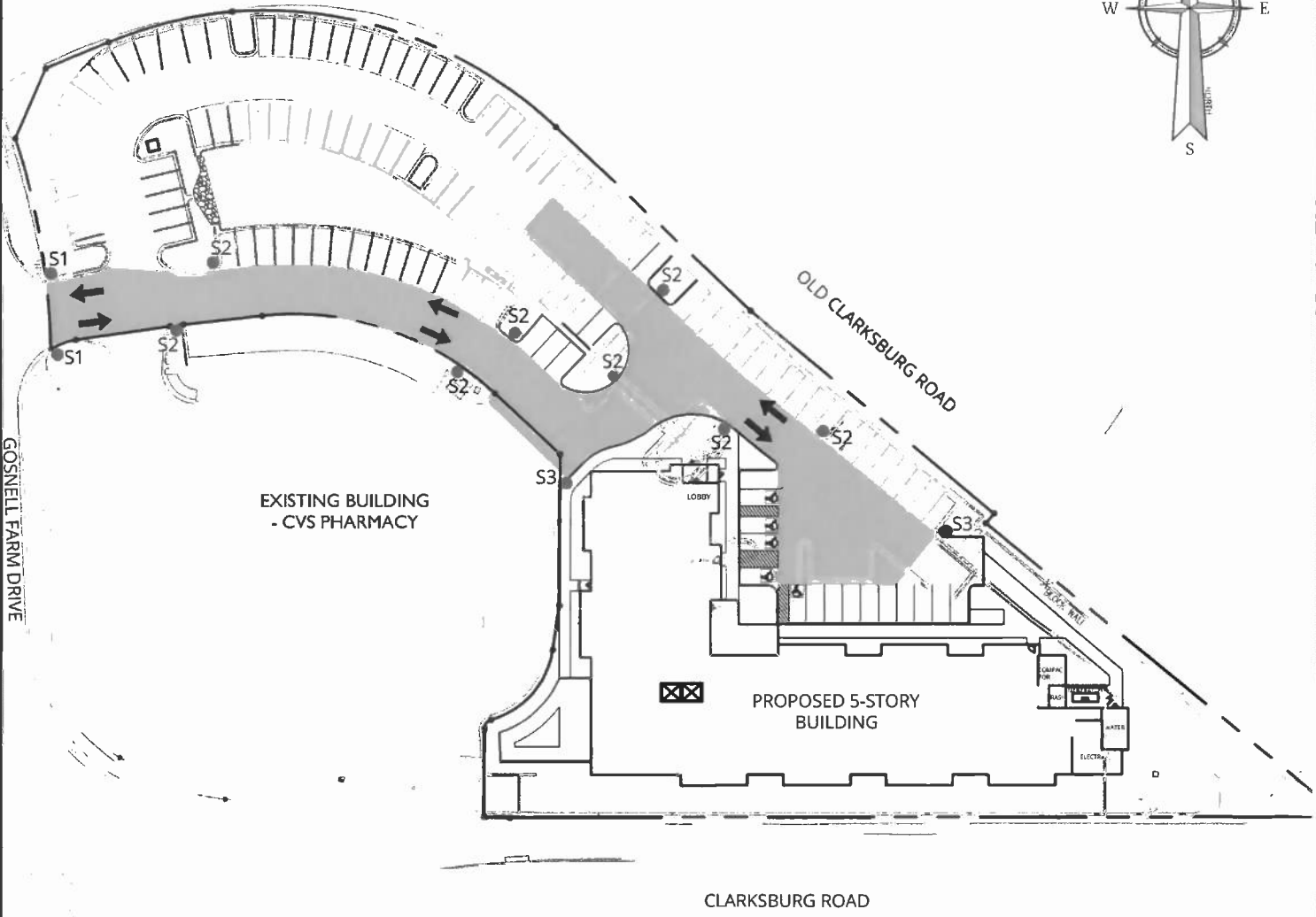
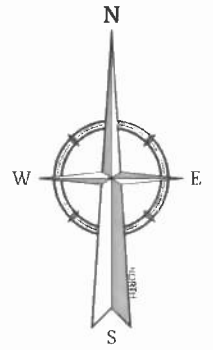
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 Columbia, MD 21046
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WILLOW MANOR AT CLARKSBURG

SCALE: AS SHOWN	DATE: 5/28/2025	DRAWN BY: DHL	CHECKED BY: STJ
PROJECT NUMBER: 21002973A	DRAWING NAME: C-SPAP-FIRE-SIGN		

SHEET TITLE:
FIRE LANE ORDER SIGNAGE PLAN - NOTES & DETAILS

SHEET NUMBER
 2 of 3



FIRE LANE ORDER SIGNAGE PLAN
SCALE: 1" = 80'

LEGEND

- S1 ● FIRE LANE SIGN (TYP.)
- S2 ● FIRE LANE SIGN (TYP.)
- S3 ● FIRE LANE SIGN (TYP.)
- FIRE TRUCK ACCESS LANE

2021121002973A\Engineering\Site Plan Amendment\C-SPAP-FIRE-SIGN.dwg\SIGNAGE PLAN-3 By: DAVID LEE



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FOR
WILLOW MANOR AT CLARKSBURG
22705 GOSNELL FARM DR
BOYDS, MD 20841
PARCEL 38, PLAT 12064

MONTGOMERY COUNTY,
MARYLAND

811
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Engineering & Design
COLUMBIA
7001 Columbia Gateway Drive
Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. CORP.
BUSINESS REGISTRATION NUMBER

WILLOW MANOR AT CLARKSBURG			
SCALE: AS SHOWN	DATE: 5/28/2025	DRAWN BY: DHL	CHECKED BY: STJ
PROJECT NUMBER: 21002973A		DRAWING NAME: C-SPAP-FIRE-SIGN	
SHEET TITLE: FIRE LANE ORDER SIGNAGE PLAN			
SHEET NUMBER: 3 of 3			

