



RESOLUTION NO.	94-04
INTRODUCED	1/10/94
ENACTED	3/14/94
EFFECTIVE	4/28/94

RESOLUTION AUTHORIZING THE ANNEXATION
TO THE TOWN OF WASHINGTON GROVE
OF APPROXIMATELY 2.88 ACRES OF LAND
LOCATED AT THE INTERSECTION OF
BROWN STREET AND RIDGE ROAD

WHEREAS, Richard E. Ward, owner of 2.88061 acres of land located at the intersection of Brown Street and Ridge Road in Montgomery County and described at Liber 6403/Folio 801, has requested annexation into the Town of Washington Grove in a Proposal for Annexation dated January 10, 1994; and

WHEREAS, the request from Richard E. Ward is specifically based on a designation of RR-1 zoning, approval of a minimum of eight (8) single-family residences, and other conditions of annexation as contained in the aforementioned Proposal for Annexation; and

WHEREAS, the Town Council has identified additional conditions of annexation and has secured sufficient assurances from Richard E. Ward and/or his authorized representatives that such conditions will be satisfied, such conditions including but not limited to the following:

- Compliance with requirements of Montgomery County Code Chapter 19, Erosion and Sediment Control and Stormwater Management, as determined by the County's Department of Environmental Protection;
- Compliance with requirements of Article XII, Subdivision Regulations, and Article XIV, Forest Conservation, of the Town's Code of Ordinances;
- Dedication of an outlot to the Town, such outlot to include the stormwater facility required by the County, an area for afforestation, and a bike path connecting Brown Street and future Amity Drive;
- Extension of Brown Street with a 20-foot (at least 4") asphalt base, 16-foot (at least 2") asphalt wearing course with 2-foot compacted gravel shoulder on each side, and, prior to issuance of any building permits, an acceptable financial instrument guaranteeing completion of Brown Street in conformance to applicable County standards for tertiary roads;
- Installation of all utilities underground and three street lights of a type to be designated by the Town Council;
- Off-street parking for at least four vehicles for each home; and
- Submittal of conceptual residential elevations to the Town's Planning Commission prior to building permit applications in order to provide an opportunity in the earliest stages to influence compatibility with architectural motifs of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Washington Grove, that the corporate boundaries of the Town of Washington Grove be, and they hereby are, enlarged by including therein the following area:

Parcel 635 as shown on Tax Map GT 121; it being the same property as described in Liber 6403 at Folio 801 among the Land Records for Montgomery County, Maryland; beginning for the same at a survey monument at the southernmost corner of Parcel 635, it being the common point with a parcel conveyed to Eugene B. Casey, et al., Trust (Liber 6038 at Folio 080) and also with a parcel conveyed to Oakmont Limited Partnership (Liber 10216 at Folio 108); and proceeding North 71°58'23" West 480.89 feet to a pipe at the southernmost corner of property conveyed to Peter L. Pammel, et ux. (Liber 6319 at Folio 683); thence along the common boundaries with the Pammel property North 23°06'26" East 80.00 feet to a point and thence North 61°52'55" West 175.09 feet to a point on the eastern edge of the Ridge Road right-of-way; thence along Ridge Road North 34°47'16" East 201.62 feet to a point; thence South 55°49'48" East 630.46 feet to an iron pipe; thence South 25°49'43" West 129.33 feet to the point of beginning; all aforementioned bearings and distances as reported on a Boundary Survey of the Richard E. Ward Property dated October 1993 by Macris, Hendricks and Glascock, P.A.

BE IT FURTHER RESOLVED, by the Town Council of the Town of Washington Grove, that this Resolution shall become effective forty-five (45) days following its adoption, unless a prompt petition for referendum thereon shall be filed as permitted by law, and provided further that the notice required by law shall be published not fewer than four (4) times, at not less than weekly intervals, in The Montgomery Journal, a newspaper of general circulation in the Town of Washington Grove.

BE IT FURTHER RESOLVED, by the Town Council of the Town of Washington Grove, that promptly after this Resolution shall become effective, the Clerk-Treasurer shall send a Notice of Change of Corporate Boundaries including both the original boundaries and the new boundaries to the following:

- Department of Legislative Reference, State of Maryland
- Clerk of the Circuit Court for Montgomery County
- Supervisor of Assessments for Montgomery County
- Maryland-National Capital Park & Planning Commission
- Washington Suburban Sanitary Commission

Approved by Mayor and Town Council

Carol P. Willemsdorf
Mayor Date

3/14/94

ATTEST:

Mary M. Challstrom 3/14/94
Clerk-Treasurer Date