

Adopted Fiscal Year 2003  
**Annual Growth Policy**  
for Montgomery County, Maryland

Guidelines for the Administration of the  
Adequate Public Facilities Ordinance  
&  
Growth Capacity Ceilings for FY2003

Adopted by the Montgomery County Council  
Effective July 15, 2002

**TA3.3 Restrictions on Number of Approvals**

**TA3.3.1 Numerical Limits**

Under TA3, the Planning Board must not approve

- more than 300 units in any policy area in each fiscal year; and
- more than 100 units at a single location under common ownership and control, as defined by the Planning Board's LATR guidelines. However, the Board may approve a development with more than 100 units at a single location if not more than 100 units will be constructed in a single fiscal year.

**TA3.3.2 Exception: Golf Course Community**

The limits in TA3.3.1 do not apply to a planned unit development in the Fairland-White Oak policy area that includes a golf course or other major amenity which is developed on a public/private partnership basis if:

- not more than 100 units, in addition to MPDUs, are built in the first fiscal year after construction of the development begins, and
- not more than 100 units, in addition to MPDUs and the unbuilt remaining portion of all prior year's approved units, are built in any later fiscal year.

**TA3.4 MPDU Requirements**

Any applicant for a subdivision under TA3 must agree, as part of the application, that it will build the same number of Moderately Priced Dwelling Units (MPDUs) among the first 100 units that it would be required to construct at that location if the subdivision consisted of only 100 units, or a pro rata lower number of MPDUs if the subdivision will include fewer than 100 units.

**TA3.5 Requirement to Begin Construction Within 3 Years of Record Plat**

Any applicant for a subdivision approval under TA3 must agree, as part of the application, that it will not begin to construct any residential unit approved in the application later than 3 years after the plat is recorded or the site plan is approved (whichever occurs later).

**TA3.6 Planning Board Report**

The Planning Board must report in the recommended AGP Ceiling Element each year on the number of housing units approved and built under TA3 and should specify for inclusion in the Capital Improvements Program any transportation improvements needed to support those units.

# DRAFT ENVIRONMENTAL IMPACT STATEMENT AND MAJOR INVESTMENT STUDY

SECTION 4(f) EVALUATION

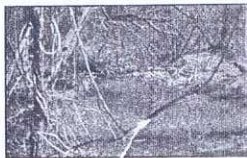
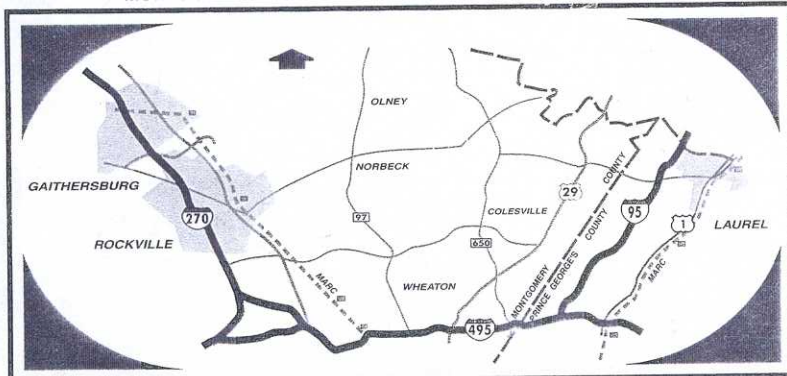
## INTERCOUNTY CONNECTOR

I-270 TO US 1

Volume 4 of 4

Alternatives Mapping

MONTGOMERY AND PRINCE GEORGE'S COUNTIES, MARYLAND



US Department of Transportation  
Federal Highway Administration

PREPARED BY:

Maryland Department of Transportation  
State Highway Administration

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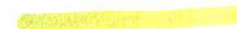
Master Plan Alternative  
MPA-1 thru MPA-34

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### KEY

1997 ICC Project Planning  
Study Limits



1997 Study Plan Sheets



Montgomery County/  
Prince George's County Line



ICC Alternative Alignment

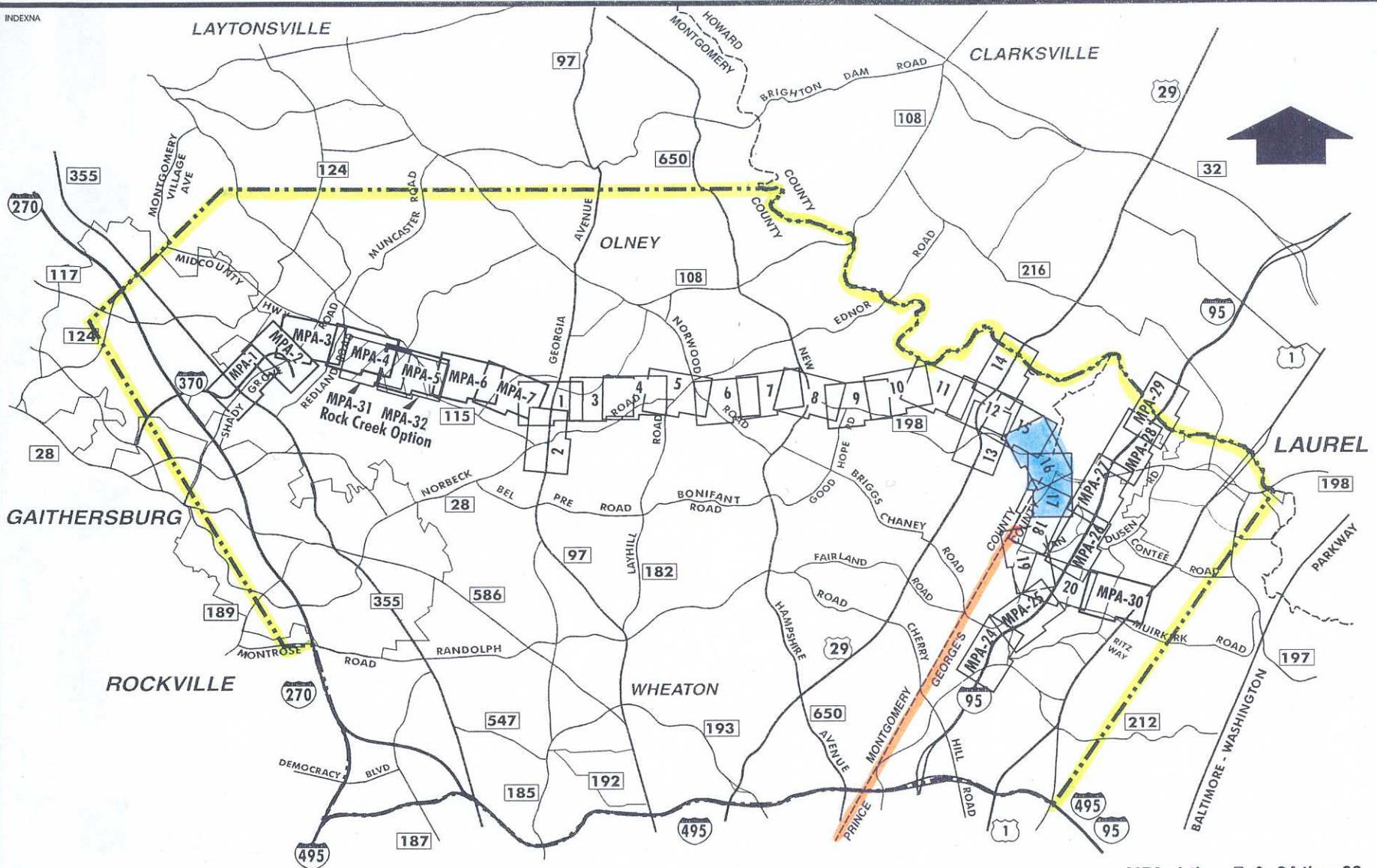


Existing Road Alignment



Fairland Golf Course-  
Property Line





GAITHERSBURG

ROCKVILLE

WHEATON

LAUREL

# NORTHERN ALTERNATIVE SHEET INDEX

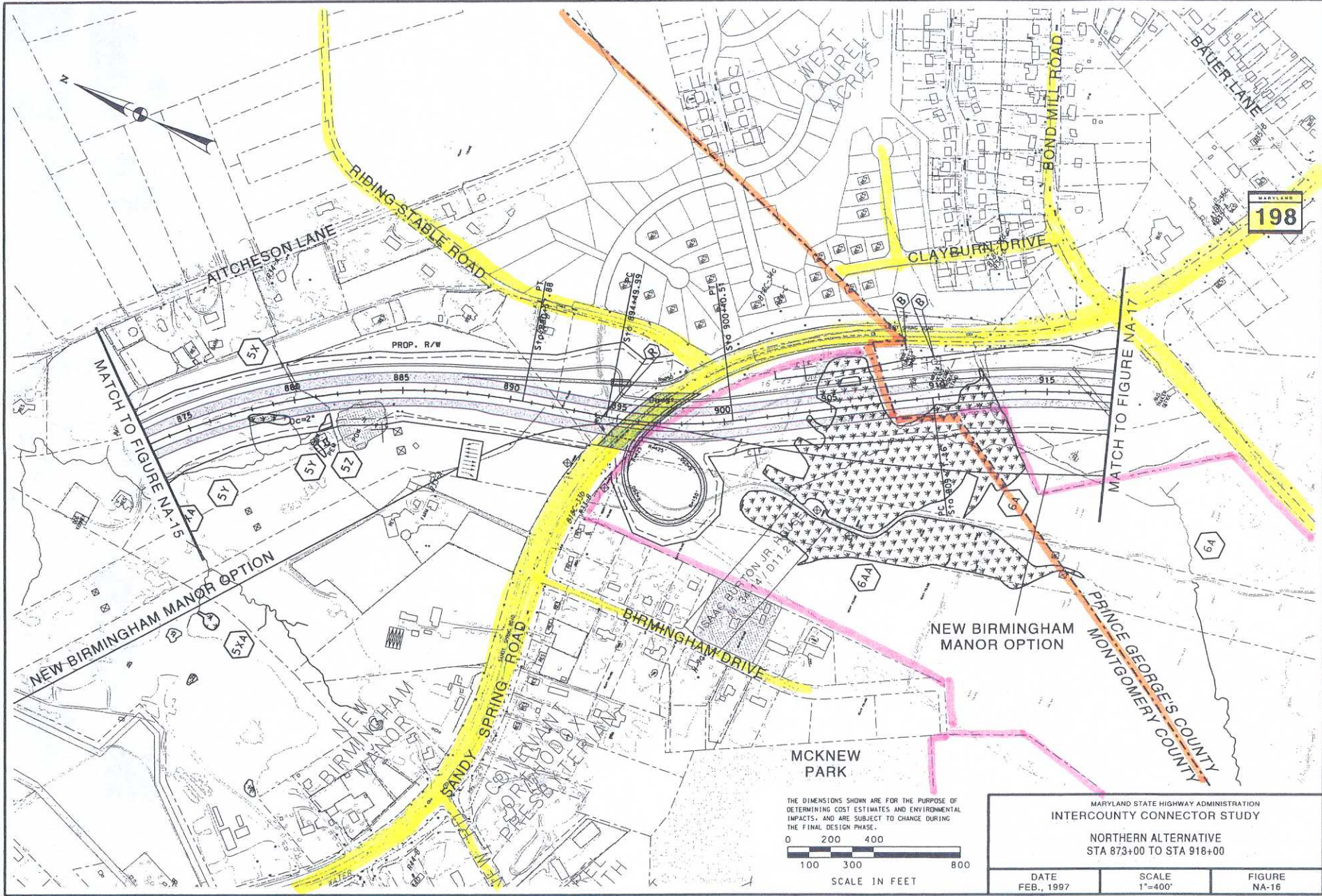
(1 OF 2)

MPA-1 thru 7 & 24 thru 32

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See sheet 2 of 2 for Options

NORTHERN ALTERNATIVE

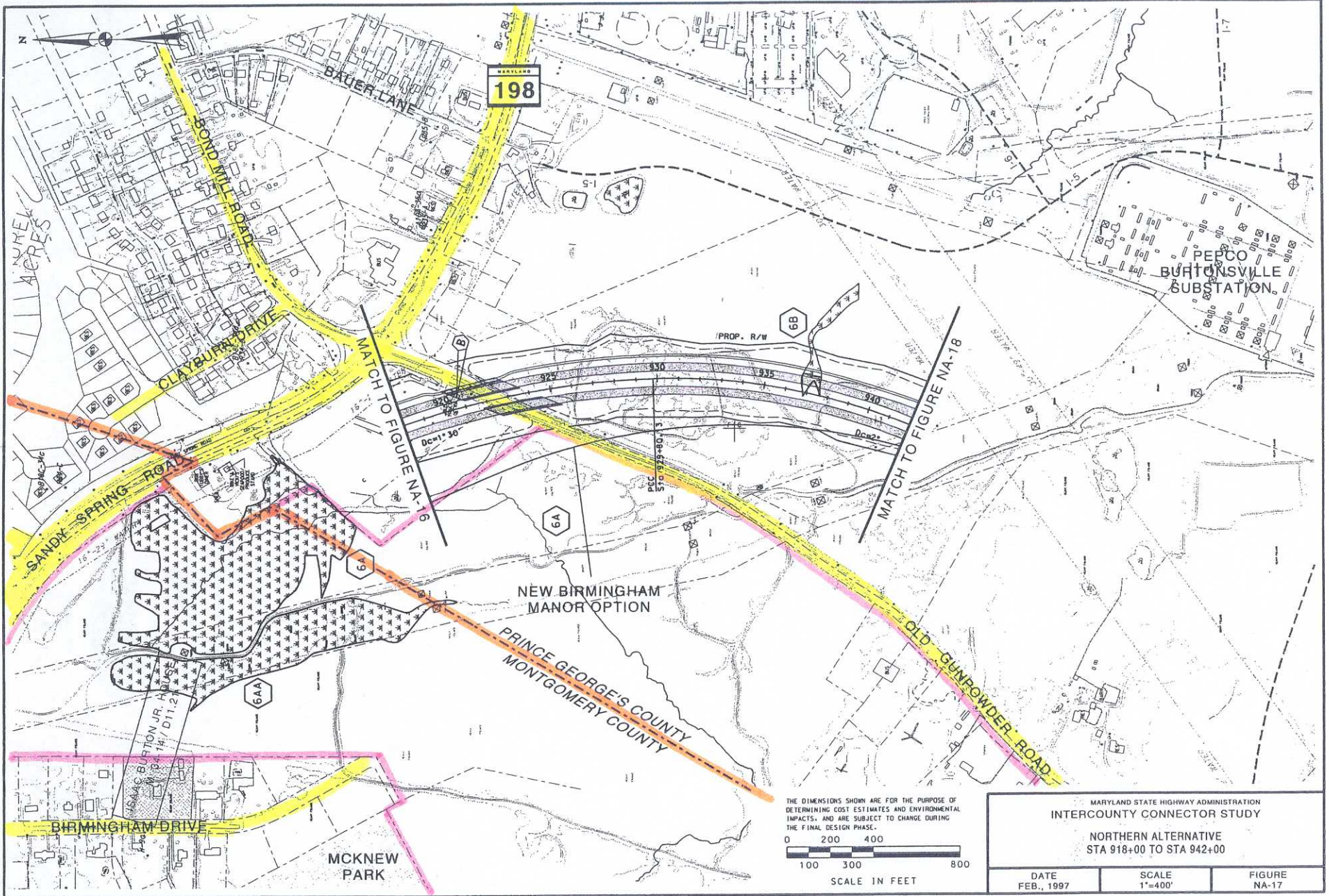


THE DIMENSIONS SHOWN ARE FOR THE PURPOSE OF DETERMINING COST ESTIMATES AND ENVIRONMENTAL IMPACTS, AND ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE.

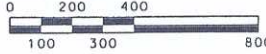
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100 300 800

SCALE IN FEET

MARYLAND STATE HIGHWAY ADMINISTRATION INTERCOUNTY CONNECTOR STUDY		
NORTHERN ALTERNATIVE STA 873+00 TO STA 918+00		
DATE FEB., 1997	SCALE 1"=400'	FIGURE NA-16

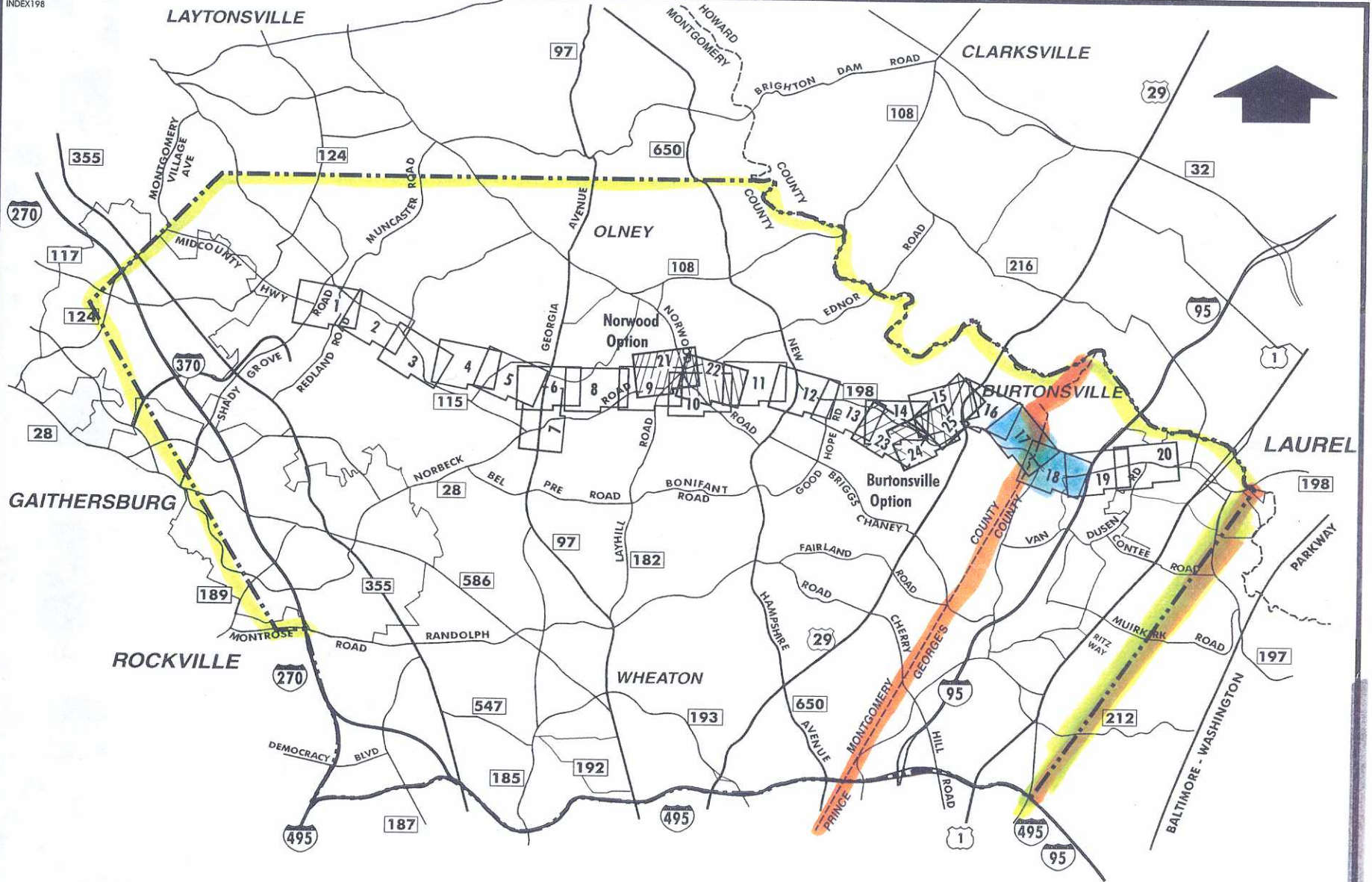


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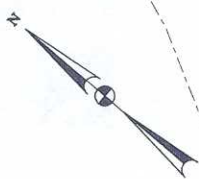
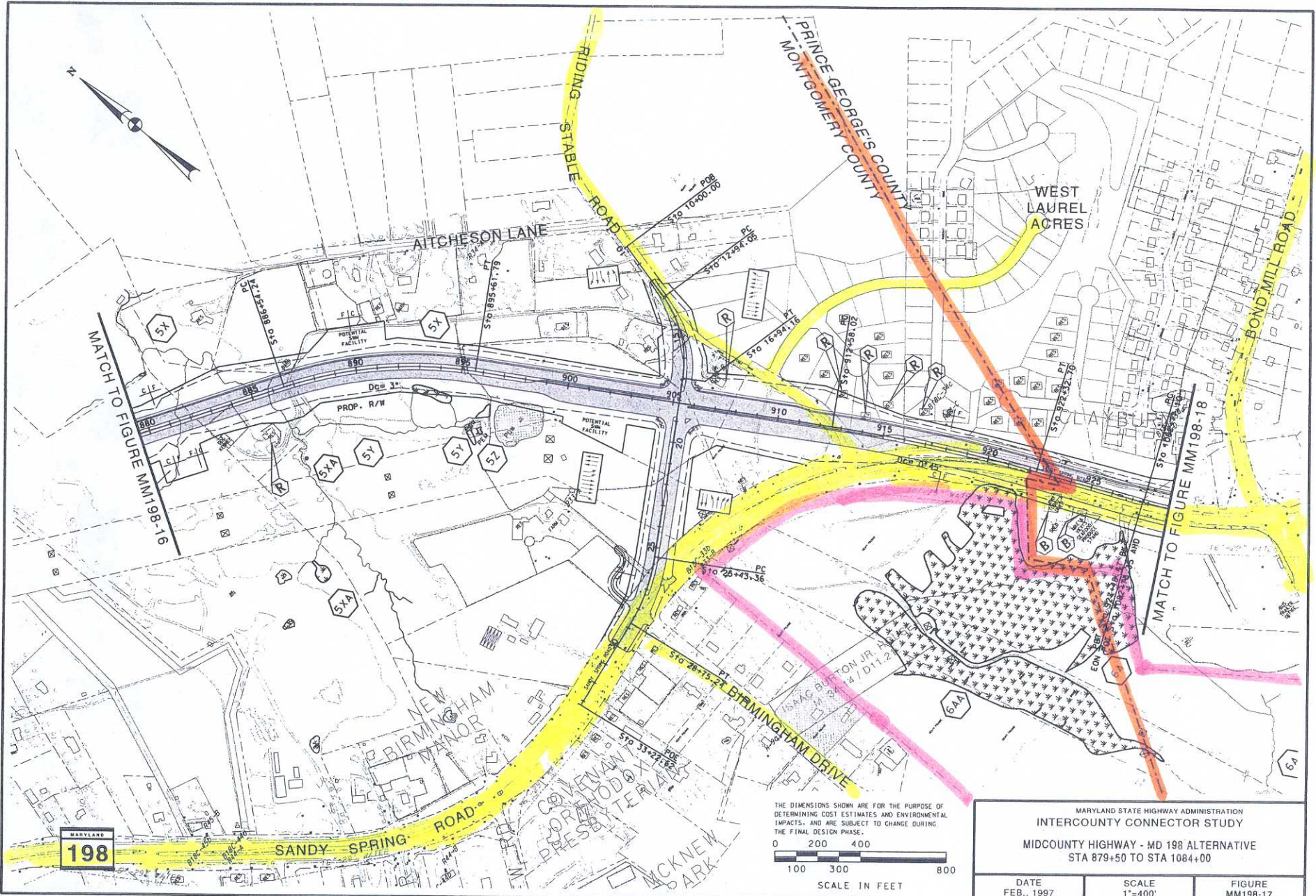


SCALE IN FEET

MARYLAND STATE HIGHWAY ADMINISTRATION INTERCOUNTY CONNECTOR STUDY		
NORTHERN ALTERNATIVE STA 918+00 TO STA 942+00		
DATE FEB., 1997	SCALE 1"=400'	FIGURE NA-17



MIDCOUNTY HWY-MD 198 ALTERNATIVE SHEET INDEX thru 25



THE DIMENSIONS SHOWN ARE FOR THE PURPOSE OF DETERMINING COST ESTIMATES AND ENVIRONMENTAL IMPACTS, AND ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE.

0 200 400

100 300 800

SCALE IN FEET

MARYLAND STATE HIGHWAY ADMINISTRATION		
INTERCOUNTY CONNECTOR STUDY		
MIDCOUNTY HIGHWAY - MD 198 ALTERNATIVE		
STA 879+50 TO STA 1084+00		
DATE	SCALE	FIGURE
FEB., 1997	1"=400'	MM198-17

MARYLAND  
**198**

SANDY SPRING ROAD

BIRMINGHAM DRIVE

AITCHESON LANE

RIDING STABLE ROAD

PRINCE GEORGE'S COUNTY  
MONTGOMERY COUNTY

WEST LAUREL ACRES

BOND MILL ROAD

MATCH TO FIGURE MM198-16

MATCH TO FIGURE MM198-18

NEW BIRMINGHAM MANOR

COWLEY PARK  
PRESBYTERIAN

WALTON JR. A  
47/D11.2

6AA

6A

PROP. R/W

POTENTIAL FACILITY

POTENTIAL FACILITY

ECON. DEVELOPMENT

PC 12+35.88 B.S.

PT 1895+61.79

PC 12+94.08

PT 16+94.16

PC 917+48.02

PT 922+32.76

PC 1084+00

PC 95+43.36

PT 28+13.21

PT 33+27.82

POB 16+00+00

DG= 1"

90°

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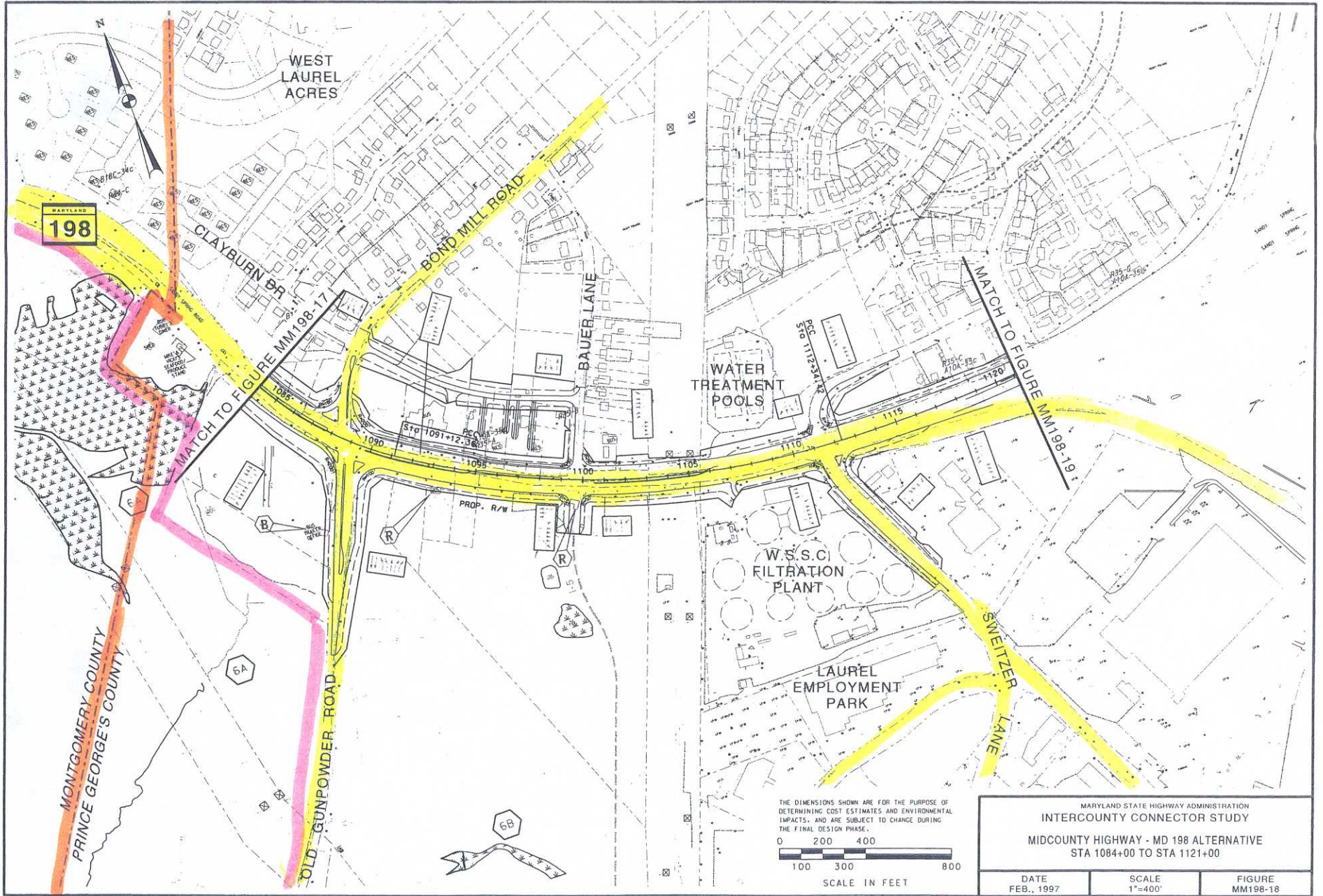
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0 200 400 800  
SCALE IN FEET

MARYLAND STATE HIGHWAY ADMINISTRATION INTERCOUNTY CONNECTOR STUDY		
MIDCOUNTY HIGHWAY - MD 198 ALTERNATIVE STA 1084+00 TO STA 1121+00		
DATE FEB., 1997	SCALE 1"=400'	FIGURE MM198-18