



Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

October 29, 2004

Re: Montgomery County  
Intercounty Connector  
Fairland Golf Property

Ms. Cathy Conlon  
Development Review Subdivision Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Ms. Conlon:

This office has reviewed the Preliminary Subdivision Plan for the Fairland Golf Community Property dated October 2004. The 385.96 acres Fairland Golf Community Property is located south of MD 198 and west of the Prince George's County Line. The Preliminary Plan shows the proposed construction of 108 single-family house units with access off of MD 198 opposite Riding Stable Road in Montgomery County. Additional proposed housing and a proposed golf course are located further to the south with access off of Old Gunpowder Road. The Intercounty Connector (ICC) Corridor 2 has two options that affect this property in the vicinity of MD 198, Fairland Option A and Fairland Option B.

The ICC Corridor 2 Fairland Option A, as shown to date, would require 14.2 acres of right-of-way from this property, as shown in the attached map. These impacts would result in the "taking" of 46 of the proposed 108 units off of MD 198 and would remove the access to an additional 57 properties. Access to the 57 properties might be possible by extending the existing Birmingham Drive to the Fairland Golf Community Property. The extension of Birmingham Drive would impact one additional proposed unit.

The ICC Corridor 2 Fairland Option B, as shown to date, would require 6.8 acres of right-of-way from this property, as shown on the attached map. These impacts would result in the "taking" of five of the proposed 108 units off of MD 198 and would remove the access to an additional 103 properties. Access to the 103 properties might be possible by constructing the proposed Greene Avenue off of existing Birmingham Drive.

The MD 28/MD 198 Master Plan Alternate, as shown to date, would require 2.3 acres of right-of-way (due to the proposed location of a storm water management area) and 1.0 acres of easements from this property, as shown on the attached map. These impacts would result in the displacement of four of the proposed 108 units off of MD 198.

My telephone number/toll-free number is 1-866-462-0020  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Ms. Cathy Conlon  
Page Two


To protect property that will support the county master-planned alignment of the ICC and improvements along the MD 28/MD 198 corridor, we request your agency consider requesting the owner provide appropriate reservation of this property.

Thank you for the opportunity to comment on this project. We appreciate your agency's consideration of the above action.

Very truly yours,

Cynthia D. Simpson  
Deputy Director  
Office of Planning and  
Preliminary Engineering

By:

  
Wesley Mitchell  
Project Manager  
Project Planning Division

Enclosures

cc: Mr. Greg Cooke, Engineering Access Permits Division, SHA  
Mr. Tom Hinchliffe, Office of Real Estate, SHA  
Mr. Chris Larson, Director, Office of Real Estate, SHA  
Mr. Doug Mills, Chief, District Three, Right-of-Way Office, SHA  
Artery Ryland Fairland, LLC  
Mr. Raja Veeramachaneni, Director of Planning and Preliminary Engineering, SHA

Fairland Golf Community

Riding Stable Road

D-1

MD 198

ICC Corridor 2 Fairland Option B

Birmingham Drive

*Item 13 DAK 111804*

*Attachment D-1*

MD 198

ht-of-Way








**SITE**

ICC Corridor 2 Fairland Option A

Old Gunpowder Road

Map Compiled On 11-12-2004 at 02:56 PM  
Map Scale: 1 inch = 500 feet or 1:6000

0 500 Feet

-  Water and Stream Names
-  Major Road of Highway Corridor 2
-  Road Right-of-Way
-  Right-of-Way
-  Easement
-  Property
-  Montgomery County

NOTICE

The planimetric, property, and topographic information shown on the map is based on copyright 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 1:16,000 scale aerial photography using stereo photogrammetric methods. All planimetric and property-based features are collected at 1:2400 scale and are +/- 2.5 feet of their true location.

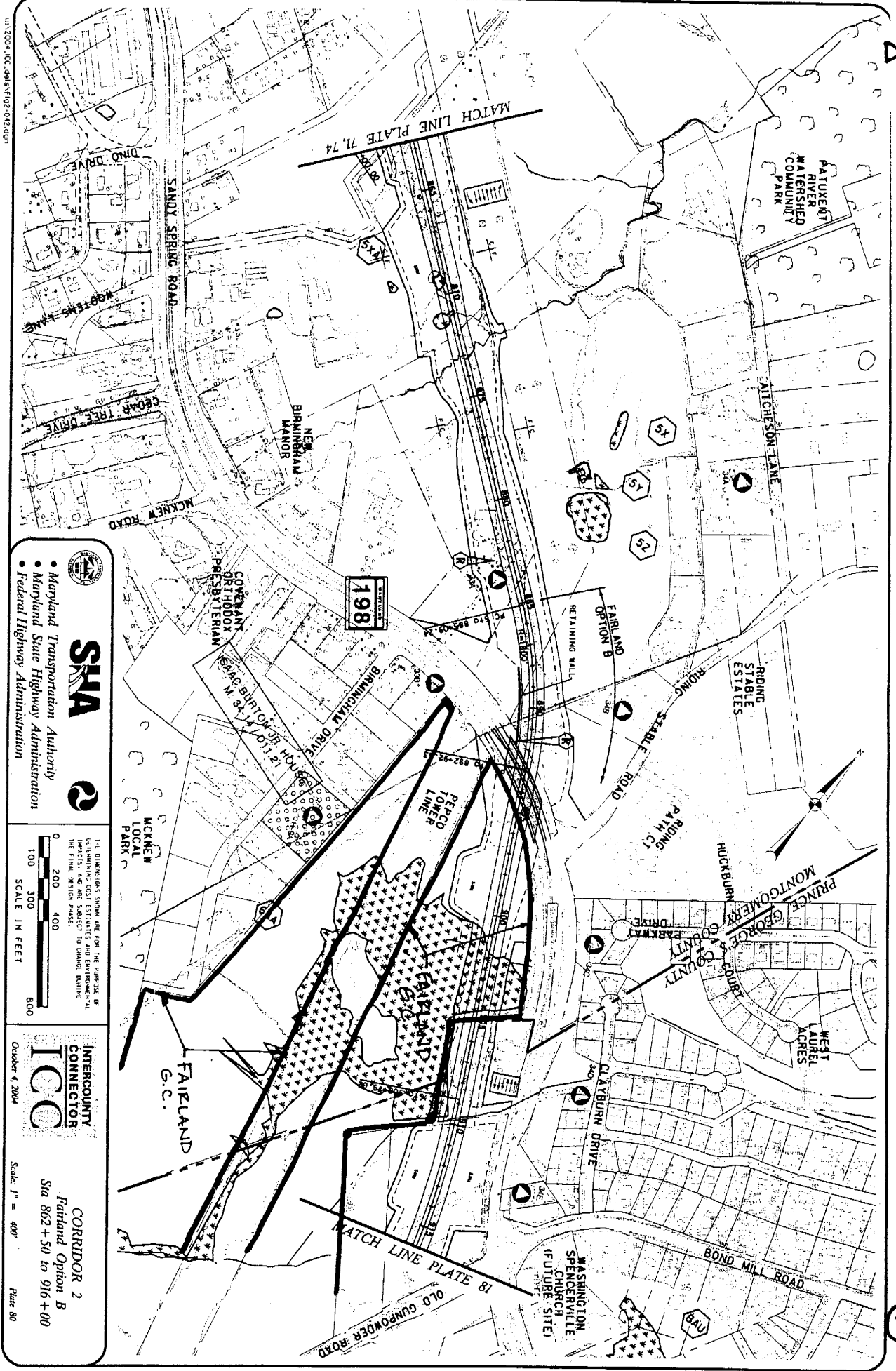
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. The map may not be the same as a map of the same area plotted at an earlier time as the data are continuously updated. Use of the map, other than for general planning purposes, is not recommended. Copyright 2003.

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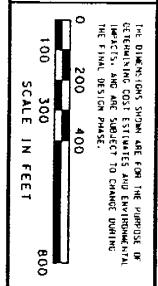
The Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Park and Planning  
Transportation Planning Unit  
8787 Georgia Avenue | Silver Spring, Maryland 20910  
301.495.4525 voice | 301.495.1302 fax | <http://www.mc-mncppc.org>





**SHA**

- Maryland Transportation Authority
- Maryland State Highway Administration
- Federal Highway Administration



**INTERCOUNTY CONNECTOR**

**ICC**

October 4, 2004

Scale: 1" = 400'

Plate 80

**CORRIDOR 2**  
 Fairland Option B  
 Sta 802 + 50 to 916 + 00

10/2004 ICC\_08151102-016.dwg





## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

November 1, 2004

Robert C. Hubbard  
Director

Ms. Joanne Cheok  
Dewberry and Davis  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for Fairland Golf Community  
Preliminary Plan #: 1-05020  
SM File #: 203620  
Tract Size/Zone: 386 acres / PD-2  
Total Concept Area: 386 acres  
Lots/Block: N/A  
Watershed: Little Paint Branch

Dear Ms. Cheok:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via construction of several dry detention facilities, reconstruction of an existing in-stream retention facility, and flow dispersion; on-site water quality control via construction of several Montgomery County sand Filters (MCSF's), Bio Filtration, hydrodynamic structures for pretreatment, and nonstructural measures; and onsite recharge via nonstructural measures and storage within/beneath the proposed BMP's.

The following **items** must be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All areas used as "swale credit", and all conveyance swales used to direct flows for stormwater management purposes, must be located within permanent stormwater management easements. If the swales are on private lots, a temporary grading easement will be allowable and the easement may be extinguished when the grading permit is finalized.
5. When used as access to stormwater management facilities, golf cart paths must have a minimum of 12-foot wide "reinforced" area to allow construction vehicles to access the facilities. Reinforcement may be pavement, grass pavers, or some other type of reinforcement agreeable to by DPS. Any golf cart bridges that will serve as stormwater management access must be designed to meet H-20 loading at a minimum and be wide enough to allow truck passage.



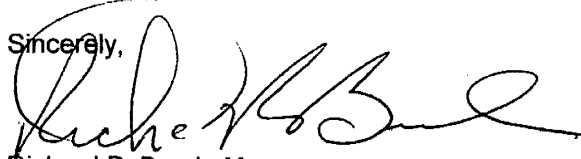
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Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm mce

cc: R. Weaver  
S. Federline  
SM File # 203620

QN -ON; Acres: 386  
QL - ON; Acres: 386  
Recharge is provided