

850 Hungerford Drive \* Rockville, Maryland \* 20850-1747

Telephone (301)

279-3425

Department of Facilities Management, 7361 Calhoun Place, Suite 400, Rockville, MD 20855

FAX -301-279-3737

October 27, 2004

Ms. Catherine Conlon, Acting Supervisor  
Development Review Division  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Conlon:

Re: Fairland Golf Community (Preliminary Plan #1-05020 and Site  
Plan # 8-05006)

This is to update our comments on the referenced preliminary/site plan as it relates to the future elementary school site on the proposed plan.

As noted in previous correspondence during the pre-preliminary review, we requested that as a condition of preliminary plan approval, an acceptable 12-acre elementary school site be dedicated to the Board of Education. The site shown is less than 12 acres, which is acceptable as long as the Applicant provides off-site afforestation and storm water management areas to serve the school.

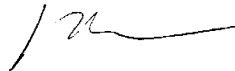
We would like the following conditions included in the preliminary and site plan approval process. The Applicant shall:

- Prior to conveyance, rough grade and stabilize the site for future school building to a ground floor elevation of 412 feet.
- Provide stormwater management water quantity for the future elementary school. Montgomery County Public Schools will provide stormwater management water quality for the school site when it is constructed.
- Provide evidence that the site is environmentally and structurally acceptable. Should the site not be acceptable, another site is to be provided.
- Provide off-site afforestation area attributable to the school parcel.

- Prior to conveyance of the school site to the Board of Education, dedicate and record plats for (1) the future school site and (2) a 70-foot wide primary subdivision street along the frontage of the school, terminating in a cul-de-sac.
- Construct a bike path in the future right-of-way in the alignment as shown on the enclosed drawing. The path should continue parallel to the 14<sup>th</sup> fairway and remain off of the future school property and connect to Saddle Creek Drive. A drawing that shows the preferred bike path alignment is enclosed.
- Provide adequate buffering between the golf course and the school site to include the installation and future maintenance of mesh fencing by the golf course operator to prevent golf balls from landing on the school site.

Thank you for the opportunity to comment. Should there be additional questions, please contact Ms. Mary Pat Wilson, site administration specialist, at 301-279-3131.

Sincerely,



Richard G. Hawes, Director  
Department of Facilities Management

RGH:mpw

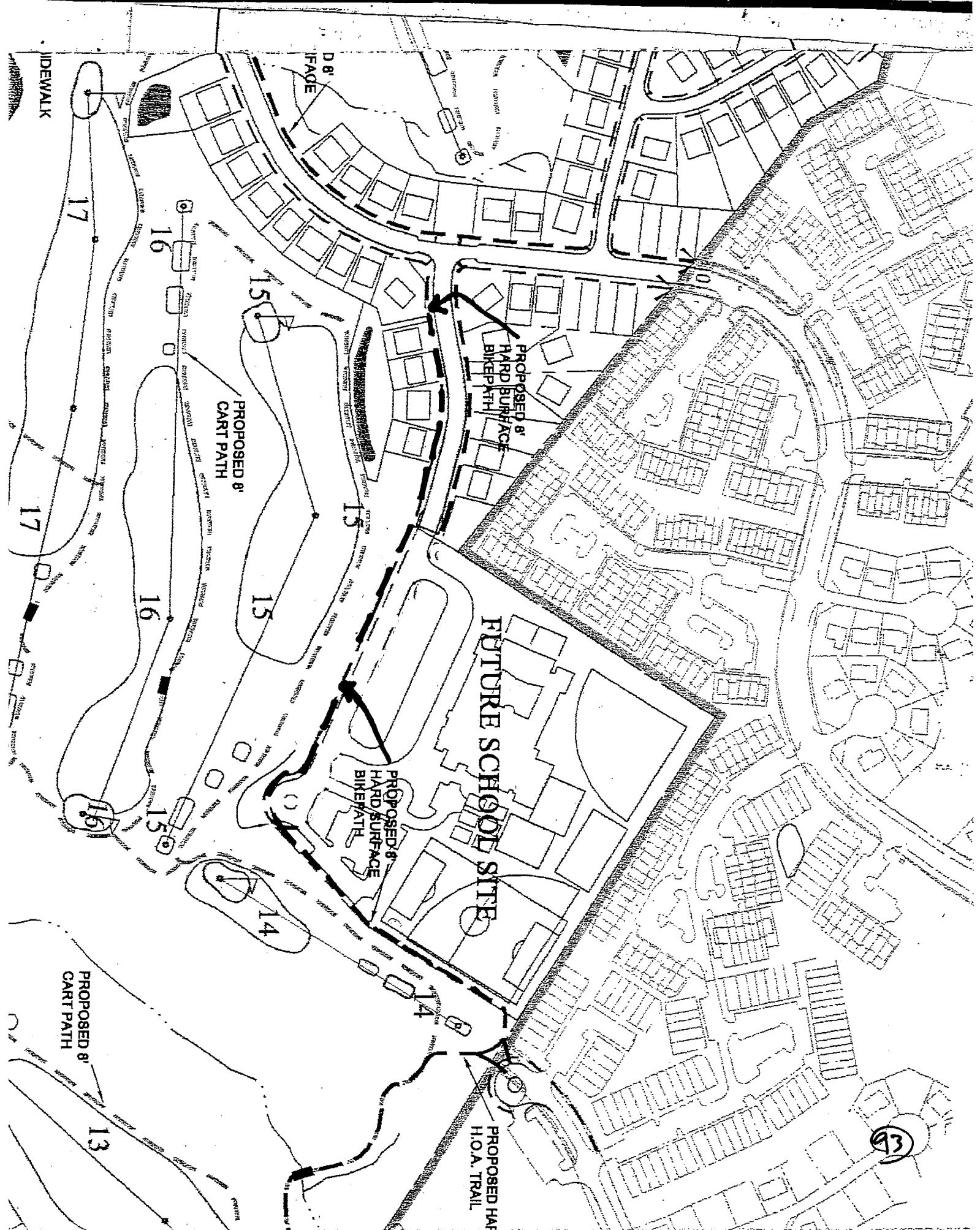
Enclosure

Copy to:

Ms. Turpin

Mr. Song

Mr. Rafferty



PROPOSED 8' H.A.O. TRAIL

FUTURE SCHOOL SITE

PROPOSED 8' HARD SURFACE BIKE PATH

PROPOSED 8' HARD SURFACE BIKE PATH

PROPOSED 8' CART PATH

PROPOSED 8' CART PATH

93

SIDEWALK

D 8' FACE

17

16

15

15

15

16

15

14

14

13