



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

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

Maryland Department of Transportation

Attachment No. 3

December 16, 2005

Re: Montgomery County
MD 28/198 Corridor Improvement Project
Jacot 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 Jacot Property dated September 2005, and emailed to Shawn Burnett on December 2, 2005 from Barry Schwartz. The 4.33 acre Jacot Property is located south of MD198 and west of Good Hope Road. The Preliminary Plan shows the proposed construction of four single family houses on the property.

Alternates evaluated in the MD 28/MD 198 Corridor Improvement Project Planning study, as shown to date, would require approximately 1 acre of right-of-way from the property (0.4 acres for roadway construction and 0.6 acres for a stormwater management facility). In addition, the roadway construction would require approximately 0.1 acre of construction easement on the property.

While the footprint of the proposed structures on lots 1 and 4 appear to be outside the limits of roadway right-of-way and construction easement needed based on planning level engineering studies for improvements to MD 28/MD 198, the right-of-way dedication reflected on the plan (45' from the centerline of MSHA Plat No. 505538) is not sufficient for the needs of the 'worse' case improvement alternate.

The stormwater management facility would impact lots 1 and 2 to an extent that would make them unavailable for building structures. We request your agency require right-of-way dedication sufficient for the roadway construction of the 'worse' case alternate in the MD 28/MD 198 Corridor Improvement project. We understand the applicant is amenable to granting area in lots 1 and 4 that would preserve the necessary construction easement for the roadway construction.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Ms. Cathy Conlon
Page Two

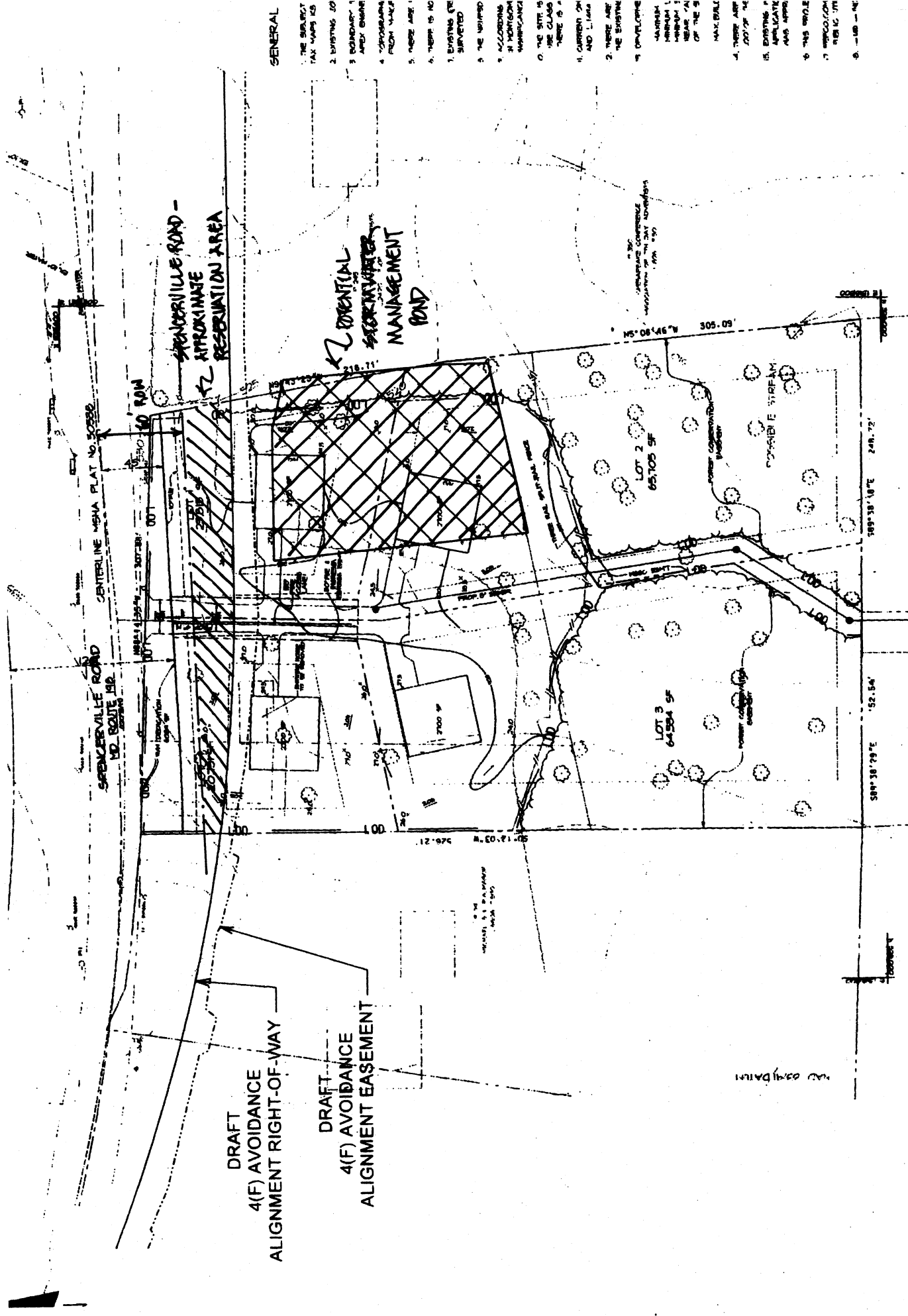
Thank you for the opportunity to comment on this project. We appreciate your agency's consideration of the above action.

Very truly yours,

Bruce M. Grcy
Deputy Director,
Office of Planning and
Preliminary Engineering

By: Shawn Burnett
Shawn Burnett
Project Manager
Project Planning Division

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
Mr. Thomas Jacot
Mr. Barry L. Schwartz, Dunhill Development
Mr. Raja Veeramachandni, Director, Office of Planning and Preliminary Engineering,
SHA



DRAFT
4(F) AVOIDANCE
ALIGNMENT RIGHT-OF-WAY

DRAFT
4(F) AVOIDANCE
ALIGNMENT EASEMENT

SPENCERVILLE ROAD -
APPROXIMATE
RESERVATION AREA

POTENTIAL
SEWAGE TREATMENT
MANAGEMENT
POND

LOT 2
65,705 SF

LOT 3
64,554 SF

POTENTIAL
SEWAGE TREATMENT
MANAGEMENT
POND

POTENTIAL
SEWAGE TREATMENT
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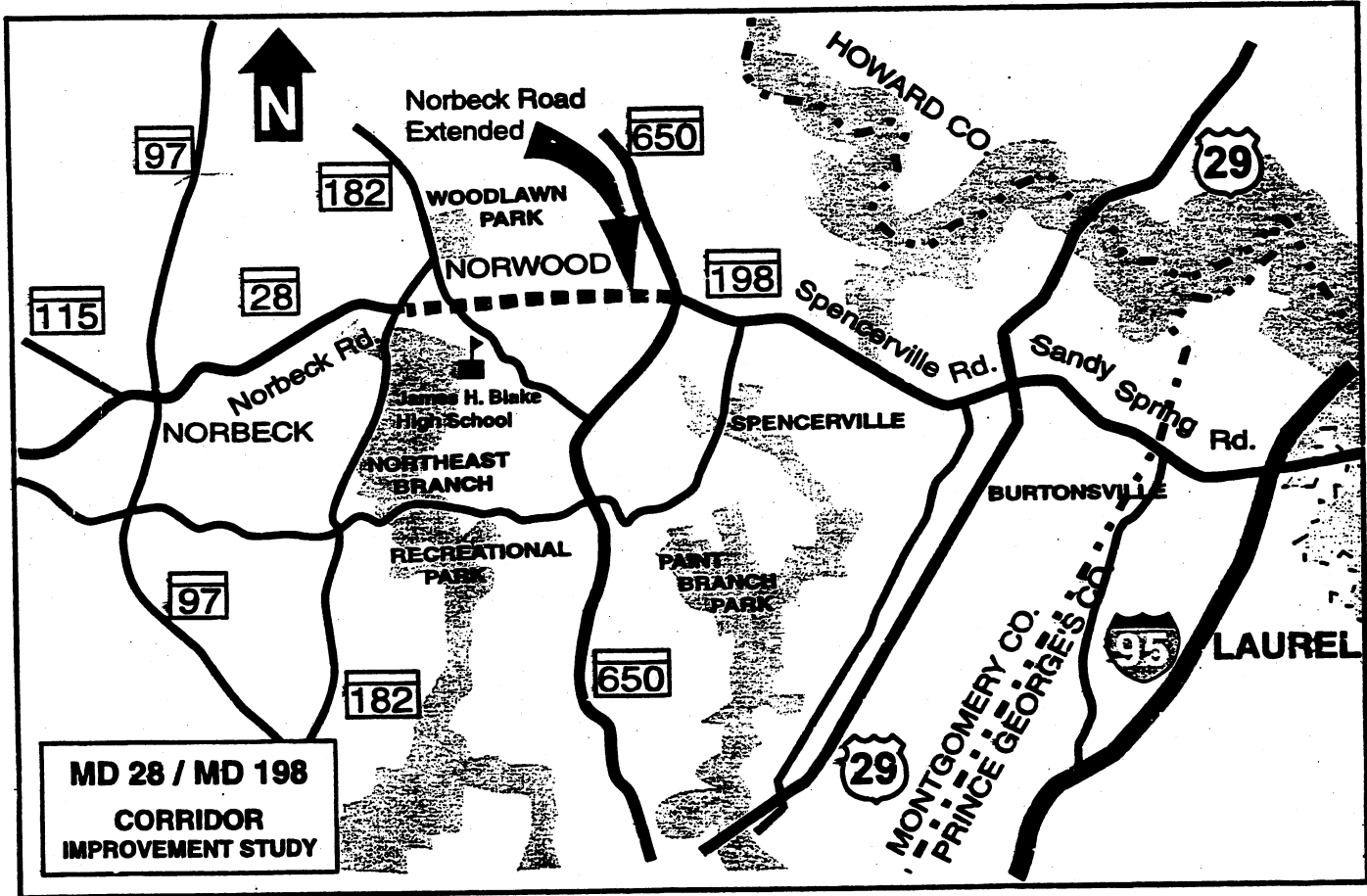
- GENERAL
1. THE SUBJECT TAX MAPS IS
 2. EXISTING 50
 3. BOUNDARY 1
 4. APPROXIMATE FROM MAP
 5. MAPS ARE 1
 6. THERE IS NO
 7. EXISTING EYE SURVEYED
 8. THE UNIMPROVED
 9. ACCORDING TO THE EXISTING MAPS
 10. THE SITE IS THE CLASS THERE IS A
 11. CURRENT ON AND LANA
 12. THERE ARE THE EXISTING
 13. CONTAINING
 14. MAXIMUM
 15. THERE ARE
 16. EXISTING P
 17. APPLICABLE AND MAPS
 18. THIS MAPLE
 19. APPROXIMATE
 20. -100 - 10'

NOT TO SCALE

Attachment No. 4

MD 28 / MD 198 Corridor Improvement Study From East of MD 97 (Georgia Ave.) to the US 29 / I-95 Corridor

ALTERNATES Public Workshop



Tuesday
June 4, 2002

Displays Available
5:30 PM - 9:00 PM

James H. Blake High School
300 Norwood Road
Silver Spring, MD 20905

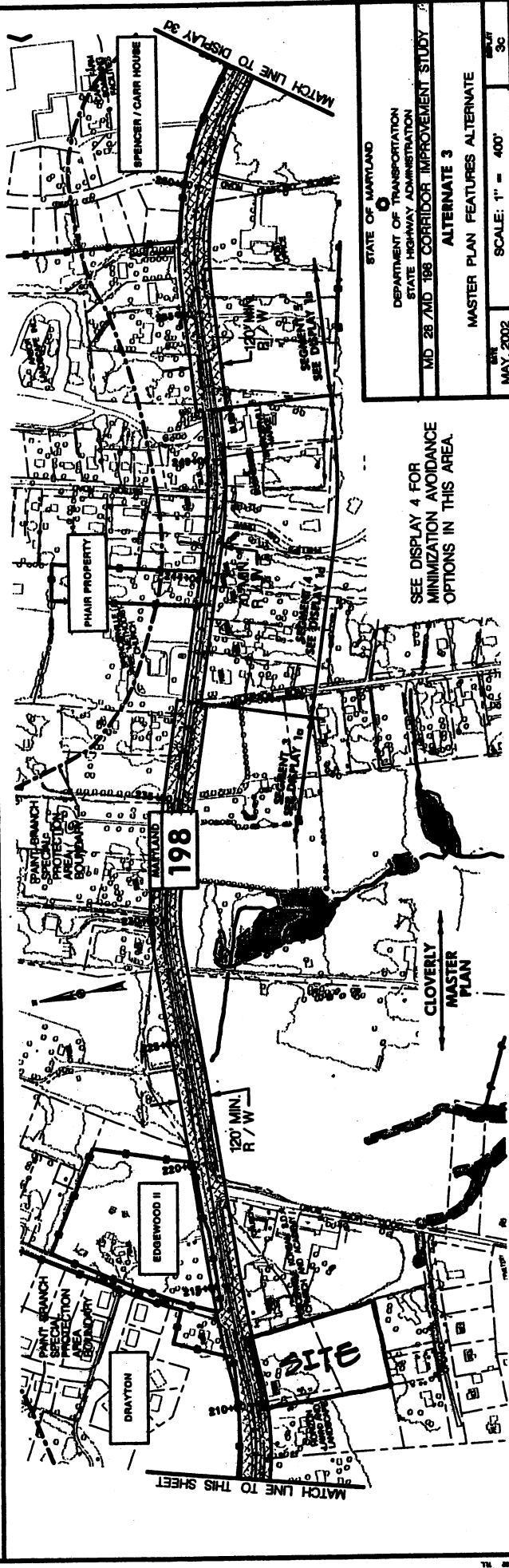
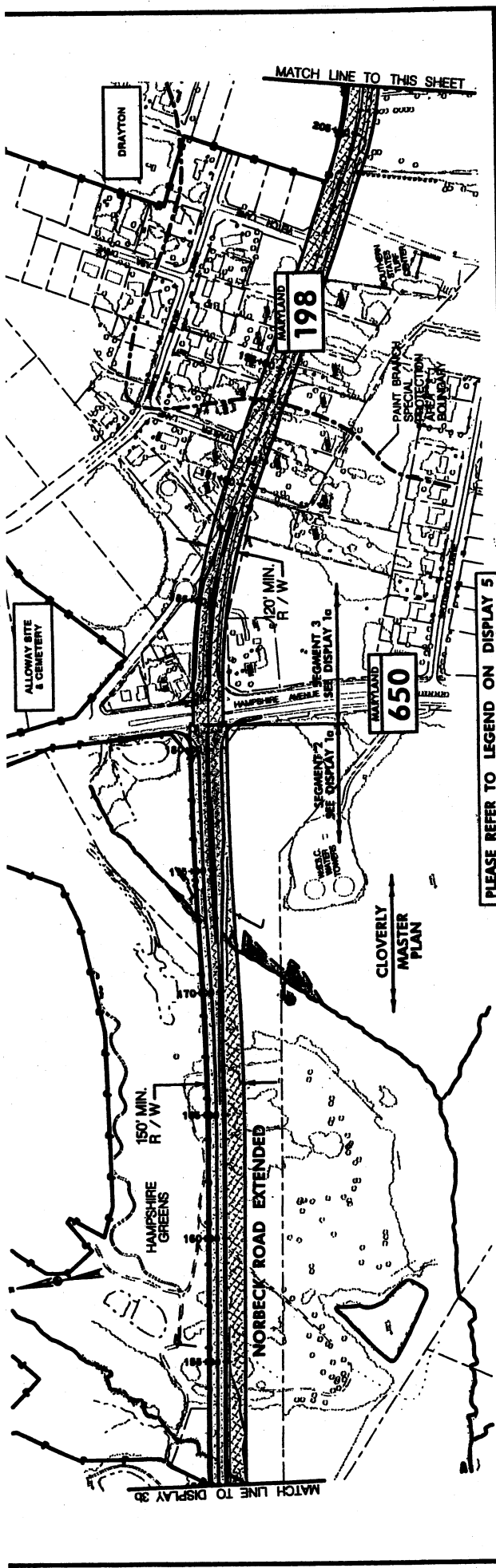
Project No. MO 886B11



Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION



FEDERAL HIGHWAY ADMINISTRATION
US DEPARTMENT OF TRANSPORTATION



PLEASE REFER TO LEGEND ON DISPLAY 5

SEE DISPLAY 4 FOR MINIMIZATION AVOIDANCE OPTIONS IN THIS AREA.

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
MD 28 / MID 188 CORRIDOR IMPROVEMENT STUDY
ALTERNATE 3
MASTER PLAN FEATURES ALTERNATE
MAY, 2002
SCALE: 1" = 400'
SHEET 3C

11 400 3C