

September 16, 2026

SENT BY ELECTRONIC MAIL

Mr. Jason Dubow
Manager, Resource Conservation
Planning Coordination
Maryland Department of Planning
301 West Preston Street, Room 1104
Baltimore MD 21201

Dear Mr. Dubow:

The Maryland Transit Administration (MTA) proposes the sale of MC# 25-5125 identified as the former NVR Homes (Sanitary Sewer Easement) property, and further described in the attached Real Property Report, Salient Fact Sheet and Property Plat, Tax and Location Maps.

The easement of the aforementioned property containing 0.0311 acres, plus or minus, may currently be available for disposition in accordance with State Clearinghouse procedures. The property is located near the intersection of Hamilton Avenue and E. South Street along a portion of the MARC rail line in the City of Frederick, Frederick County. The property is described as parcel 0951A on Frederick County Tax Map 077B.

- ☐ 1. This property is subject to the Annotated Code of Maryland Transportation Article §8-309 concerning disposal of extra land, any State agency or political subdivision may acquire the same at the lesser of the appraised value or acquisition cost plus interest and administrative costs.
- ☒ 2. This property is not subject to the Annotated Code of Maryland Transportation Article §8-309 and shall be offered at the appraised value.
- ☐ 3. Other

Any land disposed of under the Annotated Code of Maryland Transportation Article §8-309 may be contingent upon retention in public ownership and use, and will revert to the Transportation Business Unit upon failure of such use. A reverter clause will be inserted in the Deed for this purpose.

Mr. Jason Dubow
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If any entity of State or local government is interested in acquiring this property or have any comments, please notify this office, in writing, **within 60 days**. All letters of interest must include a statement of intended use of this property. If you have any questions, please do not hesitate to contact me at 410-865-1234 or via email at Jsmith38@mdot.maryland.gov.

Sincerely,

Jordan Smith

Mr. Jordan Smith
Clearance and Disposition Coordinator
Office of Real Estate and Economic Development

Attachments

- Real Property Report
- Salient Fact Sheet
- Survey
- Location and Tax Maps
- Aerial

cc: Ms. Shiela Menoken, Real Property Specialist, Office of Real Estate, MDOT
Maryland Transit Administration
Ms. Kathy A.L. Robertson, Director, Office of Real Estate, MDOT Maryland
Transit Administration
Ms. Mashel Wakil, Director, Office of Real Estate and Economic Development,
MDOT The Secretary's Office

Salient Fact Sheet

Conveyance of Real Property Maryland Department of Transportation Maryland Transit Administration Office of Real Estate

Date of Preparation: July 22, 2026 **Refer to MC #:** 25-5125

Property Name: NVR Homes (Sanitary Sewer Easement)

Property Item/Reference No.: N/A **Internal Clearance:** February 2, 2026

Modal Plat No.: N/A **Plat Date:** N/A

Location: Located near the intersection of Hamilton Avenue and E. South Street along a portion of the MARC rail line in the City of Frederick, Frederick County.

SDAT Property Tax Information:

County:	Frederick	Tax Map #:	077B	Parcel:	0951A
Grid:	6	Block:	N/A	Account #	02-152711

Type of Transaction: Surplus

Acreage: Containing a total of 1,355 square feet or 0.0311 acres of land, plus or minus

Improved: Yes

Description of Improvements: Portion of easement area is MARC railroad right-of-way (ROW)

Consideration: TBD

Federal Approval: N/A

Additional Notes/Info: MTA acquired the railroad (ROW) from CSX Transportation in 1999. The rail spur has remained inactive for decades and is not needed as part of MARC train ROW in Frederick, MD. MTA intends to surplus the subject sanitary sewer easement area with the intent to convey the easement to the City of Frederick in the near future at a price to be determined. NVR Homes is planning a residential subdivision on private property and the easement will support the subdivision. Once completed and accepted by the City of Frederick, the city will own and maintain the easement.

The following information is provided subject to Appraisal and is in no way warranted:

Assumed Zoning: Commercial

Utilities Available: TBD

Estimated Market Value: TBD

Prepared by:

Kathy A.L. Robertson
Director, Office of Real Estate
Maryland Department of Transportation Maryland Transit Administration
401 E. Pratt Street, Suite 1500
Baltimore, MD 21202

Phone: 410-856-4311
email: krobertson@mdot.maryland.gov



Maryland DEPARTMENT OF PLANNING

REAL PROPERTY REPORT

All information must be completed for declarations of excess real property, and proposed easements. If information is unknown, enter N/A for "Not Appropriate."

<i>State Application Identifier</i>	<i>MMC# (for MDOT's projects only):</i>
<i>Project Description</i>	

1) *Contact Person of Administering Agency*

<i>Applicant/ Agency</i>
<i>Contact Person</i>

2) *Description* (of the Proposed Change, Location, Size, and Physical Characteristics)

<i>County</i>	<i>Tax Map#</i>	<i>Parcel#</i>
<i>Grid#</i>	<i>Block#</i>	<i>Date of availability</i>
Tax map #, Parcel #, Grid #, and Block #" can be found at SDAT's web site: sdat.dat.maryland.gov/RealProperty/Pages/default.aspx		
<i>Address</i> (enter the actual street number, street name, and zip code of the property OR the closest actual street number, street name, and zip code if the property is landlocked or part of a larger tract of land like a rail corridor. In the latter case, you may consider using the address of the closest public facility. Zip codes can be found at U.S. Postal Service's web site: https://tools.usps.com/go/ZipLookupAction!input.action)		
<i>Physical Description</i> (including acreage; indicate if the property is flat, hilly, grassy, barren, forested, other)		
<i>Certified Priority Funding Area (PFA)</i> : Verify if the site is located in a PFA. Use MDP's interactive map, planning.maryland.gov/Pages/OurProducts/iMaps.aspx by entering the actual street number, street name, and zip code of the property)		

EMIRC

3) Current use (farm land, open space, office, other)

4) Access (name of road, highway, Route #, landlocked)

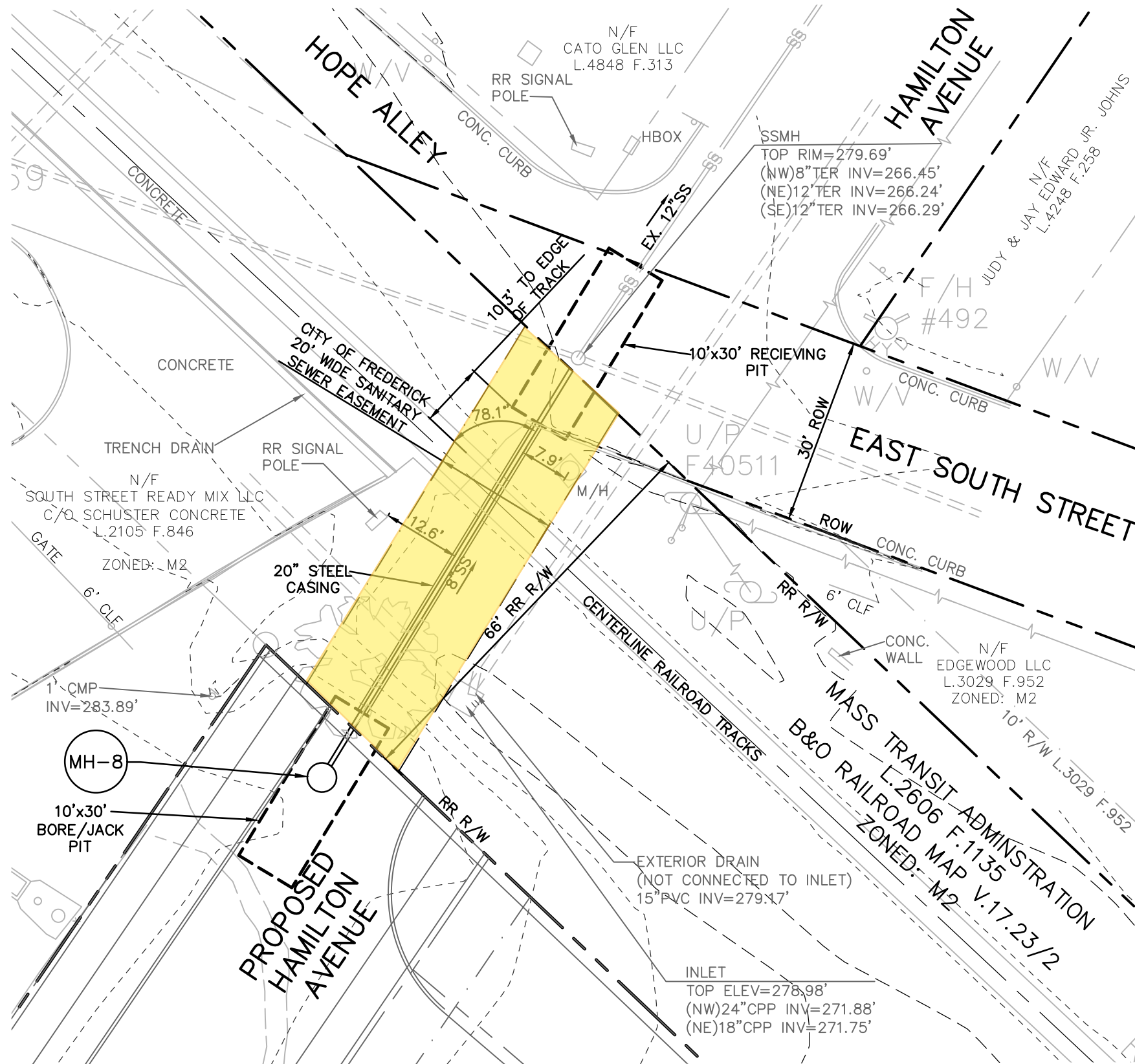
5) Building Characteristics (list improvements on the land; Structures, if any: the number of buildings; name of each building; its physical condition, and its potential use)

6) Environmental issues (habitat of species, floodplains, steep slopes, wetlands, other)

7) Expressed Interest (for both declarations of excess real property, and proposed easements. In addition, for declarations of excess real property, please expand your answer to indicate: contemplated use of the property; whether funds are currently available for acquisition of the property- if not, the time period required to obtain funds if applicable; the name of the grantee to appear on the deed of conveyance)

8) Conditions of Transfer, if any

9) Utilities available (Specify public water, public sewer, electricity)



125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P. 301.662.4488
F. 301.662.4906
www.harrissmariga.com

Location: East South Street

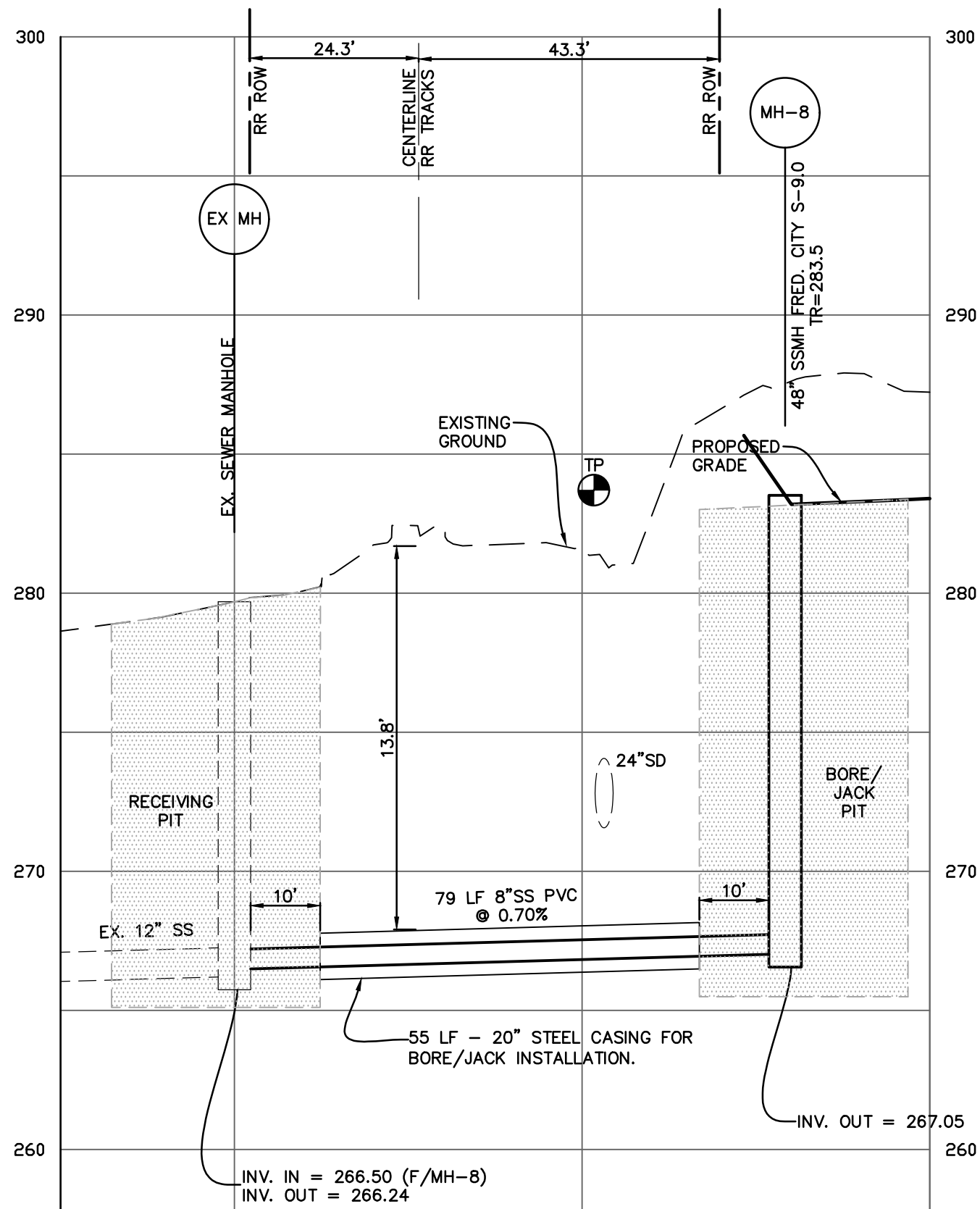
Latitude: N 39.4084

Longitude: W 77.3986

Drawing No: 1 Sheet: 1 of 2

Drawing Date: 07/01/25 Last Revised:

Drawing Scale: 1 inches = 20 Feet



SEWER CONNECTION
Profile Scale:
Horizontal = 1"=20'
Vertical = 1"=5'

CSXT Pipeline Spec. Reference	PIPELINE CONTENT DETAILS	
	Commodity Description:	8" Gravity Sanitary Sewer
	Maximum Operating Pressure:	160 psi
	Is Commodity Flammable:	No
CARRIER/CASING PIPE DETAILS		
	Carrier Pipe	Casing Pipe
Pipe Material:	PVC	STEEL
Material Specifications & Grade:	SDR-26	AWWA C-200
Specified Minimum Yield Strength:	115 PSI	35,000
Nominal Size Outside Diameter (Inches):	8.4	20.68
Wall Thickness (Inches):	0.24	0.344
Type of Seam:	NONE	STRAIGHT
Type of Joints:	GASKET	WELDED
Tunnel Liner Plates Required:	☐ Yes ☒ No	
Cathodic Protection:	☐ Yes ☒ No Type: _____	
Protective Coating:	☐ Yes ☒ No Type: _____	
Temp. Track Support or Rip-Rap Req.:	☐ Yes ☒ No	

NOTE: THE FRONT OF THE CASING PIPE SHALL BE PROVIDED WITH MECHANICAL ARRANGEMENTS OR DEVICES THAT WILL POSITIVELY PREVENT THE AUGER FROM LEADING THE PIPE SO THAT UNSUPPORTED EXCAVATIONS IS AHEAD OF THE PIPE.



125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P. 301.662.4488
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Location: East South Street
Latitude: N 39.4084
Longitude: W 77.3986
Drawing No: 2 Sheet: 2 of 2
Drawing Date: 07/01/25 Last Revised:
Drawing Scale: 1 inches = 20 Feet



APPROXIMATE EASEMENT AREA



SIGNAL GATE ARM LOCATION