

## APPENDIX C

August 13, 2003

Mr. Jeff Riese  
Senior Planning Specialist  
Montgomery County Dept. of Public Works & Transportation  
Office of Project Development  
Executive Office Building, 10th Fl.  
101 Monroe Street  
Rockville, MD 20850

Re: Road Modification/Waiver Request –  
Meadowsweet Preliminary Plan /  
Site Plan Application  
RCI Job No. 377-K3

Dear Mr. Riese:

The above referenced project is being submitted to the Maryland-National Capital Park & Planning Commission for final approval of its Preliminary Plan and Site Plan.

Meadowsweet Drive, the central road to the community, terminates in a modified cul-de-sac configuration which provides a landscaped, central green space for the community, meeting the requirement of 'common open space' as directed in the zoning ordinance. The modified cul-de-sac, as proposed, meets or exceeds turning criteria of a standard cul-de-sac (Std. No. MC-222.02). The second modification has to do with the request of utility companies to increase the "clear area" PUE width from 8 feet to 10 feet.

The applicant respectfully requests approval of these modifications. Your correspondence as to your position on the design to the Planning Board is much appreciated.

Please don't hesitate to contact me if you have any questions or need clarification.

Sincerely,  
Rodgers Consulting, Inc.

*Randall D. Jey, P.E.*

*for*

David S. Ager, ASLA, AICP  
Senior Vice President

Enclosures

cc: Subdivision Review  
Steve Coniglio, Pullte Homes  
Barbara Sears, Linowes & Blocher  
Douglas Farquhar

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**Meadowsweet (Farquhar) Property**  
**Concurrent Preliminary and Site Plan Application**  
**Identification of Subdivision/Zoning Waivers and Justification Statement**

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August 13, 2003

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**Project Description and Justification Statement for Waivers or Variance of Zoning or Subdivision Standards (MNCP&PC Preliminary Plan Checklist item 1.4)**

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Meadowsweet is a proposed community of 32 new single family homes. The property is parcel 366 on map JT122 and is approximately 70.5 acres in size. It is zoned RNC, Rural Neighborhood Cluster. It is located in the northwest quadrant of Maryland Route 108 and Brooke Road in the Sandy Spring-Ashton Master Plan, immediately adjacent to the Sherwood Elementary School.

The applicant, Pulte Homes, proposes an RNC optional method development. The plan provides a diversity of lot sizes from one-third acre to 10-acre in size. As required by Section 59-C-9.573(d) of the Zoning Ordinance, homes are clustered around a common open space and linked to the rural open space visually and through the use of natural surface walking trails. The only entrance into the site is located off of Brooke Road and has been designed as a rural country lane with an informal landscape treatment.

A conservation lot is located along Marden Lane where rural vistas and/or tree preservation are essential features of the plan. This lot will have restrictive instruments placed over it so that in combination with other open space provided; there will be a minimum of 70% of the total site placed in 'rural open space' as defined by the recommendations of the master plan and the requirements of the zoning ordinance.

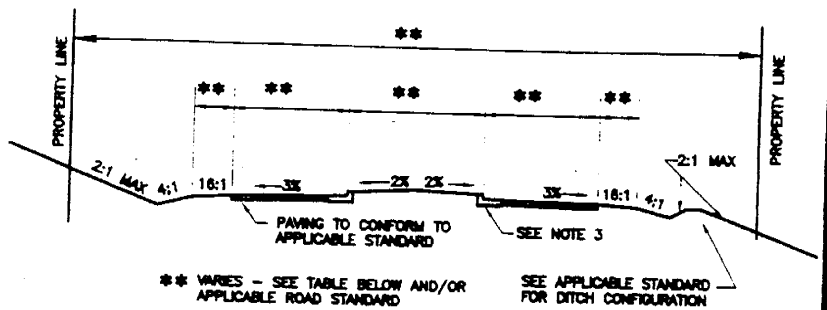
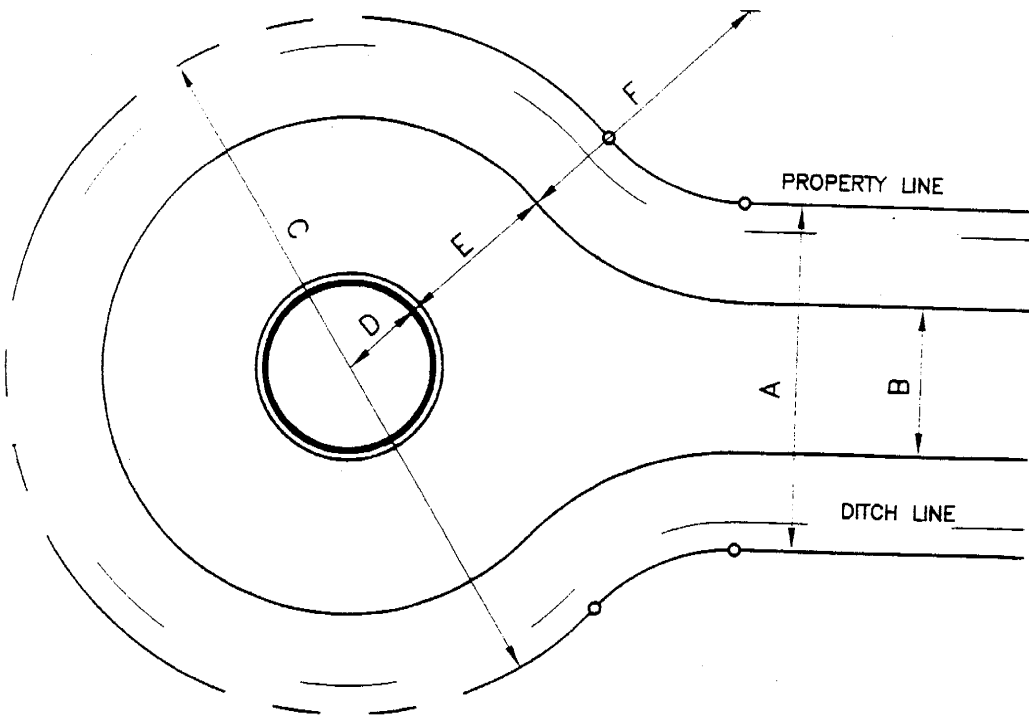
**Summary of Subdivision/Zoning Waivers**

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In order to provide a central green consistent with the zoning requirements for 'common open space', the applicant is proposing a modification to the design standards for an open section cul-de-sac (Std. No. MC-222.02). The island of the cul-de-sac has been expanded significantly in order to provide enough green area within the island to allow for sitting areas, pathways and informal landscape treatments. The minimum outside turning radius for a cul-de-sac of 40 feet has been maintained.

This request is justified and appropriate in that it provides a central open space to the plan as required in the RNC zone, while at the same time maintains minimum turning movements as required by the subdivision regulations and Montgomery County road design criteria.

The applicant is also requesting approval of a modification to the typical cross-section of Meadowsweet Drive and Meadowsweet Court. The proposed modification will increase the PUE from 8 feet to 10 feet as requested by the utility companies during the pre-preliminary review of this property.



ROADWAY CLASSIFICATION	A	B	C	D	E	F
SECONDARY	60' -0"	20' -0"	120' -0"	16' -0"	24' -0"	53' -0"
PRIMARY	70' -0"	24' -0"	120' -0"	13' -0"	24' -0"	53' -0"

### GENERAL NOTES

1. PROVIDE 2% MINIMUM DITCH GRADE. EDGE OF PAVEMENT AND DITCH ELEVATIONS ARE REQUIRED ON PLANS AT INTERVALS NOT TO EXCEED 50 FEET.
2. THE CENTER ISLAND IS OPTIONAL WHERE ISLAND IS NOT USED, THE CENTER AREA SHALL BE PAVED TO PROVIDE A SMOOTH GRADE AND POSITIVE DRAINAGE.
3. CURB AND GUTTER AROUND ISLAND MAY BE EITHER MC-100.01 OR MC-101.01 WITH SPILL GUTTER.

P:\DDT\STD\MC22202 6-24-94 8:54:44 am EST

APPROVED JAN 5/96  
DATE

*Ledy M. Peters*  
DIRECTOR, DEPT. OF TRANS.

*Edgely M. Peters*  
CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY  
DEPARTMENT OF TRANSPORTATION

CUL-DE-SAC  
OPEN SECTION ROAD

STANDARD NO. MC-222.02

