

the centerline, when reasons of property shape, size, or improved street alignment have been justified. The applicant has submitted justification for the proposed cul-de-sac in accordance with Section 50-26(d) of the Subdivision Regulations.

The applicant's justification for the over length cul-de-sac indicates that the Subject Property is relatively narrow in configuration which makes connection to Norwood Road by a loop road impossible without eliminating a number of potentially developable lots. Additionally, while Bryant's Nursery Road, located north of the Subject Site, would be the most favorable road connection, the stream valley to the rear of the property makes it difficult to provide any such connection. Also, the properties along Bryant's Nursery Road are already developed which further hinders a road connection. Therefore, due to the environmental constraints of the Subject Property as described by the applicant, Staff supports the cul-de-sac design as proposed.

ANALYSIS

Staff's review of Preliminary Plan #1-04100, Hill Property, indicates that the plan conforms to the Cloverly Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's low density, residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

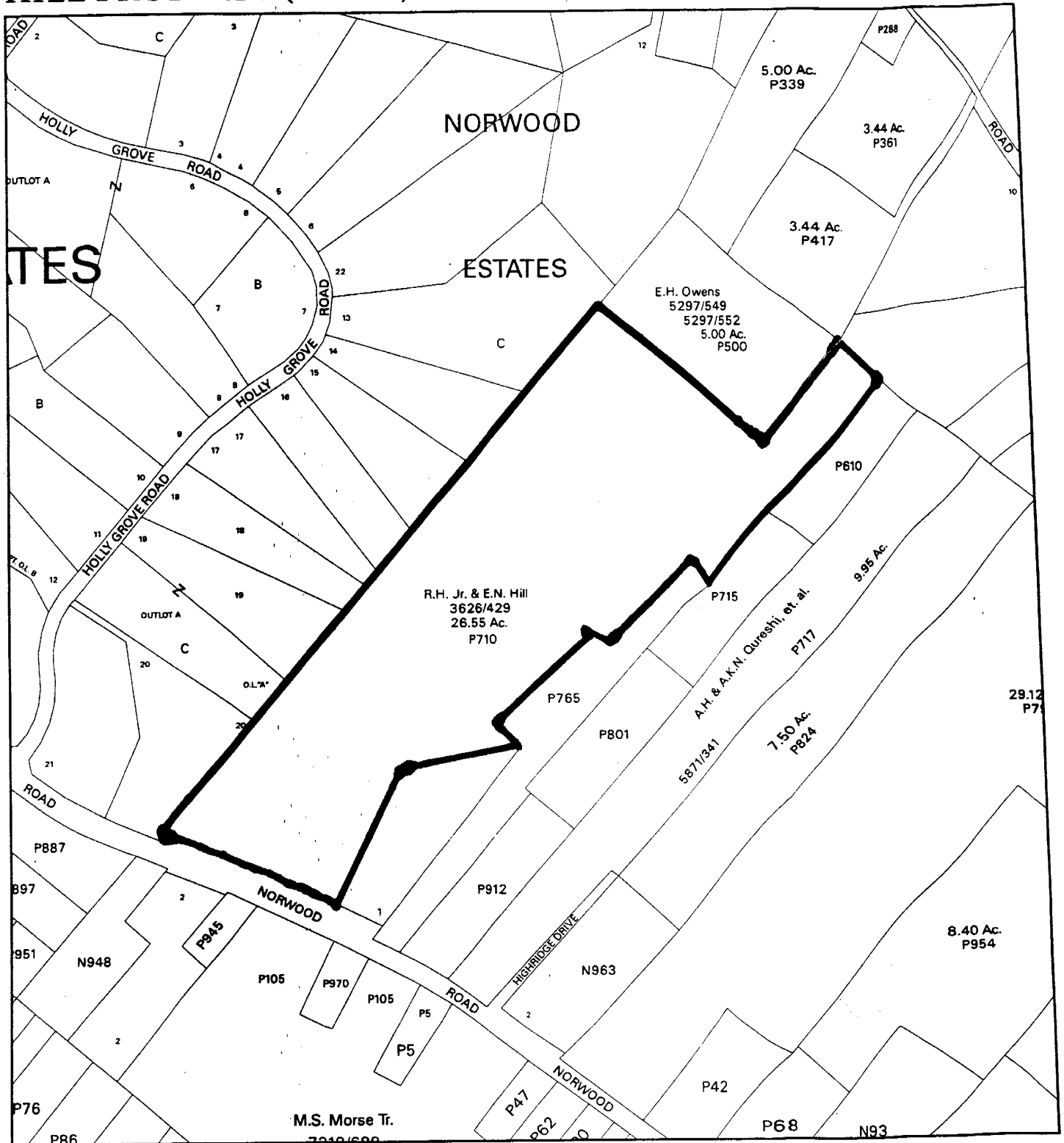
CONCLUSION:

Staff finds that Preliminary Plan #1-04100, Hill Property, conforms to the land use objectives of the Cloverly Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Applicant's Justification Letter

HILL PROPERTY (1-04100)



Map compiled on July 06, 2004 at 10:28 AM | Site located on base sheet no - 221NE01

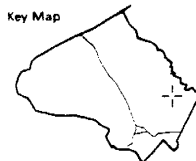
NOTICE

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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 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



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Research & Technology Center

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1 inch = 400 feet
1 : 4800

GLW GUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 National Drive, Suite 250 • Burtonsville Office Park • Burtonsville, MD 20866
Tel: 301-421-4024 • Balt: 410-880-1820 • DC/VA: 301-989-2524 • Fax: 301-421-4186

David S. Weber, P.E., Prof. L. S.
David L. Little, P.E.
Carlton K. Gutschick, P.E.

ASSOCIATES

Kevin A. Foster, ASLA, AICP
Thomas C. O'Connor, Jr., Prof. L.S., P.E.
Michael J. Trappen, P.E.

March 17, 2005

Ms. Cathy Conlon
Development Review Division
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

RE: Hill Property
Preliminary Plan 1-04100

Dear Ms. Conlon:

On behalf of our client, MTR Land LLC, we are requesting a waiver of section 50-26.(d) Roads and Streets-Design Standards, of the Montgomery County Subdivision Regulations, to allow a cul-de-sac of over 500' in length. The proposed cul-de-sac, shown as Public Road "A" is \pm 1,200 in length. Given the property shape that is relatively narrow and very deep in configuration combined with the large lots required in the RE-2 zone, it is virtually impossible to provide a loop road to connect back to Norwood Road without eliminating a high percentage of the proposed lots. Also the adjacent parallel subdivision to the south provided no road access to our property, and the stream valley to the north effectively eliminates any road access to the rear of the property. It is our opinion that given the aforementioned conditions of property shape, large lots sizes, and environmental constraints, the requested cul-de-sac length waiver is justified and should be approved.

Thank you for your assistance in this matter, and if you have any concerns or questions please do not hesitate contact me.

Sincerely,



Kevin A. Foster, ASLA, AICP

cc: MTR Land LLC