# SANDY SPRING MISSING MIDDLE PILOT PROJECT

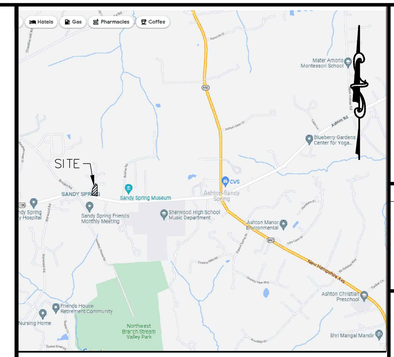
17901 SKYMEADOW WAY SANDY SPRING, MD 20860

**General Notes:**

1. Owner:
   1.1. RAD 6 Development Corporation and
   1.2. Housing Opportunities Commission of Montgomery County
   1.3. 10400 Detrick Avenue
   1.4. Kensington, Maryland 20895-2440
2. Properties Included In Application:
   2.1. Bloomfield Subdivision
      2.1.1. 617 Olney-Sandy Spring Road / P338 / 08-00700254
   2.2. Sandy Spring Meadow (Plats 14423 & 14424)
      2.2.1. 17901 Skymeadow Way / Parcel B / 08-02331404
      2.2.2. 17938 Skymeadow Way / Lot 7 / 08-02331472
      2.2.3. 17934 Skymeadow Way / Lot 8 / 08-02331483
      2.2.4. 17930 Skymeadow Way / Lot 9 / 08-02331494
      2.2.5. 17926 Skymeadow Way / Lot 10 / 08-02331506
      2.2.6. 17922 Skymeadow Way / Lot 11 / 08-02331517
      2.2.7. 18001 Branchwood Lane / Lot 12 / 08-02331528
      2.2.8. 18005 Branchwood Lane / Lot 13 / 08-02331530
      2.2.9. 18009 Branchwood Lane / Lot 14 / 08-02343708
      2.2.10. 18013 Branchwood Lane / Lot 15 / 08-02343710
      2.2.11. 18017 Branchwood Lane / Lot 16 / 08-02343721
      2.2.12. 18033 Branchwood Lane / Lot 17 / 08-02343732
3. Zoning: R-60.
4. Master Plan: 2015 Sandy Spring Rural Village Plan
5. Previous Approval:
   5.1. Sandy Spring Meadows:
      5.1.1. R-60 Cluster with MPDUs
      5.1.2. Patterson Tract, Preliminary Plan 1-1982-1800, February 9, 1883.
      5.1.3. Patterson Tract, Site Plan 8-1982-0920, April 27, 1983
   5.2. Bloomfield (617 Olney-Sandy Spring Road)
      5.2.1. Zone 'A' Subdivision, created by deed.
6. Boundary:
   6.1. July 1, 2014 Boundary Survey by Maser Consulting P.A., 22375 Broderick Drive, Suite 110, Sterling, VA 20166. Ph: 703.430.4339.
7. Topography: MNCPPC GIS. Data Download on May 1, 2020.
8. Environmental Features:
   8.1. Streams: No streams or buffers within Application Area.
   8.2. Floodplain: No floodplain within Application Area.
   8.3. Wetlands: No wetlands within Application Area.
   8.4. Watershed: Patuxent. Property is partially within the Patuxent Primary Management Area.
   8.5. Specimen Trees. There are specimen trees as noted on the plan.
   8.6. Champion Trees. There are no champion trees within the Application Area.
   8.7. Forest: No forest within Application Area with the exception of the Critical Root Zones (CRZ) and drip line for a portion of Forest Stand A on the Bentley Ridge Subdivision. This area overlaps a portion of the Application Area at the rear of Lot 7. There is no land disturbance proposed in this area under this application.
   8.8. Steep Slopes: Portions of the berm along Skymeadow Way have slopes in excess of 25% as noted on the plan. There is a small portion of steep slopes near the existing storm drain line at the rear of Lot 9.
   8.9. Erodible Soils: None. Soils are noted on the plan.
   8.10. RTE: There are no rare, threatened, or endangered species within or near the Application Area per June 11, 2020 letter from Wildlife and Heritage Service of the Maryland Dept. of Natural Resources.
9. W/S Class.: W-1/S-1.
10. State Septic Tier: 1.

CONTEXT MAP

0 100' 200'
SCALE: 1"=100'




WSSC GRID 224 NW 01 — *VICINITY MAP* — TAX MAP JT342

SCALE: 1" = 2000'

## SHEET INDEX

CIVIL


| | |
|---|---|
| CS-100 | COVER SHEET |
| AP-101 | PLAN APPROVAL SHEET |
| VF-101 | EXISTING CONDITIONS PLAN |
| VF-102 | LOCAL AREA DRAWING |
| CS-101 | PRELIMINARY PLAN |
| CS-102 | PRELIMINARY PLAN |


LANDSCAPE


| | |
|---|---|
| LL-101 | LANDSCAPE PLAN |
| LL-102 | LANDSCAPE PLAN |
| EL-101 | SITE PHOTOMETRIC PLAN |


ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TAKEN FROM MASER CONSULTING (BOUNDARY SURVEY DATED 07/01/2014), MNCPPC (GIS DATA DOWNLOAD ON 05/01/2020), AND AVAILABLE PLANS AND RECORDS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AARON SMITH — NAME

SIGNATURE

31196 — MARYLAND REGISTRATION NUMBER

DATE

(P.E.) R.L.S. OR R.L.A. (CIRCLE)

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220090 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Housing Opportunities Commission (Company) Jay Shepherd (Contact Person)

Address: 10400 Detrick Ave. Kensington, MD 20895

Phone: 240-627-9437

Signature:


A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
800 KING FARM BOULEVARD, 4TH FLOOR
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM


CONSULTANTS

SANDY SPRING MISSING MIDDLE PILOT PROJECT

17901 SKYMEADOW WAY
SANDY SPRING, MD 20860

PLAN # 120220050

OWNER

HOUSING OPPORTUNITIES COMMISSION
10400 DETRICK AVENUE
KENSINGTON, MD 20895
CONTACT: JAY SHEPHERD, (240) 627-9437

| MARK | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT NO: | 20-0166.002 |
| SCALE: | 1"=30' |
| DESIGNED BY: | ABS |
| DRAWN BY: | ASC |
| CHECKED BY: | ABS |

SHEET TITLE

COVER SHEET

CS-100

SHEET ---- OF ----