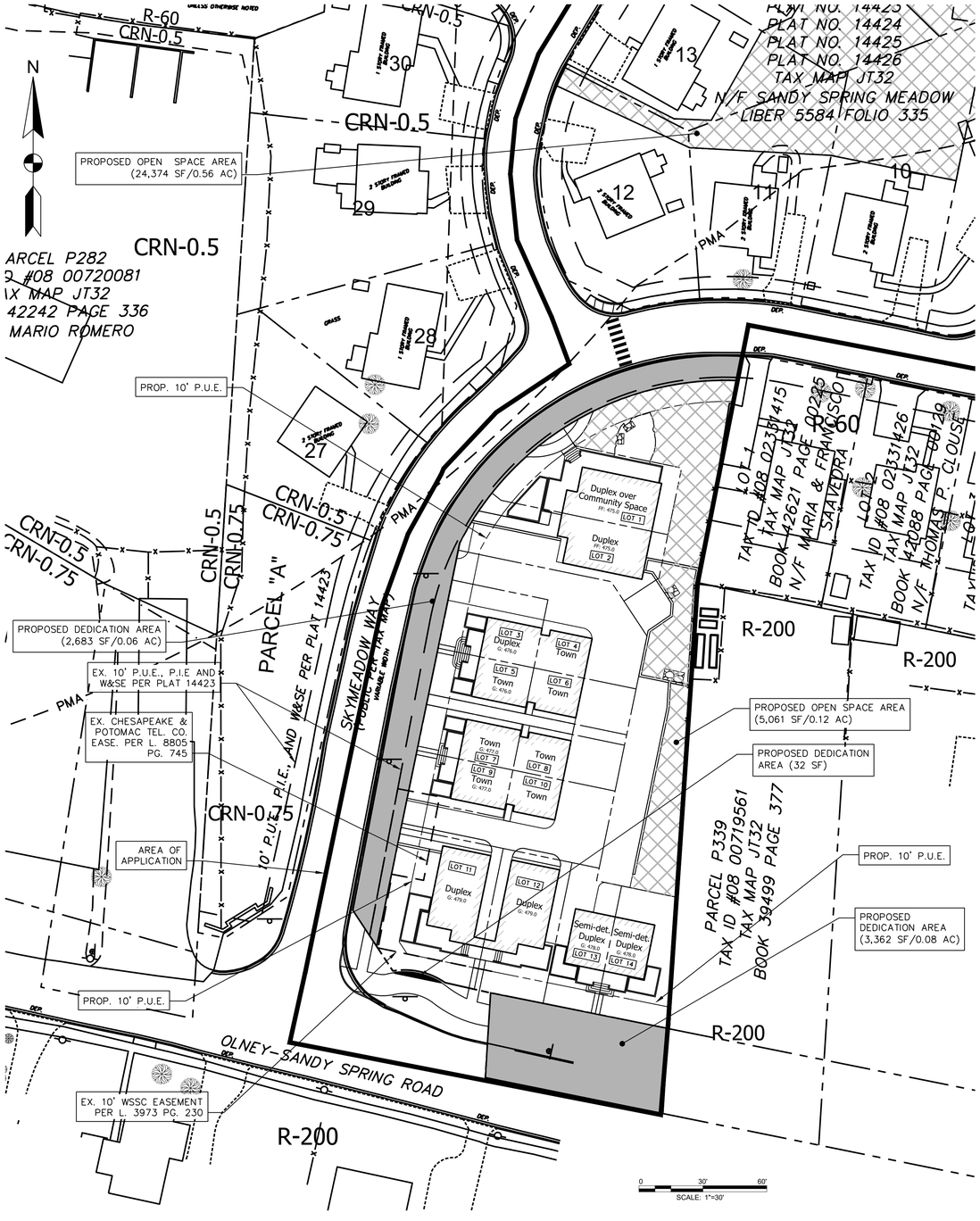
PRELIMINARY PLAN LEGEND

OPEN SPACE AREA

DEDICATION AREA



DEVELOPMENT STANDARDS (R-60 ZONE)	Permitted / Required	Provided
Lot Area		
Total Tract	N/A	142,995 sf or 3.28 Acres
Density		
Maximum Residential Density (DU/Acre)	7.26	--
Maximum Number of Dwelling Units	23.8	--
MPDU Bonus (35% for 25% MPDU)	8.3	--
Maximum Number of Dwelling Units (w/ MPDU Bonus)	32	30
Existing Dwelling Units	--	11
New Dwelling Units	21	19*
Minimum MPDU (%)	12.5%	25%
Minimum MPDU (Based on # of New DU)	3	5
Open Space		
Common Open Space (%)	20%	21%
Common Open Space (Area)	28,599 SF or 0.66 Ac.	29,435 SF or 0.68 Ac.
Site Coverage		
Townhouse (% of Site Area minus area for detached house and duplex lots)	40%	35%
Single Family (each lot)		
Lot 7	60%	22%
Lot 8	60%	27%
Lot 9	60%	23%
Lot 10	60%	24%
Lot 11	60%	25%
Lot 12	60%	18%
Lot 13	60%	34%
Lot 14	60%	21%
Lot 15	60%	30%
Lot 16	60%	23%
Lot 17	60%	23%
Duplex (each lot)		
Lot 1	60%	60%
Lot 2	60%	37%
Lot 3	60%	39%
Lot 11	60%	37%
Lot 12	60%	54%
Lot 13	60%	38%
Lot 14	60%	30%
Building Height		
Building Height	40 Feet	40 Feet
Building Setbacks (linear feet)		
Front-Public Street	20 Feet	20 Feet
Front-Private Str./Open Space	10 Feet	N/A
Side Street-Adjoining Lot Fronts	20 Feet	20 Feet
Side Street-Adj. Lot Doesn't Front	15 Feet	N/A
Side	At Site Plan	0 or 3 Feet
Side-Abutting R-200	7 Feet	7+ Feet
Side-Abutting R-60	8 Feet	8+ Feet
Rear-Missing Middle Lots	At Site Plan	0 or 3 Feet (As Shown)
Rear-Lots 7-11, 13-17	At Site Plan	15 Feet
Rear - Lot 12	At Site Plan	12 Feet
Rear - Abutting RE-1	35 Feet	> 35 Feet
Rear - Abutting R-200	20 Feet	N/A
Rear - Abutting R-60	20 Feet	20 Feet
Vehicle Parking		
Minimum Parking (2 SP / DU)	38 Spaces	--
MPDU Reduction (0.5 * MPDU * 2 SP)	5 Spaces	--
Minimum Parking (w/ MPDU Reduction)	33 Spaces	33 Spaces
Garage Spaces		9 Spaces
Surface Spaces		22 Spaces
Motorcycle Spaces		1 Space
ADA Van Accessible		1 Space
Bicycle Parking		
Minimum Long-Term Spaces	0 Spaces	6 Spaces

* - Applicant reserves the right to add units in the future if triplexes and/or multiplexes are approved in the R-60 zone

Notes:

1. Requested Appoval Method: Combined Preliminary/Site Plan Application R-60 MPDU Optional Method.
2. Proposed Development:
   - Demolish 1 Single-living unit at 617 Olney-Sandy Spring Road.
   - Retain Eleven (11) Single-living houses as shown on the plan.
   - Construct nineteen (19) new dwellings as follows:
   - 12 duplex units,
   - 7 townhouse units, and
   - 900 +/- SF of community space.
3. Proposed On-site recreation includes three (3) picnic/sitting areas and one (1) multi-use community space (900 SF)

MNCPPC PRE-CONSTRUCTION MEETING NOTE

AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

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.

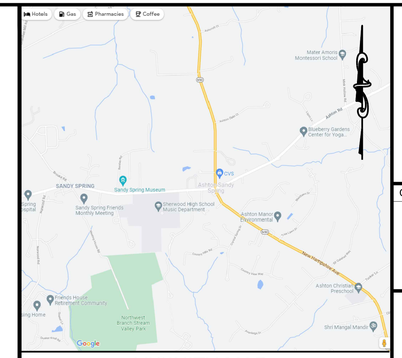
AARON SMITH — NAME

SIGNATURE

31196 — MARYLAND REGISTRATION NUMBER

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

DATE



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

SCALE: 1" = 2000'

EXISTING CONDITIONS LEGEND

SIGN		AIR CONDITIONER	AC
STREET SIGN		BOTTOM OF CURB	BC
UTILITY POLE		BOTTOM OF STRUCTURE	BOT
LIGHT POLE		BOTTOM OF WALL	BW
HANDRAIL		CABLE/TV BOX	CATV
CHAIN LINK FENCE	—x—x—	DEPRESSED	DEP.
OVERHEAD WIRES	— — —	DIAMETER	DIA
WALL W/ FENCE		EDGE OF PAVEMENT	E.O.P.
CONCRETE PAD	CONC.	ELECTRIC	ELEC.
TREE		FILL OF WATER	F.O.W.
PARKING SPACE COUNT	4	FILLED WITH DEBRIS	F.W.D.
VAULT	V	GRASS AREA	GRASS
CONTOUR	89	INVERT	INV
SPOT ELEVATION	x 86.7	MISCELLANEOUS	MISC
STORM PIPE		RIGHT OF WAY	R.O.W.
CABLE BOX	CABLE BOX	TOP OF CURB	TC
ELECTRIC MANHOLE	E	TOP OF BELL ON PIPE	TOB
WATER VALVE		TOP OF DEBRIS	TOD
TELE. BOX	TELE BOX	TERRA COTTA PIPE	T.C.
FIRE HYDRANT		TOP OF WALL	TW
MAIL BOX		TYPICAL	(TYP.)
[PARCEL 1]	TITLE REPORT PARCEL NO.	UTILITY POLE	UP
		WATER VALVE	WV
		CONCRETE	CONC
		BUILDING RESTRICTION LINE	B.R.L.
		PUBLIC UTILITIES EASEMENT	P.U.E.
		PUBLIC IMPROVEMENT EASEMENT	P.I.E.
		WATER & SEWER EASEMENT	W&SE
		STORM DRAIN EASEMENT	S.D.E.

SITE LEGEND

SWM FACILITY		PROPOSED WATER	W
PROPOSED BUILDING		PROPOSED SEWER	S
PROPOSED PROPERTY LINE		PROP. STORM DRAIN	
PROPOSED LOT LINE		PROP. STORM STRUCTURE	D
LIMIT OF DISTURBANCE	LOD	PROP. RETAINING WALL	

PROPOSED LOT AREA

LOT #	AREA (SF)	AREA (AC)
1	2494	0.06
2	2519	0.06
3	1504	0.03
4	2726	0.06
5	1012	0.02
6	1078	0.02
7	1012	0.02
8	1078	0.02
9	1058	0.02
10	2457	0.06
11	3258	0.07
12	2230	0.05
13	1553	0.04
14	1939	0.04

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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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

PRELIMINARY PLAN

CS-101

SHEET ---- OF ----