

PRELIMINARY PLAN LEGEND

- OPEN SPACE AREA
- NEW ASPHALT PATH

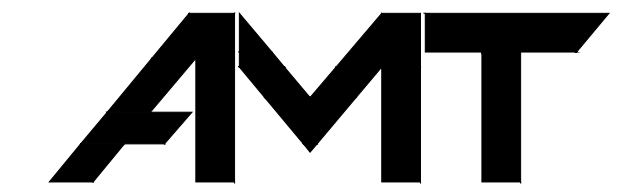
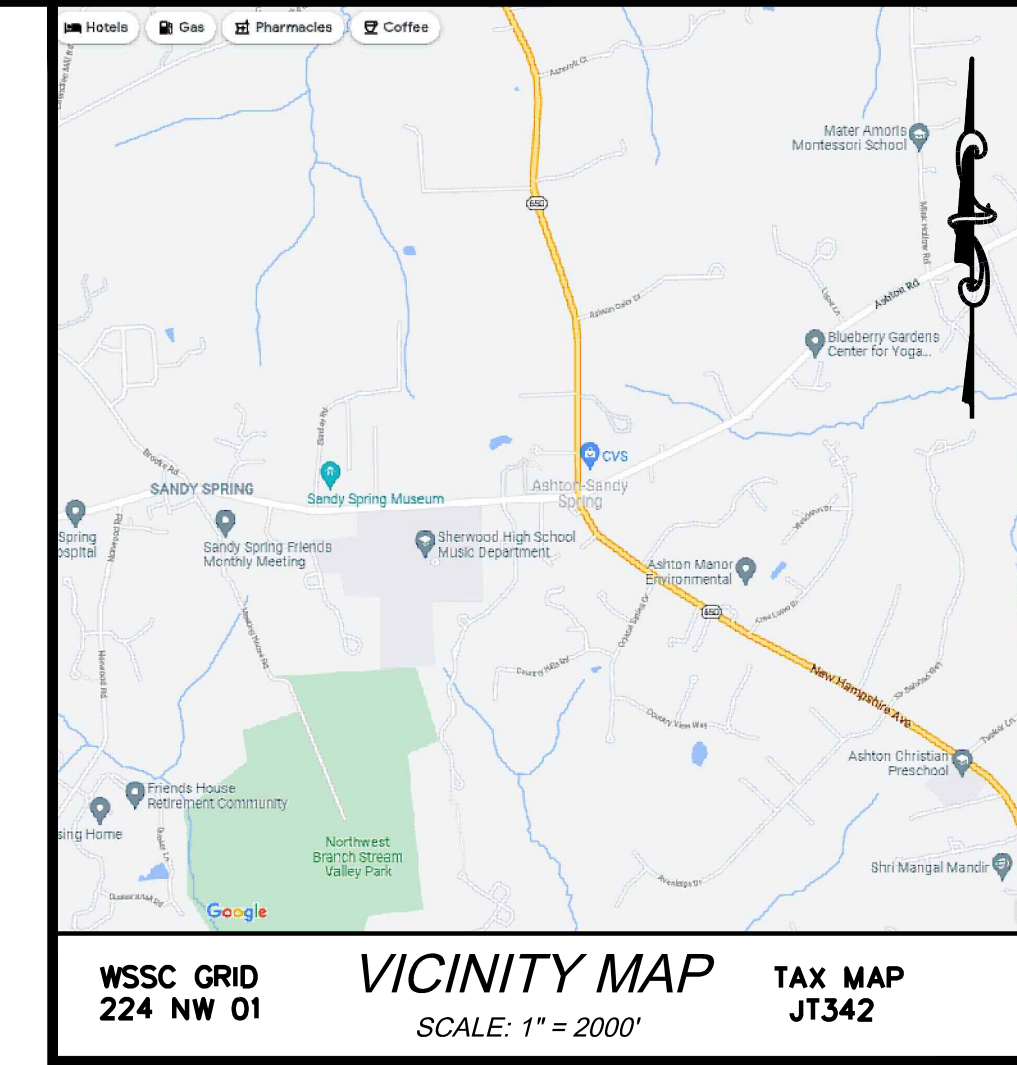
SITE LEGEND

- EXISTING PLAYGROUND
- PROPOSED BUILDING
- PROPOSED PROPERTY LINE
- PROP. RETAINING WALL
- PROPOSED LOT LINE
- LIMIT OF DISTURBANCE
- LOD

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 31196 SIGNATURE
 MARYLAND REGISTRATION NUMBER DATE
 (P.E. R.L.S. OR R.L.A. (CIRCLE))



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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

Lot	Unit Type	# of Units	MPDU (Y or N)
Existing Lots			
7	Detached House	1	N
8	Detached House	1	N
9	Detached House	1	N
10	Detached House	1	N
11	Detached House	1	N
12	Detached House	1	N
13	Detached House	1	N
14	Detached House	1	N
15	Detached House	1	N
16	Detached House	1	N
17	Detached House	1	N
Total		11	0
Proposed Lots			
1	Townhouse (over Community Space)	4	2/4
2	Townhouse	4	1/4
3	Townhouse	4	1/4
4	Duplex	2	N
5	Duplex	2	1/2
6	Duplex	1	N
7	Duplex	1	N
Total		18	5

PORTIONS OF RIGHT-OF-WAY ALONG SKYMEADOW WAY AND BRANCHWOOD LANE CANNOT BE DEDICATED DUE TO CONFLICTS WITH EXISTING IMPROVEMENTS SERVING THE EVEN (11) SINGLE-FAMILY DETACHED DWELLINGS (LOTS 8 THROUGH 17). THE PORTION OF THESE RIGHTS-OF-WAY THAT CANNOT BE DEDICATED ALONG BRANCHWOOD LANE AND SKYMEADOW WAY WILL BE SUBJECT TO A COVENANT FOR FUTURE RIGHT-OF-WAY DEDICATION WHEN THESE ELEVEN (11) SINGLE-FAMILY DETACHED DWELLINGS ARE DEMOLISHED TO ACCOMMODATE REDEVELOPMENT. IN THE LIEU OF THESE FRONTAGE IMPROVEMENTS THAT ARE INFEASIBLE DUE TO CONFLICTS WITH THE EXISTING IMPROVEMENTS, THE PRELIMINARY PLAN AND SITE PLAN INCLUDE A PEDESTRIAN PATHWAY THROUGH THE PROPOSED COMMON SPACE THAT IS ADJACENT TO LOTS 8 THROUGH 17, WHICH ENSURES THAT LIKE-KIND FRONTAGE IMPROVEMENTS ARE PROVIDED THROUGH THE PRELIMINARY PLAN AND SITE PLAN.

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.

MARK DATE DESCRIPTION

PROJECT NO: 20-0166.002

SCALE: AS SHOWN

DESIGNED BY: ABS

DRAWN BY: ASC

CHECKED BY: ABS

SHEET TITLE

**PRELIMINARY PLAN -
 NORTH**

CS-103

SHEET VALUE OF

