

PRELIMINARY PLAN LEGEND

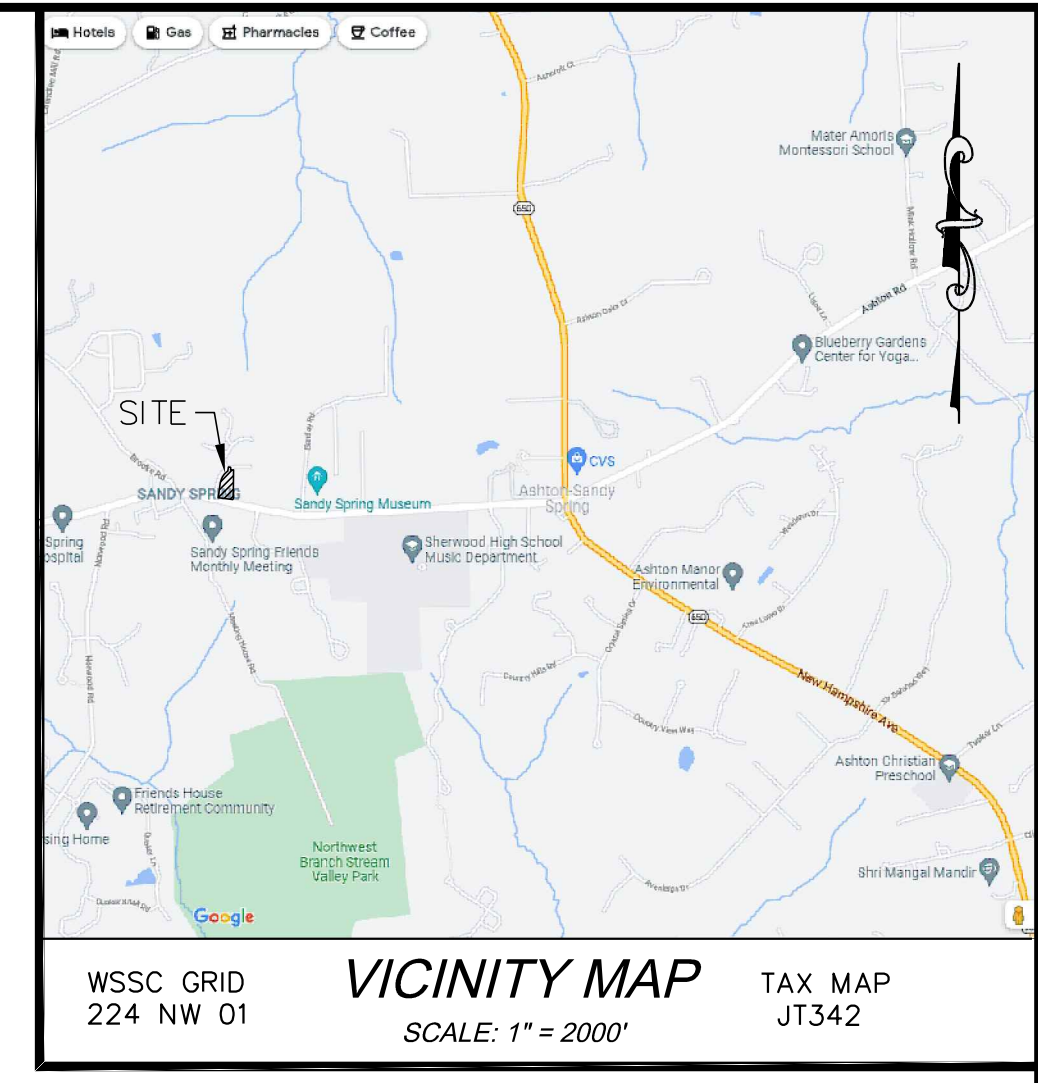
OPEN SPACE PARCEL	
NEW ASPHALT PATH	
SWM FACILITY	

SITE LEGEND

EXISTING PLAYGROUND		PROP. RETAINING WALL	
PROPOSED BUILDING		PROPOSED LOT LINE	
PROPOSED PROPERTY 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.

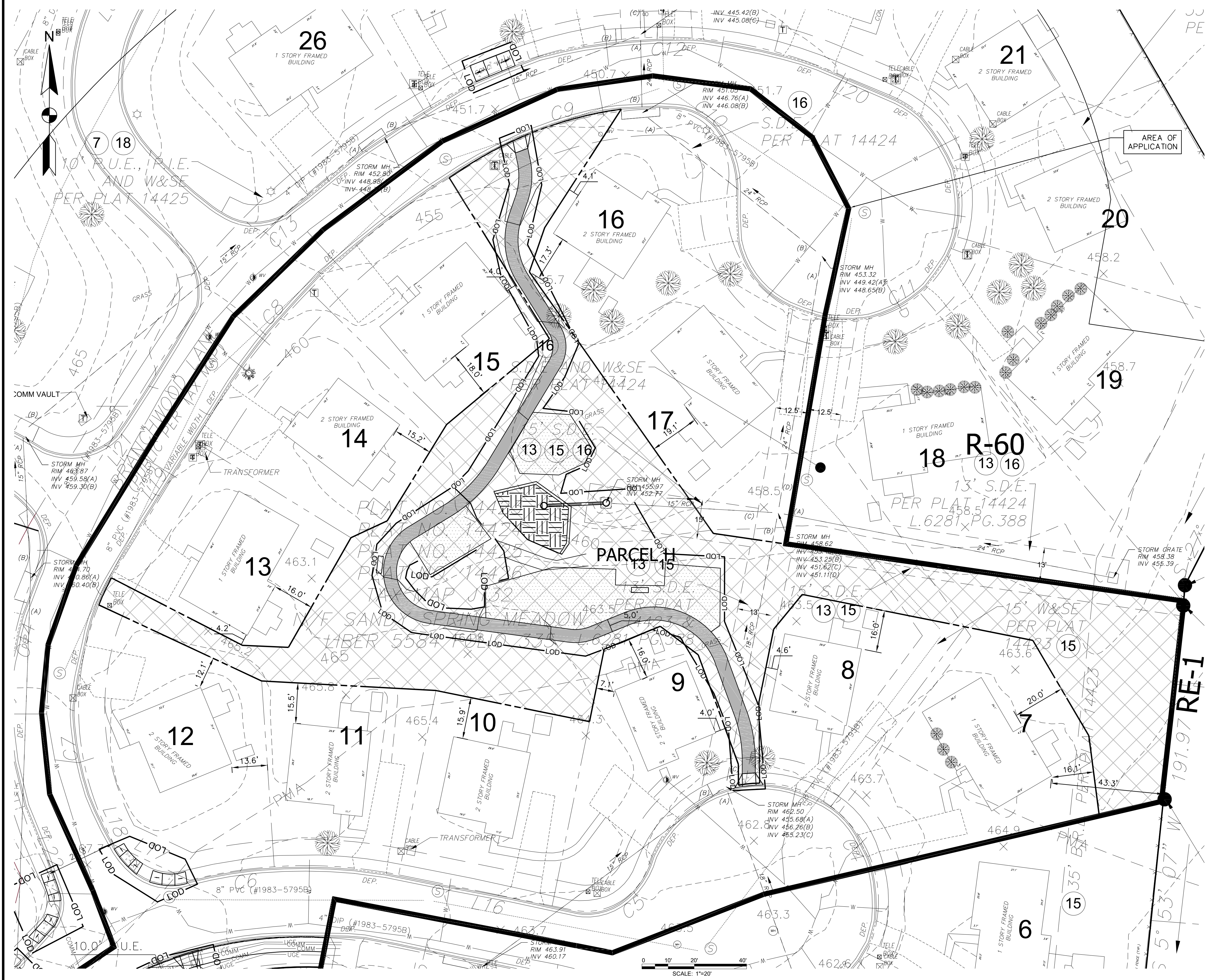
NAME: AARON SMITH SIGNATURE: *Aaron Smith*
 MARYLAND REGISTRATION NUMBER: 31196 DATE: 10/5/2023
 (P.E. R.L.S. OR R.L.A. CIRCLE)



AMT
 A. MORTON THOMAS AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 700 KING FARM BOULEVARD, SUITE 300
 ROCKVILLE, MD 20850
 PHONE (301) 881-2545 | FAX (301) 881-0814
 EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31196, EXPIRATION DATE 1/16/2025.



SANDY SPRING MISSING MIDDLE PILOT PROJECT
 17901 SKYMEADOW WAY
 SANDY SPRING, MD 20860
 PLAN # 120220050

CERTIFIED PRELIMINARY PLAN NOTE
 UNLESS SPECIFICALLY NOTED ON THIS PLAN APPROVAL OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

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

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

PORTIONS OF RIGHT-OF-WAY ALONG SKYMEADOW WAY AND BRANCHWOOD LANE CANNOT BE DEDICATED DUE TO CONFLICTS WITH EXISTING IMPROVEMENTS SERVING THE ELEVEN (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	
SHEET	VALUE	OF
CS-103		