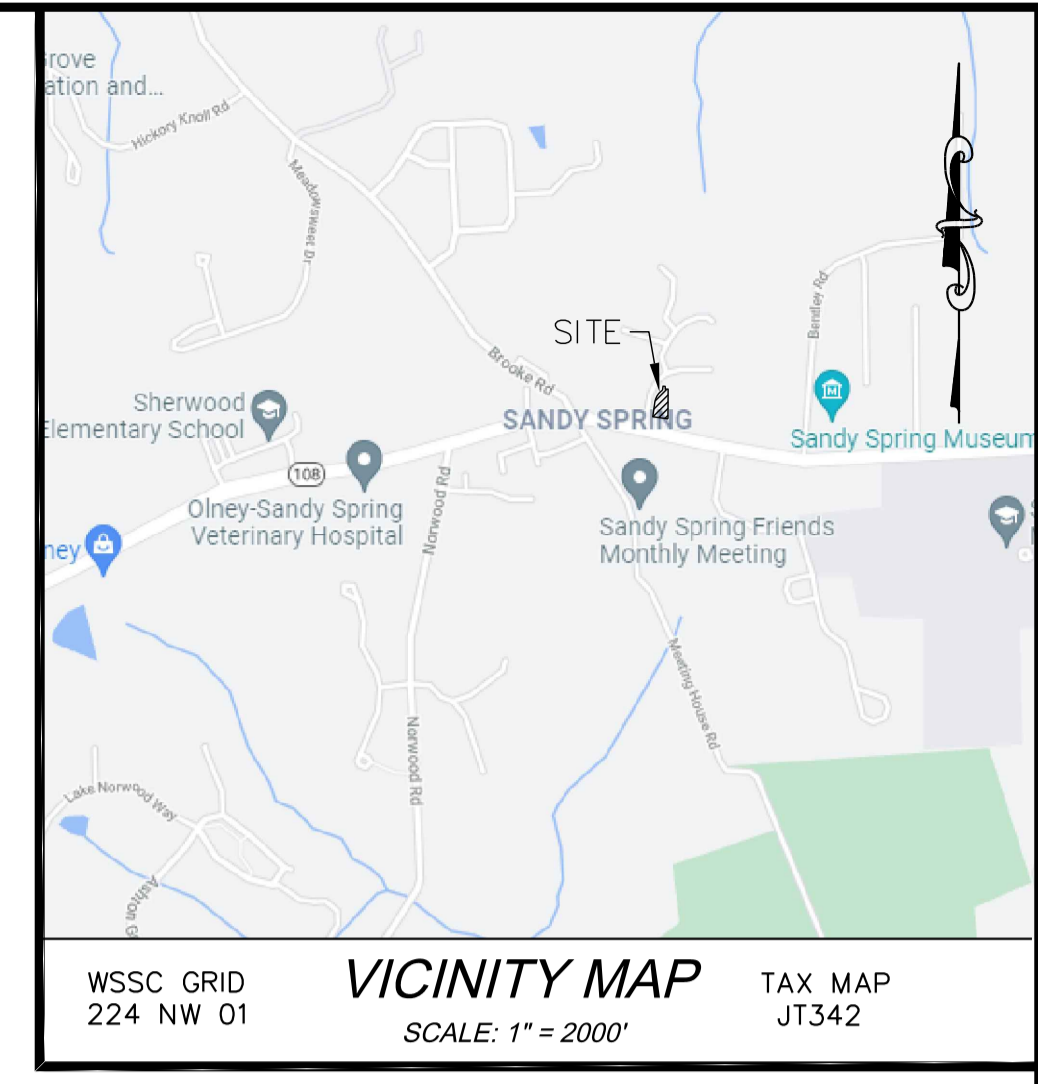


**MONTGOMERY PLANNING DEPARTMENT**  
 THE MONTGOMERY COUNTY, GEORGIA REGIONAL COMMISSION  
 Certified Preliminary Plan - 120220050  
**APPROVAL**  
 [Signature] 01/30/24



**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



"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. 31198, EXPIRATION DATE 1/16/2025."

**SANDY SPRING MISSING MIDDLE PILOT PROJECT**

17901 SKYMEADOW WAY  
 SANDY SPRING, MD 20860

**OWNER**

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

**OPEN SPACE PLAN LEGEND**

OPEN SPACE AREA	[Green cross-hatch symbol]
APPLICATION AREA	[Grey solid symbol]

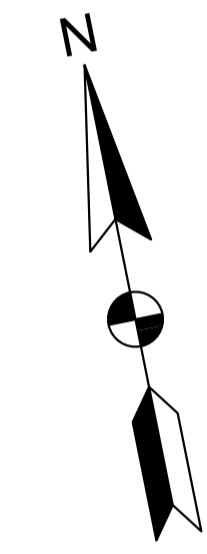
**OPEN SPACE PLAN**

DEVELOPMENT STANDARDS (R-60 ZONE)	PERMITTED / REQUIRED	PROVIDED
TOTAL TRACT	3.0 AC	142,442 SF OR 3.27 AC
COMMON OPEN SPACE (%)	20%	21%
COMMON OPEN SPACE (AREA)	28,489 SF OR 0.65 AC	29,706 SF OR 0.68 AC

**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  
 MARYLAND REGISTRATION NUMBER  
 (P.E.) R.L.S. OR R.L.A. (CIRCLE)

[Signature]  
 SIGNATURE  
 08/17/2023  
 DATE



SCALE: 1"=50'

MD 108

MARK	DATE	DESCRIPTION

PROJECT NO:	20-0166.002
SCALE:	AS SHOWN
DESIGNED BY:	ABS
DRAWN BY:	ASC
CHECKED BY:	ABS
SHEET TITLE	

**OPEN SPACE PLAN**

**VF-105**

SHEET VALUE OF ---